



DEVELOPMENT REVIEW BOARD PANEL B AGENDA

September 23, 2024 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81495007189>

TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:

<https://www.ci.wilsonville.or.us/DRB-SpeakerCard>

and email testimony regarding Resolution No. 437

to Georgia McAlister, Associate Planner at

gmcaster@ci.wilsonville.or.us

by 2:00 PM on September 23, 2024.

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

John Andrews

Megan Chuinard

Kamran Mesbah

Rachelle Barrett

Alice Galloway

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.

CONSENT AGENDA

- [1.](#) Approval of minutes of the August 26, 2024 DRB Panel B meeting

PUBLIC HEARINGS

- [2.](#) **Resolution No. 437. SMART Yard Expansion.** The applicant is requesting approval of a Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Removal Plan for development of a 30,730 square foot yard expansion at the SMART Facility located at 28879 SW Boberg Road.

Case Files:

- DB24-0007 SMART Yard Expansion
- Stage 2 Final Plan Modification (STG224-0003)
- Site Design Review (SDR24-0004)
- Type C Tree Removal Plan (TPLN24-0004)

BOARD MEMBER COMMUNICATIONS

- [3.](#) Results of the September 9, 2024 DRB Panel A meeting
- [4.](#) Recent City Council Action Minutes

STAFF COMMUNICATIONS

ADJOURN

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Shelley White, Administrative Assistant at 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-682-4960.

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, SEPTEMBER 23, 2024
6:30 PM**

Consent Agenda:

1. Approval of minutes of the August 26, 2024 DRB Panel B meeting



Development Review Board-Panel B
Regular Meeting Minutes
August 26, 2024

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Chair Barrett called the meeting to order at 6:32 pm.

CHAIR'S REMARKS

The Conduct of Hearing and Statement of Public Notice were read into the record.

ROLL CALL

Present for roll call were: Rachelle Barrett, Alice Galloway, John Andrews, Megan Chuinard, and Kamran Mesbah

Staff present: Daniel Pauly, Stephanie Davidson, Kimberly Rybold, Georgia McAlister, and Mandi Simmons

CITIZEN INPUT

There was none.

CONSENT AGENDA

1. Approval of the June 24, 2024 DRB Panel B Minutes

John Andrews moved made a motion to approve the June 24, 2024 DRB Panel B meeting minutes as presented. Kamran Mesbah seconded the motion, which passed 4 to 0 to 1 with Alice Galloway abstaining.

PUBLIC HEARING

2. **Resolution No. 435. Lamborghini Dealership.** The applicant is requesting approval of a Stage I Preliminary Plan, Stage 2 Final Plan, Site Design Review, Type C Tree Removal Plan, Class 3 Sign Permit, SRIR Review, Waiver Request and Variance for development of a Lamborghini dealership and associated site improvements at 25239 SW Parkway Avenue. Case Files:

- DB24-0006 Lamborghini Dealership
- Stage 1 Preliminary Plan (STG124-0002)
- Stage 2 Final Plan (STG224-0002)
- Site Design Review (SDR24-0003)
- Type C Tree Removal Plan (TPLN24-0003)

- Class 3 Sign Permit (SIGN24-0008)
- SRIR Review (SRIR24-0002)
- Waiver Request (WAIV24-0001)
- Variance (VAR24-0002)

Chair Barrett called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. John Andrews, Alice Galloway, and Kamran Mesbah declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Georgia McCalister, Associate Planner, announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City's website.

Ms. McAlister presented the Staff report via PowerPoint, briefly noting the site's location and zoning, as well as its surrounding features. She reviewed each of the Applicant's requests, noting the six applications met the City's clear and objective standards with the conditions of approval as recommended. The constraints of the site, including the topography and a substantial portion being within the SROZ, supported the Applicant's proposed configuration and site design that required the height waiver and landscaping variance requests to the design standards.

Chair Barrett called for the Applicant's presentation.

Brendan Tonkin thanked DRB and Staff for their time, noting the Applicants were excited that their 3rd-generation family business was located in Wilsonville, their home since childhood.

Celia Tonkin stated the Applicants were excited to bring the Lamborghini brand back to Wilsonville, as it would be a great fit in the community. Along with other upscale car dealerships, the Lamborghini brand would help solidify Wilsonville as a hub for car enthusiasts in the area. Once established, the Lamborghini store would generate a dozen family-wage jobs in the community and draw regional, as well as local, business to Wilsonville as their service area covered a number of Pacific Northwest markets, including Oregon, southwest Washington, and Idaho. The dealership would be a positive addition to Wilsonville, and they greatly appreciated Staff's support so far. The parcel was unique, and Staff had worked to find a solution to get the best use of the available land while preserving the natural resources onsite.

Brad Kilby, AICP Planner, Planning Manager, HHPR, noted the Applicant's team and City Staff had worked over the past year on the subject proposal. He knew Wilsonville had a strong commitment to preserving natural resources, and when developing a site, he had determined the best use of the site with the least impact to the natural resources.

- He initiated the Applicant's presentation via PowerPoint, noting most of the 2.3-acre site was encumbered by wetlands as well as a 10-ft slope of from top to bottom toward the freeway and an additional slope to the south. The finished elevations demonstrated how tall the wall had to be along the southern edge of the parking area and adjacent to the SROZ to protect that area. The wall varied in height from 3 ft to 12 ft. In designing the project, the impact into the SROZ from the building and things that were not fire access or circulation related had to be minimized.

Tim Brunner, Principal Architect, AXIS Design Group continued the PowerPoint, explaining how the site was used, the contours of the property, the layout and design of the building's three stories, and the reasons for its vertical design which would accommodate stackable vehicle storage, vehicle servicing, showroom space, and circulation for customers. Although Lamborghini had a different clientele and did not have the same parking requirement as larger facilities. The upper level of the building slightly exceeded the 35-ft height due to the need for vehicle storage on that level, while the main level was 14-ft high, and the lower level 8 to 9 ft high. (Slide 6)

- He clarified the Applicant was not encroaching into any wetland, only slightly into the SROZ buffer to get access into the site, which was achieved by moving the pedestrian connection as far north as possible to minimize encroachment into the buffer.
- While the application showed the retaining wall as a pour in place concrete retaining wall, the Applicant asked the Board to also consider approving lock-and-load style retaining wall. Approving both wall designs would enable the Applicant to make the final decision on which to use after the development and budgeting process was complete.
- The Applicant concurred with Staff's recommendation for approval with conditions.

Questions from the Board were addressed as follows:

- **Mr. Brunner** displayed the building rendering on Page 45 of the Staff report, noting the service bay was directly in the middle of the building facing Parkway Ave. He described how vehicles would circulate on the site, indicating the vehicle entrance/exit, service department, vehicle drop off, pedestrian entry, and the vehicle elevator to take cars to different levels for service, storage, or showroom.
 - While vehicle storage capacity varied greatly across dealerships, the Honda and Toyota dealerships in Wilsonville had 200-plus vehicles in storage whereas the subject dealership would have about 34 vehicles in storage.
 - The stacked and stored vehicles would likely be visible from the freeway due to the glass wall, and be beautiful and colorful as each Lamborghini was like a work of art.
- **John Van Staveren, Senior Professional Wetland Scientist, Pacific Habitat Services**, stated he had conducted the first delineation of the subject wetland in 2003 and knew it well.
 - Despite attempts to classify the wetland as nonsignificant, he disagreed because it met the criteria of a Significant Wetland, even though it was an urban wetland.
 - As far as enhancing or rehabilitating the wetland, he did not believe the soil needed scraped off or excavated; however, even more vegetation could be planted than

required to comply with the SROZ regulations to bring the quality up, which he had not discussed with the Tonkins.

- The Applicant had gone through everything to ensure a great project with everything done to the letter of the law, but he agreed there were ways to enhance the wetland in the future,
- The hydrology had been monitored for several years, and the water coming from the east would not change. He did not believe the hydrology needed to be enhanced or altered as it was a wet area and would remain a wetland.
- Meanders were often put into channelized streams, but as a wetland, he would put in something like low gabion check dams, which were relatively easy to install and permit, to delay the water as it flowed downstream, keeping the water in the wetland at a higher elevation for a longer period during the growing season. The Applicant had not looked at any earthwork activity.
- He recommended developing the site, and then working with the City, the Tonkins, or a Friends group, to install the dams
- The dam would also create more of an amenity with the wetland and a visual enhance the site.

Chair Barrett confirmed there was no public testimony.

Mr. Pauly clarified for the record that the additional retaining wall alternative was compliant with the Development Code and Staff had no design concerns, as the lock-and-load design was used extensively in construction throughout the city already. Either wall design proposed by the Applicant would work.

Chair Barrett closed the public hearing at 7:24 pm.

Alice Galloway moved to adopt the Staff report, noting both retaining wall designs presented by the Applicant were acceptable. Megan Chuinard seconded the motion.

Ayes: Rachelle Barrett, Alice Galloway, John Andrews, Megan Chuinard, Kamran Mesbah

Nays: None.

Motion Carried: 5 to 0

Alice Galloway moved to adopt Resolution No. 435. Megan Chuinard seconded the motion.

Ayes: Rachelle Barrett, Alice Galloway, John Andrews, Megan Chuinard, Kamran Mesbah

Nays: None.

Motion Carried: 5 to 0

Chair Barrett read the rules of appeal into the record.

BOARD MEMBER COMMUNICATIONS

3. Recent City Council Action Minutes

STAFF COMMUNICATIONS

Kimberly Rybold, Senior Planner, updated that Staff held a ceremonial ground breaking for the Wilsonville Transit-Oriented Development (TOD) Project approved by the Board in January and the project was moving forward.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

ABC Transcription DRAFT

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 23, 2024
6:30 PM

Public Hearing:

2. **Resolution No. 437. SMART Yard Expansion.** The applicant is requesting approval of a Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Removal Plan for development of a 30,730 square foot yard expansion at the SMART Facility located at 28879 SW Boberg Road.

Case Files:

- DB24-0007 SMART Yard Expansion
- Stage 2 Final Plan Modification (STG224-0003)
- Site Design Review (SDR24-0004)
- Type C Tree Removal Plan (TPLN24-0004)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 437**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING A STAGE 2 FINAL PLAN MODIFICATION, SITE DESIGN REVIEW, AND TYPE C TREE REMOVAL PLAN FOR DEVELOPMENT OF A 30,730 SQUARE FOOT YARD EXPANSION AT THE SMART FACILITY AT 28879 SW BOBERG ROAD.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by the City of Wilsonville, SMART Transit – Owner, and Burke Wardle, PIVOT Architecture - Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located 28879 SW Boberg Road on Tax Lot 01600, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon; and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated September 16 2024; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on September 23, 2024, at which time exhibits, together with findings and public testimony were entered into the public record; and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB24-0007 SMART Yard Expansion: Stage 2 Final Plan Modification (STG224-0003), Site Design Review (SDR224-0004), and Type C Tree Removal Plan (TPLN24-0004).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 23rd day of September, 2024, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.

Rachelle Barrett, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
 Staff Report
 Wilsonville Planning Division
 SMART Yard Expansion

Development Review Board Panel 'B'
 Quasi-Judicial Public Hearing

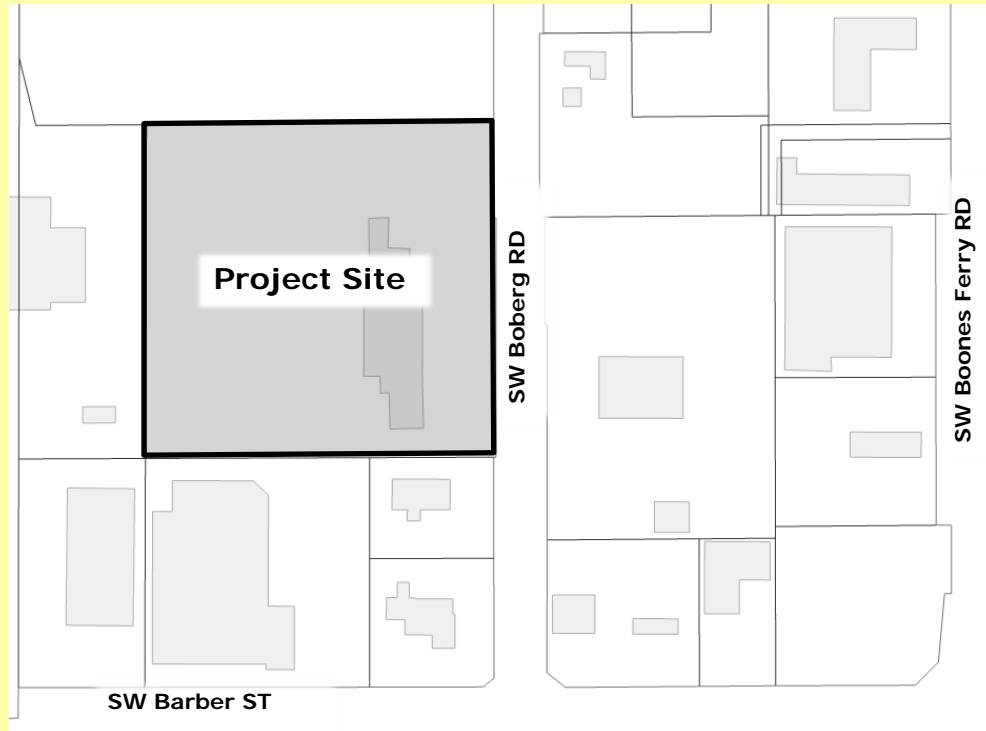
Hearing Date:	September 23, 2024
Date of Report:	September 16, 2024
<hr/>	
Application Nos.:	DB24-0007 SMART Yard Expansion - Stage 2 Final Plan Modification (STG224-0003) - Site Design Review (SDR24-0004) - Type C Tree Removal Plan (TLPN24-0004)
Request/Summary:	The requests before the Development Review Board includes a Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Removal Plan for site improvements and expansion at the SMART Facility. The proposed expansion includes storage for buses, an 1,800 Square foot wash building, security gate, associated landscaping and tree planting for the purpose of compliance with mitigation requirements from prior removals.
Location:	28879 SW Boberg Rd. The property is specifically known as Tax Lot 01600, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
Owner:	SMART – City of Wilsonville (Kelsey Lewis, SMART)
Applicant:	Burke Wardle, PIVOT Architecture
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	Planned Development Industrial (PDI)
Staff Reviewers:	Georgia McAlister, Associate Planner Amy Pepper, Development Engineering Manager

Staff Recommendation: Approve with conditions the requested Stage 2 Final Plan, Site Design Review, and Type C Tree Removal Plan .

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recycling
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.200 through 4.290	Land Divisions
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	
Transportation System Plan	

Vicinity Map



Background:

The SMART Facility and Fleet Storage site was approved in 2011 under DB11-0036 et al. At the time of approval, it was anticipated an expansion would be necessary in the future as Wilsonville and therefore SMART grows. The proposed 30,730 square foot expansion will complete the vision for the facility with more room for the storage of buses and associated equipment, an 1800 square foot wash building and associated landscaping improvements. In addition to the storage area and wash building a new security gate will be installed at the entrance of the site.

At the time of the original approval stormwater was designed to accommodate future expansion. Due to a number of factors the stormwater facility landscaping has deteriorated over the years. In addition to the decline of the stormwater facility plantings, tree removal has occurred onsite without mitigation. This approval seeks to address these issues through replanting the stormwater facility to its original approved status and mitigating tree removal.

Summary:

Stage 2 Final Plan (STG224-0003)

The Stage 2 Final Plan confirms the function of the expansion area aligns with the original intent and approval for the SMART facility. This review ensures the site continues to function as originally intended with the proposed improvements.

Site Design Review (SDR224-0004)

Site Design Review focuses on the design of the 30,370 square foot expansion area, the 1,800 square foot wash building, retaining wall, storage and bus parking area as well as the associated landscaping and tree mitigation. The landscaping has been carefully designed to allow for the function of the site to continue while also screening the sites operations, restoring the stormwater facility and mitigating removed trees.

Type C Tree Removal Plan (TPLN24-0004)

The applicant proposes the removal of eighteen (18) trees on the proposed development site. The tree species on site are a mix of native and non-native trees including Black cottonwood, Douglas fir, shore pine, willow and green ash. The trees proposed for removal are not high quality trees and removal is necessary for the development of the site. The applicant proposes replanting sixty-nine (69) new trees on the subject property, which will mitigate for the sixty-nine (69) previously unmitigated trees removed and a Condition of Approval will require the applicant to pay the equivalent cost to replace the additional eighteen (18) trees into the City Tree Fund. The mitigation is meets the 1:1 mitigation ratio as required by the development code.

Discussion Points – Verifying Compliance with Standards:

Tree Removal Mitigation

The application under review is for the expansion of the existing SMART facility for the purpose of increasing storage capacity and the function of operations with the additional wash building. However, during the review process staff discovered a compliance issue regarding the removal and replacement of trees. Specifically, the inventory revealed a deficit of sixty-nine (69) trees in the project area compared to the 2011 inventory and landscape approval. Section 4.004 enables applicants to resolve compliance issues as a part of unrelated development applications, otherwise the application would be denied. The applicant, SMART, choose to resolve the violation as a part of the SMART yard expansion project.

While City records shows that sixteen (16) of the unaccounted-for trees were approved for removal in 2020, there is no record of the removal for the other fifty-three (53) trees. According to the applicant the landscaping and stormwater plantings required in the 2011 approval occurred but due to a number of factors the trees did not survive. The 2011 approval included a condition of approval that all installed plant materials must be maintained in a healthy, vital, and acceptable manner replacing all plants that die within one growing season. Similarly, the 2020 tree removal permit approval required the replacement of the sixteen (16) trees but the inventory indicated the mitigation never occurred. This application seeks to fulfill the requirements in both the 2011 condition of approval and 2020 tree removal application by replanting the site in accordance to the original 2011 and 2020 approvals.

Discussion Points – Discretionary Review:

The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant. There are no discretionary review requests included as part of the proposed application.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. The staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this staff report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed application (DB24-0007) with the following conditions:

Planning Division Conditions:

Request A: Stage 2 Final Plan Modification (STG224-0003)

PDA 1. General: The approved final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. Other changes may be approved through the Class 2 Administrative Review Process pursuant to the authority granted in Section 4.030. Modifications not eligible for administrative review shall be subject to review by the DRB.

Request B: Site Design Review (SDR24-0004)

PDB 1. Ongoing: Construction, site development, and landscaping shall be carried out in substantial accord with the DRB-approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B15.

PDB 2. Prior to Temporary Occupancy: All landscaping required and approved by the DRB shall be installed prior to occupancy of the proposed development unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the DRB, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding B23.

PDB 3. Ongoing: The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or DRB, pursuant to the applicable sections of Wilsonville's Development Code. See Findings A36, B24 and B26.

PDB 4.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the DRB, unless altered as allowed by Wilsonville’s Development Code. See Finding B25.
PDB 5.	<u>Prior to Temporary Occupancy:</u> All trees shall be balled and burlapped and conform in grade to “American Standards for Nursery Stock” current edition. Tree size shall be a minimum of 2-inch caliper. See Finding B33.
PDB 6.	<u>Prior to Temporary Occupancy:</u> The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible. • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10- to 12-inch spread. • Shrubs shall reach their designed size for screening within 3 years of planting. • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4-inch pot spaced 2 feet on center minimum, 2-1/4-inch pots spaced at 18 inches on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within 3 years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding B32.
PDB 7.	<u>Prior to Temporary Occupancy:</u> Plant materials shall be installed and irrigated to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding B36.
PDB 8.	<u>Prior to Public Works Permit Issuance:</u> Final review of the proposed stormwater planting for conformance with stormwater planting requirements will be determined at the time of Public Work Permit Issuance.
PDB 9.	<u>Prior to Building Permit Issuance:</u> Final review of the proposed building lighting’s conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit issuance. See Findings B 39.- B47.

Request C: Type C Tree Plan (TPLN24-0004)

PDC 1.	General: This approval for removal applies only to the 18 trees identified in the applicant’s submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDC 2.	Prior to Grading Permit Issuance: The Applicant shall submit an application for a Type ‘C’ Tree Removal Permit on the Planning Division’s Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City’s Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDC 3.	Prior to Issuance of Type C Tree Removal Permit Required in Condition of Approval PDC2: The applicant shall pay an amount of \$5,400 (\$300 per tree for 18 trees) into the City’s Tree Fund as mitigation for 18 of 87 total trees removed from the site for which insufficient space exists on site and another desirable off-site location is not currently available. See Findings C3, C13 and C14.
PDC 4.	Prior to Temporary Occupancy / Ongoing: The permit grantee or the grantee’s successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced.
PDC 5.	Prior to Commencing Site Grading: Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. Protective fencing shall not be moved or access granted within the protected zone without arborist supervision and notice of the City of the purpose of proposed movement of fencing or access. See Finding C6.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department, or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, performance standards, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Findings and Conditions:

PFA 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	<u>Prior to Issuance of Any Other Permits:</u> Applicant shall obtain a Local Erosion Control Permit from the City of Wilsonville. All erosion control measures shall be in place prior to starting any construction work, including any demolition work. Tree protection fencing shall be installed, inspected and approved prior to the installation of erosion control measures. Permits shall remain active until all construction work is complete and the site has been stabilized.
PFA 3.	<u>With the Building Permit Application:</u> The applicant shall submit an Industrial and Commercial Environmental survey that identifies all non-domestic sewer discharges, including all MSDS sheets for any chemical or additive that could be introduced to the sewer system. <u>Prior to the Issuance of the Building Permit:</u> The applicant shall submit plans showing any applicable pretreatment devices necessary to treat non-domestic wastes including oil/water separators, and/or sampling manholes. <u>Prior to Issuance of Certificate of Occupancy:</u> The applicant shall submit for review and approval any required Best Management Practice plans.
PFA 4.	<u>With the Building Permit Application:</u> The applicant shall show on the construction plans vehicle access to the south side of the existing storm facility. Additionally, the plans shall show the retaining wall footer location in relationship to the existing water line easement and show the angle of repose between the retaining wall footer and existing water main. The landscaping plans shall show that no trees are to be planted within the existing water line easement.

Fire and Life Safety Conditions:

FD 1.	Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
FD 2.	Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
FD 3.	Electric gates shall be equipped with a means for operation by fire department personnel.
FD 4.	Electric automatic gates shall comply with ASTM F 2200 and UL 325.
FD 5.	<u>Prior to Issuance of Any Other Permits:</u> Applicant must obtain Service Provider Letter from TVF&R

Master Exhibit List:

Entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The list below includes exhibits for Planning Case File No. DB24-0007 and reflects the electronic record posted on the City’s website and retained as part of the City’s permanent electronic record. Any inconsistencies between printed or other electronic versions of the same exhibits are inadvertent and the version on the City’s website and retained as part of the City’s permanent electronic record shall be controlling for all purposes.

Planning staff Materials

- A1. Staff report and Findings (this document)
- A2. Staff’s Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1. Applicant’s Narrative and Materials**
 - Signed Application Form
 - Narrative
 - Stormwater Report

- B2. Applicant’s Drawings and Plans

Development Review Team Correspondence

- C1. Public Works Plan Submittal Requirements and Other Engineering Requirements
- C2. TVF&R Requirements

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on June 13, 2024. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on July 13, 2024. The applicant submitted additional materials on August 20, 2024. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be complete on August 21, 2024. The City must render a final decision for the request, including any appeals, by November 7, 2024.
2. Surrounding land uses are as follows:

Compass Direction	Zone	Existing Use
North	PDI	Public Works Facility
East	PDI	WES Office
South	PDI	Grace Chaple and Manufacturing

West	PDI	Distribution Center
------	-----	---------------------

- 3. Previous Planning Approvals:
DB11-0036-DB11-0039 – Stage I Preliminary Plan, Stage 2 Preliminary Plan, Site Design Review, Type C Tree Removal Plan
TR20-0043- Type B Tree Removal

- 4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures - In General

Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application

Section 4.009

The application has been submitted on by the property owner, SMART Transit (City of Wilsonville) and is signed by the owner's authorized representative and the applicant, Kelsey Lewis, SMART Transit.

Pre-Application Conference

Subsection 4.010 (.02)

A pre-application conference was held on May 2, 2024 (PRE24-00024) in accordance with this subsection.

Lien Payment before Approval

Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements

Subsections 4.035 (.04) A. and 4.035 (.05)

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning - Generally

Section 4.110

The proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.140 through 4.199.

Request A: Stage 2 Final Plan Modification (STG224-0003)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations-Generally

Planned Development Purpose & Lot Qualifications
Subsection 4.140 (.01) and (.02)

A1. The proposed Stage 2 Final Plan for proposed improvements to the site is consistent with the Planned Development Regulations purpose statement.

Ownership Requirements
Subsection 4.140 (.03)

A2. The property owner, SMART Transit (City of Wilsonville), represented by Kelsey Lewis, signed the application.

Professional Design Team
Subsection 4.140 (.04)

A3. The design was led by credentialed professionals. Burke Wardle, PIVOT Architecture, is the architect for the project.

Stage 2 Final Plan Submission Requirements and Process

Stage 2 Modification
Subsection 4.140 (.10) A.

A4. Substantial modifications to the approved Stage 2 Final Plan shall be reviewed and approved by the Development Review Board for consistency with the approved Stage 1 Preliminary Plan and the intent and function of the approved Stage 2 Final Plan. The application for the proposed 30,730 square foot SMART Yard Expansion is being reviewed in accordance with this process.

Development Review Board Role
Subsection 4.140 (.09) B.

A5. The Development Review Board is considering all applicable permit criteria set forth in the Wilsonville Development Code and staff is recommending the Development Review Board approve the application with Conditions of Approval.

Stage 2 Final Plan Detail
Subsection 4.140 (.09) D.

A6. The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan and landscape plans.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- A7.** No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- A8.** The Stage 2 Final Plan Modification will be vested along with prior approvals for the surrounding development and will not expire.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

- A9.** The proposed project is consistent with the Industrial designation in the Comprehensive Plan and the site's zoning, Planned Development Industrial (PDI) that apply to the property. The proposed expansion does not propose a change of use or operations.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- A10.** The proposal is not anticipated to result in new p.m. peak traffic trips.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- A11.** Facilities and services are available and sufficient to serve the existing development and proposed site improvements or will be with Conditions of Approval.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

- A12.** A Condition of Approval will ensure adherence to approved plans unless modified under the proper authority.

Standards Applying to All Planned Development Zones

Underground Utilities

Subsection 4.118 (.02) and Sections 4.300-4.320

- A13.** All utilities on the property are undergrounded and no new utilities are proposed with the current application.

Waivers

Subsection 4.118 (.03) A. through D.

- A14.** The applicant has not requested any waivers to the standards applying to all planned development zones.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

A15. No additional requirements or restrictions are recommended pursuant to this subsection.

Impact on Development Cost

Subsection 4.118 (.04)

A16. In staff's professional opinion, the determination of compliance or attached conditions of approval do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

Dedications or Easements for Recreation Facilities, Open Space, Public Utilities

Subsection 4.118 (.05)

A17. No dedications or easements are proposed or requested.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

A18. Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) Zone

Purpose of PDI Zone

Subsection 4.135 (.01)

A19. The stated purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses. The proposed development includes storage for buses, fleet vehicles and a wash station that supports the already approved industrial use transit and operations facility, consistent with the approved Stage I Master Plan.

Typically Permitted Uses

Subsection 4.135 (.03)

A20. The uses proposed in the Stage 2 Final Plan are consistent with the Stage 1 Master Plan. The proposed development consists of a storage area and wash building supporting current operations. These uses are consistent with the uses typically permitted and are allowed outright within the PDI zone.

Block and Access Standards

Subsections 4.135(.04) and 4.131 (.03)

A21. No changes to blocks or street access are proposed or required.

Industrial Performance Standards

Industrial Performance Standards

Subsection 4.135 (.05)

A22. The proposed project meets the performance standards of this subsection as follows:

- Pursuant to standard A (enclosure of uses and activities), the proposed storage area is for storage and daily operations. All activities will be screened from the public meeting this standard.
- Pursuant to standard B (vibrations), there is no indication that the proposed development will produce vibrations detectable off site without instruments.
- Pursuant to standard C (emissions), there is no indication the proposed use would produce the odorous gas or other odorous matter.
- Pursuant to standard D (open storage), no outdoor storage of mixed solid waste and recycling is proposed.
- Pursuant to standard E (night operations and residential areas), the proposed use is proposed further than 100 feet from any residential area.
- Pursuant to standard F (heat and glare), the applicant proposes no exterior operations creating heat and glare.
- Pursuant to standard G (dangerous substances), there are no prohibited dangerous substances expected on the development site.
- Pursuant to standard H (liquid and solid wastes), staff has no evidence that the operations would violated standards defined for liquid and solid waste.
- Pursuant to standard I (noise), staff has no evidence that noise generated from the proposed operations would violate the City's Noise Ordinance and noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in WC Chapter 6 for such violations.
- Pursuant to standard J (electrical disturbances), staff has no evidence that the proposed use would have any prohibited electrical disturbances.
- Pursuant to standard K (discharge of air pollutants), staff has no evidence that the proposed use would produce any prohibited discharge.
- Pursuant to standard L (open burning), the applicant proposes no open burning.
- Pursuant to standard M (outdoor storage), the storage area is adequality screened from the public and adjacent properties with the proposed retaining wall and landscaping meeting this standard.
- Pursuant to standard N (unused area landscaping), no unused areas will be bare.

On-site Pedestrian Access and Circulation

Continuous Pathway System

Subsection 4.154 (.01) B. 1.

A23. The proposed expansion does not impact the existing continuous pathway system and does not require additional connections and pathways.

Safe, Direct, Convenient Pathways

Subsection 4.154 (.01) B. 2.

- A24.** Existing pedestrian pathways are flat, paved, ADA compliant sidewalks. Where crossing the parking area, the applicant proposes a 5-foot wide concrete sidewalk. The pathways provide direct access to the building from the parking area on all sides of the site. Pathways connect to all primary (and secondary) building entrances.

Vehicle/Pathway Separation-Vertical or Horizontal

Subsection 4.154 (.01) B. 3.

- A25.** No changes to the pedestrian pathway system are proposed and this standard will continue to be met.

Crosswalks Clearly Marked

Subsection 4.154 (.01) B. 4.

- A26.** No changes to the existing crosswalks are proposed and this standard will continue to be met.

Parking

Parking Design Standards

Section 4.155 (.02) and (.03)

- A27.** No parking is proposed or required for the proposed storage area and wash building.

Bicycle Parking

Required Bicycle Parking

Section 4.155 (.04) A. 1.

- A28.** No bicycle parking is proposed or required for the proposed storage area and wash building.

Other Development Standards

Access, Ingress, and Egress

Section 4.167

- A29.** The site is accessed off Boberg Road and no changes to street access is proposed .

Natural Features and Other Resources

Section 4.171

- A30.** A small portion of the site is located within the Significant Resource Overlay Zone (SROZ). The proposed expansion area is to the south of the SROZ and no impact to the SROZ is anticipated. The replanting plan will restore the sites stormwater facility and enhance the

overall function of the site. Additional trees will offer cooling and aesthetic benefits. A retaining wall will help ensure grading is limited where possible. The applicant will follow development practices that align with the protection of natural features.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

A31. The outdoor lighting standards apply to the proposal is required to meet the Outdoor Lighting Standards. See Request B, Findings B39 through B47.

Underground Installation of Utilities

Sections 4.300-4.320

A32. All utilities are required to be underground.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsections 4.175 (.01) and (.03)

A33. The proposed development is designed to a reasonable extent to deter crime and ensure public safety. The proposed development includes lighting throughout the storage area with secure fencing and a gate at the access. The site has been designed in such a way that visibility is clear throughout the site.

Addressing and Directional Signing

Subsection 4.175 (.02)

A34. No directional signs are proposed at this time. The building permit process will ensure conformance.

Lighting to Discourage Crime

Subsection 4.175 (.04)

A35. Lighting design is in accordance with the City's outdoor lighting standards, which will provide sufficient lighting to discourage crime.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

A36. In complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage 2 Final Plan is in compliance with the landscape purpose statement by enhancing the visual character, screening storage and operations activities, mitigating for the loss of native vegetations, promoting reestablishment of vegetation and improve the overall function of the site.

Landscape Code Compliance

Subsection 4.176 (.02) B.

A37. The applicant requests no waivers or variances to landscape standards. All landscaping and screening must comply with standards of this section.

Intent and Required Materials Subsections 4.176 (.02) C. through I.

A38. The applicant's planting plan implements the landscaping standards and integrates general landscaping throughout the site, consistent with professional landscaping and design best practices. Plantings meeting the low screen standard will be utilized along perimeters of the stage area providing screening in conjunction with the retaining wall.

Landscape Area and Locations Subsection 4.176 (.03)

A39. The proposed expansion area development will exceed the 15% landscaping requirement. The expansion area is 30,730 square feet and provides 8,040 square feet of landscaping which is 41% of the development area. Landscaping is distributed throughout the site within stormwater swales and along the north, south and west property lines providing ample screening of the storage and operations area. The landscaping will include a mix of native and non-native trees, shrubs, ground cover and grasses.

Buffering and Screening Subsection 4.176 (.04)

A40. The subject property is zoned PDI and borders PDI zoning along all sides. High-screen standards will be met on the perimeter of the storage area by either the retaining wall or a combination of trees and shrubs shielding the storage area from neighboring properties.

Landscape Plan Requirements Subsection 4.176 (.09)

A41. The applicant's submitted landscape plans are drawn to scale and show the type, installation size, number and placement of materials. Plans include a plant material list identifying plants by both their scientific and common names. A note on the landscape plan indicates the irrigation method.

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area Subsections 4.179 (.01)

A42. The existing development includes one 675 square ft combined solid waste and recyclable storage area. The 1,800 square foot wash building will not require the addition of storage as the 675 square foot storage area is appropriately sized for the expansion

Review by Franchise Garbage Hauler
Subsection 4.179 (.07).

- A43. The applicant proposes no changes to storage and waste collection and as such the existing approval from Republic Services meets this requirement.

Request B: Site Design Review (SDR24-0004)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Open Space Requirements Objectives and Design
Subsection 4.400 (.01), 4.400 (.02) and Subsection 4.421 (.03)

- B1. Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The proposed development is unique to the particular development context and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The proposed wash building is designed to integrate seamlessly with the existing structures onsite.

Inappropriate or Poor Design of Signs: No signs are proposed with the expansion.

Lack of Proper Attention to Site Development: The expansion area is designed to function for the storage and washing of fleet vehicles with clear separation of the storage and wash station. Attention has been paid to the connection with the existing development improving the overall function of the site by providing adequate space and additional area to service vehicles.

Lack of Proper Attention to Landscaping: The applicant proposes landscaping on all sides of the proposed storage area to serve the purpose of screening, stormwater, and aesthetic enhancement. A 6 foot tall retaining wall along the north and west side of the storage area is located interior to the proposed plantings to create sufficient screening meeting the high-screen landscape standard. To the south of the storage area is a dense stormwater planting including ample trees and shrubs that will also adequately screen the storage area. The landscaping includes a variety of plant materials, both native and non-native. To the maximum extent possible, the existing landscaping is proposed to be preserved on the project site, and mitigation planting will be provided where required. In addition to the required landscaping, the applicant proposes to retain eighteen (18) trees within the project area.

Objectives and Standards of Site Design Review

Proper Functioning of the Site
Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

- B2. The professionally designed site demonstrates significant thought to make the site functional and safe. A two-way drive aisle, standard size parking stalls, a complete

pathway network, and access meeting City standards are among the site design features contributing to functionality and safety.

High Quality Visual Environment

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

- B3.** The project includes a professionally building, landscaping and a professional, site specific, layout supporting a quality visual environment. Landscaping is thoughtfully shielding the storage area from adjacent properties and enhancing the stormwater management onsite.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

- B4.** The applicant proposes a 1,800 square foot wash building, storage area, retaining wall and, landscaping designed specifically for the site. The development balances natural resource preservation and enhancement and function of the storage area by centering the storage area with landscaping enveloping all sides and seamlessly integrating with the existing site to the east. Sufficient flexibility exists to fit the planned development within the site.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

- B5.** As indicated in Findings B1, B3, and B8 the design of the proposed project while focused on function offers aesthetic value thus preventing monotonous, drab, unsightly, dreary development. The proposed wash building is designed to blend with the existing development and therefore the grey color pallet is appropriate with landscaping providing the visual interest.

Proper Relationships with Site and Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B6.** The applicant prepared site-specific design that carefully considers the relationship of the building, landscaping, and other improvements with the existing SMART facility. The existing building uses grey and beige for the majority of the façade with green and natural wood uses as accents. The grey concrete blocks and metal roof will fit with the color pallet and industrial feel of the existing building.

Regard to Natural Aesthetics

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B7.** The applicant has designed the development to be in harmony with the environment with 41% of the expansion area dedicated to landscaping. In addition to the mitigation planting that will enhance both the upland and wetland habitat, the applicant proposes the preservation of eighteen (18) trees onsite.

Attention to Exterior Appearances

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B8.** The applicant used appropriate professional services to design the exterior of the wash building as described in finding B6.

Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

- B9.** The expansion of the SMART facility will ensure SMART's efficient transit system continues to function supporting Wilsonville's residents and visitors enhancing the City's appeal. The landscaping will offer great aesthetic benefits.

Stabilize Property Values/Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

- B10.** The expansion allows for the continued use of the SMART facility thus preventing blight.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

- B11.** As found in the Stage 2 Final Plan Modification review, see Request A, adequate public facilities serve the site or will with conditions of approval.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

- B12.** The site has been thoughtfully designed by professional and licensed engineers to provide a functional layout that prioritizes public safety and easy surveillance of the site.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

- B13.** The project supports Wilsonville's SMART system which provides convenient and free transportation to community members and visitors building community spirit and pride.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

- B14.** The proposed development will serve both residents and those visiting Wilsonville by supporting the transit system for years to come which both support residents with transportation and employment needs.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans Section 4.420

- B15.** A condition of approval ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents.

Design Standards

Harmony of Proposed Buildings to Environment Subsection 4.421 (.01) B.

- B16.** The proposed site design preserves eighteen (18) existing trees in the development area and includes the addition of sixty-nine (69) trees throughout the landscaping. In addition to general landscaping the project includes restoring the existing stormwater facility. Care has been taken to support the health of the environment while allowing the continued and expanded use of the site. Landscaping throughout the site helps to blend the proposed development with the surrounding natural area to the north and screen the storage area from surrounding properties.

Design Standards Apply to All Buildings, Structures, Signs, and Features Subsection 4.421 (.02)

- B17.** The proposed wash building is an accessory structure to the main SMART facility and attention has been paid to design as described in the above findings.

Conditions of Approval to Ensure Proper and Efficient Function Subsection 4.421 (.05)

- B18.** Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements Subsection 4.421 (.06)

- B19.** The applicant is proposing one 1,800 square foot wash building constructed of concrete blocks with a metal roof which is appropriate for the use and site.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Colocation Subsection 4.430 (.02) A.

- B20.** No changes to waste storage are proposed and the existing storage area meets these standards.

Site Design Review Submission Requirements

Submission Requirements Section 4.440

- B21.** The applicant submitted a site plan drawn to scale and digital materials board illustrating proposed finishes and paint colors.

Time Limit on Site Design Review Approvals

Void after 2 Years Section 4.442

- B22.** The applicant plans to develop the proposed project within two (2) years and understands that the approval will expire after two (2) years unless the City grants an extension.

Installation of Landscaping

Landscape Installation or Bonding Subsection 4.450 (.01)

- B23.** A condition of approval will assure installation or that appropriate security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy.

Approved Landscape Plan Subsection 4.450 (.02)

- B24.** A condition of approval will ensure that substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan will not be made without official action of the Planning Director or DRB and provide ongoing assurance the criterion is met.

Landscape Maintenance and Watering Subsection 4.450 (.03)

- B25.** A condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping Subsection 4.450 (.04)

- B26.** A condition of approval will provide ongoing assurance that this criterion is met by preventing modification or removal of landscaping without appropriate City review.

Natural Features and Other Resources

Protection

Section 4.171

B27. The proposed design of the site provides for protection of natural features and other resources with the restoration of the existing storm water facility and additional landscape plantings surrounding the expansion area. The project includes the retention of eighteen (18) trees and planting of sixty-nine (69). The planting includes a diverse mix of native trees, shrubs, and ground cover for a complete and complex landscaped site.

Landscaping

Landscape Standards Code Compliance

Subsection 4.176 (.02) B.

B28. No variances to the landscaping standards are requested and the proposed development meets and exceeds the required screening and landscaping requirements.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

B29. The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage 2 Final Plan, which includes a thorough analysis of the functional application of the landscaping standards.

Landscape Area and Locations

Subsection 4.176 (.03)

B30. As indicated in the applicant's narrative and plan set the site contains 41% landscaped area exceeding the 15% requirement. Screening is provided on all sides of the storage area meeting the high screen standard with a combination of trees, shrubs, ground cover and 6 foot retaining wall.

Buffering and Screening

Subsection 4.176 (.04)

B31. Consistent with the proposed Stage 2 Final Plan Modification, adequate screening is proposed.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

B32. All of the proposed shrubs in the applicant's landscape plans (Exhibit B3) meet the required 2-gallon minimum. A condition of approval will require that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

B33. As stated on the applicant's landscape plans, the plant material requirements for landscape trees will be met as follows:

- Trees are B&B (Balled and Burlapped)
- Tree are 2" caliper.
- A mix of trees to be planted throughout the site in appropriate locations

Types of Plant Species

Subsection 4.176 (.06) E.

B34. The applicant has provided sufficient information in their plans showing the proposed landscape design meets the standards of this subsection.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

B35. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

B36. Conditions of approval ensure that installation and maintenance standards are or will be met including that plant materials be installed to current industry standards and properly staked to ensure survival, and that plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. The applicant's plan set includes a note indicating plans for an irrigation system.

Landscape Plans

Subsection 4.176 (.09)

B37. The applicant's landscape plan shows all existing and proposed landscape areas. The to-scale plans show the type, installation size, number and placement of materials. Plans include a plant material list. Plants identification is by both their scientific and common names.

Completion of Landscaping

Subsection 4.176 (.10)

B38. The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability

Sections 4.199.20 and 4.199.60

B39. An exterior lighting system is being installed for the proposed new development. The Outdoor Lighting standards thus apply.

Outdoor Lighting Zones

Section 4.199.30

B40. The project site is within LZ 2 and the proposed outdoor lighting systems will be reviewed under the standards of this lighting zone.

Optional Lighting Compliance Methods

Subsection 4.199.40 (.01) A.

B41. The applicant has elected to comply with the performance option.

Wattage and Shielding

Subsection 4.199.40 (.01) C. 1.

B42. Based on the applicant’s submitted materials the proposed lighting will meet the maximum light level at property line for both the horizontal and vertical plane measurements. A condition of approval will ensure that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Table 9: Performance Method			
Lighting Zone	Maximum percentage of direct upright lumens	Maximum Light Level at Property Line	
		Horizontal plane at grade (foot candles fc)	Vertical plane facing the site in question, from grade to mounting height of highest mounted luminaire (foot candles - fc)
LZ 2	5%	0.2 fc	0.4 fc

Compliance with Oregon Energy Efficiency Specialty Code

Subsection 4.199.40 (.01) B. 2.

B43. The applicant is complying with the Oregon Energy Efficiency Specialty Code.

Mounting Height

Subsection 4.199.40 (.01) B. 3.

B44. All exterior mounted lighting on the building and pole-mounted lighting is less than 40 feet high, and thus complies with Table 8. A condition of approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Table 8: Maximum Lighting Mounting Height In Feet			
Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 2	40	18	8

Luminaire Setback
 Subsection 4.199.40 (.01) B. 4.

B45. The subject property is bordered by the same base zoning and the same lighting zone on all sides. Staff understands the three times mounting height setback to only apply where the property abuts a lower lighting district. A condition of approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Lighting Curfew
 Subsection 4.199.40 (.02) D.

B46. As stated by the applicant, it is feasible to install an automatic device or system meeting the lighting curfew requirements. Compliance is assured through an appropriate condition of approval.

Standards and Submittal Requirements
 Sections 4.199.40 and 4.199.50

B47. All required materials have been submitted.

Request C: Type C Tree Removal Plan (TPLN24-0004)

Type C Tree Removal-General

Tree Related Site Access
 Subsection 4.600.50 (.03) A.

C1. It is understood the City has access to the property to verify information regarding trees.

Review Authority
 Subsection 4.610.00 (.03) B.

C2. The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the Development Review Board.

Conditions of Approval

Subsection 4.610.00 (.06) A.

- C3. Condition of Approval PDC 3. requires the applicant to pay the equivalent cost to replant eighteen (18) of the removed trees into the City Tree Fund to satisfy the 1:1 mitigation requirement.

Completion of Operation

Subsection 4.610.00 (.06) B.

- C4. It is understood the tree removal will be completed prior to construction of the proposed building, which is a reasonable time frame for tree removal.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

- C5. No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards

Subsection 4.610.10 (.01)

- C6. The standards of this subsection are met as follows:
- Standard for the Significant Resource Overlay Zone: No trees proposed for removal are located in the SROZ.
 - Preservation and Conservation. The arborist report inventoried fifty-six (56) trees located on the subject property within and adjacent to the project area. The tree species on site are a mix of native and non-native trees including Black cottonwood, Douglas fir, shore pine, willow and green ash. The applicant proposes to preserve eighteen (18) of the existing trees onsite which are a combination of green ash trees and Douglas fir trees. The preserved trees are incorporated within the proposed landscaping. Eighteen (18) trees onsite are proposed for removal. In addition to the trees proposed for removal the inventory identified sixty-nine (69) missing trees based on the 2011 inventory. Sixteen (16) of the missing trees were approved for removal in 2020 but never replaced. The other fifty-three (53) missing trees have been removed or died since the 2011 inventory. The applicant proposed to mitigate the trees removed and the unaccounted-for trees by replanting a total of sixty-nine (69) trees throughout the landscape area and paying the equivalent cost to replant eighteen (18) trees into the City Tree Fund meeting the 1:1 mitigation requirement. Condition of approval PDD 4 will ensure that protective fencing is placed around the drip line of preserved trees prior to site grading or other site work that could damage the trees.
 - Development Alternatives: The proposed tree removal has been minimized to the extent possible in order to redevelop the subject property. Preserved trees are incorporated within the screening and landscaping.
 - Land Clearing: Land clearing and grading is proposed and will be limited to areas necessary for construction of the proposed building and other site improvements.

- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Limitation: Tree removal is limited to where it is necessary for construction (as discussed in Development Alternatives above) or to address nuisances or where the health of the trees warrants removal.
- Additional Standards: A tree survey has been provided, and no utilities are proposed to be located where they would cause adverse environmental consequences.

Review Process

Subsection 4.610.40 (.01)

C7. The plan is being reviewed concurrently with the Stage 2 Final Plan.

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

C8. The applicant has provided information on tree maintenance and protection in Exhibit B1 sheet L100. The tree protection fencing is required to be shown on all construction plans to ensure retained trees are protected.

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

C9. The applicant proposes removing eighteen (18) trees and replanting sixty-nine (69) trees as mitigation and pay the equivalent cost to replant eighteen (18) trees into the City Tree Fund for both the trees removed for construction and the previously removed trees onsite, exceeding a one-to-one ratio and the requirements of this subsection.

Basis for Determining Replacement and Replacement

Subsection 4.620.00 (.02) and (.03)

C10. Replacement trees will meet the minimum caliper and other replacement requirements. Tree species selected for replacement include red alder, Douglas fir and hogan cedar. This mix of evergreen and deciduous trees are compatible for the function of the site while maintaining a diversity of species and providing adequate screening.

Replacement Tree Stock Requirements

Subsection 4.620.00 (.04)

C11. The planting notes on the applicant's Sheet L302 in Exhibit B2 indicate the appropriate quality.

Replacement Trees Locations

Subsection 4.620.00 (.05) A

C12. The applicant proposes to mitigate for sixty-nine (69) trees onsite and in the appropriate locations for the proposed development including surrounding the storage area and within the stormwater planting area. The remaining eighteen (18) trees required for mitigation will be mitigated by paying the equivalent cost for replacement into the City Tree Fund.

Payment to City Tree Fund

Subsection 4.620.00 (.06)

C13. The applicant proposes to mitigate for sixty-nine (69) trees onsite. Due to limited replanting locations the remaining eighteen (18) trees required for replacement will be mitigated by paying the equivalent cost to replant eighteen (18) trees into the City Tree Fund. See Condition of Approval PDC 3.

Protection of Preserved Trees

Tree Protection During Construction

Section 4.620.10

C14. Condition of Approval PDC 5 ensures the applicable requirements of this section will be met.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
<u>Commercial General Liability:</u>	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
<u>Business Automobile Liability Insurance:</u>	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
<u>Workers Compensation Insurance</u>	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. Land Use Conditions of Approval sheet
 - d. General construction note sheet
 - e. Existing conditions plan.
 - f. Erosion control and tree protection plan.
 - g. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - h. Grading plan, with 1-foot contours.
 - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - j. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - k. Street plans.
 - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
 - m. Stormwater LIDA facilities (Low Impact Development): provide plan and profile views of all LIDA facilities.
 - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
 - p. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - q. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - r. Composite franchise utility plan.
 - s. City of Wilsonville detail drawings.
 - t. Illumination plan.
 - u. Striping and signage plan.
 - v. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.

13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to paving.
14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.

24. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).

32. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

From: [McGladrey, Alexander M.](#)
To: [Georgia McAlister](#)
Subject: RE: Development Review Team Mailing (DB24-0007- SMART Facility Improvements)
Date: Tuesday, August 27, 2024 9:07:39 AM
Attachments: [image001.png](#)



Good Morning Georgia,

This project did not submit for a TVF&R SPP, but I don't think its necessary for this project as there is existing access and water supply that will be more than sufficient for the bus wash building. I would like to include comments about the gate to ensure FD access requirements are addressed.

TVF&R Comments:

GATES: Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):

1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
3. Electric gates shall be equipped with a means for operation by fire department personnel.
4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.

Thanks for the opportunity to comment on this project.

Alex McGladrey | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1420

www.tvfr.com

From: Georgia McAlister <gmc alister@ci.wilsonville.or.us>
Sent: Monday, August 26, 2024 12:35
To: 'Region 1 Development Review Applications 10. 19 - ODOT Region 1 (ODOT_R1_DevRev@odot.oregon.gov)' <ODOT_R1_DevRev@odot.oregon.gov>; Kris Ammerman <kammerman@ci.wilsonville.or.us>; Matt Baker <mbaker@ci.wilsonville.or.us>; 'Ben Baldwin (DevelopmentReview@trimet.org)' <DevelopmentReview@trimet.org>; Miranda Bateschell <bateschell@ci.wilsonville.or.us>; 'Amy Berger (BergerA@wlwv.k12.or.us)' <BergerA@wlwv.k12.or.us>; Dwight Brashear <brashear@ridesmart.com>; Dan Carlson <carlson@ci.wilsonville.or.us>; 'Nina Carlson (nina.carlson@nwnatural.com)' <nina.carlson@nwnatural.com>; 'Theresa Cherniak (lutplan@co.washington.or.us)' <lutplan@co.washington.or.us>; Bryan Cosgrove <cosgrove@ci.wilsonville.or.us>; 'Clackamas County (developmentengineering@clackamas.us)' <developmentengineering@clackamas.us>; Bradley Dillingham <bdillingham@ridesmart.com>; 'Remo Douglas ' <douglasr@wlwv.k12.or.us>; Ian Eglitis <eglitis@ci.wilsonville.or.us>; Bill Evans <evans@ci.wilsonville.or.us>; Amanda Guile-Hinman





29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

Planning Division
 Development Permit Application

Item 2.

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Burke Wardle
 Company: PIVOT Architecture
 Mailing Address: 44 W Broadway
 City, State, Zip: Eugene, Or. 97401
 Phone: 541-762-1631 Fax: _____
 E-mail: bwardle@pivotarchitecture.com

Authorized Representative:

Name: Kelsey Lewis
 Company: SMART - City of Wilsonville
 Mailing Address: 28879 SW Boberg Rd
 City, State, Zip: Wilsonville, Or. 97070
 Phone: 503-682-4523 Fax: _____
 E-mail: klewis@ridesmart.com

Property Owner:

Name: _____
 Company: SMART - City of Wilsonville
 Mailing Address: 28879 SW Boberg Rd
 City, State, Zip: Wilsonville, Or. 97070
 Phone: _____ Fax: _____
 E-mail: _____

Property Owner's Signature:

Kelsey Lewis
 Printed Name: Kelsey Lewis Date: 5/6/24

Applicant's Signature: (if different from Property Owner)

Burke Wardle
 Printed Name: Burke Wardle Date: 5/6/24

Site Location and Description:

Project Address if Available: 28879 SW Boberg Rd. Wilsonville, Or. 97070 Suite/Unit _____
 Project Location: _____
 Tax Map #(s): 31W14A01600 Tax Lot #(s): 00810153 County: Washington Clackamas

Request:

Review of proposed project to expand existing bus fleet parking, add bus wash building with water treatment system, and installing infrastructure for future expansion of electric bus chargers.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|------------------------------------------------------|----------------------------------------------------------|----------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input checked="" type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |



MEMORANDUM

Project: SMART – Facility Improvements
Date: July 25, 2024
To: City of Wilsonville
From: Burke Wardle, PIVOT Architecture
Subject: Development Permit Application for SMART Facility Improvements

SUMMARY OF PROPOSAL

The existing SMART Operations & Administration Building located on an approximately 192,000 square foot site, proposes to expand fleet parking and construct a new bus wash building. The proposed project would develop an additional 32,530 square feet of the existing site.

Site development will consist of 30,730 square feet for additional bus parking and maneuvering area, with new infrastructure for electrical charging equipment. Storm water will be treated and detained in the existing pond type facility in the SW corner of the site that was originally sized to accommodate the expansion of the site.

Building component consists of a new 1,800 square foot enclosed bus wash building, which is located on the far west side of the site. The wash equipment is enclosed inside the building, which utilizes a water reclamation system and underground tanks. The filtration system is cleaned through a backwash process that will require draining to city sewer through the existing onsite oil/water separation system.

Site is zoned Planned Development Industrial (PDI) and based on the pre-application review process; the proposed project will require Class II review and Site Design review by the Development Review Board. The following narrative outlines design compliance for review.

Table A: Surrounding Land Use

Location	Zoning Type	Land Use
North	PDI	Wilsonville Public Works
South	PDI	Heart of the City – Office Building & Classic Manufacturing
East	PDI	H.D. Fowler Company, Industrial Plumbing Supply
West	PDI	TriMet Commuter Rail Maintenance Facility

Figure 1: Zoning Designation – PDI, and SROZ



Zoning

Section 4.117. - Standards Applying to Industrial Developments in any Zone.

(.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4. 135 (.05) (PDI Zone).

Response: This development application proposes to add 30,730 square feet for additional bus parking (17 spaces) and maneuvering area, with new infrastructure for electrical charging equipment. Also proposed new 1,800 square foot enclosed bus wash building, which is located on the far west (rear) side of the property which conform to applicable standards.

Section 4.118. - Standards Applying to all Planned Development Zones

(.03) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

Response: All new utilities (water & electrical) will be located underground.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

1. Minimum lot area;
2. Lot width and frontage;
3. Height and yard requirements;
4. Lot coverage;
5. Lot depth;
6. Street widths;
7. Sidewalk requirements;
8. Height of buildings other than signs;
9. Parking space configuration and drive aisle design;
10. Minimum number of parking or loading spaces;
11. Shade tree islands in parking lots, provided that alternative shading is provided;
12. Fence height;
13. Architectural design standards;
14. Transit facilities;
15. On-site pedestrian access and circulation standards;
16. Solar access standards, as provided in section 4.137;
17. Open space in the Residential Neighborhood zone; and

18. Lot orientation.

Response: As outlined in this narrative and the attached proposed plans, the development standards outlined above were previously approved and will be maintained. The applicable pieces of this section for the new development are:

Lot Coverage: No limit

Fence Height: Existing 8' tall wood fence will maintain screening of expanded bus parking and new bus wash building.

Architectural design standards: New Bush Wash building will be composed of dark gray architectural grade CMU block, and single slope standing seam metal roofing.

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Open space requirements in residential areas
2. Minimum density standards of residential zones
3. Minimum landscape, buffering, and screening standards

Response: This proposed development is not requesting a waiver to this section. Proposed landscaping & screening complies as noted in section 4.176 below.

C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Maximum number of parking spaces;
2. Standards for mitigation of trees that are removed;
3. Standards for mitigation of wetlands that are filled or damaged; and
4. Trails or pathways shown in the Parks and Recreation Master Plan.

Response: This proposed development is not requesting a waiver to this section. A tree removal permit, Type C, will be filed for this project. No wetlands or trails are within the project area.

D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

Response: This proposed development was oriented to utilize the existing storm retention pond and natural site drainage while fitting the context the surrounding developments

E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval

Response: The existing development and proposed expansion will maintain compliance with this section.

Section 4.135. - PDI—Planned Development Industrial Zone

(.03) Uses that are typically permitted:

Response: The existing administration office and bus maintenance facility complies with uses listed in Section 4.135.03, subsection E, support offices, vehicle washes, and repair shops.

(.04) Block and access standards. The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

Response: The existing facility complies. The proposed project, does not affect the requirements of this section.

(.05) Performance Standards. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.

A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.

B. *Vibration*. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.

I. *Noise*. Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.

M. Storage:

1. Outdoor storage must be maintained in an orderly manner at all times.
2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.
3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.

Response: The existing SMART operations were previously approved and currently meet the performance standards outlined in this section and will continue to meet the requirements. Daily operations will remain the same, with the addition of new fleet parking, which is located at the rear of the property behind the existing building and screened fence.

The bus storage yard will be screened by a combination of landscaping and retaining walls. The north side of the property is screened by existing landscaping at the SROZ and trees spaced not greater than 30' apart. There is also a 6' retaining wall at the north.

The west side of the property will be screened by a retaining wall that varies from 6' to 9' tall as the grade varies along the west side of the property.

The south side of the property will be screened by new landscaping, complying with "High Screen Landscaping Standards" and at least 6' tall, trees spaced not greater than 30' apart.

The new indoor Bus Wash building and system will be primary washing location for vehicles instead of the existing covered outdoor manual pressure wash system that will remain but seldom used. All Bus Wash equipment and tanks are either located underground or inside the Bus Wash building.

(.06) Other Standards:

Response: Setbacks: A thirty-foot rear and side yard building setback are required and have been met with the new development. See Site Plan.

No changes to existing staff parking area on east side of Admin Building.

Bicycle Parking: No changes to existing bicycle parking area as Bicycle parking spaces are not required for accessory buildings.

Off street loading: None

Signage: No new signage is proposed.

Section 4.139.00. - Significant Resource Overlay Zone (SROZ) Ordinance

Section 4.139.02. - Where these Regulations Apply.

(.02) Impact Area. The "Impact Area" is the area adjacent to the outer boundary of a Significant Resource within which development or other alteration activities may be permitted through the review of an SRIR (Significant Resource Impact Report). Where it can be clearly determined by the Planning Director that development is only in the Impact Area and there is no impact to the

Significant Resource, development may be permitted without SRIR review. The impact area is 25 feet wide unless otherwise specified in this ordinance or by the decision making body.

Response: The north end of the site abuts an SROZ. As required all development has been set back 50' from the edge of the SROZ stream, with an additional 25' setback for hardscapes, site retaining walls, and buildings. Minor grade alterations and landscaping will be within the 25' impact zone, and the storm water conveyances to the creek will pass through. Disturbed areas in the impact zone will be repaired with native plantings. See Landscape Planting Plan and plant list.

Section 4.140. - Planned Development Regulations

(.04) Professional Design:

A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.

Response: The owner/applicant has retained a licensed design team consisting of PIVOT Architecture, Greenworks, and WSP.

(.05) Planned Development Permit Process:

Response: Per the Pre-Application conference held on May 2nd, 2024 the proposed project requires an application for a Class II review and Site Design review by the DRB. The proposed design described in this narrative and attached exhibits outlines how the project scope meets the required development standards.

Section 4.155. - General Regulations—Parking, Loading and Bicycle Parking

(.02) General Provisions:

K. All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as pervious materials (i. e. pavers, concrete, asphalt) that is found by the City's authorized representative to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City's authorized representative shall be provided.

Response: The proposed new concrete paving for the bus yard storage will drain into the existing stormwater drainage basin that was sized for this expansion. See attached Stormwater Report.

Section 4.176. - Landscaping, Screening, and Buffering

(.02) Landscaping and Screening Standards:

C. General Landscaping Standard:

1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

Response: The proposed bus yard expansion was planning for and the existing landscaping around the perimeter of the proposed project, including the storm drainage swale will be maintained. Any existing landscaping that will be disturbed as part of this project will be repaired and replaced in accordance with the requirements of Section 4.176. The landscape areas on the north and south edges are greater than 30 deep and contain at least 1 tree every 30 feet. The landscape area on the west side is greater less than 30 deep See Landscape Plans.

- (.04) Buffering and Screening. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.
- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
 - B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
 - C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
 - D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
 - E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
 - F. In any zone any fence over six feet high measured from soil surface at the outside of fence line shall require Development Review Board approval.

Response: The proposed bus yard storage is screened with a combination of a 6' tall concrete retaining wall and landscape areas with trees. See response above in Section 4.135 (.05) M.

Section 4.154. - On-site Pedestrian Access and Circulation

Response: No change to existing sidewalks used for public accommodation which meet ADA accessibility and local Code. There are no new public pathways planned for this project.

Section 4.199.40. - Lighting Systems Standards for Approval.

(.01) Non-Residential Uses and Common Residential Areas.

C. Performance Option. If the lighting is to comply with the Performance Option, the proposed lighting design shall be submitted by the applicant for approval by the City meeting all of the following:

1. The weighted average percentage of direct upright lumens shall be less than the allowed amount per Table 9.
2. The maximum light level at any property line shall be less than the values in Table 9, as evidenced by a complete photometric analysis including horizontal illuminance of the site and vertical illuminance on the plane facing the site up to the mounting height of the luminaire mounted highest above grade. The Building Official or designee may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the shielding requirements of Table 7. Luminaires shall not be mounted so as to permit aiming or use in any way other than the manner maintaining the shielding classification required herein:

Response: Project is within Lighting Overlay Zone: LZ 2. Fleet Parking areas will receive new lighting and bus wash building has exterior downlights. See "Site Photo Metric Plan" which outlines compliance via the performance option.

Section 4.440. - Procedure

(.01) Submission of Documents. A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.

Response: The architectural site plan calls out the location and approximate height of concrete retaining walls on the west side of the bus yard expansion. Landscape and Civil plans show grading, drainage, and existing and proposed landscaping to be maintained and repaired.

Section 4.600.30. - Tree Removal Permit Required.

- (.01) Requirement Established. No person shall remove any tree without first obtaining a Tree Removal Permit (TRP) as required by this subchapter.
- (.02) Tree Removal Permits will be reviewed according to the standards provided for in this subchapter, in addition to all other applicable requirements of Chapter 4.
- (.03) Although tree activities in the Willamette River Greenway are governed by WC 4.500—4.514, the application materials required to apply for a conditional use shall be the same as those required for a Type B or C permit under this subchapter, along with any additional materials that may be required by the Planning Department. An application for a Tree Removal Permit under this section shall be reviewed by the Development Review Board.

Section 4.610.40 - Type C Permit

Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council. For site development applications subject to a Class II administrative review process in the Coffee Creek Industrial Design Overlay District, the Planning Director shall be responsible for the granting or denial of the Tree Removal Permit application.

Response: The proposed project requires removal of existing trees onsite. An arborist report, drawing, and tree protection plan is attached showing location and description of trees to be removed.

The majority of the original trees planted under the original approval (2011) of the SMART Facility did not survive. To maintain the original approval, the trees surrounding the new area of development will be replanted to match the original approval.

Existing Trees Surveyed: 103

Existing Trees To Be Retained: 85

Existing Trees To Be Removed And Replaced: 18

Proposed New Trees: 69

**Table B: Site Area Table
(includes new and existing development)**

NAME	PROPOSED (SF)	PROPOSED COVERAGE (%)	TOTAL (SF)	TOTAL COVERAGE (%)
BUILDING AREA	1,800	1%	17,207	9%
PARKING AND DRIVES	30,730	16%	96,760	50%
LANDSCAPE	8,040	4%	78,033	41%
TOTAL AREA			192,000	100%

Conclusion

As outlined in the narrative and attached supporting documentation, the proposed SMART Bus yard expansion project complies with the development requirements per City of Wilsonville. The applicant respectfully requests the Development Review Board’s review and approval of the proposed project application which requires a Class II Application Review and Site Design Reivew.

STORMWATER HYDRAULIC REPORT

Wilsonville SMART Base Expansion

City of Wilsonville

Wilsonville, Oregon

Patrick Vandenberg, P.E.

Engineer

Julia Lewis

Engineer

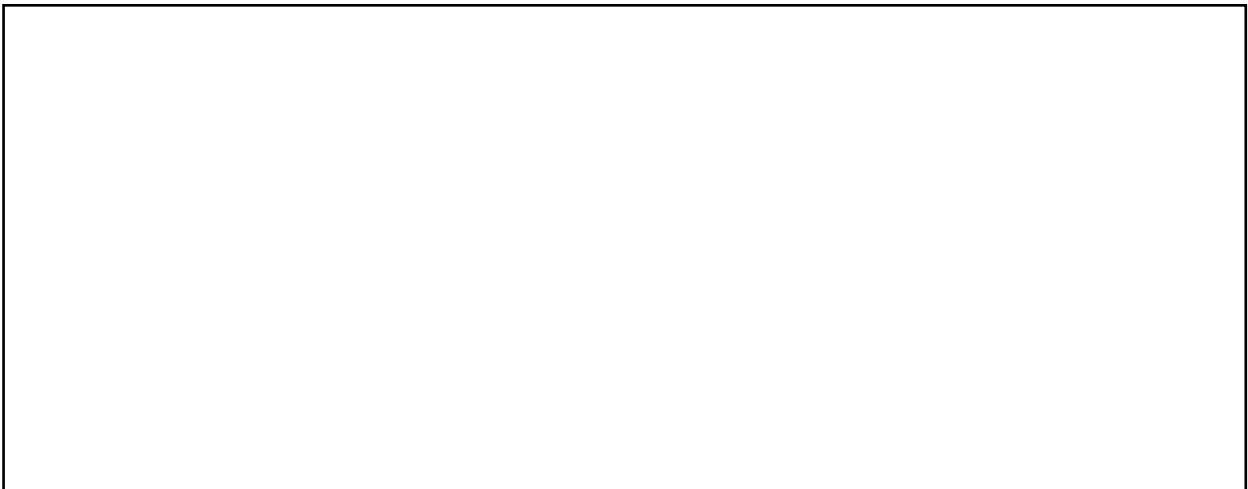


TABLE OF CONTENTS

- 1. PROJECT OVERVIEW..... 3**
 - 1.1 SITE LOCATION 3
 - 1.2 VICINITY MAP..... 3
 - 1.3 SCOPE OF WORK 4
- 2. SITE CONDITIONS..... 6**
 - 2.1 EXISTING CONDITIONS 6
 - 2.2 EXISTING HYDRAULIC FEATURES..... 6
 - 2.3 SOILS..... 7
- 3. DESIGN STANDARDS 7**
 - 3.1 DESIGN FREQUENCY 7
 - 3.2 STORMWATER MANAGEMENT GUIDELINES 7
 - 3.2.1 RUNOFF TREATMENT 7
 - 3.3 RETROFIT ANALYSIS 8
 - 3.4 DOWNSTREAM ANALYSIS..... 8
- 4. DEVELOPED SITE CONDITIONS 8**
 - 4.1 DRAINAGE BASINS..... 8
 - 4.2 POST-DEVELOPED DRAINAGE PATTERNS 8
- 5. HYDROLOGIC AND HYDRAULIC DESIGN 8**
 - 5.1 CALCULATIONS 8
- APPENDICES 11**

1. Project Overview

1.1 SITE LOCATION

In Wilsonville, Oregon, the project is located north of SW Barber St. and west of SW Boberg Rd at 28879 SW Boberg Rd. A community chapel and a small industrial park are located to the south of the project site, the WES commuter rail maintenance facility is located to the west, and a sizable area of grassy and forested land is located to the north. Refer to Figure 1-1 for a site vicinity map.

1.2 VICINITY MAP



Figure 1-1: Vicinity Map

The SMART Bus Maintenance Facility offers SMART bus fleet repair as well as administrative office services. It is situated at 28879 SW Boberg Rd. (Tax ID 31W14A 01600).

1.3 SCOPE OF WORK

The SMART Bus Maintenance Facility site upgrades will include the expansion of impermeable surface area by around 35,000 square feet in order to accommodate increased vehicle parking capacity. The project's three primary tasks—schematic design, design development and construction documents, and construction support—will provide design support from concept development through construction. See Figure 1-2 for a map of the existing and proposed areas on site.

The current stormwater management facility will be evaluated to see if it was sized sufficiently to handle the increased flow from the project's new impervious area. The analysis will use the City of Wilsonville's proprietary BMP sizing tool, which is utilized to size facilities.

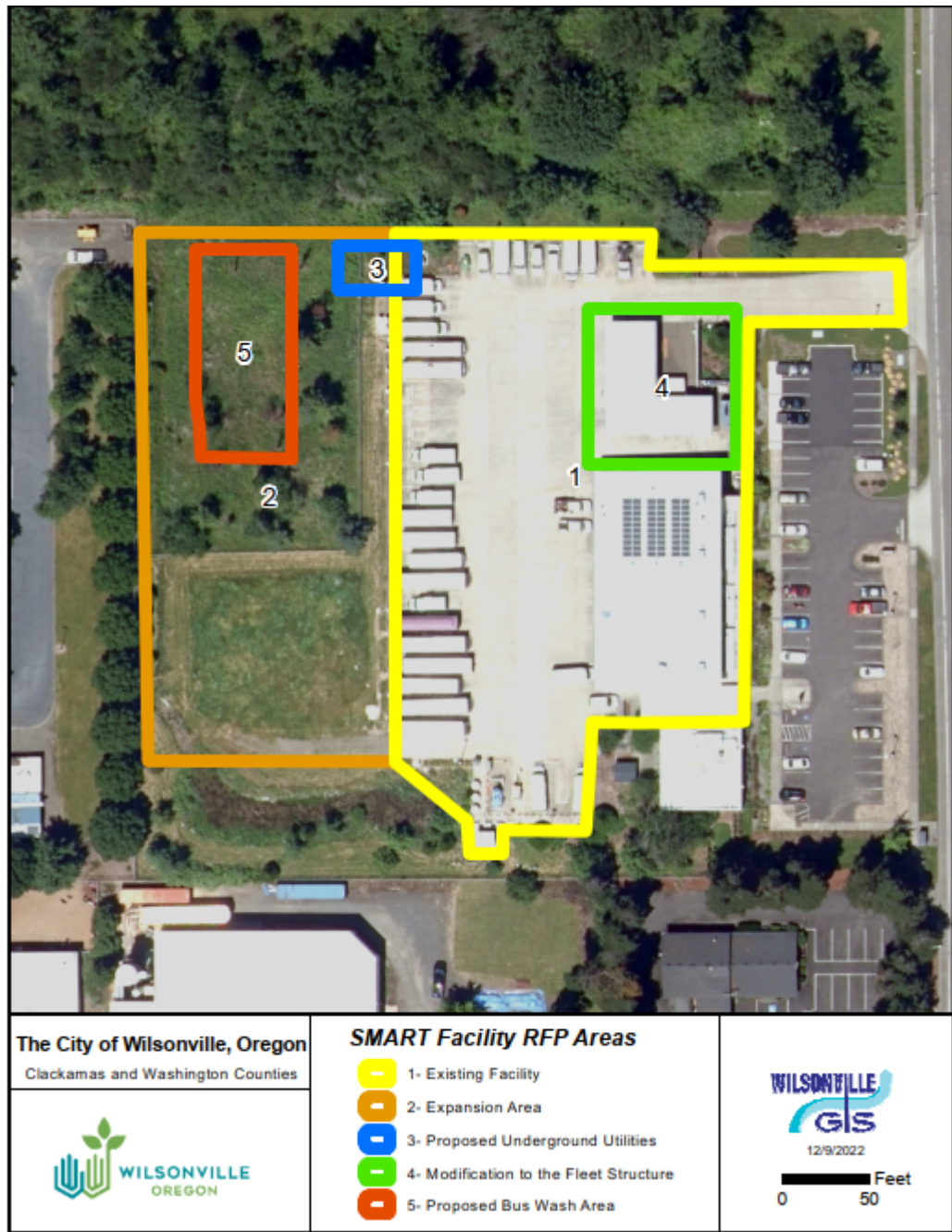


Figure 1-2: SMART Facility Existing and Proposed Areas Map

2. Site Conditions

2.1 EXISTING CONDITIONS

The South Tributary of Coffee Lake Creek borders the property to the south, while zoned Planned Development Industrial (PDI) land surrounds the other sides. The South Tributary not only acts as the site's natural point of runoff discharge, but it also prevents runoff from entering the property's northern boundary. To the south and west, about 75% of the adjacent properties are impermeable. Based on site observations and review of existing stormwater utilities and topography, it appears that none of these properties are currently contributing off-site runoff to the project site.

Where the extension will occur, the current surface conditions on the property are characterized by a grass meadow with a few scattered trees and a few tiny areas of forested stands. Office buildings and impermeable surfaces occupy the remaining portion of the property. There are not many densely forested regions in the area, according to a review of the site and the nearby undeveloped areas. Although it is uncertain if the area was ever forested before any development occurred, it is certain that the current site has been that way for a significant amount of time, and it is possible that the natural drainage systems have adjusted to the current land cover.

2.2 EXISTING HYDRAULIC FEATURES

Currently, the City's needs for managing site runoff are satisfied by a detention pond. The current design has a total storage volume of 17,300 cubic feet, including free board but omitting the water quality permanent pool. There is also a 7,100 square foot perimeter space at the top of the berm. The berm is intended to have a minimum top width of 6 feet and side slopes of 3:1; nevertheless, it is broader along the north side of the pond to allow for maintenance access.

The pond's release rate is regulated by an outlet structure that has horizontal orifices attached to manholes, downturned bends, and right angles. As an upgrade to the previous ditch that was in place at that location, the pond flows into a conveyance ditch that runs along the western boundary of the property. Runoff is also collected by the ditch and released into the South Tributary. See Figure 3 below for the stormwater facility plan sheet.

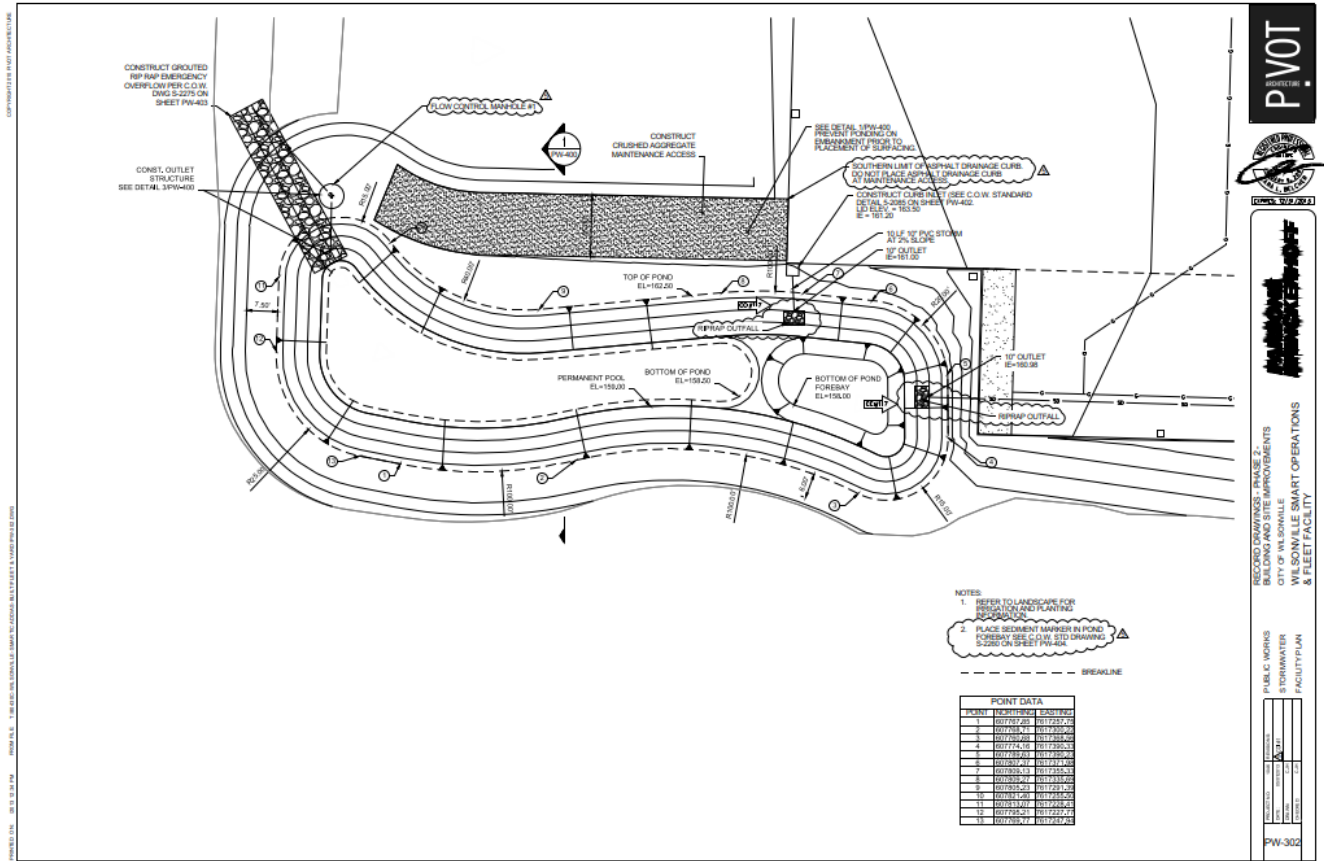


Figure 2-1: Public Works Stormwater Facility Plan

2.3 SOILS

Soil at the site is primarily Willamette silt loam. A detailed NRCS soil report is included in Appendix A-1.

3. Design Standards

3.1 DESIGN FREQUENCY

The BMP Sizing Tool provided by the City of Wilsonville sizes facilities based on the 10-year peak flow.

3.2 STORMWATER MANAGEMENT GUIDELINES

As this project seeks to add impervious area to an existing site, the existing stormwater management facility, a detention pond, was assessed to determine if it was sized appropriately to manage the increased flow. This analysis is described in Section 5.

3.2.1 RUNOFF TREATMENT

The stormwater detention pond is sized such that the appropriate design storm is contained within its volume. No additional runoff treatment is proposed.

3.3 RETROFIT ANALYSIS

The stormwater detention pond is sized such that the appropriate design storm is contained within its volume. No additional facilities or changes to the existing facility is proposed.

3.4 DOWNSTREAM ANALYSIS

The proposed development will not alter the impacts on the downstream system, as flow from the proposed development will be contained within the existing detention pond. Any existing downstream impacts are expected to stay the same.

4. Developed Site Conditions

4.1 DRAINAGE BASINS

The drainage basins analyzed for the stormwater assessment consisted of two areas:

- The existing impervious area: 2.27 acres, slope of 0.005, roughness of 0.02, consisting of asphalt paved parking lots, concrete paved lots, and a few buildings. This region and its runoff will remain unchanged from the current site layout.
- The proposed impervious area: 0.83 acres, slope of 0.005, roughness of 0.02, consisting of concrete paved lots. This region will be converted from a highly pervious undeveloped surface and will result in a net increase in runoff into the stormwater facility.

4.2 POST-DEVELOPED DRAINAGE PATTERNS

As the project seeks to contain any additional drainage flow in the stormwater facility, there will be no change in post-developed drainage patterns.

5. Hydrologic and Hydraulic Design

5.1 CALCULATIONS

The City of Wilsonville provided a stormwater BMP sizing tool intended to be used for sizing the detention pond. The tool provides a recommended facility size based on the 10-year peak flow (which was developed using a continuous simulation HSPF model). Drainage management areas (DMAs) were created using the area and soil type of the existing and proposed impervious surface. These areas were then linked to a Detention Pond BMP, which was sized automatically using the tool. Figures 5-1 through 5-3 below show screenshots of the model.

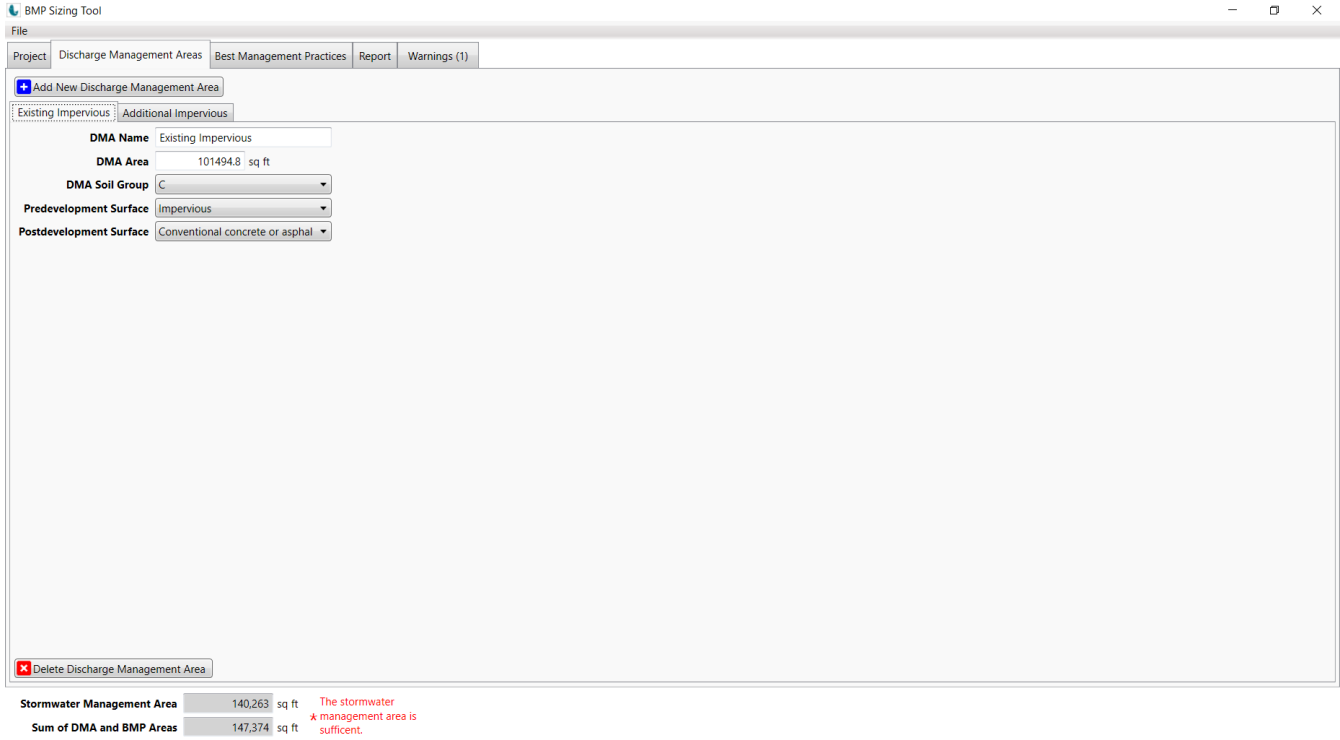


Figure 5-1: Existing Impervious DMA

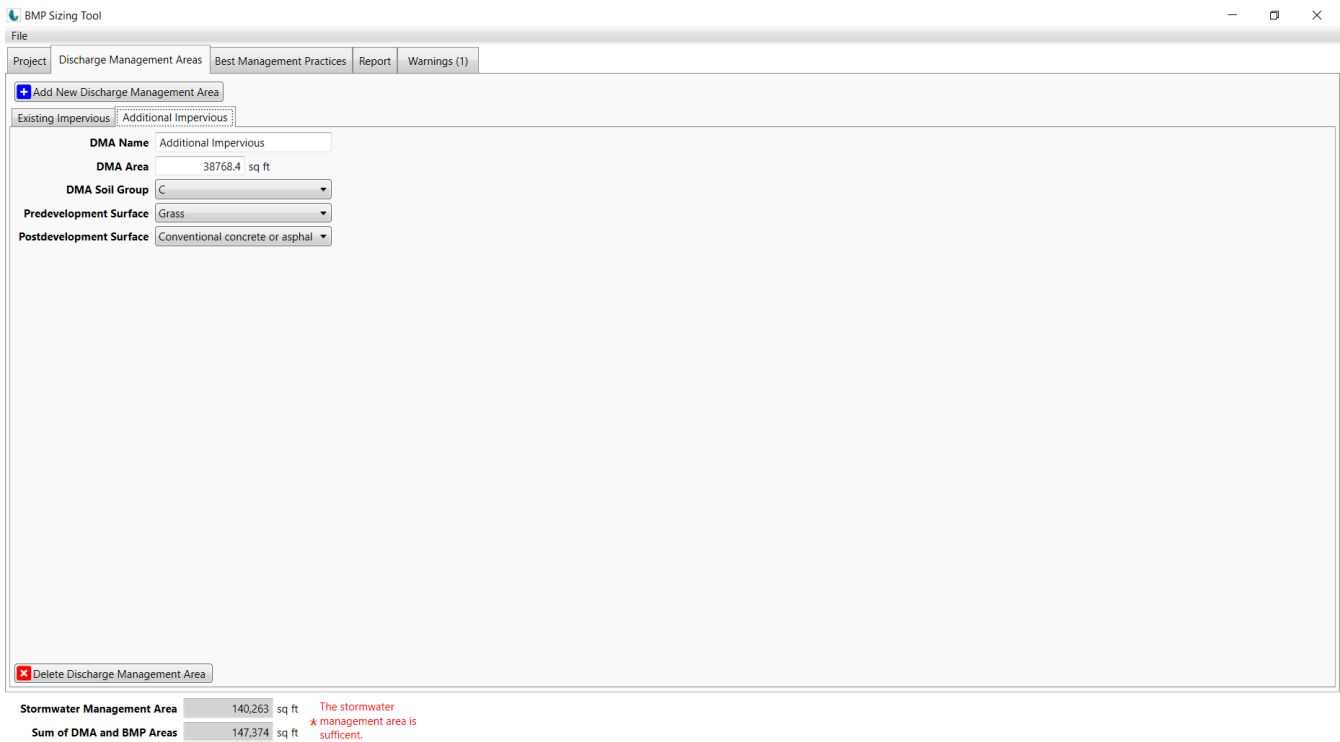


Figure 5-2: Additional Impervious DMA

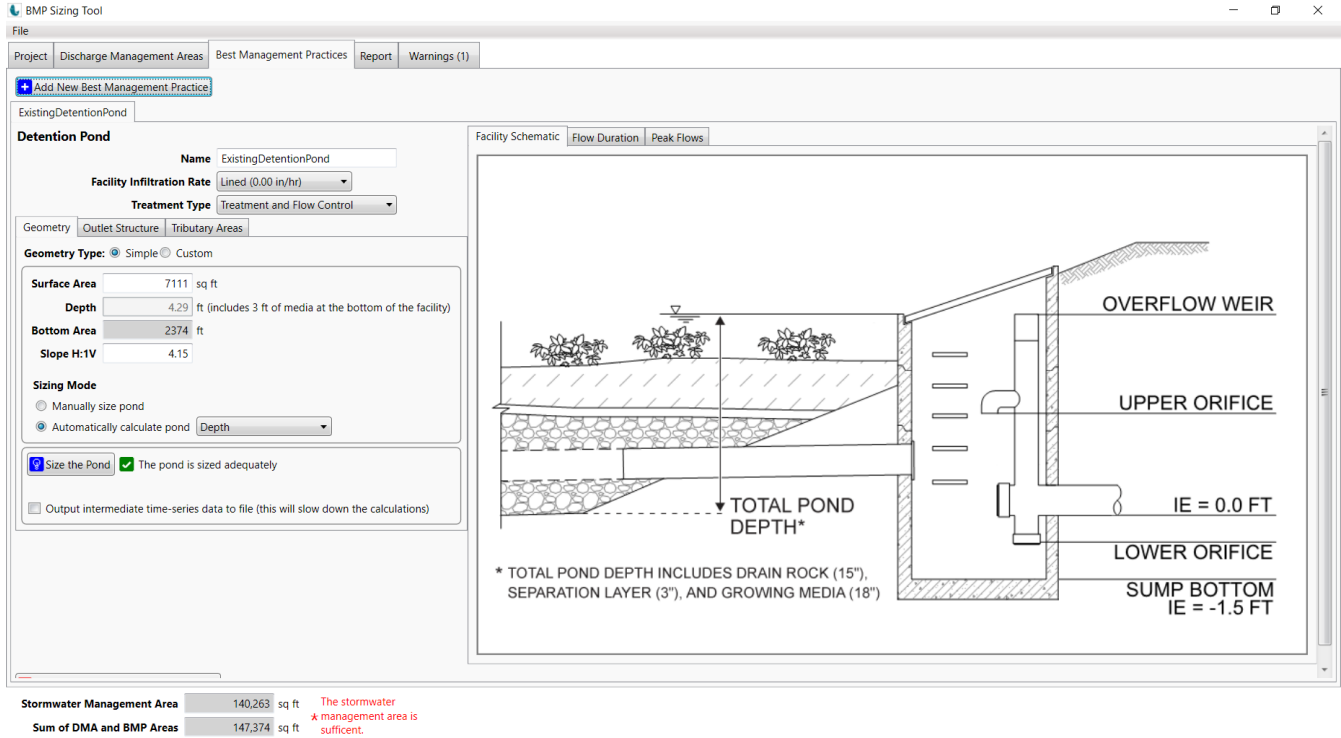


Figure 5-3: Existing Detention Pond BMP

The tool assumes a layer of planting and filtration media at the bottom of the pond, which is described in the manual as having a depth of 3 feet and a porosity of 0.4. The existing detention pond does not use this design, so the actual detention volume recommended by the tool was calculated. This value (13,000 cubic feet) was less than the total volume of the current detention pond (17,800 cubic feet). Suppressing any facility infiltration in the sizing tool further bolsters confidence that the current detention pond is adequately sized.

It is likely that the increased flow to the pond may necessitate upsized capacity in the conveyance infrastructure. Determining the extent of that increase is outside the scope of this report.

Note that the tool was used to determine the flow for 3 different layout options. Options 1 and 2 added 0.89 acres of impervious area, while Option 3 added 0.80 acres of impervious area. For this reason, only the calculations relating to Option 1 are shown in this report. However, the sizing tool suggests that the facility is appropriately sized for any of the 3 options.

APPENDICES

The following Appendices are included for this report:

- A-1 NRCS Soil Survey**
- A-2 BMP Sizing Tool Report – Options 1 and 2**
- A-3 BMP Sizing Tool Report – Option 3**

A-1 NRCS Soil Survey

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Clackamas County Area, Oregon

88A—Willamette silt loam, wet, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 227q

Elevation: 150 to 350 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Willamette, wet, and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Willamette, Wet

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Stratified glaciolacustrine deposits

Typical profile

H1 - 0 to 14 inches: silt loam

H2 - 14 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 30 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Ecological site: R002XC008OR - Valley Terrace Group

Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)

Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Clackamas County Area, Oregon

Survey Area Data: Version 20, Sep 7, 2023

A-2 BMP Sizing Tool Report – Options 1 and 2

WES BMP Sizing Software Version 1.6.0.2, May 2018

WES BMP Sizing Report

Project Information

Project Name	Wilsonville Drainage (Option 1)
Project Type	Addition
Location	28879 SW Boberg Rd, Wilsonville, OR 97070
Stormwater Management Area	140263.2
Project Applicant	Julia
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Existing Impervious	101,495	Impervious	Conventional Concrete	C	Existing Detention Pond
Additional Impervious	38,768	Grass	Conventional Concrete	C	Existing Detention Pond

LID Facility Sizing Details

Pond Sizing Details

Pond ID	Design Criteria(1)	Facility Soil Type	Max Depth (ft)(2)	Top Area (sq-ft)	Side Slope (1:H)	Facility Vol. (cu-ft)(3)	Water Storage Vol. (cu-ft)(4)	Adequate Size?
Existing Detention Pond	FCWQT	Lined	4.29	7,111.0	4.15	19,439.0	12,610.3	Yes

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only

2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).

3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.

4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Custom Pond Geometry Configuration

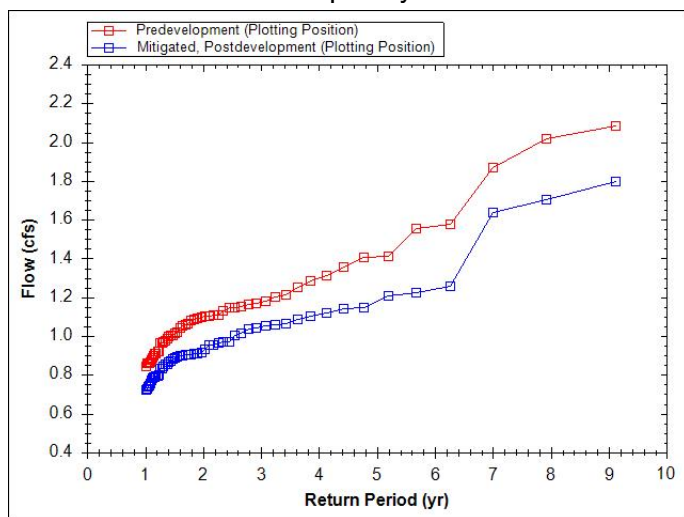
Pond ID: ExistingDetentionPond

Design: FlowControlAndTreatment

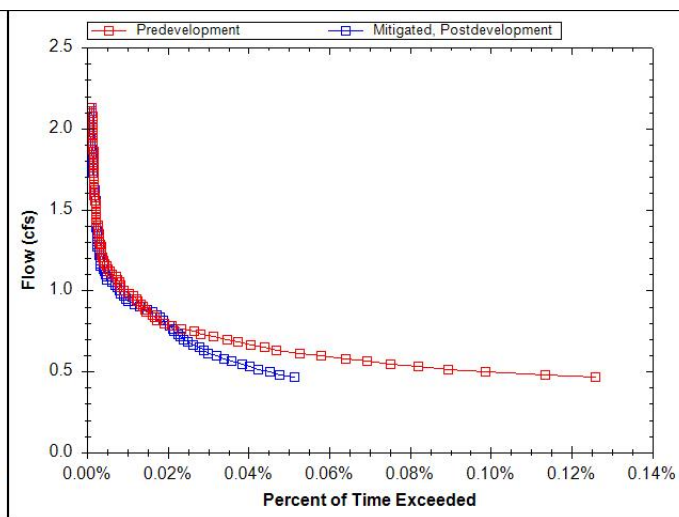
Shape Curve

Depth (ft)	Area (sq ft)	Discharge (cfs)
.0	3,054.0	.0
3.5	7,111.0	100.0

Flow Frequency Chart



Flow Duration Chart



A-3 BMP Sizing Tool Report – Option 3

WES BMP Sizing Report

Project Information

Project Name	Wilsonville Drainage (Option 3)
Project Type	Industrial
Location	
Stormwater Management Area	0
Project Applicant	Julia Lewis
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Existing Impervious	101,495	Impervious	ConventionalCo ncrete	C	ExistingDetentio nPond
Additional Impervious	34,848	Grass	ConventionalCo ncrete	C	ExistingDetentio nPond

LID Facility Sizing Details

Pond Sizing Details

Pond ID	Design Criteria(1)	Facility Soil Type	Max Depth (ft)(2)	Top Area (sq-ft)	Side Slope (1:H)	Facility Vol. (cu-ft)(3)	Water Storage Vol. (cu-ft)(4)	Adequate Size?
ExistingD etentionP ond	FCWQT	Lined	4.23	7,111.0	4.15	19,293.1	12,355.4	Yes

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only

2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).

3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.

4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Custom Pond Geometry Configuration

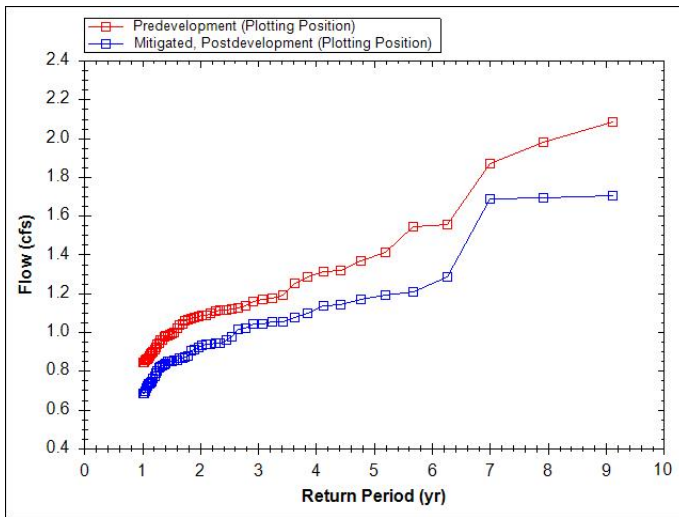
Pond ID: ExistingDetentionPond

Design: FlowControlAndTreatment

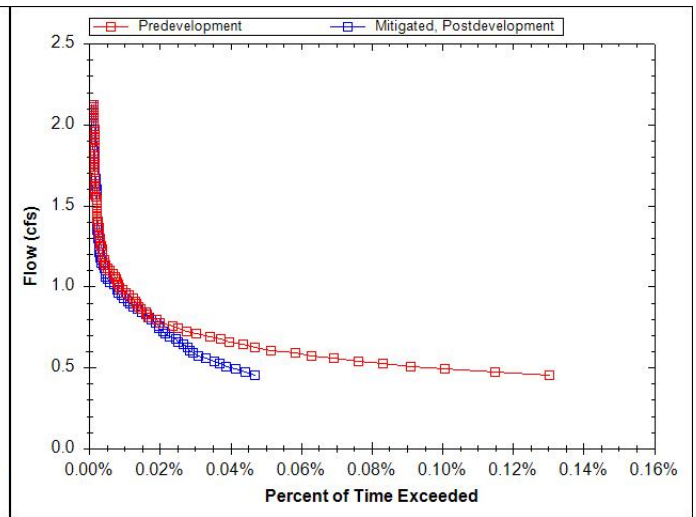
Shape Curve

Depth (ft)	Area (sq ft)	Discharge (cfs)
.0	3,054.0	.0
3.5	7,111.0	100.0

Flow Frequency Chart



Flow Duration Chart



S.M.A.R.T. FACILITY IMPROVEMENTS

CITY OF WILSONVILLE

28879 SW BOBERG RD,
WILSONVILLE, OR 97070



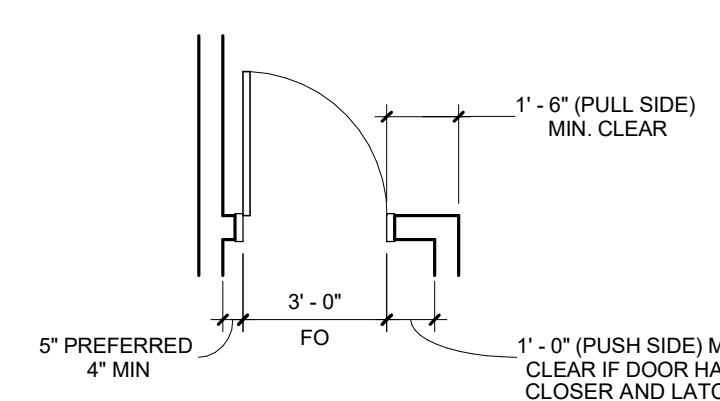
ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACOUS	ACOUSTIC
ACT	ACOUSTICAL TILE CEILING SYSTEM
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
BO	BOTTOM OF
CB	CATCH BASIN
CFCI	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DBL	DOUBLE
DEMO	DEMOLITION/DEMOLISH
DF	DOUGLAS FIR, DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA	DIAMETER
DISP	DISPENSER
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL_ELEV	ELEVATION
ELEC	ELECTRICAL
ENAM	ENAMEL
EQ	EQUAL
EW	EACH WAY
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEE	FINISH FLOOR ELEVATION
FF	FINISH FLOOR
FIN	FINISH/FINISHED
FLOOR	FLOOR
FO	FACE OF
FOF	FACE OF FINISH
FRP	FIBER REINFORCED PANEL
FTG	FOOTING
GA	GAUGE
GB	GRAB BAR
GLB	GLUE LAM BEAM
GYP BD	GYP SUM BOARD
GYP	GYP SUM BOARD
HGT	HEIGHT
HORIZ	HORIZONTAL
HR	HANDRAIL
HM	HOLLOW METAL
INSUL	INSULATION
INT	INTERIOR
JOINT	JOINT
JD	KNOCK DOWN
LAV	LAVATORY
LOC	LOCATION
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIMENSION
OFI	OWNER FURNISHED CONTRACTOR INSTALLED
OFI	OWNER FURNISHED OWNER INSTALLED
OFS	OUTSIDE FACE OF STUD
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PJ	PANEL JOINT
PLAM	PLASTIC LAMINATE
PS	PAINT SYSTEM
PT	PRESSURE TREATED
PTD	PAINTED
PLY	PLYWOOD
RT	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RUB	RUBBER
RVL	REVEAL
SD	STORM DRAIN
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQFT_SF	SQUARE FOOT
S STL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
T	TEMPERED
T&B	TOP & BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
TOP OF	TOP OF
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TOS	TOP OF STRUCTURE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VFY	VERIFY
VIF	VERIFY IN FIELD
WA	WALL ASSEMBLY
W	WITH
WD	WOOD
WP	WATER PROOF
WRB	WATER RESISTIVE BARRIER

ARCHITECTURAL SYMBOLS

	BUILDING ELEVATION		ROOM FINISH TAG
	INTERIOR ELEVATION		ROOM NAME & NUMBER
	BUILDING SECTION		DOOR SYMBOL
	WALL SECTION		CEILING HEIGHT SYMBOL
	DETAIL SECTION		VERTICAL ELEVATION
	DETAIL CALLOUT		INTERIOR WALL TYPE WITH NO SOUND ATTENUATION
	SPECIFICATION KEYNOTE* *LETTER IS A DESIGNATOR AND IS NOT LINKED TO A SPECIFIC SPEC ITEM		FIRE EXTINGUISHER
	KEYNOTE		EXIT SIGN
	FINISH TAG		SLOPE ARROW (SLOPE AS INDICATED)
	WALL FILL PATTERNS: CMU WALL ASSEMBLY		REVISION TAG

GENERAL NOTES - DIM. PLANS



SHEET INDEX

GENERAL	TITLE SHEET
	CODE REVIEW INFORMATION
	LIFE SAFETY PLAN
CIVIL	C100 GRADING PLAN
	C101 MATERIALS AND JOINTING PLAN
	C102 CIVIL DETAILS
	C103 ACCESS ROAL EXPANSION ALIGNMENT AND PROFILE
	C104 WALL ALIGNMENT AND PROFILE
	C105 STRIPING PLAN
	C106 EROSION CONTROL PLAN
	C107 EROSION CONTROL NOTES
	C200 INDUSTRIAL SITE GANTRY WASH SYSTEM
LANDSCAPE	L100 TREE REMOVAL AND PROTECTION PLAN
	L200 IRRIGATION PLAN
	L201 IRRIGATION LEGEND AND NOTES
	L300 LANDSCAPE PLAN
	L301 EXISTING LANDSCAPE LEGEND AND NOTES
	L302 PROPOSED LANDSCAPE LEGEND AND NOTES
	L400 IRRIGATION DETAILS
	L401 LANDSCAPE DETAILS
ARCHITECTURE	A001 SITE PLAN
	A010 SITE DETAILS - NEW SLIDING GATE
	A101 FLOOR PLAN
	A121 REFLECTED CEILING PLAN AND ROOF PLAN
	A201 OVERALL EXTERIOR ELEVATIONS
	A301 BUILDING SECTIONS
	A311 WALL SECTIONS
	A321 BUILDING DETAILS
	A322 ROOF DETAILS
	A323 LOUVER DETAILS
	A541 INTERIOR ELEVATIONS
	A641 DOOR DETAILS
STRUCTURAL	S001 STRUCTURAL GENERAL NOTES
	S002 STRUCTURAL GENERAL NOTES
	S003 STRUCTURAL GENERAL NOTES
	S100 SITE WALL FOUNDATION PLAN
	S101 FOUNDATION PLAN
	S131 ROOF FRAMING PLAN
	S201 WALL ELEVATIONS
	S501 TYPICAL CONCRETE DETAILS
	S502 TYPICAL CONCRETE DETAILS
	S503 CONCRETE DETAILS
	S504 CONCRETE RETAINING WALL DETAILS
	S505 CONCRETE RETAINING WALL DETAILS
	S601 TYPICAL CMU DETAILS
	S701 TYPICAL STEEL DETAILS
	S702 STEEL DETAILS
MECHANICAL	M000 GENERAL NOTES
	M103 FLOOR PLAN
	M131 ROOF PLAN
	M500 MECHANICAL DETAILS
	M600 MECHANICAL SCHEDULES
PLUMBING	P000 GENERAL NOTES & SYMBOLS
	P010 SITE PLAN
	P103 FLOOR PLAN
	P500 PLUMBING DETAILS
	P600 PLUMBING SCHEDULES
ELECTRICAL	E000 GENERAL SYMBOLS
	E001 GENERAL NOTES
	E010 SITE PLAN
	E101 FLOOR PLAN
	E102 LIGHTING PLAN - ELECTRICAL
	E200 PANEL SCHEDULES
	E201 ELECTRICAL SCHEDULES
	E300 ELECTRICAL DIAGRAMS
	E301 ELECTRICAL DETAILS
TECHNOLOGY	T000 GENERAL SYMBOLS
	T010 SITE PLAN
	T101 FLOOR PLAN
	T102 ELEVATION
	T500 DETAILS

CONSTRUCTION DOCUMENTS - ISSUED FOR BID

06.17.2024

2309.00

PROJECT TEAM

OWNER

CITY OF WILSONVILLE
28879 SW BOBERG RD
WILSONVILLE, OR 97070
PHONE: (503) 682-4523
CONTACT: KELSEY LEWIS

ARCHITECT

PIVOT ARCHITECTURE PC
44 WEST BROADWAY, SUITE 300
EUGENE, OR 97401
PHONE: (541) 342-7291
CONTACT: BURKE WARDLE

STRUCTURAL ENGINEER

HOHBACH-LEWIN
296 EAST 5TH AVENUE, SUITE 302
EUGENE, OR 97401
PHONE: (541) 349-1701
CONTACT: BRENT CRAWFORD

CIVIL ENGINEER

WSP
1300 SW 5TH AVENUE, SUITE 3100
PORTLAND, OR
PHONE: (503) 432-6749
CONTACT: CHRISTOPHER HEMMER

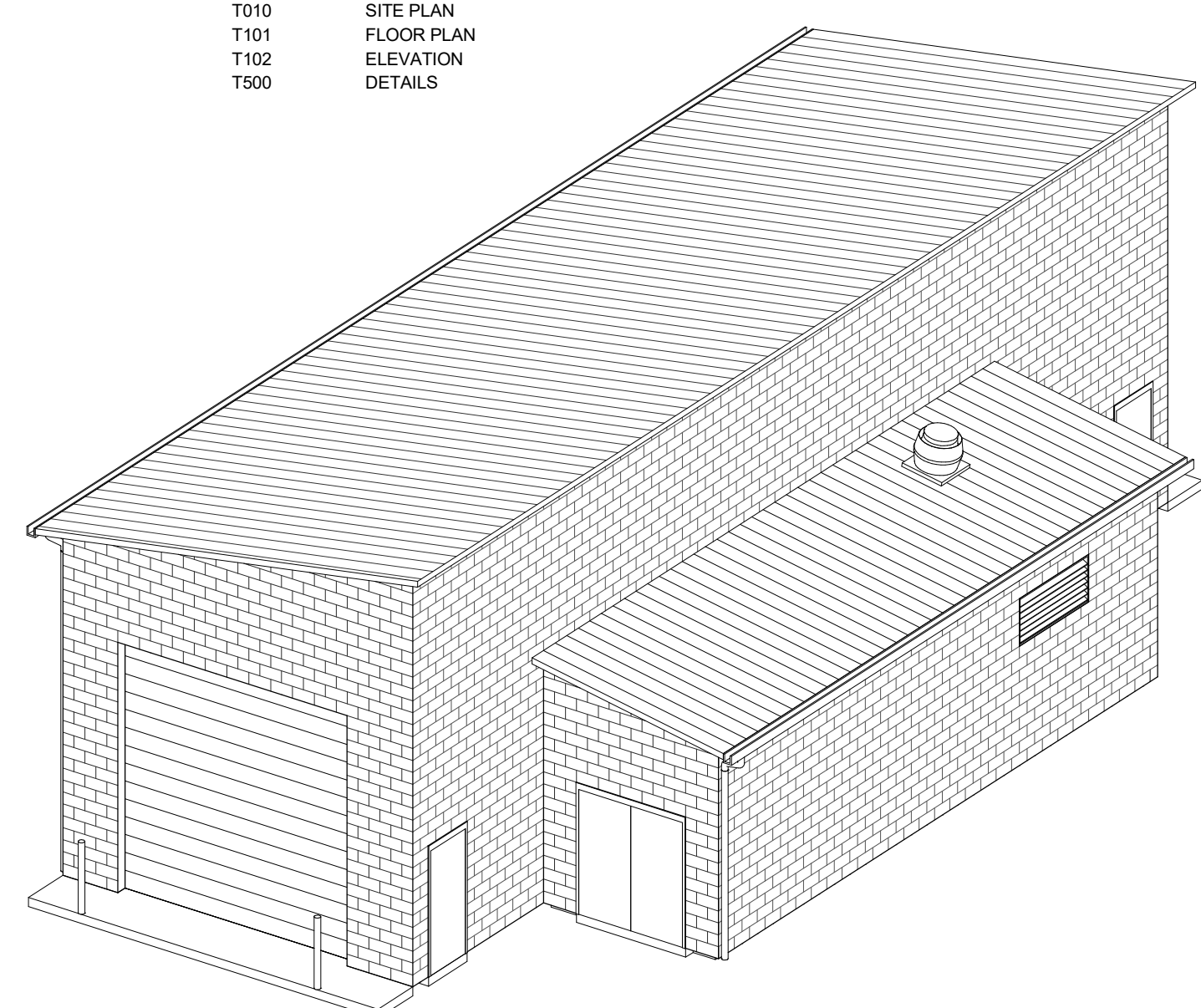
MECHANICAL/PLUMBING/ELECTRICAL ENGINEER

KCL ENGINEERING
312 NW 10TH AVENUE, SUITE 100
PORTLAND, OR 97209
PHONE: (503) 879-6954
CONTACT: ADAM KOBLE

LANDSCAPE ARCHITECT

GREENWORKS
110 SE MAIN ST, SUITE 100
PORTLAND, OR 97214
PHONE: (503) 222-5612
CONTACT: PATRICK GAYNOR

VICINITY MAP



CONSTRUCTION DOCUMENTS - ISSUED FOR BID

S.M.A.R.T. FACILITY IMPROVEMENTS

PROJECT #: 2309.00
CITY OF WILSONVILLE
28879 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
TITLE SHEET

REVISIONS:
DESCRP. DATE

ISSUE DATE: 06.05.2024

TITLE

APPLICABLE CODE:

2022 OREGON STRUCTURAL SPECIALTY CODE
2021 OREGON ELECTRICAL SPECIALTY CODE
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
2022 OREGON MECHANICAL SPECIALTY CODE
2021 OREGON PLUMBING SPECIALTY CODE
2019 OREGON FIRE CODE
2018 NFPA 1, 10
2016 NFPA 13
ICC 117.1-2017 ACCESSIBILITY CODE

SITE DATA SUMMARY

TOTAL SITE AREA: 136,300 SF

EXISTING IMPERVIOUS SURFACE AREA

LOCATION	GSF
ROOF:	15,169 GSF
PAVING:	66,030 GSF
TOTAL:	81,199 GSF

PROPOSED IMPERVIOUS SURFACE AREA

LOCATION:	GSF
ROOF, BUILDING:	2,038 GSF
ROOF, 3 CANOPIES:	0 GSF
PAVING:	30,730 GSF
TOTAL:	32,768 GSF

LAND USE CODE INFORMATION

ADDRESS: 28879 SW BOBERG ROAD, WILSONVILLE, OREGON 97070

MAP & TAX LOT #: TAX LOT 1600, SECTION 14, T3S-R1W, CLACKAMAS COUNTY

ZONE: PDI - PLANNED DEVELOPMENT INDUSTRIAL
SRQZ - SIGNIFICANT RESOURCE OVERLAY ZONE

SETBACKS:
MINIMUM FRONT & INTERIOR YARD: 30'

BUILDING CODE INFORMATION

SEISMIC DESIGN:
SEISMIC OCCUPANCY CATEGORY (TABLE 1604.5): II
SEISMIC DESIGN CATEGORY (SECTION 1613): D
SEE STRUCTURAL FOR ADDITIONAL DESIGN CRITERIA

CONSTRUCTION TYPE:
II-B NOT SPRINKLERED

AUTOMATIC SPRINKLER SYSTEM (903):
NOT PROVIDED

OCCUPANCIES (CHAPTER 3):
F-1 FACTORY GROUP

ALLOWABLE AREA, BASE (506.2):
F-1: 15,500 NOT SPRINKLERED
PROPOSED: 1,800 SF

OCCUPANCY SEPARATIONS (508.4):
NONE REQUIRED BETWEEN F-1 AND F-1.

BUILDING HEIGHT (504.3)
ALLOWABLE: 2 STORY, 35'
PROPOSED: 1 STORY, 23'

DESIGN OCCUPANT LOAD
PROPOSED: 17

EXISTING PARKING SUMMARY (NO PROPOSED CHANGES)

VEHICLE PARKING:
STANDARD SPACES: 43
COMPACT SPACES: 0
ADA SPACES: 2
TOTAL SPACES: 45

BIKE PARKING:
(6) SPACES

PLUMBING FIXTURE CALCULATIONS:

SDC INFORMATION - PLUMBING FIXTURE COUNT

FIXTURE	REMOVED	ADDED	NET CHANGE
COMMERCIAL WASHER			
DRINKING FOUNTAIN			
FLOOR DRAIN			
FLOOR SINK			
JANITORY SINK			
LAVATORY (RESTROOM)			
SHOWER			
SINK			
TRENCH DRAIN		1	1
URINAL			
WATER CLOSET			

DEFERRED SUBMITTALS

- FALL ARREST SYSTEM
- BUS WASH EQUIPMENT

SPECIAL INSPECTIONS

- SEE STRUCTURAL AND CIVIL DRAWINGS

CONSTRUCTION DOCUMENTS - ISSUED FOR BID

S.M.A.R.T. FACILITY IMPROVEMENTS

PROJECT #: 2309.00

CITY OF WILSONVILLE

28879 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:

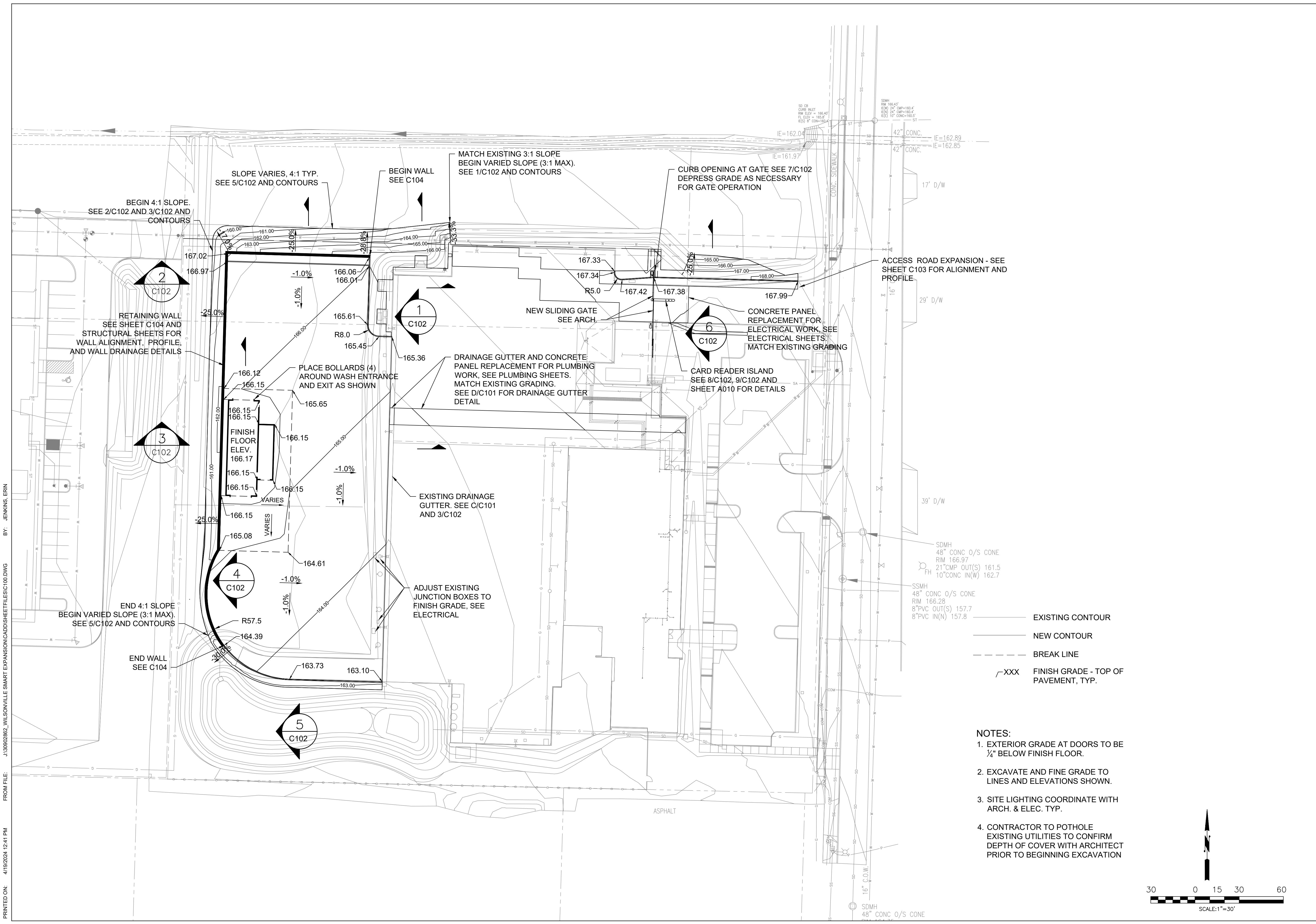
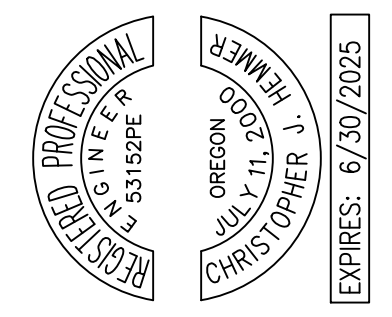
**CODE REVIEW
INFORMATION**

REVISIONS:

DESCRP. DATE

ISSUE DATE: 06.05.2024

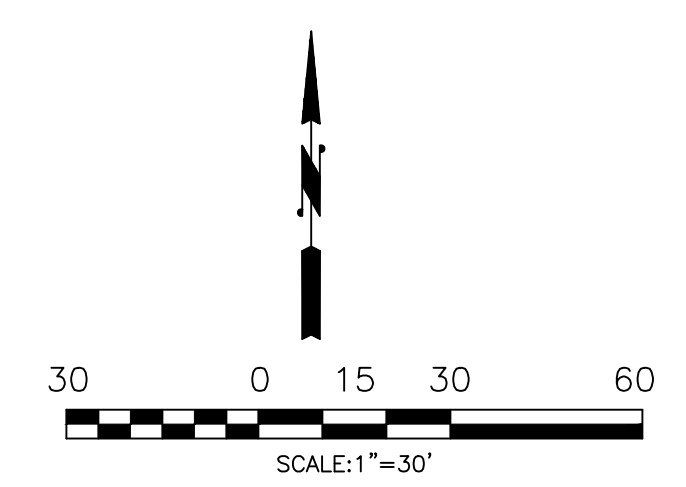
G010



PRINTED ON: 4/19/2024 12:41 PM FROM FILE: J:\30902892_WILSONVILLE SMART EXPANSION\CADD\SHEETFILES\C100.DWG BY: JENKINS, ERIN

- EXISTING CONTOUR
- NEW CONTOUR
- - - BREAK LINE
- XXX FINISH GRADE - TOP OF PAVEMENT, TYP.

- NOTES:
1. EXTERIOR GRADE AT DOORS TO BE 1/4" BELOW FINISH FLOOR.
 2. EXCAVATE AND FINE GRADE TO LINES AND ELEVATIONS SHOWN.
 3. SITE LIGHTING COORDINATE WITH ARCH. & ELEC. TYP.
 4. CONTRACTOR TO POT HOLE EXISTING UTILITIES TO CONFIRM DEPTH OF COVER WITH ARCHITECT PRIOR TO BEGINNING EXCAVATION



WSP USA INC.
1300 SW 5th Ave
Suite 3100
Portland, OR 97201
Tel: 1.503.274.8772

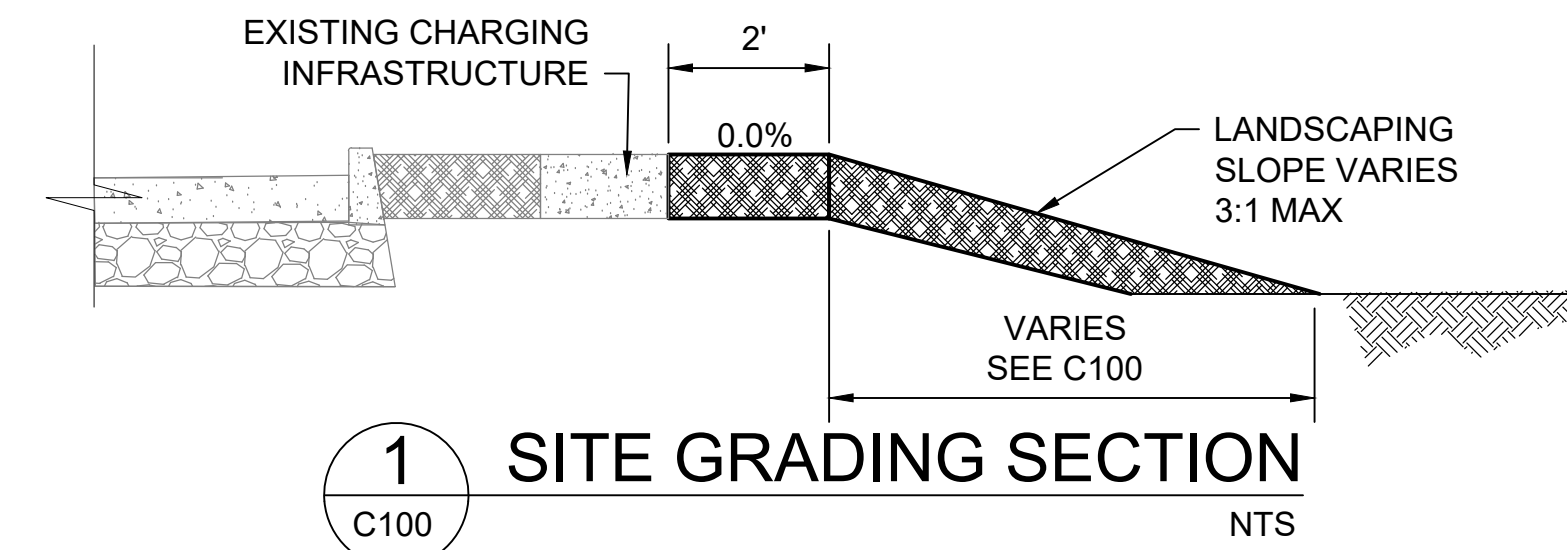
wsp

DEVELOPMENT REVIEW
S.M.A.R.T FACILITY IMPROVEMENTS
CITY OF WILSONVILLE

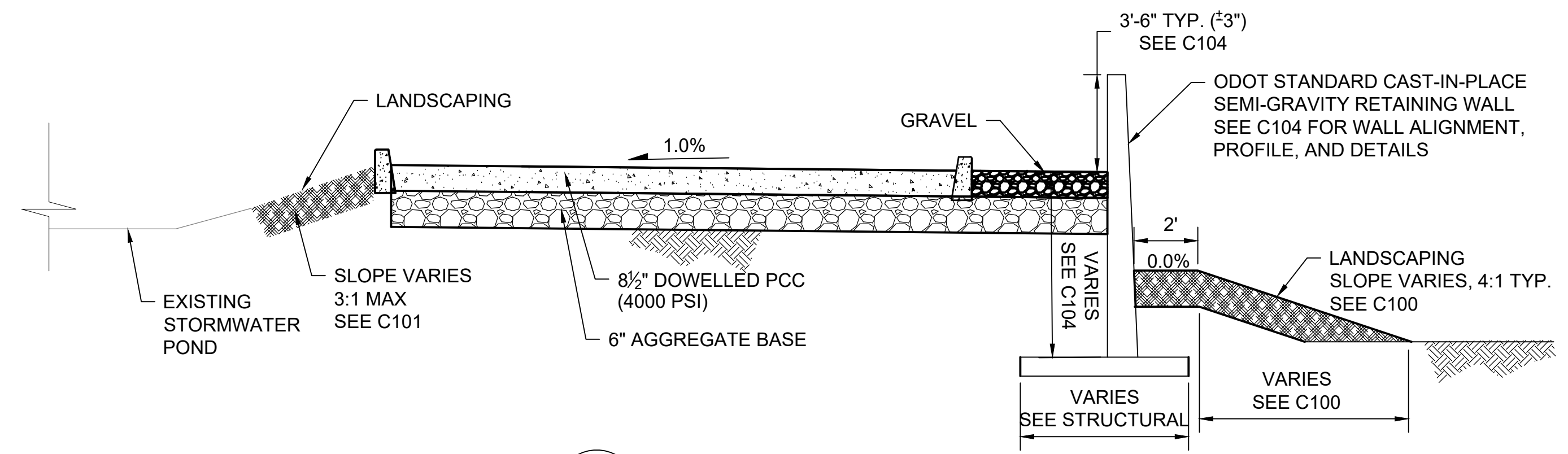
CIVIL SITE
GRADING PLAN

PROJECT NO:	REVISIONS:
4/02/2024	EM
	CM

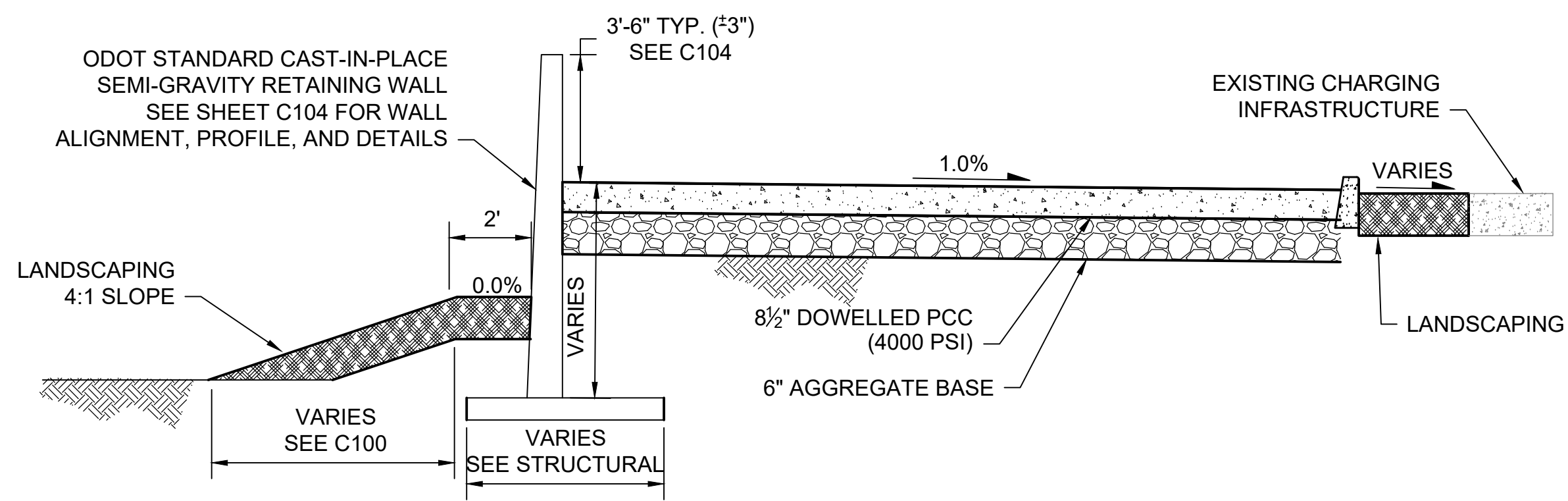
C100



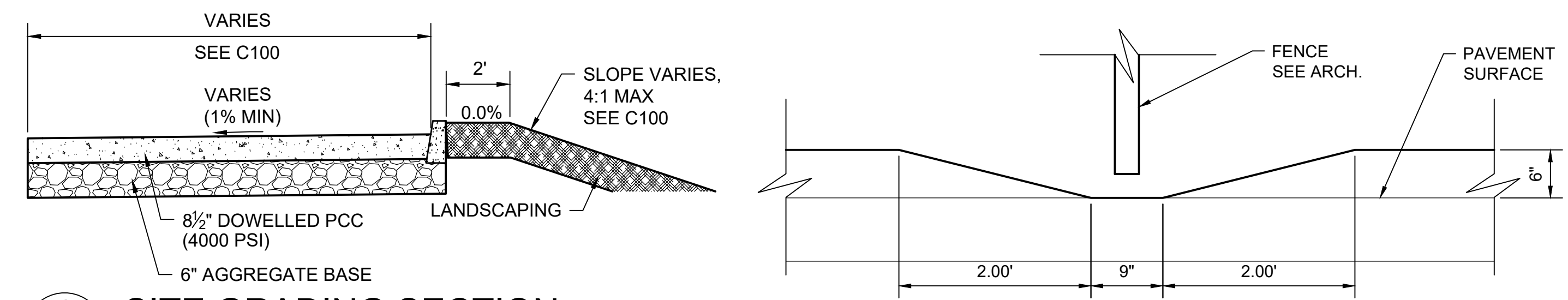
1 SITE GRADING SECTION
C100 NTS



5 SITE GRADING SECTION
C100 NTS

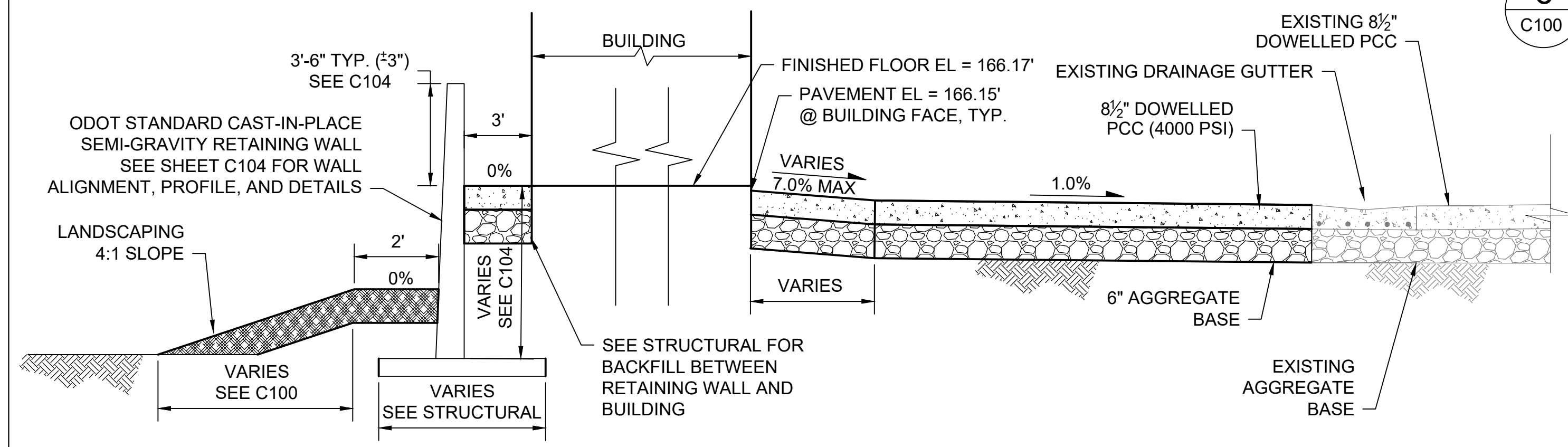


2 SITE GRADING SECTION
C100 NTS

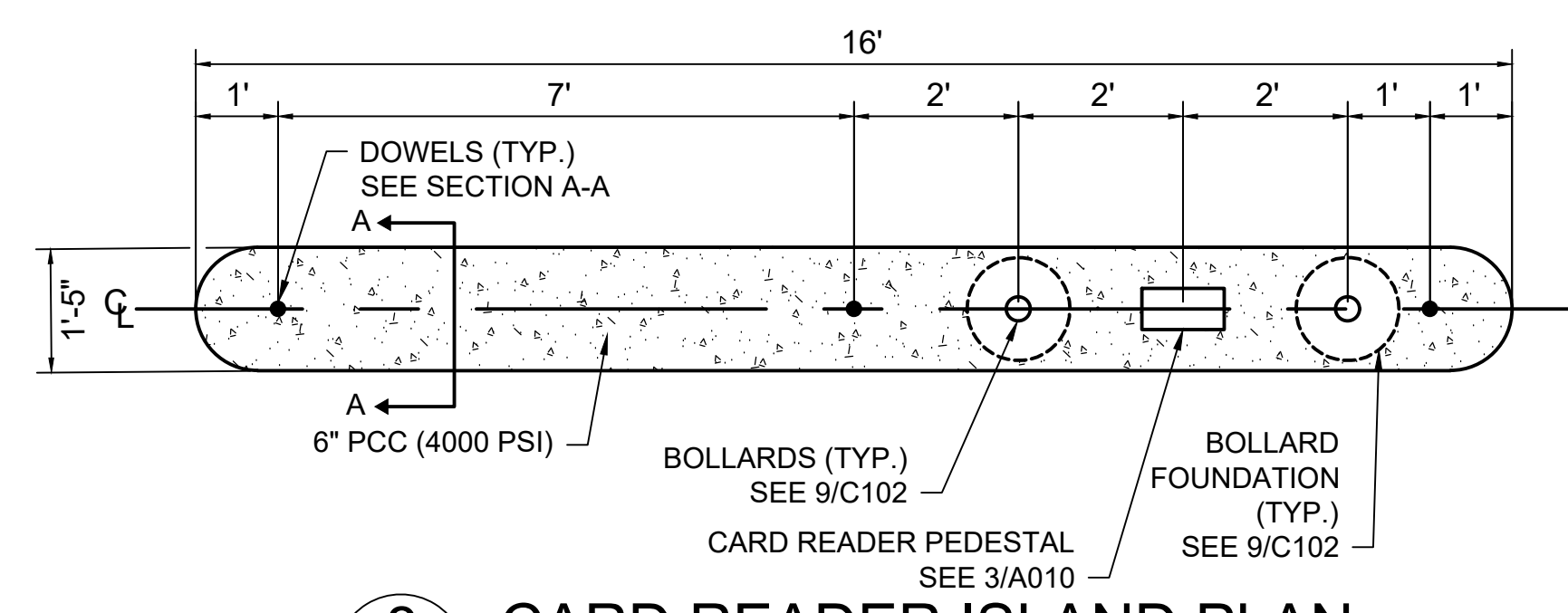


6 SITE GRADING SECTION
C100 NTS

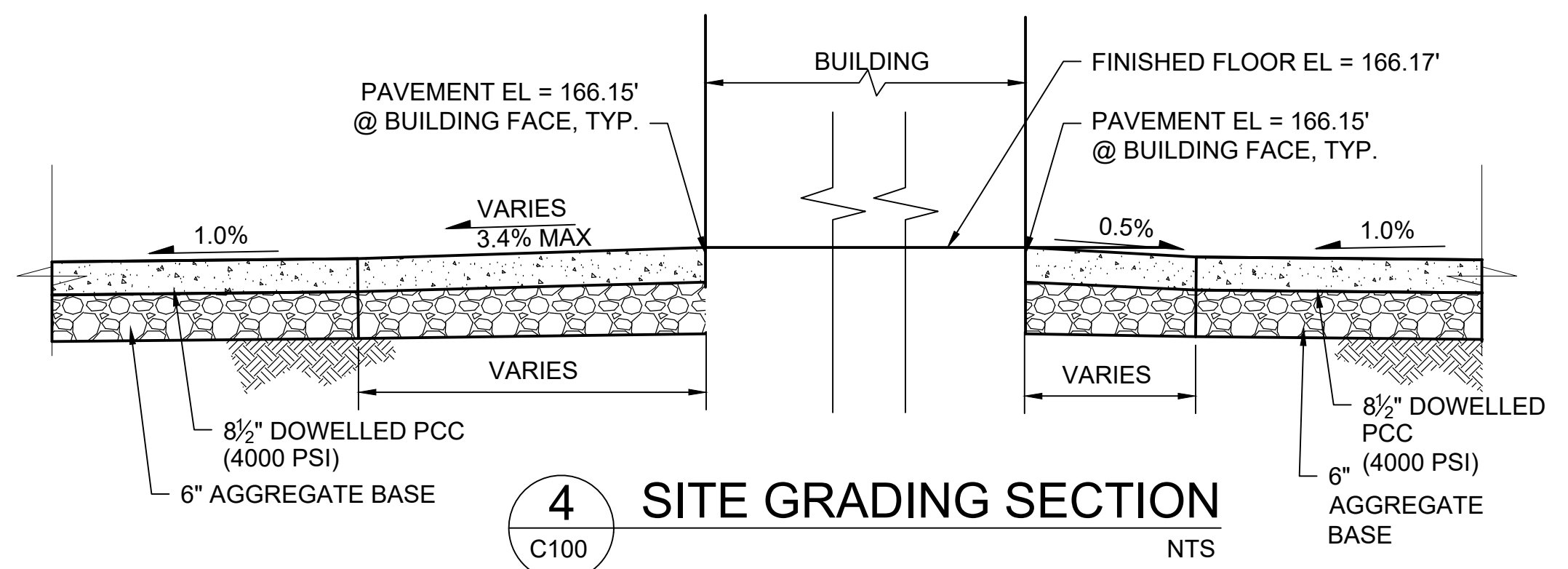
7 CURB OPENING AT GATE
C100 NTS



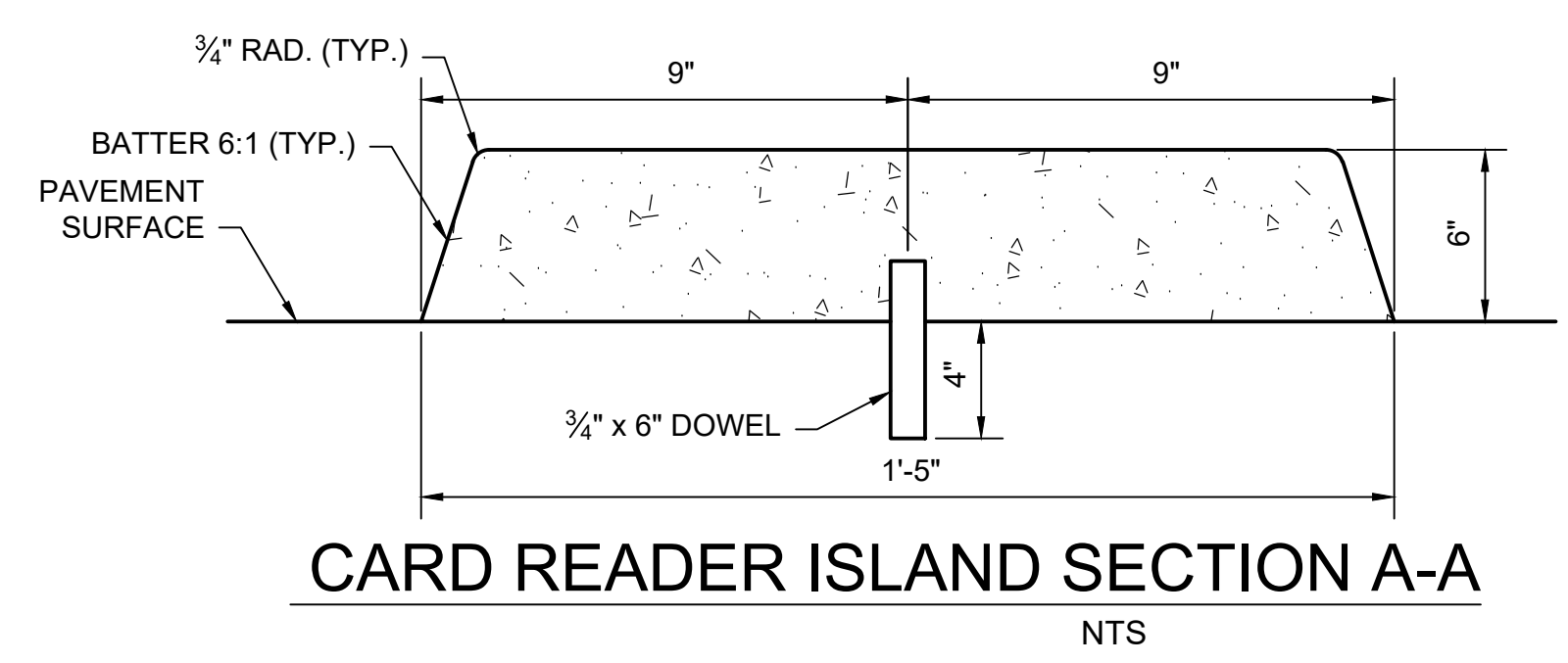
3 SITE GRADING SECTION
C100 NTS



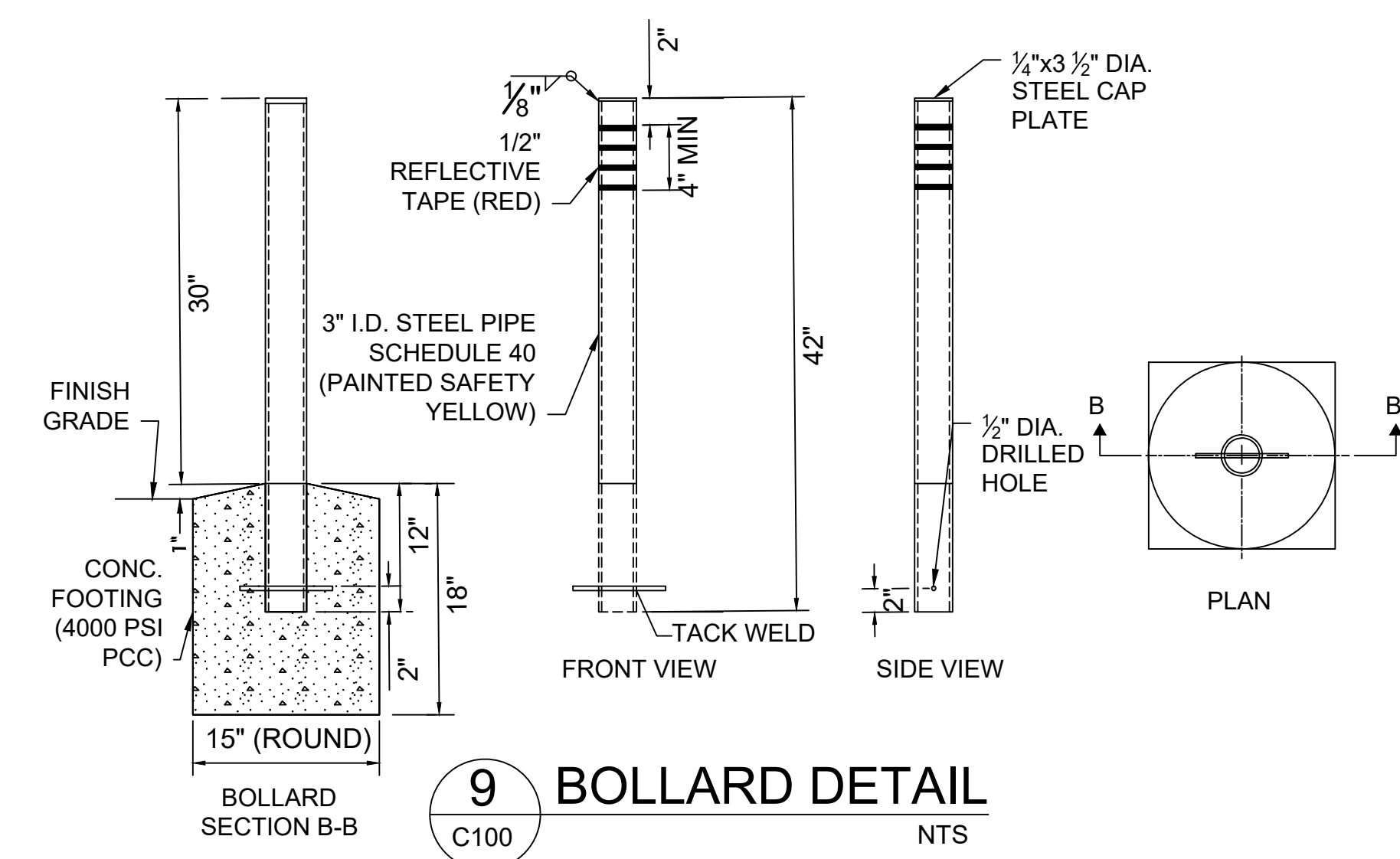
8 CARD READER ISLAND PLAN
C100 NTS



4 SITE GRADING SECTION
C100 NTS



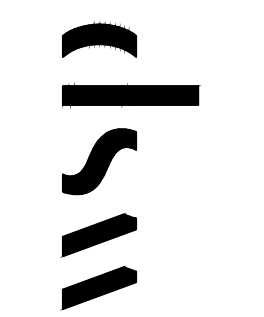
CARD READER ISLAND SECTION A-A
NTS



9 BOLLARD DETAIL
C100 NTS

PRINTED ON: 4/19/2024 12:41 PM FROM FILE: J:\30902892_WILSONVILLE SMART EXPANSION\CADD\SHETS\C102.DWG BY: JENKINS, ERIN

WSP USA INC.
1300 SW 5th Ave
Suite 3100
Portland, OR 97201
Tel: 1 503 274 8772

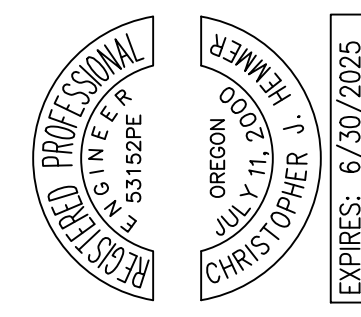


DEVELOPMENT REVIEW
S.M.A.R.T FACILITY IMPROVEMENTS
CITY OF WILSONVILLE

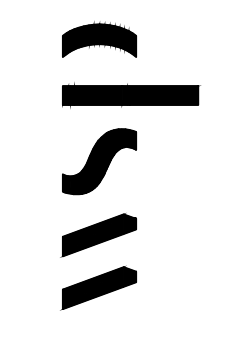
CIVIL SITE
CIVIL DETAILS

Table with columns: PROJECT NO., DATE, DRAWN, CHECKED, REVISIONS.

C102



WSP USA Inc.
1300 SW 5th Ave
Suite 3100
Portland, OR 97204
Tel: 1.503.274.8772



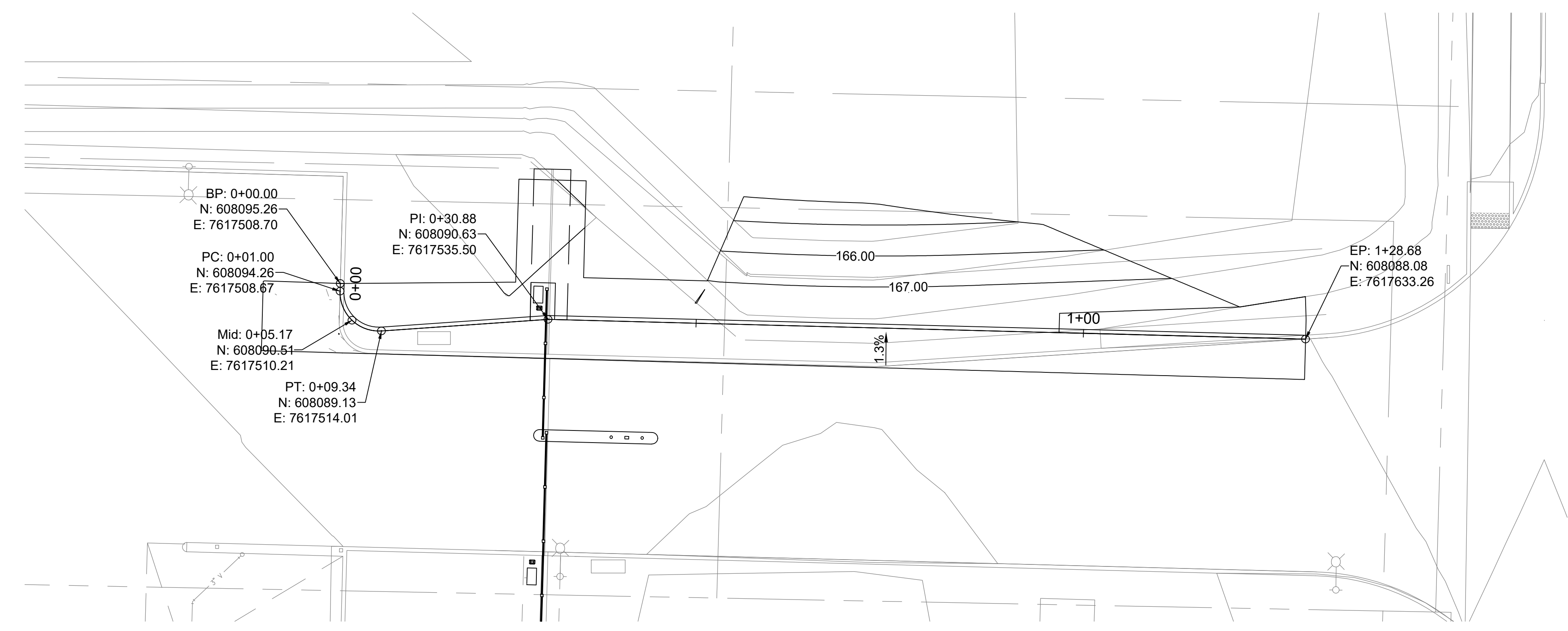
CIVIL SITE DEVELOPMENT REVIEW
ACCESS ROAD EXPANSION S.M.A.R.T FACILITY IMPROVEMENTS
ALIGNMENT AND PROFILE CITY OF WILSONVILLE

PROJECT NO:	REVISIONS:
DATE:	4/02/2024
DRAWN:	EMJ
CHECKED:	CMH

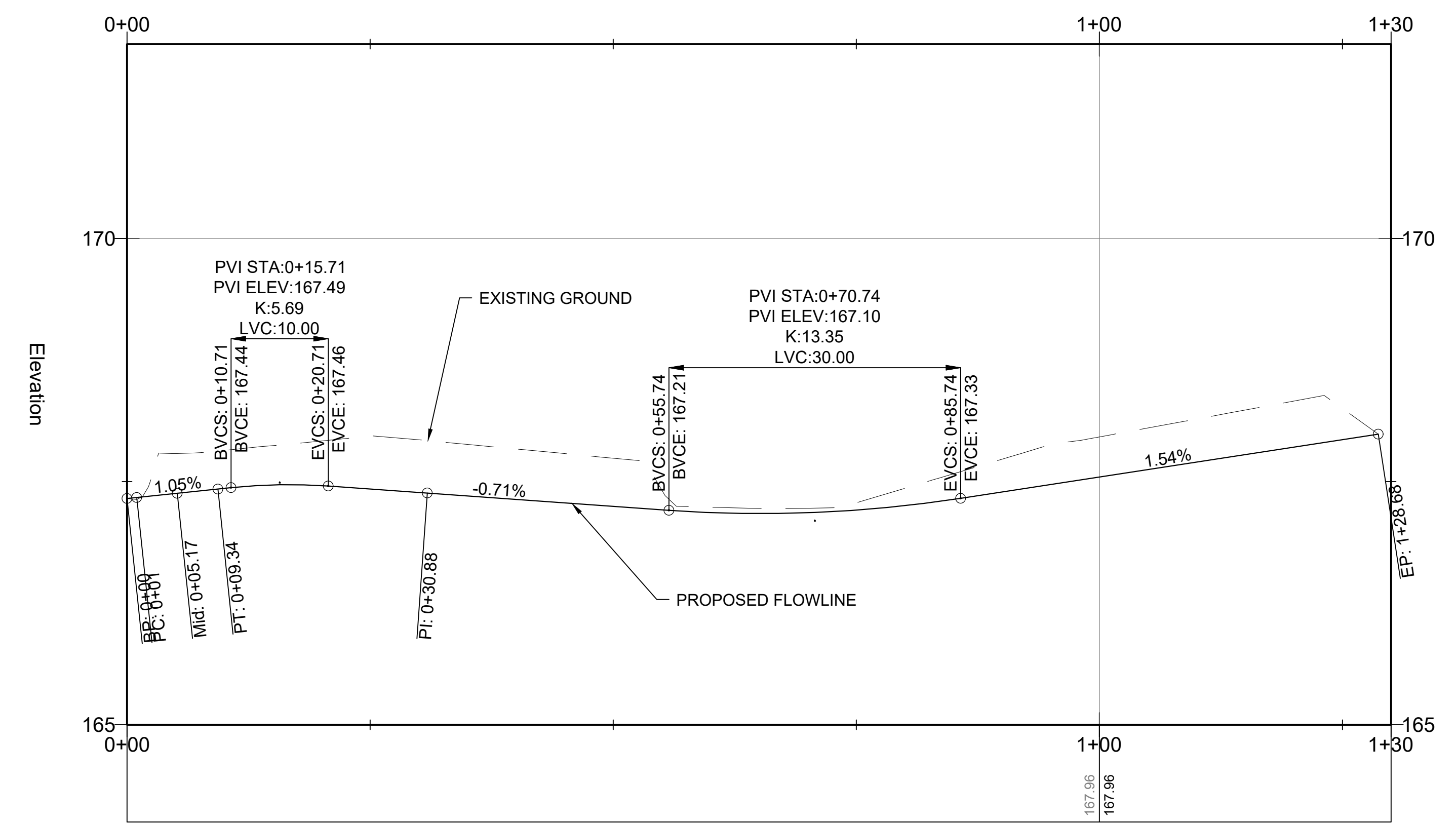
C103

LEGEND:

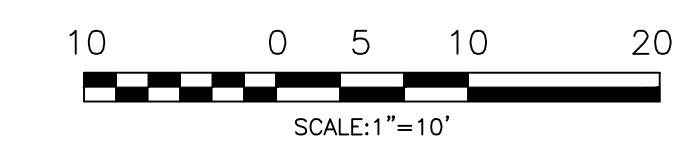
- EXISTING CONTOUR
- NEW CONTOUR
- BREAK LINE



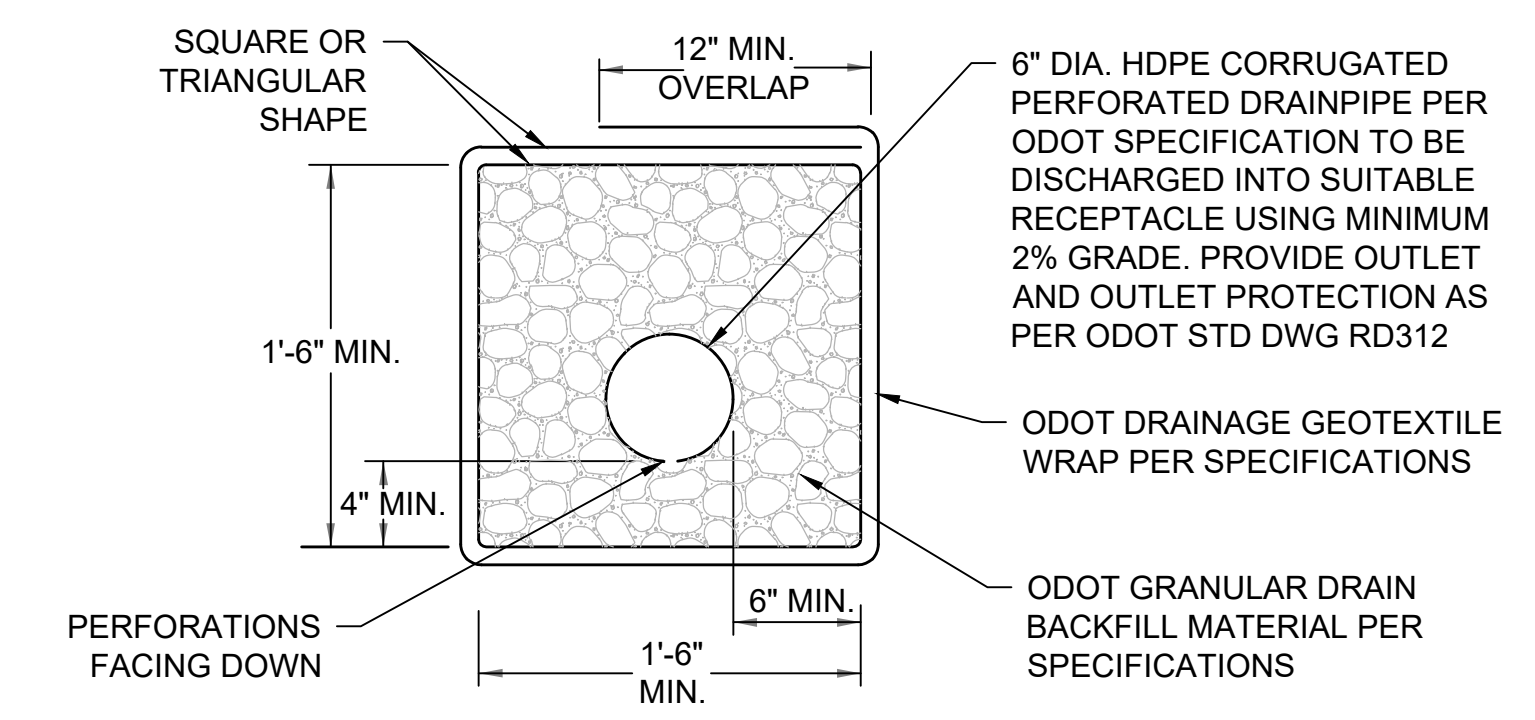
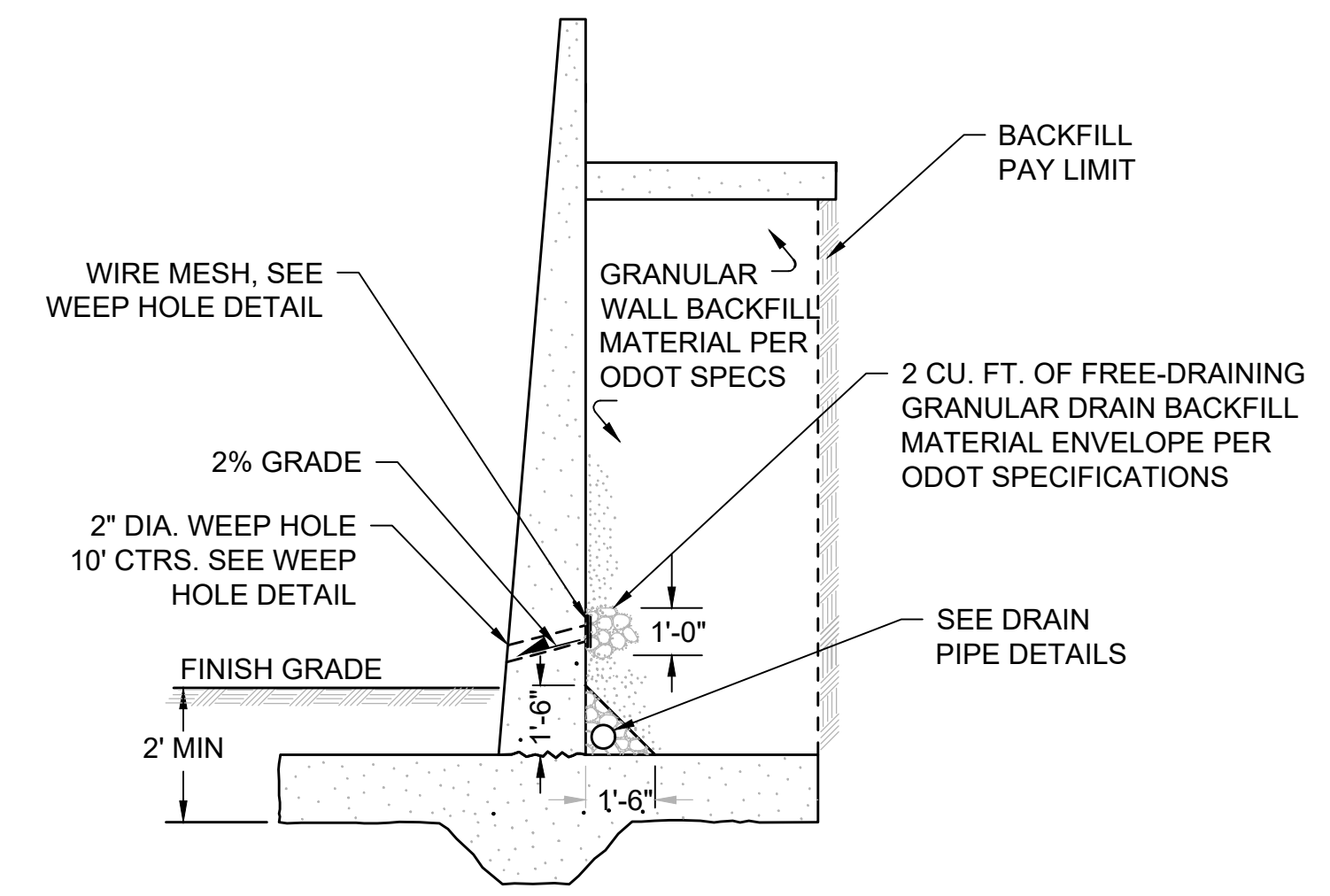
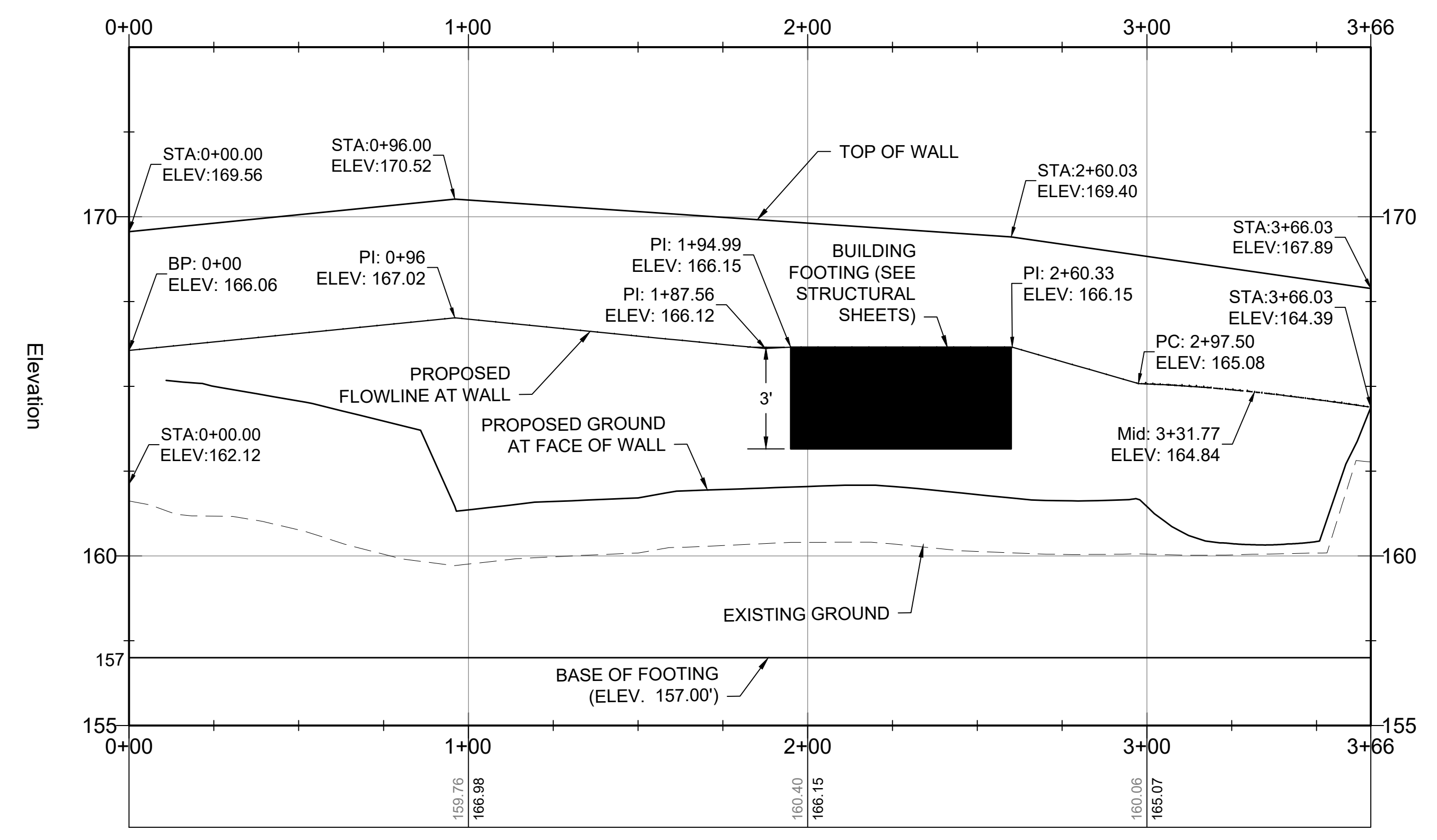
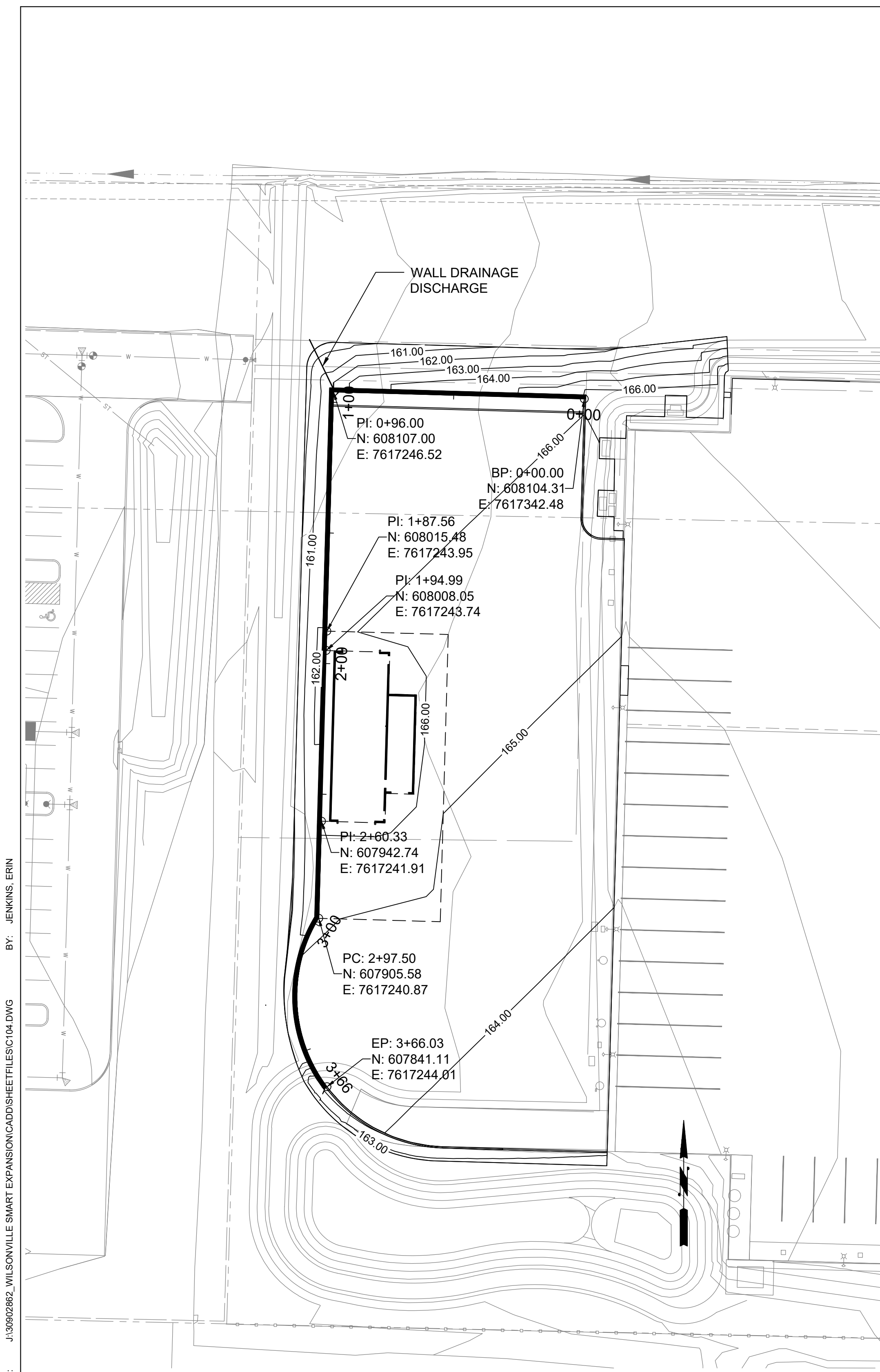
ACCESS ROAD EXPANSION ALIGNMENT



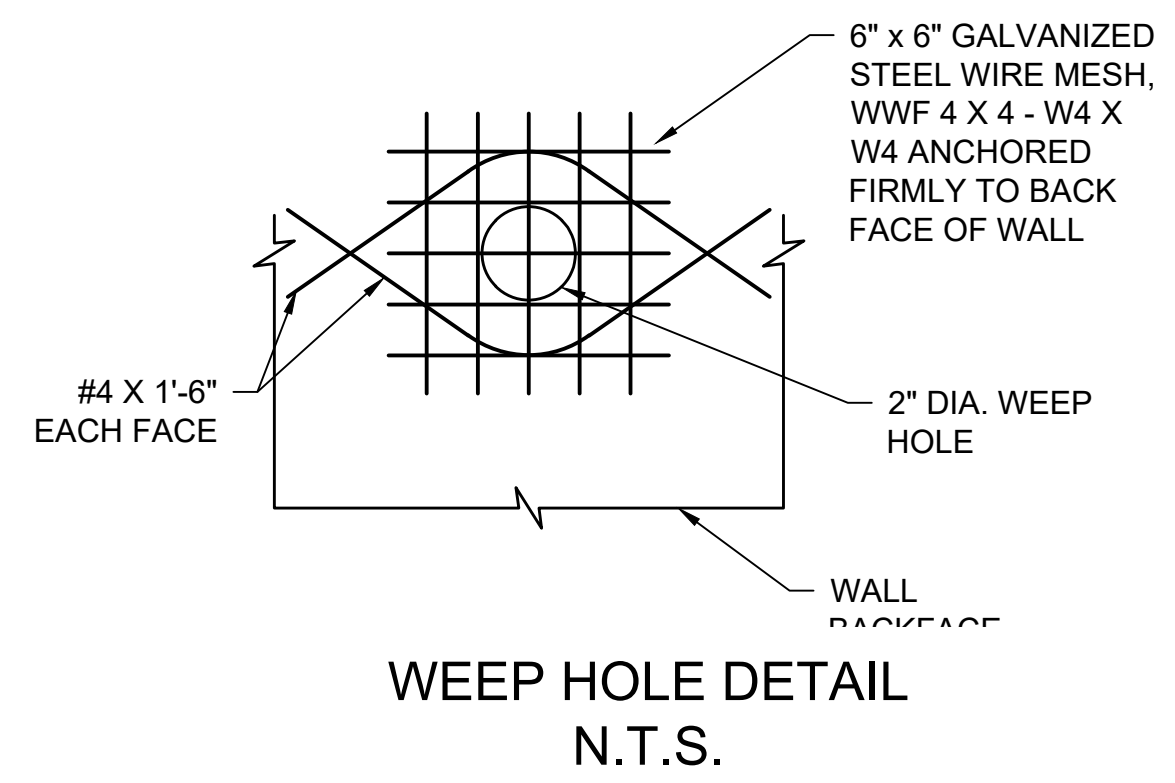
ACCESS ROAD EXPANSION PROFILE



PROJECT NO:	REVISIONS:
DATE:	4/02/2024
DRAWN:	EM
CHECKED:	CMH

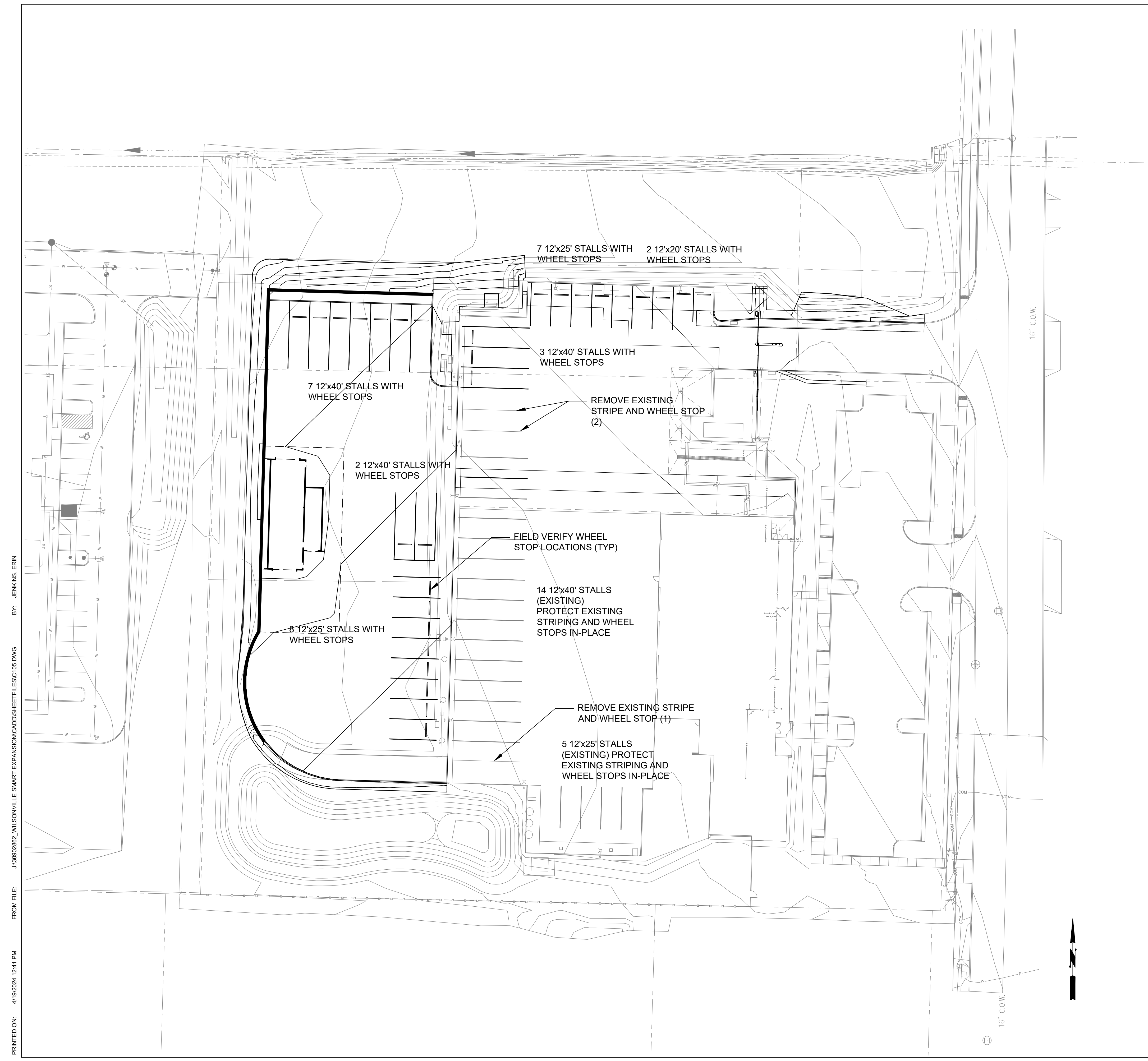


- NOTES:
1. WALL ALIGNMENT IS ALONG EDGE OF PAVEMENT (YARD SIDE FACE OF WALL)
 2. PROVIDE DRAINAGE SO THAT HYDROSTATIC PRESSURES DO NOT BUILD UP BEHIND WALL
 3. SEE STRUCTURAL SHEETS FOR ADDITIONAL DETAILS



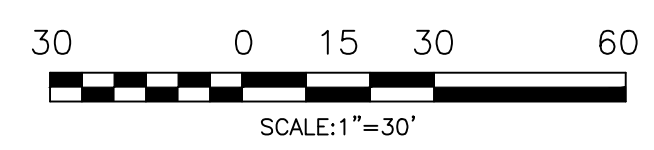
PRINTED ON: 4/19/2024 12:41 PM FROM FILE: J:\3002892_WILSONVILLE SMART EXPANSION\CADD\SHEETS\C104.DWG BY: JENKINS, ERIN

PROJECT NO:	REVISIONS:
DATE:	4/02/2024
DRAWN:	EM
CHECKED:	CM

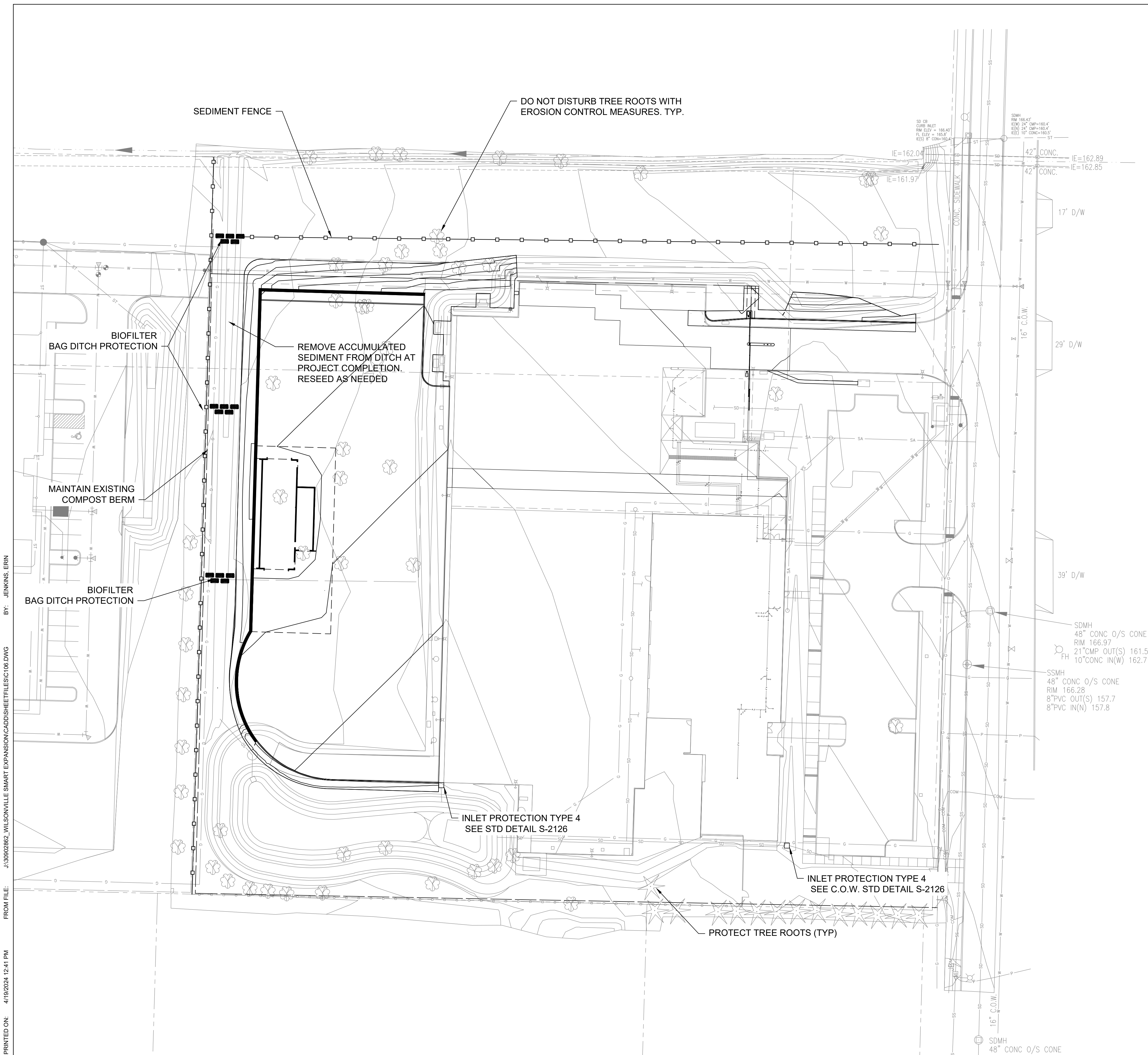
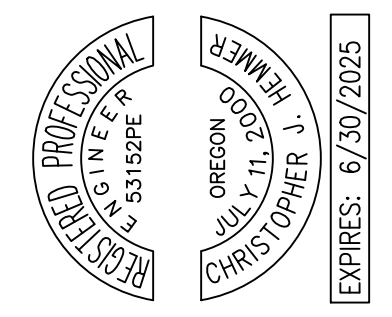


NOTES:

1. PARKING STALL STRIPING TO BE 4" WHITE PAINT LINE (TYP)
2. REUSE REMOVED WHEEL STOPS IN NEW STALLS. SHIFT EXISTING WHEEL STOPS TO ALIGN WITH MODIFIED STALLS.

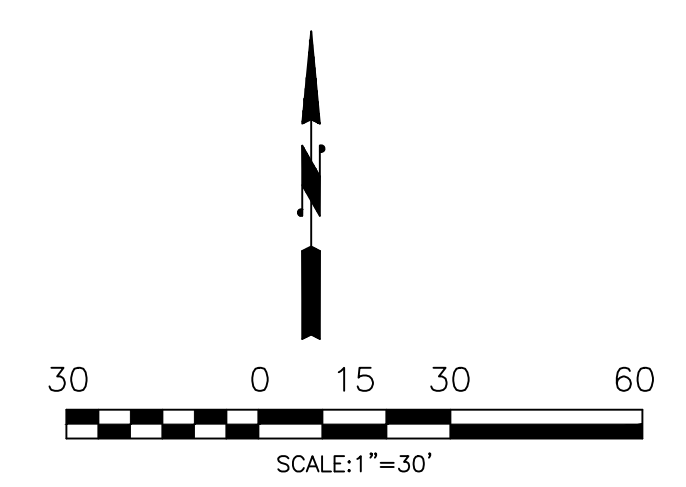


PRINTED ON: 4/19/2024 12:41 PM FROM FILE: J:\3002892_WILSONVILLE SMART EXPANSION\CADD\SHEETFILES\C105.DWG BY: JENKINS, ERIN

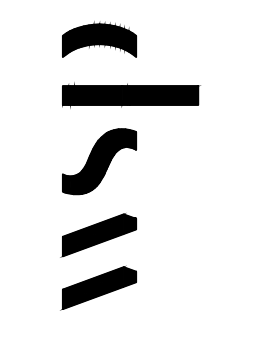


PRINTED ON: 4/19/2024 12:41 PM FROM FILE: J:\30902892_WILSONVILLE SMART EXPANSION\CADD\SHETS\C106.DWG BY: JENKINS, ERIN

- NOTES:
1. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE DIRECTION OF THE ARCHITECT
 2. REMOVE TEMPORARY FENCING AND TREE PROTECTION AT THE DIRECTION OF THE ARCHITECT
 3. PERFORM CONCRETE TRUCK WASHOUT AT CONCRETE PLANT OR INTO A CONCRETE WASHOUT TUB DESIGNED FOR THE PURPOSE. WASHOUT ONTO SITE GRADE IS PROHIBITED.



WSP USA INC.
1300 SW 5th Ave
Suite 3100
Portland, OR 97201
Tel: 1.503.274.8772



DEVELOPMENT REVIEW
S.M.A.R.T FACILITY IMPROVEMENTS
EROSION CONTROL PLAN
CITY OF WILSONVILLE

CIVIL SITE

PROJECT NO:	REVISIONS:
DATE:	4/02/2024
DRAWN:	EM
CHECKED:	CM

C106

City of Wilsonville Erosion and Sediment Control Notes:

1. Responsible party. The property owner or designee shall be responsible for proper installation, maintenance and removal of all erosion and sediment control (ESC) measures, in accordance with the City of Wilsonville, state, and federal regulations.

2. Installation of ESC measures prior to clearing & grading. The ESC measures shown in these plans shall be constructed and approved by the City's authorized representative prior to clearing and grading activities, and in such a manner as to ensure that sediment and sediment laden water does not enter the drainage system, roadways, or violate applicable stormwater discharge standards.

3. Inspections. Initial and final ESC inspections are required. The City's 24 hour Building/ESC inspection number is (503) 682-4159. All calls requesting inspections that are received by 7:00 A.M. shall be inspected by the end of the day the call was received (no inspections Saturday, Sunday, or Holidays). Tree protection shall be installed, inspected and approved before any ESC measures are placed. The initial ESC inspection shall not occur until tree inspection and approval has occurred. The Property owner or designee shall remove ESC measures, establish permanent groundcover on all exposed soils; solely straw or plastic sheeting is not permanent ground cover; clean and remove trash, construction waste and sediment deposits before receiving a final ESC inspection approval.

4. Daily inspection. The ESC measures shall be inspected daily by the property owner or designee and maintained as necessary to ensure proper functioning. All ESC measures requiring maintenance or repair shall be completed immediately.

5. State 1200-C (DEQ) and 1200-CN (City) permits. If a site requires an Oregon Department of Environmental Quality (DEQ) 1200-C permit for disturbing five acres or more, an approved copy of the 1200-C shall be submitted to the City's authorized representative before any clearing or grading shall be allowed to proceed. Construction activities including clearing, grading, excavation, and stockpiling that will disturb five (5) or more acres and that may discharge to surface waters or conveyance systems leading to surface waters of the state, require a DEQ 1200-C permit. A DEQ 1200-C permit is also required for construction activities with a cumulative impact that will ultimately disturb five acres or more and which may discharge to surface waters or conveyance systems leading to surface waters of the state. For construction activities that disturb five (5) or more acres, a public review process is required. The property owner or designee is required to follow all 1200-C requirements and make the 1200-C permit available for review if requested by the City's authorized representative. The DEQ 1200-C permits are obtained directly from DEQ. A 1200-CN permit, for disturbing one to five acres, for automatically covered construction activities is issued by the City of Wilsonville for sites meeting applicable ordinance and code requirements.

6. Code conformance. The property owner or designee shall install, operate, and maintain adequate ESC measures in conformance with the standards adopted by the City of Wilsonville Erosion Control Ordinance during the construction of any public utilities and private improvements until such time as approved permanent vegetative materials have been installed. The contractor shall read and be familiar with the City's Erosion Control standards and ODOT construction Erosion Control standards. The contractor shall adhere to the more restrictive of the two standard requirements when performing Public Works Projects. Refer to https://library.municode.com/or/wilsonville/codes/code_of_ordinances?nodeId=CH8EN_ST_8.317ERPRSECO.

7. Scope of responsibility. The implementation of the approved ESC plan, including the installation, construction, maintenance, replacement, upgrading and removal of the ESC measures are the responsibility of the property owner or designee until all construction is completed and approved, and all vegetation/landscaping is established. The property owner or designee shall be responsible for maintenance of the ESC measures until they relinquish ownership of the property.

8. Erosion control. No person shall create physical erosion by dragging, dropping, tracking, or otherwise placing or depositing, or permitting to be deposited, mud, dirt, rock, or other such debris on a public street, or into any part of the public stormwater and surface water system, or into any part of a private stormwater and surface water system that drains or connects to the public stormwater and surface water system. Any such deposited material shall be immediately removed by hand labor or mechanical means. No material shall be washed or flushed into any part of the stormwater and surface water system until all mechanical means to remove the debris are exhausted and preventive sediment filtration is in place. No discharge containing visible solids is allowed. All above ground treatment facilities (swales, ponds, etc.) shall be completed and approved prior to any stormwater being allowed to enter facility.

9. Minimum requirements – upgrades & retrofits expected. The ESC measures depicted in these plans are considered minimum requirements for anticipated site conditions. During the construction period, these ESC measures shall be upgraded as needed for unexpected storm events and changes in construction activities, to ensure that sediment and sediment-laden water does not leave the construction site.

10. Clearing limits. The boundaries of the clearing limits depicted on the ESC plan shall be clearly marked in the field prior to clearing. During the construction period, no disturbance beyond the clearing limits shall be permitted. The clearing limit markings shall be maintained by the property owner or designee for the duration of construction.

11. Toxic & hazardous materials. Any use of toxic or hazardous materials shall include proper storage, application, and disposal. The property owner or designee shall properly manage hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction.

12. On-site concrete truck wash area. The ESC plan shall designate areas for on-site washing of concrete trucks and the disposal of accumulated concrete waste.

13. Securing of portable toilets. If required, the property owner or designee shall secure portable toilets, by cable or chain, to posts or stable anchor to prevent them from over-turning and spilling.

14. Resources for ESC facility design & development. The property owner or designee shall refer to the Clackamas County Water Environment Services most current version of the "Erosion Prevention and Sediment Control Planning and Design Manual," available on line at http://www.clackamas.us/wes/designmanual.jsp and the City of Wilsonville's "Erosion Control Ordinance".

15. Construction entrances. Stabilized gravel entrances, with subgrade reinforcement geotextile fabric, shall be installed and maintained for the duration of the project in conformance with Detail S-2240. Additional measures such as a wheel wash may be required to ensure that all paved areas are kept clean for the duration of the project. The construction entrance shall not block existing public accessible routes unless proper closures are approved by the City of Wilsonville Engineering authorized representative.

16. Protection of stormwater facilities, drains & inlets. Storm drain inlets, basins, and area drains shall be protected until completion of project. Although there are a number of approved measures for inlet protection, low flow siltsack inserts (no overflow) with biobags around curb inlets are the preferred measures for inlet protection, where applicable. Per DEQ requirements overflow silt sack inserts are not allowed. Low flow siltsack inserts (no overflow) shall be used for street inlets (unless inlet in curb). All storm drain inlet protection measures located in public streets shall not create a hazard to vehicular traffic, bike or pedestrian traffic. If required by the City's authorized representative, a minimum of six (6) extra biobags shall be kept on site at all times for upgrading and repairs.

17. Cleaning sediment barriers. At no time shall sediment be allowed to accumulate more than 1/3 of barrier height. Cleaning operations shall not allow sediment-laden water to be intentionally washed into storm sewers, drainage ways or waterbodies. Dry sweeping shall be used to clean up released sediments using appropriate dust control measures.

18. Permanent ground cover. Pavement surfaces and permanent vegetation are to be installed as soon as possible. Impervious surfaces shall not be installed until stormwater detention and water quality facilities have been constructed and approved by the City's authorized representative.

19. Seeding. Seeding shall be established only between March 1 through May 15 and September 1 through October 15 for each phase of construction. If an irrigation system is installed, seeding may be established from March 1 through November 15.

20. Wet weather requirements. Exposed soils and un-vegetated surfaces not fully established by October 15, site shall be subject to wet weather erosion prevention measures in effect through April 30. For requirements, see Clackamas County Water Environment Services' most current version of "Erosion Prevention and Sediment Control Planning and Design Manual," and the City of Wilsonville Erosion Control Ordinance. Any open ground (regardless of slope) is to be covered during the wet weather season if not under active construction (active construction to be determined by the City's authorized representative).

21. Dust control. During all phases of work the contractor shall take precautions to abate any dust nuisance. Dust shall be minimized to the extent practicable and prevention measures shall be continuous until final inspection by the City's authorized representative. Additional measures for dust control, if required by the City's authorized representative, shall include at least one (1) water truck on site at all times from June 1 to October 31. In areas subject to wind erosion, appropriate BMP's must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

22. Use of straw. Solid straw bales are not to be used for any ESC measures. Straw should only be used loose, to spread as temporary ground cover. A minimum of two inches is to be applied, covering all exposed soils (no visible soils).

23. Plans. All ESC plans shall include an appropriate erosion control legend and erosion control details, which are consistent with the City of Wilsonville's Erosion and Sediment Control Notes (Including Sediment Fence Notes). Legend symbols are found in the Clackamas County Water Environment Services "Erosion Prevention and Sediment Control Planning and Design Manual," in Appendix A. Erosion control details are also found at http://www.ci.wilsonville.or.us/Index.aspx?page=404 or WWW.ci.wilsonville.or.us then ... City Hall> Community Development> Engineering> Public Works Standards and the "Erosion Prevention and Sediment Control Planning and Design Manual".

24. ESC protection behind curbs. Installation of a 3/4" – 0 crushed aggregate is the preferred ESC application where ground is exposed along existing curbing.

City of Wilsonville Sediment Fence Notes:

1. Sediment Fence. Filter fabric sediment fences shall be installed in conformance with Detail S-2245.

2. Stitched post loops. Standard or heavy duty filter fence shall have manufactured stitched post loops with stapled 2"x 2" x 4' posts for installation. Stitched post loops shall be installed on the uphill side of the sloped area.

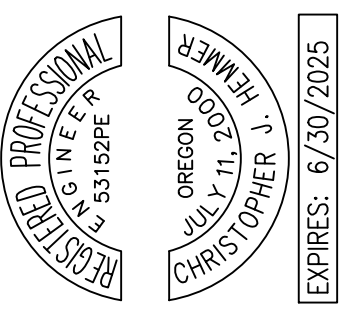
3. Continuous run / construction of joints. The filter fabric shall be purchased in a continuous roll, and cut to length in the field to avoid the use of joints. When joints are necessary, connect silt fence ends by spinning 2"x 2" x 4' posts together two to three times and bury as one post.

4. Installation on contour / finish at termination points. The filter fence shall be installed to follow the contours where feasible. The posts shall be spaced a maximum of six feet apart and driven securely into the ground. When sediment fence approaches its termination point, turn fence uphill and extend one (1) full panel (6 feet).

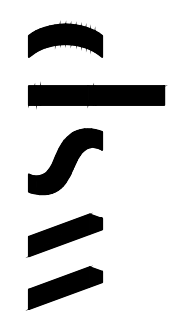
5. Burial of fabric. The filter fabric shall have a minimum vertical burial of six inches. All excavated material from filter fabric fence installation shall be backfilled and compacted on both sides of fence along the entire disturbed area.

6. Inspection. Filter fabric fences shall be inspected by property owner or designee immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs, maintenance or needed upgrades shall be made immediately. If required by the City's authorized representative, a minimum of one (1) full roll of extra filter fabric fencing shall be on site at all times for upgrading and repairs.

7. Removal. Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.



WSP USA INC. 1300 SW 5th Ave Suite 3100 Portland, OR 97201 Tel: 1 503 274 8772



DEVELOPMENT REVIEW CIVIL SITE S.M.A.R.T FACILITY IMPROVEMENTS EROSION CONTROL NOTES CITY OF WILSONVILLE

Table with columns: PROJECT NO., DATE, DRAWN, CHECKED, REVISIONS, ERM, C/H

C107

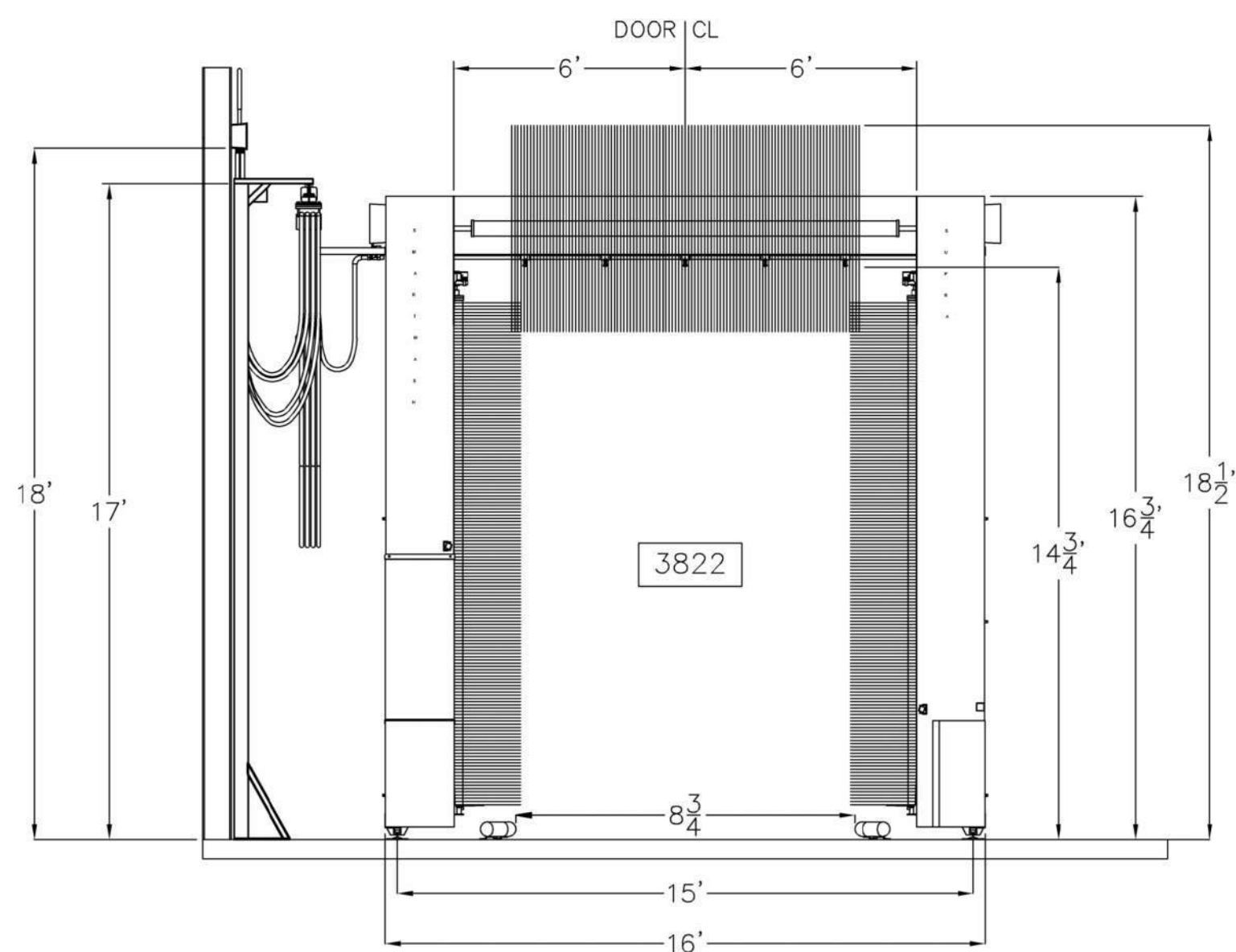
PRINTED ON: 4/19/2024 12:41 PM FROM FILE: J:\30902892_WILSONVILLE SMART EXPANSION\CADD\SHEETFILES\C107.DWG BY: JEMKINS, ERIN

PROJECT NO.	REVISIONS:
DATE: 4/26/2024	
DRAWN: ET	
CHECKED: MK	

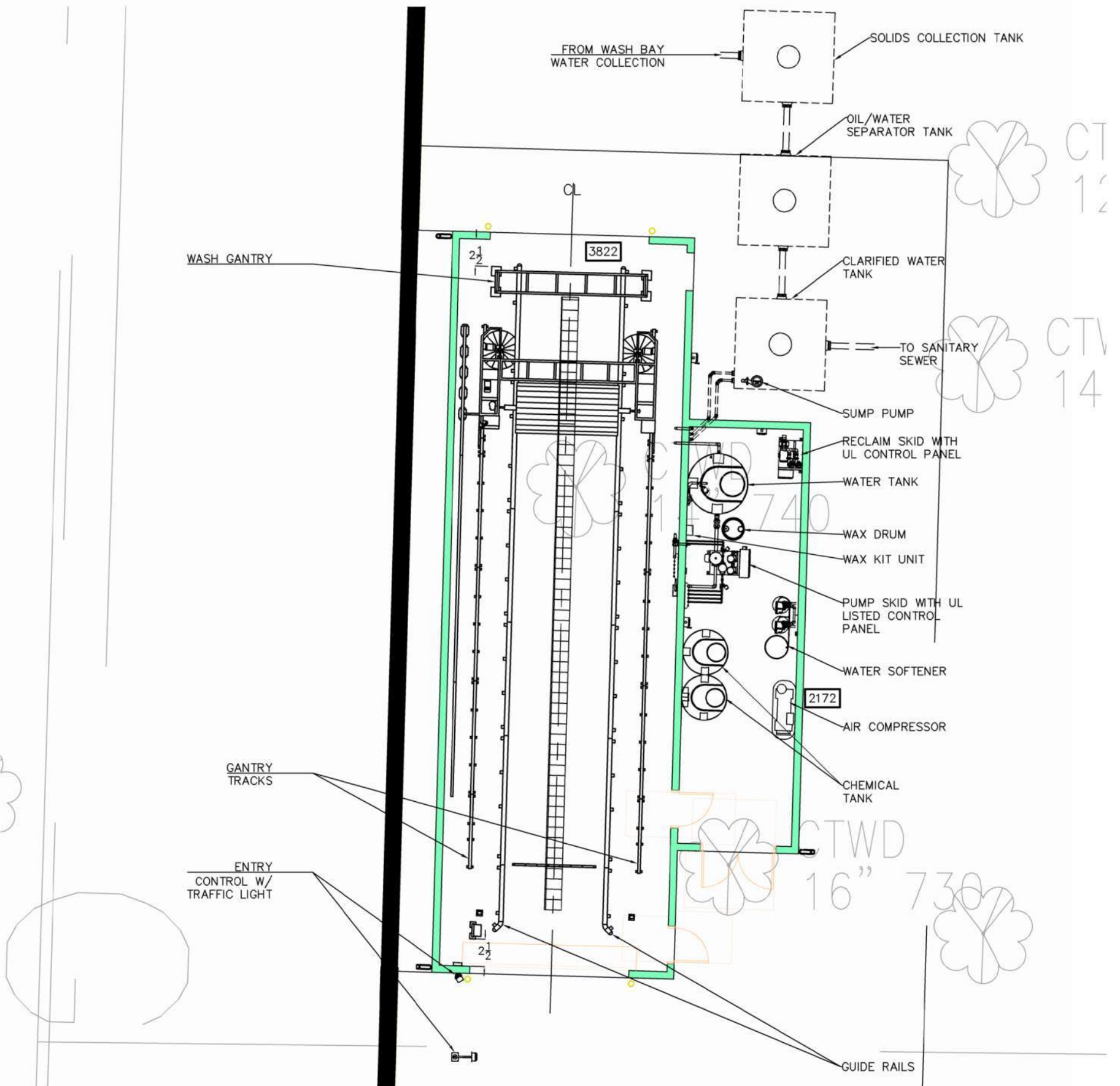


1 SITE PLAN

EQUIPMENT SCHEDULE	
EQUIPMENT	DESCRIPTION
PUMP SKID	UL LISTED CONTROL PANEL, CR 32 HIGH PRESSURE PUMP, CR-5 PUMP AND 2 CHEMICAL PUMPS. FUSIBLE DISCONNECT - 400 AMP (FLA 176) - PUMP SKID FROM BUILDING MAIN POWER PULL POWER WIRES AND GROUND WIRE IN CONDUIT TO LINE SIDE OF DISCONNECT, 4' A.F.F. TO BOTTOM OF DISCONNECT. FROM LOAD SIDE OF DISCONNECT TO THE APPROPRIATELY LABELED TERMINALS IN THE UL CONTROL PANEL OF PUMP SKID PULL CAT5e ETHERNET WIRE FROM CUSTOMER NETWORK SERVER LOCATION, TO PUMP SKID PANEL
WATER SOFTENER	CULLIGAN MODEL HET-120; 115 VOLT OUTLET - 20 AMP
RECLAIM SKID	100 GALLON/MIN WITH UL CONTROL PANEL FUSIBLE DISCONNECT - 30 AMP (FLA 24) - RECLAIM SKID FROM BUILDING MAIN POWER PULL POWER WIRES AND GROUND WIRE IN CONDUIT TO LINE SIDE OF DISCONNECT. DISCONNECT TO 4' A.F.F. TO BOTTOM OF BOX. FROM LOAD SIDE OF DISCONNECT TO APPROPRIATELY LABELED TERMINALS IN THE UL CONTROL PANEL OF RECLAIM SKID. SERVICE DISCONNECT - 30 AMP - TRANSFER PUMP FROM UL CONTROL PANEL OF RECLAIM SKID IN CONDUIT PULL POWER WIRES AND GROUND WIRE TO LINE SIDE OF SERVICE DISCONNECT, 4' A.F.F. TO BOTTOM OF SERVICE DISCONNECT. FROM LOAD SIDE OF DISCONNECT IN CONDUIT TO TRANSFER PUMP
ENTRY SYSTEM	ENTRY CONTROL JUNCTION BOX, "J" BOX 12"x12"x4" PVC - 8' A.F.F. PULL IN 1" CONDUIT 3 QTY. #14 AWG. POWER AND GROUND WIRES, 2 QTY. BELDEN (8723) WIRES AND 1 QTY. CAT5e WIRE, FROM UL CONTROL PANEL OF PUMP SKID FROM ENTRY CONTROL JUNCTION BOX, PULL 2 QTY. BELDEN (8723) WIRES IN 3/4" CONDUIT TO ENTRY CONTROL TRAFFIC LIGHT - 8' A.F.F. INSTALL THE ENTRY KEY SYSTEM OUTSIDE ON POLE (2) PULL 3 QTY. #14 AWG. WIRES AND 1 QTY. CAT5e WIRES IN 3/4" CONDUIT UNDERGROUND FROM THE JUNCTION BOX

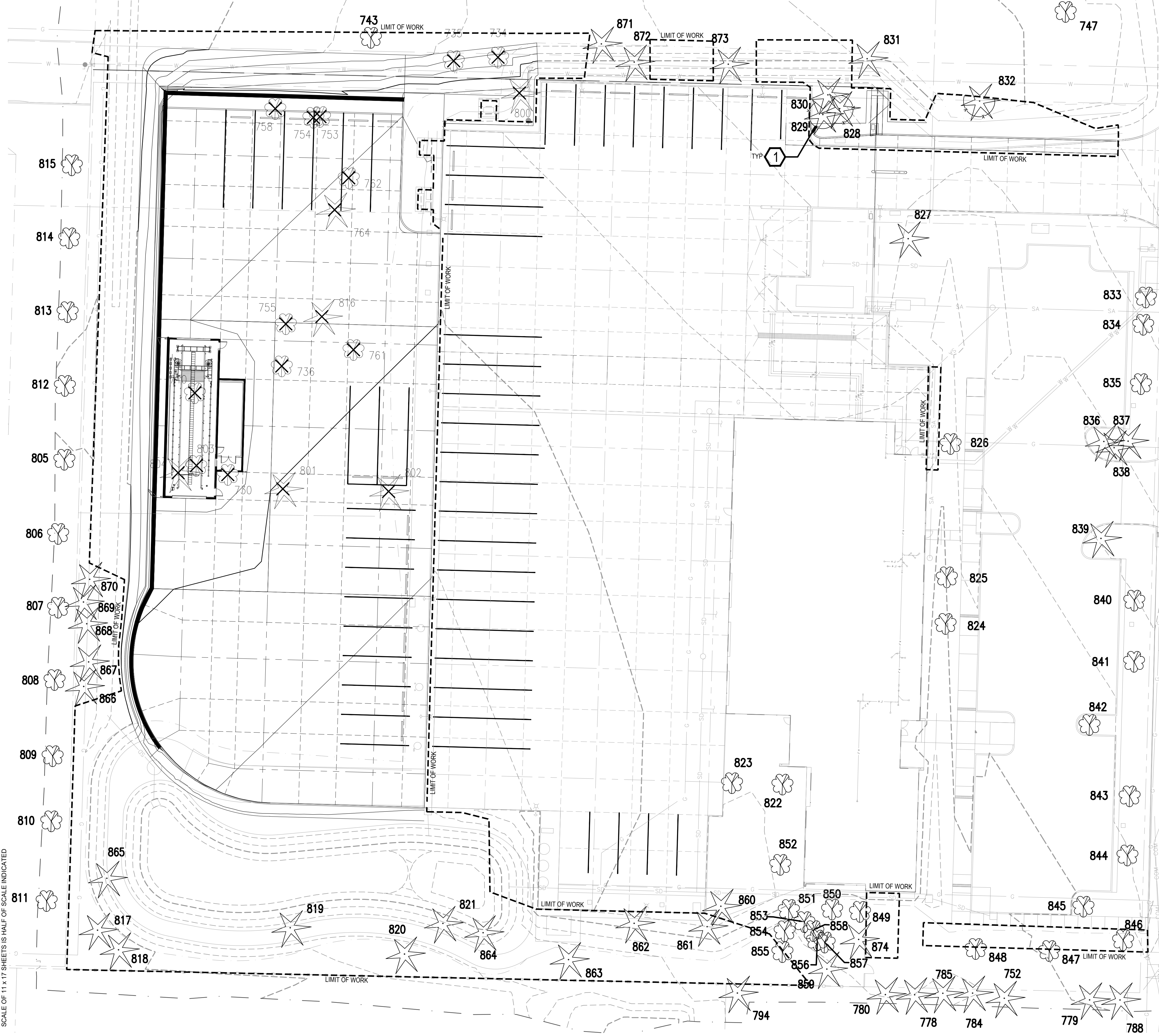


2 GANTRY WASH ELEVATION



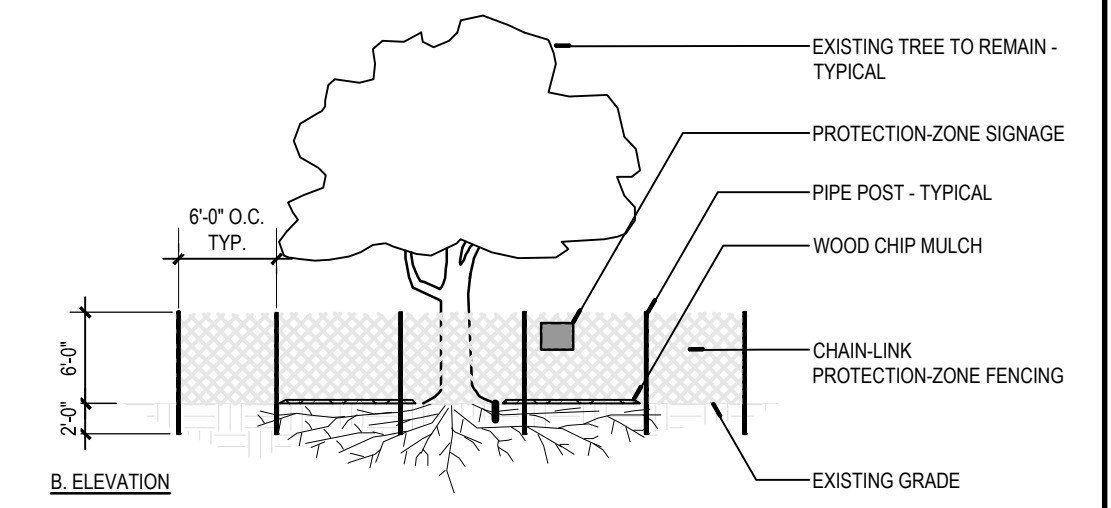
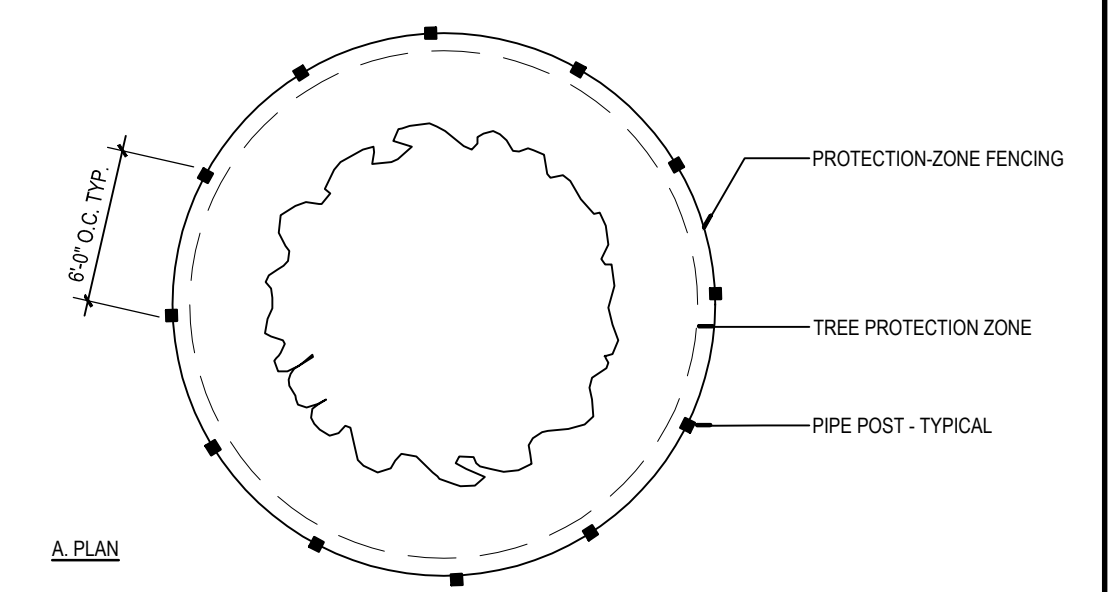
3 ENLARGED BUILDING PLAN

PRINTED ON: 4/24/2024 11:21 AM FROM FILE: C:\USERS\USER1670488\WSP\0365\WILSONVILLE SMART EXPANSION - GENERAL\CADD\WORKING\FACILITIES\CIVIL\WORKING\CIVIL - FFD.DWG BY: TAURO, ERIC



TREE LEGEND

- TREES
- EXISTING DECIDUOUS AND CONIFER TREES TO BE REMOVED
- EXISTING DECIDUOUS AND CONIFER TREES TO REMAIN UNDISTURBED
- SITE ELEMENTS
- TREE PROTECTION FENCING



- NOTES:**
- DO NOT INSTALL ANY COMPONENT OF TREE PROTECTION FENCING WITHIN TREE PROTECTION ZONES UNLESS INDICATED ON THE DRAWINGS OTHERWISE.
 - THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN TREE PROTECTION ZONES: STORAGE OF CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL; CLEANING OF MATERIALS OR EQUIPMENT; MOVING OR PARKING VEHICLES OR EQUIPMENT; FOOT TRAFFIC; ERECTION OF STRUCTURES; IMPOUNDMENT OF WATER; EXCAVATION OR OTHER DIGGING UNLESS OTHERWISE INDICATED; ATTACHMENT OF SIGNS TO OR WRAPPING MATERIALS AROUND TREES; USE OF FASTENERS OF ANY TYPE INTO THE TREE.
 - THE CITY OF WILSONVILLE SHALL BE NOTIFIED WITHIN 24 HOURS OF ANY SUSPECTED DAMAGE TO EXISTING TREES WITHIN THE PROJECT AREA THAT WERE NOT IDENTIFIED AND APPROVED FOR REMOVAL OR RELOCATION. IF DAMAGE OCCURS DURING CONSTRUCTION, THE CONSTRUCTION APPLICANT SHALL HAVE THE TREE RESTORED WITHIN 24 HOURS BY A CERTIFIED ARBORIST.

1 TREE PROTECTION-ZONE FENCING
PLAN ELEVATION NOT TO SCALE

GENERAL NOTES

EXISTING TREES SURVEYED: 103
 EXISTING TREES TO BE RETAINED: 85
 EXISTING TREES TO BE REMOVED AND REPLACED: 18
 PROPOSED TREES: 69

KEY NOTES

- TREE PROTECTION FENCING - 6' HEIGHT CHAIN-LINK. INSTALL AT OUTER LIMIT OF TREE CANOPY UNLESS OTHERWISE IMPACTED BY SITE DEVELOPMENT.



100% CONSTRUCTION DOCUMENTS
S.M.A.R.T. FACILITY IMPROVEMENTS
 PROJECT # 2208.00
 CITY OF WILSONVILLE
 28875 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
TREE REMOVAL AND PROTECTION PLAN

REVISIONS:
 # DESCRP. DATE

ISSUE DATE: 04/26/2024

L100

AKS TREE INVENTORY

Detailed Tree Inventory for Smart Facility Improvements							
AKS Job No. [8811-12] - Evaluation Date: 07/16/2024 - Evaluated by: BRK							
Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
726	16	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
728	16	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
730	16	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ 10'	3	3	Remove
734	20,20	17	Black Cottonwood (<i>Populus trichocarpa</i>)	Topped @ ~15'; Some epicormic limbs remain	3	3	Remove
735	20	7	Black Cottonwood (<i>Populus trichocarpa</i>)	Topped @ ~15'; Some epicormic limbs remain	3	3	Remove
736	15	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~15'	3	3	Remove
740	17	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ 10'	3	3	Remove
741	8,8	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
743	8,7	8	Willow (<i>Salix spp.</i>)	Dead top; in significant decline	3	3	Remove
747	17,9	17	Black Cottonwood (<i>Populus trichocarpa</i>)	Evaluated from behind a fence	1	1	Preserve
752	18	11	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence; Lean (E)	2	2	Preserve
753	10,20	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~15'	3	3	Remove
754	10,20	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~15'	3	3	Remove
755	15	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~20'	3	3	Remove
758	14	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~15'	3	3	Remove
761	14	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~20'	3	3	Remove
762	13	0	Black Cottonwood (<i>Populus trichocarpa</i>)	Dead; Topped @ ~15'	3	3	Remove
764	14	12	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Low vigor	2	1	Remove
765	7	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
767	12	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
768	12,4,4,4	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
771	19	12	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Remove
772	18	15	Scots Pine (<i>Pinus sylvestris</i>)	Codominant with included bark	1	2	Preserve
773	10,5,5,5,5,5	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
775	6	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
778	18	10	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence	2	1	Preserve
779	20	14	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence	2	1	Preserve
780	20	15	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence	2	1	Preserve
784	12,10	16	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence; Lean (E)	2	2	Preserve
785	17	10	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence; Lean (E)	2	2	Preserve
788	25	13	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pruned limb with decay; Pitch Moth evidence; Lean (E)	2	2	Preserve
794	16	7	Shore Pine (<i>Pinus contorta</i>)	OFFSITE; Pitch Moth evidence; Broken top half; Lean (W); In significant decline	3	3	Preserve
800	9	10	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Remove
801	9	7	Shore Pine (<i>Pinus contorta</i>)	Good condition	1	1	Remove
802	10	11	Shore Pine (<i>Pinus contorta</i>)	Good condition	1	1	Remove
803	6	6	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Tree location was determined by the arborist in the field and is considered approximate	1	1	Remove
804	8,6,6	12	Willow (<i>Salix spp.</i>)	Tree location was determined by the arborist in the field and is considered approximate	1	1	Remove
805	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
806	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
807	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
808	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
809	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
810	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
811	10	14	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence	1	1	Preserve
812	12	13	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence; Tree location was determined by the arborist in the field and is considered approximate	1	1	Preserve
813	12	13	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence; Tree location was determined by the arborist in the field and is considered approximate	1	1	Preserve

Page 1 of 2

Detailed Tree Inventory for Smart Facility Improvements							
AKS Job No. [8811-12] - Evaluation Date: 07/16/2024 - Evaluated by: BRK							
Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
814	12	13	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence; Tree location was determined by the arborist in the field and is considered approximate	1	1	Preserve
815	12	13	Green Ash (<i>Fraxinus pennsylvanica</i>)	OFFSITE; Evaluated from behind a fence; Tree location was determined by the arborist in the field and is considered approximate	1	1	Preserve
816	6	6	Shore Pine (<i>Pinus contorta</i>)	Tree location was determined by the arborist in the field and is considered approximate	1	1	Remove
817	6	6	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Preserve
818	9	12	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Preserve
819	6	8	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Preserve
820	6	7	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Preserve
821	6	7	Douglas-fir (<i>Pseudotsuga menziesii</i>)	Good condition	1	1	Preserve
822	6	9	Eastern Redbud (<i>Cercis canadensis</i>)	Good condition	1	1	Preserve
823	9	6	Eastern Redbud (<i>Cercis canadensis</i>)	Good condition	1	1	Preserve

Total # of Existing Trees Inventoried = 56

GREENWORKS TREE INVENTORY

NO.	TREE SPECIES	DBH*	C-RAD**	CONST. IMPACT	HEALTH	COMMENTS
824	VINE MAPLE	(4) 2'	8'	RETAIN - PROTECT	GOOD	OPEN FORM, EARLY ABSOSSION
825	VINE MAPLE	(4) 2'	8'	RETAIN - PROTECT	GOOD	OPEN FORM, EARLY ABSOSSION
826	VINE MAPLE	(8) 2'	12'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
827	WESTERN RED CEDAR	10"	10"	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE
828	WESTERN RED CEDAR	10"	10"	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE, CONVERGENCE
829	WESTERN RED CEDAR	10"	10"	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE, CONVERGENCE
830	WESTERN RED CEDAR	10"	10"	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE, CONVERGENCE
831	DOUGLAS FIR	8"	15'	RETAIN - PROTECT	GOOD	FULL CROWN
832	COAST PINE	8"	10'	RETAIN - PROTECT	GOOD	FULL CROWN
833	MAGYAR GINKGO	2"	3'	RETAIN - PROTECT	GOOD	NEW PLANTING
834	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN
835	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN
836	DWARF WHITE SPRUCE	2"	2'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
837	DWARF WHITE SPRUCE	2"	2'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
838	DWARF WHITE SPRUCE	2"	2'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
839	DWARF WHITE SPRUCE	2"	2'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
840	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
841	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
842	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
843	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
844	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
845	MAGYAR GINKGO	2"	2'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
846	MAGYAR GINKGO	6"	6'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
847	MAGYAR GINKGO	2"	4'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
848	MAGYAR GINKGO	2"	4'	RETAIN - PROTECT	EXCELLENT	NEW PLANTING
849	EASTERN REDBUDD	6"	12'	RETAIN - PROTECT	EXCELLENT	FULL CROWN, DENSE FOLIAGE
850	CHERRY, SP	12"	12'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE, CONVERGENCE
851	CHERRY, SP	6"	10'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE, CONVERGENCE
852	EASTERN REDBUDD	6"	10'	RETAIN - PROTECT	GOOD	FULL CROWN, DENSE FOLIAGE
853	CHERRY, SP	8"	8'	RETAIN - PROTECT	GOOD	CONVERGENCE
854	CHERRY, SP	8"	12'	RETAIN - PROTECT	GOOD	CONVERGENCE
855	CHERRY, SP	8"	10'	RETAIN - PROTECT	GOOD	CONVERGENCE
856	CHERRY, SP	6"	6'	RETAIN - PROTECT	GOOD	CONVERGENCE
857	CHERRY, SP	10"	15'	RETAIN - PROTECT	GOOD	CONVERGENCE
858	CHERRY, SP	8"	10'	RETAIN - PROTECT	GOOD	CONVERGENCE
859	WESTERN RED CEDAR	10"	10'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE
860	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE
861	WESTERN RED CEDAR	8"	8'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE
862	WESTERN RED CEDAR	8"	8'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE
863	DOUGLAS FIR	6"	10'	RETAIN - PROTECT	GOOD	FULL CROWN
864	WESTERN RED CEDAR	6"	8'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE
865	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE
866	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE
867	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE
868	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE
869	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE
870	WESTERN RED CEDAR	8"	10'	RETAIN - PROTECT	EXCELLENT	DENSE FOLIAGE
871	DOUGLAS FIR	8"	15'	RETAIN - PROTECT	GOOD	FULL CROWN
872	DOUGLAS FIR	8"	15'	RETAIN - PROTECT	GOOD	FULL CROWN
873	DOUGLAS FIR	8"	15'	RETAIN - PROTECT	GOOD	FULL CROWN
874	WESTERN RED CEDAR	8"	12'	RETAIN - PROTECT	GOOD	DENSE FOLIAGE

ABBREVIATIONS:

DBH = DIAMETER AT BREAST HEIGHT, MEASURED 4.5 FEET ABOVE GROUND LEVEL (INCHES)
 C-RAD = CROWN RADIUS, DISTANCE FROM CENTER OF TREE TRUNK TO EDGE OF TREE CROWN (FEET)

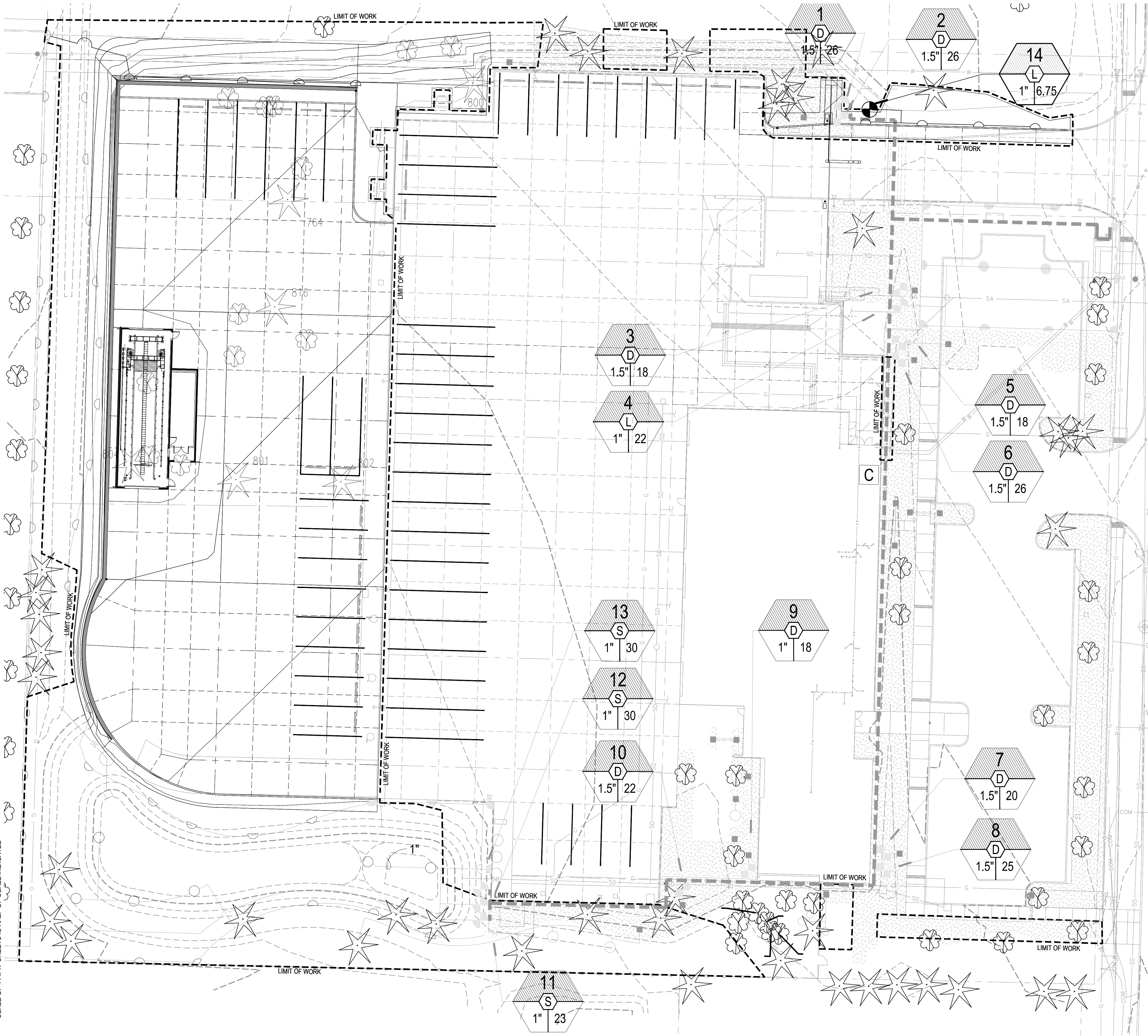
NOTES:

- TREE LOCATION / INFORMATION FOR TREES NUMBERED 824 THRU 874, PROVIDED BY GREENWORKS AND BASED ON IN-FIELD OBSERVATION CONDUCTED ON 8/1/2024.



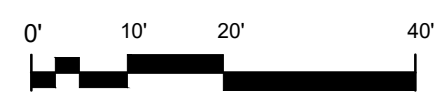
REVISIONS:

#	DESCRP.	DATE



GENERAL NOTES

A. REFER TO SHEET L201 FOR LEGENDS AND NOTES.



100% CONSTRUCTION DOCUMENTS
 S.M.A.R.T. FACILITY IMPROVEMENTS
 PROJECT #: 2308.00
 CITY OF WILSONVILLE
 28875 SW BOBERG RD, WILSONVILLE, OR 97170

SHEET TITLE:
IRRIGATION PLAN

REVISIONS:

#	DESCRP.	DATE

ISSUE DATE: 04/26/2024

L200



PIVOT
 ARCHITECTURE

GREENWORKS

EXISTING IRRIGATION LEGEND

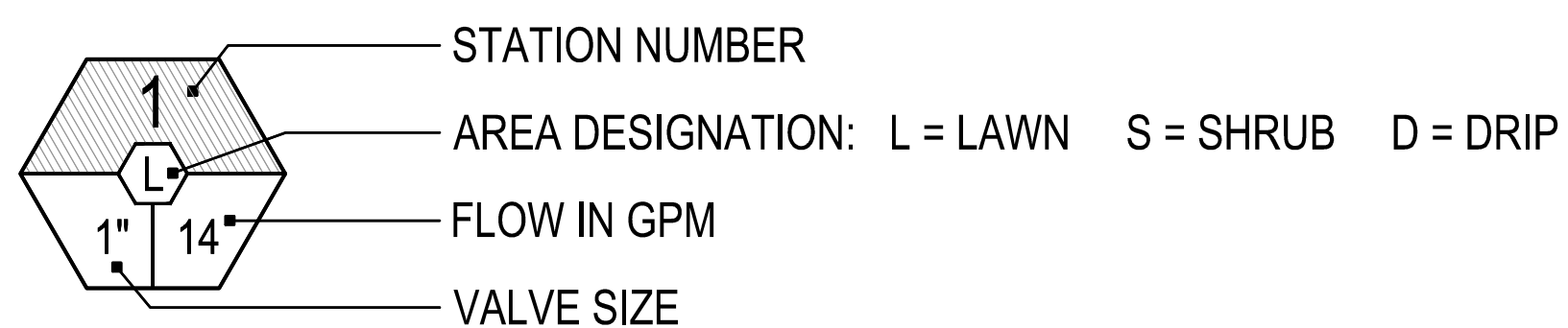
IRRIGATION HEADS

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.	ARC	PSI	RAD.	GPM
	ROTARY NOZZLE / SPRAY	HUNTER	MP3000-PROS-12-PRS40-CV	90°	30	25'	0.69
	ROTARY NOZZLE / SPRAY	HUNTER	MP3000-PROS-12-PRS40-CV	180°	30	25'	1.44
	ROTARY NOZZLE / SPRAY	HUNTER	MP3000-PROS-12-PRS40-CV	360°	30	25'	2.88
	ROTARY NOZZLE / STAKED	HUNTER	MP3000 - ON STAKED RISER	90°	30	25'	0.69
	ROTARY NOZZLE / STAKED	HUNTER	MP3000 - ON STAKED RISER	180°	30	25'	1.44
	ROTARY NOZZLE / STAKED	HUNTER	MP3000 - ON STAKED RISER	360°	30	25'	2.88
	DRIPLINE - DRIP ZONE ROW SPACING = 12" O.C.	RAINBIRD	XFD-09-18	NA	NA	NA	NA

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION	MANUF.	MODEL NO.
	WATER METER - SEE CIVIL DRAWINGS		
	REMOTE CONTROL VALVE	RAINBIRD	PEB SERIES
	DRIP ZONE CONTROL KIT	RAINBIRD	XCZ-150-COM
	FLUSH VALVE		
	AIR VACUUM RELIEF VALVE		
	QUICK COUPLER		
	GATE VALVE		
	BACKFLOW PREVENTION DEVICE		
	IRRIGATION CONTROLLER	HUNTER	ICC-600M -18 STATION W/ SOLAR SYNC MODULE
	MANUAL DRAIN VALVE		
	IRRIGATION LATERAL LINE		
	IRRIGATION LATERAL LINE - DRIP ZONE CONNECTION		
	IRRIGATION MAIN LINE		
	IRRIGATION SLEEVE		

CONTROL VALVE TARGET



PROPOSED IRRIGATION LEGEND

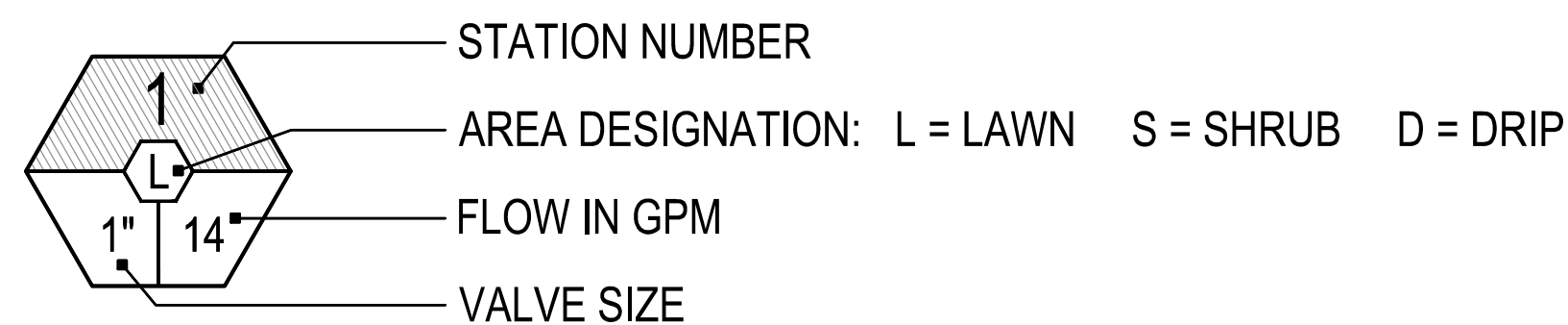
IRRIGATION HEADS

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.	ARC	PSI	RAD.	GPM
	ROTARY NOZZLE / STAKED	RAINBIRD	R-VAN24 ON STAKED RISER	180°	45	23'	1.68
	DRIPLINE - DRIP ZONE ROW SPACING = 12" O.C.	RAINBIRD	XFD-09-18	NA	NA	NA	NA

IRRIGATION EQUIPMENT

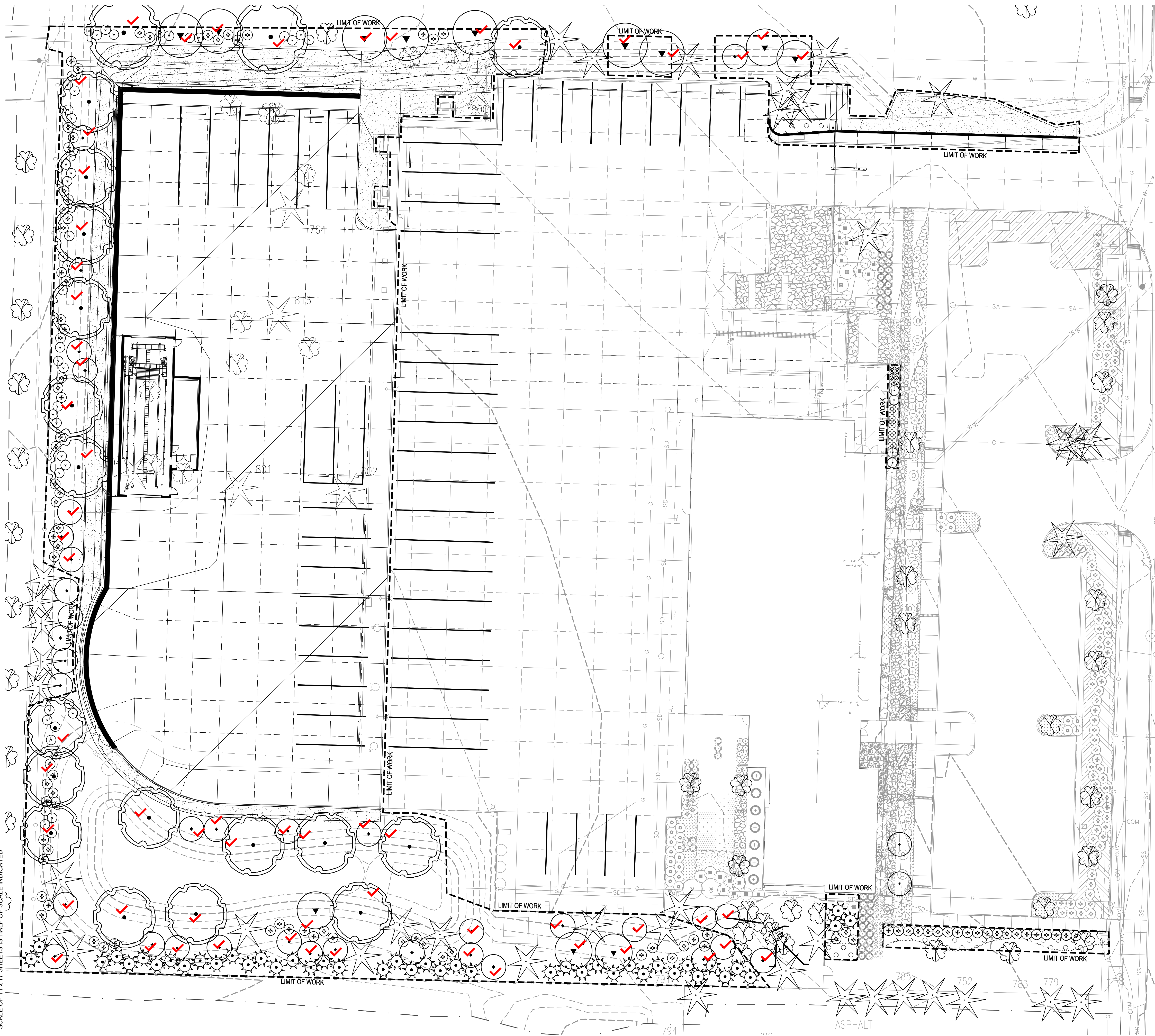
SYMBOL	DESCRIPTION	MANUF.	MODEL NO.
	REMOTE CONTROL VALVE	RAINBIRD	PEB SERIES
	IRRIGATION LATERAL LINE - SCHEDULE 40		
	IRRIGATION LATERAL LINE - DRIP ZONE CONNECTION		

CONTROL VALVE TARGET



IRRIGATION PLAN NOTES

- CALL UTILITIES TO LOCATE EXISTING SERVICES PRIOR TO EXCAVATION.
- SYSTEM OPERATION AND DESIGN IS BASED ON 55 POUNDS OF PRESSURE AND 30 GALLONS PER MINUTE AT THE SHUTOFF VALVE. THE CONTRACTOR SHALL VERIFY THE DESIGN PRESSURE AND VOLUME BEFORE INSTALLATION AND NOTIFY OWNER IF THERE IS A DISCREPANCY.
- CONTRACTOR SHALL REFERENCE PLANTING PLAN(S) PRIOR TO INSTALLATION OF VALVES. LOCATE VALVES IN PLANTING BEDS WHEREVER POSSIBLE. ADJUST VALVE LOCATIONS TO ELIMINATE CONFLICT WITH PROPOSED PLANTINGS AND PLANTING PATTERNS.
- VALVE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LAYOUT OF ALL NEW PLANTING AND LAWN AREAS ON SITE BEFORE STARTING WORK AND IMMEDIATELY NOTIFY OWNER OF ANY DEVIATIONS FROM PLAN.
- NEW TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.
- PHASE 1 IRRIGATION SHOWN FOR REFERENCE.



GENERAL NOTES

- A. REFER TO SHEETS L301 & L302 FOR LEGENDS AND NOTES.
- B. PHASE 1 PLANTINGS SHOWN FOR REFERENCE.
- C. BUFFER LANDSCAPE STANDARD:
 - SOUTHERN PROPERTY LINE: HIGH SCREEN
 - WESTERN PROPERTY LINE: GENERAL
 - NORTHERN PROPERTY LINE: GENERAL



100% CONSTRUCTION DOCUMENTS
S.M.A.R.T. FACILITY IMPROVEMENTS
 PROJECT # 2308.00
 CITY OF WILSONVILLE
 28879 SW BOBERG RD, WILSONVILLE, OR 97170

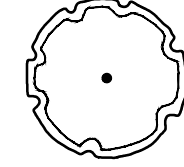

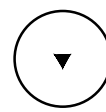

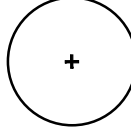
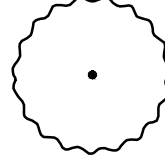
SHEET TITLE:
LANDSCAPE PLAN

REVISIONS:		
#	DESCRP.	DATE
REV 1		Date 1


ISSUE DATE: 04/26/2024

EXISTING PLANT LEGEND

TREES

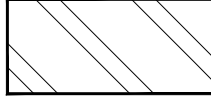
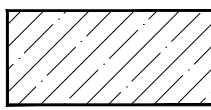

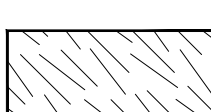






	ALNUS RUBRA RED ALDER; 2" CAL., B&B
	THUJA PLICATA 'FASTIGIATA' HOGAN CEDAR; 6'-7' B&B, SPACE AS SHOWN
	PSEUDOTSUGA MENZIESII DOUGLAS FIR; 6'-7' B&B, SPACE AS SHOWN
	CERCIS CANADENSIS EASTERN REDBUD; 2" CAL., B&B, SPACE AS SHOWN
	ACER CIRCINATUM VINE MAPLE; 8'-10', B&B, SPACE AS SHOWN - MATCHED - UPRIGHT SELECT SPECIMENS
	GINKGO BILOBA 'MAGYAR' MAGYAR GINKGO; 2 1/2" CAL., B&B, SPACE AS SHOWN

SHRUBS / GRASSES / GROUND COVER

	SPIRAEA DOUGLASII DOUGLAS SPIREA; 5 GAL. CONT., SPACE AS SHOWN
	POLYSTICHUM MUNITUM SWORDFERN; 2 GAL. CONT., 2' O.C.
	RIBES SANGUINEUM RED FLOWERING CURRANT; 5 GAL. CONT., SPACE AS SHOWN
	SALVIA GREGII 'FURMANS RED' FURMANS RED AUTUMN SAGE; 2 GAL. CONT., SPACE AS SHOWN
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA; 2 GAL. CONT., SPACE AS SHOWN
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY; 5 GAL. CONT., SPACE AS SHOWN
	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD; 5 GAL. CONT., SPACE AS SHOWN
	CORNUS SERICEA RED TWIG DOGWOOD; 5 GAL. CONT., SPACE AS SHOWN
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' VARIEGATED FEATHER REED GRASS; 2 GAL. CONT., SPACE AS SHOWN
	ROSA NUTKANA NUTKA ROSE; 5 GAL. CONT., SPACE AS SHOWN
	SYMPHORICARPUS ALBUS SNOWBERRY; 5 GAL. CONT., SPACE AS SHOWN
	YUCCA FILAMENTOSA 'BRIGHT EDGE' BRIGHT EDGE VARIEGATED YUCCA; 5 GAL. CONT., SPACE AS SHOWN
	HOLODISCUS DISCOLOR OCEANSPRAY; 5 GAL. CONT., SPACE AS SHOWN
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS; 3 GAL. CONT., SPACE AS SHOWN
	SCHIZACHRYIUM SCOPARIUM LITTLE BLUESTEM; 2 GAL. CONT., SPACE AS SHOWN
	HEMEROCALLIS X 'MOND' STARBURST RED EVERGREEN DAYLILY; 2 GAL. CONT., SPACE AS SHOWN

	WOODWARDIA FIMBRIATA GIANT CHAIN FERN; 7 GAL. CONT., SPACE AS SHOWN
	BERGENIA CORDIFOLIA HEARTLEAF BERGENIA; 1 GAL. CONT., SPACE AS SHOWN
	SISYRINCHIUM CALIFORNICUM YELLOW-EYED GRASS; 1 GAL. CONT., SPACE AS SHOWN
	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY; 1 GAL. CONT., 2' O.C.
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE; 5 GAL. CONT., 3' O.C.
	GAULTHERIA SHALLON SALAL; 1 GAL. CONT., 2' O.C.
	CAREX Densa DENSE SEDGE; 4" POTS, 18" O.C.
	MAHONIA NERVOSA CASCADE OREGON GRAPE; 1 GAL. CONT., 2' O.C.
	MAHONIA REPENS CREEPING MAHONIA; 1 GAL. CONT., 18" O.C.
	SEDUM 'AUTUMN JOY' AUTUMN JOY STONECROP; 4" POTS., 12" O.C.
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS; 1 GAL. CONT., 24" O.C.

PERENNIALS / GROUND COVER

	FRAGARIA CHILOENSIS BEACH STRAWBERRY; 12" O.C.; 4" POTS
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK; 18" O.C.; 1 GAL. CONT.
	SEEDED LAWN SEE SPECIFICATIONS
	SEEDED SWALE SEE SPECIFICATIONS
	SEEDED WILDFLOWER / FIELDGRASS - APPLY TO AREAS SHOWN, AND AREAS NOT RECEIVING PLANTINGS, BUT HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SEE SPECIFICATIONS
	3" OF 3/8" ROUND ROCK MULCH INTERPLANT WITH JUNCUS PATENS - 1 GAL. CONT., 18" O.C.
	3" OF 3/4" - 1 1/2" ROUND ROCK MULCH FILTER FABRIC BETWEEN MULCH AND PLANTING SOIL
	4" OF 1 1/2" - 4" ROUND ROCK MULCH - FILTER FABRIC BETWEEN MULCH AND PLANTING SOIL
	3" OF COMPACTED DECOMPOSED GRANITE FILTER FABRIC BETWEEN GRANITE MULCH AND SUBGRADE
	BASALT BOULDERS - SIZE PER PLAN - MIN. 18" DEPTH SEE SPECIFICATIONS

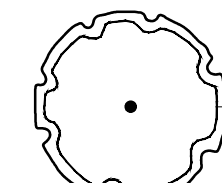



REVISIONS:

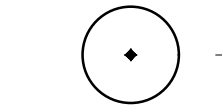
#	DESCRP.	DATE
REV 1		Date 1

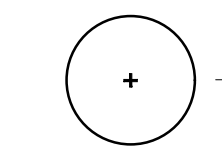
PROPOSED PLANT LEGEND

TREES

- 

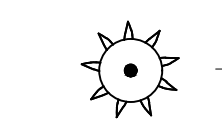
 QTY | ALNUS RUBRA
 19 RED ALDER; 2" CAL., B&B
- 

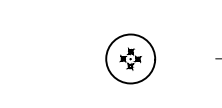
 QTY | PSEUDOTSUGA MENZIESII
 12 DOUGLAS FIR; 6'-7' B&B, SPACE AS SHOWN
- 


 QTY | THUJA PLICATA 'FASTIGIATA'
 36 HOGAN CEDAR; 6'-7' B&B, SPACE AS SHOWN
- 

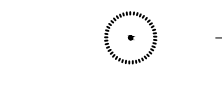
 QTY | ACER CIRCINATUM
 2 VINE MAPLE; 8'-10', B&B, SPACE AS SHOWN - MATCHED - UPRIGHT SELECT SPECIMENS


SHRUBS / GRASSES / GROUNDCOVER

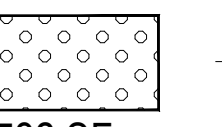
- 

 QTY | MYRICA CALIFORNICA
 44 PACIFIC WAX MYRTLE; 5 GAL. CONT., SPACE AS SHOWN
- 

 QTY | VACCINIUM OVATUM
 96 EVERGREEN HUCKLEBERRY; 5 GAL. CONT., SPACE AS SHOWN
- 

 QTY | ROSA NUTKANA
 43 NUTKA ROSE; 5 GAL. CONT., SPACE AS SHOWN
- 

 QTY | SYMPHORICARPUS ALBUS
 4 SNOWBERRY; 5 GAL. CONT., SPACE AS SHOWN
- 

 QTY | HEMEROCALLIS 'STELLA DE ORO'
 8 STELLA DE ORO DAYLILY; 1 GAL. CONT., 2' O.C.
- 

 QTY | MAHONIA REPENS
 154 CREEPING MAHONIA; 1 GAL CONT., 24" O.C.

532 SF

SEEDED AREAS

- 

 QTY | SEEDED LAWN
 7,820 SF SEE SPECIFICATIONS

NOTES:

1. ALL NEW PLANTING AREAS SHALL BE IRRIGATED UTILIZING A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCORPORATE A SMART CONTROLLER, IN COMBINATION WITH LOW PRECIPITATION SPRAY HEADS AND DRIP DISTRIBUTION TUBING. IRRIGATION INTENT IS TO PROVIDE SUFFICIENT WATER TO ESTABLISH NEW PLANTINGS WITHIN THE FIRST TWO YEARS, AND THEN SLOWLY DECREASE WATERING, LIMITED TO DRY MONTHS, OR PERIODS OF DROUGHT THE FOLLOWING (3) YEARS.
2. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS AND MULCH AS SPECIFIED.
3. QUANTITIES ARE LISTED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL COUNTS MUST BE VERIFIED BY THE CONTRACTOR. IN THE CASE OF A DISCREPANCY BETWEEN THE LEGEND AND THE PLAN, PLANTS INDICATED ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN THE LEGEND.
4. TREE REMOVAL AND PROTECTION SHALL BE PER ARBORIST RECOMMENDATION. REFER TO TREE PROTECTION SPECIFICATIONS.



100% CONSTRUCTION DOCUMENTS
 S.M.A.R.T. FACILITY IMPROVEMENTS
 PROJECT # 2008.00
 CITY OF WILSONVILLE
 28975 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
PROPOSED LANDSCAPE LEGEND AND NOTES

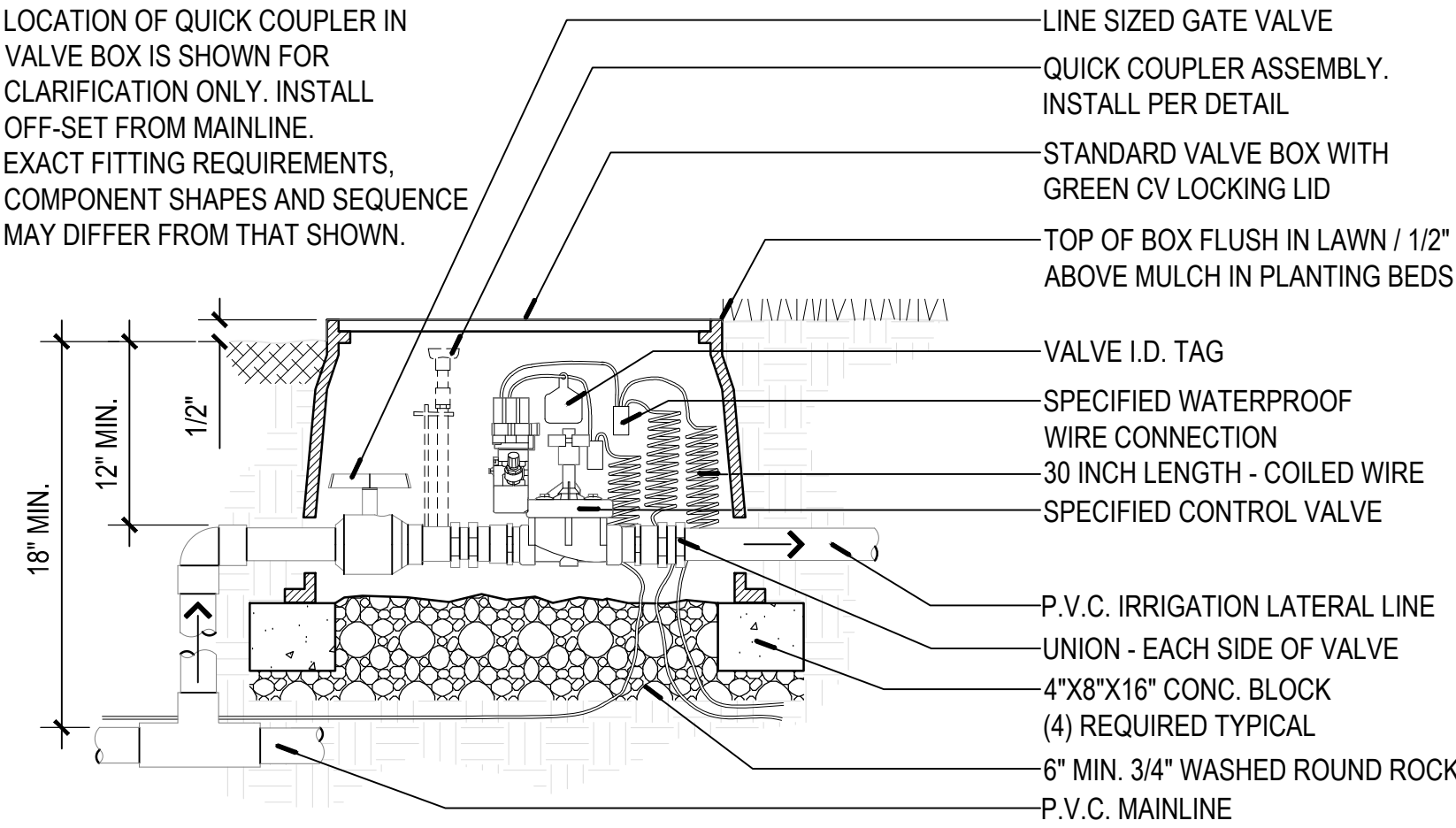
REVISIONS:

#	DESCRP.	DATE
REV 1		Date 1

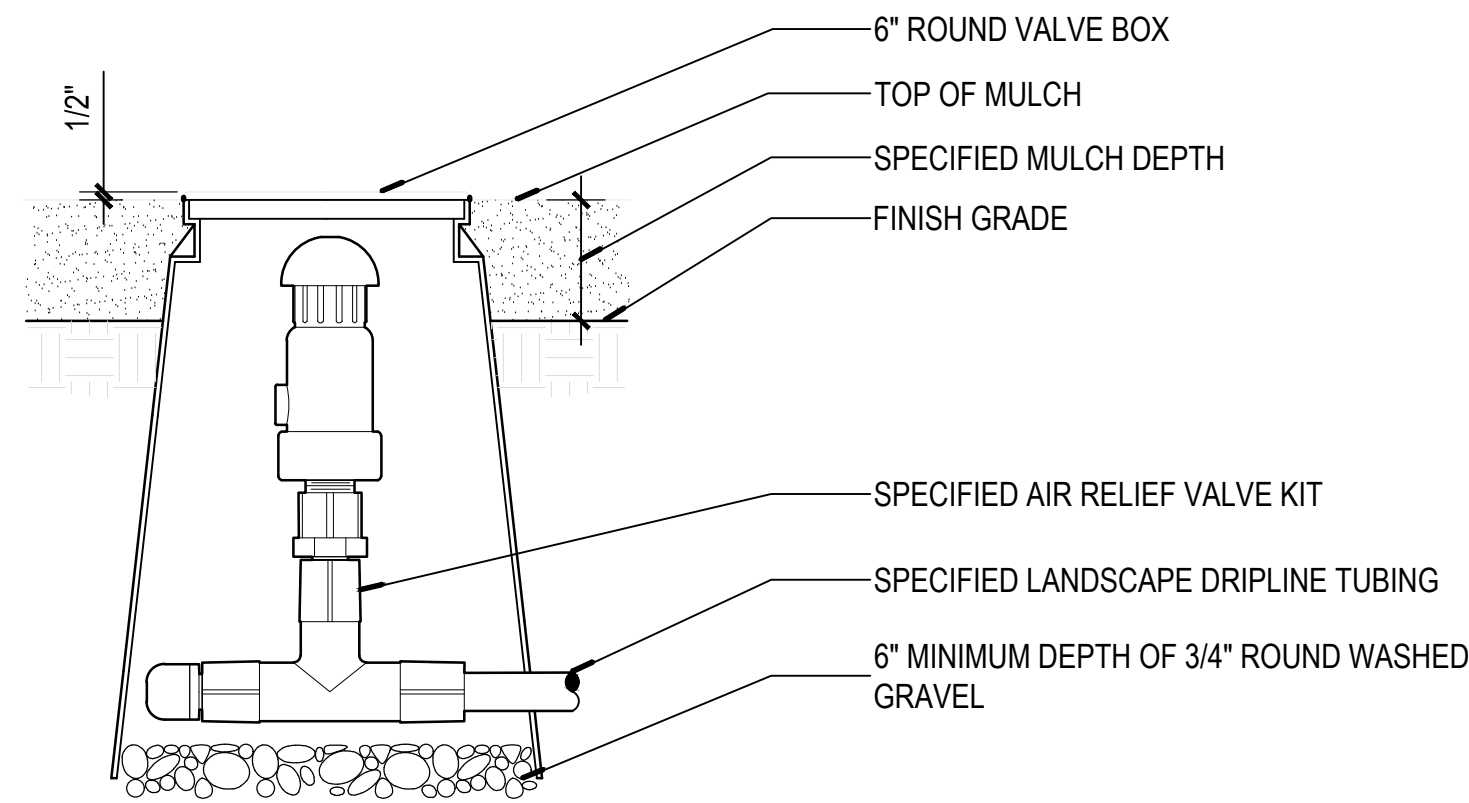
ISSUE DATE: 04/26/2024

NOTES:

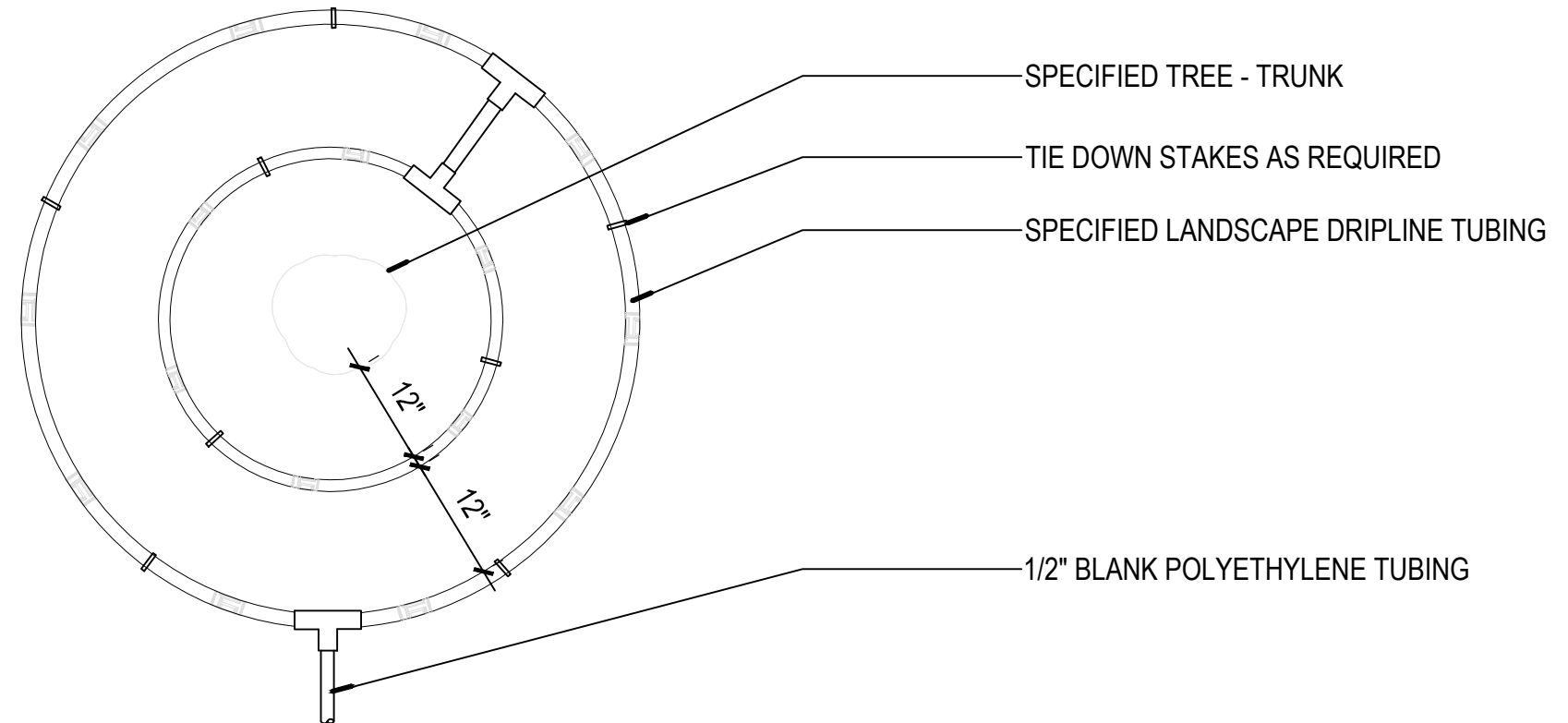
1. LOCATION OF QUICK COUPLER IN VALVE BOX IS SHOWN FOR CLARIFICATION ONLY. INSTALL OFF-SET FROM MAINLINE.
2. EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.



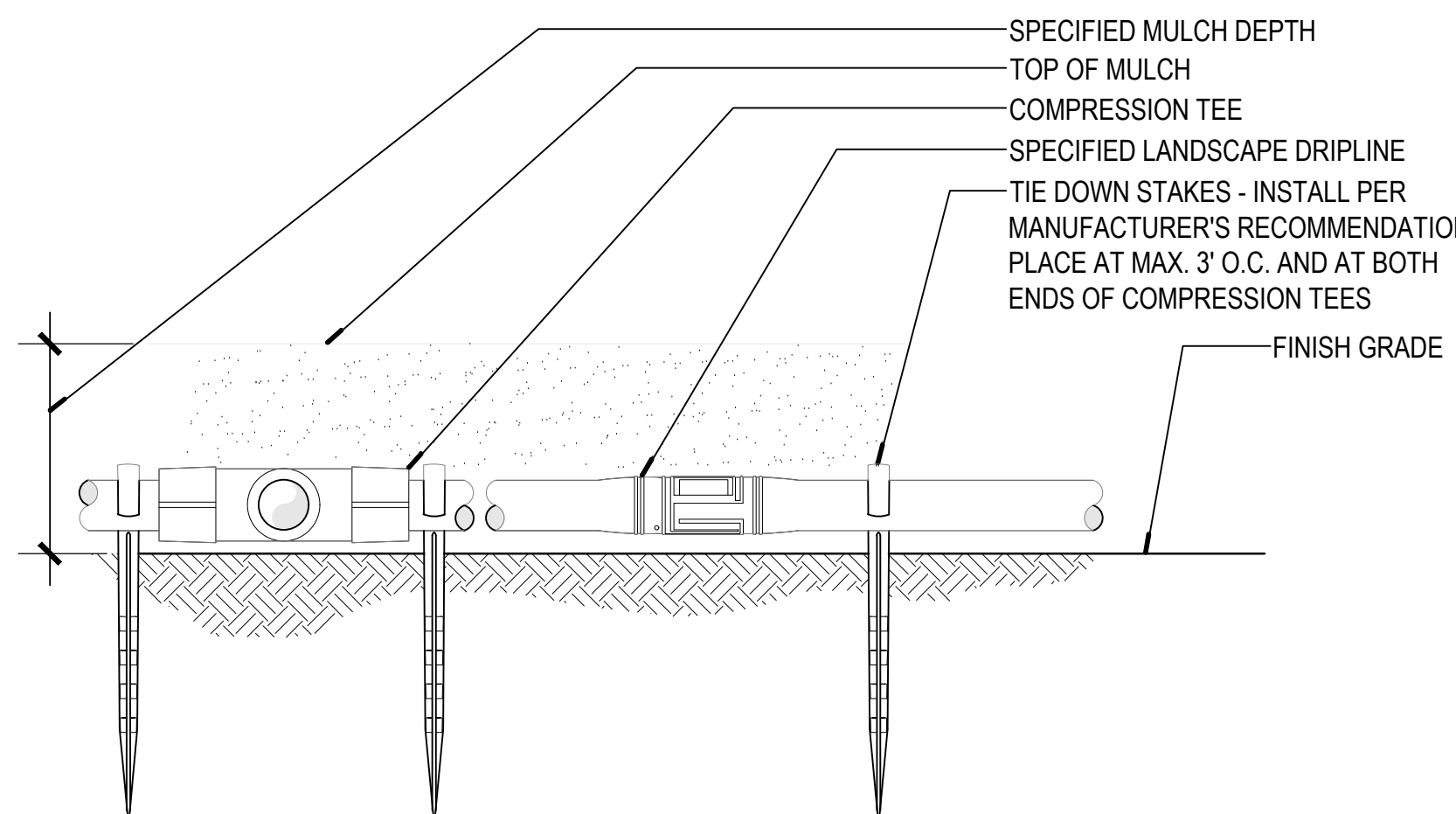
1 AUTOMATIC CONTROL VALVE ASSEMBLY
SECTION NOT TO SCALE



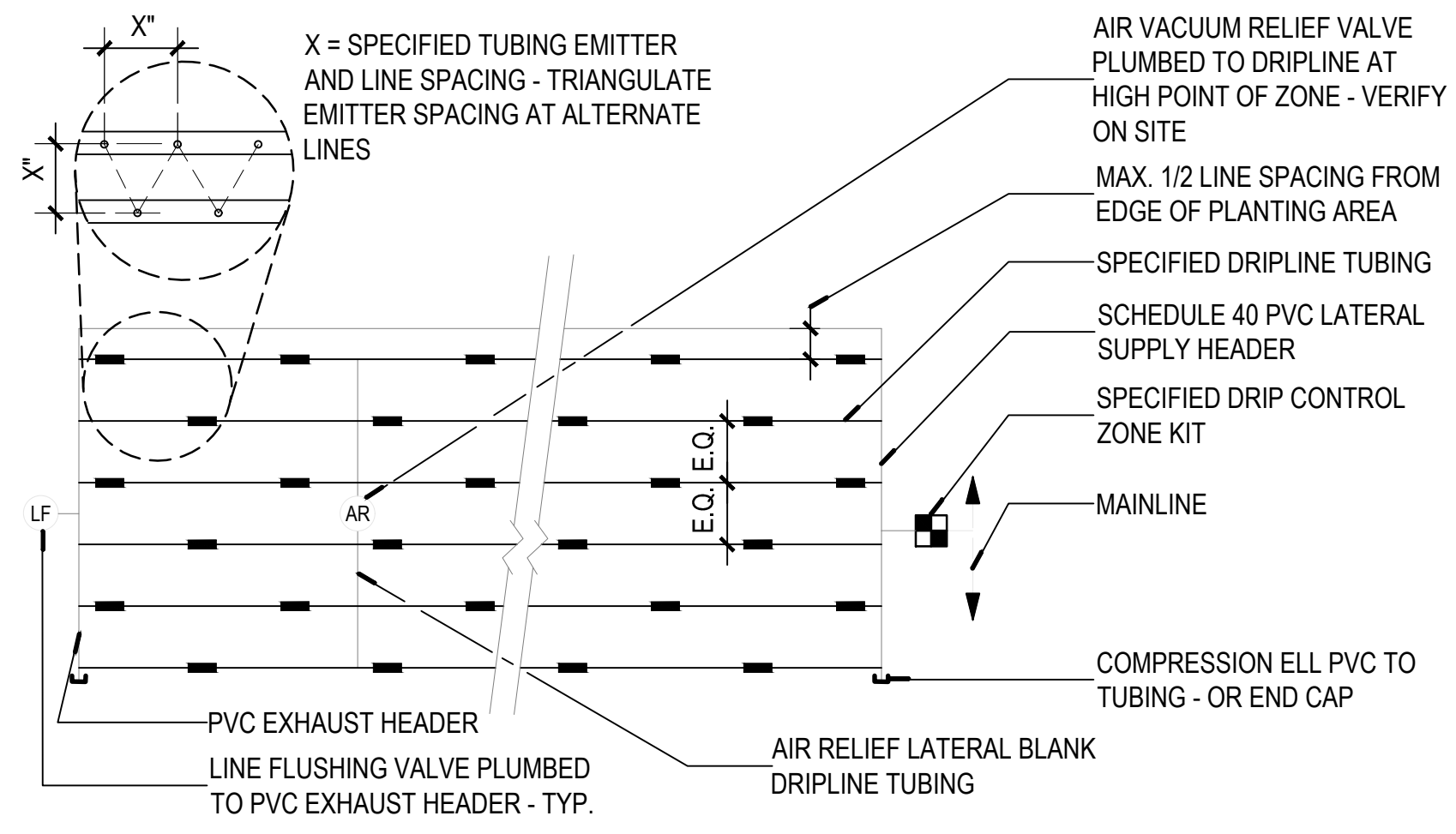
2 VACUUM RELIEF VALVE
SECTION NOT TO SCALE



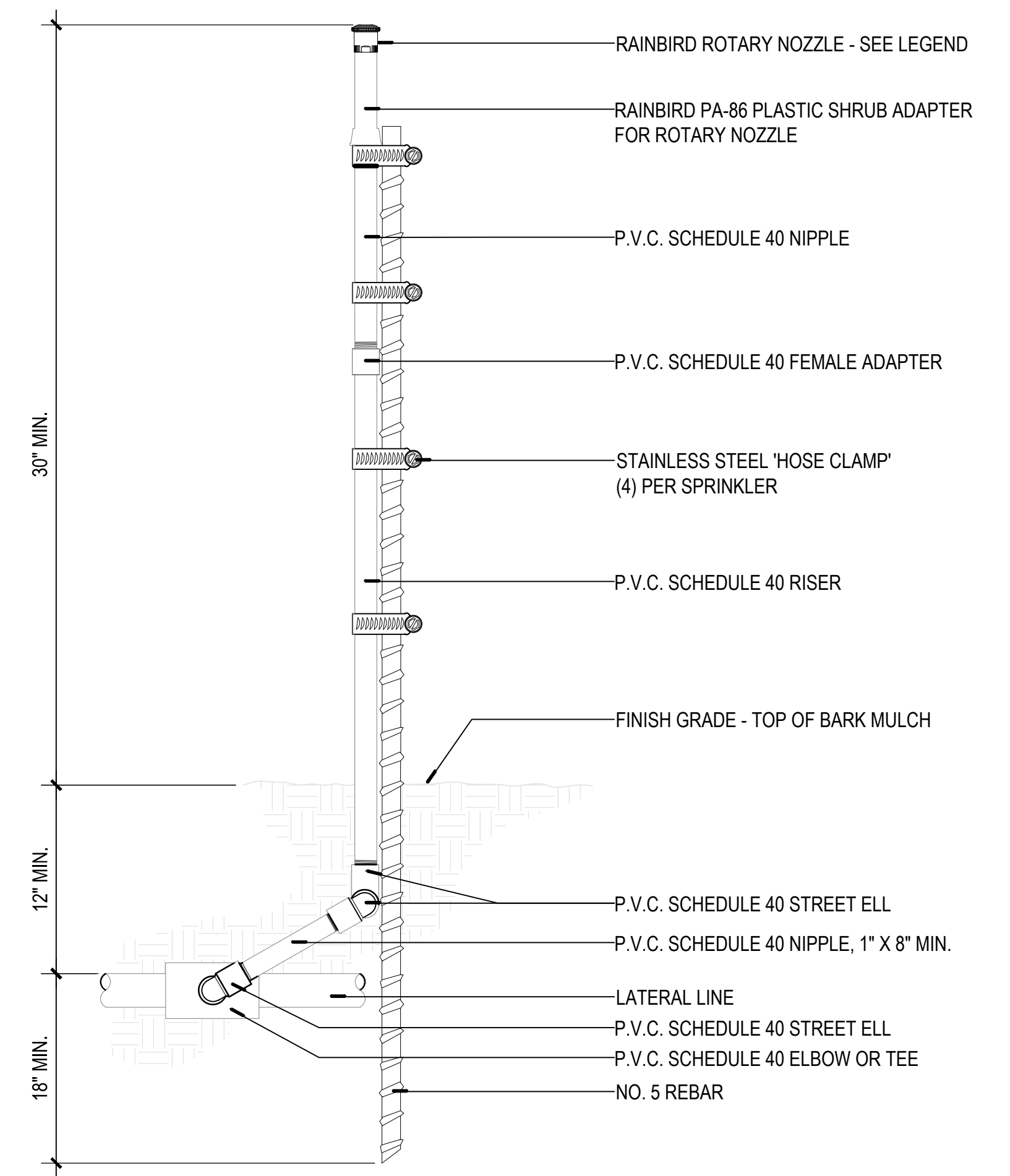
3 DRIPLINE AROUND TREE
TYPE NOT TO SCALE



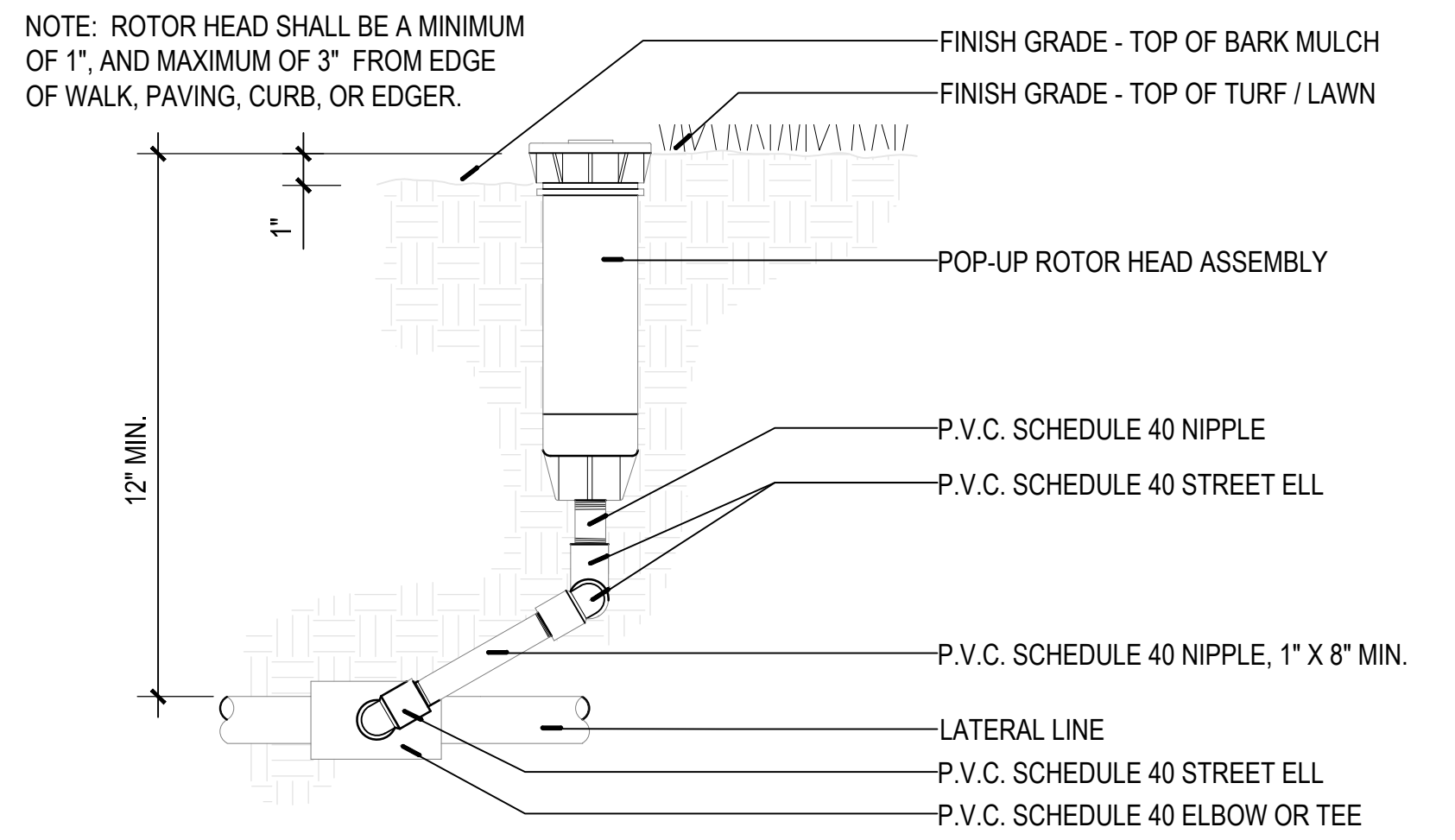
4 LANDSCAPE DRIPLINE ON GRADE
SECTION NOT TO SCALE



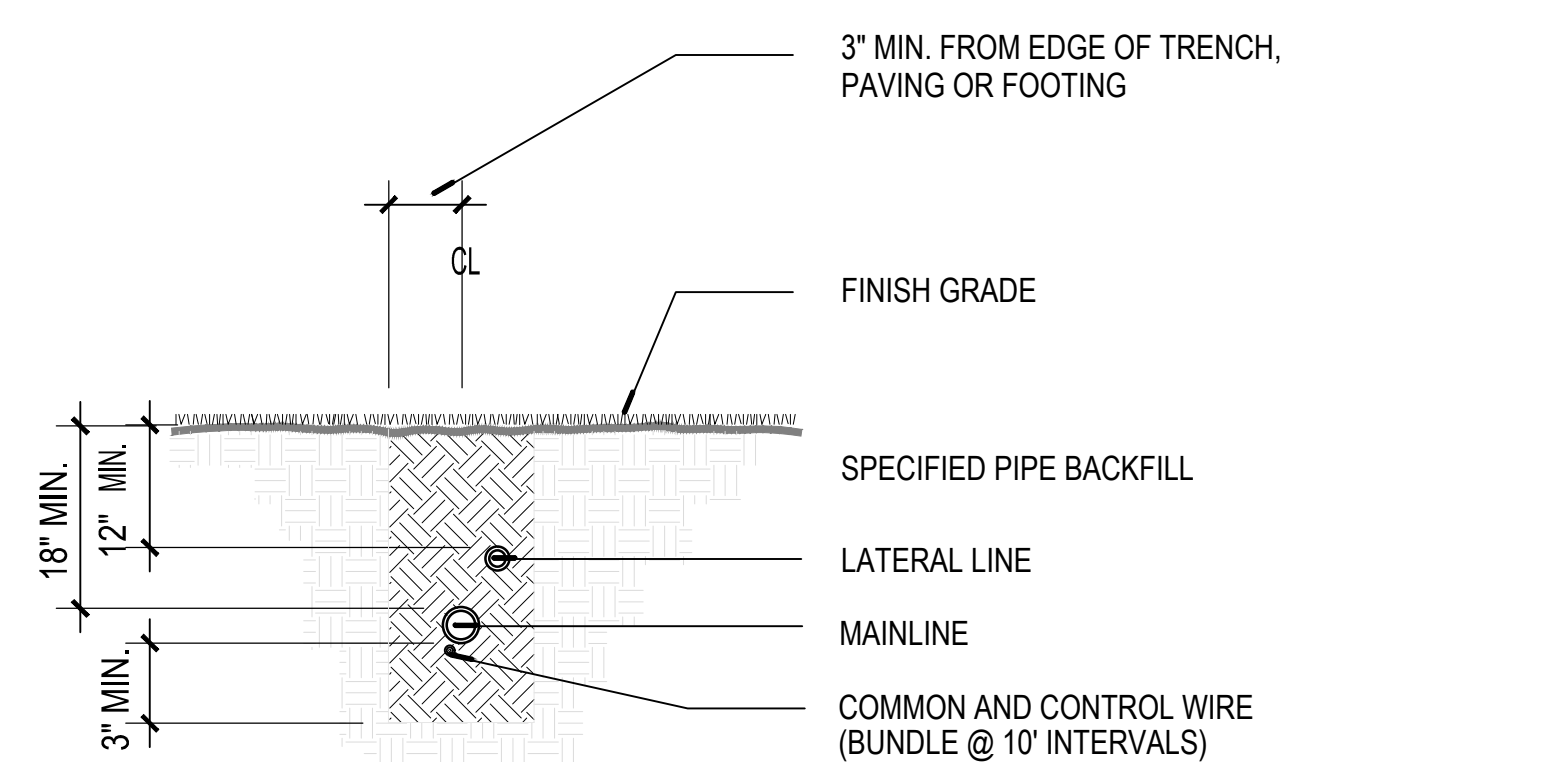
5 INLINE EMITTER TUBING INSTALLATION
SECTION



8 TEMPORARY IRRIGATION ROTARY NOZZLE - PVC SWING JOINT ASSEMBLY
SECTION NOT TO SCALE



6 ROTOR HEAD - PVC SWING JOINT ASSEMBLY
SECTION NOT TO SCALE



7 TRENCHING IN PLANTING AREA
SECTION



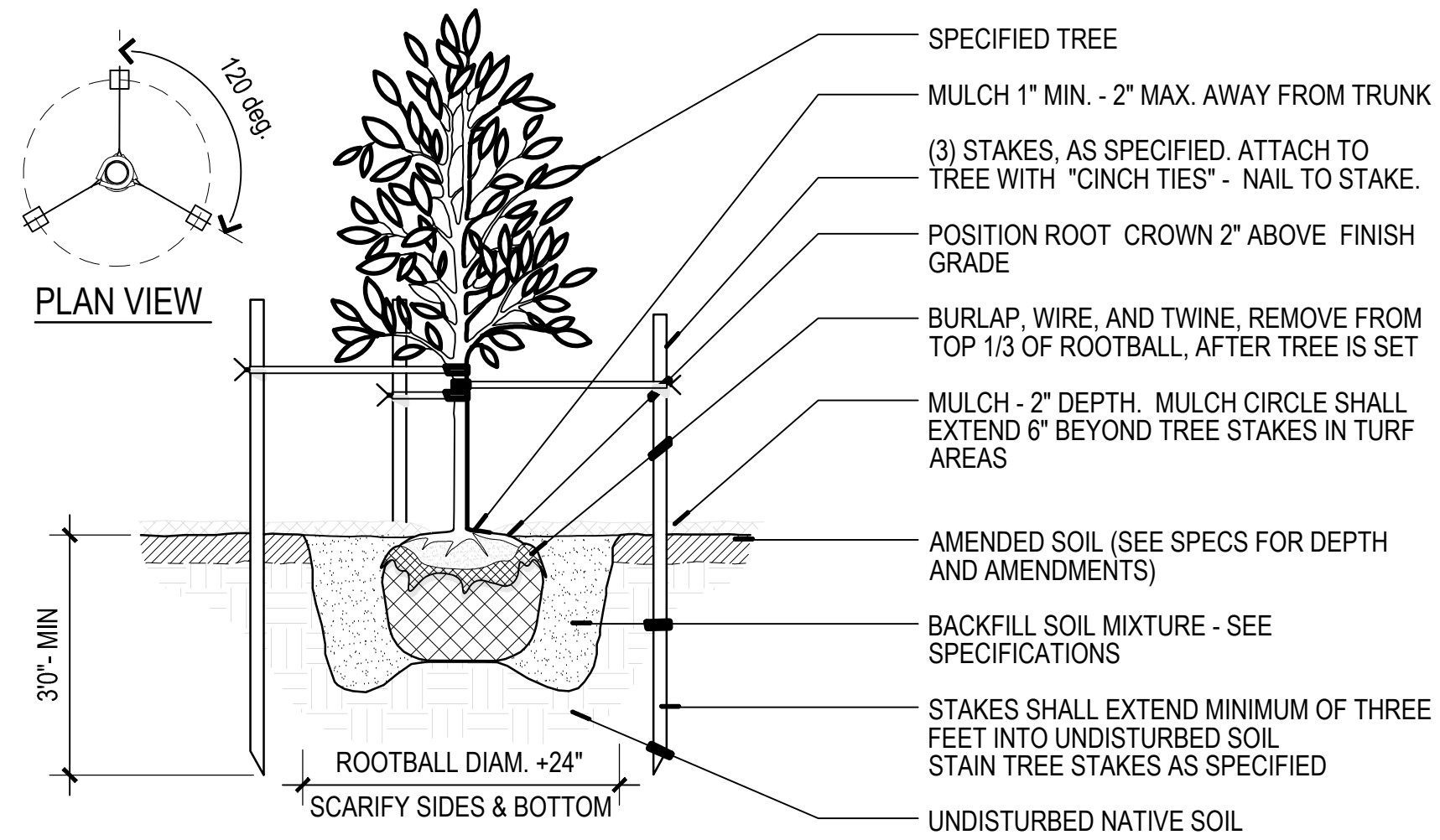
100% CONSTRUCTION DOCUMENTS
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT # 2208.00
CITY OF WILSONVILLE
28875 SW BOBERG RD, WILSONVILLE, OR 97170

SHEET TITLE:
IRRIGATION DETAILS

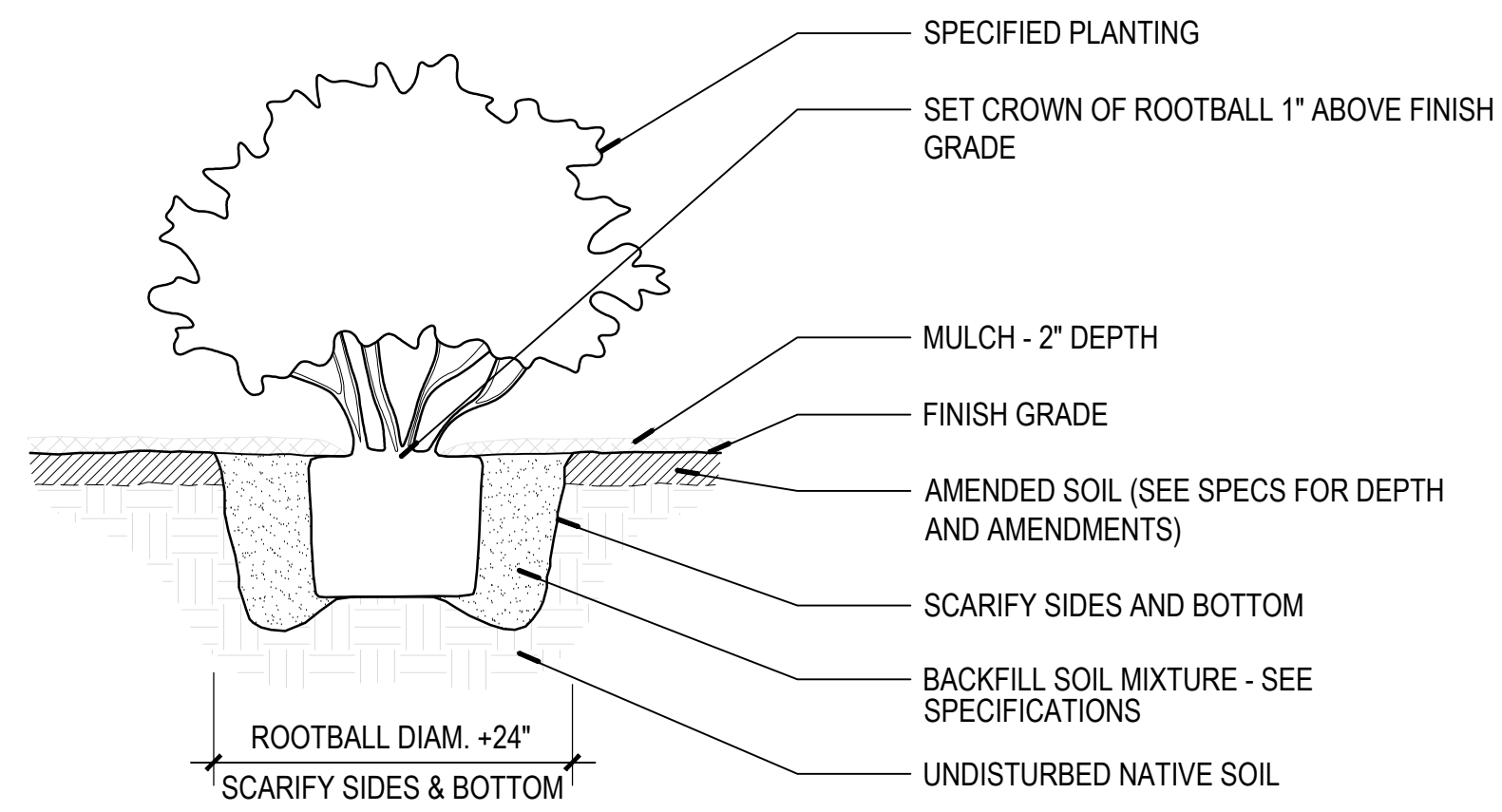
REVISIONS:

#	DESCRP.	DATE

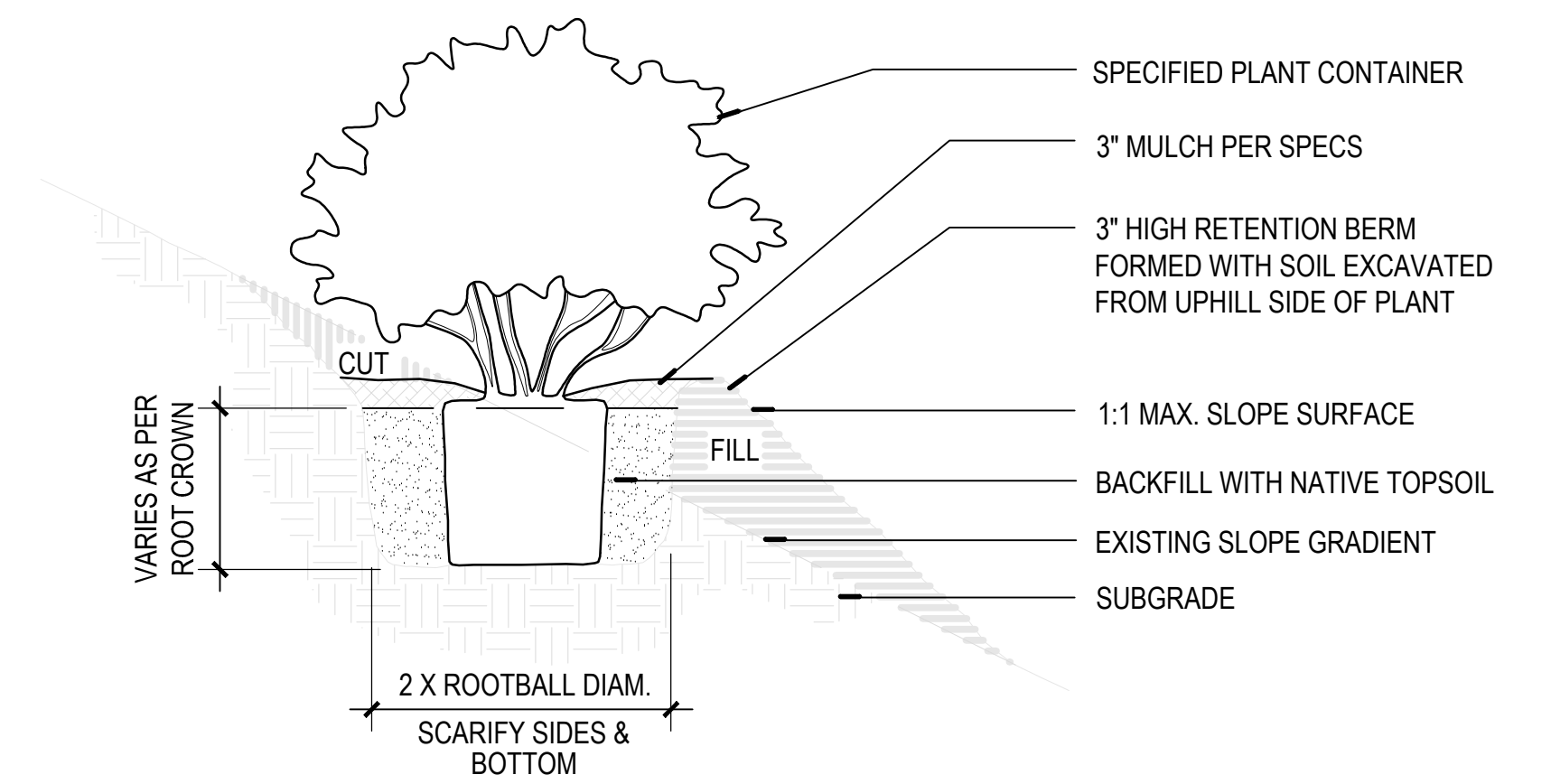
ISSUE DATE: 04/26/2024



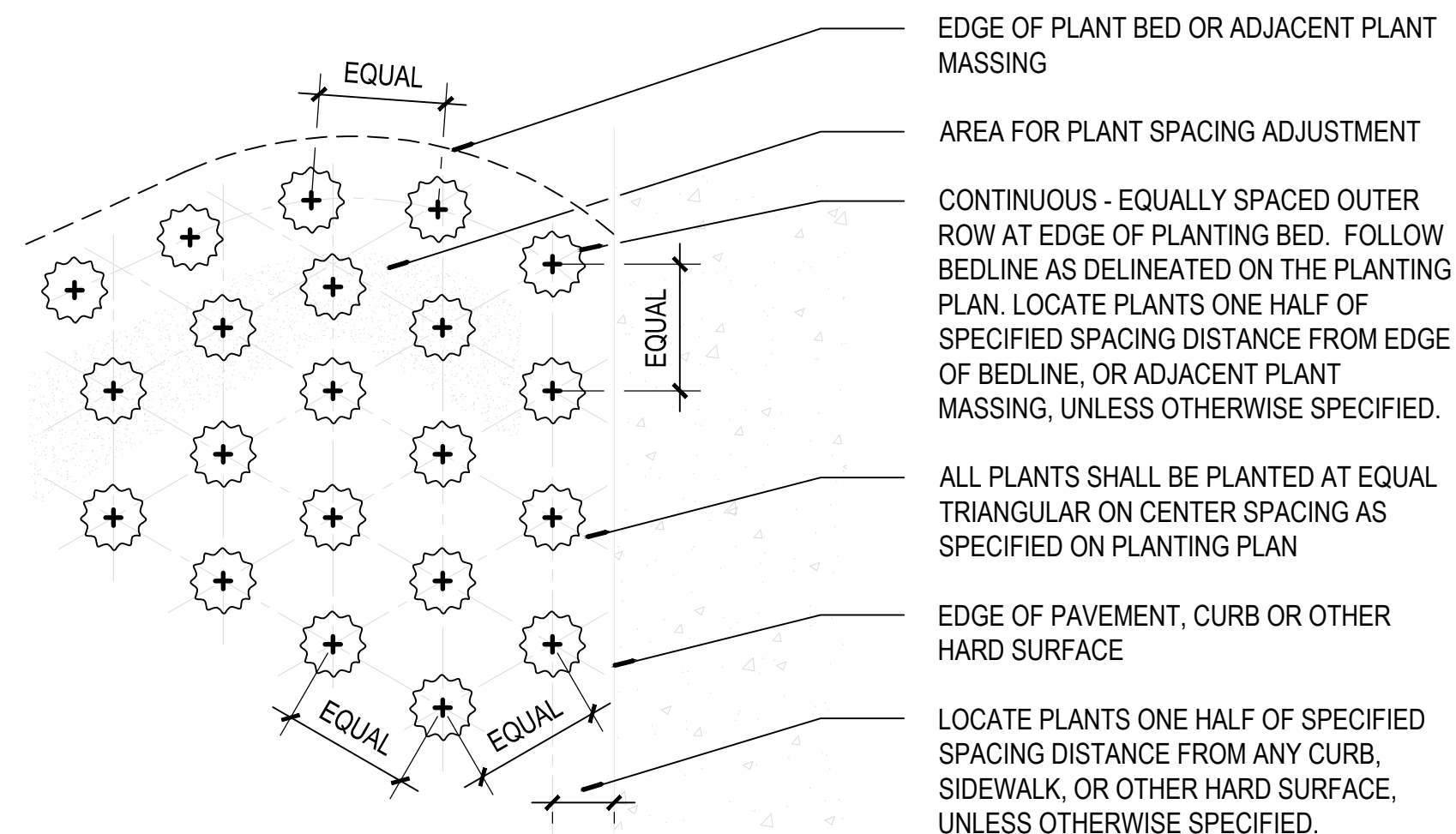
1 DECIDUOUS TREE PLANTING - STAKING
SECTION 0 6" 12" 24"



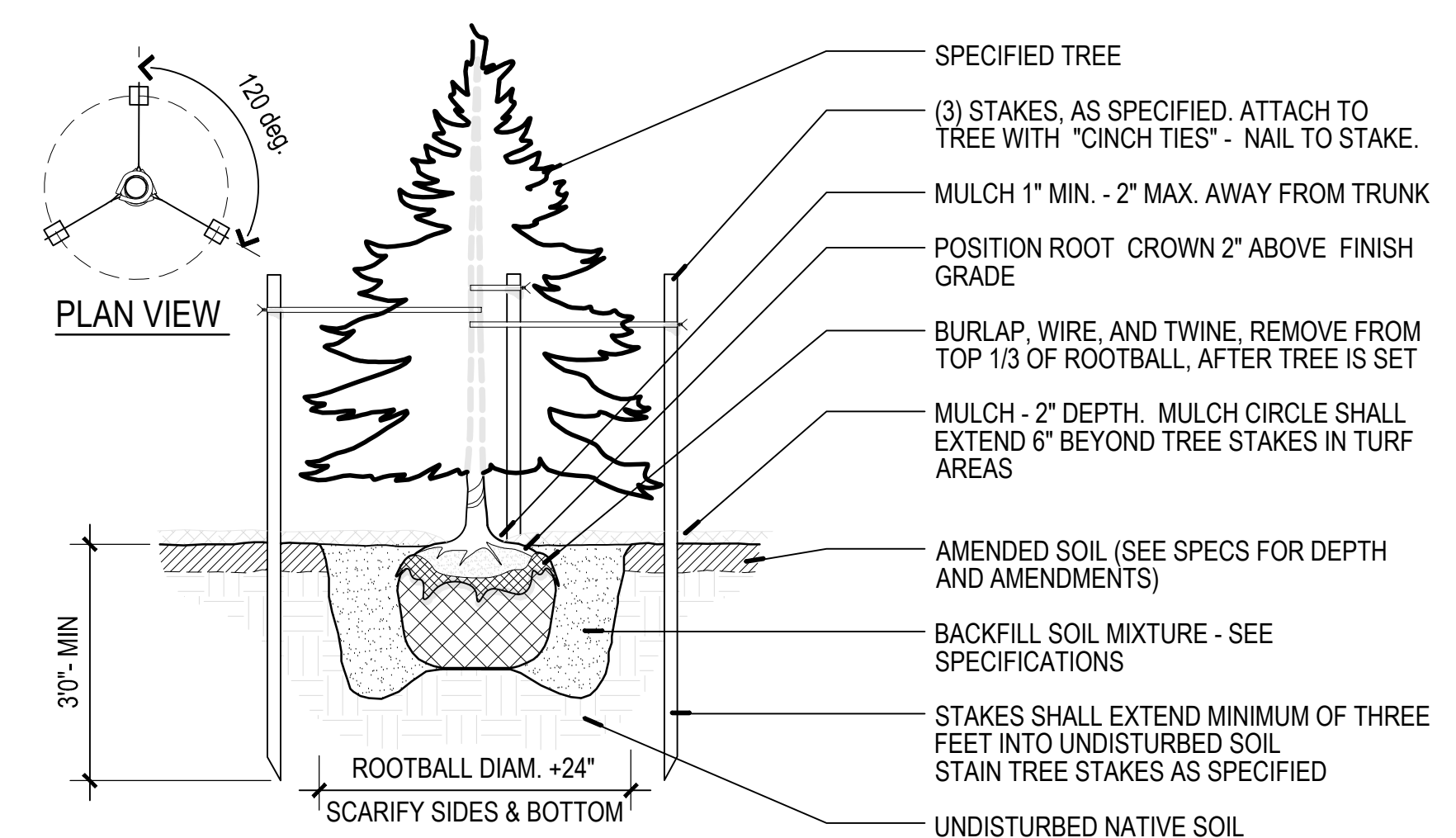
2 SHRUB PLANTING - CONTAINER
SECTION 0 6" 12" 24"



3 CONTAINER PLANTING ON SLOPES
SECTION NOT TO SCALE



4 GROUNDCOVER PLANTING
Plan NOT TO SCALE



5 CONIFER TREE PLANTING - STAKING
SECTION 0 6" 12" 24"

PRINTED ON: 2/27/2024 3:43:52 PM FROM FILE: C:\Users\wardle\Documents\SMART_R23_bw.dwg.rvt SCALE OF 1/4\"/>

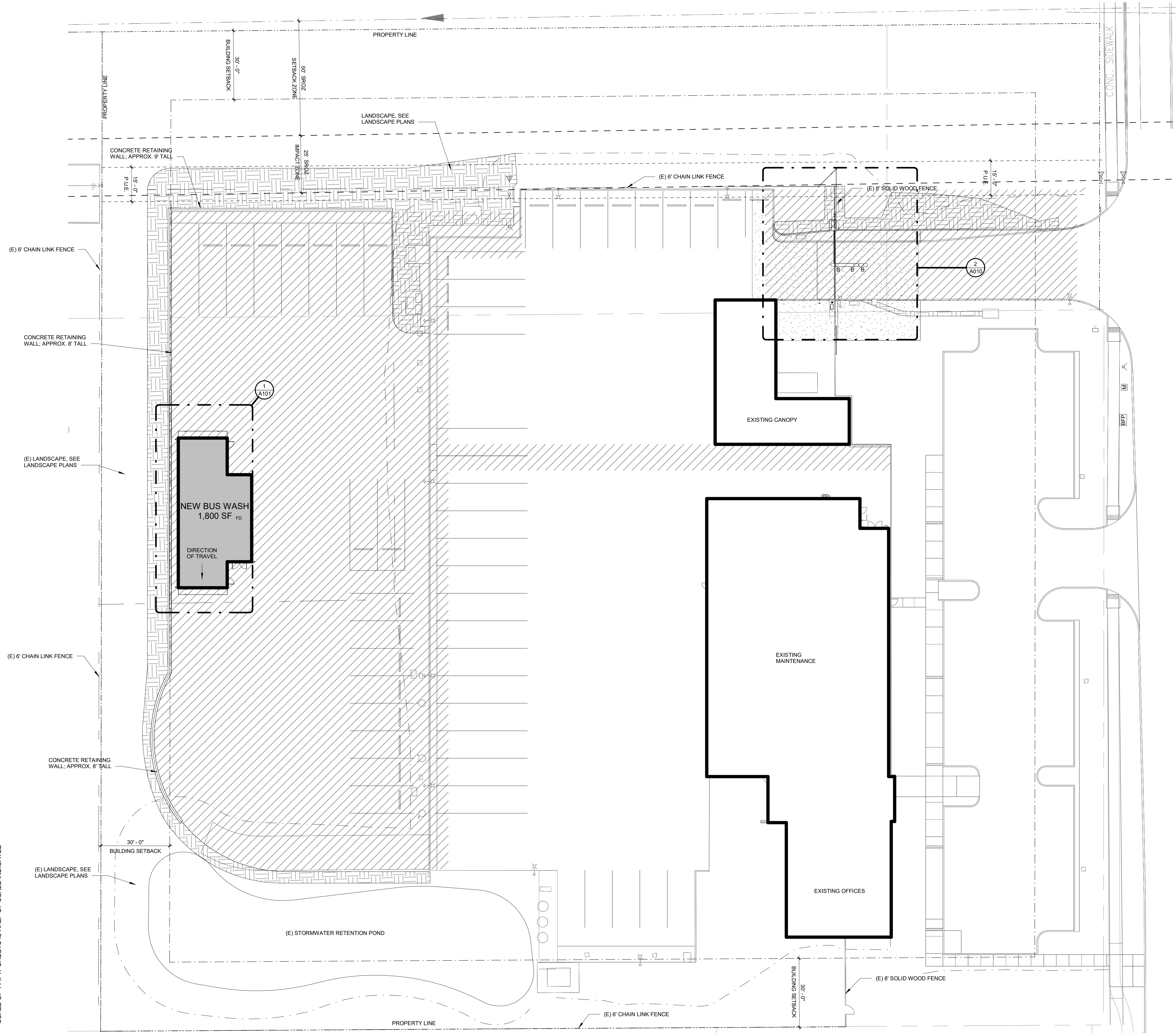
100% CONSTRUCTION DOCUMENTS
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT # 2208.00
CITY OF WILSONVILLE
28875 SW BOBERG RD, WILSONVILLE, OR 97170

SHEET TITLE:
LANDSCAPE DETAILS

REVISIONS:

#	DESCRP.	DATE
REV 1		Date 1

ISSUE DATE: 04/26/2024



GENERAL NOTES - SITE PLAN

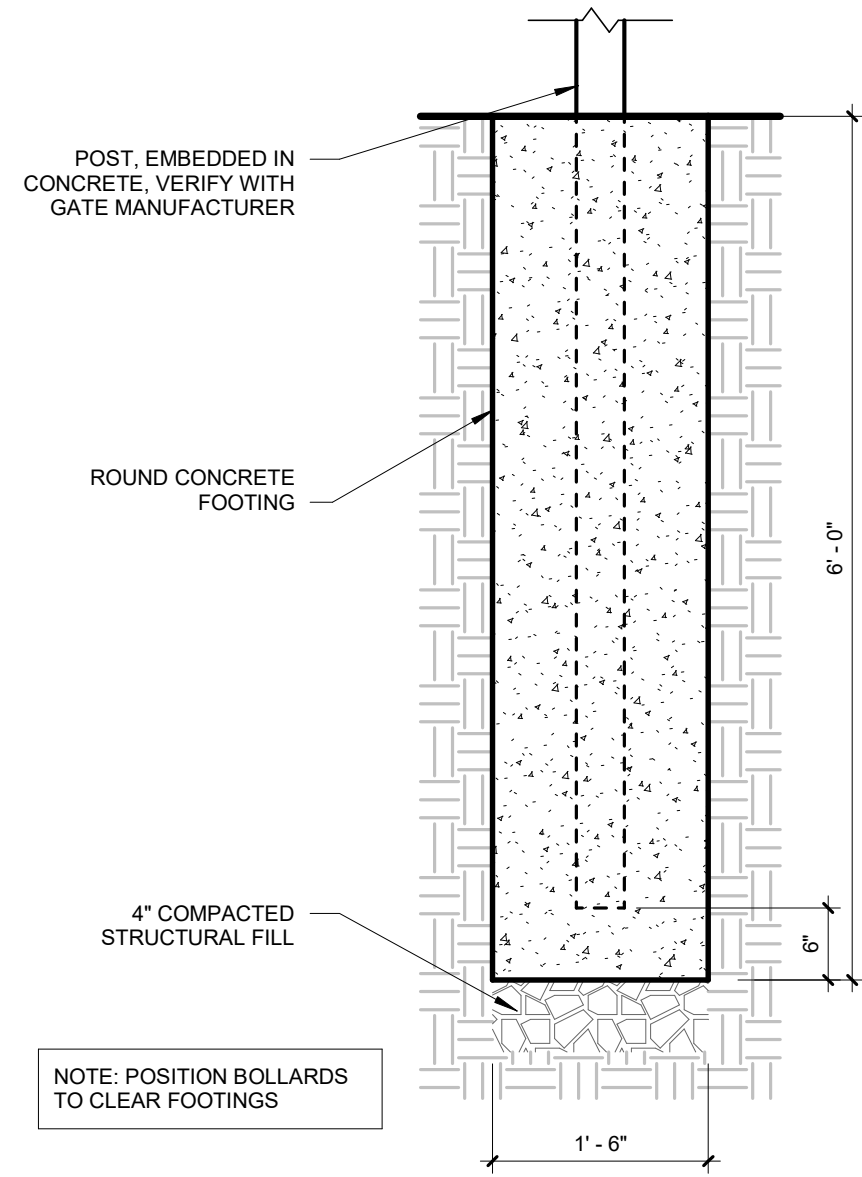
- A. VERIFY GRADES AT EXISTING FENCE AT NORTHEAST CORNER. COORDINATE FENCE LAYOUT WITH ARCHITECT.
- B. COORDINATE GRADES OF CONCRETE RETAINING WALL WITH THOSE SHOWN ON CIVIL AND STRUCTURAL PLANS.

LEGEND

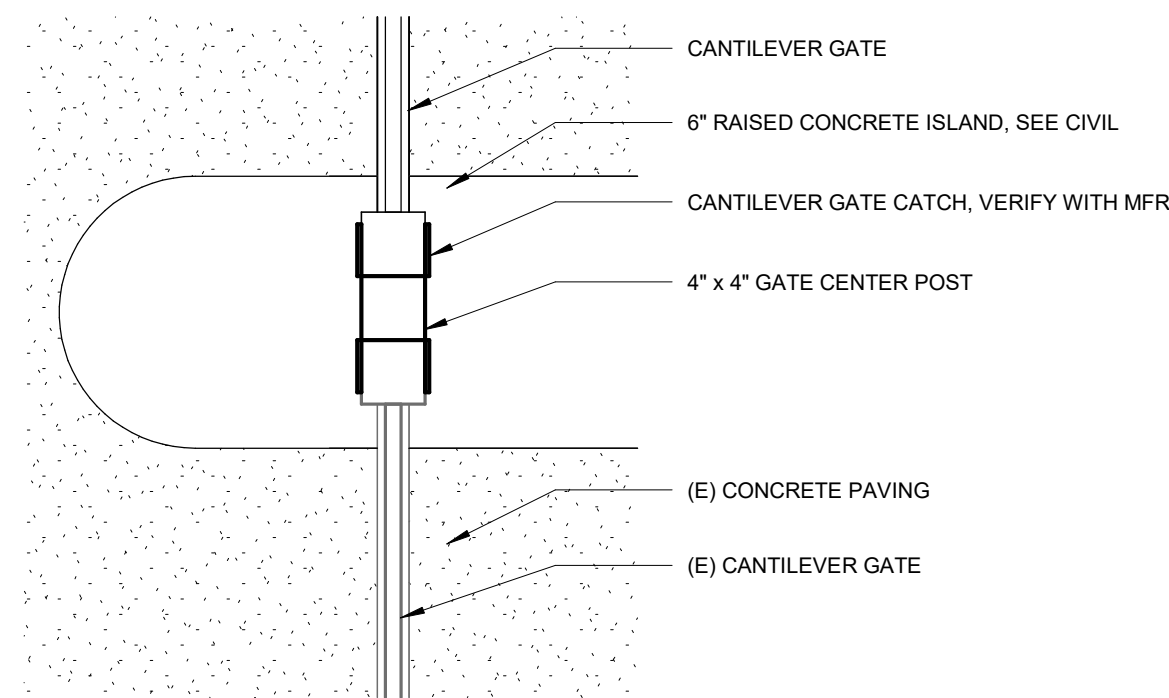
- NEW BUILDING
- EXISTING BUILDING
- PROJECT AREA
- PAVEMENT, SEE CIVIL
- LANDSCAPE, SEE LANDSCAPE
- POLE LIGHT - SEE ELECTRICAL
- AREA DRAIN - SEE CIVIL
- (E) FIRE HYDRANT
- ELECTRICAL VAULT - SEE ELECTRICAL
- TREES
- FENCING
- PROPERTY LINE
- WORK LIMIT
- BOLLARDS
- BACKFLOW PREVENTER VAULT, SEE CIVIL
- WATER METER SEE CIVIL
- EXISTING TREES

NAME	PROPOSED (SF)	PROPOSED COVERAGE (%)	TOTAL (SF)	TOTAL COVERAGE (%)
BUILDING AREA	1,800	1%	17,207	9%
PARKING AND DRIVES	30,730	16%	96,760	50%
LANDSCAPE	8,040	4%	78,033	41%
TOTAL AREA			192,000	100%

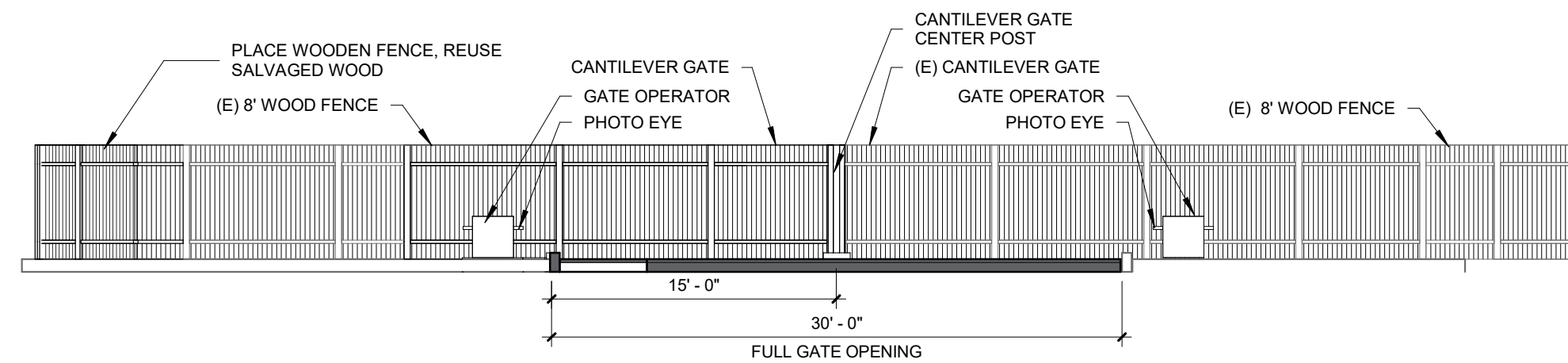
1 SITE PLAN
3/64" = 1'-0"



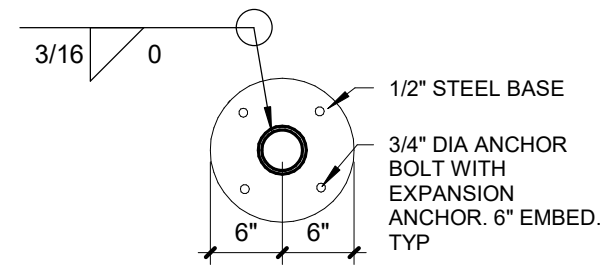
7 FOOTING AT VEHICULAR GATE POST
3/4" = 1'-0"



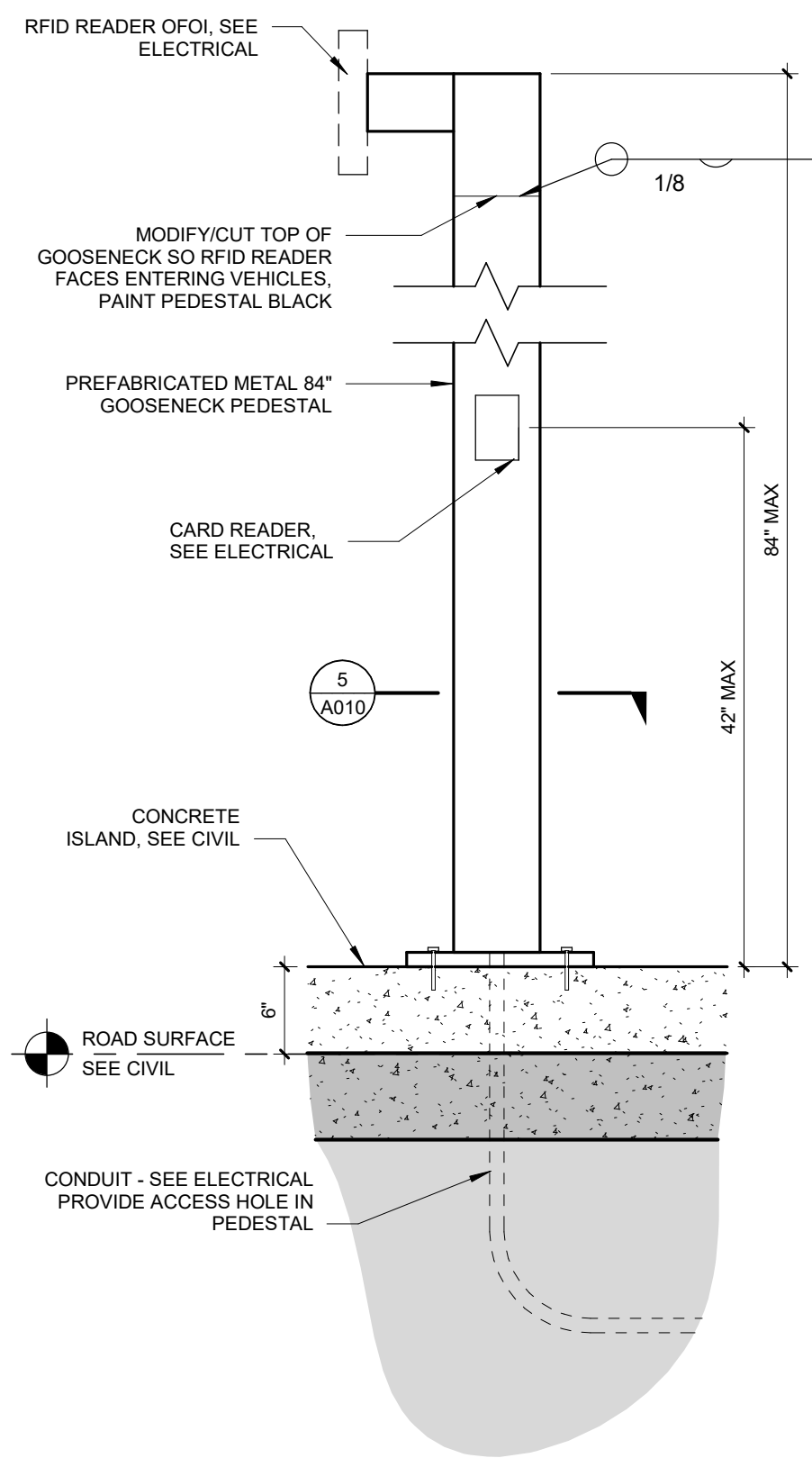
6 CANTILEVER GATE CENTER POST
1" = 1'-0"



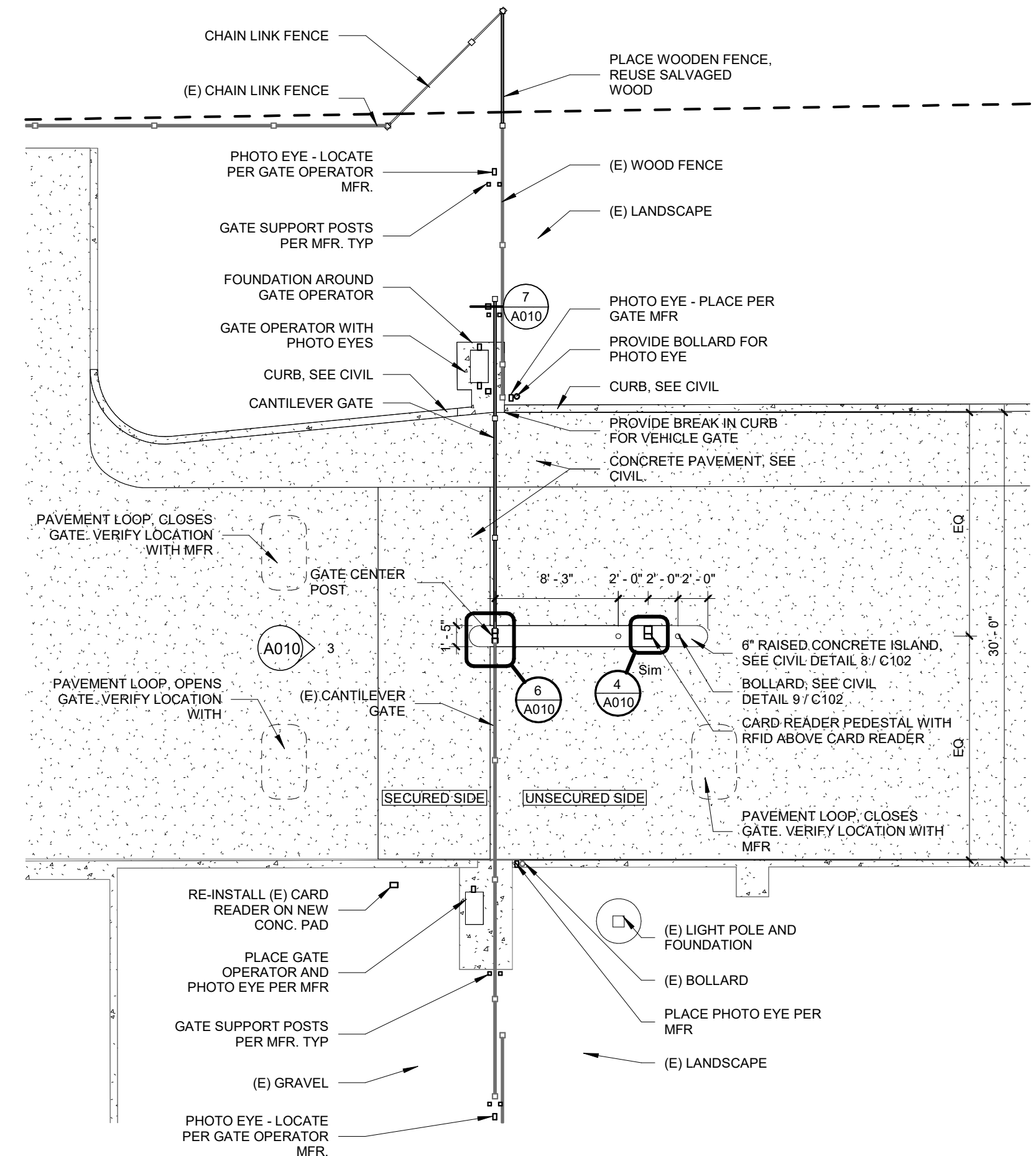
3 GATE ELEVATION
1/8" = 1'-0"



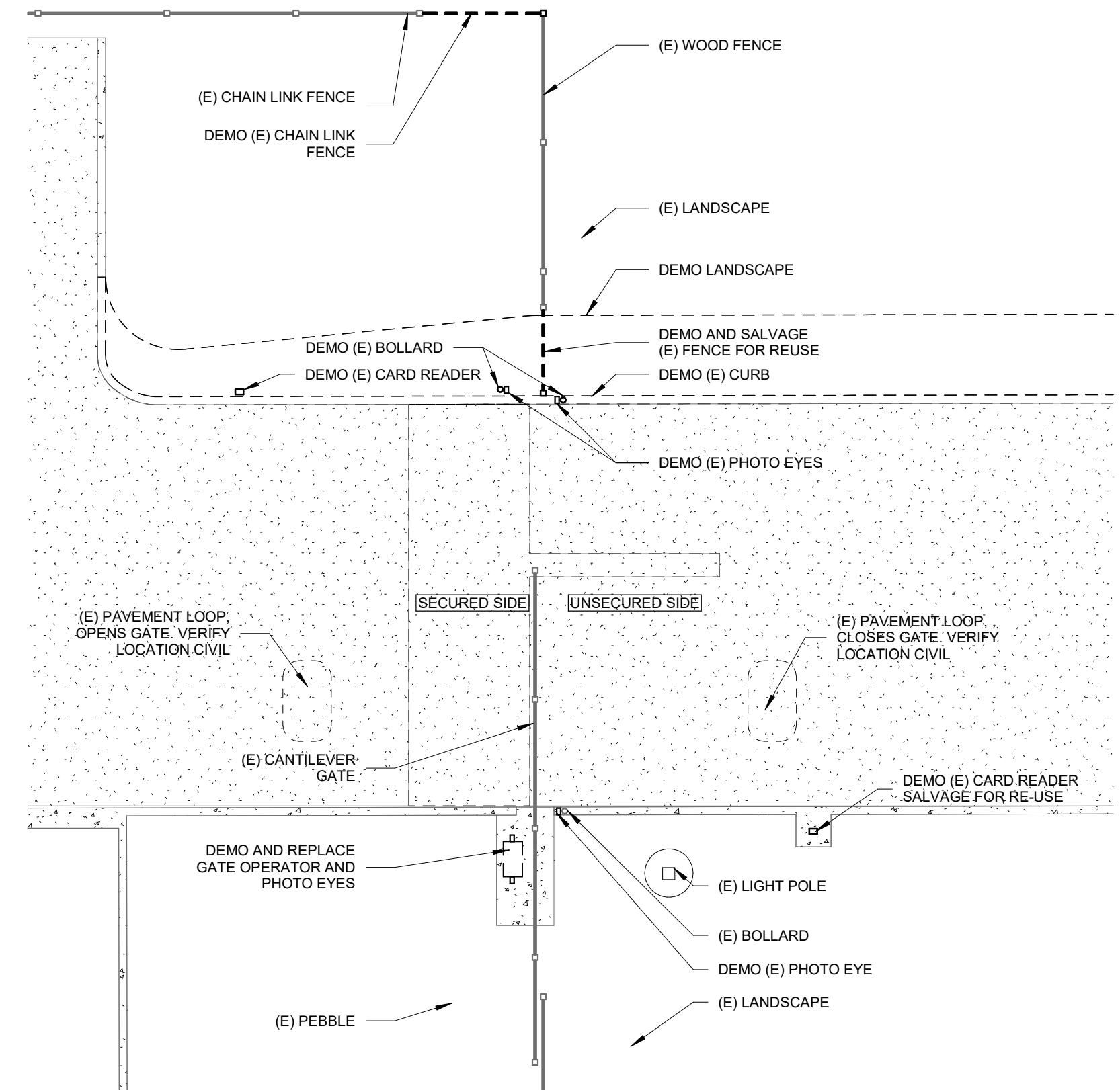
5 CARD READER PEDESTAL PLAN
3/4" = 1'-0"



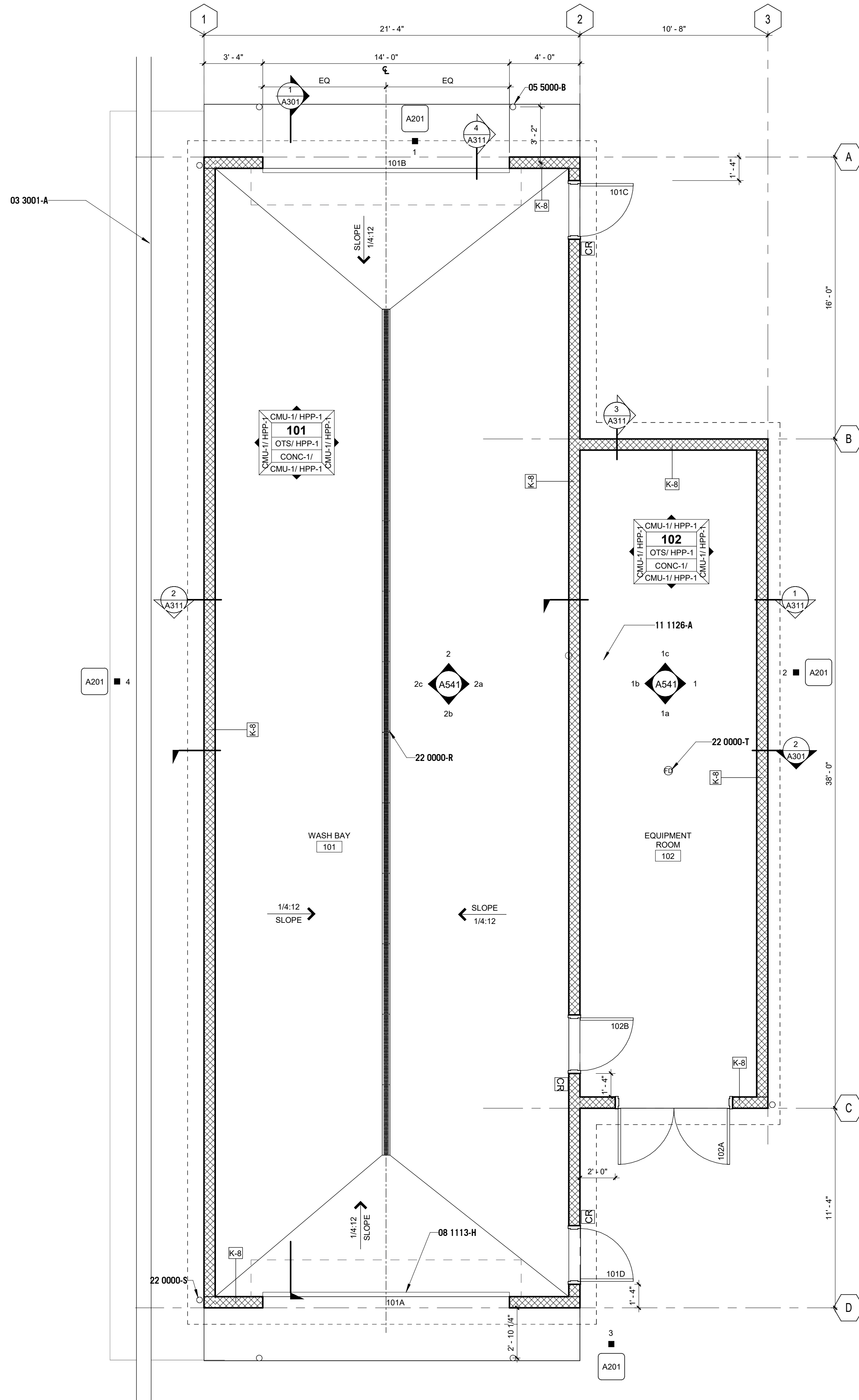
4 CARD READER PEDESTAL
1" = 1'-0"



2 NEW SLIDING GATE
1/8" = 1'-0"



1 DEMO SLIDING GATE
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLANS

- A. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, CONCRETE, OR MASONRY UNLESS OTHERWISE NOTED. CONTACT THE ARCHITECT FOR ANY ADDITIONAL DIMENSIONS REQUIRED TO LAY OUT THE WORK.
- B. MASONRY DIMENSIONS ARE THE ACTUAL MASONRY UNIT SIZES UNLESS OTHERWISE NOTED.
- C. REFER TO WALL ASSEMBLY INFORMATION FOR WALL CONSTRUCTION AND THICKNESS.
- D. ALL EXISTING AND NEW WALLS, AND GYP. BD. CEILINGS IN WORK AREAS TO BE PAINTED.
- E. REPAIR PATCHED SURFACES THAT ARE DAMAGED, LIFTED, DISCOLORED, OR SHOWING OTHER IMPERFECTIONS DUE TO PATCHING WORK. IF DEFECTS ARE DUE TO CONDITION OF SUBSTRATE, REPAIR SUBSTRATE PRIOR TO REPAIRING FINISH.
- F. REFERENCE PROJECT MANUAL, ARCHITECTURAL PLANS, AND STRUCTURAL DRAWINGS FOR LOCATIONS OF CONTROL AND EXPANSION JOINTS.
- G. STRUCTURAL FOUNDATIONS AND FOOTINGS SHOWN ONLY FOR COORDINATION. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- H. COORDINATE LOCATION OF ALL UNDERSLAB UTILITIES WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.

00 KEYNOTES - SPECIFICATION

- 03 3001-A RETAINING WALL, SEE STRUCTURAL
- 05 5000-B BOLLARD
- 08 1113-H COILING DOOR
- 11 1126-A WASH EQUIPMENT, SEE EQUIPMENT DRAWINGS.
- 22 0000-R TRENCH DRAIN, SEE PLUMBING.
- 22 0000-S DOWNSPOT, SEE PLUMBING
- 22 0000-T FLOOR DRAIN, SEE PLUMBING

ROOM FINISH AND MATERIALS LEGEND

ABBV.	DESCRIPTION
CMU-1	TITLE SPECIFICATION: TYPE: MANUFACTURER: STYLE: COLOR: INSTALLATION: PRODUCT: SIZE:
HPP-1	HIGH PERFORMANCE PAINT SPECIFICATION: TYPE: MANUFACTURER: STYLE: COLOR: INSTALLATION: PRODUCT: SIZE:
CONC-1	CONCRETE SEALER SPECIFICATION: TYPE: MANUFACTURER: STYLE: COLOR: INSTALLATION: PRODUCT: SIZE:

GENERAL NOTES - WALL TYPES

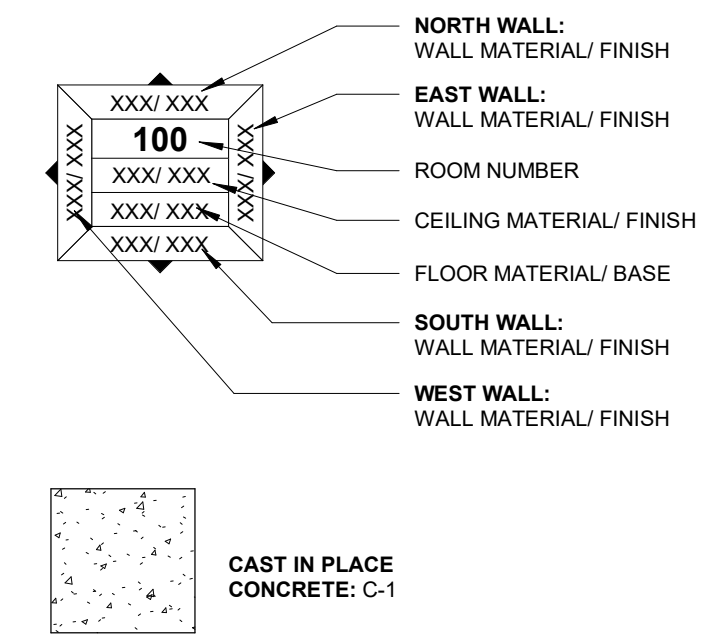
- 1. THERE ARE TWO SYMBOL DESIGNATION SYSTEMS USED. THE FIRST SYSTEM CONSISTS OF TWO AND THREE CHARACTERS. THE FIRST CHARACTER IS A LETTER INDICATING THE PARTITION TYPE. THE SECOND CHARACTER IS NUMERIC INDICATING THE STUD OR CMU WIDTH. REFER TO LEGEND BELOW. THIS SYSTEM IS USED TO DEFINE WALL TYPES: A, B, C, D, E, F, H, J, K, M, N, P
- 2. "LINE OF STRUCTURE" INDICATED FOR EACH PARTITION IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS OR GEOMETRY.
- 3. ALL DIMENSIONS ON THIS SHEET ARE FROM FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD. REFER TO PARTITION MATRICES FOR PARTITION WIDTH DIMENSIONS UNLESS INDICATED TO BE SHOWN ON PLAN.
- 4. NON-RATED PARTITIONS AND NON-RATED SMOKE RESISTANT PARTITIONS SHALL USE ACOUSTICAL SEALANT.
- 5. REFER TO SPECIFICATIONS FOR MINIMUM STUD THICKNESS, MAXIMUM SPACING AND ALLOWABLE LIMITING HEIGHTS DEFLECTION CRITERIA FOR GYPSUM BOARD ASSEMBLIES.
- 6. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING INFORMATION.
- 7. MASONRY REINFORCEMENT: REFERENCE STRUCTURAL DRAWINGS.

NUMERIC CHARACTER	STUD WIDTH	CMU WIDTH
1	1 5/8"	
2	2 1/2"	
3	3 5/8"	
4	4"	3 5/8"
6	6"	5 5/8"
8	8"	9 5/8"
10		11 5/8"

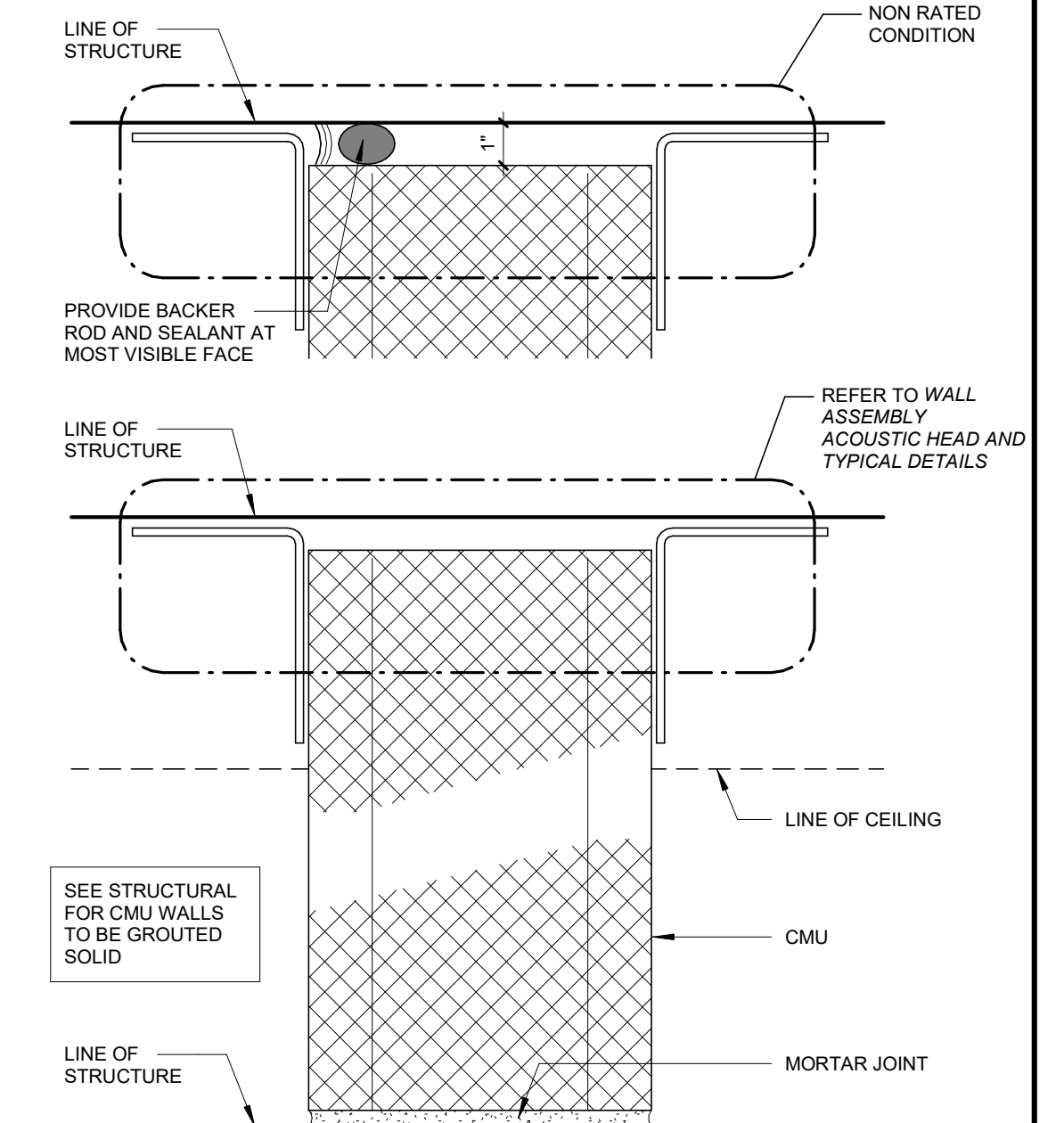
GENERAL NOTES - FINISH SCHEDULE

A WHERE "VARIES" SEE INTERIOR ELEVATION.

FINISH PLAN LEGEND



TYPE "K"

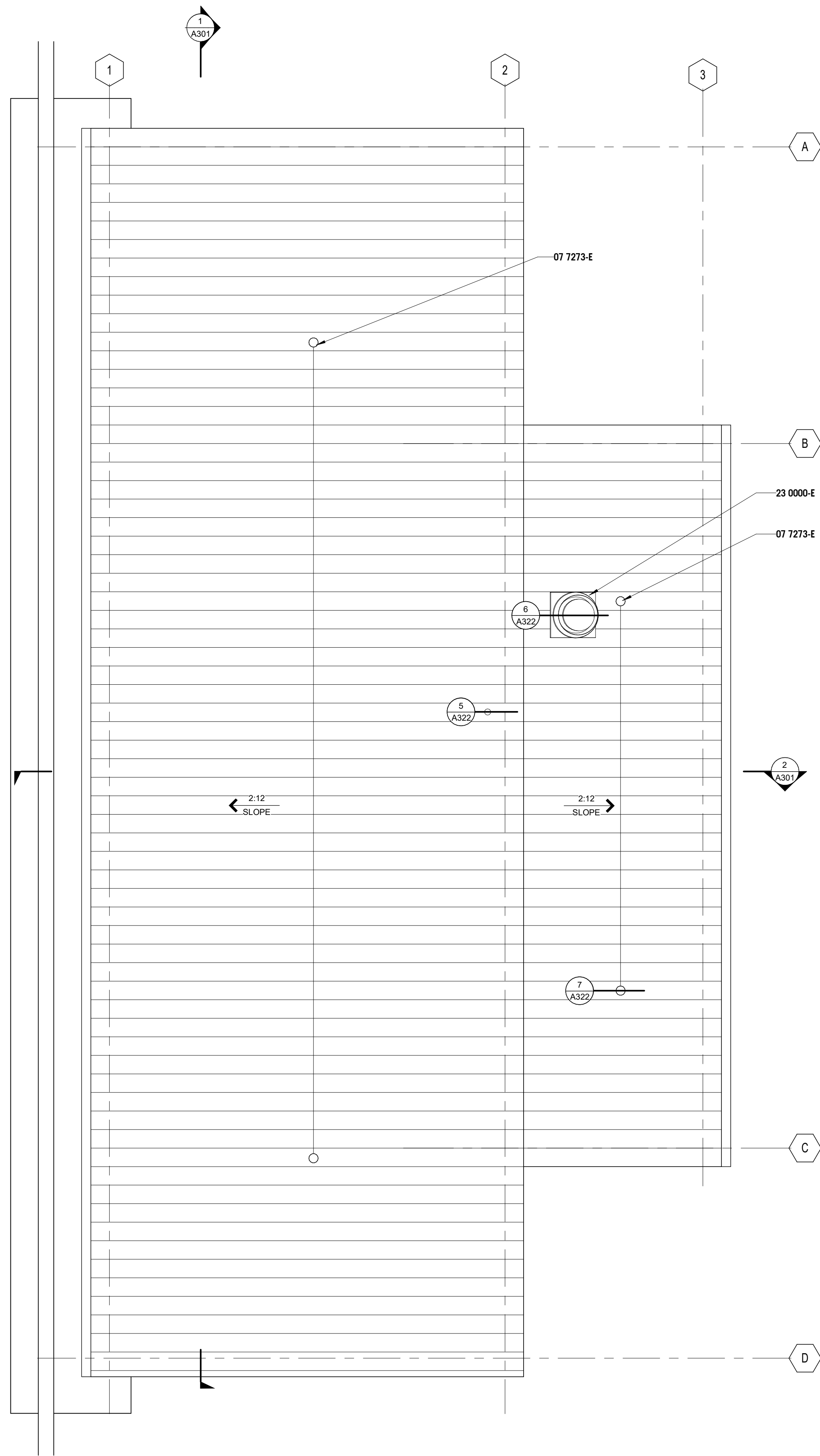


NON RATED	CMU WIDTH	PART WIDTH	UL LISTING	SOUND TRANS CLASS	REMARKS
[K-8]	7 5/8"	7 5/8"	N/A	45 55	GROUT FILLED STC 55

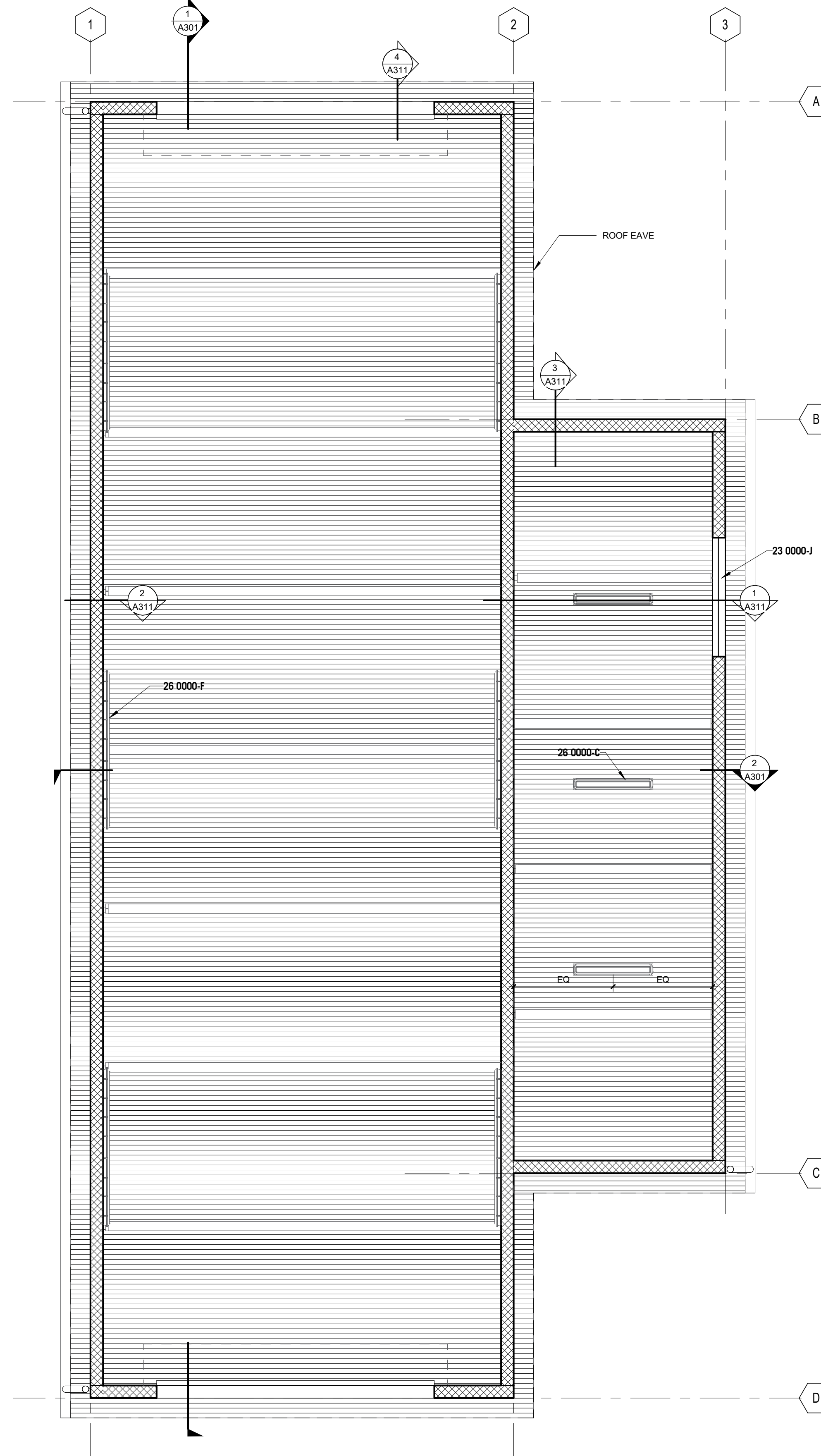


REVISIONS:

#	DESCRP.	DATE
ADD-2		07.08.24



2 ROOF PLAN
1/4" = 1'-0"



1 REFLECTED CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"

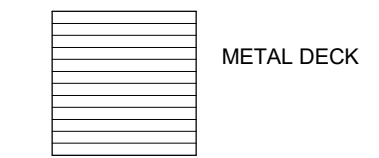
GENERAL NOTES - REFLECTED CEILING PLAN

- A. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING INFORMATION.
- B. ALL CEILING HEIGHTS SHOWN ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
- C. ALL DIMENSIONS FROM FACE OF STUD OR MASONRY WALL UNLESS NOTED OTHERWISE.
- D. PAINT INTERIOR OF ALL EXPOSED METAL DECK AND ROOF FRAMING UNLESS OTHERWISE NOTED.
- E. SLOPED CEILING SURFACES SHOWN IN PLAN VIEW WILL APPEAR LESS THAN TRUE LENGTH. SEE SECTIONS AND DETAILS FOR ACTUAL DIMENSIONS.

00 KEYNOTES - SPECIFICATION

- 07 7273-E FALL PROTECTION SYSTEM, SEE STRUCTURAL FOR ANCHORAGE
- 23 0000-E ROOF EXHAUST VENT, SEE MECHANICAL
- 23 0000-J LOUVER, SEE MECHANICAL
- 26 0000-C LIGHT, SEE ELECTRICAL
- 26 0000-F WALL MOUNTED LIGHT, SEE ELECTRICAL

CEILING MATERIAL LEGEND



CEILING SYMBOLS

- EXIT EXIT SIGN
- EXIT SIGN (Symbol)
- CEILING ELEVATION (Symbol: X-XX)
- OPEN TO STRUCTURE (Symbol: OTS)
- LIGHT FIXTURES (Symbol: Square with circle)
- SEE ELECTRICAL FOR TYPE

GENERAL NOTES - ROOF PLANS

- A. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SIZE AND LOCATIONS OF ALL THROUGH ROOF PENETRATIONS. FLASH NEW PENETRATIONS TO ROOF IN ACCORDANCE WITH ROOFING MANUFACTURER'S STANDARD DETAILS.
- B. FALL ARREST SYSTEM SHOWN IS SCHEMATIC. FINAL SYSTEM MAY VARY BASED ON DESIGN BY THE CONTRACTOR. SEE SPECIFICATIONS FOR DESIGN-BUILD REQUIREMENTS.

ROOF ASSEMBLY LEGEND

- METAL ROOF PANELS ROOF ASSEMBLY - TYPE 1
- METAL PANEL ROOF, STANDING SEAM
- HIGH TEMPERATURE SELF-ADHERED MEMBRANE
- 1/2" SUBSTRATE BOARD
- METAL DECKING, SEE STRUCTURAL



EXTERIOR COLOR INFORMATION		
ELEMENT	FINISH	COLOR
CMU-1	WR & AG FACTORY FINISH	CHARCOAL
METAL PANEL		OLD TOWN GRAY

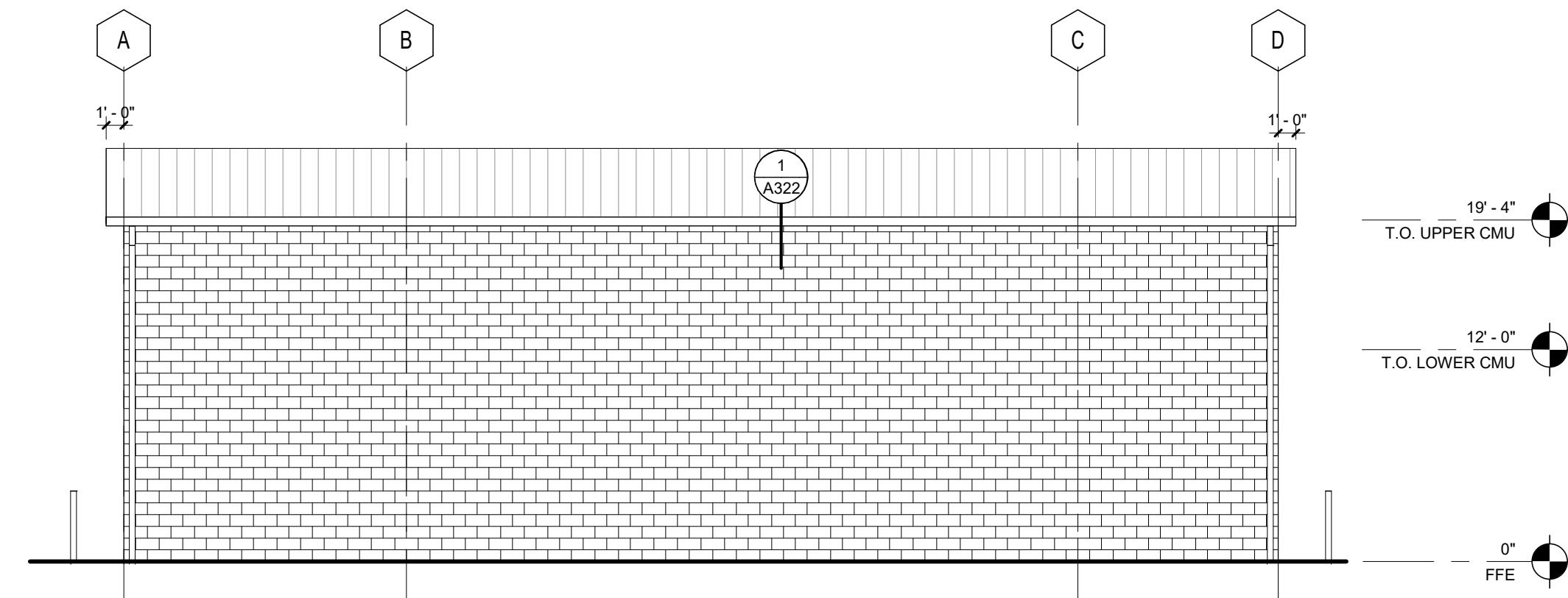
ADD-2



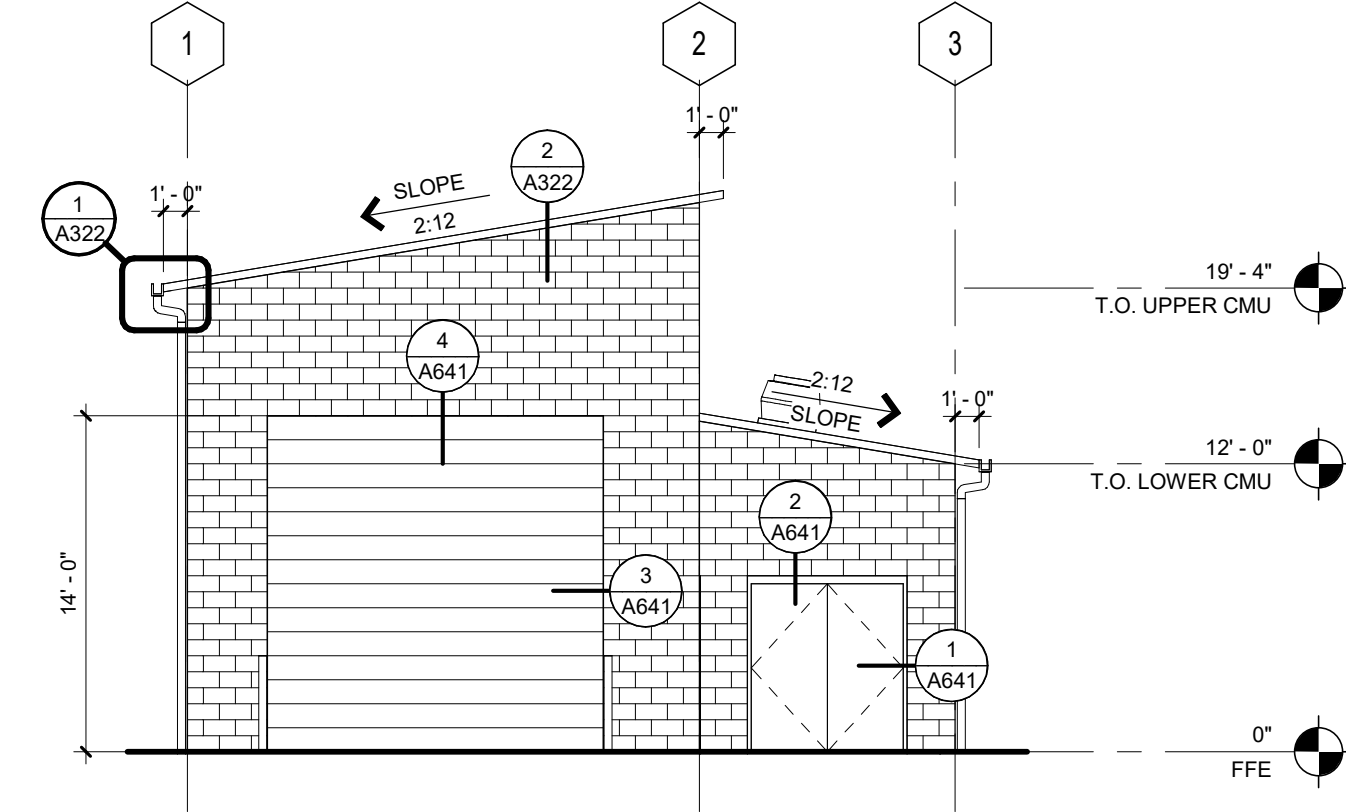
Old Town Gray



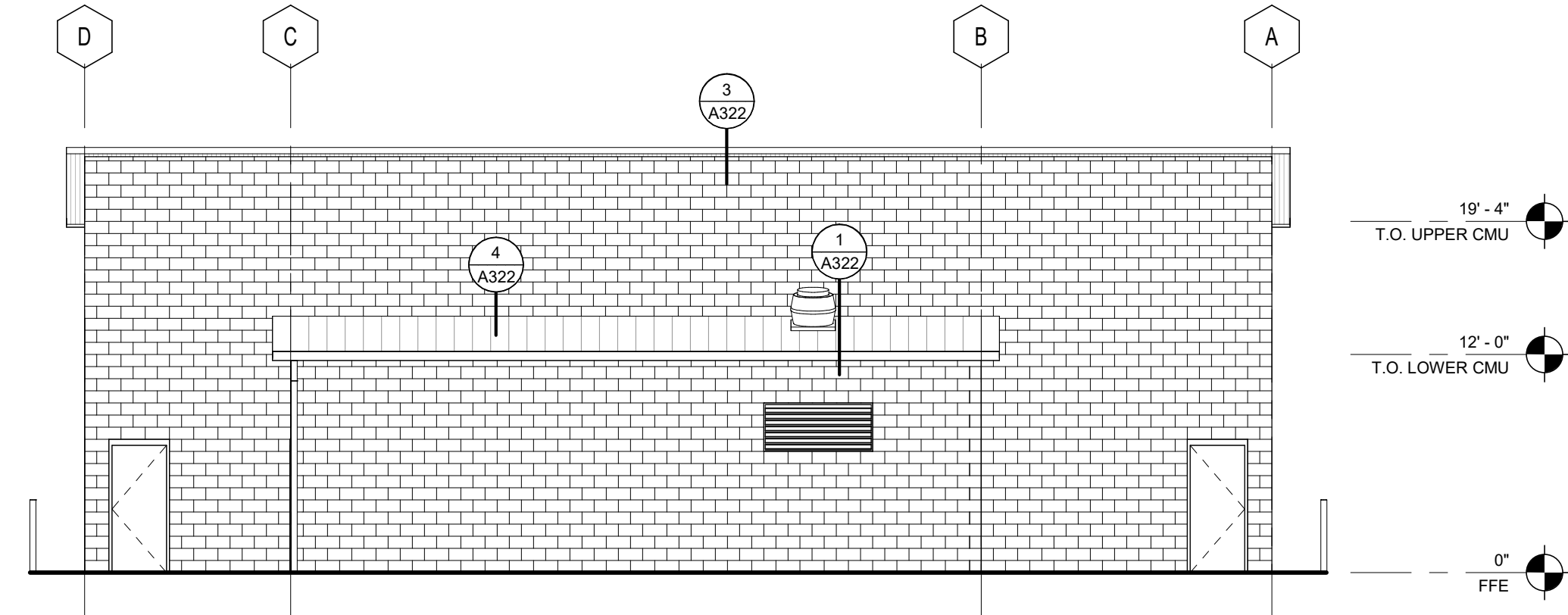
CHARCOAL



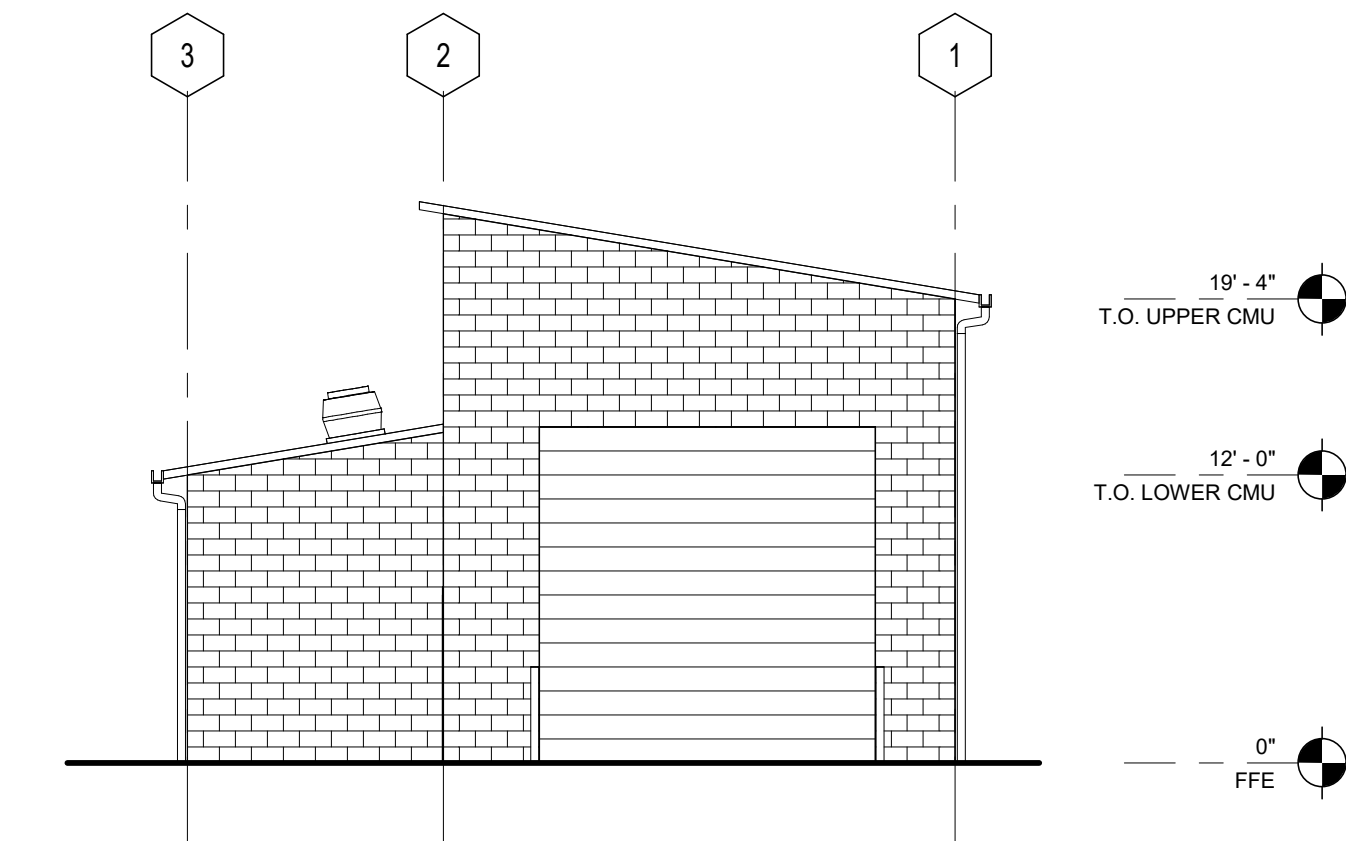
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

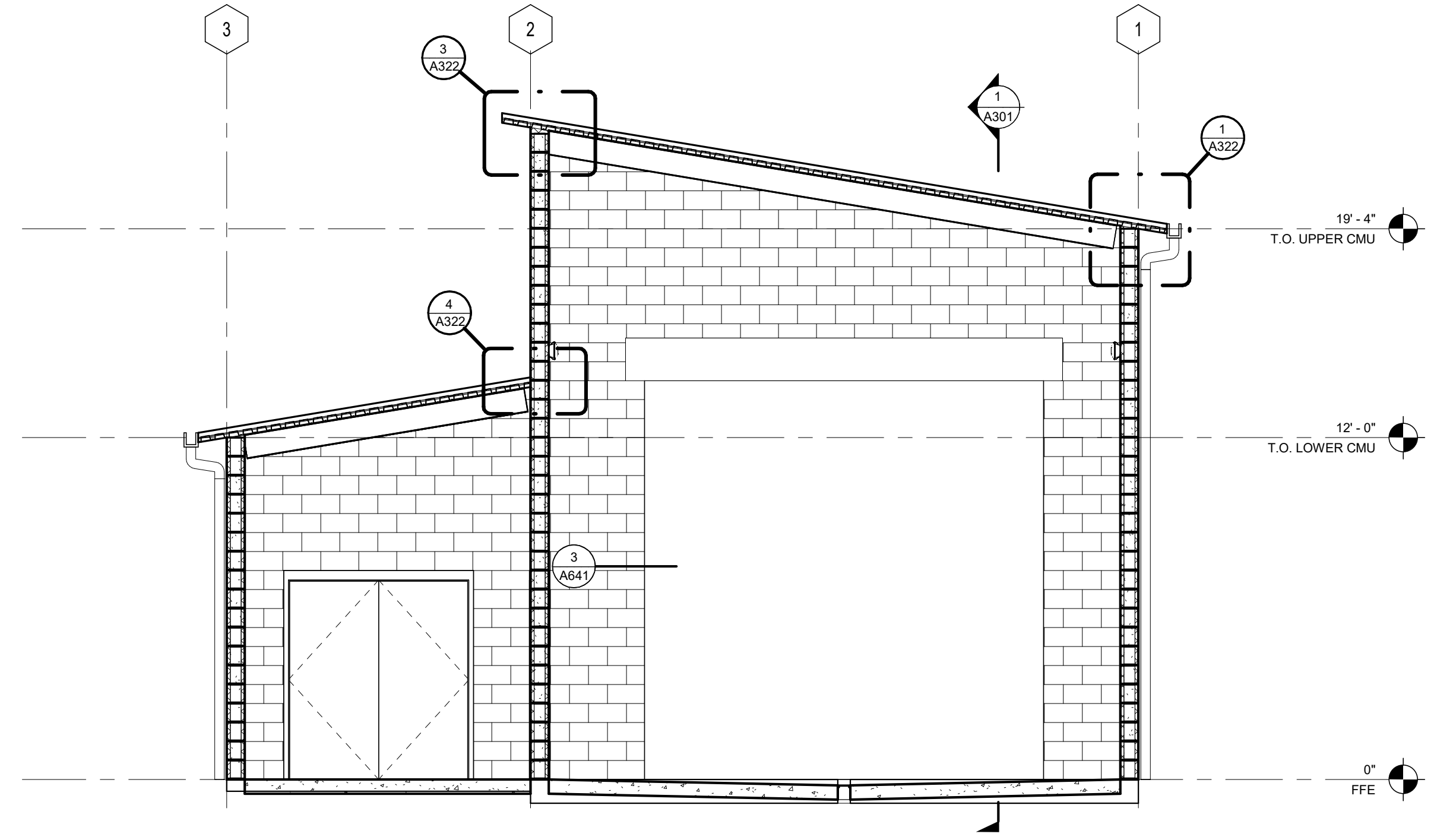


2 EAST ELEVATION
1/8" = 1'-0"

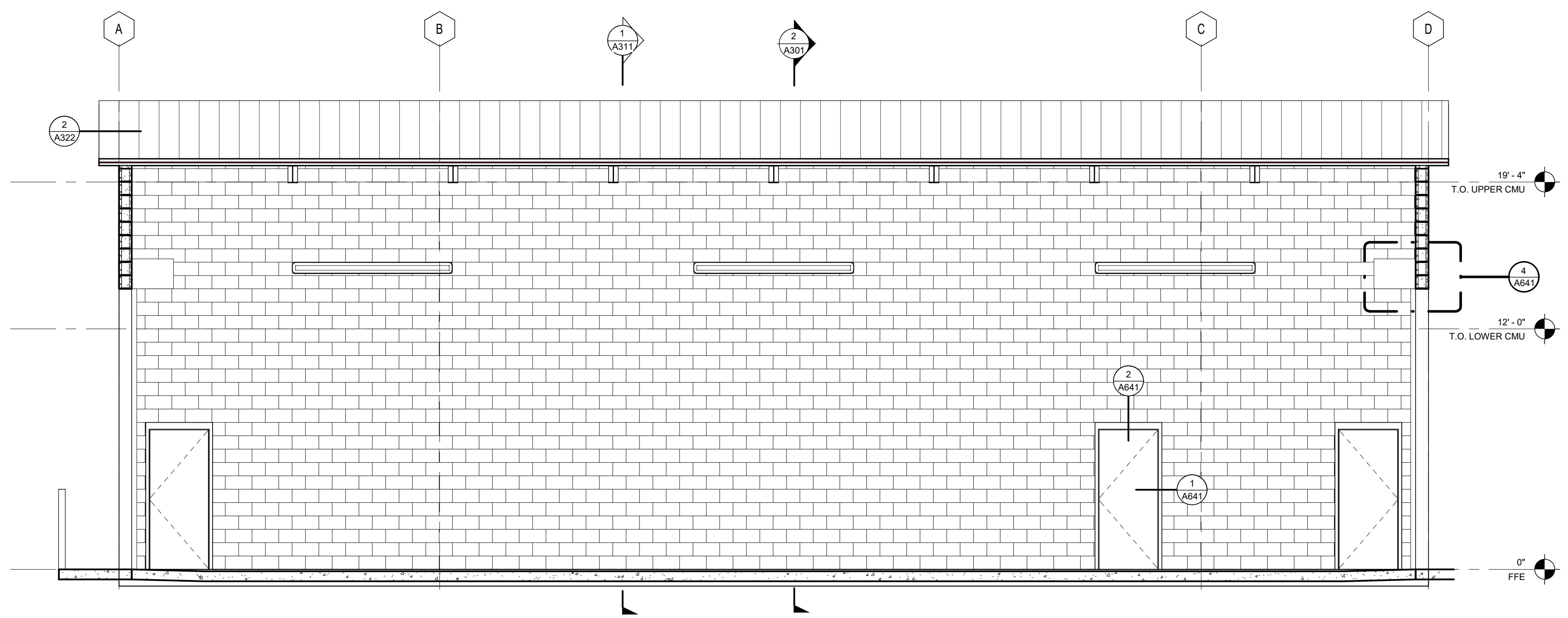


1 NORTH ELEVATION
1/8" = 1'-0"

REVISIONS:		
#	DESCRP.	DATE
ADD-2		07.08.24



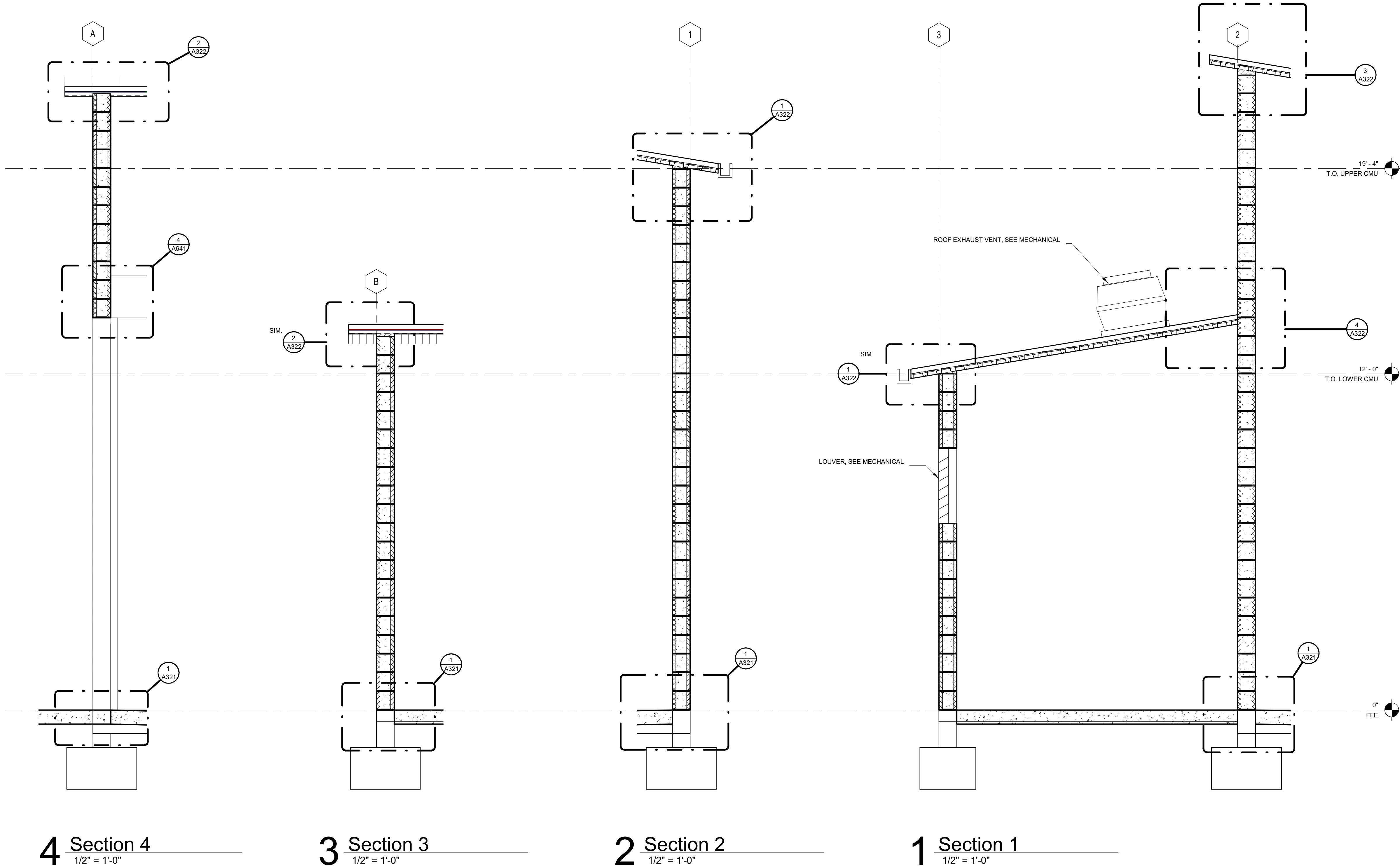
2 E/W SECTION
1/4" = 1'-0"



1 N/S SECTION
1/4" = 1'-0"

REVISIONS:

#	DESCRP.	DATE



4 Section 4
1/2" = 1'-0"

3 Section 3
1/2" = 1'-0"

2 Section 2
1/2" = 1'-0"

1 Section 1
1/2" = 1'-0"

PLUMBING SHEET LIST	
P000	GENERAL NOTES & SYMBOLS
P010	SITE PLAN
P103	FLOOR PLAN
P500	PLUMBING DETAILS
P600	PLUMBING SCHEDULES

PLUMBING AND PIPING SYMBOLS		
SINGLE LINE		DOUBLE LINE
	90° ELBOW	
	90° ELBOW - SHORT SWEEP	
	90° ELBOW - LONG SWEEP	
	90° ELBOW - OUTLET DOWN	
	90° ELBOW - OUTLET UP	
	45° ELBOW	
	22° ELBOW	
	TEE	
	TEE - OUTLET DOWN	
	TEE - OUTLET UP	
	TEE - SANITARY	
	WYE	
	COMBINATION WYE & 1/8 BEND	
	DOUBLE COMBO	
	P-TRAP - PLAN VIEW	
	P-TRAP - SECTION	
	COUPLING	
	CAP	
	REDUCER	
	BALL VALVE	

PLUMBING PIPING LEGEND		
CA	—————	COMPRESSED AIR
DCW	-----	DOMESTIC COLD WATER
DHW	-----	DOMESTIC HOT WATER
DHWR	-----	DOMESTIC HOT WATER RETURN
SAN	—————	SANITARY
V	-----	VENT
G	—————	NATURAL GAS
SD	—————	STORM DRAIN
SO	—————	STORM OVERFLOW

PLUMBING GENERAL NOTES:

- COORDINATE PLUMBING WORK WITH ALL OTHER TRADES. BEGIN INSTALLATION AND ROUGH-IN AFTER COORDINATION WITH ALL TRADES ASSOCIATED WITH PROJECT SCOPE. COORDINATE PLUMBING SYSTEMS INSTALLATION WITH BUILDING STRUCTURE, ARCHITECTURAL ASSEMBLIES, SHEET METAL, DUCTWORK, LIGHTING FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REWORK ASSOCIATED WITH FAILURE TO COORDINATE.
- PROVIDE A COMPLETE PLUMBING SYSTEM INCLUDING PIPE, INSULATION, HANGERS, SUPPORTS, EQUIPMENT, WATER HEATERS, FIXTURES, MIXING VALVES, VALVES, ACCESSORIES AND SPECIALTIES. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. SIZING AND INSTALLATION OF PLUMBING SYSTEMS TO COMPLY WITH ALL STATE AND LOCAL CODES AND PROJECT REQUIREMENTS.
- DRAWING PLANS, SCHEMATICS AND DIAGRAMS INDICATE GENERAL LOCATION AND ARRANGEMENT OF PLUMBING SYSTEM.
- INCORPORATE PLUMBING DRAWINGS, SPECIFICATIONS, STATE AND LOCAL CODES, AND PROJECT STANDARDS INTO WORK.
- EXISTING PLUMBING PIPING AND EQUIPMENT SHOWN ARE BASED ON NON-DESTRUCTIVE SITE OBSERVATION AND AS-BUILT DOCUMENTS PROVIDED BY THE OWNER. FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATION OF ALL PIPING CONCEALED IN BUILDING ASSEMBLIES WHERE WORK IS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR MAKING PENETRATIONS WHERE REQUIRED IN EXISTING WALLS, FLOORS, CEILINGS AND ROOFS. MAKE PENETRATIONS NEAT. PATCH, CONCEAL OR CAULK ALL OVERCUT TO PREVENT NOISE TRANSFER BETWEEN SPACES. COVER EXPOSED WALL PENETRATIONS WITH ESCUTCHEONS OR SHEET METAL AS APPROPRIATE.
- REFER TO ARCHITECTURAL SPECIFICATIONS FOR THROUGH-PENETRATION FIRESTOPPING AND TO ARCHITECTURAL CODE PLAN FOR FIRE RATED WALLS, FLOORS AND CEILINGS. CONTRACTOR IS RESPONSIBLE TO FIRESTOP PENETRATIONS THROUGH RATED ASSEMBLIES. PROVIDE FIRE CAULKING FOR PENETRATIONS OF FIRE RATED ASSEMBLIES.
- CONTINUE PIPE INSULATION UNBROKEN THROUGH WALL, FLOOR AND CEILING PENETRATIONS. SEAL AROUND PIPE INSULATION AT PENETRATIONS.
- CREATE OPENINGS IN BUILDING AS REQUIRED TO REMOVE EXISTING BUILDING COMPONENTS AND BRING IN NEW EQUIPMENT. PATCH ALL OPENINGS CREATED. PATCH FINISH TO MATCH EXISTING CONDITIONS. INCLUDE THIS WORK IN BID.
- VERIFY WITH ENGINEER ANY FIXTURES NOT TAGGED OR PIPED PRIOR TO ANY WORK. UNLESS SPECIFICALLY NOTED AS EXCLUDED FROM SCOPE CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING FIXTURES SHOWN ON ARCHITECTURAL DRAWINGS; TAGGED OR NOT TAGGED ON PLUMBING DRAWINGS.

NOTE: ALL SYMBOLS MAY NOT APPLY TO THIS PROJECT

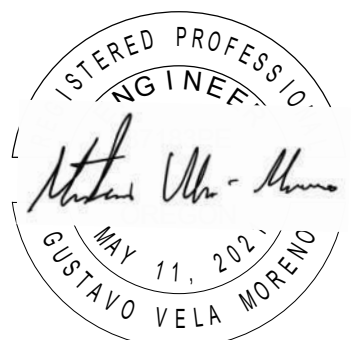
GENERAL SYMBOLS	
	EXISTING LINEWORK TO BE SHOWN AS "HALFTONE"
	NEW LINEWORK TO BE SHOWN AS BOLD AND BLACK
	DEMOLITION LINEWORK TO BE SHOWN AS BOLD DASHED AND BLACK
	HIDDEN LINEWORK TO BE SHOWN AS THIN DASHED AND BLACK
	NEW POINT OF CONNECTION
	POINT OF DISCONNECT
	KEYNOTE
	EQUIPMENT IDENTIFICATION

PLUMBING ABBREVIATIONS			
AD	ACCESS DOOR OR AREA DRAIN	GAL	GALLON
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED
AFG	ABOVE FINISHED GRADE	GC	GENERAL CONTRACTOR
BOP	BOTTOM OF PIPE	GPH	GALLONS PER HOUR
BOT	BOTTOM	GPM	GALLONS PER MINUTE
BV	BALL VALVE	GW	GREASE WASTE
CB	CATCH BASIN	HB	HOSE BIBB
CI	CAST IRON	HR	HOUR
CL	CENTER LINE	ICW	INDUSTRIAL COLD WATER
CO	CLEAN OUT	IMB	ICE MAKER BOX
CONC	CONCRETE	JR	JANITOR RECEPTOR
COND	CONDENSATE	L	LAVATORY
CONTR	CONTRACTOR	MB	MOP BASIN
CP	CIRCULATION PUMP	MC	MECHANICAL CONTRACTOR
CU	COPPER	MECH	MECHANICAL
CWP	CIRCULATING WATER PUMP	MH	MANHOLE
DN	DOWN	NTS	NOT TO SCALE
DR	DRAIN	OD	OVERFLOW DRAIN
DS	DOWNSPOUT	PC	PLUMBING CONTRACTOR
DWV	DRAIN, WASTE & VENT	PRV	PRESSURE REDUCING VALVE
EC	ELECTRICAL CONTRACTOR	PSI	POUNDS PER SQUARE INCH
EEW	EMERGENCY EYE WASH	PVC	POLYVINYL CHLORIDE
EJ	EXPANSION JOINT	RD	ROOF DRAIN
EQUIP	EQUIPMENT	RV	RELIEF VALVE
ESE	EMERGENCY SHOWER/EYEWASH	SD	STORM DRAIN
EWC	ELECTRIC WATER COOLER	SH	SHOWER
EWT	ENTERING WATER TEMPERATURE	SK	SINK
EX	EXISTING	SO	STORM OVERFLOW
EXP	EXPANSION	TCC	TEMP. CONTROL CONTRACTOR
FCO	FLOOR CLEAN OUT	TP	TRAP PRIMER
FD	FLOOR DRAIN	TYP	TYPICAL
FLEX	FLEXIBLE	UR	URINAL
FLR	FLOOR DRAIN	VTR	VENT THROUGH ROOF
FPM	FEET PER MINUTE	WB	WALL BOX - CONDENSATE
FPS	FEET PER SECOND	WC	WATER CLOSET
FS	FLOOR SINK	WCO	WALL CLEANOUT
FSEC	FOOD SERVICE EQUIP. CONSULT.	WH	WATER HEATER
FTG	FOOTING	WHA	WATER HAMMER ARRESTOR
GA	GAGE	WMB	WASHING MACHINE BOX

ELEMENT PHASE ABBREVIATIONS	
(E)	EXISTING ITEM TO REMAIN
(ER)	NEW LOCATION OF EXISTING ITEM
(N)	NEW ITEM IN EXISTING LOCATION
(R)	EXISTING ITEM TO BE REMOVED, PATCH AND/OR COVER
(RN)	REPLACE EXISTING ITEM WITH NEW
(RR)	EXISTING ITEM TO BE REMOVED AND RELOCATED

CONTACT 811 BEFORE YOU DIG:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS ALSO POSSIBLE THAT THERE MAY BE OTHER UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES IN EXISTENCE THAT ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PARTY REFERENCING THIS PLAN TO DETERMINE THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. HAND EXCAVATE AT CRITICAL POINTS AS NECESSARY TO VERIFY LOCATIONS, SIZES, ELEVATIONS, FLOW LINES, ETC. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.



EXPIRES: JUN. 30, 2024

KCL
ENGINEERING
312 NW 10th Ave, Suite 100
Portland, OR
97209
503-212-4612

DEVELOPMENT REVIEW
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT #: 2300.00
CITY OF WILSONVILLE
28975 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
GENERAL NOTES & SYMBOLS

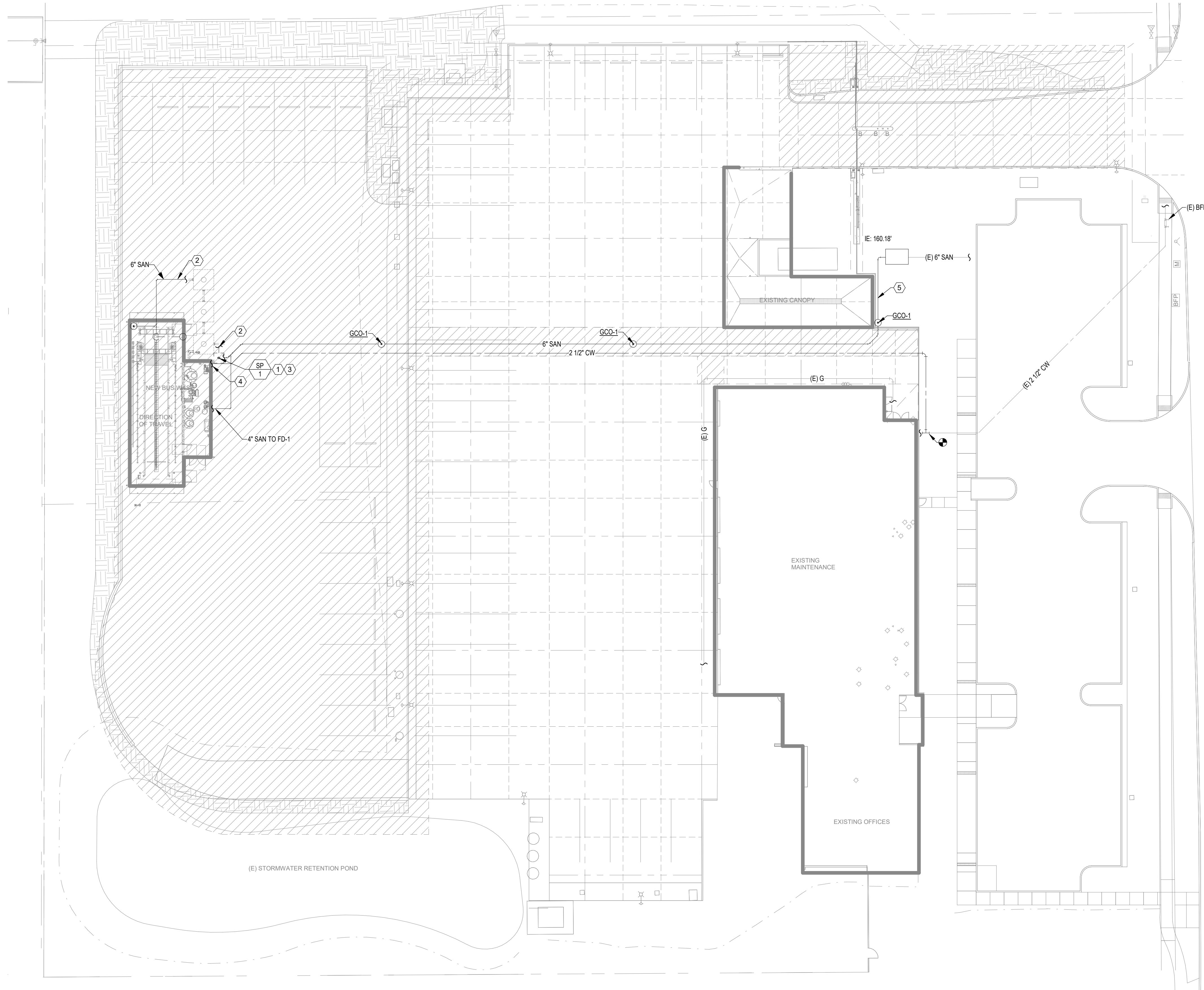
REVISIONS:		
#	DESCRP.	DATE

ISSUE DATE: 04/26/2024

P000

1 SITE PLAN - PLUMBING

3/64" = 1'-0"



GENERAL NOTES:

- A. REFER TO P000 FOR GENERAL NOTES & SYMBOLS.
- B. REFER TO P500 FOR PLUMBING DETAILS.
- C. REFER TO P600 FOR PLUMBING SCHEDULES.

KEYNOTES

- 1 PROVIDE PIT FOR SP-1. COORDINATE PIT SIZE WITH SUMP PUMP REQUIREMENTS.
- 2 CONNECT TO EXISTING RECLAIM PROCESSING SYSTEM.
- 3 COORDINATE SUMP PIT INLET TO RECLAIM PROCESSING SYSTEM. CONNECT SP-1 DISCHARGE TO 6" SAN.
- 4 REFER TO BUS WASH MANUFACTURER'S DRAWINGS FOR CONNECTIONS.
- 5 TIE EXISTING DRAIN INTO NEW DRAIN LINE AND CONNECT TO EXISTING OIL / SAND SEPARATOR.

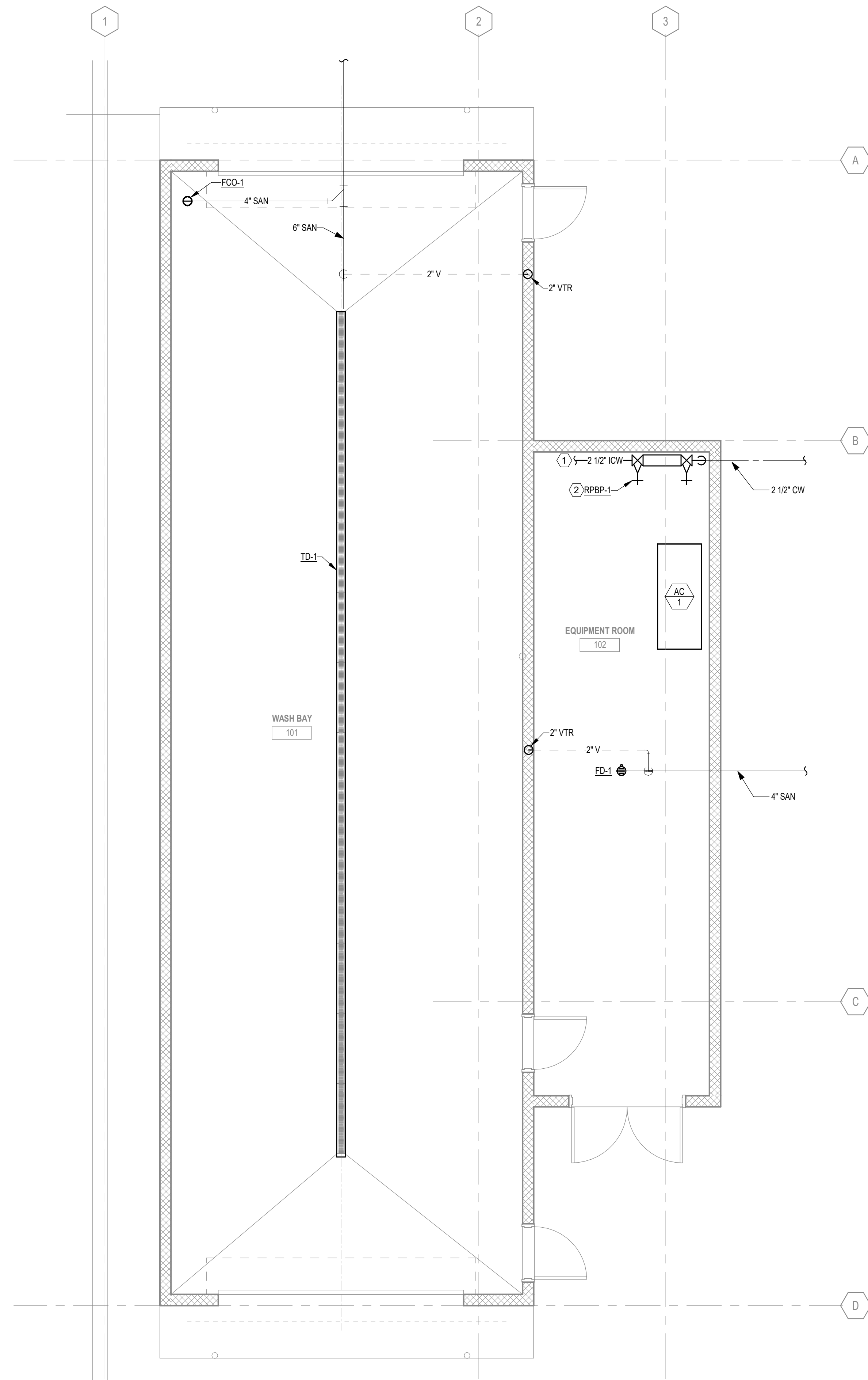


EXPIRES: JUN. 30, 2024

REVISIONS:

#	DESCRP.	DATE





1 FLOOR PLAN - PLUMBING
 1/4" = 1'-0"

GENERAL NOTES:

- A. REFER TO P000 FOR GENERAL NOTES & SYMBOLS.
- B. REFER TO P500 FOR PLUMBING DETAILS.
- C. REFER TO P600 FOR PLUMBING SCHEDULES.

KEYNOTES

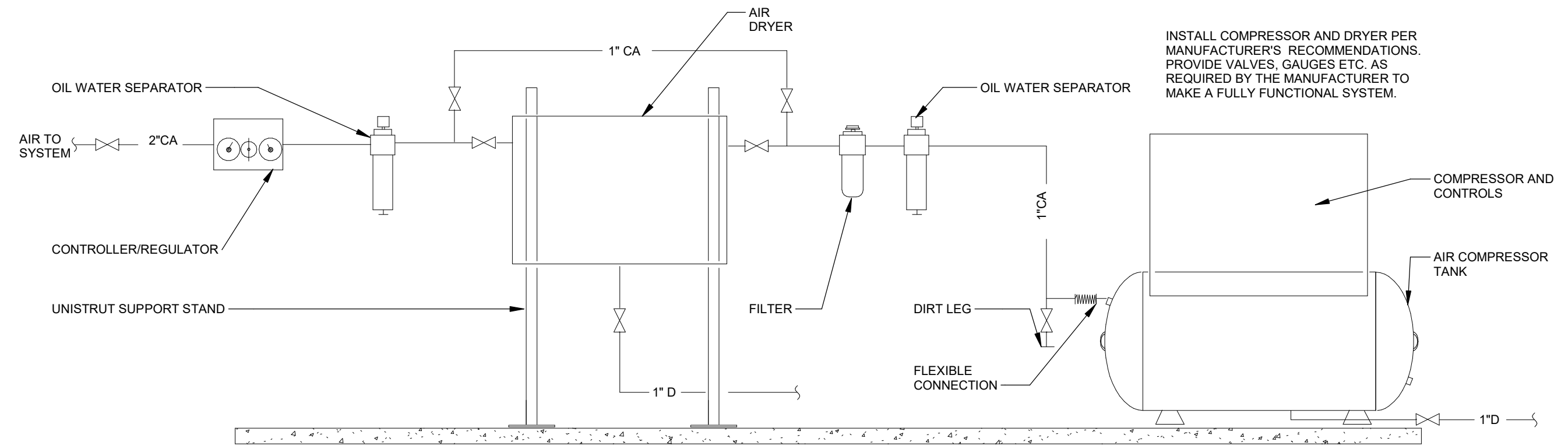
- 1 COORDINATE 2-1/2" ICW CONNECTION WITH BUS WASH EQUIPMENT MANUFACTURER.
- 2 PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER, WATTS LF009 OR EQUIVALENT. PROVIDE WITH MANUFACTURER'S AIR GAP ACCESSORY. ROUTE 1" DRAIN ALONG NORTH WALL OF SHOP, THROUGH WALL, AND DAYLIGHT AT THE BUILDING EXTERIOR. PROVIDE TWO PRESSURE GAUGES, ONE ON EACH SIDE OF THE ASSEMBLY.



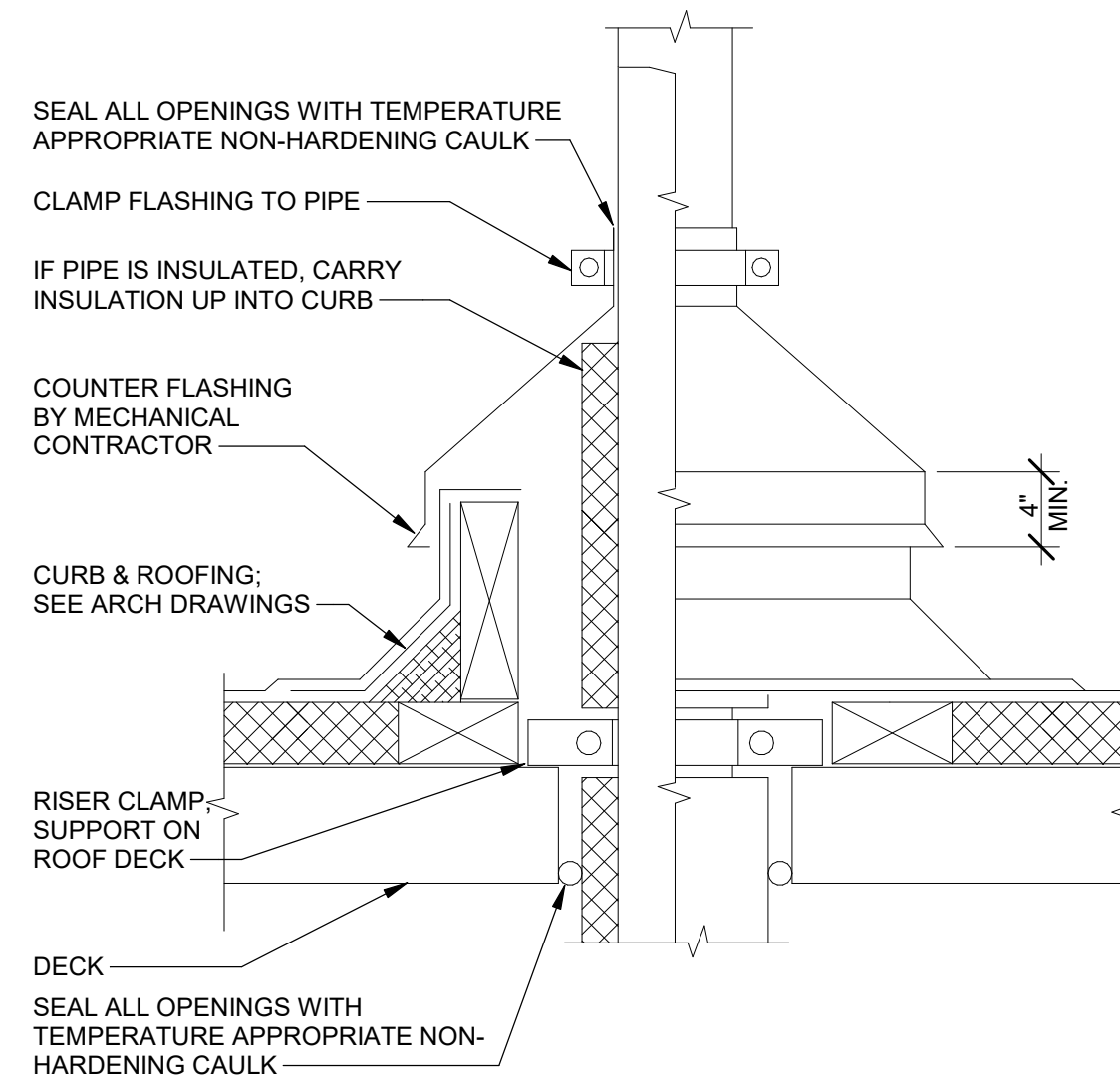
EXPIRES: JUN. 30, 2024

REVISIONS:

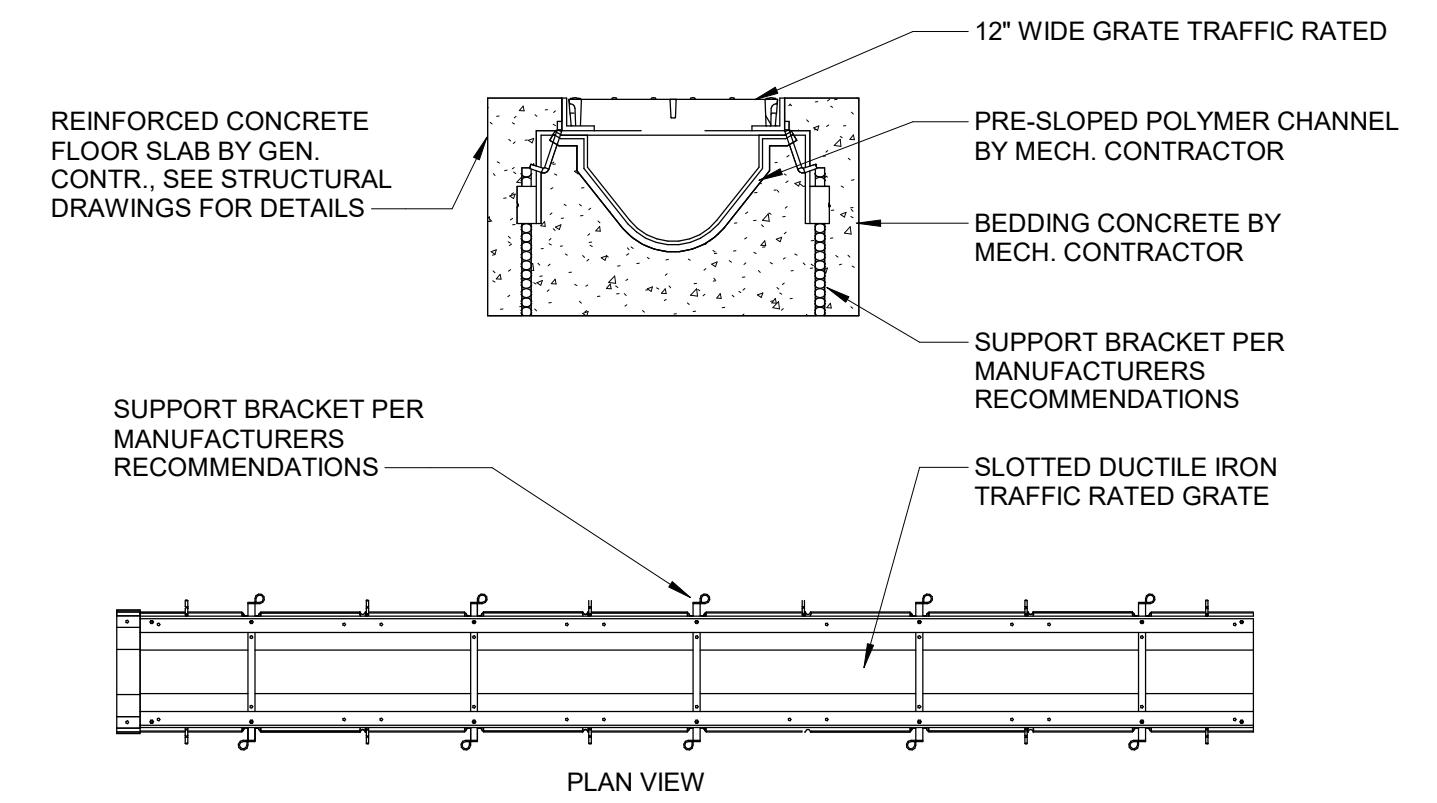
#	DESCRP.	DATE



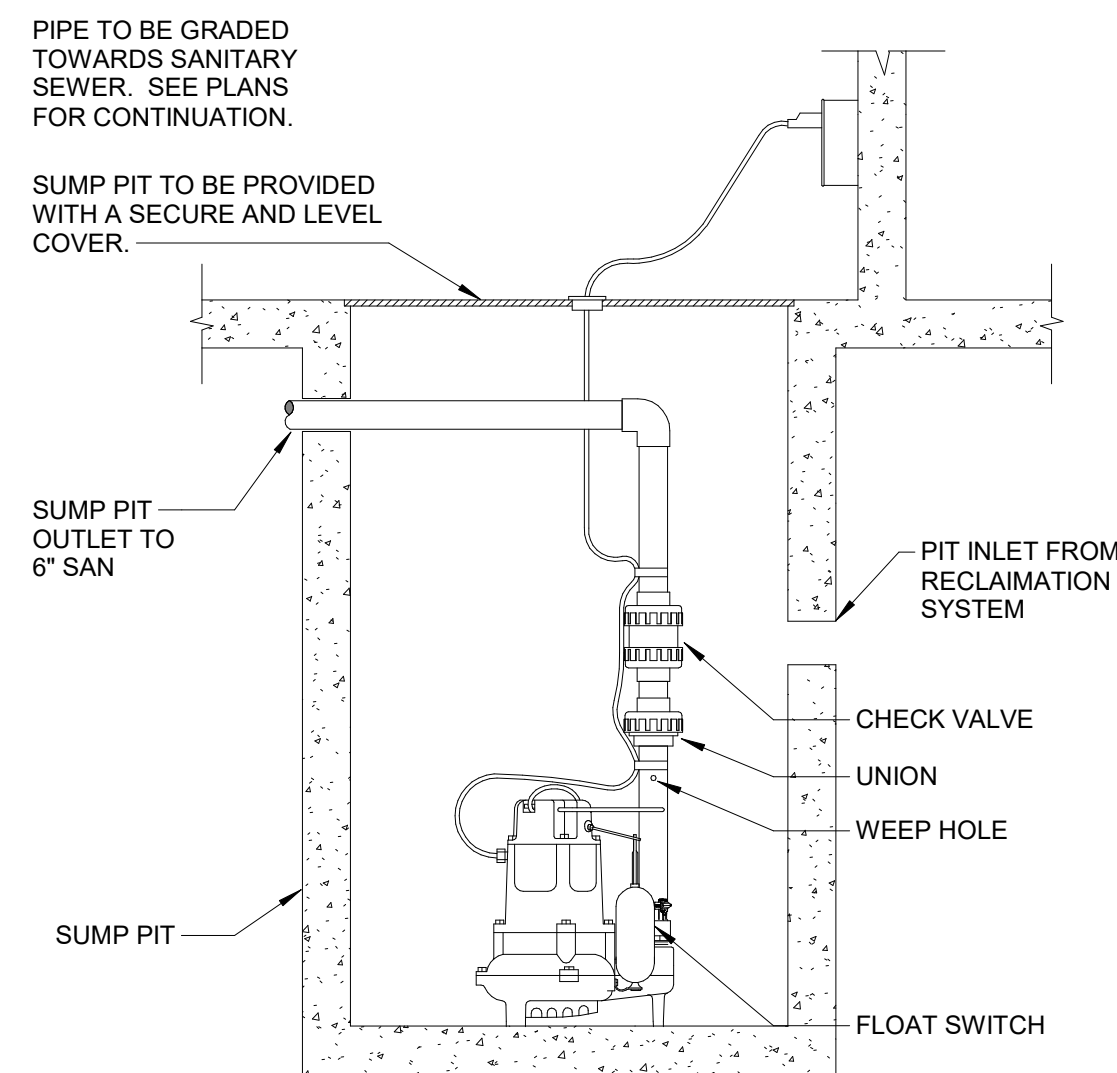
1 AIR COMPRESSOR AND DRYER SYSTEM DETAIL
NOT TO SCALE



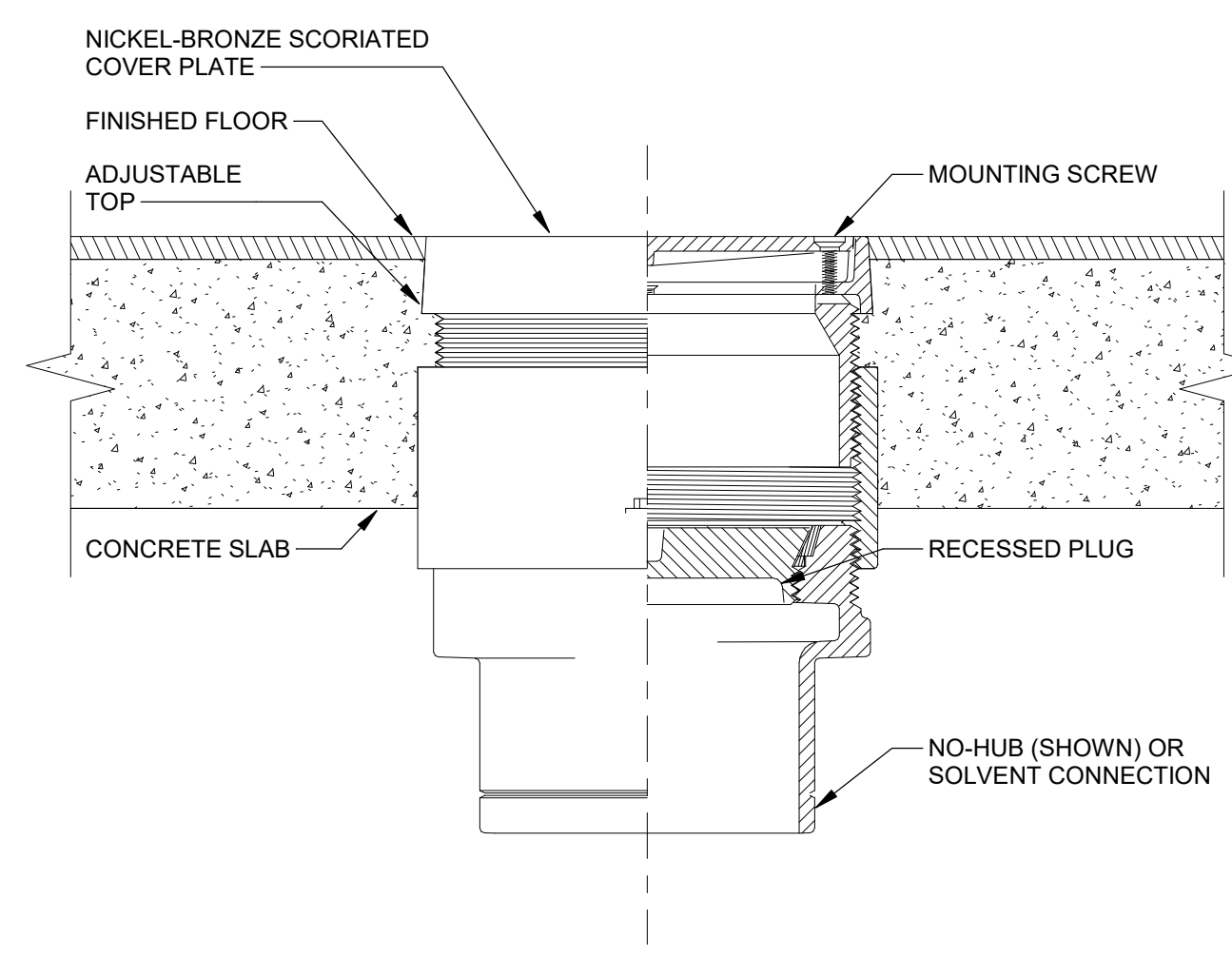
4 PIPE PENETRATING ROOF DETAIL
NOT TO SCALE



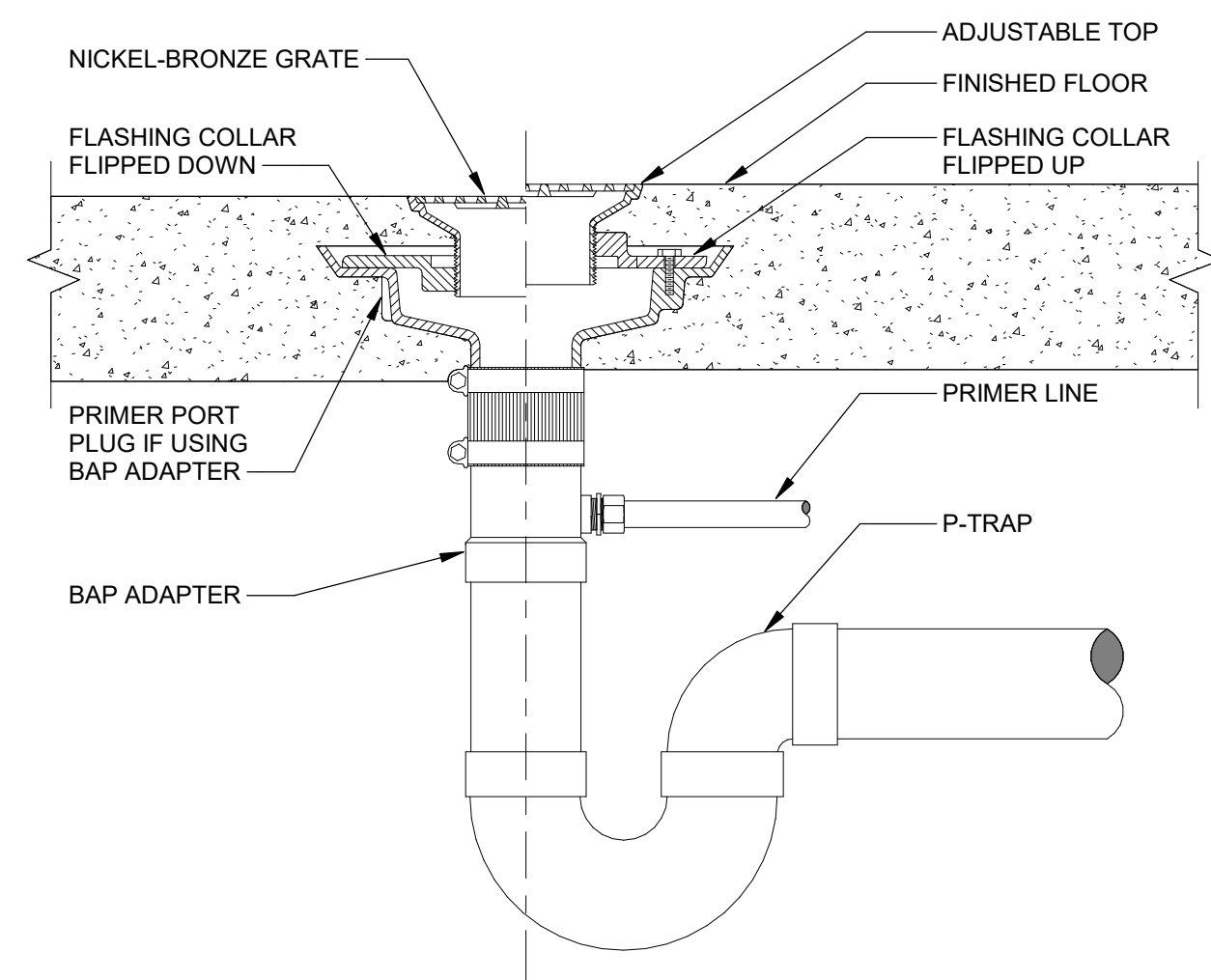
2 TRENCH DRAIN
NOT TO SCALE



6 ELEVATOR PIT SUMP PUMP
NOT TO SCALE



5 FLOOR CLEANOUT
NOT TO SCALE



3 FLOOR DRAIN
NOT TO SCALE



EXPIRES: JUN. 30, 2024

KCL
ENGINEERING
312 NW 10th Ave, Suite 100
Portland, OR
97209
503-212-4612

DEVELOPMENT REVIEW
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT #: 2300.00
CITY OF WILSONVILLE
28875 SW BOBERS RD, WILSONVILLE, OR 97070

SHEET TITLE:
**PLUMBING
DETAILS**

REVISIONS:
DESCRP. DATE

ISSUE DATE: 04/26/2024

PLUMBING FIXTURE SCHEDULE

GENERAL:
 A. ALL ROUGH-IN SIZES ARE MINIMUM CONNECTION SIZES. REFER TO DRAWINGS FOR FINAL SIZING.
 B. ALL VERTICAL WASTE RISERS TO FIXTURES AND ALL BELOW FLOOR WASTE PIPING SHALL BE A MINIMUM OF 2".

NOTES:
 1. LISTED FIXTURE AND TRIM ARE BASIS OF DESIGN. REFER TO SPECIFICATIONS FOR APPROVED ALTERNATE MANUFACTURERS. COORDINATE SUBSTITUTIONS WITH ARCHITECT/OWNER.

REFERENCE				ROUGH-IN				DESCRIPTION	TRIM	NOTES
ID-TAG	MANUFACTURER	MODEL	ADA	CW	HW	W	V			
FCO-1	ZURN	Z1400	N/A	-	-	SEE DWG	-	ADJUSTABLE FLOOR CLEANOUT, CAST IRON BODY, TAPERED THREAD PLUG AND ROUND NICKEL BRONZE SCORIATED CAST IRON HEAVY-DUTY SECURED TOP, ADJUSTABLE TO FINISHED FLOOR. OUTLET SIZE AS NOTED ON DRAWINGS.	N/A	1
FD-1	ZURN	Z415B-P	N	-	-	4"	2"	CAST IRON BODY FLOOR DRAIN, TYPE "B" 6" ROUND POLISHED NICKEL BRONZE STRAINER. OUTLET SIZE AS NOTED ON DRAWINGS.	PROVIDE WITH TRAP PRIMER 1/2" CONNECTIONS. REFER TO TP-1.	1
GCO-1	ZURN	Z1474	N/A	-	-	SEE DWG	-	GRADE CLEANOUT, ROUND, DURA-COATED CAST IRON, SIZE AS INDICATED, DOUBLE FLANGED HOUSING, HEAVY DUTY SECURED SCORIATED DURA-COATED CAST IRON COVER, LIFTING DEVICE, BRONZE CLEANOUT PLUG WITH GAS/WATER-TIGHT SEAL.	N/A	1
RPBP-1	WATTS	LF009	N/A	2 1/2"	-	-	-	BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE, BRONZE OR FDA APPROVED EPOXY COATED CAST IRON CONSTRUCTION, SIZE SAME AS CONNECTED PIPE, NON-CORROSIVE INTERNAL PARTS, STAINLESS STEEL SPRINGS, DIFFERENTIAL PRESSURE RELIEF VALVE BETWEEN SPRING-LOADED CHECK	BRONZE OR FDA APPROVED EPOXY COATED CAST IRON STRAINER UPSTREAM OF BACKFLOW PREVENTER, TO BE FURNISHED WITH BACKFLOW PREVENTER. PROVIDE TWO PRESSURE GAUGES, ONE ON EACH SIDE OF ASSEMBLY.	1
TD-1	TRENCHIFY	TPC600	N/A	-	-	4"	-	POLYMER CONCRETE SLOPED TRENCH DRAIN. 6.25 INCH WIDE X 48 INCH LONG POLYESTER POLYMER CONCRETE CHANNELS WITH TONGUE AND GROOVE CONNECTION. COORDINATE GALVANIZED SLOTTED GRATE STYLE AND OVERALL LENGTH WITH OWNER.	N/A	1
TP-1	PRECISION PLUMBING PRODUCTS	P1-500	N/A	1/2"	-	1/2"	-	MECHANICAL TRAP PRIMER. BRASS-PLATED CAP AND BODY. UPC/IAPMO LISTED. ACTIVATION WITH 10 PSIG PRESSURE DROP. SYSTEM OPERATING RANGE BETWEEN 20-80 PSI. 1/2" FIP INLET AND 1/2" MIP OUTLET.	N/A	1

SUMP PUMP SCHEDULE

NOTES:
 1. PROVIDE WITH WATERPROOF POWER CABLE, VERIFY FINAL LENGTH. CONFIRM LENGTH WHEN ORDERING.
 2. PROVIDE WITH INTEGRAL FLOAT SWITCH OR PIGGY BACK FLOAT.
 3. PROVIDE ZOELLER MODEL 10-4013 INDOOR ALARM WITH REED SENSOR.

REFERENCE				MECHANICAL DATA			ELECTRICAL				NOTES
ID TAG	MFR	MODEL	SERVES	CONFIGURATION	FLOW (GPM)	OPERATING PRESSURE (FT. HEAD)	MOTOR SIZE (HP)	VOLTAGE (V)	PHASE	FREQUENCY (HZ)	
SP-1	ZOELLER	95	RECLAIM TANKS	SINGLE	80	26	0.5	115	1	60	1,2

AIR COMPRESSOR AND DRYER SCHEDULE

NOTES:
 1. LISTED FIXTURE AND TRIM ARE BASIS OF DESIGN. REFER TO SPECIFICATIONS FOR APPROVED ALTERNATE MANUFACTURERS. COORDINATE SUBSTITUTIONS WITH ARCHITECT/OWNER.
 2. PROVIDE INTEGRAL DESICCANT AIR DRYER AND OTHER RELEVANT EQUIPMENT IN ORDER TO PROVIDE A FULLY FUNCTIONAL SYSTEM.

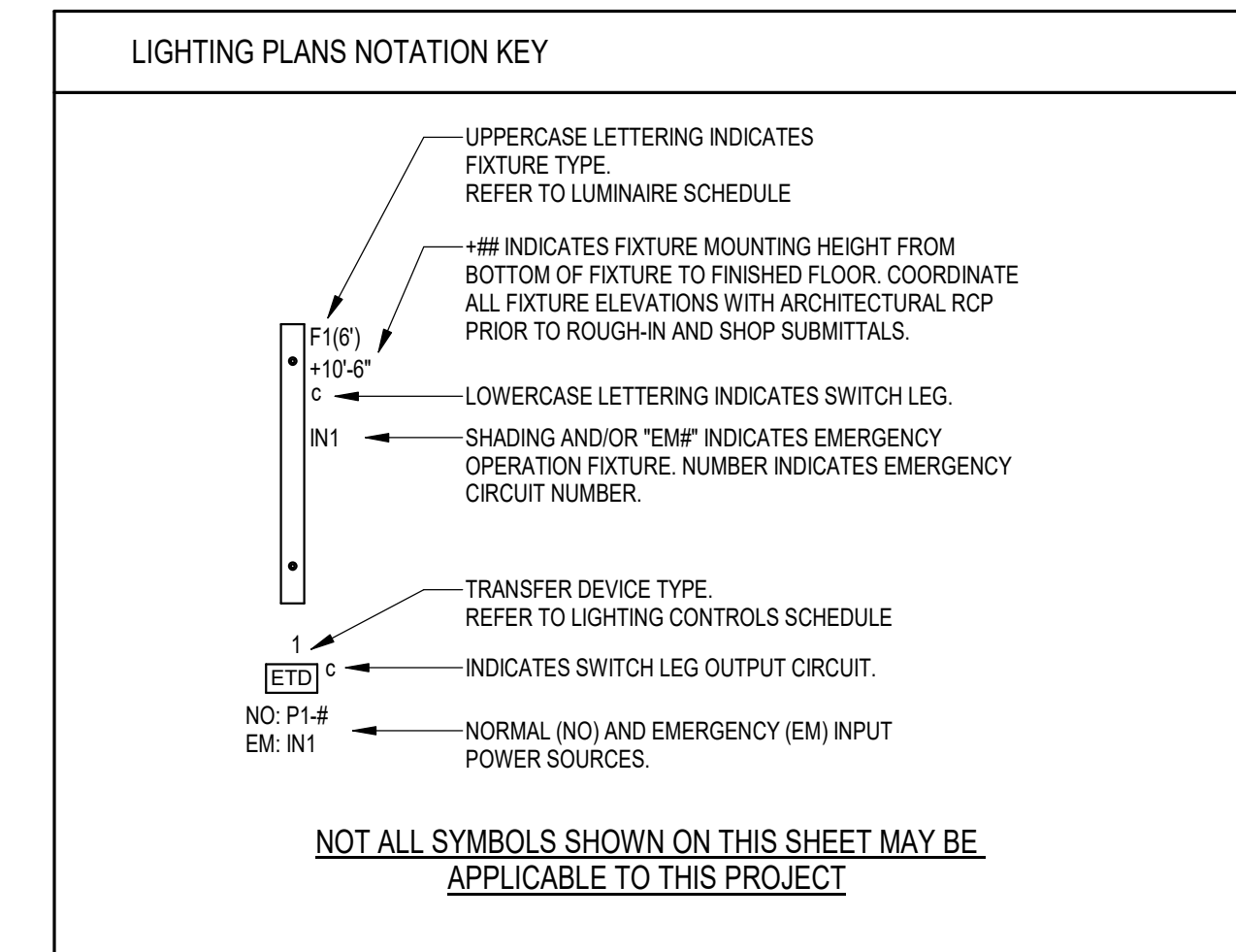
ID-TAG	MANUFACTURER	MODEL	DESCRIPTION	CAPACITY (CFM)	ELECTRICAL				NOTES
					MOTOR SIZE (HP)	VOLTAGE (V)	PHASE	FLA / MCA	
AC-1	SULLIVAN PALATEK	30D7	COMPLETE COMPRESSOR PACKAGE WITH MOUNTED DESICCANT AIR DRYER, HIGH EFFICIENCY COALESCING AIR FILTER, AND RECEIVER TANK.	115	30	208	3	77.4 / 96.8	1,2



LIGHTING SYMBOLS	
	RECESSED LIGHT FIXTURE, LETTER INDICATES SWITCH LEG (TYPICAL), SHADING INDICATES EMERGENCY LIGHT (TYPICAL)
	ROUND LIGHT FIXTURE - SURFACE MOUNTED
	SQUARE LIGHT FIXTURE - SURFACE MOUNTED
	PENDANT MOUNTED LIGHT FIXTURE
	ROUND APERTURE RECESSED DOWNLIGHT FIXTURE, ARROW INDICATES WALLWASH
	SQUARE APERTURE RECESSED DOWNLIGHT FIXTURE, ARROW INDICATES WALLWASH
	SURFACE MOUNTED STRIP FIXTURE
	LINEAR PENDANT MOUNTED FIXTURE
	INDUSTRIAL STRIP LIGHT FIXTURE
	WALL MOUNTED STRIP LIGHT FIXTURE
	COVE LIGHT FIXTURE
	CONTINUOUS WALL MOUNTED FIXTURE
	EMERGENCY LIGHT FIXTURE, WALL MOUNT, +96" OR AS NOTED
	EMERGENCY LIGHT FIXTURE, CEILING MOUNT
	EXIT SIGN, WALL MOUNT +96", SHADED AREAS INDICATE NUMBER OF FACES, ARROWS INDICATE SIGN ARROWS
	EXIT SIGN, CEILING MOUNT, SHADED AREAS INDICATE NUMBER OF FACES, ARROWS INDICATE SIGN ARROWS
	COMBINATION EXIT SIGN & EMERGENCY LIGHT, WALL MOUNT +96", SHADED AREAS INDICATE NUMBER OF FACES, ARROWS INDICATE SIGN ARROWS
	COMBINATION EXIT SIGN & EMERGENCY LIGHT, CEILING MOUNT, SHADED AREAS INDICATE NUMBER OF FACES, ARROWS INDICATE SIGN ARROWS
	EXTERIOR LIGHT FIXTURE, WALL MOUNT +10', OR AS NOTED
	INTERIOR LIGHT FIXTURE, WALL MOUNT
	EXTERIOR POLE MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	BOLLARD LIGHT FIXTURE
	EXTERIOR FLOOD LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	EMERGENCY REMOTE HEAD LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	SINGLE POLE SWITCH, WALL MOUNT +48", OR AS NOTED, LETTER INDICATES SWITCH LEG
	THREE WAY SWITCH, WALL MOUNT +48", OR AS NOTED, LETTER INDICATES SWITCH LEG
	PILOT LIGHT SWITCH, WALL MOUNT +48", OR AS NOTED, LETTER INDICATES SWITCH LEG
	DIMMER SWITCH, WALL MOUNT +48", OR AS NOTED, LETTER INDICATES SWITCH LEG
	LIGHTING CONTROLS LOW VOLTAGE SWITCH, WALL MOUNT +48", OR AS NOTED, LETTER INDICATES SWITCH LEG, REFER TO LIGHTING CONTROLS SCHEDULE
	OCCUPANCY SENSOR, WALL MOUNT +48" OR AS NOTED, NUMBER INDICATES TYPE, LETTER INDICATES SWITCH LEG, REFER TO LIGHTING CONTROLS SCHEDULE
	OCCUPANCY SENSOR, CEILING MOUNT, NUMBER INDICATES TYPE, LETTER INDICATES SWITCH LEG, REFER TO LIGHTING CONTROLS SCHEDULE
	DAYLIGHTING SENSOR, CEILING MOUNT, NUMBER INDICATES TYPE, LETTER INDICATES SWITCH LEG, REFER TO LIGHTING CONTROLS SCHEDULE
	LIGHTING CONNECTION, REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION
	EMERGENCY TRANSFER DEVICE
	LIGHTING CONTRACTOR
	RELAY
	PHOTOCELL
	ROOMZONE CONTROLLER, MOUNT ABOVE ACCESSIBLE CEILING

POWER SYMBOLS	
	SINGLE RECEPTACLE, WALL MOUNT +18", OR AS NOTED
	DUPLEX RECEPTACLE, CEILING MOUNT
	DUPLEX RECEPTACLE, TAMPER-RESISTANT, WALL MOUNT +18", OR AS NOTED
	DUPLEX GFCI RECEPTACLE, TAMPER-RESISTANT, WALL MOUNT +18", OR AS NOTED
	DUPLEX RECEPTACLE, MOUNTED WITHIN WATER COOLER HOUSING, VERIFY HEIGHT, CONNECT TO GFCI, CIRCUIT BREAKER OR REMOTE WALL DEVICE
	DUPLEX GFCI WEATHER RESISTANT RECEPTACLE WITH WEATHER-PROOF IN-USE COVER, TAMPER-RESISTANT, WALL MOUNT +24", OR AS NOTED
	QUADRAPLEX RECEPTACLE, TAMPER-RESISTANT, WALL MOUNT +18", OR AS NOTED
	QUADRAPLEX GFCI RECEPTACLE, TAMPER-RESISTANT, WALL MOUNT +18", OR AS NOTED
	DUPLEX RECEPTACLE IN FLOORBOX, TAMPER-RESISTANT. REFER TO SCHEDULE.
	QUADRUPLEX RECEPTACLE IN FLOORBOX, TAMPER-RESISTANT. REFER TO SCHEDULE.
	FLOOR BOX, COMBINATION POWER AND DATA ENCLOSURE. QUANTITY OF CABLES AS NOTED. DEVICES AS NOTED. REFER TO SCHEDULE.
	SPECIAL RECEPTACLE, WALL MOUNT +18", OR AS NOTED, REFER TO ELECTRICAL EQUIPMENT CONNECTION SCHEDULE FOR RECEPTACLE TYPE
	SPECIAL RECEPTACLE, CEILING MOUNT, REFER TO ELECTRICAL EQUIPMENT CONNECTION SCHEDULE FOR RECEPTACLE TYPE
	EQUIPMENT CONNECTION, REFER TO ELECTRICAL EQUIPMENT CONNECTION SCHEDULE FOR CONNECTION TYPE
	EQUIPMENT CONNECTION, WALL MOUNT +18", OR AS NOTED, REFER TO ELECTRICAL EQUIPMENT CONNECTION SCHEDULE FOR CONNECTION TYPE
	BLANK FACE GFCI DEVICE, WALL MOUNT +48", OR AS NOTED
	MOTORIZED DOOR OPERATOR CONTROL STATION, WALL MOUNT, +48", OR AS NOTED
	DOOR PUSH BUTTON (WEATHERPROOF), +48" OR AS NOTED
	GYM EQUIPMENT CONTROLLER, WALL MOUNT +48", OR AS NOTED
	JUNCTION BOX, WITH PULL STRING, WALL MOUNT, REFER TO PLAN OR DETAIL FOR MOUNTING HEIGHT
	HAND DRYER, WALL MOUNT, REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT.
	GROUND BAR
	UTILITY TRANSFORMER
	UTILITY METER
	SURGE PROTECTIVE DEVICE
	POWER POLE RACEWAY
	SAFETY DISCONNECT SWITCH
	VFD
	VFD WITH INTEGRAL DISCONNECT
	EMERGENCY PUSH BUTTON
	PLUG STRIP, SURFACE MOUNTED. ELEVATION AS NOTED.
	PANELBOARD - SURFACE MOUNTED
	PANELBOARD - RECESSED IN WALL
	DISTRIBUTION PANELBOARD/SWITCHBOARD - SURFACE MOUNTED AS NOTED.
	CORD REEL, CEILING MOUNTED - REFER TO DETAIL
	GENERATOR

GENERAL SYMBOLS	
	CONDUIT SLEEVE
	CONDUIT UP, REFER TO TAG ON DRAWING FOR SIZE
	CONDUIT DOWN, REFER TO TAG ON DRAWING FOR SIZE
	JUNCTION BOX, CEILING OR FLOOR MOUNTED
	JUNCTION BOX, WALL MOUNTED, ELEVATION AS NOTED
	CIRCUIT HOMERUN, CONCEALED CONDUIT OR CABLE
	CIRCUIT HOMERUN, UNDER FLOOR CONDUIT OR CABLE
	KITCHEN EQUIPMENT TAG NUMBER, REFER TO KITCHEN EQUIPMENT CONNECTION SCHEDULE
	KEYNOTE
	EQUIPMENT IDENTIFICATION TAG, REFER TO EQUIPMENT CONNECTION SCHEDULE
	DETAIL DRAWING REFERENCE TAG, SIM-SIMILAR, TYP-TYPICAL, OPP-OPPOSITE SHEET REFERENCE
	SECTION CUT REFERENCE TAG, SIM-SIMILAR, TYP-TYPICAL, OPP-OPPOSITE SHEET REFERENCE
	INTERIOR ELEVATION DRAWING REFERENCE TAG



ELECTRICAL SHEET LIST	
E000	GENERAL SYMBOLS
E001	GENERAL NOTES
E010	SITE PLAN
E101	FLOOR PLAN
E102	LIGHTING PLAN - ELECTRICAL
E200	PANEL SCHEDULES
E201	ELECTRICAL SCHEDULES
E300	ELECTRICAL DIAGRAMS
E301	ELECTRICAL DETAILS



BUILDING EQUIPMENT COORDINATION NOTES - ELECTRICAL

- REFER TO EQUIPMENT CONNECTION SCHEDULE FOR COORDINATION DETAILS BETWEEN MECHANICAL AND ELECTRICAL SYSTEMS.
- PROVIDE AND INSTALL ELECTRICAL SYSTEMS UNDER THIS CONTRACT MEETING THE REQUIREMENTS OF THE SPECIFIED MECHANICAL, FIRE PROTECTION, AND PLUMBING SYSTEMS. REFERENCE THE ENTIRE PROJECT DOCUMENTS, MANUALS, SCHEDULES, DETAILS, AND NOTES.
- PROVIDE ELECTRICAL CONNECTIONS AND ACCESSORIES INCLUDING STARTERS, DISCONNECTS, CONTROL WIRING, ETC. AS REQUIRED FOR THE BUILDING MECHANICAL EQUIPMENT. INFORMATION HEREIN AND ON THE DRAWINGS IS FOR GENERAL DESCRIPTION AND ESTIMATING PURPOSES ONLY. VERIFY VOLTAGE, AMPERAGE, PHASE, INRUSH, ETC. FOR EACH ITEM OF EQUIPMENT BEFORE PROCEEDING WITH INSTALLATION. INSTALL EQUIPMENT PER WIRING DETAILS AND INSTRUCTIONS FURNISHED BY THE SUPPLIERS OF THE EQUIPMENT TO PROVIDE PROPER OPERATION.
- REVIEW MECHANICAL EQUIPMENT SHOP DRAWINGS FOR COMPLIANCE AND COORDINATION WITH ELECTRICAL CONNECTIONS. NOTIFY ENGINEER IF CHANGES TO ELECTRICAL CONNECTIONS, WIRING, AND BREAKER REQUIREMENTS ARE NECESSARY TO ACCOMMODATE EQUIPMENT BEING SUPPLIED.
 - DO NOT RELEASE ELECTRICAL DISTRIBUTION EQUIPMENT UNTL ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL INFRASTRUCTURE HAS BEEN SUBMITTED AND APPROVED. MAKE COORDINATION ADJUSTMENTS TO BREAKER SIZES AND SIMILAR CHANGES TO ELECTRICAL EQUIPMENT PRIOR TO SUBMITTAL RELEASE. COORDINATE SCHEDULING OF SHOP DRAWINGS WITH ALL TRADES.
- PROVIDE DISCONNECTS RATED FOR EQUIPMENT AS REQUIRED AND AS INDICATED WITHIN EQUIPMENT CONNECTION SCHEDULE. COORDINATE DISCONNECT MOUNTING TO ALLOW EQUIPMENT REMOVAL WITHOUT DISCONNECT REMOVAL AND TO MINIMIZE WIRING WORK REQUIRED.
- PROVIDE HEAVY DUTY TYPE DISCONNECTS RATED FOR THE INSTALLED ENVIRONMENT. PROVIDE MINIMUM NEMA 3R RATED DISCONNECTS FOR EXTERIOR INSTALLATIONS OR AS NOTED.
- VERIFY LOCATIONS OF ALL EQUIPMENT. REFER TO MECHANICAL, PLUMBING, AND ARCHITECTURAL DRAWINGS AND COORDINATE WITH THE ASSOCIATED SUB-CONTRACTOR. ADJUST ELECTRICAL INSTALLATION AS REQUIRED.
- ALL ELECTRICAL COMPONENTS IN WASH BAYS TO BE RATED NEMA 4X.

INSTALLATION NOTES - SYSTEMS

- REFER TO TECHNOLOGY SERIES SHEETS FOR ROUGH-IN REQUIREMENTS.
- REFER TO ELECTRICAL/TECHNOLOGY SCOPE OF RESPONSIBILITY MATRIX.

SITE NOTES - ELECTRICAL

- UTILITIES SHOWN ON ELECTRICAL SITE PLAN ARE SCHEMATIC ONLY. VERIFY ALL SITE CONDITIONS AND DIMENSIONS ON SITE PRIOR TO SUBMITTING BID AND ORDERING EQUIPMENT.
- REPAIR ALL AFFECTED SURFACES AND RESTORE TO EXISTING CONDITIONS AT COMPLETION OF PROJECT.
- WARNING - CALL BEFORE YOU DIG: LAW REQUIRES ANYONE DOING EXCAVATION, FENCING, PLANTING OR DRILLING TO CALL 48 HOURS IN ADVANCE. HAND DIG WITHIN 18 INCHES OF ANY LOCATE MARK OR FLAG. ONE-CALL 811.

PROJECT DELIVERY NOTES - ELECTRICAL

- THE DELIVERY METHOD FOR THIS PROJECT IS INDIVIDUAL SUB-CONTRACTS TO ONE GENERAL CONTRACTOR. THIS CONTRACTOR IS RESPONSIBLE FOR MEETING WITH ALL SUB-CONTRACTORS TO COORDINATE LOCATIONS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. REWORK OF INSTALLED EQUIPMENT WILL BE AT CONTRACTORS EXPENSE.

INSTALLATION NOTES - ELECTRICAL

- BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BID.
- INCREASE CONDUCTOR SIZES ON 20A 120V-1 PHASE CIRCUITS EXCEEDING 100 FEET TO CENTER OF LOAD TO ACCOUNT FOR VOLTAGE DROP.
- RACEWAYS AND BOXES ARE SHOWN DIAGRAMMATICALLY ONLY AND INDICATE GENERAL AND APPROXIMATE LOCATIONS. LAYOUTS DO NOT ALWAYS SHOW THE TOTAL NUMBER OF RACEWAYS OR BOXES FOR THE CIRCUITS REQUIRED, NOR ARE THE LOCATIONS OF INDICATED RUNS INTENDED TO SHOW THE ACTUAL ROUTING OF THE RACEWAYS.
- LIGHT FIXTURES, SWITCHES, DEVICES, ETC. ARE SHOWN IN PREFERRED LOCATION. MODIFY CONDUIT, HANGERS, CIRCUITING, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
- PROVIDE A DEDICATED GREEN INSULATED GROUND CONDUCTOR TO ALL DEVICES. DO NOT USE CONDUIT SYSTEM AS THE ONLY EQUIPMENT GROUNDING METHOD.
- DO NOT INSTALL BOXES BACK-TO-BACK ON OPPOSITE SIDES OF THE SAME WALL. MAINTAIN MINIMUM OF 8" DISTANCE BETWEEN BOXES WHEREVER APPLICABLE.
- BALANCE PANEL LOADS DURING INSTALLATION. CIRCUIT NUMBERING SHOWN ON PLANS MAY BE ADJUSTED TO ACCOMODATE.
- PROVIDE TYPED PANEL DIRECTORY AT PROJECT COMPLETION FOR NEW PANELS AND EXISTING PANELS WITH CIRCUITS MODIFIED AS A RESULT OF THIS PROJECT. USE OWNER'S CURRENT ROOM NUMBERS AND EQUIPMENT NAMES.
- CONTRATOR IS RESPONSIBLE FOR OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS THAT ARE REQUIRED TO COMPLETE THEIR SCOPE OF WORK. SEAL PENETRATIONS IN ACCORDANCE WITH THE RATING OF THE AFFECTED ASSEMBLY. REFER TO ARCHITECTURAL CODE PLAN FOR RATED WALLS, FLOORS, AND CEILINGS.

DEVICE INSTALLATION AND MATERIALS - ELECTRICAL

- PROVIDE NORMAL WIRING DEVICES AS WHITE / ALMOND / GRAY / BLACK UNLESS OTHERWISE NOTED.
- PROVIDE EMERGENCY WIRING DEVICES AS RED / GRAY / ORANGE UNLESS OTHERWISE NOTED.
- PROVIDE DEVICES COVER PLATES AS PLASTIC / STAINLESS STEEL. MATCH WIRING DEVICES COLOR.
- PROVIDE GFCI TYPE RECEPTACLES AT ALL LOCATIONS REQUIRED BY THE NEC.
- INSTALL WALL MOUNTED RECEPTACLES AT +18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- INSTALL WALL MOUNTED LIGHT SWITCHES AT +48" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. EXCEPTION; INSTALL DEVICES ABOVE AN OBSTRUCTED HIGH FORWARD REACH OBSTACLE GREATER THEN 20 INCHES IN DEPTH AT +42".
- INSTALL ABOVE COUNTERTOP RECEPTACLES +8" ABOVE COUNTERTOP OR AS OTHERWISE INDICATED.
- AT A COMMON COUNTERTOP, INSTALL ALL RECEPTACLES AND SWITCHES AT THE SAME HEIGHT UNLESS OTHERWISE SPECIFICALLY INDICATED.

INSTALLATION NOTES - LIGHTING

- UNLESS NOTED OTHERWISE, CONNECT ALL EMERGENCY BATTERY FIXTURES WITH AN UN-SWITCHED LEG OF THE LIGHTING CIRCUIT THAT SERVES THE FIXTURES SPACE. MAINTAIN NORMAL SWITCHING SCHEME OF EMERGENCY FIXTURES UNDER NORMAL OPERATION. INSTALL PER EMERGENCY FIXTURE OR TRANSFER DEVICE INSTRUCTIONS.
- VERIFY CEILING TYPE (IE. GRID, GYP) WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO RELEASE OF LIGHTING FIXTURE EQUIPMENT PACKAGE. ADJUST FIXTURE TYPE, CONSTRUCTION, FLANGE, OR OTHER COORDINATION DETAILS AS REQUIRED FOR CEILING TYPE.
- LIGHTING CONTROLS SENSORS ARE SHOWN ON PLANS AT SUGGESTED LOCATIONS ONLY. VERIFY LOCATIONS WITH MANUFACTURER GUIDELINES AND INSTALLATION RECOMMENDATIONS. ADJUST LOCATIONS AS REQUIRED TO MEET MANUFACTURER GUIDELINES.
- PROVIDE LIGHTING CONTROLS AS A COMPLETE SYSTEM AND INCLUDE MATERIAL AND INSTALLATION FOR ALL POWER PACKS, ACCESSORIES, CONTROLLERS, AND WIRING REQUIRED FOR OPERATION.

ELECTRICAL ABBREVIATIONS			
A	DEVICE MOUNTED +8" ABOVE COUNTER TOP (VERIFY LOCATION)	MLO	MAIN LUGS ONLY
AFF	ABOVE FINISHED FLOOR	NM	NONMETALLIC
ATS	AUTOMATIC TRANSFER SWITCH	NNIC	NOT IN CONTRACT
C	CEILING	NTS	NOT TO SCALE
CB	CIRCUIT BREAKER	OC	ON CENTER
CT	CURRENT TRANSFORMER	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
EC	ELECTRICAL CONTRACTOR	OFOI	OWNER FURNISHED, OWNER INSTALLED
EM	EMERGENCY LIGHT FIXTURE	SCCR	SHORT CIRCUIT CURRENT RATING
F	ROUGH IN FOR FUTURE DEVICE	T	TAMPER PROOF DEVICE
FAAP	FIRE ALARM ANNUNCIATOR PANEL	TCC	TEMP. CONTROL CONTRACTOR
FACP	FERN ALARM CONTROL PANEL	TV	TELEVISION
FSD	FIRE SMOKE DAMPER	TYP	TYPICAL
G	GROUND FAULT CIRCUIT INTERRUPTER	UPS	UNINTERRUPTIBLE POWER SUPPLY
GFP	GROUND FAULT PROTECTION	V	VOLTS
GND	GROUND	VA	VOLT-AMPERES
KVA	KILO-VOLT-AMPERES	WG	WIREGUARD COVER
KW	KILOWATTS	WP	WEATHERPROOF DEVICE
MC	MECHANICAL CONTRACTOR	WR	WEATHER RESISTANT DEVICE
MCB	MAIN CIRCUIT BREAKER	+24"	INDICATES MOUNTING HEIGHT CENTER LINE OF DEVICE TO FINISHED FLOOR
MDP	MAIN DISTRIBUTION PANEL		

ELEMEN PHASE ABBREVIATIONS	
(E)	EXISTING ITEM TO REMAIN
(ER)	NEW LOCATION OF EXISTING ITEM
(N)	NEW ITEM IN EXISTING LOCATION
(R)	EXISTING ITEM TO BE REMOVED, PATCH AND/OR COVER
(RN)	REPLACE EXISTING ITEM WITH NEW
(RR)	EXISTING ITEM TO BE REMOVED AND RELOCATED

GENERAL NOTES - ELECTRICAL

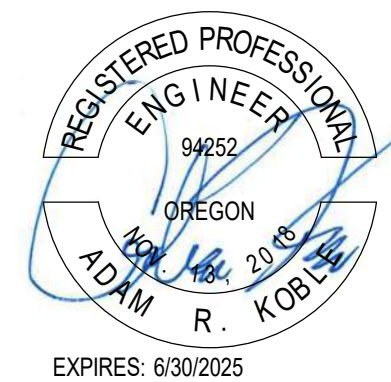
- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. BEGIN INSTALLATION AND ROUGH-IN ONLY AFTER PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION IS COMPLETE. COORDINATE WITH BUILDING STRUCTURE, ARCHITCTURE, MECHANICAL SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, EQUIPMENT ACCESS/CLEARANCE, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REWORK OF INSTALLED EQUIPMENT RESULTING FROM INSUFFICIENT COORDINATION.
- ELECTRICAL DRAWINGS ARE ONLY A PORTION OF THE COMPLETE SET OF PLANS AND CONTRACT DOCUMENTS. THE ELECTRICAL SCOPE OF WORK IS DEFINED BY THE COMPLETE SET OF CONTRACT DOCUMENTS. THIS INCLUDES BUT IS NOT LIMITED TO REFERENCING; ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS; EQUIPMENT PLANS FOR ROUGH-IN REQUIREMENTS; MECHANICAL PLANS FOR EQUIPMENT SIZES AND LOCATIONS.

CODE NOTES - ELECTRICAL

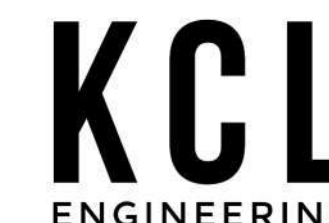
- PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES.
- THE CURRENT ADOPTED EDITION OF THE ELECTRICAL CODE IS THE STANDARD FOR THE ELECTRICAL INSTALLATION. VERIFY WITH LOCAL OFFICIALS WHEN PERMITS ARE OBTAINED. NOTIFY DESIGN TEAM OF ANY DESCREPANCIES BETWEEN THE PROJECT MANUAL OR DRAWINGS AND THE GOVERNING CODE.
- INSTALLATION SHALL FOLLOW REQUIREMENTS OF THE ADAAG –AMERICANS WITH DISABILITIES ACT.
- REFER TO PROJECT MANUAL AND PROJECT CODE REVIEW SHEET FOR LIST OF APPLICABLE CODES.

DEMOLITION AND RENOVATION NOTES - ELECTRICAL

- ELECTRICAL DEMOLITION DRAWINGS SHOWING EXISTING CONDITIONS HAVE BEEN PREPARED BASED ON FIELD OBSERVATION AND ORIGINAL DRAWINGS. FIELD VERIFY EXISTING CONDITIONS BEFORE WORK BEGINS. ADDITIONAL COMPONENTS MAY EXIST WHICH ARE NOT SHOWN. BECOME FAMILIAR WITH EXISTING ELECTRICAL SYSTEM WHICH WILL BE AFFECTED BY THE DEMOLITION WORK.
- PROVIDE EQUIPMENT, LABOR, AND MATERIALS TO REMOVE ELECTRICAL FACILITIES AND CLEAR THE AREA TO RECEIVE THE NEW WORK PROVIDED UNDER THIS CONTRACT.
- IN OCCUPIED AREAS BEYOND THE DEMOLITION SCOPE, KEEP EXISTING SYSTEMS NOT AFFECTED BY PROJECT SCOPE OPERATIONAL THROUGH THE DURATION OF THE PROJECT. OBTAIN PERMISSION FROM OWNER'S REPRESENTATIVE TO SHUT OFF SERVICES OR SYSTEMS WHICH MAY AFFECT OTHER AREAS BEYOND THE LIMITS OF THE DEMOLITION AREA. INFORM OWNER'S REPRESENTATIVE OF THE REASON FOR AND DURATION OF THE SHUTDOWN AND ENSURE THAT THE SHUTDOWN IS MADE WITH AS LITTLE INCONVENIENCE TO OTHER AREAS AS POSSIBLE.
- REMOVE CONDUITS, BOXES, ETC., AS REQUIRED BY WALL, CEILING, AND ADJACENT COMPONENTS DEMOLITION. REMOVE EXISTING WIRE UNLESS OTHERWISE NOTED.
- INSTALL NEW CONDUCTORS FOR NEW CIRCUITS IN REMODELED AREAS UNLESS SPECIFICALLY NOTED OTHERWISE. RETAIN EXISTING CONDUITS IN GOOD CONDITION WHERE APPROVED BY ENGINEER OR AS INDICATED.
- IDENTIFY DISCONNECTED BRANCH CIRCUIT LOCATION OR ITEM SERVED BEFORE DISCONNECTION. UPDATE PANEL/EQUIPMENT DIRECTORY ACCORDINGLY.
- MAINTAIN CIRCUITS SERVING AREAS BEYOND THE DEMOLITION AREA. EXTEND NEW WIRING AND BYPASS DEMOLISHED DEVICES TO MAINTAIN EXISTING CIRCUITS.
- KEEP EXISTING SYSTEMS OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. DO NOT CUT EXISTING TELECOMMUNICATION WIRING, CABLES OR CONDUIT. CONTRACTORS WHO CUT IN-SERVICE CABLES ARE RESPONSIBLE FOR ALL DOWNTIME AND COSTS TO REPAIR.
- INSTALL BLANK COVER PLATES OVER OPENING AT REMOVED DEVICE LOCATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, CLOCKS, RECEPTACLES, SWITCHES, JUNCTION BOXES, ETC.
- PROVIDE CUTTING AND PATCHING OF EXISTING MATERIALS AS REQUIRED FOR THE PROPER COMPLETION OF THE DEMOLITION WORK AND THE INSTALLATION OF THE NEW WORK.
- MAINTAIN FULL FUNCTIONAL AND AESTHETIC INTEGRITY OF DEVICES IDENTIFIED TO BE REMOVED AND RELOCATED. AND HANDLE WITH APPROPRIATE CARE TO ALLOW FOR REINSTALLATION. REPLACE DEVICES DAMAGED DURING DEMOLITION WITH NEW AT CONTRACTOR'S EXPENSE.
- EQUIPMENT AND SYSTEM THAT ARE REMOVED REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE NOTED. DISPOSE OF ALL MATERIALS NOT SALVAGED BY THE OWNER.
- REMOVE AND REINSTALL CEILING TILES REQUIRED FOR THE WORK BEING DONE UNDER THIS CONTRACT. REPLACE CEILING TILES DAMAGED DURING CONSTRUCTION TO MATCH EXISTING.



EXPIRES: 6/30/2025



312 NW 10th Ave, Suite 100
Portland, OR
97209
503-212-4612

DEVELOPMENT REVIEW
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT #: 2398.00
CITY OF WILSONVILLE
28979 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
GENERAL NOTES

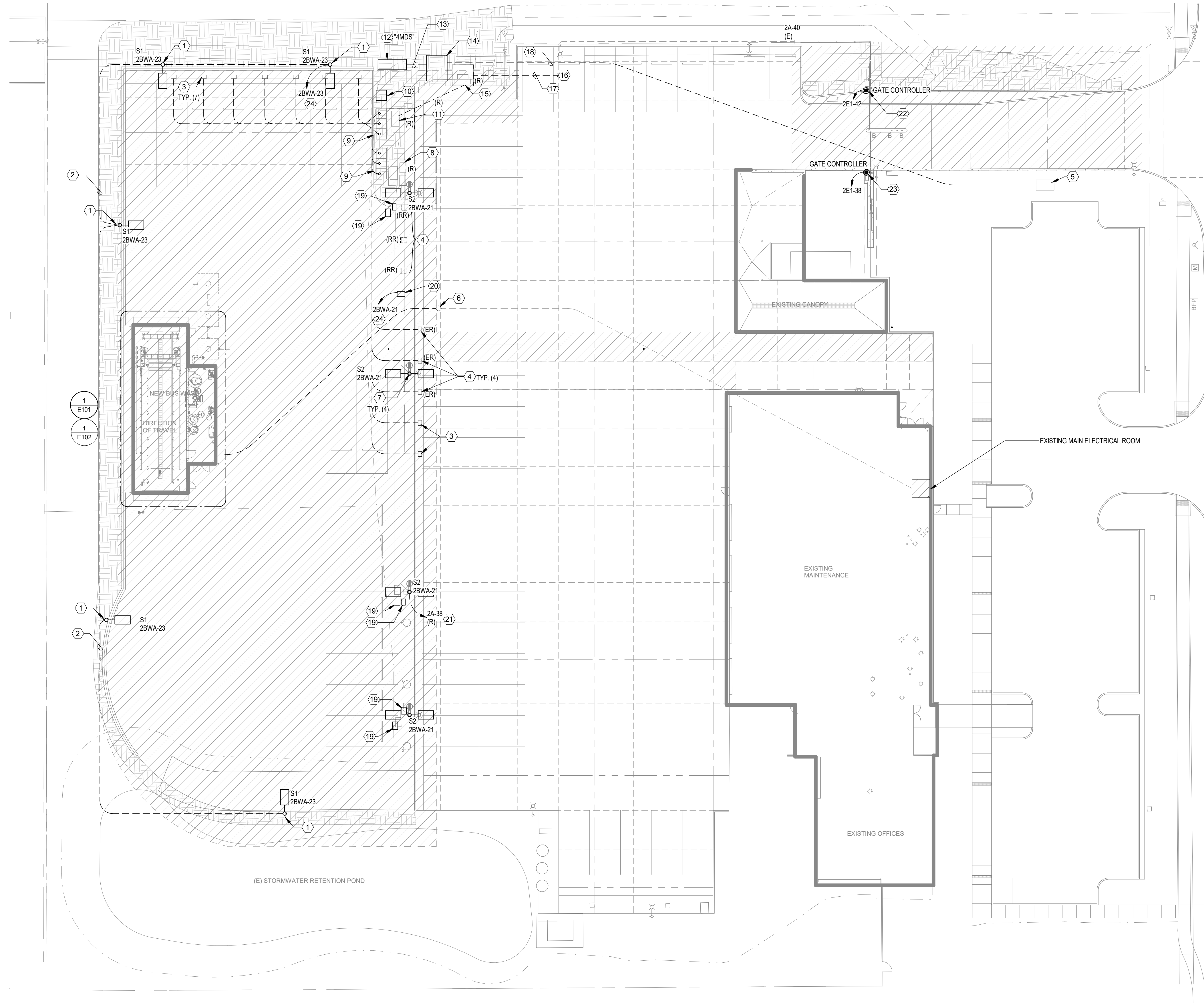
REVISIONS:

#	DESCRP.	DATE

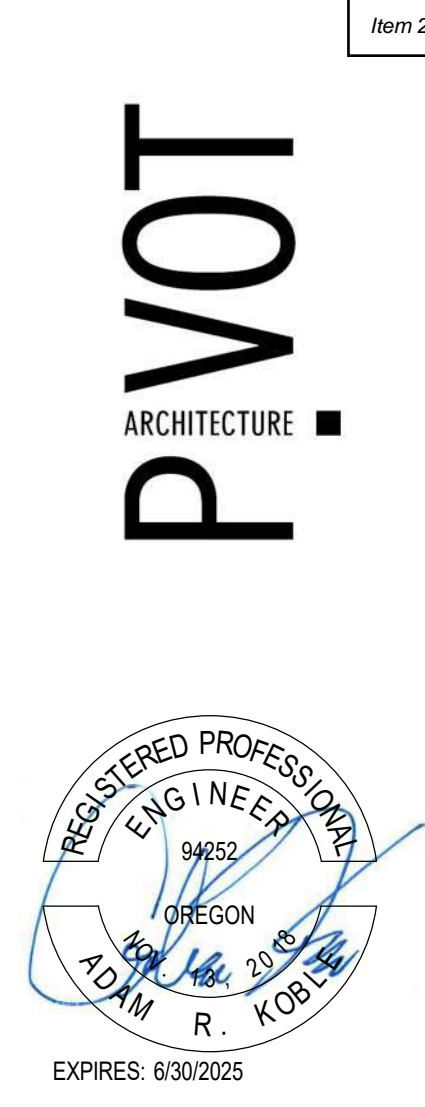
ISSUE DATE: 04/26/2024

1 SITE PLAN - ELECTRICAL

3/64" = 1'-0"



- KEYNOTES** (#)
- REFER TO STRUCTURAL DETAIL FOR CONCRETE POLE BASE.
 - VERIFY CONDUIT ROUTING WITH CIVIL AND STRUCTURAL ENTITIES. COORDINATE INSTALLATION WITH FOOTING CONSTRUCTION.
 - FUTURE BUS EV CHARGING CHARGE DISPENSER. PROVIDE (1)1-1/2"C FOR POWER CABLES AND (1)1"C FOR CONTROLS. HOMERUN TO DEDICATED 3'X5' CONCRETE PULLBOX LOCATED IN PLANTER NEAR CHARGING EQUIPMENT PAD.
 - RELOCATE EXISTING BUS EV CHARGING DISPENSERS. PROVIDE (1)1-1/2"C FOR POWER CABLES AND (1)1"C FOR CONTROLS TO NEW CHARGING EQUIPMENT.
 - EXISTING PGE PRIMARY VAULT. VERIFY CONNECTION POINT WITH PGE REPRESENTATIVE.
 - NEW POWER FEEDER TO BUS WASH FACILITY AND PANEL. REFER TO ONE-LINE DIAGRAM. FIELD LOCATE, INTERCEPT AND EXTEND EXISTING SPARE CONDUITS TO BUS WASH FACILITY.
 - REMOVE AND REPLACE SITE AREA LIGHT HEADS ALONG CENTER ISLAND WITH NEW DUAL-HEAD FIXTURE. EXISTING POLE AND BASE TO REMAIN.
 - DISCONNECT AND REMOVE EXISTING BUS EV CHARGER EQUIPMENT, SALVAGE TO OWNER.
 - FUTURE BUS EV CHARGING EQUIPMENT CONCRETE PAD LOCATIONS AND CONDUIT PROVISIONS. REFER TO ONE-LINE DIAGRAM.
 - NEW PROPOSED BUS CHARGING EQUIPMENT AND CONCRETE PAD. REFER TO ONE-LINE DIAGRAM.
 - DISCONNECT AND REMOVE EXISTING ELECTRICAL SERVICE AND UTILITY TRANSFORMER.
 - NEW SERVICE SWITCHBOARD. REFER TO ONE-LINE DIAGRAM.
 - SECONDARY SERVICE CONDUITS PER PGE REQUIREMENTS.
 - UTILITY TRANSFORMER PAD-VAULT PER PGE REQUIREMENTS.
 - DISCONNECT AND REMOVE EXISTING UTILITY TRANSFORMER AND CONCRETE PAD.
 - EXISTING 4" PRIMARY TO EXISTING PGE VAULT.
 - DISCONNECT AND REMOVE EXISTING PRIMARY SERVICE CONDUIT TO REMAIN IN PLACE AS SPARE.
 - NEW PRIMARY SERVICE CONDUIT PER PGE REQUIREMENTS. REFER TO ONE-LINE DIAGRAM.
 - FIELD LOCATE AND INTERCEPT EXISTING CONDUIT SYSTEM. REPLACE BOX AND LID WITH H-20 RATED BOX AND LID.
 - NEW 11X17 CONCRETE PULL BOX. STAMP LID "LIGHTING". FIELD LOCATE EXISTING UNDERGROUND LIGHTING BRANCH CIRCUIT AND CONNECT NEW FIXTURES TO EXISTING SITE LIGHTING BRANCH CIRCUIT.
 - FIELD LOCATE AND REMOVE EXISTING CIRCUIT, MAINTAIN EXISTING RACEWAY BETWEEN LIGHT FIXTURES.
 - DISCONNECT AND REMOVE EXISTING GATE CONTROLLER. CONNECT TO NEW GATE CONTROLLER. RECONNECT TO EXISTING BRANCH CIRCUIT.
 - CONNECT TO NEW GATE CONTROLLER. HOMERUN BRANCH CIRCUIT TO EXISTING PANEL AT ELECTRICAL ROOM AND CONNECT TO EXISTING SPARE CIRCUIT BREAKER POSITION. UPDATE EXISTING PANEL DIRECTORY.
 - HOMERUN VIA EXTERIOR LIGHTING CONTROLS IN BUS WASH BUILDING. REFER TO NOTE 2 SHEET E102.



KCL
ENGINEERING
312 NW 10th Ave, Suite 100
Portland, OR 97209
503-212-4612

DEVELOPMENT REVIEW
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT #: 2308.00
CITY OF WILSONVILLE
28979 SW BOBERG RD, WILSONVILLE, OR 97070

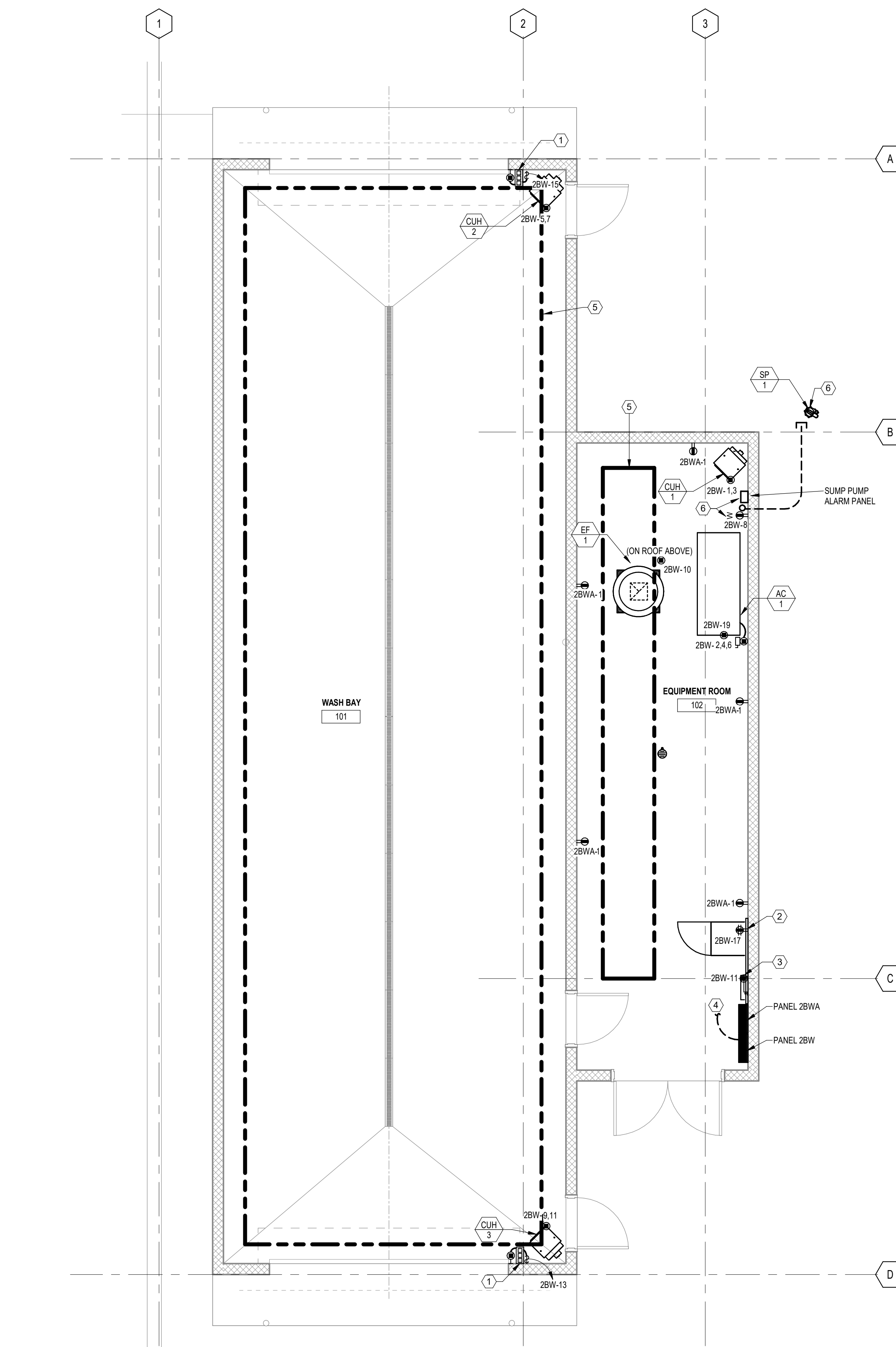
SHEET TITLE:
SITE PLAN

REVISIONS:

#	DESCRP.	DATE

ISSUE DATE: 04/26/2024

E010



KEYNOTES

- 1 COORDINATE WITH OVERHEAD DOOR MANUFACTURER AND PROVIDE WIRING AND CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
- 2 VERIFY QUAD RECEPTACLE LOCATION WITH TECHNOLOGY SYSTEM INSTALLER.
- 3 CONNECT TO DOOR ACCESS CONTROL PANEL.
- 4 3/4" C AND #4 CU GND, BOND GROUND BUS AT PANEL TO GROUND BAR.
- 5 ELECTRICAL INSTALLATION OF BUS WASH EQUIPMENT INCLUDING WIRING, CONDUIT, ROUGH-INS AND CONNECTIONS FROM EQUIPMENT TO SERVING PANEL ARE TO BE PROVIDED BY THE CONTRACTOR AS A DESIGN-BUILD SERVICE. REFER TO PERFORMANCE SPECIFICATIONS AND APPROVED BUS WASH SYSTEM SHOP DRAWINGS FOR QUANTITIES AND LOCATIONS OF EQUIPMENT, ROUGH-INS AND INSTALLATION REQUIREMENTS.
- 6 CONNECT TO SUMP PUMP. PROVIDE CONDUIT AT PATHWAY FOR POWER AND MONITORING/CONTROLS, (2) 2" C FROM WET WELL STUBBED INTO EQUIPMENT ROOM. CONNECT WIRING PER APPROVED SUMP PUMP SYSTEM SHOP DRAWINGS.



KCL
ENGINEERING
312 NW 10th Ave, Suite 100
Portland, OR
97209
503-212-4612

DEVELOPMENT REVIEW
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT #: 2300.00
CITY OF WILSONVILLE
28979 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
FLOOR PLAN

REVISIONS:

#	DESCRP.	DATE

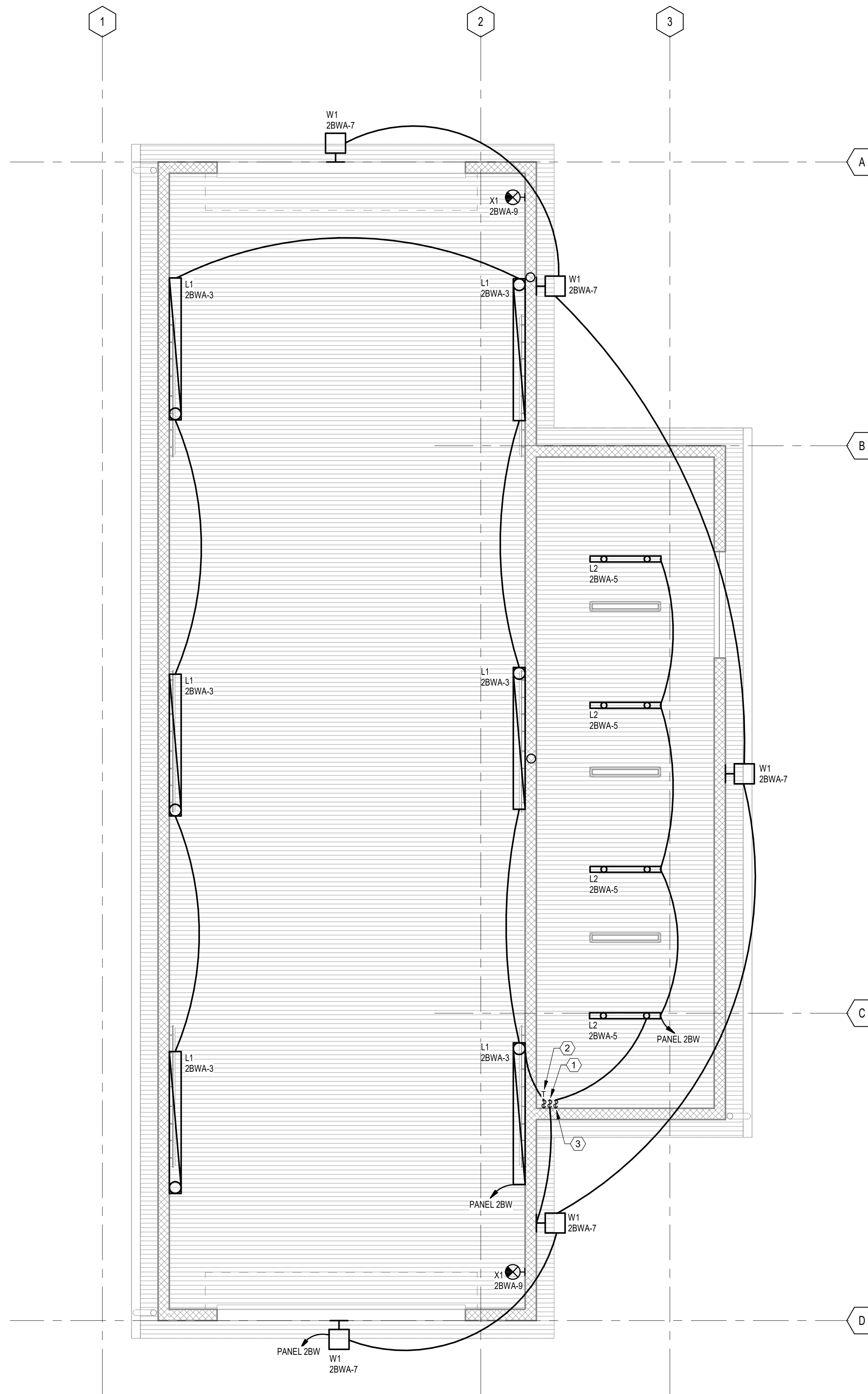
ISSUE DATE: 04/26/2024

1 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



1 LIGHTING PLAN - ELECTRICAL

1/4" = 1'-0"



KEYNOTES

- 1 LABEL 'BUS WASH LTG'.
- 2 LABEL 'EXTERIOR LTG'. 7-DAY ASTRONOMICAL TIMECLOCK SWITCH, LEVITON VPT-24 OR APPROVED EQUAL. ROUTE EXTERIOR BUILDING LIGHTING BRANCH CIRCUITS THROUGH SWITCH. PROVIDE LIGHTING CONTACTOR MOUNTED ON WALL ABOVE SWITCH FOR BRANCH CIRCUITS FEEDING EXTERIOR BUILDING LIGHTS AND SITE AREA LIGHTS.
- 3 LABEL 'EQUIPMENT ROOM LTG'.



KCL
ENGINEERING
312 NW 10th Ave, Suite 100
Portland, OR 97209
503-212-4612

DEVELOPMENT REVIEW
S.M.A.R.T. FACILITY IMPROVEMENTS
PROJECT #: 2309.00
CITY OF WILSONVILLE
28979 SW BOBERG RD, WILSONVILLE, OR 97070

SHEET TITLE:
LIGHTING PLAN - ELECTRICAL

REVISIONS:

#	DESCRP.	DATE

ISSUE DATE: 04/26/2024

E102



LIGHTING FIXTURE SCHEDULE

NOTES:

- ALL FIXTURES SHALL BE U.L. OR SIMILARLY LISTED.
- INCLUDE A MINIMUM 1 YEAR WARRANTY FOR LIGHTING FIXTURES, WHERE NOT OTHERWISE SPECIFIED.
- REFER TO ARCHITECTURAL DOCUMENTS FOR EXACT MOUNTING LOCATIONS, DETAILS, AND CONFIGURATIONS OF ALL LUMINAIRES. IF ARCHITECTURAL DRAWINGS DO NOT CLARIFY EXACT MOUNTING LOCATION OR DETAIL, ISSUE AN RFI FOR ARCHITECT TO SPECIFICALLY CLARIFY PRIOR TO FIXTURE ROUGH-IN.
- VERIFY COMPATIBILITY OF LIGHT FIXTURES WITH CEILING MATERIAL, ADJACENT CONSTRUCTION, AND ADJACENT FINISHES PRIOR TO SHOP DRAWINGS SUBMITTAL. NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH THE PROPOSED INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL MISCELLANEOUS HARDWARE NECESSARY TO INSTALL AND SUPPORT THE LUMINAIRES.
- AIM AND TARGET ADJUSTABLE INTERIOR AND EXTERIOR LIGHT FIXTURES UNDER THE OBSERVATION AND IN COMPLIANCE WITH RECOMMENDATIONS OF THE ARCHITECT. INCLUDE LABOR AND MATERIAL COSTS MADE NECESSARY BY THIS REQUIREMENT.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FILLING OUT ALL UTILITY REBATE FORMS FOR OWNER.

TYPE	MANUFACTURER	MODEL	DESCRIPTION	SOURCE-CCT	Lumens	Initial Color Temperature	VOLTAGE	LOAD-VA	APPROVED EQUALS
L1	LITHONIA	FEM LED SERIES	LED 8' WET LOCATION CERTIFIED FIXTURE	LED	14704 LM	4000 K	120 V	95 VA	
L2	LITHONIA	FEM LED SERIES	PENDANT FIXTURE - RECTANGULAR 2X4	LED	4080 LM	4000 K	120 V	24 VA	
S1	CREE LIGHTING	THE EDGE SQUARE SERIES	SINGLE HEAD LED EXTERIOR POLE LIGHT, 25FT, SILVER FINISH POLE AND HEADS WITH EXTENDED ARM MOUNT.	LED	7450 LM	4000 K	120 V	90 VA	
S2	CREE LIGHTING	THE EDGE SQUARE SERIES	DUAL HEAD LED EXTERIOR POLE LIGHT, 25FT, SILVER FINISH, POLE AND HEADS	LED	7418 LM	4000 K	120 V	100 VA	
W1	CREE LIGHTING	OSO SERIES	LED EXTERIOR WALL PACK, CUTOFF TYPE, IP66 RATED	LED	3870 LM	4000 K	120 V	20 VA	
X1	LITHONIA	LV SERIES	EXIT SIGN, UNIVERSAL MOUNTING, NEMA 4X RATED.	RED LED	-	0 K	120 V	5 VA	

EQUIPMENT CONNECTION SCHEDULE

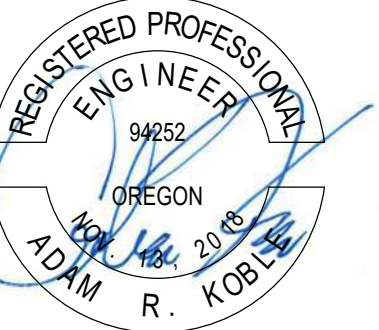
GENERAL NOTES:

- INCLUDE AUXILIARY CONTACTS AND LOW-VOLTAGE WIRING TO AUXILIARY EQUIPMENT THAT RUNS IN TANDEM WITH EQUIPMENT, (I.E. 120V DAMPERS WITH 480V MOTORS).
- FOR EQUIPMENT VERIFY MOCB AND MCA REQUIREMENTS WITH APPROVED EQUIPMENT CUTSHEETS PRIOR TO PROCUREMENT.

ABBREVIATIONS:

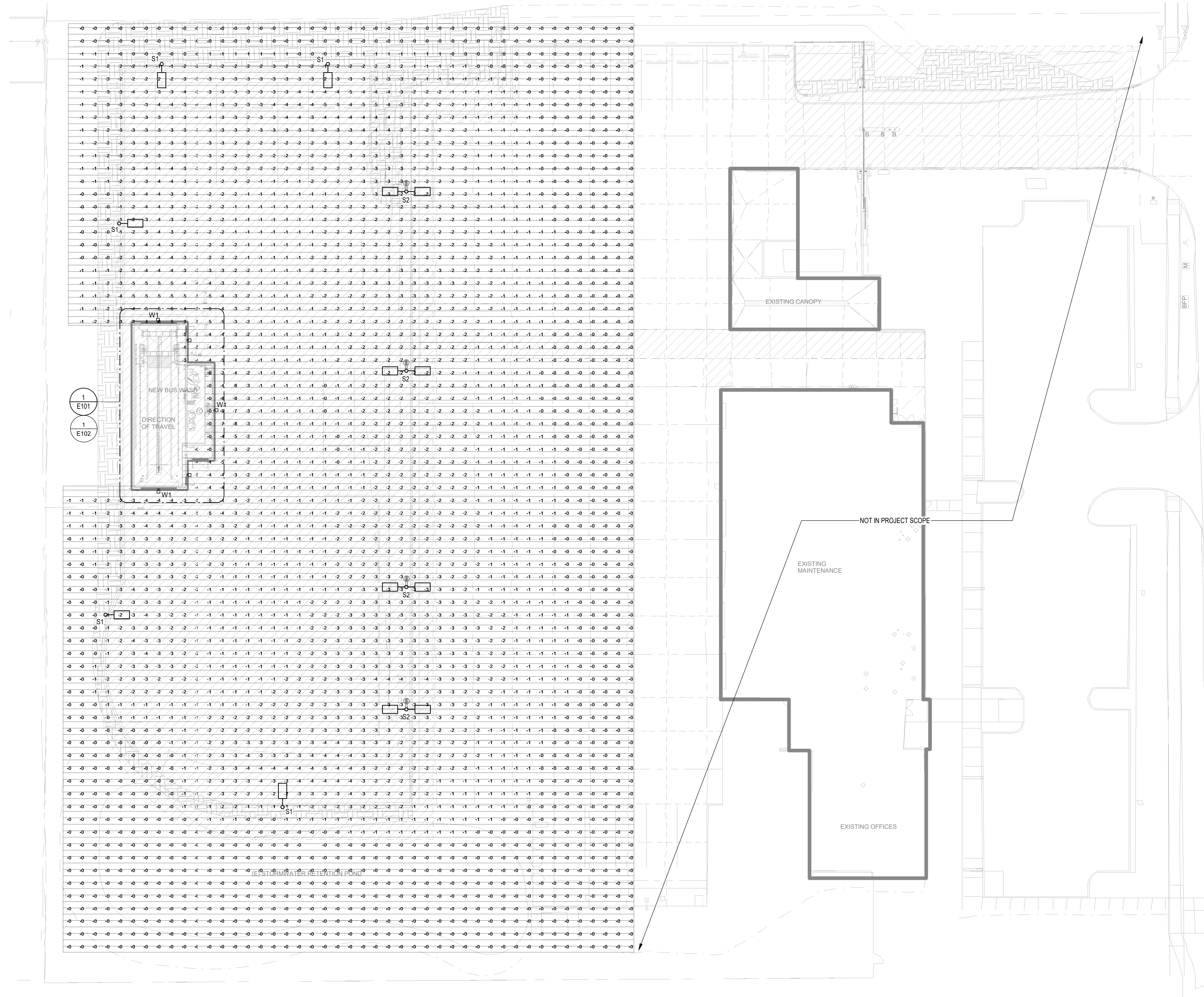
1	NEMA 1 ENCLOSURE	INT	INTEGRAL WITH EQUIPMENT FROM FACTORY
3R	NEMA 3R ENCLOSURE	MMS	MANUAL MOTOR STARTER WITH FUSES
4	NEMA 4 ENCLOSURE	NFD	NON-FUSED DISCONNECT SWITCH, HEAVY DUTY
4X	NEMA 4X ENCLOSURE	RD	RETURN AIR DUCT DETECTOR
BO	PROVIDED BY OTHERS	RSR	RUN STATUS RELAY, NORMALLY OPEN
CB	CIRCUIT BREAKER IN PANEL	SD	SUPPLY AIR DUCT DETECTOR
CSD	COMBINATION STARTER/DISCONNECT	SSP	START/STOP PUSHBUTTON WITH PILOT
CP	CORD AND PLUG PROVIDED WITH UNIT	SS	START/STOP PUSHBUTTON
ECB	ENCLOSED CIRCUIT BREAKER	ST	SHUNT TRIP
FAR	FIRE ALARM SHUTDOWN RELAY	TOR	TIME DELAY OFF RELAY
FDS	FUSED DISCONNECT SWITCH, HEAVY DUTY	TS	TOGGLE SWITCH WITH PLUG FUSE
GF	GROUND FAULT CIRCUIT INTERRUPTION	VFD	VARIABLE FREQUENCY DRIVE
HOA	HAND-OFF-AUTO		

TAG	ELECTRICAL CHARACTERISTICS					DISCONNECT				REMARKS
	VOLTAGE	PHASE	MOTOR HP	KW	MCA	TYPE	SIZE (AMPS)	NEMA RATING	FUSE SIZE (AMPS)	
AC-1	208 V	3	30		110	FDS	225	1	125	
AC-1		1			2	CB	20	1	-	
CONTROLS	120 V									
CUH-1	208 V	3	1/40	7.5	26	NFD	30	1	-	
CUH-2	208 V	3	1/15	10	35	NFD	60	4X	-	
CUH-3	208 V	3	1/15	10	35	NFD	60	4X	-	
EF-1	120 V	1	3/4		12.5	TS	20	3R	15	



LUMINAIRE SCHEDULE

SYMBOL	TYPE	QTY	MANUFACTURER	MODEL	DESCRIPTION	LUMENS	COLOR TEMPERATURE
	S1	5	CREE LIGHTING	ARE-EDGE-4MB-DA-08-E-UL-SV-350	SINGLE HEAD LED EXTERIOR POLE LIGHT, 25FT, SILVER FINISH POLE AND HEADS WITH EXTENDED ARM MOUNT.	7450LM	4000K
	S2	4	CREE LIGHTING	EDGE-4M-06-E-UL-SV-350	DUAL HEAD LED EXTERIOR POLE LIGHT, 25FT, SILVER FINISH POLE AND HEADS	7418LM	4000K
	W1	5	CREE LIGHTING	OSQW-C-4L-40K7-2M-UL-WM-SV	LED EXTERIOR WALL PACK, CUTOFF TYPE, IP66 RATED	3870LM	4000K



1 SITE PLAN - PHOTOMETRIC
3/64" = 1'-0"



THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V13 02/06/2024

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

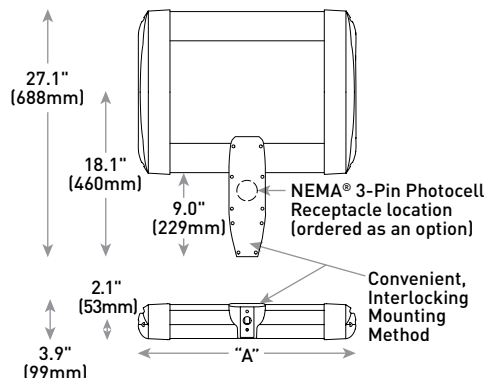
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on PML sensors/1 year on accessories

*See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel Shorting Cap XA-XSLSHRT NEMA® 3-Pin Photocell C-ACC-A-PCELL-NEMA3-LV - On/off functionality only - Available with UL voltage only

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options	
ARE-EDG	2M Type II Medium	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included P Button Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt	
	3MB Type III Medium		04						PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to PML spec sheet for availability with PML options 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance
	4MP Type IV Medium		06						
	2MB w/BLS w/Partial BLS		08						
	3MP Type II Medium		10						
	5M Type III Medium		12						
	2MP w/BLS w/Partial BLS		14						
	4M Type IV Medium		16						
	5S Type V Short								
	3M Type III Medium								
FLD-EDG	25° Flood 40° Flood	70° Flood SN Sign	N6 NEMA® 6	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs					

* Reference EPA and pole configuration suitability data beginning on page 19



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- RoHS compliant. Consult factory for additional details
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*								
LED Count (x10)	CCT	System Watts 120-480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
350mA								
02	30K/40K/50K/57K	25	0.21	0.13	0.11	0.10	0.08	0.07
	TRL	19	0.16	0.09	0.08	0.07	0.05	0.04
04	30K/40K/50K/57K	46	0.36	0.23	0.21	0.20	0.15	0.12
	TRL	35	0.29	0.17	0.15	0.13	0.10	0.07
06	30K/40K/50K/57K	66	0.52	0.31	0.28	0.26	0.20	0.15
	TRL	50	0.41	0.24	0.21	0.18	0.14	0.10
08	30K/40K/50K/57K	90	0.75	0.44	0.38	0.34	0.26	0.20
	TRL	68	0.57	0.33	0.28	0.25	0.20	0.14
10	30K/40K/50K/57K	110	0.92	0.53	0.47	0.41	0.32	0.24
	TRL	83	0.69	0.40	0.35	0.30	0.24	0.17
12	30K/40K/50K/57K	130	1.10	0.63	0.55	0.48	0.38	0.28
	TRL	99	0.82	0.48	0.41	0.36	0.28	0.21
14	30K/40K/50K/57K	158	1.32	0.77	0.68	0.62	0.47	0.35
	TRL	120	1.00	0.58	0.50	0.43	0.34	0.25
16	30K/40K/50K/57K	179	1.49	0.87	0.77	0.68	0.53	0.39
	TRL	136	1.13	0.65	0.57	0.49	0.39	0.28
525mA								
02	30K/40K/50K/57K	37	0.30	0.19	0.17	0.16	0.12	0.10
04	30K/40K/50K/57K	70	0.58	0.34	0.31	0.28	0.21	0.16
06	30K/40K/50K/57K	101	0.84	0.49	0.43	0.38	0.30	0.22
08	30K/40K/50K/57K	133	1.13	0.66	0.58	0.51	0.39	0.28
10	30K/40K/50K/57K	171	1.43	0.83	0.74	0.66	0.50	0.38
12	30K/40K/50K/57K	202	1.69	0.98	0.86	0.77	0.59	0.44
14	30K/40K/50K/57K	232	1.94	1.12	0.98	0.87	0.68	0.50
16	30K/40K/50K/57K	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA								
02	30K/40K/50K/57K	50	0.41	0.25	0.22	0.20	0.15	0.12
04	30K/40K/50K/57K	93	0.78	0.46	0.40	0.36	0.27	0.20
06	30K/40K/50K/57K	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

THE EDGE® Series Ambient Adjusted Lumen Maintenance¹

Ambient	CCT	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Reported ² / Estimated ³ LMF	100K hr Reported ³ / Estimated ³ LMF
5°C (41°F)	30K/40K/50K/57K	1.04	1.03	1.03	1.03 ²	1.03
	TRL	1.06	1.06	1.06	1.06 ³	1.06
10°C (50°F)	30K/40K/50K/57K	1.03	1.02	1.02	1.02 ²	1.02
	TRL	1.04	1.04	1.04	1.04 ³	1.04
15°C (59°F)	30K/40K/50K/57K	1.02	1.01	1.01	1.01 ²	1.01
	TRL	1.03	1.03	1.03	1.03 ³	1.03
20°C (68°F)	30K/40K/50K/57K	1.01	0.99	0.99	0.99 ²	0.99
	TRL	1.01	1.01	1.01	1.01 ³	1.01
25°C (77°F)	30K/40K/50K/57K	1.00	0.98	0.98	0.98 ²	0.98
	TRL	1.00	1.00	1.00	1.00 ³	1.00

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

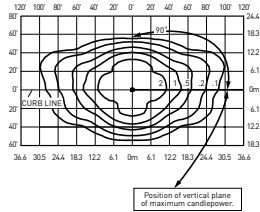
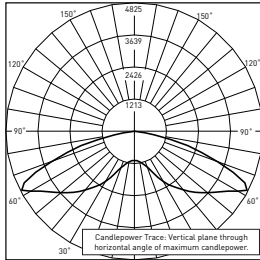
³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

THE EDGE® LED Area/Flood Luminaire

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

2M



RESTL Test Report #: PL10270-004B
 ARE-EDG-2M-**-06-E-UL-525-40K
 Initial Delivered Lumens: 10,053

ARE-EDG-2M-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 17,504
 Initial FC at grade

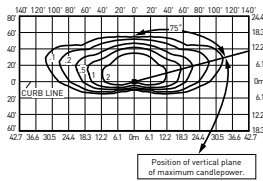
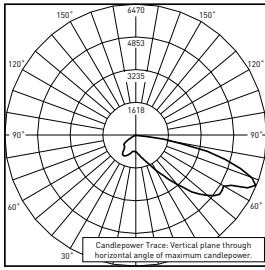
Type II Medium Distribution										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,072	B1 U0 G1	2,501	B1 U0 G1	1,902	B1 U0 G1	2,551	B1 U0 G1	816	B0 U0 G0
04	4,143	B2 U0 G1	5,003	B2 U0 G2	3,803	B1 U0 G1	5,102	B2 U0 G2	1,633	B1 U0 G1
06	6,144	B2 U0 G2	7,418	B2 U0 G2	5,640	B2 U0 G2	7,565	B2 U0 G2	2,421	B1 U0 G1
08	8,192	B2 U0 G2	9,891	B3 U0 G3	7,519	B2 U0 G2	10,087	B3 U0 G3	3,228	B1 U0 G1
10	10,215	B3 U0 G3	12,334	B3 U0 G3	9,377	B3 U0 G3	12,578	B3 U0 G3	4,025	B2 U0 G1
12	12,258	B3 U0 G3	14,801	B3 U0 G3	11,252	B3 U0 G3	15,094	B3 U0 G3	4,830	B2 U0 G2
14	14,211	B3 U0 G3	17,158	B3 U0 G3	13,044	B3 U0 G3	17,498	B3 U0 G3	5,599	B2 U0 G2
16	16,241	B3 U0 G3	19,609	B3 U0 G3	14,908	B3 U0 G3	19,998	B4 U0 G3	6,399	B2 U0 G2
525mA										
02	2,943	B1 U0 G1	3,550	B1 U0 G1	2,702	B1 U0 G1	3,624	B1 U0 G1		N/A
04	5,886	B2 U0 G2	7,099	B2 U0 G2	5,403	B2 U0 G2	7,248	B2 U0 G2		N/A
06	8,729	B3 U0 G3	10,527	B3 U0 G3	8,012	B2 U0 G2	10,748	B3 U0 G3		N/A
08	11,638	B3 U0 G3	14,037	B3 U0 G3	10,683	B3 U0 G3	14,331	B3 U0 G3		N/A
10	14,513	B3 U0 G3	17,504	B3 U0 G3	13,322	B3 U0 G3	17,870	B3 U0 G3		N/A
12	17,415	B3 U0 G3	21,004	B4 U0 G4	15,986	B3 U0 G3	21,444	B4 U0 G4		N/A
14	20,189	B4 U0 G3	24,350	B4 U0 G4	18,532	B3 U0 G3	24,860	B4 U0 G4		N/A
16	23,074	B4 U0 G4	27,828	B4 U0 G4	21,179	B4 U0 G4	28,411	B4 U0 G4		N/A
700mA										
02	3,472	B1 U0 G1	4,189	B2 U0 G1	3,187	B1 U0 G1	4,275	B2 U0 G2		N/A
04	6,943	B2 U0 G2	8,379	B2 U0 G2	6,373	B2 U0 G2	8,549	B3 U0 G3		N/A
06	10,296	B3 U0 G3	12,425	B3 U0 G3	9,451	B3 U0 G3	12,678	B3 U0 G3		N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

2MB



RESTL Test Report #: PL10023-003B
 ARE-EDG-2MB-**-06-E-UL-525-40K
 Initial Delivered Lumens: 7,784

ARE-EDG-2MB-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 13,185
 Initial FC at grade

Type II Medium Distribution w/BLS										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	1,560	B0 U0 G1	1,884	B0 U0 G1	1,432	B0 U0 G1	1,921	B0 U0 G1	615	B0 U0 G0
04	3,121	B0 U0 G1	3,768	B1 U0 G1	2,865	B0 U0 G1	3,843	B1 U0 G1	1,230	B0 U0 G1
06	4,628	B1 U0 G1	5,588	B1 U0 G1	4,248	B1 U0 G1	5,698	B1 U0 G1	1,824	B0 U0 G1
08	6,170	B1 U0 G1	7,450	B1 U0 G2	5,664	B1 U0 G1	7,598	B1 U0 G2	2,431	B0 U0 G1
10	7,695	B1 U0 G2	9,291	B1 U0 G2	7,063	B1 U0 G2	9,475	B1 U0 G2	3,032	B0 U0 G1
12	9,233	B1 U0 G2	11,149	B1 U0 G2	8,476	B1 U0 G2	11,370	B1 U0 G2	3,638	B1 U0 G1
14	10,704	B1 U0 G2	12,924	B1 U0 G2	9,825	B1 U0 G2	13,181	B1 U0 G2	4,218	B1 U0 G1
16	12,233	B1 U0 G2	14,771	B1 U0 G3	11,229	B1 U0 G2	15,063	B1 U0 G3	4,820	B1 U0 G1
525mA										
02	2,217	B0 U0 G1	2,674	B0 U0 G1	2,035	B0 U0 G1	2,730	B0 U0 G1		N/A
04	4,434	B1 U0 G1	5,348	B1 U0 G1	4,070	B1 U0 G1	5,460	B1 U0 G1		N/A
06	6,575	B1 U0 G2	7,930	B1 U0 G2	6,035	B1 U0 G1	8,096	B1 U0 G2		N/A
08	8,766	B1 U0 G2	10,573	B1 U0 G2	8,047	B1 U0 G2	10,794	B1 U0 G2		N/A
10	10,932	B1 U0 G2	13,185	B1 U0 G2	10,034	B1 U0 G2	13,461	B1 U0 G2		N/A
12	13,118	B1 U0 G2	15,821	B2 U0 G3	12,041	B1 U0 G2	16,153	B2 U0 G3		N/A
14	15,208	B1 U0 G3	18,341	B2 U0 G3	13,959	B1 U0 G2	18,726	B2 U0 G3		N/A
16	17,380	B2 U0 G3	20,962	B2 U0 G3	15,953	B2 U0 G3	21,401	B2 U0 G3		N/A
700mA										
02	2,615	B0 U0 G1	3,156	B0 U0 G1	2,400	B0 U0 G1	3,220	B0 U0 G1		N/A
04	5,230	B1 U0 G1	6,311	B1 U0 G2	4,801	B1 U0 G1	6,440	B1 U0 G2		N/A
06	7,755	B1 U0 G2	9,359	B1 U0 G2	7,119	B1 U0 G2	9,549	B1 U0 G2		N/A

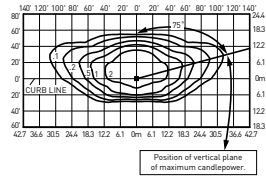
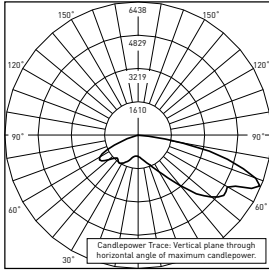
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

THE EDGE® LED Area/Flood Luminaire

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

2MP



RESTL Test Report #: PL10097-001B
 ARE-EDG-2MP-**-06-E-UL-525-40K
 Initial Delivered Lumens: 9,149

ARE-EDG-2MP-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 15,458
 Initial FC at grade

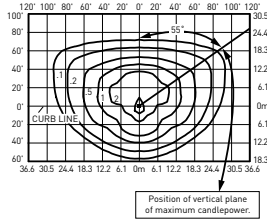
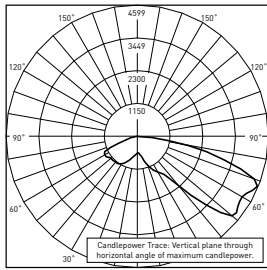
Type II Medium Distribution w/Partial BLS										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	1,829	B1 U0 G1	2,209	B1 U0 G1	1,679	B1 U0 G1	2,253	B1 U0 G1	721	B0 U0 G0
04	3,659	B1 U0 G1	4,418	B1 U0 G1	3,359	B1 U0 G1	4,505	B1 U0 G1	1,442	B0 U0 G1
06	5,426	B1 U0 G1	6,551	B1 U0 G1	4,980	B1 U0 G1	6,681	B1 U0 G1	2,138	B1 U0 G1
08	7,234	B2 U0 G1	8,735	B2 U0 G2	6,640	B1 U0 G1	8,908	B2 U0 G2	2,851	B1 U0 G1
10	9,021	B2 U0 G2	10,892	B2 U0 G2	8,281	B2 U0 G2	11,108	B2 U0 G2	3,555	B1 U0 G1
12	10,825	B2 U0 G2	13,071	B2 U0 G2	9,937	B2 U0 G2	13,330	B2 U0 G2	4,266	B1 U0 G1
14	12,550	B2 U0 G2	15,153	B2 U0 G2	11,520	B2 U0 G2	15,453	B2 U0 G2	4,945	B1 U0 G1
16	14,343	B2 U0 G2	17,317	B2 U0 G2	13,165	B2 U0 G2	17,661	B3 U0 G2	5,651	B1 U0 G1
525mA										
02	2,599	B1 U0 G1	3,135	B1 U0 G1	2,386	B1 U0 G1	3,200	B1 U0 G1		N/A
04	5,198	B1 U0 G1	6,270	B1 U0 G1	4,772	B1 U0 G1	6,401	B1 U0 G1		N/A
06	7,708	B2 U0 G2	9,297	B2 U0 G2	7,076	B2 U0 G1	9,492	B2 U0 G2		N/A
08	10,278	B2 U0 G2	12,396	B2 U0 G2	9,434	B2 U0 G2	12,656	B2 U0 G2		N/A
10	12,817	B2 U0 G2	15,458	B2 U0 G2	11,764	B2 U0 G2	15,782	B2 U0 G2		N/A
12	15,380	B2 U0 G2	18,549	B3 U0 G3	14,117	B2 U0 G2	18,938	B3 U0 G3		N/A
14	17,830	B3 U0 G2	21,504	B3 U0 G3	16,366	B2 U0 G2	21,954	B3 U0 G3		N/A
16	20,377	B3 U0 G3	24,576	B3 U0 G3	18,704	B3 U0 G3	25,091	B3 U0 G3		N/A
700mA										
02	3,066	B1 U0 G1	3,700	B1 U0 G1	2,814	B1 U0 G1	3,775	B1 U0 G1		N/A
04	6,132	B1 U0 G1	7,400	B2 U0 G1	5,628	B1 U0 G1	7,550	B2 U0 G2		N/A
06	9,092	B2 U0 G2	10,973	B2 U0 G2	8,346	B2 U0 G2	11,196	B2 U0 G2		N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

3M



REGL Test Report #: PL09405-001A
 ARE-EDG-3M-**-06-E-UL-525-40K
 Initial Delivered Lumens: 9,460

ARE-EDG-3M-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 16,594
 Initial FC at grade

Type III Medium Distribution										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	1,964	B1 U0 G1	2,371	B1 U0 G1	1,803	B1 U0 G1	2,418	B1 U0 G1	774	B0 U0 G1
04	3,928	B1 U0 G1	4,743	B1 U0 G1	3,606	B1 U0 G1	4,837	B1 U0 G1	1,548	B1 U0 G1
06	5,825	B2 U0 G2	7,033	B2 U0 G2	5,347	B2 U0 G2	7,172	B2 U0 G2	2,295	B1 U0 G1
08	7,766	B2 U0 G2	9,377	B2 U0 G2	7,129	B2 U0 G2	9,563	B2 U0 G2	3,060	B1 U0 G1
10	9,685	B2 U0 G2	11,693	B3 U0 G3	8,890	B2 U0 G2	11,925	B3 U0 G3	3,816	B1 U0 G1
12	11,621	B3 U0 G3	14,032	B3 U0 G3	10,667	B3 U0 G3	14,310	B3 U0 G3	4,579	B1 U0 G1
14	13,472	B3 U0 G3	16,267	B3 U0 G3	12,367	B3 U0 G3	16,589	B3 U0 G3	5,309	B2 U0 G2
16	15,397	B3 U0 G3	18,591	B3 U0 G3	14,133	B3 U0 G3	18,959	B3 U0 G3	6,067	B2 U0 G2
525mA										
02	2,790	B1 U0 G1	3,365	B1 U0 G1	2,561	B1 U0 G1	3,436	B1 U0 G1		N/A
04	5,581	B2 U0 G2	6,731	B2 U0 G2	5,122	B2 U0 G2	6,872	B2 U0 G2		N/A
06	8,275	B2 U0 G2	9,981	B3 U0 G3	7,596	B2 U0 G2	10,190	B3 U0 G3		N/A
08	11,034	B3 U0 G3	13,307	B3 U0 G3	10,128	B3 U0 G3	13,586	B3 U0 G3		N/A
10	13,759	B3 U0 G3	16,594	B3 U0 G3	12,630	B3 U0 G3	16,942	B3 U0 G3		N/A
12	16,511	B3 U0 G3	19,913	B3 U0 G3	15,155	B3 U0 G3	20,330	B3 U0 G3		N/A
14	19,141	B3 U0 G3	23,085	B3 U0 G3	17,569	B3 U0 G3	23,569	B3 U0 G3		N/A
16	21,875	B3 U0 G3	26,383	B4 U0 G4	20,079	B3 U0 G3	26,936	B4 U0 G4		N/A
700mA										
02	3,291	B1 U0 G1	3,972	B1 U0 G1	3,021	B1 U0 G1	4,053	B1 U0 G1		N/A
04	6,582	B2 U0 G2	7,944	B2 U0 G2	6,042	B2 U0 G2	8,105	B2 U0 G2		N/A
06	9,761	B2 U0 G2	11,779	B3 U0 G3	8,960	B2 U0 G2	12,019	B3 U0 G3		N/A

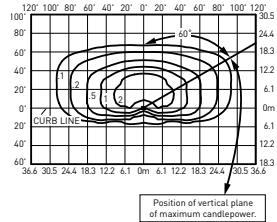
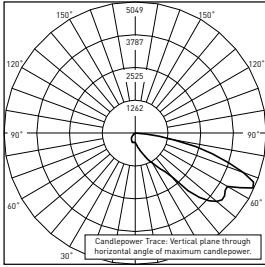
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

THE EDGE® LED Area/Flood Luminaire

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

3MB



RESTL Test Report #: PL10023-001B
 ARE-EDG-3MB-**-06-E-UL-525-40K
 Initial Delivered Lumens: 7,602

ARE-EDG-3MB-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 12,275
 Initial FC at grade

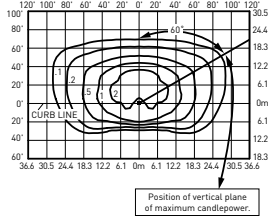
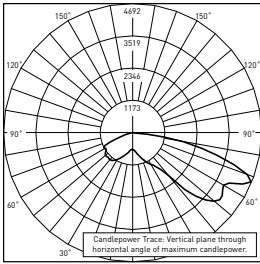
Type III Medium Distribution w/BLS										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	1,453	B0 U0 G1	1,754	B0 U0 G1	1,334	B0 U0 G1	1,789	B0 U0 G1	572	B0 U0 G0
04	2,906	B0 U0 G1	3,508	B1 U0 G1	2,667	B0 U0 G1	3,578	B1 U0 G1	1,145	B0 U0 G1
06	4,309	B1 U0 G1	5,202	B1 U0 G1	3,955	B1 U0 G1	5,305	B1 U0 G1	1,698	B0 U0 G1
08	5,745	B1 U0 G2	6,936	B1 U0 G2	5,273	B1 U0 G1	7,074	B1 U0 G2	2,264	B0 U0 G1
10	7,164	B1 U0 G2	8,650	B1 U0 G2	6,576	B1 U0 G2	8,821	B1 U0 G2	2,823	B0 U0 G1
12	8,597	B1 U0 G2	10,380	B1 U0 G2	7,891	B1 U0 G2	10,585	B1 U0 G2	3,387	B1 U0 G1
14	9,966	B1 U0 G2	12,033	B1 U0 G2	9,148	B1 U0 G2	12,272	B1 U0 G2	3,927	B1 U0 G1
16	11,390	B1 U0 G2	13,752	B2 U0 G3	10,455	B1 U0 G2	14,025	B2 U0 G3	4,488	B1 U0 G1
525mA										
02	2,064	B0 U0 G1	2,489	B0 U0 G1	1,895	B0 U0 G1	2,542	B0 U0 G1		N/A
04	4,128	B1 U0 G1	4,979	B1 U0 G1	3,789	B1 U0 G1	5,083	B1 U0 G1		N/A
06	6,121	B1 U0 G2	7,383	B1 U0 G2	5,619	B1 U0 G2	7,538	B1 U0 G2		N/A
08	8,162	B1 U0 G2	9,844	B1 U0 G2	7,492	B1 U0 G2	10,050	B1 U0 G2		N/A
10	10,178	B1 U0 G2	12,275	B1 U0 G2	9,342	B1 U0 G2	12,532	B1 U0 G2		N/A
12	12,213	B1 U0 G2	14,730	B2 U0 G3	11,211	B1 U0 G2	15,039	B2 U0 G3		N/A
14	14,159	B2 U0 G3	17,077	B2 U0 G3	12,996	B1 U0 G2	17,434	B2 U0 G3		N/A
16	16,181	B2 U0 G3	19,516	B2 U0 G3	14,853	B2 U0 G3	19,925	B2 U0 G3		N/A
700mA										
02	2,435	B0 U0 G1	2,938	B1 U0 G1	2,235	B0 U0 G1	2,998	B1 U0 G1		N/A
04	4,869	B1 U0 G1	5,876	B1 U0 G2	4,469	B1 U0 G1	5,996	B1 U0 G2		N/A
06	7,220	B1 U0 G2	8,714	B1 U0 G2	6,628	B1 U0 G2	8,891	B1 U0 G2		N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

3MP



RESTL Test Report #: PL10097-002B
ARE-EDG-3MP--06-E-UL-525-40K**
Initial Delivered Lumens: 8,670

ARE-EDG-3MP--10-E-UL-525-40K**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 14,548
Initial FC at grade

Type III Medium Distribution w/Partial BLS										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens [*]	BUG Ratings ^{**} Per TM-15-20	Initial Delivered Lumens [*]	BUG Ratings ^{**} Per TM-15-20	Initial Delivered Lumens [*]	BUG Ratings ^{**} Per TM-15-20	Initial Delivered Lumens [*]	BUG Ratings ^{**} Per TM-15-20	Initial Delivered Lumens [*]	BUG Ratings ^{**} Per TM-15-20
350mA										
02	1,722	B1 U0 G1	2,079	B1 U0 G1	1,581	B1 U0 G1	2,120	B1 U0 G1	678	B0 U0 G1
04	3,444	B1 U0 G1	4,158	B1 U0 G1	3,161	B1 U0 G1	4,240	B1 U0 G1	1,357	B0 U0 G1
06	5,107	B1 U0 G1	6,166	B1 U0 G2	4,687	B1 U0 G1	6,288	B1 U0 G2	2,012	B1 U0 G1
08	6,809	B1 U0 G2	8,221	B2 U0 G2	6,250	B1 U0 G2	8,384	B2 U0 G2	2,683	B1 U0 G1
10	8,491	B2 U0 G2	10,252	B2 U0 G2	7,794	B2 U0 G2	10,455	B2 U0 G2	3,346	B1 U0 G1
12	10,189	B2 U0 G2	12,302	B2 U0 G3	9,352	B2 U0 G2	12,546	B2 U0 G3	4,015	B1 U0 G1
14	11,812	B2 U0 G2	14,261	B3 U0 G3	10,842	B2 U0 G2	14,544	B3 U0 G3	4,654	B1 U0 G1
16	13,499	B2 U0 G3	16,299	B3 U0 G3	12,391	B2 U0 G3	16,622	B3 U0 G3	5,319	B1 U0 G2
525mA										
02	2,446	B1 U0 G1	2,950	B1 U0 G1	2,245	B1 U0 G1	3,012	B1 U0 G1		N/A
04	4,893	B1 U0 G1	5,901	B1 U0 G2	4,491	B1 U0 G1	6,024	B1 U0 G2		N/A
06	7,255	B2 U0 G2	8,750	B2 U0 G2	6,659	B1 U0 G2	8,933	B2 U0 G2		N/A
08	9,673	B2 U0 G2	11,667	B2 U0 G2	8,879	B2 U0 G2	11,911	B2 U0 G2		N/A
10	12,063	B2 U0 G3	14,548	B3 U0 G3	11,072	B2 U0 G2	14,853	B3 U0 G3		N/A
12	14,475	B3 U0 G3	17,458	B3 U0 G3	13,287	B2 U0 G3	17,824	B3 U0 G3		N/A
14	16,781	B3 U0 G3	20,239	B3 U0 G3	15,403	B3 U0 G3	20,663	B3 U0 G3		N/A
16	19,178	B3 U0 G3	23,130	B3 U0 G3	17,604	B3 U0 G3	23,615	B3 U0 G3		N/A
700mA										
02	2,885	B1 U0 G1	3,482	B1 U0 G1	2,649	B1 U0 G1	3,553	B1 U0 G1		N/A
04	5,771	B1 U0 G2	6,964	B1 U0 G2	5,297	B1 U0 G1	7,106	B2 U0 G2		N/A
06	8,557	B2 U0 G2	10,327	B2 U0 G2	7,855	B2 U0 G2	10,537	B2 U0 G2		N/A

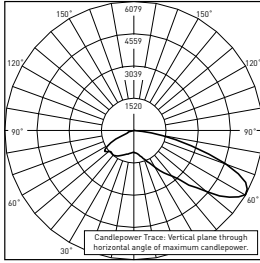
* Initial delivered lumens at 25°C [77°F]. Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

THE EDGE® LED Area/Flood Luminaire

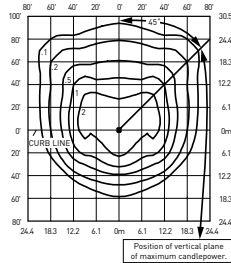
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

4M



RESTL Test Report #: PL10270-001B
ARE-EDG-4M-**-06-E-UL-525-40K
Initial Delivered Lumens: 10,483



ARE-EDG-4M-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,504
Initial FC at grade

Type IV Medium Distribution										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,072	B1 U0 G1	2,501	B1 U0 G1	1,902	B1 U0 G1	2,551	B1 U0 G1	816	B0 U0 G1
04	4,143	B1 U0 G1	5,003	B2 U0 G1	3,803	B1 U0 G1	5,102	B2 U0 G1	1,633	B1 U0 G1
06	6,144	B2 U0 G1	7,418	B2 U0 G2	5,640	B2 U0 G1	7,565	B2 U0 G2	2,421	B1 U0 G1
08	8,192	B2 U0 G2	9,891	B2 U0 G2	7,519	B2 U0 G2	10,087	B2 U0 G2	3,228	B1 U0 G1
10	10,215	B2 U0 G2	12,334	B3 U0 G2	9,377	B2 U0 G2	12,578	B3 U0 G2	4,025	B1 U0 G1
12	12,258	B2 U0 G2	14,801	B3 U0 G3	11,252	B2 U0 G2	15,094	B3 U0 G3	4,830	B1 U0 G1
14	14,211	B3 U0 G3	17,158	B3 U0 G3	13,044	B3 U0 G2	17,498	B3 U0 G3	5,599	B2 U0 G1
16	16,241	B3 U0 G3	19,609	B3 U0 G3	14,908	B3 U0 G3	19,998	B3 U0 G3	6,399	B2 U0 G1
525mA										
02	2,943	B1 U0 G1	3,550	B1 U0 G1	2,702	B1 U0 G1	3,624	B1 U0 G1		N/A
04	5,886	B2 U0 G1	7,099	B2 U0 G2	5,403	B2 U0 G1	7,248	B2 U0 G2		N/A
06	8,729	B2 U0 G2	10,527	B2 U0 G2	8,012	B2 U0 G2	10,748	B2 U0 G2		N/A
08	11,638	B2 U0 G2	14,037	B3 U0 G2	10,683	B2 U0 G2	14,331	B3 U0 G2		N/A
10	14,513	B3 U0 G3	17,504	B3 U0 G3	13,322	B3 U0 G2	17,870	B3 U0 G3		N/A
12	17,415	B3 U0 G3	21,004	B3 U0 G3	15,986	B3 U0 G3	21,444	B3 U0 G3		N/A
14	20,189	B3 U0 G3	24,350	B3 U0 G3	18,532	B3 U0 G3	24,860	B4 U0 G3		N/A
16	23,074	B3 U0 G3	27,828	B4 U0 G3	21,179	B3 U0 G3	28,411	B4 U0 G3		N/A
700mA										
02	3,472	B1 U0 G1	4,189	B1 U0 G1	3,187	B1 U0 G1	4,275	B1 U0 G1		N/A
04	6,943	B2 U0 G1	8,379	B2 U0 G2	6,373	B2 U0 G1	8,549	B2 U0 G2		N/A
06	10,296	B2 U0 G2	12,425	B3 U0 G2	9,451	B2 U0 G2	12,678	B3 U0 G2		N/A

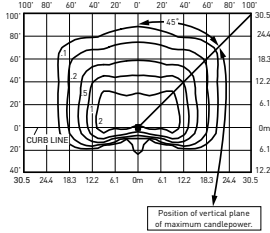
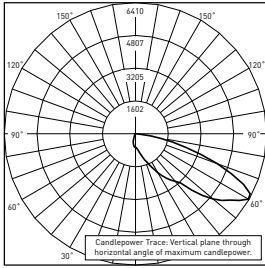
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

4MB



RESTL Test Report #: PL10023-002B
 ARE-EDG-4MB-**-06-E-UL-525-40K
 Initial Delivered Lumens: 7,985

ARE-EDG-4MB-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 13,185
 Initial FC at grade

Type IV Medium Distribution w/BLS										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	1,560	B0 U0 G1	1,884	B0 U0 G1	1,432	B0 U0 G1	1,921	B0 U0 G1	615	B0 U0 G0
04	3,121	B1 U0 G1	3,768	B1 U0 G1	2,865	B0 U0 G1	3,843	B1 U0 G1	1,230	B0 U0 G1
06	4,628	B1 U0 G1	5,588	B1 U0 G1	4,248	B1 U0 G1	5,698	B1 U0 G2	1,824	B0 U0 G1
08	6,170	B1 U0 G2	7,450	B1 U0 G2	5,664	B1 U0 G2	7,598	B1 U0 G2	2,431	B0 U0 G1
10	7,695	B1 U0 G2	9,291	B1 U0 G2	7,063	B1 U0 G2	9,475	B1 U0 G2	3,032	B1 U0 G1
12	9,233	B1 U0 G2	11,149	B1 U0 G2	8,476	B1 U0 G2	11,370	B1 U0 G2	3,638	B1 U0 G1
14	10,704	B1 U0 G2	12,924	B1 U0 G2	9,825	B1 U0 G2	13,181	B1 U0 G2	4,218	B1 U0 G1
16	12,233	B1 U0 G2	14,771	B2 U0 G2	11,229	B1 U0 G2	15,063	B2 U0 G2	4,820	B1 U0 G1
525mA										
02	2,217	B1 U0 G1	2,674	B1 U0 G1	2,035	B1 U0 G1	2,730	B1 U0 G1		N/A
04	4,434	B1 U0 G1	5,348	B1 U0 G1	4,070	B1 U0 G1	5,460	B1 U0 G1		N/A
06	6,575	B1 U0 G2	7,930	B1 U0 G2	6,035	B1 U0 G2	8,096	B1 U0 G2		N/A
08	8,766	B1 U0 G2	10,573	B1 U0 G2	8,047	B1 U0 G2	10,794	B1 U0 G2		N/A
10	10,932	B1 U0 G2	13,185	B1 U0 G2	10,034	B1 U0 G2	13,461	B2 U0 G2		N/A
12	13,118	B1 U0 G2	15,821	B2 U0 G3	12,041	B1 U0 G2	16,153	B2 U0 G3		N/A
14	15,208	B2 U0 G2	18,341	B2 U0 G3	13,959	B2 U0 G2	18,726	B2 U0 G3		N/A
16	17,380	B2 U0 G3	20,962	B2 U0 G3	15,953	B2 U0 G3	21,401	B2 U0 G3		N/A
700mA										
02	2,615	B1 U0 G1	3,156	B1 U0 G1	2,400	B1 U0 G1	3,220	B1 U0 G1		N/A
04	5,230	B1 U0 G1	6,311	B1 U0 G2	4,801	B1 U0 G1	6,440	B1 U0 G2		N/A
06	7,755	B1 U0 G2	9,359	B1 U0 G2	7,119	B1 U0 G2	9,549	B1 U0 G2		N/A

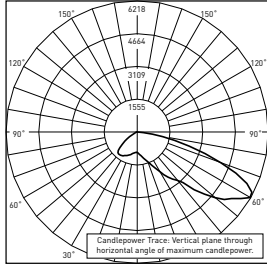
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

THE EDGE® LED Area/Flood Luminaire

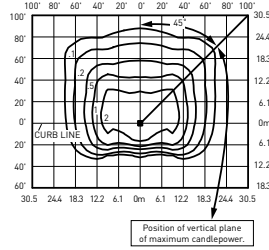
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

4MP



RESTL Test Report #: PL10097-003B
 ARE-EDG-4MP-**-06-E-UL-525-40K
 Initial Delivered Lumens: 9,410



ARE-EDG-4MP-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 15,458
 Initial FC at grade

Type IV Medium Distribution w/Partial BLS										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	1,829	B1 U0 G1	2,209	B1 U0 G1	1,679	B1 U0 G1	2,253	B1 U0 G1	721	B0 U0 G0
04	3,659	B1 U0 G1	4,418	B1 U0 G1	3,359	B1 U0 G1	4,505	B1 U0 G1	1,442	B1 U0 G1
06	5,426	B1 U0 G1	6,551	B2 U0 G1	4,980	B1 U0 G1	6,681	B2 U0 G1	2,138	B1 U0 G1
08	7,234	B2 U0 G2	8,735	B2 U0 G2	6,640	B2 U0 G1	8,908	B2 U0 G2	2,851	B1 U0 G1
10	9,021	B2 U0 G2	10,892	B2 U0 G2	8,281	B2 U0 G2	11,108	B2 U0 G2	3,555	B1 U0 G1
12	10,825	B2 U0 G2	13,071	B2 U0 G2	9,937	B2 U0 G2	13,330	B2 U0 G2	4,266	B1 U0 G1
14	12,550	B2 U0 G2	15,153	B2 U0 G2	11,520	B2 U0 G2	15,453	B3 U0 G2	4,945	B1 U0 G1
16	14,343	B2 U0 G2	17,317	B3 U0 G2	13,165	B2 U0 G2	17,661	B3 U0 G2	5,651	B1 U0 G1
525mA										
02	2,599	B1 U0 G1	3,135	B1 U0 G1	2,386	B1 U0 G1	3,200	B1 U0 G1		N/A
04	5,198	B1 U0 G1	6,270	B2 U0 G1	4,772	B1 U0 G1	6,401	B2 U0 G1		N/A
06	7,708	B2 U0 G2	9,297	B2 U0 G2	7,076	B2 U0 G2	9,492	B2 U0 G2		N/A
08	10,278	B2 U0 G2	12,396	B2 U0 G2	9,434	B2 U0 G2	12,656	B2 U0 G2		N/A
10	12,817	B2 U0 G2	15,458	B3 U0 G2	11,764	B2 U0 G2	15,782	B3 U0 G2		N/A
12	15,380	B3 U0 G2	18,549	B3 U0 G2	14,117	B2 U0 G2	18,938	B3 U0 G3		N/A
14	17,830	B3 U0 G2	21,504	B3 U0 G3	16,366	B3 U0 G2	21,954	B3 U0 G3		N/A
16	20,377	B3 U0 G3	24,576	B3 U0 G3	18,704	B3 U0 G3	25,091	B3 U0 G3		N/A
700mA										
02	3,066	B1 U0 G1	3,700	B1 U0 G1	2,814	B1 U0 G1	3,775	B1 U0 G1		N/A
04	6,132	B2 U0 G1	7,400	B2 U0 G2	5,628	B1 U0 G1	7,550	B2 U0 G2		N/A
06	9,092	B2 U0 G2	10,973	B2 U0 G2	8,346	B2 U0 G2	11,196	B2 U0 G2		N/A

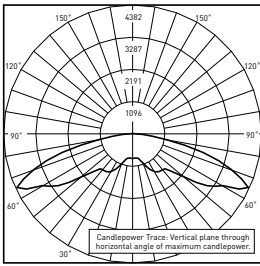
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

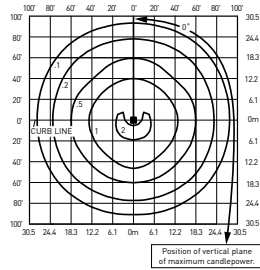
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

5M



RESTL Test Report #: PL09285-001
ARE-EDG-5M-**-06-E-UL-700-40K
Initial Delivered Lumens: 13,136



ARE-EDG-5M-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,413
Initial FC at grade

Type V Medium Distribution										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,179	B2 U0 G1	2,631	B2 U0 G1	2,000	B1 U0 G1	2,683	B2 U0 G1	859	B1 U0 G1
04	4,358	B3 U0 G1	5,262	B3 U0 G1	4,001	B2 U0 G1	5,367	B3 U0 G1	1,717	B1 U0 G1
06	6,463	B3 U0 G1	7,804	B3 U0 G2	5,932	B3 U0 G1	7,958	B3 U0 G2	2,547	B2 U0 G1
08	8,617	B3 U0 G2	10,405	B4 U0 G2	7,910	B3 U0 G2	10,611	B4 U0 G2	3,395	B2 U0 G1
10	10,746	B4 U0 G2	12,975	B4 U0 G2	9,864	B3 U0 G2	13,232	B4 U0 G2	4,234	B3 U0 G1
12	12,895	B4 U0 G2	15,570	B4 U0 G3	11,836	B4 U0 G2	15,878	B4 U0 G3	5,081	B3 U0 G1
14	14,949	B4 U0 G3	18,049	B4 U0 G3	13,722	B4 U0 G2	18,407	B4 U0 G3	5,890	B3 U0 G1
16	17,085	B4 U0 G3	20,628	B5 U0 G3	15,682	B4 U0 G3	21,037	B5 U0 G3	6,732	B3 U0 G2
525mA										
02	3,096	B2 U0 G1	3,734	B3 U0 G1	2,842	B2 U0 G1	3,812	B3 U0 G1		N/A
04	6,192	B3 U0 G1	7,468	B3 U0 G2	5,684	B3 U0 G1	7,625	B3 U0 G2		N/A
06	9,182	B3 U0 G2	11,074	B4 U0 G2	8,428	B3 U0 G2	11,306	B4 U0 G2		N/A
08	12,243	B4 U0 G2	14,766	B4 U0 G2	11,238	B4 U0 G2	15,075	B4 U0 G3		N/A
10	15,267	B4 U0 G3	18,413	B4 U0 G3	14,014	B4 U0 G2	18,799	B4 U0 G3		N/A
12	18,320	B4 U0 G3	22,096	B5 U0 G3	16,816	B4 U0 G3	22,558	B5 U0 G3		N/A
14	21,238	B5 U0 G3	25,615	B5 U0 G3	19,495	B4 U0 G3	26,151	B5 U0 G3		N/A
16	24,272	B5 U0 G3	29,274	B5 U0 G3	22,280	B5 U0 G3	29,887	B5 U0 G3		N/A
700mA										
02	3,652	B3 U0 G1	4,407	B3 U0 G1	3,352	B2 U0 G1	4,497	B3 U0 G1		N/A
04	7,304	B3 U0 G2	8,814	B3 U0 G2	6,704	B3 U0 G2	8,993	B3 U0 G2		N/A
06	10,831	B4 U0 G2	13,070	B4 U0 G2	9,941	B3 U0 G2	13,336	B4 U0 G2		N/A

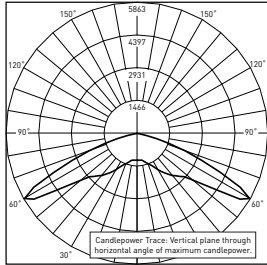
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

THE EDGE® LED Area/Flood Luminaire

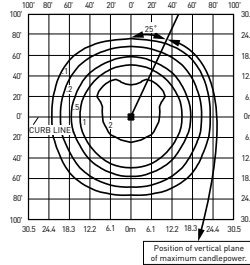
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

55



RESTL Test Report #: PL09286-001A
ARE-EDG-5S-**-06-E-UL-700-40K
Initial Delivered Lumens: 14,123



ARE-EDG-5S-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,459
Initial FC at grade

Type V Short Distribution										
LED Count (x10)	3000K		4000K		5000K		5700K		TRL	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
350mA										
02	2,421	B1 U0 G0	2,924	B2 U0 G0	2,223	B1 U0 G0	2,982	B2 U0 G0	954	B1 U0 G0
04	4,843	B2 U0 G1	5,847	B3 U0 G1	4,445	B2 U0 G1	5,963	B3 U0 G1	1,908	B1 U0 G0
06	7,181	B3 U0 G1	8,671	B3 U0 G1	6,592	B3 U0 G1	8,842	B3 U0 G1	2,830	B2 U0 G0
08	9,575	B3 U0 G1	11,561	B3 U0 G2	8,789	B3 U0 G1	11,790	B3 U0 G2	3,773	B2 U0 G1
10	11,940	B3 U0 G2	14,416	B4 U0 G2	10,960	B3 U0 G2	14,702	B4 U0 G2	4,705	B2 U0 G1
12	14,328	B4 U0 G2	17,300	B4 U0 G2	13,152	B3 U0 G2	17,642	B4 U0 G2	5,646	B3 U0 G1
14	16,610	B4 U0 G2	20,055	B4 U0 G2	15,246	B4 U0 G2	20,453	B4 U0 G2	6,545	B3 U0 G1
16	18,983	B4 U0 G2	22,920	B4 U0 G2	17,424	B4 U0 G2	23,374	B4 U0 G2	7,480	B3 U0 G1
525mA										
02	3,440	B2 U0 G0	4,149	B2 U0 G1	3,158	B2 U0 G0	4,236	B2 U0 G1		N/A
04	6,880	B3 U0 G1	8,298	B3 U0 G1	6,315	B3 U0 G1	8,472	B3 U0 G1		N/A
06	10,202	B3 U0 G2	12,305	B3 U0 G2	9,365	B3 U0 G1	12,563	B3 U0 G2		N/A
08	13,603	B3 U0 G2	16,406	B4 U0 G2	12,486	B3 U0 G2	16,750	B4 U0 G2		N/A
10	16,963	B4 U0 G2	20,459	B4 U0 G2	15,571	B4 U0 G2	20,887	B4 U0 G2		N/A
12	20,356	B4 U0 G2	24,551	B4 U0 G2	18,685	B4 U0 G2	25,065	B4 U0 G2		N/A
14	23,598	B4 U0 G2	28,461	B5 U0 G3	21,661	B4 U0 G2	29,057	B5 U0 G3		N/A
16	26,969	B4 U0 G2	32,527	B5 U0 G3	24,755	B4 U0 G2	33,208	B5 U0 G3		N/A
700mA										
02	4,058	B2 U0 G1	4,897	B2 U0 G1	3,725	B2 U0 G1	4,996	B2 U0 G1		N/A
04	8,115	B3 U0 G1	9,793	B3 U0 G1	7,449	B3 U0 G1	9,993	B3 U0 G2		N/A
06	12,034	B3 U0 G2	14,523	B4 U0 G2	11,046	B3 U0 G2	14,818	B4 U0 G2		N/A

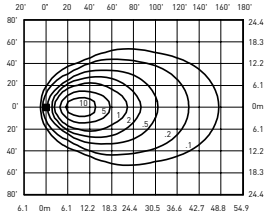
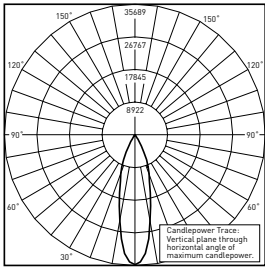
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

25°



RESTL Test Report #: PL09832-003B
FLD-EDG-25-**-06-E-UL-700-40K
Initial Delivered Lumens: 14,998

FLD-EDG-25-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 20,913
Initial FC at grade

25° Flood Distribution					
LED Count (x10)	3000K	4000K	5000K	5700K	TRL
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA					
02	2,475	2,989	2,272	3,048	975
04	4,950	5,977	4,544	6,096	1,951
06	7,341	8,863	6,738	9,039	2,892
08	9,788	11,818	8,984	12,052	3,857
10	12,205	14,737	11,203	15,029	4,809
12	14,646	17,684	13,444	18,035	5,771
14	16,979	20,501	15,585	20,907	6,690
16	19,405	23,429	17,812	23,894	7,646
525mA					
02	3,516	4,241	3,228	4,330	N/A
04	7,033	8,482	6,456	8,660	N/A
06	10,429	12,578	9,573	12,842	N/A
08	13,905	16,771	12,764	17,122	N/A
10	17,340	20,913	15,917	21,352	N/A
12	20,808	25,096	19,100	25,622	N/A
14	24,122	29,093	22,142	29,703	N/A
16	27,568	33,250	25,305	33,946	N/A
700mA					
02	4,148	5,006	3,807	5,107	N/A
04	8,296	10,011	7,615	10,215	N/A
06	12,301	14,845	11,292	15,147	N/A

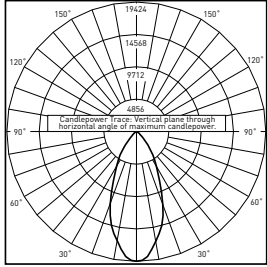
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

THE EDGE® LED Area/Flood Luminaire

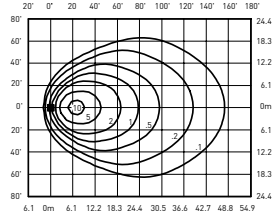
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

40°



RESTL Test Report #: PL09832-002B
 FLD-EDG-40-**-06-E-UL-700-40K
 Initial Delivered Lumens: 13,808



FLD-EDG-40-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
 Initial Delivered Lumens: 20,459
 Initial FC at grade

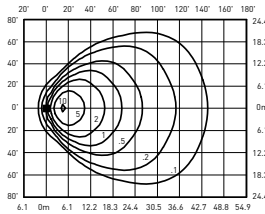
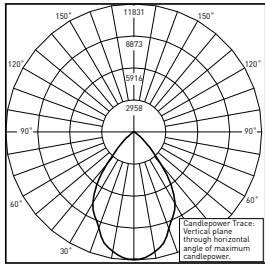
40° Flood Distribution					
LED Count (x10)	3000K	4000K	5000K	5700K	TRL
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA					
02	2,421	2,924	2,223	2,982	954
04	4,843	5,847	4,445	5,963	1,908
06	7,181	8,671	6,592	8,842	2,830
08	9,575	11,561	8,789	11,790	3,773
10	11,940	14,416	10,960	14,702	4,705
12	14,328	17,300	13,152	17,642	5,646
14	16,610	20,055	15,246	20,453	6,545
16	18,983	22,920	17,424	23,374	7,480
525mA					
02	3,440	4,149	3,158	4,236	N/A
04	6,880	8,298	6,315	8,472	N/A
06	10,202	12,305	9,365	12,563	N/A
08	13,603	16,406	12,486	16,750	N/A
10	16,963	20,459	15,571	20,887	N/A
12	20,356	24,551	18,685	25,065	N/A
14	23,598	28,461	21,661	29,057	N/A
16	26,969	32,527	24,755	33,208	N/A
700mA					
02	4,058	4,897	3,725	4,996	N/A
04	8,115	9,793	7,449	9,993	N/A
06	12,034	14,523	11,046	14,818	N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

70°



RESTL Test Report #: PL09832-001B
 FLD-EDG-70-**-06-E-UL-700-40K
 Initial Delivered Lumens: 13,888

FLD-EDG-70-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
 Initial Delivered Lumens: 18,640
 Initial FC at grade

70° Flood Distribution					
LED Count (x10)	3000K	4000K	5000K	5700K	TRL
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA					
02	2,206	2,664	2,025	2,716	869
04	4,412	5,327	4,050	5,433	1,739
06	6,543	7,900	6,006	8,056	2,578
08	8,724	10,533	8,008	10,742	3,437
10	10,879	13,135	9,986	13,395	4,286
12	13,054	15,762	11,983	16,074	5,144
14	15,133	18,272	13,891	18,635	5,963
16	17,295	20,883	15,876	21,297	6,815
525mA					
02	3,134	3,780	2,877	3,859	N/A
04	6,269	7,560	5,754	7,719	N/A
06	9,295	11,211	8,532	11,446	N/A
08	12,394	14,948	11,377	15,261	N/A
10	15,455	18,640	14,187	19,031	N/A
12	18,546	22,368	17,024	22,837	N/A
14	21,500	25,931	19,735	26,474	N/A
16	24,572	29,636	22,555	30,256	N/A
700mA					
02	3,697	4,461	3,393	4,552	N/A
04	7,394	8,923	6,787	9,104	N/A
06	10,964	13,232	10,064	13,501	N/A

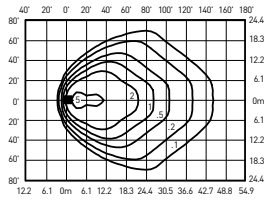
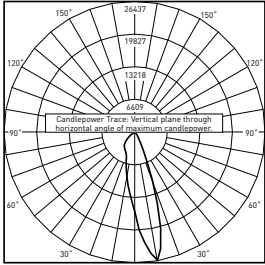
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

THE EDGE® LED Area/Flood Luminaire

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

SN



RESTL Test Report #: PL10142-001B
 FLD-EDG-SN-**-06-E-UL-700-40K
 Initial Delivered Lumens: 13,701

FLD-EDG-SN-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
 Initial Delivered Lumens: 18,868
 Initial FC at grade

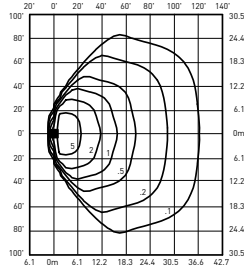
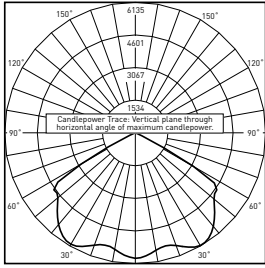
SN Flood Distribution					
LED Count (x10)	3000K	4000K	5000K	5700K	TRL
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA					
02	2,233	2,696	2,050	2,750	880
04	4,466	5,392	4,099	5,499	1,760
06	6,623	7,996	6,079	8,155	2,609
08	8,830	10,662	8,105	10,873	3,479
10	11,011	13,295	10,107	13,559	4,339
12	13,213	15,954	12,129	16,270	5,206
14	15,318	18,495	14,061	18,862	6,036
16	17,506	21,137	16,069	21,556	6,898
525mA					
02	3,172	3,826	2,912	3,906	N/A
04	6,345	7,653	5,824	7,813	N/A
06	9,409	11,348	8,636	11,585	N/A
08	12,545	15,130	11,515	15,447	N/A
10	15,644	18,868	14,360	19,263	N/A
12	18,773	22,641	17,231	23,115	N/A
14	21,763	26,247	19,976	26,797	N/A
16	24,871	29,997	22,830	30,625	N/A
700mA					
02	3,742	4,516	3,435	4,608	N/A
04	7,484	9,032	6,870	9,215	N/A
06	11,098	13,393	10,187	13,665	N/A

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/cree-edge-series-1>

N6



RESTL Test Report #: PL09832-004B
 FLD-EDG-N6-**-06-E-UL-700-40K
 Initial Delivered Lumens: 15,251







FLD-EDG-N6-**-10-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
 Initial Delivered Lumens: 20,913
 Initial FC at grade

NEMA® 6 Flood Distribution					
LED Count (x10)	3000K	4000K	5000K	5700K	TRL
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA					
02	2,475	2,989	2,272	3,048	975
04	4,950	5,977	4,544	6,096	1,951
06	7,341	8,863	6,738	9,039	2,892
08	9,788	11,818	8,984	12,052	3,857
10	12,205	14,737	11,203	15,029	4,809
12	14,646	17,684	13,444	18,035	5,771
14	16,979	20,501	15,585	20,907	6,690
16	19,405	23,429	17,812	23,894	7,646
525mA					
02	3,516	4,241	3,228	4,330	N/A
04	7,033	8,482	6,456	8,660	N/A
06	10,429	12,578	9,573	12,842	N/A
08	13,905	16,771	12,764	17,122	N/A
10	17,340	20,913	15,917	21,352	N/A
12	20,808	25,096	19,100	25,622	N/A
14	24,122	29,093	22,142	29,703	N/A
16	27,568	33,250	25,305	33,946	N/A
700mA					
02	4,148	5,006	3,807	5,107	N/A
04	8,296	10,011	7,615	10,215	N/A
06	12,301	14,845	11,292	15,147	N/A

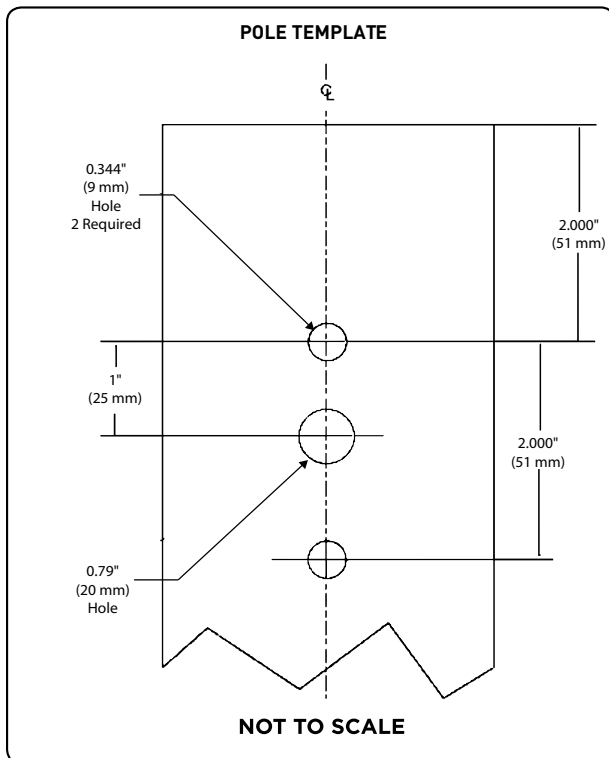
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

THE EDGE® LED Area/Flood Luminaire










Luminaire EPA

Fixed Arm Mount – ARE-EDG-DA						
LED Count (x10)	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
						
02	0.60	0.87	1.20	1.47	1.47	1.75
04	0.60	0.87	1.20	1.47	1.47	1.75
06	0.60	0.92	1.20	1.51	1.51	1.83
08	0.60	0.96 N/A with 3" poles	1.20	1.55 N/A with 3" poles	1.55	1.91 N/A with 3" poles
10	0.60	1.00 N/A with 3" poles	1.20	1.60 N/A with 3" poles	1.60	2.00 N/A with 3" poles
12	0.60	1.04 N/A with 3" poles	1.20	1.64 N/A with 3" poles	1.64	2.08 N/A with 3" poles
14	0.60	1.08 N/A with 3" or 4" poles	1.20	1.68 N/A with 3" or 4" poles	1.68	2.16 N/A with 3" or 4" poles
16	0.60	1.12 N/A with 3" or 4" poles	1.20	1.72 N/A with 3" or 4" poles	1.72	2.24 N/A with 3" or 4" poles
Fixed Arm Mount – ARE-EDG-DL						
02	0.75	1.02	1.50	1.77	1.77	1.91
04	0.75	1.02	1.50	1.77	1.77	1.91
06	0.75	1.07	1.50	1.82	1.82	1.98
08	0.75	1.11	1.50	1.86	1.86	2.04
10	0.75	1.15	1.50	1.90	1.90	2.10
12	0.75	1.19	1.50	1.94	1.94	2.16
14	0.75	1.23	1.50	1.98	1.98	2.22
16	0.75	1.27	1.50	2.02	2.02	2.28

Fixture Mounting Drill Pattern for DA and DL Mounts



Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA										
LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°	
Tenon Configuration If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA										
										
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375	
0° Tilt										
				Dual heads replacing single head at 4 locations.						
02	0.66	0.98	1.32	1.32	1.77	1.64	1.98	1.91	2.64	
04	0.66	0.98	1.32	1.32	1.64	1.64	1.98	1.97	2.64	
06	0.66	1.02	1.32	1.32	1.68	1.68	1.98	2.05	2.64	
08	0.66	1.07	1.32	1.32	1.80	1.72	1.98	2.29	2.64	
10	0.66	1.11	1.32	1.32	1.76	1.76	1.98	2.21	2.64	
12	0.66	1.15	1.32	1.32	1.80	1.80	1.98	2.29	2.64	
14	0.66	1.19	1.32	1.32	1.84	1.84	1.98	2.38	2.64	
16	0.66	1.23	1.32	N/A	1.89	1.89	N/A	2.46	N/A	
30° Tilt										
02	0.71	1.37	1.42	1.42	2.08	2.08	2.13	2.73	2.84	
04	0.71	1.37	1.42	1.42	2.08	2.08	2.13	2.73	2.84	
06	0.82	1.48	1.64	1.64	2.30	2.30	2.46	2.95	3.28	
08	0.93	1.59	1.86	1.86	2.52	2.52	2.79	3.17	3.72	
10	1.04	1.70	2.08	2.08	2.74	2.74	3.12	3.40	4.16	
12	1.15	1.81	2.30	2.30	2.96	2.96	3.45	3.62	4.60	
14	1.26	1.92	2.52	2.52	3.18	3.18	3.78	3.84	5.04	
16	1.37	2.03	2.74	N/A	3.40	3.40	N/A	4.06	N/A	
45° Tilt										
02	0.89	1.55	1.78	1.78	2.45	2.45	2.67	3.10	3.56	
04	0.89	1.55	1.78	1.78	2.45	2.45	2.67	3.10	3.56	
06	1.03	1.69	2.06	2.06	2.72	2.72	3.09	3.38	4.12	
08	1.17	1.83	2.34	2.34	3.00	3.00	3.51	3.66	4.68	
10	1.31	1.97	2.62	2.62	3.28	3.28	3.93	3.94	5.24	
12	1.45	2.11	2.90	2.90	3.56	3.56	4.35	4.21	5.80	
14	1.59	2.25	3.18	3.18	3.83	3.83	4.77	4.49	6.36	
16	1.73	2.38	3.46	N/A	4.11	4.11	N/A	4.77	N/A	
60° Tilt										
02	1.20	1.86	2.40	2.40	3.06	3.06	3.60	3.72	4.80	
04	1.20	1.86	2.40	2.40	3.06	3.06	3.60	3.72	4.80	
06	1.39	2.05	2.78	2.78	3.44	3.44	4.17	4.10	5.56	
08	1.58	2.23	3.16	3.16	3.81	3.81	4.74	4.47	6.32	
10	1.77	2.42	3.54	3.54	4.19	4.19	5.31	4.84	7.08	
12	1.95	2.61	3.90	3.90	4.56	4.56	5.85	5.22	7.80	
14	2.14	2.80	4.28	4.28	4.94	4.94	6.42	5.59	8.56	
16	2.33	2.98	4.66	N/A	5.31	5.31	N/A	5.97	N/A	

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°
Tenon Configuration If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
90° Tilt									
02	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
04	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
06	2.14	2.80	4.28	4.22	4.94	4.94	6.42	5.59	8.56
08	2.43	3.09	4.86	4.78	5.51	5.51	7.29	6.17 N/A with horizontal tenon	9.72
10	2.71	3.37	5.42	5.34	6.08	6.08	8.13	6.74 N/A with horizontal tenon	10.84
12	3.00	3.66	6.00	5.90	6.66	6.66	9.00	7.31 N/A with horizontal tenon	12.00
14	3.29	3.95 N/A with PW-2A3**	6.58	6.48	7.23	7.23	9.87	7.89 N/A with horizontal tenon	13.16
16	3.57	4.23 N/A with PW-2A3**	7.14	N/A	7.81	7.81	N/A	8.46 N/A with horizontal tenon	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

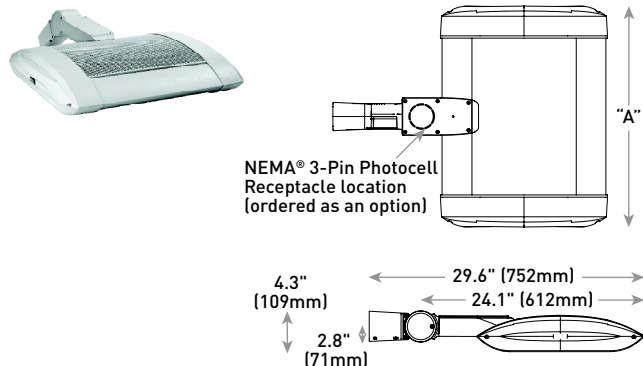
* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets [†] (must specify color)	
<p>Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" [76-152mm] square aluminum or steel poles PB-1A* – Single PB-4A*(90) – 90° Quad PB-2A* – 180° Twin PB-4A*(180) – 180° Quad PB-3A* – 180° Triple</p> <p>Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" [102mm] square aluminum or steel poles PD-2A4(90) – 90° Twin PD-3A4(90) – 90° Triple PD-2A4(180) – 180° Twin PD-4A4(90) – 90° Quad</p> <p>Wall Mount Brackets - Mounts to wall or roof WM-2 – Horizontal for AA and SA mounts WM-4 – L-Shape for AA and SA mounts WM-DM – Plate for DA and DL mounts</p>	<p>Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" [60mm] O.D. round aluminum or steel poles or tenons PB-2R2.375 – Twin PB-4R2.375 – Quad PB-3R2.375 – Triple</p> <p>Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" [60mm] O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon PT-1 – Single (Vertical) PT-3(90) – 90° Triple PT-2(90) – 90° Twin PT-3(120) – 120° Triple PT-2(180) – 180° Twin PT-4(90) – 90° Quad</p> <p>Mid-Pole Bracket - Mounts to square pole PW-1A3** – Single PW-2A3** – Double</p> <p>Ground Mount Post - For ground mounted flood luminaires PGM-1 - For use with AA and SA mounts</p>

[†] Refer to the [Bracket and Tenons spec sheet](#) for more details

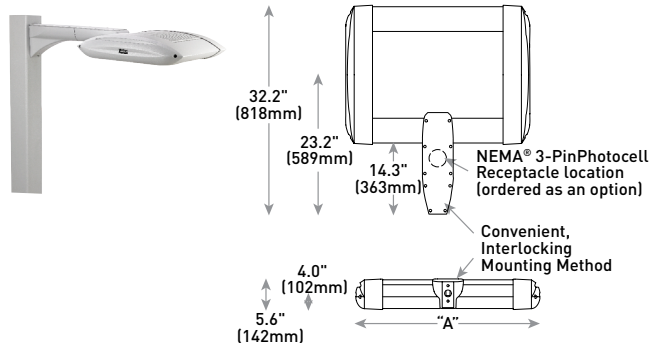
THE EDGE® LED Area/Flood Luminaire

AA Mount



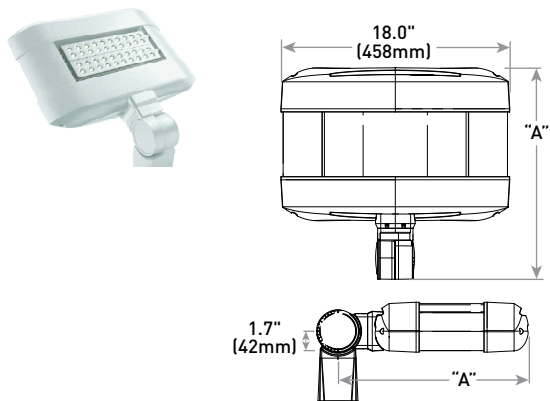
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

DL Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

SA Mount



LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

© 2024 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. THE EDGE®, NanoOptic® and Colorfast DeltaGuard® are registered trademarks of Cree Lighting USA LLC. Cree® and the Cree Lighting logo are registered trademarks of SMART Global Holdings, Inc.. The UL logo is a registered trademark of UL LLC. NEMA® is a registered trademark of the National Electrical Manufacturers Association.

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology

Rev. Date: V2 01/04/2024

Product Description

The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting

Performance Summary

- Utilizes Patented NanoComfort™ Technology
- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- Initial Delivered Lumens:** Up to 8,600
- Input Power:** 16 - 55 watts
- Efficacy:** Up to 159 LPW
- CRI:** Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)
- CCT:** 2700K, 3000K, 4000K, 5000K, 5700K
- Limited Warranty*:** 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year for accessories
- Limited Warranty Emergency Back Up (EB) Battery:** 1 year for Battery Back Up. Test regularly in accordance with local code

* See <http://creelighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs Synapse® SimplySnap 10V Interface DIM10-220F - 120V-277V - Requires either Synapse Central Base Station or On-Site Controller - Refer to DIM10-220F spec sheet for details Synapse SimplySNAP Central Base Station CBSSW-450-002 - Includes On-Site Controller (SS450-002) and 5-button switch - Indoor and Outdoor rated - Refer to CBSSW-450-002 spec sheet for details	Synapse SimplySNAP On-Site Controller SS450-002 - Verizon® LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details Synapse Building Management System (BMS) Gateway BMS-GW-002 - Required for BACnet integration - Refer to BMS-GW-002 spec sheet for details Synapse Wireless Sensor WSN-DPM - Motion and light sensor - Control multiple zones - Refer to WSN-DPM spec sheet for details

** Must specify color

Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

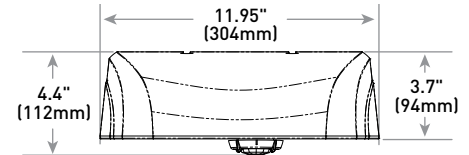
OSQW	C								
Family	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls**	Options
OSQW	C	2L 2,550 lumens - Available only with UL voltage 4L 4,020 lumens 6L 6,075 lumens 8L 8,600 lumens	27K7 2700K, 70 CRI 30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	2M Type II Mid 3M Type III Mid 4M Type IV Mid	UL Universal 120-277V UH Universal 347-480V - Not available with 2L lumen package, controls options, or EB option 34 347V - Available only with P control - Not available with 2L lumen package, BML or ML controls, or EB option	WM Wall	BK Black BZ Bronze SV Silver WH White	BML Bluetooth® Technology Enabled Multi-Level Sensor - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20" sensor lens installed on luminaire; 20-40" sensor lens and aisle shrouds included - Not available with other controls or EB option ML Multi-Level - Refer to ML spec sheet for details - Available only with UL voltage - Not available with other controls or EB option P Button Photocell - Available with UL and 34 voltages only - Not available with other controls or EB option	20KV 20kV/10kA Surge Suppression - Replaces standard 10kV/5kA surge protection EB Emergency Battery Back-Up - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML or P controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.

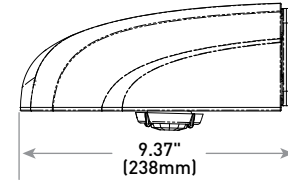
** Luminaire comes standard with 0-10V dimming. Controls by others.



US: creelighting.com (800) 236-6800
 Canada: creelighting-canada.com (800) 473-1234

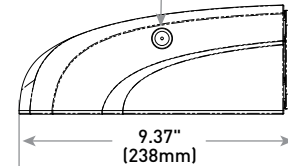


Multi-Level/Bluetooth Programmable Multi-Level Sensor location (ordered as an option)



EB Version

EB Test Switch location (ordered as an option)



Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/16" mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg); Emergency - 10.0 lbs. (4.5kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V ANSI C137.1-2019 (8-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to [Dimming spec sheet](#) for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB option: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK09 requirements per IEC 60068-2

- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 27K7 or 30K7 CCTs. (Pending) Please refer to <https://darksky.org/what-we-do/darksky-approved/products-companies/#/!/-/search/keyword=cree> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*												
Lumen Package	System Watts 120-480V**	System Watts						EB System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V	347V**	480V**		120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	N/A	19	0.16	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.08	0.06	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.08	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.

** 2L lumen package is only available with 120-277V.

OSQW Series Ambient Adjusted Lumen Maintenance Factors ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Reported ² LMF	100K hr Reported ² LMF
5°C	1.02	0.99	0.93	0.88	0.83
10°C	1.02	0.98	0.93	0.87	0.82
15°C	1.01	0.98	0.92	0.87	0.82
20°C	1.01	0.97	0.92	0.86	0.81
25°C	1.00	0.97	0.91	0.86	0.81
30°C	0.99	0.96	0.90	0.85	0.80
35°C	0.99	0.95	0.90	0.85	0.80
40°C	0.98	0.95	0.89	0.84	0.79
45°C	0.98	0.94	0.89	0.84	0.79
50°C	0.97	0.94	0.88	0.83	0.78

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

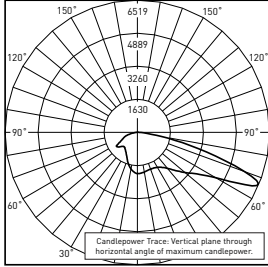
Delivered Emergency Lumens				
Lumen Package	CCT/CRI			
	2700K/3000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,020	1,060	780	1,060
8L	1,110	1,160	800	1,160

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology

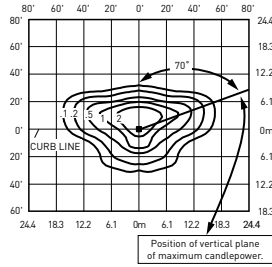
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall>

2M



RESTL Test Report #: PL18035-001A
OSQW-C-8L-30K7-2M-UL-WM-WH
Initial Delivered Lumens: 8,577

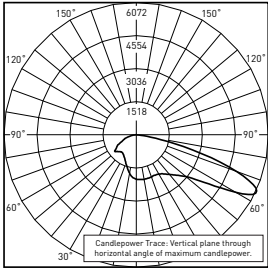


OSQW-C-4L-40K7-2M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

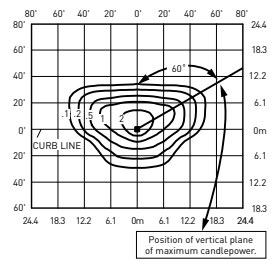
Type II Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3M



RESTL Test Report #: PL18036-001A
OSQW-C-8L-30K7-3M-UL-WM-WH
Initial Delivered Lumens: 8,543



OSQW-C-4L-40K7-3M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type III Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

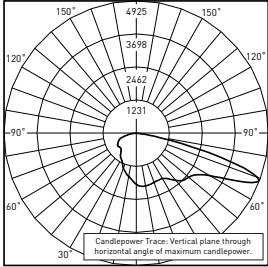
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort™ Technology

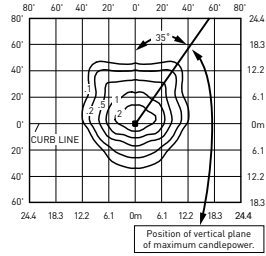
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall>

4M



RESTL Test Report #: PL18037-001A
OSQW-C-8L-30K7-4M-UL-WM-WH
Initial Delivered Lumens: 8,441



OSQW-C-4L-40K7-4M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	2700K/3000K, 70CRI		4000K, 70CRI		5000K, 90CRI		5700K, 70CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1	2,550	B1 U0 G1
4L	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1	4,020	B1 U0 G1
6L	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1	6,075	B1 U0 G1
8L	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1	8,600	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

© 2023 Cree Lighting USA LLC. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Colorfast DeltaGuard® is a registered trademark, and NanoComfort™ and OSQW™ are trademarks of Cree Lighting USA LLC. TrueWhite®, Cree TrueWhite® and the Cree TrueWhite Technology logo are registered trademarks of CREEL, Inc. Cree® and the Cree logo are registered trademarks of SMART Global Holdings, Inc. The UL logo is a registered trademark of UL LLC. Synapse® is a registered trademark of Synapse Wireless, Inc. Verizon® is a registered trademark of Verizon Trademark Services LLC. DarkSky and the DarkSky Approved logo are trademarks of DarkSky International. LEVITON® is a registered trademark of Leviton Manufacturing Co., Inc. The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks is under license. Other trademarks, service marks, and trade names are those of their respective owners. IOS is a registered trademark or trademark of Cisco Systems, Inc. and/or its affiliates in the United States and certain other countries. Apple and App Store are trademarks of Apple Inc. Android is a trademark of Google, Inc.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234



DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, SEPTEMBER 23, 2024
6:30 PM**

Board Member Communications:

3. Results of the September 9, 2024 DRB Panel A meeting

City of Wilsonville

Development Review Board Panel A Meeting Meeting Results

DATE:	SEPTEMBER 9, 2024	TIME END: 7:04 P.M.
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Rob Candrian	Daniel Pauly
Clark Hildum	Stephanie Davidson
Jordan Herron	Kimberly Rybold
	Cindy Luxhoj
	Shelley White

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
2. Approval of minutes of the April 22, 2024 DRB Panel A meeting	2. Unanimously accepted as presented.
PUBLIC HEARING	
3. Resolution No. 436 OrePac Site Improvements. of a Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Lot Line Adjustment, Right-of-Way Vacation, and Type C Tree Plan for site improvements at the OrePac properties located at 30160 & 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5th Street. Case Files: DB24-0001 OrePac Site Improvements -Zone Map Amendment (ZONE24-0001) -Stage 1 Preliminary Plan (STG124-0001) -Stage 2 Final Plan (STG224-0001) -Site Design Review (SDR24-0001) -Lot Line Adjustment (ARC224-0002) -Right-of-Way Vacation (STVC24-0001) -Type C Tree Removal Plan (TPLN24-0001)	3. Unanimously adopted Resolution No. 436 with the Staff report amended to include Exhibit B5.
BOARD MEMBER COMMUNICATIONS	No comments.
4. Results of the April 24, 2024 DRB Panel B meeting 5. Results of the June 24, 2024 DRB Panel B meeting 6. Results of the August 24, 2024 DRB Panel B meeting 7. Recent City Council Action Minutes	
STAFF COMMUNICATIONS	None.

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, SEPTEMBER 23, 2024
6:30 PM**

Board Member Communications:

4. Recent City Council Action Minutes

City Council Meeting Action Minutes
July 15, 2024

COUNCILORS PRESENT

Mayor Fitzgerald- Arrived 5:45 p.m.
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

STAFF PRESENT

Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Kimberly Rybold, Senior Planner
Dan Pauly, Planning Manager
Aria Azizi, Admin. Intern
Miranda Bateschell, Planning Director
Andrea Villagrana, Human Resource Manager
Zoe Mombert, Assistant to the City Manager

COMMISSIONERS PRESENT

Chair Karr
Commissioner Willard
Commissioner Semenova
Commissioner Constantine

AGENDA ITEM	ACTIONS
JOINT WORK SESSION WITH PLANNING COMMISSION	START: 5:00 p.m.
A. Housing Our Future	Staff presented initial findings from the project’s Housing Needs and Capacity Analysis and received Planning Commission and City Council input.
REGULAR MEETING	
<u>Mayor’s Business</u> A. Boards/Commission Appointments/Reappointments B. Upcoming Meetings	<u>Arts, Culture, and Heritage Commission</u> moved to ratify the appointment of Aaron Harris to the Arts, Culture, and Heritage Commission for a term beginning 7/15/2024 to 6/30/2026. Passed 5-0. Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
<u>Communications</u> A. None.	
<u>Consent Agenda</u> A. Minutes of the May 20, 2024, City Council Meeting.	The Consent Agenda was approved 5-0.
<u>New Business</u> A. Resolution No. 3163 A Resolution Adopting Collective Bargaining Agreement Between the City of Wilsonville and Service Employees International Union Local 503 (SEIU).	Resolution No. 3163 was adopted 5-0.

<p>B. <u>Resolution No. 3164</u> A Resolution Adopting Collective Bargaining Agreement Between The City Of Wilsonville And Wilsonville Municipal Employees Association (WILMEA).</p>	<p>Resolution No. 3164 was adopted 5-0.</p>
<p><u>Continuing Business</u> A. None.</p>	
<p><u>Public Hearing</u> A. None.</p>	
<p><u>City Manager's Business</u></p>	<p>No report.</p>
<p><u>Legal Business</u></p>	<p>Council was informed that the U.S. Supreme Court ruled in City of Grants Pass v. Johnson.</p>
<p>ADJOURN</p>	<p>7:49 p.m.</p>

City Council Meeting Action Minutes
August 5, 2024

COUNCILORS PRESENT

Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Dan Pauly, Planning Manager
Sarah Pearlman, Assistant Planner
Amy Pepper, Engineering Manager
Miranda Bateschell, Planning Director
Bill Evans, Communications & Marketing Manager
Zoe Mombert, Assistant to the City Manager

STAFF PRESENT

Bryan Cosgrove, City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	START: 5:00 p.m.
A. Diversity, Equity and Inclusion Committee Bylaws	The Diversity, Equity and Inclusion (DEI) Committee asked Council to consider codifying the DEI Committee’s bylaws in order to strengthen the City’s commitment to address barriers to inclusion that exist within the City’s practices, processes, regulations, events and other initiatives.
B. Town Center Street Naming Policy	Staff presented on the status of the Street Naming Policy Project for Town Center and is sought feedback on the current criteria and list of names developed with the Diversity, Equity and Inclusion Committee.
REGULAR MEETING	
<u>Mayor’s Business</u>	
A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
<u>Communications</u>	
A. Civics Academy Graduation	Certificates and street signs were awarded to the graduates of the Civics Academy, Class of 2024.
B. Community Survey Results	Staff presented the results of the biennial National Community Survey, which gauges resident satisfaction across several areas to help the City Council and staff determine where to allocate future resources.

<p><u>Consent Agenda</u></p> <p>A. Resolution No. 3103 A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A First Amendment To The Professional Services Agreement With Brown & Caldwell, Inc. For Engineering Consulting Services For The Boeckman Creek Flow Mitigation Project (Capital Improvement Project No. 7068).</p> <p>B. Resolution No. 3165 Authorizing the City Manager to execute a Second Amendment to the Professional Services Agreement with Consor, Inc. to provide construction support services for the West Side Level B Reservoir and Tooze Road Transmission Main Project (CIP No. 1149/1150/1151).</p> <p>C. Minutes of the June 3, 2024, City Council Meeting.</p>	<p>The Consent Agenda was approved 5-0.</p>
<p><u>New Business</u></p> <p>A. None.</p>	
<p><u>Continuing Business</u></p> <p>A. None.</p>	
<p><u>Public Hearing</u></p> <p>A. Ordinance No. 892 An Ordinance Of The City Of Wilsonville Adopting Amendments To The City’s Development Code And Nuisance Code To Implement The Frog Pond East And South Master Plan And Make Related Updates To Residential Development Regulations Citywide.</p>	<p>To receive recommendation from the Planning Commission, City Council moved to continue the public hearing for Ordinance No. 892 to a date and time certain of November 18, 2024, at 7:00 p.m. Passed 5-0.</p>
<p><u>City Manager’s Business</u></p>	<p>The City Manager reported that the Parks and Recreation Department received a \$500,000 grant for Memorial Park for playground equipment and just received news that they would receive another \$500,000 grant.</p>
<p><u>Legal Business</u></p>	<p>The City Attorney detailed conversations with carpenters’ union representatives and measures taken by the City to ensure that developers working in Wilsonville are paid pay fair wages to employees, as required by state law.</p>
<p>ADJOURN</p>	<p>9:20 p.m.</p>

City Council Meeting Action Minutes
September 5, 2024

Item 4.

COUNCILORS PRESENT

Mayor Fitzgerald
Council President Akervall
Councilor Linville – Excused
Councilor Berry
Councilor Dunwell

Andy Stone, IT Director
Bill Evans, Communications & Marketing Manager
Chris Neamtzu, Community Development Director
Erica Behler, Recreation Coordinator
Erika Valentine, Arts & Culture Program Coordinator
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Kris Ammerman, Parks and Recreation Director
Zach Weigel, City Engineer
Zoe Mombert, Assistant to the City Manager

STAFF PRESENT

Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney

AGENDA ITEM	ACTIONS
WORK SESSION	START: 5:04 p.m.
<ul style="list-style-type: none"> A. Natural Hazard Mitigation Plan Update B. Update on Response to the Mediterranean Oak Borer (MOB) 	<p>Staff presented Resolution No. 3129, which adopts City of Wilsonville representation in the updates to the Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan.</p> <p>Staff updated the Council on continued strategies the City has pursued to mitigate the Mediterranean Oak Borer (MOB), an invasive beetle that was decimating Oregon white oaks.</p>
URBAN RENEWAL AGENCY	
<p><u>URA Consent Agenda</u></p> <ul style="list-style-type: none"> A. <u>URA Resolution No. 351</u> A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Professional Services Agreement With Harper Houf Peterson Righellis Inc. (HHPR) For Engineering Consulting Services For The Brown Road Improvements Project (Capital Improvement Project No. 4216). B. Minutes of the June 3, 2024 URA Meeting. 	<p>The URA Consent Agenda was approved 4-0.</p>
<p><u>New Business</u></p> <ul style="list-style-type: none"> A. None. 	
<p><u>URA Public Hearing</u></p> <ul style="list-style-type: none"> A. None. 	

REGULAR MEETING

Mayor’s Business

- A. Upcoming Meetings

- B. City Council Consideration of Endorsement of Clackamas Community College Bond Measure #3-613 on November 2024 Ballot

Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.

City Council moved to endorse Clackamas Community College Bond Measure #3-613. Passed 4-0.

Communications

- A. Skate Park Mural Community Enhancement Program (CEP) Project Update

- B. Kitakata Sister City Advisory Board FY 2024/25 Goals

Staff highlighted the new Skate Park Mural which was funded by the Wilsonville-Metro Community Enhancement Program.

Members of the Kitakata Sister City Advisory Board presented the board’s goals for Fiscal Year 2024/25 which, included awareness building, youth engagement and increased network building with peers in Kitakata.

Consent Agenda

- A. **Resolution No. 3129**
A Resolution Of The City Of Wilsonville Adopting The City Of Wilsonville Representation In The Updates To The Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan.

- B. **Resolution No. 3131**
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Musco Athletic Lighting, LLC. To Construct The Memorial Park Athletic Field Lighting Project.

- C. **Resolution No. 3155**
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Harper Houf Peterson Righellis Inc. (HHPR) For Engineering Consulting Services For The Brown Road Improvements Project (Capital Improvement Project No. 4216).

- D. **Resolution No. 3156**
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With In Line Commercial Construction, Inc. For The

The Consent Agenda was approved 4-0.

Smart Yard Expansion Project (Capital Improvement Project #8148). E. Minutes of the June 17, 2024 City Council Meeting.	
<u>New Business</u> A. None.	
<u>Continuing Business</u> B. None.	
<u>Public Hearing</u> A. Ordinance No. 893 An Ordinance Of The City Of Wilsonville Adding Sections 2.380 Through 2.386 To The Wilsonville Code Concerning The Diversity, Equity And Inclusion Committee.	After a public hearing was conducted, Ordinance No. 893 was approved on first reading by a vote of 4-0.
<u>City Manager's Business</u>	No report.
<u>Legal Business</u>	No report.
ADJOURN	9:59 p.m.