

**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Name: Carrie Brennecke, MIG  
Address: 506 SW 6<sup>th</sup> Avenue, Suite 400, Portland, OR 97204  
Email: cbrennecke@migcom.com  
Site Address: 17160 SW Baseline Road, 1065 SW 170th Avenue  
City: Beaverton  
Map & Tax Lot #: 1S106DB02500, 1S106DB00400  
Business Name: n/a  
Land Use/Building Jurisdiction: Beaverton  
Land Use/ Building Permit # not yet available

Choose from: **Beaverton**, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

**Project Description**

**See attached Cover Memo**

**Permit/Review Type (check one):**

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
  - \* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2022-0123  
Permit Type: SPP- COB  
Submittal Date: 9/28/2022  
Assigned To: DFM FOSTER  
Due Date: 10/11/2022  
Fees Due: MERRL  
Fees Paid: Ø

**Approval/Inspection Conditions**  
(For Fire Marshal's Office Use Only)

**This section is for application approval only**

DFM Jeremy Foster 10/11/2022  
Fire Marshal or Designee Date

Conditions:

*MERRL Payments must be made to TVFR prior to building permit issuance.*

See Attached Conditions:  Yes  No

Site Inspection Required:  Yes  No

**This section used when site inspection is required**

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

FIRE ACCESS - GENERAL NOTES

1. THE BUILDING IS OVER 50,000 SQUARE FEET IN SIZE. THEREFORE A MERRC SYSTEMS OR FEE-IN-LIEU IS REQUIRED. THE OWNERS WILL PAY A FEE-IN-LIEU.
2. FIRE LANES MUST BE DESIGNED TO SUPPORT A 75,000 LB FIRE APPARATUS WITH A 12,500 LB WHEEL LOAD.
3. FIRE FLOW FOR THE BUILDINGS ARE AS FOLLOWS:  
 BUILDING 1: 1,438 GPM  
 BUILDING 2: 1,375 GPM  
 BUILDING 3: 1,375 GPM  
 BUILDING 4: 1,000 GPM  
 BUILDING 5: 1,000 GPM  
**MINIMUM FIRE FLOW FOR OCCUPANCY IS 1500 GPM @ 20 PSI.** THEREFORE A FIRE PUMP WILL BE INSTALLED IN BUILDING 1 WITH A BACKUP GENERATOR TO BOOST FIRE FLOW ACROSS THE ENTIRE SITE.  
 4. FIRE FLOW CALCULATIONS ARE LISTED AS A DEFERRED SUBMITTAL ON SHEET G2.02.  
 5. A FIRE HYDRANT IS REQUIRED WITHIN 100 LINEAL FEET OF EACH FDC.  
 6. EACH FDC WILL BE ADDRESSED TO THE BUILDING IT SERVES. FDC'S SHALL BE REMOTE FROM BUILDINGS, WITHIN 100 LINEAL FEET OF A FIRE HYDRANT AND NOT CROSSING A FIRE LANE.  
 7. KNOX BOXES WILL BE PROVIDED AT BUILDINGS 1-3. SEE KEYNOTES.  
 8. SEE ARCH AND CIVIL PLANS FOR ALL NEW AND EXISTING FIRE HYDRANTS.  
 9. ALL FIRE LANE TURNING MOVEMENTS SHALL BE SHOWN ON THE PLANS. INSIDE TURNING RADIUS OF 26 FEET AND OUTSIDE TURNING RADIUS OF 48 FEET.  
 10. FIRE LANES MUST BE 26 FEET WIDE WHERE A FIRE HYDRANT IS LOCATED. SEE PLAN FOR HYDRANT LOCATIONS AND FIRE TRUCK ACCESS WIDTH.  
 11. AERIAL FIRE DEPARTMENT ACCESS IS REQUIRED FOR BUILDINGS 1-3. AERIAL ACCESS FIRE LANES MUST BE AT LEAST 26 FEET WIDE. SEE PLAN FOR AERIAL ACCESS LOCATIONS.  
 12. ALL AREAS OF ALL BUILDINGS WILL BE WITHIN 200' OF THE FIRE LANE, ELIMINATING THE NEED FOR COMPLETE TRUCK SITE ACCESS.

FIRE ACCESS - KEY NOTES

1. THE FIRE LANES ARE REQUIRED TO BE INDICATED WITH RED PAINTED CURBS WITH WHITE STENCILS THAT STATE "NO PARKING FIRE LANE" EVERY 25 FEET AND/ OR A COMBINATION OF NO PARKING FIRE LANE SIGNS. ALL FIRE LANE LOCATIONS ARE REQUIRED TO BE DOCUMENTED. REFER TO FIRE ACCESS SITE PLAN, THIS SHEET.
  2. NEW FIRE HYDRANT - PROVIDE PROTECTIVE BOLLARDS ON EITHER SIDE OF ALL HYDRANTS BASED ON DIRECTIONAL FLOW OF TRAFFIC. (5) TOTAL NEW HYDRANTS
  3. KNOX BOX MOUNTED +7'-0" ABOVE ADJACENT GRADE. MIN. FINAL LOCATION TO BE DETERMINED BY THE FIRE MARSHAL.
  4. FIRE DEPARTMENT CONNECTION
  5. AERIAL ACCESS LANE
- 200' HOSE LAY-DOWN LENGTH

NOT FOR CONSTRUCTION



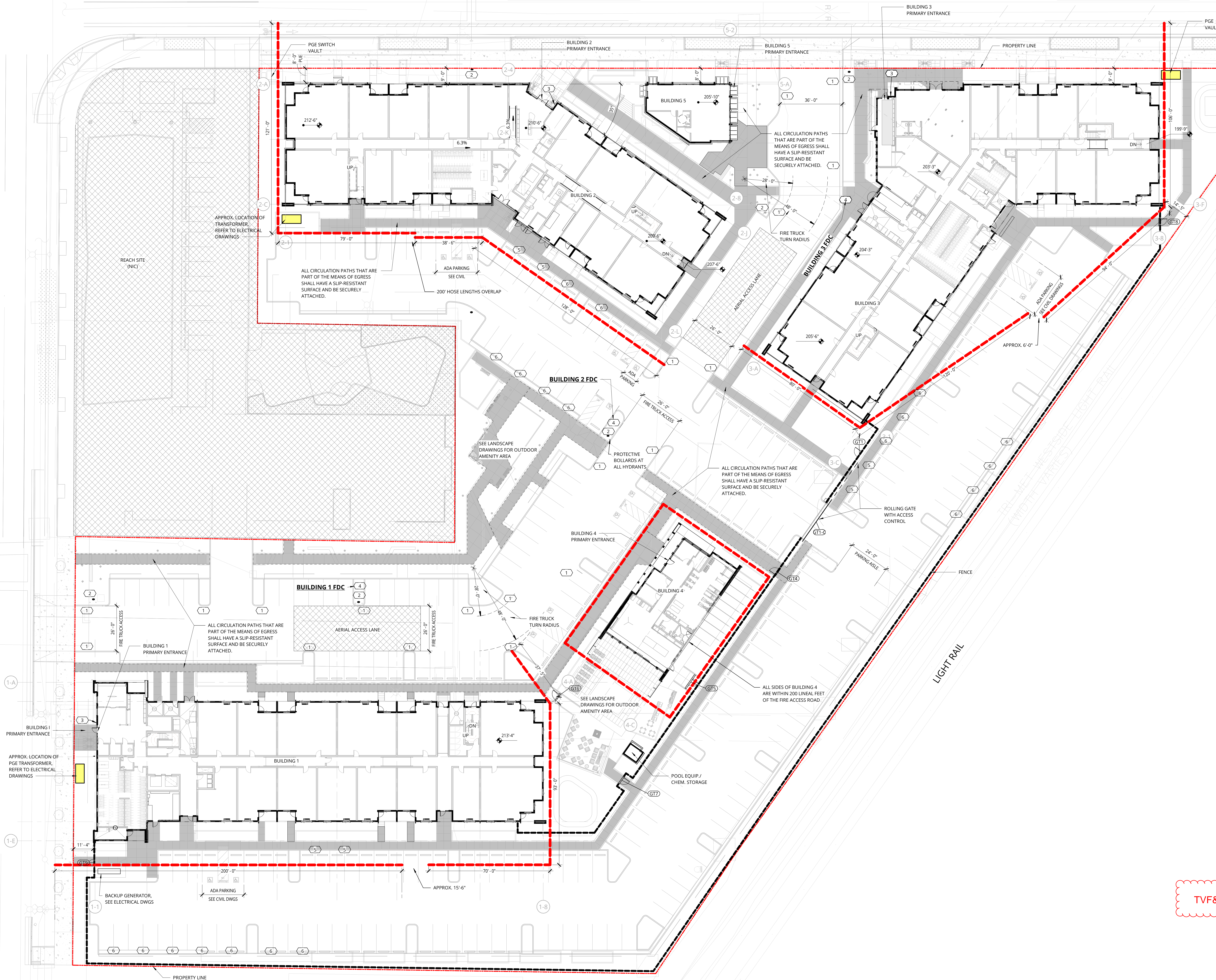
38 NORTHWEST DAVIS, SUITE 300  
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BASELINE ROAD



TVF&R Permit # 2022-0123

1 SITE PLAN - PAVING AND FIRE ACCESS PLAN

Notes: MERRC fees must be paid to TVF&R prior to building permit issuance. Also, a final inspection is required for this project from TVF&R.

ELMONICA SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

FIRE ACCESS PLAN / FIRE MARSHAL REQS.

PERMIT SET

DATE: 9.23.2022 PROJECT NUMBER: 215390

SHEET NUMBER: FS-1

### GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO SHEET **AA.01** FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
- ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
- SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
- SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
- REFER TO **AA.11** FOR EXTERIOR WALL TYPES.
- SEE SHEET **A12.21** FOR WINDOW AND LOUVER INFORMATION.
- ALL FENESTRATION (STOREFRONT AND WINDOW WALLS) SHALL BE MFC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
- AJH DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

**NOT FOR CONSTRUCTION**



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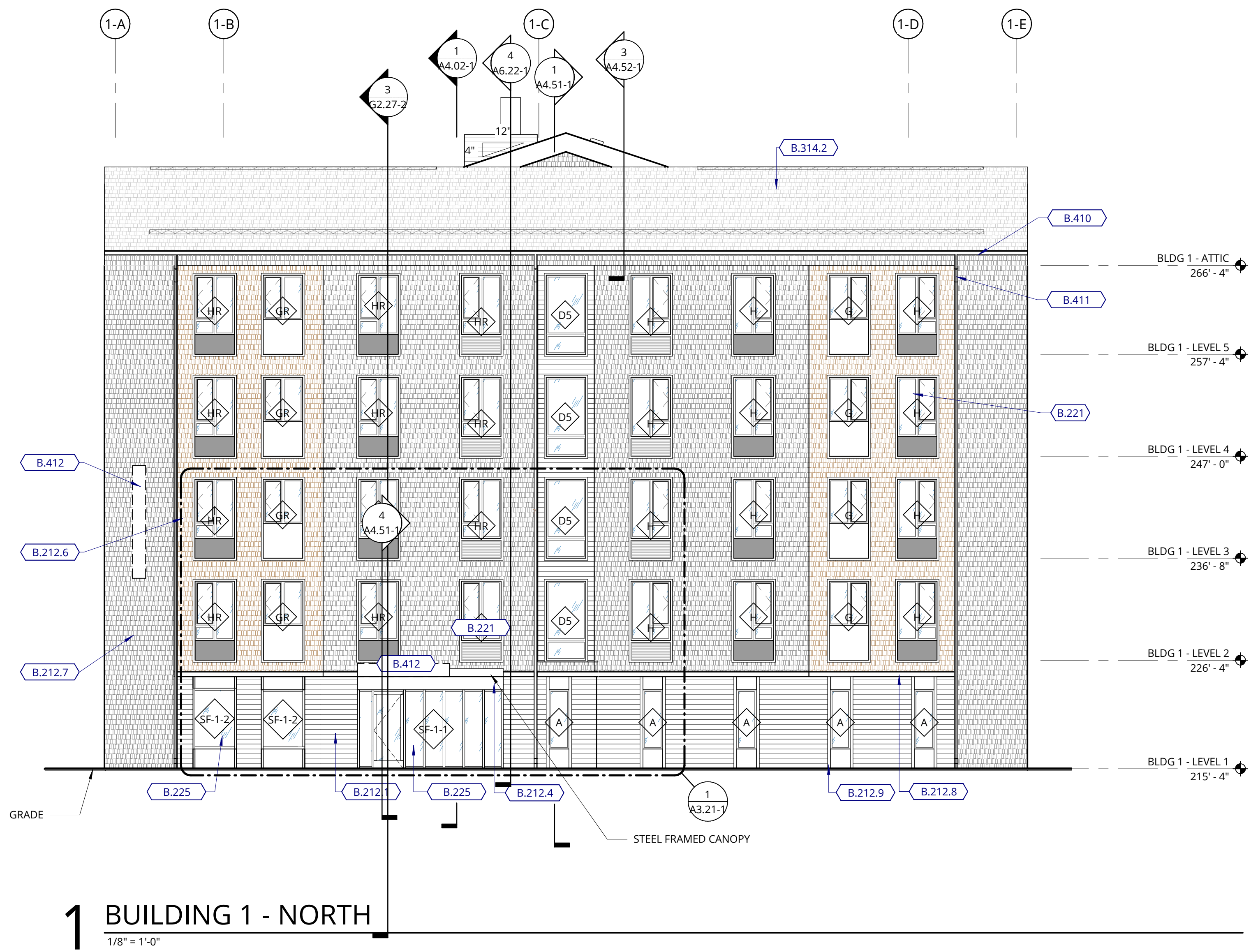
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### KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
B.115.04	METAL RAILING
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.4	FIBER CEMENT PANEL SIDING (PAINTED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.7	FIBER CEMENT SHAKE SIDING (PAINTED)
B.212.8	FIBER CEMENT TRANSITION TRIM BAND, SEE DETAIL (6A7.41) (PAINTED)
B.212.9	SYNTHETIC TRIM B, SEE DETAIL (6A7.31) (PAINTED)
B.221	VINYL WINDOWS
B.225	ALUMINUM FRAMED STOREFRONTS
B.241	PTHF LOUVER (CUSTOM)
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.316	METAL ROOFING - STANDING SEAM
B.410	PRE-FINISHED METAL GUTTER
B.411	PRE-FINISHED METAL DOWNSPOUT
B.412	BUILDING SIGNAGE (MONUMENT BACKLIT CABINET KNOX-STEM MOUNTED LETTERS)
B.413	WOOD FRAMED BALCONY WITH DECORATIVE SLAT SOFFIT (PAINTED), REFER TO ASSEMBLY 6P ON SHEET A0.31

### EXTERIOR MATERIAL LEGEND

	FC SHAKE SIDING - PAINTED WALL ASSEMBLY L6.1, L6.2
	FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
	FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
	FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
	FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
	FC PANEL WITH BATTENS - STAINED WALL ASSEMBLY J6.5
	METAL WALL PANEL WALL ASSEMBLY Q6.1



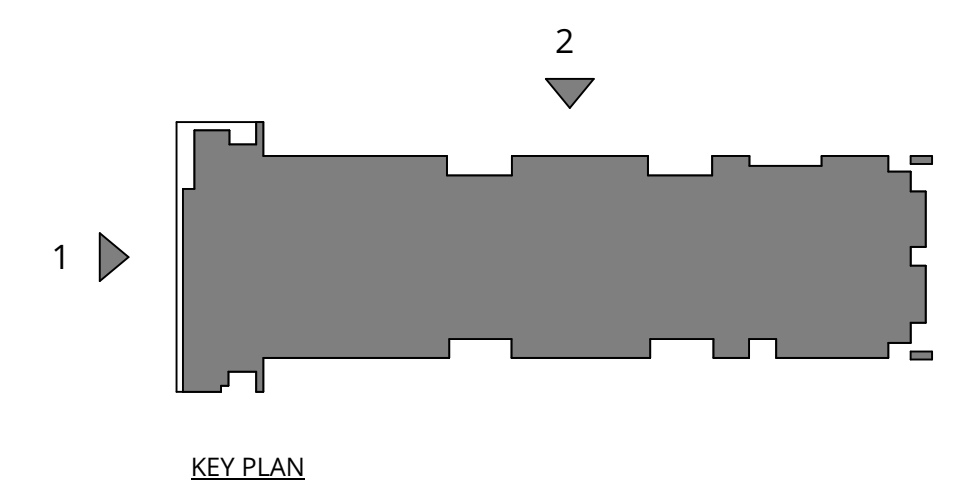
**1 BUILDING 1 - NORTH**  
1/8" = 1'-0"



**2 BUILDING 1 - EAST**  
1/8" = 1'-0"



TVF&R Permit # 2022-0123



ELMONICA BUILDING 1  
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

PERMIT SET

DATE: 9.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: FS-2

**GENERAL NOTES - EXTERIOR ELEVATIONS**

1. REFER TO SHEET **A0.01** FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
5. REFER TO **A0.11** FOR EXTERIOR WALL TYPES.
6. SEE SHEET **A12.21** FOR WINDOW AND LOUVER INFORMATION.
7. ALL FENESTRATION (STOREFRONT AND WINDOW WALLS) SHALL BE MFC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
8. AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

**NOT FOR CONSTRUCTION**



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**1 BUILDING 1 - SOUTH**  
 1/8" = 1'-0"

KEY VALUE	KEYNOTE TEXT
B.115.04	METAL RAILING
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.8	FIBER CEMENT TRANSITION TRIM BAND, SEE DETAIL 6/A7.41(PAINTED)
B.212.9	SYNTHETIC TRIM B, SEE DETAIL 8/A7.31(PAINTED)
B.221	VINYL WINDOWS
B.225	ALUMINUM FRAMED STOREFRONTS
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.410	PRE-FINISHED METAL GUTTER
B.411	PRE-FINISHED METAL DOWNSPOUT
B.413	WOOD FRAMED BALCONY WITH DECORATIVE SLAT SOFFIT (PAINTED), REFER TO ASSEMBLY 6P ON SHEET A0.31
C1010.A07M	

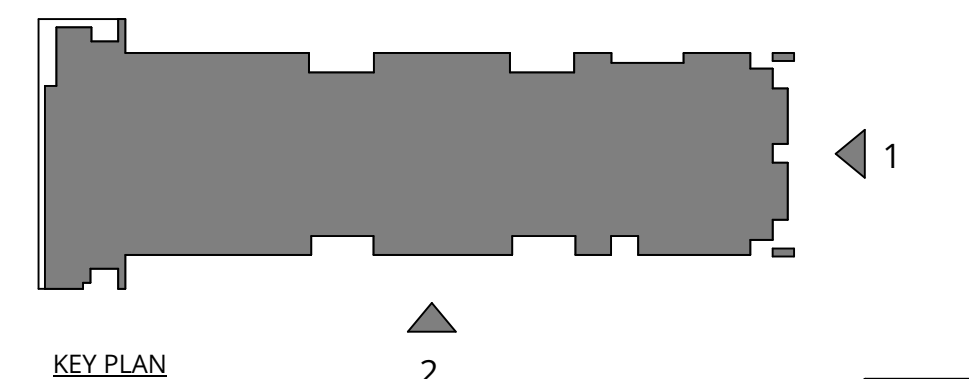
KEY VALUE	KEYNOTE TEXT
B.115.04	METAL RAILING
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.8	FIBER CEMENT TRANSITION TRIM BAND, SEE DETAIL 6/A7.41(PAINTED)
B.212.9	SYNTHETIC TRIM B, SEE DETAIL 8/A7.31(PAINTED)
B.221	VINYL WINDOWS
B.225	ALUMINUM FRAMED STOREFRONTS
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.410	PRE-FINISHED METAL GUTTER
B.411	PRE-FINISHED METAL DOWNSPOUT
B.413	WOOD FRAMED BALCONY WITH DECORATIVE SLAT SOFFIT (PAINTED), REFER TO ASSEMBLY 6P ON SHEET A0.31
C1010.A07M	



**2 BUILDING 1 WEST**  
 1/8" = 1'-0"



TVF&R Permit # 2022-0123



**ELMONICA BUILDING 1**  
 SW 170TH AND W BASELINE  
 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**BUILDING ELEVATIONS**

**PERMIT SET**

DATE: 9.23.2022 PROJECT NUMBER: 215390  
 SHEET NUMBER: FS-3

KEY VALUE	KEYNOTE TEXT
B.115.04	METAL RAILING
B.124.03	METAL FRAMED CANOPY
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.7	FIBER CEMENT SHAKE SIDING (PAINTED)
B.212.8	FIBER CEMENT TRANSITION TRIM BAND, SEE DETAIL B/A7.4 (PAINTED)
B.212.9	SYNTHETIC TRIM B, SEE DETAIL B/A7.3 (PAINTED)
B.221	VINYL WINDOWS
B.225	ALUMINUM FRAMED STOREFRONTS
B.241	PPHF LOUVER (CUSTOM)
B.242	ARCHITECTURAL LOUVER
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.316	METAL ROOFING - STANDING SEAM
B.410	PRE-FINISHED METAL GUTTER
B.411	PRE-FINISHED METAL DOWNSPOUT
B.413	WOOD FRAMED BALCONY WITH DECORATIVE SLAT SOFFIT (PAINTED), REFER TO ASSEMBLY 6P ON SHEET A0.31

EXTERIOR MATERIAL LEGEND	
	FC SHAKE SIDING - PAINTED WALL ASSEMBLY L6.1, L6.2
	FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
	FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
	FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
	FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
	FC PANEL WITH BATTENS - STAINED WALL ASSEMBLY J6.5
	METAL WALL PANEL WALL ASSEMBLY Q6.1

- GENERAL NOTES - EXTERIOR ELEVATIONS**
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  - SEE SHEET A12.21 FOR WINDOW AND LOUVER INFORMATION.
  - ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE MFC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
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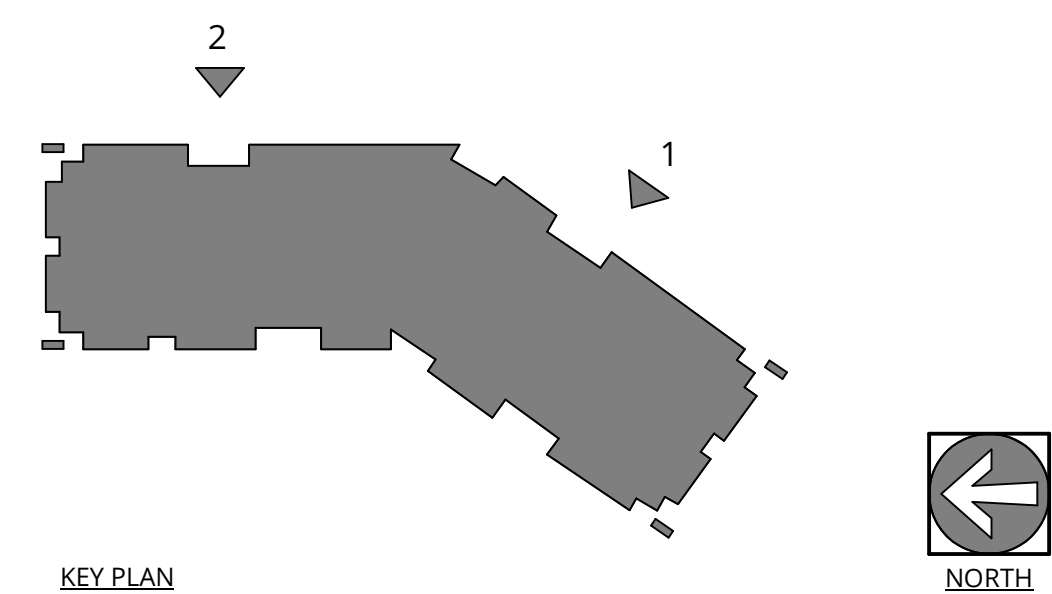
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**1 BUILDING 2 - EAST**  
1/8" = 1'-0"



**2 BUILDING 2 - EAST**  
1/8" = 1'-0"



**ELMONICA BUILDING 2**  
SW 170TH AND W BASELINE  
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**BUILDING ELEVATIONS**

**PERMIT SET**

DATE: 9.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: FS-4

KEY VALUE	KEYNOTE TEXT
B.115.04	METAL RAILING
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.7	FIBER CEMENT SHAKE SIDING (PAINTED)
B.212.8	FIBER CEMENT TRANSITION TRIM BAND, SEE DETAIL (G1A7.4) (PAINTED)
B.212.9	SYNTHETIC TRIM B, SEE DETAIL (B1A7.31) (PAINTED)
B.221	VINYL WINDOWS
B.241	PTHP LOUVER (CUSTOM)
B.242	ARCHITECTURAL LOUVER
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.410	PRE-FINISHED METAL GUTTER
B.411	PRE-FINISHED METAL DOWNSPOUT
B.413	WOOD FRAMED BALCONY WITH DECORATIVE SLAT SOFFIT (PAINTED, REFER TO ASSEMBLY 6P ON SHEET A0.31)
C1010.A07M	

KEY VALUE	KEYNOTE TEXT
FC SHAKE SIDING-PAINTED WALL ASSEMBLY L6.1, L6.2	
FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2	
FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2	
FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4	
FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4	
FC PANEL WITH BATTENS- STAINED WALL ASSEMBLY J6.5	
METAL WALL PANEL WALL ASSEMBLY Q6.1	

- GENERAL NOTES - EXTERIOR ELEVATIONS**
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**1 BUILDING 2 - WEST 1**  
1/8" = 1'-0"



**2 BUILDING 2 - WEST 2**  
1/8" = 1'-0"

**TVF&R**  
Tualatin Valley  
Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF CONDITIONS OR DEFICIENCIES.

*Jeremy Pickett*

Disputy Fire Marshal

**TVF&R Permit # 2022-0123**

**ELMONICA BUILDING 2**  
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

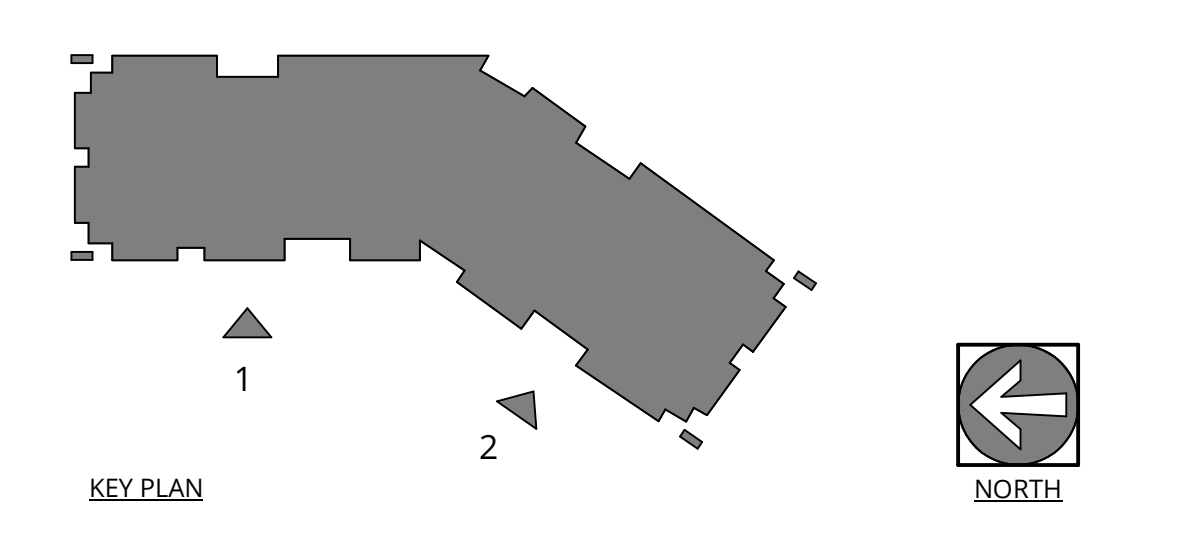
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**BUILDING ELEVATIONS**

**PERMIT SET**

DATE: 9.23.2022 PROJECT NUMBER: 215390

SHEET NUMBER: FS-5



KEY VALUE	KEYNOTE TEXT
B.115.04	METAL RAILING
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.413	WOOD FRAMED BALCONY WITH DECORATIVE SLAT SOFFIT (PAINTED), REFER TO ASSEMBLY QP ON SHEET A0.31

**GENERAL NOTES - EXTERIOR ELEVATIONS**

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**EXTERIOR MATERIAL LEGEND**

- FC SHAKE SIDING - PAINTED WALL ASSEMBLY L6.1, L6.2
- FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
- FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
- FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL WITH BATTENS - STAINED WALL ASSEMBLY J6.5
- METAL WALL PANEL WALL ASSEMBLY Q6.1

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**1 BUILDING 2 - NORTH**  
1/8" = 1'-0"



**2 BUILDING 2 - SOUTH**  
1/8" = 1'-0"



APPROVED PLANS  
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.  
Jeremy Parker  
Deputy Fire Marshal

TVF&R Permit # 2022-0123

**ELMONICA BUILDING 2**  
SW 170TH AND W BASELINE

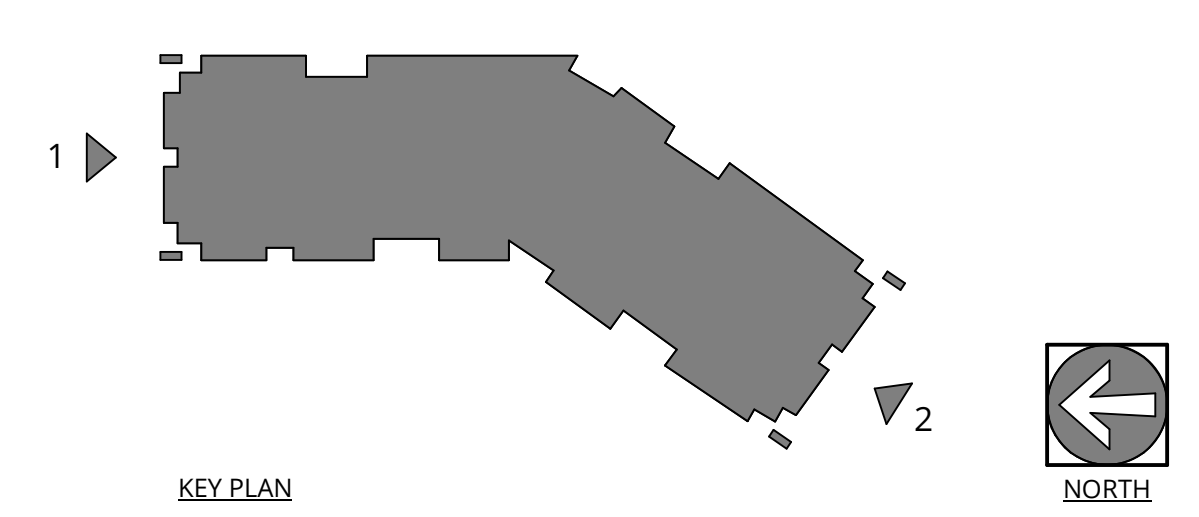
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

**BUILDING ELEVATIONS**

**PERMIT SET**

DATE: 9.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: FS-6



**GENERAL NOTES - EXTERIOR ELEVATIONS**

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- REFER TO **00.11** FOR EXTERIOR WALL TYPES.
- SEE SHEET **A12.21** FOR WINDOW AND LOUVER INFORMATION.
- ALL FENESTRATION (STOREFRONT AND WINDOW WALLS) SHALL BE MFC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
- AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

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**EXTERIOR MATERIAL LEGEND**

- FC SHAKE SIDING - PAINTED WALL ASSEMBLY L6.1, L6.2
- FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
- FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
- FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL WITH BATTENS - STAINED WALL ASSEMBLY J6.5
- METAL WALL PANEL WALL ASSEMBLY Q6.1

**KEYNOTE LEGEND**

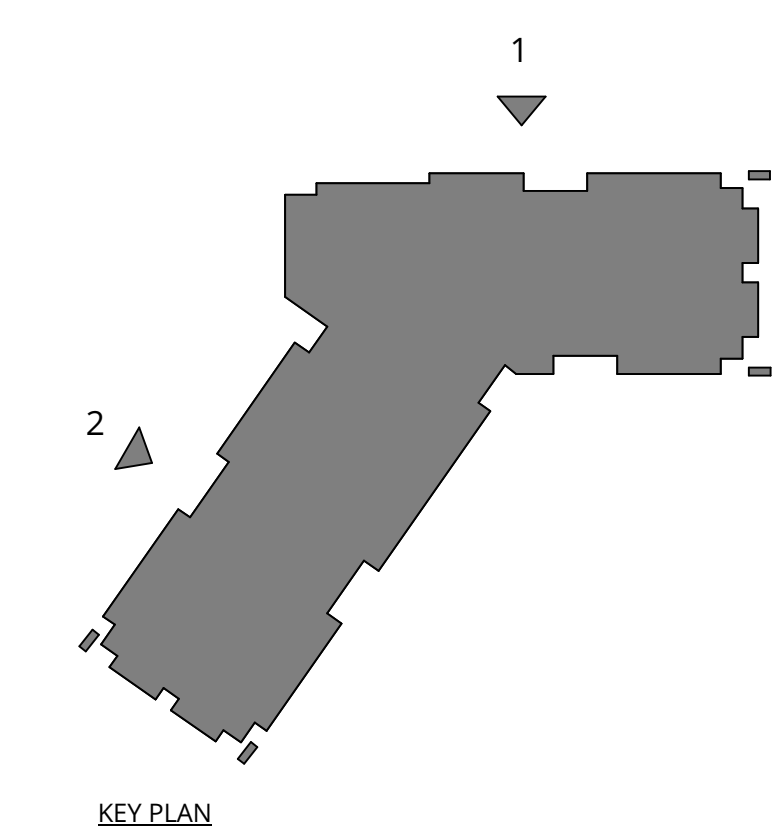
KEY VALUE	KEYNOTE TEXT
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.9	SYNTHETIC TRIM B. SEE DETAIL B1A7.3 (PAINTED)
B.221	VINYL WINDOWS
B.225	ALUMINUM FRAMED STOREFRONTS
B.227	ALUMINUM WINDOW WALL
B.241	FTMP LOUVER (CUSTOM)
B.242	ARCHITECTURAL LOUVER
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.316	METAL ROOFING - STANDING SEAM
B.410	PRE-FINISHED METAL GUTTER
B.411	PRE-FINISHED METAL DOWNSPOUT
C1010.A07M	



**1 BUILDING 3 - EAST 1**  
1/8" = 1'-0"



**2 BUILDING 3 - EAST 2**  
1/8" = 1'-0"



**ELMONICA BUILDING 3**  
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

PERMIT SET

DATE: 9.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: FS-7



**KEYNOTE LEGEND**

KEY VALUE	KEYNOTE TEXT
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.9	SYNTHETIC TRIM B, SEE DETAIL B/A7.31(PAINTED)
B.221	VINYL WINDOWS
B.225	ALUMINUM FRAMED STOREFRONTS
B.241	PTHP LOUVER(CUSTOM)
B.242	ARCHITECTURAL LOUVER
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING
B.410	PRE-FINISHED METAL GLITTER
B.411	PRE-FINISHED METAL DOWNSPOUT
C1010.A07M	

**EXTERIOR MATERIAL LEGEND**

- FC SHAKE SIDING-PAINTED WALL ASSEMBLY L6.1, L6.2
- FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
- FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
- FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL WITH BATTENS- STAINED WALL ASSEMBLY J6.5
- METAL WALL PANEL WALL ASSEMBLY Q6.1

- GENERAL NOTES - EXTERIOR ELEVATIONS**
- REFER TO SHEET **A01.01** FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
  - ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
  - SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
  - SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
  - REFER TO **A01.11** FOR EXTERIOR WALL TYPES
  - SEE SHEET **A12.21** FOR WINDOW AND LOUVER INFORMATION.
  - ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE MFC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
  - AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

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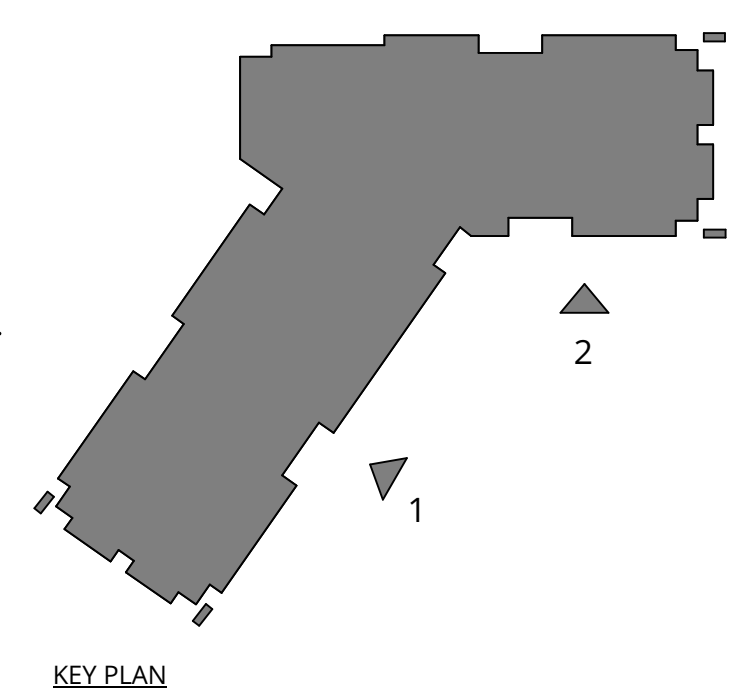


**1 BUILDING 3 - WEST 1**  
 1/8" = 1'-0"



**2 BUILDING 3 - WEST 2**  
 1/8" = 1'-0"

**TVF&R Permit # 2022-0123**



**ELMONICA BUILDING 3**  
 SW 170TH AND W BASELINE  
 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE

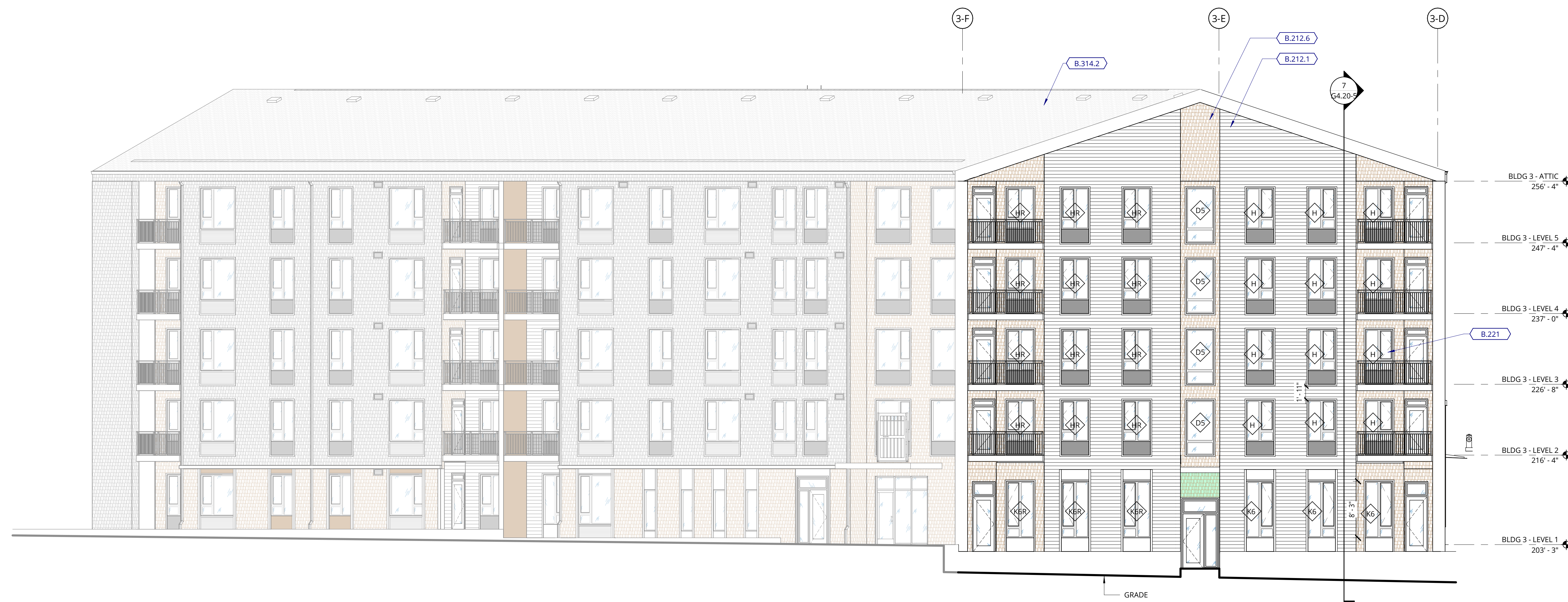
**BUILDING ELEVATIONS**

**PERMIT SET**

DATE 9.23.2022	PROJECT NUMBER 215390
SHEET NUMBER <b>FS-8</b>	



1 BUILDING 3 - NORTH  
1/8" = 1'-0"



2 BUILDING 3 - SOUTH  
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET **00.01** FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
5. REFER TO **00.11** FOR EXTERIOR WALL TYPES.
6. SEE SHEET **A12.21** FOR WINDOW AND LOUVER INFORMATION.
7. ALL FENESTRATION (STOREFRONT AND WINDOW WALLS) SHALL BE MFC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
8. AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

KEYNOTE LEGEND

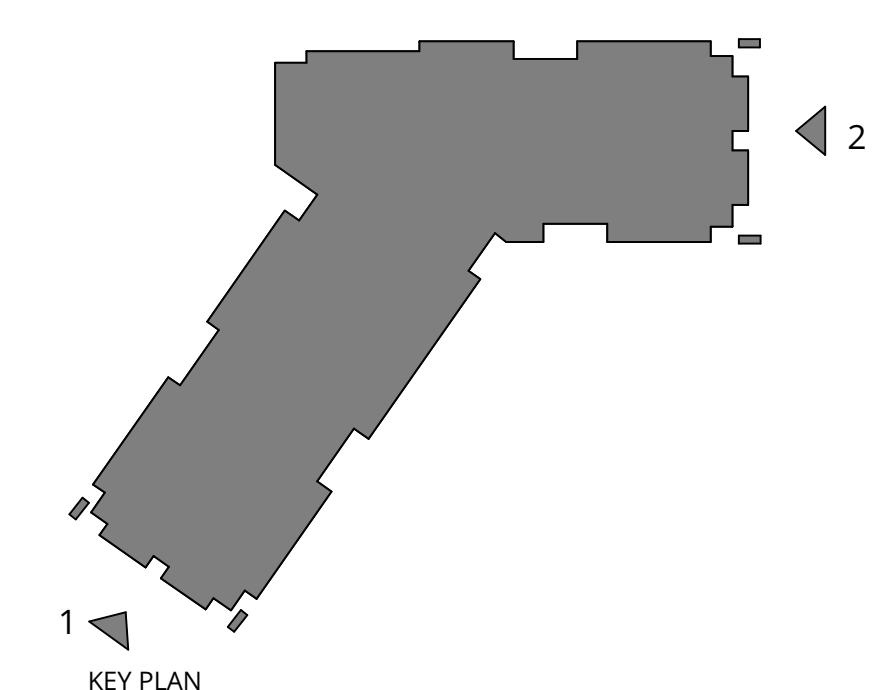
KEY VALUE	KEYNOTE TEXT
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.221	W/VP WINDOWS
B.241	PTHF LOUVER(CUSTOM)
B.314.2	FIBERGLASS REINFORCED SHINGLES ROOFING

EXTERIOR MATERIAL LEGEND

- FC SHAKE SIDING - PAINTED WALL ASSEMBLY L6.1, L6.2
- FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
- FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
- FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL WITH BATTENS - STAINED WALL ASSEMBLY J6.5
- METAL WALL PANEL WALL ASSEMBLY Q6.1



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ELMONICA BUILDING 3  
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

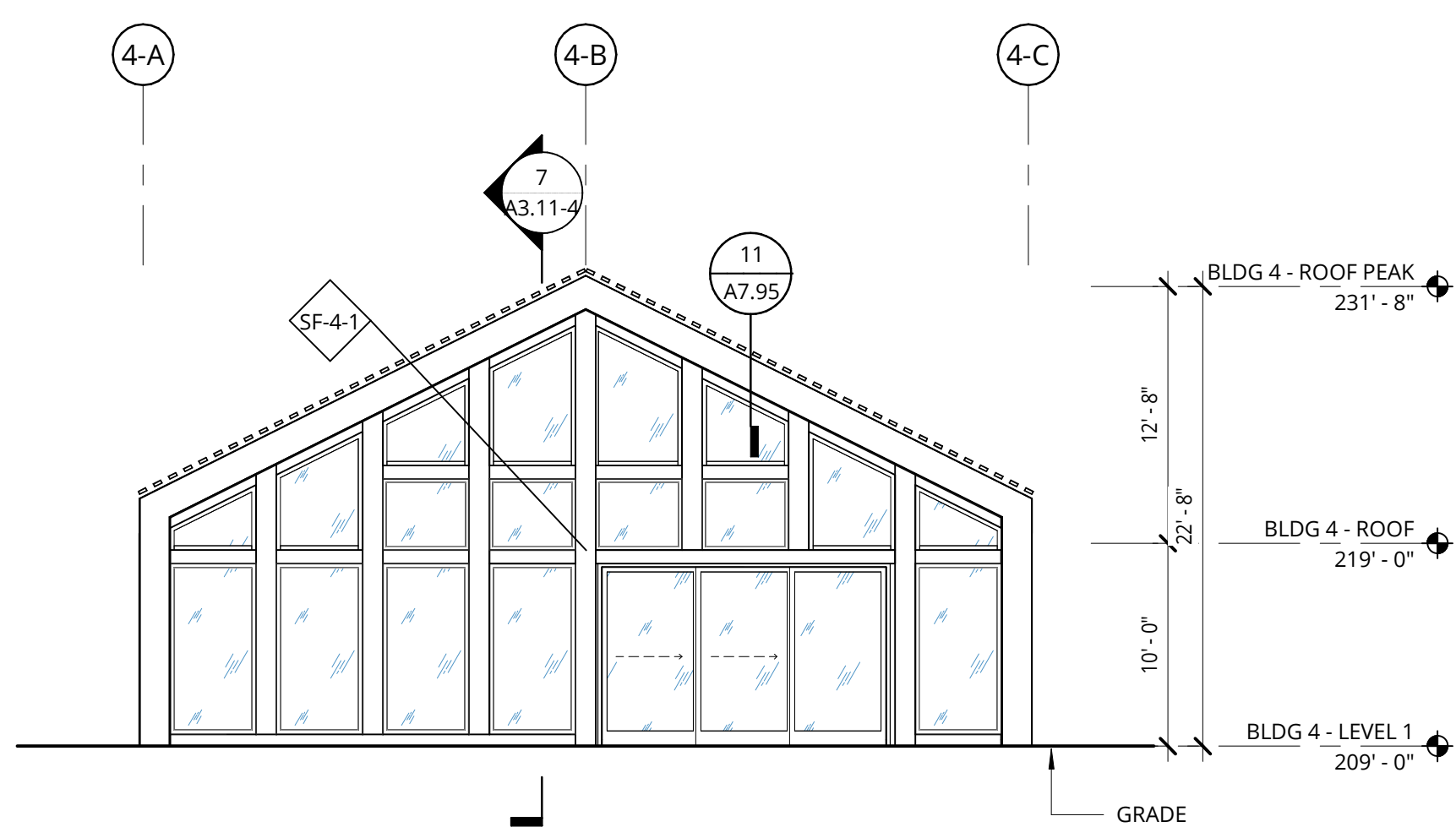
REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

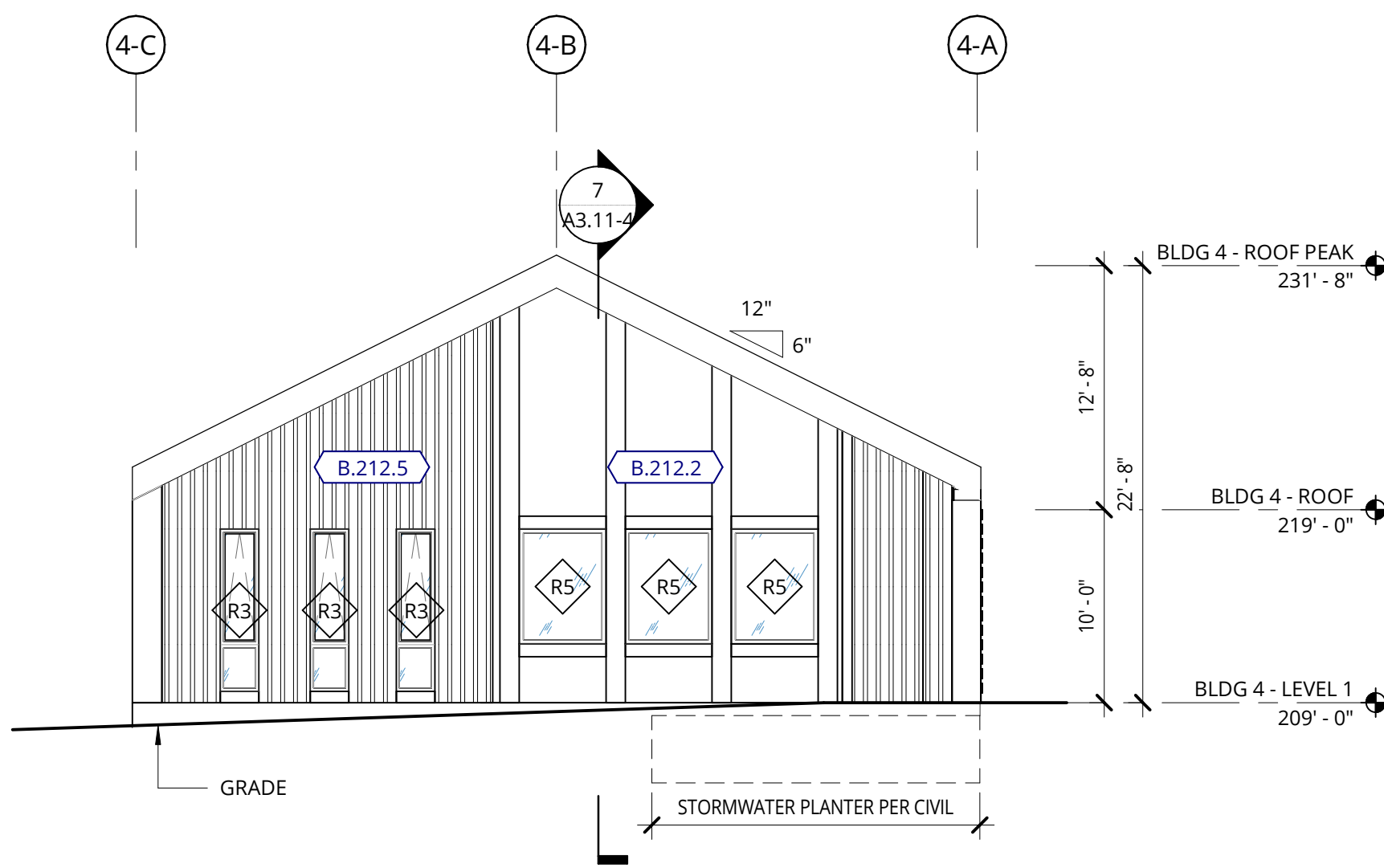
PERMIT SET

DATE: 9.23.2022 PROJECT NUMBER: 215390

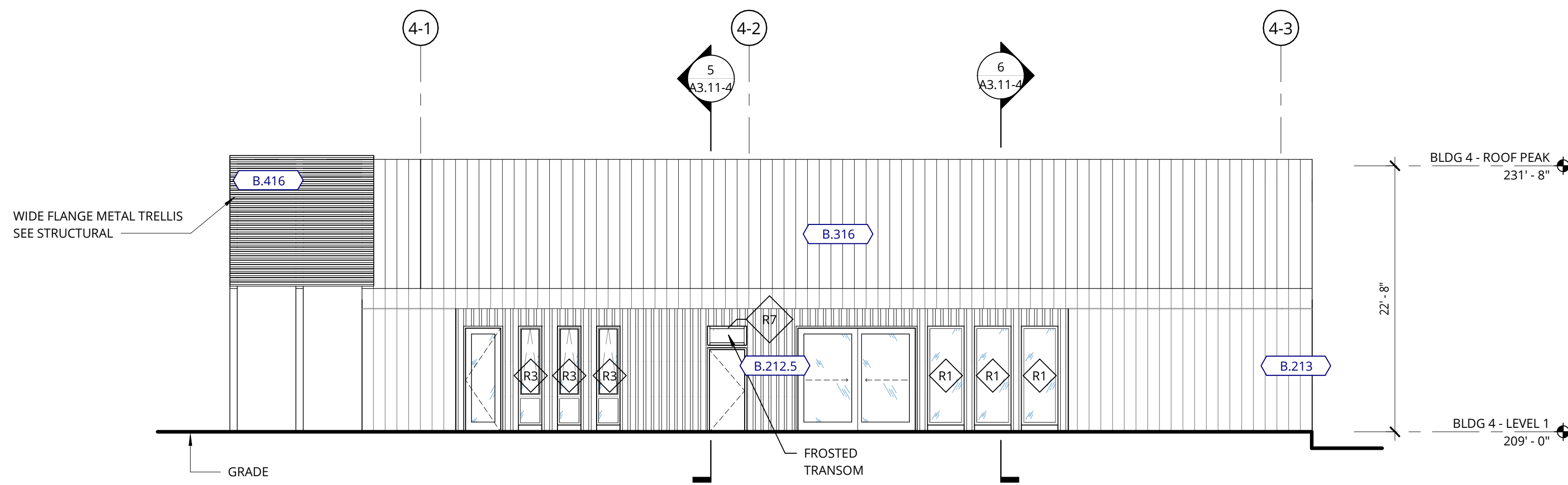
SHEET NUMBER: FS-9



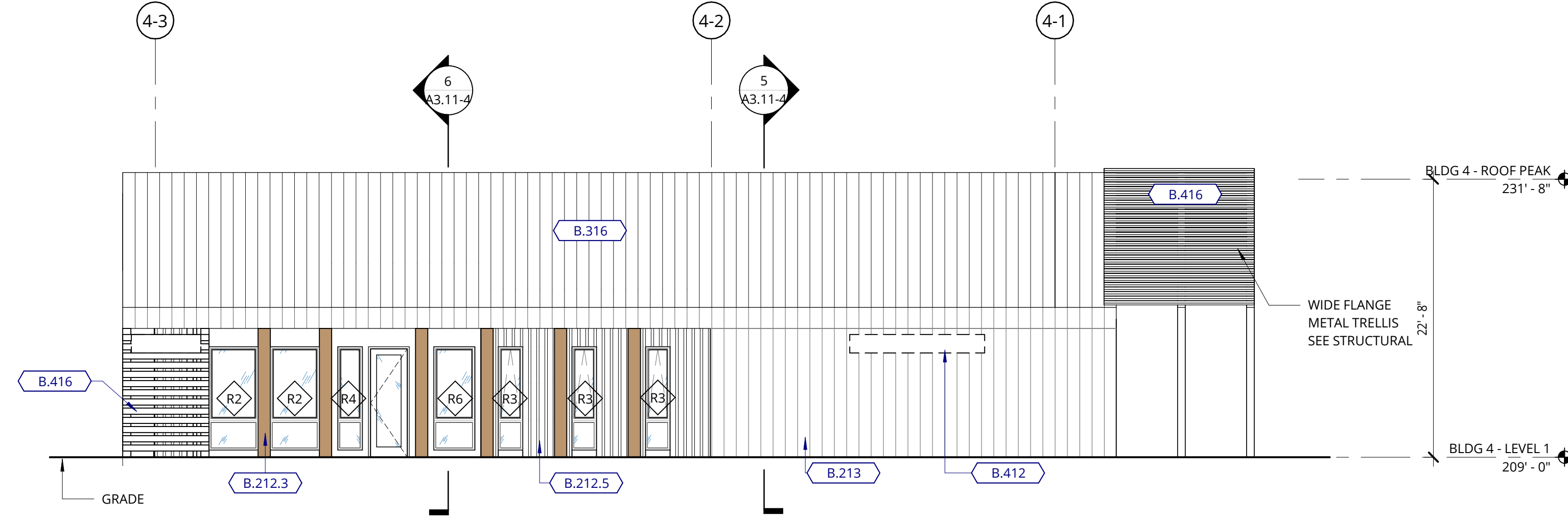
1 BUILDING 4 - AMENITY - WEST ELEVATION  
1/8" = 1'-0"



2 BUILDING 4 - AMENITY - EAST ELEVATION  
1/8" = 1'-0"



3 BUILDING 4 - AMENITY - SOUTH ELEVATION  
1/8" = 1'-0"



4 BUILDING 4 - AMENITY - NORTH ELEVATION  
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET 00.01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
5. REFER TO 06.01 FOR EXTERIOR WALL TYPES.
6. SEE SHEET 02.02 FOR WINDOW AND COVER INFORMATION.
7. ALL PENETRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
8. A/HI DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

GENERAL NOTES - BUILDING SECTIONS

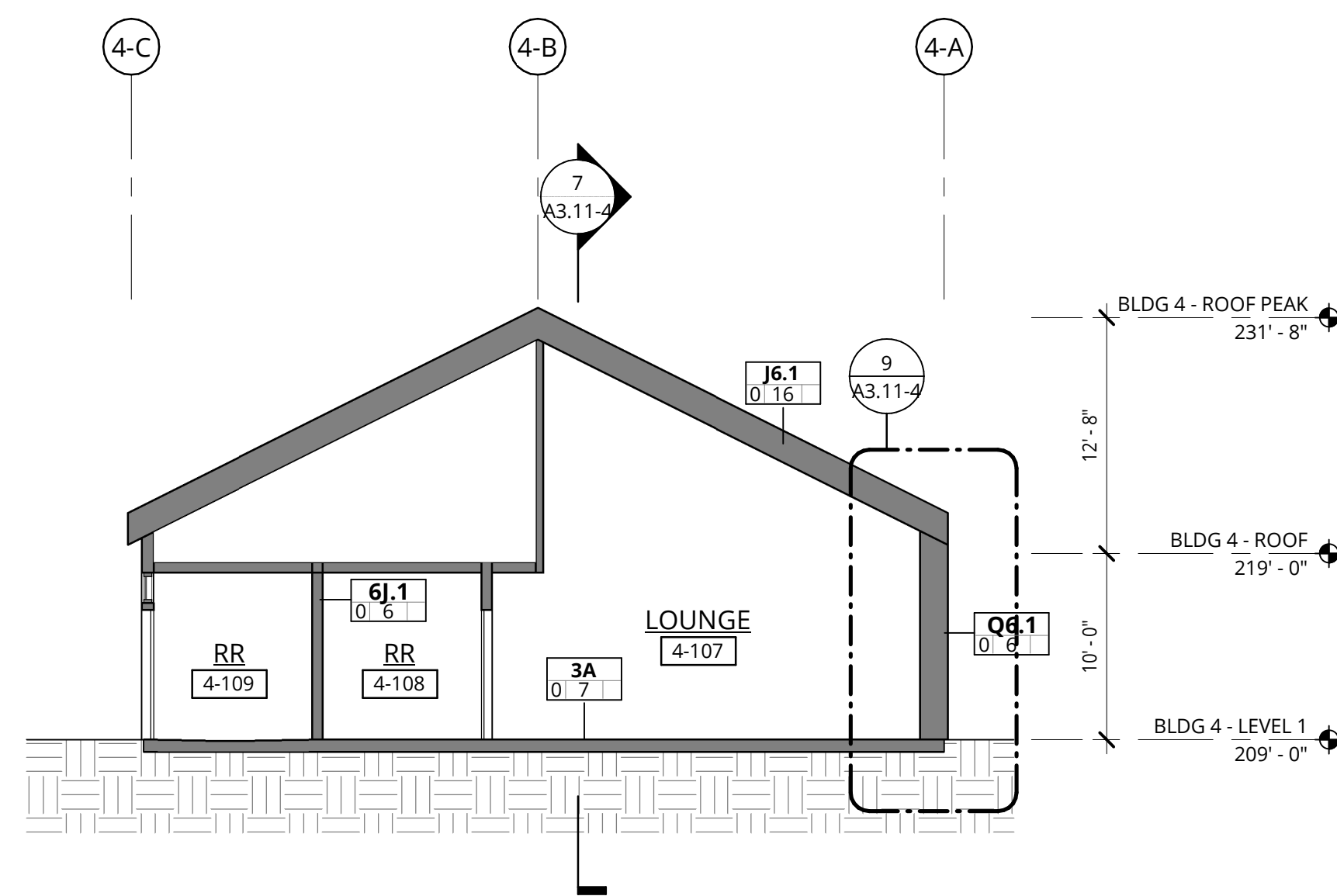
1. REFER TO SHEET 00.01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR BUILDING DATUM).
3. SEE SHEET 02.02 FOR WINDOW SCHEDULE.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.

EXTERIOR MATERIAL LEGEND

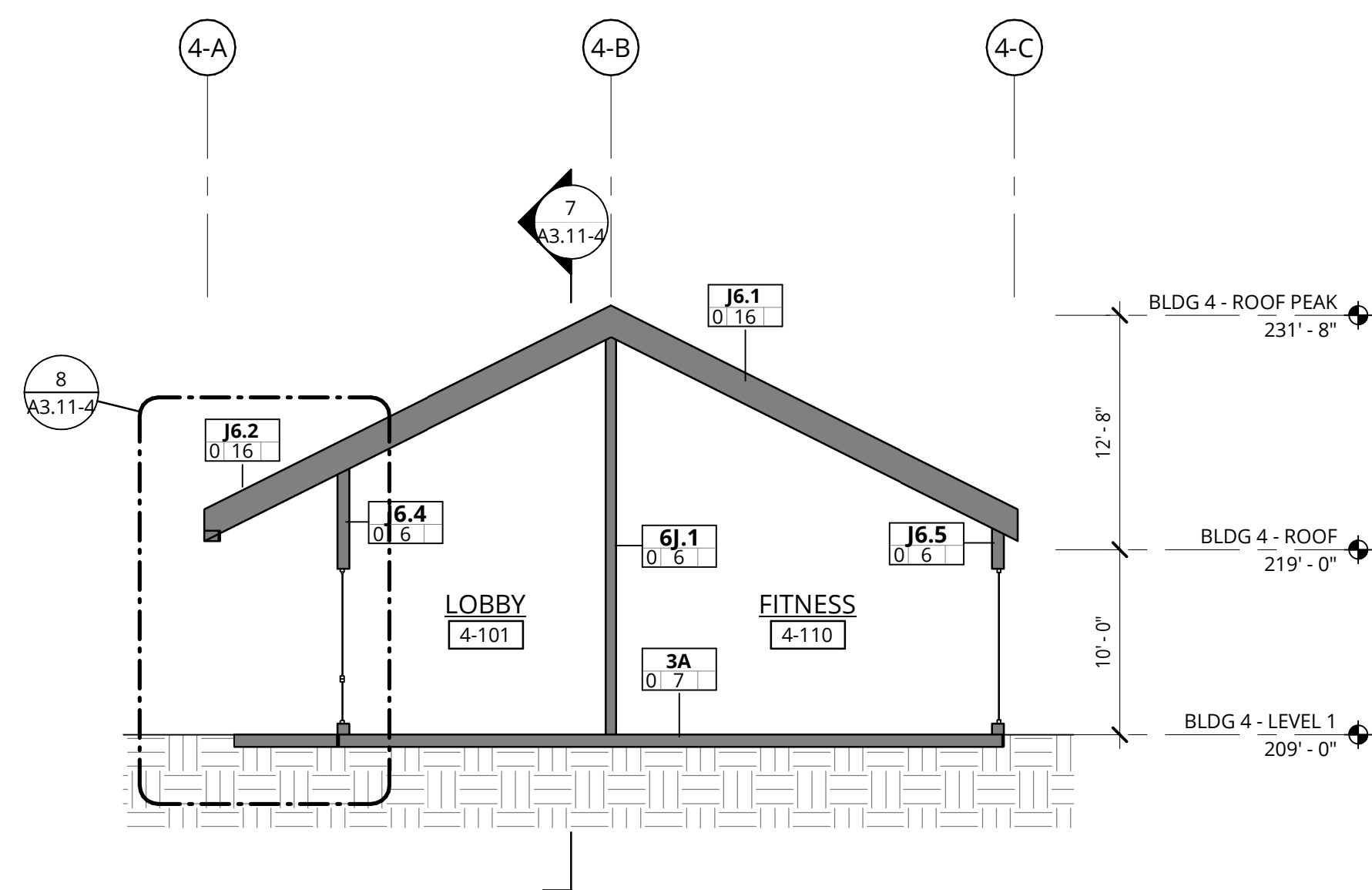
	FC SHAKE SIDING-PAINTED WALL ASSEMBLY J6.1, J6.2
	FC SHAKE SIDING - STAINED WALL ASSEMBLY J6.1, J6.2
	FC LAP SIDING - STAINED WALL ASSEMBLY J6.1, J6.2
	FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
	FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
	FC PANEL WITH BATTENS- STAINED WALL ASSEMBLY J6.5
	METAL WALL PANEL WALL ASSEMBLY Q6.1

KEYNOTE LEGEND

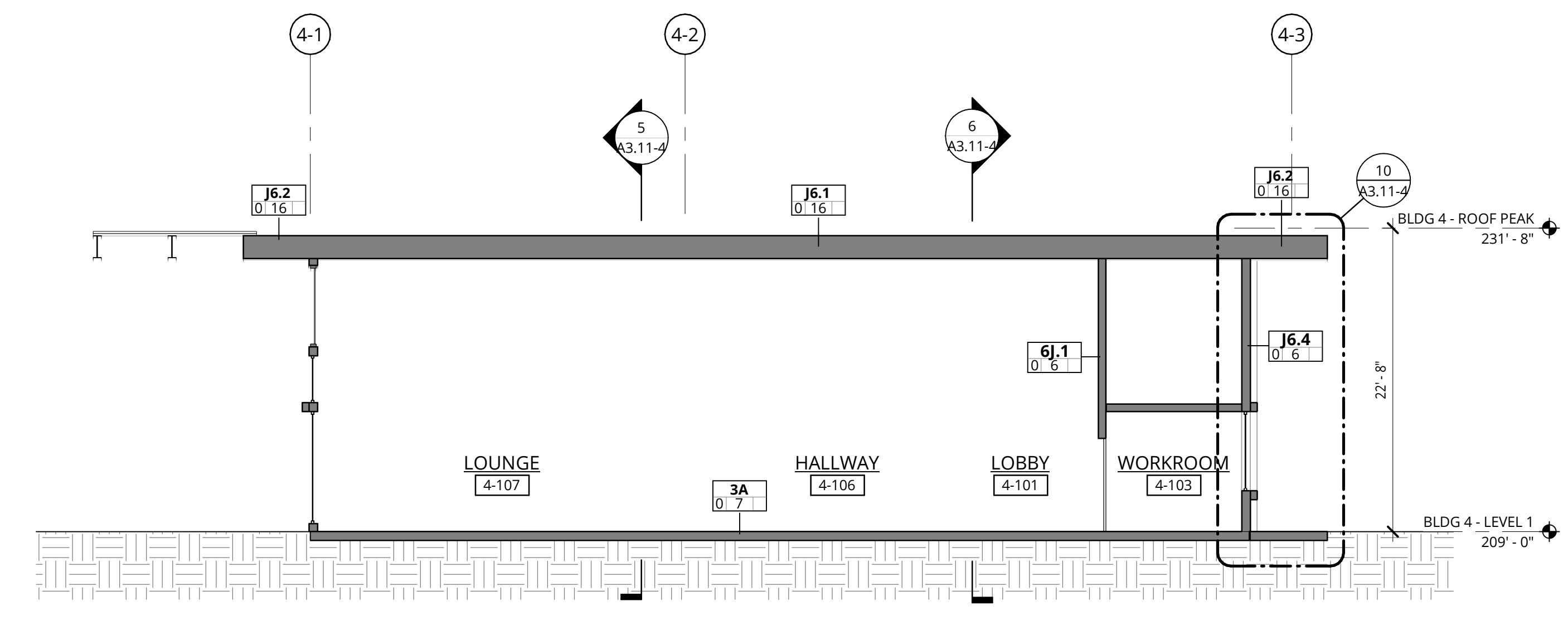
KEY VALUE	KEYNOTE TEXT
B.212.2	FIBER CEMENT LAP SIDING (PAINTED)
B.212.3	FIBER CEMENT PANEL SIDING (STAINED)
B.212.5	FIBER CEMENT PANEL SIDING WITH BATTENS AT 8" O.C. (PAINTED)
B.213	METAL PANEL SIDING
B.316	METAL ROOFING - STANDING SEAM
B.412	BUILDING SIGNAGE (MONUMENT-BACKLIT CABINET/CANOPY-STEM MOUNTED LETTERS)
B.416	WOOD LOOK METAL TRELLIS/SCREEN



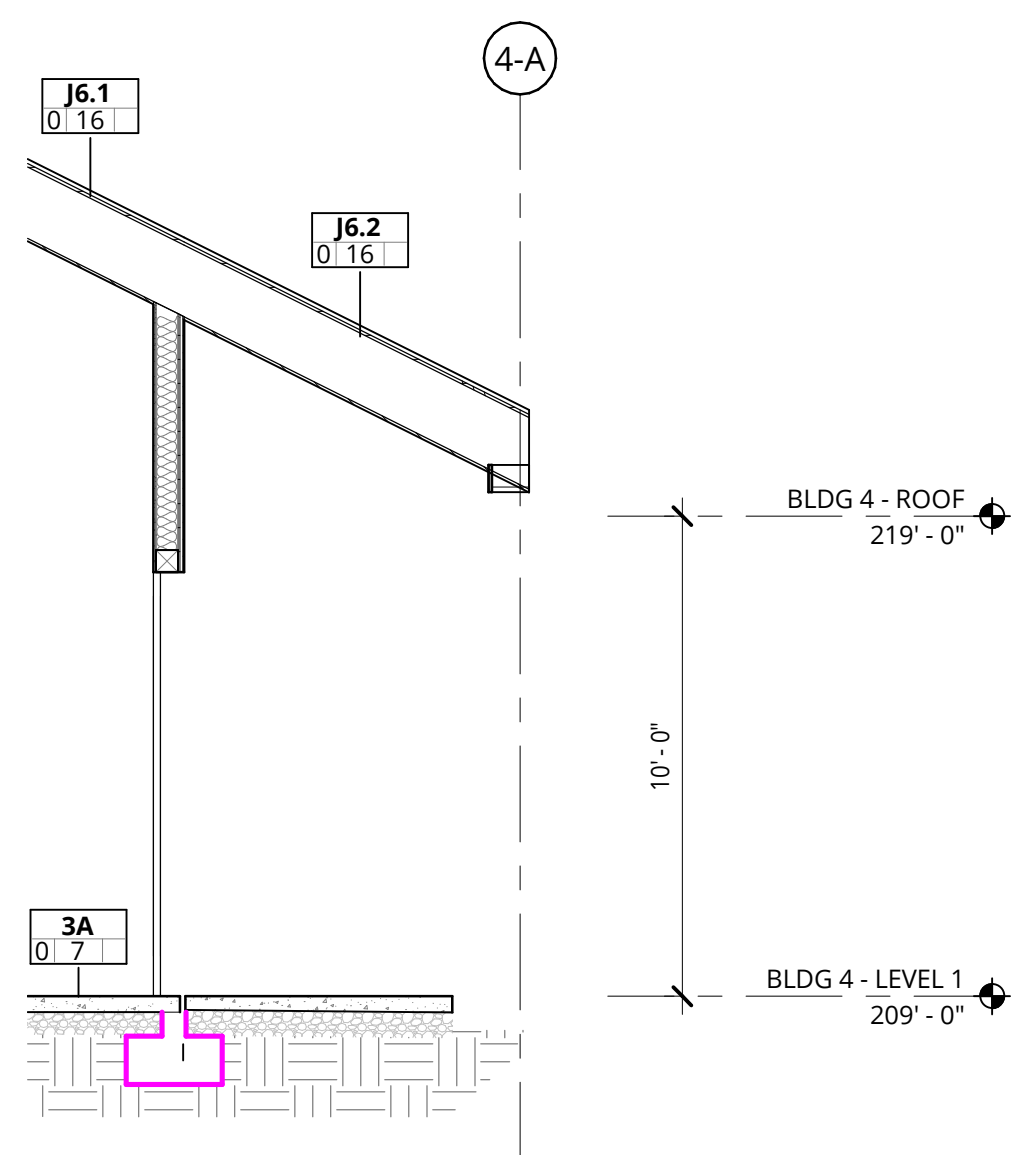
5 BUILDING 4 - N/S SECTION LOOKING WEST  
1/8" = 1'-0"



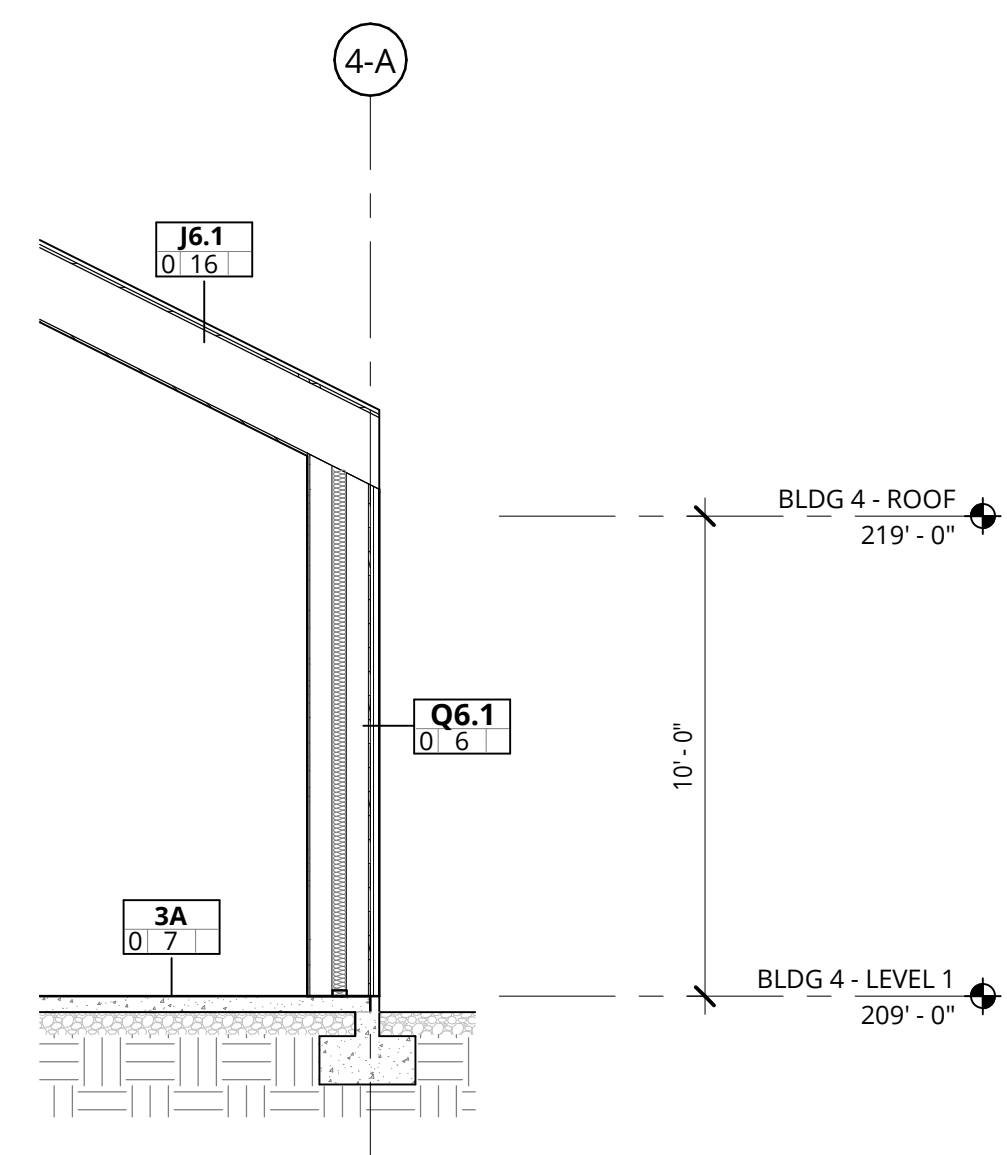
6 BUILDING 4 - N/S SECTION LOOKING EAST  
1/8" = 1'-0"



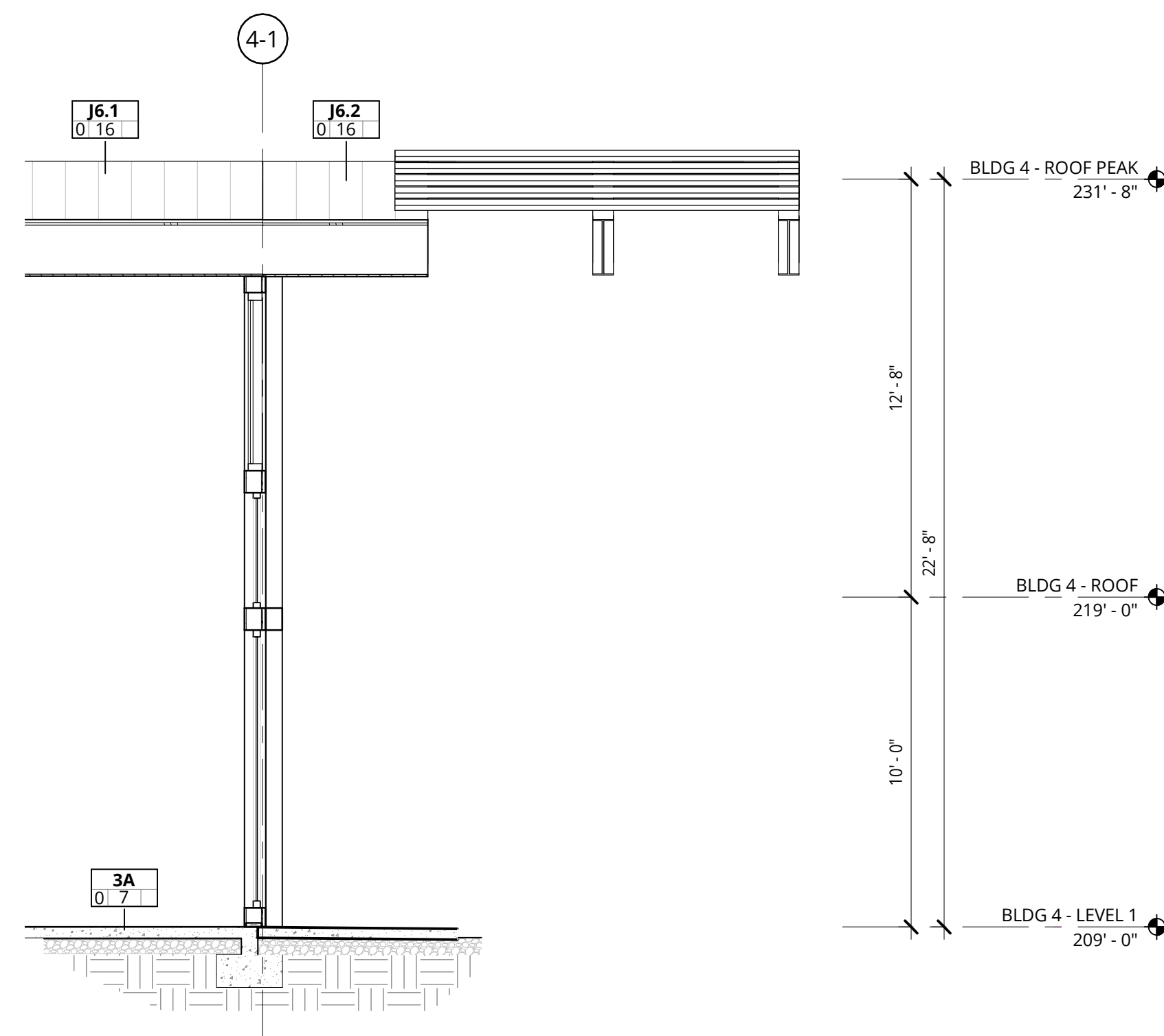
7 BUILDING 4 - E/W SECTION LOOKING NORTH  
1/8" = 1'-0"



8 BLDG 4 WALL SECTION  
1/4" = 1'-0"



9 BLDG 4 WALL SECTION  
1/4" = 1'-0"



10 BLDG 4 WALL SECTION  
1/4" = 1'-0"



TVF&R Permit # 2022-0123

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ELMONICA BUILDING 4

SW 170TH AND W BASELINE

REMBOLD PROPERTIES

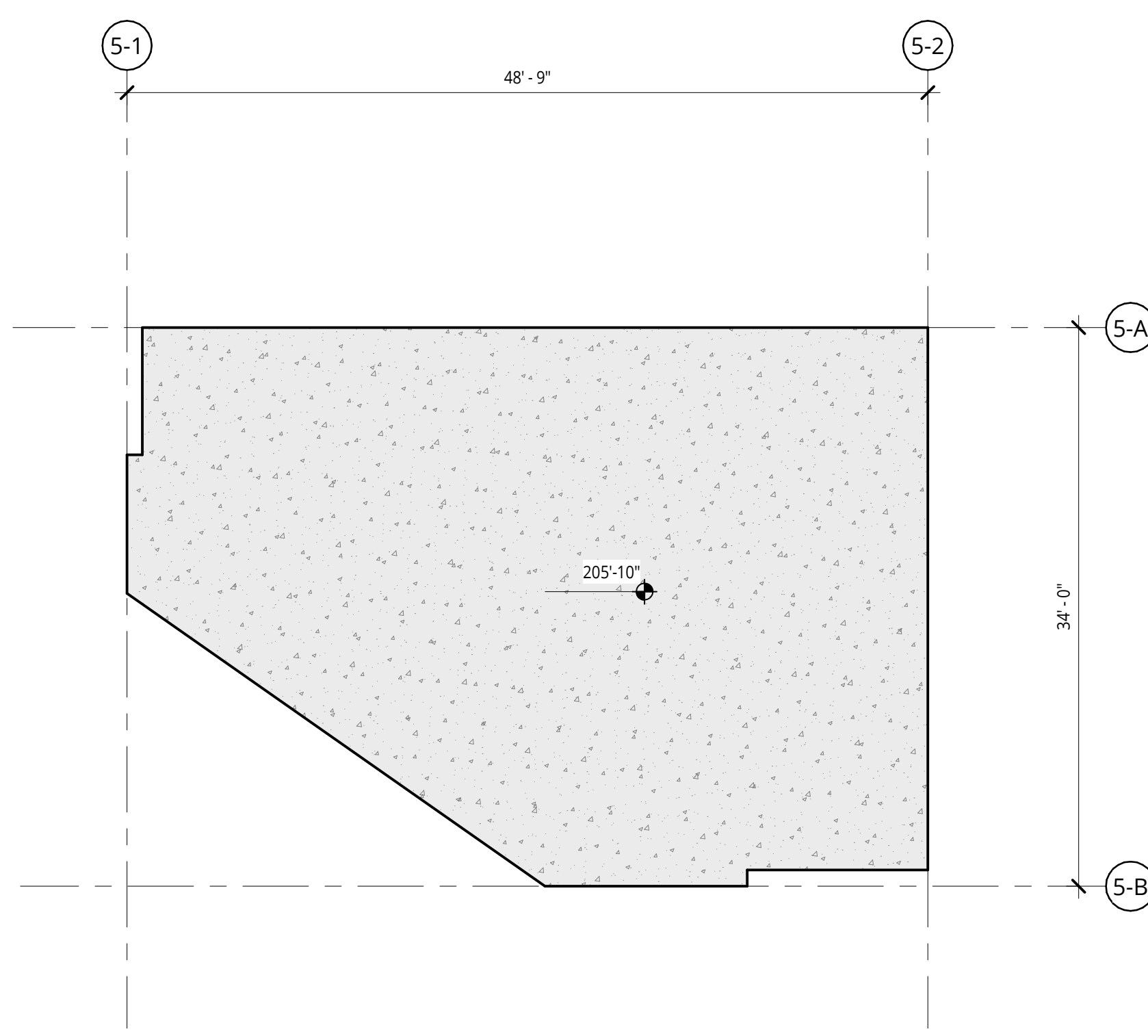
REVISION DATE REASON FOR ISSUE

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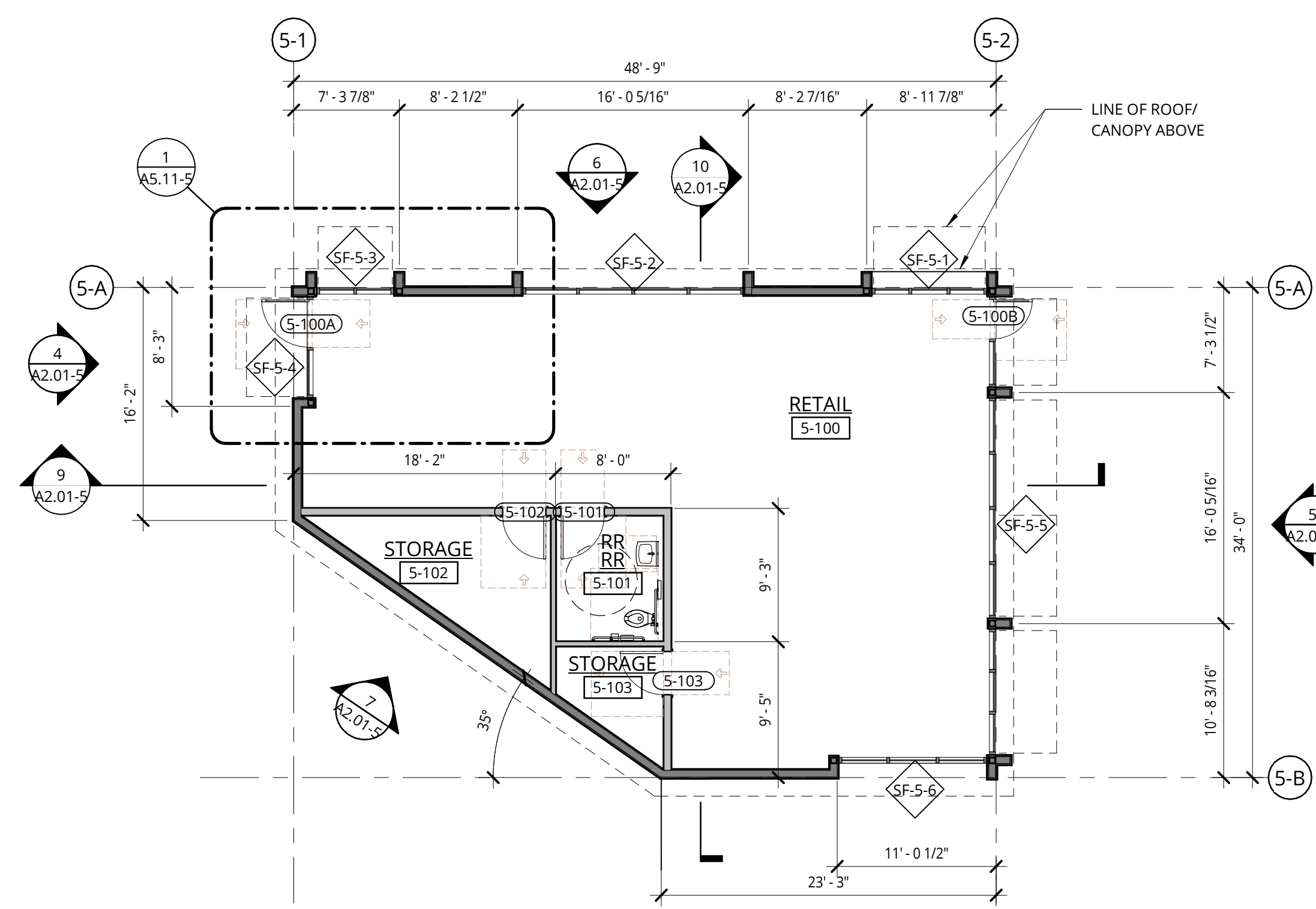
BUILDING ELEVATIONS AND SECTIONS PERMIT SET

DATE: 9.23.2022 PROJECT NUMBER: 215390

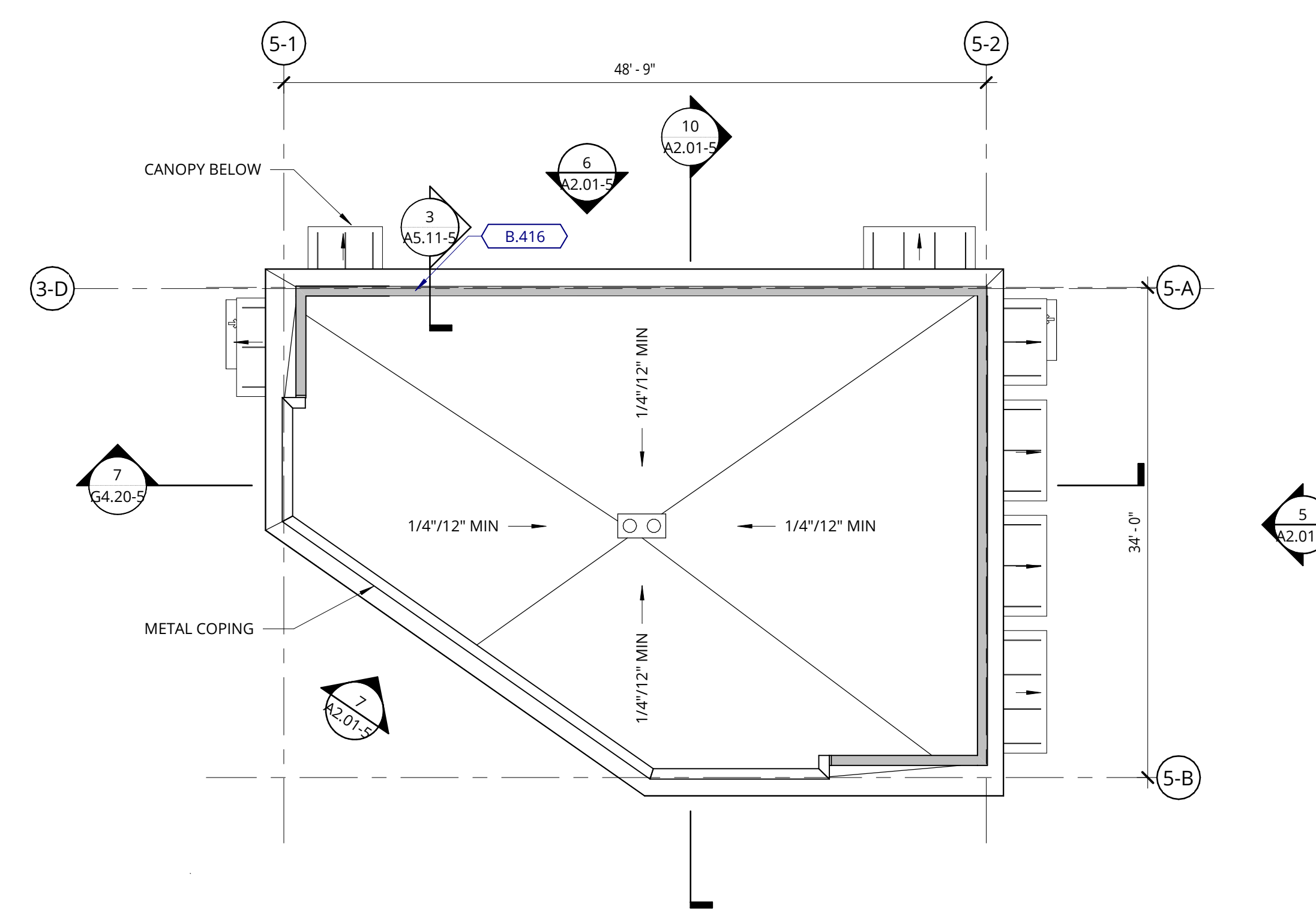
SHEET NUMBER: FS-10



1 BUILDING 5 - SLAB LAYOUT PLAN  
1/8" = 1'-0"



2 BUILDING 5 - LEVEL 1 - PLAN  
1/8" = 1'-0"



3 BUILDING 5 - ROOF - PLAN  
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
5. REFER TO A0.12 FOR EXTERIOR WALL TYPES.
6. SEE SHEET A12.02 FOR WINDOW AND COVER INFORMATION.
7. ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
8. A/H DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

EXTERIOR MATERIAL LEGEND

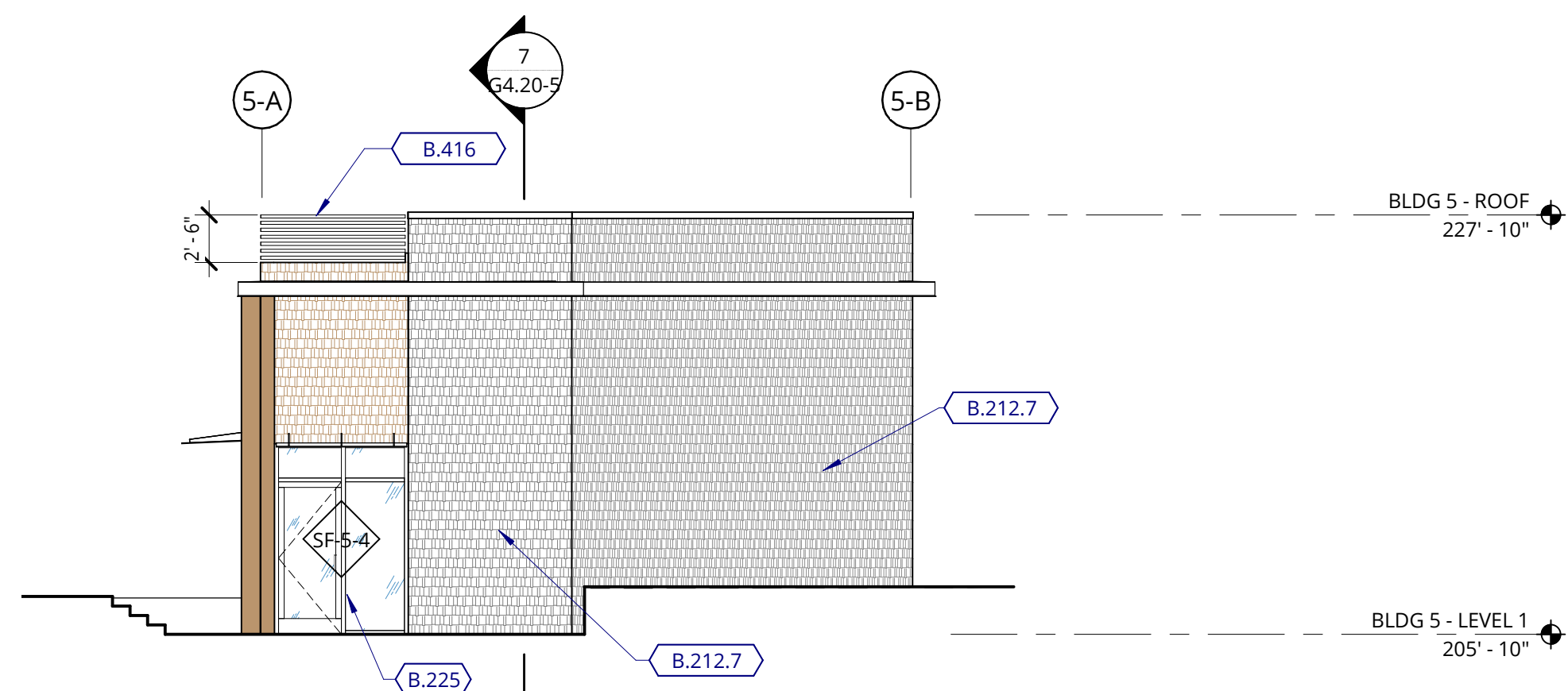
- FC SHAKE SIDING-PAINTED WALL ASSEMBLY L6.1, L6.2
- FC SHAKE SIDING - STAINED WALL ASSEMBLY L6.1, L6.2
- FC LAP SIDING - STAINED WALL ASSEMBLY K6.1, K6.2
- FC PANEL - STAINED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL - PAINTED WALL ASSEMBLY J6.1, J6.2, J6.3, J6.4
- FC PANEL WITH BATTENS- STAINED WALL ASSEMBLY J6.5
- METAL WALL PANEL WALL ASSEMBLY Q6.1

GENERAL NOTES - BUILDING SECTIONS

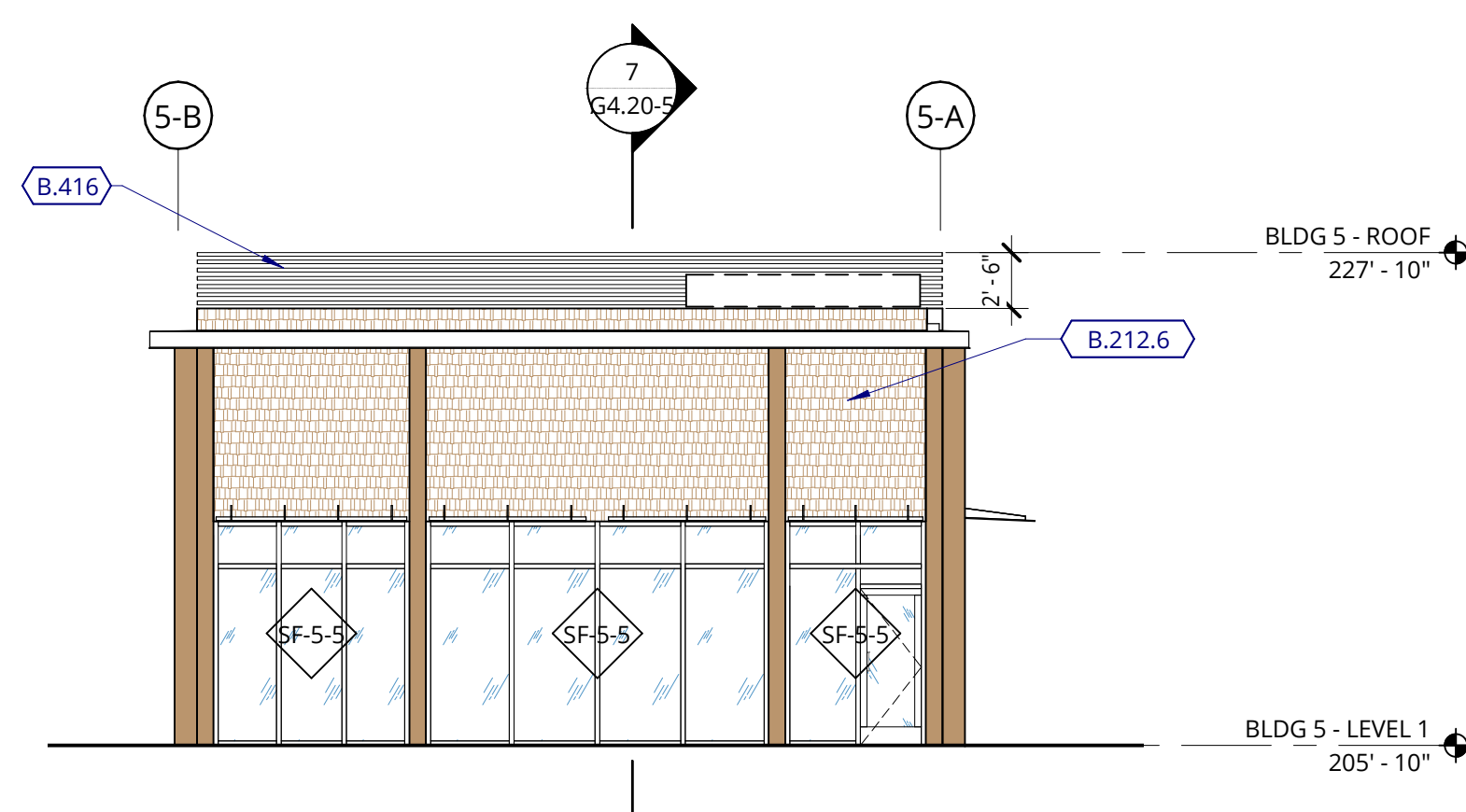
1. REFER TO SHEET A0.01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR BUILDING DATUM).
3. SEE SHEET A12.01 FOR WINDOW SCHEDULE.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.

KEYNOTE LEGEND

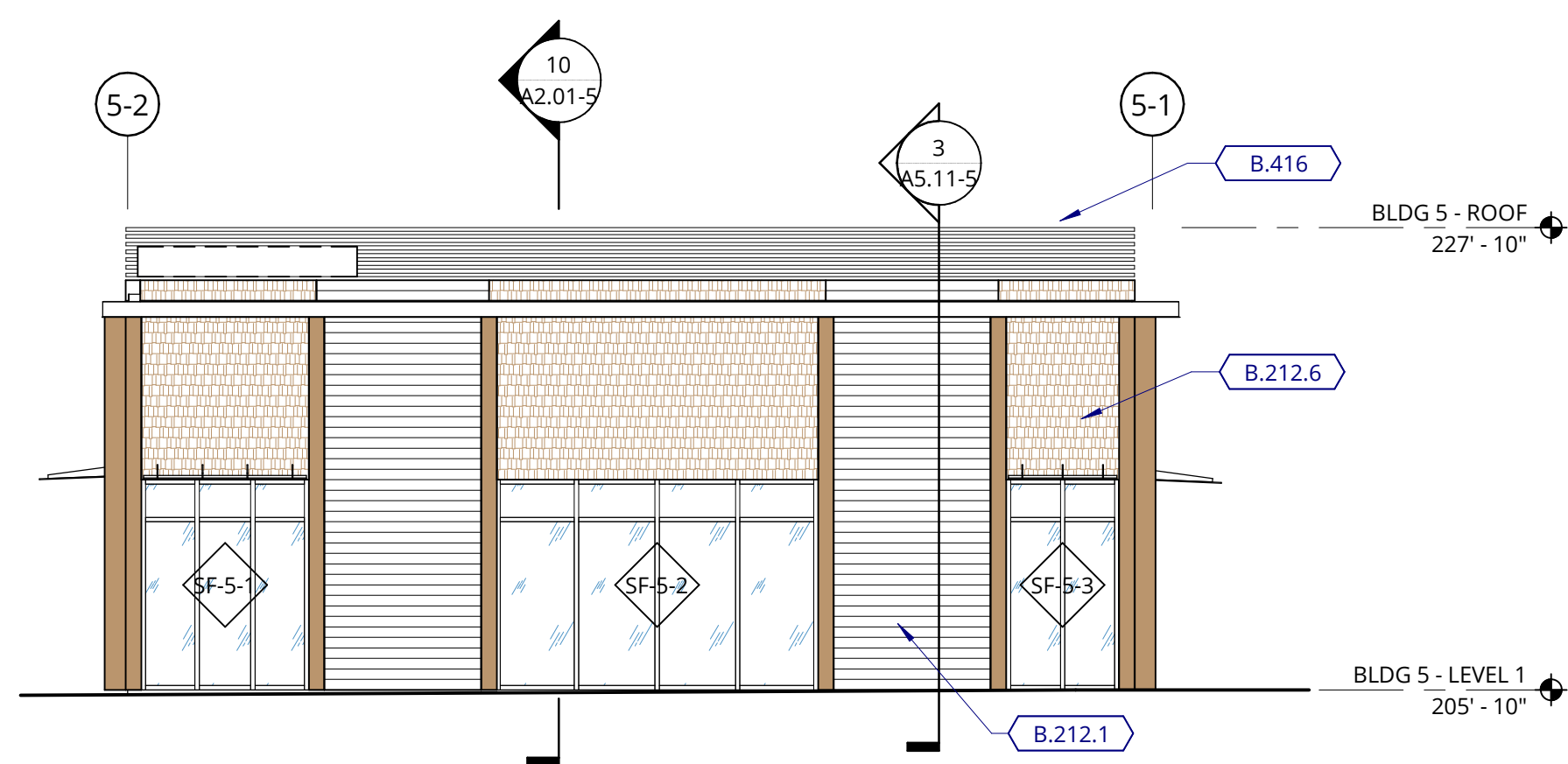
KEY VALUE	KEYNOTE TEXT
B.212.1	FIBER CEMENT LAP SIDING (STAINED)
B.212.6	FIBER CEMENT SHAKE SIDING (STAINED)
B.212.7	FIBER CEMENT SHAKE SIDING (PAINTED)
B.225	ALUMINUM FRAMED STOREFRONTS
B.416	WOOD LOOK METAL TRELLIS/SCREEN



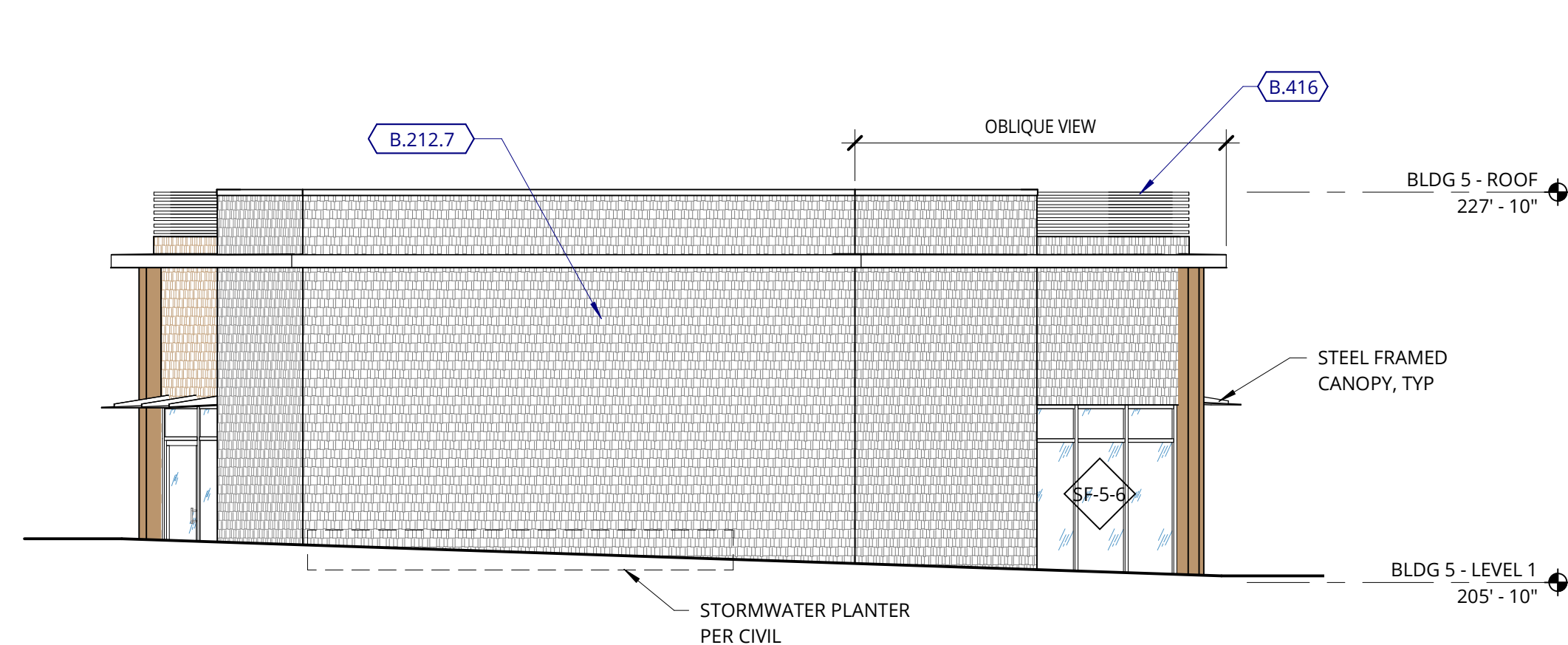
4 RETAIL - NORTH ELEVATION  
1/8" = 1'-0"



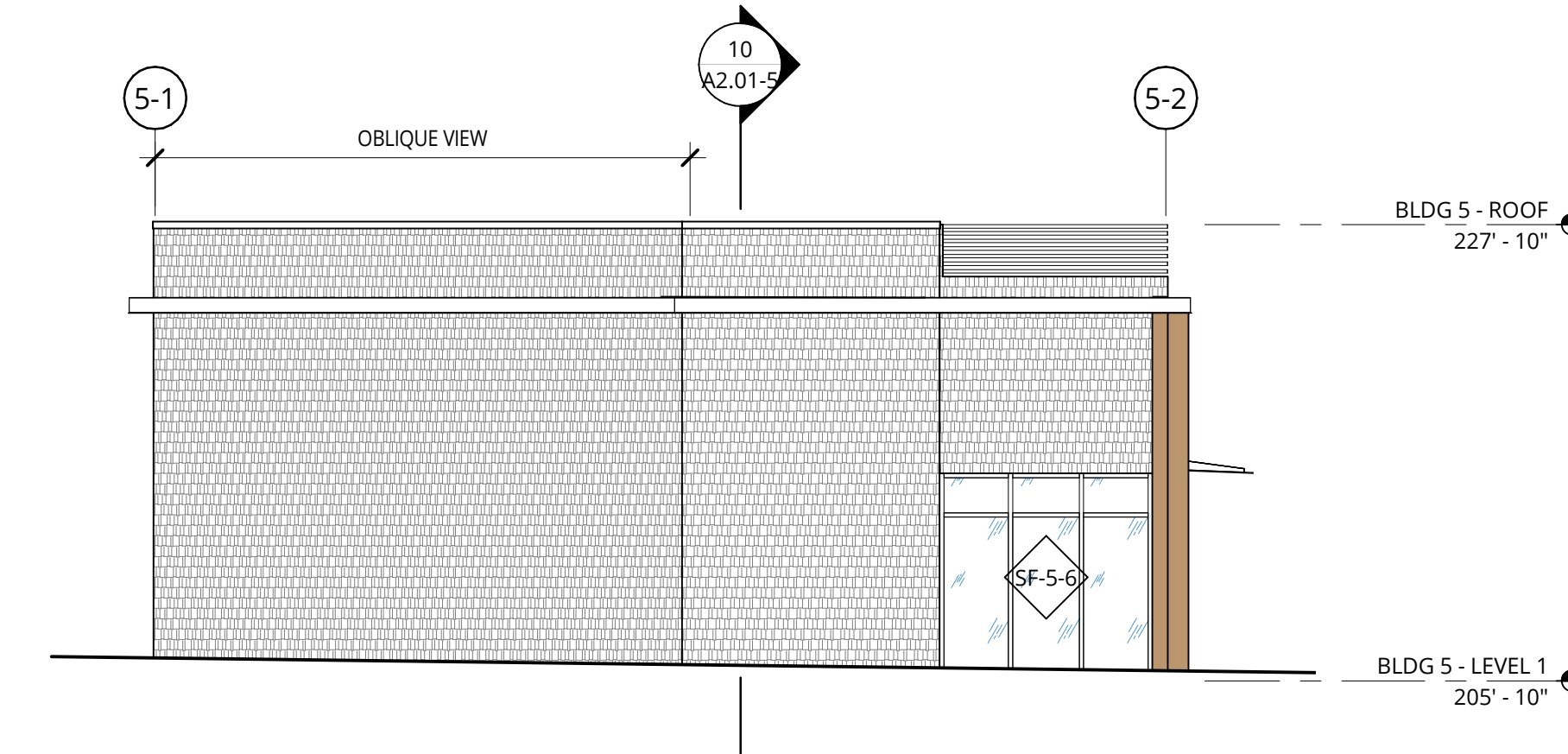
5 RETAIL - SOUTH ELEVATION  
1/8" = 1'-0"



6 RETAIL - EAST ELEVATION  
1/8" = 1'-0"



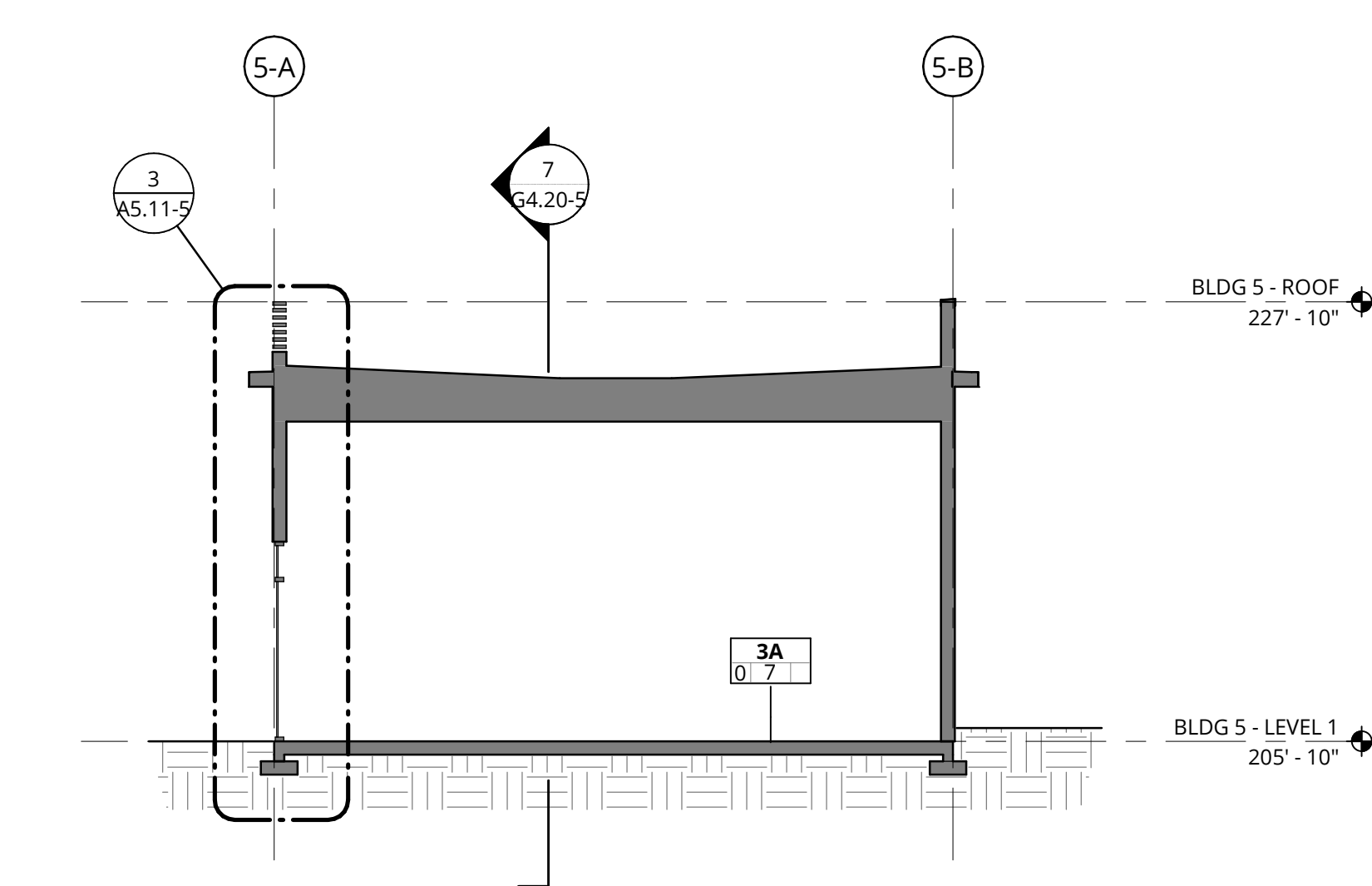
7 RETAIL - N/W ELEVATION  
1/8" = 1'-0"



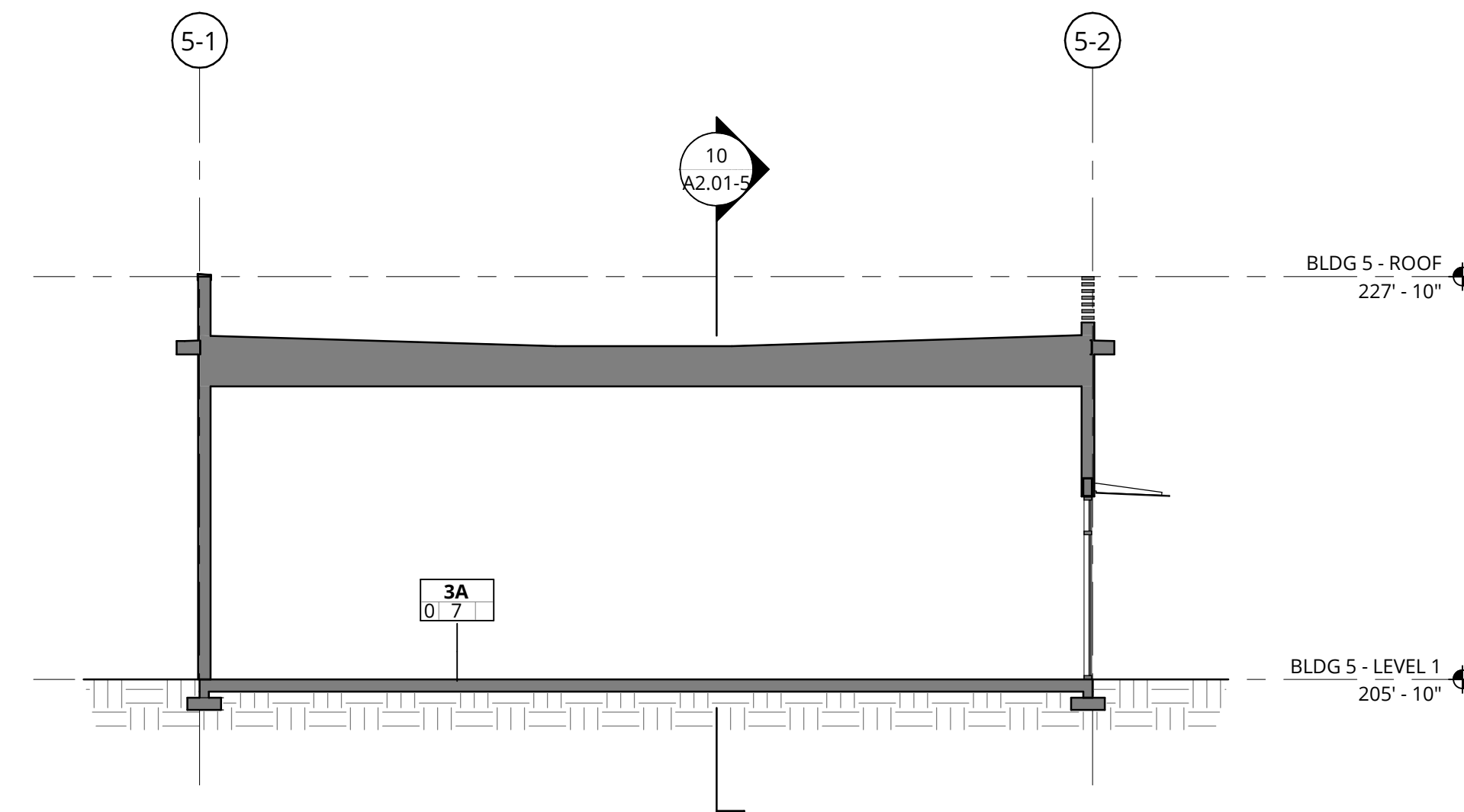
8 RETAIL - WEST ELEVATION  
1/8" = 1'-0"



TVF&R Permit # 2022-0123



10 BUILDING 5 - E/W SECTION  
1/8" = 1'-0"



9 BUILDING 5 - N/S SECTION  
1/8" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE

BUILDING PLANS,  
ELEVATIONS AND  
SECTIONS  
PERMIT SET

DATE: 9.23.2022 PROJECT NUMBER: 215390  
SHEET NUMBER: