SHERWOOD INDUSTRIAL PARK
BUILDINGS 3 AND 4

CENTURY DRIVE, SHERWOOD, OREGON

PRELIMINARY SET - NOVEMBER 27, 2013

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
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Client
ORWA SHERWOOD, LLC.
8320 NE HWY 99
VANCOUVER, WA 98665

Project
SHERWOOD
INDUSTRIAL PARK
PHASE II
BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

OWNER / DEVELOPER

ORWA SHERWOOD, LLC.

8320 NE HWY 59
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CARLSON GEOTECHNICAL

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FAX: (503) 601-8254
CONTACT: BRAD WILCOX

SHEET INDEX

T1.0 TITLE SHEET

CIVIL
C1.1 EXISTING CONDITIONS PLAN
C2.1 SITE PLAN
C2.2 SITE GRADING PLAN
C2.3 SITE UTILITY PLAN
C5.0 EROSION AND SEDIMENT CONTROL PLAN
C5.1 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
E1.0 SITE PHOTOMETRIC PLAN

LANDSCAPE
L2.1 LANDSCAPE PLAN

ARCHITECTURAL
1-A2.0 FLOOR PLAN - BUILDING THREE
1-A2.1 ROOF PLAN - BUILDING THREE
1-A3.0 ELEVATIONS - BUILDING THREE
1-A3.1 SECTIONS - BUILDING THREE
2-A2.0 FLOOR PLAN - BUILDING FOUR
2-A2.1 ROOF PLAN - BUILDING FOUR
2-A3.0 ELEVATIONS - BUILDING FOUR
2-A3.1 SECTIONS - BUILDING FOUR

BUILDING CODE DATA

BASED ON THE 2007 OREGON STRUCTURAL SPECIALTY CODE WITH 2006 INTERNATIONAL BUILDING CODE (IBC)

GENERAL CODE ANALYSIS

CONSTRUCTION TYPE: V-B

SINGLE STORY

FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM PROVIDED

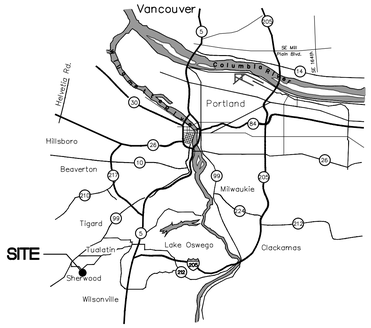
POTENTIAL OCCUPANCY: WAREHOUSE (S-1), MANUFACTURING (F-1), OFFICE (B)

LEGAL DESCRIPTION

TAX LOT 100, ASSESSORS MAP 2S129D

SITE INFORMATION

* REFER TO CIVIL DRAWINGS FOR SITE DATA



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AB	ANCHOR BOLT	DBL	DOUBLE	HB	HOSE BIBB	O/A	OVERALL	T/	TOP OF
AC	ASPHALTIC CONCRETE	DF	DRINKING FOUNTAIN	HC	HOLLOW CORE	OC	ON CENTER	THK	THICK(NESS)
ADJ	ADJACENT	DIA	DIAMETER	HDR	HEADER	OD	OUTSIDE DIAMETER	TS	TUBE STEEL
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	HDW	HARDWARE	OH	OPPOSITE HAND	TU	TILT-UP
ALT	ALTERNATE	DL	DEAD LOAD	HM	HOLLOW METAL	OHD	OVER HEAD DOOR	TYP	TYPICAL
ALUM	ALUMINUM	DN	DOWN	HORIZ	HORIZONTAL	OPNG	OPENING		
ANOD	ANODIZED	DR	DOOR	HTG	HEATING	OPP	OPPOSITE	UL	UNDER WRITERS LABORATORIES
APPROX	APPROXIMATE	DS	DOWNSPOUT	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	O/S	OUTSIDE	U/S	UNDERSIDE
ARCH	ARCHITECT(URAL)	DWG	DRAWING						
				ID	INSIDE DIMENSION	℄	PLATE	VERT	VERTICAL
B/	BOTTOM OF	EIFS	EXTERIOR INSULATION FINISH SYSTEM	IE	INVERT ELEVATION	PLAM	PLASTIC LAMINATE	VEST	VESTIBULE
BD	BOARD			INSUL	INSULATION	PLYWD	PLYWOOD		
BTWN	BETWEEN	ELEV	ELEVATION	INT	INTERIOR	PVC	POLY VINYL CHLORIDE	W/	WITH
BLDG	BUILDING	ELECT	ELECTRICAL			PVMT	PAVEMENT	WC	WATER CLOSET
BLK	BLOCK	EQ	EQUAL	JST	JOIST	PT	PRESSURE TREATED	WD	WOOD
BLKG	BLOCKING	EXIST	EXISTING	JNT	JOINT			W/O	WITH OUT
BM	BENCH MARK	EXP JT	EXPANSION JOINT	LL	LIVE LOAD	R	RADIUS	WP	WATER PROOF
BOTT	BOTTOM	EXT	EXTERIOR			RAD	RADIAL	WR	WATER RESISTANT
BRG ℄	BEARING PLATE			MATL	MATERIAL	RD	ROOF DRAIN	WWM	WELDED WIRE MESH
		FACE/STUD	FACE OF STUD	MAX	MAXIMUM	REF	RERERENCE	WH	WATER HEATER
CB	CATCH BASIN	FD	FLOOR DRAIN	MECH	MECHANICAL	REINF	REINFORCING		
CI	CAST IRON	FDC	FIRE DEPARTMENT CONNECTION	MFD	MANUFACTURED	REQ	REQUIRED		
CJ	CONTROL JOINT	FIN FLR	FINISH FLOOR	MFG	MANUFACTURING	REV	REVISION		
℄	CENTER LINE	FIN GR	FINISH GRADE	MGR	MANUFACTURER	RM	ROOM		
CLG	CEILING	FLR	FLOOR	MH	MAN HOLE	RO	ROUGH OPENING		
CLR	CLEAR	FOC	FACE OF CONCRETE	MIN	MINIMUM	ROW	RIGHT OF WAY		
CMP	CORRUGATED METAL PIPE	FND	FOUNDATION	MISC	MISCELLANEOUS				
CMU	CONCRETE MASONRY UNIT	FOIC	FURNISH BY OWNER INSTALL BY CONTRACTOR	MK	MARK	SHTG	SHEATHING		
CO	CLEAN OUT			MO	MASONRY OPENING	SIM	SIMILAR		
COL	COLUMN	FOS	FACE OF STUD			SPEC	SPECIFICATION		
CONC	CONCRETE	FOW	FACE OF WALL	NIC	NOT IN CONTRACT	SQ	SQUARE		
CONN	CONNECTION	FT	FEET/FOOT	NO./#	NUMBER	SS	STAINLESS STEEL		
CONST	CONSTRUCTION	FTG	FOOTING	NOM	NOMINAL	STA PT	STATION POINT		
CONT	CONTINUOUS	GR	GRADE	NR	NOT REQUIRED	STD	STANDARD		
CORR	CORRUGATED(ION)	GYP BD	GYPSUM BOARD	NTS	NOT TO SCALE	SUSP	SUSPENDED		
CSP	CONCRETE SEWER PIPE	GA	GAUGE						
CNTR	CENTER	GALV	GALVANIZED						
		GEN	GENERAL						

SYMBOLS AND REFERENCES

BUILDING SECTION KEY MARKS — 1 / A5.2 — SECTION# / SHEET # / SUB-CATEGORY / CATEGORY

SECTION KEY MARKS — 1 / A1.1 — SECTION# / SHEET # / SUB-CATEGORY / CATEGORY

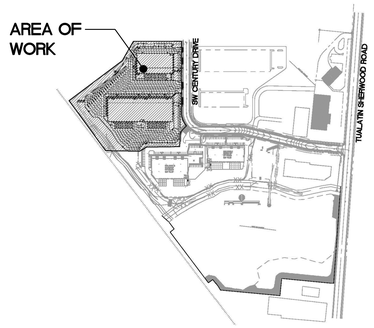
ELEVATION KEY MARKS — 1 / A1.1 — DETAIL# / SHEET # / SUB-CATEGORY / CATEGORY

DETAIL REFERENCE MARKS — 1 / A1.1 — DETAIL# / SHEET # / SUB-CATEGORY / CATEGORY

ROOM/SPACE IDENTIFICATION — OFFICE / 101 — ROOM NAME / ROOM #

DOOR SYMBOL NUMBER — 101

PAINT — P-X



KEY MAP
250 0 125 250 500 1000
(IN FEET)
1 inch= 500 ft.

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REVISIONS:

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SHEET TITLE:

TITLE SHEET

DRAWN BY: CDB

CHECKED BY: DEP

SHEET

T1.0

JOB NO. 2130096.00

DESIGN REVIEW RESUBMITTAL - 12.16.2013

NOTES

1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 23, 2013.

2) ELEVATIONS AND CONTOURS ARE BASED ON WASHINGTON COUNTY BENCHMARK NUMBER 103. THE BENCHMARK IS A 3" BRASS DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE R/R CROSSING, AND HAS AN ELEVATION OF 171.38 FEET ON THE 1981 DATUM.

3) THE BOUNDARY AND RIGHT-OF-WAY SURVEYING WAS COMPLETED BY HOLDING MONUMENTS FOUND AND USING RECORD INFORMATION.

4) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 13150559 AND AS-BUILT MAPPING.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

1 C1.0 EXISTING CONDITIONS PLAN

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EXISTING UTILITES

SD 1
MANHOLE
RIM=161.77
IE IN 15" (S)=155.1
IE IN 24"(W)=154.6
IE OUT 24"(NE)=154.5

SD 2
MANHOLE
RIM=164.12
IE IN 10"(N)=156.0
IE IN 10"(S)=156.4
IE IN 24"(W)=155.8
IE OUT 24"(E)=155.7

CB 2A
CATCH BASIN
RIM=163.67
IE OUT 10"(S)=160.5

CB 2B
CATCH BASIN
RIM=163.80
IE OUT 10"(N)=160.7

SD 3
MANHOLE
RIM=172.46
IE IN 15"(N)=166.6
IE IN 15"(S)=166.4
IE OUT 24"(E)=166.1

CB 3A
CATCH BASIN
RIM=172.21
IE OUT 10"(E)=169.4

CB 3B
CATCH BASIN
RIM=172.33
IE OUT 10"(E)=169.9

SD 4
MANHOLE
RIM=178.80
IE IN 18"(N)=173.3
IE OUT 18"(S)=173.3

SD 5
MANHOLE
RIM=188.45
IE IN 18"(N)=169.9
IE OUT 18"(SE)=169.8

SD 6
MANHOLE
RIM=182.72
IE IN 18"(NW)=167.9
IE OUT 18"(SE)=167.8

SD 7
MANHOLE
RIM=175.26
IE IN 18"(NW)=166.9
IE IN 24"(W)=166.9
IE OUT 36"(SE)=166.8

SD 8
MANHOLE
RIM=175.31
IE IN 36"(NW)=164.6
IE OUT 42"(E)=164.4

SD 9
MANHOLE
RIM=173.81
IE IN 42"(W)=164.1
IE OUT 42"(NE)=164.0

SS 1
MANHOLE
RIM=161.67
IE IN 12"(W)=150.8
IE OUT 12"(NE)=150.6

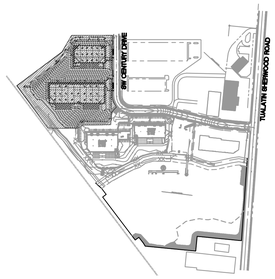
SS 2
MANHOLE
RIM=164.09
IE IN 10"(S)=153.4
IE IN 10"(W)=153.4
IE OUT 10"(E)=153.3

SS 3
MANHOLE
RIM=177.38
IE IN 10"(W)=169.7
IE OUT 10"(E)=169.5

LEGEND

3" MAPLE (UNLESS NOTED)
FIRE HYDRANT
WATER METER
WATER VALVE
SANITARY SEWER MANHOLE
STREET LIGHT
STORM SEWER CATCH BASIN
STORM SEWER MANHOLE
POWER POLE
POWER VAULT
POWER JUNCTION BOX
POWER RISER
TELEPHONE/TELEVISION POLE
TELEPHONE/TELEVISION VAULT
TELEPHONE/TELEVISION JUNCTION BOX
TELEPHONE/TELEVISION RISER
FOUND PROPERTY CORNER MONUMENT
POWER STUB

RIGHT-OF-WAY LINE
BOUNDARY LINE
PROPERTY LINE
CENTERLINE
DITCH
CURB
EDGE OF PAVEMENT
EASEMENT
GRAVEL EDGE
POWER LINE
OVERHEAD WIRE
TELEPHONE LINE
GAS LINE
STORM SEWER LINE
SANITARY SEWER LINE
WATER LINE



KEY MAP
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Project
SHERWOOD INDUSTRIAL PARK PHASE II
BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

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REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY:

CHECKED BY:

SHEET
C1.0

JOB NO. 2130096.00

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: HICKMAN & ASSOCIATES DATE:

DESIGN REVIEW RESUBMITTAL - 12.16.2013

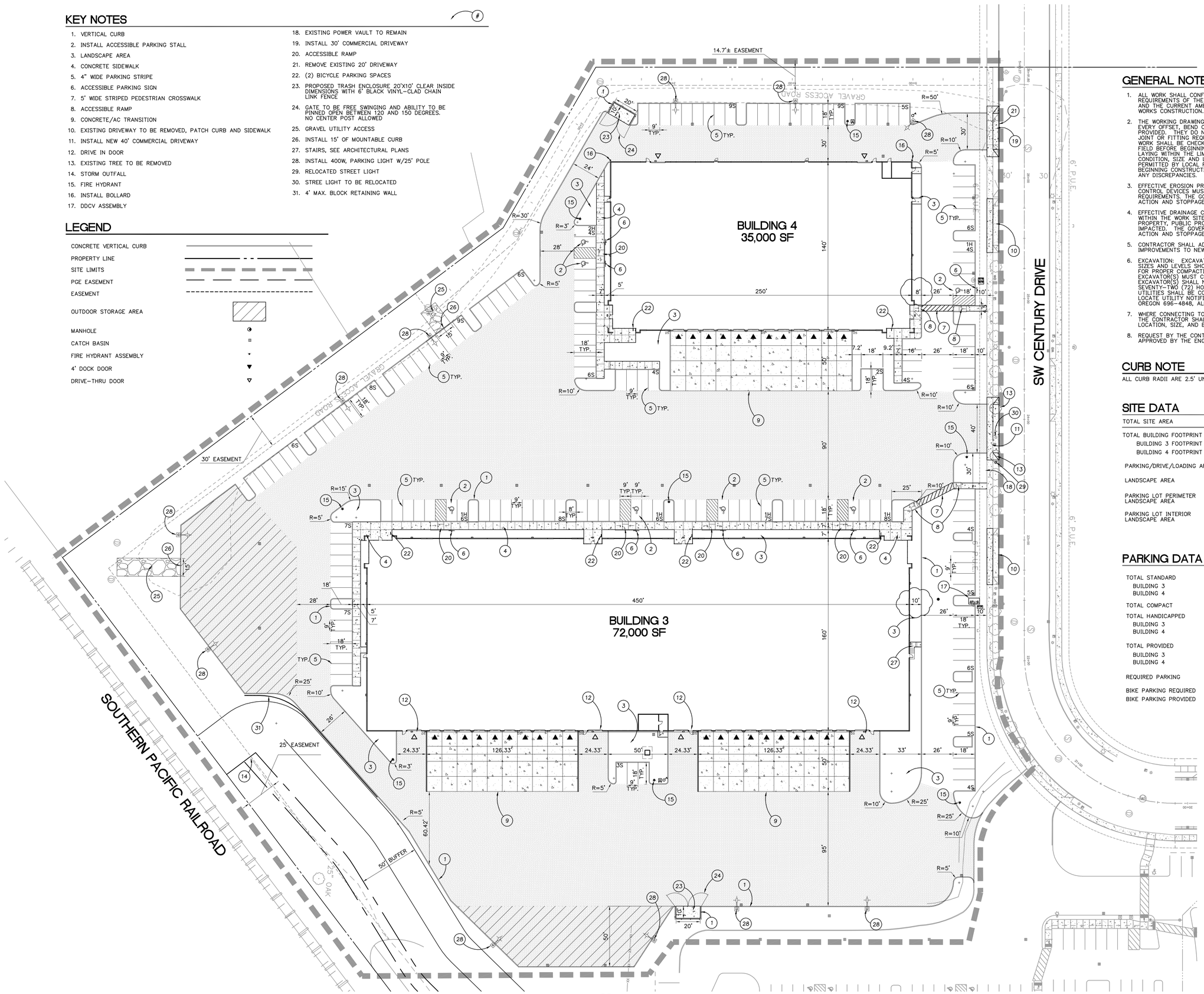
2130096\CIVIL\096-C1.0.DWG RVS 12/16/13 09:04 1:30

KEY NOTES

1. VERTICAL CURB
2. INSTALL ACCESSIBLE PARKING STALL
3. LANDSCAPE AREA
4. CONCRETE SIDEWALK
5. 4" WIDE PARKING STRIPE
6. ACCESSIBLE PARKING SIGN
7. 5' WIDE STRIPED PEDESTRIAN CROSSWALK
8. ACCESSIBLE RAMP
9. CONCRETE/AC TRANSITION
10. EXISTING DRIVEWAY TO BE REMOVED, PATCH CURB AND SIDEWALK
11. INSTALL NEW 40' COMMERCIAL DRIVEWAY
12. DRIVE IN DOOR
13. EXISTING TREE TO BE REMOVED
14. STORM OUTFALL
15. FIRE HYDRANT
16. INSTALL BOLLARD
17. DDCV ASSEMBLY
18. EXISTING POWER VAULT TO REMAIN
19. INSTALL 30' COMMERCIAL DRIVEWAY
20. ACCESSIBLE RAMP
21. REMOVE EXISTING 20' DRIVEWAY
22. (2) BICYCLE PARKING SPACES
23. PROPOSED TRASH ENCLOSURE 20'X10' CLEAR INSIDE DIMENSIONS WITH 6' BLACK VINYL-CLAD CHAIN LINK FENCE
24. GATE TO BE FREE SWINGING AND ABILITY TO BE PINNED OPEN BETWEEN 120 AND 150 DEGREES. NO CENTER POST ALLOWED
25. GRAVEL UTILITY ACCESS
26. INSTALL 15' OF MOUNTABLE CURB
27. STAIRS, SEE ARCHITECTURAL PLANS
28. INSTALL 400W, PARKING LIGHT W/25' POLE
29. RELOCATED STREET LIGHT
30. STREE LIGHT TO BE RELOCATED
31. 4' MAX. BLOCK RETAINING WALL

LEGEND

CONCRETE VERTICAL CURB
PROPERTY LINE
SITE LIMITS
PGE EASEMENT
EASEMENT
OUTDOOR STORAGE AREA
MANHOLE
CATCH BASIN
FIRE HYDRANT ASSEMBLY
4' DOCK DOOR
DRIVE-THRU DOOR



1 C2.1 SITE PLAN

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF SHERWOOD, CLEAN WATER SERVICES (CWS), AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF SHERWOOD REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
6. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. (ONE CALL LOCATE UTILITY NOTIFICATION CENTER – PORTLAND METRO AREA 246-6699, OREGON 696-4848, ALL OTHER AREAS 1-800-332-2344).
7. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
8. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.

CURB NOTE

ALL CURB RADII ARE 2.5' UNLESS OTHERWISE NOTED ON PLANS

SITE DATA

TOTAL SITE AREA	411,783 SF	(9.45 AC)
TOTAL BUILDING FOOTPRINT	107,000 SF	(26.0%)
BUILDING 3 FOOTPRINT	72,000 SF	(17.7%)
BUILDING 4 FOOTPRINT	35,000 SF	(8.61%)
PARKING/DRIVE/LOADING AREA	215,346 SF	(52.3%)
LANDSCAPE AREA	89,437 SF	(21.7%)
PARKING LOT PERIMETER LANDSCAPE AREA	4,870 SF	
PARKING LOT INTERIOR LANDSCAPE AREA	29,814 SF	

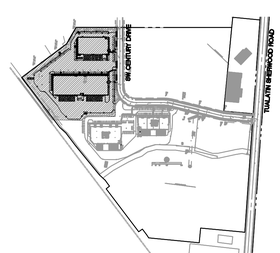
PARKING DATA

TOTAL STANDARD	164	(96.0%)
BUILDING 3	99	
BUILDING 4	65	
TOTAL COMPACT	0	(0%)
TOTAL HANDICAPPED	7	(4.0%)
BUILDING 3	4	
BUILDING 4	3	
TOTAL PROVIDED	171	(1.6/1,000SF)
BUILDING 3	103	(1.43/1,000SF)
BUILDING 4	68	(1.94/1,000SF)
REQUIRED PARKING	171	(1.6/1,000SF)
BIKE PARKING REQUIRED	5	(1/40 PARKING SPACES)
BIKE PARKING PROVIDED	12	(2.76/40 PARKING SPACES)

PAVEMENT SECTIONS

**FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR MINIMUM REQUIREMENTS

CONCRETE DOCK
CAR PARKING AREA 3" AC OVER 8" CRUSHED ROCK
HEAVY DUTY AREA 3" AC OVER 12" CRUSHED ROCK



KEY MAP
250 0 125 250 500 1000
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BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER #10170
OREGON JULY 15, 1987
ROBERT L FRENTRESS JR
EXPIRES: 12/31/13

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REVISIONS:

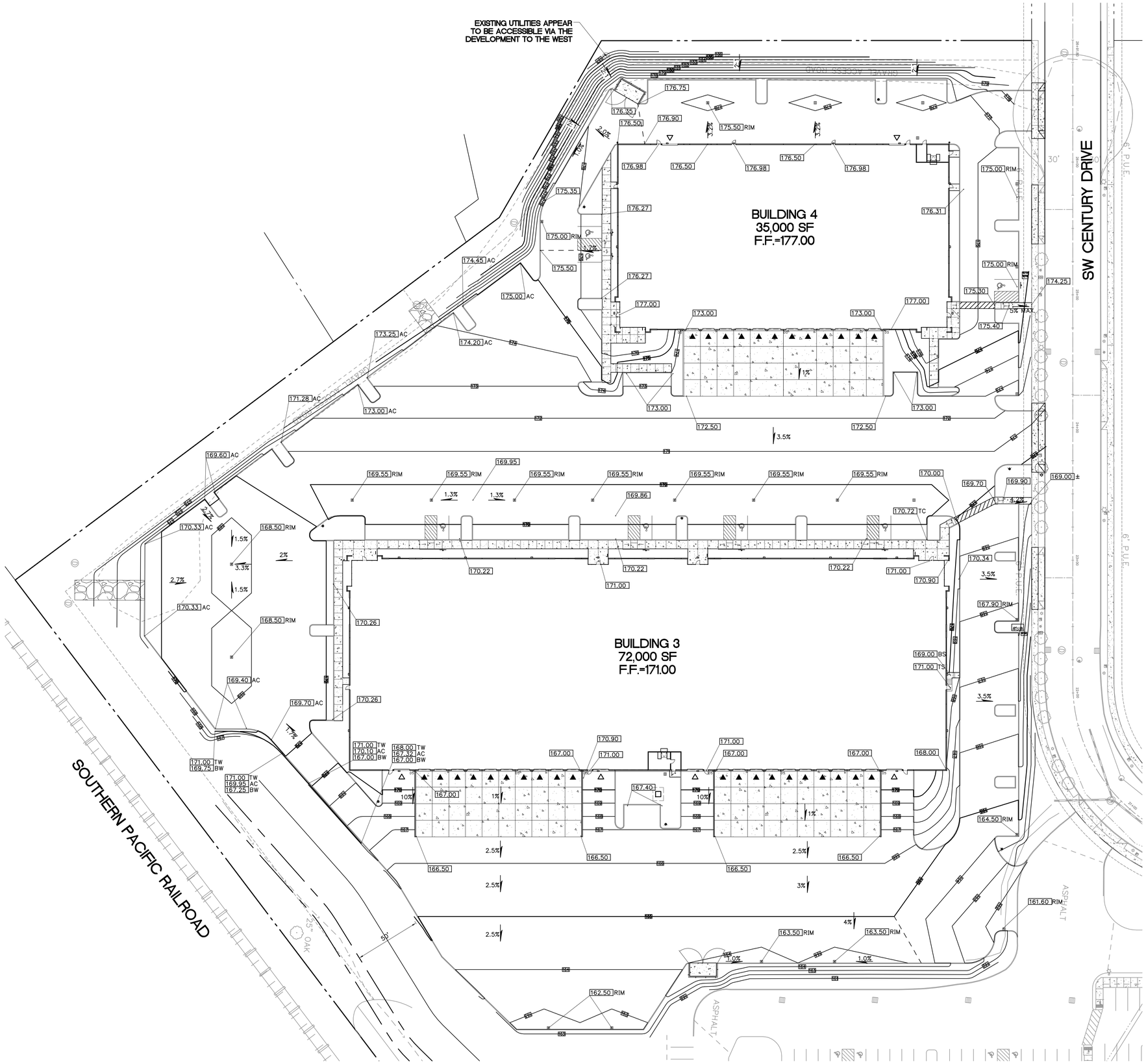
REVISION DELTA THIS SHEET	REVISIONS	REVISION DELTA CLOSING DATE

SHEET TITLE:
SITE PLAN

DRAWN BY: BTS
CHECKED BY: RLF
SHEET
C2.1

JOB NO. 2130096.00

DESIGN REVIEW RESUBMITTAL - 12.16.2013



1 C2.2 SITE GRADING PLAN

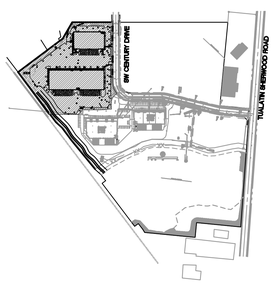
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GRADING NOTES

1. ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
   FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
   GRADING TOLERANCES:
   ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
   FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
2. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL.
   EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571;
   EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE CITY OF SHERWOOD REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.
6. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY HICKMAN AND ASSOCIATES, AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
7. CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. 2% MAXIMUM SLOPE AT ALL ADA–COMPLIANT PARKING SPACES AND LOADING ZONES.
9. 5% MAX SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
10. WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

LEGEND

EXISTING 1–FT CONTOUR	199
EXISTING 5–FT CONTOUR	200
PROPOSED 1–FT CONTOUR	199
PROPOSED 5–FT CONTOUR	200
PROPERTY LINE	
RIM ELEVATION	150.00 RIM
TOP OF STAIR ELEVATION	150.00 TS
BOTTOM OF STAIR ELEVATION	150.00 BS



KEY MAP
250 0 125 250 500 1000
(IN FEET)
1 inch= 500 ft.

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Client
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8320 NE HWY 99
VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK PHASE II
BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER #10070
OREGON JULY 15, 1987
ROBERT L. FRENTRESS JR.
EXPIRES: 12/31/13

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REVISIONS:

REVISION DELTA	REVISION DELTA CLOSING DATE

SHEET TITLE:
SITE GRADING PLAN

DRAWN BY: BTS
CHECKED BY: RLF
SHEET
C2.2

JOB NO. 2130096.00

DESIGN REVIEW RESUBMITTAL - 12.16.2013

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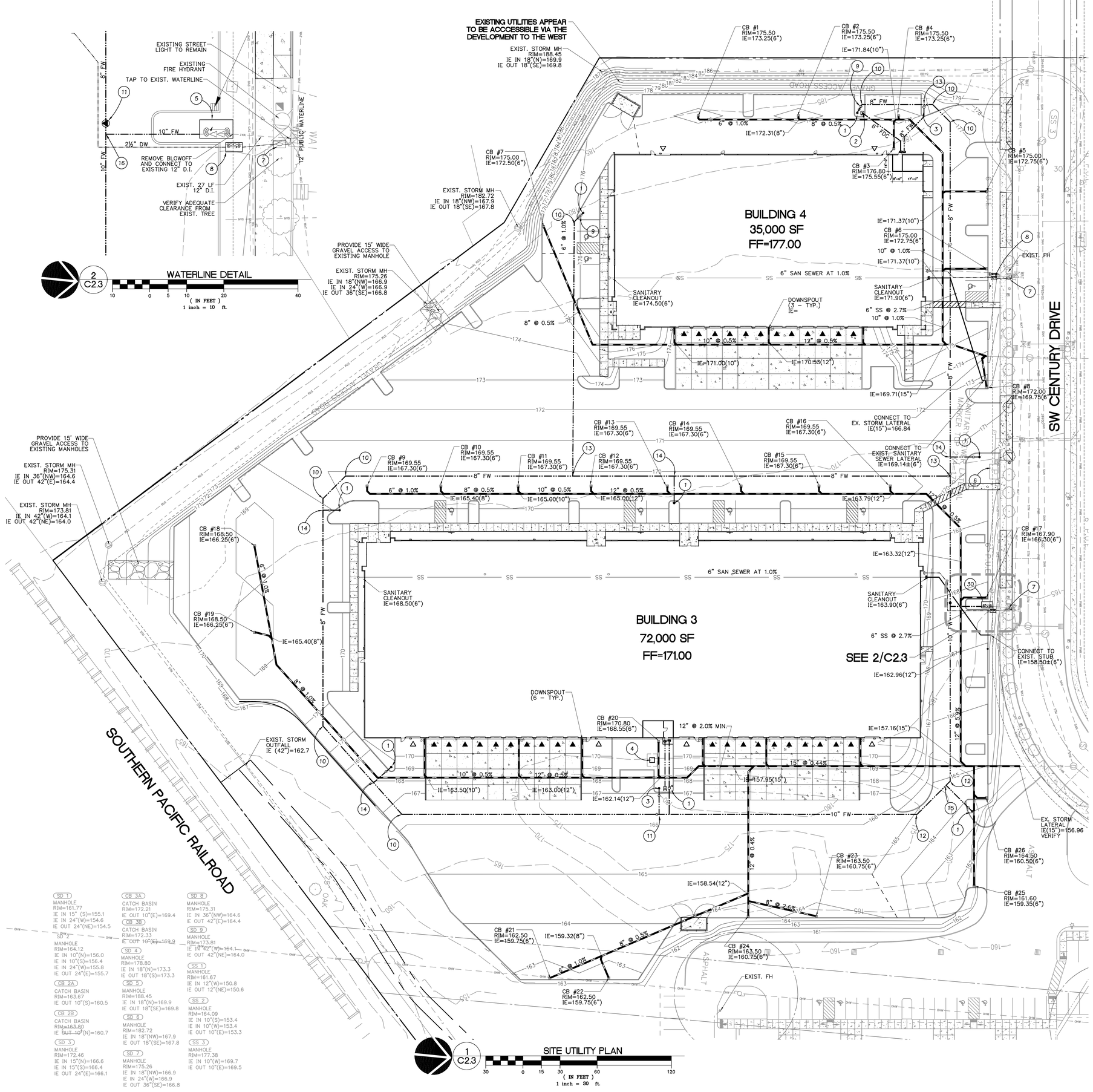


UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CITY OF SHERWOOD, CLEAN WATER SERVICES, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
4. ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013 ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
5. SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
6. ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE.
7. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
8. PROVIDE 2" PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2" PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH ¾ INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
9. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY NORTHWEST SURVEYING, DATED 8/1/2013.
10. CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
11. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
12. CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	SAN	
STORM LINE	STM	
FIRE WATER LINE	WAT	
DOMESTIC WATER LINE		
GAS LINE	GAS	
POWER LINE	PWR	
TELEPHONE LINE	TEL	
STREET LIGHT		
CATCH BASIN		
STORM MANHOLE		
SANITARY SEWER MANHOLE		
WATER VALVE	WAT	
FIRE HYDRANT		
POST INDICATOR VALVE		

UTILITY KEY NOTES

1. INSTALL FIRE HYDRANT ASSEMBLY PER 9/C8.0
2. INSTALL FDC PER 13/C8.0
3. INSTALL POST INDICATOR VALVE PER 12/C8.0
4. TRANSFORMER
5. INSTALL 10" DDCV PER 10/C8.0
6. EXISTING POWER VAULT TO REMAIN
7. INSTALL 1½" METER
8. INSTALL 2½" BACKFLOW
9. INSTALL 8" X 6" REDUCER
10. INSTALL 8" 45° BEND W/RESTRAINED JOINT
11. INSTALL 10" X 8" REDUCER
12. INSTALL 10" 45° BEND W/ RESTRAINED JOINT
13. INSTALL 8" X 8" TEE
14. INSTALL 8" X 6" TEE W/RESTRAINED JOINT
15. INSTALL 10" X 6" TEE W/ RESTRAINED JOINT
16. INSTALL 10" X 10" TEE W/RESTRAINED JOINT

RESTRAINED JOINT NOTES

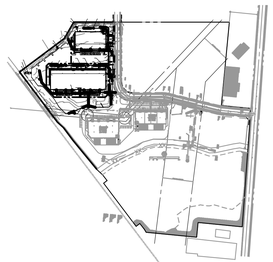
TEST PRESSURE:	200 PSI
DEPTH TO BURY:	3 FT
PIPE MATERIAL:	PVC
SAFETY FACTOR:	1 TO 1.5
LENGTH OF RESTRAINT ALONG MAIN ON TEES, Lr:	20 FT

NOTIFY ENGINEER IF DEVIATING FROM ABOVE SPECIFICATIONS.

LENGTH OF PIPE REQUIRING RESTRAINED JOINTS

	8"	10"
11¼° BEND	3'	4'
22½° BEND	6'	8'
45° BENDS	13'	15'
90° BEND	31'	36'
TEE	1'	4'
DEAD ENDS	70'	84'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.



KEY MAP
(IN FEET) 1 inch= 500 ft.

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Client
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8320 NE HWY 99
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Project
SHERWOOD INDUSTRIAL PARK PHASE II BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER #19170 OREGON JULY 15, 1997 ROBERT L FRENTRESS JR
EXPIRES: 12/31/13

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REVISION DATE	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
SITE UTILITY PLAN

DRAWN BY:

CHECKED BY:

SHEET
C2.3

JOB NO. 2130096.00

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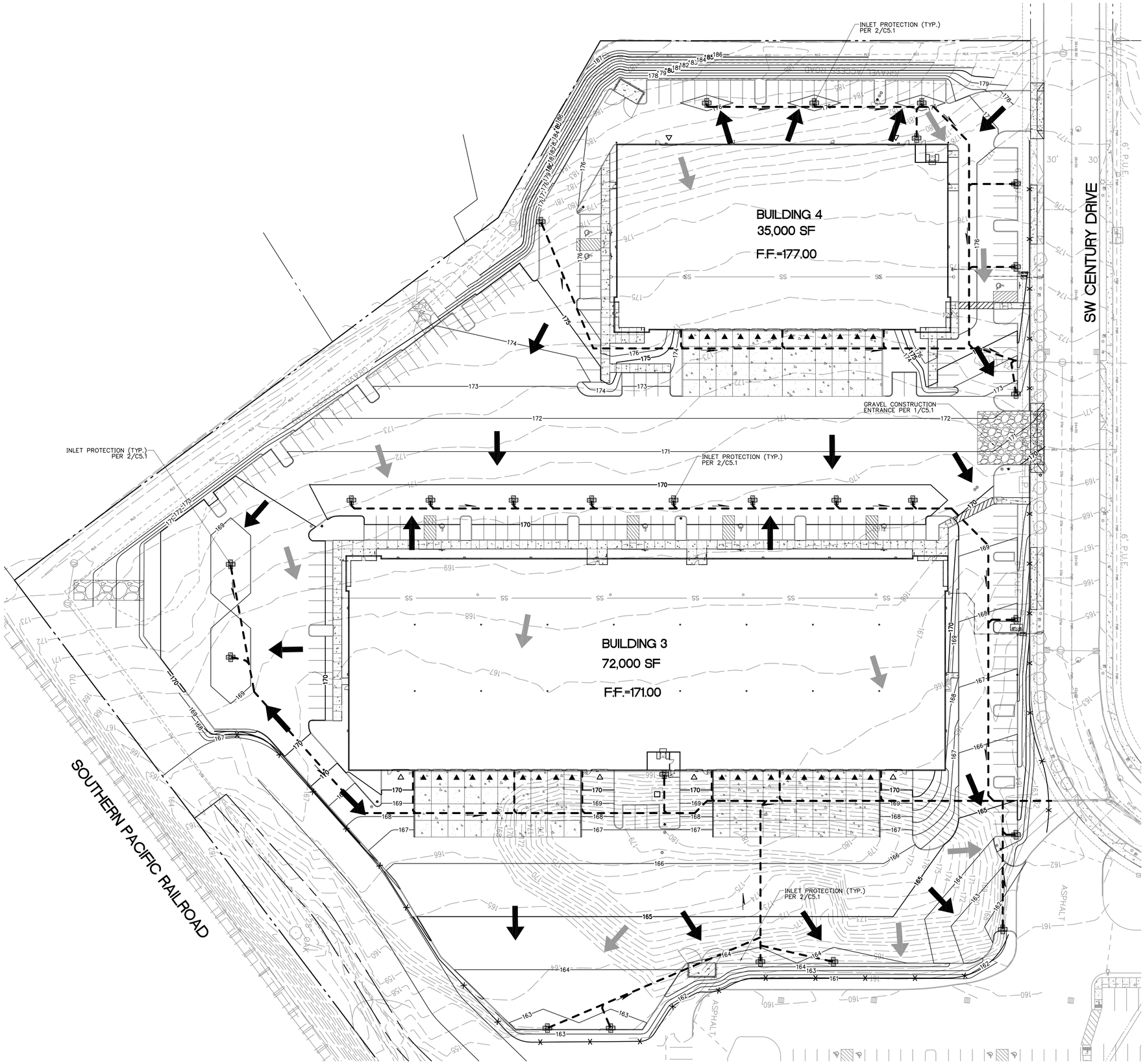


1 C5.0 EROSION AND SEDIMENT CONTROL PLAN

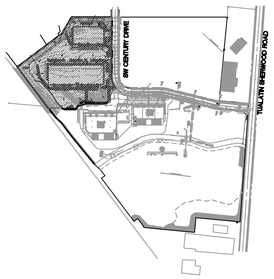
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING 1-FT CONTOUR	199
EXISTING 5-FT CONTOUR	200
PROPOSED 1-FT CONTOUR	199
PROPOSED 5-FT CONTOUR	200
PROPERTY LINE	

LEGEND

- FLOW DIRECTION ARROWS: SHOWN ALONG STORM PIPES
- INLET PROTECTION PER 2/C5.1
- SEDIMENT BARRIER: SEDIMENT FENCE PER 3/C5.1
- GRAVEL CONSTRUCTION ENTRANCE, PER 1/C5.1
- EXISTING DRAINAGE FLOW DIRECTION
- DRAINAGE FLOW DIRECTION



KEY MAP
250 0 125 250 500 1000
(IN FEET)
1 inch= 500 ft.

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VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK PHASE II
BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER #19178
OREGON
JULY 19, 1987
ROBERT L. FRENTRESS JR.
EXPIRES: 12/31/13

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REVISIONS:

REVISION DELTA	REVISION DELTA CLOSING DATE

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY: BTS

CHECKED BY: RLF

SHEET
C5.0

JOB NO. 2130096.00

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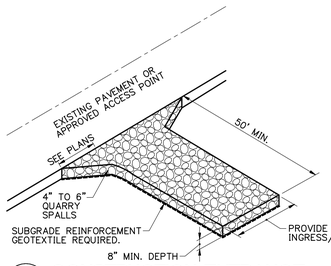
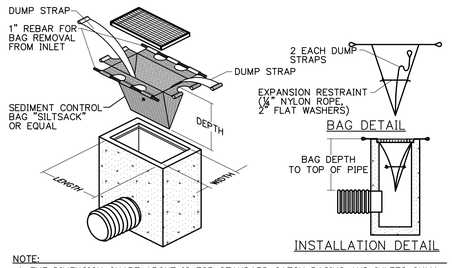
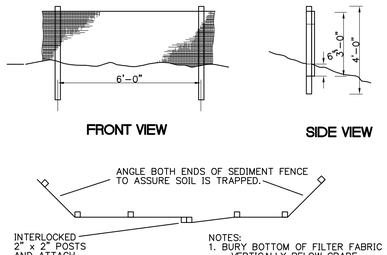


1 C5.1 **CONSTRUCTION ENTRANCE**
N.T.S.
E-ENTRY



NOTE:
1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
2. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPRORRIATE SIZE(S).
3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF NORMAL FLOW DESIGN, 40 GAL/MIN/SF WITH NO OVERFLOWS.
4. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

2 C5.1 **CATCH BASIN SEDIMENT FILTER BAG**
N.T.S.
CBSAOK3



NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" MIN. VERTICALLY BELOW GRADE.
2. 2" x 2" FIR, PINE, OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
4. COMPACT NATIVE FILL IN ALL AREAS OF FILTER FABRIC TRENCH.
5. ACCUMULATED SEDIMENT CAN BE ALLOWED TO REACH NO MORE THAN ONE-THIRD THE HEIGHT OF THE SEDIMENT FENCE.

3 C5.1 **FILTER FABRIC SEDIMENT FENCE**
N.T.S.
SED-FENCE

GENERAL NOTES

1. Hold a pre-construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200-C permit requirements.
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements.
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, retain the ESCP at the construction site or at another location. (Schedule B.2.a)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A 8.a)
6. The ESCP measures shown on this plan are minimum requirements for anticipated site conditions. During the construction period, upgrade these measures as needed to comply with all applicable local, state, and federal erosion and sediment control regulations. (Schedule A.8.c.ii.(1)(c))
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent. (Schedule A.12.c.iii)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A 8.c.ii.(1)(d))
9. Identify, mark, and protect (by fencing off or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) & (2))
10. Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.b.iii(1) and A.7.b.iii(3))
11. Erosion and sediment control measures including perimeter sediment control must be in place before vegetation is disturbed and must remain in place and be maintained, repaired, and promptly implemented following procedures established for the duration of construction, including protection for active storm drain inlets and catch basins and appropriate non-stormwater pollution controls. (Schedule A.7.d.i and A.8.c)
12. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
13. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses and for all roadways including gravel roadways. (Schedule A.8.c.ii.(2))
14. Establish material and waste storage areas, and other non-stormwater controls. (Schedule A.8.c.i.(7))
15. Prevent tracking of sediment onto public or private roads using BMPs such as: graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Schedule A 7.d.ii.(1) and A.8.c.i(4))
16. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Schedule A.7.d.ii.(3))
17. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, leftover paints, solvents, and glues from construction operations. (Schedule A.7.e.i.(2))
18. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Sch A 7.e.iii.)
19. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Schedule A 7.b.ii)
20. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
21. If a stormwater treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
22. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
23. At the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.e.ii.(2))
24. Construction activities must avoid or minimize excavation and creation of bare ground during wet weather. (Schedule A.7.a.i)
25. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
26. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height. and before BMP removal. (Schedule A.9.c.ii)
27. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii & iv)
28. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
29. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
30. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
31. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
32. Provide permanent erosion control measures on all exposed areas. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. However, do remove all temporary erosion control measures as exposed areas become stabilized, unless doing so conflicts with local requirements. Properly dispose of construction materials and waste, including sediment retained by temporary BMPs. (Schedule A.7.b.iii(2) and A.8.c.iii)

TEMPORARY GRASSES, MULCH AND PERMANENT VEGETATIVE COVER

PURPOSE: TO MINIMIZE EROSION AND SEDIMENTATION BY STABILIZING EXPOSED SOILS WITH VEGETATION AND MULCHING.
NOTE: TEMPORARY ESTABLISHMENT MAY DIFFER FROM PERMANENT VEGETATED COVER (THE BEST EROSION PREVENTION TECHNIQUE) WHICH USES MANY OF THE SAME DESIGN AND IMPLEMENTATION PRINCIPLES AS SET OUT BELOW. CONDITIONS WHERE PRACTICE APPLIES
– GROUND SURFACES LIKELY TO BE EXPOSED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30) OR SURFACES LIKELY TO BE EXPOSED FOR MORE THAN 3 WEEKS DURING DRY SEASON. BMPs).
– AREAS THAT WILL NOT BE SUBJECTED TO WEAR OR ARE NOT WORKING SOILS PILES USED BY ONGOING CONSTRUCTION TRAFFIC.
– EXPOSED GROUND SURFACES AT END OF CONSTRUCTION PERIOD (PERMANENT COVER MUST BE ESTABLISHED PRIOR TO REMOVAL OF ANY EROSION CONTROL – TEMPORARY OR PERMANENT STABILIZATION OF NEW OR DISTURBED DITCHES, PONDS, TRENCHES, DIKES OR SWALES DESIGN CRITERIA/SPECIFICATIONS
– ALL VEGETATION SITES REQUIRE SOME SURFACE ROUGHENING: STAIR STEP, GROOVING, FURROWING OR TRACKING.
SOIL PREPARATION:
–TOPSOIL SHOULD BE PREPARED ACCORDING TO LANDSCAPE PLANS, IF AVAILABLE, OR RECOMMENDATIONS OF GRASS SEED SUPPLIER.
SEEDING:
–RECOMMENDED EROSION CONTROL GRASS SEED MIXES ARE AS SPECIFIED BELOW. SIMILAR MIXES DESIGNED TO ACHIEVE EROSION CONTROL MAY BE SUBSTITUTED IF APPROVED BY JURISDICTION. IN GENERAL, USE OF QUICK GROWING, STERILE GRASSES AND GRAINS IN MIXTURE WITH PERMANENT VEGETATIVE COVER IS RECOMMENDED TO ACHIEVE QUICK COVER OF EXPOSED SOILS. THE DESIGNER OR CONTRACTOR ARE ENCOURAGED TO USE MIXES OF NATIVE GRASSES THAT CAN BE INCORPORATED INTO A PERMANENT VEGETATIVE COVER.
–HYDROSEED SHALL BE ECOFIBRE™ + TACKIFIER APPLIED AT A RATE OF 2000 LBS/ACRE USING SUNMARK SEEDS ODOT MIX APPLIED AT 40 LBS/ACRE WITH THE FOLLOWING MIX COMPOSITION:

- 39% PERENNIAL RYEGRASS
- 25% CHEWINGS FESCUE
- 25% CREEPING RED FESCUE
- 7% HIGHLAND COLONIAL BENTGRASS
- 4% WHITE CLOVER

ECOFIBRE™ + TACKIFIER IS COMPOSED OF THE FOLLOWING:

- THERMALLY PROCESSED WOOD FIBER
- GUAR BASE TACKIFIER – 3% ± 1%
- MOISTURE CONTENT – 12% ± 3%

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

(NOTES COORESPOND TO DEQ 1200 C PERMIT)

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING
2. PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
3. INACTIVE PERIODS GREATER THAN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY (2) TWO WEEKS
4. PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

DESIGN REVIEW RESUBMITTAL - 12.16.2013

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Client
ORWA SHERWOOD, LLC.
8320 NE HWY 99
VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK PHASE II
BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER #19178 OREGON JULY 15, 1987 ROBERT L FRENTRESS JR.
EXPIRES: 12/31/13

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REVISIONS:

REVISION DATE	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

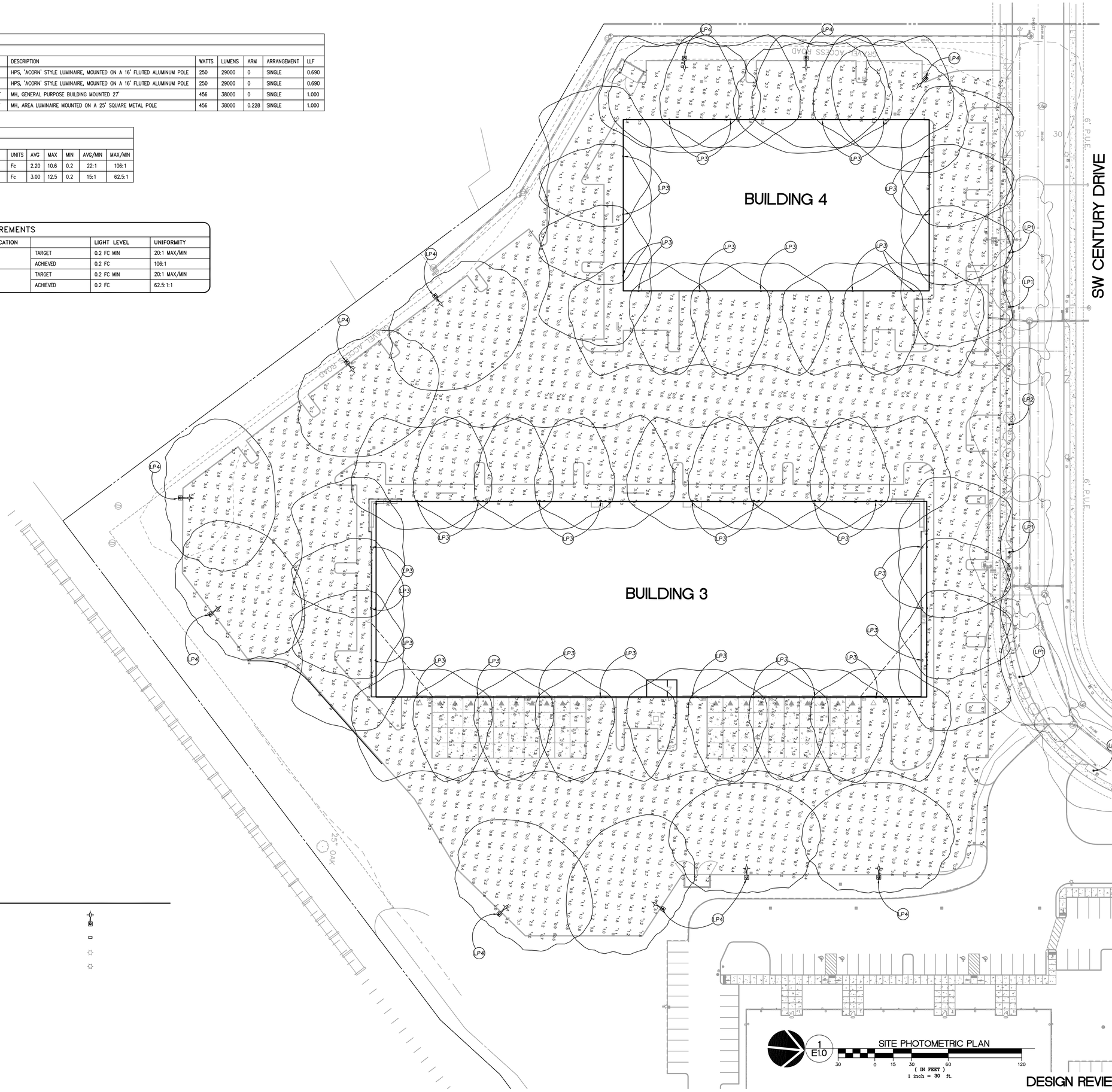
DRAWN BY: BTS
CHECKED BY: RLF
SHEET
C5.1

JOB NO. 2130096.00

LUMINAIRE SCHEDULE							
PROJECT: SHERWOOD INDUSTRIAL							
QTY	LABEL	DESCRIPTION	WATTS	LUMENS	ARM	ARRANGEMENT	LLF
5	LP1–EXISTING STREETLIGHT	HPS, 'ACORN' STYLE LUMINAIRE, MOUNTED ON A 16' FLUTED ALUMINUM POLE	250	29000	0	SINGLE	0.690
1	LP2–PROPOSED STREETLIGHT	HPS, 'ACORN' STYLE LUMINAIRE, MOUNTED ON A 16' FLUTED ALUMINUM POLE	250	29000	0	SINGLE	0.690
38	LP3–PROPOSED BUILDING LIGHT	MH, GENERAL PURPOSE BUILDING MOUNTED 27'	456	38000	0	SINGLE	1.000
9	LP4–PROPOSED PARKING LIGHT	MH, AREA LUMINAIRE MOUNTED ON A 25' SQUARE METAL POLE	456	38000	0.228	SINGLE	1.000

NUMERIC SUMMARY							
PROJECT: SHERWOOD INDUSTRIAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING 3	ILLUMINANCE	Fc	2.20	10.6	0.2	22:1	106:1
BUILDING 4	ILLUMINANCE	Fc	3.00	12.5	0.2	15:1	62.5:1

LIGHT LEVEL REQUIREMENTS				
ROADWAY	CLASSIFICATION		LIGHT LEVEL	UNIFORMITY
BUILDING 3	PARKING	TARGET	0.2 FC MIN	20:1 MAX/MIN
		ACHIEVED	0.2 FC	106:1
BUILDING 4	PARKING	TARGET	0.2 FC MIN	20:1 MAX/MIN
		ACHIEVED	0.2 FC	62.5:1:1



LEGEND

- PROPOSED PARKING LIGHT
- PROPOSED BUILDING LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

1 E1.0 SITE PHOTOMETRIC PLAN

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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2130096\CIVIL\096-E1.0.DWG RV5 12/16/13 08:57 1:30

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SHEET TITLE:
SITE PHOTOMETRIC PLAN

DRAWN BY: BTS

CHECKED BY: RLF

SHEET
E1.0

JOB NO. 2130096.00

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	QUANTITY	COMMON NAME	SIZE/SPACING	SIZE/CANOPY FACTOR
	ZELKOVA SERRATA 'GREEN VASE'	33	GREEN VASE ZELKOVA	2" CAL./AS SHOWN	LARGE/192
	ACER RUBRUM 'BOWHALL'	11	BOWHALL MAPLE	2" CAL./AS SHOWN	SMALL/15
	CALOCEDRUS DECURRENS	23	INCENSE CEDAR	6' B.B./AS SHOWN	MEDIUM/60
	CERCIS CANADENSIS	17	EASTERN REDBUD	2" CAL./AS SHOWN	SMALL/9
	ACER GRISEUM	4	PAPER BARK MAPLE	2" CAL./AS SHOWN	SMALL/10
	QUERCUS GARRYANA	14	GARY OAK	2" CAL./AS SHOWN	LARGE/100
	FRAXINUS P. 'PATMORE	24	PATMORE ASH	2" CAL./AS SHOWN	MEDIUM/63
	PRUNUS X YEDOENSIS 'AKEBONO'	22	AKEBONO CHERRY	2" CAL./AS SHOWN	MEDIUM/48
	LIGUSTRUM JAPONICUM 'TEXANUM'	219	JAPANESE PRIVET	2 GAL./AS SHOWN	
	VIBURNUM TINUS 'DWARF'	202	LAURUSTINUS	1 GAL./AS SHOWN	
	VIBURNUM DAVIDII	1,035	DAVID'S VIBURNUM	1 GAL./AS SHOWN	
	COTONEASTER HORIZONTALIS	1,211	ROCKSPRAY COTONEASTER	1 GAL. @ 30" O.C.	
	PENNISETUM ALOPECUROIDES 'HAMELN'	1,282	DWARF FOUNTAIN GRASS	1 GAL. @ 24" O.C.	
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	1,536	CRIMSON PYGMY BARBERRY	1 GAL. @ 24" O.C.	
	MAHONIA AQUIFOLIUM 'COMPACTA'	1,650	COMPACT OREGON GRAPE	1 GAL. @ 24" O.C.	
	EXISTING LANDSCAPE TO REMAIN	31,249 SF			
	LAWN – 40% DELAWARE XL RYEGRASS – 40% AMAZING PERENNIAL RYEGRASS – 10% MAGIC CHEWINGS FESCUE – 10% GIBRALTER CREEPING RED FESCUE	2,937 SF	SUNMARK SUN MIX	SEED	
	GRASSLANDS SEED MIX – 40% BLUE WILDRYE – 40% CALIFORNIA BROME – 15% NATIVE RED FESCUE – 5% TUFTED HAIRGRASS	23,442 SF	GRASSLANDS SEED MIX	SEED	

* PLANT COUNTS BASED ON SQUARE FOOTAGE CALCULATION ONLY.

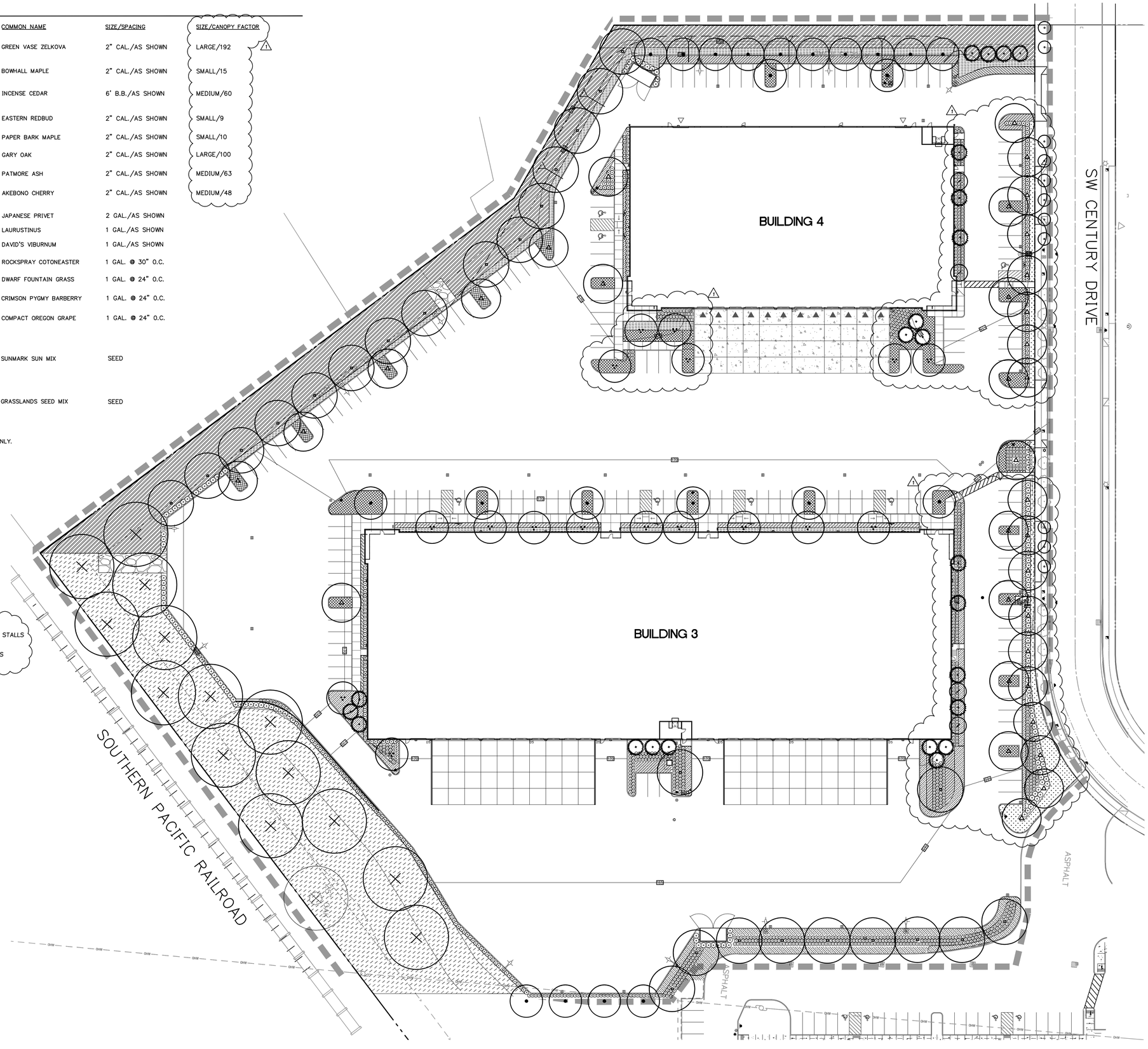
SITE DATA

TOTAL SITE AREA	411,783 SF (9.45 AC)
PARKING/DRIVE/LOADING AREA	215,346 SF (52.3%)
LANDSCAPE AREA	89,437 SF (21.7%)
PARKING LOT PERIMETER LANDSCAPE AREA	4,870 SF
PARKING LOT INTERIOR AREA REQUIRED	7,740 SF
PARKING LOT INTERIOR AREA PROVIDED	29,814 SF
PARKING STALLS PROVIDED	171 PARKING STALLS
PARKING LOT INTERIOR TREES REQUIRED	43 LARGE OR 58 MEDIUM OR 86 SMALL = 172 PARKING STALLS
PARKING LOT INTERIOR TREES PROVIDED	12 LARGE, 18 MEDIUM, 37 SMALL = 176 PARKING STALLS
PARKING LOT INTERIOR SHRUBS REQUIRED	344
PARKING LOT INTERIOR SHRUBS PROVIDED	3,971

NOTE:

1. ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

2. PROVIDE DESIGN BUILD IRRIGATION DRAWINGS IN ACCORDANCE WITH SPECIFICATIONS.



LANDSCAPE PLAN

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: HICKMAN & ASSOCIATES DATE:

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SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY:

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L2.1

JOB NO. 2130096.00

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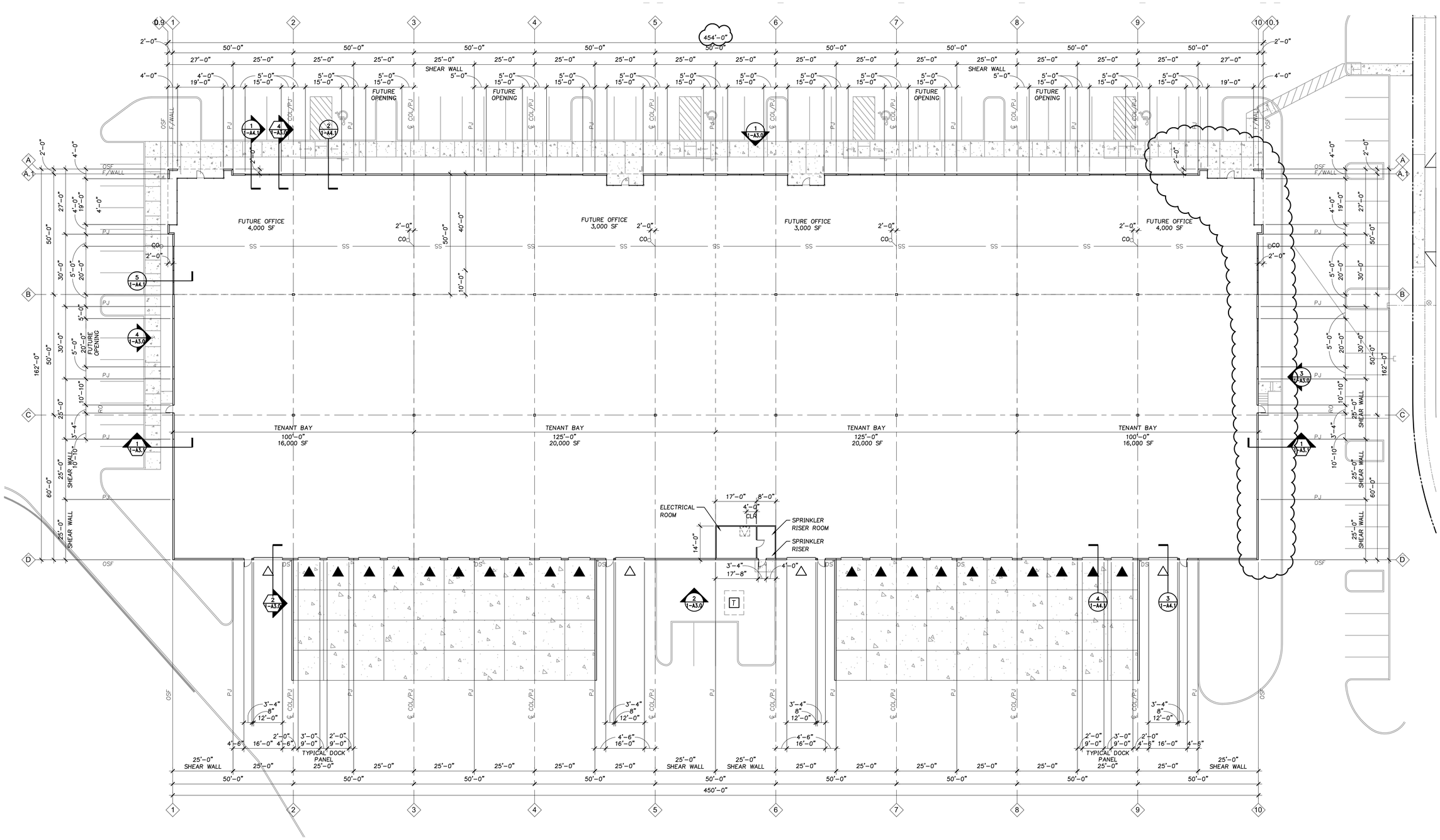
2130096\LANDSCAPE\096-L2.1.DWG 42X30 TEB 12/16/13 11:26 1:1.00



1/1-A2.0 FLOOR PLAN - BUILDING 3

1/16"=1'-0"

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
R.O.	ROUGH OPENING
○CO	PROPOSED CLEAN OUT (SEE PLUMBING)
○DS	DOWNSPOUT LOCATION
—SS—	UNDER SLAB SANITARY SEWER
▼	9'x10' DOCK-HIGH O.H. DOOR
▽	12'x14' DRIVE-IN O.H. DOOR

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SHEET TITLE:
FLOOR PLAN - BUILDING THREE

DRAWN BY:

CHECKED BY:

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1-A2.0

JOB NO. 2130096.00

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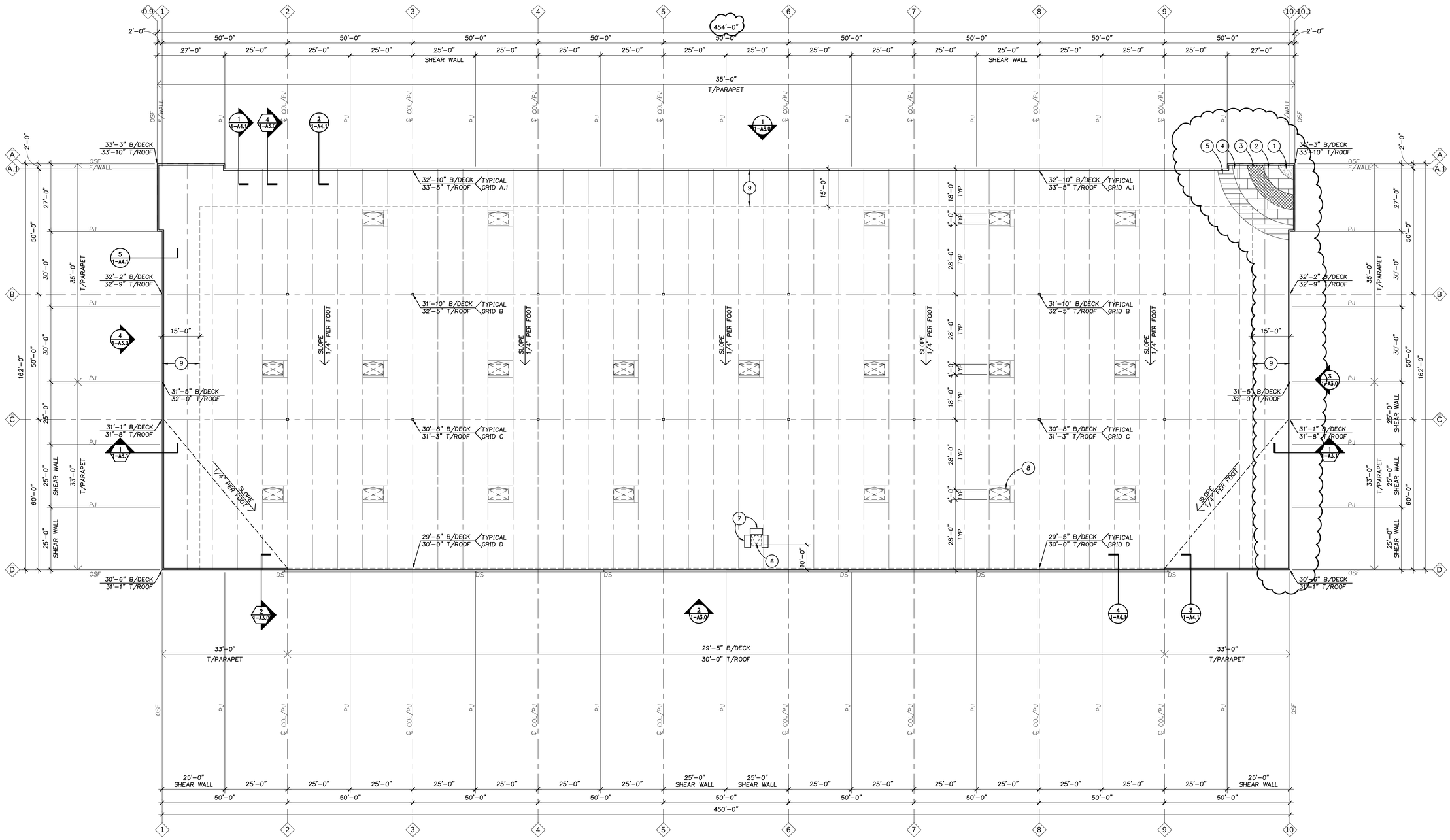


1 / 1-A2.0 ROOF PLAN - BUILDING 3

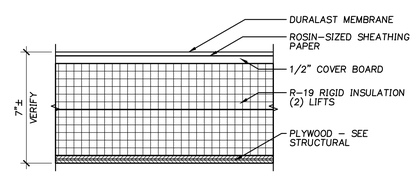
1/16"=1'-0"

LEGEND

A.	KEYNOTE
B.	GRIDLINE
PJ	PANEL JOINT

KEYNOTES

1. DURLAST MEMBRANE
2. PROTECTION BOARD
3. RIGID INSULATION (R-19)
4. ROOF SHEATHING - SEE STRUCTURAL
5. ROOF SUB PURLINS - SEE STRUCTURAL
6. ROOF HATCH
7. TRAFFIC PADS
8. SMOKE VENTS
9. NO MECHANICAL TO BE PLACE WITHIN 15'-0" OF PARAPET



2 / A2.1 ROOF ASSEMBLY

3"=1'-0"

RF FLUTE

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ROOF PLAN - BUILDING THREE

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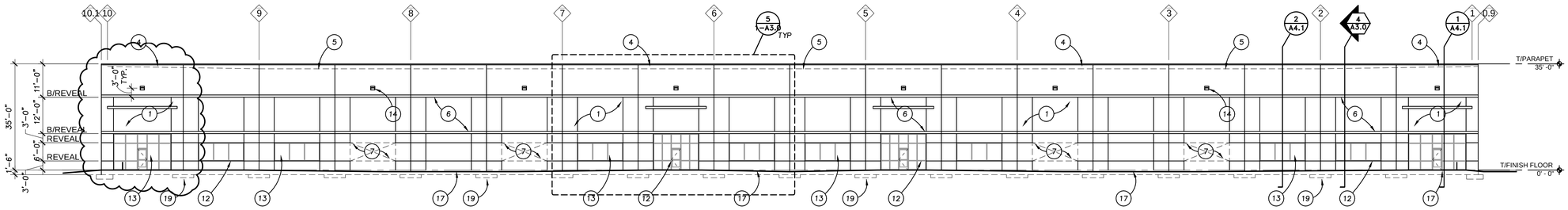
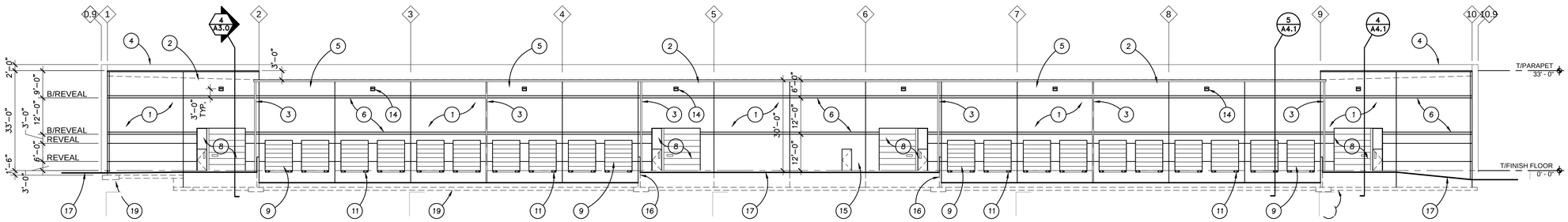


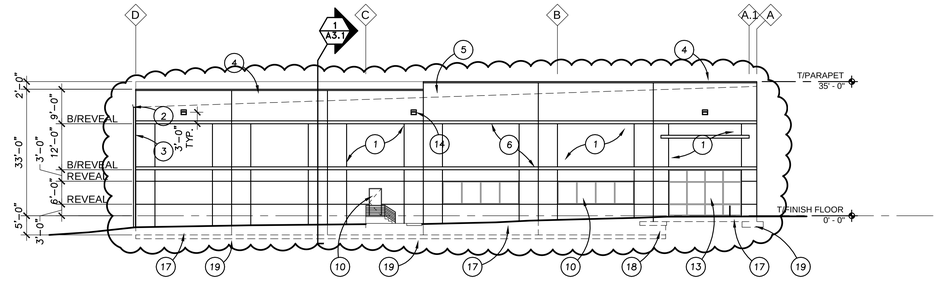
1 WEST ELEVATION - BUILDING 3

1-A3.0 1/16"=1'-0"



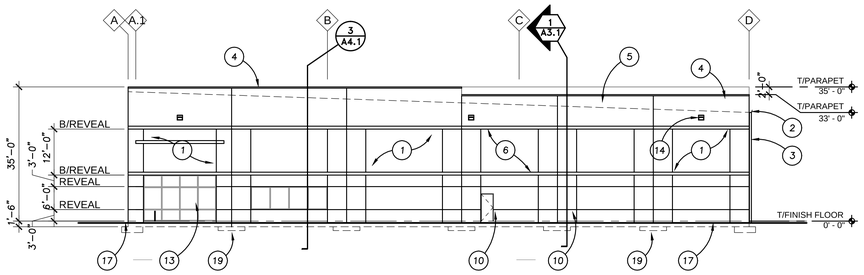
2 EAST ELEVATION - BUILDING 3

1-A3.0 1/16"=1'-0"



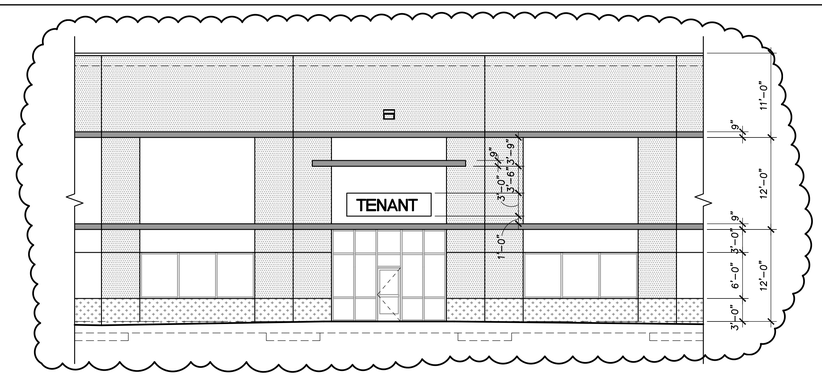
3 NORTH ELEVATION - BUILDING 3

1-A3.0 1/16"=1'-0"



4 SOUTH ELEVATION - BUILDING 3

1-A3.0 1/16"=1'-0"



5 ENLARGED ELEVATION - BUILDING 3

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

KEYNOTES

1. TILT-UP CONCRETE PANEL
2. GUTTER AND DOWNSPOUT. PAINT COLOR P-2.
3. 6" DIA. DOWNSPOUT, PAINT TO MATCH BUILDING, COORDINATE W/ CIVIL.
4. FLASHING PAINT COLOR P-2.
5. LINE OF ROOF BEYOND -- SEE ROOF PLAN
6. REVEAL, SEE WALL SECTIONS ON 1-A4.1 & 1-A4.2 FOR REVEAL INFO.
7. FUTURE OPENING, PROVIDE REVEAL 'A' AT PERIMETER -- SEE PLAN.
8. OH INSULATED DRIVE-IN DOOR WITH INSULATED HM PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE. PAINT COLOR 'P-1'
9. OH INSULATED DOCK HIGH DOOR, TYP. PAINT COLOR 'P-1'
10. INSULATED HM DOOR. PAINT COLOR 'P-1'
11. DOCK BUMPERS.
12. STOREFRONT ENTRY SYSTEM WITH SOFFIT ABOVE AT 12'-0" AFF.
13. STOREFRONT WINDOW SYSTEM.
14. EXTERIOR WALL LIGHT FOR REFERENCE -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION.
15. INSTALL SIGNAGE AT ELECTRICAL ROOM AND RISER ROOM PER CODE. VERIFY ALL REQUIREMENTS.
16. RETAINING WALL -- SEE PLAN.
17. FINISH GRADE -- SEE CIVIL.
18. PLINTH -- SEE STRUCTURAL.
19. CONCRETE FOOTING -- SEE STRUCTURAL.

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
R.O.	ROUGH OPENING
○CO	PROPOSED CLEAN OUT (SEE PLUMBING)
○DS	DOWNSPOUT LOCATION
SS	UNDER SLAB SANITARY SEWER
▼	9'x10' DOCK-HIGH O.H. DOOR
▽	12'x14' DRIVE-IN O.H. DOOR

BUILDING COLOR LEGEND

A	LIGHT BUILDING COLOR ICI - 45YY 53/151 'BELLCOURT CASTLE'	
B	MEDIUM BUILDING COLOR ICI - 45YY 36/196 'LA PLACE'	
C	MEDIUM ACCENT COLOR ICI - 45YY 24/158 'CAISSON GREEN'	
D	DARK ACCENT COLOR SW - 6209 'RIPE OLIVE'	

ALL GLAZING TO BE PPG SOLARGRAY INSULATED

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ELEVATIONS - BUILDING THREE

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1-A3.0

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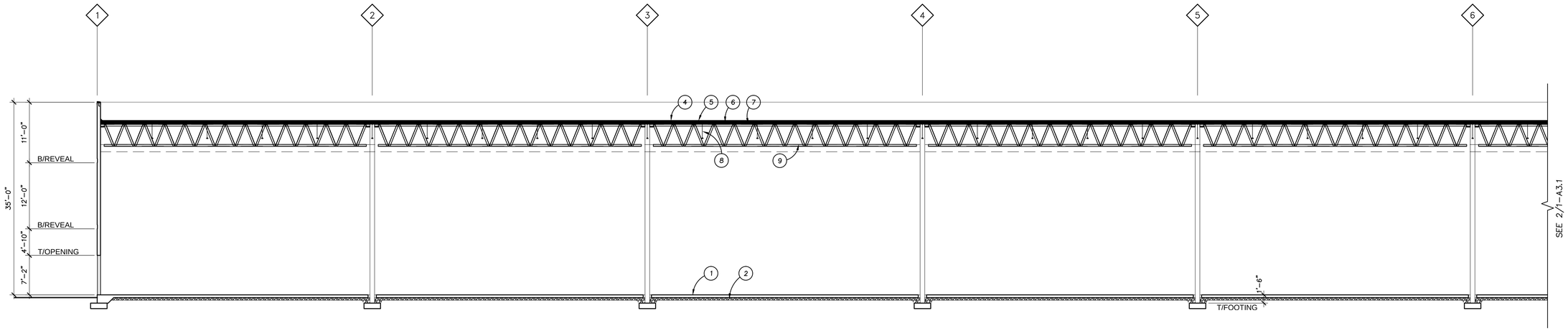
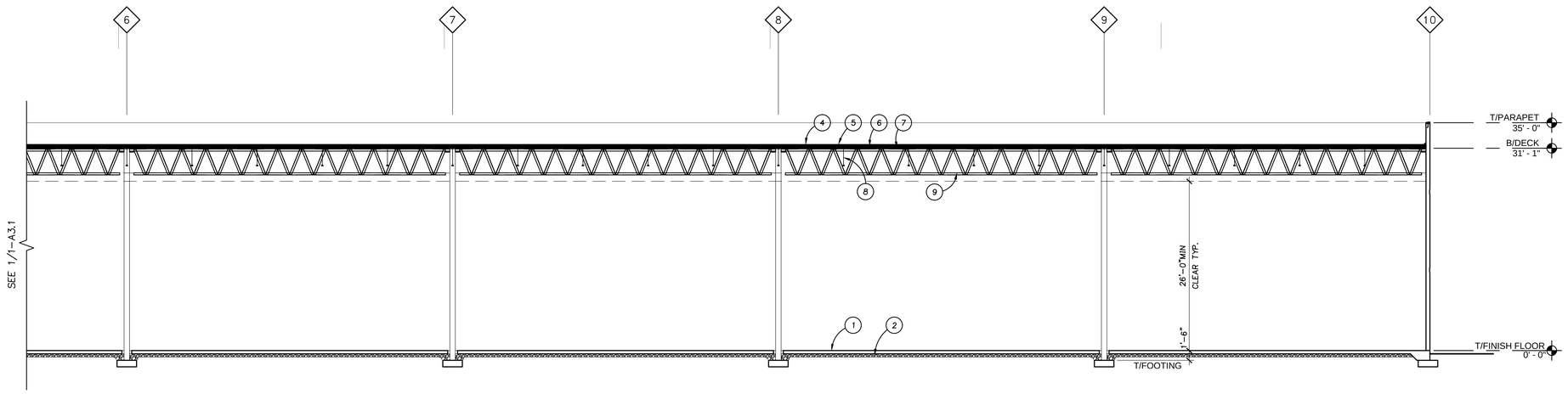


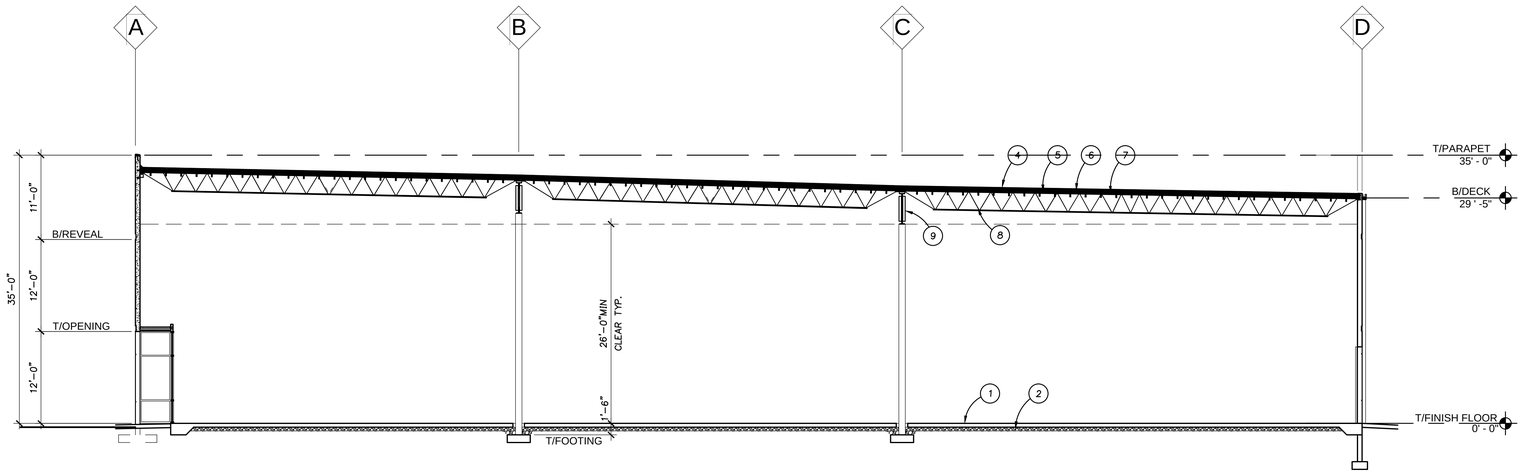
1 / 1-A3.1 NORTH/SOUTH BUILDING SECTION - BUILDING THREE

1/8"=1'-0"



2 / 1-A3.1 NORTH/SOUTH BUILDING SECTION - BUILDING THREE

1/8"=1'-0"



2 / 1-A3.1 EAST/WEST BUILDING SECTION - BUILDING THREE

1/8"=1'-0"

KEYNOTES

1. 6" SLAB ON GRADE – SEE STRUCTURAL
2. 6" CRUSHED ROCK BASE
3. DOCK APRON
4. DURALAST MEMBRANE
5. PROTECTION BOARD
6. RIGID INSULATION (R-19)
7. ROOF SHEATHING – SEE STRUCTURAL
8. OPEN WEB JOIST
9. OPEN WEB GIRDER

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SHEET TITLE:
SECTIONS - BUILDING THREE

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1-A3.1

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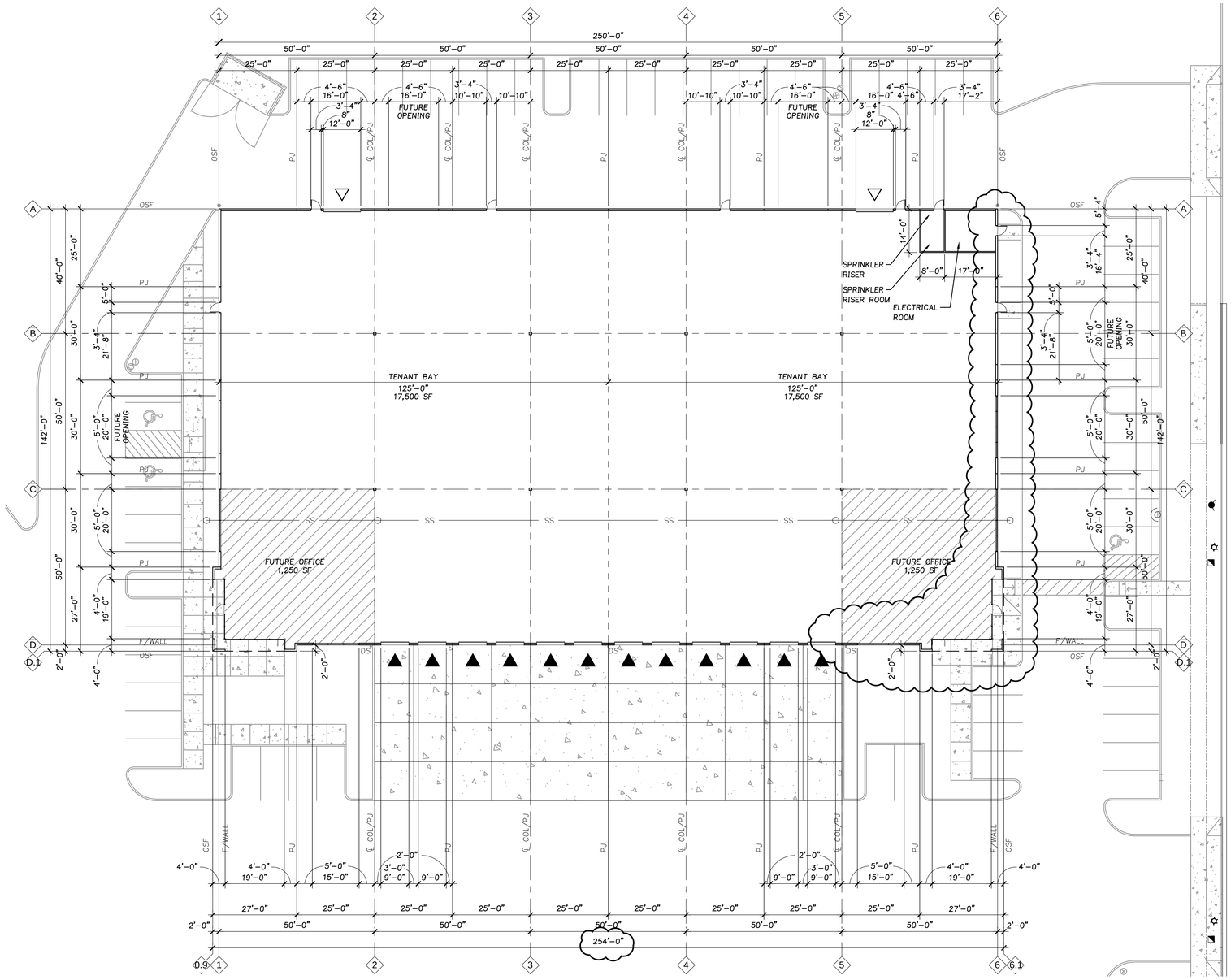

1 FLOOR PLAN - BUILDING 4

2-A2.0 1/16"=1'-0"

LEGEND

	KEYNOTE
	GRIDLINE
PJ	PANEL JOINT
R.O.	ROUGH OPENING
CO	PROPOSED CLEAN OUT (SEE PLUMBING)
DS	DOWNSPOUT LOCATION
SS	UNDER SLAB SANITARY SEWER
	9'x10' DOCK-HIGH O.H. DOOR
	12'x14' DRIVE-IN O.H. DOOR

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SHEET TITLE:
FLOOR PLAN - BUILDING FOUR

DRAWN BY: CDB

CHECKED BY: DEP

SHEET
2-A2.0

JOB NO. 2130096.00

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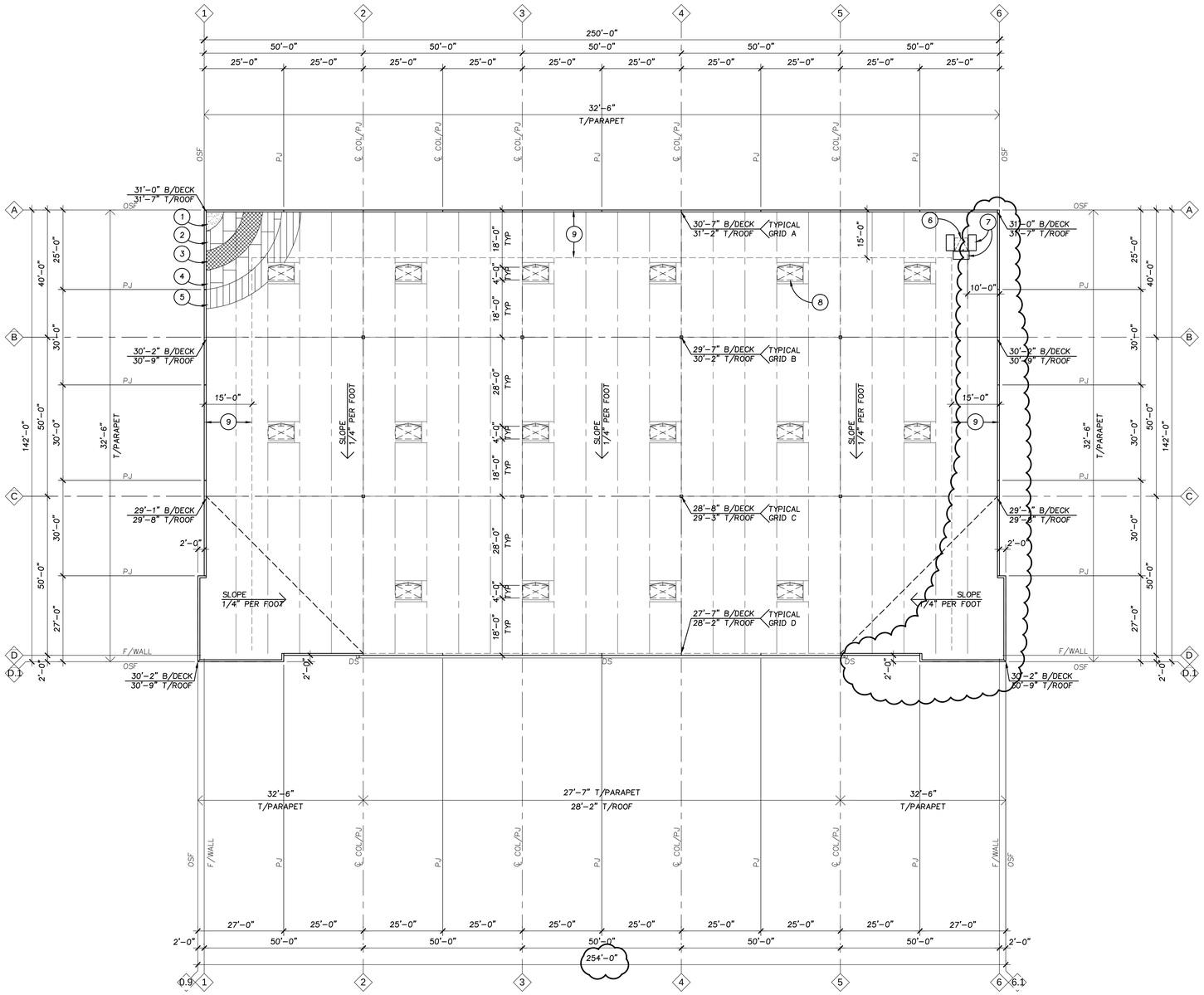


1 ROOF PLAN - BUILDING 4

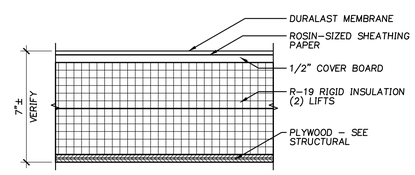
2-A2.1 1/16"=1'-0"

LEGEND

(1)	KEYNOTE
(B.)	GRIDLINE
PJ	PANEL JOINT
R.O.	ROUGH OPENING
CO	PROPOSED CLEAN OUT (SEE PLUMBING)
DS	DOWNSPOUT LOCATION
SS	UNDER SLAB SANITARY SEWER
▼	9'x10' DOCK-HIGH O.H. DOOR
▽	12'x14' DRIVE-IN O.H. DOOR

KEYNOTES

1. DURLAST MEMBRANE
2. PROTECTION BOARD
3. RIGID INSULATION (R-19)
4. ROOF SHEATHING - SEE STRUCTURAL
5. ROOF SUB PURLINS - SEE STRUCTURAL
6. ROOF HATCH
7. TRAFFIC PADS
8. SMOKE VENTS
9. NO MECHANICAL TO BE PLACE WITHIN 15'-0" OF PARAPET



2 A2.1 ROOF ASSEMBLY

3"=1'-0"

RF FLUTE

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Client
ORWA SHERWOOD, LLC.
8320 NE HWY 99
VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK
PHASE II
BUILDINGS 3 - 4

CENTURY DRIVE
SHERWOOD, OREGON

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SHEET TITLE:
ROOF PLAN - BUILDING FOUR

DRAWN BY: CDB

CHECKED BY: DEP

SHEET

2-A2.1

JOB NO. 2130096.00

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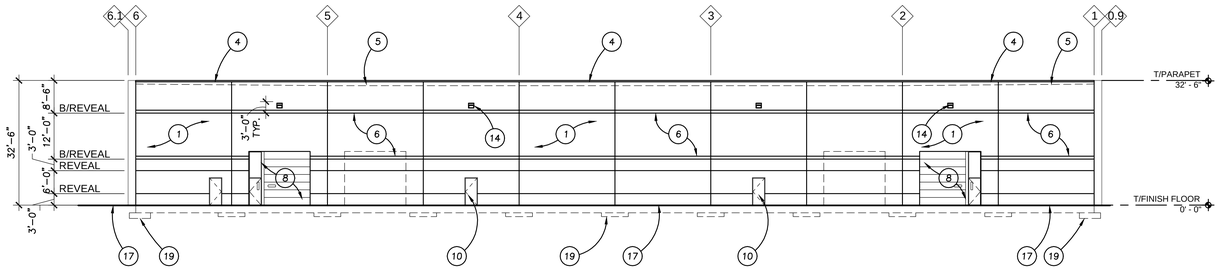
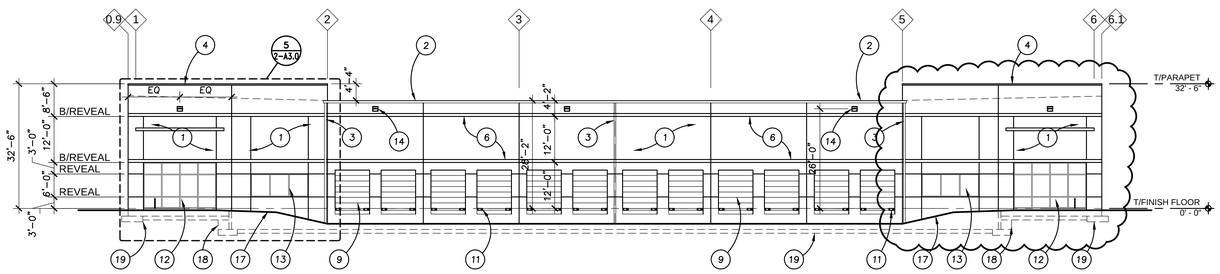


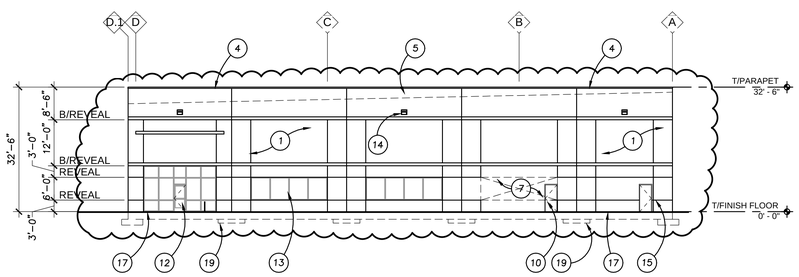
1 / 2-A3.0 WEST ELEVATION - BUILDING 4

1/16"=1'-0"



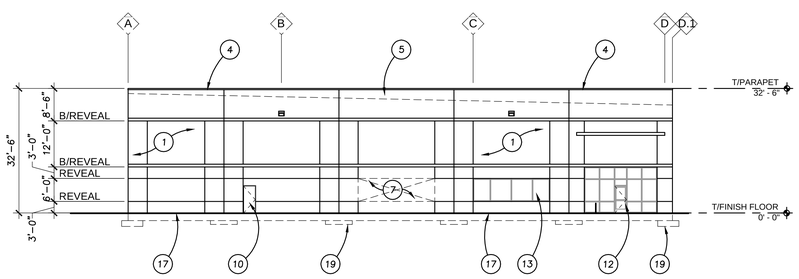
2 / 2-A3.0 EAST ELEVATION - BUILDING 4

1/16"=1'-0"



3 / 2-A3.0 NORTH ELEVATION - BUILDING 4

1/16"=1'-0"

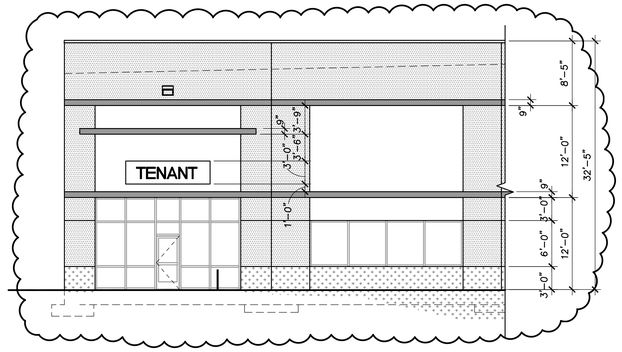


4 / 2-A3.0 SOUTH ELEVATION - BUILDING 4

1/16"=1'-0"

KEYNOTES

1. TILT-UP CONCRETE PANEL
2. GUTTER AND DOWNSPOUT. PAINT COLOR P-2.
3. 6" DIA. DOWNSPOUT, PAINT TO MATCH BUILDING, COORDINATE W/ CIVIL.
4. FLASHING PAINT COLOR P-2.
5. LINE OF ROOF BEYOND -- SEE ROOF PLAN
6. REVEAL, SEE WALL SECTIONS ON 1-A4.1 & 1-A4.2 FOR REVEAL INFO.
7. FUTURE OPENING, PROVIDE REVEAL 'A' AT PERIMETER -- SEE PLAN.
8. OH INSULATED DRIVE-IN DOOR WITH INSULATED HM PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE. PAINT COLOR 'P-1'
9. OH INSULATED DOCK HIGH DOOR, TYP. PAINT COLOR 'P-1'
10. INSULATED HM DOOR. PAINT COLOR 'P-1'
11. DOCK BUMPERS.
12. STOREFRONT ENTRY SYSTEM WITH SOFFIT ABOVE AT 12'-0" AFF.
13. STOREFRONT WINDOW SYSTEM.
14. EXTERIOR WALL LIGHT FOR REFERENCE -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION.
15. INSTALL SIGNAGE AT ELECTRICAL ROOM AND RISER ROOM PER CODE. VERIFY ALL REQUIREMENTS.
16. RETAINING WALL -- SEE PLAN.
17. FINISH GRADE -- SEE CIVIL.
18. PLINTH -- SEE STRUCTURAL.
19. CONCRETE FOOTING -- SEE STRUCTURAL.



5 / 2-A3.0 ENLARGED ELEVATION - BUILDING 3

1/8"=1'-0"

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
R.O.	ROUGH OPENING
○CO	PROPOSED CLEAN OUT (SEE PLUMBING)
○DS	DOWNSPOUT LOCATION
SS	UNDER SLAB SANITARY SEWER
▼	9'x10' DOCK-HIGH O.H. DOOR
▽	12'x14' DRIVE-IN O.H. DOOR

BUILDING COLOR LEGEND

A	LIGHT BUILDING COLOR ICI - 45YY 53/151 'BELLCOURT CASTLE'	
B	MEDIUM BUILDING COLOR ICI - 45YY 36/196 'LA PLACE'	
C	MEDIUM ACCENT COLOR ICI - 45YY 24/158 'CAISSON GREEN'	
D	DARK ACCENT COLOR SW - 6209 'RIPE OLIVE'	

ALL GLAZING TO BE PPG SOLARGRAY INSULATED

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ELEVATIONS - BUILDING FOUR

DRAWN BY:

CHECKED BY:

SHEET
2-A3.0

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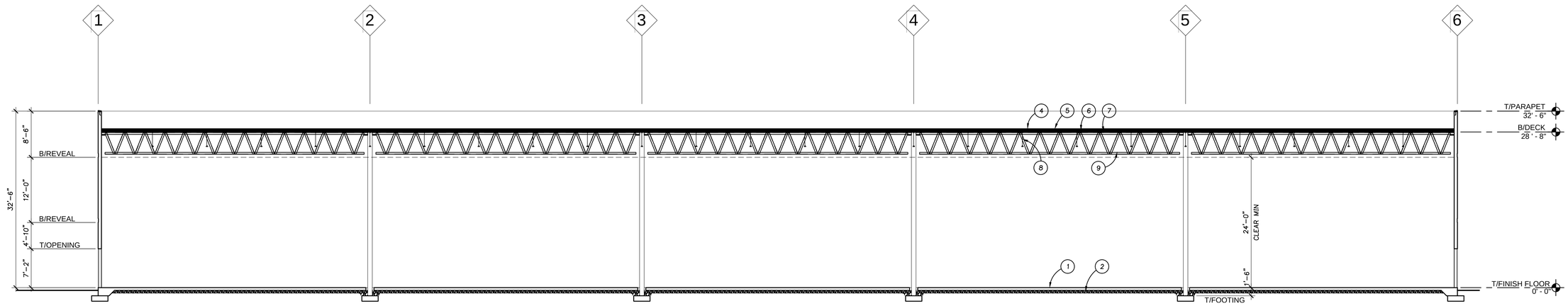
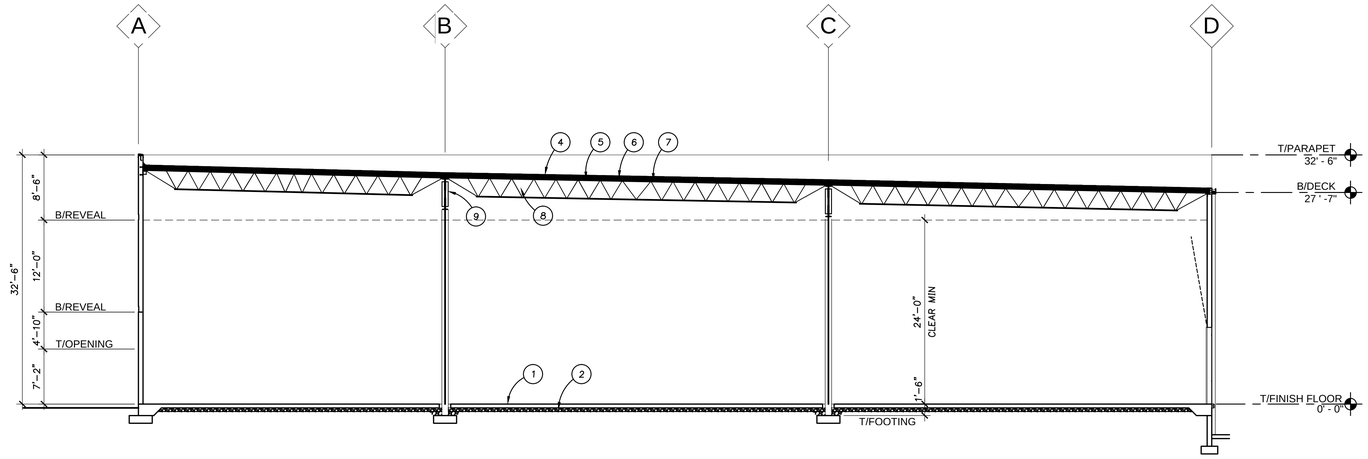


1 / 2-A3.1 NORTH/SOUTH BUILDING SECTION - BUILDING FOUR

1/8"=1'-0"



2 / 2-A3.1 EAST/WEST BUILDING SECTION - BUILDING FOUR

1/8"=1'-0"

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SECTIONS - BUILDING FOUR

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2-A3.1

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