

PROJECT TEAM

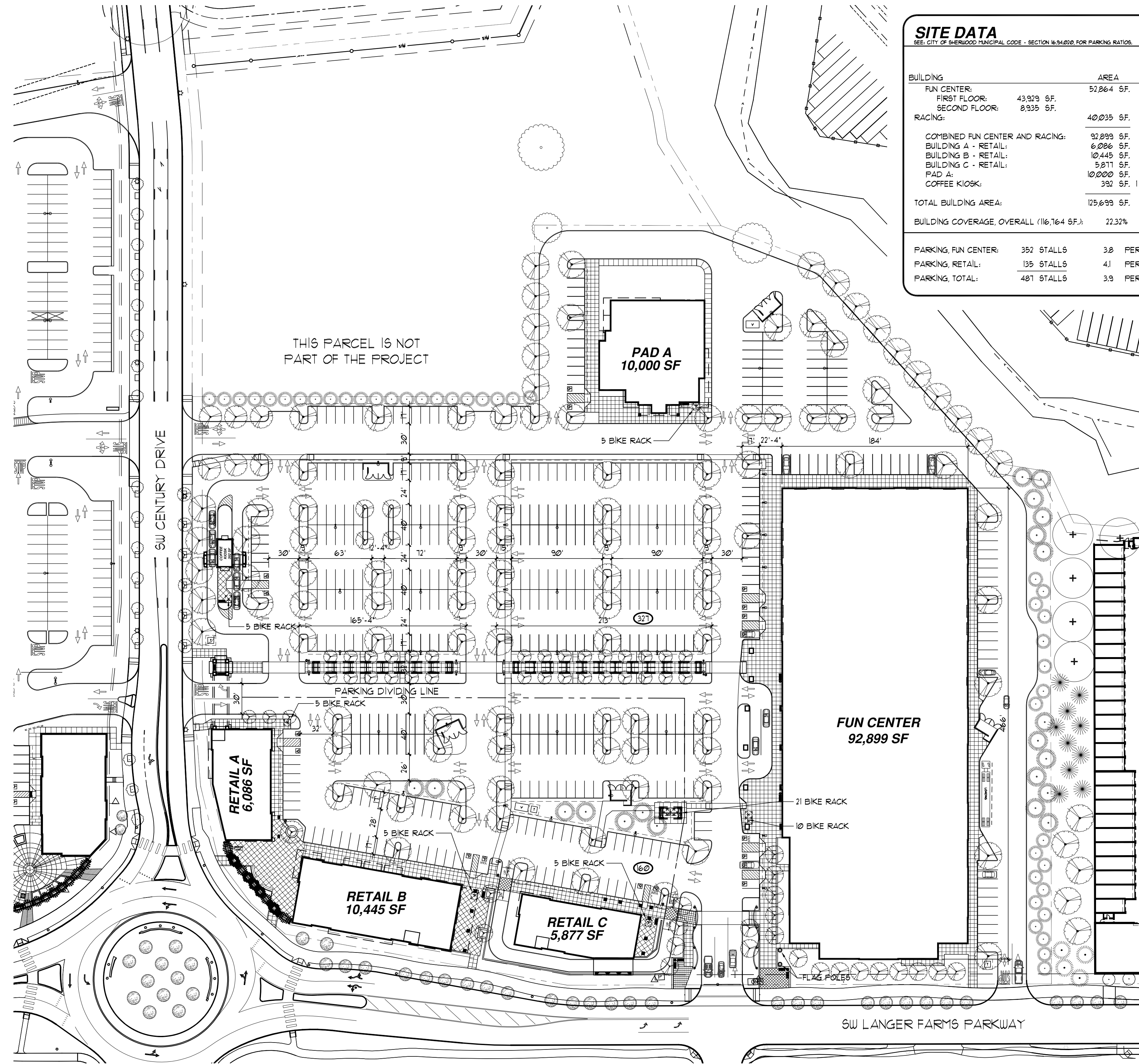
OWNER:	LANGER FAMILY LLC 15555 SW TUALATIN-SHERWOOD RD SHERWOOD, OR 97140
OWNER CONTACT:	MATT LANGER 503.956.9220 MATT.LANGER04@GMAIL.COM
ARCHITECT:	TILAND / SCHMIDT ARCHITECTS, PC 3611 SW HOOD AVE, SUITE 200 PORTLAND, OR 97239 FRANK M. SCHMIDT, AIA, NCARB 503.220.8517 FRANKSCHMIDT@TILANDSCHMIDT.COM
PLANNER/ENGINEER:	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, SUITE 100 TUALATIN, OR 97062 JOEY SHEARER - LAND PLANNER JOHN CHRISTIANSEN - PROJECT ENGINEER 503.563.6151 SHEARERJ@AKS-ENG.COM JOHNC@AKS-ENG.COM
LANDSCAPE ARCHITECT:	CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTS 3944 SW 36TH PLACE PORTLAND, OR 97221 CHRIS FRESHLEY, RLA 503.222.9881 CHRIS@FRESHLEYLANDSCAPEARCHITECT.COM
ELECTRICAL ENGINEER:	MKE & ASSOCIATES 6915 SW MACADAM AVENUE, SUITE 200 PORTLAND, OR 97219 STEVE LOCKHART, PE / HANK BARLEEN 503.892.1188 STEVEL@MKE-INC.COM HANKB@MKE-INC.COM

DRAWING INDEX

T 0.0	COVER SHEET	COF1.1	DRIVE-UP COFFEE KIOSK: FLOOR PLAN AND EXTERIOR ELEVATIONS
P01	COVER SHEET WITH VICINITY AND SITE MAPS	RET1.1	PARTIAL SITE PLAN AND COMBINED ELEVATIONS
P02	EXISTING CONDITIONS	RET2.1	BUILDING A: FLOOR PLAN AND EXTERIOR ELEVATIONS
P03	PRELIMINARY PLAT	RET2.2	BUILDING B: FLOOR PLAN AND EXTERIOR ELEVATIONS
P04	PRELIMINARY DIMENSIONED CIVIL SITE PLAN	RET2.3	BUILDING C: FLOOR PLAN AND EXTERIOR ELEVATIONS
P05	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN	PAD1.1	PAD A: FLOOR PLAN AND EXTERIOR ELEVATIONS
P06	PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE	FEC2.1	FAMILY FUN CENTER: FIRST FLOOR PLAN
P07	PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN	FEC2.2	FAMILY FUN CENTER: MEZZANINE FLOOR PLANS
P08	PRELIMINARY STORM DRAINAGE PLAN	FEC6.0	FAMILY FUN CENTER: EXTERIOR ELEVATIONS
P09	PRELIMINARY COMPOSITE UTILITY PLAN	FEC6.0A	FAMILY FUN CENTER: AVERAGE EXTERIOR ELEVATION HEIGHT EXHIBIT
P10	PRELIMINARY TRANSPORTATION CIRCULATION PAN	1C	FULL COLOR SITE PLAN
SP1.1	SITE PLAN	2C	FULL COLOR FUN CENTER FLOOR PLAN
SPL1.0	LANDSCAPE CALCULATIONS	3C	FULL COLOR SITE VIEW LOOKING SOUTHWEST
BR1.1	BREEZEWAY PLANS AND ELEVATIONS	4C	FULL COLOR SITE VIEW LOOKING SOUTHEAST
BR1.2	BICYCLE GAZEBO PLAN AND ELEVATIONS	BR1.1C	BREEZEWAY PLANS AND COLOR ELEVATIONS
TR1.1	CORNER TRELIS AND PLAZA PLAN AND ELEVATIONS	BR1.2C	BICYCLE GAZEBO PLAN AND COLOR ELEVATIONS
TE1.1	TRASH ENCLOSURES PLANS AND ELEVATIONS	COF1.1C	DRIVE-UP COFFEE KIOSK: FLOOR PLAN AND COLOR EXTERIOR ELEVATIONS
SA1.1	SITE AMENITIES	RET2.1C	BUILDING A: FLOOR PLAN AND COLOR EXTERIOR ELEVATIONS
L1	OVERALL LANDSCAPE PLAN	RET2.2C	BUILDING B: FLOOR PLAN AND COLOR EXTERIOR ELEVATIONS
L2	PARTIAL LANDSCAPE PLAN	RET2.3C	BUILDING C: FLOOR PLAN AND COLOR EXTERIOR ELEVATIONS
L3	PARTIAL LANDSCAPE PLAN	PAD1.1C	PAD A: FLOOR PLAN AND COLOR EXTERIOR ELEVATIONS
L4	PARTIAL LANDSCAPE PLAN	FEC6.0C	FAMILY FUN CENTER: COLOR EXTERIOR ELEVATIONS
L5	PARTIAL LANDSCAPE PLAN	MB1 - 8	MATERIAL COLOR / SAMPLE BOARDS
ELC1.0	SITE LIGHTING CALC		
ELC2.5	SITE LIGHTING LUMINAIRE CUT SHEETS		

TSA PROJECT NUMBERS

16191	FAMILY FUN CENTER
16198	SITE PLANNING AND LAND USE
16199	BUILDINGS AND PLAZAS



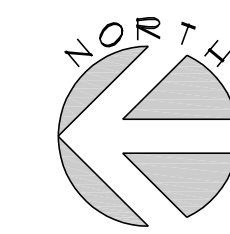
SITE DATA
SEE CITY OF BERKWOOD MUNICIPAL CODE - SECTION 16.04.020 FOR PARKING RATIOS.

BUILDING	AREA	PARKING RATIO (PER 1,000 SF.)		PARKING STALLS			BICYCLE PARKING (TABLE 4)
		MIN	MAX	MIN	5 PER	MAX	
FUN CENTER:				228	265	286	16
FIRST FLOOR:	43,929 SF.						
SECOND FLOOR:	8,935 SF.						
RACING:	40,035 SF.	ASSUMED 40		40	40	40	2
COMBINED FUN CENTER AND RACING:	92,899 SF.	4.3	5.4	268	305	326	18
BUILDING A - RETAIL:	6,086 SF.	4.1	5.1	25	31	32	2
BUILDING B - RETAIL:	10,445 SF.	4.1	5.1	43	53	54	3
BUILDING C - RETAIL:	5,877 SF.	4.1	5.1	25	30	30	2
PAD A:	10,000 SF.	4.1	5.1	41	50	51	3
COFFEE KIOSK:	392 SF.	1 PER 101 SF.		4	4	1	1
TOTAL BUILDING AREA:	125,699 SF.			PARKING TOTALS: 406 413 491			TOTAL: 29
BUILDING COVERAGE, OVERALL (116,764 SF.):	22.32%			OVERALL RATIO: 3.23 3.76 3.95			PROVIDED: 56
PARKING, FUN CENTER:	352 STALLS	3.8	PER 1,000 SF.	(92,899 SF.) - GROSS			
PARKING, RETAIL:	135 STALLS	4.1	PER 1,000 SF.	(32,800 SF.)			
PARKING, TOTAL:	487 STALLS	3.9	PER 1,000 SF.	(125,699 SF.)			

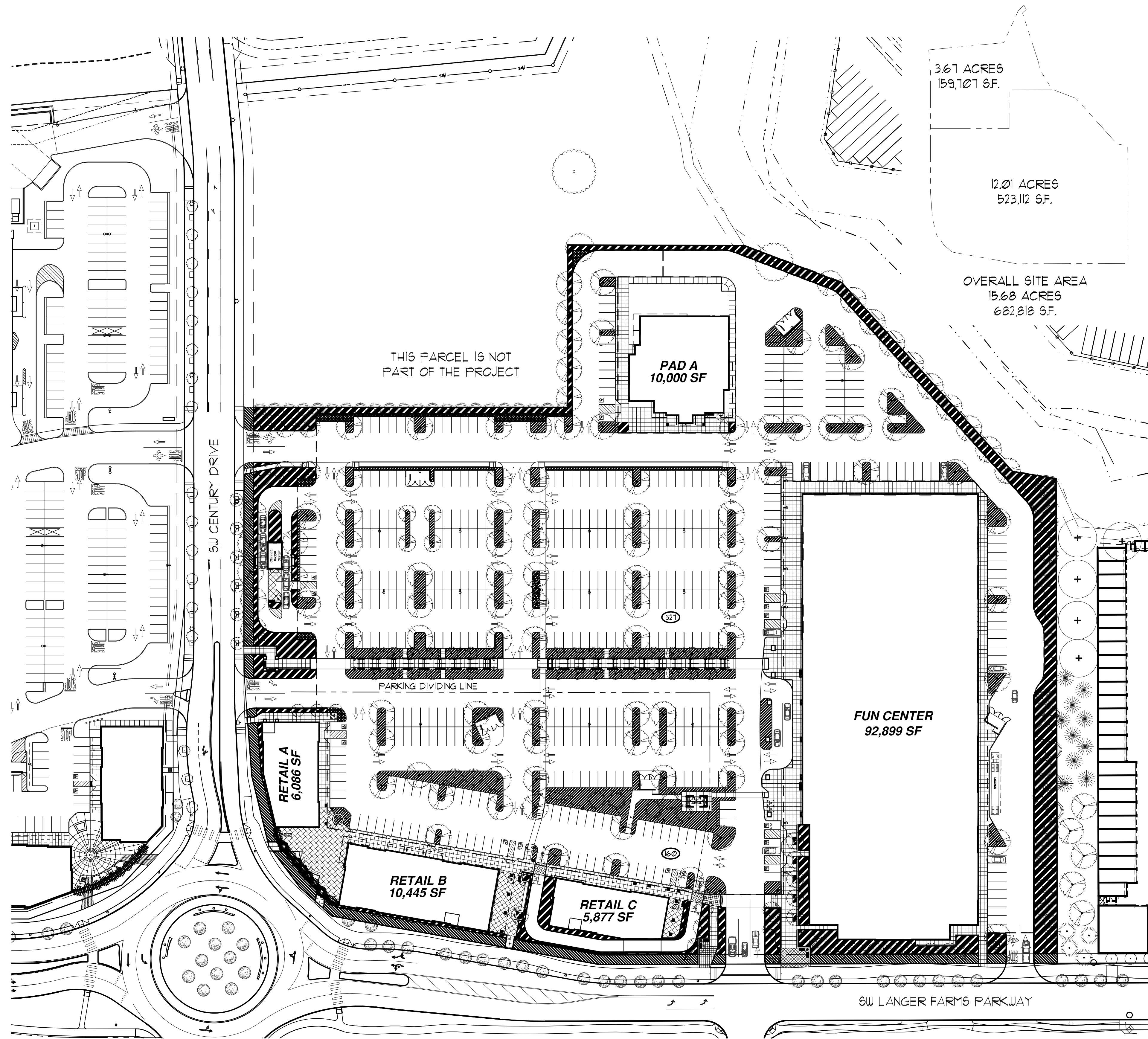
TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 SW HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

SITE PLAN
07-14-2017 1" = 60'-0"

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC



SP
1.1



3.61 ACRES
159,101 SF.

12.01 ACRES
523,112 SF.

OVERALL SITE AREA
15.68 ACRES
682,818 SF.

THIS PARCEL IS NOT
PART OF THE PROJECT

PAD A
10,000 SF

FUN CENTER
92,899 SF

RETAIL A
6,086 SF

RETAIL B
10,445 SF

RETAIL C
5,877 SF

TOTAL SITE AREA:	523,112 S.F.
TOTAL BUILDING AREA:	116,764 S.F.
10% LANDSCAPE REQ'D:	52,312 S.F.
PROPOSED LANDSCAPING:	
PARKING AREA:	33,064 S.F.
OTHER AREAS:	35,187 S.F.
BUFFERS:	10,649 S.F.
TOTAL SITE LANDSCAPE:	78,900 S.F.
PERCENT OF SITE:	15.1 %

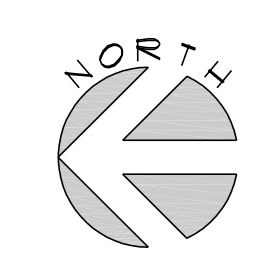
PARKING STALLS:	487
PARKING STALL RATIO:	
487 / 125,699 =	3.87 PER 1000 S.F.

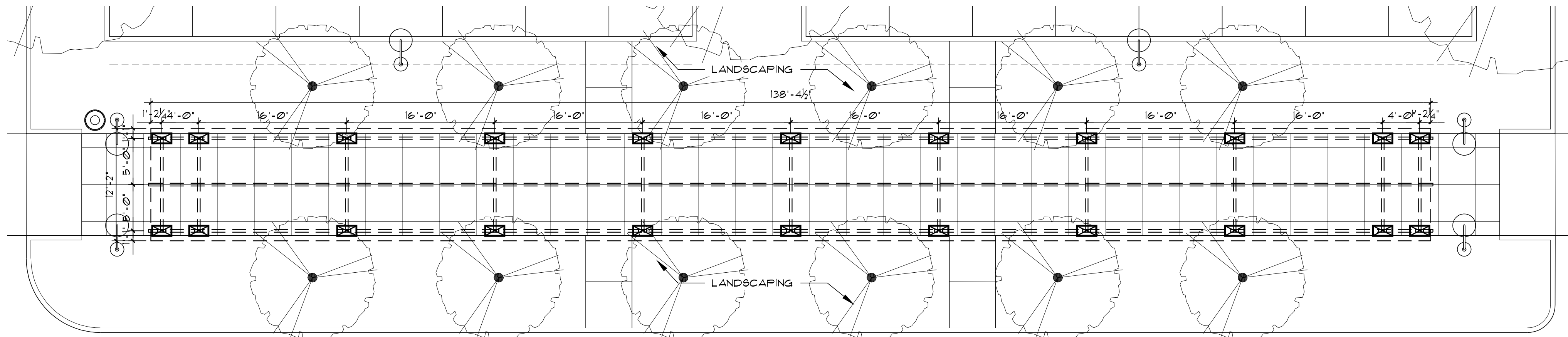
PARKING LANDSCAPE AREA PER STALL:	
45 S.F. x 487 =	21,915 S.F.
33,064 S.F. / 487 =	67.89 S.F.

NOTES:
CAR BUMPER OVERHANGS ARE COUNTED
IN PARKING AREA LANDSCAPING.

LEGEND

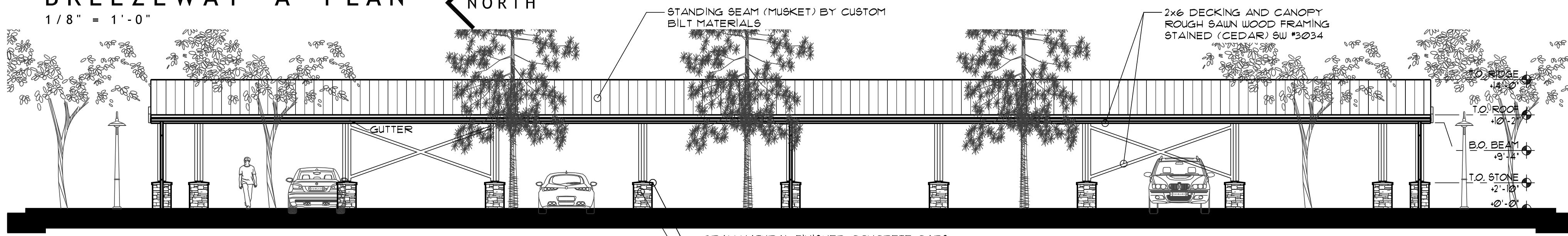
- PARKING LOT INTERIOR LANDSCAPING
= 31,344 S.F.
- PARKING LOT PERIMETER LANDSCAPING
= 1,720 S.F.
- SITE BUFFER LANDSCAPING
= 10,649 S.F.
- OTHER SITE LANDSCAPING
= 35,187 S.F.
- PARKING LOT EXTENTS





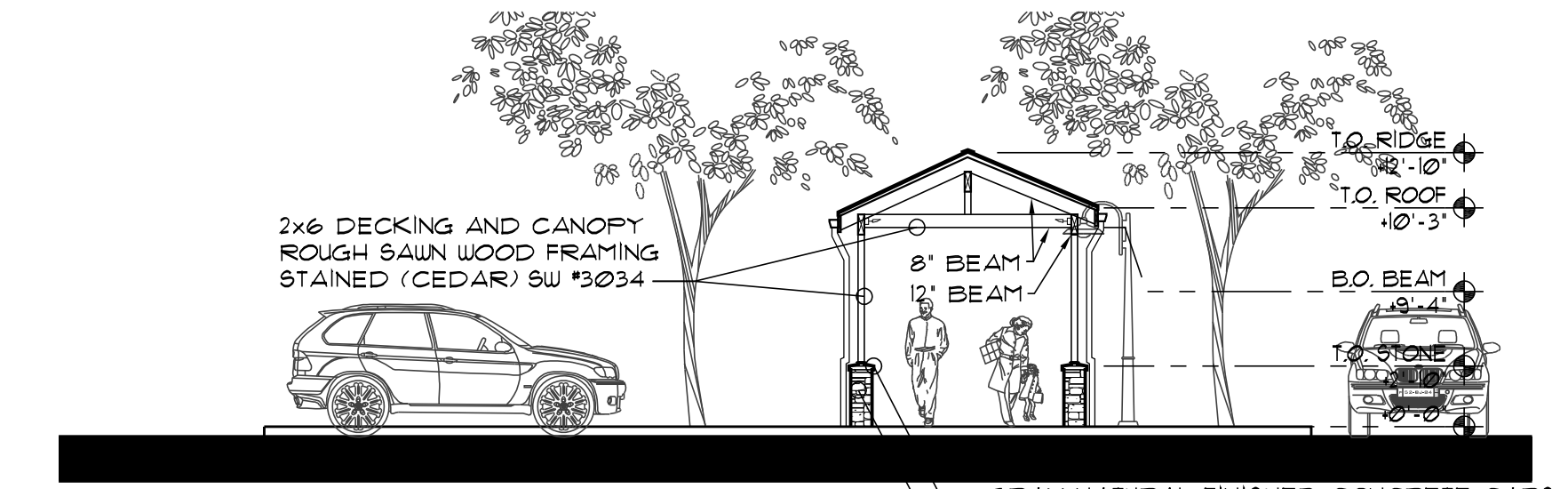
BREEZEWAY 'A' PLAN

1/8" = 1'-0"



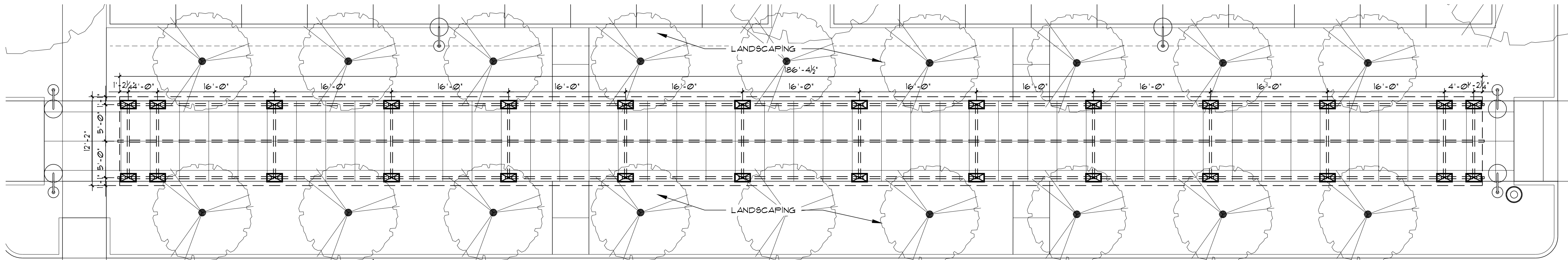
SIDE BREEZEWAY 'A' ELEVATION

1/8" = 1'-0"



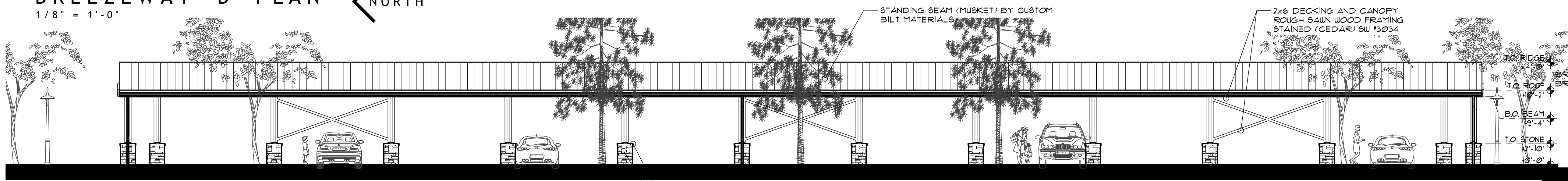
FRONT BREEZEWAY ELEVATION

1/8" = 1'-0"



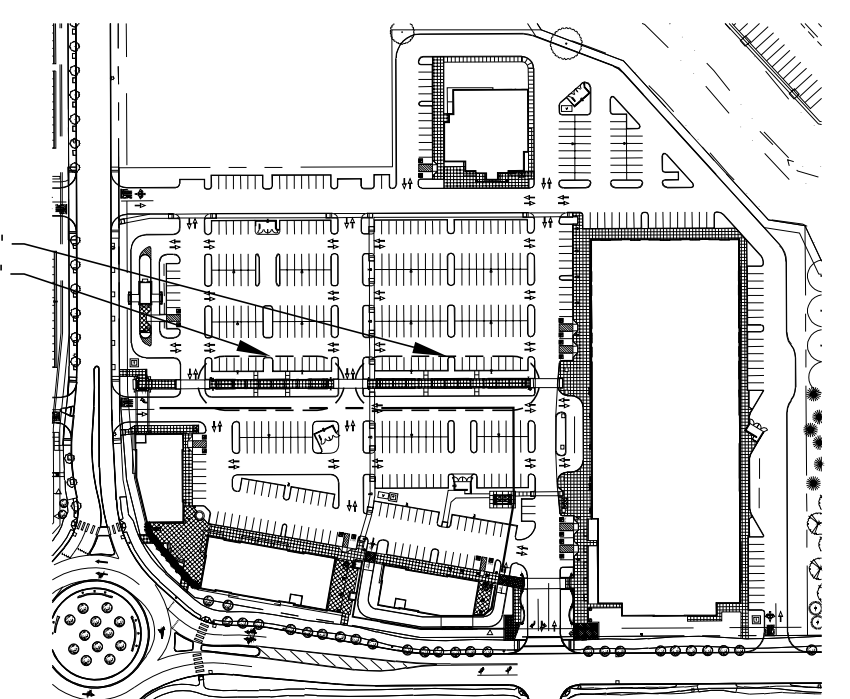
BREEZEWAY 'B' PLAN

1/8" = 1'-0"



SIDE BREEZEWAY 'B' ELEVATION

1/8" = 1'-0"



SITE KEY PLAN

N.T.S.

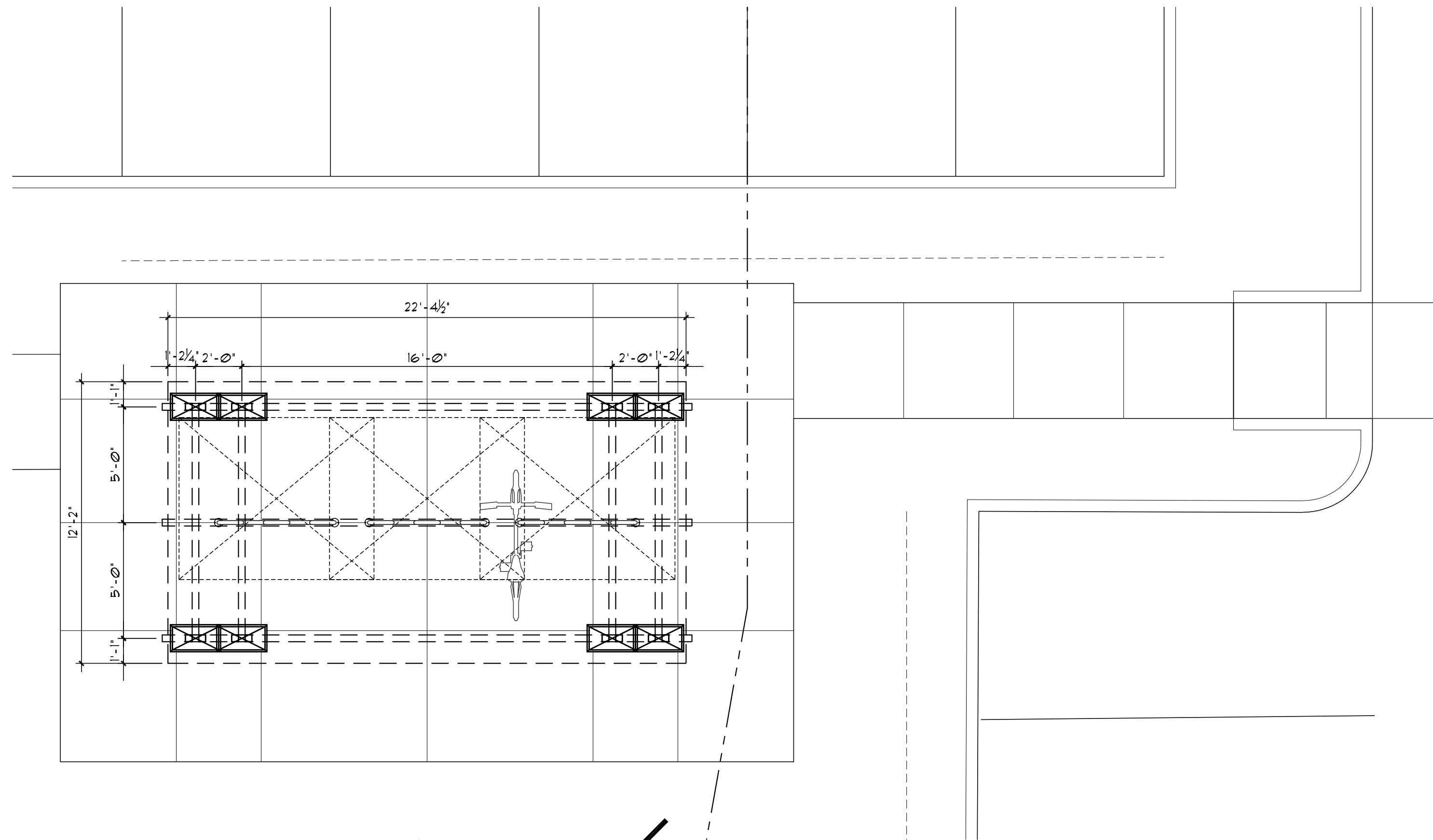


TILAND / SCHMIDT ARCHITECTS, P.C.
 3611 S.W. HOOD AVE.
 SUITE 200
 PORTLAND, OR 97239
 (503) 220-8511
 FAX (503) 220-8518

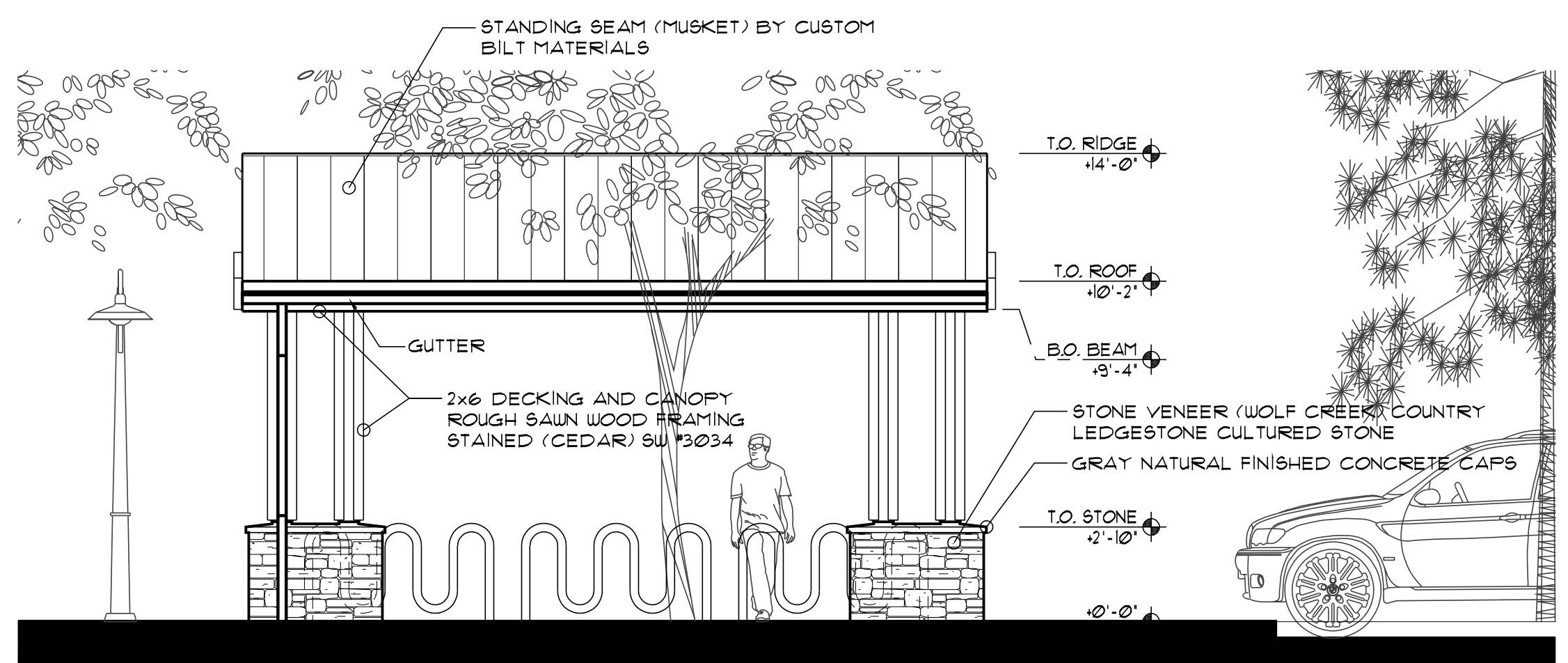
BREEZEWAYS
 07-14-2017

PARKWAY VILLAGE SOUTH
 LANGER FAMILY LLC

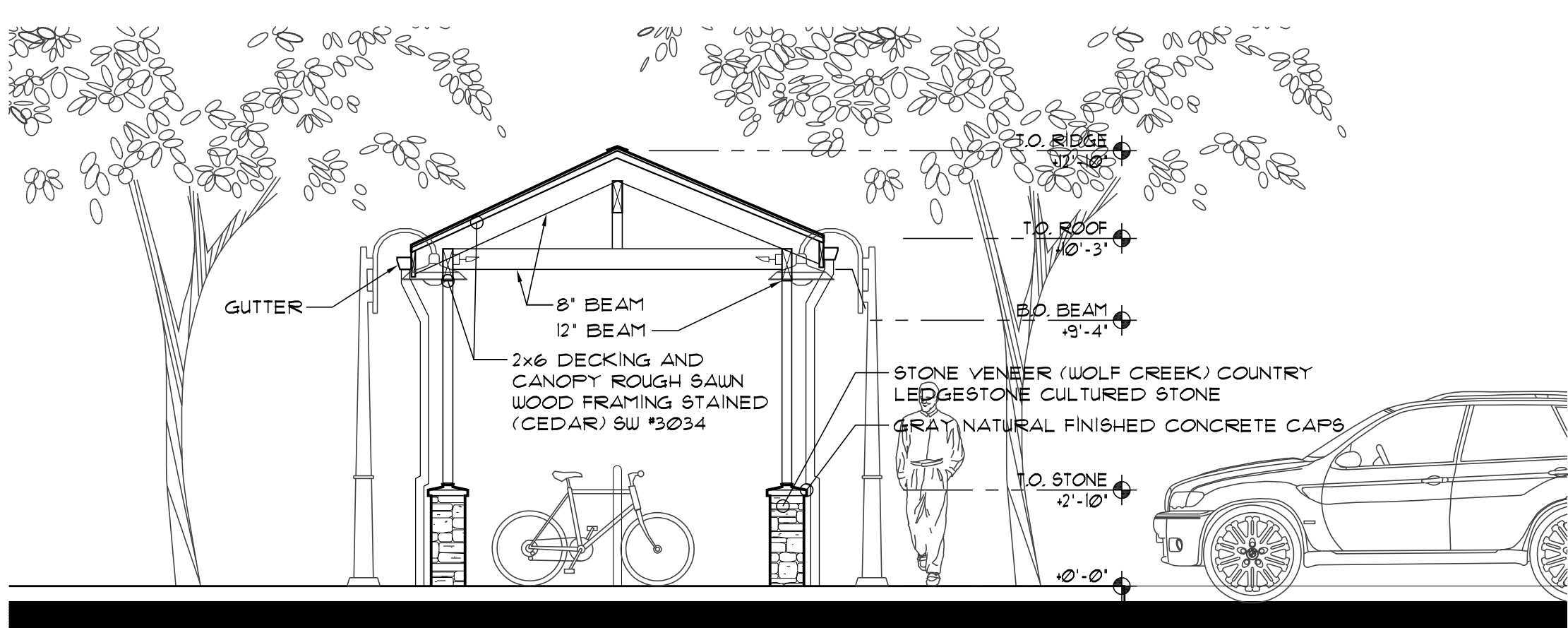
BR
1.1



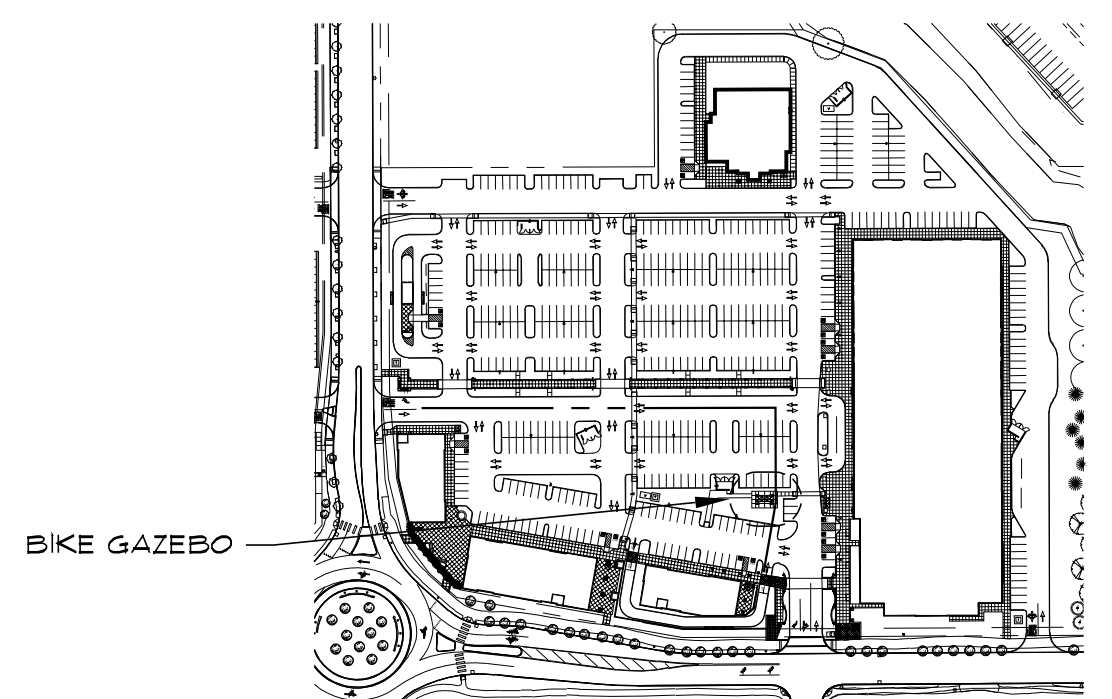
BIKE GAZEBO PLAN  NORTH
1/4" = 1'-0"



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



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



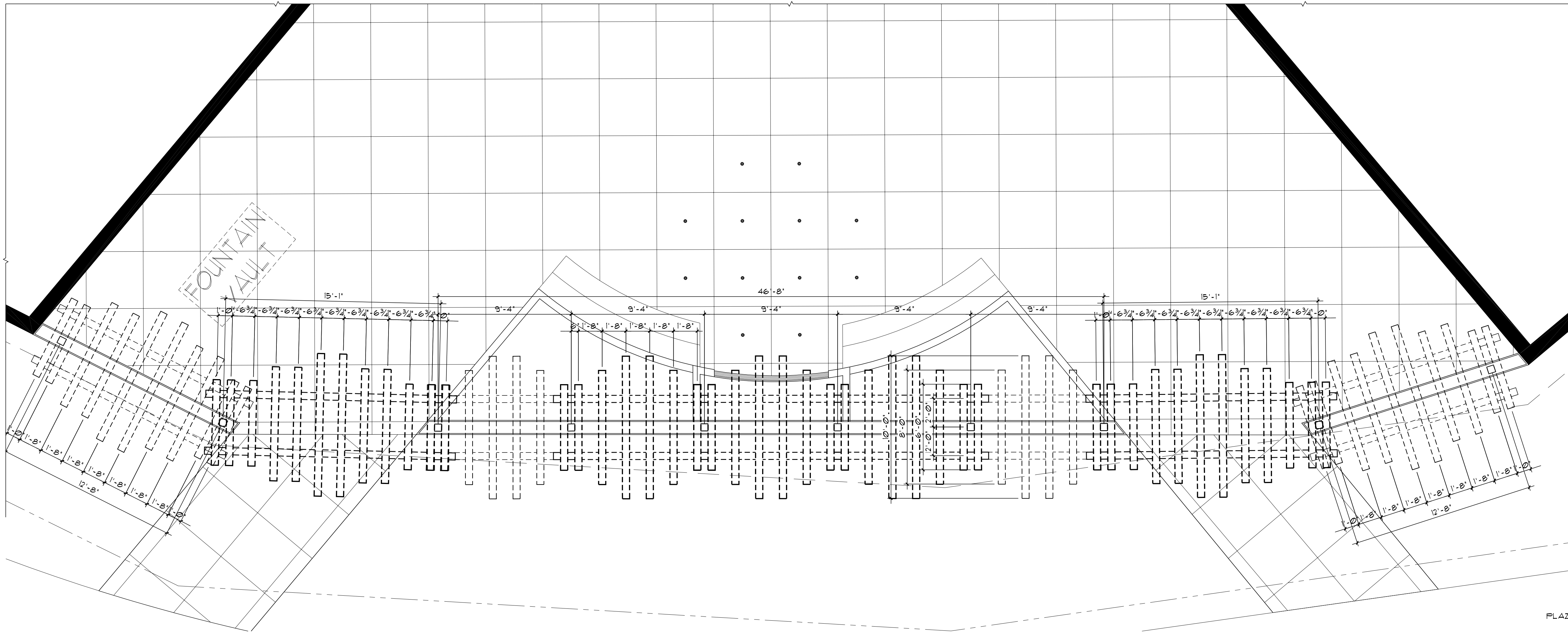
SITE KEY PLAN  NORTH
N.T.S.

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

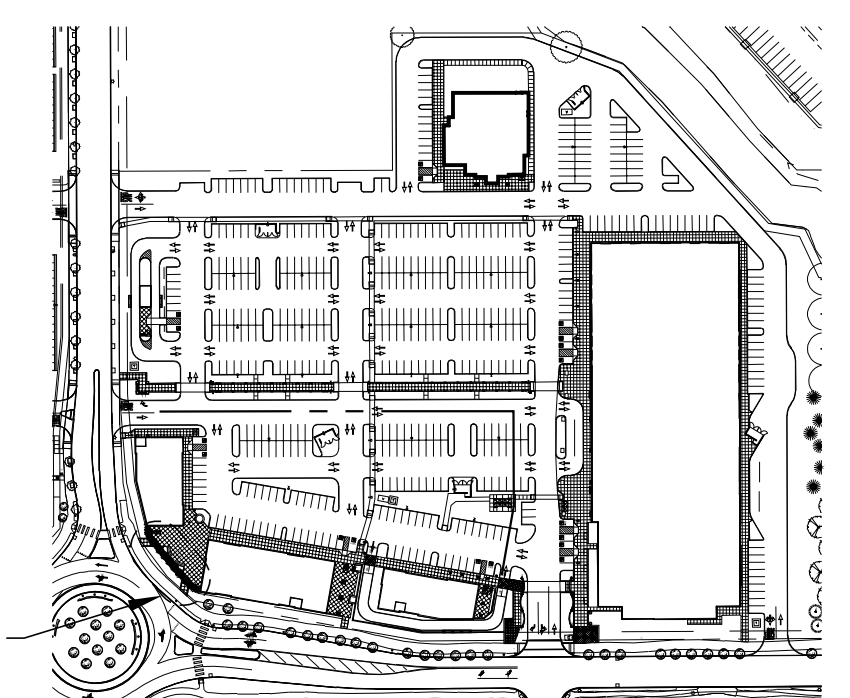
BIKE GAZEBO
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

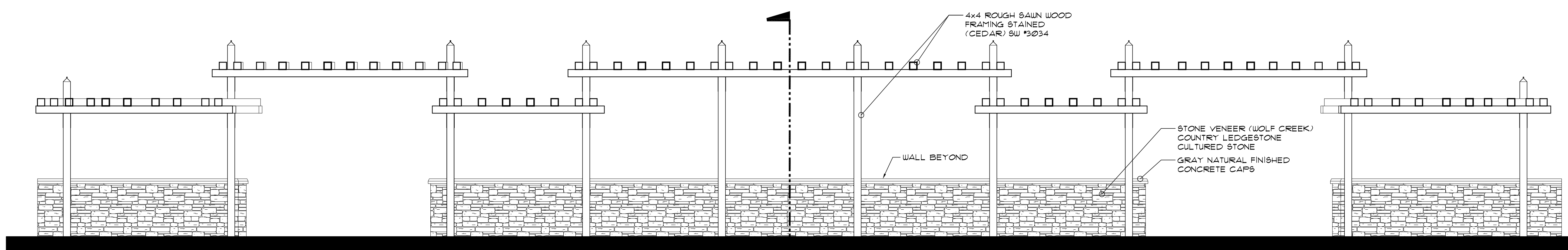
BR
1.2



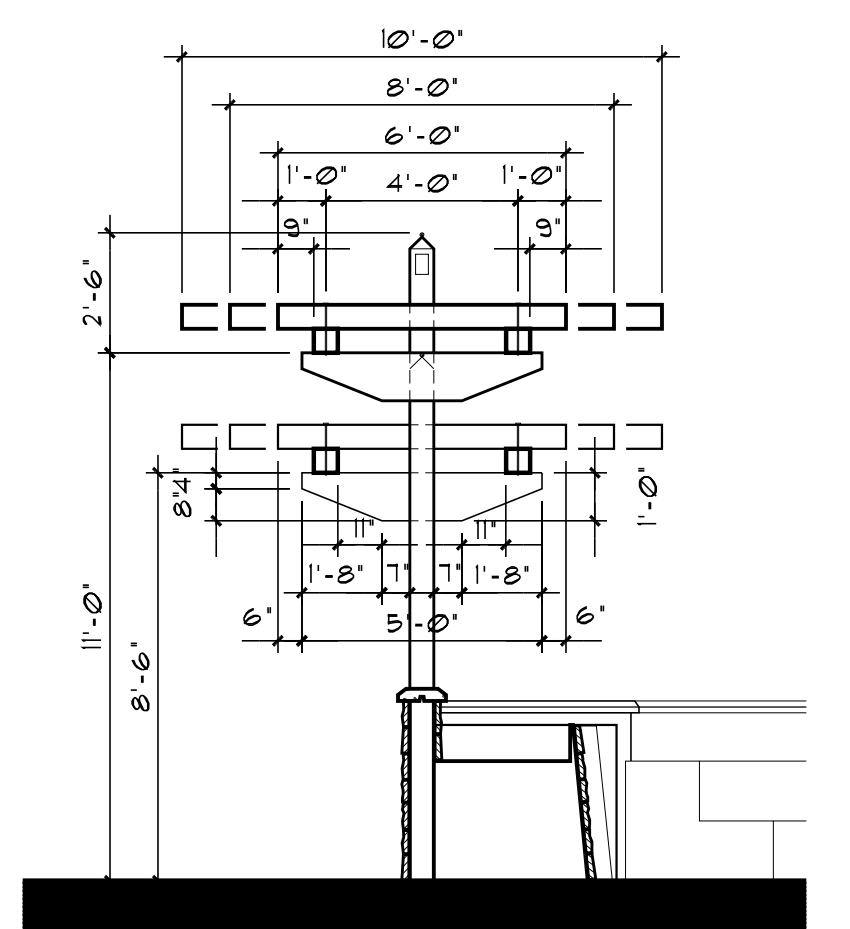
CORNER TRELLIS AND PLAZA PLAN
 1/4" = 1'-0" NORTH



SITE KEY PLAN
 N.T.S. NORTH



CORNER TRELLIS ELEVATION
 1/4" = 1'-0" NORTH - WEST

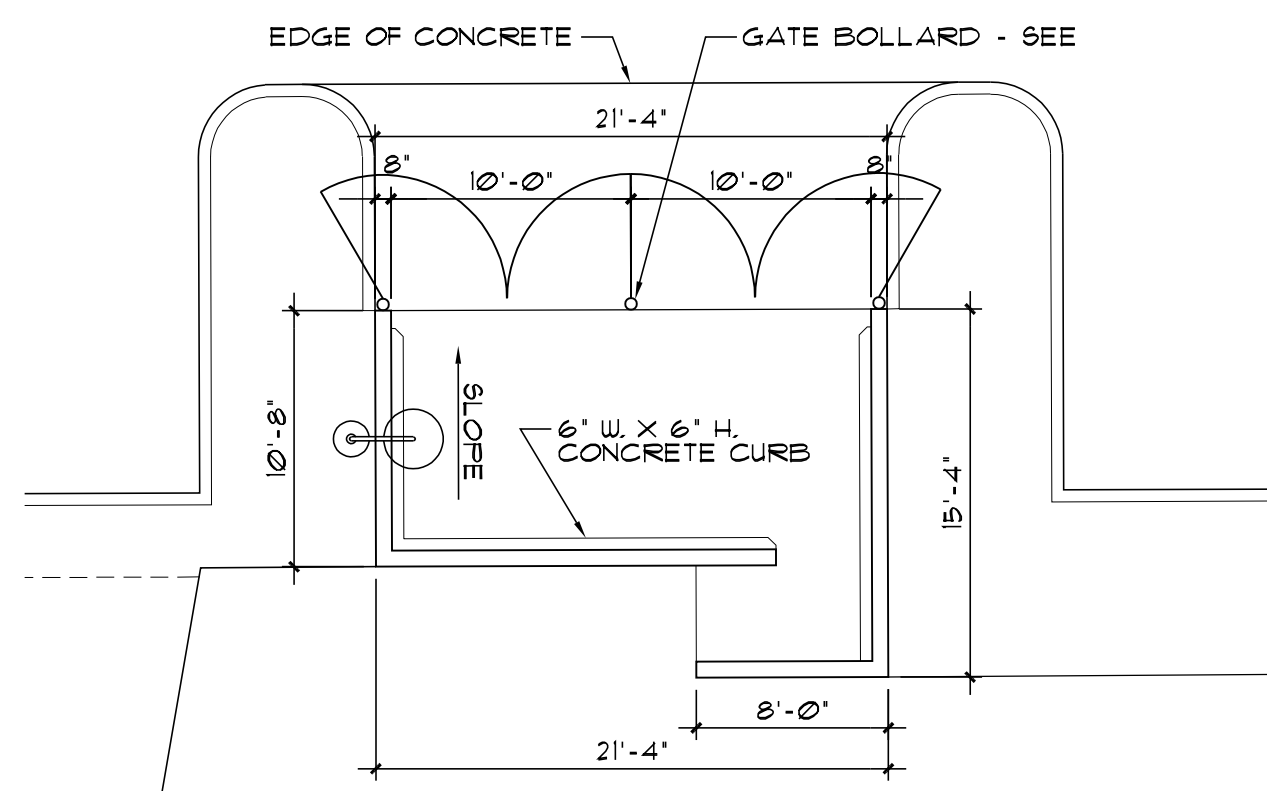


PLAZA TRELLIS SECTION
 1/4" = 1'-0"

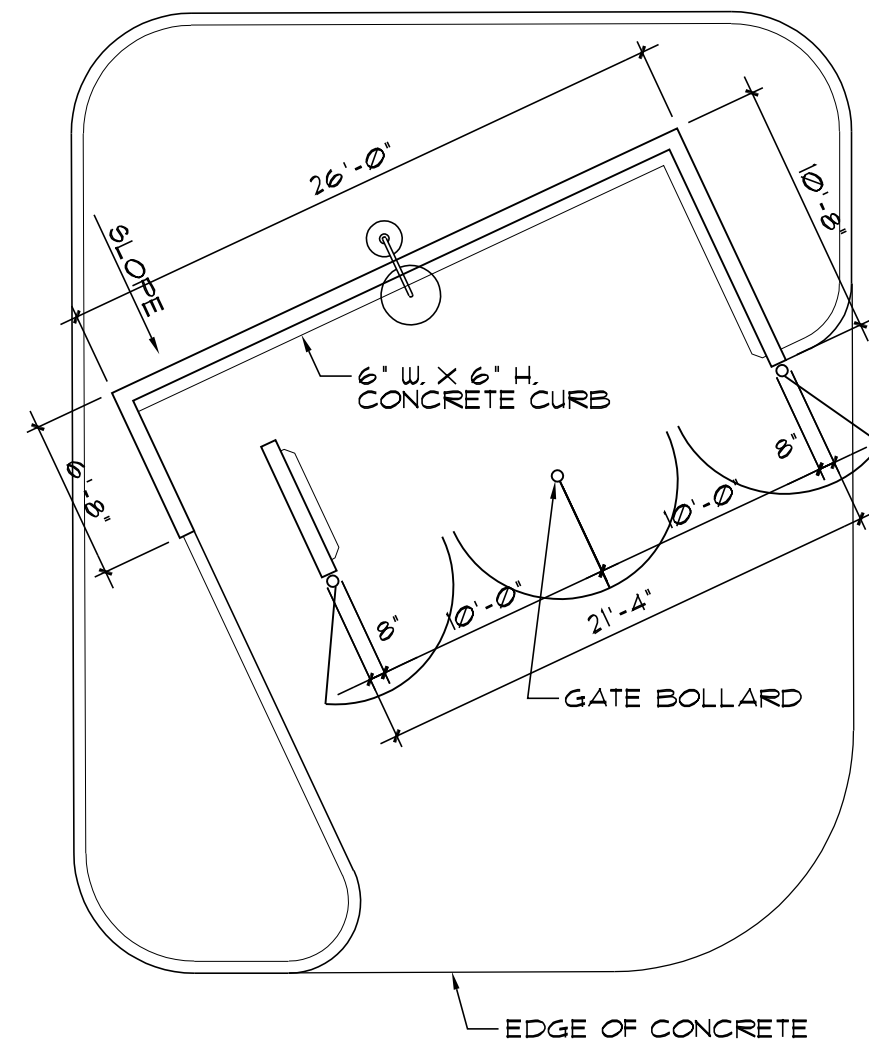
TILAND /
 SCHMIDT
 ARCHITECTS, P.C.
 3611 S.W. HOOD AVE.
 SUITE 200
 PORTLAND, OR 97239
 (503) 220-8511
 FAX (503) 220-8518

CORNER TRELLIS AND PLAZA PARKWAY VILLAGE SOUTH
 07-14-2017 LANGER FAMILY LLC

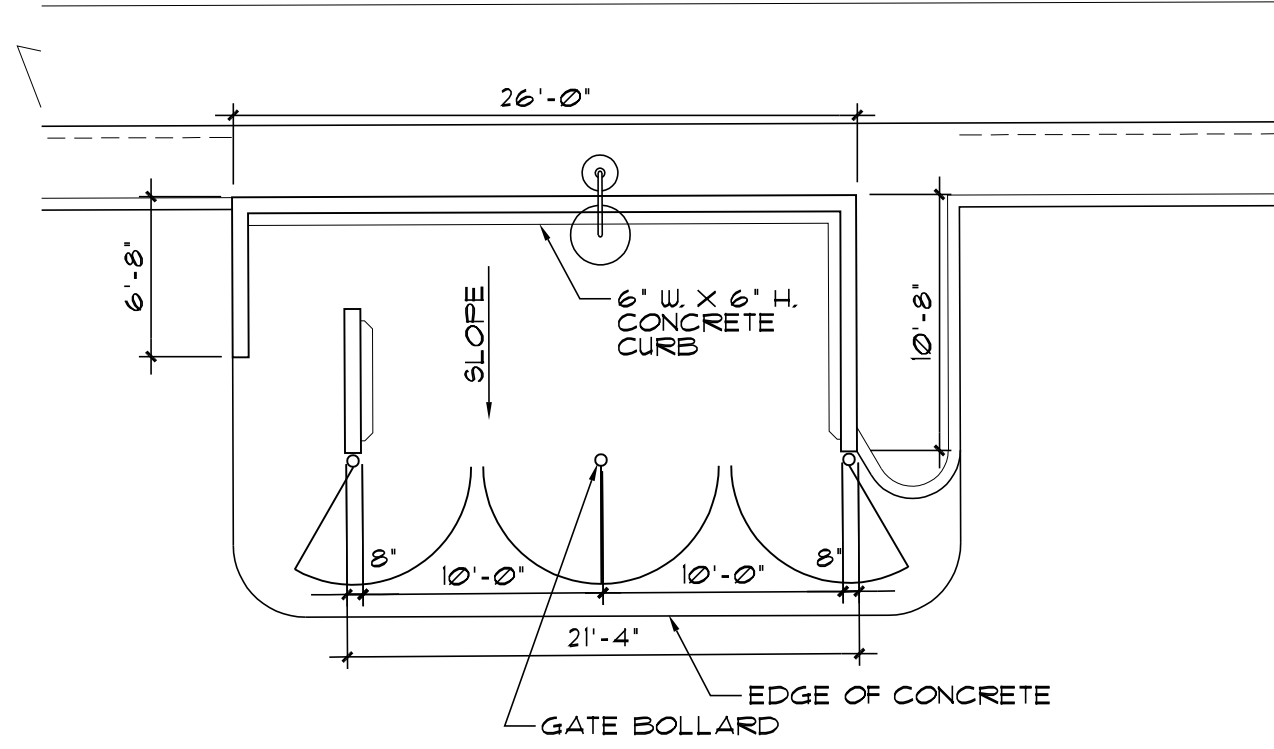
TR
1.1



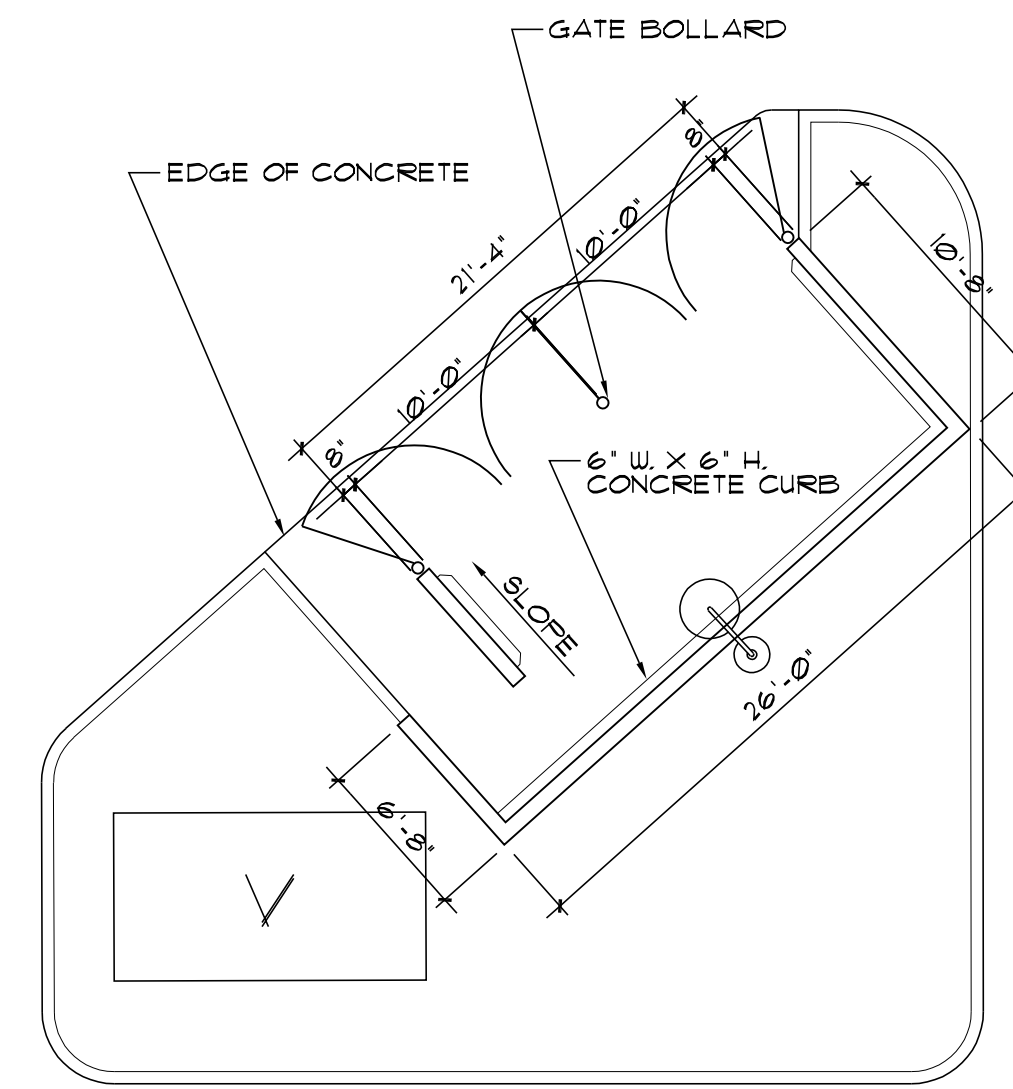
TRASH ENCLOSURE 'A' PLAN
1/8" = 1'-0"



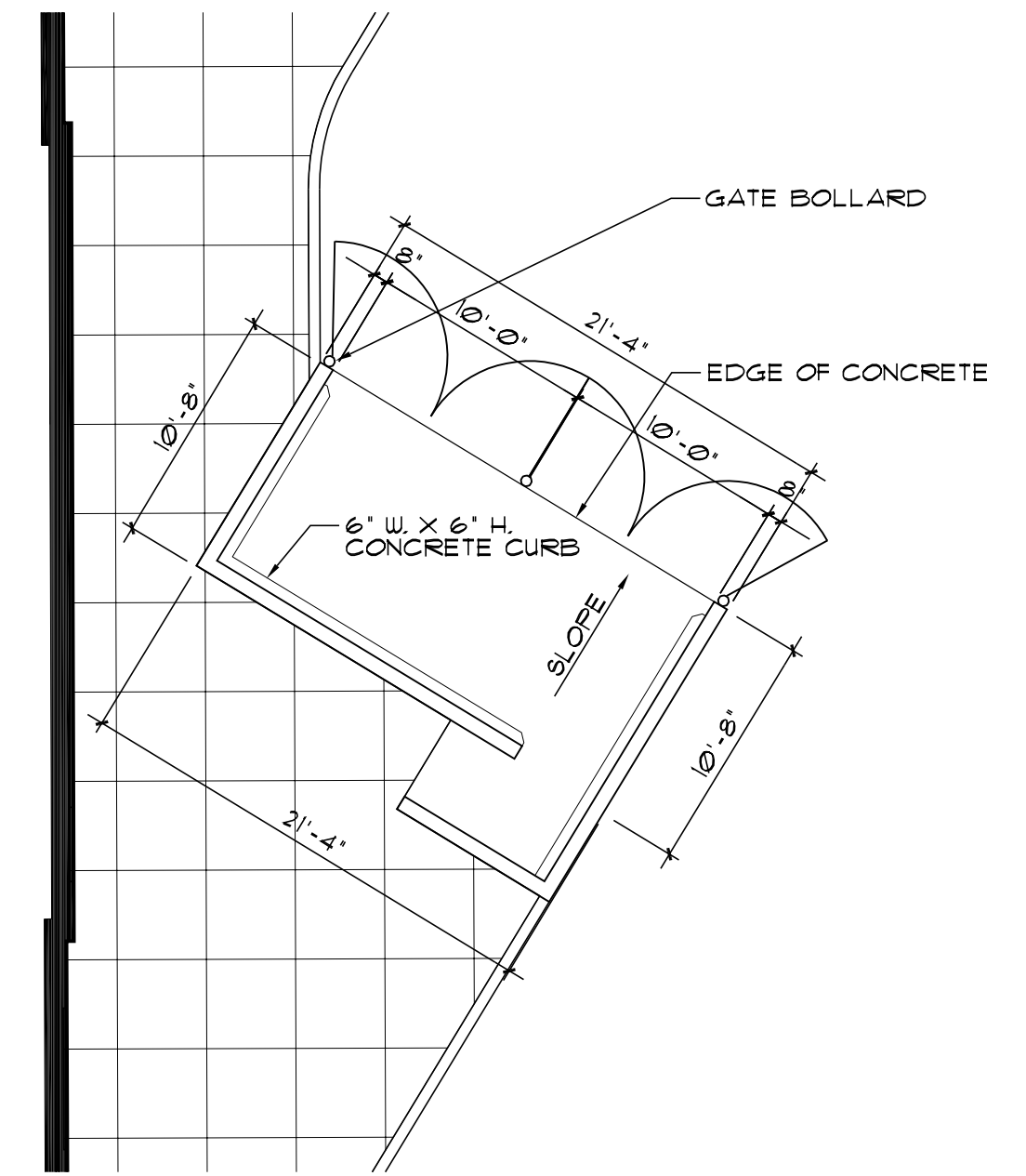
TRASH ENCLOSURE 'B' PLAN
1/8" = 1'-0"



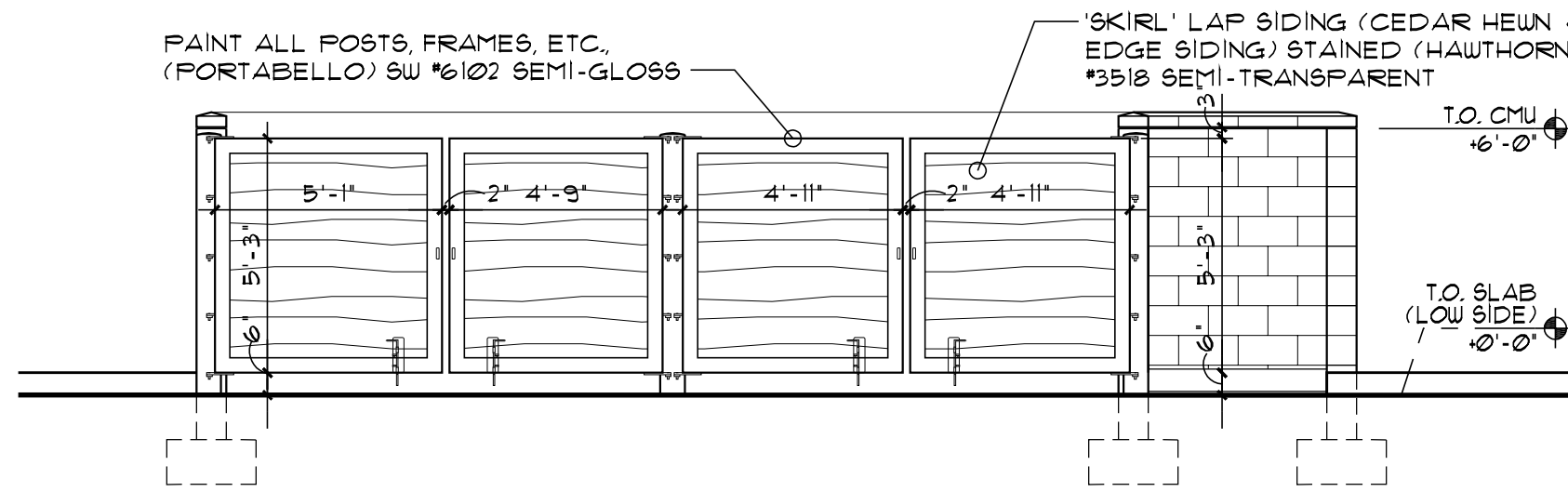
TRASH ENCLOSURE 'C' PLAN
1/8" = 1'-0"



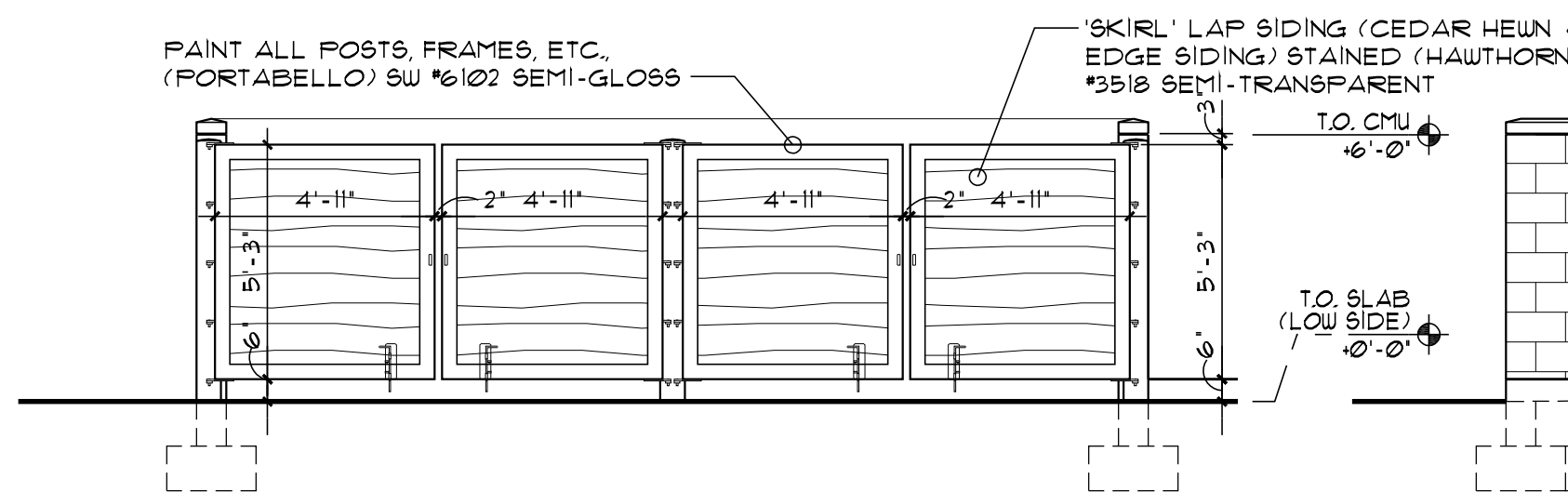
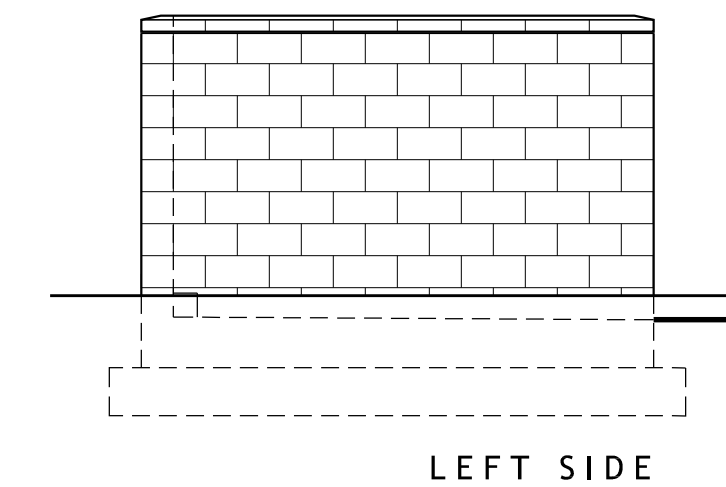
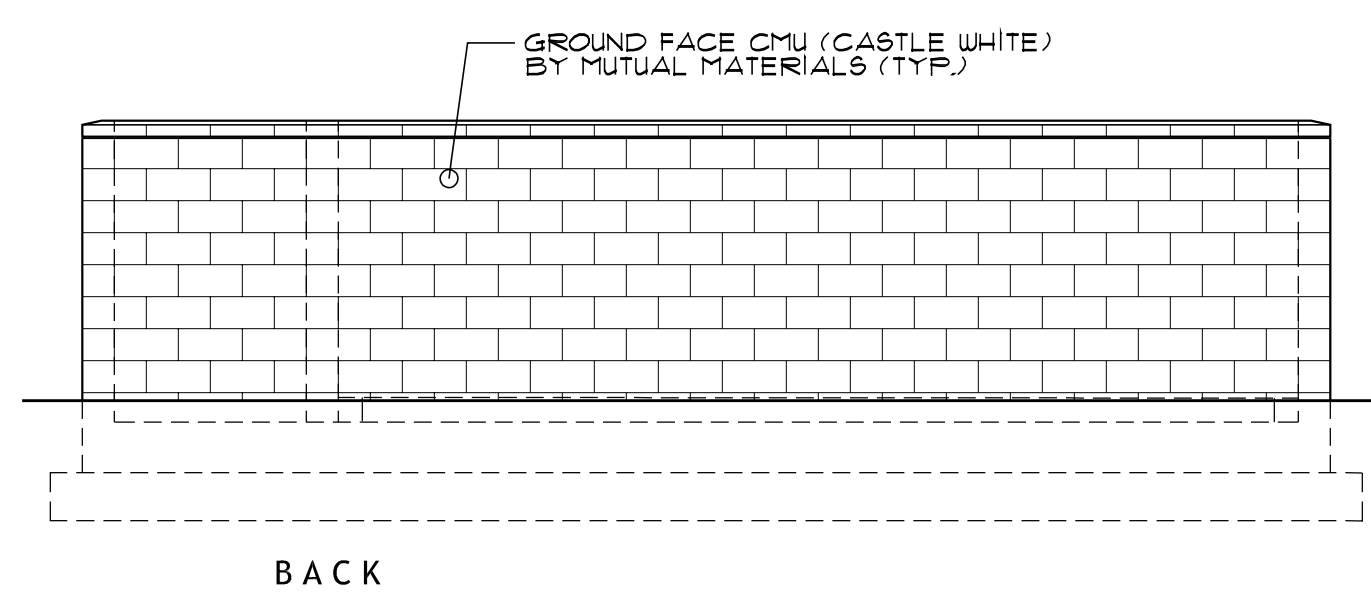
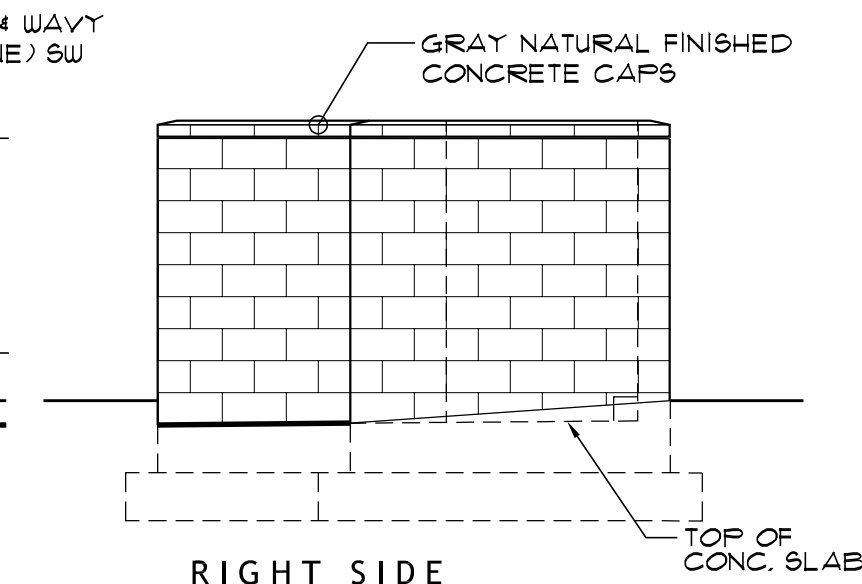
TRASH ENCLOSURE 'D' PLAN
1/8" = 1'-0"



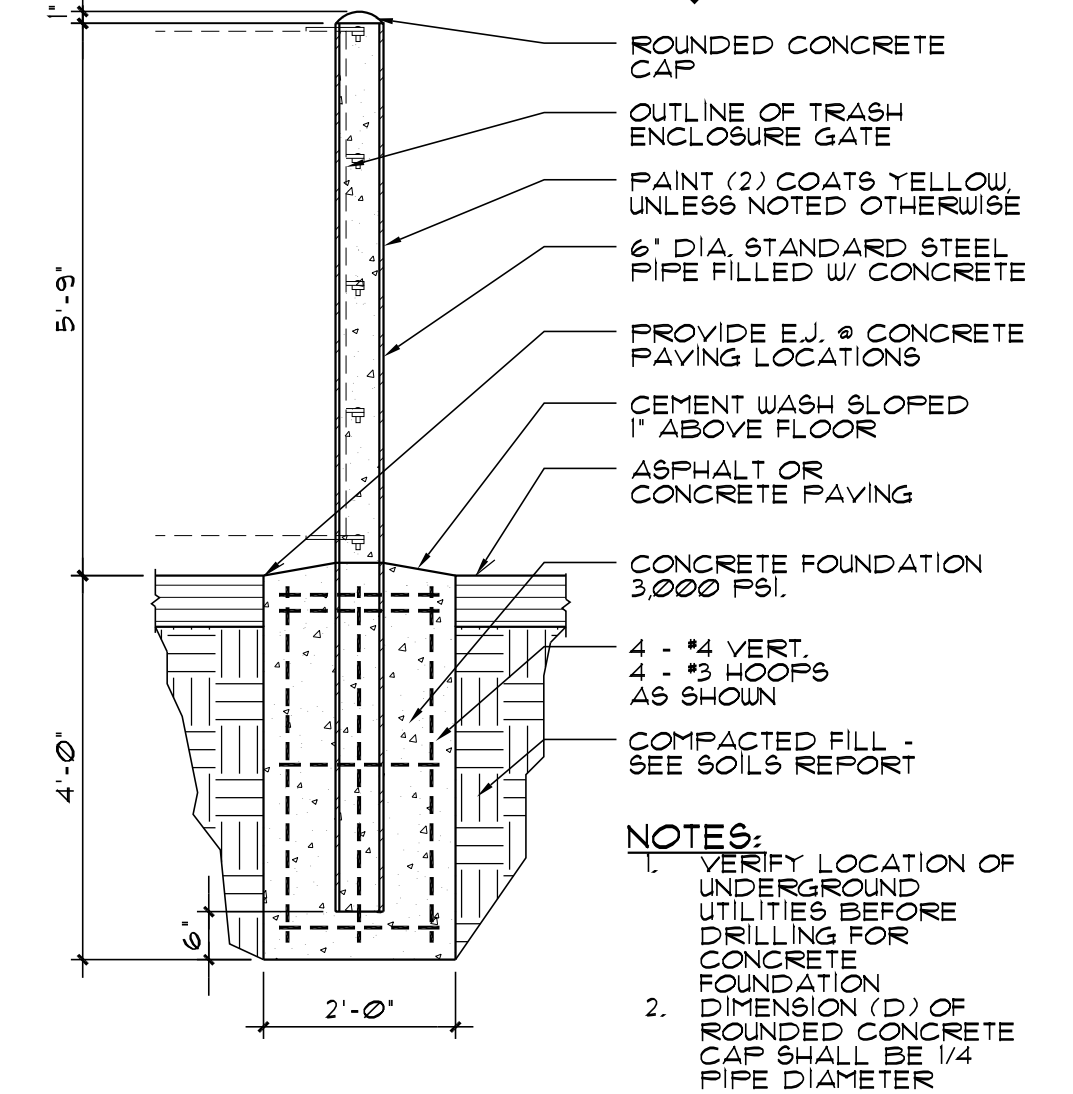
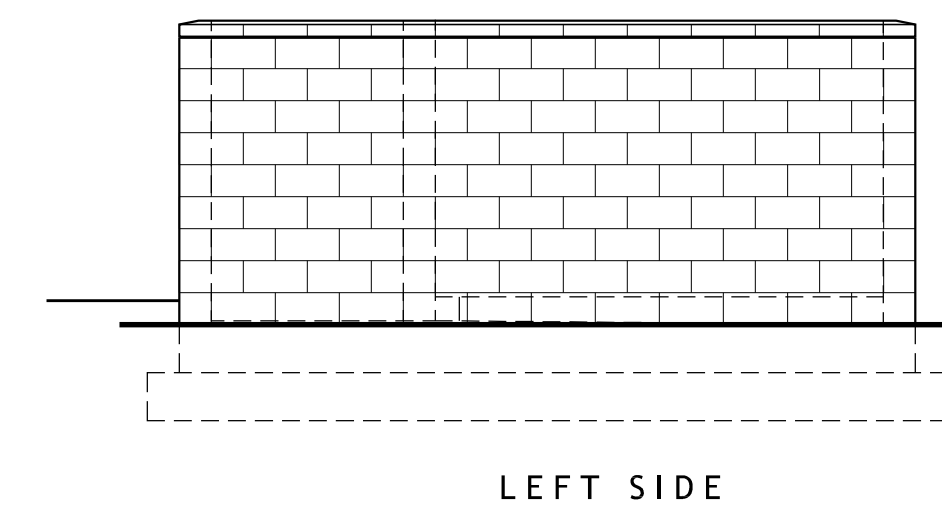
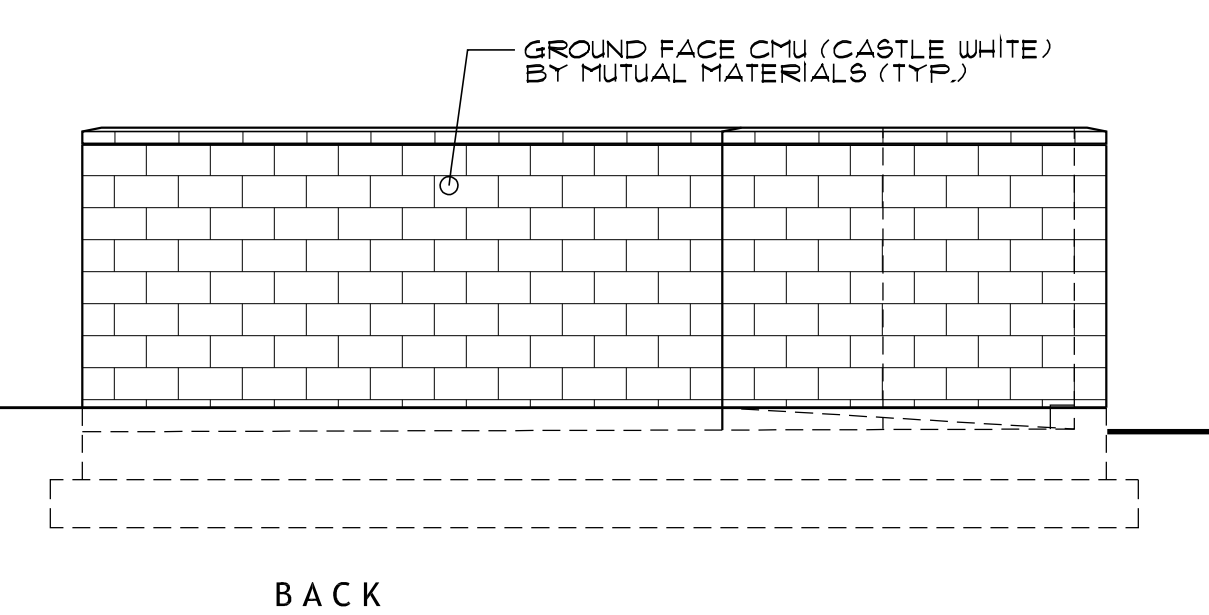
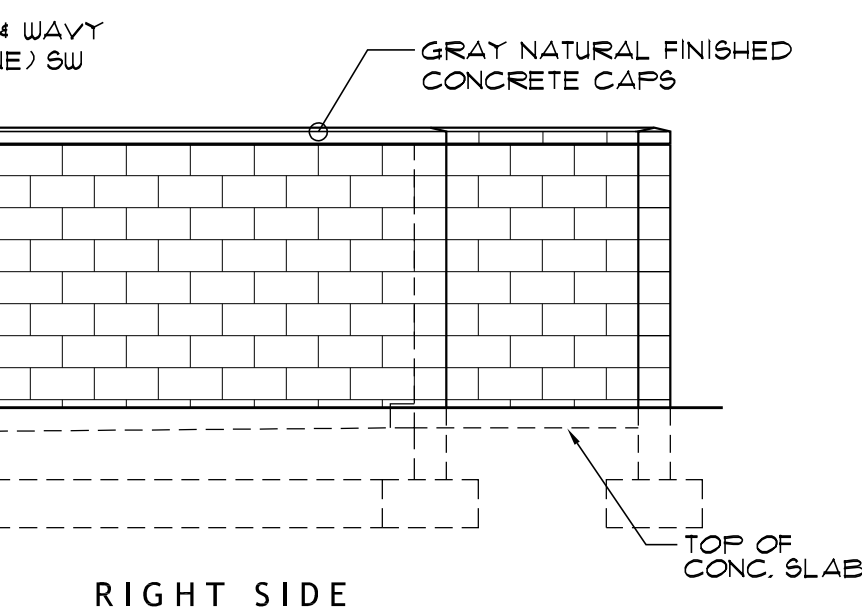
TRASH ENCLOSURE FUN CENTER PLAN
1/8" = 1'-0"



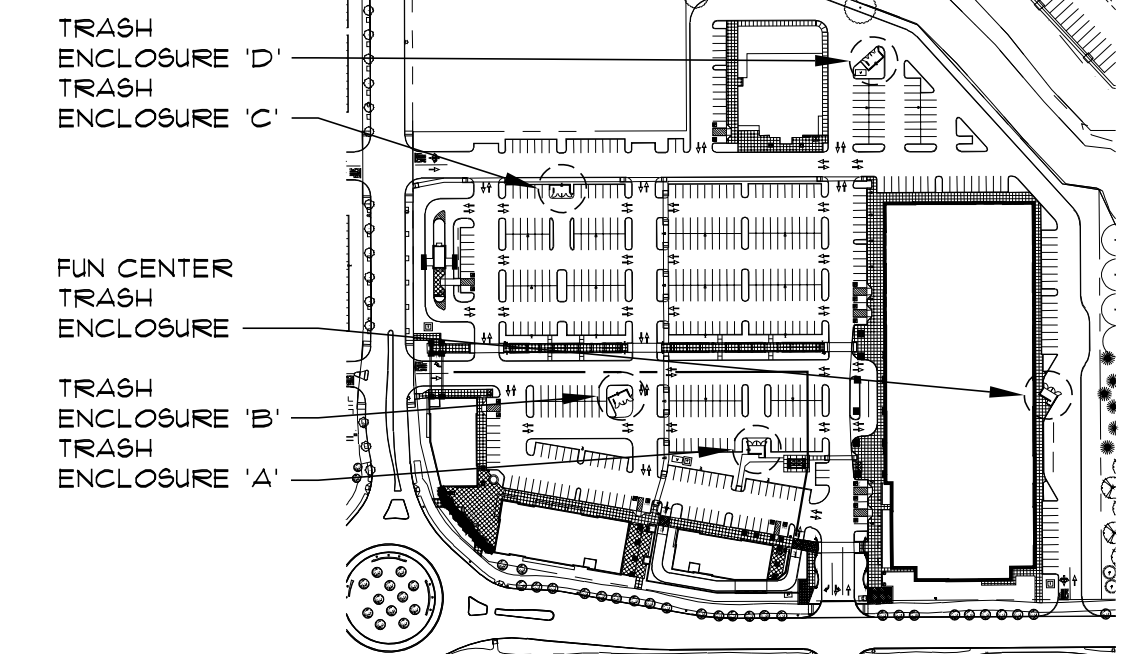
FRONT TRASH ENCLOSURE 'B,' 'C', AND 'D' ELEVATIONS
1/4" = 1'-0"



FRONT TRASH ENCLOSURE 'A' AND FUN CENTER ELEVATIONS
1/4" = 1'-0"



GATE BOLLARD DETAIL
1/2" = 1'-0"

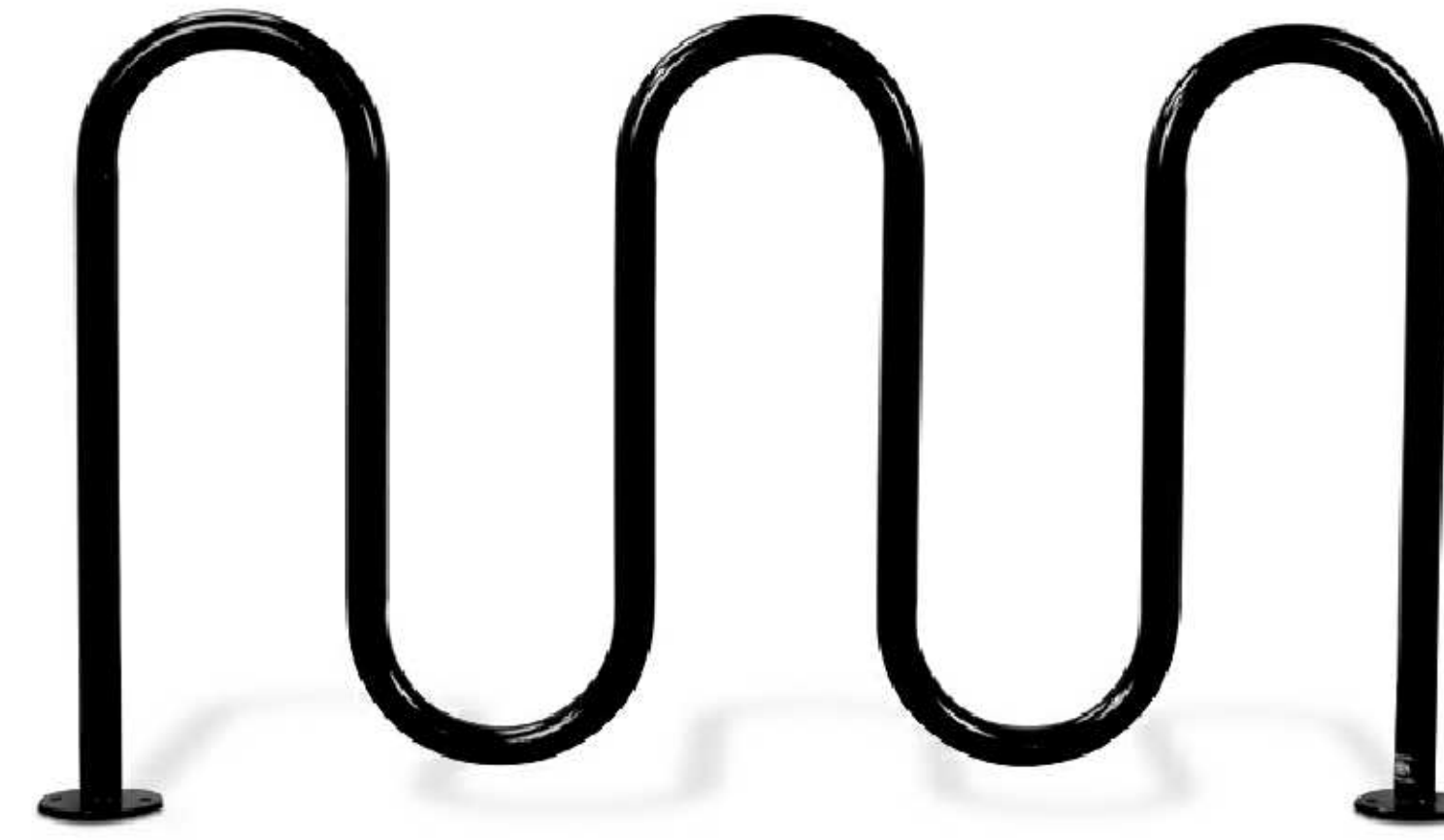


SITE KEY PLAN
N.T.S.



SITE BENCHES

HUNTCO SITE FURNISHINGS - WILLAMETTE BENCH - 6'-0" LONG - POWDER-COAT BLACK



BIKE RACKS

HUNTCO SITE FURNISHINGS - THE RAMBLER MULTI-CAPACITY RACK - 5 AND 7 BIKE - POWDER-COAT BLACK



TRASH RECEPTICALS

HUNTCO SITE FURNISHINGS - WENATCHEE TRASH RECEPTACLE - POWDER-COATED BLACK



MAIL BOXES

SALSBURY INDUSTRIES - CBU 3312 - SANDSTONE / TAN

LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CP	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" Cal.	as shown		6
DF	Douglas Fir <i>Pseudotsuga menziesii</i>	8"-10"	15' o.c.	Full, no sheared trees	24
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	as shown		12
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	as shown		25
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2" Cal.	25' o.c.	6' branching, matched set	6
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown		3
LP	London Planetree <i>Platanus acerifolia</i> 'Bloodgood'	2" Cal.	as shown		25
MA	Marshall Ash <i>Fraxinus pennsylvanica</i> 'Marshall'	2" Cal.	as shown		39
MH	Magnifica Hackberry <i>Celtis Magnifica</i>	2" Cal.	as shown		11
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	as shown		41
RB	River Birch <i>Betula nigra</i>	2" Cal.	20' o.c.		20
SO	Scarlet Oak <i>Quercus coccinea</i>	3" Cal.	40' o.c.		12
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8"-10"	12' o.c.		43

SHRUBS					
AFD	Artic Fire Dogwood <i>Cornus sericea</i> 'Artic Fire'	5 Gal.	3.5' o.c.	Full & Bushy	108
BE	Boxleaf Euonymus <i>Euonymus japonicus</i> 'Microphyllus'	5 Gal.	3' o.c.	Full & Bushy	92
BH	Blue Holly <i>Ilex meserveae</i> 90% Blue Girl -10% Blue Boy	5 Gal.	3' o.c.	Full & Bushy	86
BW	Boxwood <i>Buxus</i> 'Green Mountain'	5 Gal.	2.5' o.c.	Full & Bushy	29
CPB	Crimson Pygmy Barberry <i>Berberis thunbergii</i>	5 Gal.	3' o.c.	Full & Bushy	86
DV	David Viburnum <i>Viburnum davidii</i>	5 Gal.	3' o.c.	Full & Bushy	222
DY	Dense Yew <i>Taxus densiformis</i>	5 Gal.	3.5' o.c.	Full & Bushy	103
FPHB	Fire Power Heavenly Bamboo <i>Nandina domestica</i> 'Fire Power'	3 Gal.	1.5' o.c.	Full & Bushy	18
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamein'	1 Gal.	2.5' o.c.		1,203
GFS	Gold Flame Spirea <i>Spiraea bumalda</i> 'Gold Flame'	5 Gal.	3.5' o.c.	Full & Bushy	110
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	Full & Bushy	25
JH	Japanese Holly <i>Ilex crenata</i> 'Convexa'	5 Gal.	3' o.c.	Full & Bushy	356
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	5 Gal.	3' o.c.	Full & Bushy	28
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	Full & Bushy	25
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	Full & Bushy	33
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	5 Gal.	3' o.c.	Full & Bushy	134
PKR	Pink Knockout Rose <i>Rosa radcan</i> 'Pink'	2 Gal.	3' o.c.	Full & Bushy	565
PRR	Purple Rock Rose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	Full & Bushy	11
SDBE	Sunny Delight Boxleaf Euonymus <i>Euonymus japonicus</i> 'Sunny Delight'	5 Gal.	3' o.c.	Full & Bushy	32
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.	Full & Bushy	91
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.	Full & Bushy	183

GROUND COVER

	Emerald Carpet Common Bearberry <i>Arctostaphylos uva-ursi</i> 'Emerald Carpet'	1 Gal.	24" o.c.
	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" POT	12" o.c.
	Ice Dance Carex <i>Carex morrowii</i> 'Ice Dance'	4" POT	12" o.c.
	Creeping Oregon Grape <i>Mahonia repens</i>	2 Gal.	18" o.c.
	St. John's Wort <i>Hypericum calycinium</i>	4" POT	12" o.c.
	Blue Oat Grass <i>Helictotrichon sempervirens</i>	1 Gal.	24" o.c.
	Purple Leaf Wintercreeper <i>Euonymus fortunei</i> 'Colorata'	1 Gal.	18" o.c.
	Sod Lawn - RTF SOD as available from Kuenzi Turf, Salem, Or. 1 800 285-8337		

NOTES

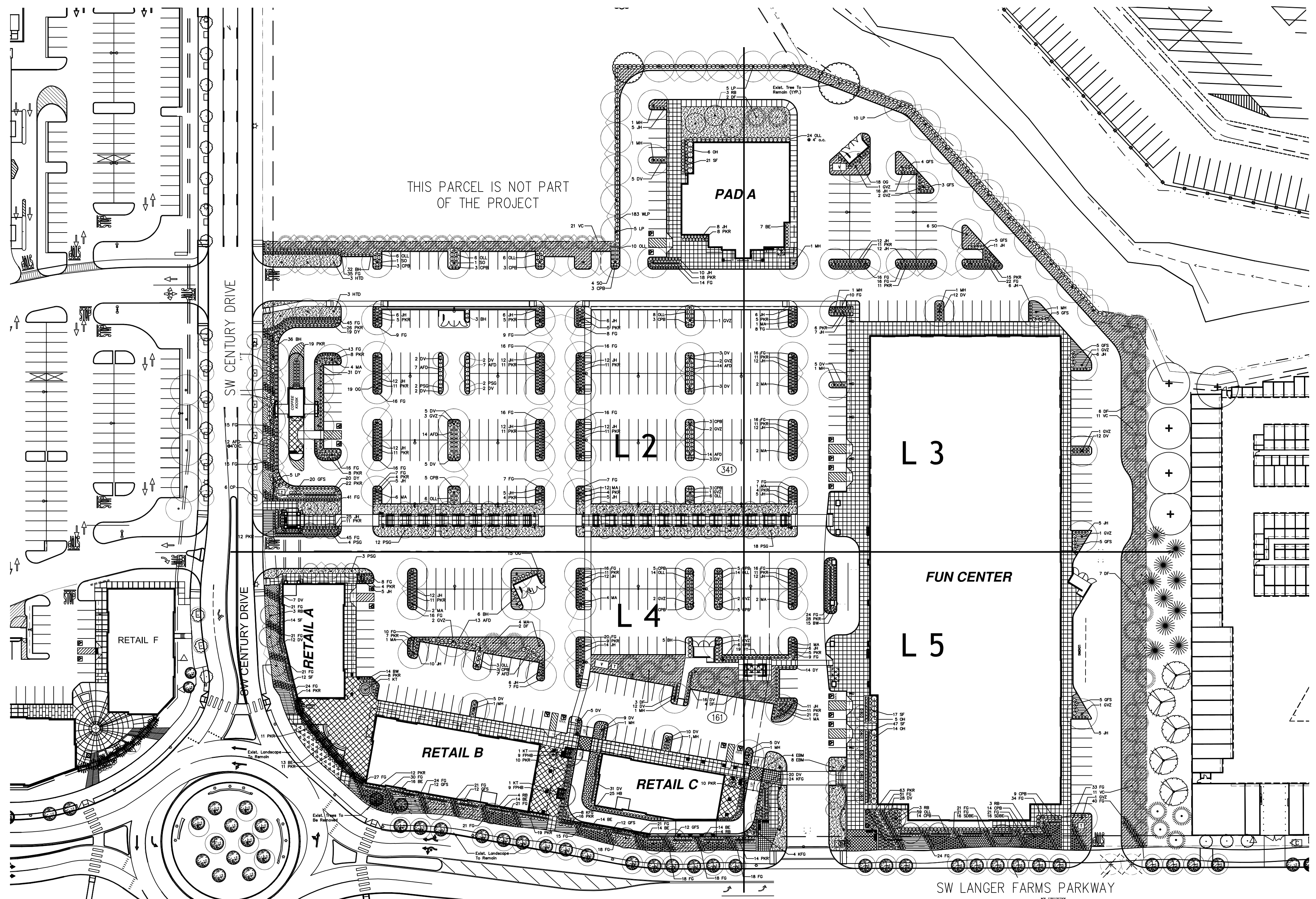
- IRRIGATION TO BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. PLANS TO BE SUBMITTED AT BUILDING PERMIT.
- LANDSCAPE PLANS WILL COMPLY WITH ALL CITY OF SHERWOOD LANDSCAPE CODE REQUIREMENTS AND ANY CONDITIONS OF APPROVAL.
- EXISTING SITE TOPSOIL WILL BE REUSED FOR LANDSCAPE PLANTINGS. SOIL TESTS WILL BE CONDUCTED ON STOCKPILED TOPSOIL AND THE TOPSOIL WILL BE AMENDED AS PER THE RECOMMENDATIONS OF THE SOILS TEST.

Existing Trees To Remain

Existing Trees To Be Removed

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8517
FAX (503) 220-8518

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
3044 N.E. QUINN BLVD. • PORTLAND, OREGON 97218 • 405/762-9881
(E-MAIL) CHRIS@FRESHLEYLANDSCAPEARCHITECT.COM



SITE TREE CALCULATIONS

487 PKG. STALLS DIVIDED BY 4 = 122 "LARGE TREES" REQUIRED UNDER CODE
136 "LARGE TREES" PROVIDED OF WHICH 24 (17.6%) ARE CONIFERS
131 SMALL TREES PROVIDED
77 PERIMETER BUFFER TREES PROVIDED
267 TOTAL SITE TREES PROVIDED - DOES NOT INCLUDE STREET TREES
78,900 S.F. LANDSCAPE AREA DIVIDED BY 267 SITE TREES = 1 TREE PER 295 S.F.
"LARGE TREES" AS PER CITY OF PORTLAND TREE & LANDSCAPING MANUAL.

SITE SHRUB CALCULATIONS

487 PKG. STALLS X 2 = 974 SHRUBS REQUIRED.
2,309 SHRUBS PROVIDED (DOES NOT INCLUDE ORN. GRASSES)

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 523,112 S.F.
83,338 S.F. LANDSCAPE AREA (15.9% OF SITE AREA)
LAWN AREA = 14,923 S.F. (17.9% OF LANDSCAPE AREA)
TOTAL PARKING AREA = 302,963 S.F.
TOTAL PARKING LOT LANDSCAPE = 37,502 S.F. - 12.3% OF PKG. LOT
TOTAL PARKING LOT INTERIOR LANDSCAPE = 35,782 S.F. - 95.4% OF PKG. LOT LANDSCAPE
TOTAL PARKING LOT PERIMETER LANDSCAPE = 1,720 S.F.
TOTAL SITE BUFFER LANDSCAPE = 10,649 S.F.
TOTAL OTHER LANDSCAPE = 35,187 S.F.

TREE CANOPY CALCULATIONS

SYMBOL	SIZE	COMMON NAME	EXPECTED DIA.	SPREAD/AREA	QTY.	CANOPY AREA
CP	SMALL	CHANTICLEER PEAR	15'	- 177 S.F.	X 6 =	1,062 S.F.
DF	LARGE	DOUGLAS FIR	30'	- 707 S.F.	X 24 =	16,968 S.F.
EBM	SMALL	EDITH BOUGE MAGNOLIA	15'	- 177 S.F.	X 12 =	2,124 S.F.
GVZ	LARGE	GREEN VASE ZELKOVA	38'	- 1,134 S.F.	X 25 =	28,350 S.F.
HTD	SMALL	HEART THROB DOGWOOD	20'	- 314 S.F.	X 6 =	1,884 S.F.
KT	SMALL	KATSURA TREE	40'	- 1,257 S.F.	X 3 =	3,771 S.F.
LP	LARGE	LONDON PLANETREE	40'	- 1,257 S.F.	X 25 =	31,425 S.F.
MA	LARGE	MARSHALL ASH	40'	- 1,257 S.F.	X 39 =	49,023 S.F.
MH	LARGE	MAGNIFICA HACKBERRY	40'	- 1,257 S.F.	X 11 =	13,827 S.F.
PSG	SMALL	PRINCETON SENTRY GINKGO	15'	- 177 S.F.	X 41 =	7,257 S.F.
RB	SMALL	RIVER BIRCH	30'	- 707 S.F.	X 20 =	14,140 S.F.
SO	LARGE	SCARLET OAK	40'	- 1,257 S.F.	X 12 =	15,084 S.F.
VC	SMALL	VIRESCENS CEDAR	15'	- 177 S.F.	X 43 =	7,611 S.F.

TOTAL EXPECTED TREE CANOPY COVERAGE PROVIDED (36.5%) 191,110 S.F.
NET SITE AREA = 523,112 S.F. X 30% TREE CANOPY = 156,934 S.F. TREE CANOPY AREA REQUIRED
SOURCE FOR EXPECTED TREE CANOPY DIAMETER: SUNSET WESTERN GARDEN BOOK & NORTHWEST SHADE TREES CATALOGUE - BROOKS, OREGON

OVERALL LANDSCAPE PLAN

FAMILY FUN CENTER

1" = 60'-0" 07-14-2017

LANGER FAMILY LLC



L1

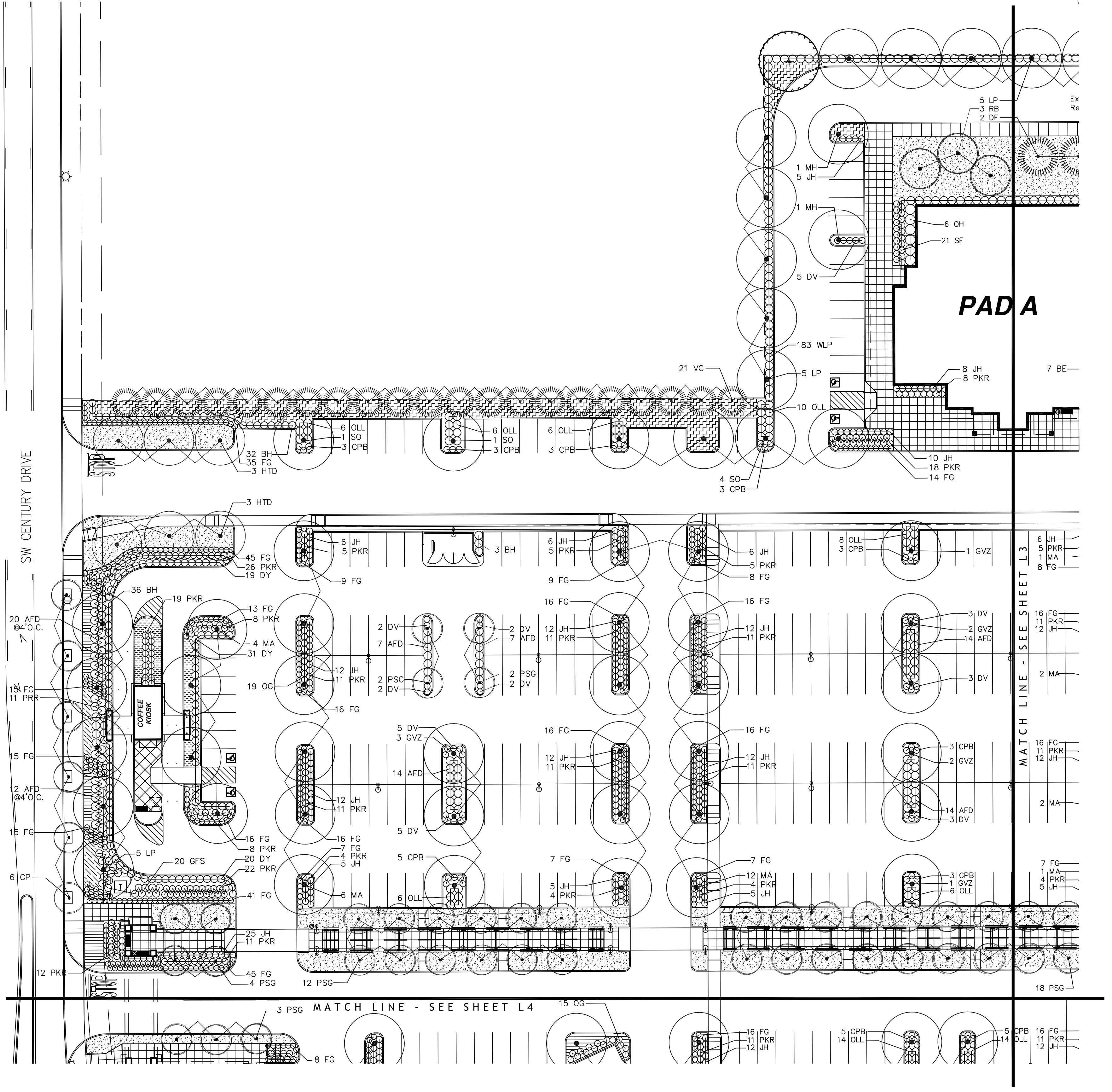
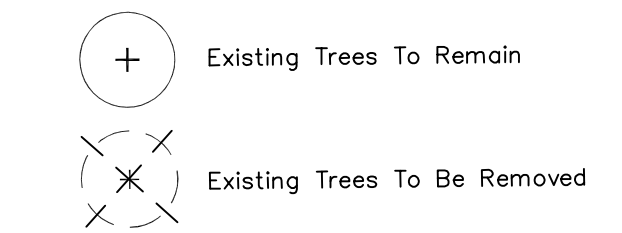
LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CP	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" Cal.	as shown		6
DF	Douglas Fir <i>Pseudotsuga menziesii</i>	8'-10'	15' o.c.	Full, no sheared trees	24
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	as shown		12
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	as shown		25
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2" Cal.	25' o.c.	6' branching, matched set	6
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown		3
LP	London Planetree <i>Platanus acerifolia</i> 'Bloodgood'	2" Cal.	as shown		25
MA	Marshall Ash <i>Fraxinus pennsylvanica</i> 'Marshall'	2" Cal.	as shown		39
MH	Magnifica Hackberry <i>Celtis 'Magnifica'</i>	2" Cal.	as shown		11
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	as shown		41
RB	River Birch <i>Betula nigra</i>	2" Cal.	20' o.c.		20
SO	Scarlet Oak <i>Quercus coccinea</i>	3" Cal.	40' o.c.		12
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8'-10'	12' o.c.		43

SHRUBS					
AFD	Artic Fire Dogwood <i>Cornus sericea</i> 'Artic Fire'	5 Gal.	3.5' o.c.	Full & Bushy	108
BE	Boxleaf Euonymus <i>Euonymus japonicus</i> 'Microphyllus'	5 Gal.	3' o.c.	Full & Bushy	92
BH	Blue Holly <i>Ilex meserveae</i> 90% Blue Girl -10% Blue Boy	5 Gal.	3' o.c.	Full & Bushy	86
BW	Boxwood <i>Buxus</i> 'Green Mountain'	5 Gal.	2.5' o.c.	Full & Bushy	29
CPB	Crimson Pygmy Barberry <i>Berberis thunbergii</i>	5 Gal.	3' o.c.	Full & Bushy	86
DV	David Viburnum <i>Viburnum davidii</i>	5 Gal.	3' o.c.	Full & Bushy	222
DY	Dense Yew <i>Taxus densiformis</i>	5 Gal.	3.5' o.c.	Full & Bushy	103
FPHB	Fire Power Heavenly Bamboo <i>Nandina domestica</i> 'Fire Power'	3 Gal.	1.5' o.c.	Full & Bushy	18
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	1 Gal.	2.5' o.c.		1,203
GFS	Gold Flame Spirea <i>Spiraea bumalda</i> 'Gold Flame'	5 Gal.	3.5' o.c.	Full & Bushy	110
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	Full & Bushy	25
JH	Japanese Holly <i>Ilex crenata</i> 'Convexa'	5 Gal.	3' o.c.	Full & Bushy	356
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	5 Gal.	3' o.c.	Full & Bushy	28
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	Full & Bushy	25
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	Full & Bushy	33
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	5 Gal.	3' o.c.	Full & Bushy	134
PKR	Pink Knockout Rose <i>Rosa radcan</i> 'Pink'	2 Gal.	3' o.c.	Full & Bushy	565
PRR	Purple Rock Rose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	Full & Bushy	11
SDBE	Sunny Delight Boxleaf Euonymus <i>Euonymus japonicus</i> 'Sunny Delight'	5 Gal.	3' o.c.	Full & Bushy	32
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.	Full & Bushy	91
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.	Full & Bushy	183

GROUND COVER					
	Emerald Carpet Common Bearberry <i>Arctostaphylos uva-ursi</i> 'Emerald Carpet'	1 Gal.	24" o.c.		
	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.		
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" POT	12" o.c.		
	Ice Dance Carex <i>Carex marrovi</i> 'Ice Dance'	4" POT	12" o.c.		
	Creeping Oregon Grape <i>Mahonia repens</i>	2 Gal.	18" o.c.		
	St. John's Wort <i>Hypericum calycinum</i>	4" POT	12" o.c.		
	Blue Oat Grass <i>Helictotrichon sempervirens</i>	1 Gal.	24" o.c.		
	Purple Leaf Wintercreeper <i>Euonymus fortunei</i> 'Colorata'	1 Gal.	18" o.c.		
	Sod Lawn - RTF SOD as available from Kuenzi Turf, Salem, Or. 1-800-285-8337				

- NOTES
- IRRIGATION TO BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. PLANS TO BE SUBMITTED AT BUILDING PERMIT.
 - LANDSCAPE PLANS WILL COMPLY WITH ALL CITY OF SHERWOOD LANDSCAPE CODE REQUIREMENTS AND ANY CONDITIONS OF APPROVAL.
 - EXISTING SITE TOPSOIL WILL BE REUSED FOR LANDSCAPE PLANTINGS, SOIL TESTS WILL BE CONDUCTED ON STOCKPILED TOPSOIL AND THE TOPSOIL WILL BE AMENDED AS PER THE RECOMMENDATIONS OF THE SOILS TEST.



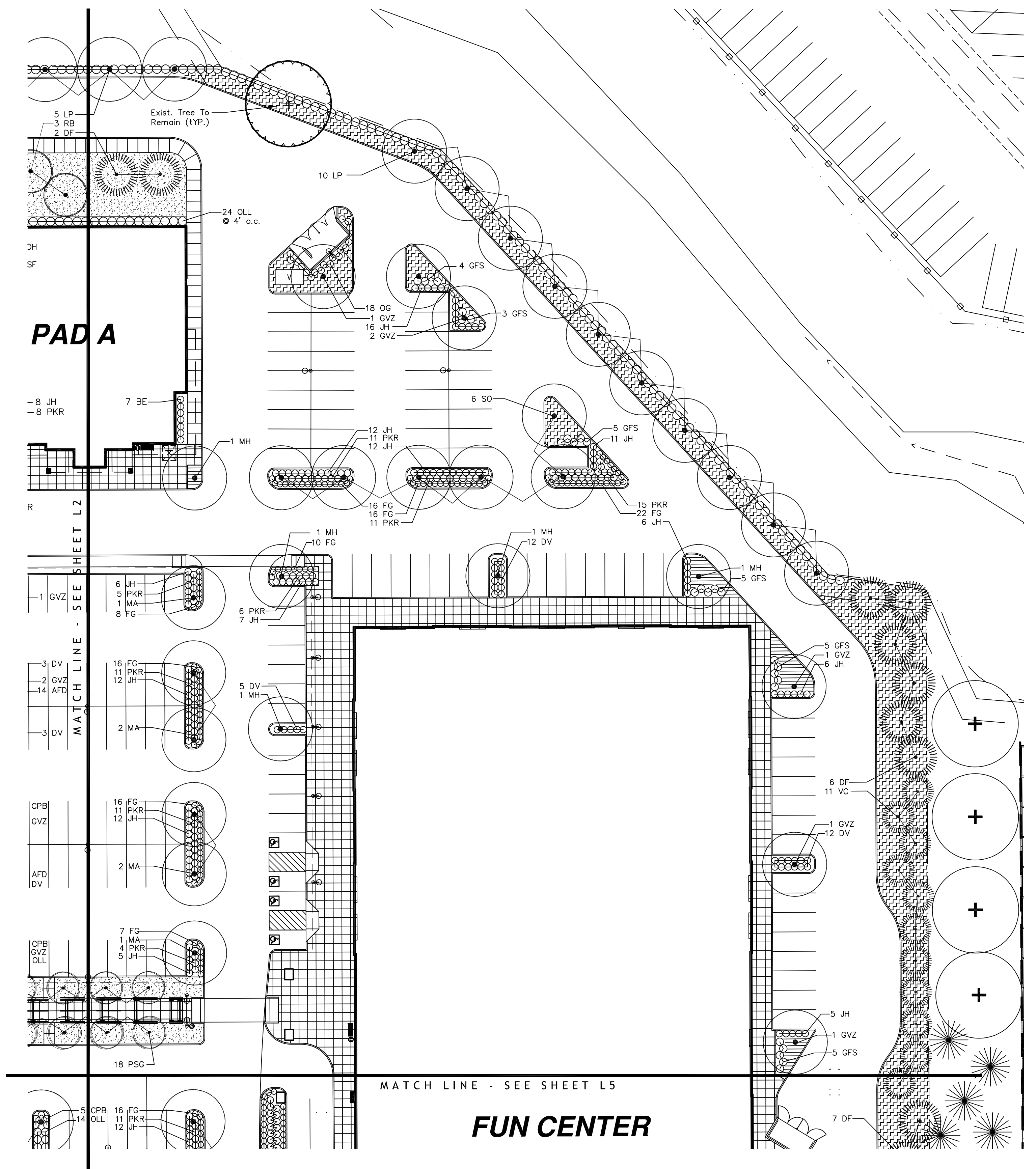
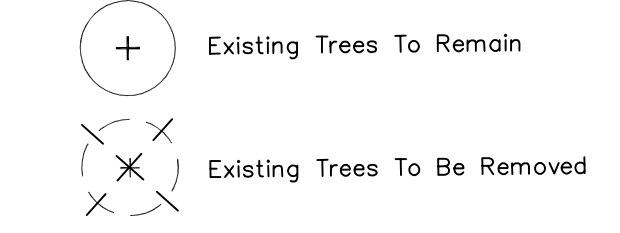
LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CP	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" Cal.	as shown		6
DF	Douglas Fir <i>Pseudotsuga menziesii</i>	8'-10'	15' o.c.	Full, no sheared trees	24
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	as shown		12
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	as shown		25
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2" Cal.	25' o.c.	6' branching, matched set	6
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown		3
LP	London Planetree <i>Platanus acerifolia</i> 'Bloodgood'	2" Cal.	as shown		25
MA	Marshall Ash <i>Fraxinus pennsylvanica</i> 'Marshall'	2" Cal.	as shown		39
MH	Magnifica Hackberry <i>Celtis 'Magnifica'</i>	2" Cal.	as shown		11
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	as shown		41
RB	River Birch <i>Betula nigra</i>	2" Cal.	20' o.c.		20
SO	Scarlet Oak <i>Quercus coccinea</i>	3" Cal.	40' o.c.		12
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8'-10'	12' o.c.		43

SHRUBS					
AFD	Artic Fire Dogwood <i>Cornus sericea</i> 'Artic Fire'	5 Gal.	3.5' o.c.	Full & Bushy	108
BE	Boxleaf Euonymus <i>Euonymus japonicus</i> 'Microphyllus'	5 Gal.	3' o.c.	Full & Bushy	92
BH	Blue Holly <i>Ilex meserveae</i> 90% Blue Girl -10% Blue Boy	5 Gal.	3' o.c.	Full & Bushy	86
BW	Boxwood <i>Buxus</i> 'Green Mountain'	5 Gal.	2.5' o.c.	Full & Bushy	29
CPB	Crimson Pygmy Barberry <i>Berberis thunbergii</i>	5 Gal.	3' o.c.	Full & Bushy	86
DV	David Viburnum <i>Viburnum davidii</i>	5 Gal.	3' o.c.	Full & Bushy	222
DY	Dense Yew <i>Taxus densiformis</i>	5 Gal.	3.5' o.c.	Full & Bushy	103
FPHB	Fire Power Heavenly Bamboo <i>Nandina domestica</i> 'Fire Power'	3 Gal.	1.5' o.c.	Full & Bushy	18
FG	Fountain Grass <i>Fennisetum alopecuroides</i> 'Hameln'	1 Gal.	2.5' o.c.		1,203
GFS	Gold Flame Spirea <i>Spiraea bumalda</i> 'Gold Flame'	5 Gal.	3.5' o.c.	Full & Bushy	110
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	Full & Bushy	25
JH	Japanese Holly <i>Ilex crenata</i> 'Convexa'	5 Gal.	3' o.c.	Full & Bushy	356
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	5 Gal.	3' o.c.	Full & Bushy	28
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	Full & Bushy	25
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	Full & Bushy	33
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	5 Gal.	3' o.c.	Full & Bushy	134
PKR	Pink Knockout Rose <i>Rosa radcan</i> 'Pink'	2 Gal.	3' o.c.	Full & Bushy	565
PRR	Purple Rock Rose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	Full & Bushy	11
SDBE	Sunny Delight Boxleaf Euonymus <i>Euonymus japonicus</i> 'Sunny Delight'	5 Gal.	3' o.c.	Full & Bushy	32
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.	Full & Bushy	91
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.	Full & Bushy	183

GROUND COVER			
	Emerald Carpet Common Bearberry	1 Gal.	24" o.c.
	Arcostaphylos uva-ursi 'Emerald Carpet'	1 Gal.	24" o.c.
	Bearberry Cotoneaster	1 Gal.	24" o.c.
	Cotoneaster dammeri		
	Big Blue Lily Turf	4" POT	12" o.c.
	Liriope muscari 'Big Blue'		
	Ice Dance Carex	4" POT	12" o.c.
	Creeping Oregon Grape	2 Gal.	18" o.c.
	Mahonia repens		
	St. John's Wort	4" POT	12" o.c.
	Hypericum calycinium		
	Blue Oat Grass	1 Gal.	24" o.c.
	Helictotrichon sempervirens		
	Purple Leaf Wintercreeper	1 Gal.	18" o.c.
	Euonymus fortunei 'Colorata'		
	Sod Lawn - RTF SOD as available from Kuenzi Turf, Salem, Or. 1-800-285-8337		

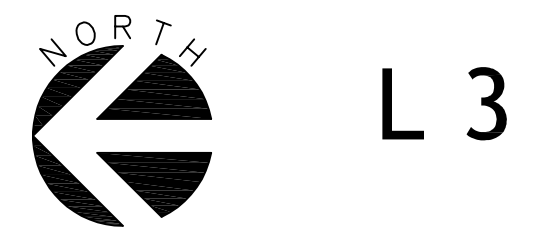
- NOTES
- IRRIGATION TO BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM, PLANS TO BE SUBMITTED AT BUILDING PERMIT.
 - LANDSCAPE PLANS WILL COMPLY WITH ALL CITY OF SHERWOOD LANDSCAPE CODE REQUIREMENTS AND ANY CONDITIONS OF APPROVAL.
 - EXISTING SITE TOPSOIL WILL BE REUSED FOR LANDSCAPE PLANTINGS, SOIL TESTS WILL BE CONDUCTED ON STOCKPILED TOPSOIL AND THE TOPSOIL WILL BE AMENDED AS PER THE RECOMMENDATIONS OF THE SOILS TEST.



TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE. SUITE 200
PORTLAND, OR 97239
(503) 220-8517
FAX (503) 220-8518

CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT
3944 N.E. STATE STREET SUITE 1000 PORTLAND, OREGON 97232
(503) 220-8517
CF@FRESHLEYLANDSCAPEARCHITECT.COM

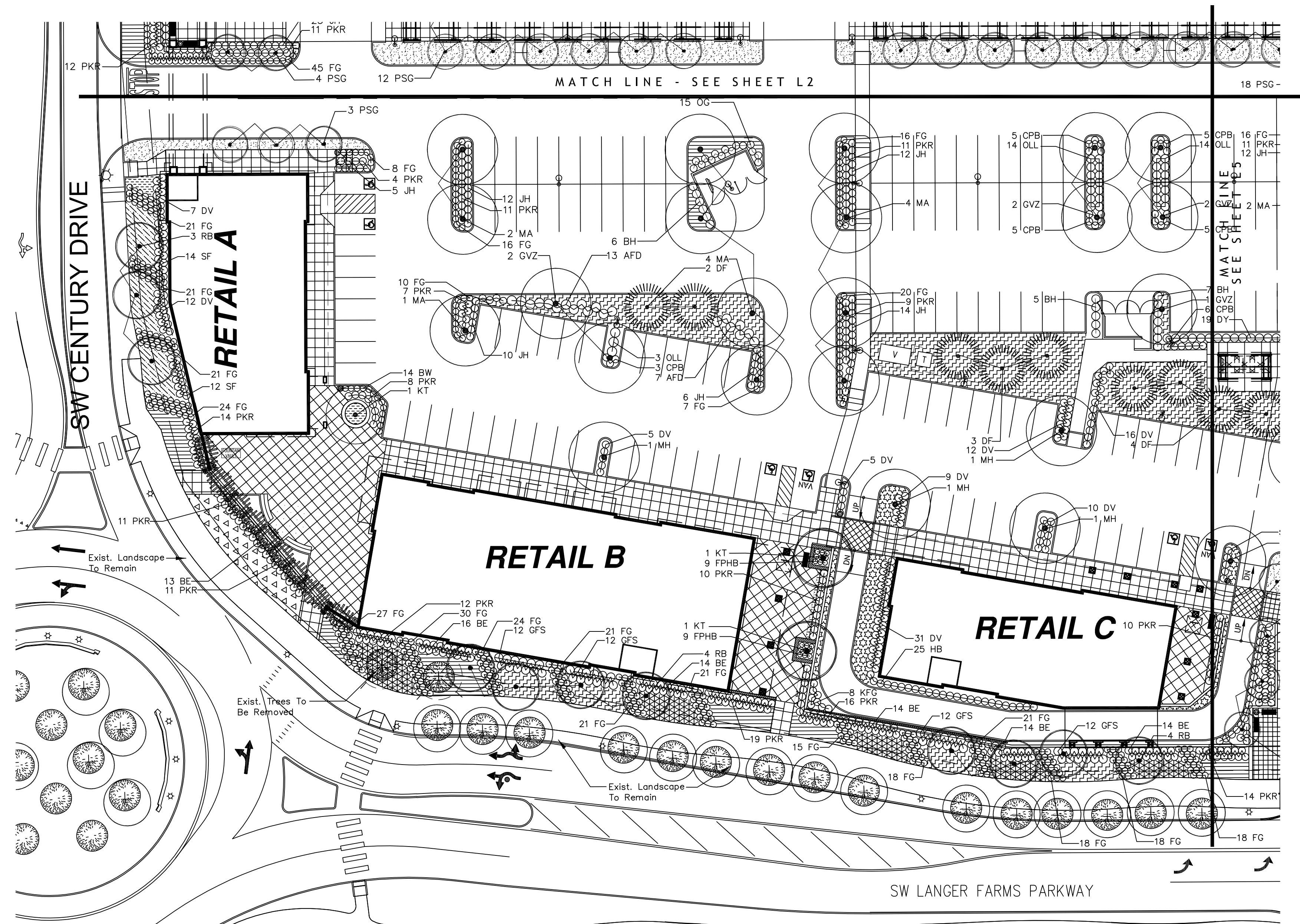
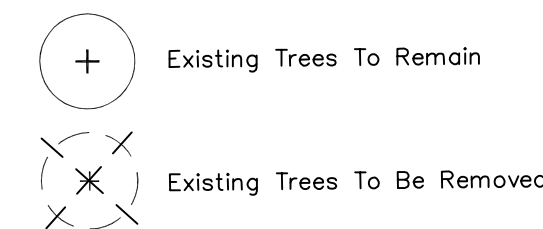
PARTIAL LANDSCAPE PLAN FAMILY FUN CENTER
1" = 30'-0" 07-14-2017
LANGER FAMILY LLC



LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CP	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" Cal.	as shown		6
DF	Douglas Fir <i>Pseudotsuga menziesii</i>	8'-10'	15' o.c.	Full, no sheared trees	24
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	as shown		12
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	as shown		25
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2" Cal.	25' o.c.	6' branching, matched set	6
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown		3
LP	London Planetree <i>Platanus acerifolia</i> 'Bloodgood'	2" Cal.	as shown		25
MA	Marshall Ash <i>Fraxinus pennsylvanica</i> 'Marshall'	2" Cal.	as shown		39
MH	Magnifica Hackberry <i>Celtis 'Magnifica'</i>	2" Cal.	as shown		11
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	as shown		41
RB	River Birch <i>Betula nigra</i>	2" Cal.	20' o.c.		20
SO	Scarlet Oak <i>Quercus coccinea</i>	3" Cal.	40' o.c.		12
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8'-10'	12' o.c.		43
SHRUBS					
AFD	Artic Fire Dogwood <i>Cornus sericea</i> 'Artic Fire'	5 Gal.	3.5' o.c.	Full & Bushy	108
BE	Boxleaf Euonymus <i>Euonymus japonicus</i> 'Microphyllus'	5 Gal.	3' o.c.	Full & Bushy	92
BH	Blue Holly <i>Ilex meserveae</i> 90% Blue Girl -10% Blue Boy	5 Gal.	3' o.c.	Full & Bushy	86
BW	Boxwood <i>Buxus</i> 'Green Mountain'	5 Gal.	2.5' o.c.	Full & Bushy	29
CPB	Crimson Pymy Barberry <i>Berberis thunbergii</i>	5 Gal.	3' o.c.	Full & Bushy	86
DV	David Viburnum <i>Viburnum davidii</i>	5 Gal.	3' o.c.	Full & Bushy	222
DY	Dense Yew <i>Taxus densiformis</i>	5 Gal.	3.5' o.c.	Full & Bushy	103
FPHB	Fire Power Heavenly Bamboo <i>Nandina domestica</i> 'Fire Power'	3 Gal.	1.5' o.c.	Full & Bushy	18
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.		1,203
GFS	Gold Flame Spirea <i>Spirea bumalda</i> 'Gold Flame'	5 Gal.	3.5' o.c.	Full & Bushy	110
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	Full & Bushy	25
JH	Japanese Holly <i>Ilex crenata</i> 'Convexa'	5 Gal.	3' o.c.	Full & Bushy	356
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	5 Gal.	3' o.c.	Full & Bushy	28
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	Full & Bushy	25
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	Full & Bushy	33
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	5 Gal.	3' o.c.	Full & Bushy	134
PKR	Pink Knockout Rose <i>Rosa radcon</i> 'Pink'	2 Gal.	3' o.c.	Full & Bushy	565
PRR	Purple Rock Rose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	Full & Bushy	11
SDBE	Sunny Delight Boxleaf Euonymus <i>Euonymus japonicus</i> 'Sunny Delight'	5 Gal.	3' o.c.	Full & Bushy	32
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.	Full & Bushy	91
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.	Full & Bushy	183
GROUND COVER					
	Emerald Carpet Common Bearberry	1 Gal.	24" o.c.		
	Arctostaphylos uva-ursi 'Emerald Carpet'	1 Gal.	24" o.c.		
	Cotoneaster dammeri	4" POT	12" o.c.		
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" POT	12" o.c.		
	Ice Dance Carex <i>Carex morrowii</i> 'Ice Dance'	2 Gal.	18" o.c.		
	Creeping Oregon Grape <i>Mahonia repens</i>	4" POT	12" o.c.		
	St. John's Wort <i>Hypericum calycinium</i>	1 Gal.	24" o.c.		
	Blue Oat Grass <i>Helictotrichon sempervirens</i>	1 Gal.	18" o.c.		
	Purple Leaf Wintercreeper <i>Euonymus fortunei</i> 'Colorata'	1 Gal.	18" o.c.		
	Sod Lawn - RTF SOD as available from Kuenzi Turf, Salem, Or. 1 800 285-8337				

- NOTES**
- IRRIGATION TO BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. PLANS TO BE SUBMITTED AT BUILDING PERMIT.
 - LANDSCAPE PLANS WILL COMPLY WITH ALL CITY OF SHERWOOD LANDSCAPE CODE REQUIREMENTS AND ANY CONDITIONS OF APPROVAL.
 - EXISTING SITE TOPSOIL WILL BE REUSED FOR LANDSCAPE PLANTINGS, SOIL TESTS WILL BE CONDUCTED ON STOCKPILED TOPSOIL AND THE TOPSOIL WILL BE AMENDED AS PER THE RECOMMENDATIONS OF THE SOILS TEST.



TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE. SUITE 200
PORTLAND, OR 97239
(503) 220-8517
FAX (503) 220-8518

CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT

PARTIAL LANDSCAPE PLAN FAMILY FUN CENTER LANGER FAMILY LLC

1" = 30'-0" 07-14-2017

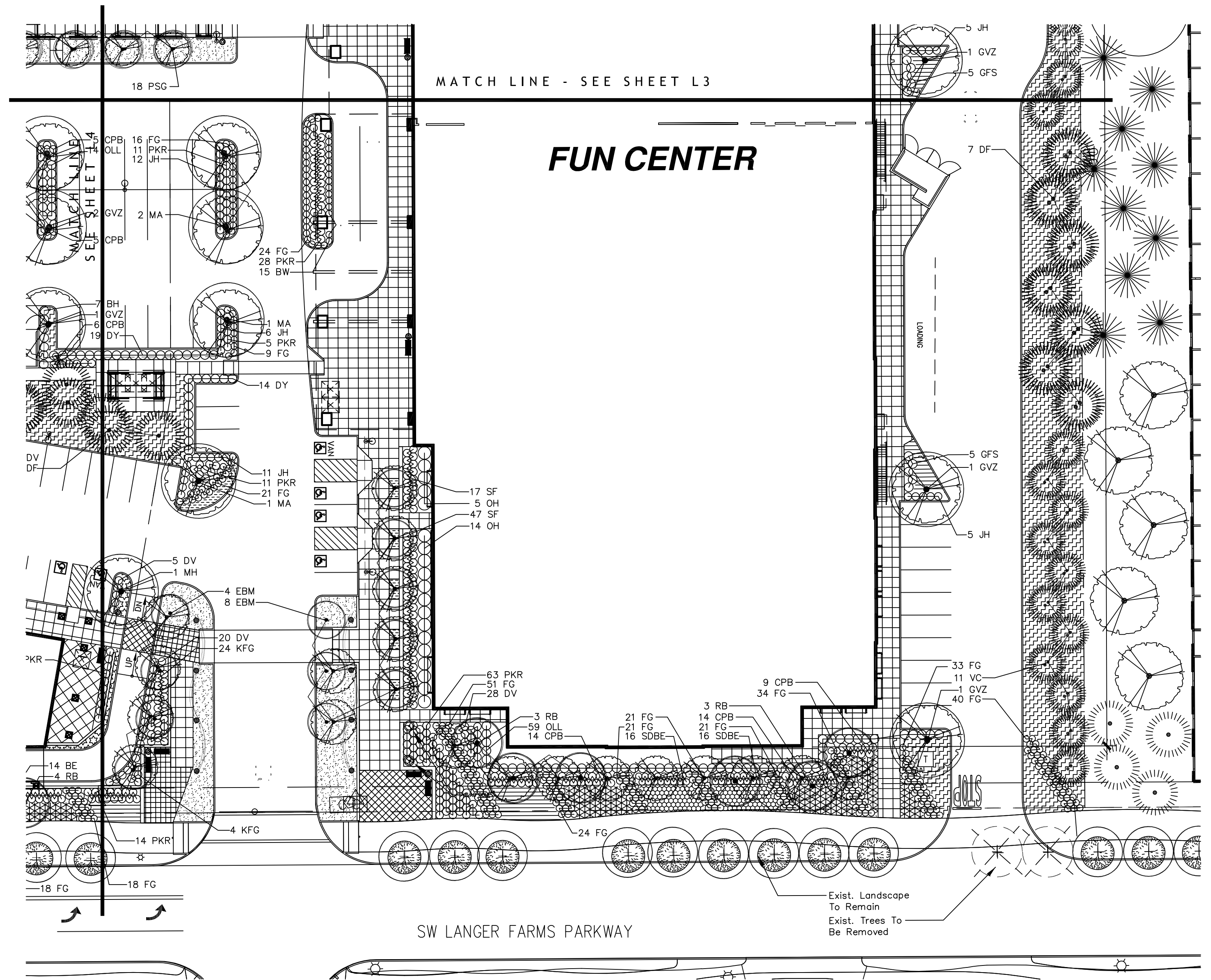
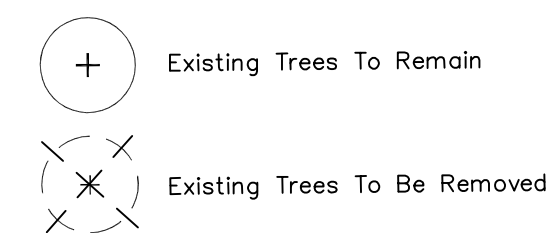


L 4

LANDSCAPE LEGEND

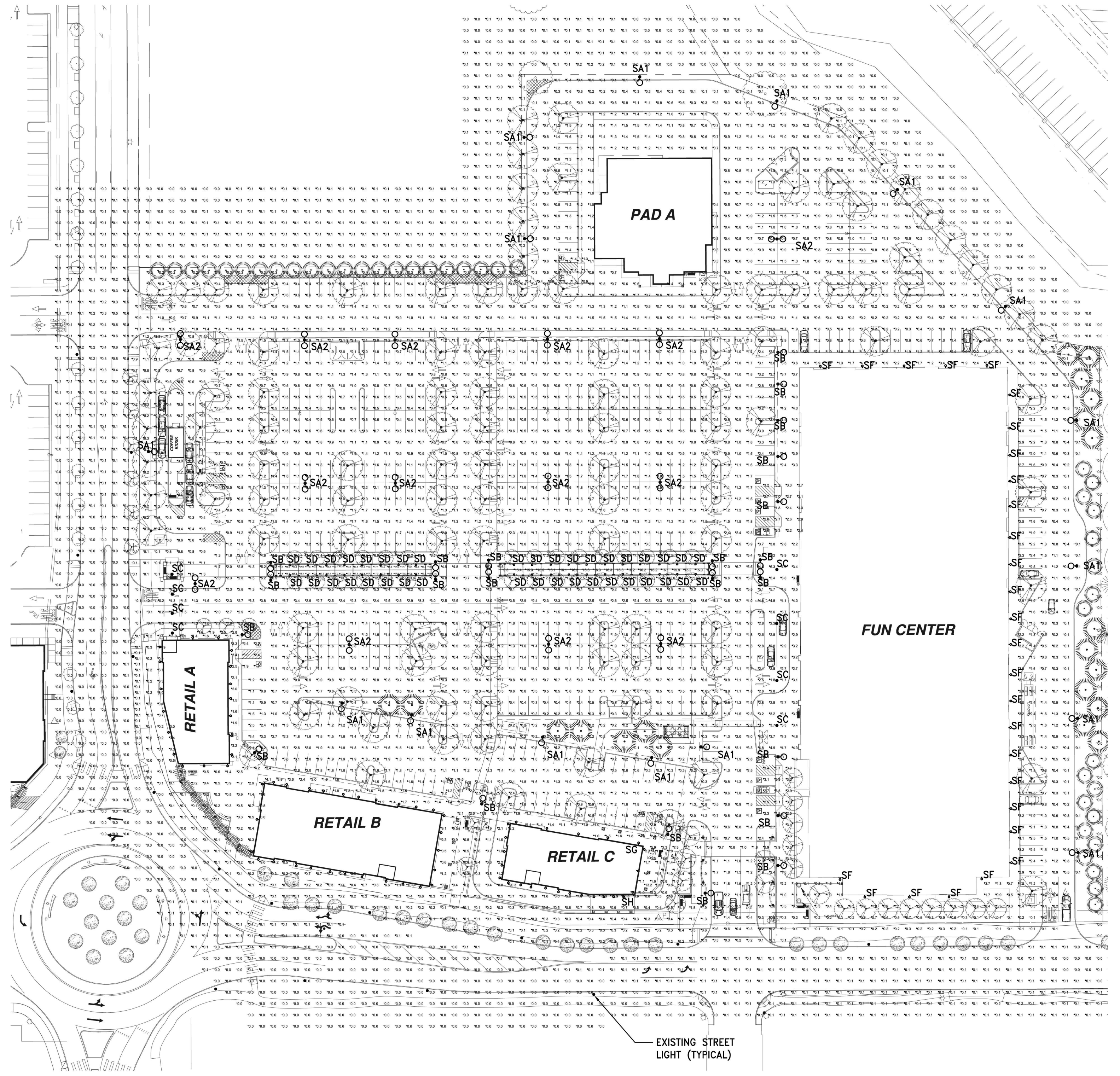
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CP	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" Cal.	as shown		6
DF	Douglas Fir <i>Pseudotsuga menziesii</i>	8'-10'	15' o.c.	Full, no sheared trees	24
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	as shown		12
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	as shown		25
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2" Cal.	25' o.c.	6' branching, matched set	6
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown		3
LP	London Planetree <i>Platanus acerifolia</i> 'Bloodgood'	2" Cal.	as shown		25
MA	Marshall Ash <i>Fraxinus pennsylvanica</i> 'Marshall'	2" Cal.	as shown		39
MH	Magnifica Hackberry <i>Celtis</i> 'Magnifica'	2" Cal.	as shown		11
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	as shown		41
RB	River Birch <i>Betula nigra</i>	2" Cal.	20' o.c.		20
SO	Scarlet Oak <i>Quercus coccinea</i>	3" Cal.	40' o.c.		12
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8'-10'	12' o.c.		43
SHRUBS					
AFD	Artic Fire Dogwood <i>Cornus sericea</i> 'Artic Fire'	5 Gal.	3.5' o.c.	Full & Bushy	108
BE	Boxleaf Euonymus <i>Euonymus japonicus</i> 'Microphyllus'	5 Gal.	3' o.c.	Full & Bushy	92
BH	Blue Holly <i>Ilex meserveae</i> 90% Blue Girl -10% Blue Boy	5 Gal.	3' o.c.	Full & Bushy	86
BW	Boxwood <i>Buxus</i> 'Green Mountain'	5 Gal.	2.5' o.c.	Full & Bushy	29
CPB	Crimson Pygmy Barberry <i>Berberis thunbergii</i>	5 Gal.	3' o.c.	Full & Bushy	86
DV	David Viburnum <i>Viburnum davidii</i>	5 Gal.	3' o.c.	Full & Bushy	222
DY	Dense Yew <i>Taxus densiformis</i>	5 Gal.	3.5' o.c.	Full & Bushy	103
FPHB	Fire Power Heavenly Bamboo <i>Nandina domestica</i> 'Fire Power'	3 Gal.	1.5' o.c.	Full & Bushy	18
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	1 Gal.	2.5' o.c.		1,203
GFS	Gold Flame Spirea <i>Spiraea bumalda</i> 'Gold Flame'	5 Gal.	3.5' o.c.	Full & Bushy	110
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	Full & Bushy	25
JH	Japanese Holly <i>Ilex crenata</i> 'Convexa'	5 Gal.	3' o.c.	Full & Bushy	356
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	5 Gal.	3' o.c.	Full & Bushy	28
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	Full & Bushy	25
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	Full & Bushy	33
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	5 Gal.	3' o.c.	Full & Bushy	134
PKR	Pink Knockout Rose <i>Rosa radcan</i> 'Pink'	2 Gal.	3' o.c.	Full & Bushy	565
PRR	Purple Rock Rose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	Full & Bushy	11
SDBE	Sunny Delight Boxleaf Euonymus <i>Euonymus japonicus</i> 'Sunny Delight'	5 Gal.	3' o.c.	Full & Bushy	32
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.	Full & Bushy	91
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.	Full & Bushy	183
GROUND COVER					
	Emerald Carpet Common Bearberry <i>Arctostaphylos uva-ursi</i> 'Emerald Carpet'	1 Gal.	24" o.c.		
	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.		
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" POT	12" o.c.		
	Ice Dance Carex <i>Carex morrowii</i> 'Ice Dance'	4" POT	12" o.c.		
	Creeping Oregon Grape <i>Mahonia repens</i>	2 Gal.	18" o.c.		
	St. John's Wort <i>Hypericum calycinium</i>	4" POT	12" o.c.		
	Blue Oat Grass <i>Helictotrichon sempervirens</i>	1 Gal.	24" o.c.		
	Purple Leaf Wintercreeper <i>Euonymus fortunei</i> 'Colorata'	1 Gal.	18" o.c.		
	Sod Lawn - RTF SOD as available from Kuenzi Turf, Salem, Or. 1 800 285-8337				

- NOTES
- IRRIGATION TO BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM, PLANS TO BE SUBMITTED AT BUILDING PERMIT.
 - LANDSCAPE PLANS WILL COMPLY WITH ALL CITY OF SHERWOOD LANDSCAPE CODE REQUIREMENTS AND ANY CONDITIONS OF APPROVAL.
 - EXISTING SITE TOPSOIL WILL BE REUSED FOR LANDSCAPE PLANTINGS, SOIL TESTS WILL BE CONDUCTED ON STOCKPILED TOPSOIL AND THE TOPSOIL WILL BE AMENDED AS PER THE RECOMMENDATIONS OF THE SOILS TEST.



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	SA1	16	ARCHITECTURAL AREA LIGHTING	UCL-T4-56LED-4K-700-HSS	UNIVERSE FIXTURE. SPUN ALUMINUM HOOD. CAST ALUMINUM BALLAST COMPARTMENT. DECK CONSISTING OF DIODES, PRISMS, HEATSINKS, CARRIER PLATES AND HOUSESIDE SHIELD.	56 DIODES. 4200K	1	UCL-T4-56LED-4K-HSS-700.IES	5757	0.95	129.9
○	SA2	14	ARCHITECTURAL AREA LIGHTING	UCL-T2-56LED-4K-450	SPUN ALUMINUM HOOD. CAST ALUMINUM BALLAST COMPARTMENT. DECK CONSISTING OF DIODES, PRISMS, HEATSINKS AND CARRIER PLATES.	56 DIODES. 4200K	1	UCL-T2-56LED-4K-450.IES	6168	0.95	168
○	SB	24	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T5-32LED-4K-700	UNIVERSE Medium - Type 5 w/ Angled Hood	32- 4000K LEDs	1	UCM-ANG-T5-32LED-4K-700.IES	6606.374	0.95	71.5
⊕	SC	4	ARCHITECTURAL AREA LIGHTING	UCM-ANG-T5-32LED-4K-700	UNIVERSE Medium - Type 5 w/ Angled Hood	32- 4000K LEDs	1	UCM-ANG-T5-32LED-4K-700.IES	6606.374	0.95	71.5
□	SD	38	FACITOR BY THE LIGHTING QUOTIENT	S172-5072-N-02-1-V0-04L-00 500mA	EXTRUDED WHITE PAINTED METAL HOUSING WITH SEMI-SPECULAR INTERIOR FINISH. FLAT METAL END CAPS WITH BLACK RUBBER FINISHED INTERIOR. 2 EXTRUDED SEMI-SPECULAR METAL CIRCUIT BOARD MOUNTING PLATES EACH CONSISTING OF FOUR WHITE CIRCUIT BOARDS EACH WITH 9 LEDs, ONE CLEAR PLASTIC OPTIC AND HOLOGRAPHIC PLASTIC OVERLAY PER CIRCUIT BOARD. CLEAR MICRO-PRISMATIC FLAT GLASS LENS IN FABRICATED WHITE PAINTED METAL FRAME WITH FABRICATED WHITE PAINTED METAL FORWARD REFLECTOR/VISOR. LENS TILTED FORWARD 47.5 DEGREES FROM HORIZONTAL WITH PRISMS IN.	SEVENTY-TWO WHITE LIGHT EMITTING DIODES (LEDs), TILTED 47.5-DEGREES FROM VERTICAL BASE-DOWN POSITION.	72	S172-5072_40_70_C_83624.IES	105.1221	0.95	110
♀	SF	28	Lithonia Lighting	WST LED P1 27K VF HVOLT	WST LED, Performance package 1, 2700 K, visual comfort forward throw, HVOLT	LED	1	WST_LED_P1_27K_VF_HVOL T.IES	1494	0.95	14
♀	SG	37	SPI Lighting Inc. Mequon, WI 53092	Optical 6584 ORIGINAL TEST DATA	SPI Lighting - Wall sconce luminaire. Product ID: Optical 6584 White formed aluminum housing with internal driver compartment. White plastic flat side lenses and prismatic clear flat plastic lenses top and bottom. 84 LEDs in single row of 21 on each of four white PCBs. Two in-line on each side with frosted clear plastic lenses. Two High Perfection Tech drivers. Model: LP1020-24. Operating at 120 VAC and 60 Hz.		84	AEV8081_556 di Filmore 28w.IES	6.621798	0.95	28.7
♀	SH	41	SISTEMALUX INC. MONTREAL, QUEBEC	S3950-830-25-14	SISTEMALUX MINI SLOT ROUND SUB ASSEMBLY LED ENGINE WITH FACETED SPECULAR REFLECTOR, CLEAR LENS	ONE WHITE ARRAY LED. LUMEN OUTPUT = 1191 LMS.	1	S3950-830-25_L435C.IES	1192	0.9	13.85

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA PARKING AND PEDESTRIAN	+	2.1 fc	5.9 fc	0.2 fc	29.5:1	10.5:1
BREEZEWAY 'A'	+	17.1 fc	18.6 fc	11.3 fc	1.6:1	1.5:1
BREEZEWAY 'B'	+	15.5 fc	16.6 fc	9.4 fc	1.8:1	1.6:1
FOR FUTURE BLDGS	+	1.2 fc	21.3 fc	0.0 fc	N/A	N/A
FULL SITE	+	1.4 fc	14.2 fc	0.1 fc	141.0:1	14.0:1
Off Site Light Encroachment	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
COFFEE AREA	+	0.7 fc	6. fc	0.1 fc	60.0:1	7.0:1



1 SITE LIGHTING CALC
ELC.1.0 SCALE: 1"=60'-0"

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 SW HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

SITE LIGHTING CALC

PARKWAY VILLAGE SOUTH

06-12-2017 1" = 60'-0" LANGER FAMILY LLC

6915 SW MACADAM AVE.
SUITE 200
PORTLAND, OREGON 97219
PHONE: 503.892.1188
FAX: 503.892.1190
CONTACT...HANK BARLEEN
engineering@mke-inc.com



ELC
1.0

TYPE 'SA1', 'SA2', 'SB' & 'SC' CUT SHEET

UCM/UCL
Universe Collection® - Medium/Large Scale

- MicroCore™ technology
- First decorative, modular system with precise LED aiming capabilities
- Surge protection included
- 0-10v dimming ready
- IP66 optics
- DLC listed
- Powder coat finish in 13 standard colors with a polymer primer sealer



CONTEMPORARY

ORDERING INFORMATION

UCM/UCL	HOOD	COLOR TEMPERATURE	FIXTURE FINISH	OPTIONS
UCM Universe Medium	ANG Angled hood	UCM 32LED-3K Warm White, 3000K output	WH Arctic White	OPIONS - HOOD COP Copper
UCL Universe Large	BEL Bell hood	32LED-4K Neutral White, 4000K output	BL Matte Black	SFS Stainless Steel
UCM Upgrade Kit - UCL-LK For internal illumination. Add 4 watts	FLR Flared hood	32LED-5K Bright White, 5000K output	DBG Dark Bronze	OPIONS SLC Luminous element remains unlit during normal operation
UPLT For internal illumination. Add 4 watts	SKB Skirted bell hood	56LED-3K Warm White, 3000K output	TT Titanium	FTG Flat glass lens
Distribution T2, T3, T4, T5, TL, TR	LUMINOUS ELEMENTS OPTIC WND 4 luminous windows	56LED-4K Neutral White, 4000K output	WDB Weathered Bronze	FLD Lightly diffused finish on flat glass lens
Color 32LED-3K, 32LED-4K, 32LED-5K	SR Solid rings	56LED-5K Bright White, 5000K output	MDB Metallic Bronze	CK Locking set screw
Driver 700 (700mA, 75 watts)	VSL Vertical slots		VBU Verde Blue	J 1/2" NPT nipple
UPLT Upgrade Kit - UCL-LK For internal illumination. Add 4 watts	LUM Luminous rings		CRT Corten	K Accessory extruded aluminum splitter
Color 56LED-3K, 56LED-4K, 56LED-5K	LUMINOUS RINGS COLOR OPTION BLU Blue inner lens		MAL Matte Aluminum	L Tamper-resistant captive door screws
Driver 700 (700mA, 132 watts)	GRN Green inner lens		MG Medium Grey	M Micro-prismatic impact resistant tempered glass lens
UPLT Upgrade Kit - UCL-LK For internal illumination. Add 4 watts	PREMIUM COLOR RAL/4 digit color number		AGN Antique Green	N Die-cast aluminum end plates
Color 56LED-3K, 56LED-4K, 56LED-5K	DISTRIBUTION T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 TL 45° Left TR 45° Right		LG Light Grey	O Aluminum reveal plate (black)
Driver 450 (450mA, 84 watts)			PC-A Rotatable photocell housing contemporary	P Specular extruded aluminum housing
UPLT Upgrade Kit - UCL-LK For internal illumination. Add 4 watts			RAL Provide a RAL color number	Q Outlet box (by others)
Color 56LED-3K, 56LED-4K, 56LED-5K			SCP Programmable motion control, factory default is 50%, requires pole.	R Welded aluminum mounting plate with splice access cover
Driver 700 (700mA, 132 watts)				S 1-1/2" aluminum arm
UPLT Upgrade Kit - UCL-LK For internal illumination. Add 4 watts				
Color 56LED-3K, 56LED-4K, 56LED-5K				
Driver 450 (450mA, 84 watts)				
UPLT Upgrade Kit - UCL-LK For internal illumination. Add 4 watts				

Please visit www.aal.net for mounting, dimensions, weight and EPA.

architectural
re-lighting 339

TYPE 'SD' CUT SHEET

Uplighting Large outdoor, integral driver

Side-Mount Splitter 1:10 Scale

Mounting Plate (S Mount)

Cantilever 1:10 Scale

Style 172

Specifications

A Mitted extruded aluminum door frame
B Precured silicone door and lens gasket
C Cutoff visor
D Field serviceable light engine with fraqtr™ asymmetric optic

E Integral driver
F Aluminum yoke
G Surface splice box
H Locking set screw
J 1/2" NPT nipple
K Accessory extruded aluminum splitter

L Tamper-resistant captive door screws
M Micro-prismatic impact resistant tempered glass lens
N Die-cast aluminum end plates
O Aluminum reveal plate (black)

P Specular extruded aluminum housing
Q Outlet box (by others)
R Welded aluminum mounting plate with splice access cover
S 1-1/2" aluminum arm

Optic Assembly: Two-piece extruded aluminum heat sink housing and light engine. Exterior heat sink anodized for maximum emissivity. Removable interior extrusion treated to maximize thermal conductivity. Precision formed asymmetric optical light bar of high temperature, water-clear acrylic. Extruded aluminum door frame with captive tamper-resistant fasteners. Clear tempered glass lens with elliptical distribution holographic diffuser; maximizes lateral distribution without disturbing asymmetric forward throw.

Finish: Exterior surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. Choice of semigloss colors (see ordering information). Extruded aluminum heat sink housing plus yoke, door frame and decorative end plates are finished in color. All hardware and components – non-corrosive stainless steel or aluminum.

Electrical: Use 90°C wire for supply connections. Integral electronic HPF constant current driver. For complete driver specifications, see website, reference document MA-1303.

Standard: CSA certified to UL1598, UL8750, CSA C22.2 for wet locations. 5 year warranty, maximum ambient temperature 45°C (113°F).

For photometric and lumen maintenance reports, visit theightingquotient.com

5/17 U.S. Patent 8,465,190; foreign patents pending

Lighting facts
PIA15
IP66

elliptipar with fraqtr™ LED

Features

- Extruded aluminum housing, die-cast aluminum endplates; 1000 hour salt-spray test to ASTM B117-90
- Silicone gaskets – keep dirt and moisture out
- Yoke set screw – securely locks aiming
- Patented fraqtr™ optics produce asymmetric distribution of light ideal for illuminating surfaces uniformly. Glare is minimized while light delivered to the target is maximized, resulting in high efficiency.

Performance

fraqtr technology uses a combination of refraction and total internal reflection, creating a distribution of light ideal for illuminating surfaces uniformly. Glare is minimized while light delivered to the target is maximized, resulting in high efficiency.

TYPE 'SC' CUT SHEET

FILLMORE EXTERIOR WALL AEW801

SPI SPECIFICATION SHEET

Dimensions

W	H	D	MC
13.5 in	22.0 in	9.5 in	11.0 in
343 mm	559 mm	241 mm	279 mm

Weight
Hanging weight: 50.0 lb (22.7 kg).

Features

- Opal acrylic diffuser lens enhances a space with filtered illumination.
- Formed metal construction provides durable protection for internal components and is replaceable.
- Ballast has minimum start temperature of 0° F, suitable for most exterior applications.
- Integral Class II power supply standard.

Technical Notes

Electrical

- ETL listed to UL standards (US and Canada) for use in wet locations.
- Integral electronic fluorescent ballast utilizes the latest energy-saving technology to maintain consistent color temperature, CR and lumen maintenance, while eliminating the need for remote mounting and simplifying installation.
- SPI uses strict quality guidelines in LED selection to ensure the white LEDs we use meet or exceed ANSI Binning Standards (ANSI C78.753).

Lamp/ lamp

- Lamps included, with the exception of T8, T5 and incandescent.
- Fluorescent lamps are 5500K unless specified.
- L70 life = 50,000+ hours
- Available LED color temperatures: 3,000K, 3,500K or 4,000K.

Mounting

- Mounts to standard 4" octagonal junction box.

Additional Documents

Color Chart (http://www.spilighting.com/PDFs/SPI_Color_Chart.pdf)

SPI 1001137 Tel (800)241-1400 concrete@spilighting.com Current as of 09/11/17. Design modification rights reserved.

TYPE 'SH' CUT SHEET

SLOT ROUND LED

SPECIFICATION SHEET

Wall mounted luminaire

Luminaire characteristics:
Power input: 25.0W
Lumens: 1300lm
Luminaire efficacy: 51lm/W

Source: LED module (LM-80 tested) 3000K, 90CRI
Also available in 4000K, 90CRI
Lumen maintenance: 70% of initial lumens at >50 000 hours (L70, LM79 tested).

Optics: 29° medium beam angle, adjustable ±15°

Material: Body: Die-cast and extruded aluminum body and machined aluminum mounting plate
Reflector: 99.98% pure anodized aluminum
Diffuser: 8mm thick clear tempered glass
Hardware: Stainless steel screws and silicone gaskets

Electrical: Integral high efficiency electronic power supply, rated at 50 000 hours, 120-277V.

Mounting: Install on a standard 4" box, up or down light.

Finish: Aluminum gray or Anthracite gray

Weight: 15.21lbs (6.9kg).

Warranty: 5 year limited warranty.

Certification: cULus listed for wet location.

Ratings: IP65, IK08

Dimensions:
6-1/2" (165mm)
17 1/2" (445mm)
11" (279mm)
4 1/2" (115mm)
Ø7 1/2" (200mm)

5/17 U.S. Patent 8,465,190; foreign patents pending

Lighting facts
PIA15
IP65

SISTEMALUX

LAST UPDATE: AUGUST 11, 2016 LB-81
9100 Blvd. Ste. 600, Unit 100, Montreal (Quebec) Canada H3N 1N7
P: 514-583-1338 F: 514-326-8107
www.sistemalux.com

TYPE 'SF' CUT SHEET

WST LED
Architectural Wall Sconce

Specifications

Luminaire

Height: 8-1/2" (215.9mm)
Width: 17" (430mm)
Depth: 10-3/16" (259mm)
Weight: 20 lbs (9.1kg)

Optional Back Box (BBW)

Height: 4" (102mm)
Width: 5-1/2" (140mm)
Depth: 1-1/2" (38mm)

Ordering Information

EXAMPLE: WST LED P1 40K VFWOLT DDBTDX

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WSTLED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700K 30K 3000K 40K 4000K 50K 5000K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 277 120 208 240	277 347 480

Options

Option	Description	Finish (required)
PE	Photoelectric cell, button type	DOBK Dark bronze
PER	NEMA twist lock receptacle only	DBLD Black
PERS	Five-wire receptacle only	DNAXD Natural aluminum
PER7	Seven-wire receptacle only	DWHDD White
DMC	0-100 dimming control out back of housing for external control (no control)	DSSD Sandstone
PIR	Motion/Ambient Light Sensor, 8-15' mounting height	DDBTD Textured dark bronze
PIR1FCV	Motion/Ambient sensor, 8-15' mounting height, ambient sensor enabled at 1k°	DBLKD Textured black
PIR1H	180° motion/ambient light sensor, 15-30' mounting height	DNAXD Textured natural aluminum
PIR1FCVH	Motion/Ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k°	DWHKXD Textured white
SF	Single fuse (120, 277, 347V)	DSSXD Textured sandstone
DF	Double fuse (208, 240, 480V)	
DS	Dual switching	
ETWH	Emergency battery backup (7W)	
E7WC	Emergency battery backup (solid, 7W)	
E7WHR	Remote emergency battery backup (remote 7W)	
E20WH	Emergency battery backup (20W)	
E20WC	Emergency battery backup (solid, 20W)	
E20WHR	Remote emergency battery backup (remote 20W)	
LCE	Left side conduit entry	
RCE	Right side conduit entry	
BBW	Retrofit back plate	
VG	Vandal guard	
WG	Wire guard	

Accessories
Ordered and shipped separately:
WSTCBBW DBWB Surface-mounted back box
WSTPBBW DBWB Surface-mounted back box
WSTPBBW DBWB Retrofit back plate

Notes

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 factors only when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS). Also available as a separate accessory; see accessories information.
- 2 Top conduit entry standard.
- 3 Not available with ETWH, E7WC, E7WHR, E20WC, E20WH, or E20WHR. Not available with PERS & PER7.
- 4 Not available with PE, PER, PERS, PER7, VG or WG.
- 5 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 6 Not available with ETWH, E7WC, E7WHR, E20WC, E20WH, or E20WHR. Used with inverter system. Not available with 347/480V. Not available with PE, PER, PERS & PER7.
- 7 Battery pack rated for -20° to 40°C.
- 8 Comes with PBBW.
- 9 Warranty period is 3-years.
- 10 Not available with BBW.
- 11 Must order with fixture; not an accessory.
- 12
- 13

One Lithonia Way • Cumers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.
WST-LED
Rev. 05/16/17

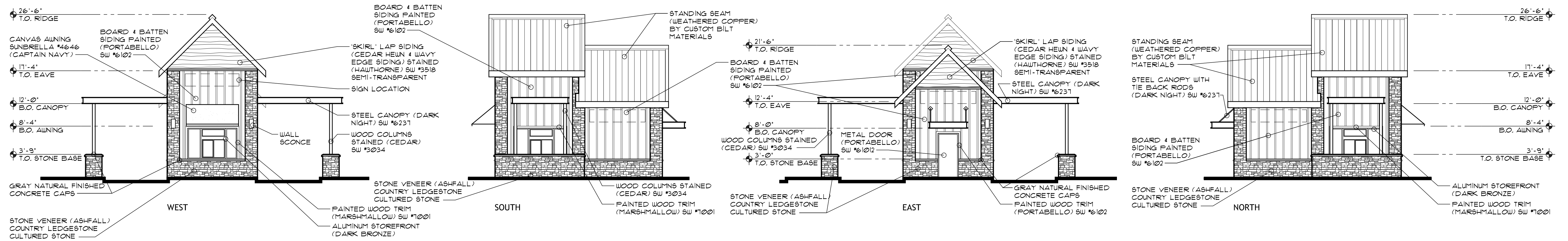
TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE. SUITE 200
PORTLAND, OR 97239
PHONE: 503.892.1188
FAX: 503.892.1190
CONTACT: HANK BARLEEN
engineering@mke-inc.com

6915 SW MACADAM AVE. SUITE 200
PORTLAND, OREGON 97219
PHONE: 503.892.1188
FAX: 503.892.1190
CONTACT: HANK BARLEEN
engineering@mke-inc.com

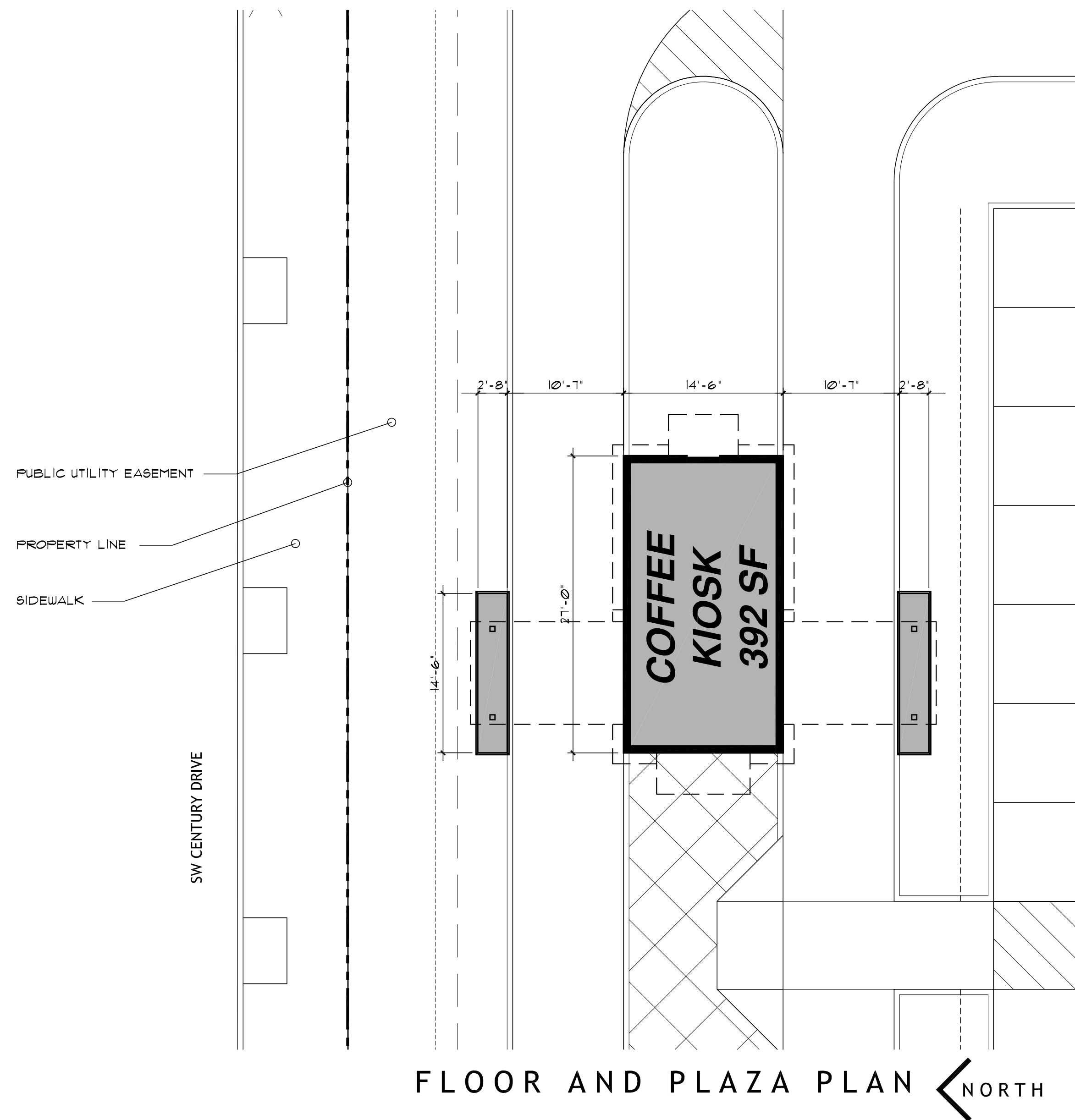
MKE & ASSOCIATES, INC.
CONSULTING ENGINEERS
MECHANICAL AND ELECTRICAL SYSTEMS

ELC
2.5

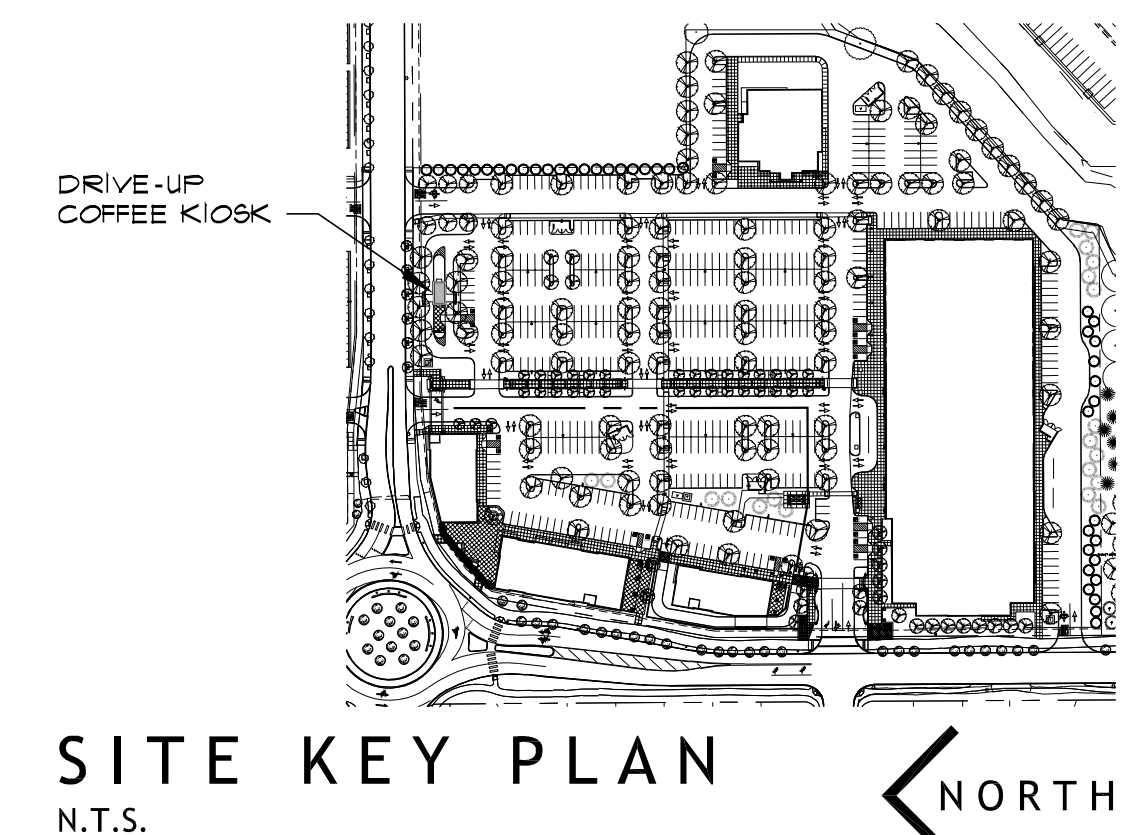
SITE LIGHTING LUMINAIRE CUT SHEETS
PARKWAY VILLAGE SOUTH
06-12-2017
LANGER FAMILY LLC



ELEVATIONS



FLOOR AND PLAZA PLAN ← NORTH



SITE KEY PLAN ← NORTH
N.T.S.

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

DRIVE-UP COFFEE KIOSK
07-14-2017 1/8" = 1'-0"

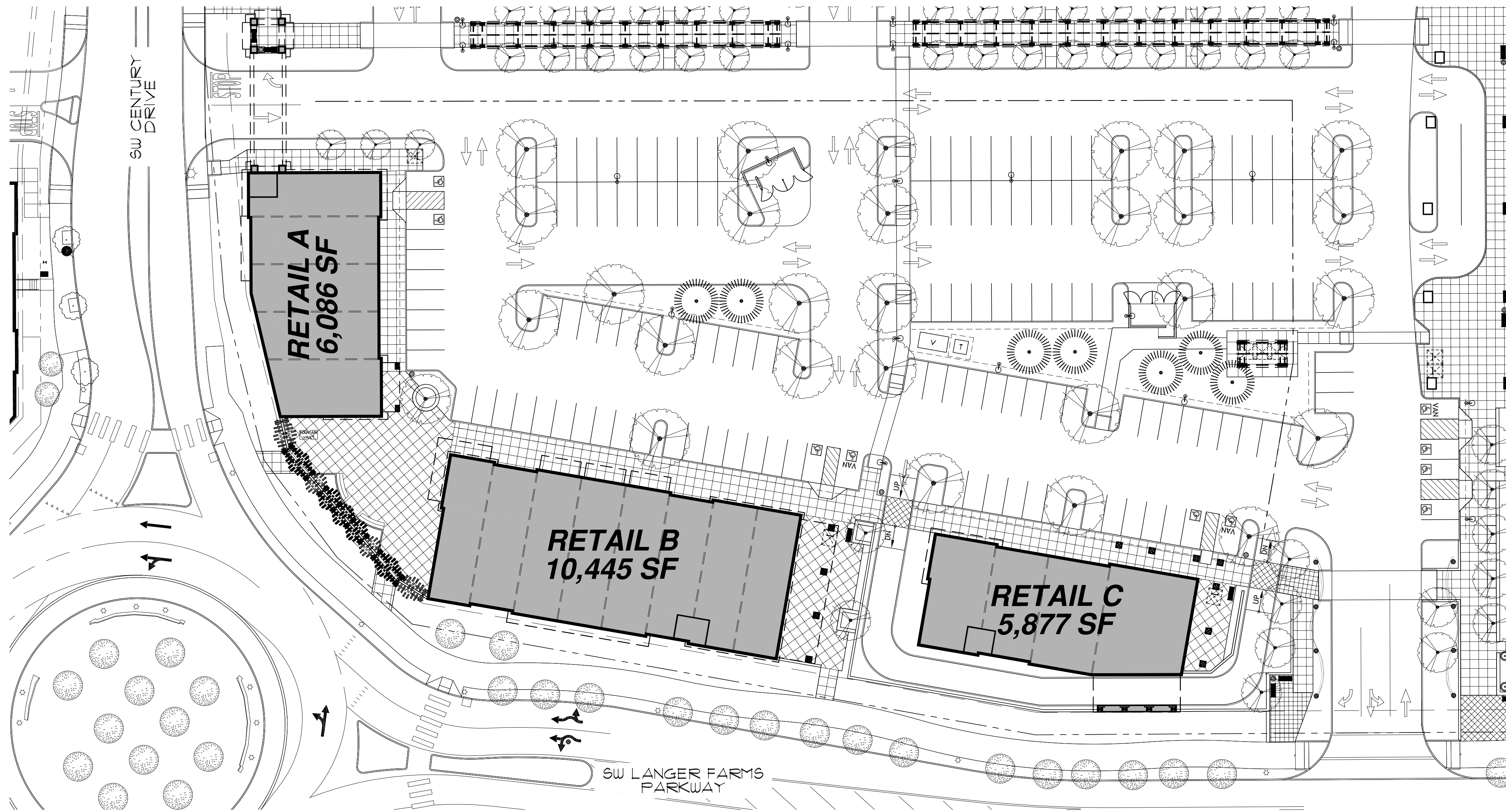
PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

COF
1.1



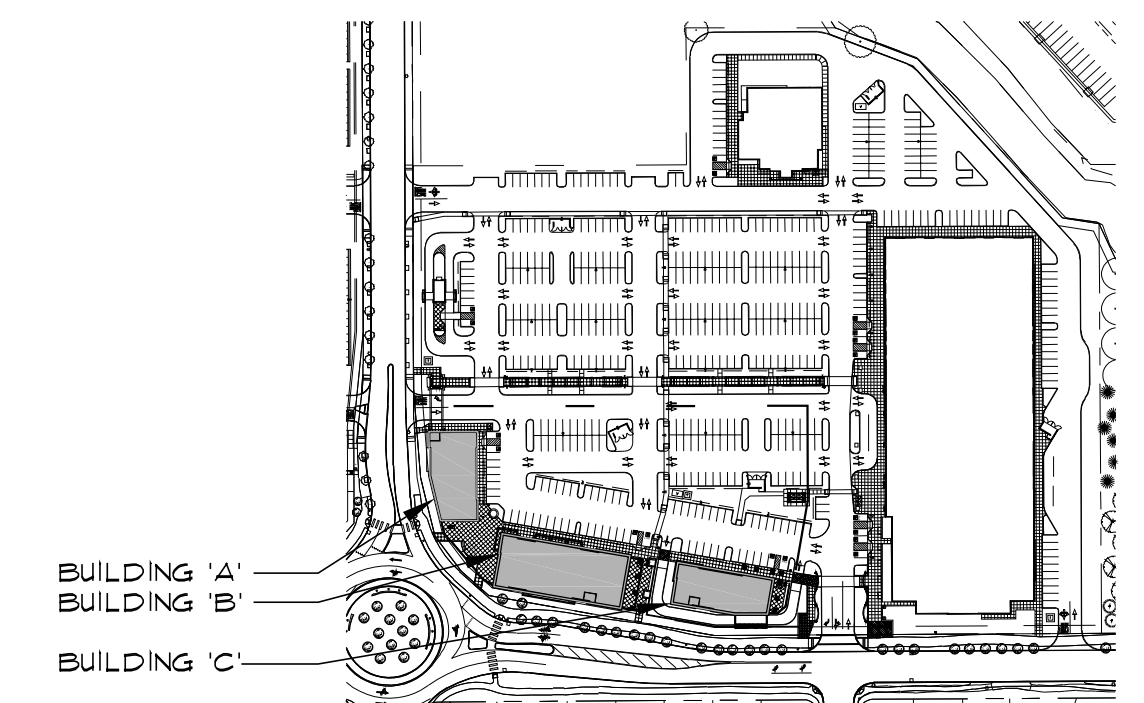
PLAZA SIDE ELEVATION

1" = 20'-0"



PLAZA PLAN

1" = 30'-0"



SITE KEY PLAN
N.T.S.



SW CENTURY DRIVE / SW LANGER FARMS PARKWAY ELEVATION

1" = 20'-0"

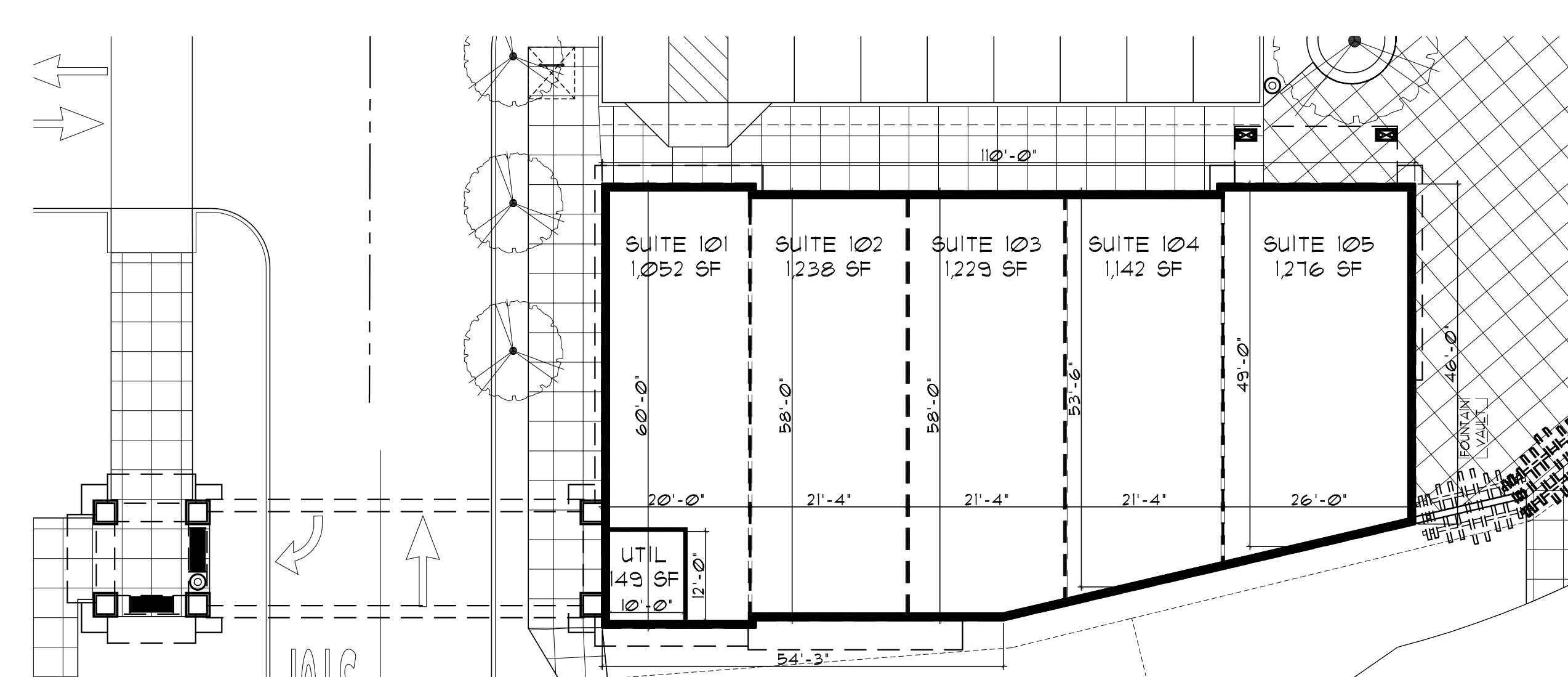
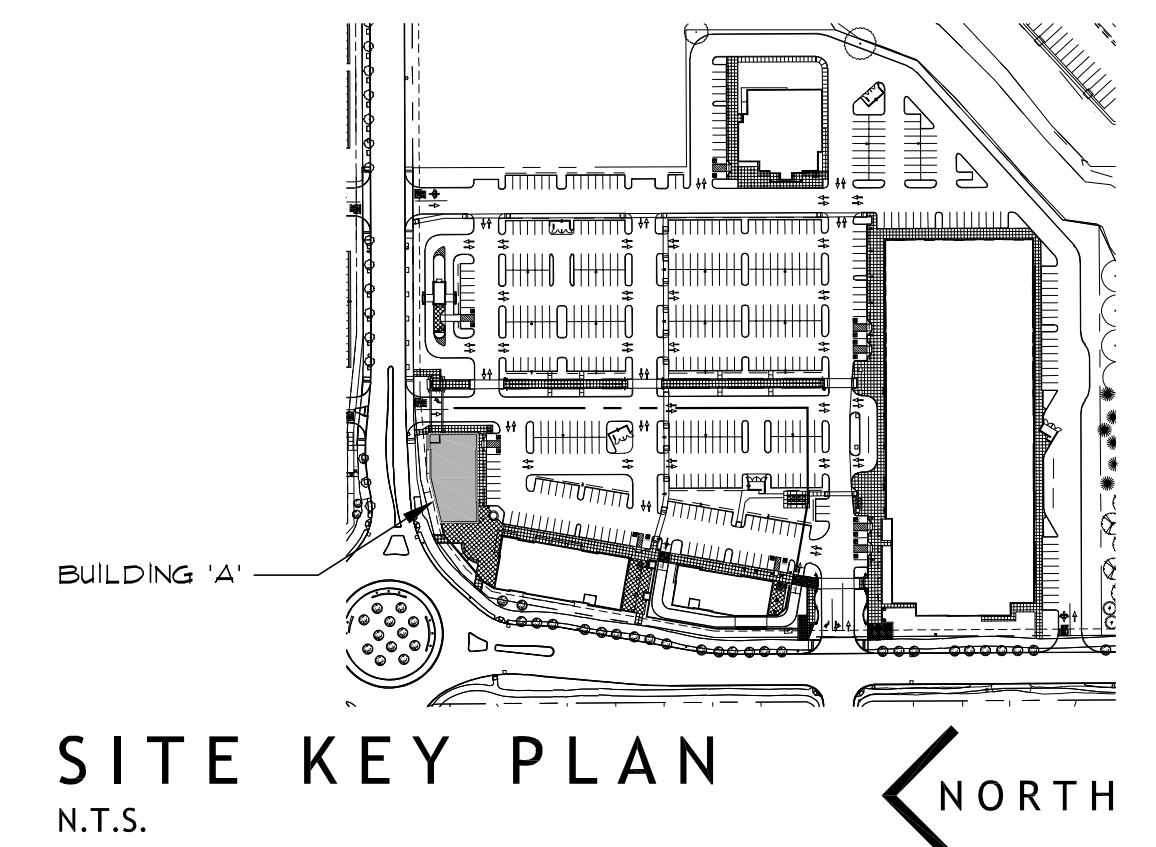
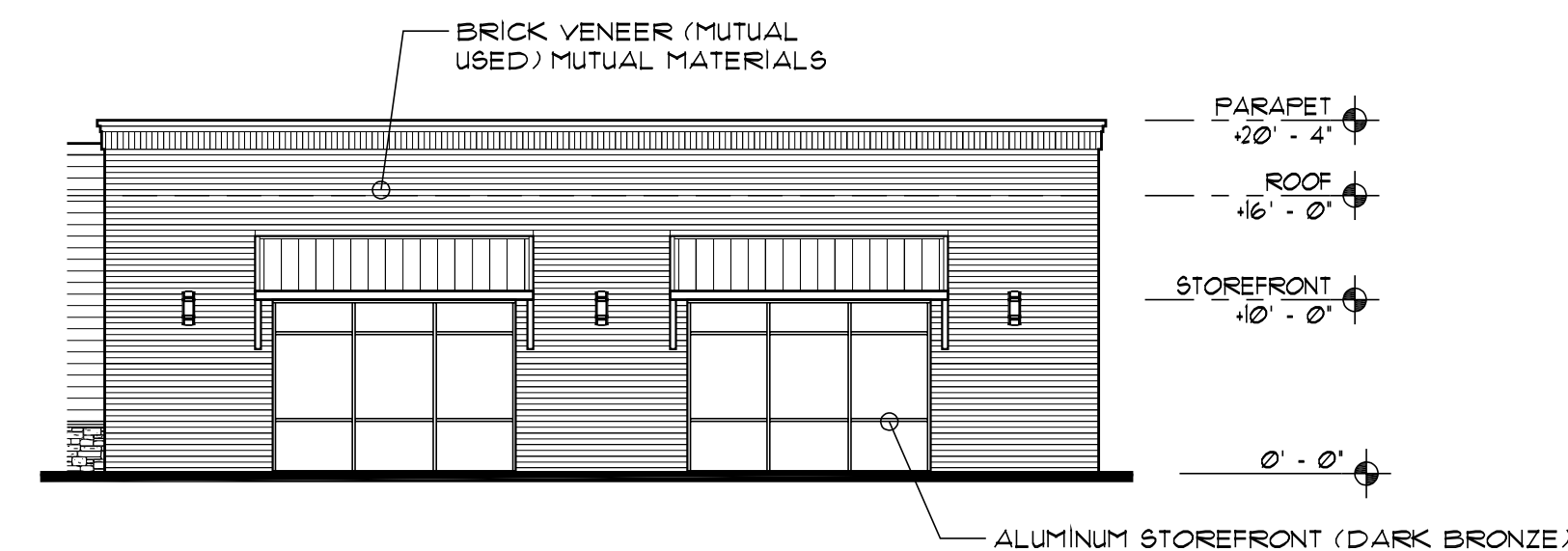
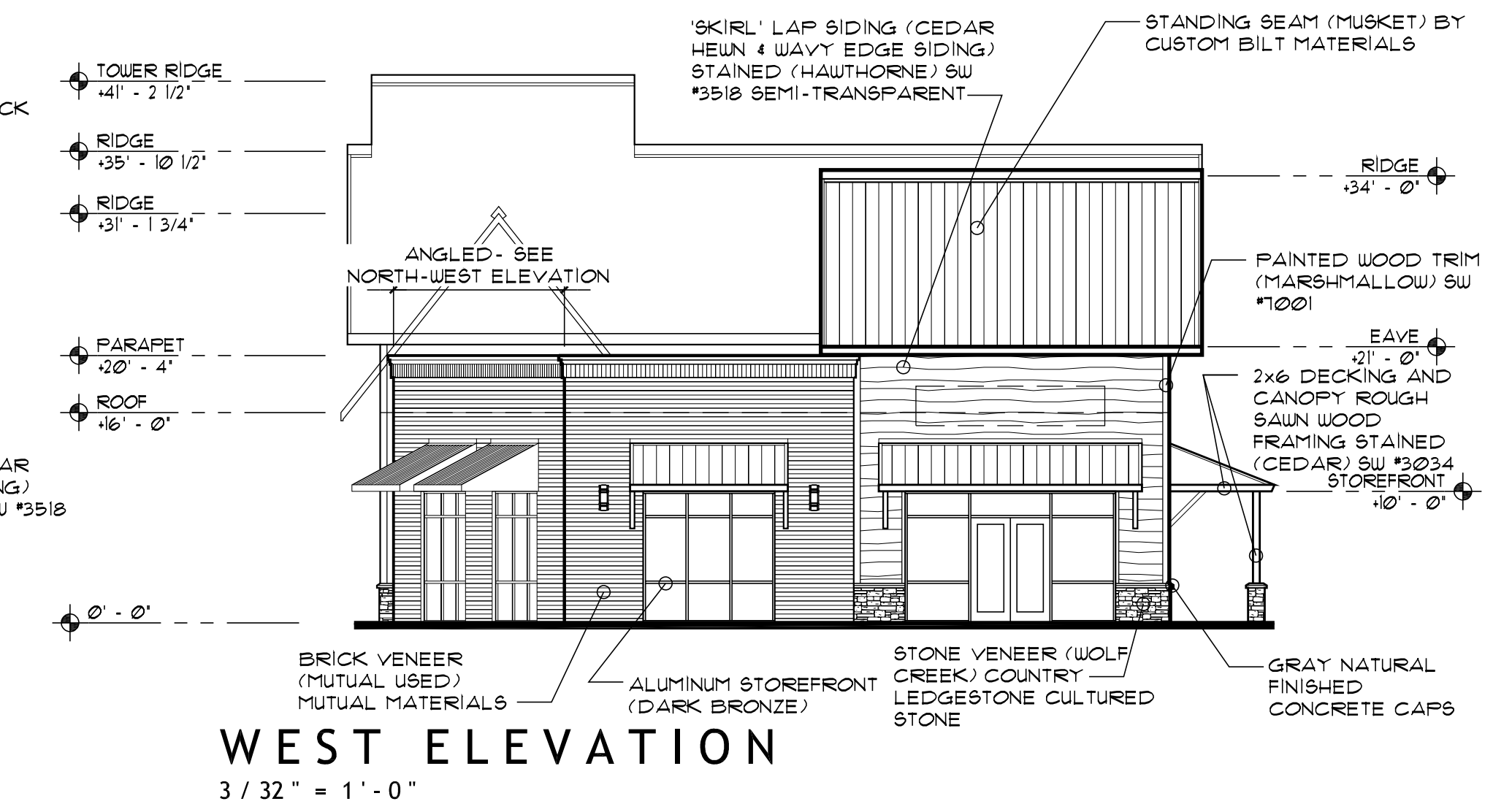
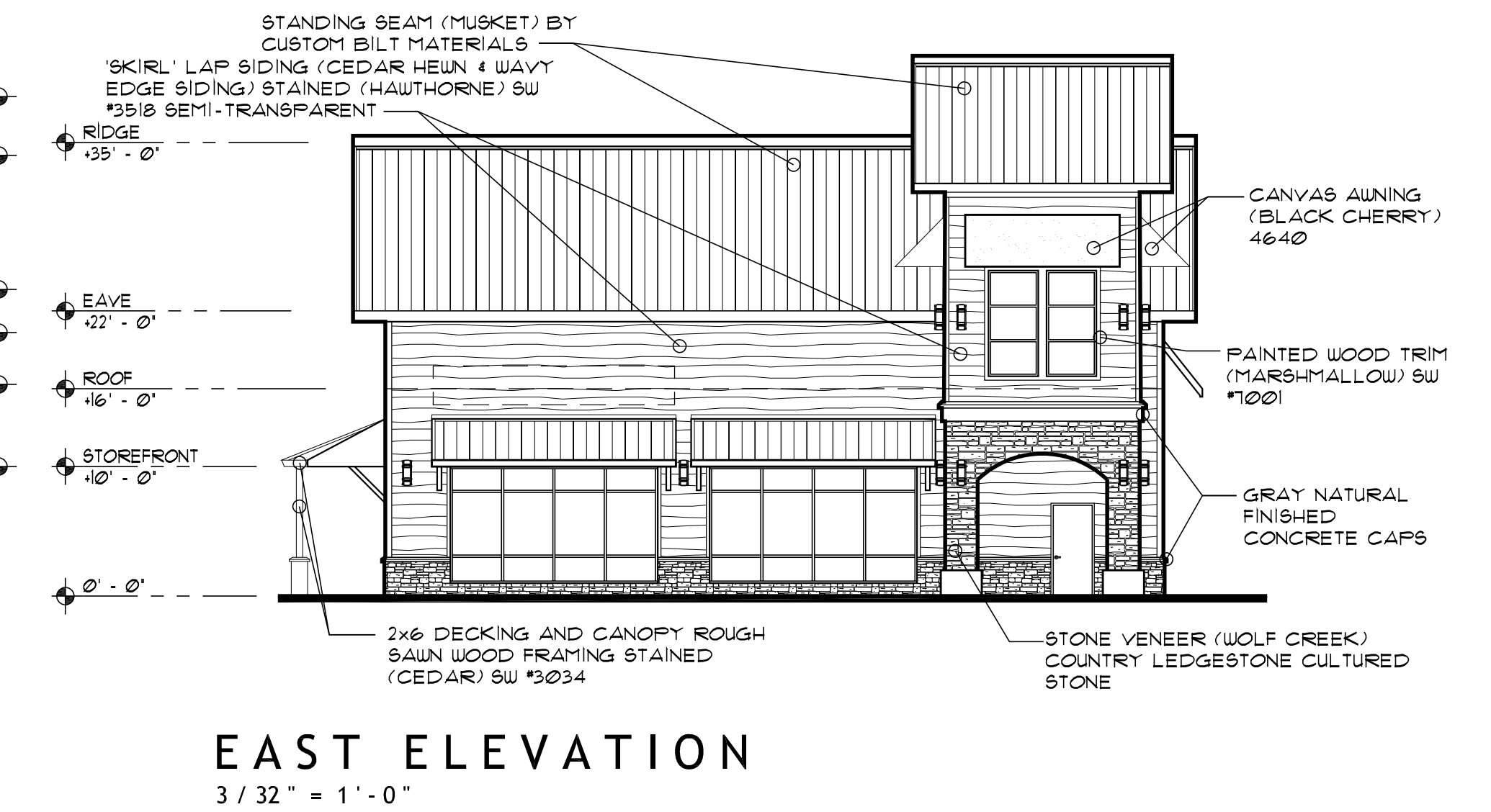
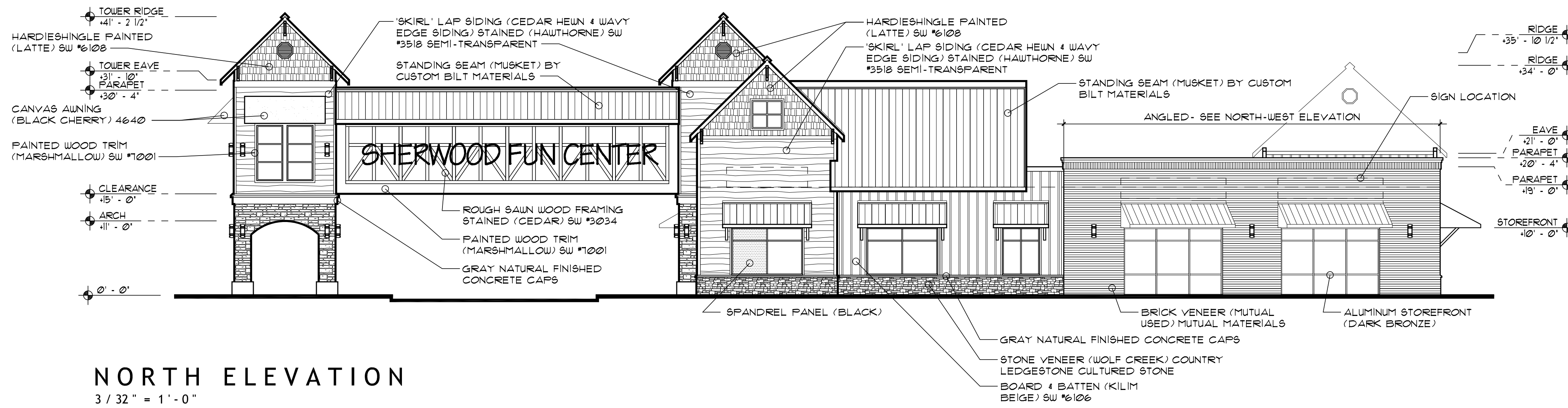
TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 SW HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

PARTIAL SITE PLAN AND COMBINED ELEVATIONS

07-14-2017

LANGER FAMILY LLC

RET
1.1



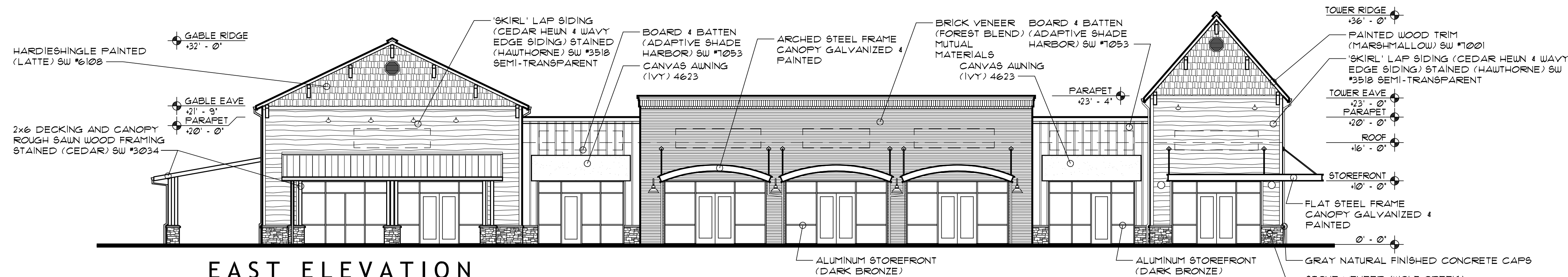
GROSS AREA:	6,086 SF.
UTILITY ROOM:	149 SF.
NET AREA:	5,937 SF.
SUITE 101:	1,052 SF. TENANT
SUITE 102:	1,238 SF. TENANT
SUITE 103:	1,229 SF. TENANT
SUITE 104:	1,142 SF. TENANT
SUITE 105:	1,276 SF. TENANT

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

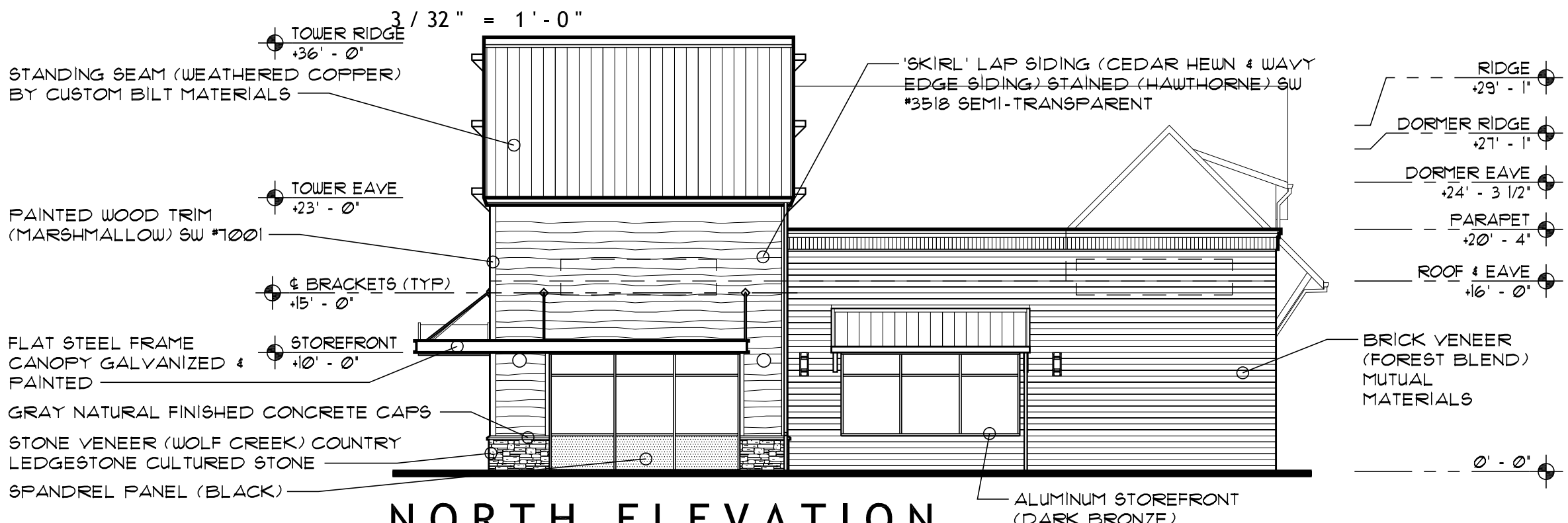
BUILDING A
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

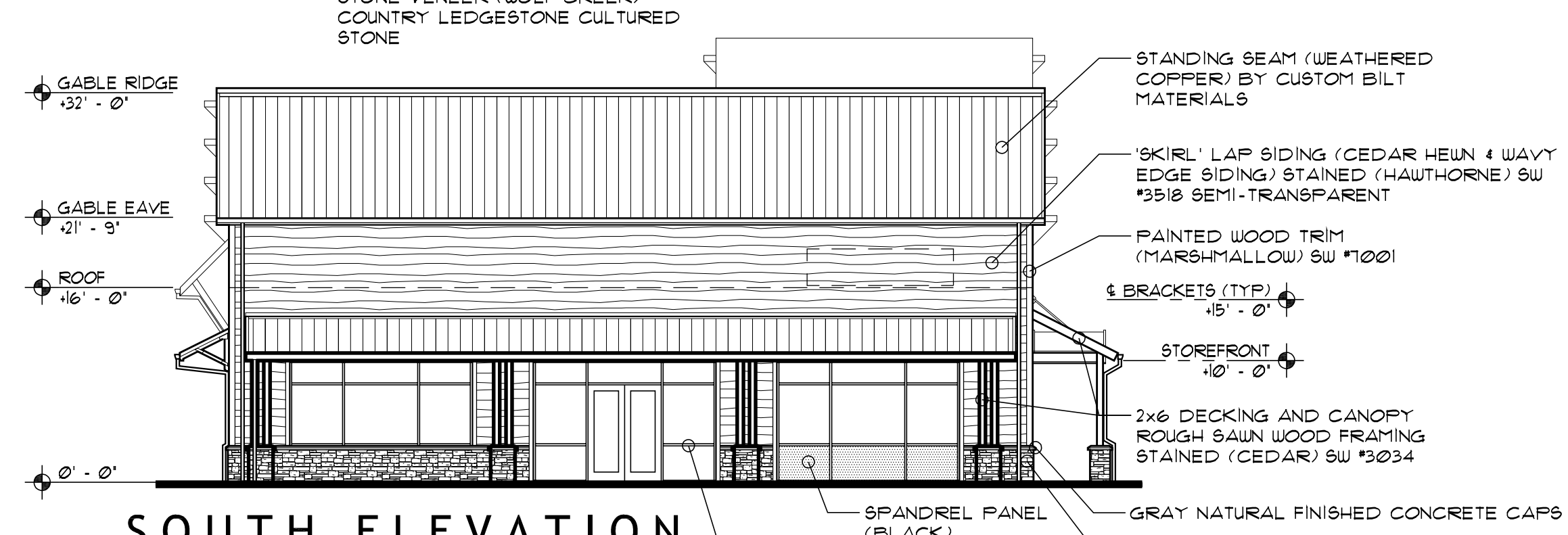
RET 2.1



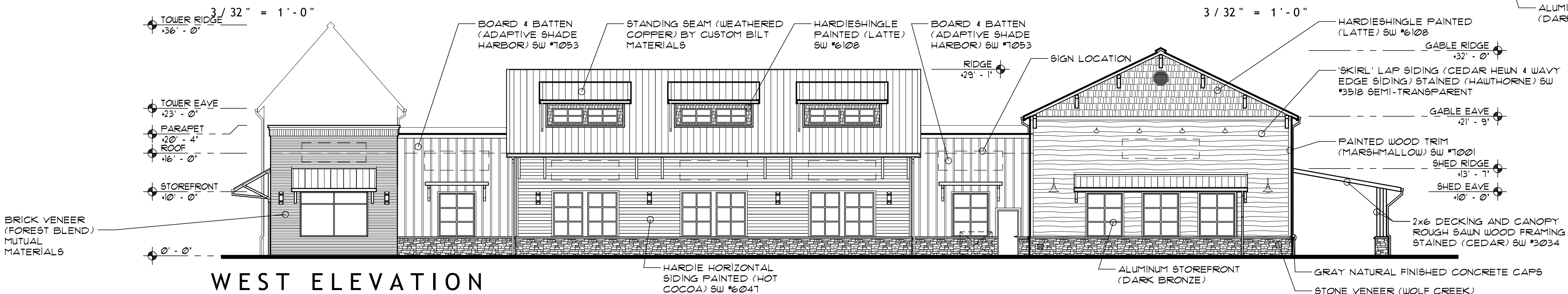
EAST ELEVATION



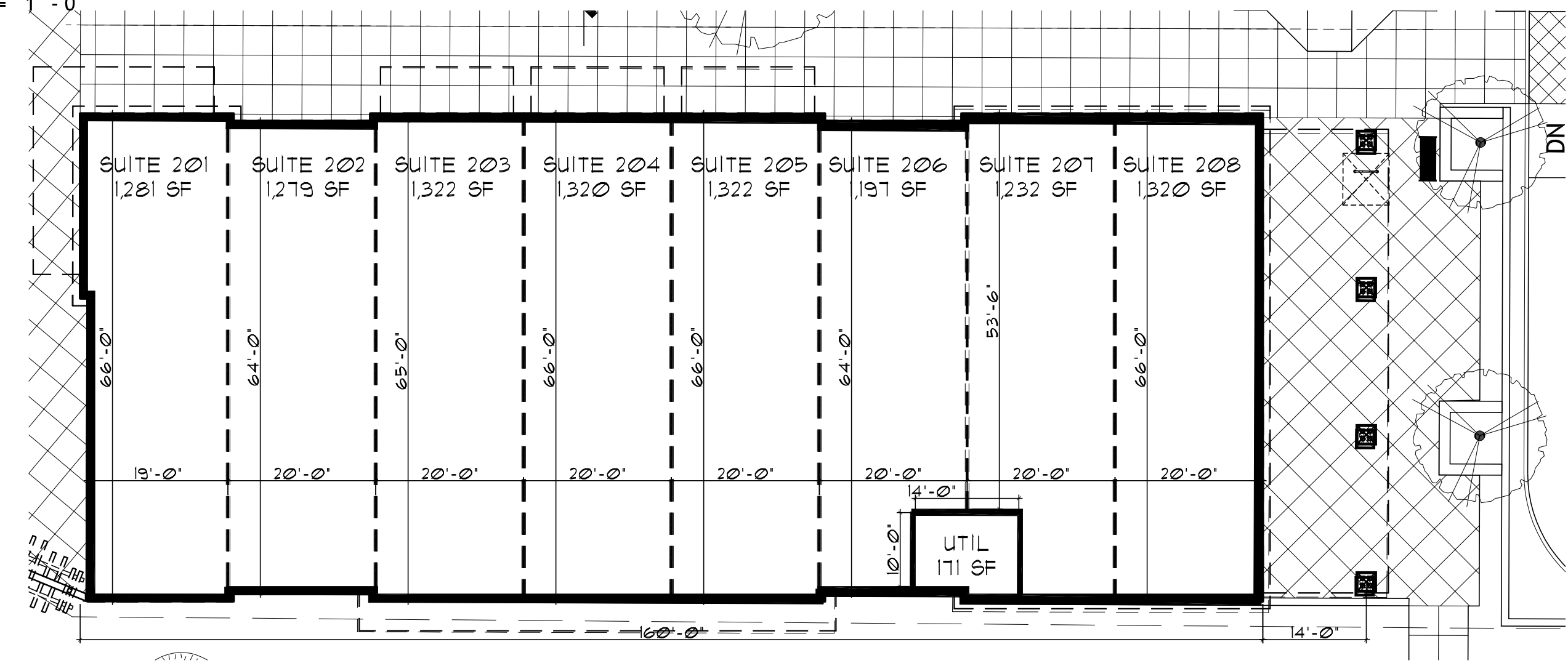
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



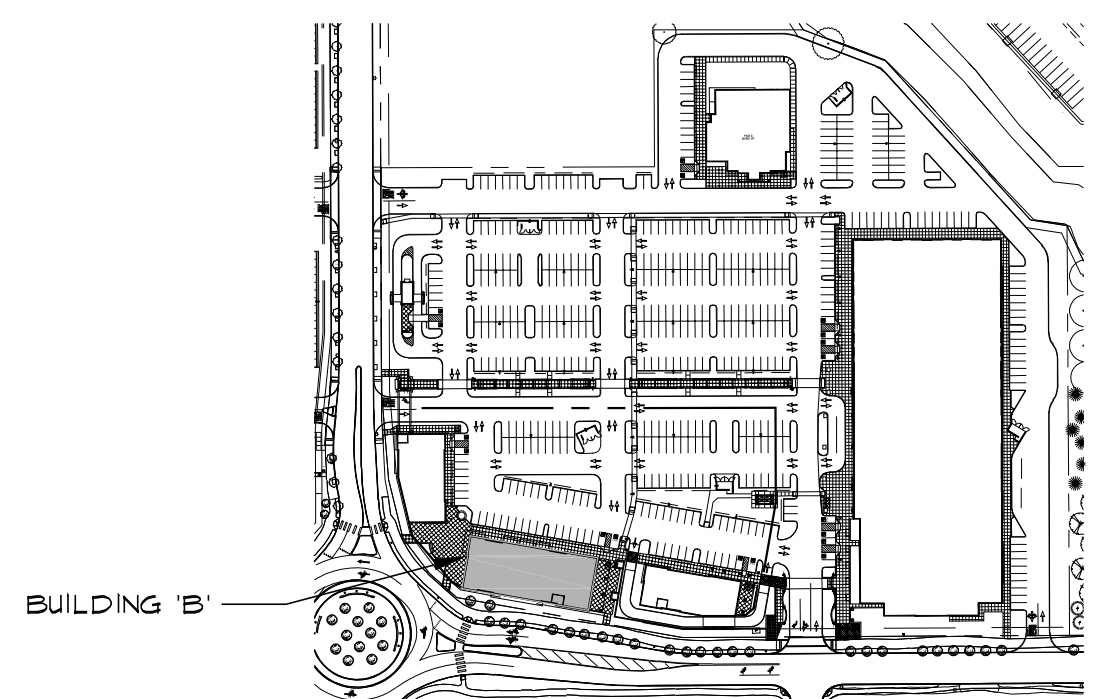
FLOOR AND PLAZA PLAN

1/16" = 1'-0"

BUILDING B

07-14-2017

GROSS AREA:	10,445 SF.
UTILITY ROOM:	171 SF.
NET AREA:	10,274 SF.
SUITE 201:	1,281 SF. TENANT
SUITE 202:	1,279 SF. TENANT
SUITE 203:	1,322 SF. TENANT
SUITE 204:	1,320 SF. TENANT
SUITE 205:	1,322 SF. TENANT
SUITE 206:	1,191 SF. TENANT
SUITE 207:	1,232 SF. TENANT
SUITE 208:	1,320 SF. TENANT



SITE KEY PLAN

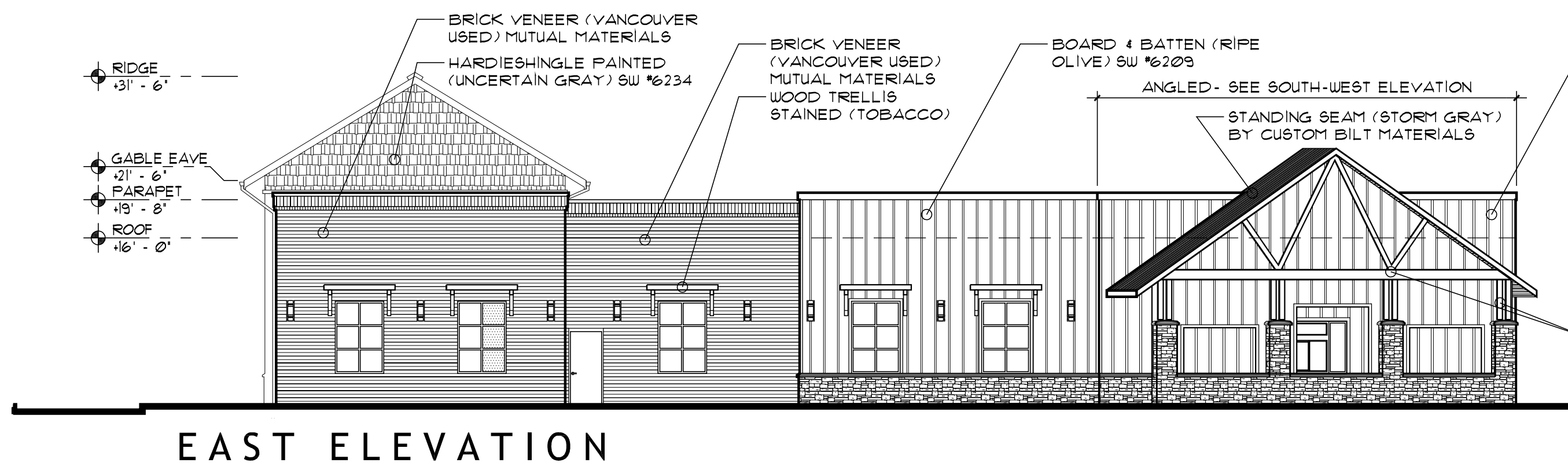
N.T.S.

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

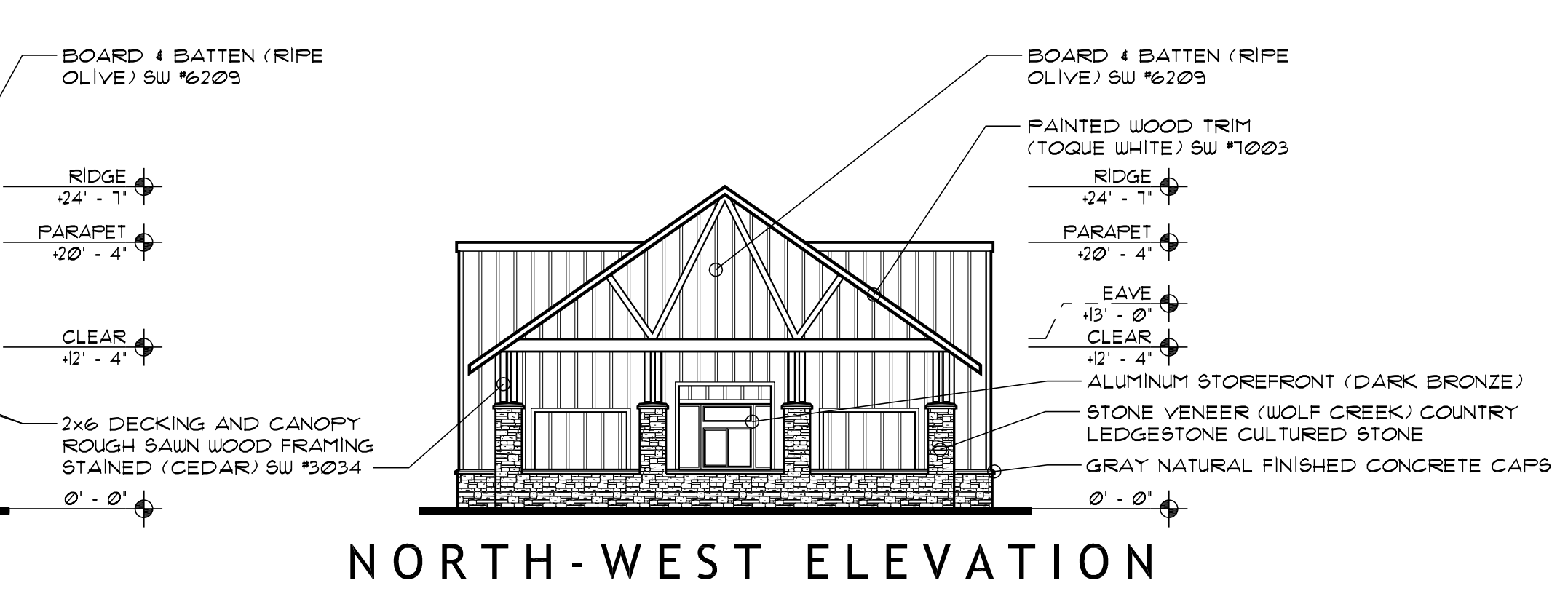
PARKWAY VILLAGE SOUTH

LANGER FAMILY LLC

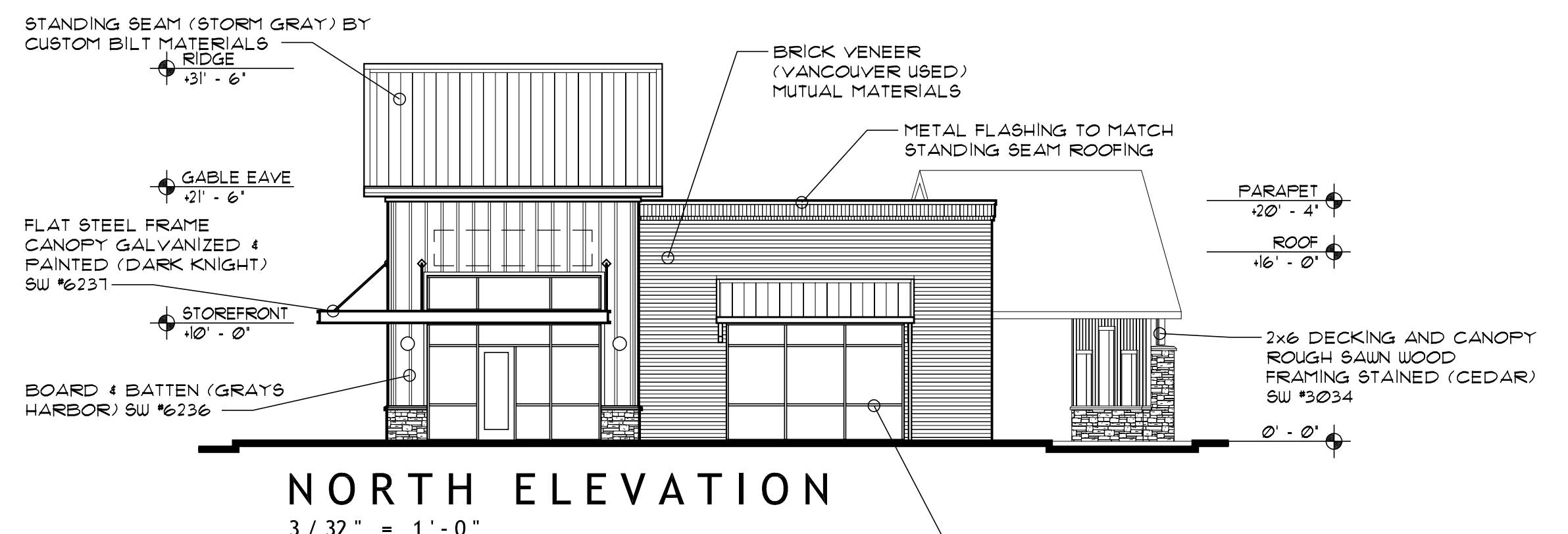
RET 2.2



EAST ELEVATION
3 / 32" = 1' - 0"



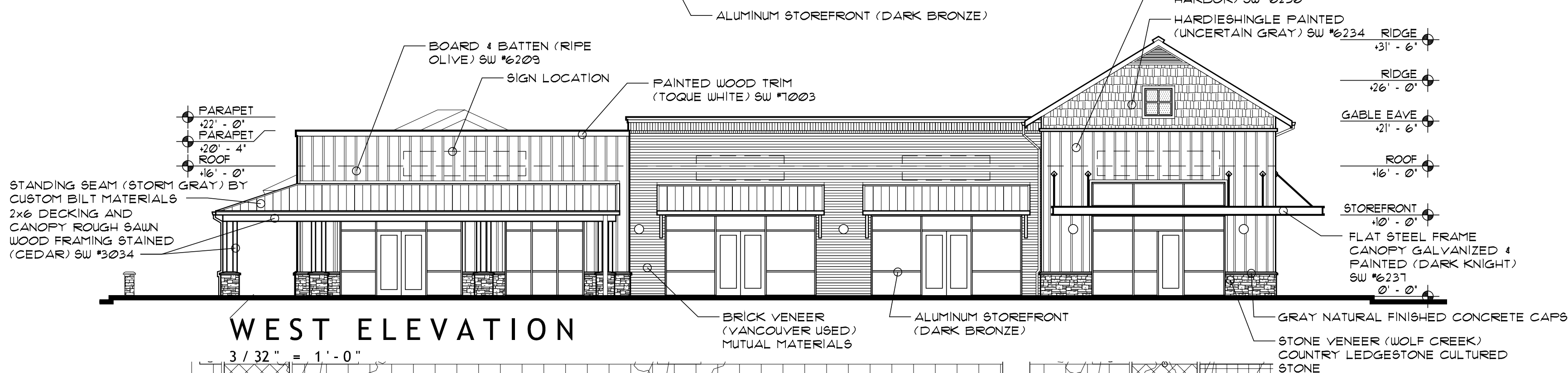
NORTH-WEST ELEVATION
3 / 32" = 1' - 0"



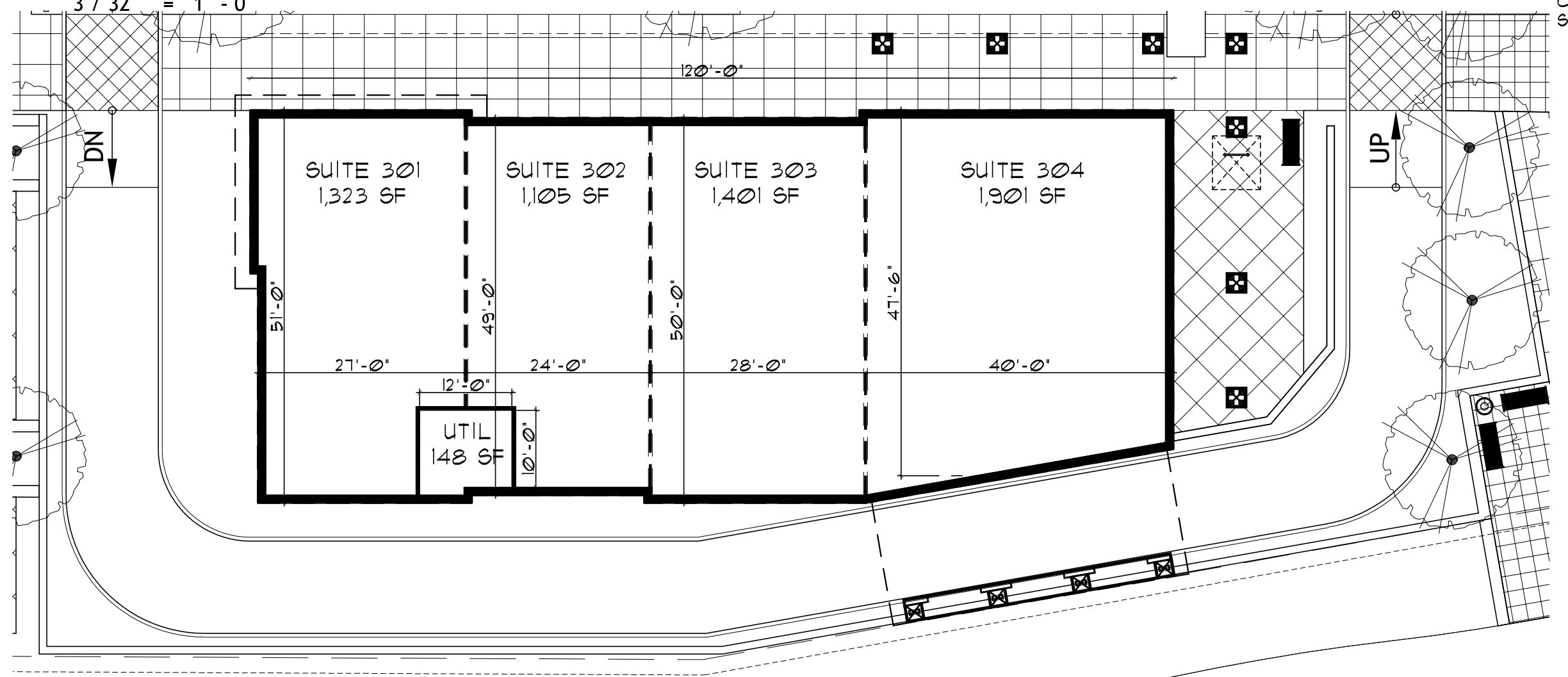
NORTH ELEVATION
3 / 32" = 1' - 0"



SOUTH ELEVATION
3 / 32" = 1' - 0"



WEST ELEVATION
3 / 32" = 1' - 0"

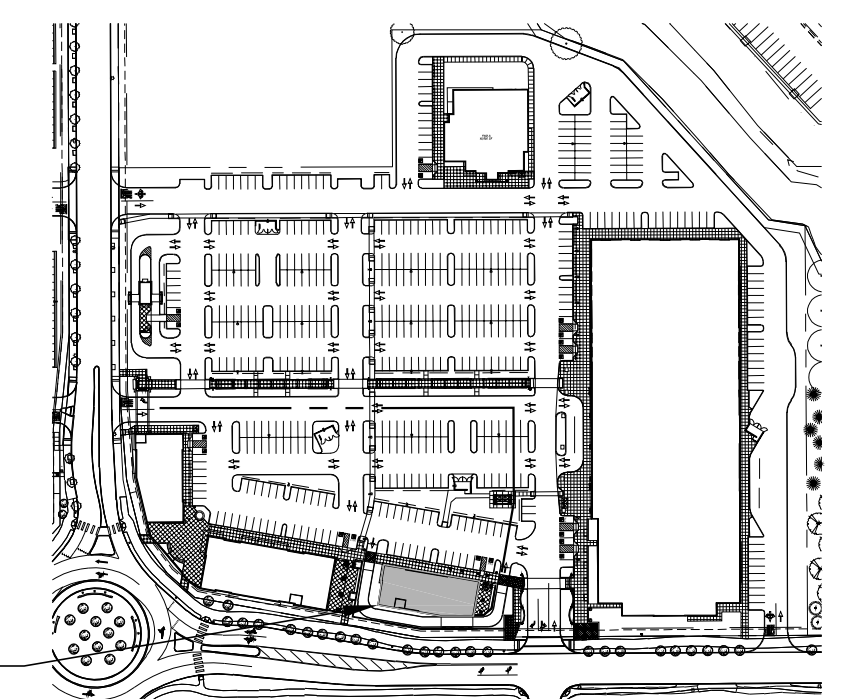


FLOOR AND PLAZA PLAN
1 / 16" = 1' - 0"

BUILDING C

07-14-2017

GROSS AREA:	5,811 SF.
UTILITY ROOM:	141 SF.
NET AREA:	5,730 SF.
SUITE 301:	1,323 SF. TENANT
SUITE 302:	1,105 SF. TENANT
SUITE 303:	1,401 SF. TENANT
SUITE 304:	1,901 SF. TENANT



SITE KEY PLAN

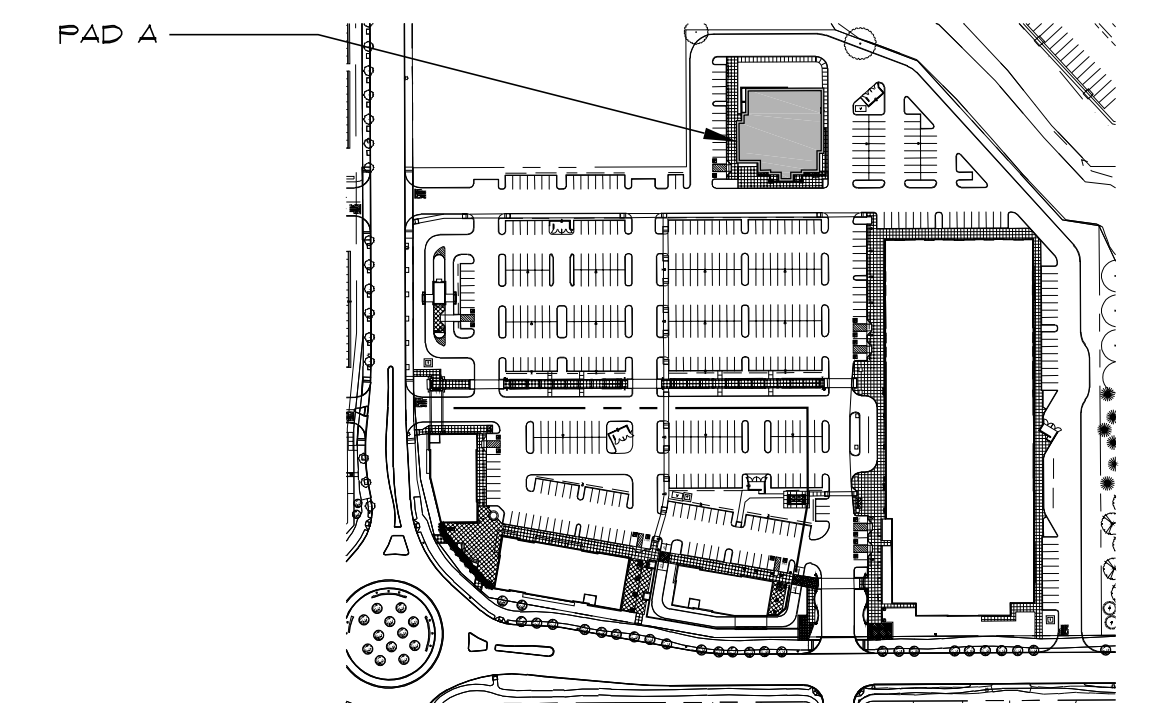
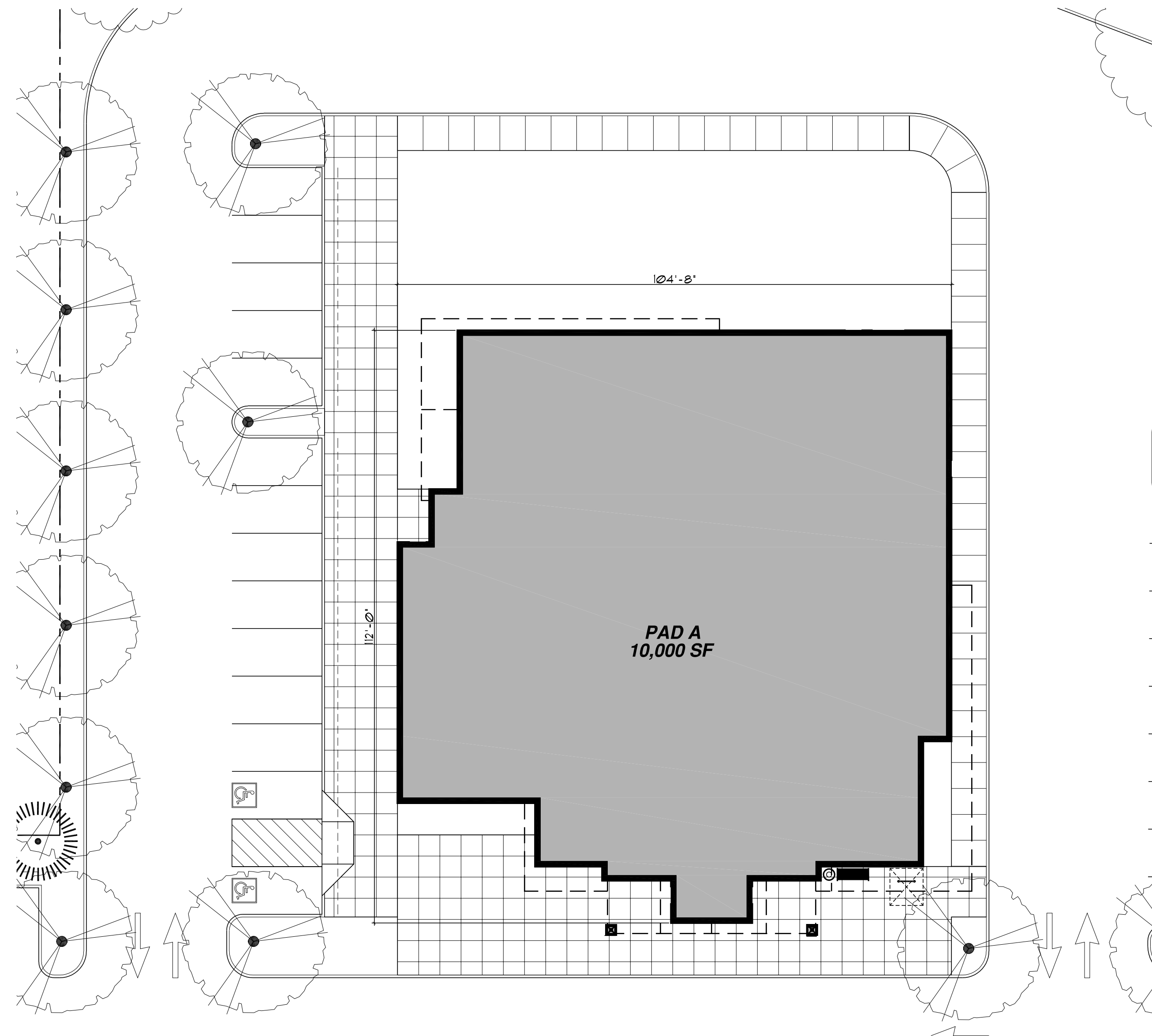
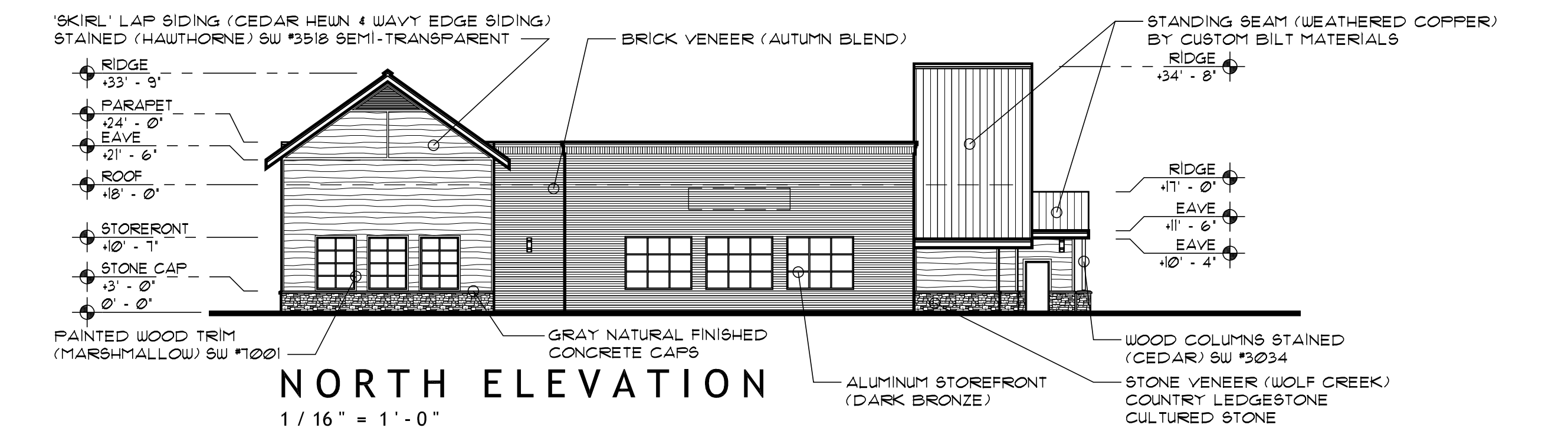
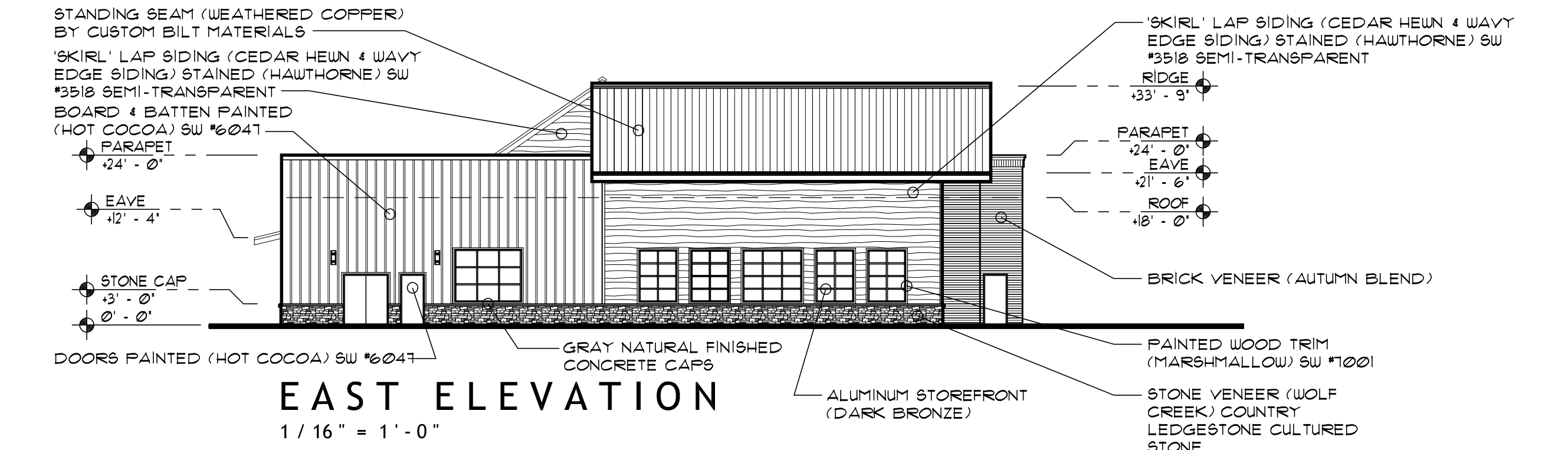
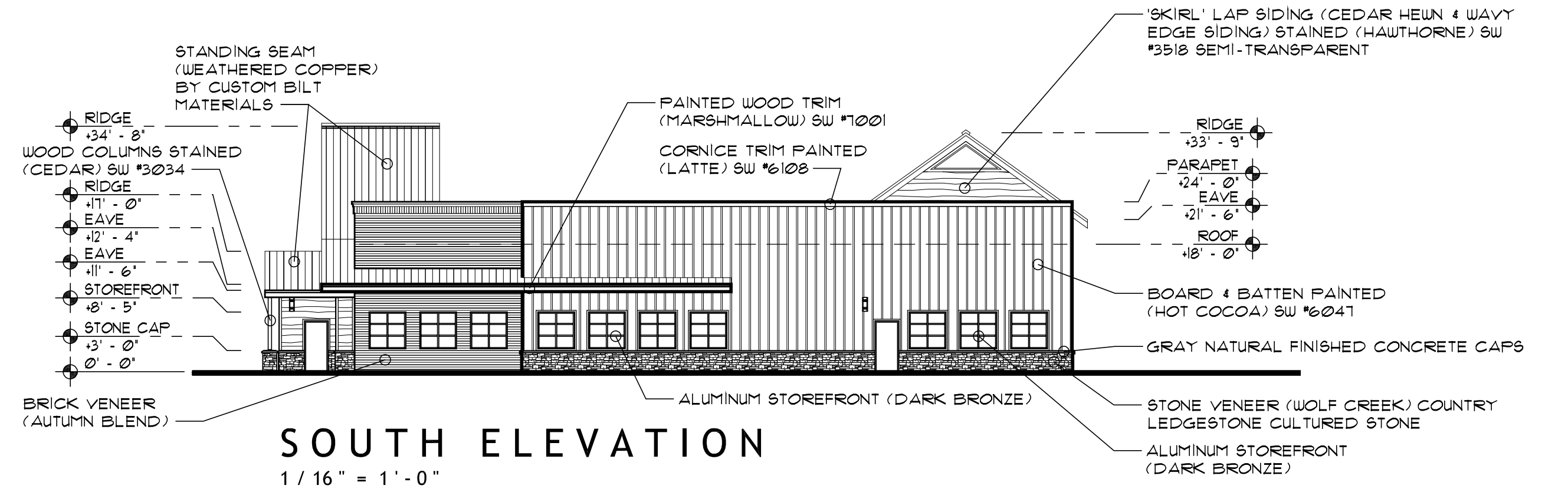
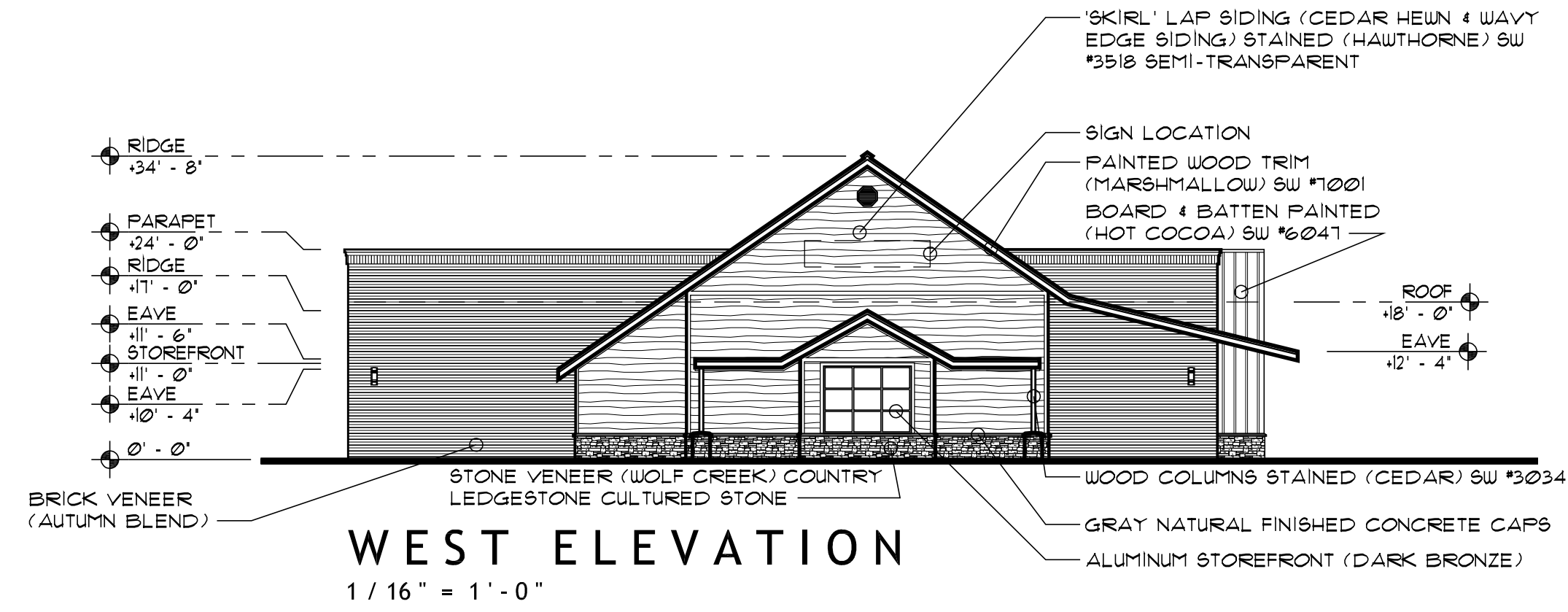
N.T.S.

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 SW HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

PARKWAY VILLAGE SOUTH

LANGER FAMILY LLC

RET 2.3



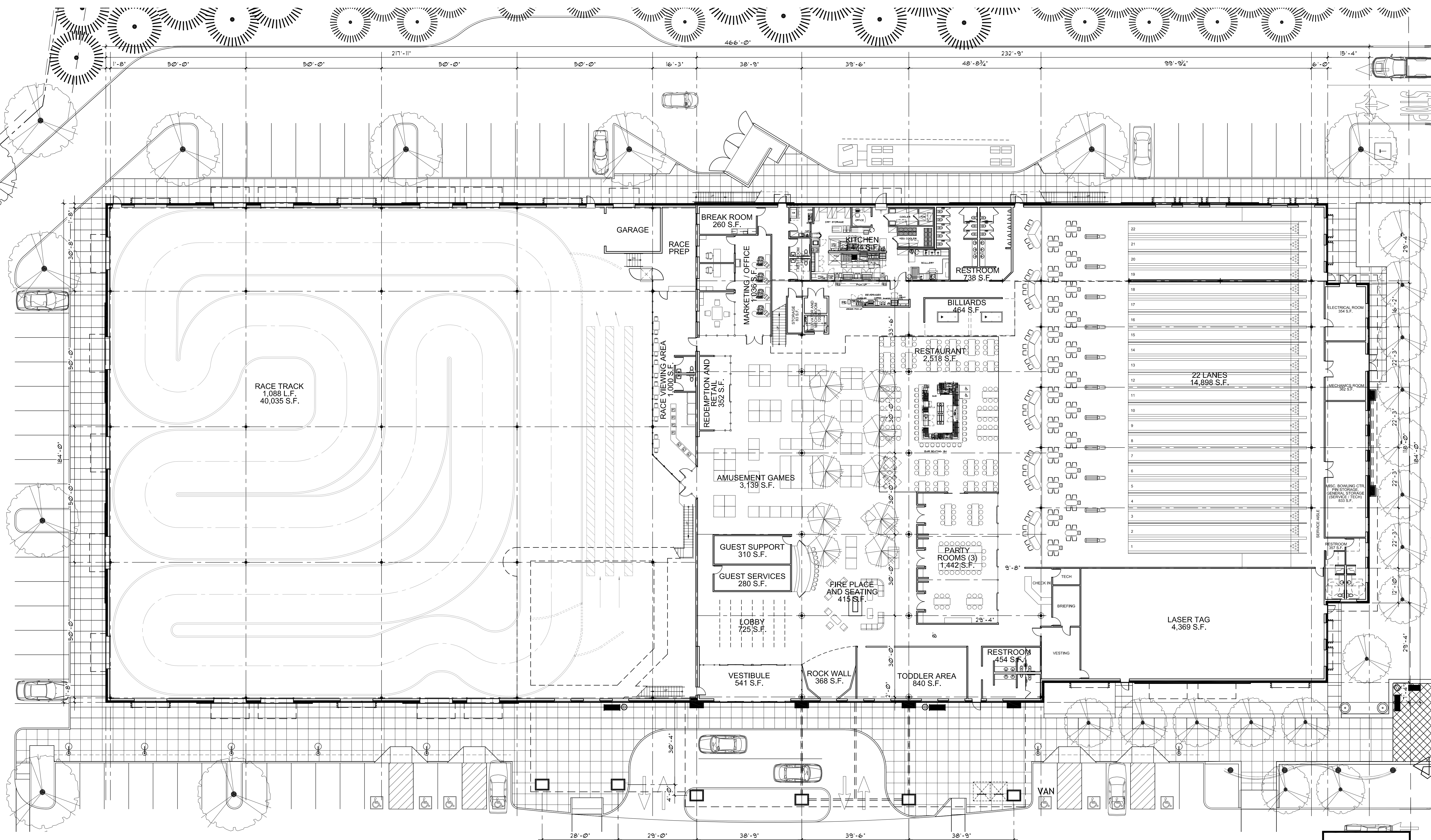
TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

FLOOR AND PLAZA PLAN
1/16" = 1'-0"

PAD A
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

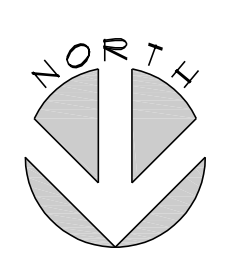
PAD
1.1



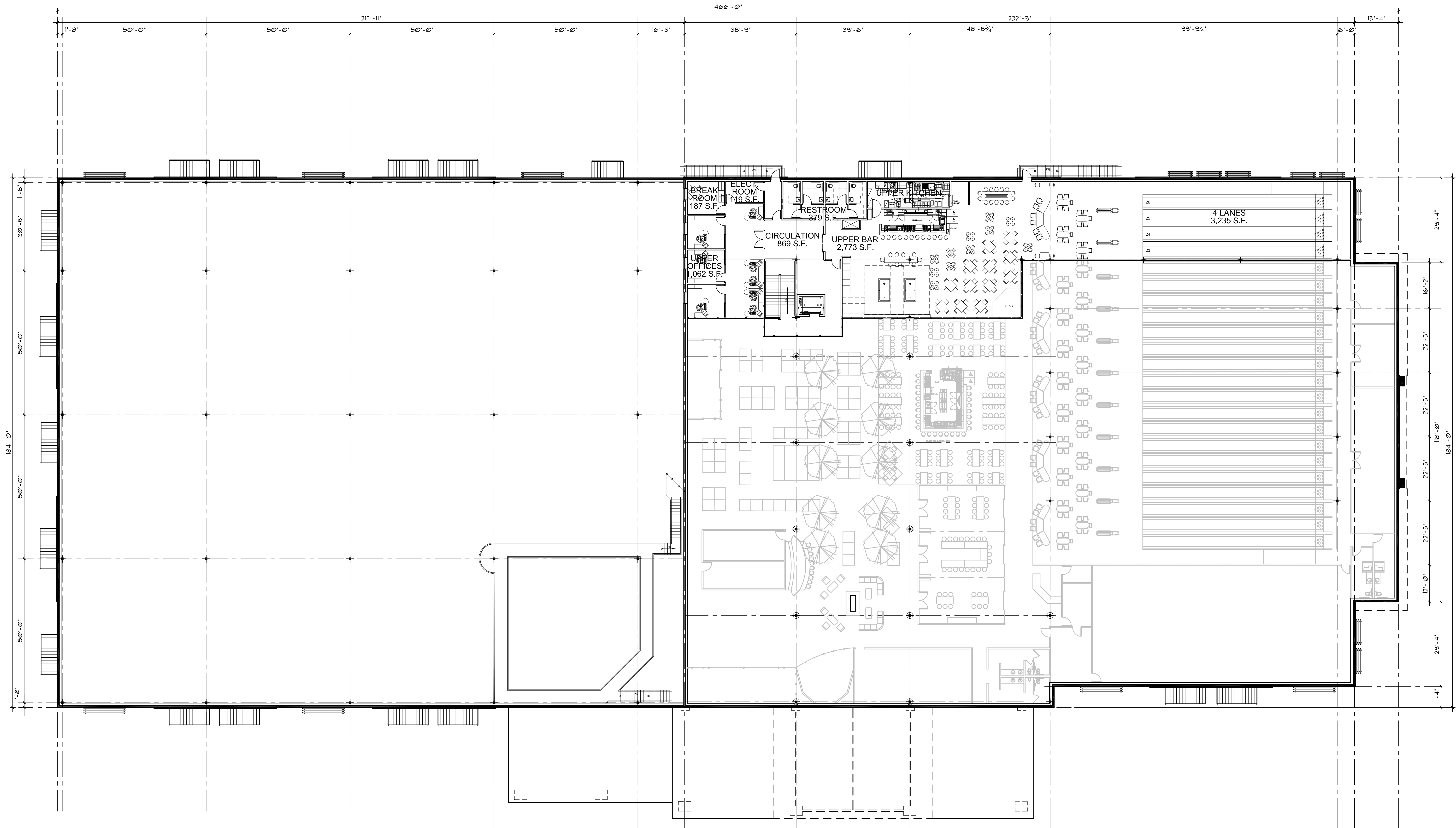
TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

FIRST FLOOR PLAN
07-14-2017 1/16" = 1'-0" 83,964 S.F.

FAMILY FUN CENTER
LANGER FAMILY LLC



FEC
2.1



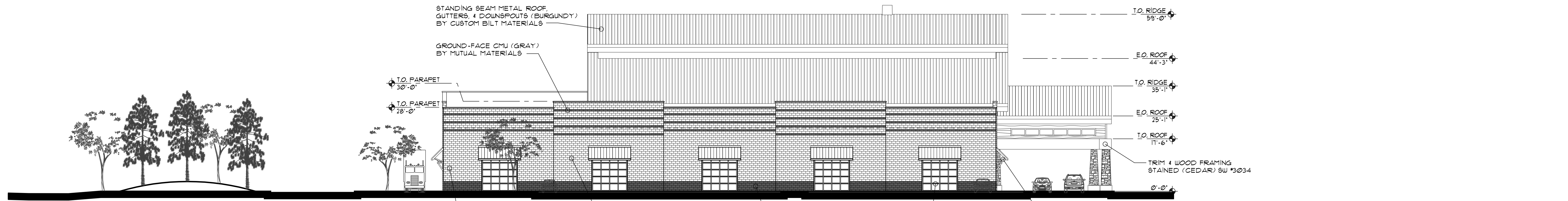
TILAND / SCHMIDT ARCHITECTS, P.C.
 3611 S.W. HOOD AVE.
 SUITE 200
 PORTLAND, OR 97239
 (503) 220-8511
 FAX (503) 220-8518

MEZZANINE FLOOR PLAN
 07-14-2017 1/16" = 1'-0" 8,935 S.F.

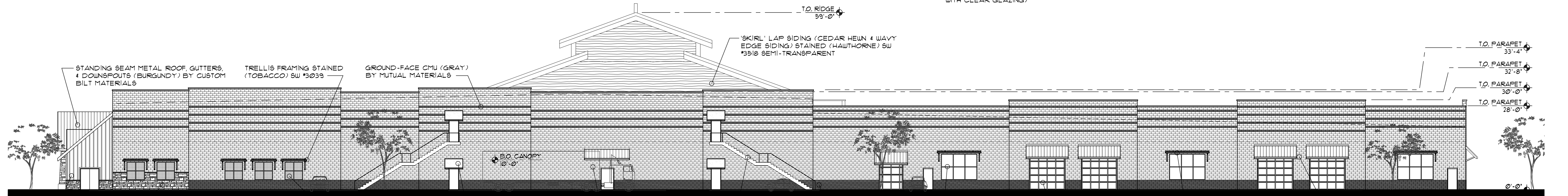
FAMILY FUN CENTER
 LANGER FAMILY LLC



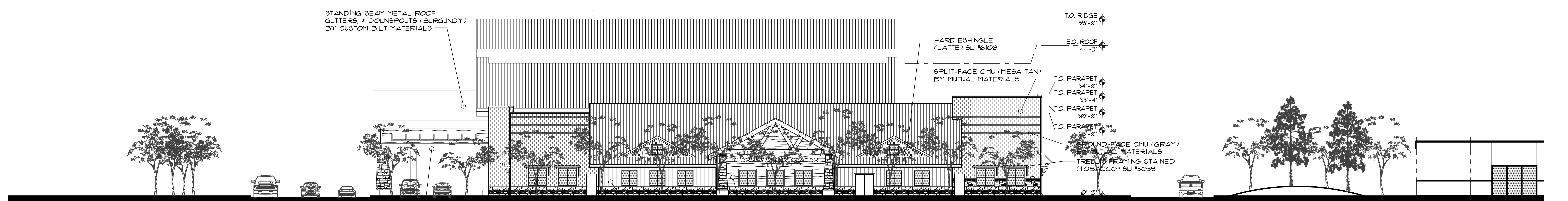
FEC
2.2



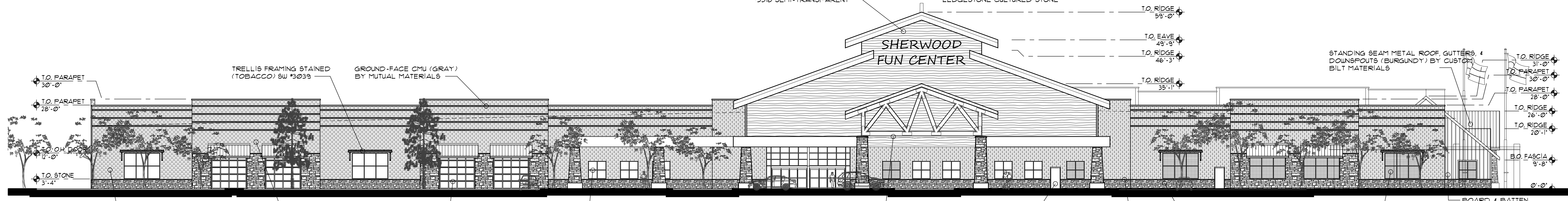
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



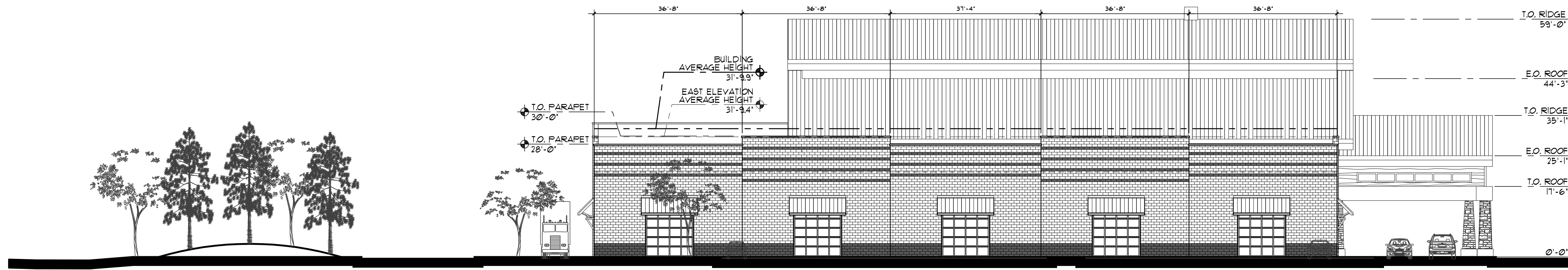
NORTH ELEVATION
EXTERIOR ELEVATIONS

FAMILY FUN CENTER
LANGER FAMILY LLC

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

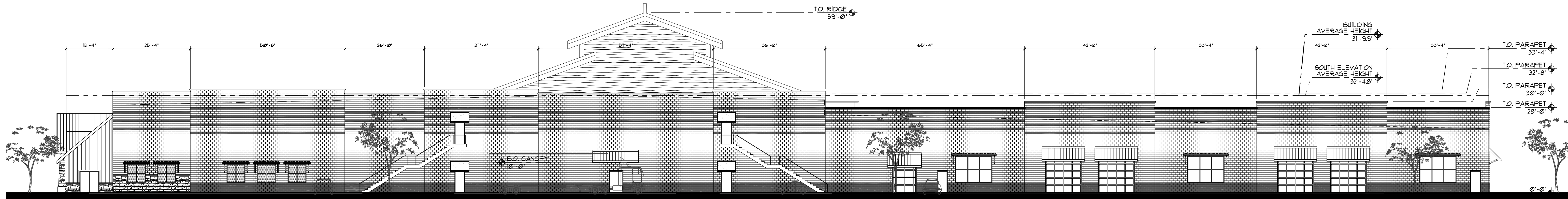
07-14-2017 1/16" = 1'-0"

FEC
6.0



EAST ELEVATION

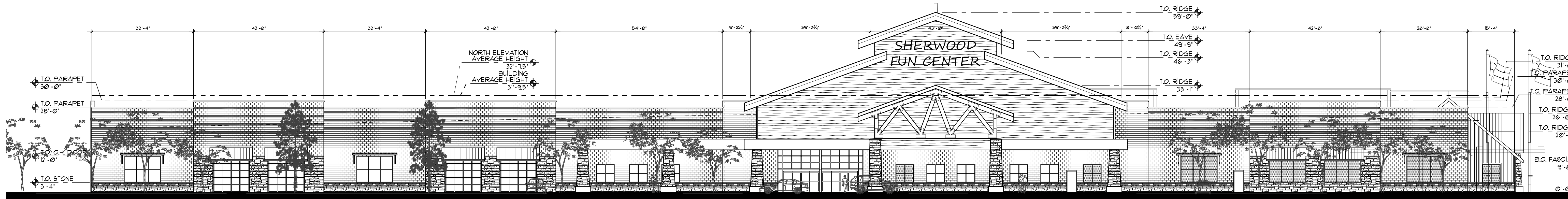
ELEVATION FACE	AVERAGE HEIGHT
EAST ELEVATION:	29'-9.6"
SOUTH ELEVATION:	31'-9.4"
WEST ELEVATION:	31'-10.8"
NORTH ELEVATION:	32'-7.5"
OVERALL BUILDING:	31'-9.9"



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

AVERAGE EXTERIOR ELEVATION HEIGHT EXHIBIT FAMILY FUN CENTER
07-14-2017 1/16" = 1'-0" LANGER FAMILY LLC

FEC
6.0A

SITE DATA
SEE: CITY OF SHERWOOD MUNICIPAL CODE - SECTION 16.94.020, FOR PARKING RATIOS.

BUILDING	AREA	PARKING RATIO (PER 1,000 S.F.)		PARKING STALLS			BICYCLE PARKING (TABLE 4)
		MIN	MAX	MIN	5 PER	MAX	
FUN CENTER:		4.3	5.4	228	265	286	16
FIRST FLOOR:	43,929 S.F.						
SECOND FLOOR:	8,935 S.F.						
RACING:	40,035 S.F.	ASSUMED 40		40	40	40	2
COMBINED FUN CENTER AND RACING:	92,899 S.F.	4.3	5.4	268	305	326	18
BUILDING A - RETAIL:	6,086 S.F.	4.1	5.1	25	31	32	2
BUILDING B - RETAIL:	10,445 S.F.	4.1	5.1	43	53	54	3
BUILDING C - RETAIL:	5,877 S.F.	4.1	5.1	25	30	30	2
PAD A:	10,000 S.F.	4.1	5.1	41	50	51	3
COFFEE KIOSK:	392 S.F.	1 PER 101 S.F.	4	4	4	1	1
TOTAL BUILDING AREA:	125,699 S.F.			406	473	497	TOTAL: 29
BUILDING COVERAGE, OVERALL (116,764 S.F.):	22.32%	OVERALL RATIO:	3.23	3.76	3.95	PROVIDED:	56
PARKING, FUN CENTER:	352 STALLS	3.8 PER 1,000 S.F.	(92,899 S.F.) - GROSS				
PARKING, RETAIL:	135 STALLS	4.1 PER 1,000 S.F.	(32,800 S.F.)				
PARKING, TOTAL:	487 STALLS	3.9 PER 1,000 S.F.	(125,699 S.F.)				



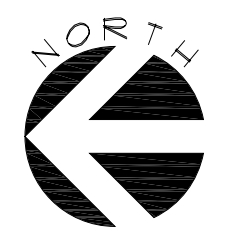
TILAND / SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

07-14-2017

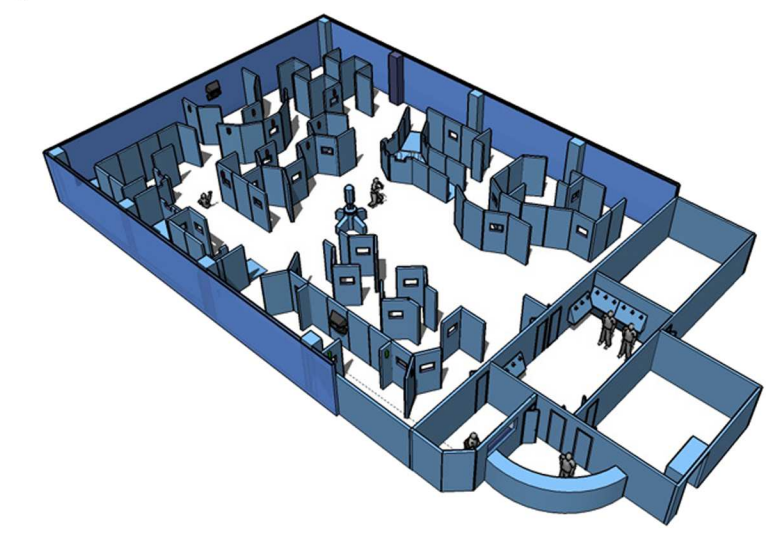
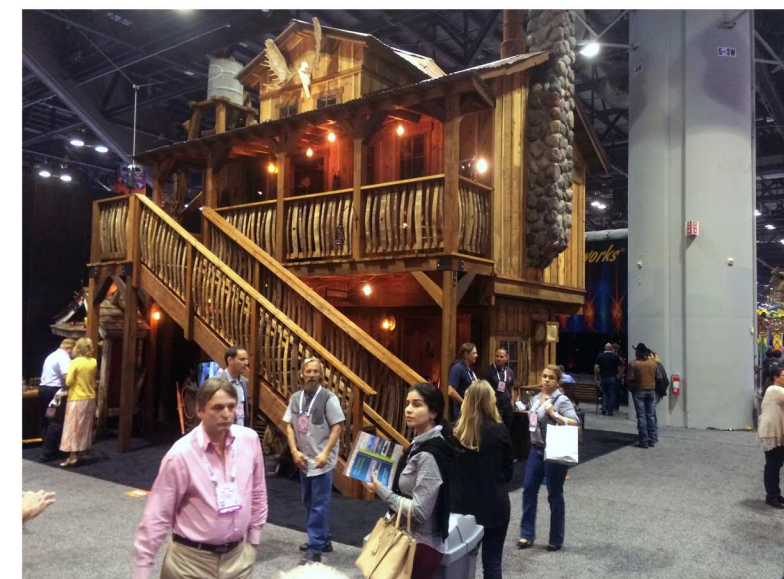
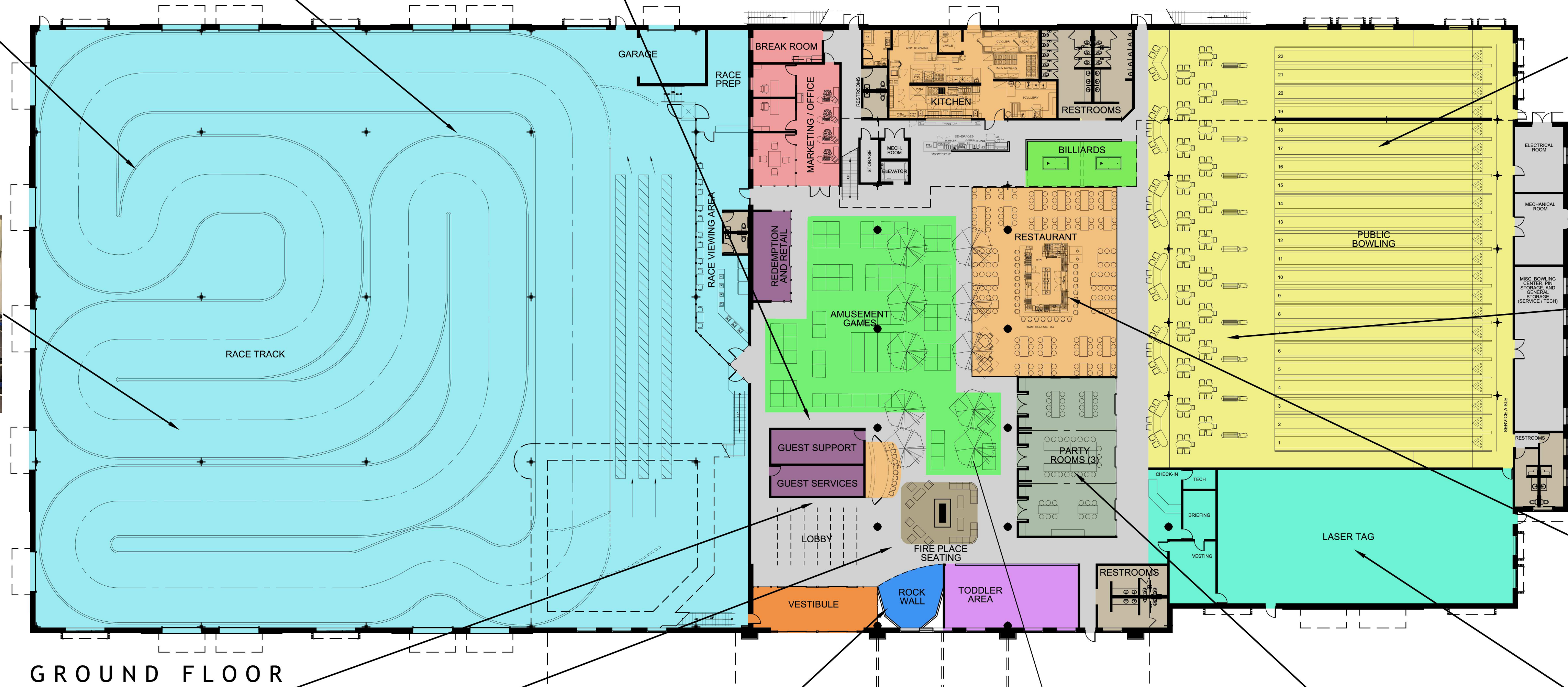
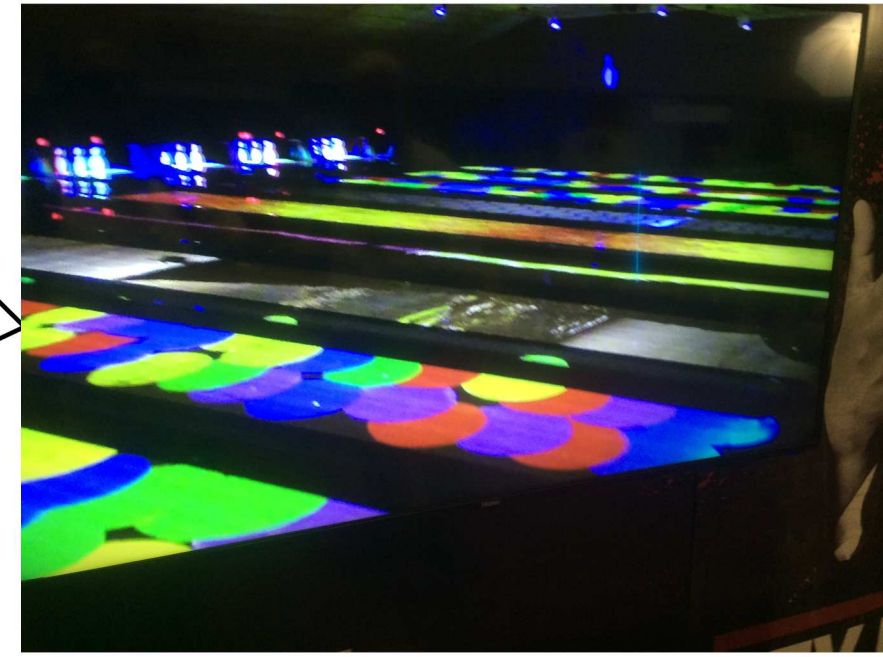
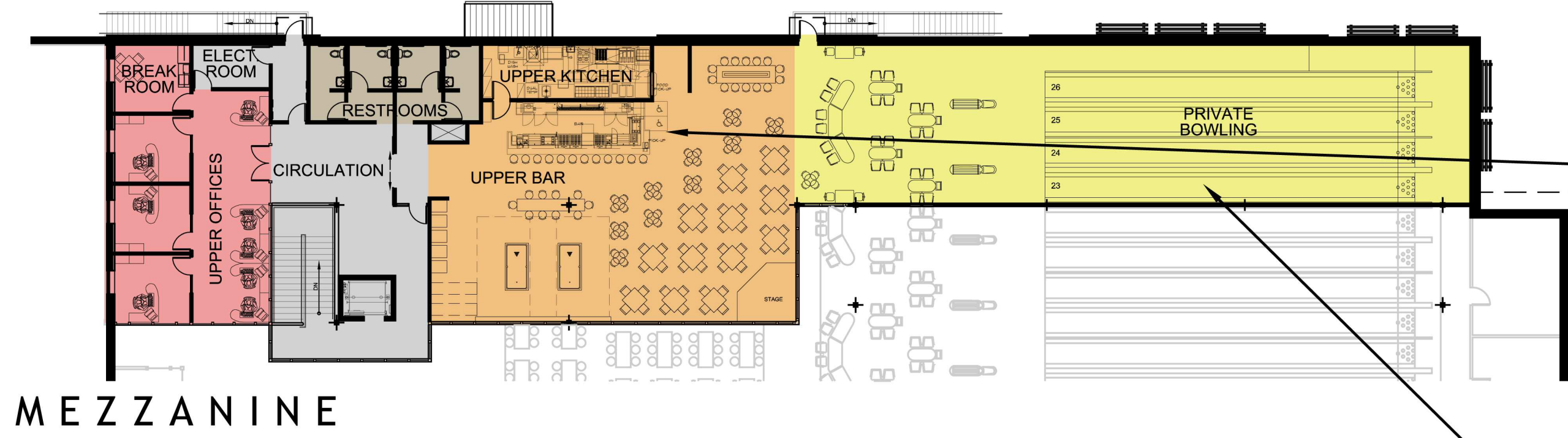
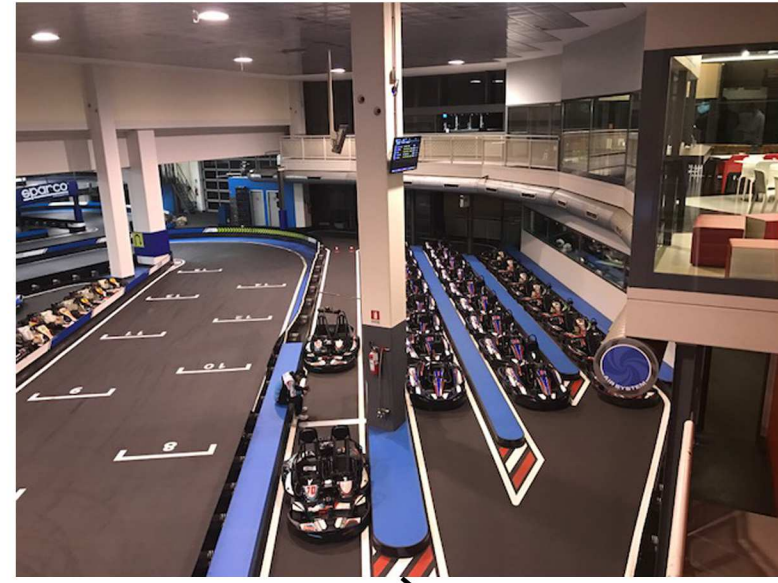
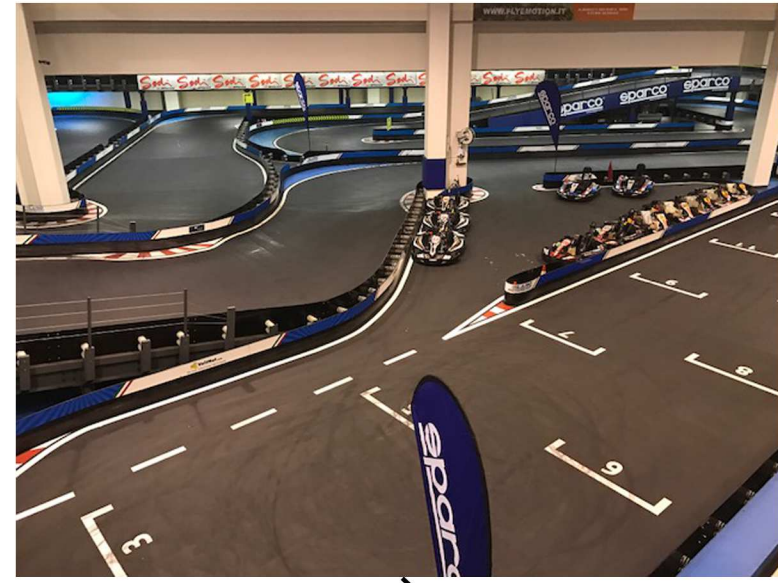
PARKWAY VILLAGE SOUTH - SITE PLAN

TILAND/SCHMIDT ARCHITECTS, P.C.

LANGER FAMILY LLC



1 C

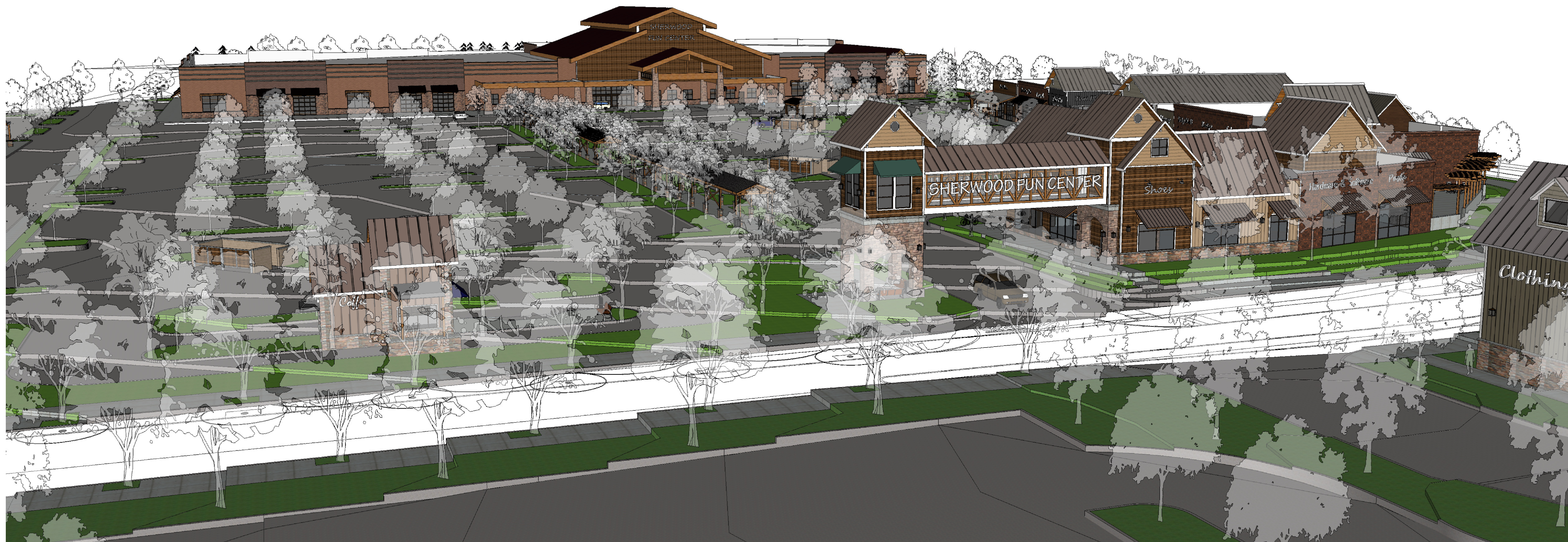


TILAND / SCHMIDT ARCHITECTS, P.C.
 3611 S.W. HOOD AVE.
 SUITE 200
 PORTLAND, OR 97239
 (503) 220-8511
 FAX (503) 220-8518

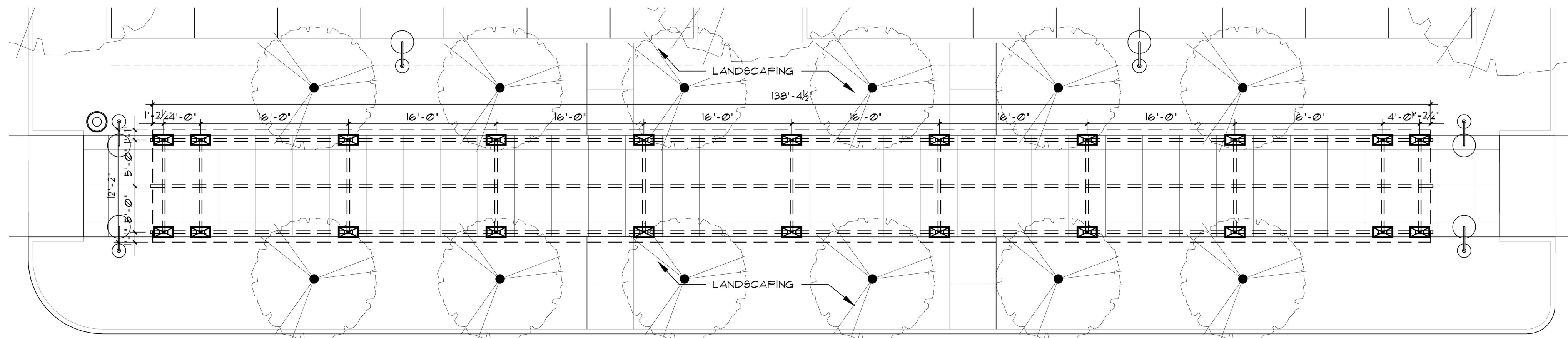
FLOOR PLANS
 07-14-2017

FAMILY FUN CENTER
 LANGER FAMILY LLC

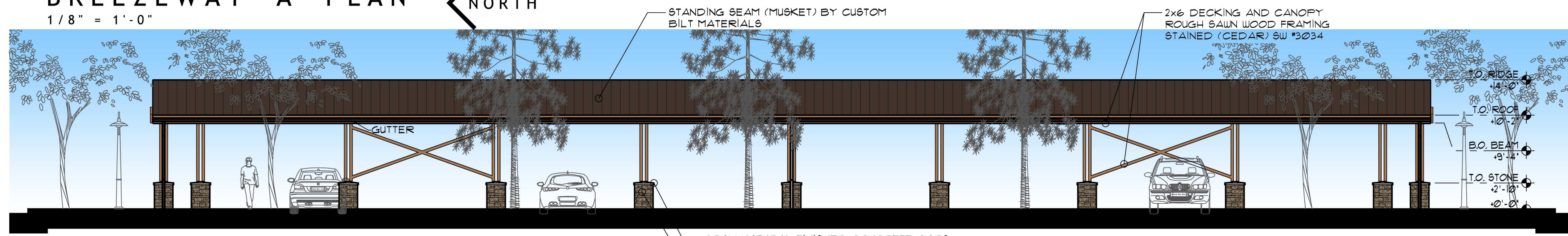
2 C



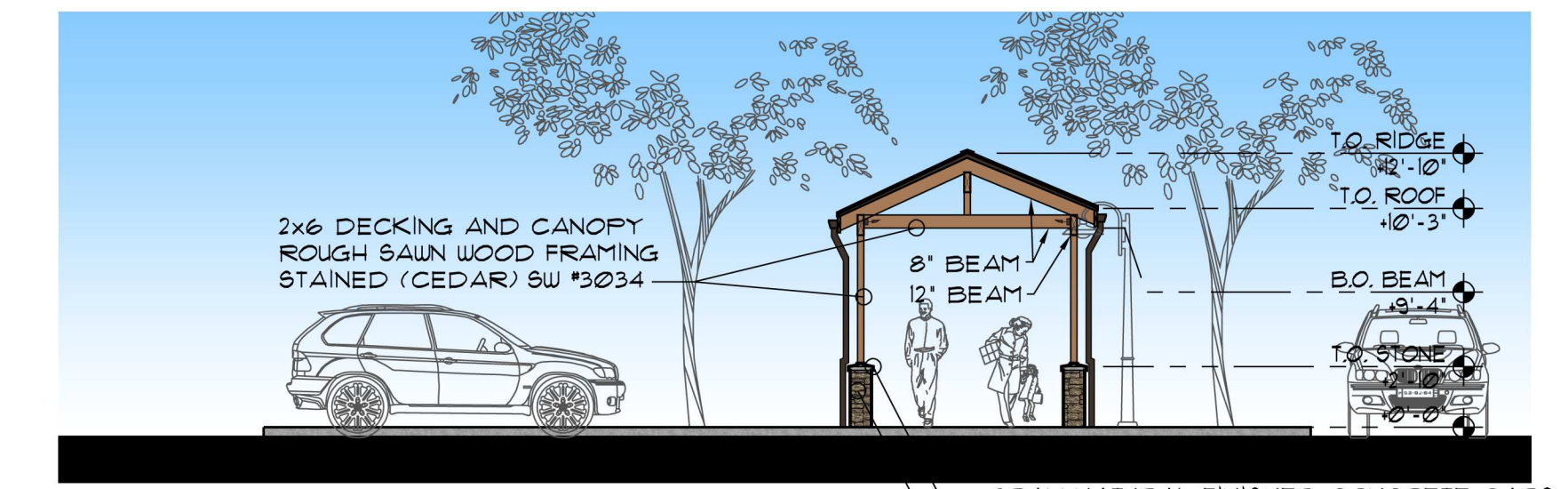




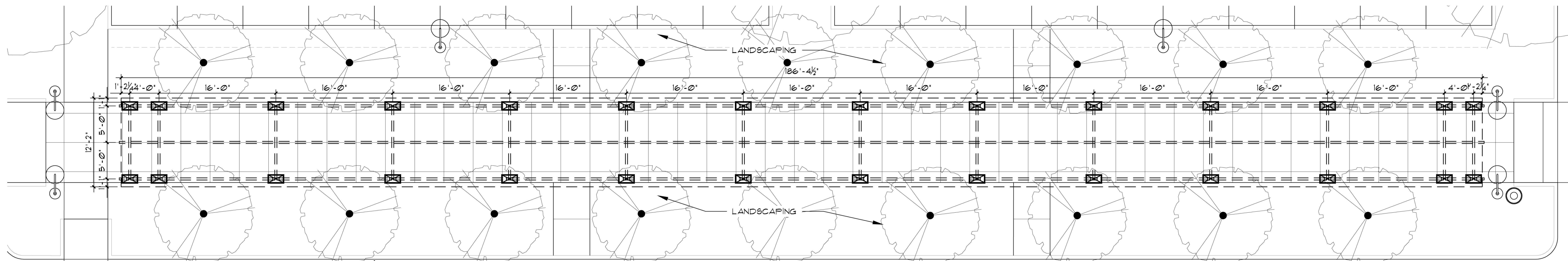
BREEZEWAY 'A' PLAN
1/8" = 1'-0"



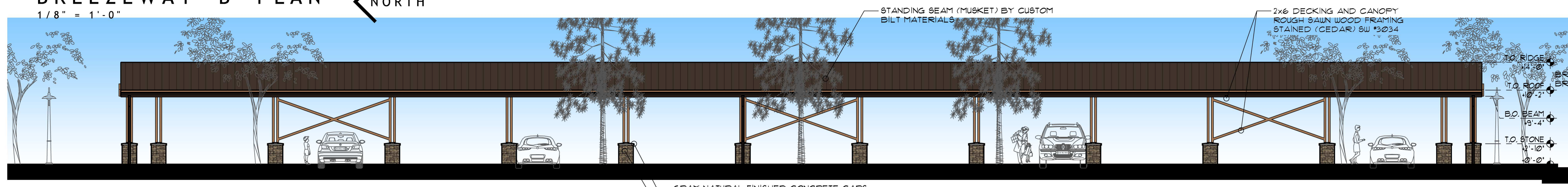
SIDE BREEZEWAY 'A' ELEVATION
1/8" = 1'-0"



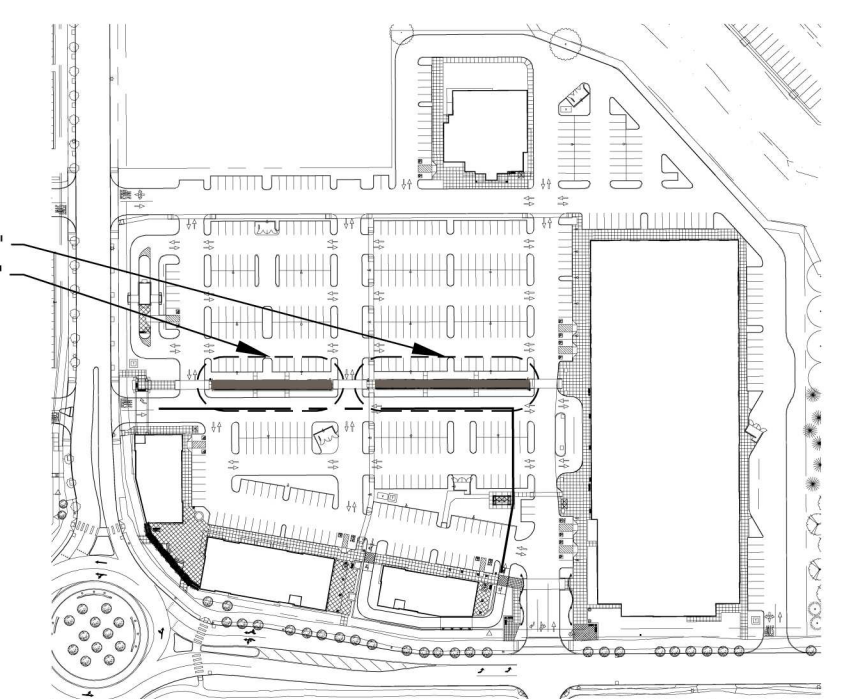
FRONT BREEZEWAY ELEVATION
1/8" = 1'-0"



BREEZEWAY 'B' PLAN
1/8" = 1'-0"



SIDE BREEZEWAY 'B' ELEVATION
1/8" = 1'-0"



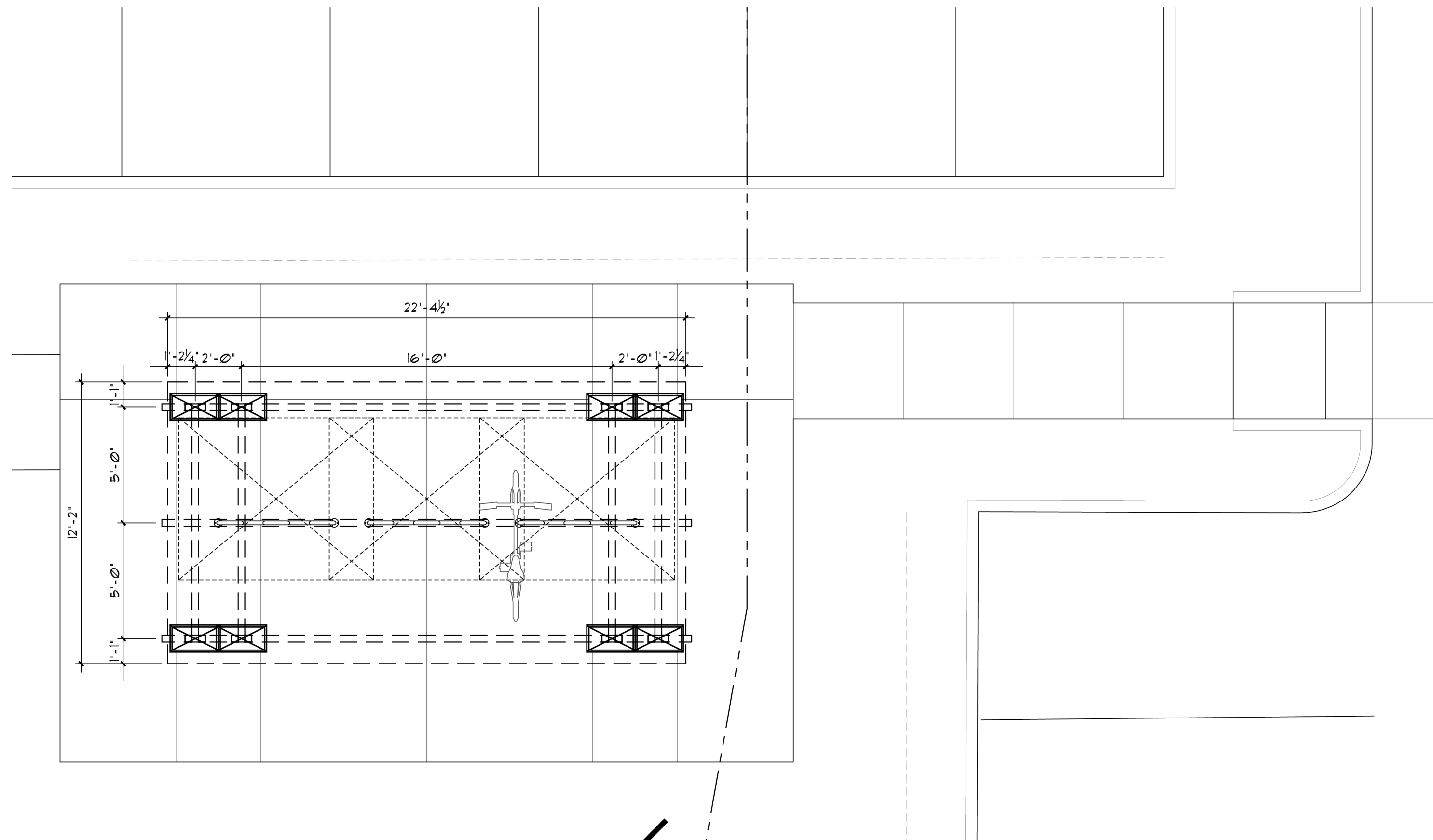
SITE KEY PLAN
N.T.S.

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

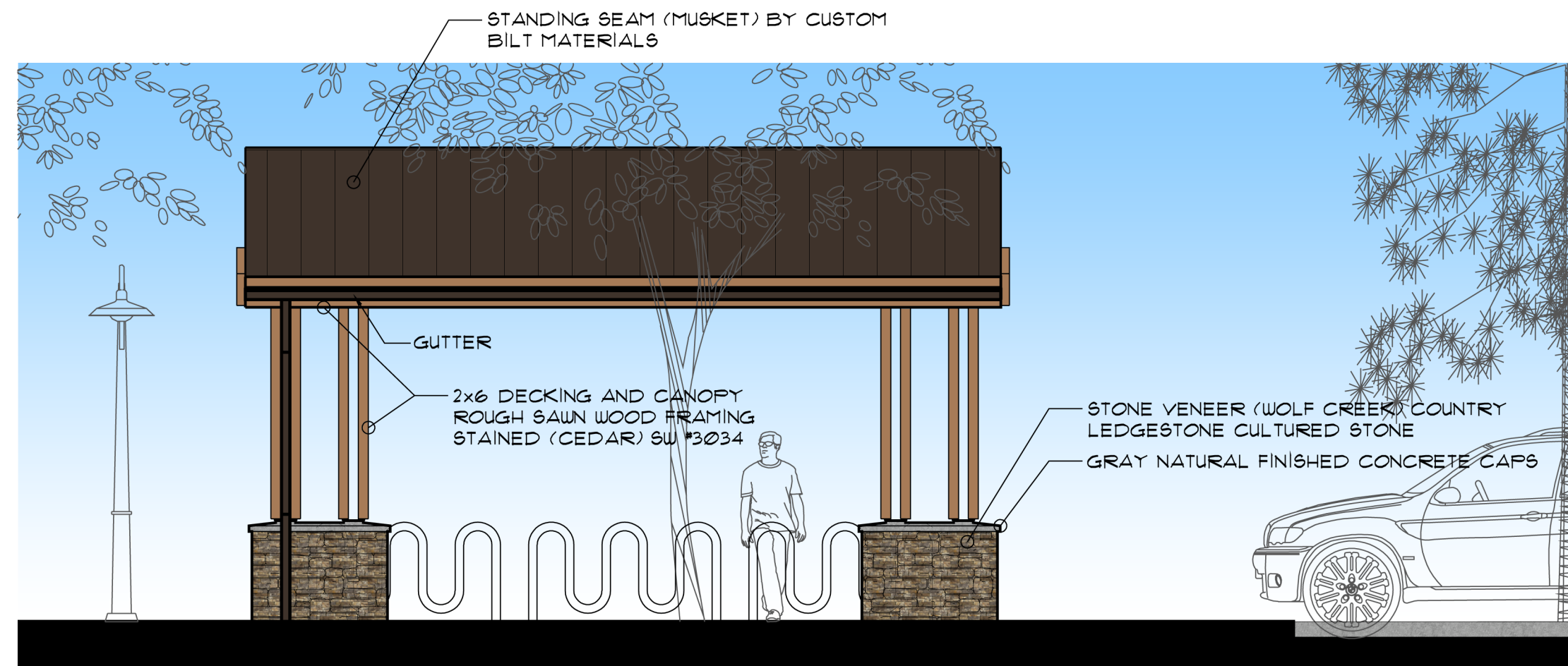
BREEZEWAYS
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

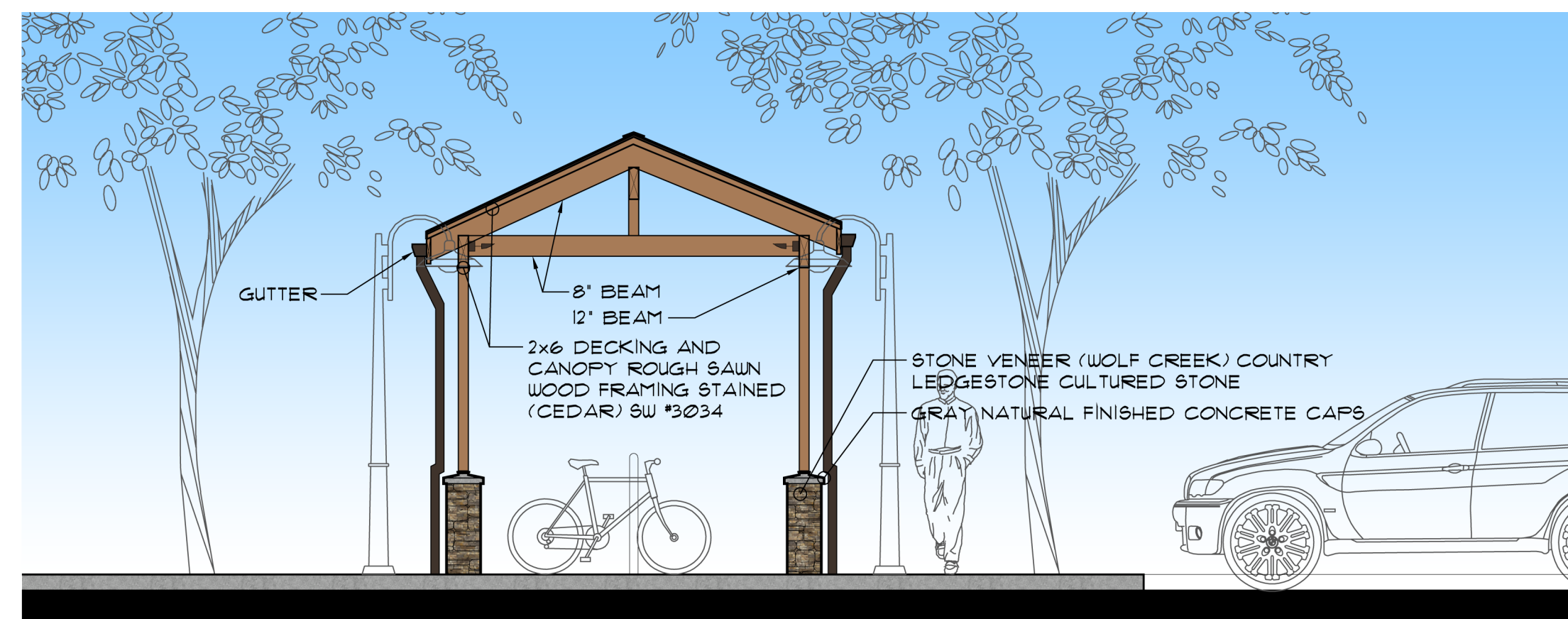
BR
1.1C



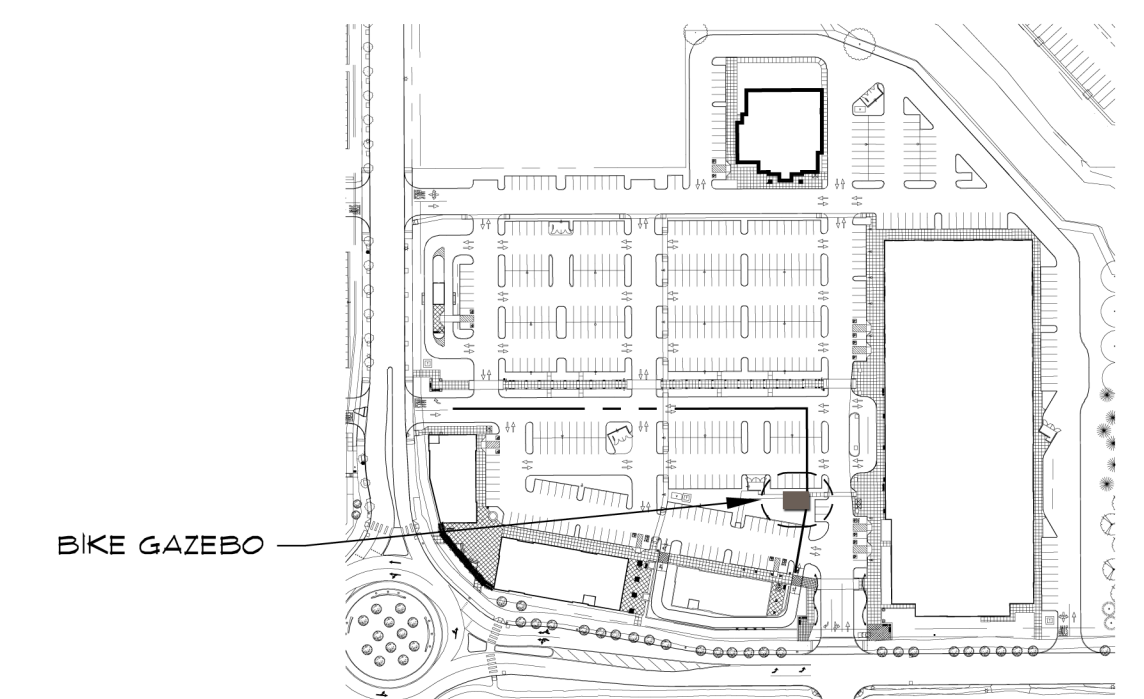
BIKE GAZEBO PLAN ← NORTH
1/4" = 1'-0"



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



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



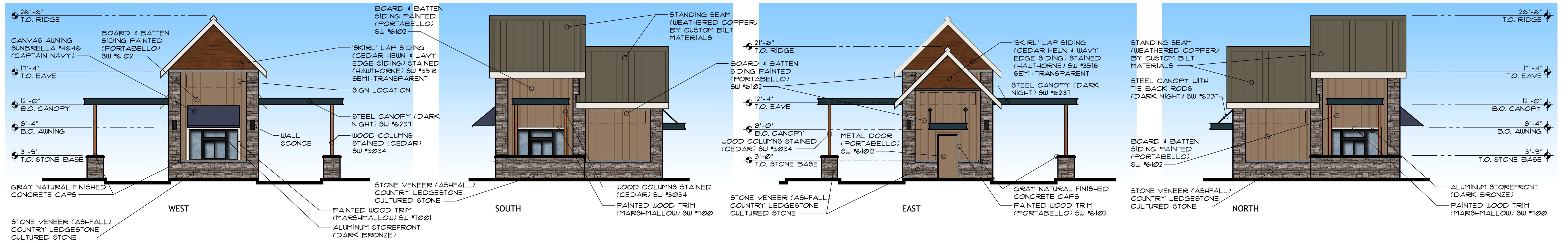
SITE KEY PLAN ← NORTH
N.T.S.

TILAND /
SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

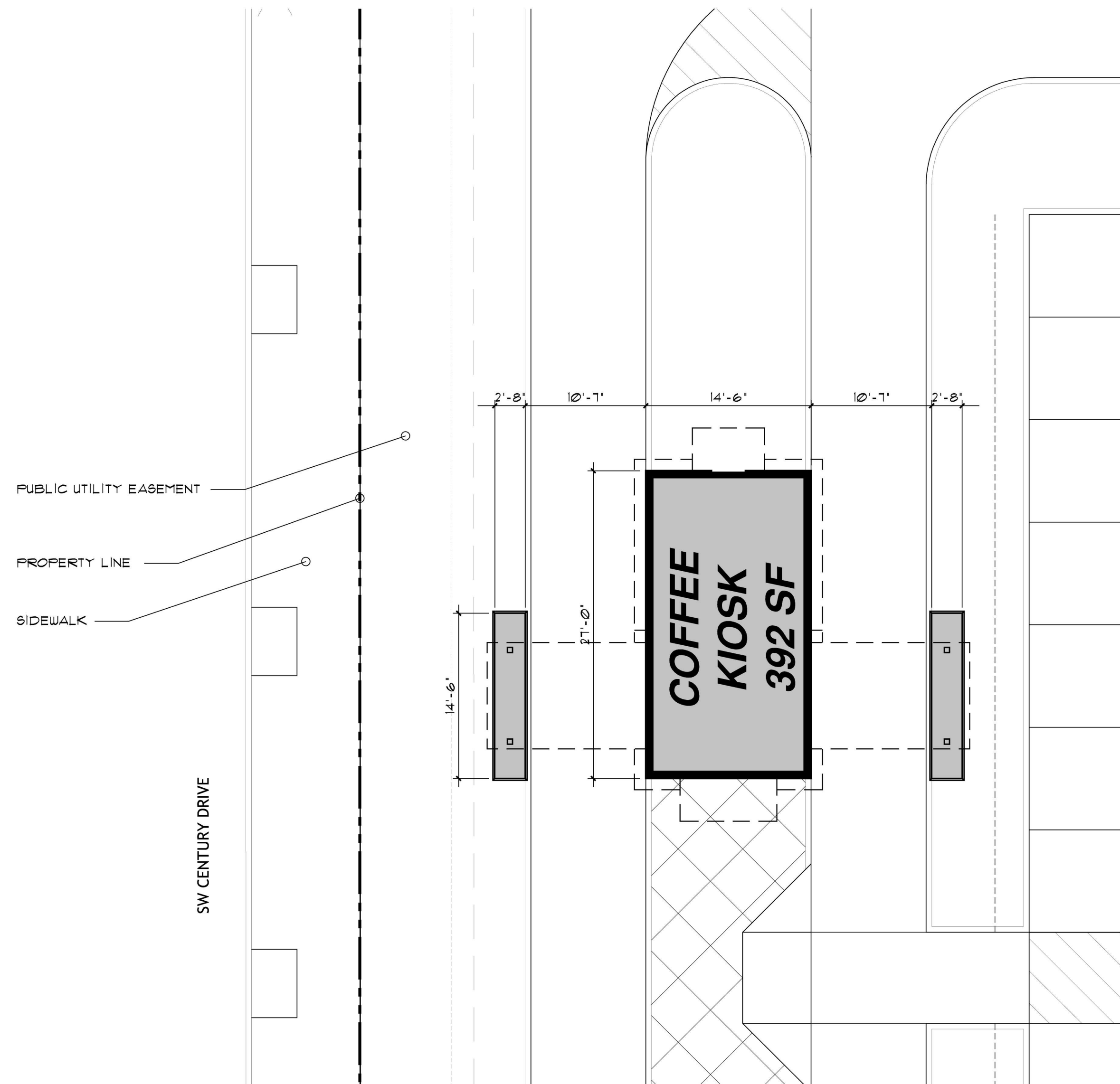
BIKE GAZEBO
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

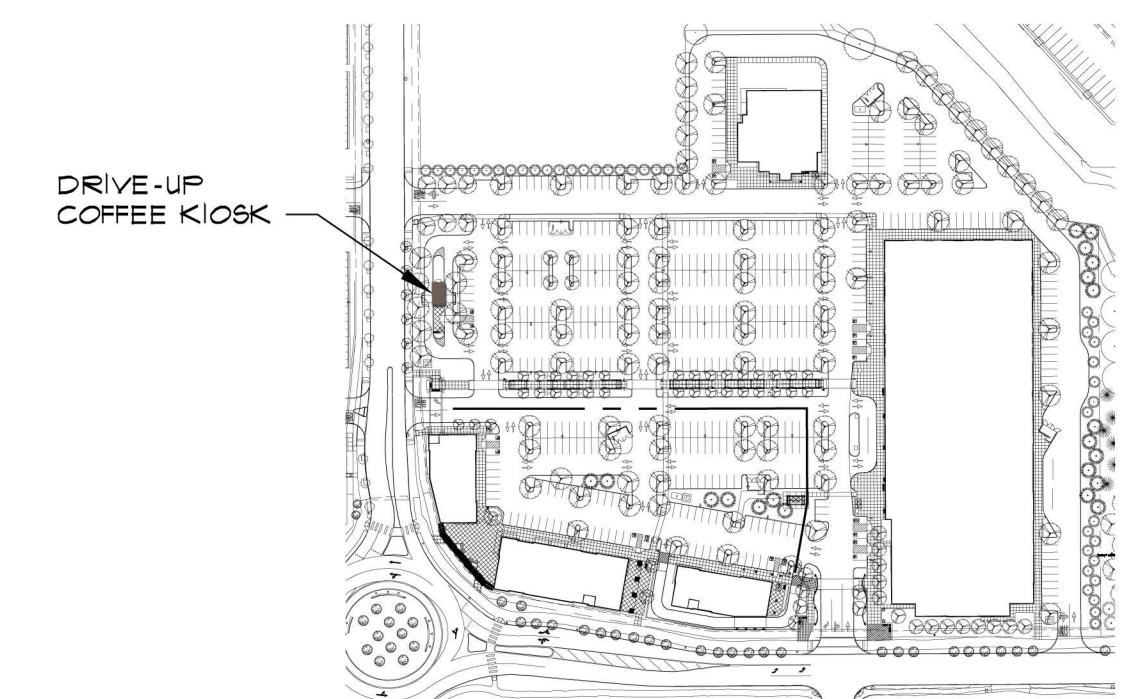
BR
1.2C



ELEVATIONS



FLOOR AND PLAZA PLAN ← NORTH



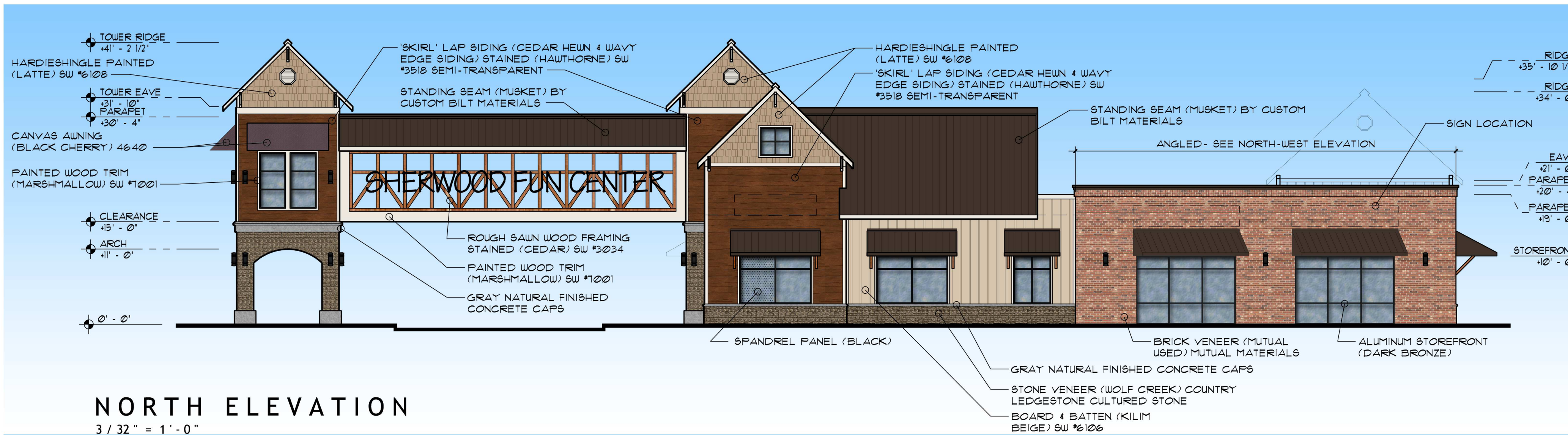
SITE KEY PLAN ← NORTH

TILAND / SCHMIDT ARCHITECTS, P.C.
 3611 S.W. HOOD AVE.
 SUITE 200
 PORTLAND, OR 97239
 (503) 220-8511
 FAX (503) 220-8518

DRIVE-UP COFFEE KIOSK
 07-14-2017 1/8" = 1'-0"

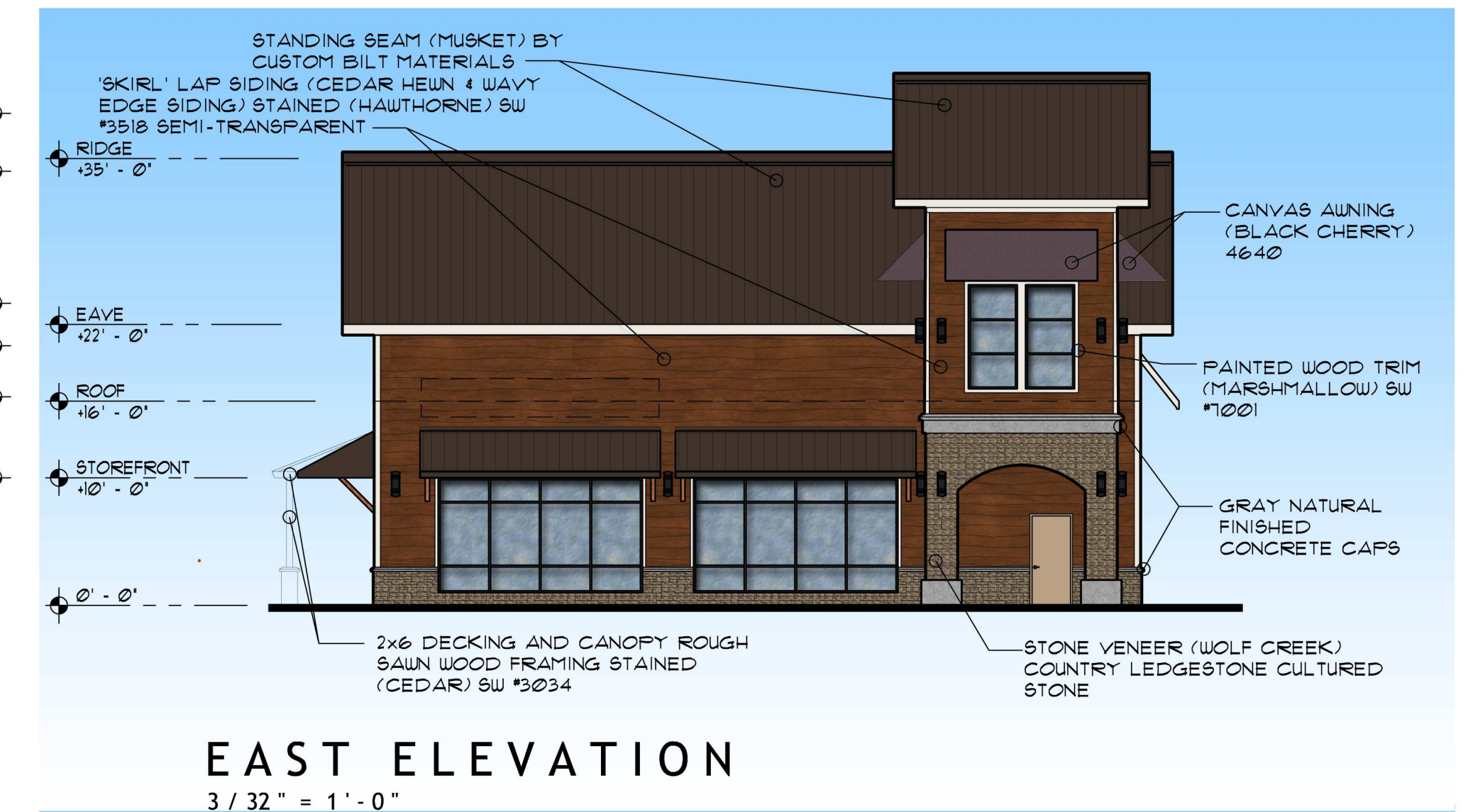
PARKWAY VILLAGE SOUTH
 LANGER FAMILY LLC

COF 1.1C



NORTH ELEVATION

3 / 32" = 1' - 0"



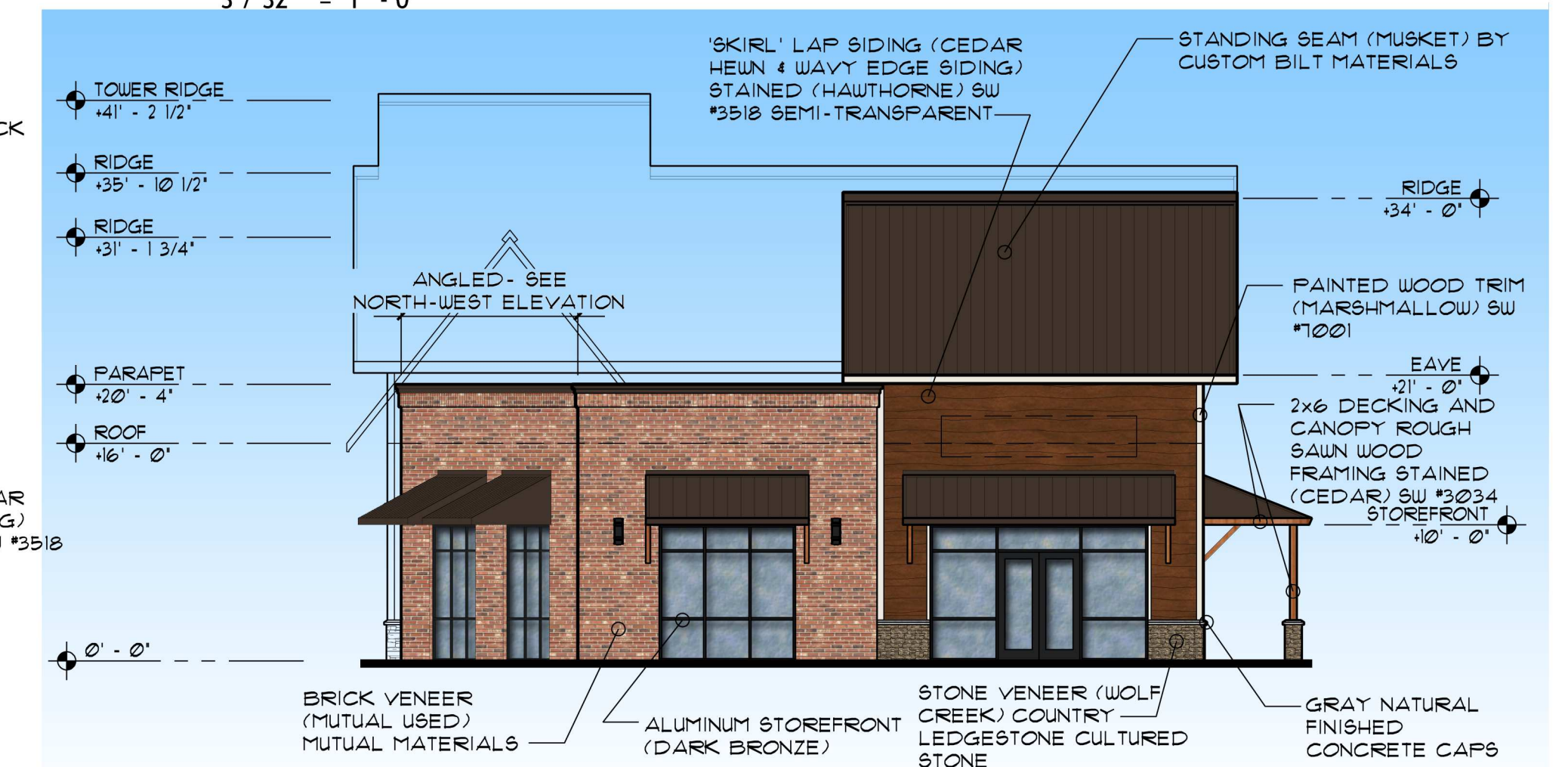
EAST ELEVATION

3 / 32" = 1' - 0"



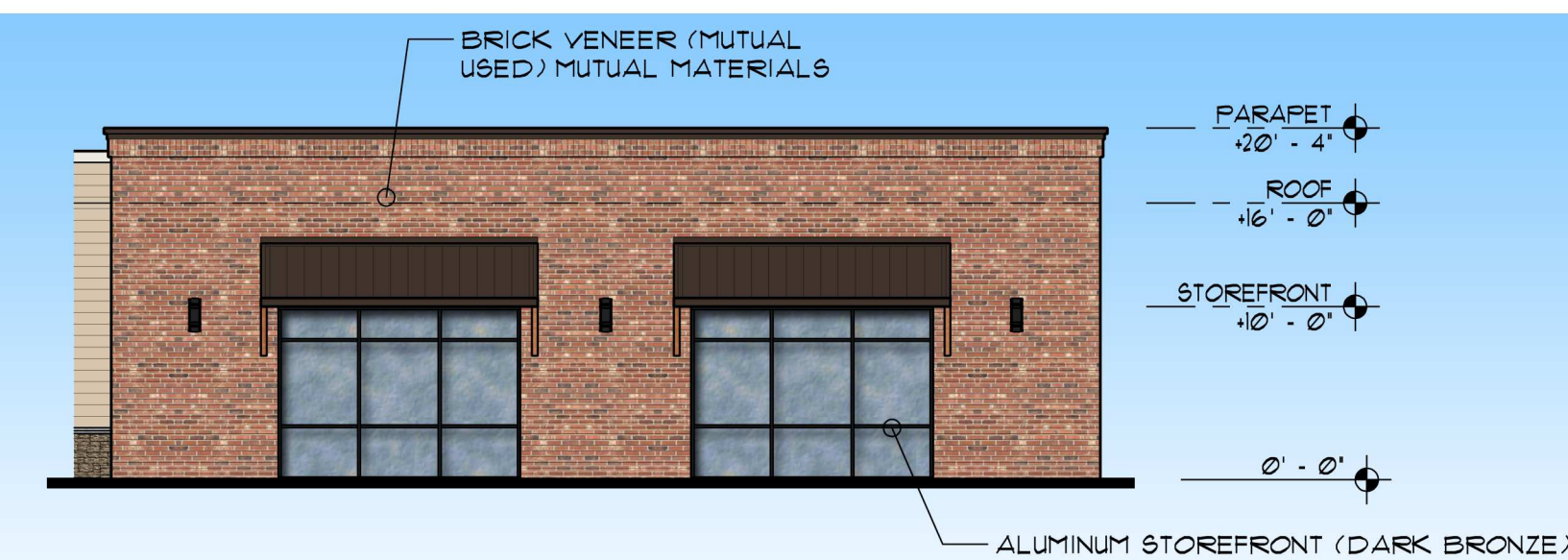
SOUTH ELEVATION

3 / 32" = 1' - 0"



WEST ELEVATION

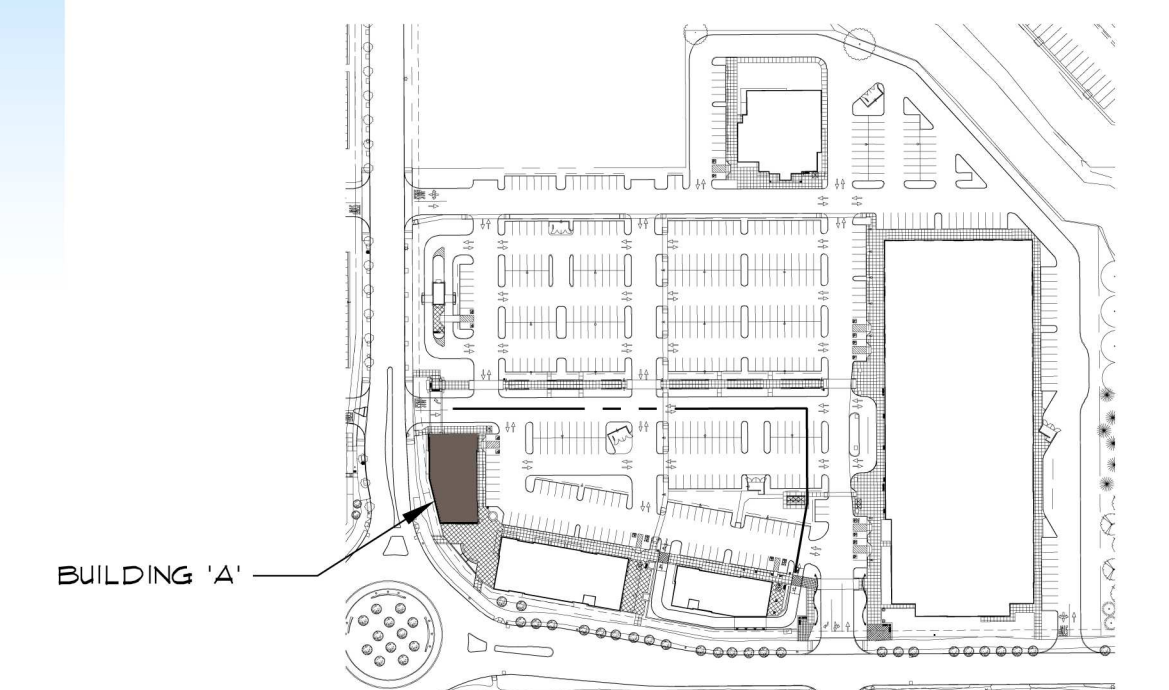
3 / 32" = 1' - 0"



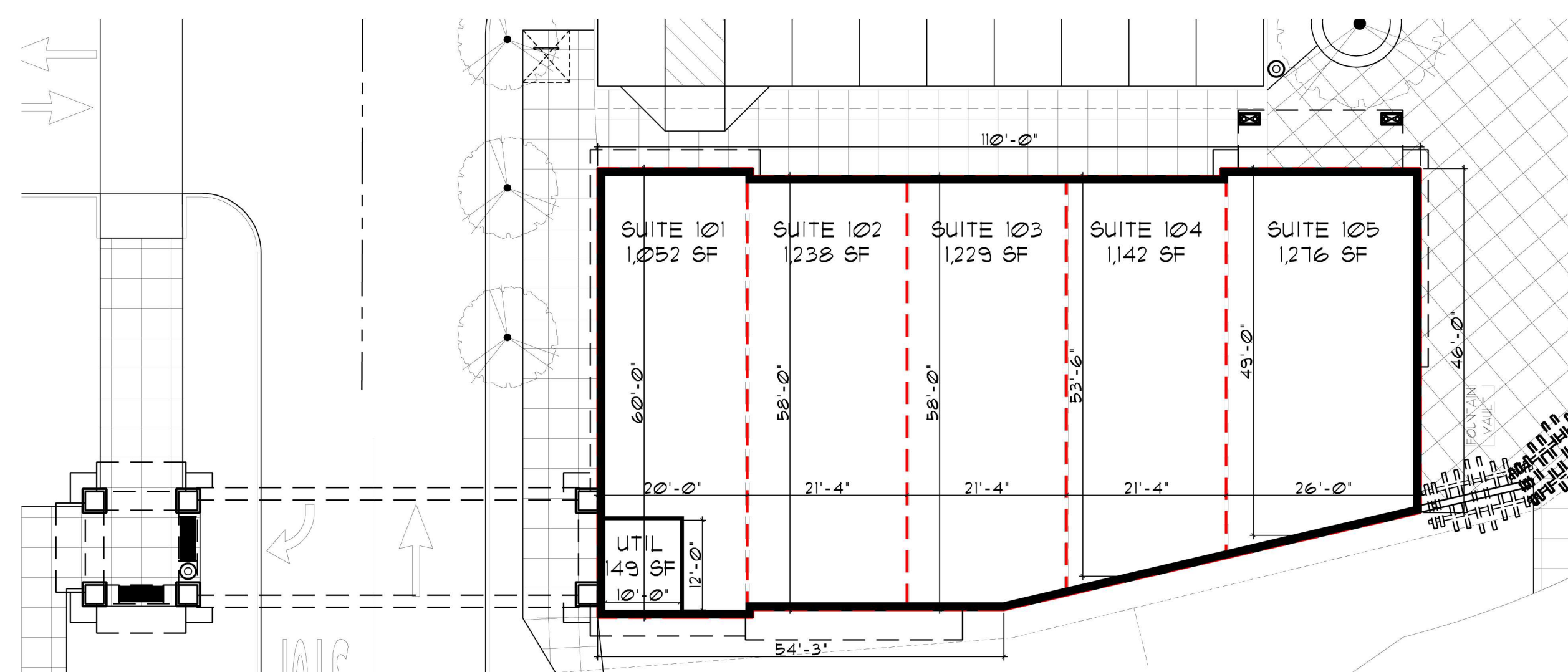
NORTH-WEST ELEVATION

3 / 32" = 1' - 0"

GROSS AREA:	6,086 SF.
UTILITY ROOM:	149 SF.
NET AREA:	5,937 SF.
SUITE 101:	1,052 SF. TENANT
SUITE 102:	1,238 SF. TENANT
SUITE 103:	1,229 SF. TENANT
SUITE 104:	1,142 SF. TENANT
SUITE 105:	1,276 SF. TENANT



SITE KEY PLAN
N.T.S.



FLOOR AND PLAZA PLAN

1 / 16" = 1' - 0"

BUILDING A

NORTH



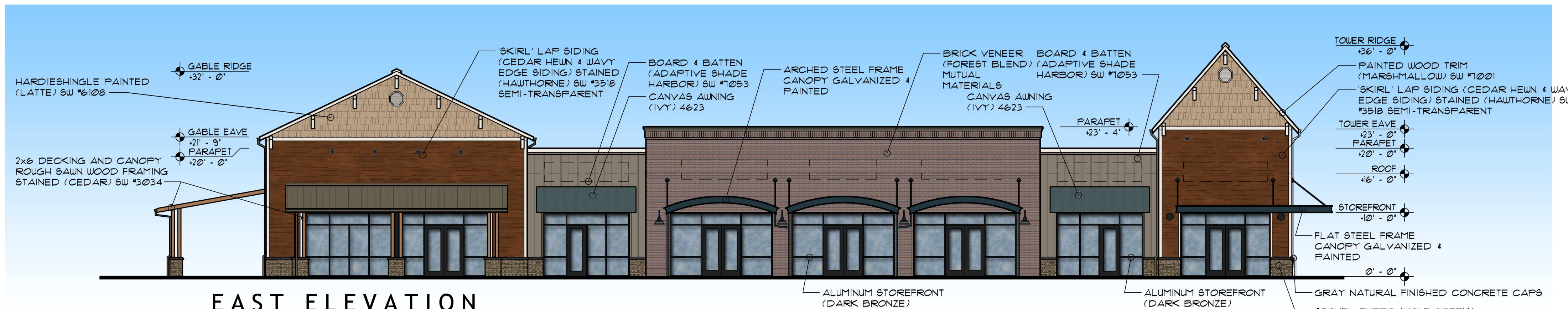
TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

07-14-2017

PARKWAY VILLAGE SOUTH

LANGER FAMILY LLC

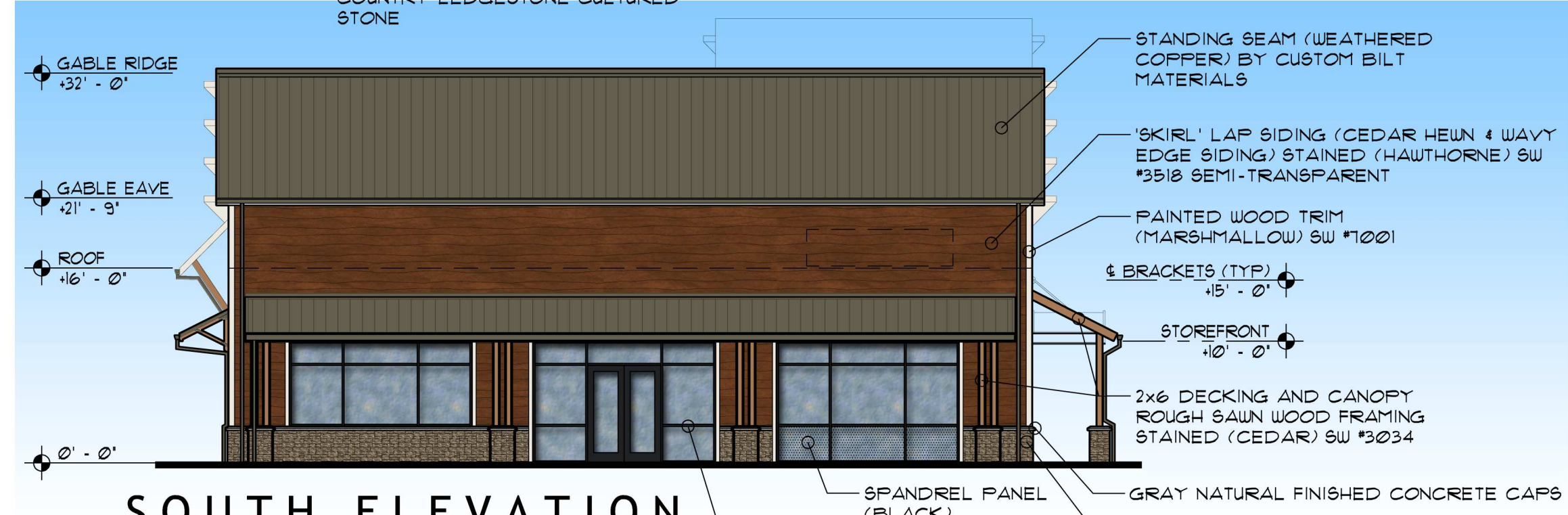
RET 2.1C



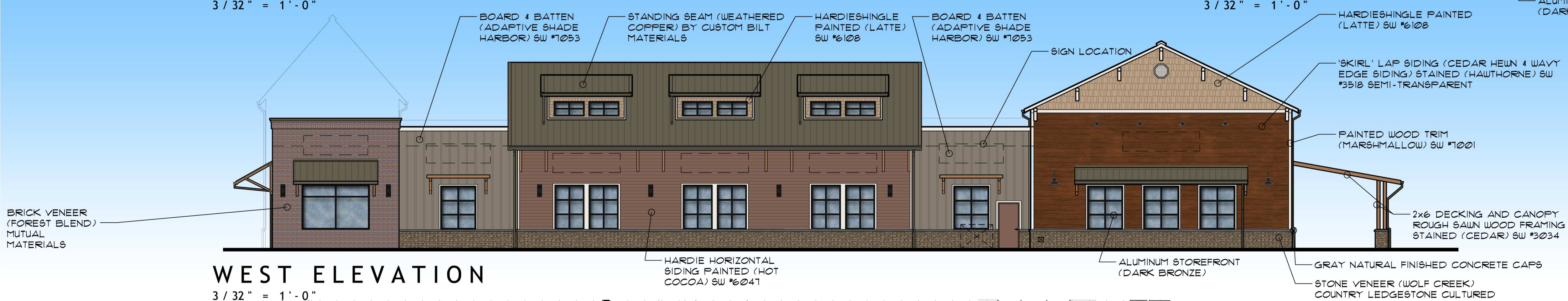
EAST ELEVATION



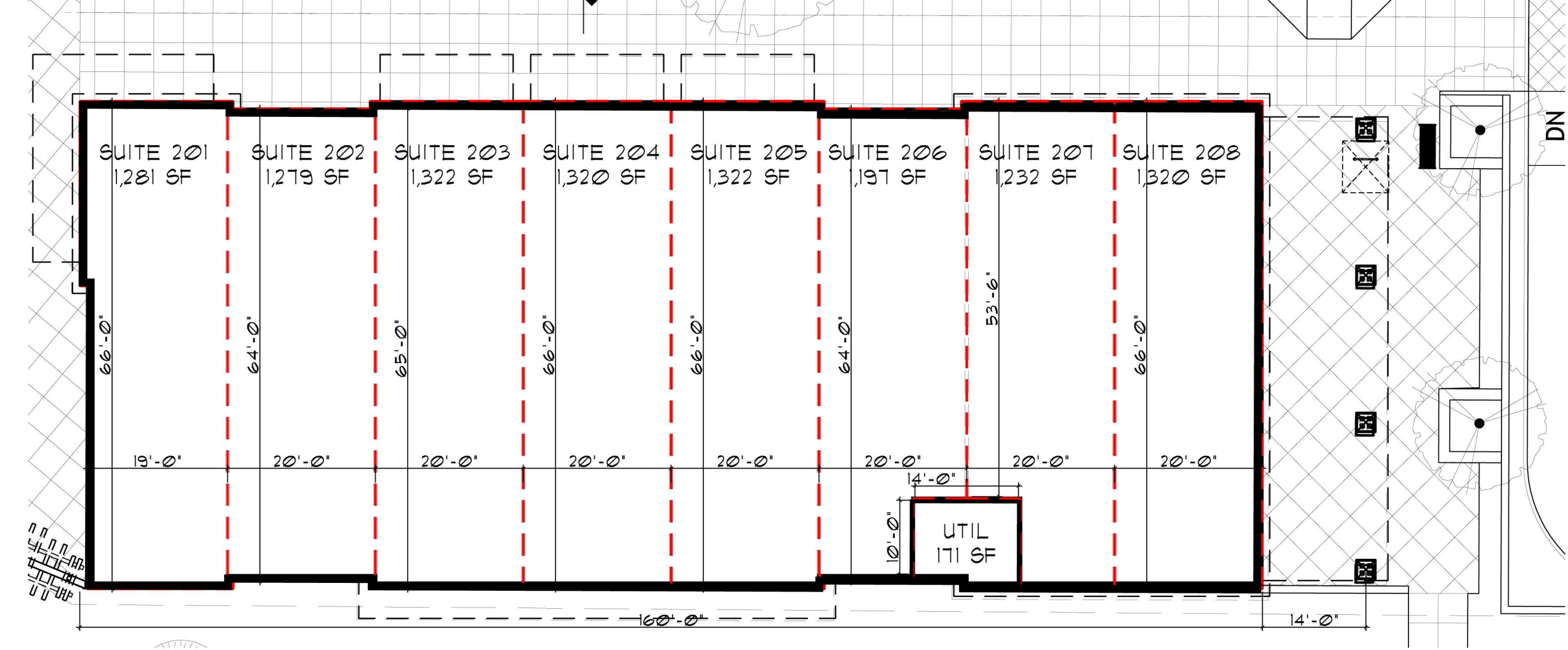
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

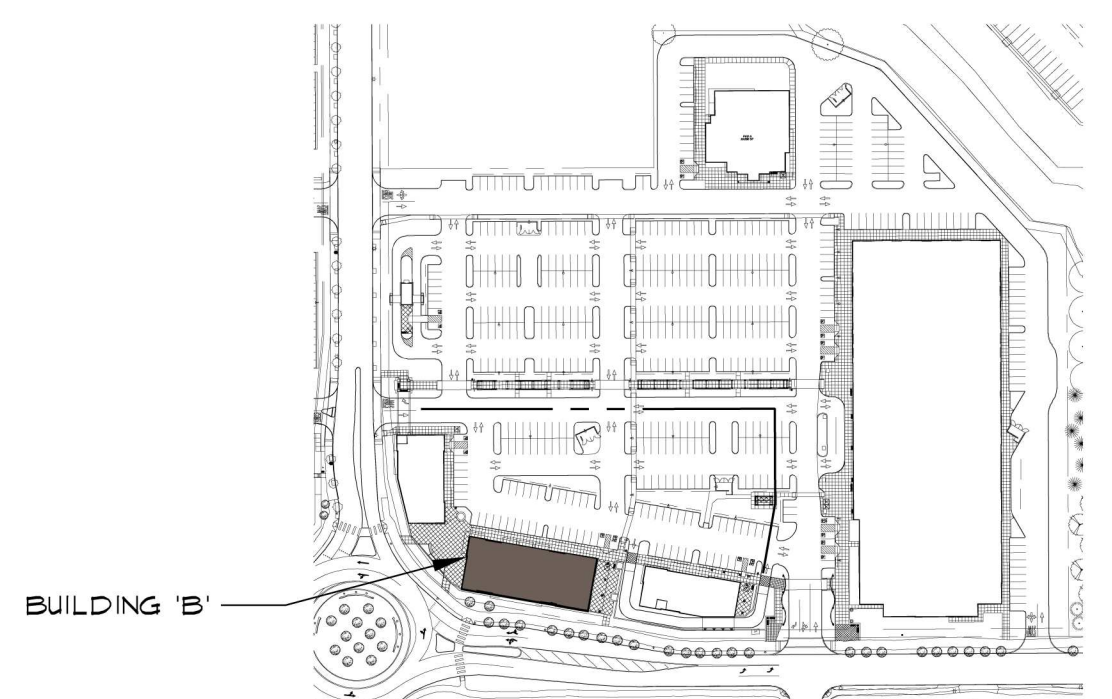


FLOOR AND PLAZA PLAN

BUILDING B

07-14-2017

GROSS AREA:	10,445 SF.
UTILITY ROOM:	171 SF.
NET AREA:	10,274 SF.
SUITE 201:	1,281 SF. TENANT
SUITE 202:	1,279 SF. TENANT
SUITE 203:	1,322 SF. TENANT
SUITE 204:	1,320 SF. TENANT
SUITE 205:	1,322 SF. TENANT
SUITE 206:	1,191 SF. TENANT
SUITE 207:	1,232 SF. TENANT
SUITE 208:	1,320 SF. TENANT

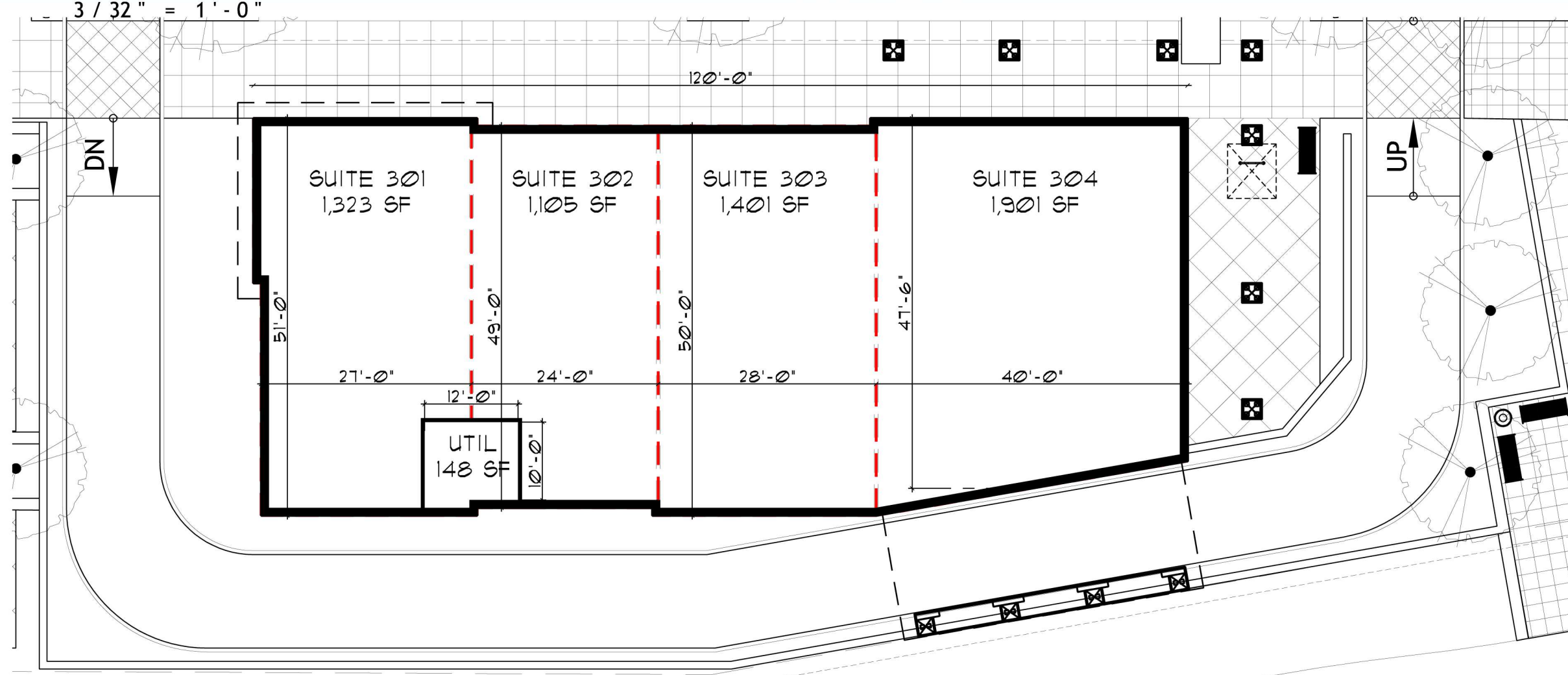
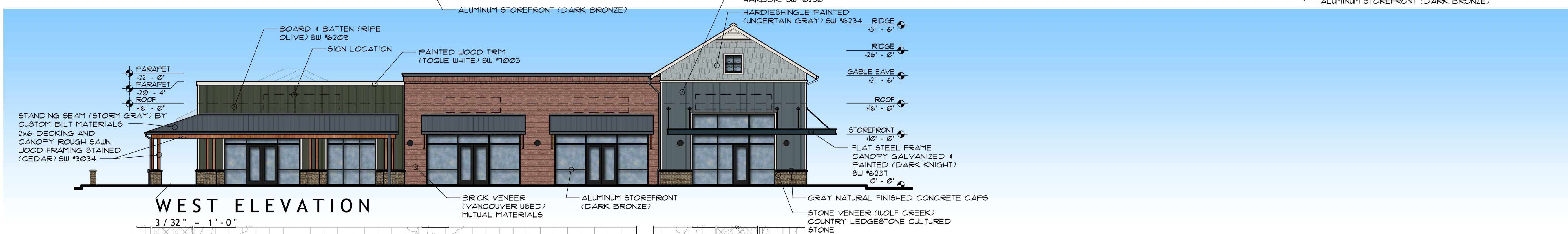
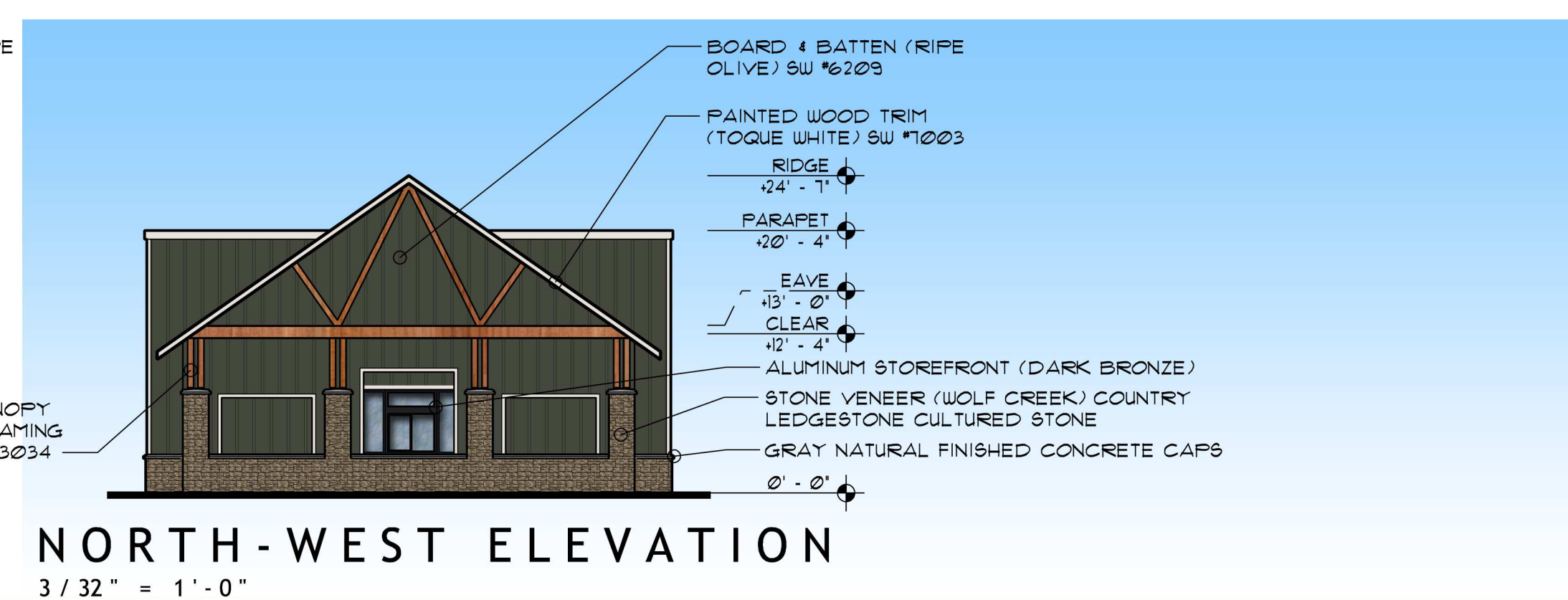
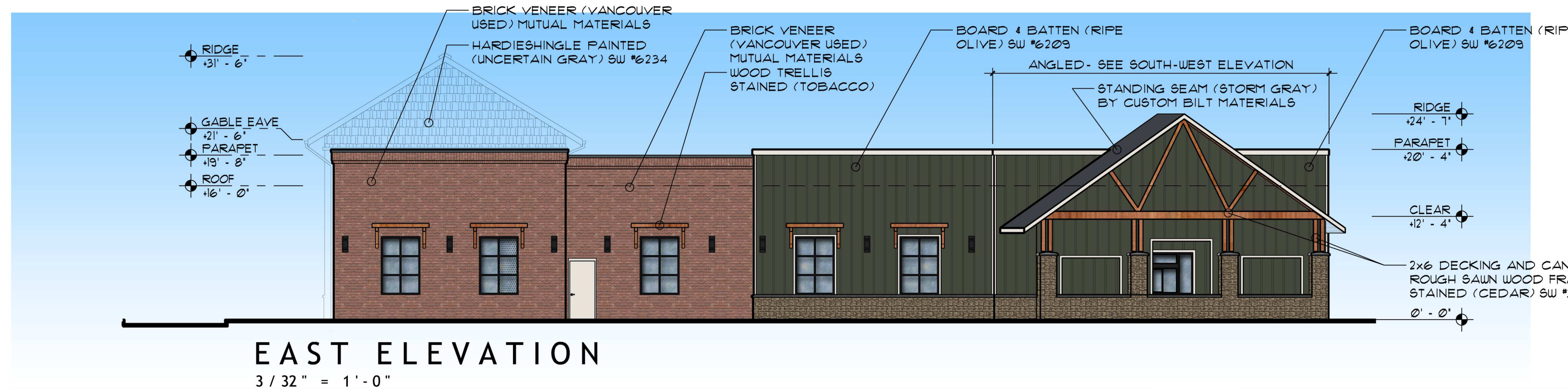


SITE KEY PLAN

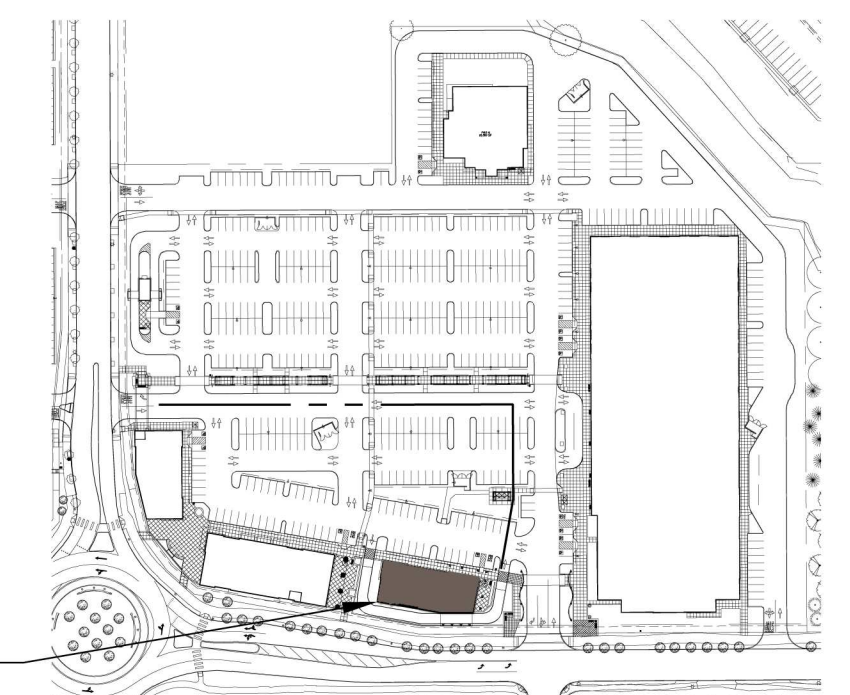
RET
2.2C

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC



GROSS AREA:	5,811 SF.
UTILITY ROOM:	141 SF.
NET AREA:	5,130 SF.
SUITE 301:	1,323 SF. TENANT
SUITE 302:	1,105 SF. TENANT
SUITE 303:	1,401 SF. TENANT
SUITE 304:	1,301 SF. TENANT

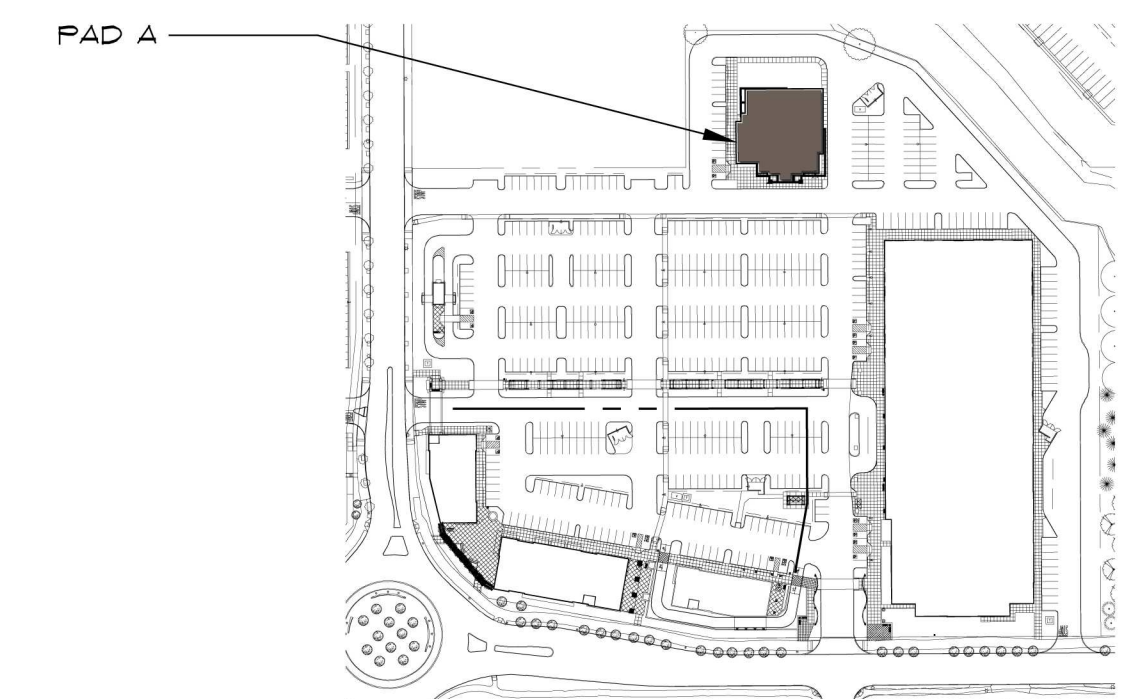
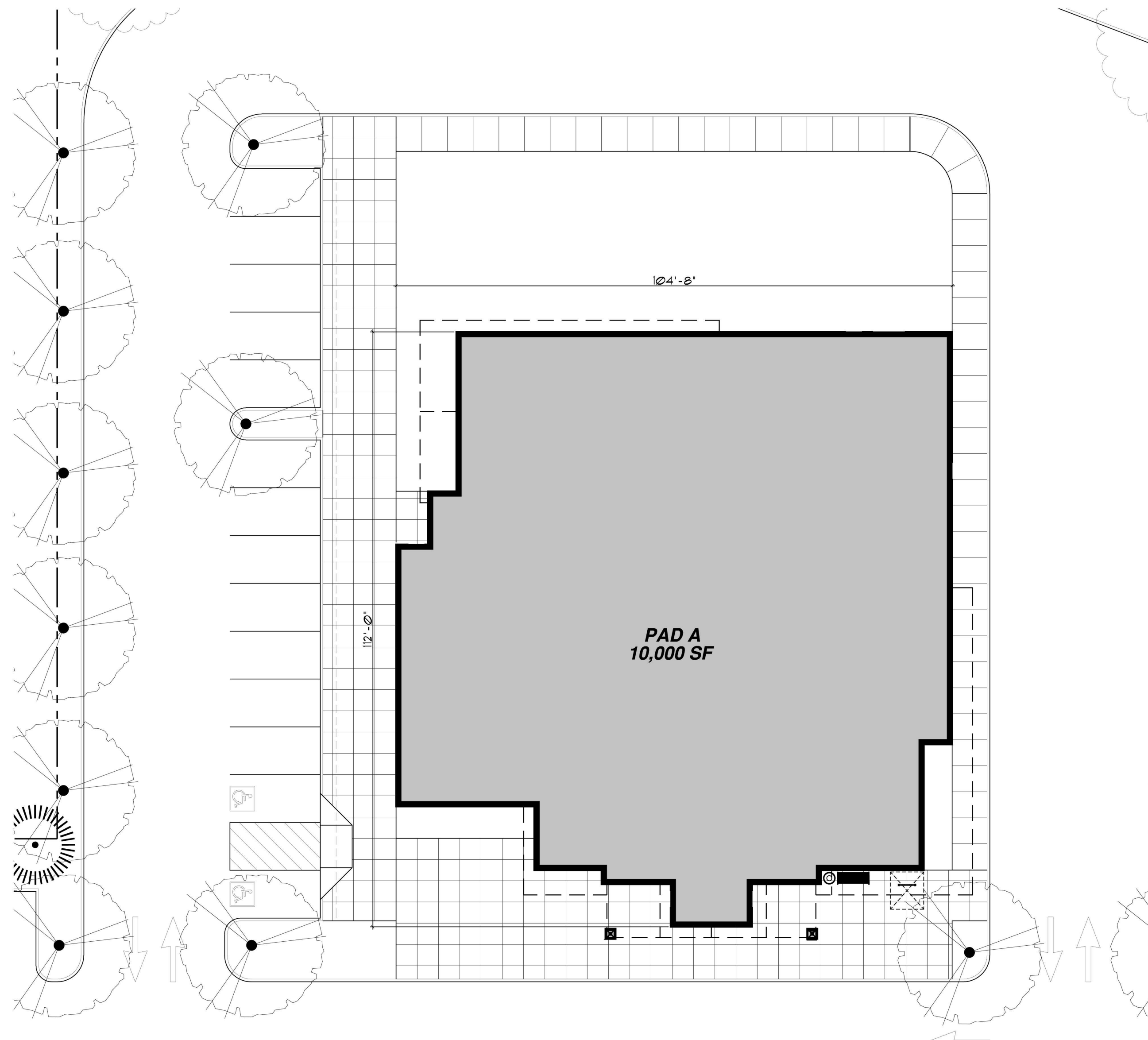
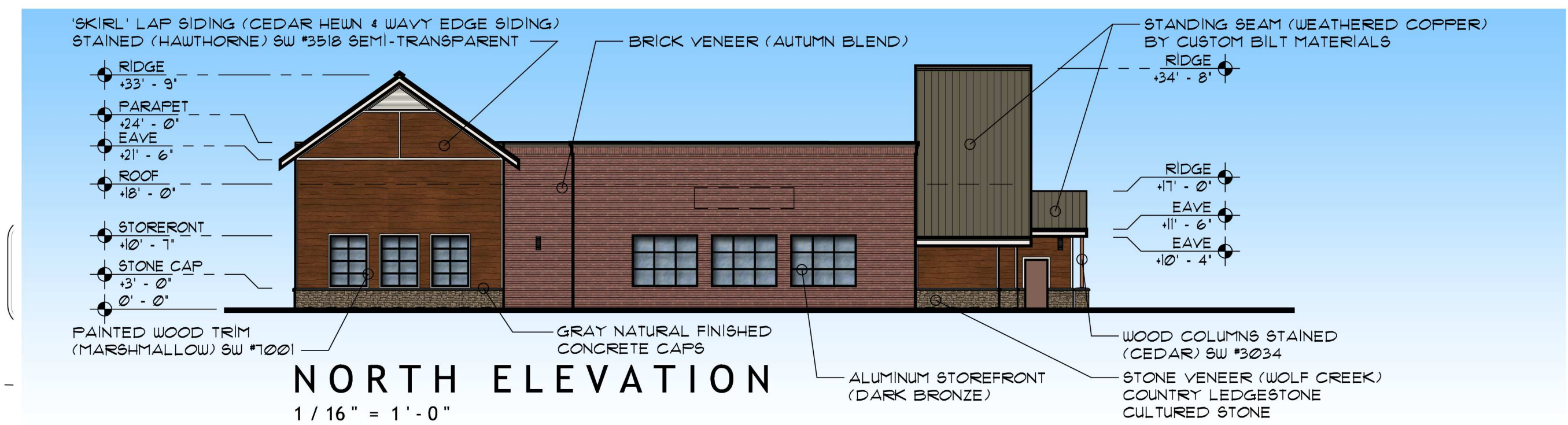
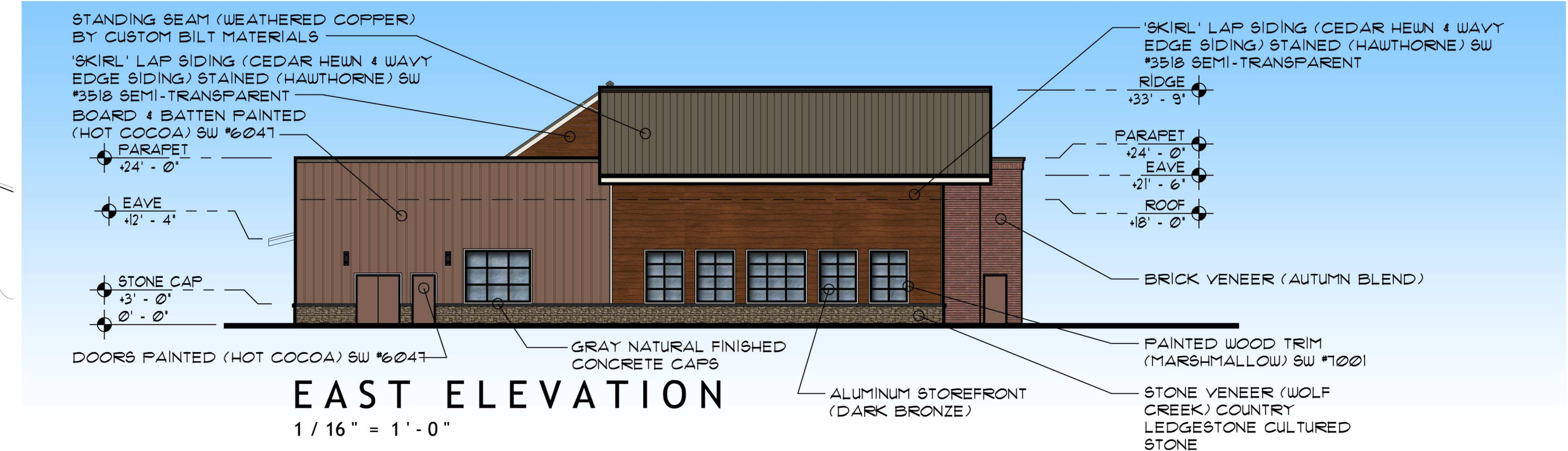
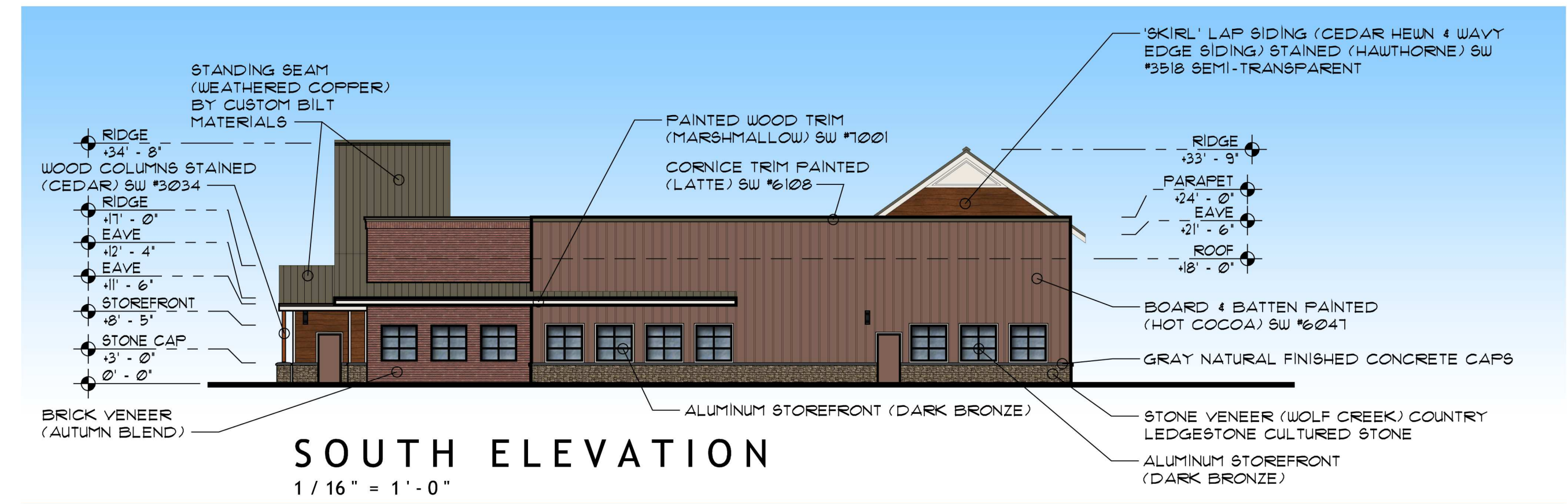
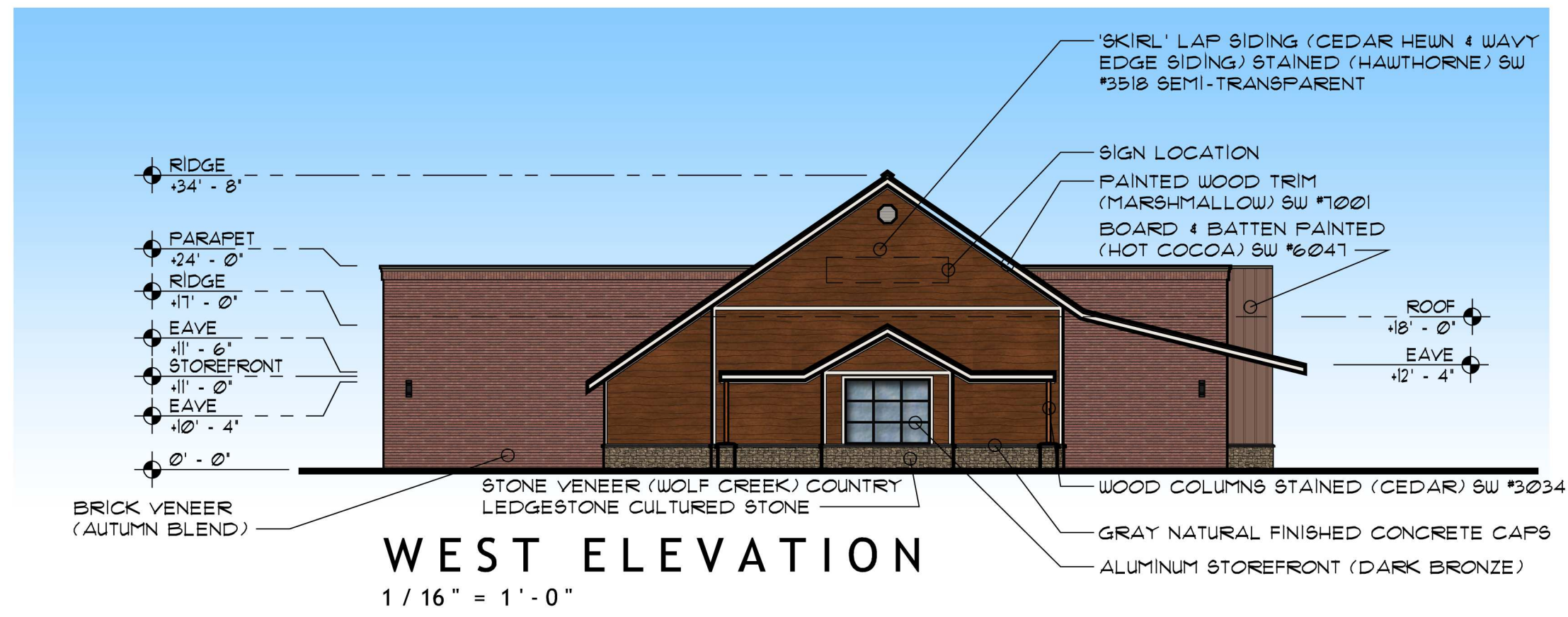


TILAND / SCHMIDT ARCHITECTS, P.C.
3611 SW HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

BUILDING C
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

RET
2.3C



TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

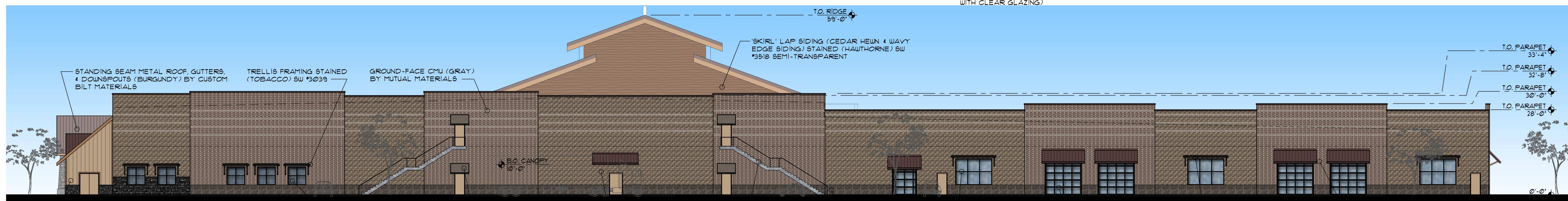
PAD A
07-14-2017

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC

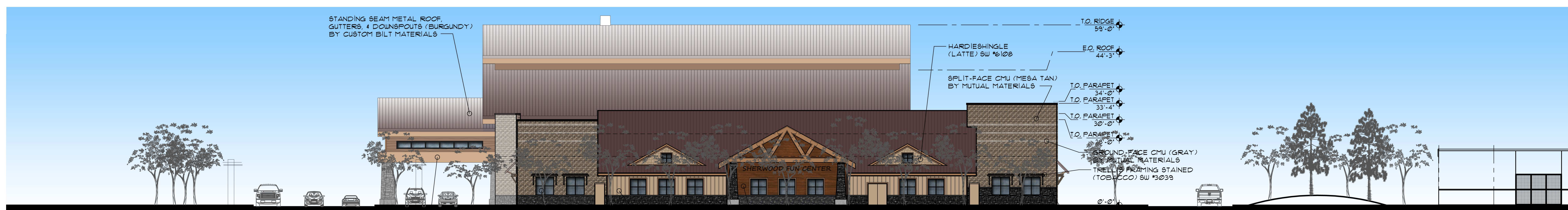
PAD
1.1C



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION
EXTERIOR ELEVATIONS

FAMILY FUN CENTER
LANGER FAMILY LLC

TILAND / SCHMIDT ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8511
FAX (503) 220-8518

07-14-2017 1/16" = 1'-0"

FEC
6.0C