

Staff Report

То:	Planning Commission
Through:	Chris Kerr, Community Development Director $\mathcal{CK}_{\mathcal{K}}$
From:	Dan Handel, AICP, Planner
Meeting Date:	June 23, 2022 (Prepared June 16, 2022)
Item:	DR 22-07 & EXCP 22-03 "Do It Best Expansion" at 333 S. Woodland Ave
Tax Lot:	052W110000101

Issue before the Planning Commission

Action on a Type III land use application package, Design Review DR 22-07 and Exception to Street Right of Way and Improvement Requirements ("Street Exception") EXCP 22-03.

Executive Summary

The subject property is 333 S. Woodland Ave, a 28.02-acre property in the Light Industrial (IL) zoning district that is developed with a warehouse building and occupied by Do It Best Corp.

The proposal before the Planning Commission is to expand the building, adding approximately 167,200 square feet of warehouse/distribution space, 9,750 square feet of flammable storage space, and 10,000 square feet of office space. Additional site improvements include added parking and trailer storage spaces and landscaping, as well as realignment of the emergency access driveway on Newberg Hwy / OR 219. The applicant also included a Street Exception application to request to maintain existing street improvements along the Newberg Hwy / OR 219 and S. Woodland Ave frontages.



Aerial view of the subject property



Proposed site plan

Recommendation

Approval with conditions: Staff recommends that the Planning Commission consider the staff report and its attachments and approve the application with the conditions recommended by staff. The conditions are included as Attachment 101.

Actions

The Planning Commission may act on the land use application to:

- 1. Approve per staff recommendations,
- 2. Approve with modified conditions, or
- 3. Deny, based on WDO criteria or other City provisions.

If the Planning Commission were to act upon the recommendation, staff would prepare a final decision for approval with the conditions that staff recommends.

Attachment List

- 101. Recommended Conditions of Approval
- 101A. Public Works Conditions May 18, 2022
- 101B. City of Portland Tree Protection Rules
- 102. Analyses & Findings
- 103. Transportation System Plan Figure 2
- 104. Site Plans

Recommended Conditions of Approval

1. Substantial Conformance: The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with this application, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

2. Public Works: Follow the attached "Public Works Conditions May 18, 2022" (Attachment 101A).

3. Fence Permit: To demonstrate conformance with WDO 2.06.02 and 5.01.03, the applicant shall submit application for and obtain approval of a Fence Permit prior to building permit issuance.

4. Public Utility Easement: Pursuant to WDO 3.02.01 and Figure 3.01B, the applicant shall either provide documentation of an existing 10-foot wide public utility easement (PUE) along the frontage of Newberg Hwy, or grant a 10-foot wide PUE along this frontage. This is due prior to building permit issuance.

5. Emergency Access Driveway:

a. For the relocated emergency access driveway along Newberg Hwy, the paved width at the north property line shall be no wider than 20 feet, unless required to be wider by the Woodburn Fire District.

b. Prior to building permit final inspection, the applicant shall remove the existing emergency access driveway improvements within the right-of-way and construct restorative curb, sidewalk, and lawn landscaping. This is due prior to building permit final inspection.

6. Bicycle Parking: To meet WDO 3.05.03E, the applicant shall revise the site plan to illustrate and note at least three new bicycle parking stalls. This is due prior to building permit issuance.

7. Tree Preservation: The applicant shall make a reasonable effort to protect and preserve the three existing trees east of the proposed office expansion and north of the parking lot improvements (see the image on the following page), following the City of Portland Tree Protection Rules (Attachment 101B) throughout the entire construction process for the development. These trees may only be removed if the applicant provides an arborist report documenting why and how preservation is not physically possible. If it is determined that a tree cannot be preserved, the applicant shall pay a tree removal fee of \$185 per tree.



Condition 7: Site plan excerpt with existing trees to be preserved circled in green.

8. Newberg Hwy Tree Line: The applicant shall revise landscaping plans to fill in the approximately 120-foot long gap in the tree line along Newberg Highway in the northeast corner of the property, between the existing tree line and the eastern boundary of the paved trailer parking area (see image below). Tree planting within this gap shall match the tree species and spacing illustrated on Sheet L1.10. Revised plans are due prior to building permit issuance.



Condition 8: Continue the tree line roughly along the red line to the eastern boundary of the paved trailer parking area (approximated by the yellow line).

Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

- 1. Permits: Permits are applied for using the <u>Oregon ePermitting</u> online permit system. The City Building Division administers building and mechanical permits; Marion County Public Works administers plumbing and electrical permits.
- 2. Records: Staff recommends that the applicant retain a copy of the subject approval.
- 3. Fences, fencing, & free-standing walls: The approval excludes any new fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
- 4. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
- 5. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
- 6. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
- 7. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
- 8. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current Public Works construction specifications, Standard Drawings, Standard Details, and General Conditions.
- 9. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.

- 10. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a "Hot Tap" method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
- Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
- 12. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
- 13. SDCs: The developer pays System Development Charges prior to building permit issuance.



Public Works Comments Do It Best Corporation Expansion 333 S Woodland Avenue

May 18, 2022

A. CONDITIONS OF LAND USE APPROVAL:

- 1. The applicant, not the city, is responsible for obtaining required permits from any county, state, and/or federal agencies.
- 2. All work within the public rights-of-way or easements within city jurisdiction shall require plan approval and permit issuance from the Public Works Department. All public improvements construction work shall be performed in accordance with the plans stamped "approved" by the City, and comply with the City's Standard Specifications and Standard drawings.
- 3. System Development fees shall be paid prior to building permit issuance. The Water, Sewer, Storm and Parks SDC fees will be determined after the developer provides a complete Commercial/Industrial Development information sheet
- 4. Applicant to submit a final stormwater report indicating that the design complies with both City of Woodburn and Oregon Department of Transportation (ODOT) requirements. The westerly private storm system conveys drainage to ODOT's system located on State Highway 219. Report shall address the plan to maintain the same detention on the southeast detention pond, compensate for the proposed improvements.
- 5. Applicant to obtain approval from ODOT for proposed improvement along State Highway 219.
- 6. Applicant to obtain a plumbing permit from Marion County for the proposed modifications to the onsite private storm drainage system.
- 7. Applicant to comply with Planning Division and Woodburn Fire District requirements for emergency access.
- 8. Traffic impact analysis (TIA) shall comply with both City of Woodburn and ODOT requirements.
- 9. Fire protection requirements shall comply with the Woodburn Fire District standards and requirements.
- 10. For information, the applicant is not requesting additional sewer services, storm drainage connections, and water services (domestic, irrigation or fire protection).

The applicant shall protect the preserved trees pursuant similar to City of Portland Title <u>11.60.030</u>, specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist's discretion) and D. as modified below and shall do so between land use approval and issuance of certificate of occupancy (C of O):

C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:

- 1. Clear & Objective Path.
 - a. A root protection zone is established as follows:
 - (1) For trees on the development site a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter (see Figure 80-2)



(3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:

(a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and

(b) no new encroachment is closer than 1/2 the required radius distance (see Figure 60-1);



b. Protection fencing

(1) Protection fencing consisting of a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

(2) When a root protection zone extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of

Attachment 101B

equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

f. The fence shall be installed before any ground disturbing activities including clearing and grading, or construction starts; and shall remain in place until final inspection by Planning Division staff.

2. Arborist's Discretion. When the prescriptive path is not practicable, the applicant may propose alternative measures to modify the clear and objective root protection zone (RPZ), provided the following standards are met:

a. The alternative RPZ is prepared by an arborist who has visited the site and examined the specific tree's size, location, and extent of root cover, evaluated the tree's tolerance to construction impact based on its species and health, identified any past impacts that have occurred within the root zone, and forwarded a report through the developer to Planning Division staff;

b. The arborist has prepared a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection based on the findings from the site visit described above;

d. If the alternative methods require the arborist be on site during construction activity, the applicant shall submit a copy of the contract for those services prior to permit issuance and a final report from the arborist documenting the inspections and verifying the viability of the tree(s) prior to final inspection by the Planning Division;

e. If the alternative tree protection method involves alternative construction techniques, an explanation of the techniques and materials used shall be submitted;

f. The arborist shall sign the tree preservation and protection plan and include contact information.

D. Changes to tree protection. Changes to the tree protection measures during the course of the development may be approved as a revision to a permit provided that the change is not the result of an unauthorized encroachment into a root protection zone (RPZ), and the applicant demonstrates that the tree protection standards of this Section continue to be met. When an unauthorized encroachment has occurred, the City may pursue an enforcement action or other remedy.

Analyses & Findings

This attachment to the staff report analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

Symbol	Category	Indication
~	Requirement (or guideline) met	No action needed
×	Requirement (or guideline) not met	Correction needed
•	Requirement (or guideline) not applicable	No action needed
A	 Requirement (or guideline) met with condition of approval Other special circumstance benefitting from attention 	Modification or condition of approval required
•	Deviation from code: Street Exception	Request to modify, adjust, or vary from a requirement

Location

Address	333 S. Woodland Avenue
Tax Lot	052W110000101
Nearest intersection	Newberg Hwy / OR 219 and S. Woodland Ave

Land Use & Zoning

Comprehensive Plan Land Use Designation	Industrial
Zoning District	Light Industrial (IL)
Overlay Districts	Interchange Management Area (IMA) Overlay District
Existing Use	Warehouse and distribution facility

For context, the subject property and adjacent zoning are illustrated and tabulated on the following page:

113	3596 3578 3564 3540 3516	3468 3444 3420 3376 3376	33.28 32.90 32.48 32.48 32.48 32.48 32.26 32.26	3.4e 12
our CI	SIDE TY		333	300 HULL 400 SWODLAND AVO

Zoning map excerpt

Cardinal Direction	Adjacent Zoning
North	Single-Family Residential (RS)
East	Commercial General (CG) and IL
South	IL
West	IL

The subject property is Parcel 1 of Partition Plat 1990-065, recorded on October 15, 1990.

Section references throughout this staff report are to the <u>Woodburn Development Ordinance</u> (WDO).

Statutory Dates

The application was submitted on April 19, 2022 and deemed complete as of May 19, 2022, making the 120-day decision deadline September 16, 2022.

Applicable Provisions

1.04 Nonconforming Uses and Development

1.04.02 Change or Expansion of an Existing Use with Nonconforming Parking, Loading and/or Landscaping

Any additional parking, loading, landscaping, wall or refuse facility required by the WDO to accommodate a change in use, or expansion of an existing use shall be subject to the following:

B. For applications where the change or expansion increases the required area for parking, loading, or landscaping by less than 25 percent, the parking, loading, landscaping, buffer walls and refuse facilities required for the expansion shall conform to the standards of the WDO. The property owner is encouraged, but not required, to bring more of the site into conformity.

The proposal is an expansion of an existing use. Existing parking is noted to be 155 spaces. The submitted plans illustrate an addition of 33 spaces, bringing the total to 188 spaces provided. This represents a 21 percent increase in required parking therefore subsection B applies. The implications of subsection B are discussed later in the relevant analyses for parking, loading, landscaping, buffer walls, and refuse facilities.

The provisions are met.

- 2.04 Industrial Zones
 - A. The City of Woodburn is divided into the following industrial and public zones:

1. The Light Industrial (IL) zone, which is intended for industrial activities that include land-intensive activities;

B. Approval Types (Table 2.04A)

1. Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.

	Uses Allowed in Industrial Zones Table 2.04A					
	Use Zon					
Acc Sp	Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)			P/SP	SWIR	
С	Industrial					
5	Distribution and E-commerce including; wholesale trade, farm supplies and merchant wholesalers, packaging and labeling services.	Ρ	Ρ		Р	

The existing use proposed to be expanded is an industrial distribution and warehouse facility for Do It Best Corp. The use is permitted outright in the IL zone.

The requirement is met.

C. Development Standards (Tables 2.04B-E)

	Light Industrial (IL) - Site Development Standards Table 2.04B			
Lot Area, Minimum (s	quare feet)	No minimum		
Lot Width, Minimum	(feet)	No minimum		
Lot Depth, Minimum	(feet)	No minimum		
Street Frontage, Mini	mum (feet)	No minimum		
Front Setback and Setback Abutting a Street, Minimum (feet) 10 ¹				
Side or Rear	Abutting P/SP zone or a residential zone or use	30		
Setback, Minimum (feet)	Abutting a commercial or industrial zone	0 or 5 ²		
Setback to a private a	Setback to a private access easement, Minimum (feet) 5			
Lot Coverage, Maxim	um	Not specified ³		
Building Height,	Primary or accessory structure	70		
Maximum (feet)	Features not used for habitation	100		
1. Measured from t 2. A building may b	he Special Setback (Section 3.03.02), if any.	at least five feet.		

3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.

The proposal does not include modifications to lot area, width, depth, or street frontage.

The overall site plan, Sheet C1.10, illustrates and notes the proposed expansion conforming with minimum setback requirements. No private access easements exist, nor are any proposed. There is no maximum lot coverage standard for the IL zone.

Building height from grade to the roof peak of the highest point of the expansion is proposed to be 43 feet 4 inches, well under the maximum height allowed.

✓ The requirements are met.

2.05 Overlay Districts

2.05.02 Interchange Management Area Overlay District

B. Applicability

The provisions of this Section apply to all Type II – V land use applications that propose to allow development that will generate more than 20 peak hour vehicle trips (based on the latest Institute of Transportation Engineers Trip Generation Manual) on parcels identified in Table 2.05A. The provisions of this Section apply to all properties within the boundary of the IMA.

The site is within the IMA overlay district boundary, the proposal is a Type III Design Review, and the submitted trip generation memo notes 22 peak hour trips associated with the

expansion, however the subject property is not a property identified in Table 2.05A therefore the provisions do not apply.

The provisions are not applicable.

2.06 Accessory Structures

The narrative notes that changes are proposed to on-site fencing. Because fences are reviewed separately through the Fence Permit process, staff adds *Condition of Approval 3* to have the applicant submit application for and obtain Fence Permit approval prior to building permit issuance.

A The provisions are met with *Condition 3*.

2.07 Special Uses

None apply.

2.08 Specific Conditional Uses

None apply.

3.01 Streets

3.01.01 Applicability

- A. Right-of-way standards apply to all public streets.
- B. Improvement standards apply to all public and private streets, sidewalks and bikeways.
- C. Functional standards are identified in the Woodburn TSP.

D. This applies to all development, and is not limited to partitions, subdivisions, multi-family, commercial or industrial construction, or establishment of a manufactured dwelling or recreational vehicle park. Construction of a single-family dwelling or placement of a manufactured dwelling does not, for the purposes of this Section, constitute development, however, in no case can this type of development occur without minimal access as determined by the Director.

The proposal is an expansion to an existing building, which is "development" per subsection D, therefore right-of-way (ROW) and improvement standards apply.

3.01.02 General Provisions

A. No development shall be approved, or access permit issued, unless the internal streets, boundary streets and connecting streets are constructed to at least the minimum standards set forth in this Section, or are required to be so constructed as a condition of approval.

D. The standards of this Section may be modified, subject to approval of an Exception to Street Rightof-Way and Improvement Requirements.

3.01.03 Improvements Required for Development

A. With development, the Internal, Boundary, and Connecting streets shall be constructed to at least the minimum standards set forth below.

C. Boundary Streets

The minimum improvements for a Boundary Street shall be:

1. One paved 11-foot travel lane in each direction;

2. On-street parking on the side of the street abutting the development, if on-street parking is indicated in the TSP;

- 3. Curb on the side of the street abutting the development;
- 4. Drainage facilities on the side of the street abutting the development;
- 5. Street trees on the side of the street abutting the development; and

6. A sidewalk on the side of the street abutting the development.



Figure 3.01A – Internal, Boundary, and Connecting Streets

3.01.04 Street Cross-Sections

A. These standards are based on the functional classification of each street as shown in the Woodburn TSP. The street right-of-way and improvement standards minimize the amount of pavement and right-of-way required for each street classification, consistent with the operational needs of each facility, including requirements for pedestrians, bicycles, and public facilities.

B. All public streets under the jurisdiction of the City of Woodburn shall comply with the cross-sections depicted in this Section.



Figure 3.01B – Major Arterial



Figure 3.01E – Access Street / Commercial Street

The subject property has frontage along Newberg Highway (OR 219) and S. Woodland Avenue, both of which are public streets. Figure 2 of the Transportation System Plan illustrates that Newberg Hwy is a Major Arterial street and S. Woodland Ave is an Access street. The associated WDO cross-sections are Figures 3.01B and 3.01E, respectively.

There is 110 feet of right-of-way (ROW) along the Newberg Hwy frontage, exceeding the minimum required. There is 90 feet of ROW along the S. Woodland Ave frontage, exceeding the minimum required. Existing conditions for all frontages meet the minimum boundary street improvement requirements outlined in 3.01.03.

Improvements along the Newberg Hwy frontage do not include a landscape strip between curb and sidewalk, which does not conform with Figure 3.01B. Likewise, improvements along the S. Woodland Ave frontage do not include the landscape strip between curb and sidewalk, which does not conform with Figure 3.01E. The applicant applied for an Exception to Street Right-of-Way and Improvement Requirements ("Street Exception") with a request to maintain the existing improvements. Staff addresses this request later under the analysis for 5.03.03.

The provisions are met with approval of the Street Exception request.

3.02 Utilities & Easements

3.02.01 Public Utility Easements

A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.

B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.

C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.

There is a 12-inch public water line along the east, south, and west property boundaries. A 16-foot public utility easement was granted in association with this utility line in 1992 (Reel 962 Page 484).

The City Engineer indicated there may be an existing PUE along the frontage of Newberg Hwy, granted to the state as part of the I-5 interchange project. Staff adds *Condition of Approval 4* to either provide documentation demonstrating that this easement exists, or grant a 10-foot PUE along the Newberg Hwy frontage.

Existing ROW width along S. Woodland Ave is 90 feet, 24 feet wider than the Access Street crosssection calls for. The City Engineer therefore did not identify the need for the standard 5-foot PUE along this frontage.

▲ The provisions are met with *Condition 4*.

3.02.03 Street Lighting

A. Public Streets

Public streets abutting a development shall be illuminated with street lights installed to the standards of the City and the electric utility.

The City Engineer did not identify any additional street lights required along the subject property frontages.

The provision is met.

3.02.04 Underground Utilities

All permanent utility service to and within a development shall be underground, except where overhead high-voltage (35,000 volts or more) electric facilities exist.

Site plans illustrate all utility services on-site will be underground.

The provision is met.

3.03 Setbacks and Open Space

As analyzed for 2.04, the development complies with setback requirements and does not encroach into vision clearance areas.

✓ The provisions are met.

3.04 Vehicular Access

3.04.01 Applicability and Permit

A. Street Access

Every lot shall have:

1. Direct access to an abutting public street, or

2. Access to a public street by means of an access easement and maintenance agreement to the satisfaction of the Director, and revocable only with the concurrence of the Director.

3.04.03 Driveway Guidelines and Standards

A. Number of Driveways

3. For nonresidential uses, the number of driveways should be minimized based on overall site design, including consideration of:

a. The function classification of abutting streets;

b. The on-site access pattern, including parking and circulation, joint access, turnarounds and building orientation;

c. The access needs of the use in terms of volume, intensity and duration characteristics of trip generation.

4. Unused driveways shall be closed.

C. Interconnected Parking Facilities

1. All uses on a lot shall have common or interconnected off-street parking and circulation facilities.

Access Requirements Table 3.04A				
		1 to 4 Dwellings, Living Units or Individual Lots	5 or More Dwelling or Living Units, School, or House of Worship ⁶	Commercial or Industrial Use
Flag Lot Access Width (feet) (See Figure 3.04A)		20 minimum	24 minimum	30 minimum
	1-way	n/a	12 minimum 20 maximum	12 minimum 20 maximum
Paved Width of Driveway (feet) ^{3,4}	2-way	20 minimum 30 maximum	24 minimum 30 maximum (Add 8' if a turn lane is provided)	24 minimum 36 maximum (Add 8' if a turn lane is provided)
	Manufactured Dwelling Park	10 minimum	n/a	n/a
Curb Flare Radiu	us (feet)	15 minimum	25 minimum	30 minimum
Throat	Major Arterial, Minor Arterial, Service Collector	n/a	50 minimum	50 minimum

Length (feet) 5	Access or Local Street	n/a	20 minimum	20 minimum
Corner Clearance	Access or Local Street	30 minimum	30 minimum	30 minimum
	Service Collector	50 minimum	50 minimum	50 minimum
Guldennes (See Figure	Minor Arterial	245 minimum	245 minimum	245 minimum
3.04B)	Major Arterial	300 minimum	300 minimum	300 minimum
Driveway	Driveway on the same parcel	22 minimum	50 minimum	50 minimum
Separation Guidelines	Access or Local Street	none	none	none
(feet)	Service Collector	50 minimum	50 minimum	50 minimum
(See Figure 3.04B)	Minor Arterial	245 minimum	245 minimum	245 minimum
	Major arterial	300 minimum	300 minimum	300 minimum
	Access to a Major or Minor Arterial	Required	Required	Required
Turnarounds (See Figure 3.04C)	Access to any other street	Required if the driveway length to the lot located furthest from the street exceeds 150 feet	Requirements per the Woodburn Fire District	Requirements per the Woodburn Fire District
1. The separation should be maximized.				

2. Driveways on abutting lots need not be separated from each other, and may be combined into a single shared driveway.

3. Driveways over 40 feet long and serving one dwelling unit may have a paved surface 12 feet wide.

- 4. Notwithstanding the widths listed in this table, the minimum clearance around a fire hydrant shall be provided (See Figure 3.04D).
- 5. Throat length is measured from the closest off-street parking or loading space to the right-of-way. A throat applies only at entrances (See Figure 3.05B).
- 6. Maximum of 4 individual lots can be served from single shared driveway (See Figure 3.01D).

The subject property has frontage along two public streets, Newberg Hwy (OR 219) and S. Woodland Ave. There are two 30-foot wide driveways along S. Woodland Ave, for which no changes are proposed. An emergency access only driveway exists along Newberg Hwy, which the applicant proposes to relocate to the west as part of the expansion project. Staff adds *Condition of Approval 5a* to limit the width of the relocated emergency access driveway to be no more than 20 feet wide, and *Condition of Approval 5b* to have the applicant remove the portion of existing emergency access driveway improvements within Newberg Hwy right-of-way and construct restorative curb, sidewalk, and lawn landscaping.

A The provisions are met with *Condition 5*.

3.04.04 Improvement Standards

The portion of a driveway on private property shall be paved with:

- A. Portland cement concrete to a minimum depth of six inches, or
- B. Asphalt concrete to a minimum depth of two inches, or
- C. Brick or pavers with a minimum depth of two and one-fourth inches.

The site plan illustrates all driveways on private property paved to meet this standard.

The provision is met.

3.04.05 Traffic Impact Analysis

A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.

B. A TIA shall evaluate the traffic impacts projected of a development proposal and the estimated effectiveness of potential traffic impact mitigation measures.

C. The methodology for a TIA shall be consistent with City standards.

The proposal is an expansion of an industrial facility. The applicant provided a trip generation memo indicating the proposal would not cross either the peak hour trips nor the daily trips thresholds therefore a full traffic impact analysis is not required.

The provisions are met.

3.05 Off-Street Parking and Loading

3.05.01 Applicability

The provisions of this Section shall apply to the following types of development:

B. Any additional parking or loading required to accommodate a change in use, or expansion of an existing use, shall conform to all parking, loading and landscaping standards of the WDO.

3.05.02 General Provisions

3.05.03 Off-Street Parking

Off-Street Parking Ratio Standards Table 3.05A				
Use ^{1, 2}	Parking Ratio - spaces per activity unit or square feet of gross floor area			
55. Warehousing	 Greater of: a. 1/ 5000 square feet (0 to 49,999 square feet) b. 10 plus 1/ 10,000 square feet over 50,000 (50,000 to 99,999 square feet) c. 15 plus 1/ 15,000 square feet over 100,000 (100,000 square feet or more) or 1/ employee 			

Pirector may authorize parking for any use not specifically listed in this table. The applicant shall submit an analysis that identifies the parking needs, and a description of how the proposed use is similar to other uses permitted in the zone. The Director may require additional information, as needed, to document the parking needs of the proposed use.

2. There is no required parking ratio for non-residential uses and residential units above first floor commercial uses in the DDC zone (See Section 3.07.07.C.12).

Accessible Parking Ratio Standards Table 3.05B				
Total Spaces ^{2,3}	Minimum Total Accessible Spaces ¹	Minimum Van Accessible Spaces	Minimum "Wheelchair User Only" Spaces	
151 to 200	6		1	
1 "Van Accessible Snaces" and "Wheelchair User Only" are included in "Total Accessible Snaces"				

Van Accessible Spaces" and "Wheelchair User Only" are included in "Total Accessible Spaces.'

- 2. Facilities providing outpatient services require ten percent of the total number of parking spaces to be accessible spaces.
- 3. Facilities that specialize in treatment or services for persons with mobility impairments require 20 percent of the total number of parking spaces to be accessible spaces.

Parking Space and Drive Aisle Dimensions Table 3.05C							
Parking Angle	Type of Space	Stall Curb Width Length (feet) (feet)	Stripe Length	Stall to Curb	Drive Aisle Width (feet)		
			(feet)	(feet)	(feet)	1-way	2-way
Α		В	С	D	E	F	G
	Standard or Accessible	9.0	9.0	19.0	19.0	24.0	
90°	Compact	7.5	7.5	15.0	15.0	22.0	24.0
	Car Accessible Aisle	6.0	6.0	19.0	19.0	24.0	24.0
	Van Accessible Aisle	8.0	8.0	19.0	19.0	24.0	

Parking Space and Drive Aisle Dimensions Table 3.05C							
Parking	Type of Space	Stall (Width Le	Curb Length	Stripe Length	Stall to Curb	Drive Aisle Width (feet)	
Angle		(feet)	(feet)	(feet)	(feet)	1-way	2-way
А		В	С	D	E	F	G
 A park clear v Space Curb c prope The ac adjace 	king space may occupy up width of a walkway must width is measured from or wheel stops shall be up rties or rights-of-way. ccess aisle must be locate ent parking spaces may s	o to two fee be maintai the midpoin tilized to pro ed on the pa hare a comr	t of a lands ned. nt of the do event vehicl issenger sid non access	caped area uble stripe. es from enc e of the par aisle.	or walkway roaching o king space,	y. At least n abutting except th	four feet

^{5.} Where the angle of parking stalls differ across a drive aisle, the greater drive aisle width shall be provided.

The proposal is an expansion to an existing industrial warehouse facility. As noted in the analysis for 1.04.02, required upgrades to parking facilities are limited to those associated with the expansion.

The existing facility is 364,900 SF, and the proposed expansion is 186,950 SF, therefore the resulting total building footprint area is 551,850 SF. Using the parking ratio outlined in row 55 of Table 3.05A, the minimum parking requirement is either 45 spaces (based on square footage) or 1/employee, whichever is greater. Existing parking is noted to be 155 spaces. The submitted plans illustrate an addition of 33 spaces, bringing the total to 188 spaces provided. The applicant's narrative notes that the total parking provided is in line with anticipated employment for the facility. There are six accessible spaces illustrated, one of which will be a "Wheelchair User Only" space.

Site plans demonstrate the proposal will conform with 3.05.02 and 3.05.03, except for the bicycle parking requirement in 3.05.03E. An increase of 33 vehicle parking spaces equates to a minimum of 3 additional bicycle parking stalls required. Staff adds *Condition of Approval 6* to revise the site plan to illustrate and note these bicycle parking stalls.

▲ The provisions are met with *Condition* 6.

3.05.04 Off-Street Loading

A. Off-street loading spaces shall comply with the dimensional standards and amounts not less than those set forth in this Section (Table 3.05D).

B. The off-street loading facilities shall be on the same lot, or site, as the use or structure they are intended to serve. Required loading spaces and required parking spaces shall be separate and distinct, except that if authorized through a land use decision, a parking area may be used for loading during those times when the vehicle parking area is not in use. C. Additional design standards apply in the industrial zones (Section 3.07.10.B.2).

Loading Space Requirements Table 3.05D				
lies and Area (among fact)	Minimum Number of	Minimum Size of Space (feet)		
Use and Area (square feet)	Spaces	Width	Length	Height
All uses in the IP, IL, and SWIR zones				
0-11,999 square feet	1			
12,000 – 35,999	2	12	30	14
36,000 – 59,999	3			
60,000 – 99,999	4			
100,000 or more	1 additional for each			
	50,000 square feet or			
	fraction thereof			

The proposal is an expansion to an existing industrial warehouse facility in the IL zone. As noted in the analysis for 1.04.02, required upgrades to loading facilities are limited to those associated with the expansion. The expansion is noted to be 186,950 SF, which would equate to a minimum additional loading requirement of six loading spaces. Plans illustrate 14 new loading spaces provided with the expansion.

The additional architectural design standards are discussed under the analysis for 3.07.10.

The provisions are met.

3.06 Landscaping

3.06.01 Applicability

A. To the site area for all new or expanded non-residential development, parking and storage areas for equipment, materials and vehicles.

3.06.02 General Requirements

3.06.03 Landscaping Standards

A. Street Trees

Within the public street right-of-way abutting a development, street trees shall be planted to City standards, prior to final occupancy.

1. One tree per every entire 50 feet of street frontage shall be planted within the right-of- way, subject to vision clearance area standards and placement of public utilities.

2. Street trees shall be planted according to the property's zoning, and the abutting street's classification in the Transportation System Plan:

a. Large trees shall be planted along Major and Minor Arterial streets. Large trees shall also be planted along all streets in the Neighborhood Conservation Overlay District (NCOD), regardless of street classification;

b. Medium trees shall be planted along Service Collector and Access/Commercial Streets;

B. Site landscaping shall comply with Table 3.06A.

Planting Requirements Table 3.06A				
Location	Planting Density, Minimum	Area to be Landscaped, Minimum		
Setbacks abutting a street	1 PU/15 square feet	Entire setback excluding driveways		
Buffer yards	1 PU/20 square feet	Entire yard excluding off-street parking and loading areas abutting a wall		
Other yards	1 PU/50 square feet	Entire yard, excluding areas subject to more intensive landscaping requirements and off-street parking and loading areas		
Off-street parking and loading areas	 1 small tree per 10 parking spaces; or ¹ 1 medium tree per 15 parking spaces; or ¹ 1 large tree per 25 parking spaces ¹ and 1 PU/20 square feet excluding required trees ² 	 RS, R1S, RSN, RM, RMN, P/SP, CO, CG and MUV zones: 20% of the paved surface area for off-street parking, loading and circulation DDC, NNC, IP, IL, and SWIR zones: 10% of the paved surface area for off-street parking, loading and circulation Landscaping shall be within or immediately adjacent to paved areas 		
Common areas, except those approved as natural common areas in a PUD	3 PU/50 square feet	Entire common area		

1. Trees shall be located within off-street parking facilities, in proportion to the distribution of the parking spaces.

2. Required landscaping within a setback abutting a street or an interior lot line that is within 20 feet of parking, loading and circulation facilities may also be counted in calculating landscaping for off-street parking, loading and circulation areas.

3.06.04 Plant Unit Value

Plant Unit (PU) Value Table 3.06B				
Material Plant Unit (PU) Value Minimum Size				
1.	Significant tree ¹	15 PU each	24" Diameter	
2.	Large tree (60-120 feet high at maturity) ¹	10 PU each	10' Height or 2" Caliper	
3.	Medium tree (40-60 feet high at maturity ¹	8 PU each	10' Height or 2" Caliper	

Plant Unit (PU) Value Table 3.06B				
Mat	terial	Plant Unit (PU) Value	Minimum Size	
4.	Small tree (18-40 feet high at maturity) ¹	4 PU each	10' Height or 2" Caliper	
5.	Large shrub (at maturity over 4' wide x 4' high) ¹	2 PU each	3 gallon or balled	
6.	Small to medium shrub (at maturity maximum 4' wide x 4' high) ¹	1 PU each	1 gallon	
7.	Lawn or other living ground cover ¹	1 PU / 50 square feet		
8.	Berm ²	1 PU / 20 lineal feet	Minimum 2 feet high	
9.	Ornamental fence ²	1 PU / 20 lineal feet	2½ - 4 feet high	
10.	Boulder ²	1 PU each	Minimum 2 feet high	
11.	Sundial, obelisk, gnomon, or gazing ball ²	2 PU each	Minimum 3 feet high	
12.	Fountain ²	3 PU each	Minimum 3 feet high	
13.	Bench or chair ²	0.5 PU / lineal foot		
14.	Raised planting bed constructed of brick, stone or similar material except CMU ²	0.5 PU / lineal foot of greatest dimension	Minimum 1 foot high, minimum 1 foot wide in least interior dimension	
15.	Water feature incorporating stormwater detention ²	2 per 50 square feet	None	
1. 2.	 Existing vegetation that is retained has the same plant unit value as planted vegetation. No more than twenty percent (20%) of the required plant units may be satisfied by items in 			

lines 8 through 15.

The proposal is an expansion to an existing industrial warehouse facility. As noted in the analysis for 1.04.02, required landscaping upgrades are limited to those associated with the expansion.

The submitted landscaping plans generally illustrate conformance with these provisions. There are five existing trees near the east office expansion area, two of which appear to be proposed for removal to accommodate additional parking area (see the image on the following page). Staff adds *Condition of Approval 7* to have the applicant make a reasonable effort to protect and preserve the other three existing trees throughout the construction process. The condition outlines a path for removal if preservation is not physically possible.



Site plan excerpt with existing trees circled in green. The southerly two trees appear to be proposed for removal to accommodate parking lot improvements.

▲ The provisions are met with *Condition 7*.

3.06.05 Screening

A. Screening between zones and uses shall comply with Table 3.06D.

Screening Requirements Table 3.06D				
N = No screening required F = Sig D = Architectural wall, fence, or hedg	nt-obscuring fence required W = Architectural wall required e may be required in the Design Review process			
Adjacent properties – zone or use that receives the benefit of screening Property being Developed – must provide screening if no comparable screening exists on abutting protected property	IL, IP, or SWIR zone			
IL, IP, or SWIR zone	D			
Refuse and recycling collection facilities except for single-family dwelling, duplex, child care facility, or group home	W ^{2, 6, 7}			
 2. Six to seven feet in height 6. In industrial zones, screening is requabutting a public street, parking lot, or 	ired only where the refuse collection facility is in a yard residentially zoned property.			

7. Child care facility for 12 or fewer children, group home for five or fewer persons.

The subject property abuts public streets to the north, east, and south. The adjacent properties to the west are industrially designated properties, for which no screening is required by Table 3.06D.

The provision is met.

3.07 Architectural Design

3.07.01 Applicability of Architectural Design Standards and Guidelines

A. For a Type I review, the criteria of this Section shall be read as "shall" and shall be applied as standards. For a Type II or III review, the criteria of this Section shall be read as "should" and shall be applied as guidelines.

3.07.07 Downtown Development and Conservation (DDC) Zone

A. Applicability

The following design guidelines shall apply to all structures and buildings in the IP, IL and SWIR zones.

- **B. Design Guidelines**
 - 1. Building Bulk and Scale

Long blank walls abutting streets should be avoided. The visual impact of building and scale should be reduced by:

a. Articulating building facades;

b. Landscaping the area abutting building walls, including plant materials that provide vertical accents;

c. Tying building entrances to the overall mass and composition of the building;

d. Minimizing the use of smooth concrete, concrete block and all types of metal siding;

e. Shading colors with brown or black to create earth tones or tinting colors with white to soften the appearance. Day-glow, fluorescent and other intense colors shall be prohibited;

f. Screening exterior building equipment, including roof top equipment, from view; and

g. Altering roof lines, constructing cornices, or parapets that offset the continuous plane of large buildings and extended building lines.

2. Loading

a. Loading facilities should be located at the rear or side of structures.

- b. The visual impact of loading facilities abutting a street should be mitigated by:
 - (1) Offsetting the location of the driveway entrance and the loading dock; and
 - (2) Screening the loading area with a sight-obscuring fence, wall or hedge.

c. Loading areas should be located on the site so that backing onto or off the street frontage is not required.

3. Outdoor Lighting

All outdoor lighting should be designed so as not to shine or reflect into any adjacent residentially zoned or used property, and shall not cast a glare onto moving vehicles on any public street.

4. Solar Access Protection

Obstruction of existing solar collectors on abutting properties by site development should be minimized.

The proposal, an expansion to an existing building including new square footage and new facades, is a Type III review in the IL Zone therefore the IL zone architectural design standards apply as guidelines.

The site plans and narrative generally demonstrate conformance with these standards.

✓ The requirements are met.

3.08 Partitions and Subdivisions

The proposal does not include a partition or subdivision.

3.09 Planned Unit Developments

The proposal does not include a Planned Unit Development.

3.10 Signs

Signage is reviewed separately through Sign Permit applications. These provisions are not applicable here.

5.03.02 Design Review, Type III

B. The Type III Design Review is required for the following:

5. For sites with existing buildings in the CO, CG, MUV, DDC, NNC, IP, IL, and SWIR zones; expansions or new buildings that increase lot coverage by more 25%.

The proposal is an expansion of an existing building in the IL zone. The existing floor area is noted to be 392,125 sf and is proposed to increase to 569,325 sf. This represents a 45% increase, therefore the Design Review is a Type III.

The requirement is met.

5.03.03 Exception to Street Right-of-Way and Improvement Requirements

A. Purpose: The purpose of a Type III Exception is to allow a deviation from the development standard required for the functional classification of the street identified in the Transportation System Plan. Street exceptions are processed in conjunction with a development proposal that is a Type III application.

Because the Design Review is noted to be a Type III review, the Street Exception application is also reviewed at the Type III level.

B. Criteria:

1. The estimated extent, on a quantitative basis, to which the rights of way and improvements will be used by persons served by the building or development, whether the use is for safety or convenience;

<u>Applicant's response:</u> "The site is bounded on the north by Oregon Highway 214/219, which is designated a Major Arterial in the Transportation System Plan (TSP), and on the east and south by S Woodland Avenue, which is a Local Access Street in the TSP. On all three (3) of those boundary street frontages, road improvements including pavement, curb/gutter, and curbside sidewalks have previously been constructed and are in good condition. However, since the time of their construction, the City has amended its regulations, including the TSP and the street design sections that apply to various types of roadways. As a result, the existing improvements differ from the standards that would apply to new construction (or reconstruction) of both roadways. The applicant has submitted this application for Street/Right-of-Way Design Exception(s) to allow the existing improvements to remain in place on those street frontages."

2. The estimated level, on a quantitative basis, of rights of way and improvements needed to meet the estimated extent of use by persons served by the building or development;

<u>Applicant's response:</u> "Compliance with the current street design sections would require demolition of the existing curbside sidewalks and their replacement with 6' wide planter strips and 6' wide separated sidewalks. The existing sidewalks, while not as aesthetic as the newer design sections would require, are capable of

providing safe pedestrian passage on both roadways. The Do It Best distribution facility is not a retail location that attracts or serves the public, so most site trips are by employees or business visitors, who almost universally travel to the site by vehicle. The proposed expansion will not alter that travel pattern or generate a significant increase in pedestrian trips to and from the site. As a result, there is no reason to anticipate any increase in pedestrian utilization that could not be easily accommodated by the existing sidewalks. Therefore, the level of additional rights-of-way and improvements "needed to meet the estimated extent of use by persons served by the building or development" is zero."

3. The estimated impact, on a quantitative basis, of the building or development on the public infrastructure system of which the rights of way and improvements will be a part; and

<u>Applicant's response:</u> "The site is currently served by public water, sanitary sewer and storm drainage systems as well as public roads. The proposed building expansion will increase on-site staffing, for which the addition of 33 parking spaces is proposed, and it will add 14 dock doors and one drive-in door to the building's loading capacity. Both Highway 214/219 and S Woodland Avenue have sufficient curb-to-curb paved width to accommodate the anticipated incremental increase in site traffic, so no change in the paved width of the roadways is warranted. Additionally, the changes the newer street design sections would require principally would affect only the sidewalk configuration outside the curb-to-curb pavement width, and so would have no significant effect on roadway service capacity for vehicles. The limited increment of vehicular traffic associated with the proposed expansion does not necessitate making physical changes to either of the site's abutting roadways."

4. The estimated level, on a quantitative basis, of rights of way and improvements needed to mitigate the estimated impact on the public infrastructure system.

<u>Applicant's response:</u> "The limited potential additional trip generation associated with the proposed expansion is too small to cause impacts on the public transportation system that would require mitigation actions."

C. Proportionate Reduction in Standards: An exception to reduce a street right of way or cross- section requirement below the functional classification standard may be approved when a lesser standard is justified based on the nature and extent of the impacts of the proposed development. No exception may be granted from applicable construction specifications.

<u>Applicant's response:</u> "This standard is applicable to the extent the request is to allow the existing curbside sidewalk configuration on the site's north, east and south frontages to be retained, in lieu of requiring costly demolition and reconstruction of the sidewalks. For the reasons listed above, the proposed expansion will not cause a significant increase in pedestrian utilization of the sidewalks. Additionally, the existing sidewalks are not overwhelmed by pedestrian traffic, and they have sufficient capacity to accommodate any foreseeable additional pedestrian trips to and from the site. Allowing the existing condition to remain is justified because the proposed development will not cause impacts requiring pedestrian capacity that is not already present."

D. Minimum Standards: To ensure a safe and functional street with capacity to meet current demands and to ensure safety for vehicles, bicyclists and pedestrians, as well as other forms of non-vehicular traffic, there are minimum standards for right of way and improvement that must be provided to meet the standards of this Ordinance (Section 3.01). Deviation from these minimum standards may only be considered by a variance procedure.

<u>Applicant's response</u>: "The existing configuration of both roadways includes a curbed sidewalk that provides a safe corridor for pedestrians alongside separate vehicular travel lanes."

As noted in the analysis for 3.01.03, existing conditions along Newberg Hwy and S. Woodland Ave provide the minimum boundary street improvement requirements therefore the Street Exception is the correct procedure to request deviation from the standard cross-section figures in 3.01. The cross-sections for these streets call for landscape strips between curb and sidewalk; the applicant is requesting to maintain the existing curbtight sidewalks along the frontages. All other aspects of the cross-sections are provided already.

Staff generally concurs with the applicant and supports the request for several reasons.

Regarding the Newberg Hwy frontage, the existing 8-foot wide curbtight sidewalk was recently constructed by ODOT about ten years ago as part of the I-5 interchange project and it remains in good working order. Additionally, there is a dense row of trees on-site along the frontage that create a pleasant tree-lined corridor and also act to screen the industrial use. The applicant is proposing to extend this tree line to the west along the extent of the proposed building expansion.

There is a gap in this tree line in the northeast corner of the property (between the intersection and the existing building). Looking at street view images from 2012 to 2019 on Google (see images on the following page), the gap appears to have been created due to the addition of an eastbound right turn lane along Newberg Hwy as part of the interchange project. Staff adds *Condition of Approval 8* to have the applicant fill the gap by continuing the tree line to the eastern extent of the paved trailer parking area.



Google street view (photo from May 2012) showing the tree line along the corridor.



Google street view (photo from May 2019) showing the tree line along the corridor and gap in the foreground.

Regarding the S. Woodland Ave frontages, there is an existing 6-foot wide curbtight sidewalk along the entire length of both frontages that remains in good working order. Because the approval of Project Basie (DR 21-07 et al) did not extend S. Woodland Ave to connect to Butteville Road, S. Woodland Ave has effectively been turned into a dead-end street. This is an industrial site in an industrially-zoned part of the city; traffic along the street is largely expected to be limited to trips associated with this Do It Best facility and the Winco warehouse facility across the street, businesses that are not open to the public. Existing improvements will adequately serve these sites.

▲ The provisions are met with *Condition 8*.



DO IT BEST EXPANSION 333 S WOODLAND AVE, WOODBURN

LU SUBMITTAL - APRIL 14, 2022

ABBREVIATIONS

AB			0/1002	()	
A.C.	ANCHOR BOLT	GALV	GALVANIZED	NFPA	NATIONAL FIRE
AC		GEN	GENERAL	NIC	
	AMERICAN CONCRETE INSTITUTE	GLB		NO. / #	NUMBER
		GLZ	GRADE		
ADD L ADJ	ADJACENT/ ADJUSTABLE	GRD		NS	NEAR SIDE
AESS	ARCHITECTURALLY EXPOSED	GSA	U.S. GENERAL SERVICES	NTE	NOT TO EXCEED
	STRUCTURAL STEEL		ADMINISTRATION	NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	GYP BD	GYPSUM BOARD		
AISC	AMERICAN INSTITUTE OF STEEL			O/A	OVERALL
ΔΙ / ΔΙ ΙΙΜ		HB		00	ON CENTER
	ALONINOM	HC		OD	
APPROX	APPROXIMATE	HOPE		OFCI	OWNER FURNIS
ARCH	ARCHITECT(URAL)	HDR	HEADER	OFOL	OWNER FURNIS
ATR	ALL-THREAD ROD	HDWR	HARDWARE		INSTALLED
		HGR	HANGER	ОН	OPPOSITE HAND
В/	BOTTOM OF	HL	HALF LITE	OHD	OVERHEAD DOC
BATT	BATTEN INSULATION	HM	HOLLOW METAL	OPNG	OPENING
BD	BOARD	HMK	HOLLOW METAL KNOCKDOWN	OPP	OPPOSITE
BLD / BLDG	BUILDING	HMW	HOLLOW METAL WELDED	OSF / U/FACE	
BLKC	BLOCK	HORIZ	HORIZONTAL	0550	CODE
BM	BENCHMARK / BEAM	HR(S)		OTS	OPEN TO STRUC
BN	BOUNDARY NAIL	HSB	HEADED STOD HIGH STRENGTH BOLT		
BOT / BOTT	BOTTOM	HSS		Р	PAINT
BRG	BEARING	HTG	HEATING	P-LAM	PLASTIC LAMINA
BSMT	BASEMENT	HVAC	HEATING, VENTILATION AND AIR	P.E.	PROFFESSIONA
BTWN	BETWEEN		CONDITIONING	PB	PARTICLE BOAR
BUR	BUILT UP ROOFING	HWS	HEADED WELD STUD	PDA / PAF	POWDER DRIVE
				DI	
CAB	CABINET	IBC	INTERNATIONAL BUILDING CODE	PI/	
CB		ID		PIB	PARALLAM BEAN
CDF		IE		PLMB	PLUMBING
				PLY / PLYWD	PLYWOOD
				PNL	PANEL
				PR	PAIR
CLR	CLEAR	INSP		PS	POUR STRIP
CMP		INSUL	INSULATION	PSF	POUNDS PER SO
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	PSI	POUNDS PER SO
CNTR	CENTER	IPC	INTERNATIONAL PLUMBING CODE	PSL	PARALLEL STRA
CO	CLEAN OUT	-		PT	
COL	COLUMN	JNT	JOINT		HLE DOLLAR AND A DE
CONC	CONCRETE	JST	JOIST		
CONF	CONFERENCE			FVMI	PAVEMENÍ
CONN	CONNECTION	К	KIPS	D	
CONN	CONNECTION	KSF	KIPS PER SQUARE FOOT		
CONST	CONSTRUCTION	KSI	KIPS PER SQUARE INCH	RB	RUBBER BASE
CONT	CONTINUOUS			RBE	ROOF BASE FLE
CONTR	CONTRACTOR	L	ANGLE	RCP	REFLECTED CEI
COORD		LAM	LAMINATE	RD	ROOF DRAIN
CORR	CORRUGAT(ED) (ION)	LAV		RECEPT	RECEPTION(IST)
		LB		REF	REFERENCE / R
CRU				REINF	REINFORCING
CSP	CONCRETE SEWER PIPE			REQ / REQ'D	REQUIRED
CTOP	COUNTERTOP	I P	LOWPOINT	REV	REVISION
CTR / CNTR	CENTER	LSL	LAMINATED STRAND LUMBER	RM	ROOM
CW	CONCRETE WALL	LVL		RO	ROUGH OPENIN
		LWC	LIGHTWEIGHT CONCRETE	ROW	RIGHT OF WAY
d	PENNY(NAILS)			0	STAIN
		М	MIRROR	S	
DDA					
DBL	DOUBLE	M/E/P	MECHANICAL/ ELECTRICAL/ PLUMBING	SAT	
DBL DC	DOUBLE DEMAND CRITICAL WELD	M/E/P	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS	SC	SEALED CONCR
DBL DC DET / DTL	DOUBLE DEMAND CRITICAL WELD DETAIL	M/E/P	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER	SC	SEALED CONCR WOOD SCHEDULE
DBL DC DET / DTL DET/DTL	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL	M/E/P MANF MAS	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY	SC SCHED SCM	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI
DBL DC DET / DTL DET/DTL DF	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR	M/E/P MANF MAS MATL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL	SC SCHED SCM SF	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT /
DBL DC DET / DTL DET/DTL DF DIA / Ø	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER	M/E/P MANF MAS MATL MAX	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM	SCHED SCM SF SFRS	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM	M/E/P MANF MAS MATL MAX MB MDE/MDO	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY EIBERBOARD /	SC SCHED SCM SF SFRS SHTG / SHT'G	SUSPENDED AC SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING
DBL DC DET / DTL DET/DTL DF DIA / ø DIAPH DIM	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION	M/E/P MANF MAS MATL MAX MB MDF/MDO	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY	SC SCHED SCM SF SFRS SHTG / SHT'G SIM	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR
DBL DC DET / DTL DET/DTL DF DIA / ø DIAPH DIM DL	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL	SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED	SC SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV	SUSPENDED AC SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURING	SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S
DBL DC DET / DTL DET/DTL DF DIA / ø DIAPH DIM DL DN DP DR DS	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURING MANUFACTURER	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURER MANUFACTURER MANAGER	SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S)
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DP DR DS DWG DWLS	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MH	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE	SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S)	SUSPENDED AC SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DP DR DS DWG DWLS	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MH MIN	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG DWLS (E) / EXIST	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MFR MGR MH MIN MIN MISC	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEL STONE
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MFR MGR MH MIN MISC MK	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEE STONE
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DP DR DS DWG DWLS (E) / EXIST E/ EA	DUBLE DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MH MIN MISC MK MLP	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STA PT STA GG	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEI STONE STATION POINT STAGGERED
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG DWLS (E) / EXIST E/ EA EF	DEFORMED DARK ARCHIOR DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MFR MGR MH MIN MISC MK MLP MO	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED DITI MANOUS	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STA GG STD	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEI STONE STATION POINT STAGGERED STANDARD
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS	DUBLE DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFG MFG MFR MGR MH MIN MISC MK MLP MO MOD BIT	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEI STONE STATION POINT STAGGERED STANDARD STIFFENER
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS	DUBLE DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MTI	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEE STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT	DUBLE DEMAND CRITICAL WELD DETAIL DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STA PT STAGG STD STIFF STL STRUCT	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEE STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN	DUBLE DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAU	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFG MFR MGR MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MOD BIT	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STRUCT SUSP	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEI STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN ENGR	DUBLE DEMAND CRITICAL WELD DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAIL ENGINFER	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STRUCT SUSP SV	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEE STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED SHEET VINYL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN ENGR EOP	DUBLE DEMAND CRITICAL WELD DETAIL DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAIL ENGINEER EDGE OF PANEL	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURER MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STRUCT SUSP SV	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEL STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED SHEET VINYL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN ENGR EOP EP	DUP ORWED DARKANCHIOR DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAIL ENGINEER EDGE OF PANEL EPOXY PAINT / EDGE OF PAVEMENT	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFG MFR MFG MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURER MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STRUCT SUSP SV	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEI STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED SHEET VINYL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN ENGR EOP EP EPDM	DUP OR MILED DARK ARCHIOR DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAIL ENGINEER EDGE OF PANEL EPOXY PAINT / EDGE OF PAVEMENT ETHYLENE PROPYLENE DIENE	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MGR MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SC SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STIFF STL STRUCT SUSP SV	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEI STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED SHEET VINYL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN ENGR EOP EP EPDM	DUP OR MILED DARK ARCHIOR DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAIL ENGINEER EDGE OF PANEL EPOXY PAINT / EDGE OF PAVEMENT ETHYLENE PROPYLENE DIENE MONOMER	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFD MFG MFR MFR MGR MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STRUCT SUSP SV	SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEL STONE STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED SHEET VINYL
DBL DC DET / DTL DET/DTL DF DIA / Ø DIAPH DIM DL DN DP DR DS DWG DWLS (E) / EXIST E/ EA EF EIFS ELECT ELEV EN ENGR EOP EP EPDM EQ	DOUBLE DEMAND CRITICAL WELD DETAIL DETAIL DETAIL DRINKING FOUNTAIN / DOUGLAS FIR DIAMETER DIAPHRAGM DIMENSION DEAD LOAD DOWN DEEP DOOR DOWN SPOUT DRAWING DOWELS EXISTING EDGE OF EACH EACH FACE EXTERIOR INSULATION FINISH SYSTEM ELECTRICAL ELEVATION EDGE NAIL ENGINEER EDGE OF PANEL EDGE OF PANEL EPOXY PAINT / EDGE OF PAVEMENT ETHYLENE PROPYLENE DIENE MONOMER EQUAL	M/E/P MANF MAS MATL MAX MB MDF/MDO MECH MFG MFR MFG MFR MGR MH MIN MISC MK MLP MO MOD BIT MP MTL	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS MANUFACTURER MASONRY MATERIAL MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD / OVERLAY MECHANICAL MANUFACTURED MANUFACTURER MANAGER MAN HOLE MINIMUM MISCELLANEOUS MARK METAL LINEAR PANEL MASONRY OPENING MODIFIED BITUMINOUS METAL PANEL METAL	SAT SC SCHED SCM SF SFRS SHTG / SHT'G SIM SLRS SLV SMS SOG SP SPEC(S) SQ SS ST STA PT STAGG STD STIFF STL STRUCT SUSP SV	SUSPENDED AC SEALED CONCR WOOD SCHEDULE STRUCTURAL CI STORE FRONT / SEISMIC FORCE SHEATHING SIMILAR SEISMIC LOAD F SHORT LEG VEF SHEET METAL S SLAB ON GRADE SPACE(D)(S) SPECIFICATION(SQUARE STAINLESS STEE STAINLESS STEE STANDARD STATION POINT STAGGERED STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED SHEET VINYL
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FTG

FOOTING

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CONTACT: ADAM SMELLEY EMAIL: ASMELLEY@PERLO.BIZ SURVEY CONSULTANT AKS ENGINEERING AND FORESTRY, LLC. 3700 RIVER RD N, STE 1 KEIZER, OR 97303 TELEPHONE: 503-400-6028 CONTACT: JOSEPH SULLIVAN EMAIL:

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MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214 TELEPHONE: 503-224-9560 ARCHITECT: SCOTT MOORE CONTACT: RYAN WESTON EMAIL: RWESTON@MCKNZE.COM

AL FIRE PROTECTION AGENCY TEMPERED CONTRACT T&B TOP AND BOTTOM TOP OF TC TEMP THK EXCEED SCALE ΤN то TOF TOS ITER E DIAMETER TOW TPO FURNISHED, CONTRACTOR TRANS / 1 FURNISHED, OWNER TS TYP ITE HAND EAD DOOR U/S UC UL E FACE UNO / UON N STRUCTURAL SPECIALTY USG O STRUCTURE VCT VERT VEST C LAMINATE VFY ESSIONAL ENGINEER VIF E BOARD VP R DRIVEN ANCHORS/POWDER ED FASTENER W/ IOINT W/CRC AM BEAM W/O WB WC WD WF TRIP WH S PER SQUARE FOOT WP S PER SQUARE INCH EL STRAND LUMBER WR JRE TREATED / PORCELAIN WATER RESISTANT GYPSUM BOARD WRGB WATER STOP / WELDED STUD WS INYL CHLORIDE WWF WELDED WIRE FABRIC WWR WELDED WIRE MESH

R BASE BASE ELEVATION TED CEILING PLAN

TION(IST)

ENCE / REFRIGERATOR RCING

OPENING OF WAY

NDED ACOUSTICAL TILE CONCRETE / SOLID CORE

ЛЕ TURAL CLAY MASONRY FRONT / SQUARE FEET C FORCE RESISTING SYSTEM

C LOAD RESISTIVE SYSTEM LEG VERTICAL METAL SCREW

N GRADE ICATION(S)

ESS STEEL / SOLID SURFACE



RANSV	TOP OF CURB TEMPERATURE / TEMPORARY THICK / THICKNESS TOTAL LOAD TOE NAIL TOP OF TOP OF FOOTING TOP OF FOOTING TOP OF STEEL TOP OF WALL THERMOPLASTIC POLYOLEFIN TRANSVERSE TUBE STEEL TYPICAL
N	UNDERSIDE UNDER COUNTER UNDER WRITERS LABORATORIES UNLESS NOTED OTHERWISE UNITED STATES GYPSUM
	VINYL COMPOSITION TILE VERTICAL VESTIBULE VERIFY VERIFY IN FIELD VISION PANEL
	WITH COATING WITH CHEMICAL RESISTANCE WITHOUT WOOD BASE WATER CLOSET / WALL COVERING WOOD WIDE FLANGE BEAM WATER HEATER WATER PROOF / WOOD PANELING / WORK POINT WATER RESISTANT

PROJECT GENERAL NOTES

- THE DRAWINGS LOCATE PRODUCTS, SURFACES, AND MATERIALS AND THE Α. NOTES CONVEY DESIGN INTENT. THE PROJECT INTENT IS TO PROVIDE FOR A
- COMPLETE, WORKING SYSTEM. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE EDITION, AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
- VERIFY AND CONFIRM ALL CONDITIONS, DIMENSIONS, AND LAYOUT INFORMATION PRIOR TO START OF CONSTRUCTION. NOTIFY MACKENZIE OF ANY DISCREPANCIES PRIOR TO START OF WORK. ANY CORRECTION WORK REQUIRED AS A RESULT OF NOT REPORTING SUCH DISCREPANCIES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE
- AND THE CONSTRUCTION DOCUMENTS OF THE ENTIRE WORK. INCONSISTENCIES IN THE PLANS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF MACKENZIE. REFER TO ENLARGED PLANS AND ELEVATIONS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENCE OVER PLANS
- OF SMALLER SCALE, AND DETAILS TAKE PRECEDENCE OVER PLANS. IN THE CASE OF A CONFLICT, THE HIGHEST COST OPTION SHOULD BE PRICED. DETAIL REFERENCES SHALL BE APPLIED TO ALL INSTANCES WHERE THE SAME CONDITIONS OCCUR, UNLESS NOTED OTHERWISE. THE TERMS "ABOVE FINISH FLOOR" (AFF) AND "FINISH FLOOR ELEVATION" (FFE) REFER TO FINAL FINISHED FLOOR ELEVÁTION, WHETHER BUILT-UP SLAB, COMPOSITE DECK, OR RAISED ACCESS FLOOR.
- DO NOT SCALE DRAWINGS. CUTTING AND DRILLING OF STRUCTURAL MEMBERS NOT DETAILED REQUIRES THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD. FINISH FLOOR ELEVATION OF 0'-0" = 273.00' AS INDICATED ON CIVIL DRAWINGS. SAVE AND RECYCLE DEMOLITION DEBRIS AS APPLICABLE. ALL DEMOLISHED OR REMOVED EXISTING MATERIAL SHALL BE LEGALLY DISPOSED. COORDINATE
- WITH CITY OF VANCOUVER REQUIREMENTS FOR RECYCLING/RE-USE OF DEMOLITION DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR WORK. THE CONTRACTOR WILL COORDINATE CLEAN UP OF ALL AREAS AFFECTED BY DUST OR ANY MATERIALS, BOTH DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT, INCLUDING THE INSIDE OF ALL WINDOWS AS NECESSARY SO THAT THE SPACE IS READY FOR OCCUPANCY BY
- TENANT. ALL DESIGN-BUILD ITEMS, SYSTEMS, AND ELEMENTS ARE TO BE SUBMITTED FOR REVIEW AND APPROVED BY MACKENZIE. EXISTING MATERIAL NOTED TO BE RETURNED TO THE OWNER SHALL BE SAFELY STORED AND PROTECTED UNTIL IT IS REMOVED FROM THE SITE BY

THE OWNER

Г	CIVIL ENGINEER
	MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214 TELEPHONE: 503-224-9560 ENGINEER: NICOLE BURRELL CONTACT: NICOLE BURRELL EMAIL: NBURRELL@MCKNZE.COM
	STRUCTURAL ENGINEER
	MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214 TELEPHONE: 503-224-9560 ENGINEER: TBD CONTACT: TBD EMAIL: TBD
	LANDSCAPE ARCHITECT
	MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214 TELEPHONE: 503-224-9560 LA ARCHITECT: CONTACT: NICOLE FERREIRA EMAIL: NFERREIRA@MCKNZE.COM

SYMBOLS AND REFERENCES

	TRUE NORTH
NORTH ARROW	PROJECT NORTH
GRIDLINE	0
	DETAIL #
DETAIL REFERENCE MARK	A101 A101 SHEET # SUB-CATEGORY CATEGORY
	DIVISION #
KEYNOTE	-00-00
	NOTE #
REVISION MARK	REVISION #
REVISION CLOUD	

INDEX OF DRAWINGS

G0.01	TITLE SHEET AND DRAWING INDEX
	DRAWINGS
V1.10 C1.20 C1.21 C1.22 C1.23 C1.30 C1.31 C1.32 C1.33	EXISTING CONDITIONS PLAN OVERALL SITE PLAN OVERALL GRADING PLAN GRADING PLAN NORTH GRADING PLAN SOUTH GRADING PLAN EAST OVERALL UTILITY PLAN UTILITY PLAN NORTH UTILITY PLAN SOUTH UTILITY PLAN EAST
C1.34	FIRE ACCESS PLAN
LAND	SCAPE DRAWINGS
L0.01 L1.10 L1.11 L1.12	LANDSCAPE GENERAL INFORMATION PLANTING PLAN NORTH PLANTING PLAN SOUTH PLANTING PLAN EAST

RCHI	FECTURAL DRAWINGS
1.10	EXISTING OVERALL PLAN
1.14	NEW OVERALL PLAN
1.15	NEW WAREHOUSE PLAN - NORTH
1.16	NEW WAREHOUSE PLAN - SOUTH
1.17	NEW FLAMMABLE STORAGE PLAN
1.18	ENLARGED NEW OFFICE PLAN
2.10	EXISTING BUILDING ELEVATIONS
2.11	OVERALL BUILDING ELEVATIONS
2.12	NEW BUILDING ELEVATIONS
2.13	NEW BUILDING ELEVATIONS

A2.14 NEW BUILDING ELEVATIONS

PHOTOMETRIC DRAWINGS 1 OF 2 PHOTOMETRICS SITE 2 OF 2 PHOTOMETRICS OFFICE



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

AND DRAWING

INDEX

ATTACHMENT 104

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CHECKED BY: REW

G0.01

^{JOB NO.} **2210471.00**

SHEET

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MACKENZIE



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SHEET

DRAWN BY: AOC, SAO

CHECKED BY: NKB

V1.10

SHEET TITLE: EXISTING CONDITIONS PLAN

REVISION SCHEDULE			
Delta	Issued As	Issue Date	

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Project DO IT BEST: BUILDING EXPANSION

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	<u>LIGHT DUTY ASPHALT</u> 3.5" AC OVER 2.0" CRUSHED AGGREGATE BASE 3/4"-0 OVER 10.0" CRUSHED AGGREGATE BASE 1 1/2"-0 OVER 12.0" SUBGRADE
4 44 a 4	CONCRETE DOCK/ TRAILER PARKING 6.0" SLAB WITH #4 AT 2'-0" O.C. OVER 6.0" ROCK
	<u>HEAVY DUTY ASPHALT</u> 6.0" AC OVER 2.0" CRUSHED AGGREGATE BASE 3/4"-0 OVER 10.0" CRUSHED AGGREGATE BASE 1 1/2""-0 OVER 12.0" SUBGRADE

	()	()	
GROSS PROPERTY AREA	1,220,789	28.03	
AREA OF DISTURBANCE	293,823	6.75	24.1%
IMPERVIOUS AREA			
EXISTING BUILDING AREA	392,125	9.00	32.1%
PROPOSED BUILDING AREA	186,950	4.29	15.3%
PAVED AREA	332,779	7.64	27.3%
TOTAL	911,854	20.93	74.7%
LANDSCAPE AREA	308,935	7.09	25.3%
PARKING DATA			
	REOL	IIRED	
	NLQC		
PARKING TYPE	MINIMUM	MAXIMUM	PROVIDED
PARKING TYPE STANDARD	MINIMUM 0	MAXIMUM -	PROVIDED 182
PARKING TYPE STANDARD COMPACT	MINIMUM 0 0	MAXIMUM - -	PROVIDED 182 0
PARKING TYPE STANDARD COMPACT ACCESSIBLE	MINIMUM 0 0 0	MAXIMUM - - -	PROVIDED 182 0 5
PARKING TYPE STANDARD COMPACT ACCESSIBLE WHEELCHAIR USE ONLY	MINIMUM 0 0 0 0 0	MAXIMUM - - - - -	PROVIDED 182 0 5 1
PARKING TYPE STANDARD COMPACT ACCESSIBLE WHEELCHAIR USE ONLY TOTAL PARKING	MINIMUM 0 0 0 0 0 0	MAXIMUM - - - - - -	PROVIDED 182 0 5 1 188
PARKING TYPE STANDARD COMPACT ACCESSIBLE WHEELCHAIR USE ONLY TOTAL PARKING PARKING RATIO	MINIMUM 0 0 0 0 0 0	MAXIMUM - - - - - - 0.32	PROVIDED 182 0 5 1 188
PARKING TYPE STANDARD COMPACT ACCESSIBLE WHEELCHAIR USE ONLY TOTAL PARKING PARKING RATIO	MINIMUM 0 0 0 0 0 0	MAXIMUM - - - - - 0.32	PROVIDED 182 0 5 1 188
PARKING TYPE STANDARD COMPACT ACCESSIBLE WHEELCHAIR USE ONLY TOTAL PARKING PARKING RATIO BICYCLE	MINIMUM 0 0 0 0 0 0	MAXIMUM - - - - - 0.32 -	PROVIDED 182 0 5 1 188 0
PARKING TYPE STANDARD COMPACT ACCESSIBLE WHEELCHAIR USE ONLY TOTAL PARKING PARKING RATIO BICYCLE PROPOSED TRAILER PARKING	MINIMUM 0 0 0 0 0 0 0	MAXIMUM - - - - - 0.32 - -	PROVIDED 182 0 5 1 188 0 32

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SHEET TITLE: **OVERALL SITE** PLAN

DRAWN BY: AOC, SAO CHECKED BY: NKB SHEET C1.10

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SHEET TITLE:

DRAWN BY:

CHECKED BY: SHEET

GRADING PLAN

OVERALL

C1.20

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SHEET TITLE: GRADING PLAN

NORTH

DRAWN BY: SAO CHECKED BY: NKB SHEET

C1.21

^{JOB NO.} **2210471.00**

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GRADING PLAN SOUTH SCALE: 1"= 2 10 (IN FEET) 1 inch = **20** ft.

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1 inch = 20 ft.

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(IN FEET) 1 inch = **20** ft.

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PAINTED FIRE CURB

<u>NOTES</u>

- 1. FIRE DEPARTMENT ACCESS ROADS ON SITE ARE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LB. GROSS VEHICLE WEIGHT PER GEOTECHINICAL RECOMMENDATIONS
- 2. ALL FIRE DEPARTMENT ACCESS ROADS SHOWN ON PLANS HAVE A TURNING RADIUS OF 28 FEET (INSIDE) AND 48 FEET (OUTSIDE), UNLESS OTHERWISE NOTED

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SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION
L1.10	PLANTING PLAN NORTH
L1.11	PLANTING PLAN SOUTH
L1.12	PLANTING PLAN EAST
L1.20	IRRIGATION PLAN (NOT INCLUDED)
L5.10	PLANTING DETAILS (NOT INCLUDED)
L5.11	IRRIGATION DETAILS (NOT INCLUDED)

TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL
	STANDARDS INSTITUTE
B&B	BALL AND BURLAP
CAL	CALIPER
CONC	CONCRETE
DEG	DEGREE
DIA/Ø	DIAMETER
DWGS	DRAWING
ELL	ELBOW
EQ	EQUAL
FT	FEET/FOOT
GAL	GALLON
GALV	GALVANIZED
H/HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
MIX	MIXTURE
NTS	NOT TO SCALE
OC	ON CENTER
POC	POINT OF CONNECTION
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
TYP	TYPICAL
Х	TIMES

SITE INFORMATION

JURISDICTION STORMWATER ZONING SITE AREA LANDSCAPE AREA PARKING STALLS - NEW PARKING STALLS - EXISTING

SMALL (1 PU)

LARGE (10 PU)

MEDIUM (8 PU)

SHRUBS (1 PU PER 20 SF)

OTHER YARDS (1 PU PER 50 SF)

TOTAL LANDSCAPE AREA

SMALL (4 PU)

LARGE (2 PU)

SMALL (1 PU)

TREES

PLANT UNIT (PU) CALCULATIONS

OFF-STREET PARKING AND LOADING NEW PAVED PARKING AREA LANDSCAPE AREA (10% OF PAVED AREA) TREES LARGE (1 PER 25 STALLS) MEDIUM (1 PER 15 STALLS) SMALL (1 PER 10 STALLS) SHRUBS (1 PU PER 20 SF) LARGE (2 PU)

GROUNDCOVER OR LAWN (1 PER 50 SF)

GROUNDCOVER OR LAWN (1 PER 50 SF)

GROUNDCOVER OR LAWN (1 PER 50 SF)

STREET SETBACK (1 PU PER 15 SF)

6183 SF 618.3 SF (10%)

308,849 SF

33 STALLS

155

WOODBURN, OR

CITY OF WOODBURN

IL - LIGHT INDUSTRIAL

1,220,766 SF (28.0 AC)

0 TREES (0 STALLS) 4 TREES (60 STALLS) 0 TREES (0 STALLS) 618.3 SF (30.9 PU REQ) 0 SHRUBS (0 PU) 35 SHRUBS (35 PU) 421 SF (8.4 PU)

3194 SF (212.9 PU REQ)

26972.2 SF

12 TREES (120 PU) 0 TREES (0 PU) 0 TREES (0 PU) 16 SHRUBS (32 PU) 0 SHRUBS (0 PU) 0 SHRUBS (0 PU 3194 SF (63.9 PU) 26972.2 SF (539.4 PU REQ)

26972.2 SF (539.4 PU)

PROVIDED PLANT UNIT QUANTITIES ARE ESTIMATED WITH A MARGIN OF ERROR OF APPROX. +/-10%. FINAL PLANT UNIT QUANTITIES ARE TO BE PROVIDED WITH FINAL PERMIT DRAWINGS.

LANDSCAPE NOTES

<u>GENERAL</u> 1. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO

- COMMENCING WORK. 2. CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES
- FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- 4. LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- 5. DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER
- STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS. 6. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.
- <u>PLANTING</u>
- 1. ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR
- INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS. SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUNDCOVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED 3. AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT 4. LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
- 5. DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- 6. IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE
- SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY. 7. REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S
- REPRESENTATIVE. 8. EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- 9. A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- 10. TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- 11. ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH

IRRIGATION

- 1. ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTO UNDERGROUND IRRIGATION SYSTEM.
- ASSESS EXISTING IRRIGATION SYSTEM FOR CAPACITY TO ACCOMMODATE 2 PROPOSED LANDSCAPE AREAS.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN 5. THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED 6. MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- 7. SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
- STOCKPILE ANY IRRIGATION COMPONENTS IN GOOD CONDITION THAT COULD 8. BE REUSED, EITHER IN THE NEW LANDSCAPE AREAS OR ELSEWHERE ON SITE. CLEAN COMPONENTS AND PROVIDE TO OWNER'S MAINTENANCE REPRESENTATIVE.
- 9. ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- 10. PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING. VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S 11.
- RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- 12. QUICK COUPLER TO BE PLACED IN A DISCRETE AND ACCESSIBLE LOCATION. IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME 13. AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER. CONTRACTOR TO VERIFY LOCATION AND FUNCTIONALITY OF QUICK COUPLERS.
- 14. THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL VERIFY PRESENCE OF APPROPRIATE MANUAL DRAINS AT LOW POINTS.
- 15. REVIEW OPERATION OF IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE. PROVIDE AS BUILT PLAN SHOWING THE MODIFICATIONS AND HOW THEY CONNECT TO THE EXISTING SYSTEM. PLAN TO BE LAMINATED AND STORED IN THE CONTROLLER HOUSING WITH INSTRUCTIONS FOR SEASONAL MAINTENANCE, INCLUDING WINTERIZATION AND SPRING START UP.

PLANT SCHEDULE

OMATIC	

EES	BOTANICAL / COMMON NAME	SIZE	
00000000000000000000000000000000000000	ABIES GRANDIS GRAND FIR MATURE (150' H X 40' W) MEDIUM TREE	10' HT. MIN. B&B	
A CONTRACTOR OF CONTACTOR OF CONTRACTOR OF CONTRACTOR OF CONTRACTOR OF C	THUJA PLICATA WESTERN RED CEDAR MATURE (100° H X 30° W) LARGE TREE	10' HT. MIN. B&B	
for the second s	ZELKOVA SERRATA 'GREEN VASE' SAWLEAF ZELKOVA MATURE (85' H X 75' W) LARGE TREE	2" CAL., B&B	
IRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
\odot	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY (3' H X 3' W) SMALL SHRUB	3 GAL.	30" o.c.
	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB	3 GAL.	30" o.c.
$\langle \cdot \rangle$	VIBURNUM TINUS LAURUSTINUS VIBURNUM (6–7'H X 5'W) LARGE SHRUB	3 GAL.	48" o.c.
ROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER 24" HEIGHT	1 GAL.	24" o.c.
	MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW	1 GAL.	16" o.c.
	SEED MIX TYPE A		
	SEED MIX TYPE B		

LEGEND - LANDSCAPE USE AREAS

AREA TYPE

PARKING LANDSCAPE 1 PU/20 SF STREET SETBACK 1 PU/15 SF OTHER YARDS 1 PU/50 SF NEW PARKING AREA

PER WOODBURN DEVELOPMENT ORDINACE TABLE 3.06A

REQUIRED PU

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SHEET TITLE:

LANDSCAPE

INFORMATION

L0.01

^{JOB NO.} **2210471.00**

GENERAL

PLANT KEY LEGEND

<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>
80000000000000000000000000000000000000	ABIES GRANDIS GRAND FIR MATURE (150° H X 40° W) ME
1000 1000 1000	THUJA PLICATA WESTERN RED CEDAR MATURE (100° H X 30° W) LAI
	ZELKOVA SERRATA 'GREEN VA SAWLEAF ZELKOVA MATURE (85' H X 75' W) LAR
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
\odot	BERBERIS THUNBERGII ʿATROP DWARF RED LEAF JAPANESE E (3' H X 3' W) SMALL SHRUB
	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB
\bigcirc	VIBURNUM TINUS LAURUSTINUS VIBURNUM (6-7' H X 5' W) LARGE SHRU
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
	EUONYMUS FORTUNEI 'COLORA COLORATUS PURPLE WINTERCH 24" HEIGHT
	MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW
\checkmark	SEED MIX TYPE A

SEED MIX TYPE B

REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01. 2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE. 3. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT OARCH GEET EXCRAVATE GRINDET TO INVIOLATION EXISTING TREED, WITHOUT DISTURBING TREE ROOTS.
 COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

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IEDIUM TREE

ARGE TREE ASE' ARGE TREE

DPURPUREA NANA' BARBERRY

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RATUS' CREEPER

Project DO IT BEST: BUILDING EXPANSION

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Delta	Issued As	Issue Date

SHEET TITLE: PLANTING PLAN NORTH

PLANT KEY LEGEND

<u>ES</u>	<u>BOTANICAL / COMMON NAME</u>
• • • • • • • • • • • • • • • • • • • •	ABIES GRANDIS
000000000	GRAND FIR MATURE (150' H X 40' W) MED
r N	THUJA PLICATA WESTERN RED CEDAR MATURE (100' H X 30' W) LAR
• } ~~	ZELKOVA SERRATA 'GREEN VAS SAWLEAF ZELKOVA MATURE (85' H X 75' W) LARC
RUBS	<u>BOTANICAL / COMMON NAME</u>
\bigcirc	BERBERIS THUNBERGII 'ATROPL DWARF RED LEAF JAPANESE B, (3' H X 3' W) SMALL SHRUB
	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB
$\overline{\mathbf{O}}$	VIBURNUM TINUS LAURUSTINUS VIBURNUM (6–7° H X 5° W) LARGE SHRUE
OUND COVERS	<u>BOTANICAL / COMMON NAME</u>
	EUONYMUS FORTUNEI 'COLORA' COLORATUS PURPLE WINTERCR 24" HEIGHT
	MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW
\vee	SEED MIX TYPE A

SEED MIX TYPE B

REFERENCE NOTES

- 1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01. 2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE. 3. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
- 4. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

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EDIUM TREE

ARGE TREE RGE TREE

PURPUREA NANA' BARBERRY

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Delta	Issued As	Issue Date

SHEET TITLE: PLANTING PLAN SOUTH

DRAWN BY: AB

PLANT KEY LEGEND <u>BOTANICAL / COMMON NAME</u> <u>TREES</u>

	ABIES GRANDIS GRAND FIR MATURE (150° H X 40° W) ME THUJA PLICATA WESTERN RED CEDAR MATURE (100° H X 30° W) LA
de la construcción de la constru	ZELKOVA SERRATA 'GREEN VA SAWLEAF ZELKOVA MATURE (85' H X 75' W) LAR
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
\bigcirc	BERBERIS THUNBERGII 'ATROP DWARF RED LEAF JAPANESE E (3' H X 3' W) SMALL SHRUB
$\langle \bullet \rangle$	SPIRAEA BETULIFOLIA BIRCH LEAF SPIREA (3' H X 3' W) SMALL SHRUB
\bigcirc	VIBURNUM TINUS LAURUSTINUS VIBURNUM (6-7'H X 5'W) LARGE SHRU
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
	EUONYMUS FORTUNEI 'COLORA COLORATUS PURPLE WINTERCH 24" HEIGHT
	MAHONIA REPENS CREEPING MAHONIA 18" HEIGHT, NATIVE NW
↓ ↓ ↓	SEED MIX TYPE A

SEED MIX TYPE B

KEY MAP SCALE: NTS

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EDIUM TREE

ARGE TREE ASE' RGE TREE

DPURPUREA NANA' BARBERRY

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SHEET TITLE: PLANTING PLAN EAST

LEGEND

DOCK HIGH OVERHEAD DOOR DRIVE IN OVERHEAD DOOR FUTURE OPENING SANITARY SEWER WATER LINE CLEAN OUT

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1 NEW WAREHOUSE PLAN A1.15 1/16" = 1'-0"

(27)		26	(25)	(2	4
	52' - 0" 26' - 0" 26' - 0" 10 9	52' - 0" 26' - 0" 13' - 10" 8' - 10" 8	320' - 0" 26' - 0" 26' - 0" 6	52' - 0" 	52' - 0" 26' - 0" 8' - 10" 4

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1 NEW WAREHOUSE PLAN - SOUTH A1.16 1/16" = 1'-0"

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	REVISION SCH	EDULE
Delta	Issued As	Issue Date

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CHECKED BY: Checker

JOB NO. **2210471.00**

SHEET

1 NEW FLAMMABLE STORAGE PLAN A1.17 1/8" = 1'-0"

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Delta	Issued As	Issue Date		
-				

SHEET TITLE: NEW FLAMMABLE STORAGE PLAN

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LU SUBMITTAL - APRIL 14, 2022 C:\Users\jnd\Documents\Revit Projects\2210471.00_DIB\471-DIB-V22-L.rvt 4/5/2022 12:59:50 PM 1/8" = 1'-0"

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Delta	Issued As	Issue Date	

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Delta	Issued As	Issue Date	

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^{JOB NO.} **2210471.00**

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FINISHED FLOOR 0' - 0"

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SHEET TITLE: OVERALL BUILDING **ELEVATIONS**

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SHEET

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SHEET TITLE: NEW BUILDING ELEVATIONS

DRAWN BY: JND CHECKED BY: Checker SHEET A2.12

JOB NO. **2210471.00**

FINISHED FLOOR 0' - 0"

1 NEW FLAMMABLE STORAGE - NORTH ELEVATION A2.13 1/8" = 1'-0"

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Project Information

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01100				

SHEET TITLE: NEW BUILDING ELEVATIONS

DRAWN BY: JND

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SHEET

JOB NO. **2210471.00**

2 NEW OFFICE - EAST ELEVATION A2.14 1/8" = 1'-0"

3 NEW OFFICE - WEST ELEVATION A2.14 1/8" = 1'-0"

LU SUBMITTAL - APRIL 14, 2022 C:\Users\jnd\Documents\Revit Projects\2210471.00_DIB\471-DIB-V22-L.rvt 4/5/2022 1:00:14 PM 1/8" = 1'-0"

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SHEET TITLE: NEW BUILDING ELEVATIONS

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32+82 +0.7	1.0 +1.6 +1.9 +30 +44 +35 +34 +43 +44 +32 +36 +46 +36 +32 +43 +44 +32 +26 +47 +85 +32 +43 +44 +32 +34 +44 +32 +34 +44 +32 +34 +44 +32 +34 +34 +34 +34 +34 +34 +34 +34 +34 +34	6 ⁺ 46 ⁺ β ₀ ⁺ 3 ⁺ 3 ⁺ 43 ⁺ 49 ⁺ ₀ ⁺ 2 ⁺ 2 ⁺ 5 ⁺ 44 ⁺ β ⁺ ₀ 24 ⁺
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⁺ 0.4 ⁺ 0.6 ⁺	$\begin{array}{c} 19 & 25 & 21 & 20 & 26 & 25 & 20 & 23 & 27 & 22 & 20 & 26 & 25 & 20 & 23 & 27 & 23 & 20 & 26 & 25 & 20 & 23 \\ 10 & 9 & ^{+}1 & 1 & ^{+}12 & ^{+}29 & ^{+}40 & ^{+}32 & ^{+}30 & ^{+}40 & ^{+}39 & ^{+}30 & ^{+}34 & ^{+}43 & ^{+}33 & ^{+}30 & ^{+}40 & ^{+}39 & ^{+}30 & $	$23 \ 27 \ 22 \ 20 \ 20 \ 23 \ 19 \ 22 \ 23 \ 17$ $34 \ 43 \ 33 \ 30 \ 40 \ 43 \ 39 \ 40 \ 43 \ 40 \ 26$
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32-04) +	⁺ 21 ⁺ 28 ⁺ 24 ⁺ 22 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 26 ⁺ 30 ⁺ 25 ⁺ 23 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 26 ⁺ 30 ⁺ 25 ⁺ 23 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 26 ⁺ 30 ⁺ 25 ⁺ 23 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 26 ⁺ 30 ⁺ 25 ⁺ 23 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 26 ⁺ 30 ⁺ 25 ⁺ 23 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 26 ⁺ 30 ⁺ 25 ⁺ 23 ⁺ 29 ⁺ 28 ⁺ 22 ⁺ 28	26 '30 '25 '23 '29 '28 '22 '24 '28 '19 22 +27 +22 +20 +26 +25 +10 +22 +25 +17
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⁺ 0.3 ⁺ 0.7 ⁺	1.0 $^{+}1.8$ $^{+}2.4$ $^{+}21\frac{^{+}28}{^{+}23}\frac{^{+}22}{^{+}29}\frac{^{+}28}{^{+}22}\frac{^{+}22}{^{+}26}\frac{^{+}30}{^{+}25}\frac{^{+}23}{^{+}29}\frac{^{+}28}{^{+}22}\frac{^{+}22}{^{+}26}\frac{^{+}30}{^{+}25}\frac{^{+}22}{^{+}29}\frac{^{+}28}{^{+}22}\frac{^{+}22}{^{+}26}\frac{^{+}28}{^{+}22}\frac{^{+}22}{^{+}26}\frac{^{+}28}{^{+}22}\frac{^{+}22}{^{+}26}\frac{^{+}28}{^{+}22}\frac{^{+}28}{^{+}26}\frac{^{+}28}2\frac{^{+}28}2\frac{^{+}28}{^{+}26}\frac{^{+}28}2\frac{^{+}28}2$	26 '30 '24 '23 '29 '28 '22 '25 '28 '19 24 ⁺ 27 ⁺ 22 ⁺ 26 ⁺ 25 ⁺ 19 ⁺ 22 ⁺ 24 ⁺ 17
⁺ 0.4 ⁺ 0.6 ⁺	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	35 ⁺ 42 ⁺ 32 ⁺ 30 ⁺ 41 ⁺ 38 ⁺ 29 ⁺ 34 ⁺ 40 ⁺ 25
+0.4 +0.6 +	0.9 + 1.1 + 1.1 + 32 + 44 + 36 + 222 + 44 + 44 + 622 + 38 + 46 + 36 + 226 + 44 + 44 + 622 + 38 + 46 + 36 + 226 + 44 + 44 + 622 + 38 + 46 + 36 + 226 + 44 + 44 + 622 + 48 + 44 + 44 + 44 + 44 + 44 + 44 +	$38^{+}46_{+}36_{+}22^{+}44_{+}44_{+}6^{+}24_{+}36_{+}44_{+}23_{-}24'$
⁺ 0.4 ⁺ 06 ⁺	$\begin{array}{c} \begin{array}{c} & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ & & & \\ \end{array} \begin{array}{c} & & & \\ \end{array} \end{array}{c} \end{array} \begin{array}{c} & & & \\ \end{array} \begin{array}{c} & & & \\ \end{array} \end{array}{c} \end{array} \begin{array}{c} & & & \\ \end{array} \begin{array}{c} & & & \\ \end{array} \end{array}{c} \end{array} \begin{array}{c} & & & \\ \end{array} \end{array}{c} \end{array}{c} \end{array} \begin{array}{c} & & & \\ \end{array} \end{array}{c} \end{array} \begin{array}{c} & & \\ \end{array} \end{array}{c} \end{array} \begin{array}{c} & & & \\ \end{array} \end{array}{c} \end{array}{c} \end{array} \end{array}{c} \end{array} \begin{array}{c} & & \\ \end{array} \end{array}{c} \end{array} \end{array}{c} \end{array} \end{array}{c} \end{array} \end{array}{c} \end{array} \begin{array}{c} & & \\ \end{array} \end{array}{c} \end{array}{c}$	$26 \ 30 \ 24 \ 23 \ 29 \ 27 \ 21 \ 25 \ 27 \ 18$ $24^{+}27^{+}22^{+}26^{+}24^{+}19^{+}22^{+}24^{+}16$
+0.4 +0 6 +	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	35 ⁺ 42 ⁺ 32 ⁺ 30 ⁺ 41 ⁺ 37 ⁺ 29 ⁺ 34 ⁺ 40 ⁺ 24
+0.3 +07	$\begin{array}{c} +33^{+}44^{+}_{43}3^{+}_{24}2^{+}_{44} +44^{+}_{49}0^{+}_{69}2^{+}_{48}8^{+}_{46}+36^{+}_{32}2^{+}_{22}9^{+}_{45} +44^{+}_{41}0^{+}_{69}2^{+}_{48}8^{+}_{46}+36^{+}_{32}2^{+}_{49}8^{+}_{46}+36^{+}_{42}2^{+}_{49}+45^{+}_{41}4^{+}_{69}2^{+}_{49}+45^{+}_{41}4^{+}_{69}2^{+}_{49}+45^{+}_{41}4^{+}_{69}2^{+}_{49}+45^{+}_{41}4^{+}_{69}2^{+}_{69}+26^{+}_{$	$38^{+}46_{+}36_{+}222^{+}44_{+}44_{+}6_{-}32_{+}43_{+}7_{+}26_{-}24_{+}$
+03 +07 -	$^{2}2' \frac{28}{23} \frac{22}{29} \frac{29}{27} \frac{22}{29} \frac{22}{27} \frac{22}{29} \frac{22}{27} \frac{22}{29} \frac{22}{27} \frac{22}{29} \frac{27}{27} \frac{22}{29} \frac{27}{27} \frac{22}{29} \frac{27}{27} \frac{22}{29} \frac{27}{27} \frac{22}{29} \frac{27}{29} \frac{27}{2$	$26 \ 29 \ 24 \ 23 \ 29 \ 27 \ 21 \ 25 \ 27 \ 16$ $23 \ 26 \ 21 \ 20 \ 24 \ 18 \ 22 \ 24 \ 15$
+++++++++++++++++++++++++++++++++++++++	$\begin{array}{c} 1.7 \\ 2.0 \\ 3.1 \\ 30 \\ 30 \\ 39 \\ 30 \\ 39 \\ 30 \\ 29 \\ 40 \\ 40 \\ 40 \\ 40 \\ 40 \\ 40 \\ 40 \\ 4$	35 ⁺ 41 ⁺ 30 ⁺ 30 ⁺ 40 ⁺ 36 ⁺ 28 ⁺ 34 ⁺ 39 ⁺ 23
	1.2 2.1 2.8 $+32^{+}42_{+}33_{+}249_{+}43_{+}896_{+}294_{+}86_{+}44_{+}38_{+}249_{+}43_{+}896_{+}294_{+}86_{+}44_{+}38_{+}249_{+}43_{+}896_{+}294_{+}86_{+}44_{+}38_{+}249_{+}43_{+}896_{+}294_{+}86_{+}44_{+}38_{+}249_{+}43_{+}896_{+}294_{+}86_{+}44_{+}38_{+}249_{+}43_{+}86_{+}249_{+}44_{+$	$36^{+}44_{+}38_{-}24_{+}^{+}43_{+}38_{-}62_{-}24_{+}35_{-}42_{+}24_{-}24_{-}$
0.3 0.7	1.1 ⁻ 1.6 ⁻ 1.8 ⁻ 18 ⁻ 23 ⁻ 18 ⁻ 18 ⁻ 24 ⁻ 22 ⁻ 17 ⁻ 21 ⁻ 24 ⁻ 19 ⁻ 18 ⁻ 24 ⁻ 22 ⁻ 17 ⁻ 21 ⁻ 24 ⁻ 21 ⁻ 21 ⁻ 24 ⁻ 21 ⁻ 24 ⁻ 21 ⁻ 21 ⁻ 21 ⁻ 24 ⁻ 21	21 24 19 18 24 22 17 20 22 14
⁺ 0.3 ⁺ 0 .6 ⁺	1.1 ⁺ 1.6 ⁺ 1.8 ⁺ 1.3 ⁺ 2.1 ⁺ 3.5 ⁺ 5.8 [†] 7 ₩4[±]8.4 @21 5 ⁺ 2.0 ⁺ 1.6 ⁺ 2.0 ⁻ 3.2 ⁺ 5.5 [†] 7 ₩4[±]8.4 @ 3 :	5 ⁺ 2.0 ⁺ 1.5 ⁺ 1.8 ⁻ 2.8 ⁺ 4.7 ⁺ 7.5 ^W 6. ^R 4 ⁺ 9.5 ²⁵ 2.3 ⁺ 1.6 ⁺ 1.8 ⁺ 2.8 ⁺ 4.4 ⁺ 7.4 ^W 6.6 ^{K4} 9.2 ²⁵ 2.6 ⁺ 1 20
+0.2 +0.4 +	1.1 ⁺ 1.6 ⁺ 1.8 ⁺ 1.8 ⁺ 2.5 ⁺ 3.3 ⁺ 4.7 ⁺ 6.1 ⁺ 4.2 ⁺ 2.7 ⁺ 1.9 ⁺ 1.6 ⁺ 1.9 ⁺ 2.6 ⁺ 4.0 ⁺ 5.4 ⁺ 3.9 ⁺ 2.6	6 ⁺ 1.9 ⁺ 1.4 ⁺ 1.7 ⁻ 2.4 ⁺ 3.4 ⁺ 4.8 ⁺ 4.1 ⁺ 2.7 ⁺ 2.0 ⁺ 1.5 ⁺ 1.7 ⁺ 2.3 ⁺ 3.1 ⁺ 4.5 ⁺ 4.2 ⁺ 2.9 ⁺ 2.3 ⁺ 1.
⁺ 0.2 ⁺ 0.4 ⁺	1.3 ⁺ 2.0 ⁺ 2.1 ⁺ 2.6 ⁺ 2.5 ⁺ 2.6 ⁺ 2.9 ⁺ 3.2 ⁺ 2.5 ⁺ 1.8 ⁺ 1.5 ⁺ 1.3 ⁺ 1.5 ⁺ 1.8 ⁺ 2.3 ⁺ 2.8 ⁺ 2.3 ⁺ 1.7	7 ⁺⁺ f.4 ⁺ f.2 ⁺ f.3 ⁺ 1.7 ⁺ 2.1 ⁺ 2.6 ⁻ 2.4 ⁺ 1.8 ⁺ 1.5 ⁺ 1.3 ⁺ 1.4 ⁺ 1.7 ⁺ 2.2 ⁺ 2.8 ⁺ 2.8 ⁺ 2.2 ⁺ 1.9 ⁺ 1
+0.3 +0.4 +	1.9 ⁺ 2.9 ⁺ 2.5 ⁺ 2.2 ⁺ 2.2 ⁺ 2.3 ⁺ 2.2 ⁺ 2.0 ⁺ 1.7 ⁺ 1.4 ⁺ 1.1 ⁺ 1.0 ⁺ 1.1 ⁺ 1.3 ⁺ 1.5 ⁺ 1.5 ⁺ 1.5 ⁺ 1.5	3 ⁺ 1.0 ⁺ 0.9 ⁺ 1.0 ⁺ 1.2 ⁺ (32 ⁺ 1.0) ⁺ 1.4 ⁺ 1.3 ⁺ 1.1 ⁺ 1.0 ⁺ 1.1 ⁺ 1.4 ⁺ 1.6 ⁺ 1.8 ⁺ 1.9 ⁺ 1.9 ⁺ 1.7 ⁺ 1
+0.4 +0.6	28 = 4.3 + 3.3 + 24 + 2.2 + F9 = 10 4 + 1.0 + 0.8 + 0.8 + 0.8 + 0.8 + 0.8 + 0.8 + 0.7 + 0.7 + 0.6 + 0.7 + 0.7	7 ⁺ 0.7 ⁺ 0.7 ⁺ 0.7 ⁺ 0.7 ⁺ 0.6 ⁺ 0.7 ⁺ 0.7 ⁺ 0.7 ⁺ 0.8 10.8 ^{R=30} 1.1 ⁺ 1.2 ⁺ 1.4 ⁺ 1.5 ⁺ 1.6 ⁺ 1
+0.8 + 2 +	$36^{+}64^{+}48^{+}28^{+}28^{+}54^{+}15^{+}108^{+}104^{+}103^{+}104^{-}105^{+}106^{+}105^{+}104^{+}102^{+}$	$R=30^{+}$
+0.0 +0.0		
0.9 .2	3.8 6.99 5.0 2.9 2.2 1.4 0.8 0.5 0.4 0.5 0.6 0.6 0.6 0.5 0.4 0.3 0.2 0.3	
	3.0 '4.9 '3.8 '2.7 '2.3 '1.8 '1.3 '0.9 '0.8 '0.7 '0.8 '0.8 '0.8 '0.7 '0.7 '0.6 '0.6 '0.7	7 0.7 0.8 0.8 0.8 0.8 0.7 0.7 0.7 0.8 1.0 1.2 1.3 1.5 1.7 1.9 2.2 2.6 2
3230495	2.3 ⁺ 3.4 ⁺ 3.1 ⁺ 2.6 ⁺ 2.4 ⁺ 2.1 ⁺ 1.7 ⁺ 1.5 ⁺ 1.2 ⁺¹ 1.1 ⁺ 1.1	+ +1.1 +1.1 +1.1 +1.1 +1.1 +1.2 +1.2 +1.
+0.2 +0.4 +	1.6 ⁺ 2.6 ⁺ 2.7 ⁺ 2.6 ⁺ 2.5 ⁺ 2.6 ⁺ 2.4 ⁺ 2.1 ⁺ 1.7 ⁺ 1.4 ⁺ 1.4 ⁺ 1.3 ⁺ 1.4 ⁺ 1.3 ⁺ 1.5 ⁺ 1.8 ⁺ 1.9 ⁺ 1.7	7 ⁺ 1.4 ⁺ 1.4 ⁺ 1.4 ⁺ 1.4 ⁺ 1.4 ⁺ 1.7 ⁺ 2.0 ⁺ 2.1 ⁺ 2.1 ⁺ 2.1 ⁺ 2.2 ⁺ 2.2 ⁺ 2.3 ⁺ 2.4 ⁺ 3.2 ⁺ 3.7 ⁺ 3
+0.1 +0.3 +	1.1 ⁺ 1.9 ⁺ 2.3 ⁺2.5 ⁺ 2.6 ⁺ 2.8 ⁺ 2.9 ⁺ 2.6 ⁺ 2.9 ⁺ 1.8 ⁺ 1.7 ⁺ 1.6 ⁺ 1.7 ⁺ 1.7 ⁺ 1.9 ⁺ 2.3 ⁺ 2.4 ⁺ 2.4	1 * 1.8 * 1.7 * 1.7 * 1.7 * 1.7 * 1.7 * 1.8 * 2.1 * 2.8 * 2 .7 * 2.7 * 2.6 * 2.7 * 2.6 * 2.6 * 2.6 * 3.3 * 3.8 * 4
⁺ 0.1 ⁺ 0.3 ⁺	0.9 ⁺ 1.5 ⁺ 2.0 [†] 2.5 ⁺ 3.0 ⁺ 3.9 ⁺ 4.7 [†] 4.0 ⁺ 2.9 ⁺ 2.3 ⁺ 2.0 [†] 1.9 ⁺ 2.0 ⁺ 2.3 ⁺ 2.8 [†] 3.9 ⁺ 4.4 ⁺ 3.4	4 ⁺ 2.5 ⁺ 2.2 ⁺ 2.0 ⁺ 2.0 ⁺ 2.2 ⁺ 2.5 ⁺ 3.4 ⁺ 4.6 ⁺ 4.7 ⁺ 3.9 ⁺ 3.5 ⁺ 3.3 ⁺ 3.0 ⁺ 2.9 ⁺ 2.8 ⁺ 3.2 ⁺ 3.8 ⁺ 3
+0.2 +0.3 +	0.7 ⁺ 1.2 ⁺ 1.8 ⁺ 2.5 ⁺ 3.5 ⁺ 5.3 ⁺ 7.1 ⁺ 5.7 ⁺ 3.8 ⁺ 2.8 ⁺ 2.2 ⁺ 2.0 ⁺ 2.2 ⁺ 2.8 ⁺ 3.9 ⁺ 518 ⁺ 6.9 ⁺ 5.0	0 ⁺ 3.3 ⁺ 2.8 ⁺ 2.1 ⁺ 2.1 ⁺ 2.5 ⁺ 3.3 ⁺ 4.8 ⁺ 7.1 ⁺ 7.0 ⁺ 5.3 ⁺ 4.3 ⁺ 3.7 ⁺ 3.4 ⁺ 3.1 ⁺ 2.9 ⁺ 3.1 ⁺ 3.5 ⁺ 3
+0.1 +0.3 +	$0.5 \ ^{+}0.8 \ ^{+}1.2 \ ^{+}1.8 \ ^{+}2.8 \ ^{+}3.9 \ ^{+}4.1 \ ^{+}6133 \ ^{+}3.1 \ ^{+}2.2 \ ^{+}1.6 \ ^{+}1.4 \ ^{+}1.7 \ ^{+}2.2 \ ^{+}3.2 \ ^{+}4.1 \ ^{+}496 \ ^{+}6336 \ ^{+}39$	a ⁺ ⁺ 2.8 ⁺ 2.0 ⁺ 1.6 * 4.5 * * * * * * * * * *
+0.1 +0.1 +		a_{1}^{+} b_{2}^{+} b_{3}^{+} b_{3
		0 0.3 0.2 0.2 0.2 0.2 0.4 0.7 1.5 2.2 2.9 3.7 4.5 4.8 3.8 3.0 2.6 2.6 2
	u.u u.1 u.1 u.2 u.4 0.5 0.4 0.2 0.1 0.1 0.1 0.1 0.2 0.3 0.4 0.5 0.4	4 U.Z U.T U.T U.T U.T U.Z U.Z U.A U.T 1.1 2.1 4.2 6.3 7.0 4.8 3.2 2.6 2.4 2
⁺ 0.0 ⁺ 0.0 ⁺	0.0 0.0 0.1 0.1 0.1 0.2 0.2 0.2 0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.2 0.2 0.2 0.2 0.2 0.2	2 0.1 0.1 0.1 0.1 0.2 0.3 0.4 3250 10.7 1.6 3.9 5.8 * 3.3 * 2.6 * 2.2 * 2
⁺ 0.0 ⁺ 0.0 ⁺	0.0 ⁺ 0.0 ⁺ 0.0 ⁺ 0.1	1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.1 ⁺ 0.2 ⁺ 0.2 ⁺ 0.3 ⁺ 0.9 ⁺ 1.2 ⁺ 1.4 ⁺ 2.9 ⁺ 3.0 ⁺ 2.8 ⁺ 2.3 ⁺ 1.9 ⁺ 1
+0.0 +0.0 +	0.0 +0.0 +0.0 +0.0 +0.1 +0.1 +0.1 +0.1 +	1 ⁺ 0.1 ⁺ 0.2 ⁺ 0.3 ⁺ 0.5 ⁺ 0.9 ⁺ 0.9 ⁺ 0.7 ⁺ 0.7 ⁺ 1.2 ⁺ 1.4 ⁺ 1.3 ⁺ 1.
	0.0 ⁺0.0 ⁺0.0	0 0.0 0 .0 0.0 0.0 0.1 0.1 0.1 0.1 0.2 0 .3 0.4 0.5 0.3 0.4 0.5 0.6 0
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Schedule		
Symbol Label QTY Manufacturer Catalog Number	Description	Wattage Lumens per Wattage
98 Lithonia Lighting STAKPAK 2X4 ALO6 35K Low Lumen	Recessed Center Element LED Lay In, 2ftX4ft, Adjustable Lumen Output 4000LM/5000LM/6000LM, 3500K, Low Lun	mèn 4315 30.91
A1 6 Lithonia Lighting STAKPAK 2X4 ALO6 35K Medium Lumen	Recessed Center Element LED Lay In, 2ftX4ft, Adjustable Lumen Output 4000LM/5000LM/6000LM, 3500K, Medium Lumen	5381 39.71
40 Juno Lighting JPDZ6 DB 1000LM 3500K 90CRT WWH	Juno Podz 6in LED Downlight Round Downlight Baffle 1000 Lumen 3500K 90CRI White. White Trim Ring	1154 13.69
В		
1 Lithonia Lighting FMVCSLS 24IN MVOLT 30K35K40K	Contemporary Square 2ft, Switchable White CCT	1574 17.92
6 Lithonia Lighting FMVCSLS 48IN MVOLT 30K35K40K	Contemporary Square 4ft, Switchable White CCT	2988 35.18
I I I I I I I I I I I I I I I I I I I	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	12166 87.8914
W3-R3		
W3-R4 5 Lithonia Lighting WDGE3 LED P4 70CRI R4 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	12537 87.8914
W4-R4 12 Lithonia Lighting WDGE4 LED P6 70CRI R4 40K	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	25861 185.23
	WESTELLE WITTEL - FERTONMAINCE PACHAGE, 4000K, 80CKI, VISUAL CUMFORT FORWARD OPTIC	
P 0 Lithonia Lighting RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	25328 189.54
12 Lithonia Lighting RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution	40976 311.92
P1 P	RSX Area Fightre Size 3 P4 Lumen Darkane 4000K CCT Tuno D5 Distribution	41525 623.84
P1 P	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R5 Distribution	41525 623.84
P1 P1 0 P1 1 P2 1 P2 1 117 1 Lithonia Lighting CPHB 48000LM SEF GCL MD 40K 80CRI	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R5 Distribution Compact Pro Highbay, 48000 lumens, Standard efficiency, Glare control lens, Medium distribution, 40 K, 80CRI,	41525 623.84 48340 324.15

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	w
	А	98	Lithonia Lighting	STAKPAK 2X4 ALO6 35K Low Lumen	Recessed Center Element LED Lay In, 2ftX4ft, Adjustable Lumen Output 4000LM/5000LM/6000LM, 3500K, Low Lum	nen
	A1	6	Lithonia Lighting	STAKPAK 2X4 ALO6 35K Medium Lumen	Recessed Center Element LED Lay In, 2ftX4ft, Adjustable Lumen Output 4000LM/5000LM/6000LM, 3500K, Medium Lumen	
\bigcirc	В	40	Juno Lighting	JPDZ6 DB 1000LM 3500K 90CRI WWH	Juno Podz 6in LED Downlight Round Downlight Baffle 1000 Lumen 3500K 90CRI White, White Trim Ring	
	C2	1	Lithonia Lighting	FMVCSLS 24IN MVOLT 30K35K40K	Contemporary Square 2ft, Switchable White CCT	
	C4	6	Lithonia Lighting	FMVCSLS 48IN MVOLT 30K35K40K	Contemporary Square 4ft, Switchable White CCT	
	W3-R3	14	Lithonia Lighting	WDGE3 LED P4 70CRI R3 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	
	W3-R4	5	Lithonia Lighting	WDGE3 LED P4 70CRI R4 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	
	W4-R4	12	Lithonia Lighting	WDGE4 LED P6 70CRI R4 40K	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	
	MD	0	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	
	Р	0	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	
	P1	12	Lithonia Lighting	RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution	
	P2	6	Lithonia Lighting	RSX3 LED P4 40K R5	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R5 Distribution	
	н	117	Lithonia Lighting	CPHB 48000LM SEF GCL MD 40K 80CRI	Compact Pro Highbay, 48000 lumens, Standard efficiency, Glare control lens, Medium distribution, 40 K, 80CRI,	

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Schedule

