



July 01, 2024

To: Planning Commission

From: Planning Division

RE: Report of Administrative Review Land Use Applications

The following report represents administrative review applications processed by the Planning Department staff for the month of June.

Applications Approved by the Planning Division

File No.	Name/Description	Site	Applicant
DR-013-24 Approved on 6/5/2024	Hillsboro Hops Construction Trailers Development Review approval to construct 10 trailers to be used during the construction of the Hillsboro Hops new stadium.	No Applicable Address; 1N2220001051,	Hillary Harris Harper Houf Peterson Righellis, Inc. 5032211131
DR-040-23 Approved on 6/26/2024	Royal Moore Toyota Service Building Development Review approval for a vehicle service and repair building and associated site improvements on a lot approximately 1.41 acres in size zoned I-G Industrial General.	No Applicable Address; 1S205CC01501,	Andrei Efremoff Axis Design Group 503-284-0988

If you have any questions regarding this report, please contact Chris Barry at 503-681-6179.

Key to Acronyms:

DR = Development Review

MOD = Modification

SUB = Subdivision

SNRP = Significant Natural Resource Plan

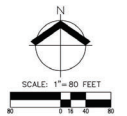


AKS ENGINEERING & SURVEY, LLC
12025 SW BEHNKA RD, STE 100
HILLSBORO, OR 97123
WWW.AKS-TEL.COM
ENGINEERING SURVEYING NATURAL RESOURCES
FORESTRY PLANNING LANDSCAPE ARCHITECTURE
WASHINGTON COUNTY TAX NO. 2-2-1

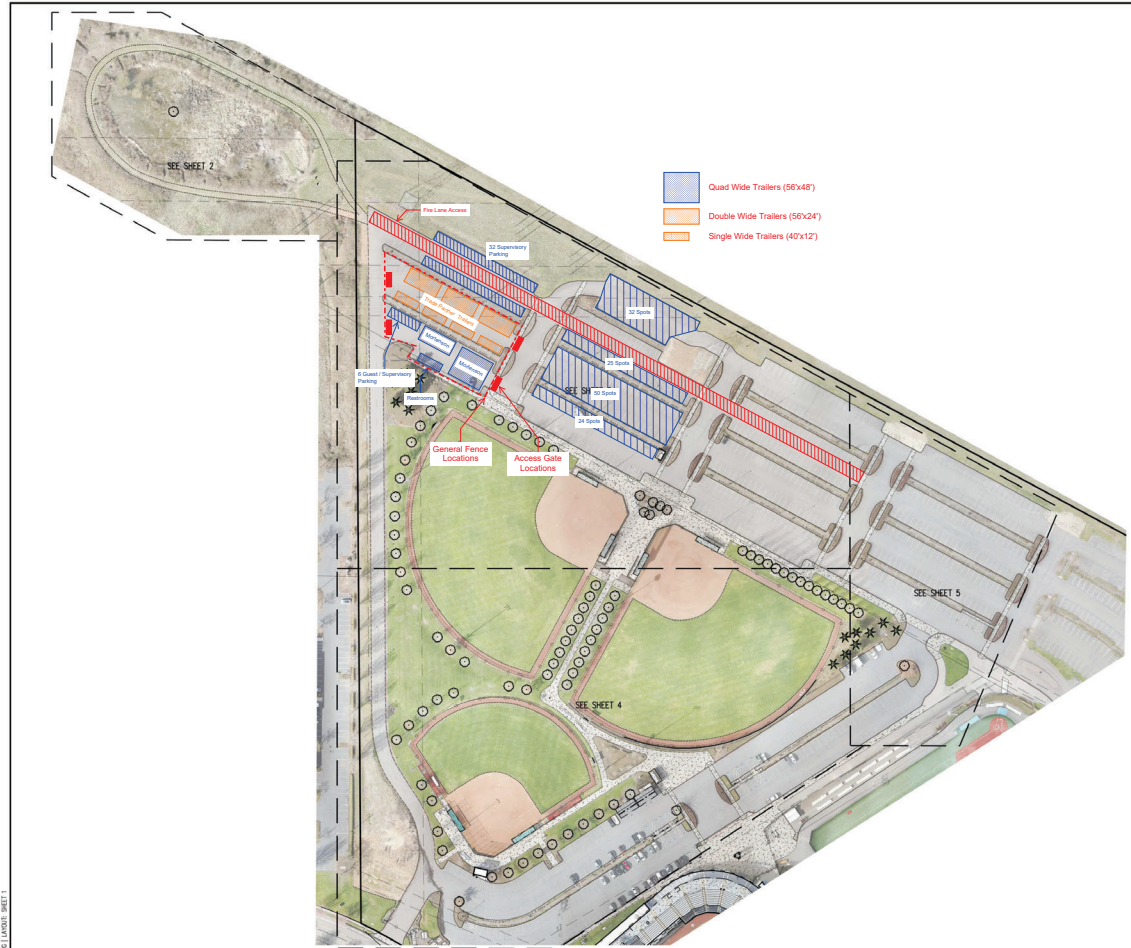
4460 NE CENTURY BLVD
RON TONKIN FIELD
HILLSBORO OREGON
WASHINGTON COUNTY TAX NO. 2-2-1

DESIGNED BY: ---
DRAWN BY: NLS/ASD
MADE BY: RB/ASD
DATE: 4/20/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
BENJAMIN R HUFF
LICENSE NO. 14147
RENEWED: 6/30/23
JOB NUMBER
5997-25
SHEET
1

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PRIVATE LOCATES PROVIDED PER "MARK IT OUT" CUT FROM SEPTEMBER 18-OCTOBER 22, 2022 AND FEBRUARY 16, 2023 AND PUBLIC LOCATES PROVIDED PER MULTIPLE UTILITY LOCATE TICKET NUMBERS (AVAILABLE UPON REQUEST). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED JANUARY-FEBRUARY, 2023.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF HILLSBORO BENCHMARK NO. 200, LOCATED ON A CONCRETE HEADWALL OF A CULVERT ON THE NORTH SIDE OF NW EVERGREEN ROAD. ELEVATION = 191.15 FEET (CITY OF HILLSBORO DATUM).
 - HORIZONTAL DATUM: HORIZONTAL COORDINATES ARE BASED ON THE OREGON COORDINATES SYSTEM (OCS). PORTLAND ZONE, HANCOCK11) EPOCH-2011.00.00. COORDINATES ARE IN INTERNATIONAL FEET.
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE MEASURED TO SPOKE UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - TREES OF SIGNIFICANCE TO PROJECT AREA ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAK HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON AIRBORNE INSPECTION.
 - CONTOUR INTERVAL IS 1 FOOT.
 - EASEMENTS ARE PLACED PER LAWYERS TITLE OF OREGON TITLE REPORT ORDER NO. 153300210 WITH EFFECTIVE DATE APRIL 4, 2023 AND 153300094 WITH EFFECTIVE DATE JANUARY 13, 2023 AND 162202306 WITH EFFECTIVE DATE SEPTEMBER 14, 2022.
 - THE ENTIRETY OF TAX LOT 110 IS SUBJECT TO A RIGHT-OF-WAY FOR ELECTRIC POWER TRANSMISSION EASEMENT PER DOCUMENT NUMBER 97-070921.
 - PER FRM NUMBER 41067034H DATED OCTOBER 19, 2018. THE BASE FLOOD ELEVATION FOR TAX LOT 1102 IS 192.6 (NO. 39).



LEGEND			
EXISTING		EXISTING	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
STREET LIGHT		POWER PEDESTAL	
MALIBOX		COMMUNICATIONS VAULT	
TIC: TOP OF CONCRETE		COMMUNICATIONS JUNCTION BOX	
RIGHT-OF-WAY LINE		COMMUNICATIONS RISER	
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			



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SITE PLAN GENERAL NOTES

- DEMOLISH AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS.
- TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL ORDINANCES, CODES AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.
- INFORMATION RELATING TO CONDITIONS OF THE EXISTING SITE ARE BASED UPON SURVEY OBTAINED FROM OWNER. ACTUAL CONDITIONS MAY VARY AND SHALL BE HELD VEH-ED BY THE CONTRACTOR.
- VERIFY LIMITS OF DEMOLITION REQUIRED TO COMPLETE WORK PRIOR TO COMMENCEMENT. GRAPHIC REPRESENTATION OF AFFECTED AREAS ON DRAWINGS MAY BE SMALLER OR LARGER THAN INDICATED.
- DEMOLITION WORK CANNOT PROCEED BEFORE THE INSTALLATION OF TEMPORARY BARRIERS TO PROTECT EXISTING OCCUPIED AREAS.
- IN THE EVENT OF DAMAGE TO EXISTING CONSTRUCTION, CONTRACTOR SHALL REPAIR AND RESTORE THE DAMAGE TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ONLY MAJOR ITEMS OF DEMOLITION ARE SHOWN. REMOVE MISCELLANEOUS MINOR ITEMS AS REQUIRED FOR PROPER COMPLETION OF THE WORK.
- THE DEMOLITION NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT COMPOSED OF MULTIPLE ELEMENTS. THE CONTRACTOR SHALL DISASSEMBLE AND REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY AS REQUIRED TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
- G.C. TO MAINTAIN AT ALL TIMES A MINIMUM OF (1) ACCESSIBLE ACCESS DRIVE ONTO DEVELOPMENT SITE FOR EMPLOYEES/CUSTOMER/EMERGENCY VEHICLE ACCESS/TURN-AROUND THROUGHOUT THE DURATION OF CONSTRUCTION.
- G.C. TO COORDINATE WITH DESIGN-BUILD MEP, JURISDICTION, AND APPROPRIATE UTILITY COMPANIES FOR UTILITY SYSTEM MODIFICATIONS. NOTIFY ARCHITECT AND CIVIL ENGINEER OF COMPLETIONS PRIOR TO CONSTRUCTION.
- MAINTAIN A CLEAN AND ORGANIZED CONSTRUCTION SITE. PROTECT BUILDING MATERIALS, SUPPLIES, AND WORK FROM THEFT AND VANDALISM. IF SUCH EVENTS OCCUR, MATERIALS AND/OR WORK ARE TO BE REPLACED/REPAIRED AT CONTRACTOR'S EXPENSE.
- PATCH AND REPAIR ELEMENTS WHERE ITEMS WERE REMOVED AND IN AREAS DAMAGED DURING DEMOLITION.
- CLEAN, PLUG, PATCH AND REPAIR ALL MATERIALS AND SURFACES AND PREPARE THEM FOR NEW WORK.
- THE ARCHITECT IS NOT RESPONSIBLE FOR LOCATING, IDENTIFYING, OR SPECIFYING MEANS OF REMOVAL OF ANY HAZARDOUS MATERIALS. HAZARDOUS MATERIAL TESTING BY OWNER CONTRACTOR CONSULTANT.
- G.C. RESPONSIBLE FOR PERFORMING LOCATES FOR ALL EXISTING ON-SITE UNDERGROUND UTILITIES LOCATED WITHIN SCOPE OF WORK AREA.
- SEE CIVIL DRAWINGS FOR SPECIFIC SITE-RELATED DESIGN, DETAILS, AND SPECIFICATIONS. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LINES, LOCATIONS, AND CONNECTIONS.
- G.C. TO CONFIRM ELEVATIONS/GRADES OF EXISTING UTILITY LINES, VAULTS, METERS, RIMS, LIDS AND RELOCATE/MOBY AS NECESSARY PER UTILITY COMPANY JURISDICTION REQUIREMENTS AND PER NEW GRADING AND WORK INDICATED ON CIVIL DRAWINGS.
- SEE FLOOR PLAN AND EXTERIOR ELEVATION DEMOLITION SHEETS FOR DEMOLITION WORK AS IT PERTAINS SPECIFICALLY TO THE BUILDING. COORDINATE THOSE REQUIREMENTS WITH THE DEMOLITION SITE PLAN. NOTIFY ARCHITECT OF ANY CONFLICTS.
- NO SITE WORK SHALL COMMENCE PRIOR TO THE APPROVAL OF THE SITE PLAN BY THE JURISDICTION.

DEVELOPMENT STANDARDS: ZONE I-G
CITY OF HILLSBORO MUNICIPAL CODE TABLE 12.15.160-I

STANDARD	REQUIREMENT	PROVIDED
MINIMUM LANDSCAPING		
DISTURBED AREA ≥ 25,000 SF	15%	15.2%
NET FLOOR AREA ≥ 3,750 SF	3,808.4 SF	3,808.4 SF

USE TYPE: VEHICLE SERVICE AND REPAIR

REQD SPACES PER 1,000 SF NET FLOOR AREA	MIN	MAX (ZONE A)	MAX (ZONE B)
NET FLOOR AREA > 12,524 SF	3	36	48
SPACES PROVIDED	0	0	0

NOTE: NO PARKING REQUIRED PER CFCR RULES. PARKING REQUIREMENTS: CERTAIN USES, ON-AND-OFF-PARKING MANDATES ALLOWED WITHIN 3/4 MILE OF RAIL STATIONS OR 1/2 MILE OF FREQUENT TRAVEL CORRIDORS. PROJECT LOCATED WITHIN 1/2 MILE OF TV-HIGHWAY/RIVER ROUTE 57.

VAN ACCESSIBLE SPACES > 1

(NOTE: SE ENTERPRISE DOESN'T ALLOW ON-STREET PARKING)

SITE STATISTICS (POST BOUNDARY LINE ADJUSTMENT)

JURISDICTION: CITY OF HILLSBORO
I-G (INDUSTRIAL GENERAL)

SITE AREA:
T.L. 15205CC01501 - 1326 SE ENTERPRISE CIRCLE, HILLSBORO, OR 97123 1.30 ACRES (56,600 S.F.)
T.L. 15205CC01400 - 1326 SE ENTERPRISE CIRCLE, HILLSBORO, OR 97123 0.79 ACRES (34,412 S.F.)

TOTAL SITE AREA: 2.09 ACRES (91,012 S.F.)

T.L. 15205CC01400 (NO DEVELOPMENT PROPOSED POST BOUNDARY LINE ADJUSTMENT)

T.L. 15205CC01501 SITE STATISTICS (PROPOSED)

IMPERVIOUS AREA	13,820.0 SF (24.4%)
BUILDING FOOTPRINT	34,806.6 SF (68.9%)
HARDSCAPE	53,806.6 SF (93.3%)
TOTAL IMPERVIOUS AREA	
PENINSULAR AREA (LANDSCAPE)	3,808.4 SF 5% 6.7%
TOTAL PAVEMENT AREA	
VEHICLE PARKING	0
STANDARD STALLS	0
ACCESSIBLE STALLS	103
INVENTORY:	104
TOTAL PARKING	104

SITE PLAN LEGEND

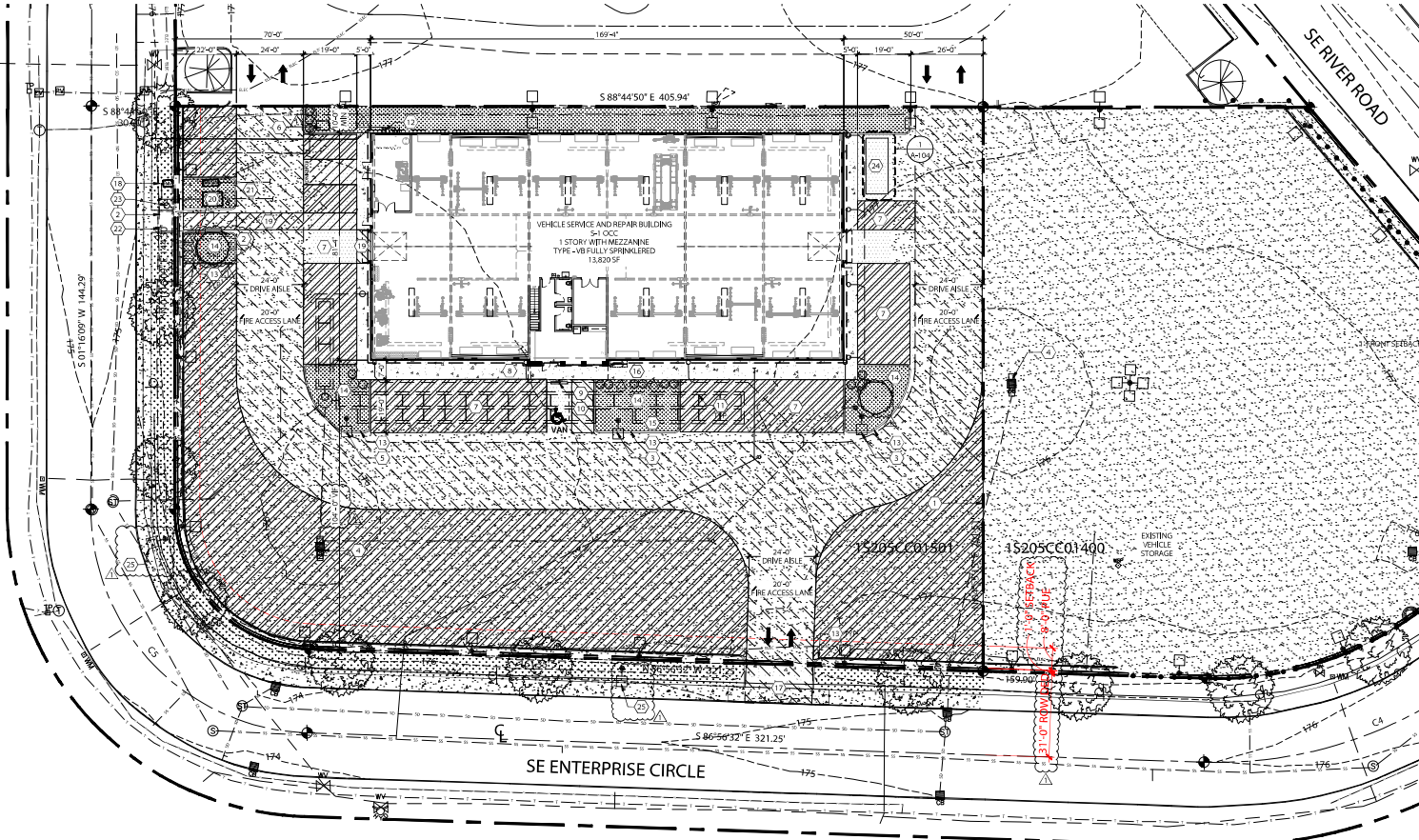
- | | |
|-----------------|----------------------------|
| (E) CONCRETE | (E) WATER VALVE |
| (E) ASPHALT | (E) FIRE HYDRANT |
| (E) LANDSCAPE | (E) WATER METER |
| (N) CONCRETE | (E) CONTROL VALVE |
| (N) LANDSCAPE | (E) LIGHT POLE |
| (N) ASPHALT | (E) LANDSCAPE LIGHT |
| (E) FENCE LINE | (E) JUNCTION BOX |
| (E) GAS | (E) TELEPHONE SERVICE BOX |
| (E) TELEPHONE | (E) TELEPHONE MANHOLE |
| (E) ELECTRIC | (E) GAS VALVE |
| (E) SANITARY | (E) GAS METER |
| (E) WATER | (E) BOLLARD |
| (E) FIBER OPTIC | (E) SANITARY SEWER MANHOLE |
| | (E) STORM SEWER MANHOLE |
| | (E) CLEANOUT |
| | (E) SKY |
| | (E) CATCH BASIN |
| | (E) TREE |
| | (E) LIGHT POLE |
| | (E) BOLLARD |
| | (E) ADA PARKING |
| | (E) TRAFFIC OBSTRUCTION |

LANDSCAPE PLANT MATERIAL

TREE	SIZE	QTY.
GWINGO BELLOW 'SUNFIRE'	2" CAL / 8'6"	2
COLUMBIAN MALE GINGGO TREE	AS SHOWN	
SHRUBS	SIZE	QTY.
ROSEMARINUS OFFICINALIS 'ARP'	3 GAL MIN	10
ARP ROSEMARY	3-4" O.C.	
CORNUS STOLONIFERA 'FARROW'	3 GAL MIN	10
ARCTIC FIRE RED-TWIG DOGWOOD	3-4" O.C.	
GROUND COVER	SIZE	QTY.
TARP LAWN	SOD ROLL	3800 SF
8" INSTANT LAWN - HELVETON, OR	P/ALLEY	

SITE PLAN KEY NOTES

- LOCATION OF PROPERTY BOUNDARY LINE POST ADJUSTMENT.
- ADA COMPLIANT BENCH. INSTALL PER MANUF.
- INSTALL (E) RELOCATED SITE LIGHT POLES & FIXTURES. SEE LIGHT FIXTURE SCHEDULE FOR FUTURE DESIGNATION AND LIGHTING SPECIFICATIONS. SEE CIVIL DRAWINGS FOR UTILITY CONNECTIONS AND DETAIL 27A-03 FOR CONCRETE BASES/ANCHORAGE DETAIL. SEE REFLECTED CEILING PLAN FOR FUTURE DESIGNATIONS FOR LIGHTS MOUNTED TO THE BUILDING. SEE SITE LIGHTING PLAN SHEET 15-100.
- (E) CATCH BASIN TO BE ACQUIRED AS REQD FOR NEW WORK. SEE CIVIL.
- INSTALL NEW SITE LIGHT POLE & FIXTURES. SEE LIGHT FIXTURE SCHEDULE FOR FUTURE DESIGNATION AND LIGHTING SPECIFICATIONS. SEE CIVIL DRAWINGS FOR UTILITY CONNECTIONS AND DETAIL 27A-03 FOR CONCRETE BASES/ANCHORAGE DETAIL. SEE REFLECTED CEILING PLAN FOR FUTURE DESIGNATIONS FOR LIGHTS MOUNTED TO THE BUILDING. SEE SITE LIGHTING PLAN SHEET 15-100.
- (E) ELECTRICAL TRANSFORMER & PAD. SEE LANDSCAPE PLANT MATERIAL FOR SCREENING. COORDINATE WITH PGE. MAINTAIN REQUIRED CLEARANCES. G.C. TO COORDINATE WITH DESIGN-BUILD ELECTRICAL TO VERIFY CAPACITY OF SYSTEM AND TO DETERMINE WHETHER NEW SERVICE WILL MEET LOADING REQUIREMENTS OF NEW BUILDING SYSTEM. G.C. TO COORDINATE WITH OWNERS SHOP EQUIPMENT SUPPLIER TO OBTAIN ELECTRICAL REQUIREMENTS FOR ALL SHOP EQUIPMENT. SEE CIVIL.
- (N) ASPHALT. REFERENCE CIVIL DRAWINGS FOR REQUIRED GRADING/SUB-GRADE PRIOR TO INSTALLING NEW ASPHALT PAVING.
- (N) CONCRETE PAVED WALK.
- (N) CONCRETE WHEEL STOP. SEE CIVIL DRAWINGS FOR CONCRETE WHEEL STOP DETAIL.
- NEW ADA DESIGNATED PARKING SPACE. INSTALL STRIPING PER CURRENT CODE STANDARDS WITH ACCESS LANES. INSTALL ADA PARKING SIGNAGE AT STALL, VAN-ACCESSIBLE PARKING SPACE. SEE CIVIL DRAWINGS FOR ADA PARKING SPACE/AGN INSTALLATION DETAILS.
- LOCATION OF (N) UNDERGROUND STORMWATER DETENTION SYSTEM. SEE CIVIL.
- (N) GAS METER.
- (N) CONCRETE CURB. SEE CIVIL.
- (N) LANDSCAPING.
- (N) BICYCLE PARKING.
- (N) CONCRETE DRIVE. SEE CIVIL.
- (N) BACKFLOW. SEE CIVIL.
- (N) CROSSWALK STRIPING. SEE CIVIL.
- (N) 4" FIRE DC/DVA WITH FDC. SEE CIVIL.
- (N) ADA WALK TO SIDEWALK. SEE CIVIL.
- (N) FIRE HYDRANT. SEE CIVIL.
- (N) TRASH ENCLOSURE.
- (N) PUBLIC STREET LIGHT. SEE SHEET 15-101.



1 SITE PLAN
SCALE: 1" = 30'-0"



AXIS DESIGN GROUP
11104 SE STARK STREET
PORTLAND, OR 97216
T: 503.284.0988 | F: 503.546.9276



Exhibit D

ROYAL MOORE
TOYOTA SERVICE BUILDING
1326 SE ENTERPRISE CIRCLE
HILLSBORO, OREGON 97123

REVISIONS

No.	Description	Date
1	PLAN CHECK	05/27/24

DRAWN BY: DPA/AE
CHECKED BY: TRB
JOB NO: 23-044
DATE: 12/01/2023
ISSUED FOR: TYPE II DEV REVIEW

SHEET TITLE
SITE PLAN

SHEET NO.

A-102

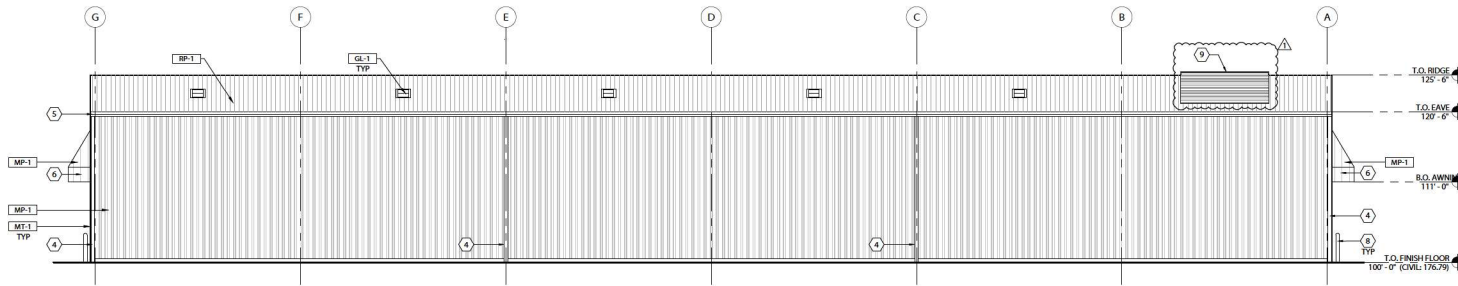


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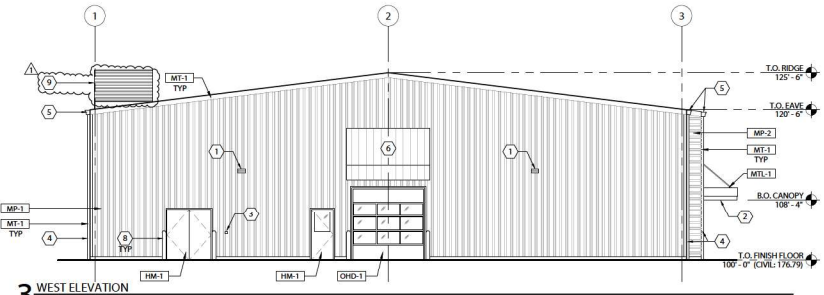
AXIS
 DESIGN GROUP
 ARCHITECTURE & ENGINEERING, INC.
 11104 S.E. STARK STREET
 PORTLAND, OR 97216
 T: 503.284.0988 | F: 503.546.9276

KEY NOTES

- 1 WALL MOUNTED EXTERIOR LIGHT - SEE LIGHTING PLAN.
- 2 CANOPY MOUNTED EXTERIOR LIGHT - SEE LIGHTING PLAN.
- 3 PROVIDE AND INSTALL KNOX BOX, RECESSED MOUNTED, BLACK FINISH, INSTALL PER MANUF.
- 4 DOWNSPOUT WITH CLEANOUT, FINISH TO MATCH MP-1.
- 5 GUTTER, FINISH TO MATCH MP-1.
- 6 METAL AWNING.
- 7 BUILDING ADDRESS LOCATION
- 8 BOLLARD, PAINT SAFETY YELLOW
- 9 DESIGN BUILD MECHANICAL EQUIPMENT, UNDER SEPARATE PERMIT. PROVIDE SCREENING, ENVI-SOR - LOUVER HORIZONTAL.



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

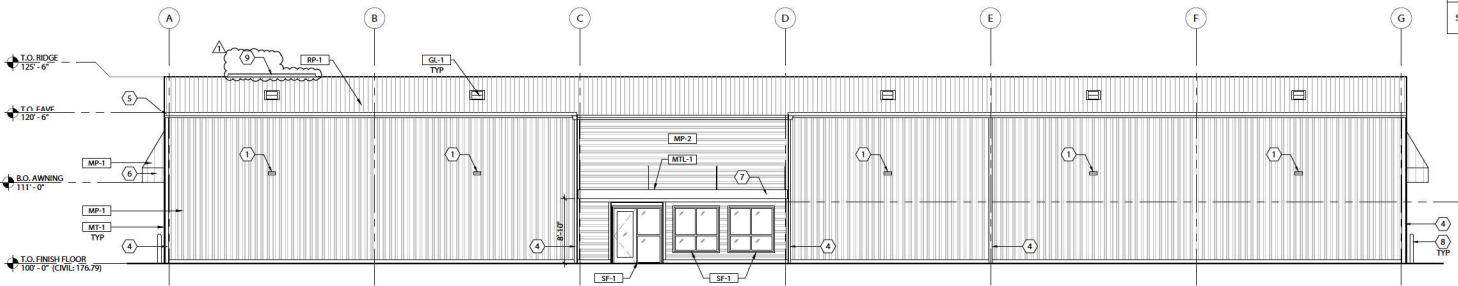


3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

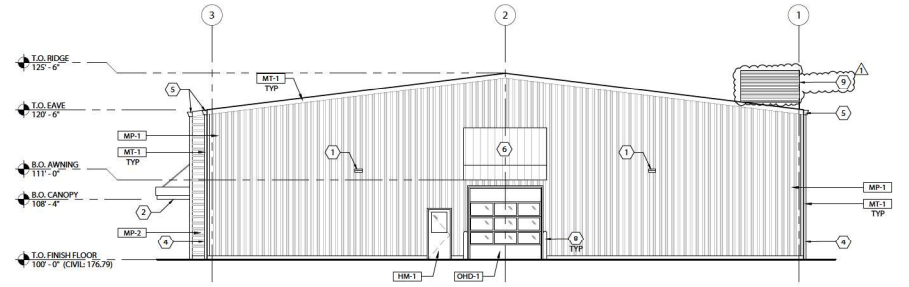
WEST FACADE -
 CDC SECTION 12.50.840 ARTICULATION AND DETAILED DESIGN FOR FACADE FACING PUBLIC STREET
 FENESTRATION - GLAZING IN OVDHD AND HM DOOR
 OVERHANG - AWNING
 PROTRUSION - BEYOND AT GRID 3 & RTU SCREENING

SOUTH FACADE -
 CDC SECTION 12.50.840 ARTICULATION AND DETAILED DESIGN FOR FACADE FACING PUBLIC STREET
 FENESTRATION - GLAZING AT ENTRY AND SKYLIGHTS
 OVERHANG - CANOPY
 PROTRUSION AND BAY - AT GRIDS C & D
 RECESS - AT ENTRY

EXTERIOR FINISH MATERIAL SCHEDULE						
CODE	MATERIAL	MFG	PRODUCT	COLOR	DIM.	ADDITIONAL INFO
GL-1	SKYLIGHT GLAZING	TBD	TBD	---	24"X120"	PROVIDED & INSTALLED BY FEMB COMPANY
HM-1	HOLLOW METAL DOOR	TBD	TBD	---	---	PAINT TO MATCH MT-1
OHD	OVERHEAD SECTIONAL DOOR WITH VISION GLAZING	TBD	TBD	TBD	TBD	---
MP-1	RIBBED METAL PANEL	TBD	TBD	TBD	TBD	PROVIDED & INSTALLED BY FEMB COMPANY
MP-2	RIBBED METAL PANEL	TRN	TRN	TRN	TRN	INPTA I/FN BY PSMR COMPANY
MTL-1	METAL CANOPY	TBD	TBD	TBD	TBD	PROVIDED & INSTALLED BY FEMB COMPANY
MT-1	PREFINISHED METAL	TRN	TRN	TRN	---	PROVIDED & INSTALLED BY PSMR COMPANY
RP-1	METAL ROOF PANEL	TBD	TBD	TBD	TBD	PROVIDED & INSTALLED BY FEMB COMPANY
SF-1	STOREFRONT	KAWNEER	451-T	CLEAR ANODIZED	TBD	---



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

CDC SECTION 12.50.280 MAIN ENTRIES

- A. APPLICABILITY.
 GENERAL INDUSTRIAL ZONE (I-G)
- B. ENTRY ORIENTATION.
 1. BUILDING ENTRY ORIENTED TO SE ENTERPRISE CIRCLE ON THE SOUTH ELEVATION, AND 1 BUILDING ENTRY ORIENTED TO SE ENTERPRISE CIRCLE ON THE EAST ELEVATION.
- C. ENTRY ORIENTATION ON CORNER LOTS.
 1. BUILDING ENTRY ORIENTED TO SE ENTERPRISE CIRCLE ON THE SOUTH ELEVATION, AND 1 BUILDING ENTRY ORIENTED TO SE ENTERPRISE CIRCLE ON THE EAST ELEVATION.
- D. MULTIPLE ENTRIES REQUIRED ON LONGER FACADES.
 LONGEST BUILDING FACADE IS 168'-0". MULTIPLE ENTRIES NOT REQUIRED.
- E. SIDEWALK CONNECTIONS TO ENTRIES.
- A. PEDESTRIAN PATHWAY IS PROVIDED TO THE SIDEWALK. THERE IS 1 SIDEWALK ALONG SE ENTERPRISE CIRCLE.
- F. STANDARDS FOR MAIN BUILDING ENTRIES.
 1. THE MAIN ENTRY WILL COMPLY WITH APPLICABLE ACCESSIBILITY STANDARDS.
 2. THE MAIN ENTRANCE IS LOCATED ON THE SOUTH ELEVATION. THE MAIN ENTRANCE IS LIGHTED WITH A MINIMUM OF 32.5 LUMENS PER SQUARE FOOT. THE LIGHT SOURCE IS LOCATED IN THE CANOPY AT THE HEIGHT OF 8'-10", AND IS EQUIPPED WITH CUT-OFF FIXTURES TO MINIMIZE GLARE.
 3. THE MAIN ENTRY IS NOT FRONTING ON A TRANSIT STREET.
 4. BUILDING DOES NOT CONTAIN DWELLING UNITS.
 5. MAIN ENTRY HIGHLIGHTED WITH
 * RECESSED DOORWAY
 * OVERHANG
 * TRANSOM WINDOW
- G. ADDITIONAL ENTRIES.
 THE BUILDING HAS ENTRIES ON THE WEST, SOUTH AND EAST FACADES.

ROYAL MOORE
 TOYOTA SERVICE BUILDING
 1326 SE ENTERPRISE CIRCLE
 HILLSBORO, OREGON 97123

REVISIONS

No.	Description	Date
1	PLAN CHECK	05/27/24

DRAWN BY: WAR/AAE
 CHECKED BY: TRB
 JOB NO: 22-044
 DATE: 12/01/2023
 ISSUED FOR: TYPE II DEV. REVIEW
 SHEET TITLE
 ELEVATIONS

SHEET NO.
A-221

S:\projects\2022\Projects\22-044_BN_New_Service_Buildings\Drawings\F2_Current\CAD\A221_22-044_Ext Elevation.dwg © Plot Date: May 28 24 @ Time: 11:48 AM