West Linn

DEVELOPMENT REVIEW APPLICATION

TYPE OF REVIEW (Please check all boxes that apply):

- [ ] Annexation
- [ ] Appeal and Review
- [ ] Conditional Use
- [x] Design Review
- [ ] Easement Vacations
- [ ] Flood Management Area
- [ ] Historic District Review
- [ ] Home Occupation - Type II
- [ ] Legislative Plan or Change
- [x] Lot Line Adjustment
- [ ] Minor Partition
- [ ] Natural Drainageway Protection
- [ ] Non-Conforming Lots, Uses & Structures
- [ ] Planned Unit Development
- [ ] Quasi-Judicial Plan or Zone Change
- [ ] Street Vacation
- [ ] Subdivision
- [ ] Temporary Uses
- [ ] Tualatin River Greenway
- [x] Variance
- [ ] Wetland
- [ ] Willamette River Greenway
- [ ] Other/Misc.

TOTAL FEES/DEPOSIT $22,600.

West Linn Corporate Park II	1800 Blankenship Rd Ste. 195	West Linn	97068	
OWNER	**ADDRESS**	**CITY**	**ZIP**	**PHONE(res.& bus.)**
BLACKHAWK				
APPLICANT	**ADDRESS**	**CITY**	**ZIP**	**PHONE(res.& bus.)**
Group MacKenzie -- Rhys Konrad	0690 SW Bancroft	Portland	97239	503.224.9560
CONSULTANT	**ADDRESS**	**CITY**	**ZIP**	**PHONE (bus.)**

SITE LOCATION NW corner of Tannler and Blankenship

Assessor's Map No.: 2S 1E 35C **Tax Lot(s):** 100, 102, 200 **Total Land Area:** 10.71 ac

1. Three complete sets of application material required.
2. All application fees are non-refundable (excluding deposit).
3. The owner/applicant or their representative should be present at all public hearings.
4. A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

X _____ Date 6-13-06

SIGNATURE OF APPLICANT(S)

X _____ Date _____

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY.

ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

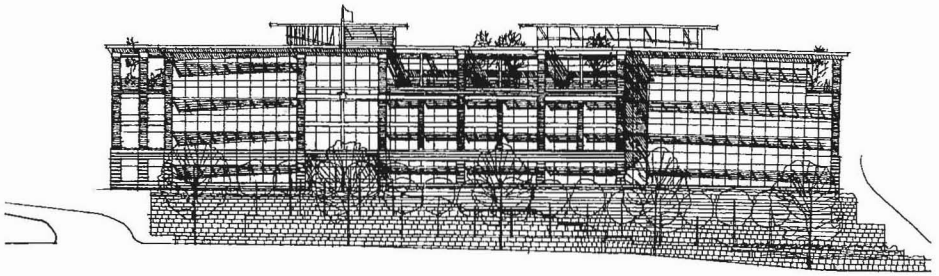
PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068
PHONE: 503-656-4211 FAX: 503-656-4106

EXHIBIT B

WILLAMETTE 205 CORPORATE CENTER

DESIGN REVIEW SUBMITTAL

AUGUST 22, 2006



DESIGN TEAM

OWNER

BLACKHAWK DEVELOPMENT, LLC

20200 SW 8TH
PMB 168
WEST LINN, OR 97068

PHONE: (503) 702-1043

Contact: JEFF PARKER

ARCHITECT

GROUP MACKENZIE

0690 SW Bancroft St
PO Box 86038
Portland, Oregon 97238

PHONE: 503-224-9560
FAX: 503-228-1285

Contact: Bob Thompson, bthompson@grpmack.com
Andrew Schuler, aschuler@grpmack.com

STRUCTURAL ENGINEER

GROUP MACKENZIE

0690 SW Bancroft St
PO Box 86038
Portland, Oregon 97238

PHONE: 503-224-9560
FAX: 503-228-1285

CIVIL ENGINEER

GROUP MACKENZIE

0690 SW Bancroft St
PO Box 86038
Portland, Oregon 97238

PHONE: 503-224-9560
FAX: 503-228-1285

Contact: Matt Butts
E-MAIL: mbutts@grpmack.com

LANDSCAPE ARCHITECT

GROUP MACKENZIE

0690 SW Bancroft St
PO Box 86038
Portland, Oregon 97238

PHONE: 503-224-9560
FAX: 503-228-1285

Contact: Dan Jenkins
E-MAIL: djenkins@grpmack.com

MECHANICAL/ELECTRICAL

INTERFACE ENGINEERING, INC

708 SW Third Ave.
Suite 400
Portland, Oregon 97204

PHONE: 503-382-2266
FAX: 503-382-2262
Contact: Andy Frisch
E-MAIL: afrisch@interfaceeng.com

FIRE PROTECTION

Tualatin Valley

CONTRACTOR

not selected

BUILDING DATA

PROJECT ADDRESS: BLANKENSHIP ROAD, WEST LINN, OR

SITE AREA = 11.3 ACRES

LANDSCAPE AREA = 7.6 ACRES = 67%

STRUCTURE	EQUIPMENT	FLOORS	GROSS BLDG AREA	GROSS FLOOR AREA	PARKING REQ'D
BUILDING A	29,155	x4	116,620 SF	113,535 SF	328
BUILDING B	22,137	x4	88,548 SF	87,888 SF	221
BUILDING C	22,137	x4	88,548 SF	87,888 SF	221
TOTAL			293,716 SF	289,935 SF	828

Drawing Index

GROUP MACKENZIE
Architecture
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 8th AVE.
PMB 168
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2262

REVISIONS:

DESCRIPTION	REVISION DATE	CLEARANCE DATE
DESIGN REVIEW SUBMITTAL	8/22/06	

SHEET TITLE:

TITLE SHEET

PROJECT INFO AND DRAWING INDEX

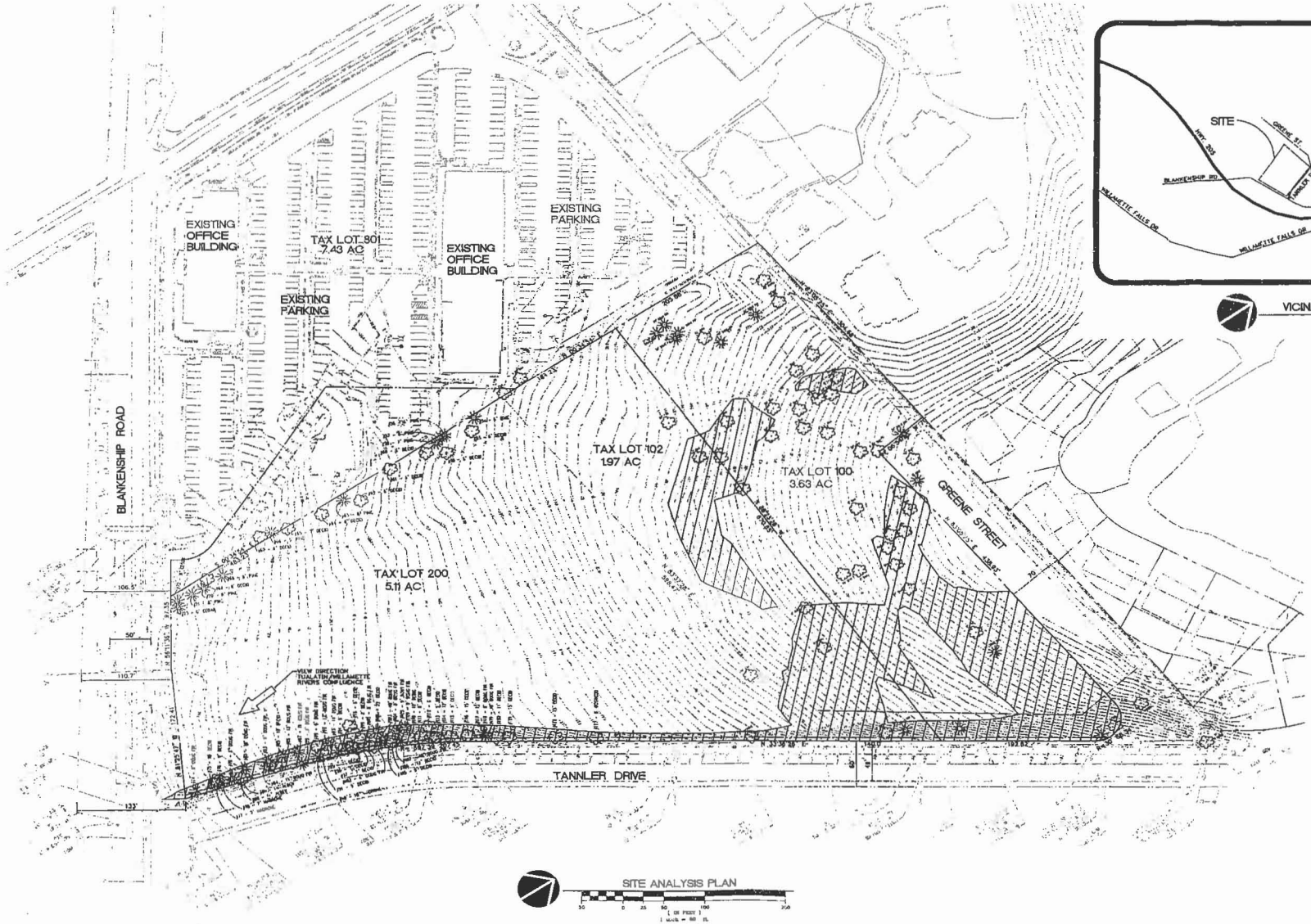
DRAWN BY: ARS

CHECKED BY: MCT

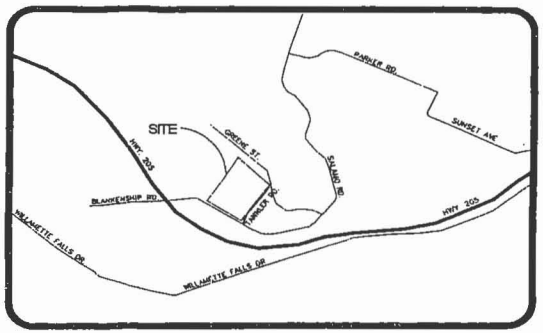
SHEET

T1.1

JOB NO. 2060016.00



SITE ANALYSIS PLAN



VICINITY MAP

EXISTING SITE DATA

EXISTING SITE AREA		466,597 SF (10.71 AC)	
SLOPES	0–5 PERCENT	8,838 SF	(1.9 %)
	6–15 PERCENT	76,785 SF	(16.5 %)
	16–25 PERCENT	283,389 SF	(60.7 %)
	26–35 PERCENT	70,804 SF	(15.2 %)
	36–50 PERCENT	25,890 SF	(5.5 %)
(TYPE I/II AREA)		85,794 SF	

LEGEND

PROPERTY BOUNDARY

TYPE I/II LANDS

TREE (OVER 8" CALIPER AT 5' HIGH)

GROUP MACKENZIE
Architecture
Civil Engineering
Structural Engineering
Interior Design

Client
BLACKHAWK DEVELOPMENT
2020C SW 8TH A
PMB 196
WEST LINN, OR
97068

Project
WILLAMETTE CORPORATE

ELECTRICAL
INTERFACE ENGR
705 SW THIRD A
SUITE 400
PORTLAND, OR 9
Phone 503.382.
FAX: 503.382.22

© GROUP MACKENZIE ALL RIGHTS
THIS DRAWING AND T
GROUP MACKENZIE AN
USED OR REPRODUCED
WITHOUT PRIOR WRI

REVISIONS

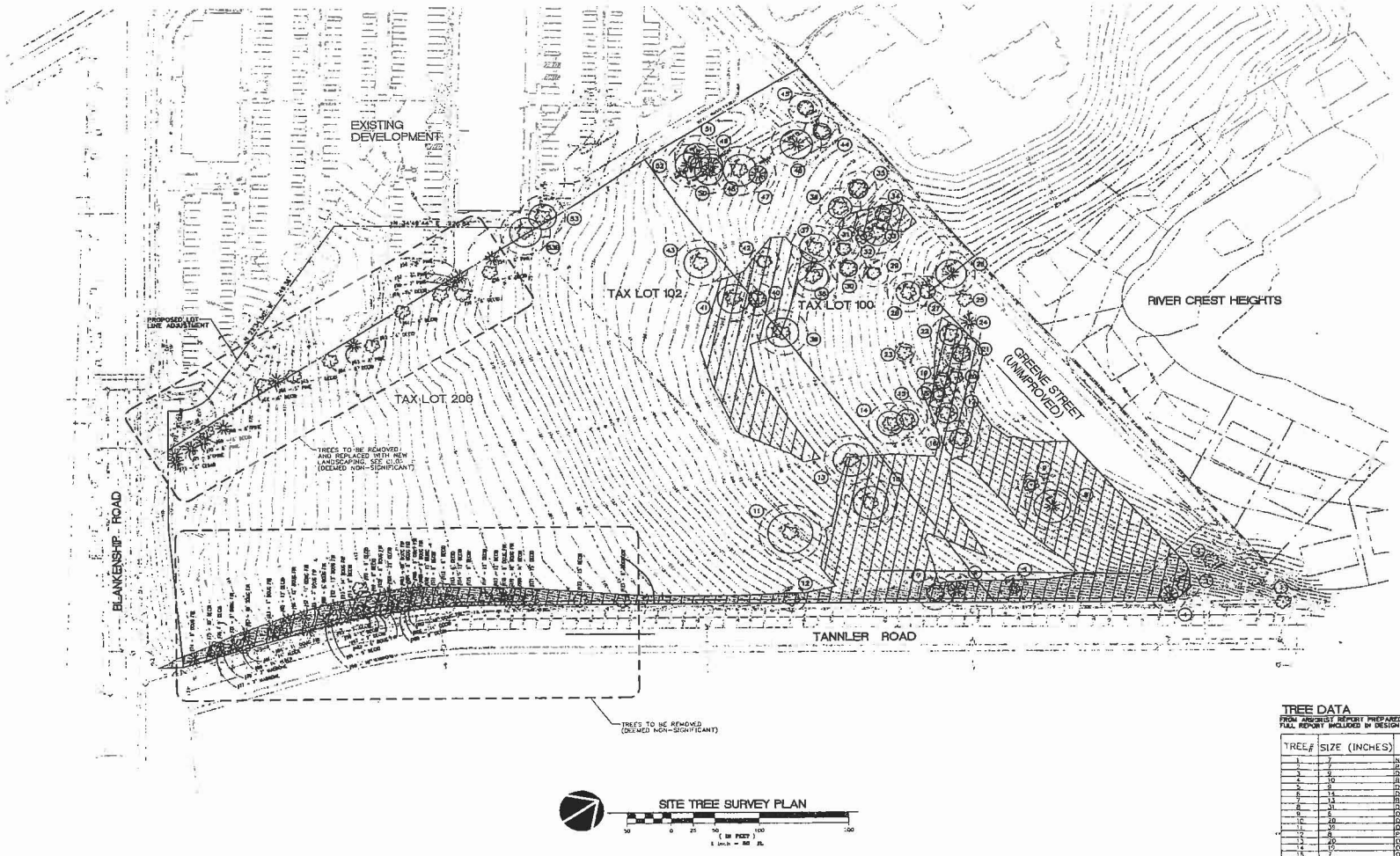
SHEET TITLE
SITE ANALYSIS PLAN

DRAWN BY JSH

CHECKED BY MS

SHEET
C1.

JOB NO. 206



SITE TREE SURVEY PLAN

TREE DATA

TYPE I/II AREA NON-TYPE I/II AREA	98,783 SF 389,804 SF
NON-TYPE I/II TREE AREA (DRIPLINE PLUS 10 FEET)	10,548 SF (2.88 OF OVERALL NON-TYPE I/II AREA)

LEGEND

- TREE (8" AND LARGER)
- DRIPLINE
- DRIPLINE +10'
- TYPE I/II AREA

TREE DATA

FROM ARBORIST REPORT PREPARED BY STEVE GOETZ AT PACIFIC RESOURCES GROUP
FULL REPORT INCLUDED IN DESIGN REVIEW NARRATIVE PACKAGE.

TREE #	SIZE (INCHES)	SPECIES	CROWN DIA. (FEET)	WITHIN TYPE I/II AREA
1	7	NORWAY MAPLE	14	
2	7	PACIFIC MADRONE	10	
3	9	DOUGLAS FIR	15	X
4	10	BLACK COTTONWOOD	20	X
5	8	DOUGLAS FIR	12	X
6	14	DOUGLAS FIR	20	X
7	13	BLACK COTTONWOOD	20	X
8	31	DOUGLAS FIR	40	X
9	6	OREGON WHITE OAK	10	X
10	28	OREGON WHITE OAK	43	X
11	30	OREGON WHITE OAK	50	
12	8	PACIFIC MADRONE	10	X
13	20	OREGON WHITE OAK	40	X
14	19	OREGON WHITE OAK	30	
15	7	OREGON WHITE OAK	35	
16	12	OREGON WHITE OAK	35	X
16B	7,7,6	OREGON WHITE OAK	15	X
17	8,8,8,7,6,5,4,3	OREGON WHITE OAK	25	X
18	6,6,6	OREGON WHITE OAK	12	X
19	8,6,5,3	OREGON WHITE OAK	20	X
20	8	OREGON WHITE OAK	15	X
21	13	OREGON WHITE OAK	21	X
22	19	OREGON WHITE OAK	26	X
23	6,6,5,5,4,3,3	OREGON WHITE OAK	2	
24	7	DOUGLAS FIR	10	
24B	7,6,4	OREGON WHITE OAK	17	
24C	16	OREGON WHITE OAK	36	
25	8,6,5,4	OREGON WHITE OAK	18	
26	17	DOUGLAS FIR	35	
27	7,6	OREGON WHITE OAK	16	
28	24	OREGON WHITE OAK	28	
29	7,6	OREGON WHITE OAK	14	
30	7,7,6	OREGON WHITE OAK	18	
31	7	OREGON WHITE OAK	15	
32	10	OREGON WHITE OAK	7	
33	20	OREGON WHITE OAK	33	
34	11	OREGON WHITE OAK	18	X
35	11,7	OREGON WHITE OAK	21	
36	12,12,11,11,10,10,7	BIG LEAF MAPLE	28	
37	23	OREGON WHITE OAK	37	
38	20	OREGON WHITE OAK	35	
39	21	OREGON WHITE OAK	34	
40	8,6,5,5,5,4,3,2	OREGON WHITE OAK	20	X
41	7	OREGON WHITE OAK	36	X
42	7,8	OREGON WHITE OAK	18	X
43	22	OREGON WHITE OAK	37	
44	17,17	OREGON WHITE OAK	36x20	
45	8	OREGON WHITE OAK	18	
46	26	DOUGLAS FIR	36	
47	17	DOUGLAS FIR	30	
48	23	OREGON WHITE OAK	37	
49	31	DOUGLAS FIR	26	
50	33	DOUGLAS FIR	33	
51	30	DOUGLAS FIR	30	
52	21,21	DOUGLAS FIR	30	
53	14,15	OREGON WHITE OAK	30	
53B	20	OREGON WHITE OAK	36	

* TREE PROPOSED FOR REMOVAL (DEEMED SIGNIFICANT, BUT WITH HAZARDOUS STRUCTURAL DEFECT)
** TREE PROPOSED FOR REMOVAL (DEEMED NON-SIGNIFICANT)

GROUP MACKENZIE
Architecture
Urban Design
Civil Engineering
Land Development Services

Client
BLACKHAWK DEVELOPMENT
2020C SW 4th
PMB 156
WEST LINN, OR
97068

Project
WILLAMETTE CORPORATE

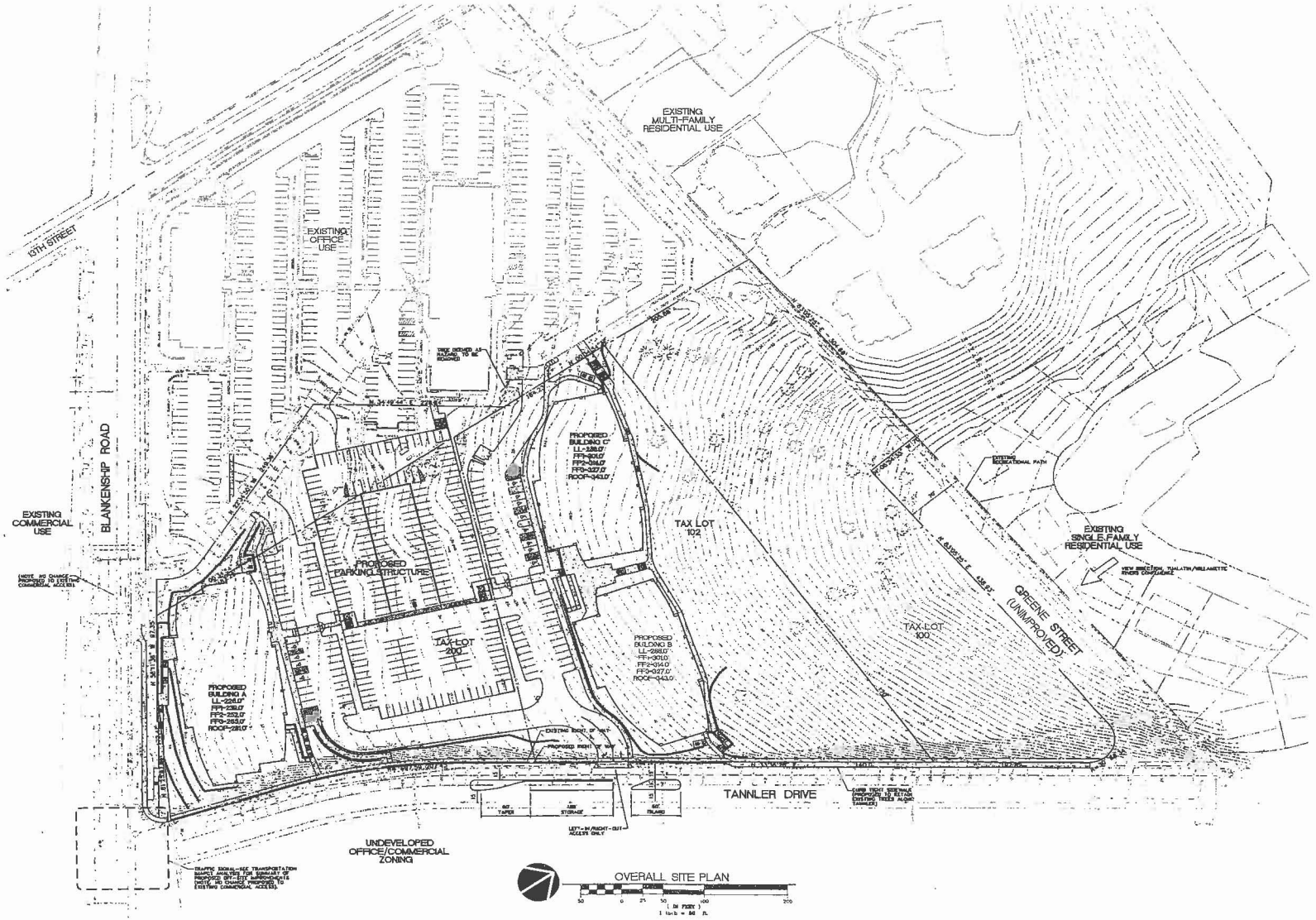
ELECTRICAL
INTERFACE ENGI
704 SW THIRD A
SUITE 400
PORTLAND, OR 9
Phone 503.382.
FAX 503.352.22

REVISIONS:

NO	DATE	REVISIONS	BY
1	10/6/06	PER CITY COMMENTS	CLDS

SHEET TITLE:
SITE TREE SURVEY P

DRAWN BY JSR
CHECKED BY: M
SHEET
C1
JOB NO 206



OVERALL SITE PLAN

(IN FEET)
1 inch = 50 ft.

SITE DATA

	EXISTING – PHASE 1	PROPOSED – PHASE 2
OVERALL SITE AREA	323,831 SF (7.43 AC)	466,597 SF (10.71 AC)
ADJUSTED OVERALL SITE AREA	280,981 SF (6.68 AC)	484,136 SF (11.34 AC) ****
OVERALL LANDSCAPE AREA PROVIDED	103,700 SF (2.36 AC) – 32% * 84,243 SF (1.94 AC) – 28.8% **	331,056 SF (7.8 AC) – 46%
PARKING LOT LANDSCAPE AREA PROVIDED	N/A	8,970 SF (0.20 AC) – 27% (PARKING LOT AREA=25,015 SF)
OVERALL BUILDING AREA (GROSS)	82,819 SF	289,935 SF
MINIMUM PARKING REQUIRED MAXIMUM PARKING ALLOWED	236 (1 PER 350 SF GROSS) 280 (MINIMUM PLUS 10%)	828 (1 PER 350 SF GROSS) 911 (MINIMUM PLUS 10%)
SURFACE PARKING PROVIDED STRUCTURE PARKING PROVIDED TOTAL PARKING PROVIDED	378 N/A 359 ***	79 756 835 (INCLUDES HANDICAP SPACES)
BICYCLE PARKING REQUIRED BICYCLE PARKING PROVIDED	41 (0.5 SPACES PER 1,000 SF GROSS) 32	144 (0.5 SPACES PER 1,000 SF GROSS) 145 (11 AT EACH BUILDING/80 WITHIN PARKING STRUCTURE-COVERED/33 ON TOP DECK)

* BASED ON OVERALL SITE AREA (EXISTING)
** BASED ON ADJUSTED OVERALL SITE AREA (EXISTING)
*** WILLAMETTE 205 PHASE 1 DEVELOPMENT
**** PROPOSED SITE DATA CALCS ARE BASED ON ADJUSTED OVERALL SITE AREA (PROPOSED)

LOT ADJUSTMENTS

	EXISTING	PROPOSED
TAX LOT 200	222,592 SF (5.11 AC)	172,714 SF (3.98 AC)
TAX LOT 102	85,813 SF (1.97 AC)	173,432 SF (3.98 AC)
TAX LOT 100	158,123 SF (3.63 AC)	158,123 SF (3.63 AC)
GREENE ST R.O.W	37,482 SF (0.86 AC)	37,482 SF (0.86 AC)
EXISTING DEVELOPMENT (TAX LOT 801)	323,831 SF (7.43 AC)	290,881 SR (6.68 AC)

PROPERTY DATA SUMMARY

CURRENT OVERALL PROPERTY AREA	466,597 SF (10.71 AC)
PROPOSED LOT LINE ADJUSTMENT AREA	+32,818 SF (0.75 AC)
PROPOSED TANNLER DEDICATION AREA	-5,080 SF (0.12 AC)
PROPOSED OVERALL PROPERTY AREA	494,136 SF (11.34 AC)

LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
VIEW DIRECTION TUALATIN/WILLAMETTE CONFLUENCE

GROUP MACKENZIE
Civil Engineering Architecture

Client
BLACKHAWK DEVELOPMEN
20200 SW 8th
PMB 155
WEST LINN, OR
97068

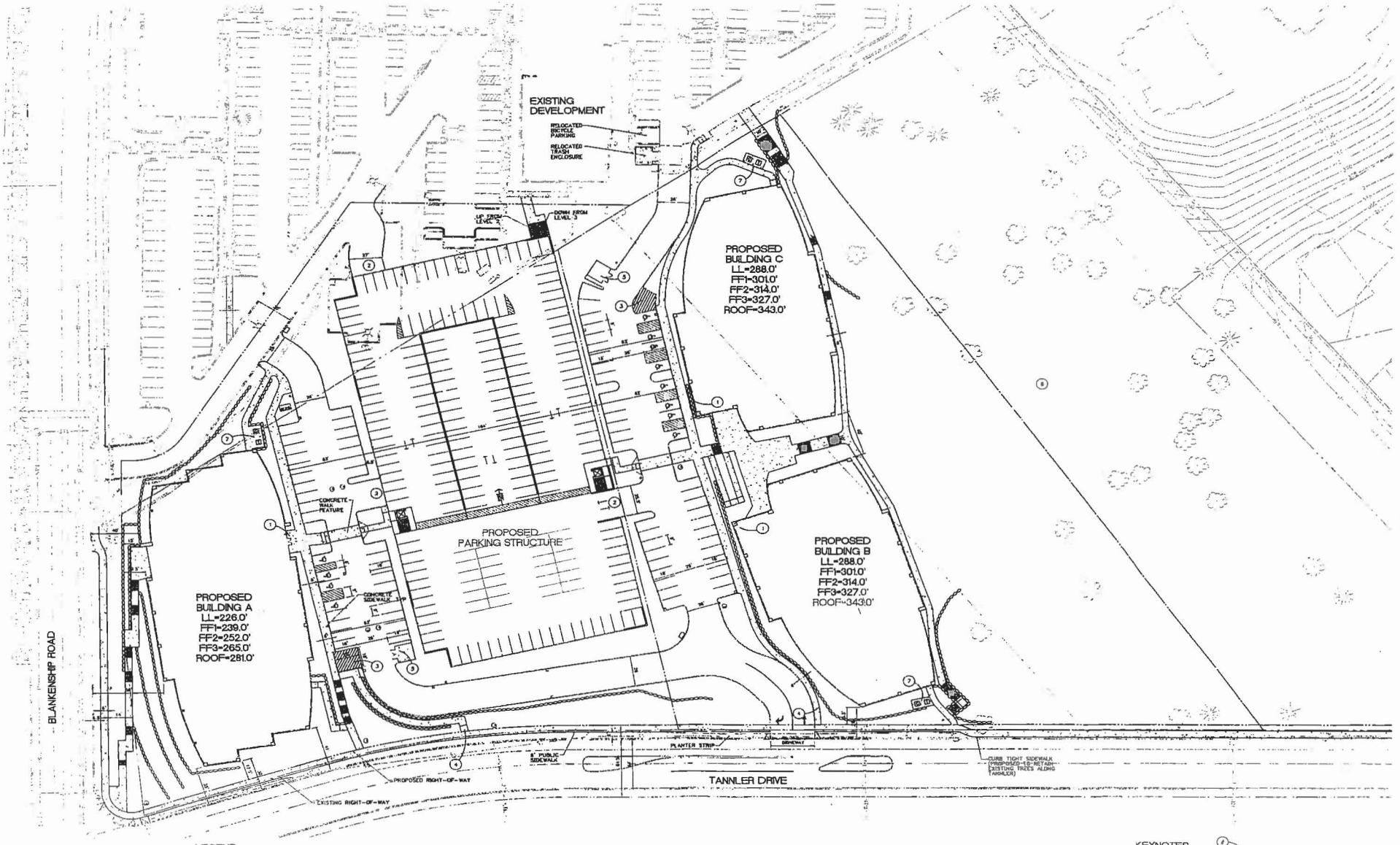
Project
WILLAMETTE CORPORATE

ELECTRICAL
INTERFACE ENGI
708 SW THIRD
SUITE 400
PORTLAND, OR
Phone: 503.382
FAX: 503.382.2

REVISIONS:

SHEET TITLE
OVERALL SITE PLAN

DRAWN BY: JSH
CHECKED BY: M
SHEET
C2
JOB NO 206



LEGEND

- PEDESTRIAN WALKWAY/PLAZA
- LOADING AREA
- LANDSCAPE IMPROVEMENT AREA
- RETAINING WALL
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- PROPERTY/RIGHT-OF-WAY LINE

SITE PLAN

KEYNOTES

1. 11 BICYCLE PARKING SPACES UNDER ENTRANCE CANOPY
2. PARKING STRUCTURE ACCESS
3. LOADING SPACE
4. ADA ACCESS TO PUBLIC R.O.W.
5. TRASH ENCLOSURE
6. OPEN SPACE
7. GENERATOR/TRANSFORMER LOCATION

MACKENZIE
Architecture
Interior Design
Civil Engineering
Structural Engineering

Client
BLACKHAWK DEVELOPMENT
2020C SW 8th / PMB 105
WEST LINN, OR 97068

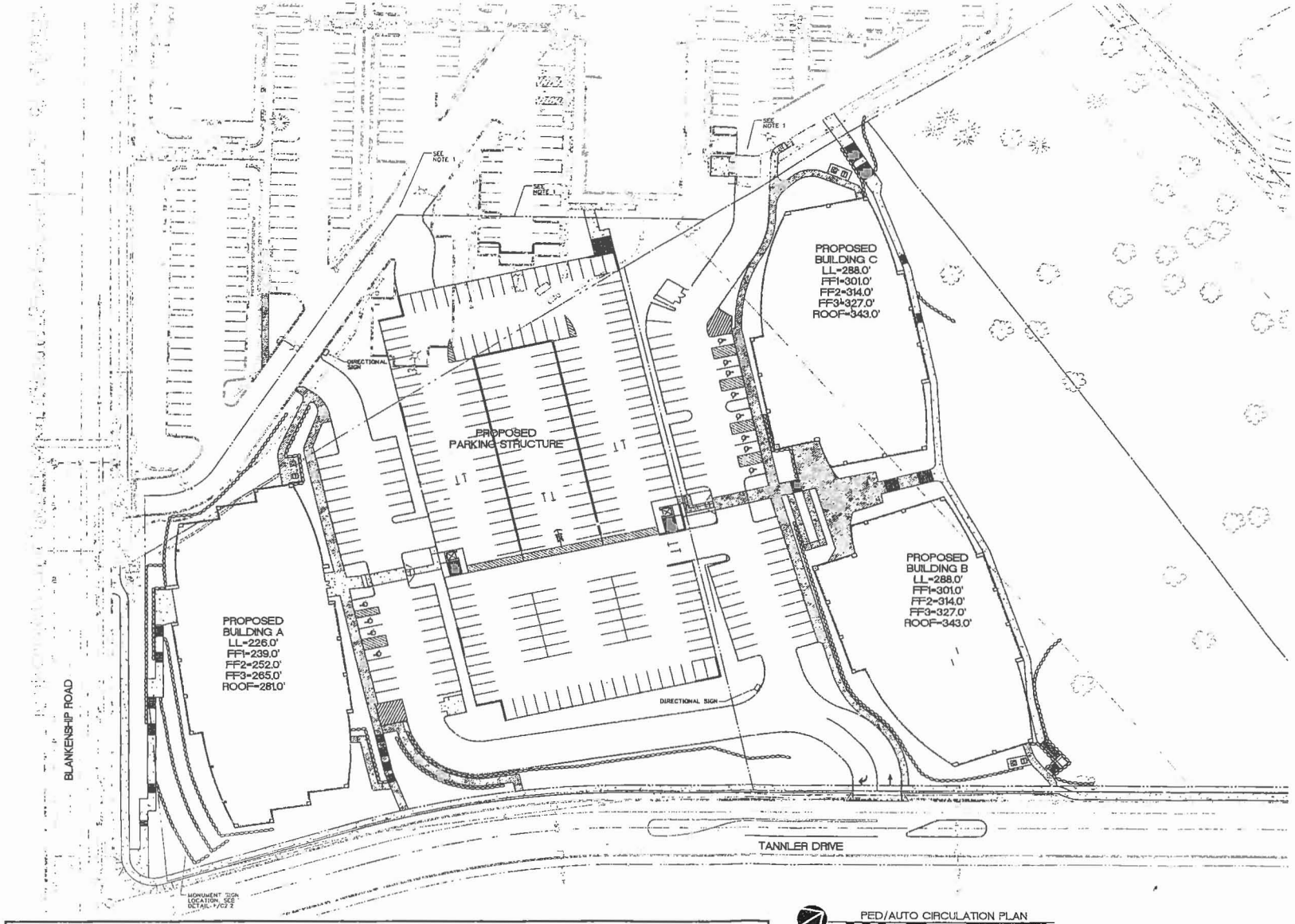
Project
WILLAMETTE CORPORATE

ELECTRICAL
INTERFACE ENGR
708 SW THIRD A
SUITE 400
PORTLAND, OR 9
Phone: 503.282.
FAX: 503.282.22

REVISIONS

SHEET TITLE:
SITE PLAN

DRAWN BY: JSR
CHECKED BY: MA
SHEET
C2
JOB NO. 206



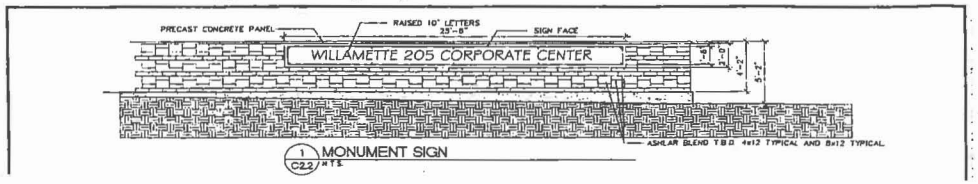
PED/AUTO CIRCULATION PLAN

LEGEND

INTERNAL PEDESTRIAN CIRCULATION

INTERNAL AUTO CIRCULATION

NOTES:
1. PROPOSED AND ADJACENT SITES WILL BE COVERED BY A CROSSOVER ACCESS AGREEMENT
2. SEE ARCHITECTURAL PLANS FOR SIGN DETAILS



1 MONUMENT SIGN
C2.2 / 1" = 1'-0"

GROUP MACKENZIE
Architecture
Civil Engineering

Client
BLACKHAWK DEVELOPMENT
3020C SW 8th
PMB 168
WEST LINN, O
97068

Project
WILLAMETT
CORPORAT

ELECTRICAL
INTERFACE ENG
708 S.W. THIRD
SUITE 400
PORTLAND, OR
Phone 503.382
FAX 503.382.2

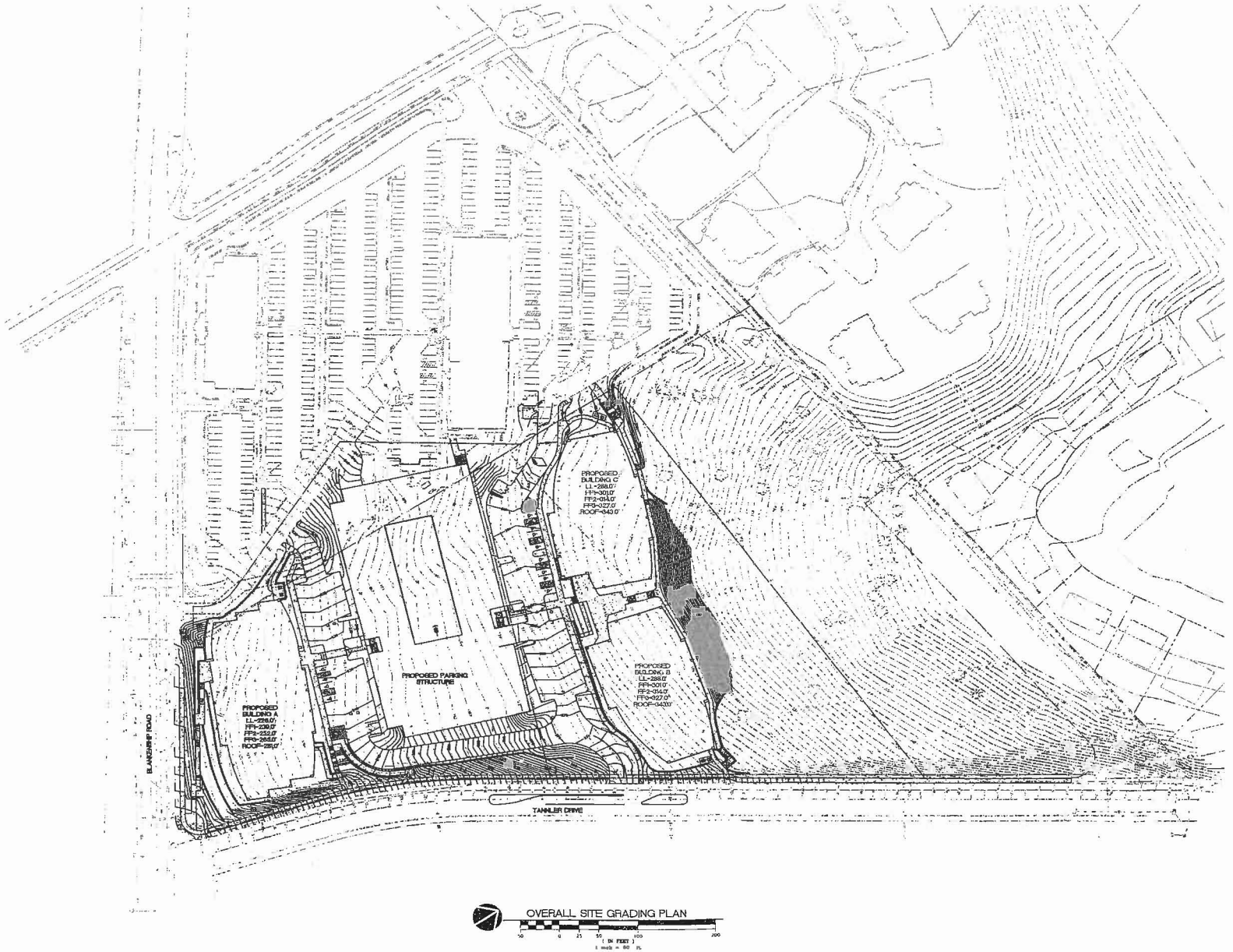
© GROUP MACKENZIE ALL RIGHTS RESERVED
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE OF GROUP MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION

REVISIONS

SHEET TITLE
PED/AUT
CIRCULA
AND SIGI
PLAN

DRAWN BY JSH
CHECKED BY
SHEET
C2

JOB NO. 206



OVERALL SITE GRADING PLAN

(IN FEET)
1 inch = 60 ft.

LEGEND

	EXISTING	PROPOSED
CONTOUR	22	22
POINT ELEVATION		22.50
TOP OF WALL		TW
BOTTOM OF WALL		BW

GROUP MACKENZIE
Architecture
Interior Design
Civil Engineering
Structural Engineering

Client
BLACKHAWK
DEVELOPMENT
2020C SW 8th A
PMB 166
WEST LINN, OR
97068

Project
WILLAMETTE
CORPORATE

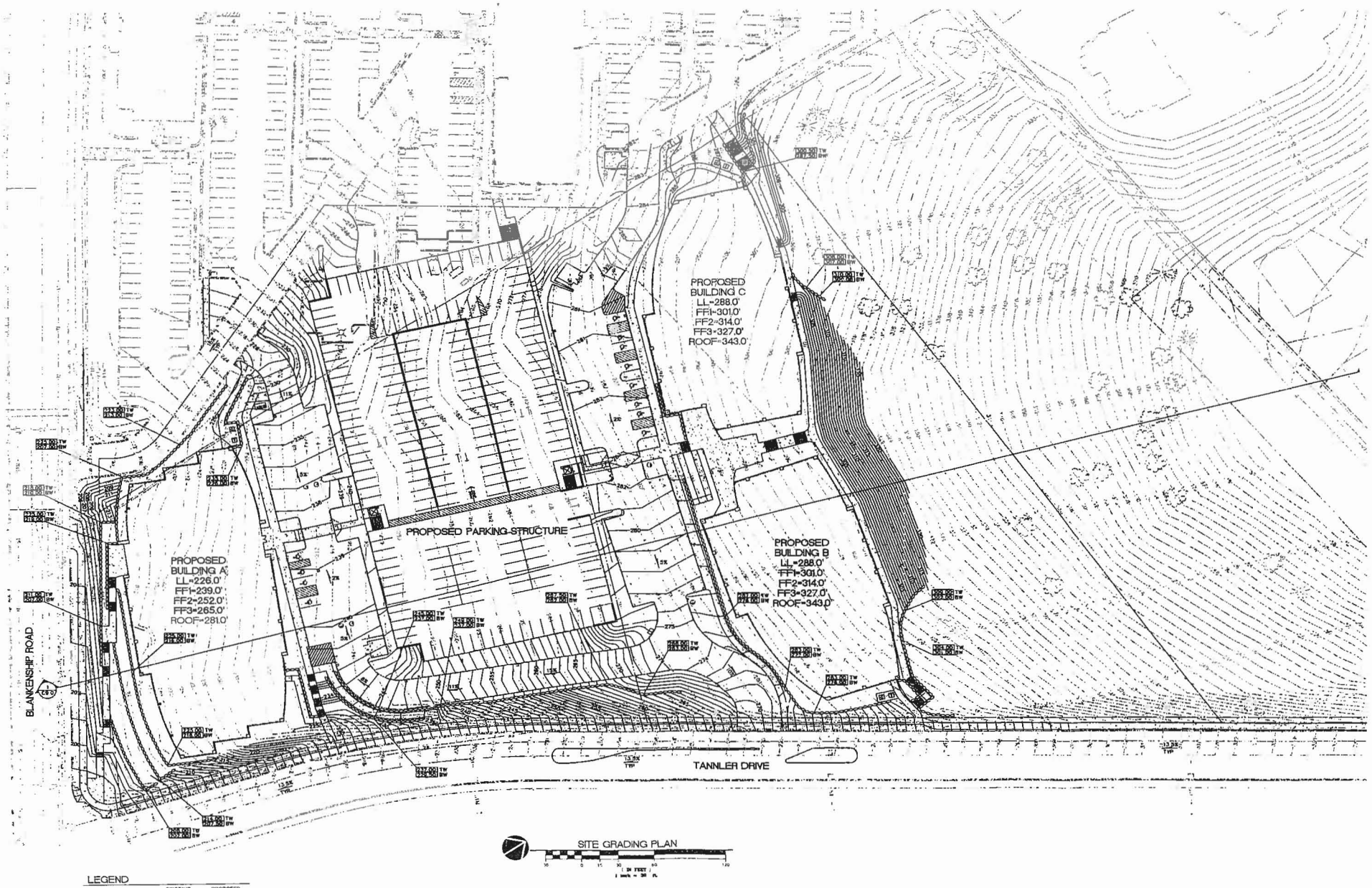
ELECTRICAL
INTERFACE ENGIN
700 SW THIRD AV
SUITE 400
PORTLAND, OR 9
Phone 503.382.2
FAX 503.382.22

REVISIONS:

SHEET TITLE
OVERALL
SITE GRAI
PLAN

DRAWN BY JSA
CHECKED BY MW
SHEET
C3.

JOB NO. 2060



SITE GRADING PLAN

LEGEND

	EXISTING	PROPOSED
CONTOUR	22	22
POINT ELEVATION	22.00	22.00
TOP OF WALL		TW
BOTTOM OF WALL		BW

GROUP MACKENZIE
Architecture
Interior Design
Civil Engineering
Structural Engineering

Owner
BLACKHAWK DEVELOPMENT
20200 SW 89th A
PMB 168
WEST LINN, OR
97068

Project
WILLAMETTE CORPORATE

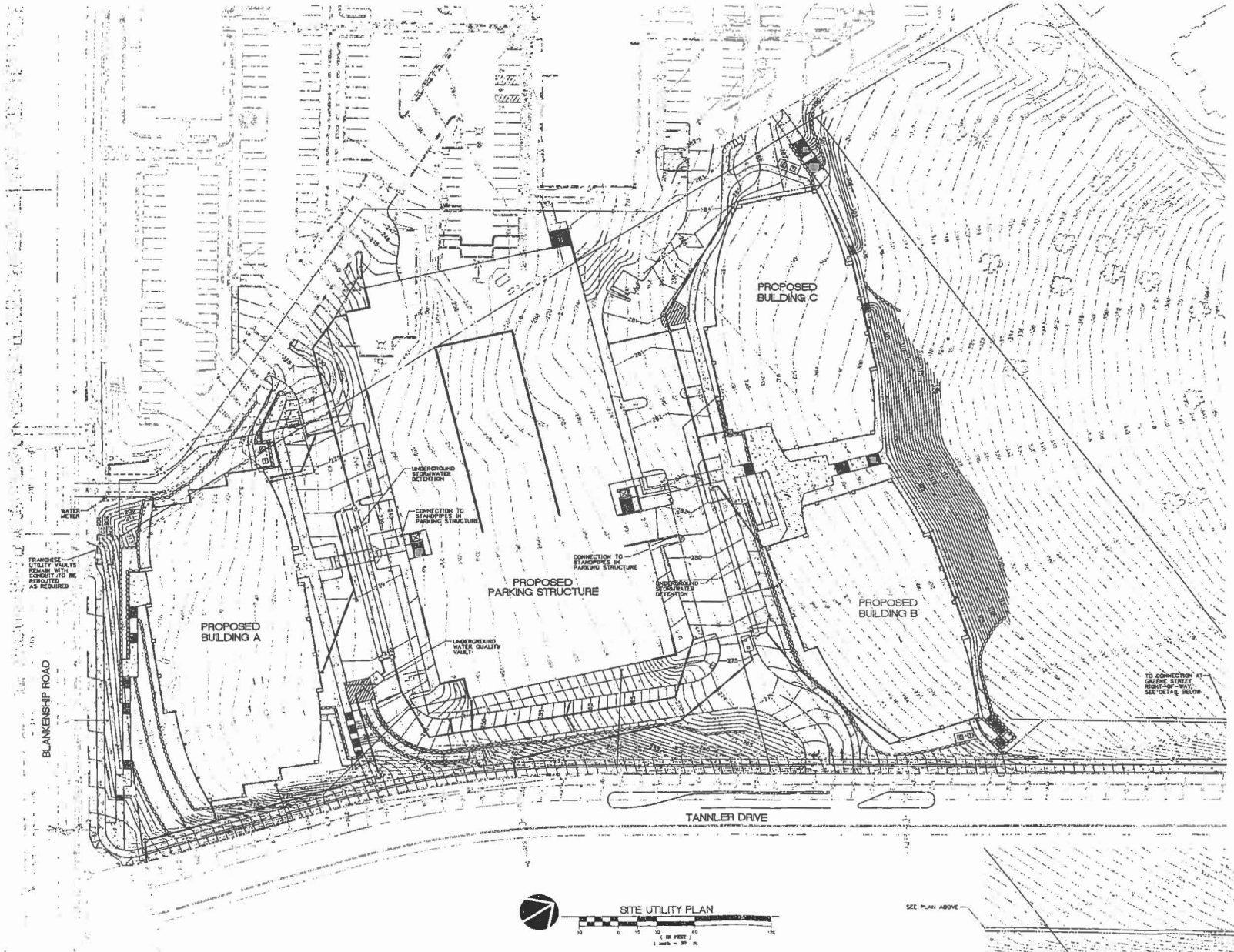
ELECTRICAL
INTERFACE ENGIN
706 SW THIRD AV
SUITE 400
PORTLAND, OR 97
Phone 503.382.2
FAX 503.382.238

REVISIONS:

SHEET TITLE
SITE GRADING PLAN

DRAWN BY JSR
CHECKED BY MW
SHEET
C3

JOB NO 2060



LEGEND

	EXISTING	PROPOSED
STORM SEWER LINE		
SANITARY SEWER LINE	SS	
FIRE WATER LINE		
DETENTION PIPING		
MANHOLE		
CATCH BASIN		
WATER METER		
FIRE HYDRANT ASSEMBLY		

MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Architecture
Interior Design
Land Use Planning

Client
BLACKHAWK DEVELOPMENT, I
20200 SW 8TH AV
PMB 196
WEST LINN, OR
97068

Project
WILLAMETTE CORPORATE

ELECTRICAL
INTERFACE ENGIN
708 SW THIRD AV
SUITE 400
PORTLAND, OR 97
Phone: 503.382.2
FAX 503.382.226

REVISIONS

NO	DESCRIPTION	DATE
	NEW/NEW REVISED ENGINEERING SHEET	

SHEET TITLE
SITE UTILITY PLAN

DRAWN BY JSR
CHECKED BY: MS
SHEET
C4

JOB NO 2006

NOTE:
THE DEVELOPMENT HAS BEEN MOVED 63' DOWN THE HILL.
THE HEIGHT OF BUILDING B IS APPROXIMATELY 12' LOWER.

1 / C9.0 SITE SECTION
1" = 40'

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland, OR
503.224.9560
Bellevue, WA
425.586.7919
Salem, OR
503.364.9940

Client
BLACKHAWK
DEVELOPMENT, LLC
20200 SW 8th AVE
PMB 165
WEST LINN, OR
97068

Project
WILLAMETTE 205
CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2164
FAX: 503.382.2282

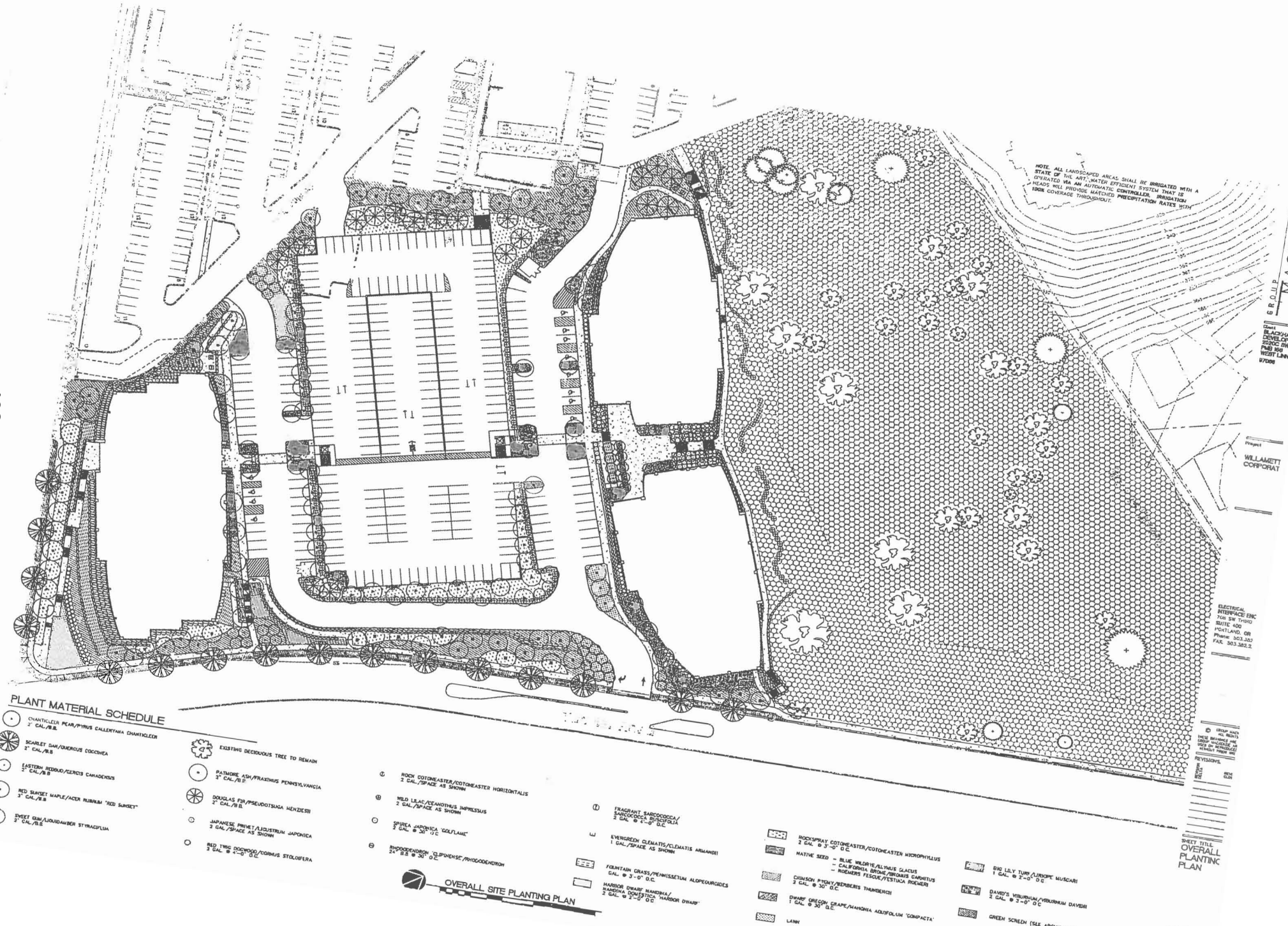
REVISIONS:

1	12/14/20	REVISIONS PER PLANNING DEPT. COMMENTS
2	2/5/21	REVISIONS PER CITY COMMENTS

SHEET TITLE:
SITE SECTION

DRAWN BY: ELI/ARS
CHECKED BY: RGT

SHEET
C9.0


NOTE: ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A STATE OF THE ART, WATER EFFICIENT SYSTEM THAT IS OPERATED VIA AN AUTOMATIC CONTROLLER. IRRIGATION HEADS WILL PROVIDE MATCHED PRECIPITATION RATES WITH 100% COVERAGE THROUGHOUT.
PLANT MATERIAL SCHEDULE
CHANTICLEER PEAR/PYRUS CALLERYANA CHANTICLEER 2" CAL./B&B
SCARLET OAK/QUERCUS COCCINEA 2" CAL./B&B
EASTERN REDBUD/CERCIS CANADENSIS 2" CAL./B&B
RED SUNSET MAPLE/ACER RUBRUM "RED SUNSET" 2" CAL./B&B
SWEET GUM/LIQUIDAMBER STYRACIFLUA 2" CAL./B&B
EXISTING DECIDUOUS TREE TO REMAIN
PATMORE ASH/FRAXINUS PENNSYLVANICA 2" CAL./B&B
DOUGLAS FIR/PSEUDOTSUGA MENZIESII 2" CAL./B&B
JAPANESE PRIVET/LIGUSTRUM JAPONICA 2 GAL./SPACE AS SHOWN
RED TWIG DOGWOOD/CORNUS STOLONIFERA 3 GAL. @ 4'-0" O.C.
ROCK COTONEASTER/COTONEASTER HORIZONTALIS 2 GAL./SPACE AS SHOWN
WILD LILAC/CEANOTHUS IMPRESSUS 2 GAL./SPACE AS SHOWN
SPIREA JAPONICA 'GOLFLAME' 2 GAL. @ 30" O.C.
RHODODENDRON 'CLIPPINENSE'/RHODODENDRON 24" B&B @ 30" O.C.
FRAGRANT SARCOCOCCA/SARCOCOCCA RUSCIFOLIA 2 GAL. @ 4'-0" O.C.
EVERGREEN CLEMATIS/CLEMATIS ARMANDII 1 GAL./SPACE AS SHOWN
FOUNTAIN GRASS/PENNISSETUM ALOPECUROIDES GAL. @ 3'-0" O.C.
HARBOR DWARF NANDINA/NANDINA DOMESTICA 'HARBOR DWARF' 2 GAL. @ 3'-0" O.C.
ROCKSPRAY COTONEASTER/COTONEASTER MICROPHYLLUS 2 GAL @ 3'-0" O.C.
NATIVE SEED - BLUE WILDRYE/ELYMUS GLAUCUS - CALIFORNIA BROME/BROMUS CARINITUS - ROEMERS FESCUE/FESTUCA ROEMERI
CRIMSON PYGMY/BERBERIS THUNBERGII 2 GAL @ 30" O.C.
DWARF OREGON GRAPE/MAHONIA AQUIFOLIUM 'COMPACTA' 1 GAL @ 30" O.C.
LAWN
BIG LILY TURF/LIRIOPE MUSCARI 1 GAL @ 2'-0" O.C.
DAVID'S VIBURNUM/VIBURNUM DAVIDII 2 GAL @ 3'-0" O.C.
GREEN SCREEN (SEE ABOVE)
OVERALL SITE PLANTING PLAN
ELECTRICAL ENG
INTERFACE ENG
7131 SW Third
SUITE 420
PORTLAND, OR
Phone: 503.382
FAX: 503.382.2
WILLAMETT
CORPORAT
SHEET TITLE
OVERALL
PLANTING
PLAN

CODE ANALYSIS

BASED ON THE 2003 INTERNATIONAL BUILDING CODE (IBC) WITH OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS

CONSTRUCTION TYPE: II-B

FOUR STORIES

FIRE PROTECTION: SPRINKLERED PER OSSC 903.3.1.1

OCCUPANCY: OFFICE 'B'

BUILDING DATA

LEVEL	GROSS FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
GROUND FLOOR	28,495 SF	27,580 SF	23,334 SF	18%
FIRST FLOOR	28,496 SF	27,580 SF	24,167 SF	14%
SECOND FLOOR	28,496 SF	27,580 SF	24,903 SF	10%
THIRD FLOOR	28,472 SF	27,358 SF	24,938 SF*	10%
TOTAL	113,958 SF	110,296 SF	97,402 SF*	13%

*NOTE: INCLUDES BALCONY AREA

ALLOWABLE AREA - FORMULA (SECTION 506.1)

$$A_{am} = A_t \left[1 + \frac{A_f}{100} + \frac{A_s}{100}\right] \quad \text{(EQUATION 5-1)}$$

A_{am}=ALLOWABLE AREA PER FLOOR (SQUARE FEET)
A_t=TABULAR AREA PER FLOOR IN ACCORDANCE W/ TABLE 503 (SQUARE FEET)
I_f=AREA INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.2.
I_s=AREA INCREASE DUE TO SPRINKLER PROTECTION (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.3

ALLOWABLE AREA - CALCULATION

A_{am}=23,000+ $\left[\frac{23{,}000(75)}{100}\right]$ + $\left[\frac{23{,}000(300)}{100}\right]$

A_{am}=23,000 + 17,250 + 69,000

A_{am}=108,250 SF

AREA DETERMINATION (SECTION 506.1)

A_{am}= 108,250 SF x 4 FLOORS = 437,000 SF
THAN SF PROPOSED (407,000 SF ALLOWABLE

FRONTAGE INCREASE - FORMULA (SECTION 506.2)

$$I_f = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30} \quad \text{(EQUATION 5-2)}$$

I_f=AREA INCREASE DUE TO FRONTAGE
F=BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET (6096mm) OPEN MINIMUM WIDTH (FEET)
P=PERIMETER OF ENTIRE BUILDING (FEET)
W=WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.2.1

FRONTAGE INCREASE - CALCULATION

I_f= 100$\left[\frac{774}{774} - 0.25\right]\frac{30}{30}$

I_f= 100(0.75)(1.0)

I_f= 75%

BUILDING HEIGHT PER TABLE 503

ALLOWABLE:	55'-0" / 4 STORIES
PROVIDED:	55'-0" / 4 STORIES

FIRE RESISTIVE RATING BASED ON FIRE SEPARATION (TABLE 602)

≥ 30'	NR

BUILDING FIRE RESISTIVE REQUIREMENTS (TABLE 601)

STRUCTURAL FRAME	0 HRS
EXTERIOR BEARING WALLS	NA
INTERIOR BEARING WALLS	NA
EXTERIOR NON-BEARING WALLS	0 HRS
INTERIOR NON-BEARING WALLS	0 HRS
FLOORS	0 HRS
ROOF	0 HRS
SHAFTS (707.3)	2 HRS
STAIRS (1016.1)	2 HRS

OCCUPANT LOAD CALCULATION

LEVEL	AREA	LOAD FACTOR (1004.1.2)	OCCUPANT LOAD	ALLOW EXITS (1014.1)	# EXITS PROVIDED	EXIT WIDTH REQUIRED/ EXIT WIDTH PROVIDED STAIRS (1005.1)	EXIT WIDTH REQUIRED/ EXIT WIDTH PROVIDED HALLWAYS
GROUND FLOOR	28,495 SF	100 (GROSS)	285	2	4	53"/56"	40"/66"
FIRST FLOOR	28,496 SF	100 (GROSS)	285	2	3	53"/56"	40"/66"
SECOND FLOOR	28,496 SF	100 (GROSS)	285	2	2	53"/56"	40"/66"
THIRD FLOOR	28,472 SF	100 (GROSS)	285	2	2	53"/56"	40"/66"

EGRESS LIGHTING

EGRESS LIGHTING AND EMERGENCY ILLUMINATION POWER IS REQUIRED (1006.3).

PLUMBING FIXTURE CALCULATIONS

BASED ON TABLE 29-A, 2004 OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS, OCTOBER 1, 2005

LEVEL	AREA	LOAD FACTOR	OCC LOAD FOR PLUMB FIXTURES CALCULATIONS
GROUND FLOOR	28,495 SF	200 (GROSS)	143
FIRST FLOOR	28,496 SF	200 (GROSS)	143
SECOND FLOOR	28,496 SF	200 (GROSS)	143
THIRD FLOOR	28,472 SF	200 (GROSS)	142

FIXTURES LISTED BELOW ARE CALCULATED PER FLOOR

WATER CLOSET REQUIREMENTS
REQUIRED: 5
PROVIDED: 7

DRINKING FOUNTAIN REQUIREMENTS
REQUIRED: 2
PROVIDED: 2

LAVATORY REQUIREMENTS
REQUIRED: 4
PROVIDED: 4

SERVICE SINK REQUIREMENTS
REQUIRED: 1
PROVIDED: 1

SHOWER REQUIREMENTS
REQUIRED: NONE
PROVIDED: NONE

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Urban Design
Land Use Planning
Portland, OR 503.224.9560
Vancouver, WA 360.695.1385
Seattle, WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
9600C SW 6th AVE.
Ph#3 100
WEST LINN, OR 97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
706 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2164
FAX: 503.382.2383

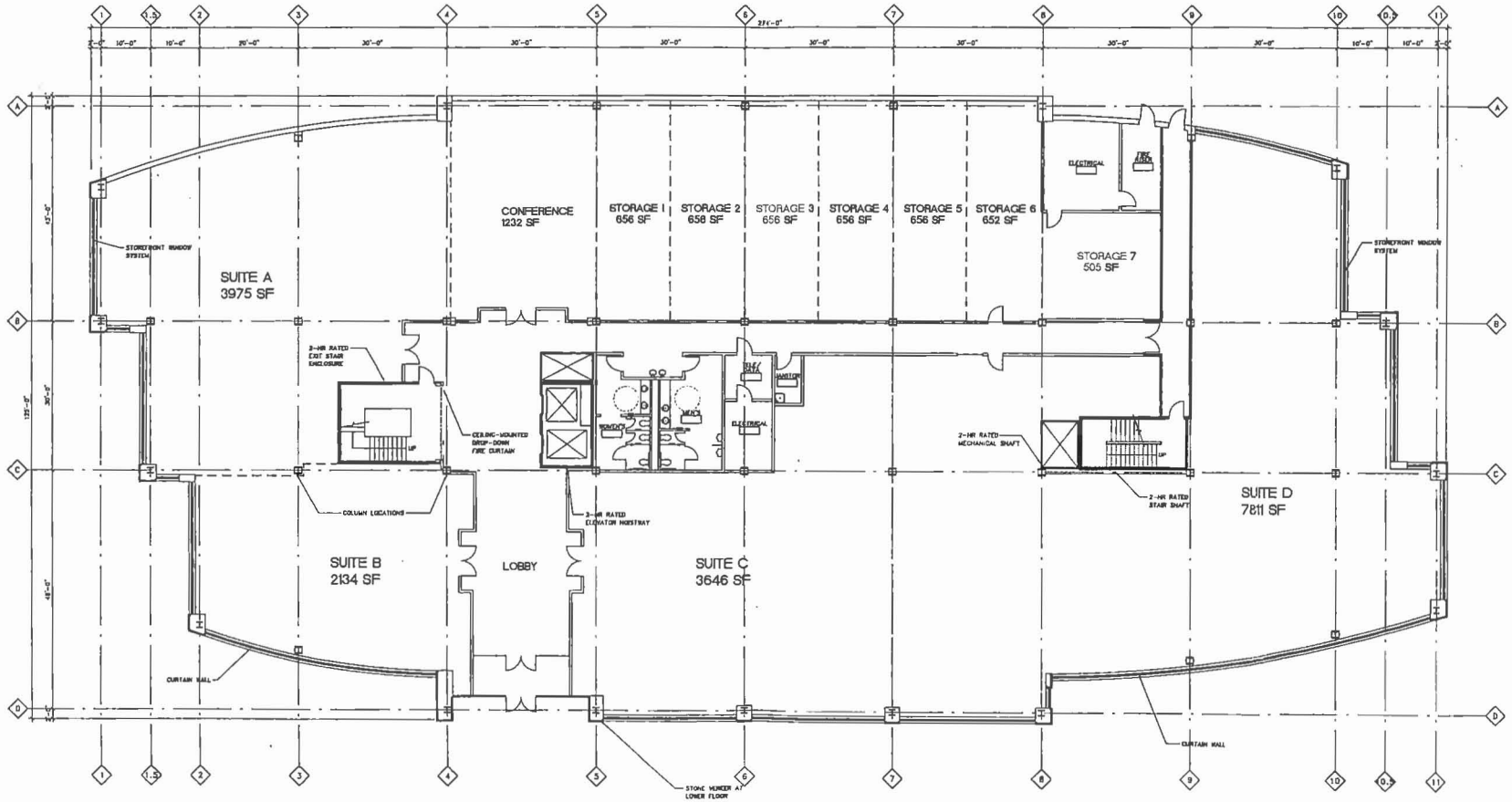
REVISIONS:

NO.	DESCRIPTION	REVISION DELTA ENG.	REVISION BLDG.	REVISION DATE
1	ADDENDUM #1			10/25/06

SHEET TITLE:
BUILDING 'A'
BUILDING INFO AND CODE SUMMARY

DRAWN BY: ARS
CHECKED BY: RGT
SHEET
A1.0

JOB NO. 2060016.00



1 / A1.1 GROUND FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET UNLEASABLE AREA	LOAD FACTOR
28,483 SF	27,380 SF	23,334 SF	16%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GBD | MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 8th AVE.
PMB 188
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
705 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2262

REVISIONS:

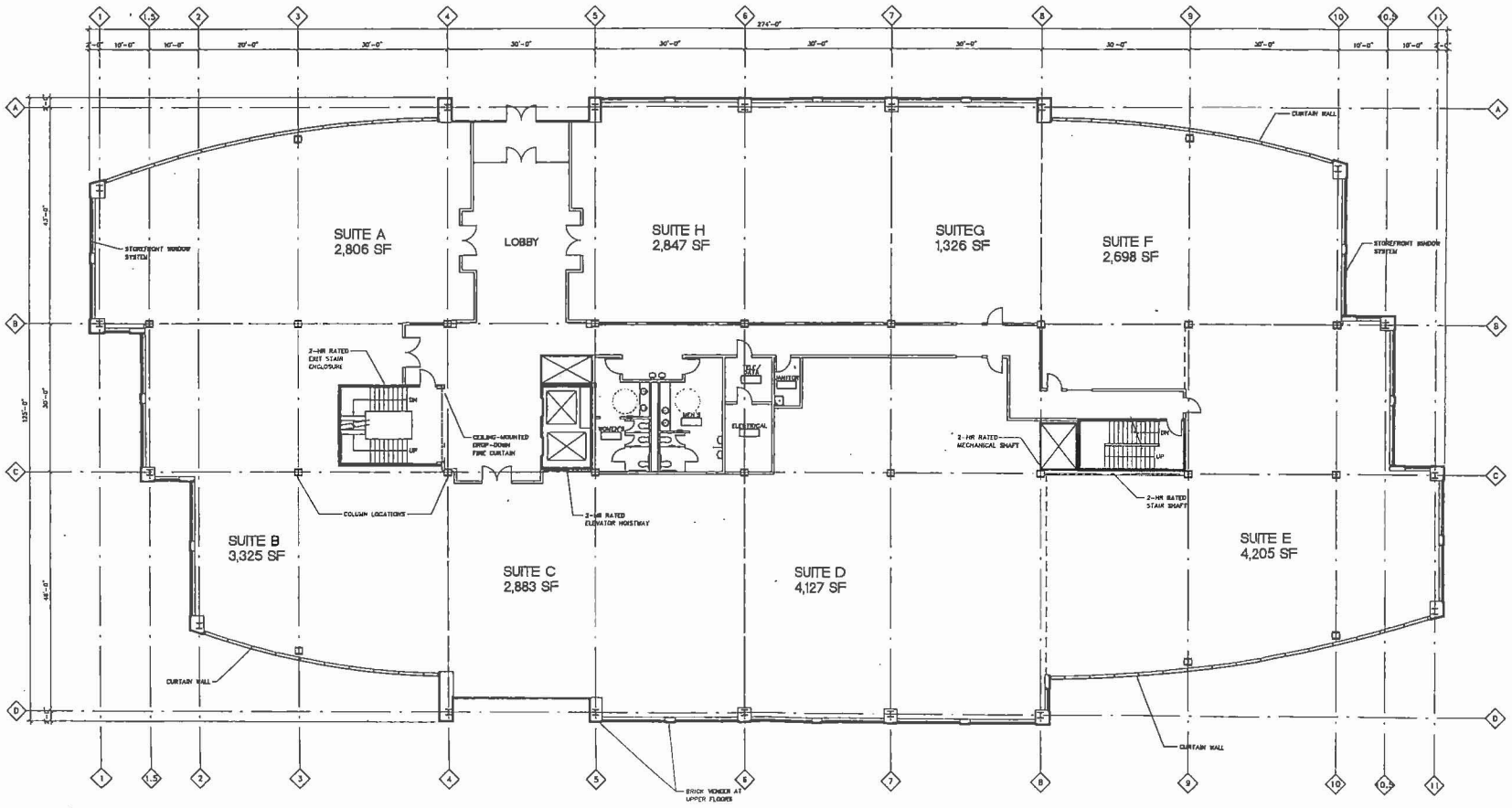
SHEET TITLE:
BUILDING A
GROUND FLOOR PLAN

DRAWN BY: CJJ
CHECKED BY: RGT

SHEET
A1.1

JOB NO 2060016.00

DESIGN REVIEW SUBMITTAL 8/22/06



1 / A1.2 FIRST FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
28,486 SF	27,580 SF	24,187 SF	14%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GBD | MACKENZIE
Civil Engineering
Structural Engineering
Electrical Engineering
Architecture
Interior Design
Land Use Planning
Landscape Architecture
Portland, OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLANCHARD DEVELOPMENT, LLC
20200 SW 8th AVE.
Suite 150
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
720 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2284
FAX: 503.382.2262

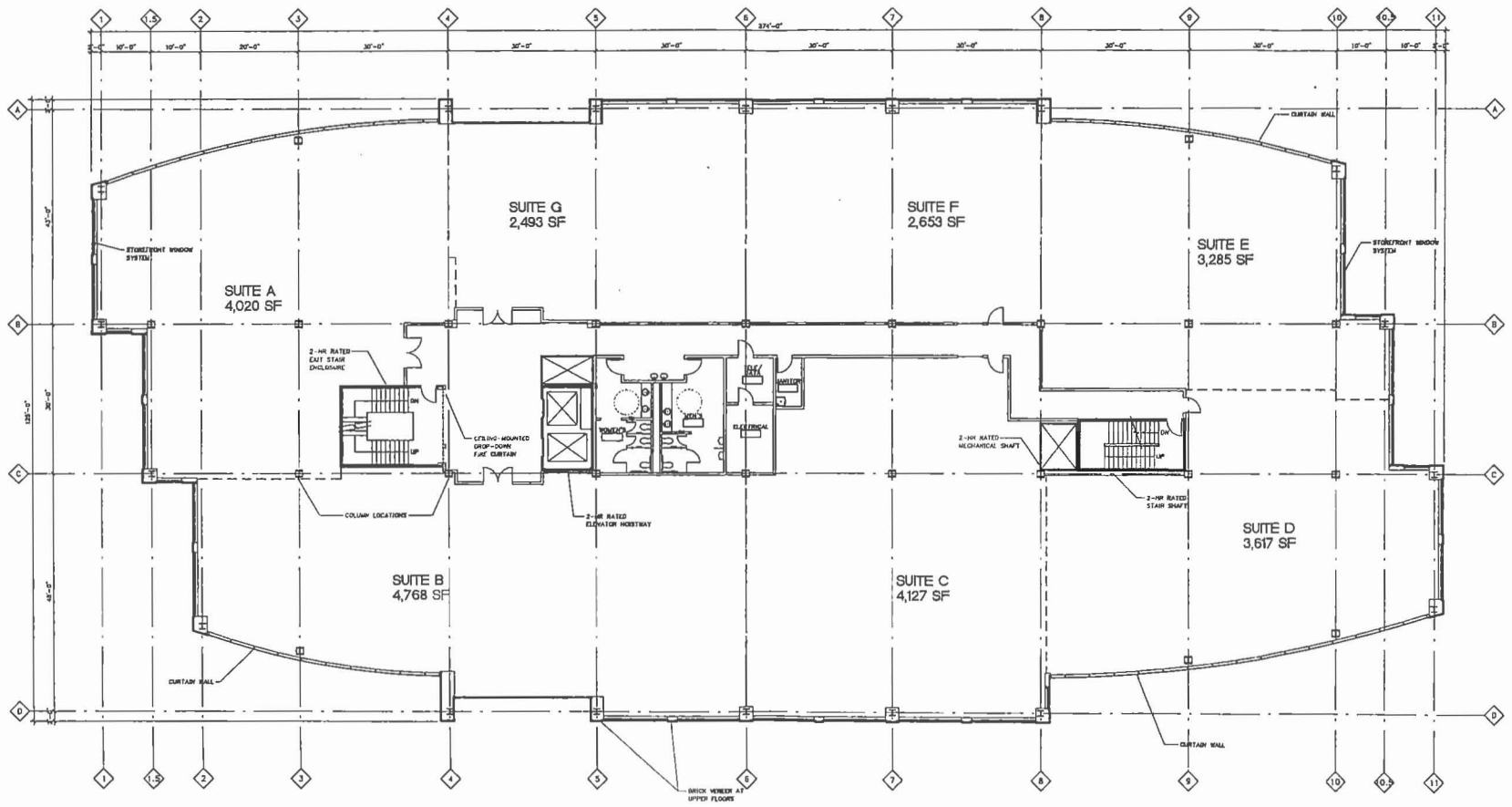
REVISIONS

NO	REVISION DETAILS	BY	CLIENT APPR.	DATE
1				

SHEET TITLE:
BUILDING A
FIRST FLOOR PLAN

DRAWN BY: EJJ
CHECKED BY: RCT
SHEET
A1.2

JOB NO 2060016.00



1 / A1.3 SECOND FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASABLE AREA	NET USEABLE AREA	LOAD FACTOR
28,498 SF	27,580 SF	24,963 SF	10%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Architecture
Interior Design
Planning
Transportation Planning
Landscape Architecture
Portland, OR
Vancouver, WA
Seattle, WA

Client
BLACKHAWK DEVELOPMENT, LLC
10300 SW 5th AVE.
Plat 118
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2246
FAX: 503.382.2261

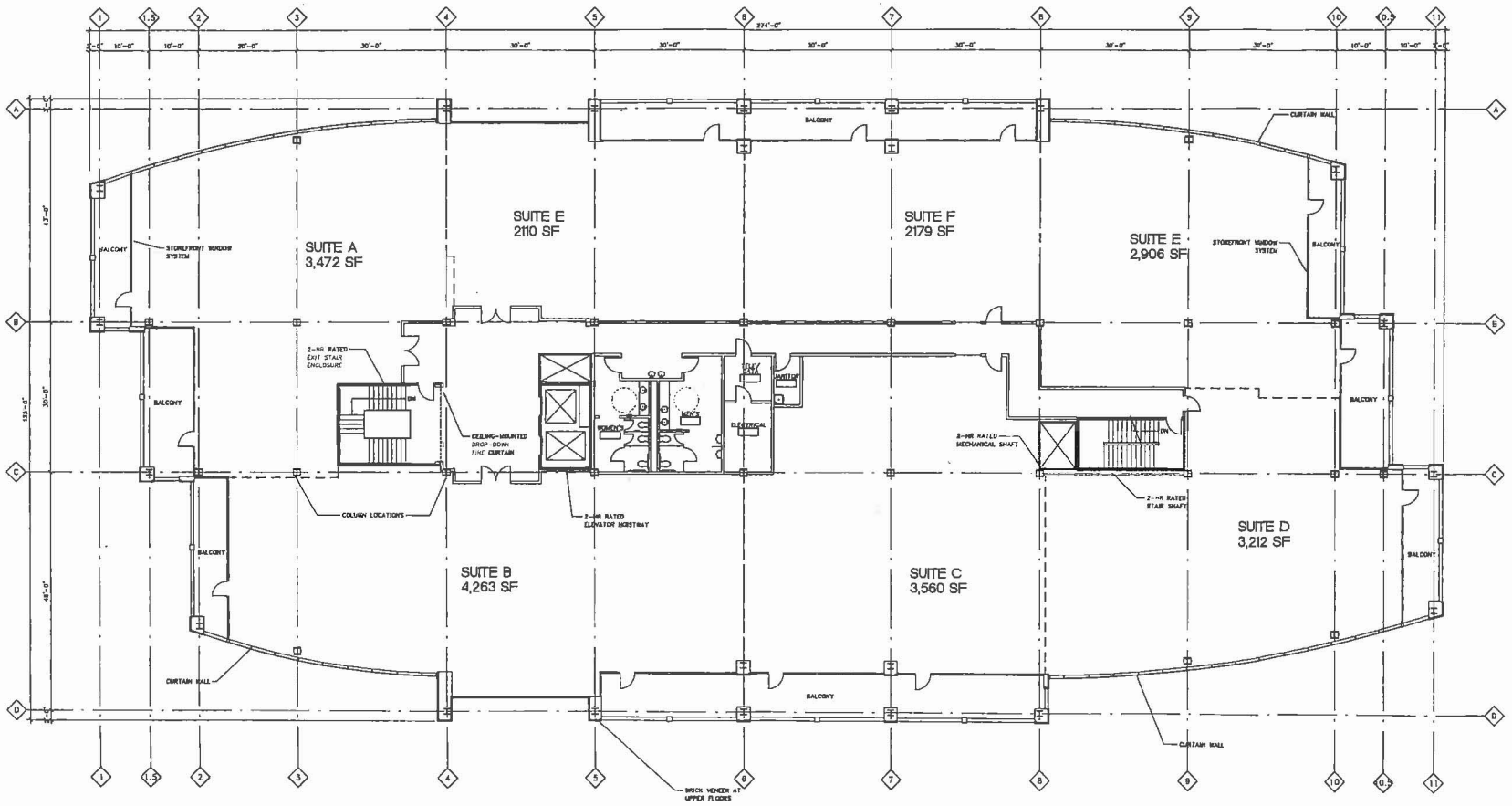
REVISIONS:

DESCRIPTION	BY	DATE
SCHEMATIC DESIGN SUBMITTAL	RCT	10/31/06
DESIGN DEVELOPMENT SUBMITTAL	RCT	12/15/06
CLOSING SUBMITTAL	RCT	1/26/07

SHEET TITLE:
BUILDING A
SECOND FLOOR PLAN

DRAWN BY: DJJ
CHECKED BY: RCT
SHEET
A1.3

JOB NO
2060016.00



1 A1.4 THIRD FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
28,473 SF	27,336 SF	24,938 SF*	12%

BALCONY AREA	BUILDING TOTAL AREA
3,087 SF	113,940 SF

* NOTE: INCLUDES BALCONY AREA

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Transportation Planning
Landscape Architecture
Vancouver, WA
360.695.1385
Portland, OR
503.224.9560
Seattle, WA
206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
22200 SW 6th AVE.
Suite 100
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2256
FAX: 503.382.2262

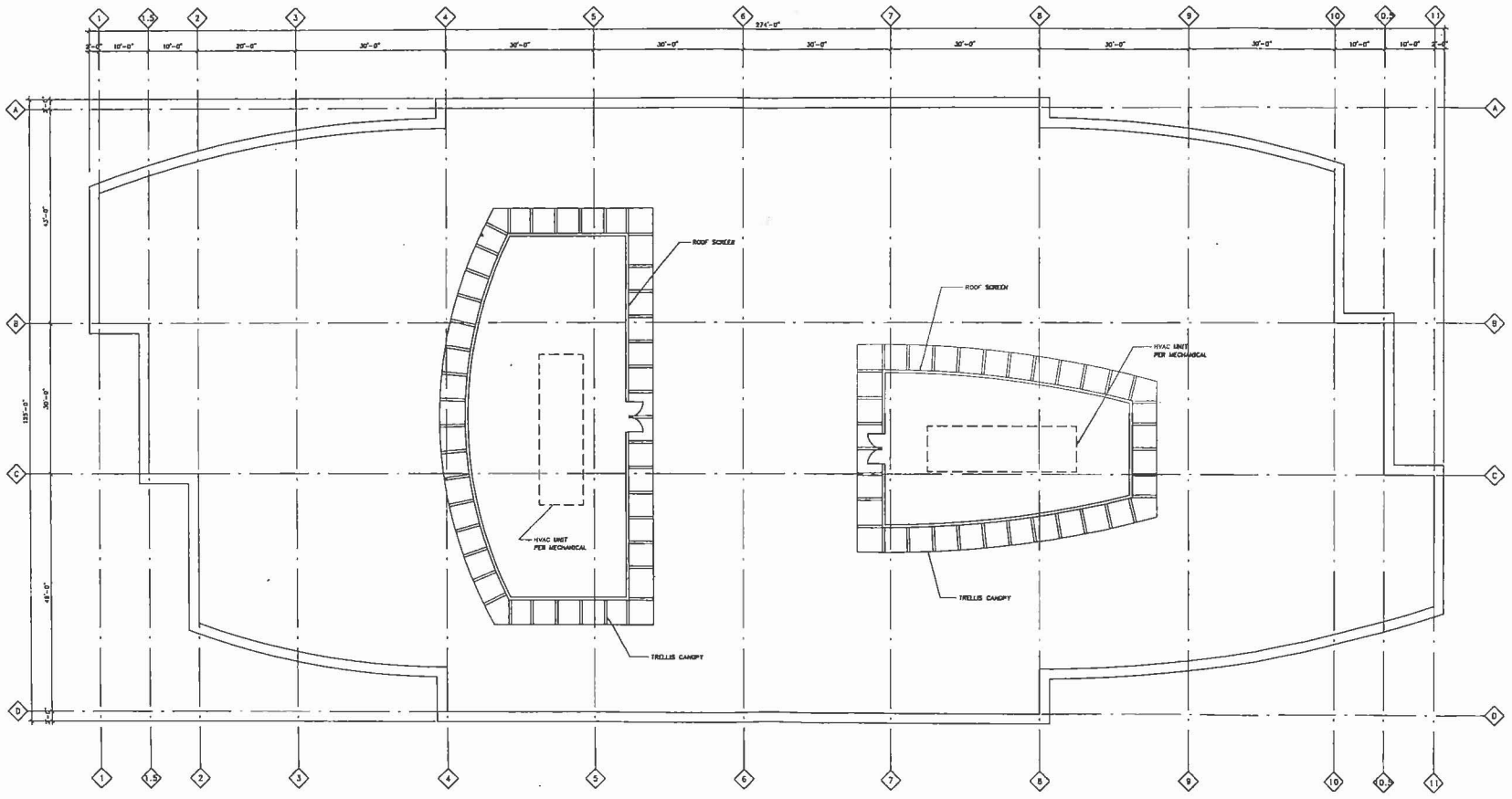
REVISIONS:

NO.	DESCRIPTION	DEVELOPER DELTA REVIEW	PLANNING DEPT. SUBMITTAL
1			

SHEET TITLE:
BUILDING A
THIRD FLOOR PLAN

DRAWN BY: CLJ
CHECKED BY: MGT
SHEET
A1.4

JOB NO. 2060018.00



1 / A1.5 ROOF PLAN
1/8"=1'-0"

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Eugene OR
Vancouver WA
Bend OR
Boise ID
Seattle WA

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 8th AVE.
Pmb 160
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
706 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2362

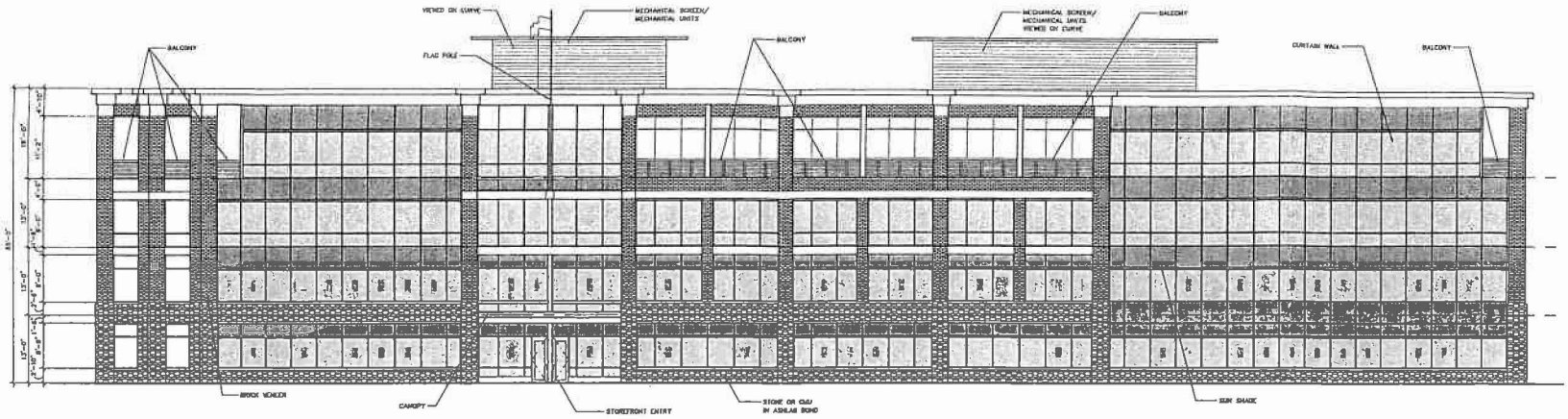
REVISIONS:

NO.	DESCRIPTION	DATE
	SUBMITTAL SET	03.13.20
	PLANNING SUBMITTAL	06.19.20

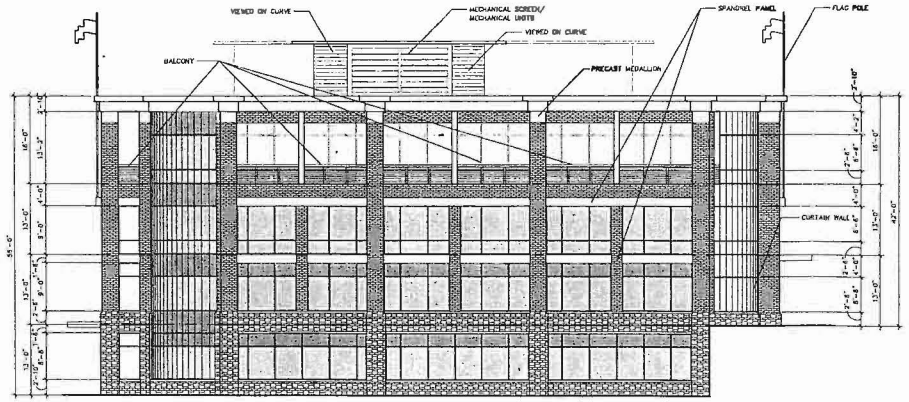
SHEET TITLE:
BUILDING A
ROOF PLAN

DRAWN BY: EJJ
CHECKED BY: AGT
SHEET
A1.5

JOB NO. 2060016.00



1 A1.6 SOUTH ELEVATION
1/8"=1'-0"



2 A1.6 EAST ELEVATION
1/8"=1'-0"

ELEVATION KEYPLAN
NTS

LEGEND

VISION GLAZING

SPANDREL GLAZING

MATERIALS

GLASS: 1" UNCOATED GREEN, BY VERSALUX (OR MATCHING COLOR)

SPANDREL PANEL AND STOREFRONT ALUMINUM: CLEAR ANODIZED METAL.

BRICK: WHEAT, MODERN TEXTURE, BY MUTUAL MATERIALS (OR MATCHING COLOR)

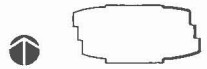
LINTELS AND COLUMN MEDALLIONS: PRECAST CONCRETE SIMILAR TO MUTUAL MATERIALS CASTLE WHITE

STONE OR CMU: MEDITERRANEAN, BY MUTUAL MATERIALS (OR MATCHING COLOR)

MULLIONS: DARK BRONZE, BY ANODIZING INC.

PER WEST LINN COMMUNITY DEVELOPMENT CODE, SECTION 2.030 "BUILDING HEIGHT":
THE VERTICAL DISTANCE ABOVE A REFERENCE DATUM MEASURED TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF ...
THE REFERENCE DATUM SHALL BE...AN ELEVATION 10 FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR GROUND SURFACE DESCRIBED ABOVE IS MORE THAN 10 FEET ABOVE LOWEST GRADE. THE HEIGHT OF A STEPPED OR TERRACED BUILDING IS THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING

MAXIMUM BUILDING HEIGHT ALLOWED:	45'-0"
INCREASE FOR SLOPING / TERRACED SITE:	+10'-0"
TOTAL ALLOWED:	55'-0"



ELEVATION KEYPLAN
NTS

GBD | MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Mechanical Engineering
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

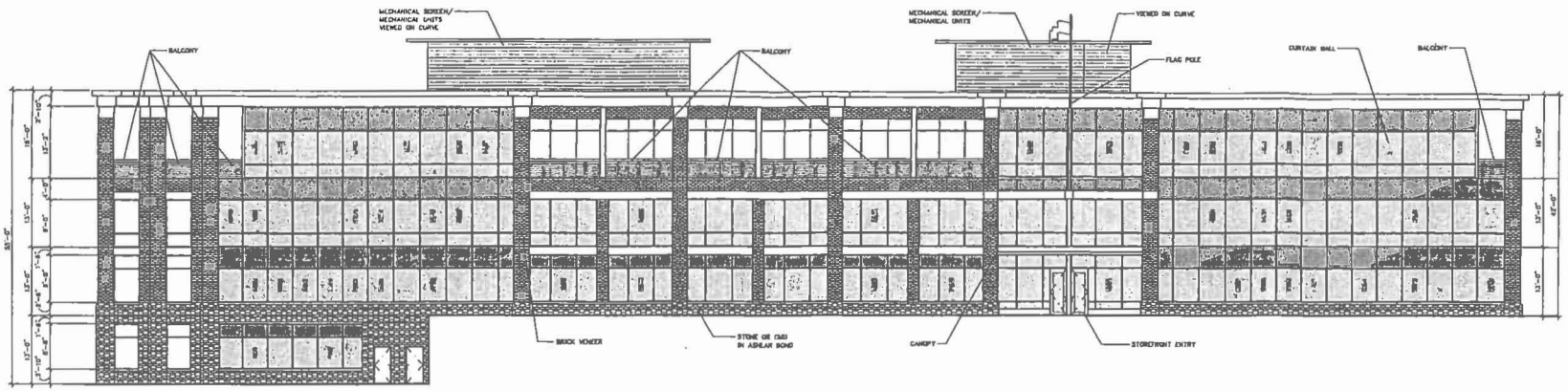
Client
BLACKHAWK DEVELOPMENT, LLC
20300 SW 8th AVE
Plaza 205
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

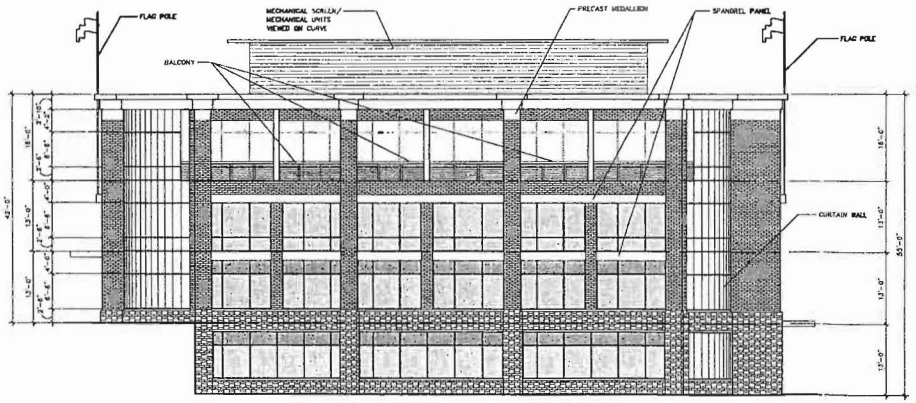
ELECTRICAL
INTERFACE ENGINEERING
705 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2262

REVISIONS:

NO	DESCRIPTION	DATE
1	PC SUBMITTAL	08.31.06
2	PC SUBMITTAL REVISION SET 1	12.01.06
3	PC SUBMITTAL REVISION SET 2	12.15.06
4	PC SUBMITTAL REVISION SET 3	01.12.07
5	PC SUBMITTAL REVISION SET 4	01.19.07
6	PC SUBMITTAL REVISION SET 5	01.26.07
7	PC SUBMITTAL REVISION SET 6	02.02.07
8	PC SUBMITTAL REVISION SET 7	02.09.07
9	PC SUBMITTAL REVISION SET 8	02.16.07
10	PC SUBMITTAL REVISION SET 9	02.23.07
11	PC SUBMITTAL REVISION SET 10	03.02.07
12	PC SUBMITTAL REVISION SET 11	03.09.07
13	PC SUBMITTAL REVISION SET 12	03.16.07
14	PC SUBMITTAL REVISION SET 13	03.23.07
15	PC SUBMITTAL REVISION SET 14	03.30.07
16	PC SUBMITTAL REVISION SET 15	04.06.07
17	PC SUBMITTAL REVISION SET 16	04.13.07
18	PC SUBMITTAL REVISION SET 17	04.20.07
19	PC SUBMITTAL REVISION SET 18	04.27.07
20	PC SUBMITTAL REVISION SET 19	05.04.07
21	PC SUBMITTAL REVISION SET 20	05.11.07
22	PC SUBMITTAL REVISION SET 21	05.18.07
23	PC SUBMITTAL REVISION SET 22	05.25.07
24	PC SUBMITTAL REVISION SET 23	06.01.07
25	PC SUBMITTAL REVISION SET 24	06.08.07
26	PC SUBMITTAL REVISION SET 25	06.15.07
27	PC SUBMITTAL REVISION SET 26	06.22.07
28	PC SUBMITTAL REVISION SET 27	06.29.07
29	PC SUBMITTAL REVISION SET 28	07.06.07
30	PC SUBMITTAL REVISION SET 29	07.13.07
31	PC SUBMITTAL REVISION SET 30	07.20.07
32	PC SUBMITTAL REVISION SET 31	07.27.07
33	PC SUBMITTAL REVISION SET 32	08.03.07
34	PC SUBMITTAL REVISION SET 33	08.10.07
35	PC SUBMITTAL REVISION SET 34	08.17.07
36	PC SUBMITTAL REVISION SET 35	08.24.07
37	PC SUBMITTAL REVISION SET 36	08.31.07
38	PC SUBMITTAL REVISION SET 37	09.07.07
39	PC SUBMITTAL REVISION SET 38	09.14.07
40	PC SUBMITTAL REVISION SET 39	09.21.07
41	PC SUBMITTAL REVISION SET 40	09.28.07
42	PC SUBMITTAL REVISION SET 41	10.05.07
43	PC SUBMITTAL REVISION SET 42	10.12.07
44	PC SUBMITTAL REVISION SET 43	10.19.07
45	PC SUBMITTAL REVISION SET 44	10.26.07
46	PC SUBMITTAL REVISION SET 45	11.02.07
47	PC SUBMITTAL REVISION SET 46	11.09.07
48	PC SUBMITTAL REVISION SET 47	11.16.07
49	PC SUBMITTAL REVISION SET 48	11.23.07
50	PC SUBMITTAL REVISION SET 49	11.30.07
51	PC SUBMITTAL REVISION SET 50	12.07.07
52	PC SUBMITTAL REVISION SET 51	12.14.07
53	PC SUBMITTAL REVISION SET 52	12.21.07
54	PC SUBMITTAL REVISION SET 53	12.28.07
55	PC SUBMITTAL REVISION SET 54	01.04.08
56	PC SUBMITTAL REVISION SET 55	01.11.08
57	PC SUBMITTAL REVISION SET 56	01.18.08
58	PC SUBMITTAL REVISION SET 57	01.25.08
59	PC SUBMITTAL REVISION SET 58	02.01.08
60	PC SUBMITTAL REVISION SET 59	02.08.08
61	PC SUBMITTAL REVISION SET 60	02.15.08
62	PC SUBMITTAL REVISION SET 61	02.22.08
63	PC SUBMITTAL REVISION SET 62	02.29.08
64	PC SUBMITTAL REVISION SET 63	03.07.08
65	PC SUBMITTAL REVISION SET 64	03.14.08
66	PC SUBMITTAL REVISION SET 65	03.21.08
67	PC SUBMITTAL REVISION SET 66	03.28.08
68	PC SUBMITTAL REVISION SET 67	04.04.08
69	PC SUBMITTAL REVISION SET 68	04.11.08
70	PC SUBMITTAL REVISION SET 69	04.18.08
71	PC SUBMITTAL REVISION SET 70	04.25.08
72	PC SUBMITTAL REVISION SET 71	05.02.08
73	PC SUBMITTAL REVISION SET 72	05.09.08
74	PC SUBMITTAL REVISION SET 73	05.16.08
75	PC SUBMITTAL REVISION SET 74	05.23.08
76	PC SUBMITTAL REVISION SET 75	05.30.08
77	PC SUBMITTAL REVISION SET 76	06.06.08
78	PC SUBMITTAL REVISION SET 77	06.13.08
79	PC SUBMITTAL REVISION SET 78	06.20.08
80	PC SUBMITTAL REVISION SET 79	06.27.08
81	PC SUBMITTAL REVISION SET 80	07.04.08
82	PC SUBMITTAL REVISION SET 81	07.11.08
83	PC SUBMITTAL REVISION SET 82	07.18.08
84	PC SUBMITTAL REVISION SET 83	07.25.08
85	PC SUBMITTAL REVISION SET 84	08.01.08
86	PC SUBMITTAL REVISION SET 85	08.08.08
87	PC SUBMITTAL REVISION SET 86	08.15.08
88	PC SUBMITTAL REVISION SET 87	08.22.08
89	PC SUBMITTAL REVISION SET 88	08.29.08
90	PC SUBMITTAL REVISION SET 89	09.05.08
91	PC SUBMITTAL REVISION SET 90	09.12.08
92	PC SUBMITTAL REVISION SET 91	09.19.08
93	PC SUBMITTAL REVISION SET 92	09.26.08
94	PC SUBMITTAL REVISION SET 93	10.03.08
95	PC SUBMITTAL REVISION SET 94	10.10.08
96	PC SUBMITTAL REVISION SET 95	10.17.08
97	PC SUBMITTAL REVISION SET 96	10.24.08
98	PC SUBMITTAL REVISION SET 97	10.31.08
99	PC SUBMITTAL REVISION SET 98	11.07.08
100	PC SUBMITTAL REVISION SET 99	11.14.08
101	PC SUBMITTAL REVISION SET 100	11.21.08
102	PC SUBMITTAL REVISION SET 101	11.28.08
103	PC SUBMITTAL REVISION SET 102	12.05.08
104	PC SUBMITTAL REVISION SET 103	12.12.08
105	PC SUBMITTAL REVISION SET 104	12.19.08
106	PC SUBMITTAL REVISION SET 105	12.26.08
107	PC SUBMITTAL REVISION SET 106	01.02.09
108	PC SUBMITTAL REVISION SET 107	01.09.09
109	PC SUBMITTAL REVISION SET 108	01.16.09
110	PC SUBMITTAL REVISION SET 109	01.23.09
111	PC SUBMITTAL REVISION SET 110	01.30.09
112	PC SUBMITTAL REVISION SET 111	02.06.09
113	PC SUBMITTAL REVISION SET 112	02.13.09
114	PC SUBMITTAL REVISION SET 113	02.20.09
115	PC SUBMITTAL REVISION SET 114	02.27.09
116	PC SUBMITTAL REVISION SET 115	03.06.09
117	PC SUBMITTAL REVISION SET 116	03.13.09
118	PC SUBMITTAL REVISION SET 117	03.20.09
119	PC SUBMITTAL REVISION SET 118	03.27.09
120	PC SUBMITTAL REVISION SET 119	04.03.09
121	PC SUBMITTAL REVISION SET 120	04.10.09
122	PC SUBMITTAL REVISION SET 121	04.17.09
123	PC SUBMITTAL REVISION SET 122	04.24.09
124	PC SUBMITTAL REVISION SET 123	05.01.09
125	PC SUBMITTAL REVISION SET 124	05.08.09
126	PC SUBMITTAL REVISION SET 125	05.15.09
127	PC SUBMITTAL REVISION SET 126	05.22.09
128	PC SUBMITTAL REVISION SET 127	05.29.09
129	PC SUBMITTAL REVISION SET 128	06.05.09
130	PC SUBMITTAL REVISION SET 129	06.12.09
131	PC SUBMITTAL REVISION SET 130	06.19.09
132	PC SUBMITTAL REVISION SET 131	06.26.09
133	PC SUBMITTAL REVISION SET 132	07.03.09
134	PC SUBMITTAL REVISION SET 133	07.10.09
135	PC SUBMITTAL REVISION SET 134	07.17.09
136	PC SUBMITTAL REVISION SET 135	07.24.09
137	PC SUBMITTAL REVISION SET 136	07.31.09
138	PC SUBMITTAL REVISION SET 137	08.07.09
139	PC SUBMITTAL REVISION SET 138	08.14.09
140	PC SUBMITTAL REVISION SET 139	08.21.09
141	PC SUBMITTAL REVISION SET 140	08.28.09
142	PC SUBMITTAL REVISION SET 141	09.04.09
143	PC SUBMITTAL REVISION SET 142	09.11.09
144	PC SUBMITTAL REVISION SET 143	09.18.09
145	PC SUBMITTAL REVISION SET 144	09.25.09
146	PC SUBMITTAL REVISION SET 145	10.02.09
147	PC SUBMITTAL REVISION SET 146	10.09.09
148	PC SUBMITTAL REVISION SET 147	10.16.09
149	PC SUBMITTAL REVISION SET 148	10.23.09
150	PC SUBMITTAL REVISION SET 149	10.30.09
151	PC SUBMITTAL REVISION SET 150	11.06.09
152	PC SUBMITTAL REVISION SET 151	11.13.09
153	PC SUBMITTAL REVISION SET 152	11.20.09
154	PC SUBMITTAL REVISION SET 153	11.27.09
155	PC SUBMITTAL REVISION SET 154	12.04.09
156	PC SUBMITTAL REVISION SET 155	12.11.09
157	PC SUBMITTAL REVISION SET 156	12.18.09
158	PC SUBMITTAL REVISION SET 157	12.25.09
159	PC SUBMITTAL REVISION SET 158	01.01.10
160	PC SUBMITTAL REVISION SET 159	01.08.10
161	PC SUBMITTAL REVISION SET 160	01.15.10
162	PC SUBMITTAL REVISION SET 161	01.22.10
163	PC SUBMITTAL REVISION SET 162	01.29.10
164	PC SUBMITTAL REVISION SET 163	02.05.10
165	PC SUBMITTAL REVISION SET 164	02.12.10
166	PC SUBMITTAL REVISION SET 165	02.19.10
167	PC SUBMITTAL REVISION SET 166	02.26.10
168	PC SUBMITTAL REVISION SET 167	03.05.10
169	PC SUBMITTAL REVISION SET 168	03.12.10
170	PC SUBMITTAL REVISION SET 169	03.19.10
171	PC SUBMITTAL REVISION SET 170	03.26.10
172	PC SUBMITTAL REVISION SET 171	04.02.10
173	PC SUBMITTAL REVISION SET 172	04.09.10
174	PC SUBMITTAL REVISION SET 173	04.16.10
175	PC SUBMITTAL REVISION SET 174	04.23.10
176	PC SUBMITTAL REVISION SET 175	04.30.10
177	PC SUBMITTAL REVISION SET 176	05.07.10
178	PC SUBMITTAL REVISION SET 177	05.14.10
179	PC SUBMITTAL REVISION SET 178	05.21.10
180	PC SUBMITTAL REVISION SET 179	05.28.10
181	PC SUBMITTAL REVISION SET 180	06.04.10
182	PC SUBMITTAL REVISION SET 181	06.11.10
183	PC SUBMITTAL REVISION SET 182	06.18.10
184	PC SUBMITTAL REVISION SET 183	06.25.10
185	PC SUBMITTAL REVISION SET 184	07.02.10
186	PC SUBMITTAL REVISION SET 185	07.09.10
187	PC SUBMITTAL REVISION SET 186	07.16.10
188	PC SUBMITTAL REVISION SET 187	07.23.10
189	PC SUBMITTAL REVISION SET 188	07.30.10
190	PC SUBMITTAL REVISION SET 189	08.06.10
191	PC SUBMITTAL REVISION SET 190	08.13.10
192	PC SUBMITTAL REVISION SET 191	08.20.10
193	PC SUBMITTAL REVISION SET 192	08.27.10
194	PC SUBMITTAL REVISION SET 193	09.03.10
195	PC SUBMITTAL REVISION SET 194	09.10.10
196	PC SUBMITTAL REVISION SET 195	09.17.10
197	PC SUBMITTAL REVISION SET 196	09.24.10
198	PC SUBMITTAL REVISION SET 197	10.01.10
199	PC SUBMITTAL REVISION SET 198	10.08.10
200	PC SUBMITTAL REVISION SET 199	10.15.10
201	PC SUBMITTAL REVISION SET 200	10.22.10
202	PC SUBMITTAL REVISION SET 201	10.29.10
203	PC SUBMITTAL REVISION SET 202	11.05.10
204	PC SUBMITTAL REVISION SET 203	11.12.10
205	PC SUBMITTAL REVISION SET 204	11.19.10
206	PC SUBMITTAL REVISION SET 205	11.26.10
207	PC SUBMITTAL REVISION SET 206	12.03.10
208	PC SUBMITTAL REVISION SET 207	12.10.10
209	PC SUBMITTAL REVISION SET 208	12.17.10
210	PC SUBMITTAL REVISION SET 209	12.24.10
211	PC SUBMITTAL REVISION SET 210	12.31.10
212	PC SUBMITTAL REVISION SET 211	01.07.11
213	PC SUBMITTAL REVISION SET 212	01.14.11
214	PC SUBMITTAL REVISION SET 213	01.21.11
215	PC SUBMITTAL REVISION SET 214	01.28.11
216	PC SUBMITTAL REVISION SET 215	02.04.11
217	PC SUBMITTAL REVISION SET 216	02.11.11
218	PC SUBMITTAL REVISION SET 217	02.18.11
219	PC SUBMITTAL REVISION SET 218	02.25.11
220	PC SUBMITTAL REVISION SET 219	03.04.11
221	PC SUBMITTAL REVISION SET 220	03.11.11
222	PC SUBMITTAL REVISION SET 221	03.18.11
223	PC SUBMITTAL REVISION SET 222	03.25.11
224	PC SUBMITTAL REVISION SET 223	04.01.11
225	PC SUBMITTAL REVISION SET 224	04.08.11
226	PC SUBMITTAL REVISION SET 225	04.15.11
227	PC SUBMITTAL REVISION SET 226	04.22.11
228	PC SUBMITTAL REVISION SET 227	04.29.11
229	PC SUBMITTAL REVISION SET 228	05.06.11
230	PC SUBMITTAL REVISION SET 229	05.13.11
231	PC SUBMITTAL REVISION SET 230	05.20.11
232	PC SUBMITTAL REVISION SET 231	05.27.11
233	PC SUBMITTAL REVISION SET 232	06.03.11
234	PC SUBMITTAL REVISION SET 233	06.10.11
235	PC SUBMITTAL REVISION SET 234	06.17.11
236	PC SUBMITTAL REVISION SET 235	06.24.11
237	PC SUBMITTAL REVISION SET 236	07.01.11
238	PC SUBMITTAL REVISION SET 237	07.08.11
239	PC SUBMITTAL REVISION SET 238	07.15.11
240	PC SUBMITTAL REVISION SET 239	07.22.11
241	PC SUBMITTAL REVISION SET 240	07.29.11
242	PC SUBMITTAL REVISION SET 241	08.05.11
243	PC SUBMITTAL REVISION SET 242	08.12.11
244	PC SUBMITTAL REVISION SET 243	08.19.11
245	PC SUBMITTAL REVISION SET 244	08.26.11
246	PC SUBMITTAL REVISION SET 245	09.02.11
247	PC SUBMITTAL REVISION SET 246	09.09.11
248	PC SUBMITTAL REVISION SET 247	09.16.11
249	PC SUBMITTAL REVISION SET 248	09.23.11
250	PC SUBMITTAL REVISION SET 249	09.30.11
251	PC SUBMITTAL REVISION SET 250	10.07.11
252	PC SUBMITTAL REVISION SET 251	10.14.11
253	PC SUBMITTAL REVISION SET 252	10.21.11
254	PC SUBMITTAL REVISION SET 253	10.28.11
255	PC SUBMITTAL REVISION SET 254	11.04.11
256	PC SUBMITTAL REVISION SET 255	11.11.11
257	PC SUBMITTAL REVISION SET 256	11.18.11
258	PC SUBMITTAL REVISION SET 257	11.25.11
259	PC SUBMITTAL REVISION SET 258	12.02.11
260	PC SUBMITTAL REVISION SET 259	12.09.11
261	PC SUBMITTAL REVISION SET 260	12.16.11
262	PC SUBMITTAL REVISION SET 261	12.23.11
263	PC SUBMITTAL REVISION SET 262	12.30.11
264	PC SUBMITTAL REVISION SET 263	01.06.12
265	PC SUBMITTAL REVISION SET 264	01.13.12
266	PC SUBMITTAL REVISION SET 265	01.20.12
267	PC SUBMITTAL REVISION SET 266	01.27.12
268	PC SUBMITTAL REVISION SET 267	02.03.12
269	PC SUBMITTAL REVISION SET 268	02.10.12
270	PC SUBMITTAL REVISION SET 269	02.17.12
271	PC SUBMITTAL REVISION SET 270	02.24.12
272	PC SUBMITTAL REVISION SET 271	03.02.12
273	PC SUBMITTAL REVISION SET 272	03.09.12
274	PC SUBMITTAL REVISION SET 273	03.16.12
275	PC SUBMITTAL REVISION SET 274	03.23.12
276	PC SUBMITTAL REVISION SET 275	03.30.12
277	PC SUBMITTAL REVISION SET 276	04.06.12
278	PC SUBMITTAL REVISION SET 277	04.13.12
279	PC SUBMITTAL REVISION SET 278	04.20.12
280	PC SUBMITTAL REVISION SET 279	04.27.12
281	PC SUBMITTAL REVISION SET 280	05.04.12
282	PC SUBMITTAL REVISION SET 281	05.11.12
283	PC SUBMITTAL REVISION SET 282	05.18.12
284	PC SUBMITTAL REVISION SET 283	05.25.12
285	PC SUBMITTAL REVISION SET 284	06.01.12
286	PC SUBMITTAL REVISION SET 285	06.08.12
287	PC SUBMITTAL REVISION SET 286	06.15.12
288	PC SUBMITTAL REVISION SET 287	06.22.12
289	PC SUBMITTAL REVISION SET 288	06.29.12
290	PC SUBMITTAL REVISION SET 289	07.06.12
291	PC SUBMITTAL REVISION SET 290	07.13.12
292	PC SUBMITTAL REVISION SET 291	07.20.12
293	PC SUBMITTAL REVISION SET 292	07.27.12
294	PC SUBMITTAL REVISION SET 293	08.03.12
295	PC SUBMITTAL REVISION SET 294	08.10.12
296	PC SUBMITTAL REVISION SET 295	08.17.12
297	PC SUBMITTAL REVISION SET 296	08.24.12
298	PC SUBMITTAL REVISION SET 297	08.31.12
299	PC SUBMITTAL REVISION SET 298	09.07.12
300	PC SUBMITTAL REVISION SET 299	09.14.12
301	PC SUBMITTAL REVISION SET 300	09.21.12
302	PC SUBMITTAL REVISION SET 301	09.28.12
303	PC SUBMITTAL REVISION SET 302	10.05.12
304	PC SUBMITTAL REVISION SET 303	10.12.12
305	PC SUBMITTAL REVISION SET 304	10.19.12
306	PC SUBMITTAL REVISION SET 305	10.26.12
307	PC SUBMITTAL REVISION SET 306	11.02.12
308	PC SUBMITTAL REVISION SET 307	11.09.12
309	PC SUBMITTAL REVISION SET 308	11.16.12
310	PC SUBMITTAL REVISION SET 309	11.23.12
311	PC SUBMITTAL REVISION SET 310	11.30.12
312	PC SUBMITTAL REVISION SET 311	12.07.12
313	PC SUBMITTAL REVISION SET 312	12.14.12
314	PC SUBMITTAL REVISION SET 313	12.21.12
315	PC SUBMITTAL REVISION SET 314	12.28.12
316	PC SUBMITTAL REVISION SET 315	01.04.13
317	PC SUBMITTAL REVISION SET 316	01.11.13
318	PC SUBMITTAL REVISION SET 317	01.18.13
319	PC SUBMITTAL REVISION SET 318	01.25.13
320	PC SUBMITTAL REVISION SET 319	02.01.13
321	PC SUBMITTAL REVISION SET 320	02.08.13
322	PC SUBMITTAL REVISION SET 321	02.15.13
323	PC SUBMITTAL REVISION SET 322	02.22.13
324	PC SUBMITTAL REVISION SET 323	03.01.13
325	PC SUBMITTAL REVISION SET 324	03.08.13
326	PC SUBMITTAL REVISION SET 325	03.15.13
327	PC SUBMITTAL REVISION SET 326	03.22.13
328	PC SUBMITTAL REVISION SET 327	03.29.13
329	PC SUBMITTAL REVISION SET 328	04.05.13
330	PC SUBMITTAL REVISION SET 329	04.12.13
331	PC SUBMITTAL REVISION SET 330	04.19.13
332	PC SUBMITTAL REVISION SET 331	04.26.13
333	PC SUBMITTAL REVISION SET 332	05.03.13
334	PC SUBMITTAL REVISION SET 333	05.10.13
335	PC SUBMITTAL REVISION SET 334	05.17.13
336	PC SUBMITTAL REVISION SET 335	05.24.13
337	PC SUBMITTAL REVISION SET 336	05.31.13
338	PC SUBMITTAL REVISION SET 337	06.07.13
339	PC SUBMITTAL REVISION SET 338	06.14.13
340	PC SUBMITTAL REVISION SET 339	06.21.13
341	PC SUBMITTAL REVISION SET 340	06.28.13
342	PC SUBMITTAL REVISION SET 341	07.05.13
343	PC SUBMITTAL REVISION SET 342	07.12.13
344	PC SUBMITTAL REVISION SET 343	07.19.13
345	PC SUBMITTAL REVISION SET 344	07.26.13
346	PC SUBMITTAL REVISION SET 345	08.02.13
347	PC SUBMITTAL REVISION SET 346	08.09.13
348	PC SUBMITTAL REVISION SET 347	08.16.13
349	PC SUBMITTAL REVISION SET 348	08.23.13
350	PC SUBMITTAL REVISION SET 349	08.30.13
351	PC SUBMITTAL REVISION SET 350	09.06.13
352	PC SUBMITTAL REVISION SET 351	09.13.13
353	PC SUBMITTAL REVISION SET 352	09.20.13
354	PC SUBMITTAL REVISION SET 353	09.27.13
355	PC SUBMITTAL REVISION SET 354	10.04.13
356	PC SUBMITTAL REVISION SET 355	10.11.13
357	PC SUBMITTAL REVISION SET 356	10.18.13
358	PC SUBMITTAL REVISION SET 357	10.25.13
359	PC SUBMITTAL REVISION SET 358	11.01.13
360	PC SUBMITTAL REVISION SET 359	11.08.13
361	PC SUBMITTAL REVISION SET 360	11.15.13
362	PC SUBMITTAL REVISION SET 361	11.22.13
363	PC SUBMITTAL REVISION SET 362	11.29.13
364	PC SUBMITTAL REVISION SET 363	12.06.13
365	PC SUBMITTAL REVISION SET 364	12.13.13
366	PC SUBMITTAL REVISION SET 365	12.20.13
367	PC SUBMITTAL REVISION SET 366	12.27.13
368	PC SUBMITTAL REVISION SET 367	01.03.14
369	PC SUBMITTAL REVISION SET 368	01.10.14
370	PC SUBMITTAL REVISION SET 369	01.17.14
371	PC SUBMITTAL REVISION SET 370	01.24.14
372	PC SUBMITTAL REVISION SET 371	01.31.14
373	PC SUBMITTAL REVISION SET 372	02.07.14
374	PC SUBMITTAL REVISION SET 373	02.14.14
375	PC SUBMITTAL REVISION SET 374	02.21.14
376	PC SUBMITTAL REVISION SET 375	02.28.14
377	PC SUBMITTAL REVISION SET 376	03.07.14
378	PC SUBMITTAL REVISION SET 377	03.14.14
379	PC SUBMITTAL REVISION SET 378	03.21.14
380	PC SUBMITTAL REVISION SET 379	03.28.14
381	PC SUBMITTAL REVISION SET 380	04.04.14
382	PC SUBMITTAL REVISION SET 381	04.11.14
383	PC SUBMITTAL REVISION SET 382	04.18.14
384	PC SUBMITTAL REVISION SET 383	04.25.14
385	PC SUBMITTAL REVISION SET 384	05.02.14
386	PC SUBMITTAL REVISION SET 385	05.09.14
387	PC SUBMITTAL REVISION SET 386	05.16.14
388	PC SUBMITTAL REVISION SET 387	05.23.14
389	PC SUBMITTAL REVISION SET 388	05.30.14
390	PC SUBMITTAL REVISION SET 389	06.06.14
391	PC SUBMITTAL REVISION SET 390	06.13.14
392	PC SUBMITTAL REVISION SET 391	06.20.14
393	PC SUBMITTAL REVISION SET 392	06.27.14
394	PC SUBMITTAL REVISION SET 393	07.04.14
395	PC SUBMITTAL REVISION SET 394	07.11.14
396	PC SUBMITTAL REVISION SET 395	07.18.14
397	PC SUBMITTAL REVISION SET 396	07.25.14
398	PC SUBMITTAL REVISION SET 397	08.01.14
399	PC SUBMITTAL REVISION SET 398	08.08.14
400	PC SUBMITTAL REVISION SET 399	08.15.14
401	PC SUBMITTAL REVISION SET 400	08.22.14
402	PC SUBMITTAL REVISION SET 401	08.29.14
403	PC SUBMITTAL REVISION SET 402	09.05.14
404	PC SUBMITTAL REVISION SET 403	09.12.14
405	PC SUBMITTAL REVISION SET 404	09.19.14
406	PC SUBMITTAL REVISION SET 405	09.26.14
407	PC SUBMITTAL REVISION SET 406	10.03.14
408	PC SUBMITTAL REVISION SET 407	10.10.14
409	PC SUBMITTAL REVISION SET 408	10.17.14
410	PC SUBMITTAL REVISION SET 409	10.24.14
411	PC SUBMITTAL REVISION SET 410	10.31.14
412	PC SUBMITTAL REVISION SET 411	11.07.14
413	PC SUBMITTAL REVISION SET 412	11.14.14
414	PC SUBMITTAL REVISION SET 413	11.21.14
415	PC SUBMITTAL REVISION SET 414	11.28.14
416	PC SUBMITTAL REVISION SET 415	12.05.14
417	PC SUBMITTAL REVISION SET 416	12.12.14
418	PC SUBMITTAL REVISION SET 417	12.19.14
419	PC SUBMITTAL REVISION SET 418	12.26.14
420	PC SUBMITTAL REVISION SET 419	01.02.15
421	PC SUBMITTAL REVISION SET 420



1 A17 NORTH ELEVATION
1/8"=1'-0"



2 A17 WEST ELEVATION
1/8"=1'-0"

ELEVATION KEYPLAN
NTS

LEGEND

VISION GLAZING

SPANDREL GLAZING

MATERIALS

SIDING: 1" UNCOATED GREEN, BY VERSALUX (OR MATCHING COLOR)

SPANDREL PANEL AND STOREFRONT ALUMINUM: CLEAR ANODIZED METAL

BRICK: WHEAT, MISSION TEXTURE, BY MUTUAL MATERIALS (OR MATCHING COLOR)

LINTELS AND COLUMN MEDALLIONS: PRECAST CONCRETE SIMILAR TO MUTUAL MATERIALS CASTLE WHITE

STONE OR CMU: MEDITERRANEAN, BY MUTUAL MATERIALS (OR MATCHING COLOR)

MULLIONS: DARK BRONZE, BY ANODIZING INC.

PER WEST LINN COMMUNITY DEVELOPMENT CODE, SECTION 2.030 "BUILDING HEIGHT":
THE VERTICAL DISTANCE ABOVE A REFERENCE DATUM MEASURED TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF ...
THE REFERENCE DATUM SHALL BE AN ELEVATION 10 FEET HIGHER THAN THE LOWEST GRADE WHERE THE SIDEWALL OR GROUND SURFACE DESCRIBED ABOVE IS MORE THAN 10 FEET ABOVE LOWEST GRADE. THE HEIGHT OF A STEPPED OR TERRACED BUILDING IS THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING

MAXIMUM BUILDING HEIGHT ALLOWED:	45'-0"
INCREASE FOR SLOPING / TERRACED SITE:	+10'-0"
TOTAL ALLOWED:	55'-0"

ELEVATION KEYPLAN
NTS

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
22200C SW 8th AVE.
PMB 150
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
720 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2265
FAX: 503.382.2262

REVISIONS:

NO.	REMARKS	REVISION DELTA FOR SHEET	REVISION DELTA CLOUDED ON SET

SHEET TITLE:
BUILDING A ELEVATIONS

DRAWN BY: ELJ
CHECKED BY: MCT
SHEET
A1.7

JOB NO. 2060016.00

201

CODE ANALYSIS

BASED ON THE 2003 INTERNATIONAL BUILDING CODE (IBC) WITH OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS

CONSTRUCTION TYPE: II-B

FOUR STORIES

FIRE PROTECTION: SPRINKLERED PER OSSC 903.3.1.1

OCCUPANCY: OFFICE 'B'

BUILDING DATA

LEVEL	GROSS FLOOR AREA	NET LEASEABLE AREA	NET LEASEABLE AREA	LOAD FACTOR
GROUND FLOOR	21,588 SF	20,670 SF	16,518 SF	75%
FIRST FLOOR	22,137 SF	21,221 SF	16,923 SF	12%
SECOND FLOOR	22,137 SF	21,221 SF	16,923 SF	12%
THIRD FLOOR	22,128 SF	21,212 SF	16,914 SF*	12%
TOTAL	87,988 SF	84,324 SF	73,281 SF*	15%

* NOTE: INCLUDES BALCONY AREA

ALLOWABLE AREA - FORMULA (SECTION 506.1)

$$A_a = A_t \left[\frac{A_t\ If}{100}\right] + \left[\frac{A_t\ Is}{100}\right] \quad \text{(EQUATION 5-1)}$$

A_a= ALLOWABLE AREA PER FLOOR (SQUARE FEET)
A_t= TABULAR AREA PER FLOOR IN ACCORDANCE W/ TABLE 503 (SQUARE FEET)
If= AREA INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.2
Is= AREA INCREASE DUE TO SPRINKLER PROTECTION (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.3

ALLOWABLE AREA - CALCULATION

$$A_a = 23{,}000 + \left[\frac{23{,}000(75)}{100}\right] + \left[\frac{23{,}000(300)}{100}\right]$$

A_a= 23,000 + 17,250 + 69,000
A_a= 109,250 SF

AREA DETERMINATION (SECTION 506.4)

109,250 SF x 4 FLOORS = 437,000 SF
87,988 SF PROPOSED < 437,000 SF ALLOWABLE

FRONTAGE INCREASE - FORMULA (SECTION 506.2)

$$I_f = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30} \quad \text{(EQUATION 5-2)}$$

I_f= AREA INCREASE DUE TO FRONTAGE
F= BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET (6096mm) OPEN MINIMUM WIDTH (FEET)
P= PERIMETER OF ENTIRE BUILDING (FEET)
W= WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.2.1

FRONTAGE INCREASE - CALCULATION

$$I_f = 100\left[\frac{439}{439} - 0.25\right]\frac{30}{30}$$

I_f= 100(0.75)(1.0)
I_f= 75%

BUILDING HEIGHT PER TABLE 503

ALLOWABLE:	55'-0" / 4 STORIES
PROVIDED:	55'-0" / 4 STORIES

FIRE RESISTIVE RATING BASED ON FIRE SEPARATION (TABLE 601)

≥ 30'	NR

BUILDING FIRE RESISTIVE REQUIREMENTS (TABLE 601)

STRUCTURAL FRAME	0 HRS
EXTERIOR BEARING WALLS	NA
INTERIOR BEARING WALLS	NA
EXTERIOR NON-BEARING WALLS	0 HRS
INTERIOR NON-BEARING WALLS	0 HRS
FLOORS	0 HRS
ROOF	0 HRS
SHAFTS (707.3)	2 HRS
STAIRS (1018.1)	2 HRS

OCCUPANT LOAD CALCULATION

LEVEL	AREA	LOAD FACTOR (1004.1.2)	OCCUPANT LOAD	REQ'D EXITS (1014.1)	# EXITS PROVIDED	EXIT WIDTH REQUIRED/ EXIT WIDTH PROVIDED STAIRS (1005.1)	HALLWAYS
GROUND FLOOR	21,588 SF	100 (GROSS)	216	2	4	53"/96"	40"/66"
FIRST FLOOR	22,137 SF	100 (GROSS)	221	2	2	53"/96"	40"/66"
SECOND FLOOR	22,137 SF	100 (GROSS)	221	2	2	53"/96"	40"/66"
THIRD FLOOR	22,128 SF	100 (GROSS)	221	2	2	53"/96"	40"/66"

EGRESS LIGHTING

EGRESS LIGHTING AND EMERGENCY ILLUMINATION POWER IS REQUIRED (1006.1).

PLUMBING FIXTURE CALCULATIONS

BASED ON TABLE 29-A, 2004 OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS, OCTOBER 1, 2005

LEVEL	AREA	LOAD FACTOR	OCC LOAD FOR PLUMB FIXTURES CALCULATIONS
GROUND FLOOR	21,588 SF	200 (GROSS)	113
FIRST FLOOR	22,137 SF	200 (GROSS)	111
SECOND FLOOR	22,137 SF	200 (GROSS)	111
THIRD FLOOR	22,128 SF	200 (GROSS)	111

FIXTURES LISTED BELOW ARE CALCULATED PER FLOOR

WATER CLOSET REQUIREMENTS
REQUIRED: 3
PROVIDED: 7

DRINKING FOUNTAIN REQUIREMENTS
REQUIRED: 2
PROVIDED: 2

LAVATORY REQUIREMENTS
REQUIRED: 4
PROVIDED: 6

SERVICE SINK REQUIREMENTS
REQUIRED: 1
PROVIDED: 1

SHOWERS REQUIREMENTS
REQUIRED: NONE
PROVIDED: NONE

GBD|P MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland, OR 503.224.9560
Vancouver, WA 360.695.7879
Seattle, WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20300 SW 8th AVE.
PMB 158
WEST LINN, OR 97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2264
FAX: 503.382.2263

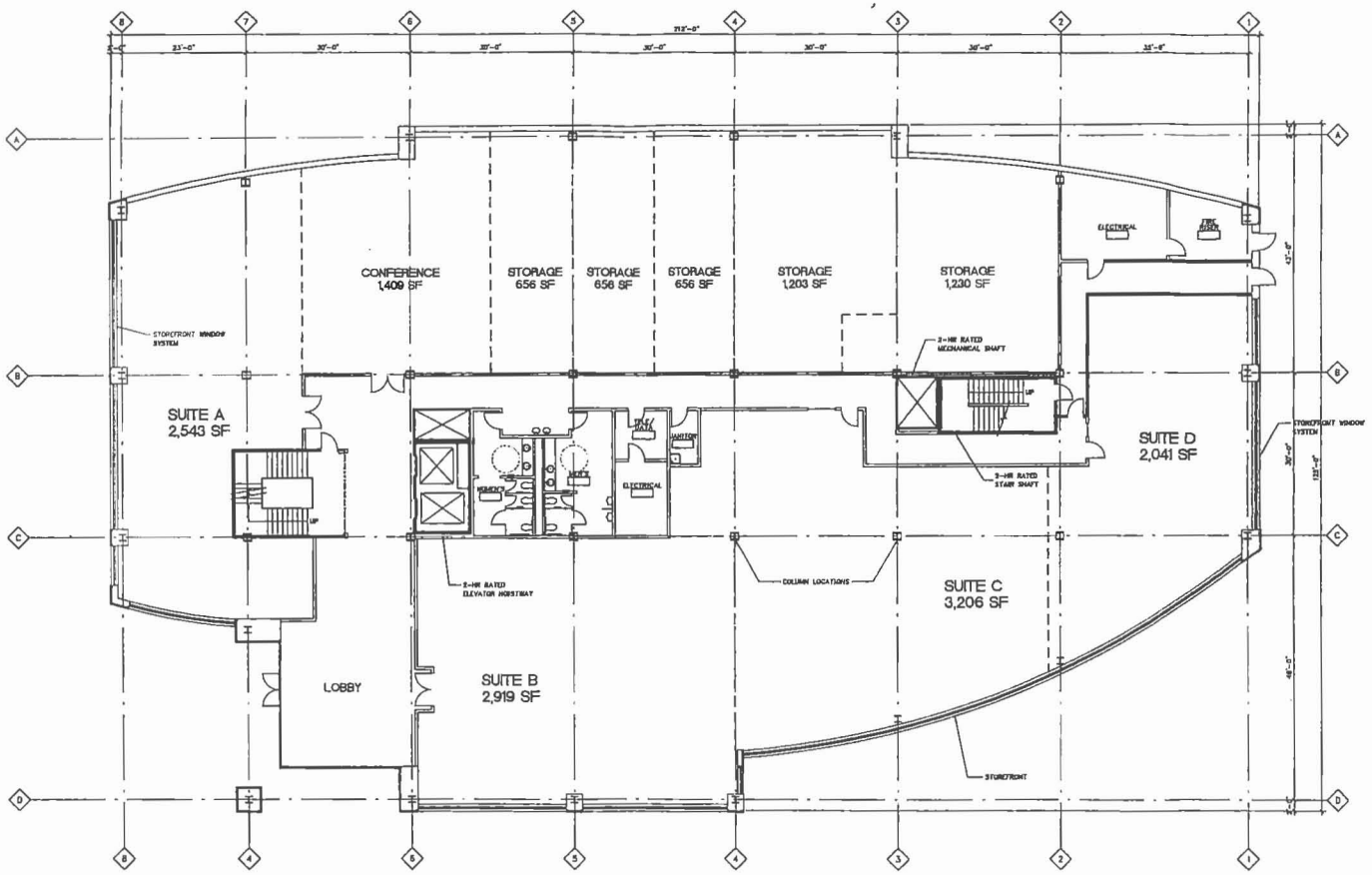
REVISIONS:

DESCRIPTION	DATE
PLANNING RESPONSE SET 1	12/19/06

SHEET TITLE:
BUILDING 'B'
BUILDING INFO AND CODE SUMMARY

DRAWN BY: ARS
CHECKED BY: RCT
SHEET
A2.0

JOB NO 2060016.00



1 A2.1 GROUND FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
21,506 SF	20,670 SF	16,519 SF	25%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland, OR 503.224.9560
Vancouver, WA 360.695.7879
Seattle, WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 89th AVE
PMB 168
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

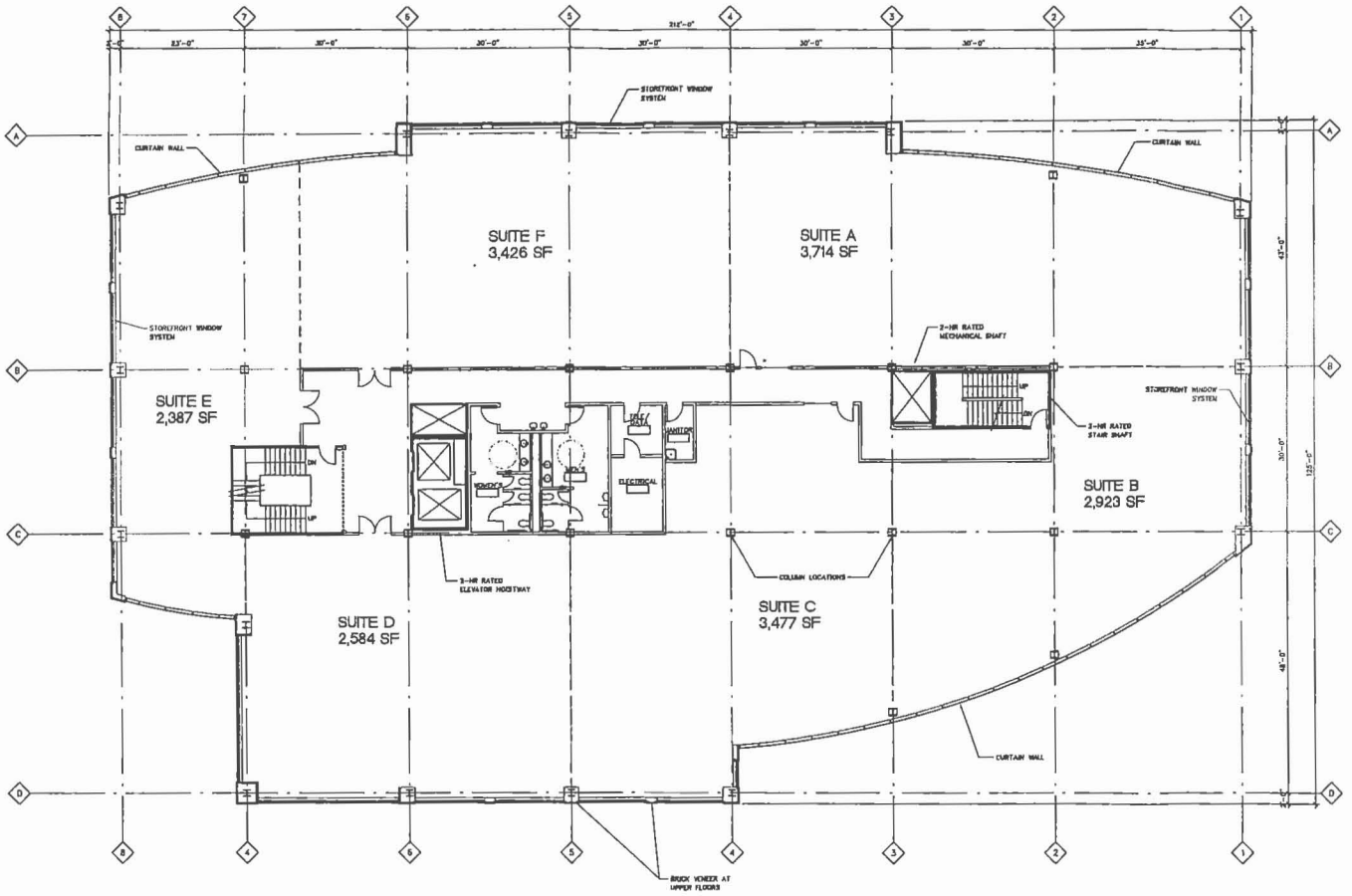
ELECTRICAL
INTERFACE ENGINEERING
920 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2269

REVISIONS:

SHEET TITLE:
BUILDING B
GROUND FLOOR PLAN

DRAWN BY: ARS
CHECKED BY: MCT
SHEET
A2.1

JOB NO. 2060018.00



1 A2.2 FIRST FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
22,127 SF	21,231 SF	16,925 SF	15%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GBD ARCHITECTS
MACKENZIE
Architecture
Interior Design
Landscape Architecture
Civil Engineering
Structural Engineering
Transportation Planning
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 8th AVE.
PMB 108
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
705 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2282

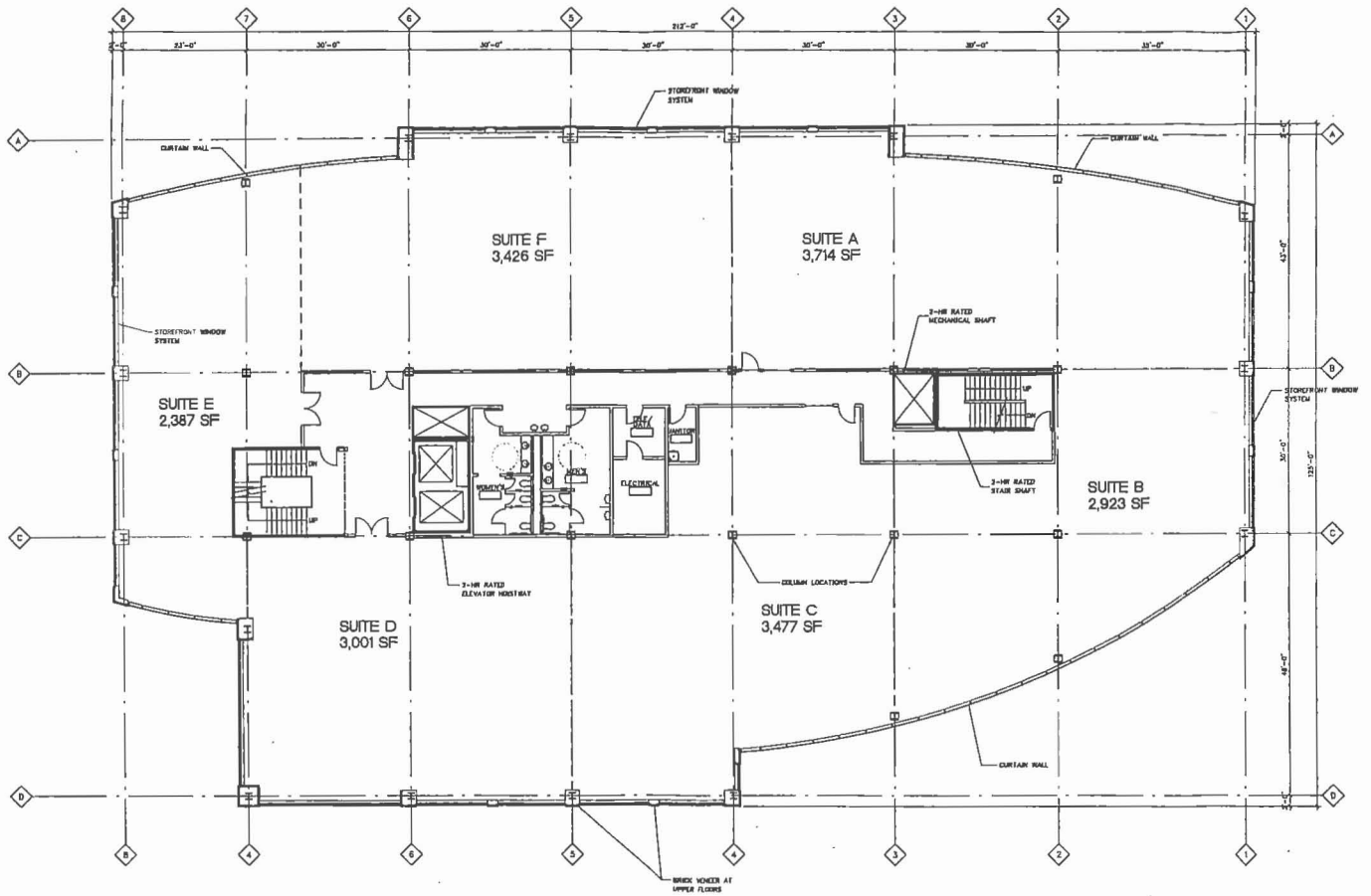
REVISIONS:

NO.	DESCRIPTION	DATE
ADD 1	ADDENDUM REVISION DELTA SUB SHEET	CLOSING DATE

SHEET TITLE:
BUILDING B
FIRST FLOOR PLAN

DRAWN BY: ARS
CHECKED BY: RDT
SHEET
A2.2

JOB NO. 2060018.00



1 A2.3 SECOND FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASABLE AREA	NET USEABLE AREA	LOAD FACTOR
22,137 SF	21,231 SF	18,523 SF	12%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 90th AVE.
PMB 166
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
706 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2284
FAX: 503.382.2262

REVISIONS:

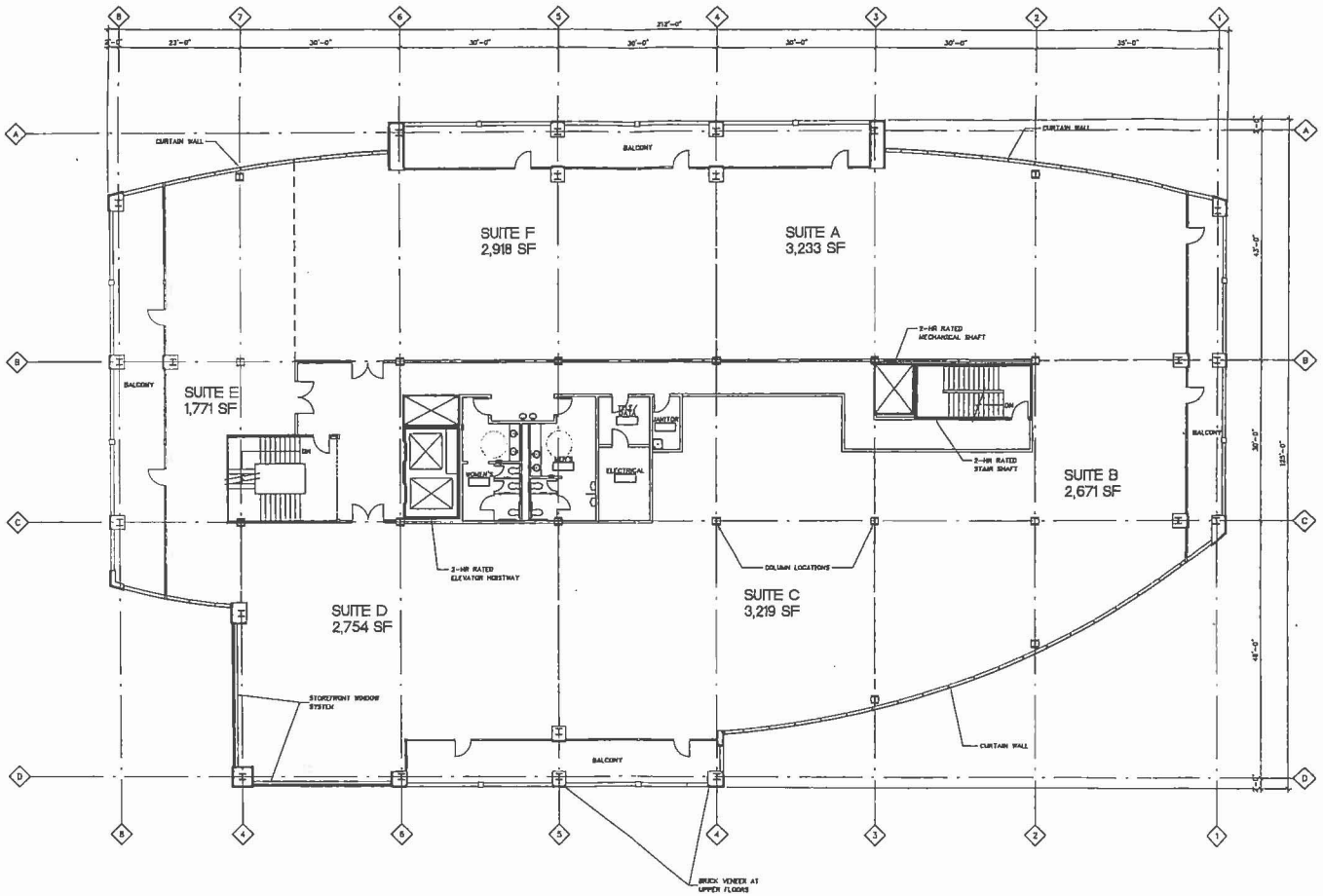
REVISION NO.	DESCRIPTION	REVISION DELTA CLOUDING DATA
DELTA 1	PER PLANNING	

SHEET TITLE:
BUILDING B
SECOND FLOOR PLAN

DRAWN BY: ARS
CHECKED BY: RCT
SHEET
A2.3

JOB NO. 2060016.00

DESIGN REVIEW SUBMITTAL 8/28/06



1 / A2.4 THIRD FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET UNLEASABLE AREA	LOAD FACTOR
22,139 SF	21,212 SF	16,914 SF*	12%

BALCONY AREA	BUILDING TOTAL AREA
2,482 SF	87,985 SF

* NOTE: INCLUDES BALCONY AREA

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland, OR 503.224.9560
Vancouver, WA 360.695.7879
Seattle, WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20800 SW 9th AVE.
PMB 106
WEST LINN, OR 97068

Project
WILLAMETTE 205 CORPORATE CENTER

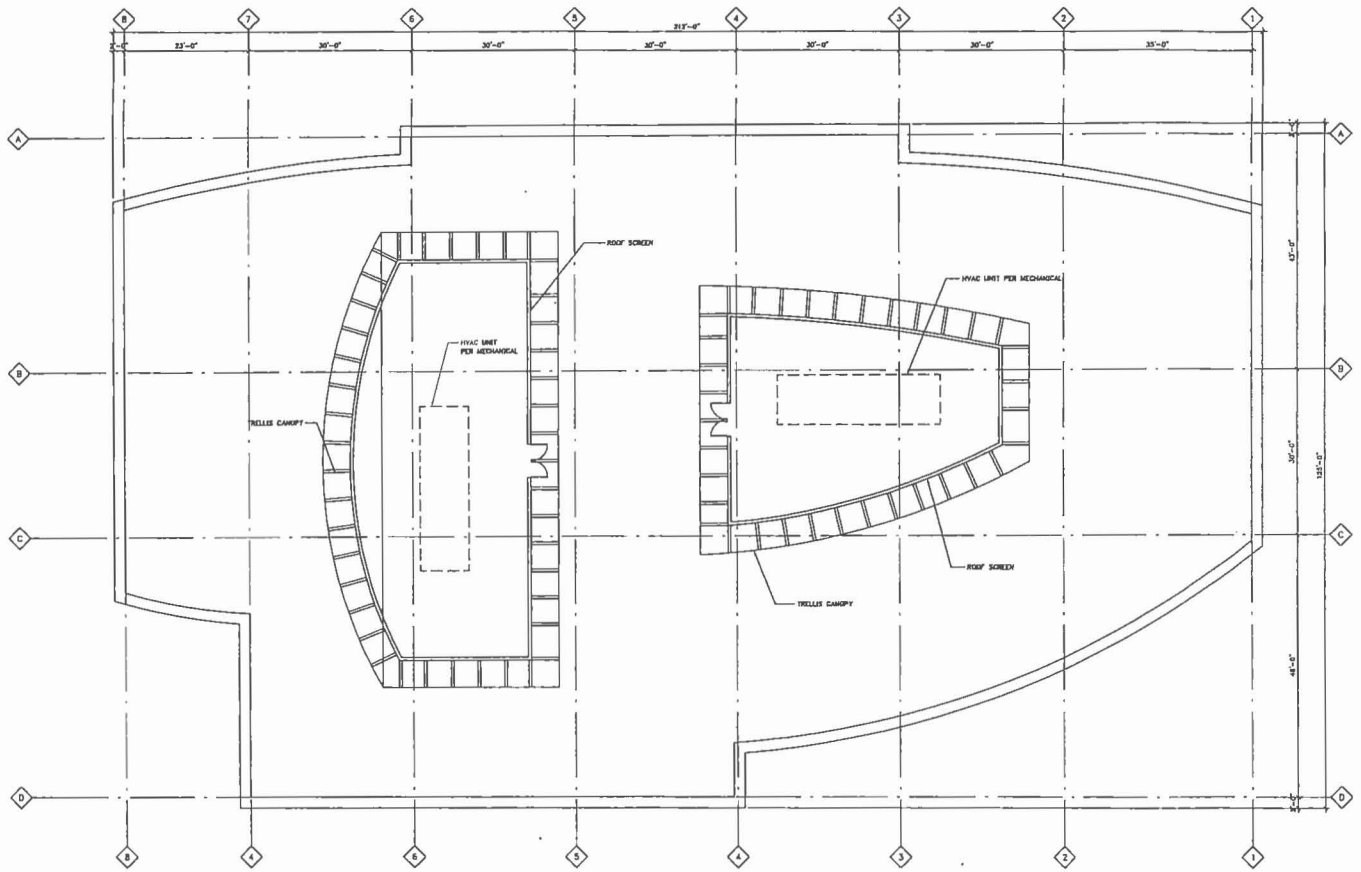
ELECTRICAL
INTERFACE ENGINEERING
705 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2268
FAX: 503.382.2282

REVISIONS:
1 REVISIONS PER CITY OF CLACKAMAS 6/26

SHEET TITLE:
BUILDING B
THIRD FLOOR PLAN

DRAWN BY: ARS
CHECKED BY: RCT
SHEET
A2.4

JOB NO. 2060016.00



1 A2.5 ROOF PLAN
1/8"=1'-0"

GROUP MACKENZIE
Architecture
Interior Design
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20290 SW 9th AVE, PMB 150
WEST LINN, OR 97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
701 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2256
FAX: 503.382.7263

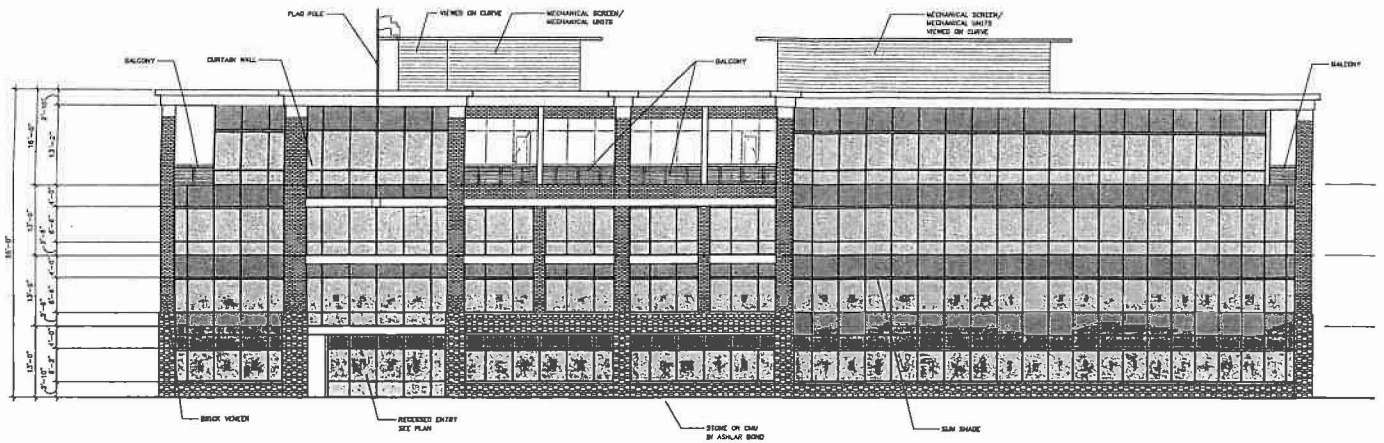
REVISIONS:

	DATE	DESCRIPTION
A	12/20/21	PLANNING REVIEW SET/A
B	03/11/22	PLANNING SUBMITTAL

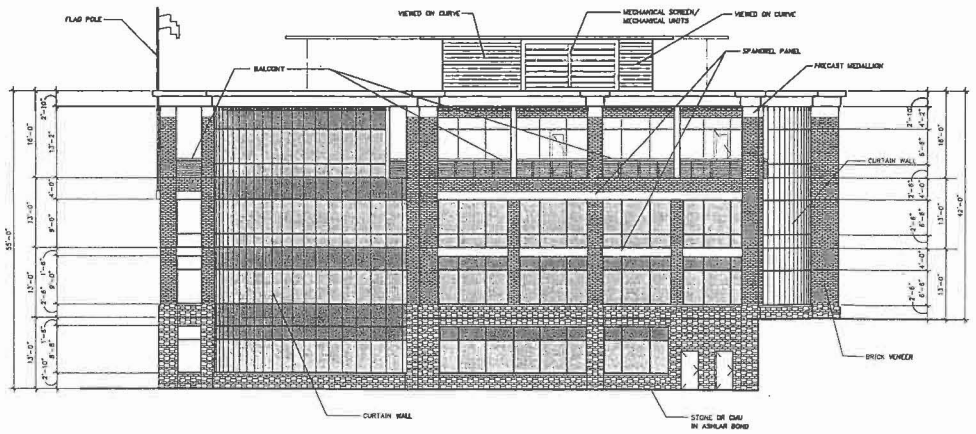
SHEET TITLE
BUILDING B
ROOF PLAN

DRAWN BY: EJJ
CHECKED BY: ACT
SHEET
A2.5

JOB NO. 2060016.00



1 A2.6 SOUTH ELEVATION
1/8"=1'-0"



2 A2.6 EAST ELEVATION
1/8"=1'-0"

ELEVATION KEYPLAN
NTS

LEGEND

VISION GLAZING

SPANDREL GLAZING

MATERIALS

GLASS: 1" INSULATED GREEN, BY VERSALUX (OR MATCHING COLOR)

SPANDREL PANEL AND STOREFRONT ALUMINUM: CLEAR ANODIZED METAL

BRICK: WHEAT, MISSION TEXTURE, BY MUTUAL MATERIALS (OR MATCHING COLOR)

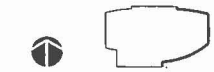
LINTELS AND COLUMN MEDALLIONS: PRECAST CONCRETE SIMILAR TO MUTUAL MATERIALS CASTLE WHITE

STONE OR CMU: MEDITERRANEAN, BY MUTUAL MATERIALS (OR MATCHING COLOR)

MULLIONS: DARK BRONZE, BY ANODIZING INC.

PER WEST LINN COMMUNITY DEVELOPMENT CODE SECTION 2.030 "BUILDING HEIGHT":
THE VERTICAL DISTANCE ABOVE A REFERENCE DATUM MEASURED TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF ... THE REFERENCE DATUM SHALL BE...AN ELEVATION 10 FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR GROUND SURFACE DESCRIBED ABOVE IS MORE THAN 10 FEET ABOVE LOWEST GRADE. THE HEIGHT OF A STEPPED OR TERRACED BUILDING IS THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING.

MAXIMUM BUILDING HEIGHT ALLOWED:	45'-0"
INCREASE FOR SLOPING / TERRACED SITE:	±10'-0"
TOTAL ALLOWED:	55'-0"



ELEVATION KEYPLAN
NTS

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993
Architecture
Interior Design
Land Use Planning

Client
BLACKHAWK DEVELOPMENT, LLC
XXXCC SW 5th AVE.
PMB 153
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2282

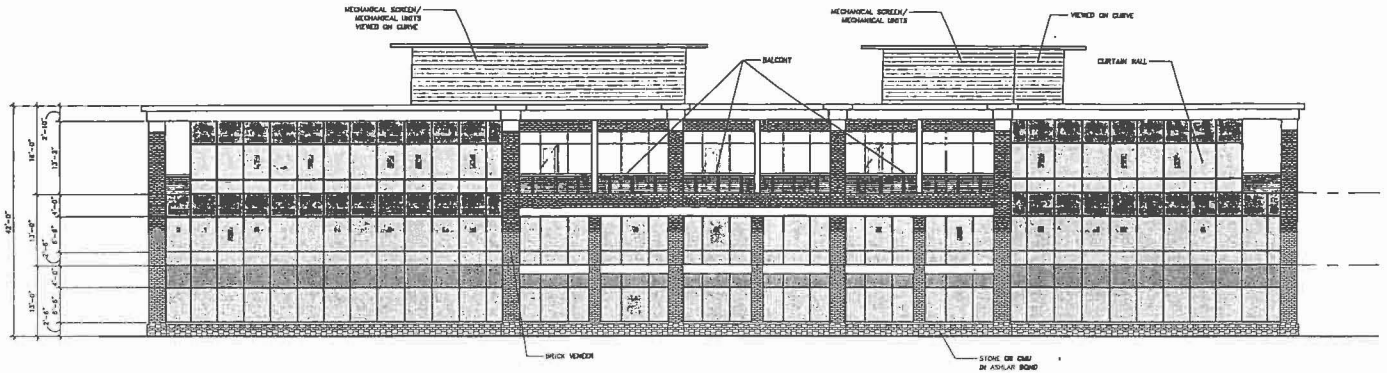
REVISIONS:
1. 6/27/06 REVISIONS PER DR'S COMMENTS

SHEET TITLE:
BUILDING B
ELEVATIONS

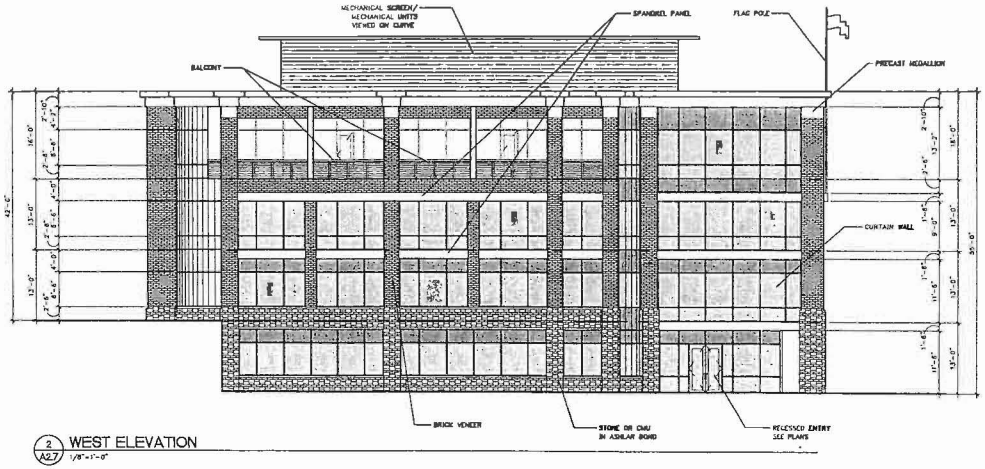
DRAWN BY: EJ
CHECKED BY: RCT
SHEET
A2.6

JOB NO. 2060018.00

DESIGN REVIEW SUBMITTAL 6/28/06



1 A2.7 NORTH ELEVATION
1/8"=1'-0"



2 A2.7 WEST ELEVATION
1/8"=1'-0"

ELEVATION KEYPLAN
NTS

LEGEND

VISION GLAZING

SPANDREL GLAZING

MATERIALS

CLASS 1" UNCOATED GREEN, BY VERSALUX (OR MATCHING COLOR)

SPANDREL PANEL AND STOREFRONT ALUMINUM: CLEAR ANODIZED METAL

BRICK, WHEAT, MISSION TEXTURE, BY MUTUAL MATERIALS (OR MATCHING COLOR)

LINTELS AND COLUMN MEDALLIONS: PRECAST CONCRETE EMULON TO MUTUAL MATERIALS CASTLE WHITE

STONE OR CMU: MEDITERRANEAN, BY MUTUAL MATERIALS (OR MATCHING COLOR)

MULLIONS, DARK BRONZE, BY ANODIZING INC.

PER WEST LINN COMMUNITY DEVELOPMENT CODE, SECTION 2.030 "BUILDING HEIGHT"
THE VERTICAL DISTANCE ABOVE A REFERENCE DATUM MEASURED TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF ... THE REFERENCE DATUM SHALL BE...AN ELEVATION 10 FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR GROUND SURFACE DESCRIBED ABOVE IS MORE THAN 10 FEET ABOVE LOWEST GRADE. THE HEIGHT OF A STEPPED OR TERRACED BUILDING IS THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING

MAXIMUM BUILDING HEIGHT ALLOWED:	45'-0"
INCREASE FOR SLOPING / TERRACED SITE:	+10'-0"
TOTAL ALLOWED:	55'-0"

ELEVATION KEYPLAN
NTS

GROUP MACKENZIE
Civil Engineering
Planning & Surveying
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20300 SW 95th AVE.
FMB 105
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
735 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2256
FAX: 503.382.2262

REVISIONS:

NO	DESCRIPTION	DATE
1	REVISIONS PER SITE PLAN REVIEW	10/14
2	REVISIONS PER CLIENTS COMMENTS	12/14

SHEET TITLE:
BUILDING B
ELEVATIONS

DRAWN BY: DJ
CHECKED BY: MCT

SHEET
A2.7

JOB NO
2060018.00

CODE ANALYSIS

BASED ON THE 2003 INTERNATIONAL BUILDING CODE (IBC) WITH OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS

CONSTRUCTION TYPE: II-B

FOUR STORIES

FIRE PROTECTION: SPRINKLERED PER OSSC 903.3.1.1

OCCUPANCY: OFFICE 'B'

BUILDING DATA

LEVEL	GROSS FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
GROUND FLOOR	21,586 SF	20,870 SF	16,548 SF	25%
FIRST FLOOR	22,137 SF	21,221 SF	18,925 SF	12%
SECOND FLOOR	22,137 SF	21,221 SF	18,925 SF	12%
THIRD FLOOR	22,128 SF	21,712 SF	18,911* SF*	12%
TOTAL	87,988 SF	84,324 SF	73,283 SF*	15%

* NOTE: INCLUDES BALCONY AREA

ALLOWABLE AREA - FORMULA (SECTION 506.1)

$$A_a = A_t\left[\frac{A_t\ If}{100}\right] + \left[\frac{A_t\ Is}{100}\right] \quad \text{(EQUATION 5-1)}$$

A_a = ALLOWABLE AREA PER FLOOR (SQUARE FEET)
A_t = TABULAR AREA PER FLOOR IN ACCORDANCE W/ TABLE 503 (SQUARE FEET)
I_f = AREA INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.2
I_s = AREA INCREASE DUE TO SPRINKLER PROTECTION (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.3

ALLOWABLE AREA - CALCULATION

$A_a = 23{,}000 + \left[\frac{23{,}000(75)}{100}\right] + \left[\frac{23{,}000(300)}{100}\right]$

$A_a = 23{,}000 + 17{,}250 + 69{,}000$
$A_a = 109{,}250$ SF

AREA DETERMINATION (SECTION 506.4)

A_a = 109,250 SF x 4 FLOORS = 437,000 SF
87,988 SF PROPOSED < 437,000 SF ALLOWABLE

FRONTAGE INCREASE - FORMULA (SECTION 506.2)

$$I_f = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30} \quad \text{(EQUATION 5-2)}$$

I_f = AREA INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET (6096mm) OPEN MINIMUM WIDTH (FEET)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.2.1

FRONTAGE INCREASE - CALCULATION

$I_f = 100\left[\frac{878}{429} - 0.25\right]\frac{30}{30}$

I_f = 100(0.75)(1.0)
I_f = 75%

BUILDING HEIGHT PER TABLE 503

ALLOWABLE:	55'-0" / 4 STORIES
PROVIDED:	55'-0" / 4 STORIES

FIRE RESISTIVE RATING BASED ON FIRE SEPARATION (TABLE 602)

> 30'	NR

BUILDING FIRE RESISTIVE REQUIREMENTS (TABLE 601)

STRUCTURAL FRAME	0 HRS
EXTERIOR BEARING WALLS	NA
INTERIOR BEARING WALLS	NA
EXTERIOR NON-BEARING WALLS	0 HRS
INTERIOR NON-BEARING WALLS	0 HRS
FLOORS	0 HRS
ROOF	0 HRS
SHAFTS (707.3)	2 HRS
STAIRS (1019.1)	2 HRS

OCCUPANT LOAD CALCULATION

LEVEL	AREA	LOAD FACTOR (1004.1.2)	OCCUPANT LOAD	REQ'D EXITS (1014.1)	# EXITS PROVIDED	EXIT WIDTH REQUIRED/ EXIT WIDTH PROVIDED STAIRS (1005.1)	EXIT WIDTH REQUIRED/ EXIT WIDTH PROVIDED HALLWAYS
GROUND FLOOR	21,586 SF	100 (GROSS)	216	2	4	53"/96"	40"/66"
FIRST FLOOR	22,137 SF	100 (GROSS)	221	2	3	53"/96"	40"/66"
SECOND FLOOR	22,137 SF	100 (GROSS)	221	2	3	53"/96"	40"/66"
THIRD FLOOR	22,128 SF	100 (GROSS)	221	2	3	53"/96"	40"/66"

EGRESS LIGHTING

EGRESS LIGHTING AND EMERGENCY ILLUMINATION POWER IS REQUIRED (1006.3).

PLUMBING FIXTURE CALCULATIONS

BASED ON TABLE 29-A, 2004 OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS, OCTOBER 1, 2003

LEVEL	AREA	LOAD FACTOR	OCC LOAD FOR PLUMB. FIXTURES CALCULATIONS
GROUND FLOOR	21,588 SF	200 (GROSS)	113
FIRST FLOOR	22,137 SF	200 (GROSS)	111
SECOND FLOOR	22,137 SF	200 (GROSS)	111
THIRD FLOOR	22,128 SF	200 (GROSS)	111

FIXTURES LISTED BELOW ARE CALCULATED PER FLOOR

WATER CLOSET REQUIREMENTS
REQUIRED: 5
PROVIDED: 7

LAVATORY REQUIREMENTS
REQUIRED: 4
PROVIDED: 4

SERVICE REQUIREMENTS
REQUIRED: NONE
PROVIDED: NONE

DRINKING FOUNTAIN REQUIREMENTS
REQUIRED: 2
PROVIDED: 3

SERVICE SINK REQUIREMENTS
REQUIRED: 1
PROVIDED: 1

GROUP MACKENZIE
Architecture
Urban Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Vancouver, WA
503.224.9560
Seattle, WA
206.497.1808

Client:
BLACKHAWK DEVELOPMENT, LLC
2020C SW 6th AVE.
PMB 196
WEST LINN, OR
97068

Project:
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2166
FAX: 503.382.2262

REVISIONS:

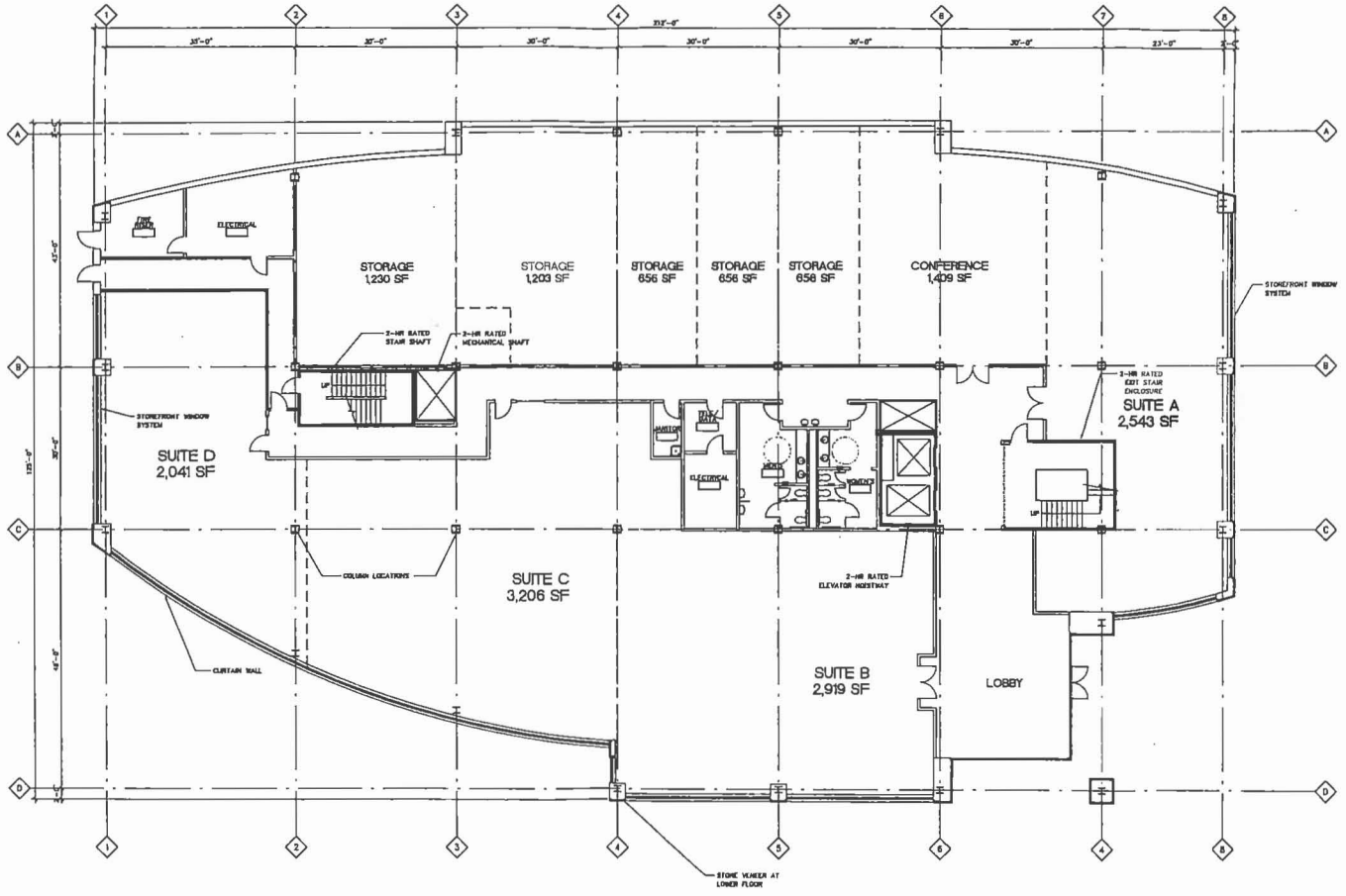
NO.	DESCRIPTION	REVIEWER INITIALS	ISSUANCE DATE
1	ADDENDUM #2		

SHEET TITLE:
BUILDING 'C'
BUILDING INFO AND CODE SUMMARY

DRAWN BY: ARS
CHECKED BY: MDT

SHEET
A3.0

JOB NO. 2060016.00



1 A3.1 GROUP MACKENZIE 1/8"=1'-0"

GROUND FLOOR PLAN

BUILDING DATA

NET FLOOR AREA	NET LEASABLE AREA	NET USEABLE AREA	LOAD FACTOR
21,588 SF	20,670 SF	16,516 SF	25%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Urban Design + Planning
Portland, OR
Vancouver, WA
Seattle, WA

Owner
BLACKHAWK
DEVELOPMENT, LLC
20200 SW 8th AVE.
PMB 168
WEST LINN, OR
97068

Project
WILLAMETTE 205
CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 600
PORTLAND, OR 97204
Phone: 503.382.9266
FAX: 503.382.2293

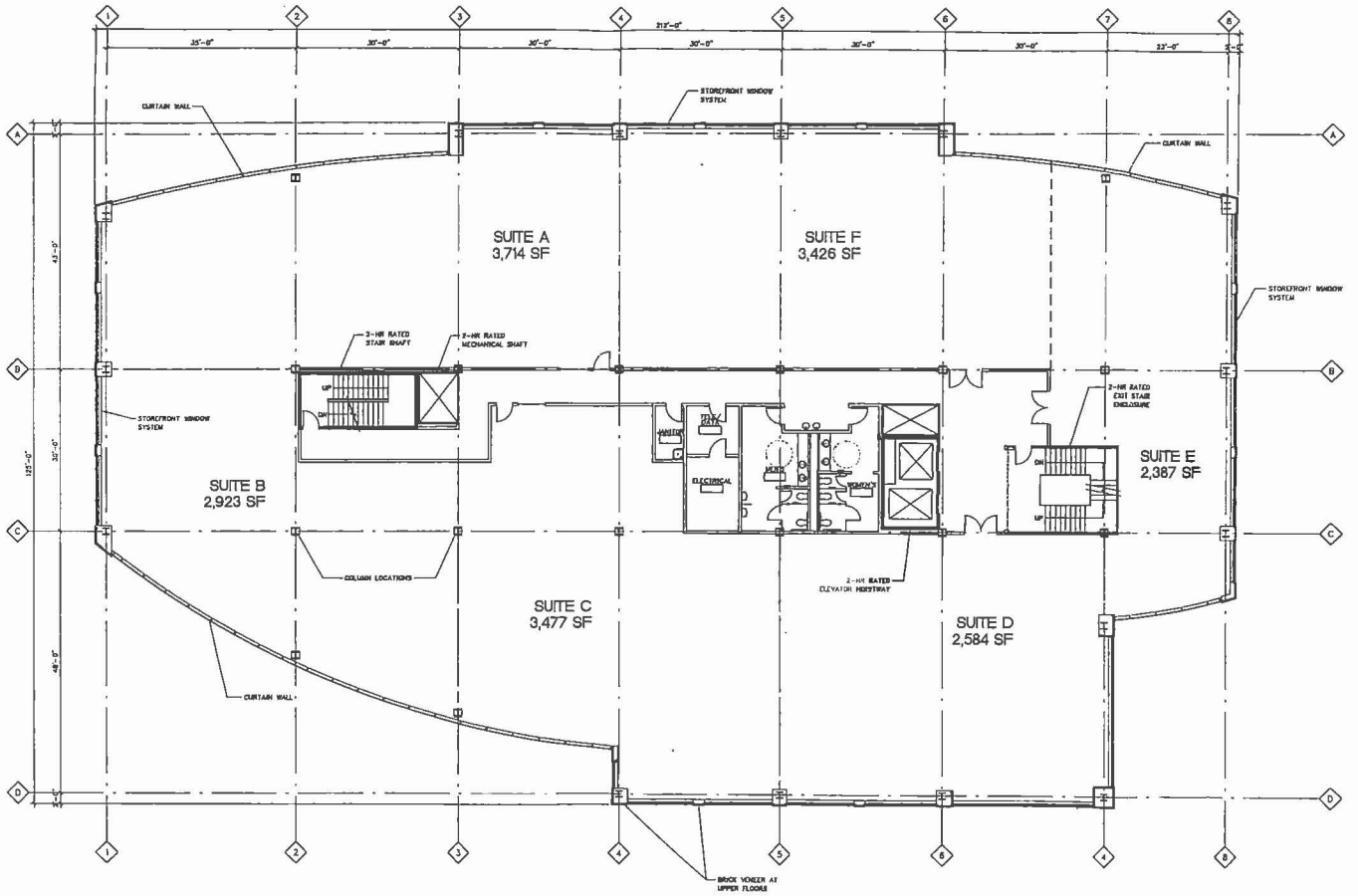
REVISIONS:

SHEET TITLE:
BUILDING C
GROUND
FLOOR
PLAN

DRAWN BY: CJJ
CHECKED BY: MCT
SHEET
A3.1

JOB NO. 2060016.00

DESIGN REVIEW SUBMITTAL 8/22/06



1 / A3.2 FIRST FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASEABLE AREA	NET USEABLE AREA	LOAD FACTOR
22,137 SF	21,231 SF	18,925 SF	12%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Mechanical Engineering
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.696.7879
Seattle WA 206.749.9993

Client
BLANCHARD DEVELOPMENT, LLC
20300 SW 8th AVE.
PMB 136
WEST Linn, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

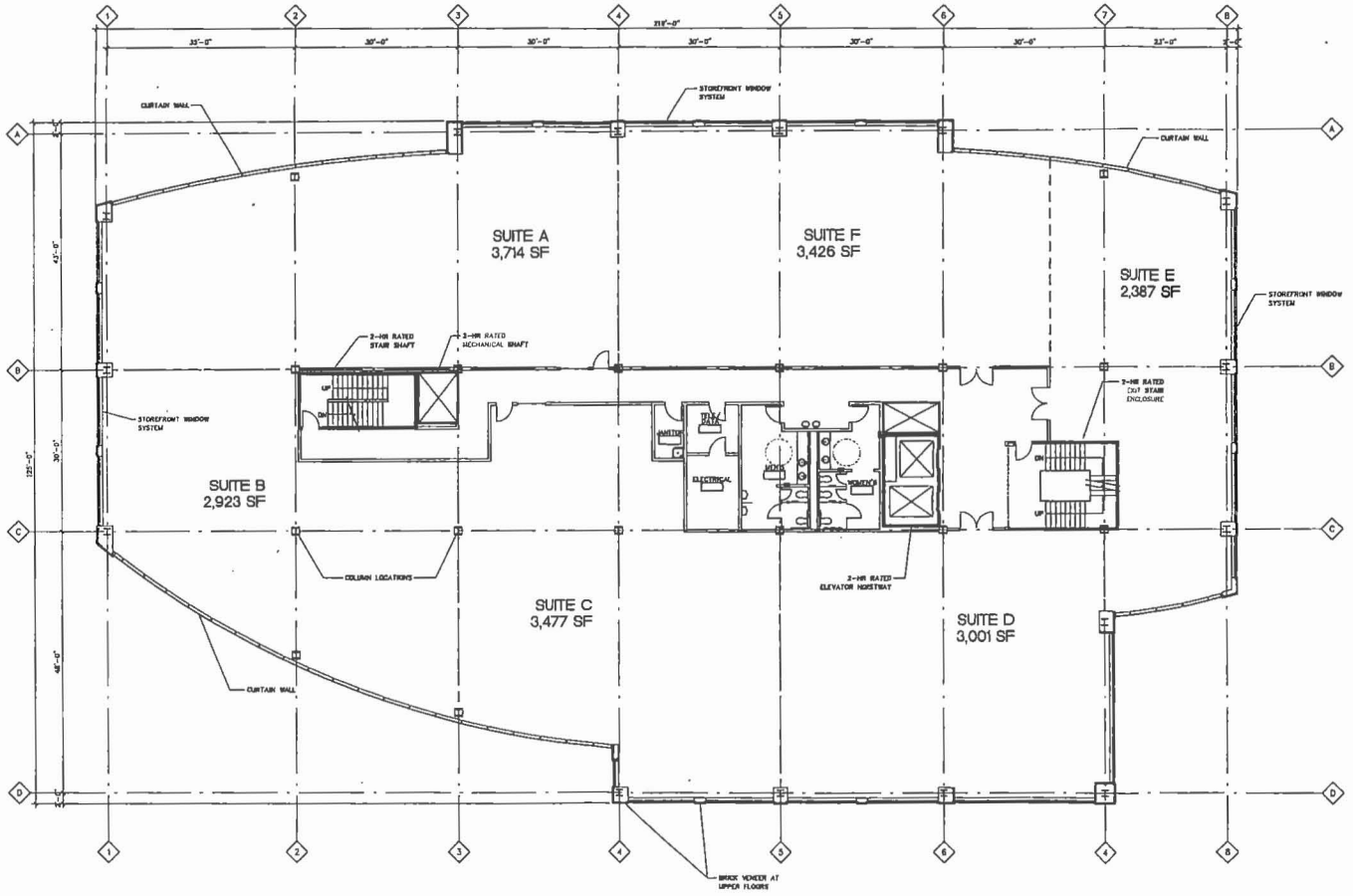
ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2264
FAX: 503.382.2262

REVISIONS:

SHEET TITLE:
BUILDING C
FIRST FLOOR PLAN

DRAWN BY CLJ
CHECKED BY RCT
SHEET
A3.2

JOB NO. 2060016.00



1 / A3.3 SECOND FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASABLE AREA	NET USEABLE AREA	LOAD FACTOR
22,137 SF	21,221 SF	16,925 SF	13%

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Architecture
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Land Use Planning
Portland, OR
Vancouver, WA
Bend, OR
Seattle, WA
970.474.0949

Client
BLACKHAWK DEVELOPMENT, LLC
20200 SW 86th AVE
PMB 140
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2286
FAX: 503.382.2383

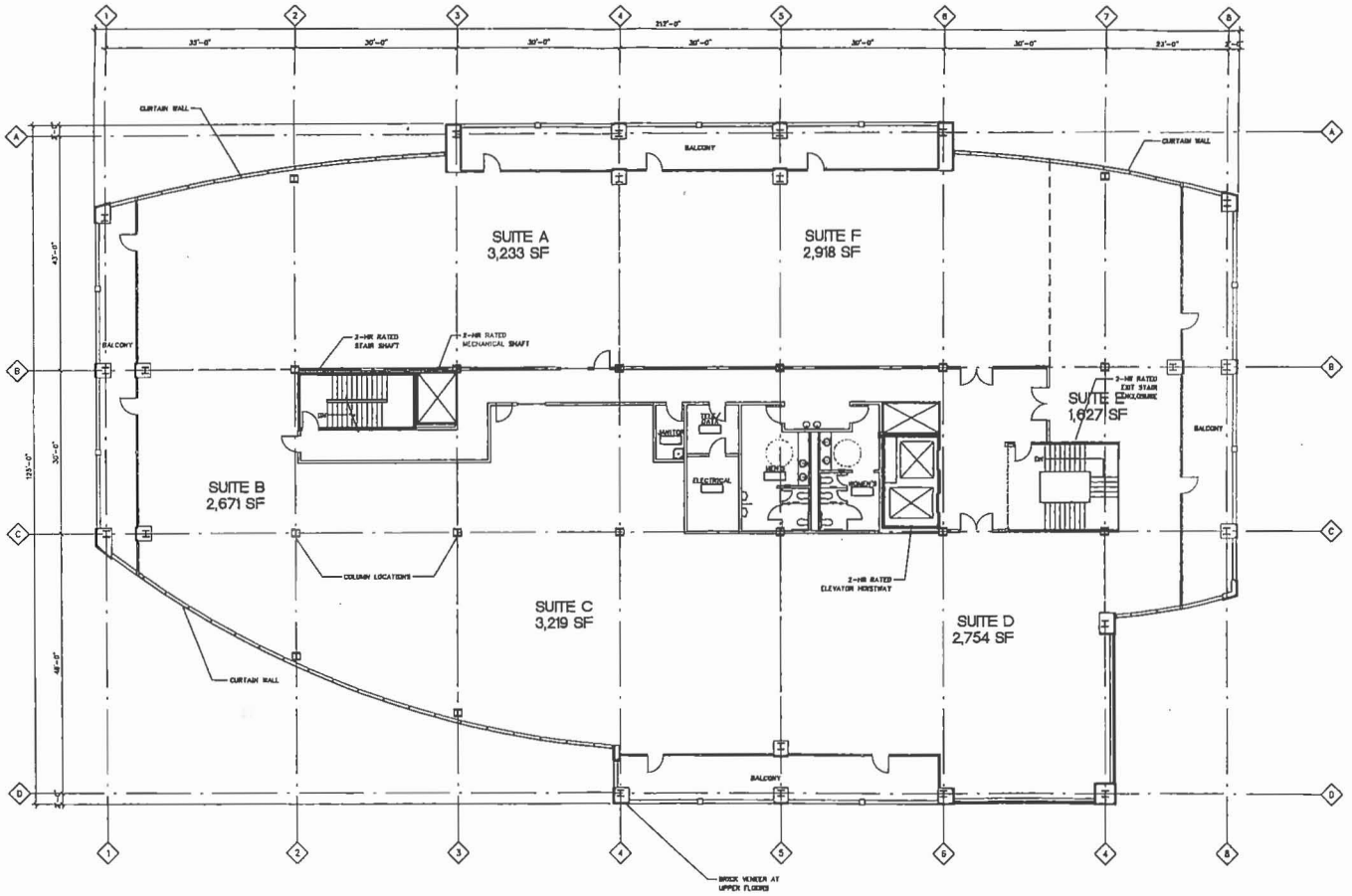
© GROUP MACKENZIE 2020
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF GROUP MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT PRIOR WRITTEN PERMISSION

REVISIONS:

SHEET TITLE:
BUILDING C
SECOND FLOOR PLAN

DRAWN BY: CLJ
CHECKED BY: MDT
SHEET
A3.3

JOB NO. 2060016.00



1 / A3.4 THIRD FLOOR PLAN
1/8"=1'-0"

BUILDING DATA

NET FLOOR AREA	NET LEASABLE AREA	NET USEABLE AREA	LOAD FACTOR
22,198 SF	21,312 SF	16,914 SF*	126

BALCONY AREA	BUILDING TOTAL AREA
2,492 SF	67,363 SF

* NOTE: INCLUDES BALCONY AREA

LEGEND

NON RATED WALL
ONE HOUR RATED WALL
TWO HOUR RATED WALL/SHAFT WALL

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Vancouver, WA 360.695.7879
Portland, OR 503.224.9560
Seattle, WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
6600C SW 9th AVE.
PMB 198
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

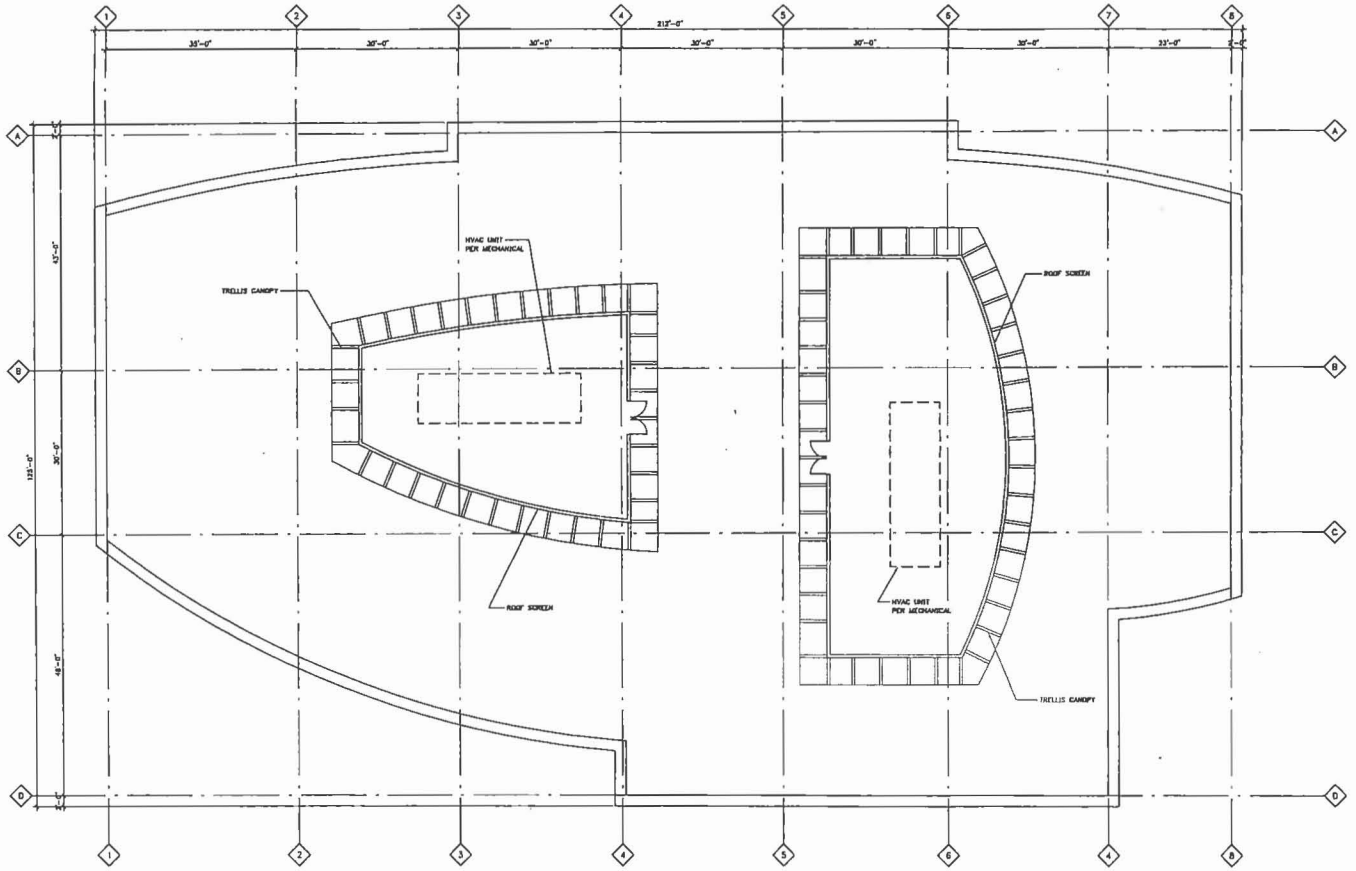
ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2264
FAX. 503.382.2262

REVISIONS:

SHEET TITLE:
BUILDING C
THIRD FLOOR PLAN

DRAWN BY: DJ
CHECKED BY: RCT
SHEET
A3.4

JOB NO. 2060018.00



1 A3.5 ROOF PLAN
1/8"=1'-0"

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Bend OR 541.383.9310

Owner
BLACKHAWK DEVELOPMENT, LLC
20200 SW 8th AVE.
PMB 108
WEST LINN OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2284
FAX: 503.382.2281

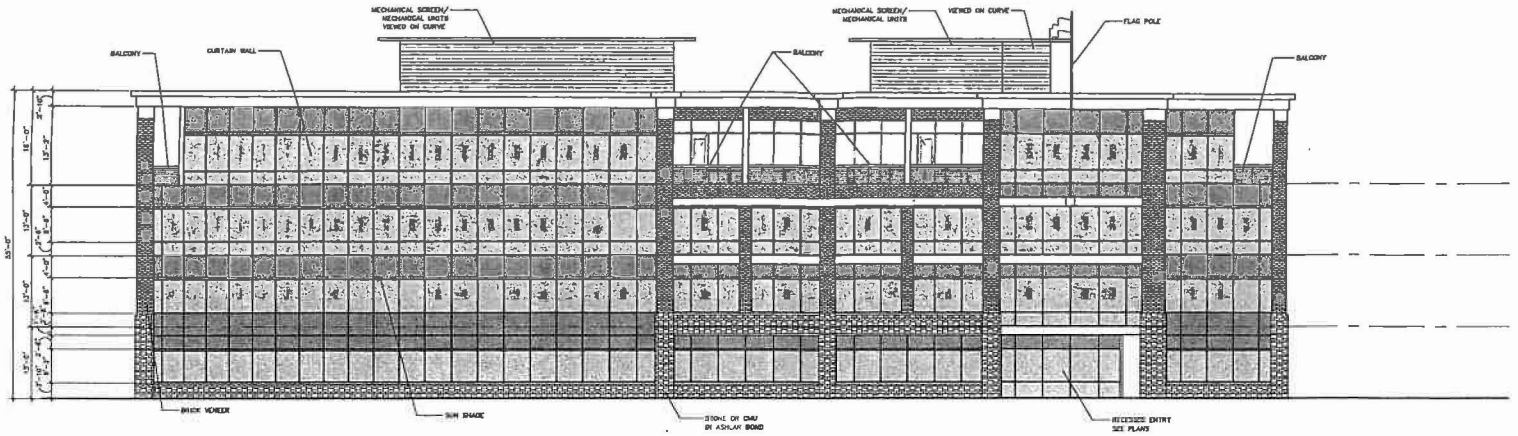
REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	PLANNING SUBMITTAL	ELJ	12/16/16

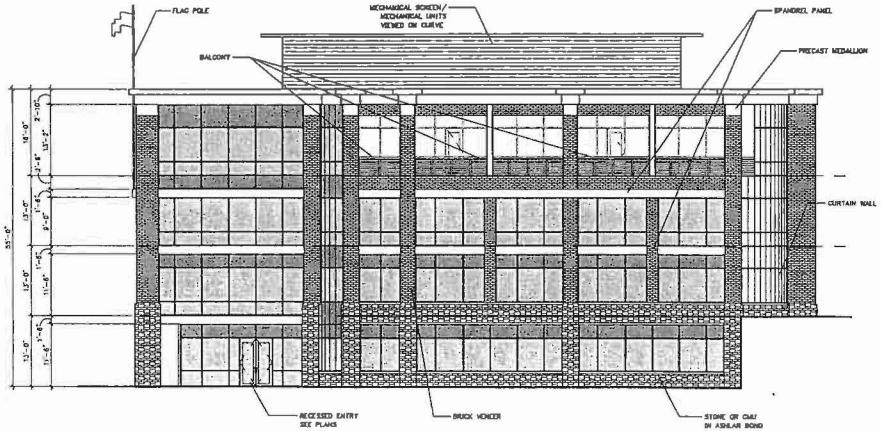
SHEET TITLE:
BUILDING C
ROOF PLAN

DRAWN BY: ELJ
CHECKED BY: MCT
SHEET
A3.5

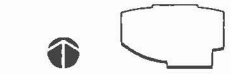
JOB NO. 2060016.00



1 A3.6 SOUTH ELEVATION
1/8"=1'-0"



2 A3.6 EAST ELEVATION
1/8"=1'-0"



ELEVATION KEYPLAN
NTS

LEGEND

VISION GLAZING

SPANDREL GLAZING

MATERIALS

GLASS: 1" UNCOATED GREEN BY VIRSALUX (OR MATCHING COLOR)

SPANDREL PANEL AND STOREFRONT ALUMINUM: CLEAR ANODIZED METAL.

BRICK: WHEAT, MISSION TEXTURE, BY MUTUAL MATERIALS (OR MATCHING COLOR)

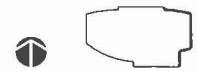
LINTELS AND COLUMN MEDALLIONS: PRECAST CONCRETE SIMILAR TO MUTUAL MATERIALS CASTLE WHITE

STONE OR CMU: MEDITERRANEAN, BY MUTUAL MATERIALS (OR MATCHING COLOR)

MULLIONS: DARK BRONZE, BY ANODIZING INC.

PER WEST LINN COMMUNITY DEVELOPMENT CODE, SECTION 2.030 "BUILDING HEIGHT":
THE VERTICAL DISTANCE ABOVE A REFERENCE DATUM MEASURED TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF ... THE REFERENCE DATUM SHALL BE, AN ELEVATION 10 FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR GROUND SURFACE DESCRIBED ABOVE IS MORE THAN 10 FEET ABOVE LOWEST GRADE. THE HEIGHT OF A STEPPED OR TERRACED BUILDING IS THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING

MAXIMUM BUILDING HEIGHT ALLOWED: 45'-0"
BONUSES FOR SLOPING / TERRACED SITE: +10'-0"
TOTAL ALLOWED: 55'-0"



ELEVATION KEYPLAN
NTS

GRUP MACKENZIE
Civil Engineering
Water Resources Engineering
Transportation Planning
Landscape Architecture
Portland OR
503.224.9560

Architecture
Interior Design
Land Use Planning
Vancouver WA
Seattle WA
360.695.1385
206.749.9993

Owner
BLACKHAWK DEVELOPMENT, LLC
20300C SW 8th AVE
PMB 158
WEST LINN OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
735 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2265
FAX: 503.382.2202

REVISIONS:

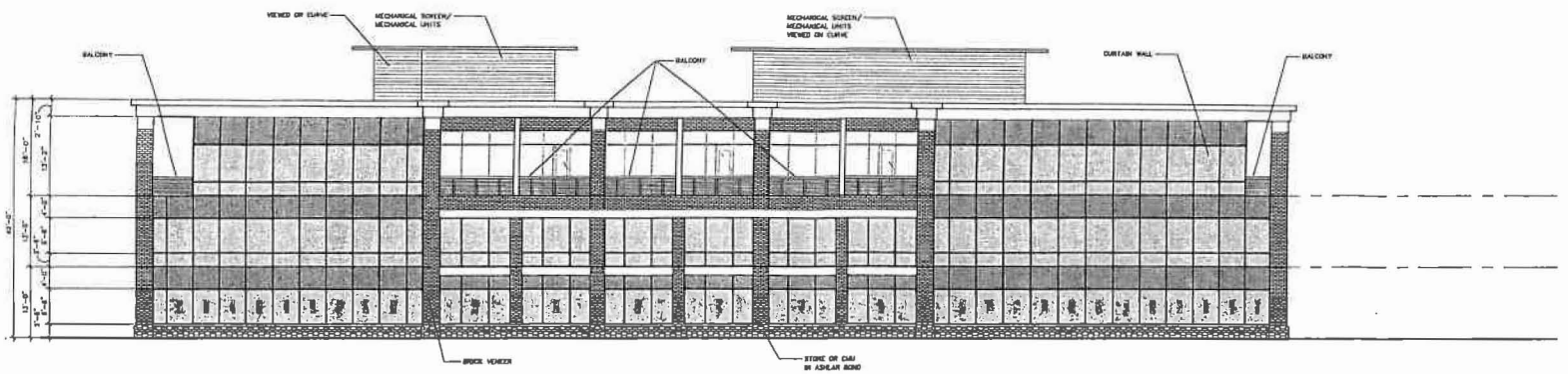
NO.	DESCRIPTION	REVISED PER LTR DATED	PLOTTING DATE
1	DESIGN REVIEW SUBMITTAL	5/22/06	

SHEET TITLE
BUILDING C
ELEVATIONS

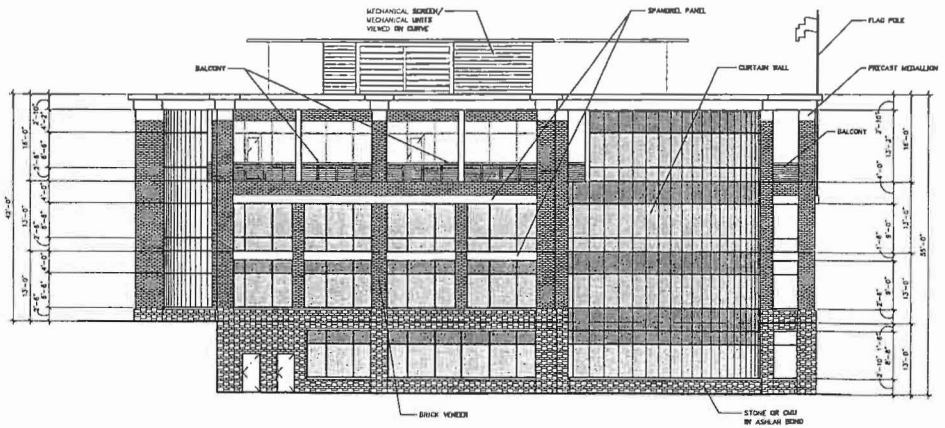
DRAWN BY: ELJ
CHECKED BY: RCT
SHEET
A3.6

JOB NO. 2060016.00

DESIGN REVIEW SUBMITTAL 5/22/06



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



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

ELEVATION KEYPLAN
#18

LEGEND

VISION GLAZING

SPANDREL GLAZING

MATERIALS

GLASS: 1" LAMINATED GREEN, BY VERSALUX (OR MATCHING COLOR)

SPANDREL PANEL AND STOREFRONT ALUMINUM: CLEAR ANODIZED METAL

BRICK: WHEAT, MISSION TEXTURE, BY MUTUAL MATERIALS (OR MATCHING COLOR)

LINTELS AND COLUMN MEDALLIONS: PRECAST CONCRETE SIMILAR TO MUTUAL MATERIALS CASTLE WHITE

STONE OR CMU: MEDITERRANEAN, BY MUTUAL MATERIALS (OR MATCHING COLOR)

MULLIONS: DARK BRONZE, BY ANODIZING INC.

PER WEST LINN COMMUNITY DEVELOPMENT CODE, SECTION 2.030 "BUILDING HEIGHT".
THE VERTICAL DISTANCE ABOVE A REFERENCE DATUM MEASURED TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF ...
THE REFERENCE DATUM SHALL BE... AN ELEVATION 10 FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR GROUND SURFACE DESCRIBED ABOVE IS MORE THAN 10 FEET ABOVE LOWEST GRADE. THE HEIGHT OF A STEPPED OR TERRACED BUILDING IS THE MAXIMUM HEIGHT OF ANY SEGMENT OF THE BUILDING

MAXIMUM BUILDING HEIGHT ALLOWED:	45'-0"
INCREASE FOR SLOPING / TERRACED SITE	10'-0"
TOTAL ALLOWED:	55'-0"

ELEVATION KEYPLAN
#19

GROUP MACKENZIE
Civil Engineering · Structural Engineering · Landscape Architecture
Architecture · Interior Design · Land Use Planning
Portland OR 503.224.9560 · Vancouver WA 360.695.7879 · Seattle WA 206.749.9993

Owner:
BLACKHAWK DEVELOPMENT, LLC
20300 SW 8th AVE.
PMB 188
WEST LINN, OR
97068

Project:
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2262

REVISIONS:

DESCRIPTION	DATE
REVISIONS BETWEEN SET 1 & PLANNING SUBM.	8/22/06

SHEET TITLE:
BUILDING C
ELEVATIONS

DRAWN BY: ELJ
CHECKED BY: RGT
SHEET
A3.7

JOB NO. 2060016.00

DESIGN REVIEW SUBMITTAL 8/22/06

CODE ANALYSIS

BASED ON THE 2003 INTERNATIONAL BUILDING CODE (IBC) WITH OREGON STRUCTURAL SPECIALTY CODE AMENDMENTS

CONSTRUCTION TYPE: I-B
FOUR STORIES
FIRE PROTECTION: NON-SPRINKLERED PER OSSC 903.3.1.1

OCCUPANCY: OPEN PARKING GARAGE S-2 PER SECTION 406.3

BUILDING DATA

LEVEL	NET FLOOR AREA
GROUND FLOOR	43,424 SF
FIRST FLOOR	65,285 SF
SECOND FLOOR	65,285 SF
THIRD FLOOR	65,285 SF
TOTAL	339,279 SF

ALLOWABLE AREA – FORMULA (SECTION 506.1)

$$A_a = A_t\left[\frac{At\ If}{100}\right] + \left[\frac{At\ Is}{100}\right] \quad \text{(EQUATION 5-1)}$$

A_a = ALLOWABLE AREA PER FLOOR (SQUARE FEET)
A_t = TAGULAR AREA PER FLOOR IN ACCORDANCE W/ TABLE 503 (SQUARE FEET)
I_f = AREA INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.2
I_s = AREA INCREASE DUE TO SPRINKLER PROTECTION (PERCENT) AS CALCULATED IN ACCORDANCE W/ SECTION 506.3

ALLOWABLE AREA – CALCULATION

$$A_a = 78{,}000 + \left[\frac{78{,}000(75)}{100}\right] + \left[\frac{78{,}000(0)}{100}\right]$$

A_a = 78,000 + 58,250 + 0
A_a = 136,250 SF

AREA DETERMINATION (SECTION 506.1)

A_a = 136,250 SF
65,285 SF PROPOSED (136,250 SF ALLOWABLE

FRONTAGE INCREASE – FORMULA (SECTION 506.2)

$$I_f = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30} \quad \text{(EQUATION 5-2)}$$

I_f = AREA INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET (6096mm) OPEN MINIMUM WIDTH (FEET)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.2.1

FRONTAGE INCREASE – CALCULATION

$$I_f = 100\left[\frac{1268}{1268} - 0.25\right]\frac{30}{30}$$

I_f = 100(0.75)(1.0)
I_f = 75%

BUILDING HEIGHT PER TABLE 503

ALLOWABLE:	55'-0" / 4 STORIES
PROVIDED:	4 FLOORS(3 ELEVATED DECKS)

FIRE RESISTIVE RATING BASED ON FIRE SEPARATION (TABLE 602)

≥ 30'	NR

BUILDING FIRE RESISTIVE REQUIREMENTS (TABLE 601)

STRUCTURAL FRAME	2 HRS
EXTERIOR BEARING WALLS	2 HRS
INTERIOR BEARING WALLS	2 HRS
EXTERIOR NON-BEARING WALLS	0 HRS
INTERIOR NON-BEARING WALLS	0 HRS
FLOORS	2 HRS
ROOF	NA
SHAFTS (707.2)	NA
STAIRS (1018.1 EXCEPTION 5)	NR

OCCUPANT LOAD CALCULATION

LEVEL	AREA	LOAD FACTOR (1004.1.2)	OCCUPANT LOAD	#EXITS REQ'D (1014.1)	# EXITS PROVIDED	EXIT WIDTH REQUIRED/ EXIT WIDTH PROVIDED STAIRS (1005.1)
GROUND FLOOR	43,424 SF	200 (GROSS)	217	2	4	30.4"/72"
FIRST FLOOR	65,285 SF	200 (GROSS)	327	2	4	80.2"/216"
SECOND FLOOR	65,285 SF	200 (GROSS)	327	2	4	80.2"/216"
THIRD FLOOR	65,285 SF	200 (GROSS)	327	2	4	41.8"/144"

EGRESS LIGHTING

EGRESS LIGHTING AND EMERGENCY ILLUMINATION POWER IS REQUIRED (1006.3).

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
20300 SW 8th AVE.
PMB 186
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
NTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.3267

REVISIONS:

DATE	DESCRIPTION	REVISION DELTA SYMBOL	DRAWING SHEET #	CLOUDING DATE

SHEET TITLE:

PARKING STRUCTURE

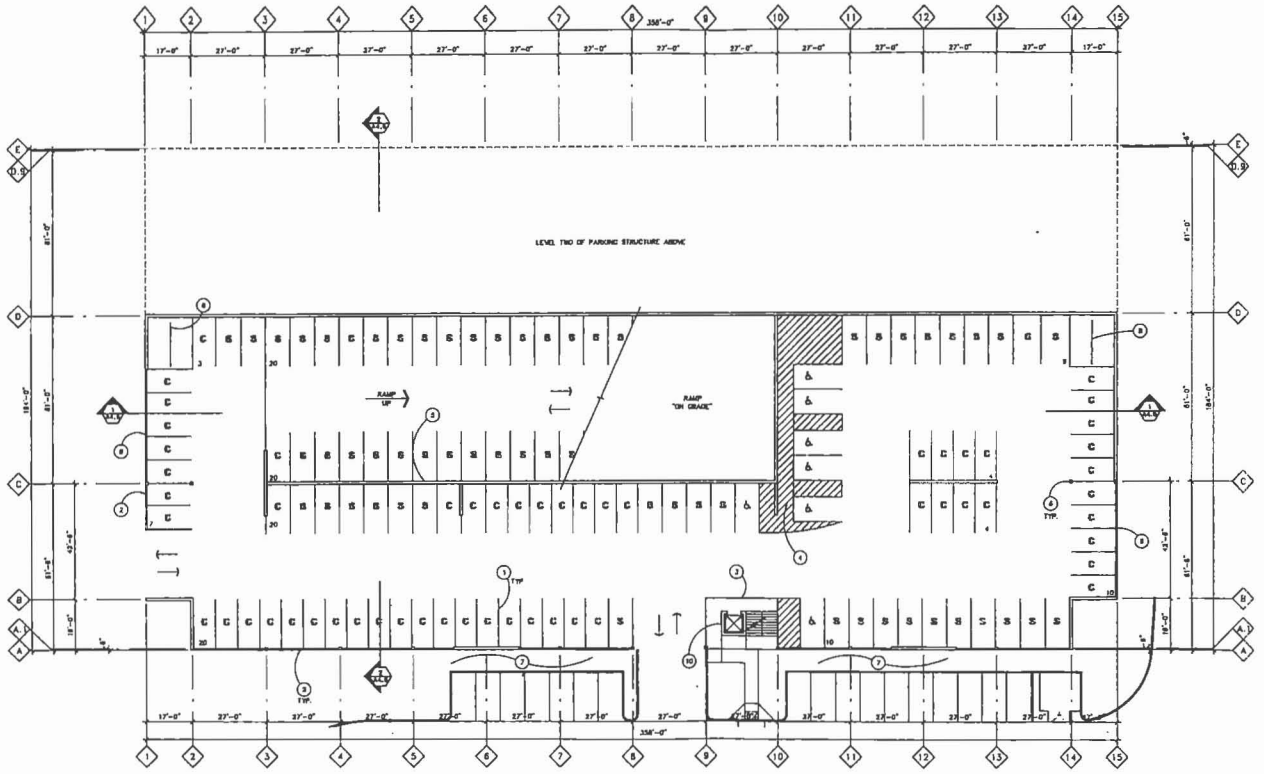
BUILDING INFO AND CODE SUMMARY

DRAWN BY: ARE

CHECKED BY: RCT

SHEET

A4.0



PARKING GARAGE - LEVEL ONE PLAN

1/16"=1'-0"

GENERAL NOTES

1. VERIFY AND CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPENCIES.

KEYNOTES

1. 4" WDE WHITE STRIPING, TYPICAL
2. 3'-6" HIGH GUARD RAIL (MAX OPENING 4")
3. 4" RAISED "SIDEWALK"
4. 6'-0" WIDE STRIPED WALK WAY
5. CONCRETE SHEAR WALL
6. CONCRETE COLUMN
7. LANDSCAPING
8. BIKE PARKING FOR 16 BICYCLES
9. 3' CONCRETE WALL
10. ELEVATOR

OPEN PARKING STRUCTURE CALCULATIONS

1. LEVEL ONE HAS THE FOLLOWING CHARACTERISTICS:
   - A. TOTAL PERIMETER WALL AREA: 981 LF
   - B. PERIMETER WALL WHICH IS OPEN : 281 LF (40.6 %)
   - C. TOTAL PERIMETER WALL AREA 981' x 10'= 9,810 SF
   - D. PERIMETER WALL AREA WHICH IS OPEN: (281' x 7.5')=2,948 SF (30.0 %)

   THEREFORE THIS MEETS AND EXCEEDS THE OPEN PARKING STRUCTURE REQUIREMENTS OF THE IBC – SECTION 406.

PARKING GARAGE DATA

	STANDARD	COMPACT	HANDICAP
LEVEL ONE	71	56	7
LEVEL TWO	186	88	-
LEVEL THREE	126	96	-
LEVEL FOUR	78	86	-
TOTAL	401	348	7

BIKE PARKING	
LEVEL ONE	32
LEVEL TWO	32
LEVEL THREE	16
LEVEL FOUR	32
TOTAL	112

TOTAL PARKING SPACES	756 SPACES

SRG|P MACKENZIE
Architecture
Interior Design
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Land Use Planning
Portland OR 503.224.9560
Vancouver BA 360.695.7879
Seattle BA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
19200 SW 8th AVE.
Suite 105
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
735 SW THIRD AVENUE
Suite 400
PORTLAND OR 97204
Phone: 503.382.2263
FAX: 503.382.2262

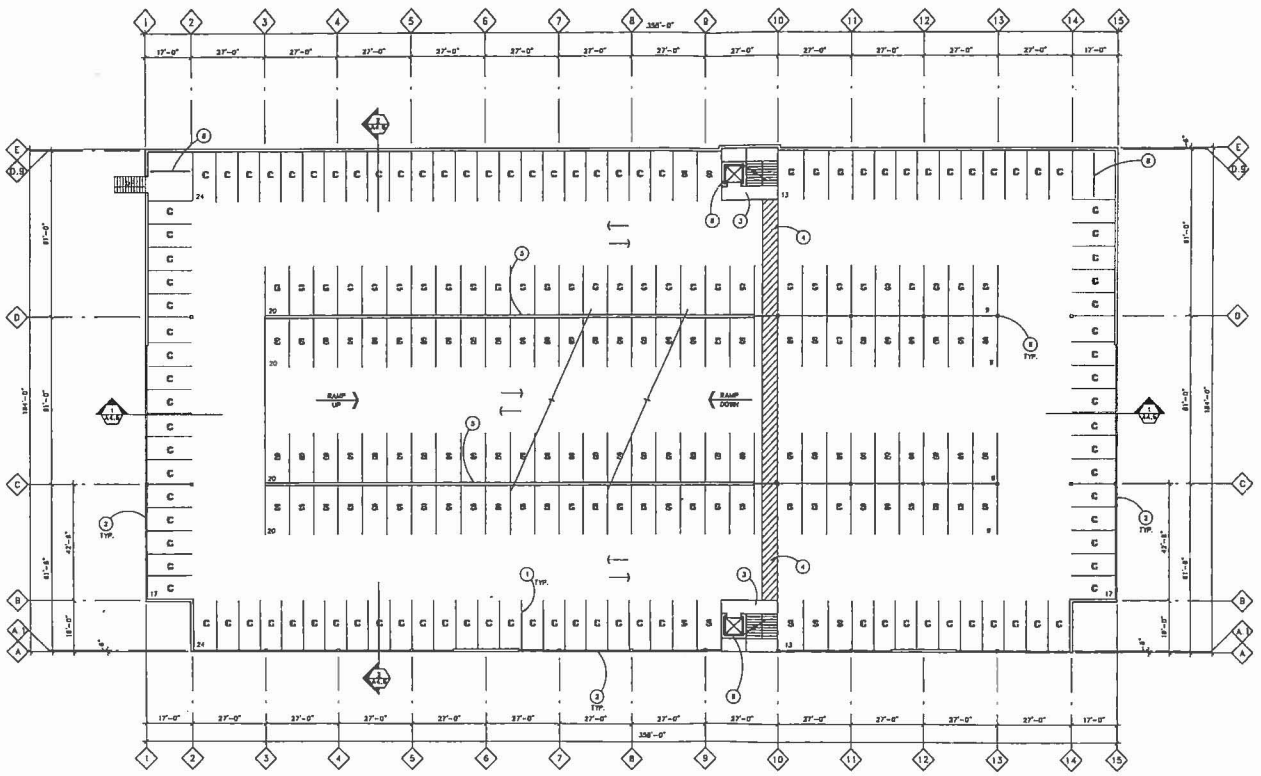
REVISIONS:

REVISION DATE	DESCRIPTION
10.28.05	PLANNING REVISIONS PER CITY COMMENTS

SHEET TITLE:
PARKING GARAGE LEVEL ONE

DRAWN BY: ELJ
CHECKED BY: RGT
SHEET
A4.1

JOB NO
2060016.00



1 A4.2 PARKING GARAGE - LEVEL TWO PLAN
1/16"=1'-0"

GENERAL NOTES
1. VERIFY AND CONFIRM ALL DIMENSIONS, PRIOR TO START OF CONSTRUCTION, NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPENCIES.

KEYNOTES
1. 4" WIDE WHITE STRIPING, TYPICAL
2. 3'-6" HIGH GUARD RAIL (MAX OPENING 4")
3. 4" RAISED "SIDEWALK"
4. 6'-0" WIDE STRIPED WALK WAY
5. CONCRETE SHEAR WALL
6. CONCRETE COLUMN
7. NOT USED
8. BIKE PARKING FOR 16 BICYCLES
9. ELEVATOR

OPEN PARKING STRUCTURE CALCULATIONS
1. LEVEL ONE HAS THE FOLLOWING CHARACTERISTICS:
   A. TOTAL PERIMETER WALL AREA 1084 LF
   B. PERIMETER WALL WHICH IS OPEN : 449 LF (41.4 %)
   C. TOTAL PERIMETER WALL AREA (1084' x 10')= 10,840 SF
   D. PERIMETER WALL AREA WHICH IS OPEN (449' x 7.5')=3,150 SF (31.1 %)

THEREFORE THIS MEETS AND EXCEEDS THE OPEN PARKING STRUCTURE REQUIREMENTS OF THE IBC - SECTION 406.

PARKING GARAGE DATA

	STANDARD	COMPACT	HANDICAP
LEVEL ONE	71	50	7
LEVEL TWO	123	98	-
LEVEL THREE	126	98	-
LEVEL FOUR	78	98	-
TOTAL	401	348	7

TOTAL PARKING SPACES	756 SPACES

BIKE PARKING	
LEVEL ONE	32
LEVEL TWO	32
LEVEL THREE	16
LEVEL FOUR	32
TOTAL	112

GRAHAM MACKENZIE
ARCHITECTURE
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Vancouver, WA 360.694.7979
Portland, OR 503.224.6660
Seattle, WA 206.749.9993

Owner
BLACKHAWK DEVELOPMENT, LLC
22000 SW 8th AVE.
PMB 188
WEST LINN, OR 97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2256
FAX: 503.382.2262

REVISIONS:

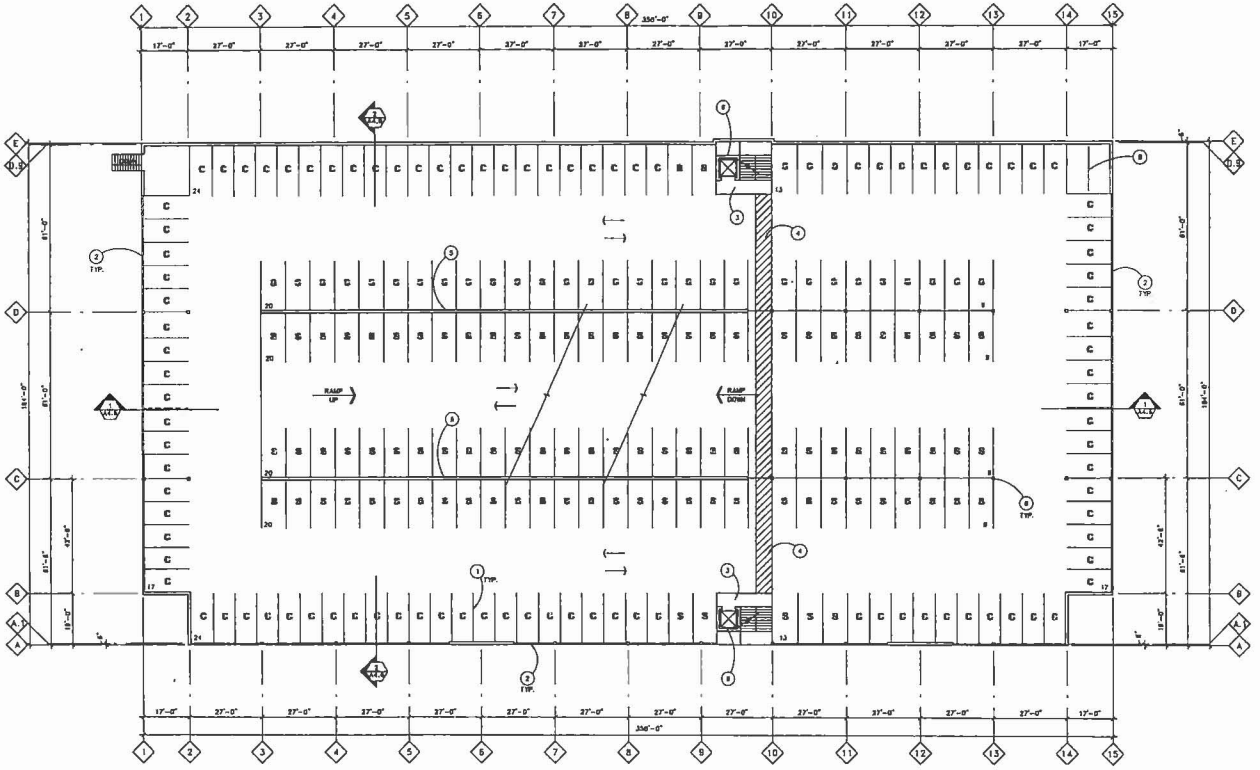
NO.	REVISION NOTES	CLEARANCE DATE

SHEET TITLE:
PARKING GARAGE LEVEL TWO

DRAWN BY: ELJ
CHECKED BY: MCT

SHEET
A4.2

JOB NO. 2060016.00



1 A4.3 PARKING GARAGE - LEVEL THREE PLAN
1/16"=1'-0"

GENERAL NOTES

1. VERIFY AND CONFIRM ALL DIMENSIONS, PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPENCIES.

KEYNOTES

1. 4" WIDE WHITE STRIPING, TYPICAL
2. 3'-6" HIGH GUARD RAIL (MAX OPENING 4")
3. 4" RAISED "SIDEWALK"
4. 6'-0" WIDE STRIPED WALK WAY
5. CONCRETE SHEAR WALL
6. CONCRETE COLUMN
7. NOT USED
8. BIKE PARKING FOR 18 BICYCLES
9. ELEVATOR

OPEN PARKING STRUCTURE CALCULATIONS

1. LEVEL ONE HAS THE FOLLOWING CHARACTERISTICS:
   A. TOTAL PERIMETER WALL AREA: 1084 LF
   B. PERIMETER WALL WHICH IS OPEN : 327 LF (48.6 %)
   C. TOTAL PERIMETER WALL AREA (1084' x 10')= 10,840 SF
   D. PERIMETER WALL AREA WHICH IS OPEN (3.27' x 7.5')=3,735 SF (38.4 %)

THEREFORE THIS MEETS AND EXCEEDS THE OPEN PARKING STRUCTURE REQUIREMENTS OF THE IBC - SECTION 406.

PARKING GARAGE DATA

	STANDARD	COMPACT	HANDICAP
LEVEL ONE	71	36	7
LEVEL TWO	126	86	--
LEVEL THREE	128	86	--
LEVEL FOUR	78	86	--
TOTAL	401	348	7

BIKE PARKING	
LEVEL ONE	33
LEVEL TWO	33
LEVEL THREE	16
LEVEL FOUR	33
TOTAL	113

TOTAL PARKING SPACES	756 SPACES

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Vancouver WA 360.696.7879
Portland OR 503.224.9560
Seattle WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
2000C SW 1ST AVE.
PMB 166
WEST LINN, OR 97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
708 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2986
FAX: 503.361.2262

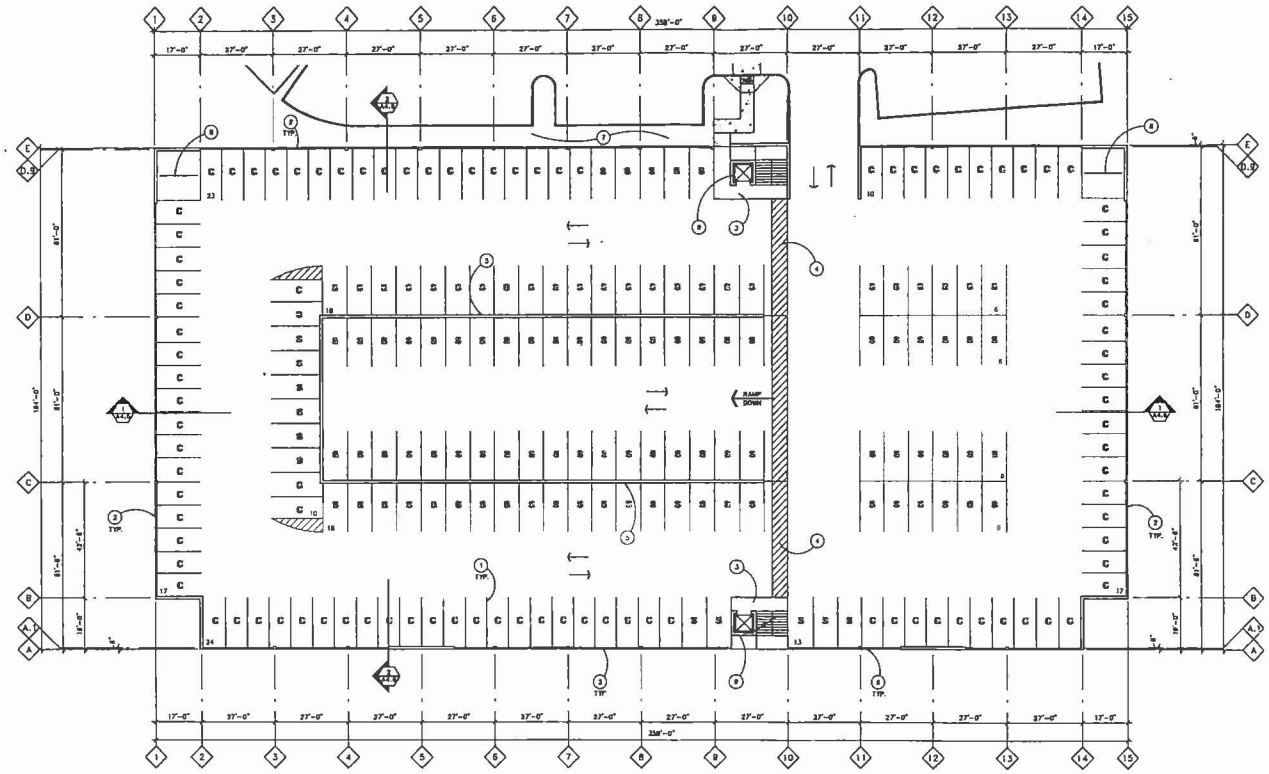
REVISIONS:

SHEET TITLE:
PARKING GARAGE LEVEL THREE

DRAWN BY: ELJ
CHECKED BY: RCT

SHEET
A4.3

JOB NO 2060016.00



PARKING GARAGE - LEVEL FOUR PLAN

1/16"=1'-0"

GENERAL NOTES

1. VERIFY AND CONFIRM ALL DIMENSIONS, PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPENCIES.

KEYNOTES

1. 4" WIDE WHITE STRIPING, TYPICAL
2. 3'-6" HIGH GUARD RAIL (MAX OPENING 4")
3. 4" RAISED "SIDEWALK"
4. 6'-0" WIDE STRIPED WALK WAY
5. CONCRETE SHEAR WALL
6. CONCRETE COLUMN
7. LANDSCAPING
8. BIKE PARKING FOR 16 BICYCLES
9. ELEVATOR

OPEN PARKING STRUCTURE CALCULATIONS

1. LEVEL FOUR IS COMPLETELY OPEN TO ATMOSPHERE

PARKING GARAGE DATA

	STANDARD	COMPACT	HANDICAP
LEVEL ONE	71	34	7
LEVEL TWO	129	98	--
LEVEL THREE	129	98	--
LEVEL FOUR	78	96	--
TOTAL	401	340	7

TOTAL PARKING SPACES	788 SPACES

BIKE PARKING	
LEVEL ONE	32
LEVEL TWO	32
LEVEL THREE	16
LEVEL FOUR	32
TOTAL	112

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Vancouver WA
360.695.7879
Portland OR
503.224.9560
Seattle WA
206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
2020C SW 8th AVE
PMB 196
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
735 SW THIRD AVENUE
SUITE 400
PORTLAND, OR 97204
Phone: 503.382.2266
FAX: 503.382.2267

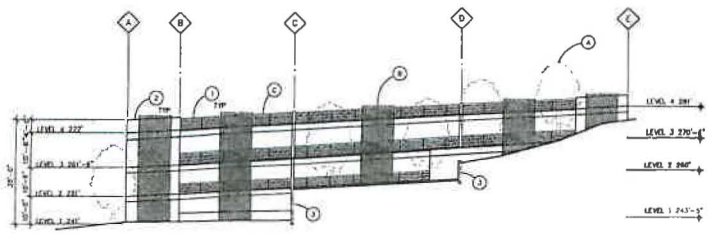
REVISIONS:

#	DESCRIPTION	DATE
1	REVISIONS BETWEEN DELTA AND CLOSING DATE	
2	SHEET	

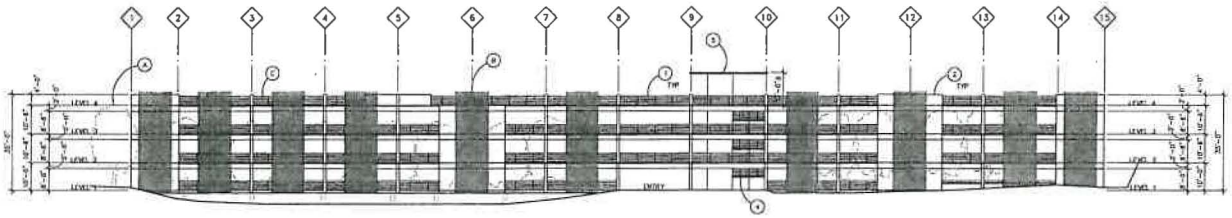
SHEET TITLE:
PARKING GARAGE LEVEL FOUR

DRAWN BY: ELJ
CHECKED BY: RCT
SHEET
A4.4
JOB NO 2060018.00

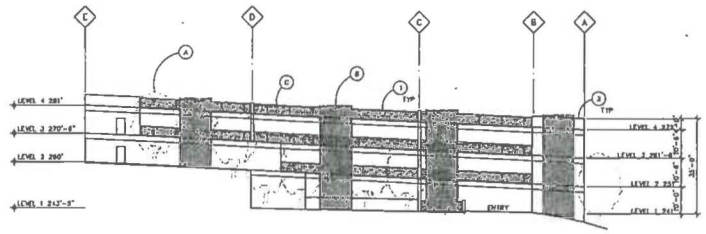
DESIGN REVIEW SUBMITTAL 8/20/20



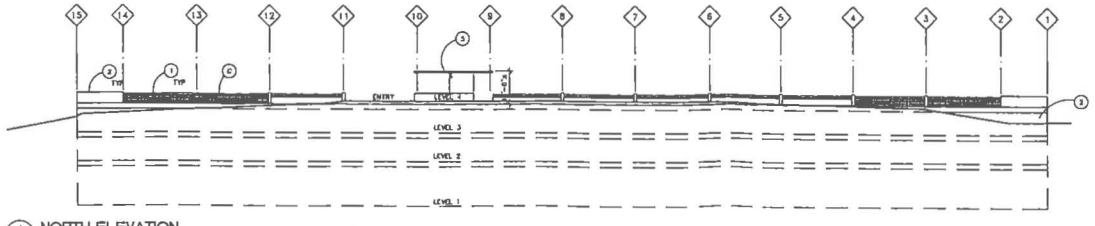
1 A4.5 EAST ELEVATION
1/16"=1'-0"



2 A4.5 SOUTH ELEVATION
1/16"=1'-0"



3 A4.5 WEST ELEVATION
1/16"=1'-0"



4 A4.5 NORTH ELEVATION
1/16"=1'-0"

GENERAL NOTES

A. TREES SEE LANDSCAPE PLANS
B. SEE REPORT FOR DESCRIPTIONS ON GREEN SCREEN
C. SEE REPORT FOR DESCRIPTIONS ON CABLE RAIL

KEYNOTES

1. 3'-6" HIGH GUARD RAIL (MAX OPENING 4")
2. PAINTED CONCRETE
3. ALTAMONT RAIL SEE CIVIL
4. STAIRS
5. FLAT ROOF AT ELEVATOR AND STAIR ENCLOSURE

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Portland, OR
Vancouver, WA
Seattle, WA

Client
WESTON INVESTMENT COMPANY

Project
COLUMBIA GORGE CORPORATE CENTER PHASE 2

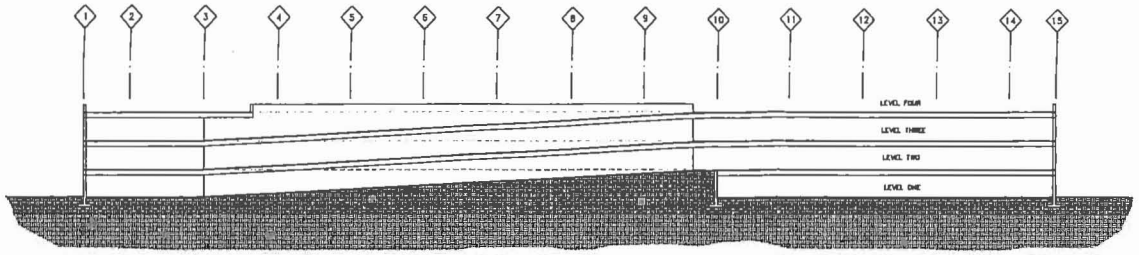
REVISIONS:

SHEET TITLE:
PARKING GARAGE ELEVATIONS

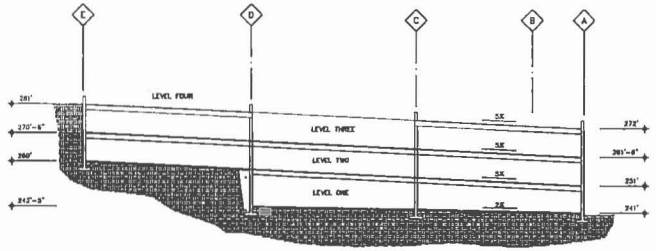
DRAWN BY: ELL/RCW
CHECKED BY: RGT
SHEET
A4.5

JOB NO.
2060060

PRELIMINARY ONLY



1 A4.6 SECTION - EAST/WEST
1/8"=1'-0"



2 A4.6 SECTION - NORTH/SOUTH
1/8"=1'-0"

NOTES

TYPE OF ELEVATED CONCRETE STRUCTURAL SYSTEM TO BE DETERMINED (T.B.D.)
COULD BE POST TENSION FLAT SLAB, PRECAST DOUBLE TEES, FLAT SLAB W/BEAMS...ECT...

GROUP MACKENZIE
Architecture
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Land Use Planning
Portland, OR 503.224.9560
Vancouver, WA 360.696.7879
Seattle, WA 206.749.9993

Client
BLACKHAWK DEVELOPMENT, LLC
8020C SW 8th AVE.
PMB 198
WEST LINN, OR
97068

Project
WILLAMETTE 205 CORPORATE CENTER

ELECTRICAL
INTERFACE ENGINEERING
7018 SW THIRD AVENUE
SUITE 420
PORTLAND, OR 97204
Phone: 503.382.2256
FAX: 503.382.2263

REVISIONS:

NO.	DESCRIPTION	REVISION DELTA	PLANSHEET DATE
A	REVISION PER DELTA SHEET		

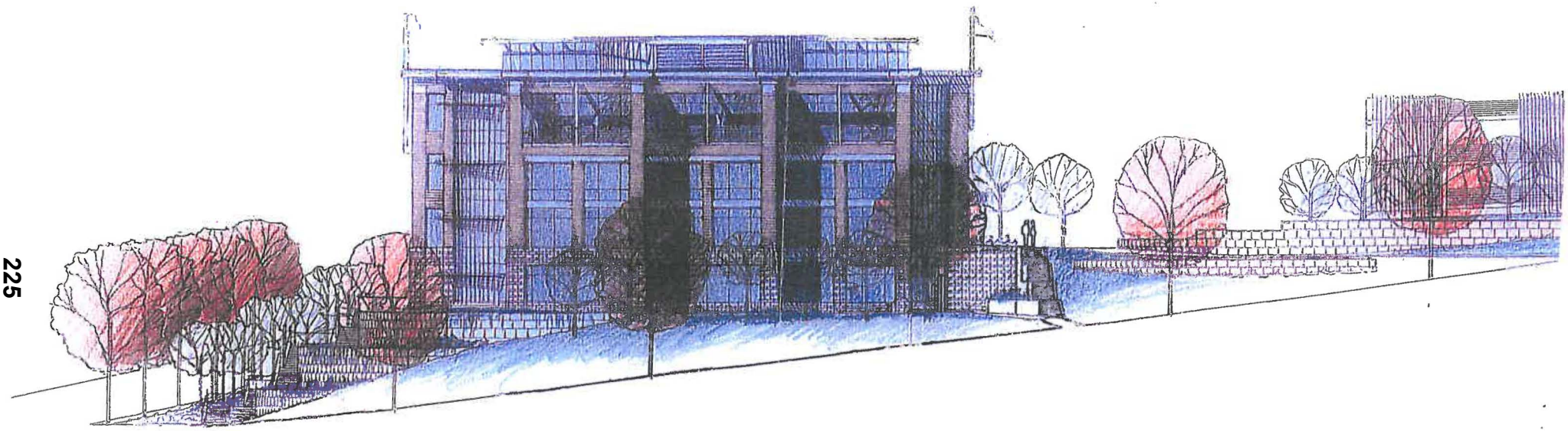
SHEET TITLE:
PARKING GARAGE SECTION

DRAWN BY: EJ
CHECKED BY: MGT
SHEET
A4.6

JOB NO: 2060016.00

DESIGN REVIEW SUBMITTAL 8/28/06

EXHIBIT C



BUILDING A

EAST ELEVATION

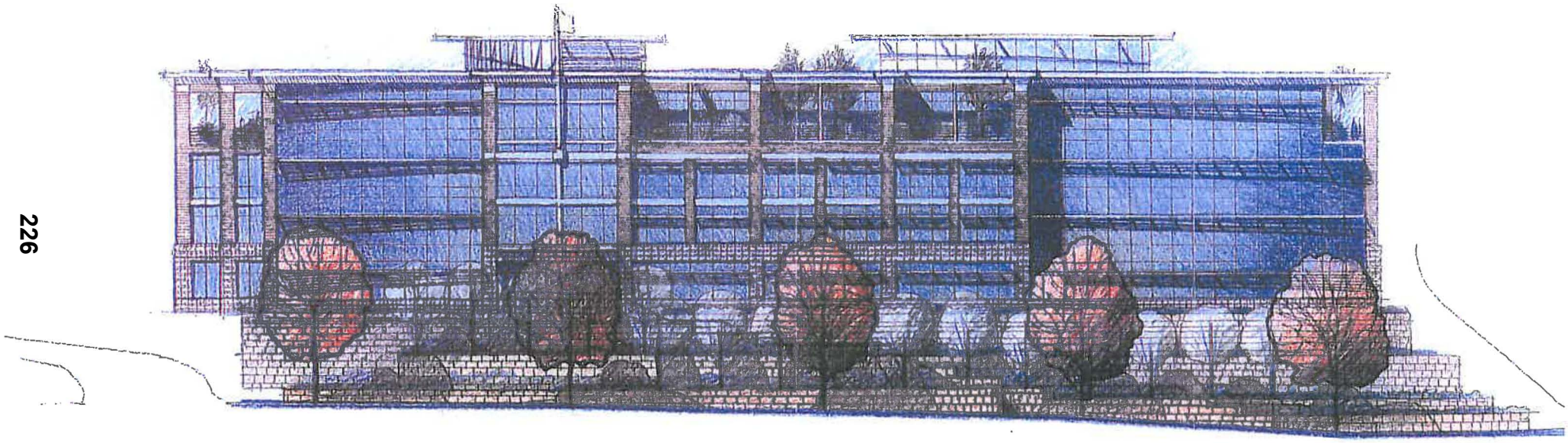
GROUP MACKENZIE

Civil Engineering
Structural Engineering
Transportation Planning
Architecture
Interior Design
Land Use Planning

Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

WILLAMETTE 205 CORPORATE CENTER

2060016.00



BUILDING A

SOUTH ELEVATION

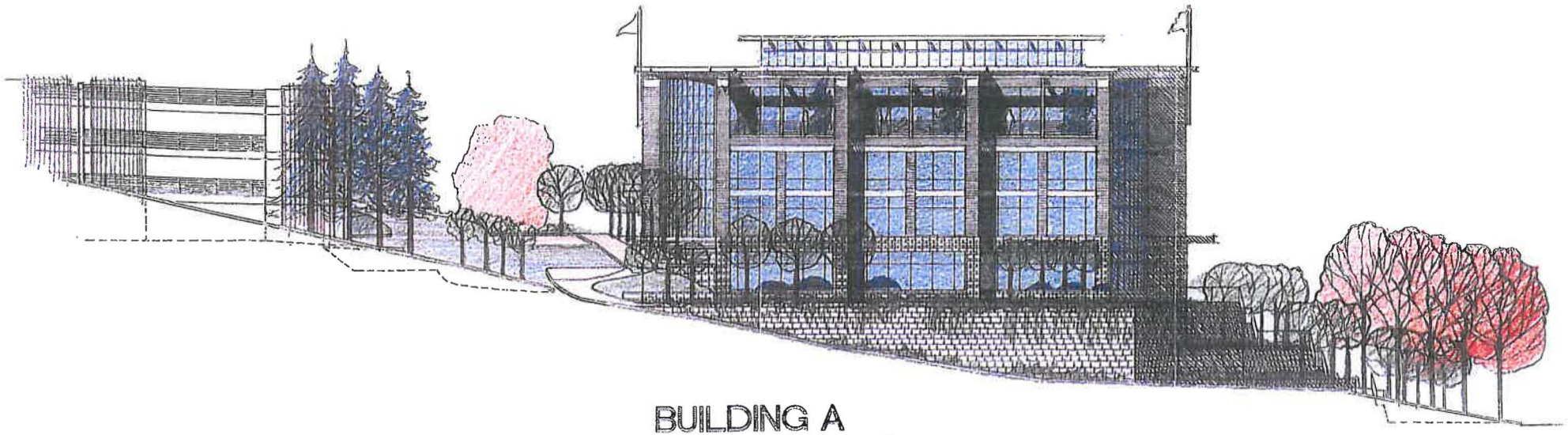
GROUP MACKENZIE

Civil Engineering · Architecture
Structural Engineering · Interior Design
Transportation Planning · Land Use Planning

Portland OR 503.224.9560 · Vancouver WA 360.695.7879 · Camas WA 200.749.9300

WILLAMETTE 205 CORPORATE CENTER

2060016.00



BUILDING A

WEST ELEVATION

GROUP MACKENZIE

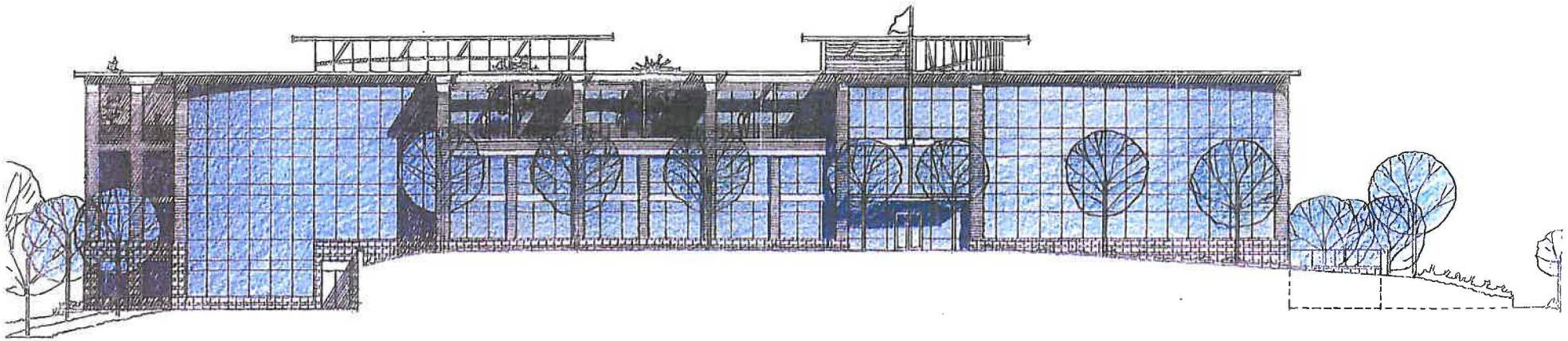
Civil Engineering
Structural Engineering
Transportation Planning

Architecture
Interior Design
Land Use Planning

Portland OR 503.224.9560
Vancouver BC 604.696.7070
Seattle WA 206.749.9993

WILLAMETTE 205 CORPORATE CENTER

2060016.00



BUILDING A

NORTH ELEVATION

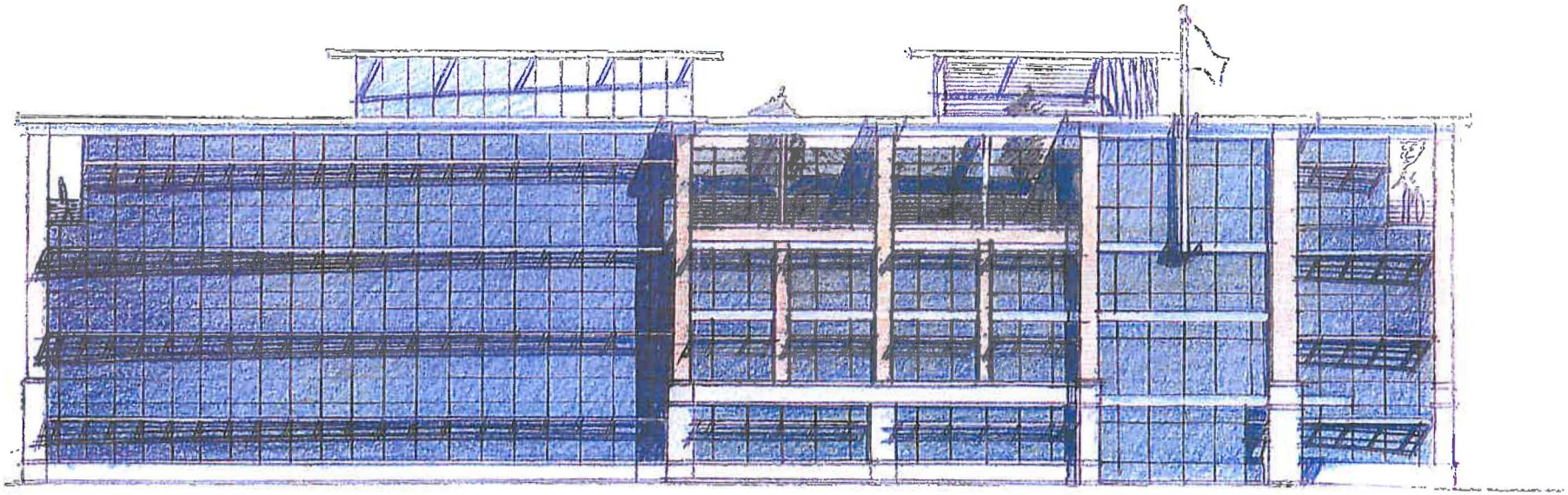
GROUP MACKENZIE

Civil Engineering
Structural Engineering
Transportation Planning

Architecture
Interior Design
Land Use Planning

Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 253.749.9509

WILLAMETTE 205 CORPORATE CENTER



BUILDING B

SOUTH ELEVATION

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9503

WILLAMETTE 205 CORPORATE CENTER

20600016.00

EXHIBIT D

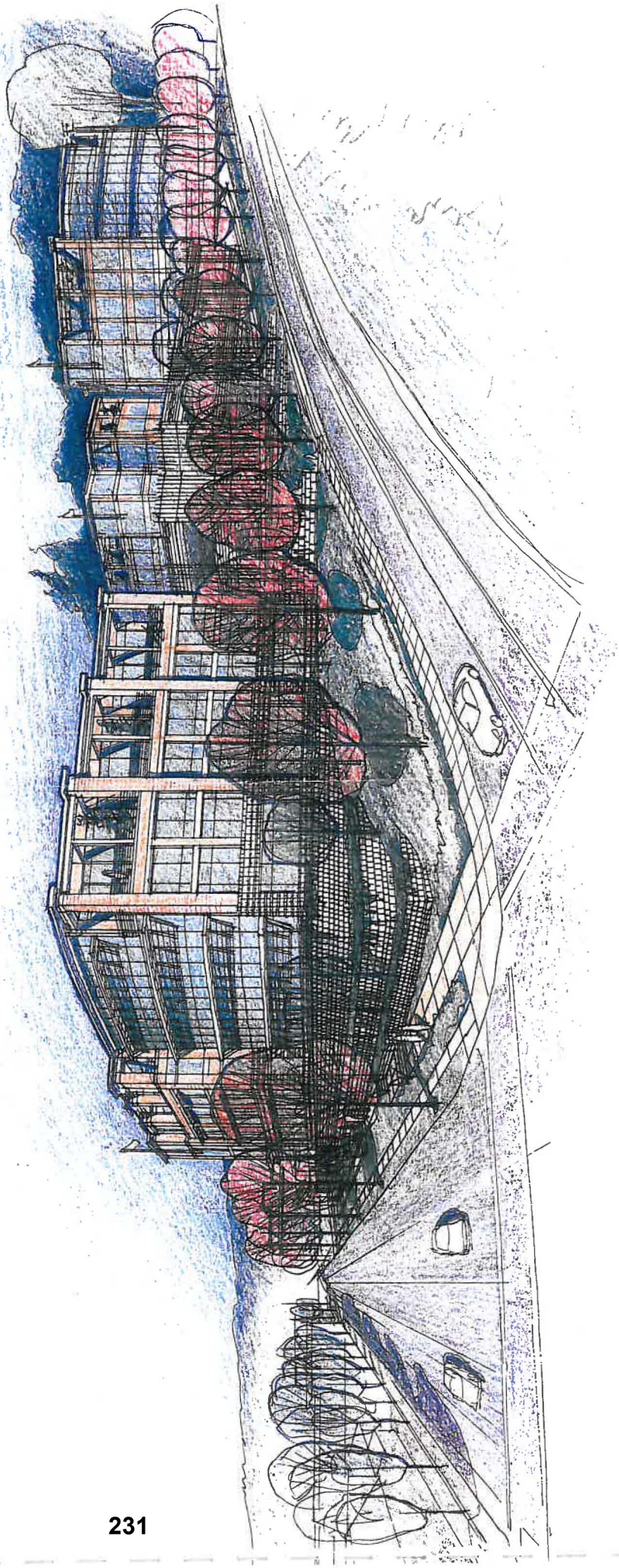
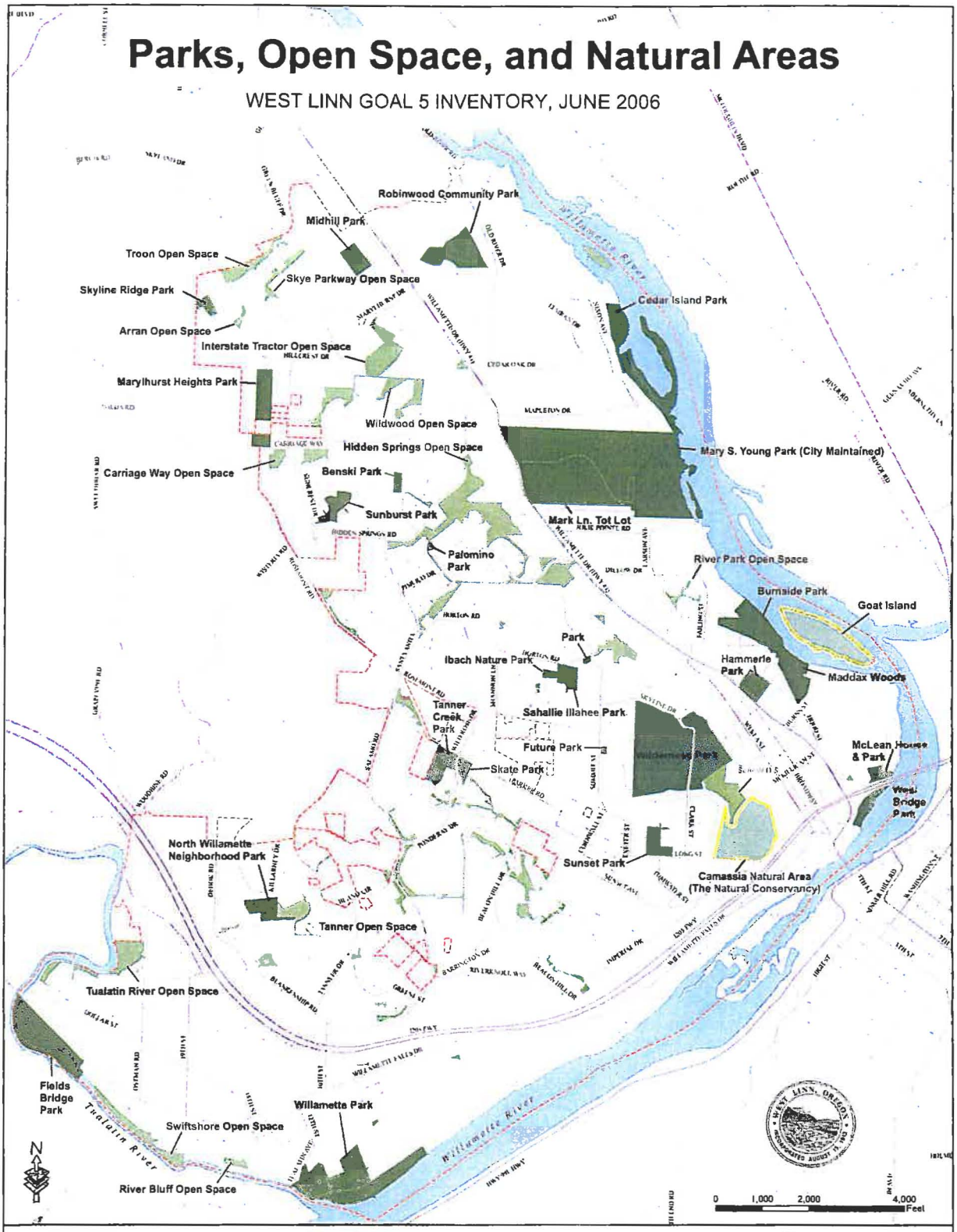


EXHIBIT E

Parks, Open Space, and Natural Areas

WEST LINN GOAL 5 INVENTORY, JUNE 2006



Legend

Inventory

- Parks
- Open Space — *Includes some areas of other misc city property ("City" type classification)*
- Natural Areas, Camassia & Goat Island
- West Linn City Limits

GOAL5_2006 \ OPENSPACE MXD \ K AHA \ 2-24-05 (1st draft) 2-27-06 (2nd draft) \ 5-16-06 (3rd draft) \ 6-5-06 (4th draft) \ 6-6-06 council set (5th draft)

Community Resource Planning

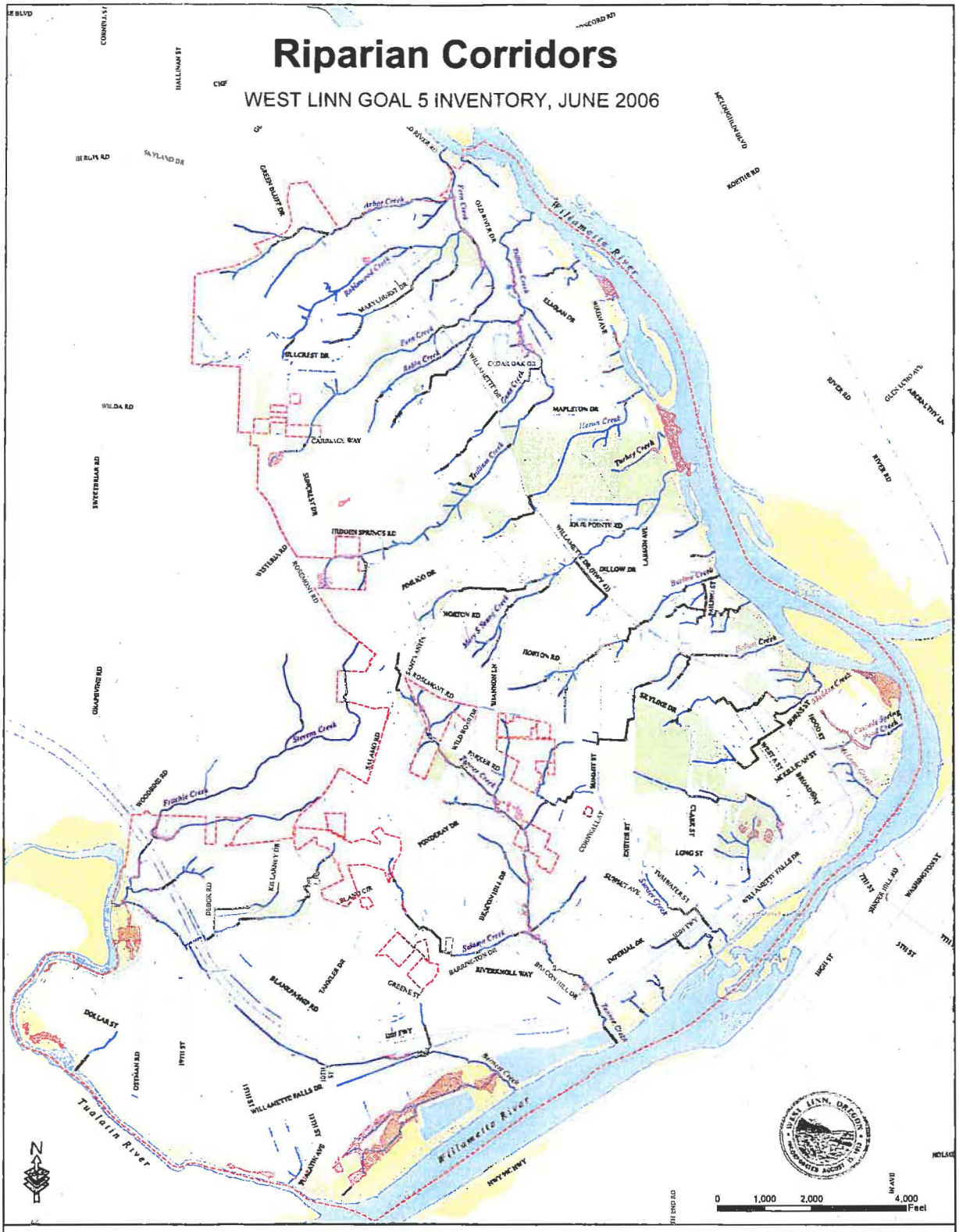
GIS

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Property information Taxlot Base Source: Clackamas County GIS

Riparian Corridors

WEST LINN GOAL 5 INVENTORY, JUNE 2006



Legend

Riparian Areas

- Streams
- Piped Segments
- Other Open Ditches
- Rivers
- DSL Approved Wetlands, 2005
- Parks, Open Space, & Natural Areas*
- FEMA's 100 Year Flood Plain, Metro RLIS-Lite**
- Riparian Corridors
- West Linn City Limits

* Includes some areas of other misc city property ("City" type classification) See Parks, Open Space, & Natural Areas Map

** The FEMA flood line is not accurate for use on single taxlots

GOAL5_2006 \ RIPARIAN.MXD :: KAHA (5-16-06 (1st draft) 5-17-06 (2nd draft) 6-5-06 (3rd draft) 6-6-06 council mtg (4th draft)

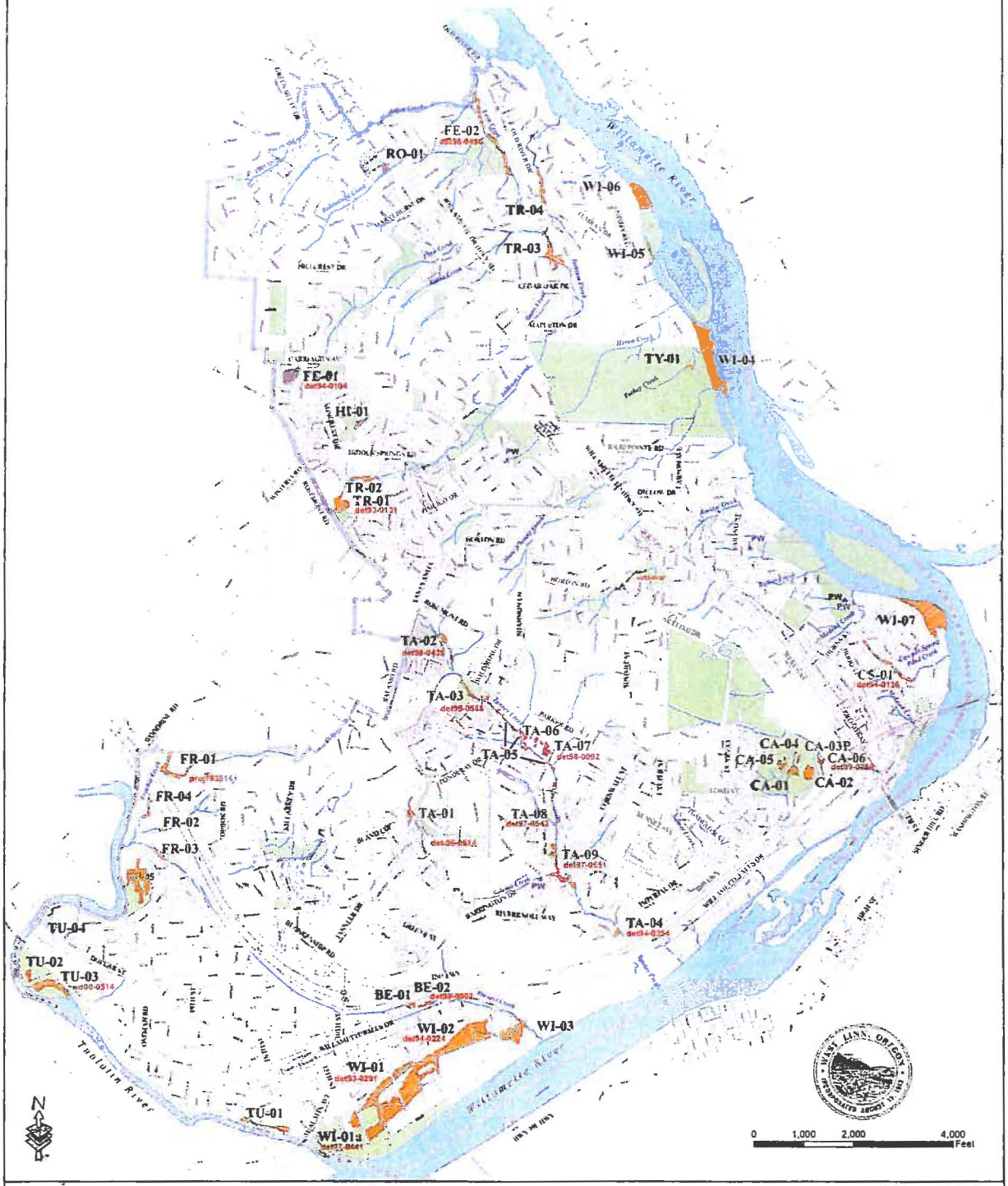
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Property information Taxlot Base Source: Clackamas County GIS

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

Local Wetland Inventory

WEST LINN GOAL 5 INVENTORY, JAN 2005



Legend

- Locally Significant Wetlands, DSL 2005
- Other Wetlands, DSL 2005
- Possible Wetlands,DSL 2005
- Study Area Boundary
- Streams
- Taxlot Base, West Linn GIS 2006
- Parks, Open Space, & Natural Areas

Includes some areas of other misc city property ("City" type classification)
See Parks, Open Space, & Natural Areas Map

MAP PREPARED IN JUNE 2006

Map Labels

- BE-01 Wetland ID code
- de98-0002 DSL Delineation Numbers
- PW Possible Wetland

Wetlands shown on this map were approved by the Division of State Lands (DSL) in January 2005

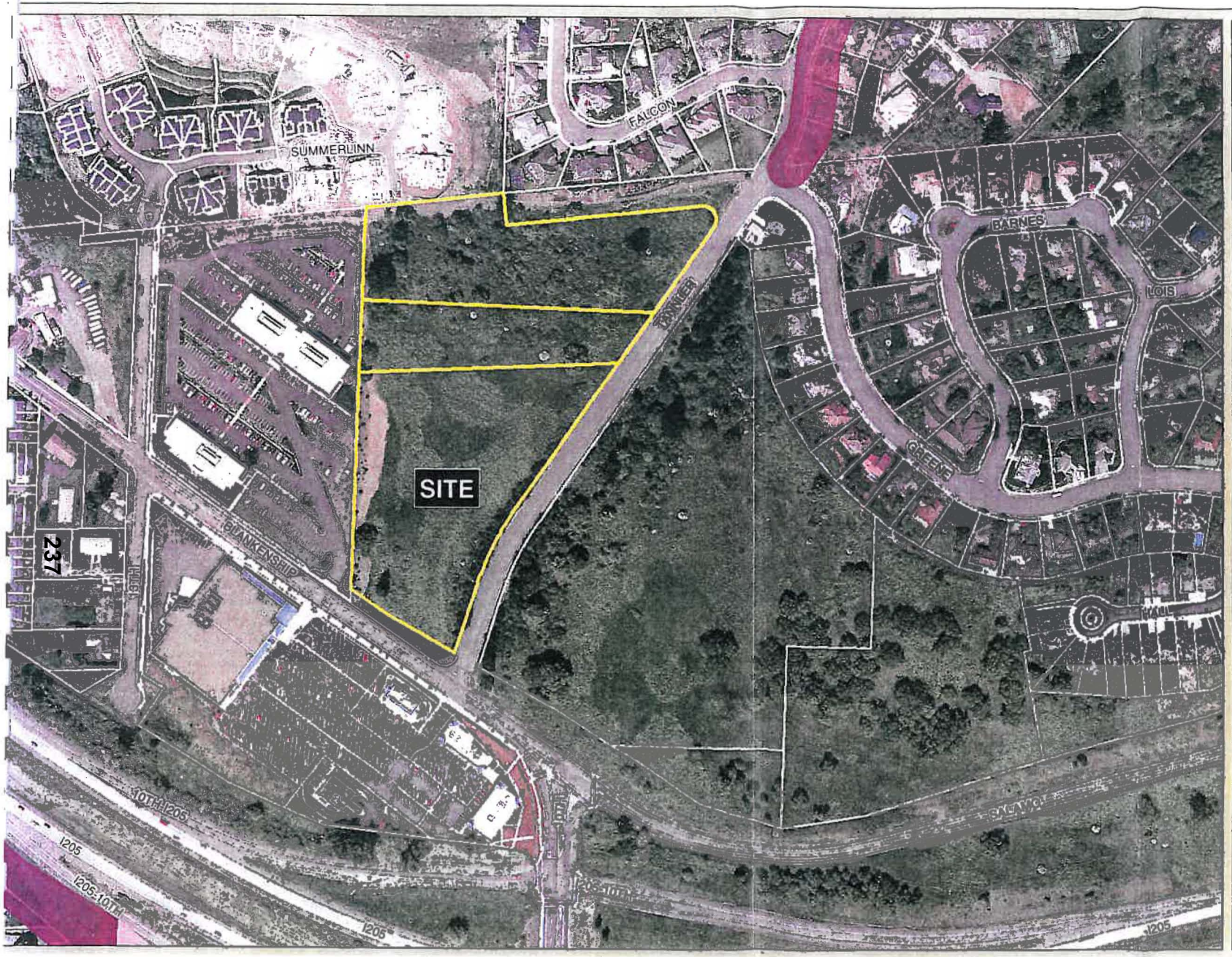
GOALS_2006 \ WETLANDS.MXD \ K.AHA \ 5-16-06 (1st draft)
6-5-06 council rvs (2nd draft)

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Property information Taxlot Base Source: Clackamas County GIS

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

EXHIBIT F



WILLAMETTE 205 CORPORATE CENTER

Metro Habitat Convervation Area (March 2005) Map

Legend

- site
- High
- Moderate
- Low

0 100 200 400 Feet

SCALE: 1"=200'

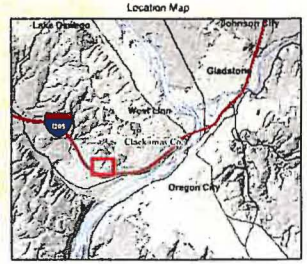
Source Data

Base Data: Metro RLIS Ldy, November 2005
Aerial Photography: USGS, 2001

Geographic Projection Information

NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



GROUP MACKENZIE
0800 SW Bancroft Street | PO Box 69039 | Portland, OR 97239
www.groupmackenzie.com | info@grpmack.com
tel: 503.224.9560 | 360.695.7879 | fax: 503.228.1285

Date: 02/03/06
File: WIL205CC_ver1117.mxd
Map Created by: RK
Project No:

EXHIBIT G

THE PACIFIC RESOURCES GROUP
LAND MANAGERS · URBAN FORESTERS · NATURAL RESOURCE CONSULTANTS

August 15, 2006

Mr. Jeff Parker
Blackhawk Development
2020C SW 8th Avenue
PMB 166
West Linn, Oregon 97068-4612

Reference: Tree Assessment for Willamette 205 Corporate Center II, West Linn, Oregon

Dear Mr. Parker,

The following report is the result of my assessment of the trees on the proposed project, located on the northwest corner of SW Blankenship and SW Tannler Roads. The purpose of my visit was to verify the size, species and condition of trees on site with the intent to preserve as many as is reasonable. The site is undeveloped and is bordered by a single family residential neighborhood to the north and a commercial office complex to the west. The site slopes significantly from north to south.

OBSERVATIONS AND FINDINGS

As proposed, the site is to be developed with three office buildings, surface parking, parking structures, access drives and landscaping. Due to the sloping topography, developing this site will be very challenging. This makes tree preservation problematic as well. The soils report indicates that the soil is relatively shallow, with bedrock located at or near the surface. The report indicates an average depth of 3 to 5 feet of soil above bedrock. The shallow droughty soil may be the reason for the average to below average health of some of the trees. I assessed 130 trees as shown on the tree survey. The accompanying chart lists each tree with its size, species, approximate crown diameter, health, condition and comments on notable physical characteristics.

At the time of my site visits to assess the trees I was unable to determine the locations of the property lines. The accompanying tree chart indicates only three of a number of trees that are actually off the project site, however, I suspect that there are a number of them that may be located on an adjacent parcel and in the Tannler Road right of way. A more precise determination of which trees are actually off the project site will have to be made at some point. For those trees that appear to be on property adjacent to the project but which are close to property lines, some form of tree protection may be appropriate, depending on expected construction activities. The recommendations for post construction care later in this report may be applied to these trees as well. It appears that in order to construct improvements on this site, a number of trees along the east and west sides of the site will be removed. The remaining trees on the northern portion of the site will remain.

I found 9 trees that are too hazardous to remain due to disease, decay or serious structural defects. In my opinion these trees are not repairable and pose too great a risk of damage to property or injury to users of the area near them. These include trees #10, 13, 32, 37, 38, 45, 53, 53b and 120b. Trees #53 and 53b appear to be located on the adjacent property, but pose an unacceptable risk to the users of that property and to the project site. An additional 7 trees have major defects or problems, have significant hazard potential, are likely to become future hazards, or their future survival is questionable. For various reasons these trees are unlikely to provide a reasonable return on the invested resources which will be necessary to preserve them. These trees include #11, 17, 23, 25, 36, 40 and 52. Tree #52 has 2 stems, the smaller of which has internal decay at the base and up into the stem. The larger stem has fine, medium and large deadwood in the crown, below average annual twig growth and may be affected by the decay in the smaller stem. The smaller stem is hazardous and should be removed.

The remaining trees appear to be in average to good health. Most are in fair condition. For those not located on steep slopes, and depending on their proximity to areas to be excavated, some of these may be good candidates for preservation. The majority of the trees along the west property line are smaller ornamentals planted as part of the landscape of the adjacent office complex. Those that conflict with the proposed development could may be replaced or relocated to more suitable locations. The proposed site plan shows the trees on the steep bank along Tannler Road will be removed to make room for utilities and street improvements required by the City. The trees with the best chance for preservation are those on the upper or northern portion of the site. Fifty three (53) of the trees on the survey are located on the northern portion of the site.

SIGNIFICANT TREES

The development code for the City of West Linn places particular importance on what it terms "significant" trees. This term is not defined in the code. The City Arborist is given discretion in determining what is "significant" based upon accepted arboricultural standards. I am fairly knowledgeable in the fields of arboriculture, urban forestry and landscape architecture and to my knowledge there is no accepted definition, criteria or standards for such a designation. In my experience, this is not a commonly used term or designation used by other municipalities in the region. Such a designation is therefore, subjective and arbitrary. In working with the design team at Group Mackenzie I can attest to the fact that a considerable amount of time and expense went into looking at a number of alternatives aimed at saving as many trees as practical while proposing an economically viable project. I typically recommend balancing the desire to retain trees with an evaluation of the risk and reward of the effort involved. Trees to be preserved should be relatively healthy, free of serious non-correctable defects and have a high probability of long-term survival. When feasible, they should be incorporated so that they make a valuable contribution to the landscape of the site. Finally, I recommend making an objective assessment of the value of the trees being considered for preservation. Assuming the other criteria are met, in most instances the effort or resources invested to preserve trees should not exceed their appraised value. Otherwise, planting new trees is a better investment.

GENERAL RECOMMENDATIONS

It is too early in the design process to have determined the locations of utility, irrigation or electrical lines. However, if they must be placed within the root protection zone of any of the trees being retained on site, it would be desirable to place them as far from the trees as possible. If any such lines must cross the tree protection zones, the trenches can be hand or machine dug, leaving the larger roots (over 2" diameter) intact. The excavations for other utilities (sanitary, storm, gas, cable, telephone and electric) will require a deeper trench and the portion of the trench that passes through the root protection zone can be dug with a combination of hand and

machine to preserve larger roots. I recommend that I be called once the location of the utility trenches are determined and excavation is underway. I can then recommend ways to minimize the effects on the affected trees, assess the amount of root loss and recommend any post construction care that would improve the trees' chances of survival.

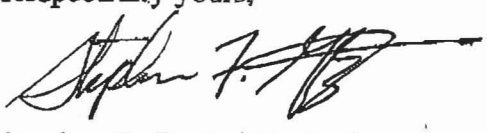
Trees located near proposed grading or proposed improvements should be protected from inadvertent damage during construction. For those that will have any excavation within the root protection zone (defined as a circle around the tree with a radius equal to 1' for each inch of diameter at DBH), I recommend that you consider exploratory excavation for any improvements within 10' to 12' of the trunk. This will help in locating their structural roots and in the installation of tree protection fencing, intended as protection from inadvertent damage. The improvements nearest the trees (utilities, retaining or foundation walls) should be located as precisely as possible by staking the edge of excavation closest to the trees. If needed, the exploratory excavation can be done either by hand or using an AirSpade™ to expose any roots that are in or under the proposed improvements. If the roots are under the excavation or not present at all, the trees can be left standing. However, if a significant portion of the larger structural roots cannot be preserved, the trees may not be safe to leave standing. I recommend that you contact me as soon as the improvements are staked so I can suggest a course of action regarding these trees.

In addition to protecting the trees from inadvertent physical injury, the tree protection fencing should serve to minimize any soil compaction that might occur within the trees' root protection zone. This will require keeping construction materials, soil, foot traffic and equipment out of the area within the tree protection zone to the extent practical. In cases where excavation must take place within the root protection zone, the tree protection fencing should be installed no closer than 4' to 5' off the base of the tree. It should protect as much of the root protection zone as possible, without including the excavation for the utilities, foundation walls, etc. If it is necessary to work closer to the tree than this or to work inside the tree protection fencing, you should notify me. Either chain link or orange plastic construction fencing, staked every 8' to 10', will meet the functional requirement for tree protection, however I suggest checking with the appropriate City official as to the current requirement.

Any existing trees that are retained and those newly planted will benefit greatly from a fertilization program that will help promote root growth following construction. For any newly planted trees the fertilization can be delayed until the next growing season. To accomplish this I recommend the landscape contractor or maintenance staff fertilize the entire area beneath the preserved trees using a highly soluble high nitrogen fertilizer applied at a time when surface vegetation is dormant and tree roots are still growing. The best time to do this is in late October or early November and/or in mid to late February. The fertilizer is best applied just prior to or during a rain, otherwise it should be watered into the soil. I recommend using Ammonium Sulfate (21-0-0 or 23-0-0) at a rate of 2 lbs. of Nitrogen per 1000 square feet of area treated. This equates to applying 9 lbs. of the fertilizer to each 1000 square feet of area within the drip line of each tree or woody plant. The annual amount of Nitrogen that should be applied is between 2 to 4 lbs. per 1000 square feet, the first year, and half that amount in subsequent years. If a single application is made, it should be done in late November, otherwise two applications of nitrogen can be made, one each in late fall and early spring. The fertilizer can be applied to the surface of the ground with a cyclone or "whirly" type spreader. The fertilization should be done within the drip line and to an area a few feet outside the drip line. To determine the area to be treated for trees such as this, with the tree at the center, the area to be treated is within the circle that has a radius equal to one foot for every inch of the tree's diameter. After the first application I recommend that you take soil samples to determine existing nutrient levels and get a recommendation on the composition of fertilizer or other soil amendments that are needed by the plants on site. Contact A & L Western Agricultural Lab at 503-968-9225 for soil analysis instructions and assistance.

This completes my report. If any additional information, which would effect my observations or recommendations becomes available I would welcome the opportunity to consider it and revise this report accordingly. If I omitted any information or if you have any questions please do not hesitate to contact me.

Respectfully yours,



Stephen F. Goetz, Principal
American Society of Consulting Arborists, Reg #260
American Society of Landscape Architects, Oregon Lic. #80
Society of American Foresters

SG:mac
Attachment

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
1	7	Norway Maple	10	Fair/Average	Moderate & Non-correctable Defects	Street tree, poor branch connection with included bark
2	7	Pacific Madrone	10	Good	Few & Minor or Correctable Defects	
3	9	Douglas Fir	15	Good	Few & Minor or Correctable Defects	
4	10	Black Cottonwood	20	Good	Moderate & Non-correctable Defects	Previously broken top at 50', regrown top has poor connection
5	9	Douglas Fir	12	Fair/Average	Moderate & Non-correctable Defects	On steep slope, covered with black berries
6	14	Douglas Fir	20	Good	Few & Minor or Correctable Defects	On steep slope, covered with black berries
7	13	Black Cottonwood	20	Good	Few & Minor or Correctable Defects	On steep slope, covered with black berries
8	31	Douglas Fir	40	Fair/Average	Moderate & Non-correctable Defects	Moderate amount of large deadwood throughout crown, hazard prune to remove deadwood
9	6	Oregon White Oak	10	Fair/Average	Moderate & Non-correctable Defects	Sweep in trunk, growing out of hillside, thin crown
10	20	Oregon White Oak	40	Poor	Major Defects or Problems, **Hazard, Remove**	Tree toppled over, 3 branches continue to grow, **Hazard, Remove**
11	39	Oregon White Oak	50	Good	***Major Defects or Problems***	2 stems are split from first crotch to 2' above ground, west stem is likely to fail, cabling & bracing may reduce probable failure, ***Potential Hazard - Do Not Preserve***
12	8	Pacific Madrone	10	Good	Few & Minor or Correctable Defects	Growing in steep bank covered with black berries
13	20	Oregon White Oak	40	Poor	Major Defects or Problems, **Hazard, Remove**	Tree toppled over, hollow stem, 5 branches continue to grow, **Hazard, Remove**
14	19	Oregon White Oak	30	Fair/Average	Few & Minor or Correctable Defects	Crown off balance to south
15	7	Oregon White Oak	25	Fair/Average	Few & Minor or Correctable Defects	Clump of 3 trees with 5 stems (6,6,6,7,3,). Partial crowns due to crowding.
16	12	Oregon White Oak	25	Fair/Average	Moderate & Non-correctable Defects	Partial crown, off balance to south, some girdling from barb wire fence wrapped around trunk.
16b	726	Oregon White Oak	15	Fair/Average	Moderate & Non-correctable Defects	Partial crown in 2 stem tree, off balance to south.

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
17	8,8,8,7,6,5,4,3	Oregon White Oak	25	Fair/Average	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
18	6,6,4	Oregon White Oak	12	Fair/Average	Moderate & Non-correctable Defects	3 stems at ground, partial crown off balance to south
19	8,6,5,3	Oregon White Oak	20	Fair/Average	Moderate & Non-correctable Defects	4 stems at ground, lots of epicormic sprouts on all stems. Questionable long term survival.
20	6	Oregon White Oak	15	Fair/Average	Few & Minor or Correctable Defects	
21	17	Oregon White Oak	21	Fair/Average	Few & Minor or Correctable Defects	
22	17	Oregon White Oak	26	Fair/Average	Few & Minor or Correctable Defects	
23	6,6,5,5,4,3,3	Oregon White Oak	2	Good	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
24	7	Douglas Fir	10	Good	Few & Minor or Correctable Defects	
24b	7,6,5	Oregon White Oak	17	Good	Moderate & Non-correctable Defects	3 stems begin at ground
24c	14	Oregon White Oak	30	Good	Few & Minor or Correctable Defects	
25	8,7,7,5,4	Oregon White Oak	18	Good	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
26	37	Douglas Fir	35	Good	Few & Minor or Correctable Defects	
27	7,6	Oregon White Oak	18	Fair/Average	Few & Minor or Correctable Defects	2 stems at ground
28	22	Oregon White Oak	28	Fair/Average	Few & Minor or Correctable Defects	Thin crown
29	7,6	Oregon White Oak	14	Fair/Average	Few & Minor or Correctable Defects	
30	7,7,7,6	Oregon White Oak	20	Fair/Average	Moderate & Non-correctable Defects	4 stems at ground, root sprouts from dead stump, all lean out from center

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
31	7	Oregon White Oak	15	Fair/Average	Few & Minor or Correctable Defects	
32	10	Oregon White Oak	7	Poor	**Hazard Remove**	Large cavity at base, exposed internal decay in wood from ground to 8', **Hazard Remove**
33	20	Oregon White Oak	33	Fair/Average	Few & Minor or Correctable Defects	
34	11	Oregon White Oak	18	Fair/Average	Moderate & Non-correctable Defects	Partial crown, crown full of vines, prune for structure & remove vines
35	11,7	Oregon White Oak	21	Fair/Average	Moderate & Non-correctable Defects	2 stems at 2' off ground, east stems lean to east. Cable together. Prune to balance crown.
36	12,12, 11,11, 10,10, 7	Big Leaf Maple	28	Fair/Average	***Major Defects or Problems***	Multiple root suckers from dead stump, large cavity at base on north side. Remove 2 stems with internal decay & cable remaining stems. ***Monitor as Potential Hazard*** .
37	23	Oregon White Oak	35	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Main stem leans to south, large open cavity at 6' to 10' with internal decay above and below. Too little sound wood around cavity. **Hazard. Remove.**
38	20	Oregon White Oak	35	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Crown off balance to SE, Large cavity on west side from ground to 5', decay above. **Hazard tree, Remove.**
39	21	Oregon White Oak	36	Fair/Average	Moderate & Non-correctable Defects	Barb wire fence in the trunk, thin crown
40	6,6,6,6, 5,4,3 & 2	Oregon White Oak	20	Fair/Average	***Major Defects or Problems***	Multiple root suckers from dead stump, all lean out from center with poor connections at ground. Survival long-term unlikely. ***Future Hazard, Do Not Preserve***
41		Oregon White Oak	36	Fair/Average	Few & Minor or Correctable Defects	Thin crown, some large deadwood in crown, 2 main stem have included bark at 10', cable & or brace stems at connection
42	7,6	Oregon White Oak	14	Fair/Average	Few & Minor or Correctable Defects	Crown full of vines, 2 stems start at 1' off ground
43	22	Oregon White Oak	37	Fair/Average	Few & Minor or Correctable Defects	Crown off balance to SE
44	17,13	Oregon White Oak	38 x 20	Fair/Average	Moderate & Non-correctable Defects Major Defects or Problems	2 stems at ground, cavity at base of east stem buried 24" - 30" deep on north side. Both stems have old wounds on north side. Check for internal decay.
45	8	Oregon White Oak	18	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Roots cut 2' from trunk on north side, potential **Hazard Remove.**

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
46	26	Douglas Fir	36	Fair/Average	Few & Minor or Correctable Defects	Very poor annual twig growth, well below average. Tree may benefit from fertilization.
47	17	Douglas Fir	20	Good	Few & Minor or Correctable Defects	
48	23	Oregon White Oak	37	Good	Few & Minor or Correctable Defects	Thin Crown.
49	31	Douglas Fir	26	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
50	33	Douglas Fir	32	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
51	30	Douglas Fir	30	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
52	31,21	Douglas Fir	30	Fair/Average	***Major Defects or Problems***	2 stems at ground, large dead wood, smaller stem has many defects & internal decay. ***Remove small stem.***
53	14,15	Oregon White Oak	31	Fair/Average	Major Defects or Problems, **Hazard, Remove**	2 stem at 4' included bark & cavity from ground to 3' on south side. **Hazard**, recommend removal. Notify owner. OFF SITE.
53 b	30	Oregon White Oak	36	Fair/Average	Major Defects or Problems, **Hazard, Remove**	Large cavity with internal decay on west side, Insufficient sound wood, **Hazard Remove.** OFF SITE.
54	6	Austrian Pine	10	Good	Sound, no obvious defects.	
55	6	London Planetree	10	Good	Sound, no obvious defects.	
56	6	Austrian Pine	8	Fair/Average	Few & Minor or Correctable Defects	
57	4,4	Austrian Pine	8	Fair/Average	Defects Major Defects or Problems	2 stems at 4.5'
58	4,3	Austrian Pine	8	Fair/Average	Defects Major Defects or Problems	2 stems at 4.5'
59	6	London Planetree	10	Fair/Average	Few & Minor or Correctable Defects	
60	6	Ash,species	13	Good	Sound, no obvious defects.	
61	6	London Planetree	18	Good	Few & Minor or Correctable Defects	

246

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
62	6	London Planetree	16	Good	Few & Minor or Correctable Defects	
63	4	Austrian Pine	10	Good	Sound, no obvious defects.	
64	6	London Planetree	18	Good	Few & Minor or Correctable Defects	
65	6	London Planetree	17	Good	Few & Minor or Correctable Defects	
66	5	Douglas Fir	8	Good	Few & Minor or Correctable Defects	OFF SITE
67	3	London Planetree	12	Good	Few & Minor or Correctable Defects	
68	8	Scotch Pine	10	Good	Defects Major Defects or Problems	2 stems at 4.5' Remove upright subdominant stem.
69	6	London Planetree	15	Good	Few & Minor or Correctable Defects	
70	6	Scotch Pine	11	Fair/Average	Defects Major Defects or Problems	
71	6	Scotch Pine	12	Good	Few & Minor or Correctable Defects	
72	6	Leyland Cypress	12	Good	Defects Major Defects or Problems	
73	6	Leyland Cypress	12	Good	Few & Minor or Correctable Defects	
74	7	Douglas Fir	12	Good	Few & Minor or Correctable Defects	
75	10	Black Cottonwood	20	Fair/Average	Few & Minor or Correctable Defects	Growing on steep bank
76	6	Pacific Madrone	8	Fair/Average	Major Defects or Problems	Leaning over, prune to improve structure & growth habit.
77	8	Black Cottonwood	10	Fair/Average	Few & Minor or Correctable Defects	Growing on steep bank
78	6	Douglas Fir	12	Fair/Average	Few & Minor or Correctable Defects	Growing on steep bank

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
79	14, 2	Black Cottonwood	32	Fair/Average	Moderate & non correctable defects	2 stems at 2' above ground, growing on steep bank.
80	12,12,8	Black Cottonwood	30	Fair/Average	Moderate & non correctable defects	3 stem at ground, growing on steep bank.
81	6	Douglas Fir	8	Fair/Average	Moderate & non correctable defects	Partial crown due to crowding
82	10	Douglas Fir	18	Fair/Average	Few & Minor or Correctable Defects	
83	6,6	Douglas Fir	10	Good	Sound No Obvious Defects	2 trees, growing 1' apart.
84	11	Douglas Fir	13	Fair/Average	Few & Minor or Correctable Defects	
85	12,11,8	Black Cottonwood	22	Good	Moderate & non correctable defects	
86	12	Douglas Fir	14	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
87	11	Douglas Fir	15	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
88	7	Douglas Fir	13	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
89	6	Douglas Fir	10	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
90	10,9	Pacific Madrone	18 x 14	Good	Few & Minor or Correctable Defects	Partial crown due to crowding
91	9	Black Cottonwood	13	Good	Few & Minor or Correctable Defects	
92	13	Douglas Fir	12	Good	Sound No Obvious Defects	
93	14	Black Cottonwood	18	Good	Sound No Obvious Defects	
94	8	Black Cottonwood	12	Good	Few & Minor or Correctable Defects	
95	7	Black Cottonwood	12	Good	Few & Minor or Correctable Defects	
96	7	Douglas Fir	13	Good	Few & Minor or Correctable Defects	Partial crown due to crowding

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
97	12	Black Cottonwood	17	Good	Few & Minor or Correctable Defects	
98	8	Big Leaf Maple	12	Fair/Average	Few & Minor or Correctable Defects	
99	7	Big Leaf Maple	10	Good	Few & Minor or Correctable Defects	
100	10	Douglas Fir	16	Good	Few & Minor or Correctable Defects	
101	22	Black Cottonwood	20	Good	Few & Minor or Correctable Defects	
102	6	Douglas Fir	12	Good	Few & Minor or Correctable Defects	
103	6	Douglas Fir	10	Fair/Average	Moderate & non correctable defects	Swoop in trunk,poor specimen.
104	7	Douglas Fir	12	Fair/Average	Moderate & non correctable defects	Partial crown, with dead top. Prune out deadwood.
105	9	Black Cottonwood	12	Fair/Average	Moderate & non correctable defects	Broken & regrown top, connection defect at 30'
106	14	Black Cottonwood	16	Fair/Average	Moderate & non correctable defects	Wound on east side at base
107	10	Douglas Fir	14	Fair/Average	Moderate & non correctable defects	Defects in upper crown
108	8	Douglas Fir	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
109	9	Douglas Fir	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
110	11	Black Cottonwood	13	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
111	12	Black Cottonwood	14	Fair/Average	Few & Minor or Correctable Defects	
112	7	Black Cottonwood	13	Fair/Average	Few & Minor or Correctable Defects	
113	7	Big Leaf Maple	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding

Willamette 205 Corporate Center II, Tree Assessment, West Linn, Oregon

Tree No.	Size inches	Species	Crwn Dia. Ft.	Health	Condition	Comments
114	12,10	Black Cottonwood	17	Fair/Average	Few & Minor or Correctable Defects	2stems at 2', poor connection
115	7,5	Big Leaf Maple	16	Fair/Average	Few & Minor or Correctable Defects	2 stem at 3', remove smaller stem with poor connection to main
116	15	Black Cottonwood	17	Fair/Average	Few & Minor or Correctable Defects	
117	12	Black Cottonwood	16	Fair/Average	Few & Minor or Correctable Defects	Reverse root growing up steep bank, tree will be potential hazard if root is cut.
118	8	Douglas Fir	12	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
119	9	Douglas Fir	14	Fair/Average	Few & Minor or Correctable Defects	Partial crown due to crowding
120	12,11	Black Cottonwood	21	Fair/Average	Moderate & non correctable defects	2 stem at 1', major roots exposed to north and east (down scope)
120b	7,4	Big Leaf Maple	16	Fair/Average	Major Defects & Problems, **Hazard Remove**	Swoop in trunk, leans out over bank, **Hazard Remove**
121	15	Black Cottonwood	16	Fair/Average	Few & Minor or Correctable Defects	
121b	7	Big Leaf Maple	13	Fair/Average	Few & Minor or Correctable Defects	
121c	11	Douglas Fir	19	Fair/Average	Few & Minor or Correctable Defects	
122	13	Black Cottonwood	17	Fair/Average	Few & Minor or Correctable Defects	
123	19,8	Black Cottonwood	17	Fair/Average	Moderate & non correctable defects	Roots exposed down scope and across drainage ditch

250

NOTE: NOTES:

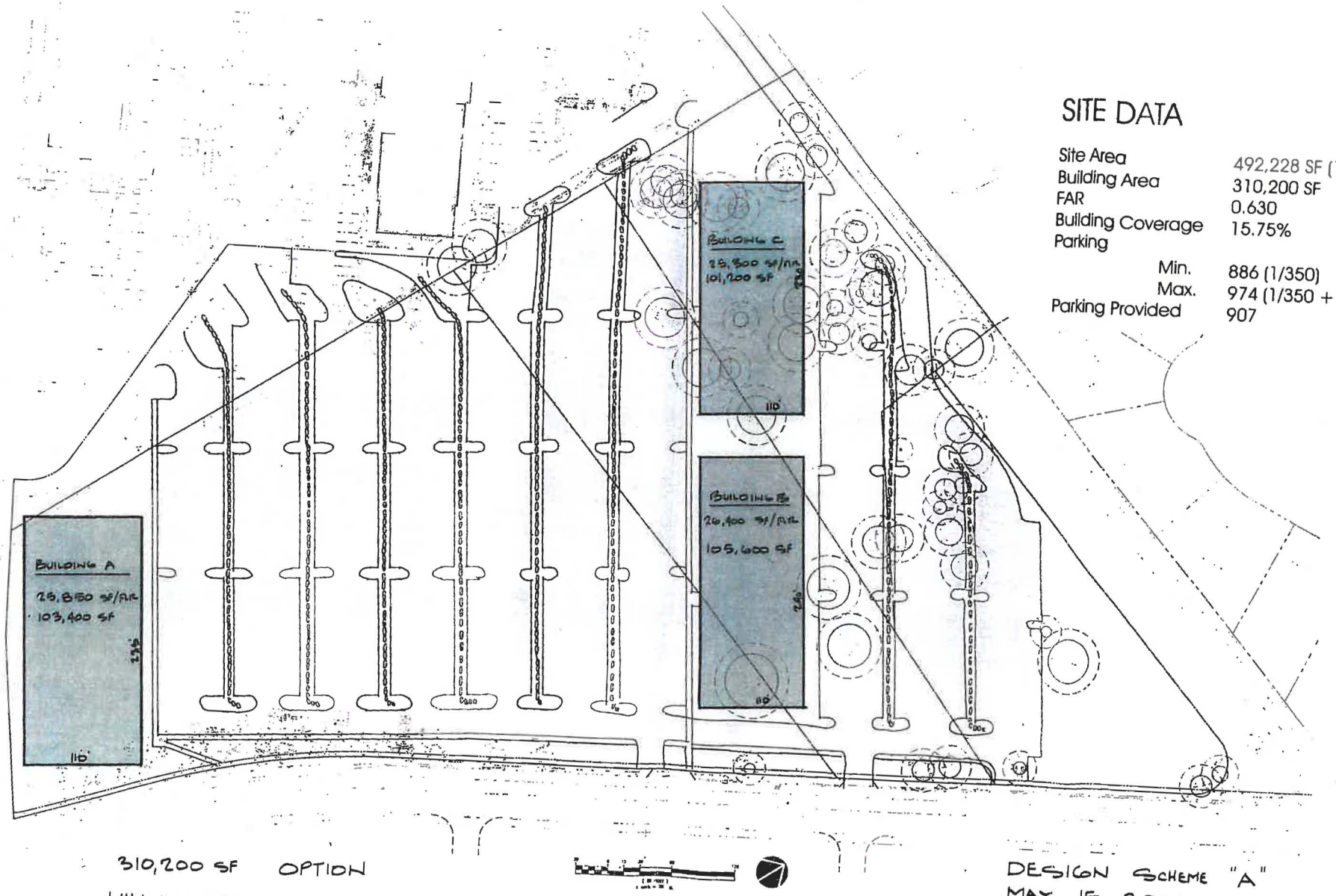
Trees that are dead, dying, hazardous or potentially hazardous are shown in **BOLD.**

Trees that have significant defects, non-correctable structural problems and are poor specimens which should not be preserved, are shown in ***BOLD ITALICS***

Species Key:

Ash - Fraxinus species
Austrian Pine - Pinus nigra
Bigleaf maple - Acer macrophyllum
Black Cottonwood - Populus trichocarpa
Douglas fir -Pseudotsuga menziesii
Leyland Cypress - x Cupressocyparis Leylandii
London Plane - Platanus acerifolia
Norway Maple - Acer platanoides
Oregon White Oak - Quercus garryana
Pacific Madrone - Arbutus menziesii
Scotch Pine - Pinus sylvestris

EXHIBIT H



SITE DATA

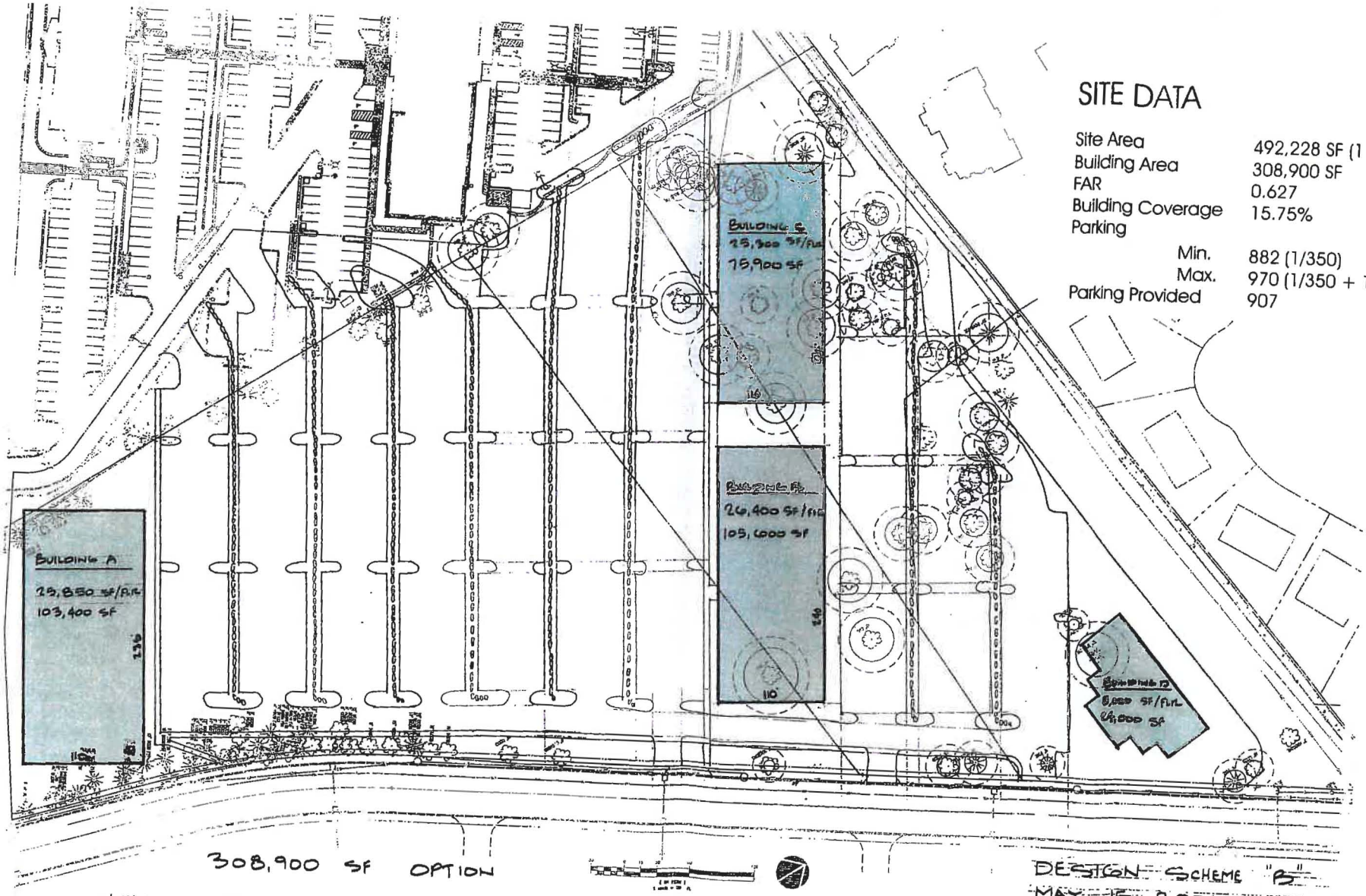
Site Area	492,228 SF (11.3 ac)
Building Area	310,200 SF
FAR	0.630
Building Coverage	15.75%
Parking	
Min.	886 (1/350)
Max.	974 (1/350 + 10%)
Parking Provided	907

310,200 SF OPTION

WILLAMETTE 205 CORPORATE CENTER - PHASE II

DESIGN SCHEME "A"
MAY 15, 2006

GROUP MACKENZIE ARCHITECTS

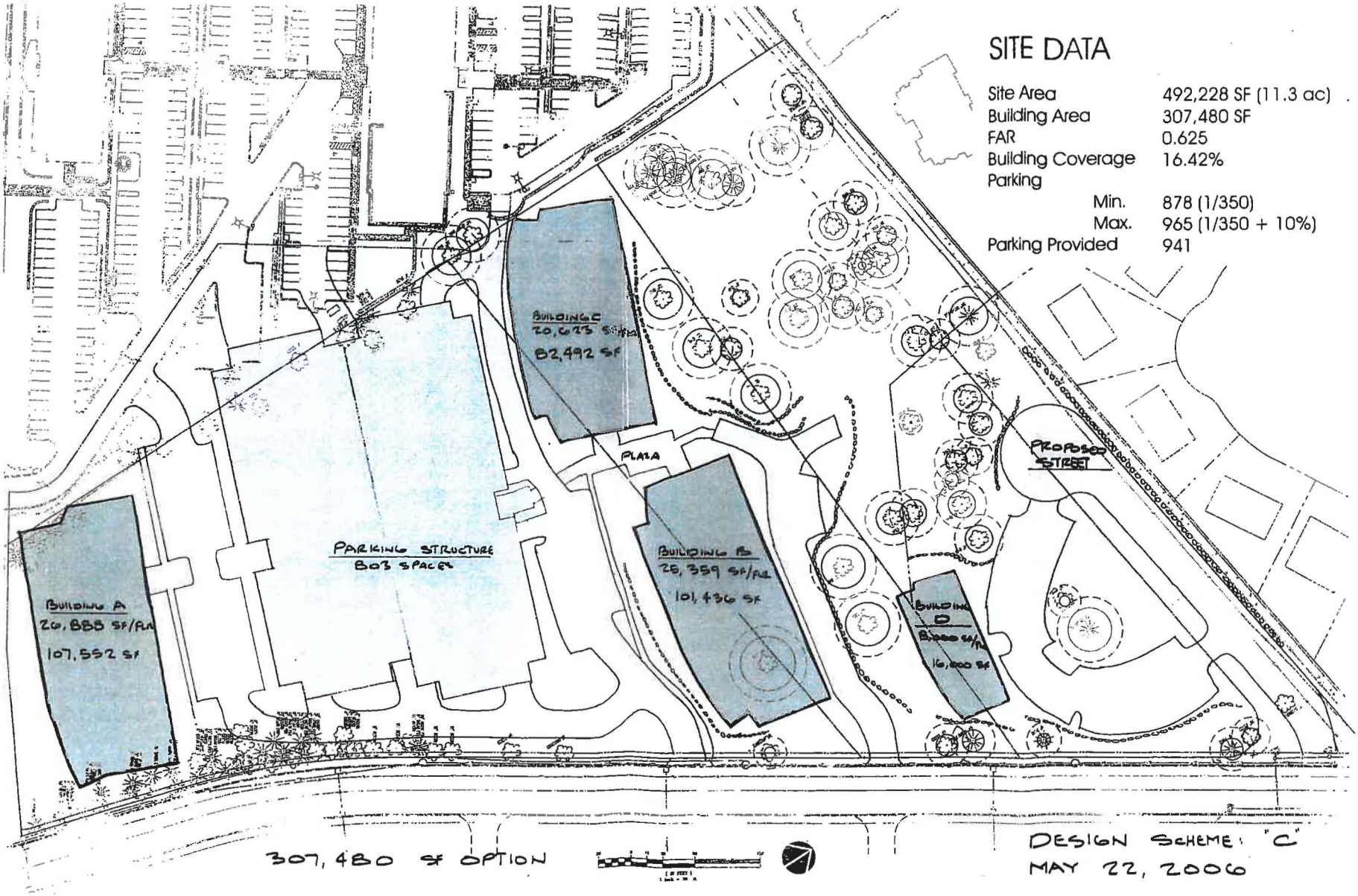


308,900 SF OPTION

DESIGN SCHEME "B"
MAY 15, 2006

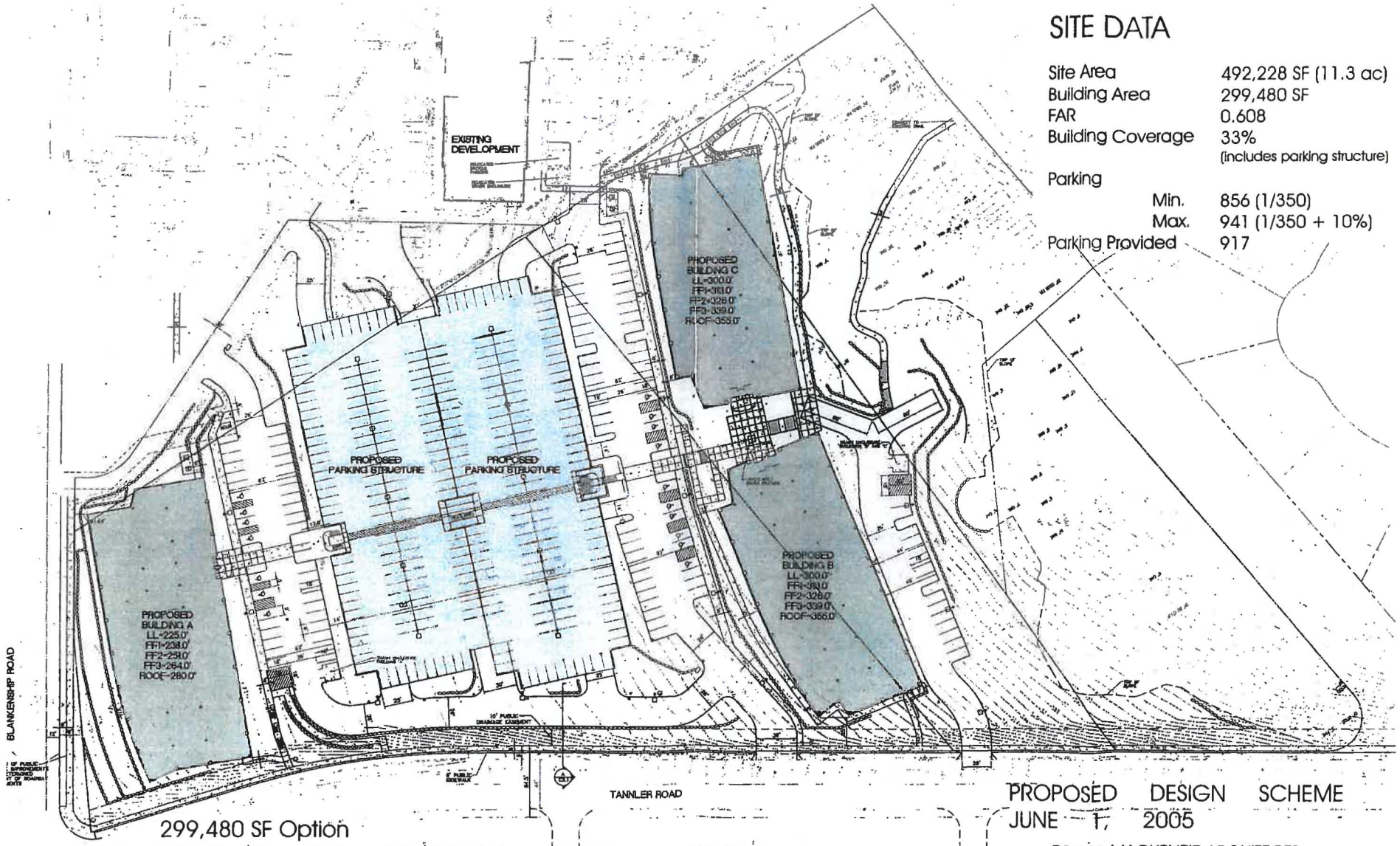
WILLAMETTE 205 CORPORATE CENTER - PHASE II

GROUP MACKENZIE ARCHITECTS



WILLAMETTE 205 CORPORATE CENTER - PHASE II

GROUP MACKENZIE ARCHITECTS



SITE DATA

Site Area	492,228 SF (11.3 ac)
Building Area	299,480 SF
FAR	0.608
Building Coverage	33% (includes parking structure)
Parking	
Min.	856 (1/350)
Max.	941 (1/350 + 10%)
Parking Provided	917

299,480 SF Option

WILLAMETTE 205 CORPORATE CENTER - PHASE II

PROPOSED DESIGN SCHEME

JUNE 1, 2005

GROUP MACKENZIE ARCHITECTS

EXHIBIT I

260

EXHIBIT J

August 24, 2006

Daly • Standlee & Associates, Inc.
4900 S.W. Griffith Drive
Suite 216
Beaverton, Oregon 97005
(503) 646-4420
Fax (503) 646-3385

Blackhawk, LLC
2020-C SW 8th Avenue, P.O. Box 170
West Linn, OR 97068

Attn: Mr. Jeff Parker

From: Kerrie G. Standlee
Senior Principal

Re: ***Willamette 205 Corporate Center Phase II Noise Study***
DSA File #: 154062

REGISTERED PROFESSIONAL ENGINEER 11,982 OREGON FEB 3, 1983 KERRIE G. STANDLEE
EXPIRES: 6/30/08

Introduction

Daly-Standlee & Associates, Inc. (DSA) conducted a noise study for the proposed Willamette 205 Corporate Center Phase II office complex development in West Linn, Oregon. Under the West Linn development code, the applicant, when requesting building permits for a proposed development, is required to submit a noise study showing that the noise associated with the development will comply with both the Oregon DEQ Noise Regulations and the sections of the West Linn Municipal code that relate to noise. Therefore, the noise study was conducted to determine if the noise that will be generated by the proposed development will be in compliance with those codes.

This report provides the results of the noise study and the conclusions based on those results.

Summary of Findings

Based on the results of ambient noise levels measured over a 3 day period that included weekday and weekend periods, and based on the noise levels predicted to radiate from the proposed Willamette 205 Corporate Center Phase II office buildings, the noise radiating from the office park will meet all state and city noise regulations during all hours.

Site Description

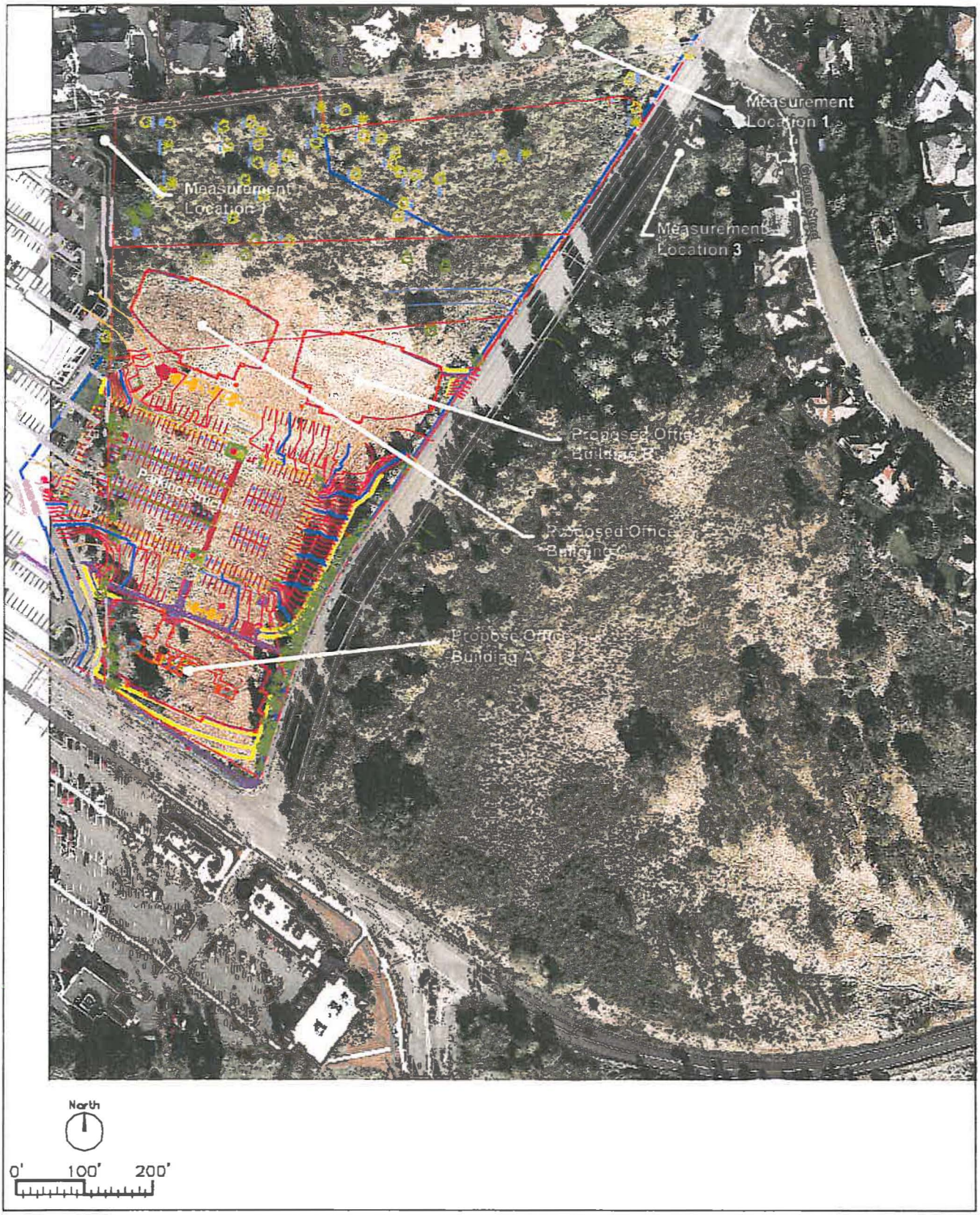
The Willamette 205 Corporate Center Phase II development will be a commercial development that will be located at the northwest corner of Blankenship Road and Tannler Drive in West Linn, OR (see Figure 1). The development will be bordered on the south by Blankenship Road, on the west by the West Linn Corporate Park I which has two existing office buildings (1800 Blankenship Road "Building A" and 1830 Blankenship Road "Building B"), on the north by the Summer Linn Apartment Complex and the Barrington Heights residential development, and on the east by Tannler Drive (see Figure 2).

Daly-Standlee & Associates, Inc.

Phone: 503/646-4420
Fax: 503/646-3385
Email: DSA@acoustechgroup.com

Vicinity Map

DESIGNED BY:	DRAWN BY:	DATE:	PROJECT NO.	
M. Shiach	M. Shiach	7/12/06	154061	Figure 1



Daly-Standlee & Associates, Inc. ph: 503-646-4420 fax: 503-646-3385 email: DSA@acoustechgroup.com		**Proposed Office Complex and Noise Measurement Locations**		
DESIGNED BY:	DRAWN BY: CLA	DATE: 8/23/2006	PROJECT NO. 154061	Figure 2

The topography at the site slopes upward from the site's southwest corner to its northeast corner. The southwest corner of the site has an elevation of approximately 210 feet above sea level and the elevation in the northeast corner of the site is approximately 100 feet above that found in the southwest corner.

Three office buildings are proposed on the site. Building "A", a three-story office building spanning the east-west width of the site, is proposed in the lower, southeast portion of the site. Office Building "B" and "C", both three-story buildings, are proposed side-by-side along a line running east-west across the site in the upper portion of the site approximately 200 to 225 feet south of the northwest corner of the site (see Figure 2). Parking for the three office buildings will be located in a parking structure that will be located between the lower three story building and the upper two, three story buildings.

The roof of the three-story office building on the lower portion of the site will be at an elevation of approximately 280 feet above sea level (approximately 50 feet above the ground elevation at its building site) while the roof of the upper three story office buildings will be at an elevation of approximately 343 feet above sea level (approximately 47 feet above the ground on the south side of the building and 37 feet above the ground elevation in the northwest corner of the site).

The nearest occupied residential properties are located north of the site and east of the site. The Summer Linn Apartments are located immediately adjacent to the northwest corner of the site and represent the nearest residential structures to the proposed office buildings. The Barrington Heights residential development, located immediately east of the Summer Linn Apartments, border the majority of the north property line of the proposed office buildings. Homes are located on Greene Street across Tannler Drive, east of the northeast corner of the office building site.

The apartment in the Summer Linn Apartment complex nearest the proposed development will be approximately 252 feet from the northwest corner of the western office building in upper portion of the site. The apartment building is constructed in an old rock quarry so that the ground elevation at the apartments is approximately the same as that found in the northwest corner the project site (approximately 320 feet above sea level). The top floor of the apartments will be approximately 13 feet below the roof of the nearest 3-story office building. People living on the top floor of the apartment buildings should not be able to see the surface of the roof of the upper two office buildings but they could likely see the walls being constructed around the rooftop HVAC equipment.

The closest house to the office buildings in the Barrington Heights development will be approximately 398 feet from the northwest corner of the eastern office building in the upper portion of the site. The homes located in that development along the north property line will be at a much higher elevation than the roof of the office building (the elevation of the ground floor levels of the homes range from 375 feet above sea level to 385 feet above sea level) so that people in the homes will be overlooking the roof of the office buildings but they will not be able to see the HVAC equipment due to a proposed 10 foot high barrier wall constructed around the equipment.

The nearest home on Greene Street will be approximately 530 feet from the east side of the eastern office building proposed in the upper portion of the site. Most of the homes in the development will be at a higher elevation than the roof of the office buildings so that the occupants of those homes will overlook the roof of the buildings but they will not be able to see the HVAC equipment due to the presence of a 10 foot high wall around the equipment.

An Albertsons Food Store is located on the south side of Blankenship Road south of the proposed development site. Undeveloped land zoned for commercial use is located west of the Albertsons store. Interstate Highway 205 is located further south of the Albertson store approximately 650 feet from the southern boundary of the site.

The site will be cleared of vegetation to allow for the construction of the three buildings, the parking area between the buildings and the access drives. However, there will be approximately 200 feet of bushes and trees left between the eastern building along the north portion of the site and the residential developments to the northeast and east (Barrington Heights and Greene Street).

Facility Information:

Noise sources expected at the office complex are:

- rooftop HVAC equipment,
- road traffic generated by the building,
- automobiles driving in the parking lot,
- slamming automobile doors,
- garbage trucks,
- delivery trucks,
- lawn maintenance equipment,
- routine parking lot maintenance equipment (such as parking lot sweeps and leaf blowers).

No emergency generators are expected on the exterior of the building. It is expected that routine parking lot maintenance equipment (such as parking lot sweeps and leaf blowers) will only operate between the hours of 7 AM and 10 PM.

According to representatives of the Willamette 205 Corporate Center Phase II LLC, two, 70-ton Trane Intellipak commercial packaged rooftop units are proposed on the two 3-story office buildings in the northern portion of the site and three, 70-ton Trane Intellipak commercial packaged rooftop units are proposed on the office building in the southern portion of the site.

Vehicles will access the proposed office center complex at two locations along Tannler Drive near the center of the east side of the site and at four locations on the west side of the site along the driveway leading to the existing office building west of the proposed development.

Noise Criterion

The Oregon Department of Environmental Quality (DEQ) noise regulations (OAR Chapter 340-35-035) control noise radiating from "new" and "existing" industrial or commercial noise sources. A new industrial or commercial noise source is defined as any noise source that begins operation after January 1, 1975. Therefore, under the DEQ noise regulations, the proposed office park will be a "new commercial noise source".

The DEQ noise regulation categorizes a new commercial noise source as a new source located on a "previously used commercial site" or as new source located on a "previously unused commercial site". A "previously used commercial site" is defined as a site on which commercial or industrial activity occurred within the 20 years preceding the operation of the new noise source on the site. The proposed Willamette 205 Corporate Center Phase II development will be located on property that has never been used for a commercial operation. Therefore, the DEQ regulation for new commercial sound sources located on a previously unused site will apply to the development.

The Oregon DEQ noise regulation for a new commercial noise sources on a previously unused site states that the noise radiating from the new source cannot exceed the maximum allowable limits in Table 8 of the regulation (see Table 1 below) nor increase the existing ambient hourly statistical L_{10} and L_{50} noise levels by more than 10 dBA at any appropriate noise sensitive receiver. The second part of the limitation (the 10 dBA increase limitation) is commonly known as the ambient degradation rule in the regulation. The hourly L_{10}, and L_{50} sound levels are defined as those sound levels at a receiver that are equaled or exceeded 10% and 50% of an hour, respectively. The appropriate noise sensitive receiver location is defined as any point 25 feet from a residence, motel, church, school or hospital or the property line of the noise sensitive property which ever is farther from the noise source.

TABLE 1
DEQ Maximum Allowable Hourly Statistical Noise Levels

OAR 340-35-035 - Table 8 New Industrial and Commercial Noise Source Standards Allowable Statistical Noise Levels in Any One Hour	
7 am - 10 pm	**10 pm - 7 am**
L_{50} - 55 dBA	L_{50} - 50 dBA
L_{10} - 60 dBA	L_{10} - 55 dBA
L_{01} - 75 dBA	L_{01} - 60 dBA

The West Linn Community Development Code Section 55.100(D), Approval Standards – *Privacy and Noise*, requires that all "Businesses or activities that can reasonably be expected to generate noise shall undertake and submit appropriate noise studies and mitigate as necessary." Office buildings are generally considered to be businesses that

generate noise in the City of West Linn. Therefore, the West Linn *Privacy and Noise* code will also apply to the Willamette 205 Corporate Center Phase II development.

The West Linn Community Development Code states that for any new commercial development on a vacant or previously unused commercial site, the operation of a noise source shall not cause or permit noise levels which would increase the ambient hourly statistical L_{10} and L_{50} noise level by more than 5 dBA at any appropriate receiver. This part of the City code is similar to the DEQ ambient degradation criteria with the exception that the City of West Linn criteria more stringent than the DEQ ambient degradation criteria.

The West Linn Community Development Code Section 55.100(D) also regulates the maximum allowable hourly statistical sound levels that can be generated by a new commercial development and the limits specified by the City are shown in Table 2.

TABLE 2
West Linn Maximum Allowable Hourly Statistical Noise Levels

Section 55.100(D) - Table 1 **Businesses or activities that can be expected to generate noise** **Allowable Statistical Noise Levels in Any One Hour**	
7 am - 7 pm	**7 pm - 7 am**
L_{50} - 55 dBA	L_{50} - 50 dBA
L_{10} - 60 dBA	L_{10} - 55 dBA
L_{01} - 75 dBA	L_{01} - 60 dBA

The maximum allowable criteria limits specified in the City code are the same as those specified in the state. However, there are more hours included in the "Nighttime" hour category in the West Linn code than in the DEQ code. As a result, Section 55.100(D) of the West Linn Community Development code becomes more stringent than the DEQ code..

Existing Ambient Noise Levels at Residences around the Development

Noise measurements were made for 24 hours at two locations near the northeast corner of the site in the vicinity of homes nearest the site in the Barrington Heights development and homes nearest the site on Greene Street (Measurement Locations 2 and 3 of Figure 2). Those measurements began at 4 p.m. on January 21, 2004 and ended at 4 p.m. on January 22. Forty eight (48) hour noise measurements were made at a third location near the Summer Linn Apartments (Measurement Location 1 in Figure 2) beginning at 12 noon on January 24, 2004 and ending at 12 noon on January 26, 2004. The longer term measurements at Location 1 were made to provide information about the weekend noise levels generally found in the area.

Measurement Procedure

Noise levels were measured using three Larson Davis Model 720 sound level meters which meet the American National Institute (ANSI) requirements for a Type 2 sound level meter. The detectors of the meters were set for "fast" response. The meters have a built-in microprocessor and memory capability that allowed calculations and storage of a variety of statistical data. The microphones were located approximately five feet above ground level. All three sound level meters were field calibrated prior to the noise measurement with a Larson Davis Model CA 250 sound level calibrator.

Measurement Locations

Measurement Location 1 was located in the northwest corner of the site, approximately 450 feet east of Summerlinn Drive, and approximately 50 feet south of the Summer Linn Apartments (see Figure 2). Measurement Location 1 was selected to provide information on the ambient noise levels experienced by the occupants of the Summer Linn Apartment buildings nearest the proposed development.

Measurement Location 2 was located approximately 150 feet west of Tannler Drive, and approximately 75 feet south of the houses in Barrington Heights (see Figure 2). Measurement Location 2 was selected to provide information on the ambient noise levels experienced by the residents of homes in the Barrington Heights area nearest the proposed development.

Measurement Location 3 was located approximately 25 feet east of Tannler Drive, and approximately 35 feet from the first home on Greene Street (see Figure 2). Measurement Location 3 was selected as a measurement point because it was at a much lower elevation than any other home in the area and the noise from Interstate 205 traffic (the major source of ambient noise in the area) appeared to be lower at that home than at any other home in the area. Therefore, to be conservative in defining the ambient noise, the measurement site was selected to provide ambient noise level data for the homes on Greene Street.

Measurement Results

Figure 3 presents the ambient noise levels recorded at measurement Location 1. Figure 4 presents the ambient noise levels recorded at measurement Location 2 and Figure 5 presents the ambient noise levels recorded at measurement Location 3.

The ambient sound level measurement results indicate the noise levels at residences around the proposed office site already approach or exceed the West Linn and DEQ maximum allowable hourly statistical sound level limits for commercial and industrial sources. Therefore, the ambient degradation rule in the West Linn and DEQ regulations would be less stringent than the maximum allowable hourly statistical sound level limits and the predicted noise levels should be compared with the maximum allowable limits of both rules.

Figure 3

Ambient hourly L01, L10, & L50 sound levels - Location 1 (Summer Linn Apartments)
Measured January 24, 2004 - January 26, 2004
(See Figure 2 For Location)

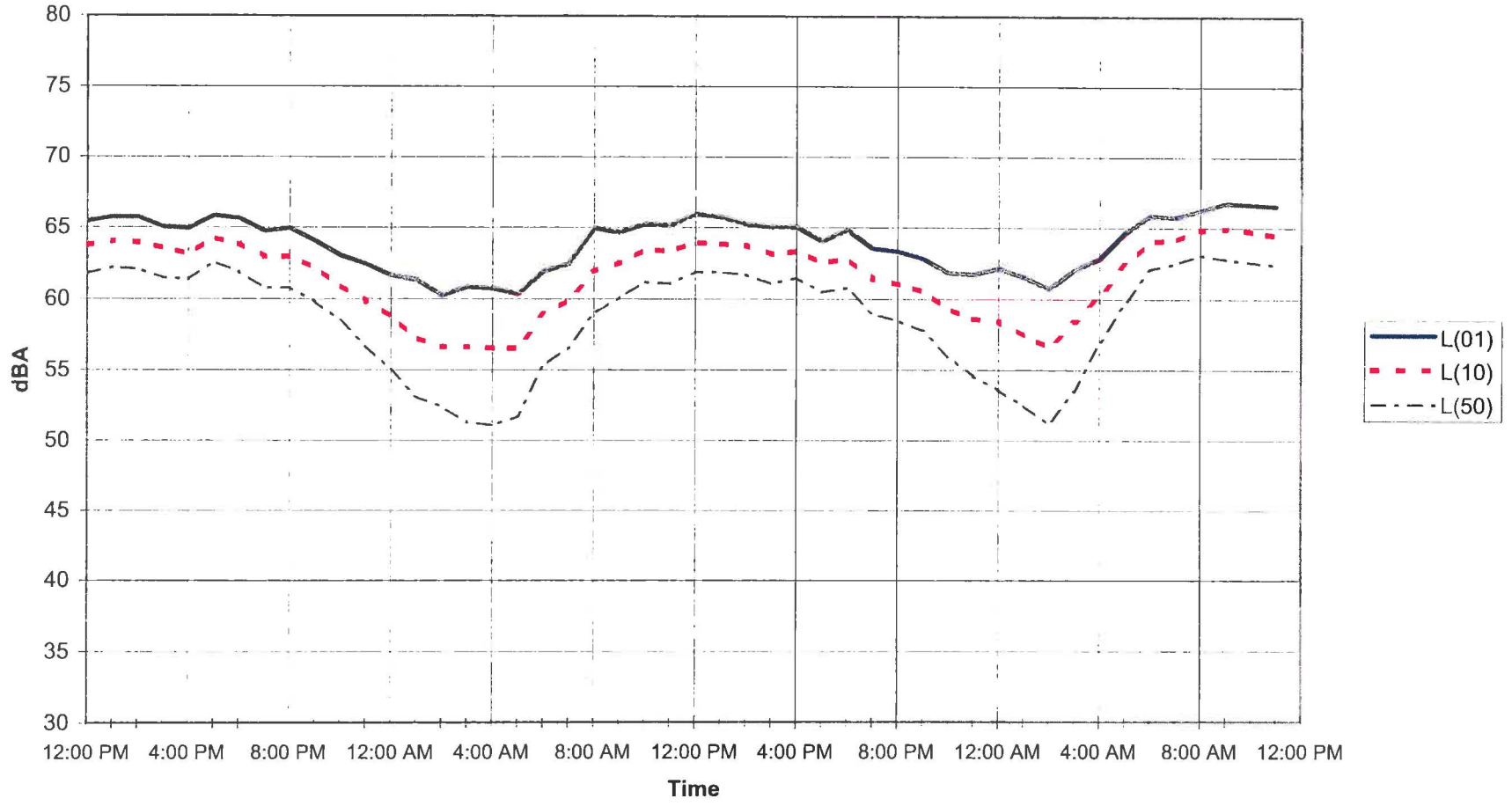
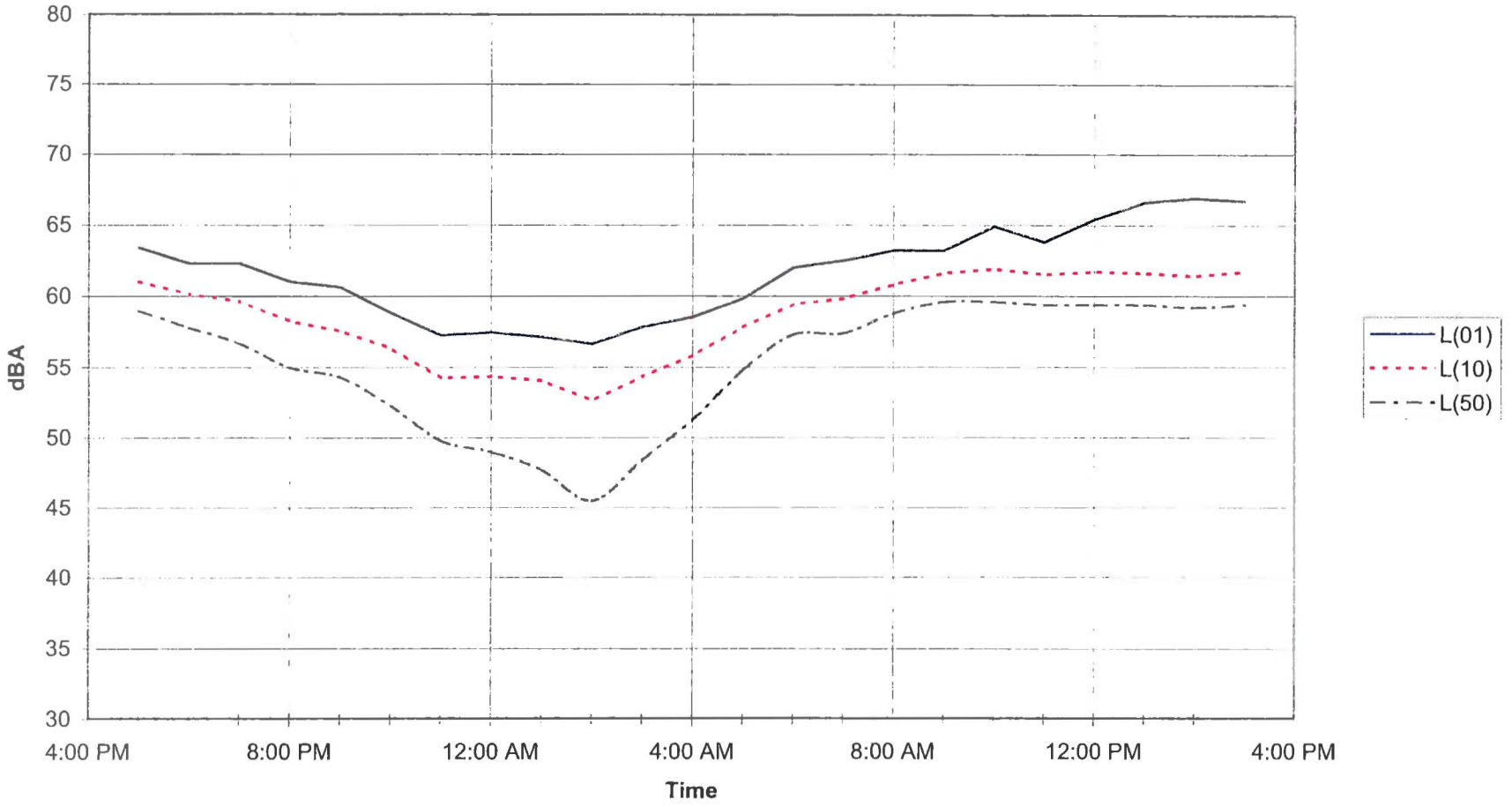


Figure 4

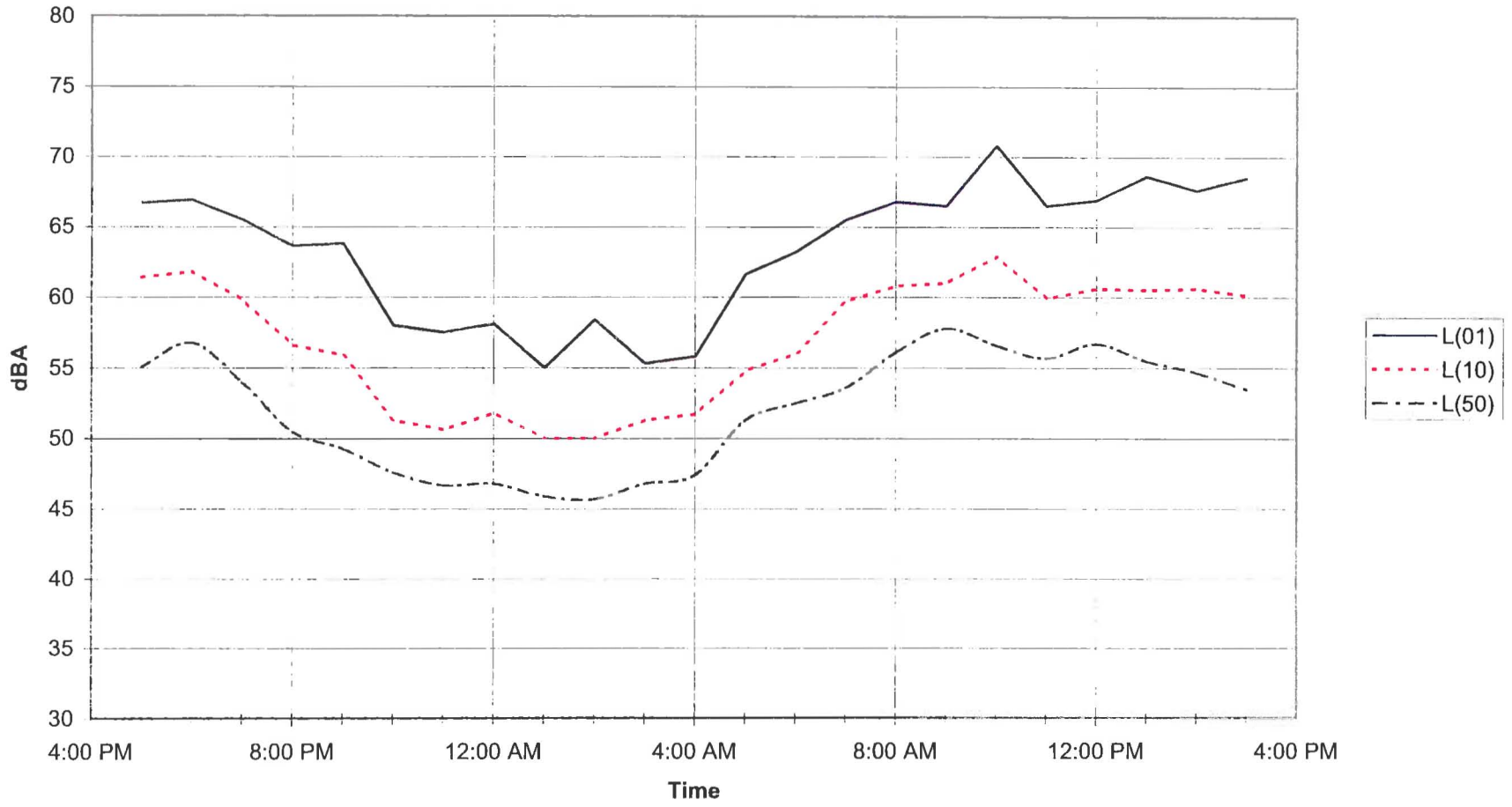
Ambient hourly L01, L10, & L50 sound levels - Location 2 (Barrington Heights home)
Measured January 21, 2004 - January 22, 2004
(See Figure 2 For Location)



272

Figure 5

Ambient hourly L01, L10, & L50 sound levels - Location 3 (Greene Street home)
Measured January 21, 2004 - January 22, 2004
(See Figure 2 For Location)



Observations

Observations were made at each measurement location during various periods of the day to help establish the source of the ambient noise found at the locations. Traffic on Interstate 205 was the primary noise source influencing the hourly L_{01}, L_{10}, and L_{50} noise levels measured in the vicinity of all 3 measurement locations. Noise from traffic on I-205 varied with the time of day as the volume of traffic changed but in general, the noise from the freeway was always present at a high enough level to be the primary source of environmental noise in the area.

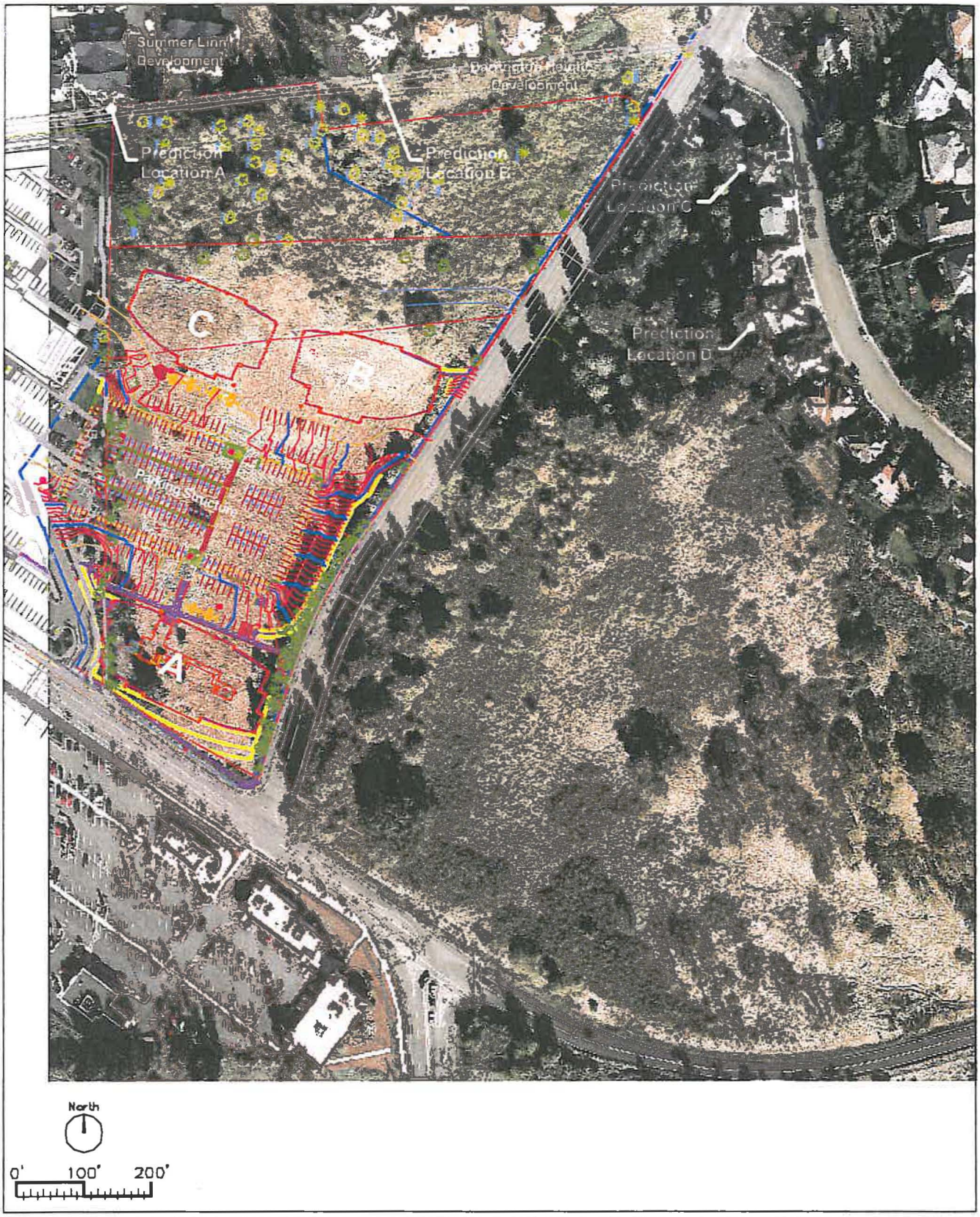
At measurement Location 1, a train horn was observed for a brief duration during an observation period, but sound from the horn was seldom observed to exceed 60 dBA. During an early morning observation period, people were arriving in their cars to the existing Building A office building in the West Linn Corporate Park I development. During that time period, the noise generated by closing car doors was never audible above the ambient noise caused by the freeway traffic. At times, noise from aircraft could be heard for a very brief duration at Location 1 as well as at Location 2 and Location 3.

At measurement Location 2 and 3, cars on Tannler Drive contributed some noise to the measured hourly statistical L_{01} and L_{10} sound levels during periods of higher traffic volumes along the road.

Predicted Noise Radiating from the Office Complex

Analysis Procedure

The highest possible hourly statistical noise levels radiating from the Willamette 205 Corporate Center Phase II development were predicted at four residential locations. One location was directly north in the Summer Linn Apartments. A second location was to the north at the nearest home in the Barrington Heights development. The third location was at the Greene Street home with the quietest ambient noise levels and the fourth location was at the home on Greene Street nearest the proposed development. The four locations chosen are believed to have the greatest potential of receiving the highest noise levels from the proposed development or of having the greatest change in ambient noise caused by the development. The positions are labeled A, B, C, and D in Figure 6.



Daly-Standlee & Associates, Inc. ph: 503-646-4420 fax: 503-646-3385 email: DSA@acoustechgroup.com	**Nearby Residence Locations and Noise Prediction Locations**			
DESIGNED BY:	DRAWN BY: CLA	DATE: 8/23/2006	PROJECT NO. 154061	Figure 6

The noise levels were predicted at positions 25 feet from the existing structures at those sites in accordance with the City of West Linn and the Oregon DEQ noise regulations. Noise levels were predicted using a computer program that includes the effects of atmospheric conditions, spreading loss, berms, barriers, vegetation, etc. Reference noise levels for HVAC units, automobiles, garbage trucks, and leaf blowers were obtained from published reference data and noise data measured by DSA. Car door slams were also measured by DSA, and included in the analysis of the predicted noise generated by the proposed Office Complex. The reference noise data used in the analysis are presented in Table 3.

TABLE 3

Reference Sound Levels Used in Predicting the Noise Radiating from the Office Complex

Source	Distance (ft)	Maximum Noise Level (dBA)
130-ton Trane Intellipak Commercial Packaged Rooftop Unit	33	67
Automobile – driving slowly	50	70
Automobile – idling	50	49
Automobile – car door slam*	50	71
Garbage Truck	50	72
Recycling Truck	50	65
Delivery Truck	50	59
Leaf Blower	10	83
Parking Lot Sweeper	50	60
*The sound during a car door slam was found to exist for approximately 180ms. During that time, the SPL rose to the maximum level shown and then decreased back down to below the ambient noise during the measurement.		

To predict the loudest nighttime (7 PM – 7 AM) hour statistical noise levels, the following assumptions were included in the analysis:

- All of the rooftop units are operating continuously and simultaneously during the entire loudest nighttime hour. The rooftop units will be located close to the center of the three buildings. The source height of the noise radiating from the rooftop units was assumed to be 4 feet above the roof elevation.
- A garbage truck (the loudest of a garbage, a recycling, or a delivery truck) is at the site during the loudest nighttime hour.
- 4 automobiles are traveling at 15 mph during the entire hour in the parking lot and
- 4 automobiles are idling during the entire hour in the parking lot.
- 50 car door slams occur in the parking area during the hour.

To predict the loudest daytime (7 AM – 7 PM) hour statistical noise levels, the following assumptions were included in the analysis:

- All of the rooftop units are operating continuously and simultaneously during the entire loudest daytime hour.
- 10 automobiles are idling in the parking lot simultaneously for an entire hour and
- 10 automobiles are driving at 15 mph in the parking lot simultaneously for an entire hour.
- A leaf blower (with a higher noise level then a parking lot sweeper) is at the site during the loudest hour.
- A garbage truck (the loudest of a garbage, a recycling, or a delivery truck) is at the site during the loudest hour.
- 200 car door slams occur during the loudest hour.

With both scenarios, the assumptions are very conservative because, as one example, it is very unlikely that there will ever be a time when all the rooftop HVAC equipment will operate continuously during any hour. Also, it is not likely that every person arriving at the building will actually "slam" their car door which is assumed in the analysis.

In assessing the site generated noise, the loudest possible daytime and nighttime hour noise levels were compared with the West Linn and Oregon DEQ daytime and nighttime criteria.

Analysis Results

The loudest possible hourly statistical sound levels predicted at the nearest residences are shown in Table 4.

TABLE 4
Loudest Possible Hourly L_{01}, L_{10}, and L_{50} Noise Levels Radiating from Willamette 205 Corporate Center Phase II during Daytime and Nighttime Hours

Residence Location	Loudest Nighttime Hour (7PM – 7 AM)			Loudest Daytime Hour (7AM – 7 PM)		
	L(01)	L(10)	L(50)	L(01)	L(10)	L(50)
A – Nearest Summer Linn Apartment	45	40	40	50	40	40
B – Nearest Barrington Heights Home	47	42	42	53	42	42
C – Greene Street Home w/quietest ambient	53	38	38	56	38	38
D – Nearest Greene Street Home	53	38	38	56	38	38
*Note – noise levels presented are the loudest noise levels that could ever be expected to radiate from the site, but they are not considered typical. **See Figure 6 for Residence Locations.						

The results of the analysis show that the noise radiating from the Willamette 205 Corporate Center Phase II Office buildings will be well under the West Linn and DEQ maximum allowable hourly statistical noise limits during daytime and nighttime hours (see Table 1 and Table 2 for criteria).

Because there have been concerns voiced by members of the West Linn City Council in the past with the impact of noise generated by car door closures in parking lots, it should be noted that the noise generated by "slamming" car doors would virtually be inaudible because the parking area will be blocked from view of the nearest residences by the northern buildings. It is predicted that the loudest hourly L_{01} noise level caused by slamming car doors would be in the range of 29 dBA at the nearest residence; Location A (the Summer Linn Apartments); well below the ambient noise in the area. Slamming car doors would provide no contribution to the predicted hourly L_{10} or L_{50} noise level because the duration of one slam is less than 187 milliseconds and there could never be enough total occurrences in an hour to contribute a total of 30 minutes of sound (the hourly L_{30} period) much less 6 minutes of sound (the hourly L_{10} period).

Even though the ambient degradation rule will not be the controlling criteria for this project, a prediction was made of the change that would occur in the ambient noise level at the four prediction locations if the project was allowed to be constructed. It was predicted that there would be no change in ambient hourly L_{10} or L_{50} noise levels with the construction of the Willamette 205 Corporate Center Phase II.

Conclusions

Based on the results of the noise study, we conclude that the noise radiating from the proposed Willamette 205 Corporate Center Phase II office complex will meet all state and local noise regulations during daytime and nighttime hours

The noise radiating from the proposed office center will have virtually no influence on the existing environmental noise levels found at residences around the site.

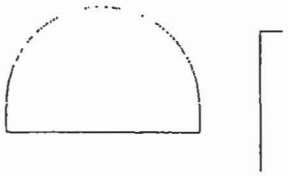
EXHIBIT K

Notes:

Job: WILLAMETTE 205
Type: 'SA', 'SA1', 'SA2'

FORM 10 ROUND

CA/MA ARM MOUNT



GENERAL DESCRIPTION: The Gardco Round arm mounted Form 10 products are cylindrical (CA) or semi-spherical (MA) sharp cutoff luminaires using high intensity discharge lamps up to 1000 watts (400w in the MA). Housings are one-piece seamless spun aluminum and finished with either Architectural Class 1 anodizing or electrostatically applied polyurethane. Luminaires can accept one of eight (8) interchangeable and rotatable precision segmented optical systems.

ORDERING

Flat glass lens luminaires meet IESNA Full Cutoff criteria. Sag Lens luminaires meet IESNA Cutoff criteria.

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

CA17	17" Diameter Cylindrical Luminaire
MA17	17" Diameter Semi-Spherical Luminaire
CA22	22" Diameter Cylindrical Luminaire
MA22	22" Diameter Semi-Spherical Luminaire

CONFIGURATION

1	Single Assembly	3	Triple at 90°
2	Twin Assembly	3@120	Triple at 120°
2@90	Twin Assembly at 90°	4	Quad Assembly

DISTRIBUTION

Horizontal Lamp

1	Type I
3	Type III
4X	Type IV *(22" luminaires only)*
FM	Type IV
Q	Type V

Vertical Lamp

VS	Type V

(Supplied with acrylic sag lens. Medium base only on 17" luminaires only)

FC3V*	Type III, Full cutoff
FCVS*	Type V, Full cutoff

"22" 320PSMH only. Supplied with MS32/BU/ED28/LLC/PS lamp

WATTAGE

CA17	MA17	CA22	MA22
50MH[1]	50MH[1]	250MH	250MH
70MH[1]	70MH[1]	400MH	400MH
100MH[1]	100MH[1]	1000MH[5,7,14]	250PSMH[9]
150MH[1]	150MH[1]	250PSMH[9]	320PSMH[10]
175MH	175MH	320PSMH[10]	350PSMH
200MH	175PSMH[2,12]	350PSMH	400PSMH
250MH[13]	70HPS	400PSMH[11]	450PSMH[2,11]
175PSMH[2,12]	100HPS	450PSMH[2]	250HPS
250PSMH[9]	150HPS[4]	750PSMH[6]	400HPS
70HPS		875PSMH	
100HPS		1000PSMH[7,14]	
150HPS[4]		250HPS	
		400HPS	
		750HPS[5]	

MH Metal Halide
PSMH Pulse Start Metal Halide
HPS High Pressure Sodium

1. *Medium base lamp*
2. *Available with vertical lamp optics only.*
3. *Available with horizontal lamps only.*
4. *Operates 55V lamp.*
5. *Uses BT37 lamps only.*
6. *Furnished standard with Sag Glass Lens.*
7. *Available with 4X and VS optics only.*
8. *M149 only. Horizontal optics require MS750/PS/BU-HOR/BT37 Lamp*
9. *M138 or M153*
10. *M132 or M154*
11. *M135 or M155*
12. *M137 or M152*
13. *Horizontal optics only.*
14. *For 1000w CA22 with 4X optics:*

For 1000 Metal Halide, use:

Brand	Product Code	Catalog Number
Venture	53702	MS1000W/HOR/BT37/3K
G.E.	16205	MVR1000/U/BT37
Venture	15332	MH1000W/U/BT37

For 1000 Pulse Start, use:

Brand	Product Code	Catalog Number
G.E.	10389	MVR1000/U/BT37/PA
Venture	49111	MS1000W/HOR/T25/PS

WARNING: Use of other lamps voids warranty

VOLTAGE

120	240	347	QUAD
208	277	480	*120/208/240/277, Factory tied to 277V.*

FINISH

BRP	Bronze Paint	BLA	Black Anodized
BLP	Black Paint	BRA	Bronze Anodized
WP	White Paint	NA	Natural Anodized
NP	Natural Aluminum Paint		
OC	Optional Color Paint *Specify RAL designation ex: OC-RAL7024*		
SC	Special Color Paint *Specify. Must supply color chip*		

OPTIONS

HS	Internal House Side Shield *Supplied standard w/FM optics*	PCR	Photocontrol Receptacle only *N/A with MA units*	PTF2	Pole Top Fitter - 2 3/8" Dia. Tenon
F	Fusing *In Head. N/A above 400w*	POLY	Polycarbonate Sag Lens *In lieu of flat glass. N/A w/4X optics, 750 - 1000w*	PTF3	Pole Top Fitter - 3-3.5" Dia. Tenon
LF	In-Line/In-Pole Fusing			PTF4	Pole Top Fitter - 3.5-4" Dia. Tenon
MF	Mast Arm Fitter	QS	Quartz Standby *N/A above 400w*		
PC	Photocontrol and Receptacle *N/A with MA units or 480V.*	SG	Sag Glass Lens *In lieu of flat glass* *Supplied standard w/4X optics and 750-1000w*		

Genlyte Group

Gardco Lighting
1611 Clovis Barker Road,
San Marcos, TX 78666

(800) 227-0758
(512) 753-1000
FAX: (512) 753-7855
www.sitelighting.com

GARDCO LIGHTING

FORM 10 ROUND

CA/MA ARM MOUNT

SPECIFICATIONS

GENERAL: Each Gardco Form 10 arm mounted Hardtop is a cylindrical (CA) or semi-spherical (MA) sharp cutoff luminaire for high intensity discharge lamps. Internal components are totally enclosed, rain-tight, dust-tight and corrosion resistant. No venting of optical system or electrical components is required or permitted. Luminaires are completely assembled with no disassembly required for installation. Lamping requires no lifting or hinging the luminaire housing, disturbing wiring or exposing uninsulated live parts.

HOUSING: Housing is one piece, .100"/.25cm seamless aluminum with integral rolled circumferential reveal and lower section aperture incorporating a returned flange stiffener to protect against housing edge deformation. Units are offered in profiles of 17"(43.18cm) or 22" (55.88cm) diameter.

ARM: Extruded aluminum arm is secured to prewired fixture by contractor. Assembly is suitable for mounting to pole without requiring access to luminaire. Internal extruded channels capture tie rods for proper luminaire to pole alignment.

LENS: One piece, diecast aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass or sag polycarbonate in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. Type 4X luminaire features sag glass lens and VS unit employs sag acrylic lens. Concealed stainless steel hinge and two (2) flush quarter-turn fasteners secure lens assembly to luminaire.

OPTICAL SYSTEMS: The segmented Form Ten optical system is homogeneous sheet aluminum, electrochemically brightened, anodized and sealed. The segmented reflectors are set in faceted arc tube image duplicator patterns to achieve IES Types I, III, IV and V distributions. The mogul base lampholder is glazed porcelain with a nickel plated screw shell and is securely attached to the reflector assembly. 50MH, 70MH and 100MH units have medium base lampholders. All horizontal Metal Halide units in the 22" housings have lamp stabilizers ensuring precise arc tube positioning.

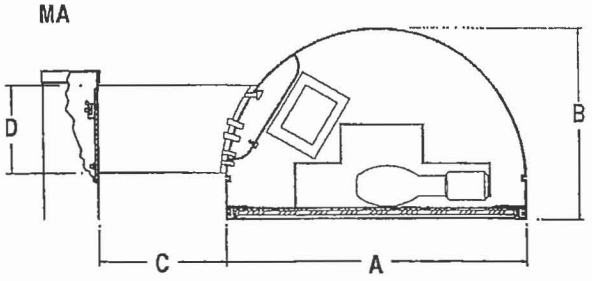
ELECTRICAL: Each high power factor ballast is the separate component type, capable of providing reliable lamp starting down to -20°F/-29°C. The ballast is mounted on a unitized tray and secured within the luminaire, above the reflector system. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

FINISH: Anodized housings are created with an Aluminum Association Architectural Class I anodizing process to achieve a bronze, black or natural aluminum finish. Painted units are finished with hardcoat, fade resistant, electrostatically applied polyurethane.

LABELS: All fixtures bear UL or CUL (where applicable) Wet Location labels.

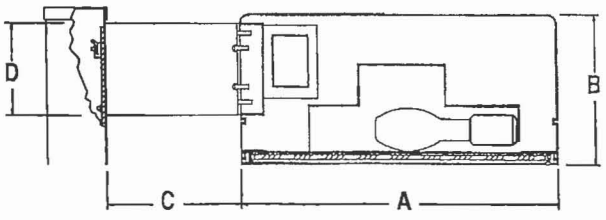
DIMENSIONS

MA



MA Style Size	A	B	C	D	EPA Single	EPA Twin	EPA Quad	Avg. Weight Single
MA17	17"	11"	5"	5"	.8 ft²	1.6 ft²	2.3 ft²	27 lbs
	43.18 cm	27.94 cm	12.70 cm	12.70 cm	.07 m²	.15 m²	.21 m²	12.25 kg
MA22	22"	14"	7"	5"	1.3 ft²	2.7 ft²	3.7 ft²	40 lbs
	55.88 cm	35.56 cm	17.78cm	12.70 cm	.12 m²	.25 m²	.34 m²	18.14 kg

CA



CA Style Size	A	B	C	D	EPA Single	EPA Twin	EPA Quad	Avg. Weight Single
CA17	17"	8"	5"	5"	.7 ft²	1.5	2.1	27 lbs
	43.18 cm	20.32 cm	12.70 cm	12.70 cm	.07 m²	.14 m²	.20 m²	12.25 kg
CA22	22"	11"	7"	5"	1.2	2.3	3.3	42 lbs
	55.88 cm	27.94 cm	17.78cm	12.70 cm	.11 m²	.21 m²	.31 m²	19.05 kg

Genlyte Group

Gardco Lighting
1611 Clovis Barker Road,
San Marcos, TX 78666

(800) 227-0758
(512) 753-1000
FAX: (512) 753-7855
www.sitelighting.com

GARDCO LIGHTING

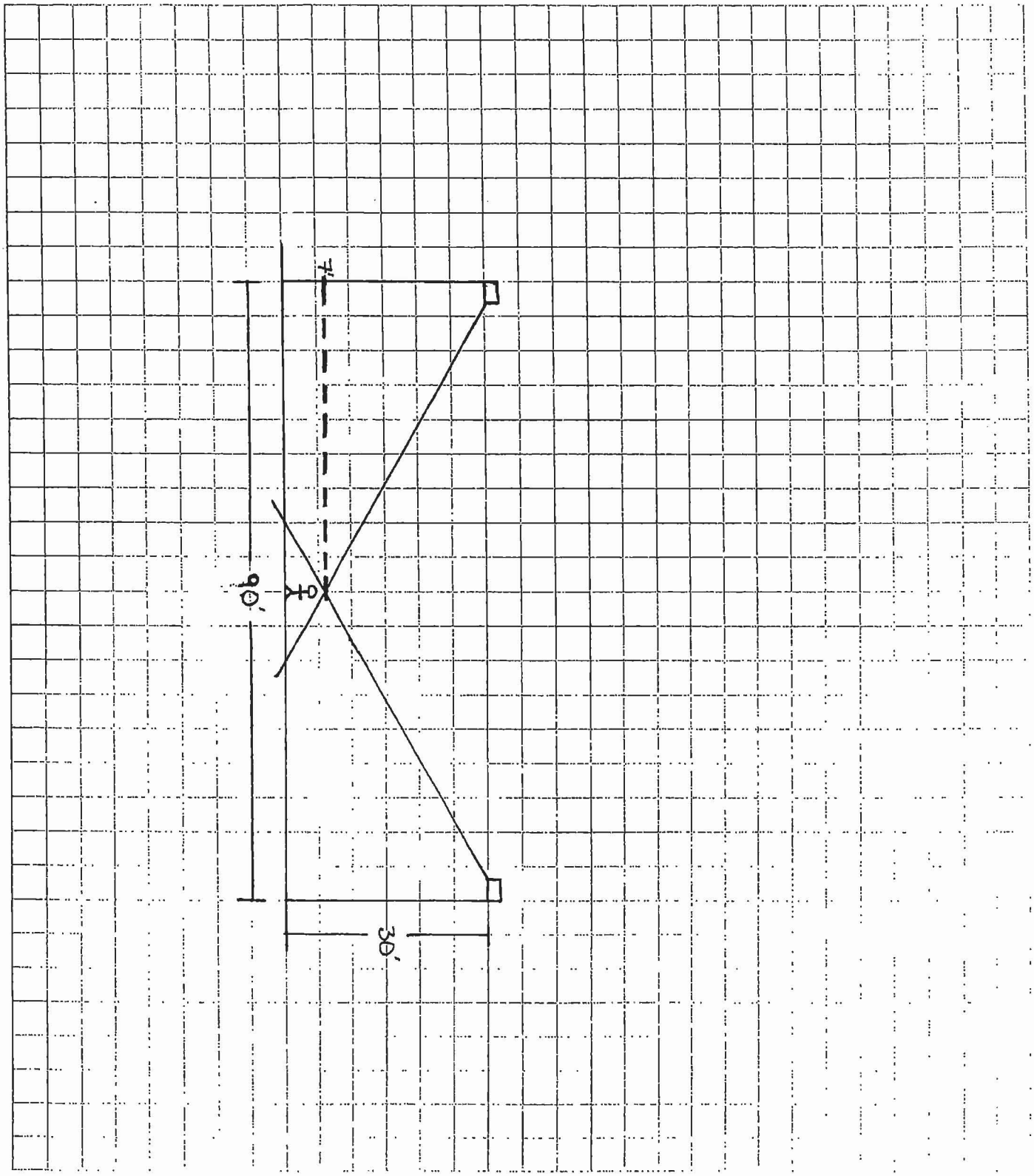
79115-40/0306

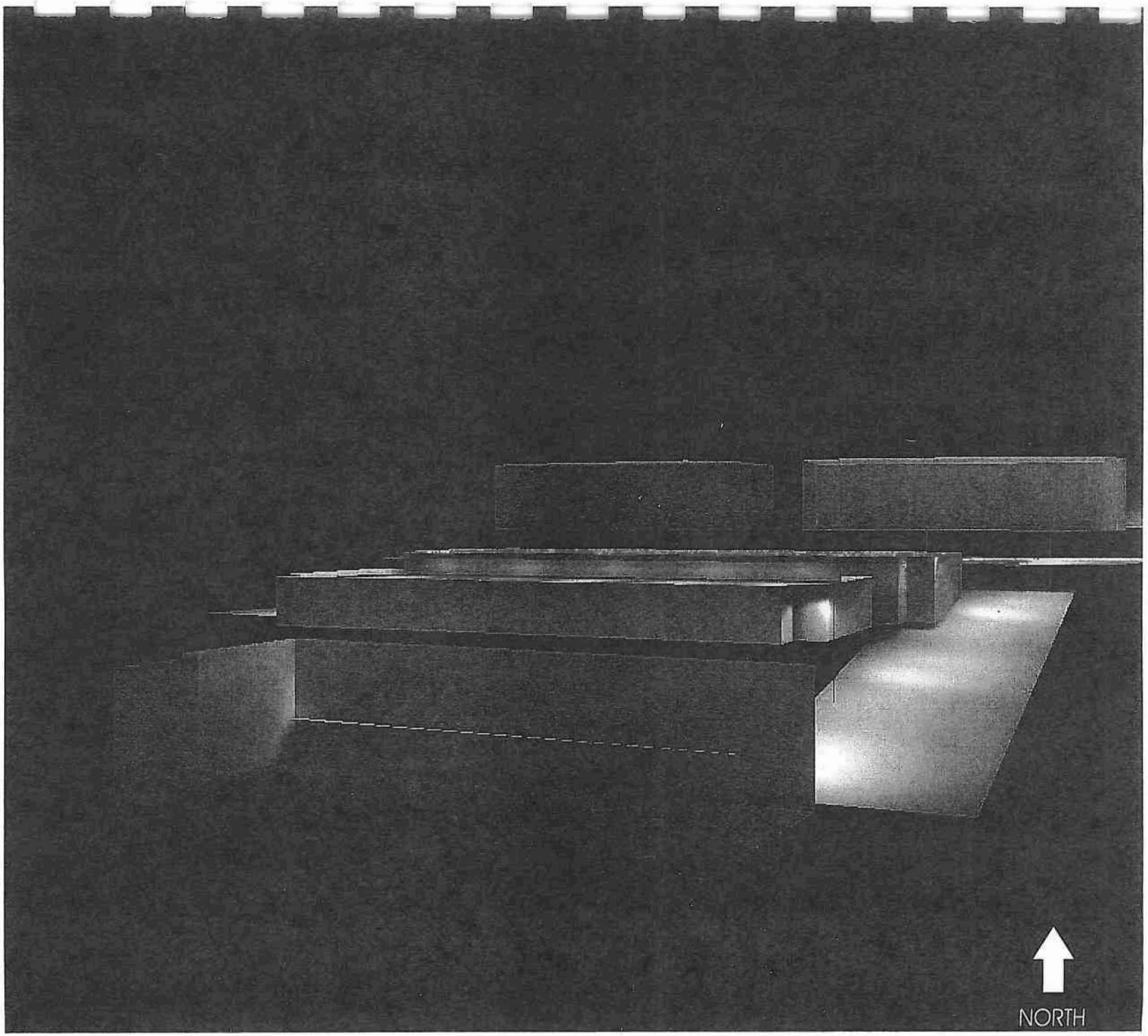
INTERFACE ENGINEERING

BY: _____ DATE: _____

SUBJECT/PROJECT: _____ PROJECT NUMBER: _____

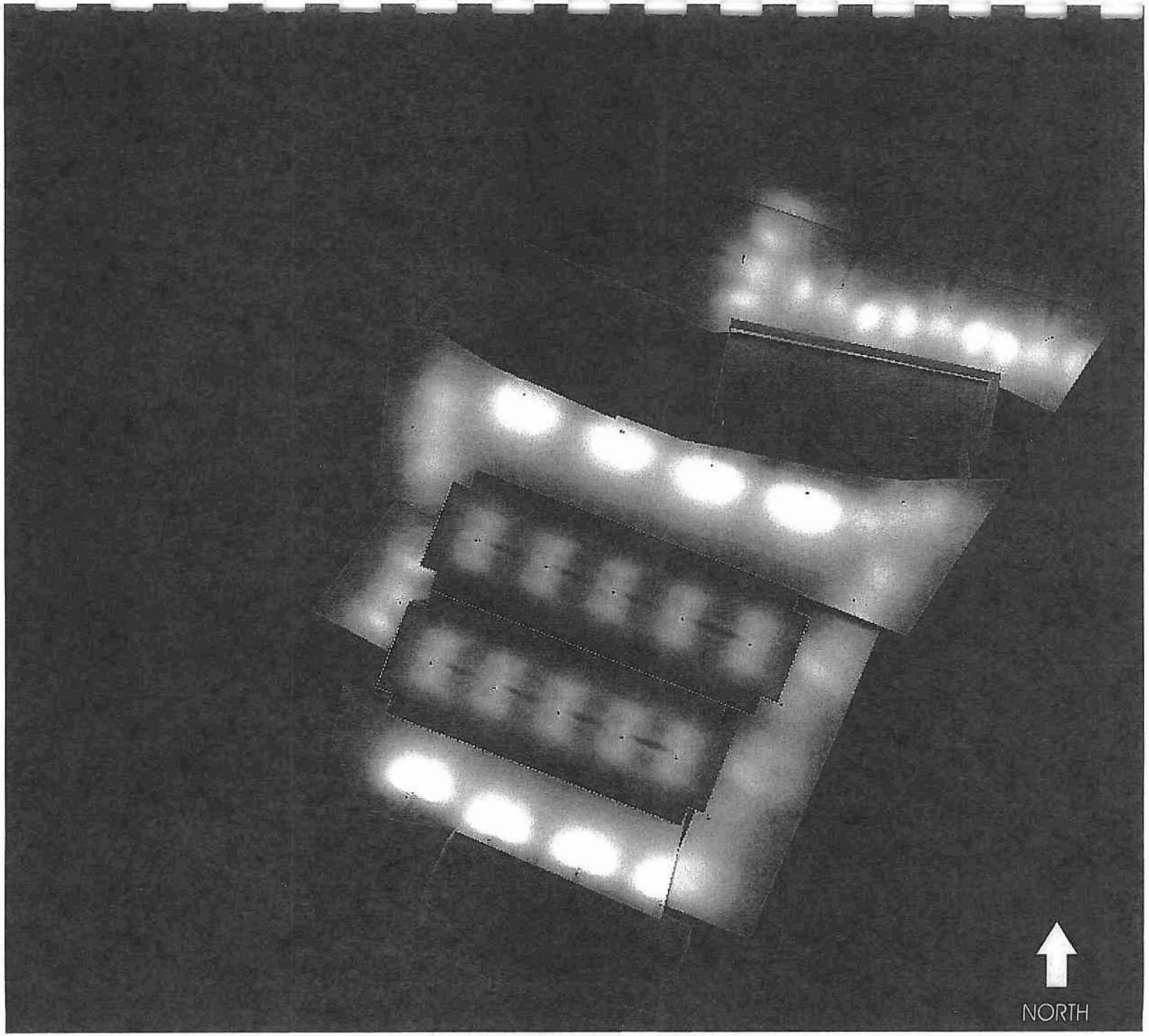
NOTES: _____





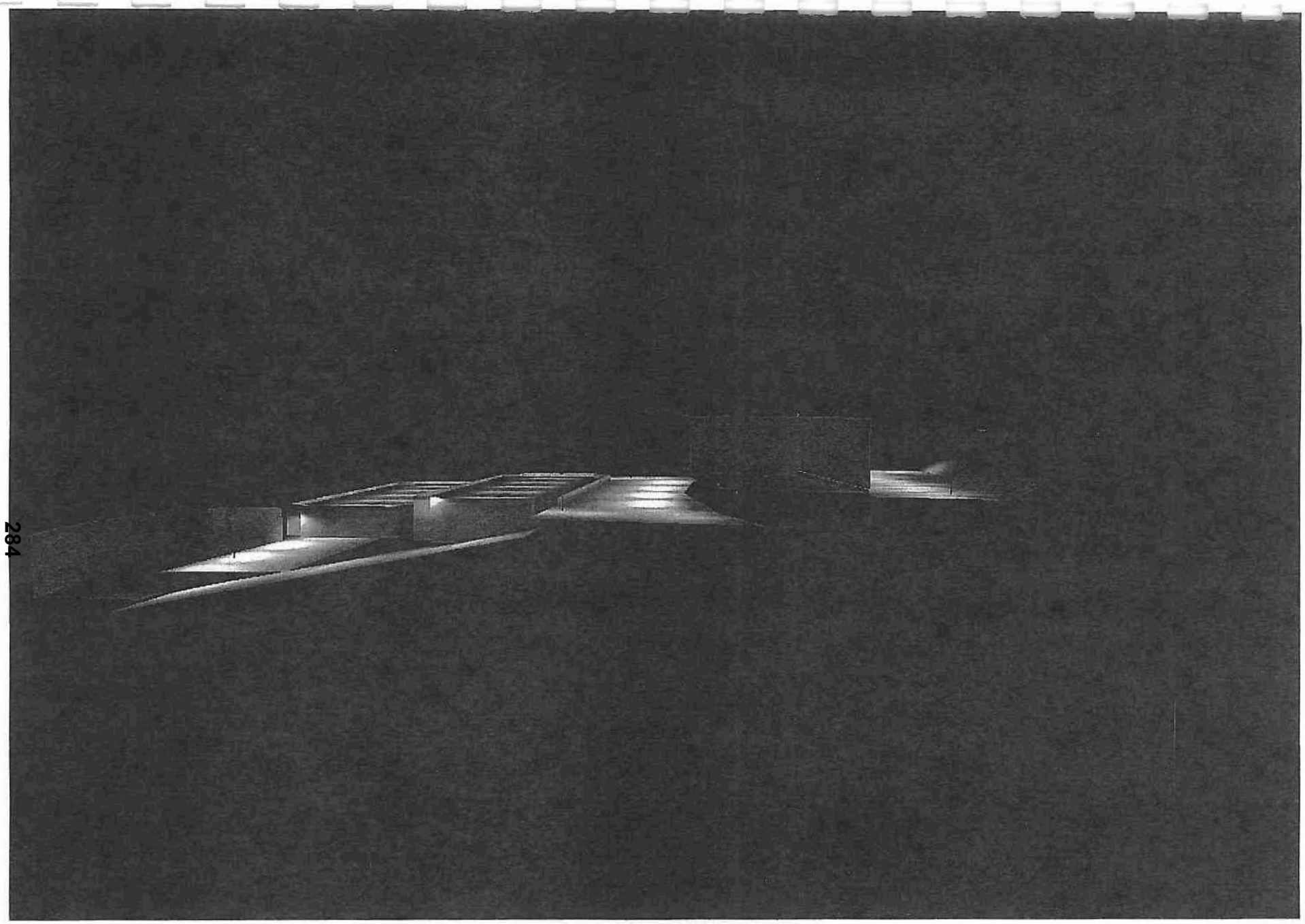
WILLAMETTE 205 CORPORATE CENTER - PHASE II

Photometric Model - VIEW FROM SOUTH



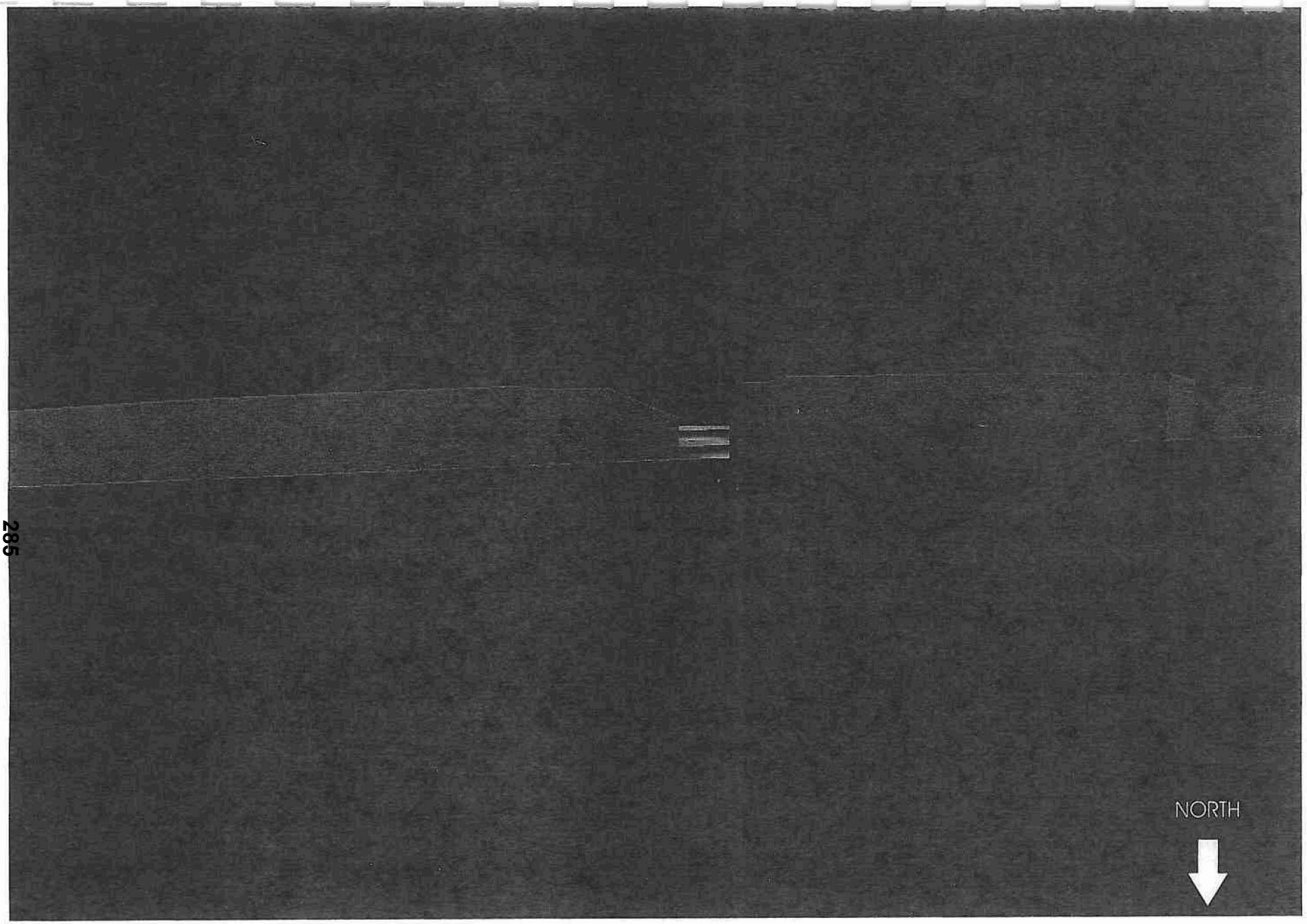
WILLAMETTE 205 CORPORATE CENTER - PHASE II

Photometric Model - PLAN VIEW



WILLAMETTE 205 CORPORATE CENTER - PHASE II

Photometric Model - SITE SECTION



285

WILLAMETTE 205 CORPORATE CENTER - PHASE II

Photometric Model - VIEW FROM NORTH

EXHIBIT L

GROUP MACKENZIE

February 7, 2006

Re: **Willamette 205 Corporate Center, West Linn, Oregon**
Development Proposal
Project Number 2060016.00

Dear Neighbor:

You are invited to attend the March meeting of the Tanner Basin Neighborhood Association and the Willamette Neighborhood Association for a presentation on the proposed Willamette 205 Corporate Center office complex. The project is located on a vacant site at the northwest corner of Tannler and Blankenship in West Linn, Oregon. Blackhawk Development proposes to develop an office complex consisting of three buildings. Each is proposed to be 2 - 3 stories and approximately 60,000 SF - 90,000 SF in size. As currently envisioned, the total office space on the site would be approximately 180,000 SF - 270,000 SF. Developing a portion of the site for residential use is also being considered. Group Mackenzie is assisting Blackhawk Development during the Land Use Review process. We encourage you to attend the meeting for your neighborhood listed below.

Tanner Basin Neighborhood	**Willamette Neighborhood**
Time: Wednesday, March 1, 2006, 7:00 p.m.	*Time:* Wednesday, March 8, 2006, 7:00 p.m.
Location: West Linn City Hall 22500 Salamo Road West Linn, OR 97068	*Location:* Willamette School Library 1403 12th Street West Linn, OR 97068

No plans of the proposed development have been prepared; however, our presentation will include a review of the proposal, site opportunities and constraints, and a question and answer period. Your input is appreciated. If you have any questions regarding the proposal, please contact us at 503-224-9560 or pbeck@grpmack.com.

Sincerely,

Preston Beck
Planner

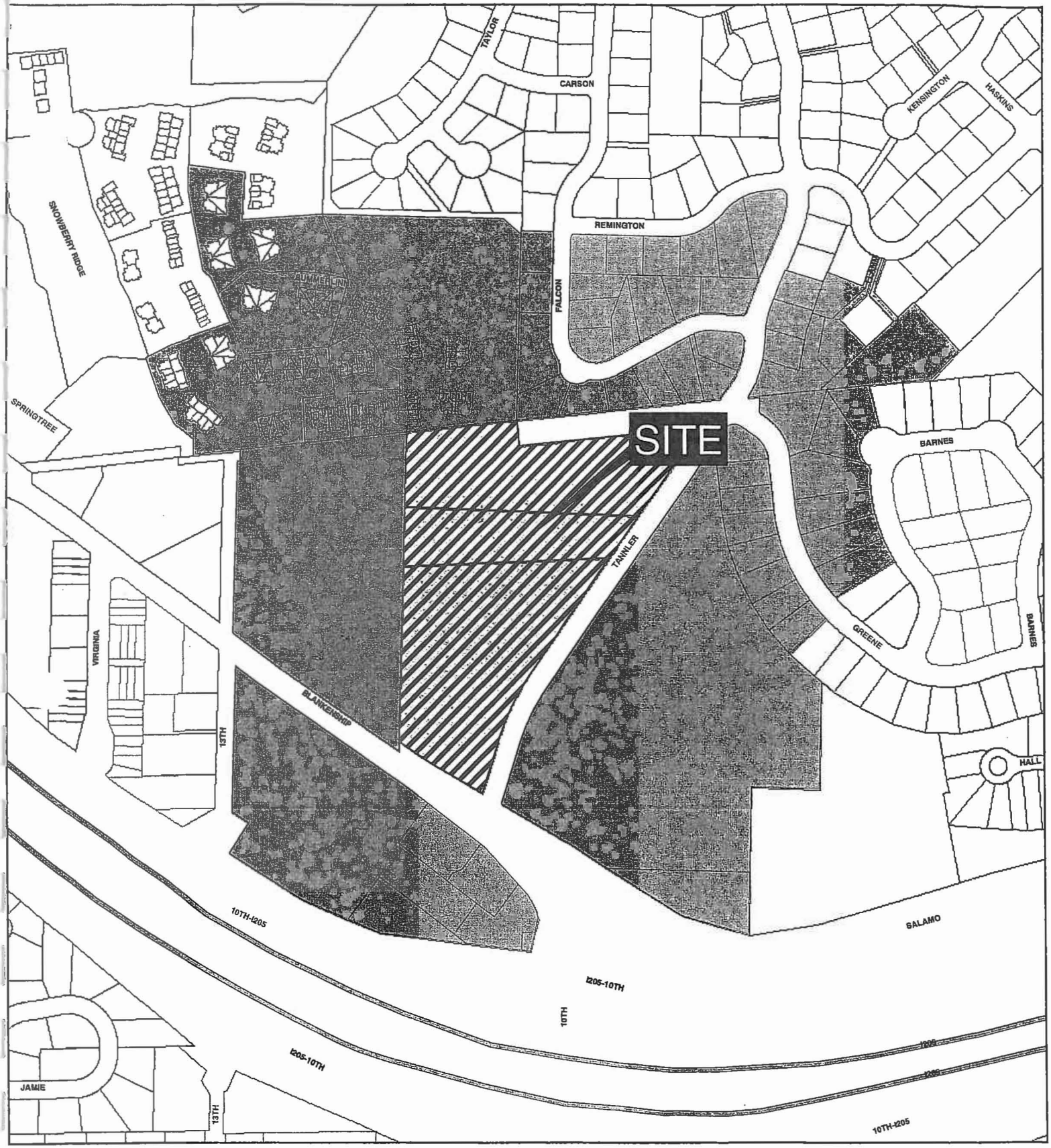
0690 SW Bancroft St | PO Box 139 | Portland, OR 97239-0039
Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

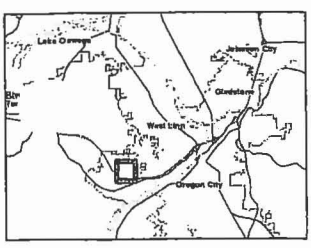
Group Mackenzie, Incorporated
Architecture
Interiors
Land Use Planning

Group Mackenzie Engineering, Incorporated
Civil/Structural Engineering
Transportation
ing

Locations:
Portland, Oregon
Seattle, Washington
Vancouver, Washington

H:\PROJECTS\206001600\WP\LTR\060207-L4.doc





LOCATION MAP

ADJACENT PROPERTY OWNERSHIP NOTIFICATION

ADJACENT PROPERTIES WITHIN 500 FT OF 1600 14TH ST

0 50 100 200 Feet

DISCLAIMER: This property ownership information is derived from Metro's Regional Land Information System (RLIS-Lite). Metro's RLIS Lite is updated on a quarterly basis. As such, this information is based on the most recent subscription from May 2005. No liability is assumed for any errors in this report.

GROUP MACKENZIE
2020 SW Fancroft Street | PO Box 69220 | Portland, OR 97239
W www.groupmackenzie.com | Info@gmack.com
tel: 503.224.9560 | 360.695.7879 | fax: 503.228.1285

Date 02/02/06
File notification-500ft.mxd

Map Created by RK
Project No 2060018.00

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tanner Basin Neigh. Assoc
Attn: Valerie Ramaswamy
2270 Crestview Dr
West Linn, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) V. RAMASWAMY C. Date of Delivery 2-8-06

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 2890 0004 1173 3416

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Willamette Neighborhood Assoc.
ATTN JODY Carson
1296 12TH ST.
West Linn, OR
97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 2-8-06

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 2890 0004 1173 3423

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7004 2890 0004 1173 3423

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .39
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.54

PORTLAND, OR JOHNS LANDINGS
FEB 07 2006
Postmark Here
USPS

Sent To: Willamette Neighbor
Street, Apt. No.; or PO Box No.: 1296 12TH ST J
City, State, ZIP+4: West Linn 97068

PS Form 3800, June 2002 — See Reverse for Instructions

7004 2890 0004 1173 3416

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .39
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.54

PORTLAND, OR JOHNS LANDINGS
FEB 07 2006
Postmark Here
USPS

Sent To: Tanne Basin Nbrhd Assoc.
Street, Apt. No.; or PO Box No.: 2270 Crestview DR
City, State, ZIP+4: West Linn 97068

PS Form 3800, June 2002 — See Reverse for Instructions

From: Kathy Morten
To: Preston Beck
Date: 2/9/2006 12:46:21 PM
Subject: Re: Posting for Neighborhood Mtg

Preston: I posted the signs on the West Linn property this morning about 10:30 for the Willamette 205 Corporate Center.

Kathy

>>> Preston Beck 2/9/2006 12:03:36 PM >>>
Kathy
Please confirm the postings the site for the two Neighborhood Meetings in West Linn for the Willamette 205 Corporate Center. I need to have a paper trail that the site was posted.

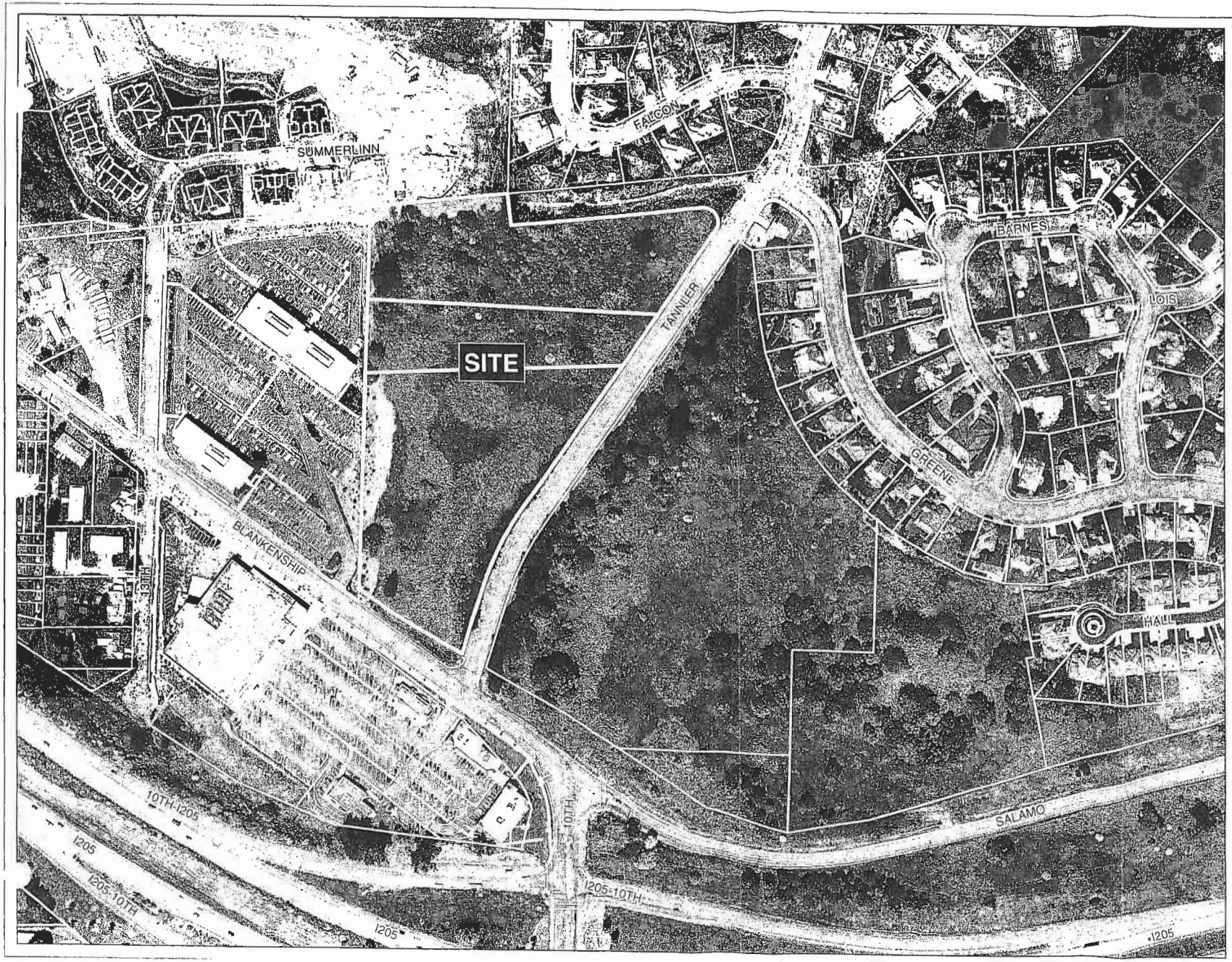
Thanks

prb

Preston Beck
Planner | Project Planner

Group Mackenzie
0690 SW Bancroft Street | PO Box 69039 | Portland, OR 97239-0039
T: 503.224.9560 | F: 503.228.1285 | www.groupmackenzie.com

PORTLAND, OREGON | SEATTLE, WASHINGTON | VANCOUVER, WASHINGTON



WILLAMETTE 205 CORPORATE CENTER

AERIAL SITE MAP

0 100 200 400 Feet

SCALE: 1"=200'

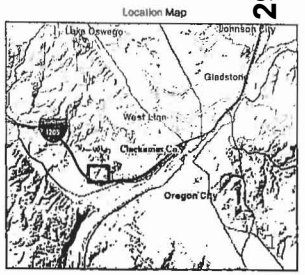
Source Data
Base Data, Metro RLIS Lite, November 2005
Aerial Photography, USGS, 2001

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

N

292

Location Map



GROUP MACKENZIE
0690 SW Bancroft Street | PO Box 69039 | Portland, OR 97239
www.groupmackenzie.com | info@grpmack.com
tel: 503.224.9560 | 360.695.7879 | fax: 503.228.1285

Date: 02/03/06 | Map Created by: RK
File: WIL205CC_ext1117.mxd | Project No:

GROUP MACKENZIE
0690 SW Bancroft Street | PO Box 69039 | Portland, OR 97239
■ www.groupmackenzie.com | info@grpmack.com ■
tel: 503.224.9560 | 360.695.7879 | fax: 503.228.1285

MEETING MINUTES

PROJECT NUMBER: 2060016.00 DATE: 3/1/06

PROJECT NAME: Willamette 205 Corporate Center Phase II 'Tannler West'

RECORDED BY: Preston Beck

TO: File

PRESENT: Tanner Basin Neighborhood Association Attendees

SUBJECT: Willamette 205 Corporate Center Phase II 'Tannler West' Development Proposal – Presentation to Tanner Basin Neighborhood Association March 1, 2006

Presentation

Group Mackenzie presented the proposed development scheme for the Willamette 205 Corporate Center Phase II to the Tanner Basin Neighborhood Association. The purpose of the presentation was to review the overall preliminary development scheme, review site opportunities/constraints, zoning parameters, transportation issues, and to receive feedback from the Neighborhood Association.

This presentation was the first of a two part presentation. Comments from this meeting will be considered during further site plan development and preliminary design of the project. Next month on April 5th, the project team will return to present a more defined site plan and review how the project has incorporated neighborhood concerns into the design.

The following items represent comments from the Feedback Session at the presentation.

TANNER BASIN NEIGHBORHOOD MEETING COMMENTS

Site Related

- Comment: There is an interest in having "local shops" with essential services incorporated within the development to help serve the residential area to the north
- Comment: There is a strong concern that buildings do not block views of residential areas
- Comment: It would be good to see a portion of Tannler West and/or Tannler East dedicated as a park or open space. Metro is currently pursuing a ballot measure that would authorize spending public bond money on acquiring open space.
- Comment: Do what you can to preserve groves of trees in northwest corner of site
- Request: Would like pledge from developer that tree removal will be done in accordance with the City's tree ordinance
- Comment: Concern about adequate parking on site
- Comment: Interest in development providing open space park area near residential area to north. Open space area could be used as selling point for owner. Walking trails could also be incorporated into the site

Transportation Related

- General Comment: Traffic is one of the top areas of concern of the neighbors. Neighbors are concerned about cut-through traffic on Tannler as well as any impact further negatively impacting the immediate surrounding street system, including Blankenship, 10th, Salamo
- Comment: Project team strongly encouraged to take a comprehensive and holistic approach toward addressing traffic problems within the immediate area
- Comment: Concern that the required traffic signal related to Blackhawk Development's other site (on Blankenship) must be in operation prior to occupancy
- Comment: Previous plans for the I-205 intersection showed an off-ramp connecting to Salamo, including an overhaul to the intersection at 10th. Consider this in your traffic analysis
- Comment: Concern about traffic from Tannler West development accessing Tannler and conflicting with traffic traveling down slope (High Speeds)
- Comment: Concern about cut-through traffic from Tannler East Development crossing over to Tannler West and negatively impacting Tannler St.
- Comment: There is concern about adequate provision of interior pedestrian circulation and immediate surrounding streets. Make sure there is connectivity to surrounding street system/sidewalks
- Comment: Include area farther to the north in your traffic analysis
- Comment: Consider closing Tannler as an option in your traffic analysis

Building Related

- Comment: Strive to include 'interesting architecture' in the design
- Comment: Make the buildings look different not another "wall"
- Comment: Think about views from Green Street. Picture yourself as a resident and imagine what views should be like
- Comment: Consider "Green" rooftops in the design. Think about how residents up the hill see the proposed development.
- Comment: Consider material other than brick in the building design
- Request: Provide past project examples of buildings on steep terrain for neighbors to visualize

Misc

- Comment: Very concerned about allowing variances. If proposed, neighborhood will need to see very compelling reasons to gain neighborhood support
- Request: Would like to see existing occupancy report (e.g., list of tenants) for Phase I site and then some description of what type of occupancy is forecasted for Phase II. How did Blackhawk Development determine this office space is warranted?
- Comment: Consider having members from the Willamette Neighborhood and Tannler Neighborhood members sit down with project team to review site plan/building concept to ensure there is common understanding and direction in the proposed development
- Comment: The site sign of the contractor that cleared the black berries on the site appears to be a sign code violation
- Question: When trees are marked, does that mean they will be cut or preserved? [Response: Marked trees are part of survey work on site]

- Comment: Concerned about any development that decreases property values of nearby properties

[* INITIALS/initials *]

CC: Valerie Ramaswamy, Tanner Basin Neighborhood Association
Jeff Parker, Bill Wilt, Blackhawk Development
Tom Wright, Dick Spies, Andrew Schafer, Jeff Reaves, Bob Thompson, Matt Butts, Brent Ahrend – Group Mackenzie
Mke O'Brien, Viridian Environmental Design

GROUP MACKENZIE
0690 SW Bancroft Street | PO Box 69039 | Portland, OR 97239
T:503.224.9560 | F:503.228.1285 | www.groupmackenzie.com
PORTLAND, OR | SEATTLE, WA | VANCOUVER, WA

MEETING MINUTES

PROJECT NUMBER: 2060016.00 DATE: March 8, 2006
PROJECT NAME: Willamette 205 Corporate Center Phase II 'Tannler West'

RECORDED BY: Preston Beck
TO: FILE
PRESENT: Willamette Neighborhood Association Attendees

SUBJECT: Meeting Minutes from Presentation of the 'Tannler West' Development Proposal to the Willamette Neighborhood Association

PRESENTATION

Group Mackenzie presented the proposed development scheme for the Willamette 205 Corporate Center Phase II, also known as 'Tannler West' to the Willamette Neighborhood Association. The purpose of the presentation was to review the overall preliminary development scheme, review site opportunities and constraints, zoning parameters, transportation issues, and to receive feedback from the Neighborhood Association.

This presentation was the first of a two part presentation. Comments from this meeting will be considered during further site plan development and preliminary design of the project. On April 12, 2006, the project team will return to present a more defined site plan and review how the project has incorporated neighborhood concerns into the design.

The following items represent comments from the presentation.

WILLAMETTE NEIGHBORHOOD MEETING COMMENTS

Site Related

- Very concerned about tree protection on site. Even before submitting your application to the City, demonstrate your overall intent, especially in regards to protecting trees on the site.
- Special attention needs to be paid to the type of trees on the site (e.g., Oregon White Oak)
- Also be sure to protect environment around trees (i.e., drip line area). Ensure there is protection against compaction
- Have consultant Arborist & City Arborist work together on tree inventory/plan to ensure tree protection
- Consider not using upper area of site for residential, would like to see upper area as greenspace.
- There is concern that residential proposal on northern part of site would not serve as a 'buffer' as intended. Would rather see increased vegetation.
- Consider residential as part of the office development rather than a separate use (mixed use concept).

Transportation Related

- There is concern about an increase in cut-through traffic up Tannler. Make sure traffic analysis considers this
- There is concern about cut-through west on Blankenship, traffic cutting through to Willamette Dr to get on I-205.
- Look at traffic comprehensively. Provide solutions
- Bring back visuals of traffic concepts for association to see and visualize.
- Look into incorporating access to transit with development
- Incorporate good landscaping on site TREES (emphasis request), planters, benches, not just chunks of asphalt.
- Consider a park in the upper area as a place of solitude

Building Related

- There is a strong interest in having the site (buildings) being design in a human scale
- Consider covered walkways in the design
- Consider building materials that blend in with environment

Miscellaneous

- Concern that site lighting negatively impacting views up from Willamette Neighborhood area. Strive to reduce offense light pole glare, especially for off-site views.
- Don't be afraid to exceed the standards.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

c: Jody Carson – Willamette Neighborhood Association
Jeff Parker, Bill Wilt – Blackhawk Development
Mike O'Brien – Viridian Environmental Design
Steve Goetz – The Pacific Resources Group
Tom Wright, Dick Spies, Andrew Schafer, Jeff Reaves, Bob Thompson, Matt Butts, Brent Ahrend – Group Mackenzie

TCW

GROUP MACKENZIE

February 7, 2006

Willamette Neighborhood Association
Attention: Jody Carson
1296 12th Street
West Linn, OR 97068

Re: **Willamette 205 Corporate Center Proposal**
Neighborhood Association Presentation
Project Number 2060016.00

Dear Jody:

The purpose of this letter is to request a meeting with the Willamette Neighborhood Association regarding the proposed Willamette 205 Corporate Center office complex located on a vacant site at the northwest corner of Tannler and Blankenship in West Linn, Oregon.

Blackhawk Development proposes to develop an office complex consisting of three buildings. Each would be 2 - 3 stories and approximately 60,000 SF - 90,000 SF in size. As currently envisioned, the total office space on the site would be approximately 180,000 SF - 270,000 SF.

The site is zoned Office Business Center (OBC). The proposed use is allowed under the West Linn Community Development Code, and will require Design Review approval through the City.

As part of the land use review process, applicants must initiate a Neighborhood Association contact. We would like to present our proposal at your monthly Neighborhood Association meeting on March 8, 2006. At this meeting we will provide an overview of the proposal, review the land use process, and answer any questions from attendees. We would like to present again on April 12, 2006.

Our client, Jeff Parker, may contact you to set up an informal meeting, in addition to the Neighborhood Contact process, to gather community input regarding the proposed development.

Please contact us if you have any questions.

Sincerely,

Preston Beck
Planner

Enclosure: Site Map

c: Jeff Parker – Blackhawk Development
Tom Wright, Bob Thompson – Group Mackenzie
Willamette Neighborhood Association Officers

0690 SW Bancroft St | PO Box 69039 | Portland, OR 97239-0039
Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

Group Mackenzie, Incorporated
Architecture
Interiors
Land Use Planning

Group Mackenzie Engineering, Incorporated
Civil/Structural Engineering
Transportation Planning

Locations:
Portland, Oregon
Seattle, Washington
Vancouver, Washington

TCN

GROUP MACKENZIE

February 7, 2006

Tanner Basin Neighborhood Association
Attention: Valerie Ramaswamy
2270 Crestview Drive
West Linn, OR 97068

Re: **Willamette 205 Corporate Center Proposal**
Neighborhood Association Presentation
Project Number 2060016.00

Dear Valerie:

The purpose of this letter is to request a meeting with the Tanner Basin Neighborhood Association regarding the proposed Willamette 205 Corporate Center office complex located on a vacant site at the northwest corner of Tannler and Blankenship in West Linn, Oregon.

Blackhawk Development proposes to develop an office complex consisting of three buildings. Each would be 2 - 3 stories and approximately 60,000 SF - 90,000 SF in size. As currently envisioned, the total office space on the site would be approximately 180,000 SF - 270,000 SF.

The site is zoned Office Business Center (OBC). The proposed use is allowed under the West Linn Community Development Code, and will require Design Review approval through the City.

As part of the land use review process, applicants must initiate a Neighborhood Association contact. We would like to present our proposal at your monthly Neighborhood Association meeting on March 1, 2006. At this meeting we will provide an overview of the proposal, review the land use process, and answer any questions from attendees. We would like present again on April 5, 2006.

Our client, Jeff Parker, may contact you to set up an informal meeting, in addition to the Neighborhood Contact process, to gather community input regarding the proposed development.

Please contact us if you have any questions.

Sincerely,

Preston Beck
Planner

Enclosure: Site Map

c: Jeff Parker – Blackhawk Development
Tom Wright, Bob Thompson – Group Mackenzie
Tanner Basin Neighborhood Association Officers

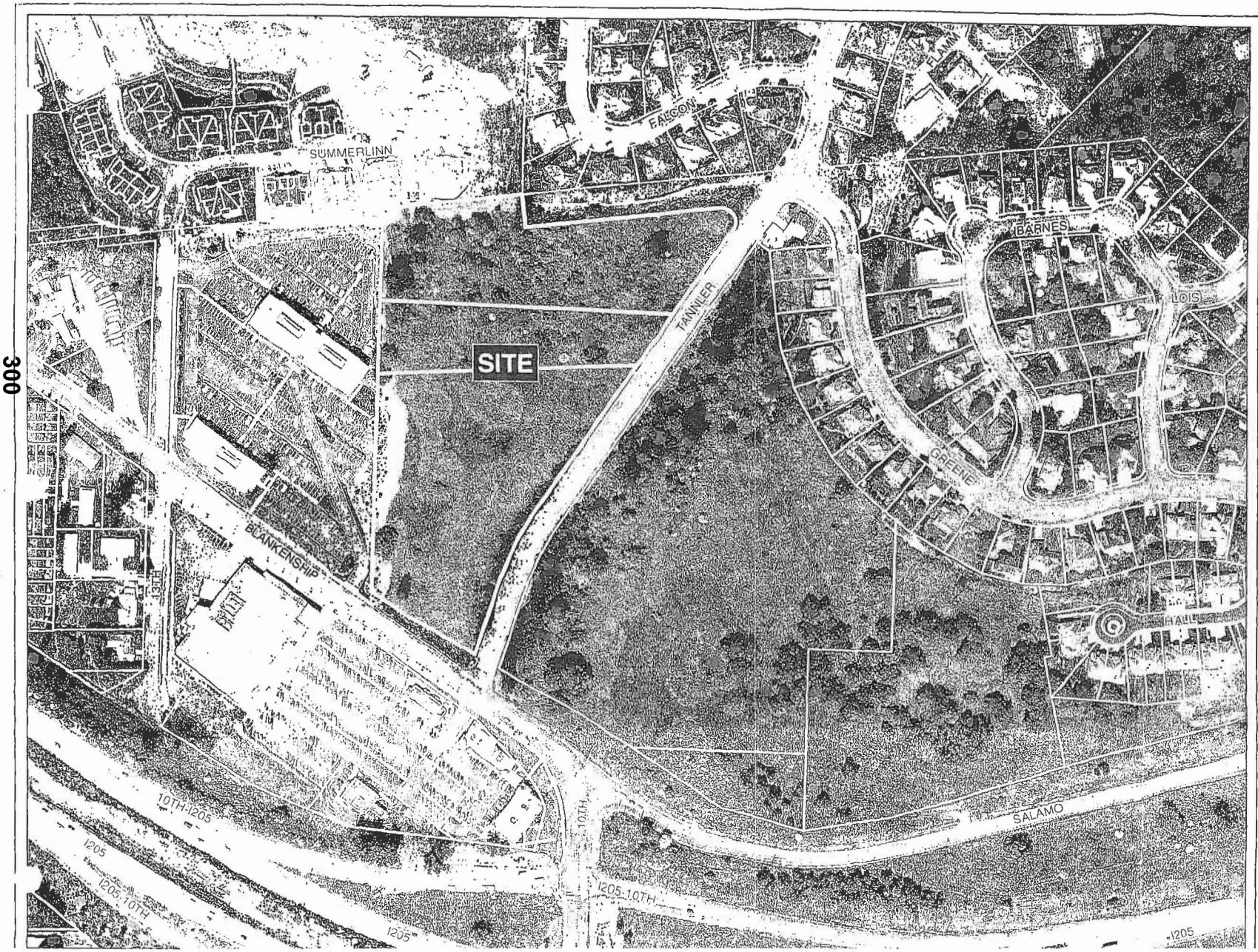
0690 SW Bancroft St | PO Box 69039 | Portland, OR 97239-0039
Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

Group Mackenzie, Incorporated
Architecture
Interiors
Land Use Planning

Group Mackenzie Engineering, Incorporated
Civil/Structural Engineering
Transportation Planning

Locations:
Portland, Oregon
Seattle Washington
Vancouver, Washington

300



WILLAMETTE 205 CORPORATE CENTER

AERIAL SITE MAP

0 100 200 400 Feet

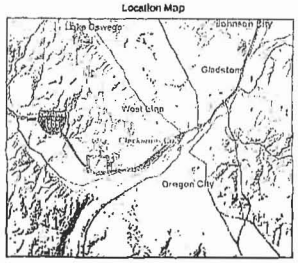
SCALE: 1"=200'

Source Data
Base Data, Metro RLIS Lite, November 2005
Aerial Photography, USGS, 2001

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic

N

Location Map



GROUP MACKENZIE
0800 SW Bancroft Street | PO Box 89039 | Portland, OR 97239
www.groupmackenzie.com | info@gpmack.com
tel: 503.224.9560 | 360.695.7879 | fax: 503.228.1285

Date: 02/03/06 | Last Checked by: RK
File: WILS05CC_dpt11x17.mxd | Project No:

EXHIBIT M

West Linn

Planning Department

RECEIVED
JUL 17 2006
GROUP MACKENZIE

July 14, 2006

West Linn Corporate Park II
1800 Blankenship Road, Suite #145
West Linn, OR 97068

SUBJECT: DR 06-24, VAR 06-02, West Linn Corporate Park II ("Tannler West")

Thank you for your submittal for Class II design review and variance for the construction of three office buildings at the northwest corner of Tannler and Blankenship Roads in West Linn. Staff has reviewed it and finds that the application is **incomplete** per the submittal requirements of the City of West Linn. You have 180 days from the date of application, or until December 27, 2006, to make the application complete. The following information will be needed to make your application complete:

PHASING: The project is proposed in two phases, but it is not made clear which part of the project is proposed first and what the estimated schedule is for the phasing. Please provide a paragraph narrative and a clearly marked site plan indicating the two phases and the proposed timing.

PERMISSION FOR CONNECTIONS FROM ADJACENT PROPERTY OWNER: Please provide verification that the property owner of the adjacent office development to the west has authorized your application as regards its connections into his existing development.

COMMUNITIY DEVELOPMENT CODE (CDC) 21,070(A)(5): This section requires that office buildings fronting an arterial be a maximum of 20 feet set back from the street right of way. This applies to Building "A" along Blankenship Road, which is an arterial roadway (Tannler is a collector road). Please address specific compliance with this code section.

CDC CHAPTER 33 AND CDC 55.100(I)(2): Please provide a full storm drainage report, and provide a narrative addressing the submittal requirements and approval criteria set forth in this section of the CDC.

Since the applicant has decided on an underground stormwater detention system, the storm drainage report must specifically address the City's Engineering standards, which allow such a detention system only if an above-ground public system is "impractical."

The storm drainage detention and treatment system must be designed to handle a 25-year storm event, not a 10-year storm event.

CDC CHAPTER 46: Please provide a point-by-point analysis of all of the approval criteria set forth in CDC 46.150.

The application does not include the required minimum number of bicycle parking spaces. Please provide additional discussion of this deficiency, and address why you believe a formal variance from the city's codes is not required.

CDC CHAPTER 52: While a detailed sign plan for the buildings is not required at this stage, it may be in your best interest to review this information and provide a conceptual sign plan for the on-wall building signs as well as the monument sign information you have provided. Given the height of the buildings, the 25-foot maximum height for any building's wall signs may pose a future problem if you do not consider the future locations of such signs on the buildings.

CDC CHAPTER 54: Please provide a narrative demonstrating compliance with each of the relevant approval criteria set forth in CDC Section 54.020.

CDC 55.100(B)(2); Please provide a detailed site plan for the area where the five significant trees are proposed for removal that shows the exact location of the trees in relation to the proposed project improvements.

CDC 55.100(B)(3): Please provide more detailed information on the height of all proposed retaining walls within the proposed project, and the height of all graded slopes within the proposed project. Of special interest are the proposed grades along Tannler.

CDC 55.100(B)(6)(i): Please provide details of the proposed treatment of Building A as it relates to Blankenship Road, showing the building façade and elevations, graded slopes, retaining walls, proposed landscaping, Blankenship street improvements, connections between the building and Blankenship, and location of building entrances. Provide this information both as an elevation and in plan view.

CDC 55.100(B)(7)(a) and (f): Please provide justification for your claim that Building A does not need an entrance facing Blankenship.

CDC 55.100(D)(3): Please provide a noise analysis for the proposed project.

CDC 55.100(I)(1): Please provide a detailed traffic analysis for the proposed project. Because this vital and complex information was not submitted with the initial application, staff reserves the right to hold open the initial review period for this application for an additional 30 days after the date the traffic report is submitted.

Please provide a copy of this traffic analysis to Sonya Kazen of the Oregon Department of Transportation.

CDC CHAPTER 75: Please provide a design scheme that preserves all of the significant trees on the site, while continuing to maintain the needed buffer between the site and residential uses to the north. Staff believes that such a design scheme would be similar to Design Scheme "C", except without the proposed 16.000 square foot upper building and improvements to Greene Street. Staff believes that it will be very difficult for you to gain approval of any variance regarding removal of significant trees. Presentation of a viable project alternative that preserves all significant trees while not compromising other desirable aspects of the plan may mean the difference between outright denial of your application, and approval of an alternative to your proposed application that is variance-free.

Please contact me at ghoward@ci.west-linn.or.us for a prompt response to any questions. Alternately, you may telephone 656-4211.

Sincerely,

Gordon Howard

Gordon Howard
Senior Planner

c: Rhys Konrad, Group McKenzie, 0690 SW Bancroft, Portland, OR 97239
David Rittenhouse, Tanner Basin Neighborhood Association, 2101 Greene St., West Linn, OR 97068
Sonya Kazen, ODOT, 123 NW Flanders, Portland, OR 97209

p:/devrvw/completeness check/incompl.-DR 06-24

EXHIBIT N

August 18, 2006

West Linn Corporate Park, LLC

I, Jeff Parker, managing partner of West Linn Corporate Park, LLC, or the property located at 1800 Blankenship Rd or more specifically identified on map 2N 1E 35C #801, authorize Blackhawk LLC to construct the proposed connections and associated improvements as proposed with DR 06-24 associated with the property located at 2N 1E 35 C 3200.

Jeff Parker, Managing Partner

EXHIBIT O

From: "Howard, Gordon" <GHoward@ci.west-linn.or.us>
To: "Rhys Konrad" <rkonrad@grpmack.com>
Date: 7/18/2006 10:58:44 AM
Subject: RE: Tannler West

Hello Rhys, you are correct, Blankenship changes from an arterial to a collector at Tannler going west (it used to be entirely an arterial when I worked on the neighboring office project in 1998). So, while the building orientation requirements of Chapter 55 still apply, you do not have to have a maximum 20 foot setback.

Gordon

-----Original Message-----
From: Rhys Konrad [mailto:rkonrad@grpmack.com]
Sent: Monday, July 17, 2006 4:51 PM
To: Howard, Gordon
Subject: Tannler West

Gordon,

Thanks for your initial comments regarding the proposed Tannler West application. I had one immediate question regarding the required front setback along Blankenship. As far as I can tell using the City's maps, Blankenship is a collector not an arterial and the 20' max setback should not apply. If you could please let me know if the classification has been changed I would appreciate it.

Thanks
Rhys

Rhys Konrad
Group Mackenzie
0690 SW Bancroft Street | PO Box 69039 | Portland, OR 97239-0039
T: 503.224.9560 | F: 503.228.1285 | www.groupmackenzie.com

PORTLAND, OREGON | SEATTLE, WASHINGTON | VANCOUVER, WASHINGTON

EXHIBIT P