

ZENPORT INDUSTRIAL PARK, BLDG NO. 1



PROJECT DATA

PROJECT SUMMARY: NEW WAREHOUSE AND OFFICE
BUILDING ADDRESS: 15104 SW OREGON STREET, SHERWOOD, OR 97140
JURISDICTION: CITY OF SHERWOOD, OR
BUILDING TYPE: COMMERCIAL STRUCTURE, TYPE VB
CODE: OREGON STRUCTURAL SPECIALTY CODE (OSSC), 2014 EDITION (BASED ON THE 2012 IBC)

OWNER:
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ARCHITECT:
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 toddmoon@wtmarchitect.com

SITE DATA:
SITE ADDRESS: 15104 SW OREGON STREET, SHERWOOD, OR 97140
TAX LOT: 251.2900, 00.800
TOTAL SITE AREA: 119,995 SF / 2.76 AC
NET BUILDABLE AREA: 119,995 SF / 2.76 AC

BUILDING AREA SUMMARY AND PARKING REQUIREMENT CALCULATION:

	AREA	PARKING RATIO:	PARKING REQD.:
GROUND FLOOR:			
WAREHOUSE:	9,800 SF	0.3	2.94
OFFICE:	2,200 SF	2.7	5.94
SECOND FLOOR:			
STORAGE / FUTURE OFFICE:	2,200 SF	0.3	0.66
TOTAL:	14,400 SF		9.54

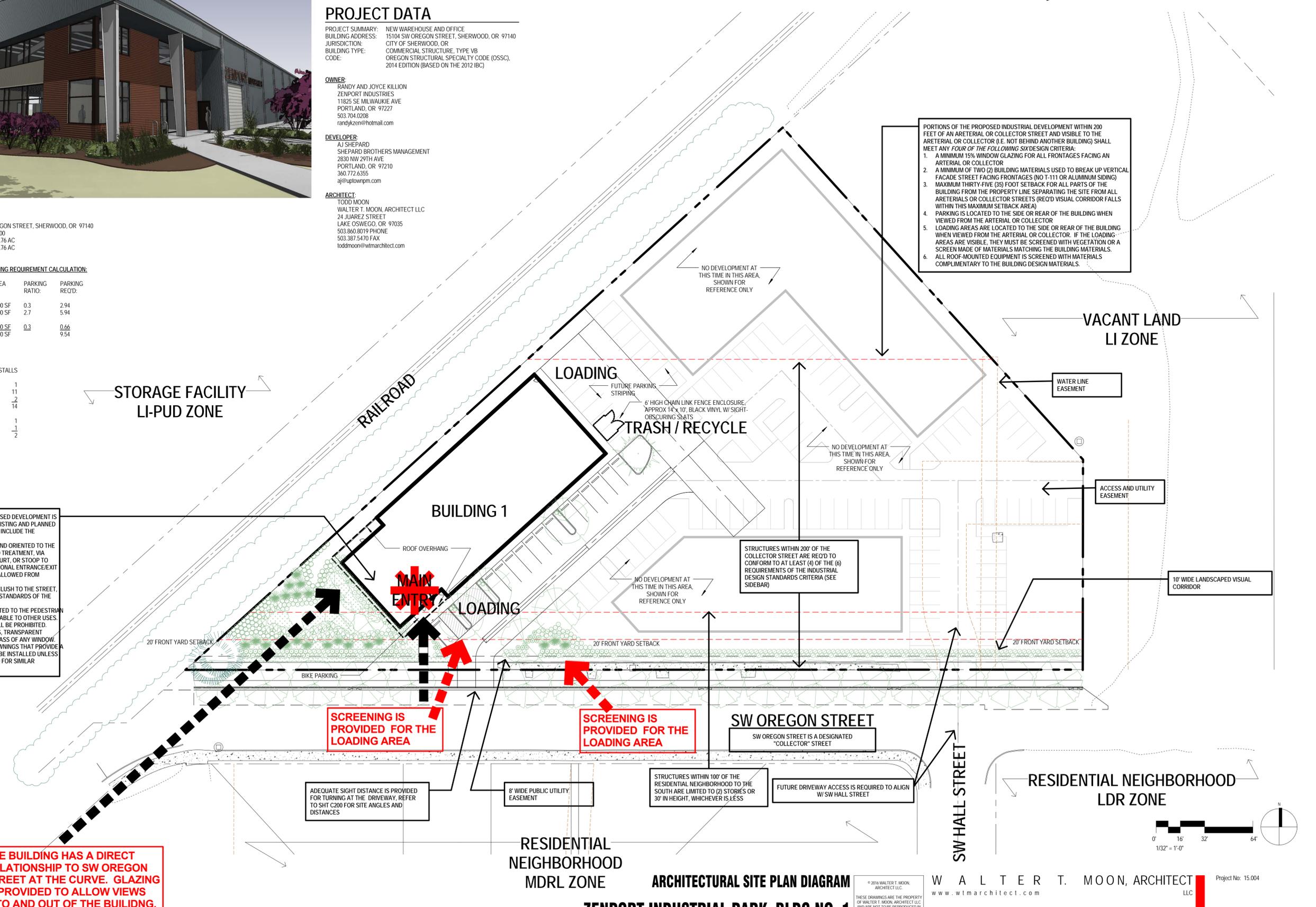
PARKING AND LOADING SUMMARY

PARKING STALL TYPE	NO. OF STALLS
ACCESSIBLE, VAN-STANDARD, 9' x 20'	1
STANDARD, 9' x 20'	11
COMPACT, 8' x 20'	2
TOTAL CAR PARKING:	14
LOADING, 19' x 25'	1
LOADING, 28' x 76'	1
TOTAL LOADING:	2

NO APPROVAL SHALL BE GRANTED UNLESS...THE PROPOSED DEVELOPMENT IS ORIENTED TO THE PEDESTRIAN AND BICYCLE, AND TO EXISTING AND PLANNED TRANSIT FACILITIES. URBAN DESIGN STANDARDS SHALL INCLUDE THE FOLLOWING:

- PRIMARY FRONT ENTRANCES SHALL BE LOCATED AND ORIENTED TO THE STREET, AND HAVE SIGNIFICANT ARTICULATION AND TREATMENT, VIA FACADES, PORTICOS, ARCADES, PORCHES, FORECOURT, OR STOOP TO IDENTIFY THE ENTRANCE FOR PEDESTRIANS. ADDITIONAL ENTRANCE/EXIT POINTS FOR BUILDINGS, SUCH AS A POSTERN, ARE ALLOWED FROM SECONDARY STREETS OR PARKING AREAS.
- BUILDINGS SHALL BE LOCATED ADJACENT TO AND FLUSH TO THE STREET, SUBJECT TO LANDSCAPE CORRIDOR AND SETBACK STANDARDS OF THE UNDERLYING ZONE.
- THE ARCHITECTURE OF BUILDINGS SHALL BE ORIENTED TO THE PEDESTRIAN AND DESIGNED FOR THE LONG TERM AND BE ADAPTABLE TO OTHER USES. ALUMINUM, VINYL, AND T-111 SIDING MATERIAL SHALL BE PROHIBITED. STREET FACING ELEVATIONS SHALL HAVE WINDOWS, TRANSPARENT FENESTRATION, AND DIVISIONS TO BREAK UP THE MASS OF ANY WINDOW. ROLL UP AND SLIDING DOORS ARE ACCEPTABLE. AWNINGS THAT PROVIDE A MINIMUM OF 3 FEET OF SHELTER FROM RAIN SHALL BE INSTALLED UNLESS OTHER ARCHITECTURAL ELEMENTS ARE PROVIDED FOR SIMILAR PROTECTION, SUCH AS AN ARCADE.

THE BUILDING HAS A DIRECT RELATIONSHIP TO SW OREGON STREET AT THE CURVE. GLAZING IS PROVIDED TO ALLOW VIEWS INTO AND OUT OF THE BUILDING.



PORTIONS OF THE PROPOSED INDUSTRIAL DEVELOPMENT WITHIN 200 FEET OF AN ARTERIAL OR COLLECTOR STREET AND VISIBLE TO THE ARTERIAL OR COLLECTOR (I.E. NOT BEHIND ANOTHER BUILDING) SHALL MEET ANY FOUR OF THE FOLLOWING SIX DESIGN CRITERIA:

- A MINIMUM 15% WINDOW GLAZING FOR ALL FRONTAGES FACING AN ARTERIAL OR COLLECTOR
- A MINIMUM OF TWO (2) BUILDING MATERIALS USED TO BREAK UP VERTICAL FACADE STREET FACING FRONTAGES (NO T-111 OR ALUMINUM SIDING)
- MAXIMUM THIRTY-FIVE (35) FOOT SETBACK FOR ALL PARTS OF THE BUILDING FROM THE PROPERTY LINE SEPARATING THE SITE FROM ALL ARTERIALS OR COLLECTOR STREETS (REQ'D VISUAL CORRIDOR FALLS WITHIN THIS MAXIMUM SETBACK AREA)
- PARKING IS LOCATED TO THE SIDE OR REAR OF THE BUILDING WHEN VIEWED FROM THE ARTERIAL OR COLLECTOR
- LOADING AREAS ARE LOCATED TO THE SIDE OR REAR OF THE BUILDING WHEN VIEWED FROM THE ARTERIAL OR COLLECTOR. IF THE LOADING AREAS ARE VISIBLE, THEY MUST BE SCREENED WITH VEGETATION OR A SCREEN MADE OF MATERIALS MATCHING THE BUILDING MATERIALS.
- ALL ROOF-MOUNTED EQUIPMENT IS SCREENED WITH MATERIALS COMPLIMENTARY TO THE BUILDING DESIGN MATERIALS.

SITE PLAN REVIEW - PRELIMINARY ONLY - NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN DIAGRAM
ZENPORT INDUSTRIAL PARK, BLDG NO. 1
 15104 SW OREGON STREET SHERWOOD, OR 97140

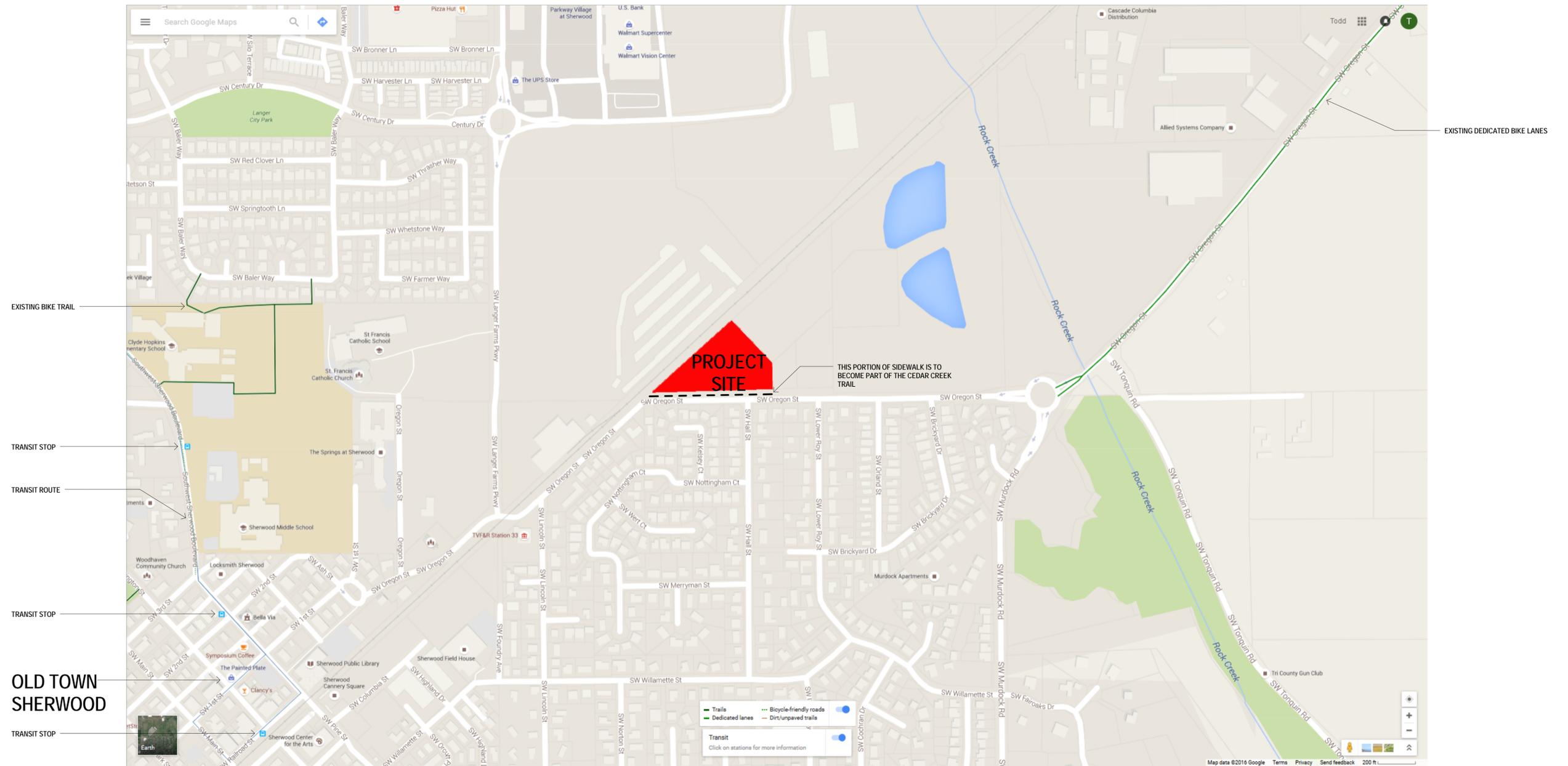
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WALTER T. MOON, ARCHITECT LLC
 www.wtmarchitect.com

Project No: 15.004

24 JUAREZ STREET | LAKE OSWEGO, OR 97035 | 503.860.8019 Date: 02.16.2016

A1



EXISTING BIKE TRAIL

TRANSIT STOP

TRANSIT ROUTE

TRANSIT STOP

OLD TOWN SHERWOOD

TRANSIT STOP

EXISTING DEDICATED BIKE LANES

PROJECT SITE

THIS PORTION OF SIDEWALK IS TO BECOME PART OF THE CEDAR CREEK TRAIL

GENERAL CIRCULATION PLAN
1" = 300'-0"

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VICINITY MAP / TRANSPORTATION
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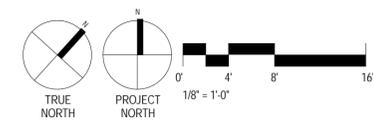
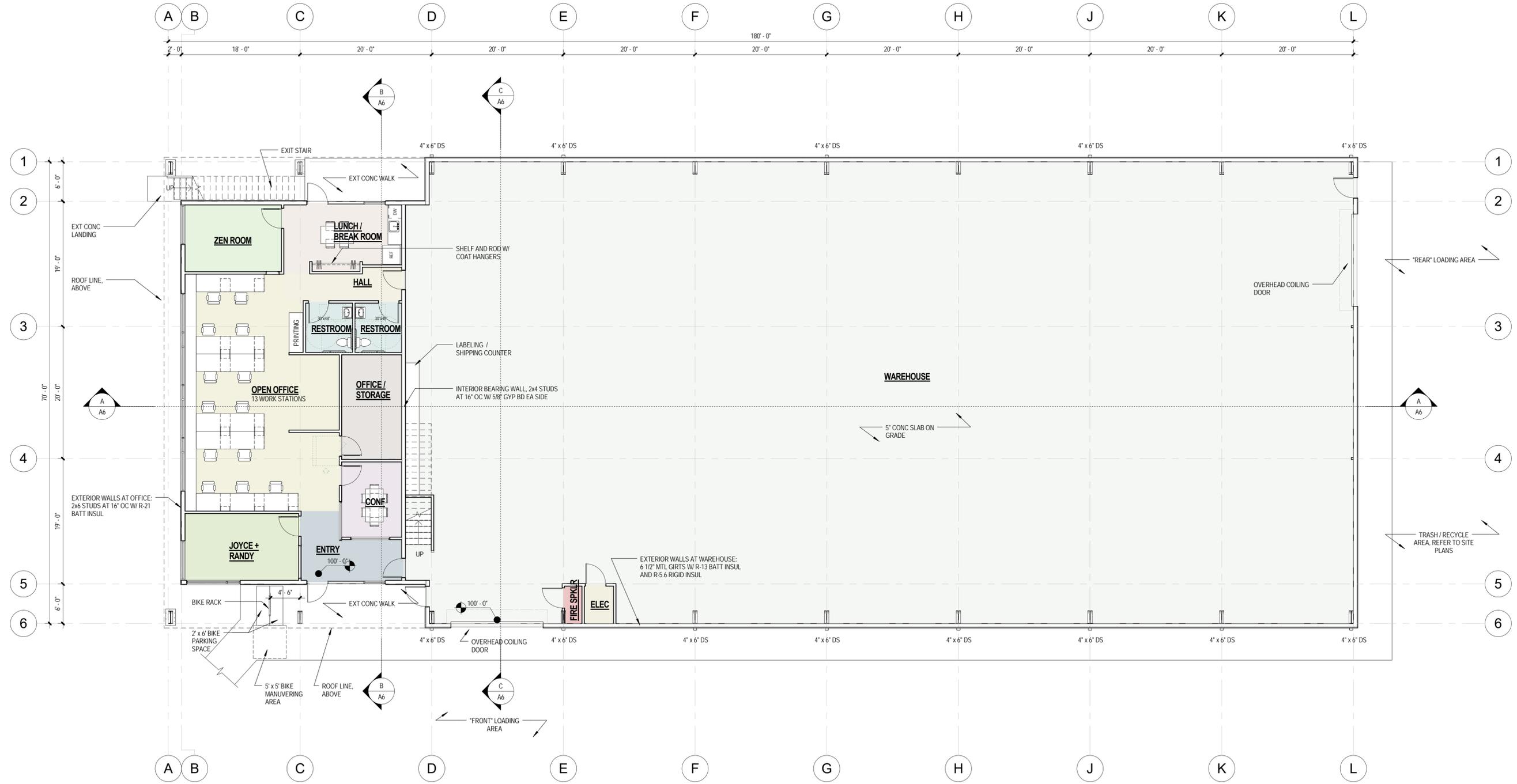
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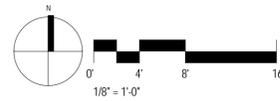
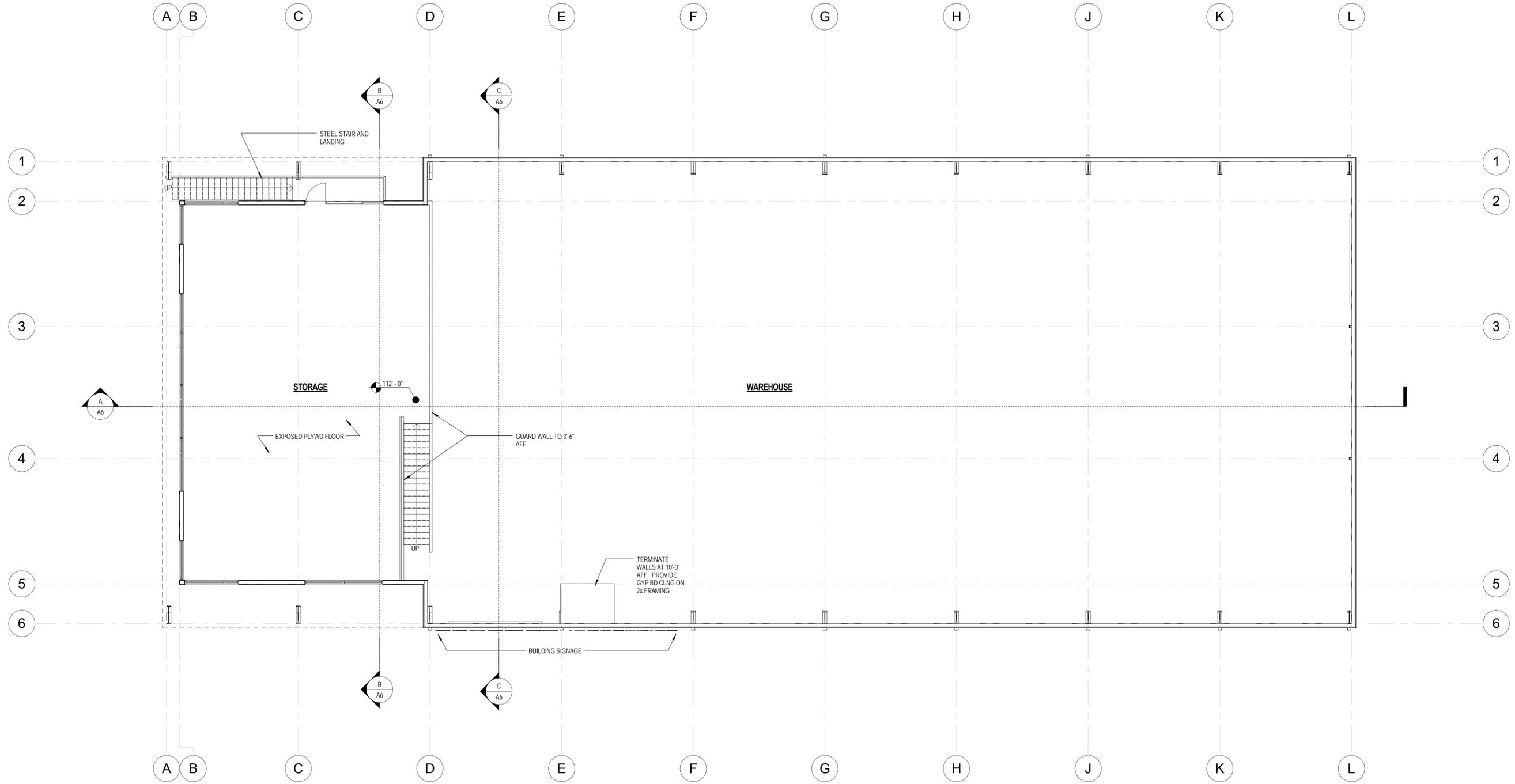
A2



WALLS / LINEWORK LEGEND

1/8" = 1'-0"

	WD STUD WALL (SHOWN W/ PATTERN)
	MTL STUD OR GIRT WALL (NO PATTERN)
	CENTERLINE OR BUILDING GRID LINE
	HIDDEN OBJECTS (BEYOND)
	OBJECTS OVERHEAD OR BEHIND THE VIEW



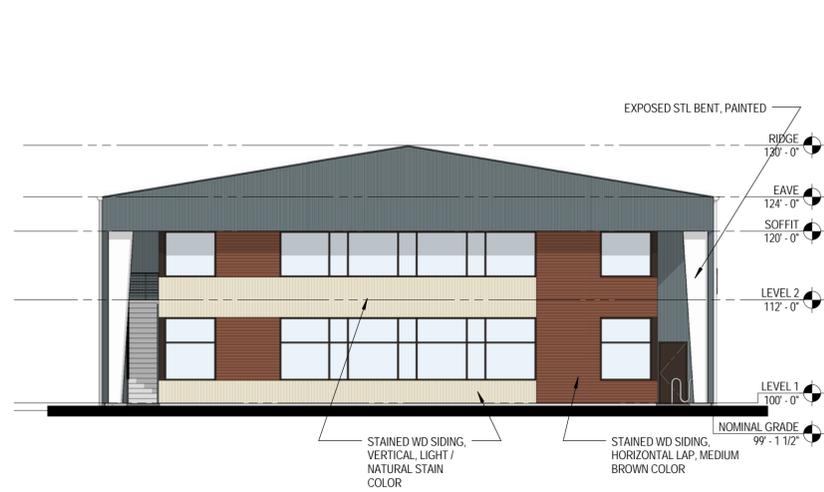
SECOND FLOOR PLAN
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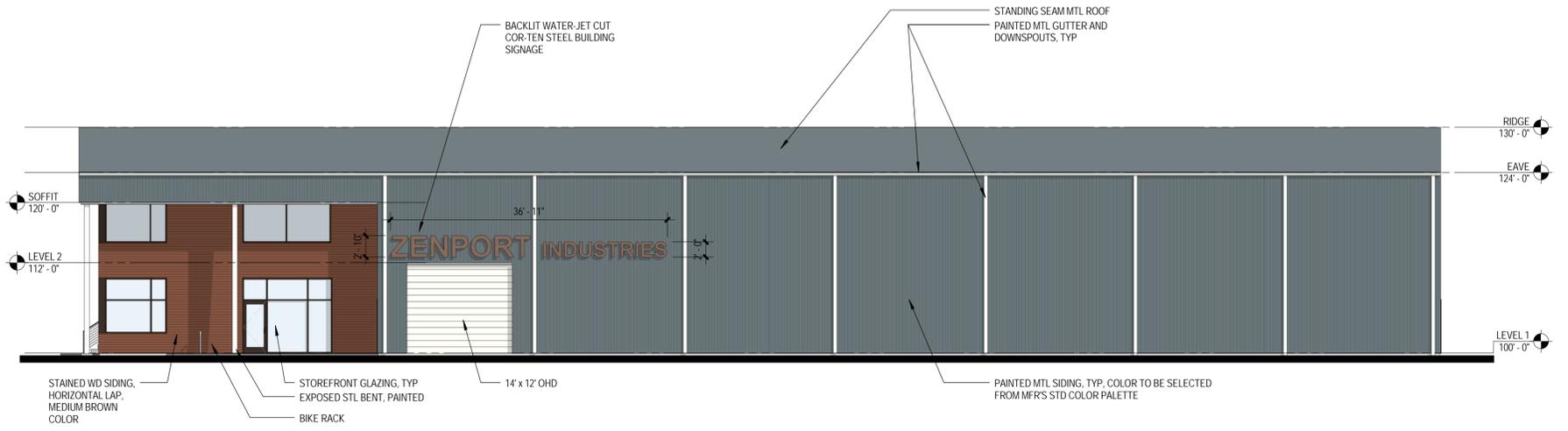
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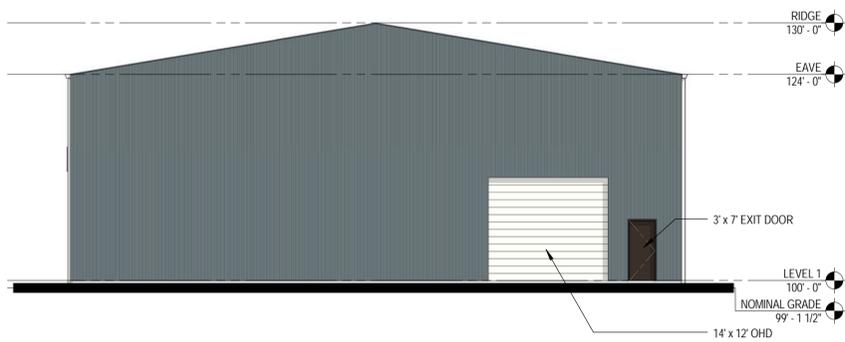
WEST ELEVATION

3/32" = 1'-0"



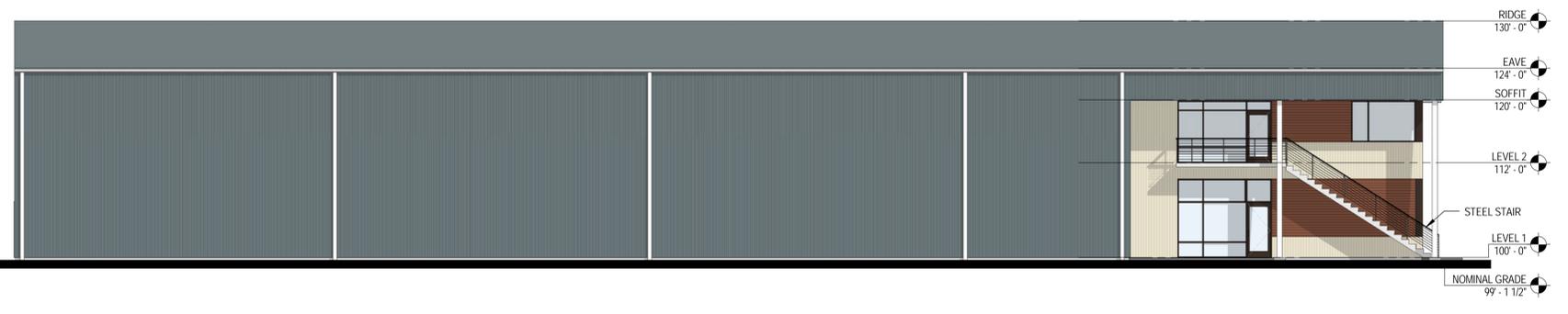
SOUTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"



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BUILDING ELEVATIONS
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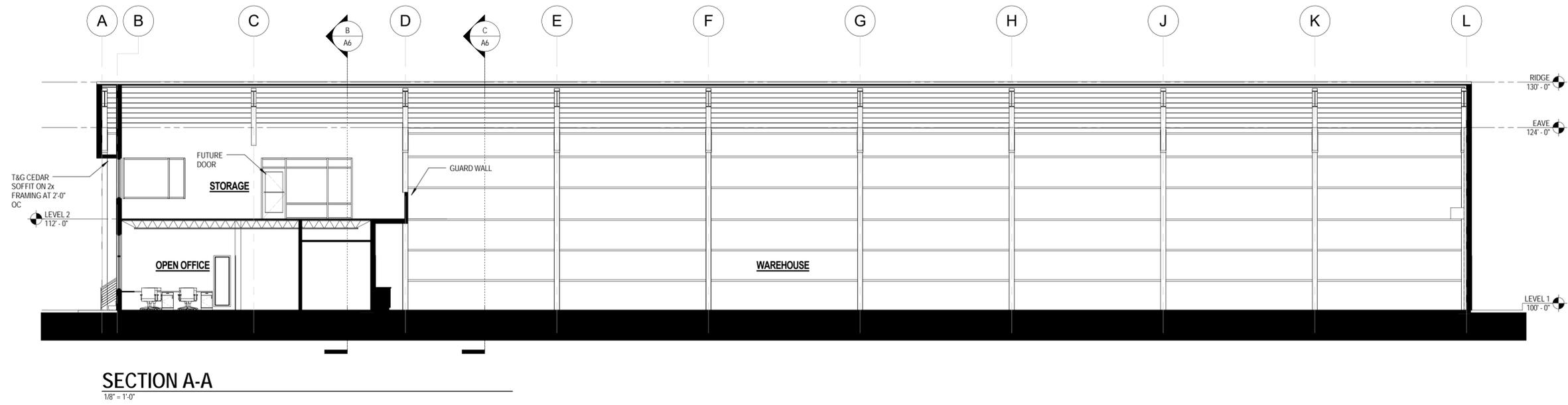
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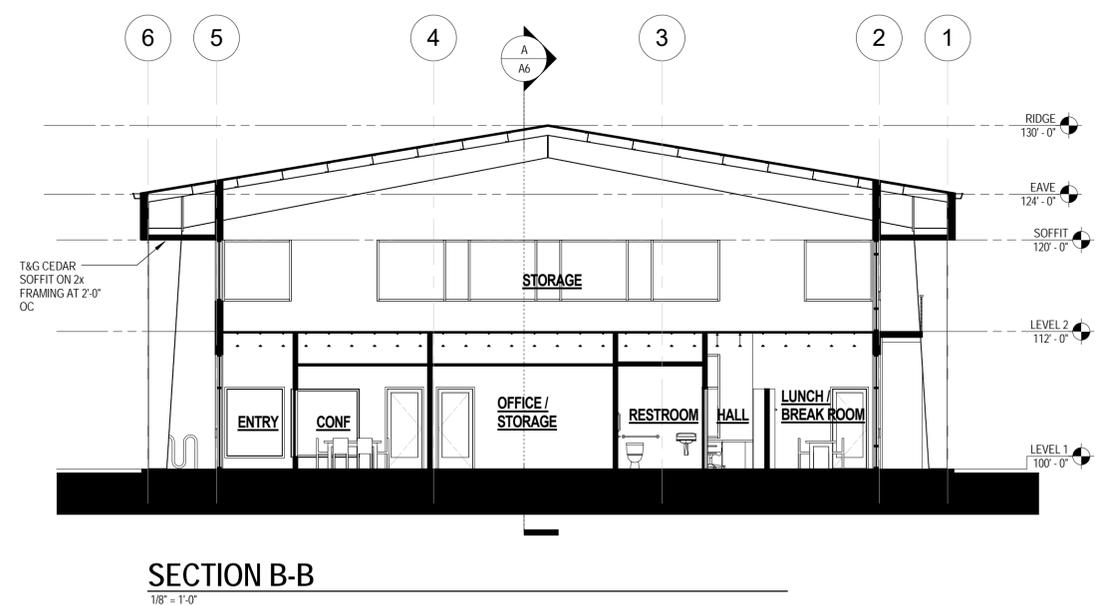
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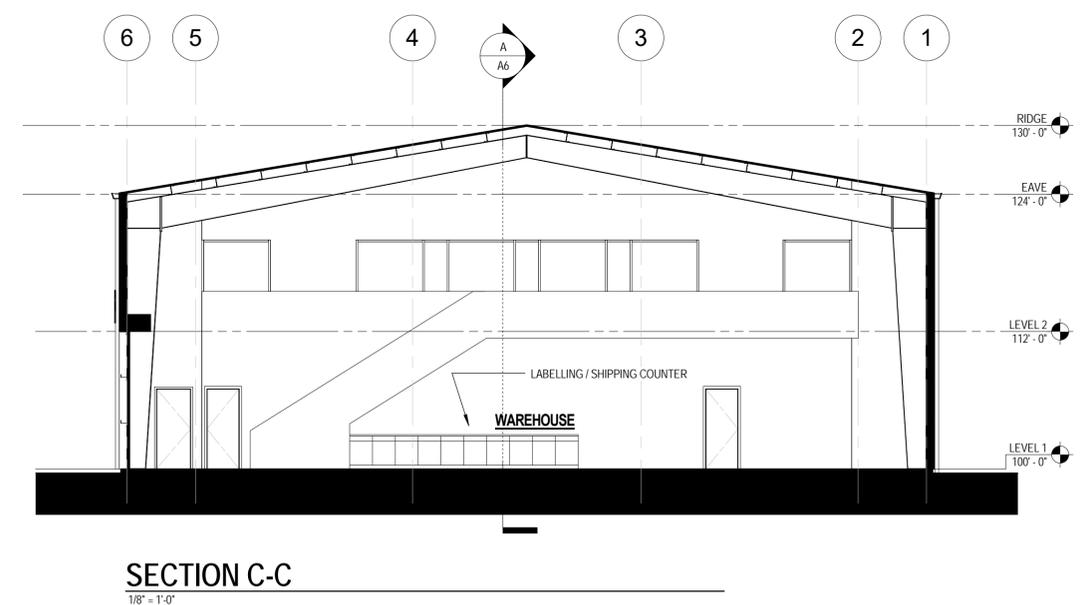
A5



SECTION A-A
1/8" = 1'-0"



SECTION B-B
1/8" = 1'-0"



SECTION C-C
1/8" = 1'-0"



SITE PLAN REVIEW - PRELIMINARY ONLY - NOT FOR CONSTRUCTION

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