

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Well-crafted simplicity.

MERLONE  
 GEIER  
 PARTNERS

**SHERWOOD  
 MKT CNTR  
 PAD A**

Revisions

**MG 18042**

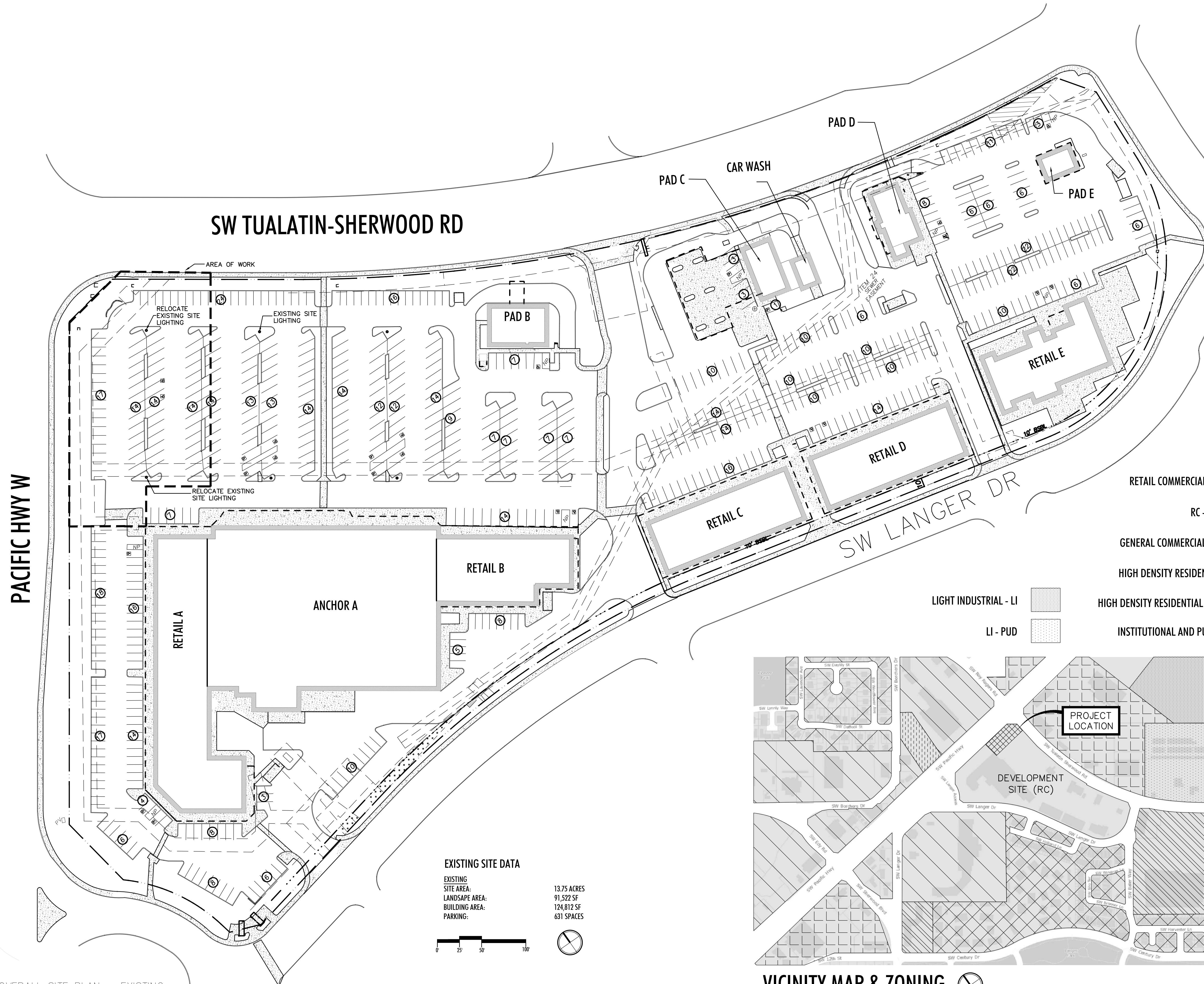
Original Issue: 03.01.2019  
 Drawn/Check By: AGW/XXX

©2019 Baysinger Partners Architecture

**EXISTING  
 SITE PLAN**

**A-101**

DESIGN REVIEW



**EXISTING SITE DATA**  
 EXISTING SITE AREA: 13.75 ACRES  
 LANDSCAPE AREA: 91,522 SF  
 BUILDING AREA: 124,812 SF  
 PARKING: 631 SPACES



RETAIL COMMERCIAL - RC	
RC - PUD	
GENERAL COMMERCIAL - GC	
HIGH DENSITY RESIDENTIAL	
HIGH DENSITY RESIDENTIAL PUD	
INSTITUTIONAL AND PUBLIC	
LIGHT INDUSTRIAL - LI	
LI - PUD	



**VICINITY MAP & ZONING**



PRELIMINARY  
NOT FOR  
CONSTRUCTION

Well-crafted simplicity.

MERLONE  
GEIER  
PARTNERS

**SHERWOOD  
MKT CNTR  
PAD A**

Revisions

**MG 18042**

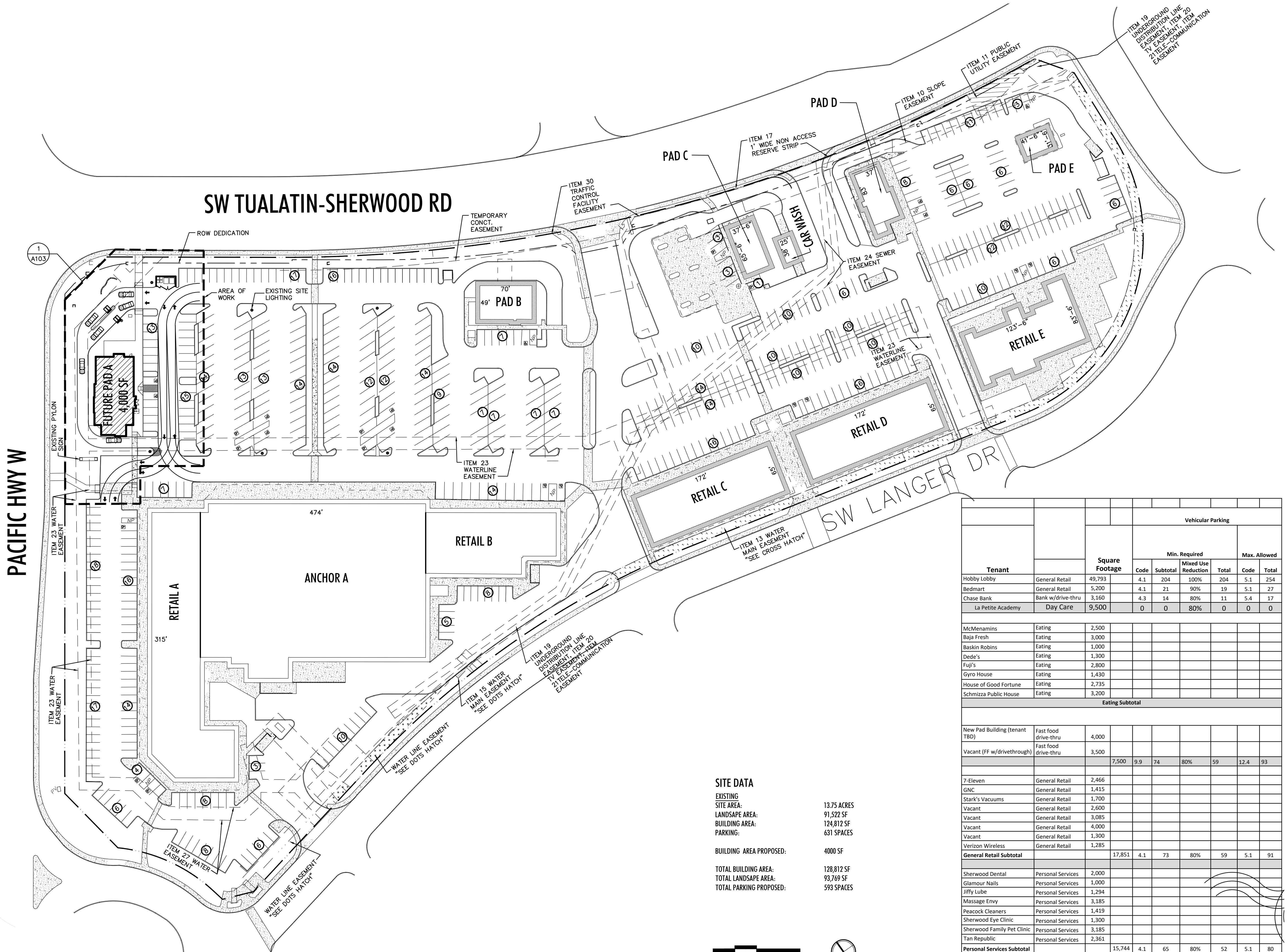
Original Issue: 03.01.2019  
Drawn/Check By: AGW/XXX

©2019 Baysinger Partners Architecture

**SITE PLAN**

**A-102**

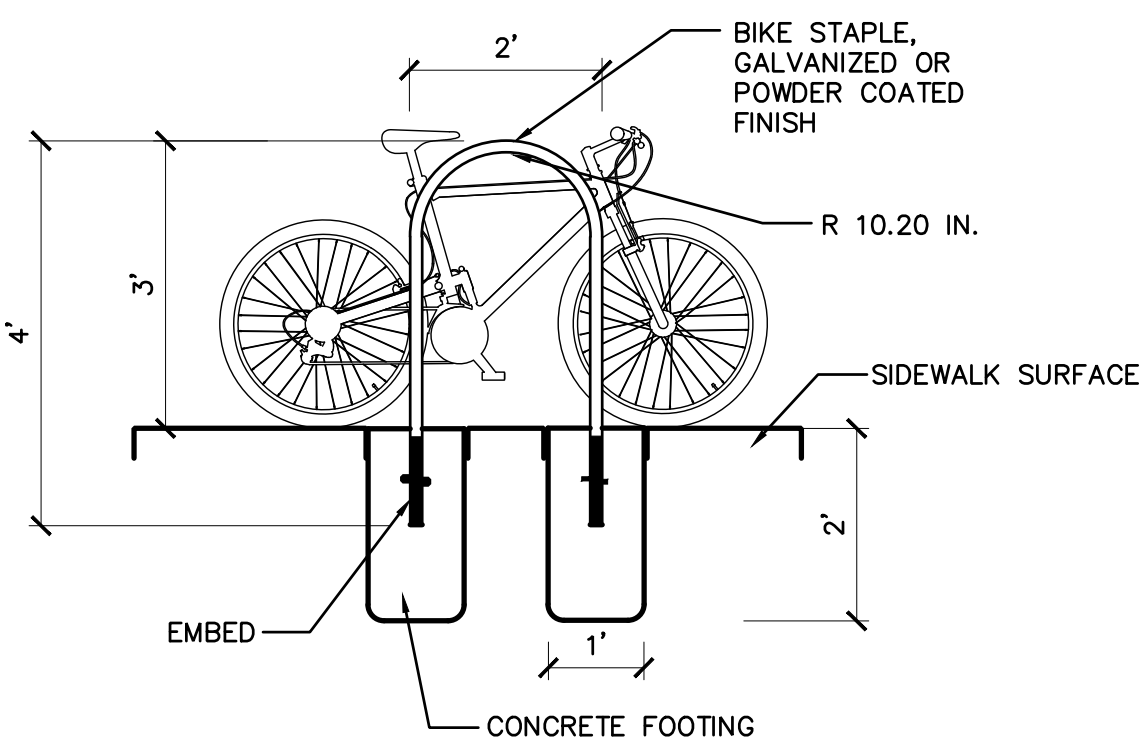
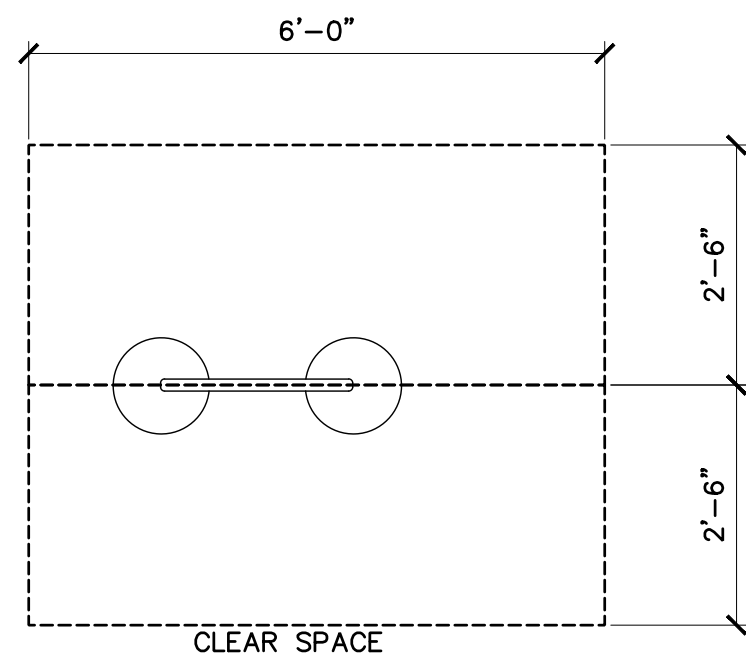
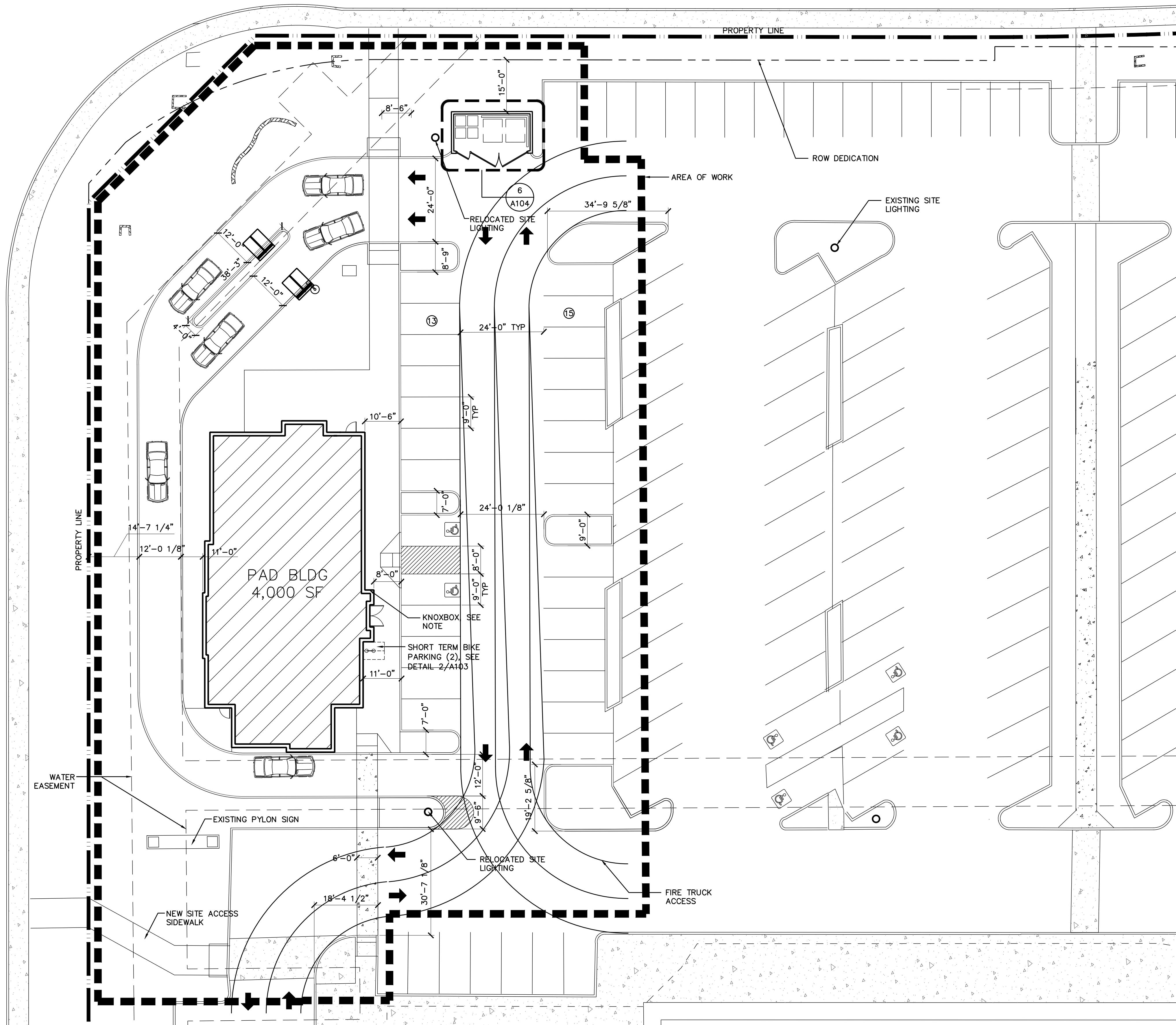
DESIGN REVIEW



**SITE DATA**  
 EXISTING SITE AREA: 13.75 ACRES  
 LANDSCAPE AREA: 91,522 SF  
 BUILDING AREA: 124,812 SF  
 PARKING: 631 SPACES  
 BUILDING AREA PROPOSED: 4000 SF  
 TOTAL BUILDING AREA: 128,812 SF  
 TOTAL LANDSCAPE AREA: 93,769 SF  
 TOTAL PARKING PROPOSED: 593 SPACES



Tenant	Square Footage	Min. Required			Max. Allowed			
		Code	Subtotal	Mixed Use Reduction	Total	Code	Total	
<b>Vehicular Parking</b>								
Hobby Lobby	General Retail	49,793	4.1	204	100%	204	5.1	254
Bedmart	General Retail	5,200	4.1	21	90%	19	5.1	27
Chase Bank	Bank w/drive-thru	3,160	4.3	14	80%	11	5.4	17
La Petite Academy	Day Care	9,500	0	0	80%	0	0	0
McMenamins	Eating	2,500						
Baja Fresh	Eating	3,000						
Baskin Robins	Eating	1,000						
Dede's	Eating	1,300						
Fuji's	Eating	2,800						
Gyro House	Eating	1,430						
House of Good Fortune	Eating	2,735						
Schmizza Public House	Eating	3,200						
<b>Eating Subtotal</b>								
New Pad Building (tenant TBD)	Fast food drive-thru	4,000						
Vacant (FF w/drivethrough)	Fast food drive-thru	3,500						
		7,500	9.9	74	80%	59	12.4	93
7-Eleven	General Retail	2,466						
GNC	General Retail	1,415						
Stark's Vacuums	General Retail	1,700						
Vacant	General Retail	2,600						
Vacant	General Retail	3,085						
Vacant	General Retail	4,000						
Vacant	General Retail	1,300						
Verizon Wireless	General Retail	1,285						
<b>General Retail Subtotal</b>		17,851	4.1	73	80%	59	5.1	91
Sherwood Dental	Personal Services	2,000						
Glamour Nails	Personal Services	1,000						
Jiffy Lube	Personal Services	1,294						
Massage Envy	Personal Services	3,185						
Peacock Cleaners	Personal Services	1,419						
Sherwood Eye Clinic	Personal Services	1,300						
Sherwood Family Pet Clinic	Personal Services	3,185						
Tan Republic	Personal Services	2,361						
<b>Personal Services Subtotal</b>		15,744	4.1	65	80%	52	5.1	80
Taekwondo	Recreation Facility	2,099	4.3	9	80%	7	5.4	11
		<b>128,812</b>		<b>735</b>		<b>631</b>		<b>916</b>
Parking Provided								593



1 ENLARGED SITE PLAN  
SCALE: 1/16"=1'-0"  
BY: A-FILENAME

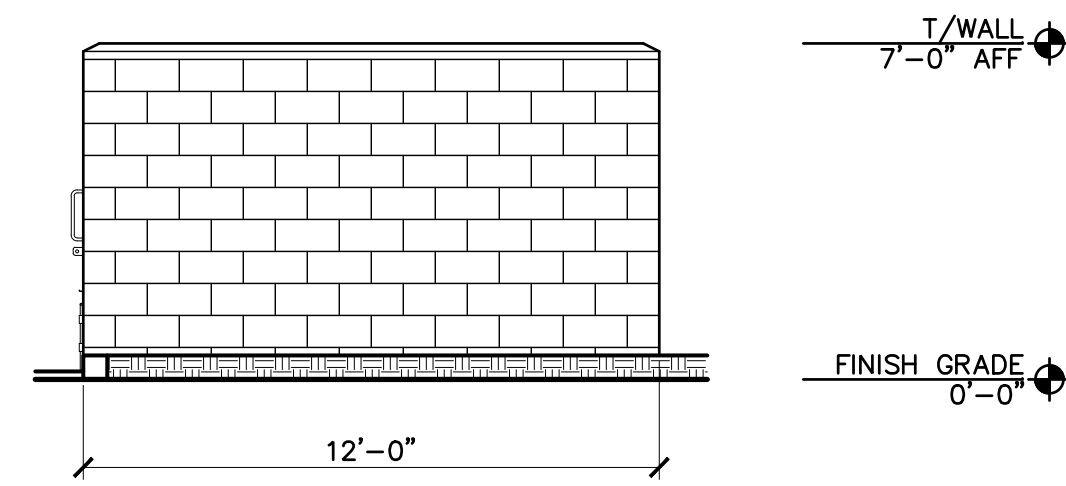
NOTE: PROVIDE STANDARD KNOXBOX, GC TO COORDINATE WITH LOCAL FIRE MARSHALL TO DETERMINE EXACT TYPE AND FINAL MOUNTING LOCATION

**SITE DATA**

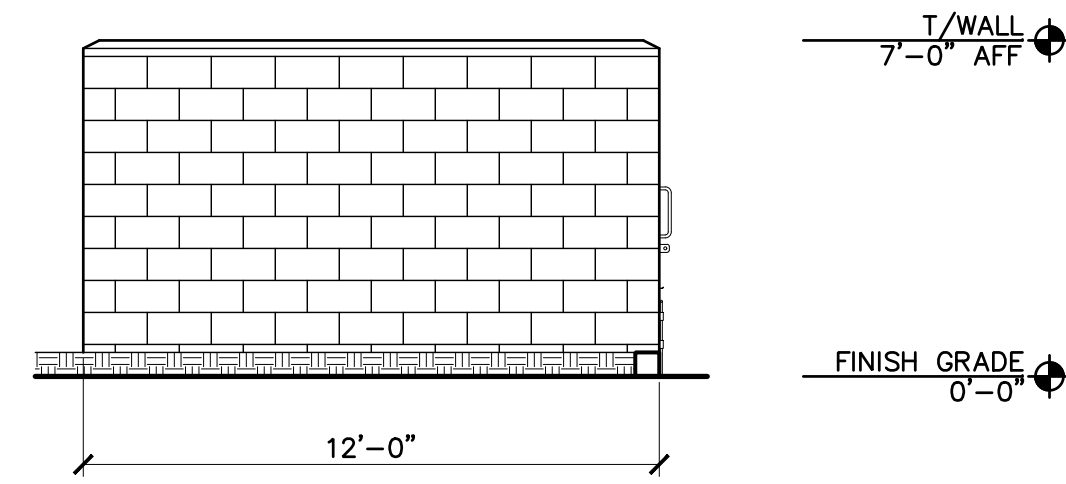
EXISTING SITE AREA:	13.75 ACRES
LANDSCAPE AREA:	91,522 SF
BUILDING AREA:	124,812 SF
PARKING:	631 SPACES
BUILDING AREA PROPOSED:	4000 SF
TOTAL BUILDING AREA:	128,812 SF
TOTAL LANDSCAPE AREA:	93,769 SF
TOTAL PARKING PROPOSED:	593 SPACES

2 TYP BIKE RACK DETAIL  
SCALE: 1/2"=1'-0"  
BY: A-FILENAME

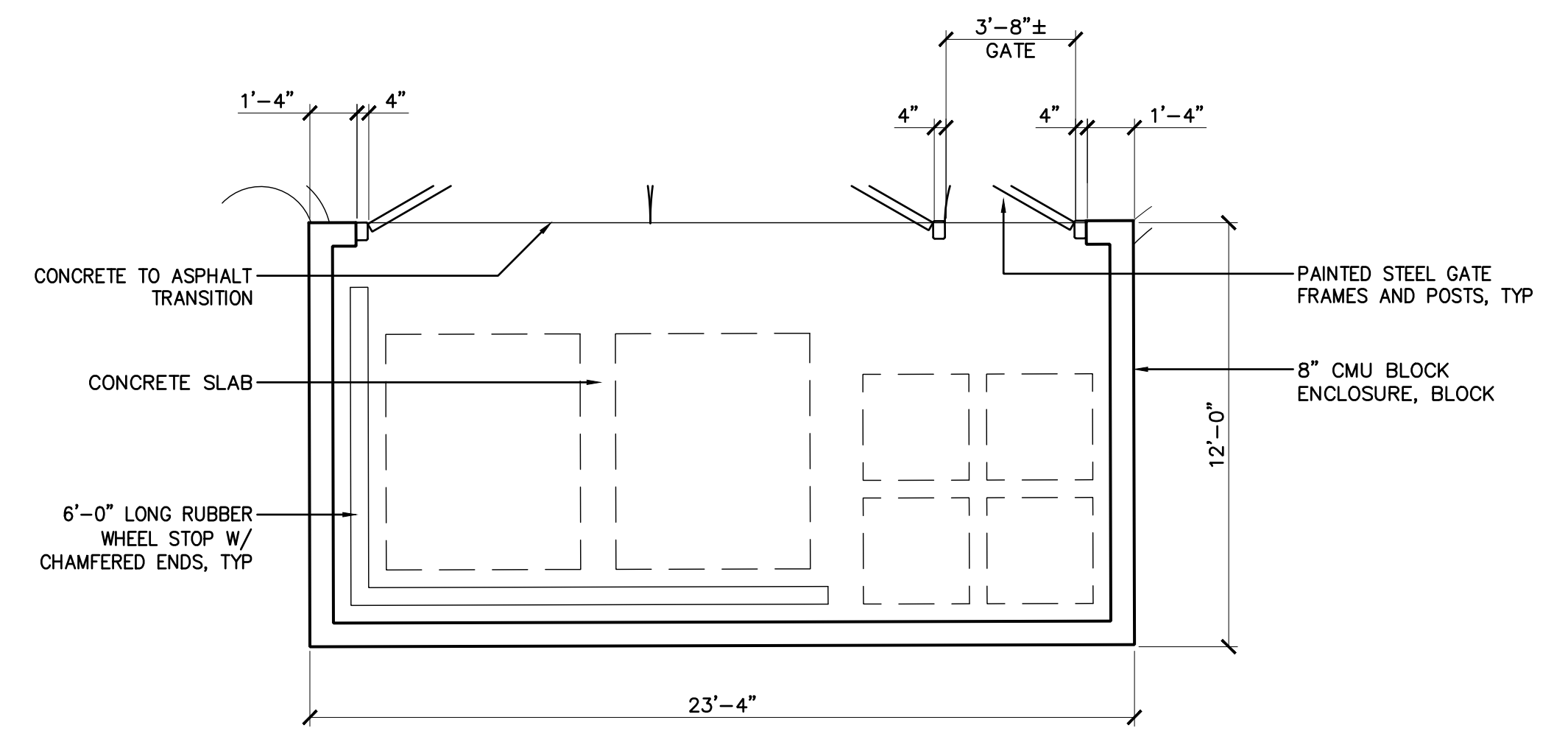




**9** TRASH ENCLOSURE REAR ELEVATION  
 SCALE: 1/4"=1'-0"  
 ID: A104

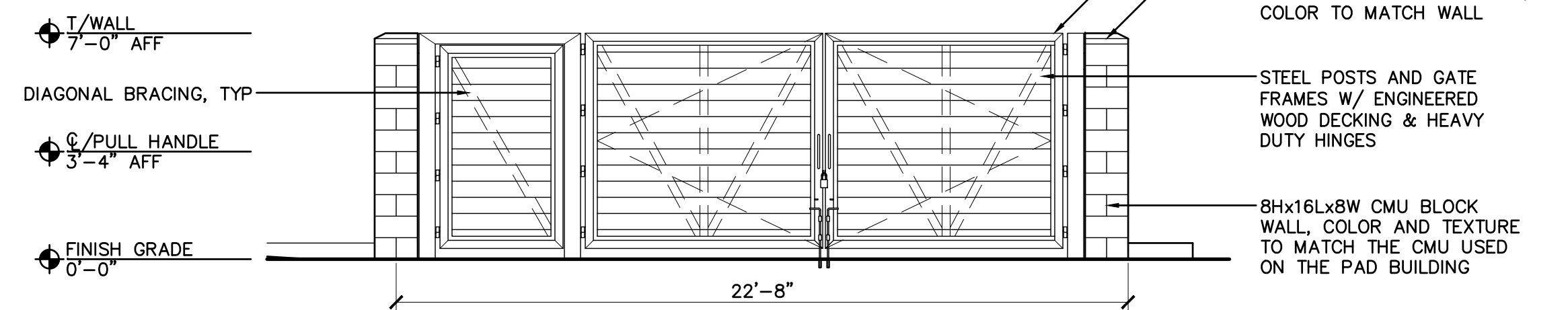


**10** TRASH ENCLOSURE REAR ELEVATION  
 SCALE: 1/4"=1'-0"  
 ID: A104

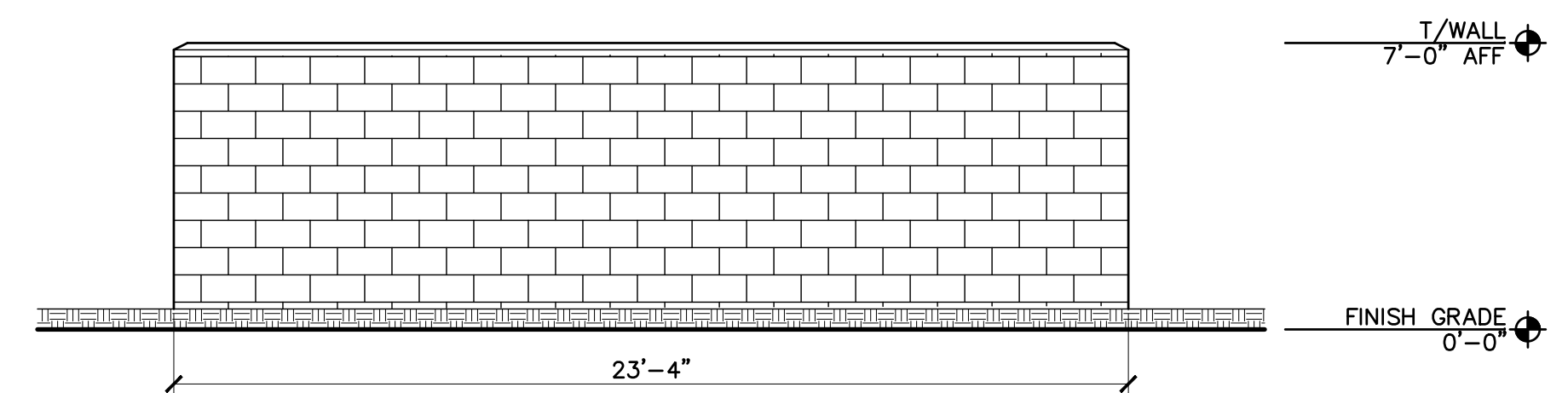


**6** TRASH ENCLOSURE PLAN  
 SCALE: 1/4"=1'-0"  
 ID: A104

- NOTE:
- MITER STEEL CORNERS UNLESS NOTED OTHERWISE
  - GRIND WELDS SMOOTH
  - PRIME STEEL BEFORE ARRIVING ON SITE
  - PAINT ALL STEEL TO MATCH PAD BUILDING CANOPY COLOR



**7** TRASH ENCLOSURE FRONT ELEVATION  
 SCALE: 1/4"=1'-0"  
 ID: A104



**8** TRASH ENCLOSURE REAR ELEVATION  
 SCALE: 1/4"=1'-0"  
 ID: A104



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Well-crafted simplicity.

MERLONE  
 GEIER  
 PARTNERS

**SHERWOOD  
 MKT CNTR  
 PAD A**

Revisions

**MG 18042**

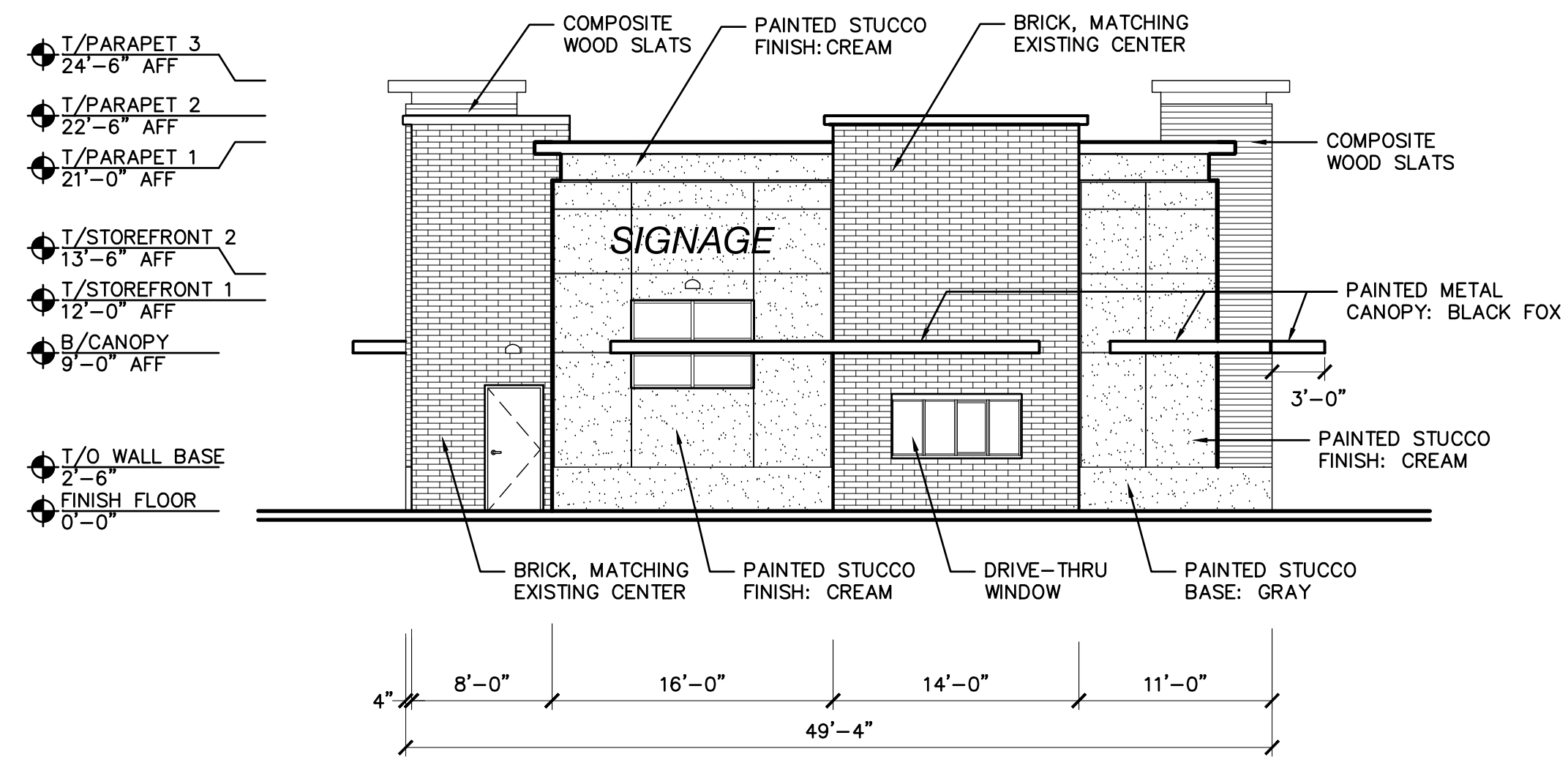
Original Issue: 03.01.2019  
 Drawn/Check By: AGW/XXX

©2019 Baysinger Partners Architecture

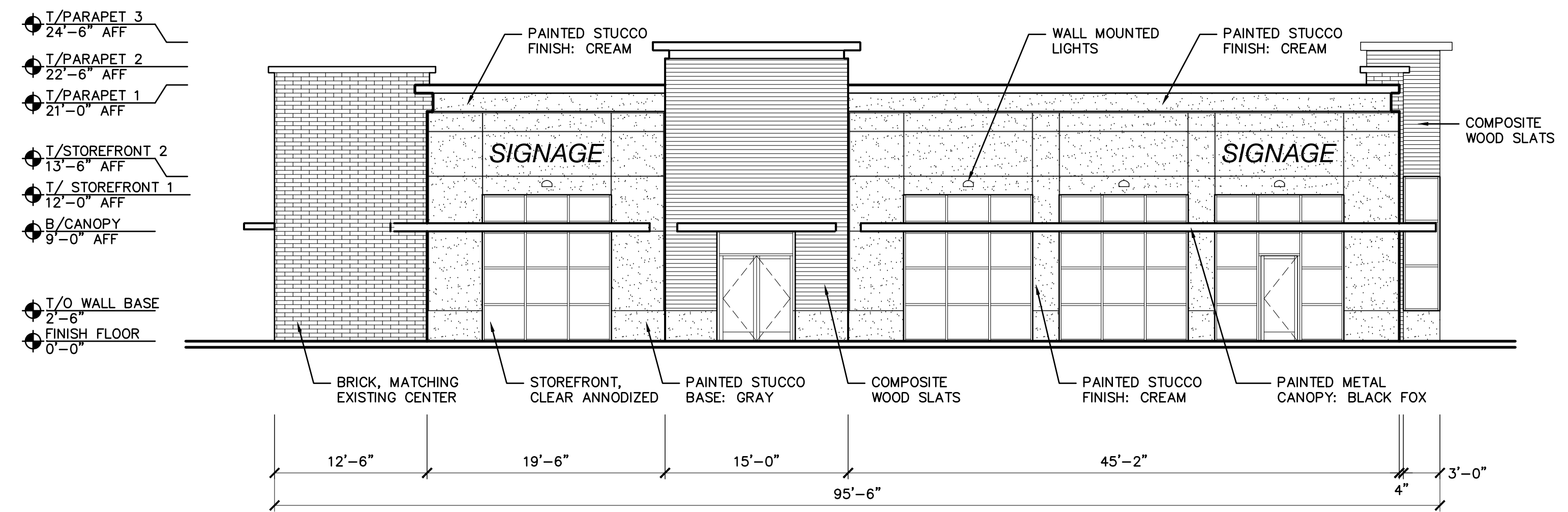
**EXTERIOR  
 ELEVATIONS**

**A-201**

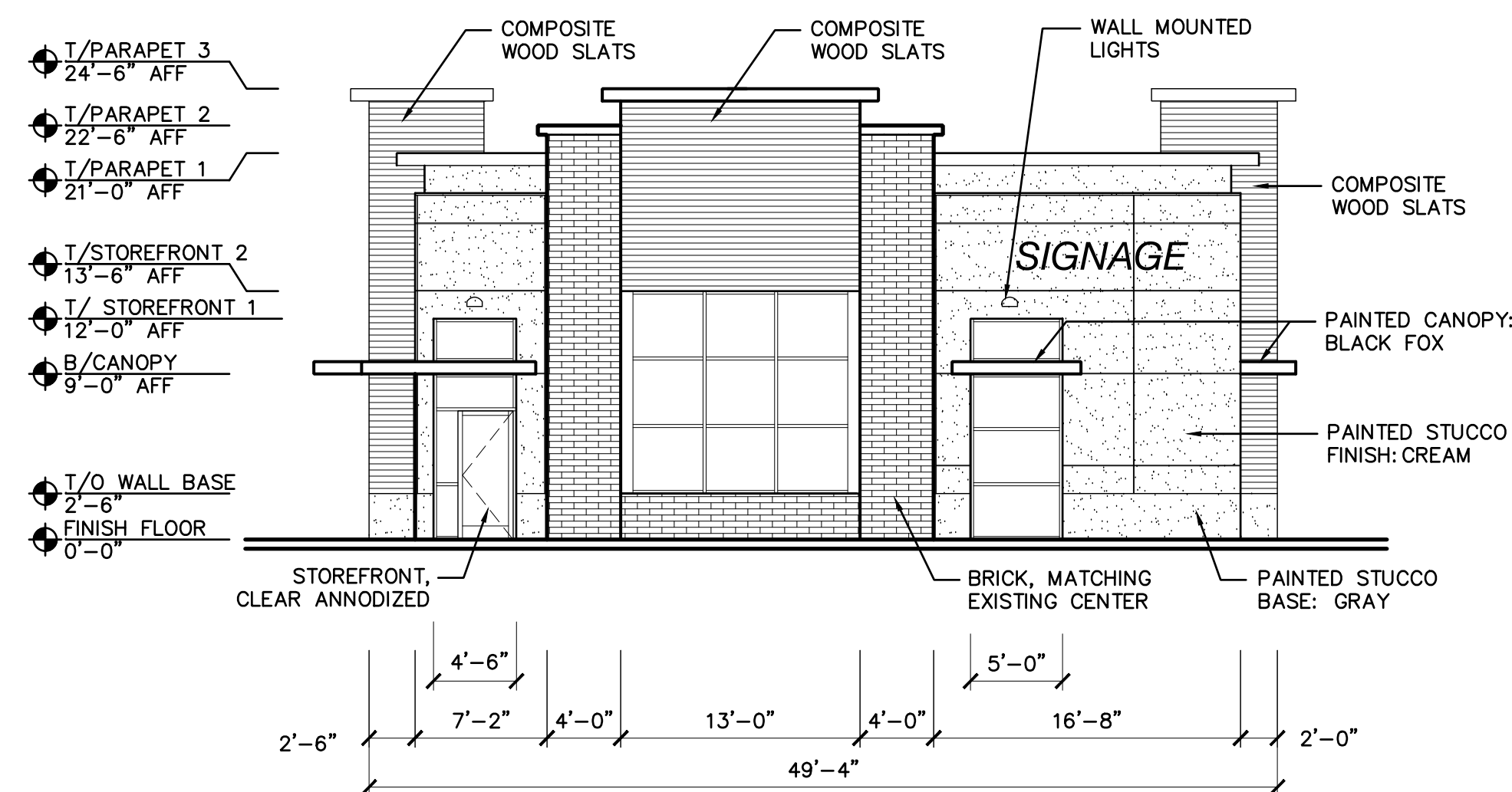
DESIGN REVIEW



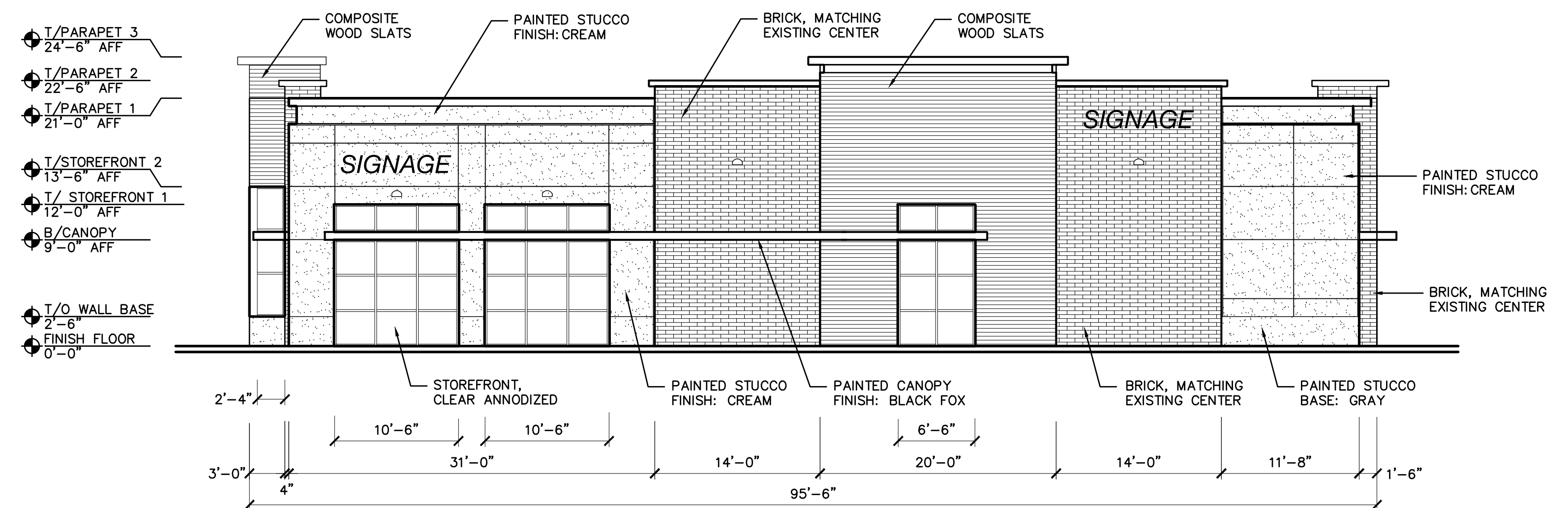
**1**  
 A201 ELEVATION FACING MAIN RETAIL BUILDING  
 SCALE: 1/16"=1'-0"



**2**  
 A201 ELEVATION FACING PARKING  
 SCALE: 1/16"=1'-0"



**3**  
 A201 ELEVATION FACING SW TUALATIN-SHERWOOD RD  
 SCALE: 1/16"=1'-0"



**4**  
 A201 ELEVATION FACING PACIFIC HWY WEST  
 SCALE: 1/16"=1'-0"

WALL AREA: 1,036 SF  
 WINDOW AREA: 250 SF  
 GLAZING PERCENTAGE: 24%

WALL AREA: 2,090 SF  
 WINDOW AREA: 347.5 SF  
 GLAZING PERCENTAGE: 16.6%



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Well-crafted simplicity.

MERLONE  
 GEIER  
 PARTNERS

**SHERWOOD  
 MKT CNTR  
 PAD A**

Revisions

**MG 18042**

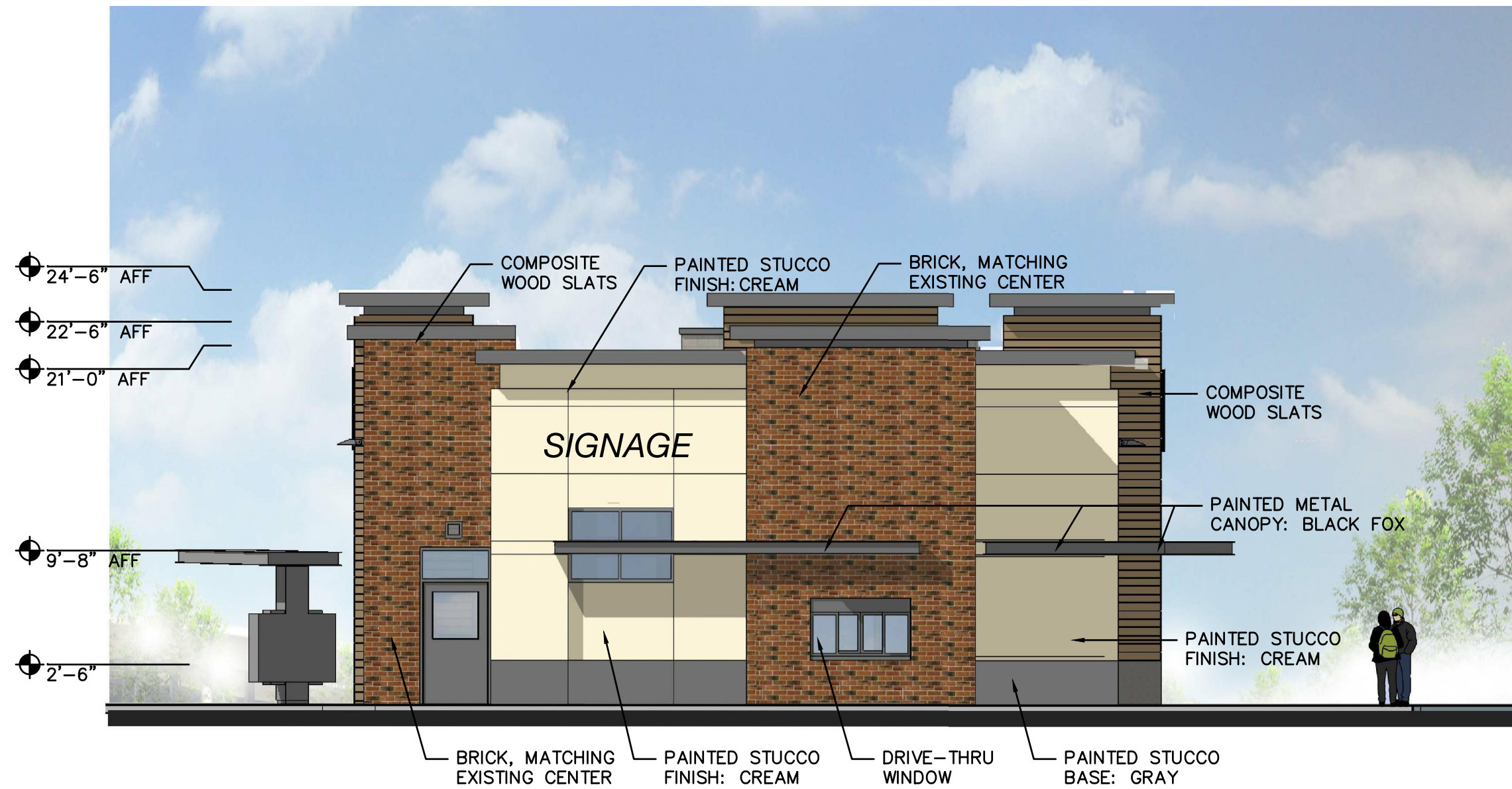
Original Issue: 03.01.2019  
 Drawn/Check By: AGW/XXX

©2019 Baysinger Partners Architecture

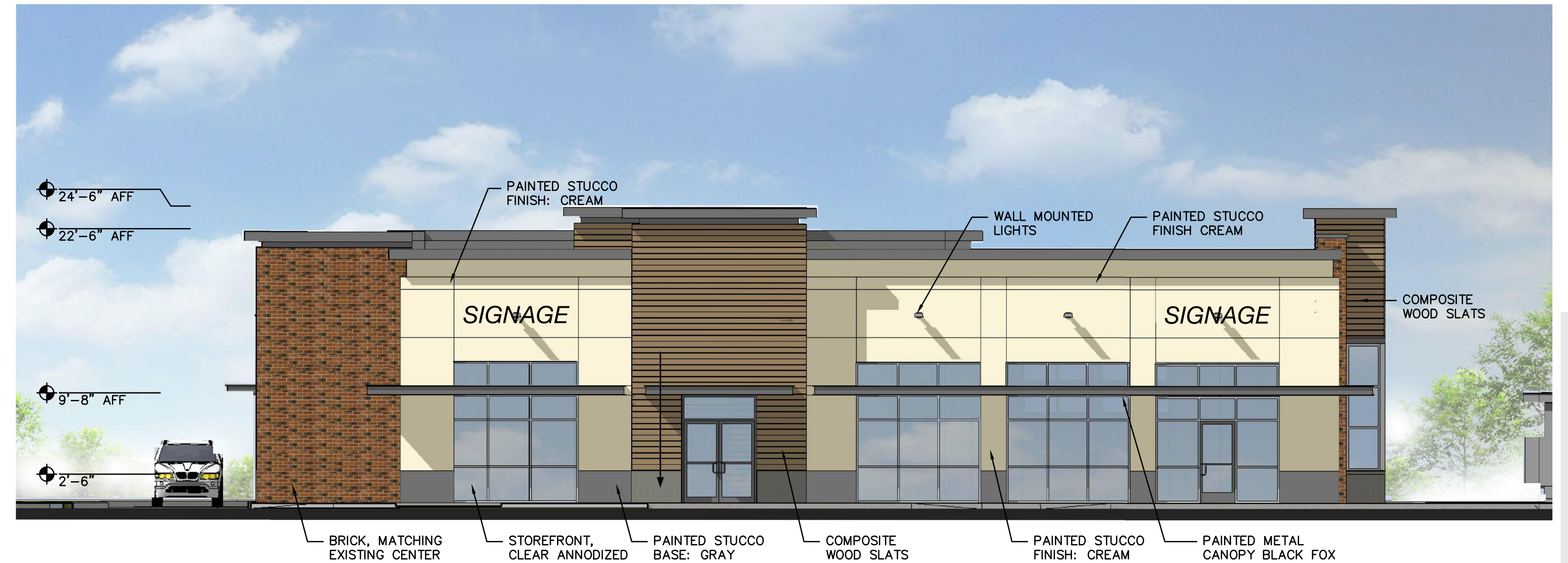
**RENDERED  
 ELEVATIONS**

**A-202**

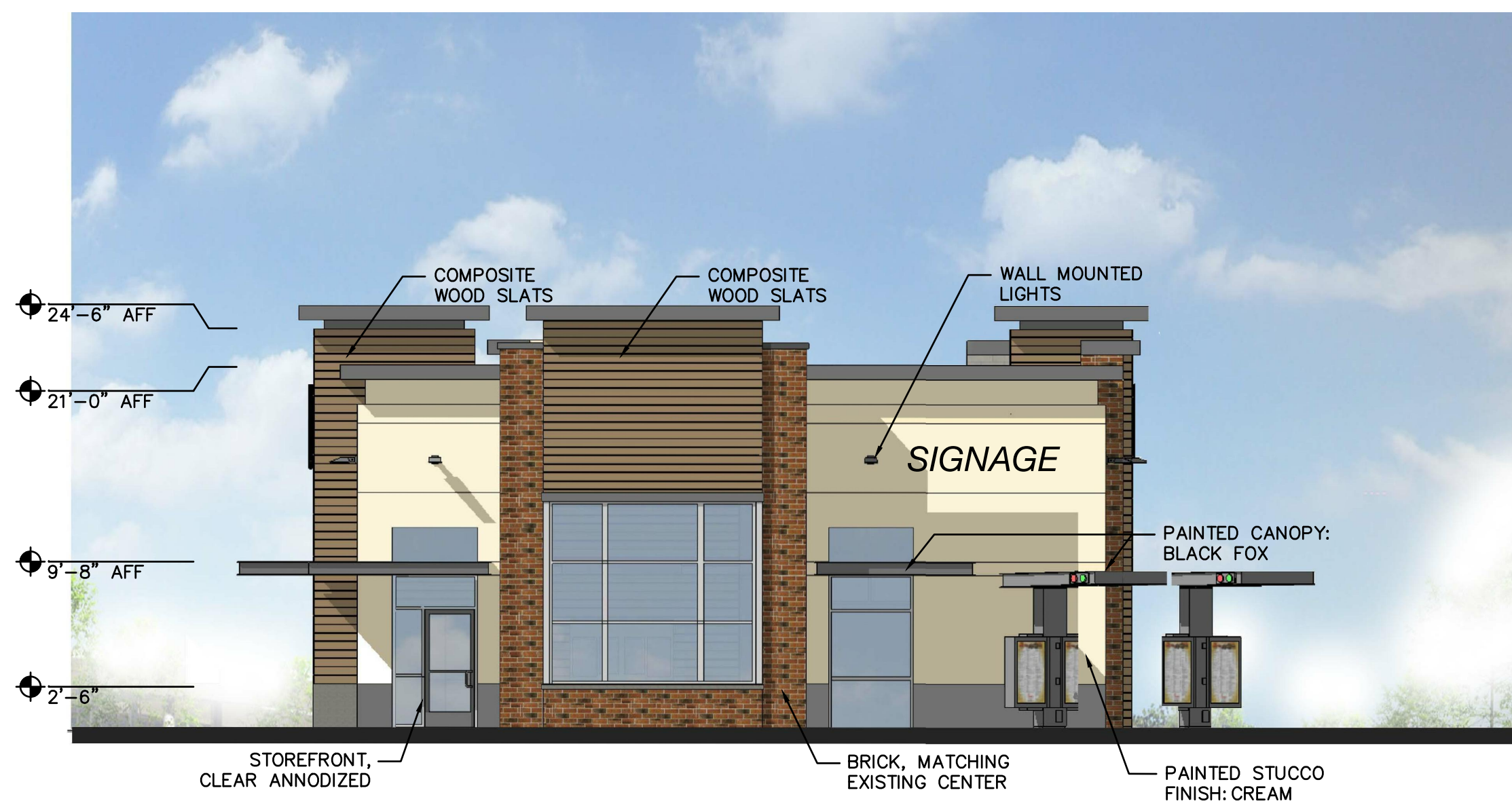
DESIGN REVIEW



**1** ELEVATION FACING MAIN RETAIL BUILDING  
 SCALE: NTS

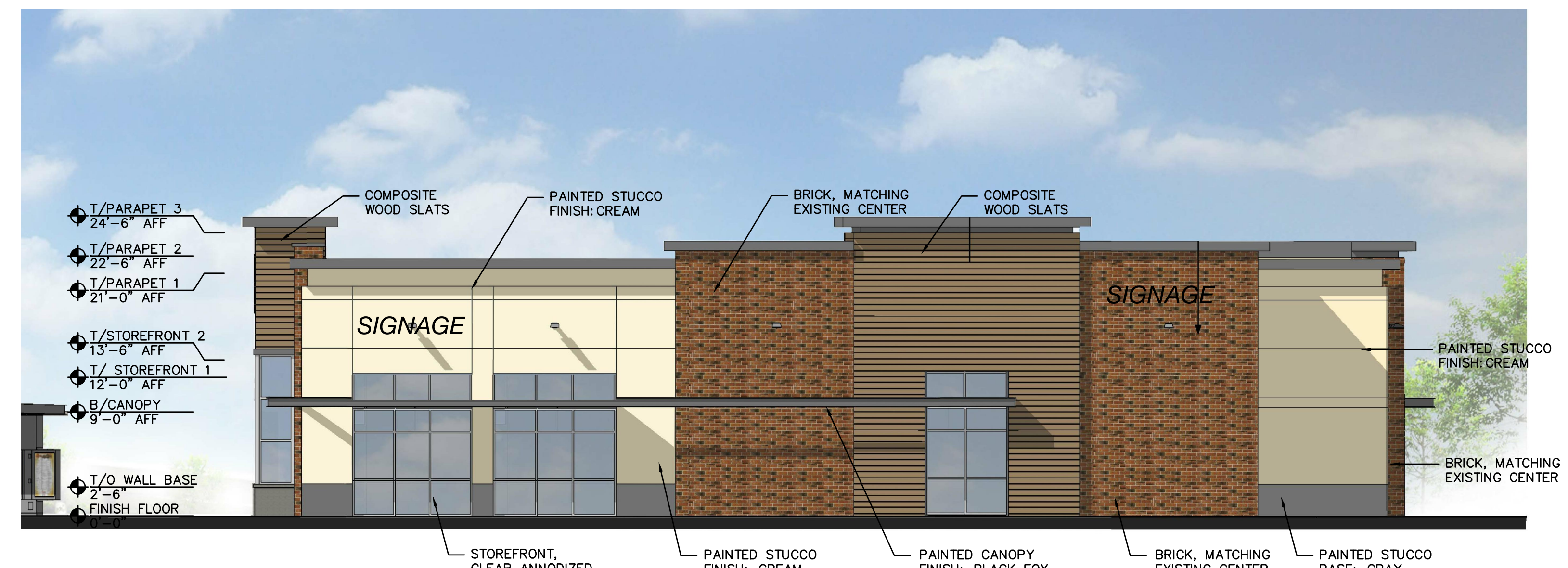


**2** ELEVATION FACING PARKING  
 SCALE: NTS



**3** ELEVATION FACING SW TUALATIN-SHERWOOD RD  
 SCALE: NTS

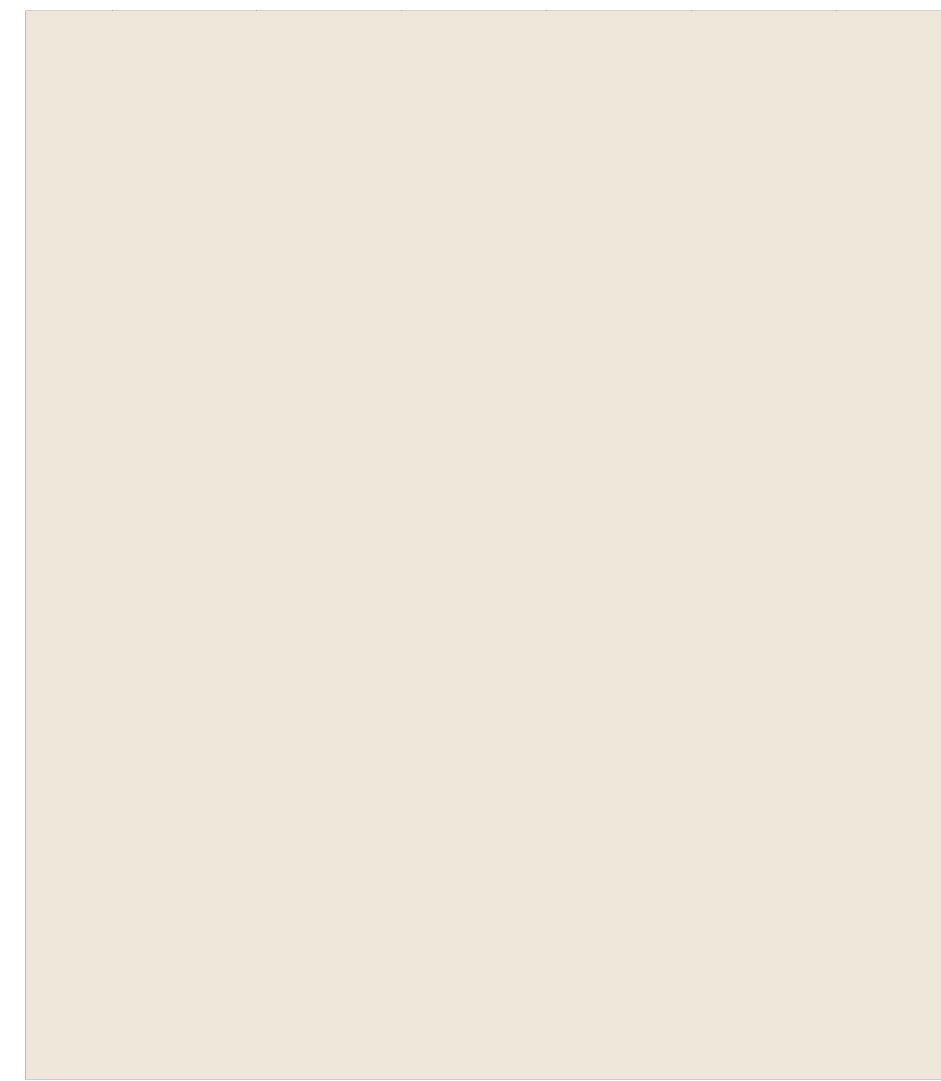
WALL AREA: 1,036 SF  
 WINDOW AREA: 250 SF  
 GLAZING PERCENTAGE: 24%



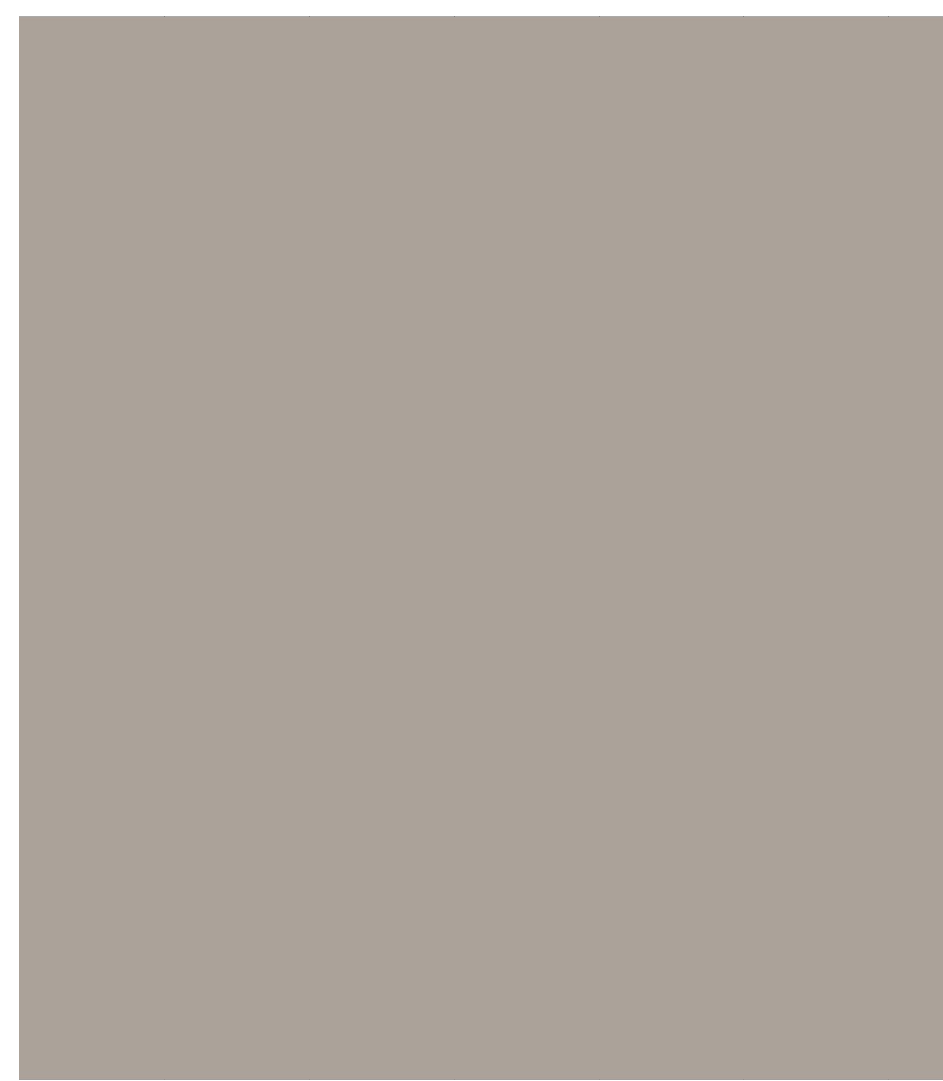
**4** ELEVATION FACING PACIFIC HWY WEST  
 SCALE: NTS

WALL AREA: 2,090 SF  
 WINDOW AREA: 347.5 SF  
 GLAZING PERCENTAGE: 16.6%





STUCCO COLOR:  
 "CREAMY" - SW 7012



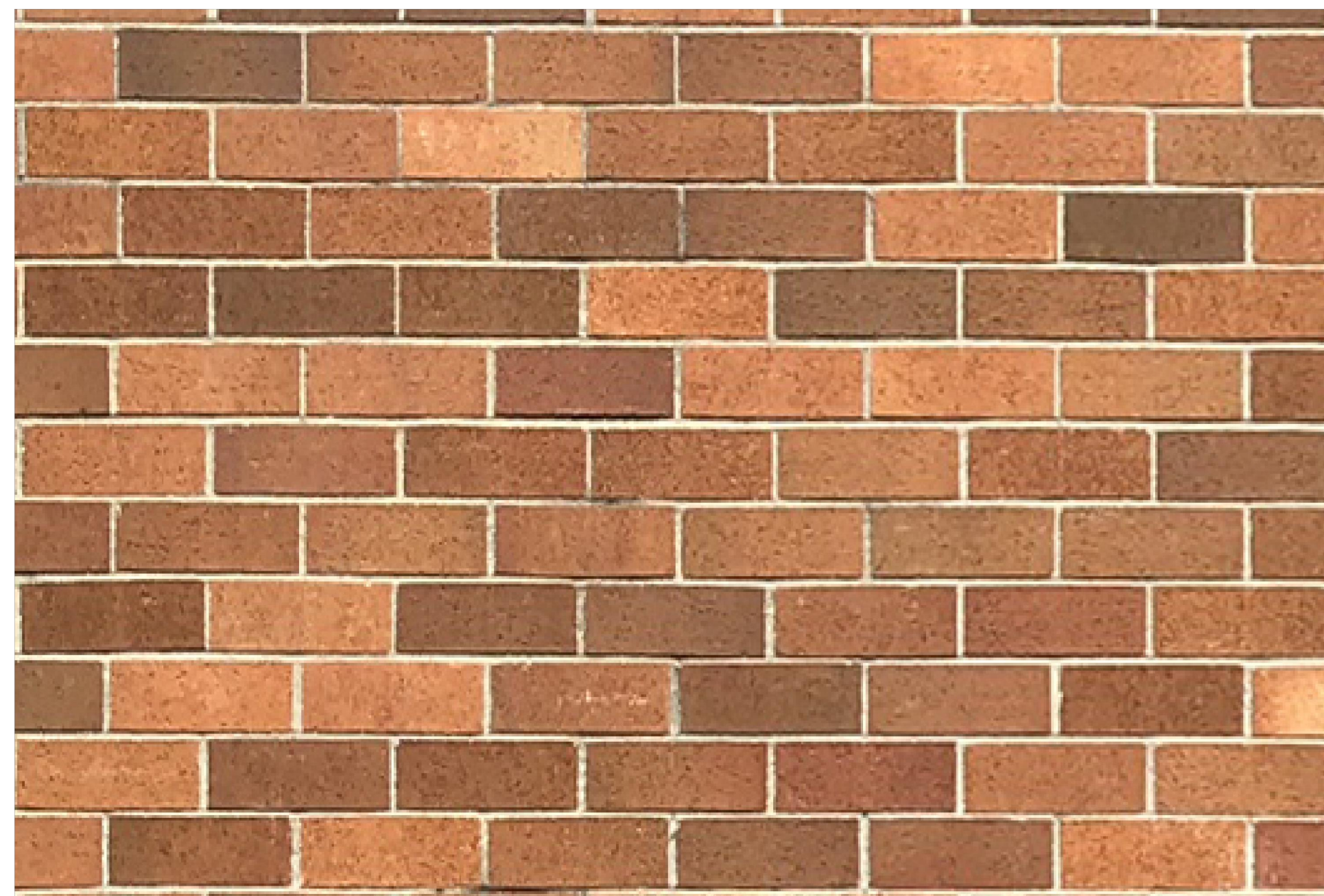
STUCCO COLOR:  
 "FUNCTIONAL GRAY"  
 SW 7012



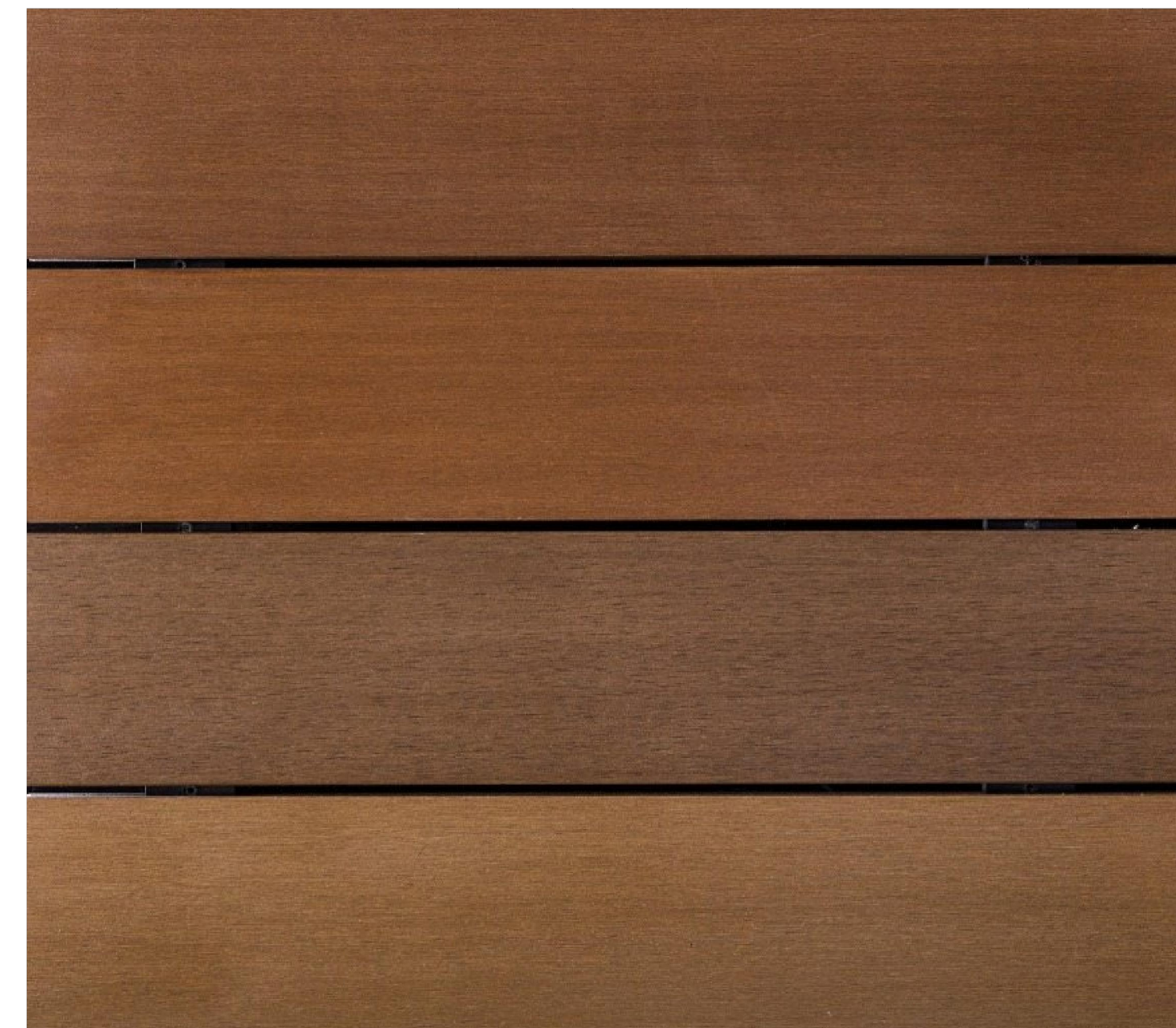
STUCCO TEXTURE



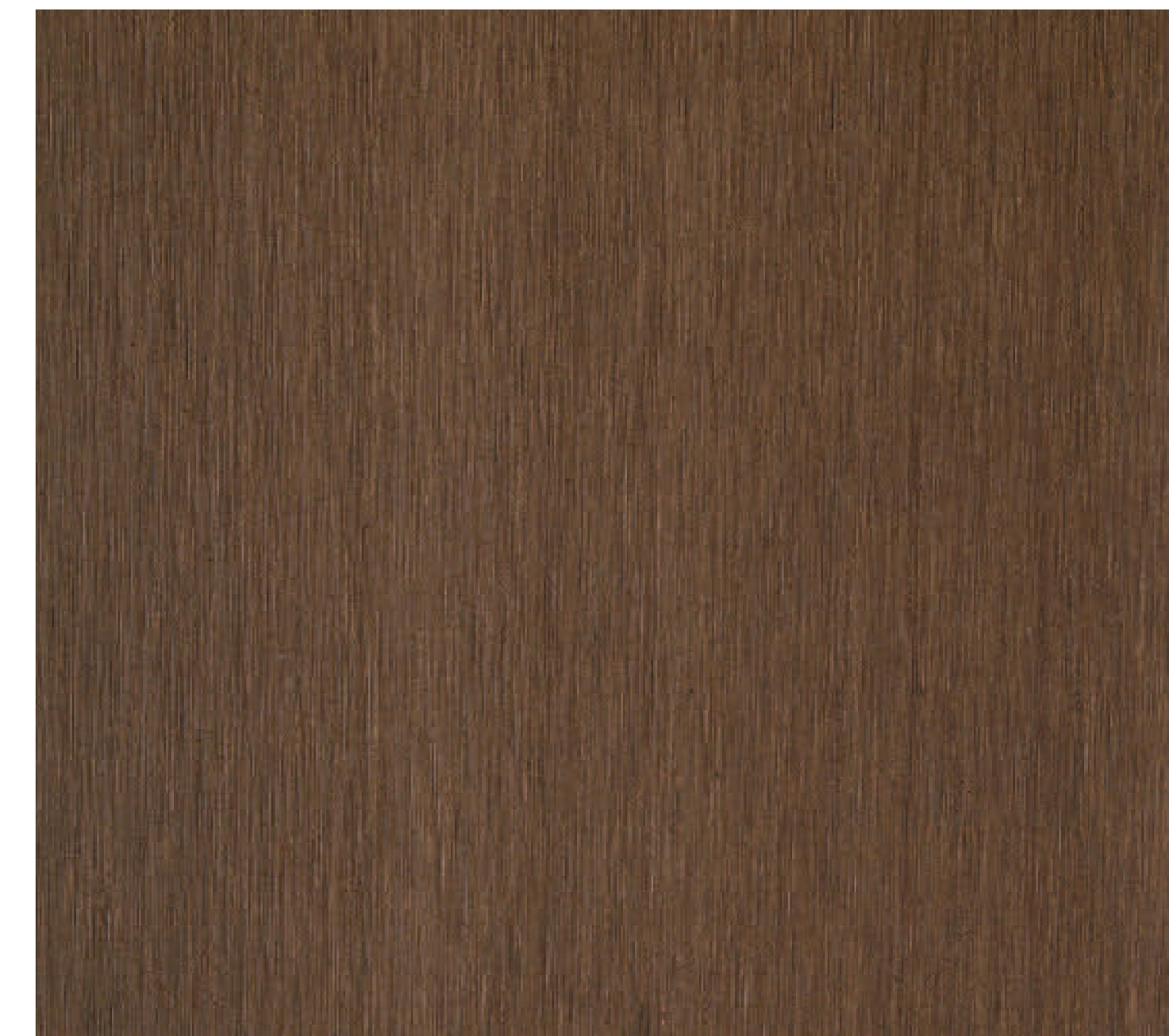
CANOPY TRIM COLOR  
 "BLACK FOX" - SW 7020



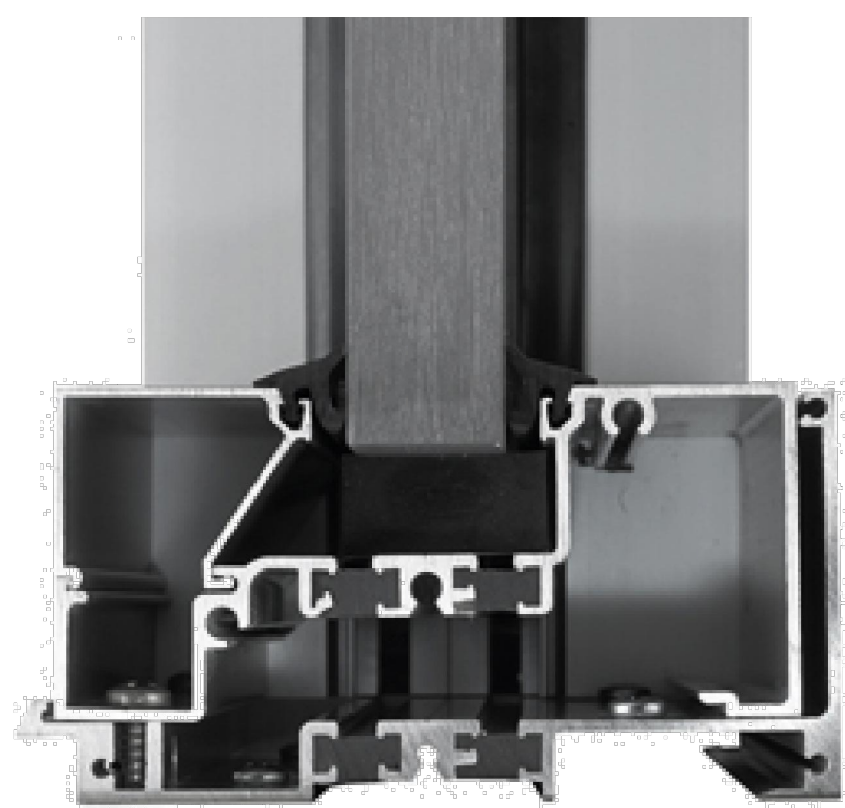
BRICK - TO MATCH EXISTING CENTER



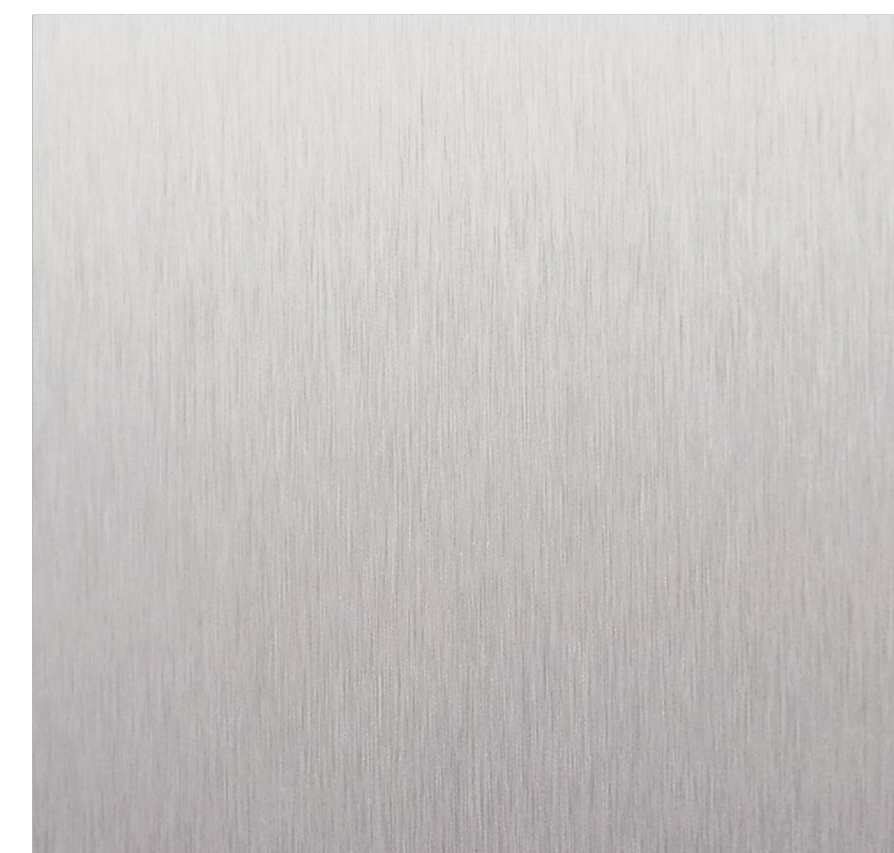
COMPOSITE WOOD CLADDING  
 RAYESTA - TRUGRAIN



"WOOD" CLADDING COLOR  
 FVG C29 DARK TAUPE



COMMERCIAL STOREFRONT BY KAWNEER



STOREFRONT COLOR:  
 CLEAR ANODIZED

Well-crafted simplicity.

MERLONE  
 GEIER  
 PARTNERS

**SHERWOOD  
 MKT CNTR  
 PAD A**

△ Revisions

**MG 18042**

Original Issue: 03.01.2019  
 Drawn/Check By: AGW/XXX

©2019 Baysinger Partners Architecture

**MATERIAL  
 BOARD**

**A-203**

DESIGN REVIEW