## LANCE MUELLER & ASSOCIATES



W5 March 2023

96XX SW Boeckman Road, Wilsonville, OR 97070

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LAMINATE/LAMINATED

LAVATORY

LIGHT

LIGHTING

MASONRY

MATERIAL

MAXIMUM

MEDIUM

MECHANICAL

REVISED/REVISION

ROUGH OPENING

ROOFING

ROOM

<u>ABBREVIAT</u>	IONS

CLEAN OUT

CONCRETE

CORRIDOR

CEILING SYSTEM

CERAMIC TILE

CARPET

CENTER

CUBIC

DETAIL

DIAMETER

DIAGONAL

DIMENSION

DOWN

DRAWING

DIVIDE/DIVISION

DOWN SPOUT

EXPANSION JOINT

ELECTRIC/ELECTRICAL

ENCLOSE/ENCLOSURE

EXPANSION/EXPOSED

ELEVATION

ELEVATOR

ENLARGE

EQUAL

EQUIPMENT

EXHAUST

EXSISTING

EXTERIOR

ELECTRIC PANEL

CONTINUOUS

CENTER OF MULLION

COMMUNICATION

CENTER OF REVEAL

DEMOLISH/DEMOLITION

DAMPPROOF/DAMPPROOFING

EXTERIOR INSULATION & FINISH SYSTEM

COLUMN

COM

CONC

CONT

COR

CORR

CPT

CTR

DEMO

DET

DIAG

DMPF

EFIS

ELEC

ELEV

ENCL

ENL

EQ

EQUIP

EXH

EXP

EXT

EXIST

CU

AC	ACOUSTICAL CEILING	FA	FIRE ALARM
ACC	ACCESSIBLE	FCI0	FURNISHED BY CONTRACTOR/INSTALLED BY OWNER
ACT	ACOUSTICAL CEILING TILE	FCIC	FURNISHED BY CONTRACTOR/INSTALLED BY CONTRACTOR
AD	AREA DRAIN	FD	FLOOR DRAIN
ADDM	ADDENDUM	FDC	FIRE DEPARTMENT CONNECTION
ADJ	ADJUSTABLE	FDTN	FOUNDATION
AFF	ABOVE FINISH FLOOR	FE	FIRE EXTINGUISHER
AHU	AIR HANDLING UNIT	FEC	FIRE EXTINGUISHER CABINET
ALT	ALTERNATE	FF	FINISH FLOOR
ALUM	ALUMINUM	FH	FIRE HYDRENT
AMB	AIR/MOISTURE BARRIER	FHC	FIRE HOSE CABINET
ANOD	ANODIZED	FIG	FIGURE
APPROX	APPROXIMATE/APPROXIMATELY	FIN	FINISH/FINISHED
ARCH	ARCHITECT/ARCHITECTURAL	FIXT	FIXTURE
AV	AUDIO VISUAL	FLEX	FLEXIBLE
		FLR	FLOOR
BLDG	BUILDING	FLUOR	FLUORESCENT
BLKG	BLOCKING	F0	FACE OF/FINISHED OPENING
BO	BOTTOM OF		
BOM	BOTTOM OF MULLION	FOIC	FURNISHED BY OWNER/INSTALLED BY CONTRACTOR
BOT	BOTTOM	F0I0	FURNISHED BY OWNER/INSTALLED BY OWNER
BOR	BOTTOM OF REVEAL	FP	FIRE PROTECTION '
BRG	BEARING	FR	FRAME/FIRE RATED
B/S	BUILDING STANDARD	FRMG	FRAMING
BUR	BUILT UP ROOFING	FRPF	FIRE PROOF/FIREPROOFING
BW	BOTTOM OF WALL	FRT	FIRE RETARDENT TREATED
OD	CATCH DACIN	FS	FLOOR SINK
CB	CATCH BASIN	FT	FOOT/FEET
CEM	CEMENT/CEMENTITIOUS	FTG	FOOTING
CFLG	COUNTER FLASHING	FUT	FUTURE
CI	CAST IRON	FVC	FIRE HOSE VALVE CABINET
CIP	CAST IN PLACE		
CJ	CONTROL JOINT	G	GRADE/GROUND
CL	CENTER LINE	GA	GAUGE
CLR	CLEAR	GALV	GALVANIZED
CMU	CONCRETE MASONRY UNIT	GR	CRAB BAR

INT AL INTERIOR ALUMINUM

JANITOR

JOINT

JANITOR CLOSET

JANITOR SINK

FF FH FHC FIG FIN FIXT FLEX FLR FLUOR FO	FINISH FLOOR FIRE HYDRENT FIRE HOSE CABINET FIGURE FINISH/FINISHED FIXTURE FLEXIBLE FLOOR FLUORESCENT FACE OF/FINISHED OPENING	MAX MECH MED MEMB MEZZ MGT MFR MH MIN MISC MO
FOIC FOIO FP	FURNISHED BY OWNER/INSTALLED BY CONTRACTOR FURNISHED BY OWNER/INSTALLED BY OWNER FIRE PROTECTION	MS MTD MTL
FR FRMG FRPF FRT FS FT FTG	FRAME/FIRE RATED FRAMING FIRE PROOF/FIREPROOFING FIRE RETARDENT TREATED FLOOR SINK FOOT/FEET FOOTING	N NIC NO NOM NTS
FUT FVC	FUTURE FIRE HOSE VALVE CABINET	OC OD OH
G GA GALV GB GC GI	GRADE/GROUND GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GALVANIZED IRON	OPNG OPP ORD OTS
GL GWB GYP GYP BD	GLASS GYPSUM WALL BOARD GYPSUM GYPSUM BOARD	PC PCG PD PERP
H HB	HIGH HOSE BIB	PLAM PLAS PLYWD

	FIGURE	MILMD	WLWDIANL
	FINISH/FINISHED	MEZZ	MEZZANINE
	FIXTURE	MGT	MANEGMENT
	FLEXIBLE	MFR	MANUFACTURE
		MH	MANHOLE
	FLOOR		
	FLUORESCENT	MIN	MINIMUM/MINUTE
	FACE OF/FINISHED OPENING	MISC	MISCELLANEOUS
	,	MO	MASONRY OPENING
	ELIDNICHED DV OWNED /INCTALLED DV CONTDACTOD	MS	MOP SINK
	FURNISHED BY OWNER/INSTALLED BY CONTRACTOR	MTD	MOUNTED
	FURNISHED BY OWNER/INSTALLED BY OWNER	MTL	METAL
	FIRE PROTECTION	MIL	METAL
	FRAME/FIRE RATED		NODTH
	FRAMING	N	NORTH
		NIC	NOT IN CONTRACT
	FIRE PROOF/FIREPROOFING	NO	NUMBER
	FIRE RETARDENT TREATED	NOM	NOMINAL
	FLOOR SINK	NTS	NOT TO SCALE
	FOOT/FEET	1113	NOT TO SOME
	FOOTING		
	FUTURE	0.0	ON OFFITED
		OC	ON CENTER
	FIRE HOSE VALVE CABINET	OD	OUTSIDE DIAMETER
		OH	OVERHEAD
	GRADE/GROUND	OPNG	OPENING
	GAUGE	OPP	
	GALVANIZED		
	GRAB BAR	ORD	
		OTS	OPEN TO STRUCTURE ABOVE
	GENERAL CONTRACTOR		
	GALVANIZED IRON		
	GLASS	PC	PRECAST
	GYPSUM WALL BOARD	PCG	PLASTIC CORNER GUARD
	GYPSUM	PD	PLANTER DRAIN
)	GYPSUM BOARD	PERP	
	511 5511 E 5711 E		
	HIGH	PLAM	
		PLAS	
	HOSE BIB	PLYWD PLYV	
	HOLLOW CORE	PNL	PANEL
	HARDWARE	PL	PROPERTY LINE
	HARDWOOD	PR	PAIR
	HOLLOW METAL	PRK	PARKING
	HOLD OPEN	PROP	PROPERTY
	HORIZONTAL		
	HOUR	PT	PAINT/POINT/PRESSURE TREATED/POST TENSION
	HEIGHT	PTD	PAPER TOWEL DISPENSER WASTE RECEPTACLE
		PTN	PARTITION
	HEATING, VENTILATING, & AIR CONDITIONING	PTD/WR	PAPER TOWEL DISPENSER WITH
	NITEDILITION IN DIVIDING CODE	•	
	INTERNATIONAL BUILDING CODE	R	RADIUS/RISER
	INSIDE DIAMETER	RCP	REFLECTED CEILING PLAN
	INCLUDE/INCLUDING		
	INFORMÁTION	RD	ROOF DRAIN/ROAD
	INSULATE/INSULATION	REF	REFER TO/REFERENCE
	INTERIOR	REINF	REINFORCED/REINFORCING
INITED		REQD	REQUIRED
INIEK	IOR ALUMINUM	<	DE VICED (DE VICION

RFG

## LEGEND

SOUTH/SPANDRAL

SEAT COVER DISPENSER

SOLID CORE

STORM DRAIN

SQUARE FOOT

SPECIFICATION

SERVICE SINK

STAINLESS STEEL

SECTION

SINGLE

SHEET

SIMII AR

SQUARE

STEEL

STRUCTSTRUCTURAL/STRUCTURE

STORAGE

SUSPENDED

TREAD/TEMPERED

TONGUE & GROVE

THICK/THICKNESS

TOP OF MULLION

TOP OF STEEL DECK

TOILET PAPER DISPENSER

UNLESS OTHERWISE NOTED

WATER CLOSET/WALL COVERING

WEATHER PROOF/WATER PROOF

WATERPROOFING/WORK POINT

TOP OF REVEAL

TOP OF WALL

TYPICAL

URINAL

UNFINISHED

VERTICAL

VESTIBULE

VENEER

WEST/WIDE

WITH OUT

WELD/WELDED

WATER RESISTANT

WELDED WIRE FABRIC

WITH

WOOD

WEIGHT

VAPOR BARRIER

VERIFY IN FIELD

VAPOR RETARDER

TEMPERATURE/TEMPORARY

TOP OF CURB

TELEPHONE

TOP OF

SCHED SCHEDULE

SHTHG SHEATHING

SPKLR SPRINKLER

STOR

T&G

TEMP

TOSD

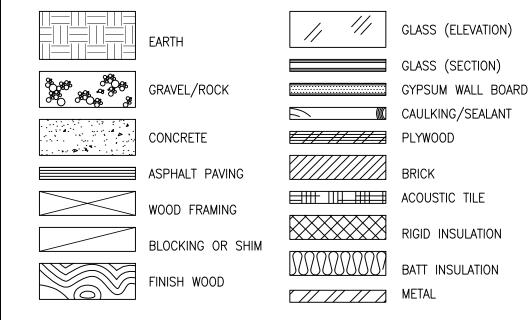
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W/O



## GENERAL NOTES

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

## BUILDING CODE NOTES:

CODES: 2019 OREGON STRUCTURAL & SPECIALTY CODE

2019 OREGON FIRE CODE

2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)

2021 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)

2011 OREGON ELEVATOR SPECIALTY CODE

2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)

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

OSSC BUILDING HEIGHT (TABLE 503):

TYPE II-B W/ F-1, B OR S-1 OCCUPANCY GROUP ALLOWS TABULAR 2 STORIES. SECTION 504.2 INCREASES THIS BY ONE STORY W/ THE FIRE SPRINKLER SYSTEM.

OSSC OCCUPANCY SEPARATIONS (SECTION 508.3.1):

NON-SEPARATED USES ARE ALLOWED AS THE MOST RESTRICTIVE OCCUPANCY (F-1) APPLIES TO ENTIRE BUILDING IN CALCULATING ALLOWABLE AREA.

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

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

OSSC EXTERIOR WALL OPENINGS:

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

OSSC PARAPETS (SECTION 705.11.1):

SHALL HAVE SAME FIRE RESISTANCE AS SUPPORTING WALL, WHICH IT DOES.

## DEFERRED SUBMITTAL LIST

1. FLOOR JOIST LAYOUT. LAYOUT NEEDS TO REFLECT ALL MAJOR POINT LOADING, SUCH AS PIPE SUPPORTS - BY JOIST MFGR.

2. ROOF JOIST LAYOUT. LAYOUT NEEDS TO REFLECT ALL MAJOR POINT LOADING, SUCH AS PIPE SUPPORTS - BY JOIST MFGR.

3. WINDOW WALL PACKAGE — LICENSED OR INSTALLER

- 4. GLASS & ALUM. PORTIONS OF AWNING SYSTEMS BY LICENSED STATE ENGINEER
- 5. STAIR SUPPLIER TO PROVIDE ALL ENGINEERING OF STAIRS

LANDSCAPE ARCHITECT

PORTLAND, OR 97239

ERIN@OTTENLA.COM

HABITAT CONSULTANT

WILSONVILLE, OR 97070

JVS@PACIFICHABITAT.COM

PACIFIC RESOURCES GROUP

13688 SW JENNA COURT

CONTACT: STEPHEN GOETZ

SFG0ETZ8056@GMAIL.COM

FRANKLIN ENGINEERING

KIRKLAND, WA 98033

CONTACT: NATALIE THROWER

NATALIE@FRANKLINENG.COM

**ENERGY ENVELOPE CONSULTANT** 

625 FOURTH AVENUE, SUITE 202

425-827-3324; 425-827-6252

PORTLAND, OR 97223

503-222-4320

503-570-0800

ARBORIST

CONTACT: ERIN HOLSONBACK

PACIFIC HABITAT SERVICES, INC.

CONTACT: JOHN VAN STAVEREN

OTTEN + ASSOCIATES LANDSCAPE ARCHITECTURE

3933 SW KELLY AVENUE, SUITE B

503-972-0311; (FAX) 503-972-0314

9450 SW COMMERCE CIRCLE, SUITE 180

(VERIFY WITH STRUCTURAL ENGINEER REGARDING SPECIAL LOADING TO STRUCTURE)

OWNER / DEVELOPER PO BOX 15523 SEATTLE, WA 98115 CONTACT: MAC MARTIN 206-399-6676 MOBILE

MACMARTINIS@GMAIL.COM SHELL ARCHITECT LANCE MUELLER & ASSOCIATES / ARCHITECTS

130 LAKESIDE AVENUE S., SUITE 250 SEATTLE, WA 98122 CONTACT: BOB WELLS, ED MINSHULL 206-325-2553; (FAX) 206-328-0554 BWELLS@LMUELLER.COM;

CIVIL ENGINEER MACKENZIE 1515 SE WATER AVENUE, SUITE 100 PORTLAND, OR 97214

CONTACT: GREG MINO 503-224-9560: (FAX) 503-228-1285 GMINO@MCKNZE.COM

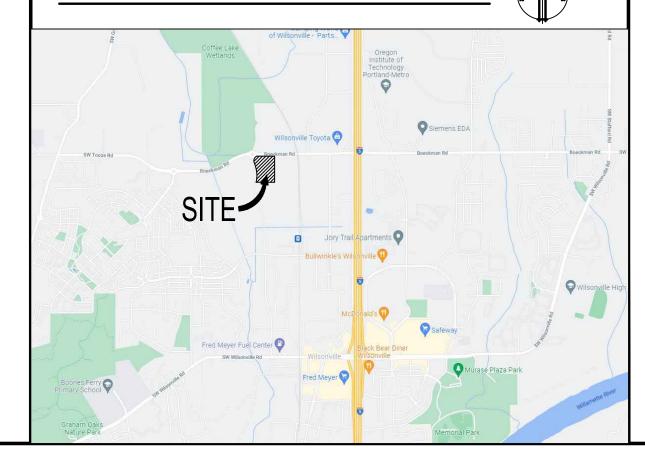
STRUCTURAL ENGINEER VLMK CONSULTING ENGINEERS 3933 SW KELLY AVENUE PORTLAND, OR 97239 CONTACT: TRENT NAGELE 503-222-4453; (FAX) TRENT@VLMK.COM

GEOTECHNICAL ENGINEER GEOENGINEERS, INC. 4000 KRUSE WAY PLACE, BUILDING 3, SUITE 200 LAKE OSEWEGO, OR 97035

CONTACT: GREG LANDAU 503-603-6652 GLANDAU@GEOENGINEERS.COM







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

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

TAX PARCEL NUMBERS: 00810331; 05021199; 05008927

ZONING: PDI (PLANNED DEVELOPMENT INDUSTRIAL)

## STATISTICS:

## **BUILDING AREA:**

MEZZANINE: 15,458 SF

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

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

**PARKING:** (REFER TO SHEET CS-2 FOR SITE PARKING PLAN)

REQUIRED: COMMERCIAL USES - 2/1000 MIN. 4/1000 MAX LIGHT MANUFACTURING R & D - 2/1000 MIN. 4/1000 MAX MINIMUM PARKING

20,000 S.F. COMMERCIAL USES X 2/1,000 => 40 STALLS 60,446 S.F. LIGHT MANUFACTURING R & D X 2/1000 => 121 STALLS MINIMUM TOTAL PARKING REQUIRED = 40 + 121 = 161 STALLS

20,000 S.F. COMMERCIAL USES X  $4/1,000 \Rightarrow 80$  STALLS 60,446 S.F. LIGHT MANUFACTURING R & D X 4/1000 => 241 STALLS

MAXIMUM PARKING TOTAL = 80 + 241 = 321 STALLS 297 STALLS (94 COMPACTS 31.6%,) ACCESSIBLE PROPOSED: 8 W/ 2 WHEEL CHAIR ONLY SPACES CAR/VAN POOL REQUIRED: 297 X .05 => 15 REQUIRED

(SECTION 4.155.06 B) CAR/VAN POOL PROPOSED: 15 PROPOSED

ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE 297 x .2 = 60 FUTURE SERVICE CAPACITY. REFER TO PLAN FOR LOCATION OF STALLS. PROVIDE CONDUIT FROM THE ELECTRICAL ROOM TO THE PROPOSED EV STALLS FOR LEVEL 2 ELECTRIC CHARGERS.

### BIKE REQUIREMENTS:

REQUIRED: PDI FLEX SPACE: 1 PER 10,000 SF MIN 80,446 SF / 10,000 SF => 9 REQ'D MIN.

(SECTION 4.155 F INDUSTRIAL 1. MANUFACTURING ESTABLISHMENT) PROPOSED: 11 (2 UNCOVERED OUTSIDE AT LOBBY; 9 INSIDE AS TI)

LOADING REQUIREMENTS:

REQUIRED BERTHS: INDUSTRIAL 30,000 SF -100,000 SF  $\Rightarrow$  2 MIN. (12' X 35' MIN.)

(SECTION 4.155.05 A1) 3 (2 DOCK-HIGH; 1 ON-GRADE DRIVE-IN)

## TRASH ENCLOSURE REQUIREMENTS:

REQUIRED: 10 SF MINIMUM PLUS 80,000 SF MANUF (6 SF/1,000 SF) = 483 SF MIN.

10 SF + 483 SF = 493 SF MINIMUM TOTAL (4' TALL)(SECTION 4.178.06 B)

PROPOSED: 415 SF (12' X 20' EXTERIOR ENCLOSURE W/ 6.9' TALL CONTAINERS) 85 SF (INTERIOR CONTAINERS NEAR DOCKS AS TI FOR CARDBOARD)

## SITE COVERAGE:

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

COMBINED W4 & W5 SITE AREA -

1,066,722 S.F. BUILDINGS -226,225 S.F. (21.2%) PAVING -310,765 S.F. (29.1%) LANDSCAPE -509,726 S.F. (47.8%) SIDEWALKS -21,006 S.F. (01.9%)

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

## SHEET INDEX

### ARCHITECTURAL AO COVER SHEET

A1.0 SITE PLAN A1.1 ENLARGED PLANS AND DETAILS A1.2 ENLARGED PLANS AND DETAILS A2.0 FLOOR PLAN A2.2 ROOF PLAN AND DETAILS

A3.0 EXTERIOR ELEVATIONS

C1.01 TREE PROTECTION PLAN C1.20 GRADING PLAN NORTH C1.21 GRADING PLAN SOUTH C1.30 UTILITY PLAN NORTH C1.31 UTILITY PLAN SOUTH EC2.0 CLEARING AND DEMOLISION

CUT/FILL MAP

AND SEDIMENT CONTROL PLAN

LANDSCAPE

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

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

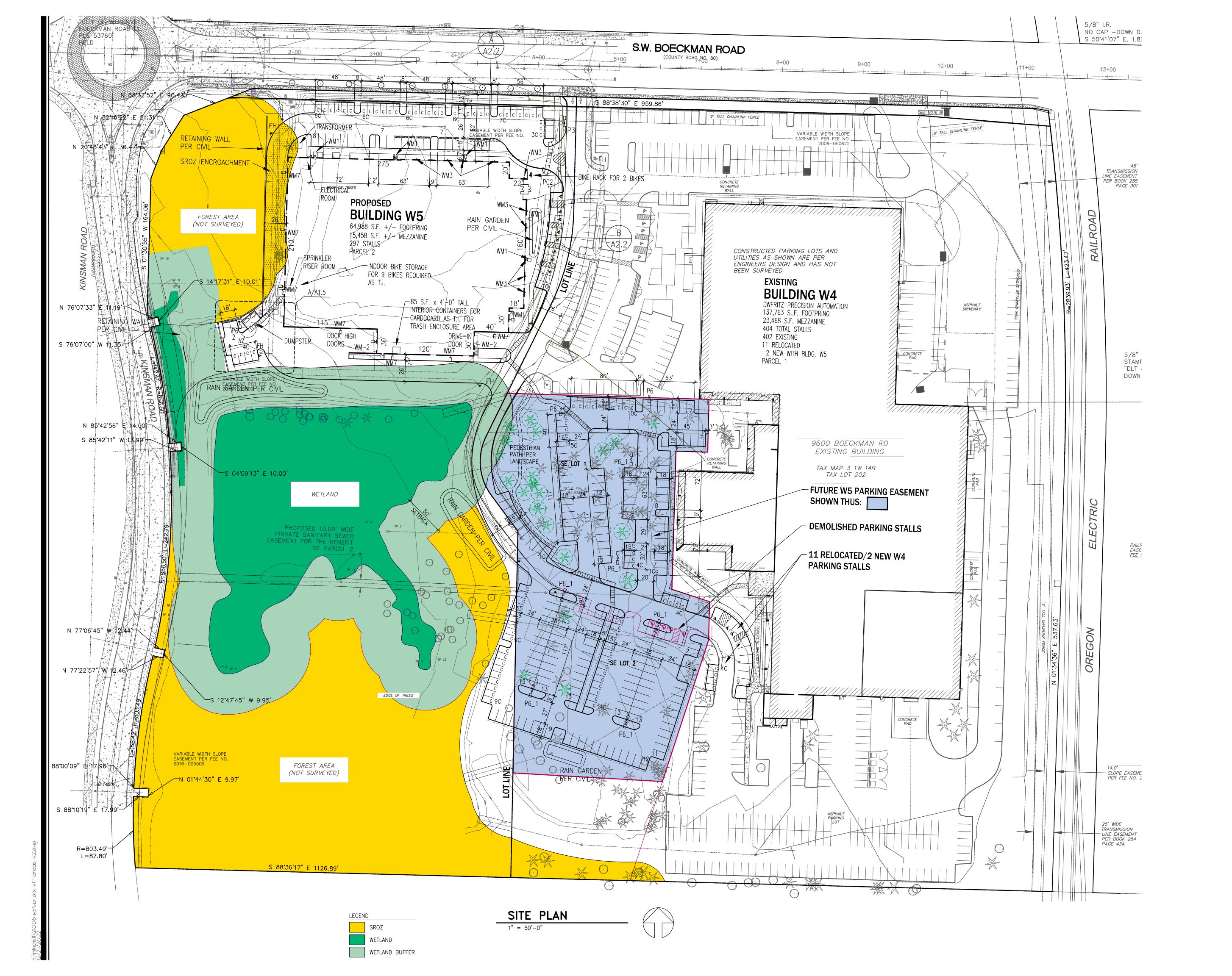
SUPPLEMENTAL PLAN INDEX

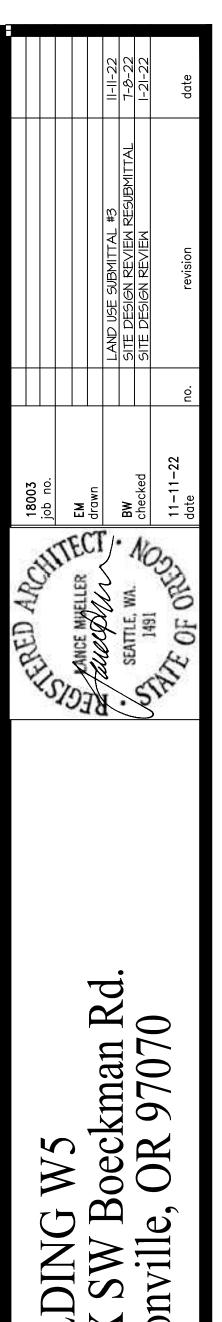
CS-2 SITE PARKING PLAN & CALCULATIONS SITE CIRCULATION AND FIRE PLAN TREE REMOVAL PLAN TREE REMOVAL TABLE MARTIN PARTITION PLAN 2 OF 3 MARTIN PARTITION PLAN

3 OF 3 MARTIN PARTITION PLAN A1.1 W4 APPROVED SITE PLAN (PRE W5)

BE 99

**∽**∣ sheet



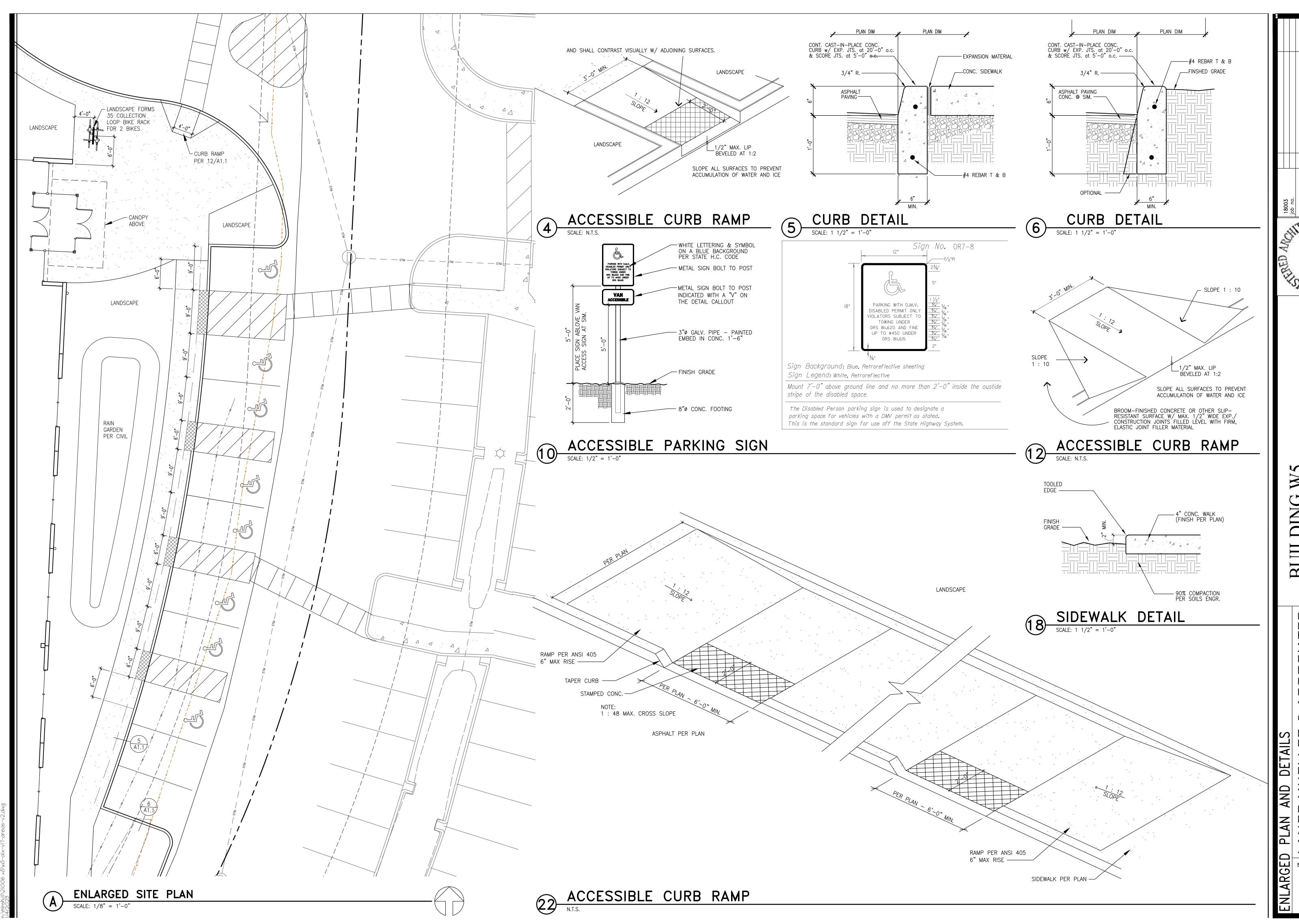


MUELLER & ASSOCIATES

H I T E G T S A I A

Wilsonv

Wilsonv



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

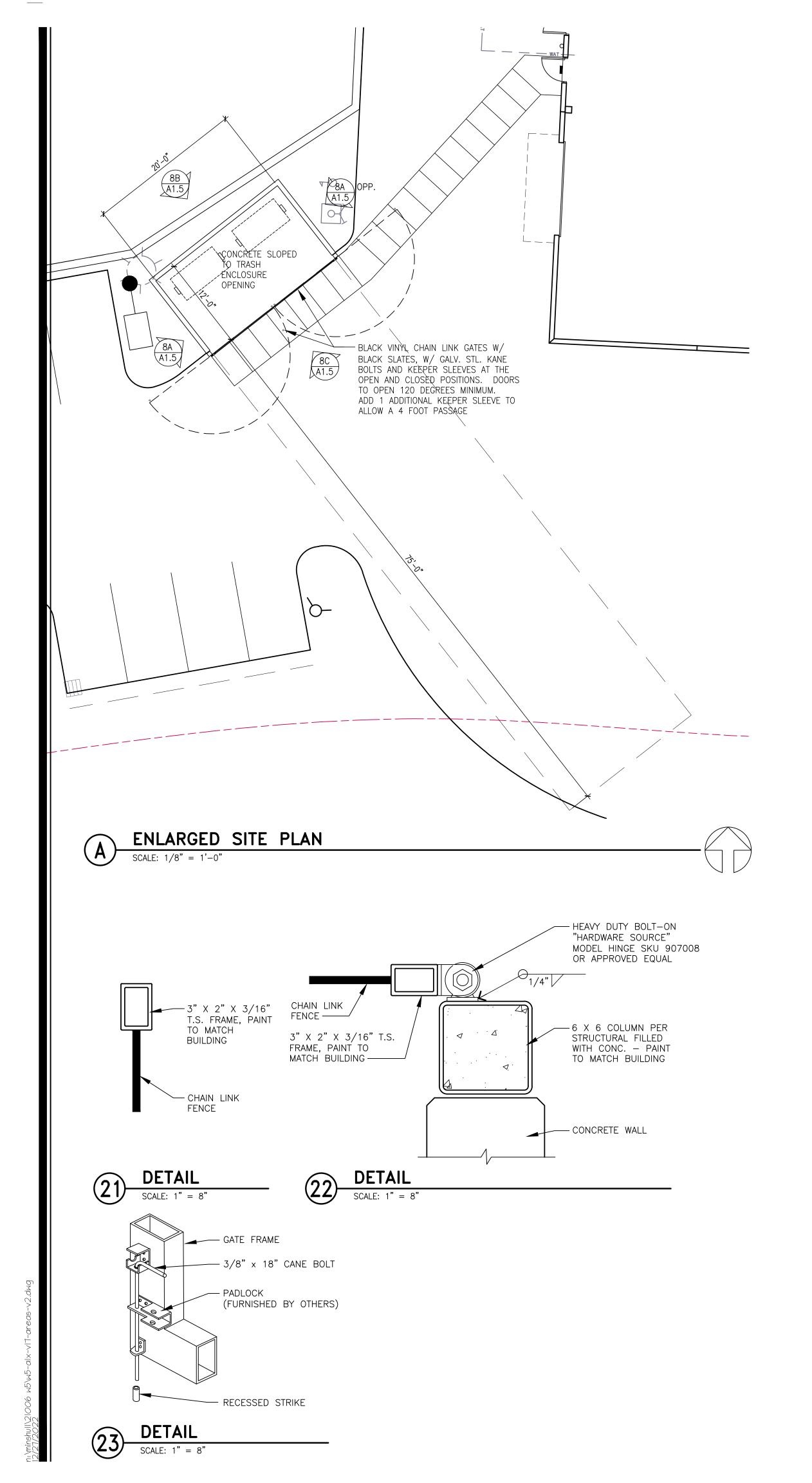
PLAN AND DETAILS

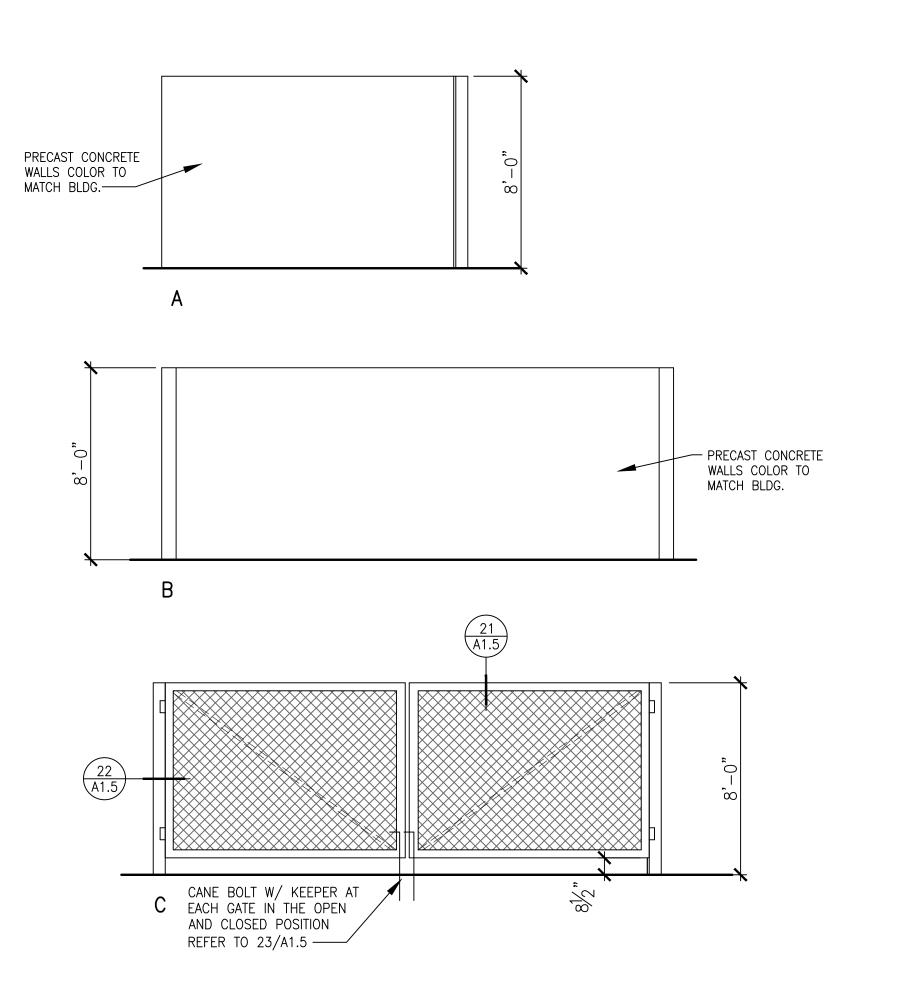
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A R C H I T E C T S A I A
30 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

sheet

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DUMPSTER ENCLOSURE ELEVATIONS

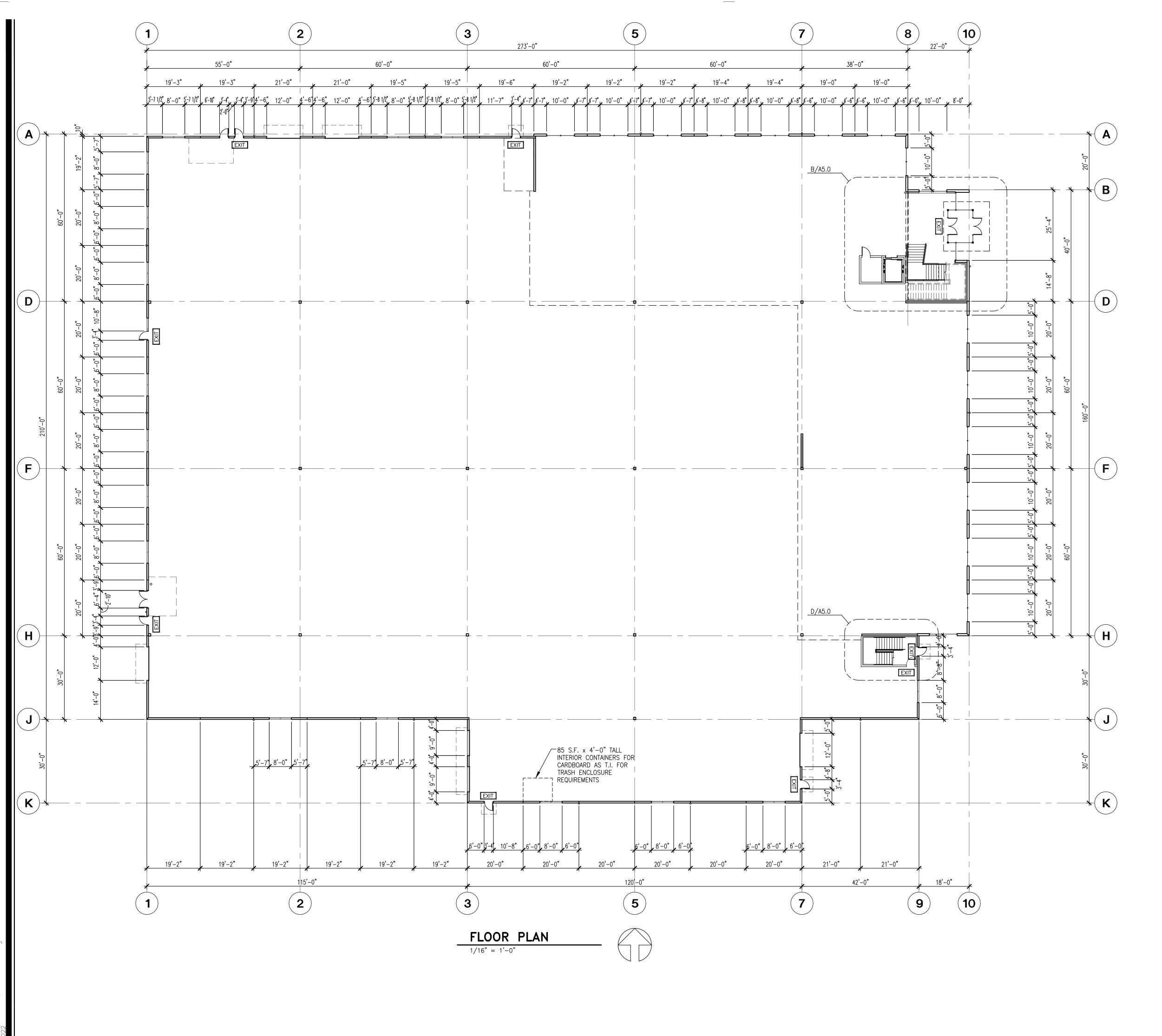
BUILDING W5 99XX SW Boeckman Rd. Wilsonville, OR 97070

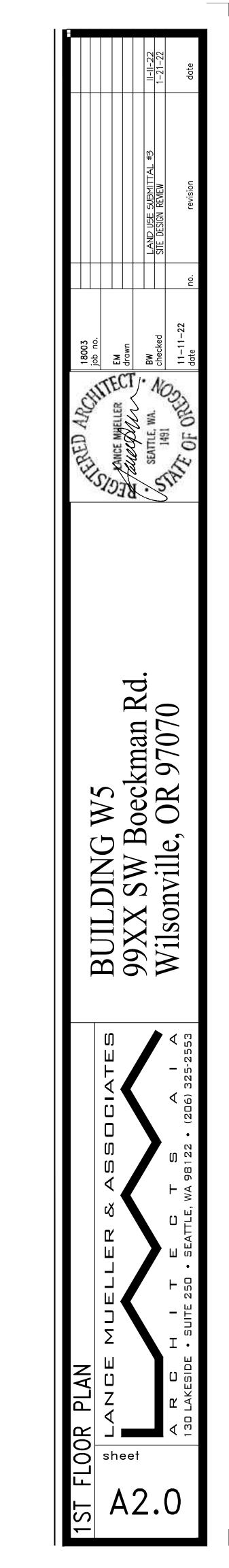
PLANS AND DETAILS

ANDELLER & ASSOCIATES

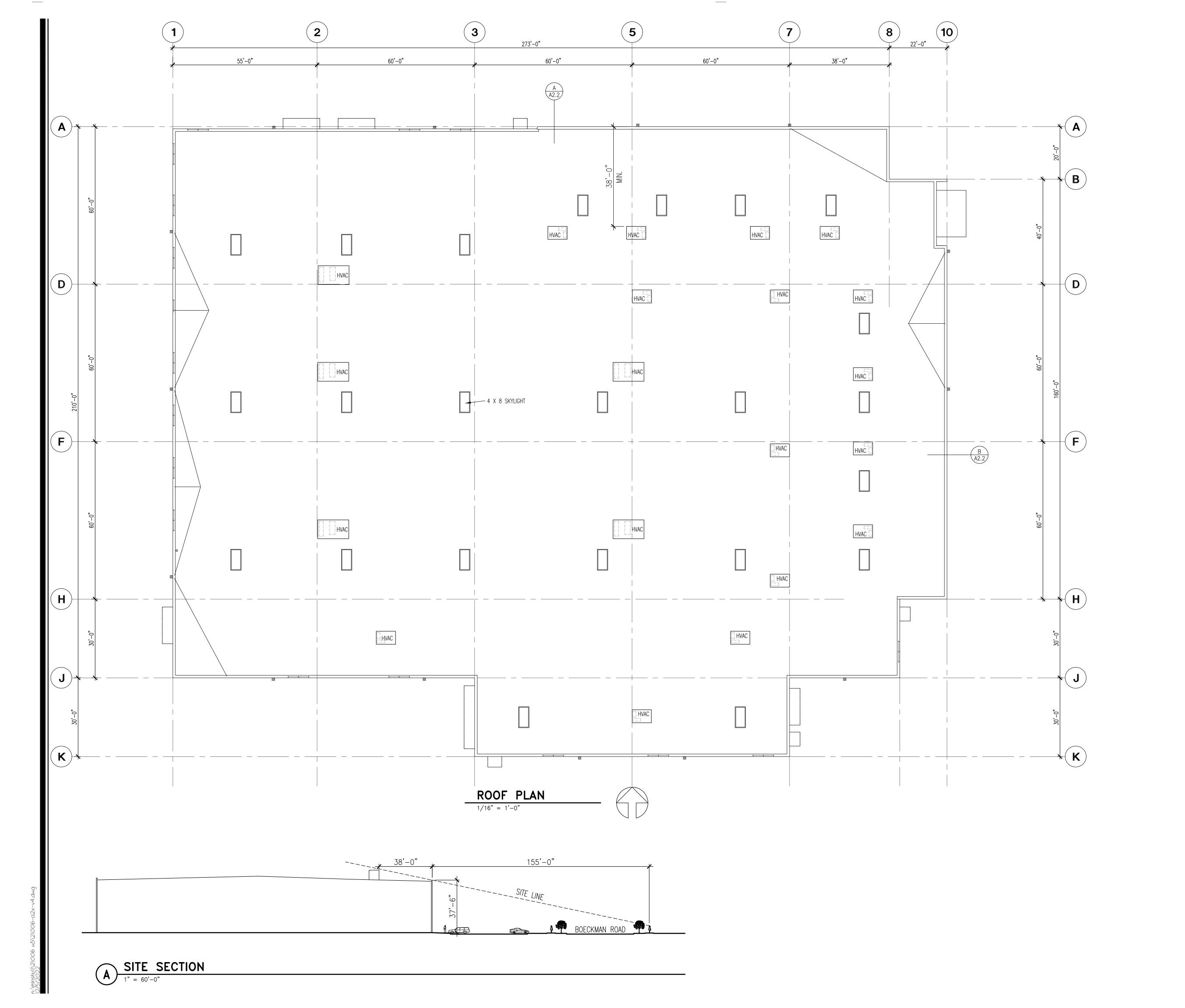
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30 LAKESIDE · SUITE 250 · SEATTLE, WA 98122 · (206) 325-2553

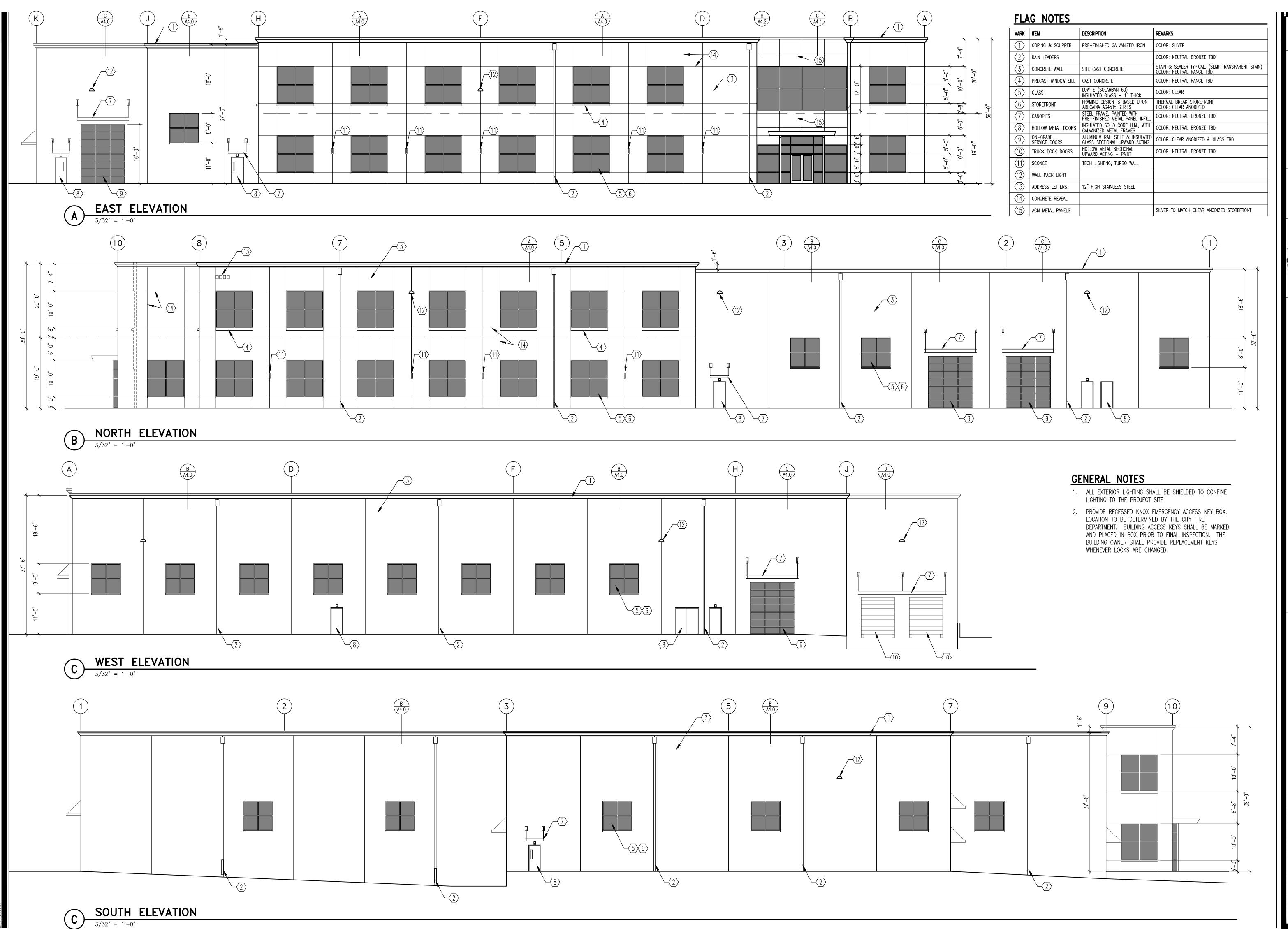




|\2|006 \w5\2|006-a2x-v4.dwc



BUILD 99XX S Wilson



SATITED ARCHER TANKS STATES WILLER TANKS WILLER TANKS SEATHE, WA. 1491 OF OPTICON

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

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



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DESIGN DRIVEN I CLIENT FOCUSED

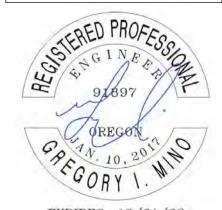
**MARTIN** 

**DEVELOPMENT** 

P.O. BOX 15523 SEATTLE, WA 98115

W-5

9600 BOECKMAN ROAD WILSONVILLE, OR 97070



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REVISION SCHEDULE			
Delta	Issued As	Issue Date	

## SHEET TITLE: **PROTECTION PLAN**

DRAWN BY: VSN

CHECKED BY:GIM SHEET:

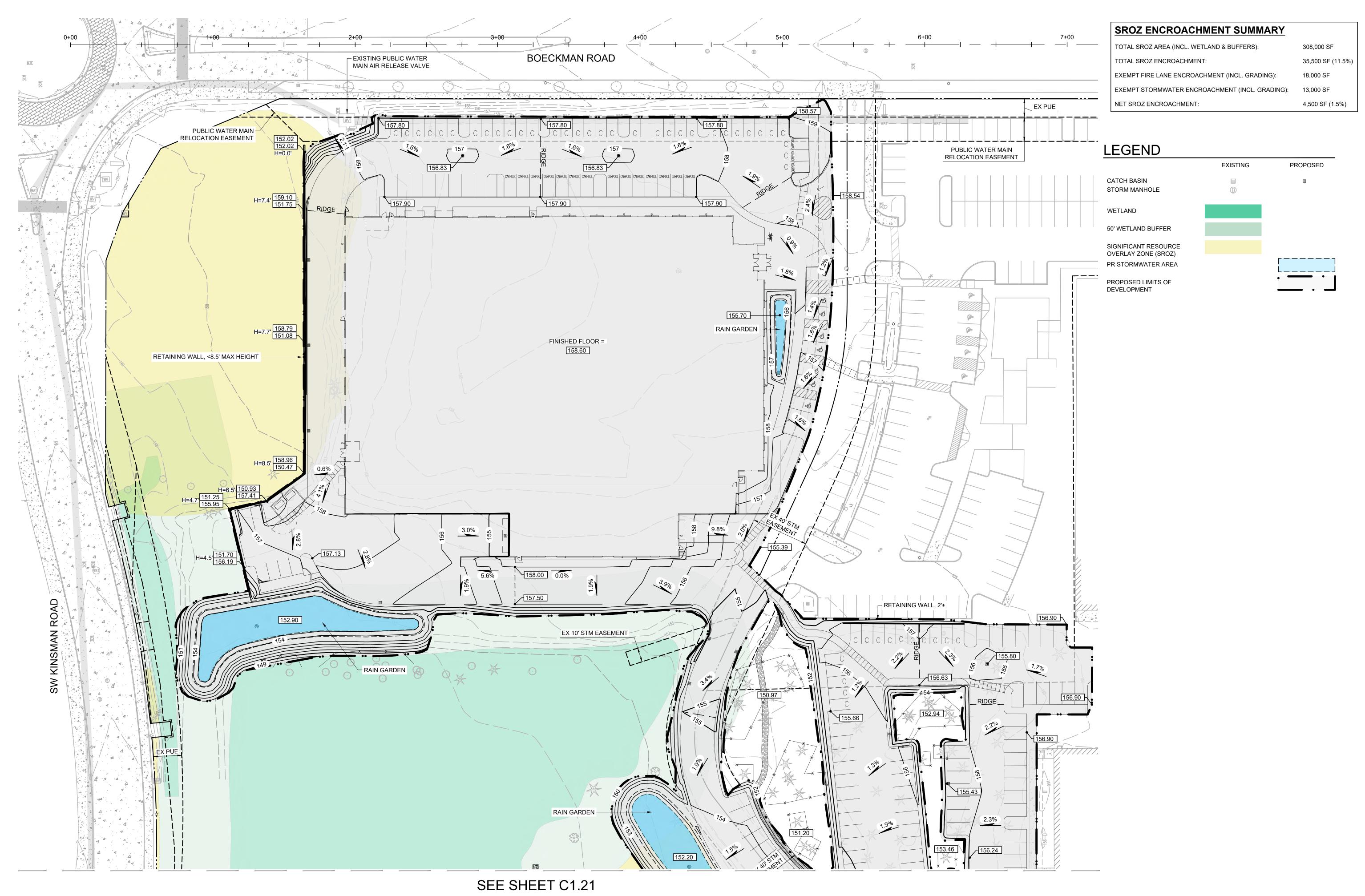
C1.01

JOB NO. **2210115.00** 

INSPECTIONS AND MAINTENANCE

AREAS SHOULD BE UNDER DIRECTION OF PROJECT ARBORIST

SEE ARBORIST REPORT FOR FURTHER DIRECTION



GRADING PLAN - NORTH

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

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REVISION SCHEDULE					
Delta	Issued As	Issue Date			
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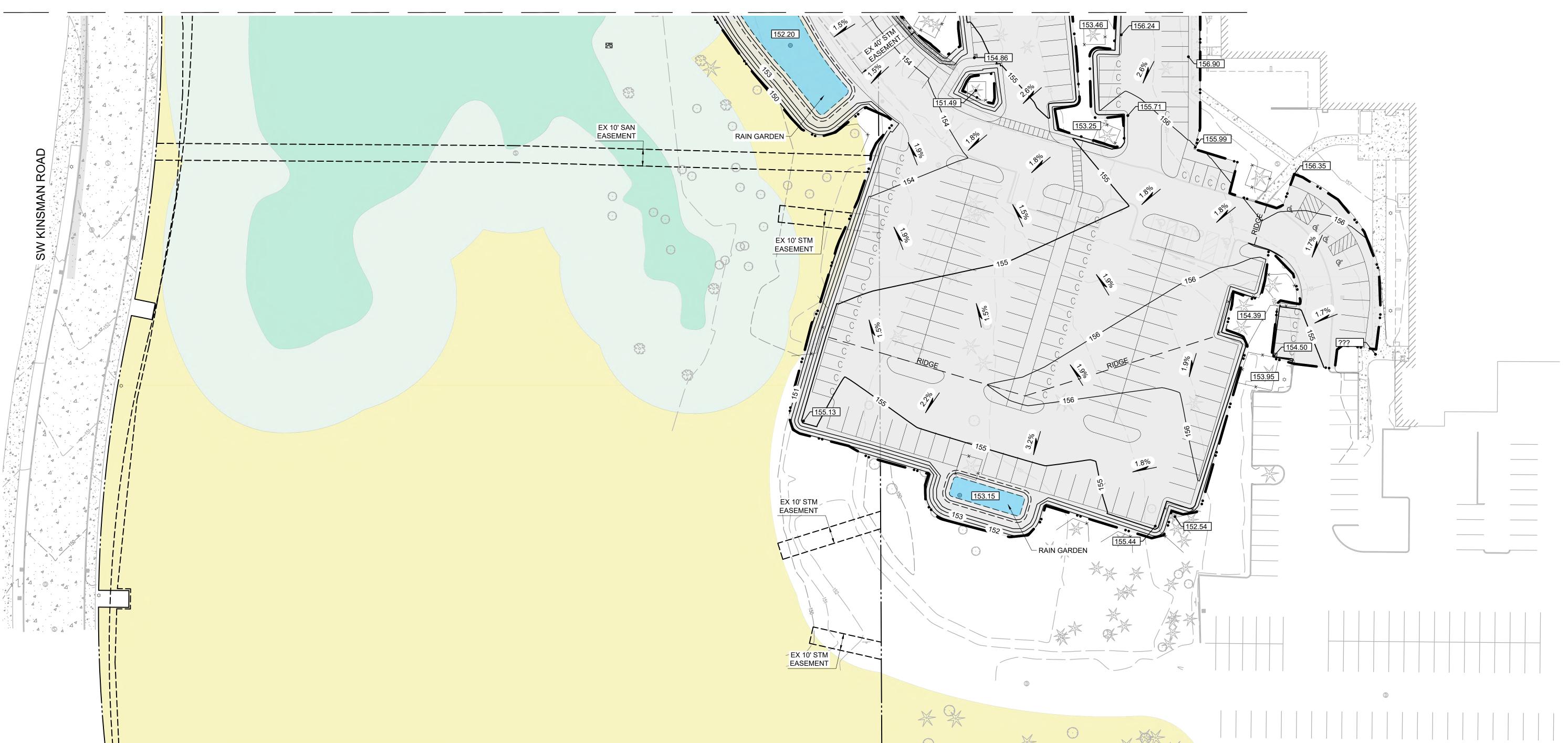
**GRADING PLAN** - NORTH

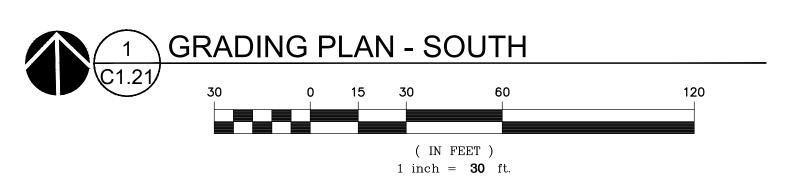
DRAWN BY: BTC

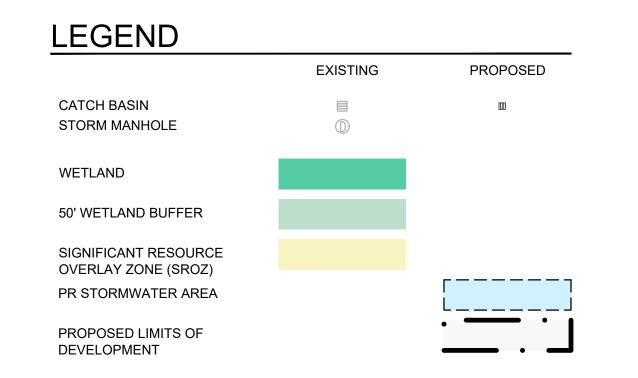
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C1.20

JOB NO. **2210115.00** 







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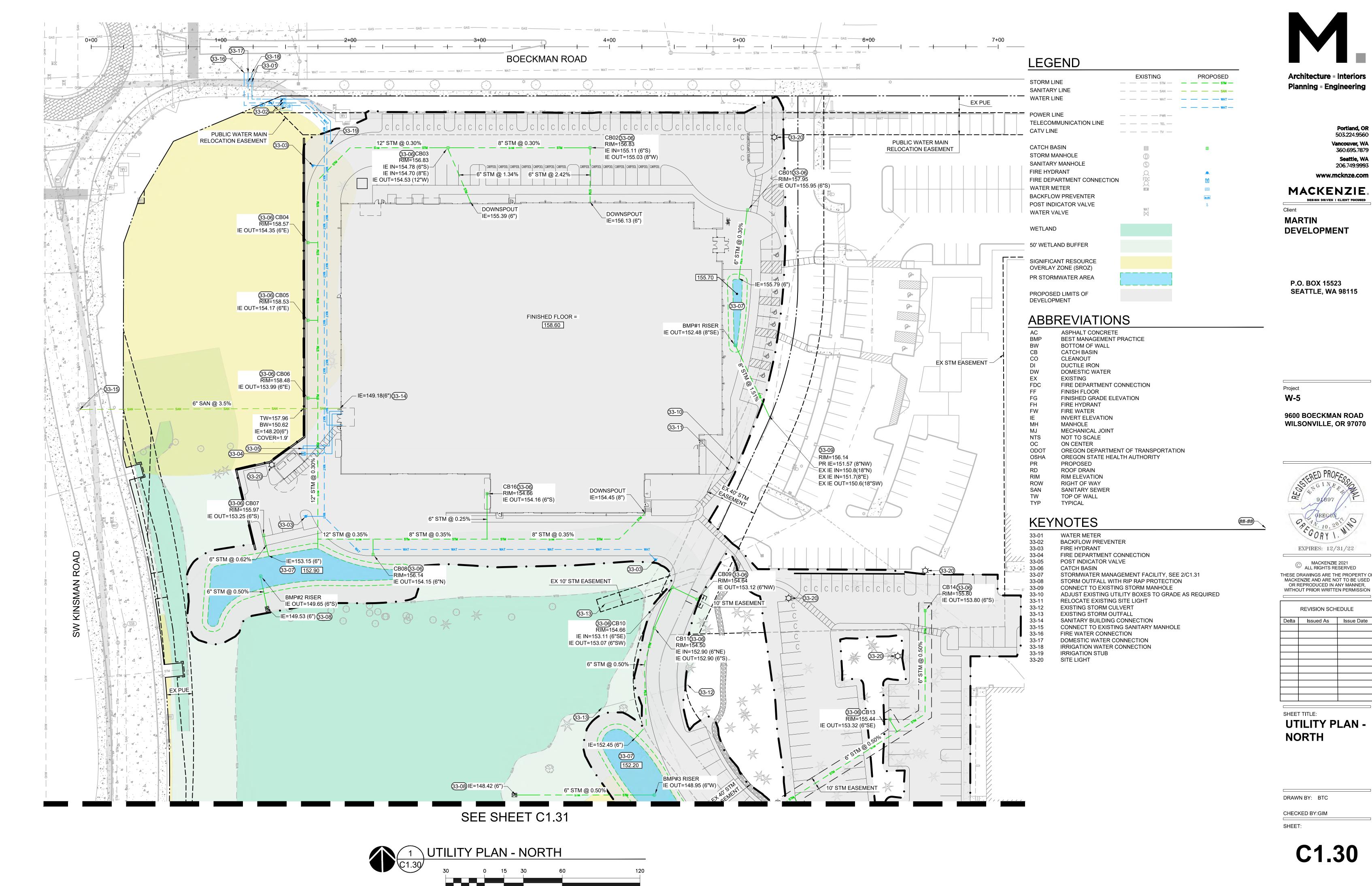
Delta Issued As Issue Date	REVISION SCHEDULE				
	Delta				

GRADING PLAN - SOUTH

DRAWN BY: BTC CHECKED BY:GIM

SHEET:

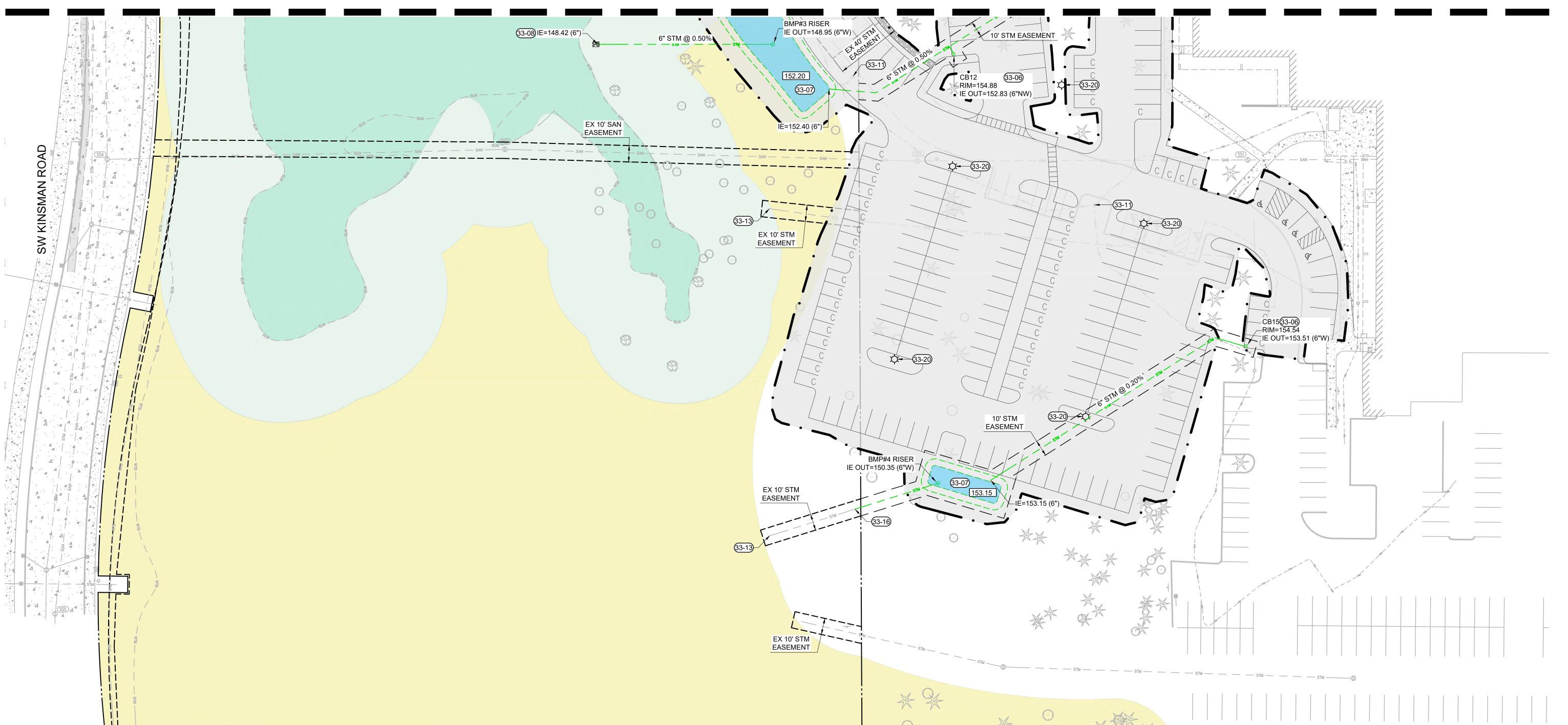
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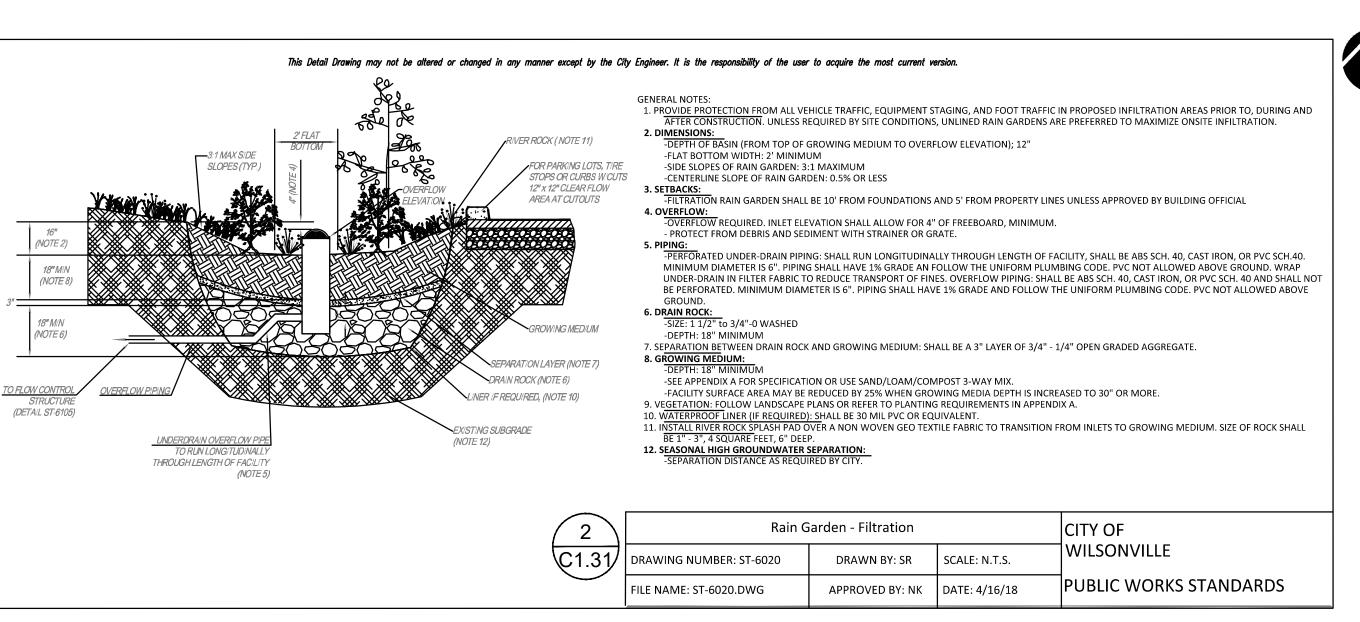


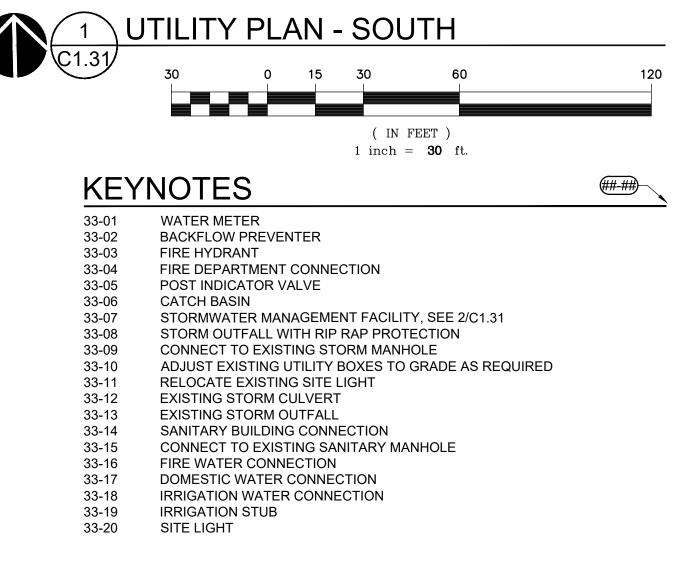
( IN FEET )

1 inch = 30 ft.

JOB NO. **2210115.00** 







	EXISTING	PROPOSED
STORM LINE —	— — STM —	stm
SANITARY LINE —	— — SAN —	SAN
WATER LINE —	— — WAT —	WAT
POWER LINE	DWD	wat
TELECOMMUNICATION LINE —	— PWR —	
CATV LINE —	— — TEL —	
<u>-</u>		
CATCH BASIN		
STORM MANHOLE		
SANITARY MANHOLE	(\$)	
FIRE HYDRANT	Q	
FIRE DEPARTMENT CONNECTION	Q FDC Q	6
WATER METER		•
BACKFLOW PREVENTER		<u>45224</u>
POST INDICATOR VALVE	WAT	8
WATER VALVE	WAT 	
WETLAND		
50' WETLAND BUFFER		
SO WEILAND BOITER		
SIGNIFICANT RESOURCE		
OVERLAY ZONE (SROZ)		
PR STORMWATER AREA		

PROPOSED LIMITS OF

DEVELOPMENT

ABBREVIA <sup>-</sup>	TIONS

<u> </u>
ASPHALT CONCRETE
BEST MANAGEMENT PRACTICE
BOTTOM OF WALL
CATCH BASIN
CLEANOUT
DUCTILE IRON
DOMESTIC WATER
EXISTING
FIRE DEPARTMENT CONNECTION
FINISH FLOOR
FINISHED GRADE ELEVATION
FIRE HYDRANT
FIRE WATER
INVERT ELEVATION
MANHOLE
MECHANICAL JOINT
NOT TO SCALE
ON CENTER
OREGON DEPARTMENT OF TRANSPORTATION
OREGON STATE HEALTH AUTHORITY
PROPOSED
ROOF DRAIN
RIM ELEVATION
RIGHT OF WAY
SANITARY SEWER

Architecture - Interiors
Planning - Engineering

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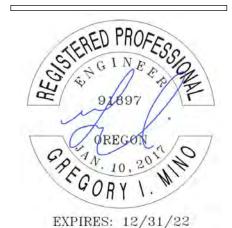
Client

MARTIN DEVELOPMENT

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Project W-5

9600 BOECKMAN ROAD WILSONVILLE, OR 97070



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REVISION SCHEDULE							
Delta	Issued As	Issue Date					

SHEET TITLE:

UTILITY PLAN -SOUTH

DRAWN BY: BTC

CHECKED BY:GIM

SHEET:

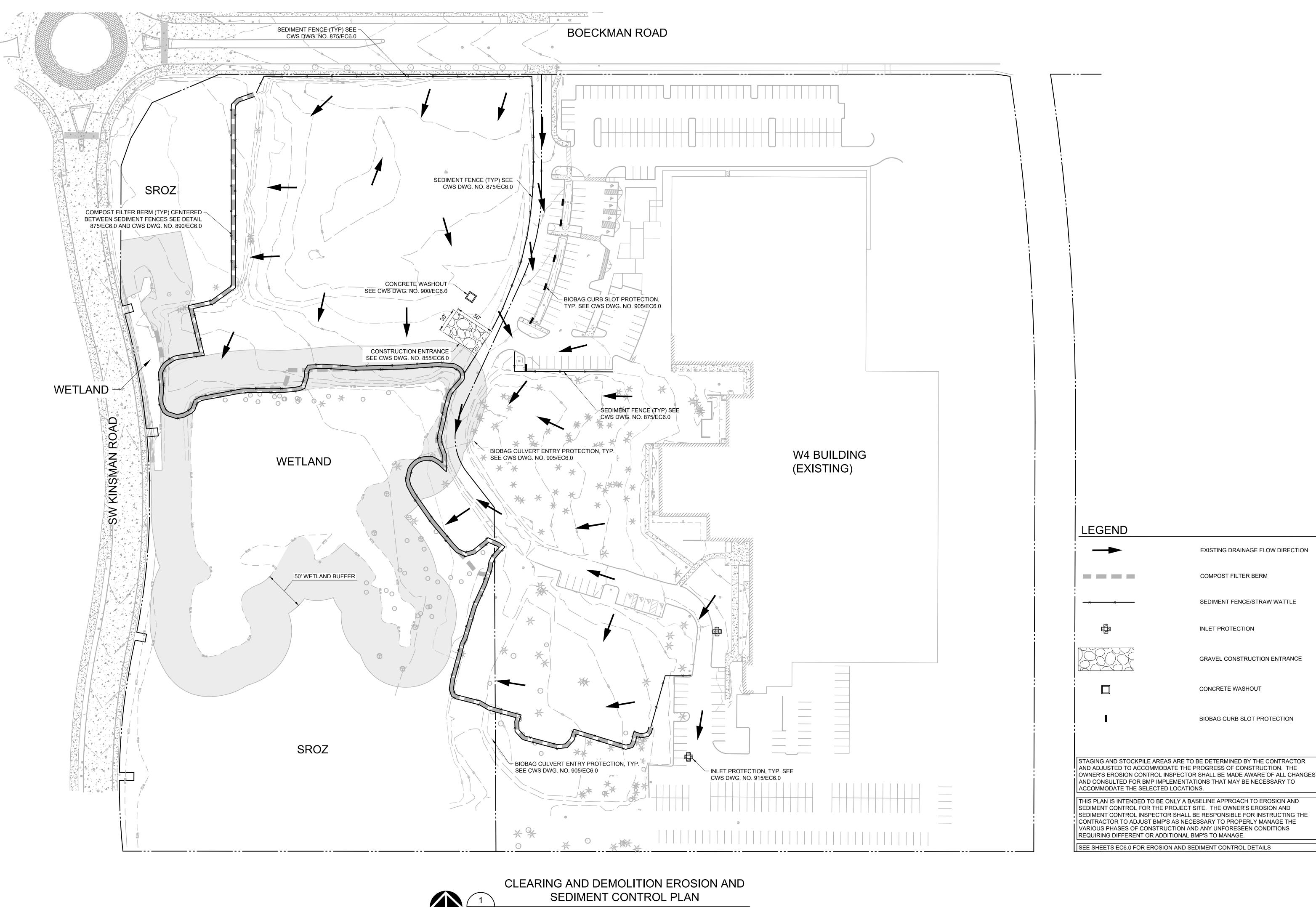
C1.31

JOB NO. **2210115.00** 

TOP OF WALL

TYPICAL

TYP



( IN FEET )

1 inch = 50 ft



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EXPIRES: 12/31/22

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	REVISION SCHEDULE									
Delta	Issued As	Issue Date								
-										
SHEET TITLE:										

**CLEARING AND DEMOLITION EROSION AND** SEDIMENT **CONTROL PLAN** 

DRAWN BY: VSN

CHECKED BY:GIM SHEET:

**EC2.0** 

EXISTING DRAINAGE FLOW DIRECTION

SEDIMENT FENCE/STRAW WATTLE

GRAVEL CONSTRUCTION ENTRANCE

BIOBAG CURB SLOT PROTECTION

COMPOST FILTER BERM

INLET PROTECTION

CONCRETE WASHOUT

W4 BUILDING

(EXISTING)

0.11 0.84 1.81 2.72 2.59

3.71 3.46

3.21 2.81

2.83 1.95 1.34 0.95 1.06 2.35 2.11 2.03 0.96

1.69 1.09 0.82 1.13 1.44

4.17 3.96 4.20 2.83 0.32 0.77

1.91 2.47 2.17 1.60

0.87 2.68 2.24 1.30 1.12

1.75 2.19 3.10 2.11 0.99 0.31 0.80 0.75 0.52 -0.26

3.43 4.34 4.60 4.09 3.39 2.93 3.11 2.70

3.77 5.01 4.95 4.77 4.08 3.85 3.66 2.94

2.78 2.50 3.47 3.26 3.09 3.04

1.74 2.97 4.88 4.96 5.03 4.66 3.90 3.12 2.61

2.96 4.42 4.40 4.26 3.94 3.34 2.98

3.14 2.60 3.89 3.04 2.48 2.03 1.70 1.05 0.86 0.24 -0.71

0.01 -0.46 -0.84 -0.42 -0.48 -0.64 -0.82 -0.75 -0.60 -0.17 0.25

4.02 3.28 0.95 -0.17 -0.62 -0.40 -0.73 -1.15 -0.99 -0.68 -0.35 0.15 0.20

7.25 3.53 2.51 1.28 0.62 0.38 0.52 0.52 0.67 0.67 0.84 0.82 0.26

6.98 3.97 2.17 1.28 10.78 10.44 10.41 10.34 0.30 0.19 0.17 0.18

7.09 3.64 2.41 1.40 0.85 0.59 0.66 0.67 0.64 0.53 0.63 0.57

7.32 3.35 2.51 1.21 0.53 0.19 0.38 0.56 0.76 0.88 1.07 -1.62

7.50 3.17 2.24 0.88 0.51 0.31 0.48 0.64 0.87 1.10 1.38 -1.25

7.79 3.25 1.87 0.68 0.35 0.47 0.69 0.85 1.18 1.44 1.73 -0.25

7.56 2.99 1.61 0.91 1.13 1.27 1.51 1.71 2.08 2.31 2.63 1.40

7.91 2.98 1.36 0.54 0.47 0.72 1.02 1.37 1.73 1.94 2.22

5.77 3.02 1.96 1.76 2.09 2.09 1.98 1.95 2.31 2.69 2.95

4.41 5.75 5.33 4.86 3.19 1.47 0.10 3.16 3.07 2.99 3.28 2.33

3.98 4.58 4.89 4.47 3.60 2.17 0.94 3.98 3.87 3.71 3.81 1.97

4.94 3.67 4.35 3.98 3.87 3.80 3.50 3.12 2.61 1.65 1.32

1.45 1.37 1.53 1.38 1.13



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REVISION SCHEDULE							
Delta	Issued As	Issue Date					

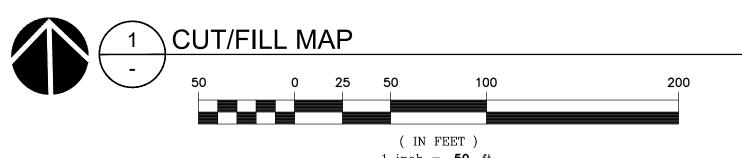
SHEET TITLE: **CUT/FILL MAP** 

DRAWN BY: VSN

CHECKED BY: GIM

SHEET:

( IN FEET ) 1 inch = 50 ft.



0.00

1925.50

85015.20

68653.55

80403.63

5442.91

**Elevations Table** 

-2.00

-1.00

1.00

2.50

5.50

8.60

(ALL VALUES LISTED HEREON ARE APPROXIMATE, RAW AND UNADJUSTED)

Number | Minimum Elevation | Maximum Elevation | Area

-3.53

-2.00

-1.00

1.00

2.50

5.50

NET IMPORT = APPROXIMATELY 17,000 CY

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON

KINSMAN ROAD

OTTEN + ASSOCIATES LANDSCAPE ARCHITECTURE

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

OREGON

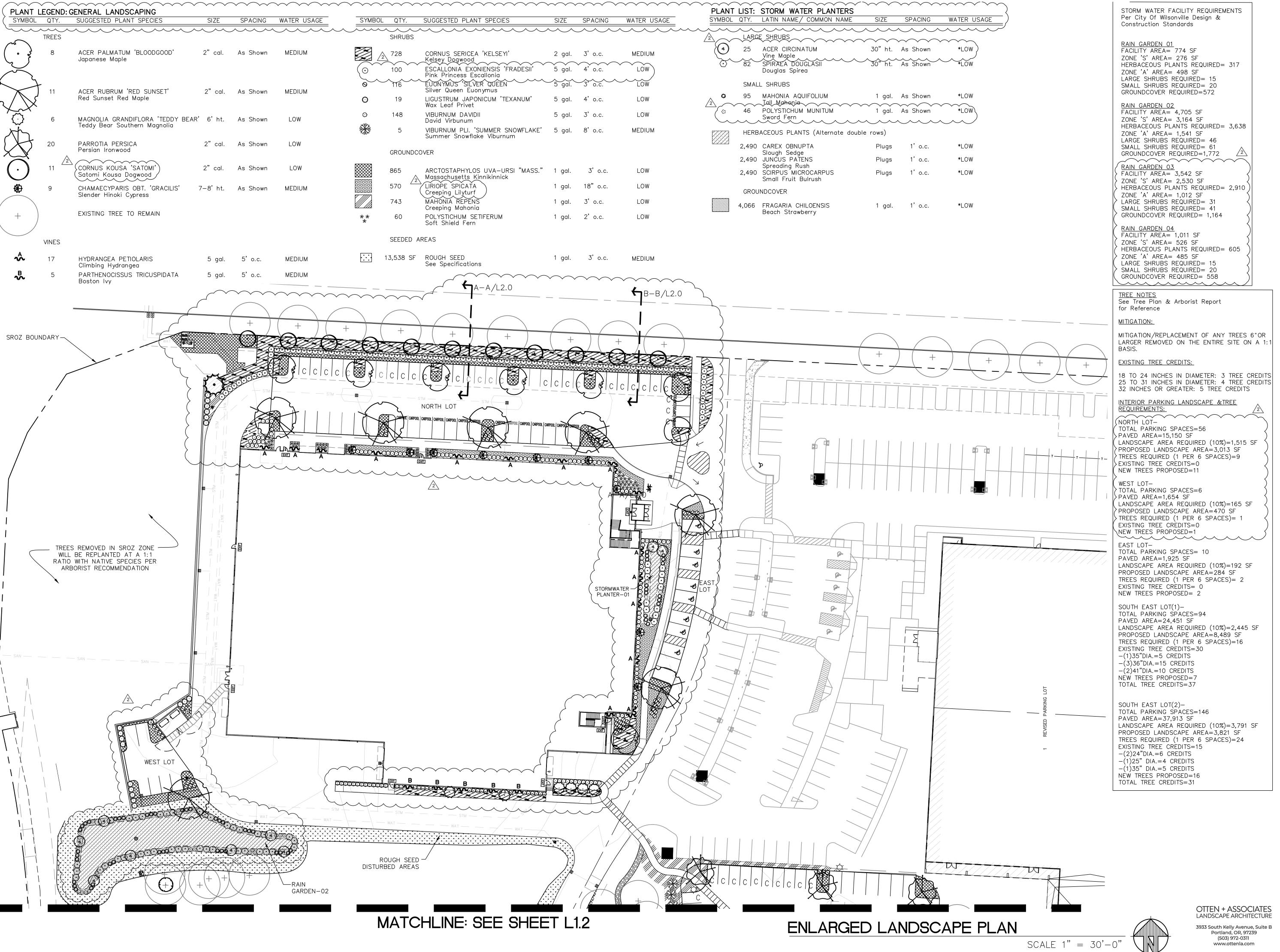
5/10/2013 EXP. 5/31/23 CAPE ARCHIT

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GENERAL NOTES:

1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
4. All plants are to be fully foliaged, well branched and true to form

5. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.



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MPL draw che

EGISTERED

LA793

ERIN HOLSONBACK

OREGON

5/10/2013

EXP. 5/31/23

CAPE ARCH

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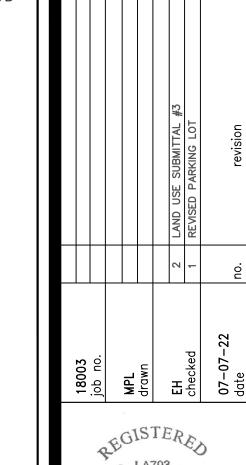
BUIL 9900 Wilsc

OTTEN + ASSOCIATES LANDSCAPE ARCHITECTURE 3933 South Kelly Avenue, Suite B Portland, OR, 97239 (503) 972-0311 www.ottenla.com MATCHLINE: SEE SHEET L1.1 EXISTING VEGETATION
TO REMAIN IN THESE
AREAS, RESTORE SOIL
AND INSTALL
GROUNDCOVER OR
MULCH OVER
DISTURBED AREAS WETLAND SOUTH EAST RAIN GARDEN-03-SOUTH EAST ROUGH SEED —/ DISTURBED AREAS ENLARGED LANDSCAPE PLAN

ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/23

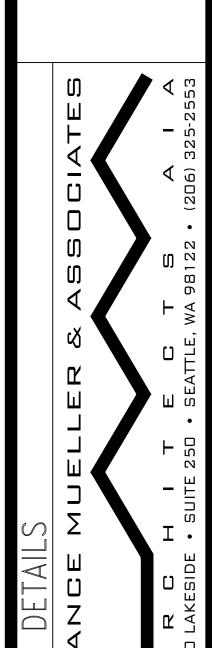
ockman OR 9707 BUILDING W 9900 SW Boe Wilsonville, C

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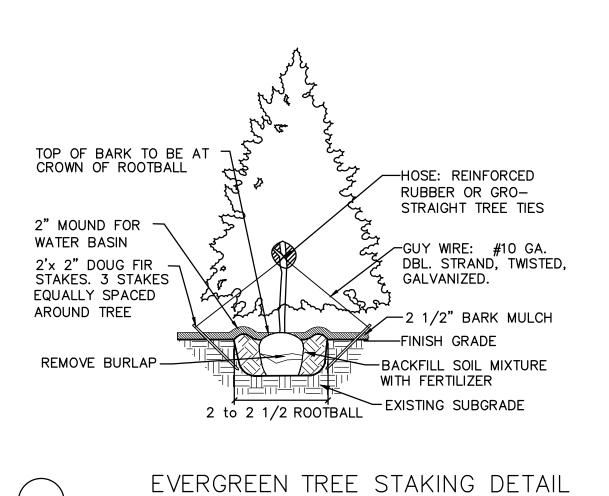


OREGON 5/10/2013 EXP. 5/31/23

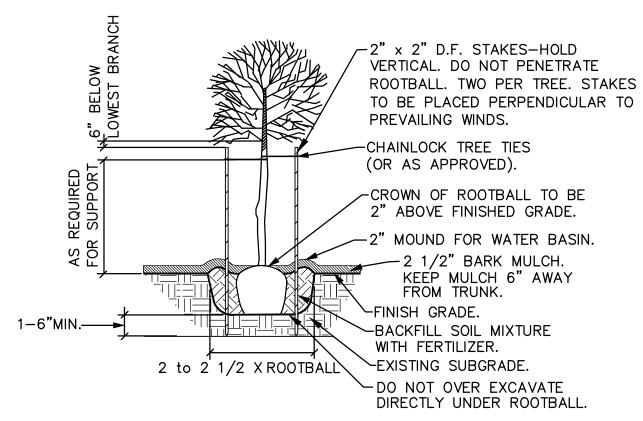
eckman Rd. OR 97070 Bo BUILDING 9900 SW Bo Wilsonville,



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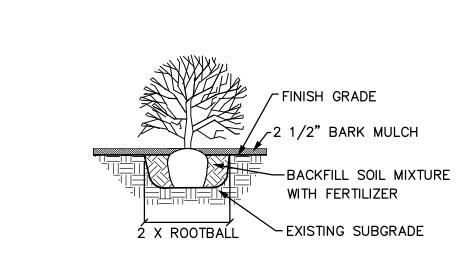


NOT TO SCALE

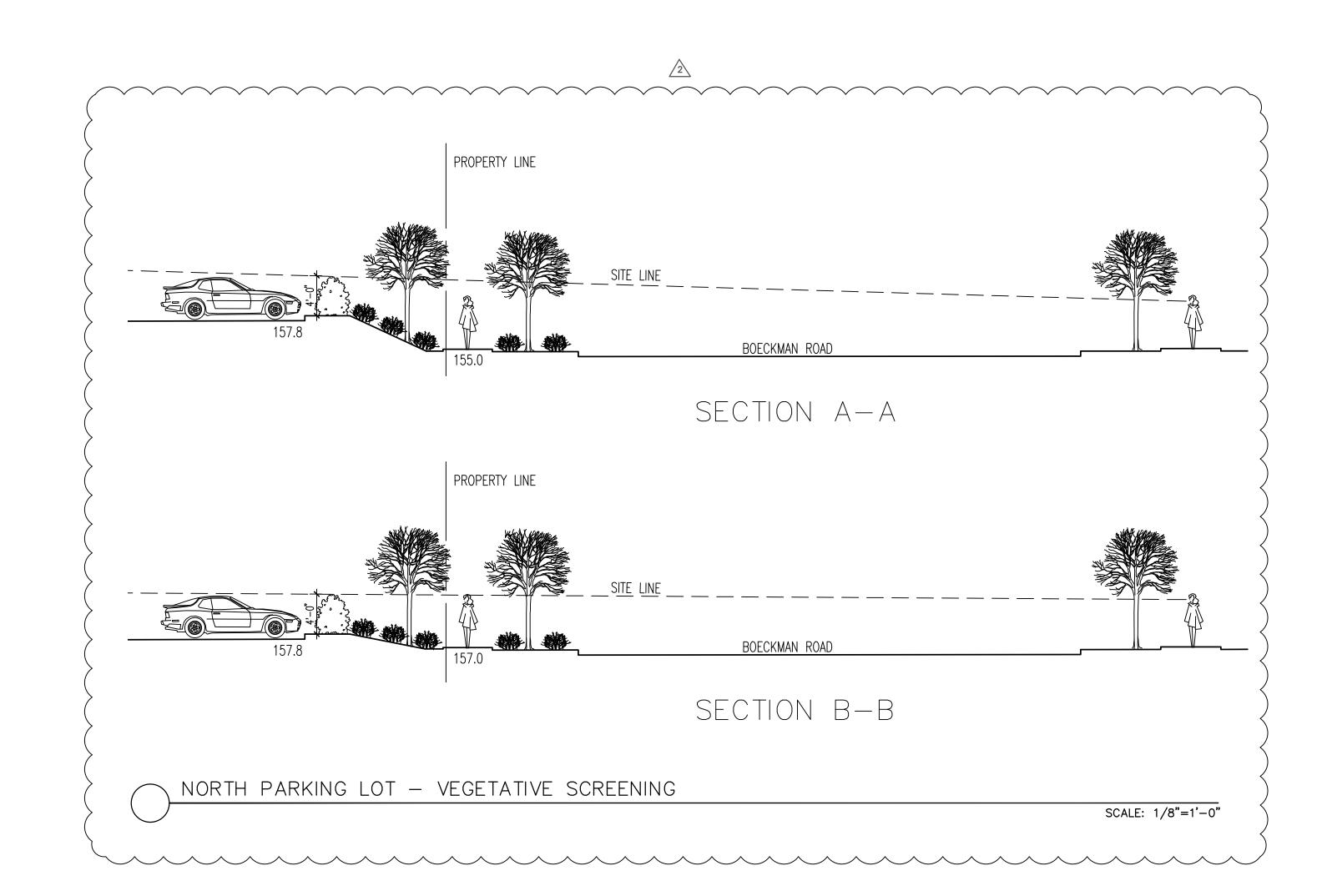


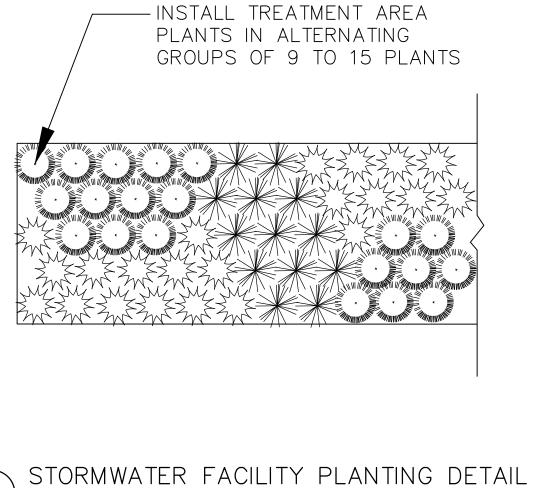
NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

NOTIFIED SERVICE SERVI NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE







NOT TO SCALE

GROUNDCOVER PLANTING DETAIL NOT TO SCALE

#### OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PLANTING SPECIFICATIONS:

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

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

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

topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

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

**SOIL MIX:** Prepare soil mix in each planting hole by mixing:

2 part native topsoil (no subsoil)

1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:

Small shrubs - 1/8 lb./ plant Shrubs - 1/3 to 1/2 lb./ plant

Trees - 1/3 to 1 lb./ plant

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

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

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

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

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

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

**SEED:** Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

Rough Seed Mix: To Contain: 60% Perennial Ryegrass, 15% Eureka Hard Fescue, and 20% Herbaceous Plants and Clover (Hobbs and Hopkins Pro-Time 705 PDX, or approved equal). Sow at 2 lbs. Per 1.000 sa.ft.

## MAINTENANCE OF SEEDED AREAS:

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

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

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

CITY OF WILSONVILLE WATER QUALITY FACILITY SPECIFICATIONS:

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

B) Fertility

A) Texture

C) Microbial

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

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

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

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

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

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

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

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

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

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

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

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

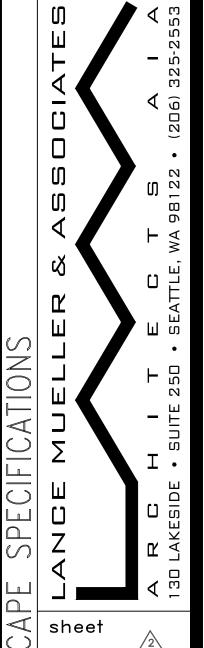
Water Quality Facility is to be kept free of debris and maintained to insure water flow and proper functioning. Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance.

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

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

PRIN HOLSONBACK OREGON 5/10/2013 XP. 5/31/23 X

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OREGON BUILDING W5
COCATION
WILSONVILLE, (

DATE

12/1/2022 DRAWN BY

**JWILLIAMS** SCALE

SHEET NO.

Page 1 of 4

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WM2\_B Industrial Lighting Products In

WM7\_B Industrial Lighting Products In

WM3 GENERATION BRANDS

C LIGHTING & CONTROLS, L 15455 53rd Avenue S Tukwila, WA 98188

GHTING CALCULATION

BUILDING W5

SCATION
WILSONVILLE, OREGON

DATE 12/1/2022

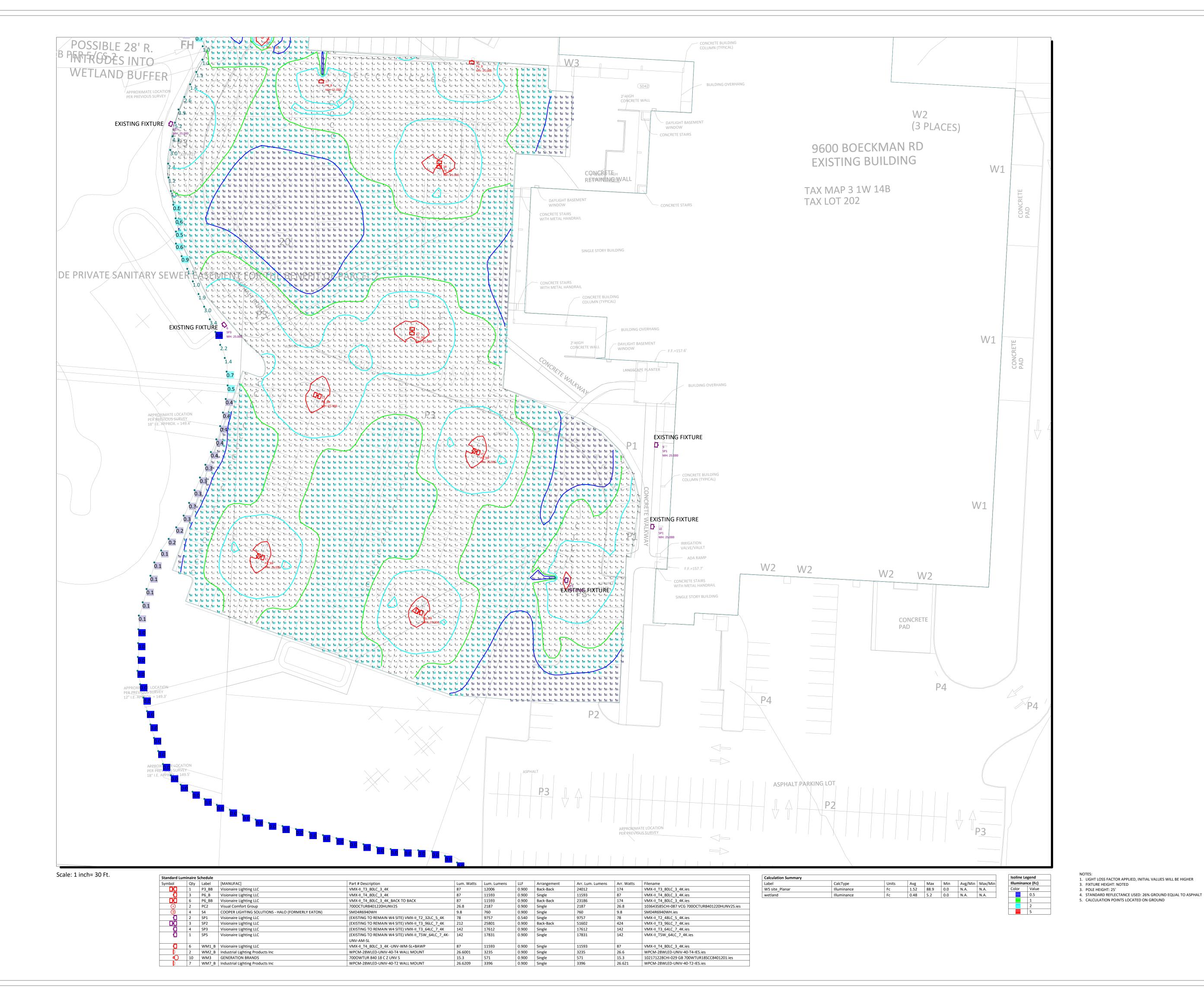
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JWILLIAMS

SCALE NOTED

Page 2 of 4



S, LLC

SEATAC LIGHTING & CONTRC 15455 53rd Avenue S Tukwila, WA 98188 FOR ALL DRAWING INQUIRIES PLEASE CONTA

LIGHTING CALCULATION

LE, OREGON

PROJECT NAME

BUILDING W5

LOCATION

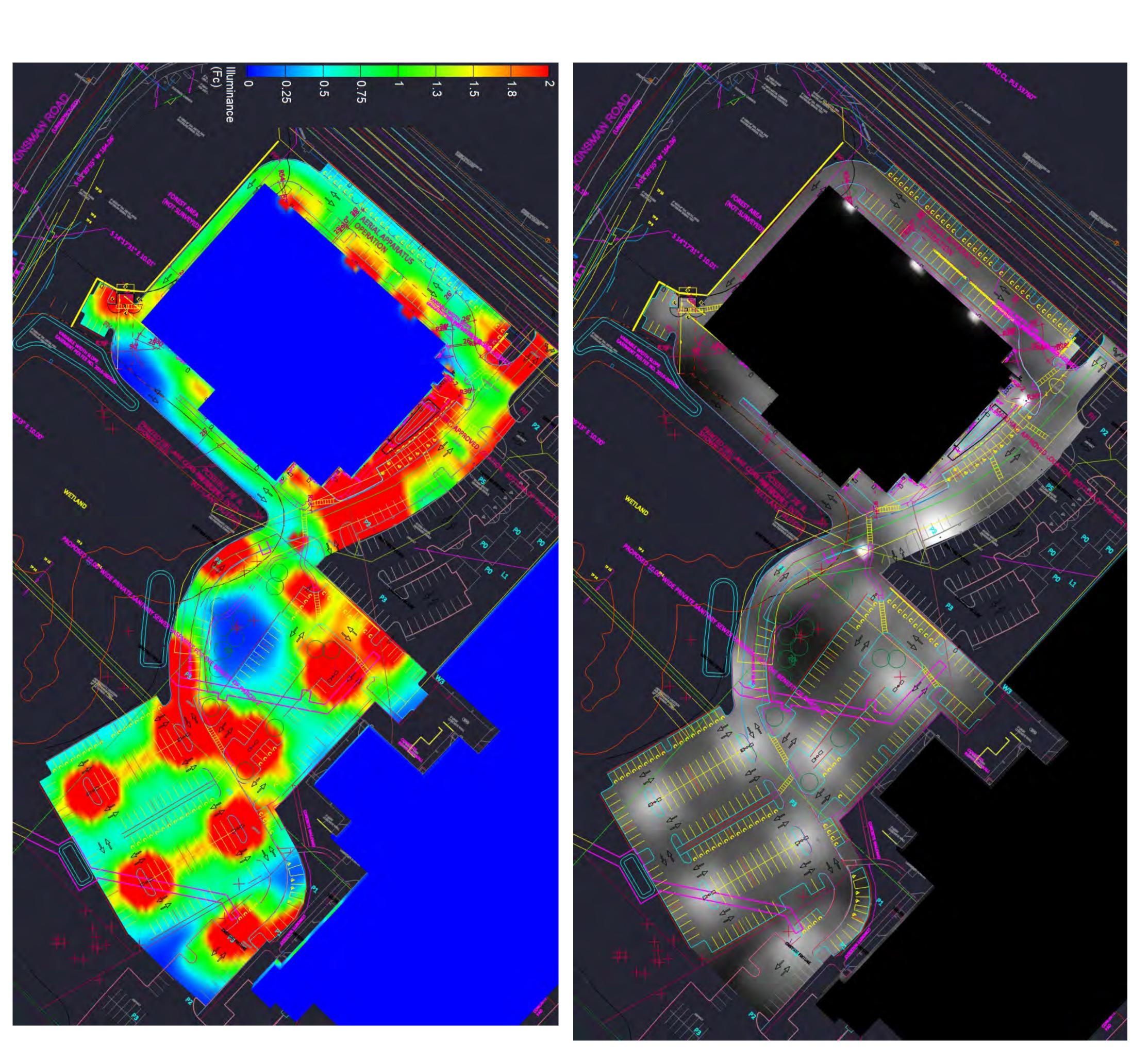
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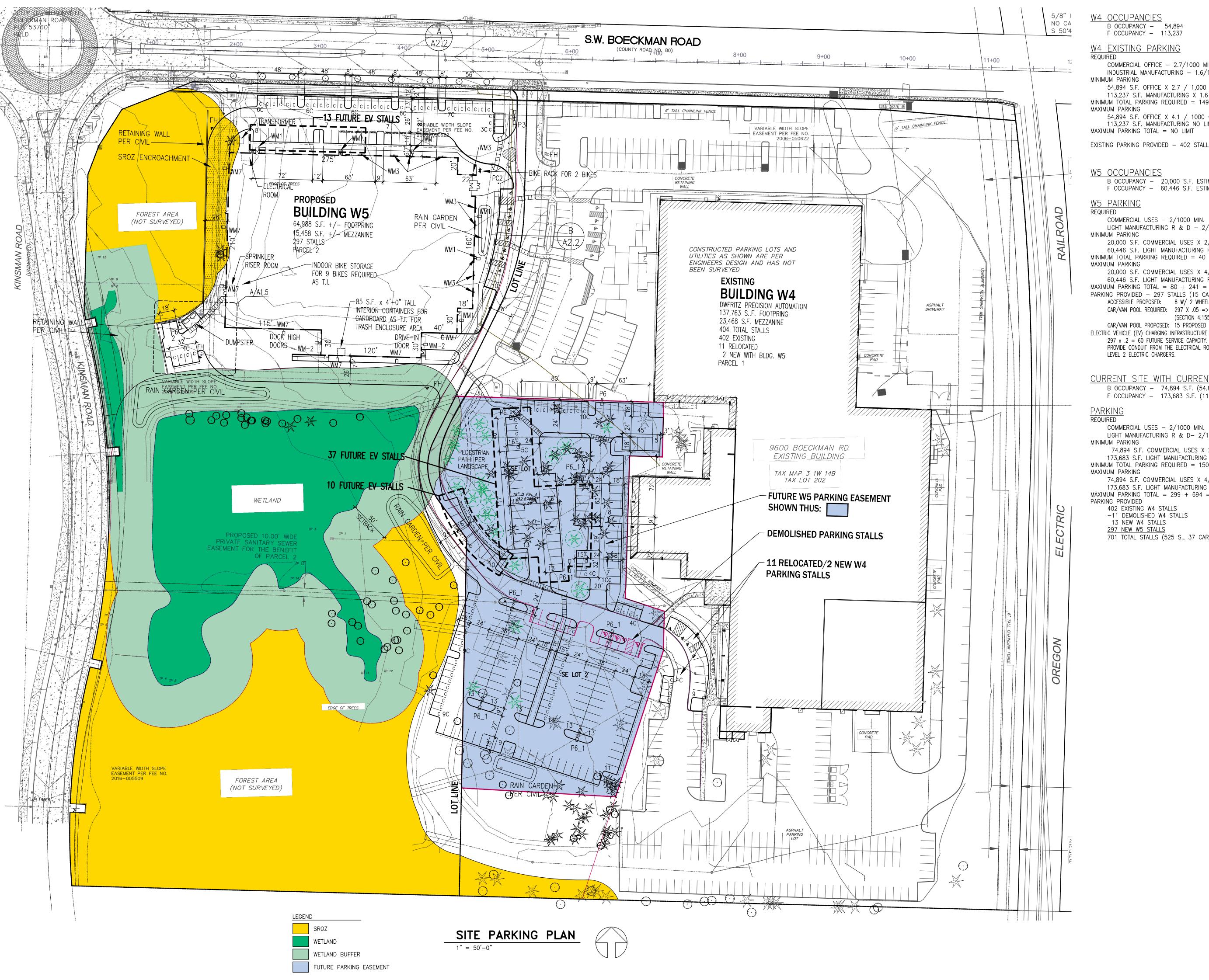
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B OCCUPANCY - 54,894

## W4 EXISTING PARKING

COMMERCIAL OFFICE - 2.7/1000 MIN. 4.1/1000 MAX INDUSTRIAL MANUFACTURING - 1.6/1000 MIN. NO LIMIT MAX.

54,894 S.F. OFFICE X 2.7 / 1,000 => 149 STALLS 113,237 S.F. MANUFACTURING X 1.6 / 1000 => 182 STALLS MINIMUM TOTAL PARKING REQUIRED = 149 + 182 = 331 STALLS

54,894 S.F. OFFICE X 4.1 / 1000 = 225 STALLS 113,237 S.F. MANUFACTURING NO LIMIT

EXISTING PARKING PROVIDED - 402 STALLS

## W5 OCCUPANCIES

B OCCUPANCY - 20,000 S.F. ESTIMATE F OCCUPANCY - 60,446 S.F. ESTIMATE

COMMERCIAL USES - 2/1000 MIN. 4/1000 MAX LIGHT MANUFACTURING R & D - 2/1000 MIN. 4/1000 MAX

20,000 S.F. COMMERCIAL USES X 2/1,000 => 40 STALLS 60,446 S.F. LIGHT MANUFACTURING R & D X 2/1000 => 121 STALLS

MINIMUM TOTAL PARKING REQUIRED = 40 + 121 = 161 STALLS 20,000 S.F. COMMERCIAL USES X  $4/1,000 \Rightarrow 80$  STALLS

60,446 S.F. LIGHT MANUFACTURING R & D X 4/1000 => 241 STALLS MAXIMUM PARKING TOTAL = 80 + 241 = 321 STALLS PARKING PROVIDED - 297 STALLS (15 CARPOOL, 94 C, 8 ACCESSIBLE)

ACCESSIBLE PROPOSED: 8 W/ 2 WHEEL CHAIR ONLY SPACES CAR/VAN POOL REQUIRED: 297 X .05 => 15 REQUIRED (SECTION 4.155.06 B)

## CAR/VAN POOL PROPOSED: 15 PROPOSED

297 x .2 = 60 FUTURE SERVICE CAPACITY. REFER TO PLAN FOR LOCATION OF STALLS. PROVIDE CONDUIT FROM THE ELECTRICAL ROOM TO THE PROPOSED EV STALLS FOR LEVEL 2 ELECTRIC CHARGERS.

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

COMMERCIAL USES - 2/1000 MIN. 4/1000 MAX LIGHT MANUFACTURING R & D- 2/1000 MIN. 4/1000 MAX

74,894 S.F. COMMERCIAL USES X 2/1,000 => 150 STALLS

173,683 S.F. LIGHT MANUFACTURING R & D X 2/1000 => 348 STALLS MINIMUM TOTAL PARKING REQUIRED = 150 + 348 = 498 STALLS

74,894 S.F. COMMERCIAL USES X 4/1,000 = 299 STALLS 173,683 S.F. LIGHT MANUFACTURING R & D X 4/1000 = 694 STALLS MAXIMUM PARKING TOTAL = 299 + 694 = 993 STALLS

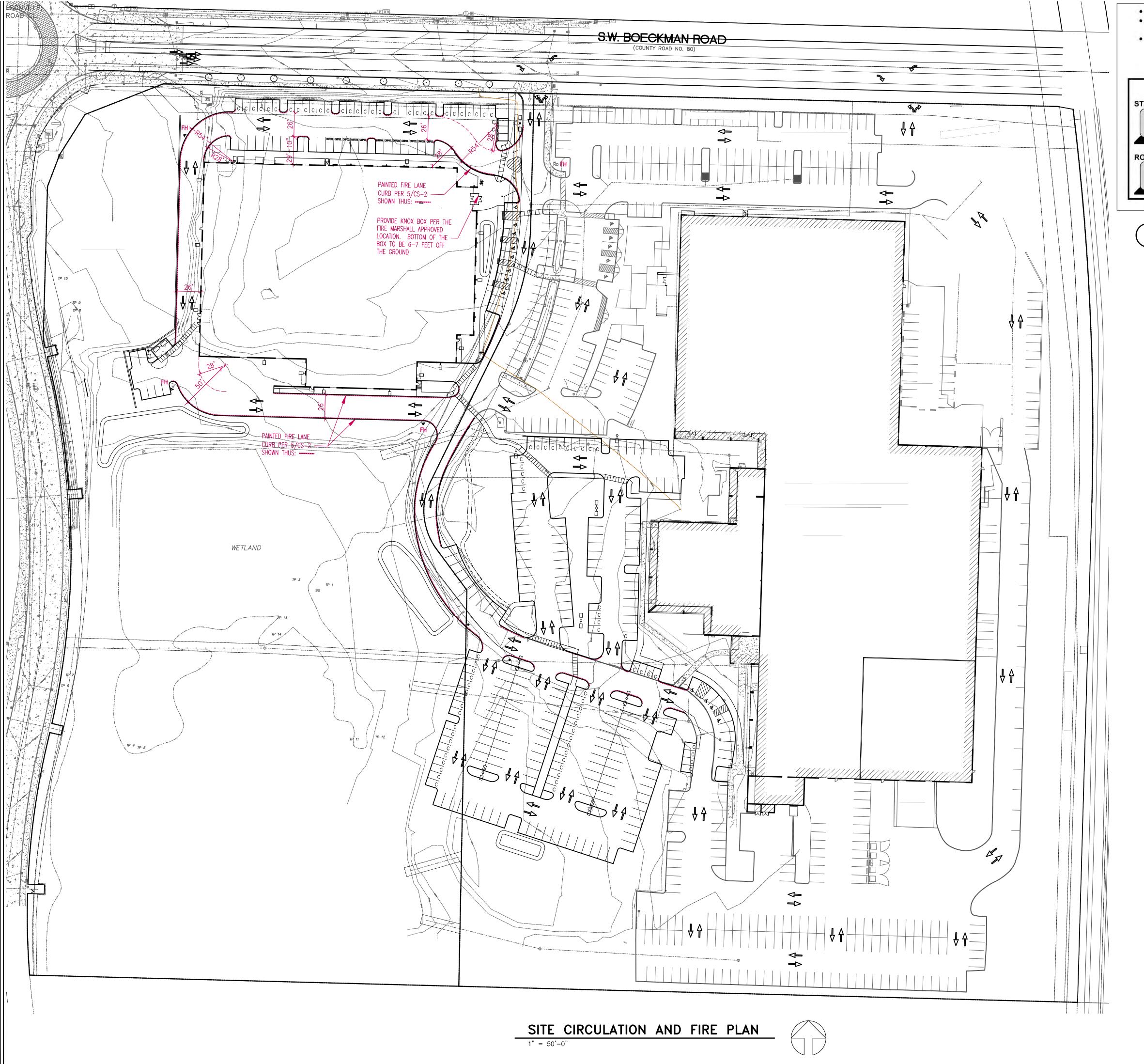
402 EXISTING W4 STALLS -11 DEMOLISHED W4 STALLS

13 NEW W4 STALLS

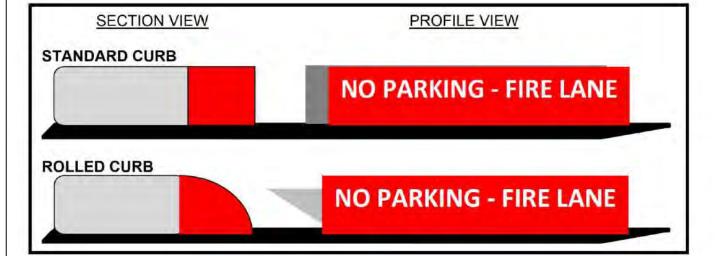
297 NEW W5 STALLS

701 TOTAL STALLS (525 S., 37 CARPOOL, 122 C, 17 ACCESSIBLE)

kman 9707 BUILD 99XX S Wilsony



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



PAINTED FIRE LANE CURB

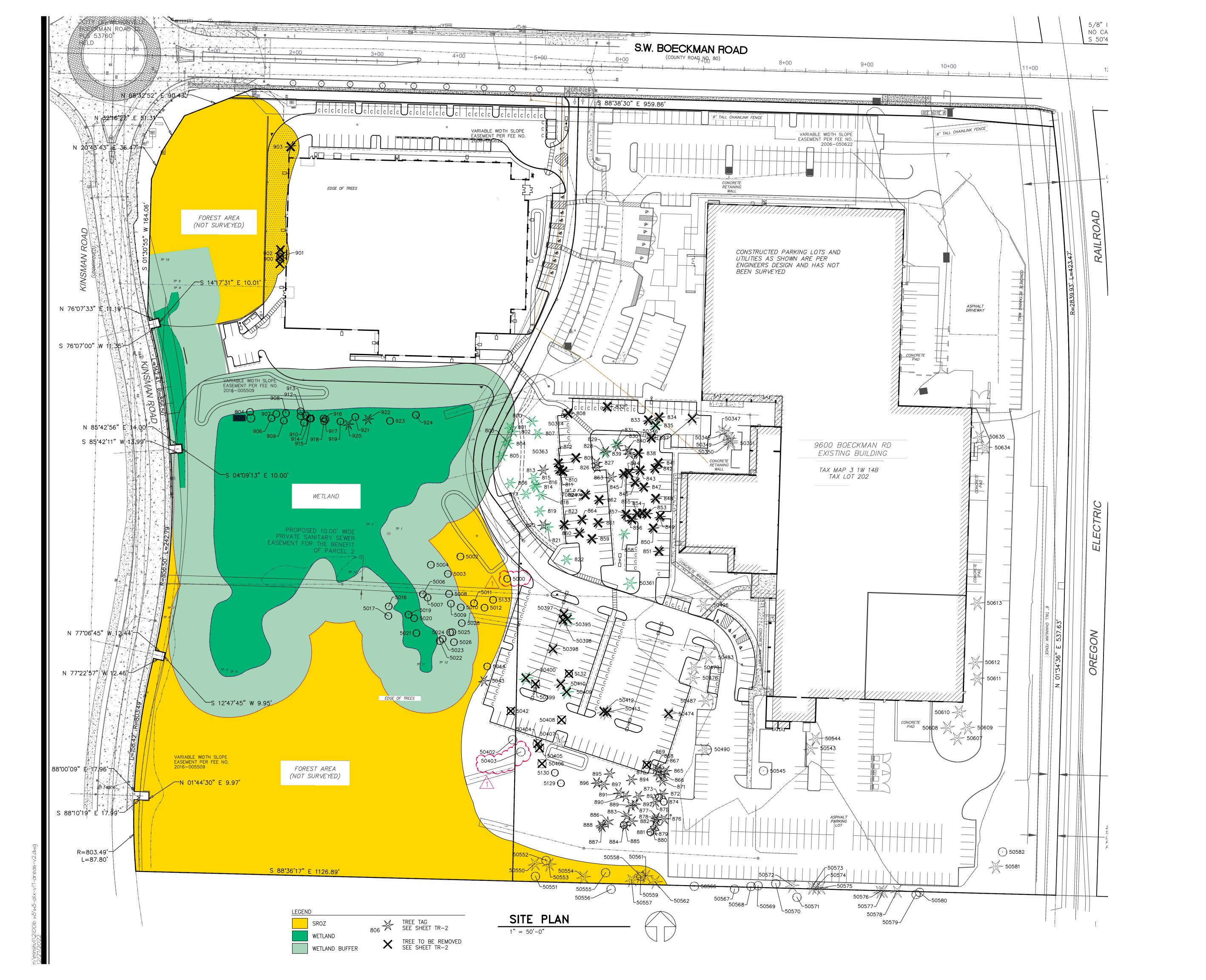
N.T.S.

1. FIRE APPARATUS ACCESS ROADS TO BE DESIGNED TO SUPPORT NOT LESS THAN 12,500 POUND POINT LOAD (WHEEL LOAD) AND 75,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT)

- 2. FIRE FLOW DEMAND = 1,500 GPM ((FROM 2004 OREGON FIRE CODE, APPENDIX B, TABLE B105.1 TYPE IIB WITH 75% REDUCTION)
- 3. FIRE HYDRANT FLOW TEST OR MODELING OF WATER AVAILABILITY AS A DEFERRED SUBMITTAL.
- 4. EMERGENCY RESPONDER RADIO COVERAGE TO BE MERRC (MOBILE EMERGENCY RESPONDER RADIO COVERAGE) PROVIDE DOCUMENTATION OF TVF&R PROVIDER PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

SITE CIRCULATION AND FIRE PLAN

CONTROL STATE ST



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

PLAN

CE MUELLER & ASSOCIATES

CHITE CTS A 1 A

ESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

						9600 E	Boeckman Rd Tree Assessment	
	Too N	Dia.	Snorie	Est Ht x Crown Width(ft)	Пости	Condition	Commonto	Retai
	Tag No.		Species Ponderosa	Width(ft)		Condition  Moderate & non- correctable defects	Comments  Partial lower crown due to crowding with a full upper crown. Co-dominant stems at 70'.  Average annual twig growth	A or
	800	17	Pine Ponderosa	100+ x 37		Moderate & non- correctable defects	Average annual twig growth.  Partial 1/3 very thin crown due to crowding. Below average annual twig growth. May improve with ears.	A
	801		Pine Ponderosa	60 x 30	Poor	Moderate & non-	Partial 3/4 crown due to crowding. Co-dominant stems at 50'. Average annual twig growth	В
	802	20	Pine Ponderosa	70 x 25	Fair DEAD		and moderate amount of large to medium deadwood in crown to remove.  Dead 15' tall stump/snag has bark sloughing off and several holes from woodpeckers. DEAD STUMP, REMOVE.	A
	803	12	Pine Ponderosa	15 x 0 50 x 12	Good	DEAD Few & minor or		
	805	15	Pine Ponderosa	50 x 15	Fair	Moderate & non-	Nearly full asymetric crown with average to above average annual twig growth.  Partial 1/2 grown due to growding and below average annual twig growth.	A
	806		Pine Ponderosa Pine	100+ x 42		Moderate & non-	Partial 1/2 crown due to crowding and below average annual twig growth.  Partial 1/3 crown due to crowding and average annual twig growth.	В
	807	32	Ponderosa	100+ x 42		Moderate & non-		A
×	808	30	Pine  Davides Fin	100+ x 46		Few & minor or	Partial 3/4 crown due to crowding and average annual twig growth.  Full crown with good annual twig growth.	A
×	809	27	Douglas Fir Douglas Fir	100+ x 46		Moderate & non-	Partial 2/3 crown due to crowding. Codominant stems at 30'. Large deadwood in lower crown should be removed if tree is retained. Below average annual twig growth.	
X	810	19	Douglas Fir	100+ x 35		Moderate & non-	Partial 1/4 crown due to crowding with below average annual twig growth.	
X	811	34	Douglas Fir	100+ x 40		Moderate & non-	Partial 1/2 crown due to crowding and below average annual twig growth.	
X	812	29		90 x 25	Poor	Major defects or problems	Very thin partial crown, top broken out at 90' with very poor annual twig growth.	
• •	813	22	Douglas Fir		Poor	Major defects or problems	Partial 1/2 crown due to crowding and below average annual twig growth. Top broken out at 80'.	В
	814	11	Douglas Fir	35 x15	Poor	Major defects or problems	Partial very thin 1/8 crown due to crowding. Top 12' to 15' dead with very poor annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION.	A
	815	24	Ponderosa Pine	100+ x 18	Fair	Moderate & non- correctable defects	Full narrow asymetric crown with broken out top. Below average annual twig growth.	A
	816	17	Ponderosa Pine	90 x 10	Poor	Major defects or problems	Very small, 5% to 8% live crown ratio, with below average annual twig growth.	A
	817	34	Ponderosa Pine	100+ x 25	Good	Moderate & non- correctable defects	Partial 1/4 crown due to crowding with good annual twig growth.	A
	818	25	Ponderosa Pine	100+ x 18	Good		Partial 7/8 asymetrical crown due to crowding with good annual twig growth.	A
	818 B	20	Douglas Fir	100+ x 30	Fair		Partial 1/3 crown due to crowding with average annual twig growth. Light amount of medium deadwood to remove if retaining.	В
	819	36	Ponderosa Pine	100+ x 30		Moderate & non-	Partial 2/3 crown due to crowding. Good annual twig growth.	A
	820	24	Douglas Fir	80 x 20	Fair		Subdominant tree with partial 1/3 crown due to crowding. Below average annual twig	A
	821		Ponderosa Pine	100+ x 25		Moderate & non-	Partial lower crown and full upper crown due to crowding. Good annual twig growth.	A
	822	36	Ponderosa Pine	100+ x 35		Few & minor or	Full asymetric crown with good annual twig growth. Nice specimen.	В
×	823	25		90 x 30	Very Poor	Major defects or	Very thin partial 1/2 crown due to crowding with very poor annual twig growth indicates declining health. May improve with care.	
٠	826	30	Douglas Fir	100+ x 40		Moderate & non-	Partial 2/3 asymetric crown due to crowding with below average annual twig growth. Large amount of medium to large deadwood in lower crown to be removed if retaining.	
	827	15	Douglas Fir	75 x 28	Fair	Moderate & non-	Subdominant tree with thin partial 1/3 crown due to crowding. Below average annual twig growth. Some medium to fine deadwood in lower crown.	
	828	36	Ponderosa Pine	100+ x 33	Good	Few & minor or correctable defects	Nearly full asymetric crown with average to above average annual twig growth. Large amount of medium to large deadwood in lower crown to remove if retaining.	
	829	17	Douglas Fir	90 x 30	Fair	Moderate & non- correctable defects	Subdominant tree with partial 2/3 crown due to crowding and below average annual twig growth. Some medium deadwood in lower crown to remove if retaining.	
	830	17	Douglas Fir	90 x 22	Fair	Moderate & non- correctable defects	Top broken out at 90' with partial 2/3 crown due to crowding. Below average annual twig growth.	
	831	36	Ponderosa Pine	100+ x 38	Fair		Below average annual twig growth. Some fine deadwood at branch tips indicates declining health which may improve with care.	
X	832	30	Douglas Fir	90 x 50	Excellent	Moderate & non- correctable defects	Top broken out at 90' with full symetrical crown and good annual twig growth. Some medium to large deadwood in lower crown to remove if retaining.	1
			-				Fungal fruiting bodies (conks) on trunk indicate presence of internal decay. Top splits into crooked top at 45'. Tree leans southwest at 15° to 20° with partial 2/3 crown due to crowding.	
X	833	30	Douglas Fir	80 x 30	Poor	problems	Below average annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION.	
X	834	30	Douglas Fir	75 x 38	Fair		Subdominant tree with top broken out. Partial 3/4 crown due to crowding with below average annual twig growth.	
X	835	41	Ponderosa Pine	100+ x 50	Good	correctable defects	Partial 2/3 lower crown due to crowding with full asymetric upper crown. Average annual twig growth with some medium to fine deadwood in crown to remove if retaining.	
X	837	33	Douglas Fir	100+ x 37	Good		Partial lower crown with full asymetric upper crown due to crowding. Average annual twig growth. Some large, medium and fine deadwood to remove if retaining.	
· ·	020	.,		55 05	Very	Major defects or	Fungal fruiting bodies (conks) on trunk indicate presence of internal decay. Partial 1/3 crown due to crowding. Below average annual twig growth and trunk has long swoop. POOR	
<b>^</b>	838	14	Douglas Fir		Poor	moderate & non-	SPECIMEN, MARGINAL FOR PRESERVATION.  Subdominant tree with top broken out. Thin partial 1/3 crown due to crowding with very poor	
	839	18	Douglas Fir		Poor	Moderate & non-	annual twig growth. POOR SPECIMEN, MARGINAL FOR RETENTION.	
<b>\</b>	840	23	Douglas Fir	100+ x 25		Moderate & non-	Thin partial lower and full upper crown with below average annual twig growth.	
X	841	18	Douglas Fir		Fair	Moderate & non-	Thin partial 1/3 crown due to crowding. Below average annual twig growth.  Partial 1/2 crown due to crowding and average annual twig growth. Large amount of medium	
<b>^</b>	842	24	Douglas Fir	100+ x 40		Moderate & non-	to large deadwood in lower crown to remove if retaining.  Nearly full asymetric crown with below average annual twig growth. Large amount of large	
<b>X</b>	843	30	Douglas Fir	100+ x 45		Major defects or	deadwood on west side of lower crown to remove if retaining.  Subdominant tree with top broken out at 60', thin crown and below average annual twig	
<b>X</b>	844	16	Douglas Fir		Poor	major defects or	growth.  Top broken out at 80' partial 3/4 grown due to growding. Balow gyarage appeal twig growth.	_
X	845	12		80 x 25	Poor	moderate & non-	Top broken out at 80', partial 3/4 crown due to crowding. Below average annual twig growth.  Partial 1/8 & 1/4 crown due to crowding. Below average annual twigh growth with some	В
×	846	21		100+ x 30		Moderate & non-	medium to large deadwood to remove if retaining.  Partial 1/2 crown due to crowding with below average annual twig growth. Some medium to	
<b>X</b>	847	20	Douglas Fir		Fair	Moderate & non-	fine deadwood in crown.  Partial 3/8 crown due to crowding with average annual twig growth. Some medium	
X	848	24	Douglas Fir	100+ x 40		Moderate & non-	deadwood on west side of lower crown to remove if retaining.  Partial 1/2 lower and full asymetric upper crown with average annual twig growth. Large	
<b>X</b>	849	30	Douglas Fir	100+ x 42		Moderate & non-	amount of large deadwood on northwest side of lower crown to remove if retaining.  Partial 1/2 lower and full asymetric upper crown with average annual twig growth. Large	
<b>X</b>	850	30	Douglas Fir	100+ x 40		Few & minor or	amount of large deadwood on north side of lower crown to remove if retaining.  Full crown with average annual twig growth. Two stems at 55'. Prune to improve structure if	
X	851 853		Douglas Fir Douglas Fir	100+ x 42	Good Poor	Correctable defects Major defects or problems	retaining.  Subdominant tree with thin partial 1/4 crown due to crowding. Below average annual twig growth. POOR SPECIMEN MARGINAL FOR PRESERVATION.	
X	853		Douglas Fir			Moderate & non-	Partial 1/3 crown due to crowding with below average annual twig growth.	
×	854		Douglas Fir  Douglas Fir	100+ x 16			Partial 1/8 & 1/8 lower crown with a nearly full upper crown. Below average annual twig	
X	856					Moderate & non-	Very thin partial 1/4 crown due to crowding with below average annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION.	
×	856	22		90 x 18	Poor	Moderate & non-		
~ *			Douglas Fir Ponderosa	100+ x 30		Moderate & non-	Partial 1/3 lower and full upper crown with well below average annual twig growth.  Partial 1/2 lower with full upper crown. Average annual twig growth with some deadwood in lower crown to be removed if retaining.	Ι.
×	858		Pine  Douglas Fir	100+ x 25		Moderate & non-	lower crown to be removed if retaining.  2 stems at 3' with a partial 3/4 crown due to crowding. Below average annual twig growth.  Some deadwood in lower grown to remove if retaining.	A
у У	859		Douglas Fir	100+ x 18		Moderate & non-	Some deadwood in lower crown to remove if retaining.  Partial 1/4 crown due to crowding with below average annual twig growth. Some medium to	
<b>X</b>	860		Douglas Fir	100+ x 18		Moderate & non-	fine deadwood to remove if retaining.	
Y	861		Douglas Fir	100+ x 32		Few & minor or	Thin partial 1/4 crown due to crowding with below average annual twig growth.	
^	862	27	Douglas Fir	100+ x 35		Moderate & non-	Full asymetric crown due to crowding with below average annual twig growth.	
Y	863	17	Douglas Fir	100+ x 30		Moderate & non-	Partial 1/3 lower and full upper crown. Below average annual twig growth.	В
<u> </u>	864	14		95 x 14	Fair	Moderate & non-	Partial 1/4 lower with full upper crown due to crowding. Below average annual twig growth.  Partial 1/3 crown due to crowding with average annual twig growth. Moderate amount of	
	865	22	Douglas Fir	100+ x 25		correctable defects  Moderate & non-	medium to fine deadwood to remove if retaining.  Partial 1/8 very narrow crown due to crowding with poor annual twig growth and a light	В
	1		Danalas Eis	100+ x 20	Poor		amount of deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION.	A
	866	11	Douglas Fir	100 + X 20		-	Partial 1/4 crown due to crowding with average annual twig growth. Some medium	$\vdash$

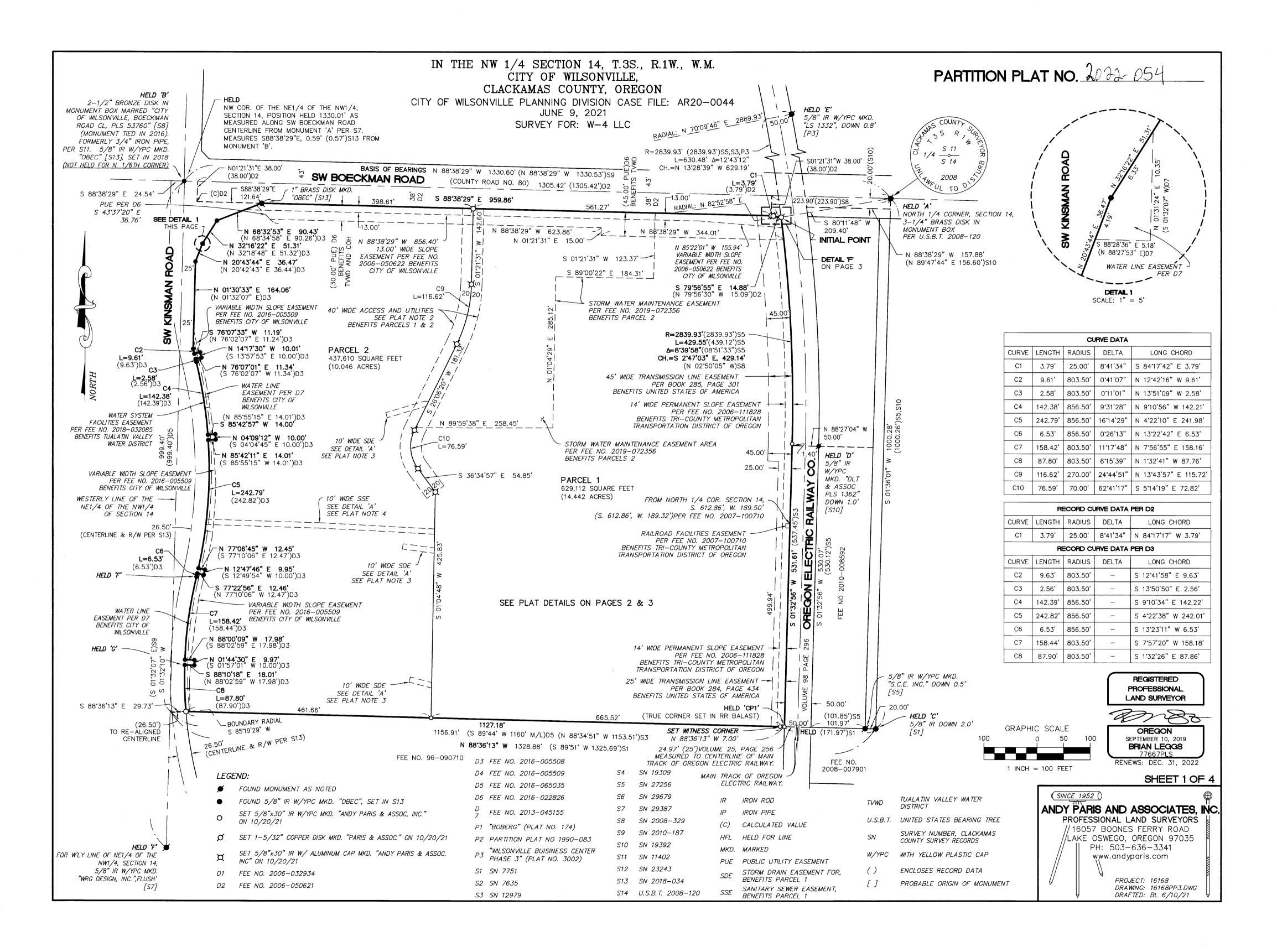
Tec	No.	Dia. Inches	Species	Est Ht x Crown Width(ft)	Health	Condition	Comments
868	110. 1			100+ x 45		Moderate & non-	Partial 1/3 lower and nearly full upper crown with average annual twig growth. Moderate amount of medium to large deadwood to remove if retaining.
869			Pacific Madrone		Good	Moderate & non-	Wound on south side at 3'. Asymetrical crown with good leaf size and annual twig growt Some structural issues could be improved with pruning.
870			Douglas Fir	100+ x 30		Moderate & non-	Partial 1/4 crown due to crowding with below average annual twig growth. Some mediu deadwood to remove if retaining.
871				100+ x 50		Moderate & non-	Partial 1/4 lower and full upper crown due to crowding. Average annual twig growth wtl large amount of medium to large deadwood to remove if retaining.
872					Fair	Moderate & non-	Subdominant tree with partial 1/4 crown due to crowding. Average annual twig growth amount of medium to fine deadwood in crown.
072				70 X 23	1 an	Moderate & non-	Partial 1/3 crown due to crowding with good annual twig growth and average leaf size. S fine deadwood in upper crown suggests some insect or health issue that should be furthe
873	_			85 x 30	Good		investigated if it is retained.  Partial 1/3 crown due to crowding with average annual twig growth and average leaf size
874	_	17	Oregon White Oak	85 x 30	Good		Some large deadwood to remove if retaining.  Partial 2/3 crown due to crowding with average annual twig growth. Light amount of me
875	$\dashv$	14	Douglas Fir	70 x 25	Fair		deadwood to remove if retaining.  Partial 1/2 lower and full upper crown due to crowding with average annual twig growth
876	$\dashv$	30	Douglas Fir	100+ x 50	Good		Some light deadwood in crown.  Partial 1/3 crown due to crowding with poor annual twig growth. Some medium deadwood was a standard twig growth.
877	$\dashv$	22	Douglas Fir	100+ x 37	Fair		remove if retaining.  Subdominant tree with partial 1/3 crown due to crowding. Below average annual twig gr
878	+				Fair	Major defects or	with some light deadwood in lower crown.  Partial 1/2 very thin crown due to crowding with poor annual twig growth. Some light
879	+				Poor	problems  Moderate & non-	deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION.  Partial 1/8 lower and 1/2 partial upper crown due to crowding. Average annual twig grow
880	+		Oregon	100+ x 28		Moderate & non-	with some medium deadwood to remove if retaining.  Partial 2/3 crown due to crowding with good annual twig growth and leaf size. 2 stems a
881	+	24	White Oak	85 x 43	Good		<ul><li>6.5. Crown is off center and heavy to south. Prune to balance and improve structure.</li><li>Partial 3/4 crown due to crowding with very poor annual twig growth and with a modera</li></ul>
882		13	Douglas Fir	50 x 25	Poor	Moderate & non- correctable defects	amountd of medium to fine deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION.
883		23		100 x 16	DYING	DYING Moderate & non-	Nearly dead. Top 40' is dead. Dying tree is a POTENTIAL HAZARD, DO NOT PRESE
884		23	Oregon White Oak	70 x 38	Fair	Moderate & non- correctable defects Major defects or	Partial 1/2 crown due to crowding with average leaf size and annual twig growth. 2 stem 6' and some medium deadwood to remove if retaining. Prune to improve structure.  Weak connection at base and partial 1/4 crown due to crowding. Poor annual twig growt
885		17	Douglas Fir	80 x 20	Poor	problems	some medium deadwood in crown. POOR SPECIMEN, DO NOT PRESERVE.  Thin partial 2/3 crown due to crowding with poor annual twig growth. Clearly declining
886		24	Douglas Fir	95 x 25	Poor	Major defects or problems	health with med to large deadwood in mid crown. POOR SPECIMEN, MARGINAL FO PRESERVATION.
887		17	Douglas Fir	85 x 25	Poor	HAZARD REMOVE	Partial 1/2 crown due to crowding with major wound and exposed internal decay on sout side from 0' to 6'. HAZARD REMOVE.
888		17	Douglas Fir	75 - 25	Poor	Major defects or problems	Thin partial 1/3 crown due to crowding with very poor annual twig growth. Some mediu large deadwood in lower crown. Serious decline in health and condition. POOR SPECIM MARGINAL FOR PRESERVATION.
000		1/	-vugias FIF	, o A 43	1 001	Major defects or	Thin partial 1/4 crown due to crowding with very poor annual twig growth. Moderate an of medium to fine deadwood throughout crown. Serious decline in health and condition.
889	+	17	Douglas Fir	80 x 25	Poor	problems	POOR SPECIMEN MARGINAL FOR PRESERVATION.  Small thin full crown due to crowding with poor annual twig growth. Large amount of l
890		21	Douglas Fir	100+ x 35	Poor	Major defects or problems	deadwood. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION.
891		21	Douglas Fir	100+ x 18	Poor	Major defects or problems	Small thin crown due to crowding with poor annual twig growth. Serious decline in heal and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION.
892		21	Douglas Fir	85 x 25	Poor	Major defects or problems  Major defects or	Thin partial 1/3 crown due to crowding. Poor annual twig growth. Serious decline in hea and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION.  Narrow thin nearly full crown with poor annual twig growth. Serious decline in health as
893		22	Douglas Fir	100+ x 25	Poor	problems	condition. POOR SPECIMEN MARGINAL FOR PRESERVATION.  Thin full crown with poor annual twig growth. Top is dying back and has fine deadwood.
894		24	Douglas Fir	100+ x 35	Poor	Major defects or problems	throughout crown, Serious decline in health and condition. POOR SPECIMEN MARGII FOR PRESERVATION.
895		22	Douglas Fir	100+ x 32	Fair		Partial 2/3 crown due to crowding with below average annual twig growth. Moderate an of medium to large deadwood to remove if retaining.
896		22	Douglas Fir	85 x 32	Fair		Partial 1/3 crown due to crowding with average annual twig growth. Top is split with a diside stem attached. Prune to remove deadwood and improve structure if retaining.
897	_	27	Douglas Fir	100+ x 35	Poor	Major defects or problems	Thin full crown with dead top. Dying and serious decline in condition. POOR SPECIME MARGINAL FOR PRESERVATION.
900	_	13	Douglas Fir Scouler	65 x 20	Fair Very	Moderate & non- correctable defects	Partial 1/3 crown due to crowding. Below average annual twig growth.  Open wound exposes internal decay at 1' to 3'. Dead top and bark is sloughing off from 5
901	+	6	Willow	23 x 12	Poor	DYING HAZARD Major defects or	top. DYING, HAZARD REMOVE.  Subdominant tree with partial 1/8 crown due to crowding. Below average annual twig
902	+	8	Douglas Fir	35 x 10	Fair	problems  Moderate & non-	growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION.
903		13	Douglas Fir		Fair	Moderate & non-	Partial 2/3 crown due to crowding with below average annual twig growth.  Nearly full narrow crown due to crowding. Top leans 15° to 25° to north. Average annual
904	+	14	Oregon Ash		Fair	Few & minor or	size and twig growth. May require inspection and pruning to improve structure if retaine
905	+	14	Oregon Ash		Good	Moderate & non-	Full upper and partial lower crown due to crowding. Good annual leaf size and twig gro 2 co-dominant stems at 30' with nearly full asymetric crown. Average annual leaf size ar
906		12	Oregon Ash		Good	Moderate & non-	twig growth. Some medium size deadwood to be removed if area beneath it is developed 2 co-dominant stems at 40' with partial, 2/3 crown due to crowding. Average annual leaf
907	+	10		75 x 18	Fair	Moderate & non-	Partial 2/3 crown due to crowding is off balance and heavy to north. Good annual leaf si
908		15			Good	Few & minor or	
909	+	11			Good	Few & minor or	Nearly full narrow crown due to crowding. Good annual leaf size and twig growth.
910		8	Oregon Ash		Good	Few & minor or	Nearly full narrow crown due to crowding. Good annual leaf size and twig growth.
911		8	Oregon Ash Oregon Ash		Good Fair	Moderate & non-	Nearly full narrow crown due to crowding. Good annual leaf size and twig growth.  Partial crown due to crowding with below average annual twig growth. Top broken out a and may need pruning to improve structure.
913		11	Oregon Ash		Poor	Major defects or problems	Top broken out at 20' with a small amount of sucker growth from trunk. TREE DESTROYED, DO NOT PRESERVE.
914		7	Oregon Ash		Poor	Major defects or problems	Top broken out at 28' with a small amount of sucker growth from trunk. TREE DESTROYED, DO NOT PRESERVE.
915		15	Oregon Ash		Fair	Few & minor or	Nearly full asymetric crown with average annual leaf size and twig growth. Some stubs ice storm broken branches.
916		11	Oregon Ash		Good	Moderate & non-	Partial crown due to crowding with good annual leaf size and twig growth. Off balance a heavy to north. Some stubs from ice storm broken branches.
917		14	Oregon Ash		Good	Moderate & non-	Partial crown due to crowding with good annual leaf size and twig growth. Off balance a heavy to north. Some stubs from ice storm broken branches.
918		5, 4	Common Hawthorne	30 x 20	Poor	Major defects or problems	Partial crown due to crowding. Off balance to west. INVASIVE SPECIES & POOR SPECIMEN, DO NOT PRESERVE.
5000		15	Oregon White Oak	60 x 45	Good	Few & minor or correctable defects	Full crown with good annual leaf size and twig growth. Some medium to fine deadwood remove.
5002	2	17	Douglas Fir Ponderosa	0 x 0	DEAD	DEAD Few & minor or	Broken off lower trunk. TAKEN DOWN & REMOVED.
5003	3	48	Pine	100+ x 40	Good Very		Full crown with good annual twig growth. Some medium deadwood to remove.  Partial very small crown due to crowding. Sapsucker damage has nearly girdled trunk. L
5011		9	Bird Cherry Oregon	50 x 15	Poor		amount of deadwood. VERY POOR SPECIMEN, DO NOT PRESERVE.
5012	2	13	White Oak Oregon	50 x 20	Fair		Partial asymetric crown with below average annual twig growth and leaf size.  2 stems at 30". Crown off balance to east with some medium and large deadwood to rem
5042	2   2	27, 18	White Oak Ponderosa	85 x 75	Good		Prune to balance and improve structure. Cable two stems together if retaining.  Full asymetric crown due to crowding with average annual twig growth. Some recently of
5043	3	48	Pine	100+ x 47	Good		branches and some large deadwood throughout crown to remove if retaining.  Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Some me
5044	1	14	Oregon Ash	90 x 37	Good		to fine deadwood throughout crown.  Full asymetric crown with chlorotic leaves, below average leaf size and annual twig grown.
5129	)	12	Oregon Ash	80 x 23	Fair		indicates current health problems. May improve with care.  Full asymetric crown with below average leaf size and annual twig growth. Tree has son
5130		14	Oregon	80 x 40	Fair	correctable defects	structural problems that can be improved with pruning.
5132		24	White Oak Oregon White Oak	0 X 0 8 x 0	DEAD DEAD	DEAD DEAD	15' stump lying on ground due to being toppled by winter ice storm.  Trunk broken off at 8', only stump remains. REMOVE STUMP.
2133			van		Very	Major defects or	Nearly full asymetric very thin crown with very poor annual twig growth. Tree in serious decline, likely due to saturated soil in wetland. Medium to fine deadwood throughout cro
ı	. 1	34	Douglas Fir	100+ x 45		problems	POOR SPECIMEN, MARGINAL FOR PRESERVATION.
6604			NO TREE	100 1 10	1001	NO TREE	No tree at this location

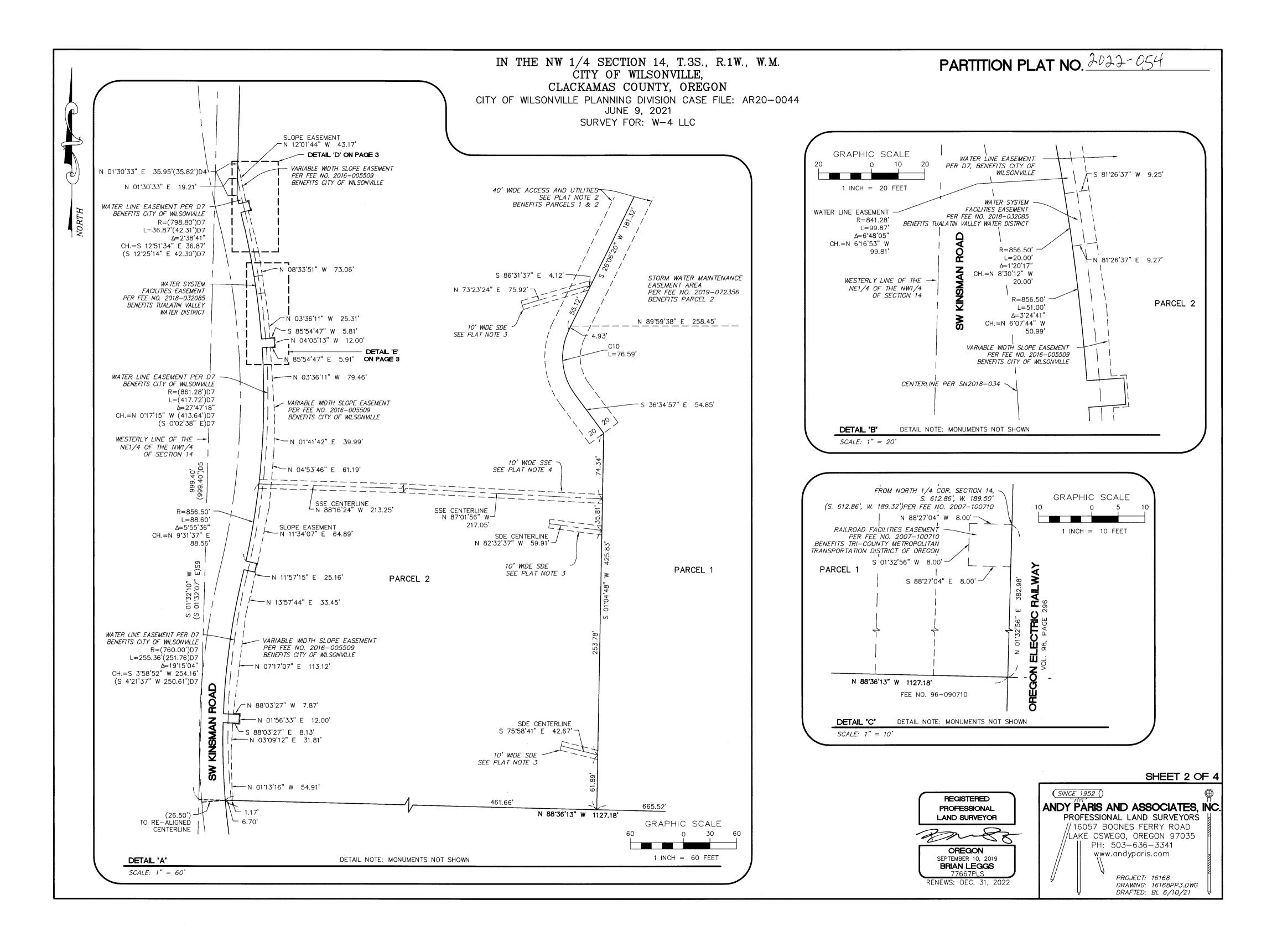
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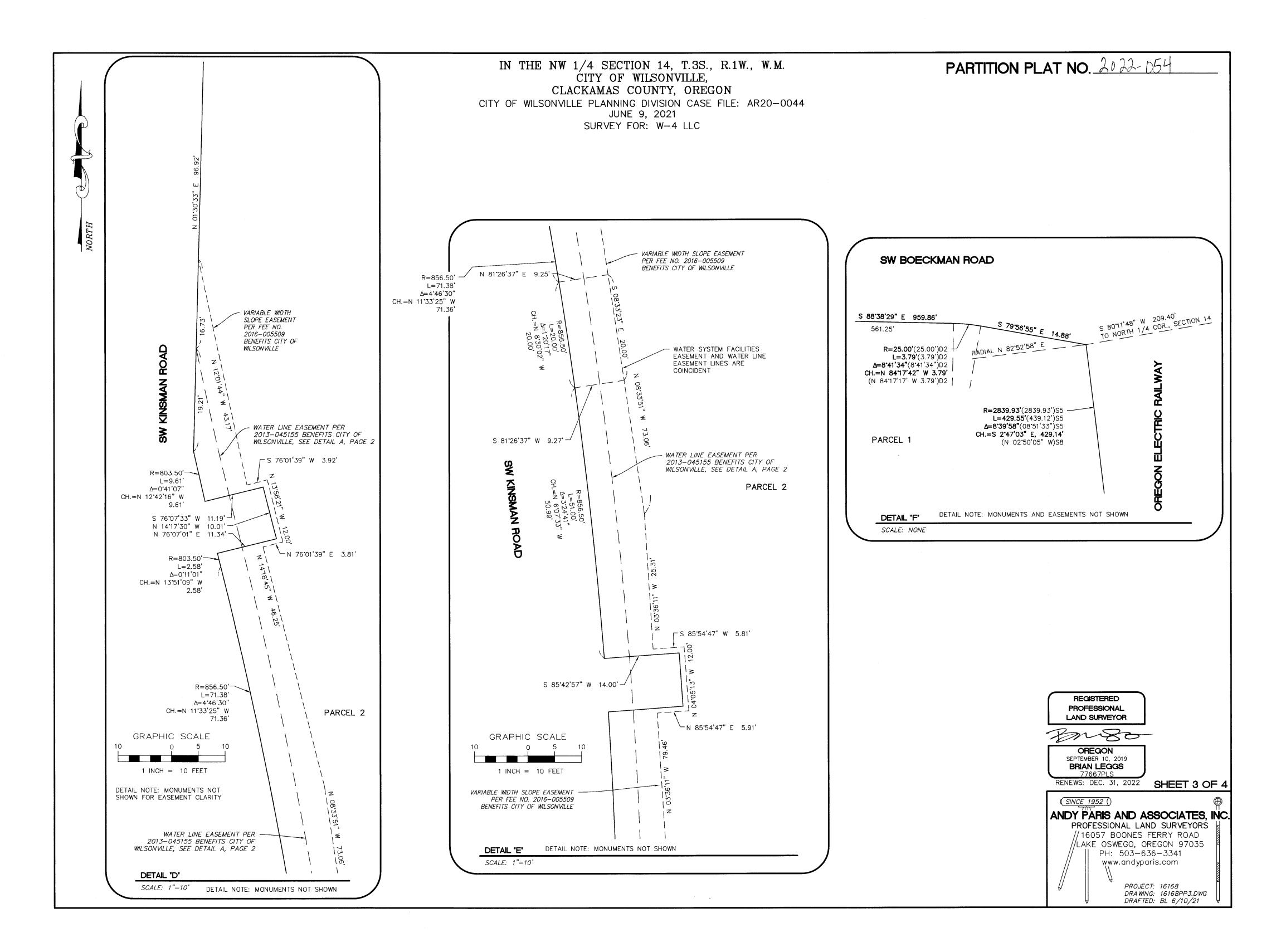
	Tag No.	Dia. Inches	Species	Est Ht x Crown Width(ft)	Health	Condition	Comments	Reta A or
	6587	17	Oregon Ash	80 x 25	Fair		Partial 2/3 crown due to crowding with average annual leaf size and twig growth. Some large to medium deadwood to remove if area beneath it is improved.	A
	6597	11	Oregon White Oak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

NG W5 W Boeckman Rd. ille, OR 97070 BUILDING 99XX SW Bo Wilsonville,

REPOR]







#### **DECLARATION**

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

MACMARTIN MEMBER, W-4, LLC

#### **ACKNOWLEDGEMENT**

STATE OF OREGON ) S

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS DAY OF PLCEM , 20 21, PERSONALLY APPEARED MAC MARTIN, MEMBER OF W-4 LLC, AND OREGON LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF W-4 LLC.

NOTARY SIGNATURE

Ke: th Adam-Perce Lake
NOTARY PUBLIC - OREGON

COMMISSION NO. | 0 004 |

MY COMMISSION EXPIRES March 15, 2025

#### **APPROVALS**

APPROVED THIS 18th DAY OF December, 2021

BY: CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS COUNTY BOARD

OF COMMISSIONERS DELEGATE PER COUNTY/CODE CHAPTER 11.02

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

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: DEPUTY Way Night

STATE OF OREGON COUNTY OF CLACKAMAS S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 27 DAY OF June ,2027

AT 11 O'CLOCK AM.

AS PARTITION PLAT NO. 2022-054

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Melissa Jay Coz

DOCUMENT NO. 2022-037527

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

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

#### **PURPOSE**

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

#### BASIS OF BEARINGS

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

#### NARRATIVE

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

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

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

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

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

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

#### PLAT NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF WILSONVILLE PLANNING DIVISION CASE FILE NO. AR20-0044.
- 2. A SHARED UTILITY AND ACCESS AGREEMENT FOR THE ACCESS & UTILITY EASEMENT BENEFITING PARCELS 1 AND 2 AS SHOWN HEREON HAS BEEN RECORDED IN DOCUMENT NO. 2022 037528 . CLACKAMAS COUNTY DEED RECORDS.
- 3. A SHARED UTILITY AND ACCESS AGREEMENT FOR THE STORM DRAIN EASEMENTS BENEFITING PARCEL 1 AS SHOWN HEREON HAS BEEN RECORDED IN DOCUMENT NO. 2022 037528 , CLACKAMAS COUNTY DEED RECORDS.
- 4. A SHARED UTILITY AND ACCESS AGREEMENT FOR THE SANITARY SEWER EASEMENT BENEFITING PARCEL 1 AS SHOWN HEREON HAS BEEN RECORDED IN DOCUMENT NO. 2012・03752☆ CLACKAMAS COUNTY DEED RECORDS
- 5. THIS PLAT MAY BE SUBJECT TO TERMS OF INTENT TO PRESERVE INTEREST AS RECORDED IN FEE NO. 2000-077005, CLACKAMAS COUNTY DEED RECORDS. AFFECTS THE NORTHERLY HALF OF PLAT. LOCATION NOT DETERMINED.

## PARTITION PLAT NO. 2022-054

#### SURVEYOR'S CERTIFICIATE

I, BRIAN LEGGS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON; THAT AT THE INITIAL POINT I SET A COPPER DISK MARKED "PARIS & ASSOC", WHERE THE SOUTH LINE OF SW BOECKMAN ROAD (VARIABLE WIDTH) INTERSECTS THE CURVE IN THE WESTERLY LINE OF THE OREGON ELECTRIC RAILWAY RAILROAD AS DESCRIBED IN VOLUME 96, PAGE 296, CLACKAMAS COUNTY DEED RECORDS, WHICH POINT BEARS S 80'11'48" W, 209.40 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, TO WHICH POINT ALSO A RADIAL BEARS N 82'52'58" E TO A POINT ON SAID CURVE OF RAILWAY RIGHT-OF-WAY (BEING NON-TANGENT TO SW BOECKMAN ROAD), SAID CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 2839.93 FEET, AND A LONG CHORD BEARING S 02'47'03" E, 429.14 FEET: THENCE ALONG SAID CURVE, 429.55 FEET SOUTHERLY THROUGH A CENTRAL ANGLE OF 8'39'58" TO A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ANDY PARIS & ASSOC. INC"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 01'32'56" W, 531.61 FEET TO THE NORTHEAST CORNER OF ADJOINING TRACT PER FEE NO. 96-090710; THENCE ALONG THE NORTH LINE OF SAID TRACT, AND LEAVING SAID RIGHT-OF-WAY LINE, N 88'36'13" W, A DISTANCE OF 1127.18 FEET TO A SET 5/8-IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ANDY PARIS & ASSOC. INC": ON THE EASTERLY LINE OF RE-ALIGNED SW KINSMAN ROAD AS DESCRIBED IN EXCEPTION DEED FEE NO. 2016-005508, BEING A POINT ON A CURVE, NON-TANGENT TO SAID NORTH LINE OF FEE NO. 96-090710, TO WHICH POINT A RADIAL BEARS S 85'19'29" W, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 01.32'41" W, 87.76 FEET; THENCE NORTHERLY ALONG SAID CURVE. 87.80 FEET THROUGH A CENTRAL ANGLE OF 6'15'39" TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 8810'18" E, 18.01 FEET TO A 5/8-INCH IRON ROD; THENCE N 01'44'30" E, 9.97 FEET TO A 5/8-INCH IRON ROD;

THENCE N 88'00'09" W, 17.98 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 07'56'55" E, 158.16 FEET; THENCE NORTHERLY ALONG SAID CURVE, 158.42 FEET THROUGH A CENTRAL ANGLE OF 11'17'48" TO A 5/8-INCH IRON ROD AT A POINT OF REVERSING CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 856.50 FEET, AND A LONG CHORD BEARING N 13'22'42" E, 6.53 FEET; THENCE NORTHERLY ALONG SAID CURVE, 6.53 FEET THROUGH A CENTRAL ANGLE OF 0'26'13" THENCE NORTHERLY ROOD;

THENCE S 77'22'56" E, 12.46 FEET TO A 5/8-INCH IRON ROD; THENCE N 12'47'46" E, 9.95 FEET TO A 5/8-INCH IRON ROD;

THENCE N 77'06'45" W, 12.45 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 856.50 FEET, AND A LONG CHORD BEARING N 04'22'10" E, 241.98 FEET; THENCE NORTHERLY ALONG SAID CURVE, 242.79 FEET THROUGH A CENTRAL ANGLE OF 16'14'29" TO A 5/8-INCH IRON ROD;

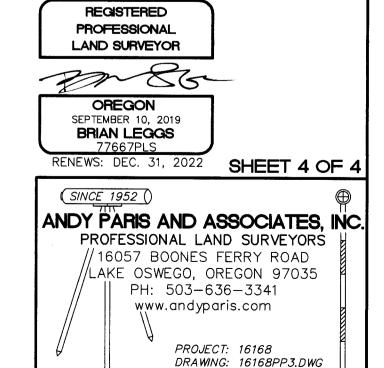
THENCE N 85'42'11" E, 14.01 FEET TO A 5/8-INCH IRON ROD; THENCE N 04'09'12" W, 10.00 FEET TO A 5/8-INCH IRON ROD;

THENCE S 85'42'57" W, 14.00 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 856.50 FEET, AND A LONG CHORD BEARING N 09'10'56" W, 142.21 FEET; THENCE NORTHERLY ALONG SAID CURVE, 142.38 FEET THROUGH A CENTRAL ANGLE OF 9'31'28" TO A 5/8-INCH IRON ROD AT A POINT OF REVERSING CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 13'51'09" W, 2.58 FEET; THENCE NORTHERLY ALONG SAID CURVE, 2.58 FEET THROUGH A CENTRAL ANGLE OF 0'11'11" TO A 5/8-INCH IRON ROD AND POINT OF NON-TANGENCY;

THENCE N 76'07'01" E, 11.34 FEET TO A 5/8-INCH IRON ROD;
THENCE N 14'17'30" W, 10.01 FEET TO A 5/8-INCH IRON ROD;
THENCE S 76'07'33" W, 11.19 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG
CHORD BEARING N 12'42'16" W, 9.61 FEET; THENCE NORTHERLY ALONG SAID CURVE, 9.61
FEET THROUGH A CENTRAL ANGLE OF 0'41'07" TO A 5/8-INCH IRON ROD;
THENCE N 1'30'33" E, 164.06 FEET TO A 5/8-INCH IRON ROD;
THENCE N 32'16'22" E, 51.31 FEET TO A 5/8-INCH IRON ROD;

THENCE N 68'32'53" E, 90.43 FEET TO A 1-INCH BRASS DISK ON THE SOUTHERLY LINE OF SW BOECKMAN ROAD AS DESCRIBED IN EXCEPTION DEED FEE NO. 2006-050621; THENCE ALONG SAID RIGHT-OF-WAY LINE, S 88'38'29" E, 959.86 FEET TO A SET COPPER DISK MARKED "PARIS & ASSOC" AT THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AND A LONG CHORD BEARING S 84'17'42" W, 3.79 FEET; THENCE EASTERLY ALONG SAID CURVE, 3.79 FEET THROUGH A CENTRAL ANGLE OF 8'41'34" TO A SET COPPER DISK MARKED "PARIS & ASSOC"; THENCE S 79'56'55" E, 14.88 FEET TO THE INITIAL POINT.

CONTAINING 24.489 ACRES, MORE OR LESS.



DRAFTED: BL 6/10/21

## PROJECT NOTES

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

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

Building Permit Submittal Phase 1: This submittal is limited to architectural, structural, and energy envelope work within the existing high roof area only. The existing Grace Chapel space

A tract of land situated in Section 14, Township 3 South, Range 1 West of the Williamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, more particularly described as

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

Allowable Floor Area: Unlimited per Section 507.3 (for sprinklered 1-story buildings of

S1.0 — General Notes and Special Inspections S2.1 — Foundation Plan — North S2.2 — Foundation Plan — South S2.3 — Roof Plan — North S2.4 - Roof Plan - South

> S4.2 — Details — Dock and Canopy S4.3 — Details — Entry Canopy

sheet

LANCE MUELLER

SEATTLE, WA

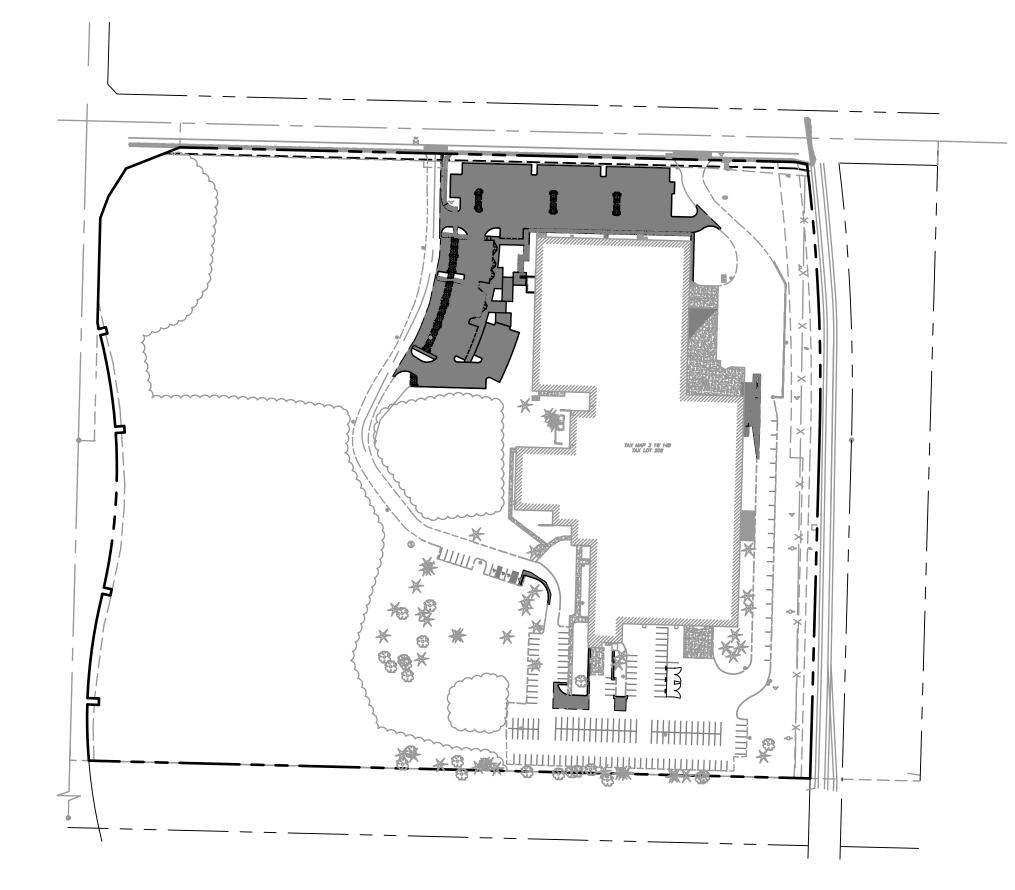
Renovation Soeckman Rd. e, OR 97070

DWFRI 9900 SW Wilsonv

facepun



# VICINITY MAP



# DWFRITZ RENOVATION

9600 SW BOECKMAN ROAD WILSONVILLE, OREGON 97070

## **LEGAL DESCRIPTION:**

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

W-4 LLC **OWNER/APPLICANT** 

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

AAI ENGINEERING, INC

**CIVIL ENGINEER** 

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

LANCE MUELLER & ASSOCIATES

**ARCHITECT** 

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

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER.

THOSE RULES ARE SET FORTH IN OAR

COPIES OF THE RULES BY CALLING THE

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

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

EMERGENCY TELEPHONE NUMBERS

M-F 7am-6pm 503-226-4211 Ext.4313

CITY BUREAU OF MAINTENANCE 503-823-1700

503-226-4211

503-464-7777

503-823-4874

1-800-483-1000

1-800-573-1311

(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION

952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN

CENTER IS (503)-232-1987).

NW NATURAL GAS

AFTER HOURS

QWEST

CITY WATER

VERIZON

**ABBREVIATIONS** 

BACK OF WALK CENTERLINE TURE ICY

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

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

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

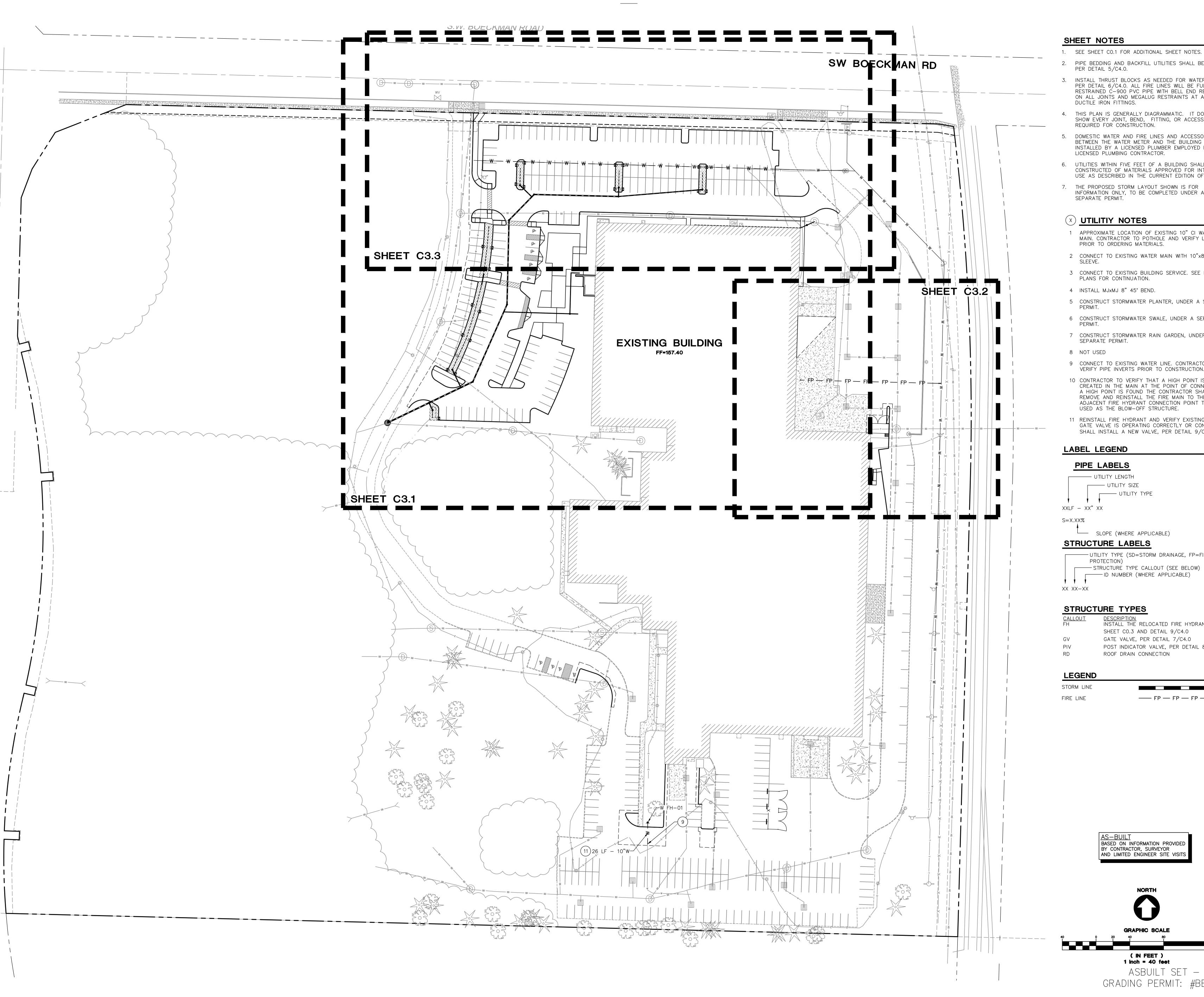


COVER SHEET

5/9/18 DRAWN: CHECKED: **REVISIONS:** 

THESE DRAWINGS ARE THE PROPERTY OF AAI ENGINEERING INC. AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF AAI ENGINEERING INC.

JOB NUMBER: A16143.11



2. PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE

3. INSTALL THRUST BLOCKS AS NEEDED FOR WATER LINES PER DETAIL 6/C4.0. ALL FIRE LINES WILL BE FULLY RESTRAINED C-900 PVC PIPE WITH BELL END RESTRAINTS ON ALL JOINTS AND MEGALUG RESTRAINTS AT ALL

4. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY

DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A

6. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.

7. THE PROPOSED STORM LAYOUT SHOWN IS FOR INFORMATION ONLY, TO BE COMPLETED UNDER A

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

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

EXPIRES: 6/30/2019

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

4 INSTALL MJxMJ 8" 45° BEND.

5 CONSTRUCT STORMWATER PLANTER, UNDER A SEPARATE

6 CONSTRUCT STORMWATER SWALE, UNDER A SEPARATE

7 CONSTRUCT STORMWATER RAIN GARDEN, UNDER A

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

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

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

----- UTILITY LENGTH UTILITY SIZE UTILITY TYPE

SLOPE (WHERE APPLICABLE)

## STRUCTURE LABELS

STRUCTURE TYPE CALLOUT (SEE BELOW) ID NUMBER (WHERE APPLICABLE)

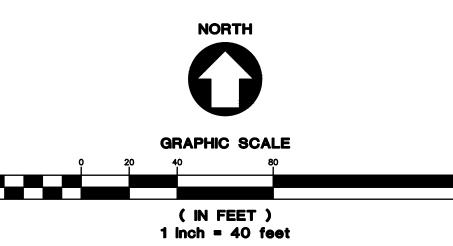
## STRUCTURE TYPES

<u>DESCRIPTION</u>
INSTALL THE RELOCATED FIRE HYDRANT, PER SHEET CO.3 AND DETAIL 9/C4.0 GATE VALVE, PER DETAIL 7/C4.0 POST INDICATOR VALVE, PER DETAIL 8/C4.0

—— FP — FP — FP —

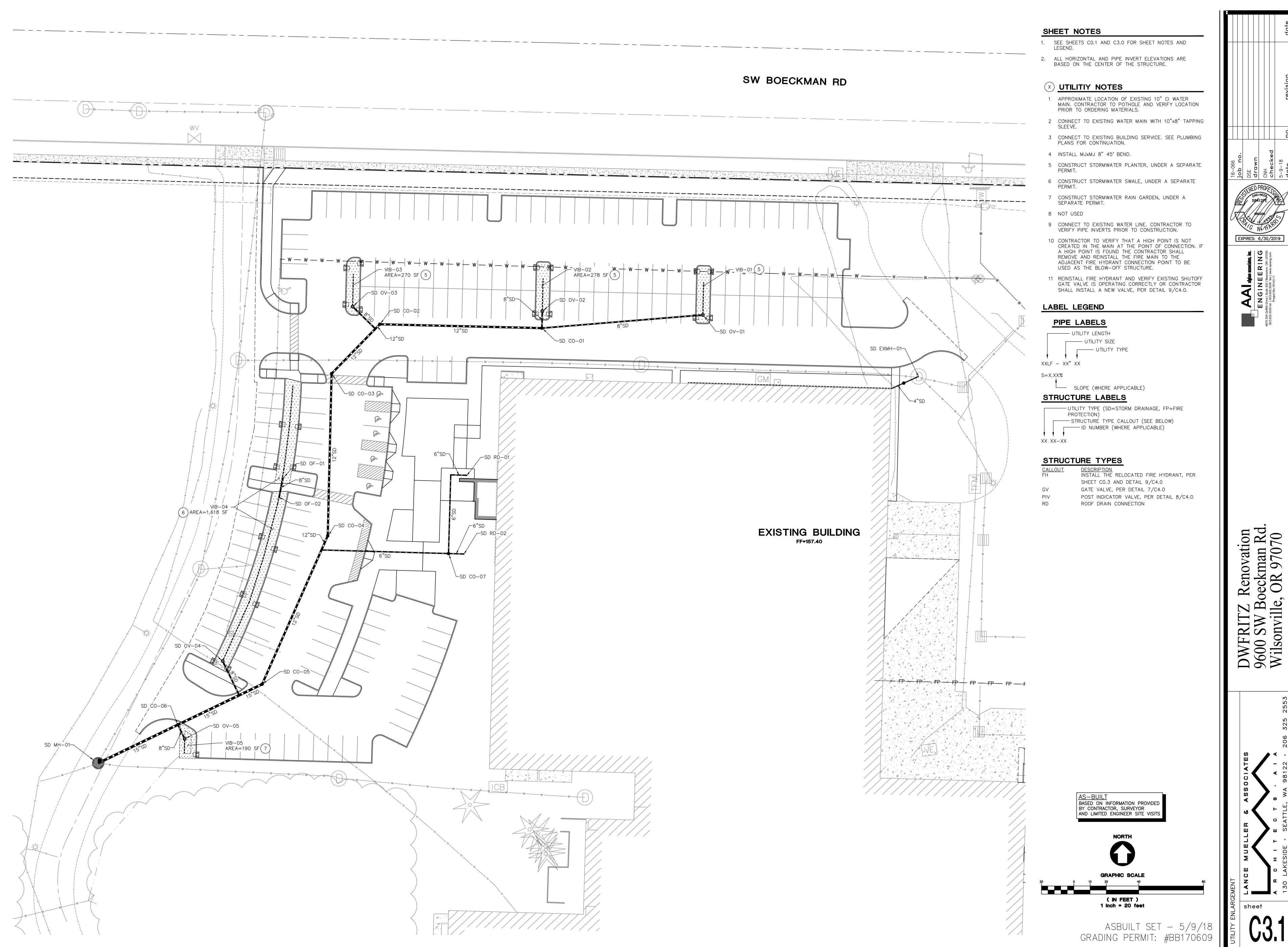
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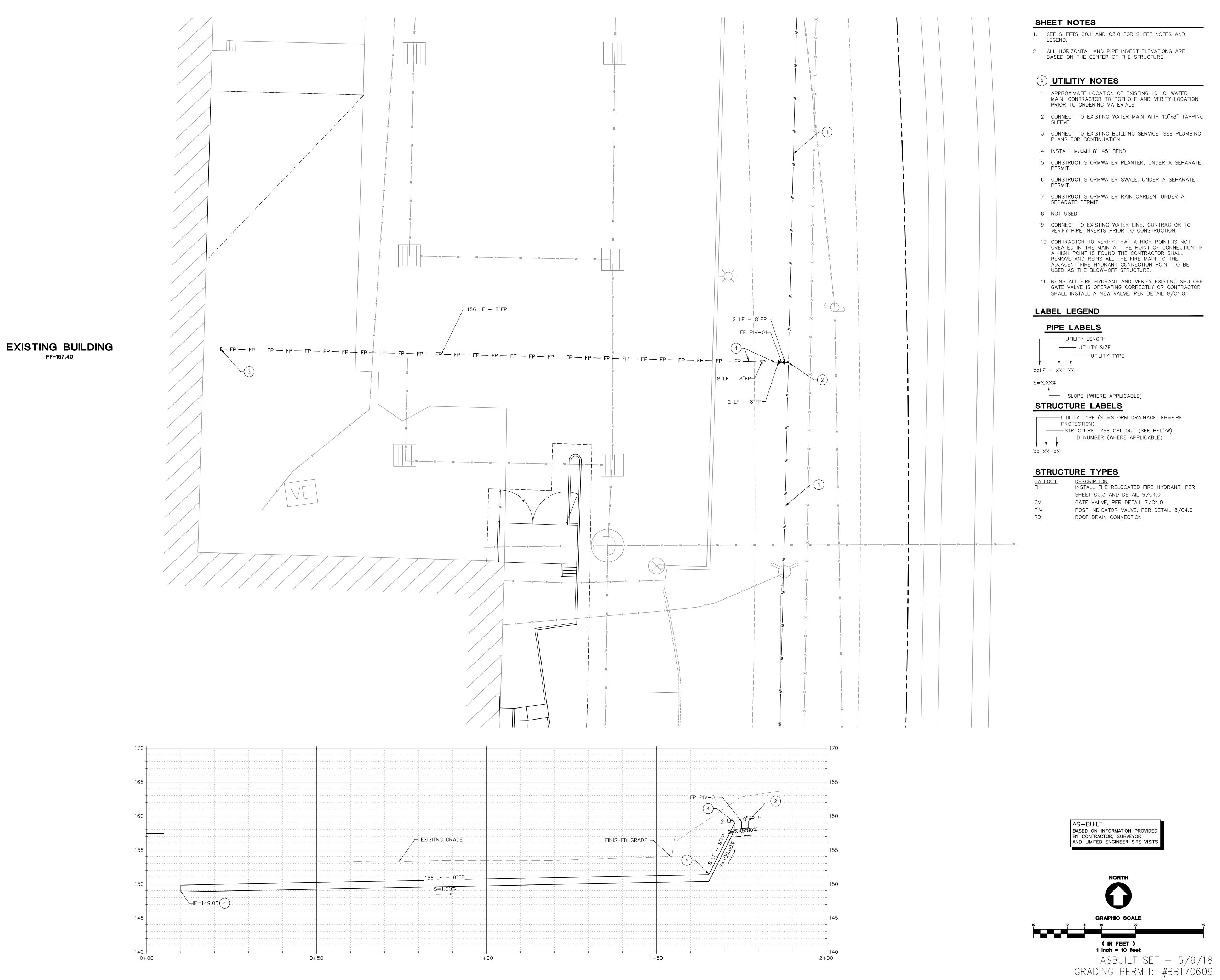
BASED ON INFORMATION PROVIDED
BY CONTRACTOR, SURVEYOR
AND LIMITED ENGINEER SITE VISITS



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

DWFRITZ 9600 SW Bo Wilsonville,





1. SEE SHEETS CO.1 AND C3.0 FOR SHEET NOTES AND

2. ALL HORIZONTAL AND PIPE INVERT ELEVATIONS ARE

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

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

3 CONNECT TO EXISTING BUILDING SERVICE. SEE PLUMBING

5 CONSTRUCT STORMWATER PLANTER, UNDER A SEPARATE

6 CONSTRUCT STORMWATER SWALE, UNDER A SEPARATE

7 CONSTRUCT STORMWATER RAIN GARDEN, UNDER A

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

GATE VALVE IS OPERATING CORRECTLY OR CONTRACTOR SHALL INSTALL A NEW VALVE, PER DETAIL 9/C4.0.

STRUCTURE TYPE CALLOUT (SEE BELOW)

EXPIRES: 6/30/2019