MORSE - SHERWOOD RETAIL

SHERWOOD, OREGON

PACIFIC-SHERWOOD LAND CO. LLC.

10515 SW ALLEN BLVD, SUITE BEAVERTON, OREGON 97005 +(503) 799-4849 JIM MORSE

ENDRES NORTHWEST INCORPORATED

509 NW 3RD AVE, CANBY, OREGON 97013 +(503) 263-0121 BÒB ÉNDRES

CIDA, INC.

15895 SW 72ND AVE, SUITE 200 PORTLAND OR 97224 +503.226.1285 LESLIE JONES

AAI ENGINEERING

4875 SW GRIFFITH DRIVE, SUITE 100 BEAVERTON, OREGON 97005 +503.620.3030 CRAIG HARRIS, PE



OWNER

PROJECT SUMMARY

ZONING CODE INFORMATION

THIS PROJECT IS FOR THE CONSTRUCTION OF A NEW SINGLE STORY 8,323 SF COMMERCIAL MULTI-TENANT RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A PROPERTY NORTH OF SW TUALATIN-SHERWOOD RD BETWEEN PACIFIC HWY AND SW LANGER FARMS PKWY.

2S129B

1500

1.03 ACRES

CONTRACTOR

CCB: 162776

ARCHITECT/ STRUCTURAL ENGINEER

LANDSCAPE / CIVIL ENGINEER

TAX MAP:	
TAX LOT:	

ZONE:

SITE AREA:

PARKING REQUIRED: <u>RETAIL:</u> TOTAL REQUIRED PARKING:

PARKING PROVIDED: <u>TYPE</u> STANDARD COMPACT H/C ACCESSIBLE TOTAL PARKING PROVIDED:

BIKE PARKING REQUIRED:

BUILDING SETBACKS REQUIRED:

TOTAL PARKING PROVIDED:

RETAIL

SIZE |8' X 9' 18' X 8' 18' X 9'

GENERAL COMMERCIAL

2 OR I / 20 AUTO SPACES

8,323SF @ 4.1 STALL / 1,000 SF = 34.12 STALLS

35 STALLS

2 SPACES

PROVIDED

30 STALLS

03 STALLS

02 STALLS 35 STALLS

NO SETBACKS REQUIRED

BUILDING CODE INFORMATION

DESIGN CODE:	2019 OREGON STRUCUTRAL SPECIALTY CODE (OSSC)
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	MERCANTILE, UNSPRNKLERED
BUILDING AREA:	8,323 SF
ALLOWABLE BUILDING AREA:	9,000
BUILDING HEIGHT:	18'-0"

ALLOWABLE BUILDING HEIGHT: 50'-0"

DEFERRED SUBMITTALS

MECHANICALELECTRICALPLUMBING



NOTES: X: INCLUDED IN SET, REVISED FROM PRIOR ISSUE O: INCLUDED IN SET, NO CHANGES FROM PRIOR ISSUE





1⊏	CURRENT	ISSUE	ISSUE	ISSUE #3	ISSUE							
	DAIL	#1	#2	#5	#7	#5	#0	#/	#0	#/	#10	
	08/10/2022	Х	Х	0	0	0						SITE PLAN REVIEW
	08/10/2022			Х								OWNER REVIEW SET
	07/18/2022		Х	0	0	0						SITE PLAN REVIEW - RESUBMIT
	07/18/2022		X	0	X	0						SITE PLAN REVIEW - RESUBMIT
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	07/18/2022	Х	Х	Х	Х	0						SITE PLAN REVIEW - RESUBMIT
	06/07/2022		Х	Х		0						OWNER REVIEW SET
	05/23/2022		Х	0		0						SITE PLAN REVIEW
	08/10/2022	Х	Х	Х		Х						SITE PLAN REVIEW - COMPILED SET
	06/07/2022		Х	Х		0						OWNER REVIEW SET
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	06/07/2022			X								OWNER REVIEW SET



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PRELIMINARY

NOTICE TO EXCAVATORS: ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987). POTENTIAL UNDERGROUND FACILITY OWNERS DIGĮSAFELY CALL THE OREGON ONE-CALL CENTER 1-800-332-2344 EMERGENCY TELEPHONE NUMBERS NW NATURAL GAS M-F 7am-5pm 503-226-4211 EXT.4313 AFTER HOUR'S 503-226-4211 503-464-7777 PGF

QWEST

VERIZON

1-800-573-1311

1-800-483-1000



Call before you dig.

GENERAL NOTES

- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR. REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- 2. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- 3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- 4. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- 5 BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- 7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND LOCAL JURISDICTION REQUIREMENTS.
- 8. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- 10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- 11. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- 12. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS. KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- 14. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- 16. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- 17. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- 18. EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.

CONSTRUCTION NOTES

DEMOLITION 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.

- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- 3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- 4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE 5. REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- 6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT ÓCCURS.
- 3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- 4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT 2. THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- 3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- 4. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

WATER

- 1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- 2. ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
- 3. ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

- 1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- 2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
- 3. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

<u>PAVING</u>

1. SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
- 2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPF.
- 3. PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 52 OR C900; AS INDICATED IN THE PLANS.
- 4. PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3.500 PSI AT 28 DAYS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER





TOPOGRAPHIC LEGEND: STORM SEWER LINE _____ STM _____ STM _____ WATER LINE GAS LINE _____ G _____ G _____ ____ x _____ x _____ x _____ x _____ ELECTRIC LINE — Е —— CABLE TELEVISION LINE BUILDING LINE OR UNKNOWN MAJOR CONTOUR - 5' INTERVALS × CLEANOUT LIGHT POLE Ö SD STORM SEWER MANHOLE CATCH BASIN 1 AREA DRAIN

BREAST HIGH AS NOTED) DECIDUOUS TREE (APPROXIMATE لَيْ DIAMETER BREAST HOSE BIB / WATER SPIGOT HIGH AS NOTED) FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED



WATER VALVE

 \bigotimes irrigation value

Q FIRE HYDRANT

(WAT

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EXISTING ASPHALT SURFACE

EXISTING GRAVEL SURFACE

NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONGST ITEMS SHOWN BY THE SAME SYMBOL.

1. THE TOPOGRAPHY AS SHOWN HERON IS PER A PREVIOUS SURVEY BY HHPR DATED 6/19/2013. THE SITE WAS INACCESSIBLE DUE TO CURRENT CONSTRUCTION ACTIVITIES. 2. THE LOCATION OF PARCEL 2, PARTITION PLAT NO. 2001-002 WAS DETERMINED BY HOLDING FOUND MONUMENTS PER SAID PLAT. 3. THE LOCATION OF THE SW BALER WAY DEDICATION WAS DETERMINED BY HOLDING CENTERLINE AND STATION/OFFSET INFORMATION PER DOCUMENT NO. 2020-123021. 3. EASEMENTS AS SHOWN HERON ARE PER OLD REPUBLIC TITLE COMPANY OF OREGON ORDER NO. 5507009634 EFFECTIVE DATE FEBRUARY 09, 2022.

FENCE LINE, TYPE AS NOTED

UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED

MINOR CONTOUR - 1' INTERVALS

CONIFEROUS TREE (APPROXIMATE DIAMETER

 $\langle N \rangle$ 20 10 40 SCALE: 1" = 20'

STORM SEWER NOTES

55180) STORM MANHOLE RIM=201.42' IE 15" PVC (N)=196.10' IE 8" PVC (W)=196.42' IE 15" PVC (S)=196.17' POTTOM=106' 17' BOTTOM=196.17' 55472 CATCH BASIN IE 8" (N) OIL TRAP RIM=198.27' BOTTOM=194.52'

TOPOGRAPHIC SURVEY LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 /SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON FIELD WORK DATES: 2/10/2022







- 1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
- 2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- 3. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- 4. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- 5. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
- 6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- 7. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- 8. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
- 9. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
- 10. PROTECT ALL EXISTING VEGETATION TO REMAIN.

PROTECTION NOTES

- 1 PROTECT EXISTING ASPHALT
- 2 PROTECT EXISTING CURB
- 3 PROTECT EXISTING SIDEWALK
- 4 PROTECT EXISTING DRIVEWAY DROP

× DEMOLITION NOTES

- 1 SAWCUT AND REMOVE EXISTING ASPHALT
- 2 REMOVE EXISTING CURB



GRAPHIC SCALE 0 10 20 40

> (IN FEET) 1 inch = 20 feet





- 1. SEE SHEET CO.1 FOR GENERAL SHEET NOTES.
- 2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
- 3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- 4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

LEGEND

PROPERTY LINE	
CONCRETE SURFACING	
ASPHALT SURFACING	
PERVIOUS PAVEMENT	

(X) CONSTRUCTION NOTES

- 1 INSTALL CURB PER DETAIL 1/C4.0
- 2 INSTALL ASPHALT PAVEMENT PER DETAIL 2/C4.0
- 3 INSTALL ADA RAMP TYPE 1 PER DETAIL 3/C4.0
- 4 INSTALL ADA RAMP TYPE 2 PER DETAIL 4/C4.0
- 5 INSTALL SIDEWALK PER DETAIL 6/C4.0
- 6 INSTALL STRIPING. SEE ARCHITECTURAL PLANS FOR DETAILS
- 7 INSTALL ADA STRIPING PER DETAIL 7/C4.0
- 8 INSTALL BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS
- 9 INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS
- 10 INSTALL BOLLARD PER DETAIL 5/C4.0
- 11 INSTALL FLOW-THROUGH PLANTER PER CWS DETAIL 730/C4.1
- 12 INSTALL CURB CUT OUT PER CWS DETAIL 401/C4.1
- 13 INSTALL PERVIOUS PAVEMENT PER DETAIL 10/C4.0



GRAPHIC SCALE

 9
 10
 20
 40

(IN FEET) 1 inch = 20 feet



210230.01

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- 1. SEE SHEET CO.1 FOR GENERAL SHEET NOTES.
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
 LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2%
- 4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT
- ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- 5. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
- 6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
- 7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

GRADING LABEL LEGEND

<u>CAL</u>	<u>LOUT</u>	<u>DESCRIPTION</u>
Ţ		- SPOT ELEVATION
XX.XX	XX	- DESCRIPTION LISTED BELOW.
	BS BW DS EX FF G SW TC TP TS TW	BOTTOM OF STAIRS FINISHED GRADE AT BOTTOM OF WALL DOOR SILL EXISTING GRADE FINISHED FLOOR ELEVATION FINISH GRADE GROUND SIDEWALK TOP OF CURB TOP OF PAVEMENT TOP OF STAIRS FINISHED GRADE AT TOP OF WALL

LEGEND

EXISTING CONTOUR MINOR	<u> </u>
EXISTING CONTOUR MAJOR	100
PROPOSED CONTOUR MINOR	
PROPOSED CONTOUR MAJOR	100
GRADE BREAK	GB GB



GRAPHIC SCALE

 0
 10
 20
 40

(IN FEET) 1 inch = 20 feet



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- 1. SEE SHEET CO.1 FOR GENERAL SHEET NOTES.
- 2. ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
- 3. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- 4. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
- 5. DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
- 6. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
- 7. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
- 8. CONTRACTOR TO VERIFY SANITARY AND WATER SIZING AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
- 9. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

LABEL LEGEND

PIPE LABELS - UTILITY LENGTH

- UTILITY SIZE
- XXLF XX" XX UTILITY TYPE

111111111

S=X.XX% - SLOPE (WHERE APPLICABLE)

STRUCTURE LABELS

- UTILITY TYPE (FP=FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER) - STRUCTURE TYPE (SEE BELOW)

XX XX-XX - ID NUMBER (WHERE APPLICABLE) RIM=XX.XX - STRUCTURE INFO (WHERE APPLICABLE)

STRUCTURE TYPES

- <u>TYPE</u> BF **DESCRIPTION** BACKFLOW PREVENTION PER CITY OF SHERWOOD DETAIL W-73/C4.1
- FCMH FLOW CONTROL MANHOLE PER CWS DETAIL 270/C4.1 ΟV OVERFLOW INLET PER CWS DETAIL 405/C4.1
- ROOF DRAIN CONNECTION RD
- STORMFILTER CATCH BASIN PER CONTECH DETAIL/ C4.2 SFCB WATER METER PER CITY OF SHERWOOD DETAIL WM W-60/C4.1

WQMH WATER QUALITY MANHOLE PER CWS DETAILS 250 & 260/C4.1

LEGEND

SANITARY SEWER LINE	ss ss
WATER LINE	— w — w — w —
FIRE LINE	—— FP — FP — FP — FP —
STORM LINE	
PERFORATED DRAIN PIPE	

WATER NOTES

- 1 WATER POINT OF CONNECTION TO BUILDING
- 2 CONNECT TO EXISTING 12" PUBLIC WATER MAIN

SANITARY NOTES

1 SANITARY SEWER POINT OF CONNECTION TO BUILDING 2 CONNECT TO EXISTING 8" PUBLIC SANITARY MAIN. CONTRACTOR TO VERIFY IE.

- 1 INSTALL RIP RAP PER DETAIL CWS 790/C4.2
- 2 INSTALL 52LF OF 36"Ø CMP DETENTION PIPE SLOPED AT 0.3% WITH (1) 36% ACCESS RISER. SEE DETAIL 1/C4.2. 3 INSTALL FLOW-THROUGH PLANTER PER CWS DETAIL
- 730/C4.1 4 CONNECT TO FOUNDATION DRAIN. SEE STRUCTURAL
- PLANS FOR MORE INFORMATION.





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3

SCALE: NTS

6

SCALE: NTS

CONCRETE SIDEWALK

ADA PARKING SIGN - TYPE 1 9 SCALE: NTS

- EDGE OF AC

PARKING LOT

A DESIGN RATE OF 2" PER HOUR WAS USED IN THE CALCULATIONS OF THE PERVIOUS PAVEMENT. CONTRACTOR TO TEST NATIVE SOILS AFTER DEMOLITION TO ASSURE THAT THE MEASURED INFILTRATION RATES IS AT LEAST 4" PER HOUR OR MORE.

THIS PAVEMENT SECTION IS REPRESENTATIVE OF A TYPICAL INSTALLATION. ACTUAL SECTION TO BE DETERMINED ONCE SITE CLEARING HAS BEEN COMPLETED AND A GEOTECHNICAL ENGINEER TESTS THE NATIVE SOILS TO REVIEW CONSTRUCTION PARAMETERS. SOIL WILL MOST LIKELY HAVE TO BE OVER EXCAVATED TO REMOVE THE LAYER THAT IS COMPACTED DURING CONSTRUCTION. THE NEW PAVEMENT SECTION MUST BE CONSTRUCTED ON UN-COMPACTED NATIVE SOIL

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— 5" PERVIOUS CONCRETE 1" CLEAN WASHED COARSE FILTER GRADE SAND (ASTM NO. 8 OR 9) — 6" WASHED CRUSHED 2" – 3/4" ROCK ------- GEOTEXTILE FABRIC MARAFI 140NL OR EQUAL ------ NATIVE SOIL

PERVIOUS CONCRETE DETAIL

SCALE: NTS







- ROCK FOR RIPRAP SHALL BE ANGULAR IN SHAPE.
- THICKNESS OF A SINGLE ROCK SHALL NOT BE LESS THAN ONE-THIRD ITS LENGTH.
- ROUNDED ROCK WILL NOT BE ACCEPTED UNLESS APPROVED BY THE DISTRICT.
- RIPRAP INSTALLATION:
- EXCAVATE BELOW FINISH GRADE TO DEPTH & DIMENSIONS SHOWN ON APPROVED PLANS.
- INSTALL WOVEN GEOTEXTILE FABRIC.
- PLACE RIP RAP TO FINISH GRADE.









STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS

		27*			18"			18" DEEP	
1		3.05			2.3*			3.3'	
1	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67 gpm/sf	1 gpm/st	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
1	22.5	12.9	11.25	15	12.53	7.5	15	53	7.5
ļ		1.0	-		1.0			1.8	2000
Į		1'-0"			1'-0"			2'-0"	
ļ		4'-9"		3'-9"			4'-9"		

2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR 3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN 4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY 5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE 6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE 7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED 8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

	1-CARTRIDGE CATCHBASI			
	STORMFILTER DATA			
LIFTING EYE	STRUCTURE ID	SFCB-01		
(TYP. OF 4)	WATER QUALITY FLOW RATE (cfs)	0.017		
	PEAK FLOW RATE (<1 cfs)	0.07		
	RETURN PERIOD OF PEAK FLOW (vrs)	25_YR		
3	CARTRIDGE HEIGHT (27", 18", 18" DEEP)	18"		
4.C.	CARTRIDGE FLOW RATE (gpm)	15		
L'ARGARIN (MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG		
R WALL	RIM ELEVATION	SEE PLAN		
	PIPE DATA:	DAMETER		
ar.	INI ET STUB	- PLAN		
	OUTLET STUB SEE			
	CONFIGURATION OUTLET OUTLET			
- OUTLET STUB				
1996/2010/94/699		ILET		
OUTLET PIPE	INLET INLET			
FROM FLOWKIT				
	SLOPED LID	YES NO		
ATCHBASIN FOOT	SOLID COVER	YESINO		
YP. OF 4)	NOTES/SPECIAL REQUIREMENTS:			
•				
	1 CARTRIDGE CATCHBASIN			

	1 CARTRIDGE CATCI
	STORMFILTER
H 45069	STANDARD DET
93 FAX	





TREE DENSITY REQUIREMENTS

TOTAL SITE AREA

MEDIUM TREE (490 SF) 9

LARGE TREE (2,827 SF) 3

TOTAL TREE CANOPY

1/2 LARGE TREE (2,827 SF/2) 6

TREE DENSITY REQUIRED 30% TREE DENSITY PROPOSED

SMALL TREE (177 SF) 3 = 531 SF SMALL EG TREE (79 SF) 6 = 474 SF

SMALL EG TREE (113 SF) 3 = 339 SF

=	13,41	8 S

= 1,344 SF

= 2,370 SF

= 8,481 SF

= 8,481 SF

= 20,676 SF

= 44,727 SF

IE-8 =195
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PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
$\overline{ \cdot }$	AF	9	ACER RUBRUM 'FRANKSRED' TM MEDIUM - 490 SF CANOPY	RED SUNSET MAPLE	3" CAL.	
\bigcirc	CC2	3	CERCIS CANADENSIS SMALL = 177 SF CANOPY	EASTERN REDBUD	2" CAL.	
	ZG	9	ZELKOVA SERRATA 'GREEN VASE' LARGE = 2,827 S FCANOPY 6 OF THE 9 TREES TO BE 3" CAL.	GREEN VASE SAWLEAF ZELKOVA	2" CAL. & 3" CAL.	
VERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	СР	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' SMALL = 79 SF CANOPY	WEEPING NOOTKA CYPRESS	5` HT.	
	тн	3	THUJA PLICATA 'HOGAN' SMALL = 113 SF CANOPY	HOGAN WESTERN RED CEDAR	5` HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
\odot	СВ	17	CISTUS X CYPRIUS	BICOLOR ROCK ROSE	1 GAL.	
	CF	13	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	1 GAL.	
\odot	NG	53	NANDINA DOMESTICA 'GULF STREAM' TM	GULF STREAM HEAVENLY BAMBOO	1 GAL.	
Martin Martin	TD	6	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	5 GAL.	
\bigcirc	VS	98	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	1 GAL.	
LOW THROUGH PLANTER PLANTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
\odot	СК	16	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL.	
ROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FL	410	FRAGARIA CHILOENSIS `LIPSTICK`	BEACH STRAWBERRY	1 GAL.	18" o.c.
	MR	546	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	24" o.c.
+ + + + + + + + + + + + + + + + + + +	- RE2	82	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
	1,595 SF		HERBACEOUS STORM WATER PLANTINGS CAREX DENSA / DENSE SEDGE CAREX OBNUPTA / SLOUGH SEDGE DESCHAMPSIA CESPITOSA / TUFTED HAIR GRAS JUNCUS PATENS / CALIFORNIA GRAY RUSH	449 448 SS 449 449	4" POT 12" O. 4" POT 12" O. 4" POT 12" O. 4" POT 12" O. 4" POT 12" O.	C. C. C. C.

LANDSCAPE REQUIREMENTS TOTAL SITE AREA = 44,727 SF

LANDSCAPE ARE PROPOSED 18.6% OF SITE = 8,335 SF PLUS PERVIOUS PAVEMENT (2,053 SF)

PKG SPACES PROPOSED

INTERIOR PKG. LOT LANDSCAPING REQ. INTERIOR PKG LOT LANDSCAPING PROPOSED

PKG LOT SHRUBS REQUIRED PKG LOT SHRUBS PROPOSED

PKG LOT TREE CANOPY 3 LARGE TREES x 4 PKG SPACES 6 MEDIUM TREES x 3 PKG SPACES 3 SMALL TREES x 2 PKG SPACES EVERGREEN TREES PROPOSED

= 10,388 SF (23.2%)
= 35
= 1,710 = 4,377 SF
= 63 = 65
= 12 SPACES = 18 SPACES

GISTERS

PRELIMINARY

PLAN OMPLY-NOT

FOR

CONSTRUCTION

CAPE ARCHI

4/26/ 5/23/ 7/18/

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AAI atylan associates, inc

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INTERIOR

15895 SW 72ND AVE SUITE 200

PORTLAND, OREGON 97224

TEL: 503.226.1285

FAX: 503.226.1670

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4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005 503.620.3030 tel. | 503.620.5539 fax | www.aaieng.com Project No. A22033.10

= 18 SPACES = 6 SPACES = 9

PLANTING NOTES

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF SHERWOOD STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- 2. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS. 3. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS SPECIFICALLY ACCEPTED IN WRITING BY
- THE OWNER OR OWNER'S REPRESENTATIVE. VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- 5. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
- 6. PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES
- PRIOR TO EXCAVATION. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
- 8. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE 9. MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION
- MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED. 10. COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE. 11. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF SHERWOOD
- STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION. 12. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL. 13. CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
- 14. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS. 15. CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR
- SEEDING. 16. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
- 17. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS. 18. ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE
- YEAR FROM THE DATE OF FINAL ACCEPTANCE. 19. COORDINATE INSTALLATION PLANTING MATERIALS WITH IRRIGATION. PLANT ONLY IN
- AREAS WHERE THE IRRIGATION SYSTEM IS COMPLETE AND FULLY OPERATIONAL. 20. ALL NEW PLANTING AREAS WILL BE IRRIGATED BY AN AUTOMATIC IR SYSTEM. SYSTEM TO BE DESIGN BUILD.

PLANT HEALTH AND REPLACEMENT

25. PROVIDE PLANT MATERIAL THAT IS HEALTHY NURSERY STOCK, WELL BRANCHED, AND FULL FOLIATED WHEN IN LEAF; AND FREE FROM DISEASE, INJURY, INSECTS, WEEDS AND WEED ROOTS. 26. PLANT MATERIALS NOT MEETING SPECIFICATION REQUIREMENTS WILL BE REJECTED.

INITIAL INSPECTION OF PLANT MATERIAL

- 27. ASSEMBLE ALL PLANTS FOR EACH INSPECTION AT ONE LOCATION FOR INSPECTION TO BE COMPLETED IN ONE VISIT. ANY FURTHER INSPECTION REQUIRED DUE TO PLANTS BEING UNAVAILABLE, REJECTED, AND OR NOT MEETING SPECIFICATIONS SHALL BE CHARGED TO THE CONTRACTOR AT THE CURRENT HOURLY RATE FOR THE LANDSCAPE ARCHITECT PERFORMING THE INSPECTION.
- 28. OWNER RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. 29. REMOVE REJECTED TREES OR SHRUBS FROM PROJECT SITE WITHIN 24 HOURS.
- 30. REPLACE PLANT MATERIALS REJECTED BY OWNER AT NO ADDITIONAL EXPENSE TO OWNER.

PLANT LAYOUT AND INSPECTION

- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS. 32. LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS ARE APPROXIMATE
- ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO REVIEW AND APPROVAL.
- 33. **INSPECTION**: NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING. THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS. 34. DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND
- LAYOUT OF ALL PLANT BEDS. 35. IF WORK IS NOT PROMPTLY OR PROPERLY PERFORMED BY THE CONTRACTOR, THE
- OWNER WILL, AT THEIR DISCRETION, HAVE THE WORK PERFORMED BY OTHERS. THE COST OF THE WORK BY OTHERS WILL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- 36. MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
- 37. COVER ENTIRE BED AREAS; APPLY EVENLY.

EDGING INSTALLATION

38. SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.

MAINTENANCE

- 1.MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE. 40. MAINTAIN TREES, SHRUBS, AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- 41. WATER TREES BY DEEP ROOT WATERING METHOD.

WEEDING AND CLEANUP

- 42. KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS. 43. WEED ALL BEDS WEEKLY.
- 44. APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER THAN 4 INCHES FROM TRUNKS OF WOODY PLANT MATERIAL AND AWAY FROM THE CROWNS OF HERBACEOUS PLANTS.









SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE

REMOVE BURLAP, WIRE & STRING FROM ROOTBALL PRIOR TO PLANTING

BARK MULCH

SCARIFY SIDES AND BOTTOM

BACKFILL WITH TOP SOIL AS PER SPEC

- NATIVE SOIL





(1) ALL GROUNDCOVER AND HERBACEOUS PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS NOTED ON PLANTING PLAN.

(2) LOCATE GROUNDCOVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE DIRECTED.

2 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN L2.0 SCALE: NTS



STAKING PLAN





- DO NOT CUT MAIN LEADER (2) 2" DIAM. STAKES, AS SPECIFIED. ATTACH TO TREE WITH CHAINLOCK #4 OR APPROVED EQUAL. STAIN TREE STAKES AS PER SPEC. - SET CROWN OF ROOTBALL MIN. 1" ABOVE FINISH GRADE

TOP DRESS WITH BARK MULCH 2" DEPTH MIN.

FORM BARK MULCH IN 3" HT. CIRCULAR SAUCER, SOAK SAUCER WITH WATER AFTER PLANTING BARK MULCH CIRCLE SHALL EXTEND 6"

BEYOND TREE STAKES IN TURF AREAS FINISH GRADE

- BACKFILL WITH TOP SOIL AS PER SPEC NATIVE SOIL

STAKES SHALL EXTEND MINIMUM OF THREE FEET INTO UNDISTURBED SOIL REMOVE BURLAP, WIRE BASKET & STRING FROM ROOTBALL PRIOR TO BACKFILLING & AFTER STAKING





Landscape Construction Specifications

General

- 1. Municipal, County, State and Federal laws, regarding uses and regulations governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications, and their provisions shall be carried out by the contractor.
- 2. The Contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The location of utilities, structures, services shown on these plans are approximate only. Any discrepancies between these plans and the actual field conditions shall be reported to the Owner's representative.
- 3. The Contractor shall locate and protect all existing utilities, features and plants on and adjacent to the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.
- 4. The Contractor shall obtain all necessary valid licenses, permits, and insurance required to perform the work indicated herein before commencing work, and shall be responsible for coordinating work with all parties involved, including jurisdictional agencies.
- 5. The Contractor shall use all means necessary to protect the public at all times during the construction process.
- 6. In the event of conflict between pertinent codes, regulations, structural notes, and/or requirements, or the referenced standards of these Specifications, the provisions of the more stringent shall govern.
- 7. Weather Limitations: Soil work shall be performed only when the weather conditions do not detrimentally affect the quality of work.

Mandatory Site Inspection Schedule

1. Schedule for Mandatory site inspection procedures. The mandatory site inspections include but are not limited to the following:

Pre-Construction Site Meeting

Contractor shall be notified a minimum of 48 hours prior to meeting to review site conditions, proposed construction and construction schedule, and review construction specifications prior to commencement of construction operations.

Rough Grading Inspection

Contractor shall notify Owner's Representative a minimum 48 hours prior to request for inspection of rough soil grades. All rough grading operations shall be completed per specifications and prepared for inspection. No topsoil placement or backfilling in areas to be landscaped should occur until written approval by Owner's Representative has been issued.

Open Trench Irrigation Inspection

Contractor shall notify Owner's Representative 24 hours prior to inspection for written approval of irrigation trench depths, piping conditions, and pressure testing. (Refer to Irrigation Specification for inspection procedures)

Plant Material Inspection

Plant material quality and layout inspection and written approval shall occur with 24 hours notice to Owner's Representative prior to installation of any plant material. (Refer to Planting Specification for inspection procedures)

Final Landscape Areas and Irrigation Performance Inspection

Contractor shall notify Owner's Representative 48 hours prior to inspection for approval of landscape and irrigation work. Irrigation operations and coverage shall be inspected. Plant quality and layout shall be inspected. Written approval shall be issued upon inspection approval of specified construction. (Refer to relative specification sections)

Erosion Control

- 1. Provide and maintain positive drainage patterns throughout the construction process, and as directed by the Owner's Representative if weather or construction activity creates drainage conflicts detrimental to construction process or environmental conditions. Comply with jurisdictional requirements.
- 2. Maintain erosion measures throughout the landscaping process. Restore erosion control measures disturbed by landscaping operations. Remove only upon approval of Owner's Representative.

Invasive Weed Control Prior to Construction

1. Verify and identify conditions requiring eradication of invasive weeds and grasses prior to existing soil surface disturbance as directed by Owner's Representative. Stockpiled topsoil shall be treated to eradicate weeds prior to soil ripping and stockpiling. Weed eradication shall include herbicide and non-herbicide methods only administered by a currently licensed applicator. Eradication shall include and is not limited to elimination of the following invasive species from areas to be landscaped:

Cirsium arvense (Canadian Thistle) Lotus corniculatus (Bird's foot Trefoil Convolvulus spp. (Morning Glory) Lythrium salicaria (Purple Loosestrife) Cytisus scoparus (Scotch Broom) Melilotus spp. (Sweet Clover) Dipsacus sylvestris (Common Teasel) Myriophyllum spicatum (Eurasian Milfoil) Equisetum spp. (Horsetail) Phalaris arundinaceae (Reed Canary Grass) Festuca arundinaceae (Tall Fescue) Rubus discolor (Himalayan Blackberry) Hedera helix (English Ivy) Solanum spp. (Nightshade) Holcus canatus (Velvet Grass) Trifolium spp. (Clovers) Lolium spp. (Rye Grasses)

Rough Grade Inspection

- Conditions and quality of rough grade shall be inspected and approved by Owner's Representative prior to the commencement of specified work in areas to be landscaped. The contractor shall then be responsible for completion of activities specified herein, and defined on the plan.
- 2. In all plant bed areas the sub-grade shall be free of unsuitable material such as stumps, roots, rocks, concrete, asphalt, or metals, for a minimum depth of 24 inches, and in all lawn or seeded areas the sub-grade shall be free of unsuitable material for a minimum depth of 12 inches
- The Owner's Representative, at their discretion, shall direct further rough grading or soil preparation if specified activities have not created a surface satisfactory for further work to commence. Compensation for additional surface work created by conditions unknown at the outset and as directed in writing by the Owner's Representative shall be negotiated at the time of the directive, and prior to the commencement of particular construction activities.

Finish Grading

Installation Of Irrigation Sleeving

- be fed into the sleeve.
- material.

Design / Build Irrigation Specification

- A. Design Criteria: Submitted plan shall meet the following criteria and shall be approved for construction only upon verification that all required criteria have been met

 - a. Must clearly illustrate irrigation heads, dripline, valve, controller and point of connection locations. Individual values and controllers shall be numbered sequentially. The size and maximum flow through each valve and capacity of each controller shall be clearly noted.

 - plan.

 - g. Must utilize graphics that clearly distinguish between lateral and mainline pipe and sleeves under pavement; dripline; manual or automatic control valves, isolation valves and drain valves; irrigation controllers and all other equipment located on the plan.
- specified manufacturers.

- E. System shall be designed to supply manufacturer's specified minimum operating pressure to furthest emitter from water meter. Water flow through piping shall not exceed a velocity of 5 feet per second. F. System shall furnish components to allow operation within manufacturer's specified tolerances for optimum performance. Undersized components shall not be approved for installation

- irrigation system installation.
- suspension of water service.
- below finish grade.
- 10. Combine wire and piping where possible.

1. Verify that rough grade in landscape areas is sufficiently below proposed final grade for planting beds and lawn areas to allow for placement of topsoil mix. Refer to grading plans for finish grade references. Verify that grades provide positive drainage at all landscape areas, and slope away from structures at a minimum of 2% slope. Final grades in all landscape areas shall be crowned at center to facilitate proposed drainage.

1. Sleeving conduit shall be installed at existing and proposed paved areas as per specifications, as directed by the Owner's Representative, or as irrigation installation requirements, prior to preparation for paving construction. Set piping to provide minimum covers of:

18-inch for sleeving beneath walkways;

24-inch for sleeving beneath vehicular traffic or structures.

Mark each end of sleeving with a 2 x 4 stake with 24" exposed, clearly marked 'SLEEVE LOCATION'. Contractor shall maintain staking identification and location throughout construction process. Protect all existing paving when installing sleeving. Restore all paving damaged by sleeve installation.

2. Size of sleeving conduit pipe shall be a minimum of two times the diameter of the bell end of the pipe that is to

3. Set sleeving in a compacted bed of material that will not damage the pipe during compaction of surface backfill

1.1 DESIGN BUILD SUBMITTALS AND REQUIREMENTS

- 1. Drawings submitted for design approval:
- b. Must clearly illustrate pipe sizes from all laterals and mainline pipe. c. Drawings must be to a standard measurable engineering scale that is at a minimum of 1"=30'-0".
- d. Drawings must be CAD generated. e. Drawings must include a legend that describes all symbols and materials represented on the
- f. Drawings must clearly illustrate that the proposed irrigation system meets all performance criteria described by these specifications.
- B. Irrigation system as designed and installed shall perform within the tolerances and specification of the
- C. The system shall be fully adjustable to fine-tune the system performance for specific zones. Indicate water pressure and gallonage parameters at available water source on the required submittal.
- D. Irrigation system shall be designed so that planting beds, sloped banks and lawn zones are on separate control valves to facilitate the different water requirements of each area.

5. Upon completion of the irrigation system installation and as a condition of it's acceptance, deliver to the Owner's representative the following 'As- built' drawings; Three prints and one reproducible sepia of all changes to the irrigation system including a Controller Zone Reference chart. Instruct owner of system components operation, system winterization, and controller adjustment processes. Instruct owner of precipitation requirements and schedule of anticipated controller adjustments as landscape matures.

6. Protect existing buildings, walls, pavements, reference points, monuments, and markers on this site. Verify location of and protect all utilities. Protect adjacent property. Protect work and materials of other trades. Protect irrigation system materials before, during, and after installation. In the event of damage, repair or replace items as necessary to the approval of the Owner's representative and at no additional cost to the Owner. Use all means necessary to protect the public from injury at all times.

7. Provide warranty for all installed materials and work for one year beyond the date of final acceptance of the

8. Verify gallonage, pressure, size, and location of service water line. The Contractor shall guarantee an irrigation system that functions to manufacturer's specifications with the source volume and pressure afforded to site. Make arrangements for water shut-off during construction if necessary, notify owner 24 hours prior to

9. Irrigation trenches shall be a depth to provide a minimum cover of 18 inches for sleeving beneath walkways; 18 inches for all pressurized main lines; 36 inches for sleeving beneath asphalt paving, and 12 inches for all lateral lines. Backfill with clean fill void of material injurious to system components. All sleeving under vehicular traffic to be Class 200 PVC, all other sleeving shall be class 200 PVC Locate top of zone valves a minimum of 6"

11. Contractor shall follow manufacturer's instructions for solvent welding of PVC pipe and fittings to achieve tight and inseparable joints. Utilize single wrap Teflon tape at all threaded joints.

- 12. Install all valves with fittings that facilitate maintenance removal and place valve boxes at location that are easily serviced but not in conspicuous locations. Locate in planting beds wherever possible, away from mower, edger, or de-thatcher operations.
- 13. Contractor shall install one manual drain valve at discharge side of each remote control valve and at all low points in mainline pipe so as to allow for complete drainage of all main lines. Mark with a painted sleeve cover and indicate locations on As-Built drawings.
- 14. Contractor shall provide backflow prevention as required per local and state codes, installed as per manufacturer's specifications.
- 15. Contractor shall install irrigation controller in accordance with manufacturer's specifications. Verify a 120 V.A.C. electrical source and a min. 1 1/2" conduit from controller location open to all electrical zone valves in field. Weatherproof any exterior wall penetrations.
- 16. Automatic Controller: Rainbird or Hunter capable of meeting Water Sense EPA Criteria or approved equal. Controller shall have ability for all zones to fully operate and meet both normal and specified low volume system requirements as specified herein, and as required by site conditions. Coordinate location in field with owner's representative.
- 17. Install all wire in accordance with manufacturer's specifications with a minimum of 18 inch looped inside valve box at each remote control valve and at the controller. All splices shall occur within valve boxes with water-proof connectors.
- 18. Contractor shall install all sprinkler heads with flexible risers, using flexible polyethylene pipe not to exceed 18 inches in length or PVC swing joints. Tee fittings shall extend horizontally from pipe .
- 19. Contractor shall thoroughly flush irrigation system after piping, risers, and valves are installed but prior to installing sprinkler heads. Thoroughly clean, adjust and balance the installed irrigation system. Adjust spray pattern of nozzles to minimize throw of water onto buildings, walls, roads and parking lots. Adjust controller for optimum performance and precipitation rates utilizing proper water conservation measures.

Topsoil Placement and Soil Preparation

- 1. Contractor shall submit certified topsoil analysis report for owner's approval prior to plant installation.
- 2. Contractor is responsible for any amendments to soil PH, fertility and/or drainage conditions necessary to ensure proper growing conditions for proposed planting.
- 3. Topsoil shall be friable soil from existing stockpiled material or imported, with added soil amendments as specified. It shall not be delivered while in a frozen or muddy condition. Protect from erosion at all times. Utilize existing stockpiled topsoil only under the direction of the Owner's Representative. Do not place topsoil in areas that have not been cleared of weeds listed herein. Topsoil shall meet the following requirements:
- a. Free of roots and rocks larger than 1/2 inch,
- b. Free of subsoil, debris, large weeds, foreign matter and any other material deleterious to plant material health.
- c. Acidity range (pH) of 5.5 to 7.5.
- d. Containing a minimum of 4 percent and a maximum of 25 percent inorganic matter with decaying
- matter of 25 percent content by volume or less. e. Textural gradations shall be sand: 45-75%, silt: 15-35%, clay: 05-20%,
- 4. Commercial fertilizer shall be an organic base, complete fertilizer containing in available form by within a minimum of 10N 10P 5K - with 50 percent of the available nitrogen in slow-release formula, Webfoot Organic Delux, or approved equal.a
- 5. Compost shall be yard debris compost meeting industry and jurisdictional standards.
- 6. Contractor shall remove all debris, rocks one inch in diameter or larger, sticks, mortar, concrete, asphalt, paper, contaminated soil and any material harmful to plant life, in all planting areas.
- 7. Contractor shall rototill subgrade six (6) inches deep before placing topsoil. Specified imported topsoil shall be placed at a minimum depth of **12**" in all planting areas. Do not place material during wet conditions. Do not work saturated soils in any manner. floated to a level, sloped or mounded grade between any existing or constructed point on the site, such as curbs, walls, walks, paving and the like. Final soil grades in planting beds shall be 2" below adjacent paving and curbs for mulch application.
- 8. Distribute following soil amendments to all landscape areas in even layers and power rototill or spade to a minimum depth of six (6) inches into topsoil, as follows;

Planting Beds:

a. Compost: Apply nine cubic yards per 1000 sq. ft. b. Commercial Fertilizer: Apply 50 pounds per 1000 sq. ft.

- 9. Preparation of backfill planting soil mix shall be as follows:
- Thoroughly blend and mix the following proportion of materials while in a moist condition:
- Three cubic yards topsoil
- 1 1/2 cubic yards compost - 1 1/2 cubic yards medium bark,
- 10 pounds commercial fertilizer
- Five pounds bonemeal
- 10. Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus materials. Any paved area or surfaces stained or soiled from landscaping materials shall be cleaned with a power sweeper using water under pressure. Building surfaces shall be washed with proper equipment and materials as approved by the Owner's representative.

Seed Installation

- 1. Seeding operations shall occur only between March 15 and October 15.
- 2. Seeding is not permitted during cold weather (less than 32 degrees F), hot weather (greater than 80 degrees F), when soil temperature is less than 55 degrees F, when ground is saturated, or when wind velocity is greater than 10 mph.
- 3. Contractor shall float rough graded seedbed. Do not disturb natural drainage patterns. Remove rocks, clumps, or debris at surface. Lightly scarify surface.
- 4. Contractor shall apply 10 pounds commercial fertilizer per 1,000 square feet of surface area before spreading seed.
- 5. Lawn Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Northwest Supreme Lawn Mix" grass seed per 1,000 square feet.
- 6. Fieldgrass Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Diamond Green" grass seed per 1,000 square feet.
- 7. The Contractor shall protect and maintain the seeded area by fencing, watering, feeding, reseeding, mowing and repairing as necessary to establish a thick, uniform stand of grass acceptable to the Owner's representative. Contractor to maintain lawn for a minimum of 3 mowings.

Trees, Shrubs, & Groundcover Installation

- 1. Contractor shall guarantee materials and workmanship in general landscape areas for one year from date of conditional acceptance. Plant material shall be in accordance with American Standard for Nursery Stock (ANSI Z60.1), shall comply with State and Federal laws with respect to inspection for insect infestation and plant diseases and shall be free of insect pests and plant diseases.
- 2. Plant materials shall have a minimum of 6 inches of prepared soil under the root ball, and a minimum of 6 inches on each side of the root ball. Tree roots or root ball shall have a minimum of 12 inches of plant soil under the root ball and a minimum of 12 inches on each side of the root ball, or roots. Final grade should maintain root ball slightly above surrounding grade (not to exceed one inch) for bark mulch installation.
- 3. Root control barrier shall be installed in trenches, alongside hardscape structures and utility lines such as sidewalks, curbs, pavement, walls, and concrete located within 5 feet of new trees measured from the trunk. Root barrier is to be 40 - 60 mil HDPE, minimum 18" deep and extend 10' in either direction measured from the center of the trunk.
- 4. Mulch all planting beds after planting, final raking, grading and leveling of the planting beds with a layer of Hem/Fir medium screened bark mulch as specified on the plans.
- 5. Balled and burlapped trees, boxed trees or bare root trees shall be either guyed or staked as detailed on the plans.
- 6. Remove all dead or dying branches and criss-crossing branches from trees. Do not cut leader.
- 7. Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus material. All paved areas or surfaces stained or soiled from landscape material shall be cleaned with a water-pressure power sweeper. Building surfaces shall be washed with proper equipment and materials as approved by the Owner.
- 8. River Rock Mulch: River rock mulch shall be minimum 3/4" to maximum 1-1/2" diameter washed round river rock, uniform in size. All fines shall be screened from the aggregate within a one-quarter inch (1/4") tolerance. Color shall be white to light brown. Contractor shall provide the owner with samples of river rocks for approval prior to installation.

Maintenance

- 1. Contractor shall maintain general landscape areas for one year after accepted completion of project.
- 2. Maintenance shall include; all grade resettlement, weeding, policing and removal of plant material debris during maintenance period. Remove and replace dead plant material as needed at no cost to owner for maintenance period. Seasonal leaf fall removal is outside the scope of this maintenance specification.
- 3. Any unsatisfactory condition arising during this maintenance period shall be brought to the attention of the Owner's Representative immediately.

	PRELIMINARY P PRELIMINARY P PLAN ONLY-NOT TereFOR rine Long CONSTRUCTION 5-14-04 CAPE ARCHING
ISSUED DATE	1 SITE PLAN REVIEW SET 4/26/2022 2
	ARCHITECTURE ENGINEERING PLANNING INTERLORS

15895 SW 72ND AVE SUITE 20

PORTLAND, OREGON 97224

TEL: 503.226.1285 FAX: 503.226.167

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GENERAL NOTES PRELIMINARY CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING Ι. CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO ONLY-NOT START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION Shared 20' access easement for the benefit of parcel 1 of Partitions plat no. 2001-002 per doc. no. 2021-107030 2. CURB RADIUS AT PARKING AREA TO BE 3'-0" UNLESS NOTED 3. OTHERWISE CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, 4. 04/13/ 05/23/ 06/07/ 07/18/ AND EROSION CONTROL. CONTRACTOR SHALL SUBMIT TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. 5. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL 6. PH, FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DRAWINGS AND SPECIFICATIONS. 7.

PLAN

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ARCHITECTURE

ENGINEERING

PLANNING

INTERIORS LANDSCAPE

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

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LANDSCAPING -- PLANTINGS TO BE OF NATIVE SPECIES AND 8. COMPLY WITH CITY PLANTING STANDARDS. SPECIES SELECTION TO CONFORM TO CITY FORESTERS RECOMMENDED LIST OF TREES/SHRUBS. SEE LA DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND

<u> </u>	PROPERTY LINE
	EASEMENT LINE
	FIRE LANE MARKING AT CURB
-0	(E) FENCE TO REMAIN
Ġ.	ACCESSIBLE PARKING STALL
TYP.	TYPICAL
<u>#</u>	PARKING COUNT
	ALIGN FACE OF CURB
DS	DOWN SPOUT
	(E) LANDSCAPE PER WASHINGTON COUNTY TO REMAIN
	(N) LANDSCAPE
	PERVIOUS PAVEMENT PER CIVIL
\sum	CLEAR VISION AREA

KEYNOTES

	TRASH ENCLOSURE SEE A0.2 FOR ADDITIONAL INFORMATION	
$\left(\begin{array}{c} 2 \end{array} \right)$	EXPOSED COLUMN PER STRUCTURAL	
$\overline{3}$	ADA PARKING SIGNAGESEE 9/C4.0 FOR ADDITIONAL INFORMATION	A
4	LOCATION OF NEW PUBLIC UTILITY EASEMENT AND ELECTRICAL VAULT PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS	
$\left\langle 5\right\rangle$	NO PARKING SIGNSEE 9/A0.2 FOR ADDITIONAL INFORMATION	
$\left\langle \begin{array}{c} \\ 6 \end{array} \right\rangle$	(N) BIKE PARKING SEE 12/A0.2 FOR ADDITIONAL INFORMATION	
$\overline{7}$	(E) CURB PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS	0
8	(N) CURB PER CIVIL DRAWINGS	0
9	(N) CURB AND SIDEWALK TO ALIGN WITH (E) CURB AND SIDEWALK BUILT PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS	Ň
$\left(10\right)$	BOLLARDSEE 5/C4.0 FOR ADDITIONAL INFORMATION	
	25'-0" INGRESS / EGRESS UTILITY EASEMENT	
(12)	(E) ROAD GUTTERPER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS	SH SH
$\left\langle 13\right\rangle$	DADING ZONE 10'-0" X 25'-0" PER JURISDICTION REQUIREMENTS 16.94.030	
$\overline{\left(14\right) }$	> 20'-0" SHARED ACCESS EASEMENT	ш
15	(E) STREET LIGHTINGPER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD	SS
$\left\langle 16\right\rangle$	SITE LIGHTINGSEE A0.3 FOR ADDITIONAL INFORMATION	
$\left< 17 \right>$	EXTERIOR WALL MOUNT LIGHT FIXTURESEE A0.3 FOR ADDITIONAL INFORMATION	
(18)	3'-0" PARKING OVERHANG PER SHERWOOD DEVELOPMENT STANDARDS	2
$\overline{\langle 20 \rangle}$	PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF TACKE LLC	
$\left\langle 2\right\rangle$	PEDESTRIAN PATH	<u> </u>
		SITE PLAN
FIF	RE DEPARTMENT REQUIREMENTS	
١.	PROVIDE PAINTED CURBS WHERE INDICATED, CURBS SHALL BE PAINTED RED WITH	AU.1

- PROVIDE PAINTED CURBS WHERE INDICATED, CURBS SHALL BE PAINTED RED WIT WHITE LETTERS TO READ "NO PARKING FIRE LANE" (REF. OFC 503.3) **SEE THIS SHEET FOR LOCATION.**
- 2. CONTRACTOR TO PROVIDE KNOX BOX IF REQUIRED. CONTACT FIRE MARSHAL'S OFFICE FOR AN ORDER FORM AND INSTRUCTIONS FOR INSTALLATION AND PLACEMENT. (REF. OFC 506.1)





2 TRASH ENCLOSURE ELEVATIONS **A0.2** |/4" = |'-0"





5 TRASH ENCLOSURE SECTIONS **A0.2** |/4" = |'-0"





BIKE RACK TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS



7 "INVERTED U" BIKE RACK





8 BIKE PARKING A0.2 1/2" = 1'-0"





GENERAL NOTES

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2.

CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

LIGHTING LEVEL SHOWN FOR DIAGRAMMATIC PURPOSES ONLY TO DEMONSTRATE CODE COMPLIANCE.. ELECTRICAL DESIGNER TO SUBMIT PHOTOMETRIC PLANS TO ARCHITECT FOR APPROVAL.

LEGEND



LIGHTING TYPES

	20'-0" DOUBLE ARM POLE MOUNTED EXTERIOR LIGHT BASIS OF DESIGN: LITHONIA LIGHTING DSX I
0	12'-0" POST TOP INDIRECT LED EXTERIOR LIGH⊤ BASIS OF DESIGN: LUMINIS POINTE MAYA MA20
⊶	9'-0" WALL MOUNTED EXTERIOR LIGHT BASIS OF DESIGN: COOPER LIGHTING SOLUTIONS ISS IMPACT ELITE QUARTER SPHERE
⊶ ⊖	18'-0" RECESSED EXTERIOR LIGHT FIXTURE BASIS OF DESIGN: COOPER LIGHTING SOLUTIONS TOPTIER LED
⋳ <mark>⊢</mark> ∙	8'-0" WALL MOUNTED EXTERIOR LIGHT BASIS OF DESIGN: COOPER LIGHTING SOLUTIONS ENV ENTRI ROUND REVEALS LED



PRELIMINARY PLAN ONLY-NOT FOR

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WALL TYPES







EXTERIOR 2X6 WALL WITH WOOD PLANK SIDING



WALL TYPE C DEMISING 2X6 STUD WALL, NON-RATED, INSULATED



—5/8" GYPSUM BOARD - R-19 BATT INSULATION —2X4 STUD

WALL TYPE D INTERIOR 2X4 STUD WALL, INSULATED I-HR RATED WHERE SHOWN ON FLS -PROVIDE TYPE 'X' GYPSUM BOARD EACH SIDE DESIGN REFERENCE: UL 419

A1.1 3/4" = |'-0"



—SILICONE RESIN FINISH

-STRUCTURAL CMU PER PLANS PRESERVATIVE TREATED

FURRING STRIP ATTACHED HORIZONTALLY @ 48" O.C.

- Z CHANNEL @ 48" O.C. - 1.5" R-9.3 RIGID INSULATION

- WOOD PLANK PANEL SIDING 3/4" PERFORATED FURRING
- WEATHER RESISTIVE BARRIER
- 1/2" PLYWOOD SHEATHING
- 2X6 STUD @ 16" O.C.
- R-21 BATT INSULATION
- 1.5" R-9.3 RIGID INSULATION
- VAPOR BARRIER
- 5/8" GYPSUM BOARD
- R-21 BATT INSULATION ====== -5/8" GYPSUM BOARD

FLOOR PLAN NOTES

- I. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES. 2.
- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. ALL CODE REFERENCES IN THE DRAWINGS AND SPECIFICATIONS SHALL MEAN, AND ARE INTENDED TO BE THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCED STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING AND INSPECTIONS.
- ALL DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF ANSI ATT. 1 2009 EDITION AND THE ADA.
- ALL DOORS AND WINDOWS SHALL MEET OR EXCEED THE ENERGY PERFORMANCE REQUIREMENTS INDICATED IN THE DRAWINGS AND SPECS.
- GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406 OSSC.
- 7. FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906 OFC AND APPROVED BY LOCAL FIRE MARSHALL.
- INSTALL A VAPOR BARRIER OF I PERM OR LESS AT THE WARM SIDE (IN WINTER) OF ALL EXTERIOR WALLS, AND AT ROOF/ CEILING ASSEMBLIES.
- 9. LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER SECTION 1203 & 1205 OSSC. 10. ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR
- EXCEED THE REQUIREMENTS IN SECTION 719 OSSC FOR SMOKE DENSITY AND FLAME SPREAD.
- 11. PROVIDE EXIT ILLUMINATION AND SIGNAGE PER SECTION 1006 & SIGNAGE PER SECTION 1011 OF THE OSSC.
- DIMENSIONS LOCATING INTERIOR WALLS ARE TO CENTER OF WALL STUD UNLESS NOTED OTHERWISE.

FLOOR	PLAN LEGEND	
(1.2)	GRID LINE	ABBREV
	(N) EXTERIOR WALL	F.O.M.
	(N) INTERIOR WALL	F.O.S.
	FUTURE DEMISING WALL	M.O. Typ.
A	WALL TYPE SEE WALL TYPES THIS SHEET	
B	STOREFRONT TYPE SEE A6. I FOR STOREFRONT TYPES	
101 101-A	DOOR NUMBER SEE A6.2 FOR DOOR SCHEDULE AND TYPES	
0	ROOM NUMBER	
DS	Downspout see A1.3 For Additional information	
FD	FLOOR DRAIN	

VIATIONS

F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
M.O.	MASONRY OPENING
TYP.	TYPICAL



LANDSCAPE

15895 SW 72ND AVE SUITE 200 PORTLAND, OREGON 97224 TEL: 503.226.1285

FAX: 503.226.1670

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FLOOR PLAN

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KEYNOTES

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EXPOSED COLUMN PER STRUCTURAL DRAWINGS

- ROOF LINE ABOVE CANOPY PROFILE ABOVE --SEE A5.2 FOR ADDITIONAL INFORMATION
- CONCRETE SLAB ON GRADE OVER VAPOR BARRIER OVER CRUSHED ROCK BASE

SIMPSON STC @ 2'-0" EACH SIDE

FIRE BLOCKING WHERE STUD CAVITY IS OVER 10'-0"

- ACOUSTICAL BATT INSULATION - FULL CAVITY -

ANCHOR BOTTOM TRACK TO SUB FLOOR W/

- FIRE CAULK AT I-HR RATED WALLS





REFLECTED CEILING PLAN A1.2 1/8" = 1'-0"



ROOF LEVEL FLOOR PLAN

REFLECTED CEILING PLAN NOTES

- I. LIGHTING INDICATED ON THIS PLAN IS FOR DESIGN INTENT ONLY TO MEET CODE REQUIRED EGRESS LIGHTING. SEE A0.3 FOR ADDITIONAL INFORMATION REGARDING LIGHTING
- REQUIREMENTS. MEANS OF EGRESS ILLUMINATION: CONTRACTOR SHALL INSTALL EGRESS LIGHTING SUCH THAT A MINIMUM ILLUMINATION LEVEL OF 1 FOOTCANDLE IS MAINTAINED AT THE WALKING SURFACE ALONG THE PATH OF EGRESS AT INTERIOR SURFACES AND 2 FOOTCANDLES IS MAINTAINED AT EXTERIOR WALKING SURFACES SERVED, INCLUDING EXTERIOR LANDINGS AT ALL EXIT DISCHARGES. MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO AN EMERGENCY BACKUP POWER SYSTEM AND SHALL OPERATE FOR A MINIMUM OF 90 MINUTES IN THE EVENT
- THE BUILDING'S MAIN POWER SOURCE IS INTERRUPTED. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE LOCATIONS AND FOR ADDITIONAL
- REQUIREMENTS. 4. SEE MECHANICAL DRAWINGS FOR CEILING DIFFUSER/REGISTER LOCATIONS.

DOWNSPOUT SIZING CALCS

DESIGN CODE: 2017 UPC

AVERAGE RAINFALL= 1.3 INCHES/HOUR (2INCHES/HOUR USED)

BUILDING GUTTER SIZE: 6" CANOPY GUTTER SIZE: 2"

DOWNSPOUT/ ROOF DRAIN	ROOF AREA	REQ. LEADER SIZE	PROVIDED
DS-1	3,125 SF	3"	3"
DS-2	3,125 SF	3"	3"
DS-3	3,125 SF	3"	3"
DS-4	69 SF	1"	2"
DS-5	69 SF	1"	2"
DS-6	69 SF	1"	2"

KEYNOTES

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1	NO CEILING, OPEN TO STRUCTURE
2	EXPOSED COLUMN PER STRUCTURAL DRAWINGS
3	METAL CANOPYSEE A5.2 FOR ADDITIONAL INFORMATION
4	BUILDING PROFILE BELOW
5	ROOF OVERHANG
6	EXPOSED BEAM PER STRUCTURAL DRAWINGS
7	PREFINISHED SHEET METAL GUTTER. PAINT TO MATCH STOREFRONTSEE SIZING CALCS

RCP / ROOF PLAN LEGEND

(1.2)	GRID LINE
	(N) EXTERIOR WALL
	(N) INTERIOR WALL
	FUTURE DEMISING WALL
•	FINISHED CEILING ELEVATION
1:12 SLOPE	DIRECTION OF SLOPE
	TEMP. LIGHT FIXTURE FOR EGRESS
Ø	6" DOWNLIGHT- RECESSED CAN
	EXTERIOR WALL MOUNT LIGHT FIXTURE
0	EXTERIOR CAN LIGHT

ABBREVIATIONS				
DS	Downspout			
U.N.O.	UNLESS NOTED OTHERWISE			
TYP.	TYPICAL			
SIM.	SIMILAR			
F.O.F.	FACE OF FINISH			
F.O.M.	FACE OF MASONRY			
F.O.S.	FACE OF STUD			
MIR.	MIRRORED			

ROOF ASSEMBLY



METAL STANDING SEAM ROOF BASIS OF DESIGN: AEP SPAN SPAN-LOK HP LOW PROFILE CLIP 1/2" COVERBOARD - 6" R-30 RIGID INSULATION - VAPOR BARRIER

1/2" PLYWOOD SHEATHING – 2" CAR DECKING PER STRUCTURAL



RCP & ROOF PLAN

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BUILDING ELEVATION - EAST







ELEVATION MATERIAL LEGEND

НАТСН	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	SD-1	wood plank Siding	TBD	TBD	WESTERN RED CEDAR W/ CLEAR COAT	
	CMU-I	SPLIT FACE CONCRETE MASONRY	MUTUAL MATERIALS	PREMIUM	WINTER SKY	APPLY ANTI- GRAFFITI SEALANT
	CMU-2	ground face Concrete Masonry	MUTUAL MATERIALS	PREMIUM	WINTER SKY	APPLY ANTI- GRAFFITI SEALANT
	CN-I	CAST IN PLACE CONCRETE	TBD	TBD	TBD	APPLY ANTI- GRAFFITI SEALNT

ELEVATION NOTES

- I. CONTRACTOR SHALL VERIFY AND CONFIRM ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- 2. APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN AND ARE INTENDED TO BE THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- 3. GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406, IBS.

KEYNOTES

ICMU WALL -- SEE MATERIAL LEGEND THIS SHEET FOR ADDITIONAL INFORMATION2STANDING SEAM METAL ROOF --SEE A1.3 FOR ADDITIONAL INFORMATION3GLULAM BEAM PER STRUCTURAL4METAL CANOPY --SEE A5.2 FOR ADDITIONAL INFORMATION5CAST IN PLACE CONCRETE BASE6COLUMN PER STRUCTURAL7WOOD PLANK SIDING --SEE MATERIAL LEGEND THIS SHEET FOR ADDITIONAL INFORMATION8FUTURE TENANT SIGNAGE --REPRESENTATIONAL ONLY9EXTERIOR WALL MOUNT LIGHT FIXTURE10CONTROL JOINT11EGRESS LIGHTING12PREFINISHED SHEET METAL DOWNSPOUT --SEE A5.2 FOR ADDITIONAL INFORMATION13DOOR AS SCHEDULED --SEE A62 FOR ADDITIONAL INFORMATION14ALUMINUM PANEL --COLOR TBD

ONLY-NOT FOR CONSTRUCTION SITE M 5 ARCHITECTURE ENGINEERING PLANNING INTERIORS LANDSCAPE 15895 SW 72ND AVE SUITE 200 PORTLAND, OREGON 97224 TEL: 503.226.1285 FAX: 503.226.1670 WWW.CIDAINC.COM AII RET SHERWOOD OREGON HERWOOD, ц С MORSE

PRELIMINARY

PLAN



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KEYNOTES

I	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEMSEE A6.1 FOR ADDITIONAL INFORMATION
2	EXPOSED GLULAM BEAM PER STRUCTURAL
3	COLUMN PER STRUCTURAL
4	DOOR AS SCHEDULEDSEE A6.2 FOR ADDITIONAL INFORMATION
5	6" CONCRETE SLAB ON GRADE OVER VAPOR BARRIER OVER CRUSHED ROCK BASE
6	METAL CANOPYSEE A5.2 FOR ADDITIONAL INFORMATION
7	EXTERIOR CAN LIGHTSEE A1.3 FOR ADDITIONAL INFORMATION
8	GLULAM JOISTS

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