TUALATIN ARCHITECTURAL REVIEW BOARD MEETING

TUESDAY, DECEMBER 09, 2025 AT 6:30 PM

JOIN ZOOM MEETING
HTTPS://US02WEB.ZOOM.US/J/81235776859?PWD=E6IIEHYC7LGWTFBU411ULFE7WXSFBA.1

MEETING ID: 812 3577 6859
PASSCODE: 345691

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CALL TO ORDER & ROLL CALL

ANNOUNCEMENTS & COMMUNICATION

APPROVAL OF MINUTES

1. Review of September 10, 2025, minutes.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

ACTION ITEMS

1. Consideration of a one-year extension request of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, case file AR23-0004. The site is located in the General Manufacturing (MG) Planning District at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100. The applicant requests to extend the decision through December 22, 2026.

COMMUNICATION FROM CITY STAFF

FUTURE ACTION ITEMS

ADJOURNMENT

UNOFFICAL

Architectural Review Board

MINUTES OF September 10, 2025

ARB MEMBERS PRESENT:
Chair, Cyndy Hillier
Board Member, Kylan Hoener
Board Member, Matt Kilmartin
Board Member, Skip Stanaway
Board Member, Dongmei Lin
Board Member, Keith Hancock

STAFF PRESENT:
Aquilla Hurd-Ravich, Com. Development Director
Keith Leonard, Associate Planner
Lindsey Hagerman, Office Coordinator

ARB MEMBERS ABSENT:
None

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m., and roll call was taken.

REVIEW OF MINUTES

Board Members unanimously voted to approve the October 2, 2024, minutes. (6-0)

Member Honer declared bias opinion and removed himself from the Architectural Review meeting. Board Member Kilmartin declared he works with a number of firms involved in this application but doesn't personally know anyone in application tonight.

All Board Members declared they were aware of the signs posted around the neighborhood.

ACTION

1. **Mackenzie, on behalf of Lam Research Corporation, is requesting approval to construct a multi-phase project consisting of four buildings for office, research laboratory, storage, and utilities, totaling 241,230 square feet, expansion of an existing bulk gas storage yard, and associated landscaping, parking, and public/site improvements on a 75.96 acre site zoned Manufacturing Park (MP).**

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request

Keith Leonard, Associate Planner, presented an overview of the project, which included site background, project overview, and applicable criteria. Mackenzie, on behalf of the applicant Lam Research Corporation, has submitted a proposal for the construction of four buildings that include an office, lab, utilities and storage buildings, expansion of a gas storage yard, parking, landscaping and other site improvements.

Mr. Leonard described the subject site as being comprised of four parcels that total almost 76 acres of land in the Manufacturing Park zone, located on SW Leveton Drive west of 108th Avenue, south of Tualatin Road and that the land is currently occupied by Lam Research Corporation and is improved with several building and associated site improvements.

Mr. Leonard explained that the Planning Commission granted approval of Industrial Master Plan IMP 24-0001 for the Lam Campus on August 20th and that the IMP is attached to the record as Exhibit D. He explained that the IMP established appropriate building materials and colors, modified setback standards, adjusted the maximum building height, modified parking lot landscaping standards and added tax lot 100 to the IMP area.

Mr. Leonard explained the applicant is proposing to construct a 120,000 SF office building, 90,000 SF lab building, 29,000 SF utility building, 2,230 SF storage building for a total of 241,230 SF of building construction. He stated that the existing bulk gas storage yard would also be expanded and that site access would be from the 3 existing driveways from 108th Avenue, 3 existing driveways from Leveton Drive and that one new truck access is proposed from Leveton Drive. He also stated that the existing Tualatin Road access will remain as an emergency access for Lam while JAE will continue to utilize this access. He added that the existing landscape berm along Tualatin Road would be extended to the west for screening new of a new parking area.

Mr. Leonard went through the criteria for Architectural Review Type III; a land use decision found in TDC 33.020. He noted the submittal on July 8, 2024, deemed incomplete on July 24, 2024, and deemed complete at the request of the applicant on December 16, 2024. He stated that the city sent out three public notices due to the applicant asking for the public hearing to be delayed in order to adjust their plans. He stated that the final notice was sent on May 16, 2025. He stated that the final submittal of material was on July 21, 2025, which moved building construction south toward Leveton Drive, removed an applicant proposed employee access

from Tualatin Road and that the Planning Commission unanimously approved the Industrial Master Plan IMP24-0001 on August 20th.

Mr. Leonard explained the approval criteria listed in Chapters 73A through 73G, which include site design, landscaping, parking, and waste and recyclable management standards and that these applicable code criteria for a large commercial development are discussed in the analysis and findings. He noted that conditions of approval may implement identified public facilities and services needed to serve the proposed development through Chapters 74 and 75. Chapter 62 contains the requirements for setbacks and other dimensional and use standards.

Mr. Leonard explained that a Tree Removal permit was submitted with the Architectural Review application. He stated that a Tree Preservation Plan and Arborist Report were included as Exhibit A3. He stated that 184 trees over 8-inch diameter were proposed for removal and 197 trees less than 8-inch diameter would be removed and 239 trees over 8-inch in diameter would be retained and protected.

Mr. Leonard stated that the site is located in the MP Zone and subject to Chapter 62 Standards and that the Industrial Master Plan modified building height, building setbacks and parking and circulation setbacks.

Mr. Leonard spoke about the proposed three phases of construction over 6 years, which include construction of the office building, parking lots, the lab building, utility building and storage building. , expansion of the bulk gas storage yard and that the landscaped berm would be extended using the fill from excavations that will occur during Phase 2 would be finished in Phase 3.

Mr. Leonard highlighted the site design standards in Chapter 73A, and that the Industrial Master Plan included a condition that building materials consist of, or be complimentary to masonry, sandstone, metal siding and window glazing with color palettes that are complimentary to earth toned shades. including the color palette, elevations, and examples of building designs in the area. He spotlighted the proposed office building as being similar in design to the office building that is currently being constructed. He went on to describe the designs of the lab, utility, storage and that the proposed construction is similar to the surrounding buildings.

He spoke about the landscaping standards found in TDC Chapter 73B. He noted under TDC 73C,

the parking and loading standards will be memorialized.

Finally, Mr. Leonard spoke about the waste and recycling requirements under TDC Chapter 73D. He explained that, per the conditions of approval, the proposal aligns with requirements for the waste assessment method, location, screening, and access requirements.

Mike McCarthy, City Engineer, P.E., spoke about public improvements and access management standards as outlined in TDC Chapters 74 and 75. He shared that, with conditions, the proposal complies with requirements including right-of-way and easement dedication, street improvements, a stormwater quality detention facility, and grading/erosion control.

Mr. Leonard shared that the city received numerous public comments, provided as Exhibit F for the Board to review. He stated that comments in opposition primarily focused on traffic and noise concerns. He noted that the City Code Compliance Officer is currently investigating the noise issue. In contrast, comments in support focused on job creation and the positive presence of Lam Research Company.

Mr. Leonard stated that City staff recommends approval of AR24-0002, to be included in the final order, with conditions as detailed in Attachment C. He noted that this ended his staff presentation and asked if there were any questions.

Board Member Kilmartin asked about the expected timeline for resolution of the noise complaint. Kevin McConnell, City Attorney, informed Board Members that there is no specific timeline, but Code Compliance Officer Bryan LaVigne is currently working on the matter.

Board Member Linn asked which code governs noise compliance. Mr. Leonard responded that the applicable development code is TDC Chapter 63. He also noted that Code Compliance follows the Municipal Code. Mr. McConnell added that environmental regulations are set in TDC Chapter 63, and that industrial uses must comply with the City's noise ordinance, which is contained in Tualatin Municipal Code Chapter 6-14. He emphasized that compliance with environmental regulations is mandatory, regardless of whether the Architectural Review Board (ARB) imposes specific conditions.

Board Member Hoener inquired about the pedestrian easement along the right-of-way and whether the rest of the frontage has an existing sidewalk access route around the north side of the road. Mr. McCarthy confirmed this and added that one of the conditions includes a review

of the walkway to ensure it meets current Americans with Disabilities Act (ADA) standards. He also referenced TDC Chapter 74, noting that the traffic study was reviewed and that DKS Associates was brought in to review the TIA. The study concluded that the proposal meets requirements, and the findings were shared with agency partners.

Chair Hiller asked for clarification regarding the failed intersection at Hazelbrook Road leading to Hwy 99W. Mr. McCarthy explained that the intersection currently has capacity issues. Although this development would contribute a small amount of additional traffic, partner agencies and ODOT concurred with the applicant that mitigation measures along 99W were not required.

Suzannah Stanley, representing the applicant team with Mackenzie, presented an overview of proposed improvements and the tax lot, and introduced the project team presenters. Jennifer Otterness, who leads Site Master Planning for Lam Research, emphasized that Lam adjusted their plans based on community feedback, referencing a neighborhood meeting held over a year ago.

Mrs. Otterness gave a brief history of the development, noting community confusion due to delays and design changes. After initial meetings and feedback, the team revised the plan—removing the Tualatin Road driveway, reducing building size, and adjusting site access. Hearings were delayed due to the complexity of the project, but a revised application was recently submitted. The site is zoned Manufacturing Park and aligns with the City's Comprehensive Plan, which supports employment growth and industrial land use. The current Architectural Review focuses on ensuring the design is attractive, site-specific, and supports Tualatin's economic goals.

Dana Krawczuk with Stoel Rives spoke about the approval criteria. She reminded the Board that their role is limited to design elements, such as architecture and landscaping. While many public comments focused on noise, she noted that a hired expert conducted proper measurements and found no violations. Predicted noise levels from the proposed project remain within legal limits. Concerns about traffic access to SW 108th were also addressed, noting that the northernmost access is existing, so certain approval criteria do not apply. The discussion then moved to the traffic engineer.

Brent Ahrend, Traffic Engineer with Mackenzie on behalf of the applicant, spoke about the

traffic analysis that Mr. McCarthy previously explained. He highlighted key points, including planned access routes and traffic impacts. He shared that the studies show the project will add only about 15 peak-hour trips—just 1–2% more traffic—with minimal cut-through or school traffic issues. Crash rates are low, and most current congestion is due to unrelated construction. After both projects are completed, traffic is expected to decrease. City staff and ODOT support the findings and the proposed improvements, which include signal coordination, ADA upgrades, paving, and lighting.

Mike Rueter, architect with Mackenzie, on behalf of the applicant, gave an overview of the updated campus layout, highlighting that all new buildings have been moved to the south side of the site along Leviton. Key buildings include a lab, a central utility building, a storage building (not visible from public areas), and a new office building (Building H), designed to match the style of the recently completed Building G.

Materials and architectural styles are consistent with existing campus structures to ensure cohesion and compatibility with the surrounding neighborhood. Mechanical and loading areas are centrally located and screened from public view. Landscaping will match or exceed current standards, and enhanced pedestrian pathways and an internal employee plaza are also planned.

Overall, the design aims to be attractive, functional, and fully compliant with design standards.

Mrs. Otterness briefly read some comments testifying in support of their project.

Board Members raised several questions during the discussion. They inquired why some large ground-level mechanical equipment was not screened, despite standards requiring such screening. There were questions about the timing and scope of traffic counts, specifically whether they included all relevant peak and off-peak hours, including school periods. Members also asked if 24-hour traffic counts had been conducted to confirm peak traffic times on Tualatin Road. Additionally, they sought clarification on Lamb's employee shift schedules, particularly whether the lab operates 24/7 and if night shifts are common. Finally, there was a request to compare the original proposed building size and employee numbers to the current, reduced plan, with the response noting a modest reduction in lab space and an optimized design.

Public Comments

Supporters emphasized that Lam's expansion is vital for local economic growth and job creation, highlighting Lam Research as a major technology employer in Oregon that plays a key role in maintaining U.S. manufacturing competitiveness. They noted recent regional job losses, underscoring the need for new well-paying jobs. City and state agencies found no significant traffic or noise issues related to the project, and supporters pointed out that it will generate construction jobs and contribute to ongoing economic development. They stressed the importance of balanced, thoughtful industrial growth for the region's future and encouraged approval to help the area compete with international suppliers and sustain its local industry.

Opponents expressed concerns about the impact of Lam's expansion on their neighborhood, noise and particularly increased traffic. They emphasized the need to prevent new or additional commuter traffic through their residential streets and requested measures to protect their community. Safety concerns were raised, highlighting the dangers Tualatin Road's currently poses to residents, children, pets, and pedestrians, with traffic congestion and poor visibility making the area hazardous. Speakers urged the Board to prioritize neighborhood safety and require clear traffic mitigation commitments before approving the project.

In the rebuttal, Mrs. Krawczuk acknowledged the effectiveness of the public process, noting that the current proposal significantly changed in response to community feedback over the past year. Changes include removing access from Tualatin Road and relocating buildings to the south. She emphasized that noise concerns and traffic challenges are being addressed through other appropriate channels but are outside the scope of this specific application. Mrs. Krawczuk reminded the Board that their role is to evaluate the project based on specific architectural criteria, and all expert evidence—including from ODOT and the City—shows the project meets the required standards. She clarified that issues like neighborhood traffic patterns and noise enforcement are valid concerns but not conditions of approval for this project.

Aquilla Ravich-Hurd, Community Development Director, let the Board Members know of the changes on the conditions. This included additional condition 2.1 that was added after 5 p.m. and was added to the packet.

Board Member Stanaway asked for clarification if every application has to go through same process. Mrs. Ravich-Hurd answered the condition is specific to the application.

Chair Hiller allowed Chris Gilbertson to make a neutral public comment. Mr. Gilbertson shared his opinion that while he supports more business in the area, traffic patterns must also take into account the livability of the city.

In rebuttal, Mrs. Krawczuk reiterated that the new condition is a legal obligation and requested that it be included in the conditions of approval. She explained that it reflects the City's obligations.

Chair Hiller shared information about the City of Tualatin's Neighborhood Transportation Safety Program and how residents can get involved.

Board Member Kilmartin asked Mr. McConnell for clarification on Code 63 (Noise), and whether the Board should consider potential noise associated with the proposed developments. Mr. McConnell explained that the Board can require compliance with the City's noise ordinance if there is a legitimate planning reason supported by evidence. In this case, if the record contains conflicting evidence about whether Lam is violating the ordinance. Regardless, Lam is already legally required to comply, and enforcement falls under the jurisdiction of the municipal court, not this Board.

Member Kilmartin also asked whether City staff had had time to determine if noise would be an issue under the new proposed application. Mr. McConnell responded that the city has not yet done so.

Member Linn asked what the two recommendations were from the traffic study. Mr. McCarthy replied that the recommended conditions were included in the development approval. One involves coordinating traffic signals on 124th Avenue, which the city will handle in collaboration with Washington County. The other involves trimming vegetation at the site to ensure clear visibility, which will be reviewed during the design phase and after construction to maintain safe sight lines.

Board Member Parsons asked how the community might influence Google Maps to route traffic differently and encouraged efforts to investigate how such navigation changes could be made. Mr. McCarthy responded that it is difficult to influence routing decisions made by platforms like Google or Apple Maps due to their authority and proprietary algorithms.

Chair Hiller asked for clarification on whether the applicant could be required to educate their employees about traffic flow as a condition of approval. Mr. McConnell responded that while the applicant can be asked in good faith, it cannot be made a formal condition. Mrs. Ravich-Hurd confirmed this, adding that traffic impacts from the development are considered low and would not warrant such a requirement.

Board members expressed appreciation for the neighborhood's active involvement and concerns regarding a development application. They acknowledged that while some issues raised are outside their authority, public engagement is vital for community improvement. Board Member Stanaway, a long-time resident, emphasized the importance of speaking up to make the city better. Another shared a personal connection to traffic challenges, affirming they understand the residents' concerns.

Despite these concerns, members agreed that the application met all approval criteria. They thanked the applicant, Lam, for being responsive—adjusting plans, shifting access, and expansion of a berm in response to feedback. Lastly, they highlighted the value of living in a community where both residents and developers are engaged in collaborative problem-solving. The final speaker reflected on personal safety experiences and affirmed the city's ongoing commitment to making the community better for all.

Board Member Stanaway made Motion and Seconded by Board Member Lin to Approve AR24-0002 Lam Research Corporation Campus located at 1115 SW Leviton Drive, with the analysis and findings with corrections as stated by staff tonight, and the conditions of approval, with corrections as read by staff and a new condition of approval 2.1, as read into the record by staff. The Board Member unanimously voted approval. (5-0)

ADJOURNMENT

Chair Hiller made a MOTION to adjourn. Board Member Stanaway SECONDED the motion. The Board Members unanimously voted to ADJOURN the meeting at 9:45 p.m. (6-0)

TO:	Architectural Review Board
THROUGH:	Aquilla Hurd-Ravich, Community Development Director
FROM:	Madeleine Nelson, Associate Planner
DATE:	December 9, 2025

SUBJECT:
Consideration of a one-year extension request of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, case file AR23-0004. The site is located in the General Manufacturing (MG) Planning District at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100. The applicant requests to extend the decision through December 22, 2026.

EXECUTIVE SUMMARY:

- The extension request is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- Architectural Review decisions expire two (2) years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division
    - The effective date of Architectural Review 23-0004 was December 22, 2023. Two years from the effective date is December 22, 2025. The applicant submitted a request for an extension of time for Architectural Review 23-0004 on November 11, 2025.
- On December 13, 2023, the Architectural Review Board approved with conditions Architectural Review 23-0004. This decision approved a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100). The original AR 23-0004 decision is included as Exhibit B.
- The applicant's revised proposal (Exhibit A3) increases Building A to 70,809 square feet and combines Building B and C into a single building of approximately 128,649 square feet for a total development of 199,458 square feet.
- Applicable approval criteria include Tualatin Development Code Chapters 32 and 33. The Architectural Review Board may grant the extension if:
    - (i) The applicant submitted a written extension request prior to the expiration date;
    - (ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;
    - (iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and
    - (iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.
- Public comments - No public comments were received as of the date this staff report was drafted.

OUTCOMES OF DECISION:
Approval of extension for AR 23-0004 will extend the timeline of the decision by one year from an expiration date of December 22, 2025, to December 22, 2026. The time-extended decision would then expire on December 22, 2026, unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

ALTERNATIVES TO RECOMMENDATION:
The Architectural Review Board may alternatively:

- Approve the extension of AR 23-0004 with Conditions of Approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny the extension of AR 23-0004.

ATTACHMENTS:

- Analysis and Findings
- Presentation
- Exhibit A1 – Land Use Application & Request for Extension
- Exhibit A2 – Memorandums
- Exhibit A3 – Revised Site Plans
- Exhibit B – AR23-0004 Decision & Final Order
- Exhibit C – Public Notice
- Exhibit D – PLA23-0003 Decision
- Exhibit E – Ordinance 1486-24 – CFEC Parking Reform
- Exhibit F – Ordinance 1451-25 – Tualatin 2045 TSP

ANALYSIS AND FINDINGS

124th Commerce Center Extension Request

December 9, 2025

Case #:	AR 23-0004
Project:	124th Commerce Center
Location:	19000 SW 124th Avenue; Tax Lot: 2S127BB00100
Applicant:	AHBL, Inc.
Owner:	Tualatin 124, LLC

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

I. INTRODUCTION

A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC) are applicable to the subject proposal:

- TDC 32: Procedures
- TDC 33.020: Architectural Review

B. Project Description

The site at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100) is a 23.8-acre lot which is zoned General Manufacturing (MG). The property will take access from SW 124th Avenue. The subject site is vacant, undeveloped land. There are existing wetlands and neighboring properties to the east, neighboring properties to the north, and existing wetlands to the south, and the existing stormwater treatment and detention facility easement for 124th Avenue to the south. Most of the east side of the property is designated as a Natural Resource Protection Overlay District (NRPO), and a portion of the proposed development is located in the overlay.

On December 13, 2023, the Architectural Review Board approved with conditions Architectural Review 23-0004. This decision approved a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100). The original AR 23-0004 decision is included as Exhibit B.

The applicant's revised proposal (Exhibit A3) increases Building A to 70,809 square feet and combines Building B and C into a single building of approximately 128,649 square feet for a total development of 199,458 square feet.

In 2023, City staff approved a Property Line Adjustment (PLA23-0003) (Exhibit D) for the project site that relocated the property line between Tax Lots: 2S127BB00100 and 2S127BB00200 at 19000 SW 124th Avenue and 12075 SW Tualatin Sherwood Road. The Property Line Adjustment was between the two existing lots and proposed to move the property line to the south, remaining as two lots. The approved PLA23-0003 decision has since expired. The applicant team would need to apply for a new Property Line Adjustment proposed under the original submittal.

C. Proposed Extension

AHBL, Inc., on behalf of Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center development, case file AR 23-0004. The applicant requests to extend the decision through December 22, 2026.

D. Previous Land Use Actions

- ANN82-08 – Annexation

E. Surrounding Uses

The subject site is surrounded by industrial uses including:

North: General Manufacturing (MG)
- A & I Distributors
- Albina Co., Inc.

East: General Manufacturing (MG)
- Hedges D Parking Lot
- Vacant Land

West: General Manufacturing (MG)
- SW 124th Avenue
- Tualatin Island Greens

South: General Manufacturing (MG)
- Itel Corporate Center Condominiums
- MSI Portland

F. Exhibit List

A1. Land Use Application & Request for Extension
A2. Memorandums
A3. Revised Site Plans
B. AR23-0004 Decision & Final Order
C. Public Notice
D. PLA23-0003 Decision
E. Ordinance 1486-24 CFEC Parking Reform
F. Ordinance 1451-25 Tualatin 2045 TSP

II. FINDINGS

These findings reference the Tualatin Development Code (TDC), unless otherwise noted.

Chapter 32: Procedures

Section 32.010 – Purpose and Applicability.

[…]

(2) Applicability of Review Procedures. All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).

[…]

(c) Type III Procedure (Quasi-Judicial Review – Public Hearing). Type III procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment. Quasi-Judicial decisions involve discretion but implement established policy. Type III decisions are made by the Planning Commission or Architectural Review Board and require public notice and a public hearing, with an opportunity for appeal to the City Council.

[…]

(3) Determination of Review Type. Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Table 32-1 – Applications Types and Review Procedures

Application / Action	Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood /Developer Mtg Required	Applicable Code Chapter
Architectural Review						
Industrial Buildings 150,000 square feet + […] as requested by the CM	III	ARB	CC	Yes	Yes	TDC 33.020
[…]						
* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).						

Finding:

The proposed project was adopted as a Type III Architectural Review (Architectural Review 23-0004) on December 13, 2023. As the Architectural Review Board (ARB) approved the Architectural Review, the ARB will decide the extension reached under the Type III quasi-judicial procedures. The application has been processed according to the applicable code criteria for Type III procedures. These standards are met.

Section 32.030 – Time to Process Applications.

(1) Time Limit - 120-day Rule. The City must take final action on all Type II, Type III, and Type IV-A land use applications, as provided by ORS 227.178, including resolution of all local appeals, within 120 days after the application has been deemed complete under TDC 32.160, unless the applicant provides written request or consent to an extension in compliance with ORS 227.178. (Note: The 120-day rule does not apply to Type IV-B (Legislative Land Use) decisions.)

[…]

(3) *Time Periods.* "Days" means calendar days unless otherwise specified. In computing time periods prescribed or allowed by this Chapter, the day of the act or event from which the designated period of time begins is not included. The last day of the period is included, unless it is a Saturday, Sunday, or a legal holiday, in which case the period runs until the end of the next day that is not on a weekend or City recognized legal holiday.

Finding:

The hearing for the Architectural Review 23-0004 extension request is scheduled for December 9, 2025. The final action on this application must take place within 120 days unless the application requests an extension in compliance with ORS 227.178. These standards are met.

Section 32.110 – Pre-Application Conference.

(1) Purpose of Pre-Application Conferences. Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

(2) When Mandatory. Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.

(3) Timing of Pre-Application Conference. A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

(4) Application Requirements for Pre-Application Conference.

- **(a) Application Form. Pre-application conference requests must be made on forms provided by the City Manager.**
- **(b) Submittal Requirements. Pre-application conference requests must include:**
  - **(i) A completed application form;**
  - **(ii) Payment of the application fee;**
  - **(iii) The information required, if any, for the specific pre-application conference sought; and**
  - **(iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.**

(5) Scheduling of Pre-Application Conference. Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the

involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.
(6) Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences. A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:

(a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six (6) months of the pre-application conference;
(b) The proposed use, layout, and/or design of the proposal have significantly changed; or
(c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Finding:
The subject land use action was identified as requiring a Pre-Application Meeting in Table 32-1. The Pre-Application Meeting standards were met in the original Architectural Review 23-0004 casefile. These standards are not applicable to the request for extension.

Section 32.120 – Neighborhood/Developer Meetings.
(1) Purpose. The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.
(2) When Mandatory. Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.
(3) Timing. A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.
(4) Time and Location. Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:

(a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.
(b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.

(5) Notice Requirements.

(a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.
(b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:

(i) All property owners within 1,000 feet measured from the boundaries of the subject property;
(ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one

of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and

(iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.

(c) The City will provide the applicant with labels for mailing for a fee.

(d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.

(6) Neighborhood/Developer Sign Posting Requirements. The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.

(7) Neighborhood/Developer Meeting Requirements. The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Finding:

The subject land use action was identified as requiring a Neighborhood/Developer Meeting in Table 32-1. The Neighborhood/Developer Meeting standards were met in the original Architectural Review 23-0004 casefile. These standards are not applicable to the request for extension.

Section 32.130 – Initiation of Applications.

(1) Type I, Type II, Type III, and Type IV-A Applications. Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:

(a) The owner of the subject property;

(b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;

(c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or

(d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.

[…]

Finding:

The applicant submitted a letter of authorization from a property owner representative, Tualatin 124, LLC. This standard is met.

Section 32.140 – Application Submittal.

(1) Submittal Requirements. Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

(a) A completed application form. The application form must contain, at a minimum, the following information:

(i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;

(ii) The address or location of the subject property and its assessor's map and tax lot number;

(iii) The size of the subject property;

(iv) The comprehensive plan designation and zoning of the subject property;

(v) The type of application(s);

(vi) A brief description of the proposal; and

(vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).

(b) A written statement addressing each applicable approval criterion and standard;

(c) Any additional information required under the TDC for the specific land use action sought;

(d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;

(e) Recorded deed/land sales contract with legal description.

(f) A preliminary title report or other proof of ownership.

(g) For those applications requiring a neighborhood/developer meeting:

(i) The mailing list for the notice;

(ii) A copy of the notice;

(iii) An affidavit of the mailing and posting;

(iv) The original sign-in sheet of participants; and

(v) The meeting notes described in TDC 32.120(7).

(h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

(i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

(2) Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.

(3) Administrative Standards for Applications. The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Finding:

The applicant submitted the extension request application on November 11, 2025. The extension request land use submittal requirements were included in the application. These standards are met.

Section 32.150 - Sign Posting.

(1) When Signs Posted. Signs in conformance with these standards must be posted as follows:

(a) Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and

(b) Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.

(2) Sign Design Requirements. The applicant must provide and post a sign(s) that conforms to the following standards:

(a) Waterproof sign materials;

(b) Sign face must be no less than eighteen (18) inches by twenty-four (24) inches (18" x 24"); and

(c) Sign text must be at least two (2) inch font.

(3) On-site Placement. The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs). The applicant cannot place the sign within public right of way.

(4) Removal. If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within forty-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than fourteen (14) days after:

(a) The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or

(b) The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Finding:

The applicant provided certification within Exhibit C that signs in conformance with this section were placed on site in accordance with this section. These standards are met.

Section 32.160 – Completeness Review.

(1) Duration. Except as otherwise provided under ORS 227.178, the City Manager must review an application for completeness within 30 days of its receipt.

(2) Considerations. Determination of completeness will be based upon receipt of the information required under TDC 32.140 and will not be based on opinions as to quality or accuracy. Applications that do not respond to relevant code requirements or standards can be deemed incomplete. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.

(3) Complete Applications. If an application is determined to be complete, review of the application will commence.

(4) Incomplete Applications. If an application is determined to be incomplete, the City Manager must provide written notice to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete must be deemed complete for purposes of this section upon receipt of:

(a) All of the missing information;
(b) Some of the missing information and written notice from the applicant that no other information will be provided; or
(c) Written notice from the applicant that none of the missing information will be provided.
(5) Vesting. If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application must be based upon the standards and criteria that were in effect at the time the application was first submitted.
(6) Void Applications. An application is void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (4) of this section.

Finding:
The applicant submitted a complete extension request for Architectural Review 23-0004 on November 11, 2025. These standards are met.

Section 32.230 – Type III Procedure (Quasi-Judicial Review – Public Hearing).
Type III decisions involve the use of discretion and judgment and are made by the Planning Commission or Architectural Review Board after a public hearing with an opportunity for appeal to the City Council. The decision body for each application type is specified in Table 32-1. A hearing under these procedures provides a forum to apply standards to a specific set of facts to determine whether the facts conform to the applicable criteria and the resulting determination will directly affect only a small number of identifiable persons.
(1) Submittal Requirements. Type III applications must include the submittal information required by TDC 32.140(1).
(2) Determination of Completeness. After receiving an application for filing, the City Manager will review the application will for completeness in accordance with TDC 32.160.
(3) Written Notice of Public Hearing – Type III. Once the application has been deemed complete, the City must mail by regular first class mail Notice of a Public Hearing to the following individuals and agencies no fewer than 20 days before the hearing.
(a) Recipients:
(i) The applicant and, the owners of the subject property;
(ii) All property owners within 1,000 feet measured from the boundaries of the subject property;
(iii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases;
(iv) All recognized neighborhood associations within 1,000 feet from the boundaries of the subject property;
(v) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
(vi) Any person who submits a written request to receive a notice;
(vii) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including but not limited to: school districts; fire district; where the project either adjoins or directly

affects a state highway, the Oregon Department of Transportation; and where the project site would access a County road or otherwise be subject to review by the County, then the County; and Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code;

(viii) Utility companies (as applicable); and,

(ix) Members of the decision body identified in Table 32-1.

(b) The Notice of a Public Hearing, at a minimum, must contain all of the following information:

(i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;

(ii) The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;

(iii) The type of application and a concise description of the nature of the land use action;

(iv) A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;

(v) Brief summary of the local decision making process for the land use decision being made and a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings;

(vi) The date, time and location of the hearing;

(vii) Disclosure statement indicating that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to appeal to the Land Use Board of Appeals on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;

(viii) The name of a City representative to contact and the telephone number where additional information may be obtained; and

(ix) Statement that the application and all documents and evidence submitted to the City are in the public record and available for review, and that copies can be obtained at a reasonable cost from the City; and

(x) Statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.

(c) Failure of a person or agency to receive a notice, does not invalidate any proceeding in connection with the application, provided the City can demonstrate by affidavit that required notice was given.

Finding:

After application submittal and completeness review as required by this section, notice for the Type III hearing concerning the extension request for Architectural Review 23-0004 was mailed by city staff on November 19, 2025, and contained the information required by this section (Exhibit C). No public comments were received as part of this application. These standards are met.

(4) Conduct of the Hearing - Type III.

The person chairing the hearing must follow the order of proceedings set forth below. These procedures are intended to provide all interested persons a reasonable opportunity to participate in the hearing process and to provide for a full and impartial hearing on the

application before the body. Questions concerning the propriety or the conduct of a hearing will be addressed to the chair with a request for a ruling. Rulings from the chair must, to the extent possible, carry out the stated intention of these procedures. A ruling given by the chair on such question may be modified or reversed by a majority of those members of the decision body present and eligible to vote on the application before the body. The procedures to be followed by the chair in the conduct of the hearing are as follows:

(a) At the commencement of the hearing, the person chairing the hearing must state to those in attendance all of the following information and instructions:

(i) The applicable substantive criteria;

(ii) That testimony, arguments and evidence must be directed toward the criteria described in paragraph (i) of this subsection or other criteria in the plan or land use regulation which the person believes to apply to the decision;

(iii) That failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue;

(iv) At the conclusion of the initial evidentiary hearing, the decision body must deliberate and make a decision based on the facts and arguments in the public record; and

(v) Any participant may ask the decision body for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing; if the decision body grants the request, it will schedule a date to continue the hearing as provided in TDC 32.230(4)(e), or leave the record open for additional written evidence or testimony as provided TDC 32.230(4)(f).

(b) The public is entitled to an impartial decision body as free from potential conflicts of interest and pre-hearing ex parte (outside the hearing) contacts as reasonably possible. Where questions related to ex parte contact are concerned, members of the decision body must follow the guidance for disclosure of ex parte contacts contained in ORS 227.180. Where a real conflict of interest arises, that member or members of the decision body must not participate in the hearing, except where state law provides otherwise. Where the appearance of a conflict of interest is likely, that member or members of the decision body must individually disclose their relationship to the applicant in the public hearing and state whether they are capable of rendering a fair and impartial decision. If they are unable to render a fair and impartial decision, they must be excused from the proceedings.

(c) Presenting and receiving evidence.

(i) The decision body may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant, or personally derogatory testimony or evidence;

(ii) No oral testimony will be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided by this section; and

(iii) Members of the decision body may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence.

(d) The decision body, in making its decision, must consider only facts and arguments in the public hearing record; except that it may take notice of facts not in the hearing record (e.g., local, state, or federal regulations; previous City decisions; case law; staff reports). Upon announcing its intention to take notice of such facts in its deliberations, it must allow

persons who previously participated in the hearing to request the hearing record be reopened, as necessary, to present evidence concerning the newly presented facts.
(e) If the decision body decides to continue the hearing, the hearing must be continued to a date that is at least seven days after the date of the first evidentiary hearing (e.g., next regularly scheduled meeting). An opportunity must be provided at the continued hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that he or she can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, after the close of the hearing, the decision body may limit additional testimony to arguments and not accept additional evidence.
(f) If the decision body leaves the record open for additional written testimony, the record must be left open for at least seven days after the hearing. Any participant may ask the decision body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open. If such a request is filed, the decision body must reopen the record, as follows:
(i) When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony;
(ii) An extension of the hearing or record granted pursuant to this section is subject to the limitations of TDC 32.030, unless the applicant waives his or her right to a final decision being made within the required timeframe; and
(iii) If requested by the applicant, the decision body must grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.

Finding:
The Architectural Review Board will follow the hearing requirements set forth by this section. These standards will be met.

(5) Notice of Adoption of a Type III Decision.
Notice of Adoption must be provided to the property owner, applicant, and any person who provided testimony at the hearing or in writing. The Type III Notice of Adoption must contain all of the following information:
(a) A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
(b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;
(c) A statement that a copy of the decision and complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;
(d) The date the decision becomes final, unless a request for appeal is submitted; and
(e) The notice must include an explanation of rights to appeal the decision to the City Council in accordance with TDC 32.310.
(6) Appeal of a Type III Decision. Appeal of an Architectural Review Board or Planning Commission Type III Decision to the City Council may be made in accordance with TDC 32.310.
(7) Effective Date of a Type III Decision.

(a) The written order is the final decision on the application.
(b) The mailing date is the date of the order certifying its approval by the decision body.
(c) A decision of the Architectural Review Board or Planning Commission is final unless:
(i) a written appeal is received at the City offices within 14 calendar days of the date notice of the final decision is mailed; or
(ii) The City Manager or a member of the City Council requests a review of the decision within 14 calendar days of the date notice of the final decision is mailed.
[…]

Finding:
A final decision and any appeal will follow the requirements of this section. These standards will be met.

Chapter 33: Applications and Approval Criteria

[…]
Section 33.020 Architectural Review.
[…]
(5) Approval Criteria.
(d)Large Commercial, Industrial, and Multifamily Development. Applications for Large Commercial, Industrial, and Multifamily Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G.

Finding:
The subject application, which was for large industrial development, must comply with the applicable standards and objectives in TDC 73A through 73G. These standards were originally met by the staff findings and recommended Conditions of Approval for the subject application Architectural Review 23-0004 that the Architectural Review Board previously adopted on December 13, 2023 (Exhibit B).

(9) Permit Expiration.
Architectural Review decisions (including Minor Architectural Review decisions) expire two (2) years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

(10) Extension of Permit Expiration.
(a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two years of the effective date.

Finding:
The effective date of Architectural Review 23-0004 was December 22, 2023. Two years from the effective date is December 22, 2025. The applicant submitted a request for an extension of time for Architectural Review 23-0004 on November 11, 2025.

(b) A Minor Architectural Review approval may not be extended. A new application is required if the permit expires.

Finding:
The request for extension is for Architectural Review 23-0004, approved by the Architectural Review Board under the Type III quasi-judicial procedures. This standard is not applicable.

(c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:
(i) If the City Manager approved the Architectural Review, then the City Manager will decide the extension request under the Type II procedures in TDC 32.220.
(ii) If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC 32.230.

Finding:
The Architectural Review Board (ARB) approved Architectural Review 23-0004 on December 13, 2023. The ARB will decide the extension request under the Type III quasi-judicial procedures at a hearing on December 9, 2025. The application has been processed according to the applicable code criteria for Type III procedures. This standard is met.

(d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150.

Finding:
After the application submittal, notice for the Type III hearing concerning the extension request for Architectural Review 23-0004 was mailed by city staff on November 19, 2025. The mailing was sent to the recipients required by TDC Section 32.230. The applicant provided certification within Exhibit C that signs in conformance with TDC Section 32.150 were placed on site. This standard is met.

(e) The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:

(i) The applicant submitted a written extension request prior to the expiration date;

Finding:
The decision mailing date is the date of the order certifying its approval by the decision body. The Architectural Review Board decision for Architectural Review 23-0004 became effective December 22, 2023. The applicant submitted an extension request in advance of the December 22, 2025, expiration date on November 11, 2025. This standard is met.

(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;

Finding:
Staff noted that since the Architectural Review 23-0004 land use approval, the Tualatin Development Code (TDC) has had several updates that could be considered significant. Plan Text Amendment (PTA) 24-0002 was adopted in June of 2024, which updated the TDC with Climate Friendly and Equitable

Communities (CFEC) Parking Reform (Exhibit E). The amendments repealed minimum parking requirements and addressed parking lot design, pedestrian connectivity, tree canopy, electric vehicle readiness, and maximum parking requirements. Staff have also highlighted the implementation of Tualatin's 2045 Transportation Plan, recently adopted in September of 2025 (Exhibit F).

The applicant responded to the identified Tualatin Development Code changes in the submitted narrative included in Exhibit A1. The narrative stated that the project remains consistent with current TDC amendments related to site design and parking. Walkways, landscaping, parking dimensions, surface materials, circulation, lighting, screening, and accessible parking all meet or exceed current standards. The project provides more than the minimum required landscape and bicycle parking, includes wheel stops and deflected lighting, and offers tree canopy coverage exceeding 40% for climate mitigation. Off-street parking for the warehouse/manufacturing use in Parking Zone B complies with the maximum vehicle and minimum bicycle parking standards. The applicant's narrative concluded that there have been no significant changes in any conditions, ordinances, regulations, or standards of the City that affect the previously approved project.

Applicable agencies that previously approved the project include Tualatin Valley Fire & Rescue, Clean Water Services, and Republic Services. These agencies were notified of the applicant's request for extension on November 19, 2025. As of writing the findings, no agency comments have been received.

(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and

Finding:
The applicant's extension request narrative (Exhibit A1) noted separate letters provided by Soundview Consultants, LLC, and TENW in response to the previous special studies. The applicant's narrative stated that as a result of the submitted memorandums, additional studies are not warranted.

The applicant provided a memorandum (Exhibit A2) from TENW in regard to the Transportation Impact Analysis (TIA) that was completed on April 18, 2023. The memorandum outlined the original assumptions, findings, and changes since the report. The submitted memorandum stated the TIA for the originally proposed 124th Commerce Center (AR 23-0004), a 199,170 sf industrial development assuming a general light industrial land use. Vehicular access was proposed at two (2) driveways on SW 124th Ave. The memorandum noted the current site plan (199,458 SF) and updated trip generation estimates using the current ITE manual, the proposed project is estimated to generate less traffic than was previously evaluated. The memorandum concluded that the recently adopted code updates would not result in any changes to the conclusions of the original TIA. Therefore, no supplemental analysis is needed to accommodate the requested extension.

The applicant submitted a memorandum (Exhibit A2) from Soundview Consultants, LLC, in response to environmental compliance. The memorandum stated there are no significant changes in any conditions, ordinances, regulations, or standards of the City of Tualatin, including Ordinance 1486-24 (Parking Requirements) and Ordinance 1451-25 (Transportation System Plan), that affect the previously approved project. Therefore, new environmental studies (e.g., wetland studies, mitigation plans, et cetera) are not warranted based on any such code changes.

(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

Finding:
The existing site is unimproved, and no development activity has occurred since the Architectural Review 23-0004 decision issued in 2023. With Condition of Approval A4, this standard is met.

(f) The City Manager or Architectural Review Board, as applicable, may grant or deny the extension request. The decision must be in writing and must be made within 60 days of receipt of the request for extension. If the decision is to grant the extension, the extension can be no more than a single one-year extension.

Finding:
The Architectural Review Board will follow the hearing requirements set forth by this section. This standard will be met.

(g) Upon making the decision, the City must provide notice of the extension decision as provided in TDC 32.220 for Type II decisions made by the City Manager and TDC 32.230 for Type III decisions made by the Architectural Review Board.

Finding:
A final decision by the Architectural Review Board will follow the requirements of this section and TDC 32.230. This standard will be met.

[…]

III. RECOMMENDATION

Should the Architectural Review Board choose to approve the decision extension request relative to Architectural Review 23-0004 "124th Commerce Center", Staff recommends the following Conditions of Approval:

GENERAL:

A1. The extension can be no more than a single one-year extension. The original decision for Architectural Review 23-0004 became effective on December 22, 2023, with an expiration date of December 22, 2025. This decision will extend the expiration timeline by one year to December 22, 2026.

A2. The proposed extension must adhere to the conditions of the original decision of Architectural Review 23-0004.

A3. The proposed extension must comply with all applicable standards and objectives in Tualatin Development Code Chapters 32 and 33.

A4. The site must continue to be maintained and not become blighted in accordance with TDC 33.020(10)(e)(iv).

A5. The Property Line Adjustment (PLA 23-0003) tied to the original AR 23-0004 decision has expired. The applicant will need to apply for a new Property Line Adjustment proposed under the original submittal prior to issuance of any permits.

CITY of TUALATIN

124th Ave Commerce Center

Extension Request

December 9, 2025 – Architectural Review Board

Agenda

- Site Background
- Project Overview
- Applicable Criteria
- Conclusion

CITY of TUALATIN

Site Background

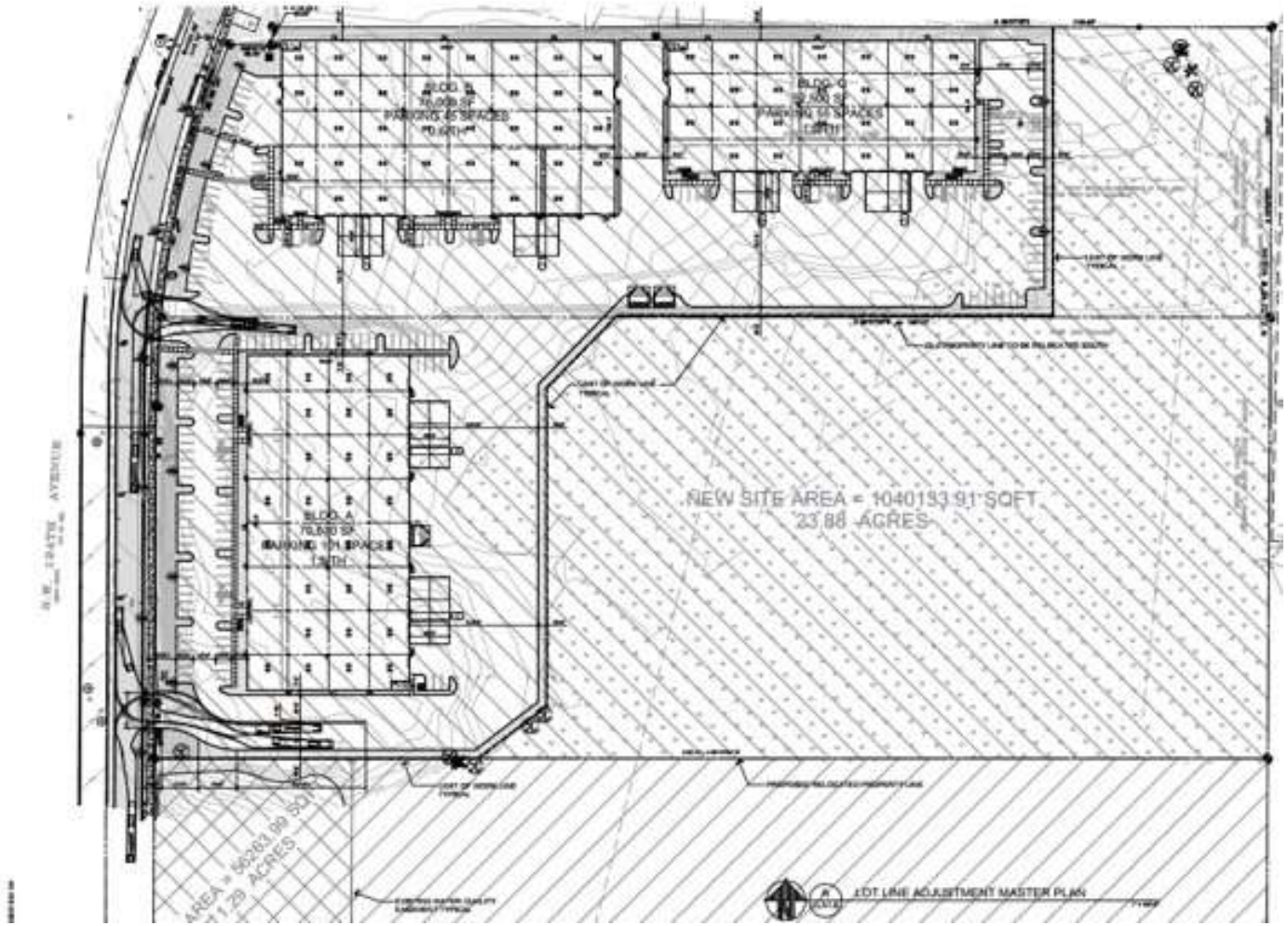
CITY of TUALATIN

Original Approval

- On December 13, 2023, the Architectural Review Board approved with conditions Architectural Review 23-0004. This decision approved a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue.

- The application was reviewed against the Tualatin Development Code at the time of approval.

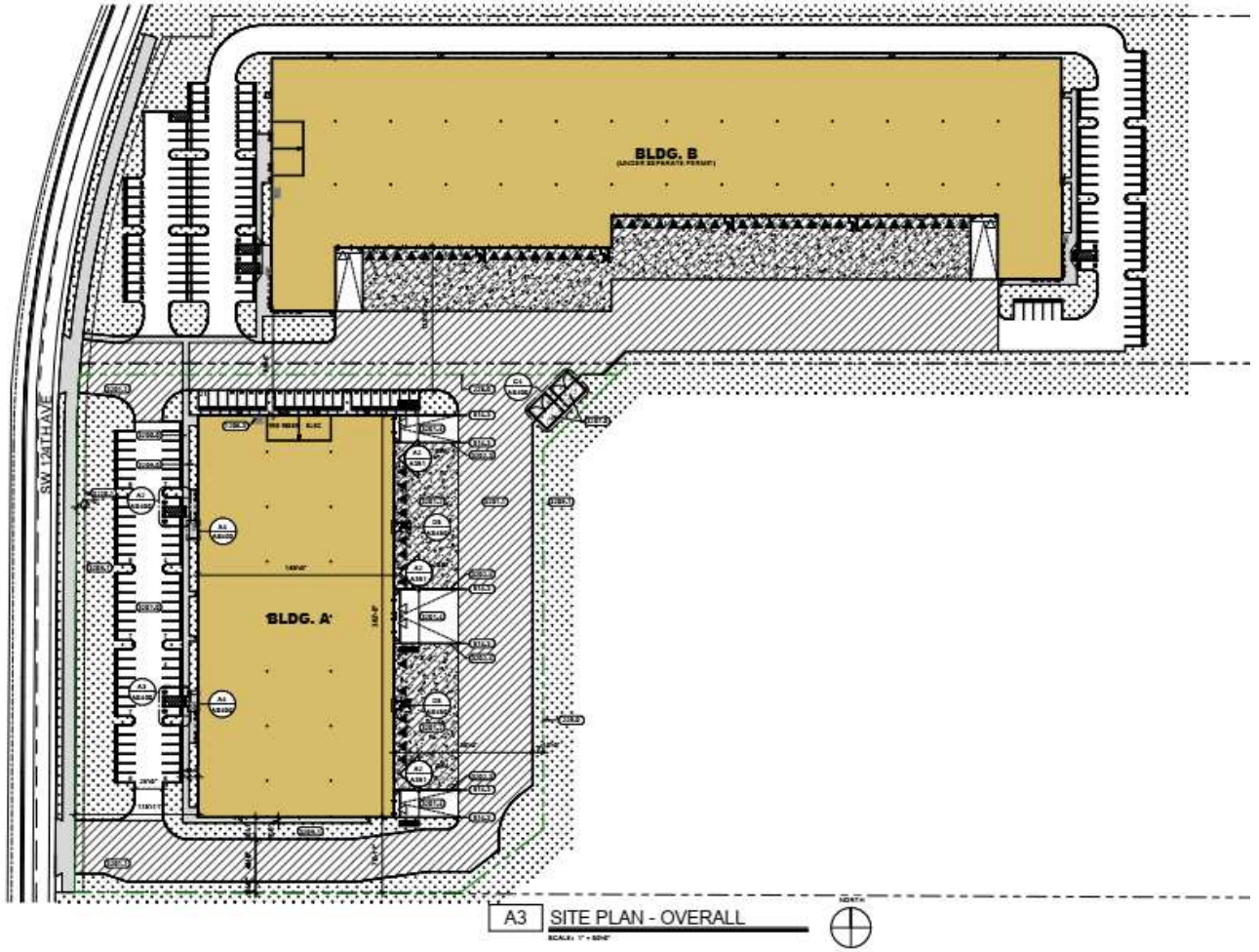
- The decision is included in Exhibit B.



Revised Proposal

<u>The applicant's revised plans (Exhibit A3):</u>

- Increased Building A to 70,809 square feet
- Combined Building B and C into a single building of approximately 128,649 square feet
- Total development of 199,458 square feet



TDC 33.020(9) - Permit Expiration

Architectural Review decisions expire two years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

- **Effective Date of AR 23-0004: December 22, 2023**

- **Expiration Date of AR 23-0004: December 22, 2025**

CITY of TUALATIN

Extension Request

AHBL, Inc., on behalf of, Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, casefile AR23-0004.

The applicant requests to extend the decision through December 22, 2026.

CITY of TUALATIN

Extension Request Procedures

Type III Architectural Review Extension Request:
(a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two years of the effective date. – Request submitted November 11, 2025.

(c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:

- **(ii)If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC 32.230. – ARB Hearing December 9, 2025.**

(d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150. – Staff provided notice on November 19, 2025. Applicant posted sign.

CITY of TUALATIN

Extension Approval Criteria

The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:

(i) The applicant submitted a written extension request prior to the expiration date;

(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;

(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and

(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

CITY of TUALATIN

Extension Approval Criteria

(i) The applicant submitted a written extension request prior to the expiration date;

- **Effective Date of AR 23-0004: December 22, 2023**
- **Expiration Date of AR 23-0004: December 22, 2025**

- **Applicant submitted extension request for AR 23-0004 on November 11, 2025.**

CITY of TUALATIN

Extension Approval Criteria

(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;

- **City Staff flagged TDC updates since the AR23-0004 decision:**
  - **Tualatin 2045 Transportation Plan (September 2025)**
  - **PTA 24-0002 (June 2024) - Implemented CFEC Parking Reform**
    - **Repealed minimum parking requirements**
    - **Update standards for parking lot design, pedestrian connectivity, tree canopy, EV-readiness**

- **Applicant's Narrative (Exhibit A1):**
  - **Project remains consistent with current TDC standards**
  - **Compliance demonstrated for: walkways, landscaping, parking dimensions, circulation, lighting, screening, and accessible parking**
  - **Exceeds minimums for landscaping, bicycle parking, and tree canopy (40%+ coverage)**
  - **Parking for warehouse/manufacturing use in Zone B meets max vehicle + min bicycle standards**
  - **Applicant concludes no significant changes affecting the approved project**

- **Applicable agencies (TVF&R, CWS, Republic Services) were noticed on November 11, 2025.**
  - **No comments received to date.**

CITY of TUALATIN

Extension Approval Criteria

(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted;

Applicant narrative (Exhibit A1) references two professional memorandums:

Transportation Impact Analysis - TENW – Exhibit A2

- **Original TIA completed April 18, 2023, for a 199,170 SF light industrial project (AR 23-0004)**
- **Updated site plan: 199,458 SF**
- **Updated ITE trip generation shows lower traffic than previously analyzed**
- **Memorandum stated recent code updates do not affect analysis or conclusions**
- **Report concluded no supplemental transportation study required**

Environmental Review – Soundview Consultants – Exhibit A2

- **Memorandum stated No significant changes to City ordinances or regulations affecting the project**
  - **Including Ordinances 1486-24 and 1451-25**
- **No new environmental studies are warranted**

CITY of TUALATIN

Extension Approval Criteria

(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

- The existing site is unimproved, and no development activity has occurred since the Architectural Review 23-0004 decision issued in 2023.

CITY of TUALATIN

Proposed Conditions of Approval

- A1. The extension can be no more than a single one-year extension. The original decision for Architectural Review 23-0004 became effective on December 22, 2023, with an expiration date of December 22, 2025. This decision will extend the expiration timeline by one year to December 22, 2026.
- A2. The proposed extension must adhere to the conditions of the original decision of Architectural Review 23-0004.
- A3. The proposed extension must comply with all applicable standards and objectives in Tualatin Development Code Chapters 32 and 33.
- A4. The site must continue to not be neglected so as to allow the site to become blighted in accordance with TDC 33.020(10)(e)(iv).
- A5. The Property Line Adjustment (PLA 23-0003) tied to the original AR 23-0004 decision has expired. The applicant will need to apply for a new Property Line Adjustment proposed under the original submittal.

Outcomes of Decision

Approval of extension for AR 23-0004 will extend the timeline of the decision by one year from an expiration date of December 22, 2025, to December 22, 2026. The time-extended decision would then expire on December 22, 2026, unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

Alternatives to Recommendation

The Architectural Review Board may alternatively:

- Approve the extension of AR 23-0004 with Conditions of Approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny the extension of AR 23-0004.

CITY of TUALATIN

Land Use Application

Project Information		
Project Title: 124th Commerce Center		
Brief Description: Requesting a one-year extension to AR23-0004		
Estimated Construction Value: n/a		
Property Information		
Address: 19000 SW 124th Avenue		
Assessor's Map/Tax Lot Number: 2S127BB00100		
Applicant/Primary Contact		
Name: Jessica Bruce	Company Name: AHBL	
Address: 2215 N. 30th St. #300		
City: Tacoma	State: WA	ZIP: 98444
Phone: 253-383-2422	Email: JBruce@ahbl.com	
As the person responsible for this application, I hereby acknowledge that I have read this application and state that the information in and included with this application in its entirety is correct. I agree to comply with all applicable City and County ordinances and State laws regarding building construction and land use.		
Applicant's Signature: Jessica Bruce Digitally signed by Jessica Bruce DN: C=US, E=jbruce@ahbl.com, O=AHBL, OU=Project Administrator, CN=Jessica Bruce Date: 2025.11.07 13:48:50-08'00'		Date: 11-7-2025
Property Owner		
Name: Tualatin 124, LLC		
Address: 9760 SW Freeman Dr.		
City: Wilsonville	State: OR	ZIP: 97070
Phone:	Email:	
Letter of authorization is required if not signed by owner.		
Property Owner's Signature: please see owner letter of authorization		Date:

LAND USE APPLICATION TYPE:

- ☐ Annexation (ANN)
- ☐ Architectural Review (AR)
- ☐ Architectural Review—Single Family (ARSF)
- ☐ Architectural Review—ADU (ARADU)
- ☐ Conditional Use (CUP)
- ☐ Historic Landmark (HIST)
- ☐ Industrial Master Plan (IMP)
- ☐ Plan Map Amendment (PMA)
- ☐ Plan Text Amendment (PTA)
- ☐ Tree Removal Permit (TCP)
- ☐ Minor Architectural Review (MAR)
- ☐ Minor Variance (MVAR)
- ☐ Sign (SIGN)
- ☐ Sign Variance (SVAR)
- ☐ Variance (VAR)
- ☑ Other ARB extension

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

June 26, 2025

Property Owner Name:
Tualatin 124, LLC
9760 SW Freeman Dr.
Wilsonville, OR 97070

RE: Owner Authorization Letter – 124th Corporate Center

To whom it may concern:

As the owner of tax lots 2S127BB00100 and 2S127BB00200 in Washington County, Oregon (the "Property") , I give authorization on behalf of Tualatin 124, LLC ("Seller"), for AHBL (on behalf of PDC Seattle LPIV BB/TH, LLC as "Buyer") to apply for all permits associated with the 124th Corporate Center project, provided that in no event shall such permits be binding on the Property unless the Property is sold. Buyer and Seller entered into that certain Purchase and Sale Agreement dated March 7, 2025, concerning the Property. Buyer shall indemnify, hold harmless, and defend Seller from all liens, costs, and expenses, including reasonable attorneys' fees and experts' fees, arising from or relating to Buyer's permit applications except to the extent arising out of Seller's negligence or willful misconduct. Applications may include, but are not limited to: 1200-C Erosion and Grading, Design Review, Land Use, Site Plan Review, Modified SEPA, Fill & Grade, Site Development, Retaining Walls, etc.

Thank you,

Tualatin 124, LLC

Signature

Jerry Dettwiler MNGR

Print name/Title

Tualatin 124, LLC (Seller)	PDC Seattle LPIV BB/TH, LLC (Buyer)
Signature	Signature
Jerry Dettwiler MNGR	Travis Hale / Partner
Print name/Title	Print name/Title

PROJECT MEMO

TO:	Architectural Review Board City of Tualatin 10699 SW Herman Road Tualatin, Oregon 97062	**DATE:**	November 18, 2025
FROM:	Tyler Watkins, PE Tacoma - (253) 383-2422	**PROJECT NO.:** **PROJECT NAME:**	2250125.10 124th Commerce Center
SUBJECT:	Extension Request ARB Approval AR23-0004		

The 124th Commerce Center project was previously approved for land use under AR23-0004, and a final decision was issued on December 13, 2023. This letter is intended to demonstrate compliance with approval criteria for an extension request per Tualatin Development Code (TDC) Section 33.020(10).

Since the AR23-0004 land use approval, the TDC was amended based on the PTA24-0002 Parking Reform and the 2045 Transportation System Plan. This memo demonstrates that there have been no significant changes in any conditions, ordinances, regulations, or standards of the City that affect the previously approved project. Refer to the list below for other permit applications related to the project.

- Water Quality Permit WQ25-2123 - Application submitted November 3, 2025
- Public Works Permit PW25-2128 - Application submitted November 4, 2025
- Erosion Control Permit EC25-2129 - Application submitted November 4, 2025

Extension Request Approval Criteria per TDC 33.020(10)

(10) Extension of Permit Expiration.

(a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two years of the effective date.

(b) A Minor Architectural Review approval may not be extended. A new application is required if the permit expires.

(c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:

(i) If the City Manager approved the Architectural Review, then the City Manager will decide the extension request under the Type II procedures in TDC 32.220.

(ii) If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC 32.230.

(d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150.

(e) The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:

> *(i) The applicant submitted a written extension request prior to the expiration date;*
>
> *(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;*
>
> *(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and*

(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

(f) The City Manager or Architectural Review Board, as applicable, may grant or deny the extension request. The decision must be in writing and must be made within 60 days of receipt of the request for extension. If the decision is to grant the extension, the extension can be no more than a single one-year extension.

(g) Upon making the decision, the City must provide notice of the extension decision as provided in TDC 32.220 for Type II decisions made by the City Manager and TDC 32.230 for Type III decisions made by the Architectural Review Board.

Response: There have been no significant changes in any conditions, ordinances, regulations, or standards of the City that affect the previously approved project. Refer to the separate letters by TENW and Soundview demonstrating that additional special studies are not warranted based on these code amendments.

PTA24-0002 Parking Reform

The TDC amendments for parking requirements based on Ordinance 1486-24 are summarized below. Responses are provided to demonstrate that the previously approved project meets current code requirements.

1. *TDC 73A.110. - General Design Standards.*

   (1) Walkways. Development must provide walkways as follows:

   (a) Walkways must have a minimum width of;

   (i) Six feet for commercial and institutional uses; and

   (ii) Five feet for industrial uses.

   Response: All proposed walkways have a minimum width of 5 feet to meet the requirement for industrial uses.

2. *TDC 73B.020. - Landscape Area Standards Minimum Areas by Use and Zone.*

   Table 73B-1 Required Minimum Landscape Area

   15 percent of the total area to be developed is required to be landscaped in MG zones.

   Response: The project proposes a landscape area greater than 15 percent of the total area to be developed to meet this requirement.

3. *TDC 73C.030. - Parking Lot Design Requirements.*

   All development where new parking is provided, must comply with the following:

   (1) Parking Space and Aisle Dimensions. Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1

   (a) Exception: Parking structures and underground parking where space length and width requirements for a standard size space may be reduced by one-half feet and vehicular access at the entrance may be a minimum of 18 feet in width, if gated.

   Response: The project proposes 9-foot by 18.5-foot parking spaces with a minimum drive aisle width of 24 feet, meeting the requirements in Figure 73-1 for 90-degree parking spaces.

(2) Surface Materials.

(a) Parking areas must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel is not an acceptable material;

(b) Pavers, pervious concrete, or grasscrete are encouraged for parking spaces in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor; and

(c) Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks.

Response: The project proposes to pave all parking areas with asphalt pavement.

(3) Wheel Stops. Parking bumpers, wheel stops, or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.

Response: Wheel stops are proposed for all parking spaces adjacent to landscaped areas and pedestrian walkways.

(4) Circulation.

(a) Drives to off-street parking areas must be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site; and

(b) Groups of more than four parking spaces must be located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way, other than an alley.

Response: Drives to off-street parking areas have been designed to meet these requirements.

(5) Lighting. Artificial lighting, must be deflected to not shine or create direct glare on adjacent properties, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor.

Response: Artificial lighting will be deflected to meet this requirement.

(6) Screening.

(a) Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200-230; and

(b) Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.

Response: Parking lot landscaping is proposed to meet these requirements.

(7) Accessible Parking. Accessible parking spaces must meet federal and state building code standards applicable at time of construction or alteration. Such parking spaces must be sized, signed, and marked in compliance with ORS 447.

Response: Accessible parking spaces are proposed in compliance with ORS 447.

(8) Compact Parking. Parking spaces for sub-compact vehicles must not exceed 35 percent of the total parking provided.

Response: The parking spaces for sub-compact vehicles do not exceed 35 percent of the total parking spaces provided.

(9) Employee Parking. New commercial, institutional, and/or industrial developments with more than 50 parking spaces, must provide preferential parking for carpools and vanpools. The number of carpool/vanpool parking spaces shall be at least ten percent of the amount of parking spaces provided.

Response: The project proposes greater than 10 percent of parking spaces to be designated for carpool/vanpool parking spaces.

(10) Electrical Service Capacity. Electrical service capacity, as defined in ORS 455.417 must be provided to new off-street parking spaces subject to the following standards. Variance requests to these standards are prohibited.

> *(a) Non-residential development and residential or mixed use developments with less than five dwelling units must provide electrical service capacity to a minimum of 20 percent of all off-street vehicle parking spaces on the site.*
>
> *(b) Residential or mixed-use development with five or more dwelling units must provide electrical service capacity to a minimum of 40 percent of all off-street vehicle parking spaces on site.*

Response: The project proposes electrical service capacity for 20 percent of all off-street vehicle parking spaces to meet the requirements of ORS 455.417.

(11) Maximum Coverage. For developments with more than 65,000 square feet of floor area on site, the total area of surface parking must not exceed the total square footage of the floor area on that site.

Response: The total area of surface parking does not exceed the total building area.

(12) Tree Canopy. Tree canopy must be provided over parking areas in compliance with the following standards.

> *(a) Developments with off-street parking areas less than one-half acre (21,780 square feet) in size, as measured using the method provided in TDC 73C.020, must provide a minimum effective tree canopy coverage of 30 percent over all parking areas.*
>
> *(b) Developments with off-street parking areas of one-half acre (21,780 square feet) or more, as measured using the method provided in TDC 73C.020, must provide trees along driveways.*
>
> > *(i) Trees must be planted an average of not more than 30 feet on center, except when interrupted by driveways, drive aisles, and other site design considerations; and*
> >
> > *(ii) The required landscape area must be a minimum of five feet in width, as measured from the inside of any proposed curb.*
>
> *(c) Development of a tree canopy plan under this section shall be done in coordination with the local utility provider.*

Response: The project proposes to plant trees along driveways to meet the requirement for off-street parking areas greater than one-half acre.

(13) Climate Mitigation. Developments with off-street parking areas of one-half acre (21,780 square feet) or more, as measured using the method provided in TDC 73C.020, must provide at least one of the following:

(a) Installation of solar panels with a generation capacity of at least 0.5 kilowatt per new off-street parking space. Panels may be located anywhere on the property, subject to Tualatin Development Code standards.

(b) Invest at least 1.5 percent of the project cost on green energy, in compliance with OAR 330-135-0010. This provision applies to public projects only.

(c) Tree canopy covering at least 40 percent of the new parking lot area at maturity, but no more than 15 years after planting.

Response: The project proposes a tree canopy coverage greater than 40% to meet this requirement.

4. *TDC 73C.040. - Off-Street Vehicle and Bicycle Parking Quantity Requirements.*

   (1) Parking Table. Table 73C-1 lists the maximum permitted vehicle and minimum required bicycle parking requirements listed for land use types.

   Response: The proposed building use is warehouse and manufacturing, and the parcel is located in Parking Zone B. The maximum permitted vehicle parking is listed as "none" for manufacturing. Additionally, the project proposes a greater number of bicycle parking spaces than the minimum value listed in this table. Therefore, the project meets these requirements.

5. *TDC 73C.050. Bicycle Parking Requirements.*

   Response: The project proposes bicycle parking spaces meeting these requirements.

<u>2045 Transportation System Plan</u>

The TDC amendments for public transportation facilities based on Ordinance 1451-25 are summarized below. Responses are provided to demonstrate that the previously approved project meets current code requirements.

1. Table 12 of the 2045 Transportation System Plan lists project number AT13 as the only active transportation project along the 124th Commerce Center frontage. This project includes the construction of multi-use paths along both sides of 124th Ave between Pacific Highway and Tualatin City Limits.

   Response: The 124th Commerce Center project proposes a 12-foot-wide multi-use path and right-of-way dedication along the entire project frontage on the east side of SW 124th Avenue, which aligns with the 2045 Transportation System Plan.

TDW/lsk

c: Bart Brynestad, Jessica Bruce - AHBL
Bjorn Brynestad - Panattoni Development Company, Inc.
Madeleine Nelson - City of Tualatin

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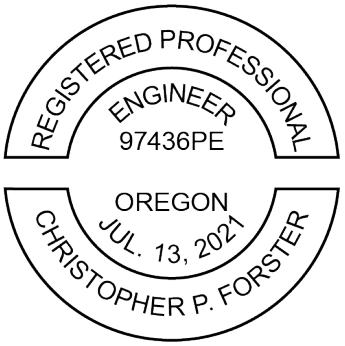
MEMORANDUM



RENEWS: 12/31/2025

DATE: November 11, 2025

TO: City of Tualatin – Planning Division

FROM: Spenser Haynie / Chris Forster, PE
TENW

SUBJECT: Architectural Review Board Decision – Request for Extension
124th Avenue Industrial Development (Case #AR 23-0004)
TENW Project No. 2025-126

This memorandum documents the request for extension of the Architectural Review Board (ARB) Decision for the *124th Avenue Industrial Development* project in Tualatin, OR (Case #AR 23-0004). This memo includes a project description, trip generation estimate, and comparison to the previously conducted Transportation Impact Analysis (TIA).

Background

The *124th Avenue Industrial Development* site is located at 19000 SW 124th Ave (Tax Lot 2S127BB00100) as shown in the Attachment A vicinity map. Based on the current site plan, the proposed project consists of the development of up to 199,458 square feet of new building area for industrial use. The existing site is vacant.

Vehicular access to the site is proposed via two (2) right-in/right-out driveways on SW 124th Ave. A preliminary site plan is included in Attachment B.

Transportation Impact Analysis

The Transportation Impact Analysis (TIA) was completed on April 18, 2023 by Lancaster Mobley. Original assumptions and findings along with changes since the report was completed are outlined below.

Original Assumptions and Findings:

The prior TIA evaluated impacts of a proposed 199,170 square food (SF) industrial development on the surrounding roadway network assuming a general light industrial use for a future 2025 buildout. The TIA evaluated level of service (LOS) at six (6) locations including five (5) off-site study intersections and one (1) proposed access to SW 124th Ave. It should be noted that while two (2) access points were proposed, all site generated traffic was assumed to use the north access.

The analysis of the project included a review of safety and operational conditions with the following conclusions:

- The proposed project is estimated to generate 970 new weekday vehicular trips with 147 trips occurring during the weekday AM peak hour and 129 trips occurring during the weekday PM peak hour based on the ITE *Trip Generation Manual* (11th Edition).
- Based on review of the most recent 5 years of available crash data, no significant trends or crash patterns were identified at any of the study intersections that do not already have planned and funded improvements.

- Based on the sight distance analysis, both proposed site accesses will meet ISD recommendations and SSD requirements as long as foliage in the landscape strip is maintained to a height of 3 feet or less.
- The proposed north access to SW 124th Ave will meet the TDC access spacing standards and will be limited to right-in and right-out movements.
- Secondary access to the site is not available from either SW Myslony Street or SW Cimino Street. Therefore, a south access on SW 124th Ave is recommended.
- All study intersections are anticipated to operate within acceptable jurisdiction standards and therefore no mitigation is proposed.
- The analysis shows the estimated queues can all be accommodated within the available storage and therefore no mitigation for queuing operation is proposed.

Changes Since the Prior TIA:

Based on the current site plan, the project includes 199,458 SF of industrial development (within 0.2% of the building size assumed in the original TIA). Updated trip generation estimates were conducted based on the current site plan and methodology in the recent update to the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition) for Land Use Code (LUC) 110 (General Light Industrial). A summary of the estimated trip generation for the proposed project compared to the prior TIA is summarized below in Table 1. Detailed trip generation calculations are included in Attachment C.

Table 1
Trip Generation Summary

	New Trips Generated in Prior TIA			*New Trips Generated by Current Proposal*		
Weekday Time Period	In	Out	Total	*In*	*Out*	*Total*
Daily	485	485	970	*359*	*359*	*718*
AM Peak Hour	129	18	147	*83*	*13*	*96*
PM Peak Hour	18	111	129	*24*	*74*	*98*

Based on discussions with City staff, since the current proposal results in estimated trip generation less than or equal to what was evaluated in the prior TIA, no additional analysis of off-site traffic impact is required.

In addition, the City of Tualatin recently passed Ordinance 1451-25 in August 2025, updating the Comprehensive Plan and portions of the Development Code. Based on our review of code updates, the requirements for Traffic Studies (TDC 74.050) showed minor revisions from the requirements in the prior code (TDC 74.440) including minor updates to LOS standards. However, none of these updates would change the conclusions outlined above from the original TIA.

Conclusions

The TIA for the proposed *124th Ave Industrial Development* project considered buildout of a 199,170 square foot (SF) industrial development assuming a general light industrial land use. Vehicular access was proposed at two (2) driveways on SW 124th Ave.

Based on the current site plan (199,458 SF) and updated trip generation estimates using the current ITE manual, the proposed project is estimated to generate less traffic than was previously evaluated.

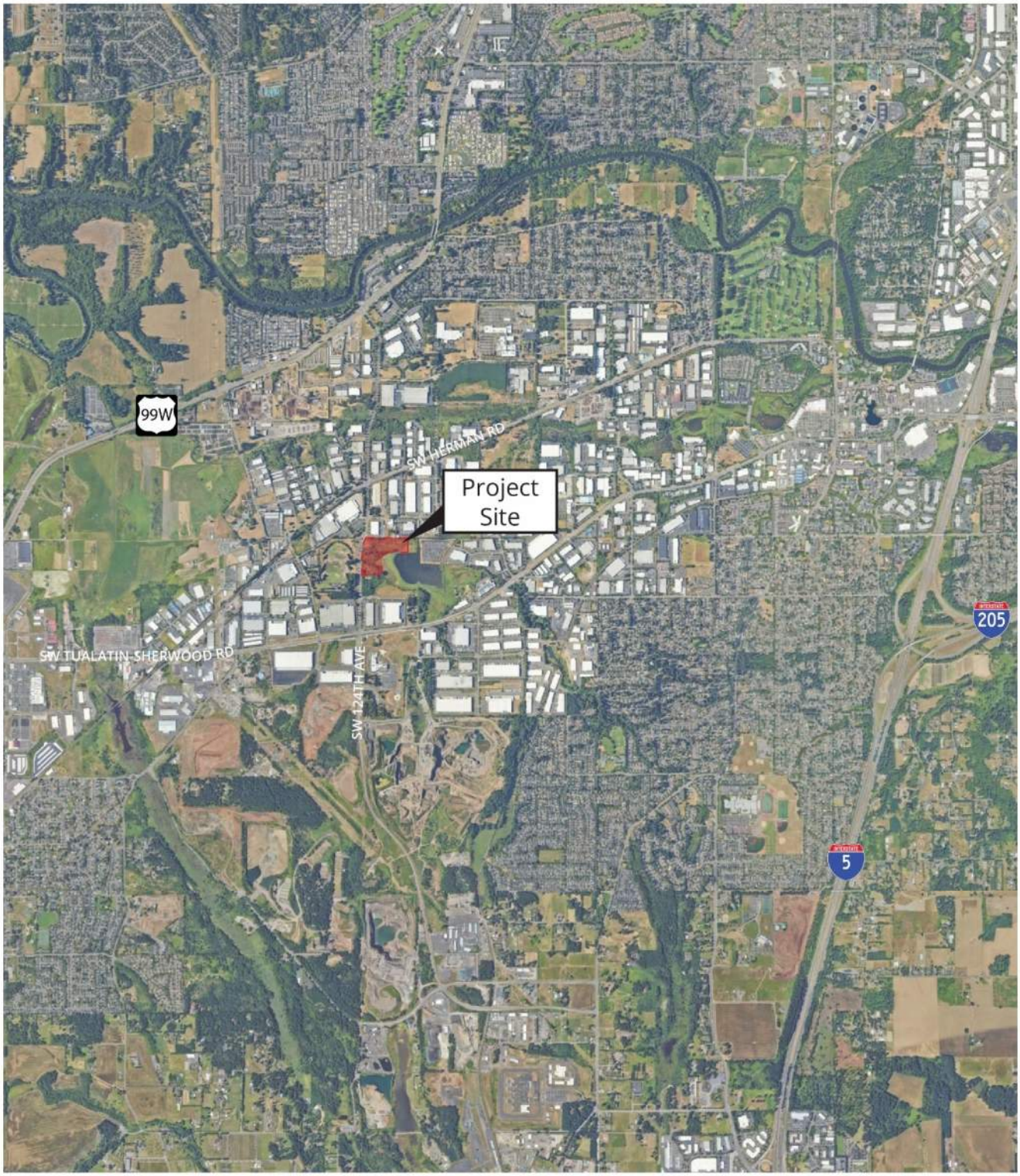
Additionally, recently adopted code updates would not result in any changes to the conclusions of the original TIA. Therefore, no supplemental analysis is needed to accommodate the requested extension.

Please contact me at (206) 390-7253 or spenser@tenw.com with any questions.

Attachments: A – Vicinity Map
B – Preliminary Site Plan
C – Trip Generation Calculations

ATTACHMENT A

Vicinity Map



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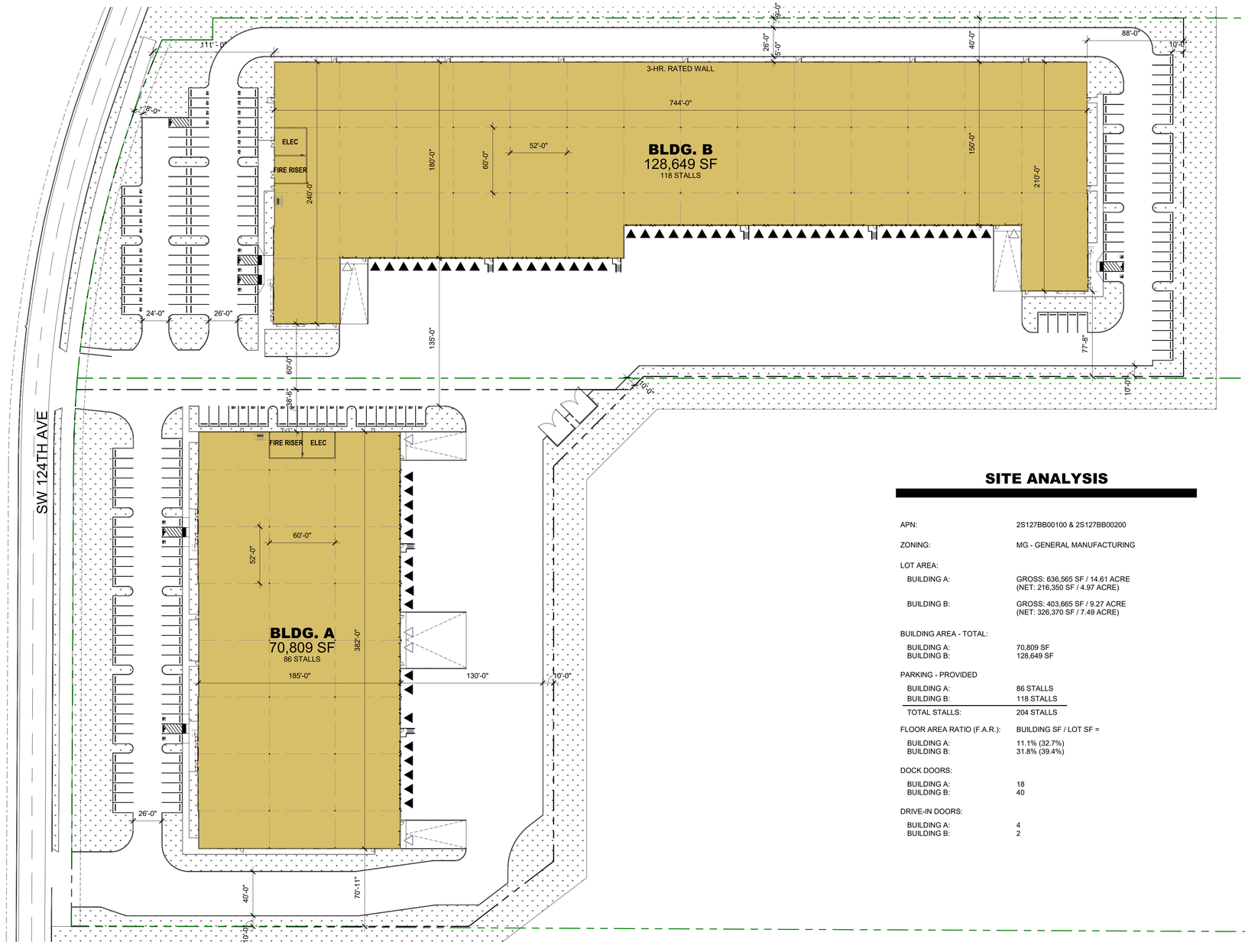
NOT TO SCALE

Attachment A: Project Site Vicinity

ATTACHMENT B

Preliminary Site Plan



SITE ANALYSIS

APN:	2S127BB00100 & 2S127BB00200
ZONING:	MG - GENERAL MANUFACTURING
LOT AREA:	
BUILDING A:	GROSS: 636,565 SF / 14.61 ACRE (NET: 216,350 SF / 4.97 ACRE)
BUILDING B:	GROSS: 403,665 SF / 9.27 ACRE (NET: 326,370 SF / 7.49 ACRE)
BUILDING AREA - TOTAL:	
BUILDING A:	70,809 SF
BUILDING B:	128,649 SF
PARKING - PROVIDED	
BUILDING A:	86 STALLS
BUILDING B:	118 STALLS
TOTAL STALLS:	204 STALLS
FLOOR AREA RATIO (F.A.R.):	BUILDING SF / LOT SF =
BUILDING A:	11.1% (32.7%)
BUILDING B:	31.8% (39.4%)
DOCK DOORS:	
BUILDING A:	18
BUILDING B:	40
DRIVE-IN DOORS:	
BUILDING A:	4
BUILDING B:	2

PANATTONI

124TH CORPORATE CENTER

19000 SW 124TH AVE TUALATIN, OR 97062

SITE PLAN

NORTH

SCALE: 1" = 50'-0"

PROJ. NO: 25-072

DATE: 08/25/25

ATTACHMENT C

Trip Generation Calculations

124th Ave Industrial Development (Tualatin, OR)
Weekday Trip Generation Summary

Land Use	Size/Units [1]	ITE LUC [2]	Trip Rate or Equation [2]	Directional Distribution In	Directional Distribution Out	Trips Generated In	Trips Generated Out	Trips Generated Total
DAILY								
Proposed Use:								
General Light Industrial	199,458 GFA	110	3.60	50%	50%	359	359	718
					New Daily Trips =	**359**	**359**	**718**
AM PEAK HOUR								
Proposed Use:								
General Light Industrial	199,458 GFA	110	0.48	86%	14%	83	13	96
					New AM Peak Hour Trips =	**83**	**13**	**96**
PM PEAK HOUR								
Proposed Use:								
General Light Industrial	199,458 GFA	110	0.49	24%	76%	24	74	98
					New PM Peak Hour Trips =	**24**	**74**	**98**

Notes:

[1] GFA = Gross Floor Area.

[2] Based on Institute of Transportation Engineers (ITE) *Trip Generation* Manual, 12th Edition, 2025.

Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954

Memorandum

To: Bjorn Brynestad, PDC Seattle LPIV BB/TH, LLC **File Number: 1144.0069**

From: Matt DeCaro, Soundview Consultants LLC **Date: November 10, 2025**

Re: Tualatin 124th Commerce Center
20010 and 20052 SW 124th Avenue, Tualatin, Oregon 97062

Dear Mr. Brynestad,

Soundview Consultants LLC (SVC) has been providing environmental compliance support to PDC Seattle LPIV BB/TH, LLC (Applicant) for the proposed 124th Commerce Center project located at 20010 and 20052 SW 124th Avenue in Tualatin, Oregon (Tax Lots 2S127BB00100 and 2S127BB00200). This memorandum is intended to support the Applicant's request for an extension to Architectural Review Decision AR23-0004.

Based on discussions with the project engineer, AHBL, there are no significant changes in any conditions, ordinances, regulations, or standards of the City of Tualatin, including Ordinance 1486-24 (Parking Requirements) and Ordinance 1451-25 (Transportation System Plan), that affect the previously approved project. Therefore, new environmental studies (e.g., wetland studies, mitigation plans, et cetera) are not warranted based on any such code changes.

If you have any questions, please feel free to contact me at (253) 514-8952 or via email at matt@soundviewconsultants.com.

Sincerely,

Matt DeCaro
Managing Principal Consultant

PANATTONI

124TH CORPORATE CENTER - BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062

PROJECT TEAM

ARCHITECT

TWINSTEPS ARCHITECTURE
1201 3RD AVE, 22ND FLOOR
SEATTLE, WA 98101
CONTACT: MIKE SNYDER
EMAIL: mikesnyder@twinstepsarch.com
PHONE NUMBER: (206) 558-2236

STRUCTURAL ENGINEER

AHBL, INC.
2215 N 30TH ST, SUITE 200
TACOMA, WA 98403
CONTACT: LARRY HIGGINS
EMAIL: lhiggins@ahbl.com
PHONE NUMBER: (253) 284-0248

CIVIL ENGINEER

AHBL, INC.
2215 N 30TH ST, SUITE 200
TACOMA, WA 98403
CONTACT: BART BRYNESTAD
EMAIL: bbrynestad@ahbl.com
PHONE NUMBER: (253) 284-0228

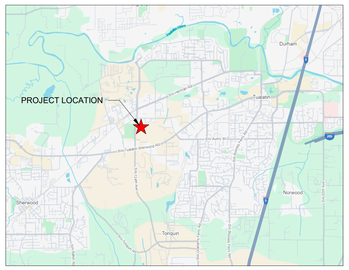
MECHANICAL ENGINEER

FRANKLIN ENGINEERING MECHANICAL CONSULTANT
625 4TH AVE, SUITE 202
KIRKLAND, WA 98033
CONTACT: NATALIE THROWER
EMAIL: natalie@franklineng.com
PHONE NUMBER: (425) 827-3324

PROPERTY OWNER

PDC SEATTLE LPIV BB/TH, LLC
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402
CONTACT: BJORN BRYNESTAD
EMAIL: bjorn@panattoni.com
PHONE NUMBER: (206) 838-1730

VICINITY MAP



LOCATION MAP

PROJECT DESCRIPTION

NEW 70,809 SF CONCRETE TILT-UP INDUSTRIAL BUILDING SHELL.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION MUST HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL FORWARD THEM TO THE BUILDING OFFICIAL W/ A NOTIFICATION INDICATING THAT THEY HAVE BEEN REVIEWED & ARE IN GENERAL CONFORMANCE W/ THE DESIGN OF THE BUILDING.

DIVISION 5

- OPEN WEB STEEL ROOF JOISTS & GIRDERS

DIVISION 8

- CURTAIN WALL / STOREFRONT

DIVISION 21

- AUTOMATIC FIRE SPRINKLER SYSTEM
- AUTOMATIC FIRE SPRINKLER SYSTEM SEISMIC RESTRAINTS

DIVISION 22

- PLUMBING EQUIPMENT & PIPING SEISMIC RESTRAINTS

DIVISION 23

- MECHANICAL EQUIPMENT & DUCTWORK SEISMIC RESTRAINTS

DIVISION 26

- ELETRICAL EQUIPMENT SEISMIC RESTRAINTS

DIVISION 28

- FIRE ALARM SYSTEM

FIRE RESISTANCE RATING REQUIREMENTS

FIRE RATING CRITERIA: (PER TABLE 601) III-B

BUILDING ELEMENT	REQUIRED RATING	PROVIDED
PRIMARY STRUCTURAL FRAME	0 HR	0 HR
BEARING WALLS: EXTERIOR	2 HR	2 HR
BEARING WALLS: INTERIOR	0 HR	0 HR
NONBEARING WALLS & PARTITIONS: EXTERIOR (PER TABLE 705.5)	0 HR	0 HR
NONBEARING WALLS & PARTITIONS: INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS:	0 HR	0 HR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS:	0 HR	0 HR

ENERGY REQUIREMENTS

2021 OREGON EFFICIENCY SPECIALTY CODE AND ASHRAE 90.1

ROOF: R-30 MIN. CONTINUOUS RIGID INSULATION ABOVE ROOF DECK. U=0.032

WALL: CONCRETE, MIN. 6" THICK, NO INSULATION

SLAB ON GRADE: NO INSULATION, F=0.73

DOORS (SWINGING, OPAQUE): INSULATED METAL, U=0.37

DOORS (ROLL-UP, OPAQUE): INSULATED METAL, MIN. R-5, U-0.31

VERTICAL GLAZING (FIXED): METAL FRAME, NFRC CERTIFIED ASSEMBLY, U= 0.65, SHGC=0.38

VERTICAL GLAZING (ENTRANCE DOOR): METAL FRAME, U=0.65, SHGC=0.33

SKYLIGHTS: NFRC CERTIFIED ASSEMBLY, U=0.50, SHGC=0.40, VT=0.50

CODE REVIEW NOTES

JURISDICTION:	CITY OF TUALATIN, OREGON
BUILDING CODES:	2022 OREGON STRUCTURAL SPECIALTY CODE 2023 OREGON ELECTRICAL SPECIALTYCODE 2021 OREGON MECHANICAL CODE 2023 OREGON PLUMBING SPECIALTY CODE 2019 OREGON COMMERCIAL ENERGY CODE 2022 OREGON FIRE CODE 2017 OREGON ACCESSIBILITY CODE
ZONING:	MG - GENERAL MANUFACTURING
APN:	2S127BB00200
SEISMIC DESIGN CATEGORY:	F
OCCUPANCY CLASSIFICATION: (PER CHAP. 3)	S-1
TYPE OF CONSTRUCTION: (PER CHAP. 6)	III-B
OCCUPANCY SEPARATION: (MIXED USE PER 508)	NO SEPARATION
NUMBER OF STORIES: (PER TABLE 504.4)	1 ALLOWABLE: 4
BUILDING AREA: (PER 506)	70,809 SF ALLOWABLE: UNLIMITED SF (PER 507.4) 60' MIN. YARD ON ALL SIDES
BUILDING HEIGHT: (PER TABLE 504.3)	38'-0" ALLOWABLE: 75'-0"
BUILDING CLEAR HEIGHT:	32'-0"
FIRE PROTECTION:	AUTOMATIC SPRINKLER SYSTEM (ESFR)

INTERIOR WALL & CEILING FINISHES: (PER TABLE 803.13)

GROUP S-1:

INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	C
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS	C
ROOMS & ENCLOSED SPACES	C

INTERIOR FLOOR FINISHES: (PER 804)

GROUP S-1: CLASS II

SITE ANALYSIS:	REFER SITE PLAN
EXIT TRAVEL:	REFER CODE & LIFE SAFETY PLANS
OCCUPANT LOAD:	REFER CODE & LIFE SAFETY PLANS
PLUMBING FIXTURE COUNT:	REFER CODE & LIFE SAFETY PLANS
FIRE EXTINGUISHERS:	REFER CODE & LIFE SAFETY PLANS
SPECIAL INSPECTIONS:	THE OWNER SHALL PROVIDE AN INDEPENDENT TESTING AGENCY FOR THE SPECIAL INSPECTIONS PROVISIONS AS REQUIRED BY APPLICABLE CODE & AS OUTLINED IN THE PROJECT DOCUMENTS

SHEET INDEX

ISSUED: o ISSUED & REVISED: •

SHEET NUMBER	SHEET NAME	9/29/25 - PERMIT
GENERAL		
G000	COVER SHEET	o
G001	GENERAL INFORMATION	o
G110	CODE & LIFE SAFETY	o
ARCHITECTURAL SITE		
AS100	ARCHITECTURAL SITE - OVERALL PLAN	o
AS400	ARCHITECTURAL SITE - ENLARGED PLANS	o
AS450	ARCHITECTURAL SITE - VERTICAL CIRCULATION	o
AS500	ARCHITECTURAL SITE - DETAILS	o
ARCHITECTURAL		
A110.1	OVERALL - ANNOTATION PLAN	o
A111.2	AREA 1 - DIMENSION PLAN	o
A112.2	AREA 2 - DIMENSION PLAN	o
A190.1	ROOF PLAN	o
A200	BUILDING ELEVATIONS	o
A350	WALL SECTIONS	o
A351	WALL SECTIONS	o
A500	WALL TYPES	o
A540	PLAN & SECTION DETAILS	o
A550	ROOF DETAILS	o
A551	ROOF DETAILS	o
A600	DOOR SCHEDULE & ELEVATIONS	o
A610	DOOR & FRAME DETAILS	o
A620	GLAZING ELEVATIONS	o
STRUCTURAL		
S0.1	STRUCTURAL NOTES	o
S0.2	STRUCTURAL NOTES	o
S0.3	TESTING AND INSPECTION NOTES	o
S0.4	TESTING AND INSPECTION NOTES	o
S0.5	TYPICAL DETAILS	o
S0.6	TYPICAL DETAILS	o
S0.7	TYPICAL DETAILS	o
S1.0	OVERALL FOUNDATION PLAN	o
S1.1	FOUNDATION PLAN - SOUTH	o
S1.2	FOUNDATION PLAN - NORTH	o
S2.0	OVERALL ROOF FRAMING PLAN	o
S2.1	ROOF FRAMING PLAN - SOUTH	o
S2.2	ROOF FRAMING PLAN - NORTH	o
S3.1	FOUNDATION DETAILS	o
S3.2	FOUNDATION DETAILS	o
S4.1	ROOF FRAMING DETAILS	o
S4.2	ROOF FRAMING DETAILS	o
S4.3	ROOF FRAMING DETAILS	o
S5.1	PANEL ELEVATIONS	o
S5.2	PANEL ELEVATIONS	o
S5.3	PANEL ELEVATIONS	o
S6.1	PANEL DETAILS	o

TWINSTEPS ARCHITECTURE
DENVER | IRVINE | LOS ANGELES | SAN JOSE | SEATTLE
www.twinstepsarch.com info@twinstepsarch.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TWINSTEPS AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH TWINSTEPS.

REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI
124TH CORPORATE CENTER - BUILDING A
20052 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REMARKS | DATE | REV

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

COVER SHEET

DATE: 9/29/25
JOB NO.: 25-072

G000

10/1/2025 7:21:54 AM

SYMBOLS

REFER INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOL INFORMATION.

ROOM NAME
101
150 SF
— ROOM TAG

ROOM NAME
101
FINISH .W
FINISH .B
FINISH .F
— ROOM FINISH TAG

ROOM NAME
101
450 SF	B
150	3
— ROOM OCCUPANCY TAG

A201 / A5 — BUILDING ELEVATION

A401 / A5 — INTERIOR ELEVATION

A3
A1 A401 A5
B1
— MULTI-VIEW INTERIOR ELEVATION

A5 A301 / A5 A301 — BUILDING SECTION

A5 A351 — WALL SECTION

A5 A451 — STAIR SECTION

A5 A551 — DETAIL REFERENCE

A5 A551 — DETAIL REFERENCE

101 — DOOR TAG

101
RW: 25.4"
AW: 34.0"
— DOOR OCCUPANT LOAD TAG

ACT-1
14'-0"
— CEILING TAG

254
30 23
34
— CASEWORK TAG

CW-01 — WINDOW TAG

NAME
EQ-01 — EQUIPMENT TAG W/ NAME

GB-01 — EQUIPMENT / PLUMBING FIXTURE TAG

CPT-1 — MATERIAL TAG

1400.0 — KEYNOTE TAG

15 — OCCUPANCY LOAD TAG

3 X 0
X 0 X — WALL TYPE TAG

1 — REVISION TAG

— REVISION CLOUD

A5 DRAWING TITLE
SCALE: 1/8" = 1'-0"
— DRAWING TITLE

— FLOORING TRANSITION SYMBOL

D.B. X'-X"
— SPOT ELEVATION

X'-X"
— SPOT ELEVATION

MATCHLINE — MATCHLINE

PLAN NORTH — PLAN NORTH ARROW

A — GLAZING TYPE TAG

1 / A — COLUMN GRIDS

101 — SIGNAGE TAG

L9 — LIGHT FIXTURE TAG

ABBREVIATIONS

&	AND	EA	EACH	LAB	LABORATORY	SALV	SALVAGED
@	AT	E.B.	EXPANSION BOLT	LAM	LAMINATE	SCHED	SCHEDULED
℄	CENTERLINE	E.J.	EXPANSION JOINT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
		ELEC	ELECTRICAL	LKR	LOCKER	SECT	SECTON
A.B.	ANCHOR BOLT	ELEV	ELEVATION / ELEVATOR	LTG	LIGHTING	S.F.	SQUARE FOOT
ACOUS	ACOUSTICAL	EMER	EMERGENCY			SHWR	SHOWER
A.C.T.	ACOUSTICAL CEILING TILE	ENCL	ENCLOSURE	MAS	MASONRY		
A.D.	AREA DRAIN	ENGR	ENGINEER	MAT	MATERIAL	SHT	SHEET
ADJ	ADJUSTABLE	E.P.	ELECTRICAL PANELBOARD	MAX	MAXIMUM	SIM	SIMILAR
A.F.F.	ABOVE FINISH FLOOR	EQ	EQUAL	M.B.	MACHINE BOLT	SPEC	SPECIFICATION
A.F.G.	ABOVE FINISH GRADE	EQUIP	EQUIPMENT	M.C.	MEDICINE CABINET	SQ	SQUARE
AGGR	AGGREGATE	E.W.C.	ELECTRIC WATER COOLER	MDF	MEDIUM DENSITY FIBERBOARD	S.T.C.	SOUND TRANSMISSION CLASS
AL / ALUM	ALUMINUM	EXIST	EXISTING	MECH	MECHANICAL	S.S.	STAINLESS STEEL
ALT	ALTERNATE	EXPO	EXPOSED	MEMB	MEMBRANE	S.SK.	SERVICE SINK
A.P.	ACCESS PANEL	EXP	EXPANSION	MFR	MANUFACTURER	STA.	STATION
APPROX	APPROXIMATE	EXT	EXTERIOR	MH	MANHOLE	STD	STANDARD
ARCH	ARCHITECTURAL			MIN	MINIMUM	STL	STEEL
ASPH	ASPHALT	F.A.	FIRE ALARM	MIR	MIRROR	STOR	STORAGE
		F.D.	FLOOR DRAIN	MISC	MISCELLANEOUS	STRUCT	STRUCTURAL
B/ / BOT	BOTTOM	FDN	FOUNDATION	M.O.	MASONRY OPENING	SUSP	SUSPENDED
B.B.	BULLETIN BOARD	F.E.	FIRE EXTINGUISHER	MTD	MOUNTED	SYM	SYMETRICAL
BD	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MTL	METAL		
BITUM	BITUMINOUS	F.F.	FINISH FLOOR	MUL	MULLION	T	TREAD
BKG	BACKING	F.G.	FINISH GRADE			T/	TOP
BLDG	BUILDING	F.H.C.	FIRE HOSE CABINET	N.I.C.	NOT IN CONTRACT	T&B	TOP & BOTTOM
BLK	BLOCK	FIN	FINISH	NO. / #	NUMBER	T&G	TONGUE & GROOVE
BLKG	BLOCKING	FIXT	FIXTURE	NOM	NOMINAL	T.B.C	TOP BACK OF CURB
BM	BEAM	FLR	FLOOR	N.T.S.	NOT TO SCALE	T.B.D.	TO BE DETERMINED
B.O.	BOTTOM OF	FLASH	FLASHING			TEL	TELEPHONE
BR	BRICK	FLUOR	FLUORESCENT	O.A.	OVERALL	TEMP	TEMPORARY/TEMPERED
BRG	BEARING	F.O.C.	FACE OF CONCRETE	O.C.	ON CENTER	TER	TERRAZZO
		F.O.F.	FACE OF FINISH	O.D.	OUTSIDE DIAMETER	THK	THICK
CAB	CABINET	F.O.S.	FACE OF STUDS	OH	OVERHEAD	THRES	THRESHOLD
C.B.	CATCH BASIN	F.R.P.	FIBER REINFORCED PANEL	OPNG	OPENING	THRU	THROUGH
CEM	CEMENT	FRPF	FIREPROOF	OPP	OPPOSITE / OPPOSITE HAND	TOP	TOP OF
CER	CERAMIC	F.R.T.	FIRE RETARDANT TREATED			T.O.C.	TOP OF CONCRETE
C.G.	CORNER GUARD	FT	FOOT OR FEET	P.A.D.	POWDER ACTUATED DEVICE	T.O.PV.	TOP OF PAVEMENT
C.J.	CONTROL JOINT	FTG	FOOTING	PARTN	PARTITION	T.O.S.	TOP OF STEEL
CLG	CEILING			P.C.C.	PRE-CAST CONCRETE	T.O.W.	TOP OF WALL
CLKG	CALKING	GA	GAUGE	PL	PLATE / PROPERTY LINE	T.S.	TUBE STEEL
CLO	CLOSET	GALV	GALVANIZED	P.LAM	PLASTIC LAMINATE	TV	TELEVISION
CLR	CLEAR	G.B.	GRAB BAR	PLAS	PLASTER	TYP	TYPICAL
C.M.U.	CONCRETE MASONRY UNIT	G.C.	GENERAL CONTRACTOR	PLWD	PLYWOOD		
C.O.	CASED OPENING	GL	GLASS	PNL	PANEL	UNF	UNFINISHED
COL	COLUMN	GND	GROUND	PNT	PAINT	U.O.N.	UNLESS OTHERWISE NOTED
CONC	CONCRETE	GR	GRADE	PORC	PORCELAIN	UR	URINAL
CONN	CONNECTION	GYP	GYPSUM	PREFIN	PREFINISHED		
CONST	CONSTRUCTION			PR	PAIR	VAR	VARIES
CONT	CONTINUOUS	H / HGT	HEIGHT	P.T.	PRESSURE TREATED	V.C.T.	VINYL COMPOSITION TILE
CORR	CORRIDOR	H.B.	HOSE BIBB			VERT	VERTICAL
CPT	CARPET	H.C.	HOLLOW CORE	Q.T.	QUARRY TILE	VEST	VESTIBULE
CNTR	COUNTER	HD	HEAD	QTY	QUANTITY	V.I.F.	VERIFY IN FIELD
C.T.	CERAMIC TILE	HDWD	HARDWOOD			V.W.C.	VINYL WALL COVERING
CTR	CENTER	HDWE	HARDWARE	R	RISER		
		H.M.	HOLLOW METAL	RAD	RADIUS	W	WIDTH
D.B.	DECK BEARING	HORIZ	HORIZONTAL	R.C.P.	REFLECTED CEILING PLAN	W/	WITH
DBL	DOUBLE	HR	HOUR	R.D.	ROOF DRAIN	W.C.	WATER CLOSET
DEMO	DEMOLITION			REC	RECESSED	WD	WOOD
DEPT	DEPARTMENT	I.D.	INSIDE DIAMETER (DIM.)	REFER	REFERENCE	W.O.	WHERE OCCURS
DET / DTL	DETAIL	IN	INCH	REFR	REFRIGERATOR	W/O	WITHOUT
D.F.	DRINKING FOUNTAIN	INFO	INFORMATION	REINF	REINFORCED	WP	WATERPROOF
DIA / Ø	DIAMETER	INSUL	INSULATION	REQ	REQUIRED	WSCT	WAINSCOT
DIM	DIMENSION	INT	INTERIOR	RESIL	RESILIENT	WT	WEIGHT
DISP	DISPENSER	INTER	INTERMEDIATE	REV	REVISION	W.R.	WATER RESISTANT
DN	DOWN			RM	ROOM		
D.O.	DOOR OPENING	JAN	JANITOR	R.O.	ROUGH OPENING		
DR	DOOR	JST	JOIST	R.T.U.	ROOF TOP UNIT		
DS	DOWNSPOUT	JT	JOINT	RUB	RUBBER		
D.S.P.	DRY STANDPIPE			R.W.L.	RAIN WATER LEADER		
DWG	DRAWING	KIT	KITCHEN				

GENERAL NOTES

1. THIS PROJECT & ALL WORK ASSOCIATED W/ THE PROJECT SHALL CONFORM TO FEDERAL, STATE, & LOCAL CODES, REGULATIONS, ORDINANCES, & ACCESSIBILITY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ).
2. THE TERM ARCHITECT OR DESIGNER AS USED IN THESE DOCUMENTS SHALL REFER TO TWINSTEPS ARCHITECTURE.
3. THE DRAWINGS ARE NOT TO BE SCALED. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE FIELD VERIFIED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. SUBMIT DISCREPANCIES TO ARCHITECT. LARGER DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF & SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCE ON PROCEDURE, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEASURES RELATED TO CONSTRUCTION OF THE PROJECT.
5. THE INTENT OF THE DRAWINGS & SPECIFICATIONS IS TO DESCRIBE THE LABOR, MATERIALS, & SERVICES NECESSARY FOR THE COMPLETION OF ALL THE WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED ON THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES (AS-BUILT DRAWINGS) & SHALL PROVIDE SAID DOCUMENTATION TO THE OWNER & ARCHITECT UPON COMPLETION OF CONSTRUCTION.
7. CONTRACTORS & SUBCONTRACTORS BIDDING THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY & ALL DRAWINGS & SPECIFICATIONS.
8. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING THE CONTRACT DOCUMENTS, FIELD CONDITIONS, & CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING W/ CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING W/ WORK IN QUESTION OR RELATED WORK.
9. CONTRACTOR SHALL COMPLY W/ REQUIRED SPECIAL INSPECTIONS AS NOTED ON DRAWINGS & IS RESPONSIBLE FOR COORDINATING W/ OWNER RETAINED SPECIAL INSPECTION AGENCY.
10. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN THE STATE & LOCAL CODES & PER THE CONTRACT DOCUMENTS AS NEEDED.
11. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A PARTY OTHER THAN THE GENERAL CONTRACTOR & IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE W/ "OTHERS" PER THE REQUIREMENTS ESTABLISHED BY THE OWNER & TENANT.
12. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATING W/ ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY THE OWNER, TENANT, OR BOTH WHICH ARE UNDER SEPARATE CONTRACT W/ OWNER, TENANT, OR BOTH.
13. SHORING, TEMPORARY SUPPORTS, & SAFETY OF ERECTION BRACING DURING DEMOLITION &/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR & HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
14. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & OTHER DRAWINGS & PROJECT SPECIFICATIONS ARE SUPPLEMENTARY TO THE ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
15. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, & EQUIPMENT IN STRICT ACCORDANCE W/ THE MANUFACTURERS' WRITTEN RECOMMENDATIONS UNLESS OTHERWISE NOTED.
16. ANY WORK INSTALLED IN CONFLICT W/ THE CONSTRUCTION DOCUMENTS, W/O PRIOR APPROVAL OF THE OWNER & ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
18. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE W/ THE STATE'S INDUSTRIAL INSURANCE DEPARTMENT.
19. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS & EQUIPMENT HAVING LONG LEAD TIMES.
20. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT DURING THE BIDDING PROCESS. SUBSTITUTIONS SHALL BE OF EQUAL QUALITY.
21. THE ARCHITECT'S REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS & SPECIFICATIONS NOR DOES IT RELIEVE THE THEM FROM THE RESPONSIBILITY FOR ERRORS OF ANY SORT IN SUBMITTALS.
22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING & SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED & MATERIALS INSTALLED ACCORDING TO THE PLANS & SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
23. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) & FURNISH OWNER &/OR TENANT W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
24. WHERE EXISTING TENANTS ARE ADJACENT TO THE JOB SITE, THE CONTRACTOR SHALL MINIMIZE THE CONSTRUCTION NOISE. EXTREME CONSTRUCTION NOISE SHALL OCCUR ON NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHALL NOTIFY THE BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES PRIOR TO WORK.
25. THE CONTRACTOR, AT OWN EXPENSE, SHALL KEEP THE PROJECT & SURROUNDING AREAS FREE FROM DUST & DEBRIS. PROVIDE A DUMPSTER AT A LOCATION TO BE DETERMINED, FOR REMOVAL OF ALL DEMOLISHED MATERIALS & ALL CONSTRUCTION DEBRIS. SUBCONTRACTORS SHALL REMOVE THEIR DEBRIS & WASTE MATERIALS FROM THE BUILDING AREA DAILY & DEPOSIT IT IN THE DUMPSTER. ALL CONTAINERS OF PAINT, ADHESIVE, ASPHALT SOLVENTS, OILS, &/OR HAZARDOUS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR RESPONSIBLE FOR SAID CONTAINERS. THE WORK SHALL BE IN CONFORMANCE W/ THE AIR & WATER POLLUTION CONTROL STANDARDS & REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
26. CONSTRUCTION WASTE & DEBRIS SHALL BE DEPOSITED AT AN APPROPRIATE DISPOSAL SITE.
27. NO HAZARDOUS MATERIALS SHALL BE STORED WITHIN THE BUILDING THAT DO NOT COMPLY W/ THE LOCAL FIRE AUTHORITY & STATE & LOCAL REQUIREMENTS.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB SITE AFTER COMPLETION.
29. THE CONTRACTOR SHALL BE PROVIDE PEDESTRIAN PROTECTION AS REQUIRED PER STATE & LOCAL CODES.
30. IF TRENCHES OR EXCAVATION EXCEEDING 60" IN DEPTH ARE REQUIRED, OBTAIN A PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ).
31. THE CONTRACTOR IS RESPONSIBLE FOR BLOCKING OFF SUPPLY & RETURN AIR DIFFUSERS & DUCTWORK TO KEEP DUST FROM ENTERING INTO THE BUILDING DISTRIBUTION SYSTEM.
32. ALL CONSTRUCTION & DEMOLITION SHALL BE DONE IN ACCORDANCE W/ STATE & LOCAL CODES.
33. WHERE MECHANICAL, ELECTRICAL, OR PLUMBING ELEMENTS PENETRATE A FOOTING, SLAB, WALL, CEILING, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE IS FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ELEMENTS W/ THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION. ANY CONFLICT W/ THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
34. THE CONTRACTOR SHALL PROVIDE ACCESS DOORS IN PARTITIONS & CEILINGS AT ALL LOCATIONS REQUIRED. ACCESS DOORS SHALL MAINTAIN FIRE RATING OF WALL. COORDINATE ALL LOCATIONS NOT SHOWN ON DRAWINGS W/ ARCHITECT PRIOR TO LOCATING IN THE FIELD BY SUBMITTING A PLAN OF PROPOSED LOCATIONS.
35. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN COMPLIANCE W/ U.L. TESTED ASSEMBLIES & MAINTAIN FIRE RATING.
36. INTERIOR PARTITIONS & CEILINGS SHALL BE INSTALLED IN ACCORDANCE W/ STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD & SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
37. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS FREE.
38. ALL INSPECTIONS SHALL BE SCHEDULED & PASSED PRIOR TO WORK CONTINUING TO THE NEXT PHASE.
39. NO ROOF TOP EQUIPMENT SHALL BE VISIBLE FROM THE GROUND.
40. MAINTAIN 4'-0" MINIMUM WALKWAY ALONG THE SIDEWALK IN THE PUBLIC RIGHT OF WAY.
41. PEDESTRIAN PROTECTION, FENCES, RAILINGS, CANOPIES, ETC. SHALL BE PROVIDED ALONG THE PUBLIC RIGHT OF WAY IN ACCORDANCE W/ STATE & LOCAL CODES.
42. TEMPORARY TOILET FACILITIES SHALL BE ON SITE DURING THE DURATION OF CONSTRUCTION & AVAILABLE AT ALL TIMES.
43. CONTRACTOR SHALL NOT SCALE, DERIVE, OR REQUEST DIMENSIONS FROM THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR CIVIL ENGINEER(S) FOR ANY ELEMENTS ON THE DOCUMENTS. ALL DIMENSIONS SHALL BE REQUESTED OF THE ARCHITECT IN WRITING THROUGH A REQUEST FOR INFORMATION (RFI) REQUEST. FAILURE TO ADHERE TO THIS PROCESS WILL RESULT IN THE DENIAL OF CHANGE ORDERS.
44. CONTRACTOR SHALL COORDINATE W/ THE OWNER &/OR TENANT VENDORS REGARDING SCHEDULING & SEQUENCING OF WORK.
45. THE CONSTRUCTION DOCUMENTS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
46. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE & LOCATION OF ALL EXISTING ABOVE & BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
47. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING W/ WORK.
48. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL CABINETS, COAT HOOKS, TV LOCATIONS AS WELL AS ALL WALL MOUNTED ACCESSORIES, INCLUDING TOILET ROOM ACCESSORIES, TOILET ROOM PARTITIONS, ETC.
49. ISOLATE DISSIMILAR METALS BY MEANS OF HEAVY BITUMINOUS COATING, APPROVED PAINT, ADHERE POLYETHYLENE SHEET OR OTHER MEANS APPROVED BY THE ARCHITECT. PRIME & PAINT ALL STEEL LINTELS, HANDRAILS, & ANY OTHER INTERIOR OR EXTERIOR EXPOSED FERROUS METAL SURFACES NOT OTHERWISE INDICATED TO BE COATED OR PAINTED.
50. ALL JOINTS BETWEEN DISSIMILAR MATERIALS SHALL BE SEALED.
51. MATERIALS EXPOSED WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE W/ ASTM E 84 EXCEPT FOR TESTED & LABELED WIRING, FIRE SPRINKLER PIPING, PNEUMATIC TUBING, & ELECTRICAL EQUIPMENT.
52. SIGNAGE CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE CONTRACTOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE W/ A RED BAR ACROSS IT).
53. ALL SIGNAGE, EXCEPT FOR CODE MINIMUM SIGNAGE AS DEFINED BY THE AUTHORITY HAVING JURISDICTION (AHJ), SHALL BE PROVIDED BY OWNER UNLESS OTHERWISE NOTED IN DOCUMENTS.
54. EXTERIOR SIGNS, LOCATIONS, NUMBER, & SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. OBTAIN A SEPARATE PERMIT FOR EACH SIGN TO BE PROVIDED.
55. ALL JOINTS IN EXTERIOR SHEATHING SHALL BE SEALED W/ MANUFACTURER'S RECOMMENDED TAPE OR SEALANT.
56. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS & SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY & PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING IN THE CONCEALED SPACE.

    SUCH IDENTIFICATION SHALL:
    a. BE LOCATED WITHIN 15 FEET OF END OF EACH WALL & AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
    b. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT W/ A MINIMUM 3/8" STROKE IN CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER WORDING.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY THE FIRE DEPARTMENT IS REQUIRED - SCHEDULE (72) HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED IN A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONT THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO THE DELIVERY OF COMBUSTIBLE BUILDING MATERIALS.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS.
5. ACCESS / SECURITY GATES SHALL BE APPROVED PRIOR TO INSTALLATION & SHALL COMPLY W/ LOCAL FIRE CODES.
6. FIRE SPRINKLER SYSTEMS, WHEN PROVIDED, SHALL MEET STATE & LOCAL FIRE CODES.
7. INSTALLATION OF FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE W/ STATE & LOCAL CODES.
8. LOCATIONS & CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE W/ STATE & LOCAL FIRE CODES & PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & LOCATION W/ THE FIRE DEPARTMENT PRIOR TO ORDERING.
9. AT LEAST (1) FIRE EXTINGUISHER W/ A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FT MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SF OR PORTION THEREOF.
10. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE & COMBUSTIBLE LIQUIDS OR GASES, & OTHER HAZARDOUS MATERIALS SHALL COMPLY W/ STATE & LOCAL FIRE CODES. THE STORAGE & USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PERMIT IS REQUIRED.
11. BUILDING NOT APPROVED FOR HIGH PILED STORAGE. A SEPARATE PERMIT IS REQUIRED FOR HIGH PILED STORAGE.

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TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

PANATTONI
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TACOMA, WA 98402

GENERAL INFORMATION

DATE: 9/29/25
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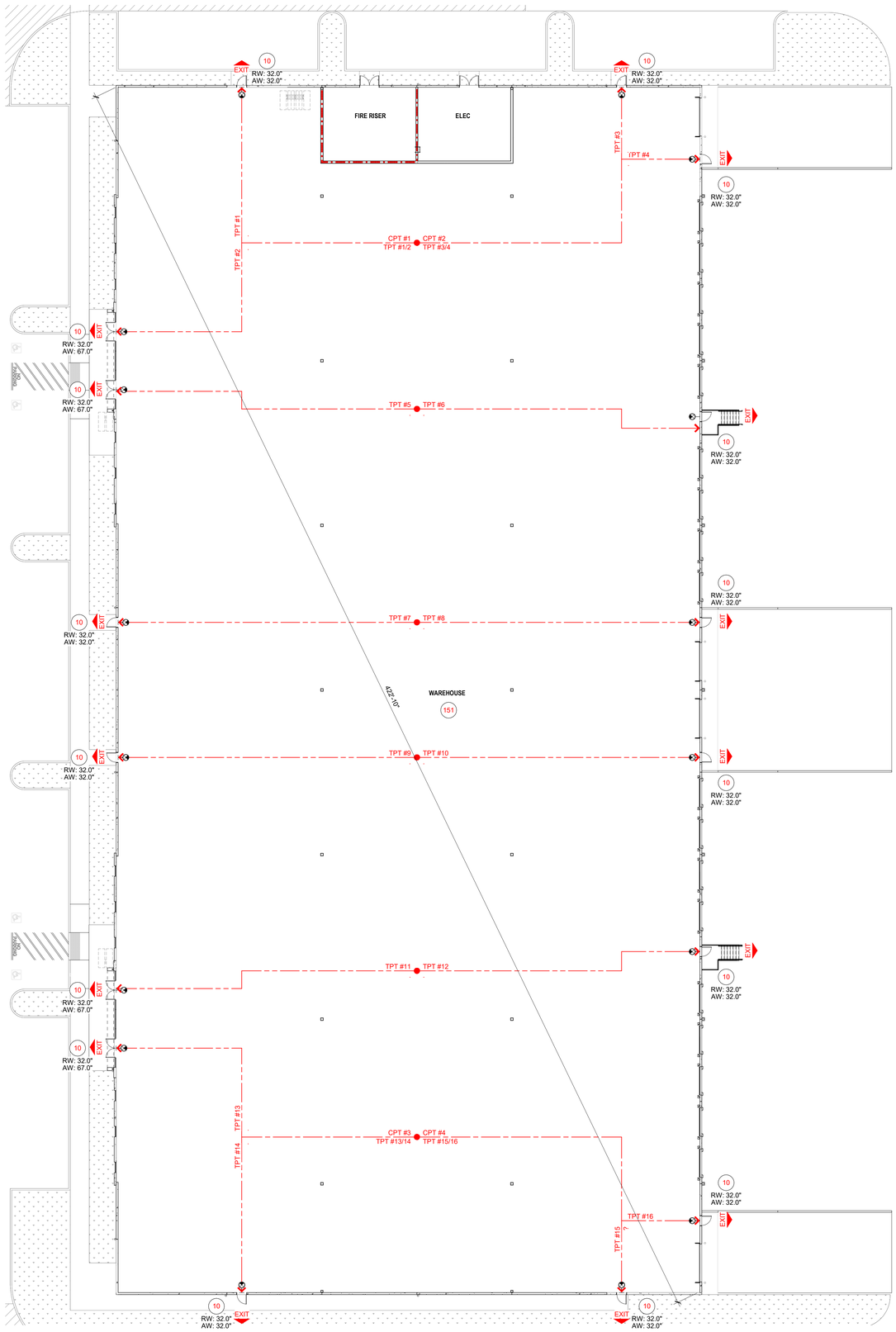

A3 LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

NORTH

KEYNOTES

PATH OF TRAVEL

DESCRIPTION	TRAVEL DISTANCE
COMMON PATH OF TRAVEL	
CPT #1	55' - 4"
CPT #2	91' - 1"
CPT #3	55' - 4"
CPT #4	91' - 1"
TOTAL PATH OF TRAVEL	
TPT #1	123' - 1"
TPT #2	104' - 6"
TPT #3	113' - 10"
TPT #4	115' - 10"
TPT #5	100' - 7"
TPT #6	95' - 6"
TPT #7	94' - 5"
TPT #8	89' - 5"
TPT #9	94' - 5"
TPT #10	89' - 5"
TPT #11	100' - 7"
TPT #12	95' - 6"
TPT #13	123' - 1"
TPT #14	104' - 6"
TPT #15	113' - 10"
TPT #16	115' - 10"

LIFE SAFETY PLAN LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING RATED WALL - REFER RATED WALL LEGEND
- NEW RATED WALL - REFER RATED WALL LEGEND
- EXIT SIGN W/ DIRECTION ARROW (AS REQ'D)
- EXIT — BUILDING EXIT
- EGRESS PATH - COMMON PATH OF TRAVEL
- EGRESS PATH - TOTAL TRAVEL DISTANCE

DOOR EGRESS TAG NOMENCLATURE

OCCUPANCY COUNT — 101

ACTUAL CLEAR WIDTH (AW) OF DOOR PER CODE — RW: 32.0" AW: 34.0"

REQUIRED CLEAR WIDTH (RW) OF DOOR (OCCUPANT LOAD x .2 (NON-SPRINKLED/SPRINKLED) / .15 (SPRINKLED W/ ANNUN.) - 32.0" MINIMUM WIDTH

OCCUPANCY TAG NOMENCLATURE

OCCUPANCY COUNT — 15

LIFE SAFETY OCCUPANT LOAD ANALYSIS

OCCUPANCY CLASSIFICATION: (PER CHAP. 3) S-1

OCCUPANCY SEPARATION: (MIXED USE PER 508) NO SEPARATION

BUILDING AREA: 70,809 SF

FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM

OCCUPANT LOAD:

FLOOR 01: 70,809 SF
STORAGE (S-1) = 70,809 SF / 500 142 OCC.

PER TABLE 1006.2.1
(MAXIMUM COMMON PATH OF TRAVEL DISTANCE):
STORAGE: ALLOWED: 100'
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1017.2
(MAXIMUM TRAVEL DISTANCE):
STORAGE (S-1): ALLOWED: 400'
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1006.3.3
(NUMBER OF EXITS PER STORY):
FLOOR 01: REQUIRED: 2
PROVIDED: 16

PER 1005.3.1: (MINIMUM STAIRWAY WIDTH)
NON-SPRINKLED/SPRINKLED: .3 x OCC. LOAD = XXX"
SPRINKLED W/ ANNUNCIATOR: .2 x OCC. LOAD = XXX"
(2) STAIRS (EACH): .3 x 9.44 OCC. = 2.8"

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CODE & LIFE SAFETY

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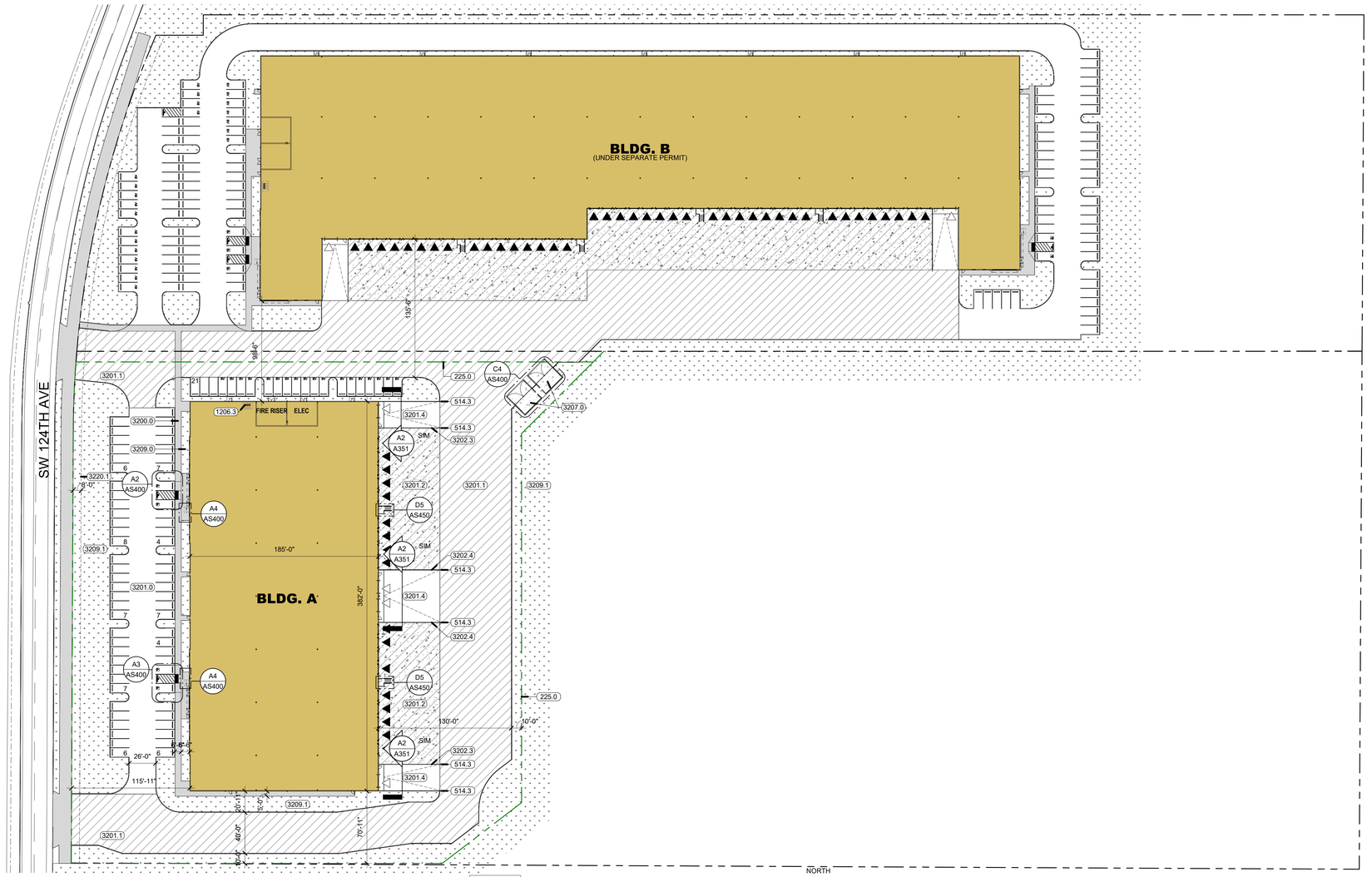

A3 SITE PLAN - OVERALL

SCALE: 1" = 50'-0"

NORTH

KEYNOTES

225.0	USEABLE PROPERTY AREA
514.3	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
1206.3	BICYCLE RACK - ONE 6-BICYCLE RACK - HUNTCO, RAMBLER CORRAL - REFER B3/AS400 - FINAL LOCATION TO BE DETERMINED IN TENANT IMPROVEMENT
3200.0	4" CONCRETE SIDEWALK W/ SUBBASE - REFER CIVIL DRAWINGS
3201.0	STANDARD DUTY PAVING OVER COMPACTED ROAD BASE & SUBBASE - REFER CIVIL DRAWINGS
3201.1	HEAVY DUTY PAVING OVER COMPACTED ROAD BASE & SUBBASE - REFER CIVIL DRAWINGS
3201.2	6" CONCRETE PAVING OVER COMPACTED ROAD BASE & SUBBASE - REFER CIVIL DRAWINGS
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS
3202.3	CONCRETE RETAINING WALL - ARCHITECTURAL GRADE FINISH - REFER DETAIL A2/AS450
3202.4	CONCRETE RAMP RETAINING WALL - ARCHITECTURAL GRADE FINISH - REFER DETAIL A4/AS450
3207.0	DUMPSTER ENCLOSURE - REFER DETAIL A4/AS400
3209.0	LANDSCAPING - REFER LANDSCAPE DRAWINGS
3209.1	LANDSCAPING - GRASS - REFER LANDSCAPE DRAWINGS
3220.1	PROPERTY EASEMENT - 8'

SITE PLAN NOTES

1. CONTRACTOR SHALL LOCATE & PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL POTHOLE & FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING SITE WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR COMMENCING WORK.
3. GRADING AROUND THE BUILDING SHALL SLOPE 5% MINIMUM AWAY FROM THE BUILDING IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED. IMPERMEABLE SURFACES SUCH AS CONCRETE OR ASPHALT SHALL SLOPE 2% MAXIMUM AWAY FROM BUILDING.
4. REFER SITE DETAILS FOR SITE RELATED ACCESSIBILITY COMPLIANT CONSTRUCTION REQUIREMENTS.
5. ALL PARKING STRIPING, DIRECTIONAL ARROWS, NO PARKING AREAS, & SITE SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL SITE WALKS, STAIRS, & LANDINGS SHALL HAVE POSITIVE SLOPE NOT EXCEEDING 2% TO ALLOW FOR POSITIVE DRAINAGE.
7. ALL UTILITY CONNECTIONS FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING SHALL BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY AHJ STANDARDS FOR PUBLIC RIGHT OF WAY WORK.
8. CONTRACTOR SHALL COORDINATE ALL SITE RELATED CONSTRUCTION W/ CIVIL, ELECTRICAL, & PLUMBING.
9. ALL LANDSCAPE AREA SHALL BE 2" BELOW ADJACENT HARDSCAPE SURFACE UNLESS OTHERWISE NOTED.
10. THERE SHALL BE A 4" x 24" x CONTINUOUS CONCRETE STRIP ADJACENT TO THE BUILDING OR ACCESSORIES STRUCTURES EXCEPT WHERE CONCRETE WALKS OR PLANTERS OCCUR.
11. CONTRACTOR TO COORDINATE ALL SITE LIGHT POLE LOCATIONS. REFER POLE BASE DETAILS FOR ADDITIONAL INFORMATION.
12. LIGHT POLE BASES IN LANDSCAPE LOCATIONS SHALL BE 6" ABOVE FINISHED GRADE & BE LOCATED A MINIMUM OF 36" FROM FACE OF POLE BASE TO BACK OF CURB WHEN ADJACENT TO PARKING OR VEHICULAR TRAFFIC.
13. LIGHT POLE BASES IN PAVED LOCATIONS SHALL BE 36" ABOVE FINISHED GRADE IN AUTO PARKING AREAS, AND 48" ABOVE FINISHED GRADE IN TRUCKING AREAS.
14. ALL CURB & GUTTER TO BE MONOLITHICALLY POURED. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
15. ALL CURBS DESIGNATED AS FIRE LANE SHALL BE PAINTED RED & HAVE 'FIRE LANE" PAINTED IN WHITE EVERY 20'-0".
16. FOUNDATION TO BE 6" ABOVE FINSIHED GRADE UNLESS OTHERWISE NOTED.
17. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY AHJ STANDARDS FOR ROAD, CURB, GUTTER, UTILITY, & SIGNAGE REQUIREMENTS.
18. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK CONCRETE OVER 6" ROAD BASE UNLESS OTHERWISE NOTED.
19. ALL SIDEWALKS TO BE A MINIMUM OF 5'-0" WIDE.
20. FINISH SOFTSCAPES SHALL BE 2" UNIFORMLY BELOW ADJACENT PAVING SURFACES UNLESS OTHERWISE NOTED.
21. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS W/ THE FIRE MARSHAL PRIOR TO FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.
22. PROVIDE CONCRETE MOW STRIP AROUND STRUCTURES, INCLUDING BUILDING, EXCEPT WHERE CONCRETE SIDEWALKS OR LANDSCAPE PLANTERS OCCUR.

SITE PLAN LEGEND

- BUILDING
- LANDSCAPING - GRASS
- ASPHALT - LIGHT DUTY
- ASPHALT - HEAVY DUTY
- CONCRETE - SIDEWALK
- CONCRETE - LIGHT DUTY
- CONCRETE - HEAVY DUTY
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL ROUTE
- DOCK DOOR (QTY: 17)
- DRIVE-IN DOOR (QTY: 4)

SITE ANALYSIS

SITE ANALYSIS CRITERIA:

TUALATIN, OR DEVELOPMENT CODE, CHAPTER 31 - GENERAL PROVISIONS

ZONING:	MG - GENERAL MANUFACTURING
BUILDING AREA - TOTAL:	70,809 SF
LOT AREA:	+/- 636,565 SF / 14.61 ACRE
FLOOR AREA RATIO (F.A.R.):	BUILDING SF / LOT SF = 11.1%

PARKING - NEW OCCUPANCY

STANDARD STALLS:	PROVIDED:	82
	REQUIRED:	SEE CALCS.
ACCESSIBLE STALLS:	PROVIDED:	4
	REQUIRED:	4
TOTAL STALLS:	PROVIDED:	86
	REQUIRED:	SEE CALCS.

PARKING CALCULATIONS - NEW OCCUPANCY

CHAPTER 73C - PARKING STANDARDS
TABLE 73C-1: OFF-STREET VEHICLE AND BICYCLE PARKING QUANTITY REQUIREMENTS

WAREHOUSE USE — 70,809 SF (100% TOTAL BUILDING AREA)

WAREHOUSE USE
MAX. REQUIRED — (70,809 SF/1,000) X 0.5 = 36 STALLS
NO PARKING MINIMUM

BIKE PARKING CALCULATIONS - NEW OCCUPANCY

CHAPTER 73C - PARKING STANDARDS
TABLE 73C-1 - OFF-STREET VEHICLE AND BICYCLE PARKING QUANTITY REQUIREMENTS

2 SPACES OR 0.1:1,000 SF — WAREHOUSING

BUILDING SF / ZONING REQUIREMENT = RACK STALLS
(70,809 SF / 1,000) x 0.1 = **7 RACK STALLS**

PERCENTAGE OF BICYCLE PARKING TO BE COVERED
5 SPACES OR 30% - WHICHEVER IS GREATER

ELECTRICAL SERVICE CAPACITY - FUTURE EV PARKING REQUIREMENTS

CHAPTER 73C - PARKING STANDARDS
TDC 73C.030.10 - PARKING LOT DESIGN REQUIREMENTS - ELECTRICAL SERVICE CAPACITY

ELECTRICAL SERVICE CAPACITY SHALL BE PROVIDED FOR 20% OF PROVIDED PARKING SPACES

20% X 86 PARKING STALLS = 17.2 OR 18 FUTURE EV STALLS
(SEE PLAN FOR LOCATIONS)

WASTE AND RECYCLABLES MANAGEMENT - NEW OCCUPANCY

CHAPTER 73D - WASTE AND RECYCLABLES MANAGEMENT STANDARDS
TDC 73D.030 - MINIMUM STANDARDS METHOD

BUILDING SF / ZONING REQUIREMENT =
10 SF + [(70,809 SF / 1,000) x 6 SF] = **435 SF**

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ARCHITECTURAL SITE - OVERALL PLAN

DATE: 9/29/25
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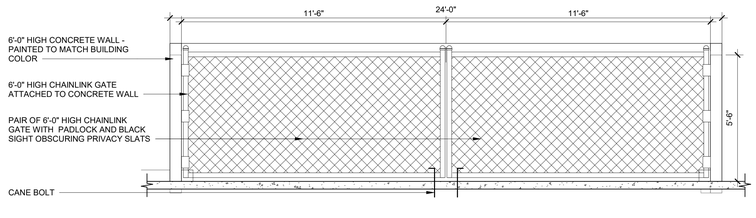
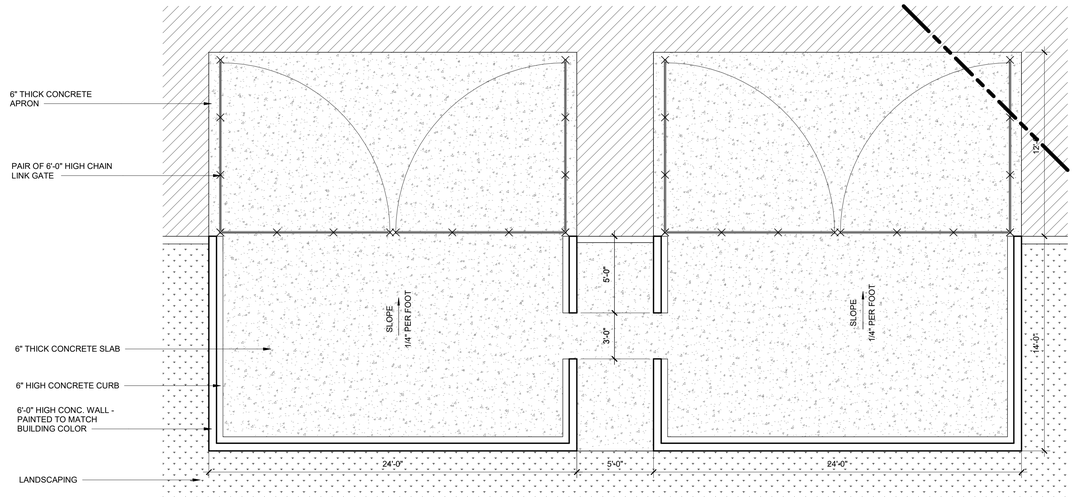
KEYNOTES

1002.2	SIGNAGE - SITE - ACCESSIBLE PARKING - REFER DETAILS B5/AS500 & D5/AS500
1002.3	SIGNAGE - SITE - ACCESSIBLE PARKING - VAN - REFER DETAILS B5/AS500 & D5/AS500
3200.2	CONCRETE CURB W/ SUBBASE - REFER CIVIL DRAWINGS
3203.0	ACCESSIBLE CURB CUT - REFER DETAIL A1/AS500
3203.1	ACCESSIBLE TRUNCATED DOME INSERT PANEL - REFER DETAIL B1/AS500
3204.1	ACCESSIBLE PARKING STALL & SYMBOL - REFER DETAIL A5/AS500
3204.2	ACCESSIBLE PARKING AISLE - REFER DETAILS
3210.3	6' WHEEL STOP - CONCRETE - REFER DETAIL A4/AS500



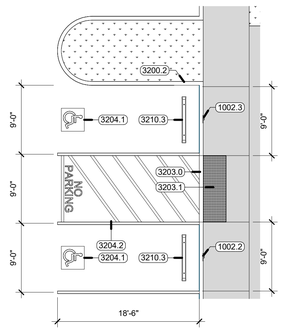
C1 TRASH ENCLOSURE - FRONT ELEVATION

SCALE: 3/8" = 1'-0"



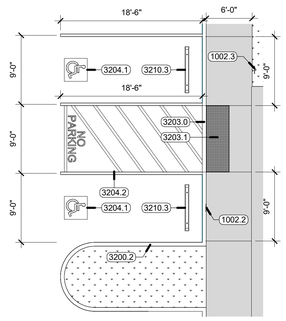
C4 ENLARGED TRASH ENCLOSURE

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



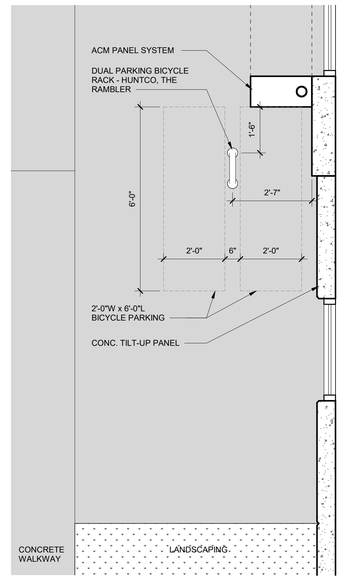
A2 ENLARGED SITE PLAN - NORTH ENTRY

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



A3 ENLARGED SITE PLAN - SOUTH ENTRY

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



A4 ENLARGED PLAN - BIKE RACK

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

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REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI

124TH CORPORATE CENTER - BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

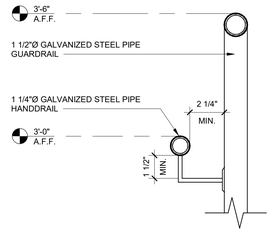
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ARCHITECTURAL SITE - ENLARGED PLANS

DATE: 9/29/25
JOB NO.: 25-072

AS400

10/1/2025 7:23:04 AM

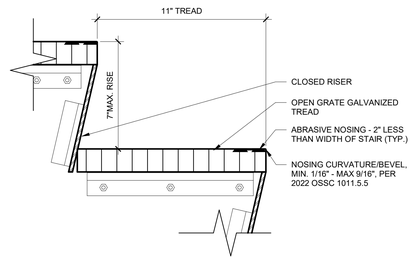


NOTE: CIRCULAR HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMTER OF NOT LESS THAN 1 1/2" AND NOT MORE THAN 2".

HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR FLOOR OR SHALL TERMINATE AT NEWEL POSTS.

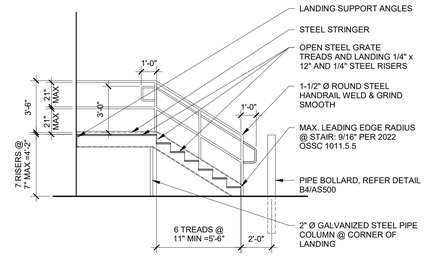
D1 GUARDRAIL W/ HANDRAIL SECTION

SCALE: 3" = 1'-0"



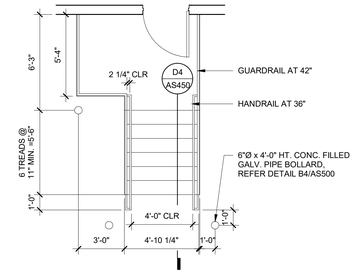
D2 STAIR TREAD DETAIL - METAL GRATE

SCALE: 3" = 1'-0"



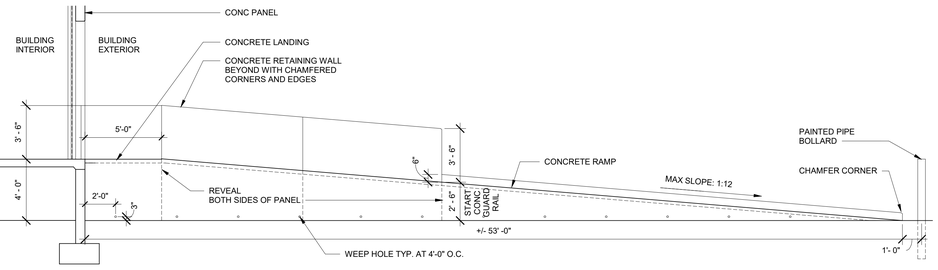
D4 SECTION @ PRE-ENG. METAL STAIR

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



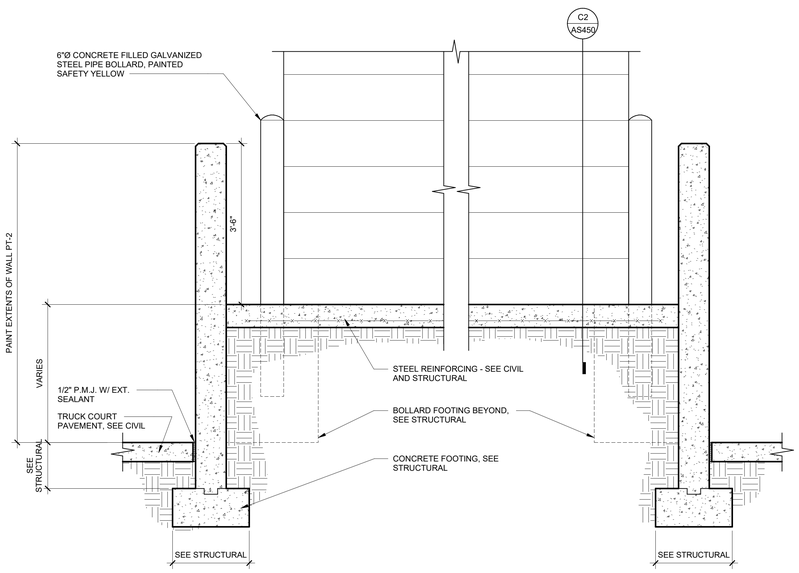
D5 PLAN @ PRE-ENG. METAL STAIR

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



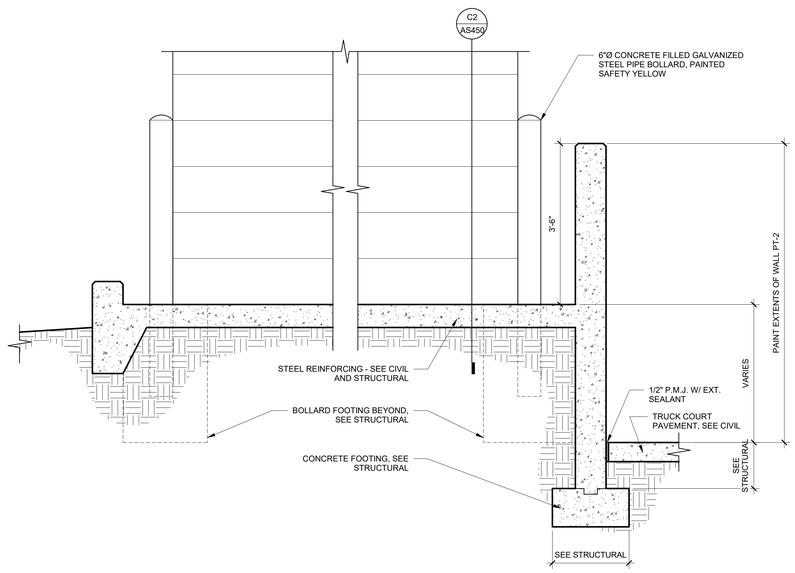
C2 SECTION - DRIVE-IN RAMP

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



A2 DETAIL - DRIVE-IN RAMP, TWO RETAINING WALL SECTION

SCALE: 3/4" = 1'-0"



A4 DETAIL - DRIVE-IN RAMP, ONE RETAINING WALL SECTION

SCALE: 3/4" = 1'-0"

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STATE OF OREGON

PANATTONI

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TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

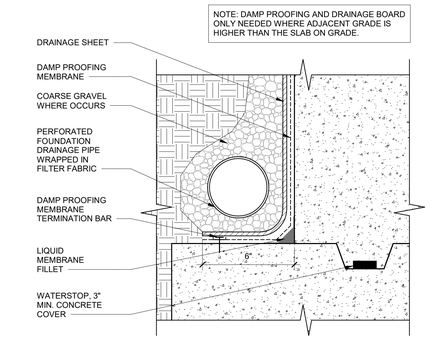
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ARCHITECTURAL SITE - VERTICAL CIRCULATION

DATE: 9/29/25
JOB NO.: 25-072

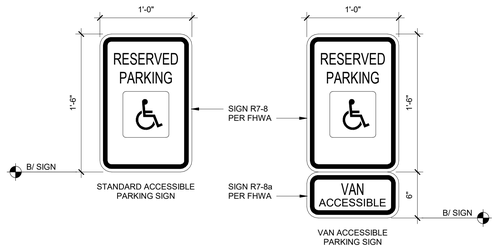
AS450

10/1/2025 7:23:05 AM



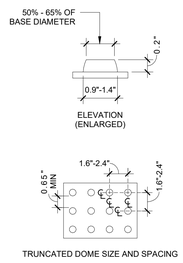
D4 DETAIL - FOUNDATION DRAIN

SCALE: 3" = 1'-0"



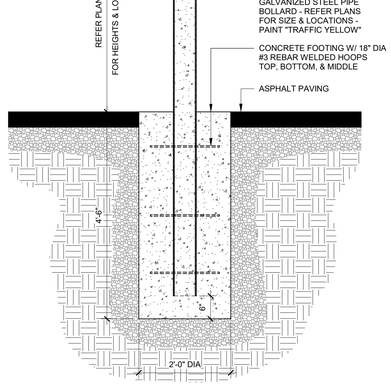
D5 ACCESSIBLE PARKING SIGN DETAILS

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



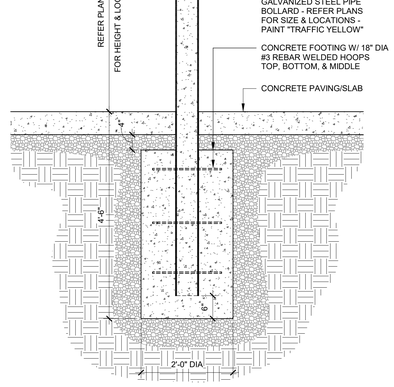
B1 TRUNCATED DOME DETAIL

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



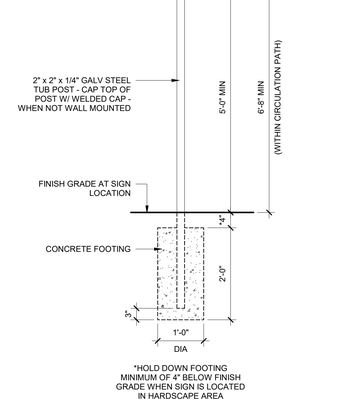
B2 BOLLARD DETAIL - HEAVY DUTY - ASPHALT PAVING

SCALE: 3/4" = 1'-0"



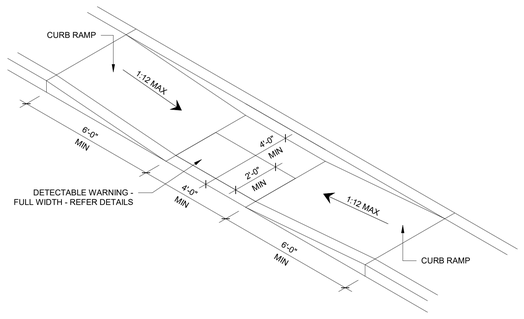
B4 BOLLARD DETAIL - HEAVY DUTY - CONCRETE

SCALE: 3/4" = 1'-0"



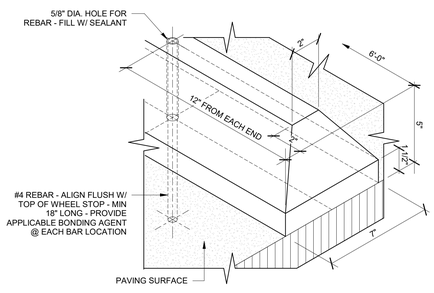
B5 SIGN - SITE SIGNAGE DETAIL

SCALE: 3/4" = 1'-0"



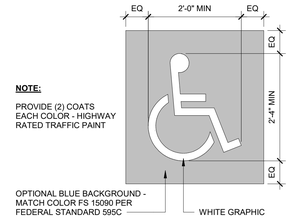
A1 CURB RAMP DETAIL - PARALLEL

SCALE: 3/8" = 1'-0"



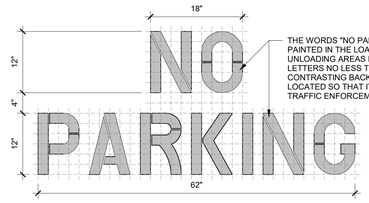
A2 WHEEL STOP DETAIL

SCALE: 12" = 1'-0"



A4 ACCESSIBLE PARKING PAVEMENT SYMBOL

SCALE: 3/4" = 1'-0"



A5 "NO PARKING" PAVEMENT MARKING

SCALE: 1" = 1'-0"

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REV	DATE	REMARKS

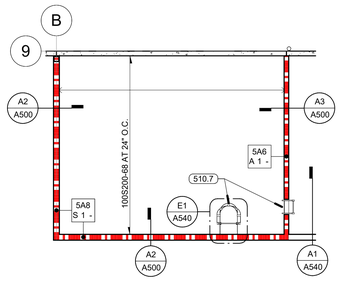
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ARCHITECTURAL SITE - DETAILS

DATE: 9/29/25
JOB NO.: 25-072

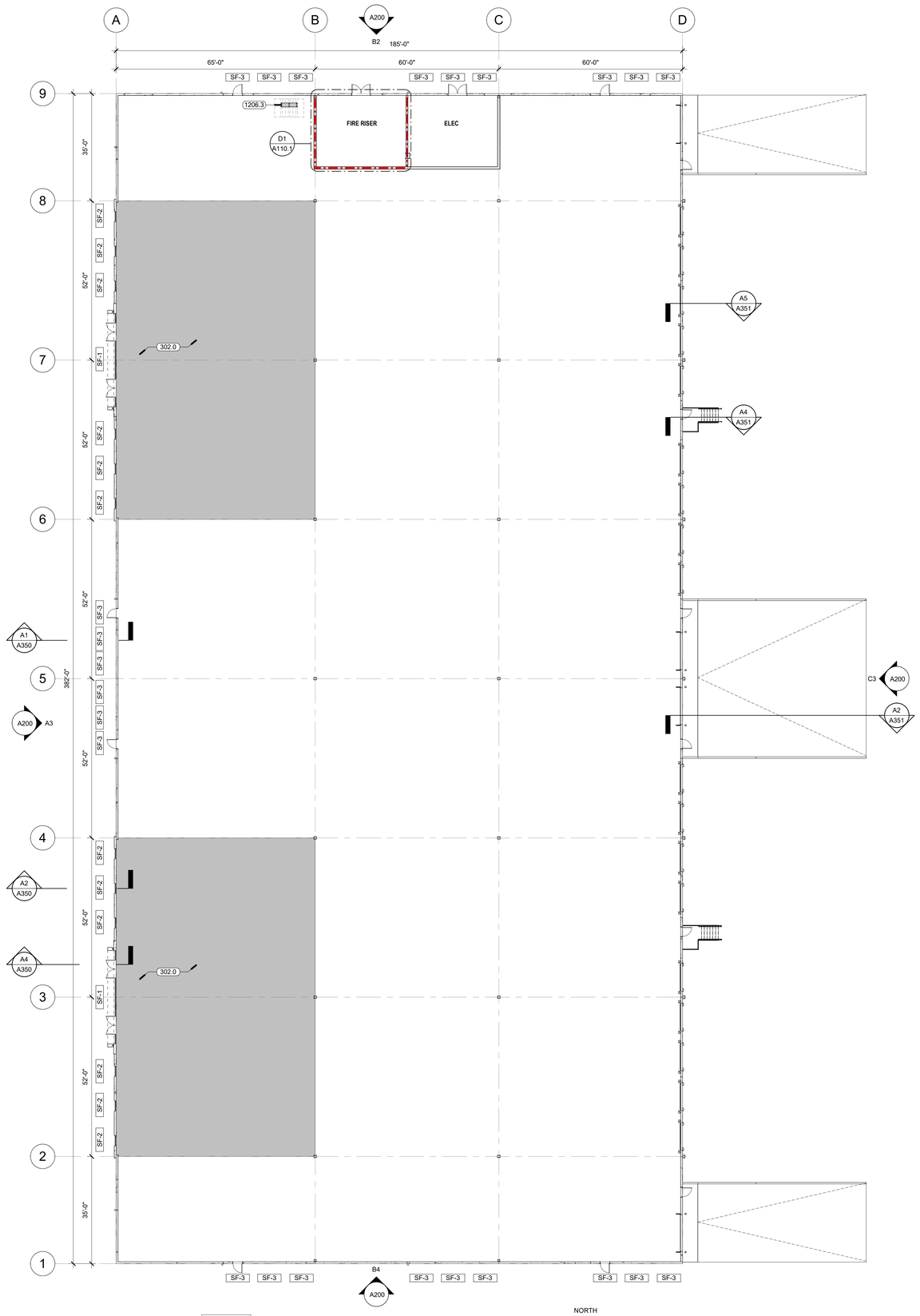
AS500

10/1/2025 7:22:06 AM



D1 FLOOR OVER PUMP RM.

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



A3 ANNOTATON PLAN - OVERALL

SCALE: 1/16" = 1'-0"

NORTH

ANNOTATED PLAN NOTES

1. WHERE SHOWN, ALL EQUIPMENT PLANS SHOWN AS DASHED ARE FOR REFERENCE ONLY.
2. ALL HOUSEKEEPING PAD DIMENSIONS SHALL BE COORDINATED W/ ACTUAL EQUIPMENT TO BE PROVIDED.
3. REFER CIVIL & MEP DRAWINGS FOR POINT OF CONNECTION FOR SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
4. REFER DIMENSION PLANS FOR ALL WALL DIMENSIONS & PARTITION TYPE CALLOUTS.
5. REFER DOOR SCHEDULE & WINDOW ELEVATIONS FOR ADDITIONAL INFORMATION.
6. PROVIDE ACCESS DOORS IN PARTITIONS AT ALL LOCATIONS REQUIRED. ACCESS DOORS SHALL MAINTAIN FIRE RATING OF WALL. COORDINATE ALL LOCATIONS NOT SHOWN ON DRAWINGS W/ ARCHITECT PRIOR TO LOCATING IN THE FIELD.
7. REFER EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.
8. ALL EXTERIOR EXPOSED METAL SHALL BE GALVANIZED.
9. REFER CIVIL & LANDSCAPE DRAWINGS FOR HARDSCAPE ELEMENTS, PAVING, & SITE WORK ADJACENT TO THE BUILDING.

KEYNOTES

302.0	REINFORCED CONCRETE SLAB ON GRADE WITH 15 MIL VAPOR BARRIER AT FUTURE OFFICE LOCATIONS (GREY HATCH AREAS) - REFER STRUCTURAL DRAWINGS
510.7	ROOF ACCESS LADDER - STEEL - REFER DETAIL A1/A540 & E1/A540
1206.3	BICYCLE RACK - ONE 6-BICYCLE RACK - HUNTCO, RAMBLER CORRAL - REFER BJA/S400 - FINAL LOCATION TO BE DETERMINED IN TENANT IMPROVEMENT

RATED WALL LEGEND

REFER WALL TYPE SHEET FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

1 HOUR RATED SEPARATION

WALL TYPE KEY LEGEND

REFER WALL TYPE SHEET (A500) FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

WALL TAG NOMENCLATURE

CONSTRUCTION DESIGNATION

3X0	DIVISION 03 - CONCRETE
4X0	DIVISION 04 - MASONRY
5X0	DIVISION 05 - COLD FORMED METAL STUD FRAMING (STRUCTURAL)
6X0	DIVISION 06 - WOOD STUD FRAMING
9X0	DIVISION 09 - NON-LOAD BEARING METAL STUD FRAMING

NOMINAL SIZE DESIGNATION

CONCRETE	MASONRY
4 = 4"	4 = 4" (3-5/8")
6 = 6"	6 = 6" (5-5/8")
7 = 7.25"	8 = 8" (7-5/8")
9 = 9.25"	10 = 10" (9-5/8")
11 = 11.25"	12 = 12" (11-5/8")

METAL STUD	WOOD STUD
0 = 7/8" FURRING CHANNEL	1 = 1x (3/4" x X) FURRING
1 = 1-5/8"	2 = 2x2 (1-1/2" x 1-1/2")
2 = 2-1/2"	3 = 2x3 (1-1/2" x 2-1/2")
3 = 3-5/8"	4 = 2x4 (1-1/2" x 3-1/2")
4 = 4"	6 = 2x6 (1-1/2" x 5-1/2")
6 = 6"	8 = 2x8 (1-1/2" x 7-1/4")
8 = 8"	10 = 2x10 (1-1/2" x 9-1/4")
10 = 10"	12 = 2x12 (1-1/2" x 11-1/4)

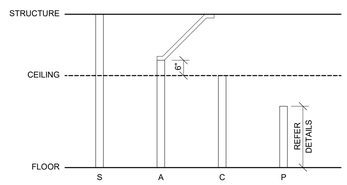
WALL FIRE RATING DESIGNATION

0 = NON-RATED ASSEMBLY
1 = (1) HOUR FIRE RATED ASSEMBLY
2 = (2) HOUR FIRE RATED ASSEMBLY
3 = (3) HOUR FIRE RATED ASSEMBLY
4 = (4) HOUR FIRE RATED ASSEMBLY

WALL INSULATION DESIGNATION

- = NO INSULATION
B = BATT INSULATION
R = RIGID INSULATION
S = CLOSED CELL SPRAY INSULATION

WALL HEIGHT DESIGNATION



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PANATTONI

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ISSUED FOR PERMIT

REMARKS | DATE | REV

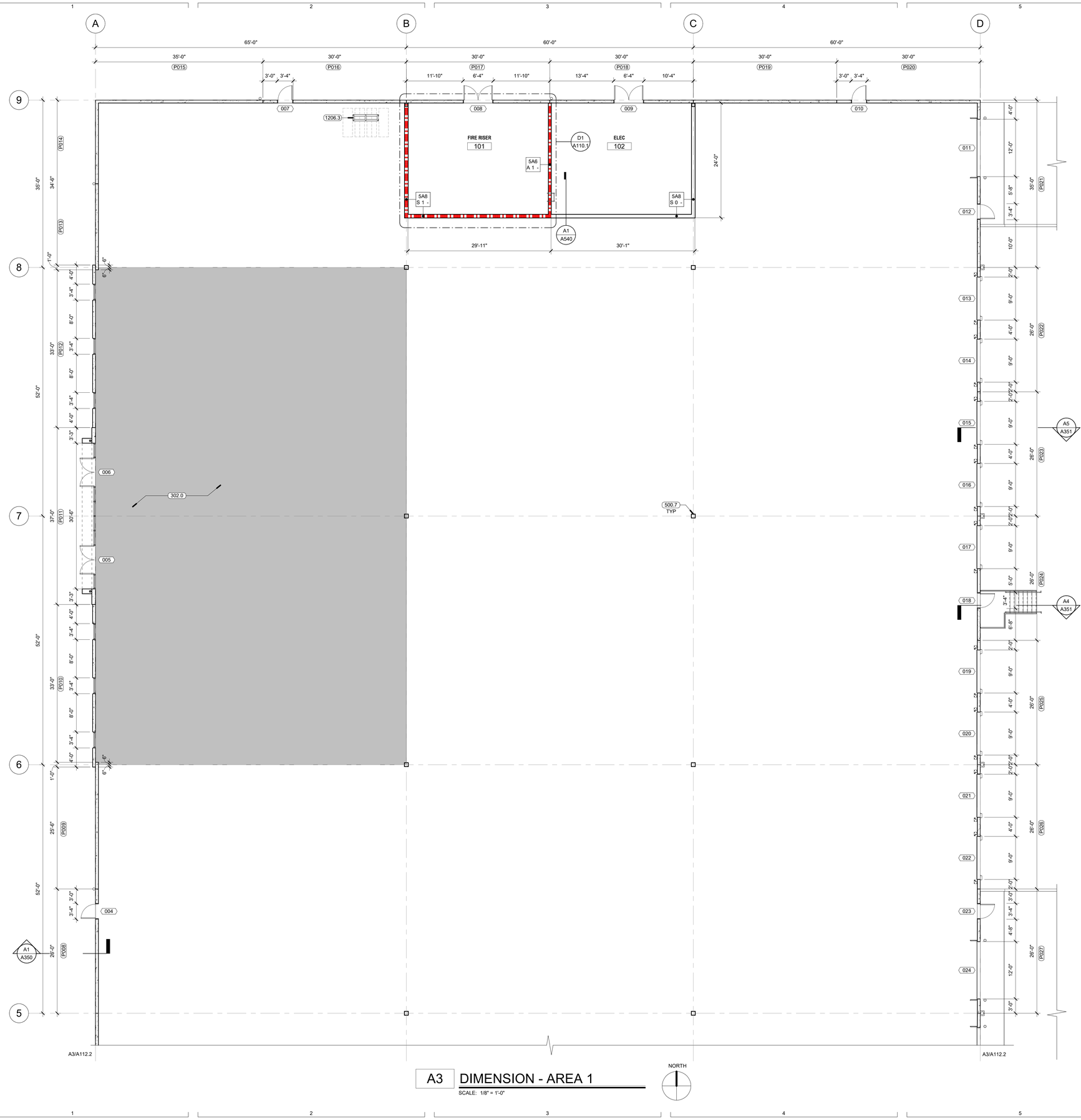
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

OVERALL - ANNOTATION PLAN

DATE: 9/29/25
JOB NO.: 25-072

A110.1

10/1/2025 7:20:08 AM



A3 DIMENSION - AREA 1

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

NORTH

DIMENSION PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY, OR ROUGH OPENING UNLESS OTHERWISE NOTED.
2. WHERE DIMENSIONS ARE NOTED AS "CLEAR", DIMENSIONS SHALL BE THE MINIMUM DIMENSIONS BETWEEN FINAL WALL FINISHES.
3. REFER ANNOTATED PLANS FOR DOOR & WINDOW DESIGNATIONS. REFER DOOR SCHEDULE & WINDOW ELEVATIONS FOR ADDITIONAL INFORMATION.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE SHOWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, & SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO A CLARIFICATION CAN BE ISSUED.
5. PARTITIONS SHALL BE LOCATED AT COLUMN CENTERLINES OR ALIGNED W/ COLUMN FACE UNLESS OTHERWISE NOTED.
6. THE OUTSIDE EDGE OF DOOR FRAMES SHALL BE 4" CLEAR FROM THE ADJACENT PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED. DIMENSIONS LOCATING DOORS ARE SET TO OUTSIDE EDGE OF DOOR FRAMES UNLESS OTHERWISE NOTED.
7. ALL EXPOSED CORNERS, JOINTS, ETC. OF GYP. BD. WORK SHALL BE FINISHED IN TO LEVEL AS NOTED IN SPECIFICATIONS OR OTHERWISE NOTED ON DRAWINGS.
8. WHERE NON-FIRE RATED PARTITIONS INTERSECT FIRE RATED PARTITIONS, THE FIRE RATED ASSEMBLY SHALL REMAIN INTACT & CONTINUOUS.
9. DOORS & FRAMES SHALL BE INSTALLED TO PROVIDE MINIMUM ACCESSIBLE CLEARANCES. REFER ACCESSIBILITY DETAILS.
10. BATT INSULATION, WHERE PROVIDED, TO BE FULL STUD CAVITY DEPTH & RUN FULL LENGTH OF WALL. BOX HEADERS SHALL BE COMPLETELY FILLED W/ INSULATION WHERE WALL IS DESIGNATED TO BE INSULATED.
11. PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WALL LOCATIONS CONTAINING PLUMBING PIPING IN LIEU OF GYP. BD. PROVIDE MINIMUM OF 24" EACH SIDE OF PIPE OR GROUP OF PIPES. TOILET ROOMS TO RECEIVE MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS EXCEPT WHERE WALL TILE IS SCHEDULED.
12. WHERE METAL FRAMING REQUIRES SUPPORT AT COLUMNS & BEAMS, PROVIDE METAL STAND-OFFS PRIOR TO APPLYING FIREPROOFING.

KEYNOTES

302.0	REINFORCED CONCRETE SLAB ON GRADE WITH 15 MIL VAPOR BARRIER AT FUTURE OFFICE LOCATIONS (GREY HATCH AREAS) - REFER STRUCTURAL DRAWINGS
500.7	STEEL COLUMN - REFER STRUCTURAL DRAWINGS - PAINT WHERE EXPOSED - TYP
1206.3	BICYCLE RACK - ONE 6-BICYCLE RACK - HUNTCO, RAMBLER CORRAL - REFER B3/AS400 - FINAL LOCATION TO BE DETERMINED IN TENANT IMPROVEMENT

RATED WALL LEGEND

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1 HOUR RATED SEPARATION

WALL TYPE KEY LEGEND

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METAL STUD	WOOD STUD
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2 = 2-1/2"	3 = 2x3 (1-1/2" x 2-1/2")
3 = 3-5/8"	4 = 2x4 (1-1/2" x 3-1/2")
4 = 4"	6 = 2x6 (1-1/2" x 5-1/2")
6 = 6"	8 = 2x8 (1-1/2" x 7-1/4")
8 = 8"	10 = 2x10 (1-1/2" x 9-1/4")
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WALL INSULATION DESIGNATION

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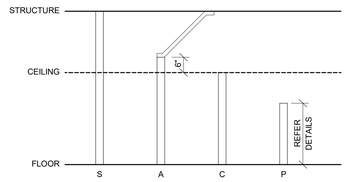
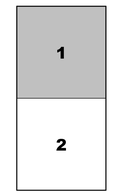
B = BATT INSULATION
R = RIGID INSULATION
S = CLOSED CELL SPRAY INSULATION

WALL HEIGHT DESIGNATION



KEY PLAN LEGEND



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GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI

124TH CORPORATE CENTER - BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

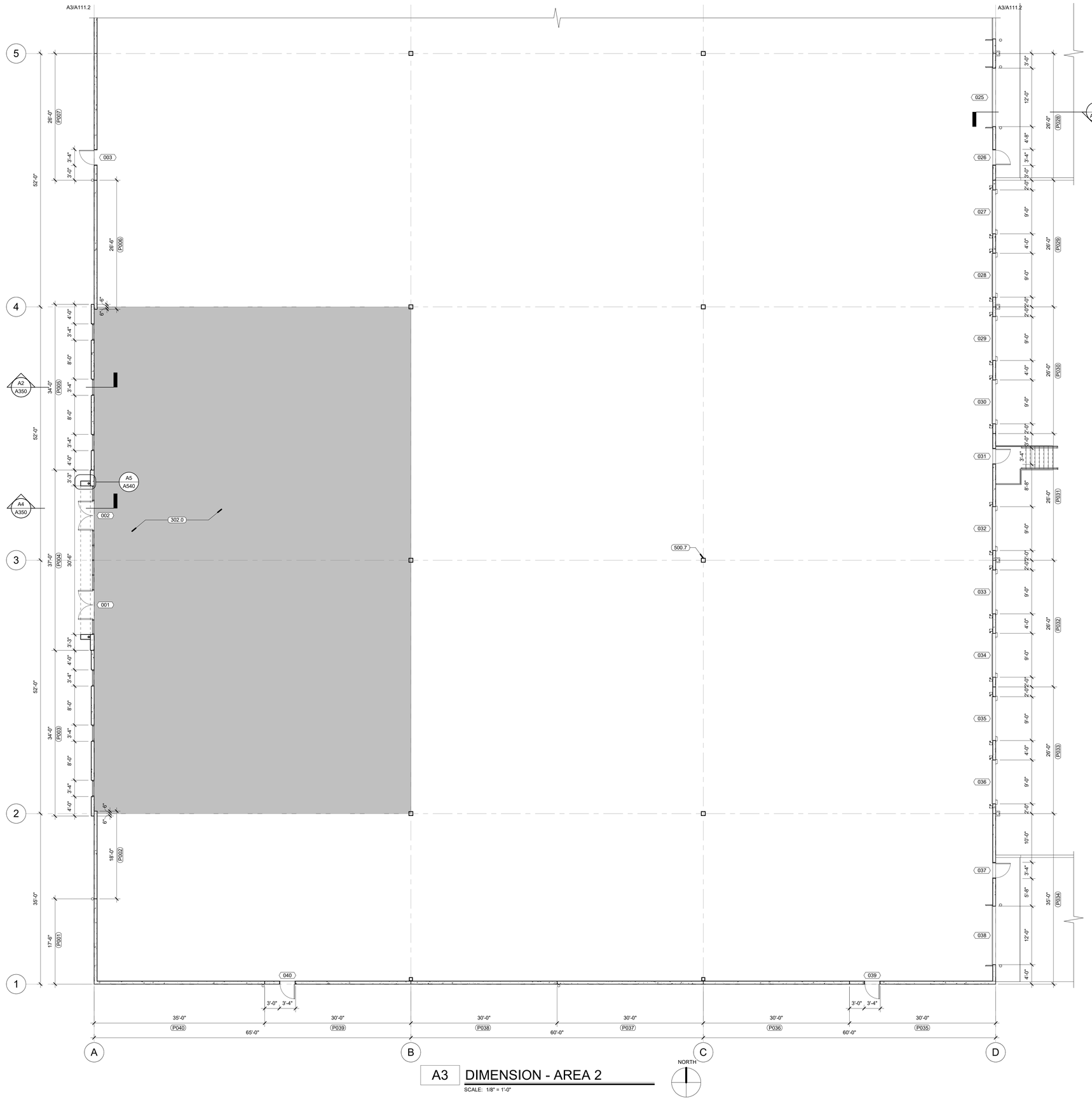
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

AREA 1 - DIMENSION PLAN

DATE: 9/29/25
JOB NO.: 25-072

A111.2

10/1/2025 7:22:09 AM



A3 DIMENSION - AREA 2

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

DIMENSION PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY, OR ROUGH OPENING UNLESS OTHERWISE NOTED.
2. WHERE DIMENSIONS ARE NOTED AS "CLEAR", DIMENSIONS SHALL BE THE MINIMUM DIMENSIONS BETWEEN FINAL WALL FINISHES.
3. REFER ANNOTATED PLANS FOR DOOR & WINDOW DESIGNATIONS. REFER DOOR SCHEDULE & WINDOW ELEVATIONS FOR ADDITIONAL INFORMATION.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE SHOWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, & SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO A CLARIFICATION CAN BE ISSUED.
5. PARTITIONS SHALL BE LOCATED AT COLUMN CENTERLINES OR ALIGNED W/ COLUMN FACE UNLESS OTHERWISE NOTED.
6. THE OUTSIDE EDGE OF DOOR FRAMES SHALL BE 4" CLEAR FROM THE ADJACENT PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED. DIMENSIONS LOCATING DOORS ARE SET TO OUTSIDE EDGE OF DOOR FRAMES UNLESS OTHERWISE NOTED.
7. ALL EXPOSED CORNERS, JOINTS, ETC. OF GYP. BD. WORK SHALL BE FINISHED IN TO LEVEL AS NOTED IN SPECIFICATIONS OR OTHERWISE NOTED ON DRAWINGS.
8. WHERE NON-FIRE RATED PARTITIONS INTERSECT FIRE RATED PARTITIONS, THE FIRE RATED ASSEMBLY SHALL REMAIN INTACT & CONTINUOUS.
9. DOORS & FRAMES SHALL BE INSTALLED TO PROVIDE MINIMUM ACCESSIBLE CLEARANCES. REFER ACCESSIBILITY DETAILS.
10. BATT INSULATION, WHERE PROVIDED, TO BE FULL STUD CAVITY DEPTH & RUN FULL LENGTH OF WALL. BOX HEADERS SHALL BE COMPLETELY FILLED W/ INSULATION WHERE WALL IS DESIGNATED TO BE INSULATED.
11. PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WALL LOCATIONS CONTAINING PLUMBING PIPING IN LIEU OF GYP. BD. PROVIDE MINIMUM OF 24" EACH SIDE OF PIPE OR GROUP OF PIPES. TOILET ROOMS TO RECEIVE MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS EXCEPT WHERE WALL TILE IS SCHEDULED.
12. WHERE METAL FRAMING REQUIRES SUPPORT AT COLUMNS & BEAMS, PROVIDE METAL STAND-OFFS PRIOR TO APPLYING FIREPROOFING.

KEYNOTES

302.0	REINFORCED CONCRETE SLAB ON GRADE WITH 15 MIL VAPOR BARRIER AT FUTURE OFFICE LOCATIONS (GREY HATCH AREAS) - REFER STRUCTURAL DRAWINGS
500.7	STEEL COLUMN - REFER STRUCTURAL DRAWINGS - PAINT WHERE EXPOSED - TYP

RATED WALL LEGEND

REFER WALL TYPE SHEET FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

1 HOUR RATED SEPARATION

WALL TYPE KEY LEGEND

REFER WALL TYPE SHEET (A500) FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

WALL TAG NOMENCLATURE

CONSTRUCTION (CSI DIVISION) DESIGNATION
WALL TYPE ASSEMBLY
NOMINAL SIZE DESIGNATION
3 X 0
X 0 X
WALL HEIGHT DESIGNATION
WALL INSULATION DESIGNATION
WALL FIRE RATING DESIGNATION

CONSTRUCTION DESIGNATION

3X0 DIVISION 03 - CONCRETE
4X0 DIVISION 04 - MASONRY
5X0 DIVISION 05 - COLD FORMED METAL STUD FRAMING (STRUCTURAL)
6X0 DIVISION 06 - WOOD STUD FRAMING
9X0 DIVISION 09 - NON-LOAD BEARING METAL STUD FRAMING

NOMINAL SIZE DESIGNATION

CONCRETE	MASONRY
4 = 4"	4 = 4" (3-5/8")
6 = 6"	6 = 6" (5-5/8")
7 = 7.25"	8 = 8" (7-5/8")
9 = 9.25"	10 = 10" (9-5/8")
11 = 11.25"	12 = 12" (11-5/8")

METAL STUD	WOOD STUD
0 = 7/8" FURRING CHANNEL	1 = 1x (3/4" x X) FURRING
1 = 1-5/8"	2 = 2x2 (1-1/2" x 1-1/2")
2 = 2-1/2"	3 = 2x3 (1-1/2" x 2-1/2")
3 = 3-5/8"	4 = 2x4 (1-1/2" x 3-1/2")
4 = 4"	6 = 2x6 (1-1/2" x 5-1/2")
6 = 6"	8 = 2x8 (1-1/2" x 7-1/4")
8 = 8"	10 = 2x10 (1-1/2" x 9-1/4")
10 = 10"	12 = 2x12 (1-1/2" x 11-1/4)

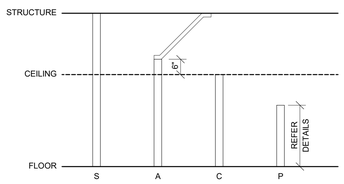
WALL FIRE RATING DESIGNATION

0 = NON-RATED ASSEMBLY
1 = (1) HOUR FIRE RATED ASSEMBLY
2 = (2) HOUR FIRE RATED ASSEMBLY
3 = (3) HOUR FIRE RATED ASSEMBLY
4 = (4) HOUR FIRE RATED ASSEMBLY

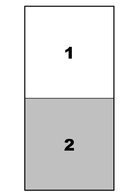
WALL INSULATION DESIGNATION

- = NO INSULATION
B = BATT INSULATION
R = RIGID INSULATION
S = CLOSED CELL SPRAY INSULATION

WALL HEIGHT DESIGNATION



KEY PLAN LEGEND



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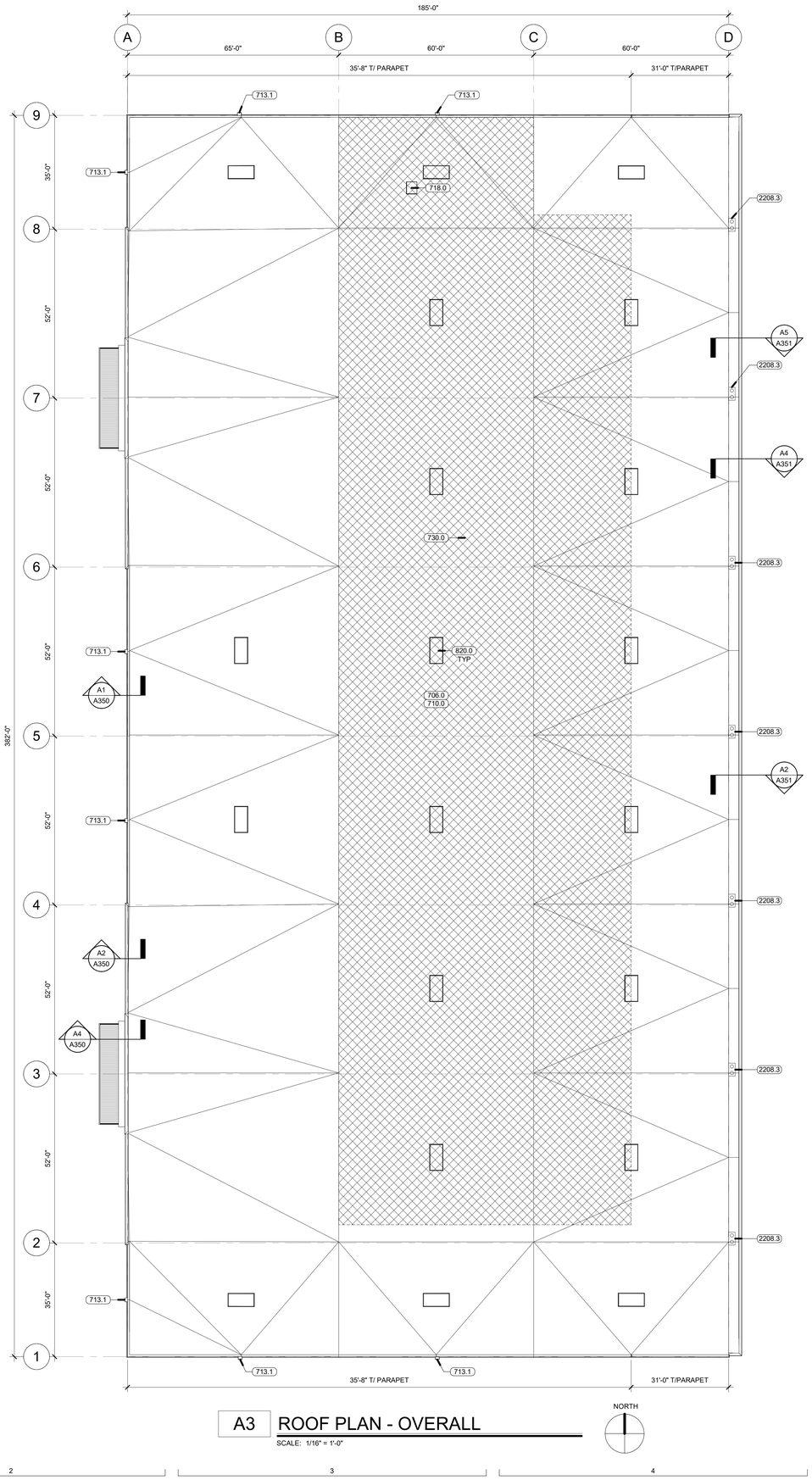
TACOMA, WA 98402

AREA 2 - DIMENSION PLAN

DATE: 9/29/25
JOB NO.: 25-072

A112.2

10/1/2025 7:23:11 AM



A3 ROOF PLAN - OVERALL

SCALE: 1/16" = 1'-0"

ROOF PLAN NOTES

1. REFER ROOF DETAIL SHEETS FOR TYPICAL ROOF DETAILS.
2. NOT ALL ROOF MOUNTED EQUIPMENT & ROOF PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL ROOF PLAN SHEET(S). IN ADDITION TO THE ARCHITECTURAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING THE STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DOCUMENTS FOR ALL SUCH OCCURRENCES. ALL PENETRATIONS OF THE ROOF SHALL MEET THE ROOF MANUFACTURER'S WRITTEN RECOMMENDATIONS TO MAINTAIN INTEGRITY OF THE ROOFING SYSTEM.
3. PROVIDE TERMINATION OF ROOFING MEMBRANE PER ROOF MANUFACTURER'S WRITTEN RECOMMENDATIONS & DETAILS.
4. COORDINATE ALL MECHANICAL, ELECTRICAL, & PLUMBING ROOF PENETRATIONS. CONFIRM LOCATIONS PRIOR TO INSTALLATION TO VERIFY THE PROPER BOOT OR ROOFING COVERAGE IS MET BETWEEN ELEMENTS.
5. VERTICAL EXTENSIONS OF ROOFING MEMBRANE SYSTEM SHALL BE 8" MINIMUM.
6. ALL FLASHING, COUNTERFLASHING, & SHEET METAL WORK SHALL COMPLY W/ MINIMUM STANDARDS PER THE CURRENT EDITION OF SMACNA.
7. CONTRACTOR IS RESPONSIBLE AT BIDDING FOR PROVIDING A ROOF MANUFACTURER APPROVED ROOFING DETAIL FOR ALL ROOFING CONDITIONS SO THAT THE SPECIFIED WARRANTY IS OBTAINED. IF A CONDITION SHOWN IN THESE CONSTRUCTION DOCUMENTS DOES NOT MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER, THESE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING SO AN ACCEPTABLE DETAIL CAN BE ISSUED.
8. ALL EXTERIOR ROOFING ASSEMBLIES SHALL COMPLY W/ DESIGN WIND PRESSURES FOR SPECIFIED WIND LOADING REQUIREMENTS, INCLUDING ALL RELATED METAL FLASHINGS & COPINGS. REFER STRUCTURAL DRAWINGS FOR PERFORMANCE REQUIREMENTS.
9. COORDINATE ALL ROOF TOP MECHANICAL UNITS LOCATIONS.
10. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM OF 10'-0" AWAY FROM EDGE OF ROOF UNLESS OTHERWISE NOTED.
11. ALL TAPERED ROOF INSULATION SHALL BE MINIMUM OF 1/4"/FT FOR THE ROOF & 1/2"/FT FOR ALL CRICKETING AROUND ROOF EQUIPMENT TO ASSURE POSITIVE DRAINAGE.
12. PROVIDE CRICKETS AT **ALL** ROOF TOP MOUNTED EQUIPMENT (i.e. SKYLIGHTS, ROOF HATCHES, MECHANICAL EQUIPMENT, ETC.) TO ENSURE POSITIVE DRAINAGE AROUND ROOF MOUNTED ELEMENTS.
13. PROVIDE ROOF WALKWAY PADS AT ALL ROOF ACCESS POINTS & TO ALL ROOF MOUNTED EQUIPMENT.
14. ALL REGLETS ARE TO BE PREFINISHED & ARE TO BE HELD AS LOW TO THE ROOF AS POSSIBLE, WHILE MAINTAINING 8" MINIMUM HEIGHT PER ROOFING MANUFACTURER REQUIREMENTS, SO THE VISIBILITY OF THE MEMBRANE FROM THE GROUND BELOW IS MINIMIZED. AT CERTAIN LOCATIONS, A SHEET METAL COVER SHEET MAY BE REQUIRED TO COVER THE EXPOSED VERTICAL FACE OF THE MEMBRANE. REFER ELEVATIONS, SECTIONS, & DETAILS FOR ADDITIONAL INFORMATION.
15. CONTRACTOR IS TO CONFIRM THE ROOFING SYSTEM THICKNESS, INCLUDING THE RIGID INSULATION PRIOR TO ORDERING & INSTALLATION OF MECHANICAL CURB(S) & PARAPET BLOCKING. BLOCKING & CURB HEIGHTS ARE TO BE COORDINATED AS NEEDED TO CONFORM TO THE ROOF SYSTEM THICKNESS & ROOFING MANUFACTURER'S WRITTEN MINIMUM REQUIREMENTS FOR WARRANTY.
16. ALL PREMANUFACTURED MECHANICAL CURBS SHALL BE MANUFACTURED TO ACCOMMODATE ROOF SLOPE. THEY MUST BE OF ADEQUATE HEIGHT TO ALLOW FOR THE DEPTH OF THE ROOF INSULATION, INCLUDING CRICKETS & MAINTAIN 8" HEIGHT ABOVE ROOF ELEVATION.
17. ALL METAL COPING LOCATIONS SHALL HAVE 1"/FT SLOPE TOWARDS THE ROOF UNLESS OTHERWISE NOTED.
18. ROOF DECK SHALL BE COVERED IN R-30 INSULATION & SPECIFIED ROOFING SYSTEM.
19. DECK BEARING ELEVATIONS SHOWN ARE TO BE INCLUDED FOR ARCHITECT'S REFERENCE ON ALL STEEL SHOP DRAWINGS.
20. WHERE ROOFING MEMBRANE IS SHOWN EXTENDING UP TO THE TOP OF THE PARAPET, THE MEMBRANE IS TO WRAP UP, OVER, & DOWN THE FACE OF THE WOOD BLOCKING. THE AIR INFILTRATION BARRIER IS TO EXTEND UP THE EXTERIOR FACE OF THE WALL TYING INTO THE ROOF BARRIER TO PROVIDE A CONTINUOUS AIR INFILTRATION BARRIER.

KEYNOTES

706.0	60 MIL. SINGLE-PLY TPO ROOFING MEMBRANE, MECHANICALLY ATTACHED WITH I-90 UPLIFT RATINGS, COLOR: WHITE, TYP, WITH (2) LAYERS OF 2.5" RIGID ROOF INSULATION BOARD - R-30 MIN.
710.0	SINGLE-PLY MEMBRANE ROOFING SYSTEM - ALL VERTICAL MEMBRANE SURFACES AT STEPPED WALLS, CURBS, ETC. TO BE 12" MINIMUM FROM LOWER ROOF MEMBRANE TO TERMINATION BAR OR CURB - TYP. - COORDINATE W/ ARCHITECT ANY CONDITIONS THAT VARY FROM THIS REQUIREMENT PRIOR TO INSTALLATION OF ROOFING SYSTEM - TYP
713.1	PREFINISHED METAL SCUPPER W/ MATCHING CONDUCTOR HEAD & DOWNSPOUT - CONNECT TO STORM - REFER CIVIL DRAWINGS
718.0	ROOF HATCH, 36" x 36" - STEEL FIXED LADDER - PAINT - REFER DETAILS
730.0	FUTURE SOLAR LOADING AREA (CROSSHATCHED), PER STRUCTURAL
820.0	AES SUNOPTICS, SMD-4080-C2W1 OR EQUAL, FALL PROTECTION INCLUDED IN CURBS OR FRAME - PROVIDE CRICKETS AS REQUIRED, TYP - GC TO COORDINATE FINAL LOCATION PER STRUCTURAL JOIST AND FIRE SPRINKLERS
2208.3	ROOF DRAIN W/ INTEGRATED OVERFLOW DRAIN

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REMARKS | REV | DATE

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ROOF PLAN

DATE: 9/29/25
JOB NO.: 25-072

A190.1

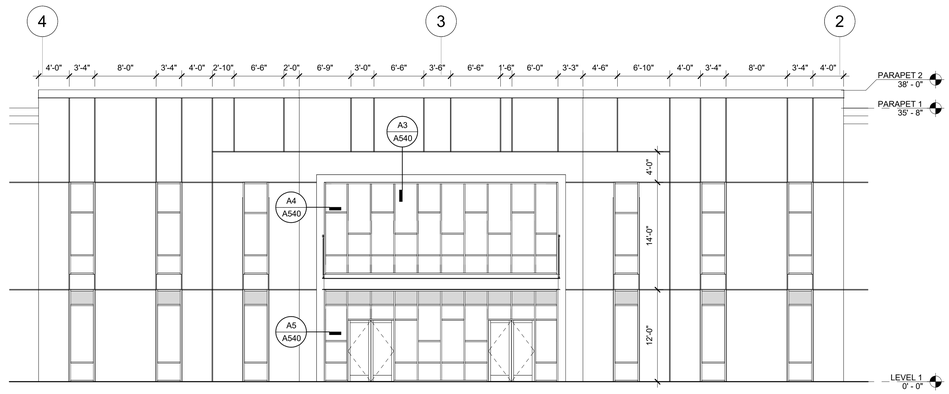
10/1/2025 7:23:12 AM

PAINT LEGEND

- PT-1: SW 7008 ALABASTER
- PT-2: SW 7066 GREY MATTERS
- PT-3: SW 6258 TRICORN BLACK
- METAL PANEL - OLD TOWN GRAY
- STOREFRONT MULLION - BLACK ANNODIZED

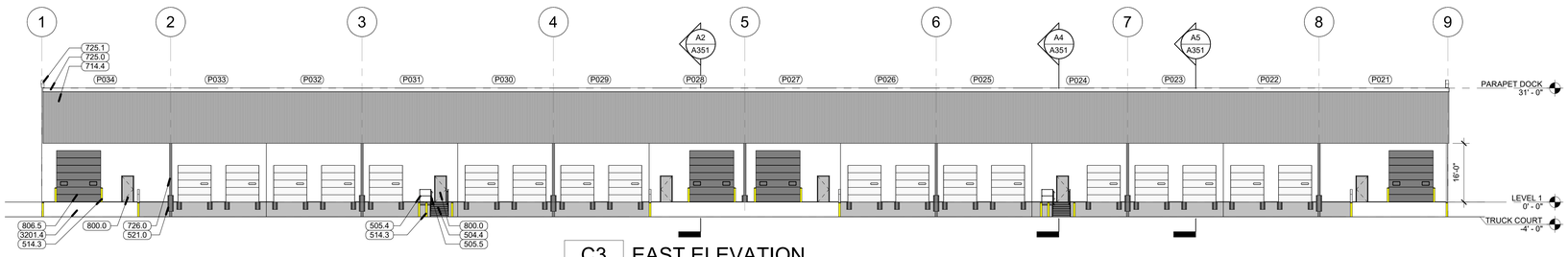
KEYNOTES

301.1	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER STRUCTURAL DRAWINGS
504.4	CONCRETE FILLED, STEEL PAN STAIR TREADS
505.4	GALVANIZED STEEL GUARDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
505.5	GALVANIZED STEEL GUARDRAIL & HANDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
514.3	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
521.0	48" HIGH STEEL DOWNSPOUT PROTECTOR MOUNTED 24" ABOVE GRADE - PAINTED SAFETY YELLOW - REFER DETAIL D4/540
713.1	PREFINISHED METAL SCUPPER W/ MATCHING CONDUCTOR HEAD & DOWNSPOUT - CONNECT TO STORM - REFER CIVIL DRAWINGS
714.4	22 GA. PREFINISHED VERTICAL EXTERIOR CORRUGATED METAL PANEL SYSTEM
725.0	PREFINISHED METAL PARAPET COPING - WHITE FINISH
725.1	PREFINISHED 24 GA. MIN. METAL COPING, PAC-CLAD COLOR: BONE WHITE
726.0	6" PVC DOWNSPOUT CONNECTED TO STORM DRAIN, REFER CIVIL DRAWINGS
800.0	SCHEDULED DOOR & FRAME - REFER DOOR SCHEDULE
804.0	ALUMINUM STOREFRONT SYSTEM - REFER ELEVATIONS & DETAILS
806.5	OVERHEAD SECTIONAL DOOR - VERTICAL LIFT - INSULATED - REFER DOOR SCHEDULE
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS



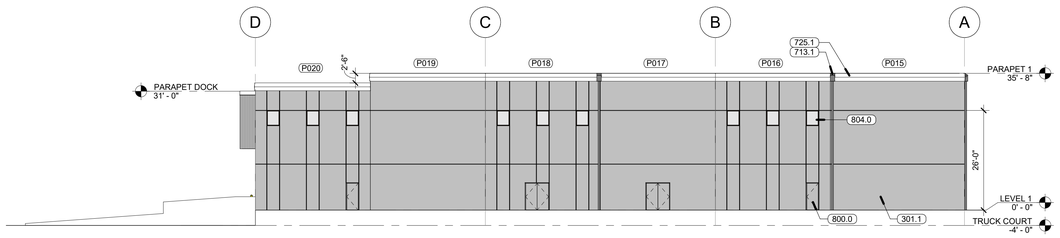
D3 ENLARGED ELEVATION - ENTRY

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



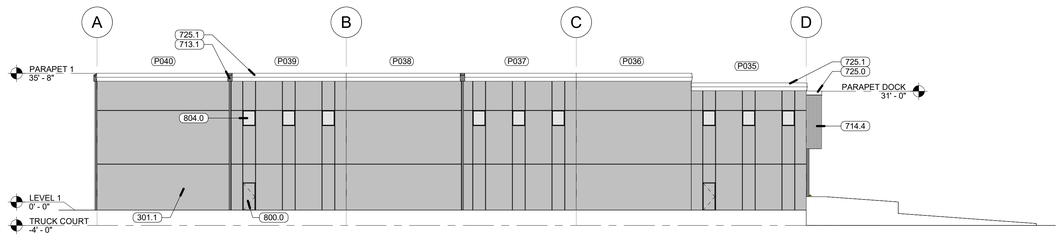
C3 EAST ELEVATION

SCALE: 1/16" = 1'-0"



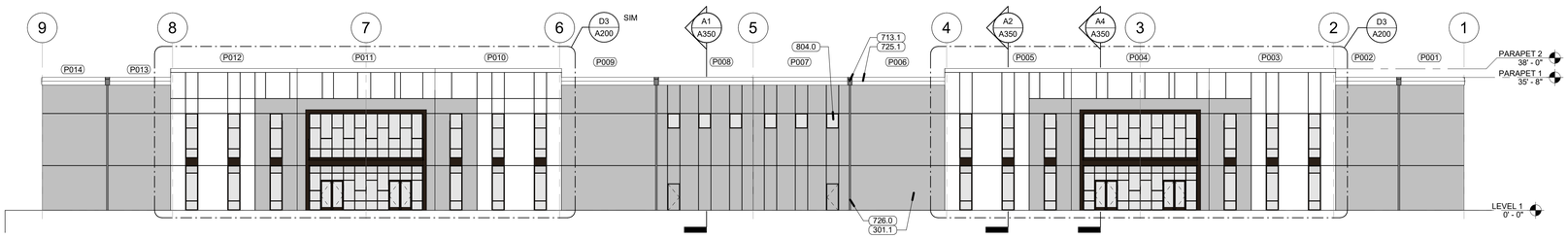
B2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



B4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



A3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

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REMARKS | DATE | REV

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1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

BUILDING ELEVATIONS

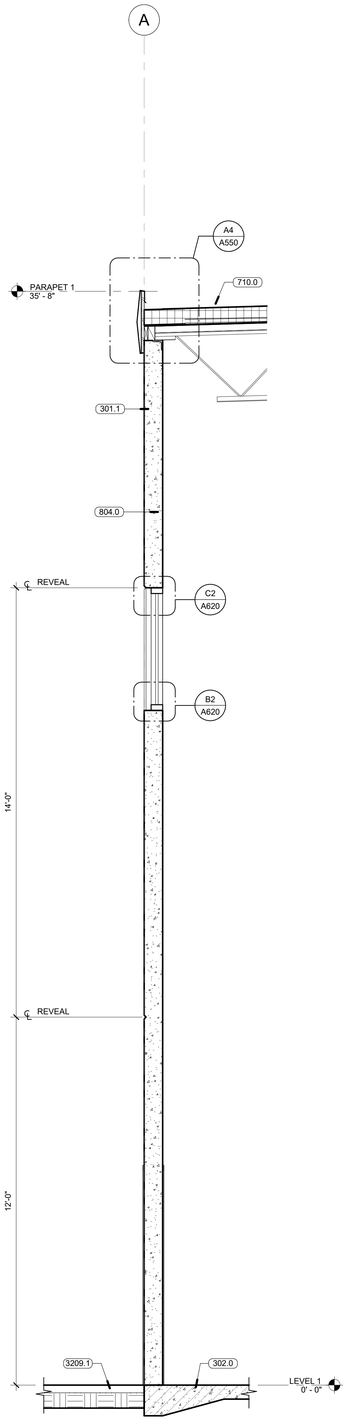
DATE: 9/29/25
JOB NO.: 25-072

A200

10/1/2025 7:23:15 AM

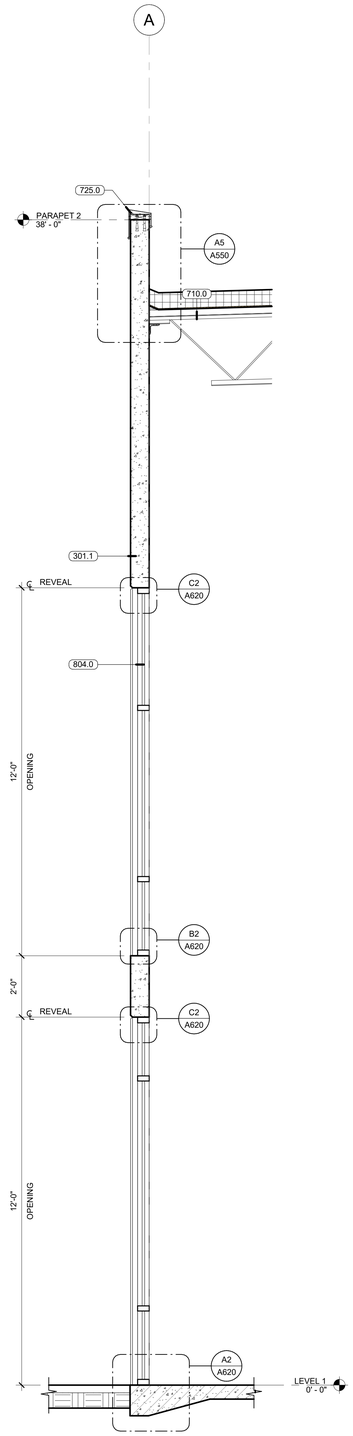
KEYNOTES

301.1	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER STRUCTURAL DRAWINGS
302.0	REINFORCED CONCRETE SLAB ON GRADE WITH 15 MIL VAPOR BARRIER AT FUTURE OFFICE LOCATIONS (GREY HATCH AREAS) - REFER STRUCTURAL DRAWINGS
520.0	METAL CANOPY WITH STEEL C-CHANEL FRAME & WOOD-LOOK TONGUE & GROOVE METAL SOFFIT
520.1	
710.0	SINGLE-PLY MEMBRANE ROOFING SYSTEM - ALL VERTICAL MEMBRANE SURFACES AT STEPPED WALLS, CURBS, ETC. TO BE 12" MINIMUM FROM LOWER ROOF MEMBRANE TO TERMINATION BAR OR CURB - TYP - COORDINATE W/ ARCHITECT ANY CONDITIONS THAT VARY FROM THIS REQUIREMENT PRIOR TO INSTALLATION OF ROOFING SYSTEM - TYP
715.0	PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL SYSTEM
715.2	PREFINISHED ALUMINUM COMPOSITE METAL (ACM) REVEAL - TYP
725.0	PREFINISHED METAL PARAPET COPING - WHITE FINISH
804.0	ALUMINUM STOREFRONT SYSTEM - REFER ELEVATIONS & DETAILS
3209.1	LANDSCAPING - GRASS - REFER LANDSCAPE DRAWINGS



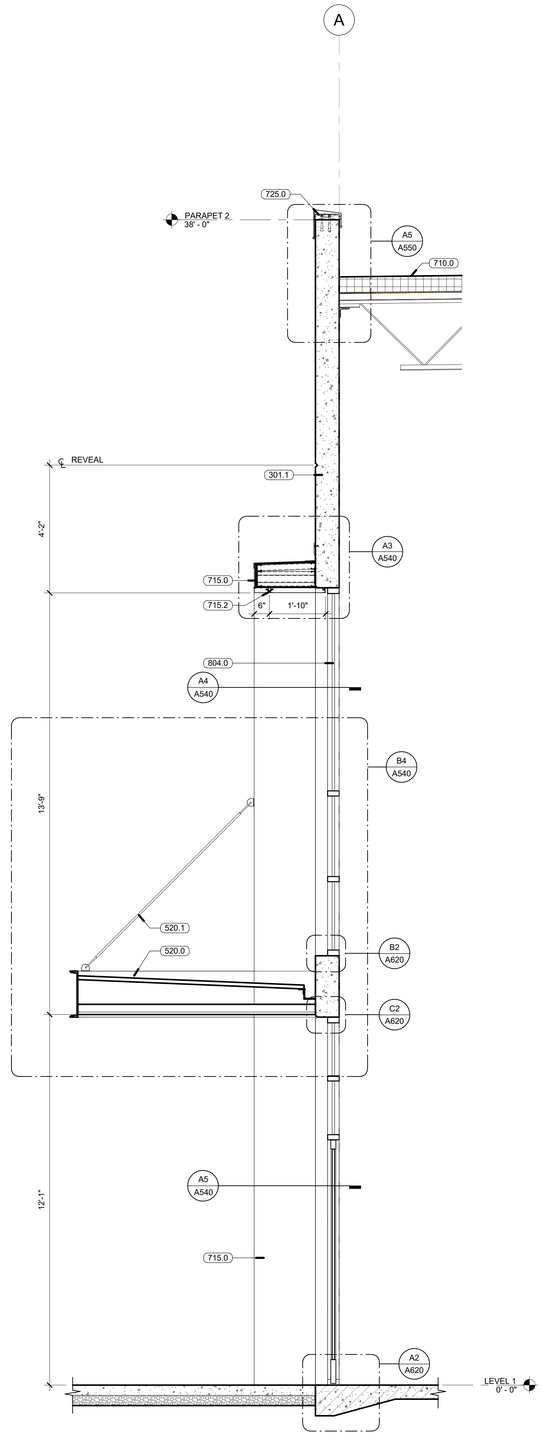
A1 SECTION - CLERESTORY

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



A2 SECTION - DOUBLE GLAZING

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



A4 SECTION - ENTRY

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

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WALL SECTIONS

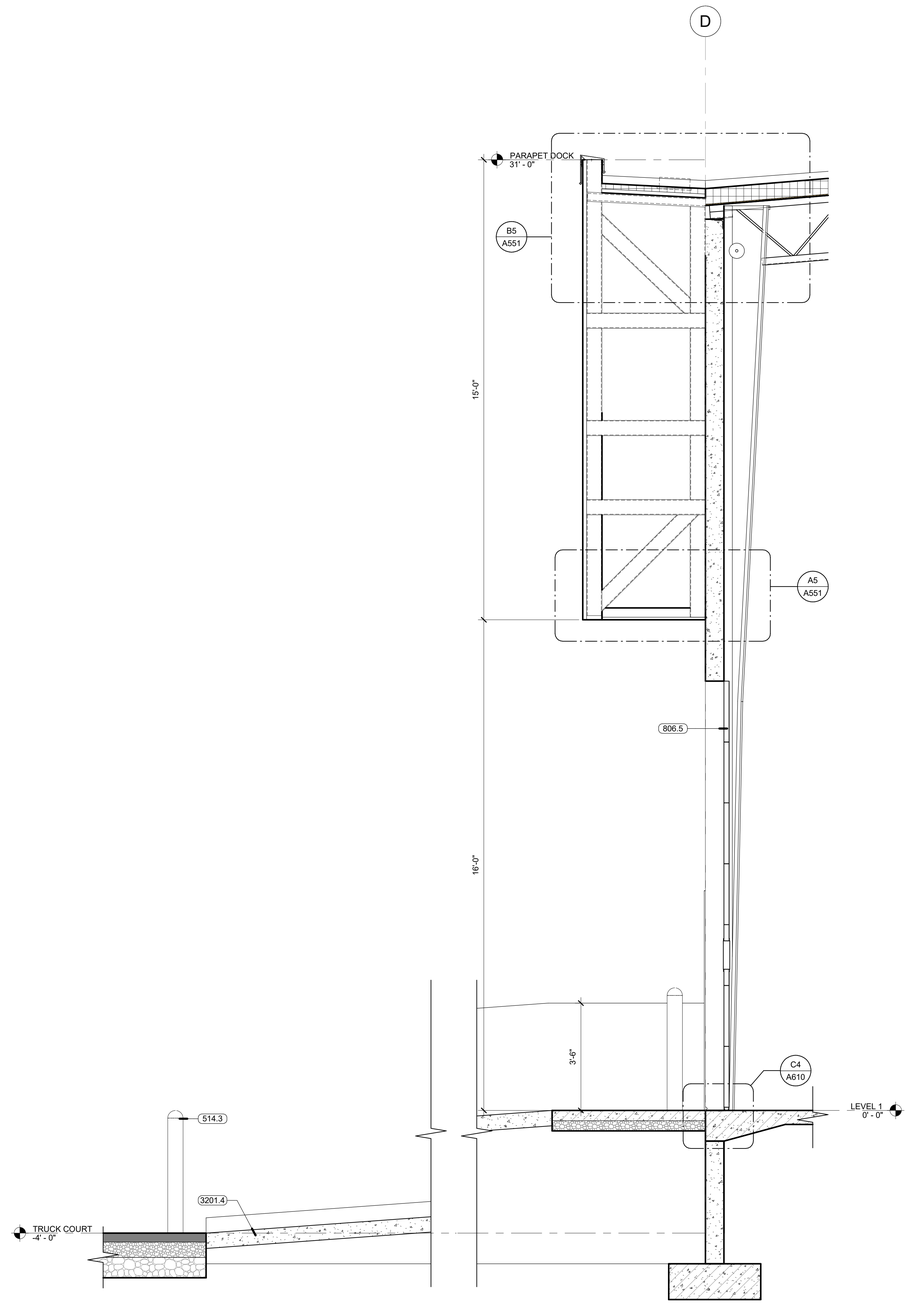
DATE: 9/29/25
JOB NO.: 25-072

A350

10/1/2025 7:22:18 AM

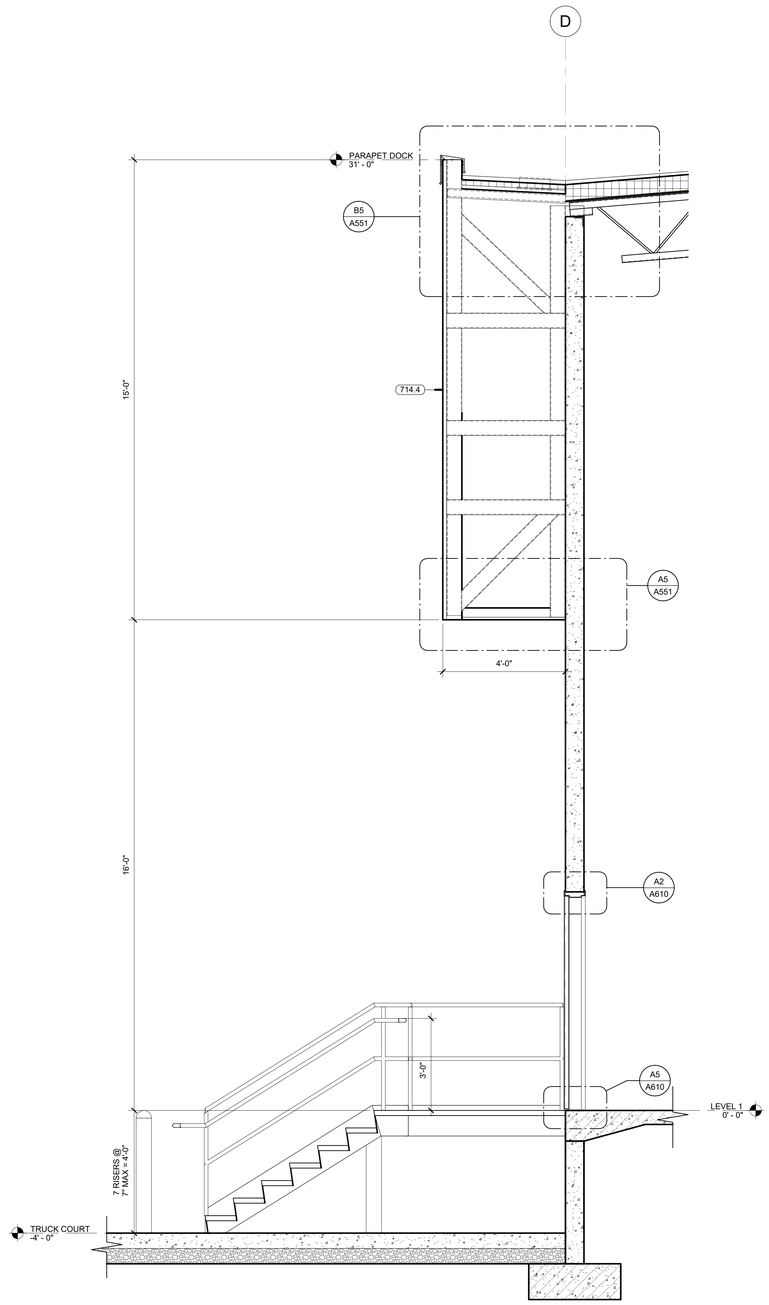
KEYNOTES

514.3	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
714.4	22 GA. PREFINISHED VERTICAL EXTERIOR CORRUGATED METAL PANEL SYSTEM
806.5	OVERHEAD SECTIONAL DOOR - VERTICAL LIFT - INSULATED - REFER DOOR SCHEDULE
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS



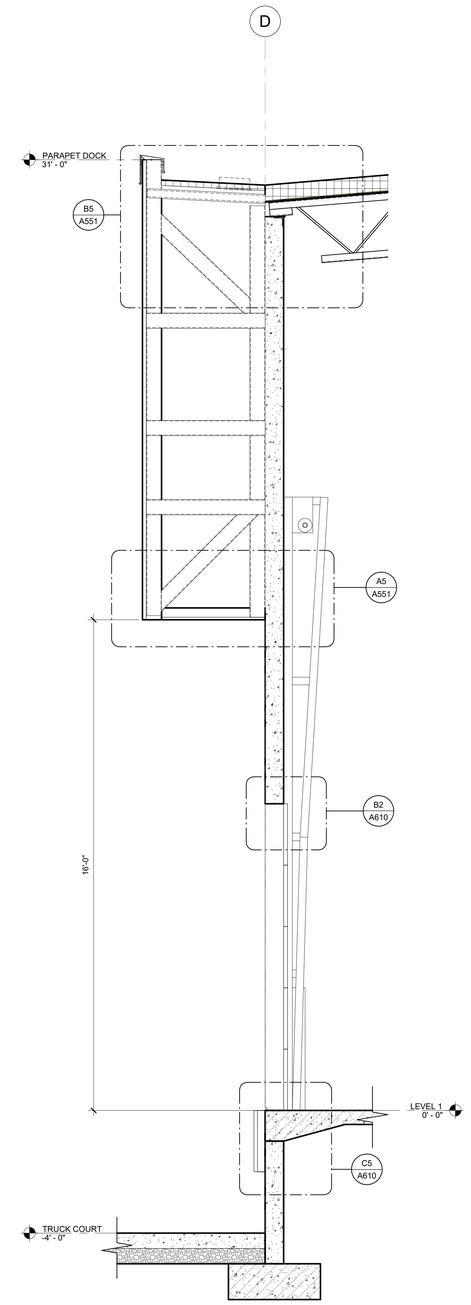
A2 SECTION - DRIVE-IN RAMP

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



A4 SECTION - DOCK STAIR

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



A5 SECTION - DOCK DOOR

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

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REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI

124TH CORPORATE CENTER - BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

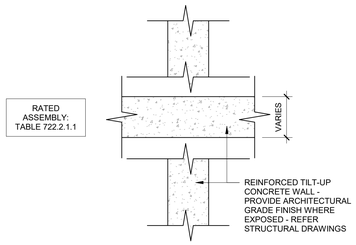
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

WALL SECTIONS

DATE: 9/29/25
JOB NO.: 25-072

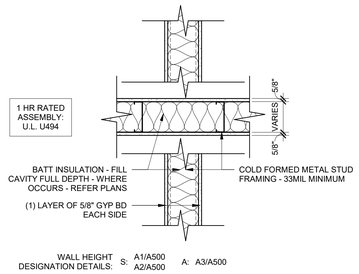
A351

10/1/2025 7:22:19 AM



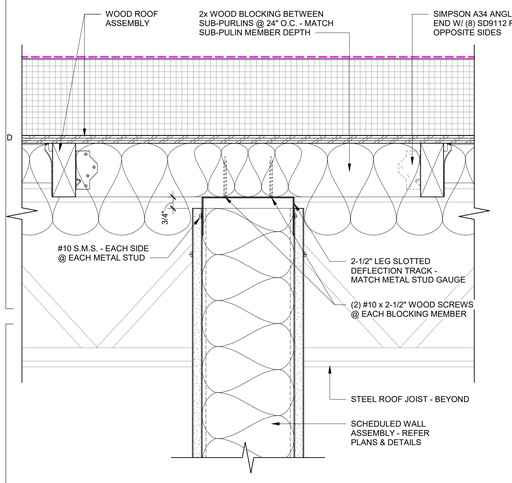
3Bx PARTITION TYPE

SCALE: 1" = 1'-0"



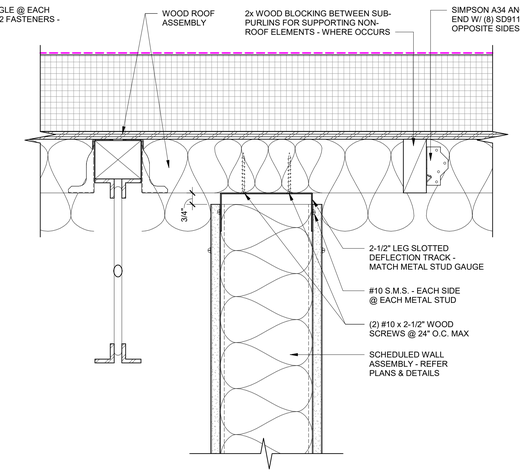
5Ax PARTITION TYPE

SCALE: 1" = 1'-0"



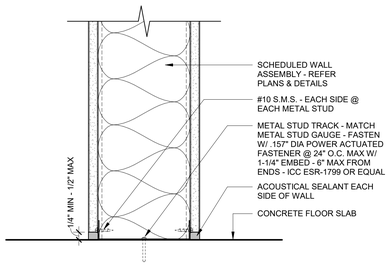
C1 PARTITION HEAD - METAL STUD - NON-RATED - PARALLEL

SCALE: 3" = 1'-0"



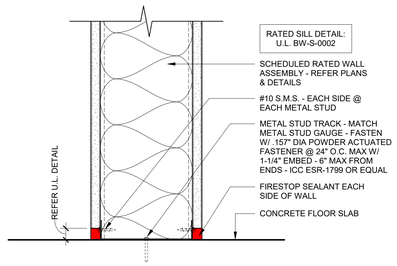
C2 PARTITION HEAD - METAL STUD - NON-RATED - PERPENDICULAR

SCALE: 3" = 1'-0"



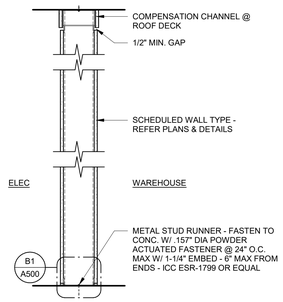
B1 PARTITION BASE - METAL STUD - NON-RATED

SCALE: 3" = 1'-0"



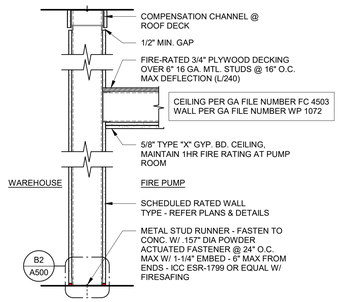
B2 PARTITION BASE - METAL STUD - FIRE RATED

SCALE: 3" = 1'-0"



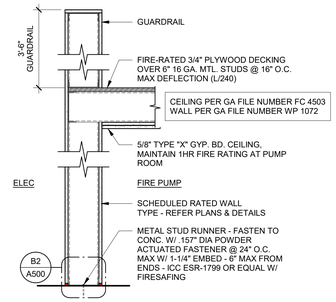
A1 FULL HEIGHT PARTITION

SCALE: 1" = 1'-0"



A2 1HR RATED PARTITION

SCALE: 1" = 1'-0"



A3 1HR RATED PARTITION 2

SCALE: 1" = 1'-0"

INTERIOR METAL STUD LIMITING HEIGHT INFORMATION

ALL INFORMATION IS REFERENCED FROM STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) - CONTRACTOR IS RESPONSIBLE FOR COORDINATING JOB SPECIFIC REQUIREMENTS REGARDING SPACING, GAUGE, & LIMITING HEIGHT.

METAL STUD NOMENCLATURE

MEMBER WEB DEPTH (1/100") — FLANGE WIDTH (1/100")

600 S 125 - 33

STYLE (STUD (S) OR JOIST (J) SECTION) — MIL THICKNESS (1/100")

LIMITING HEIGHT CHART

METAL STUD SIZE	GAUGE	SPACING (in) O.C.	MAX HEIGHT
2-1/2" (250S125)	20 (30MIL)	12	12'-9"
		16	11'-7"
		24	10'-2"
2-1/2" (250S162)	20 (33MIL)	12	13'-2"
		16	12'-0"
		24	10'-6"
	18 (43MIL)	12	14'-4"
		16	13'-0"
		24	11'-5"
3-5/8" (362S125)	20 (30MIL)	12	17'-0"
		16	15'-6"
		24	13'-6"
3-5/8" (362S162)	20 (33MIL)	12	17'-7"
		16	16'-0"
		24	14'-0"
	18 (43MIL)	12	19'-2"
		16	17'-5"
		24	15'-3"
	16 (54MIL)	12	20'-6"
		16	18'-7"
		24	16'-3"
4" (400S125)	20 (30MIL)	12	18'-5"
		16	16'-8"
		24	14'-7"
4" (400S162)	20 (33MIL)	12	19'-0"
		16	17'-3"
		24	15'-1"
	18 (43MIL)	12	20'-9"
		16	18'-10"
		24	16'-5"
	16 (54MIL)	12	22'-2"
		16	20'-2"
		24	17'-7"
6" (600S125)	20 (30MIL)	12	25'-2"
		16	22'-11"
		24	18'-11"
6" (600S162)	20 (33MIL)	12	26'-2"
		16	23'-9"
		24	20'-6"
	18 (43MIL)	12	28'-9"
		16	26'-1"
		24	22'-10"
	16 (54MIL)	12	30'-9"
		16	27'-11"
		24	24'-5"
8" (800S162)	18 (43MIL)	12	36'-1"
		16	32'-9"
		24	28'-8"
	16 (54MIL)	12	38'-9"
		16	35'-2"
		24	30'-9"

1. STEEL STUDS SHALL MEET ICC REPORT ESR-3064P. HEIGHTS ARE BASED ON SSMA PRODUCT TECHNICAL GUIDE (2022).
2. ALL METAL STUDS & KICKER BRACING SHALL BE MINIMUM OF 33ksi UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS FOR FRAMING UP TO 43MIL. PROVIDE 50ksi FOR ALL FRAMING 54MIL OR THICKER.
3. ALL KICKER BRACING SHALL BE 4" (43MIL) MINIMUM W/ 1-5/8" FLANGE UNLESS OTHERWISED NOTED ON STRUCTURAL DRAWINGS.
4. FOR WALL OPENINGS, REFER JAMB STUD SCHEDULE.
5. METAL STUD FLANGE DIMENSIONS LISTED ARE MINIMUMS.
6. METAL STUD LIMITING HEIGHT CHART IS BASED ON NON-COMPOSITE BRACED AT 48" O.C. PROVIDE BRIDGING @ 48" O.C. WHERE GYP BD IS NOT APPLIED FULL HEIGHT TO BOTH SIDES
7. MAX HEIGHT IS BASED ON INTERIOR WALL LIMITING HEIGHT OF 33 KSI (MIN), 5 PSF, & L/240.
8. WALLS RECEIVING PLASTER OR STUCCO FINISHES REQUIRE MAX HEIGHT BASED ON INTERIOR WALL LIMITING HEIGHT OF 5 PSF @ L/360. DO NOT USE ABOVE SCHEDULE. REFER SSMA PRODUCT TECHNICAL GUIDE (2022).
9. WALLS RECEIVING TILE SHALL BE MINIMUM OF 33MIL W/ MAXIMUM SPACING OF 16" O.C. PER TCNA STANDARDS.

WALL TYPE NOTES

CONCRETE WALLS

1. REFER STRUCTURAL DRAWINGS FOR ADDITIONAL CONCRETE INFORMATION.
2. ALL CONCRETE WALLS EXPOSED TO VIEW SHALL BE CONSTRUCTED W/ AN ARCHITECTURAL GRADE FINISH.
3. REFER ELEVATIONS & DETAILS FOR TIE HOLE PATTERNS & REVEAL LOCATIONS. IF PATTERNS OR REVEALS ARE NOT SHOWN, COORDINATE W/ ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER ELEVATIONS FOR LOCATIONS FOR EMBEDDED ELEMENTS SUCH AS ELECTRICAL DEVICES, MECHANICAL DEVICES, & WALL PENETRATIONS. IF EMBEDDED ELEMENTS ARE NOT SHOWN, COORDINATE W/ ARCHITECT PRIOR TO CONSTRUCTION.
5. WALL PENETRATIONS FOR PIPES, DUCTWORK, ELECTRICAL DEVICES, ETC. SHALL BE CUT TO MATCH THE SHAPE & DIMENSION OF THE PENETRATING OBJECT. WHEN PENETRATION IS IN A NON-RATED WALL, THE OPENING SHALL NOT EXCEED 3/4" ON EACH SIDE & BE SEALED W/ ACOUSTICAL SEALANT. WHEN PENETRATION IS IN A FIRE RATED WALL, THE OPENING SHALL COMPLY W/ THE APPLICABLE U.L. TESTED ASSEMBLY & BE SEALED W/ FIRESTOP AS NOTED IN THE DETAIL.
6. PROVIDE MOCKUP OF CONCRETE WALL SHOWING ARCHITECTURAL FINISH, TIE HOLE PATTERN, & REVEALS FOR ARCHITECT'S REVIEW PRIOR TO COMMENCING FORMWORK.

FRAMED WALL PARTITIONS

1. PARTITION TYPE DESIGNATIONS ARE INDEPENDENT OF APPLIED FINISHES. REFER FINISH PLANS, INTERIOR ELEVATIONS, & DETAILS FOR ADDITIONAL INFORMATION.
2. WHERE PARTITION TYPE DESIGNATIONS ON PLANS ARE SHOWN TO BE INTERRUPTED BY WALL OPENINGS (DOOR, WINDOWS, GLAZING, ETC.), THE CONSTRUCTION ABOVE & BELOW (WHERE APPLICABLE) SHALL MATCH THAT OF THE DESIGNATED PARTITION TYPE.
3. THE MINIMUM REQUIREMENTS FOR CONSTRUCTION FOR EACH PARTITION HAS BEEN INDICATED IN PARTITION DETAIL. MORE RESTRICTIVE CONSTRUCTION REQUIREMENTS MAY BE NOTED IN THE PLANS, NOTES, DETAILS, & SPECIFICATIONS & SHALL GOVERN.
4. USE STUDS OF DEPTH INDICATED ON DRAWINGS FOR EACH WALL LOCATION. GAUGE & SPACING OF STUD IS DICTATED BY THE PROJECT CONDITIONS & THE HEIGHT OF THE PARTITION. REFER NON-STRUCTURAL METAL STUD LIMITING HEIGHT INFORMATION. MINIMUM PROJECT GAUGE SHALL BE 30MIL & MAXIMUM SPACING OF 24" O.C. UNLESS OTHERWISE NOTED.
5. USE STUDS OF DEPTH INDICATED ON DRAWINGS FOR EACH WALL LOCATION THAT WILL RECEIVE A TILE WALL FINISH. PER TCNA STANDARDS, MINIMUM GAUGE SHALL BE 33MIL & A MAXIMUM SPACING OF 16" O.C.
6. USE STUDS OF DEPTH EQUAL TO ADJACENT WALL FOR HEADER LOCATIONS UNLESS OTHERWISE NOTED. REFER TO INTERIOR METAL STUD BOX HEADER SCHEDULE FOR STUD GAUGE & SIZE BASED ON SPAN LENGTH.
7. PROVIDE FIRE RATED ASSEMBLIES AS NOTED ON DRAWINGS & IN COMPLIANCE W/ U.L. TESTED ASSEMBLIES. REFER U.L. DETAILS IN 'G' SHEETS FOR ADDITIONAL INFORMATION.
8. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN COMPLIANCE W/ U.L. TESTED ASSEMBLIES.
9. BATT INSULATION, WHERE PROVIDED, TO BE FULL STUD CAVITY DEPTH & RUN FULL LENGTH OF WALL. BOX HEADERS SHALL BE COMPLETELY FILLED W/ INSULATION WHERE WALL IS DESIGNATED TO BE INSULATED.
10. PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WALL LOCATIONS CONTAINING PLUMBING PIPING IN LIEU OF GYP. BD. PROVIDE MINIMUM OF 24" EACH SIDE OF PIPE OR GROUP OF PIPES. TOILET ROOMS TO RECEIVE MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS EXCEPT WHERE WALL TILE IS SCHEDULED.
11. PROVIDE 5/8" GYP. BD. THROUGHOUT UNLESS OTHERWISE NOTED.
12. PROVIDE CONTROL JOINTS (C.J.) AT 30'-0" MAXIMUM. UNLESS OTHERWISE INDICATED ON DRAWINGS, LOCATE AT CORNER ABOVE DOORS OR OTHER INCONSPICUOUS LOCATIONS. IF C.J.s ARE NOT INDICATED ON DOCUMENTS, COORDINATE W/ ARCHITECT PRIOR TO INSTALLATION.
13. WALL PENETRATIONS FOR PIPES, DUCTWORK, ELECTRICAL DEVICES, ETC. SHALL BE CUT TO MATCH THE SHAPE & DIMENSION OF THE PENETRATING OBJECT. WHEN PENETRATION IS IN A NON-RATED WALL, THE OPENING SHALL NOT EXCEED 3/4" ON EACH SIDE & BE SEALED W/ ACOUSTICAL SEALANT. WHEN PENETRATION IS IN A FIRE RATED WALL, THE OPENING SHALL COMPLY W/ THE APPLICABLE U.L. TESTED ASSEMBLY & BE SEALED W/ FIRESTOP AS NOTED IN THE DETAIL.
14. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL CABINETS, COAT HOOKS, TV LOCATIONS AS WELL AS ALL WALL MOUNTED ACCESSORIES, INCLUDING TOILET ROOM ACCESSORIES, TOILET ROOM PARTITIONS, ETC.
15. PROVIDE 5/8" GLASS-MAT TILE BACKER BD. BEHIND ALL WALL TILE LOCATIONS. REFER FINISH PLANS & ELEVATIONS FOR LOCATIONS & EXTENTS.
16. REFER DETAILS FOR WET LOCATIONS SUCH AS SHOWERS & TILE WALLS & FLOORS. ASSEMBLIES SHALL COMPLY W/ THE TILE COUNCIL OF NORTH AMERICA (TCNA) STANDARDS.
17. ALL GYPSUM BOARD SURFACES THAT WILL BE EXPOSED TO VIEW SHALL BE LEVEL 4 FINISH UNLESS OTHERWISE NOTED.

INTERIOR SHAFT WALL METAL STUD LIMITING HEIGHT INFORMATION

CONTRACTOR IS RESPONSIBLE FOR COORDINATING JOB SPECIFIC REQUIREMENTS REGARDING GAUGE, LIMITING HEIGHT, & U.L. ASSEMBLIES.

SHAFT WALL METAL STUD NOMENCLATURE

MEMBER WEB DEPTH (1/100") — 600 CH - 33 — MIL THICKNESS (1/100")

STYLE (STUD (CT) OR (CH) SECTION)

LIMITING HEIGHT CHART

METAL STUD SIZE	GAUGE	SPACING (in) O.C.	MAX HEIGHT
2-1/2"	20 (33MIL)	24	12'-10"
	18 (43MIL)	24	14'-6"
4"	20 (33MIL)	24	16'-10"
	18 (43MIL)	24	18'-11"
6"	20 (33MIL)	24	22'-4"
	18 (43MIL)	24	23'-7"

1. VERIFY MAXIMUM HEIGHT W/ METAL STUD MANUFACTURER PUBLISHED DATA FOR JOB PROVIDED PRODUCT PRIOR TO ORDERING.
2. METAL STUD FLANGE SHALL BE 1-1/2" MINIMUM.

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PANATTONI

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TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

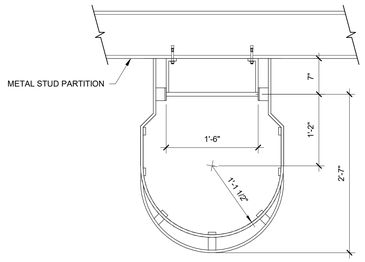
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

WALL TYPES

DATE: 9/29/25
JOB NO.: 25-072

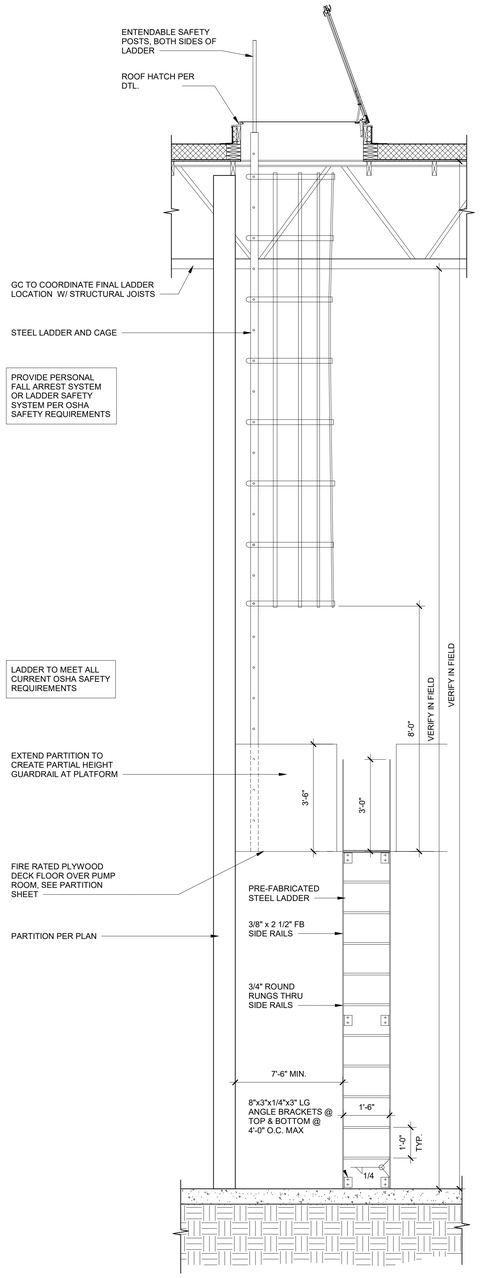
A500

10/1/2025 7:22:29 AM



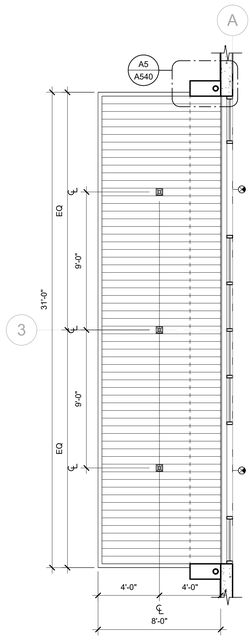
E1 ROOF ACCESS LADDER PLAN

SCALE: 1" = 1'-0"



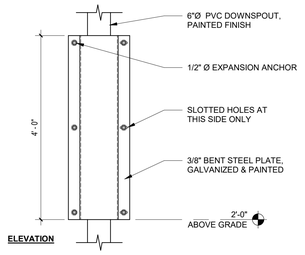
A1 SECTION - ROOF LADDER

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



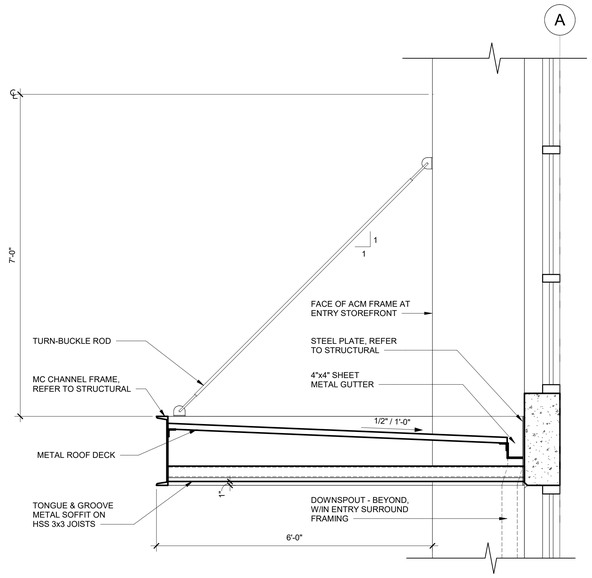
B3 RCP - CANOPY

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



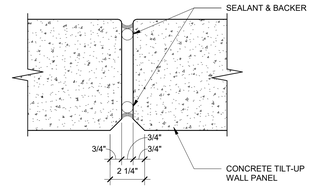
D4 DOWNSPOUT PROTECTOR

SCALE: 3/4" = 1'-0"



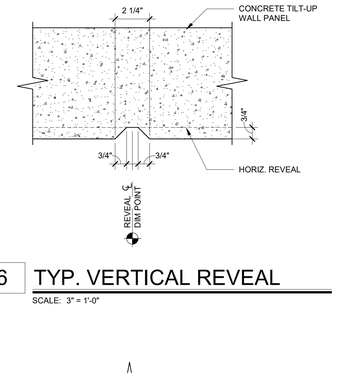
B4 SECTION DETAIL - ENTRY CANOPY

SCALE: 3/4" = 1'-0"



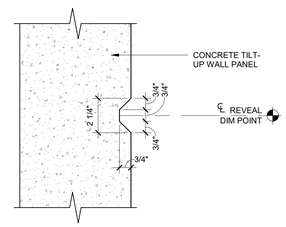
D6 TYP. PANEL JOINT

SCALE: 3" = 1'-0"



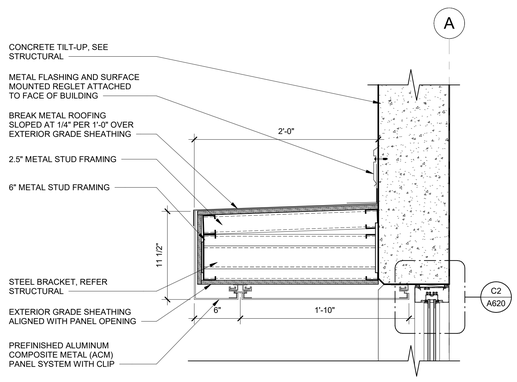
C6 TYP. VERTICAL REVEAL

SCALE: 3" = 1'-0"



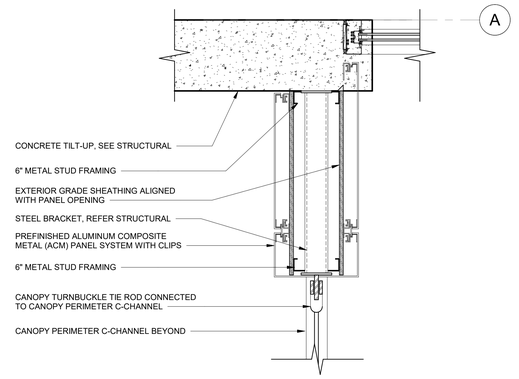
B6 TYP. HORIZONTAL REVEAL

SCALE: 3" = 1'-0"



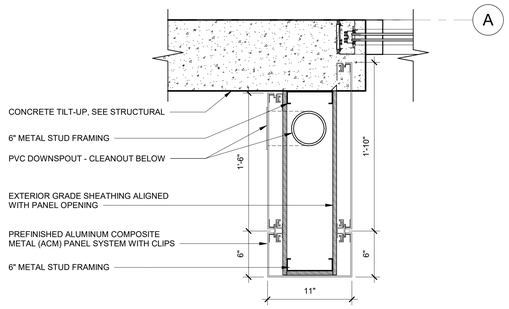
A3 DETAIL - ACM/ROOF

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



A4 DETAIL - ACM/CANOPY

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



A5 DETAIL - ACM/WALL

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

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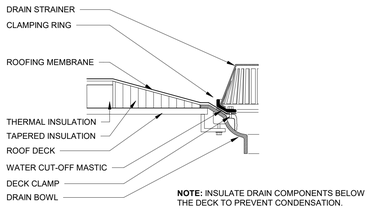
TACOMA, WA 98402

PLAN & SECTION DETAILS

DATE: 9/29/25
JOB NO.: 25-072

A540

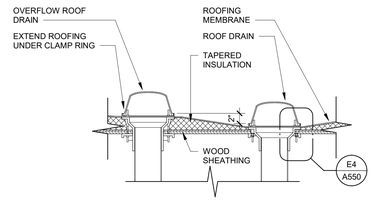
10/1/2025 2:22:3 AM



NOTE: INSULATE DRAIN COMPONENTS BELOW THE DECK TO PREVENT CONDENSATION.

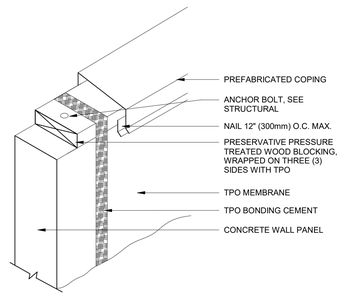
E4 DETAIL - ROOF DRAIN

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



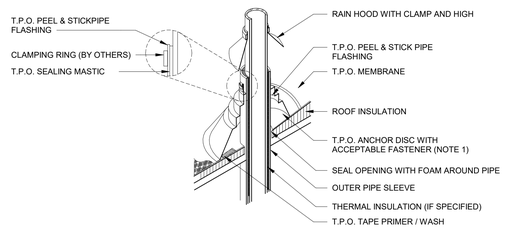
E5 SECTION - ROOF DRAIN & OVERFLOW

SCALE: 1" = 1'-0"



C4 DETAIL - COPING ISO

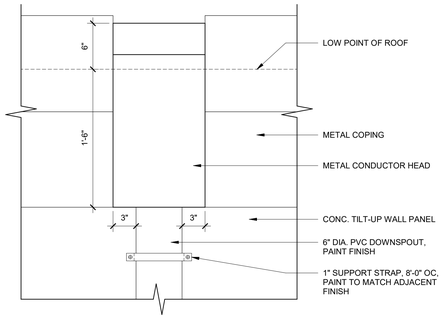
SCALE: N.T.S.



NOTES:
1. WITH MECHANICALLY FASTENED SPEC, MEMBRANE MUST BE MECHANICALLY ATTACHED WITH T.P.O. ANCHOR DISC WITH ACCEPTABLE FASTENERS (6" [150mm] CENTERS AROUND PROJECTION)
2. DO NOT OVERLAP THE FLANGES FROM ADJACENT PIPE FLASHINGS.
3. 15 YEAR AND 20 YEAR GUARANTEES REQUIRE DOUBLE WRAP.

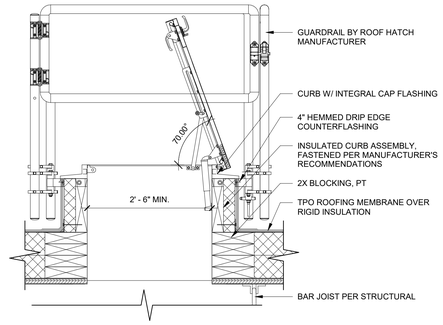
C5 DETAIL - HOT PIPE FLASHING, TYP.

SCALE: 6" = 1'-0"



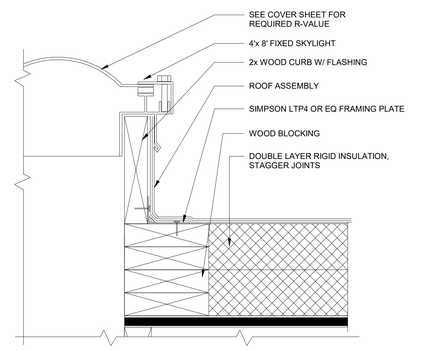
B2 TYP. MTL. CONDUCTOR HEAD

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



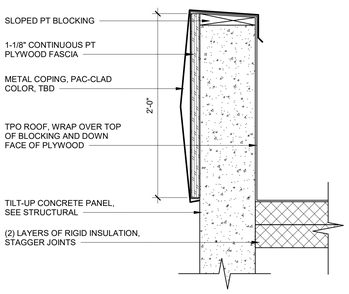
B4 TYP ROOF HATCH

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



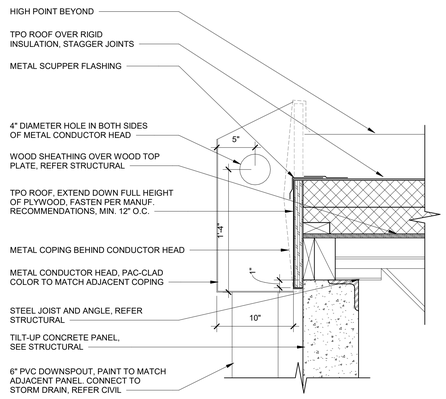
B5 DETAIL - TYP. FIXED SKYLIGHT CURB

SCALE: 3" = 1'-0"



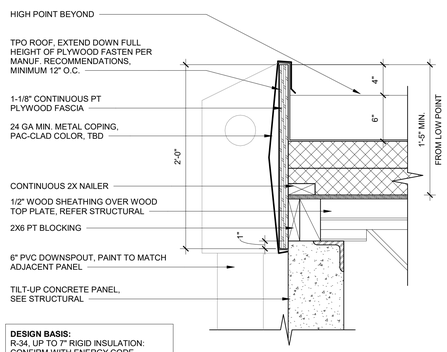
A1 DETAIL - 2' COPING

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



A2 DETAIL - TYPICAL ROOF SCUPPER

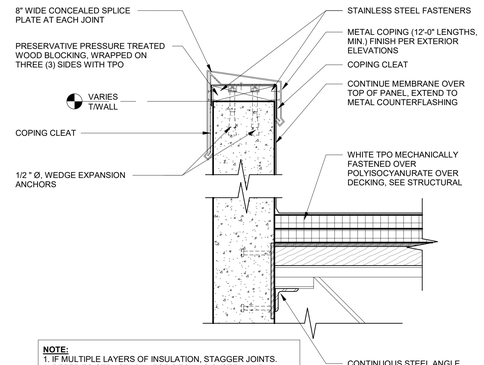
SCALE: 1 1/2" = 1'-0"



DESIGN BASIS:
R-34, UP TO 7" RIGID INSULATION:
CONFIRM WITH ENERGY CODE COMPLIANCE TABLE ON COVERSHEET

A4 DETAIL - TYPICAL ROOF SECTION

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



NOTE:
1. IF MULTIPLE LAYERS OF INSULATION, STAGGER JOINTS.
2. REFER TO STRUCTURAL FOR DECKING SYSTEM AND STRUCTURAL SUPPORT
3. ALL STAINLESS STEEL FASTENERS INTO WOOD BLOCKING

A5 DETAIL - TILT PARAPET

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

TWINSTEPS ARCHITECTURE
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REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI

124TH CORPORATE CENTER - BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

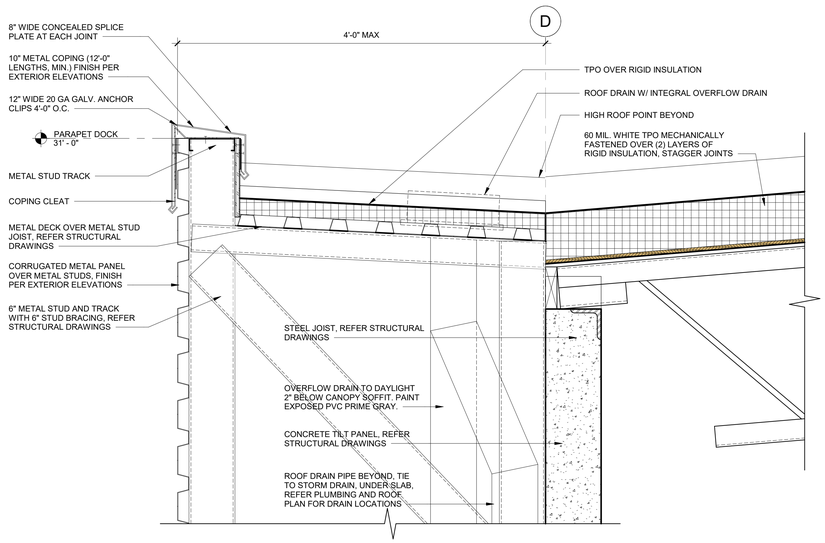
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ROOF DETAILS

DATE: 9/29/25
JOB NO.: 25-072

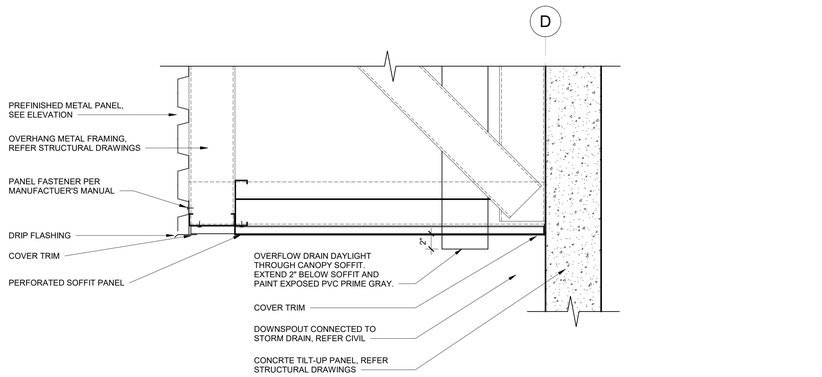
A550

10/1/2025 7:23:24 AM



B5 SECTION - DOCK CANOPY PARAPET

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



A5 SECTION - DOCK CANOPY SOFFIT

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

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1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ROOF DETAILS

DATE: 9/29/25
JOB NO.: 25-072

A551

10/1/2025 7:22:25 AM

DOOR HARDWARE LEGEND

HARDWARE SET: 01
STOREFRONT PAIR

QTY:				
1	LOCKSET / LATCHSET:	KAWNEER	CONSTR. CYLINDER	BLK ANOD
1	HINGES:	KAWNEER	CONT. GEARED	BLK ANOD
1	CLOSER:	KAWNEER	LCN 1461	BLK ANOD
1	EMERGENCY EXIT DEVICE:	KAWNEER	1686 CONCEALED ROD	BLK ANOD
1	PULL HANDLE:	KAWNEER	CO9 OFFSET	BLK ANOD
1	THRESHOLD:	KAWNEER	BUTT HUNG	BLK ANOD

HARDWARE SET: 02
HM SINGLE

QTY:				
1	LOCKSET:	HAGER	3480 WTN	US26D
1	PROTECTOR PLATE:	HAGER	341D	US32D
3	HINGES:	HAGER	BB1199, 4-1/2" x 4-1/2" NRP	US32D
1	CLOSER:	HAGER	5100 MLT	ALM
1	FLOOR STOP:	HAGER	242F	US26D
1	WEATHERSTRIP:	HAGER	726, 17'	S
1	RAIN DRIP CAP:	HAGER	810S, 40"	MIL
1	DOOR BOTTOM:	HAGER	770S, 36"	MIL
1	THRESHOLD:	HAGER	417S, 36"	MIL

HARDWARE SET: 03
HM PAIR - ELEC

QTY:				
1	LOCKSET:	HAGER	3480 WTN	US26D
2	FLUSH BOLT:	HAGER	282D	US26D
6	HINGES:	HAGER	BB1199, 4-1/2" x 4-1/2" NRP	US32D
1	CLOSER:	HAGER	5100 MLT	ALM
2	FLOOR STOP:	HAGER	242F	US26D
1	WEATHERSTRIP:	HAGER	726, 20'	S
1	RAIN DRIP CAP:	HAGER	810S, 76"	MIL
2	DOOR BOTTOM:	HAGER	770S, 36"	MIL
1	THRESHOLD:	HAGER	417S, 72"	MIL

HARDWARE SET: 04
HM PAIR - PUMP

QTY:				
1	EMERGENCY EXIT DEVICE:	HAGER	4501M, 36" x 45NL WTN	US26D
2	FLUSH BOLT:	HAGER	282D	US26D
6	HINGES:	HAGER	BB1199, 4-1/2" x 4-1/2" NRP	US32D
1	MORTISE CYLINDER:	HAGER	3902 LFIC, 1-1/2"	US26D
1	COMBINATED CORE:	HAGER	3919-C	US26D
1	CLOSER:	HAGER	5100 MLT	ALM
2	FLOOR STOP:	HAGER	242F	US26D
1	PROTECTOR PLATE:	HAGER	341D	US32D
1	WEATHERSTRIP:	HAGER	726, 20'	S
1	RAIN DRIP CAP:	HAGER	810S, 76"	MIL
2	DOOR BOTTOM:	HAGER	770S, 36"	MIL
1	THRESHOLD:	HAGER	417S, 72"	MIL

DOOR SCHEDULE LEGEND

DOOR CONSTRUCTION:

WD = SOLID CORE W/ WOOD VENEER
H.M. = HOLLOW METAL
GLASS = TEMPERED GLAZING
ALUM = ALUMINUM W/ TEMPERED GLAZING
STL = STEEL
POLY = POLYMER CORE
POLYU = POLYURETHANE INSULATION
POLYS = POLYSTYRENE INSULATION
POLYC = POLYCARBONATE GLAZING
-L.L. = LEAD LINED

DOOR/FRAME FINISH:

PNT-X = PAINT (REFER FINISH LEGEND FOR ADDITIONAL INFORMATION)
CLR = CLEAR URETHANE FINISH ON WOOD VENEER
ANOD = ANODIZED ALUMINUM FINISH (MATCH ARCHITECT'S SAMPLE)
GLASS = TEMPERED GLAZING
P.LAM = PLASTIC LAMINATE
STN = STAIN FINISH ON WOOD VENEER (MATCH ARCHITECT SAMPLE)
KYN = KYNAR FINISH (MATCH ARCHITECT'S SAMPLE)
BLK = BLACK
BRO = BRONZE
S.S. = STAINLESS STEEL

FRAME CONSTRUCTION:

H.M. = HOLLOW METAL
ALUM = EXTRUDED ALUMINUM
STL = STEEL
S.S. = STAINLESS STEEL
-L.L. = LEAD LINED

ACCESS CONTROLS:

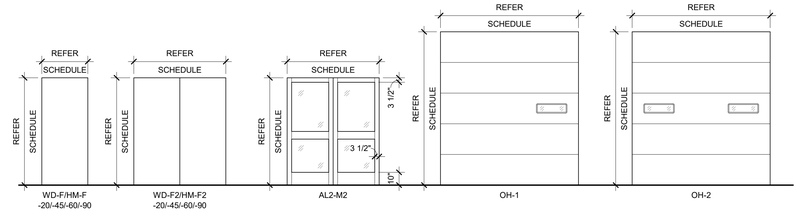
C.R. = CARD READER
K.P. = KEY PAD
MAG = MAGNETIC LOCK SYSTEM
M.H. = MAGNETIC HOLD OPEN DEVICE

DOOR GENERAL NOTES

1. ALL HOLLOW METAL DOORS & FRAMES OPENING TO THE EXTERIOR SHALL BE GALVANIZED, 16GA DOORS & 14 GA FRAMES
2. ALL EXTERIOR HOLLOW METAL DOORS ACCESSING A CONDITIONED INTERIOR SPACE SHALL BE INSULATED W/ POLYURETHANE INSULATION UNLESS OTHERWISE REQUIRED TO BE POLYSTYRENE FOR FIRE RATED OPENINGS.
3. ALL INTERIOR HOLLOW METAL DOORS & FRAMES SHALL BE 18GA DOOR & 16GA FRAMES.
4. ALL HOLLOW METAL FRAMES SHALL BE FULLY WELDED. NO KNOCK DOWN FRAMES ALLOWED.
5. ALL EXTERIOR DOORS SHALL RECEIVE A PERIMETER WEATHERSTRIPPING. PROVIDE THRESHOLDS AT ALL DOORS EXCEPT OVERHEAD DOOR LOCATIONS.
6. ALL DOORS 3'-6" OR LARGER SHALL REQUIRE (4) HINGES.
7. OPERABLE PARTS SHALL BE OPERABLE W/ (1) HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. WHERE EXISTING DOOR HARDWARE IS TO REMAIN, VERIFY EXISTING HARDWARE OPERATION.
8. MAXIMUM FORCE REQUIRED TO OPEN INTERIOR & EXTERIOR DOORS SHALL NOT EXCEED 5 LBS & FIRE DOORS SHALL NOT EXCEED 15 LBS.
9. LEVER TRIM SHALL BE PROVIDED ON ALL LATCHING DOOR HARDWARE. WHERE EXISTING DOOR HARDWARE IS TO REMAIN, VERIFY EXISTING HARDWARE OPERATION.
10. CONTRACTOR SHALL COORDINATE ALL DOOR FRAME THROAT THICKNESSES.
11. ALL HOLLOW METAL DOORS & FRAMES SHALL BE FACTORY PRIMED FOR FIELD PAINTING.
12. ALL DOOR WALL STOPS IN FRAMED PARTITIONS SHALL HAVE ADEQUATE WALL BLOCKING PROVIDED. REFER TYPICAL WALL BLOCKING DETAIL.
13. MAXIMUM OF 3/4" UNDERCUT FOR ALL DOORS.
14. ALL DOORS ALONG THE PATH OF EGRESS SHALL BE NON-LOCKING IN THE DIRECTION OF TRAVEL.
15. ALL DOORS & HARDWARE SHALL COMPLY W/ ALL STATE & LOCAL JURISDICTIONS ACCESSIBILITY REQUIREMENTS.
16. ALL DOOR HARDWARE SHALL BE SATIN STAINLESS STEEL (US32D/630) UNLESS OTHERWISE NOTED.
17. ALL GLAZING FOR DOORS SHALL BE TEMPERED.
18. GENERAL CONTRACTOR TO COORDINATE ALL WORK BETWEEN DOOR INSTALLER, ELECTRICAL CONTRACTOR, & ACCESS CONTROL CONTRACTOR FOR DOORS REQUIRING ACCESS CONTROLS.
19. COORDINATE FINAL LOCATIONS OF MAGNETIC DOOR HOLD OPEN DEVICES W/ ARCHITECT PRIOR TO INSTALLATION.
20. ALUMINUM ENTRANCE DOOR GLAZING TO MATCH ADJACENT WINDOW SYSTEM GLAZING TYPE & FINISH.
21. GENERAL CONTRACTOR TO COORDINATE BLOCKING & SUPPORT AT ALL OVERHEAD DOOR LOCATIONS PRIOR TO DOOR INSTALLATION.
22. ALL THUMB LATCH LOCKING DEVICES ON MEANS OF EGRESS DOORS SHALL BE ACTIVATED BY NO MORE THAN 1/4 TURN.

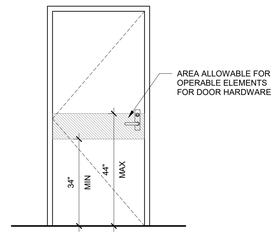
DOOR SCHEDULE

	DOOR									FRAME									
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	MATERIAL	FINISH	GLASS	ELEVATION	INSULATED	MATERIAL	FINISH	ELEVATION	DEPTH	FIRE RATING	HARDWARE SET	ACCESS CONTROLS	ACCESS ACTUATORS	COMMENTS	DOOR NUMBER
001	6'-0"	8'-0"	2 1/4"	ALUM	ALUM	ANOD	1" TEMP	AL1-M2	-	ALUM	ANOD	ALUM	0"	-	1	-	-	U=0.65, SHGC=0.33	001
002	6'-0"	8'-0"	2 1/4"	ALUM	ALUM	ANOD	1" TEMP	AL1-M2	-	ALUM	ANOD	ALUM	0"	-	1	-	-	U=0.65, SHGC=0.33	002
003	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	003
004	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	004
005	6'-0"	8'-0"	2 1/4"	ALUM	ALUM	ANOD	1" TEMP	AL1-M2	-	ALUM	ANOD	ALUM	0"	-	1	-	-	U=0.65, SHGC=0.33	005
006	6'-0"	8'-0"	2 1/4"	ALUM	ALUM	ANOD	1" TEMP	AL1-M2	-	ALUM	ANOD	ALUM	0"	-	1	-	-	U=0.65, SHGC=0.33	006
007	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	007
008	6'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F2	-	H.M.	PNT	HM-D	8 1/4"	-	4	-	-	U=0.37	008
009	6'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F2	-	H.M.	PNT	HM-D	8 1/4"	-	3	-	-	U=0.37	009
010	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	010
011	12'-0"	14'-0"	2"	STL	STL	PNT	POLYC	OH-2	POLYU	STL	PNT	-	0"	-		-	-	MIN. R-5, U=0.31	011
012	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	012
013	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	013
014	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	014
015	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	015
016	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	016
017	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	017
018	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	018
019	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	019
020	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	020
021	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	021
022	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	022
023	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	023
024	12'-0"	14'-0"	2"	STL	STL	PNT	POLYC	OH-2	POLYU	STL	PNT	-	0"	-		-	-	MIN. R-5, U=0.31	024
025	12'-0"	14'-0"	2"	STL	STL	PNT	POLYC	OH-2	POLYU	STL	PNT	-	0"	-		-	-	MIN. R-5, U=0.31	025
026	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	026
027	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	027
028	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	028
029	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	029
030	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	030
031	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	031
032	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	032
033	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	033
034	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	034
035	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	035
036	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	036
037	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	037
038	12'-0"	14'-0"	2"	STL	STL	PNT	POLYC	OH-2	POLYU	STL	PNT	-	0"	-		-	-	MIN. R-5, U=0.31	038
039	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	039
040	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	040



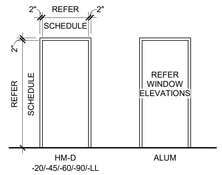
B5 DOOR TYPE ELEVATIONS

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



A3 HARDWARE MOUNTING HEIGHT DETAIL

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



A5 FRAME TYPE ELEVATIONS

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

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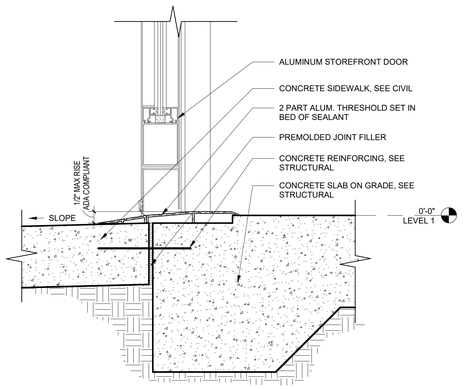
DOOR SCHEDULE & ELEVATIONS

DATE: 9/29/25
JOB NO.: 25-072

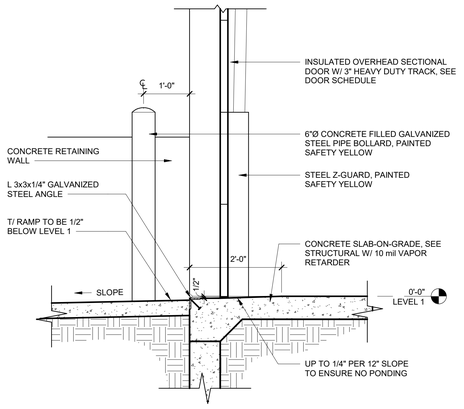
A600

10/1/2025 7:23:28 AM



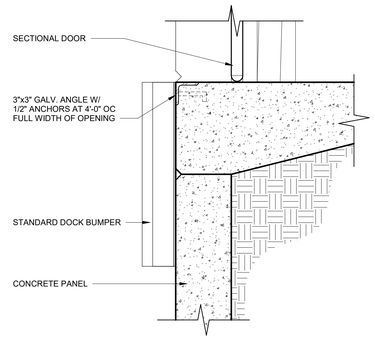
C2 DETAIL - THRESHOLD, TYP. STOREFRONT

SCALE: 3" = 1'-0"



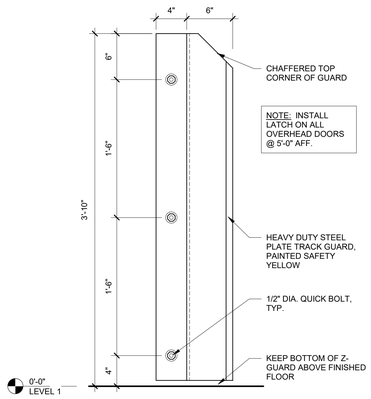
C4 DETAIL - DRIVE-IN DOOR W/ SLOPED SLAB SECTION

SCALE: 3/4" = 1'-0"



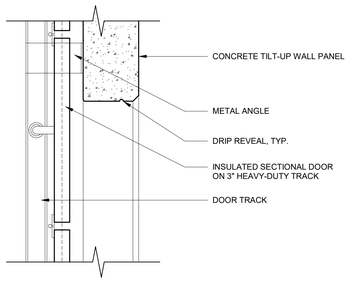
C5 CONCRETE DOCK EDGE

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



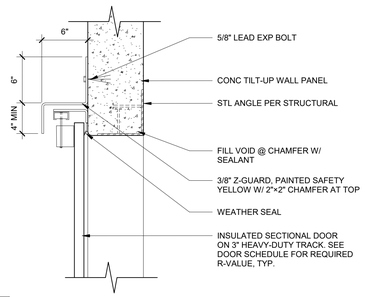
B1 DETAIL - Z-GUARD ELEVATION

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



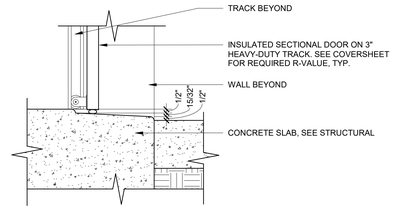
B2 SECTIONAL DOOR HEAD

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



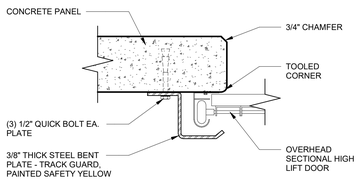
B4 SECTIONAL DOOR JAMB

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



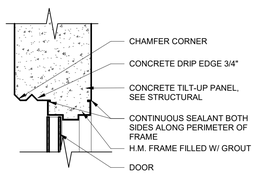
B5 O.H. DOOR THRESHOLD

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



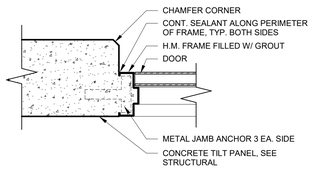
A1 DETAIL - Z-GUARD PLAN

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



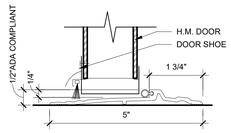
A2 DETAIL - HM DOOR HEAD

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



A4 DETAIL - HM DOOR JAMB

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



A5 DETAIL - HM DOOR THRESHOLD

SCALE: 6" = 1'-0"

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ISSUED FOR PERMIT

REV	DATE	REMARKS

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TACOMA, WA 98402

DOOR & FRAME DETAILS

DATE: 9/29/25
JOB NO.: 25-072

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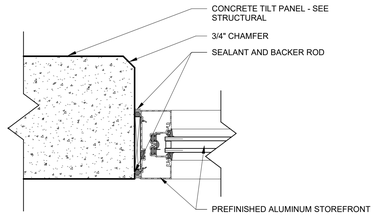
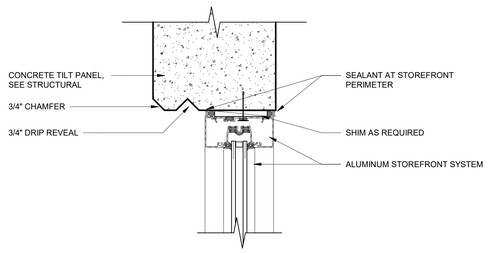
10/1/2025 7:22:28 AM



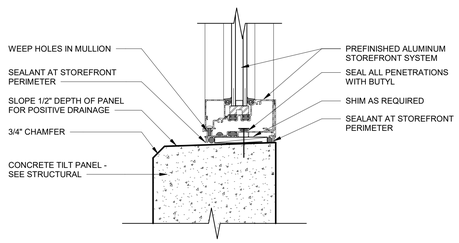
D2 STOREFRONT JAMB DETAIL - PANEL

SCALE: 3" = 1'-0"



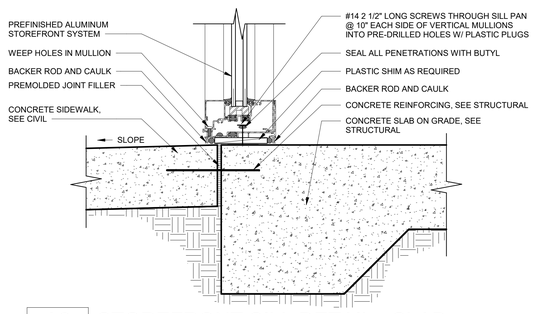
C2 STOREFRONT HEAD / SILL DETAIL - PANEL

SCALE: 3" = 1'-0"



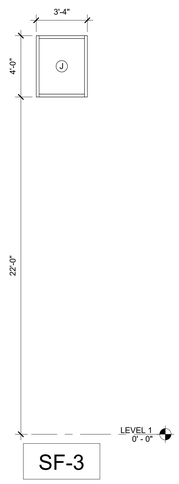
B2 STOREFRONT SILL DETAIL - PANEL

SCALE: 3" = 1'-0"

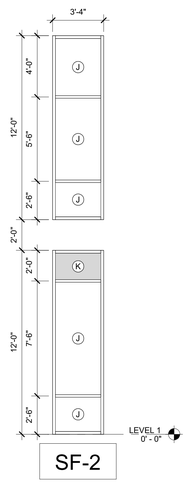


A2 STOREFRONT SILL DETAIL - SLAB

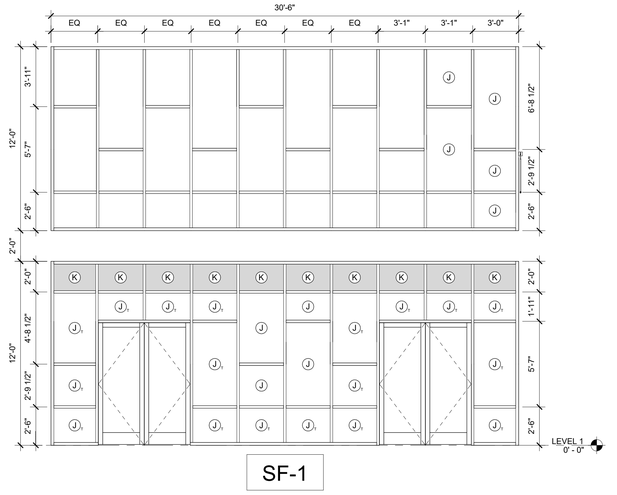
SCALE: 3" = 1'-0"



SF-3



SF-2



SF-1

GLAZING ELEVATION NOTES

1. GLAZING ELEVATION TYPES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES FOR EACH TYPE.
2. REFER GLAZING ELEVATION TYPES FOR WIDTH, HEIGHT, & GLAZING LAYOUT.
3. OVERALL DIMENSIONS ARE GIVEN FOR REFERENCE. REFER TO DETAILS FOR JAMB, SILL, & HEAD CONDITIONS.
4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
5. PROVIDE ALUMINUM BRAKE METAL WRAPS AT ALL EXPOSED STRUCTURAL ELEMENTS ADJACENT TO CURTAIN WALL OR STOREFRONT SYSTEMS.
6. PROVIDE THRESHOLD AT ALL EXTERIOR DOOR LOCATIONS.
7. ALL ALUMINUM DOORS OVER 3'-0" WIDE REQUIRE (5) HINGES, TYP.
8. PROVIDE HEAVY DUTY/THICK WALL MEMBERS AT HINGE & LATCH SIDES OF ALL ALUMINUM DOOR LOCATIONS.
9. WHERE ACCESS CONTROLS ARE TO BE INSTALLED, CONTRACTOR TO COORDINATE WORK BETWEEN DOOR INSTALLER & SECURITY INSTALLER.
10. ALL CHANNEL SET GLAZING SHALL BE GASKETED.
11. ALL CHANNEL SET GLAZING BUTT JOINTS SHALL BE SEALED. CONTRACTOR TO COORDINATE COLOR SELECTION W/ ARCHITECT.
12. ALL GLAZING TO BE TEMPERED AS REQUIRED BY GOVERNING CODE & AHJ.

GLAZING TYPE LEGEND

TYPE	DESCRIPTION
J	**EXTERIOR** - 1" INSULATED GLAZING **BASIS OF DESIGN**: GUARDIAN **OUTBOARD LITE**:1/4" CLEAR; HEAT STRENGTHENED SNX 62/27 "CRYSTAL GRAY" SURFACE #2 **AIR SPACE**: 1/2" W/ BLACK SILICONE **INBOARD LITE**: 1/4" CLEAR; HEAT STRENGTHENED
K	**EXTERIOR** - 1" INSULATED SPANDREL GLAZING **BASIS OF DESIGN**: GUARDIAN **OUTBOARD LITE**:1/4" CLEAR; HEAT STRENGTHENED SNX 62/27 "CRYSTAL GRAY" SURFACE #2 **AIR SPACE**: 1/2" W/ BLACK SILICONE **INBOARD LITE**: 1/4" CLEAR; HEAT STRENGTHENED

GLAZING TAG NOMENCLATURE

GLAZING TYPE — (X) — INDICATES TEMPERED GLAZING

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GLAZING ELEVATIONS

DATE: 9/29/25
JOB NO.: 25-072

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10/1/2025 7:22:29 AM

1. STRUCTURAL NOTES

1.1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION BRACING, FORMWORK AND TEMPORARY CONSTRUCTION SHORING.

1.1.1. ELECTRONIC COPIES OF THE STRUCTURAL DRAWINGS (PDF'S, CAD DRAWINGS OR BIM MODELS) MAY BE PROVIDED TO THE CONTRACTOR FOR THEIR USE. THESE FILES MAY BE PROVIDED AT THE REQUEST OF THE CONTRACTOR FOR THEIR CONVENIENCE ONLY. THE CONTRACTOR AGREES THAT THESE FILES SHALL NOT SUPERSEDE INFORMATION SHOWN ON THE ORIGINAL BID/ CONSTRUCTION DOCUMENTS. THE CONTRACTOR AGREES TO HOLD THE STRUCTURAL ENGINEER HARMLESS FOR ANY ERRORS OR DISCREPANCIES CONTAINED WITHIN THESE ELECTRONIC FILES.

1.1.2. THE BID FIGURE IS BASED SOLELY UPON THE CONSTRUCTION CONTRACT DOCUMENTS AND PROPERLY ISSUED WRITTEN OR VERBAL REPRESENTATIONS.

1.2. CODES

1.2.1. ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE (IBC) AND 2022 OREGON STRUCTURAL SPECIALTY CODE.

1.2.2. ALL REFERENCES TO OTHER CODES, STANDARDS AND SPECIFICATIONS, (ACI, ASTM, ETC.), SHALL BE FOR THE EDITION CURRENTLY REFERENCED BY IBC AS AMENDED AND ADOPTED BY THE LOCAL BUILDING AUTHORITY.

1.3. DESIGN CRITERIA

1.3.1. UNIFORM LOADS:

LOCATION	LIVE LOAD	DEAD LOAD
ROOF	25 PSF (SNOW*)	ACTUAL
SLAB ON GRADE	450 PSF OR 8000# CONCENTRATED	ACTUAL LOAD

* THIS IS NOT A GROUND SNOW LOAD

1.3.2. SNOW LOADS PER IBC SECTION 1608 AND CHAPTER 7 OF ASCE 7 & OREGON SEAO.ORG GROUND SNOW LOAD:

GROUND SNOW LOAD (P_g):	9 PSF
FLAT ROOF SNOW LOAD (P_f): (PER CITY)	25 PSF
SNOW EXPOSURE FACTOR (C_e):	1.0
SNOW IMPORTANCE FACTOR (I_s):	1.0
THERMAL FACTOR (C_t):	1.0

1.3.3. CONCENTRATED LOADS: ALL MANUFACTURERS OF PRE-ENGINEERED COMPONENTS OR SYSTEMS SHALL LOCATE, COORDINATE, VERIFY WEIGHTS, ETC., OF MECHANICAL UNITS OR OTHER CONCENTRATED LOADS AND DESIGN THEIR SYSTEM FOR THESE LOADS.

1.3.4. WIND LOADS (PER IBC SECTION 1609 AND ASCE 7 CHAPTERS 26 THRU 30):

BASIC WIND SPEED (V) (PER OSSC)	97 MPH
RISK CATEGORY	II
WIND EXPOSURE:	B
APPLICABLE INTERNAL PRESSURE COEFFICIENT:	+/-0.18
TOPOGRAPHIC FACTOR (K_{zt})	1.0

COMPONENTS AND CLADDING: ULTIMATE DESIGN WIND PRESSURES TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS IS AS FOLLOWS:

ZONE:1	+16/-28.4 PSF (10 SQ FT)
ZONE:1'	+16/-16.3 PSF (10 SQ FT)
ZONE:2	+16/-37.5 PSF (10 SQ FT)
ZONE:3	+16/-51.1 PSF (10 SQ FT)
ZONE:4	+16.3/-17.7 PSF (10 SQ FT)
ZONE:5	+16.3/-21.8 PSF (10 SQ FT)

1.3.5. SEISMIC LOADS (PER IBC SECTION 1613 AND ASCE 7 CHAPTERS 11 THRU 13):

RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I_E):	1.0
S_1:	0.837
S_1:	0.391
SITE CLASS:	D
S_{DS}:	0.650
S_{D1}:	N/A
SEISMIC DESIGN CATEGORY:	D
SEISMIC RESPONSE COEFFICIENT (C_S):	0.130
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE PROCEDURE

SEISMIC BASE SHEAR: N/S=218.0K E/W=300.2K

SEISMIC FORCE-RESISTING SYSTEM	RESPONSE MODIFICATION COEFFICIENT, R	OVERSTRENGTH FACTOR, Ω_0
A. BEARING WALL SYSTEMS:		
1. SPECIAL REINFORCED CONCRETE SHEAR WALLS	5	2

NOTE: TABULATED OVERSTRENGTH FACTOR HAS BEEN REDUCED IN ACCORDANCE WITH ASCE 7 TABLE 12.2-1 FOOTNOTE B FOR STRUCTURES WITH FLEXIBLE DIAPHRAGMS.

1.4. STATEMENT OF SPECIAL INSPECTIONS

SEE STATEMENT OF SPECIAL INSPECTION AND TESTING SHEET S0.3.

1.5. SHOP DRAWINGS

1.5.1. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR THE FOLLOWING:

A. CONCRETE MIX DESIGN SUBMITTALS
B. REINFORCING STEEL
C. STRUCTURAL AND MISCELLANEOUS STEEL INCLUDING WELD INSERTS AND ANCHORS
D. PRE-ENGINEERED STEEL JOISTS AND JOIST GIRDERS *
E. TILT UP WALLS
F. PRE-ENGINEERED STEEL STAIRS AND GUARDRAILS *

* DEFERRED SUBMITTALS: PRE-ENGINEERED ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AFTER REVIEW BY THE ENGINEER OR RECORD AS A DEFERRED SUBMITTAL.

1.5.2. SHOP DRAWING REVIEW NOTES

A. ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS (PLANS AND SPECIFICATIONS).
B. ENGINEER OF RECORD REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF THEIR RESPONSIBILITY FOR REVIEW OF THE SHOP DRAWINGS FOR COMPLIANCE WITH THE PROJECT REQUIREMENTS.
C. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT BE CONSIDERED AS A GUARANTEE BY THE ENGINEER THAT THE SHOP DRAWINGS COMPLY WITH ALL PROJECT REQUIREMENTS.
D. CONCURRENT SHOP DRAWING REVIEW SHALL ONLY BE PERMITTED IF APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO THE START OF SHOP DRAWING REVIEW.

1.6. MISCELLANEOUS

1.6.1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.

1.6.2. VERIFY SIZE AND LOCATION OF ALL OPENINGS IN THE FLOORS, ROOF AND WALLS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

1.6.3. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL FOLLOW SIMILAR DETAILS OF SECTIONS OF THIS PROJECT AS APPROVED BY THE ARCHITECT/ ENGINEER.

1.6.4. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF OPENINGS NOT DIMENSIONED OR SHOWN ON STRUCTURAL PLANS.

1.6.5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND WEIGHTS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING HOUSEKEEPING PADS.

1.6.6. FOR PIPES, CONDUITS, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE: CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., PUBLICATION "APPENDIX E: SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS." ALL BRACING AND SUPPORTS SHALL BE DESIGNED FOR SEISMIC HAZARD LEVEL (SHL) B. SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

1.6.7. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY: ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, AND BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES.

2. SITE PREPARATION/SOIL REMEDIATION

2.1. SOIL DATA

ALLOWABLE SOIL PRESSURE 2500 PSF. ALLOW 33-1/3% INCREASE FOR LOADS FROM WIND OR SEISMIC ORIGIN. SEE GEOTECHNICAL ENGINEERING REPORT BY TERRA ASSOCIATES DATED MAY 2024. (LOADING AFTER SITE PRELOAD AND 2'-0" COMPACTED FILL) SEE GEOTECH REPORT FOR ALL SUBGRADE PREPARATION REQUIREMENTS AS WELL AS CAPILLARY BREAK AND VAPOR BARRIER RECOMMENDATIONS.

2.1.1. RETAINING WALL DESIGN CRITERIA:

A.	ACTIVE EARTH PRESSURE:	35 PCF
B.	AT-REST EARTH PRESSURE:	35 PCF+ 100PSF
C.	SEISMIC EARTH PRESSURE:	8 x "H" PSF
D.	PASSIVE EARTH PRESSURE:	300 PCF *
E.	FRICTION COEFFICIENT:	0.30 *

* INCLUDES FACTOR OF SAFETY OF 1.5

2.2. EXCAVATION

EXCAVATE TO DEPTH SHOWN AND TO FIRM UNDISTURBED MATERIAL. OVER-EXCAVATIONS SHALL BE BACKFILLED WITH LEAN CONCRETE (f'_c=500-1200 PSI) OR STRUCTURAL FILL AT THE CONTRACTOR'S EXPENSE. EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM THE ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AS NECESSARY TO AVOID WATER-SOFTENED SUBGRADE.

2.3. FILL, BACKFILL AND COMPACTION

BACKFILL AGAINST WALLS SHALL NOT BE PLACED UNTIL AFTER THE REMOVAL OF ALL MATERIAL SUBJECT TO ROT OR CORROSION. ALL FILL PLACED AGAINST RETAINING WALLS OR BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL. STRUCTURAL FILL OTHER THAN PEA GRAVEL SHALL BE GRANULAR PLACED IN LOOSE LIFTS NOT EXCEEDING 12-INCH AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MOD PROCTOR). PEA GRAVEL FILL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3/8" DIAMETER.

3. STRUCTURAL CONCRETE

3.1. GENERAL

ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING THE REQUIREMENTS OF ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." PROPORTIONING OF INGREDIENTS FOR EACH CONCRETE MIX SHALL BE BY METHOD 2 OR THE ALTERNATE PROCEDURE GIVEN IN ACI-301. PLACE CONCRETE PER ACI-304 AND CONFORM TO ACI-604 (306) FOR WINTER CONCRETING AND ACI-605 (305) FOR HOT WEATHER CONCRETING. USE INTERIOR MECHANICAL VIBRATORS WITH 7,000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. CONCRETE SHALL BE PLACED MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL CONCRETE FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURE FOR SEVEN DAYS AFTER PLACING.

3.2. STRENGTH

TWENTY-EIGHT DAY COMPRESSIVE STRENGTHS (f'_c) SHALL BE AS FOLLOWS WITH EXPOSURE CATEGORY AND CLASS PER ACI TABLE 19.3.1.1 GIVEN IN PARENTHESIS:

SLABS ON GRADE (F0/S0/W0/C0)	4000 PSI
FOOTINGS (F0/S0/W0/C1)	3000 PSI
CONCRETE GRADE BEAMS (F0/S0/W0/C0)	4000 PSI
VERTICALLY FORMED WALLS (F1/S0/W0/C0)	4000 PSI *
TILT UP WALL PANELS(F0/S0/W0/C0)	5000 PSI

* MAXIMUM W/C RATIO SHALL BE 0.55

CONCRETE SUPPLIER TO PROVIDE TEST RECORDS PER SECTION 26.4 OF ACI 318.

3.3. MATERIALS

3.3.1. CEMENT: ASTM C150, TYPE I OR TYPE II. ENGINEER'S APPROVAL IS NEEDED FOR USE OF TYPE III CEMENT.

3.3.2. COARSE AND FINE AGGREGATE: ASTM C33.

3.3.3. WATER SHALL BE CLEAN AND POTABLE.

3.3.4. FLYASH: ASTM C618 CLASS C (CLASS F MAY BE ALLOWED IF APPROVED BY THE STRUCTURAL ENGINEER)

3.3.5. GROUND GRANULATED BLAST FURNACE SLAG (GGBFS): ASTM C989 GRADE 100 OR 120. GGBFS SHALL NOT BE PERMITTED UNLESS REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. MIX DESIGNS SUBMITTED INCLUDING GGBFS SHALL INCLUDE SHRINKAGE TEST RESULTS AT 28 DAYS.

3.4. ADMIXTURES

3.4.1. WATER REDUCING ADMIXTURE: ASTM C494. ADMIXTURES SHALL BE USED IN EXACT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.4.2. WATER REDUCING ADMIXTURES SHALL BE USED AT ALL HEAVILY CONGESTED AREAS (I.E. CONCRETE BEAMS, COLUMNS AND WALLS WITH REINFORCING SPACING OF 4" OR LESS)

3.4.3. CONCRETE USING ADMIXTURES TO PRODUCE FLOWABLE CONCRETE MAY BE USED SUBJECT TO ENGINEER'S APPROVAL.

3.4.4. AIR ENTRAINMENT: ASTM C260 AND ASTM C494 ENTRAIN 5% PLUS/MINUS 1.5% BY VOLUME IN ALL CONCRETE EXPOSED TO WEATHER.

3.4.5. NO OTHER ADMIXTURES PERMITTED UNLESS APPROVED BY THE ENGINEER.

3.5. FORMWORK AND SHORING

3.5.1. FOLLOW RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI-347).

3.6. REINFORCING STEEL:

3.6.1. DETAIL, FABRICATE, AND PLACE PER ACI-315 AND ACI-318. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

3.6.2. DEFORMED BAR REINFORCEMENT: ASTM A615 GR 60

3.6.3. WELDABLE DEFORMED BAR REINFORCEMENT: ASTM A706 GR 60 WHERE NOTED ON STRUCTURAL DRAWINGS

3.6.4. EXCEPT AS NOTED SPECIFICALLY ON THE DRAWINGS, ALL CONCRETE REINFORCEMENT SHALL BE LAP-SPLICED AS FOLLOWS:

#6 AND SMALLER	48 X BAR DIAMETER
#7 AND LARGER	56 X BAR DIAMETER

NO MORE THAN 50% HORIZONTAL OR VERTICAL BARS SHALL BE SPLICED AT ONE LOCATION

3.6.5. EXCEPT AS NOTED SPECIFICALLY ON THE DRAWINGS, PROVIDE CORNER BARS TO MATCH QUANTITY AND DIAMETER OF HORIZONTAL REINFORCEMENT AND LAP WITH HORIZONTAL REINFORCEMENT AS FOLLOWS:

#6 AND SMALLER	48 X BAR DIAMETER
#7 AND LARGER	56 X BAR DIAMETER

THESE CORNER BARS SHALL BE PLACED AT ALL CORNERS AND INTERSECTIONS IN CONCRETE FOOTINGS AND WALLS.

3.7. CONCRETE COVER ON REINFORCING SHALL BE AS FOLLOWS (UNLESS SHOWN OTHERWISE):

BOTTOM OF FOOTINGS	3"
FORMED EARTH FACE AND SLAB ON GRADE	2"
WALLS, WEATHER FACE	1-1/2"
WALLS, INSIDE FACE	1"

3.8. CONSTRUCTION OR CONTROL JOINTS

3.8.1. UNLESS NOTED OTHERWISE, LOCATION OF THE CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE SHALL NOT EXCEED THE DISTANCES NOTED BELOW. JOINTS SHALL BE LOCATED ON COLUMN GRIDS OR UNDER PERMANENT PARTITIONS TO THE GREATEST EXTENT POSSIBLE. ADDITIONAL JOINTS SHALL BE REQUIRED AT REENTRANT CORNERS AND CORNERS OF SLAB DEPRESSIONS OR PENETRATIONS. PROVIDE JOINT SEALANT PER SPECIFICATIONS - INSTALL PER MANUFACTURER RECOMMENDATIONS.

7" SLAB ON GRADE	15'-0" OC

3.8.2. CONSTRUCTION OR CONTROL JOINT SPACING IN WALLS SHALL NOT EXCEED 50' ON CENTER EXCEPT AS DIRECTED BY THE ARCHITECT/ENGINEER.

3.9. CONDUIT AND PIPING EMBEDDED IN CONCRETE

3.9.1. ELECTRICAL CONDUIT SHALL NOT BE PLACED WITHIN A SLAB ON GRADE BUT PLACED BELOW THE SLAB IN THE SUB-BASE.

3.10. GROUT FOR BEARING PLATES

THE NON-SHRINK GROUT SHALL MEET ASTM C1107 GRADE B OR EQUIVALENT (MASTERFLOW 928 BY BASF OR APPROVED EQUIVALENT). GROUT SHALL BE A PRE-PACKAGED HYDRAULIC CEMENT BASED MINERAL AGGREGATE GROUT, MIXED, PLACED AND CURED AS RECOMMENDED BY THE MANUFACTURER. COMPRESSIVE STRENGTH SHALL EXCEED 6000 PSI AT 28 DAYS.

3.11. TILT-UP CONCRETE WALLS

3.11.1. TYPICAL AND SPECIAL REINFORCEMENT SHOWN ON PANEL ELEVATIONS IS DESIGNED FOR FORCES OCCURRING AFTER PANEL IS IN PLACE AND TIED TO ROOF AND FLOOR DIAPHRAGMS. USE STRONGBACKS AND EXTRA REINFORCEMENT AS REQUIRED AND DIRECTED BY PANEL LIFT INSERT MANUFACTURER/SUPPLIER FOR ERECTION PURPOSES. LIFT INSERT MANUFACTURER/SUPPLIER SHALL ANALYZE PANELS FOR ADEQUACY DURING COMPLETE LIFTING OPERATION FROM HORIZONTAL TO VERTICAL, INCLUDING LATERAL TRANSPORT (WALKING) OF PANELS.

3.11.2. ALL PANEL DIMENSIONS ON FOUNDATION PLANS ARE TO CENTER LINES OF CONNECTIONS. DO NOT SCALE PANEL ELEVATIONS.

3.11.3. DO NOT CUT OR DRILL PANELS WITHOUT APPROVAL OF ENGINEER UNLESS SHOWN OR INDICATED ON STRUCTURAL DRAWINGS.

3.11.4. SEE SPECIFICATIONS FOR FINISHES, CURING, ETC.

3.11.5. GROUT UNDER PANEL WITH A 9-SACK PEA GRAVEL CONCRETE GROUT MIX (f'_c=5000 PSI AT 28 DAYS).

3.11.6. PANELS DRAWN SHOW TYPICAL LOCATIONS OF PANEL CONNECTIONS AND ADDITIONAL REINFORCING FOR MOST PANEL OPENINGS. NOT ALL EMBEDDED ITEMS AND MECHANICAL AND ELECTRICAL PENETRATIONS ARE SHOWN. CONTRACTOR SHALL COORDINATE PENETRATIONS WITH MECHANICAL AND ELECTRICAL AND REINFORCING PER PLANS.

3.11.7. GENERAL CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR STACKING OF PANELS OR RAT SLABS AS REQUIRED WHERE ADEQUATE CASTING AREA IS NOT AVAILABLE AT INTERIOR BUILDING SLAB ON GRADE AREAS.

3.12. CONCRETE COORDINATION DRAWINGS

PRIOR TO THE START OF CONCRETE WALL CONSTRUCTION THE CONTRACTOR SHALL SUBMIT CONCRETE COORDINATION DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL. COORDINATION DRAWINGS SHALL INCLUDE DIMENSIONS AND SIZES FOR EMBED LOCATIONS, DOOR AND WINDOW OPENINGS, MECHANICAL PENETRATIONS, AND OTHER APPROPRIATE ITEMS.

5. METALS

5.1. STRUCTURAL STEEL GENERAL REQUIREMENTS

5.1.1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 341-16 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 303-16 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT AS AMENDED BY THESE STRUCTURAL NOTES.

5.1.2. STRUCTURAL STEEL FABRICATOR REQUIREMENTS:

A. THE STRUCTURAL STEEL FABRICATOR SHALL BE CURRENTLY AISC CERTIFIED, CATEGORY STD.
B. IF THE FABRICATOR IS NOT CERTIFIED, ADDITIONAL INSPECTIONS SHALL BE REQUIRED BY THE PROJECT SPECIAL INSPECTOR EMPLOYED BY THE PROJECT OWNER. THE COSTS ASSOCIATED WITH THESE ADDITIONAL INSPECTIONS SHALL BE BORNE BY THE GENERAL CONTRACTOR AND STRUCTURAL STEEL FABRICATOR.

5.2. STRUCTURAL STEEL

5.2.1. STEEL W SHAPES AND C & MC SHAPES 8" OR LARGER OR AS CALLED OUT SPECIFICALLY ON DRAWINGS, SHALL BE ASTM A992 (F_y=50 KSI).

5.2.2. STEEL L SHAPES SHALL BE ASTM A572 Gr. 50 (F_y=50 KSI).

5.2.3. STEEL PLATES THAT ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM SHALL BE ASTM A572 Gr. 50 (F_y=50 KSI).

5.2.4. OTHER STEEL PLATES AND C & MC SHAPES SMALLER THAN 8" SHALL BE ASTM A36 (F_y=36 KSI).

5.2.5. RECTANGULAR HOLLOW STEEL SECTIONS (HSS) OR TUBE STEEL SECTIONS (TS) SHALL BE ASTM A500, GR. C (F_y=50 KSI).

5.2.6. BOLTS

A. MACHINE BOLTS NOT SPECIFIED AS HIGH STRENGTH SHALL BE ASTM A307 GRADE A.
B. HIGH STRENGTH BOLTS SHALL BE ASTM F3125 GRADE A325 AS INDICATED ON STRUCTURAL DRAWINGS. ALL BOLTS SHALL BE CONSIDERED BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (CONNECTION TYPE N) UNLESS NOTED OTHERWISE. ALL HIGH STRENGTH BOLTED CONNECTIONS SHALL BE INSTALLED WITH NUTS CONFORMING TO ASTM A563 AND HARDENED WASHERS CONFORMING TO ASTM F436.
C. HIGH STRENGTH BOLTS WITH TWIST OFF TYPE TENSION CONTROL MAY BE SUBSTITUTED FOR CONVENTIONAL BOLTS AND SHALL BE ASTM F3125 GRADE F1852 OR GRADE F2280, AND MAY BE USED FOR GRADE A325.
D. ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED PER THE SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS (LATEST EDITION) BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (WWW.BOLTCOUNCIL.ORG).

5.2.7. STEEL ANCHORAGE ELEMENTS:

A. THREADED RODS SHALL BE ALL-THREAD ASTM A36 (F_y=36 KSI) UNLESS NOTED OTHERWISE.
B. WELDED HEADED STUDS: "NELSON STUDS" SHALL BE BY NELSON STUD WELDING, INC. OR APPROVED EQUIVALENT COMPLYING WITH ASTM A108. STUDS SHALL HAVE A MINIMUM F_u OF 65 KSI.
C. ANCHOR RODS: ANCHOR RODS SHALL BE ASTM F1554, F_y=36 KSI WITH HOOKED, HEADED OR THREADED AND NUTTED ENDS AS INDICATED. AT COLUMN LOCATIONS ANCHOR RODS SHALL BE ASTM F1554, F_y=36 KSI WITH HEADED OR THREADED/NUTTED END. TACK WELD NUT TO ANCHOR ROD UNLESS NOTED OTHERWISE. WHERE NOTED, HIGH STRENGTH ANCHOR RODS SHALL BE ASTM F1554, F_y=105 KSI WITH DOUBLE NUTTED PLATE WASHER.
D. EXPANSION ANCHORS SHALL BE CARBON STEEL AS NOTED IN THE FOLLOWING TABLE. ANCHORS IN CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.2 AND/OR ICC-ES AC193 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. ANCHORS SHALL HAVE A CURRENT CODE REPORT THAT COMPLIES WITH THE CURRENT EDITION OF THE IBC AND SHALL BE RATED FOR USE IN THE SEISMIC DESIGN CATEGORY NOTED IN THE DESIGN CRITERIA SECTION OF THESE NOTES.

EXPANSION ANCHORS IN CONCRETE	CODE REPORT
HILTI KWIK BOLT TZ	ICC ESR-1917
SIMPSON STRONG-BOLT 2	ICC ESR-3037
DEWALT POWER-STUD+ SD2	ICC ESR-2502

E. HEAVY DUTY CONCRETE/MASONRY SCREW ANCHORS SHALL BE USED IN DRY INTERIOR CONDITIONS AND SHALL BE AS NOTED IN THE FOLLOWING TABLE:

HEAVY DUTY CONCRETE/ MASONRY SCREW ANCHORS	CODE REPORT
HILTI KWIK HUS-EZ	ICC ESR-3027(CONC) ICC ESR-3056 (CMU)
SIMPSON TITEN HD	ICC ESR-2713 (CONC) ICC ESR-1056 (CMU)
DEWALT SCREW BOLT+	ICC ESR-3889 (CONC) ICC ESR-4042 (CMU)

F. ADHESIVE ANCHORS SHALL BE THREADED ANCHOR RODS OR REBAR DOWELS USING AN INJECTABLE ADHESIVE AS NOTED IN THE FOLLOWING TABLE. ANCHORS IN CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND/OR ICC-ES AC-308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. ANCHORS SHALL HAVE A CURRENT CODE REPORT THAT COMPLIES WITH THE CURRENT EDITION OF THE IBC AND SHALL BE RATED FOR USE IN THE SEISMIC DESIGN CATEGORY NOTED IN THE DESIGN CRITERIA SECTION OF THESE NOTES.

ADHESIVE ANCHORS IN CONCRETE (1) (2)	CODE REPORT
HILTI HIT-HY 200 V3	ICC ESR-4868
SIMPSON AT-3G (3)	ICC ESR-5026
DEWALT AC200+ DUST-X	ICC ESR-4027

(1) ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI, OR AN APPROVED ALTERNATE WHEN SUBMITTED AND APPROVED BY THE ENGINEER. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.

(2) ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS.

(3) SIMPSON SET-3G MAY BE USED WHERE BASE MATERIAL TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT OR FOR EMBEDMENT GREATER THAN 12-INCHES FOR LONGER GEL TIME. SEE ICC ESR-2508 (CONC).

G. POWDER ACTUATED FASTENERS. PDF'S OR PAF'S SHALL BE A MINIMUM 0.157" DIA KNURLED SHANK FASTENER AS NOTED IN THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. FASTENERS DRIVEN INTO STEEL SHALL BE DRIVEN SO THAT THE POINT OF THE FASTENER COMPLETELY PENETRATES THE STEEL BASE MATERIAL. AT TOPPING SLABS, PT SLABS OR SLABS WITH RADIANT HEAT TUBES EMBEDDED WITHIN THE SLAB, LIMIT THE PDF PENETRATION TO 3/4" MAXIMUM AND COORDINATE WITH TENDON/TUBE PLACEMENT AND COVER.

POWDER ACTUATED FASTENERS	CODE REPORT
HILTI X-U	ICC ESR-2269
SIMPSON PDPA	ICC ESR-2138
DEWALT CSI PIN	ICC ESR-2024

5.2.8. METAL PROTECTION: ALL STEEL EXPOSED TO WEATHER, MOISTURE, SOIL, OR AS NOTED SHALL BE GALVANIZED PER ASTM A123 OR A153 AS APPLICABLE. ALL OTHER STEEL SURFACES SHALL BE SHOP PRIMED AFTER FABRICATION.

REPAIR ALL DAMAGED AREAS OF GALVANIZED PARTS SUCH AS FIELD WELDS, ETC. APPLY REPAIR COATING THICKNESS GREATER THAN OR EQUAL TO ORIGINAL ZINC COATING THICKNESS.

5.2.9. STEEL COLUMNS: ALL VERTICAL LOAD CARRYING MEMBERS HAVE BEEN NOTED AS "COLUMNS" ON THE STRUCTURAL DRAWINGS. THIS NOTATION DOES NOT IDENTIFY THESE MEMBERS AS "POSTS" OR "COLUMNS" AS DEFINED BY THE LATEST OSHA RULES REGARDING COLUMN ANCHORAGE REQUIREMENTS (OSHA 29 CFR PARTS 1926.751 AND 1926.755). THE GENERAL CONTRACTOR, STEEL DETAILER, AND STEEL ERECTOR SHALL BE RESPONSIBLE TO DETERMINE THE CORRECT OSHA DESIGNATION OF EACH MEMBER REGARDLESS OF THE NOTATION SHOWN ON THE STRUCTURAL DRAWINGS.

5.2.10. PRE-ENGINEERED STEEL STAIRS AND GUARDRAILS: THE STEEL STAIR MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

5.3. WELDING

5.3.1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE," AWS D1.1, AWS D1.4 AND AWS D1.8 AS APPROPRIATE.

5.3.2. ALL WELDING SHALL BE BY CERTIFIED WELDERS; USE 70 KSI LOW HYDROGEN FILLER METAL AND SHALL BE PROTECTED PER AWS D1.1 UNTIL USE. FOR ALL FULL PENETRATION WELDS, FILLER METAL SHALL BE NOTCH TOUGH TO MEET CHARPY V-NOTCH OF 20 FOOT-POUND AT -20°F.

5.3.3. NO WELDING OF REINFORCING STEEL SHALL BE ALLOWED EXCEPT WHERE SHOWN. ALL WELDING OF REINFORCEMENT SHALL BE PER ANSI/AWS D1.4. THE FOLLOWING FILLER METAL SHALL BE USED WHEN WELDING REINFORCEMENT:

A. FOR WELDING OF ASTM A706 GR 60 REBAR, 80 KSI FILLER METAL.
B. FOR WELDING OF ASTM A615 GR 60 REBAR, NOT PERMITTED.
C. FOR WELDING OF ASTM A615 GR 40 REBAR, NOT PERMITTED.

5.3.4. ALL FULL PENETRATION FIELD AND SHOP WELDS SHALL BE FULL TIME INSPECTED AND TESTED BY NON-DESTRUCTIVE PROCEDURES. RESULTS OF TESTS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER.

NOTES CONTINUE ON SHEET S0.2

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Project Title:

124TH CORPORATE CENTER BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

5.4. WELDING PROCEDURE SPECIFICATION (WPS)

5.4.1. FOR ALL WELDING OF REINFORCING STEEL, NON-PREQUALIFIED WELDS AND ALL WELDING OF COMPONENTS WHICH ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM, CONTRACTOR SHALL SUBMIT A WELDING PROCEDURE SPECIFICATION (WPS) TO ENGINEER FOR APPROVAL PRIOR TO WELDING. EACH WPS SHALL INCLUDE ALL NECESSARY INFORMATION REQUIRED BY AWS D1.1, AWS D1.4 AND AWS D1.8 AND AS FOLLOWS:

A. APPLICABLE BASE METAL TYPES AND THICKNESSES.

B. SKETCH OF JOINT INDICATING APPLICABLE DIMENSIONS. INDIVIDUAL PASSES SHALL BE IDENTIFIED AND NUMBERED TO IDENTIFY THE SEQUENCE. THE SKETCH SHALL IDENTIFY THE MAXIMUM THICKNESS AND BEAD WIDTH. IN NO CASE SHALL THE LAYER THICKNESS EXCEED 1/4" NOR THE BEAD WIDTH EXCEED 5/8."

C. PREHEAT REQUIREMENTS.

D. ELECTRICAL CHARACTERISTICS (I.E., CURRENT, VOLTAGE, TRAVEL SPEED, ETC.).

E. ELECTRODE REQUIREMENTS SHALL MEET THE REQUIREMENTS OF AWS A5.1, AWS A5.5, AWS A5.17, AWS A5.23, AWS A5.18, AWS A5.20, AWS A5.28, AND AWS A5.29, AS APPLICABLE FOR WELDING METHOD USED.

5.5. COLD FORMED STEEL FRAMING

5.5.1. ALL STUD AND/OR JOIST FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAGE AS SHOWN AND SHALL BE MANUFACTURED BY A CURRENT MEMBER OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA).

5.5.2. ALL STRUCTURAL STEEL STUDS AND JOISTS HAVE BEEN SPECIFIED PER THE GUIDELINES GIVEN IN THE STEEL STUD MANUFACTURER'S ASSOCIATION ICC ESR-3064P. THE IDENTIFICATION CODE IDENTIFIES THE MEMBER DEPTH (IN MILS), SECTION TYPE, FLANGE WIDTH (IN MILS), AND MATERIAL THICKNESS (IN MILS). THE ICC REPORT IS AVAILABLE AT WWW.SSMA.COM.

FOR EXAMPLE, 600 S 125 - 54 [50]:

600 REFERS TO MEMBER DEPTH (600 X 1/100 = 6")

S REFERS TO SECTION TYPE (S=STUD, T= TRACK)

125 REFERS TO FLANGE WIDTH (125 X 1/100 = 1.25")

54 REFERS TO MEMBER THICKNESS (54 MILS OR 16 Ga)

50 REFERS TO YIELD STRENGTH (KSI) IF OTHER THAN NOTED BELOW

5.5.3. ALL STUDS AND/OR JOISTS, 12, 13, 14 AND 16 GAGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE AISI (AMERICAN IRON AND STEEL INSTITUTE) STANDARDS WITH A MINIMUM YIELD STRENGTH OF 50 KSI.

5.5.4. ALL 18 AND 20 GAGE STUDS AND/OR JOISTS, AND ALL TRACK, BRIDGING, END CLOSURES AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE AISI (AMERICAN IRON AND STEEL INSTITUTE) STANDARDS WITH A MINIMUM YIELD STRENGTH OF 33 KSI.

5.5.5. ALL STUDS, JOISTS AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525.

5.5.6. ALL FRAMING COMPONENTS SHALL BE CUT FOR A TIGHT FIT AGAINST ABUTTING MEMBERS, UNLESS SHOWN OTHERWISE. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

5.5.7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.

5.5.8. NON-AXIALLY LOADED WALL STUDS SUCH AS INTERIOR PARTITION WALLS AND EXTERIOR INFILL WALLS SHALL HAVE VERTICAL DEFORMATION CAPABILITY BETWEEN WALL AND ROOF/FLOOR STRUCTURE UNLESS SHOWN OTHERWISE.

5.6. STEEL JOISTS AND JOIST GIRDERS

5.6.1. DESIGN LOADS SHALL BE AS STATED IN THE DESIGN CRITERIA SECTION OF THESE NOTES PLUS ANY SPECIAL LOADS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, MINIMUM DESIGN LOADS SHALL INCLUDE:

A. WHERE PRIMARY ROOF MEMBERS ARE EXPOSED TO A WORK FLOOR A SINGLE NON-CONCURRENT CONCENTRATED LIVE LOAD OF 2000 LBS SHALL BE LOCATED AT ANY PANEL POINT ALONG THE TRUSS BOTTOM CHORD.

B. AT ROOF JOISTS AND JOIST GIRDERS, A MINIMUM UPLIFT LOAD OF 10 PSF IN ZONE 1. IF JST LANDS IN ZONE 2 OR 3 INCREASE TO 18PSF UPLIFT. SEE S2.7 FOR ZONES.

5.6.2. STEEL JOISTS AND JOIST GIRDERS SHALL BE MANUFACTURED PER THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR STEEL JOISTS AND JOIST GIRDERS PUBLISHED BY THE STEEL JOIST INSTITUTE.

5.6.3. ALL STEEL JOISTS AND JOISTS GIRDERS SHALL BE MANUFACTURED BY A FABRICATOR WITH A CURRENT CERTIFICATION FROM THE STEEL JOIST INSTITUTE. MANUFACTURER SHALL BE A MEMBER OF SJI, AND ALL STEEL JOISTS AND JOIST GIRDERS SHALL BE SJI APPROVED.

5.6.4. THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

5.6.5. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER, THE GENERAL CONTRACTOR, AND THE ERECTOR TO MANUFACTURE AND INSTALL ALL STEEL JOISTS AND JOIST GIRDERS IN CONFORMANCE WITH THE MOST CURRENT OSHA RULES (OSHA 29 CFR PART 1926.757).

5.6.6. LIMIT LIVE LOAD TO L/240 FOR ROOF FRAMING MEMBERS.

5.6.7. THE JOIST MANUFACTURER SHALL DESIGN THE JOISTS FOR UNIFORM LOADS INDICATED ON THE STRUCTURAL DRAWINGS AS WELL AS ALL SPECIAL LOADS NOTED ON THE STRUCTURAL PLANS AND DETAILS. SPECIAL LOADS SHALL INCLUDE POINT LOADS FOR SUPPORT OF SECONDARY FRAMING, OVERFRAMING AND SUPPORTED EQUIPMENT (MECHANICAL UNITS, SUSPENDED EQUIPMENT, ETC.).

5.6.8. THE JOIST MANUFACTURER SHALL COORDINATE JOIST BRIDGING AT EXPOSED LOCATIONS FOR ARCHITECTURAL APPEARANCE. BRIDGING LOCATIONS SHALL ALSO BE COORDINATED TO AVOID CONFLICTS WITH MECHANICAL DUCTWORK, SKYLIGHTS AND OTHER BUILDING SYSTEMS.

6. CARPENTRY

DIMENSION LUMBER SHALL BE DF#2 SAWN LUMBER BEAMS, HEADERS AND COLUMNS SHALL BE DF#2 OR AS SHOWN ON THE DRAWINGS. ALL 2" NOMINAL LUMBER SHALL BE KILN DRIED (KD). EACH PIECE OF LUMBER SHALL BEAR STAMP OF WEST COAST LUMBER INSPECTION BUREAU (WCLIB) AND/OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK.

6.1. CARPENTRY HARDWARE

6.1.1. MACHINE BOLTS SHALL BE ASTM A307.

6.1.2. PROVIDE MALLEABLE IRON WASHERS (MIW) OR HEAVY PLATE CUT WASHERS WHERE BOLT HEADS, NUTS OR LAG SCREWS BEAR ON WOOD.

6.1.3. NAILS SHALL BE COMMON, AMERICAN OR CANADIAN MANUFACTURER ONLY WITH MIN. DIAMETERS AS FOLLOWS:

NAIL SIZE	MINIMUM NAIL SHANK DIAMETER	MINIMUM NAIL LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
12d	0.148"	3 1/4"
16d SINKER	0.148"	3 1/4"
16d	0.162"	3 1/2"
20d	0.192"	4"

6.1.4. LAG SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.2.1. WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.6.1.

6.1.5. ANCHORS AND CONNECTIONS SHALL BE SIMPSON, USP, OR ICC (INTERNATIONAL CODE COUNCIL) APPROVED. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SHOWN. SUBSTITUTED CONNECTIONS SHALL HAVE A TABULATED CAPACITY EQUAL TO OR GREATER THAN THE SPECIFIED CONNECTOR.

6.2. SHEATHING (WOOD STRUCTURAL PANEL SHEATHING)

EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF APA, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS1, VOLUNTARY PRODUCT STANDARD PS2 OR ANSI/APA PRP-210. PANEL PERFORMANCE CATEGORY, GRADE AND GROUPNUMBER OR SPAN RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA. ALL PLYWOOD SHALL BE C-D INTERIOR WITH EXTERIOR GLUE OR AS NOTED ON THE DRAWINGS AND SHALL BE GROUP I OR II SPECIES. ROOF SHEATHING SHALL BE STRUC-I. GAP SHEETS 1/8" FOR 4'x10' SHEETS AND 1/4" FOR 8'x10' AND LARGER SHEETS, UNLESS OTHERWISE INDICATED BY PANEL MANUFACTURER. THE MOISTURE CONTENT SHALL NOT BE GREATER THAN 15% AT TIME OF ROOFING.

KEY TO ABBREVIATIONS

AB	ANCHOR BOLT	L	ANGLE
ABV	ABOVE	LLH	LONG LEG HORIZONTAL
ADDL	ADDITIONAL	LLV	LONG LEG VERTICAL
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LONGIT	LONGITUDINAL
ALT	ALTERNATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL, ARCHITECT	MB	MACHINE BOLT
ASD	ALLOWABLE STRESS DESIGN	MECH	MECHANICAL
BEL	BELOW	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MIW	MALLEABLE IRON WASHER
BNDY	BOUNDARY	NS	NEAR SIDE
BOT	BOTTOM	NTS	NOT TO SCALE
BRG	BEARING	NWT	NORMAL WEIGHT
BS	BOTH SIDES	O/	OVER
BTWN	BETWEEN	OC	ON CENTER
BU	BUILT UP	O.F.	OUTSIDE FACE
CIP	CAST IN PLACE	OPP	OPPOSITE HAND
CJ	CONSTRUCTION/CONTROL JOINT	OPNG	OPENING
CL	CENTERLINE	OSB	ORIENTED STRAND BOARD
CLG	CEILING	PC	PRE-CAST
CLR	CLEAR	PDF	POWER DRIVEN FASTENERS, PAF
CMU	CONCRETE MASONRY UNIT	PAF	POWER ACTUATED FASTENERS, PDF
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE	PL	PLATE
CONN	CONNECT, CONNECTION	PLF	POUNDS PER LINEAR FOOT
CONT	CONTINUOUS	PNL	PANEL
COORD	COORDINATE	PRE-ENGR	PRE-ENGINEERED
CSK	COUNTERSINK	PROV	PROVIDE
CTR	CENTER	PT	POST TENSIONED
CVR	COVER	PW	PLYWOOD
DEG	DEGREE	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE, REINFORCEMENT
DBL	DOUBLE	REQ'D	REQUIRED
EA	EACH	RF	ROOF
EF	EACH FACE	SCHED	SCHEDULE
ELEV	ELEVATION, ELEVATOR	SFRS	SEISMIC FORCE RESISTING SYSTEM
EMB	EMBEDMENT	SHTG	SHEATHING
ENGR	ENGINEER	SIM	SIMILAR
EQ	EQUAL/EQUIVALENT	SIMP	SIMPSON STRONG-TIE
EQUIV	EQUIVALENT	SOG	SLAB ON GRADE
ES	EACH SIDE	SPCG	SPACING
EW	EACH WAY	SQ	SQUARE
(E)	EXISTING	STD	STANDARD
EXP	EXPANSION	STIFF	STIFFENER
EXT	EXTERIOR	SW	SHEARWALL
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FF	FINISH FLOOR	THK	THICK
FFE	FINISH FLOOR ELEVATION	THRD	THREADED
FOC	FACE OF CONCRETE	T.O.	TOP OF
FOM	FACE OF MASONRY	TOC	TOP OF CONCRETE
FOS	FACE OF STUD	TOF	TOP OF FOOTING
FS	FAR SIDE	TOPL	TOP OF PLATE
FTG	FOOTING	TOS	TOP OF STEEL
GA	GAGE	T.O.W.	TOP OF WALL
GALV	GALVANIZED	TRANSV	TRANSVERSE
GC	GENERAL CONTRACTOR	TRTD	TREATED
GL	GLUE LAMINATED	TYP	TYPICAL
GWB	GYPSUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
HGR	HANGER	VFY	VERIFY
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STEEL SECTION	W/	WITH
HT	HEIGHT	W/O	WITHOUT
I.F.	INSIDE FACE	WF	WIDE FLANGE
INT	INTERIOR	WHS	WELDED HEADED STUD
JNT	JOINT	WP	WORK POINT
JST	JOIST	WTS	WELDED THREADED STUD
K, KIPS	KIPS=1000 LBS	WWF	WELDED WIRE FABRIC

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Project Title:

124TH CORPORATE CENTER BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

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Project No.

2250125.20

Issue Set & Date:

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STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 97599 OREGON SEPT 14, 2021 ANDREW McEACHERN

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Revisions:

Sheet Title:

STRUCTURAL NOTES

Designed by:	Drawn by:	Checked by:
LAH	CLR	ADM

Sheet No.

S0.2

2 of Sheets

11. STATEMENT OF SPECIAL INSPECTIONS

IBC	SI	SO	TITLE
1705.2	✓	N/R	STEEL CONSTRUCTION (SEE TABLES 15A, 15B, 15C, AND 15D)
1705.3	✓	N/R	CONCRETE CONSTRUCTION (SEE TABLE 13)
1705.5	✓	N/R	WOOD CONSTRUCTION
1705.6	✓	N/R	SOILS (SEE TABLE 12A)
1705.13.1 1705.14.1	✓	N/R	SEISMIC RESISTANCE – STRUCTURAL STEEL
1705.13.2	✓	N/R	SEISMIC RESISTANCE – STRUCTURAL WOOD (SEE TABLE 18)

SI = SPECIAL INSPECTION

SO = STRUCTURAL OBSERVATION

✓ = ITEM IS REQUIRED

N/R = ITEM IS NOT REQUIRED

SPECIAL INSPECTIONS INDICATED ARE FOR STRUCTURAL ELEMENTS ONLY. SEE ARCH, MECH AND ELEC DRAWINGS FOR ADDITIONAL SPECIAL INSPECTIONS.

11.

11.1. INSPECTION/TESTING REQUIREMENTS:

SEE DRAWINGS, SPECIFICATIONS, AND IBC SECTIONS 110, AND CHAPTER 17.

11.2. INSPECTIONS BY THE BUILDING OFFICIAL (IBC SECTION 110):

11.2.1. FOOTING AND FOUNDATION INSPECTIONS SHALL BE MADE AFTER EXCAVATIONS ARE COMPLETE AND ANY REQUIRED REINFORCING IS IN PLACE. ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.

11.2.2. CONCRETE SLAB AND UNDER FLOOR INSPECTIONS SHALL BE MADE AFTER ALL IN SLAB OR UNDER FLOOR REINFORCING, CONDUIT, PIPING AND OTHER ANCILLARY EQUIPMENT ITEMS AND ACCESSORIES ARE IN PLACE BUT PRIOR TO CONCRETE PLACEMENT OR FLOOR SHEATHING INSTALLATION.

11.2.3. FRAMING INSPECTIONS SHALL BE MADE AFTER ALL SHEATHING, FRAMING, BLOCKING AND BRACING ARE COMPLETE AND ALL PIPES, DUCTS, ELECTRICAL, PLUMBING, ETC., ARE INSTALLED AND APPROVED PRIOR TO COVER.

11.2.4. IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE, THE BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR REQUIRE OTHER INSPECTIONS OF ANY CONSTRUCTION WORK TO ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THE IBC OR OTHER LAWS ENFORCED BY THE BUILDING OFFICIAL.

11.3. STRUCTURAL TESTS AND SPECIAL INSPECTIONS (IBC CHAPTER 17):

11.3.1. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

11.3.2. STRUCTURAL TESTS AND SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC AS WELL AS ANY ADDITIONAL REQUIREMENTS OF THE BUILDING OFFICIAL. OMISSION FROM THE LIST BELOW OF TESTING AND INSPECTION REQUIREMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING TESTING AND INSPECTION REQUIRED BY THE SPECIFICATIONS, THE IBC AND THE BUILDING OFFICIAL.

11.3.3. TESTING AND SPECIAL INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC FOR THE ITEMS LISTED IN THIS SECTION.

11.4. STRUCTURAL OBSERVATION

11.4.1. STRUCTURAL OBSERVATION MAY BE PERFORMED DURING CONSTRUCTION IN A MANNER AS REQUIRED TO BECOME GENERALLY FAMILIAR WITH THE IN-PLACE CONSTRUCTION.

11.4.2. STRUCTURAL OBSERVATION EXTENT SHALL BE AS INDICATED ABOVE. TIMING AND DURATION OF OBSERVATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR DURING CONSTRUCTION.

11.4.3. CONSTRUCTION OBSERVATION REPORTS AND FINDINGS SHALL NOT BE VIEWED AS A WARRANTY OR GUARANTEE BY THE STRUCTURAL ENGINEER.

11.5. SPECIAL INSPECTOR: SHALL BE CURRENTLY CERTIFIED AND UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.

11.5.1. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

11.5.2. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, ENGINEER OF RECORD, ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION, THEN, IF NOT IN CONFORMANCE, TO THE PROPER DESIGN AUTHORITY AND BUILDING OFFICIAL.

11.5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC.

12A. REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS

IBC TABLE 1705.6

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	N/R	✓
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	N/R	✓
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIAL	N/R	✓
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	✓	N/R
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	N/R	✓

12.

12.1. SPECIAL INSPECTIONS AND TESTS FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS PER IBC 1705.6., AS NOTED IN TABLE 12A.

12.1.1. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

13. REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

IBC TABLE 1705.3

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT	N/R	✓	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	
2. REINFORCING BAR WELDING:				
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	N/R	✓	AWS D1.4 ACI 318:26.6.4	
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	N/R	✓		
C. INSPECT ALL OTHER WELDS	✓	N/R		
3. INSPECT ANCHORS CAST IN CONCRETE	N/R	✓	ACI 318: 17.8.2	
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS				
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A	N/R	✓	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX	N/R	✓	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	✓	N/R	ASTM C 172 ASTM C 31 ACI318:26.4, 26.12	
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	✓	N/R	ACI 318: 26.5	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	N/R	✓	ACI 318: 26.5.3-26.5.5	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	N/R	✓	ACI 318: 26.9	
14. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	N/R	✓	ACI 318: 26.11.1.2(b)	

13.

13.1. CONCRETE: SPECIAL INSPECTION AND TESTING PER IBC TABLE 1705.3 AS NOTED IN TABLE 13, INCLUDING:

13.1.1. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE SHALL BE AS DESCRIBED IN THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE (ICC, IAPMO, ETC.).

15.A REQUIRED SPECIAL INSPECTION AND TESTS OF STRUCTURAL STEEL CONSTRUCTION – INSPECTION OF WELDING

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
AISC TABLE N5.4-1			
1. PRIOR TO WELDING, VERIFY AND INSPECT THE FOLLOWING:	N/R	✓	
A. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	✓	N/R	
B. WELDING PROCEDURE SPECIFICATIONS (WPS)	✓	N/R	
C. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES	✓	N/R	AISC 360 A3.5
C. MATERIAL IDENTIFICATION OF STRUCTURAL STEEL MEMBERS	N/R	✓	AISC 360 A3.1
E. WELDER IDENTIFICATION SYSTEM	N/R	✓	
F. FIT-UP OF GROOVE WELDS, INCLUDING JOINT GEOMETRY			
1) JOINT PREPARATION	N/R	✓	
2) DIMENSIONS: ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL	N/R	✓	
3) CLEANLINESS: CONDITION OF STEEL SURFACES	N/R	✓	
4) TACKING: TACK WELD QUALITY AND LOCATION	N/R	✓	
5) BACKING TYPE AND FIT (IF APPLICABLE)	N/R	✓	
G. FIT-UP OF CJP GROOVE WELDS OF HSS T-,Y- AND K-JOINTS WITHOUT BACKING, INCLUDING JOINT GEOMETRY.			
1) JOINT PREPARATION	✓	N/R	
2) DIMENSIONS: ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL	✓	N/R	
3) CLEANLINESS: CONDITION OF STEEL SURFACES	✓	N/R	
4) TACKING: TACK WELD QUALITY AND LOCATION	✓	N/R	
H. CONFIGURATION AND FINISH OF ACCESS HOLES	N/R	✓	
H. FIT-UP OF FILLET WELDS			
1) DIMENSIONS: ALIGNMENT, GAPS AT ROOT	N/R	✓	
2) CLEANLINESS: CONDITION OF STEEL SURFACES	N/R	✓	
3) TACKING: TACK WELD QUALITY AND LOCATION	N/R	✓	
I. CHECK WELDING EQUIPMENT	N/R	✓	
AISC 360 TABLE N5.4-2			
2. DURING WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A. USE OF QUALIFIED WELDERS	N/R	✓	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES			
1) PACKAGING	N/R	✓	
2) EXPOSURE CONTROL	N/R	✓	
C. NO WELDING OVER CRACKED TACK WELDS	N/R	✓	
D. ENVIRONMENTAL CONDITIONS			
1) WIND SPEED WITHIN LIMITS	N/R	✓	
2) PRECIPITATION AND TEMPERATURE	N/R	✓	
E. WELDING PROCEDURE SPECIFICATIONS FOLLOWED			
1) SETTINGS ON WELDING EQUIPMENT	N/R	✓	
2) TRAVEL SPEED	N/R	✓	
3) SELECTED WELDING MATERIALS	N/R	✓	
4) SHIELDING GAS TYPE AND FLOW RATE	N/R	✓	
5) PREHEAT APPLIED	N/R	✓	
6) INTERPASS TEMPERATURE MAINTAINED	N/R	✓	
7) PROPER POSITION	N/R	✓	
F. WELDING TECHNIQUES			
1) INTERPASS AND FINAL CLEANING	N/R	✓	
2) EACH PASS WITHIN PROFILE LIMITATIONS	N/R	✓	
3) EACH PASS MEETS QUALITY REQUIREMENTS	N/R	✓	
G. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	✓	N/R	

AISC 360 TABLE N5.4-3			
3. AFTER WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A. WELDS CLEANED	N/R	✓	
B. SIZE, LENGTH, AND LOCATION OF WELDS	✓	N/R	
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA			
1) CRACK PROHIBITION	✓	N/R	
2) WELD TO BASE METAL FUSION	✓	N/R	
3) CRATER CROSS SECTION	✓	N/R	
4) WELD PROFILES	✓	N/R	
5) WELD SIZE	✓	N/R	
6) UNDERCUT	✓	N/R	
7) POROSITY	✓	N/R	
D. ARC STRIKES	✓	N/R	
E. k-AREA	✓	N/R	
F. BACKING REMOVED AND WELD TABS REMOVED, IF REQUIRED	✓	N/R	
G. REPAIR ACTIVITIES	✓	N/R	
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	✓	N/R	
I. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD	N/R	✓	

15.B REQUIRED SPECIAL INSPECTION AND TESTS OF STRUCTURAL STEEL CONSTRUCTION – INSPECTION OF BOLTING

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
AISC 360 TABLE N5.6-1			
1. PRIOR TO BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A. MANUFACTURER'S CERTIFICATIONS FOR FASTENER MATERIALS	✓	N/R	
B. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	N/R	✓	
C. PROPER FASTENER SELECTED FOR JOINT DETAIL	N/R	✓	AISC 360 A3.1
D. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	N/R	✓	
E. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITIONS AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	N/R	✓	
F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	✓	N/R	
G. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	N/R	✓	
AISC 360 TABLE N5.6-2			
2. DURING BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	N/R	✓	
B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	N/R	✓	
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	N/R	✓	
D. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	N/R	✓	
AISC 360 TABLE N5.6-3			
3. AFTER BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	✓	N/R	

15.D REQUIRED SPECIAL INSPECTION AND TESTS OF OPEN-WEB STEEL JOIST AND JOIST GIRDERS

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
IBC TABLE 1705.2.3			
1. INSTALLATION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS			
A. END CONNECTIONS - WELDED OR BOLTED	N/R	✓	SJI SPECIFICATIONS IBC 2207.1
B. BRIDGING - HORIZONTAL OR DIAGONAL			
1. STANDARD BRIDGING.	N/R	✓	SJI SPECIFICATIONS IBC 2207.1
2. BRIDGING THAT DIFFERS FROM TH SJI SPECIFICATIONS LISTED IN IBCSECTION 2207.1	N/R	✓	

15.

15.1. STRUCTURAL STEEL CONSTRUCTION:

SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH THE QUALITY CONTROL AND QUALITY ASSURANCE REQUIREMENTS OF AISC 360, AS NOTED IN TABLES 15A, 15B, AND AWS D1.1, INCLUDING:

15.1.1. INSPECTION OF ERECTED STEEL SYSTEM.

15.1.2. REVIEW OF MATERIAL TEST REPORTS AND CERTIFICATIONS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

15.1.3. OBSERVATION OF WELDING OPERATIONS AND VISUAL INSPECTION OF IN-PROCESS AND COMPLETED WELDS SHALL BE AS FOLLOWS:

A. VERIFY THAT WELD FILLER MATERIAL AND MANUFACTURER'S CERTIFICATE OF COMPLIANCE CONFORM TO AWS SPECIFICATION SPECIFIED. VERIFY WELDERS ARE CERTIFIED BY WABO, THAT PROPER ELECTRODES IN OVEN DRY CONDITIONS ARE USED, AND THAT PROPER METHODS AND PREPARATIONS ARE USED.

B. PERIODIC SPECIAL INSPECTION OF WELDING SHALL BE PERFORMED FOR SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" AND FLOOR AND DECK WELDS.

C. CONTINUOUS SPECIAL INSPECTION OF WELDING SHALL BE PERFORMED ON COMPLETE AND PARTIAL PENETRATION GROOVE WELDS AND FILLET WELDS GREATER THAN 5/16".

D. ALL WELDS SHALL BE CHECKED VISUALLY.

E. ALL SHOP AND FIELD WELDING SHALL BE SUBJECT TO INSPECTION BY A CERTIFIED WELDING INSPECTOR EMPLOYED BY THE OWNER. THE INSPECTOR SHALL UTILIZE RADIOGRAPHIC, ULTRASONIC, OR MAGNETIC PARTICLE TESTING AND ANY OTHER AID TO VISUAL INSPECTION THAT MAY BE DEEMED NECESSARY TO ASSURE THE ADEQUACY OF WELDING. THE OWNER SHALL CARRY OUT TESTING AND INTERPRETATION AT ANY STAGE AFTER WELDING.

F. 100% OF ALL COMPLETE PENETRATION WELDS SHALL BE CHECKED BY ULTRASONIC TESTING.

G. ALL WELDS FOUND DEFECTIVE AND REPAIRED SHALL BE REINSPECTED BY THE SAME METHOD ORIGINALLY USED. THE COST OF REPAIR AND REINSPECTION SHALL BE BORNE BY THE CONTRACTOR.

H. STANDARDS FOR ACCEPTANCE SHALL BE AS GIVEN IN AWS D1.1.

15.1.4. OBSERVATION OF BOLTING OPERATIONS.

15.1.5. WHERE CONTINUOUS SPECIAL INSPECTION IS NOTED, IT SHALL BE PERFORMED FOR EACH JOINT OR MEMBER. WHERE PERIODIC SPECIAL INSPECTION IS NOTED, IT SHALL BE PERFORMED ON ITEMS ON A RANDOM BASIS. PERIODIC SPECIAL INSPECTION NEED NOT DELAY FABRICATION OR ERECTION OPERATIONS.

15.1.6. OPEN-WEB STEEL JOISTS AND JOIST GIRDERS:

SPECIAL INSPECTIONS OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS SHALL BE IN ACCORDANCE WITH TABLE 15D.

NOTES CONTINUE ON SHEET S0.4

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

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TESTING AND INSPECTION NOTES

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Sheet No.

S0.3

3 of Sheets

DATE: May 22, 2025 FILENAME: Q:\2025\2250125\20_STR\CAD\BLDG A\2250125S-00-BLDG A.dwg

16.

16.1. REQUIRED VERIFICATION AND INSPECTION OF WOOD CONSTRUCTION:

16.1.1. SPECIAL INSPECTION OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH IBC SECTION 1704.2.5.

16.1.2. SPECIAL INSPECTION OF SITE BUILT WOOD ASSEMBLIES SHALL BE AS FOLLOWS:

A. HIGH-LOAD DIAPHRAGMS SHALL BE INSTALLED WITH SPECIAL INSPECTION AS INDICATED IN IBC SECTION 1704.2. THE SPECIAL INSPECTOR SHALL INSPECT THE WOOD STRUCTURAL PANEL SHEATHING TO ASCERTAIN WHETHER IT IS THE GRADE AND THICKNESS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SPECIAL INSPECTOR SHALL VERIFY THE NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES, AND SPACING BETWEEN FASTENERS IS AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

18. REQUIRED SPECIAL INSPECTION AND TESTS FOR SEISMIC RESISTANCE

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. STRUCTURAL WOOD IN SEISMIC DESIGN CATEGORY C, D, E OR F: B. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.	N/R	✓

18.

18.1. SPECIAL INSPECTIONS AND TESTING FOR SEISMIC RESISTANCE:

18.1.1. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE PER IBC 1705.12 SHALL BE REQUIRED FOR SEISMIC FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY B, C, D, E OR F PER TABLE 18 AND THE FOLLOWING:

A. SPECIAL INSPECTIONS OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE REQUIREMENTS OF AISC 341.

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Project No.

2250125.20

Issue Set & Date:

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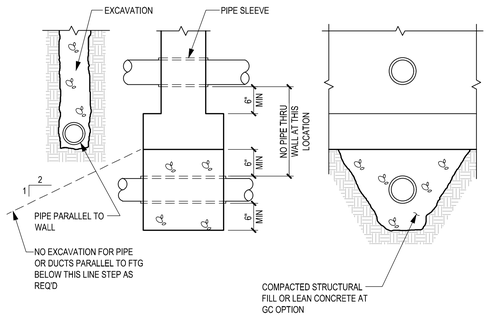
S0.4

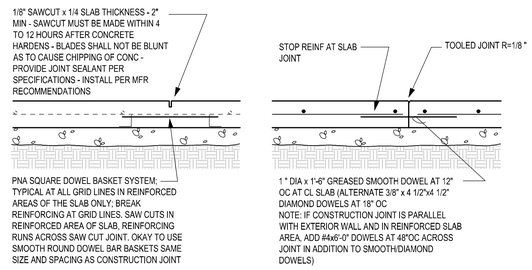
4 of Sheets



TYPICAL DETAIL OF PIPE AT CONCRETE FOOTING

TYPICAL 1

NTS

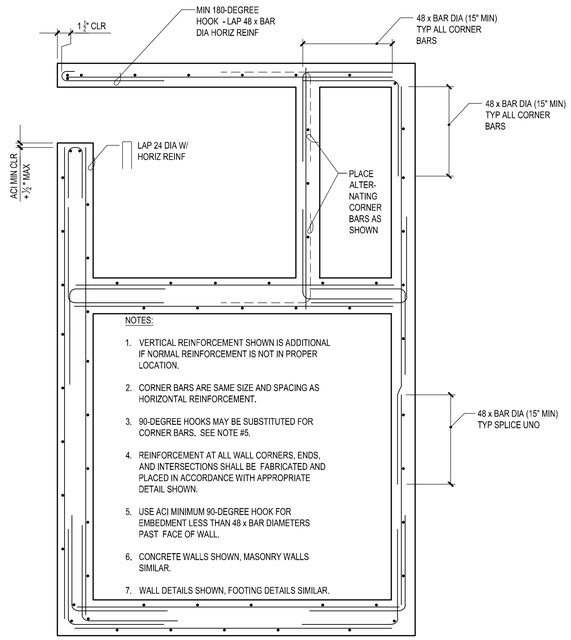


TYPICAL CONTROL JOINT

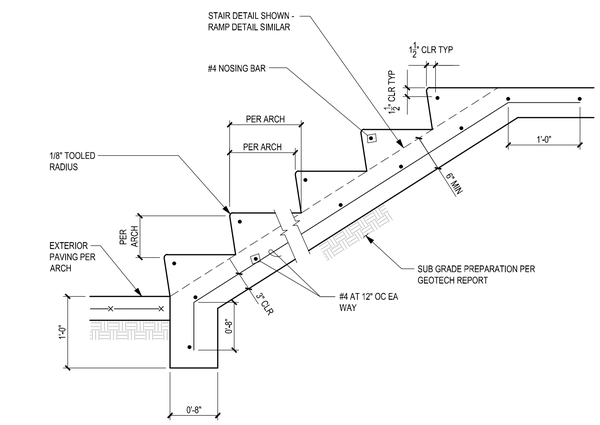
TYPICAL CONSTRUCTION JOINT

TYPICAL 2

NTS



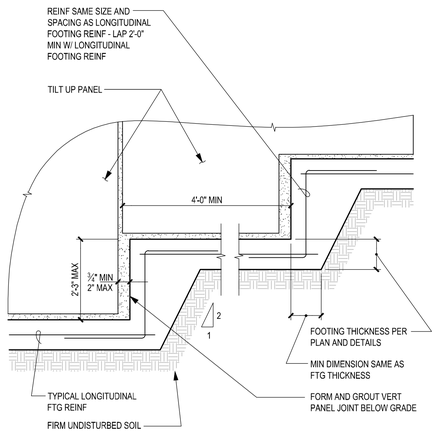
PLAN VIEW - TYPICAL REINFORCEMENT PLACING DETAIL



TYPICAL CONCRETE STAIR CONSTRUCTION

TYPICAL 3

NTS



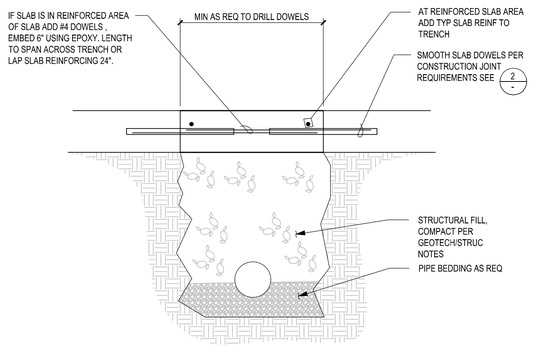
TYPICAL STEPPED FOOTING AT TILT-UP WALLS

TYPICAL 4

NTS

TYPICAL 5

NTS



TYPICAL AT PLUMBING TRENCHES 6

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TYPICAL DETAILS

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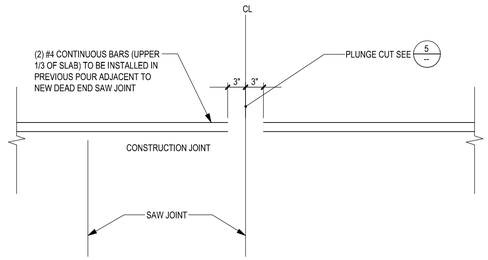
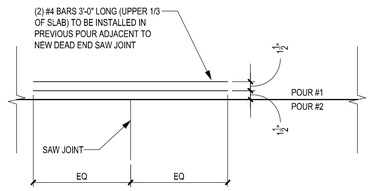
S0.5

5 of Sheets



DEAD END SAW CUT JOINT
W/ CONT BARS

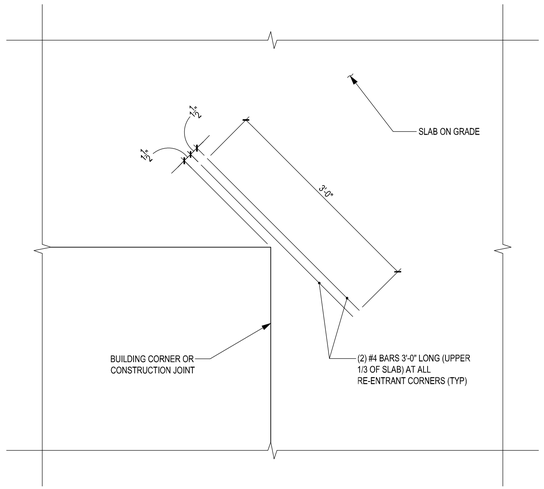


TYPICAL DEAD END SAW JOINTS

1. SPRAY BOND BREAKER ALONG FACE OF CONSTRUCTION JOINT
2. SAWCUT AT JOINT INTERSECTION TO BE FULL DEPTH FOR THE LAST 2'-0"
3. END SAW CUTS 1/4" PRIOR TO INTERSECTION. ABSOLUTELY NO OVERCUT INTO EXISTING SLAB.

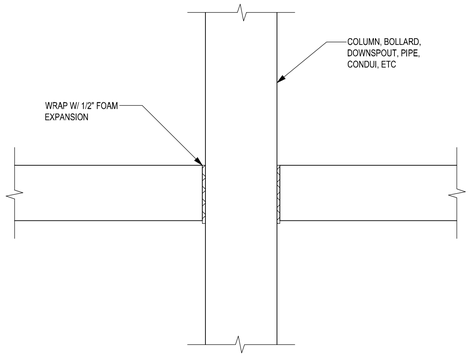
TYPICAL DEAD END SAW CUT JOINT/ "T" JOINT 1

1" = 1'-0"



TYPICAL RE-ENTRANT CORNER 2

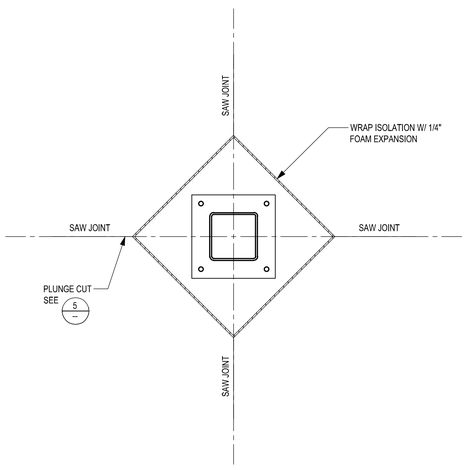
1" = 1'-0"



NOTE:
DO NOT WRAP DRAIN HUBS AND CLEAN-OUTS

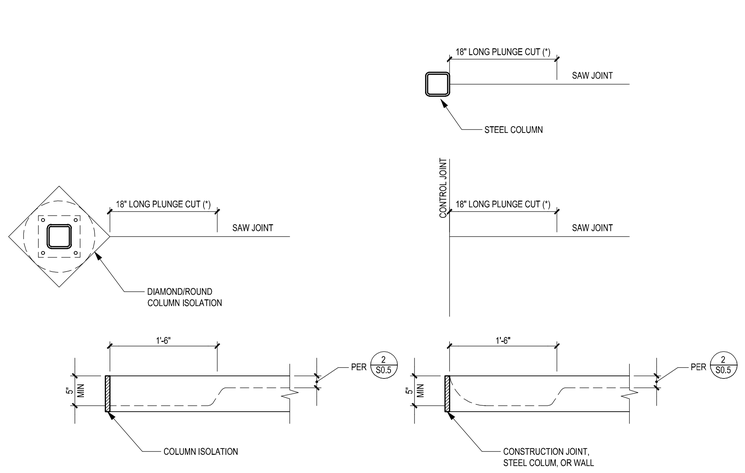
SECTION AT VERTICAL PENETRATIONS 3

1" = 1'-0"



TYPICAL COLUMN DETAIL W/ DIAMOND ISOLATION 4

1" = 1'-0"

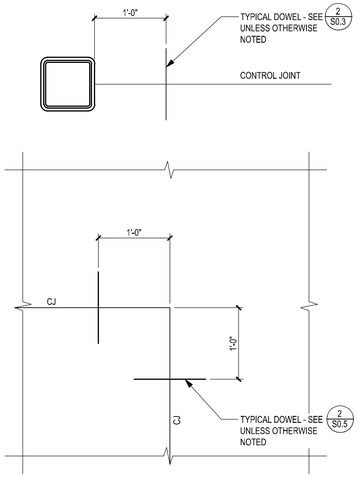


SCENARIO A

SCENARIO B

PLUNGE CUT END OF SAW JOINTS 5

1" = 1'-0"



CJ AT CORNERS

CONSTRUCTION JOINT AT EDGE 6

1" = 1'-0"

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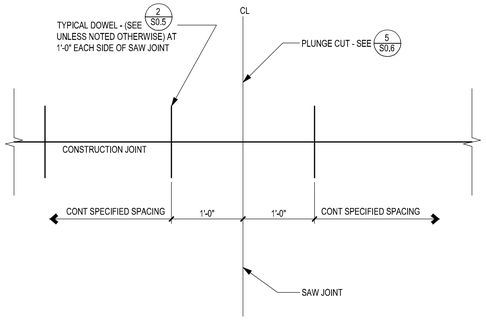
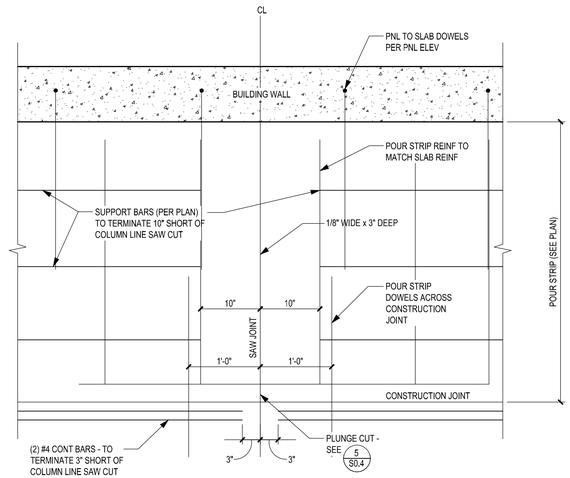
6 of Sheets



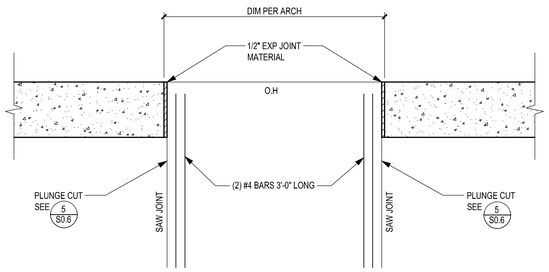
DOWEL SPACING AT JOINT INTERSECTION 1

1" = 1'-0"



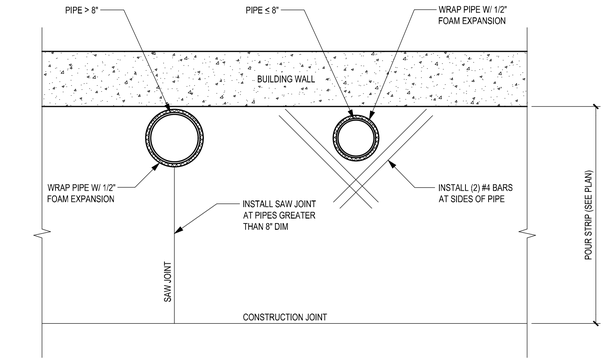
SAW JOINT AT COLUMN LINE WITHIN POUR STRIP 2

1" = 1'-0"



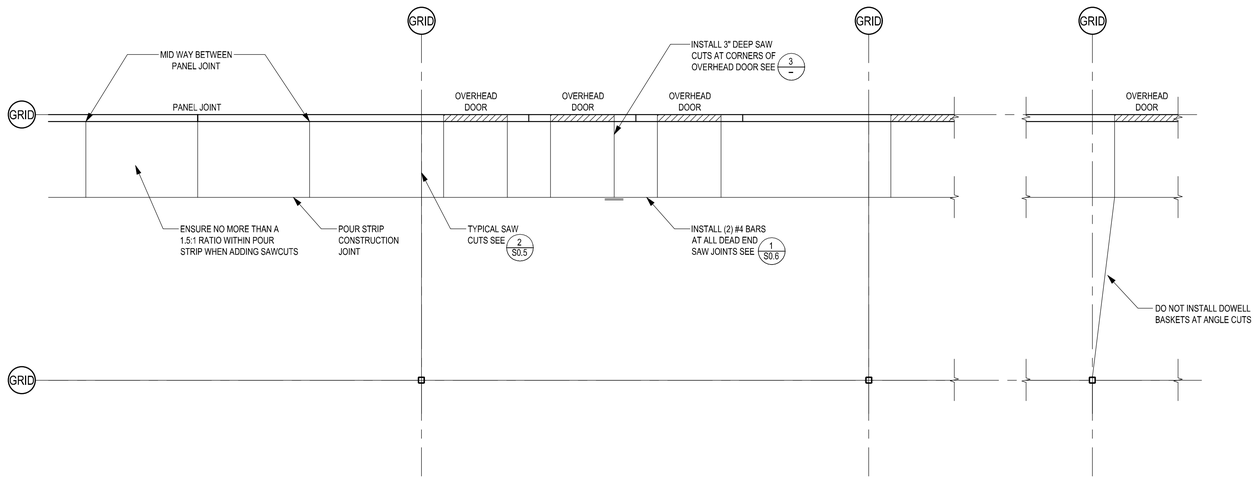
REINFORCING AT O.H. DOORS 3

1" = 1'-0"



SAW JOINT AT PIPES WITHIN POUR STRIP 4

1" = 1'-0"



TYPICAL CONTROL JOINT CONDITION AT POUR STRIP 5

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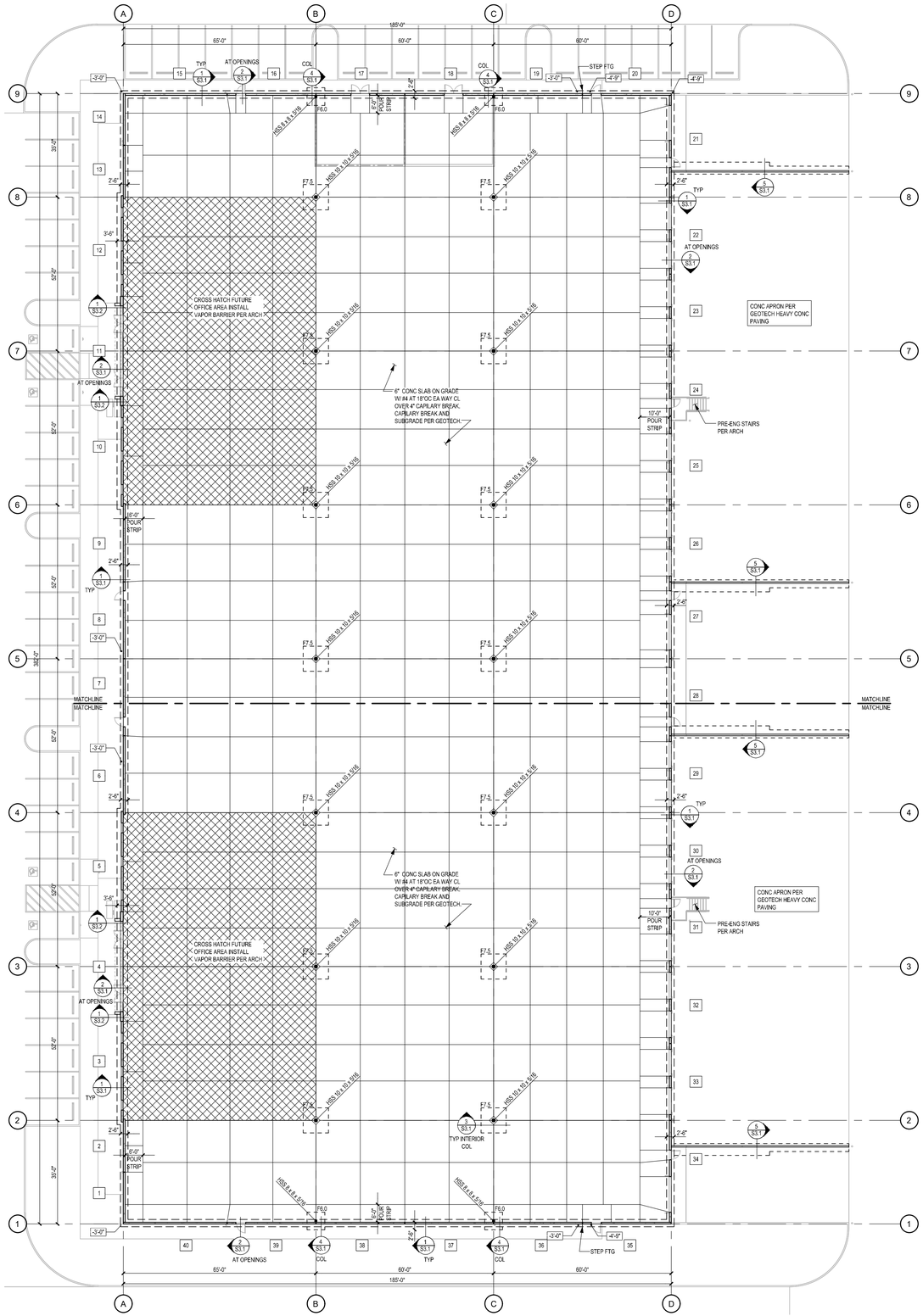

OVERALL FOUNDATION PLAN

NTS

1

FOUNDATION NOTES:

1. SEE SHEET S0.1 FOR GENERAL NOTES. SEE SHEET S0.5 FOR TYPICAL DETAILS. SEE SHEET S0.3 FOR TESTING AND INSPECTION NOTES.
2. SEE GEOTECHNICAL ENGINEERING REPORT FOR ALL FOUNDATION AND SLAB SUPPORT REQUIREMENTS. THIS INCLUDES ALL EXCAVATION, FILL AND FILL PLACEMENT REQUIREMENTS.
3. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR DRAINS, SLOPES, AND OTHER FLOOR DEPRESSIONS NOT SHOWN.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, AND WALLS NOT SHOWN.
5. VERIFY ALL WINDOW AND DOOR WIDTH AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.
6. LOCATIONS OF COLUMNS LOCATED IN WALLS ARE SHOWN SCHEMATICALLY ON STRUCTURAL DRAWINGS. THE CONTRACTOR IS TO COORDINATE LOCATION OF COLUMNS WITH ARCHITECTURAL DRAWINGS.
7. COLUMNS NOT SPECIFICALLY LOCATED BY DIMENSIONS SHALL BE LOCATED ADJACENT TO OPENINGS AS DIMENSIONED BY THE ARCHITECT. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AT ALL WINDOW AND DOOR JAMBS.
8. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZE, SPACING, AND CALLOUTS AT NON-STRUCTURAL WALLS.
9. FOR TYPICAL CONNECTION OF NON-LOAD BEARING WALLS TO SLAB, USE POWER ACTUATED FASTENERS AT 16" O.C.
10. PANEL DIMENSIONS SHOWN ARE TO CENTERLINE OF PANEL JOINT. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL PANEL DIMENSIONS.
11. [X] INDICATES TILT PANEL NUMBER, SEE ELEVATIONS STARTING ON S5.1.
12. UNLESS NOTED OTHERWISE, TILT-UP PANEL ELEVATIONS SHOW PANELS VIEWED FROM INSIDE OF BUILDING LOOKING TOWARDS BUILDING EXTERIOR.
13. FOOTING ELEVATIONS ARE SET AT A MINIMUM BELOW SLAB DEPTH. COORDINATE WITH LATEST CIVIL. OK TO DROP UP TO -5'-6", DO NOT RAISE ABOVE THAT SHOWN
14. CONTROL JOINTS IN POUR STRIP, SEE TYP DETAILS S0.6 - S0.7

FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
F6.0	6'-0" x 6'-0" x 1'-2"	(7) #5 EACH WAY AT BOTTOM OF FOOTING	
F7.5	7'-6" x 7'-6" x 1'-4"	(9) #5 EACH WAY AT BOTTOM OF FOOTING	

FOOTINGS SCHEDULE NOTES:

1. TOP OF FOOTING ELEVATION = -1'-0" UNLESS NOTED OTHERWISE ON PLAN.
2. FOOTING DESIGN BASED ON 2500 PSF ALLOWABLE SOIL BEARING PRESSURE.
3. EQUALLY SPACE REINFORCING IN EACH DIRECTION.
4. PROVIDE 3" CLEAR TO REINFORCING AT BOTTOM OF FOOTING.

LEGEND:

[X] PNL # — TILT-UP CONCRETE WALL. FOR REINFORCING REQUIREMENTS AND JOINT LOCATIONS, SEE TILT-UP CONCRETE PANEL ELEVATIONS STARTING ON SHEETS S5.1

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Revisions:

Sheet Title:

OVERALL FOUNDATION PLAN

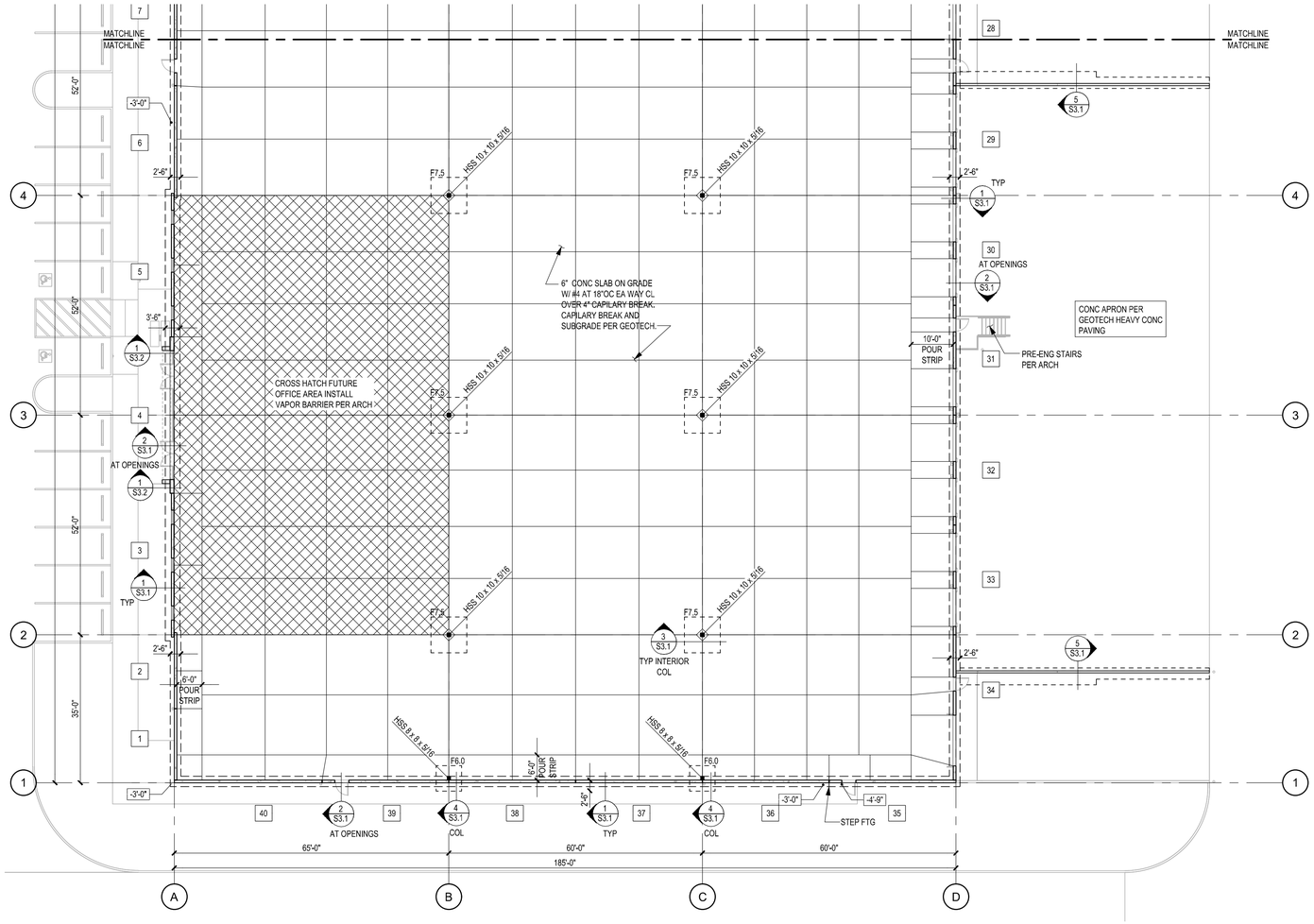
Designed by: LAH | Drawn by: CLR | Checked by: ADM

Sheet No.

S1.0

8 of Sheets

DATE: September 29, 2025 FILENAME: Q:\2025\2250125\20_STR\CAD\BLDG A\2250125S-10-BLDG A.dwg



FOUNDATION PLAN - SOUTH

1/16" = 1'-0"

1

0 16 32

SCALE IN FEET

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2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

124TH CORPORATE CENTER BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

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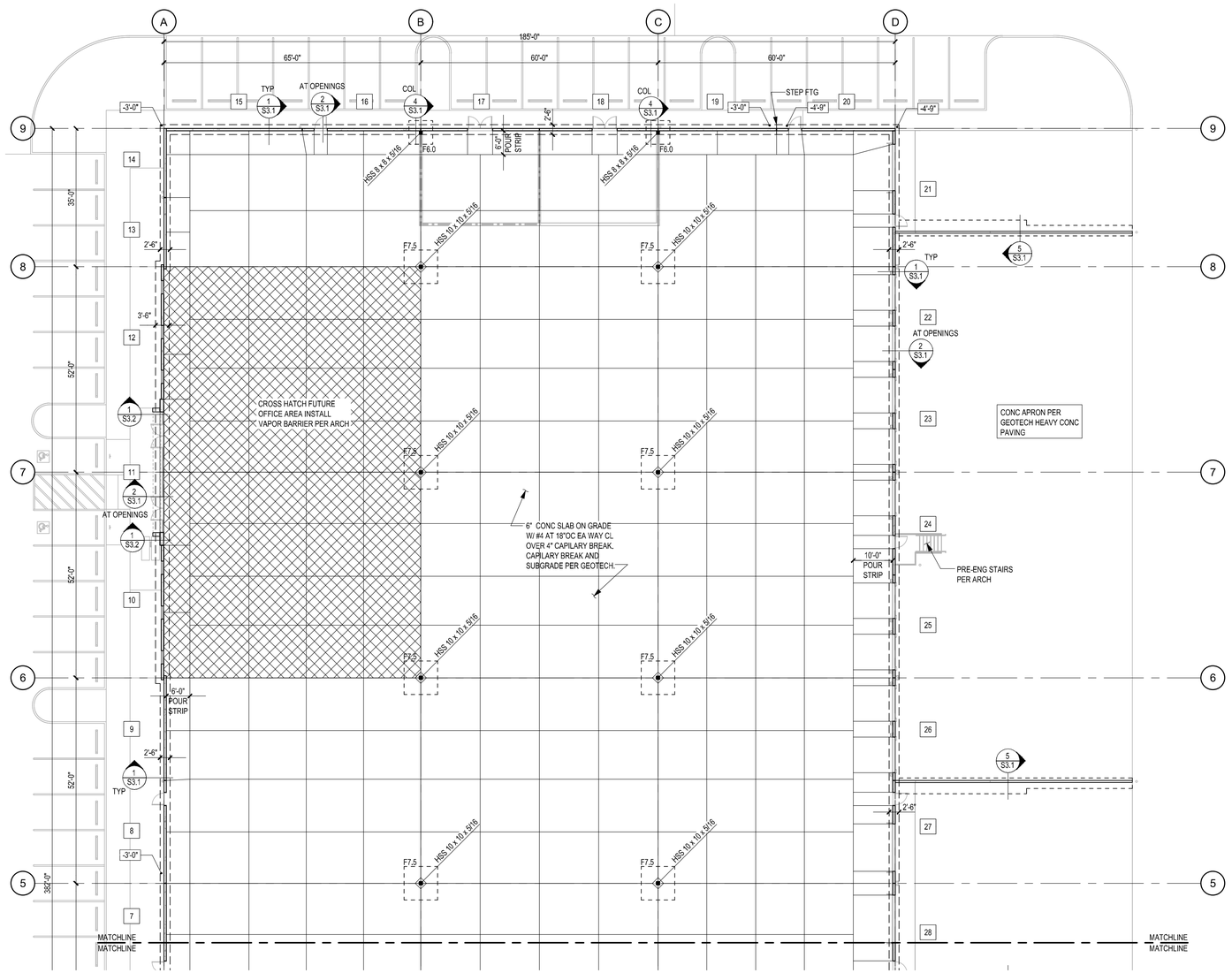

FOUNDATION PLAN - NORTH

1/16" = 1'-0"

1

0 16 32

SCALE IN FEET

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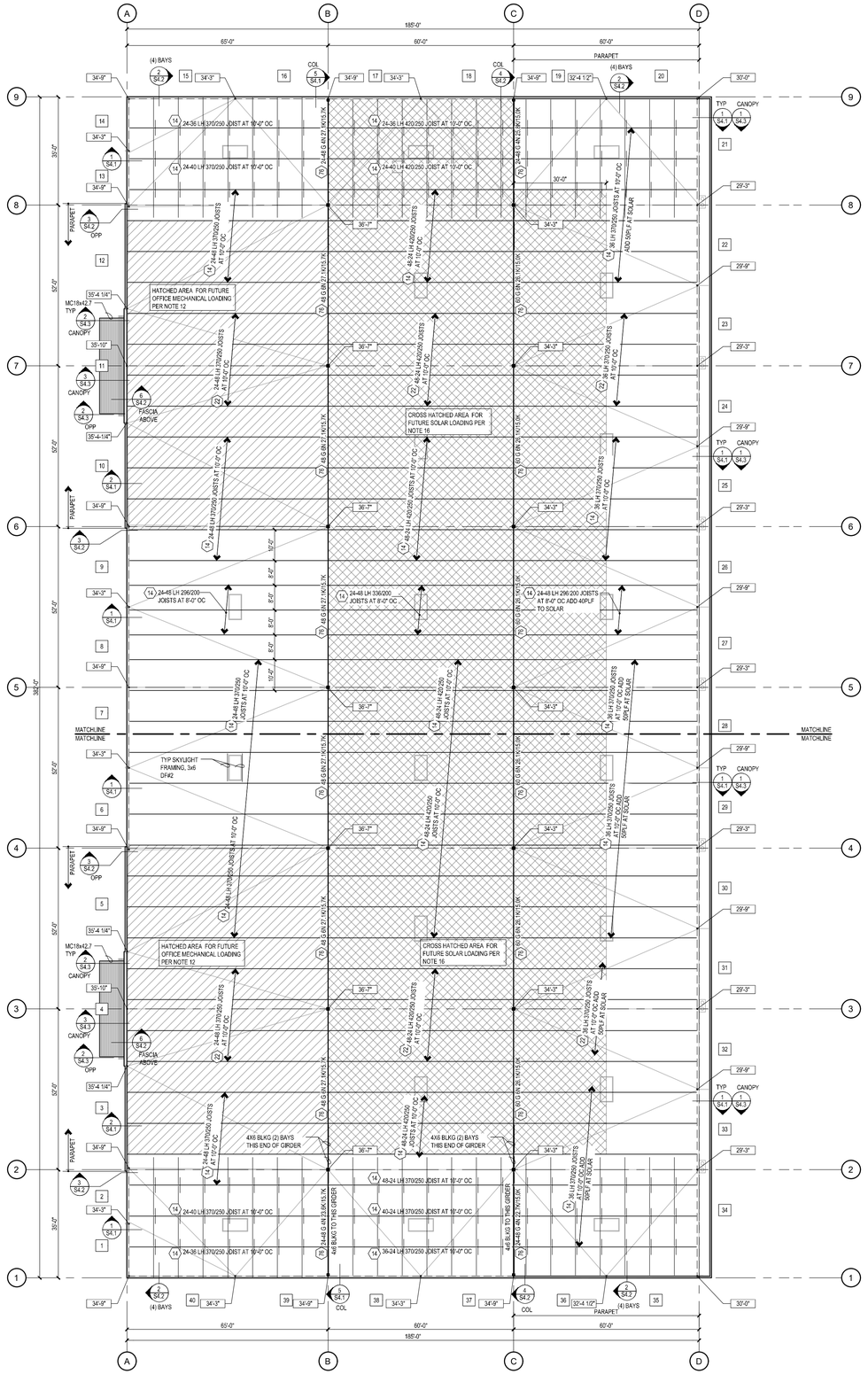
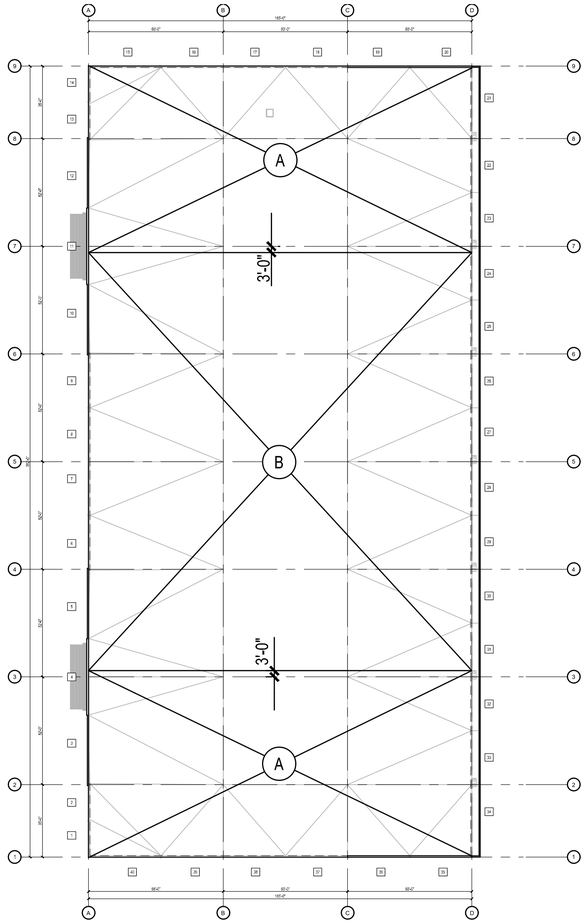


OVERALL ROOF FRAMING PLAN

NTS

1



ROOF DIAPHRAGM PLAN

NTS

2

DIAPHRAGM SCHEDULE

2

DIAPHRAGM NAILING IS PART OF SFRS

MARK	SHEATHING	NAILING (1) (2) BOUNDARY	ALL JOISTS AND PANEL EDGES	FIELD	SUB-PURLINS BTWN JOISTS *(NOTE 5 BELOW)	3/4" DIA ANCHOR SPACING BOLT
A	15/32" APA RATED STRUC 1 SHEATHING	10d AT 3 " OC	10d AT 3 " OC	10d AT 12" OC	2x6 DF #2 AT 24" O.C.	48" O.C.
B	15/32" APA RATED STRUC 1 SHEATHING	10d AT 6" OC	10d AT 6 " OC	10d AT 12" OC	2x6 DF #2 AT 24" O.C.	48" O.C.

DIAPHRAGM NOTES:

1. ALL NAILS SHALL BE COMMON, MINIMUM 0.148" DIAMETER AND SHALL PENETRATE INTO FRAMING MEMBERS MINIMUM 1 1/2". NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS
2. ALL SHEATHING PANELS SHALL BE NOT LESS THAN 4'-0" x 10'-0" UNLESS OTHERWISE APPROVED BY THE ENGINEER. AT BOUNDARIES AND CHANGES IN FRAMING DIRECTION, PANELS MAY BE ANY SIZE PROVIDED ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING WITH 3x NOMINAL WIDTH.
3. HY-TEK 0.135 SCREW SHANK NAIL MAY BE USED AS A REPLACEMENT FOR 10d COMMON PER ESR-2648.

JOIST SEISMIC LOAD SCHEDULE

3

MARK	TRUSS MFR TO DESIGN TOP CHORD OF TRUSSES FOR ULTIMATE AXIAL SEISMIC FORCE OF: (3)	REMARKS
14	E= 14.0 KIPS (1)	E = ULTIMATE LOAD (LRFD) CALCULATED PER ASCE 7 - 12.11.2 AND INCLUDES 1.4 FACTOR FROM 12.11.2.2.2
22	E= 21.3 KIPS (1)	
76	E= 76 KIPS (2)	

(1) AT JOIST: ATTACH 3x NAILER TO JOIST WITH CONNECTION DESIGNED FOR 350LBS PER FOOT ASD SHEAR AND 100PLF ASD WIND UPLIFT

(2) AT JOIST: ATTACH 3x NAILER TO JOIST WITH CONNECTION DESIGNED FOR 1050 LBS PER FOOT ASD SHEAR AND 100PLF ASD WIND UPLIFT

(3) IF LOAD POINTS TO END OF TRUSS THEN FORCE IS CONNECTION LOAD

ROOF FRAMING NOTES:

1. VERIFY SIZE AND LOCATION OF ALL MECHANICAL PENETRATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. JOIST DESIGNATION IS SHOWN AS TOTAL LOAD IN POUNDS PER FOOT OVER THE SNOW LOAD IN POUNDS PER FOOT
3. GIRDER DESIGNATION IS TOTAL LOAD IN KIPS OVER SNOW LOAD IN KIPS. AT EACH PANEL POINT.
4. AT EACH COLUMN SUPPORTING JOIST GIRDERS. JOIST MFG SHALL MATCH THE BEARING DEPTH OF ALL JOIST GIRDERS FRAMING INTO COLUMN.
5. JOIST AND JOIST GIRDER HAVE NON-STANDARD BEARING HEIGHTS, STEEL DETAILER TO COORDINATE HEIGHT OF BEARING SEAT WITH JOIST MANUFACTURER.
6. ROOF JOIST SUPPLIER TO PROVIDE BRIDGING FOR JOIST PER STEEL JOIST INSTITUTE AND MANUFACTURERS RECOMMENDATIONS. IN ADDITION TO LOADS SHOWN ROOF JOISTS, GIRDERS AND BRIDGING SHALL ALSO BE DESIGNED FOR A NET UPLIFT TO 10.0 PSF (ASD).
7. JOIST MANUFACTURER TO DESIGN BAR JOIST AND JOIST GIRDERS FOR LOADS DUE TO SPRINKLER SYSTEM, PIPING LARGER THAN 4" DIAMETER. CONTRACTOR TO COORDINATE AND PROVIDE JOIST MANUFACTURER WITH MAGNITUDE AND LOCATION OF LOADS.
8. JOIST MANUFACTURER TO LOCATE, SIZE AND PROVIDE ERECTION BOLTS AS REQUIRED. STEEL DETAILER SHALL COORDINATE LOCATION OF BOLT HOLES IN ALL CAP PL, EMBEDS ETC...
9. FOR TILT-UP WALL PANEL THICKNESS SEE PANEL ELEV'S STARTING ON SHEET S5.01.
10. [X'-X"] INDICATES TOP OF SHEATHING OR METAL DECK ELEVATION AT THE LOCATION INDICATED MEASURED FROM FINISH FLOOR ELEVATION, FOR STEEL ELEVATIONS, ASSUME WOOD SHEATHING IS 1/2" THICK AT ALL LOCATIONS.
11. AXIAL LOADS TO JOISTS AND GIRDER TOP CHORDS ARE DESIGNATED AS ⬡, FOR SCHEDULE SEE 2/S2.00
12. JOIST MFG TO DESIGN JOISTS IN OFFICE AREAS INDICATED. DESIGN JOISTS FOR 1000 LB POINT LOAD AT ANY TOP OR BOTTOM CHORD PANEL POINT AND GIRDERS FOR 3000# POINT LOADS AT ANY JOIST BEARING LOCATION ON GIRDER.
13. JOIST MFG MAY SUBSTITUTE "LH" JOIST FOR "K" JOISTS. JOIST DEPTHS SHOWN ARE MAXIMUM, JOIST MFG MAY SUBSTITUTE SHALLOWER DEPTHS
14. JOIST AND GIRDERS WITH VARYING DEPTH (IE: 28-36LH) ARE ALL WITH THE LOWER DEPTH ON THE DOWN HILL SIDE OF THE ROOF SLOPE. PARALLEL CHORD MEMBER MAY BE SUBSTITUTED USING THE SHALLOWER DEPTH SO AS NOT TO REDUCE CLEAR HEIGHT OF BUILDING.
15. [X] INDICATES TILT PANEL NUMBER, SEE ELEVATIONS STARTING ON S5.01
16. FUTURE SOLAR PANEL LOADING INCLUDED IN JOIST AND GIRDER LOADS SHOWN. ADD SINGLE 350# POINT MOVING LOAD TO ALL JOIST PANEL POINTS. AREA BASED ON 40% OF ROOF AREA LESS SKYLIGHTS
17. CONTRACTOR TO COORD ANY MECHANICAL UNIT LOADING OVER 250LBS WITH JOIST MFG (OUTSIDE OFFICE AREAS NOTE 12). FOR 250# UNITS OR LESS OKAY TO USE SKYLIGHT FRAMING

LEGEND:

SINGLE HATCHED AREA FOR FUTURE OFFICE MECHANICAL LOADING PER NOTE 12

CROSS HATCHED AREA FOR FUTURE SOLAR PANEL LOADING PER NOTE 16

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Sheet No.

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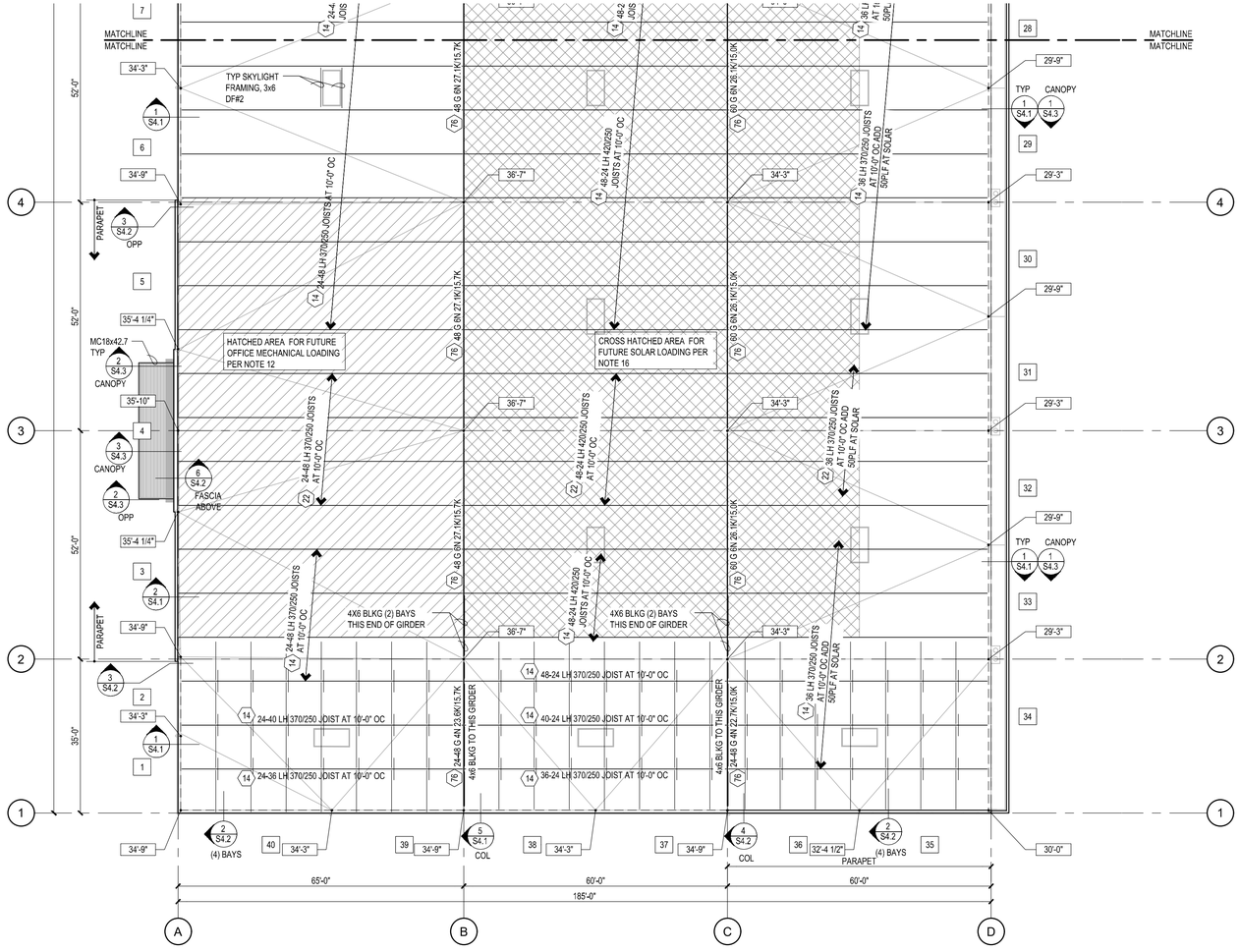
11 of Sheets



ROOF FRAMING PLAN - SOUTH

1/16 = 1'-0"

1

0 16 32

SCALE IN FEET

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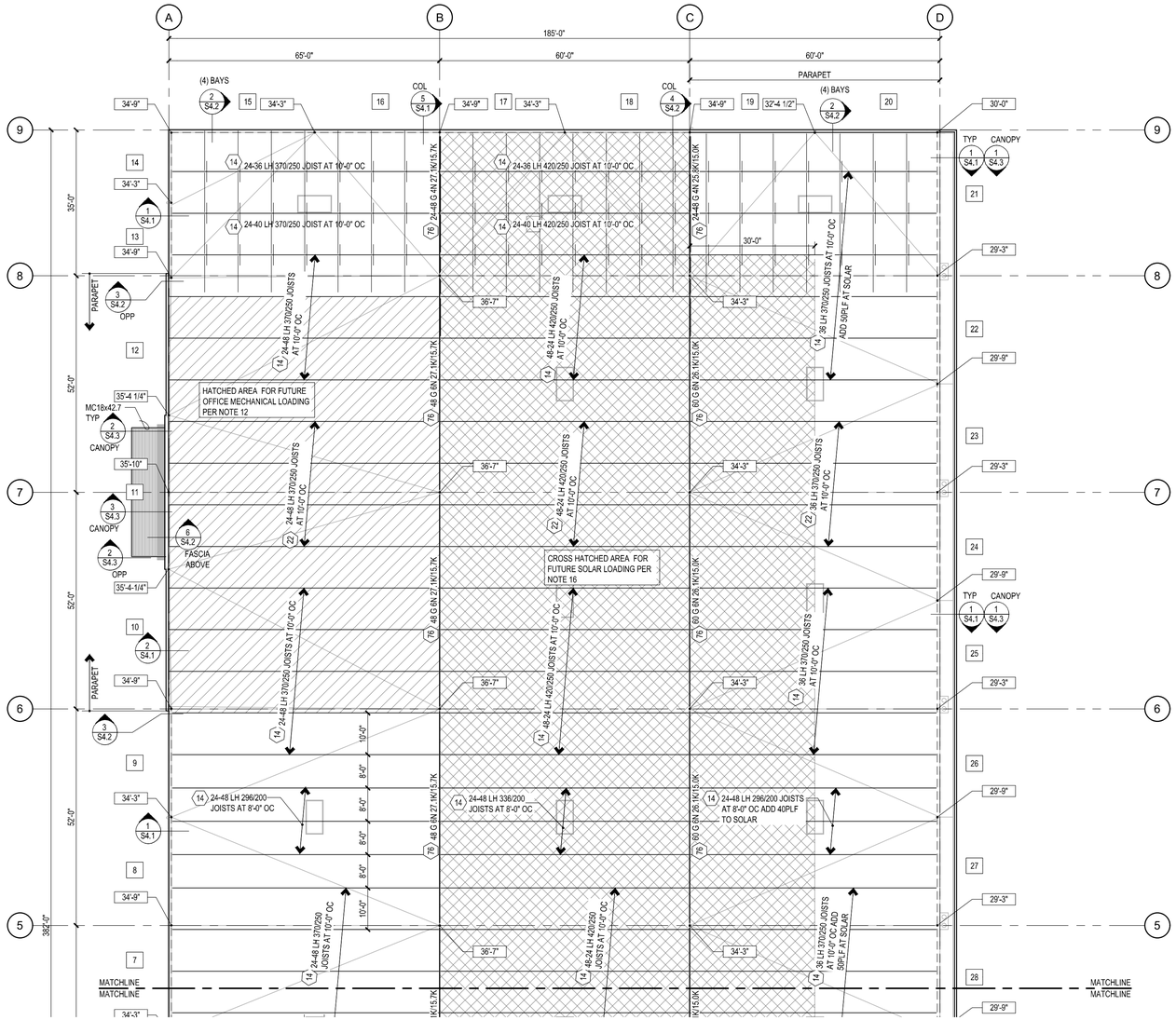


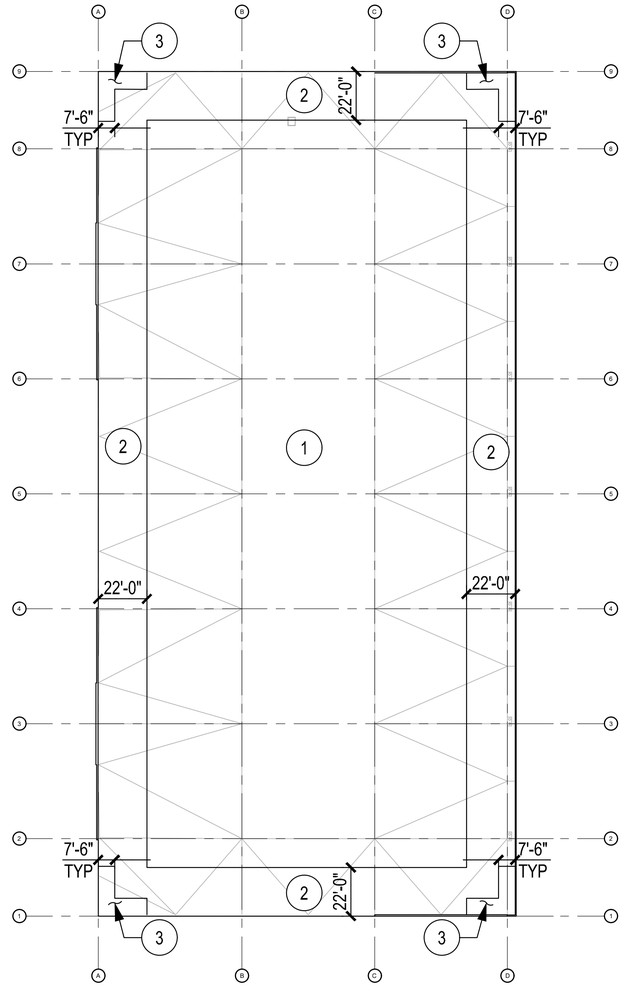
ROOF FRAMING PLAN - NORTH

1/16" = 1'-0"

1

0 16 32

SCALE IN FEET



WIND LOAD PLAN

NTS

2

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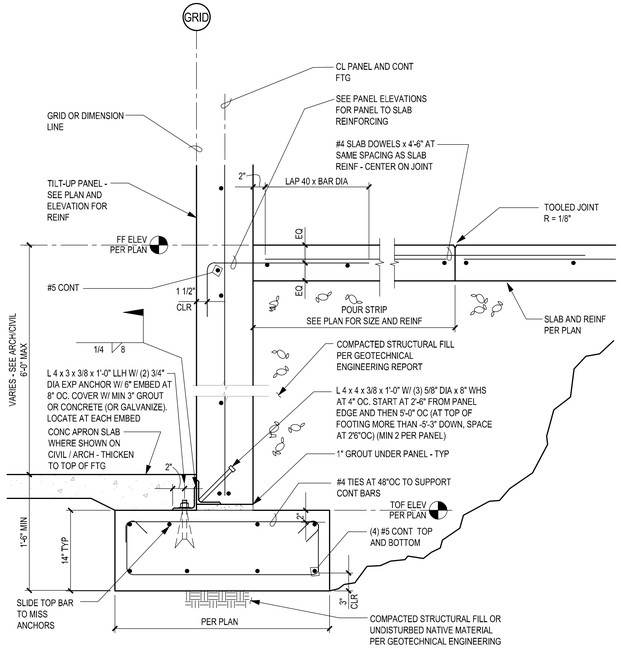
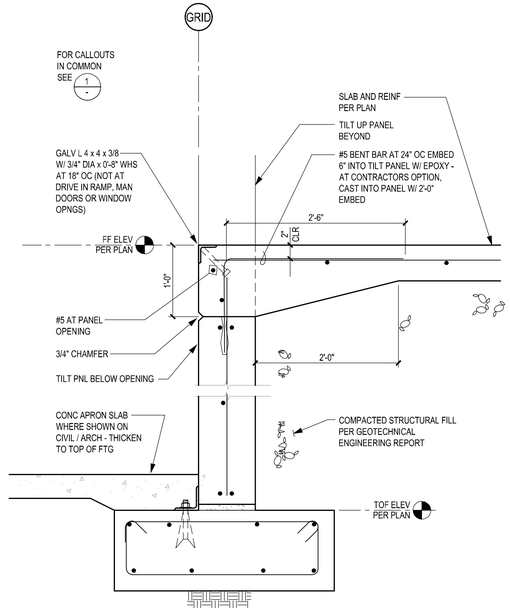


SECTION 1

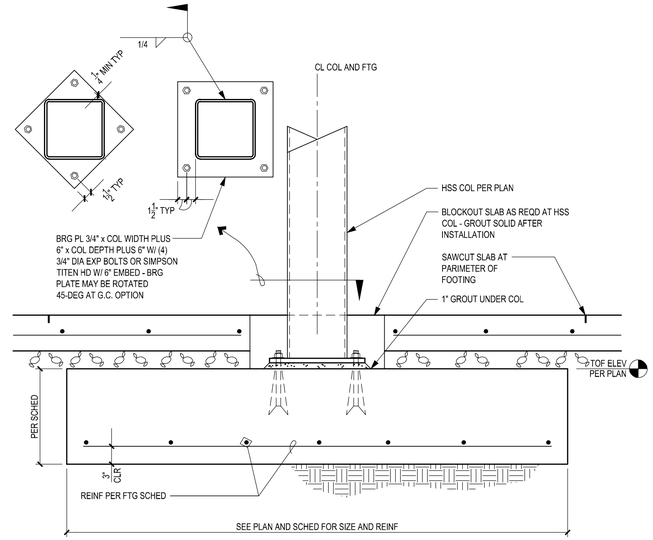
1" = 1'-0"



TYPICAL DOCK DOOR

SECTION 2

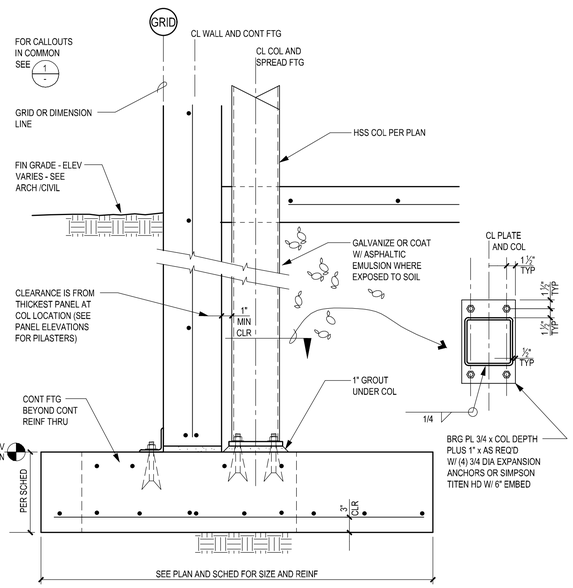
1" = 1'-0"



CONTRACTORS OPTIONAL COLUMN SLEEVE CONFIGURATION SEE 5/S3.2

SECTION 3

1" = 1'-0"

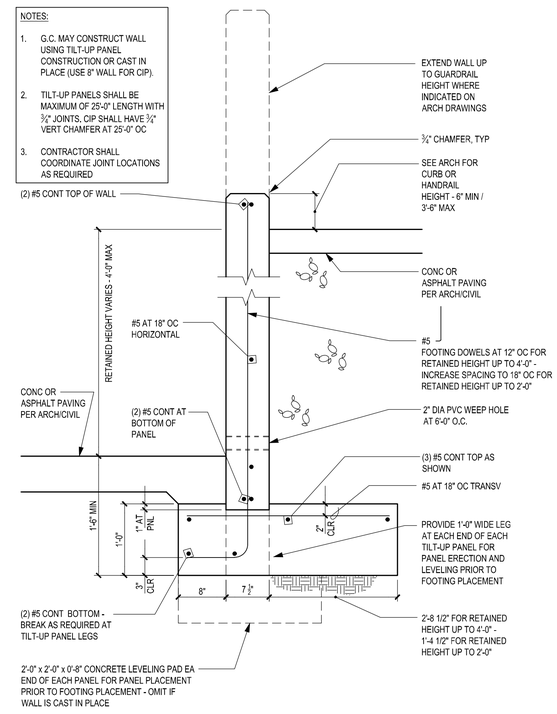


SECTION 4

1" = 1'-0"

NOTES:

1. G.C. MAY CONSTRUCT WALL USING TILT-UP PANEL CONSTRUCTION OR CAST IN PLACE (USE 8" WALL FOR CIP).
2. TILT-UP PANELS SHALL BE MAXIMUM OF 25'-0" LENGTH WITH ¾" JOINTS, CIP SHALL HAVE ¾" VERT CHAMFER AT 25'-0" OC
3. CONTRACTOR SHALL COORDINATE JOINT LOCATIONS AS REQUIRED

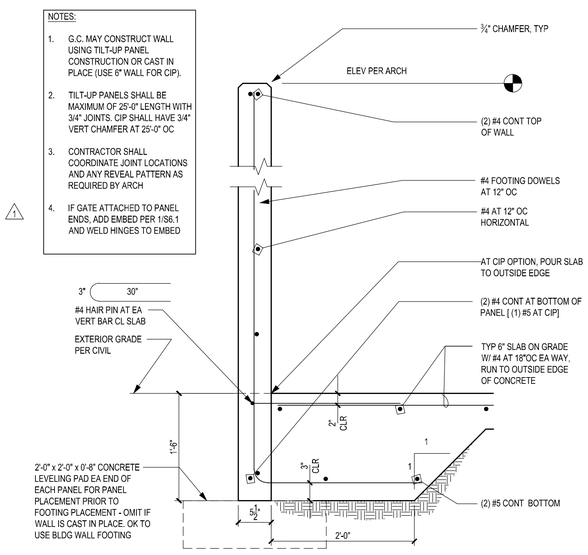


SECTION 5

1" = 1'-0"

NOTES:

1. G.C. MAY CONSTRUCT WALL USING TILT-UP PANEL CONSTRUCTION OR CAST IN PLACE (USE 6" WALL FOR CIP).
2. TILT-UP PANELS SHALL BE MAXIMUM OF 25'-0" LENGTH WITH 3/4" JOINTS. CIP SHALL HAVE 3/4" VERT CHAMFER AT 25'-0" OC
3. CONTRACTOR SHALL COORDINATE JOINT LOCATIONS AND ANY REVEAL PATTERN AS REQUIRED BY ARCH
4. IF GATE ATTACHED TO PANEL ENDS, ADD EMBED PER 1/S6.1 AND WELD HINGES TO EMBED



TYPICAL AT TRASH ENCLOSURE

SECTION 6

1" = 1'-0"

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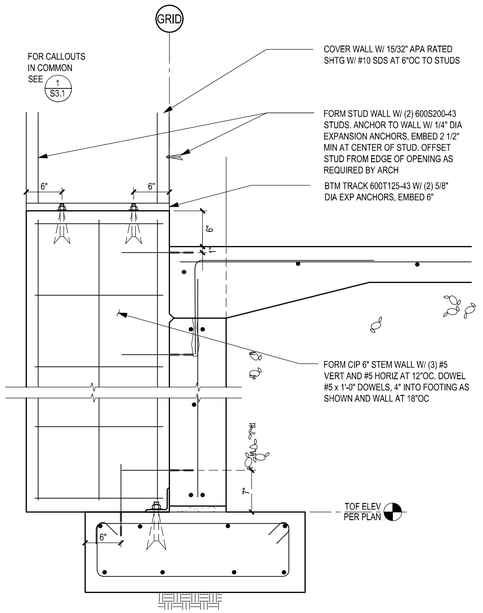
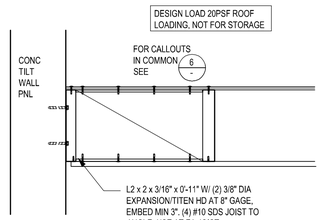


TYPICAL ENTRY FRAMING

SECTION 1

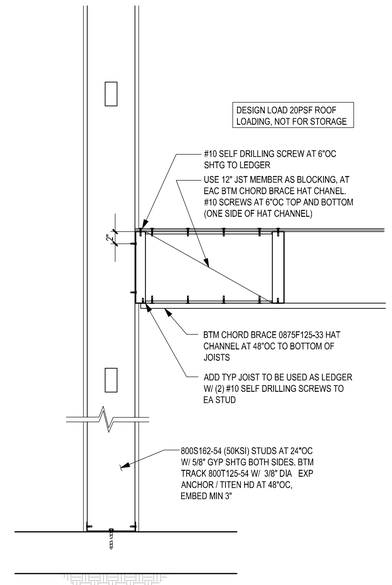
1" = 1'-0"



ELECTRIC ROOM ROOF ACCESS PLATFORM FRAMING

SECTION 2

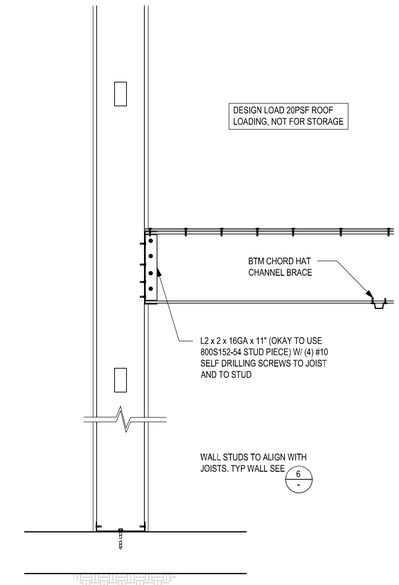
1" = 1'-0"



ELECTRIC ROOM ROOF ACCESS PLATFORM FRAMING

WALL SECTION 3

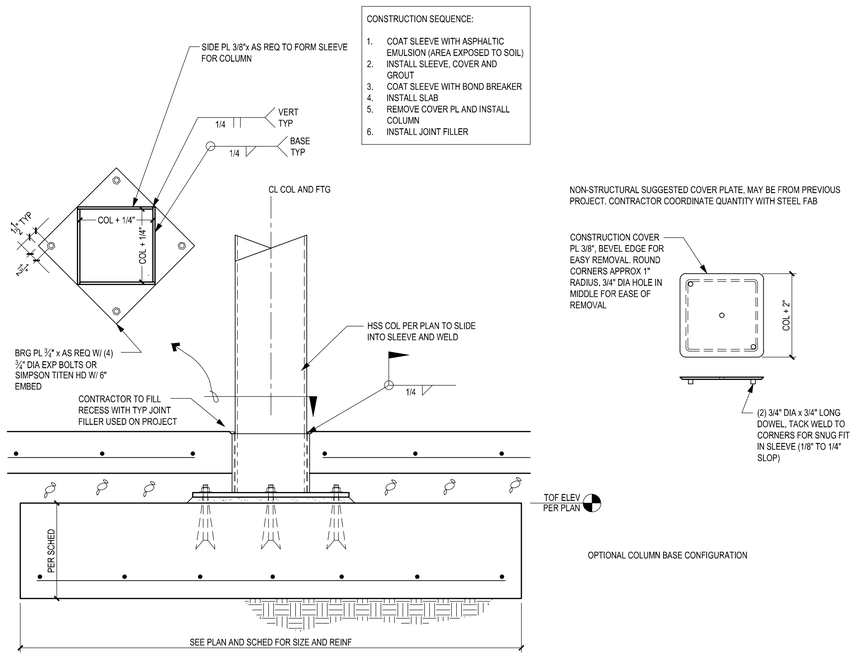
1" = 1'-0"



ELECTRIC ROOM ROOF ACCESS PLATFORM FRAMING

WALL SECTION 4

1" = 1'-0"



SECTION 5

1" = 1'-0"

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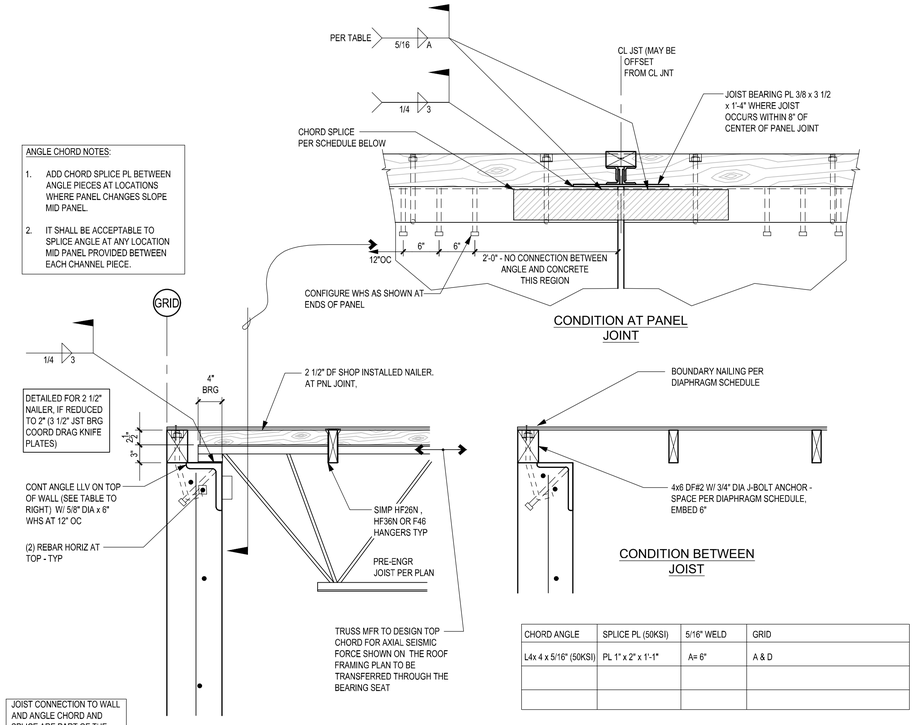
15 of Sheets

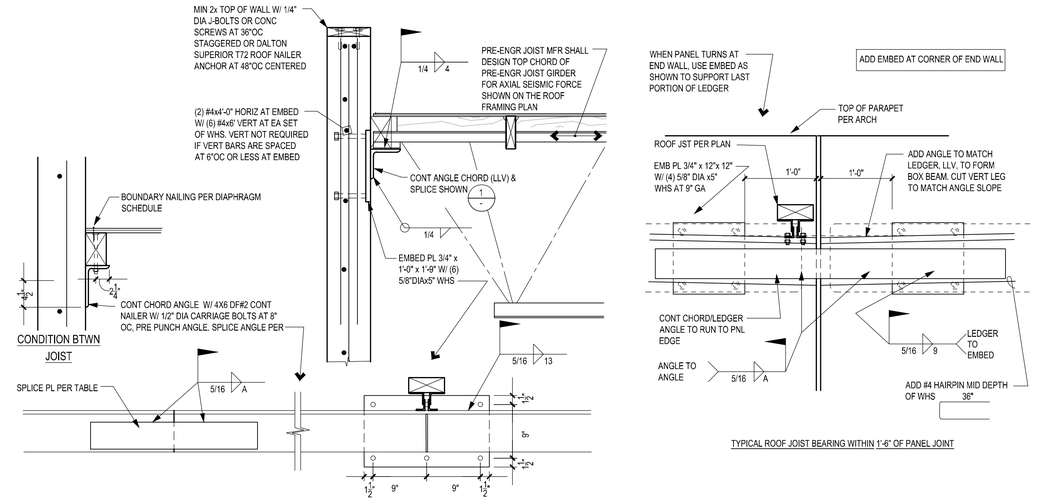
DATE: May 27, 2025 FILENAME: Q:\2025\2250125\20_STR\CAD\BLDG A\2250125S-30-BLDG A.dwg



CHORD ANGLE	SPLICE PL (50KSI)	5/16" WELD	GRID
L4x 4 x 5/16" (50KSI)	PL 1" x 2" x 1'-1"	A= 6"	A & D

SECTION 1

1" = 1'-0"



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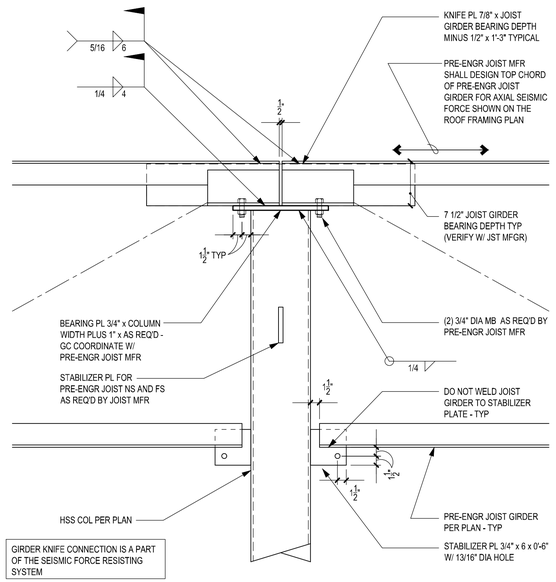
1" = 1'-0"

TYPICAL ROOF JOIST BEARING WITHIN 1'-6" OF PANEL JOINT



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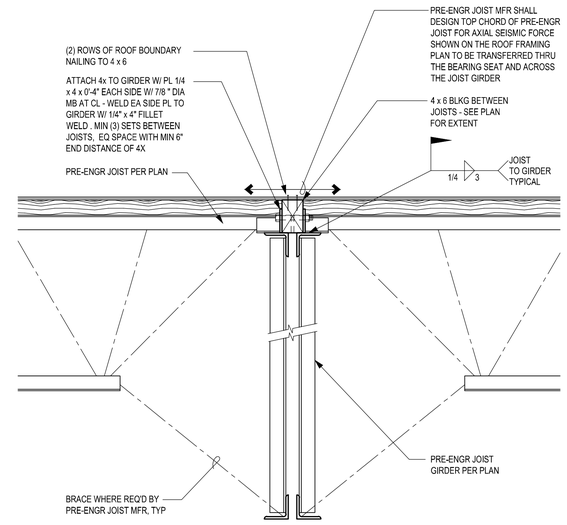

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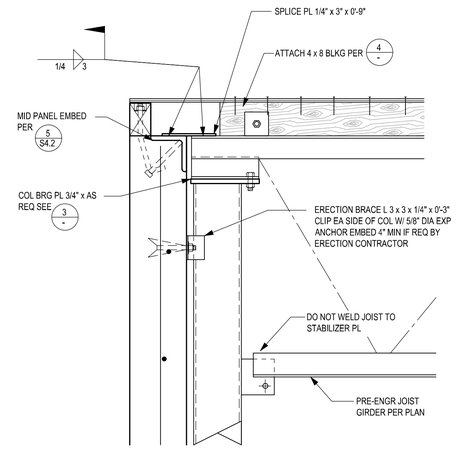

SECTION 5

1" = 1'-0"

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Project Title:

124TH CORPORATE CENTER BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

September 29,2025

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 97595PE OREGON SEPT 14, 2021 ANDREW McEACHERN

EXPIRATION DATE: 12/31/2026

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LAH	CLR	ADM

Sheet No.

S4.1

16 of Sheets

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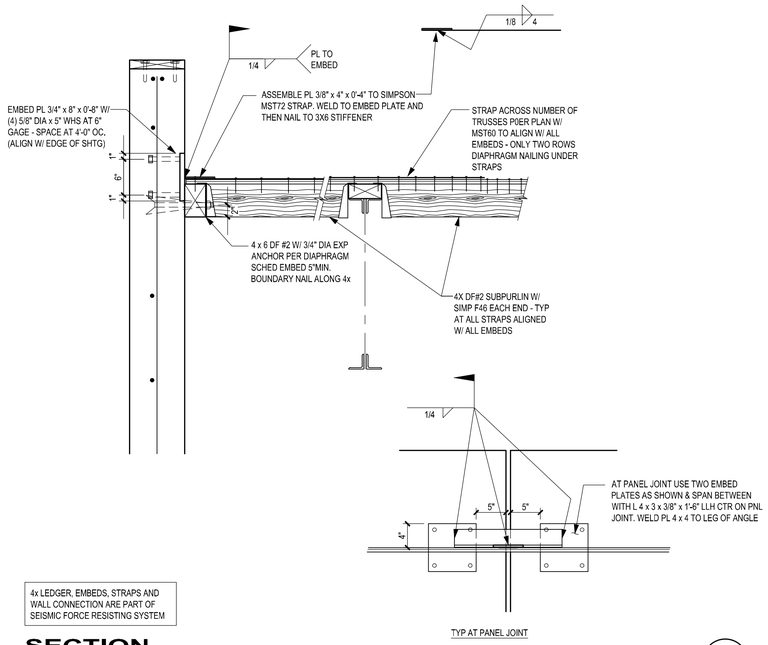

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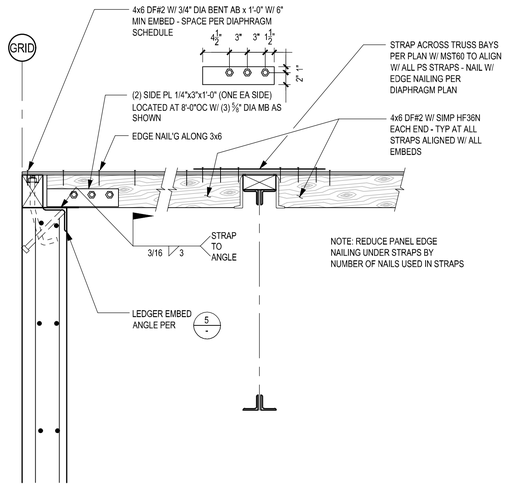

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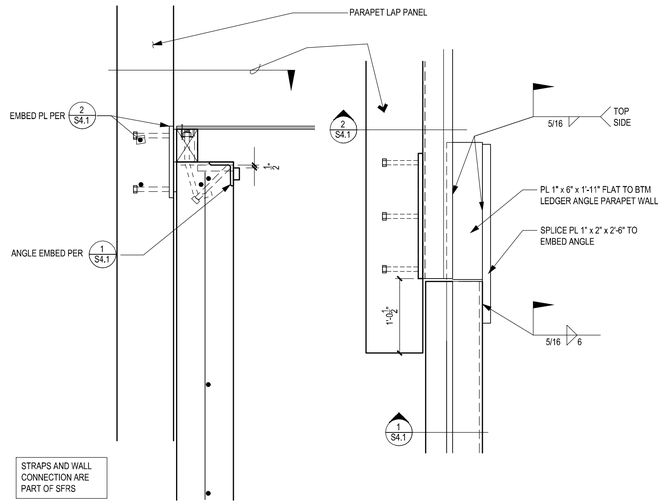

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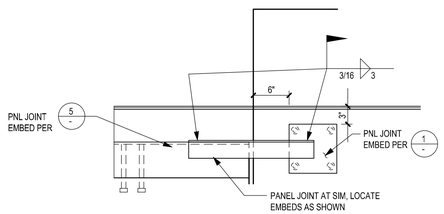

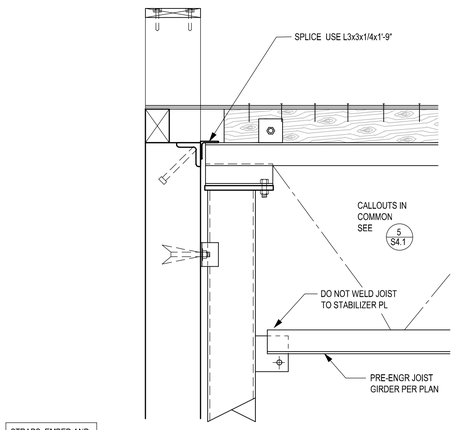

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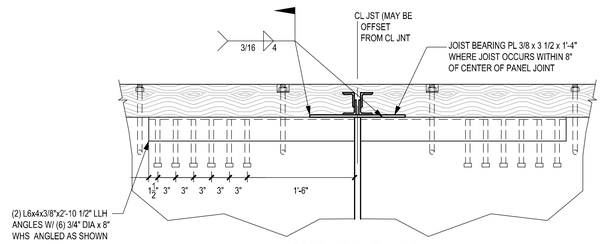
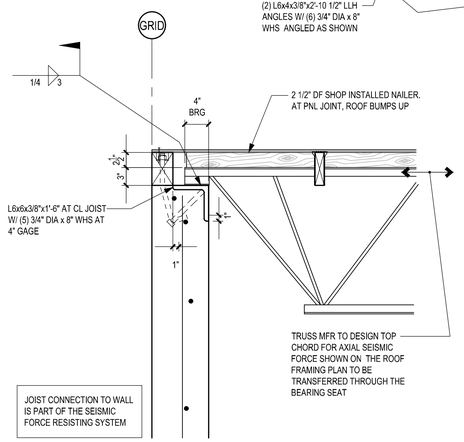
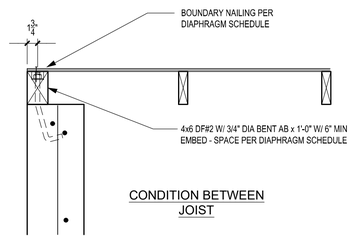


CONDITION AT PANEL JOINT





CONDITION BETWEEN JOIST

SECTION 5

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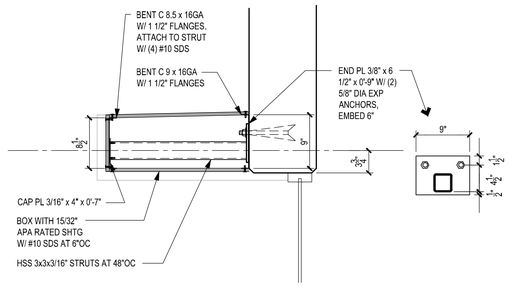

SECTION 6

1" = 1'-0"

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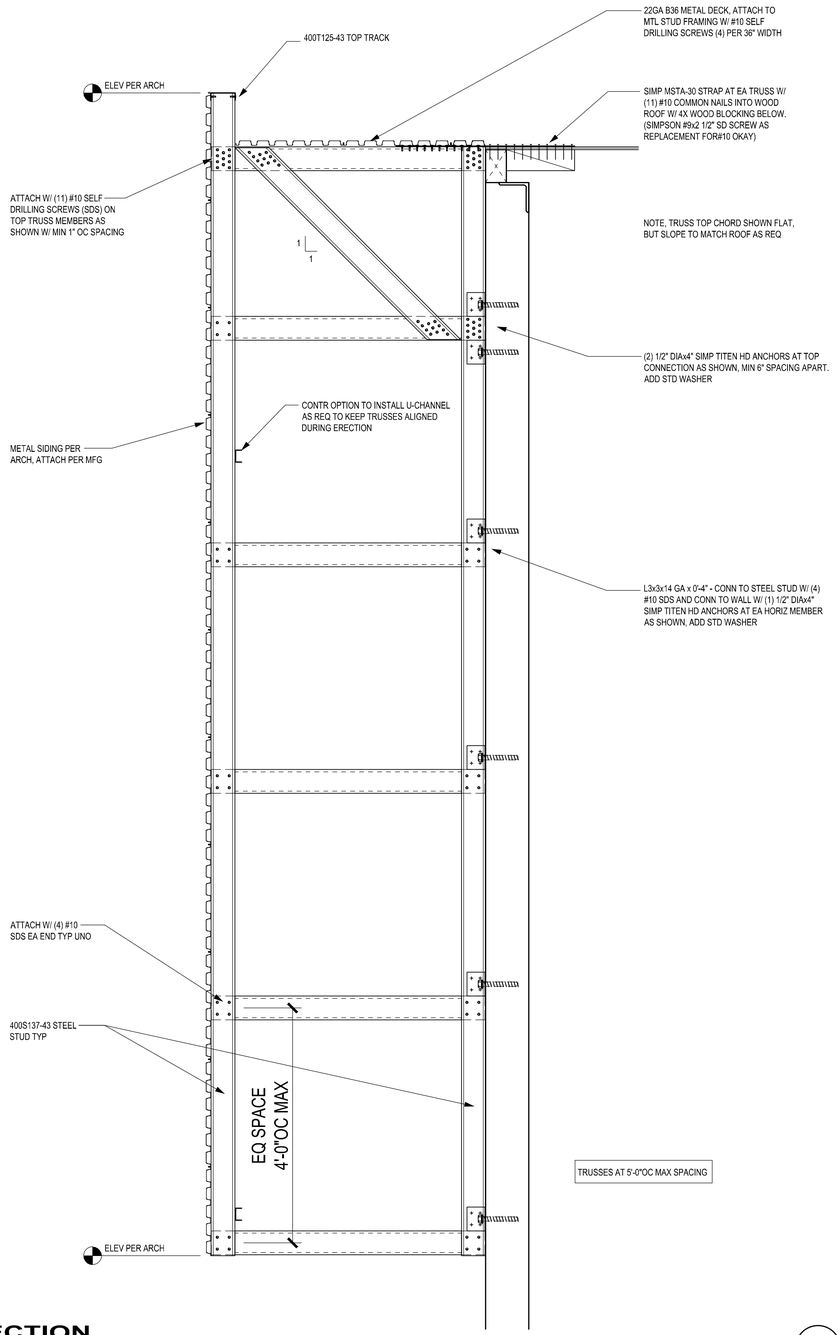
17 of Sheets



TRUSSES AT 5'-0"OC MAX SPACING

SECTION 1

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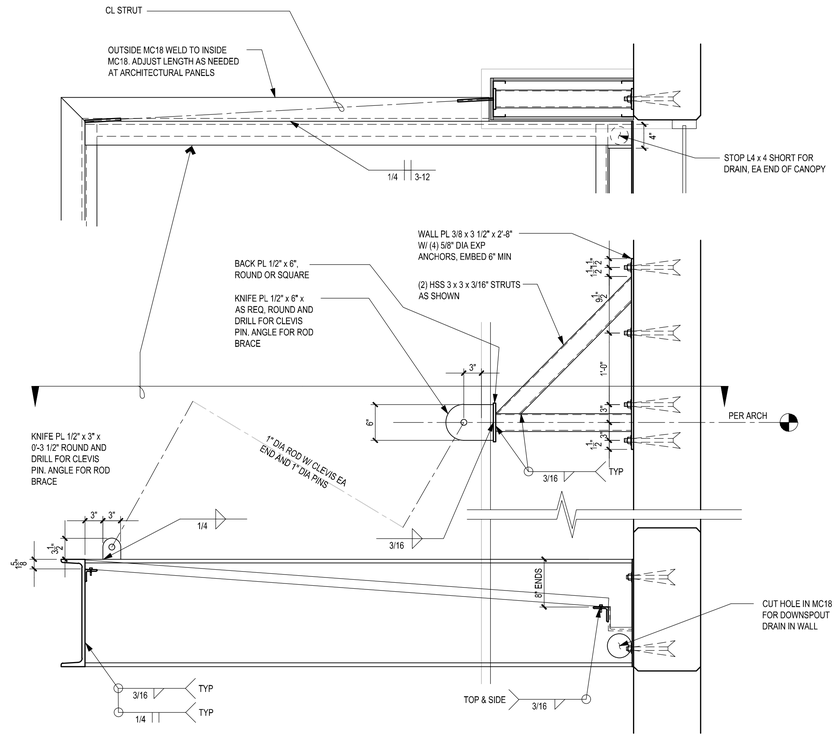
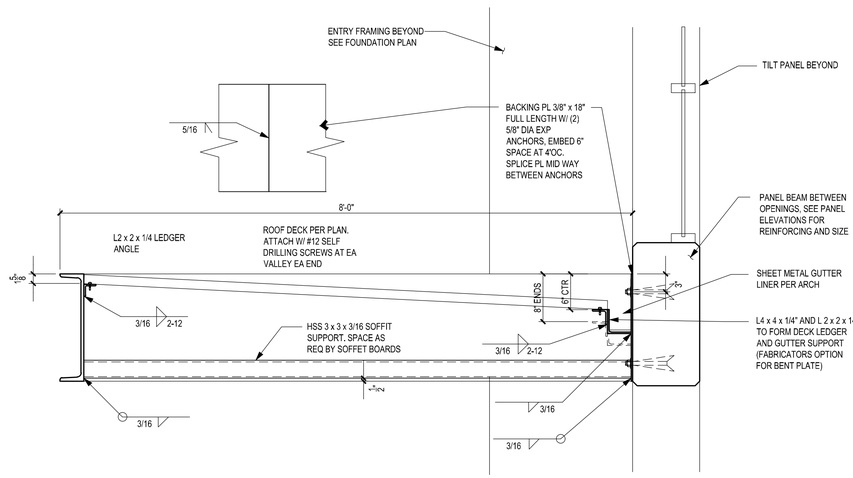


SECTION 2

1" = 1'-0"



SECTION 3

1" = 1'-0"

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S4.3

18 of Sheets

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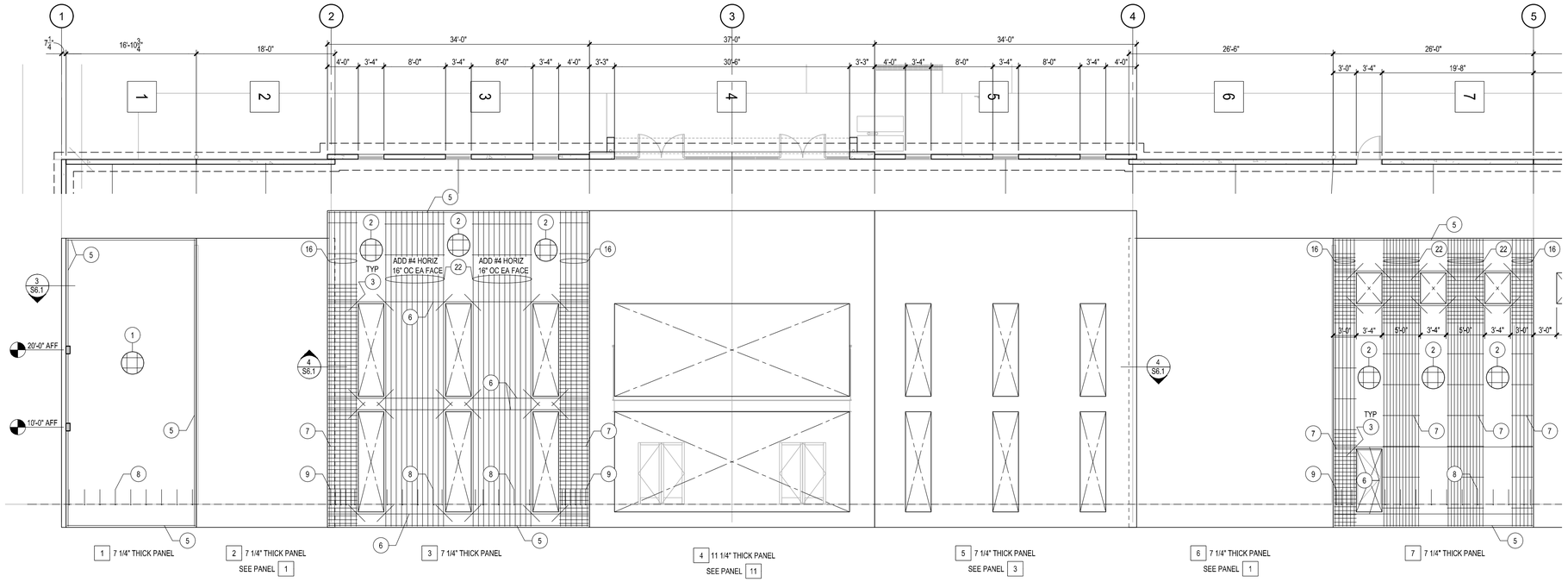
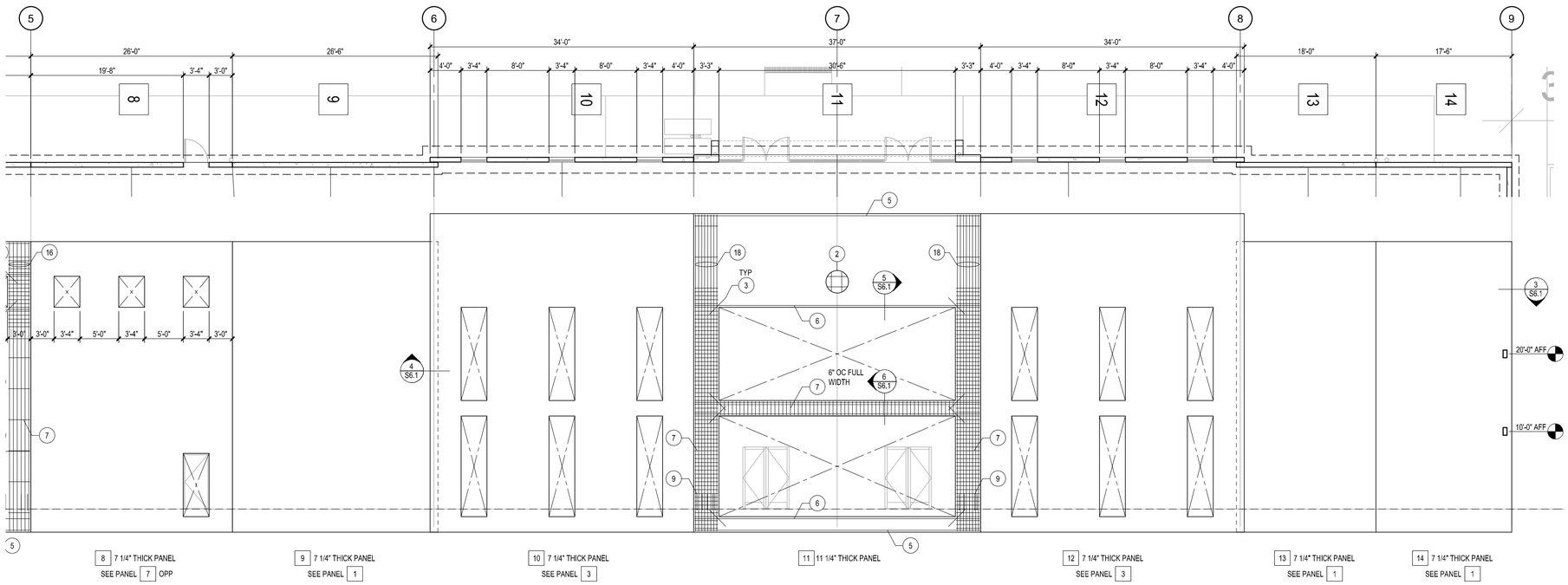


INTERIOR PANEL

1/8" = 1'-0"

1



INTERIOR PANEL

1/8" = 1'-0"

2

GENERAL TILT-UP PANEL NOTE:

1. TOLERANCE ON PANEL THICKNESS SPECIFIED SHALL BE PLUS 1/4" AND MINUS 0". PANEL THICKNESS IS BASED ON LUMBER FORMS OF 7 1/4" & 9 1/4". REVEALS SHALL NOT EXCEED 3/4" DEEP AND SHALL BE PLACED AS SHOWN ON THE ARCH DRAWINGS.
2. THE REINFORCEMENT SHOWN ON THE PANEL ELEVATIONS IS IN ADDITION TO TYPICAL BARS AT OPENINGS, EDGES, CORNERS, BASE, ETC. OMIT TYPICAL VERTICAL REINFORCEMENT WHERE MORE CLOSELY SPACED VERTICAL REINFORCEMENT IS SPECIFIED IN PIERS.
3. PANEL DIMENSIONS ARE TO CENTERLINE OF JOINT OR EDGE OF PANEL OPENING, UNLESS NOTED OTHERWISE. ALL PANEL CONNECTOR DIMENSIONS SHOWN ARE TO CENTER LINES OF CONNECTORS UNLESS NOTED OTHERWISE.
4. PROVIDE ADDITIONAL REINFORCING AS REQUIRED FOR LIFTING AND LIFTING INSERTS.
5. VERTICAL REINFORCEMENT SHALL RUN FULL HEIGHT UNLESS NOTED OTHERWISE.
6. VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ARCH DRAWINGS.
7. DO NOT CUT OR DRILL ANY HOLES IN PANELS WITHOUT APPROVAL OF ENGINEER UNLESS SHOWN OR INDICATED.
8. REINFORCING SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACEMENT.
9. DO NOT SCALE PANEL ELEVATIONS. SEE ARCH DWGS FOR BUILDING DIMENSIONS.
10. SLOPE TOP OF PANELS WHERE REQUIRED PER ARCH DRAWINGS.
11. SEE FOUNDATION PLAN FOR LOCATIONS OF PANELS.
12. UNLESS NOTED OTHERWISE, TILT-UP PANEL ELEVATIONS SHOW PANELS VIEWED FROM INSIDE OF BUILDING LOOKING TOWARDS BUILDING EXTERIOR.
13. EXPOSED CONC PANELS TO HAVE MIX CONTAINING INTEGRAL WATERPROOFING ADMIXTURE PER NOTE 3.15 ON S0.01. NOTE ADMIXTURE IS OKAY TO BE USED IN OTHER PANELS
14. ADD HOIZ BARS EA FACE, INSIDE TYP VERT BARS. ALIGN W/ DRAG EMBED AT GRID 2. BARS COUNT FOR TYP HOIZ IN THIS AREA. ADDITIONAL NOT REQUIRED

ABBREVIATIONS AND SYMBOLS

EF - EACH FACE
FOP-FACE OF PANEL
HK - HOOK
CL - CENTERLINE
PANEL & THICKNESS [X] x"

KEY NOTES

1. #5 VERT EA FACE AT 10" OC & #4 HORIZ EA FACE AT 16" OC FACE INSET FROM VERT.
2. TYP REINF ABOVE AND BELOW OPNG #5 AT 16" OC VERT EA FACE & #4 HORIZ AT 16" OC EA FACE INSET FROM VERT.
3. (2) #4 x 4'-0" DIAG, ONE EA FACE (TYP) AT OPENING CORNERS (AT SMALL NARROW PIER, BEND BAR TO FOLLOW EDGE OF PANEL).
4. NOT USED
5. (2) #5 AT EDGE OF PANEL. (GENERAL REQUIREMENT, IN DOUBLE MAT PIERS DO NOT ADD EXTRA)
6. (2) #5 AT EDGE OF OPENINGS. VERTICAL RUN FULL HEIGHT. HORIZ RUN FULL WIDTH. STD HK IF PIER LESS THAN 30".
7. AT PIERS PROVIDE #3 TIES AT 6" OC. ADJ TO OPENINGS AND FOR 30" ABOVE AND BELOW OPENING, 48" OC. ELSEWHERE AND (1) TOP & BTM OF PIER. SEE PANEL ELEV FOR TIGHTER TIE SPACING WHERE NOTED ON ELEVATION.
8. #5 SLAB DOWELS AT 24" OC. SEE FOUNDATION DETAIL FOR REQ'D OPENINGS (12" HOOK INTO PANEL) 12" 36" (LEG MAY BE UP OR DOWN IN PANEL)
9. #5 SLAB DOWELS (PER NOTE 8) AT 8" OC. AT PIER (3 MIN PER PIER). SEE FOUNDATION DETAIL FOR REQ'D AT OPENING
10. #5 VERT AT 8" OC CL PANEL & #4 HORIZ AT 12" OC
11. #5 VERT EA FACE AT 8" OC & #5 HORIZ EA FACE AT 10" OC FACE INSET FROM VERT.
12. PIER: (2) #5 EACH FACE VERTICAL (4 TOTAL) EQ SPACED
13. PIER: (3) #5 EACH FACE VERTICAL (6 TOTAL) EQ SPACED
14. PIER: (4) #5 EACH FACE VERTICAL (8 TOTAL) EQ SPACED
15. PIER: (5) #5 EA FACE VERTICAL (10 TOTAL) EQ SPACE
16. PIER: (6) #5 EA FACE VERTICAL (12 TOTAL) EQ SPACE
17. PIER: (7) #5 EA FACE VERTICAL (14 TOTAL) EQ SPACE
18. PIER: (8) #5 EA FACE VERTICAL (16 TOTAL) EQ SPACE
19. PIER: (9) #5 EA FACE VERTICAL (18 TOTAL) EQ SPACE
20. PIER: (10) #5 EA FACE VERTICAL (20 TOTAL) EQ SPACE
21. PIER: (11) #5 EA FACE VERTICAL (22 TOTAL) EQ SPACE
22. PIER: (12) #5 EA FACE VERTICAL (24 TOTAL) EQ SPACE
23. PIER: (13) #5 EA FACE VERTICAL (26 TOTAL) EQ SPACE
24. PIER: (14) #5 EA FACE VERTICAL (28 TOTAL) EQ SPACE
25. PIER: (15) #5 EA FACE VERTICAL (30 TOTAL) EQ SPACE
26. PIER: (16) #5 EA FACE VERTICAL (32 TOTAL) EQ SPACE
27. PIER: (17) #5 EA FACE VERTICAL (34 TOTAL) EQ SPACE
28. PIER: (18) #5 EA FACE VERTICAL (36 TOTAL) EQ SPACE
29. PIER (19) #5 EA FACE VERTICAL (38 TOTAL) EQ SPACE
30. PIER (20) #5 EA FACE VERTICAL (40 TOTAL) EQ SPACE

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BY STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 97589PE OREGON SEPT 14, 2021 ANDREW McEACHERN

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PANEL ELEVATIONS

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Sheet No.

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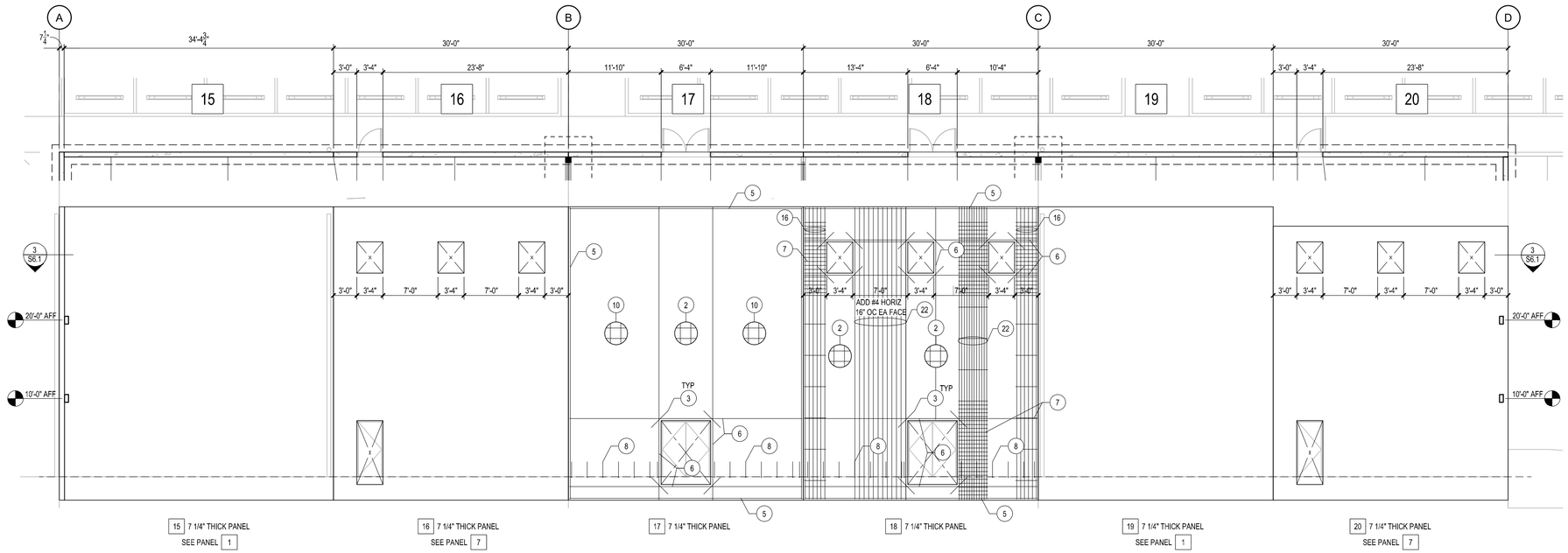
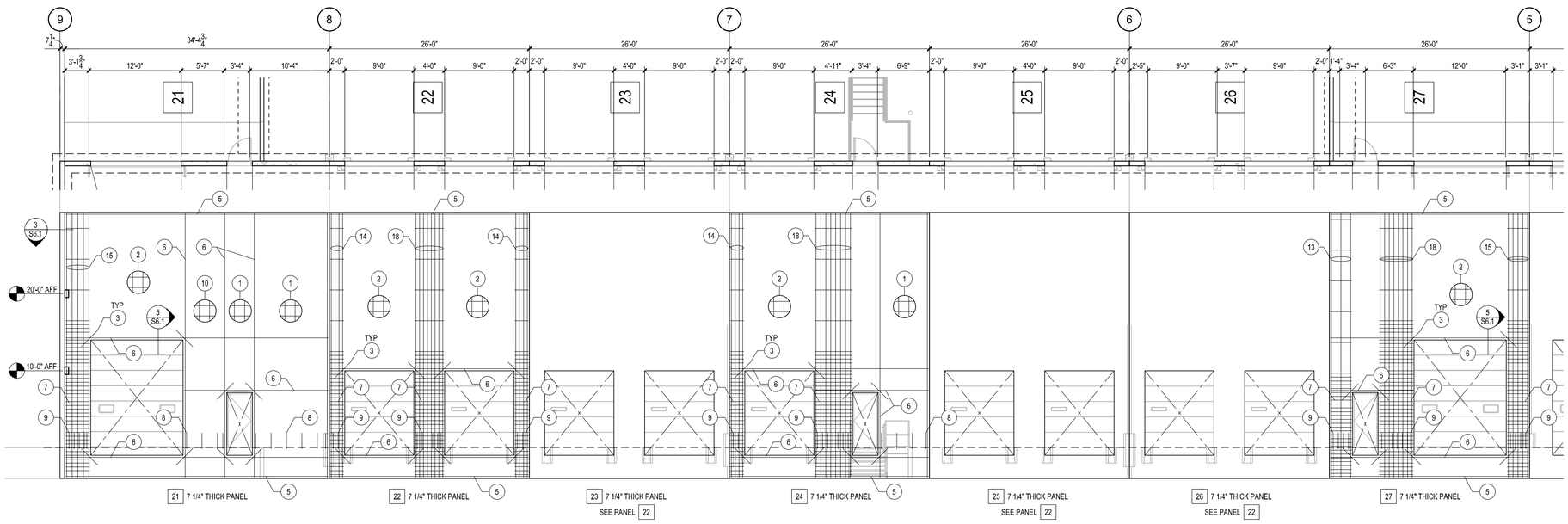


INTERIOR PANEL

1/8" = 1'-0"

1



INTERIOR PANEL

1/8" = 1'-0"

2

DATE: June 6, 2025 FILENAME: Q:\2025\2250125\20_STR\CAD\BLDG A\2250125S-50-BLDG A.dwg

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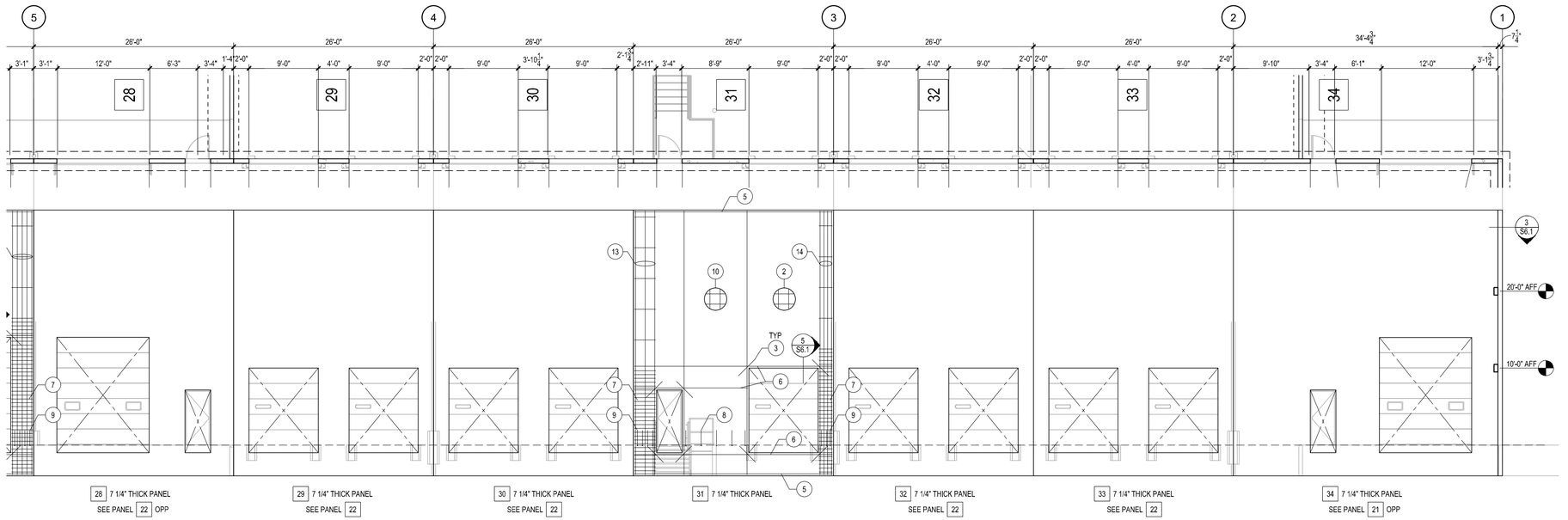

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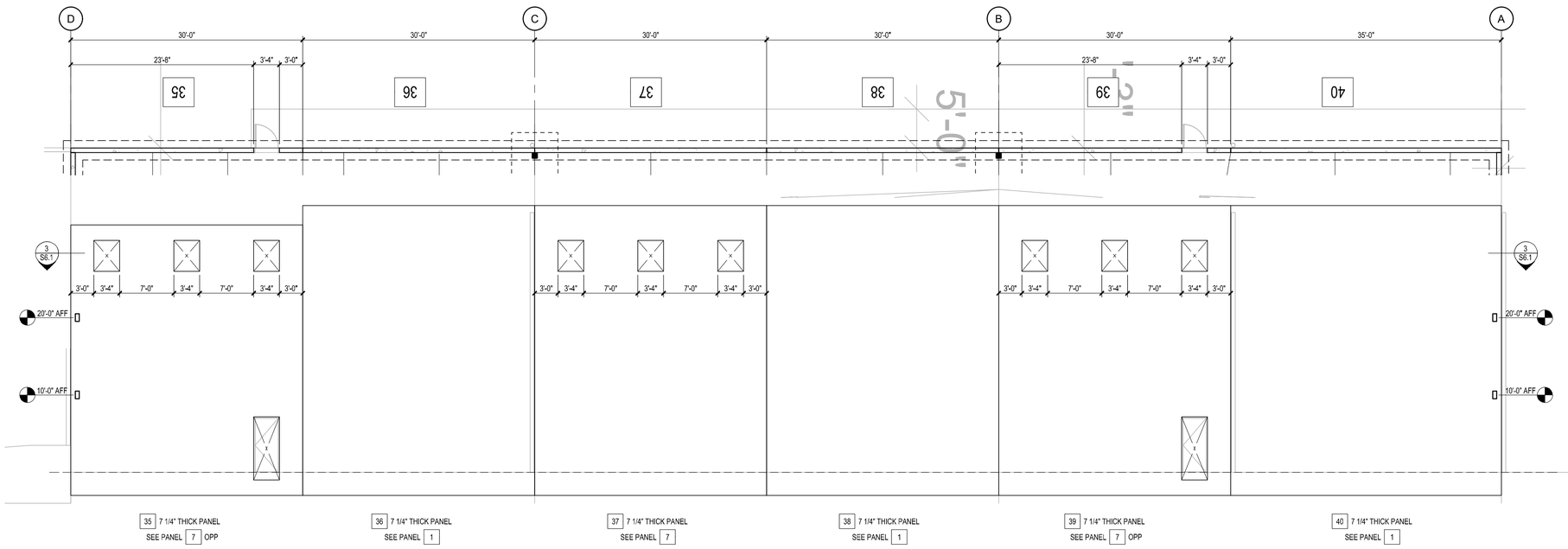

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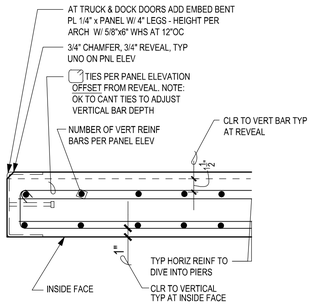
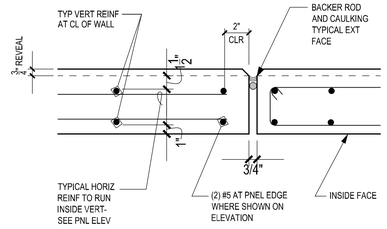
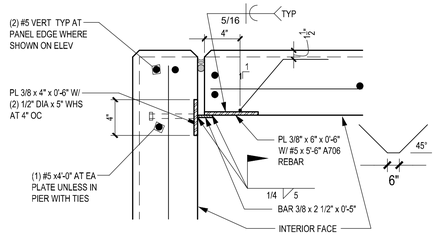


TYPICAL PIER REBAR PLACEMENT

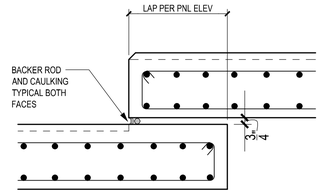


TYPICAL VERTICAL EDGE REINFORCEMENT



TYPICAL OUTSIDE CORNER CONNECTION

(2) MIN PER PANEL EDGE AT CORNERS
(ONCE WELDED, CORNER TILT BRACES MAY BE REMOVED)



TYPICAL PANEL LAP

PLAN VIEW 1

1 1/2" = 1'-0"

PLAN VIEW 2

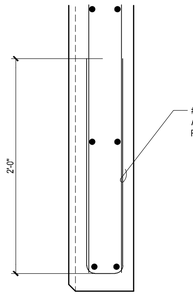
1 1/2" = 1'-0"

SECTION 3

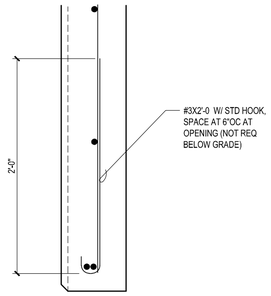
1 1/2" = 1'-0"

PLAN VIEW 4

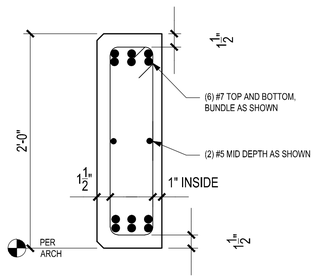
1 1/2" = 1'-0"



TYP PANELS W/ (2) MATS OF REBAR



TYP PANELS W/ SINGLE MAT OF REBAR



TYPICAL TOP AND BOTTOM ALL OPENINGS ABOVE SLAB

(NOT REQ AT TOP OR BOTTOM OF PANEL)

SECTION 5

1 1/2" = 1'-0"

SECTION 6

1 1/2" = 1'-0"

AHBL
TACOMA · SEATTLE · SPOKANE · TRI-CITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

124TH CORPORATE CENTER BUILDING A

20052 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

September 29,2025

EXPIRATION DATE: 12/31/2026

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Revisions:

Sheet Title:

PANEL DEATILS

Designed by:	Drawn by:	Checked by:
LAH	CLR	ADM

Sheet No.

S6.1

23 of Sheets

PANATTONI

124TH CORPORATE CENTER BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062

PROJECT TEAM

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PHONE NUMBER: (425) 827-3324

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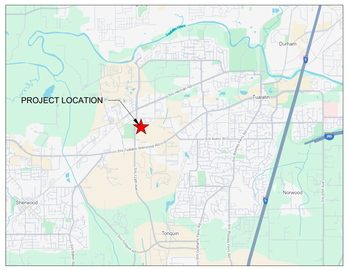
TACOMA, WA 98402
CONTACT: BJORN BRYNESTAD
EMAIL: bjorn@panattoni.com
PHONE NUMBER: (206) 838-1730

VICINITY MAP



LOCATION MAP

PROJECT DESCRIPTION

NEW 128,649 SF CONCRETE TILT-UP INDUSTRIAL BUILDING SHELL.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION MUST HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL FORWARD THEM TO THE BUILDING OFFICIAL W/ A NOTIFICATION INDICATING THAT THEY HAVE BEEN REVIEWED & ARE IN GENERAL CONFORMANCE W/ THE DESIGN OF THE BUILDING.

DIVISION 5

- OPEN WEB STEEL ROOF JOISTS & GIRDERS

DIVISION 8

- CURTAIN WALL / STOREFRONT

DIVISION 21

- AUTOMATIC FIRE SPRINKLER SYSTEM
- AUTOMATIC FIRE SPRINKLER SYSTEM SEISMIC RESTRAINTS

DIVISION 22

- PLUMBING EQUIPMENT & PIPING SEISMIC RESTRAINTS

DIVISION 23

- MECHANICAL EQUIPMENT & DUCTWORK SEISMIC RESTRAINTS

DIVISION 26

- ELETRICAL EQUIPMENT SEISMIC RESTRAINTS

DIVISION 28

- FIRE ALARM SYSTEM

FIRE RESISTANCE RATING REQUIREMENTS

FIRE RATING CRITERIA: (PER TABLE 601) III-B

BUILDING ELEMENT	REQUIRED RATING	PROVIDED
PRIMARY STRUCTURAL FRAME	0 HR	0 HR
BEARING WALLS: EXTERIOR	2 HR	2 HR
BEARING WALLS: INTERIOR	0 HR	0 HR
NONBEARING WALLS & PARTITIONS: EXTERIOR (PER TABLE 705.5)	0 HR	0 HR
NONBEARING WALLS & PARTITIONS: INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS:	0 HR	0 HR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS:	0 HR	0 HR

ENERGY REQUIREMENTS

2021 OREGON EFFICIENCY SPECIALTY CODE AND ASHRAE 90.1

ROOF: R-30 MIN. CONTINUOUS RIGID INSULATION ABOVE ROOF DECK. U=0.032

WALL: CONCRETE, MIN. 6" THICK, NO INSULATION

SLAB ON GRADE: NO INSULATION, F=0.73

DOORS (SWINGING, OPAQUE): INSULATED METAL, U=0.37

DOORS (ROLL-UP, OPAQUE): INSULATED METAL, MIN. R-5, U-0.31

VERTICAL GLAZING (FIXED): METAL FRAME, NFRC CERTIFIED ASSEMBLY, U= 0.65, SHGC=0.38

VERTICAL GLAZING (ENTRANCE DOOR): METAL FRAME, U=0.65, SHGC=0.33

SKYLIGHTS: NFRC CERTIFIED ASSEMBLY, U=0.50, SHGC=0.40, VT=0.50

CODE REVIEW NOTES

JURISDICTION:	CITY OF TUALATIN, OREGON
BUILDING CODES:	2022 OREGON STRUCTURAL SPECIALTY CODE 2023 OREGON ELECTRICAL SPECIALTYCODE 2021 OREGON MECHANICAL CODE 2023 OREGON PLUMBING SPECIALTY CODE 2019 OREGON COMMERCIAL ENERGY CODE 2022 OREGON FIRE CODE 2017 OREGON ACCESSIBILITY CODE
ZONING:	MG - GENERAL MANUFACTURING
APN:	2S127BB00100
SEISMIC DESIGN CATEGORY:	C
OCCUPANCY CLASSIFICATION: (PER CHAP. 3)	S-1
TYPE OF CONSTRUCTION: (PER CHAP. 6)	CONSTRUCTION TYPE
OCCUPANCY SEPARATION: (MIXED USE PER 508)	NO SEPARATION
NUMBER OF STORIES: (PER TABLE 504.4)	1 ALLOWABLE: 4
BUILDING AREA: (PER 506)	128,649 SF ALLOWABLE: UNLIMITED SF (PER 507.2.1)
BUILDING HEIGHT: (PER TABLE 504.3)	38'-0" ALLOWABLE: 75'-0"
BUILDING CLEAR HEIGHT:	32'-0"
FIRE PROTECTION:	AUTOMATIC SPRINKLER SYSTEM (ESFR)

INTERIOR WALL & CEILING FINISHES: (PER TABLE 803.13)

GROUP S-1:

INTERIOR EXIT STAIRWAYS & RAMPS & EXIT PASSAGEWAYS	C
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS	C
ROOMS & ENCLOSED SPACES	C

INTERIOR FLOOR FINISHES: (PER 804)

GROUP S-1: CLASS II

SITE ANALYSIS:	REFER SITE PLAN
EXIT TRAVEL:	REFER CODE & LIFE SAFETY PLANS
OCCUPANT LOAD:	REFER CODE & LIFE SAFETY PLANS
PLUMBING FIXTURE COUNT:	REFER CODE & LIFE SAFETY PLANS
FIRE EXTINGUISHERS:	REFER CODE & LIFE SAFETY PLANS
SPECIAL INSPECTIONS:	THE OWNER SHALL PROVIDE AN INDEPENDENT TESTING AGENCY FOR THE SPECIAL INSPECTIONS PROVISIONS AS REQUIRED BY APPLICABLE CODE & AS OUTLINED IN THE PROJECT DOCUMENTS

SHEET INDEX

ISSUED: o ISSUED & REVISED: •

SHEET NUMBER	SHEET NAME	9/29/25 - PERMIT
GENERAL		
G000	COVER SHEET	o
G001	GENERAL INFORMATION	o
G110	CODE & LIFE SAFETY	o
ARCHITECTURAL SITE		
AS100	ARCHITECTURAL SITE - OVERALL PLAN	o
AS400	ARCHITECTURAL SITE - ENLARGED PLANS	o
AS450	ARCHITECTURAL SITE - VERTICAL CIRCULATION	o
AS500	ARCHITECTURAL SITE - DETAILS	o
ARCHITECTURAL		
A110.1	OVERALL - ANNOTATION PLAN	o
A111.2	AREA 11 - DIMENSION PLAN	o
A112.2	AREA 12 - DIMENSION PLAN	o
A190.1	ROOF PLAN	o
A200	BUILDING ELEVATIONS	o
A250	BUILDING ELEVATIONS - ENLARGED	o
A350	WALL SECTIONS	o
A351	WALL SECTIONS	o
A500	WALL TYPES	o
A540	PLAN & SECTION DETAILS	o
A550	ROOF DETAILS	o
A551	ROOF DETAILS	o
A600	DOOR SCHEDULE & ELEVATIONS	o
A610	DOOR & FRAME DETAILS	o
A620	GLAZING ELEVATIONS	o
STRUCTURAL		
S0.1	STRUCTURAL NOTES	o
S0.2	STRUCTURAL NOTES	o
S0.3	TESTING AND INSPECITON NOTES	o
S0.4	TESTING AND INSPECITON NOTES	o
S0.5	TYPICAL DETAILS	o
S0.6	TYPICAL DETAILS	o
S0.7	TYPICAL DETAILS	o
S1.0	OVERALL FOUNDATION PLAN	o
S1.1	FOUNDATION PLAN - WEST	o
S1.2	FOUNDATION PLAN - EAST	o
S2.0	OVERALL ROOF FRAMING PLAN	o
S2.1	ROOF FRAMING PLAN - WEST	o
S2.2	ROOF FRAMING PLAN - EAST	o
S2.3	BUILDING WIND LOAD DIAPHRAM	o
S3.1	FOUNDATION DETAILS	o
S3.2	FOUNDATION DETAILS	o
S3.3	FOUNDATION DETAILS	o
S4.1	ROOF FRAMING DETAILS	o
S4.2	ROOF FRAMING DETAILS	o
S4.3	ROOF FRAMING DETAILS	o
S4.4	ROOF FRAMING DETAILS	o
S4.5	ROOF FRAMING DETAILS	o
S4.6	ROOF FRAMING DETAILS	o
S5.1	PANEL ELEVATIONS	o
S5.2	PANEL ELEVATIONS	o
S5.3	PANEL ELEVATIONS	o
S5.4	PANEL ELEVATIONS	o
S5.5	PANEL ELEVATIONS	o
S5.6	PANEL ELEVATIONS	o
S6.1	PANEL DETAILS	o

TWINSTEPS ARCHITECTURE
DENVER | IRVINE | LOS ANGELES | SAN JOSE | SEATTLE
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THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TWINSTEPS AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH TWINSTEPS.

REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI
124TH CORPORATE CENTER
BUILDING B
20010 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

COVER SHEET

DATE: 9/29/25
JOB NO.: 25-072

G000

10/1/2025 7:34:30 AM

SYMBOLS

REFER INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOL INFORMATION.

ROOM NAME
101
150 SF — ROOM TAG

ROOM NAME
101
FINISH .W
FINISH .B
FINISH .F — ROOM FINISH TAG

ROOM NAME
101
450 SF | B
150 | 3 — ROOM OCCUPANCY TAG

A201 / A5 — BUILDING ELEVATION

A401 / A5 — INTERIOR ELEVATION

A3
A1 A401 A5
B1 — MULTI-VIEW INTERIOR ELEVATION

A5 / A301 — BUILDING SECTION

A5 / A301 — BUILDING SECTION

A5 / A351 — WALL SECTION

A5 / A451 — STAIR SECTION

A5 / A551 — DETAIL REFERENCE

A5 / A551 — DETAIL REFERENCE

101 — DOOR TAG

101
RW: 25.4"
AW: 34.0" — DOOR OCCUPANT LOAD TAG

ACT-1
14'-0" — CEILING TAG

254
30 23
34 — CASEWORK TAG

CW-01 — WINDOW TAG

NAME
EQ-01 — EQUIPMENT TAG W/ NAME

GB-01 — EQUIPMENT / PLUMBING FIXTURE TAG

CPT-1 — MATERIAL TAG

1400.0 — KEYNOTE TAG

15 — OCCUPANCY LOAD TAG

3 X 0
X 0 X — WALL TYPE TAG

1 — REVISION TAG

REVISION CLOUD

A5 DRAWING TITLE
SCALE: 1/8" = 1'-0" — DRAWING TITLE

FLOORING TRANSITION SYMBOL

D.B. X'-X"
SPOT ELEVATION

X'-X"
SPOT ELEVATION

MATCHLINE

PLAN NORTH — PLAN NORTH ARROW

A — GLAZING TYPE TAG

1
A — COLUMN GRIDS

101 — SIGNAGE TAG

L9 — LIGHT FIXTURE TAG

ABBREVIATIONS

&	AND	EA	EACH	LAB	LABORATORY	SALV	SALVAGED
@	AT	E.B.	EXPANSION BOLT	LAM	LAMINATE	SCHED	SCHEDULED
℄	CENTERLINE	E.J.	EXPANSION JOINT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
		ELEC	ELECTRICAL	LKR	LOCKER	SECT	SECTON
A.B.	ANCHOR BOLT	ELEV	ELEVATION / ELEVATOR	LTG	LIGHTING	S.F.	SQUARE FOOT
ACOUS	ACOUSTICAL	EMER	EMERGENCY			SHWR	SHOWER
A.C.T.	ACOUSTICAL CEILING TILE	ENCL	ENCLOSURE	MAS	MASONRY		
A.D.	AREA DRAIN	ENGR	ENGINEER	MAT	MATERIAL	SHT	SHEET
ADJ	ADJUSTABLE	E.P.	ELECTRICAL PANELBOARD	MAX	MAXIMUM	SIM	SIMILAR
A.F.F.	ABOVE FINISH FLOOR	EQ	EQUAL	M.B.	MACHINE BOLT	SPEC	SPECIFICATION
A.F.G.	ABOVE FINISH GRADE	EQUIP	EQUIPMENT	M.C.	MEDICINE CABINET	SQ	SQUARE
AGGR	AGGREGATE	E.W.C.	ELECTRIC WATER COOLER	MDF	MEDIUM DENSITY FIBERBOARD	S.T.C.	SOUND TRANSMISSION CLASS
AL / ALUM	ALUMINUM	EXIST	EXISTING	MECH	MECHANICAL	S.S.	STAINLESS STEEL
ALT	ALTERNATE	EXPO	EXPOSED	MEMB	MEMBRANE	S.SK.	SERVICE SINK
A.P.	ACCESS PANEL	EXP	EXPANSION	MFR	MANUFACTURER	STA.	STATION
APPROX	APPROXIMATE	EXT	EXTERIOR	MH	MANHOLE	STD	STANDARD
ARCH	ARCHITECTURAL			MIN	MINIMUM	STL	STEEL
ASPH	ASPHALT	F.A.	FIRE ALARM	MIR	MIRROR	STOR	STORAGE
		F.D.	FLOOR DRAIN	MISC	MISCELLANEOUS	STRUCT	STRUCTURAL
B/ / BOT	BOTTOM	FDN	FOUNDATION	M.O.	MASONRY OPENING	SUSP	SUSPENDED
B.B.	BULLETIN BOARD	F.E.	FIRE EXTINGUISHER	MTD	MOUNTED	SYM	SYMETRICAL
BD	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MTL	METAL		
BITUM	BITUMINOUS	F.F.	FINISH FLOOR	MUL	MULLION	T	TREAD
BKG	BACKING	F.G.	FINISH GRADE			T/	TOP
BLDG	BUILDING	F.H.C.	FIRE HOSE CABINET	N.I.C.	NOT IN CONTRACT	T&B	TOP & BOTTOM
BLK	BLOCK	FIN	FINISH	NO. / #	NUMBER	T&G	TONGUE & GROOVE
BLKG	BLOCKING	FIXT	FIXTURE	NOM	NOMINAL	T.B.C	TOP BACK OF CURB
BM	BEAM	FLR	FLOOR	N.T.S.	NOT TO SCALE	T.B.D.	TO BE DETERMINED
B.O.	BOTTOM OF	FLASH	FLASHING			TEL	TELEPHONE
BR	BRICK	FLUOR	FLUORESCENT	O.A.	OVERALL	TEMP	TEMPORARY/TEMPERED
BRG	BEARING	F.O.C.	FACE OF CONCRETE	O.C.	ON CENTER	TER	TERRAZZO
		F.O.F.	FACE OF FINISH	O.D.	OUTSIDE DIAMETER	THK	THICK
CAB	CABINET	F.O.S.	FACE OF STUDS	OH	OVERHEAD	THRES	THRESHOLD
C.B.	CATCH BASIN	F.R.P.	FIBER REINFORCED PANEL	OPNG	OPENING	THRU	THROUGH
CEM	CEMENT	FRPF	FIREPROOF	OPP	OPPOSITE / OPPOSITE HAND	TOP	TOP OF
CER	CERAMIC	F.R.T.	FIRE RETARDANT TREATED			T.O.C.	TOP OF CONCRETE
C.G.	CORNER GUARD	FT	FOOT OR FEET	P.A.D.	POWDER ACTUATED DEVICE	T.O.PV.	TOP OF PAVEMENT
C.J.	CONTROL JOINT	FTG	FOOTING	PARTN	PARTITION	T.O.S.	TOP OF STEEL
CLG	CEILING			P.C.C.	PRE-CAST CONCRETE	T.O.W.	TOP OF WALL
CLKG	CALKING	GA	GAUGE	PL	PLATE / PROPERTY LINE	T.S.	TUBE STEEL
CLO	CLOSET	GALV	GALVANIZED	P.LAM	PLASTIC LAMINATE	TV	TELEVISION
CLR	CLEAR	G.B.	GRAB BAR	PLAS	PLASTER	TYP	TYPICAL
C.M.U.	CONCRETE MASONRY UNIT	G.C.	GENERAL CONTRACTOR	PLWD	PLYWOOD		
C.O.	CASED OPENING	GL	GLASS	PNL	PANEL	UNF	UNFINISHED
COL	COLUMN	GND	GROUND	PNT	PAINT	U.O.N.	UNLESS OTHERWISE NOTED
CONC	CONCRETE	GR	GRADE	PORC	PORCELAIN	UR	URINAL
CONN	CONNECTION	GYP	GYPSUM	PREFIN	PREFINISHED		
CONST	CONSTRUCTION			PR	PAIR	VAR	VARIES
CONT	CONTINUOUS	H / HGT	HEIGHT	P.T.	PRESSURE TREATED	V.C.T.	VINYL COMPOSITION TILE
CORR	CORRIDOR	H.B.	HOSE BIBB			VERT	VERTICAL
CPT	CARPET	H.C.	HOLLOW CORE	Q.T.	QUARRY TILE	VEST	VESTIBULE
CNTR	COUNTER	HD	HEAD	QTY	QUANTITY	V.I.F.	VERIFY IN FIELD
C.T.	CERAMIC TILE	HDWD	HARDWOOD			V.W.C.	VINYL WALL COVERING
CTR	CENTER	HDWE	HARDWARE	R	RISER		
		H.M.	HOLLOW METAL	RAD	RADIUS	W	WIDTH
D.B.	DECK BEARING	HORIZ	HORIZONTAL	R.C.P.	REFLECTED CEILING PLAN	W/	WITH
DBL	DOUBLE	HR	HOUR	R.D.	ROOF DRAIN	W.C.	WATER CLOSET
DEMO	DEMOLITION			REC	RECESSED	WD	WOOD
DEPT	DEPARTMENT	I.D.	INSIDE DIAMETER (DIM.)	REFER	REFERENCE	W.O.	WHERE OCCURS
DET / DTL	DETAIL	IN	INCH	REFR	REFRIGERATOR	W/O	WITHOUT
D.F.	DRINKING FOUNTAIN	INFO	INFORMATION	REINF	REINFORCED	WP	WATERPROOF
DIA / Ø	DIAMETER	INSUL	INSULATION	REQ	REQUIRED	WSCT	WAINSCOT
DIM	DIMENSION	INT	INTERIOR	RESIL	RESILIENT	WT	WEIGHT
DISP	DISPENSER	INTER	INTERMEDIATE	REV	REVISION	W.R.	WATER RESISTANT
DN	DOWN			RM	ROOM		
D.O.	DOOR OPENING	JAN	JANITOR	R.O.	ROUGH OPENING		
DR	DOOR	JST	JOIST	R.T.U.	ROOF TOP UNIT		
DS	DOWNSPOUT	JT	JOINT	RUB	RUBBER		
D.S.P.	DRY STANDPIPE			R.W.L.	RAIN WATER LEADER		
DWG	DRAWING	KIT	KITCHEN				

GENERAL NOTES

1. THIS PROJECT & ALL WORK ASSOCIATED W/ THE PROJECT SHALL CONFORM TO FEDERAL, STATE, & LOCAL CODES, REGULATIONS, ORDINANCES, & ACCESSIBILITY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ).
2. THE TERM ARCHITECT OR DESIGNER AS USED IN THESE DOCUMENTS SHALL REFER TO TWINSTEPS ARCHITECTURE.
3. THE DRAWINGS ARE NOT TO BE SCALED. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE FIELD VERIFIED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. SUBMIT DISCREPANCIES TO ARCHITECT. LARGER DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF & SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCE ON PROCEDURE, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEASURES RELATED TO CONSTRUCTION OF THE PROJECT.
5. THE INTENT OF THE DRAWINGS & SPECIFICATIONS IS TO DESCRIBE THE LABOR, MATERIALS, & SERVICES NECESSARY FOR THE COMPLETION OF ALL THE WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED ON THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES (AS-BUILT DRAWINGS) & SHALL PROVIDE SAID DOCUMENTATION TO THE OWNER & ARCHITECT UPON COMPLETION OF CONSTRUCTION.
7. CONTRACTORS & SUBCONTRACTORS BIDDING THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY & ALL DRAWINGS & SPECIFICATIONS.
8. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING THE CONTRACT DOCUMENTS, FIELD CONDITIONS, & CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING W/ CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING W/ WORK IN QUESTION OR RELATED WORK.
9. CONTRACTOR SHALL COMPLY W/ REQUIRED SPECIAL INSPECTIONS AS NOTED ON DRAWINGS & IS RESPONSIBLE FOR COORDINATING W/ OWNER RETAINED SPECIAL INSPECTION AGENCY.
10. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN THE STATE & LOCAL CODES & PER THE CONTRACT DOCUMENTS AS NEEDED.
11. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A PARTY OTHER THAN THE GENERAL CONTRACTOR & IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE W/ "OTHERS" PER THE REQUIREMENTS ESTABLISHED BY THE OWNER & TENANT.
12. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATING W/ ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY THE OWNER, TENANT, OR BOTH WHICH ARE UNDER SEPARATE CONTRACT W/ OWNER, TENANT, OR BOTH.
13. SHORING, TEMPORARY SUPPORTS, & SAFETY OF ERECTION BRACING DURING DEMOLITION &/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR & HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
14. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & OTHER DRAWINGS & PROJECT SPECIFICATIONS ARE SUPPLEMENTARY TO THE ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
15. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, & EQUIPMENT IN STRICT ACCORDANCE W/ THE MANUFACTURERS' WRITTEN RECOMMENDATIONS UNLESS OTHERWISE NOTED.
16. ANY WORK INSTALLED IN CONFLICT W/ THE CONSTRUCTION DOCUMENTS, W/O PRIOR APPROVAL OF THE OWNER & ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
18. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE W/ THE STATE'S INDUSTRIAL DEPARTMENT.
19. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS & EQUIPMENT HAVING LONG LEAD TIMES.
20. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT DURING THE BIDDING PROCESS. SUBSTITUTIONS SHALL BE OF EQUAL QUALITY.
21. THE ARCHITECT'S REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS & SPECIFICATIONS NOR DOES IT RELIEVE THE THEM FROM THE RESPONSIBILITY FOR ERRORS OF ANY SORT IN SUBMITTALS.
22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING & SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED & MATERIALS INSTALLED ACCORDING TO THE PLANS & SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
23. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) & FURNISH OWNER &/OR TENANT W/ EVIDENCE OF ALL SUCH INSPECTIONS & CERTIFICATES OF OCCUPANCY.
24. WHERE EXISTING TENANTS ARE ADJACENT TO THE JOB SITE, THE CONTRACTOR SHALL MINIMIZE THE CONSTRUCTION NOISE. EXTREME CONSTRUCTION NOISE SHALL OCCUR ON NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHALL NOTIFY THE BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES PRIOR TO WORK.
25. THE CONTRACTOR, AT OWN EXPENSE, SHALL KEEP THE PROJECT & SURROUNDING AREAS FREE FROM DUST & DEBRIS. PROVIDE A DUMPSTER AT A LOCATION TO BE DETERMINED, FOR REMOVAL OF ALL DEMOLISHED MATERIALS & ALL CONSTRUCTION DEBRIS. SUBCONTRACTORS SHALL REMOVE THEIR DEBRIS & WASTE MATERIALS FROM THE BUILDING AREA DAILY & DEPOSIT IT IN THE DUMPSTER. ALL CONTAINERS OF PAINT, ADHESIVE, ASPHALT SOLVENTS, OILS, &/OR HAZARDOUS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR RESPONSIBLE FOR SAID CONTAINERS. THE WORK SHALL BE IN CONFORMANCE W/ THE AIR & WATER POLLUTION CONTROL STANDARDS & REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
26. CONSTRUCTION WASTE & DEBRIS SHALL BE DEPOSITED AT AN APPROPRIATE DISPOSAL SITE.
27. NO HAZARDOUS MATERIALS SHALL BE STORED WITHIN THE BUILDING THAT DO NOT COMPLY W/ THE LOCAL FIRE AUTHORITY & STATE & LOCAL REQUIREMENTS.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB SITE AFTER COMPLETION.
29. THE CONTRACTOR SHALL BE PROVIDE PEDESTRIAN PROTECTION AS REQUIRED PER STATE & LOCAL CODES.
30. IF TRENCHES OR EXCAVATION EXCEEDING 60" IN DEPTH ARE REQUIRED, OBTAIN A PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ).
31. THE CONTRACTOR IS RESPONSIBLE FOR BLOCKING OFF SUPPLY & RETURN AIR DIFFUSERS & DUCTWORK TO KEEP DUST FROM ENTERING INTO THE BUILDING DISTRIBUTION SYSTEM.
32. ALL CONSTRUCTION & DEMOLITION SHALL BE DONE IN ACCORDANCE W/ STATE & LOCAL CODES.
33. WHERE MECHANICAL, ELECTRICAL, OR PLUMBING ELEMENTS PENETRATE A FOOTING, SLAB, WALL, CEILING, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE IS FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ELEMENTS W/ THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION. ANY CONFLICT W/ THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
34. THE CONTRACTOR SHALL PROVIDE ACCESS DOORS IN PARTITIONS & CEILINGS AT ALL LOCATIONS REQUIRED. ACCESS DOORS SHALL MAINTAIN FIRE RATING OF WALL. COORDINATE ALL LOCATIONS NOT SHOWN ON DRAWINGS W/ ARCHITECT PRIOR TO LOCATING IN THE FIELD BY SUBMITTING A PLAN OF PROPOSED LOCATIONS.
35. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN COMPLIANCE W/ U.L. TESTED ASSEMBLIES & MAINTAIN FIRE RATING.
36. INTERIOR PARTITIONS & CEILINGS SHALL BE INSTALLED IN ACCORDANCE W/ STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD & SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
37. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS FREE.
38. ALL INSPECTIONS SHALL BE SCHEDULED & PASSED PRIOR TO WORK CONTINUING TO THE NEXT PHASE.
39. NO ROOF TOP EQUIPMENT SHALL BE VISIBLE FROM THE GROUND.
40. MAINTAIN 4'-0" MINIMUM WALKWAY ALONG THE SIDEWALK IN THE PUBLIC RIGHT OF WAY.
41. PEDESTRIAN PROTECTION, FENCES, RAILINGS, CANOPIES, ETC. SHALL BE PROVIDED ALONG THE PUBLIC RIGHT OF WAY IN ACCORDANCE W/ STATE & LOCAL CODES.
42. TEMPORARY TOILET FACILITIES SHALL BE ON SITE DURING THE DURATION OF CONSTRUCTION & AVAILABLE AT ALL TIMES.
43. CONTRACTOR SHALL NOT SCALE, DERIVE, OR REQUEST DIMENSIONS FROM THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR CIVIL ENGINEER(S) FOR ANY ELEMENTS ON THE DOCUMENTS. ALL DIMENSIONS SHALL BE REQUESTED OF THE ARCHITECT IN WRITING THROUGH A REQUEST FOR INFORMATION (RFI) REQUEST. FAILURE TO ADHERE TO THIS PROCESS WILL RESULT IN THE DENIAL OF CHANGE ORDERS.
44. CONTRACTOR SHALL COORDINATE W/ THE OWNER &/OR TENANT VENDORS REGARDING SCHEDULING & SEQUENCING OF WORK.
45. THE CONSTRUCTION DOCUMENTS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED & ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL & WORKMANSHIP THROUGHOUT.
46. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE & LOCATION OF ALL EXISTING ABOVE & BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
47. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING W/ WORK.
48. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL CABINETS, COAT HOOKS, TV LOCATIONS AS WELL AS ALL WALL MOUNTED ACCESSORIES, INCLUDING TOILET ROOM ACCESSORIES, TOILET ROOM PARTITIONS, ETC.
49. ISOLATE DISSIMILAR METALS BY MEANS OF HEAVY BITUMINOUS COATING, APPROVED PAINT, ADHERE POLYETHYLENE SHEET OR OTHER MEANS APPROVED BY THE ARCHITECT. PRIME & PAINT ALL STEEL LINTELS, HANDRAILS, & ANY OTHER INTERIOR OR EXTERIOR EXPOSED FERROUS METAL SURFACES NOT OTHERWISE INDICATED TO BE COATED OR PAINTED.
50. ALL JOINTS BETWEEN DISSIMILAR MATERIALS SHALL BE SEALED.
51. MATERIALS EXPOSED WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE W/ ASTM E 84 EXCEPT FOR TESTED & LABELED WIRING, FIRE SPRINKLER PIPING, PNEUMATIC TUBING, & ELECTRICAL EQUIPMENT.
52. SIGNAGE CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE CONTRACTOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE W/ A RED BAR ACROSS IT).
53. ALL SIGNAGE, EXCEPT FOR CODE MINIMUM SIGNAGE AS DEFINED BY THE AUTHORITY HAVING JURISDICTION (AHJ), SHALL BE PROVIDED BY OWNER UNLESS OTHERWISE NOTED IN DOCUMENTS.
54. EXTERIOR SIGNS, LOCATIONS, NUMBER, & SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. OBTAIN A SEPARATE PERMIT FOR EACH SIGN TO BE PROVIDED.
55. ALL JOINTS IN EXTERIOR SHEATHING SHALL BE SEALED W/ MANUFACTURER'S RECOMMENDED TAPE OR SEALANT.
56. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS & SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY & PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING IN THE CONCEALED SPACE.

    SUCH IDENTIFICATION SHALL:
    a. BE LOCATED WITHIN 15 FEET OF END OF EACH WALL & AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
    b. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT W/ A MINIMUM 3/8" STROKE IN CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER WORDING.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY THE FIRE DEPARTMENT IS REQUIRED - SCHEDULE (72) HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED IN A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONT THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO THE DELIVERY OF COMBUSTIBLE BUILDING MATERIALS.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS.
5. ACCESS / SECURITY GATES SHALL BE APPROVED PRIOR TO INSTALLATION & SHALL COMPLY W/ LOCAL FIRE CODES.
6. FIRE SPRINKLER SYSTEMS, WHEN PROVIDED, SHALL MEET STATE & LOCAL FIRE CODES.
7. INSTALLATION OF FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE W/ STATE & LOCAL CODES.
8. LOCATIONS & CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE W/ STATE & LOCAL FIRE CODES & PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & LOCATION W/ THE FIRE DEPARTMENT PRIOR TO ORDERING.
9. AT LEAST (1) FIRE EXTINGUISHER W/ A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FT MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SF OR PORTION THEREOF.
10. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE & COMBUSTIBLE LIQUIDS OR GASES, & OTHER HAZARDOUS MATERIALS SHALL COMPLY W/ STATE & LOCAL FIRE CODES. THE STORAGE & USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PERMIT IS REQUIRED.
11. BUILDING NOT APPROVED FOR HIGH PILED STORAGE. A SEPARATE PERMIT IS REQUIRED FOR HIGH PILED STORAGE.

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PANATTONI

124TH CORPORATE CENTER
BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062

ISSUED FOR PERMIT

REV	DATE	REMARKS

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

GENERAL INFORMATION

DATE: 9/29/25
JOB NO.: 25-072

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KEYNOTES

920.0	1-HR RATED PARTITION PER UL U494
2609.1	EXIT SIGN - WALL MOUNTED

PATH OF TRAVEL

DESCRIPTION	TRAVEL DISTANCE

TOTAL PATH OF TRAVEL

TPT #1	108' - 11"
TPT #2	108' - 11"
TPT #3	102' - 7"
TPT #4	102' - 7"
TPT #5	92' - 5"
TPT #6	92' - 5"

LIFE SAFETY PLAN LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING RATED WALL - REFER RATED WALL LEGEND
- NEW RATED WALL - REFER RATED WALL LEGEND
- EXIT SIGN W/ DIRECTION ARROW (AS REQ'D)
- EXIT — BUILDING EXIT
- EGRESS PATH - COMMON PATH OF TRAVEL
- EGRESS PATH - TOTAL TRAVEL DISTANCE

DOOR EGRESS TAG NOMENCLATURE

OCCUPANCY COUNT — 101

ACTUAL CLEAR WIDTH (AW) OF DOOR PER CODE — RW: 32.0" / AW: 34.0"

REQUIRED CLEAR WIDTH (RW) OF DOOR (OCCUPANT LOAD x .2 (NON-SPRINKLED/SPRINKLED) / .15 (SPRINKLED W/ ANNUN.) - 32.0" MINIMUM WIDTH

OCCUPANCY TAG NOMENCLATURE

OCCUPANCY COUNT — 15

LIFE SAFETY OCCUPANT LOAD ANALYSIS

OCCUPANCY CLASSIFICATION: (PER CHAP. 3) — S-1

OCCUPANCY SEPARATION: (MIXED USE PER 508) — NO SEPARATION

BUILDING AREA: — 128,649 SF

FIRE PROTECTION: — AUTOMATIC SPRINKLER SYSTEM

OCCUPANT LOAD:

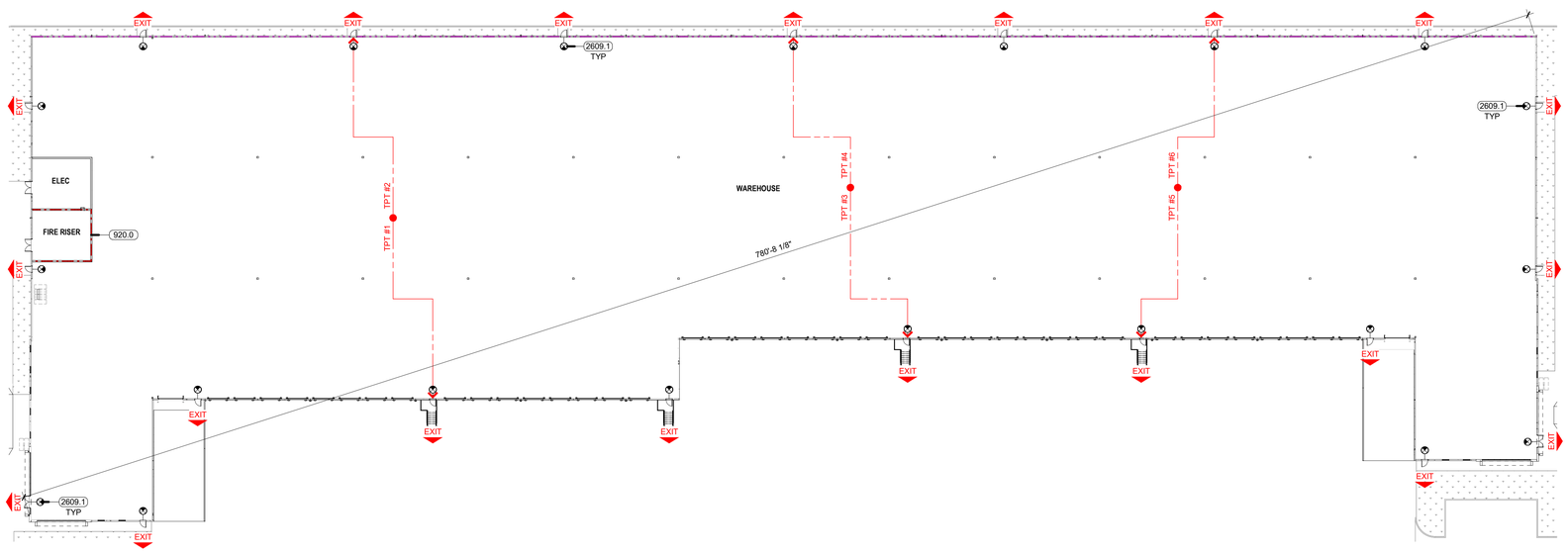
FLOOR 01: — 128,649 SF
STORAGE (S-1) = 128,649 SF / 500 — 257 OCC.

PER TABLE 1006.2.1
(MAXIMUM COMMON PATH OF TRAVEL DISTANCE):
STORAGE: — ALLOWED: 100'
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1017.2
(MAXIMUM TRAVEL DISTANCE):
STORAGE (S-1): — ALLOWED: 400'
PROVIDED: REFER PATH OF TRAVEL CHART

PER TABLE 1006.3.3
(NUMBER OF EXITS PER STORY):
FLOOR 01: — REQUIRED: 2
PROVIDED: 21

PER 1005.3.1: (MINIMUM STAIRWAY WIDTH)
NON-SPRINKLED/SPRINKLED: .3 x OCC. LOAD = XXX"
SPRINKLED W/ ANNUNCIATOR: .2 x OCC. LOAD = XXX"
(4) STAIRS (EACH): .3 x 13 OCC. = 3.9"



A3 LIFE SAFETY PLAN

SCALE: 1" = 30'-0"

NORTH

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PANATTONI
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CODE & LIFE SAFETY

DATE: 9/29/25
JOB NO.: 25-072

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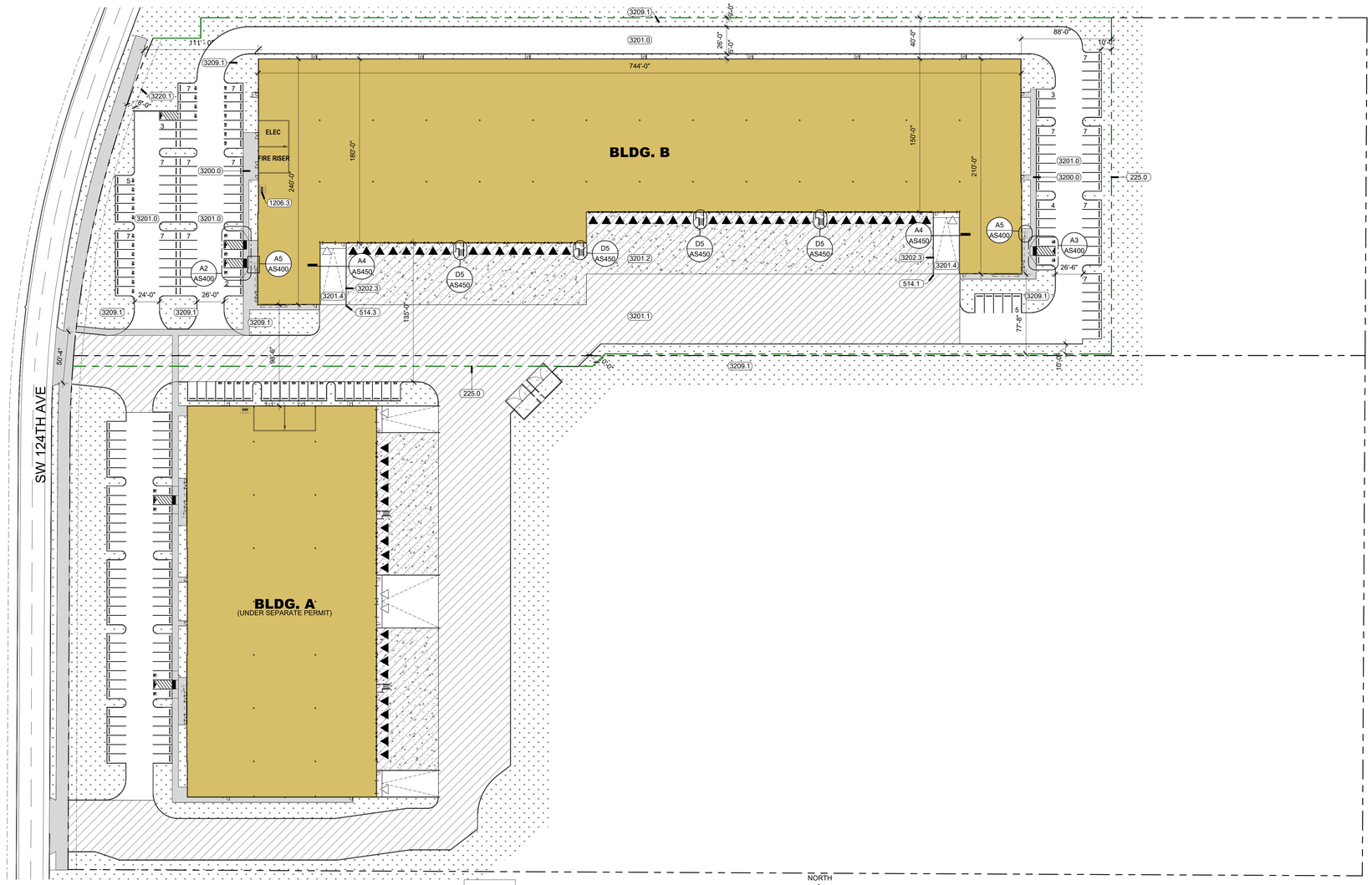

A3 PLAN - OVERALL - SITE

SCALE: 1" = 50'-0"

NORTH

KEYNOTES

225.0	USEABLE PROPERTY AREA
514.1	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - FLAT TOP - PAINT
514.3	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
1206.3	BICYCLE RACK - ONE 6-BICYCLE RACK - HUNTCO, RAMBLER CORRAL - REFER B3/AS400 - FINAL LOCATION TO BE DETERMINED IN TENANT IMPROVEMENT
3200.0	4" CONCRETE SIDEWALK W/ SUBBASE - REFER CIVIL DRAWINGS
3201.0	STANDARD DUTY PAVING OVER COMPACTED ROAD BASE & SUBBASE - REFER CIVIL DRAWINGS
3201.1	HEAVY DUTY PAVING OVER COMPACTED ROAD BASE & SUBBASE - REFER CIVIL DRAWINGS
3201.2	6" CONCRETE PAVING OVER COMPACTED ROAD BASE & SUBBASE - REFER CIVIL DRAWINGS
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS
3202.3	CONCRETE RETAINING WALL - ARCHITECTURAL GRADE FINISH - REFER DETAIL A2/AS450
3209.1	LANDSCAPING - GRASS - REFER LANDSCAPE DRAWINGS
3220.1	PROPERTY EASEMENT - 8'

SITE PLAN NOTES

1. CONTRACTOR SHALL LOCATE & PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL POTHOLE & FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING SITE WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR COMMENCING WORK.
3. GRADING AROUND THE BUILDING SHALL SLOPE 5% MINIMUM AWAY FROM THE BUILDING IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED. IMPERMEABLE SURFACES SUCH AS CONCRETE OR ASPHALT SHALL SLOPE 2% MAXIMUM AWAY FROM BUILDING.
4. REFER SITE DETAILS FOR SITE RELATED ACCESSIBILITY COMPLIANT CONSTRUCTION REQUIREMENTS.
5. ALL PARKING STRIPING, DIRECTIONAL ARROWS, NO PARKING AREAS, & SITE SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL SITE WALKS, STAIRS, & LANDINGS SHALL HAVE POSITIVE SLOPE NOT EXCEEDING 2% TO ALLOW FOR POSITIVE DRAINAGE.
7. ALL UTILITY CONNECTIONS FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING SHALL BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY AHJ STANDARDS FOR PUBLIC RIGHT OF WAY WORK.
8. CONTRACTOR SHALL COORDINATE ALL SITE RELATED CONSTRUCTION W/ CIVIL, ELECTRICAL, & PLUMBING.
9. ALL LANDSCAPE AREA SHALL BE 2" BELOW ADJACENT HARDSCAPE SURFACE UNLESS OTHERWISE NOTED.
10. THERE SHALL BE A 4" x 24" x CONTINUOUS CONCRETE STRIP ADJACENT TO THE BUILDING OR ACCESSORIES STRUCTURES EXCEPT WHERE CONCRETE WALKS OR PLANTERS OCCUR.
11. CONTRACTOR TO COORDINATE ALL SITE LIGHT POLE LOCATIONS. REFER POLE BASE DETAILS FOR ADDITIONAL INFORMATION.
12. LIGHT POLE BASES IN LANDSCAPE LOCATIONS SHALL BE 6" ABOVE FINISHED GRADE & BE LOCATED A MINIMUM OF 36" FROM FACE OF POLE BASE TO BACK OF CURB WHEN ADJACENT TO PARKING OR VEHICULAR TRAFFIC.
13. LIGHT POLE BASES IN PAVED LOCATIONS SHALL BE 36" ABOVE FINISHED GRADE IN AUTO PARKING AREAS, AND 48" ABOVE FINISHED GRADE IN TRUCKING AREAS.
14. ALL CURB & GUTTER TO BE MONOLITHICALLY POURED. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
15. ALL CURBS DESIGNATED AS FIRE LANE SHALL BE PAINTED RED & HAVE 'FIRE LANE' PAINTED IN WHITE EVERY 20'-0".
16. FOUNDATION TO BE 6" ABOVE FINSIHED GRADE UNLESS OTHERWISE NOTED.
17. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY AHJ STANDARDS FOR ROAD, CURB, GUTTER, UTILITY, & SIGNAGE REQUIREMENTS.
18. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK CONCRETE OVER 6" ROAD BASE UNLESS OTHERWISE NOTED.
19. ALL SIDEWALKS TO BE A MINIMUM OF 5'-0" WIDE.
20. FINISH SOFTSCAPES SHALL BE 2" UNIFORMLY BELOW ADJACENT PAVING SURFACES UNLESS OTHERWISE NOTED.
21. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS W/ THE FIRE MARSHAL PRIOR TO FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.
22. PROVIDE CONCRETE MOW STRIP AROUND STRUCTURES, INCLUDING BUILDING, EXCEPT WHERE CONCRETE SIDEWALKS OR LANDSCAPE PLANTERS OCCUR.

SITE PLAN LEGEND

- BUILDING
- LANDSCAPING - GRASS
- ASPHALT - LIGHT DUTY
- ASPHALT - HEAVY DUTY
- CONCRETE - SIDEWALK
- CONCRETE - LIGHT DUTY
- CONCRETE - HEAVY DUTY
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL ROUTE
- DOCK DOOR (QTY: 40)
- DRIVE-IN DOOR (QTY: 2)

SITE ANALYSIS

SITE ANALYSIS CRITERIA:

TUALATIN, OR DEVELOPMENT CODE, CHAPTER 31 - GENERAL PROVISIONS

ZONING:	MG - GENERAL MANUFACTURING
BUILDING AREA - TOTAL:	128,649 SF
LOT AREA:	403,665 SF / 9.27 ACRE
FLOOR AREA RATIO (F.A.R.):	BUILDING SF / LOT SF = 31.8%

PARKING - NEW OCCUPANCY

STANDARD STALLS:	PROVIDED:	113
	REQUIRED:	SEE CALCS.
ACCESSIBLE STALLS:	PROVIDED:	5
	REQUIRED:	5
TOTAL STALLS:	PROVIDED:	118
	REQUIRED:	SEE CALCS.

PARKING CALCULATIONS - NEW OCCUPANCY

CHAPTER 73C - PARKING STANDARDS
TABLE 73C-1: OFF-STREET VEHICLE AND BICYCLE PARKING QUANTITY REQUIREMNETS

WAREHOUSE USE — 128,649 SF (100% TOTAL BUILDING AREA)

WAREHOUSE USE
MAX REQUIRED — (128,649 SF/1,000) x 0.5 = 64 STALLS
NO PARKING MINIMUM

BIKE PARKING CALCULATIONS - NEW OCCUPANCY

CHAPTER 73C - PARKING STANDARDS
TABLE 73C-1: OFF-STREET VEHICLE AND BICYCLE PARKING QUANTITY REQUIREMNETS

2 SPACES OR 0.1:1,000 SF — WAREHOUSING

BUILDING SF / ZONING REQUIREMENT = XX RACK STALLS
(128,649 SF/1,000) x 0.1 = **13 RACK STALLS**

PERCENTAGE OF BICYCLE PARKING TO BE COVERED
5 SPACES OR 30% - WHICHEVER IS GREATER

ELECTRICAL SERVICE CAPACITY - FUTURE EV PARKING REQUIREMENTS

CHAPTER 73C - PARKING STANDARDS
TDC 73C.030.10 - PARKING LOT DESIGN REQUIREMENTS - ELECTRICAL SERVICE CAPACITY

ELECTRICAL SERVICE CAPACITY SHALL BE PROVIDED FOR 20% OF PROVIDED PARKING SPACES

20% X 118 PARKING STALLS = 24 FUTURE EV STALLS (SEE PLAN FOR LOCATIONS)

WASTE AND RECYCLABLES MANAGEMENT - NEW OCCUPANCY

CHAPTER 73D - WASTE AND RECYCLABLES MANAGEMENT STANDARDS
TDC 73D.030 - MINIMUM STANDARDS METHOD

BUILDING SF / ZONING REQUIREMENT = XX SF
10 SF + [(128,649 SF/ 1,000) x 6 SF] = **782 SF**

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REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI

124TH CORPORATE CENTER
BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ARCHITECTURAL SITE - OVERALL PLAN

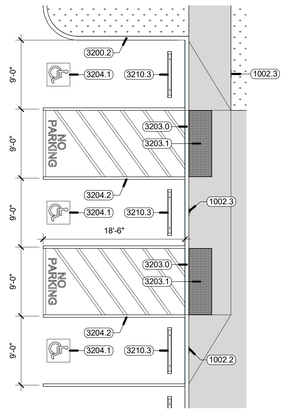
DATE: 9/29/25
JOB NO.: 25-072

AS100

10/1/2025 7:34:36 AM

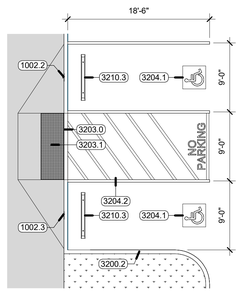
KEYNOTES

1002.2	SIGNAGE - SITE - ACCESSIBLE PARKING - REFER DETAILS B5/AS500 & D5/AS500
1002.3	SIGNAGE - SITE - ACCESSIBLE PARKING - VAN - REFER DETAILS B5/AS500 & D5/AS500
3200.2	CONCRETE CURB W/ SUBBASE - REFER CIVIL DRAWINGS
3203.0	ACCESSIBLE CURB CUT - REFER DETAIL A1/AS500
3203.1	ACCESSIBLE TRUNCATED DOME INSERT PANEL - REFER DETAIL B1/AS500
3204.1	ACCESSIBLE PARKING STALL & SYMBOL - REFER DETAIL A5/AS500
3204.2	ACCESSIBLE PARKING AISLE - REFER DETAILS
3210.3	6' WHEEL STOP - CONCRETE - REFER DETAIL A4/AS500



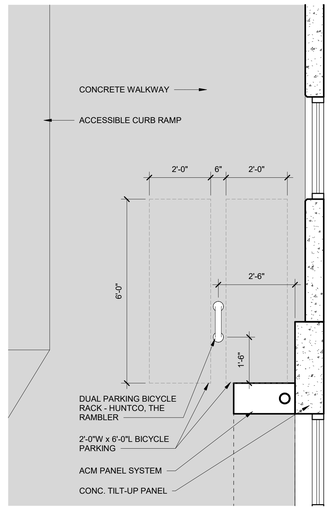
A2 ENLARGED SITE PLAN - WEST ENTRY

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



A3 ENLARGED SITE PLAN - EAST ENTRY

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



A5 ENLARGED PLAN - BIKE RACK

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

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STATE OF OREGON

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ISSUED FOR PERMIT

REV	DATE	REMARKS

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

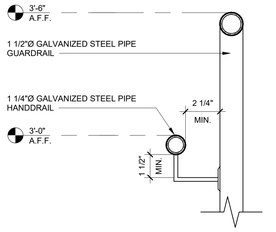
ARCHITECTURAL SITE - ENLARGED PLANS

DATE: 9/29/25
JOB NO.: 25-072

AS400

10/1/2025 7:34:38 AM

KEYNOTES

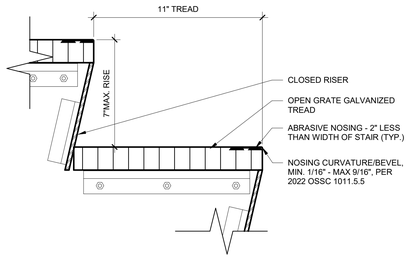


NOTE: CIRCULAR HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMTER OF NOT LESS THAN 1 1/2" AND NOT MORE THAN 2".

HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR FLOOR OR SHALL TERMINATE AT NEWEL POSTS.

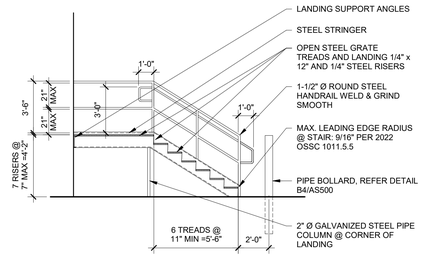
D1 DETAIL - GUARDRAIL W/ HANDRAIL SECTION

SCALE: 3" = 1'-0"



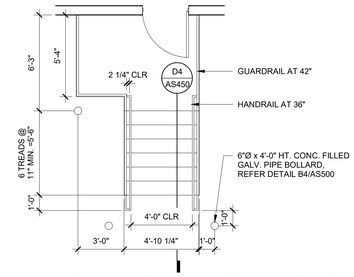
D2 DETAIL - STAIR TREAD - METAL GRATE

SCALE: 3" = 1'-0"



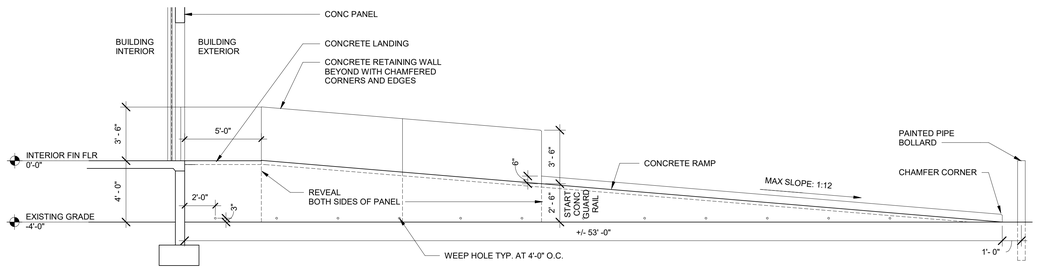
D4 SECTION @ PRE-ENG. METAL STAIR

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



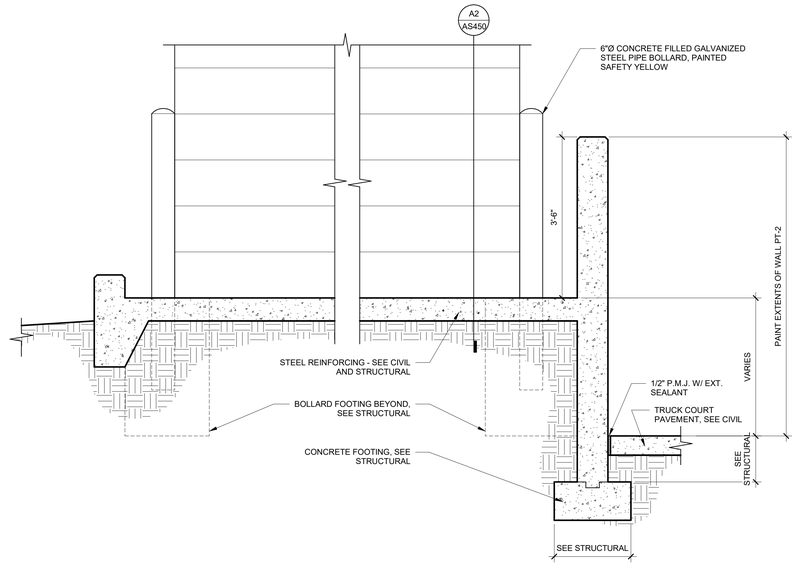
D5 PLAN @ PRE-ENG. METAL STAIR

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



A2 SECTION - DRIVE-IN RAMP

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



A4 DETAIL - DRIVE-IN RAMP, ONE RETAINING WALL SECTION

SCALE: 3/4" = 1'-0"

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STATE OF OREGON

REV	DATE	REMARKS

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BUILDING B

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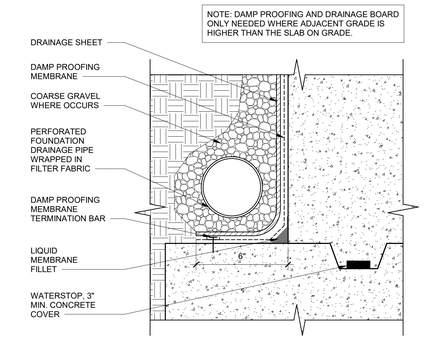
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ARCHITECTURAL SITE - VERTICAL CIRCULATION

DATE: 9/29/25
JOB NO.: 25-072

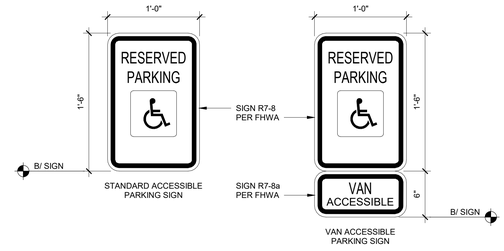
AS450

10/1/2025 7:34:39 AM



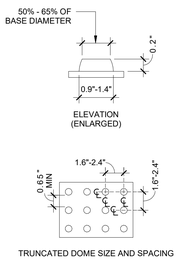
D4 DETAIL - FOUNDATION DRAIN

SCALE: 3" = 1'-0"



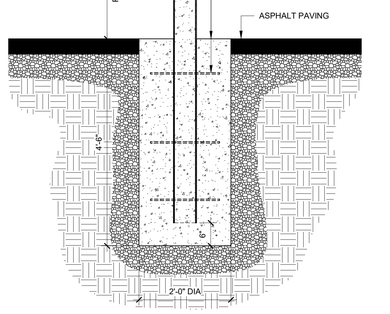
D5 ACCESSIBLE PARKING SIGN DETAILS

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



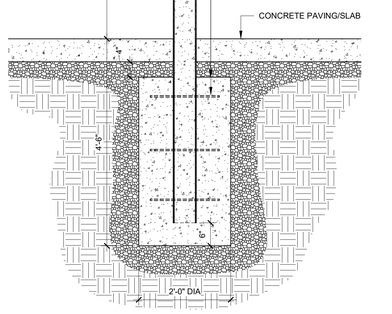
B1 TRUNCATED DOME DETAIL

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



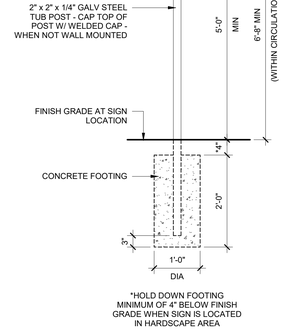
B2 BOLLARD DETAIL - HEAVY DUTY - ASPHALT PAVING

SCALE: 3/4" = 1'-0"



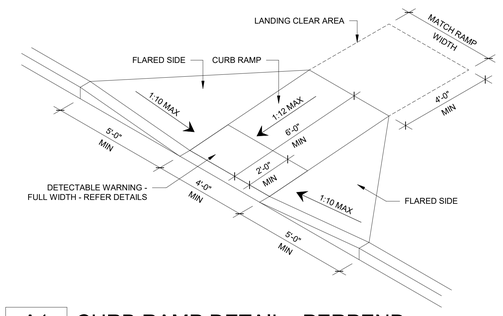
B4 BOLLARD DETAIL - HEAVY DUTY - CONCRETE

SCALE: 3/4" = 1'-0"



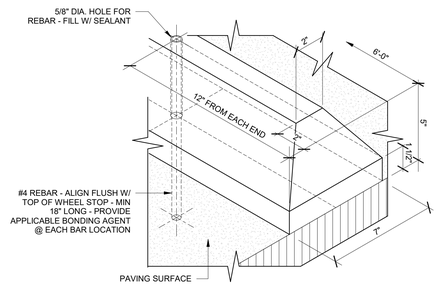
B5 SIGN - SITE SIGNAGE DETAIL

SCALE: 3/4" = 1'-0"



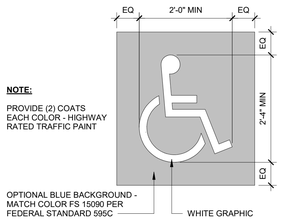
A1 CURB RAMP DETAIL - PERPEND.

SCALE: 3/8" = 1'-0"



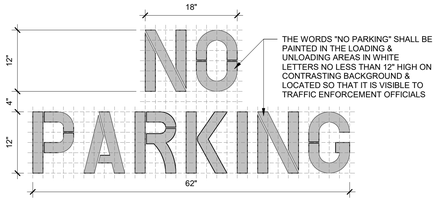
A2 WHEEL STOP DETAIL

SCALE: 12" = 1'-0"



A4 ACCESSIBLE PARKING PAVEMENT SYMBOL

SCALE: 3/4" = 1'-0"



A5 "NO PARKING" PAVEMENT MARKING

SCALE: 1" = 1'-0"

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REV	DATE	REMARKS

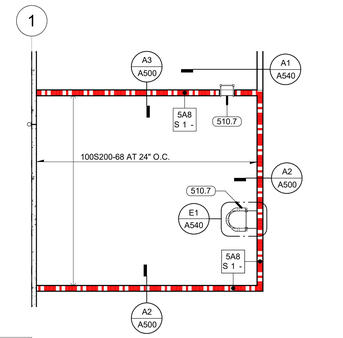
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

ARCHITECTURAL SITE - DETAILS

DATE: 9/29/25
JOB NO.: 25-072

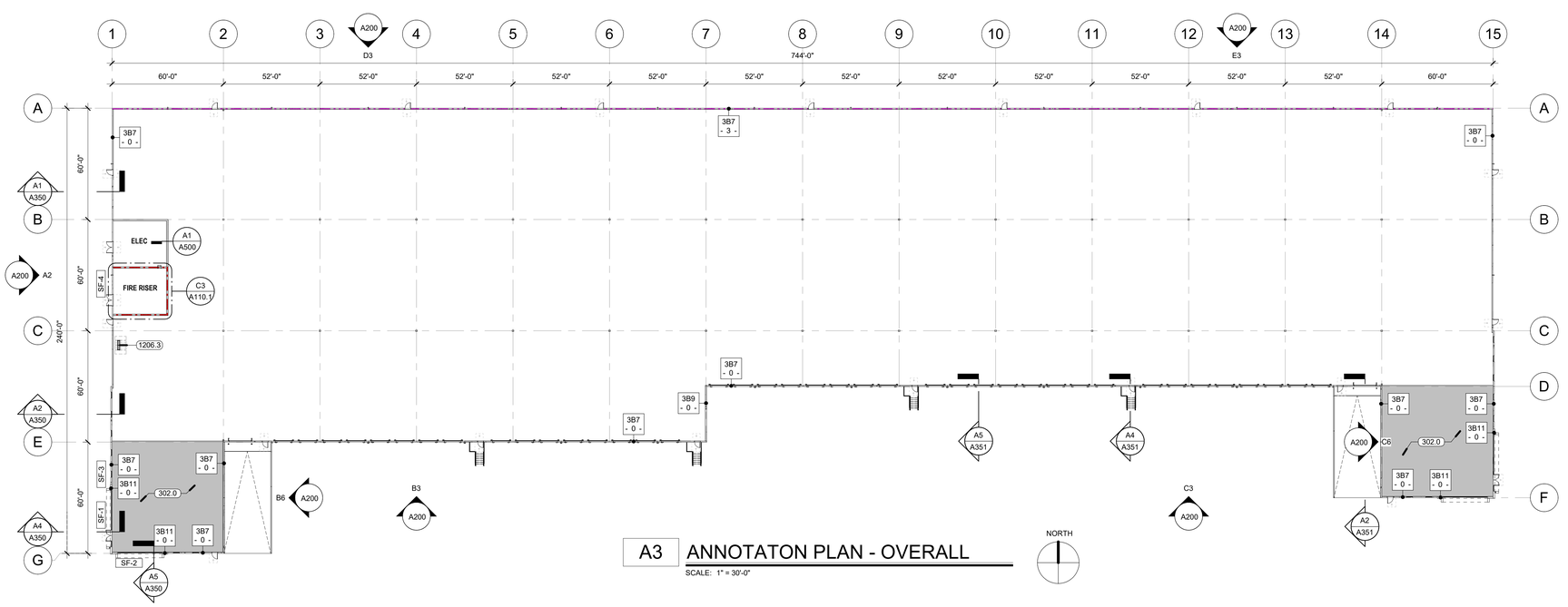
AS500

10/1/2025 7:34:40 AM



C3 FLOOR OVER PUMP RM.

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



A3 ANNOTATON PLAN - OVERALL

SCALE: 1" = 30'-0"

NORTH

ANNOTATED PLAN NOTES

1. WHERE SHOWN, ALL EQUIPMENT PLANS SHOWN AS DASHED ARE FOR REFERENCE ONLY.
2. ALL HOUSEKEEPING PAD DIMENSIONS SHALL BE COORDINATED W/ ACTUAL EQUIPMENT TO BE PROVIDED.
3. REFER CIVIL & MEP DRAWINGS FOR POINT OF CONNECTION FOR SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
4. REFER DIMENSION PLANS FOR ALL WALL DIMENSIONS & PARTITION TYPE CALLOUTS.
5. REFER DOOR SCHEDULE & WINDOW ELEVATIONS FOR ADDITIONAL INFORMATION.
6. PROVIDE ACCESS DOORS IN PARTITIONS AT ALL LOCATIONS REQUIRED. ACCESS DOORS SHALL MAINTAIN FIRE RATING OF WALL. COORDINATE ALL LOCATIONS NOT SHOWN ON DRAWINGS W/ ARCHITECT PRIOR TO LOCATING IN THE FIELD.
7. REFER EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.
8. ALL EXTERIOR EXPOSED METAL SHALL BE GALVANIZED.
9. REFER CIVIL & LANDSCAPE DRAWINGS FOR HARDSCAPE ELEMENTS, PAVING, & SITE WORK ADJACENT TO THE BUILDING.

KEYNOTES

302.0	REINFORCED CONCRETE SLAB ON GRADE WITH 15 MIL VAPOR BARRIER AT FUTURE OFFICE LOCATIONS (GREY HATCH AREAS) - REFER STRUCTURAL DRAWINGS
510.7	ROOF ACCESS LADDER - STEEL - REFER DETAIL A1/A540 & E1/A540
1206.3	BICYCLE RACK - ONE 6-BICYCLE RACK - HUNTCO, RAMBLER CORRAL - REFER B3/AS400 - FINAL LOCATION TO BE DETERMINED IN TENANT IMPROVEMENT

RATED WALL LEGEND

REFER WALL TYPE SHEET FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

1 HOUR RATED SEPARATION

3 HOUR RATED SEPARATION

WALL TYPE KEY LEGEND

REFER WALL TYPE SHEET (A500) FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

WALL TAG NOMENCLATURE

CONSTRUCTION (CSI DIVISION) DESIGNATION
WALL TYPE ASSEMBLY
NOMINAL SIZE DESIGNATION
3 X 0
X 0 X
WALL INSULATION DESIGNATION
WALL HEIGHT DESIGNATION
WALL FIRE RATING DESIGNATION

CONSTRUCTION DESIGNATION

3X0	DIVISION 03 - CONCRETE
4X0	DIVISION 04 - MASONRY
5X0	DIVISION 05 - COLD FORMED METAL STUD FRAMING (STRUCTURAL)
6X0	DIVISION 06 - WOOD STUD FRAMING
9X0	DIVISION 09 - NON-LOAD BEARING METAL STUD FRAMING

NOMINAL SIZE DESIGNATION

CONCRETE	MASONRY
4 = 4"	4 = 4" (3-5/8")
6 = 6"	6 = 6" (5-5/8")
7 = 7.25"	8 = 8" (7-5/8")
9 = 9.25"	10 = 10" (9-5/8")
11 = 11.25"	12 = 12" (11-5/8")

METAL STUD	WOOD STUD
0 = 7/8" FURRING CHANNEL	1 = 1x (3/4" x X) FURRING
1 = 1-5/8"	2 = 2x2 (1-1/2" x 1-1/2")
2 = 2-1/2"	3 = 2x3 (1-1/2" x 2-1/2")
3 = 3-5/8"	4 = 2x4 (1-1/2" x 3-1/2")
4 = 4"	6 = 2x6 (1-1/2" x 5-1/2")
6 = 6"	8 = 2x8 (1-1/2" x 7-1/4")
8 = 8"	10 = 2x10 (1-1/2" x 9-1/4")
10 = 10"	12 = 2x12 (1-1/2" x 11-1/4)

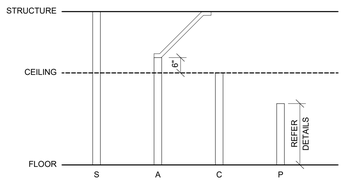
WALL FIRE RATING DESIGNATION

0 = NON-RATED ASSEMBLY
1 = (1) HOUR FIRE RATED ASSEMBLY
2 = (2) HOUR FIRE RATED ASSEMBLY
3 = (3) HOUR FIRE RATED ASSEMBLY
4 = (4) HOUR FIRE RATED ASSEMBLY

WALL INSULATION DESIGNATION

- = NO INSULATION
B = BATT INSULATION
R = RIGID INSULATION
S = CLOSED CELL SPRAY INSULATION

WALL HEIGHT DESIGNATION



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REMARKS | DATE | REV

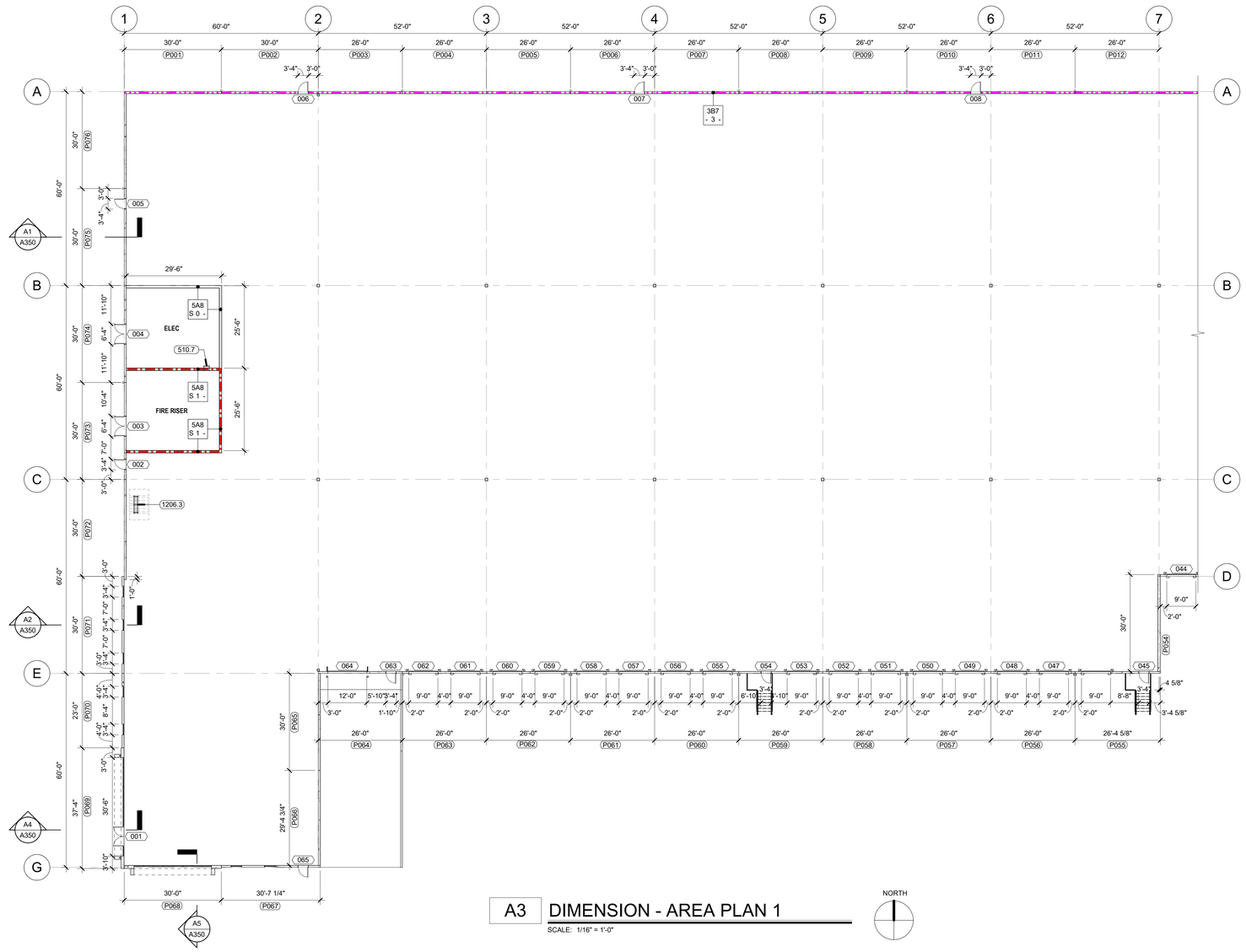
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

OVERALL - ANNOTATION PLAN

DATE: 9/29/25
JOB NO.: 25-072

A110.1

10/1/2025 7:34:43 AM



A3 DIMENSION - AREA PLAN 1

SCALE: 1/16" = 1'-0"

NORTH

DIMENSION PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY, OR ROUGH OPENING UNLESS OTHERWISE NOTED.
2. WHERE DIMENSIONS ARE NOTED AS "CLEAR", DIMENSIONS SHALL BE THE MINIMUM DIMENSIONS BETWEEN FINAL WALL FINISHES.
3. REFER ANNOTATED PLANS FOR DOOR & WINDOW DESIGNATIONS. REFER DOOR SCHEDULE & WINDOW ELEVATIONS FOR ADDITIONAL INFORMATION.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE SHOWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, & SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO A CLARIFICATION CAN BE ISSUED.
5. PARTITIONS SHALL BE LOCATED AT COLUMN CENTERLINES OR ALIGNED W/ COLUMN FACE UNLESS OTHERWISE NOTED.
6. THE OUTSIDE EDGE OF DOOR FRAMES SHALL BE 4" CLEAR FROM THE ADJACENT PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED. DIMENSIONS LOCATING DOORS ARE SET TO OUTSIDE EDGE OF DOOR FRAMES UNLESS OTHERWISE NOTED.
7. ALL EXPOSED CORNERS, JOINTS, ETC. OF GYP. BD. WORK SHALL BE FINISHED IN TO LEVEL AS NOTED IN SPECIFICATIONS OR OTHERWISE NOTED ON DRAWINGS.
8. WHERE NON-FIRE RATED PARTITIONS INTERSECT FIRE RATED PARTITIONS, THE FIRE RATED ASSEMBLY SHALL REMAIN INTACT & CONTINUOUS.
9. DOORS & FRAMES SHALL BE INSTALLED TO PROVIDE MINIMUM ACCESSIBLE CLEARANCES. REFER ACCESSIBILITY DETAILS.
10. BATT INSULATION, WHERE PROVIDED, TO BE FULL STUD CAVITY DEPTH & RUN FULL LENGTH OF WALL. BOX HEADERS SHALL BE COMPLETELY FILLED W/ INSULATION WHERE WALL IS DESIGNATED TO BE INSULATED.
11. PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WALL LOCATIONS CONTAINING PLUMBING PIPING IN LIEU OF GYP. BD. PROVIDE MINIMUM OF 24" EACH SIDE OF PIPE OR GROUP OF PIPES. TOILET ROOMS TO RECEIVE MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS EXCEPT WHERE WALL TILE IS SCHEDULED.
12. WHERE METAL FRAMING REQUIRES SUPPORT AT COLUMNS & BEAMS, PROVIDE METAL STAND-OFFS PRIOR TO APPLYING FIREPROOFING.

KEYNOTES

510.7	ROOF ACCESS LADDER - STEEL - REFER DETAIL A1/A540 & E1/A540
1206.3	BICYCLE RACK - ONE 6-BICYCLE RACK - HUNTCO, RAMBLER CORRAL - REFER B3/AS400 - FINAL LOCATION TO BE DETERMINED IN TENANT IMPROVEMENT

RATED WALL LEGEND

REFER WALL TYPE SHEET FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

1 HOUR RATED SEPARATION

3 HOUR RATED SEPARATION

WALL TYPE KEY LEGEND

REFER WALL TYPE SHEET (A500) FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

WALL TAG NOMENCLATURE

CONSTRUCTION DESIGNATION

3X0	DIVISION 03 - CONCRETE
4X0	DIVISION 04 - MASONRY
5X0	DIVISION 05 - COLD FORMED METAL STUD FRAMING (STRUCTURAL)
6X0	DIVISION 06 - WOOD STUD FRAMING
9X0	DIVISION 09 - NON-LOAD BEARING METAL STUD FRAMING

NOMINAL SIZE DESIGNATION

CONCRETE	MASONRY
4 = 4"	4 = 4" (3-5/8")
6 = 6"	6 = 6" (5-5/8")
7 = 7.25"	8 = 8" (7-5/8")
9 = 9.25"	10 = 10" (9-5/8")
11 = 11.25"	12 = 12" (11-5/8")

METAL STUD	WOOD STUD
0 = 7/8" FURRING CHANNEL	1 = 1x (3/4" x X) FURRING
1 = 1-5/8"	2 = 2x2 (1-1/2" x 1-1/2")
2 = 2-1/2"	3 = 2x3 (1-1/2" x 2-1/2")
3 = 3-5/8"	4 = 2x4 (1-1/2" x 3-1/2")
4 = 4"	6 = 2x6 (1-1/2" x 5-1/2")
6 = 6"	8 = 2x8 (1-1/2" x 7-1/4")
8 = 8"	10 = 2x10 (1-1/2" x 9-1/4")
10 = 10"	12 = 2x12 (1-1/2" x 11-1/4)

WALL FIRE RATING DESIGNATION

0 = NON-RATED ASSEMBLY
1 = (1) HOUR FIRE RATED ASSEMBLY
2 = (2) HOUR FIRE RATED ASSEMBLY
3 = (3) HOUR FIRE RATED ASSEMBLY
4 = (4) HOUR FIRE RATED ASSEMBLY

WALL INSULATION DESIGNATION

- = NO INSULATION
B = BATT INSULATION
R = RIGID INSULATION
S = CLOSED CELL SPRAY INSULATION

WALL HEIGHT DESIGNATION

KEY PLAN LEGEND

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REMARKS
REV | DATE

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TACOMA, WA 98402

124TH CORPORATE CENTER
BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062
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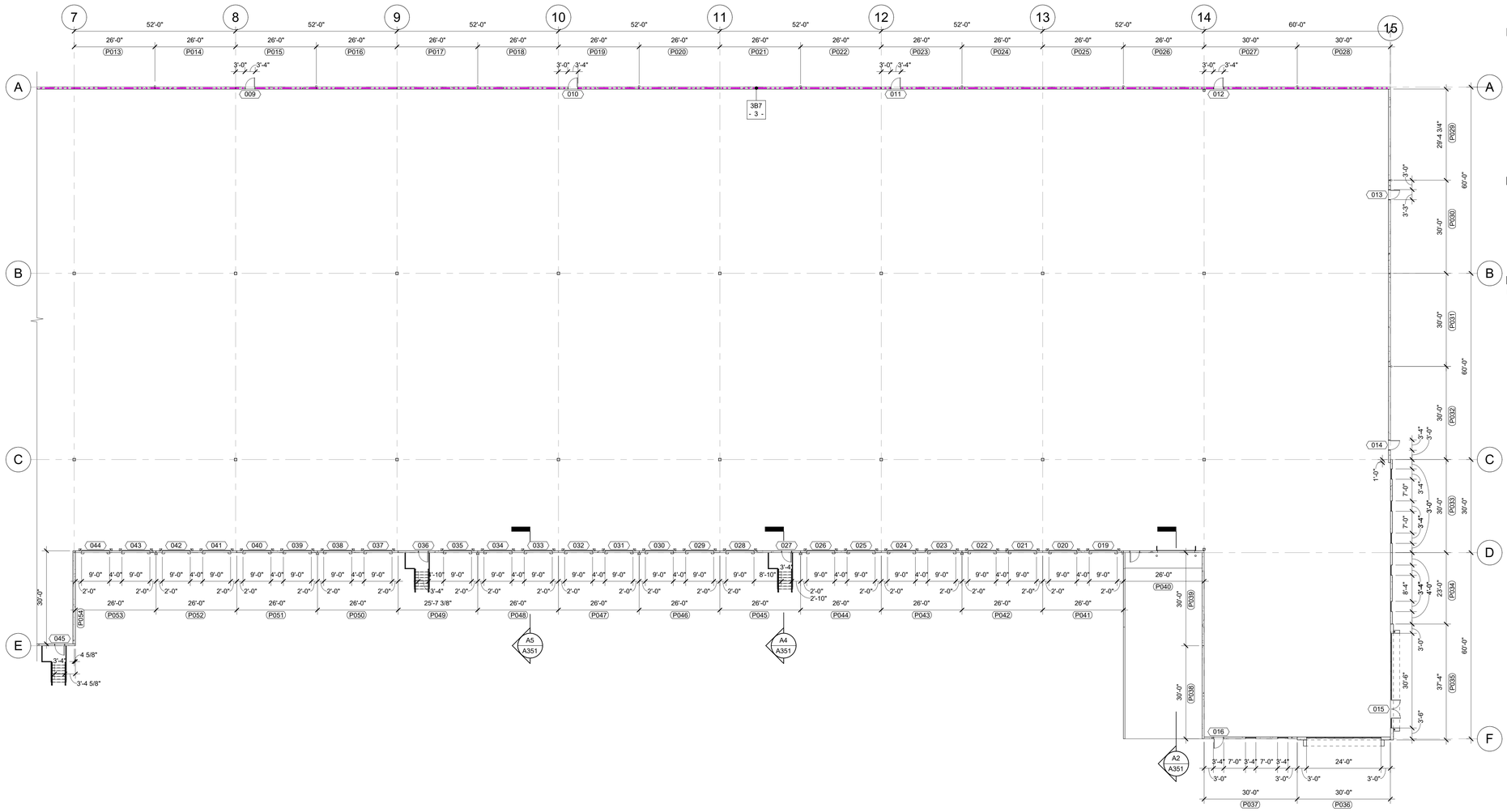
AREA 11 - DIMENSION PLAN

DATE: 9/29/25
JOB NO.: 25-072

A111.2

10/1/2025 7:34:48 AM



DIMENSION PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY, OR ROUGH OPENING UNLESS OTHERWISE NOTED.
2. WHERE DIMENSIONS ARE NOTED AS "CLEAR", DIMENSIONS SHALL BE THE MINIMUM DIMENSIONS BETWEEN FINAL WALL FINISHES.
3. REFER ANNOTATED PLANS FOR DOOR & WINDOW DESIGNATIONS. REFER DOOR SCHEDULE & WINDOW ELEVATIONS FOR ADDITIONAL INFORMATION.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE SHOWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, & SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO A CLARIFICATION CAN BE ISSUED.
5. PARTITIONS SHALL BE LOCATED AT COLUMN CENTERLINES OR ALIGNED W/ COLUMN FACE UNLESS OTHERWISE NOTED.
6. THE OUTSIDE EDGE OF DOOR FRAMES SHALL BE 4" CLEAR FROM THE ADJACENT PERPENDICULAR PARTITION UNLESS OTHERWISE NOTED. DIMENSIONS LOCATING DOORS ARE SET TO OUTSIDE EDGE OF DOOR FRAMES UNLESS OTHERWISE NOTED.
7. ALL EXPOSED CORNERS, JOINTS, ETC. OF GYP. BD. WORK SHALL BE FINISHED IN TO LEVEL AS NOTED IN SPECIFICATIONS OR OTHERWISE NOTED ON DRAWINGS.
8. WHERE NON-FIRE RATED PARTITIONS INTERSECT FIRE RATED PARTITIONS, THE FIRE RATED ASSEMBLY SHALL REMAIN INTACT & CONTINUOUS.
9. DOORS & FRAMES SHALL BE INSTALLED TO PROVIDE MINIMUM ACCESSIBLE CLEARANCES. REFER ACCESSIBILITY DETAILS.
10. BATT INSULATION, WHERE PROVIDED, TO BE FULL STUD CAVITY DEPTH & RUN FULL LENGTH OF WALL. BOX HEADERS SHALL BE COMPLETELY FILLED W/ INSULATION WHERE WALL IS DESIGNATED TO BE INSULATED.
11. PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WALL LOCATIONS CONTAINING PLUMBING PIPING IN LIEU OF GYP. BD. PROVIDE MINIMUM OF 24" EACH SIDE OF PIPE OR GROUP OF PIPES. TOILET ROOMS TO RECEIVE MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS EXCEPT WHERE WALL TILE IS SCHEDULED.
12. WHERE METAL FRAMING REQUIRES SUPPORT AT COLUMNS & BEAMS, PROVIDE METAL STAND-OFFS PRIOR TO APPLYING FIREPROOFING.

KEYNOTES

RATED WALL LEGEND

REFER WALL TYPE SHEET FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

1 HOUR RATED SEPARATION

3 HOUR RATED SEPARATION

WALL TYPE KEY LEGEND

REFER WALL TYPE SHEET (A500) FOR CONSTRUCTION OF NEW WALL ASSEMBLIES.

WALL TAG NOMENCLATURE

CONSTRUCTION (CSI DIVISION) DESIGNATION

WALL TYPE ASSEMBLY

NOMINAL SIZE DESIGNATION

3 X 0
X 0 X

WALL INSULATION DESIGNATION

WALL HEIGHT DESIGNATION

WALL FIRE RATING DESIGNATION

CONSTRUCTION DESIGNATION

3X0	DIVISION 03 - CONCRETE
4X0	DIVISION 04 - MASONRY
5X0	DIVISION 05 - COLD FORMED METAL STUD FRAMING (STRUCTURAL)
6X0	DIVISION 06 - WOOD STUD FRAMING
9X0	DIVISION 09 - NON-LOAD BEARING METAL STUD FRAMING

NOMINAL SIZE DESIGNATION

CONCRETE	MASONRY
4 = 4"	4 = 4" (3-5/8")
6 = 6"	6 = 6" (5-5/8")
7 = 7.25"	8 = 8" (7-5/8")
9 = 9.25"	10 = 10" (9-5/8")
11 = 11.25"	12 = 12" (11-5/8")

METAL STUD	WOOD STUD
0 = 7/8" FURRING CHANNEL	1 = 1x (3/4" x X) FURRING
1 = 1-5/8"	2 = 2x2 (1-1/2" x 1-1/2")
2 = 2-1/2"	3 = 2x3 (1-1/2" x 2-1/2")
3 = 3-5/8"	4 = 2x4 (1-1/2" x 3-1/2")
4 = 4"	6 = 2x6 (1-1/2" x 5-1/2")
6 = 6"	8 = 2x8 (1-1/2" x 7-1/4")
8 = 8"	10 = 2x10 (1-1/2" x 9-1/4")
10 = 10"	12 = 2x12 (1-1/2" x 11-1/4)

WALL FIRE RATING DESIGNATION

0 = NON-RATED ASSEMBLY
1 = (1) HOUR FIRE RATED ASSEMBLY
2 = (2) HOUR FIRE RATED ASSEMBLY
3 = (3) HOUR FIRE RATED ASSEMBLY
4 = (4) HOUR FIRE RATED ASSEMBLY

WALL INSULATION DESIGNATION

- = NO INSULATION
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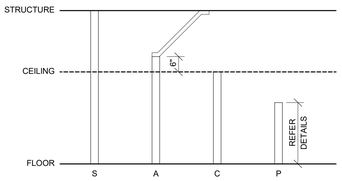
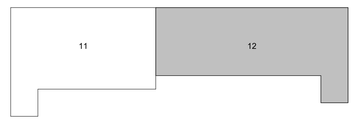
R = RIGID INSULATION
S = CLOSED CELL SPRAY INSULATION

WALL HEIGHT DESIGNATION



KEY PLAN LEGEND



A3 DIMENSION - AREA PLAN 2

SCALE: 1/16" = 1'-0"

NORTH

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TACOMA, WA 98402

AREA 12 - DIMENSION PLAN

DATE: 9/29/25
JOB NO.: 25-072

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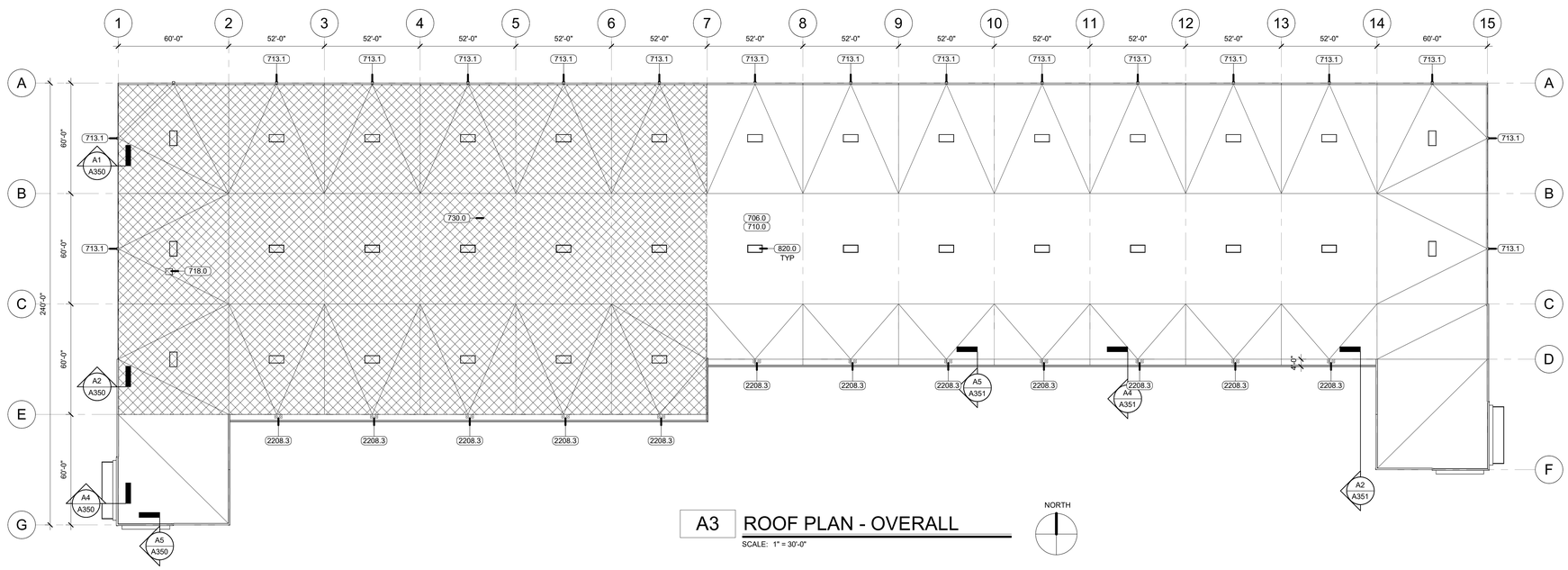
ROOF PLAN NOTES

1. REFER ROOF DETAIL SHEETS FOR TYPICAL ROOF DETAILS.
2. NOT ALL ROOF MOUNTED EQUIPMENT & ROOF PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL ROOF PLAN SHEET(S). IN ADDITION TO THE ARCHITECTURAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING THE STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DOCUMENTS FOR ALL SUCH OCCURRENCES. ALL PENETRATIONS OF THE ROOF SHALL MEET THE ROOF MANUFACTURER'S WRITTEN RECOMMENDATIONS TO MAINTAIN INTEGRITY OF THE ROOFING SYSTEM.
3. PROVIDE TERMINATION OF ROOFING MEMBRANE PER ROOF MANUFACTURER'S WRITTEN RECOMMENDATIONS & DETAILS.
4. COORDINATE ALL MECHANICAL, ELECTRICAL, & PLUMBING ROOF PENETRATIONS. CONFIRM LOCATIONS PRIOR TO INSTALLATION TO VERIFY THE PROPER BOOT OR ROOFING COVERAGE IS MET BETWEEN ELEMENTS.
5. VERTICAL EXTENSIONS OF ROOFING MEMBRANE SYSTEM SHALL BE 8" MINIMUM.
6. ALL FLASHING, COUNTERFLASHING, & SHEET METAL WORK SHALL COMPLY W/ MINIMUM STANDARDS PER THE CURRENT EDITION OF SMACNA.
7. CONTRACTOR IS RESPONSIBLE AT BIDDING FOR PROVIDING A ROOF MANUFACTURER APPROVED ROOFING DETAIL FOR ALL ROOFING CONDITIONS SO THAT THE SPECIFIED WARRANTY IS OBTAINED. IF A CONDITION SHOWN IN THESE CONSTRUCTION DOCUMENTS DOES NOT MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER, THESE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING SO AN ACCEPTABLE DETAIL CAN BE ISSUED.
8. ALL EXTERIOR ROOFING ASSEMBLIES SHALL COMPLY W/ DESIGN WIND PRESSURES FOR SPECIFIED WIND LOADING REQUIREMENTS, INCLUDING ALL RELATED METAL FLASHINGS & COPINGS. REFER STRUCTURAL DRAWINGS FOR PERFORMANCE REQUIREMENTS.
9. COORDINATE ALL ROOF TOP MECHANICAL UNITS LOCATIONS.
10. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM OF 10'-0" AWAY FROM EDGE OF ROOF UNLESS OTHERWISE NOTED.
11. ALL TAPERED ROOF INSULATION SHALL BE MINIMUM OF 1/4"/FT FOR THE ROOF & 1/2"/FT FOR ALL CRICKETING AROUND ROOF EQUIPMENT TO ASSURE POSITIVE DRAINAGE.
12. PROVIDE CRICKETS AT **ALL** ROOF TOP MOUNTED EQUIPMENT (i.e. SKYLIGHTS, ROOF HATCHES, MECHANICAL EQUIPMENT, ETC.) TO ENSURE POSITIVE DRAINAGE AROUND ROOF MOUNTED ELEMENTS.
13. PROVIDE ROOF WALKWAY PADS AT ALL ROOF ACCESS POINTS & TO ALL ROOF MOUNTED EQUIPMENT.
14. ALL REGLETS ARE TO BE PREFINISHED & ARE TO BE HELD AS LOW TO THE ROOF AS POSSIBLE, WHILE MAINTAINING 8" MINIMUM HEIGHT PER ROOFING MANUFACTURER REQUIREMENTS, SO THE VISIBILITY OF THE MEMBRANE FROM THE GROUND BELOW IS MINIMIZED. AT CERTAIN LOCATIONS, A SHEET METAL COVER SHEET MAY BE REQUIRED TO COVER THE EXPOSED VERTICAL FACE OF THE MEMBRANE. REFER ELEVATIONS, SECTIONS, & DETAILS FOR ADDITIONAL INFORMATION.
15. CONTRACTOR IS TO CONFIRM THE ROOFING SYSTEM THICKNESS, INCLUDING THE RIGID INSULATION PRIOR TO ORDERING & INSTALLATION OF MECHANICAL CURB(S) & PARAPET BLOCKING. BLOCKING & CURB HEIGHTS ARE TO BE COORDINATED AS NEEDED TO CONFORM TO THE ROOF SYSTEM THICKNESS & ROOFING MANUFACTURER'S WRITTEN MINIMUM REQUIREMENTS FOR WARRANTY.
16. ALL PREMANUFACTURED MECHANICAL CURBS SHALL BE MANUFACTURED TO ACCOMMODATE ROOF SLOPE. THEY MUST BE OF ADEQUATE HEIGHT TO ALLOW FOR THE DEPTH OF THE ROOF INSULATION, INCLUDING CRICKETS & MAINTAIN 8" HEIGHT ABOVE ROOF ELEVATION.
17. ALL METAL COPING LOCATIONS SHALL HAVE 1"/FT SLOPE TOWARDS THE ROOF UNLESS OTHERWISE NOTED.
18. ROOF DECK SHALL BE COVERED IN R-30 INSULATION & SPECIFIED ROOFING SYSTEM.
19. DECK BEARING ELEVATIONS SHOWN ARE TO BE INCLUDED FOR ARCHITECT'S REFERENCE ON ALL STEEL SHOP DRAWINGS.
20. WHERE ROOFING MEMBRANE IS SHOWN EXTENDING UP TO THE TOP OF THE PARAPET, THE MEMBRANE IS TO WRAP UP, OVER, & DOWN THE FACE OF THE WOOD BLOCKING. THE AIR INFILTRATION BARRIER IS TO EXTEND UP THE EXTERIOR FACE OF THE WALL TYING INTO THE ROOF BARRIER TO PROVIDE A CONTINUOUS AIR INFILTRATION BARRIER.

KEYNOTES

706.0	60 MIL. SINGLE-PLY TPO ROOFING MEMBRANE, MECHANICALLY ATTACHED WITH I-90 UPLIFT RATINGS, COLOR: WHITE, TYP, WITH (2) LAYERS OF 2.5" RIGID ROOF INSULATION BOARD - R-30 MIN.
710.0	SINGLE-PLY MEMBRANE ROOFING SYSTEM - ALL VERTICAL MEMBRANE SURFACES AT STEPPED WALLS, CURBS, ETC. TO BE 12" MINIMUM FROM LOWER ROOF MEMBRANE TO TERMINATION BAR OR CURB - TYP - COORDINATE W/ ARCHITECT ANY CONDITIONS THAT VARY FROM THIS REQUIREMENT PRIOR TO INSTALLATION OF ROOFING SYSTEM - TYP
713.1	PREFINISHED METAL SCUPPER W/ MATCHING CONDUCTOR HEAD & DOWNSPOUT - CONNECT TO STORM - REFER CIVIL DRAWINGS
718.0	ROOF HATCH, 36" x 36" - STEEL FIXED LADDER - PAINT - REFER DETAILS
730.0	FUTURE SOLAR LOADING AREA (CROSSHATCHED), PER STRUCTURAL
820.0	AES SUNOPTICS, SMD-4080-C2W1 OR EQUAL, FALL PROTECTION INCLUDED IN CURBS OR FRAME - PROVIDE CRICKETS AS REQUIRED, TYP - GC TO COORDINATE FINAL LOCATION PER STRUCTURAL JOIST AND FIRE SPRINKLERS
2208.3	ROOF DRAIN W/ INTEGRATED OVERFLOW DRAIN



A3 ROOF PLAN - OVERALL

SCALE: 1" = 30'-0"

NORTH

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TACOMA, WA 98402

ROOF PLAN

DATE: 9/29/25
JOB NO.: 25-072

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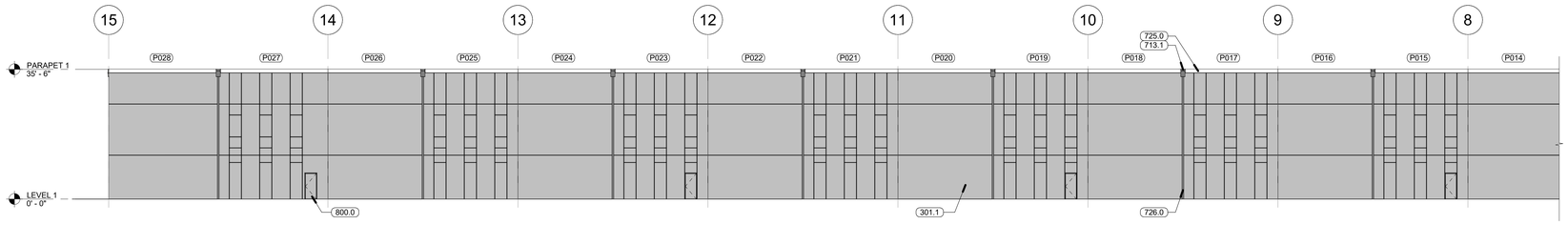
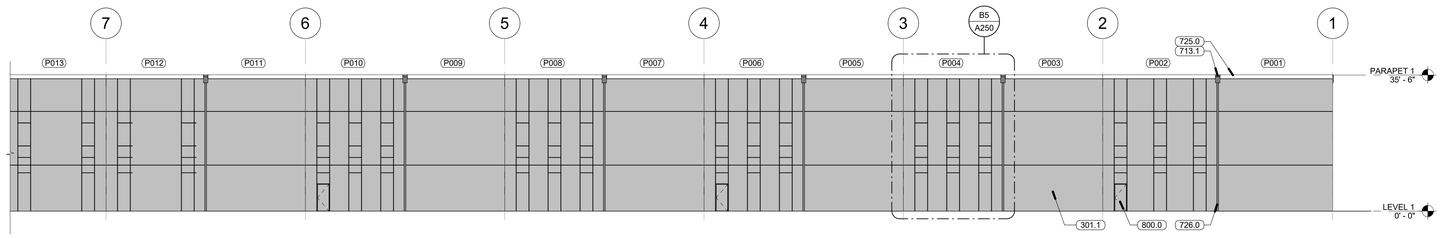


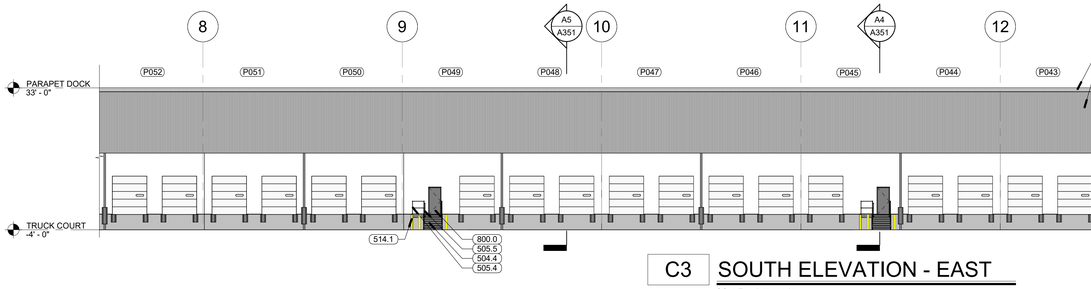
E3 NORTH ELEVATION - EAST

SCALE: 1/16" = 1'-0"



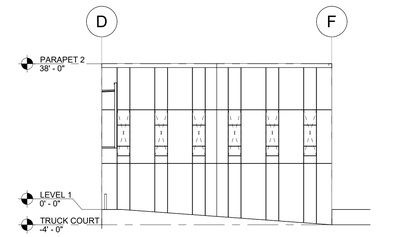
D3 NORTH ELEVATION - WEST

SCALE: 1/16" = 1'-0"



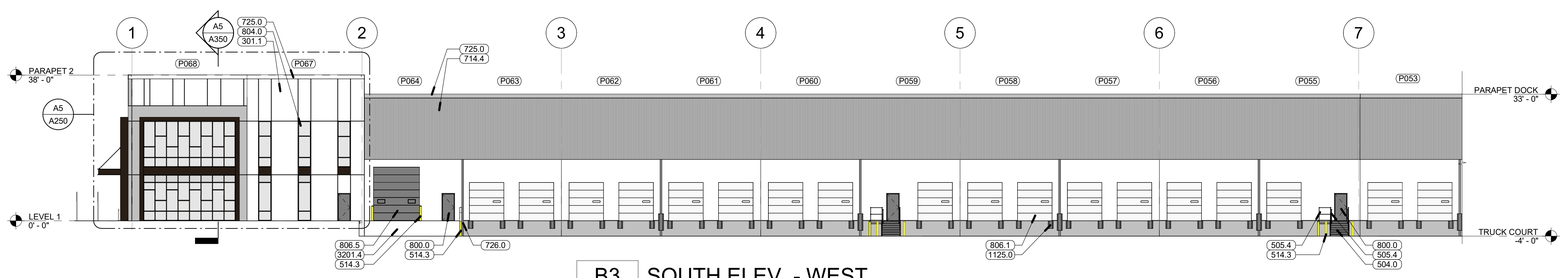
C3 SOUTH ELEVATION - EAST

SCALE: 1/16" = 1'-0"



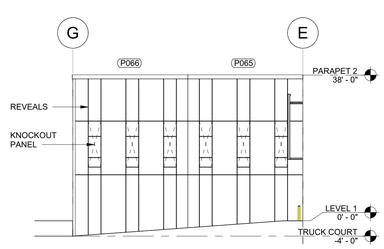
C6 SE CORNER - WEST

SCALE: 1/16" = 1'-0"



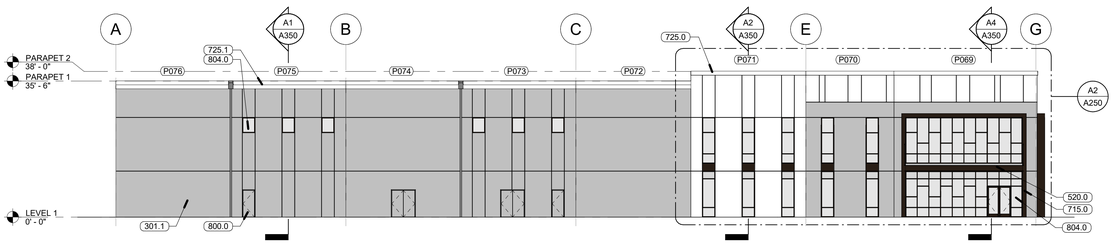
B3 SOUTH ELEV. - WEST

SCALE: 1/16" = 1'-0"



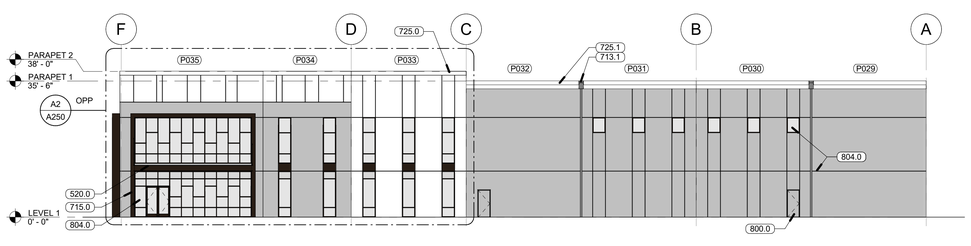
B6 SW CORNER - EAST

SCALE: 1/16" = 1'-0"



A2 WEST ELEVATION

SCALE: 1/16" = 1'-0"



A5 EAST ELEVATION

SCALE: 1/16" = 1'-0"

PAINT LEGEND

- PT-1: SW 7008 ALABASTER
- PT-2: SW 7066 GREY MATTERS
- PT-3: SW 6258 TRICORN BLACK
- METAL PANEL - OLD TOWN GRAY
- STOREFRONT MULLION - BLACK ANNODIZED

KEYNOTES

301.1	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER STRUCTURAL DRAWINGS
504.0	STEEL STAIR - PAINT
504.4	CONCRETE FILLED, STEEL PAN STAIR TREADS
505.4	GALVANIZED STEEL GUARDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
505.5	GALVANIZED STEEL GUARDRAIL & HANDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
514.1	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - FLAT TOP - PAINT
514.3	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
520.0	METAL CANOPY WITH STEEL C-CHANEL FRAME & WOOD-LOOK TONGUE & GROOVE METAL SOFFIT
713.1	PREFINISHED METAL SCUPPER W/ MATCHING CONDUCTOR HEAD & DOWNSPOUT - CONNECT TO STORM - REFER CIVIL DRAWINGS
714.4	22 GA. PREFINISHED VERTICAL EXTERIOR CORRUGATED METAL PANEL SYSTEM
715.0	PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL SYSTEM
725.0	PREFINISHED METAL PARAPET COPING - WHITE FINISH
725.1	PREFINISHED 24 GA. MIN. METAL COPING, PAC-CLAD COLOR: BONE WHITE
726.0	6" PVC DOWNSPOUT CONNECTED TO STORM DRAIN, REFER CIVIL DRAWINGS
800.0	SCHEDULED DOOR & FRAME - REFER DOOR SCHEDULE
804.0	ALUMINUM STOREFRONT SYSTEM - REFER ELEVATIONS & DETAILS
806.1	OVERHEAD SECTIONAL DOOR - INSULATED - REFER DOOR SCHEDULE
806.5	OVERHEAD SECTIONAL DOOR - VERTICAL LIFT - INSULATED - REFER DOOR SCHEDULE
1125.0	4.5" x 10" x 18" LAMINATED RUBBER DOCK BUMPERS
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS

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TACOMA, WA 98402

BUILDING ELEVATIONS

DATE: 9/29/25
JOB NO.: 25-072

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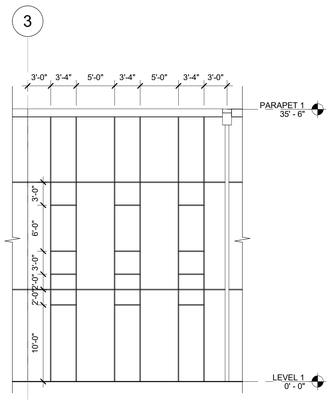
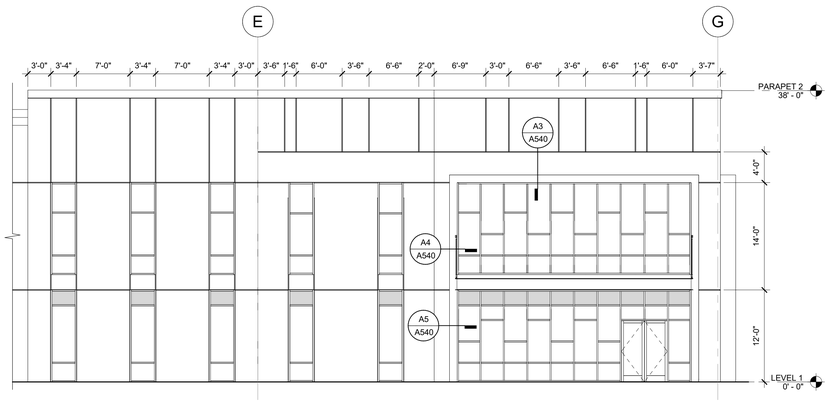
KEYNOTES



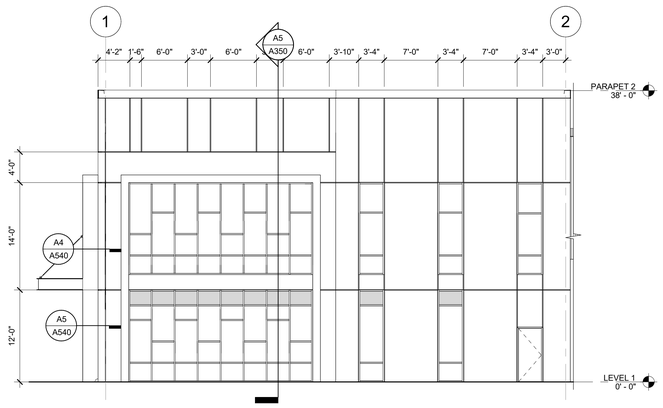
B5 ENLARGED ELEVATION - NORTH

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



A2 ENLARGED ELEVATION - ENTRY WEST

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



A5 ENLARGED ELEVATION - ENTRY SOUTH

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

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BUILDING ELEVATIONS - ENLARGED

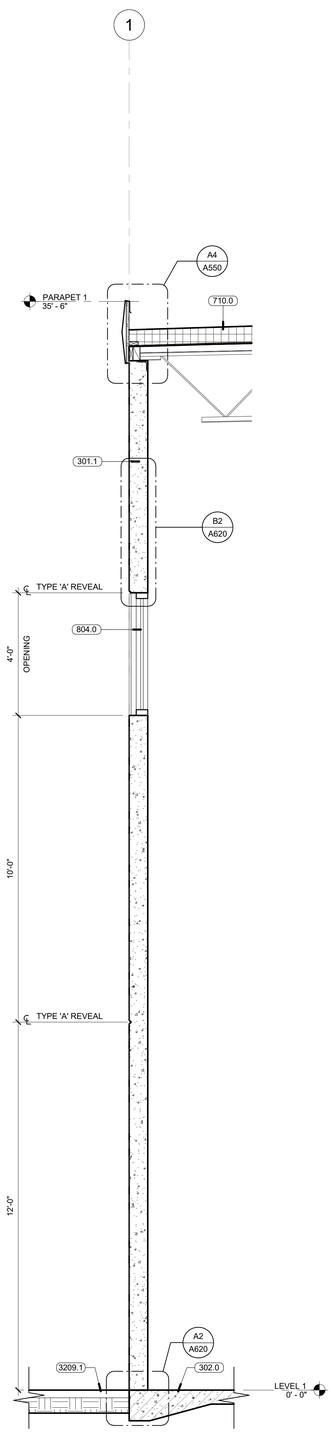
DATE: 9/29/25
JOB NO.: 25-072

A250

10/1/2025 7:34:57 AM

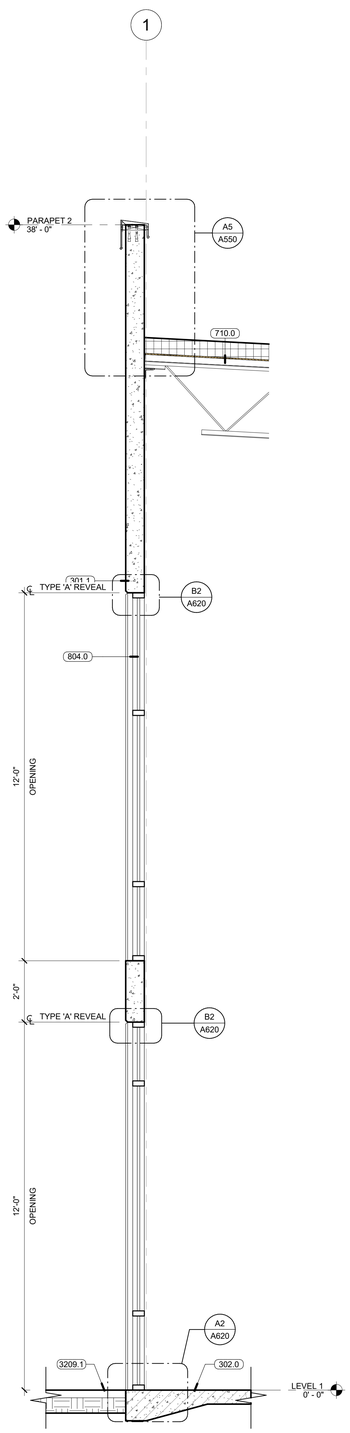
KEYNOTES

301.1	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER STRUCTURAL DRAWINGS
302.0	REINFORCED CONCRETE SLAB ON GRADE WITH 15 MIL VAPOR BARRIER AT FUTURE OFFICE LOCATIONS (GREY HATCH AREAS) - REFER STRUCTURAL DRAWINGS
710.0	SINGLE-PLY MEMBRANE ROOFING SYSTEM - ALL VERTICAL MEMBRANE SURFACES AT STEPPED WALLS, CURBS, ETC. TO BE 12" MINIMUM FROM LOWER ROOF MEMBRANE TO TERMINATION BAR OR CURB - TYP - COORDINATE W/ ARCHITECT ANY CONDITIONS THAT VARY FROM THIS REQUIREMENT PRIOR TO INSTALLATION OF ROOFING SYSTEM - TYP
715.0	PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL SYSTEM
804.0	ALUMINUM STOREFRONT SYSTEM - REFER ELEVATIONS & DETAILS
3209.1	LANDSCAPING - GRASS - REFER LANDSCAPE DRAWINGS



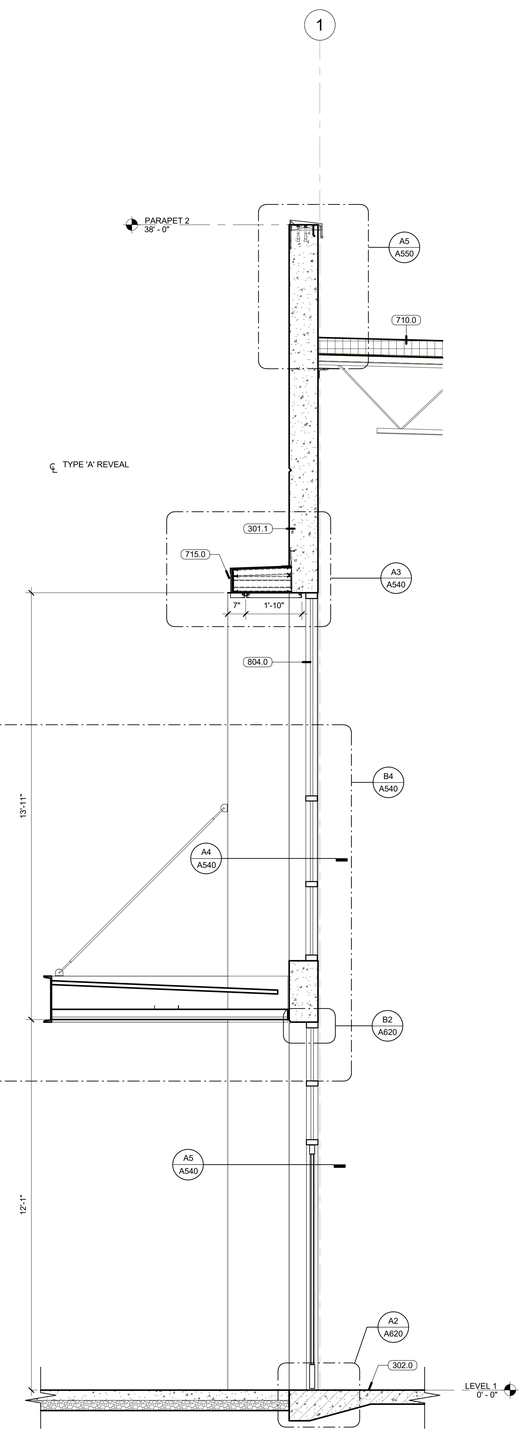
A1 SECTION - CLERESTORY

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



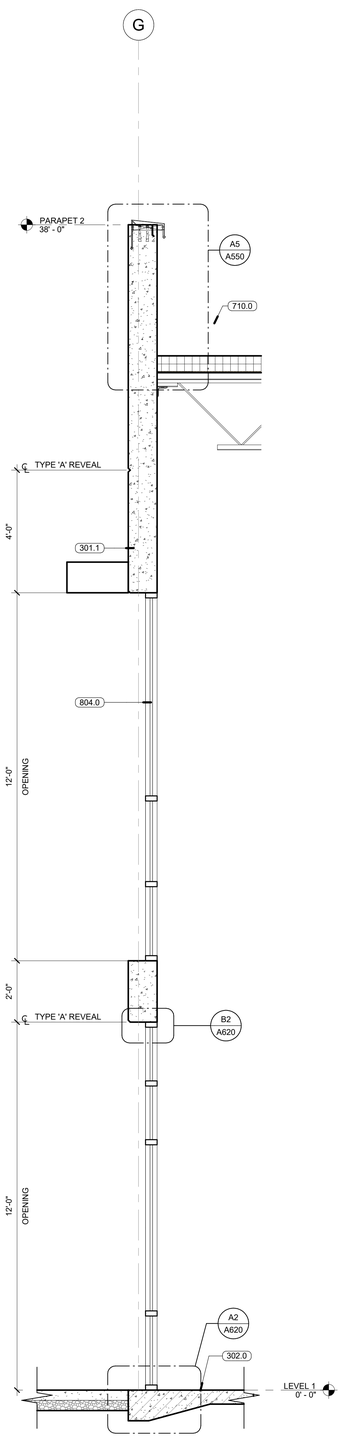
A2 SECTION - DOUBLE GLAZING

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



A4 SECTION - ENTRY

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



A5 SECTION - ENTRY SIDE

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

TWINSTEPS ARCHITECTURE
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www.twinstepsarch.com info@twinstepsarch.com

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REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

PANATTONI

124TH CORPORATE CENTER
BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

WALL SECTIONS

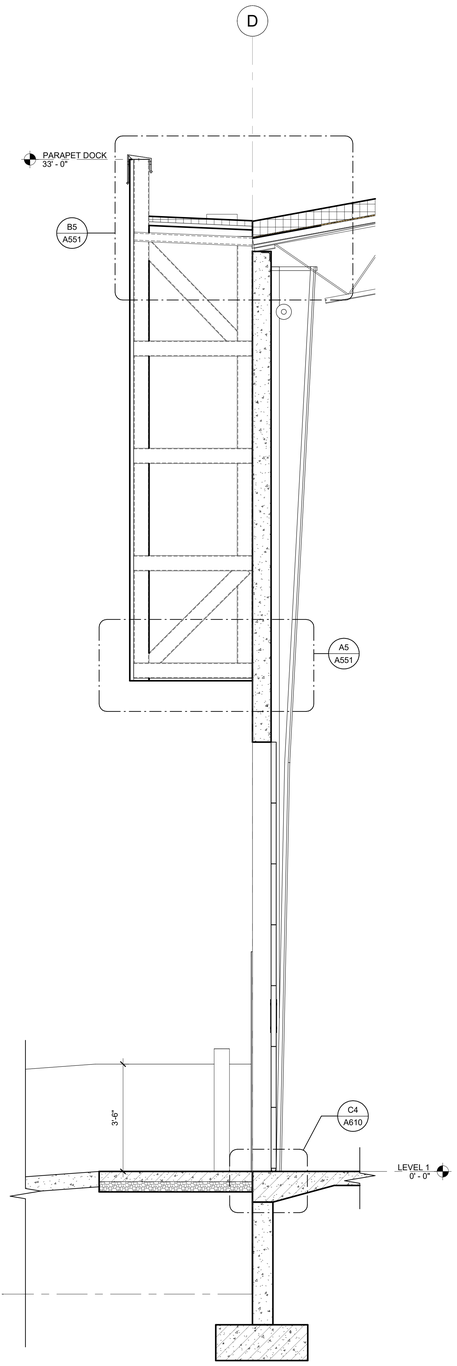
DATE: 9/29/25
JOB NO.: 25-072

A350

10/1/2025 7:34:59 AM

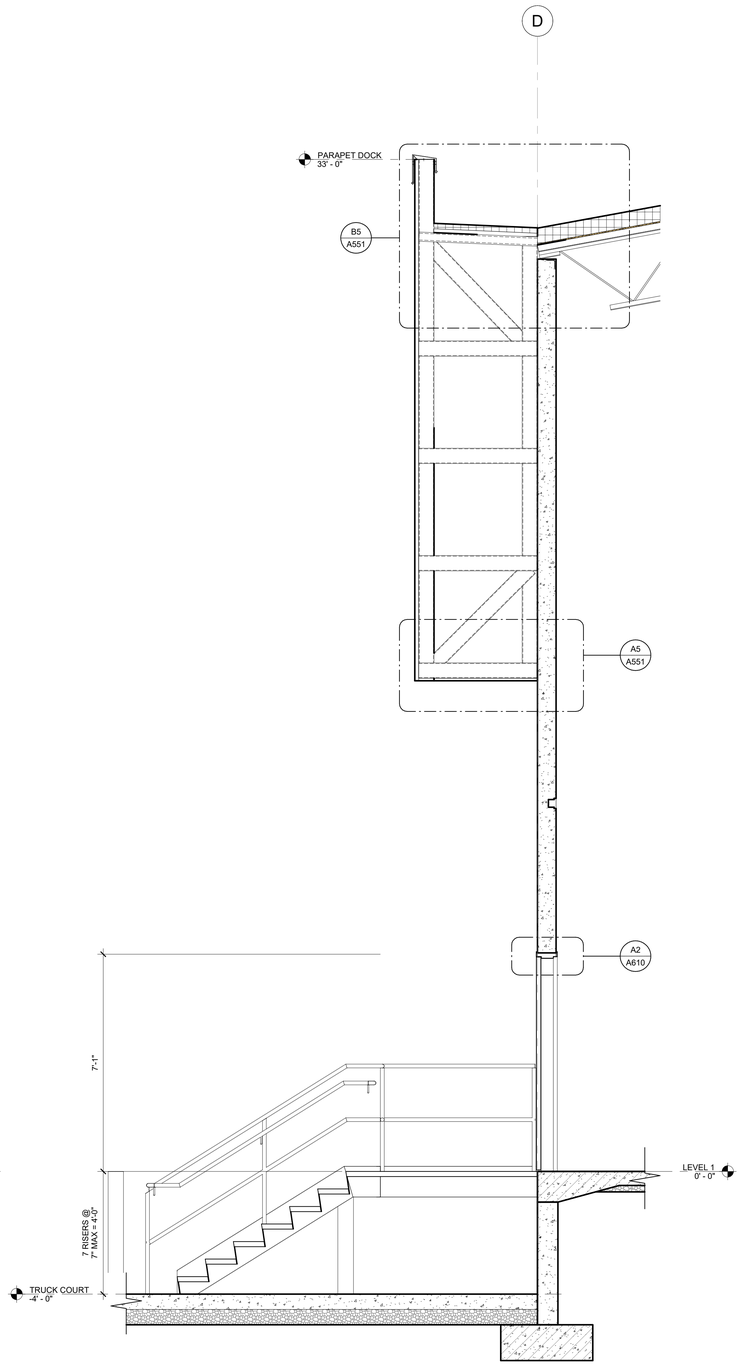
KEYNOTES

514.1	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - FLAT TOP - PAINT
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS



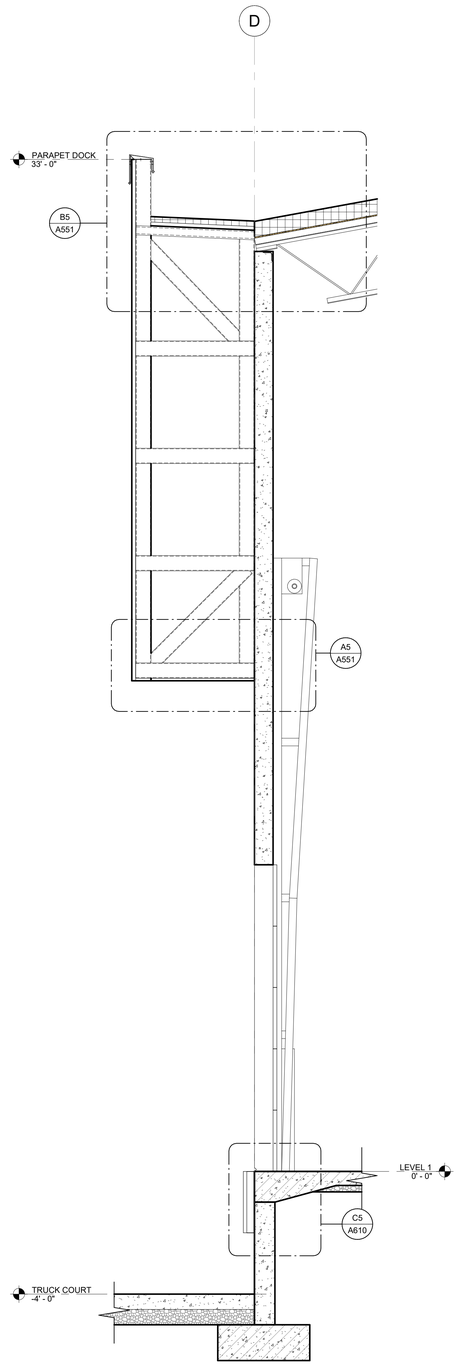
A2 SECTION - DRIVE-IN RAMP

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



A4 SECTION - DOCK STAIRS

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



A5 SECTION - DOCK DOOR

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

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REV	DATE	REMARKS

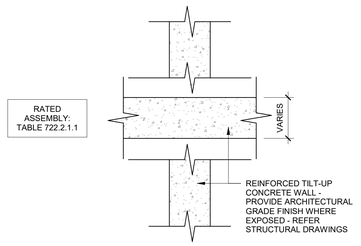
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

WALL SECTIONS

DATE: 9/29/25
JOB NO.: 25-072

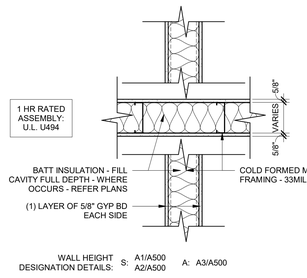
A351

10/1/2025 7:36:02 AM



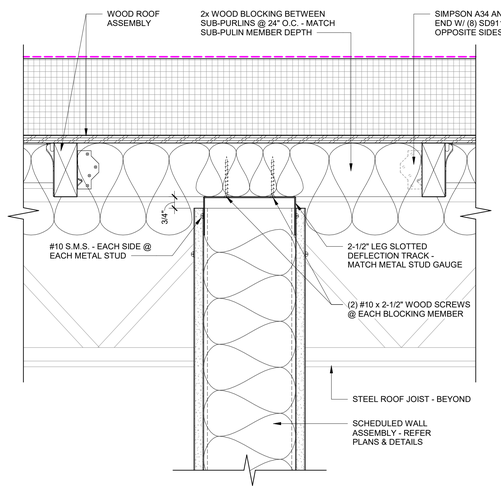
3Bx PARTITION TYPE

SCALE: 1" = 1'-0"



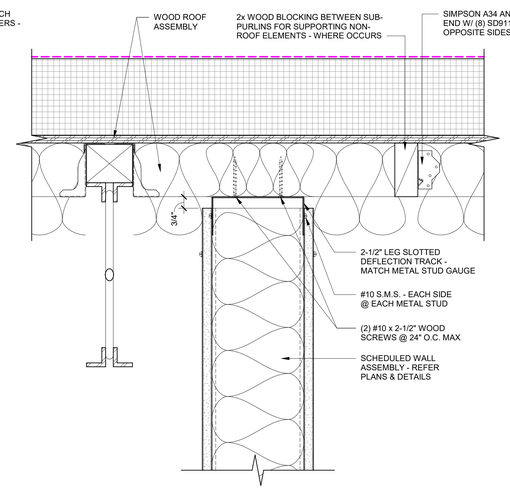
5Ax PARTITION TYPE

SCALE: 1" = 1'-0"



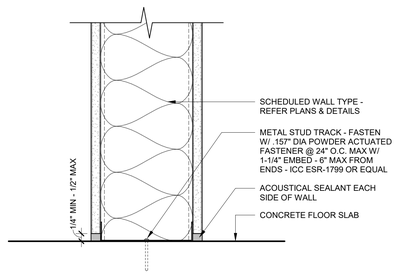
C1 PARTITION HEAD - METAL STUD - NON-RATED - PARALLEL

SCALE: 3" = 1'-0"



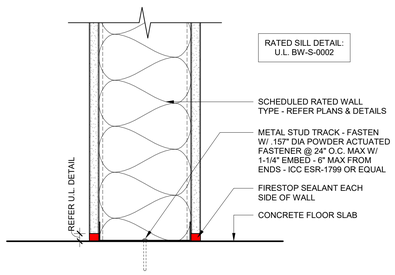
C2 PARTITION HEAD - METAL STUD - NON-RATED - PERPENDICULAR

SCALE: 3" = 1'-0"



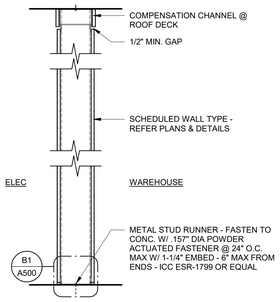
B1 PARTITION BASE - METAL STUD - NON-RATED

SCALE: 3" = 1'-0"



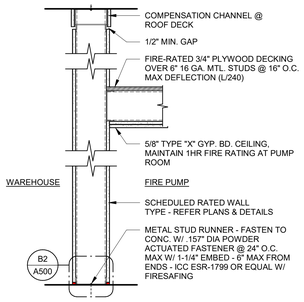
B2 PARTITION BASE - METAL STUD - FIRE RATED

SCALE: 3" = 1'-0"



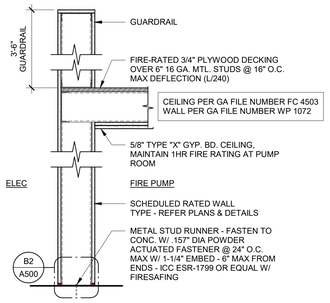
A1 FULL HEIGHT PARTITION

SCALE: 1" = 1'-0"



A2 1HR RATED PARTITION

SCALE: 1" = 1'-0"



A3 1HR RATED PARTITION 2

SCALE: 1" = 1'-0"

INTERIOR METAL STUD LIMITING HEIGHT INFORMATION

ALL INFORMATION IS REFERENCED FROM STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) - CONTRACTOR IS RESPONSIBLE FOR COORDINATING JOB SPECIFIC REQUIREMENTS REGARDING SPACING, GAUGE, & LIMITING HEIGHT.

METAL STUD NOMENCLATURE

MEMBER WEB DEPTH (1/100") — FLANGE WIDTH (1/100")

600 S 125 - 33

STYLE (STUD (S) OR JOIST (J) SECTION) — MIL THICKNESS (1/100")

LIMITING HEIGHT CHART

METAL STUD SIZE	GAUGE	SPACING (in) O.C.	MAX HEIGHT
2-1/2" (250S125)	20 (30MIL)	12	12'-9"
		16	11'-7"
		24	10'-2"
2-1/2" (250S162)	20 (33MIL)	12	13'-2"
		16	12'-0"
		24	10'-6"
	18 (43MIL)	12	14'-4"
		16	13'-0"
		24	11'-5"
3-5/8" (362S125)	20 (30MIL)	12	17'-0"
		16	15'-6"
		24	13'-6"
3-5/8" (362S162)	20 (33MIL)	12	17'-7"
		16	16'-0"
		24	14'-0"
	18 (43MIL)	12	19'-2"
		16	17'-5"
		24	15'-3"
	16 (54MIL)	12	20'-6"
		16	18'-7"
		24	16'-3"
4" (400S125)	20 (30MIL)	12	18'-5"
		16	16'-8"
		24	14'-7"
4" (400S162)	20 (33MIL)	12	19'-0"
		16	17'-3"
		24	15'-1"
	18 (43MIL)	12	20'-9"
		16	18'-10"
		24	16'-5"
	16 (54MIL)	12	22'-2"
		16	20'-2"
		24	17'-7"
6" (600S125)	20 (30MIL)	12	25'-2"
		16	22'-11"
		24	18'-11"
6" (600S162)	20 (33MIL)	12	26'-2"
		16	23'-9"
		24	20'-6"
	18 (43MIL)	12	28'-9"
		16	26'-1"
		24	22'-10"
	16 (54MIL)	12	30'-9"
		16	27'-11"
		24	24'-5"
8" (800S162)	18 (43MIL)	12	36'-1"
		16	32'-9"
		24	28'-8"
	16 (54MIL)	12	38'-9"
		16	35'-2"
		24	30'-9"

1. STEEL STUDS SHALL MEET ICC REPORT ESR-3064P. HEIGHTS ARE BASED ON SSMA PRODUCT TECHNICAL GUIDE (2022).
2. ALL METAL STUDS & KICKER BRACING SHALL BE MINIMUM OF 33ksi UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS FOR FRAMING UP TO 43MIL. PROVIDE 50ksi FOR ALL FRAMING 54MIL OR THICKER.
3. ALL KICKER BRACING SHALL BE 4" (43MIL) MINIMUM W/ 1-5/8" FLANGE UNLESS OTHERWISED NOTED ON STRUCTURAL DRAWINGS.
4. FOR WALL OPENINGS, REFER JAMB STUD SCHEDULE.
5. METAL STUD FLANGE DIMENSIONS LISTED ARE MINIMUMS.
6. METAL STUD LIMITING HEIGHT CHART IS BASED ON NON-COMPOSITE BRACED AT 48" O.C. PROVIDE BRIDGING @ 48" O.C. WHERE GYP BD IS NOT APPLIED FULL HEIGHT TO BOTH SIDES
7. MAX HEIGHT IS BASED ON INTERIOR WALL LIMITING HEIGHT OF 33 KSI (MIN), 5 PSF, & L/240.
8. WALLS RECEIVING PLASTER OR STUCCO FINISHES REQUIRE MAX HEIGHT BASED ON INTERIOR WALL LIMITING HEIGHT OF 5 PSF @ L/360. DO NOT USE ABOVE SCHEDULE. REFER SSMA PRODUCT TECHNICAL GUIDE (2022).
9. WALLS RECEIVING TILE SHALL BE MINIMUM OF 33MIL W/ MAXIMUM SPACING OF 16" O.C. PER TCNA STANDARDS.

WALL TYPE NOTES

CONCRETE WALLS

1. REFER STRUCTURAL DRAWINGS FOR ADDITIONAL CONCRETE INFORMATION.
2. ALL CONCRETE WALLS EXPOSED TO VIEW SHALL BE CONSTRUCTED W/ AN ARCHITECTURAL GRADE FINISH.
3. REFER ELEVATIONS & DETAILS FOR TIE HOLE PATTERNS & REVEAL LOCATIONS. IF PATTERNS OR REVEALS ARE NOT SHOWN, COORDINATE W/ ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER ELEVATIONS FOR LOCATIONS FOR EMBEDDED ELEMENTS SUCH AS ELECTRICAL DEVICES, MECHANICAL DEVICES, & WALL PENETRATIONS. IF EMBEDDED ELEMENTS ARE NOT SHOWN, COORDINATE W/ ARCHITECT PRIOR TO CONSTRUCTION.
5. WALL PENETRATIONS FOR PIPES, DUCTWORK, ELECTRICAL DEVICES, ETC. SHALL BE CUT TO MATCH THE SHAPE & DIMENSION OF THE PENETRATING OBJECT. WHEN PENETRATION IS IN A NON-RATED WALL, THE OPENING SHALL NOT EXCEED 3/4" ON EACH SIDE & BE SEALED W/ ACOUSTICAL SEALANT. WHEN PENETRATION IS IN A FIRE RATED WALL, THE OPENING SHALL COMPLY W/ THE APPLICABLE U.L. TESTED ASSEMBLY & BE SEALED W/ FIRESTOP AS NOTED IN THE DETAIL.
6. PROVIDE MOCKUP OF CONCRETE WALL SHOWING ARCHITECTURAL FINISH, TIE HOLE PATTERN, & REVEALS FOR ARCHITECT'S REVIEW PRIOR TO COMMENCING FORMWORK.

FRAMED WALL PARTITIONS

1. PARTITION TYPE DESIGNATIONS ARE INDEPENDENT OF APPLIED FINISHES. REFER FINISH PLANS, INTERIOR ELEVATIONS, & DETAILS FOR ADDITIONAL INFORMATION.
2. WHERE PARTITION TYPE DESIGNATIONS ON PLANS ARE SHOWN TO BE INTERRUPTED BY WALL OPENINGS (DOOR, WINDOWS, GLAZING, ETC.), THE CONSTRUCTION ABOVE & BELOW (WHERE APPLICABLE) SHALL MATCH THAT OF THE DESIGNATED PARTITION TYPE.
3. THE MINIMUM REQUIREMENTS FOR CONSTRUCTION FOR EACH PARTITION HAS BEEN INDICATED IN PARTITION DETAIL. MORE RESTRICTIVE CONSTRUCTION REQUIREMENTS MAY BE NOTED IN THE PLANS, NOTES, DETAILS, & SPECIFICATIONS & SHALL GOVERN.
4. USE STUDS OF DEPTH INDICATED ON DRAWINGS FOR EACH WALL LOCATION. GAUGE & SPACING OF STUD IS DICTATED BY THE PROJECT CONDITIONS & THE HEIGHT OF THE PARTITION. REFER NON-STRUCTURAL METAL STUD LIMITING HEIGHT INFORMATION. MINIMUM PROJECT GAUGE SHALL BE 30MIL & MAXIMUM SPACING OF 24" O.C. UNLESS OTHERWISE NOTED.
5. USE STUDS OF DEPTH INDICATED ON DRAWINGS FOR EACH WALL LOCATION THAT WILL RECEIVE A TILE WALL FINISH. PER TCNA STANDARDS, MINIMUM GAUGE SHALL BE 33MIL & A MAXIMUM SPACING OF 16" O.C.
6. USE STUDS OF DEPTH EQUAL TO ADJACENT WALL FOR HEADER LOCATIONS UNLESS OTHERWISE NOTED. REFER TO INTERIOR METAL STUD BOX HEADER SCHEDULE FOR STUD GAUGE & SIZE BASED ON SPAN LENGTH.
7. PROVIDE FIRE RATED ASSEMBLIES AS NOTED ON DRAWINGS & IN COMPLIANCE W/ U.L. TESTED ASSEMBLIES. REFER U.L. DETAILS IN 'G' SHEETS FOR ADDITIONAL INFORMATION.
8. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN COMPLIANCE W/ U.L. TESTED ASSEMBLIES.
9. BATT INSULATION, WHERE PROVIDED, TO BE FULL STUD CAVITY DEPTH & RUN FULL LENGTH OF WALL. BOX HEADERS SHALL BE COMPLETELY FILLED W/ INSULATION WHERE WALL IS DESIGNATED TO BE INSULATED.
10. PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WALL LOCATIONS CONTAINING PLUMBING PIPING IN LIEU OF GYP. BD. PROVIDE MINIMUM OF 24" EACH SIDE OF PIPE OR GROUP OF PIPES. TOILET ROOMS TO RECEIVE MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS EXCEPT WHERE WALL TILE IS SCHEDULED.
11. PROVIDE 5/8" GYP. BD. THROUGHOUT UNLESS OTHERWISE NOTED.
12. PROVIDE CONTROL JOINTS (C.J.) AT 30'-0" MAXIMUM. UNLESS OTHERWISE INDICATED ON DRAWINGS, LOCATE AT CORNER ABOVE DOORS OR OTHER INCONSPICUOUS LOCATIONS. IF C.J.s ARE NOT INDICATED ON DOCUMENTS, COORDINATE W/ ARCHITECT PRIOR TO INSTALLATION.
13. WALL PENETRATIONS FOR PIPES, DUCTWORK, ELECTRICAL DEVICES, ETC. SHALL BE CUT TO MATCH THE SHAPE & DIMENSION OF THE PENETRATING OBJECT. WHEN PENETRATION IS IN A NON-RATED WALL, THE OPENING SHALL NOT EXCEED 3/4" ON EACH SIDE & BE SEALED W/ ACOUSTICAL SEALANT. WHEN PENETRATION IS IN A FIRE RATED WALL, THE OPENING SHALL COMPLY W/ THE APPLICABLE U.L. TESTED ASSEMBLY & BE SEALED W/ FIRESTOP AS NOTED IN THE DETAIL.
14. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL CABINETS, COAT HOOKS, TV LOCATIONS AS WELL AS ALL WALL MOUNTED ACCESSORIES, INCLUDING TOILET ROOM ACCESSORIES, TOILET ROOM PARTITIONS, ETC.
15. PROVIDE 5/8" GLASS-MAT TILE BACKER BD. BEHIND ALL WALL TILE LOCATIONS. REFER FINISH PLANS & ELEVATIONS FOR LOCATIONS & EXTENTS.
16. REFER DETAILS FOR WET LOCATIONS SUCH AS SHOWERS & TILE WALLS & FLOORS. ASSEMBLIES SHALL COMPLY W/ THE TILE COUNCIL OF NORTH AMERICA (TCNA) STANDARDS.
17. ALL GYPSUM BOARD SURFACES THAT WILL BE EXPOSED TO VIEW SHALL BE LEVEL 4 FINISH UNLESS OTHERWISE NOTED.

INTERIOR SHAFT WALL METAL STUD LIMITING HEIGHT INFORMATION

CONTRACTOR IS RESPONSIBLE FOR COORDINATING JOB SPECIFIC REQUIREMENTS REGARDING GAUGE, LIMITING HEIGHT, & U.L. ASSEMBLIES.

SHAFT WALL METAL STUD NOMENCLATURE

MEMBER WEB DEPTH (1/100") — 600 CH - 33 — STYLE (STUD (CT) OR (CH) SECTION) — MIL THICKNESS (1/100")

LIMITING HEIGHT CHART

METAL STUD SIZE	GAUGE	SPACING (in) O.C.	MAX HEIGHT
2-1/2"	20 (33MIL)	24	12'-10"
	18 (43MIL)	24	14'-6"
4"	20 (33MIL)	24	16'-10"
	18 (43MIL)	24	18'-11"
6"	20 (33MIL)	24	22'-4"
	18 (43MIL)	24	23'-7"

1. VERIFY MAXIMUM HEIGHT W/ METAL STUD MANUFACTURER PUBLISHED DATA FOR JOB PROVIDED PRODUCT PRIOR TO ORDERING.
2. METAL STUD FLANGE SHALL BE 1-1/2" MINIMUM.

TWINSTERS ARCHITECTURE
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www.twinsterspatch.com info@twinsterspatch.com

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REV	DATE	REMARKS

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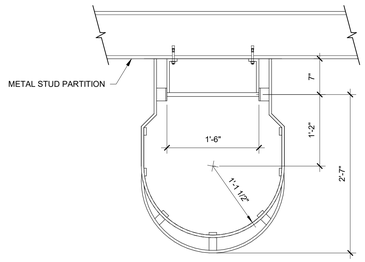
TACOMA, WA 98402

WALL TYPES

DATE: 9/29/25
JOB NO.: 25-072

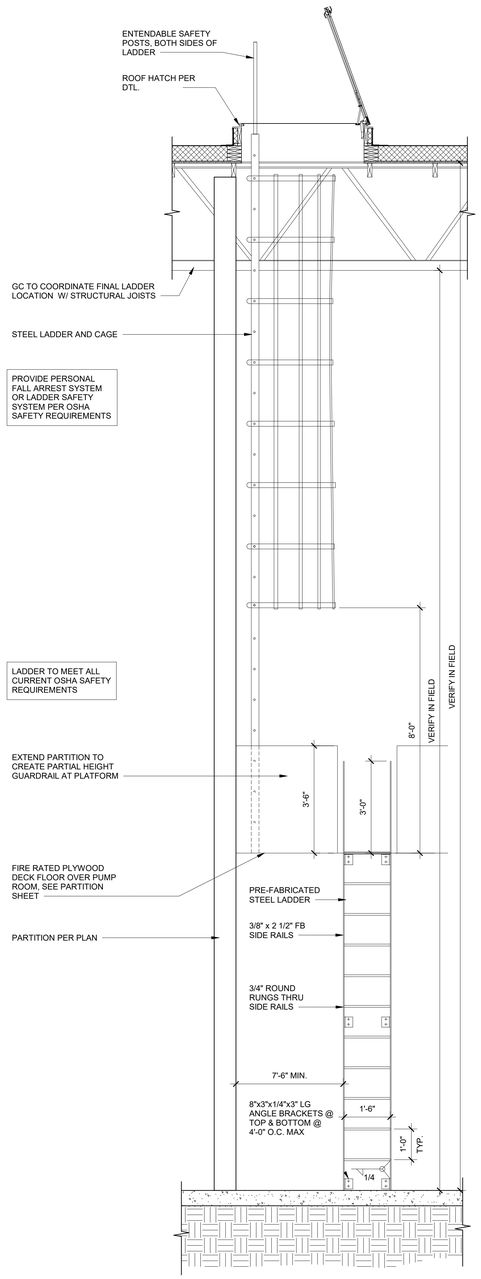
A500

10/1/2025 7:35:03 AM



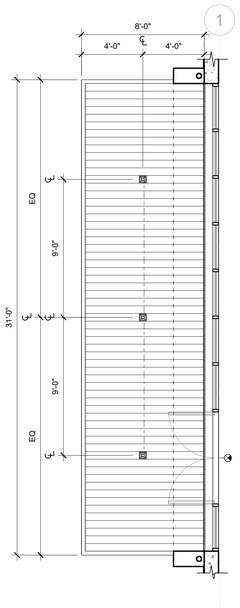
E1 ROOF ACCESS LADDER PLAN

SCALE: 1" = 1'-0"



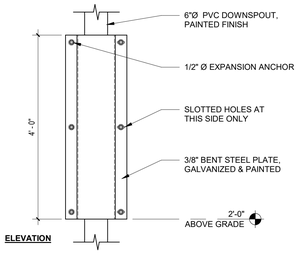
A1 SECTION - ROOF LADDER

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



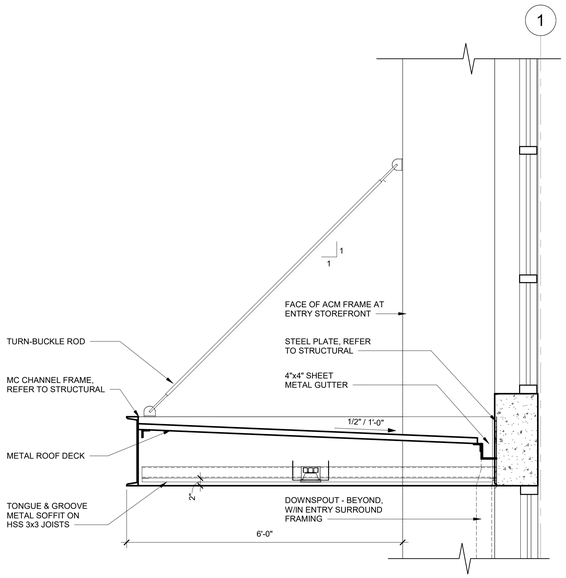
B3 RCP - CANOPY

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



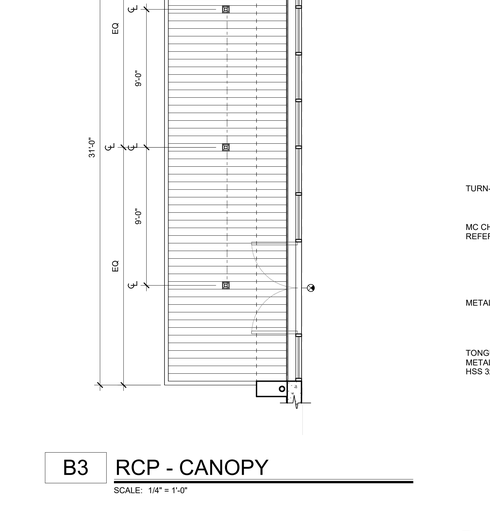
D4 DOWNSPOUT PROTECTOR

SCALE: 3/4" = 1'-0"



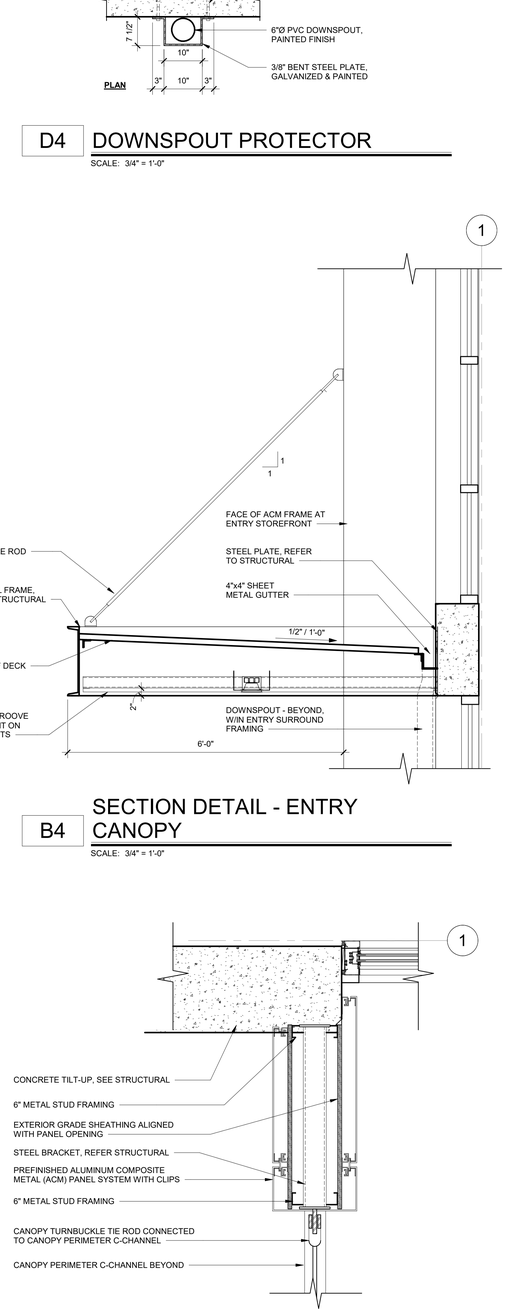
B4 SECTION DETAIL - ENTRY CANOPY

SCALE: 3/4" = 1'-0"



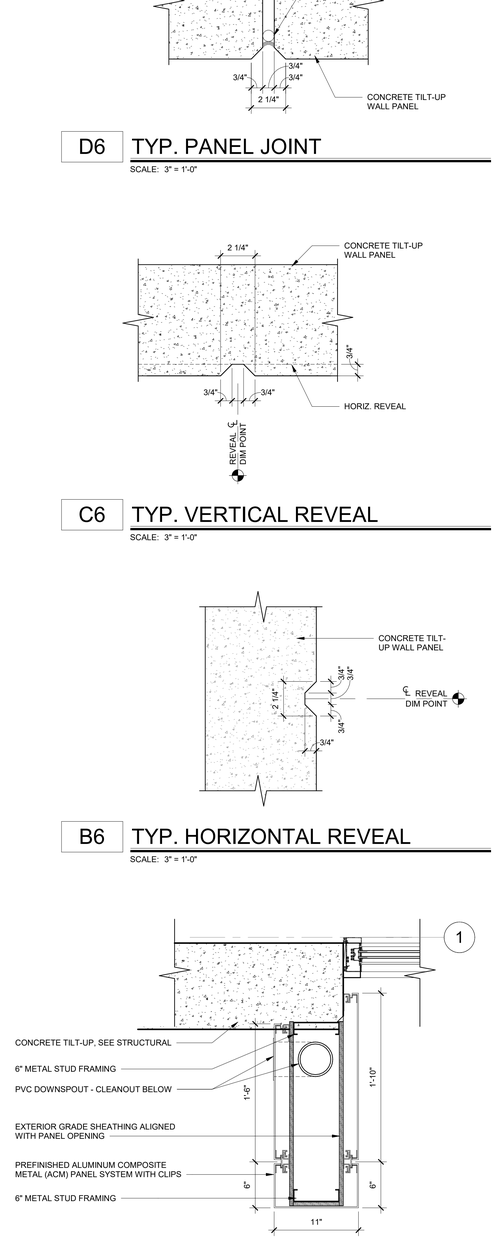
A3 DETAIL - ACM/ROOF

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



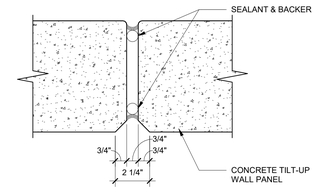
A4 DETAIL - ACM/CANOPY

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



A5 DETAIL - ACM/WALL

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



D6 TYP. PANEL JOINT

SCALE: 3" = 1'-0"

C6 TYP. VERTICAL REVEAL

SCALE: 3" = 1'-0"

B6 TYP. HORIZONTAL REVEAL

SCALE: 3" = 1'-0"

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REGISTERED ARCHITECT
GAYLE SMITH
14270
IRVINE, CA
STATE OF OREGON

REMARKS | REV | DATE

PANATTONI

124TH CORPORATE CENTER
BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

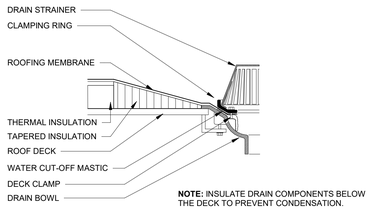
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

PLAN & SECTION DETAILS

DATE: 9/29/25
JOB NO.: 25-072

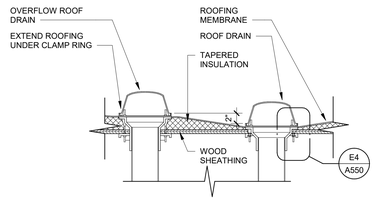
A540

10/1/2025 7:35:06 AM



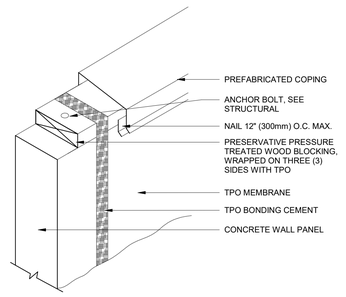
E4 DETAIL - ROOF DRAIN

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



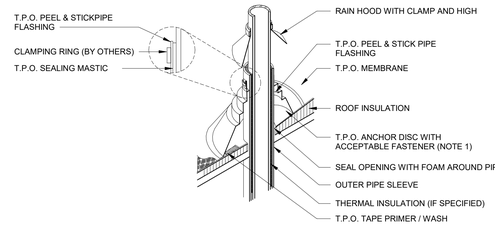
E5 SECTION - ROOF DRAIN & OVERFLOW

SCALE: 1" = 1'-0"



C4 DETAIL - COPING ISO

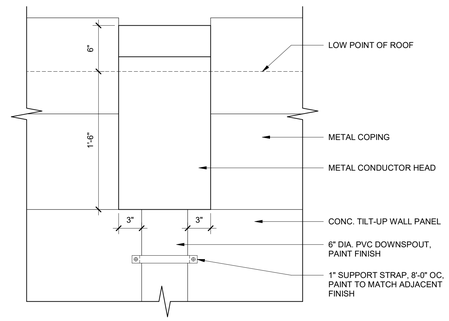
SCALE: NOT TO SCALE



NOTES:
1. WITH MECHANICALLY FASTENED SPEC. MEMBRANE MUST BE MECHANICALLY ATTACHED WITH T.P.O. ANCHOR DISC WITH ACCEPTABLE FASTENERS (6" [150mm] CENTERS AROUND PROJECTION)
2. DO NOT OVERLAP THE FLANGES FROM ADJACENT PIPE FLASHINGS.
3. 15 YEAR AND 20 YEAR GUARANTEES REQUIRE DOUBLE WRAP.

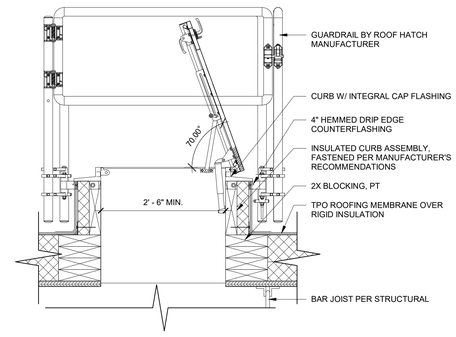
C5 DETAIL - HOT PIPE FLASHING, TYP.

SCALE: 6" = 1'-0"



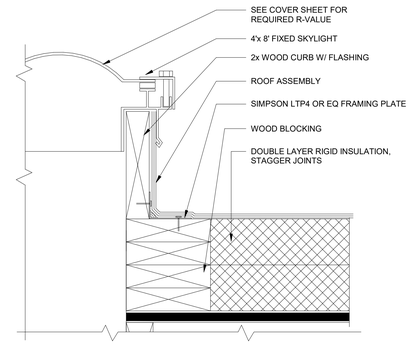
B2 TYP. MTL. CONDUCTOR HEAD

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



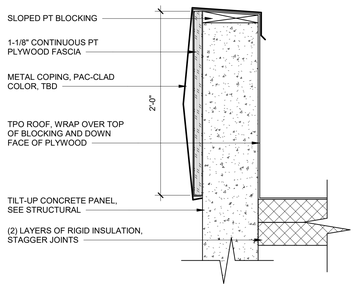
B4 TYP ROOF HATCH

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



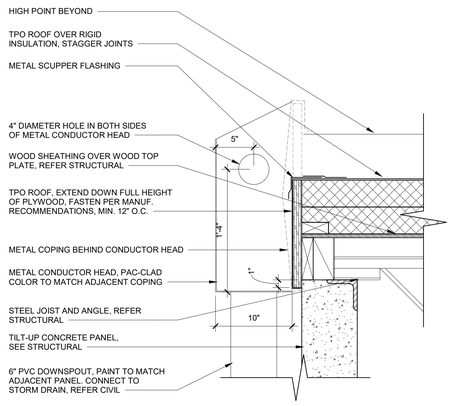
B5 DETAIL - TYP. FIXED SKYLIGHT CURB

SCALE: 3" = 1'-0"



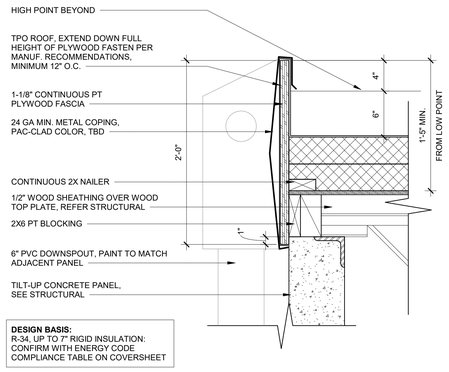
A1 DETAIL - 2' COPING

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



A2 DETAIL - TYPICAL ROOF SCUPPER

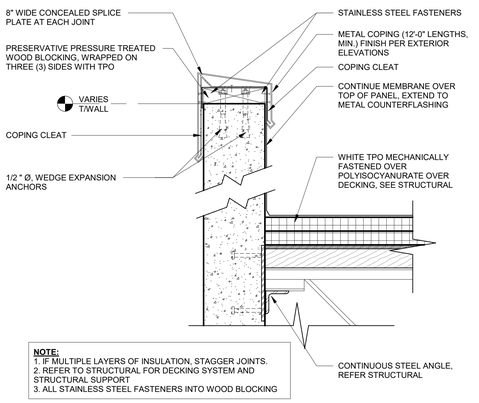
SCALE: 1 1/2" = 1'-0"



DESIGN BASIS:
R-34, UP TO 7" RIGID INSULATION:
CONFIRM WITH ENERGY CODE COMPLIANCE TABLE ON COVERSHEET

A4 DETAIL - TYPICAL ROOF SECTION

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



NOTE:
1. IF MULTIPLE LAYERS OF INSULATION, STAGGER JOINTS.
2. REFER TO STRUCTURAL FOR DECKING SYSTEM AND STRUCTURAL SUPPORT
3. ALL STAINLESS STEEL FASTENERS INTO WOOD BLOCKING

A5 DETAIL - TILT PARAPET

SCALE: NOT TO SCALE

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REMARKS

REV	DATE

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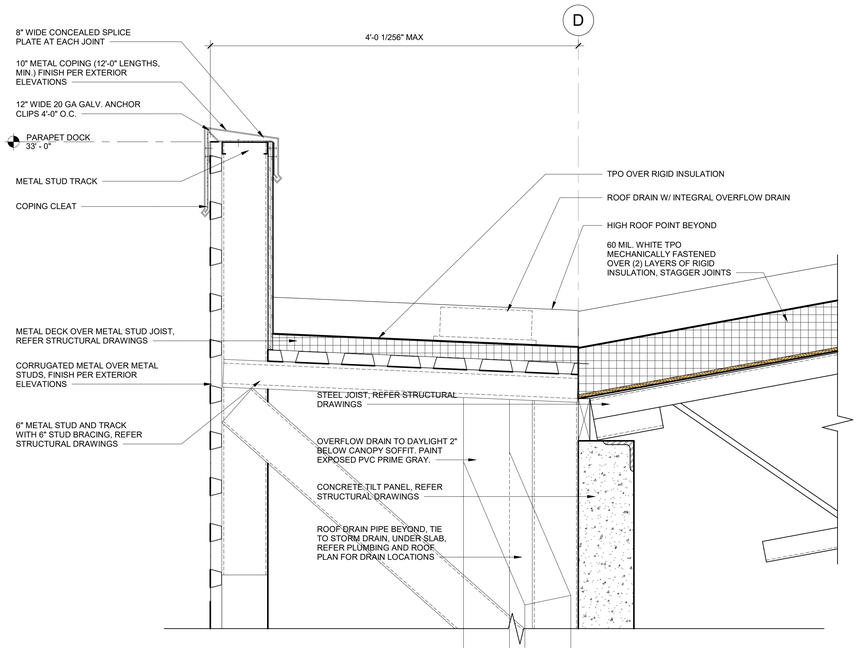
TACOMA, WA 98402

ROOF DETAILS

DATE: 9/29/25
JOB NO.: 25-072

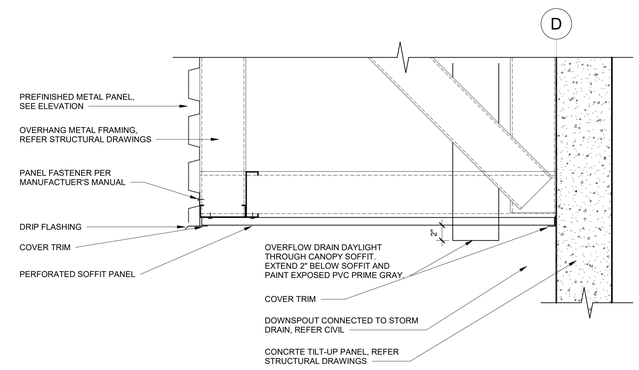
A550

10/1/2025 7:35:07 AM



B5 SECTION - DOCK CANOPY PARAPET

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



A5 SECTION - DOCK CANOPY SOFFIT

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

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ROOF DETAILS

DATE: 9/29/25
JOB NO.: 25-072

A551

10/1/2025 7:35:08 AM

DOOR HARDWARE LEGEND

HARDWARE SET: 01
STOREFRONT PAIR

QTY:				
1	LOCKSET / LATCHSET:	KAWNEER	CONSTR. CYLINDER	BLK ANNOD.
1	HINGES:	KAWNEER	CONT. GEARED	BLK ANNOD.
1	CLOSER:	KAWNEER	LCN 1461	BLK ANNOD.
1	EMERGENCY EXIT DEVICE:	KAWNEER	1686 CONCEALED ROD	BLK ANNOD.
1	PULL HANDLE:	KAWNEER	CO9 OFFSET	BLK ANNOD.
1	THRESHOLD:	KAWNEER	BUTT HUNG	BLK

HARDWARE SET: 02
HM SINGLE

QTY:				
1	LOCKSET:	HAGER	3480 WTN	US26D
1	PROTECTOR PLATE:	HAGER	341D	US32D
3	HINGES:	HAGER	BB1199, 4-1/2" x 4-1/2" NRP	US32D
1	CLOSER:	HAGER	5100 MLT	ALM
1	FLOOR STOP:	HAGER	242F	US26D
1	WEATHERSTRIP:	HAGER	726, 17'	S
1	RAIN DRIP CAP:	HAGER	810S, 40"	MIL
1	DOOR BOTTOM:	HAGER	770S, 36"	MIL
1	THRESHOLD:	HAGER	417S, 36"	MIL

HARDWARE SET: 03
HM PAIR - ELEC

QTY:				
1	LOCKSET:	HAGER	3480 WTN	US26D
2	FLUSH BOLT:	HAGER	282D	US26D
6	HINGES:	HAGER	BB1199, 4-1/2" x 4-1/2" NRP	US32D
1	CLOSER:	HAGER	5100 MLT	ALM
2	FLOOR STOP:	HAGER	242F	US26D
1	WEATHERSTRIP:	HAGER	726, 20'	S
1	RAIN DRIP CAP:	HAGER	810S, 76"	MIL
2	DOOR BOTTOM:	HAGER	770S, 36"	MIL
1	THRESHOLD:	HAGER	417S, 72"	MIL

HARDWARE SET: 04
HM PAIR - PUMP

QTY:				
1	EMERGENCY EXIT DEVICE:	HAGER	4501M, 36" x 45NL WTN	US26D
2	FLUSH BOLT:	HAGER	282D	US26D
6	HINGES:	HAGER	BB1199, 4-1/2" x 4-1/2" NRP	US32D
1	MORTISE CYLINDER:	HAGER	3902 LFIC, 1-1/2"	US26D
1	COMBINATED CORE:	HAGER	3919-C	US26D
1	CLOSER:	HAGER	5100 MLT	ALM
2	FLOOR STOP:	HAGER	242F	US26D
1	PROTECTOR PLATE:	HAGER	341D	US32D
1	WEATHERSTRIP:	HAGER	726, 20'	S
1	RAIN DRIP CAP:	HAGER	810S, 76"	MIL
2	DOOR BOTTOM:	HAGER	770S, 36"	MIL
1	THRESHOLD:	HAGER	417S, 72"	MIL

DOOR SCHEDULE LEGEND

DOOR CONSTRUCTION:

WD = SOLID CORE W/ WOOD VENEER
H.M. = HOLLOW METAL
GLASS = TEMPERED GLAZING
ALUM = ALUMINUM W/ TEMPERED GLAZING
STL = STEEL
POLY = POLYMER CORE
POLYU = POLYURETHANE INSULATION
POLYS = POLYSTYRENE INSULATION
POLYC = POLYCARBONATE GLAZING
-L.L. = LEAD LINED

DOOR/FRAME FINISH:

PNT-X = PAINT (REFER FINISH LEGEND FOR ADDITIONAL INFORMATION)
CLR = CLEAR URETHANE FINISH ON WOOD VENEER
ANOD = ANODIZED ALUMINUM FINISH (MATCH ARCHITECT'S SAMPLE)
GLASS = TEMPERED GLAZING
P.LAM = PLASTIC LAMINATE
STN = STAIN FINISH ON WOOD VENEER (MATCH ARCHITECT SAMPLE)
KYN = KYNAR FINISH (MATCH ARCHITECT'S SAMPLE)
BLK = BLACK
BRO = BRONZE
S.S. = STAINLESS STEEL

FRAME CONSTRUCTION:

H.M. = HOLLOW METAL
ALUM = EXTRUDED ALUMINUM
STL = STEEL
S.S. = STAINLESS STEEL
-L.L. = LEAD LINED

ACCESS CONTROLS:

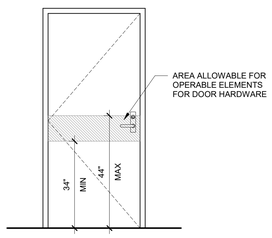
C.R. = CARD READER
K.P. = KEY PAD
MAG = MAGNETIC LOCK SYSTEM
M.H. = MAGNETIC HOLD OPEN DEVICE

DOOR GENERAL NOTES

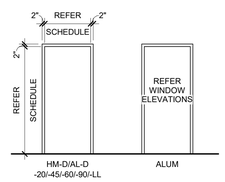
1. ALL HOLLOW METAL DOORS & FRAMES OPENING TO THE EXTERIOR SHALL BE GALVANIZED, 16GA DOORS & 14 GA FRAMES
2. ALL EXTERIOR HOLLOW METAL DOORS ACCESSING A CONDITIONED INTERIOR SPACE SHALL BE INSULATED W/ POLYURETHANE INSULATION UNLESS OTHERWISE REQUIRED TO BE POLYSTYRENE FOR FIRE RATED OPENINGS.
3. ALL INTERIOR HOLLOW METAL DOORS & FRAMES SHALL BE 18GA DOOR & 16GA FRAMES.
4. ALL HOLLOW METAL FRAMES SHALL BE FULLY WELDED. NO KNOCK DOWN FRAMES ALLOWED.
5. ALL EXTERIOR DOORS SHALL RECEIVE A PERIMETER WEATHERSTRIPPING. PROVIDE THRESHOLDS AT ALL DOORS EXCEPT OVERHEAD DOOR LOCATIONS.
6. ALL DOORS 3'-6" OR LARGER SHALL REQUIRE (4) HINGES.
7. OPERABLE PARTS SHALL BE OPERABLE W/ (1) HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. WHERE EXISTING DOOR HARDWARE IS TO REMAIN, VERIFY EXISTING HARDWARE OPERATION.
8. MAXIMUM FORCE REQUIRED TO OPEN INTERIOR & EXTERIOR DOORS SHALL NOT EXCEED 5 LBS & FIRE DOORS SHALL NOT EXCEED 15 LBS.
9. LEVER TRIM SHALL BE PROVIDED ON ALL LATCHING DOOR HARDWARE. WHERE EXISTING DOOR HARDWARE IS TO REMAIN, VERIFY EXISTING HARDWARE OPERATION.
10. CONTRACTOR SHALL COORDINATE ALL DOOR FRAME THROAT THICKNESSES.
11. ALL HOLLOW METAL DOORS & FRAMES SHALL BE FACTORY PRIMED FOR FIELD PAINTING.
12. ALL DOOR WALL STOPS IN FRAMED PARTITIONS SHALL HAVE ADEQUATE WALL BLOCKING PROVIDED. REFER TYPICAL WALL BLOCKING DETAIL.
13. MAXIMUM OF 3/4" UNDERCUT FOR ALL DOORS.
14. ALL DOORS ALONG THE PATH OF EGRESS SHALL BE NON-LOCKING IN THE DIRECTION OF TRAVEL.
15. ALL DOORS & HARDWARE SHALL COMPLY W/ ALL STATE & LOCAL JURISDICTIONS ACCESSIBILITY REQUIREMENTS.
16. ALL DOOR HARDWARE SHALL BE SATIN STAINLESS STEEL (US32D/630) UNLESS OTHERWISE NOTED.
17. FIRE RATED DOORS SHALL BE LATCHING & SELF- OR AUTOMATIC-CLOSING IN ACCORDANCE W/ CODE(S) OF AUTHORITY HAVING JURISDICTION (AHJ).
18. SMOKE-ACTIVATED DOORS HAVING HOLD OPEN DEVICES SHALL BE IN ACCORDANCE W/ CODE(S) OF AUTHORITY HAVING JURISDICTION (AHJ).
19. ALL FIRE RATED DOORS SHALL HAVE PROVIDED A CLOSER & PERIMETER GASKETING.
20. WHERE A PAIR OF FIRE RATED DOORS IS TO BE PROVIDED, THE DOORS SHALL HAVE PROVIDED AUTO FLUSH BOLTS, COORDINATOR, (2) CLOSERS, & PERIMETER GASKETING.
21. ALL GLAZING FOR DOORS SHALL BE TEMPERED.
22. GENERAL CONTRACTOR TO COORDINATE ALL WORK BETWEEN DOOR INSTALLER, ELECTRICAL CONTRACTOR, & ACCESS CONTROL CONTRACTOR FOR DOORS REQUIRING ACCESS CONTROLS.
23. COORDINATE FINAL LOCATIONS OF MAGNETIC DOOR HOLD OPEN DEVICES W/ ARCHITECT PRIOR TO INSTALLATION.
24. ALUMINUM ENTRANCE DOOR GLAZING TO MATCH ADJACENT WINDOW SYSTEM GLAZING TYPE & FINISH.
25. GENERAL CONTRACTOR TO COORDINATE BLOCKING & SUPPORT AT ALL OVERHEAD DOOR LOCATIONS PRIOR TO DOOR INSTALLATION.
26. ALL THUMB LATCH LOCKING DEVICES ON MEANS OF EGRESS DOORS SHALL BE ACTIVATED BY NO MORE THAN 1/4 TURN.

DOOR SCHEDULE

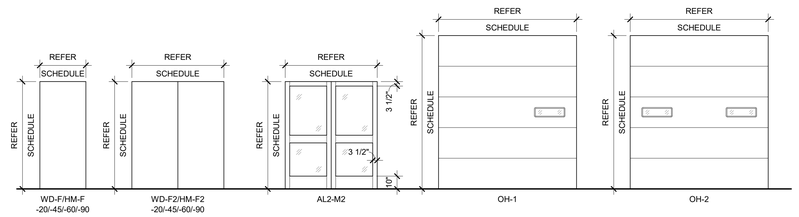
	DOOR									FRAME								
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	MATERIAL	FINISH	GLASS	ELEVATION	INSULATED	MATERIAL	FINISH	ELEVATION	DEPTH	FIRE RATING	HARDWARE SET	ACCESS CONTROLS	ACCESS ACTUATORS	COMMENTS	DOOR NUMBER
001	6'-0"	8'-0"	2 1/4"	ALUM	ALUM	ANOD	1" TEMP	AL1-M2	-	ALUM	ANOD	ALUM	0"	-	1	-	-	U=0.65, SHGC=0.33	001
002	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	002
003	6'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F2	-	H.M.	PNT	HM-D	8 1/4"	-	4	-	-	U=0.37	003
004	6'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F2	-	H.M.	PNT	HM-D	8 1/4"	-	3	-	-	U=0.37	004
005	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	005
006	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	006
007	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	007
008	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	008
009	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	009
010	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	010
011	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	011
012	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	012
013	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	013
014	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	014
015	6'-0"	8'-0"	2 1/4"	ALUM	ALUM	ANOD	1" TEMP	AL1-M2	-	ALUM	ANOD	ALUM	0"	-	1	-	-	U=0.65, SHGC=0.33	015
016	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	016
017	12'-0"	14'-0"	2"	STL	STL	PNT	POLYC	OH-2	POLYU	STL	PNT	-	0"	-		-	-	MIN. R-5, U=0.31	017
018	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	018
019	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	019
020	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	020
021	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	021
022	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	022
023	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	023
024	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	024
025	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	025
026	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	026
027	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	027
028	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	028
029	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	029
030	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	030
031	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	031
032	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	032
033	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	033
034	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	034
035	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	035
036	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	036
037	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	037
038	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	038
039	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	039
040	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	040
041	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	041
042	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	042
043	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	043
044	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	044
045	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	045
046	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	046
047	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	047
048	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	048
049	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	049
050	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	050
051	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	051
052	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	052
053	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	053
054	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	054
055	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	055
056	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	056
057	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	057
058	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	058
059	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	059
060	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	060
061	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	061
062	9'-0"	10'-0"	1 1/2"					OH-1				-						MIN. R-5, U=0.31	062
063	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	063
064	12'-0"	14'-0"	2"	STL	STL	PNT	POLYC	OH-2	POLYU	STL	PNT	-	0"	-		-	-	MIN. R-5, U=0.31	064
065	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	PNT	-	HM-F	-	H.M.	PNT	HM-D	8 1/4"	-	2	-	-	U=0.37	065



A2 HARDWARE MOUNTING HEIGHT DETAIL
SCALE: 1/2" = 1'-0"



A3 FRAME TYPE ELEVATIONS
SCALE: 1/4" = 1'-0"



A5 DOOR TYPE ELEVATIONS
SCALE: 1/4" = 1'-0"

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14270
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STATE OF OREGON

PANATTONI
124TH CORPORATE CENTER
BUILDING B
20010 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

REV	DATE	REMARKS

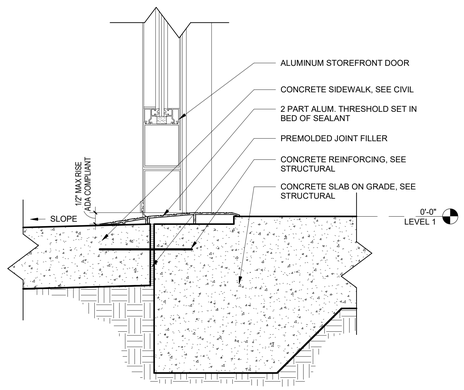
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

DOOR SCHEDULE & ELEVATIONS

DATE: 9/29/25
JOB NO.: 25-072

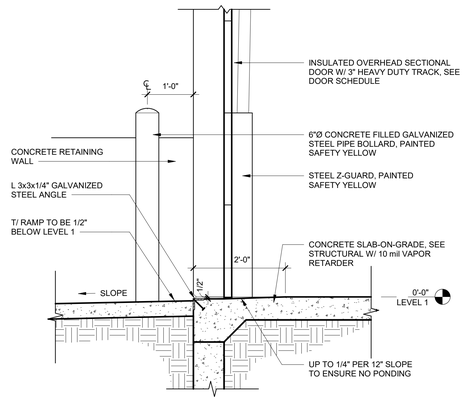
A600

10/1/2025 7:36:11 AM



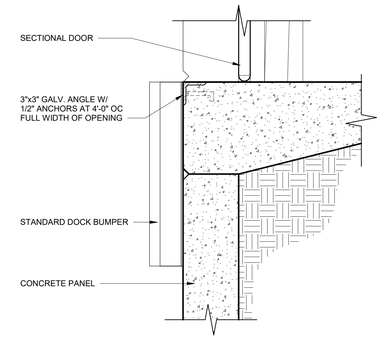
C2 DETAIL - THRESHOLD, TYP. STOREFRONT

SCALE: 3" = 1'-0"



C4 DETAIL - DRIVE-IN DOOR W/ SLOPED SLAB SECTION

SCALE: 3/4" = 1'-0"

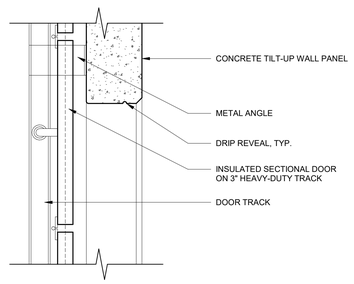


C5 CONCRETE DOCK EDGE

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

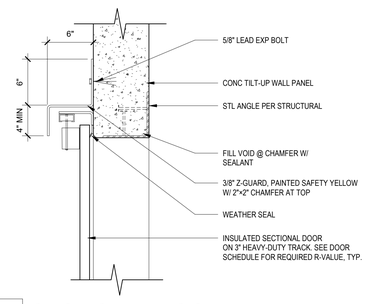
B1 DETAIL - Z-GUARD ELEVATION

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



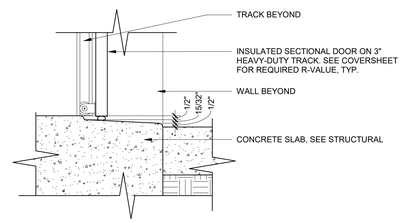
B2 SECTIONAL DOOR HEAD

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



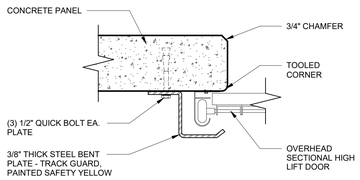
B4 SECTIONAL DOOR JAMB

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



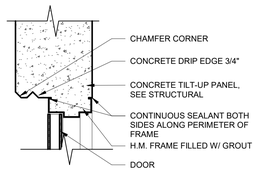
B5 SILL @ O.H. DOOR

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



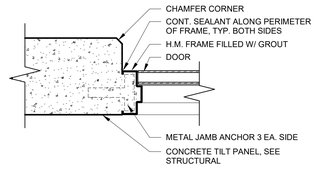
A1 DETAIL - Z-GUARD PLAN

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



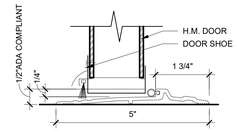
A2 DETAIL - HM DOOR HEAD

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



A4 DETAIL - HM DOOR JAMB

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



A5 DETAIL - HM DOOR THRESHOLD

SCALE: 6" = 1'-0"

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STATE OF OREGON

REV | DATE | REMARKS

PANATTONI

124TH CORPORATE CENTER
BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062
ISSUED FOR PERMIT

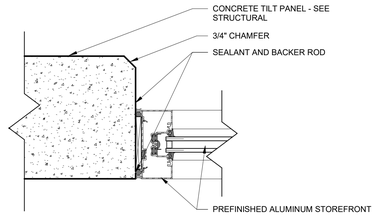
PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

DOOR & FRAME DETAILS

DATE: 9/29/25
JOB NO.: 25-072

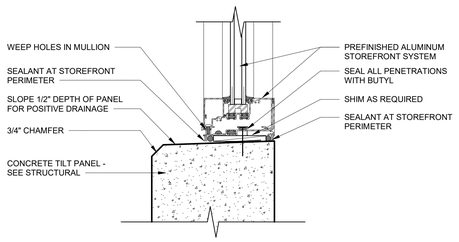
A610

10/1/2025 7:39:12 AM



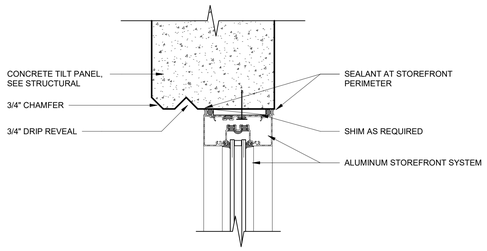
D2 STOREFRONT JAMB DETAIL - PANEL

SCALE: 3" = 1'-0"



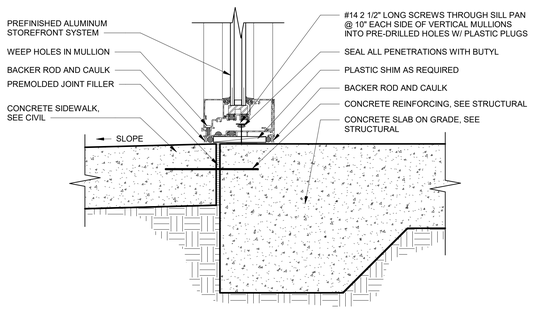
C2 STOREFRONT SILL DETAIL - PANEL

SCALE: 3" = 1'-0"



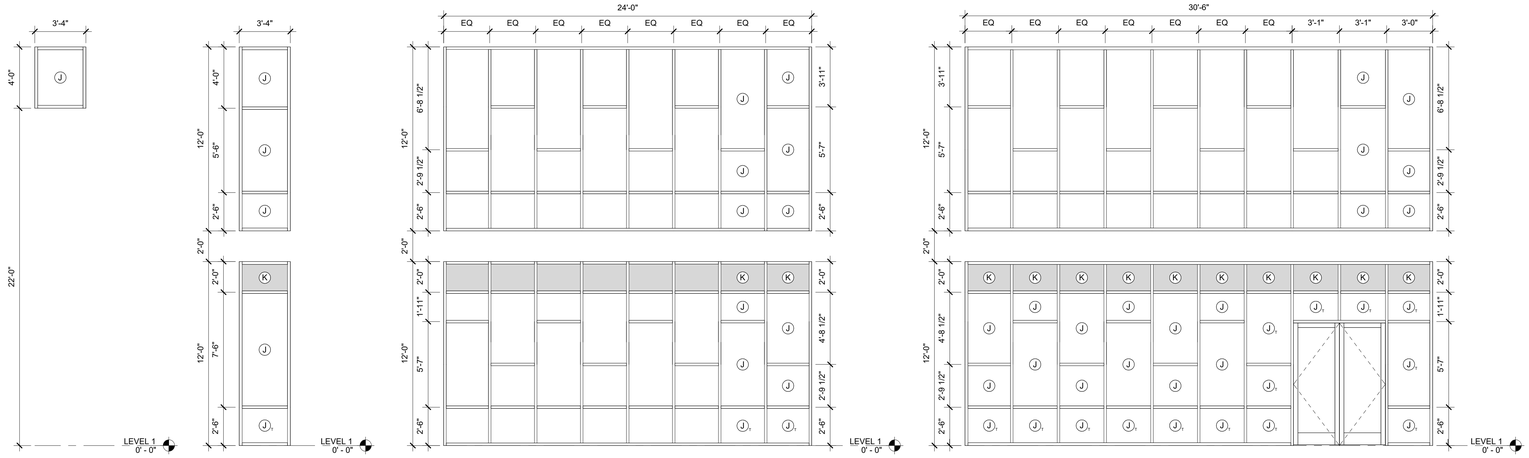
B2 STOREFRONT HEAD DETAIL - PANEL

SCALE: 3" = 1'-0"



A2 STOREFRONT SILL DETAIL - SLAB

SCALE: 3" = 1'-0"



GLAZING ELEVATION NOTES

1. GLAZING ELEVATION TYPES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES FOR EACH TYPE.
2. REFER GLAZING ELEVATION TYPES FOR WIDTH, HEIGHT, & GLAZING LAYOUT.
3. OVERALL DIMENSIONS ARE GIVEN FOR REFERENCE. REFER TO DETAILS FOR JAMB, SILL, & HEAD CONDITIONS.
4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
5. PROVIDE ALUMINUM BRAKE METAL WRAPS AT ALL EXPOSED STRUCTURAL ELEMENTS ADJACENT TO CURTAIN WALL OR STOREFRONT SYSTEMS.
6. PROVIDE THRESHOLD AT ALL EXTERIOR DOOR LOCATIONS.
7. ALL ALUMINUM DOORS OVER 3'-0" WIDE REQUIRE (5) HINGES, TYP.
8. PROVIDE HEAVY DUTY/THICK WALL MEMBERS AT HINGE & LATCH SIDES OF ALL ALUMINUM DOOR LOCATIONS.
9. WHERE ACCESS CONTROLS ARE TO BE INSTALLED, CONTRACTOR TO COORDINATE WORK BETWEEN DOOR INSTALLER & SECURITY INSTALLER.
10. ALL CHANNEL SET GLAZING SHALL BE GASKETED.
11. ALL CHANNEL SET GLAZING BUTT JOINTS SHALL BE SEALED. CONTRACTOR TO COORDINATE COLOR SELECTION W/ ARCHITECT.
12. ALL GLAZING TO BE TEMPERED AS REQUIRED BY GOVERNING CODE & AHJ.

GLAZING TYPE LEGEND

TYPE	DESCRIPTION
J	**EXTERIOR** - 1" INSULATED GLAZING **BASIS OF DESIGN**: GUARDIAN **OUTBOARD LITE**:1/4" CLEAR; HEAT STRENGTHENED SNX 62/27 "CRYSTAL GRAY" SURFACE #2 **AIR SPACE**: 1/2" W/ BLACK SILICONE **INBOARD LITE**: 1/4" CLEAR; HEAT STRENGTHENED
K	**EXTERIOR** - 1" INSULATED SPANDREL GLAZING **BASIS OF DESIGN**: GUARDIAN **OUTBOARD LITE**:1/4" CLEAR; HEAT STRENGTHENED SNX 62/27 "CRYSTAL GRAY" SURFACE #2 **AIR SPACE**: 1/2" W/ BLACK SILICONE **INBOARD LITE**: 1/4" CLEAR; HEAT STRENGTHENED

GLAZING TAG NOMENCLATURE

GLAZING TYPE — (X)$_n$ — INDICATES TEMPERED GLAZING

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REGISTERED ARCHITECT
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IRVINE, CA
STATE OF OREGON

PANATTONI

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BUILDING B

20010 SW 124TH AVE
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REV	DATE	REMARKS

PANATTONI
1201 PACIFIC AVE, SUITE 1700
TACOMA, WA 98402

GLAZING ELEVATIONS

DATE: 9/29/25
JOB NO.: 25-072

A620

10/1/2025 7:39:15 AM

1. STRUCTURAL NOTES

1.1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION BRACING, FORMWORK AND TEMPORARY CONSTRUCTION SHORING.

1.1.1. ELECTRONIC COPIES OF THE STRUCTURAL DRAWINGS (PDF'S, CAD DRAWINGS OR BIM MODELS) MAY BE PROVIDED TO THE CONTRACTOR FOR THEIR USE. THESE FILES MAY BE PROVIDED AT THE REQUEST OF THE CONTRACTOR FOR THEIR CONVENIENCE ONLY. THE CONTRACTOR AGREES THAT THESE FILES SHALL NOT SUPERSEDE INFORMATION SHOWN ON THE ORIGINAL BID/ CONSTRUCTION DOCUMENTS. THE CONTRACTOR AGREES TO HOLD THE STRUCTURAL ENGINEER HARMLESS FOR ANY ERRORS OR DISCREPANCIES CONTAINED WITHIN THESE ELECTRONIC FILES.

1.1.2. THE BID FIGURE IS BASED SOLELY UPON THE CONSTRUCTION CONTRACT DOCUMENTS AND PROPERLY ISSUED WRITTEN OR VERBAL REPRESENTATIONS.

1.2. CODES

1.2.1. ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE (IBC) AND 2022 OREGON STRUCTURAL SPECIALTY CODE.

1.2.2. ALL REFERENCES TO OTHER CODES, STANDARDS AND SPECIFICATIONS, (ACI, ASTM, ETC.), SHALL BE FOR THE EDITION CURRENTLY REFERENCED BY IBC AS AMENDED AND ADOPTED BY THE LOCAL BUILDING AUTHORITY.

1.3. DESIGN CRITERIA

1.3.1. UNIFORM LOADS:

LOCATION	LIVE LOAD	DEAD LOAD
ROOF	25 PSF (SNOW*)	ACTUAL
SLAB ON GRADE	450 PSF OR 8000# CONCENTRATED LOAD	ACTUAL

* THIS IS NOT A GROUND SNOW LOAD

1.3.2. SNOW LOADS PER IBC SECTION 1608 AND CHAPTER 7 OF ASCE 7 & OREGON SEAO.ORG GROUND SNOW LOAD:

GROUND SNOW LOAD (P_g):	9 PSF
FLAT ROOF SNOW LOAD (P_f): (PER CITY)	25 PSF
SNOW EXPOSURE FACTOR (C_e):	1.0
SNOW IMPORTANCE FACTOR (I_s):	1.0
THERMAL FACTOR (C_t):	1.0

1.3.3. CONCENTRATED LOADS: ALL MANUFACTURERS OF PRE-ENGINEERED COMPONENTS OR SYSTEMS SHALL LOCATE, COORDINATE, VERIFY WEIGHTS, ETC., OF MECHANICAL UNITS OR OTHER CONCENTRATED LOADS AND DESIGN THEIR SYSTEM FOR THESE LOADS.

1.3.4. WIND LOADS (PER IBC SECTION 1609 AND ASCE 7 CHAPTERS 26 THRU 30):

BASIC WIND SPEED (V) (PER OSSC)	97 MPH
RISK CATEGORY	II
WIND EXPOSURE:	B
APPLICABLE INTERNAL PRESSURE COEFFICIENT:	+/-0.18
TOPOGRAPHIC FACTOR (K_{zt})	1.0

COMPONENTS AND CLADDING: ULTIMATE DESIGN WIND PRESSURES TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS IS AS FOLLOWS:

ZONE:1	+16/-28.4 PSF (10 SQ FT)
ZONE:1'	+16/-16.3 PSF (10 SQ FT)
ZONE:2	+16/-37.5 PSF (10 SQ FT)
ZONE:3	+16/-51.1 PSF (10 SQ FT)
ZONE:4	+16.3/-17.7 PSF (10 SQ FT)
ZONE:5	+16.3/-21.8 PSF (10 SQ FT)

1.3.5. SEISMIC LOADS (PER IBC SECTION 1613 AND ASCE 7 CHAPTERS 11 THRU 13):

RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I_E):	1.0
S_1:	0.837
S_1:	0.391
SITE CLASS:	D
S_{DS}:	0.650
S_{D1}:	N/A
SEISMIC DESIGN CATEGORY:	D
SEISMIC RESPONSE COEFFICIENT (C_S):	0.130
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE PROCEDURE

SEISMIC BASE SHEAR: N/S=555.5K E/W=370.1K

SEISMIC FORCE-RESISTING SYSTEM	RESPONSE MODIFICATION COEFFICIENT, R	OVERSTRENGTH FACTOR, Ω_0
A. BEARING WALL SYSTEMS:		
1. SPECIAL REINFORCED CONCRETE SHEAR WALLS	5	2

NOTE: TABULATED OVERSTRENGTH FACTOR HAS BEEN REDUCED IN ACCORDANCE WITH ASCE 7 TABLE 12.2-1 FOOTNOTE B FOR STRUCTURES WITH FLEXIBLE DIAPHRAGMS.

1.4. STATEMENT OF SPECIAL INSPECTIONS

SEE STATEMENT OF SPECIAL INSPECTION AND TESTING SHEET S0.3.

1.5. SHOP DRAWINGS

1.5.1. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR THE FOLLOWING:

A. CONCRETE MIX DESIGN SUBMITTALS
B. REINFORCING STEEL
C. STRUCTURAL AND MISCELLANEOUS STEEL INCLUDING WELD INSERTS AND ANCHORS
D. PRE-ENGINEERED STEEL JOISTS AND JOIST GIRDERS *
E. TILT UP WALLS
F. PRE-ENGINEERED STEEL STAIRS AND GUARDRAILS *

* DEFERRED SUBMITTALS: PRE-ENGINEERED ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AFTER REVIEW BY THE ENGINEER OR RECORD AS A DEFERRED SUBMITTAL.

1.5.2. SHOP DRAWING REVIEW NOTES

A. ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS (PLANS AND SPECIFICATIONS).
B. ENGINEER OF RECORD REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF THEIR RESPONSIBILITY FOR REVIEW OF THE SHOP DRAWINGS FOR COMPLIANCE WITH THE PROJECT REQUIREMENTS.
C. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT BE CONSIDERED AS A GUARANTEE BY THE ENGINEER THAT THE SHOP DRAWINGS COMPLY WITH ALL PROJECT REQUIREMENTS.
D. CONCURRENT SHOP DRAWING REVIEW SHALL ONLY BE PERMITTED IF APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO THE START OF SHOP DRAWING REVIEW.

1.6. MISCELLANEOUS

1.6.1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.

1.6.2. VERIFY SIZE AND LOCATION OF ALL OPENINGS IN THE FLOORS, ROOF AND WALLS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

1.6.3. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL FOLLOW SIMILAR DETAILS OF SECTIONS OF THIS PROJECT AS APPROVED BY THE ARCHITECT/ ENGINEER.

1.6.4. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF OPENINGS NOT DIMENSIONED OR SHOWN ON STRUCTURAL PLANS.

1.6.5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND WEIGHTS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING HOUSEKEEPING PADS.

1.6.6. FOR PIPES, CONDUITS, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE: CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., PUBLICATION "APPENDIX E: SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS." ALL BRACING AND SUPPORTS SHALL BE DESIGNED FOR SEISMIC HAZARD LEVEL (SHL) B. SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

1.6.7. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY: ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, AND BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES.

2. SITE PREPARATION/SOIL REMEDIATION

2.1. SOIL DATA

ALLOWABLE SOIL PRESSURE 2500 PSF. ALLOW 33-1/3% INCREASE FOR LOADS FROM WIND OR SEISMIC ORIGIN. SEE GEOTECHNICAL ENGINEERING REPORT BY TERRA ASSOCIATES DATED MAY 2024. (LOADING AFTER SITE PRELOAD AND 2'-0" COMPACTED FILL) SEE GEOTECH REPORT FOR ALL SUBGRADE PREPARATION REQUIREMENTS AS WELL AS CAPILLARY BREAK AND VAPOR BARRIER RECOMMENDATIONS.

2.1.1. RETAINING WALL DESIGN CRITERIA:

A.	ACTIVE EARTH PRESSURE:	35 PCF
B.	AT-REST EARTH PRESSURE:	35 PCF+ 100PSF
C.	SEISMIC EARTH PRESSURE:	8 x "H" PSF
D.	PASSIVE EARTH PRESSURE:	300 PCF *
E.	FRICTION COEFFICIENT:	0.30 *

* INCLUDES FACTOR OF SAFETY OF 1.5

2.2. EXCAVATION

EXCAVATE TO DEPTH SHOWN AND TO FIRM UNDISTURBED MATERIAL. OVER-EXCAVATIONS SHALL BE BACKFILLED WITH LEAN CONCRETE (f'_c=500-1200 PSI) OR STRUCTURAL FILL AT THE CONTRACTOR'S EXPENSE. EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM THE ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AS NECESSARY TO AVOID WATER-SOFTENED SUBGRADE.

2.3. FILL, BACKFILL AND COMPACTION

BACKFILL AGAINST WALLS SHALL NOT BE PLACED UNTIL AFTER THE REMOVAL OF ALL MATERIAL SUBJECT TO ROT OR CORROSION. ALL FILL PLACED AGAINST RETAINING WALLS OR BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL. STRUCTURAL FILL OTHER THAN PEA GRAVEL SHALL BE GRANULAR PLACED IN LOOSE LIFTS NOT EXCEEDING 12-INCH AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MOD PROCTOR). PEA GRAVEL FILL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3/8" DIAMETER.

3. STRUCTURAL CONCRETE

3.1. GENERAL

ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING THE REQUIREMENTS OF ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." PROPORTIONING OF INGREDIENTS FOR EACH CONCRETE MIX SHALL BE BY METHOD 2 OR THE ALTERNATE PROCEDURE GIVEN IN ACI-301. PLACE CONCRETE PER ACI-304 AND CONFORM TO ACI-604 (306) FOR WINTER CONCRETING AND ACI-605 (305) FOR HOT WEATHER CONCRETING. USE INTERIOR MECHANICAL VIBRATORS WITH 7,000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. CONCRETE SHALL BE PLACED MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL CONCRETE FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURE FOR SEVEN DAYS AFTER PLACING.

3.2. STRENGTH

TWENTY-EIGHT DAY COMPRESSIVE STRENGTHS (f'_c) SHALL BE AS FOLLOWS WITH EXPOSURE CATEGORY AND CLASS PER ACI TABLE 19.3.1.1 GIVEN IN PARENTHESIS:

SLABS ON GRADE (F0/S0/W0/C0)	4000 PSI
FOOTINGS (F0/S0/W0/C1)	3000 PSI
CONCRETE GRADE BEAMS (F0/S0/W0/C0)	4000 PSI
VERTICALLY FORMED WALLS (F1/S0/W0/C0)	4000 PSI *
TILT UP WALL PANELS(F0/S0/W0/C0)	5000 PSI

* MAXIMUM W/C RATIO SHALL BE 0.55

CONCRETE SUPPLIER TO PROVIDE TEST RECORDS PER SECTION 26.4 OF ACI 318.

3.3. MATERIALS

3.3.1. CEMENT: ASTM C150, TYPE I OR TYPE II. ENGINEER'S APPROVAL IS NEEDED FOR USE OF TYPE III CEMENT.

3.3.2. COARSE AND FINE AGGREGATE: ASTM C33.

3.3.3. WATER SHALL BE CLEAN AND POTABLE.

3.3.4. FLYASH: ASTM C618 CLASS C (CLASS F MAY BE ALLOWED IF APPROVED BY THE STRUCTURAL ENGINEER)

3.3.5. GROUND GRANULATED BLAST FURNACE SLAG (GGBFS): ASTM C989 GRADE 100 OR 120. GGBFS SHALL NOT BE PERMITTED UNLESS REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. MIX DESIGNS SUBMITTED INCLUDING GGBFS SHALL INCLUDE SHRINKAGE TEST RESULTS AT 28 DAYS.

3.4. ADMIXTURES

3.4.1. WATER REDUCING ADMIXTURE: ASTM C494. ADMIXTURES SHALL BE USED IN EXACT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.4.2. WATER REDUCING ADMIXTURES SHALL BE USED AT ALL HEAVILY CONGESTED AREAS (I.E. CONCRETE BEAMS, COLUMNS AND WALLS WITH REINFORCING SPACING OF 4" OR LESS)

3.4.3. CONCRETE USING ADMIXTURES TO PRODUCE FLOWABLE CONCRETE MAY BE USED SUBJECT TO ENGINEER'S APPROVAL.

3.4.4. AIR ENTRAINMENT: ASTM C260 AND ASTM C494 ENTRAIN 5% PLUS/MINUS 1.5% BY VOLUME IN ALL CONCRETE EXPOSED TO WEATHER.

3.4.5. NO OTHER ADMIXTURES PERMITTED UNLESS APPROVED BY THE ENGINEER.

3.5. FORMWORK AND SHORING

3.5.1. FOLLOW RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI-347).

3.6. REINFORCING STEEL:

3.6.1. DETAIL, FABRICATE, AND PLACE PER ACI-315 AND ACI-318. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

3.6.2. DEFORMED BAR REINFORCEMENT: ASTM A615 GR 60

3.6.3. WELDABLE DEFORMED BAR REINFORCEMENT: ASTM A706 GR 60 WHERE NOTED ON STRUCTURAL DRAWINGS

3.6.4. EXCEPT AS NOTED SPECIFICALLY ON THE DRAWINGS, ALL CONCRETE REINFORCEMENT SHALL BE LAP-SPLICED AS FOLLOWS:

#6 AND SMALLER 48 X BAR DIAMETER
#7 AND LARGER 56 X BAR DIAMETER

NO MORE THAN 50% HORIZONTAL OR VERTICAL BARS SHALL BE SPLICED AT ONE LOCATION

3.6.5. EXCEPT AS NOTED SPECIFICALLY ON THE DRAWINGS, PROVIDE CORNER BARS TO MATCH QUANTITY AND DIAMETER OF HORIZONTAL REINFORCEMENT AND LAP WITH HORIZONTAL REINFORCEMENT AS FOLLOWS:

#6 AND SMALLER 48 X BAR DIAMETER
#7 AND LARGER 56 X BAR DIAMETER

THESE CORNER BARS SHALL BE PLACED AT ALL CORNERS AND INTERSECTIONS IN CONCRETE FOOTINGS AND WALLS.

3.7. CONCRETE COVER ON REINFORCING SHALL BE AS FOLLOWS (UNLESS SHOWN OTHERWISE):

BOTTOM OF FOOTINGS	3"
FORMED EARTH FACE AND SLAB ON GRADE	2"
WALLS, WEATHER FACE	1-1/2"
WALLS, INSIDE FACE	1"

3.8. CONSTRUCTION OR CONTROL JOINTS

3.8.1. UNLESS NOTED OTHERWISE, LOCATION OF THE CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE SHALL NOT EXCEED THE DISTANCES NOTED BELOW. JOINTS SHALL BE LOCATED ON COLUMN GRIDS OR UNDER PERMANENT PARTITIONS TO THE GREATEST EXTENT POSSIBLE. ADDITIONAL JOINTS SHALL BE REQUIRED AT REENTRANT CORNERS AND CORNERS OF SLAB DEPRESSIONS OR PENETRATIONS. PROVIDE JOINT SEALANT PER SPECIFICATIONS - INSTALL PER MANUFACTURER RECOMMENDATIONS.

7" SLAB ON GRADE 15'-0" OC

3.8.2. CONSTRUCTION OR CONTROL JOINT SPACING IN WALLS SHALL NOT EXCEED 50' ON CENTER EXCEPT AS DIRECTED BY THE ARCHITECT/ENGINEER.

3.9. CONDUIT AND PIPING EMBEDDED IN CONCRETE

3.9.1. ELECTRICAL CONDUIT SHALL NOT BE PLACED WITHIN A SLAB ON GRADE BUT PLACED BELOW THE SLAB IN THE SUB-BASE.

3.10. GROUT FOR BEARING PLATES

THE NON-SHRINK GROUT SHALL MEET ASTM C1107 GRADE B OR EQUIVALENT (MASTERFLOW 928 BY BASF OR APPROVED EQUIVALENT). GROUT SHALL BE A PRE-PACKAGED HYDRAULIC CEMENT BASED MINERAL AGGREGATE GROUT, MIXED, PLACED AND CURED AS RECOMMENDED BY THE MANUFACTURER. COMPRESSIVE STRENGTH SHALL EXCEED 6000 PSI AT 28 DAYS.

3.11. TILT-UP CONCRETE WALLS

3.11.1. TYPICAL AND SPECIAL REINFORCEMENT SHOWN ON PANEL ELEVATIONS IS DESIGNED FOR FORCES OCCURRING AFTER PANEL IS IN PLACE AND TIED TO ROOF AND FLOOR DIAPHRAGMS. USE STRONGBACKS AND EXTRA REINFORCEMENT AS REQUIRED AND DIRECTED BY PANEL LIFT INSERT MANUFACTURER/SUPPLIER FOR ERECTION PURPOSES. LIFT INSERT MANUFACTURER/SUPPLIER SHALL ANALYZE PANELS FOR ADEQUACY DURING COMPLETE LIFTING OPERATION FROM HORIZONTAL TO VERTICAL, INCLUDING LATERAL TRANSPORT (WALKING) OF PANELS.

3.11.2. ALL PANEL DIMENSIONS ON FOUNDATION PLANS ARE TO CENTER LINES OF CONNECTIONS. DO NOT SCALE PANEL ELEVATIONS.

3.11.3. DO NOT CUT OR DRILL PANELS WITHOUT APPROVAL OF ENGINEER UNLESS SHOWN OR INDICATED ON STRUCTURAL DRAWINGS.

3.11.4. SEE SPECIFICATIONS FOR FINISHES, CURING, ETC.

3.11.5. GROUT UNDER PANEL WITH A 9-SACK PEA GRAVEL CONCRETE GROUT MIX (f'_c=5000 PSI AT 28 DAYS).

3.11.6. PANELS DRAWN SHOW TYPICAL LOCATIONS OF PANEL CONNECTIONS AND ADDITIONAL REINFORCING FOR MOST PANEL OPENINGS. NOT ALL EMBEDDED ITEMS AND MECHANICAL AND ELECTRICAL PENETRATIONS ARE SHOWN. CONTRACTOR SHALL COORDINATE PENETRATIONS WITH MECHANICAL AND ELECTRICAL AND REINFORCING PER PLANS.

3.11.7. GENERAL CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR STACKING OF PANELS OR RAT SLABS AS REQUIRED WHERE ADEQUATE CASTING AREA IS NOT AVAILABLE AT INTERIOR BUILDING SLAB ON GRADE AREAS.

3.12. CONCRETE COORDINATION DRAWINGS

PRIOR TO THE START OF CONCRETE WALL CONSTRUCTION THE CONTRACTOR SHALL SUBMIT CONCRETE COORDINATION DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL. COORDINATION DRAWINGS SHALL INCLUDE DIMENSIONS AND SIZES FOR EMBED LOCATIONS, DOOR AND WINDOW OPENINGS, MECHANICAL PENETRATIONS, AND OTHER APPROPRIATE ITEMS.

5. METALS

5.1. STRUCTURAL STEEL GENERAL REQUIREMENTS

5.1.1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 341-16 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 303-16 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT AS AMENDED BY THESE STRUCTURAL NOTES.

5.1.2. STRUCTURAL STEEL FABRICATOR REQUIREMENTS:

A. THE STRUCTURAL STEEL FABRICATOR SHALL BE CURRENTLY AISC CERTIFIED, CATEGORY STD.
B. IF THE FABRICATOR IS NOT CERTIFIED, ADDITIONAL INSPECTIONS SHALL BE REQUIRED BY THE PROJECT SPECIAL INSPECTOR EMPLOYED BY THE PROJECT OWNER. THE COSTS ASSOCIATED WITH THESE ADDITIONAL INSPECTIONS SHALL BE BORNE BY THE GENERAL CONTRACTOR AND STRUCTURAL STEEL FABRICATOR.

5.2. STRUCTURAL STEEL

5.2.1. STEEL W SHAPES AND C & MC SHAPES 8" OR LARGER OR AS CALLED OUT SPECIFICALLY ON DRAWINGS, SHALL BE ASTM A992 (F_y=50 KSI).

5.2.2. STEEL L SHAPES SHALL BE ASTM A572 Gr. 50 (F_y=50 KSI).

5.2.3. STEEL PLATES THAT ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM SHALL BE ASTM A572 Gr. 50 (F_y=50 KSI).

5.2.4. OTHER STEEL PLATES AND C & MC SHAPES SMALLER THAN 8" SHALL BE ASTM A36 (F_y=36 KSI).

5.2.5. RECTANGULAR HOLLOW STEEL SECTIONS (HSS) OR TUBE STEEL SECTIONS (TS) SHALL BE ASTM A500, GR. C (F_y=50 KSI).

5.2.6. BOLTS

A. MACHINE BOLTS NOT SPECIFIED AS HIGH STRENGTH SHALL BE ASTM A307 GRADE A.
B. HIGH STRENGTH BOLTS SHALL BE ASTM F3125 GRADE A325 AS INDICATED ON STRUCTURAL DRAWINGS. ALL BOLTS SHALL BE CONSIDERED BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (CONNECTION TYPE N) UNLESS NOTED OTHERWISE. ALL HIGH STRENGTH BOLTED CONNECTIONS SHALL BE INSTALLED WITH NUTS CONFORMING TO ASTM A563 AND HARDENED WASHERS CONFORMING TO ASTM F436.
C. HIGH STRENGTH BOLTS WITH TWIST OFF TYPE TENSION CONTROL MAY BE SUBSTITUTED FOR CONVENTIONAL BOLTS AND SHALL BE ASTM F3125 GRADE F1852 OR GRADE F2280, AND MAY BE USED FOR GRADE A325.
D. ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED PER THE SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS (LATEST EDITION) BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (WWW.BOLTCOUNCIL.ORG).

5.2.7. STEEL ANCHORAGE ELEMENTS:

A. THREADED RODS SHALL BE ALL-THREAD ASTM A36 (F_y=36 KSI) UNLESS NOTED OTHERWISE.
B. WELDED HEADED STUDS: "NELSON STUDS" SHALL BE BY NELSON STUD WELDING, INC. OR APPROVED EQUIVALENT COMPLYING WITH ASTM A108. STUDS SHALL HAVE A MINIMUM F_u OF 65 KSI.
C. ANCHOR RODS: ANCHOR RODS SHALL BE ASTM F1554, F_y=36 KSI WITH HOOKED, HEADED OR THREADED AND NUTTED ENDS AS INDICATED. AT COLUMN LOCATIONS ANCHOR RODS SHALL BE ASTM F1554, F_y=36 KSI WITH HEADED OR THREADED/NUTTED END. TACK WELD NUT TO ANCHOR ROD UNLESS NOTED OTHERWISE. WHERE NOTED, HIGH STRENGTH ANCHOR RODS SHALL BE ASTM F1554, F_y=105 KSI WITH DOUBLE NUTTED PLATE WASHER.
D. EXPANSION ANCHORS SHALL BE CARBON STEEL AS NOTED IN THE FOLLOWING TABLE. ANCHORS IN CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.2 AND/OR ICC-ES AC193 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. ANCHORS SHALL HAVE A CURRENT CODE REPORT THAT COMPLIES WITH THE CURRENT EDITION OF THE IBC AND SHALL BE RATED FOR USE IN THE SEISMIC DESIGN CATEGORY NOTED IN THE DESIGN CRITERIA SECTION OF THESE NOTES.

EXPANSION ANCHORS IN CONCRETE	CODE REPORT
HILTI KWIK BOLT TZ	ICC ESR-1917
SIMPSON STRONG-BOLT 2	ICC ESR-3037
DEWALT POWER-STUD+ SD2	ICC ESR-2502

E. HEAVY DUTY CONCRETE/MASONRY SCREW ANCHORS SHALL BE USED IN DRY INTERIOR CONDITIONS AND SHALL BE AS NOTED IN THE FOLLOWING TABLE:

HEAVY DUTY CONCRETE/ MASONRY SCREW ANCHORS	CODE REPORT
HILTI KWIK HUS-EZ	ICC ESR-3027(CONC) ICC ESR-3056 (CMU)
SIMPSON TITEN HD	ICC ESR-2713 (CONC) ICC ESR-1056 (CMU)
DEWALT SCREW BOLT+	ICC ESR-3889 (CONC) ICC ESR-4042 (CMU)

F. ADHESIVE ANCHORS SHALL BE THREADED ANCHOR RODS OR REBAR DOWELS USING AN INJECTABLE ADHESIVE AS NOTED IN THE FOLLOWING TABLE. ANCHORS IN CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND/OR ICC-ES AC-308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. ANCHORS SHALL HAVE A CURRENT CODE REPORT THAT COMPLIES WITH THE CURRENT EDITION OF THE IBC AND SHALL BE RATED FOR USE IN THE SEISMIC DESIGN CATEGORY NOTED IN THE DESIGN CRITERIA SECTION OF THESE NOTES.

ADHESIVE ANCHORS IN CONCRETE (1) (2)	CODE REPORT
HILTI HIT-HY 200 V3	ICC ESR-4868
SIMPSON AT-3G (3)	ICC ESR-5026
DEWALT AC200+ DUST-X	ICC ESR-4027

(1) ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI, OR AN APPROVED ALTERNATE WHEN SUBMITTED AND APPROVED BY THE ENGINEER. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.

(2) ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS.

(3) SIMPSON SET-3G MAY BE USED WHERE BASE MATERIAL TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT OR FOR EMBEDMENT GREATER THAN 12-INCHES FOR LONGER GEL TIME. SEE ICC ESR-2508 (CONC).

G. POWDER ACTUATED FASTENERS. PDF'S OR PAF'S SHALL BE A MINIMUM 0.157" DIA KNURLED SHANK FASTENER AS NOTED IN THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. FASTENERS DRIVEN INTO STEEL SHALL BE DRIVEN SO THAT THE POINT OF THE FASTENER COMPLETELY PENETRATES THE STEEL BASE MATERIAL. AT TOPPING SLABS, PT SLABS OR SLABS WITH RADIANT HEAT TUBES EMBEDDED WITHIN THE SLAB, LIMIT THE PDF PENETRATION TO 3/4" MAXIMUM AND COORDINATE WITH TENDON/TUBE PLACEMENT AND COVER.

POWDER ACTUATED FASTENERS	CODE REPORT
HILTI X-U	ICC ESR-2269
SIMPSON PDPA	ICC ESR-2138
DEWALT CSI PIN	ICC ESR-2024

5.2.8. METAL PROTECTION: ALL STEEL EXPOSED TO WEATHER, MOISTURE, SOIL, OR AS NOTED SHALL BE GALVANIZED PER ASTM A123 OR A153 AS APPLICABLE. ALL OTHER STEEL SURFACES SHALL BE SHOP PRIMED AFTER FABRICATION.

REPAIR ALL DAMAGED AREAS OF GALVANIZED PARTS SUCH AS FIELD WELDS, ETC. APPLY REPAIR COATING THICKNESS GREATER THAN OR EQUAL TO ORIGINAL ZINC COATING THICKNESS.

5.2.9. STEEL COLUMNS: ALL VERTICAL LOAD CARRYING MEMBERS HAVE BEEN NOTED AS "COLUMNS" ON THE STRUCTURAL DRAWINGS. THIS NOTATION DOES NOT IDENTIFY THESE MEMBERS AS "POSTS" OR "COLUMNS" AS DEFINED BY THE LATEST OSHA RULES REGARDING COLUMN ANCHORAGE REQUIREMENTS (OSHA 29 CFR PARTS 1926.751 AND 1926.755). THE GENERAL CONTRACTOR, STEEL DETAILER, AND STEEL ERECTOR SHALL BE RESPONSIBLE TO DETERMINE THE CORRECT OSHA DESIGNATION OF EACH MEMBER REGARDLESS OF THE NOTATION SHOWN ON THE STRUCTURAL DRAWINGS.

5.2.10. PRE-ENGINEERED STEEL STAIRS AND GUARDRAILS: THE STEEL STAIR MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

5.3. WELDING

5.3.1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE," AWS D1.1, AWS D1.4 AND AWS D1.8 AS APPROPRIATE.

5.3.2. ALL WELDING SHALL BE BY CERTIFIED WELDERS; USE 70 KSI LOW HYDROGEN FILLER METAL AND SHALL BE PROTECTED PER AWS D1.1 UNTIL USE. FOR ALL FULL PENETRATION WELDS, FILLER METAL SHALL BE NOTCH TOUGH TO MEET CHARPY V-NOTCH OF 20 FOOT-POUND AT -20°F.

5.3.3. NO WELDING OF REINFORCING STEEL SHALL BE ALLOWED EXCEPT WHERE SHOWN. ALL WELDING OF REINFORCEMENT SHALL BE PER ANSI/AWS D1.4. THE FOLLOWING FILLER METAL SHALL BE USED WHEN WELDING REINFORCEMENT:

A. FOR WELDING OF ASTM A706 GR 60 REBAR, 80 KSI FILLER METAL.
B. FOR WELDING OF ASTM A615 GR 60 REBAR, NOT PERMITTED.
C. FOR WELDING OF ASTM A615 GR 40 REBAR, NOT PERMITTED.

5.3.4. ALL FULL PENETRATION FIELD AND SHOP WELDS SHALL BE FULL TIME INSPECTED AND TESTED BY NON-DESTRUCTIVE PROCEDURES. RESULTS OF TESTS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER.

NOTES CONTINUE ON SHEET S0.2

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Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
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Project No.

2250125.20

Issue Set & Date:

Permit Set

SEPTEMBER 29, 2025

ANDREW DEAN McCAMMANT — STATE OF WASHING

5.4. WELDING PROCEDURE SPECIFICATION (WPS)

5.4.1. FOR ALL WELDING OF REINFORCING STEEL, NON-PREQUALIFIED WELDS AND ALL WELDING OF COMPONENTS WHICH ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM, CONTRACTOR SHALL SUBMIT A WELDING PROCEDURE SPECIFICATION (WPS) TO ENGINEER FOR APPROVAL PRIOR TO WELDING. EACH WPS SHALL INCLUDE ALL NECESSARY INFORMATION REQUIRED BY AWS D1.1, AWS D1.4 AND AWS D1.8 AND AS FOLLOWS:

A. APPLICABLE BASE METAL TYPES AND THICKNESSES.

B. SKETCH OF JOINT INDICATING APPLICABLE DIMENSIONS. INDIVIDUAL PASSES SHALL BE IDENTIFIED AND NUMBERED TO IDENTIFY THE SEQUENCE. THE SKETCH SHALL IDENTIFY THE MAXIMUM THICKNESS AND BEAD WIDTH. IN NO CASE SHALL THE LAYER THICKNESS EXCEED 1/4" NOR THE BEAD WIDTH EXCEED 5/8."

C. PREHEAT REQUIREMENTS.

D. ELECTRICAL CHARACTERISTICS (I.E., CURRENT, VOLTAGE, TRAVEL SPEED, ETC.).

E. ELECTRODE REQUIREMENTS SHALL MEET THE REQUIREMENTS OF AWS A5.1, AWS A5.5, AWS A5.17, AWS A5.23, AWS A5.18, AWS A5.20, AWS A5.28, AND AWS A5.29, AS APPLICABLE FOR WELDING METHOD USED.

5.5. COLD FORMED STEEL FRAMING

5.5.1. ALL STUD AND/OR JOIST FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAGE AS SHOWN AND SHALL BE MANUFACTURED BY A CURRENT MEMBER OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA).

5.5.2. ALL STRUCTURAL STEEL STUDS AND JOISTS HAVE BEEN SPECIFIED PER THE GUIDELINES GIVEN IN THE STEEL STUD MANUFACTURER'S ASSOCIATION ICC ESR-3064P. THE IDENTIFICATION CODE IDENTIFIES THE MEMBER DEPTH (IN MILS), SECTION TYPE, FLANGE WIDTH (IN MILS), AND MATERIAL THICKNESS (IN MILS). THE ICC REPORT IS AVAILABLE AT WWW.SSMA.COM.

FOR EXAMPLE, 600 S 125 - 54 [50]:

600 REFERS TO MEMBER DEPTH (600 X 1/100 = 6")

S REFERS TO SECTION TYPE (S=STUD, T= TRACK)

125 REFERS TO FLANGE WIDTH (125 X 1/100 = 1.25")

54 REFERS TO MEMBER THICKNESS (54 MILS OR 16 Ga)

50 REFERS TO YIELD STRENGTH (KSI) IF OTHER THAN NOTED BELOW

5.5.3. ALL STUDS AND/OR JOISTS, 12, 13, 14 AND 16 GAGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE AISI (AMERICAN IRON AND STEEL INSTITUTE) STANDARDS WITH A MINIMUM YIELD STRENGTH OF 50 KSI.

5.5.4. ALL 18 AND 20 GAGE STUDS AND/OR JOISTS, AND ALL TRACK, BRIDGING, END CLOSURES AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE AISI (AMERICAN IRON AND STEEL INSTITUTE) STANDARDS WITH A MINIMUM YIELD STRENGTH OF 33 KSI.

5.5.5. ALL STUDS, JOISTS AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525.

5.5.6. ALL FRAMING COMPONENTS SHALL BE CUT FOR A TIGHT FIT AGAINST ABUTTING MEMBERS, UNLESS SHOWN OTHERWISE. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

5.5.7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.

5.5.8. NON-AXIALLY LOADED WALL STUDS SUCH AS INTERIOR PARTITION WALLS AND EXTERIOR INFILL WALLS SHALL HAVE VERTICAL DEFORMATION CAPABILITY BETWEEN WALL AND ROOF/FLOOR STRUCTURE UNLESS SHOWN OTHERWISE.

5.6. STEEL JOISTS AND JOIST GIRDERS

5.6.1. DESIGN LOADS SHALL BE AS STATED IN THE DESIGN CRITERIA SECTION OF THESE NOTES PLUS ANY SPECIAL LOADS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, MINIMUM DESIGN LOADS SHALL INCLUDE:

A. WHERE PRIMARY ROOF MEMBERS ARE EXPOSED TO A WORK FLOOR A SINGLE NON-CONCURRENT CONCENTRATED LIVE LOAD OF 2000 LBS SHALL BE LOCATED AT ANY PANEL POINT ALONG THE TRUSS BOTTOM CHORD.

B. AT ROOF JOISTS AND JOIST GIRDERS, A MINIMUM UPLIFT LOAD OF 10 PSF IN ZONE 1. IF JST LANDS IN ZONE 2 OR 3 INCREASE TO 18PSF UPLIFT. SEE S2.7 FOR ZONES.

5.6.2. STEEL JOISTS AND JOIST GIRDERS SHALL BE MANUFACTURED PER THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR STEEL JOISTS AND JOIST GIRDERS PUBLISHED BY THE STEEL JOIST INSTITUTE.

5.6.3. ALL STEEL JOISTS AND JOISTS GIRDERS SHALL BE MANUFACTURED BY A FABRICATOR WITH A CURRENT CERTIFICATION FROM THE STEEL JOIST INSTITUTE. MANUFACTURER SHALL BE A MEMBER OF SJI, AND ALL STEEL JOISTS AND JOIST GIRDERS SHALL BE SJI APPROVED.

5.6.4. THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

5.6.5. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER, THE GENERAL CONTRACTOR, AND THE ERECTOR TO MANUFACTURE AND INSTALL ALL STEEL JOISTS AND JOIST GIRDERS IN CONFORMANCE WITH THE MOST CURRENT OSHA RULES (OSHA 29 CFR PART 1926.757).

5.6.6. LIMIT LIVE LOAD TO L/240 FOR ROOF FRAMING MEMBERS.

5.6.7. THE JOIST MANUFACTURER SHALL DESIGN THE JOISTS FOR UNIFORM LOADS INDICATED ON THE STRUCTURAL DRAWINGS AS WELL AS ALL SPECIAL LOADS NOTED ON THE STRUCTURAL PLANS AND DETAILS. SPECIAL LOADS SHALL INCLUDE POINT LOADS FOR SUPPORT OF SECONDARY FRAMING, OVERFRAMING AND SUPPORTED EQUIPMENT (MECHANICAL UNITS, SUSPENDED EQUIPMENT, ETC.).

5.6.8. THE JOIST MANUFACTURER SHALL COORDINATE JOIST BRIDGING AT EXPOSED LOCATIONS FOR ARCHITECTURAL APPEARANCE. BRIDGING LOCATIONS SHALL ALSO BE COORDINATED TO AVOID CONFLICTS WITH MECHANICAL DUCTWORK, SKYLIGHTS AND OTHER BUILDING SYSTEMS.

6. CARPENTRY

DIMENSION LUMBER SHALL BE DF#2 SAWN LUMBER BEAMS, HEADERS AND COLUMNS SHALL BE DF#2 OR AS SHOWN ON THE DRAWINGS. ALL 2" NOMINAL LUMBER SHALL BE KILN DRIED (KD). EACH PIECE OF LUMBER SHALL BEAR STAMP OF WEST COAST LUMBER INSPECTION BUREAU (WCLIB) AND/OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK.

6.1. CARPENTRY HARDWARE

6.1.1. MACHINE BOLTS SHALL BE ASTM A307.

6.1.2. PROVIDE MALLEABLE IRON WASHERS (MIW) OR HEAVY PLATE CUT WASHERS WHERE BOLT HEADS, NUTS OR LAG SCREWS BEAR ON WOOD.

6.1.3. NAILS SHALL BE COMMON, AMERICAN OR CANADIAN MANUFACTURER ONLY WITH MIN. DIAMETERS AS FOLLOWS:

NAIL SIZE	MINIMUM NAIL SHANK DIAMETER	MINIMUM NAIL LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
12d	0.148"	3 1/4"
16d SINKER	0.148"	3 1/4"
16d	0.162"	3 1/2"
20d	0.192"	4"

6.1.4. LAG SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.2.1. WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.6.1.

6.1.5. ANCHORS AND CONNECTIONS SHALL BE SIMPSON, USP, OR ICC (INTERNATIONAL CODE COUNCIL) APPROVED. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SHOWN. SUBSTITUTED CONNECTIONS SHALL HAVE A TABULATED CAPACITY EQUAL TO OR GREATER THAN THE SPECIFIED CONNECTOR.

6.2. SHEATHING (WOOD STRUCTURAL PANEL SHEATHING)

EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF APA, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS1, VOLUNTARY PRODUCT STANDARD PS2 OR ANSI/APA PRP-210. PANEL PERFORMANCE CATEGORY, GRADE AND GROUPNUMBER OR SPAN RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA. ALL PLYWOOD SHALL BE C-D INTERIOR WITH EXTERIOR GLUE OR AS NOTED ON THE DRAWINGS AND SHALL BE GROUP I OR II SPECIES. ROOF SHEATHING SHALL BE STRUC-I. GAP SHEETS 1/8" FOR 4'x10' SHEETS AND 1/4" FOR 8'x10' AND LARGER SHEETS, UNLESS OTHERWISE INDICATED BY PANEL MANUFACTURER. THE MOISTURE CONTENT SHALL NOT BE GREATER THAN 15% AT TIME OF ROOFING.

KEY TO ABBREVIATIONS

AB	ANCHOR BOLT	L	ANGLE
ABV	ABOVE	LLH	LONG LEG HORIZONTAL
ADDL	ADDITIONAL	LLV	LONG LEG VERTICAL
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LONGIT	LONGITUDINAL
ALT	ALTERNATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL, ARCHITECT	MB	MACHINE BOLT
ASD	ALLOWABLE STRESS DESIGN	MECH	MECHANICAL
BEL	BELOW	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MIW	MALLEABLE IRON WASHER
BNDY	BOUNDARY	NS	NEAR SIDE
BOT	BOTTOM	NTS	NOT TO SCALE
BRG	BEARING	NWT	NORMAL WEIGHT
BS	BOTH SIDES	OI	OVER
BTWN	BETWEEN	OC	ON CENTER
BU	BUILT UP	O.F.	OUTSIDE FACE
CIP	CAST IN PLACE	OPP	OPPOSITE HAND
CJ	CONSTRUCTION/CONTROL JOINT	OPNG	OPENING
CL	CENTERLINE	OSB	ORIENTED STRAND BOARD
CLG	CEILING	PC	PRE-CAST
CLR	CLEAR	PDF	POWER DRIVEN FASTENERS, PAF
CMU	CONCRETE MASONRY UNIT	PAF	POWER ACTUATED FASTENERS, PDF
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE	PL	PLATE
CONN	CONNECT, CONNECTION	PLF	POUNDS PER LINEAR FOOT
CONT	CONTINUOUS	PNL	PANEL
COORD	COORDINATE	PRE-ENGR	PRE-ENGINEERED
CSK	COUNTERSINK	PROV	PROVIDE
CTR	CENTER	PT	POST TENSIONED
CVR	COVER	PW	PLYWOOD
DEG	DEGREE	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE, REINFORCEMENT
DBL	DOUBLE	REQ'D	REQUIRED
EA	EACH	RF	ROOF
EF	EACH FACE	SCHED	SCHEDULE
ELEV	ELEVATION, ELEVATOR	SFRS	SEISMIC FORCE RESISTING SYSTEM
EMB	EMBEDMENT	SHTG	SHEATHING
ENGR	ENGINEER	SIM	SIMILAR
EQ	EQUAL/EQUIVALENT	SIMP	SIMPSON STRONG-TIE
EQUIV	EQUIVALENT	SOG	SLAB ON GRADE
ES	EACH SIDE	SPCG	SPACING
EW	EACH WAY	SQ	SQUARE
(E)	EXISTING	STD	STANDARD
EXP	EXPANSION	STIFF	STIFFENER
EXT	EXTERIOR	SW	SHEARWALL
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FF	FINISH FLOOR	THK	THICK
FFE	FINISH FLOOR ELEVATION	THRD	THREADED
FOC	FACE OF CONCRETE	T.O.	TOP OF
FOM	FACE OF MASONRY	TOC	TOP OF CONCRETE
FOS	FACE OF STUD	TOF	TOP OF FOOTING
FS	FAR SIDE	TOPL	TOP OF PLATE
FTG	FOOTING	TOS	TOP OF STEEL
GA	GAGE	T.O.W.	TOP OF WALL
GALV	GALVANIZED	TRANSV	TRANSVERSE
GC	GENERAL CONTRACTOR	TRTD	TREATED
GL	GLUE LAMINATED	TYP	TYPICAL
GWB	GYPSUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
HGR	HANGER	VFY	VERIFY
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STEEL SECTION	W/	WITH
HT	HEIGHT	W/O	WITHOUT
I.F.	INSIDE FACE	WF	WIDE FLANGE
INT	INTERIOR	WHS	WELDED HEADED STUD
JNT	JOINT	WP	WORK POINT
JST	JOIST	WTS	WELDED THREADED STUD
K, KIPS	KIPS=1000 LBS	WWF	WELDED WIRE FABRIC

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Client:

PANATTONI DEVELOPMENT COMPANY INC.

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Issue Set & Date:

Permit Set

SEPTEMBER 29, 2025

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Revisions:

Sheet Title:

STRUCTURAL NOTES

Designed by:	Drawn by:	Checked by:
LAH	CLR	ADM

Sheet No.

S0.2

---- of Sheets

11. STATEMENT OF SPECIAL INSPECTIONS

IBC	SI	SO	TITLE
1705.2	✓	N/R	STEEL CONSTRUCTION (SEE TABLES 15A, 15B, 15C, AND 15D)
1705.3	✓	N/R	CONCRETE CONSTRUCTION (SEE TABLE 13)
1705.5	✓	N/R	WOOD CONSTRUCTION
1705.6	✓	N/R	SOILS (SEE TABLE 12A)
1705.13.1 1705.14.1	✓	N/R	SEISMIC RESISTANCE – STRUCTURAL STEEL
1705.13.2	✓	N/R	SEISMIC RESISTANCE – STRUCTURAL WOOD (SEE TABLE 18)

SI = SPECIAL INSPECTION

SO = STRUCTURAL OBSERVATION

✓ = ITEM IS REQUIRED

N/R = ITEM IS NOT REQUIRED

SPECIAL INSPECTIONS INDICATED ARE FOR STRUCTURAL ELEMENTS ONLY. SEE ARCH, MECH AND ELEC DRAWINGS FOR ADDITIONAL SPECIAL INSPECTIONS.

11.

11.1. INSPECTION/TESTING REQUIREMENTS:

SEE DRAWINGS, SPECIFICATIONS, AND IBC SECTIONS 110, AND CHAPTER 17.

11.2. INSPECTIONS BY THE BUILDING OFFICIAL (IBC SECTION 110):

11.2.1. FOOTING AND FOUNDATION INSPECTIONS SHALL BE MADE AFTER EXCAVATIONS ARE COMPLETE AND ANY REQUIRED REINFORCING IS IN PLACE. ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.

11.2.2. CONCRETE SLAB AND UNDER FLOOR INSPECTIONS SHALL BE MADE AFTER ALL IN SLAB OR UNDER FLOOR REINFORCING, CONDUIT, PIPING AND OTHER ANCILLARY EQUIPMENT ITEMS AND ACCESSORIES ARE IN PLACE BUT PRIOR TO CONCRETE PLACEMENT OR FLOOR SHEATHING INSTALLATION.

11.2.3. FRAMING INSPECTIONS SHALL BE MADE AFTER ALL SHEATHING, FRAMING, BLOCKING AND BRACING ARE COMPLETE AND ALL PIPES, DUCTS, ELECTRICAL, PLUMBING, ETC., ARE INSTALLED AND APPROVED PRIOR TO COVER.

11.2.4. IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE, THE BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR REQUIRE OTHER INSPECTIONS OF ANY CONSTRUCTION WORK TO ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THE IBC OR OTHER LAWS ENFORCED BY THE BUILDING OFFICIAL.

11.3. STRUCTURAL TESTS AND SPECIAL INSPECTIONS (IBC CHAPTER 17):

11.3.1. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

11.3.2. STRUCTURAL TESTS AND SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC AS WELL AS ANY ADDITIONAL REQUIREMENTS OF THE BUILDING OFFICIAL. OMISSION FROM THE LIST BELOW OF TESTING AND INSPECTION REQUIREMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING TESTING AND INSPECTION REQUIRED BY THE SPECIFICATIONS, THE IBC AND THE BUILDING OFFICIAL.

11.3.3. TESTING AND SPECIAL INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC FOR THE ITEMS LISTED IN THIS SECTION.

11.4. STRUCTURAL OBSERVATION

11.4.1. STRUCTURAL OBSERVATION MAY BE PERFORMED DURING CONSTRUCTION IN A MANNER AS REQUIRED TO BECOME GENERALLY FAMILIAR WITH THE IN-PLACE CONSTRUCTION.

11.4.2. STRUCTURAL OBSERVATION EXTENT SHALL BE AS INDICATED ABOVE. TIMING AND DURATION OF OBSERVATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR DURING CONSTRUCTION.

11.4.3. CONSTRUCTION OBSERVATION REPORTS AND FINDINGS SHALL NOT BE VIEWED AS A WARRANTY OR GUARANTEE BY THE STRUCTURAL ENGINEER.

11.5. SPECIAL INSPECTOR: SHALL BE CURRENTLY CERTIFIED AND UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.

11.5.1. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

11.5.2. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, ENGINEER OF RECORD, ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION, THEN, IF NOT IN CONFORMANCE, TO THE PROPER DESIGN AUTHORITY AND BUILDING OFFICIAL.

11.5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC.

12A. REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS

IBC TABLE 1705.6

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	N/R	✓
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	N/R	✓
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIAL	N/R	✓
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	✓	N/R
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	N/R	✓

12.

12.1. SPECIAL INSPECTIONS AND TESTS FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS PER IBC 1705.6., AS NOTED IN TABLE 12A.

12.1.1. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

13. REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

IBC TABLE 1705.3

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT	N/R	✓	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	
2. REINFORCING BAR WELDING:				
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	N/R	✓	AWS D1.4 ACI 318:26.6.4	
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	N/R	✓		
C. INSPECT ALL OTHER WELDS	✓	N/R		
3. INSPECT ANCHORS CAST IN CONCRETE	N/R	✓	ACI 318: 17.8.2	
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS				
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A	N/R	✓	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX	N/R	✓	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	✓	N/R	ASTM C 172 ASTM C 31 ACI318:26.4, 26.12	
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	✓	N/R	ACI 318: 26.5	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	N/R	✓	ACI 318: 26.5.3-26.5.5	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	N/R	✓	ACI 318: 26.9	
14. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	N/R	✓	ACI 318: 26.11.1.2(b)	

13.

13.1. CONCRETE: SPECIAL INSPECTION AND TESTING PER IBC TABLE 1705.3 AS NOTED IN TABLE 13, INCLUDING:

13.1.1. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE SHALL BE AS DESCRIBED IN THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE (ICC, IAPMO, ETC.).

15.A REQUIRED SPECIAL INSPECTION AND TESTS OF STRUCTURAL STEEL CONSTRUCTION – INSPECTION OF WELDING

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
AISC TABLE N5.4-1			
1. PRIOR TO WELDING, VERIFY AND INSPECT THE FOLLOWING:	N/R	✓	
A. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	✓	N/R	
B. WELDING PROCEDURE SPECIFICATIONS (WPS)	✓	N/R	
C. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES	✓	N/R	AISC 360 A3.5
C. MATERIAL IDENTIFICATION OF STRUCTURAL STEEL MEMBERS	N/R	✓	AISC 360 A3.1
E. WELDER IDENTIFICATION SYSTEM	N/R	✓	
F. FIT-UP OF GROOVE WELDS, INCLUDING JOINT GEOMETRY			
1) JOINT PREPARATION	N/R	✓	
2) DIMENSIONS: ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL	N/R	✓	
3) CLEANLINESS: CONDITION OF STEEL SURFACES	N/R	✓	
4) TACKING: TACK WELD QUALITY AND LOCATION	N/R	✓	
5) BACKING TYPE AND FIT (IF APPLICABLE)	N/R	✓	
G. FIT-UP OF CJP GROOVE WELDS OF HSS T-,Y- AND K-JOINTS WITHOUT BACKING, INCLUDING JOINT GEOMETRY.			
1) JOINT PREPARATION	✓	N/R	
2) DIMENSIONS: ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL	✓	N/R	
3) CLEANLINESS: CONDITION OF STEEL SURFACES	✓	N/R	
4) TACKING: TACK WELD QUALITY AND LOCATION	✓	N/R	
H. CONFIGURATION AND FINISH OF ACCESS HOLES	N/R	✓	
H. FIT-UP OF FILLET WELDS			
1) DIMENSIONS: ALIGNMENT, GAPS AT ROOT	N/R	✓	
2) CLEANLINESS: CONDITION OF STEEL SURFACES	N/R	✓	
3) TACKING: TACK WELD QUALITY AND LOCATION	N/R	✓	
I. CHECK WELDING EQUIPMENT	N/R	✓	
AISC 360 TABLE N5.4-2			
2. DURING WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A. USE OF QUALIFIED WELDERS	N/R	✓	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES			
1) PACKAGING	N/R	✓	
2) EXPOSURE CONTROL	N/R	✓	
C. NO WELDING OVER CRACKED TACK WELDS	N/R	✓	
D. ENVIRONMENTAL CONDITIONS			
1) WIND SPEED WITHIN LIMITS	N/R	✓	
2) PRECIPITATION AND TEMPERATURE	N/R	✓	
E. WELDING PROCEDURE SPECIFICATIONS FOLLOWED			
1) SETTINGS ON WELDING EQUIPMENT	N/R	✓	
2) TRAVEL SPEED	N/R	✓	
3) SELECTED WELDING MATERIALS	N/R	✓	
4) SHIELDING GAS TYPE AND FLOW RATE	N/R	✓	
5) PREHEAT APPLIED	N/R	✓	
6) INTERPASS TEMPERATURE MAINTAINED	N/R	✓	
7) PROPER POSITION	N/R	✓	
F. WELDING TECHNIQUES			
1) INTERPASS AND FINAL CLEANING	N/R	✓	
2) EACH PASS WITHIN PROFILE LIMITATIONS	N/R	✓	
3) EACH PASS MEETS QUALITY REQUIREMENTS	N/R	✓	
G. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	✓	N/R	

AISC 360 TABLE N5.4-3			
3. AFTER WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A. WELDS CLEANED	N/R	✓	
B. SIZE, LENGTH, AND LOCATION OF WELDS	✓	N/R	
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA			
1) CRACK PROHIBITION	✓	N/R	
2) WELD TO BASE METAL FUSION	✓	N/R	
3) CRATER CROSS SECTION	✓	N/R	
4) WELD PROFILES	✓	N/R	
5) WELD SIZE	✓	N/R	
6) UNDERCUT	✓	N/R	
7) POROSITY	✓	N/R	
D. ARC STRIKES	✓	N/R	
E. k-AREA	✓	N/R	
F. BACKING REMOVED AND WELD TABS REMOVED, IF REQUIRED	✓	N/R	
G. REPAIR ACTIVITIES	✓	N/R	
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	✓	N/R	
I. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD	N/R	✓	

15.B REQUIRED SPECIAL INSPECTION AND TESTS OF STRUCTURAL STEEL CONSTRUCTION – INSPECTION OF BOLTING

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
AISC 360 TABLE N5.6-1			
1. PRIOR TO BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A. MANUFACTURER'S CERTIFICATIONS FOR FASTENER MATERIALS	✓	N/R	
B. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	N/R	✓	
C. PROPER FASTENER SELECTED FOR JOINT DETAIL	N/R	✓	AISC 360 A3.1
D. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	N/R	✓	
E. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITIONS AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	N/R	✓	
F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	✓	N/R	
G. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	N/R	✓	
AISC 360 TABLE N5.6-2			
2. DURING BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	N/R	✓	
B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	N/R	✓	
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	N/R	✓	
D. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	N/R	✓	
AISC 360 TABLE N5.6-3			
3. AFTER BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	✓	N/R	

15.D REQUIRED SPECIAL INSPECTION AND TESTS OF OPEN-WEB STEEL JOIST AND JOIST GIRDERS

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
IBC TABLE 1705.2.3			
1. INSTALLATION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS			
A. END CONNECTIONS - WELDED OR BOLTED	N/R	✓	SJI SPECIFICATIONS IBC 2207.1
B. BRIDGING - HORIZONTAL OR DIAGONAL			
1. STANDARD BRIDGING.	N/R	✓	SJI SPECIFICATIONS IBC 2207.1
2. BRIDGING THAT DIFFERS FROM TH SJI SPECIFICATIONS LISTED IN IBCSECTION 2207.1	N/R	✓	

15.

15.1. STRUCTURAL STEEL CONSTRUCTION:

SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH THE QUALITY CONTROL AND QUALITY ASSURANCE REQUIREMENTS OF AISC 360, AS NOTED IN TABLES 15A, 15B, AND AWS D1.1, INCLUDING:

15.1.1. INSPECTION OF ERECTED STEEL SYSTEM.

15.1.2. REVIEW OF MATERIAL TEST REPORTS AND CERTIFICATIONS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

15.1.3. OBSERVATION OF WELDING OPERATIONS AND VISUAL INSPECTION OF IN-PROCESS AND COMPLETED WELDS SHALL BE AS FOLLOWS:

A. VERIFY THAT WELD FILLER MATERIAL AND MANUFACTURER'S CERTIFICATE OF COMPLIANCE CONFORM TO AWS SPECIFICATION SPECIFIED. VERIFY WELDERS ARE CERTIFIED BY WABO, THAT PROPER ELECTRODES IN OVEN DRY CONDITIONS ARE USED, AND THAT PROPER METHODS AND PREPARATIONS ARE USED.

B. PERIODIC SPECIAL INSPECTION OF WELDING SHALL BE PERFORMED FOR SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" AND FLOOR AND DECK WELDS.

C. CONTINUOUS SPECIAL INSPECTION OF WELDING SHALL BE PERFORMED ON COMPLETE AND PARTIAL PENETRATION GROOVE WELDS AND FILLET WELDS GREATER THAN 5/16".

D. ALL WELDS SHALL BE CHECKED VISUALLY.

E. ALL SHOP AND FIELD WELDING SHALL BE SUBJECT TO INSPECTION BY A CERTIFIED WELDING INSPECTOR EMPLOYED BY THE OWNER. THE INSPECTOR SHALL UTILIZE RADIOGRAPHIC, ULTRASONIC, OR MAGNETIC PARTICLE TESTING AND ANY OTHER AID TO VISUAL INSPECTION THAT MAY BE DEEMED NECESSARY TO ASSURE THE ADEQUACY OF WELDING. THE OWNER SHALL CARRY OUT TESTING AND INTERPRETATION AT ANY STAGE AFTER WELDING.

F. 100% OF ALL COMPLETE PENETRATION WELDS SHALL BE CHECKED BY ULTRASONIC TESTING.

G. ALL WELDS FOUND DEFECTIVE AND REPAIRED SHALL BE REINSPECTED BY THE SAME METHOD ORIGINALLY USED. THE COST OF REPAIR AND REINSPECTION SHALL BE BORNE BY THE CONTRACTOR.

H. STANDARDS FOR ACCEPTANCE SHALL BE AS GIVEN IN AWS D1.1.

15.1.4. OBSERVATION OF BOLTING OPERATIONS.

15.1.5. WHERE CONTINUOUS SPECIAL INSPECTION IS NOTED, IT SHALL BE PERFORMED FOR EACH JOINT OR MEMBER. WHERE PERIODIC SPECIAL INSPECTION IS NOTED, IT SHALL BE PERFORMED ON ITEMS ON A RANDOM BASIS. PERIODIC SPECIAL INSPECTION NEED NOT DELAY FABRICATION OR ERECTION OPERATIONS.

15.1.6. OPEN-WEB STEEL JOISTS AND JOIST GIRDERS:

SPECIAL INSPECTIONS OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS SHALL BE IN ACCORDANCE WITH TABLE 15D.

NOTES CONTINUE ON SHEET S0.4

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Project Title:

124TH CORPORATE CENTER BUILDING B

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Client:

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1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

SEPTEMBER 29, 2025

ANDREW DEAN McCAMMANT
STATE OF WASHINGTON
38722
STRUCTURAL
PROFESSIONAL ENGINEER

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TESTING AND INSPECTION NOTES

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16.

16.1. REQUIRED VERIFICATION AND INSPECTION OF WOOD CONSTRUCTION:

16.1.1. SPECIAL INSPECTION OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH IBC SECTION 1704.2.5.

16.1.2. SPECIAL INSPECTION OF SITE BUILT WOOD ASSEMBLIES SHALL BE AS FOLLOWS:

A. HIGH-LOAD DIAPHRAGMS SHALL BE INSTALLED WITH SPECIAL INSPECTION AS INDICATED IN IBC SECTION 1704.2. THE SPECIAL INSPECTOR SHALL INSPECT THE WOOD STRUCTURAL PANEL SHEATHING TO ASCERTAIN WHETHER IT IS THE GRADE AND THICKNESS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SPECIAL INSPECTOR SHALL VERIFY THE NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES, AND SPACING BETWEEN FASTENERS IS AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

18. REQUIRED SPECIAL INSPECTION AND TESTS FOR SEISMIC RESISTANCE

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. B. STRUCTURAL WOOD IN SEISMIC DESIGN CATEGORY C, D, E OR F: NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.	N/R	✓

18.

18.1. SPECIAL INSPECTIONS AND TESTING FOR SEISMIC RESISTANCE:

18.1.1. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE PER IBC 1705.12 SHALL BE REQUIRED FOR SEISMIC FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY B, C, D, E OR F PER TABLE 18 AND THE FOLLOWING:

A. SPECIAL INSPECTIONS OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE REQUIREMENTS OF AISC 341.

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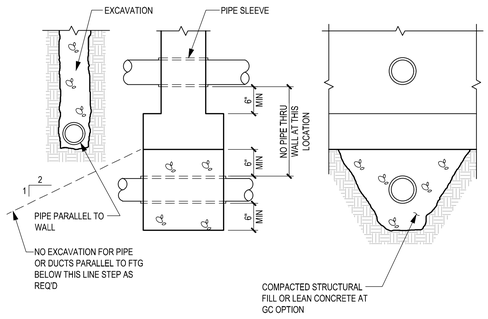
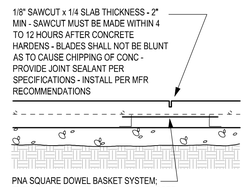


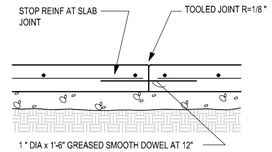
TYPICAL DETAIL OF PIPE AT CONCRETE FOOTING

TYPICAL 1

NTS



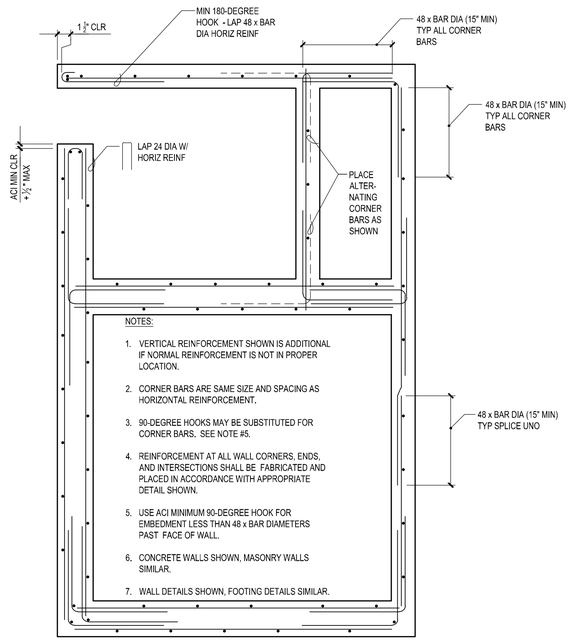
TYPICAL CONTROL JOINT



TYPICAL CONSTRUCTION JOINT

TYPICAL 2

NTS



PLAN VIEW - TYPICAL REINFORCEMENT PLACING DETAIL

TYPICAL CONCRETE STAIR CONSTRUCTION

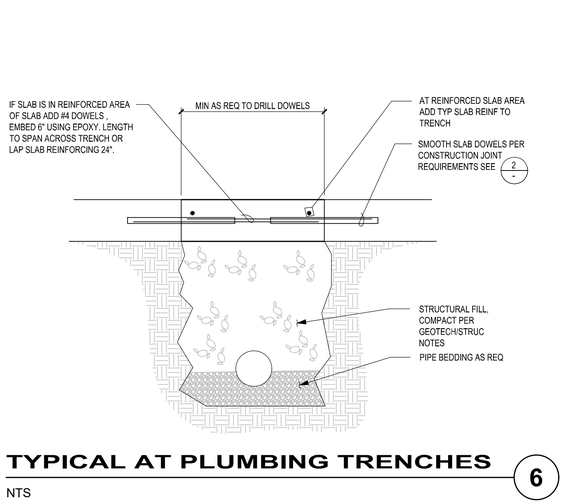
TYPICAL 3

NTS

TYPICAL STEPPED FOOTING AT TILT-UP WALLS

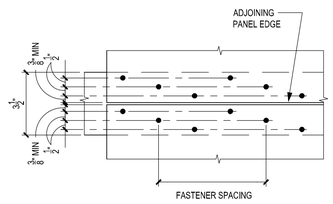
TYPICAL 4

NTS



TYPICAL 5

NTS



4" NOMINAL - THREE LINES OF FASTENERS

NOTES:

1. ADJOINING PANEL EDGE JOINTS SHALL BE 1/8".
2. MIN SPACING BETWEEN LINES OF FASTENERS SHALL BE 3/8".

NAILING REQUIREMENTS AT HIGH LOAD DIAPHRAGMS

TYPICAL AT PLUMBING TRENCHES 6

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TYPICAL AT HIGH LOAD DIAPHRAGM 7

NTS

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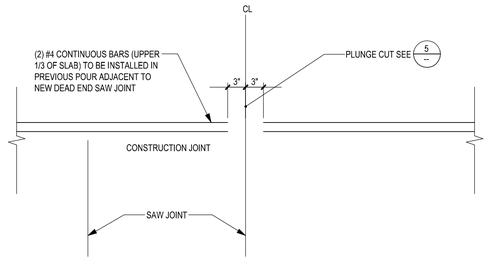
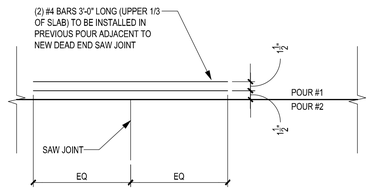


DEAD END SAW CUT JOINT
W/ CONT BARS

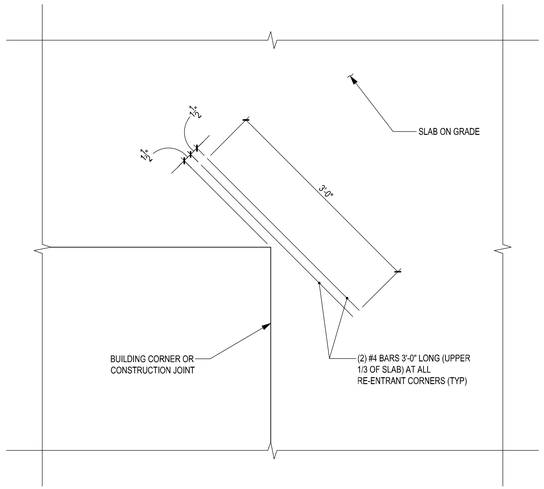


TYPICAL DEAD END SAW JOINTS

1. SPRAY BOND BREAKER ALONG FACE OF CONSTRUCTION JOINT
2. SAWCUT AT JOINT INTERSECTION TO BE FULL DEPTH FOR THE LAST 2'-0"
3. END SAW CUTS 1/4" PRIOR TO INTERSECTION. ABSOLUTELY NO OVERCUT INTO EXISTING SLAB.

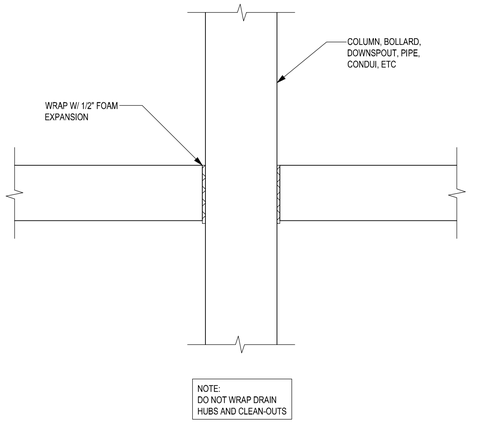
TYPICAL DEAD END SAW CUT JOINT/ "T" JOINT 1

1" = 1'-0"



TYPICAL RE-ENTRANT CORNER 2

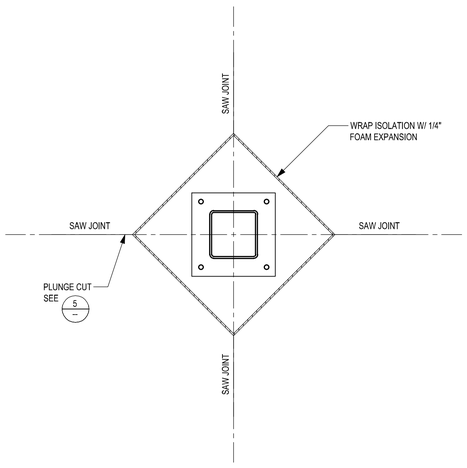
1" = 1'-0"



NOTE:
DO NOT WRAP DRAIN HUBS AND CLEAN-OUTS

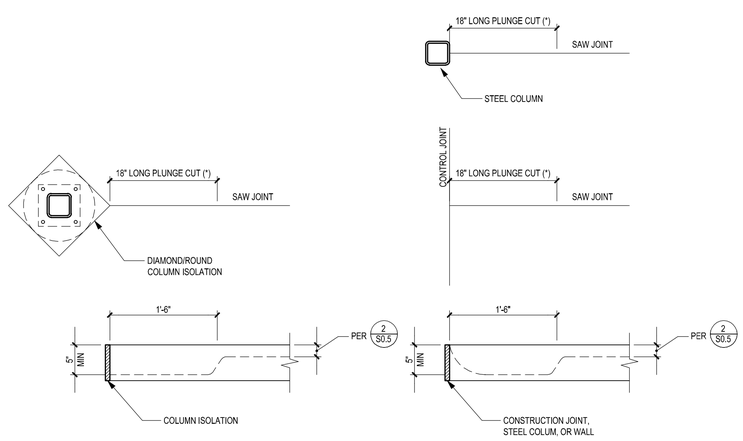
SECTION AT VERTICAL PENETRATIONS 3

1" = 1'-0"



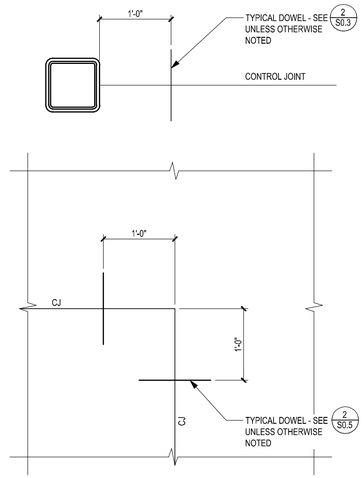
TYPICAL COLUMN DETAIL W/ DIAMOND ISOLATION 4

1" = 1'-0"



PLUNGE CUT END OF SAW JOINTS 5

1" = 1'-0"



CJ AT CORNERS

CONSTRUCTION JOINT AT EDGE 6

1" = 1'-0"

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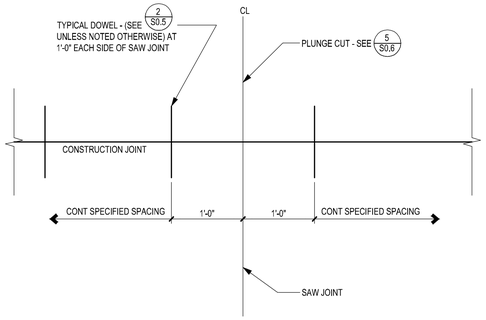
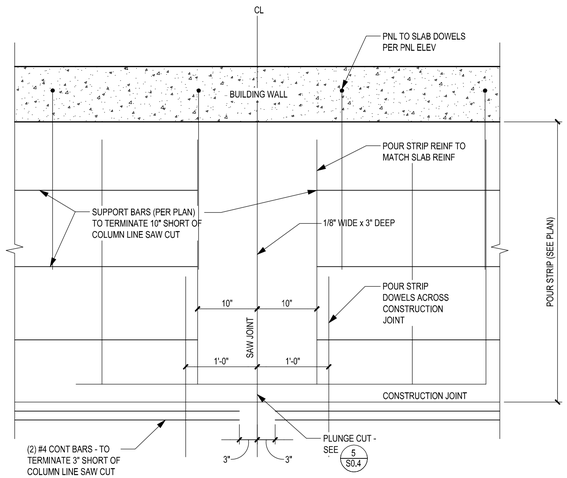


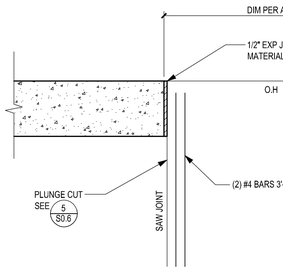
DOWEL SPACING AT JOINT INTERSECTION 1

1" = 1'-0"



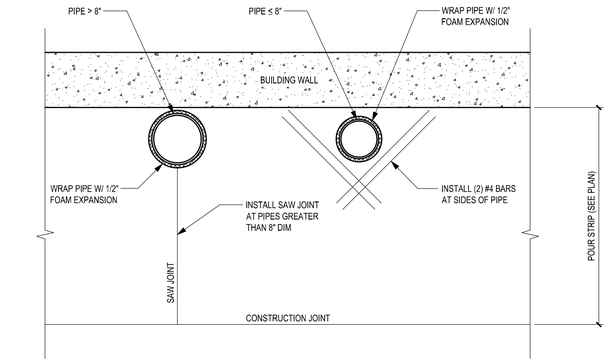
SAW JOINT AT COLUMN LINE WITHIN POUR STRIP 2

1" = 1'-0"



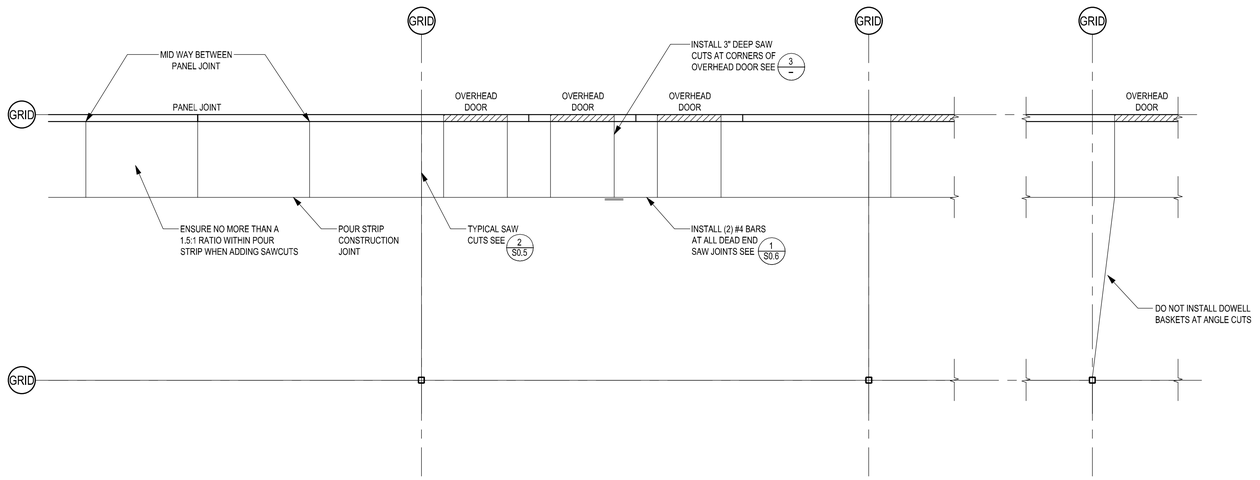
REINFORCING AT O.H. DOORS 3

1" = 1'-0"



SAW JOINT AT PIPES WITHIN POUR STRIP 4

1" = 1'-0"



TYPICAL CONTROL JOINT CONDITION AT POUR STRIP 5

NTS

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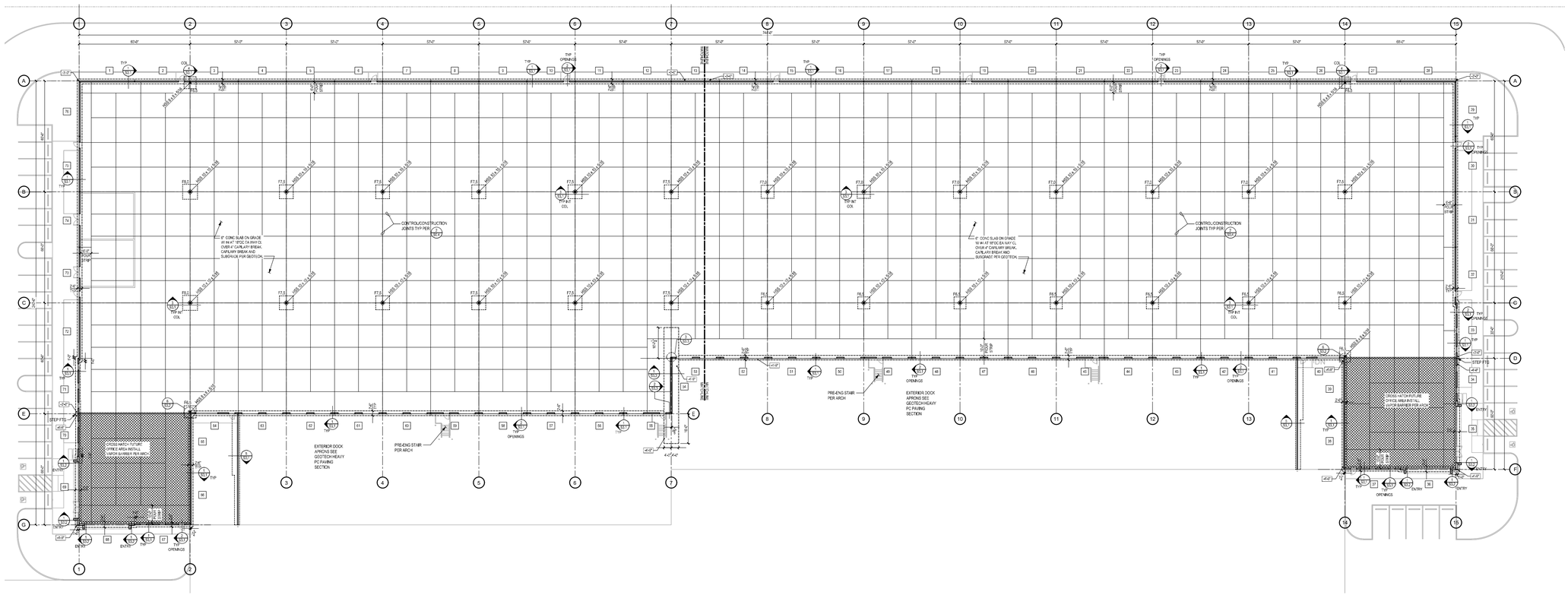
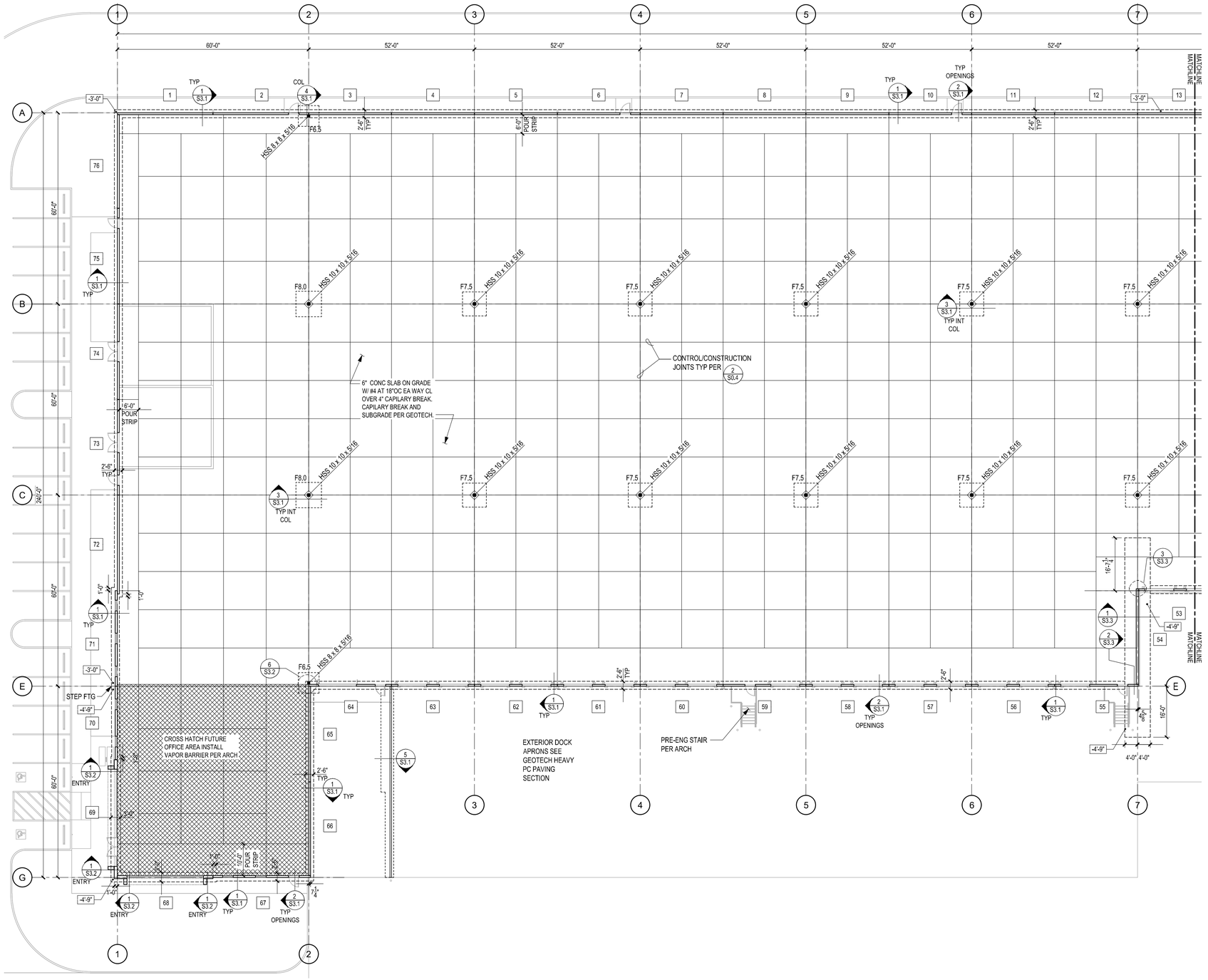

CONTROL/CONSTRUCTION JOINTS TYP PER
6" CONC SLAB ON GRADE W/ #4 AT 18"OC EA WAY CL CHAIR AT CANTILEVER BREAK, CANTILEVER BREAK AND SUBGRADE PER SECTION
6" CONC SLAB ON GRADE W/ #4 AT 18"OC EA WAY CL CHAIR AT CANTILEVER BREAK, CANTILEVER BREAK AND SUBGRADE PER SECTION
EXTERIOR DOCK APRONS SEE GEOTECH HEAVY PC PAVING SECTION
PREENG STAIR PER ARCH
TYP OPENINGS
STEP PTG
ENTRY
TYP INT COL
TYP INT COL
TYP INT COL



FOUNDATION PLAN - WEST

1/16" = 1'-0"

1

0 16 32

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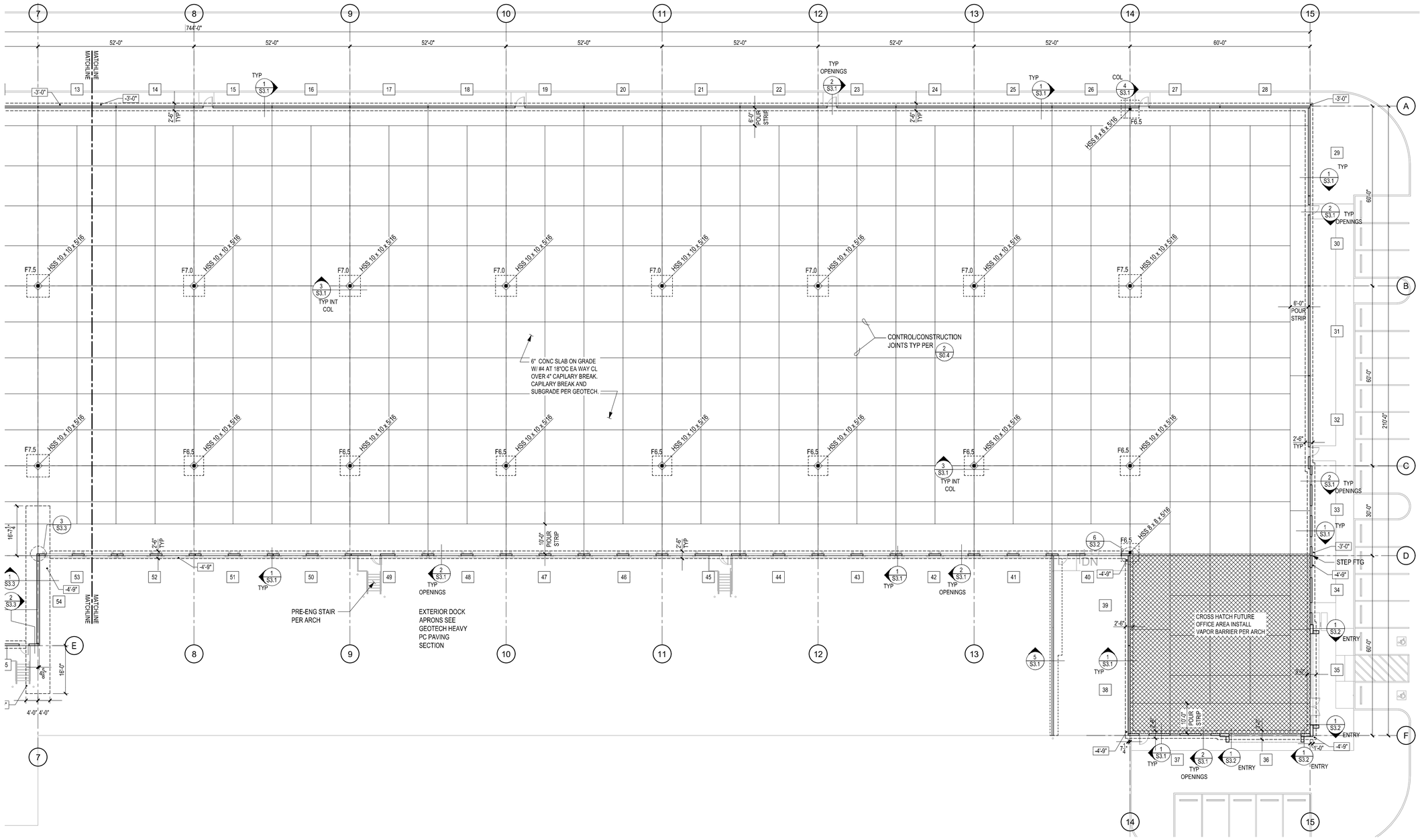

FOUNDATION PLAN - EAST

1/16" = 1'-0"

1

0 16 32

SCALE IN FEET

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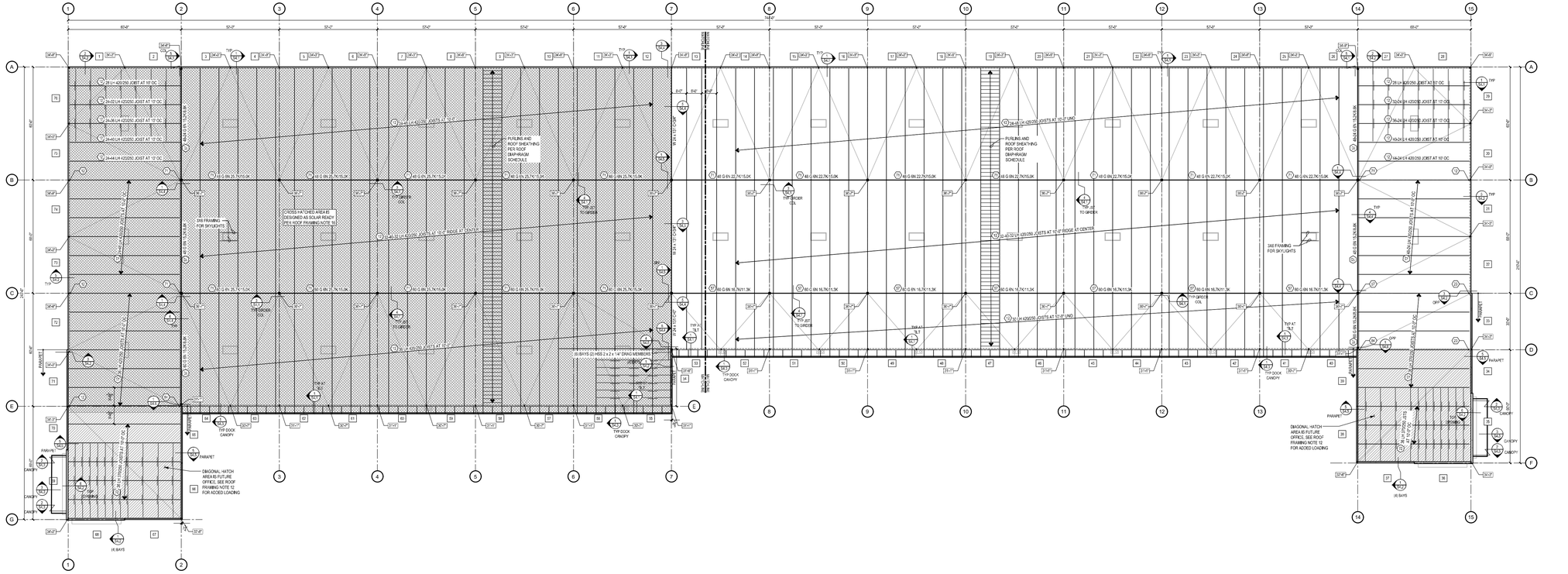
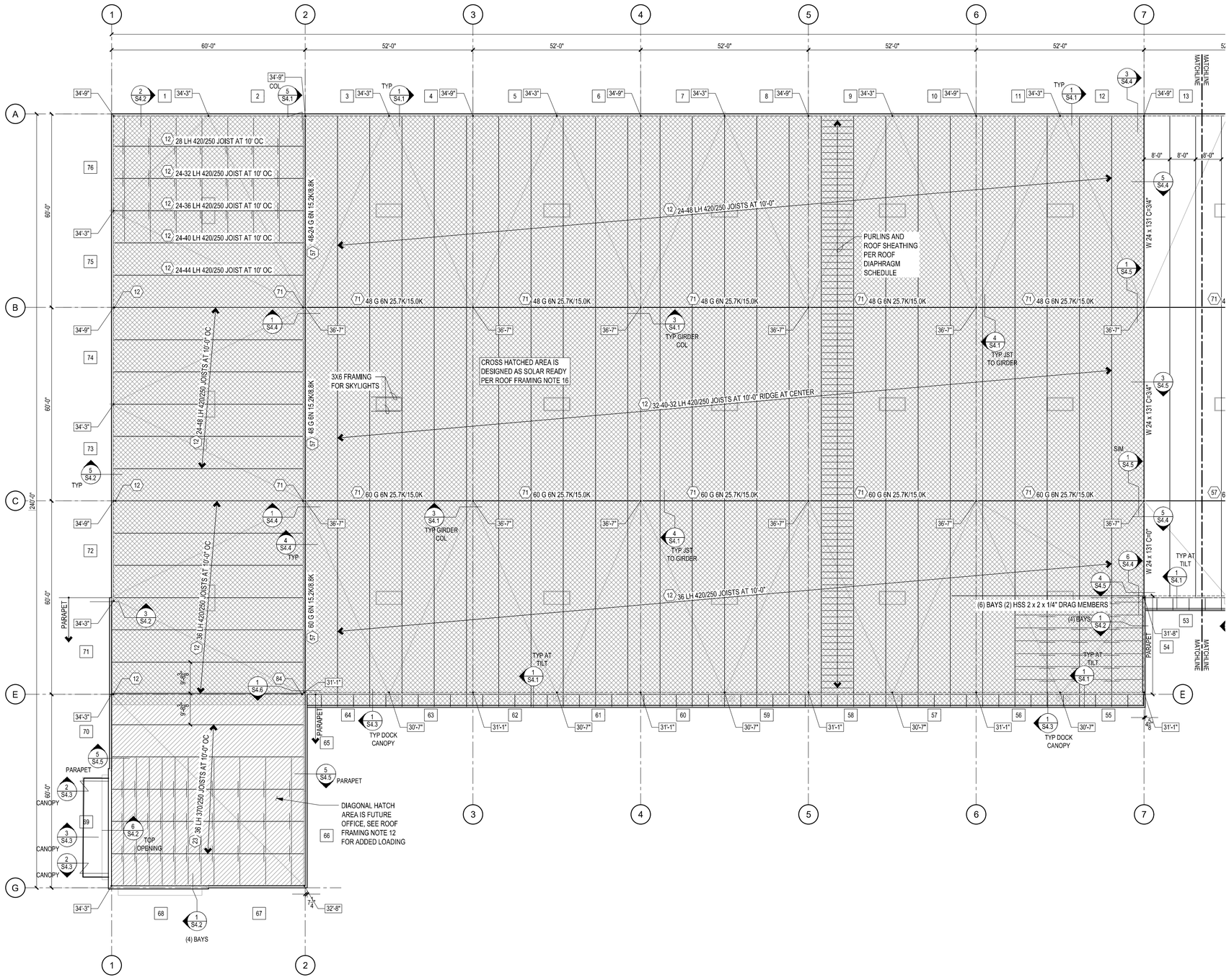

(E) BAYS
(E) BAYS
PARAPET
DIAGONAL HATCH AREA IS FUTURE OFFICE, SEE ROOF FRAMING NOTE 12 FOR ADDED LOADING
TYP DOCK CANOPY
TYP DOCK CANOPY
TYP DOCK CANOPY



ROOF FRAMING PLAN - WEST

1/16" = 1'-0"

0 16 32
SCALE IN FEET

1

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2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

124TH CORPORATE CENTER BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

SEPTEMBER 29, 2025

ANDREW DEAN McCLAIN
STATE OF WASHINGTON
38722
STRUCTURAL
PROFESSIONAL ENGINEER

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ROOF FRAMING PLAN - WEST

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LAH	CLR	ADM

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S2.1

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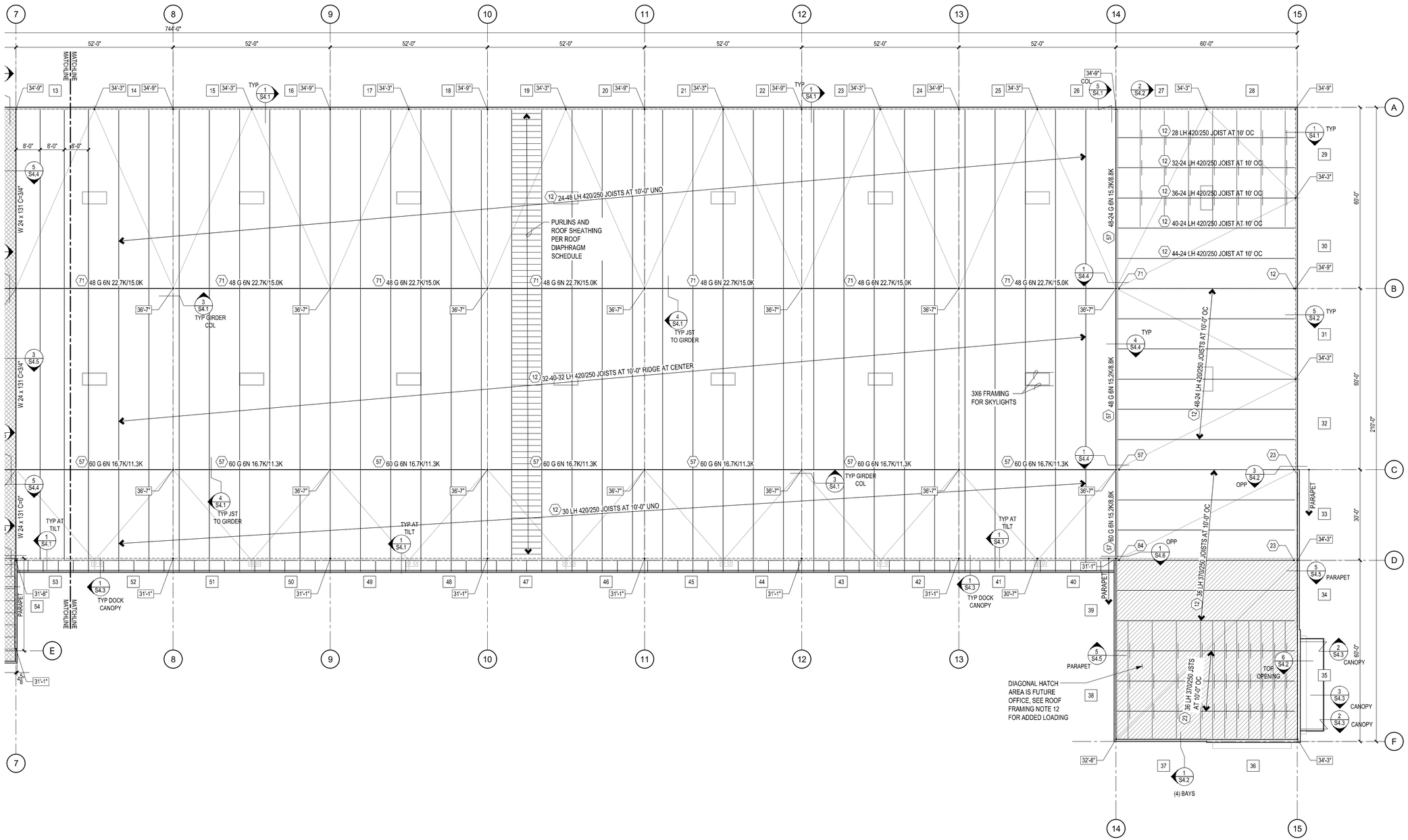

ROOF FRAMING PLAN - EAST

1/16" = 1'-0"

1

0 16 32

SCALE IN FEET

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Designed by: LAH | Drawn by: CLR | Checked by: ADM

Sheet No.

S2.2

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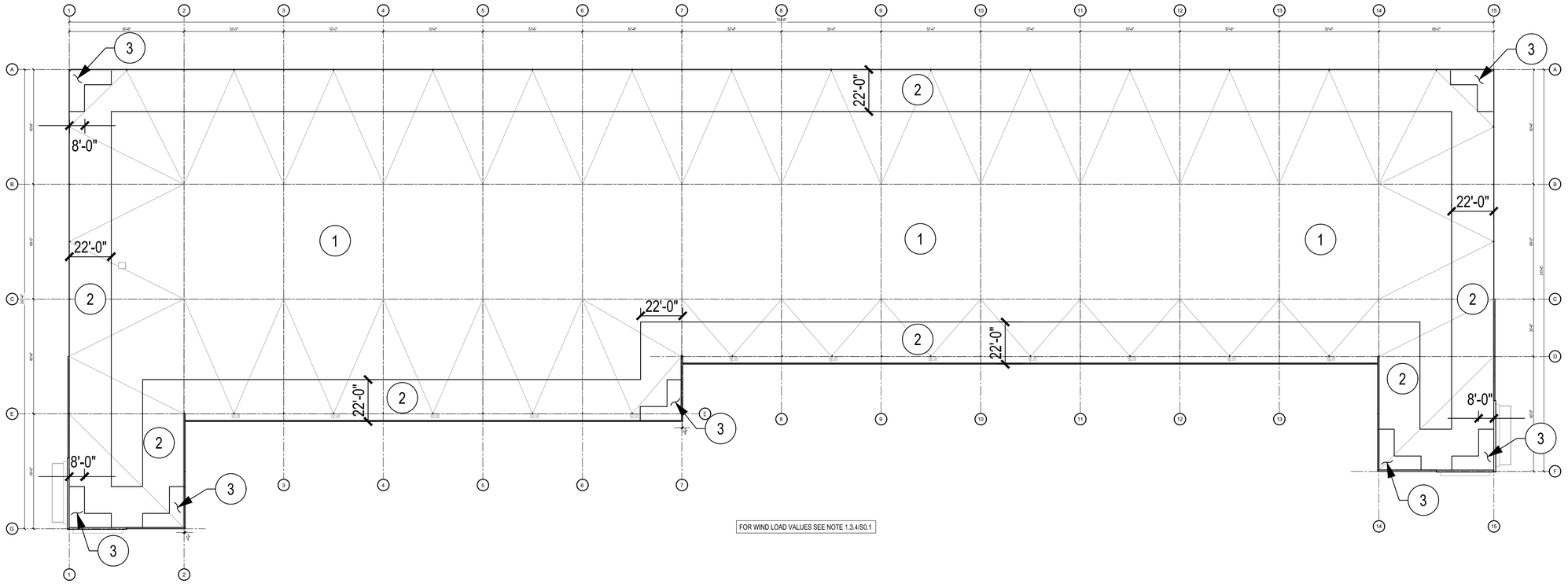

BUILDING WIND LOAD DIAPHRAGM

1 ND

NTS

NOTE:

1. WIND LOADS ARE LISTED FOR ATTACHMENT OF INDIVIDUAL NON-STRUCTURAL ITEMS LIKE ROOFING AND FLASHING. NOT INTENDED FOR ROOF STRUCTURAL ITEMS LIKE ROOF JOISTS.

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Sheet No.

S2.3

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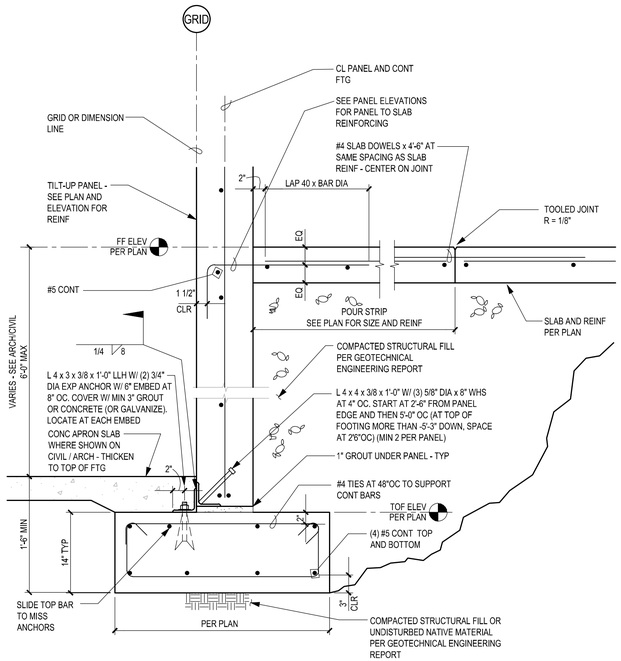
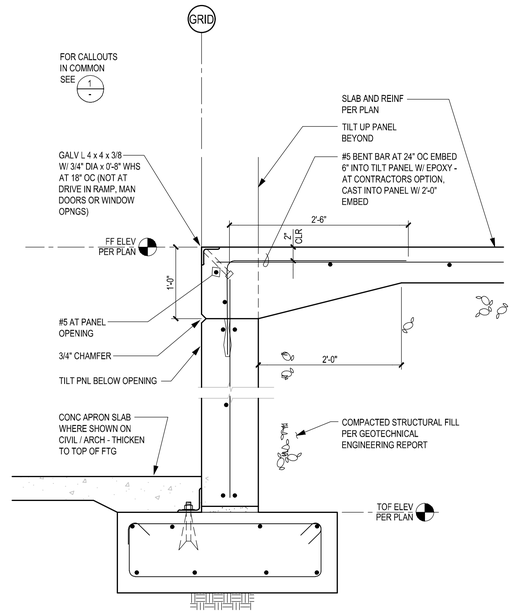


SECTION 1

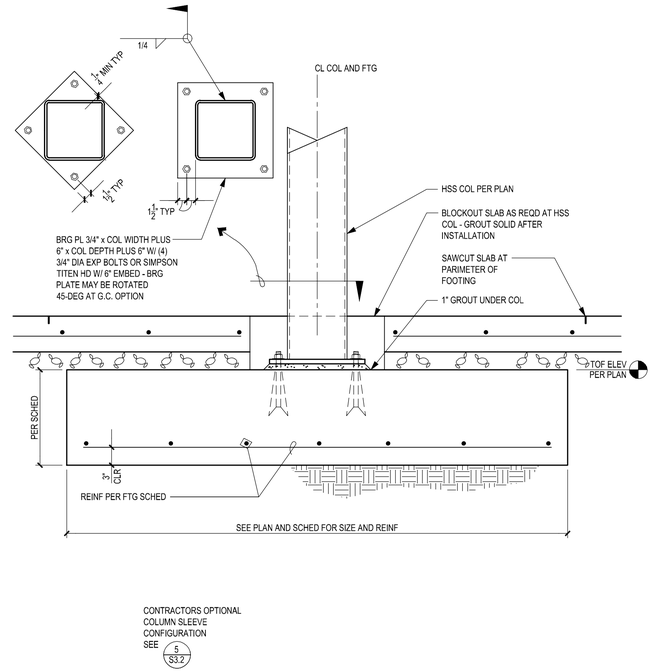
1" = 1'-0"



TYPICAL DOCK DOOR

SECTION 2

1" = 1'-0"



CONTRACTORS OPTIONAL COLUMN SLEEVE CONFIGURATION SEE 5 S3.2

SECTION 3

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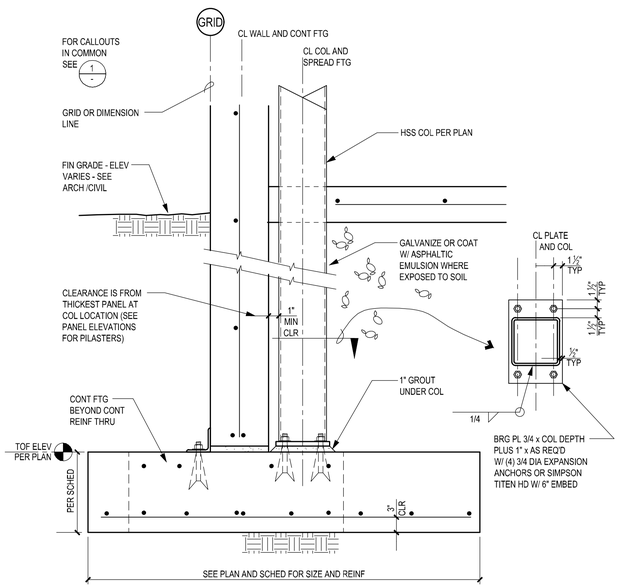
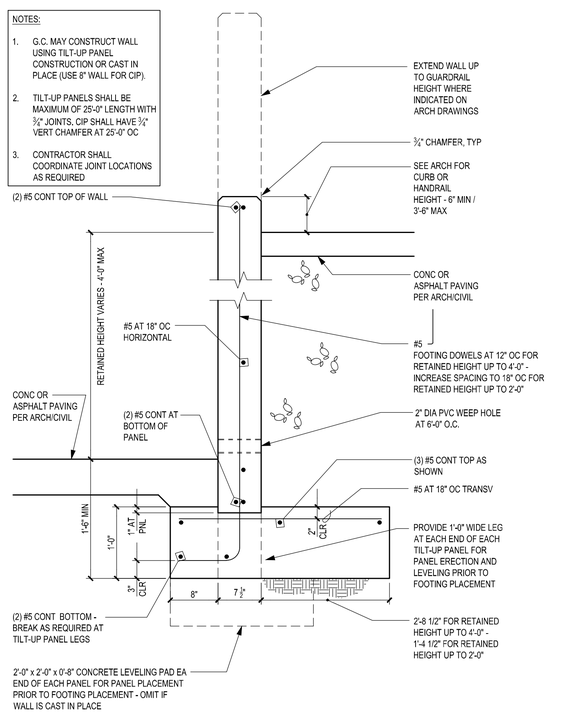


SECTION 4

1" = 1'-0"

NOTES:

1. G.C. MAY CONSTRUCT WALL USING TILT-UP PANEL CONSTRUCTION OR CAST IN PLACE (USE 8" WALL FOR CIP).
2. TILT-UP PANELS SHALL BE MAXIMUM OF 25'-0" LENGTH WITH ¾" JOINTS, CIP SHALL HAVE ¾" VERT CHAMFER AT 25'-0" OC
3. CONTRACTOR SHALL COORDINATE JOINT LOCATIONS AS REQUIRED

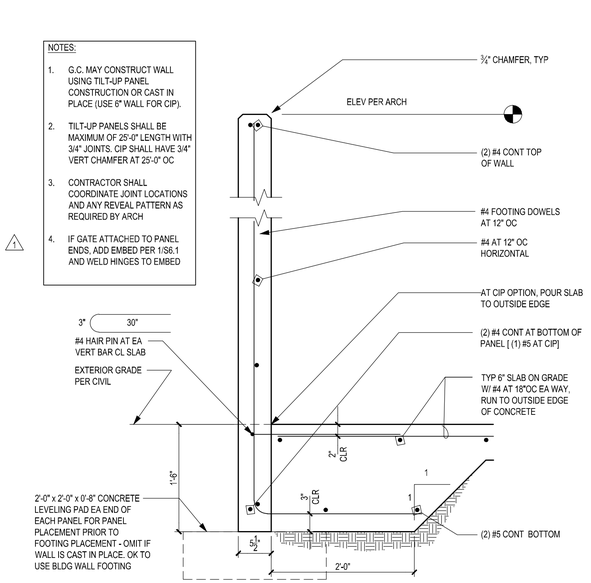


SECTION 5

1" = 1'-0"

NOTES:

1. G.C. MAY CONSTRUCT WALL USING TILT-UP PANEL CONSTRUCTION OR CAST IN PLACE (USE 6" WALL FOR CIP).
2. TILT-UP PANELS SHALL BE MAXIMUM OF 25'-0" LENGTH WITH 3/4" JOINTS. CIP SHALL HAVE 3/4" VERT CHAMFER AT 25'-0" OC
3. CONTRACTOR SHALL COORDINATE JOINT LOCATIONS AND ANY REVEAL PATTERN AS REQUIRED BY ARCH
4. IF GATE ATTACHED TO PANEL ENDS, ADD EMBED PER 1/S6.1 AND WELD HINGES TO EMBED



TYPICAL AT TRASH ENCLOSURE

SECTION 6

1" = 1'-0"

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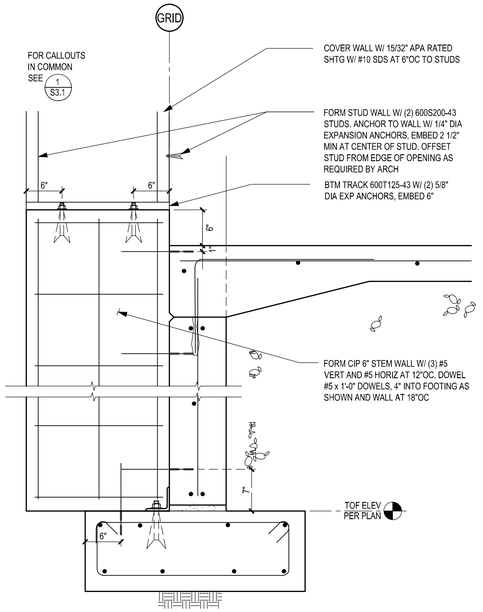
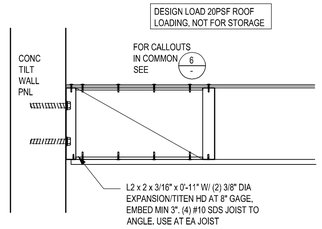


TYPICAL ENTRY FRAMING

SECTION 1

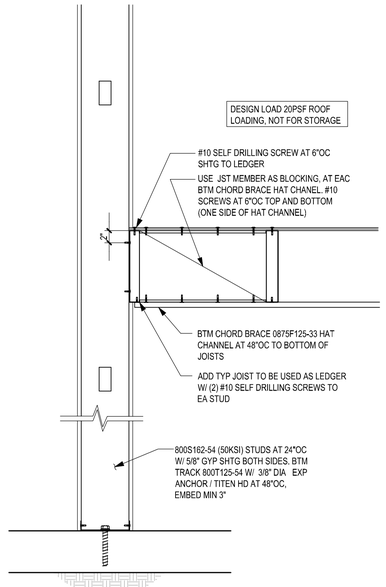
1" = 1'-0"



ELECTRIC ROOM ROOF ACCESS PLATFORM FRAMING

SECTION 2

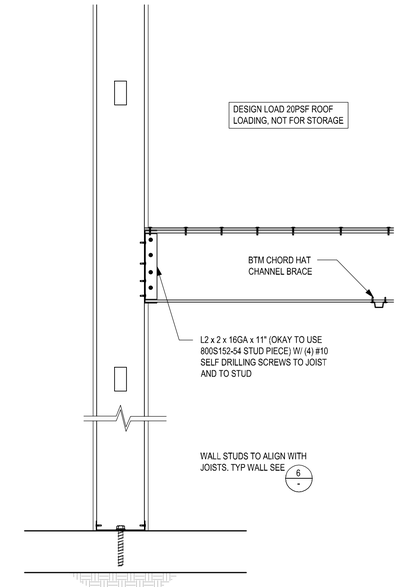
1" = 1'-0"



ELECTRIC ROOM ROOF ACCESS PLATFORM FRAMING

WALL SECTION 3

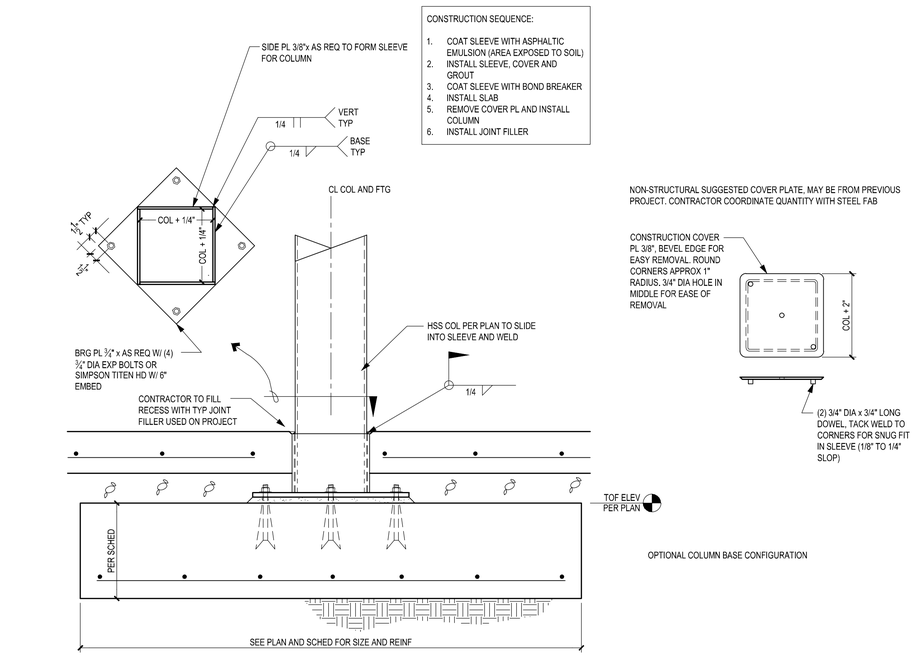
1" = 1'-0"



ELECTRIC ROOM ROOF ACCESS PLATFORM FRAMING

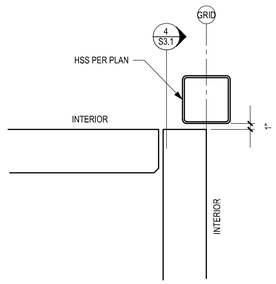
WALL SECTION 4

1" = 1'-0"



SECTION 5

1" = 1'-0"



PLAN 6

1" = 1'-0"

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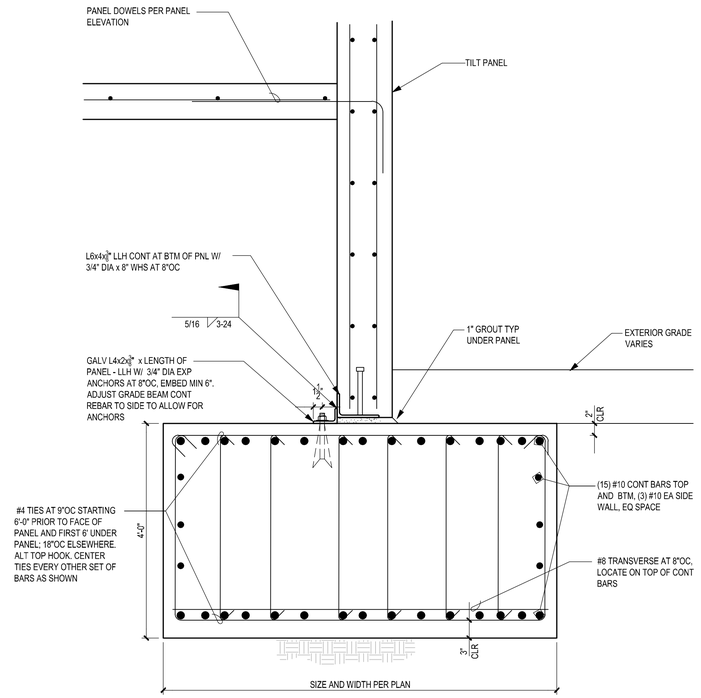
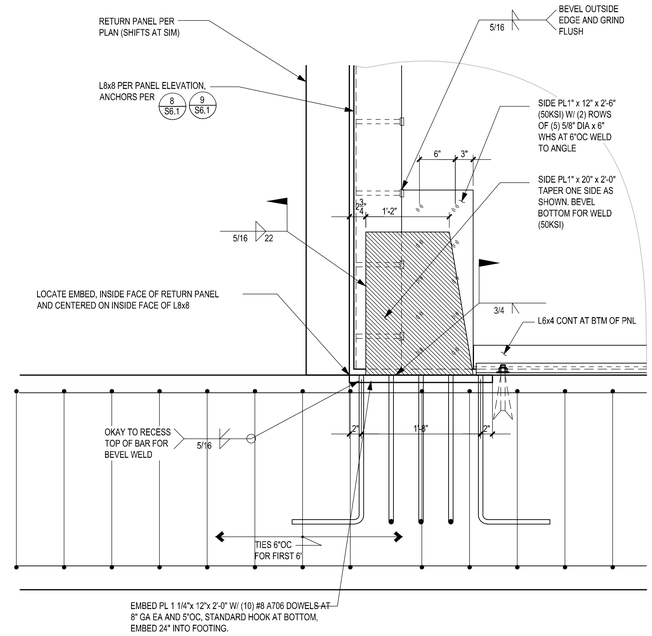


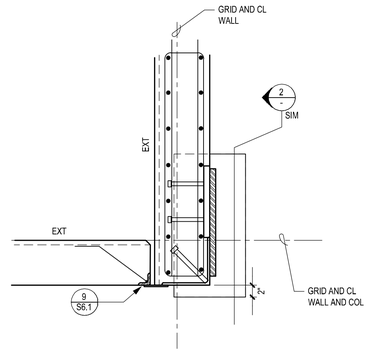
SECTION 1

1" = 1'-0"



SECTION 2

1" = 1'-0"



PLAN 3

1" = 1'-0"

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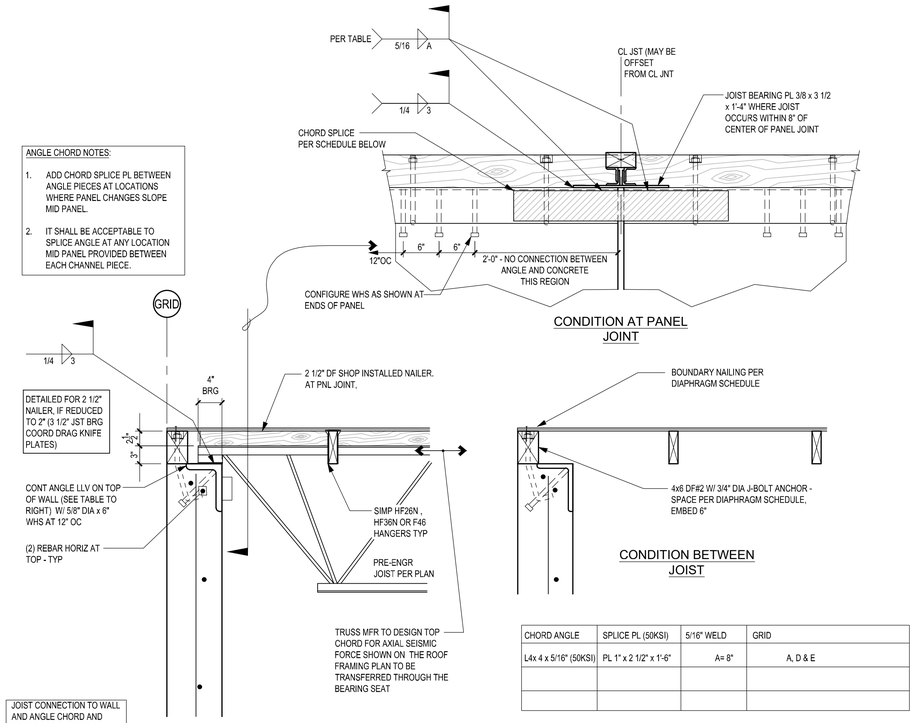
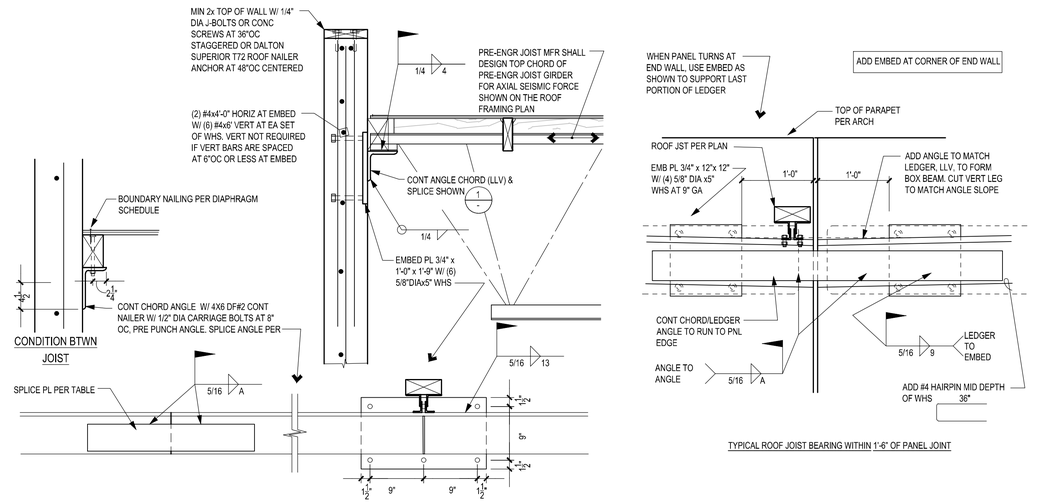


CHORD ANGLE	SPLICE PL (50KSI)	5/16" WELD	GRID
L4x 4 x 5/16" (50KSI)	PL 1" x 2 1/2" x 1'-6"	A= 8"	A, D & E

SECTION 1

1" = 1'-0"



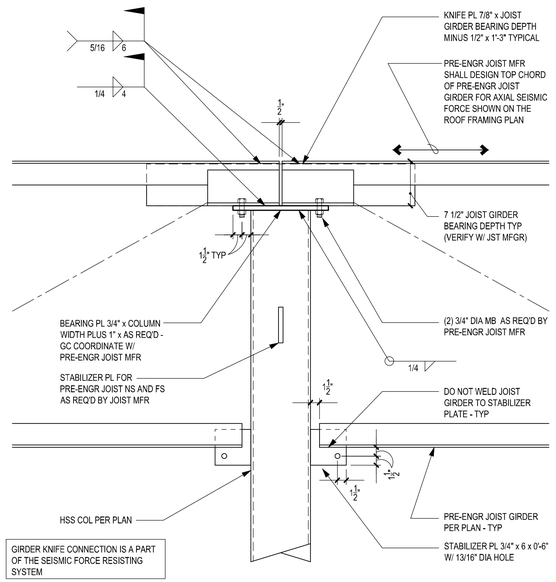
JOIST CONNECTION TO WALL AND ANGLE CHORD AND SPLICE ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM

SECTION 2

1" = 1'-0"

TYPICAL ROOF JOIST BEARING WITHIN 1'-6" OF PANEL JOINT

FOR CHORD SIZE AND WELDING SEE TABLE IN DETAIL 1/-



GIRDER KNIFE CONNECTION IS A PART OF THE SEISMIC FORCE RESISTING SYSTEM

SECTION 3

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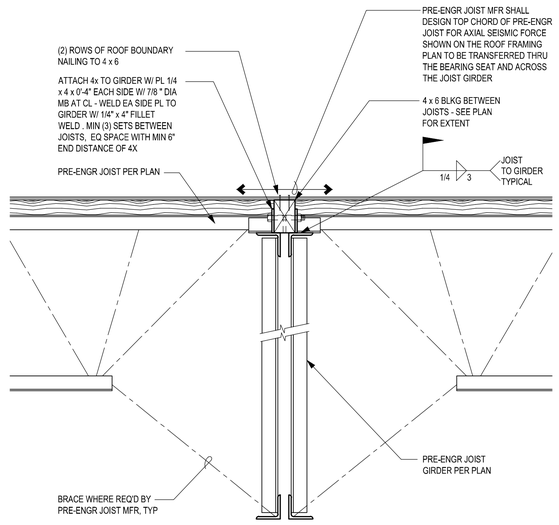

JOIST CONNECTION TO GIRDER AND PL ¼ x 4 x 4 CONNECTION ARE A PART OF THE SEISMIC FORCE RESISTING SYSTEM

SECTION 4

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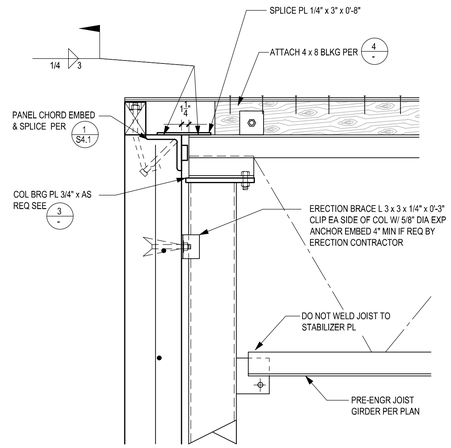

STRAPS, EMBED AND WALL CONNECTION ARE PART OF SFRS

SECTION 5

1" = 1'-0"

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Sheet No.

S4.1

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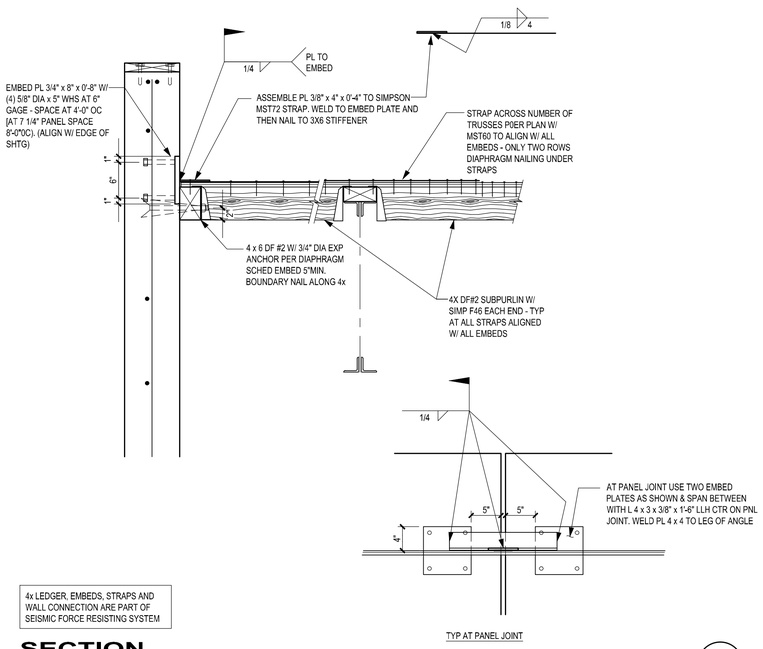

SECTION 1

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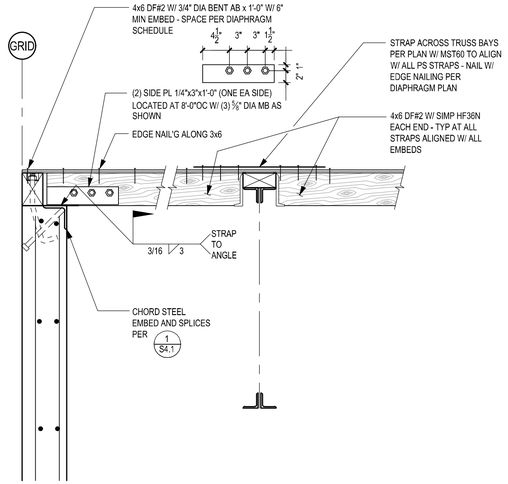

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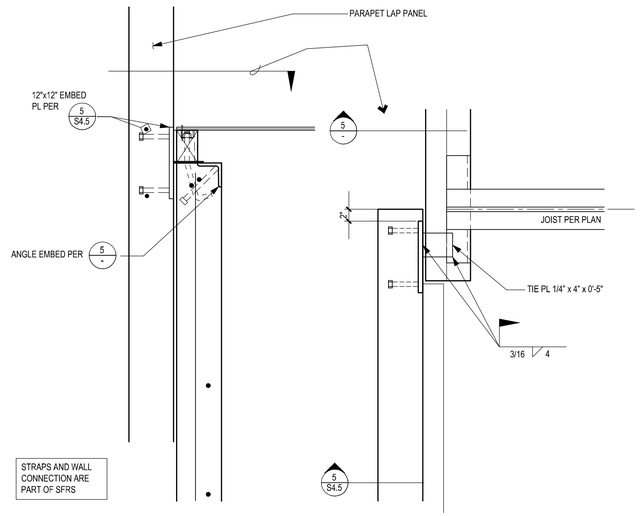

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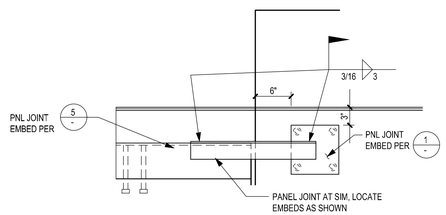

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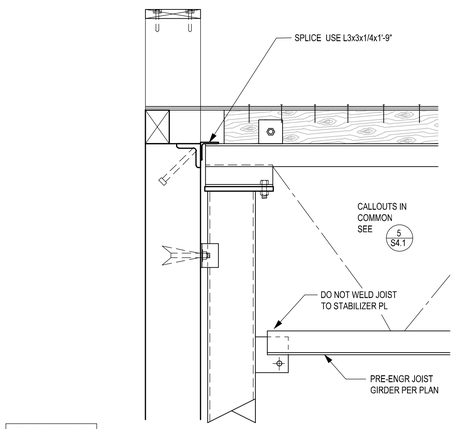

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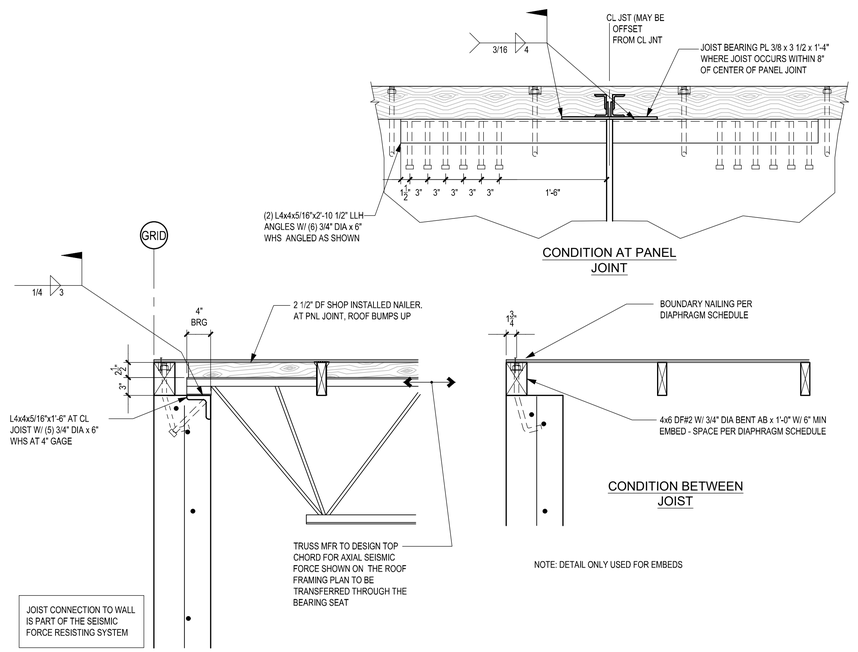
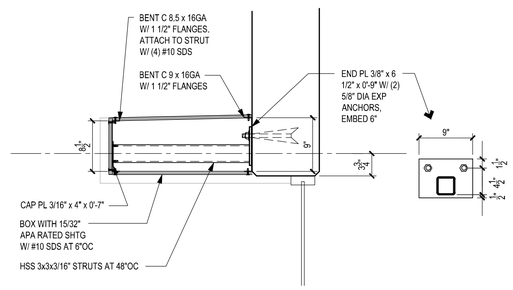


SECTION 5

1" = 1'-0"



SECTION 6

1" = 1'-0"

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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

124TH CORPORATE CENTER BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

SEPTEMBER 29, 2025

ANDREW DEAN McCAMMANT — STATE OF WASHINGTON — 38722 — STRUCTURAL — PROFESSIONAL ENGINEER

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ROOF FRAMING DETAILS

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Sheet No.

S4.2

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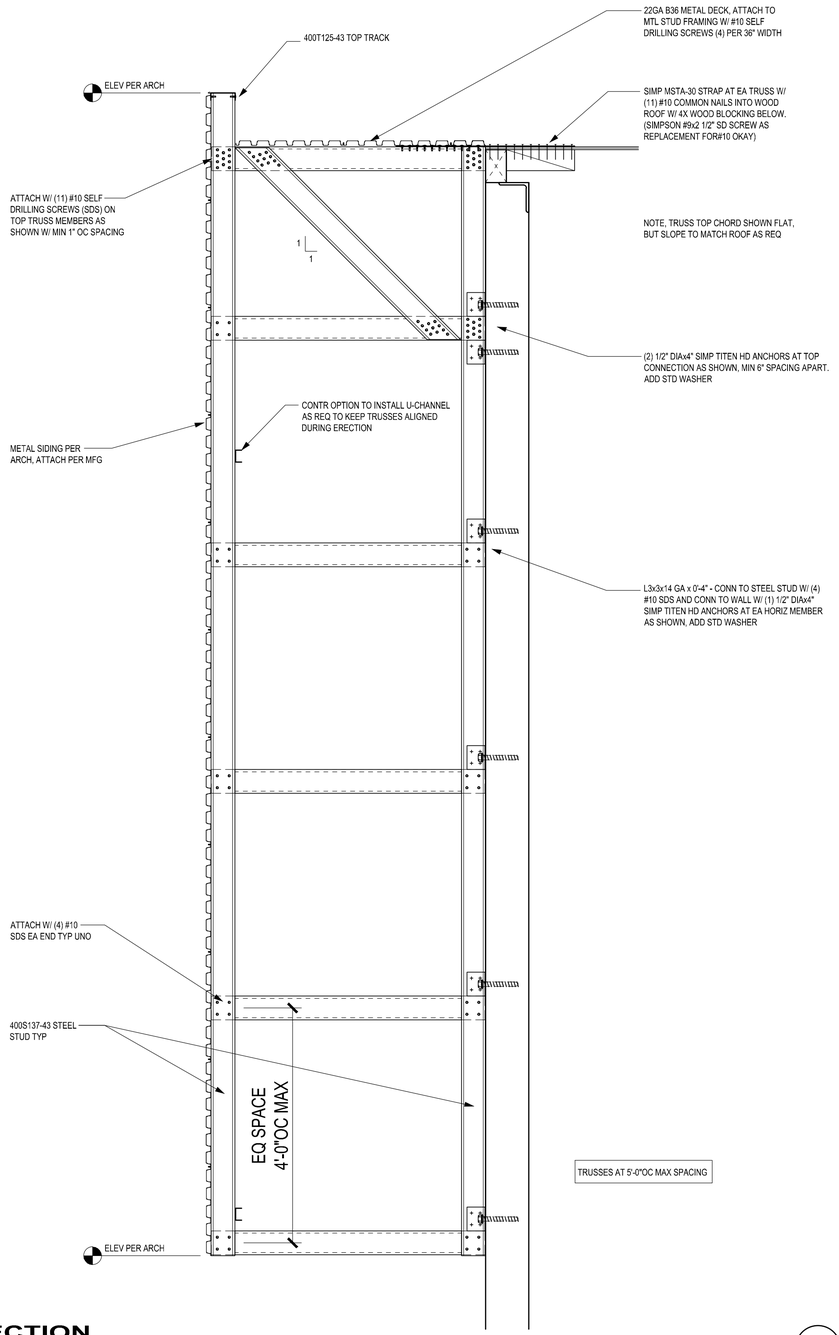
DATE: June 27, 2025 FILENAME: Q:\2025\2250125\20_STR\CAD\BLDG B\2250125S-40-BLDG B.dwg



SECTION 1

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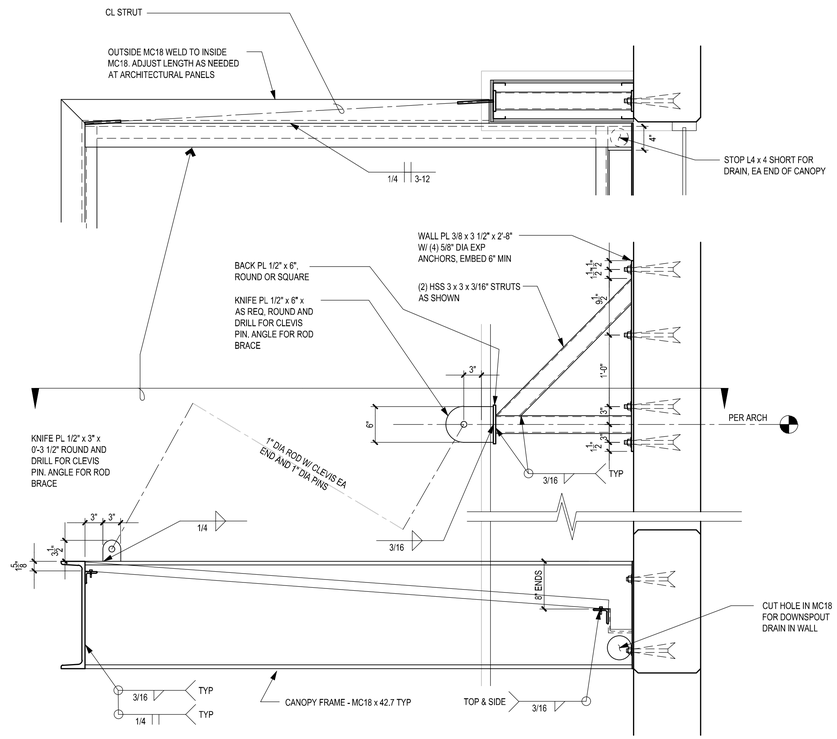

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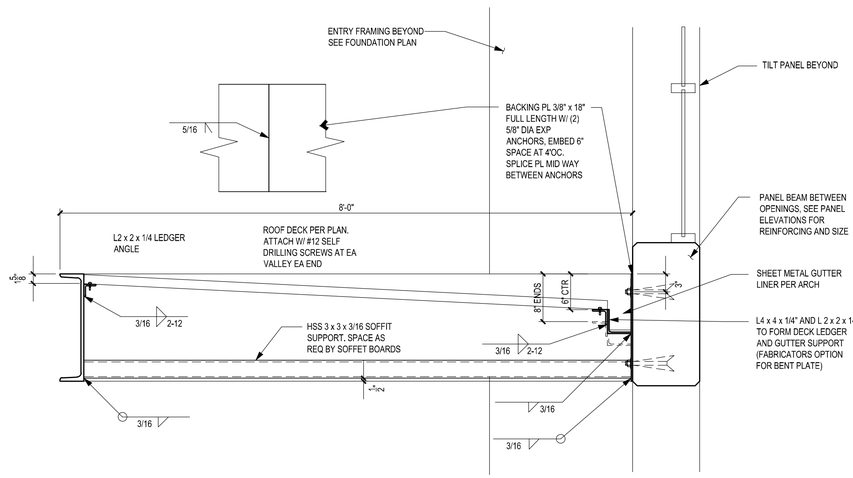

SECTION 3

1" = 1'-0"

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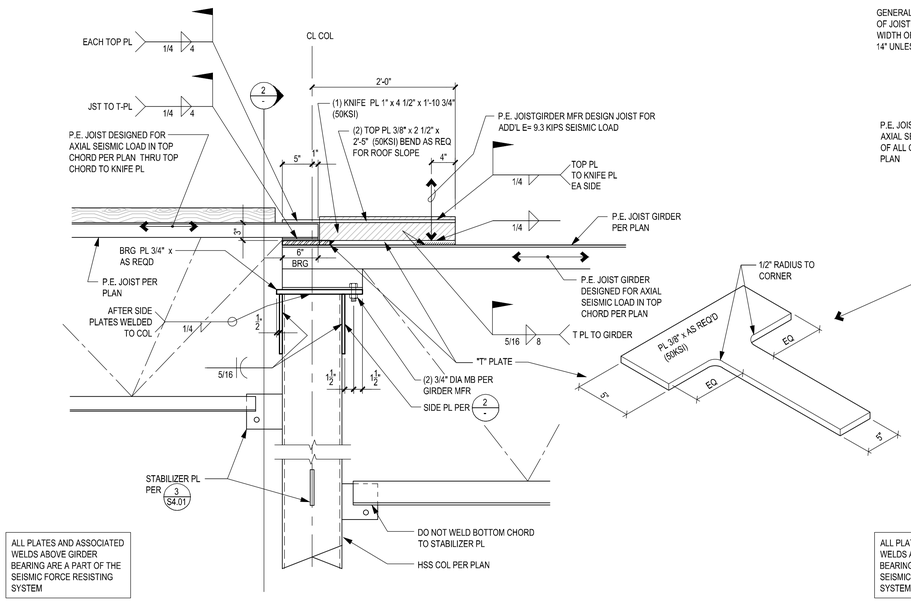

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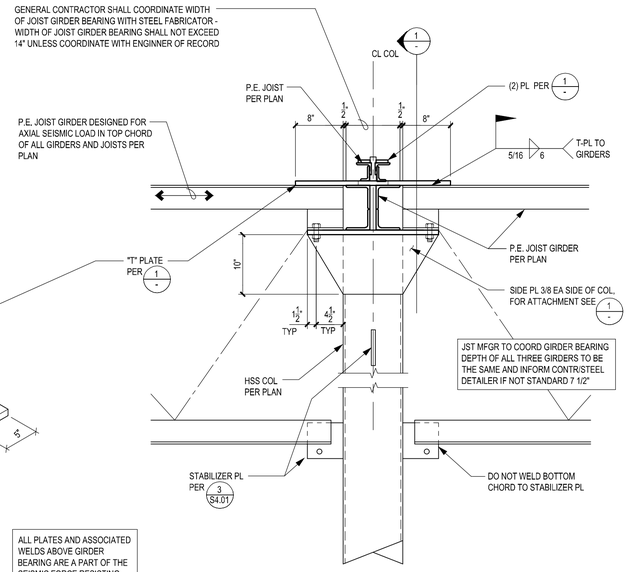

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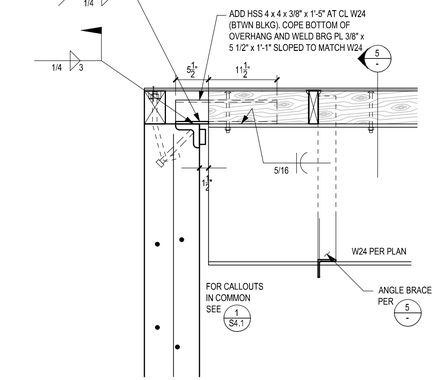
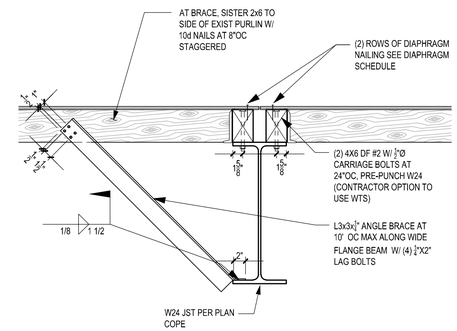


SECTION 3

1" = 1'-0"

SECTION 4

1" = 1'-0"



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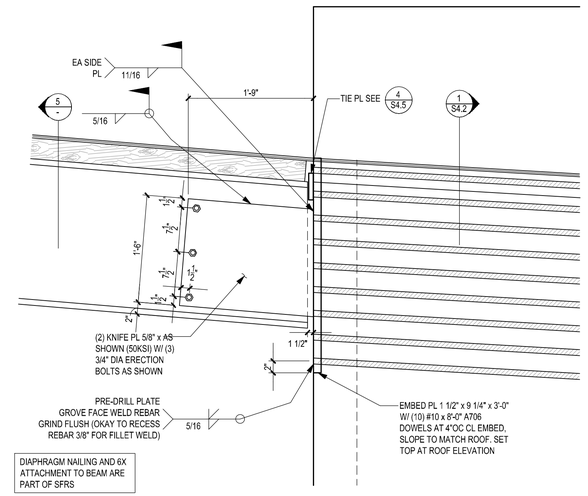

SECTION 6

1" = 1'-0"

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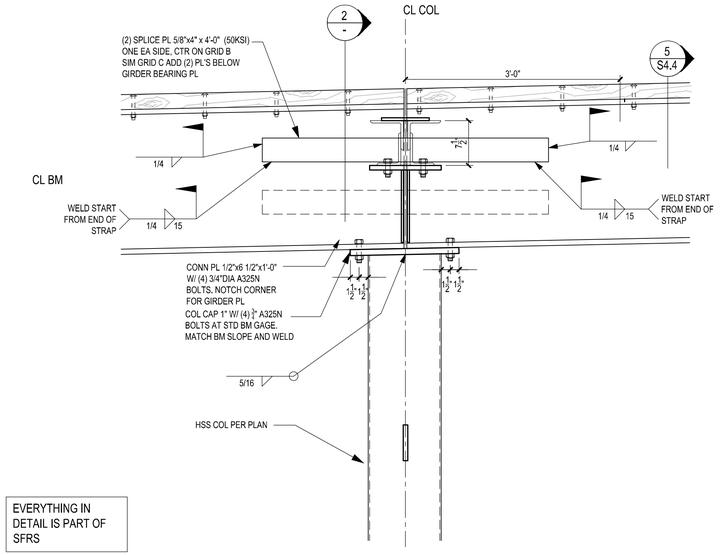
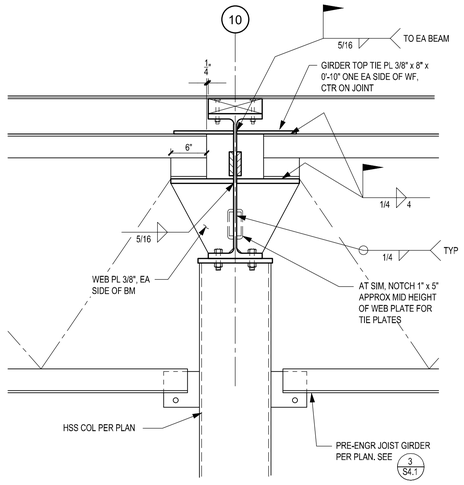


EVERYTHING IN DETAIL IS PART OF SFRS

SECTION 1

1" = 1'-0"



JOIST CONNECTION TO GIRDER AND TIE CONNECTION ARE A PART OF THE SEISMIC FORE RESISTING SYSTEM

SECTION 2

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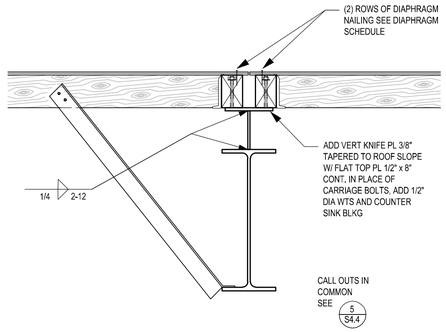

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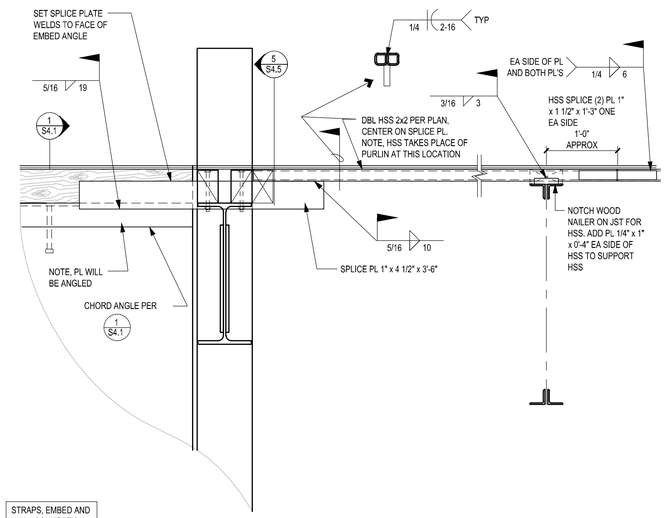
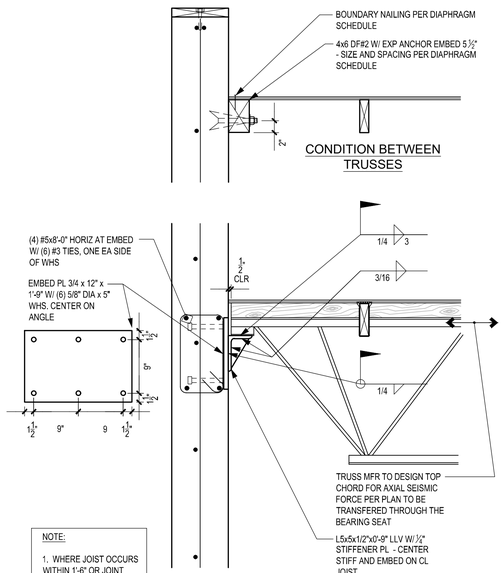


STRAPS, EMBED AND WALL CONNECTION ARE PART OF SFRS

SECTION 4

1" = 1'-0"

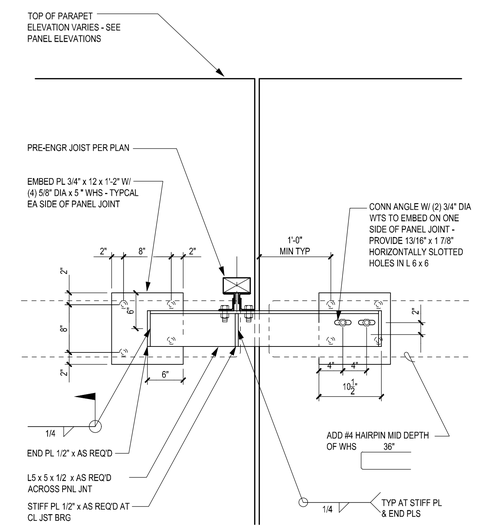


NOTE:

1. WHERE JOIST OCCURS WITHIN 1'-6" OF JOINT SEE 6 -
2. JOIST AND LEDGER CONNECTION TO WALL ARE A PART OF THE SEISMIC FORCE RESISTING SYSTEM

SECTION 5

1" = 1'-0"



NOTE:

DO NOT WELD LEDGER TO EMBED PLATE WITH WHS

EMBEDS AND WELDS ARE PART OF SFRS

TYPICAL ROOF JOIST BEARING WITHIN 1'-6" OF PANEL JOINT

SECTION 6

1" = 1'-0"

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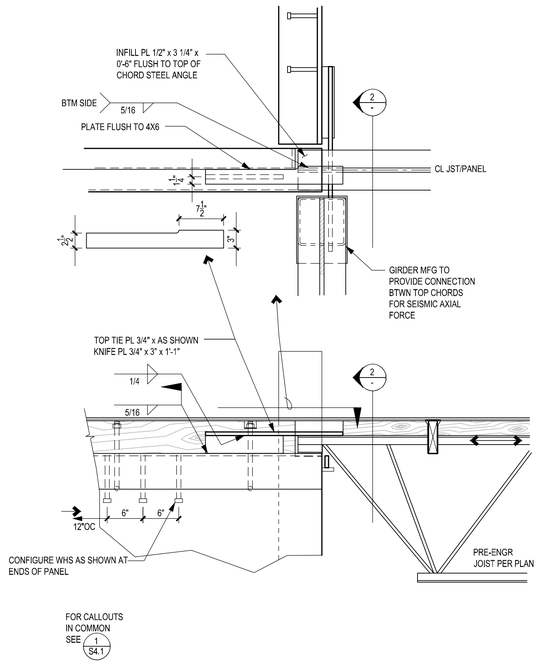

SECTION 1

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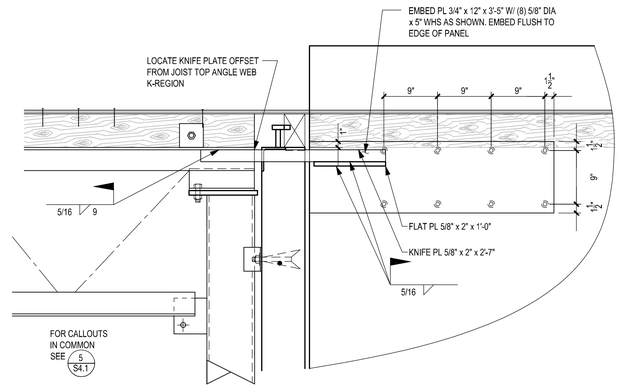

SECTION 2

1" = 1'-0"

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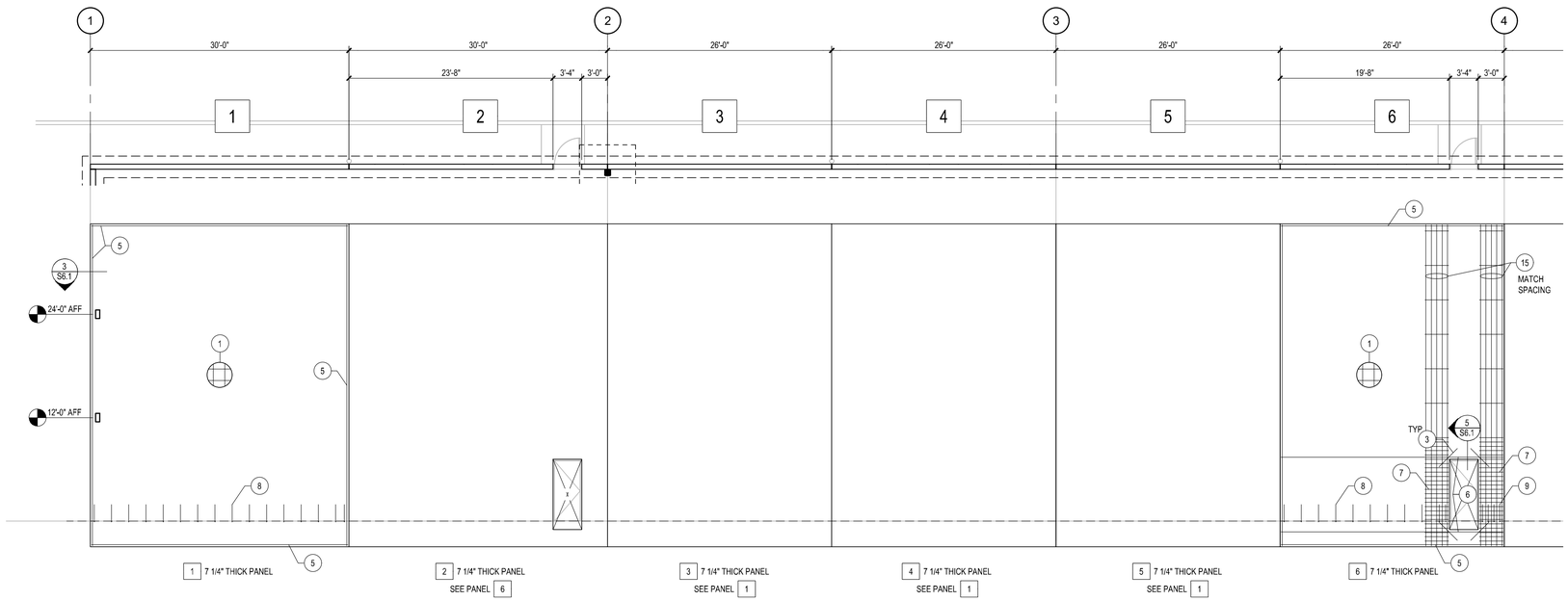
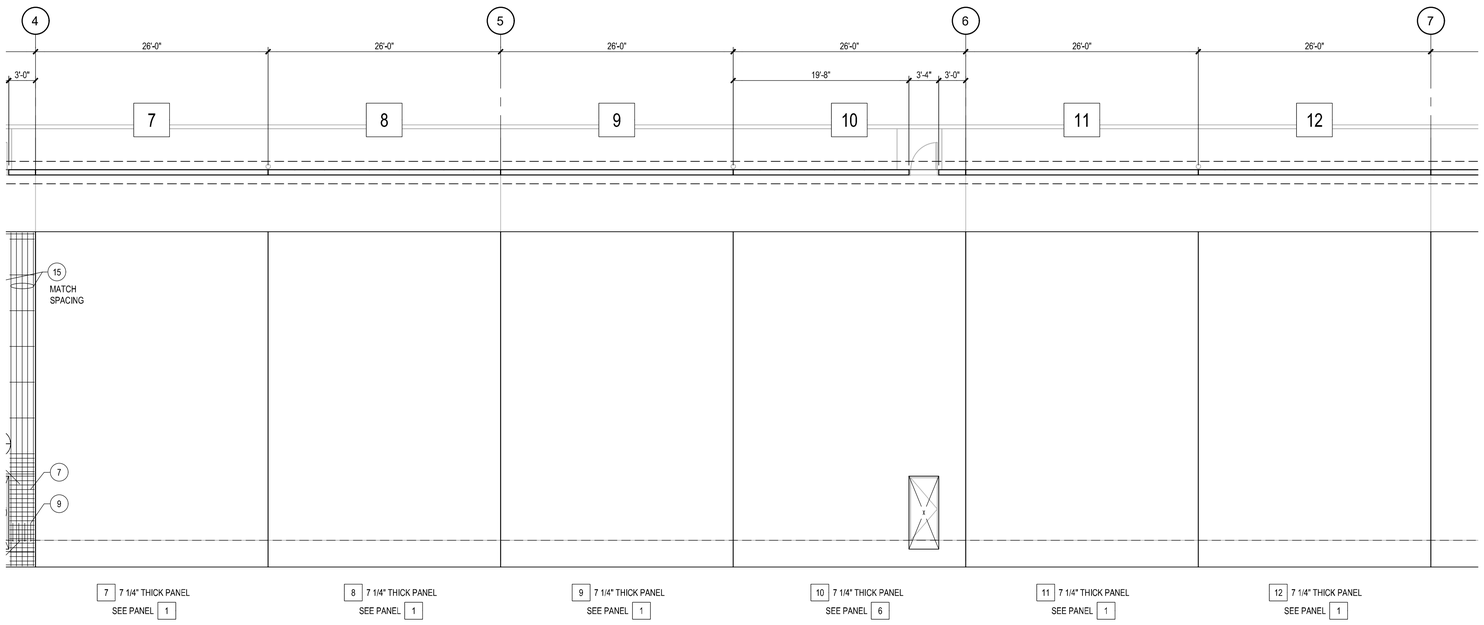


INTERIOR PANEL

1/8" = 1'-0"

1



INTERIOR PANEL

1/8" = 1'-0"

2

GENERAL TILT-UP PANEL NOTE:

1. TOLERANCE ON PANEL THICKNESS SPECIFIED SHALL BE PLUS 1/4" AND MINUS 0". PANEL THICKNESS IS BASED ON LUMBER FORMS OF 7 1/4" & 9 1/4". REVEALS SHALL NOT EXCEED 3/4" DEEP AND SHALL BE PLACED AS SHOWN ON THE ARCH DRAWINGS.
2. THE REINFORCEMENT SHOWN ON THE PANEL ELEVATIONS IS IN ADDITION TO TYPICAL BARS AT OPENINGS, EDGES, CORNERS, BASE, ETC. OMIT TYPICAL VERTICAL REINFORCEMENT WHERE MORE CLOSELY SPACED VERTICAL REINFORCEMENT IS SPECIFIED IN PIERS.
3. PANEL DIMENSIONS ARE TO CENTERLINE OF JOINT OR EDGE OF PANEL OPENING, UNLESS NOTED OTHERWISE. ALL PANEL CONNECTOR DIMENSIONS SHOWN ARE TO CENTER LINES OF CONNECTORS UNLESS NOTED OTHERWISE.
4. PROVIDE ADDITIONAL REINFORCING AS REQUIRED FOR LIFTING AND LIFTING INSERTS.
5. VERTICAL REINFORCEMENT SHALL RUN FULL HEIGHT UNLESS NOTED OTHERWISE.
6. VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ARCH DRAWINGS.
7. DO NOT CUT OR DRILL ANY HOLES IN PANELS WITHOUT APPROVAL OF ENGINEER UNLESS SHOWN OR INDICATED.
8. REINFORCING SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACEMENT.
9. DO NOT SCALE PANEL ELEVATIONS. SEE ARCH DWGS FOR BUILDING DIMENSIONS.
10. SLOPE TOP OF PANELS WHERE REQUIRED PER ARCH DRAWINGS.
11. SEE FOUNDATION PLAN FOR LOCATIONS OF PANELS.
12. UNLESS NOTED OTHERWISE, TILT-UP PANEL ELEVATIONS SHOW PANELS VIEWED FROM INSIDE OF BUILDING LOOKING TOWARDS BUILDING EXTERIOR.
13. EXPOSED CONC PANELS TO HAVE MIX CONTAINING INTEGRAL WATERPROOFING ADMIXTURE PER NOTE 3.15 ON S0.01. NOTE ADMIXTURE IS OKAY TO BE USED IN OTHER PANELS
14. ADD HOIZ BARS EA FACE, INSIDE TYP VERT BARS. ALIGN W/ DRAG EMBED AT GRID 2. BARS COUNT FOR TYP HOIZ IN THIS AREA. ADDITIONAL NOT REQUIRED

ABBREVIATIONS AND SYMBOLS

EF - EACH FACE
FOP-FACE OF PANEL
HK - HOOK
CL - CENTERLINE
PANEL & THICKNESS [X] x"

KEY NOTES

1. #5 VERT EA FACE AT 10" OC & #4 HORIZ EA FACE AT 16" OC FACE INSET FROM VERT.
2. TYP REINF ABOVE AND BELOW OPNG #5 AT 16" OC VERT EA FACE & #4 HORIZ AT 16" OC EA FACE INSET FROM VERT.
3. (2) #4 x 4'-0" DIAG, ONE EA FACE (TYP) AT OPENING CORNERS (AT SMALL NARROW PIER, BEND BAR TO FOLLOW EDGE OF PANEL).
4. NOT USED
5. (2) #5 AT EDGE OF PANEL. (GENERAL REQUIREMENT, IN DOUBLE MAT PIERS DO NOT ADD EXTRA)
6. (2) #5 AT EDGE OF OPENINGS. VERTICAL RUN FULL HEIGHT. HORIZ RUN FULL WIDTH. STD HK IF PIER LESS THAN 30".
7. AT PIERS PROVIDE #3 TIES AT 6" OC, ADJ TO OPENINGS AND FOR 30" ABOVE AND BELOW OPENING, 48" OC, ELSEWHERE AND (1) TOP & BTM OF PIER. SEE PANEL ELEV FOR TIGHTER TIE SPACING WHERE NOTED ON ELEVATION.
8. #5 SLAB DOWELS AT 24" OC. SEE FOUNDATION DETAIL FOR REQ'D OPENINGS (12" HOOK INTO PANEL) 12" / 36" (LEG MAY BE UP OR DOWN IN PANEL)
9. #5 SLAB DOWELS (PER NOTE 8) AT 8" OC. AT PIER (3 MIN PER PIER). SEE FOUNDATION DETAIL FOR REQ'D AT OPENING
10. FUTURE OPENING - RUN REINF THROUGH
11. #5 VERT EA FACE AT 8" OC & #5 HORIZ EA FACE AT 10" OC FACE INSET FROM VERT.
12. PIER: (2) #5 EACH FACE VERTICAL (4 TOTAL) EQ SPACED
13. PIER: (3) #5 EACH FACE VERTICAL (6 TOTAL) EQ SPACED
14. PIER: (4) #5 EACH FACE VERTICAL (8 TOTAL) EQ SPACED
15. PIER: (5) #5 EA FACE VERTICAL (10 TOTAL) EQ SPACE
16. PIER: (6) #5 EA FACE VERTICAL (12 TOTAL) EQ SPACE
17. PIER: (7) #5 EA FACE VERTICAL (14 TOTAL) EQ SPACE
18. PIER: (8) #5 EA FACE VERTICAL (16 TOTAL) EQ SPACE
19. PIER: (9) #5 EA FACE VERTICAL (18 TOTAL) EQ SPACE
20. PIER: (10) #5 EA FACE VERTICAL (20 TOTAL) EQ SPACE
21. PIER: (11) #5 EA FACE VERTICAL (22 TOTAL) EQ SPACE
22. PIER: (12) #5 EA FACE VERTICAL (24 TOTAL) EQ SPACE
23. PIER: (13) #5 EA FACE VERTICAL (26 TOTAL) EQ SPACE
24. PIER: (14) #5 EA FACE VERTICAL (28 TOTAL) EQ SPACE
25. PIER: (15) #5 EA FACE VERTICAL (30 TOTAL) EQ SPACE
26. PIER: (16) #5 EA FACE VERTICAL (32 TOTAL) EQ SPACE
27. PIER: (17) #5 EA FACE VERTICAL (34 TOTAL) EQ SPACE
28. PIER: (18) #5 EA FACE VERTICAL (36 TOTAL) EQ SPACE
29. PIER (19) #5 EA FACE VERTICAL (38 TOTAL) EQ SPACE
30. PIER (20) #5 EA FACE VERTICAL (40 TOTAL) EQ SPACE

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1
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3
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Sheet Title:

PANEL ELEVATIONS

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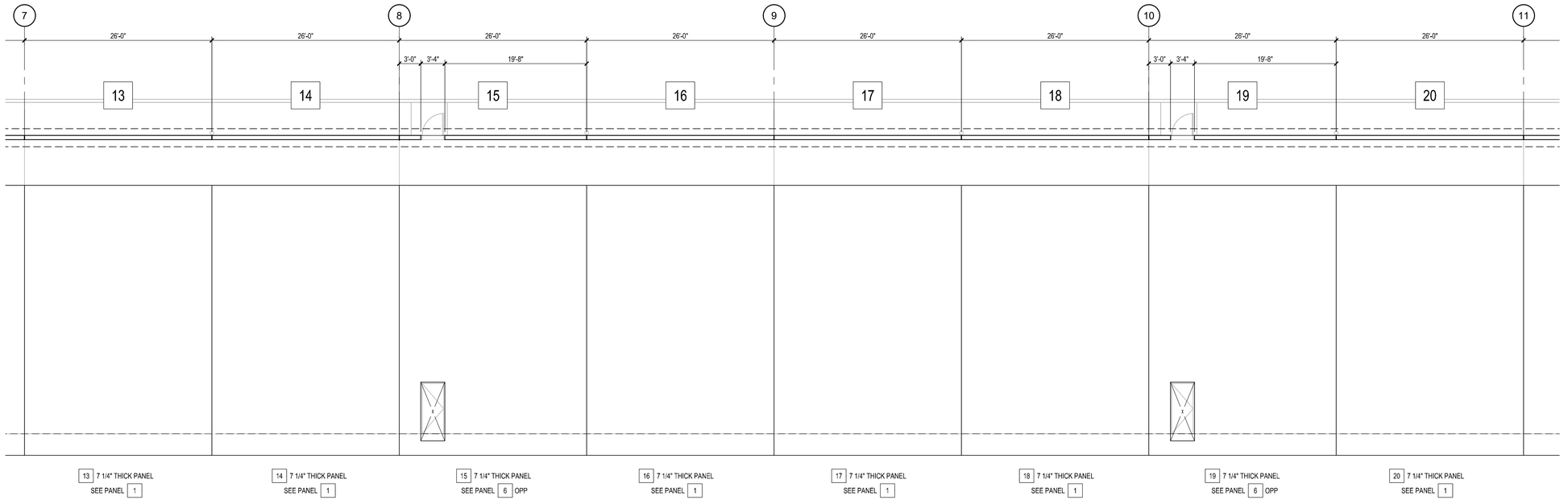
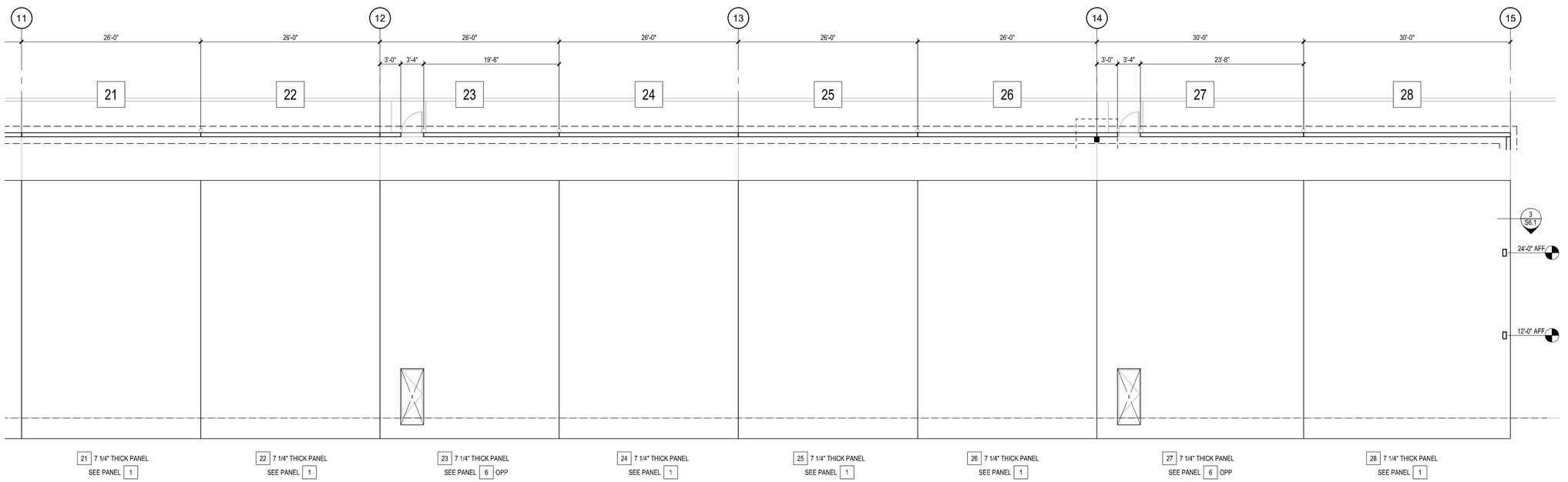
DATE: June 26, 2025 FILENAME: Q:\2025\2250125\20_STR\CAD\BLDG B\2250125S-50--BLDG B.dwg



INTERIOR PANEL

1/8" = 1'-0"

1



INTERIOR PANEL

1/8" = 1'-0"

2

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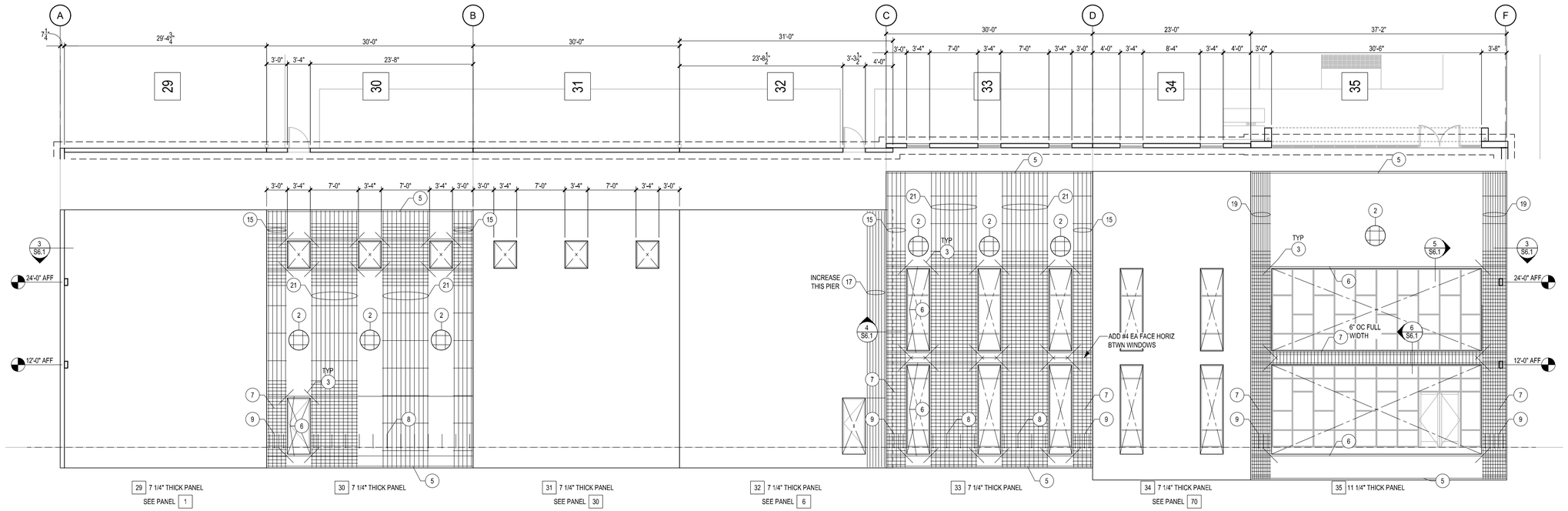

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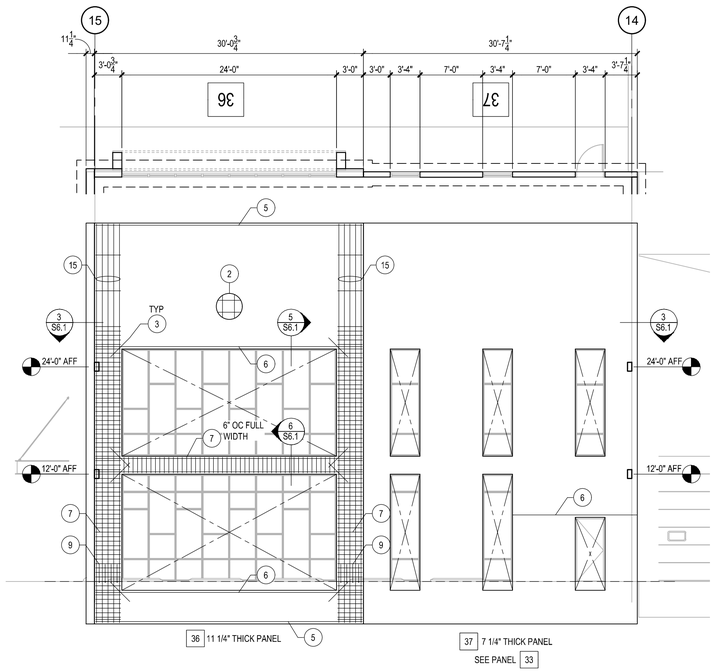

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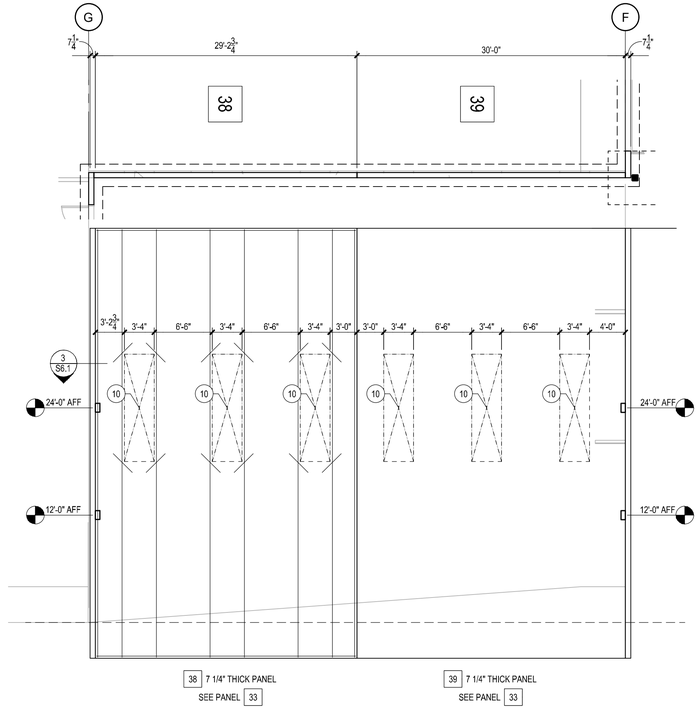
2



INTERIOR PANEL

1/8" = 1'-0"

3

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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

124TH CORPORATE CENTER BUILDING B

20010 SW 124TH AVE
TUALATIN, OR 97062

Client:

PANATTONI DEVELOPMENT COMPANY INC.

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

Project No.

2250125.20

Issue Set & Date:

Permit Set

SEPTEMBER 29, 2025

ANDREW DEAN McCAUGHAN
STATE OF WASHINGTON
38722
STRUCTURAL
PROFESSIONAL ENGINEER

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S5.3

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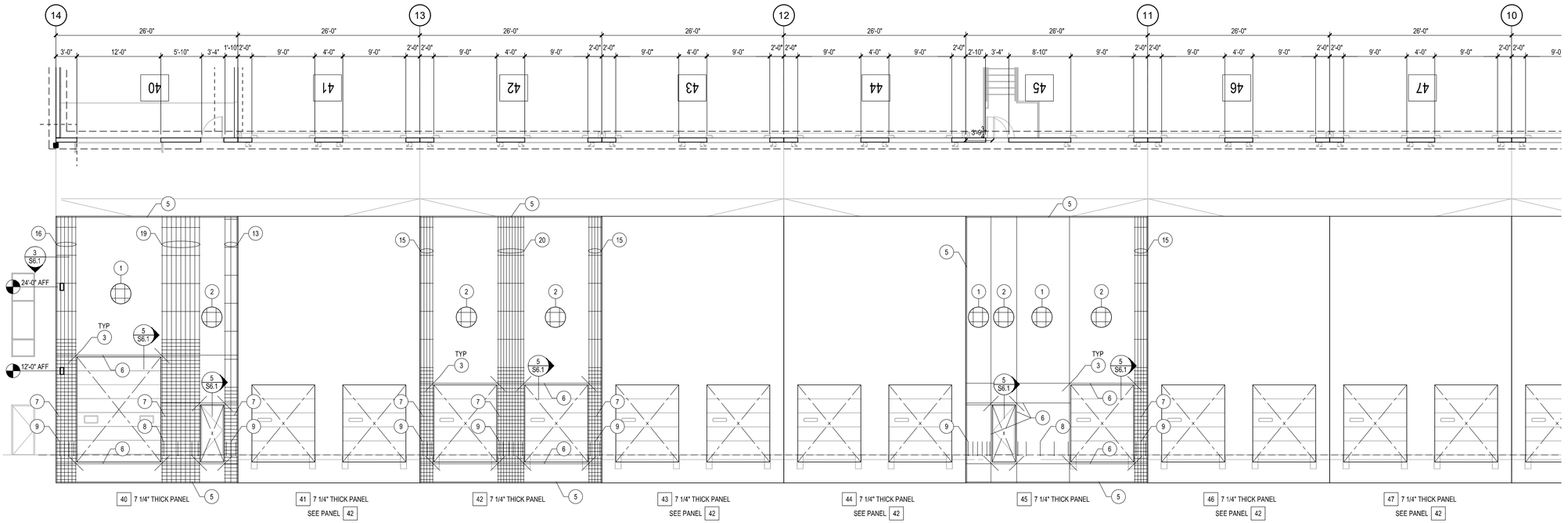
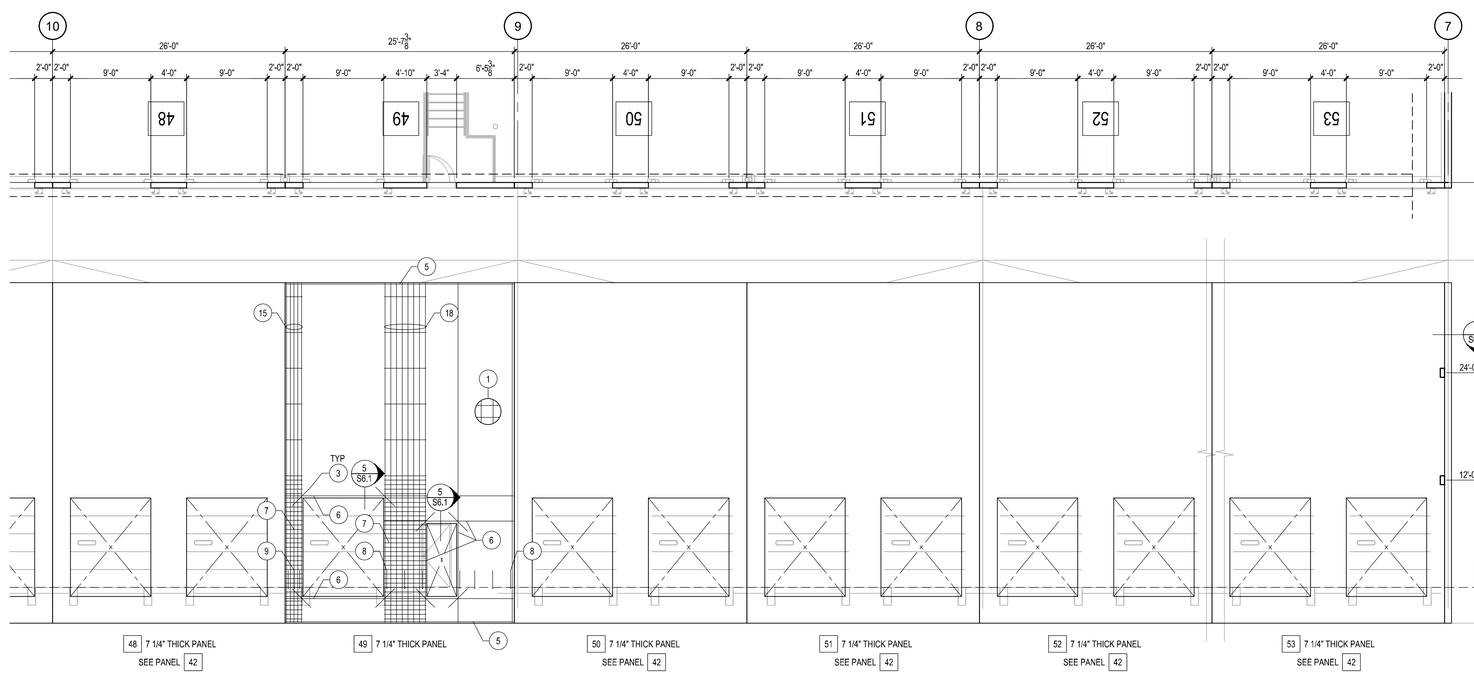


INTERIOR PANEL

1/8" = 1'-0"

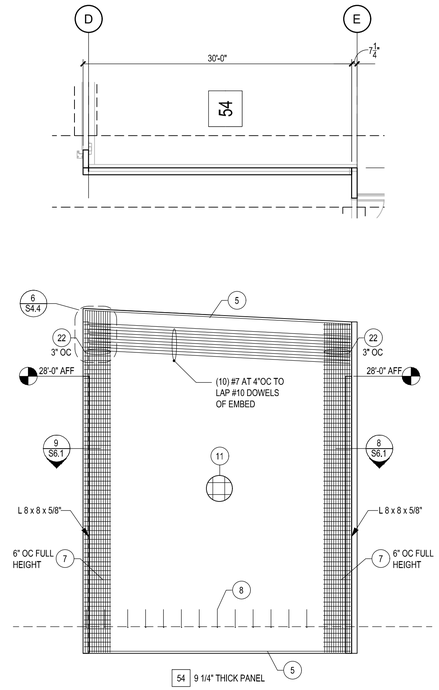
1



INTERIOR PANEL

1/8" = 1'-0"

2



INTERIOR PANEL

1/8" = 1'-0"

3

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ANDREW DEAN McCAMMANT
STATE OF WASHINGTON
28722
STRUCTURAL
PROFESSIONAL ENGINEER

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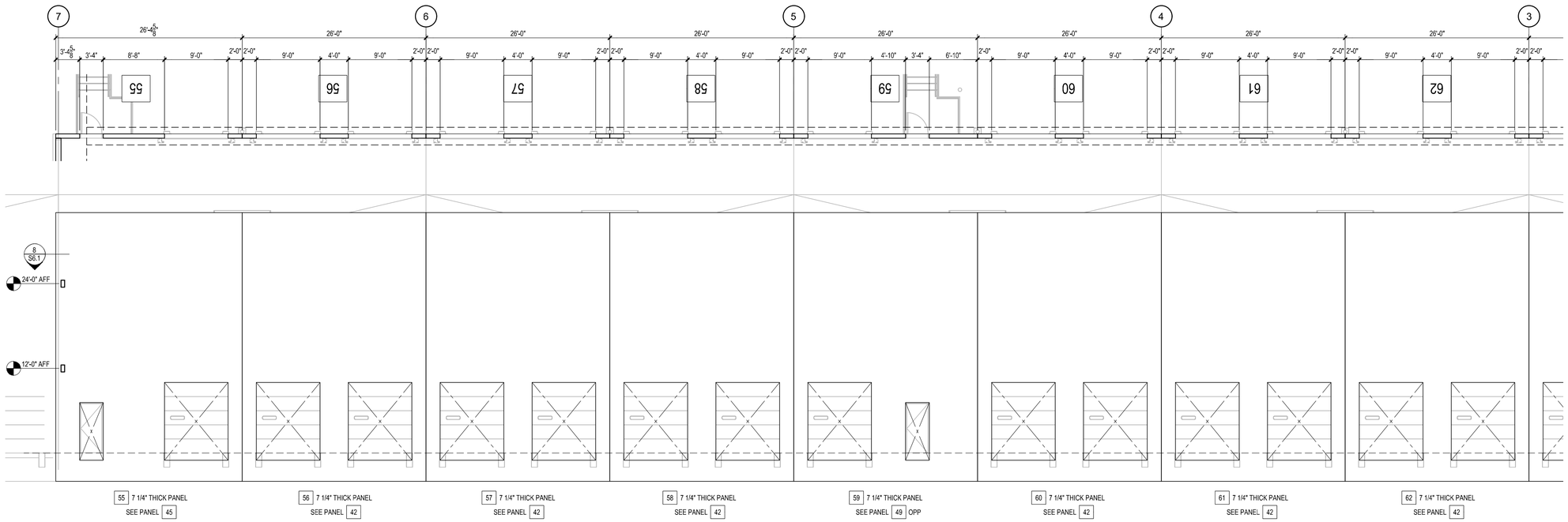
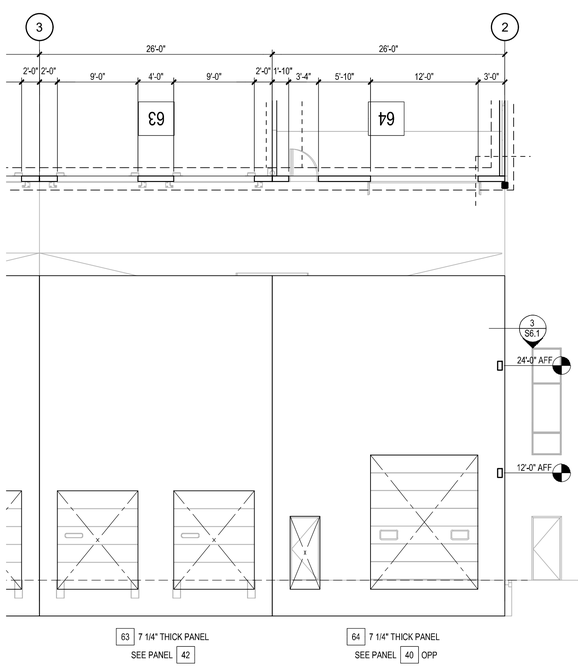


55 7 1/4" THICK PANEL SEE PANEL 45
56 7 1/4" THICK PANEL SEE PANEL 42
57 7 1/4" THICK PANEL SEE PANEL 42
58 7 1/4" THICK PANEL SEE PANEL 42
59 7 1/4" THICK PANEL SEE PANEL 49 OPP
60 7 1/4" THICK PANEL SEE PANEL 42
61 7 1/4" THICK PANEL SEE PANEL 42
62 7 1/4" THICK PANEL SEE PANEL 42

INTERIOR PANEL 1

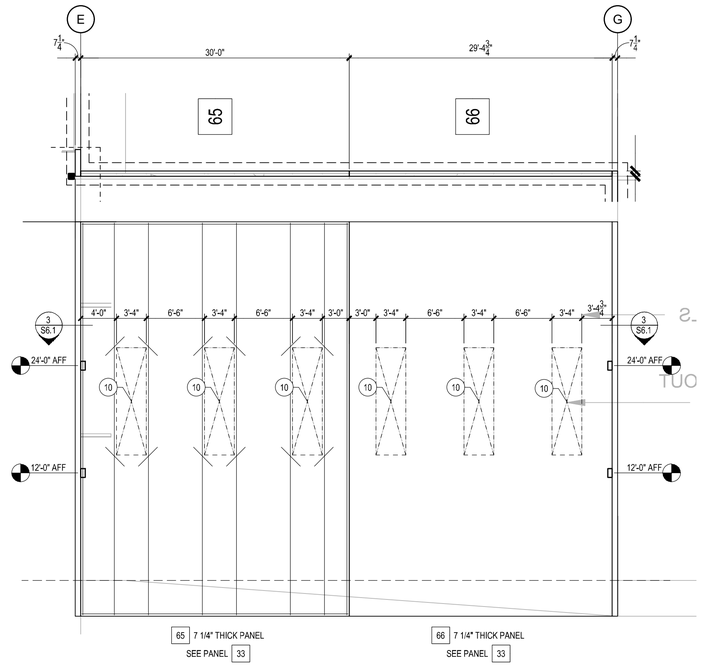
1/8" = 1'-0"



63 7 1/4" THICK PANEL SEE PANEL 42
64 7 1/4" THICK PANEL SEE PANEL 40 OPP

INTERIOR PANEL 2

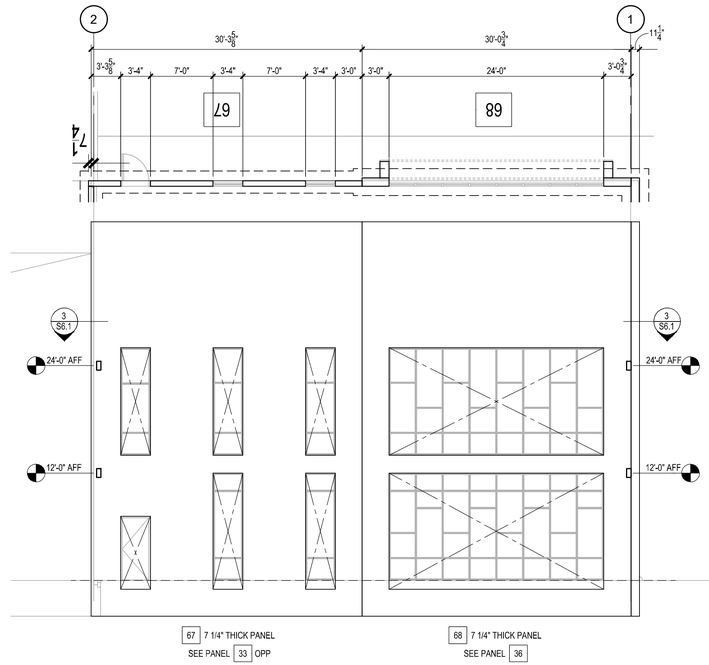
1/8" = 1'-0"



65 7 1/4" THICK PANEL SEE PANEL 33
66 7 1/4" THICK PANEL SEE PANEL 33

INTERIOR PANEL 3

1/8" = 1'-0"



67 7 1/4" THICK PANEL SEE PANEL 33 OPP
68 7 1/4" THICK PANEL SEE PANEL 36

INTERIOR PANEL 4

1/8" = 1'-0"

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Project No.

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Permit Set

SEPTEMBER 29, 2025

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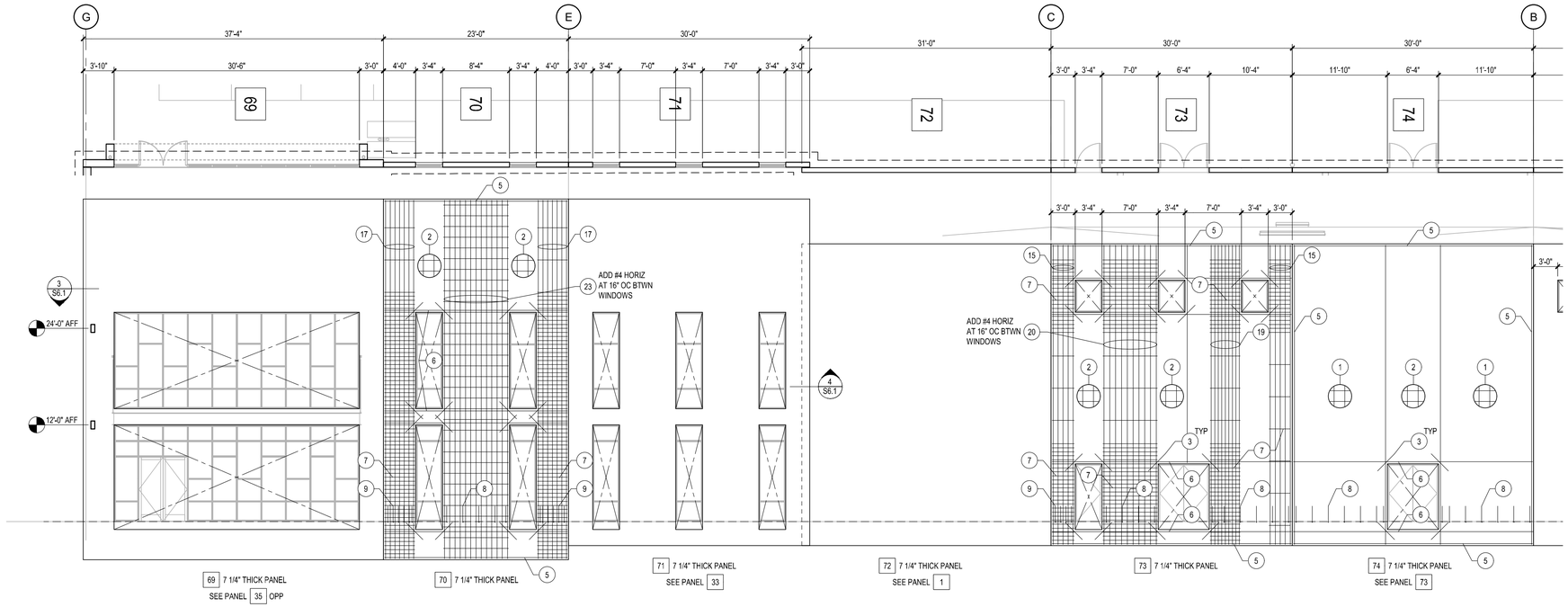
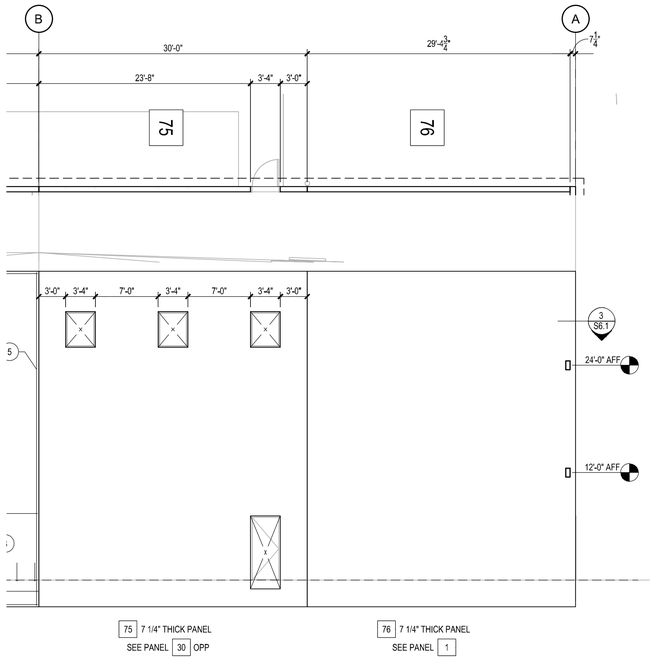


INTERIOR PANEL

1/8" = 1'-0"

1



INTERIOR PANEL

1/8" = 1'-0"

2

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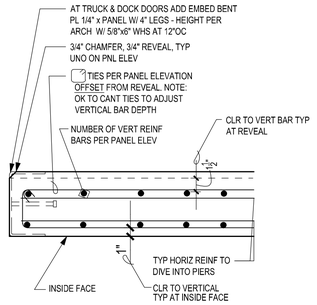
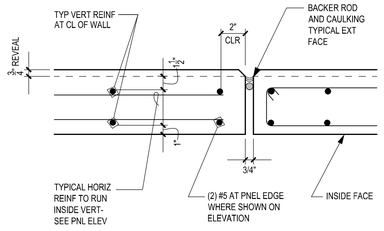
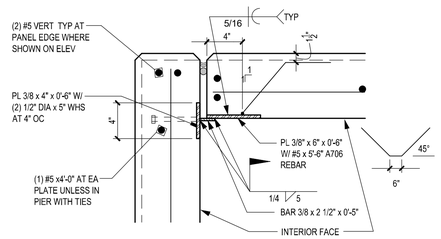


TYPICAL PIER REBAR PLACEMENT

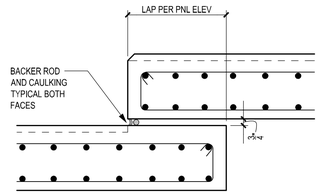


TYPICAL VERTICAL EDGE REINFORCEMENT



TYPICAL OUTSIDE CORNER CONNECTION

(2) MIN PER PANEL EDGE AT CORNERS
(ONCE WELDED, CORNER TILT BRACES MAY BE REMOVED)



TYPICAL PANEL LAP

PLAN VIEW 1

1 1/2" = 1'-0"

PLAN VIEW 2

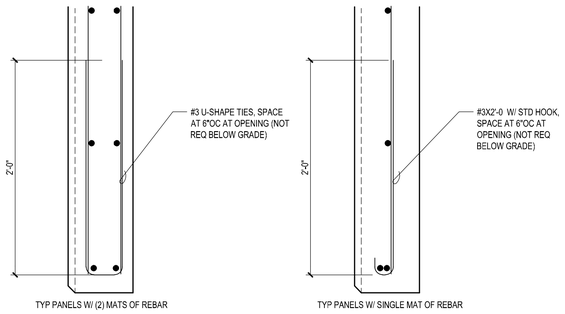
1 1/2" = 1'-0"

PLAN VIEW 3

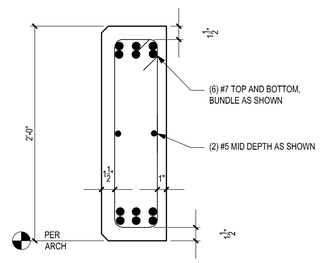
1 1/2" = 1'-0"

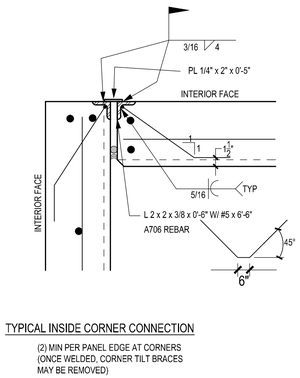
PLAN VIEW 4

1 1/2" = 1'-0"



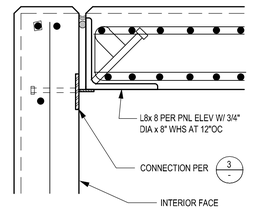
TYPICAL TOP AND BOTTOM ALL OPENINGS ABOVE SLAB
(NOT REQ AT TOP OR BOTTOM OF PANEL)





TYPICAL INSIDE CORNER CONNECTION

(2) MIN PER PANEL EDGE AT CORNERS
(ONCE WELDED, CORNER TILT BRACES MAY BE REMOVED)



SECTION 5

1 1/2" = 1'-0"

SECTION 6

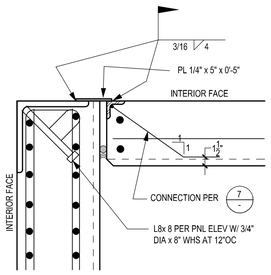
1 1/2" = 1'-0"

PLAN VIEW 7

1 1/2" = 1'-0"

PLAN VIEW 8

1 1/2" = 1'-0"



PLAN VIEW 9

1 1/2" = 1'-0"

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ANDREW DEAN McCAMMANT — STATE OF WASHINGTON — 38722 — STRUCTURAL — PROFESSIONAL ENGINEER

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PANEL DETAILS

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LAH	CLR	ADM

Sheet No.

S6.1

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CITY OF TUALATIN
Planning Division

NOTICE OF DECISION

On December 13, 2023, the City of Tualatin approved with conditions Architectural Review 23-0004 for the 124th Avenue Industrial Development, located at 19000 SW 124th Avenue; Tax Lot: 2S127BB00100.

A copy of the application record can be found at: https://www.tualatinoregon.gov/planning/ar23-0004-124th-ave-industrial-development, and a printed copy may be available for a reasonable cost through a public records request: https://www.tualatinoregon.gov/administration/public-records-request-0

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Architectural Review Board hearing and who may be adversely affected by the Board's decision may file a request for review of the final decision of the Tualatin Architectural Review Board to the City Council.

The Tualatin Architectural Review Board decision will be final after 14 calendar days from the date of this mailing unless a Notice of Appeal is filed with the **Community Development Department – Planning Division at 10699 SW Herman Road, Tualatin, OR 97062 before 5:00 p.m on January 5, 2024.** The appeal forms are available at: https://www.tualatinoregon.gov/planning/notice-appeal. The appeal forms must include reasons, the current appeal fee, and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

Date notice mailed: December 22, 2023
File: AR 23-0004

CITY OF
TUALATIN
Planning Division

ARCHITECTURAL REVIEW BOARD DECISION

December 13, 2023

Case #:	AR 23-0004
Project:	124th Avenue Industrial Development
Location:	19000 SW 124th Avenue, Tax Lot: 2S127BB00100
Applicant:	Jennifer Kimura, VLMK Engineering + Design
Owner:	Tualatin 124, LLC

I. FINDINGS

A. An application for Architectural Review (AR 23-0004) was filed by VLMK Engineering + Design requesting approval for a three-building industrial development totaling 199,170 square feet 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100).

B. The Architectural Review Board (ARB) conducted a noticed quasi-judicial public hearing on December 13, 2023 in conformance with the laws of the State of Oregon and the City of Tualatin.

C. At the December 13, 2023 public hearing, the ARB found that an addition to Condition of Approval A10, as authorized by TDC 22.020(6), was needed to further the implementation of the requirements of the Tualatin Development Code, in order to meet the Site and Building Design Standards Purpose and Objectives of TDC 73A.010.

II. ACTION

The Architectural Review Board Decision approves AR 23-0004 and adopted the staff analysis and findings, dated December 13, 2023, with the following Conditions of Approval (**bold underlined** conditions were added by the Architectural Review Board at the hearing and are supported by the staff findings and discussion on the record):

GENERAL:

A1. This Architectural Review approval expires after two years from the date of issuance unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of Section 33.020(10) or most current revision of the TDC.

PRIOR TO EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMIT ISSUANCE:

A2. Trees identified for preservation on the Erosion Control plan must be protected by chain link or other sturdy fencing placed around the tree at the drip line, pursuant to TDC 73B.080(3). Where site conditions make grading or other similar encroachment upon a preserved tree's drip-line area, such grading or similar encroachment must only be permitted under the direction of a qualified arborist.

A3. Non-building development uses proposed in natural areas of the Natural Resource Protection Overlay District (NRPO) (Map 72-1) are subject to compliance with Clean Water Services standards stated in the Clean Water Services Service Provider letter dated January 31, 2023, and requirements stated in the Clean Water Services Memorandum dated October 24, 2023, to mitigate the impact of development to the extent necessary.

Submit to the Engineering Division via eTrakit for review and approval:

A4. The applicant must apply for applicable Engineering Erosion Control, Water Quality, and Public Works permits:

a. Apply using eTrakit. With the initial Engineering permit(s) application(s) include:
   i. One combined set of 22"x34" plans based on NAVD 1988 including all applicable Engineering permits attached to one Engineering permit. Include a note on other Engineering permits stating which application includes the set; and,
   ii. Payment for an Erosion Control permit fee per the fee schedule; and,
   iii. Engineering estimate and deposit for each Water Quality or Public Works permit per the fee schedule; and,

b. Deliver two 22"x34" hard copies of the combined Engineering permit plan sets to:

City of Tualatin
Attn: Engineering Division c/o Principal Engineer
10699 SW Herman Road
Tualatin, OR 97062

A5. The applicant must submit Final Street Improvement Plans for SW 124th Avenue for the lot and Final Onsite Plans in accordance with applicable sections of Tualatin Development Code (TDC) 74 and 75 and Public Works Construction Code (PWCC) that show:

a. Dedication of a total of 55 feet of right-of-way from the centerline plus any additional right-of-way necessary to accommodate a 12-foot-wide multi-use path and to accommodate any final accepted future public stormwater LIDA management; and,
b. A 2-inch grind and inlay of existing pavement from the roadway centerline/median to the curb adjacent to the property frontage or a similar paving improvement as approved by the City Engineer; and,
c. Proposed driveways:
   i. Right-in/right-out restricted; and,
   ii. Approaches between 36 and 40 feet wide; and,
   iii. Turning movement diagrams showing all proposed driveways operate without adverse impact as determined by the City Engineer to:
      1. Public rights-of-way and,
      2. The existing private access to SW 124th Avenue to the north of this development; and,
   iv. Radii able to accommodate associated allowed vehicular movements as approved by the City Engineer; and,
   v. Rolled curb and reinforced concrete planter strip as needed to support turning movements beyond the maximum 40-foot-wide approach; and,
d. A curb-tight 6-foot-wide planter strip:
   i. With street trees spaced to allow vehicular sight distance and vision clearance at accesses; and,
   ii. Widened as needed to accommodate any required LIDA street swales for public stormwater to meet current CWS requirements; and,
e. Existing public sidewalk within compliance of ADA standards or replacement of necessary driveways, ramps, and panels to bring into compliance; and,

f. A 12-foot-wide multi-use path east of the planter strip; and,
g. Dedication of right-of-way to accommodate any additional widening of the planter strip and 12-foot-wide multi-use path; and,
h. Street lighting improvements as necessary to meet City Engineer standards including PGE's Option A; and,
i. An 8-foot-wide public utility easement and any required slope easement adjacent to SW 124th Avenue right-of-way, or as approved by the City Engineer and,
j. Any proposed private retaining walls outside of public utility and slope easements; and,

A6. The applicant must submit Final Sanitary Sewer System Plans in accordance with Tualatin Development Code (TDC) 74.620, Tualatin Municipal Code (TMC) 3-2, and Public Works Construction Code (PWCC) that show
a. Location of the lines, grade, materials, and other details; and,
b. Cleanouts adjacent to right-of-way; and,
c. Private sampling manholes located onsite outside of right-of-way and public easements. If located close to the property line private manholes may act as a cleanout.

A7. The applicant must submit Final Water System Plans in accordance with Tualatin Development Code (TDC) 74.610, Tualatin Municipal Code (TMC) 3-3, and Public Works Construction Code (PWCC) that show:
a. Separate laterals to the main for each domestic and fire service; and,
b. Water meters located within the planter strip with:
    i. Reduced pressure backflow prevention for the domestic lateral; and,
    ii. Irrigation after a domestic meter and reduced pressure backflow device serving the planter strip adjacent to this development; and,
c. Disconnection of any existing public irrigation serving the planter strip adjacent to this development while retaining any remaining public planter strip irrigation connectivity; and,
d. A separate lateral and meter for any proposed public LIDA street swales; and,
e. Public utility easements outside existing public easements for all portions of water laterals ten feet wide to and surrounding any meter, reduced pressure backflow prevention, and fire vault by five feet.

A8. The applicant must submit:
a. Final Stormwater System Calculations and Plans in accordance with Tualatin Development Code (TDC) 74.630 and 74.650, Tualatin Municipal Code (TMC) 3-5-200 through 3-5-430, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design & Construction Standards (D&CS) Chapter 4 stamped by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) that:
    i. Address runoff from all new and modified private and public impervious areas:
        1. Confirm the existing capacity within the basin's public facility for hydromodification, detention, and treatment to include new and modified impervious area within right-of-way; and,
        2. For any required increase in capacity propose:
            a. Modification of the existing public stormwater facility for this basin; or,
            b. New street LIDA facilities within planter strips:
                i. Adjacent to this development; and,

ii. Include any widening of the 6-foot wide planter strip with associated dedication of right-of-way to accommodate the design; or,

c. A fee-in-lieu for any unaddressed capacity of public stormwater detention, hydromodification, and treatment as approved by the City Engineer; and,

ii. Treat new and modified impervious areas in accordance with CWS D&CS 4.08.1.d meeting phosphorous removal in accordance with TMC 3-5-350 per the design storm in accordance with TMC 3-5-360 and CWS D&CS 4.08.2; and,

iii. Prove any proposed infiltration rates in accordance with CWS D&CS 4.08.03; and,

iv. Detain up to the 25-year storm event for conveyance with the City of Tualatin's stormwater system in accordance with, TMC 3-5-220, TMC 3-5-230, and CWS D&CS 4.08; and,

v. Accommodate hydromodification including post-development runoff rates not exceeding pre-development runoff rates for proposed new and modified impervious areas in accordance with CWS D&CS 4.03.5; and,

vi. Provide a downstream analysis and include solutions within final plans:
   1. For ¼ mile downstream from the release from the private development through the public stormwater system in accordance with TMC 3-5-210(4); and,
   2. Including but not limited to erosion; and,
   3. Accommodate up to a 25-year storm event within the City of Tualatin's public stormwater system with a maximum capacity of 82% for Tualatin's lines in accordance with TDC 74.640, CWS D&CS 5.05.2.d, and the City Engineer; and,

vii. Prove gravity flow five feet from the outside of the established line of the building to the public stormwater system or as otherwise approved by the City Engineer in accordance with CWS D&CS 1.03.39 and 5.09.3(a) (1) and (4); and,

viii. Discharge to an approved public system; and,

ix. In accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d), comply with:
   1. The submitted Clean Water Services' Service Provider Letter dated January 31, 2023 conditions to obtain a Stormwater Connection Permit Authorization Letter, and,
   2. Requirements stated within the Clean Water Services' Memorandum dated October 24, 2023; and,

b. Financial assurance for construction performance in accordance with TMC 3-390(3), PWCC 102.14.00, and amount per CWS D&CS 2.07 Table 2-1; and,

c. A copy of the recorded private stormwater maintenance agreement in accordance with TMD 3-5-390(4):
   i. The agreement must assure the owner as responsible for maintenance of the constructed portions of private stormwater systems within their lot; and,
   ii. The identified system must include all conveyance, detention, hydromodification, and treatment.

A9. The applicant must submit Final Erosion Control Plans in accordance with Tualatin Development Code (TDC) 74.640, Tualatin Municipal Code (TMC) 3-5-050 and 3-5-060, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design & Construction Standards (D&CS) Chapters 2 and 6 that:

a. Minimize the impact of stormwater from the development to adjacent properties; and,

b. Plans sufficient to obtain a National Pollution Discharge Elimination System (NPDES) 1200-C Construction Erosion Control permit from Oregon DEQ.

PRIOR TO BUILDING PERMIT ISSUANCE:

Submit to the Planning Division via eTrakit for review and approval:

A10. The applicant must submit a Final Site Plan Set (in .pdf format) that is in substantial conformance to the submitted site plans and shows:

a. A revised grading plan with details to demonstrate;
   i. Identified trees for removal and retention, tree protection measures, and complete tree inventory list in accordance with the Arborist Report submitted as Exhibit A3 and TDC 73B.080(3).

b. A revised landscape plan with details to demonstrate;
   i. The minimum landscape area requirement of 15% of the total area to be developed is calculated on the plan in accordance with TDC 73B.020.
   ii. The proposed chain link fence shown on the site plan in Exhibit A2 is included in the landscape plan in accordance with TDC 73B.080(2).
   iii. Perimeter landscaping is the minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas in compliance with TDC 73C.240(3).
   iv. A minimum of 25 square feet per parking stall is improved with landscape island areas is calculated on the plan and are compliant with the standards of TDC 73C.240(4).
   v. Landscape area at least five feet in width on each side of an accessway in accordance with TDC 73C.200(5).

c. A revised site plan with details to demonstrate;
   i. The proposed chain link fence shown on the site plan in Exhibit A2 is setback at least 10 feet from the public right-of-way in accordance with TDC 61.300.
   ii. Bicycle parking locations and requirements are met in accordance with TDC 73C.050.
   iii. The minimum number of off-street vanpool and carpool parking for industrial uses are met in accordance with TDC 73C.100(2).
   iv. The minimum number of off-street loading berths for industrial uses, dimensions of berth, and unobstructed clearance of berths are met in accordance with TDC 73C.120.
   v. The size and location of waste and recycling storage areas and the minimum storage area for industrial developments for warehousing/manufacturing are met in accordance with TDC 73D.030.
   vi. The waste and recycling storage areas meet the design standards of TDC 73D.070.
   vii. Proposed building elevations of all sides of Buildings A, B, and C meet the Site and Building Design Standards Purpose and Objectives TDC 73A.010 through the use of elements on the exterior building design, which may include but are not limited to: form, scale, articulation of walls, roof design, height reveals, landscaping or contrast in paint colors.

Submit to the Engineering Division via eTrakit for review and approval:

A11. The applicant must submit copies of recorded documents, as approved by the City Engineer, in accordance with Public Works Construction Code (PWCC) and Tualatin Development Code (TDC) 74.210, 74.330, and 75.040.

A12. The applicant must obtain Erosion Control, Public Works, and Water Quality Permits from the City of Tualatin.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION:

The applicant must contact the Planning Division (Madeleine Nelson, 503.691.3027 or mnelson@tualatin.gov) for a site inspection at least 72 hours prior to requesting a certificate of completeness. This inspection is separate from inspection(s) done by the Building Division. The following conditions must be satisfied:

A13. The applicant must install an identification system which clearly locates buildings and their entries for patrons and emergency services, pursuant to Section 73A.500(4)(d). Building identification approved by TVF&R must be placed in a position that is plainly legible and visible from the street fronting the property. Numbers must contrast with their background, must be a minimum of 4 inches high, and must have a minimum stroke width of 1/2 inch. It is recommended to double this size on large buildings.

A14. The applicant must screen with sight-obscuring fences or walls and landscaping, in accordance with TDC 73A.500(5) all above-grade and on-grade electrical and mechanical equipment, as well as, outdoor storage.

A15. The applicant must construct all proposed site improvements as illustrated on the approved Final Site Plan Set.

A16. The applicant must complete all the private stormwater and public improvements as shown on the approved permit plans. All improvements must also be accepted by the City in accordance with Tualatin Development Code (TDC) 74.120.

A17. The applicant must submit paper and electronic as-builts of the Engineering permits along with maintenance bonds and any final fees for public and water quality improvements.

THE FOLLOWING ITEMS APPLY TO THE SITE IN AN ON-GOING MANNER:

A18. Warehouse and Freight Movement including the storage, repackaging, delivery and movement of products are permitted on site, in accordance with Table 61-1. A Conditional Use Permit, subject to TDC 33.040, will be required prior to establishment of any warehousing of building materials and supplies on site.

A19. All uses must be conducted wholly within a completely enclosed building, except off-street parking and loading, pursuant to TDC 61.310(1).

A20. The proposed development must comply with the Environmental Regulations of TDC 63.

A21. Artificial lighting must be deflected to not shine or create glare in residential zones, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor in accordance with TDC 73C.020(11).

A22. All site, building exterior, and landscaping improvements approved through the AR process must be continually maintained, so as to remain substantially similar to original approval through the AR process, except as permitted under TDC 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions*.

A23. If the use of the property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area must be provided prior to commencement of the new use, pursuant to TDC 73C.010(2)(a)(v).

A24. Site landscaping must be maintained to meet the vision clearance requirements of TDC Figure 75-1.

A25. Vegetation must be replanted in all areas where vegetation has been removed or damaged. The use of native plant material is encouraged.

A26. Proposed landscaping must meet the minimum standards for trees and plants in accordance with TDC 73B.090.

A27. All sign permits require separate sign permit approval per TDC Chapter 38. This approval does not constitute sign permit approval.

III.APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Architectural Review Board hearing and who may be adversely affected by the Board's decision may file a request for review of the final decision of the Tualatin Architectural Review Board to the City Council.

The Tualatin Architectural Review Board's decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Tualatin Planning Division at 10699 SW Herman Road, Tualatin, Oregon, before 5:00 p.m.,** January **, 5 , 2024 . The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and include the applicable appeal fee.** The plans and appeal forms are available at the Planning Division offices. The appeal forms must include reasons, current appeal fee, and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 13 DAY OF DECEMBER.

ARCHITECTURAL REVIEW BOARD

CITY OF TUALATIN

BY: _____

Cyndy Hillier, Chair
Architectural Review Board

CITY of TUALATIN

AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman being first duly sworn, depose and say:

That on the November day of 19, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this November 19 of, 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this 11/19/2025

OFFICIAL STAMP
AGATHA LEIGH BURKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1041046
MY COMMISSION EXPIRES OCTOBER 02, 2027

Agatha Leigh Burke
Notary Public for Oregon

My commission expires: 10/2/2027

RE: AR23-0004 124th Commerce Center Notice of Hearing

Exhibit A.

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S122CC00700	118TH AVENUE LLC	19695 SW 118TH AVE	TUALATIN	OR	97062
2S122C001501	ALBINA PIPE BENDING CO INC	12080 SW MYSLONY ST	TUALATIN	OR	97062
2S122CC00800	COLUMBIA OREGON MYSLONY INDUSTRIAL LLC	120 N LASALLE ST STE 1750	CHICAGO	IL	60602
2S128A000300	COLUMBIA CORRUGATED BOX CO INC	12777 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S121DD00201	EXETER 19855 SW 124TH LP	101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
2S128A000100	FORE-SIGHT BALBOA LLC	20400 SW CIPOLE RD	TUALATIN	OR	97062
2S122C001600	FOUR-S CORP & STANAWAY DONALD F II	900 FIRST AVE N	BILLINGS	MT	59101
2S127BA00300	FRANKLIN BUSINESS PARK OWNERS OF LOTS 1-4			OR	00000
2S127BA00600	HEDGES C AN LLC	PO BOX 15523	SEATTLE	WA	98115
2S127BA00800	HEDGES D AN LLC	PO BOX 15523	SEATTLE	WA	98115
2S127BA00900	HEDGES D AN LLC	PO BOX 15523	SEATTLE	WA	98115
2S122CC00600	IVY JERRY SEP PROP REV TRUST	450 FERGUSON DR	MOUNTAIN VIEW	CA	94043
2S127BA00400	LU PACIFIC BUILDING #2 LLC	PO BOX 483	TUALATIN	OR	97062
2S127BD01900	LU PACIFIC BUILDING #2 LLC	PO BOX 483	TUALATIN	OR	97062
2S122C001502	MARINE LUMBER COMPANY	11800 SW MYSLONY ST	TUALATIN	OR	97062
2S122C002700	MYSLONY LLC	11555 SW MYSLONY ST	TUALATIN	OR	97062
2S122C002600	NORSTAR BUSINESS CENTER WEST #2 LLC	PO BOX 1696	BEAVERTON	OR	97075
2S127BA00500	OFIPLEX OR LLC	5348 VEGAS DR	LAS VEGAS	NV	89108
2S122C001601	RICHARDS PROPERTY LLC	12250 SW MYSLONY RD	TUALATIN	OR	97062
2S128A000103	SHERWOOD SCHOOL DIST #88J	23295 SW MAIN ST	SHERWOOD	OR	97140
2S122CC00100	THOMAS TUALATIN ONE LLC	5122 NE WISTARIA DR	PORTLAND	OR	97213
2S122C001500	TUALATIN YARDS LLC	19100 SW 51ST AVE	TUALATIN	OR	97062
2S122CC00200	TUALATIN SLEEP LLC	PO BOX 605	TUALATIN	OR	97062
2S127BA00200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S127BB00100	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070
2S127BB00200	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070
2S127BC00100	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070
2S122CC00400	VERUS PROPERTIES LLC	12345 SW MYSLONY ST	TUALATIN	OR	97062
	AHBL, INC. ATTN: JESSICA BRUCE	2215 N 30th Street, #300	TACOMA	WA	98444
	VLMK ATTN: AMY TALLENT	3933 S KELLY AVE	PORTLAND	OR	97239
	TUALATIN 124 LLC	9760 SW FREEMAN DR	WILSONVILLE	OR	97070

Exhibit B.

NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
Decision Extension Request: AR23-0004—124th Commerce Center

NOTICE IS HEREBY GIVEN that a request for extension of permit expiration has been made for AR23-0004 "124th Commerce Center" and a public hearing before the Architectural Review Board will be held:

December 9, 2025 at 6:30 pm
Zoom Teleconference
Details at: www.tualatinoregon.gov/meetings

To view the application materials, visit:
www.tualatinoregon.gov/projects

TO PROVIDE COMMENTS:
Email: mnelson@tualatin.gov
Mail: Planning Division
Attn: Madeleine Nelson
10699 SW Herman Road
Tualatin, OR 97062

AHBL, Inc., on behalf of Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023 for the proposed 124th Commerce Center, casefile AR23-0004. The applicant requests to extend the decision through December 22, 2026.

- **The Property is located at:** 19000 SW 124th Avenue (Tax Lot: 2S127BB00100)
- Type **III Extension of Permit Expiration**: Applicable criteria include Tualatin Development Code Chapters 32 and 33. The Architectural Review Board may grant the extension if:

(i) The applicant submitted a written extension request prior to the expiration date;
(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;
(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states

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(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states

that conditions have not changed after the original approval and that no new study is warranted; and
(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

- **Staff report** will be available at least seven days before the hearing for inspection at no cost, and copies will be provided at a reasonable cost.
- **Print copies** of the application are available at a reasonable cost.
- **Individuals wishing to comment on the application** must do so in writing to the Planning Division prior to the hearing, or in writing and/or orally at the hearing. Materials must be received by December 2, 2025 to be included in the hearing packet.
- **The public hearing will begin** with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.
- **All citizens are invited to attend and be heard:** Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:
Madeleine Nelson, Associate Planner, mnelson@tualatin.gov and 503-691-3027

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Outlook

Notice of Hearing: AR23-0004 Extension Request

From Madeleine Nelson <mnelson@tualatin.gov>
Date Wed 11/19/2025 10:53 AM
To Jessica Bruce <jbruce@ahbl.com>; Bart Brynestad <bbrynestad@ahbl.com>; Bjorn Brynestad (bjorn@panattoni.com) <bjorn@panattoni.com>; TWatkins@AHBL.com <twatkins@ahbl.com>

1 attachment (357 KB)
AR23-0004 Extension Notice.pdf;

CITY of TUALATIN

NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin Architectural Review Board at 6:30 p.m., **December 9, 2025**, held online over Zoom: https://www.tualatinoregon.gov/meetings.

AHBL, Inc., on behalf of, Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, casefile AR23-0004. The site is located in the General Manufacturing (MG) Planning District at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100. The applicant requests to extend the decision through December 22, 2026.

You may view the application materials on our Projects web page: https://www.tualatinoregon.gov/planning/ar23-0004-124th-ave-industrial-development-extension-request

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the Architectural Review Board at the hearing. To be included in the materials packet published ahead of the hearing, comments must be **received by December 2, 2025**. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests before the hearing is closed, the record shall remain open for at least 7 days after the hearing.

Type III Architectural Review Extension Criteria: Applicable criteria include Tualatin Development Code Chapters 32 and 33. The Architectural Review Board may grant the extension if:

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Written comments and questions can be submitted to: mnelson@tualatin.gov

Outlook

Notice of Hearing: AR23-0004 Extension Request

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 11/19/2025 10:58 AM

To planning@sherwoodoregon.gov <planning@sherwoodoregon.gov>; 'schuylerw@tigard-or.gov' <schuylerw@tigard-or.gov>; Dyami_Valentine@washingtoncountyor.gov <dyami_valentine@washingtoncountyor.gov>; theresa_cherniak@co.washington.or.us <theresa_cherniak@co.washington.or.us>; deqinfo@deq.state.or.us <deqinfo@deq.state.or.us>; 'landusenotifications@oregonmetro.gov' <landusenotifications@oregonmetro.gov>; 'ODOT_R1_DevRev@odot.oregon.gov' <odot_r1_devrev@odot.oregon.gov>; baldwinb@trimet.org <baldwinb@trimet.org>; LUComments@cleanwaterservices.org <lucomments@cleanwaterservices.org>; McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>; KHerrod@republicservices.com <kherrod@republicservices.com>; Alexander Pulaski <apulaski@ttsd.k12.or.us>; lburton@ttsd.k12.or.us <lburton@ttsd.k12.or.us>; gbennett@sherwood.k12.or.us <gbennett@sherwood.k12.or.us>; info@theintertwine.org <info@theintertwine.org>; Anneleah@tualatinchamber.com <anneleah@tualatinchamber.com>; OR.METRO.ENGINEERING@ZIPLY.COM <or.metro.engineering@ziply.com>; tod.shattuck@pgn.com <tod.shattuck@pgn.com>; brandon.fleming@pgn.com <brandon.fleming@pgn.com>; kenneth.spencer@pgn.com <kenneth.spencer@pgn.com>; David Underwood <david.underwood@pgn.com>; richard.girard@nwnatural.com <richard.girard@nwnatural.com>; icrawford@wccca.com <icrawford@wccca.com>

Cc Sherilyn Lombos <slombos@tualatin.gov>; Don Hudson <dhudson@tualatin.gov>; Kevin McConnell <Kmcconnell@tualatin.gov>; Heather Heidel <hheidel@tualatin.gov>; Aquilla Hurd-Ravich <ahurd-ravich@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Hayden Ausland <hausland@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Sidaro Sin <ssin@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; Tom Steiger <TSteiger@tualatin.gov>; Terrance Leahy <tleahy@tualatin.gov>; Ernie Castro <ECASTRO@tualatin.gov>; Tom Scott <tscott@tualatin.gov>; Martin Loring <mloring@tualatin.gov>; Lindsey Hagerman <lhagerman@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>

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CITY of TUALATIN

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Written comments and questions can be submitted to: mnelson@tualatin.gov

Outlook

Notice of Hearing: AR23-0004 Extension Request

From Madeleine Nelson <mnelson@tualatin.gov>

Date Wed 11/19/2025 11:00 AM

To Riverparkcio@gmail.com <riverparkcio@gmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; maronde@msn.com <maronde@msn.com>; jasuwi7@gmail.com <jasuwi7@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug_ulmer@comcast.net <doug_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; dana476@gmail.com <dana476@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; Justin Lindley <jdrsr80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoodscio@gmail.com>; lisacat831@frontier.com <lisacat831@frontier.com>

Cc Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; tualatincio@gmail.com <tualatincio@gmail.com>

1 attachment (357 KB)

AR23-0004 Extension Notice.pdf;

CITY of TUALATIN

NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin Architectural Review Board at 6:30 p.m., **December 9, 2025**, held online over Zoom: https://www.tualatinoregon.gov/meetings.

AHBL, Inc., on behalf of, Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, casefile AR23-0004. The site is located in the General Manufacturing (MG) Planning District at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100. The applicant requests to extend the decision through December 22, 2026.

You may view the application materials on our Projects web page: https://www.tualatinoregon.gov/planning/ar23-0004-124th-ave-industrial-development-extension-request

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the Architectural Review Board at the hearing. To be included in the materials packet published ahead of the hearing, comments must be **received by December 2, 2025**. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests before the hearing is closed, the record shall remain open for at least 7 days after the hearing.

Type III Architectural Review Extension Criteria: Applicable criteria include Tualatin Development Code Chapters 32 and 33. The Architectural Review Board may grant the extension if:
(i) The applicant submitted a written extension request prior to the expiration date;
(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;
(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and
(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

The public is invited to comment by e-mail, writing or by testifying at the hearing: Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

A staff report will be available seven days prior to the public hearing, published at www.tualatinoregon.gov/meetings. This meeting and any materials being considered can be made accessible upon request.

Written comments and questions can be submitted to: mnelson@tualatin.gov

CERTIFICATION OF SIGN POSTING

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at: https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet

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As the applicant for the AR23-0004 Extension Request (124th Commerce Center) project, I hereby certify that on this day, one sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Jessica Bruce for AHBL
(Please Print)

Applicant's Signature: Jessica Bruce Digitally signed by Jessica Bruce DN: C=US, E=jbruce@ahbl.com, O=AHBL, OU=Project Administrator, CN=Jessica Bruce Date: 2025.11.21 09:46:27-08'00'

Date: 11-20-25

NOTICE of Hearing

Hearing Date:

December 9th at 6:30 PM
Virtual meeting on Zoom
AR23-0004 Extension Request

FOR MORE INFORMATION:

TUALATIN.GOV/PROJECTS

CITY OF TUALATIN
Planning Division

Emailed: October 9, 2023

Jennifer Kimura
VLMK Engineering + Design
3933 S Kelly Ave
Portland, OR 97239
jenniferk@vlmk.com

RE: Property Line Adjustment (PLA23-0003) for adjustment of property lines at 19000 SW 124th Ave (Tax Lot: 2S127BB00100) and 12075 SW Tualatin Sherwood Rd (Tax Lot: 2S127BB00200)

Jennifer,

Thank you for submitting a Property Line Adjustment (PLA) application to the City of Tualatin Planning Division to relocate a property line between Tax Lots: 2S127BB00100 and 2S127BB00200 at 19000 SW 124th Avenue and 12075 SW Tualatin Sherwood Road. The following criteria from Tualatin Development Code 36.100(4) are applicable to the proposed Property Line Adjustment to adjust the aforementioned lots.

Findings
TDC 36.100. - Property Line Adjustments.
(4) Approval Criteria. A property line adjustment must be approved if all of the following criteria are met:

(a) The property line adjustment will not create an additional unit of land;

Finding:
The property line adjustment is between two existing lots and proposes to move the property line to the south remaining as two lots. The property line adjustment will not create an additional unit of land. This standard is met.

(b) The property line adjustment will not create nonconforming units of land or nonconforming development, or increase the degree of nonconformity in existing units of land or existing development;

Finding:
The property line adjustment will not create nonconforming units of land. The General Manufacturing (MG) Planning District requires the minimum lot size to be 20,000 square feet and a minimum lot width of 100 feet. The proposed lots will exceed the minimum requirements. There are no existing developments on either site at this time. The proposed development at 19000 SW 124th Avenue will be reviewed for compliance with all applicable development standards of the General Manufacturing (MG) Zone under a separate Architectural Review. This standard is met.

(c) The property line adjustment involves only units of land that were lawfully established, where the instruments creating the units of land have been properly recorded;

Finding:
The applicant has provided statutory warrant deeds (Exhibit B) which describe and illustrate the current property lines and easements for the subject properties. Both documents are signed and recorded by the Washington County Clerk's Office and illustrate lawfully established units of land based on the material submitted by the applicant. This standard is met.

(d) The property line adjustment is not prohibited by any existing City land use approval, or previous condition of approval, affecting one or both of the units of land;

Finding:
There are no previous land use approvals or conditions of approval affecting either lot. This standard is met.

(e) The property line adjustment does not involve the relocation or elimination of any public easement or right-of-way; and

Finding:
No relocation or elimination of any public easement or right-of-way is proposed. The applicant will be required to record all public easements or rights-of-way. With Condition of Approval A1, this standard is met.

(f) The property line adjustment does not adversely impact the availability or access to public and private utilities or streets.

Finding:
The property line adjustment will not adversely impact the availability or access to public and private utilities or streets. This standard is met.

Decision
Pursuant to Tualatin Development Code (TDC), the City of Tualatin Planning Division approves the proposal as described, illustrated, and sited by the application materials with the following conditions:

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION:

A1. Finalization of the property line adjustment approval including evidence demonstrating that the property line adjustment deed and all public easements described has been recorded the appropriate county must be provided to the City Manager after recording.

EXPIRATION OF APPROVAL:

A2. This approval expires two years from the effective date of October 9, 2023, unless the property line adjustment has been finalized as described in Condition A1.

Attachments:

Exhibit A: Site Plan
Exhibit B: Statutory Warranty Deeds

Please contact me with any questions at 503.691.3027 or mnelson@tualatin.gov.

Thank you,

Madeleine Nelson
Assistant Planner

cc: Steve Koper, AICP, Assistant Community Development Director
Mike McCarthy, City Engineer
Tony Doran, Engineering Associate
Lindsey Hagerman, Office Coordinator

File: PLA23-0003

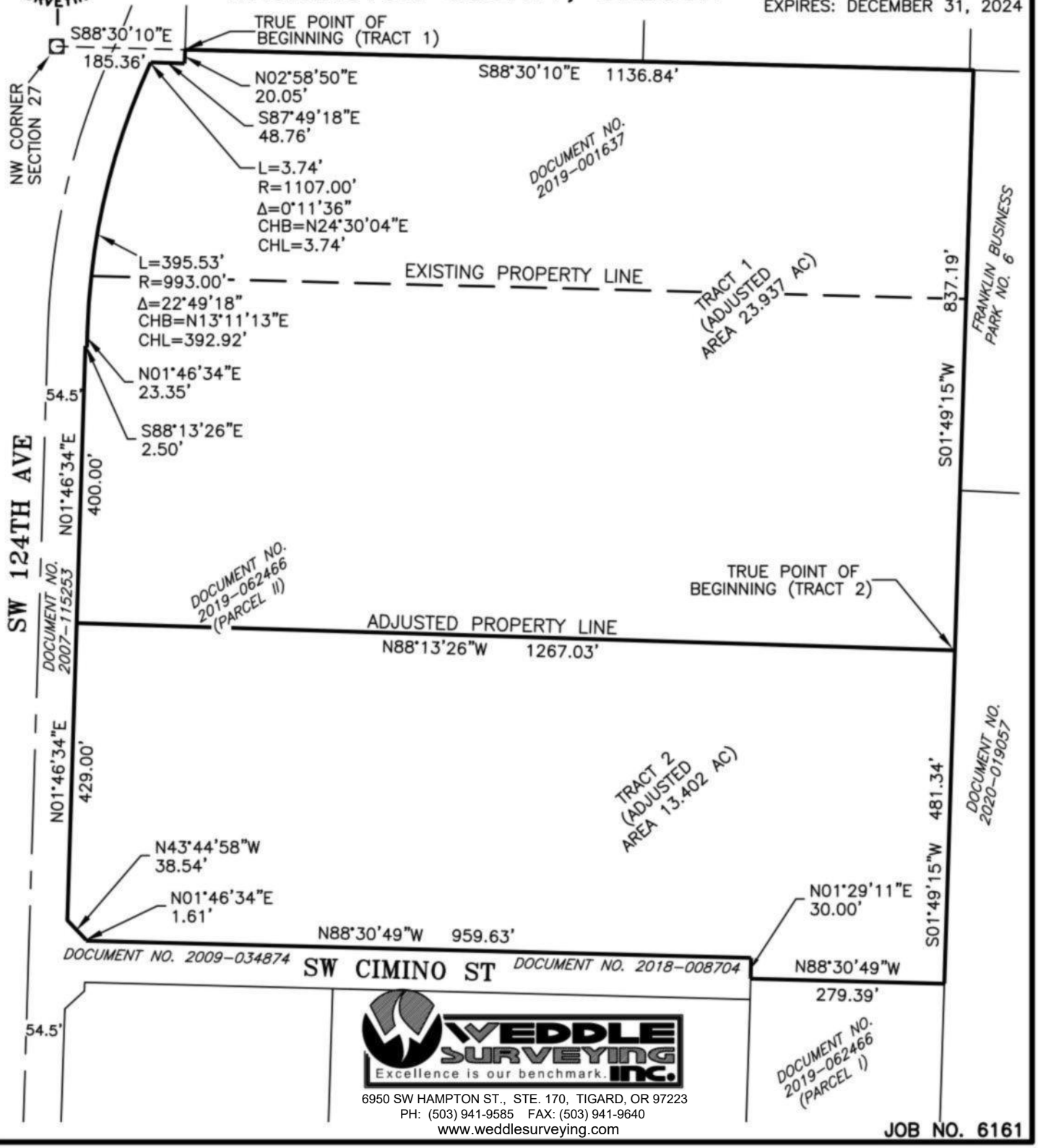
Exhibit "C"

SW 124 AVE

IN THE NW 1/4 OF SECTION 27
T.2S., R.1W., WILLAMETTE MERIDIAN
CITY OF TUALATIN
WASHINGTON COUNTY, OREGON

SCALE: 1" = 200'
SEPT 28, 2023

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ANTHONY B. RYAN
58833
EXPIRES: DECEMBER 31, 2024



WEDDLE SURVEYING INC.
Excellence is our benchmark.
6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.com

JOB NO. 6161

WFG Title 18-230918 COMM

File No.: 18-230918

Grantor
Franklin Business Park LLC
Grantee
Tualatin 124, LLC
After recording return to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070 Tax Acct No(s): **2S127BB-00100, R546653**

Washington County, Oregon **2018-084483**
D-DW
Stn=7 C LOUCKS **12/18/2018 08:43:16 AM**
$20.00 $11.00 $5.00 $60.00 $1,450.00 **$1,546.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Franklin Business Park LLC, an Oregon limited liability company, Grantor(s) convey and warrant to **Tualatin 124, LLC, an Oregon limited liability company**, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **$1,450,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WFG Title 18-230918 COMM

File No.: 18-230918

Grantor
Franklin Business Park LLC
Grantee
Tualatin 124, LLC
After recording return to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
Tualatin 124, LLC, an Oregon limited liability company 9760 SW Freeman Drive Wilsonville, OR 97070 Tax Acct No(s): **2S127BB-00100, R546653**

Reserved for Recorder's Use

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Executed this 14 day of December, 2018

Franklin Business Park LLC, an Oregon limited liability company

By: Marlborough Enterprises, Inc., an Oregon Corporation
Its: Manager

By Amy Drake Reeves
Name: Amy Drake Reeves
Its: President

By Matthew R. Drake
Name: Matthew B. Drake
Its: Vice President and Secretary

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 14 day of December, 2018 by Amy Drake Reeves as President and Matthew B. Drake as Vice President and Secretary, of Marlborough Enterprises, Inc., an Oregon Corporation, Manager of Franklin Business Park LLC, an Oregon limited liability company, on behalf of the limited liability company .

Print Name Trevor Garrett Cheyne
Notary Public for Oregon
My Commission Expires: 10/15/21

OFFICIAL STAMP
TREVOR GARRETT CHEYNE
NOTARY PUBLIC-OREGON
COMMISSION NO. 922330
MY COMMISSION EXPIRES NOVEMBER 20, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, and running thence East along the North line of said section 80.0 rods; thence South, parallel with the West line of said section, 20.0 rods; thence West 80.0 rods to said West line; thence North 20.0 rods to the place of beginning.

EXCEPTING THEREFROM the West 20.00 feet and the West 185.0 feet of the North 20.0 feet thereof.

FURTHER EXCEPTING THEREFROM that portion described in Deed of Dedication granted to the City of Tualatin for use of public as public way for street, road, right-of-way and public utility purposes by Deed recorded April 10, 2008, Recording No. 2018-032336.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and provisions thereof:

For	:	Slope and public utility
Granted to	:	the City of Tualatin
Recorded	:	April 1, 2008
Recording No(s)	:	2008-032337
Affects	:	the Westerly 12 feet abutting SW 124th Avenue

Washington County, Oregon **2019-062466**
D-DW
Stn=16 M LOPEZ **09/13/2019 09:45:12 AM**
$20.00 $11.00 $5.00 $60.00 $1,525.00 **$1,621.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:
Edward J. Wager

GRANTEE'S NAME:
Tualatin 124, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Thomas J. Garnier
Tualatin 124, LLC
9760 SW Freeman Drive
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
Tualatin 124, LLC
9760 SW Freeman Drive
Wilsonville, OR 97070

APN: R546662
R2184890
12075 SW Tualatin Sherwood Road, Tualatin, OR 97062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edward J. Wager, Grantor, conveys and warrants to **Tualatin 124, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS **($1,525,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 13, 2019

Edward J. Wager
Edward J. Wager

State of Oregon

County of CLACKAMAS

This instrument was acknowledged before me on September 13, 2019 by Edward J. Wager.

Notary Public - State of Oregon

My Commission Expires: 10-27-2019

OFFICIAL STAMP
LORI E MEDAK
NOTARY PUBLIC-OREGON
COMMISSION NO. 944308
MY COMMISSION EXPIRES OCTOBER 27, 2019

Fidelity National Title of Oregon

EXHIBIT "A"
Legal Description

PARCEL I:

A parcel of land in the Northwest quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, described as follows:

Beginning at a point which is North 537.24 feet and North 82° 04' East 803.1 feet and North 85° 20' East 278.78 feet from the quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West of the Willamette Meridian, from said beginning point; thence running North 0° 17' East 649.44 feet to a point; thence North 89° 52' East 238.2 feet to a point; thence South 0° 03' East 627 feet to a point; thence South 85° 20' West 238.92 feet to the place of beginning.

ALSO: A parcel of land in the Northwest quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, described as follows:

Beginning at the Northeast corner of 17.53 acre tract of land belonging to Grace H. Robinson located in the Southwest one-quarter of the Northwest one-quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian; thence running West along the North line of said tract 36 feet; thence South parallel with the East line of said tract 600 feet to the County Road; thence East along the County Road 36 feet to the Southeast corner of said tract; thence North along the East line of said tract 600 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Joseph L. Itel and others by deed recorded October 26, 1973 in Book 950, Page 861, described as follows:

Beginning at the Southeast corner of that certain tract of land recorded in Book 750, Page 279, said Deed Records, conveying one-half interest to Earl J. Itel, which point is in the center of S.W. Tualatin-Sherwood Road (County Road No. 492) and which bears South 2065.56 feet and East 1061.58 feet from the Northwest corner of said Section 27; thence running along the line common to Itel and Wager tracts, North 00° 27' East 301.79 feet to a point; thence South 89° 33' East 20.00 feet to a point; thence parallel with said common line, South 0° 27' West 300.00 feet to a point in the center line of said S.W. Tualatin-Sherwood Road; thence in the center thereof, South 85° 20' West 20.08 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion described as Parcel I (Take - Dedication of right-of-Way) in Dedication Deed to Washington County, for public road purposes, recorded April 4, 1990, Recorder's No. 90-16553.

PARCEL II:

A parcel of land in Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, described as follows:

Commencing at an iron bar at the corner of Sections 21, 22, 27 and 28, Township 2 South, Range 1 West, of the Willamette Meridian; thence South 0° 27' West along the West line of said Section 27, 231.14 feet to the point of beginning of the tract of land to be described, and from said beginning point; thence running South 89° 58-1/2' East 1344.18 feet to a point; thence South 1 ° 35-1/2' West 595.87 feet to a point; thence North 89° 55' West 1328.63 feet to a point; thence North 0° 27' East 594.36 feet to the place of beginning.

ALSO the South 15 acres of the Northwest quarter of the Northwest quarter of Section 27 in Township 2 South, Range 1 West of the Willamette Meridian, more particularly described as:

Beginning at the Southwest corner of said Northwest quarter of the Northwest quarter of Section 27; thence North along the West line of said Section 27 a distance of 30 rods to a point; thence East on a line parallel with the South line of said Northwest quarter of the Northwest quarter of said Section 27 a distance of 80 rods to the East line of said Northwest quarter of the Northwest quarter of Section 27; thence South along the East line of said subdivision 30 rods to the Southeast corner thereof; thence West along the South line of said subdivision 80 rods to the place of beginning.

EXCEPTING THEREFROM a certain tract of land conveyed by D.V. Jennings and Margaret Jennings, his wife, to Grace H. Robinson by deed recorded March 28, 1918 in Book 109 on Page 556, records of deed of Washington County, Oregon.

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, for the use of the public as a public way, for street, road, right-of-way and public utility purposes, recorded November 1, 2007, as Document No. 2007-115253, Records of the County of Washington and State of Oregon.

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, for the use of the public as a water quality and detention facility, recorded April 23, 2009, as Document No. 2009-034873, Records of the County of Washington and State of Oregon.

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, for the use of the public as a public way, for street, road, right-of-way and public utility purposes, recorded April 23, 2009, as Document No. 2009-034874, Records of the County of Washington and State of Oregon.

EXHIBIT "A"

Legal Description

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, a perpetual right-of-way for street, road, public utility, and pedestrian purposes, recorded February 5, 2018, as Document No. 2018-008704, Records of the County of Washington and State of Oregon.

EXHIBIT "B"

Exceptions

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.

2. Omitted taxes, if any, as no improvements are assessed. No liability is assumed for later additions to the tax roll.

   Account No.: M931576 / Manufactured Structure
   Affectst: Parcel I

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Washington County
   Purpose: Drainage and slopes
   Recording Date: April 4, 1990
   Recording No: 90-16553
   Affects: Parcel I, reference is hereby made to said document for full particulars

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Tualatin
   Purpose: Sanitary sewer
   Recording Date: November 22, 1991
   Recording No: 91-065142
   Affects: Parcel II, reference is hereby made to said document for full particulars

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Tualatin
   Purpose: Storm drainage
   Recording Date: November 22, 1991
   Recording No: 91-065143
   Affects: Parcel II, reference is hereby made to said document for full particulars

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Tualatin
   Purpose: Slopes
   Recording Date: November 22, 1991
   Recording No: 91-065144
   Affects: Parcel II, reference is hereby made to said document for full particulars

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Tualatin
   Purpose: Slopes and utilities
   Recording Date: November 1, 2007
   Recording No: 2007-115254
   Affects: Parcel II, reference is hereby made to said document for full particulars

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Tualatin
   Purpose: Water quality and mitigation
   Recording Date: November 1, 2007
   Recording No: 2007-115255
   Affects: Parcel II, reference is hereby made to said document for full particulars

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Tualatin
   Purpose: Access
   Recording Date: April 23, 2009
   Recording No: 2009-034875
   Affects: Parcel II, reference is hereby made to said document for full particulars

10. Fence encroachment agreement, including the terms and provisions thereof

    Recording Date: June 30, 2009
    Recording No.: 2009-059448

11. Rights of tenants, as tenants only, in unrecorded leaseholds.

ORDINANCE NO. 1486-24

AN ORDINANCE RELATED TO LAND USE; AMENDING THE TUALATIN COMPREHENSIVE PLAN AND TUALATIN DEVELOPMENT CODE; PTA / PMA 24-0002.

WHEREAS, on March 10, 2020, the Governor of Oregon issued Executive Order 20- 04, directing state agencies to reduce and regulate greenhouse gas emissions;

WHEREAS, the Department of Land Conservation and Development commenced a two-year rulemaking process to amend the Transportation Planning Rule to comply with the Governor's order;

WHEREAS, the Land Conservation and Development Commission adopted amendments to the Transportation Planning Rule on July 21, 2022;

WHEREAS, the Land Conservation and Development Commission adopted technical fixes to amend the Transportation Planning Rule on November 2, 2023;

WHEREAS, the City initiated Plan Text and Plan Map Amendment (PTA / PMA 24-0002) known as Climate Friendly and Equitable Communities (CFEC) Parking Reform to comply with Transportation Planning Rule 660-012-0400;

WHEREAS, the City provided notice of the proposed amendments to the Oregon Department of Land Conservation and Development, as provided in ORS 197.610;

WHEREAS, the City provided notice to government agencies and other interested parties, as required by TDC 32.250 and TDC 33.070;

WHEREAS, the Tualatin Planning Commission held a public hearing on April 17, 2024 and recommended by unanimous vote that Council approve the proposed amendments;

WHEREAS, the Tualatin City Council held a public hearing on June 10, 2024, to consider adopting the proposed amendments;

WHEREAS, the Tualatin City Council has considered the recommendation of the Planning Commission; and

WHEREAS, the Tualatin City Council has determined that the proposed amendments are consistent with the applicable review criteria as demonstrated in the City's findings.

NOW, THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. Tualatin Comprehensive Plan Chapter 10 is amended as follows:

[…]

Manufacturing Park Planning District (MP)

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related

uses and research facilities. Such permitted uses shall not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The district is to provide for an esthetically attractive working environment with park or campus-like grounds, attractive buildings, ~~ample employee parking~~ and other amenities appropriate to an employee oriented activity.
[…]

Manufacturing Business Park Planning District (MBP)
[…]
The district is intended to provide for an esthetically attractive working environment with campus-like grounds, attractive buildings, ~~ample employee parking~~ and other amenities appropriate to an employee oriented activity. It also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.
[…]

Section 2. Tualatin Development Code (TDC) Chapter 31 is amended as follows:

[…]

TDC 31.060. Definitions.

As used in this Code, the masculine includes the feminine and the neuter, and the singular includes the plural. For the purposes of the TDC, the following words and phrases, unless the context otherwise requires, mean:

[…]

~~*Core Area Parking District.* The Core Area Parking District as identified in Section D of the Central Urban Renewal Plan.~~

~~*Core Area Parking District (CAPD) Parking Standards.* Off-street motor vehicle parking requirements for development within the CAPD.~~

[…]

Electric vehicle charging station. A device or facility for delivering electricity for motor vehicles that use electricity for propulsion (see ORS 455.417).

[…]

~~*Joint Use Parking.* Vehicle parking where two or more separate developments are able to jointly use some or all of the same required parking spaces because their parking demands occur at different times.~~

[…]

*Residential Structure Types and Related (includes, but is not limited to, definitions for Housing Types in Section 39.200*and Group Living in Section 39.210).

Accessory Dwelling Unit (ADU). An interior attached or detached residential structure that is accessory to a single family dwelling. An Accessory Dwelling Unit is not a dwelling unit for density purposes.

Certified or registered family child care home. (see ORS 329A.440). See, Child Care.

Cottage Cluster. A grouping of no fewer than four cottages per acre that includes a common courtyard, subject to the provisions of Chapter 73A.

Duplex. A type of dwelling that contains two dwelling units on one lot in any configuration.

Dwelling Unit. A habitable structure designed for occupancy and only having one cooking facility.

Garden Apartments. A multi-family housing structure characterized by the emphasis of open landscaped areas.

Modular Home. A residential structure consisting of prefabricated components manufactured at a remote location and assembled on-site.

Multi-Family Dwelling. A dwelling unit within a multi-family structure.

Multi-Family Structure. A structure containing five or more dwelling units on one lot. The land underneath the structure is not divided into separate lots. Multi-Family Structure includes, but is not limited to structures commonly called apartments, condominiums, and garden apartments.

~~*Garden Apartments.* A multi-family housing structure characterized by the emphasis of open landscaped areas.~~

Quadplex. Four dwelling units on a lot or parcel in any configuration.

Residential Home. A residential training home or residential treatment home for five or fewer individuals exclusive of staff, as defined in ORS 443.400.

~~*Retirement Housing Facility.* Retirement housing consisting of dwelling units in a multi-family structure or complex.~~

Retirement Housing. Housing occupied by persons who are 55 years of age and older, including couples with one person 55 years of age or older, where a more supportive living environment than typically afforded to residents in conventional apartments or single-family residential housing is provided. Retirement housing includes "congregate care facility" and "retirement housing facility," or combinations thereof as defined by this Code. Retirement housing does not include "nursing facility" as defined below by this code.

Retirement Housing Facility. Retirement housing consisting of dwelling units in a multi-family structure or complex.

Single-Family Dwelling (detached). A detached structure on a lot or parcel that is comprised of a single dwelling unit.

Studio. A unit in a multi-family structure characterized by one combined living, sleeping, and kitchen area, although it may have a separate bathroom containing sanitary facilities.

Townhouse A dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

Triplex. Three dwelling units on a lot or parcel in any configuration.

Residential Trailer. See ~~Residential Structure Types/~~Manufactured Dwelling Types.

[…]

TDC 31.070. Interpretation of Code Provisions.

[…]

(2) Unless accompanied by an application, submitted under some other Development Code or Ordinance provision, a party wishing an interpretation must submit a written application to the City Manager. The application must be accompanied by a detailed description of factors related to the issue for interpretation, including, but not limited to:

(a) The amount and type of traffic generated;

(b) The type of manufacturing or commercial process;

(c) The nature of any machinery used;

(d) Noise and odor characteristics, associated with the use or activity;

(e) Outside storage of materials or products;

(f) Type of structures required;

(g) Character of activity to be conducted on the site;

(h) ~~Amount of parking required;~~ Determination of the maximum vehicle parking and/or minimum bicycle parking required;

[…]

Section 3. TDC Chapter 33 is amended as follows:

[…]

TDC 33.020. Architectural Review.

[…]

(2) *Applicability.*

[…]

(b) Examples of development subject to Architectural Review, include but are not limited to the following:

(i) New buildings, condominiums, townhouse, single family dwellings, or manufactured dwelling park;
(ii) Construction, installation, or alteration of a building or other structure;
(iii) Landscape improvements;
(iv) New~~, improved, or expanded~~ parking lots or the addition of new impervious surface to an existing parking lot;
[…]

TDC 33.050. Industrial Master Plans.

[…]

(2) *Applicability.*

[…]

(b) An Industrial Master Plan is optional for any development in the Manufacturing Park (MP) Zone or Manufacturing Business Park (MBP) Zone. An Industrial Master Plan is required to do any of the following:

(i) Modify the requirements for internal circulation, building location and orientation, street frontage, ~~parking,~~ setbacks, building height, or lot size as provided in TDC Chapter 62 for the Manufacturing Park (MP) Zone and TDC Chapter 64 for the Manufacturing

Business Park (MBP) Zone; and

[…]

(3) *Procedure Type.* Industrial Master Plans must be processed in accordance with the Type III review procedures as specified in Chapter 32.

(4) *Specific Submittal Requirements.* In addition to the general submittal requirements in TDC 32.140 (Application Submittal), the applicant must submit the following additional information and materials:

(a) The printed names and signatures of all property owners within the area of the proposed Industrial Master Plan.

(b) A written statement describing all alternate development standards that may include the following:

(i) Setbacks from each lot line to buildings, parking areas and circulation areas. Required setbacks may be exact, or minimum and maximum ranges may be specified. Required setbacks may be greater than or less than those required under TDC 62.060 or TDC 64.060;

(ii) Locations of shared parking and circulation areas and access improvement, including truck maneuvering and loading areas and common public or private infrastructure improvements;

(iii) Building heights and placement and massing of buildings with respect to parcel boundaries; and

(iv) Location and orientation of building elements such as pedestrian ways or accesses, main entrances, and ~~off-street parking or~~ truck loading facilities~~, including the number of off-street parking spaces and loading docks required.~~

[…]

(5) *Approval Criteria.*

(a) Public facilities and services, including transportation, existing or planned, for the area affected by the use are capable of supporting the proposed development or will be made capable by the time development is completed.

(b) The location, design, size, color and materials of the exterior of all structures for the proposed development and use is compatible with the character of other developments within the same general vicinity.

(c) The internal circulation, building location and orientation, street frontage, ~~parking,~~ setbacks, building height, lot size, and access are in accordance with TDC Chapter 62 for the Manufacturing Park (MP) Zone and TDC Chapter 64 for the Manufacturing Business Park (MBP) Zone unless otherwise approved through the Industrial Master Plan process.

[…]

TDC 33.090. Temporary Outdoor Sales Permit.

[…]

(5) *Approval Criteria.*

(a) The total number of days that a parcel of land may be used for temporary outdoor sales in a calendar year is 55 days.

(b) The proposed outdoor sale must be located entirely within private property in a Central Commercial or General Commercial Zone and the applicant must have the written permission from the property owner to utilize the subject property.

(c) The outdoor sale must be located on a site with Architectural Review approved access, parking and landscaping improvements.

(d) The use is listed as a permitted use in the Central Commercial or General Commercial Zones.

(e) The proposed outdoor sale will not result in vehicular traffic congestion, access for emergency vehicles must be retained, and adequate parking for truck loading should be considered.

(f) ~~The applicant can make provision for adequate parking facilities.~~

~~(g) The outdoor sale will not result in the elimination of parking spaces required by the applicable City ordinance unless the business or businesses using such required spaces are closed for business on the day of the sale.~~

~~(h)~~ The outdoor sale will meet all state and county health rules and regulations.

[…]

Section 4. TDC Chapter 34 is amended as follows:

[…]

TDC 34.400. Congregate Care and Retirement Housing Facility Standards.

[…]

(3) The allowable density is one and one-half times the density of the underlying Planning District.

(4) ~~For congregate care facilities, one-half of a parking space must be provided for each unit. For retirement housing facilities, one parking space per unit must be provided.~~

~~(5)~~ Landscaping/open space must be at least 30 percent of the site, unless it can be shown that other alternatives for open space are available.

TDC 34.500. Manufactured Dwelling Park Development Standards.

[…]

(5) The manufactured dwelling park street system must include at least one direct access to a public street, containing a right-of-way width of not less than 50 feet.

(6) ~~Each manufactured dwelling space must be designed to include at least two standard size automobile parking spaces, and may be designed either end-to-end or side-to-side. Such~~ Provided parking ~~spaces~~ must be paved in accordance with City standards for residential driveways.

(7) Each manufactured dwelling must have its wheels, axles, tongue, and traveling lights removed.

[…]

Section 5. TDC Chapter 36 is amended as follows:

[…]

TDC 36.115. Housing Clear and Objective Tentative Partition Plan Approval Criteria.

[…]

(2) The proposed partition complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) The applicable lot dimensions, setbacks, and density requirements for the subject zone and any applicable overlay zones;
(b) The Residential Design Standards in TDC 73A.100 through 73A.130; or Cottage Cluster Design Standards in 73A.150;
(c) The Landscape Standards in 73B.020, 73B.050, and 73B.0~~8~~60;
(d) The Parking Standards in TDC 73C.010 through 73C.~~13~~090;
[…]

TDC 36.125. Housing Clear and Objective Tentative Subdivision Plan Approval Criteria.

[…]

(2) The proposed subdivision complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) The applicable lot dimensions, setbacks, and density requirements for the subject zone and any applicable overlay zones;
(b) The Residential Design Standards in TDC 73A.100 through 73A.130; or Cottage Cluster Design Standards in 73A.150;
(c) The Landscape Standards in 73B.020, 73B.050, and 73B.0~~8~~60;
(d) The Parking Standards in TDC 73C.010 through 73C.~~13~~090;

[…]

Section 6. TDC Chapter 40 is amended as follows:

[…]

TDC 40.320. - Additional Development Standards.

[…]

(3) Manufactured Homes. Except for manufactured homes placed in manufactured dwelling parks, manufactured homes must meet the following standards:

[…]

~~(e) *Garage Requirement.* The manufactured home must have an attached or detached two-car garage constructed of materials similar to the manufactured home.~~

Section 7. TDC Chapter 53 is amended as follows:

[…]

TDC 53.300. - Development Standards.

Development standards in the CC zone are listed in Table 53-2. Additional standards may apply to some uses and situations, see TDC 53.310.

Table 53-2
Development Standards in the CC Zone

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MINIMUM LOT SIZE		
All Uses	~~10~~5,000 square feet	
[…]		

[…]

Section 8. TDC Chapter 58 is amended as follows:

[…]

TDC 58.800 Central Tualatin Overlay Development Standards.

[…]

Table 58-7
Development Standards in the Central Tualatin Overlay District

STANDARD		REQUIREMENT	LIMITATIONS AND CODE REFERENCES
	CENTRAL COMMERCIAL (CC)		
Density within the Residential Sub-District		16-25 dwelling units per acre	
~~Minimum Lot Size within Core Area Parking District~~		~~5,000 square feet~~	For mixed use developments, and multi-family dwellings on separate lots, lot areas, widths and frontages are determined through the Architectural Review Process.
~~Minimum Lot Size outside Core Area Parking District~~		~~25,000 square feet~~	
Minimum Lot Width		40 feet	
Minimum Lot Width at the Street		40 feet	

Minimum Lot Width at the Street on a Cul-De-Sac Street		35 feet	

[…]

Section 9. TDC Chapter 62 is amended as follows:

[…]

TDC 62.100. Purpose.

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The district is to provide for an aesthetically attractive working environment with park or campus like grounds, attractive buildings, ~~ample employee parking~~ and other amenities appropriate to an employee oriented activity. The purpose is also to protect existing and future sites for such uses by maintaining large lot configurations or a cohesive planned development design and limiting uses to those that are of a nature so as to not conflict with other industrial uses or surrounding residential areas. The purpose is also to allow a limited amount of commercial uses and services and other support uses.

[…]

Section 10. TDC Chapter 64 is amended as follows:

[…]

TDC 64.100. Purpose.

(1) The purpose of this zone is to provide ~~an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The zone is to provide for an aesthetically attractive working environment with park or campus like grounds, attractive buildings, ample employee parking and other amenities appropriate to an employee oriented activity. The purpose is also to protect existing and future sites for such uses. The purpose of this zone is to provide an environment for industrial development consistent with the Southwest Concept Plan (SWCP) and with the Metro-designated Regionally Significant Industrial Area (RSIA).~~

~~(2) The Manufacturing Business Park (MBP) Zone will be~~ a mix of light industrial and high-tech uses in a corporate campus setting. Permitted uses are required to be conducted within a building and uses with unmitigated hazardous or nuisance effects are restricted. The RSIA-designated area requires at least one 100-acre parcel and one 50-acre parcel for large industrial users. The remainder of the area is likely to include light to medium industrial uses with some limited, local-serving commercial services. The zone is intended to provide for an aesthetically attractive working environment with campus-like grounds, attractive buildings, ~~ample employee parking~~ and other amenities appropriate to an employee oriented activity. It

also is intended to protect existing and future sites for such uses by maintaining large lot configurations, a cohesive planned-development design and limiting uses to those that are of a nature that will not conflict with other industrial uses or nearby residential areas of the City.

[…]

Section 11. TDC Chapter 73A is amended as follows:

~~**General Purpose and Objectives of Site and Building Design Standards**~~

~~**Residential Design Standards**~~

~~**Multi-Family Design Standards**~~

~~**Commercial Design Standards**~~

~~**Industrial Design Standards**~~

~~**Institutional Design Standards**~~

~~GENERAL PURPOSE AND OBJECTIVES OF SITE AND BUILDING DESIGN STANDARDS~~

[…]

~~RESIDENTIAL DESIGN STANDARDS~~

[…]

TDC 73A.~~10~~02~~0~~0. Residential Design Standards Applicability; Exceptions.

[…]

TDC 73A.~~11~~03~~0~~0. Clear and Objective Residential (Type I) Design Standards.

Residential housing types using the Clear and Objective (Type I) standards must comply with the following:

[…]

(4) *Walkways.* Walkways must be provided for townhouses as follows:

(a) Walkways must be a minimum of three feet in width;

(b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete; and

(c) The walkways must meet ADA standards applicable at time of construction or alteration.

[…]

TDC 73A.~~12~~04~~0~~0. Type I Residential Roof Design Elements.

[…]

TDC 73A.~~13~~05~~0~~0. Type I Residential Wall Design Elements.

[…]

TDC 73A.~~14~~06~~0~~0. Discretionary (Type II) Residential Development Design Standards.

[…]

TDC 73A.~~15~~07~~0~~0. Clear and Objective (Type I) Cottage Cluster Design Standards.

[…]

TDC 73A.~~16~~08~~0~~0. Discretionary (Type II) Cottage Cluster Design Standards.

[…]

TDC 73A.~~17~~09~~0~~0. Accessory Dwelling Unit Design Standards.

[…]

~~MULTI-FAMILY DESIGN STANDARDS~~

TDC 73A.~~2~~100. Multi-Family Design Standards.

The following standards are the minimum ~~standards~~ requirements for ~~all other residential~~ multi-family development in all zones, except ~~that does not meet the definition of single-family dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster or is 5 or more dwelling units. These standards do not apply to development in~~ the Central Design District and Mixed Use Commercial (MUC) zones, which have separate standards and may be less than the minimums provided below.

[…]

(7) *Walkways.* Multi-family uses must provide walkways as follows:

(a) ~~Walkways for duplexes and townhouses must be a minimum of three feet in width;~~

~~(b) All other multi-family development must have w~~Walkways ~~of~~ must be a minimum of six feet in width;

(~~c~~b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete~~. Gravel or bark chips are not acceptable~~; ~~and~~

(~~d~~c) The walkways must meet ADA standards applicable at time of construction or alteration;~~.~~

(d) Walkways must provide pedestrian connections between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way; and

(e) Walkways through parking areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas.

[…]

(9) *Carports and Garages.* Multi-family uses ~~must~~ may provide Carports and Garage features as follows:

(a) The form, materials, color, and construction must be compatible with the complex they serve.

[…]

(11) *Service, Delivery and Screening.* Multi-family uses must provide service, delivery, and screening features as follows:

(a) Provisions for postal delivery must be made consistent with US Postal Service regulations conveniently located and efficiently designed for residents;

(b) Pedestrian access from unit entries to postal delivery areas, shared activity areas, and parking areas ~~must be provided via accessways~~; and

(c) Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping.

~~COMMERCIAL DESIGN STANDARDS~~

TDC 73A.~~30~~110. ~~Commercial~~ General Design Standards.

The following standards are the minimum requirements for ~~commercial~~ nonresidential development in all zones, except the Mixed-Use Commercial (M~~C~~UC) and Basalt Creek Employment (BCE) zones, which ~~has its own standards~~ have separate standards.~~:~~

(1) *Walkways.* ~~Commercial d~~Development must provide walkways as follows:

(a) Walkways must ~~be~~ have a minimum ~~of six feet in~~ width of:~~;~~

(i) Six feet for commercial and institutional uses; and
(ii) Five feet for industrial uses.

(b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete~~. Gravel or bark chips are not acceptable~~;

(c) Walkways must meet ADA standards applicable at time of construction or alteration;

(d) Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;

(e) Walkways through parking areas~~, drive aisles, and loading areas~~ must be visibly raised and of a different appearance than the adjacent paved vehicular areas;

(f) Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and

(g) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

(2) *Accessways.*

(a) *When Required.* Accessways are required to be constructed when a ~~multi-family~~ development is adjacent to any of the following:

[…]

(b) Design Standard. Accessways must meet the following design standards:

[…]

(iii) Private accessways must be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete~~, but not gravel or woody material~~;

[…]

(3) *Drive-up Uses.* When permitted, d~~D~~rive-up uses must comply with the following:

(a) Provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:

(i) Banks—Each lane must be 100 feet long;
(ii) Restaurants—Each lane must be 160 feet long; and
(iii) Other uses—Each lane must be between 80 and 160 feet long, as determined by the City.

(b) Stacking area must not interfere with safe and efficient access to other parking areas on the property.

(c) Drive-up aisles and windows must be a minimum of 50 feet from residential zones.

(d) The width and turning radius of drive-up aisles must be approved by the City.

(e) A wall or other visual or acoustic may be required by the City.

(4) *Safety and Security.* ~~Commercial d~~Development must provide safety and security features as follows:

[…]

(5) *Service, Delivery, and Screening.* ~~Commercial d~~Development must provide service, delivery, and screening features as follows:

[…]

(6) *Adjacent to Transit.* ~~Commercial d~~Development adjacent to transit must comply with the following:

(a) Development on a transit street ~~designated in TDC Chapter 11 (Figure 11-5)~~ illustrated on Comprehensive Plan Map 8-5 must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

(b) Development abutting major transit stops as ~~designated in TDC Chapter 11 (Figure 11-5)~~ illustrated on Comprehensive Plan Map 8-5 must:

[…]

TDC 73A.~~40~~120 Mixed Use Commercial Design Applicability; Exceptions.

[…]

TDC 73A.~~41~~130 Mixed Use Commercial Design Standards.

(1) *Applicability*. The Mixed Use Commercial (MUC) design standards apply to:

(a) New buildings in the Mixed Use Commercial (MUC) zone.

(b) Expansion or substantial exterior remodeling of existing development in the Mixed Use Commercial (MUC) zone which is greater than 50 percent of the building's gross floor area or alters any façade which abuts a public or private street frontage by more than 50 percent.

(2) Exceptions: The City Manager may allow exceptions to these standards without the need to obtain a formal variance pursuant to Chapter 33.120 provided at least one of the following circumstance is met:

(a) The applicant demonstrates that the physical characteristics of the site or existing structure make compliance impractical (e.g., they include, but are not limited to, steep

slopes, wetlands, other bodies of water, trees or other natural features of the site, buildings or other existing development, utility lines and easements, etc.); or

(b) The applicant demonstrates that the alternative design is exceptional in the quality of detailing, appearance or materials and/or creates a positive unique relationship to other structures, views or open space in a manner that accomplishes the purpose of this section.

~~The following are the minimum standards for development in the Mixed-Use Commercial zone.~~

(~~1~~3) *Walkways.* ~~Mixed-Use Commercial zone d~~Development must provide walkways as follows:

[…]

(~~2~~4) *Parking Location.* When provided, p~~P~~arking ~~for all Mixed-Use Commercial zone uses~~ must be provided within garages or parking lots as follows:

(a) Parking and loading areas are prohibited between the public street and proposed building(s);

(b) Parking is allowed on the side or rear of proposed building(s). If located on the side, the parking area may not exceed 50 percent of the total frontage of the site; and

(c) Parking must be setback a minimum of 50 feet from the front property line.~~; and~~

~~(d) Parking required for residential uses must be provided on the development site of the primary structure.~~

(~~3~~5) *Drive-up Uses.* When permitted, d~~D~~rive-up uses must comply with the following:

[…]

(4~~6~~) *Adjacent to Transit.* ~~Mixed-Use Commercial zone d~~Development adjacent to transit must comply with the following:

(a) Development on a transit street ~~designated in TDC Chapter 11 (Figure 11-5)~~ illustrated on Comprehensive Plan Map 8-5 must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

(b) Development abutting major transit stops as ~~designated in TDC Chapter 11 (Figure 11-5)~~ illustrated on Comprehensive Plan Map 8-5 must:

[…]

(~~5~~7) *Building Location.* Buildings must occupy a minimum of 50 percent of arterial and collector street frontages. Buildings must be located at public street intersections on arterials and collectors.

(~~6~~8) *Building Design Standards.* ~~Mixed-Use Commercial zone d~~Development must meet the following building design standards.

[…]

~~INDUSTRIAL DESIGN STANDARDS~~

~~TDC 73A.500. Industrial Design Standards.~~

~~The following standards are minimum requirements for industrial development in all zones, except the Basalt Creek Employment (BCE) zone, which has its own standards:~~

(1) *Walkways.* Industrial development must provide walkways as follows:

(a) Walkways must be a minimum of five feet in width;

(b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel or bark chips are not acceptable;

(c) Walkways must meet ADA standards applicable at time of construction or alteration;

(e) Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;

(f) Walkways through parking areas, drive aisles, and loading areas must be of a different appearance than the adjacent paved vehicular areas; and

(g) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

(2) *Accessways.*

(a) *When Required.* Accessways are required to be constructed when a multi-family development is adjacent to any of the following:

(i) Residential property;
(ii) Commercial property;
(iii) Areas intended for public use, such as schools and parks; and
(iv) Collector or arterial streets where transit stops or bike lanes are provided or designated.

(b) *Design Standard.* Accessways must meet the following design standards:

(i) Accessways must be a minimum of eight feet in width;
(ii) Public accessways must be constructed in accordance with the Public Works Construction Code;
(iii) Private accessways must be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material;
(iv) Accessways must meet ADA standards applicable at time of construction or alteration;
(v) Accessways must be provided as a connection between the development's walkway and bikeway circulation system;
(vi) Accessways may be gated for security purposes;
(vii) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways, and greenways where a bike or pedestrian path is designated; and
(viii) Must be constructed, owned and maintained by the property owner.

(c) *Exceptions.* The Accessway standard does not apply to the following:

(i) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland; and
(ii) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development must enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement recorded is subject to the City's review and approval.

(3) *Drive-up Uses.* Drive-up uses must comply with the following:

(a) Must provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:

(i) Banks—each lane must be 100 feet long;
(ii) Restaurants—each lane must be 160 feet long; and
(iii) Other uses—each lane must be between 80 and 160 feet long, as determined by the City.

(b) Stacking area must not interfere with safe and efficient access to other parking areas on the property;

(c) Drive-up aisles and windows must be a minimum of 50 feet from residential zones.

(d) The width and turning radius of drive-up aisles must be approved by the City; and

(e) A wall or other visual or acoustic may be required by the City.

(4) *Safety and Security.* Industrial development must provide safety and security features as follows:

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

(b) Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;

(c) Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;

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

(e) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations must provide a minimum six foot tall security fence or wall.

(5) *Service, Delivery, and Screening.* Industrial development must provide service, delivery, and screening features as follows:

(a) Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;

(b) Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and

(c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.

(6) *Adjacent to Transit.* Industrial development adjacent to transit must comply with the following:

(a) Development on a transit street illustrated on TDC Chapter 11 Comprehensive Plan Map 8-5 (Figure 11) must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street; and

~~(b) Development abutting major transit stops as illustrated on TDC Chapter 11 Comprehensive Plan Map 8-5 (Figure 11) must:~~

~~(i) Locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;~~
~~(ii) Provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;~~
~~(iii) Provide a transit passenger landing pad accessible to disabled persons;~~
~~(iv) Provide an easement or dedication for a passenger shelter as determined by the City; and~~
~~(v) Provide lighting at the major transit stop.~~

TDC 73A.~~60~~14~~0~~. Basalt Creek Employment (BCE) Design Standards.

(1) *Applicability.* The Basalt Creek Employment (BCE) design standards apply to:

(a) New buildings in the Basalt Creek Employment (BCE) zone.

(b) Expansion or substantial exterior remodeling of existing non-residential development in the Basalt Creek Employment (BCE) zone which is greater than 50 percent of the building's gross floor area or alters any façade which abuts a public or private street frontage or property within a residential planning district by more than 50 percent.

(2) *Exceptions*: The City Manager may allow exceptions to these standards without the need to obtain a formal variance pursuant to Chapter 33.120 provided at least one of the following circumstance is met:

(a) The applicant demonstrates that the physical characteristics of the site or existing structure make compliance impractical (e.g., they include, but are not limited to, steep slopes, wetlands, other bodies of water, trees or other natural features of the site, buildings or other existing development, utility lines and easements, etc.); or

(b) The applicant demonstrates that the alternative design is exceptional in the quality of detailing, appearance or materials and/or creates a positive unique relationship to other structures, views or open space in a manner that accomplishes the purpose of this section.

(3) *Building Design Standards.* ~~BCE zone d~~Development must provide building design as follows:

[…]

(4) *Walkways.* ~~BCE zone d~~Development must provide walkways as follows:

(a) Walkways must be a minimum of five feet in width;

(b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete~~. Gravel or bark chips are not acceptable~~;

[…]

(5) Accessways.

(a) *When Required.* Accessways are required to be constructed when a ~~BCE~~ development is adjacent to any of the following:

[…]

(b) *Design Standard.* Accessways must meet the following design standards:

[…]

(iii) Private accessways must be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete~~, but not gravel or woody material~~;

[…]

(6) *Safety and Security.* ~~BCE zone d~~Development must provide safety and security features as follows:

[…]

(7) *Adjacent to Transit.* ~~BCE zone d~~Development adjacent to transit must comply with the following:

[…]

~~INSTITUTIONAL DESIGN STANDARDS~~

~~**TDC 73A.700. Institutional Design Standards.**~~

~~The following standards are minimum requirements for institutional development in all zones:~~

~~(1) *Walkways.* Institutional development must provide walkways as follows:~~

~~(a) Walkways must be a minimum of six feet in width;~~

~~(b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel or bark chips are not acceptable;~~

~~(c) Walkways must meet ADA standards applicable at time of construction or alteration;~~

~~(d) Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;~~

~~(e) Walkways through parking areas, drive aisles, and loading areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas;~~

~~(f) Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and~~

~~(g) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.~~

~~(2) *Accessways.*~~

~~(a) *When Required.* Accessways are required to be constructed when a multi-family development is adjacent to any of the following:~~

~~(i) Residential property;~~
~~(ii) Commercial property;~~
~~(iii) Areas intended for public use, such as schools and parks; and~~
~~(iv) Collector or arterial streets where transit stops or bike lanes are provided or designated.~~

~~(b) *Design Standard.* Accessways must meet the following design standards:~~

~~(i) Accessways must be a minimum of eight feet in width;~~
~~(ii) Public accessways must be constructed in accordance with the Public Works Construction Code;~~
~~(iii) Private accessways must be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody~~

material;

(iv) Accessways must meet ADA standards applicable at time of construction or alteration;

(v) Accessways must be provided as a connection between the development's walkway and bikeway circulation system;

(vi) Accessways must not be gated to prevent pedestrian or bike access;

(vii) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways, and greenways where a bike or pedestrian path is designated; and

(viii) Must be constructed, owned and maintained by the property owner.

(c) *Exceptions.* The Accessway standard does not apply to the following:

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

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

(3) *Safety and Security.* Institutional development must provide safety and security features as follows:

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

(b) Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;

(c) Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;

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

(e) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations must provide a minimum six foot tall security fence or wall.

(4) *Service, Delivery, and Screening.* Institutional development must provide service, delivery, and screening features as follows:

(a) Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;

(b) Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and

(c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.

(5) *Adjacent to Transit.* Institutional development adjacent to transit must comply with the following:

~~(a) Development on a transit street designated in TDC Chapter 11 (Figure 11-5) must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street; and~~

~~(b) Development abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) must:~~

~~(i) Locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;~~
~~(ii) Provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;~~
~~(iii) Provide a transit passenger landing pad accessible to disabled persons;~~
~~(iv) Provide an easement or dedication for a passenger shelter as determined by the City; and~~
~~(v) Provide lighting at the major transit stop.~~

Section 12. TDC Chapter 73B is amended as follows:

[…]

TDC 73B.020. Landscape Area Standards Minimum Areas by Use and Zone.

The following are the minimum areas required to be landscaped for each use and zone:

Table 73B-1
Required Minimum Landscape Area

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
(1) RL, RML, RMH, RH and RH/HR zones—Permitted Uses	None	None
(2) RL, RML, RMH, RH and RH/HR zones—Conditional Uses, except Small Lot Subdivisions	25 percent of the total area to be developed	20 percent of the total area to be developed
(3) CO, CR, CC, CG, ML and MG zones except within the Central Tualatin Overlay ~~Core Area Parking District~~—All uses	15 percent of the total area to be developed	12.5 percent of the total area to be developed
(4) CO, CR, CC, CG, MUC, ML and MG zones within the Central Tualatin Overlay ~~Core Area Parking District~~—All uses~~-~~	10 percent of the total area to be developed	7.5 percent of the total area to be developed
(5) IN, CN, CO/MR, MC and MP zones—All uses	25 percent of the total area to be developed	22.5 percent of the total area to be developed
(6) BCE zone—All uses; Industrial Business Park Overlay District and MBP—	20 percent of the total area to be developed	Not applicable

must be approved through Industrial Master Plans		
* For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement," the improved or unimproved wetland buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.		

[…]

TDC 73B.040. Additional Minimum Landscaping Requirements for ~~Commercial~~ Nonresidential Uses.

(1) *General.* In addition to requirements in TDC 73B.020, nonresidential uses, except those located in the Mixed-Use Commercial (MUC) zone which has its own standards, must comply with the following:

[…]

(e) Landscape screening provisions are superseded by the vision clearance requirements of Figure 73B-4.

(2) ~~*Manufacturing Park (MP) —Wetland Buffer.*~~ Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

(a) Area counted as landscaping is limited to a maximum of two and one-half percent (of the total land area to be developed;

(b) Area to be counted as landscape must be within the boundaries of the subject property;

(c) No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel;

(d) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer must perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the ~~Unified Sewerage Agency~~ Clean Water Services; and

(e) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer must include an enhanced mitigation plan approved by the Oregon Division of State Lands and the ~~Unified Sewerage Agency~~ Clean Water Services as part of the Architectural Review submittal. The developer must complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

[…]

~~**TDC 73B.060. Additional Minimum Landscaping Requirements for Industrial Uses.**~~

~~(1) *General.* In addition to requirements in TDC 73B.020, industrial uses must comply with the following:~~

~~(a) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped.~~

~~(i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.~~

(b) Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:

(i) Pedestrian amenities such as landscaped plazas and arcades; and

(ii) Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.

(c) Five-foot-wide landscaped area requirement does not apply to:

(i) Loading areas,

(ii) Bicycle parking areas,

(iii) Pedestrian egress/ingress locations, and

(iv) Where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.

(d) Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.

(2) *MP Area – Wetland Buffer.* Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

(a) Area counted as landscaping is limited to a maximum of two and one-half percent of the total land area to be developed;

(b) Area to be counted as landscape must be within the boundaries of the subject property;

(c) No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel;

(d) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer must perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Clean Water Services; and

(e) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer must include an enhanced mitigation plan approved by the Oregon Division of State Lands and Clean Water Services, as part of the Architectural Review submittal. The developer must complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

TDC 73B.070. Additional Minimum Landscaping Requirements for Institutional Uses.

(1) *General.* In addition to the requirements in TDC 73B.020, institutional uses comply with the following:

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

(i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.

(b) Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:

(i) Pedestrian amenities such as landscaped plazas and arcades; and
(ii) Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.

(c) Five-foot-wide landscaped area requirement does not apply to:

(i) Loading areas,
(ii) Bicycle parking areas,
(iii) Pedestrian egress/ingress locations, and
(iv) Where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.

(d) Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.

(2) *MP Area – Wetland Buffer.* Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

(a) Area counted as landscaping is limited to a maximum of two and one-half percent of the total land area to be developed;

(b) Area to be counted as landscape must be within the boundaries of the subject property;

(c) No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel;

(d) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer must perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and Clean Water Services; and

(e) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer must include an enhanced mitigation plan approved by the Oregon Division of State Lands and Clean Water Services as part of the Architectural Review submittal. The developer must complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

TDC 73B.086<u>0</u>. - Minimum Landscaping Standards for All Zones.

[…]

TDC 73B.097<u>0</u>. - Minimum Standards Trees and Plants.

[…]

Section 13. TDC Chapter 73C is amended as follows:

In General

~~Parking Lot Landscaping~~

~~**IN GENERAL**~~

TDC 73C.010. Off-Street Parking and Loading Purpose and Applicability ~~and General Requirements~~.

(1) *Purpose.* The purpose of the off-street parking and loading area standards are to promote functional and safe parking areas that are:

(a) Limited in scale;

(b) Designed to minimize conflicts with active transportation modes;

(c) Designed to mitigate heat island effects or generate sustainable power.

~~*Applicability.* Off-street parking and loading is required to be provided by the owner and/or developer, in all zones, whenever the following occurs:~~

~~(a) Establishment of a new structure or use;~~

~~(b) Change in use; or~~

~~(c) Change in use of an existing structure.~~

(2) *Applicability.* The off-street parking and loading provisions of this chapter apply to all new development and modifications to existing development, including changes of use, unless otherwise stated in this chapter.

~~*General Requirements.* Off-street parking spaces, off-street vanpool and carpool parking spaces, off-street bicycle parking, and off-street loading berths must be as provided as set forth in TDC 73C.100, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process.~~

~~(a) The following apply to property and/or use with respect to the provisions of TDC 73C.100:~~

~~(i) The requirements apply to both the existing structure and use, and enlarging a structure or use;~~

~~(ii) The floor area is measured by gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading;~~

~~(iii) Where employees are specified, the term applies to all persons, including proprietors, working on the premises during the peak shift;~~

~~(iv) Calculations to determine the number of required parking spaces and loading berths must be rounded to the nearest whole number;~~

~~(v) If the use of a property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area must be provided prior to commencement of the new use;~~

~~(vi) Parking and loading requirements for structures not specifically listed herein must be determined by the City Manager, based upon requirements of comparable uses listed;~~

~~(vii) When several uses occupy a single structure, the total requirements for off-street parking may be the sum of the requirements of the several uses computed separately or be computed in accordance with TDC 73.370(1)(m), Joint Use Parking;~~

~~(viii) Off-street parking spaces for dwellings must be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the~~

~~building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located must be in the same ownership as the structure;~~

~~(ix) Required parking spaces must be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and must not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business;~~

~~(x) Institution of on-street parking, where none is previously provided, must not be done solely for the purpose of relieving crowded parking lots in commercial or industrial zones;~~

~~(xi) Required vanpool and carpool parking must meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage;~~

~~(xii) Where uses are mixed in a single building, parking must be a blend of the ratio required less ten percent for the minimum number of spaces. The maximum number of spaces must be ten percent less than the total permitted maximum for each use; and~~

~~(xiii) If the applicant demonstrates that too many or too few parking spaces are required, applicant may seek a variance from the minimum or maximum by providing evidence that the particular use needs more or less than the amount specified in this Code.~~

TDC 73C.020. Calculating Parking Lot Area.

Parking lot area shall be based on the cumulative area measured around the perimeter of all parking spaces, vehicle maneuvering areas, interior walkways, and interior landscaping areas. This requirement applies to parking areas scattered throughout a property or that span multiple lots but serve a common use or uses.

TDC 73C.0230. Parking Lot Design ~~Standards~~ Requirements.

~~A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks~~ All development where new parking is provided, must comply with the following:

(1) *Parking Space and Aisle Dimensions.* ~~Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1;~~ Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1.

(a) Exception: Parking structures and underground parking where ~~stall~~ space length and width requirements for a standard size ~~stall~~ space ~~must~~ may be reduced by one-half feet and vehicular access at the entrance may be a minimum of 18 feet in width, if gated ~~must be a minimum of 18 feet in width~~.

(2) *Surface Materials.* ~~Parking lots and parking areas must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel is not an acceptable material;~~

(a) Parking areas must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel is not an acceptable material;

(b) Pavers, pervious concrete, or grasscrete are encouraged for parking spaces in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor; and

(c) Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks.

(3) *Wheel Stops.* Parking bumpers, wheel stops, or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways. ~~Parking stalls must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel or woody material are not an acceptable materials. Pavers, pervious concrete, or grasscrete are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor;~~

(4) *Circulation*. ~~Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks;~~

(a) Drives to off-street parking areas must be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site; and

(b) Groups of more than four parking spaces must be located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way, other than an alley.

(5) *Lighting.* Artificial lighting, must be deflected to not shine or create direct glare on adjacent properties, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor. ~~Parking bumpers or wheel stops or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.~~

(6) *Screening.* ~~Disability parking spaces and accessibility must meet ADA standards applicable at time of construction or alteration;~~

(a) Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200-230; and

(b) Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.

(7) *Accessible Parking.* Accessible parking spaces must meet federal and state building code standards applicable at time of construction or alteration. Such parking spaces must be sized, signed, and marked in compliance with ORS 447. ~~Parking stalls for sub-compact vehicles must not exceed 35 percent of the total parking stalls required by TDC 73C.100. Stalls in excess of the number required by TDC 73C.100 can be sub-compact stalls;~~

(8) *Compact Parking*. Parking spaces for sub-compact vehicles must not exceed 35 percent of the total parking provided. ~~Groups of more than four parking spaces must be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley;~~

(9) *Employee Parking.* New commercial, institutional, and/or industrial developments with more than 50 parking spaces, must provide preferential parking for carpools and vanpools. The number of carpool/vanpool parking spaces shall be at least 10 percent of the amount of parking spaces provided. ~~Drives to off-street parking areas must be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site;~~

(10) *Electrical Service Capacity*. Electrical service capacity, as defined in ORS 455.417 must be provided to new off-street parking spaces subject to the following standards. Variance

requests to these standards are prohibited. ~~On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, must have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic; When 90 degree stalls are located on both sides of a drive aisle, a minimum of 24 feet of aisle is required. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, must have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic;~~

(a) Non-residential development and residential or mixed use developments with less than five dwelling units must provide electrical service capacity to a minimum of 20 percent of all off-street vehicle parking spaces on the site.

(b) Residential or mixed-use development with five or more dwelling units must provide electrical service capacity to a minimum of 40 percent of all off-street vehicle parking spaces on site.

(11) *Maximum Coverage.* For developments with more than 65,000 square feet of floor area on site, the total area of surface parking must not exceed the total square footage of the floor area on that site. ~~Artificial lighting, must be deflected to not shine or create direct glare on adjacent properties, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor;~~

(12) *Tree Canopy*. Tree canopy must be provided over parking areas in compliance with the following standards. ~~Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200; and~~

(a) Developments with off-street parking areas less than one-half acre (21,780 square feet) in size, as measured using the method provided in TDC 73C.020, must provide a minimum effective tree canopy coverage of 30 percent over all parking areas.

(b) Developments with off-street parking areas of one-half acre (21,780 square feet) or more, as measured using the method provided in TDC 73C.020, must provide trees along driveways.

(i) Trees must be planted an average of not more than 30 feet on center, except when interrupted by driveways, drive aisles, and other site design considerations; and

(ii) The required landscape area must be a minimum of five feet in width, as measured from the inside of any proposed curb.

(c) Development of a tree canopy plan under this section shall be done in coordination with the local utility provider.

(13) *Climate Mitigation*. Developments with off-street parking areas of one-half acre (21,780 square feet) or more, as measured using the method provided in TDC 73C.020, must provide at least one of the following:~~Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.~~

(a) Installation of solar panels with a generation capacity of at least 0.5 kilowatt per new off-street parking space. Panels may be located anywhere on the property, subject to Tualatin Development Code standards.

(b) Invest at least 1.5% of the project cost on green energy, in compliance with OAR 330-135-0010. This provision applies to public projects only.

(c) Tree canopy covering at least 40 percent of the new parking lot area at maturity, but no more than 15 years after planting.

~~TDC 73C.030. Shared Parking Requirements.~~

~~Parking facilities may be shared by users on adjacent parcels if the following standards are met:~~

~~(1) One of the parcels has excess parking spaces, considering the present use of the property; the other parcel lacks sufficient area for required parking spaces;~~

~~(2) The total number of parking spaces meets the standards for the sum of the number of spaces required for each use;~~

~~(3) Legal documentation, to the satisfaction of the City Attorney, must be submitted verifying permanent use of the excess parking area on one lot by patrons of the uses deficient in required parking area;~~

~~(4) Physical access between adjoining lots must be such that functional and reasonable access is provided to uses on the parcel deficient in parking spaces;~~

~~(5) Adequate directional signs must be installed specifying the joint parking arrangement; and~~

~~(6) Areas in the Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor would be better protected.~~

~~TDC 73C.040. Joint Use Parking Requirements.~~

~~(1) Joint use of parking spaces may occur where adjacent developments or multiple uses in a development are able to jointly use some or all of the same required parking spaces because their parking demands occur at different times.~~

~~(2) Joint use of parking spaces may be allowed are met:~~

~~(a) There must be no substantial conflict; the principal operating hours of the buildings or uses for which the joint use parking is proposed. Future change of use, such as expansion of a building or establishment of hours of operation which conflict with or affect a joint use parking agreement are prohibited, unless approval is obtained through the Architectural Review process;~~

~~(b) The joint use parking spaces must be located no more than 500 feet from a building or use to be served by the joint use parking;~~

~~(c) The number and location of parking spaces, hours of use and changes in operating hours of uses subject to joint use must be approved through the Architectural Review process;~~

~~(d) Legal documentation, to the satisfaction of the City Attorney, must be submitted verifying the joint use parking between the separate developments. Joint use parking agreements may include provisions covering maintenance, liability, hours of use and cross easements;~~

~~(e) The City Attorney approved legal documentation must be recorded by the applicant at the Washington or Clackamas County Recorder's Office and a copy of the recorded document must be submitted to the Planning Department prior to issuance of a building permit; and~~

~~(f) Areas in the Natural Resource Protection Overlay District or a Clean Water Services Vegetated Corridor would be better protected.~~

~~TDC 73C.050. Bicycle Parking Requirements and Standards.~~

~~(1) *Requirements.* Bicycle parking facilities must include:~~

~~(a) Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;~~

~~(i) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.~~

~~(b) Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.~~

~~(2) *Standards.* Bicycle parking must comply with the following:~~

~~(a) Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;~~

~~(b) A five-foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;~~

~~(c) Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;~~

~~(d) Bicycle parking areas and facilities must be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs must be located at the main entrance and at the location of the bicycle parking facilities;~~

~~(e) Bicycle parking must be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, must be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas;~~

~~(f) Required bicycle parking spaces must be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This does not preclude the operation of private for-profit bicycle parking businesses;~~

~~(g) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and~~

~~(h) The City Manager or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Architectural Review.~~

~~TDC 73C.060. Transit Facility Conversion.~~

~~Parking on existing residential, commercial, and industrial development may be redeveloped as transit facility, as a way to encourage the development of transit supportive facilities such as bus stops and pullouts, bus shelters and park and ride stations. Parking spaces converted to such uses in conjunction with the transit agency and approved through Architectural Review process will not be required to be replaced.~~

TDC 73C.~~10~~40. Off-Street Vehicle and Bicycle Parking ~~Minimum/Maximum~~ Quantity Requirements.

(1) *Parking Table*. *Parking Table*. Table 73C-1 lists the maximum permitted vehicle and minimum required bicycle parking requirements listed for land use types. ~~The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except these standards do not apply in the Core Area Parking District. The Core Area Parking District standards are in TDC 73C.110~~.

(2) *Parking Categories.*

(a) *Parking Zone A.* Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within the town center (Comprehensive Plan Map 10-4), one-quarter mile walking distance of bus transit stops that have 20-minute peak hour transit service, or one-half mile walking distance of light rail station platforms that have 20-minute peak hour transit service.

(b) *Parking Zone B*. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, and that have a greater than 20-minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops and one-half mile walking distance of light rail station platforms, or both,

(c) *Dual Parking Zones*. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A ratios.

(3) *Ratios*. Calculations to determine the parking quantities must be rounded to the nearest whole number.

(4) *Uses Not Listed*. For uses not specifically mentioned in Table 73C-1, a use determination may be requested as provided in TDC 31.070 for the purposes of determining off-street parking facilities for vehicles and bicycles.

TABLE 73C-1: Off-Street Vehicle and Bicycle Parking Quantity Requirements

USE	~~MINIMUM MOTOR VEHICLE PARKING~~ ~~MAXIMUM MOTOR VEHICLE PARKING~~ MAXIMUM PERMITTED VEHICLE PARKING		MINIMUM PERMITTED BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
	Zone A	Zone B		
(a) Residential Uses				
(i) ~~Detached s~~Single-family dwellings and~~, residential home, residential facilities (located~~	~~2.00 vehicle parking spaces per dwelling unit, residential home or residential facility~~	None	None Required	N/A

~~in low density (RL) zones)~~ accessory dwelling units	None			
(ii) Middle Housing: ~~Duplexes~~ a. Duplexes b. Triplexes c. Quadplexes d. Townhouses e. Cottage Clusters	~~1.00 vehicle parking space per dwelling unit~~ None	None	None Required	N/A
~~(iii) Townhouses~~	~~1.00 vehicle parking space per dwelling unit~~	~~None~~	~~None Required~~	~~N/A~~
~~(iv) Triplexes and (v) Quadplexes~~	~~1.00 space in total for lots less than 3,000 SF. 2.00 spaces in total for lots greater than or equal to 3,000 SF and less than 5,000 SF. 3.00 spaces in total for lots greater than 5,000 SF and less than 7,000 SF. 4.00 spaces in total for lots equal to or greater than 7,000 SF.~~	~~None~~	~~None Required~~	
~~(vi) Cottage Clusters~~	~~1.00 space per dwelling unit in a Cottage Cluster. Spaces may be provided for individual cottages or in shared parking clusters.~~	~~None~~	~~None Required~~	
(~~vi~~ii) Multi-family dwellings: ~~in subdivisions~~ a. studio units b. non-studio units	~~1.50 spaces per unit~~ a. 1.2 spaces per unit b. 2.0 spaces per unit	None	~~Developments with five or more units; none required if a garage is provided as an~~	100

			~~integral element of a unit; otherwise~~ 1.0~~0~~ space per unit	
~~(viii) Multi-family dwellings in complexes with private internal driveways~~	~~1.0 space/studio, 1.25 space/1 bedroom, 1.50 space/2 bedroom, 1.75 space/3= bedroom~~	~~None~~	~~Developments with five or more units; none required if a garage is provided as an integral element of a unit; otherwise 1.00 space per unit~~	~~100~~
(i~~x~~v) Retirement housing facility	~~1.00 space per dwelling unit~~ None	None	0.50 space per unit	50
~~(x) Boarding house, lodging~~	~~1.00 space per guest house accommodation~~	~~None~~	~~0.25 space per guest house accommodation~~	~~50~~
(~~xi~~v) Congregate care, assisted living and residential care facilities	~~0.50 space per dwelling unit~~ None	None	2, or 0.20 spaces per dwelling unit; whichever is greater	50
(~~xi~~vi) Residential facilities ~~(located in other than low density residential zones)~~	~~1.00 space per three beds, plus 1.00 space per employee~~ None	None	2, or 1.0~~0~~ space for every six beds; whichever is greater	50
~~(xiii) Dwelling units within the Central Design District except as specified in (d), (e), and (f) above~~	~~1.50 space per dwelling unit, including garage~~	~~None~~	~~Multi-family residential developments with five or more units; none required if a garage is provided as an integral element of a unit; otherwise 1.00 space per unit~~	~~100~~
(b) Institutions				
(i) Convalescent home~~,~~ or nursing home ~~or sanitarium~~	~~1.00 space per 2 beds for patients or residents~~ None	None	2, or 1.0~~0~~ space for every six beds; whichever is greater	50

(ii) Hospital	~~1.00 space per 500 square feet of gross floor area~~ None	None	1 space per 1,000 gross square feet	~~First ten~~ 10 spaces or 40 percent whichever is greater
(c) Places of Public Assembly				
(i) Library, reading room	~~1.00 space per 400 square feet of public area~~ None	None	2, or 1.5 spaces per 1,000 gross square feet; whichever is greater	10
(ii) Nursery, primary, elementary or middle school, child day care center	~~2.00 spaces per employee~~ None	None	4, or 1.0~~0~~ space per five students based on the design capacity of the facility; whichever is greater	75
(iii) Senior high school	0.2~~3~~ spaces per student and staff	~~Zone A and Zone B:~~ 0.3 spaces per student ~~plus 1.00 space per~~ and staff	4, or 1.0~~0~~ space per five students based on the design capacity of the facility; whichever is greater	25
(iv) Other places of public assembly, including churches	~~1.00~~ 0.6 space~~s~~ per ~~four~~ seat~~s or eight feet of bench length~~	~~Zone A: 0.6 spaces per seat~~ ~~Zone B~~: 0.5~~8~~ spaces per seat	1.0 space per 40 seats or 80 feet of bench length	35
(d) Commercial Amusements				
(i) Theater	~~1.00 space per four seats~~ 0.4 spaces per seat	~~Zone A: 0.4 spaces per seat~~ ~~Zone B:~~ 0.5 spaces per seat	1.0 space per 30 seats	10
(ii) Bowling alley	~~5.00 spaces per lane~~ 5.4 spaces per 1,000 square feet of gross floor area	~~None~~ 6.5 spaces per 1,000 square feet of gross floor area	4 spaces, or 0.5~~0~~ spaces per lane; whichever is greater	40
(iii) Dance hall, skating rink	~~4.3~~ 5.4 spaces per 1,000 square feet of gross floor area	~~Zone A: 5.4 spaces per 1,000 square feet of gross floor area~~ ~~Zone B:~~ 6.5 spaces per 1,000 square	2.0 spaces per 1,000 square feet of floor area	50

		feet of gross floor area		
(iv) Racquet court, health club	~~1.00~~ 1.3 spaces per 1,000 square feet of gross floor area	~~Zone A: 1.3 spaces per 1,000 square feet of gross floor area~~ ~~Zone B:~~ 1.5 spaces per 1,000 square feet of gross floor area	2.0 spaces per 1,000 square feet of exercise area	50
(e) Commercial				
(i) General ~~R~~retail ~~—~~ grocery stores, convenience stores, specialty retail and shops ~~shops (under 100,000 square feet of gross floor area)~~	~~4.00~~ 5.0 spaces per 1,000 square feet of gross floor area	~~Zone A: 5.1 spaces per 1,000 square feet of gross floor area~~ ~~Zone B:~~ 6.2 spaces per 1,000 square feet of gross floor area	0.5~~0~~ space per 1,000 square feet of gross floor area	50
(ii) Bulk ~~R~~retail ~~— store handling exclusively bulky merchandise such as~~ furniture and home furnishings, appliances, building materials, and similar large items ~~or automobiles and service or repair shops~~	~~1.00 space per 400 square feet of sales floor area~~ 5.0 spaces per 1,000 square feet of gross floor area	~~Zone A: 5.1 spaces per 1,000 square feet of gross floor area~~ ~~Zone B:~~ 6.2 spaces per 1,000 square feet of gross floor area	2 spaces, or 0.2~~0~~ space per 1,000 square feet of sales floor area; whichever is greater	50
~~(iii) Shopping center (over 100,000 square feet of gross floor area)~~	~~4.1 spaces per 1,000 square feet of gross floor area~~	~~Zone A: 5.1 spaces per 1,000 square feet of gross floor area~~ ~~Zone B: 6.2 spaces per 1,000 square feet of gross floor area~~	~~0.50 space per 1,000 square feet of gross floor area~~	~~50~~

(iii~~v~~) Banks/Savings and loans	~~4.30~~ 5.0 spaces per 1,000 square feet of gross floor area	~~Zone A: 5.4 spaces per 1,000 square feet of gross floor area Zone B:~~ 6.5 spaces per 1,000 square feet of gross floor area	2 spaces, or 0.33 spaces per 1,000 square feet; whichever is greater	10
(iv) Medical & dental offices	~~4~~3.9~~0~~ spaces per 1,000 square feet of gross floor area	~~Zone A: 4.9 spaces per 1,000 square feet of gross floor area Zone B:~~ 5.9 spaces per 1,000 square feet of gross floor area	2 spaces, or 0.33 spaces per 1,000 gross square feet; whichever is greater	~~First ten~~ 10 spaces or 40 percent; whichever is greater
(vi~~i~~) General office	~~2.70~~ 3.4 spaces per 1,000 square feet of gross floor area	~~Zone A: 3.4 spaces per 1,000 square feet of gross floor area Zone B:~~ 4.1 spaces per 1,000 square feet of gross floor area	2 spaces, or 0.5~~0~~ spaces per 1,000 gross square feet; whichever is greater	~~First ten~~ 10 spaces or 40 percent; whichever is greater
(vii~~i~~) Restaurant	~~10.00~~ 19.1 spaces per 1,000 square feet of gross floor area	~~Zone A: 19.1 spaces per 1,000 square feet of gross floor area Zone B:~~ 23.0 spaces per 1,000 square feet of gross floor area	2 spaces per 1,000 gross square feet	25
(viii~~i~~) Drive-up restaurant	~~9.90~~ 12.4 spaces per 1,000 square feet of gross floor area	~~Zone A: 12.4 spaces per 1,000 square feet of gross floor area Zone B:~~ 14.9 spaces per 1,000 square feet of gross floor area	2 spaces per 1,000 gross square feet ~~sq. ft~~	25

(viiix) Motel	~~1.00 space per room~~ None	None	0.2~~0~~ space per room	10
(ix) Mortuary	~~1.00 space per four seats or an eight feet of bench length in chapels~~ None	None	1.0 space per 40 seats or 80 feet of bench length	10
~~(xi) Office furniture and office furniture sales~~	~~1.00 space per 550 gross square feet~~	~~None~~	~~2 spaces, or 0.20 space per 1,000 square feet of sales floor area, whichever is greater~~	~~10~~
(x~~ii~~) Park and ride lots	None	None	5 percent of auto spaces	100
(xi~~ii~~) Major transit stops (not Park and Ride lots)	None	None	4	100
~~(xiv) Wireless communication facility~~	~~1.0 space~~	~~None~~	~~N/A~~	~~N/A~~
(f) Industrial				
(i) Manufacturing	~~1.60 spaces per 1,000 square feet of gross floor area~~ None	None	2 spaces, or 0.1~~0~~ spaces per 1,000 gross square feet; whichever is greater	~~First five~~ 5 spaces or 30 percent; whichever is greater
(ii) Warehousing	0.4~~30~~ spaces per 1,000 square feet of gross floor area	~~Zone A: 0.4 spaces per 1,000 square feet of gross floor area Zone B:~~ 0.5 spaces per 1,000 square feet of gross floor area	2 spaces, or 0.1~~0~~ spaces per 1,000 gross square feet; whichever is greater	~~First five~~ 5 spaces or 30 percent; whichever is greater
(iii) Wholesale establishment	~~3.00 spaces per 1,000 square feet of gross floor area~~ None	None	2 spaces, or 0.5~~0~~ spaces per 1,000 gross square feet; whichever is greater	~~First five~~ 5 spaces or 30 percent; whichever is greater
(g) Exempt Uses				
(i) Commercial Parking Structures	Exempt	Exempt	Exempt	Exempt
(ii) Fleet Parking	Exempt	Exempt	Exempt	Exempt

~~(iii) Parking for vehicles for sale, lease, or rent~~	~~Exempt~~	~~Exempt~~	~~Exempt~~	~~Exempt~~
~~(iv) Car/Vanpool Parking~~	~~Exempt~~	~~Exempt~~	~~Exempt~~	~~Exempt~~
~~(v) Dedicated Valet Parking~~	~~Exempt~~	~~Exempt~~	~~Exempt~~	~~Exempt~~
~~(vi) User-Paid Parking~~	~~Exempt~~	~~Exempt~~	~~Exempt~~	~~Exempt~~

~~(2) In addition to the general parking requirements in subsection (1), the following are the minimum number of off-street vanpool and carpool parking for commercial, institutional, and industrial uses~~)

~~**Number of Required Parking Spaces**~~	~~**Number of Vanpool or Carpool Spaces**~~
~~0 to 10~~	~~1~~
~~10 to 25~~	~~2~~
~~26 and greater~~	~~1 for each 25 spaces~~

TDC 73C.050. Bicycle Parking Requirements.

(1) *Requirements.* Bicycle parking facilities must include:

(a) Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;

(i) Long-term bicycle parking facilities may be provided inside a building and/or parking garage in secure and accessible locations.

(b) Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.

(2) *Standards.* Bicycle parking must comply with the following:

(a) Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;

(b) A five-foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;

(c) Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;

(d) Bicycle parking areas and facilities must be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs must be located at the main entrance and at the location of the bicycle parking facilities;

(e) Bicycle parking must be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, must be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas;

(f) Required bicycle parking spaces must be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This does not preclude the operation of private for-profit bicycle parking businesses;

(g) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and

(h) The City Manager or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Architectural Review.

TDC 73C.060. Bicycle and Transit Facility Conversion.

Any portion of existing off-street parking areas may be redeveloped as a bicycle-oriented or-transit-oriented facility including bicycle parking, bus stops and pullouts, bus shelters and park and ride stations, and similar facilities. Conversion to such uses is reviewed through the Architectural Review process.

~~**TDC 73C.110. Core Area Parking District Minimum Parking Requirements.**~~

~~Uses in the Core Area Parking District must comply with the following parking requirements:~~

~~(1) The following uses must provide 75 percent of the spaces required in TDC 73C.100(1), whether provided individually, in accordance with the Shared Parking in TDC 73C.030, or the Joint Use Parking in TDC 73C.040:~~

~~(a) Multi-Family dwellings in complexes with private internal driveways;~~

~~(b) Retirement housing facility;~~

~~(c) Boarding house, lodging;~~

~~(d) Congregate care, assisted living and residential care facilities;~~

~~(e) Residential facilities (located in other than low density residential planning districts);~~

~~(f) Library, reading room;~~

~~(g) Nursery, primary, elementary or middle school, and child day care center;~~

~~(h) Other places of public assembly, including churches;~~

~~(i) Theater;~~

~~(j) Bowling alley;~~

~~(k) Retail shops (under 100,000 square feet of gross floor area);~~

~~(l) Retail store handling exclusively bulky merchandise such as furniture or automobiles and service or repair shops;~~

~~(m) Mortuary;~~

~~(n) Office furniture and office furniture sales; and~~

~~(o) Major transit stops (not Park and Ride lots).~~

~~(2) At the time of enlargement of an existing structure or change in use, there must be no net loss of existing off-street parking, in addition to providing new off-street parking as required under TDC 73C.110.~~

~~(3) The following uses are exempt from providing off-street parking within the Core Area Parking District:~~

~~(a) The publicly-owned community center on Tract 8 of the Tualatin Commons; and~~

~~(b) Outdoor dining facilities.~~

TDC 73C.070. Shared Parking Requirements.

Parking facilities for two or more uses, structures, or parcels of land may be shared. The right to shared use parking must be evidenced by a recorded deed, lease, contract, or similar written instrument establishing the shared use.

TDC 73C.~~12~~080. Off-Street Loading Facilities ~~Minimum~~ Requirements.

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

Use	Square Feet of Floor Area	Number of Berths	Dimensions of Berth	Unobstructed Clearance of Berth
Commercial	Less than 5,000	0	0	0
	5,000—25,000	1	12 feet × 25 feet	14 feet
	25,000—60,000	2	12 feet × 35 feet	14 feet
	60,000 and over	3	12 feet × 35 feet	14 feet
Industrial	Less than 5,000	0	0	0
	5,000—25,000	1	12 feet × 60 feet	14 feet
	25,000—60,000	2	12 feet × 60 feet	14 feet
	60,000 and over	3	12 feet × 60 feet	14 feet
Institutional	Less than 5,000	0	0	0
	5,000—25,000	1	12 feet × 25 feet	14 feet
	25,000—60,000	2	12 feet × 35 feet	14 feet
	60,000 and over	3	12 feet × 35 feet	14 feet

(2) Loading berths must not use the public right-of-way as part of the required off-street loading area.

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

(4) Required loading facilities must be installed prior to final building inspection and must be permanently maintained as a condition of use.

(5) The off-street loading facilities must ~~in all cases~~ be on the same lot or parcel as the structure they are intended to serve. ~~In no case must the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.~~

(6) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children must be located on the site of a school or child day care center having a capacity greater than 25 students.

TDC 73C.~~13~~090. Parking Lot Driveway and Walkway ~~Minimum~~ Requirements.

Parking lot driveways and walkways must comply with the following requirements:

(1) *Residential Use.* Minimum requirements for residential uses:

(a) Ingress and egress for single-family residential uses and duplexes, must be paved to a minimum width of ten feet. Maximum driveway widths must not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths must be measured at the right-of-way line.

(b) Parking lots driveways and walkways for townhouses, triplexes, quadplexes, and cottage clusters must be provided consistent with the provisions of Chapter 73A.

(c) Ingress and egress for multi-family residential uses must not be less than the following:

Dwelling Units	**Minimum Number Required**	**Minimum Width**	**Walkways, etc.**
5-19	1	24 feet	No walkways or curbs required
20-49	1 or 2	24 feet 16 feet (one way)	6-foot walkway, 1 side only; curbs required
50-499	1 or 2	32 feet 24 feet	6-foot walkway, 1 side only; curbs required
Over 500	As required by City Manager	As required by City Manager	As required by City Manager

(2) *Commercial Uses.* Ingress and egress for commercial and institutional uses must not be less than the following:

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

(3) *Industrial Use.* Ingress and egress for industrial uses must not be less than the following:

Provided ~~Required~~ Spaces	**Minimum Number Required**	**Minimum Pavement Width**	**Minimum Pavement Walkways, etc.**
1-250	1	36 feet for first 50' from ROW, 24 feet thereafter	No curbs or walkway required

Over 250	As required by City Manager	As required by City Manager	As required by City Manager

(4) *Institutional Uses.* Ingress and egress must not be less than 24 feet. In all other cases, ingress and egress for institutional uses must not be less than the following:

Provided ~~Required~~ Spaces	**Minimum Number Required**	**Minimum Pavement Width**	**Minimum Pavement Walkways, etc.**
1-99	1	32 feet for first 50 feet from ROW, 24 feet thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24 feet thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Manager	As required by City Manager	As required by City Manager

(5) *One-way Ingress or Egress.* When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements. However, the hard surfaced pavement of one-way drives must not be less than 16 feet for multi-family residential developments (as defined in TDC 31.060), commercial, or industrial uses.

(6) *Maximum Driveway Widths and Other Requirements.*

(a) Unless otherwise provided in this chapter, maximum driveway widths for Commercial, Industrial, and Institutional uses must not exceed 40 feet.

(b) Driveways must not be constructed within five feet of an adjacent property line, unless the two adjacent property owners elect to provide joint access to their respective properties, as provided by TDC73C.040.

(c) The provisions of subsection (b) do not apply to townhouses, duplexes, triplexes, quadplexes, and cottage clusters which are allowed to construct driveways within five feet of adjacent property lines.

(d) There must be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Manager.

(e) Must comply with the distance requirements for access as provided in TDC 75.

(f) Must comply with vision clearance requirements in TDC 75.

PARKING LOT LANDSCAPING

~~**TDC 73C.200. Parking Lot Landscaping Standards Purpose and Applicability.**~~

~~(1) *Purpose.* The goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff, and enhance the visual environment. The design of the off-street parking area must be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics.~~

~~(2) *Applicability.* Off-street parking lot landscaping standards apply to any surface vehicle parking or circulation area. The following standards do not apply to the following residential development: single family detached or attached; duplexes; townhouses; triplexes; quadplexes; or cottage clusters.~~

TDC 73C.200 Tree Canopy Coverage.

When calculating tree canopy coverage, the following rules must be followed:

(1) The expected diameter of the tree crown at 15 years must be used to calculate tree canopy coverage, regardless of if the tree is mature at that time;

(2) Parking lot area under the canopy that is either paved surface or interior and perimeter parking lot landscaping will count towards meeting the required canopy coverage standard;

(3) Trees located off-site, including those in the public right-of-way, do not count towards the canopy coverage standard;

(4) Canopy that covers structures does not count towards the canopy coverage standard, unless the tree canopy covers an unenclosed carport; and

(5) Canopy area with significant overlap does not count towards the canopy coverage standard. Significant overlap is defined as any overlap greater than 5 feet. The overlap measurement is the length of a line segment within the overlap area of a line between tree canopy trucks/centers. See Figure 73-3.

TDC 73C.210. ~~Multi-Family~~ General Parking Lot Landscaping Requirements.

All development where new parking is provided, must comply with the following landscaping requirements:

(1) *General.* Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

(2) *Clear Zone.* Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.

(a) Exception: does not apply to parking structures and underground parking.

(3) *Perimeter.* Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following.

(a) Deciduous trees located not more than 30 feet apart on average as measured on center;

(b) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;

(c) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;

(d) Native trees and shrubs are encouraged; and

(e) Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.

(4) *Landscape Island.* Minimum 25 square feet per parking space must be improved with landscape island areas and must comply with the following.

(a) May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;

(b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;

(c) Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;

(d) Landscape separation required for every eight continuous spaces in a row.

(e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;

(f) Must be planted with groundcover or shrubs;

(g) Native plant materials are encouraged;

(h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);

(i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and

(j) Exceptions:

(i) Landscape square footage requirements do not apply to parking structures and underground parking.

(5) *Driveway Access.* For lots with 12 or more parking spaces, site access from the public street must be defined by:

(a) Landscape area at least five feet in width on each side of the site access; and

(b) Landscape area must extend at the following lengths:

(i) Commercial and institutional development must extend 25 feet back from the right-of-way line.

(ii) Industrial development must extend 30 feet back from the right-of-way line.

(c) Exceptions: Does not apply to parking structures and underground parking which must be determined through the Architectural Review process.

TDC 73C.220. Multi-family Residential Parking Lot Landscaping Requirements.

Multi-family residential uses (as defined in TDC 31.060) must comply with the following landscaping requirements for parking lots in ~~all zones~~ addition to those listed in TDC 73C.210:

(1) ~~*General.* Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.~~

~~(2) *Clear Zone.* Clear zone must be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.~~

~~(a) Exceptions: does not apply to parking structures and underground parking.~~

~~(3)~~ *Setback.* Minimum 10-foot landscape setback must be provided between the property lines and parking areas and must comply with the following:

(a) Must be planted with deciduous trees an average of not more than 30 feet on center and shrubs at least 30 inches in height which provide screening of vehicular headlights; and

(b) Native trees and shrubs are encouraged.

~~(4) *Perimeter.* Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:~~

~~(a) Deciduous trees located not more than 30 feet apart on average as measured on center;~~

~~(b) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;~~

~~(c) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;~~

~~(d) Native trees and shrubs are encouraged; and~~

~~(e) Exceptions:~~

~~(i) Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.~~

~~(ii) Minimum of ten feet in width for all conditional uses in residential zones. However perimeter landscaping does not apply to small lot subdivisions.~~

(5~~2~~) *Transition.* Minimum 10-foot landscaped transition area between parking and vehicle circulation areas and buildings and shared outdoor areas and must comply with the following:

(a) Deciduous shade trees located at not less than 30 feet on center must be located in this transition area;

(b) Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years;

(c) Native trees and shrubs are encouraged; and

(d) Exceptions: Minimum 10-foot landscaped transition area does not apply to Duplexes and Townhouses.

~~(6) *Landscape Island.* Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following:~~

~~(a) May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;~~

~~(b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;~~

~~(c) Landscape separation required for every eight continuous spaces in a row;~~

~~(d) Must be planted with one deciduous shade trees for every four parking spaces. Required trees must be evenly dispersed throughout the parking lot;~~

~~(e) Must be planted with groundcover or shrubs;~~

~~(f) Native plant materials are encouraged;~~

~~(g) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);~~

(h) Required plant material in landscape islands must achieve 90 percent coverage within three years; and

(i) Exceptions:

(i) Landscape island requirements do not apply to Duplexes and Townhouses; and
(ii) Landscape square footage requirements do not apply to parking structures and underground parking.

TDC 73C.220. Commercial Parking Lot Landscaping Requirements.

Commercial uses must comply with the following landscaping requirements for parking lots in all zones:

(1) *General.* Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

(2) *Clear Zone.* Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.

(a) Exception: does not apply to parking structures and underground parking.

(3) *Perimeter.* Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following.

(a) Deciduous trees located not more than 30 feet apart on average as measured on center;

(b) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;

(c) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;

(d) Native trees and shrubs are encouraged; and

(e) Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.

(4) *Landscape Island.* Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following.

(a) May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;

(b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;

(c) Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;

(d) Landscape separation required for every eight continuous spaces in a row.

(e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;

(f) Must be planted with groundcover or shrubs;

(g) Native plant materials are encouraged;

~~(h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);~~

~~(i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and~~

~~(j) Exceptions:~~

~~(i) Landscape island requirements do not apply to Duplexes and Townhouses; and~~
~~(ii) Landscape square footage requirements do not apply to parking structures and underground parking.~~

~~(5) *Driveway Access.* For lots with 12 or more parking spaces, site access from the public street must be defined by:~~

~~(a) Landscape area at least five feet in width on each side of the site access;~~

~~(b) Landscape area must extend 25 feet from the right-of-way line; and~~

~~(c) Exceptions: Does not apply to parking structures and underground parking which must be determined through the Architectural Review process.~~

TDC 73C.230. Mixed Use Commercial Parking Lot Landscaping Requirements.

Uses located within the Mixed Use Commercial zone must comply with the following landscaping requirements for parking lots in addition to those listed in TDC 73C.2~~2~~10.

(1) *Screening.* Additional specifications for parking and loading area screening are as follows:

(a) Landscaped parking areas must include special design features that effectively screen the parking lot areas from public right-of-way view. These design features may include the use of landscaped berms, decorative walls and raised planters; and
(b) Trees must be planted in landscaped islands in all parking areas, and must be equally distributed and on the basis of one tree for each seven parking spaces in order to provide a canopy effect.

~~**TDC 73C.240. Industrial Parking Lot Landscaping Requirements.**~~

~~Industrial uses must comply with the following landscaping requirements for parking lots in all zones.~~

~~(1) *General.* Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.~~

~~(2) *Clear Zone.* Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.~~

~~(a) Exception: does not apply to parking structures and underground parking.~~

~~(3) *Perimeter.* Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:~~

~~(a) Deciduous trees located not more than 30 feet apart on average as measured on center;~~

~~(b) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;~~

(c) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;

(d) Native trees and shrubs are encouraged; and

(e) Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.

(4) *Landscape Island.* Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following.

(a) May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;

(b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;

(c) Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;

(d) Landscape separation required for every eight continuous spaces in a row;

(e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;

(f) Must be planted with groundcover or shrubs;

(g) Native plant materials are encouraged;

(h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);

(i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and

(j) Exception: Landscape square footage requirements do not apply to parking structures and underground parking.

(5) *Landscaping Along Driveway Access.* For lots with 12 or more parking spaces:

(a) Landscape area at least five (5) feet in width on each side of an accessway;

(b) Landscape area must extend 30 feet back from the property line; and

(c) Exceptions: does not apply to parking structures and underground parking which must be determined through the Architectural Review process.

TDC 73C.250. Institutional Parking Lot Landscaping Requirements.

Institutional uses must comply with the following landscaping requirements for parking lots in all zones.

(1) *General.* Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

(2) *Clear Zone.* Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.

(a) Exception: does not apply to parking structures and underground parking.

(3) *Perimeter.* Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:

(a) Deciduous trees located not more than 30 feet apart on average as measured on center;

(b) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;

(c) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;

(d) Native trees and shrubs are encouraged; and

(e) Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.

(4) *Landscape Island.* Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following:

(a) May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;

(b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;

(c) Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;

(d) Landscape separation required for every eight continuous spaces in a row;

(e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;

(f) Must be planted with groundcover or shrubs;

(g) Native plant materials are encouraged;

(h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);

(i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and

(j) Exception: Landscape square footage requirements do not apply to parking structures and underground parking.

(5) *Driveway Access*. For lots with 12 or more parking spaces, site access from the public street must be defined by:

(a) Landscape area at least five feet in width on each side of the site access;

(b) Landscape area must extend 25 feet from the right-of-way line; and

(c) Exceptions: Does not apply to parking structures and underground parking which must be determined through the Architectural Review process.

Section 14. TDC Chapter 73D is amended as follows:

[…]

TDC 73D.060. Franchised Hauler Review Method.

[…]

(c) A narrative describing how the proposed site meets one or more unique conditions:

(i) Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the proposed development, ~~or make it impossible to comply with the minimum off-street parking requirements of the underlying zone,~~ or

[…]

Section 15. TDC Chapter 73E is amended as follows:

[…]

TDC 73E.040. - Central Design Standards Residential Uses.

For townhouses, duplexes, residential, and mixed use residential developments in the Central Design District for Common Wall Development, the AR decision must consider the standards in TDC 73A~~.300 (Common Wall Residential Design Standards)~~ along with the Central Tualatin Concept Standards to determine the appropriate design standard. The design standards may be less than those provided in TDC 73A~~.300 (Common Wall Residential Design Standards)~~.

[…]

TDC 73E.090. Central Design Standards Access Standards.

All common wall residential, commercial, and institutional development in the Central Design District must meet the Access Standards of TDC 73C.~~13~~090 (Parking Lot Driveway Standards), except when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, then:

[…]

Section 16. TDC Chapter 75 is amended as follows:

[…]

TDC 75.030. Driveway Approach Closure.

(1) The City Manager may require the closure of a driveway approach where:

(a) The driveway approach is not constructed in conformance with this Chapter and the Public Works Construction Code;

(b) The driveway approach is not maintained in a safe manner;

(c) A public street improvement project is being constructed, and closure of the driveway approach will more closely conform to the current driveway approach standards;

(d) A new building or driveway is constructed on the property;

(e) A plan text amendment or zone change is proposed for the property served by the driveway;

(f) ~~A change of use or activity in an existing building increases the amount of required parking;~~

~~(g)~~ The driveway approach has been abandoned; or

(~~h~~g) There is a demonstrated safety issue.

[…]

TDC 75.040. Driveway Approach Requirements.

[…]

(9) Minimum driveway approach width for uses are as provided in TDC 73C .090. ~~Table 75-1 (Driveway Approach Width):~~

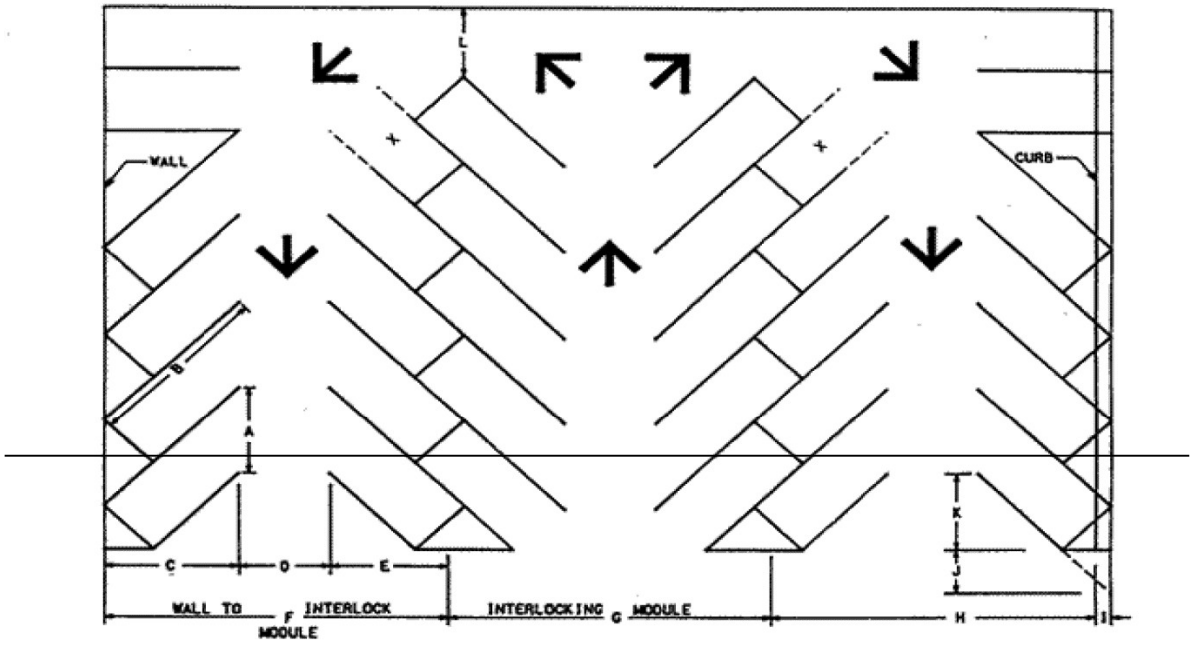
~~TABLE 75-1~~
~~Driveway Approach Width~~

~~Use~~	**~~Minimum Driveway Approach Width~~**	**~~Maximum Driveway Approach Width~~**
~~Single-Family Residential, Duplexes, Triplexes, Quadplexes, Townhomes, Cottage Clusters~~	~~10 feet~~	~~26 feet for one or two care garages~~ ~~—~~ ~~37 feet for three or more garages~~
~~Multi-family~~	~~5-49 Units = 24 feet~~ ~~—~~ ~~50-499 = 32 feet~~ ~~—~~ ~~Over 500 = as required by the City Manager~~	~~May provide two 16 foot one-way driveways instead of one 24-foot driveway~~ ~~—~~ ~~May provide two 24-foot one-way driveways instead of one 32-foot driveway~~
~~Commercial~~	~~1-99 Parking Spaces = 32 feet~~ ~~—~~ ~~100-249 Parking Spaces = two approaches each 32 feet~~	~~Over 250 Parking Spaces = As Required by the City Manager, but not exceeding 40 feet~~
~~Industrial~~	~~36 feet~~	~~Over 250 Parking Spaces = As Required by the City Manager, but not exceeding 40 feet~~
~~Institutional~~	~~1-99 Parking Spaces = 32 feet~~ ~~—~~ ~~100-249 Parking Spaces = two approaches each 32 feet~~	~~Over 250 Parking Spaces = As Required by the City Manager, but not exceeding 40 feet~~

[…]

Section 17. TDC Appendix B - Figures is amended as follows:

Tualatin Development Code - Figure 73-1
Parking Space Design Standards for 9-Foot Stalls



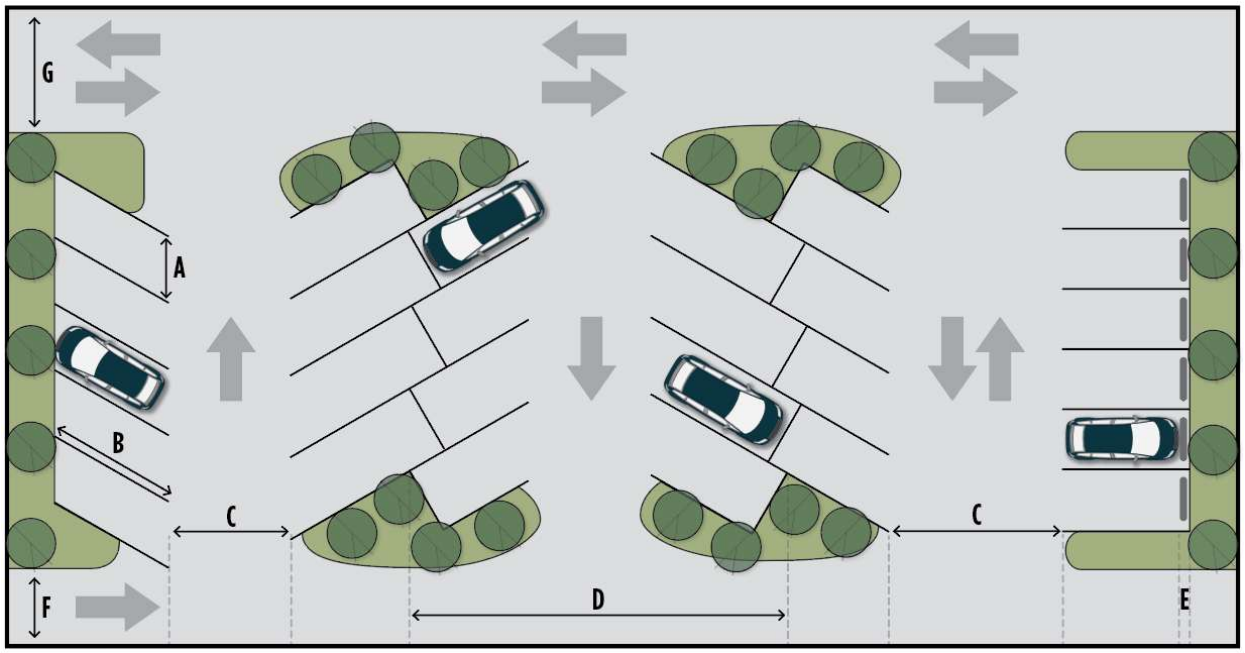
Dimension	On Diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall Length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	21.0	24.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlocking to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	12.0	12.0	12.0	12.0
Cross aisle, two way	-	22.0	22.0	22.0	22.0

X = Stall not accessible in some cases.

Parking Dimensions for Subcompact Parking	45°	60°	75°	90°
Stall Width	7.5	7.5	7.5	7.7
Aisle Width per Stall	10.5	8.7	7.8	7.5
Depth of Stalls at right angle to aisle	16.0	16.7	16.3	15.0
Aisle Width	11.0	14.0	17.4	20.0
Wall-to-Wall module	43.0	47.4	50.0	50.0

Note: These measurements are inadequate for average compacts. Each stall depth should be increased about 1 foot (2 feet total for the module) to accommodate for the usual range of compact sizes.

Figure 73-1: Parking Space Design Standards



Dimension	**On Diagram**	**0º Parallel**	**45º**	**60º**	**75º**	**90º**
Stall Width	A	8.0	9.0	9.0	9.0	9.0
Stall Depth	B	24.0	17.5	19.0	19.5	18.5
Aisle Width	C	N/A	12.0	16.0	23.0	24.0
Module Width	D	N/A	47.0	54.0	62.0	61.0
Bumper Overhang	E	N/A	2.0	2.5	2.5	2.5
Driveway, One Way	F	12.0				
Driveway, Two Way	G	22.0				

Dimensions for Sub-compact Parking	**On Diagram**	**0º Parallel**	**45º**	**60º**	**75º**	**90º**
Stall Width	A	8.0	8.0	8.0	8.0	8.0
Stall Depth	B	20.0	15.5	17.0	17.5	16.0
Aisle Width	C	N/A	11.0	14.0	21.0	20.0
Module Width	D	N/A	42.0	48.0	56.0	52.0
Bumper Overhang	E	N/A	2.0	2.5	2.5	1.5
Driveway, One Way	F	12.0				
Driveway, Two Way	G	20.0				

~~Figure 73-3: Parking Maximum Map~~

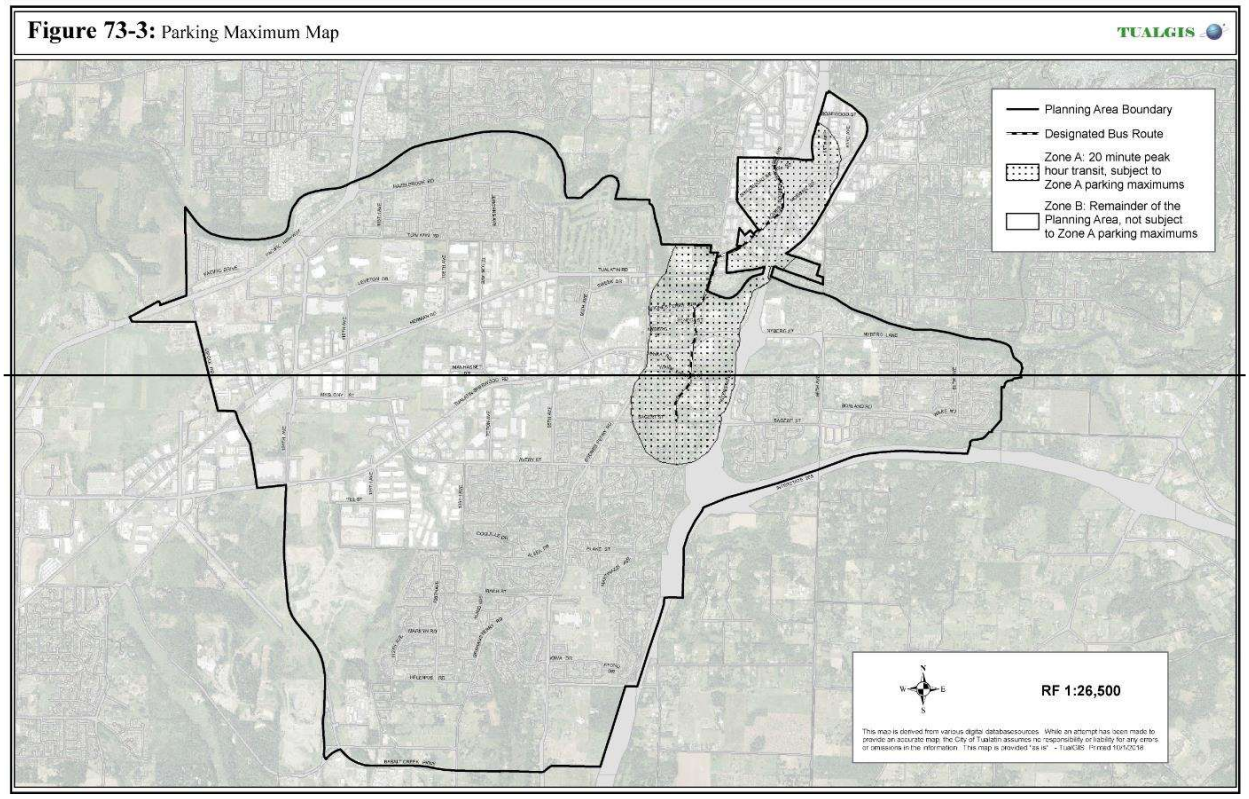
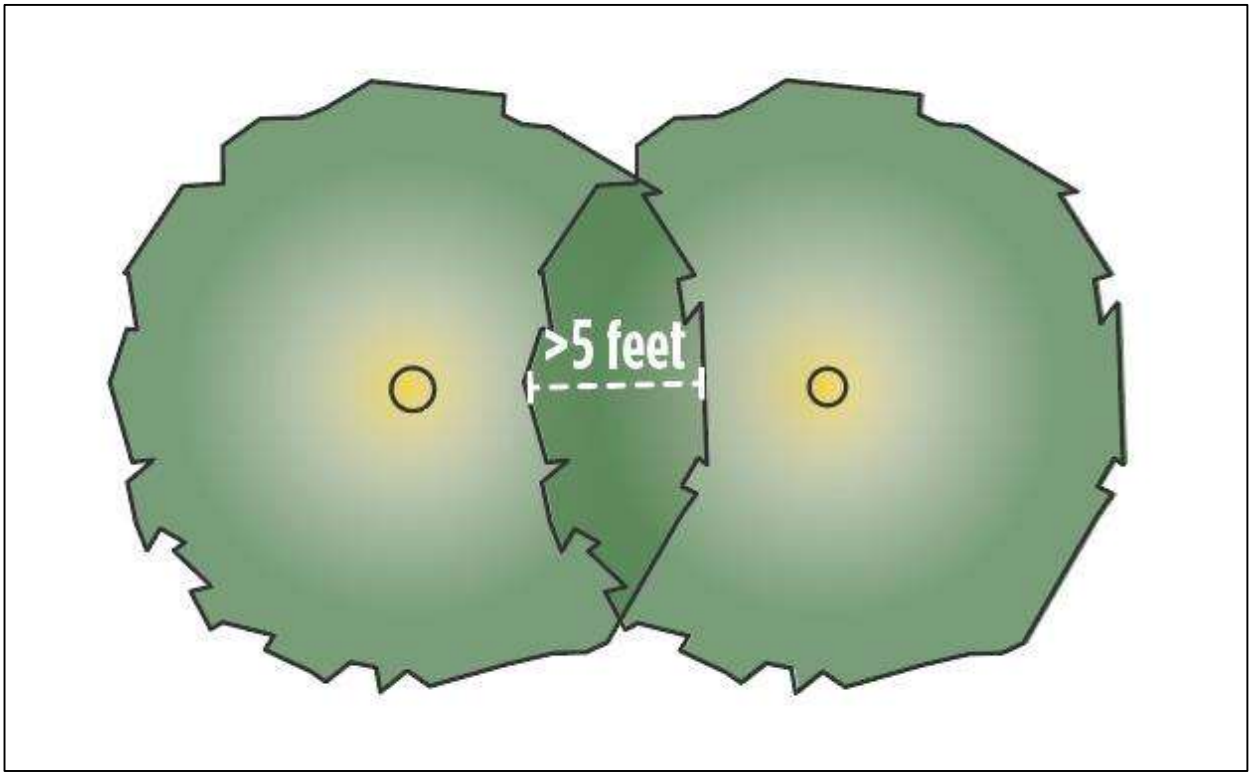


Figure 73-3: Tree Canopy Coverage



[…]

Section 18. Tualatin Comprehensive Plan Map 10-3 is amended as set forth in Exhibit 2 which is attached and incorporated by reference.

Section 19. Findings. The Council adopts the Findings and Analysis as set forth in Exhibit 1, which is attached and incorporated by reference.

Section 20. Severability. Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Section 21. Effective Date. As provided in the Tualatin Charter, this ordinance is effective 30 days from the date of adoption.

ADOPTED by the City Council this 10th day of June, 2024.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

BY Kevin R. McConnell
Kevin R. McConnell (Jun 11, 2024 12:35 PDT)
City Attorney

ATTEST:

BY Sherilyn Lombos
Sherilyn Lombos (Jun 12, 2024 21:27 PDT)
City Recorder

ORDINANCE NO. 1451-25

AN ORDINANCE RELATED TO LAND USE; AMENDING THE TUALATIN COMPREHENSIVE PLAN AND DEVELOPMENT CODE; PTA 25-0001/PMA 25-0001.

WHEREAS, the City updated its Transportation System Plan;

WHEREAS, the City initiated a Plan Text Amendment (PTA 25-0001) and Plan Map Amendment (PMA 25-0001) known as 2045 Transportation System Plan (TSP) adoption;

WHEREAS, the City provided notice of the proposed amendments to the Oregon Department of Land Conservation and Development, as provided in ORS 197.610;

WHEREAS, the City provided notice to government agencies and other interested parties, as required by TDC 32.250 and TDC 33.070;

WHEREAS, a public hearing was held before the City Council of the City of Tualatin on August 11, 2025, to consider adopting the proposed amendments;

WHEREAS, at the public hearing, the Council heard and considered the testimony and evidence presented by City staff, and those appearing at the public hearing, and approved the proposed amendments; and

WHEREAS, the Council finds the proposed amendments to be in the best interest of the residents and inhabitants of the City and the public, the public interest will be served by adopting the amendments at this time, and the amendments conform to the Tualatin Comprehensive Plan and the Tualatin Development Code.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The 2045 Transportation System Plan that is attached as Exhibit 1 and Exhibit 1A is hereby adopted.

Section 2. Comprehensive Plan Part II, Plan Implementation is amended as follows:

TECHNICAL MEMORANDA		
Background and Supporting Documents Adopted as part of the Comprehensive Plan		
Title	**Adoption Date**	**Ordinance**
Transportation System Plan (TSP)	August 11, 2025; ~~August 28, 2023; November 25, 2019; April 22, 2019; February 25, 2013~~	1451-25
Stormwater Master Plan	August 12, 2024	1489-24
Economic Opportunities Analysis	August 28, 2023	1480-23
Water Master Plan	July 10, 2023	1476-23
Housing Needs Analysis	December 14, 2020	1450-20
Parks and Recreation Master Plan	November 25, 2019	1427-19
Sewer Master Plan	November 25, 2019	1427-19
Natural Resource Inventory and Local Wetlands Inventory	July 14, 1997	979-97

Historic Resource Technical Study and Inventory	May 24, 1993; ~~October 14, 1991~~	894-93; ~~844-91~~
~~Tualatin Drainage Plan~~	~~October 22, 1979~~	~~491-79~~
Area-Specific Concept Plans		
Basalt Creek Parks & Recreation Plan	August 12, 2024	1490-24
Basalt Creek Concept Plan	April 22, 2019	1418-19
Southwest Tualatin Concept Plan	April 25, 2011	1321-11
Northwest Tualatin Concept Plan	June 27, 2005	1191-05

Section 3. Comprehensive Plan Part III Goals & Policies, Chapter 8 Transportation is amended as follows:

Chapter 8: Transportation

Purpose

This chapter reflects the City's ~~current~~ 2045 Transportation System Plan (TSP) as it applies to development activities and city actions. The Transportation System Plan serves as the principal document for staff, decision makers, and the public to identify the function, performance standards, and location of future transportation facilities, as well as direct resources to fund transportation projects that support anticipated development within Tualatin. ~~guides transportation planning, policy, and investment for Tualatin~~.

Background

The goals and policies contained in Tualatin's Transportation System Plan were developed to guide the long-range planning, development, and management of the City's transportation system. Oregon law requires that the TSP be built around the city's current Comprehensive Plan, ensuring that it can support the expected growth in population and employment. This TSP was developed in alignment with Oregon Revised Statute (ORS) 197.712 and guided by the Transportation Planning Rule (TPR) OAR 660-012-000, a rule set by the Department of Land Conservation and Development (DLCD).

The TPR emphasizes the importance of considering all modes of transportation, not just cars. It requires the development of alternative travel options like walking, biking, and public transit, ensuring that the future transportation system is balanced and accessible for everyone. Additionally, the TPR requires cities to update land use and subdivision rules to protect transportation facilities and make sure there are safe, convenient connections between homes, businesses, and workplaces.

Finally, the plan mandates close coordination with county, regional, and state transportation plans, making sure that Tualatin's future transportation system integrates smoothly with the broader network. Coordination with the City's regional partners is particularly important to the successful implementation of these policies. This approach ensures that the city is prepared to grow in a way that's thoughtful, sustainable, and connected. ~~The Tualatin Transportation System Plan (TSP) establishes a long-range vision for the combination of projects, programs, and policies that will achieve Tualatin's transportation goals.~~ The Transportation System Plan is adopted as a technical background document to the Comprehensive Plan as described in Part II.

Goals & Objectives

GOAL 1. ADVANCE OUR LAND USE VISION. CREATE A TRANSPORTATION SYSTEM FOR

ALL USERS THAT ENHANCES TUALATIN'S GROWING ECONOMY AND FUTURE LAND USE VISION.

Policy 1.1. Proactively manage a balanced transportation network that is comprised of different roadway functional classes to provide mobility and accessibility for all roadway users.
Policy 1.2. Develop street standards that create safe and reliable multimodal streets. Use AASHTO and MUTCD standards and NACTO guidelines as primary guidance and integrate current best practices from other agencies as appropriate.
Policy 1.3. Design major transportation corridors, arterial routes, highway access, trails, and adjacent land uses in ways that support desired economic development activities and facilitate the efficient movement of people, goods, and services.
Policy 1.4. Encourage transit-oriented development with supportive concentrations of housing and jobs adjacent to frequent transit corridors.
Policy 1.5. Require new development to provide safe access for all modes to and from a publicly dedicated street.
Policy 1.6. Design and construct transportation facilities to meet the requirements of the Americans with Disabilities Act.
Policy 1.7. Develop strategies for access management to enhance safety and mobility.
Policy 1.8. Develop connectivity standards that improve access to destinations, by limiting block lengths, unconnected streets, cul-de-sacs, and other non-through connections.
Policy 1.9. Work cooperatively with railroads operating in Tualatin in facilitating and preserving safe rail freight service to existing and future businesses while mitigating noise impacts on adjacent neighbors.
Policy 1.10. Advocate for regional investments that support managed growth in Tualatin.

GOAL 2. PROVIDE A HIGH QUALITY OF LIFE. SAFELY AND EFFICIENTLY MOVE PEOPLE AND GOODS TO PROVIDE A HIGH QUALITY OF LIFE FOR PEOPLE WHO LIVE, WORK, LEARN, AND PLAY IN TUALATIN.

Policy 2.1. Provide convenient and affordable travel options to jobs, schools, and essential services, particularly for historically marginalized and underserved communities.
Policy 2.2. Develop traffic calming strategies that can be applied to local streets that connect to neighborhood destinations.
Policy 2.3. Develop a safe crossing policy that reduces barriers to walking, rolling, and biking on streets and intersections.
Policy 2.4. Identify bicycle and pedestrian routes to schools, parks, public facilities, and commercial areas; and require appropriate facilities such as sidewalks, trails, and on-street bicycle lanes.
Policy 2.5. Develop a pedestrian-scale lighting policy to increase safety, visibility, and comfort.
Policy 2.6. Develop guidance and encouragement for community use of the right-of-way, including parklets, "streateries", open streets events, and public art.
Policy 2.7. Encourage a resilient transportation network that supports emergency response and disaster recovery.
Policy 2.8. Coordinate with agency partners — including Metro, TriMet, ODOT, Washington and Clackamas County, as well as neighboring cities — to develop safe, reliable, and connected transportation projects which benefit the City of Tualatin and the region as a whole. Alternative routes should be considered to separate local traffic from regional throughways.

GOAL 3. EXPAND OPPORTUNITIES FOR SAFE MULTI-MODAL TRANSPORTATION.

EXPAND TRAVEL OPTIONS OF USERS OF ALL AGES, ABILITIES, AND BACKGROUNDS BY IMPROVING OPTIONS FOR WALKING, ROLLING, CYCLING, AND ACCESSING TRANSIT.

Policy 3.1. Develop and facilitate the construction of a citywide low-stress bicycle and micro-mobility network that prioritizes safety and comfort for people of all ages and abilities. This network should target a density of low-stress facilities at least every half-mile in residential and commercial areas.

Policy 3.2. Support "last mile" trips by identifying locations for micro-mobility parking at retail, transit, schools, and other destinations.

Policy 3.3. Require development adjacent to transit routes to provide direct pedestrian accessibility.

Policy 3.4. Prioritize and facilitate the construction of sidewalk and crosswalk gaps adjacent to transit stops, particularly along equity routes. This should include identifying first/last mile barriers to major transit stops.

Policy 3.5. Develop a pedestrian crossing policy that considers maximum spacing between crossings and crossing protection needed based on street characteristics and crossing design.

Policy 3.6. Support TriMet, Ride Connection, and other transit providers in enhancing transit services and amenities, especially along major street corridors and to/ from low-income communities or communities of color.

Policy 3.7. Continue to work with TriMet, ODOT and other regional partners to support existing and planned future commuter rail, high capacity, and other transit service to, from, through and within Tualatin and seek opportunities for increased service frequency and passenger convenience.

GOAL 4. ADVANCE CLIMATE AND HEALTH GOALS. REDUCE GREENHOUSE GAS EMISSIONS FROM THE TRANSPORTATION SYSTEM AND SUPPORT THE CITY'S CLIMATE AND HEALTH GOALS.

Policy 4.1. Support and facilitate emerging technologies to reduce climate impacts from transportation, such as traffic signal optimization, micromobility, mobility as a service, and vehicle electrification.

Policy 4.2. Support land use patterns that reduce vehicle fuel consumption and greenhouse gas emissions and preserve the function of the transportation system.

Policy 4.3. Design capital projects on Tualatin city streets to encourage transit, pedestrian, and bicycle travel along with safe and efficient vehicle travel.

Policy 4.4. Facilitate policies that support the Climate Action Plan goal of net-zero carbon emissions by 2050.

Policy 4.5. Strive to address transportation-related impacts and reverse historical inequity on low-income communities and communities of color in the design, location, and funding of transportation improvements.

Policy 4.6. Identify locations for implementation of mobility hubs – places where multiple forms of transportation are available (such as transit, micro-transit, bike share, and car share) – including placemaking, wayfinding, and information.

Policy 4.7. Support transportation demand management programs that reduce drive-alone trips, offer all travelers more mobility choices, encourage walking, rolling, biking, carpooling, and transit trips, and educate people about the benefits of multimodal transportation.

GOAL 5. INVEST WISELY. MAXIMIZE TRANSPORTATION FUNDING BY EFFECTIVELY

MAINTAINING THE TRANSPORTATION ASSETS WE HAVE, FINDING CREATIVE MAINTENANCE SOLUTIONS THAT CAN HELP IMPROVE THE TRANSPORTATION SYSTEM, AND LEVERAGING OUTSIDE FUNDING OPPORTUNITIES.

Policy 5.1. Prioritize transportation projects according to community benefit, including (but not limited to) safety, performance, efficiency and accessibility, as well as considering the associated costs and impacts.

Policy 5.2. Consider equity when making transportation investments, emphasizing projects and programs that serve environmental justice communities and connect underserved areas.

Policy 5.3. Coordinate with regional partners to invest in capital projects that leverage other infrastructure investments or funding sources.

~~**Goal 8.1: Access and Mobility.** Maintain and enhance the transportation system to reduce travel times, provide travel time reliability, provide a functional and smooth transportation system, and promote access for all users.~~

~~**Objectives:**~~
~~(a) Improve travel time reliability/provide travel information for all modes including freight and transit.~~
~~(b) Provide efficient and quick travel between points A and B.~~
~~(c) Provide connectivity within the City between popular destinations and residential areas.~~
~~(d) Accommodate future traffic, bicycle, pedestrian, and transit demand.~~
~~(e) Reduce trip length and potential travel times for motor vehicles, freight, transit, bicycles, and pedestrians.~~
~~(f) Improve comfort and convenience of travel for all modes including bicycles, pedestrians, and transit users.~~
~~(g) Increase access to key destinations for all modes.~~

~~**Goal 8.2: Safety.** Improve safety for all users, all modes, all ages, and all abilities within the City of Tualatin.~~

~~**Objectives:**~~
~~(a) Address known safety locations, including high crash locations for motor vehicles, bicycles, and pedestrians.~~
~~(b) Address geometric deficiencies that could affect safety including intersection design, location and existence of facilities, and street design.~~
~~(c) Ensure that emergency vehicles are able to provide services throughout the City to support a safe community.~~
~~(d) Provide a secure transportation system for all modes.~~

~~**Goal 8.3: Vibrant Community.** Allow for a variety of alternative transportation choices for citizens of and visitors to Tualatin to support a high quality of life and community livability.~~

~~**Objectives:**~~
~~(a) Produce a plan that respects and preserves neighborhood values and identity.~~
~~(b) Create a variety of safe options for transportation needs including bicycles, pedestrians, transit, freight, and motor vehicles.~~
~~(c) Provide complete streets that include universal access through pedestrian facilities, bicycle facilities, and transit on some streets.~~

(d) Support a livable community with family-friendly neighborhoods.
(e) Maintain a small-town feel.

Goal 8.4: Equity. Consider the distribution of benefits and impacts from potential transportation options, and work towards fair access to transportation facilities for all users, all ages, and all abilities.

Objectives:
(a) Promote a fair distribution of benefits to and burdens on different populations within the City (that is, low-income, transit-dependent, minority, age groups) and different neighborhoods and employment areas within the City.
(b) Consider access to transit for all users.

Goal 8.5: Economy. Support local employment, local businesses, and a prosperous community while recognizing Tualatin's role in the regional economy.

Objectives:
(a) Support a vibrant city center and community, accessible to all modes of transportation.
(b) Support employment centers by providing transportation options to major employers.
(c) Increase access to employment and commercial centers on foot, bike, or transit.
(d) Consider positive and negative effects of alternatives on adjacent residential and business areas.
(e) Accommodate freight movement.
(f) Facilitate efficient access for goods, employees, and customers to and from commercial and industrial lands, including access to the regional transportation network.

Goal 8.6: Health/Environment. Provide active transportation options to improve the health of citizens in Tualatin. Ensure that transportation does not adversely affect public health or the environment.

Objectives:
(a) Provide active transportation options to area schools to reduce childhood obesity.
(b) Promote active transportation modes to support a healthy public and children of all ages.
(c) Provide interconnected networks for bicyclists and pedestrians throughout the City for all age groups.
(d) Consider air quality effects of potential transportation solutions. Protect park land and create an environmentally sustainable community.
(e) Consider positive and negative effects of potential solutions on the natural environment (including wetlands and habitat areas).

Goal 8.7: Ability to Be Implemented. Promote potential options that are able to be implemented because they have community and political support and are likely to be funded.

Objectives:
(a) Promote fiscal responsibility and ensure that potential transportation system options are able to be funded given existing and anticipated future funding sources.
(b) Evaluate potential options for consistency with existing community, regional, and state goals and policies.
(c) Strive for broad community and political support.
(d) Optimize benefits over the life cycle of the potential option.

(e) Consider transportation options that make the best use of the existing network.
(f) Conduct the planning process with adequate input and feedback from citizens in each affected neighborhood.

Policy Area 8.8 *Functional Classification Policies.* Functional classification policies support the City's transportation goals and objectives. Policies help provide direction for roadways and roadway classifications.

Policy 8.8.1 Major and minor arterials will comprise the main backbone of the freight system, ensuring that freight trucks are able to easily move within, in, and out of the City.

Policy 8.8.2 Continue to construct existing and future roadways to standard when possible for the applicable functional classification to serve transportation needs within the City.

Policy Area 8.9 *Roadway Policies.* The following establish the City's policies on roadways.
Policy 8.9.1 Implement design standards that provide clarity to developers while maintaining flexibility for environmental constraints.

Policy 8.9.2 Ensure that street designs accommodate all anticipated users including transit, freight, bicyclists and pedestrians, and those with limited mobility.

Policy 8.9.3 Work with Metro and adjacent jurisdictions when extending roads or multi-use paths from Tualatin to a neighboring City.

Policy Area 8.10 *Access Management Policies* Access management policies are:
Policy 8.10.1 No new driveways or streets on arterial roadways within the City, except where noted in the TDC, usually when no alternative access is available.

Policy 8.10.2 Where a property abuts an arterial and another roadway, the access for the property shall be located on the other roadway, not the arterial.

Policy 8.10.3 Adhere to intersection spacing.

Policy 8.10.4 Limit driveways to right in, right out (where appropriate) through raised medians or other barriers to restrict left turns.

Policy 8.10.5 Look for opportunities to create joint accesses for multiple properties, where possible, to reduce the number of driveways on arterials.

Policy 8.10.6 No new single-family home, duplex or triplex driveways on major collector roadways within the City, unless no alternative access is available.

Policy 8.10.7 On collector roadways, residential, commercial and industrial driveways where the frontage is greater or equal to 70 feet are permitted. Minimum spacing at 100 feet. Uses with less than 50 feet of frontage shall use a common (joint) access where available.

Policy Area 8.11 *Transit Policies.* The City of Tualatin's policies on public transit are as follows:
Policy 8.11.1 Partner with TriMet to jointly develop and implement a strategy to improve existing transit service in Tualatin.

~~**Policy 8.11.2** Partner with the Tualatin Chamber of Commerce to support grant requests that would expand the Tualatin Shuttle services.~~

~~**Policy 8.11.3** Partner with TriMet, Metro, and neighboring communities to plan the development of high-capacity transit in the Southwest Corridor, as adopted in the Metro High Capacity Transit System Plan.~~

~~**Policy 8.11.4** Partner with TriMet, Metro, and neighboring communities to plan development of high-capacity transit connecting Tualatin and Oregon City, as adopted in the Metro High Capacity Transit System Plan.~~

~~**Policy 8.11.5** Coordinate with ODOT and neighboring communities on conversations related to Oregon Passenger Rail between Portland and Eugene.~~

~~**Policy 8.11.6** Develop and improve pedestrian and bicycle connections and access to transit stops.~~

~~**Policy 8.11.7** Encourage higher-density development near high-capacity transit service.~~

~~**Policy 8.11.8** Metro in the RTP calls for increased WES service frequency. The City will coordinate with TriMet, Metro, and ODOT to explore service frequency improvements and the possible inclusion of a second WES station in south Tualatin.~~

~~In addition to the transit policies included here, Bicycle and Pedestrian Policies, Policy 8.12.7 and Policy 8.12.8 , are applicable to transit.~~

~~**Policy Area 8.12 *Bicycle and Pedestrian Policies.*** The City of Tualatin's policies on bicycle and pedestrian facilities are as follows:~~
~~**Policy 8.12.1** Support Safe Routes to Schools (SRTS) for all Tualatin schools.~~

~~**Policy 8.12.2** Work with partner agencies to support and build trails.~~

~~**Policy 8.12.3** Allow wider sidewalks downtown for strolling and outdoor cafes.~~

~~**Policy 8.12.4** Add benches along multi-use paths for pedestrians throughout the City (especially in the downtown core).~~

~~**Policy 8.12.5** Develop and implement a toolbox, consistent with Washington County, for mid-block pedestrian crossings.~~

~~**Policy 8.12.6** Implement bicycle and pedestrian projects to help the City achieve the regional non-single-occupancy vehicle modal targets in Table 11-1.~~

~~**Policy 8.12.7** Implement bicycle and pedestrian projects to provide pedestrian and bicycle access to transit and essential destinations for all mobility levels, including direct, comfortable, and safe pedestrian and bicycle routes.~~

~~**Policy 8.12.8** Ensure that there are bicycle and pedestrian facilities at transit stations.~~

~~**Policy 8.12.9** Create on- and off-street bicycle and pedestrian facilities connecting residential,~~

commercial, industrial, and public facilities such as parks, the library, and schools.

Policy 8.12.10 Create obvious and easy to use connections between on- and off-street bicycle and pedestrian facilities, and integrate off-street paths with on-street facilities.

Policy Area 8.13 Freight Rail Policies. Following are policies for freight rail:

Policy 8.13.1 Continue to coordinate with PNWR and TriMet to ensure that railroad crossings are safe and have few noise impacts on adjacent neighborhoods.

Policy 8.13.2 Look for opportunities to shift goods shipments to rail to help reduce the demand for freight on Tualatin's roads.

Policy 8.13.3 Look for opportunities to create multi-modal hubs to take advantage of the freight rail lines.

Passenger Rail Policies. The City of Tualatin's policies on public transit are described in Policy Area 8.11 as part of the Transit Modal Plan. Those policies that may relate to the existing heavy rail lines in Tualatin include Transit Policies 8.11.3, 8.11.4, 8.11.5, and 8.11.8.

Water, Pipeline, and Air Plan.
This section includes the Water, Pipeline and Air Plans.
(1) *Water Plan.* The Tualatin River is the only large waterway within the City of Tualatin. The river is used primarily for recreation and is open for canoeing and kayaking. Therefore, the TSP does not include any specific policies, programs or projects for the Tualatin River as part of the transportation network. However, several projects are proposed in other sections of the TSP Technical Memorandum (December 2012) to increase access to the river for recreation purposes.
(2) *Pipeline Plan.* A natural gas transmission pipeline and a gasoline pipeline cross through the City. There is no anticipated need to increase pipeline capacity or construct new pipelines through the City, and therefore no such improvements are proposed in the TSP.
(3) *Air Plan.* There are no airports within the City of Tualatin, although several airports are located within 30 miles of the City: the Aurora State Airport, Hillsboro Municipal Airport, and Portland International Airport. These airports meet the commercial, freight, and business aviation needs of Tualatin residents. No plans are proposed to construct airport facilities within the City of Tualatin; existing airports are anticipated to continue serving the citizens of Tualatin adequately.

Policy Area 8.14 Transportation Demand Management Policies. The following policies support other modal plans in the TSP and help Tualatin meet its mode share targets, as required by the RTP and presented in Table 11-1:

Policy 8.14.1 Support demand reduction strategies, such as ride sharing, preferential parking, and flex-time programs.

Policy 8.14.2 Partner with the Tualatin Chamber of Commerce, the Westside Transportation Alliance, major employers, and business groups to implement TDM programs.

Policy 8.14.3 Explore the use of new TDM strategies to realize more efficient use of the City's transportation system.

~~**Policy 8.14.4** Support Washington County's regional TDM programs and policies to reduce the number of single-occupancy vehicle (SOV) trips.~~

~~**Policy 8.14.5** Promote the use and expansion of the Tualatin Shuttle program.~~

~~**Transportation System Management.**~~
~~(1) Transportation System Management (TSM) measures are designed to increase the efficiency, safety, capacity, and level of service of the transportation system without physically increasing roadway capacity. Typical TSM projects include traffic light synchronization, traffic calming, travel information systems, access management, and parking management strategies. Many of the projects listed in the modal plans—including the Transit, Pedestrian and Bicycle, and Access Management plans—qualify as TSM measures.~~

~~Many TSM tools can be implemented inexpensively to help make the existing system work more efficiently. A wide range of TSM strategies are applicable to Tualatin. These are discussed in detail in the TSP Technical Memorandum (December 2012).~~

~~**Implementation.**~~
~~The construction of roads, storm drainage, water, sewer, and electrical facilities in conjunction with local development activity should be coordinated if the City of Tualatin is to continue to develop in an orderly and efficient way. Consequently, the plans proposed in the TSP Technical Memorandum (December 2012) should be considered in light of developing infrastructure sequencing plans, and may need to be modified accordingly.~~

~~**Table 8-1**~~
~~**Metro Modal Targets**~~

~~2040 Regional Designation~~	~~Non-drive-alone Modal Target~~	~~2040 Regional Designation~~	~~Non-drive-alone Modal Target~~
~~Regional Centers Town Centers Main Streets Station Communities Corridors Passenger Intermodal Facilities~~	~~45—55%~~	~~Regional Centers Town Centers Main Streets Station Communities Corridors Passenger Intermodal Facilities~~	~~45—55%~~
~~Industrial Areas Freight Intermodal Facilities Employment Areas Inner Neighborhoods Outer Neighborhoods~~	~~40—45%~~	~~Industrial Areas Freight Intermodal Facilities Employment Areas Inner Neighborhoods Outer Neighborhoods~~	~~40—45%~~

~~Source: Metro's 2035 RTP~~

Section 4. Tualatin Development Code Chapter 31 is amended as follows:

[...]

TDC 31.060. - Definitions.

As used in this Code, the masculine includes the feminine and the neuter, and the singular includes the plural. For the purposes of the TDC, the following words and phrases, unless the context otherwise requires, mean:

Access Management. City regulations of access to streets, roads, and highways from public roads and private driveways. Regulations may include but are not limited to restrictions on the siting of interchanges, restrictions on the type, number, and location of access to roadways, and use of physical controls, such as signals, channelization, and raised medians. ~~The process of providing and managing access to land while preserving the flow of traffic in terms of safety, capacity, and speed.~~

[...]

At or Near a Major Transit Stop.

At a major transit stop means a parcel that is adjacent to or includes a major transit stop or is located within 200 feet of a major transit stop.

Near a major transit stop means a parcel that is within 300 feet of a major transit stop.

[...]

Bike ~~(Bicycle)~~ Facilities. On and off-street improvements and facilities designed to accommodate or encourage bicycling ~~bicycles~~.

Bike ~~(Bicycle)~~ Lane. The area within the street right-of-way ~~A portion of roadway which has been~~ designated for bicyclists and separated from motorized vehicular traffic by striping, signing, and pavement markings ~~for the preferential or exclusive use of bicyclists~~.

Bike ~~(Bicycle)~~ Parking, Long-term. Facilities for parking bicycles for stays of more than four hours.

Bike ~~(Bicycle)~~ Parking, Short-term. Facilities for parking bicycles for stays of less than four hours.

Bike ~~(Bicycle)~~ Path. A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the public street right-of-way or within an independent right-of-way or easement.

Bikeway. Any path or roadway facility that is intended for and suitable for bicycle use ~~street, road, path or way open to bicycle travel regardless of whether such facilities are designated for the preferential use of bicycles or are to be shared with other transportation modes~~.

[...]

Pedestrian Facilities. On and off-street improvements and facilities that provide a continuous, unobstructed, reasonably direct route between two points that are intended and suitable for pedestrian use. Pedestrian facilities include but are not limited to ~~such as~~ sidewalks, walkways, pedestrian paths, trails, outdoor recreation access routes, and accessways ~~, and other amenities designed to accommodate pedestrians~~.

[...]

Section 5. Tualatin Development Code Chapter 32 is amended as follows:

TDC 32.010. Purpose and Applicability.

[...]

Table 32-1—Applications Types and Review Procedures

Application/Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood/ Developer Mtg Required	Applicable Code Chapter
[...]						
Architectural Review						
• Architectural Review (except as specified below) (limited land use)	II	CM	CC	Yes	Yes	TDC 33.020
• Single Family Dwelling, Duplexes, Townhouses, Triplexes, Quadplexes, and Cottage Clusters following Clear and Objective Standards Accessory Dwelling Units (ADUs) following Clear and Objective Standards • Minor AR including façade and landscape modifications	I	CM	Circuit Court	No	No	TDC 33.020
• Commercial Buildings 50,000 square feet and larger • Industrial Buildings 150,000 square feet and larger • Multifamily Housing Projects 100 units and above (or any number of units abutting a single family district) •as requested by	III	ARB	CC	Yes	Yes	TDC 33.020

the CM						
Driveway Approach ~~and Closure~~ Permits (limited land use)	II	CM	CC	No	No	TDC 33.030
[...]						

* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).

[...]

Section 6. Tualatin Development Code Chapter 33 is amended as follows:

[...]

TDC 33.020. Architectural Review.

[...]

(4) *Application Materials.* The application must be on forms provided by the City. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:

(a) The project name and the names, addresses, and telephone numbers of the architect, landscape architect, and engineer on the project;

(b) Existing conditions plan, site plan, grading plan, utility plan, landscape plan, and lighting plan all drawn to scale;

(c) A street plan showing all existing streets, proposed streets (public and private), and accessways on the subject property and extending 1,000 feet in all directions from the site, including location, centerline, right-of-way and pavement width, approximate radius of curves and approximate grades of proposed streets;

(~~c~~d) A building materials plan that includes a written description and image representation of facade, windows, trim, and roofing materials, colors, and textures;

(~~d~~e) Title report; and

(~~e~~f) A Service Provider Letter from Clean Water Services.

[...]

TDC 33.030. - ~~Permit for New~~ Driveway Approach Permit ~~and Closure Decisions~~.
~~All requests for driveway approaches and closures are as provided in TDC 75.020 and TDC 75.030.~~

(1) *Applicability.* A driveway approach permit must be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.

(a) Exceptions. The following do not require a driveway approach permit:

(i) The construction, relocation, reconstruction, enlargement, or alteration of any driveway approach that requires a state highway access permit; or

(ii) The construction, relocation, reconstruction, enlargement or alteration of any driveway approach that is part of the construction of a publicly or privately

engineered public improvement project for which the developer has obtained a Public Works Permit.

(2) *Procedure Type.* A Driveway Approach Permit is processed as a Type II procedure under TDC 32.220 (Type II).

(3) *Specific Submittal Requirements.* In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:

(a) A site plan, of a size, and form meeting the standards established by the City Manager and containing the following information:

(i) The location and dimensions of the proposed driveway approach;

(ii) The relationship to nearest street intersection and adjacent driveway approaches;

(iii) Topographic conditions;

(iv) The location of all utilities;

(v) The location of any existing or proposed buildings, structures, or vehicular use areas;

(vi) The location of any trees and vegetation adjacent to the location of the proposed driveway approach that are required to be protected pursuant to TDC Chapter 73B or 73C; and

(vii) The location of any street trees adjacent to the location of the proposed driveway approach.

(b) Identification of the uses or activities served, or proposed to be served, by the driveway approach; and

(c) Any other information, as determined by the City Manager, which may be required to adequately review and analyze the proposed driveway approach for conformance with the applicable criteria.

(4) *Approval Criteria.* A Driveway Approach Permit must be granted if:

(a) The proposed driveway approach meets the standards of Chapter 75 and the Public Works Construction Code;

(b) No site conditions prevent placing the driveway approach in the required location;

(c) The number of driveway approaches onto an arterial are minimized;

(d) The proposed driveway approach, where possible:

(i) Takes access from the lowest classification of street abutting the property; or

(ii) Is shared with an adjacent property.

(e) The proposed driveway approach meets vision clearance standards and sight distance standards;

(f) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

(g) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

(h) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

(i) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

(5) *Effective Date.* The effective date of a Driveway Approach Permit approval is the date the notice of decision is mailed.

(6) *Permit Expiration.* A Driveway Approach Permit approval expires one year from the effective date, unless the driveway approach is constructed within the one-year period in accordance with the approval decision and City standards.

(7) *Driveway Approach Closure.* The City Manager may require the closure of a driveway approach where:

(a) The driveway approach is not constructed in conformance with the Tualatin Development Code and the Public Works Construction Code;

(b) The driveway approach is not maintained in a safe manner;

(c) A public street improvement project is being constructed, and closure of the driveway approach will more closely conform to the current driveway approach standards;

(d) The driveway approach has been abandoned; or

(e) There is a demonstrated safety issue.

(i) *Notice.* Notice of the driveway approach closure must be given in writing to the property owner and any affected tenants stating the grounds for closure, the date upon which the closure becomes effective, and the right to appeal.

(ii) *Appeals.* Any person entitled to notice under subsection (i) of this section may appeal the decision to the City Council.

(iii) *Effect.* Closure is effective immediately upon the mailing of notice of the decision. Unless otherwise provided in the notice, closure terminates all rights to continue the use of the driveway approach for which the notice of closure has been issued.

(iv) *Failure to Close Driveway.* If the owner fails to close the driveway approach to conform to the notice within 90 days, the City Manager may cause the closure to be completed, and all expenses assessed against the property owner.

[...]

Section 7. Tualatin Development Code Chapter 36 is amended as follows:

[...]

TDC 36.040. Applications and Submittal Requirements.

(1) Applications subject to this Chapter must follow the procedures specified in TDC Chapter 32; however, in case of conflict the procedures specified in TDC Chapter 36 prevail.

(2) Additional Submittal Requirements. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required to subdivide, partition, or replat land:

(a) Subdivision or partition plan map;

(b) Proposed plat name, approved by the County Surveyor;

(c) The names, addresses, and contact information of the design engineer and surveyor;

(d) The date the plan was prepared;

(e) North arrow;

(f) Scale of drawing;

(g) Location of the subdivision or partition by 1-4 Section, Township and Range;

(h) Preliminary utility plans for existing and proposed water, sanitary sewer and storm drainage, including the size and grade;

(i) A street plan showing all ~~E~~existing streets, ~~and~~ proposed streets (public and private), and accessways on the subject property and extending 1,000 feet in all directions from the site, including location, centerline, right-of-way and pavement width, approximate radius of curves and approximate grades of proposed streets ~~on the subject property and within three hundred feet of the site~~;

[...]

TDC 36.115. Housing Clear and Objective Tentative Partition Plan Approval Criteria.

Unless the applicant elects to use the discretionary criteria contained in TDC 36.110, for housing applications entitled to clear and objective review pursuant to state statute, the City Manager must approve, conditionally approve, or deny the partition application based on the following criteria:

(1) The proposed land uses is consistent with the land use zone.

(2) The proposed partition complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) The applicable lot dimensions, setbacks, and density requirements for the subject zone and any applicable overlay zones;

(b) The Residential Design Standards in TDC 73A.100 through 73A.130; or Cottage Cluster Design Standards in 73A.150;

(c) The Landscape Standards in 73B.020, 73B.050, and 73B.060;

(d) The Parking Standards in TDC 73C.010 through 73C.090;

(e) The ~~Public~~ Installation of Improvement Requirements in TDC 74.160 ~~74.110 through 74.140~~;

(f) The ~~Right-of-Way~~ Street Standards in ~~74.210,~~ TDC 74.030 and TDC 74.060 ~~74.410~~ through 74.070;

(g) The Greenway, Natural Area, Bike, and Pedestrian Path Requirements in TDC 72-~~and TDC 74.310~~;

(h) The Easement Requirements in TDC 74.080~~74.320 through 74.350~~;

(i) The Bikeway and Pedestrian Path Requirements in TDC 74.090~~74.450~~;

(j) The Mid-Block Accessway Requirements in TDC 74.100~~74.460~~;

(k) The Street Name and Sign Requirements in TDC 74.130~~74.475~~ and 74.140-~~74.480~~;

(l) ~~The Street Tree requirements in TDC 74.485;~~

(~~m~~) The Utility Standards in TDC 74.110~~74.610 through 74.670~~; TMC 3-02 (Sewer), TMC 3-03 (Water), and TMC 3-5-010 through 35—190 (Stormwater);

(~~n~~m)The Street Tree Standards in TDC 74.150 ~~74.765~~;

(~~o~~n) The Access Management Standards in TDC Chapter 75;

(~~p~~o) The Floodplain Development Standards in TDC Chapter 70;

(~~q~~p) Any applicable Special Setback Standards;

(~~r~~q) Vision Clearance Area in TDC 75.020 ~~75.040(12);~~

(~~s~~r) The Requirements in the Clean Water Services Service Provider Letter;

(~~t~~s) The Surface Water Management Standards in TMC 3-5-200 through 3-5-460;

(~~u~~t) For development in the Wetland Protection District, the requirements in TDC 71;

(v~~u~~) The Existing Structures and Appurtenances Provisions in TDC 36.340; and

(~~w~~v) The applicable Lot Dimensions in TDC 36.400.

(3) The proposed partition will not cause any existing improvements on the proposed lots to be inconsistent with applicable standards in this land use code.

(4) The proposed partition provides for the provision of pedestrian, bicycle and transit circulation among buildings located within the development site, as well as to adjacent and nearby residential areas, transit stops, neighborhood activity centers, office parks, and industrial parks. "Nearby" means uses within ¼ mile that can reasonably be expected to be used by pedestrians, and uses within two miles that can reasonably be expected to be used by bicyclists.

(5) The partition complies with development standards explicitly addressed in the application.

[...]

TDC 36.125. Housing Clear and Objective Tentative Subdivision Plan Approval Criteria.

Unless the applicant elects to use the discretionary criteria contained in TDC 36.120, for housing applications entitled to clear and objective review pursuant to state statute, the City Manager must approve, conditionally approve, or deny the subdivision application based on the following criteria:

(1) The proposed land uses is consistent with the land use zone.

(2) The proposed subdivision complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone:

(a) The applicable lot dimensions, setbacks, and density requirements for the subject zone and any applicable overlay zones;

(b) The Residential Design Standards in TDC 73A.100 through 73A.130; or Cottage Cluster Design Standards in 73A.150;

(c) The Landscape Standards in 73B.020, 73B.050, and 73B.060;

(d) The Parking Standards in TDC 73C.010 through 73C.090;

(e) The ~~Public~~ Installation of Improvement Requirements in TDC 74.160 ~~74.110 through 74.140~~;

(f) The ~~Right-of-Way~~ Street Standards in ~~74.210,~~ TDC 74.030 and TDC 74.060 ~~74.410~~ through 74.070;

(g) The Greenway, Natural Area, Bike, and Pedestrian Path Requirements in TDC 72- ~~and TDC 74.310~~;

(h) The Easement Requirements in TDC 74.080~~74.320 through 74.350~~;

(i) The Bikeway and Pedestrian Path Requirements in TDC 74.090~~74.450~~;

(j) The Mid-Block Accessway Requirements in TDC 74.100~~74.460~~;

(k) The Street Name and Sign Requirements in TDC 74.130 ~~74.475~~ and 74.140- ~~74.480~~;

(l) ~~The Street Tree requirements in TDC 74.485;~~

(~~m~~) The Utility Standards in TDC 74.110~~74.610 through 74.670~~; TMC 3-02 (Sewer), TMC 3-03 (Water), and TMC 3-5-010 through 35—190 (Stormwater);

(~~n~~m)The Street Tree Standards in TDC 74.150 ~~74.765~~;

(~~o~~n) The Access Management Standards in TDC Chapter 75;

(~~p~~o) The Floodplain Development Standards in TDC Chapter 70;

(~~q~~p) Any applicable Special Setback Standards;

(~~r~~q) Vision Clearance Area in TDC 75.020 ~~75.040(12);~~

(~~s~~r) The Requirements in the Clean Water Services Service Provider Letter;

(~~t~~s) The Surface Water Management Standards in TMC 3-5-200 through 3-5-460;

(~~u~~t) For development in the Wetland Protection District, the requirements in TDC 71;

(~~v~~u) The Existing Structures and Appurtenances Provisions in TDC 36.340; and

(~~w~~v) The applicable Lot Dimensions in TDC 36.400.

(3) The proposed subdivision will not cause any existing improvements on the proposed lots to be inconsistent with applicable standards in this land use code.

(4) The proposed subdivision provides for the provision of pedestrian, bicycle and transit circulation among buildings located within the development site, as well as to adjacent and nearby residential areas, transit stops, neighborhood activity centers, office parks, and industrial parks. "Nearby" means uses within ¼ mile that can reasonably be expected to be used by pedestrians, and uses within two miles that can reasonably be expected to be used by bicyclists.

(5) The subdivision complies with development standards explicitly addressed in the application.

[...]

TDC 36.400. - Lot Dimensions.

(1) Double Frontage and Reverse Frontage.

(a) Double frontage and reversed frontage lots must be avoided except where essential to provide separation of residential development from railroad tracks or crossings, traffic on

arterials or collectors, adjacent nonresidential uses, or to overcome specific disadvantages of topography and orientation.

(b) ~~Residences on double frontage lots must be oriented towards the lower classification street adjacent to the lot:~~ Vehicular access on double frontage lots must be oriented towards the lowest classification street adjacent to the lot as follows:

(i) ~~Local street instead of collector or arterial; and~~ Alley;

(ii) ~~Collector street instead of arterial.~~ Local street; or

(iii) Neighborhood route.

~~(c) If two local streets are adjacent to a series of adjacent double frontage lots, then residences on all such lots must be oriented towards the same local street.~~

2) *Large Lots.* When subdividing, partitioning or adjusting land into large lots which at some future time are possible to be resubdivided, repartitioned, or readjusted to a size which more closely conforms to the other lots in the subdivision or area, the applicant must submit a future streets plan. The future streets plan must indicate that proposed large lots be of such size and shape and contain such building site restrictions as will provide for the extension and opening of streets at such intervals and the subsequent division of any such large lot into smaller size lots which meet the requirements of the TDC.

(3) *Side Lot Lines.* The side lines of lots, as far as practicable, must run at right angles to the street upon which the lots face.

(4) *Lot Size and Shape.* The lot size, width, shape and orientation must be appropriate for the location of the lot and comply with the zone (planning district) standards for the type of development and use contemplated.

(5) *Frontage on Public Streets.* All lots created after September 1, 1979 must abut a public street, except for the following:

(a) Secondary condominium lots, which must conform to TDC 73C and TDC 75;

(b) Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, and ~~the Surface Water Management Ordinance,~~ TMC Chapter 3-5 Surface Water Management ~~respectively~~, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan;

(c) Residential lots where frontage along a public street is impractical due to physical site restraints. Access to lots ~~must~~ may be provided by ~~occur via~~ a private street under the provisions of Chapter 74.060 ~~shared driveway within a tract~~. The private street ~~tract~~ must have no adverse impacts to surrounding properties or roads and may only be approved if it meets the following criteria:

~~(i) Does not exceed 250 feet in length;~~

~~(ii) If the tract exceeds 150 feet in length, it has a turnaround facility as approved by the Fire Marshal for fire and life safety;~~

~~(iii) The tract does not serve more than six lots;~~

(iv) A public street is not needed to provide access to other adjacent properties as required by TDC Chapter 74;

(iiv) A recorded document providing for the ownership, use rights, and allocation for liability for construction and maintenance has been submitted to the City Manager prior to issuance of a building permit; and

(viii) Access easements have been provided to all properties needing access to the driveway.

(d) Lots in the Manufacturing Park Zone Planning District which have access to the public right-of-way in accordance with TDC 73C and TDC Chapter 75 via permanent access easement over one or more adjoining properties, creating uninterrupted vehicle and pedestrian access between the subject lot and the public right-of-way.

[...]

Section 8. Tualatin Development Code Chapter 38 is amended as follows:

[...]

TDC 38.110. - Sign Types.

[...]

(12) *Lawn Signs.* Lawn signs may be erected subject to the following limitations without first obtaining a sign permit. The purpose of lawns signs is to allow property owners and real estate agencies to show that a property or building is for sale or rent, and to display political messages.

[...]

(c) For undeveloped land in multi-family, institutional, commercial and industrial planning districts.

(i) They shall be temporary pole or monument signs.

(ii) Number: On a property being offered for sale, one per public street frontage. An unlimited number of additional lawn signs may be erected during the period 60 days prior to and extending no more than 12 days after a general, primary or special election.

(iii) Number of Sides: No more than two.

(iv) Height of Sign: No higher than 12 feet. Additional lawn signs erected during the election period specified above shall be no higher than three feet.

(v) Sign Face Area: No greater than 64 square feet for properties fronting on arterial or collector streets, and no greater than 32 square feet for properties fronting on connectors, neighborhood routes, or local streets. Additional lawn signs erected during the election period specified above shall be no more than four square feet.

(vi) Illumination: Not permitted.

(vii) Consent: They shall be erected with the documented consent of the property owner or authorized representative.

[...]

TDC 38.190. - Signs Permitted in the Office Commercial (CO) and Mid-Rise Office Commercial (CO/MR) Planning Districts.

(1) No sign shall be permitted in the CO and CO/MR Planning Districts for permitted and

conditional uses except the following:

(a) Monument signs are permitted~~,~~ ~~I~~if a Major Commercial Center Directory Sign is not used~~,~~. ~~t~~The following standards apply~~:~~:

(i) Number: One per frontage on a public street right-of-way with a maximum of two, except in the CO/MR District where the maximum of two does not apply, and no more than one on each frontage.

(ii) Number of Sides: No more than two.

(iii) Height Above Grade: No higher than ten feet.

(iv) Area: No more than 32 square feet.

(v) Illumination: Indirect or internal.

(vi) Location: No greater than 30 feet from the frontage property line along the public right-of-way.

(b) ~~If a~~ Major Commercial Center Directory Signs ~~is used,~~ are permitted in Major Commercial Centers. ~~t~~The following standards apply:

(i) ~~The Directory~~ Signs shall be freestanding monument signs.

(ii) Number: Up to two signs per center. ~~The Directory Signs are allowed in a Major Commercial Center in CO, CO/MR, Planning Districts.~~

(iii) Number of Sides: no more than two. ~~A Major Commercial Center may choose to erect up to two Major Commercial Center Directory Signs for the center.~~

(iv) Height of Sign: No higher than eight feet. ~~Location on Site: A Major Commercial Center Directory sign shall be located out of the public right-of-way and adjacent to a private driveway or turnout in a manner that will be visually accessible to the public street and allow a driver to safely pull up and view the sign from their vehicle. The sign shall be located no greater than 50 feet from frontage property line along the public right-of-way and shall not be located within 50 feet of a Major Collector or Arterial Street right-of way.~~

(v) Sign Face Area: No more than 100 square feet. Copy may be up to two inches in height, except that 20 percent of the sign face area may have copy up to ten inches. Map size is not restricted by this subsection. ~~Location as Part of a Fence: Not permitted.~~

(vi) Illumination: Indirect or internal.

(vii) Location: Outside of the public right-of-way and adjacent to a private driveway or turnout in a manner that will be visually accessible to the public street and allow a driver to safely pull up and view the sign from their vehicle. The sign shall be located greater than 50 feet from an arterial or collector street frontage.

~~Number of Sides: no more than two.~~

~~Height of Sign: No higher than eight feet.~~

~~Sign Face Area: a Major Commercial Center Directory sign may be up to 100 square feet.~~

~~Illumination: Indirect or internal.~~

~~Height of Copy: No higher than two inches, except that 20 percent of the sign face area may have copy up to ten inches. Map size is not restricted by this subsection.~~

~~Location as Part of a Fence: Not permitted.~~

[...]

Section 9. Tualatin Development Code Chapter 39 is amended as follows:

[...]

TDC 39.640. - Transportation Facilities.

(1) *Characteristics.* Transportation Facilities are any physical facility constructed for the movement of people or goods.

(2) *Examples of Uses.*

- The operation, maintenance, repair and preservation activities of existing facilities including but not limited to road, bicycle, pedestrian and rail facilities
- Bus stops, shelters and other elements of the transit system (as defined in TDC 31.060 ~~39.060~~).
- The installation of improvements including but not limited to culverts, fencing, guardrails, landscaping, lighting, medians and pathways within the existing right-of-way.
- Emergency transportation measures necessary for the safety and protection of people and property.
- Acquisition of right-of-way for public roads, highways and other transportation improvements designated in the Transportation System Plan ~~TDC Chapter 11~~.
- Construction of a street or road as part of an approved subdivision, land partition, architectural review or other land use decision consistent with the TDC.

(3) *Exceptions.*

- Electricity, sewage and water systems are classified as Basic Utilities.
- School bus yards are classified as Vehicle Storage.
- Transit vehicle storage and maintenance yards are classified as Vehicle Storage.

[...]

Section 10. Tualatin Development Code Chapter 51 is amended as follows:

[...]

TDC 51.310. Additional Development Standards.

(1) *Building and Driveway Orientation.* All commercial uses in CN District must be oriented and have primary driveway access to an Aarterial or ~~Major C~~collector street. No more than one driveway may access ~~Minor Collector~~ a neighborhood route~~,~~ or Llocal ~~Residential, or Cul-De-Sac~~ street.

(2) *Building Design.* All commercial buildings must be of a general residential character, including the following design elements:

(a) *Facade Design.* All building facades must be of wood or brick and, if painted, must be in muted, earth tone colors.

(b) *Roof Forms.* All roofs must be compatible with the surrounding residential area as determined through the Architectural Review process.

[...]

Section 11. Tualatin Development Code Chapter 73B is amended as follows:

[...]

TDC 73B.040. - Additional Minimum Landscaping Requirements for Nonresidential Uses.

(1) *General.* In addition to requirements in TDC 73B.020, nonresidential uses, except those located in the Mixed-Use Commercial (MUC) zone which has its own standards, must comply with the following:

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

(i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.

(b) Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:

(i) Pedestrian amenities such as landscaped plazas and arcades; and

(ii) Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.

(c) Five-foot wide landscaped area requirement does not apply to:

(i) Loading areas;

(ii) Bicycle parking areas;

(iii) Pedestrian egress/ingress locations; and

(iv) Where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.

(d) Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.

(e) Landscape screening provisions are superseded by the vision clearance requirements of Figure ~~73B-4~~ 73-2.

(2) *Wetland Buffer.* Wetland buffer areas up to 50 feet in width may be counted toward the required

[...]

TDC 73B.050 - Additional Minimum Landscaping Requirements for all uses in the Mixed Use Commercial Zone.

(1) *General.* In addition to requirements in TDC 73B.020, all uses within the Mixed-Use Commercial (MUC) zone, must comply with the following:

(a) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped:

(i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.

(b) A landscape area may be occupied by utilities, screening, sidewalks, bikeways; and

(c) Landscape screening provisions are superseded by the vision clearance requirements of Figure ~~73B-4~~ 73-2.

(2) *Standards.* The matrices in Tables 73B-3 and 73B-4 must be used in calculating widths of landscape buffer areas, as well as screening improvements to be installed between proposed

uses and abutting uses. Landscape buffers are not required between abutting uses that are of a different type when the uses are separated by a street.

(a) *Buffer.* The minimum improvements within a buffer area must include landscaping and screening specified in Tables 73B-3 and 73B-4. Landscape improvements must meet the following specifications:

(i) At least one row of trees must be planted. Deciduous trees must be a minimum of two-inch caliper at four feet in height and evergreen trees must be a minimum height of five feet high at the time of planting. Spacing for trees must be as follows:

(A) Small or narrow-stature trees, under 25 feet tall or less than 16 feet wide at maturity must be spaced not more than 15 feet apart;

(B) Medium-sized trees between 25 feet to 40 feet tall and with 16 feet to 35 feet wide branching at maturity must be spaced not more than 30 feet apart;

(C) Large trees, over 40 feet tall and with more than 35 feet wide branching at maturity, must be spaced not more than 30 feet apart.

(ii) At least ten five-gallon shrubs or 20 one-gallon shrubs must be planted for each 1,000 square feet of required buffer area;

(iii) The remaining area must be planted in lawn or other living ground cover.

(b) *Screening.* Where screening is specified in Tables 73B-3 and 73B-4, the following standards apply, in addition to those required for buffering:

(i) The prescribed heights of required screening must be measured from the actual adjoining level of finished grade, except that where parking, loading, storage or similar areas are located above finished grade, the height of fences, walls or landscaping required to screen such areas or space shall be measured from the level of such improvements. When the use to be screened is located downhill from the adjoining use, the prescribed heights of required fences, walls, or landscape screening must be measured from the actual grade of the adjoining property. In this case, fences and walls may exceed the permitted six foot height at the discretion of the City Manager, as a condition of approval. When steep grades make the installation of walls, fences, or landscaping to the required height impractical, a detailed landscape/screening plan must be submitted for approval;

(ii) A hedge of narrow or broad leaf evergreen shrubs must be planted which will form a four-foot high continuous screen within two years of planting; or

(iii) An earthen berm planted with narrow or broad leaf evergreen shrubs must be provided which will form a continuous screen of the height specified in Table 73B-4 within two years. The unplanted portion of the berm shall be planted in lawn or other living ground cover: or

(iv) A fence or wall of the height specified in Table 73B-4 must be constructed of materials commonly used in the construction ~~effences~~ of fences and walls such as wood, stone, rock or brick, or as determined in the Architectural Review process and provide a continuous sight obscuring screen.

[...]

Section 12. Tualatin Development Code Chapter 73G is amended as follows:

[...]

TDC 73G.020. Applicability.

(1) New Construction of Access-Restricted Lot Lines in the RL and RML Zones. A masonry wall is required to be installed for all properties in the RL and RML zones that meet either of the following:

(a) The property has access-restricted lot lines abutting the following streets for a distance greater than 60 feet:

(i) ~~Major c~~Collectors;

(ii) ~~Minor collectors~~ Arterials; or

(iii) ~~Major~~ Primary arterials;.

~~(iv) Minor arterials;~~

~~(v) Expressway right-of-way; or~~

~~(vi) Interstate highway.~~

(b) No existing masonry wall is located along an access restricted lot line and more than 50 percent of masonry walls are constructed along the abutting access restricted street to the nearest intersecting streets, or hypothetical extensions thereof on both sides of the subject property (See Figure 73-5 for illustration), meet the masonry wall standard, then any new masonry wall must be in conformance with the required design standards.

(2) Subdivisions and Partitions of Access-Restricted Lot Lines in the RL and RML Zones. A masonry wall is required to be installed for all subdivisions and partitions in the RL and RML zones that have access-restricted lot lines abutting the following streets for a distance greater than 60 feet:

(a) ~~Major c~~Collectors;

(b) ~~Minor collectors~~ Arterials; or

(c) ~~Major~~ Primary arterials;.

~~(d) Minor Primary arterials;~~

~~(e) Expressway right-of-way; or~~

~~(f) Interstate highway.~~

(3) Replacement and Repair of Nonconforming Masonry Wall.

(a) Where a nonconforming masonry wall exists and 60 percent or more of the length of the masonry wall is removed, the entire length of the masonry wall must comply with current standards if more than 50 percent of masonry walls are constructed along the abutting access restricted street to the nearest intersecting streets, or hypothetical extensions thereof on both sides of the subject property (See Figure 73-6 for illustration).

(b) The repair or replacement of the masonry wall must be completed within six months from the date that any portion of the masonry wall is removed.

(4) Exceptions to Masonry Wall Location or Configuration. The following exceptions apply to the masonry wall location or configuration requirements:

(a) Where the City Manager determines that vehicular access is to be provided from the arterial/collector ~~/expressway~~ to a parcel or lot abutting the arterial/collector~~/expressway~~, the masonry wall is not required along the arterial/collector~~/expressway~~ frontage of that particular parcel or lot.

(b) For public streets classified as an arterial/collector/~~expressway~~, where the City Manager determines that an opening or passage through the masonry wall must be provided, the masonry wall must include such required opening. ~~The same must be provided in masonry walls along state-owned interstate highways when required by the state or Tualatin Valley Fire & Rescue or the City Manager.~~

(c) All vision clearance requirements must be met.

(d) The City Manager, in the case of public streets classified as an arterial/collector/~~expressway~~, ~~or the state in the case of state-owned interstate highways,~~ may require an alternate location or configuration of the masonry wall alignment to accommodate stormwater facilities, easements, or other requirements, such as, but not limited to, bicycle paths, multi-use paths, or for maintenance purposes.

~~(e) For state-owned interstate highways, where an area of vegetation at least 200 linear feet in width runs parallel to the interstate highway and forms a visual, esthetic or acoustic barrier, or land in a Natural Resource Protection Overlay (NRPO) district or other protected area as defined in TDC Chapter 72 runs parallel to the interstate highway, and such land is located between the interstate highway property line and the developable area of a property being developed in the RL or RML Planning District, a masonry wall is not required. Where the area of vegetation is less than 200 linear feet in width, the required masonry wall must be located entirely outside the vegetated, NRPO or other protected area and as close as physically possible to, approximately parallel with, the edge of said vegetated, NRPO or other protected area on the developable portion of the property being developed.~~

[...]

Section 13. Tualatin Development Code Chapter 74 is amended as follows:

CHAPTER 74 PUBLIC AND PRIVATE TRANSPORTATION FACILITIES AND UTILITIES ~~IMPROVEMENT REQUIREMENTS~~

~~**In General**~~

~~**Improvements**~~

~~**Right-of-Way**~~

~~**Easements and Tracts**~~

~~**Utilities**~~

~~*IN GENERAL*~~

TDC 74.010. Purpose.

~~The City's Community Plan sets forth the requirements for providing adequate transportation and utility systems to serve the community's present and future needs. Land development without adequate transportation and utility systems will adversely affect the overall economic growth of the City and cause undue damage to the public health and welfare of its citizens. Consequently, the City finds that it is in the public interest to require land development to meet the following improvement requirements.~~ The purpose of this chapter is to provide construction standards for the implementation of public and private facilities and utilities such as streets, water mains, sewers, and drainage.

TDC 74.020. ~~Authority~~Applicability.

(1) Unless otherwise provided, construction, reconstruction or repair of public and private transportation facilities and utilities must comply with the provisions of this chapter. No development may occur and no land use application may be approved unless the public and private facilities related to development comply with the requirements established in this chapter and adequate public facilities are available. Applicants may be required to dedicate land and build required improvements only when the required exaction is directly related to and roughly proportional to the impact of the development.

(2) Development must also comply with the applicable requirements of the Tualatin Municipal Code, Tualatin Public Works Construction Code, and Clean Water Services Design and Construction Standards.

(3) Adjustments to the provisions in this chapter related to transportation facility and utility improvements shall be requested as an exception in conjunction with an Architectural Review, Subdivision, Partition, or Driveway Approach Permit application consistent with the requirements of 74.040. Adjustment to the provisions in this chapter requested under 74.040 may also be requested as a separate application through a Type II procedure.

~~(1) The City Manager may develop standard forms, including but not limited to deeds, easements, interim access agreements, escrow agreements, street improvement agreements, subdivision compliance agreements and agreements to dedicate right-of-way, to include the contents and warranties when they are submitted, and the procedure for implementation necessary to carry out the purpose of this chapter.~~

~~(2) Easements submitted on a final plat or on a separate easement form must be subject to this chapter.~~

~~(3) Supervision of Planting. The City Manager has jurisdiction over all trees, plants and shrubs planted or growing in or upon the public rights-of-way of the City and their planting, removal, care, maintenance and protection. The City Manager is to enforce these provisions.~~

TDC 74.030. Street Standards.

(1) *Improvement Standards*. Street improvements must comply with the following standards:

(a) Dedication and improvement to existing or future streets adjacent to or located on property proposed for development must be made consistent with Figures 74-1A through 74-1B. Right-of-way dedication must be for the full width of the property abutting the roadway and slope and utility easements. For development applications that will impact existing streets not adjacent to the applicant's property and require construction of street improvements to mitigate those impacts, which would require additional right-of-way, the applicant must be responsible for obtaining the necessary right-of-way from the applicable property owner(s).

(i) For subdivisions or partitions, the dedication must be shown on the final subdivision or partition plat prior to approval of the plat by the City, or prior to releasing the security provided by the applicant to assure completion of such improvements or as otherwise specified in the development application approval.

(ii) For all other developments, the dedication must be made to the City for use by the public prior to issuance of a Certificate of Occupancy, release of a Construction Improvement Bond, or Final Approval, whichever comes first.

(b) Where development abuts an existing street, the improvement required must apply only to that portion of the street right-of-way located between the property line of the parcel proposed for development and the centerline of the right-of-way, plus any additional pavement and right-of-way dedication beyond the centerline necessary to meet requirements for tapering in accordance with the Public Works Construction Code.

(c) All required street improvements must include curbs, sidewalks with appropriate buffering, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.

(d) In addition to land adjacent to an existing or proposed street, the requirements of this section apply to land separated from such a street only by a railroad right-of-way.

(e) The applicant must comply with the requirements of the Oregon Department of Transportation (ODOT), Tri-Met, Washington County, and Clackamas County when a proposed development site is adjacent to a roadway under any of their jurisdictions, in addition to the requirements of this chapter.

(f) Intersections must be improved to operate at a level of service of at least D for signalized, all-way-stop, and roundabout intersections and at least E for other unsignalized intersections.

(2) *Street Connectivity and Future Street Extensions.* Streets must be extended to the proposed development site boundary and must comply with the minimum location, orientation, and spacing identified in the Functional Classification Plan (Comprehensive Plan Map 8-1), Local Streets Plan (Comprehensive Plan Map 8-3), Typical Street Design Standards (Figures 74-1A through 74-1B), Access Management (Chapter 75), and the following standards:

(a) Local streets and major driveways, as defined in TDC 31.060, proposed as part of new residential or mixed residential/commercial developments must comply with the following standards:

(i) Maximum Block Length and Perimeter.

(A) The block length shall not exceed 400 feet, and the block perimeter shall not exceed 1,600 feet, except where prevented by barriers.

(B) The maximum block length and perimeter standard may be met with a full street connection, an alley that conforms with the standards in TDC 74.070, or a mid-block pedestrian and bicycle accessway that conforms with the standards in TDC 74.100.

(ii) Cul-de-sacs.

(A) Where provided, cul-de-sacs and closed-end streets must be no longer than 200 feet and shall provide access to no more than 25 dwelling units, except for streets stubbed to future developable areas.

(B) If the end of a proposed cul-de-sac or other closed-end street is within 150 feet of a street or other public pedestrian facility, a bicycle and pedestrian accessway shall connect the cul-de-sac/closed-end street to the pedestrian facility, unless prevented by barriers. The accessway connection must meet the standards in TDC 74.100.

(b) For residential or mixed residential/ commercial redevelopments of a site over 2 acres that does not meet the block length or connectivity standards in TDC 74.030(2)(a), new

connections meeting these standards shall be required, provided the City Manager makes findings that the required improvements have a clear nexus with, and are roughly proportional to, the development's impacts.

(c) Streets proposed as part of new industrial or commercial development must comply with Functional Classification Plan (Comprehensive Plan Map 8-1).

TDC 74.040. Exceptions.

(1) When, in the opinion of the City Manager, the construction of improvements in accordance with TDC 74 would result in the creation of a hazard, or would be impractical, or would be detrimental to the City, the City Manager may modify the scope of the required improvement to eliminate such hazardous, impractical, or detrimental results. Examples of conditions requiring modifications to improvement requirements include but are not limited to horizontal alignment, vertical alignment, significant stands of trees, fish and wildlife habitat areas, the amount of traffic generated by the proposed development, timing of the development or other conditions creating hazards for pedestrian, bicycle or motor vehicle traffic. The City Manager may determine that, although an improvement may be impractical at the time of development, it will be necessary at some future date. In such cases, a written agreement guaranteeing future performance by the applicant in installing the required improvements must be signed by the applicant and approved by the City. It is the intent of Figures 74-1A through 74-1B to allow for modifications to the standards when deemed appropriate by the City Manager to address fish and wildlife habitat.

(2) When the City Manager determines that modification of the improvement requirements in TDC 74.030 is warranted pursuant to subsection (1) of this section, the City Manager must prepare written findings of modification. These findings and a determination by the City Manager must be included in the subject application for development, or the applicant may request a separate determination under this section pursuant to the Type II process.

TDC 74.050. Traffic Study.

(1) A traffic study must be provided with an application for development or when any of the following is proposed:

(a) A plan amendment;

(b) An increase in average daily site traffic volume generation of more than 100 trips;

(c) An increase in peak hour site traffic volume generation of more 20 trips;

(d) An increase in site traffic that results in queuing within the public right-of-way; or

(e) An increase in site traffic where the location of an existing or proposed access driveway does not meet minimum sight distance requirements or is located on a street that is designated as restricted in TDC 75.

(2) The traffic study must include, at a minimum:

(a) An analysis of the existing situation, including the level of service on adjacent and impacted facilities;

(b) An analysis of any existing safety deficiencies;

(c) Proposed trip generation and distribution for the proposed development;

(d) Projected levels of service on streets on which the property has frontage or takes access or contributes 5 percent or more to total daily or peak hour traffic volumes;

(e) Recommendation of necessary improvements to ensure an acceptable level of service for roadways and a level of service of at least D for signalized, all-way stop, and roundabout intersections and at least E for unsignalized intersections, after the future traffic impacts are considered; and

(f) The study must be conducted by a registered engineer in the state of Oregon.

TDC 74.060. Private Streets.

In new residential or mixed residential/commercial developments, private streets may be used to provide vehicular access to a site, provided they comply with the following standards:

(1) The private street must be limited to 150 feet in length;

(2) Private streets must comply with minimum block length, public street spacing standards, and local street connectivity as shown on the Local Streets Plan (Comprehensive Plan Map 8-3);

(3) If the terminus of the private street is within 150 feet of a street or other public pedestrian facility, a bicycle and pedestrian accessway shall connect the private street to the pedestrian facility, unless prevented by barriers. The accessway connection must meet the standards in TDC 74.100; and

(4) Be constructed in accordance with the Typical Street Design Standards (Figures 74-1A through 74-1B) and in accordance with all federal ADA standards and regulations.

TDC 74.070. Public Alleys.

In new residential or mixed residential/commercial developments, public alleys may be used to provide vehicular access to a site, provided they comply with the following standards:

(1) Alleys with a single access point must be limited to 150 feet;

(2) The alley must be at least 25 feet wide, with a paved width of at least 20 feet;

(3) Mountable curbs shall be installed with a minimum width of 6 inches;

(4) The alley must meet minimum fire access requirements;

(5) Each lot abutting an alley must also have frontage on a public street. Vehicle access must be derived from the alley; and

(6) The alley must be dedicated as public right-of-way and be constructed in accordance with the Typical Street Design Standards (Figures 74-1A through 74-1B) and in accordance with all federal ADA standards and regulations.

TDC 74.080. Easements.

(1) Easements shall be required for the following:

(a) Greenways, natural areas, and bikeway and pedestrian paths;

(b) Slope areas necessary to support street improvements, accessways, or utility improvements;

(c) Public utilities, such as water, sanitary sewer, storm drainage, electric lines, cable, and gas;

(d) Watercourse or drainage way areas that traverse development; and

(e) Public improvement maintenance.

(2) For subdivision and partition applications, easement areas must be dedicated to the City on the final subdivision or partition plat, prior to approval of the plat by the City.

(3) For all other development applications, easement dedications must be submitted to the City Manager. The applicant must obtain City acceptance of the easement dedication prior to issuance of building permits or release of construction improvement bonds, whichever comes first.

(4) When off-site public utility easements are required to serve the proposed development, the public utility easement must have an 8-foot width adjacent to the street.

(5) When storm water easements are required, the easement must be sized to accommodate the existing water course and all future improvements in the drainage basin. There may be additional requirements as set forth in TDC Chapter 72, Greenway and Riverbank Protection District.

(6) All easements dedicated to the City during the development application process must be surveyed, staked, and marked with a City approved boundary marker, prior to acceptance by the City.

TDC 74.090. Bikeways and Pedestrian Paths.

(1) Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path identified in the Bicycle and Pedestrian Plan (Comprehensive Plan Map 8-4), it must be constructed within an easement or dedication provided to the City.

(2) Where required, bikeways and pedestrian paths must be provided as follows:

(a) Bike and pedestrian paths must be constructed and surfaced in accordance with the Public Works Construction Code.

(b) The applicant must install the striping and signing of the bike lanes and shared roadway facilities, where designated.

TDC 74.100. Mid-Block Accessways.

Mid-block accessways in residential, commercial and industrial subdivisions and partitions may be used in-lieu of full street connections and must meet the following standards.

(1) Accessways must be constructed by the applicant and created within public rights-of-way, public tracts, or private tracts with public access easements. If created within a public right-of-way or tract, the accessway must be dedicated to the City on the final residential, commercial or industrial subdivision or partition plat, and accepted by the City.

(2) Accessways must be provided between the proposed subdivision or partition and all of the following locations that apply:

(a) Adjoining publicly-owned land intended for public use, including schools and parks. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;

(b) Adjoining arterial or collector streets upon which transit stops, sidewalks, or bike lanes are provided or designated;

(c) Adjoining undeveloped residential, commercial or industrial properties;

(d) Adjoining neighborhood activity centers;

(e) Adjoining developed sites where an accessway is planned or provided.

(3) In designing residential, commercial and industrial subdivisions and partitions, the applicant is expected to design and locate accessways in a manner which does not restrict or inhibit opportunities for developers of adjacent property to connect with an accessway. The applicant is to have reasonable flexibility to locate the required accessways. When developing a parcel which adjoins parcels where accessways have been constructed or approved for construction, the applicant must connect at the same points to provide system continuity and enhance opportunities for pedestrians and bicyclists to use the completed accessway.

(4) Accessways must not exceed 300 feet in length.

(5) Accessways must be sufficiently straight that both end points are visible from any point on the accessway.

(6) Accessways must be located and improved within a right-of-way, tract, or easement of no less than-15 feet.

(7) Where possible, accessways must be combined with utility easements.

(8) Accessway must have a paved width of at least 10 feet, constructed of asphalt or concrete, unless pervious pavement has been approved by the City Engineer based on usage and site conditions. The slope shall not exceed 5 percent.

(9) Accessways must be constructed in accordance with the Public Works Construction Code.

(10) Curb ramps must be provided wherever the accessway crosses a curb and must be constructed in accordance with the Public Works Construction Code.

(11) The Federal Americans With Disabilities Act (ADA) and Public Right of Way Accessibility Guidelines (PROWAG) apply to development in the City of Tualatin. Accessways must comply with the Oregon Structural Specialty Code's (OSSC) accessibility standards.

(12) Lighting must be provided in an accessway to achieve a minimum lighting level of 0.5 foot-candles and a maximum of 2 foot-candles. Lighting must be shielded to minimize glare on abutting properties.

(13) Fences and gates which prevent pedestrian and bike access must not be allowed at the entrance to or exit from any accessway. Removable bollards are permitted to allow emergency vehicle access.

(14) The developer must obtain City approval of final design and location of accessways.

(15) If an accessway is not dedicated as public right-of-way, to ensure accessway maintenance over time, a maintenance agreement must be recorded that specifically requires present and future property owners to provide for liability and maintenance of the accessways to City standards.

(16) Outdoor Recreation Access Routes must be provided between a subdivision or partition and parks, bikeways and greenways where a bike or pedestrian path is designated.

TDC 74.110. Utilities.

(1) *Water Service*. Water lines must be installed to serve each property in accordance with City codes and standards.

(a) The developer must obtain City approval of water line construction prior to construction.

(b) If there are undeveloped properties adjacent to the subject site, public water lines must be extended by the applicant to the common boundary line of these properties. The

lines must be sized to provide service to future development, in accordance with the Water System Plan (Comprehensive Plan Map 9-1).

(c) As set forth in the Water System Plan (Comprehensive Plan Map 9-1), the City has three water service levels. All development applicants must be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant must connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.

(2) *Sanitary Sewer Service*. Sanitary sewer lines must be installed to serve each property in accordance with City codes and standards.

(a) Sanitary sewer construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.

(b) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant must extend public sanitary sewer lines to the common boundary line with these properties. The lines must be sized to convey flows to include all future development from all up-stream areas that can be expected to drain through the lines on the site, in accordance with the Sewer System Master Plan (Comprehensive Plan Map 9-2).

(3) *Storm Drainage System*. Storm drainage lines must be installed to serve each property in accordance with City codes and standards.

(a) Storm drainage construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.

(b) The storm drainage calculations must confirm that adequate capacity exists to serve the site. The discharge from the development must be analyzed in accordance with the Tualatin Municipal Code and Public Works Construction Code.

(c) If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant must extend storm drainage lines to the common boundary line with these properties. The lines must be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with Storm System Master Plan (Comprehensive Plan Map 9-3).

(4) *Grading*. Development sites must be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.

(a) A development applicant must submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties.

(b) The City Manager may require the applicant to remove all excess material from the development site.

(5) *Water Quality, Storm Water Detention, and Erosion Control*. The applicant must comply with the water quality, storm water detention and erosion control requirements in the Tualatin Municipal Code, Public Works Construction Code, and Clean Water Services standards, including:

(a) The applicant must construct a permanent on-site water quality facility and storm water detention facility.

(i) For subdivision and partition applications, the applicant must submit stormwater construction plans and calculations in compliance with the Tualatin Municipal Code and obtain a Stormwater Connection Permit from Clean Water Services and must construct the improvements prior to approval of the final plat.

(ii) For all other development applications, the applicant must submit stormwater construction plans and calculations in compliance with the Tualatin Municipal Code and obtain a Stormwater Connection Permit from Clean Water Services prior to issuance of any building permit and must construct the stormwater infrastructure prior to issuance of a Certificate of Occupancy or release of a Construction Improvement Bond.

(b) For on-site private and regional non-residential public facilities, the applicant must submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant must submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbance of the site is allowed until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

(6) Undergrounding of Utilities.

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

(b) Existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant must, at their own expense, provide an underground system. The applicant must be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements must be submitted to the City Manager for acceptance by the City prior to issuance of the Public Works Permit.

(7) Utility Service to Existing Structures.

(a) Any existing structures requested to be retained by the applicant on a proposed development site must be connected to all available City utilities at the expense of the applicant.

(b) The applicant must convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.

(c) The applicant must be responsible for continuing all required street improvements adjacent to the existing structure, within the boundaries of the proposed development site.

TDC 74.120. Street Lights.

(1) Street light poles and luminaries must be installed in accordance with the Public Works Construction Code.

(2) The applicant must submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit.

TDC 74.130. Street Names.

(1) A street name must not duplicate or be confused with the names of existing streets in the Counties of Washington or Clackamas, except for extensions of existing streets. Street names and numbers must conform to the established pattern in the surrounding area.

(2) The City Manager must maintain the approved list of street names from which the applicant may choose. Prior to the creation of any street, the street name must be approved by the City Manager.

TDC 74.140. Street Signs.

(1) Traffic control signs may be required by the City and must comply with the Public Works Construction Code and the Manual on Uniform Traffic Control Devices (MUTCD).

(2) The size, type, location, and placement of the signs must be approved by the City, prior to issuance of building permits.

(3) The applicant must install street name signs at all street intersections, in accordance with standards adopted by the City.

TDC 74.150. Street Trees.

(1) *Applicability and Authority.* The City Manager has jurisdiction over all trees planted or growing in or upon the public rights-of-way of the City and their planting, removal, care, maintenance and protection. It is unlawful for a person to remove or injure a tree that is planted or growing in or upon a public right-of-way within the City, without a written permit from the City Manager.

(2) *Development Review.* The location, type, size, and placement of street trees must be approved by the City.

(a) In residential subdivisions and partitions, the applicant must furnish and install street trees, prior to approval of final plat.

(b) For all other developments, street trees must be planted by the owners of the individual lots prior to Certificate of Occupancy or release of a Construction Improvement Bond.

(3) *Street Tree Species and Planting Locations.* All trees planted in the right-of-way of the City must conform in species and location with the street tree plan and City standards.

(4) *Open Ground.* When impervious material or substance is laid down or placed in or upon a public right-of-way near a tree, at least 25 square feet of open ground for a tree up to three inches in diameter must be provided about the base of the trunk of each tree.

(4) *Protection of Trees During Construction.*

(a) During the construction, repair, alteration or removal of a building or structure, trees in or upon a public right-of-way in the vicinity of the building or structure must be protected with a sufficient guard or fence to prevent injury to the tree.

(b) Excavations and driveways must not be placed within six feet of a tree in or upon a public right-of-way without written permission from the City Manager. During excavation or construction, the person must guard the tree within six feet and all building material or other debris must be kept at least four feet from any tree.

(5) *Street Tree Voluntary Planting.* A person who desires to plant a tree in or upon a public right-of-way may submit a request to the City with payment of fee(s) so that the City may plant a street tree. If a stump exists where a street tree is to be planted, the person must remove the stump or pay a fee to the City, as established in the Tualatin Fee Schedule, so that the City may remove the stump on behalf of the person. In all instances, a person who desires to plant a tree must comply with other applicable TDC sections and any additional requirements of the City Manager.

(6) *Attachments to Trees.* It is unlawful for a person to attach or keep attached a rope, wire, chain, sign or other device to a tree in or upon a public right-of-way or to the guard or stake intended for the protection of such tree.

(7) *Maintenance Responsibilities.* Trees, plants, or shrubs standing in or upon a public right-of-way, on public or private grounds that have branches projecting into the public street or sidewalk must be kept trimmed by the owner of the property adjacent to or in front of where such trees, plants, or shrubs are growing so that:

(a) The lowest branches are a minimum of 12 feet above the surface of the street and a minimum of 14 feet above the surface of streets designated as state highways or County Roads.

(b) The lowest branches are a minimum of eight feet above the surface of a sidewalk or footpath.

(c) A plant, bush, or shrub must not be more than 24 inches in height in the triangular area at the street or highway corner of a corner lot, or the alley-street intersection of a lot, such an area defined by a line across the corner between the points on the street right-of-way line measured ten feet back from the corner, and extending the line to the street curbs or, if there are no curbs, then to that portion of the street or alley used for vehicular traffic. Plants, bushes, or shrubs must also be trimmed to provide adequate sight distance for drivers pulling out from streets, driveways, and other intersections.

(d) Newly planted trees may remain untrimmed if they do not interfere with street traffic or persons using the sidewalk or obstruct the light of a street electric lamp.

(8) *Notice of Violation.* When the owner, lessee, occupant or person in charge of private grounds neglects or refuses to trim a tree, shrub, or plant as provided in this section, the City Manager may provide a written notice of violation. The notice must be served upon the owner, lessee, occupant or person in charge either by "Certified Mail-Return Receipt Requested," or by posting the same notice on the property or near to the trees, shrubs or plants to be trimmed.

(a) If the owner, lessee, occupant or person in charge of the property fails and neglects to trim the trees, shrubs, or plants within ten days after service of the notice, the City Manager may trim the trees, shrubs or plants. Such trimming by the City does not act to relieve such owner, lessee, occupant or person in charge of responsibility for violating this Chapter.

(b) A person who fails to trim a tree or shrub for which notice to do so was provided, must, upon conviction, be fined not more than $100.00.

(9) *Street Tree Emergencies*. If emergency conditions require the immediate cutting or removal of street trees to avoid danger or hazard to persons or property, the City Manager may issue emergency permits without payment of fees and formal applications. If the City Manager is unavailable, the adjacent property owners may proceed to cut the trees without permits to the extent necessary to eliminate the immediate danger or hazard. If a street tree is cut under this section without filing an application with the City Manager, the person doing so must report the action to the City Manager within two City business days without payment of fee and must provide such information and evidence as may be reasonably required by the City Manager to explain and justify the removal.

(a) In all instances, a person who removes a street tree as a result of an emergency must replace it within 60 days of notifying the City Manager. The City reserves the right to waive this requirement.

(b) A person who fails to comply with TDC 74.150(9) must pay an enforcement fee, and a restoration fee to the City of Tualatin, as set forth in TDC 33.110, in addition to civil penalties in TDC 31.111.

(c) If no emergency is found to exist, no person must cut or remove a street tree without complying with the requirement of the Tualatin Development Code.

(10) Removal or Treatment by City. The City Manager may remove or require removal of a tree, plant, or shrub growing in or upon a public right-of-way when its nature causes an unsafe condition, is injurious to sewers or public improvements, or is affected with a fungus disease, insect, or other pest. When, in the opinion of the City Manager, trimming or treatment of a tree or shrub located on private grounds, but having branches extending over a public right-of-way is necessary, the City Manager may trim such branches or order the branches to be trimmed.

(11) *Street Tree Removal Permit and Fees*. A person who desires to remove a tree, as defined in TDC 31.060, in or upon public right-of-way must submit an application to the City.

(a) Upon the City Manager approving the removal of a street tree, the applicant or designated contractor must replace each removed tree on a one-for-one basis by fulfilling the following requirements:

(i) Remove both the tree and stump prior to planting a replacement tree, or request the City to remove the tree and stump and pay the applicable fee(s) established in in the city of Tualatin Fee Schedule; and

(ii) Replace the removed tree by planting a species of street tree permitted by the City within the time period specified in writing by the City Manager; or, the applicant may request within 60 days of the permit approval date that the City replace the street tree and pay the applicable fee(s) established in the city of Tualatin Fee Schedule. If an applicant opts for the City to plant the replacement tree, the City may plant the tree on its usual tree-planting schedule. Planting done by the applicant or designated contractor must comply with all applicable TDC sections and any additional requirements imposed by the City Manager.

(iii) The applicant must comply with all applicable TDC sections and additional requirements imposed by the City Manager. The City Manager may waive the one-for-one replacement requirement if the City Manager determines that the replacement would:

(A) Conflict with public improvements or utility facilities, including, but not limited to, fire hydrants, water meters and pipes, lighting fixtures, traffic control signs;

private improvements or utility facilities—including, but not limited to, driveways and power, gas, telephone, cable television lines; or, minimum vision clearance;

(B) Interfere with the existing canopy of adjacent trees, the maturation of the crown of the proposed replacement tree, or both;

(C) Cause a conflict by planting trees too close to each other, hurting their health; and

(D) Direct how to plant replacement tree(s).

(b) A person who fails to comply with the street tree removal permit must pay an enforcement fee and a restoration fee to the City of Tualatin, as set forth in TDC 33.110, in addition to civil penalties in TDC 31.111.

(c) A person who applies to remove a street tree must pay all costs incurred by the City as reflected in the applicable fees listed in the city of Tualatin Fee Schedule. City actions and associated fees include but are not limited to inspection of a street tree requested for removal, removal of a street tree, removal of a stump, planting of a street tree, and inspection(s) to determine if the applicant has fulfilled permit requirements.

(d) When a street tree removal permit is denied by the City Manager, an order is issued by the City Manager directing certain trees, shrubs or plants to be trimmed or removed, or a permit is granted by the City Manager containing conditions which the applicant deems unreasonable, the applicant may appeal to the Council in writing and filed with the City Recorder within ten City business days after the denial of the permit sought or the making of the order the appellant deems unreasonable. After hearing, the Council may either grant or deny the application, rescind or modify the order from which the appeal was taken.

TDC 74.160. Installation of Improvements.

(1) *Public Improvements.* Except as specially provided, all public improvements must be installed at the expense of the applicant.

(a) All public improvements installed by the applicant must be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. Work must not be undertaken on any public improvement until after the construction plans have been approved by the City Manager and a Public Works Permit issued and the required fees paid.

(b) In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative impacts of public streets by modifying right-of-way widths and street improvements when appropriate. The City Manager is authorized to modify right-of-way widths and street improvements to address the negative impacts on fish and wildlife habitat.

(c) Sidewalks must be maintained, repaired, and upkept in accordance with the Tualatin Municipal Code by the property owner.

(2) *Private Improvements.* All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements.

(3) *Construction of Improvements and Phasing.*

(a) All public and private improvements required under this chapter must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy or release of a Construction Improvement Bond; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

(b) The applicant may build the development in phases. If the development is to be phased the applicant must submit a phasing plan to the City Manager for approval with the development application. The timing and extent or scope of public improvements and the conditions of development must be determined by the City Council on subdivision applications and by the City Manager on other development applications.

~~***IMPROVEMENTS***~~

~~**TDC 74.110. Phasing of Improvements.**~~

~~The applicant may build the development in phases. If the development is to be phased the applicant must submit a phasing plan to the City Manager for approval with the development application. The timing and extent or scope of public improvements and the conditions of development must be determined by the City Council on subdivision applications and by the City Manager on other development applications.~~

~~**TDC 74.120. Public Improvements.**~~

~~(1) Except as specially provided, all public improvements must be installed at the expense of the applicant. All public improvements installed by the applicant must be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. Work must not be undertaken on any public improvement until after the construction plans have been approved by the City Manager and a Public Works Permit issued and the required fees paid.~~

~~(2) In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative impacts of public streets by modifying right-of-way widths and street improvements when appropriate. The City Manager is authorized to modify right-of-way widths and street improvements to address the negative impacts on fish and wildlife habitat.~~

~~**TDC 74.130. Private Improvements.**~~

~~All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements.~~

~~**TDC 74.140. Construction Timing.**~~

~~(1) All the public improvements required under this chapter must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.~~

~~(2) All private improvements required under this Chapter must be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.~~

~~***RIGHT-OF-WAY***~~

~~**TDC 74.210. Minimum Street Right-of-Way Widths.**~~

~~The width of streets in feet must not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street~~

~~is required to be improved according to the standards of the TDC, the width of the right-of-way must not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.~~

~~(1) For subdivision and partition applications, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be shown on the final subdivision or partition plat prior to approval of the plat by the City. This right-of-way dedication must be for the full width of the property abutting the roadway and, if required by the City Manager, additional dedications must be provided for slope and utility easements if deemed necessary.~~

~~(2) For development applications other than subdivisions and partitions, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width, the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be dedicated to the City for use by the public prior to issuance of any building permit for the proposed development. This right-of-way dedication must be for the full width of the property abutting the roadway and, if required by the City Manager, additional dedications must be provided for slope and utility easements if deemed necessary.~~

~~(3) For development applications that will impact existing streets not adjacent to the applicant's property, and to construct necessary street improvements to mitigate those impacts would require additional right-of-way, the applicant must be responsible for obtaining the necessary right-of-way from the property owner. A right-of-way dedication deed form must be obtained from the City Manager and upon completion returned to the City Manager for acceptance by the City. On subdivision and partition plats the right-of-way dedication must be accepted by the City prior to acceptance of the final plat by the City. On other development applications the right-of-way dedication must be accepted by the City prior to issuance of building permits. The City may elect to exercise eminent domain and condemn necessary off-site right-of-way at the applicant's request and expense. The City Council must determine when condemnation proceedings are to be used.~~

~~(4) If the City Manager deems that it is impractical to acquire the additional right-of-way as required in subsections (1)—(3) of this section from both sides of the center line in equal amounts, the City Manager may require that the right-of-way be dedicated in a manner that would result in unequal dedication from each side of the road. This requirement will also apply to slope and utility easements as discussed in TDC 74.320 and 74.330. The City Manager's recommendation must be presented to the City Council in the preliminary plat approval for subdivisions and partitions, and in the recommended decision on all other development applications, prior to finalization of the right-of-way dedication requirements.~~

~~(5) Whenever a proposed development is bisected by an existing or future road or street that is of inadequate right-of-way width according to TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G, additional right-of-way must be dedicated from both sides or from one side only as determined by the City Manager to bring the road right-of-way in compliance with this section.~~

~~(6) When a proposed development is adjacent to or bisected by a street proposed in the Transportation System Plan and no street right-of-way exists at the time the development is proposed, the entire right-of-way as shown in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be dedicated by the applicant. The~~

dedication of right-of-way required in this subsection must be along the route of the road as determined by the City.

TDC 74.220. Parcels Excluded from Development.

On subdivision development applications which include land partitioned off or having adjusted property lines from the original parcel, but do not include the original parcel, the applicant must be responsible for obtaining any necessary right-of-way from the owner of the original parcel if the right-of-way is needed to accommodate street improvements required of the applicant. The applicant must submit a completed right-of-way dedication deed to the City Manager for acceptance. The right-of-way dedication must be accepted by the City prior to the City approving the final subdivision plat.

EASEMENTS AND TRACTS

TDC 74.310. Greenway, Natural Area, Bike, and Pedestrian Path Dedications and Easements.

(1) Areas dedicated to the City for Greenway or Natural Area purposes or easements or dedications for bike and pedestrian facilities during the development application process must be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City.

(2) For subdivision and partition applications, the Greenway, Natural Area, bike, and pedestrian path dedication and easement areas must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, Greenway, Natural Area, bike, and pedestrian path dedications and easements must be submitted to the City Manager ; building permits must not be issued for the development prior to acceptance of the dedication or easement by the City.

TDC 74.320. Slope Easements.

(1) The applicant must obtain and convey to the City any slope easements determined by the City Manager to be necessary adjacent to the proposed development site to support the street improvements in the public right-of-way or accessway or utility improvements required to be constructed by the applicant.

(2) For subdivision and partition applications, the slope easement dedication area must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, a slope easement dedication must be submitted to the City Manager; building permits must not be issued for the development prior to acceptance of the easement by the City.

TDC 74.330. Utility Easements.

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

(2) For subdivision and partition applications, the on-site public utility easement dedication area must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; and

(3) For subdivision and partition applications which require off-site public utility easements to serve the proposed development, a utility easement must be granted to the City prior to approval of the final plat by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council must determine when condemnation proceedings are to be used.

(4) For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement must be granted to the City; building permits must not be issued for the development prior to acceptance of the easement by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council must determine when condemnation proceedings are to be used.

(5) The width of the public utility easement must meet the requirements of the Public Works Construction Code. All subdivisions and partitions must have a 6-foot public utility easement adjacent to the street and a 5-foot public utility easement adjacent to all side and rear lot lines. Other easements may be required as determined by the City Manager.

TDC 74.340. Watercourse Easements.

(1) Where a proposed development site is traversed by or adjacent to a watercourse, drainage way, channel or stream, the applicant must provide a storm water easement, drainage right-of-way, or other means of preservation approved by the City Manager, conforming substantially with the lines of the watercourse. The City Manager must determine the width of the easement, or other means of preservation, required to accommodate all the requirements of the Surface Water Management Ordinance, existing and future storm drainage needs and access for operation and maintenance.

(2) For subdivision and partition applications, any watercourse easement dedication area must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, any watercourse easement must be executed on a dedication form submitted to the City Manager; building permits must not be issued for the development prior to acceptance of the easement by the City.

(4) The storm water easement must be sized to accommodate the existing water course and all future improvements in the drainage basin. There may be additional requirements as set forth in TDC Chapter 72, Greenway and Riverbank Protection District, and the Surface Water Management Ordinance. Water quality facilities may require additional easements as described in the Surface Water Management Ordinance.

TDC 74.350. Maintenance Easement or Lots.

A dedicated lot or easement will be required when access to public improvements for operation and maintenance is required, as determined by the City Manager. Access for maintenance vehicles must be constructed of an all-weather driving surface capable of carrying a 50,000-pound vehicle. The width of the lot or easement must be at least 15-feet in order to accommodate City maintenance vehicles. In subdivisions and partitions, the easement or lot must be dedicated to the City on the final plat. In any other development, the easement or lot must be granted to the City and recorded prior to issuance of a building permit.

~~TDC 74.410. Future Street Extensions.~~

~~(1) Streets must be extended to the proposed development site boundary where necessary to do any one of the following:~~

~~(a) Give access to, or permit future development of adjoining land;~~

~~(b) Provide additional access for emergency vehicles;~~

~~(c) Provide for additional direct and convenient pedestrian, bicycle and vehicle circulation;~~

~~(d) Eliminate the use of culs-de-sac except where topography, barriers such as railroads or freeways, existing development, or environmental constraints such as major streams and rivers prevent street extension; and~~

~~(e) Eliminate circuitous routes. The resulting dead end streets may be approved without a turnaround. A reserve strip may be required to preserve the objectives of future street extensions.~~

~~(2) Proposed streets must comply with the general location, orientation and spacing identified in the Functional Classification Plan (Comprehensive Plan Map 8-1), Local Streets Plan (Comprehensive Plan Map 8-3) and the Street Design Standards (Figures 74-2A through 74-2G).~~

~~(a) Streets and major driveways, as defined in TDC 31.060, proposed as part of new residential or mixed residential/commercial developments must comply with the following standards:~~

~~(i) Full street connections with spacing of no more than 530 feet between connections, except where prevented by barriers;~~

~~(ii) Bicycle and pedestrian accessway easements where full street connections are not possible, with spacing of no more than 330 feet, except where prevented by barriers;~~

~~(iii) Limiting culs-de-sac and other closed-end street systems to situations where barriers prevent full street extensions; and~~

~~(iv) Allowing culs-de-sac and closed-end streets to be no longer than 200 feet or with more than 25 dwelling units, except for streets stubbed to future developable areas.~~

~~(b) Streets proposed as part of new industrial or commercial development must comply with Comprehensive Plan Map 8-1.~~

~~(3) During the development application process, the location, width, and grade of streets must be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets. The arrangement of streets in a subdivision must either:~~

~~(a) Provide for the continuation or appropriate projection of existing streets into surrounding areas; or~~

~~(b) Conform to a street plan approved or adopted by the City to meet a particular situation where topographical or other conditions make continuance of or conformance to existing streets impractical.~~

~~(4) The City Manager may require the applicant to submit a street plan showing all existing, proposed, and future streets in the area of the proposed development.~~

(5) The City Manager may require the applicant to participate in the funding of future off-site street extensions when the traffic impacts of the applicant's development warrant such a condition.

TDC 74.420. Street Improvements.

When an applicant proposes to develop land adjacent to an existing or proposed street, including land which has been excluded under TDC 74.220, the applicant should be responsible for the improvements to the adjacent existing or proposed street that will bring the improvement of the street into conformance with the Transportation Plan (TDC Chapter 11), TDC 74.425 (Street Design Standards), and the City' s Public Works Construction Code, subject to the following provisions:

(1) For any development proposed within the City, roadway facilities within the right-of-way described in TDC 74.210 must be improved to standards as set out in the Public Works Construction Code.

(2) The required improvements may include the rebuilding or the reconstruction of any existing facilities located within the right-of-way adjacent to the proposed development to bring the facilities into compliance with the Public Works Construction Code.

(3) The required improvements may include the construction or rebuilding of off-site improvements which are identified to mitigate the impact of the development.

(4) Where development abuts an existing street, the improvement required must apply only to that portion of the street right-of-way located between the property line of the parcel proposed for development and the centerline of the right-of-way, plus any additional pavement beyond the centerline deemed necessary by the City Manager to ensure a smooth transition between a new improvement and the existing roadway (half-street improvement). Additional right-of-way and street improvements and off-site right-of-way and street improvements may be required by the City to mitigate the impact of the development. The new pavement must connect to the existing pavement at the ends of the section being improved by tapering in accordance with the Public Works Construction Code.

(5) If additional improvements are required as part of the Access Management Plan of the City, TDC Chapter 75, the improvements must be required in the same manner as the half-street improvement requirements.

(6) All required street improvements must include curbs, sidewalks with appropriate buffering, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.

(7) For subdivision and partition applications, the street improvements required by TDC Chapter 74 must be completed and accepted by the City prior to signing the final subdivision or partition plat, or prior to releasing the security provided by the applicant to assure completion of such improvements or as otherwise specified in the development application approval.

(8) For development applications other than subdivisions and partitions, all street improvements required by this section must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy.

(9) In addition to land adjacent to an existing or proposed street, the requirements of this section must apply to land separated from such a street only by a railroad right-of-way.

(10) Streets within, or partially within, a proposed development site must be graded for the entire right-of-way width and constructed and surfaced in accordance with the Public Works Construction Code.

(11) Existing streets which abut the proposed development site must be graded, constructed, reconstructed, surfaced or repaired as necessary in accordance with the Public Works Construction Code and TDC Chapter 11, Transportation Plan, and TDC 74.425 (Street Design Standards).

(12) Sidewalks with appropriate buffering must be constructed along both sides of each internal street and at a minimum along the development side of each external street in accordance with the Public Works Construction Code.

(13) The applicant must comply with the requirements of the Oregon Department of Transportation (ODOT), Tri-Met, Washington County and Clackamas County when a proposed development site is adjacent to a roadway under any of their jurisdictions, in addition to the requirements of this chapter.

(14) The applicant must construct any required street improvements adjacent to parcels excluded from development, as set forth in TDC 74.220 of this chapter.

(15) Except as provided in TDC 74.430, whenever an applicant proposes to develop land with frontage on certain arterial streets and, due to the access management provisions of TDC Chapter 75, is not allowed direct access onto the arterial, but instead must take access from another existing or future public street thereby providing an alternate to direct arterial access, the applicant must be required to construct and place at a minimum street signage, a sidewalk, street trees and street lights along that portion of the arterial street adjacent to the applicant's property. The three certain arterial streets are S.W. Tualatin-Sherwood Road, S.W. Pacific Highway (99W) and S.W. 124th Avenue. In addition, the applicant may be required to construct and place on the arterial at the intersection of the arterial and an existing or future public non-arterial street warranted traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices, latest edition), pavement markings, street tapers and turning lanes, in accordance with the Public Works Construction Code.

(16) The City Manager may determine that, although concurrent construction and placement of the improvements in (14) and (15) of this section, either individually or collectively, are impractical at the time of development, the improvements will be necessary at some future date. In such a case, the applicant must sign a written agreement guaranteeing future performance by the applicant and any successors in interest of the property being developed. The agreement must be subject to the City's approval.

(17) Intersections should be improved to operate at a level of service of at least D and E for signalized and unsignalized intersections, respectively.

(18) Pursuant to requirements for off-site improvements as conditions of development approval, proposed multi-family residential, commercial, or institutional uses that are adjacent to a major transit stop will be required to comply with the City's Mid-Block Crossing Policy.

TDC 74.425. Street Design Standards.

(1) Street design standards are based on the functional and operational characteristics of streets such as travel volume, capacity, operating speed, and safety. They are necessary to ensure that the system of streets, as it develops, will be capable of safely and efficiently serving the traveling public while also accommodating the orderly development of adjacent lands.

(2) The proposed street design standards are shown in Figures 72A through 72G. The typical roadway cross sections comprise the following elements: right-of-way, number of travel lanes, bicycle and pedestrian facilities, and other amenities such as landscape strips. These figures are intended for planning purposes for new road construction, as well as for those locations where it is physically and economically feasible to improve existing streets.

(3) In accordance with the Tualatin Basin Program for fish and wildlife habitat it is the intent of Figures 74-2A through 74-2G to allow for modifications to the standards when deemed appropriate by the City Manager to address fish and wildlife habitat.

(4) All streets must be designed and constructed according to the preferred standard. The City Manager may reduce the requirements of the preferred standard based on specific site conditions, but in no event will the requirement be less than the minimum standard. The City Manager must take into consideration the following factors when deciding whether the site conditions warrant a reduction of the preferred standard:

(a) *Arterials:*

(i) Whether adequate right-of-way exists;

(ii) Impacts to properties adjacent to right-of-way;

(iii) Current and future vehicle traffic at the location; and

(iv) Amount of heavy vehicles (buses and trucks).

(b) *Collectors:*

(i) Whether adequate right-of-way exists;

(ii) Impacts to properties adjacent to right-of-way;

(iii) Amount of heavy vehicles (buses and trucks); and

(iv) Proximity to property zoned manufacturing or industrial.

(c) *Local Streets:*

(i) Local streets proposed within areas which have environmental constraints and/or sensitive areas and will not have direct residential access may utilize the minimum design standard.

(ii) When the minimum design standard is allowed, the City Manager may determine that no parking signs are required on one or both sides of the street.

TDC 74.430. Streets, Modifications of Requirements in Cases of Unusual Conditions.

(1) When, in the opinion of the City Manager, the construction of street improvements in accordance with TDC 74.420 would result in the creation of a hazard, or would be impractical, or would be detrimental to the City, the City Manager may modify the scope of the required improvement to eliminate such hazardous, impractical, or detrimental results. Examples of conditions requiring modifications to improvement requirements include but are not limited to horizontal alignment, vertical alignment, significant stands of trees, fish and wildlife habitat areas, the amount of traffic generated by the proposed development, timing of the development or other conditions creating hazards for pedestrian, bicycle or motor vehicle traffic. The City Manager may determine that, although an improvement may be impractical at the time of development, it will be necessary at some future date. In such cases, a written agreement guaranteeing future performance by the applicant in installing the required improvements must be signed by the applicant and approved by the City.

(2) When the City Manager determines that modification of the street improvement requirements in TDC 74.420 is warranted pursuant to subsection (1) of this section, the City Manager must prepare written findings of modification. The City Manager must forward a copy of said findings and description of modification to the applicant, or his authorized agent, as part of the Utility Facilities Review for the proposed development, as provided by TDC Chapter 32 (Procedures). The decision of the City Manager may be appealed to the City Council in accordance with TDC Chapter 32 (Procedures).

(3) To accommodate bicyclists on streets prior to those streets being upgraded to the full standards, an interim standard may be implemented by the City. These interim standards include reduction in motor vehicle lane width to ten feet (the minimum specified in AASHTO's A Policy on Geo-metric Design of Highways and Streets (1990)), a reduction of bike lane width to 4 feet (as measured from the longitudinal gutter joint to the centerline of the bike lane stripe), and a paint-striped separation two to four feet wide in lieu of a center turn lane. Where available roadway width does not provide for these minimums, the roadway can be signed for shared use by bicycle and motor vehicle travel. When width constraints occur at an intersection, bike lanes should terminate 50 feet from the intersection with appropriate signing.

TDC 74.440. Streets, Traffic Study Required.

(1) The City Manager may require a traffic study to be provided by the applicant and furnished to the City as part of the development approval process as provided by this Code, when the City Manager determines that such a study is necessary in connection with a proposed development project in order to:

(a) Assure that the existing or proposed transportation facilities in the vicinity of the proposed development are capable of accommodating the amount of traffic that is expected to be generated by the proposed development; and/or

(b) Assure that the internal traffic circulation of the proposed development will not result in conflicts between on-site parking movements and/or on-site loading movements and/or on-site traffic movements, or impact traffic on the adjacent streets.

(2) The required traffic study must be completed prior to the approval of the development application.

(3) The traffic study must include, at a minimum:

(a) An analysis of the existing situation, including the level of service on adjacent and impacted facilities.

(b) An analysis of any existing safety deficiencies.

(c) Proposed trip generation and distribution for the proposed development.

(d) Projected levels of service on adjacent and impacted facilities.

(e) Recommendation of necessary improvements to ensure an acceptable level of service for roadways and a level of service of at least D and E for signalized and unsignalized intersections respectively, after the future traffic impacts are considered.

(f) The City Manager will determine which facilities are impacted and need to be included in the study.

(g) The study must be conducted by a registered engineer.

(4) The applicant must implement all or a portion of the improvements called for in the traffic study as determined by the City Manager.

TDC 74.450. Bikeways and Pedestrian Paths.

(1) Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path, as set forth in TDC Chapter 11, Transportation Figure 11-4, the City may require that a bikeway, pedestrian path, or multi-use path be constructed, and an easement or dedication provided to the City.

(2) Where required, bikeways and pedestrian paths must be provided as follows:

(a) Bike and pedestrian paths must be constructed and surfaced in accordance with the Public Works Construction Code.

(b) The applicant must install the striping and signing of the bike lanes and shared roadway facilities, where designated.

TDC 74.460. Accessways in Residential, Commercial and Industrial Subdivisions and Partitions.

(1) Accessways must be constructed by the applicant, dedicated to the City on the final residential, commercial or industrial subdivision or partition plat, and accepted by the City.

(2) Accessways must be located between the proposed subdivision or partition and all of the following locations that apply:

(a) Adjoining publicly-owned land intended for public use, including schools and parks. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;

(b) Adjoining arterial or collector streets upon which transit stops or bike lanes are provided or designated;

(c) Adjoining undeveloped residential, commercial or industrial properties;

(d) Adjoining developed sites where an accessway is planned or provided.

(3) In designing residential, commercial and industrial subdivisions and partitions, the applicant is expected to design and locate accessways in a manner which does not restrict or inhibit opportunities for developers of adjacent property to connect with an accessway. The applicant is to have reasonable flexibility to locate the required accessways. When developing a parcel which adjoins parcels where accessways have been constructed or approved for construction, the applicant must connect at the same points to provide system continuity and enhance opportunities for pedestrians and bicyclists to use the completed accessway.

(4) Accessways must be as short as possible, but in no case more than 600 feet in length.

(5) Accessways must be as straight as possible to provide visibility from one end to the other.

(6) Accessways must be located and improved within a right-of-way or tract of no less than eight feet.

(7) Where possible, accessways must be combined with utility easements.

(8) Accessways must be constructed in accordance with the Public Works Construction Code.

(9) Curb ramps must be provided wherever the accessway crosses a curb and must be constructed in accordance with the Public Works Construction Code.

(10) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Accessways must comply with the Oregon Structural Specialty Code's (OSSC) accessibility standards.

(11) Fences and gates which prevent pedestrian and bike access must not be allowed at the entrance to or exit from any accessway.

(12) Final design and location of accessways must be approved by the City.

(13) Outdoor Recreation Access Routes must be provided between a subdivision or partition and parks, bikeways and greenways where a bike or pedestrian path is designated.

TDC 74.470. Street Lights.

(1) Street light poles and luminaries must be installed in accordance with the Public Works Construction Code.

(2) The applicant must submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit.

TDC 74.475. Street Names.

(1) A street name must not be used which will duplicate or be confused with the names of existing streets in the Counties of Washington or Clackamas, except for extensions of existing streets. Street names and numbers must conform to the established pattern in the surrounding area.

(2) The City Manager must maintain the approved list of street names from which the applicant may choose. Prior to the creation of any street, the street name must be approved by the City Manager.

TDC 74.480. Street Signs.

(1) Street name signs must be installed at all street intersections in accordance with standards adopted by the City.

(2) Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.

(3) Prior to approval of the final subdivision or partition plat, the applicant must pay the City a non-refundable fee equal to the cost of the purchase and installation of street signs, traffic control signs and street name signs. The location, placement, and cost of the signs must be determined by the City.

TDC 74.485. Street Trees.

(1) Prior to approval of a residential subdivision or partition final plat, the applicant must pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees. The location, placement, and cost of the trees must be determined by the City. This sum must be calculated on the interior and exterior streets as indicated on the final subdivision or partition plat.

(2) In nonresidential subdivisions and partitions street trees must be planted by the owners of the individual lots as development occurs.

(3) The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees.

UTILITIES

TDC 74.610. Water Service.

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

(2) If there are undeveloped properties adjacent to the subject site, public water lines must be extended by the applicant to the common boundary line of these properties. The lines must be sized to provide service to future development, in accordance with the City's Comprehensive Plan, Chapter 9 and Water System Master Plan.

(3) As set forth in Map 9-1 of the Comprehensive Plan, the City has three water service levels. All development applicants must be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant must be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.

TDC 74.620. Sanitary Sewer Service.

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

(2) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant must extend public sanitary sewer lines to the common boundary line with these properties. The lines must be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.

TDC 74.630. Storm Drainage System.

(1) Storm drainage lines must be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.

(2) The storm drainage calculations must confirm that adequate capacity exists to serve the site. The discharge from the development must be analyzed in accordance with the City's Storm and Surface Water Regulations.

(3) If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant must extend storm drainage lines to the common boundary line with these properties. The lines must be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the adopted Stormwater Master Plan.

~~TDC 74.640. Grading.~~

~~(1) Development sites must be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.~~

~~(2) A development applicant must submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Manager may require the applicant to remove all excess material from the development site.~~

~~TDC 74.650. Water Quality, Storm Water Detention and Erosion Control.~~

~~The applicant must comply with the water quality, storm water detention and erosion control requirements in the Tualatin Municipal Code. If required:~~

~~(1) On subdivision and partition development applications, prior to approval of the final plat, the applicant must arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Tualatin Municipal Code will be satisfied and obtain a Stormwater Connection Permit from Clean Water Services; or~~

~~(2) On all other development applications, prior to issuance of any building permit, the applicant must arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Tualatin Municipal Code will be met and obtain a Stormwater Connection Permit from Clean Water Services.~~

~~(3) For on-site private and regional non-residential public facilities, the applicant must submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant must submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site must occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.~~

~~TDC 74.660. Underground.~~

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

~~(2) Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant must, at their own expense, provide an underground system. The applicant must be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements must be submitted to the City Manager for acceptance by the City prior to issuance of the Public Works Permit.~~

~~**TDC 74.670. Existing Structures.**~~

~~(1) Any existing structures requested to be retained by the applicant on a proposed development site must be connected to all available City utilities at the expense of the applicant.~~

~~(2) The applicant must convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.~~

~~(3) The applicant must be responsible for continuing all required street improvements adjacent to the existing structure, within the boundaries of the proposed development site.~~

~~**TDC 74.700. Removal, Destruction or Injury of Trees.**~~

~~It is unlawful for a person, without a written permit from the City Manager, to remove, destroy, break or injure a tree, plant or shrub, that is planted or growing in or upon a public right-of-way within the City, or cause, authorize, or procure a person to do so, authorize or procure a person to injure, misuse or remove a device set for the protection of any tree, in or upon a public right-of-way.~~

~~**TDC 74.705. Street Tree Removal Permit.**~~

~~(1) A person who desires to remove or destroy a tree, as defined in TDC 31.060, in or upon public right-of-way must make application to the Operations Director on City forms.~~

~~(2) The applicant must provide:~~

~~(a) The applicant's name and contact information and if applicable that of the applicant's contractor;~~

~~(b) The number and species of all street trees the applicant desires to remove;~~

~~(c) A clear description of the street trees' the applicant desires to remove;~~

~~(d) The date of removal;~~

~~(e) The reason(s) for removal; and~~

~~(f) Other information as the Operations Director deems necessary.~~

~~(3) Upon the City Manager approving the removal of a street tree, the applicant or designated contractor must replace each removed tree on a one-for-one basis by fulfilling the following requirements:~~

~~(a) Remove both the tree and stump prior to planting a replacement tree, or request the City to remove the tree and stump and pay the applicable fee(s) established in TDC 74.706; and~~

~~(b) Replace the removed tree by planting a species of street tree permitted by Table 74-1 within the time period specified in writing by the City Manager; or, the applicant may request within 60 days of the permit approval date that the City replace the street tree and pay the applicable fee(s) established in TDC 74.706. If an applicant opts for the City to plant the replacement tree, the City may plant the tree on its usual tree-planting schedule. Planting done by the applicant or designated contractor must comply with all applicable TDC sections and any additional requirements imposed by the City Manager.~~

~~(c) The applicant must comply with all applicable TDC sections and additional requirements imposed by the City Manager. The City Manager may waive the one-for-~~

one replacement requirement if the City Manager determines that the replacement would:

(i) Conflict with public improvements or utility facilities, including, but not limited to, fire hydrants, water meters and pipes, lighting fixtures, traffic control signs; private improvements or utility facilities—including, but not limited to, driveways and power, gas, telephone, cable television lines; or, minimum vision clearance;

(ii) Interfere with the existing canopy of adjacent trees, the maturation of the crown of the proposed replacement tree, or both;

(iii) Cause a conflict by planting trees too close to each other, hurting their health;

(iv) Limit the selection of species from Table 74-1; and

(v) Direct how to plant replacement tree(s).

(d) A person who fails to comply with TDC 74.705 must pay an enforcement fee and a restoration fee to the City of Tualatin, as set forth in TDC 34.220(3), in addition to civil penalties in TDC 31.111.

TDC 74.706. Street Tree Fees.

A person who applies to remove a street tree under TDC 74.705 must pay all costs incurred by the City as reflected in the applicable fees listed in the city of Tualatin Fee Schedule. City actions and associated fees include but are not limited to inspection of a street tree requested for removal, removal of a street tree, removal of a stump, planting of a street tree, and inspection(s) to determine if the applicant has fulfilled permit requirements.

TDC 74.707. Street Tree Voluntary Planting.

A person who desires to plant a tree in or upon a public right-of-way may plant or have the City plant a species of street tree permitted by Table 74-1 without a City permit, if the tree is not a replacement for a tree that the person has removed. Such a person may submit a request to the City with payment of fee(s) so that the City may plant a street tree. If a stump exists where a street tree is to be planted, the person must remove the stump or pay a fee to the City as established in TDC 74.706 so that the City may remove the stump on behalf of the person. In all instances, a person who desires to plant a tree must comply with other applicable TDC sections and any additional requirements of the City Manager.

TDC 74.708. Street Tree Emergencies.

(1) If emergency conditions occur that require the immediate cutting or removal of street trees to avoid danger or hazard to persons or property, the City Manager must issue emergency permits without payment of fees and formal applications. If the City Manager is unavailable, the adjacent property owners may proceed to cut the trees without permits to the extent necessary to eliminate the immediate danger or hazard. If a street tree is cut under this section without filing of an application with the City Manager, the person doing so must report the action to the City Manager within two City business days without payment of fee and must provide such information and evidence as may be reasonably required by the City Manager to explain and justify the removal.

(2) In all instances, a person who removes a street tree as a result of an emergency must replace it within 60 days of notifying the City Manager. The City reserves the right to waive this requirement.

(3) A person who fails to comply with TDC 74.708 must pay an enforcement fee and a restoration fee to the City of Tualatin, as set forth in TDC 34.220(3), in addition to civil penalties in TDC 31.111.

(4) If no emergency is found to exist, no person must cut or remove a street tree without complying with the requirement of the Tualatin Development Code.

TDC 74.710. Open Ground.

When impervious material or substance is laid down or placed in or upon a public right-of-way near a tree, at least nine square feet of open ground for a tree up to three inches in diameter must be provided about the base of the trunk of each tree.

TDC 74.715. Attachments to Trees.

It is unlawful for a person to attach or keep attached a rope, wire, chain, sign or other device to a tree, plant or shrub in or upon a public right-of-way or to the guard or stake intended for the protection of such tree, except as a support for a tree, plant or shrub.

TDC 74.720. Protection of Trees During Construction.

(1) During the erection, repair, alteration or removal of a building or structure, it is unlawful for the person in charge of such erection, repair, alteration or removal to leave a tree in or upon a public right-of-way in the vicinity of the building or structure without a good and sufficient guard or protectors to prevent injury to the tree arising out of or by reason of such erection, repair, alteration or removal.

(2) Excavations and driveways must not be placed within six feet of a tree in or upon a public right-of-way without written permission from the City Manager. During excavation or construction, the person must guard the tree within six feet and all building material or other debris must be kept at least four feet from any tree.

TDC 74.725. Maintenance Responsibilities.

Trees, shrubs or plants standing in or upon a public right-of-way, on public or private grounds that have branches projecting into the public street or sidewalk must be kept trimmed by the owner of the property adjacent to or in front of where such trees, shrubs or plants are growing so that:

(1) The lowest branches are not less than 12 feet above the surface of the street, and are not be less than 14 feet above the surface of streets designated as state highways.

(2) The lowest branches are not less than eight feet above the surface of a sidewalk or footpath.

(3) A plant, tree, bush or shrub must not be more than 24 inches in height in the triangular area at the street or highway corner of a corner lot, or the alley-street intersection of a lot, such an area defined by a line across the corner between the points on the street right-of-way line measured ten feet back from the corner, and extending the line to the street curbs or, if there are no curbs, then to that portion of the street or alley used for vehicular traffic.

(4) Newly planted trees may remain untrimmed if they do not interfere with street traffic or persons using the sidewalk or obstruct the light of a street electric lamp.

(5) Maintenance responsibilities of the property owner include repair and upkeep of the sidewalk in accordance with the City Sidewalk Maintenance Ordinance.

~~**TDC 74.730. Notice of Violation.**~~

~~When the owner, lessee, occupant or person in charge of private grounds neglects or refuses to trim a tree, shrub or plant as provided in TDC 74.725, the City Manager must cause a written notice to trim such tree or trees, shrubs or plants to be served upon such owner, lessee, occupant or person in charge, within ten days after the giving the notice; and if the owner, lessee or occupant or person in charge fails to do so, the person is guilty of violating this ordinance and subject to the penalties in TDC 74.760. The notice must be served upon the owner, lessee, occupant or person in charge either by "Certified Mail-Return Receipt Requested," or by posting the same notice on the property or near to the trees, shrubs or plants to be trimmed.~~

~~**TDC 74.735. Trimming by City.**~~

~~If the owner, lessee, occupant or person in charge of the property fails and neglects to trim the trees, shrubs or plants within ten days after service of the notice in TDC 74.730, the City Manager may trim the trees, shrubs or plants. Such trimming by the City does not act to relieve such owner, lessee, occupant or person in charge of responsibility for violating this Chapter.~~

~~**TDC 74.740. Prohibited Trees.**~~

~~It is unlawful for a person to plant a tree within the right-of-way of the City of Tualatin that is not in conformance with City standards, including Table 74-1. Any tree planted subsequent to adoption of this Chapter not in compliance with City standards, including Table 74-1, must be removed at the expense of the property owner.~~

~~**TDC 74.745. Cutting and Planting Specifications.**~~

~~The following regulations are established for the planting, trimming and care of trees in or upon the public right-of-way of the City.~~

~~(1) When trees are cut down, the stump must be removed to a depth of six inches below the surface of the ground or finish grade of the street, whichever is of greater depth.~~

~~(2) Trees must be planted in accordance with City standards, Table 74-1, except when a greater density is allowed under a special permit from the City Manager.~~

~~**TDC 74.750. Removal or Treatment by City.**~~

~~The City Manager may remove or cause or order to be removed a tree, plant or shrub, planted or growing in or upon a public right-of-way which by its nature causes an unsafe condition or is injurious to sewers or public improvements, or is affected with an injurious fungus disease, insect or other pest. When, in the opinion of the City Manager, trimming or treatment of a tree or shrub located on private grounds, but having branches extending over a public right-of-way is necessary, the City Manager may trim or treat such a branch or branches, or cause or order branches to be trimmed or treated.~~

~~**TDC 74.755. Appeal of Permit Denial.**~~

~~When application for a permit under this Chapter is denied by the City Manager, an order is issued by the City Manager directing certain trees, shrubs or plants to be trimmed or removed, or a permit is granted by the City Manager containing conditions which the applicant deems unreasonable, the applicant may appeal to the Council in writing and filed with the City Recorder within ten City business days after the denial of the permit sought or the making of the order the appellant deems unreasonable. After hearing, the Council may either grant or deny the application, rescind or modify the order from which the appeal was taken.~~

~~TDC 74.760. Penalties.~~

~~A person who violates this ordinance or fails to trim a tree or shrub for which notice to do so was provided, must, upon conviction, be fined not more than $100.00.~~

~~TDC 74.765. Street Tree Species and Planting Locations.~~

~~All trees, plants or shrubs planted in the right-of-way of the City must conform in species and location and in accordance with the street tree plan and City standards, including Table 74-1. If the City Manager determines that none of the species in City standards, including Table 74-1 is appropriate or finds appropriate a species not listed, the City Manager may substitute an unlisted species.~~

~~Table 74-1~~
~~Street Tree Species~~

~~Species Common Names~~	~~Planting Strip Width (feet)~~			~~Power line compatible~~	~~Spacing on center (feet)~~
	~~4~~	~~5~~	~~6+~~		
~~Amur Maackia~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~
~~Amur Maple~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~
~~Armstrong Maple~~	~~•~~	~~•~~	~~•~~		~~30~~
~~Autumn Applause Ash~~		~~•~~	~~•~~		~~30~~
~~Black Tupelo~~	~~•~~	~~•~~	~~•~~		~~30~~
~~Capital Flowering Pear~~	~~•~~	~~•~~	~~•~~		~~30~~
~~Cascara~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~
~~Crimson King Maple~~		~~•~~	~~•~~		~~30~~
~~Crimson Sentry Maple~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~
~~Eastern Redbud~~	~~•~~	~~•~~	~~•~~		~~30~~
~~European Hornbeam~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~
~~Frontier Elm~~			~~•~~		~~60~~
~~Ginko~~		~~•~~	~~•~~		~~30~~
~~Globe Sugar Maple~~			~~•~~		~~60~~
~~Golden Desert Ash~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~
~~Goldenrain~~	~~•~~	~~•~~	~~•~~		~~30~~
~~Greenspire Linden~~		~~•~~	~~•~~		~~30~~
~~Ivory Japanese Lilac~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~

~~Leprechaun Ash~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Persain Parrotia~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Purple Beech~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Raywood Ash~~		~~•~~	~~•~~	~~•~~	~~30~~	
~~Katsura~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Red Oak~~			~~•~~		~~60~~	
~~Red Sunset Maple~~			~~•~~		~~60~~	
~~Scanlon/Bowhall Maple~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Scarlet Oak~~			~~•~~		~~60~~	
~~Shademaster Honey Locust~~		~~•~~	~~•~~		~~30~~	
~~Skyrocket English Oak~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Japanese snowbell~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~	
~~Sourwood~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~	
~~Tall Stewartia~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~	
~~Chinese Fringetree~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~	
~~Tri-Color Beech~~			~~•~~		~~60~~	
~~Trident Maple~~	~~•~~	~~•~~	~~•~~	~~•~~	~~30~~	
~~Urbanite Ash~~		~~•~~	~~•~~		~~30~~	
~~Yellowwood~~	~~•~~	~~•~~	~~•~~		~~30~~	
~~Zelkova Musashino~~	~~•~~	~~•~~	~~•~~		~~30~~	

Section 14. Tualatin Development Code Chapter 75 is amended as follows:

TDC 75.010. Purpose and Applicability.

(1) *Purpose*. The purpose of this chapter is to establish standards and regulations for the development of a safe and efficient transportation system that provides access to properties, while limiting conflicts between driveway access, street intersections, and turning movements.

(2) *Applicability*. The provisions of this chapter apply when lots are created, consolidated, or modified through a land division, lot line adjustment, lot consolidation, or street vacation; and to all new development and modifications to existing development, including changes of use.

~~The purpose of this chapter is to promote the development of safe, convenient and economic transportation systems and to preserve the safety and capacity of the street system by limiting~~

~~conflicts resulting from uncontrolled driveway access, street intersections, and turning movements while providing for appropriate access for all properties.~~

TDC 75.020. Driveway Approach Requirements.

The standards set forth in this Code are minimum driveway approach standards, the purpose of which are to protect the public health, safety, and general welfare.

(1) *Public Access.* No development shall occur unless the development has frontage or approved access to a public street. Lots that front on more than one street must locate motor vehicle access on the street with the lower functional classification, or as required by the City Manager.

(2) *Driveway Width.* Minimum driveway approach widths are as provided in TDC 73C-090.

(3) *Driveway Approach Separation.* There must be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Manager.

(4) *Distance between Driveways and Intersections.* Driveways shall be outside the stopping queue or storage length of intersections. Except for single-family dwellings, duplexes, townhouses, triplexes, quadplexes, and cottage clusters, the minimum distance between driveways and intersections must be as provided below. Distances listed must be measured from the stop bar at the intersection (or crosswalk if no stop bar).

(a) At an intersection with a collector or arterial street, driveways must be located a minimum of 150 feet from the intersection and must be outside marked turn lanes or areas where vehicles regularly queue to get through the intersection as may be determined by a traffic study.

(b) At an intersection with a connector, neighborhood route, and local street, driveways must be located a minimum of 30 feet from the intersection.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway must be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line. In these cases turning movements into and out of the driveway may be limited for safety reasons.

(5) *Existing driveways.* If development occurs on properties with existing driveways, the City Manager may restrict the existing driveways to right-in and right-out by construction of raised median barriers or other means, or may require closure of driveways beyond the minimum needed to serve the site.

(6) *Joint and Cross Access.*

(a) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same driveway approach when the combined driveway approach of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use. Copies of said deeds, easements, leases or contracts must be placed on permanent file with the County Recorder.

(b) Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.

(c) A system of joint use driveways and cross access easements may be required and may incorporate the following:

(i) A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards;

(ii) A design speed of ten mph and a minimum width of 20 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, loading vehicles, and emergency vehicles;

(iii) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive; and

(iv) An unified access and circulation system plan for coordinated or shared parking areas.

(d) Pursuant to this section, property owners may be required to:

(i) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;

(ii) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;

(iii) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners; and

(iv) If subsection(i) through (iii) above involve access to the state highway system or county road system, ODOT or the county must be contacted and must approve changes to subsection(i) through (iii) above prior to any changes.

(7) *Requirements for Development on Less than the Entire Site.*

(a) To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site must be reviewed as one unit in relation to the access standards. The number of access points permitted must be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations must be met. This must also apply to phased development plans. The owner and all lessees within the affected area must comply with the access requirements.

(b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

(8) *Vision Clearance Area.*

(a) *Connectors, Neighborhood Routes, and Local Streets.* A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections must be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are ten feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).

(b) *Collector Streets.* A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections must be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area must be ten feet (see Figure 73-2 for illustration).

(c) *Vertical Height Restriction.* Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction must be permitted between 30 inches and eight feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).

(9) *Sight Distance.*

(a) New and/or modified intersections or driveways must be constructed with sight distance in accordance with the Intersection Sight Distance section of the current *A Policy on Geometric Design of Highways and Streets* by the American Association of State Highway Transportation Officials (AASHTO), and this sight distance must be verified by an Engineer in accordance with the Public Works Construction Code.

TDC 75.030. Access Spacing Standards.

(1) Future streets are shown in Functional Classification Plan (Comprehensive Plan Map 8-1) and Local Streets Plan (Comprehensive Plan Map 8-3). These streets are shown as corridors with the exact location determined through the partition, subdivision, public works permit or Architectural Review process.

(2) New access points connecting to the public street network must meet the spacing standards summarized in Table 75-1. Access points include public streets, private streets, and private driveways, and must meet the following standards:

(a) Intersection and driveway spacing is measured from centerline of the first access to centerline of the second access.

(b) Limited access intersections are restricted to right-in/right-out turn movements. In some cases, left-in turn movements may be permitted.

(c) The following are access limited roadways:

(i) Basalt Creek Parkway

(A) 124th Avenue to Boones Ferry Road: Access shall be limited to Grahams Ferry Road and Boones Ferry Road.

(3) A variation to the access spacing standards may be granted in areas with limited property frontage and/or environmental constraints. Variation to these spacing standards will require an access management plan to be approved by the City Manager.

Table 75-1: Access Spacing Standards

Functional Classification	Minimum Access Spacing: Unrestricted	Minimum Access Spacing: Limited
Primary Arterial	800 feet	400 feet

Arterial	400 feet	200 feet
Collector	200 feet	100 feet
Connector	150 feet from an intersection with an Arterial or Collector	=
Neighborhood Route	150 feet from an intersection with an Arterial or Collector	=
Local	100 feet from an intersection with an Arterial or Collector	=

~~**TDC 75.020. Permit for New Driveway Approach.**~~

~~(1) *Applicability.* A driveway approach permit must be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.~~

~~(2) *Exceptions.* A driveway approach permit is not required for:~~

~~(a) The construction, relocation, reconstruction, enlargement, or alteration of any driveway approach that requires a state highway access permit; or~~

~~(b) The construction, relocation, reconstruction, enlargement or alteration of any driveway approach that is part of the construction of a publicly or privately engineered public improvement project.~~

~~(3) *Procedure Type.* A Driveway Approach Permit is processed as a Type II procedure under TDC 32.220 (Type II).~~

~~(4) *Submittal Requirements.* In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:~~

~~(a) A site plan, of a size and form and in the number of copies meeting the standards established by the City Manager, containing the following information:~~

~~(i) The location and dimensions of the proposed driveway approach;~~

~~(ii) The relationship to nearest street intersection and adjacent driveway approaches;~~

~~(iii) Topographic conditions;~~

~~(iv) The location of all utilities;~~

~~(v) The location of any existing or proposed buildings, structures, or vehicular use areas;~~

~~(vi) The location of any trees and vegetation adjacent to the location of the proposed driveway approach that are required to be protected pursuant to TDC Chapter 73B or 73C; and~~

~~(vii) The location of any street trees adjacent to the location of the proposed driveway approach.~~

~~(b) Identification of the uses or activities served, or proposed to be served, by the driveway approach; and~~

~~(c) Any other information, as determined by the City Manager, which may be required to adequately review and analyze the proposed driveway approach for conformance with the applicable criteria.~~

~~(5) *Criteria.* A Driveway Approach Permit must be granted if:~~

(a) The proposed driveway approach meets the standards of this Chapter and the Public Works Construction Code;

(b) No site conditions prevent placing the driveway approach in the required location;

(c) The number of driveway approaches onto an arterial are minimized;

(d) The proposed driveway approach, where possible:

(i) Is shared with an adjacent property; or

(ii) Takes access from the lowest classification of street abutting the property;

(e) The proposed driveway approach meets vision clearance standards;

(f) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

(g) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

(h) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

(i) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

(6) *Effective Date.* The effective date of a Driveway Approach Permit approval is the date the notice of decision is mailed.

(7) *Permit Expiration.* A Driveway Approach Permit approval expires one year from the effective date, unless the driveway approach is constructed within the one-year period in accordance with the approval decision and City standards.

TDC 75.030. Driveway Approach Closure.

(1) The City Manager may require the closure of a driveway approach where:

(a) The driveway approach is not constructed in conformance with this Chapter and the Public Works Construction Code;

(b) The driveway approach is not maintained in a safe manner;

(c) A public street improvement project is being constructed, and closure of the driveway approach will more closely conform to the current driveway approach standards;

(d) A new building or driveway is constructed on the property;

(e) A plan text amendment or zone change is proposed for the property served by the driveway;

(f) The driveway approach has been abandoned; or

(g) There is a demonstrated safety issue.

(2) *Notice.* Notice of driveway approach closure must be given in writing to the property owner and any affected tenants stating the grounds for closure, the date upon which the closure becomes effective, and the right to appeal.

(3) *Appeals.* Any person entitled to notice under subsection (2) of this section may appeal the decision to the City Council.

(4) *Effect.* Closure is effective immediately upon the mailing of notice of the decision. Unless otherwise provided in the notice, closure terminates all rights to continue the use the driveway approach for which the notice of closure has been issued.

(5) *Failure to Close Driveway.* If the owner fails to close the driveway approach to conform to the notice within 90 days, the City Manager may cause the closure to be completed and all expenses assessed against the property owner.

TDC 75.040. Driveway Approach Requirements.

(1) The provision and maintenance of driveway approaches from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. No building or other permit may be issued until scale plans are presented that show how the driveway approach requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing driveway approach requirements, it is unlawful and a violation of this code to begin or maintain such altered use until the required increase in driveway approach is authorized by the City.

(2) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same driveway approach when the combined driveway approach of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use. Copies of said deeds, easements, leases or contracts must be placed on permanent file with the City Recorder.

(3) Joint and Cross Access.

(a) Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.

(b) A system of joint use driveways and cross access easements may be required and may incorporate the following:

(i) A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards;

(ii) A design speed of ten mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;

(iii) Stub outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive; and

(iv) An unified access and circulation system plan for coordinated or shared parking areas.

(c) Pursuant to this section, property owners may be required to:

(i) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;

(ii) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre existing driveways will be closed and eliminated after construction of the joint use driveway;

(iii) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners; and

(iv) If subsection(i) through (iii) above involve access to the state highway system or county road system, ODOT or the county must be contacted and must approve changes to subsection(i) through (iii) above prior to any changes.

(4) Requirements for Development on Less than the Entire Site.

(a) To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site must be reviewed as one unit in relation to the access standards. The number of access points permitted must be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations must be met. This must also apply to phased development plans. The owner and all lessees within the affected area must comply with the access requirements.

(b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

(5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Manager.

(6) Except as provided in TDC 53.100, all driveway approaches must connect directly with public streets.

(7) To afford safe pedestrian access and egress for properties within the City, a sidewalk must be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section must be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks must be constructed to a design and in a manner approved by the City Manager. Sidewalks approved by the City Manager may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks must provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction must include construction of the curb and gutter section to grades and alignment established by the City Manager.

(8) The standards set forth in this Code are minimum standards for driveway approaches, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

(9) Minimum driveway approach width for uses are as provided in TDC 73C-090.

(10) *Driveway Approach Separation.* There must be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Manager.

(11) *Distance between Driveways and Intersections.* Except for single-family dwellings, duplexes, townhouses, triplexes, quadplexes, and cottage clusters, the minimum distance between driveways and intersections must be as provided below. Distances listed must be measured from the stop bar at the intersection.

(a) At the intersection of collector or arterial streets, driveways must be located a minimum of 150 feet from the intersection.

(b) At the intersection of two local streets, driveways must be located a minimum of 30 feet from the intersection.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway must be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line.

(d) When considering a driveway approach permit, the City Manager may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision.

(12) *Vision Clearance Area.*

(a) *Local Streets.* A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections must be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are ten feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).

(b) *Collector Streets.* A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections must be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area must be ten feet (see Figure 73-2 for illustration).

(c) *Vertical Height Restriction.* Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction must be permitted between 30 inches and eight feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).

TDC 75.050. Access Limited Roadways.

(1) This section applies to all developments, permit approvals, land use approvals, partitions, subdivisions, or any other actions taken by the City pertaining to property abutting any road or street listed in TDC 75.050(2). In addition, any property not abutted by a road or street listed in subsection (2), but having access to an arterial by any easement or prescriptive right, must be treated as if the property did abut the arterial and this Chapter applies.

(2) The following Freeways and Arterials are access limited roadways:

(a) Interstate 5 Freeway;

(b) Interstate 205 Freeway;

(c) Pacific Highway 99W;

(d) Tualatin-Sherwood Road at all points located within the City of Tualatin Planning Area;

(e) Nyberg Street, from its intersection with Tualatin-Sherwood Road east to 65th Avenue, including the I-5 Interchange;

(f) 124th Avenue from Pacific Highway 99W south to Tonquin to Basalt Creek Parkway;

(g) Lower Boones Ferry Road, from Boones Ferry Road to the Bridgeport/72nd intersection and from the Bridgeport/72nd intersection to the east City limits;

(h) Boones Ferry Road at all points located within the City of Tualatin Planning Area;

(i) 65th Avenue from its intersection with Nyberg Street south to City limits;

(j) Borland Road from 65th Avenue east to Saum Creek;

(k) Bridgeport Road from Lower Boones Ferry Road to the west City limits;

(l) Martinazzi Avenue from Boones Ferry Road south to Sagert Street;

(m) Sagert Street from Martinazzi Avenue to 65th Avenue;

(n) Leveton Drive from 108th Avenue to 124th Avenue;

(o) 108th Avenue from Leveton Drive to Herman Road;

(p) Herman Road from Teton Avenue to 124th Avenue;

(q) 90th Avenue;

(r) Avery Street;

(s) Teton Avenue;

(t) Basalt Creek Parkway.

If the Council finds that any other road or street is in need of access control for any reason, it may direct that the street or road be added to this section through a Plan Text Amendment.

(3) This Chapter takes precedence over any other TDC chapter and over any other ordinance of the City when considering any development, land use approval or other proposal for property abutting an arterial or any property having an access right to an arterial.

(4) The City may act on its own initiative to protect the public safety and control access on arterials or any street to be included by TDC 75.030, consistent with its authority as the City Road Authority.

(Ord. 635-84, § 45, 6-11-84; Ord. 982-97, § 4, 8-4-97; Ord. 1103-02, 3-25-02; Ord. 1321-11 § 52, 4-25-11; Ord. 1354-13 § 22, 02-25-13; Ord. 1414-18, 12-10-18; Ord. No. 1418-19, § 6, 4-22-19)

TDC 75.060. Interim Access Agreement.

(1) When a property abuts a freeway or arterial and a future street shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), or abuts or bisects the property, the City Manager may approve an interim access on the arterial through an agreement with the property owner if:

(2) The City Manager finds that at the current time the construction of the new street shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), is impractical due to costs of right-of-way acquisition.

(3) The Interim Access Agreement must be signed by the property owner and contain the following provisions:

(a) A statement that the property owner receiving interim access dedicates the right-of-way for the new street as shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), if it would be on the property.

(b) A statement that the property owner agrees that at such time as the City Manager finds that it is practical to construct a new street as shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), the property owner agrees to pay for or construct its fair share of the new street when it is practical.

(c) A statement that at such time as the new street as shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), is constructed, the interim access must be closed and no longer used.

(d) A statement that the cost of this closure of the interim access must be borne by the property owner; and

(e) A statement that the City may enforce the Interim Access Agreement against the property owner, its successors, and assigns and seek any remedies available to the City at law and in equity.

(4) In granting the interim access the property owner may be required to share said interim access with adjacent properties.

(5) The interim access must be constructed in a manner to make it as efficient as possible. Improvements required as part of the interim access may include:

(a) A left turn lane;

(b) A right turn lane;

(c) Driveways constructed at street intersections to provide for truck turning movement;

(d) Dedication of additional right-of-way on the arterial;

(e) Installation of traffic control signals; and

(f) Limitation of new driveways to right turn in, right turn out movements by construction of raised median barriers or other means.

(6) Any interim access approved in accordance with this chapter must be set forth in the form of a written agreement, approved by the City Attorney. The agreement must be verified by the owner in the manner provided for deeds and restrictions on real property. The agreement must bind the parties thereto as well as their heirs, successors in interest and assigns and must not be modified without the express written approval of the City, and the agreement must be recorded in the deed of records for the County in which the property is located.

TDC 75.070. Existing Driveways and Street Intersections.

(1) Existing driveways with access onto arterials on the date this chapter was originally adopted are allowed to remain. If additional development occurs on properties with existing driveways with access onto arterials then this Chapter applies and the entire site must be made to conform with the requirements of this chapter.

(2) The City Manager may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means.

TDC 75.100. Spacing Standards for New Intersections.

Except as shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), all new intersections with arterials must have a minimum spacing of one-half mile between intersections.

~~TDC 75.110. Joint Access Standards.~~

~~When the City Manager determines that joint accesses are required by properties undergoing development or redevelopment, an overall access plan shall be prescribed by the City Manager and all properties shall adhere to this. Interim accesses may be allowed in accordance with TDC 75.060 of this chapter to provide for the eventual implementation of the overall access plan.~~

~~DC 75.120. Collector Streets Access Standards.~~

~~(1) *Major Collectors.* Direct access from newly constructed single family homes, duplexes or triplexes are not permitted. As major collectors in residential areas are fully improved, or adjacent land redevelops, direct access should be relocated to the nearest local street where feasible.~~

~~(2) *Minor Collectors.* Residential, commercial and industrial driveways where the frontage is greater or equal to 70 feet are permitted. Minimum spacing at 100 feet. Uses with less than 50 feet of frontage shall use a common (joint) access where available.~~

~~(3) If access is not able to be relocated to the nearest local street, the City Manager may allow interim access in accordance with 75.060 of this chapter to provide for the eventual implementation of the overall access plan.~~

~~TDC 75.130. New Streets Access Standards.~~

~~(1) New streets designed to serve as alternatives to direct, parcel by parcel, access onto arterials are shown in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3). These streets are shown as corridors with the exact location determined through the partition, subdivision, public works permit or Architectural Review process. Unless modified by the City Council by the procedure set out below, these streets will be the only new intersections with arterials in the City. See map for changes.~~

~~(2) Specific alignment of a new street may be altered by the City Manager upon finding that the street, in the proposed alignment, will carry out the objectives of this chapter to the same, or a greater degree as the described alignment, that access to adjacent and nearby properties is as adequately maintained and that the revised alignment will result in a segment of the Tualatin road system which is reasonable and logical.~~

~~(3) The City Council may include additional streets in TDC Chapter 11, Transportation, (Figures 11-1 and 11-3), through the plan amendment procedure. In addition to other required findings, the City Council must find that the addition is necessary to implement the objectives of this chapter.~~

~~TDC 75.140. Existing Streets Access Standards.~~

~~The following list describes in detail the freeways and arterials as defined in TDC 75.050 with respect to access. Recommendations are made for future changes in accesses and location of future accesses. These recommendations are examples of possible solutions and shall not be construed as limiting the City's authority to change or impose different conditions if additional studies result in different recommendations from those listed below.~~

~~(1) *INTERSTATE 5 (I-5).* I-5 is a State facility and access is controlled by the State.~~

~~(2) *INTERSTATE 205 (I-205).* I-205 is a State facility and access is controlled by the State.~~

~~(3) *PACIFIC HIGHWAY 99W.*~~

~~(a) On the southeasterly side of Pacific Highway 99W access will be provided by Cipole Road, 130th Avenue, 124th Avenue and Hazelbrook Road. In addition to 130th Avenue,~~

shared driveway accesses will be allowed between Tax Lots 2S1 21A 1800 (Grimm's Fuel, 18850 Cipole Road) and 1801 (Construction Equipment Company, 18650 99W), and Lots 2000 (no street address) and 2101 (Anderson Forge & Machine, 18500 99W). A shared driveway access will also be allowed between 130th Avenue and 124th Avenue. West of Cipole Road and south of Pacific Highway 99W access will be provided by a new street or private drive extending west of Cipole Road across from the proposed Cummins Drive/Cipole Road intersection.

(b) East of 124th Avenue on the southeasterly side of Pacific Highway 99W, property will access onto Tualatin Road or onto Hazelbrook Road. In this area a central access from Pacific Highway 99W consisting of one right-in-and-one right-out driveway may be allowed. The access point shall be located within the middle one-third of the frontage between 124th Avenue and Hazelbrook Road. The City Manager shall determine the final location at the time any portion of either site is developed.

(c) On the northwesterly side of Pacific Highway 99W access will be provided by Cipole Road and Pacific Drive. West of Cipole Road and north of Pacific Highway 99W access will be provided by Pacific Drive. Pacific Drive will be extended as a frontage road toward the 124th Avenue intersection as far as is practicable as determined by the City Manager. Past that point shared driveways shall be used as determined by the City Manager. Pacific Drive will be reconfigured to align with 130th Avenue to form a new intersection. From the reconfigured intersection with Pacific Drive and Pacific Highway 99W to 124th Avenue, interim accesses may be approved in accordance with TDC Chapter 75. Between 124th Avenue and the Tualatin River on the northwesterly side of Pacific Highway 99W existing accesses will remain except as noted below for development or redevelopment due to the median of Pacific Highway 99W these will be limited to right-turn in, right-turn out. Any redevelopment in this area will require that the driveway accesses be consolidated to a minimum number as determined by the City Manager.

(4) *TUALATIN-SHERWOOD ROAD.*

(a) Nyberg Street to Boones Ferry Road: Access to this section was purchased at the time of right-of-way acquisition. Access will be provided by Martinazzi Avenue and Boones Ferry Road. Notwithstanding other provisions of this Code, a single access onto Tualatin-Sherwood Road shall be allowed along the north side of this section in the block between Martinazzi Avenue and Boones Ferry Road; its exact location and configuration shall be determined by the City Manager.

(b) Boones Ferry Road to 89th Avenue: All access to this property was purchased as part of the right-of-way acquisition. Access shall be limited to right-in, right-out access on the south side at Mohave Court and on the north side kitty-corner or opposite to Mohave Court. Full access shall be prohibited at these locations by means of a median barrier. An existing four-way intersection serving 89th Avenue, Old Tualatin-Sherwood Road, and a driveway of the Hedges Greene retail development (Tax Lot 2S123D 2600) located approximately 800 feet west of Boones Ferry Road.

(c) 89th Avenue to Teton Avenue:

(i) Tualatin-Sherwood Road access shall be limited as follows: On the north side of the road the Emery Zidell Commons Subdivision (Tax Map 2S1-23D) shall have two street accesses located at 90th Avenue across from 90th Court and at 95th Place at the west property line. The intersection of 90th Avenue with Tualatin-Sherwood Road shall remain a four-way intersection. The four-way intersection at

the west line of the Emery Zidell Subdivision shall remain located across from 95th Place on the south side of Tualatin-Sherwood Road.

(ii) Between 95th Place and 97th Avenue on the north side of Tualatin-Sherwood Road, the two existing driveways may remain, but limited to right-in, right-out. A cross access will be developed to serve tax lots 2S1 23CA 200, 90000, 700, 800, 801 and 900 for access to 95th Place.

(iii) The cul-de-sac street system (of 97th Avenue) extends north with Potano Street as a stub to the west to serve Tax Lot 2S1 23CB 100. On the south side Tualatin Gardens Subdivision (Tax Lot 2S1 23DA, 1400) shall access onto Old Tualatin-Sherwood Road. Tax Lots 2S1 23DB 00600 and 2S1 23DC 00401 shall access onto 95th Place. Between 97th Avenue and Teton Road, Tax Lots 2S1 23CC 200 and 300 shall have a joint driveway access, and Tax Lot 400 shall have a cross access to either the joint driveway on Tax Lots 200 and 300 or a cross access over Tax Lot 500 to Teton Avenue.

(iv) A driveway extends south of Tualatin-Sherwood Road at 97th Avenue. The driveway provides access for Tax Lot 2S1 23 CD 300 and the six Tualatin Business West Tax Lots 2S123CD 700, 800, 900, 1000, 1100, and 1200 located between 95th Place and the properties to the west fronting Teton (2S1 23CC/1100, 1200, 1300). The properties fronting on Teton Avenue take access from Teton Avenue. The Washington County water quality facility (Tax Lot 2S123CC 1000) is permitted the one existing service driveway adjacent to its east property line.

(d) Teton Avenue to Avery Street/112th Avenue:

(i) On the north side of Tualatin-Sherwood Road no new driveways will be constructed and existing driveways will be removed at the time of development or redevelopment. All of the properties will be served by either Manhasset Drive or 112th Avenue. 112th Avenue will connect to Myslony Street. Tax Lot 2S1 22DD 600 (Western Industrial Ceramics (2S1 22D/200) shall take access to Manhasset Street. An eastern extension off of the 112th Avenue/Myslony Street connection will terminate at and provide access to Tax Lot 2S1 22D 600 (Pascuzzi Investment LLC and may provide additional access for Tax Lot 2S1 22DD 100 (UPS) which has access from the west end of Manhasset Drive.

(ii) On the south side of Tualatin-Sherwood Road there will be no new driveways or streets. Development of property east of Tax Lot 2S1 27AA 90000 (Arlington Commons at Tualatin Condominiums) on Tualatin-Sherwood Road may be accomplished only with a joint access agreement with Lakeside Lumber through its driveways on Tax Lot 2S1 27AA 2000. Tax Lot 90000 shall have one access onto Tualatin-Sherwood Road. Properties between Arlington Commons at Tualatin and Avery Street on the south side are served from Avery Street and Avery Court and no driveway access will be constructed with Tualatin-Sherwood Road.

(e) Avery Street/112th to Cipole Road. On the north side of Tualatin-Sherwood Road between 112th Avenue and Cipole Road the area will be served by the following streets or driveways:

(i) 115th Avenue which will extend north to Amu Street.

(ii) 124th Avenue which will extend north and west to an intersection at 124th Avenue approximately 800 feet north of Tualatin-Sherwood Road.

(iii) 124th Avenue.

(iv) Cipole Road. The exact location and configuration of the streets or driveways shall be determined by the City Manager.

(v) On the south side of Tualatin-Sherwood Road between Avery Street and 120th Avenue the area will be served by the following street system:

(A) 115th Avenue.

(B) 120th Avenue, which may be restricted to right-in, right-out movements in the future. The exact location and configuration of the streets shall be determined by the City Manager. No driveways will be constructed in this area and existing driveways will be removed. Tax Lot 2S127B 800 (Select Sales) shall have a cross access to 115th Avenue.

(5) *NYBERG STREET.*

(a) Tualatin-Sherwood Road to 65th Avenue:

(i) West of I-5. On the south side between Fred Meyer and I-5 any development shall be served by the Fred Meyer driveway Tax Lot 2S1 24CA 200 or Urban Renewal Area Block 6) aligned with the Urban Renewal Area Block 2 driveway on the north side and shall not be granted any access to Nyberg Street. No additional driveways will be allowed.

(ii) East of I-5.

(A) On the north side of the Nyberg Woods development (Tax Lot 2S1 24A 2503) shall be limited to one signalized access and one right-in/right-out access. The driveway for Forest Rim Apartments (Tax Lot 2S1 24A 2800) may remain.

(b) On the south side, access to Tax Lot 2S1 24DB 200 (Shell) shall be limited to right-in, right-out. Tax Lot 2S1 24DB 100 (La-Z-Boy) access shall be aligned with the Nyberg Woods signalized access. The existing westside Nyberg Retail access shall be limited to right-in, right-out. Tax Lot 2S1 24DA 100 (Meridian Park Veterinary Hospital and 7Eleven) shall share a driveway that aligns with the 65th/Nyberg Street intersection. There will be no new additional driveways created in this section of roadway.

(6) *124TH AVENUE.*

(a) Pacific Highway to Tualatin Road. No street or driveway accesses on the west side of this intersection will be permit-ted. No driveway accesses shall be allowed between Pacific Highway 99W and Tualatin Road.

(b) Tualatin Road to Herman Road. Between Tualatin Road and Herman Road, access to 124th Avenue shall be limited to a street intersection at Leveton Drive. The area west of the 124th Avenue/Tualatin Road intersection and south of Pacific Highway 99W will be served by a cul-de-sac connecting to the westward extension of Leveton Drive.

(c) Herman Road to Tualatin-Sherwood Road. On the east side of 124th Avenue between Herman Road and Tualatin-Sherwood Road the area will be served by the following streets or driveways:

(i) A street intersection at Myslony Street.

(ii) A street or driveway intersection approximately 800 feet south of the Myslony Street/124th Avenue intersection extending east with an alternative to extend north to connect with Myslony Street a minimum of 150 feet east of 124th Avenue. Access may be limited to right in/right out as determined by the City Manager.

(iii) Cimino Street extending east and south to an intersection at Tualatin-Sherwood Road across from 120th Avenue. The exact location and configuration of the streets and driveways shall be determined by the City Manager.

(iv) On the west side of 124th Avenue between Herman Road and Tualatin-Sherwood Road the area will be served by the following streets or driveways:

(A) A driveway across from Myslony Street.

(B) A street or driveway intersection approximately 800 feet north of the intersection of Tualatin-Sherwood Road and 124th Avenue. The exact location and configuration of the streets or driveways shall be determined by the City Manager.

(d) Tualatin-Sherwood Road. Between Tualatin-Sherwood Road and Basalt Creek Parkway access to 124th Avenue shall be limited to street intersections at Tonquin Road and one other location.

(7) *LOWER BOONES FERRY ROAD.*

(a) Boones Ferry Road to Childs Road.

(i) On the south side of the road, Tax Lot 2S1 24AB 800 shall have its access located at its east property line. This access shall be combined with the access of the Mt. Hood Chemical Building (Tax Lot 2S1 24 700) at its west property line into one joint access.

(ii) On the north side of the road is a small lot (Leageld Development; Tax Lot 2S1 13DC/2000) the driveway of which shall line up with the intersection of Childs Road and Lower Boones Ferry Road.

(b) Childs Road to I-5 Freeway:

(i) On the south side of the road the existing driveways may be allowed to remain. No new driveways will be permitted.

(ii) On the north side of the road, the existing driveways may be allowed to remain. No new driveways will be permitted.

(c) I-5 Freeway northerly to Bridgeport Road:

(i) On the west side, Hazel Fern Road shall intersect with Lower Boones Ferry Road, as Traveller's Lane.

(ii) On the east side, the Tri-Met park and ride shall be permitted two driveway accesses as determined by the City Manager.

(d) 72nd Avenue to the east City limits:

(i) On the north side access shall be permitted only by 65th Avenue and 63rd Avenue and a right-in, right-out driveway between 65th and 63rd Avenues. Between 63rd Avenue and the east City limits the properties fronting Lower Boones Ferry Road shall take access from 63rd Avenue.

(ii) On the south side access shall be permitted at 65th Avenue. Between 65th Avenue and the east City limits no new accesses shall be permitted. A median may be constructed to limit access to right-in, right-out.

(8) *BOONES FERRY ROAD.*

(a) North City Limits to the Tualatin River. All existing driveways will remain. No new driveways will be permitted.

(b) Tualatin River to Tualatin Road.

(i) Between the River and Martinazzi Avenue on the south side, the access for the apartments (Tax Lot 2S1 24B 1500) will be closed and converted over to the Loop Road. The Loop Road will have a right-in, right-out connection to Boones Ferry Road between the river and Martinazzi Avenue.

(ii) On the south side of Boones Ferry Road between Martinazzi Avenue and the driveway for the White Lot (formerly Lot C), any development or redevelopment shall take access over the White Lot or from Martinazzi Avenue.

(iii) Between the White lot and 84th Avenue, all properties shall have combined accesses resulting in only one access on Boones Ferry Road. Between 84th Avenue and Tualatin Road on the south side, any redevelopment shall result in no driveways onto Boones Ferry Road and access shall be taken from 84th Avenue or Seneca Street.

(iv) On the north side Tax Lots 2S1 24BC 1301 and 1400 and Tax Lot 2S1 24B 1300 (Apartments by Hedges Creek: Kaplan) shall combine their driveways at a location to be determined by the design of the Martinazzi Avenue-Boones Ferry Road intersection. Further the properties shall combine their access into one on Lot 1300 across from the White lot's driveway. Between the Green (former Lot G) and Blue (former Lot H) Lots, any redevelopment of these properties shall remove the existing driveways and take access from the public parking lots from a cross access between the two public lots. Between the Blue Lot and Tualatin Road any development or redevelopment shall have access off of Tualatin Road at the north edge of the property or over the Blue Lot.

(c) Tualatin Road to Tualatin-Sherwood Road.

(i) On the west side of this road is the Portland & Western Railroad (PNWR) tracks. There will be no access to Boones Ferry Road across the PNWR tracks except an access for a public street to the west side of the railroad tracks, centered on the centerline of Nyberg Street. The existing two driveways to the Tax Lot 2S1 23D 3400 (Sweek House also known as Willowbrook) shall be allowed a gated emergency access onto Boones Ferry Road, the other access shall be closed and access taken over Tax Lot 2S1 23D 2600 (Hedges Greene retail development) to Nyberg Street.

(ii) On the east side of this road, all redevelopment shall lead to elimination of all driveways onto Boones Ferry Road. Vehicular access to Boones Ferry Road in this section shall be limited to the Seneca Street intersection and Nyberg Street intersection. This will require interim access agreements per TDC 75.090.

(d) Tualatin-Sherwood Road to Sagert Street.

(i) On the west side, all existing driveways will be allowed to remain. On the frontage of the property of the demolished historic Tualatin Elementary School (Tax Lots 2S1 23DD 500 and 501), a new local street intersection is allowed on SW Boones Ferry Road that connects to a future public street on the Old Tualatin Elementary School property that extends north from Sagert Street in the approximate alignment of 90th Avenue. The new local street intersection may be located approximately 500 ft. north of the intersection with Sagert Street. Tax Lot 2S1

23DA 100 (the unnamed retail development at the intersection with Warm Springs Street will have one access aligned with Warm Springs.

(ii) On the east side, the driveway of McDonald's (Tax Lots 2S1 24CB 1201, 1301, and 1400) was closed and shall remain closed. Any additional development on the Brock property (Tax Lot 2S1 24CB 2100) shall result in closure of this driveway to Boones Ferry Road. Any additional development on (Tax Lot 2S1 24CB 2200) (Tualatin West Center retail development) shall result in closure of this driveway to Boones Ferry Road. Between Warm Springs Street and Tualatin-Sherwood Road, as an option to closing the driveways at Brocks, and Tualatin West Center, it may be permissible to construct a raised median barrier or other improvements in Boones Ferry Road in this section to physically eliminate left turning movements, thus limiting all these driveways to right turn in, right turn out. Any redevelopment of the residential property between Mohawk and Sagert on the east side of Boones Ferry Road shall be accomplished in such a manner that the ultimate access to this area is from a street off of Sagert Street at its intersection with 86th Avenue. This may require interim agreements in accordance with TDC 75.090. All existing driveways in this area will be allowed to remain so long as the use of the property does not change.

(e) Sagert Street to Avery Street. The existing driveways will be allowed to remain. Any redevelopment of any residential property between Sagert and Avery shall result in no additional driveways being constructed in this area.

(f) Avery Street to Ibach Street. South of Avery Street, the Sundae Meadows Subdivision and Tualatin Presbyterian Church (Tax Lot 2S1 26AC 301) shall access Boones Ferry Road via Siletz Drive. One additional street or private drive (Cherry Lane) will be allowed for the Boones Ferry Commons Condominiums (Tax Lot 2S1 26CA 90000).

(g) Ibach Street to Norwood Road. Development of these residential properties shall result in no more than two driveway accesses for Tualatin High School, one emergency access with no curb cut for Grahams Landing Townhomes Condos (Tax Lot 2S1 35BA 90000) and only street intersections for other properties. All street intersections on Boones Ferry Road between Ibach and Norwood shall be spaced a minimum of 500 feet apart.

(9) *65TH AVENUE.*

(a) Nyberg to Borland: There will be no new additional driveways.

(b) Borland Road to south city limits: A street connection will be constructed across from Sagert Street to serve property to the east of 65th Avenue.

(10) *BORLAND ROAD.*

(a) Between 65th and the Entrance to Bridgeport School: In this section of roadway, as the residential properties develop, all accesses to Borland shall be limited to street intersections. These street intersections shall be spaced a minimum of 500 feet apart. All development in this area shall be interconnected so there are no dead-end entrances from Borland Road.

(b) Bridgeport School Entrance to Saum Creek: As the residential properties develop, all accesses to Borland shall be limited to street intersections. These street intersections shall be spaced a minimum of 500 feet apart. All development in this area shall be interconnected so there are no dead-end entrances from Borland Road. Access to Prosperity Park Road is allowed.

(11) *BRIDGEPORT ROAD.*

(a) 72nd Avenue to the West City Limits.

(i) On the north side, the existing driveways will be allowed to remain. No new driveways will be permitted.

(ii) On the south the existing driveways will be allowed to remain. No new driveways will be permitted.

(12) *72ND AVENUE.*

(a) Bridgeport Road to North City Limits. The existing driveways will be allowed to remain. No new driveways will be permitted.

(13) *MARTINAZZI AVENUE.*

(a) Boones Ferry Road to Seneca Street:

(i) On the west side, any redevelopment on the Haberman and Soft Tough Dentistry property (2S1 24BC 1500 and 1503) or the unnamed retail development property with corner tenant Umpqua Bank (Tax Lot 2S1 24BC 1502) shall result in combining these two driveways into one driveway on Martinazzi Avenue, or the Halstin retail development property shall take access from the White Lot (former Lot C) to Boones Ferry Road.

(ii) On the east side the existing driveway shall be removed and access shall be taken off of the Loop Road.

(b) Seneca Street to Nyberg Street. No driveways shall be permitted. The raised center median prohibiting left turns in this area shall remain until driveways are removed. On the west side on Tax Lot 2S1 24BC 2702 (Wells Fargo Bank), the driveway shall be removed and access taken from Seneca Street or Nyberg Street. On the east side the driveway for Tax Lot 2S114B 2000 (Tualatin Center retail development Building 1) shall be removed and access taken from the Loop Road or Nyberg Street.

(c) Nyberg Street to Tualatin-Sherwood Road. There shall be no access to Martinazzi Avenue.

(d) Tualatin-Sherwood Road to Warm Springs Street. The only access shall be the existing Fred Meyer/Martinazzi Square driveway intersection.

(e) Warm Springs Street to Sagert Street. There shall be no additional access granted. The only street intersection will be Mohawk Street.

(14) *SAGERT STREET.*

(a) Martinazzi Avenue to 65th Avenue. No new driveways or streets shall be allowed, except the City Manager may allow one driveway from the SE corner lot of Sagert and Martinazzi. This driveway may be restricted to right-in, right-out.

(15) *LEVETON DRIVE.*

(a) 108th Avenue to 118th Avenue.

(i) On the north side of Leveton Drive, JAE (2S122B 200) shall align a driveway across from 118th Avenue and be permitted a second driveway approximately 50 feet from their east property line. Novellus (2S122AA 500 and 2S122AB 100) shall be permitted three driveways located approximately 25 feet and 950 feet from the

west property line for Tax Lot 100 and 600 feet west of 108th Avenue for Tax Lot 500.

(ii) On the south side, Phight Inc. (2S122 300) shall be allowed a driveway aligned with the west Novellus (2S122AB 100) driveway and a driveway adjacent to their east property line. Fujimi (2S122 400) shall be allowed a driveway adjacent to their west property line and east property line. Tofle (2S122AD 400) shall be allowed a driveway aligning across from the Novellus (2S122AA 500) driveway and a second driveway approximately 260 feet west of 108th Avenue.

(b) 118th Avenue to 124th Avenue. The existing driveways will be allowed to remain. No new driveways will be permitted.

(16) *108TH AVENUE.*

(a) Leveton Drive to Herman Road.

(i) On the west side, Tofle (2S122AD 400) shall take access from Leveton Drive. The undeveloped property (2S122AD 500) shall be allowed one driveway onto 108th Avenue. The old Shulz Clearwater site (2S122AD 800) and then Northwest Pipe and Metal Fab (2S122AD 600 and 700) shall provide a joint driveway access. The Wahco Inc. property (2S122AD 900) shall take access from Herman Road.

(ii) On the east side, the DOT Inc. site shall have a driveway that aligns with Leveton Drive. The City Operations Center (2S122AD 200 and 300) will be permitted two driveways at locations to be determined by the City Manager.

(17) *HERMAN ROAD.*

(a) Teton Avenue to 108th Avenue:

(i) On the north side, the existing driveways will be allowed to remain. No new driveways will be permitted. Airifco (2S123B 600) will be permitted one driveway adjacent to their west property line.

(ii) On the south side is the Portland & Western Railroad (PNWR) tracks. There will be no access to Herman Road across the tracks except for a shared driveway between the Kem Equipment (2S122AD 800) and Marshall Property (2S122AD 1000) located on the common property line. The Marshall Property (2S123BC 1000) shall take access from Teton Avenue.

(b) 108th Avenue to 118th

(i) On the north side the existing driveways will be allowed to remain. No new driveways will be permitted.

(ii) On the south side is the Portland & Western Railroad (PNWR) tracks. There will be no access to Herman Road across the tracks.

(c) 118th Avenue to 124th Avenue:

(i) On the north side the existing driveways will be allowed to remain. No new driveways will be permitted.

(ii) On the south side is the Portland & Western Railroad (PNWR) tracks. There will be no access to Herman Road across the tracks.

(18) *90TH AVENUE.*

~~(a) Tualatin Road to Tualatin-Sherwood Road. The existing driveways will be allowed to remain. No new driveways will be permitted.~~

~~(19) *AVERY STREET.*~~

~~(a) Teton Road to Tualatin-Sherwood Road.~~

~~(20) *TETON AVENUE.*~~

~~(a) Tualatin Road to Herman Road. The existing driveways will be allowed to remain. No new driveways will be permitted.~~

~~(b) Herman Road to Tualatin-Sherwood Road. The existing driveways will be allowed to remain. No new driveways will be permitted.~~

~~(c) Tualatin-Sherwood Road to Avery Street. The existing driveways will be allowed to remain. No new driveways will be permitted.~~

~~(21) *BASALT CREEK PARKWAY.*~~

~~(a) 124th Avenue to Boones Ferry Access to the Parkway shall be limited to Grahams Ferry Road and Boones Ferry Road.~~

Section 15. Tualatin Development Code Appendix B - Figures is amended as set forth in Exhibit 2 which is attached and incorporated by reference.

Section 16. Tualatin Comprehensive Plan Maps 8-1, 8-4, 8-5, and 8-6 are amended as set forth in Exhibit 3 which is attached and incorporated by reference.

Section 17. Findings. The Council adopts the Findings and Analysis as set forth in Exhibit 4, which is attached and incorporated by reference.

Section 18. Severability. Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Section 19. Effective Date. As provided in the Tualatin Charter, this ordinance is effective 30 days from the date of adoption.

ADOPTED by the City Council this 11th day of August, 2025.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY Kevin R. McConnell
City Attorney

BY Sherilyn Lombos
City Recorder

Ordinance No 1451-25

Final Audit Report 2025-08-13

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