

OREGON STREET JB MAC

SHERWOOD, OREGON

JB MAC VENTURES

OWNER

STREET ADDRESS
CITY, STATE, ZIP
(T): (555) 555-5555
(F): (555) 555-5555
CONTACT: --

TBD

CONTRACTOR

STREET ADDRESS
CITY, STATE, ZIP
(T): (555) 555-5555
(F): (555) 555-5555
CONTACT: --

CCB #:-----

CIDA, INC.

ARCHITECT/ STRUCTURAL ENGINEER

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97224
(T): (503) 226-1285
(F): (503) 226-1670
CONTACT: --

AKS

CIVIL ENGINEER

12965 SW HERMAN ROAD, SUITE 100 |
TUALATIN, OR 97062
503.563.6151 EXT. 273 | C: 971.207.1556 |
CONTACT: TYLER JOKI

AKS

LANDSCAPE DESIGN

12965 SW HERMAN ROAD, SUITE 100 |
TUALATIN, OR 97062
503.563.6151 EXT. 273 | C: 971.207.1556 |
CONTACT:

LEGAL DESCRIPTION

TAX LOT: 25129DC00500
TAX MAP: --

ZONING CODE INFORMATION

ZONE: U

SITE AREA:
COVERAGE: 20,000 SF, 11%
LANDSCAPE: 39,394 SF, 22%
HARDSCAPE: 114,839 SF, 67%
TOTAL SITE AREA: 174,233 SF

PARKING REQUIRED:
INDUSTRIAL : 17,500 SF @ 1.6 STALL/1000 SF = 28 STALLS
GENERAL OFFICE: 5,000 SF @ 2.7 STALL/1000 SF = 13.5 STALLS
TOTAL REQUIRED PARKING: 41.5 STALLS PROVIDED = 43 STALLS

PARKING PROVIDED:
TYPE SIZE # PROVIDED
STANDARD 9' X 20' 41 STALLS
H/C ACCESSIBLE 13' X 20' 02 STALLS
TOTAL PROVIDED PARKING: 43 STALLS

BUILDING SETBACKS REQUIRED:
FRONT 20 FT (22 FT PROVIDED)
SIDE NONE (100 FT PROVIDED)
REAR NONE (151 FT PROVIDED)

BUILDING HEIGHT LIMIT: 50 FT (29'-8" PROVIDED)

BUILDING CODE INFORMATION

DESIGN CODE: 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
OCCUPANCY: F-1, S-1, B (NON-SEPARATED)
CONSTRUCTION TYPE: II-B (SPRINKLERED)

BUILDING AREA:
1ST FLOOR: 20,000 SF
MEZZANINE: 2,500 SF
TOTAL BUILDING AREA: 22,500 SF

SEE FIRE AND LIFE SAFETY SHEET FOR FULL CODE SUMMARY

PROJECT DESCRIPTION

NEW 22,500 SF WAREHOUSE AND OFFICE DEVELOPMENT TWO DRIVE IN OVERHEAD DOORS, OFFICE MEZZANINE, AND OUTDOOR STORAGE TO BE SCREENED FROM VIEW.

RELEASES	
1	COVER SHEET
2	CIVIL
3	LANDSCAPE
4	SITE LIGHTING
5	ARCHITECTURAL
6	STRUCTURAL



DATE: 05/16/2022
1 SITE PLAN REVIEW
2

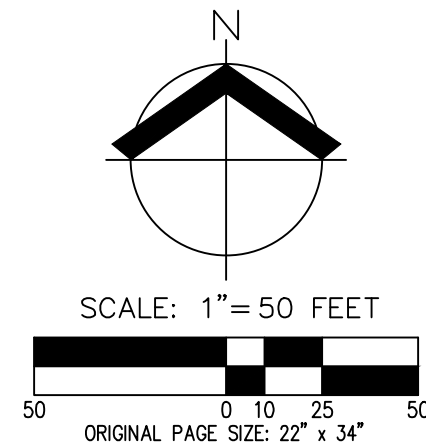
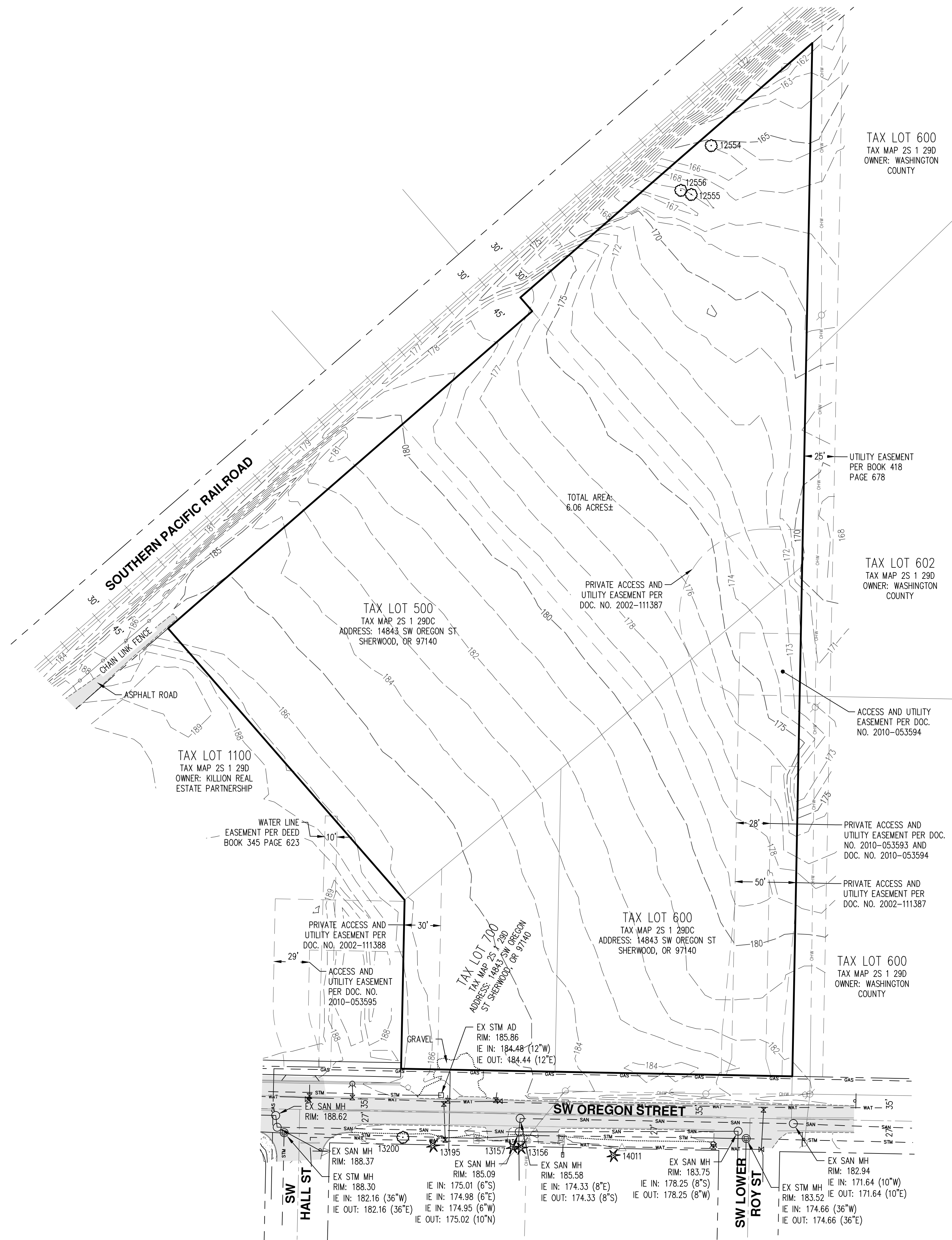


15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR
OREGON STREET JBMAC
14843 SW OREGON STREET
SHERWOOD, OREGON

COVER SHEET
CS1
JOB NO. 21012901
© 2021 CIDA P.C./CIDA ALL RIGHTS RESERVED

C:\Users\mehmetk\AppData\Local\Temp\Auto\Auto_2026\CS1 COVER SHEET.dwg - May 20, 2022 - 8:30am



NOTES:

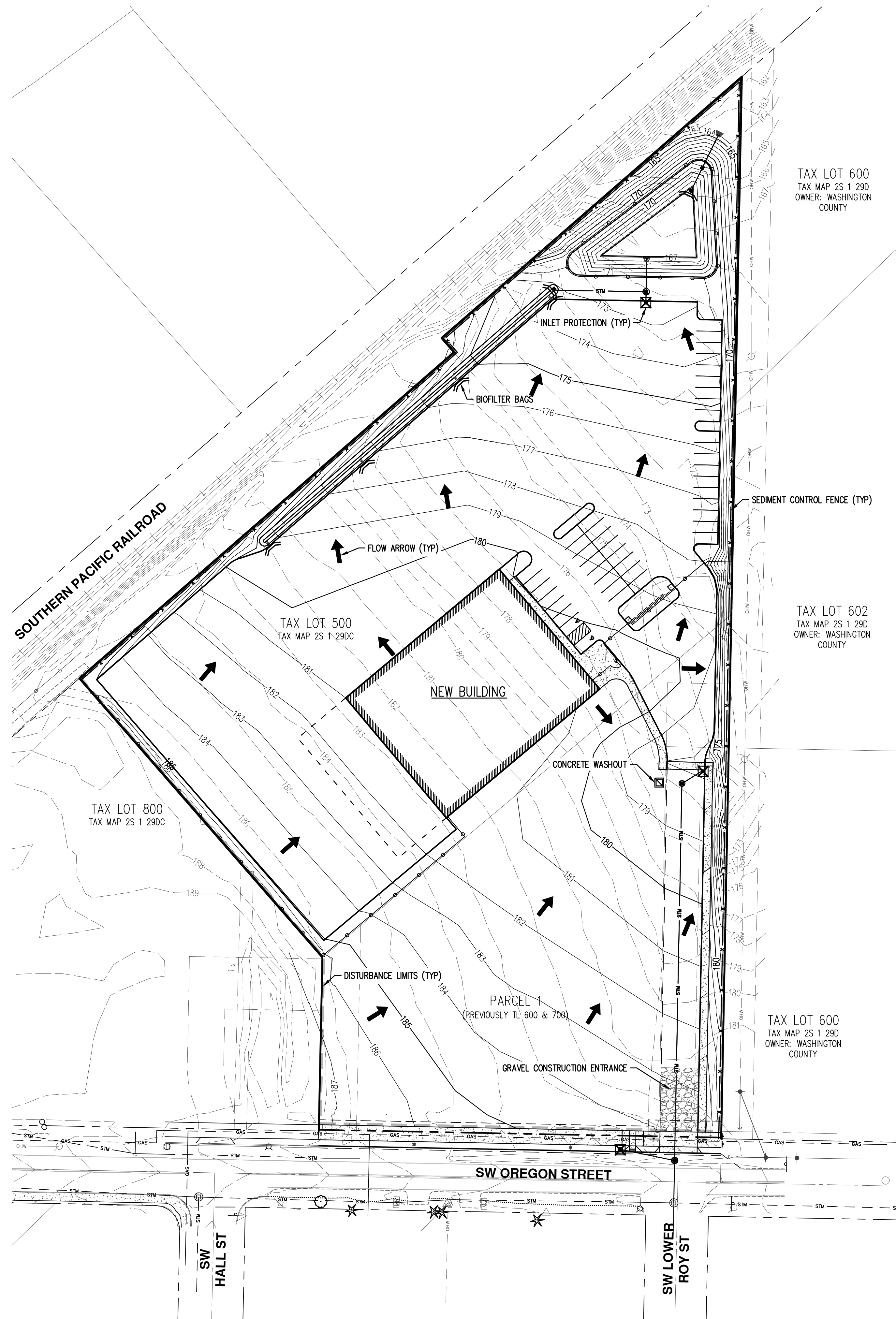
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21021448 AND 21021450. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED FEBRUARY 3 - 4, 2021.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP MARKED "NO. 1, 1988", IN A MONUMENT BOX NEAR THE SOUTH EDGE OF PAVEMENT OF HIGHWAY 99 WEST 300 FEET± SOUTHWEST OF SIX CORNERS. ELEVATION: 210.40 FEET (NGVD29).
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
12554	DECIDUOUS	8
12555	DECIDUOUS	14
12556	DECIDUOUS	14,28

**EXISTING CONDITIONS PLAN
 OREGON STREET JBMAC
 SHERWOOD, OREGON**

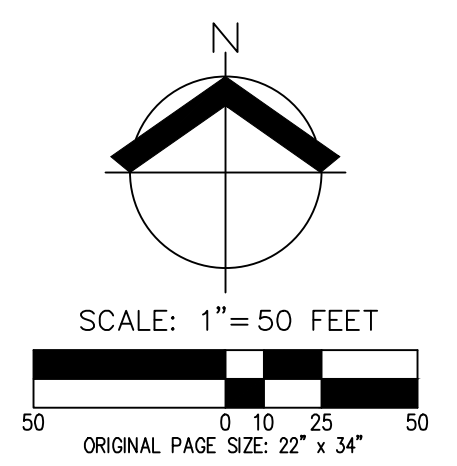
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NUMBER:	8627-03
DATE:	05/19/2022
DESIGNED BY:	APC & TJ
DRAWN BY:	APC
CHECKED BY:	BGC



LEGEND

EXISTING GROUND CONTOUR (1 FT)	--- 344 ---
EXISTING GROUND CONTOUR (5 FT)	--- 345 ---
FINISHED GRADE CONTOUR (1 FT)	--- 344 ---
FINISHED GRADE CONTOUR (5 FT)	--- 345 ---
SEDIMENT FENCE	- x - x -
INLET PROTECTION	⊠
BIOFILTER BAG	⊠
CONCRETE WASHOUT AREA	⊠
DRAINAGE FLOW DIRECTION	↓
GRAVEL CONSTRUCTION ENTRANCE	⊠
LIMITS OF DISTURBANCE	- - - - -



PRELIMINARY GRADING, EROSION, AND SEDIMENT CONTROL PLAN

OREGON STREET JBMAC

SHERWOOD, OREGON

AKS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

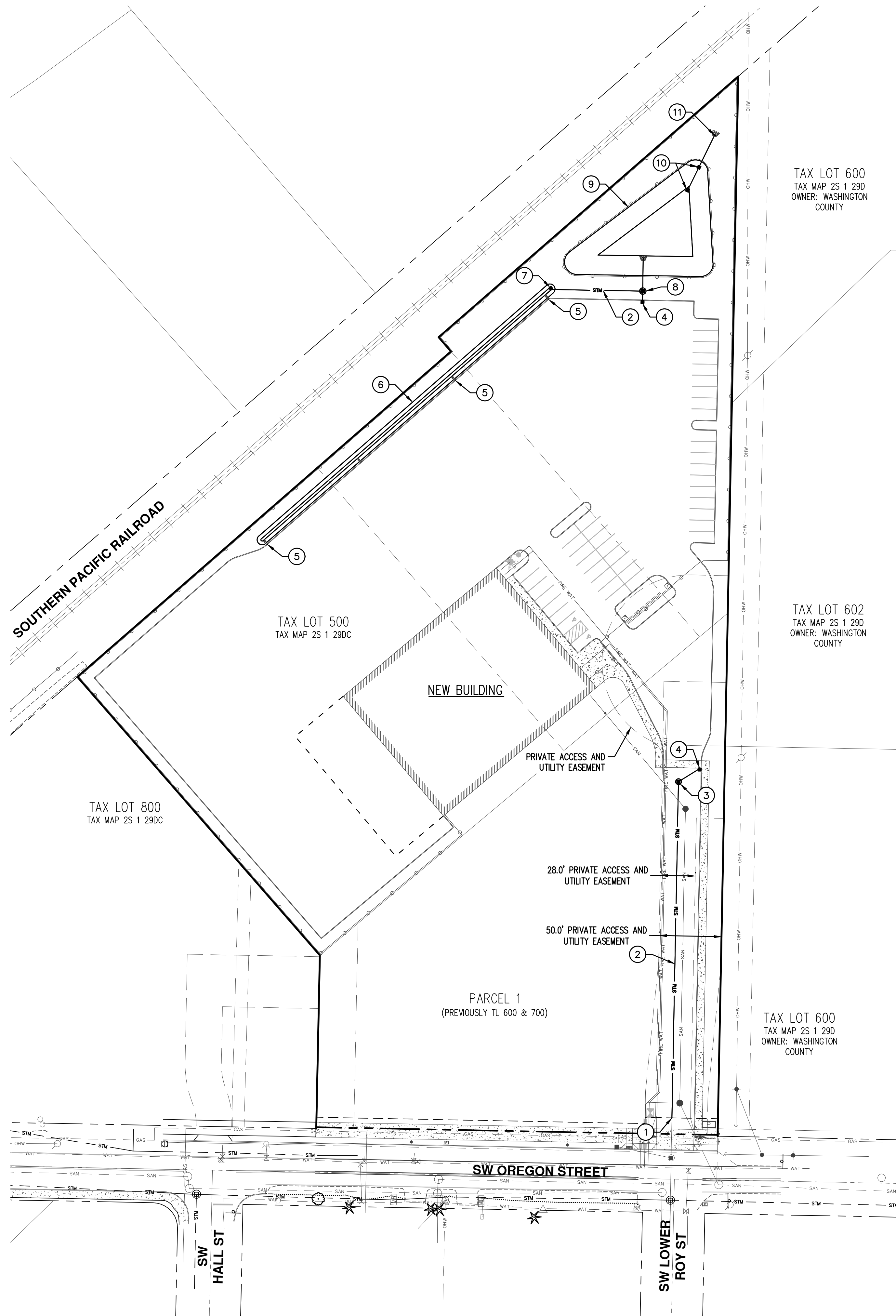
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
BY G. CARLSON
2009

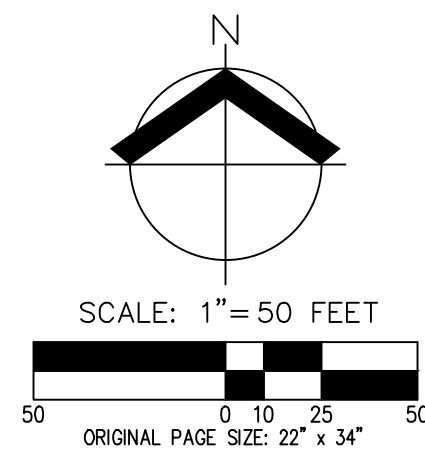
RENEWALS:

JOB NUMBER: 8627-03
DATE: 05/19/2022
DESIGNED BY: APC & TJ
DRAWN BY: APC
CHECKED BY: BGC

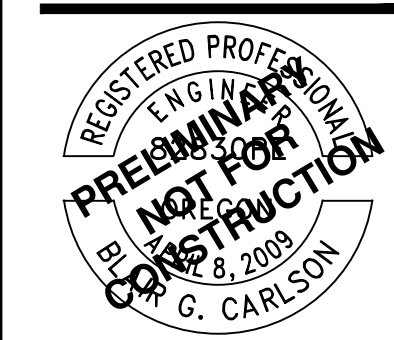
C2.0



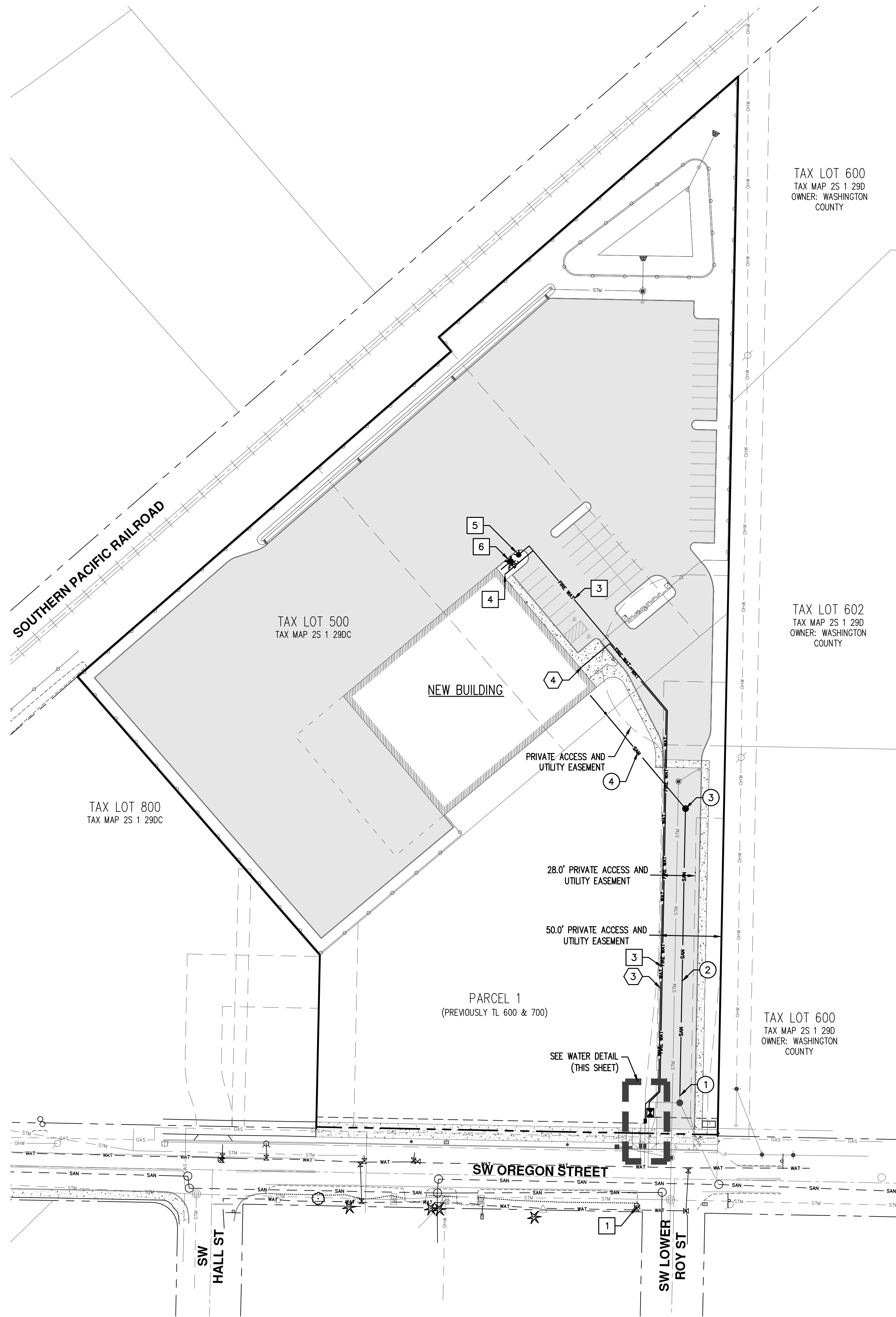
- # **STORMWATER KEYED NOTES:**
1. CONNECTION TO NEW STORMWATER STUB TO BE INSTALLED WITH SW OREGON STREET FRONTAGE IMPROVEMENTS.
 2. NEW STORMWATER DRAINAGE PIPE.
 3. NEW STORMWATER MANHOLE.
 4. NEW STORMWATER AREA DRAIN.
 5. NEW CURB CUT WITH RIP RAP.
 6. NEW STORMWATER CONVEYANCE SWALE.
 7. NEW STORMWATER DITCH INLET.
 8. NEW WATER QUALITY MANHOLE.
 9. NEW VEGETATED STORMWATER DETENTION AND WATER QUALITY FACILITY.
 10. NEW STORMWATER FACILITY OVERFLOW STRUCTURE.
 11. NEW STORMWATER FACILITY OUTFALL LOCATION.



**PRELIMINARY STORMWATER DRAINAGE PLAN
 OREGON STREET JBMAC
 SHERWOOD, OREGON**



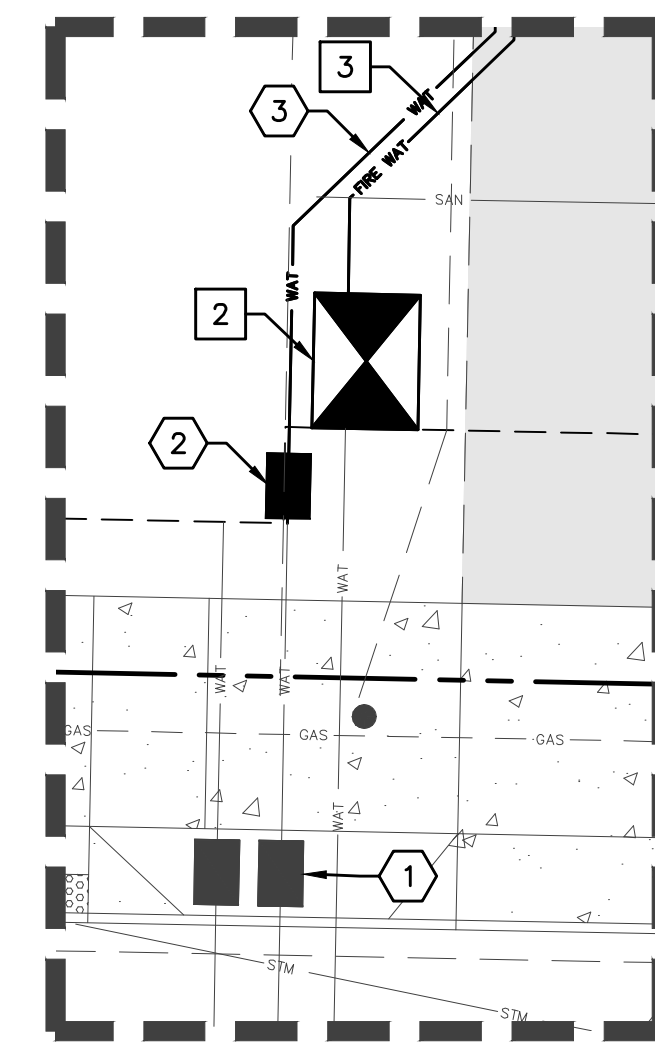
RENEWALS:	
JOB NUMBER:	8627-03
DATE:	05/19/2022
DESIGNED BY:	APC & TJ
DRAWN BY:	APC
CHECKED BY:	BGC



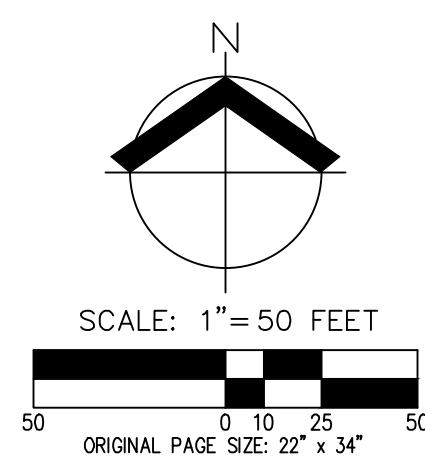
- Ⓢ SANITARY SEWER KEYED NOTES:**
1. CONNECTION TO NEW SANITARY SEWER STUB TO BE INSTALLED WITH SW OREGON STREET FRONTAGE IMPROVEMENTS.
 2. NEW SANITARY SEWER PIPE.
 3. NEW SANITARY SEWER MANHOLE.
 4. NEW SANITARY SEWER SERVICE LATERAL.

- Ⓢ FIRE WATER KEYED NOTES:**
1. EXISTING FIRE HYDRANT.
 2. NEW FIRE WATER DOUBLE CHECK.
 3. NEW FIRE WATER MAIN.
 4. NEW FIRE WATER SERVICE FOR BUILDING CONNECTION.
 5. NEW FIRE HYDRANT.
 6. NEW FDC CONNECTION.

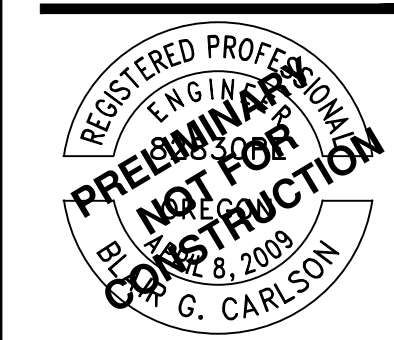
- Ⓢ DOMESTIC WATER KEYED NOTES:**
1. NEW 1" METER IN VAULT INSTALLED WITH SW OREGON STREET FRONTAGE IMPROVEMENTS.
 2. NEW DOMESTIC WATER DOUBLE CHECK.
 3. NEW DOMESTIC WATER LINE.
 4. NEW WATER SERVICE FOR BUILDING CONNECTION.



WATER DETAIL
 1" = 10'



**PRELIMINARY COMPOSITE UTILITY PLAN
 OREGON STREET JBMAC
 SHERWOOD, OREGON**

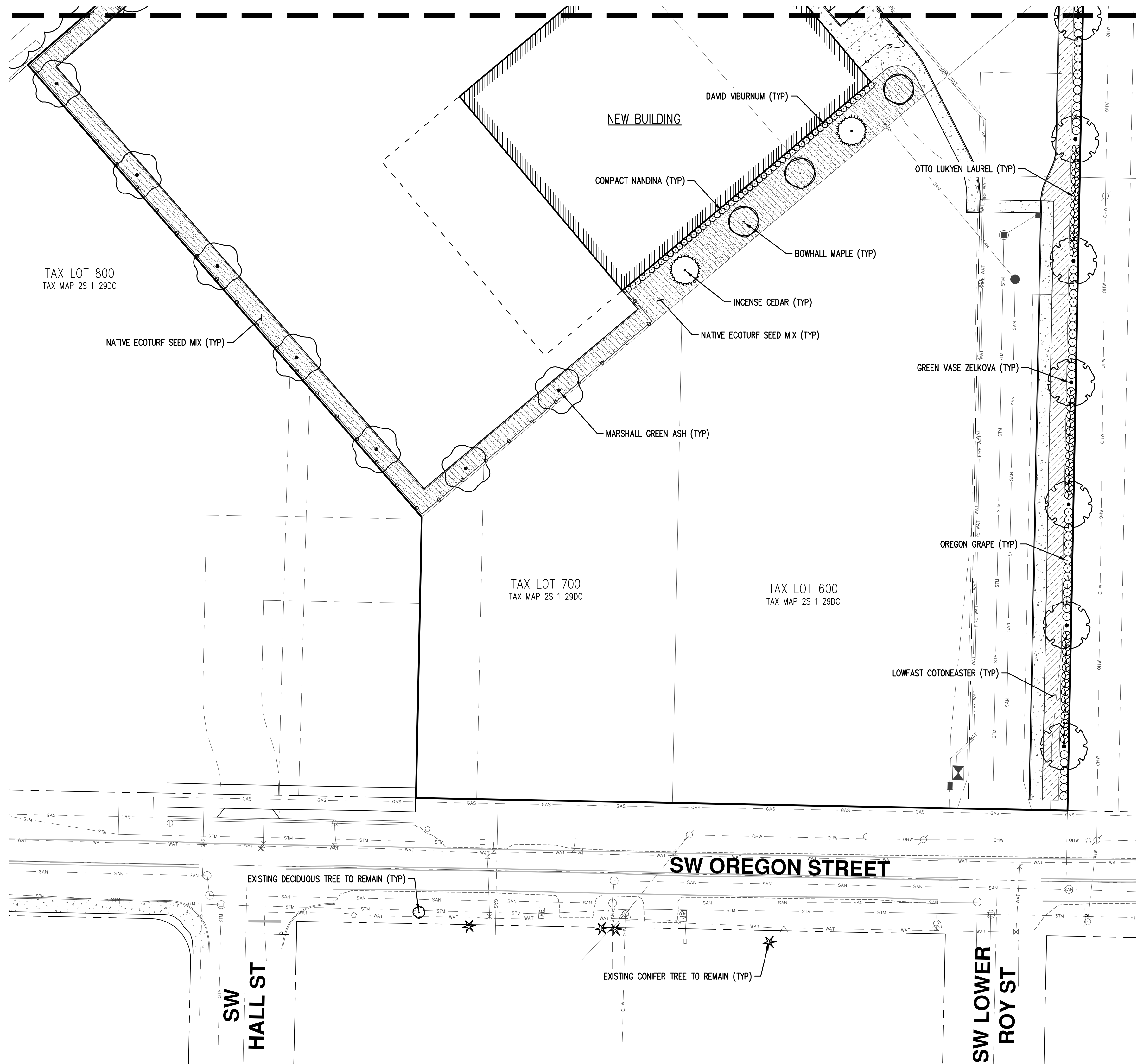


RENEWS:

JOB NUMBER:	8827-03
DATE:	05/19/2022
DESIGNED BY:	APC & TJ
DRAWN BY:	APC
CHECKED BY:	BGC

C4.0

MATCH LINE - SEE SHEET L2.0



PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	3	ACER RUBRUM 'BOWHALL' SMALL TREE (CANOPY FACTOR 15)	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	2	CALOCEDRUS DECURRENS MEDIUM TREE (CANOPY FACTOR 60)	INCENSE CEDAR	6" HT. B&B	AS SHOWN
	15	FRAXINUS PENNSYLVANICA 'MARSHALL' LARGE TREE (CANOPY FACTOR 200)	MARSHALL GREEN ASH	2" CAL. B&B	AS SHOWN
	3	PINUS NIGRA LARGE TREE (CANOPY FACTOR 100)	AUSTRIAN PINE	6" HT. B&B	AS SHOWN
	10	QUERCUS COCCINEA LARGE TREE (CANOPY FACTOR 150)	SCARLET OAK	2" CAL. B&B	AS SHOWN
	15	ZELKOVA SERRATA 'GREEN VASE' LARGE TREE (CANOPY FACTOR 192)	GREEN VASE SAWLEAF ZELKOVA	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	78	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
	28	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL. CONT.	36" o.c.
	38	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	2 GAL. CONT.	36" o.c.
	76	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	2 GAL. CONT.	48" o.c.
	73	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL. CONT.	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	342	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL. CONT.	42" o.c.
	267	RUBUS CALYGINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING BRAMBLE	1 GAL. CONT.	36" o.c.
	±22,086 SF	NATIVE ECOTURF SEED MIX			
	±9,320 SF	STORMWATER FACILITY - TO BE PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS			

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PLANTING PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY AND IS PRELIMINARY. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, AND OTHER PLAN CHANGES MAY BE SUBSTITUTED OR REVISED PRIOR TO FINAL SUBMITTAL DUE TO SITE CONDITIONS AND PLANT AVAILABILITY WHERE ALLOWED BY SHERWOOD DESIGN STANDARDS.
- ALL TREES SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. PLANT IN ACCORDANCE WITH 'BEST-PRACTICE' INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- CONTRACTOR SHALL INSTALL ROOT BARRIER ADJACENT TO HARD SURFACE FOR TREES WITHIN 4' OF PAVING. ROOT BARRIER SHALL BE A MINIMUM OF 18" DEEP X 10' LONG AND CENTERED ON THE TREE TRUNK ADJACENT TO PAVING.
- DOUBLE STAKE ALL TREES. REFER TO CITY OF SHERWOOD STANDARD TREE PLANTING DETAIL.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF PAVING. CONTRACTOR SHALL FIELD ADJUST IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, BUILDING AND ROOF OVERHANGS, EXISTING VEGETATION AND TREE CANOPIES, ETC.
- SOIL PREPARATION: ALL TREE, SHRUB, AND GROUND COVER AREAS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL, PLUS AN ADDITIONAL 24" OF NON-COMPACTED SUBSOIL AVAILABLE. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPING MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEED SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE OF EXISTING LANDSCAPE AREAS TO REMAIN AND AS SHOWN ON GRADING PLANS. TOPSOIL SHALL BE PLACED AND WORKED IN FRIABLE (WORKABLE) CONDITION. BACKFILL ALL PLANTING HOLES WITH 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
- MULCH: APPLY 3" DEEP MEDIUM GRIND OR SHREDDED DARK HEMLOCK OR FIR MULCH AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
- IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN-BUILD' IRRIGATION SYSTEM TO WATER ALL NEW PLANTING BED AREAS. COORDINATE POINT-OF-CONNECTION (POC), CITY APPROVED DOUBLE-CHECK VALVE ASSEMBLY, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ROADWAYS, ETC.).

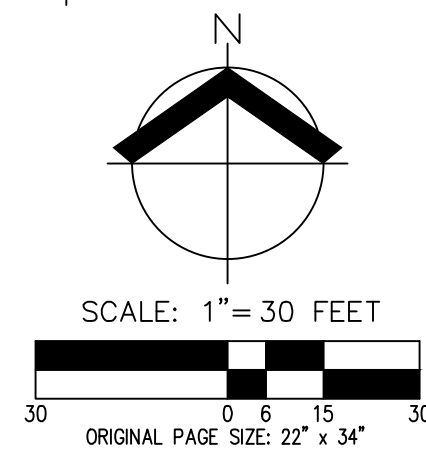
TREE CANOPY REQUIREMENT

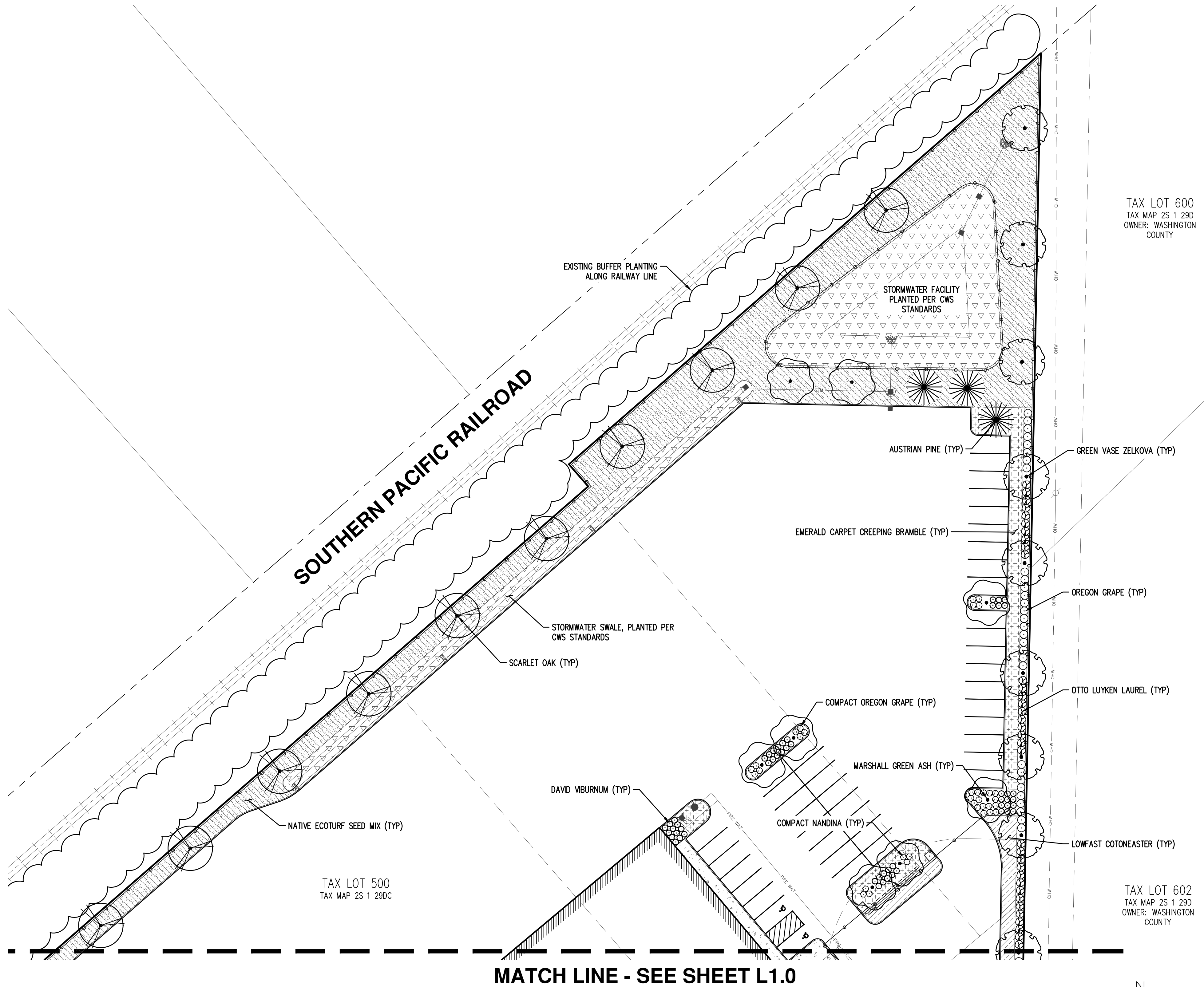
SITE AREA = ±194,470 SF
 30% TREE CANOPY REQUIREMENT = 58,341 SF
 STANDARD HAS BEEN MET BY PROVIDING 69,883 SF TREE CANOPY CALCULATED AS FOLLOWS:

(3)	ACER RUBRUM 'BOWHALL'	= (3.14* 7.5X7.5)	= 176.6 SF X 3	= 529 SF
(2)	CALOCEDRUS DECURRENS	= (3.14* 15X15)	= 706.5 SF X 2	= 1,413 SF
(15)	FRAXINUS PENNSYLVANICA 'MARSHALL'	= (3.14* 20X20)	= 1,256 SF X 15	= 18,840 SF
(3)	PINUS NIGRA	= (3.14* 20X20)	= 1,256 SF X 3	= 3,768 SF
(10)	QUERCUS COCCINEA	= (3.14* 22.5X22.5)	= 1,589.6 SF X 10	= 15,896 SF
(15)	ZELKOVA SERRATA 'GREEN VASE'	= (3.14* 25X25)	= 1,962.5 SF X 15	= 29,437 SF
				TOTAL 69,883 SF

PARKING LOT LANDSCAPE DATA

TOTAL PARKING SPACES = 43
 PARKING LOT TREES REQUIRED = 1 LARGE TREE PER 4 PARKING SPACES;
 1 MEDIUM TREE PER 3 PARKING SPACES; 1 SMALL TREE PER 2 PARKING SPACES
 PARKING LOT TREES PROPOSED = 11 LARGE TREES (44 SPACES)
 TOTAL PARKING LOT SHRUBS REQUIRED = 86 SHRUBS
 TOTAL PARKING LOT SHRUBS PROPOSED = 86 SHRUBS



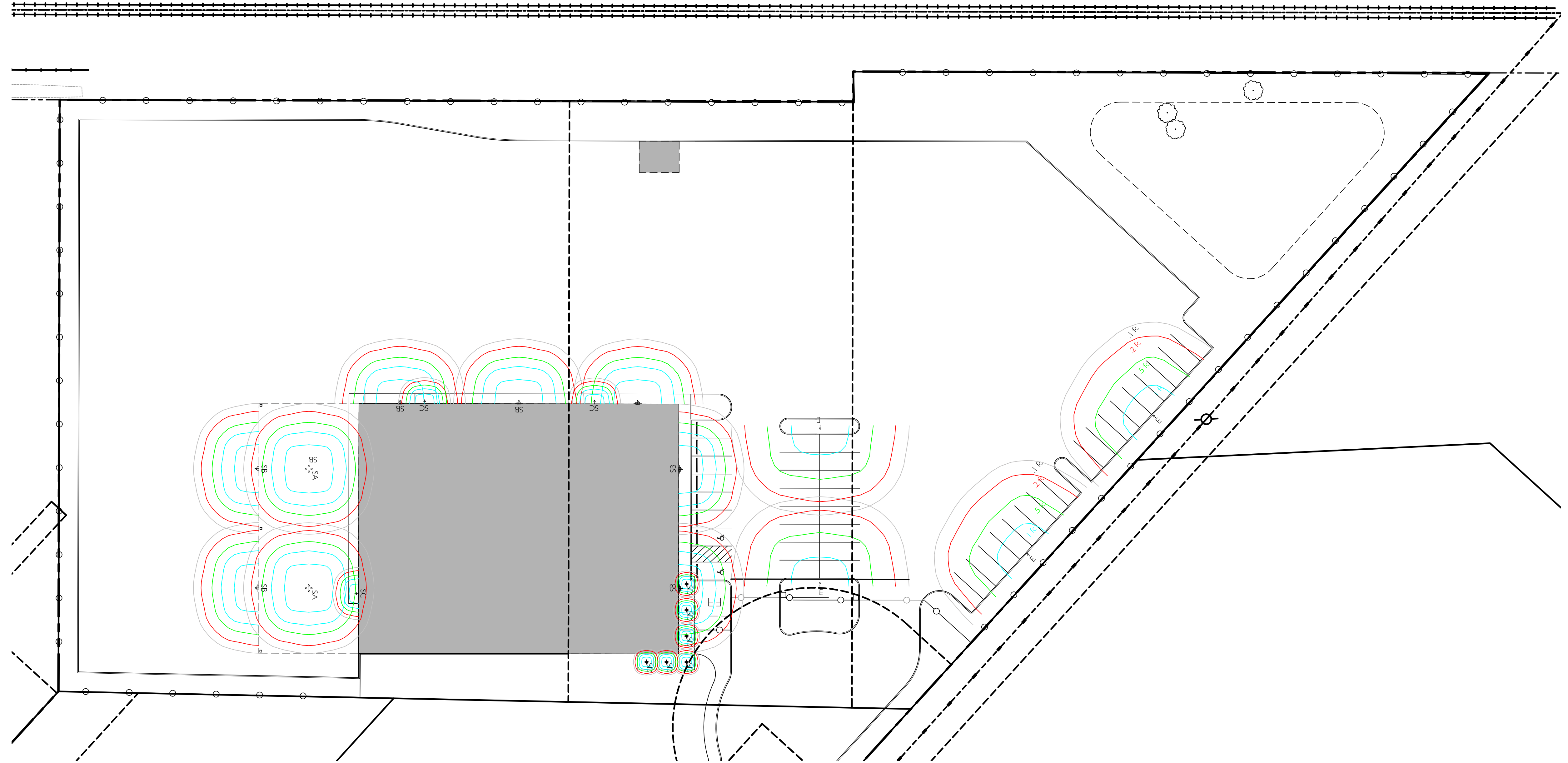


GENERAL NOTE
REFER TO SHEET L1.0 FOR PLANTING SCHEDULE AND GENERAL LANDSCAPE NOTES.

**PRELIMINARY LANDSCAPE PLAN (NORTH)
OREGON STREET JBMAC
SHERWOOD, OREGON**



JOB NUMBER:	8827-03
DATE:	05/19/2022
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	BGC



1 LIGHTING SITE PLAN
SCALE: 1"=50'-0"

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- SITE LIGHTING IS DIAGRAMMATIC. FINAL DESIGN SHALL BE BY ELECTRICAL CONTRACTOR.
- ISOLUMS SHOWN ILLUSTRATE APPROXIMATE .5 FC RING IN PARKING AND ACCESSIBLE AREAS
- LIGHTING STANDARDS SHOWN IN PARKING AREAS SHALL BE ENCASED IN 1'-6" DIAMETER x 3'-0" TALL SOLID CONCRETE BASES
- ALL LIGHTING SHOWN SHALL BE MODIFIED WITH CUTOFF FIXTURES AS REQUIRED TO PREVENT LIGHT FROM SHINNING DIRECTLY OFF DEVELOPED AREA.
- FIXTURES AND POLES SHALL BE DARK BRONZE ANODIZED

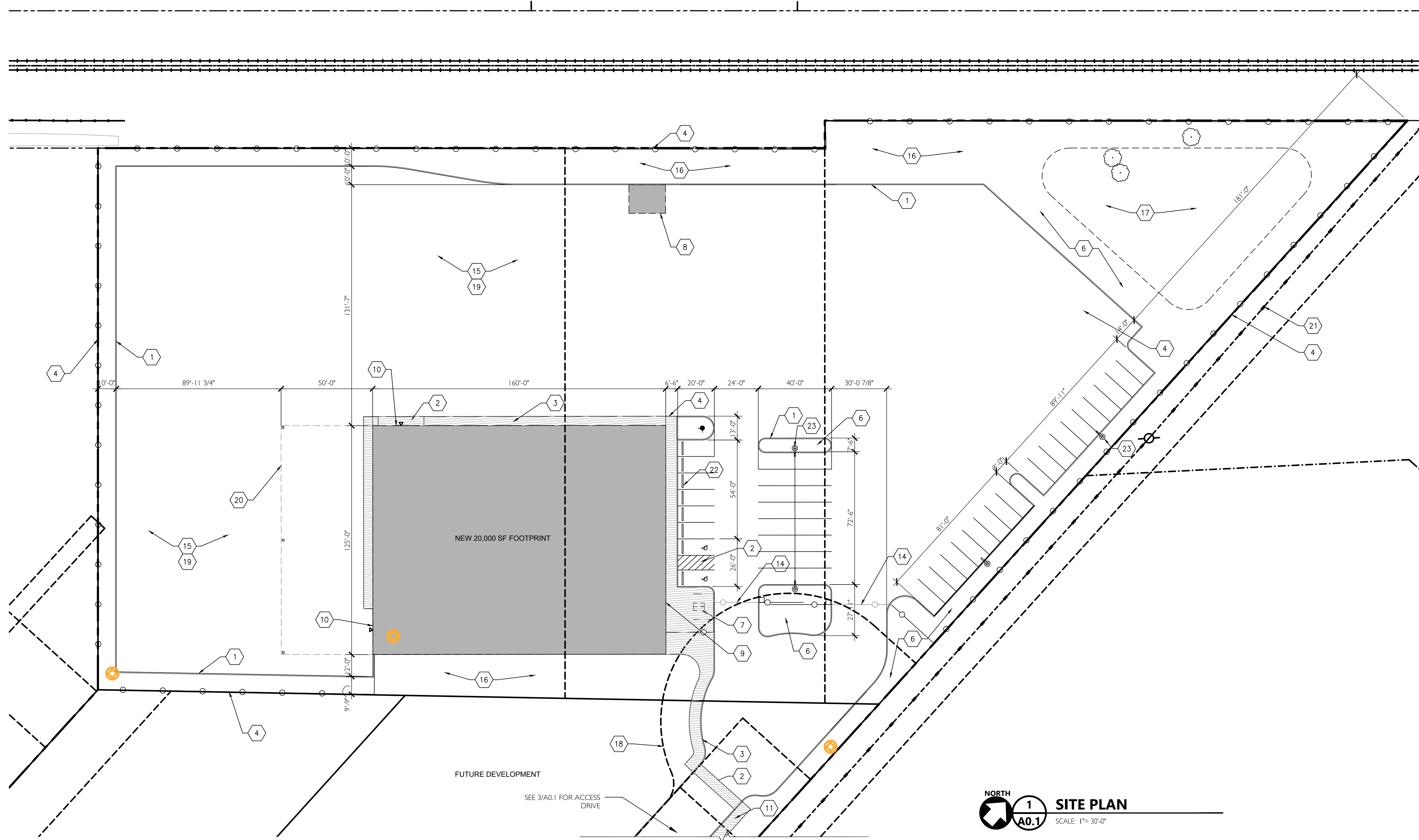
LEGEND

	SD HALO HC6 LED DOWNLIGHT CANOPY MOUNTED LIGHT FIXTURE @ 11'-0" A.F.F.
	SC OWL EM BZ MB BUILDING MOUNTED LIGHT FIXTURE @ 9'-0" A.F.F.
	SB LITHONIA WALL PACK 40K LED PDBXD BUILDING MOUNTED @ 22'-6" A.F.F.
	SA MCGRAW-EDISON TOPTIER D7 CANOPY MOUNTED LIGHT FIXTURE @ 18'-0" A.F.F.
	E LIGHT POLE MOUNTED LIGHT - 25' HIGH POLE

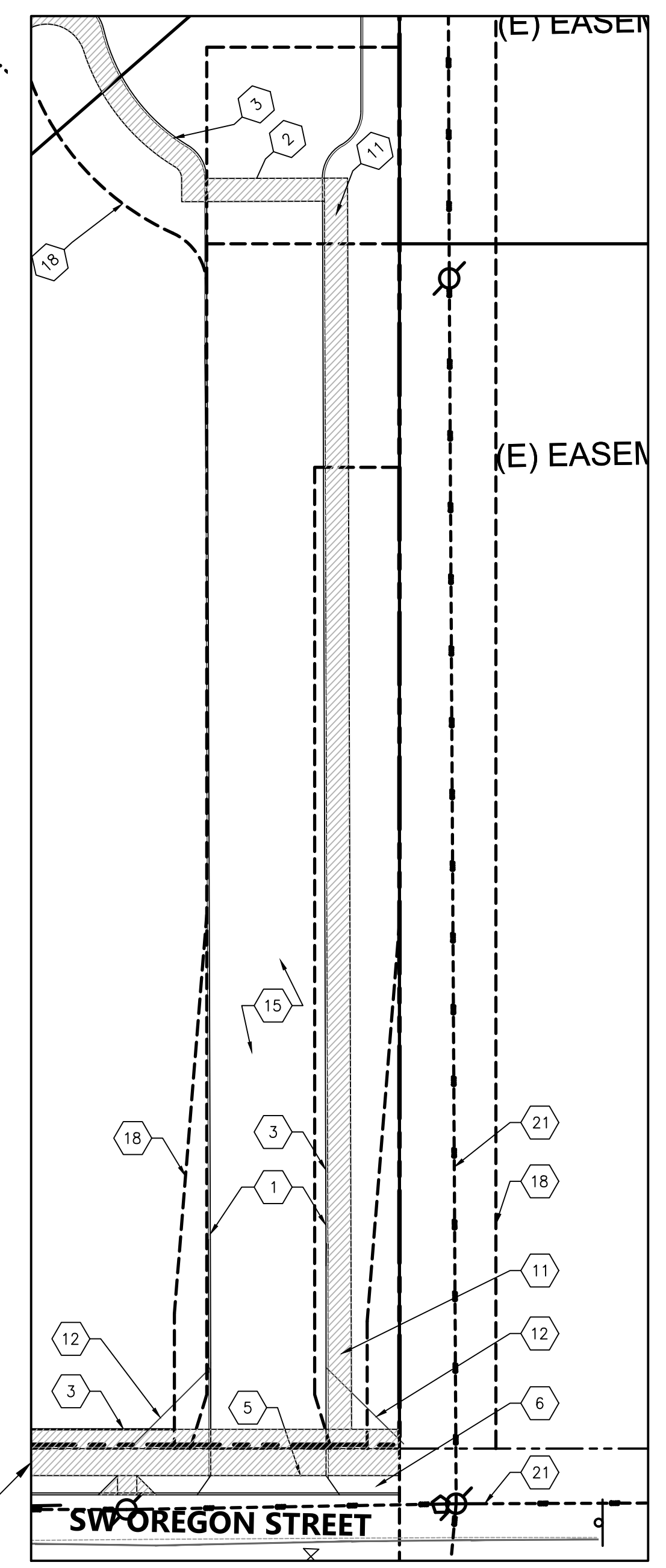
CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
OREGON STREET JBMAC
14843 SW OREGON STREET
SHERWOOD, OREGON



2 OVERALL KEY PLAN
SCALE: NOT TO SCALE



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

LEGAL DESCRIPTION

TAX LOT: TAX LOT 500 25129D; FRONTAGE IMPROVEMENTS ON LOTS 900 AND 1000
 ADDRESS: 14843 SW OREGON STREET, SHERWOOD, OR
 SITE AREA: 4.00 ACRES 0
 BUILDING AREA:
 FIRST FLOOR OFFICE: 2,500 SF
 SECOND FLOOR OFFICE: 2,500 SF
 WAREHOUSE: 17,500 SF
 TOTAL: 22,500 SF (20,000 SF FOOTPRINT)

LANDSCAPE AREA - PROPOSED: XXXX SF (XXX%)

TYPE	SIZE	# PROVIDED
STANDARD	9' X 20'	41 STALLS
H/C ACCESSIBLE	9' X 20'	2 STALLS
TOTAL PROVIDED PARKING:		43 STALLS

KEYNOTES

- 1 CONCRETE CURB
- 2 ACCESS STRIPING
- 3 CONCRETE SIDEWALK
- 4 6'-0" BLACK VINYL CHAINLINK FENCE
- 5 DRIVEWAY APRON PER CIVIL DOCUMENTS
- 6 LANDSCAPE AREA
- 7 BIKE PARKING - 2 STALLS -- 22'x6'x7" CLR EACH - SEE 9/A0.2
- 8 TRASH ENCLOSURE W/ SCREENED CHAIN-LINK FENCING AND GATES
- 9 PRIMARY BUILDING ENTRANCE
- 10 DRIVE-IN OVERHEAD DOORS
- 11 ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY
- 12 20'x20' CLEAR VISION TRIANGLE
- 13 NOT USED
- 14 SLIDING GATE
- 15 ASPHALT PAVEMENT PER CIVIL DOCUMENTS
- 16 SWALE PER CIVIL DOCUMENTS
- 17 DETENTION POND PER CIVIL DOCUMENTS
- 18 EXISTING ACCESS AND UTILITY EASEMENTS
- 19 EXTERIOR STORAGE AREA
- 20 CANOPY ABOVE
- 21 EXISTING OVERHEAD POWERLINE
- 22 CONCRETE WHEEL STOPS
- 23 LIGHT POLES

LEGEND

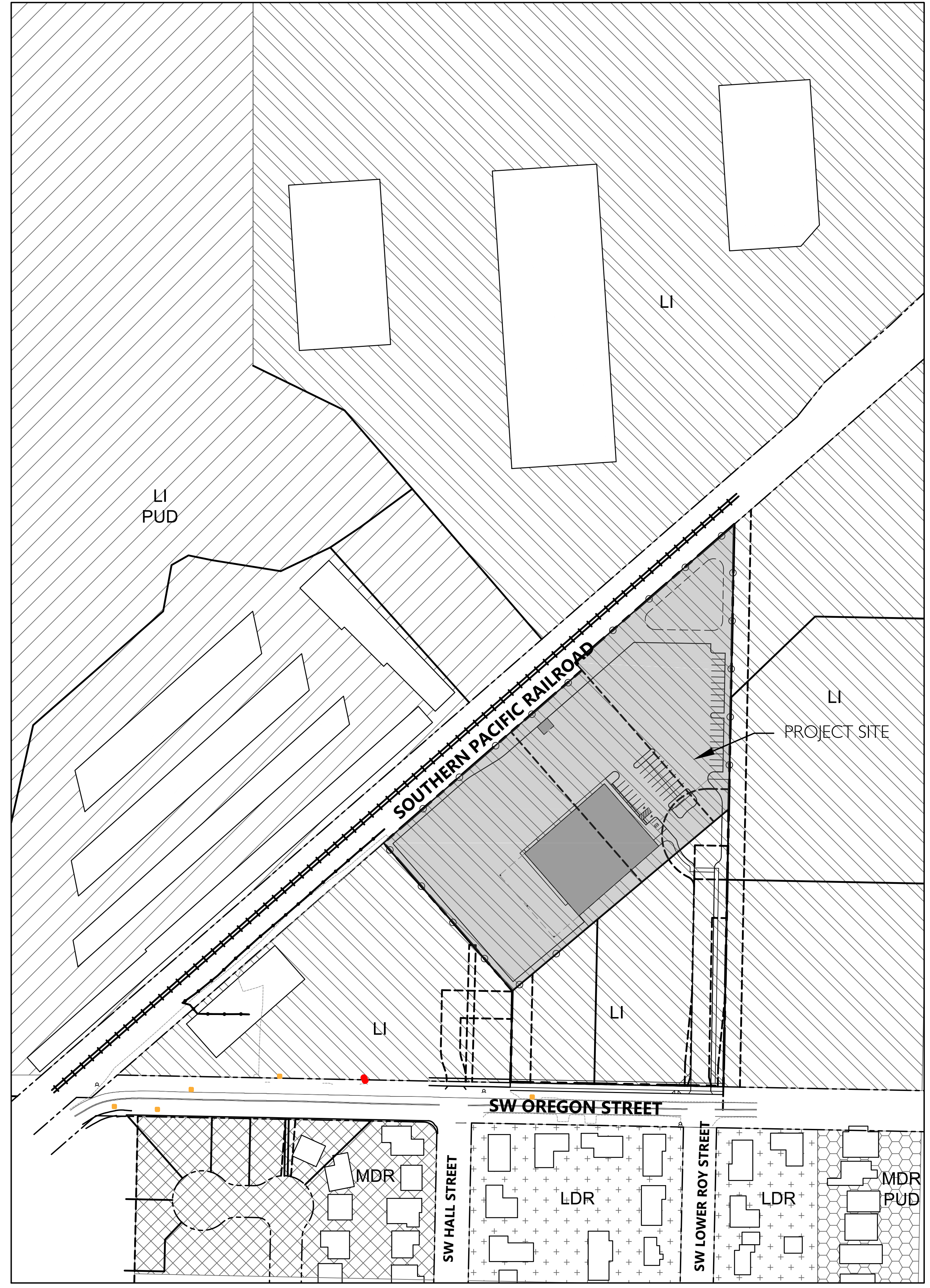
- ▲ HANDICAP PARKING STALL
- FIRE HYDRANT
- BOLLARD
- CATCH BASIN
- ▲ DRIVE-IN OVERHEAD DOOR
- ▲ DOCK-HIGH OVERHEAD DOOR
- WETLAND

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- PRIOR TO SITE CLEARING, GRADING OR CONSTRUCTION IN THE VEGETATED CORRIDOR, WATER QUALITY AND SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED. VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED DURING CONSTRUCTION.

SEE CIVIL PLANS FOR CONTINUATION OF STREET IMPROVEMENTS

C:\Users\matthew\AppData\Local\Temp\AutoCAD_20867661\1 SITE PLAN.dwg Pwr 20:2022 - 9/13m



LEGEND

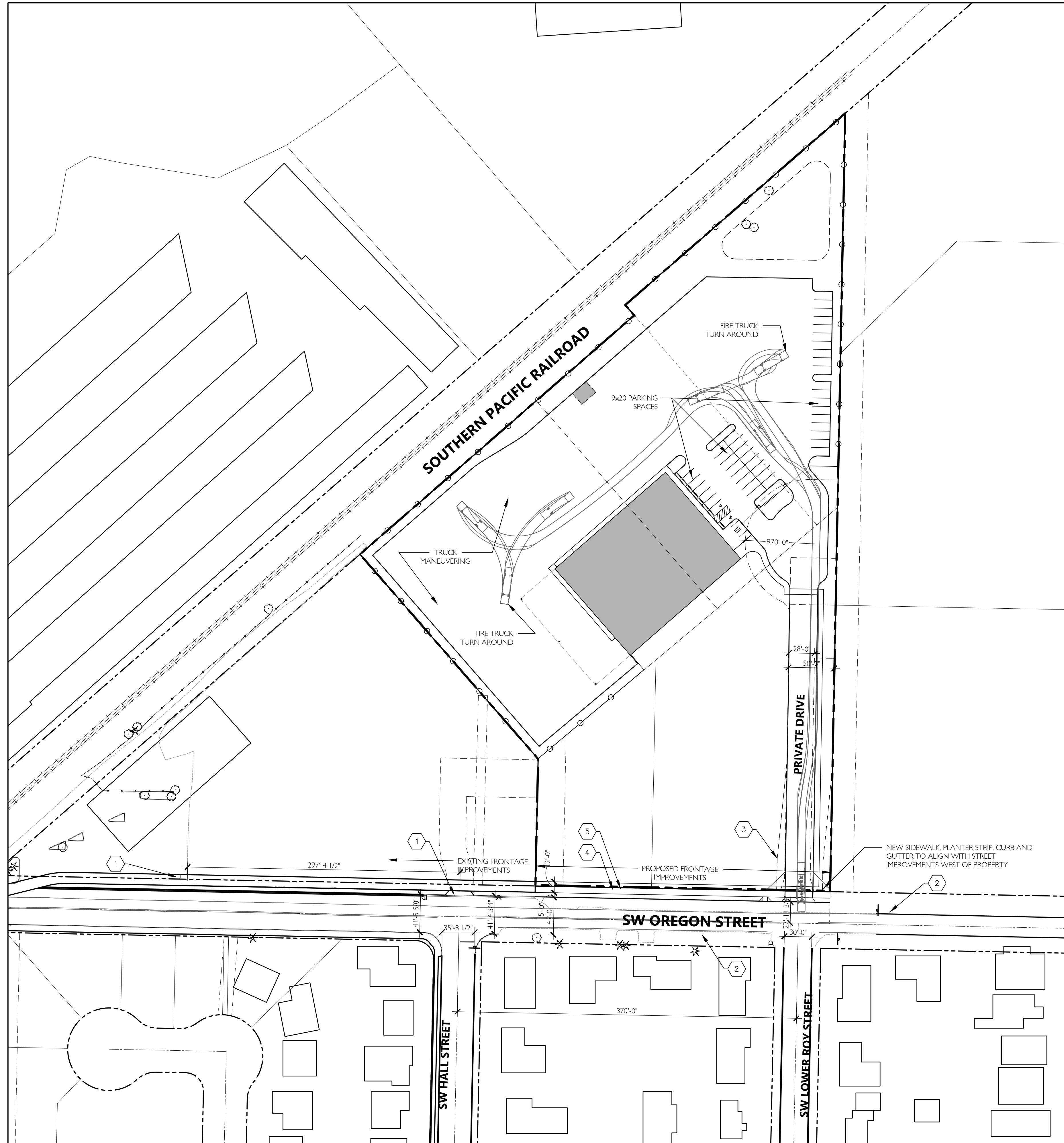
	LIGHT INDUSTRIAL (LI)
	LIGHT INDUSTRIAL PUD (LI PUD)
	MEDIUM DENSITY RESIDENTIAL LOW (MDR)
	MEDIUM DENSITY RESIDENTIAL LOW PUD (MDR PUD)
	LOW DENSITY RESIDENTIAL (LDR)

NORTH

1
A0.3 **SURROUNDING LAND USE SITE PLAN**
 SCALE: 1"=100'-0"

CIDA
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670
 WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
OREGON STREET JBMAC
 14843 SW OREGON STREET
 SHERWOOD, OREGON



1 TRANSPORTATION PLAN
 SCALE: 1" = 60'-0"



2 GENERAL CIRCULATION PLAN
 SCALE: NTS

LEGEND

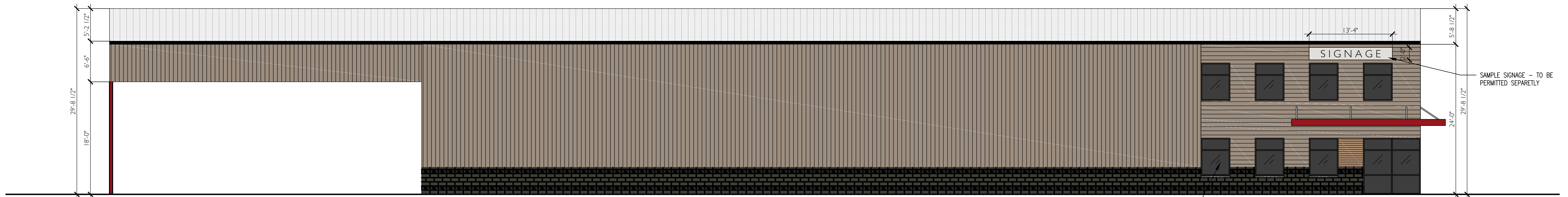
- BUS STOP
- 97 TUALATIN-SHERWOOD BUS ROUTE
- 94 PACIFIC-SHERWOOD BUS ROUTE
- ARTERIAL ROAD
- COLLECTOR ROAD

KEYNOTES

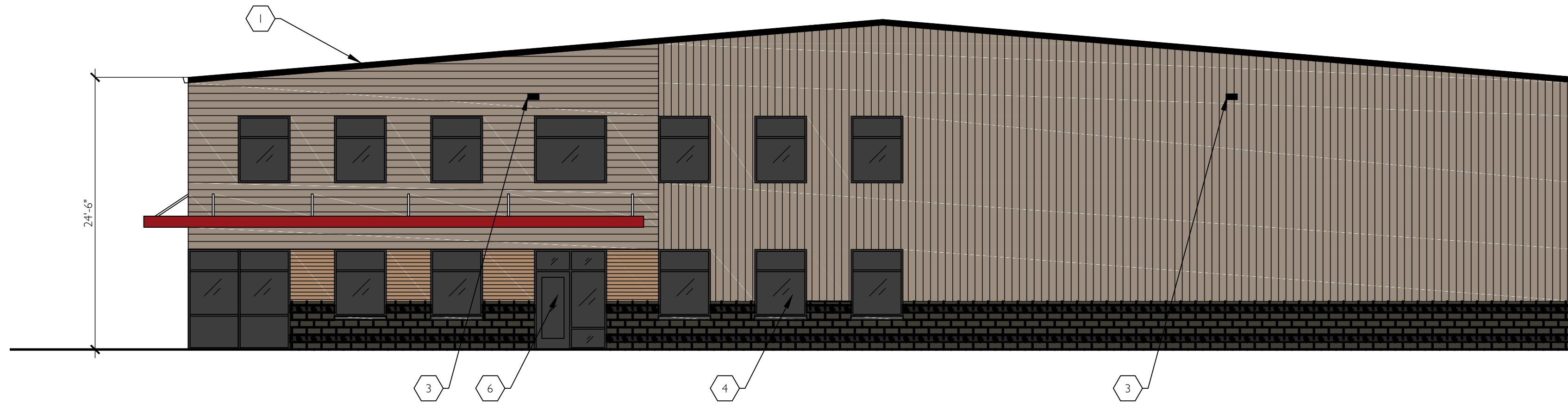
- EXISTING CURB CUT
- NO CURBS EAST OF PROPERTY OR ON SOUTH SIDE OF OREGON ST ACROSS FROM PROPERTY
- EXISTING ACCESS EASEMENT
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE AFTER DEDICATION

CIDA
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 15895 SW 72ND AVE SUITE 300
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670
 WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
OREGON STREET JBMAC
 14843 SW OREGON STREET
 SHERWOOD, OREGON



1
A2.1 NW ELEVATION
SCALE: 1/8"=1'-0"



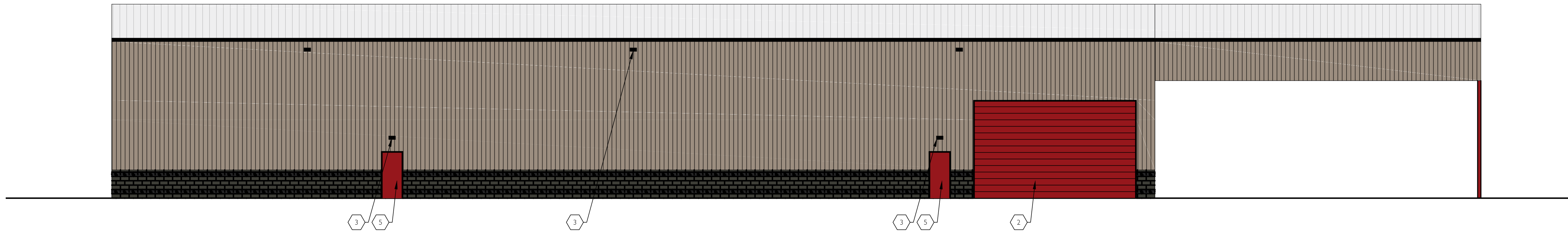
2
A2.1 NE ELEVATION
SCALE: 1/8"=1'-0"

LEGEND

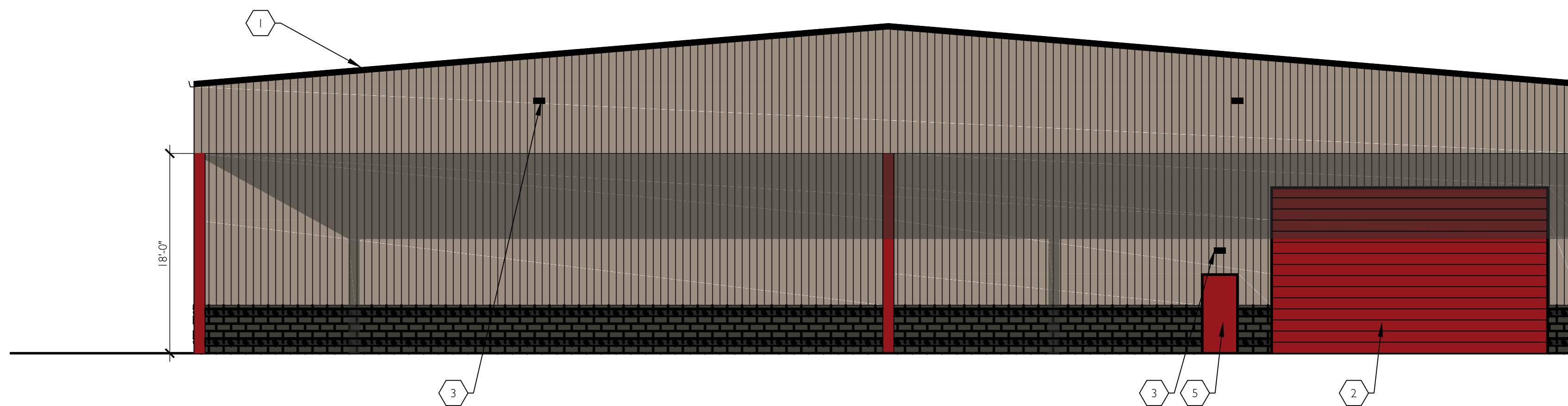
	WARM MEDIUM GREY VERTICAL METAL SIDING		GREYLIGHT GLASS
	WARM MEDIUM GREY HORIZONTAL METAL SIDING		RED METAL CANOPY/DOOR
	WOOD SIDING		
	DARK GREY/BROWN CMU		

KEYNOTES

- PRE-FINISHED SHEET METAL COPING
- 25'-0" X 15'-0" DRIVE IN ROLL-UP DOOR FINISH: RED
- EXTERIOR SURFACE MOUNTED LIGHT FIXTURE
- STOREFRONT WINDOW FRAME WITH GRAYLITE WINDOWS FINISH: ANODIZED BLACK
- EXTERIOR DOOR FINISH: RED TRIM FINISH: BLACK
- STOREFRONT DOOR FINISH: ANODIZED BLACK



3
A2.1 SE ELEVATION
SCALE: 1/8"=1'-0"



4
A2.1 SW ELEVATION
SCALE: 1/8"=1'-0"