

MORSE - SHERWOOD RETAIL

SHERWOOD, OREGON

PACIFIC-SHERWOOD LAND CO. LLC.

OWNER

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

ENDRES NORTHWEST INCORPORATED

CONTRACTOR

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

CIDA, INC.

ARCHITECT/ STRUCTURAL ENGINEER

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

AAI ENGINEERING

LANDSCAPE / CIVIL ENGINEER

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

PROJECT SUMMARY

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.

ZONING CODE INFORMATION

TAX MAP: 25129B
TAX LOT: 1500
ZONE: GENERAL COMMERCIAL
SITE AREA: 1.03 ACRES

PARKING REQUIRED:
DETAIL: 8,323SF @ 4.1 STALL / 1,000 SF = 34.12 STALLS
TOTAL REQUIRED PARKING: 35 STALLS

PARKING PROVIDED:
TYPE SIZE # PROVIDED
STANDARD 18' X 9' 30 STALLS
COMPACT 18' X 8' 03 STALLS
HIC ACCESSIBLE 18' X 9' 02 STALLS
TOTAL PARKING PROVIDED: 35 STALLS

BIKE PARKING REQUIRED:
DETAIL: 2 OR 1 / 20 AUTO SPACES
TOTAL PARKING PROVIDED: 2 SPACES

BUILDING SETBACKS REQUIRED: NO SETBACKS REQUIRED

BUILDING CODE INFORMATION

DESIGN CODE: 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
CONSTRUCTION TYPE: V-B
OCCUPANCY: MERCANTILE, UNSPRINKLERED
BUILDING AREA: 8,323 SF
ALLOWABLE BUILDING AREA: 9,000
BUILDING HEIGHT: 18'-0"
ALLOWABLE BUILDING HEIGHT: 50'-0"

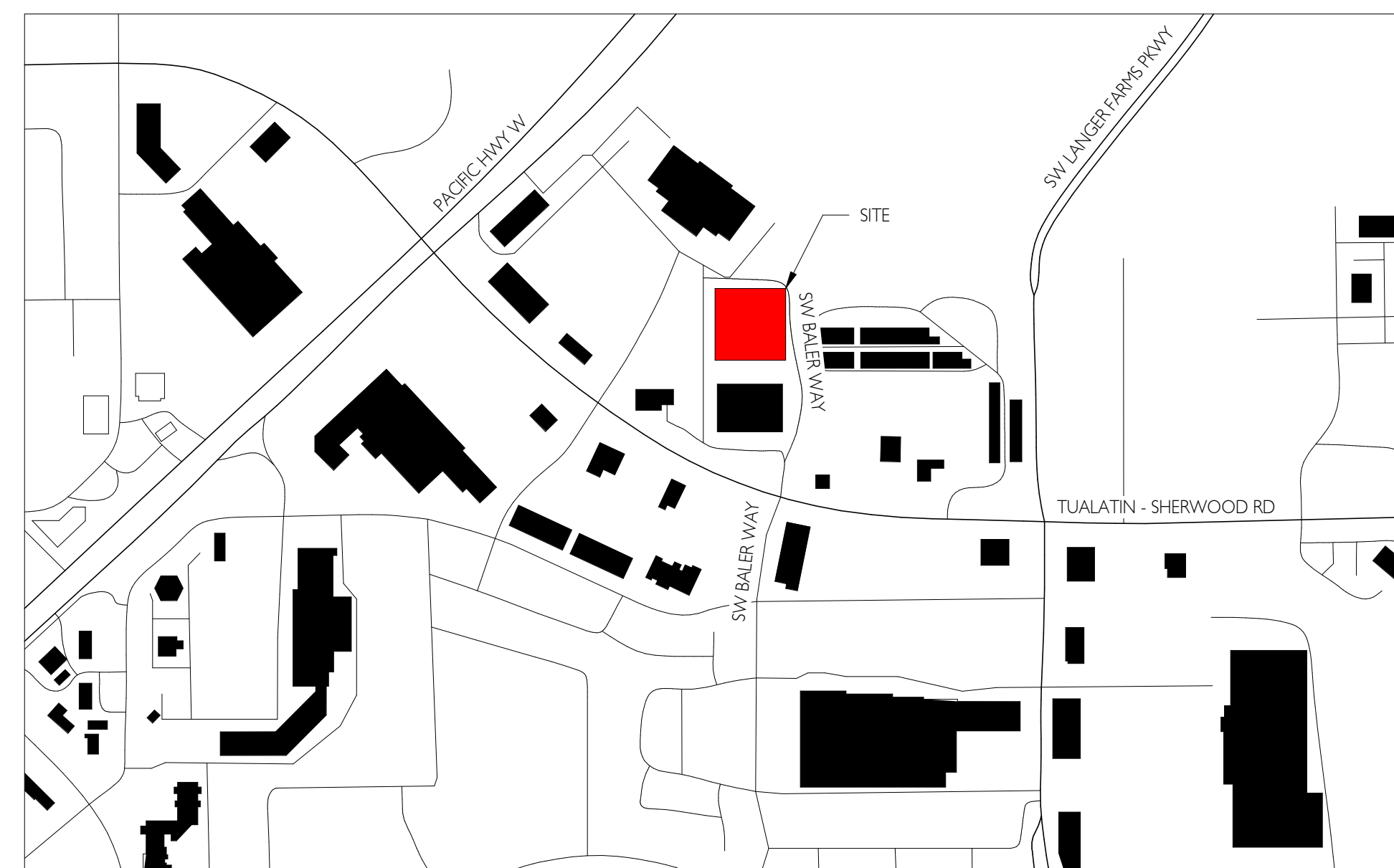
DEFERRED SUBMITTALS

- MECHANICAL
- ELECTRICAL
- PLUMBING

RELEASES

SHEET NUMBER	SHEET NAME	CURRENT DATE	ISSUE #1	ISSUE #2	ISSUE #3	ISSUE #4	ISSUE #5	ISSUE #6	ISSUE #7	ISSUE #8	ISSUE #9	ISSUE #10	MOST CURRENT (BY SHEET)
01_GENERAL													
CS1	COVER SHEET	08/10/2022	X	X	O	O	O						SITE PLAN REVIEW
FLS1	FIRE & LIFE SAFETY	08/10/2022		X									OWNER REVIEW SET
02_CIVIL													
C0.1	GENERAL NOTES	07/18/2022		X	O	O	O						SITE PLAN REVIEW - RESUBMIT
C0.2	EXISTING CONDITIONS	07/18/2022		X	O	X	O						SITE PLAN REVIEW - RESUBMIT
C0.3	DEMOLITION PLAN	07/18/2022		X	O	O	O						SITE PLAN REVIEW - RESUBMIT
C1.0	HARDSCAPE PLAN	07/18/2022		X	O	X	O						SITE PLAN REVIEW - RESUBMIT
C2.0	GRADING PLAN	07/18/2022		X	O	X	O						SITE PLAN REVIEW - RESUBMIT
C3.0	UTILITY PLAN	07/18/2022		X	O	X	O						SITE PLAN REVIEW - RESUBMIT
C4.0	DETAILS	07/18/2022		X	O	X	O						SITE PLAN REVIEW - RESUBMIT
C4.1	DETAILS	07/18/2022		X	O	O	O						SITE PLAN REVIEW - RESUBMIT
C4.2	DETAILS	07/18/2022		X	O	O	O						SITE PLAN REVIEW - RESUBMIT
03_LANDSCAPE													
L1.0	LANDSCAPE PLAN	07/18/2022		X	O	X	O						SITE PLAN REVIEW - RESUBMIT
L2.0	LANDSCAPE DETAILS	05/23/2022		X	O	O	O						SITE PLAN REVIEW
L3.0	LANDSCAPE & IR SPECS	05/23/2022		X	O	O	O						SITE PLAN REVIEW
04_ARCHITECTURAL													
A0.1	SITE PLAN	07/18/2022	X	X	X	X	O						SITE PLAN REVIEW - RESUBMIT
A0.2	SITE DETAILS	06/07/2022		X	X		O						OWNER REVIEW SET
A0.3	LIGHTING PLAN	05/23/2022		X	O		O						SITE PLAN REVIEW
A1.1	FLOOR PLAN	08/10/2022	X	X	X	X							SITE PLAN REVIEW - COMPILED SET
A1.2	RECIP & ROOF PLAN	06/07/2022		X	X		O						OWNER REVIEW SET
A2.1	ELEVATIONS	06/07/2022		X	X		O						OWNER REVIEW SET
A3.1	BUILDING SECTIONS	06/07/2022		X	X		O						OWNER REVIEW SET
A4.1	WALL SECTIONS	06/07/2022		X									OWNER REVIEW SET
A5.1	EXTERIOR DETAILS	06/07/2022		X									OWNER REVIEW SET
A5.2	EXTERIOR DETAILS	06/07/2022		X									OWNER REVIEW SET
A6.1	STOREFRONT TYPES AND DETAILS	06/07/2022		X									OWNER REVIEW SET
A6.2	DOOR TYPES, SCHEDULE AND DETAILS	06/07/2022		X									OWNER REVIEW SET
05_STRUCTURAL													
S0.1	STRUCTURAL NOTES	06/07/2022			X								OWNER REVIEW SET
S1.1	FOUNDATION PLAN	06/07/2022			X								OWNER REVIEW SET
S1.2	FRAMING PLAN	06/07/2022			X								OWNER REVIEW SET
S1.3	ROOF UPLIFT DIAGRAM	06/07/2022			X								OWNER REVIEW SET
S2.1	CMU WALL ELEVATIONS	06/07/2022			X								OWNER REVIEW SET
S3.1	FOUNDATION DETAILS	06/07/2022			X								OWNER REVIEW SET
S4.1	CMU	06/07/2022			X								OWNER REVIEW SET
S5.1	FRAMING DETAILS	06/07/2022			X								OWNER REVIEW SET
S5.2	FRAMING DETAILS	06/07/2022			X								OWNER REVIEW SET

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



1 VICINITY MAP
1" = 400'-0"



2 NORTH EAST BUILDING RENDER
1/2" = 1'-0"

PRELIMINARY
PLAN
ONLY-NOT
FOR
CONSTRUCTION

04/13/2022
05/23/2022
06/07/2022
07/18/2022
08/10/2022

1 SCHEMATIC DESIGN
2 SITE PLAN REVIEW
3 OWNER REVIEW SET
4 SITE PLAN REVIEW - RESUBMIT
5 SITE PLAN REVIEW - COMPILED SET



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MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

COVER SHEET

CS1

210230.01

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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

DIG SAFELY

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 HOURS 503-226-4211

PGE 503-464-7777
QWEST 1-800-573-1311
VERIZON 1-800-483-1000



Know what's below.
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.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.

CONSTRUCTION NOTES

DEMOLITION

- 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.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- 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 REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- 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 OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- 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 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.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

WATER

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

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- 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.
- 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.

PAVING

- 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.
- 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 PIPE.
- PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 52 OR C900; AS INDICATED IN THE PLANS.
- 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.



EXPIRES: 6/30/2023

4/26/2022
5/23/2022
7/18/2022

1 SITE PLAN REVIEW SET
2 SITE PLAN REVIEW SET
3 SITE PLAN REVIEW SET - RESUBMIT



4033 SW Center Street, Suite 100, Beaverton, OR 97005
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Project No. A2023010



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NEW CONSTRUCTION FOR:

MORSE - SHERWOOD RETAIL

GENERAL NOTES

SHERWOOD, OREGON

C0.1

210230.01

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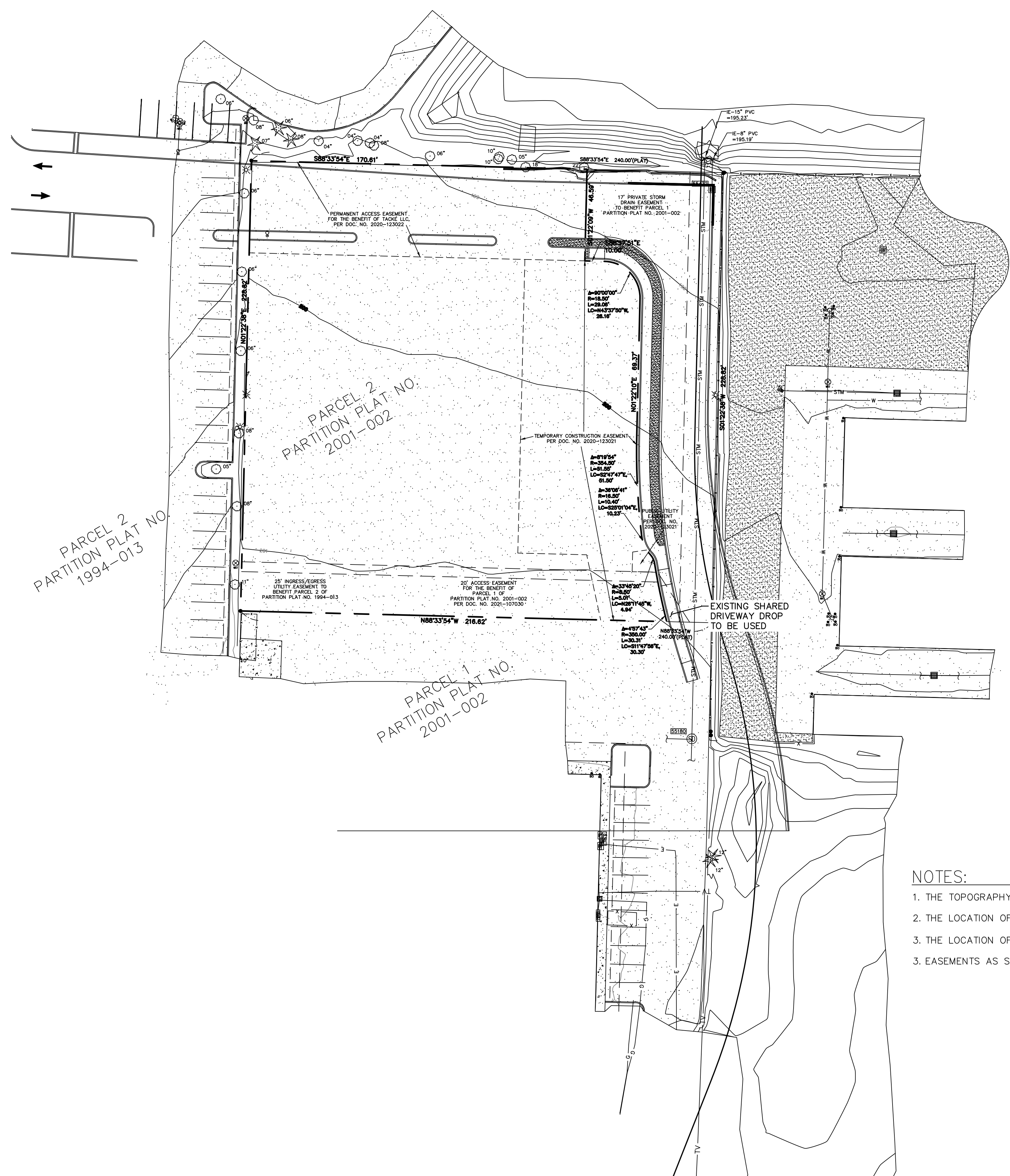
ISSUED DATE	4/26/2022
1 SITE PLAN REVIEW SET	5/23/2022
2 SITE PLAN REVIEW SET	7/18/2022
3 SITE PLAN REVIEW SET - RESUBMIT	



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
EXISTING CONDITIONS
SHERWOOD, OREGON

C0.2



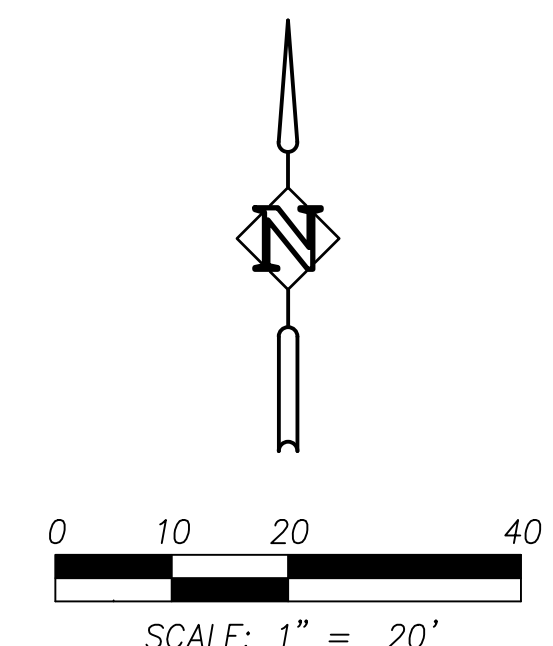
TOPOGRAPHIC LEGEND:

— STM — STM —	STORM SEWER LINE
— W — W —	WATER LINE
— G — G —	GAS LINE
— X — X — X — X —	FENCE LINE, TYPE AS NOTED
— E — E —	ELECTRIC LINE
— TV —	CABLE TELEVISION LINE
—	BUILDING LINE
—	UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED OR UNKNOWN
—	MAJOR CONTOUR - 5' INTERVALS
—	MINOR CONTOUR - 1' INTERVALS

⊙	CLEANOUT	⊙	LIGHT POLE
⊙	STORM SEWER MANHOLE	⊙	CONIFEROUS TREE (APPROXIMATE DIAMETER BREST HIGH AS NOTED)
⊙	CATCH BASIN	⊙	DECIDUOUS TREE (APPROXIMATE DIAMETER BREST HIGH AS NOTED)
⊙	AREA DRAIN	⊙	FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
⊙	WATER VALVE		
⊙	FIRE HYDRANT		
⊙	HOSE BIB / WATER SPIGOT		
⊙	IRRIGATION VALVE		

⊙	EXISTING CONCRETE SURFACE
⊙	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.



STORM SEWER NOTES

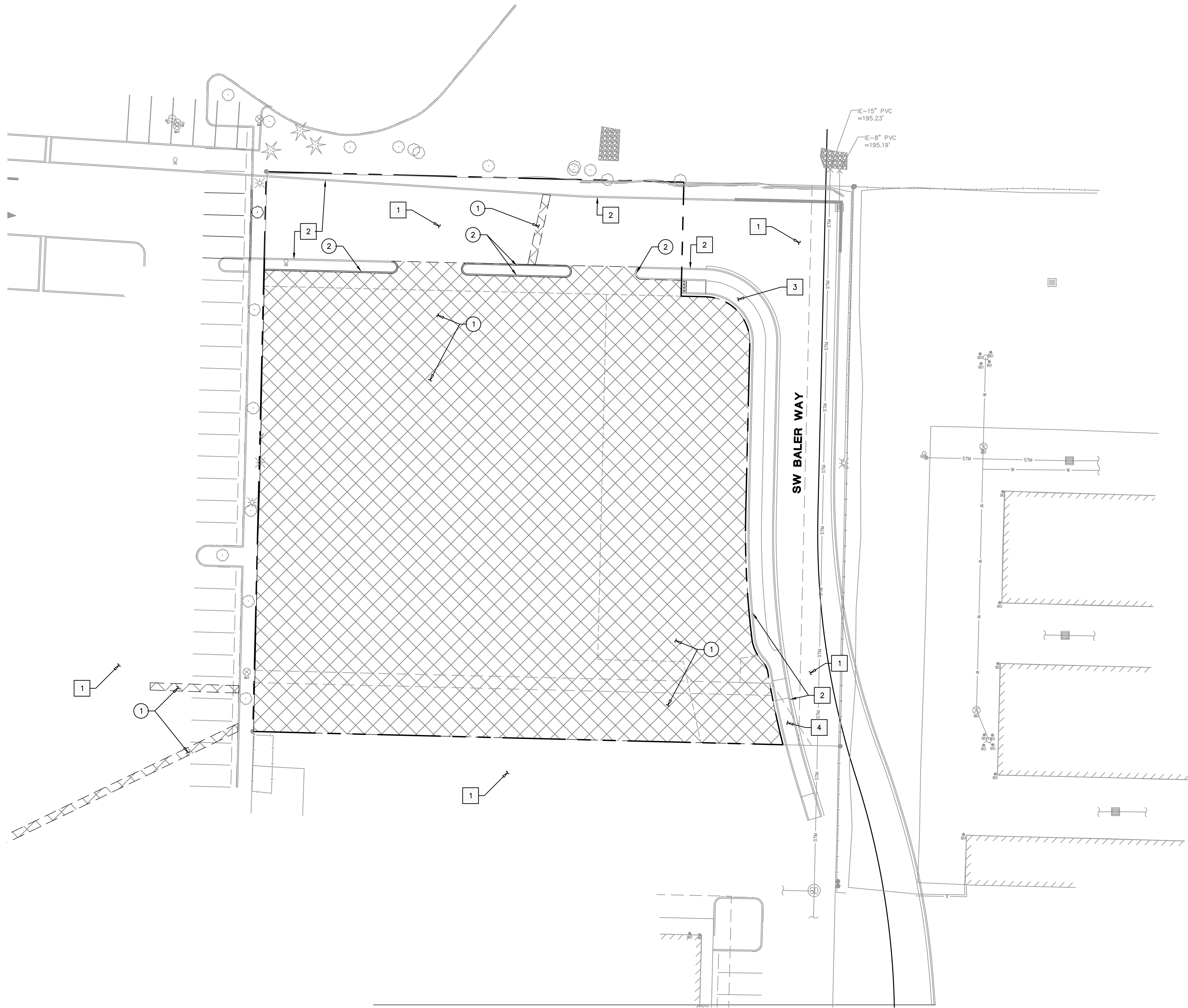
55180	STORM MANHOLE RIM=201.42' IE 15" PVC (N)=196.10' IE 8" PVC (W)=196.42' IE 15" PVC (S)=196.17' BOTTOM=196.17'
55472	CATCH BASIN IE 8" (N) OIL TRAP RIM=198.27' BOTTOM=194.52'

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

NOTES:

1. THE TOPOGRAPHY AS SHOWN HERON IS PER A PREVIOUS SURVEY BY HHRP 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.

F:\2022\210230.01 - Morse Retail Pre-Application\Civil\Drawings\Drawings\210230.01-002-EXISTING CONDITIONS.dwg Jul 15, 2022 - 3:27pm



SHEET NOTES

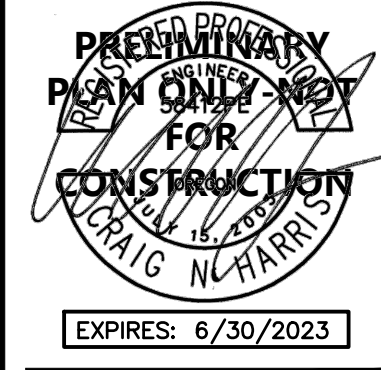
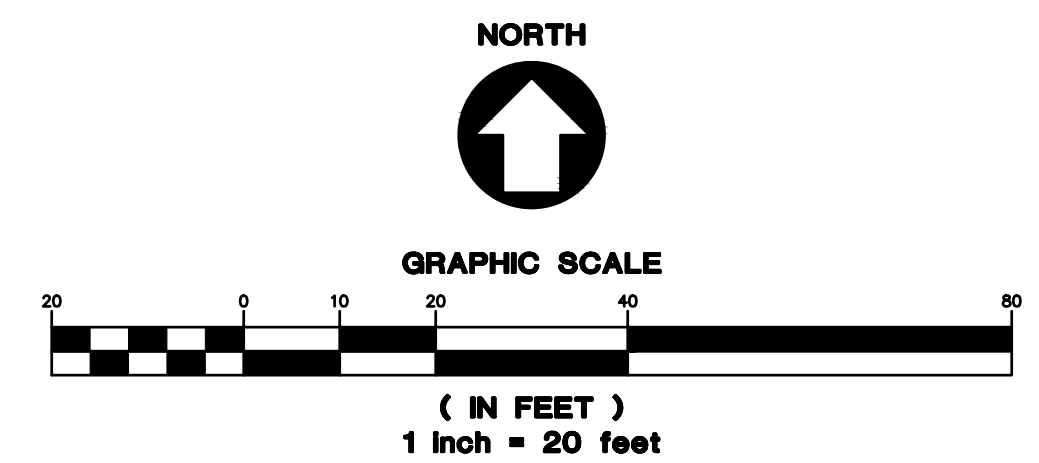
1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
4. 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.

(X) PROTECTION NOTES

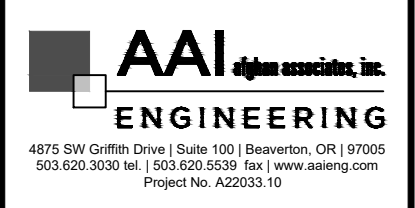
- 1 PROTECT EXISTING ASPHALT
- 2 PROTECT EXISTING CURB
- 3 PROTECT EXISTING SIDEWALK
- 4 PROTECT EXISTING DRIVEWAY DROP

(O) DEMOLITION NOTES

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



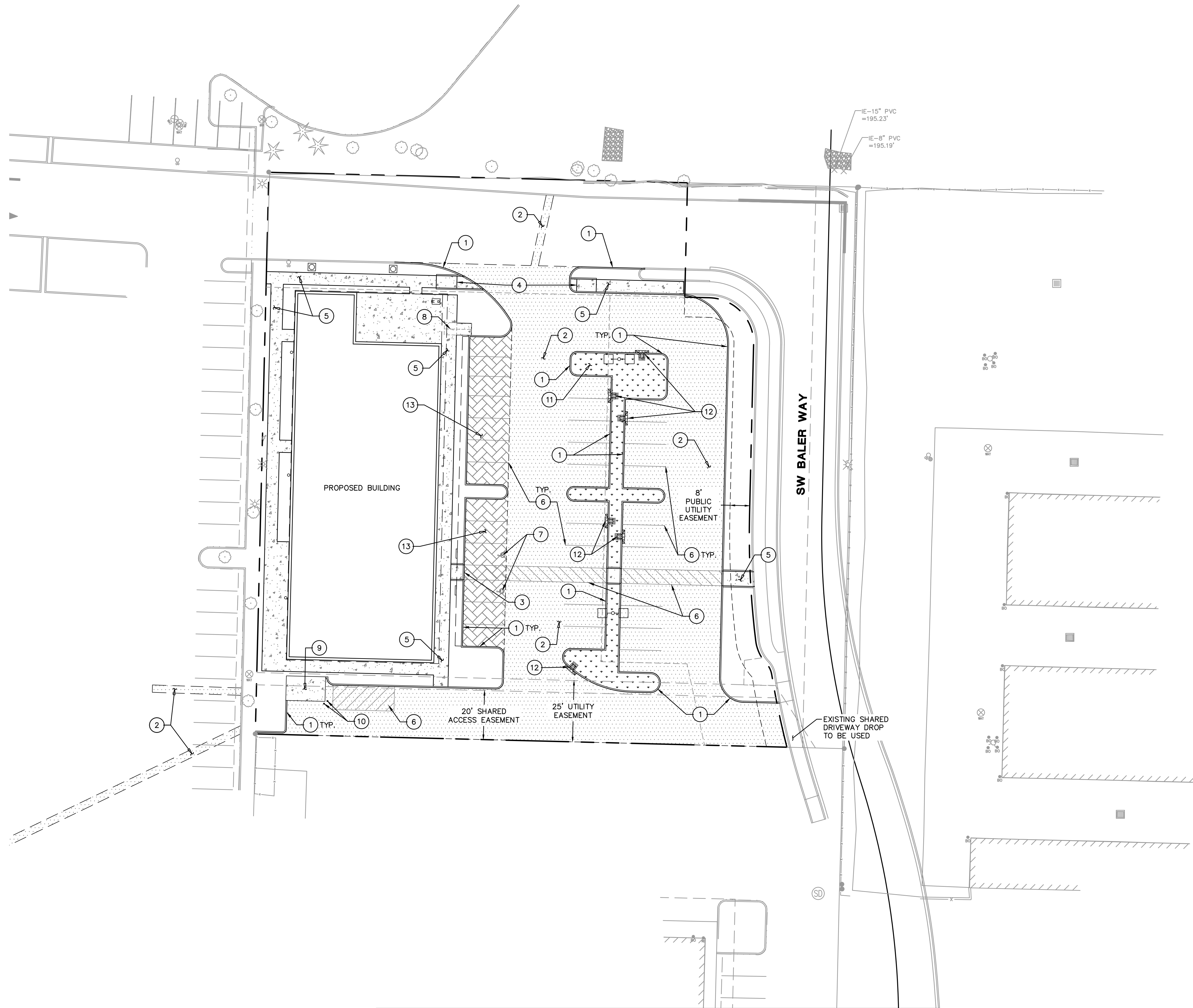
ISSUED DATE	REVISION
4/26/2022	1 SITE PLAN REVIEW SET
5/23/2022	2 SITE PLAN REVIEW SET
7/18/2022	3 SITE PLAN REVIEW SET - RESUBMIT



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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
 DEMOLITION PLAN
 SHERWOOD, OREGON

C0.3



SHEET NOTES

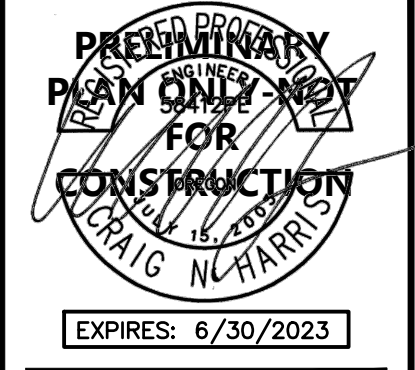
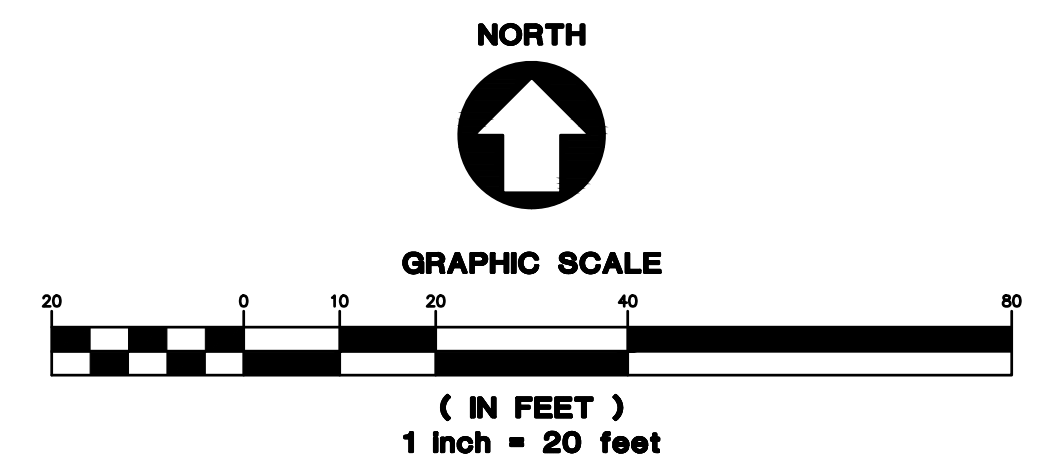
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

LEGEND

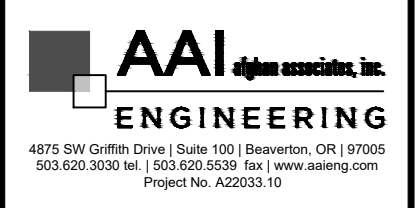
PROPERTY LINE	
CONCRETE SURFACING	
ASPHALT SURFACING	
PERVIOUS PAVEMENT	

(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



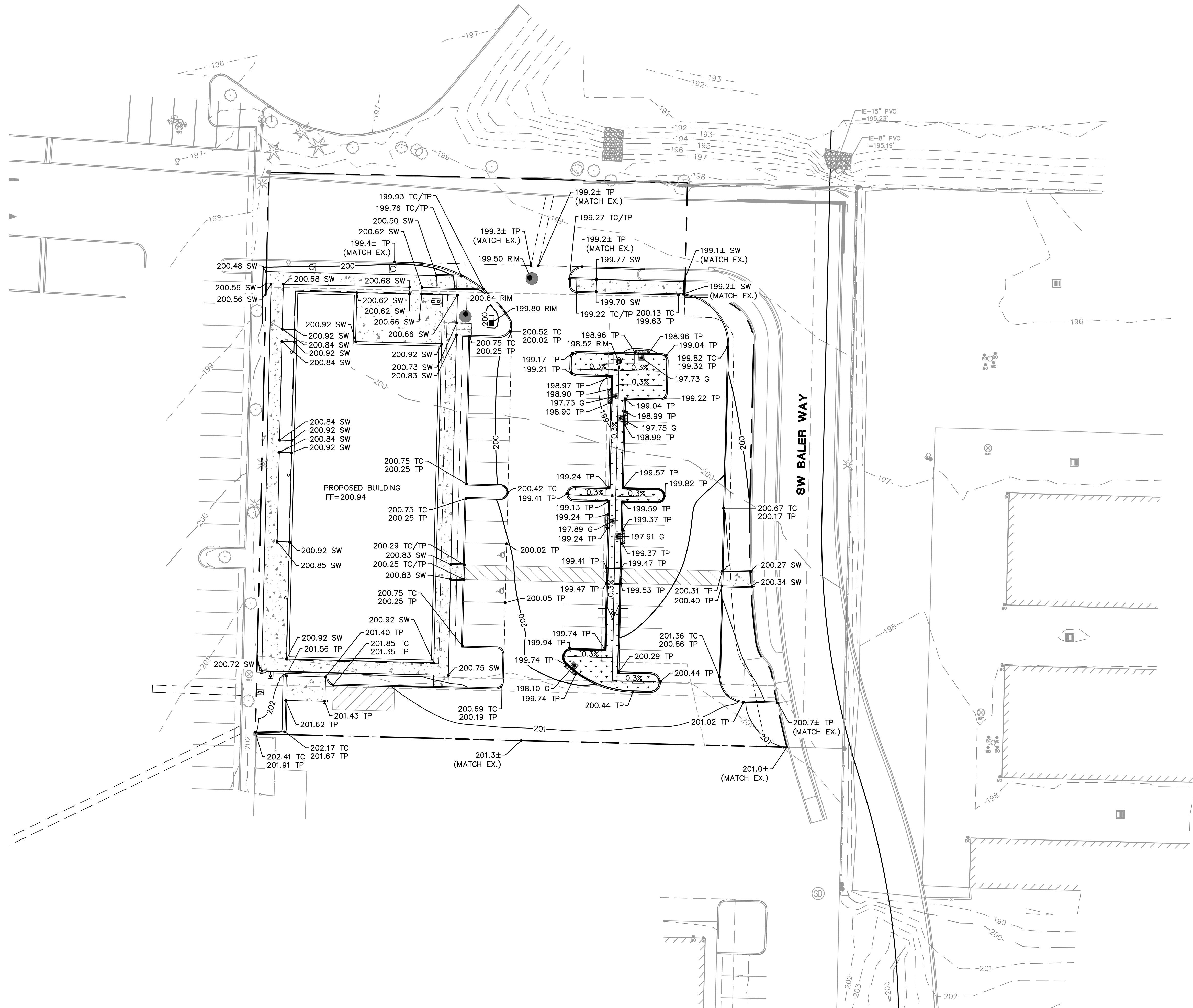
ISSUED DATE	4/26/2022	5/23/2022	7/18/2022
1 SITE PLAN REVIEW SET			
2 SITE PLAN REVIEW SET			
3 SITE PLAN REVIEW SET - RESUBMIT			



NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
 HARDSCAPE PLAN
 SHERWOOD, OREGON

C1.0

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SHEET NOTES

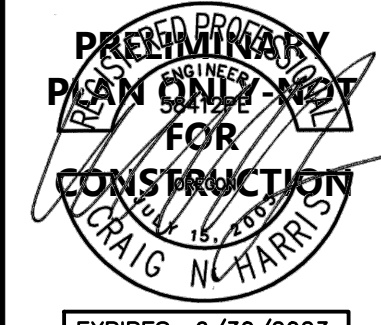
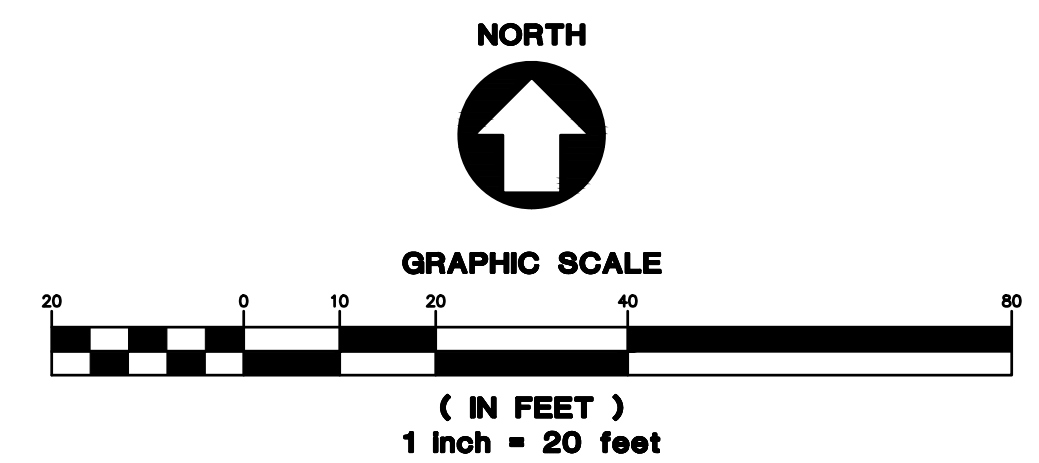
- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE 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.
- 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.
- 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

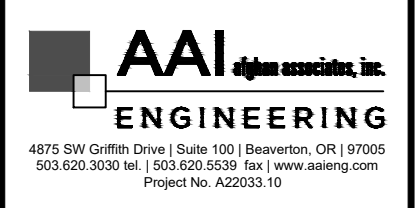
CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX.XX	DESCRIPTION LISTED BELOW.
BS	BOTTOM OF STAIRS
BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STAIRS
TW	FINISHED GRADE AT TOP OF WALL

LEGEND

EXISTING CONTOUR MINOR	--- 102 ---
EXISTING CONTOUR MAJOR	--- 100 ---
PROPOSED CONTOUR MINOR	--- 102 ---
PROPOSED CONTOUR MAJOR	--- 100 ---
GRADE BREAK	--- GB --- GB ---



ISSUED DATE	REVIEW SET	DATE
1	SITE PLAN REVIEW SET	4/26/2022
2	SITE PLAN REVIEW SET	5/23/2022
3	SITE PLAN REVIEW SET - RESUBMIT	7/18/2022

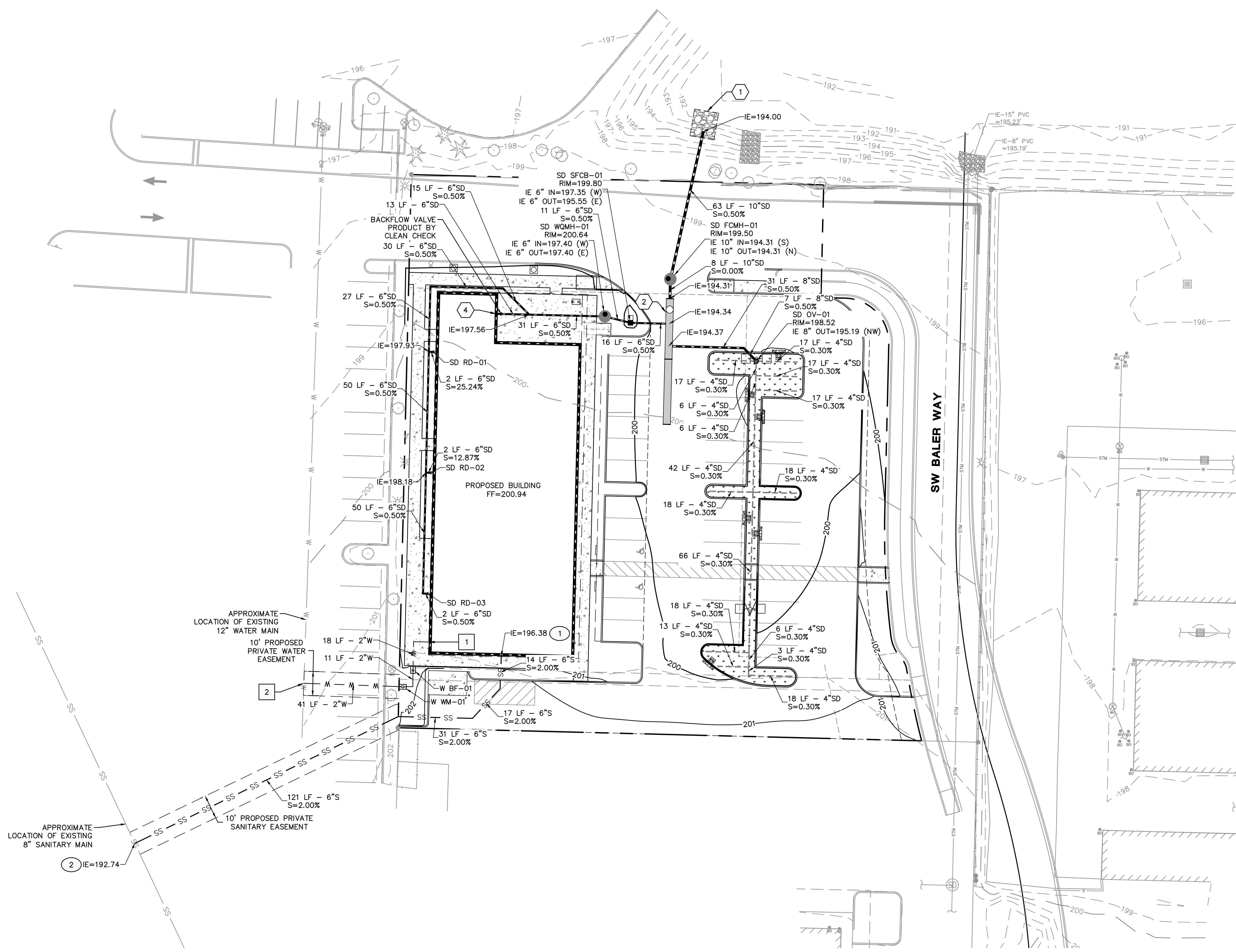


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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
 GRADING PLAN
 SHERWOOD, OREGON

C2.0

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SHEET NOTES

- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- 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.
- 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.
- 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.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
- CONTRACTOR TO VERIFY SANITARY AND WATER SIZING AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
- 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
- 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

TYPE	DESCRIPTION
BF	BACKFLOW PREVENTION PER CITY OF SHERWOOD DETAIL W-73/C4.1
FCMH	FLOW CONTROL MANHOLE PER CWS DETAIL 270/C4.1
OV	OVERFLOW INLET PER CWS DETAIL 405/C4.1
RD	ROOF DRAIN CONNECTION
SFCB	STORMFILTER CATCH BASIN PER CONTECH DETAIL/ C4.2
WM	WATER METER PER CITY OF SHERWOOD DETAIL W-60/C4.1
WQMH	WATER QUALITY MANHOLE PER CWS DETAILS 250 & 260/C4.1

LEGEND

SANITARY SEWER LINE	SS
WATER LINE	W
FIRE LINE	FP
STORM LINE	SD
PERFORATED DRAIN PIPE	---

WATER NOTES

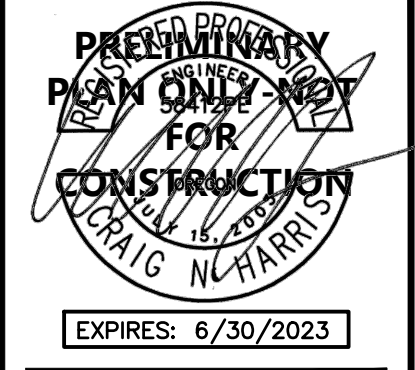
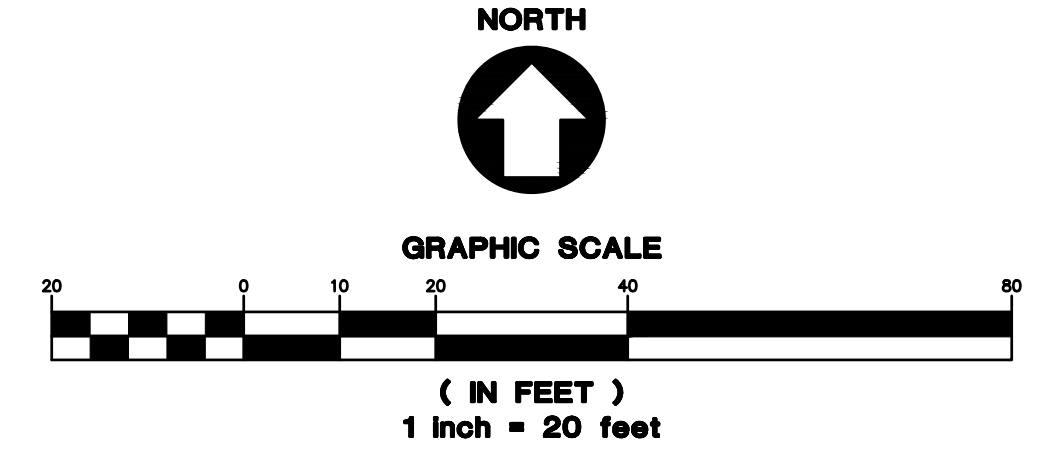
- WATER POINT OF CONNECTION TO BUILDING
- CONNECT TO EXISTING 12" PUBLIC WATER MAIN

SANITARY NOTES

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

STORM NOTES

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



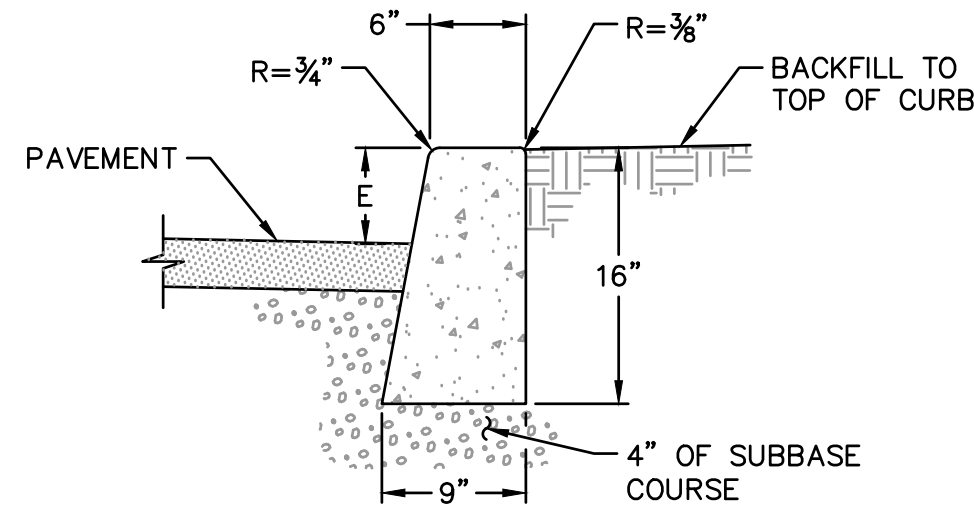
ISSUED DATE	REVIEW SET
4/26/2022	1 SITE PLAN REVIEW SET
5/23/2022	2 SITE PLAN REVIEW SET
7/18/2022	3 SITE PLAN REVIEW SET - RESUBMIT



NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
 UTILITY PLAN
 SHERWOOD, OREGON

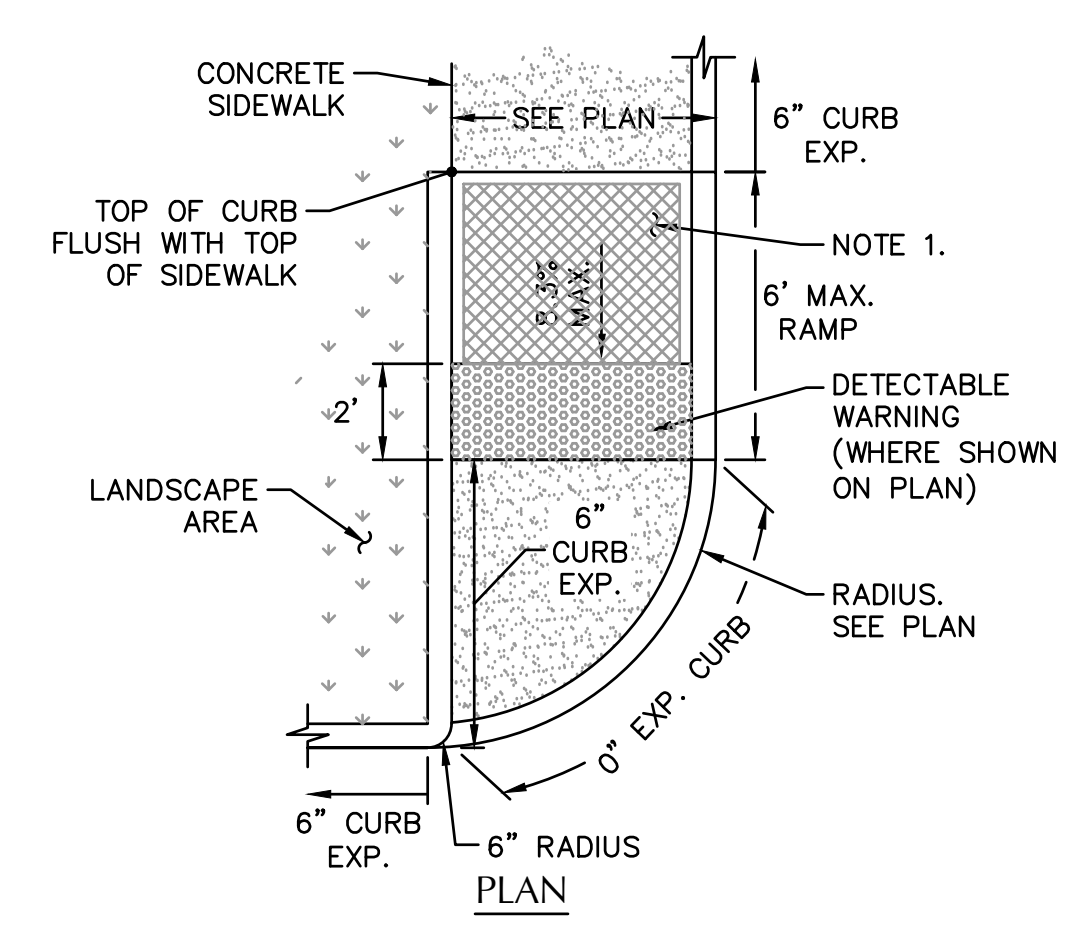
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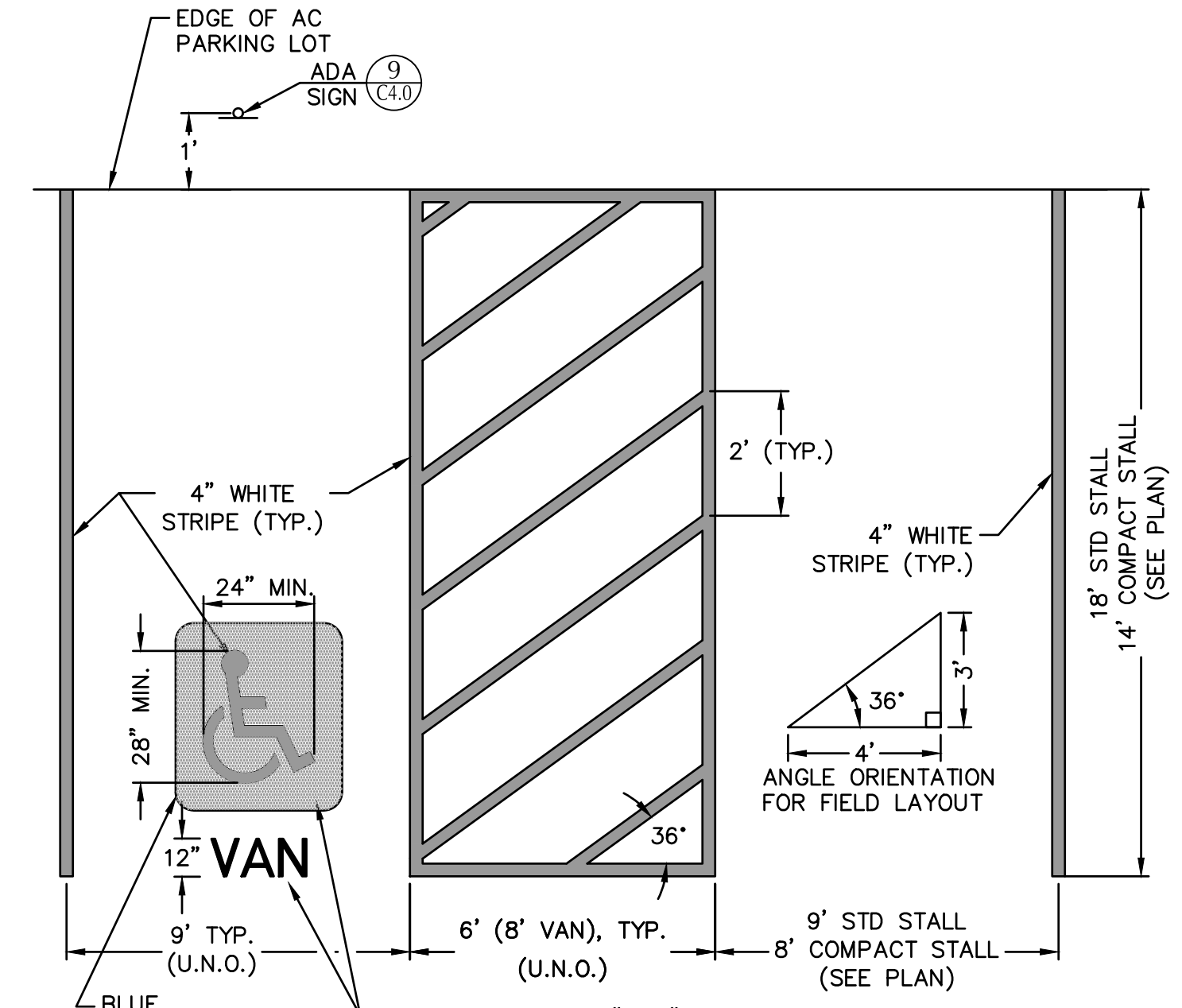
- NOTES:**
- CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 - CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMP. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 - TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
 - DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

1 CONCRETE CURB - STANDARD
SCALE: NTS



- NOTES:**
- PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1 1/4" LONG BY 1/2" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE 1/8" DEEP BY 1/4" WIDE.

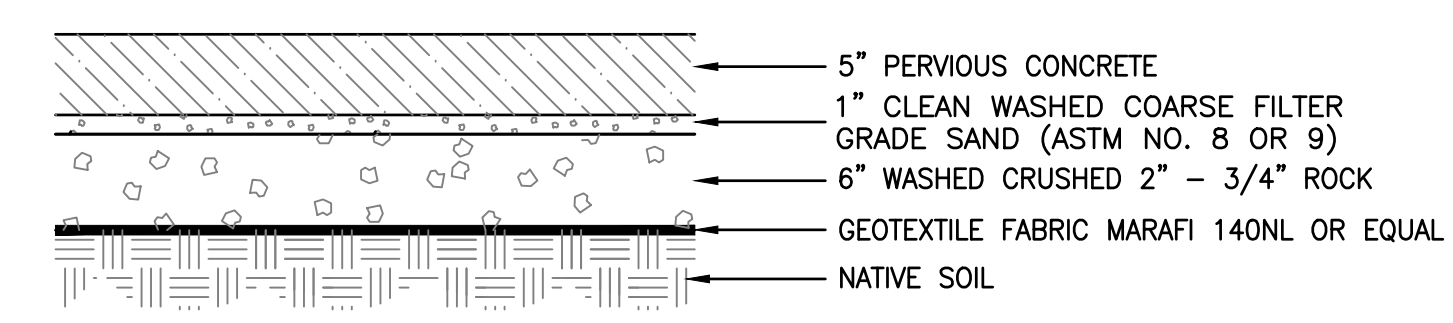
4 CURB RAMP - TYPE 2
SCALE: NTS



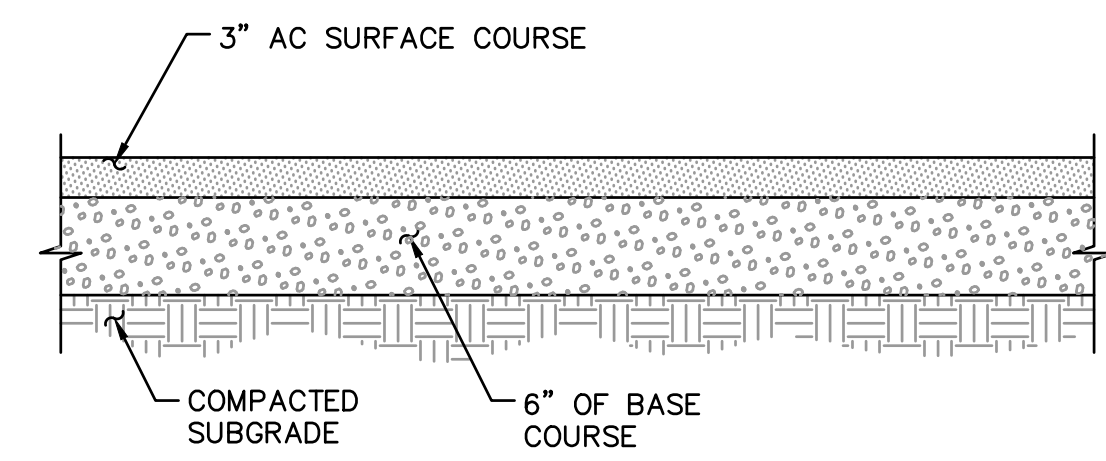
7 TYPICAL PARKING LAYOUT
SCALE: NTS

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.

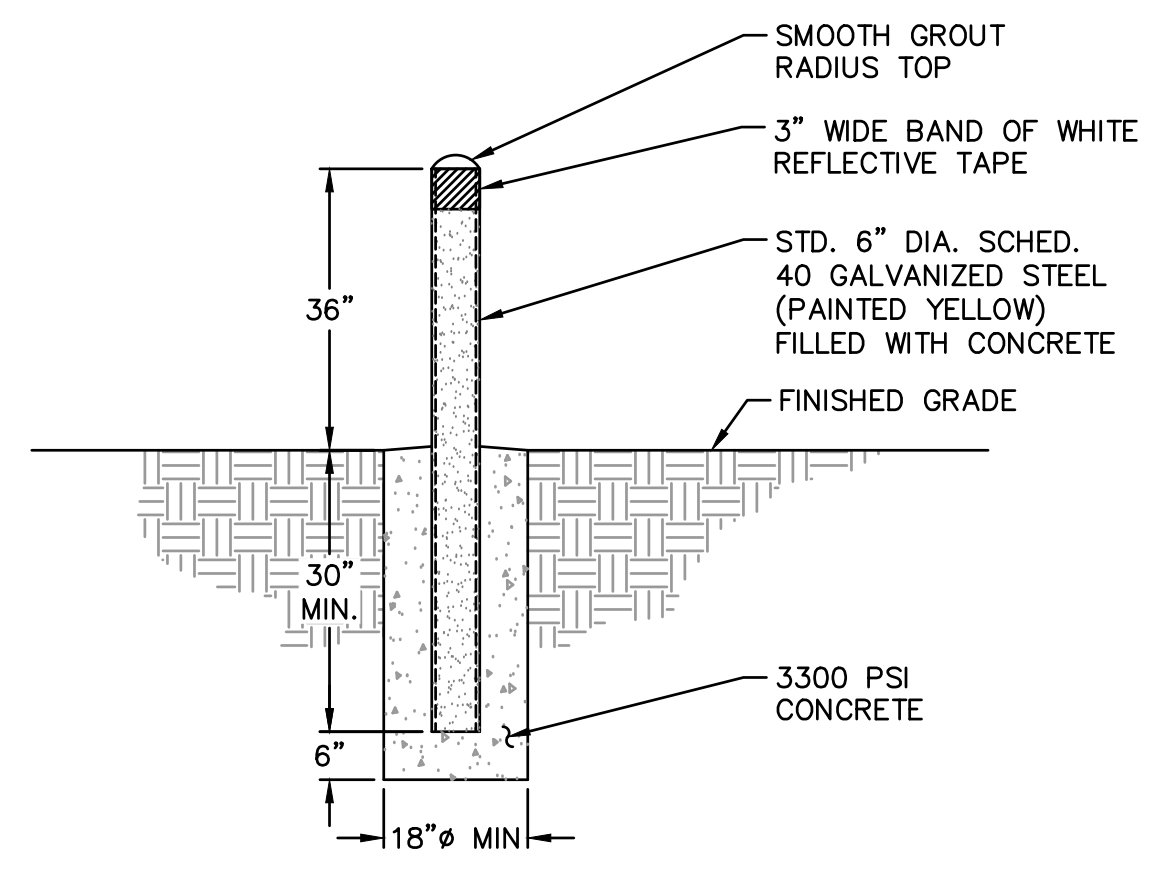
THIS PAVEMENT SECTION IS REPRESENTATIVE OF A TYPICAL INSTALLATION. ACTUAL SECTION TO BE DETERMINED ONCE SITE CLEARING HAS BEEN COMPLETED AND A GEOTECHNICAL ENGINEER TESTS THE NATIVE SOILS TO REVIEW CONSTRUCTION PARAMETERS. SOIL WILL MOST LIKELY HAVE TO BE OVER EXCAVATED TO REMOVE THE LAYER THAT IS COMPACTED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



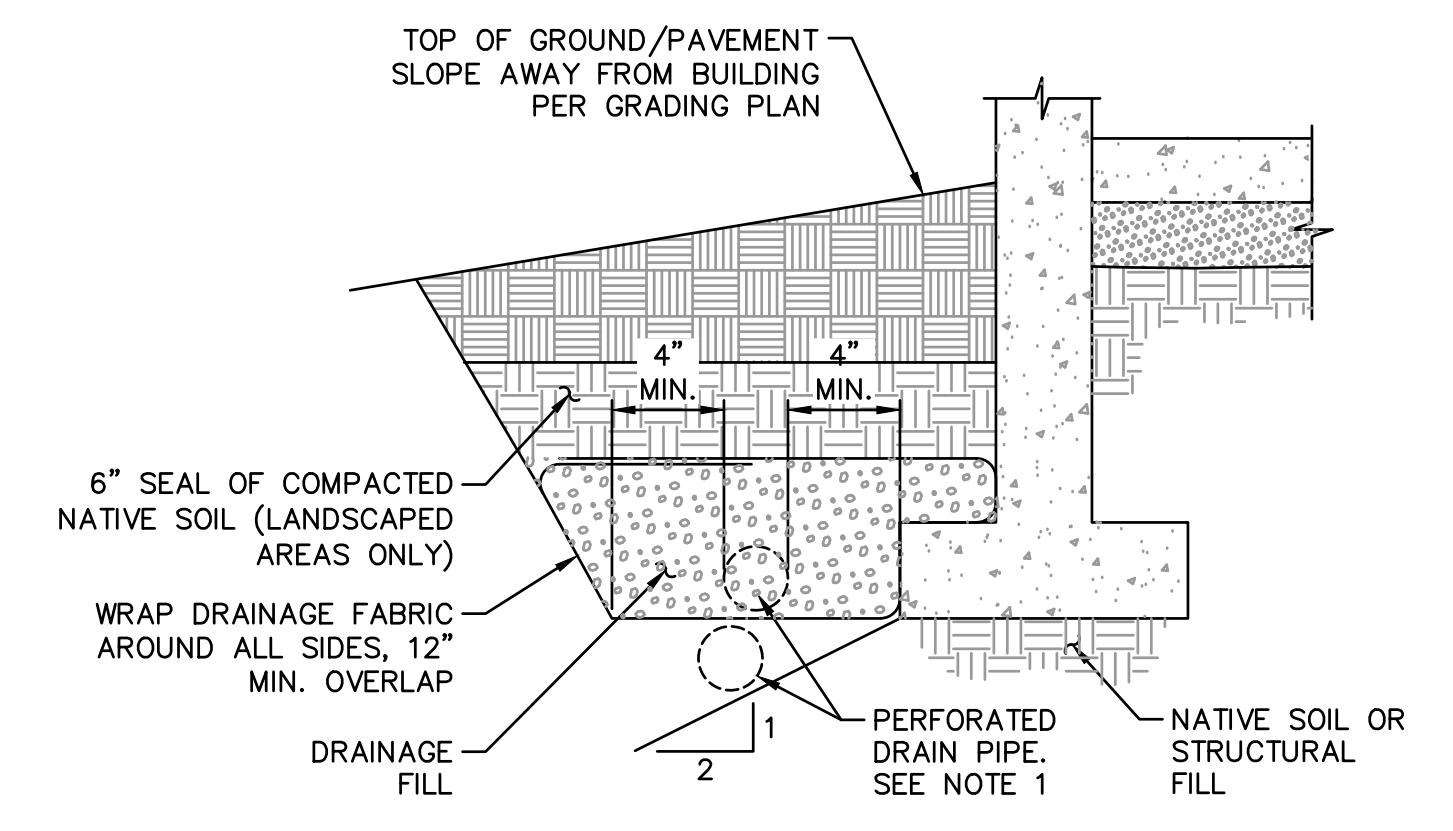
10 PERVIOUS CONCRETE DETAIL
SCALE: NTS



2 ASPHALT PAVEMENT SECTION
SCALE: NTS

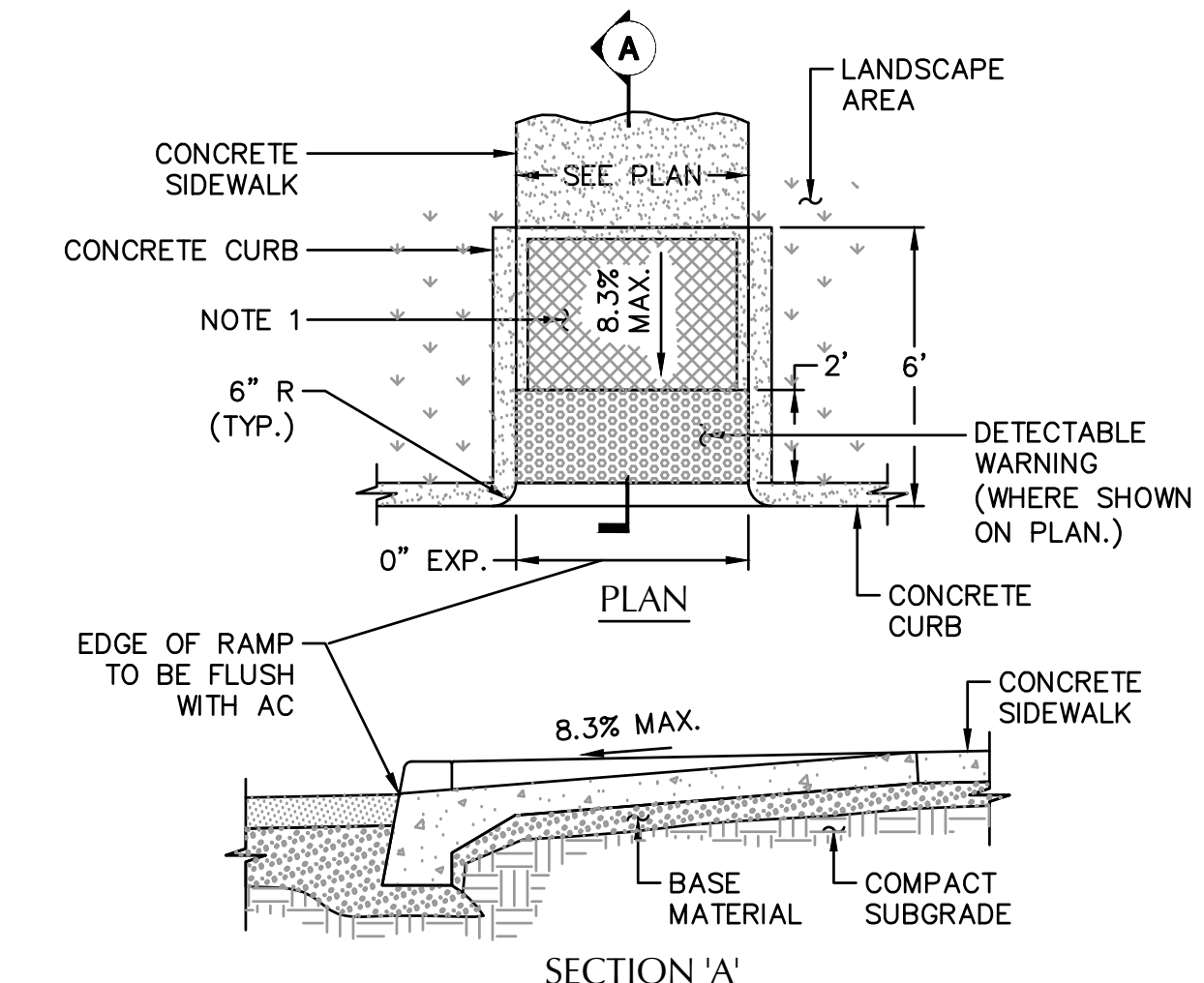


5 PIPE BOLLARD (6" DIA)
SCALE: NTS



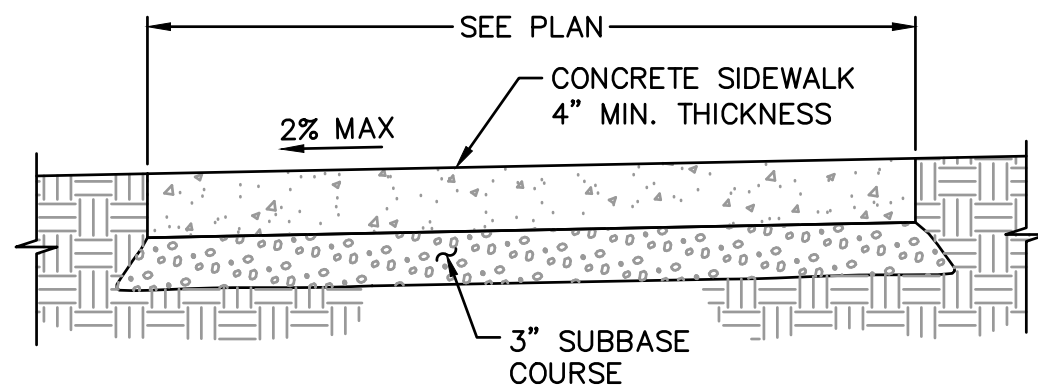
- NOTES:**
- LAY PERFORATED DRAIN PIPE ON MIN. 0.5% GRADIENT, WIDENING EXCAVATION AS REQUIRED. MAINTAIN PIPE ABOVE 2:1 SLOPE AS SHOWN.
 - CONNECT TO FOUNDATION DRAIN STUBOUT SHOWN ON PLANS.

8 PERIMETER FOUNDATION DRAIN
SCALE: NTS



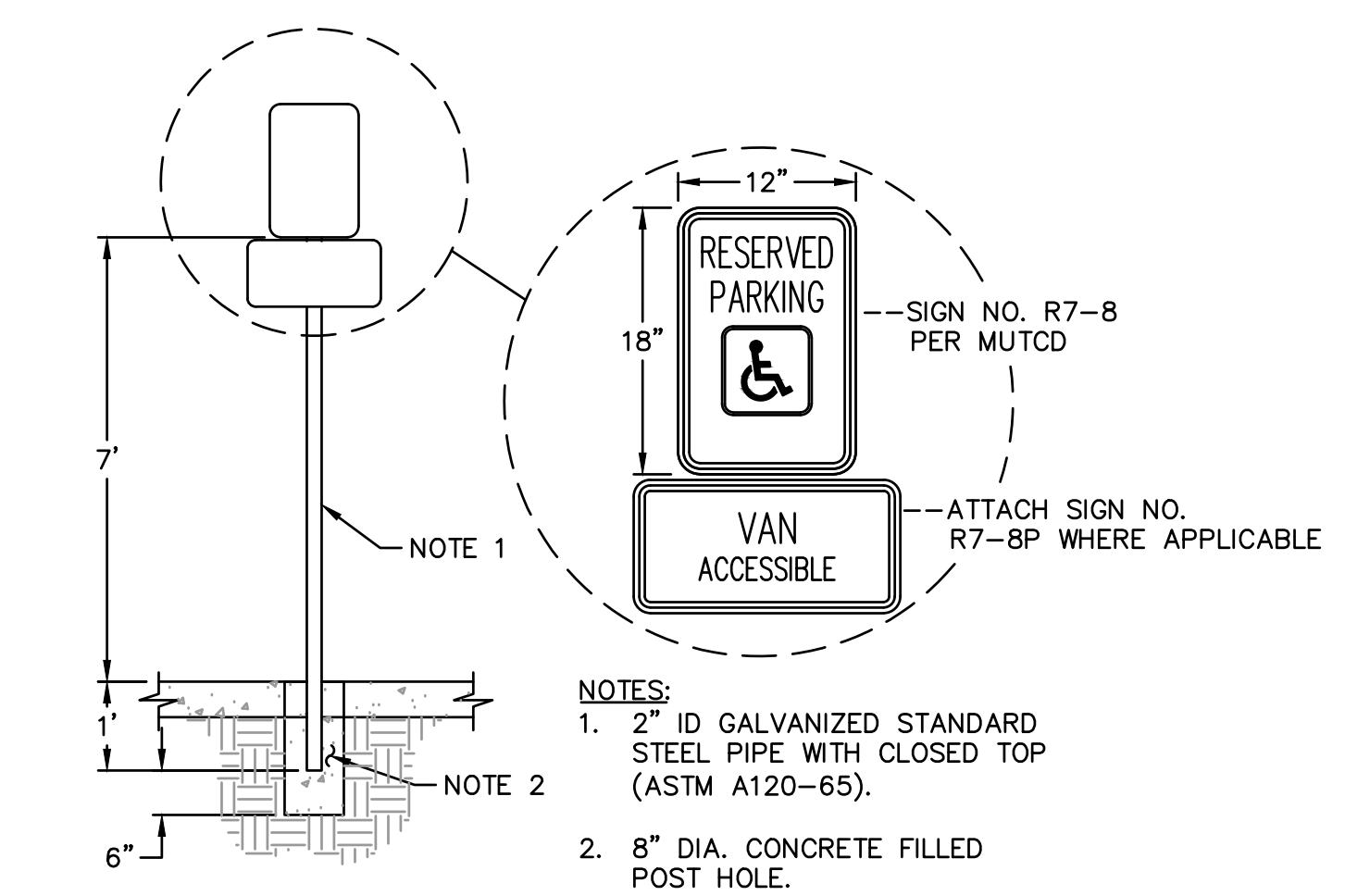
- NOTES:**
- PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1 1/4" LONG BY 1/2" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE 1/8" DEEP BY 1/4" WIDE.

3 CURB RAMP - TYPE 1
SCALE: NTS



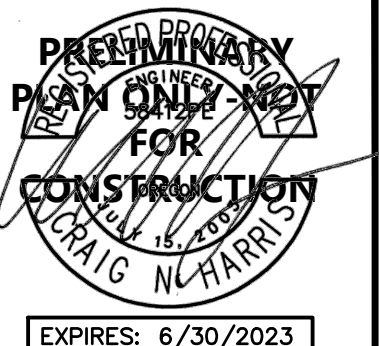
- NOTES:**
- CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMP. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.
 - CONCRETE SHALL BE 3000 P.S.I AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
 - PANELS SHALL BE 5 FEET LONG.
 - EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMP, AND AT SPACING NOT TO EXCEED 45 FEET.
 - FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
 - SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
 - DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

6 CONCRETE SIDEWALK
SCALE: NTS



- NOTES:**
- 2" ID GALVANIZED STANDARD STEEL PIPE WITH CLOSED TOP (ASTM A120-65).
 - 8" DIA. CONCRETE FILLED POST HOLE.

9 ADA PARKING SIGN - TYPE 1
SCALE: NTS



ISSUED DATE	4/26/2022
1 SITE PLAN REVIEW SET	5/23/2022
2 SITE PLAN REVIEW SET	7/18/2022
3 SITE PLAN REVIEW SET - RESUBMIT	



NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
DETAILS
SHERWOOD, OREGON

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1-1/2", 2", & 2-1/2" DOUBLE CHECK INSTALLATION

SCALE: N.T.S. DATE: JUL '09

STANDARD DRAWING TITLE: 1-1/2", 2", & 2-1/2" DOUBLE CHECK INSTALLATION DRAWING NUMBER: W-73

1-1/2" & 2" METER INSTALLATION

SCALE: N.T.S. DATE: MAR '16

STANDARD DRAWING TITLE: 1-1/2" & 2" METER INSTALLATION DRAWING NUMBER: W-60

WATER QUALITY MANHOLE (SNOUT) A

SCALE: N.T.S. DATE: MAR '16

STANDARD DRAWING TITLE: 1-1/2" & 2" METER INSTALLATION DRAWING NUMBER: W-60

WATER QUALITY MANHOLE (SNOUT) B

SCALE: N.T.S. DATE: MAR '16

STANDARD DRAWING TITLE: 1-1/2" & 2" METER INSTALLATION DRAWING NUMBER: W-60

FLOW CONTROL STRUCTURE DETAIL

SCALE: N.T.S. DATE: JUL '09

STANDARD DRAWING TITLE: 1-1/2", 2", & 2-1/2" DOUBLE CHECK INSTALLATION DRAWING NUMBER: W-73

CURB CUT OUT

SCALE: N.T.S. DATE: MAR '16

STANDARD DRAWING TITLE: 1-1/2" & 2" METER INSTALLATION DRAWING NUMBER: W-60

FLOW THROUGH PLANTER

SCALE: N.T.S. DATE: MAR '16

STANDARD DRAWING TITLE: 1-1/2" & 2" METER INSTALLATION DRAWING NUMBER: W-60

BEEHIVE INLET

SCALE: N.T.S. DATE: MAR '16

STANDARD DRAWING TITLE: 1-1/2" & 2" METER INSTALLATION DRAWING NUMBER: W-60

PRELIMINARY PLAN ONLY - NOT FOR CONSTRUCTION

EXPIRES: 6/30/2023

ISSUED DATE: 4/26/2022

1 SITE PLAN REVIEW SET: 5/23/2022

2 SITE PLAN REVIEW SET: 7/18/2022

3 SITE PLAN REVIEW SET - RESUBMIT

AAI ENGINEERING

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Project No. A2023010

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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
DETAILS
SHERWOOD, OREGON

C4.1

210230.01

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RIPRAP:

- 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.

● GRADE RIPRAP SHALL BE THE CLASS AND SIZE OF ROCK ACCORDING TO THE FOLLOWING:

CLASS	CLASS	CLASS	CLASS	CLASS	PERCENT (BY WEIGHT)
50	100	200	700	2000	
WEIGHT OF ROCK (LBS)					
50-30	100-60	200-140	700-500	2000-1400	20
30-15	60-25	140-80	500-200	1400-700	30
15-2	25-2	80-8	200-20	700-40	40
2-0	2-0	8-0	20-0	40-0	10

RIP RAP DETAILS

DRAWING NO. 790

REVISED 10-31-19



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

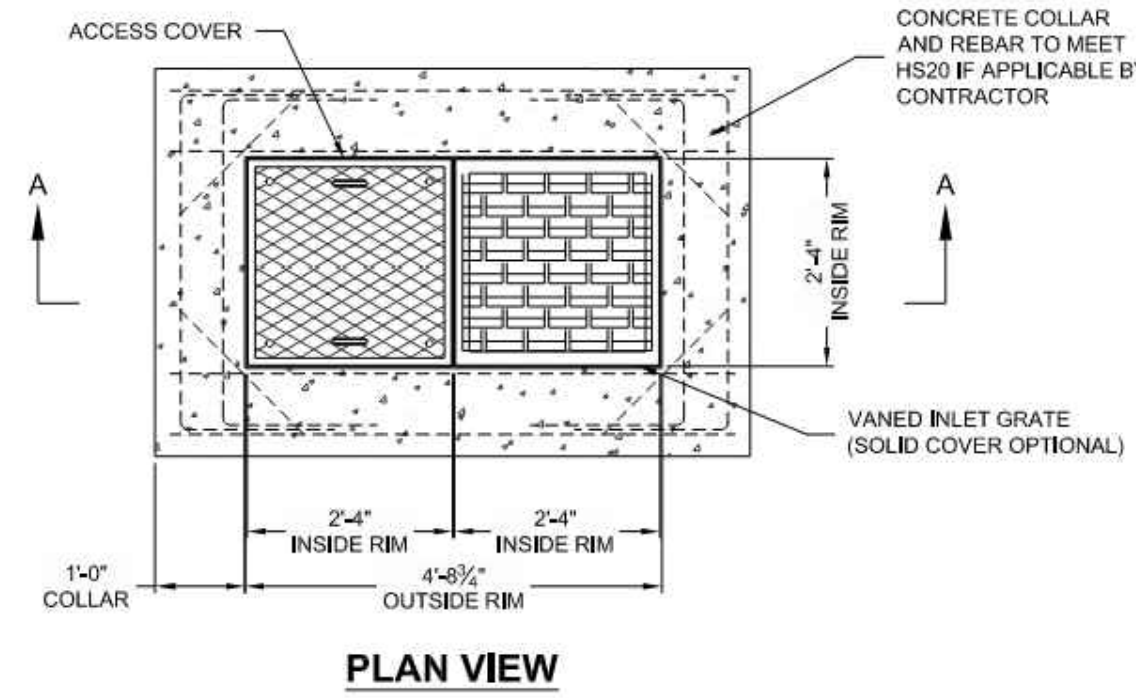
STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY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

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	3.05'	2.5'	3.3'
RECOMMENDED HYDRAULIC DROP (H)	2.0'	1.5'	2.0'
SPECIFIC FLOW RATE (gpm/sf)	1.67	1.67	1.67
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15
PEAK HYDRAULIC CAPACITY	1.0	1.0	1.8
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-0"	3'-0"	4'-0"

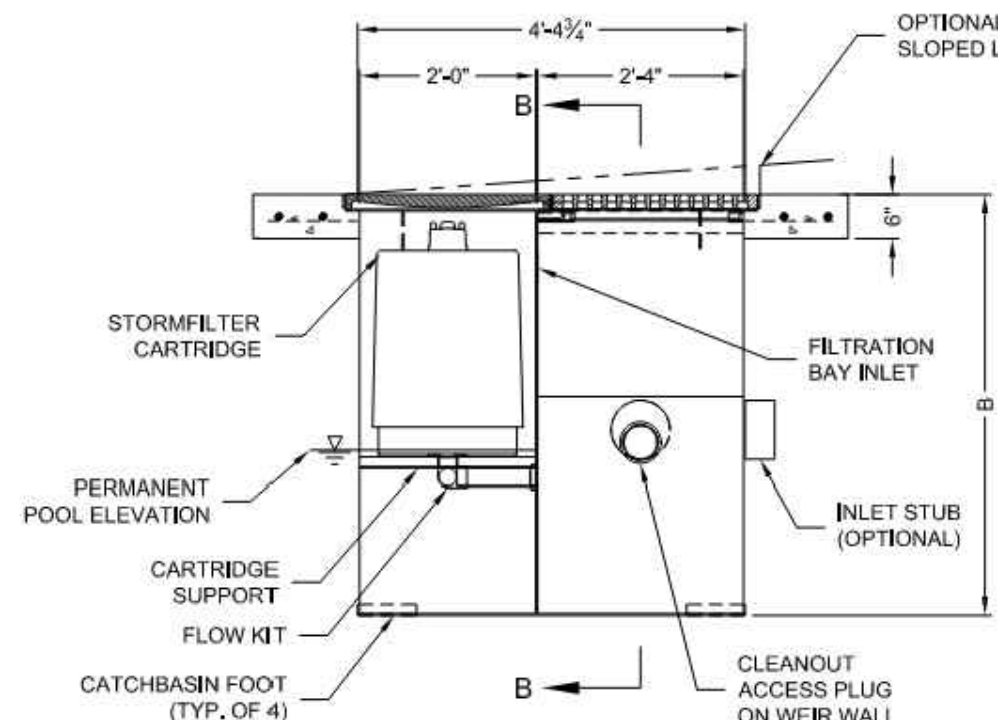
* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

- GENERAL NOTES**
1. CONTACT TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.contechES.com
 3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
 5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SPOB.
 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 USING FLEXIBLE COUPLING BY CONTRACTOR.
 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 BY CONTRACTOR.
 8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

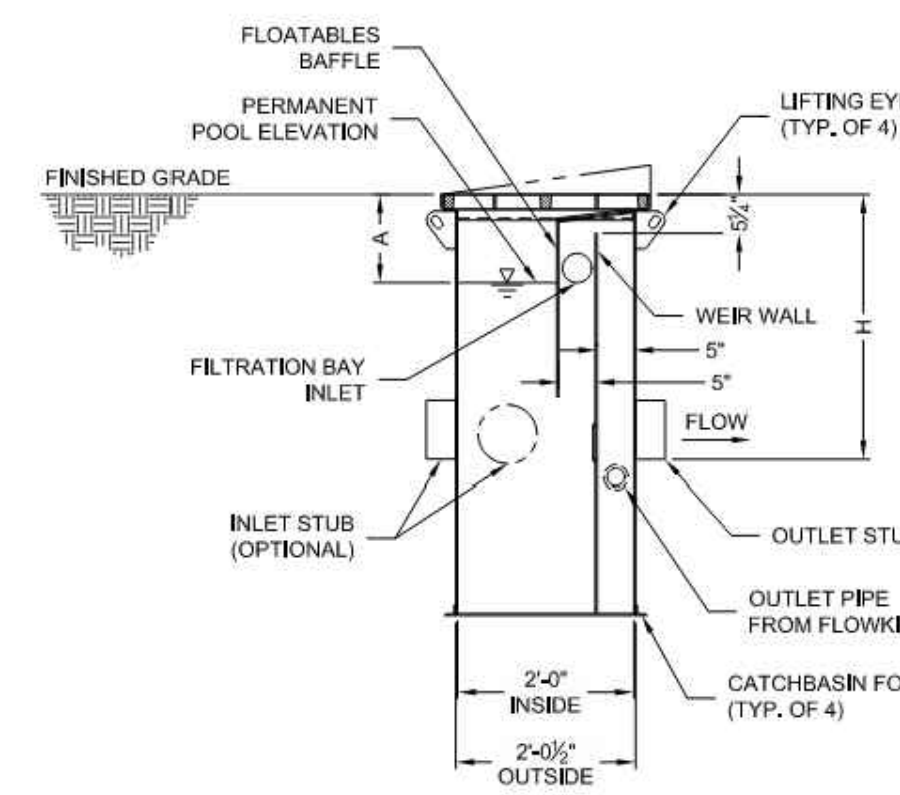
- INSTALLATION NOTES**
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES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



PLAN VIEW



SECTION A-A

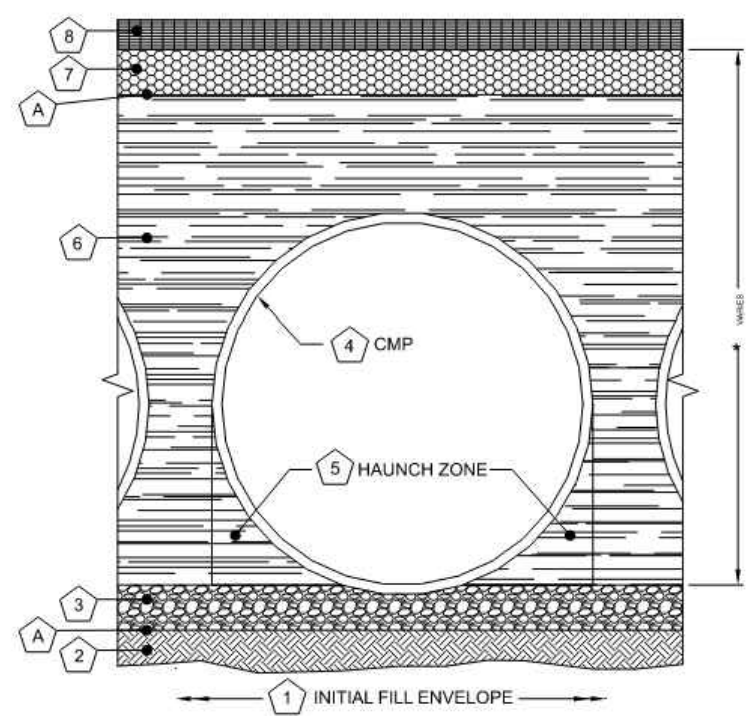


SECTION B-B

1-CARTRIDGE CATCHBASIN STORMFILTER DATA	
STRUCTURE ID	SFCB-01
WATER QUALITY FLOW RATE (cfs)	0.017
PEAK FLOW RATE (<1 cfs)	0.07
RETURN PERIOD OF PEAK FLOW (yrs)	25-YR
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	18"
CARTRIDGE FLOW RATE (gpm)	15
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	SEE PLAN
PIPE DATA:	IE, ID, DIAMETER
INLET STUB	SEE PLAN
OUTLET STUB	SEE PLAN
CONFIGURATION	INLET, OUTLET, INLET, OUTLET
SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

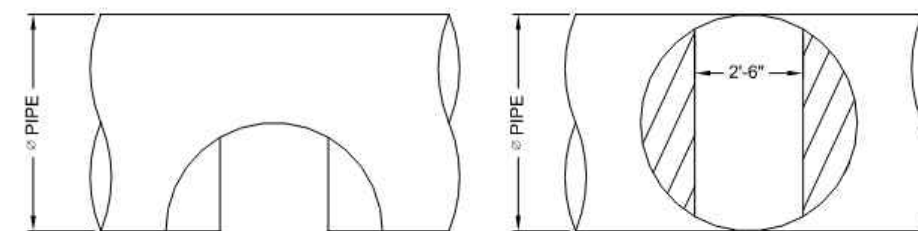


1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL



Material Location	Description	Material Designation	Designation
Right or Flexible Pavement (if applicable)			
Road Base (if applicable)			
Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types.
Backfill	Well graded granular material which may contain small amounts of silt or clay	AASHTO M 145-A.1, A-2, A-3	Placed in 6" lifts and compacted to 90% Standard Proctor Per AASHTO T 99
Bedding Stone	Well graded granular bedding material with maximum particle size of 3"	AASHTO M 3, 3.357-A.01, S, 56, 57	Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, native suitable soil graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the foundation to a slight slope. Unavailable material should be over-excavated and re-placed with 4" layer of well graded & granular stone per the material designation. See AASHTO 26.3.8.1.76.3.3 Bedding info.
Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types.

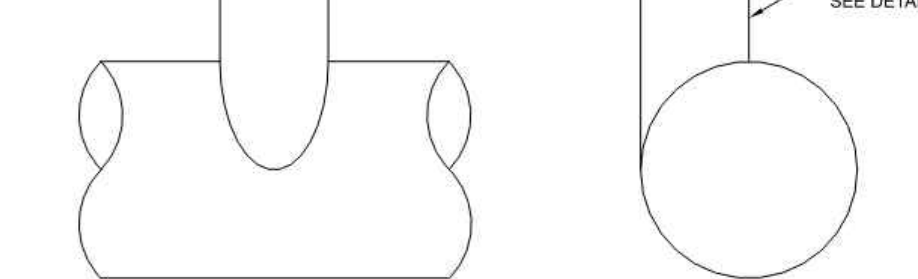
* Note: Backfill using controlled low-strength material (CLSM, "lean" CP or "flowable" CP) when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.



FRONT



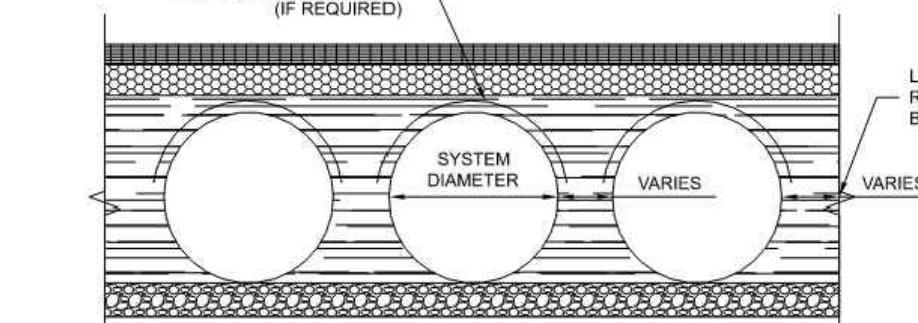
PLAN



ELEVATION



END



TYPICAL SECTION VIEW

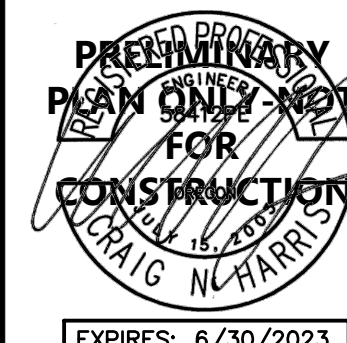
NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

1. MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT
2. FOUNDATION/BEDDING PREPARATION
3. PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.
4. HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

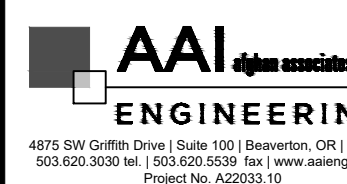
BACKFILL
WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO (2) INCH DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.
OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

1 CMP DETENTION DETAILS

SCALE: N.T.S.



ISSUED DATE	4/26/2022	5/23/2022	7/18/2022
1 SITE PLAN REVIEW SET			
2 SITE PLAN REVIEW SET			
3 SITE PLAN REVIEW SET - RESUBMIT			



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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
DETAILS
SHERWOOD, OREGON

C4.2

210230.01
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LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	= 44,727 SF
LANDSCAPE ARE PROPOSED 18.6% OF SITE PLUS PERVIOUS PAVEMENT (2,053 SF)	= 8,335 SF = 10,388 SF (23.2%)
PKG SPACES PROPOSED	= 35
INTERIOR PKG. LOT LANDSCAPING REQ.	= 1,710
INTERIOR PKG LOT LANDSCAPING PROPOSED	= 4,377 SF
PKG LOT SHRUBS REQUIRED	= 63
PKG LOT SHRUBS PROPOSED	= 65
PKG LOT TREE CANOPY	
3 LARGE TREES x 4 PKG SPACES	= 12 SPACES
6 MEDIUM TREES x 3 PKG SPACES	= 18 SPACES
3 SMALL TREES x 2 PKG SPACES	= 6 SPACES
EVERGREEN TREES PROPOSED	= 9

TREE DENSITY REQUIREMENTS

TOTAL SITE AREA	= 44,727 SF
TREE DENSITY REQUIRED 30%	= 13,418 SF
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
MEDIUM TREE (490 SF) 9	= 2,370 SF
LARGE TREE (2,827 SF) 3	= 8,481 SF
1/2 LARGE TREE (2,827 SF/2) 6	= 8,481 SF
TOTAL TREE CANOPY	= 20,676 SF

PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF SHERWOOD STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS.
- 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.
- DO NOT FULLY 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.
- CONTRACTOR SHALL 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.
- 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 SITE.
- MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
- COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF SHERWOOD STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
- 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.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- COORDINATE INSTALLATION PLANTING MATERIALS WITH IRRIGATION. PLANT ONLY IN AREAS WHERE THE IRRIGATION SYSTEM IS COMPLETE AND FULLY OPERATIONAL.
- ALL NEW PLANTING AREAS WILL BE IRRIGATED BY AN AUTOMATIC IR SYSTEM. SYSTEM TO BE DESIGN BUILD.

PLANT HEALTH AND REPLACEMENT

- 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.
- PLANT MATERIALS NOT MEETING SPECIFICATION REQUIREMENTS WILL BE REJECTED.

INITIAL INSPECTION OF PLANT MATERIAL

- 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.
- 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.
- REMOVE REJECTED TREES OR SHRUBS FROM PROJECT SITE WITHIN 24 HOURS.
- 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.
- 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.
- INSPECTION: NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING. THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS.
- DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND LAYOUT OF ALL PLANT BEDS.
- 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.
- MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
- COVER ENTIRE BED AREAS; APPLY EVENLY.

EDGING INSTALLATION

- 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

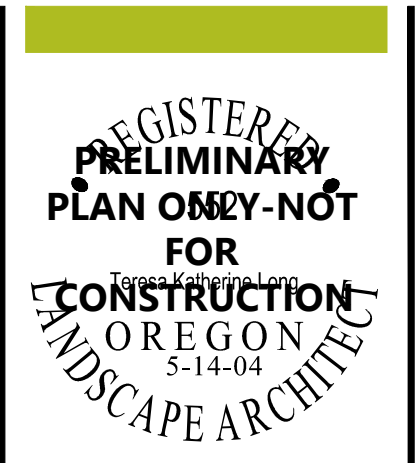
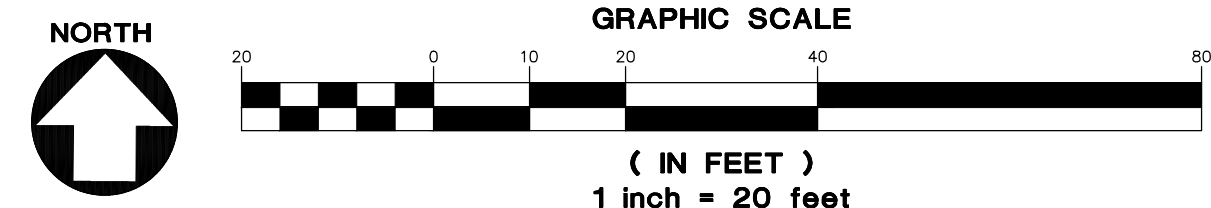
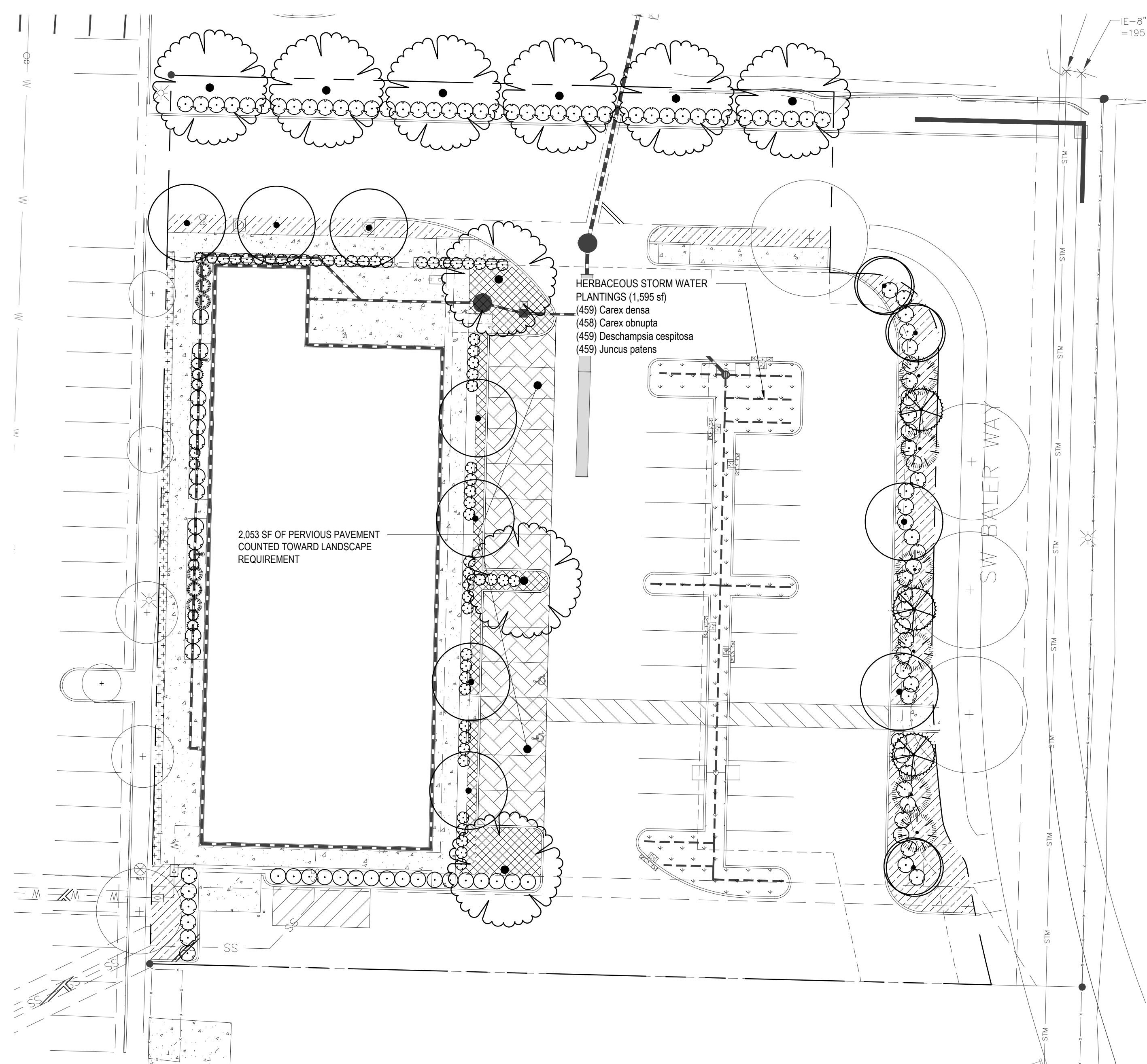
1. MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
- MAINTAIN TREES, SHRUBS, AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL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

WEEDING AND CLEANUP

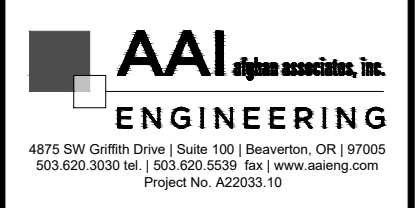
- KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS.
- WEED ALL BEDS WEEKLY.
- APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER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

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	9	ACER RUBRUM 'FRANKSRED' TM MEDIUM - 490 SF CANOPY	RED SUNSET MAPLE	3" CAL.	
	CC2	3	CERCIS CANADENSIS SMALL = 177 SF CANOPY	EASTERN REDBUD	2" CAL.	
	ZG	9	ZELKOVA SERRATA 'GREEN VASE' LARGE = 2,827 SF CANOPY 6 OF THE 9 TREES TO BE 3" CAL.	GREEN VASE SAWLEAF ZELKOVA	2" CAL & 3" CAL	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CP	6	CHAMAECYPARIS 'NOOTKATENSIS' 'PENDULA' SMALL = 79 SF CANOPY	WEEPING NOOTKA CYPRESS	5' HT.	
	TH	3	THUJA PLICATA 'HOGAN' SMALL = 113 SF CANOPY	HOGAN WESTERN RED CEDAR	5' HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CB	17	CISTUS X CYPRIUS	BICOLOR ROCK ROSE	1 GAL.	
	CF	13	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	1 GAL.	
	NG	53	NANDINA DOMESTICA 'GULF STREAM' TM	GULF STREAM HEAVENLY BAMBOO	1 GAL.	
	TD	6	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	5 GAL.	
	VS	98	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	1 GAL.	
FLOW THROUGH PLANTER PLANTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CK	16	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL.	
GROUND 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 CALYCIINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
	1,595 SF		HERBACEOUS STORM WATER PLANTINGS CAREX DENSE / DENSE SEDGE CAREX OBNUPTA / SLOUGH SEDGE DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS JUNCUS PATENS / CALIFORNIA GRAY RUSH	449 448 449 449	4" POT 4" POT 4" POT 4" POT	12" O.C. 12" O.C. 12" O.C. 12" O.C.



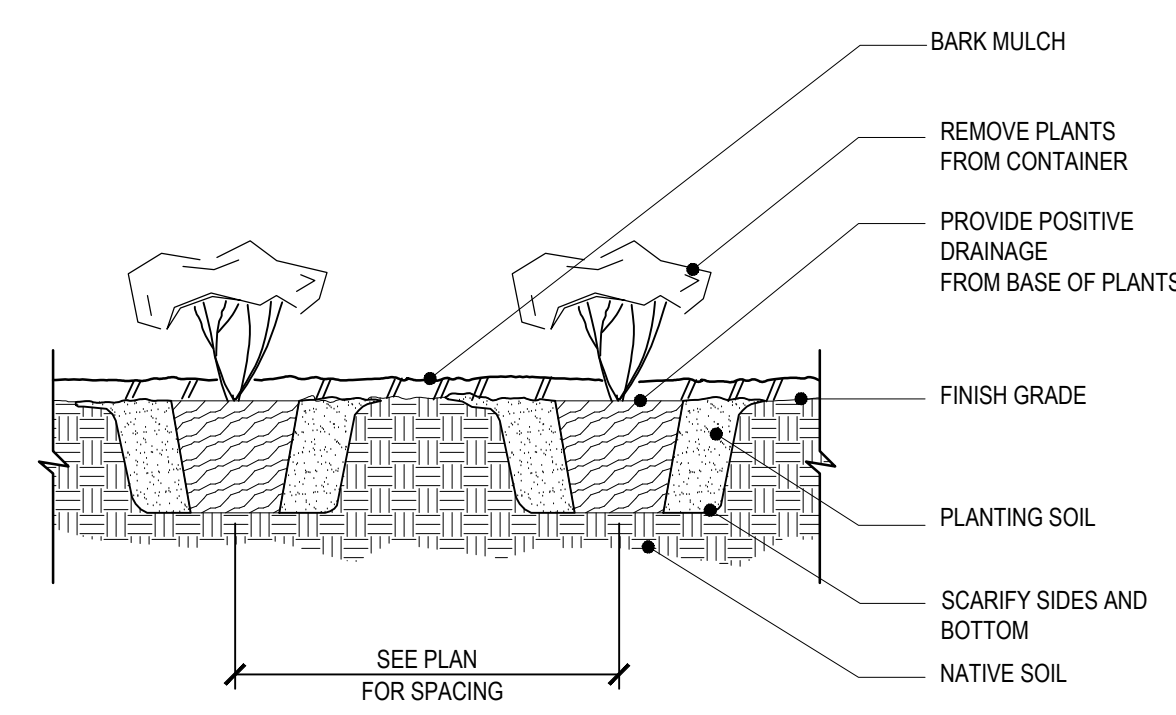
ISSUED DATE
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 2 SITE PLAN REVIEW SET 5/23/2022
 3 SITE PLAN REVIEW SET - REUBMIT 7/18/2022



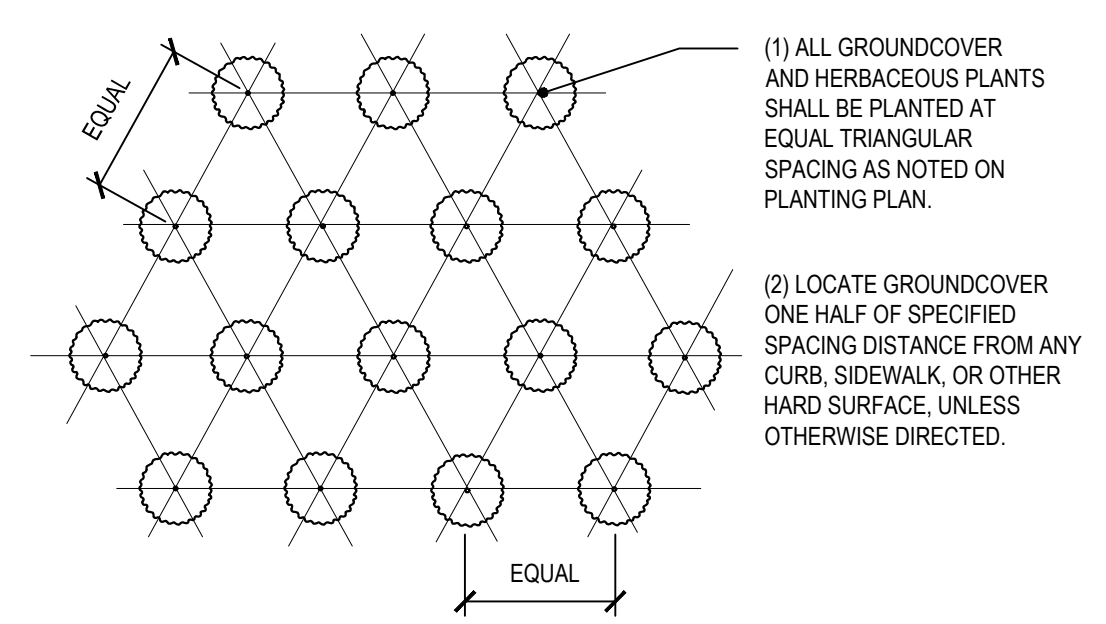
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NEW CONSTRUCTION FOR:
MORSE - SHERWOOD RETAIL
 SHERWOOD, OREGON

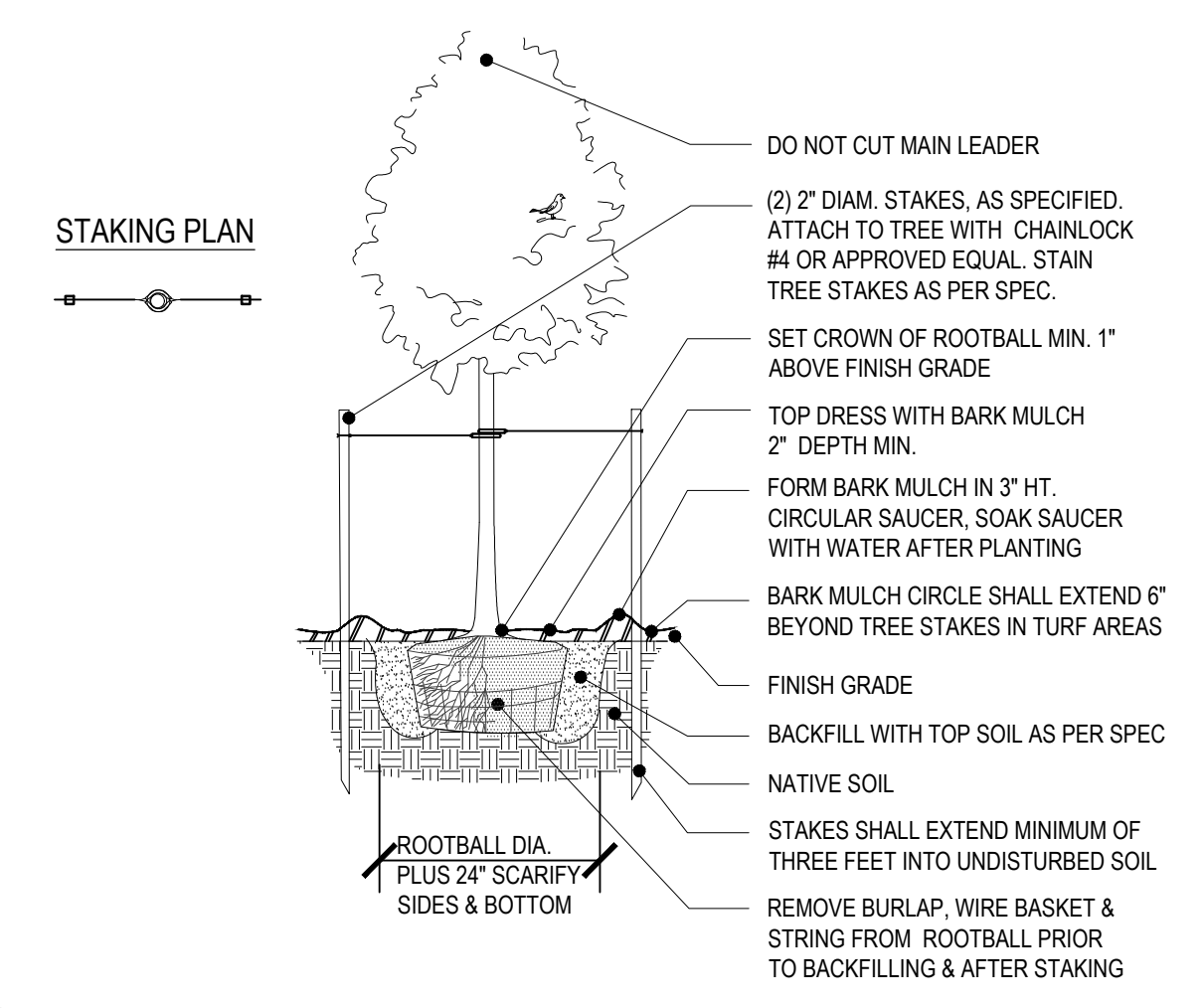
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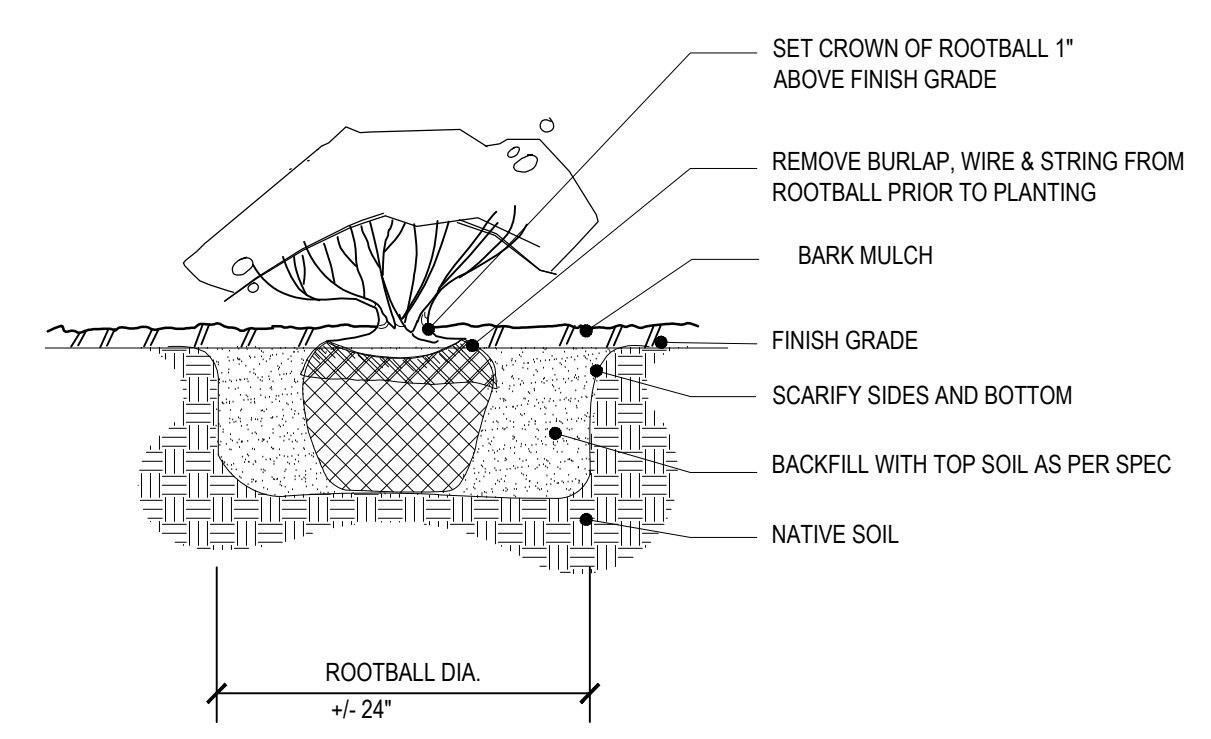
1 GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL
 L2.0 SCALE: NTS



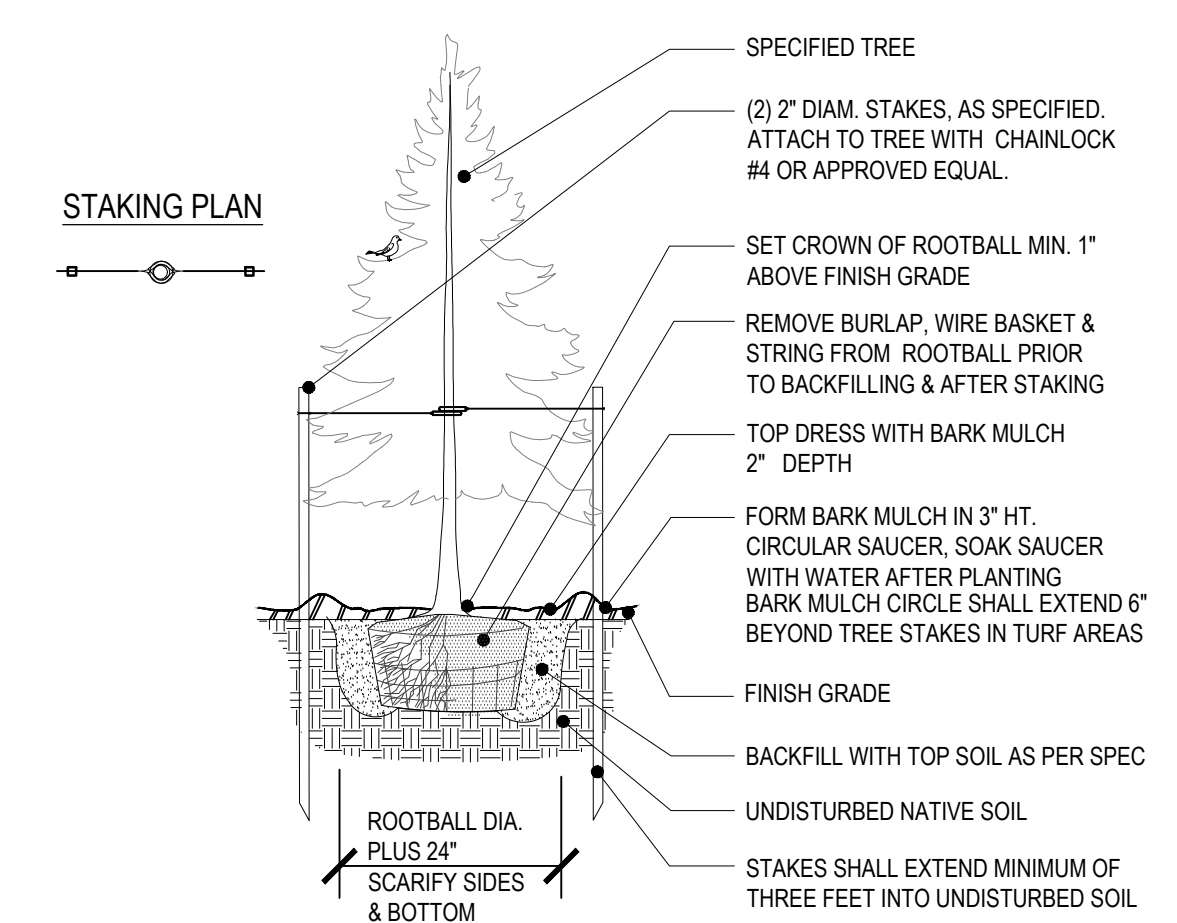
2 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN
 L2.0 SCALE: NTS



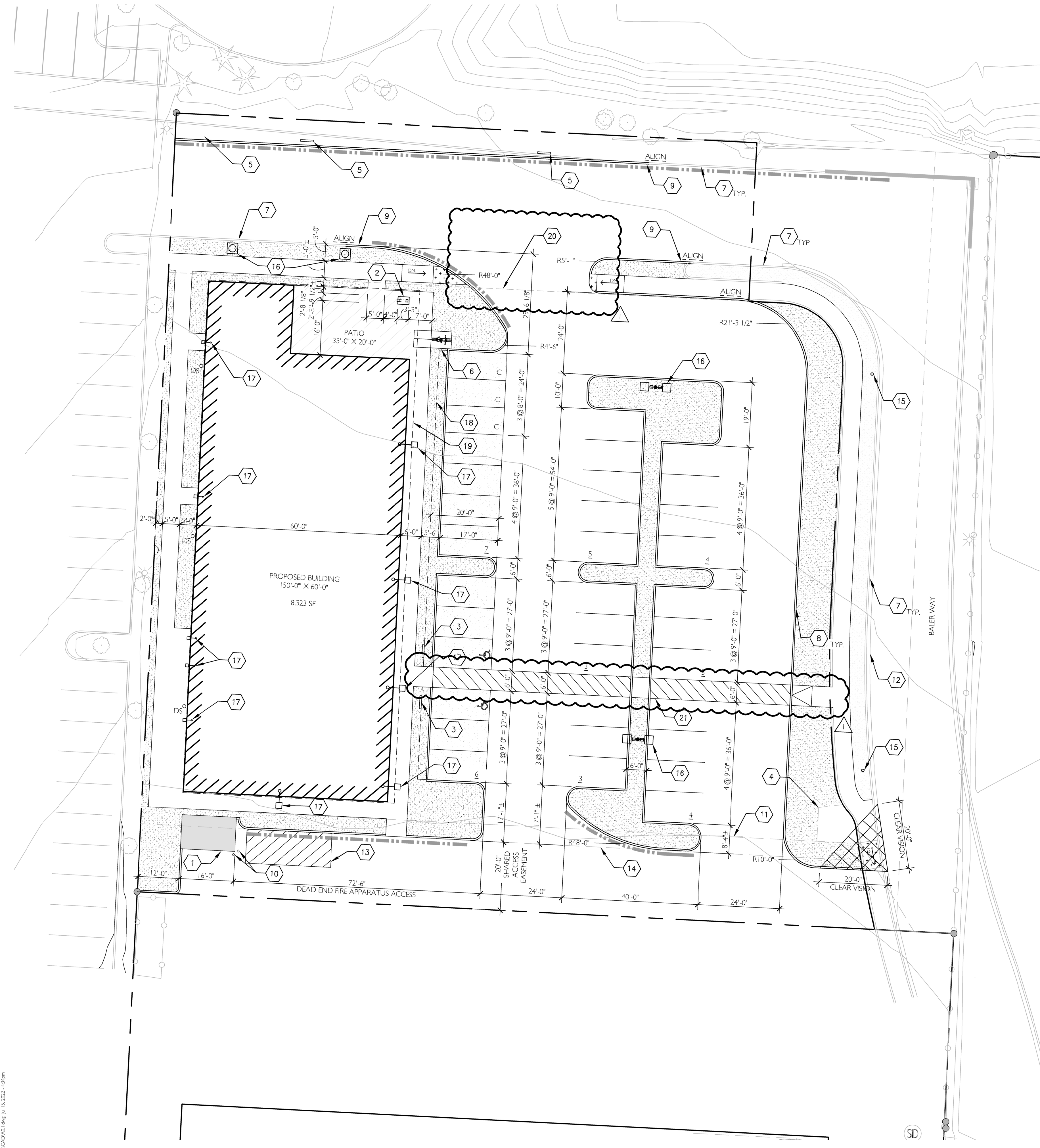
3 DECIDUOUS TREE PLANTING DETAIL
 L2.0 SCALE: NTS



4 SHRUB PLANTING
 L2.0 SCALE: NTS



5 CONIFER TREE PLANTING DETAIL
 L2.0 SCALE: NTS



1 SITE PLAN
A0.1
1/16" = 1'-0"

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.
- SHARED 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 OF PARTITIONS PLAT NO. 2001-002 PER DOC. NO. 2021-107030
- CURB RADIUS AT PARKING AREA TO BE 3'-0" UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL 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.
- LANDSCAPING -- PLANTINGS TO BE OF NATIVE SPECIES AND COMPLY WITH CITY PLANTING STANDARDS. SPECIES SELECTION TO CONFORM TO CITY FORESTERS RECOMMENDED LIST OF TREES/SHRUBS. SEE LA DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND

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

KEYNOTES

- TRASH ENCLOSURE -- SEE A0.2 FOR ADDITIONAL INFORMATION
- EXPOSED COLUMN PER STRUCTURAL
- ADA PARKING SIGNAGE -- SEE 9/C4.0 FOR ADDITIONAL INFORMATION
- LOCATION OF NEW PUBLIC UTILITY EASEMENT AND ELECTRICAL VAULT -- PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- NO PARKING SIGN -- SEE 9/A0.2 FOR ADDITIONAL INFORMATION
- (N) BIKE PARKING -- SEE 12/A0.2 FOR ADDITIONAL INFORMATION
- (E) CURB -- PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- (N) CURB PER CIVIL DRAWINGS
- (N) CURB AND SIDEWALK TO ALIGN WITH (E) CURB AND SIDEWALK BUILT PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- BOLLARD -- SEE 5/C4.0 FOR ADDITIONAL INFORMATION
- 25'-0" INGRESS / EGRESS UTILITY EASEMENT
- (E) ROAD GUTTER -- PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- LOADING ZONE -- 10'-0" X 25'-0" PER JURISDICTION REQUIREMENTS 16.94.030
- 20'-0" SHARED ACCESS EASEMENT
- (E) STREET LIGHTING -- PER WASHINGTON COUNTY TUALATIN-SHERWOOD ROAD IMPROVEMENT PLANS
- SITE LIGHTING -- SEE A0.3 FOR ADDITIONAL INFORMATION
- EXTERIOR WALL MOUNT LIGHT FIXTURE -- SEE A0.3 FOR ADDITIONAL INFORMATION
- 3'-0" PARKING OVERHANG PER SHERWOOD DEVELOPMENT STANDARDS
- PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF TACKLE LLC
- PEDESTRIAN PATH

FIRE DEPARTMENT REQUIREMENTS

- PROVIDE PAINTED CURBS WHERE INDICATED. CURBS SHALL BE PAINTED RED WITH WHITE LETTERS TO READ "NO PARKING FIRE LANE". (REF. OFC 503.3) **SEE THIS SHEET FOR LOCATION.**
- 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)

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

04/17/2023
05/07/2023
04/07/2023
07/18/2023

ISSUE DATE

1 SCHWARTZ DESIGN
2 SITE PLAN REVIEW
3 OWNER REVIEW SET
4 SITE PLAN REVIEW - RESUBMIT



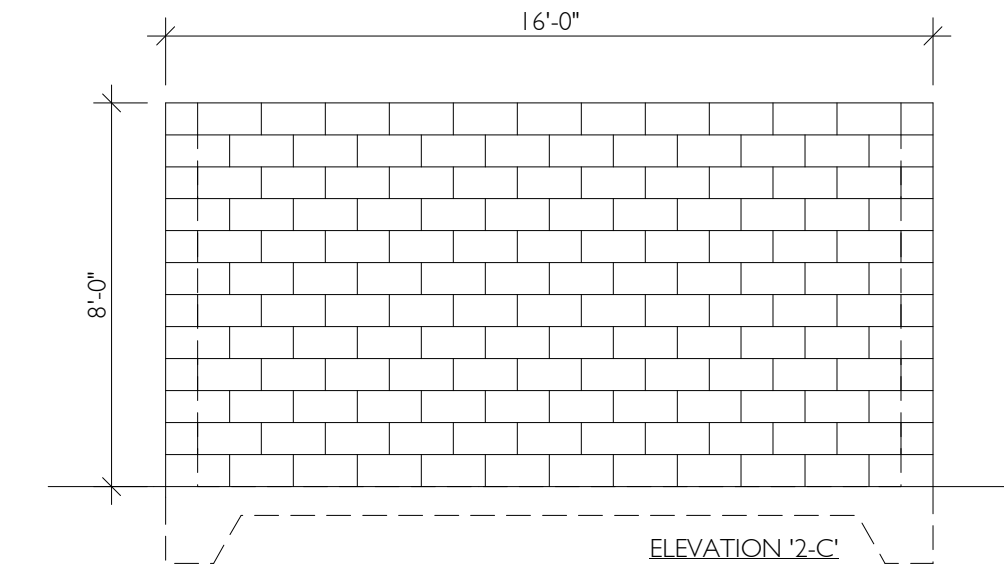
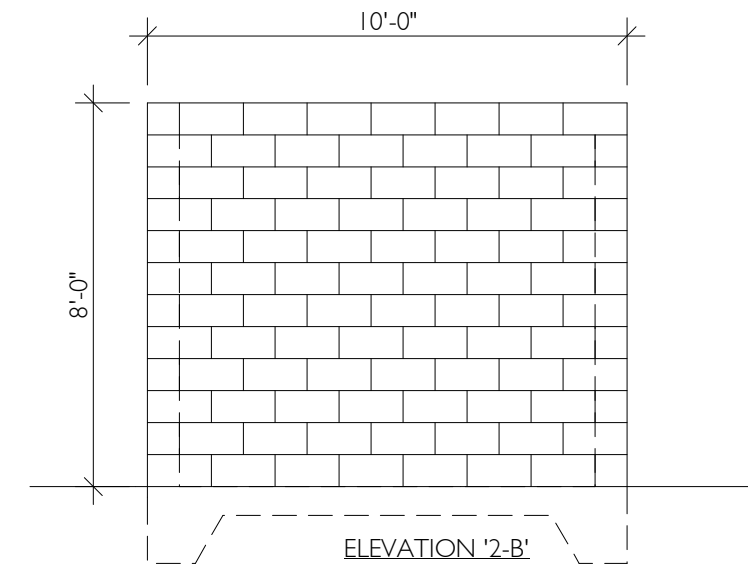
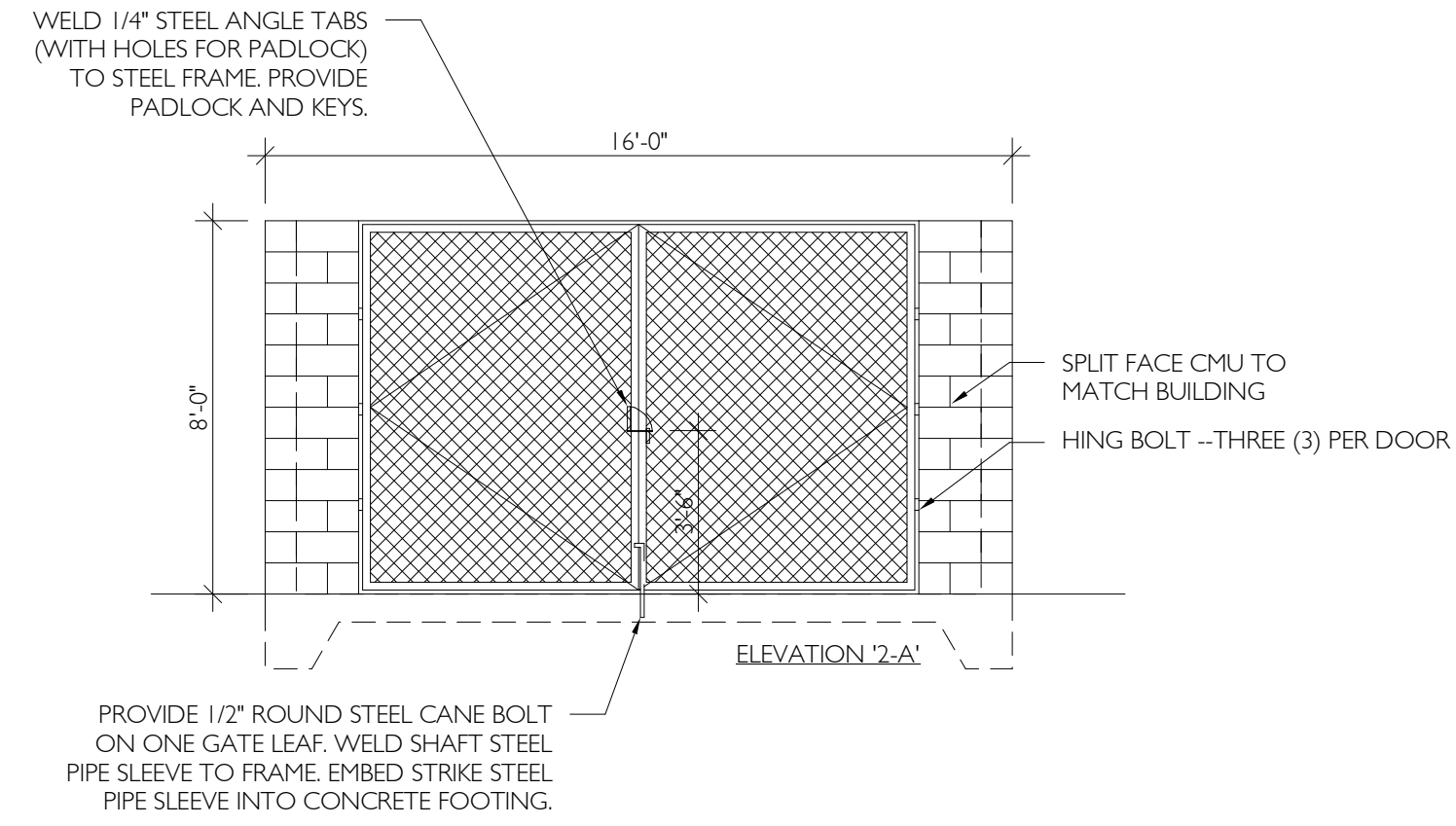
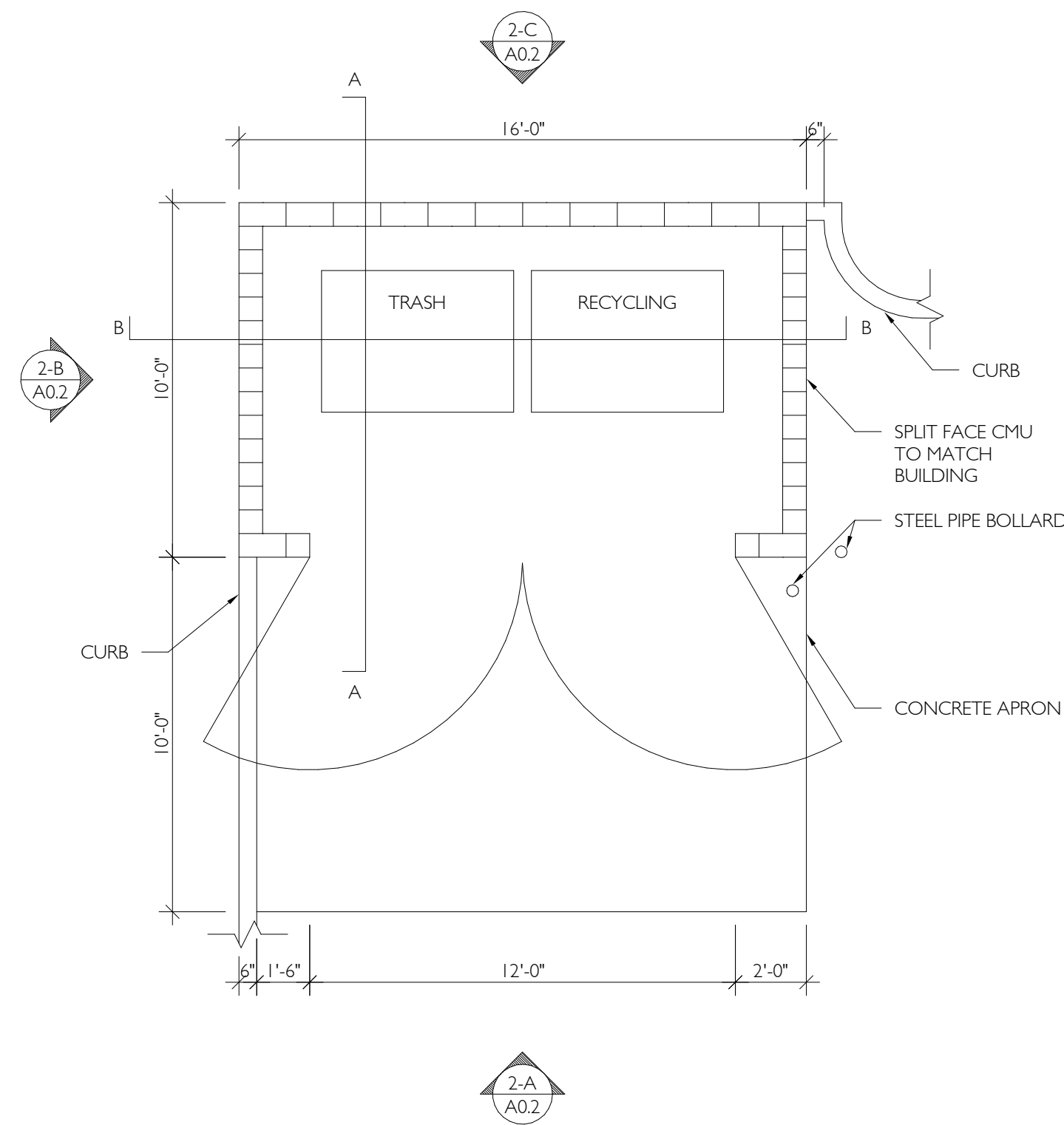
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MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

SITE PLAN
A0.1

210230.01
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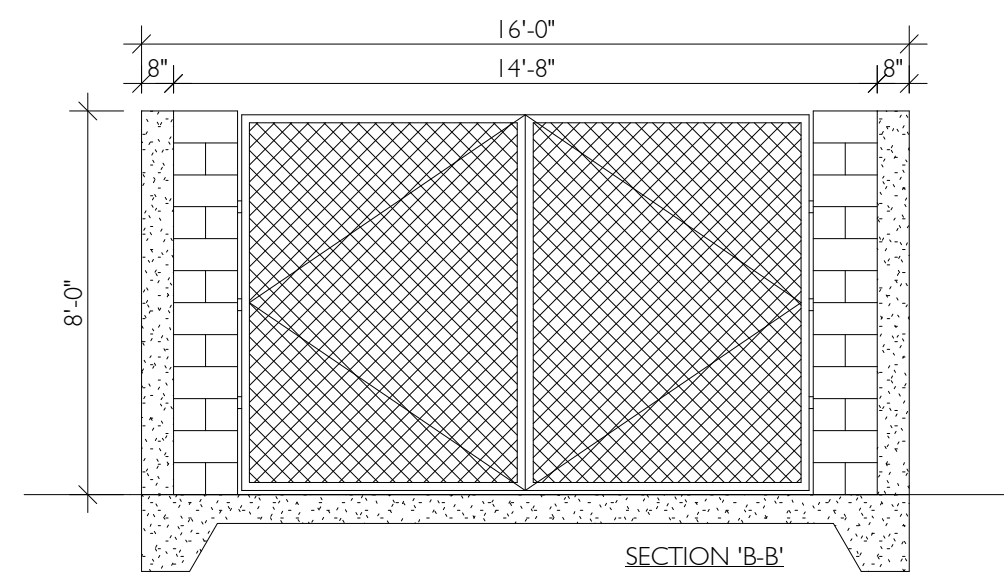
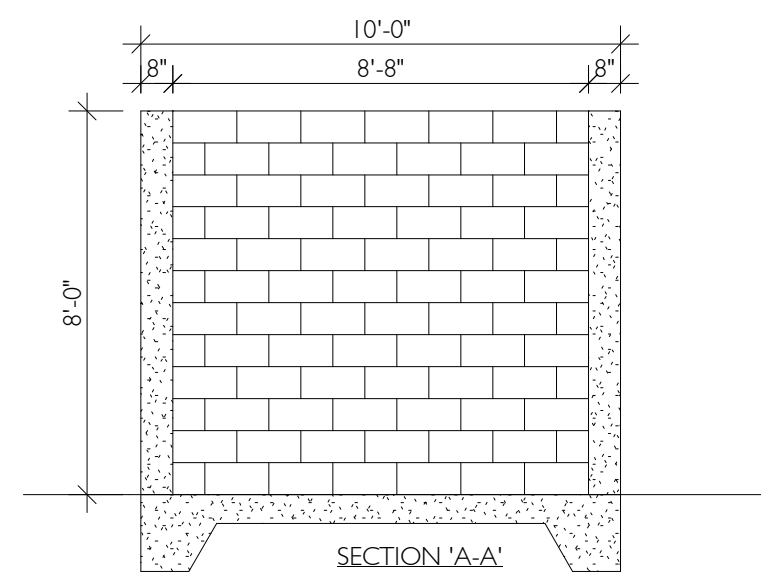
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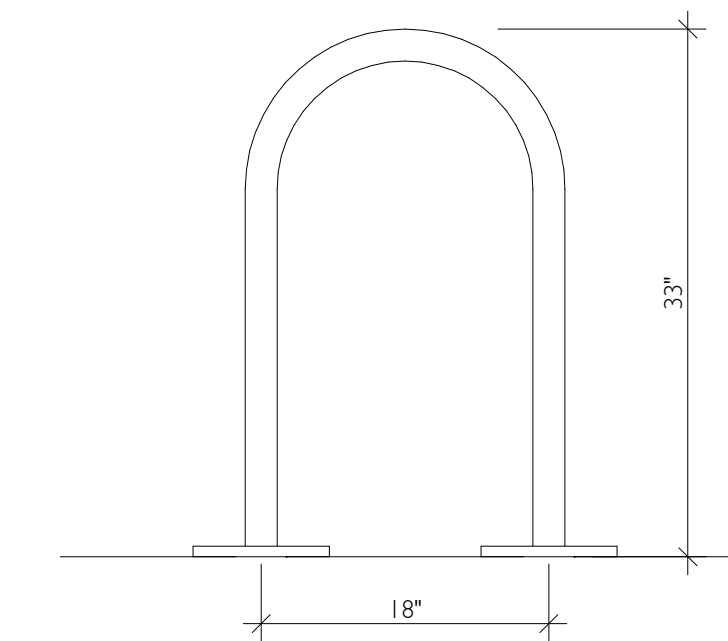
NOTE:
GATE CONSTRUCTION TO BE 1 1/2" X 20 GA STEEL DECK WELD TO 1 1/2" X 2" STEEL ANGLE PERIMETER TRIM. WELD ANGLE TRIM TO 2" X 3" STEEL TUBULAR MAIN GATE FRAME. ALL METAL SURFACES TO RECEIVE TWO COATS ENAMEL PAINT OVER PRIMER - PAINT TO MATCH BUILDING STOREFRONT

1
A0.2 **TRASH ENCLOSURE PLAN**
1/4" = 1'-0"

2
A0.2 **TRASH ENCLOSURE ELEVATIONS**
1/4" = 1'-0"

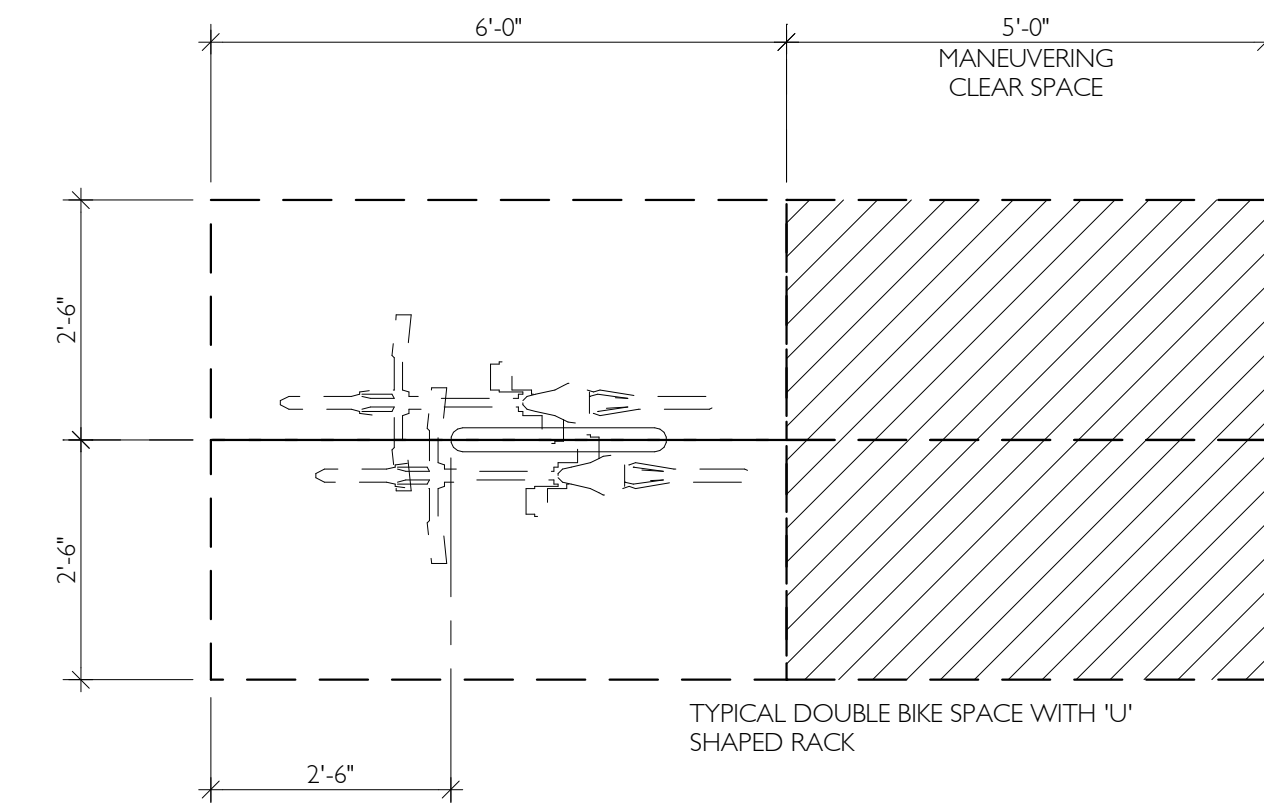


5
A0.2 **TRASH ENCLOSURE SECTIONS**
1/4" = 1'-0"



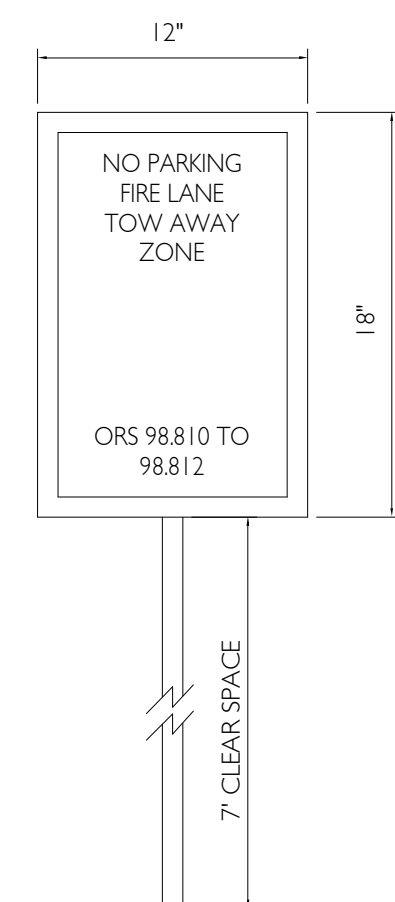
BIKE RACK TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS

7
A0.2 **"INVERTED U" BIKE RACK**
1" = 1'-0"

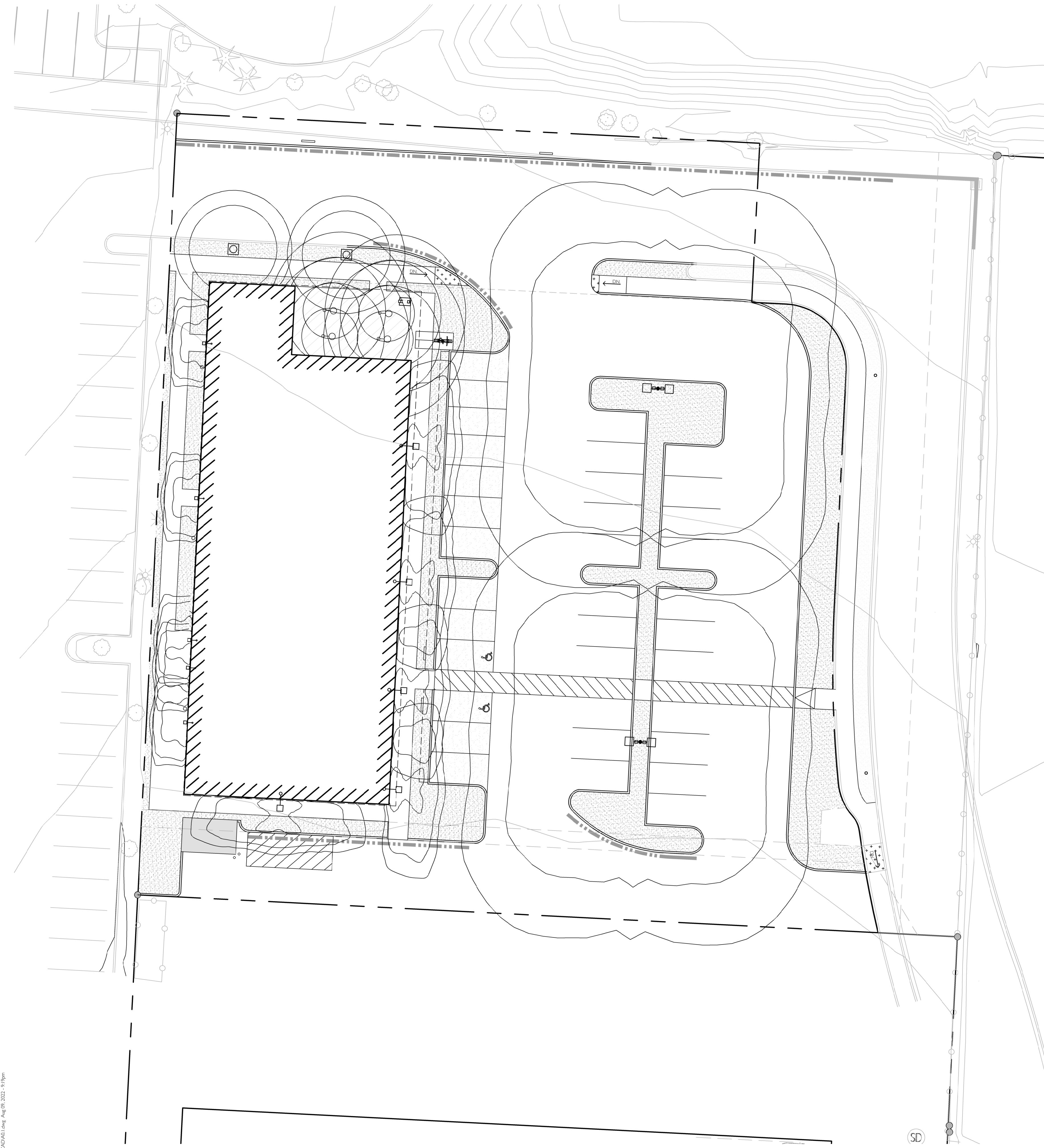


TYPICAL DOUBLE BIKE SPACE WITH "U" SHAPED RACK

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



9
A0.2 **NO PARKING SIGN**
NOT TO SCALE



1 LIGHTING PLAN
A0.3 1/16" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
2. LIGHTING LEVEL SHOWN FOR DIAGRAMMATIC PURPOSES ONLY TO DEMONSTRATE CODE COMPLIANCE. ELECTRICAL DESIGNER TO SUBMIT PHOTOMETRIC PLANS TO ARCHITECT FOR APPROVAL.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FIRE LANE MARKING AT CURB
	(E) FENCE TO REMAIN
	ACCESSIBLE PARKING STALL
	(E) LANDSCAPE PER WASHINGTON COUNTY TO REMAIN
	(N) LANDSCAPE
	PERVIOUS PAVEMENT PER CIVIL
	LIGHTING LEVELS

LIGHTING TYPES

	20'-0" DOUBLE ARM POLE MOUNTED EXTERIOR LIGHT -BASIS OF DESIGN: LITHONIA LIGHTING DSXI
	12'-0" POST TOP INDIRECT LED EXTERIOR LIGHT -BASIS OF DESIGN: LUMINIS POINTE MAYA MAZO
	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
	8'-0" WALL MOUNTED EXTERIOR LIGHT -BASIS OF DESIGN: COOPER LIGHTING SOLUTIONS ENV ENTRI ROUND REVEALS LED

PRELIMINARY
PLAN ONLY-NOT
FOR
CONSTRUCTION

4/13/2022
4/26/2022

1 SCHEMATIC DESIGN
2 SITE PLAN REVIEW SET



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NEW CONSTRUCTION FOR:

MORSE - SHERWOOD RETAIL

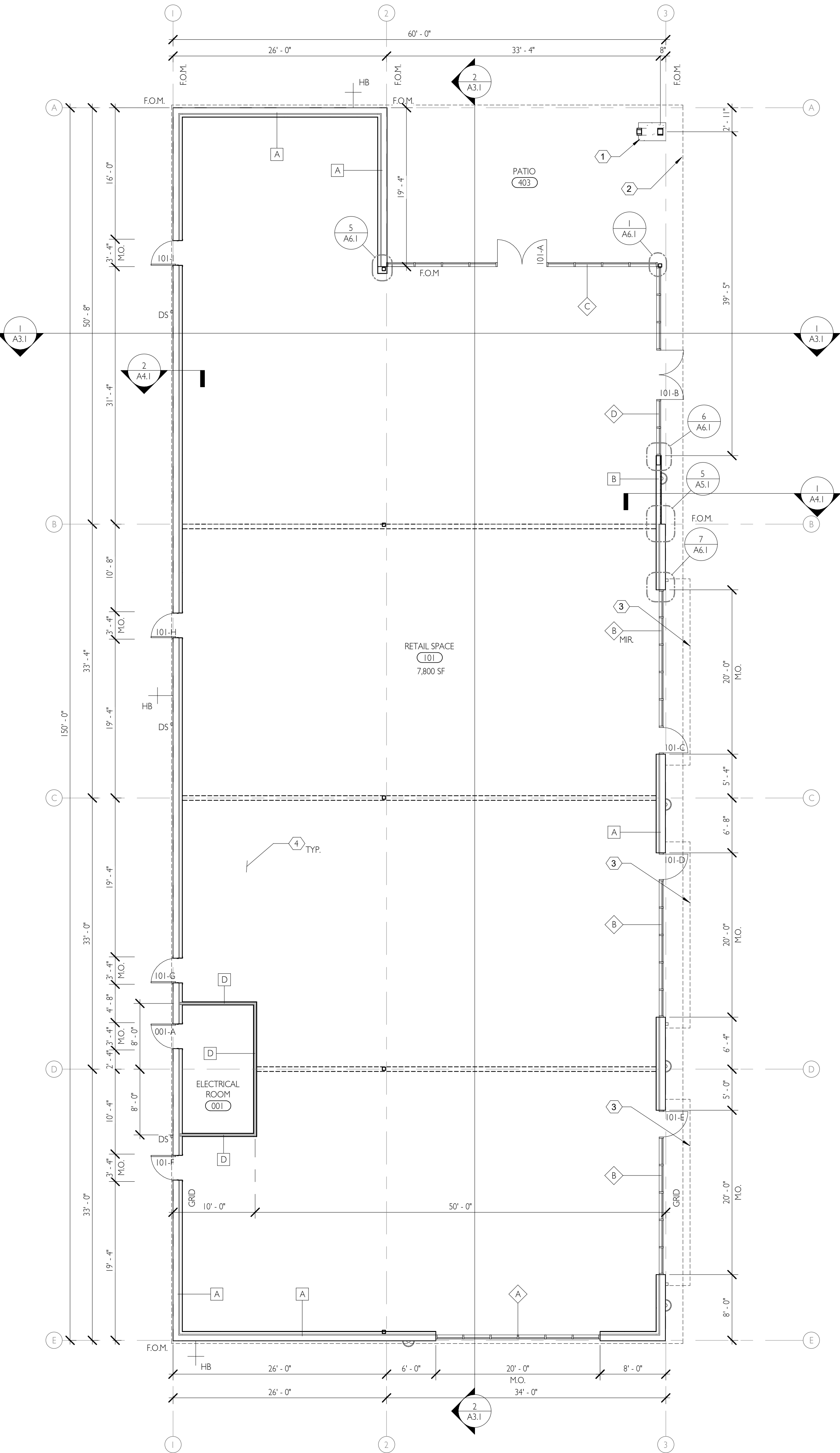
SHERWOOD, OREGON

LIGHTING PLAN

A0.3

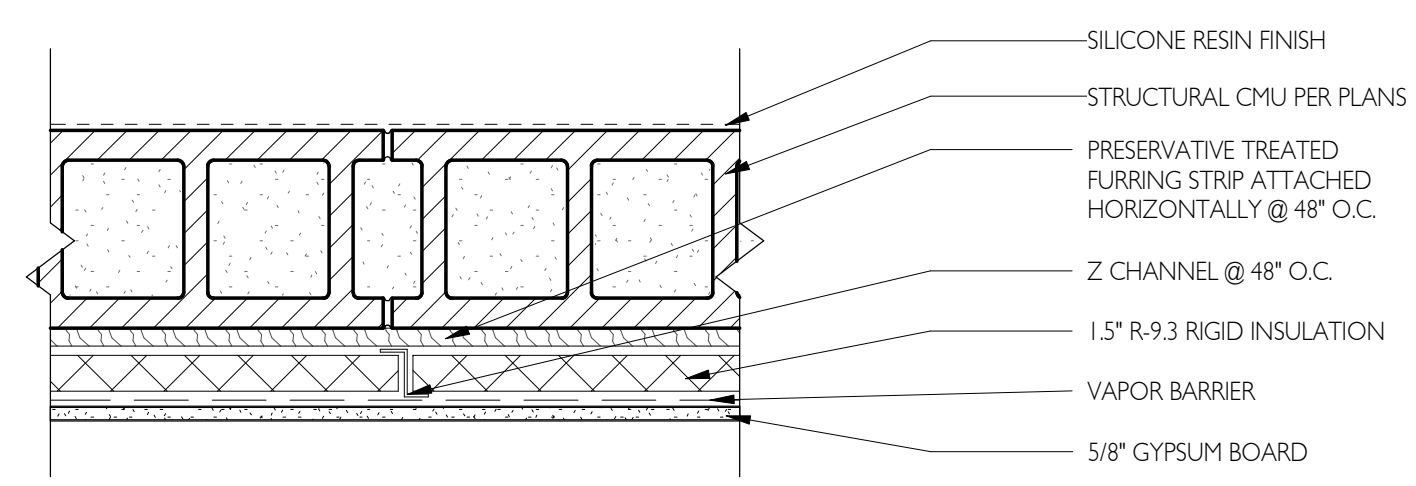
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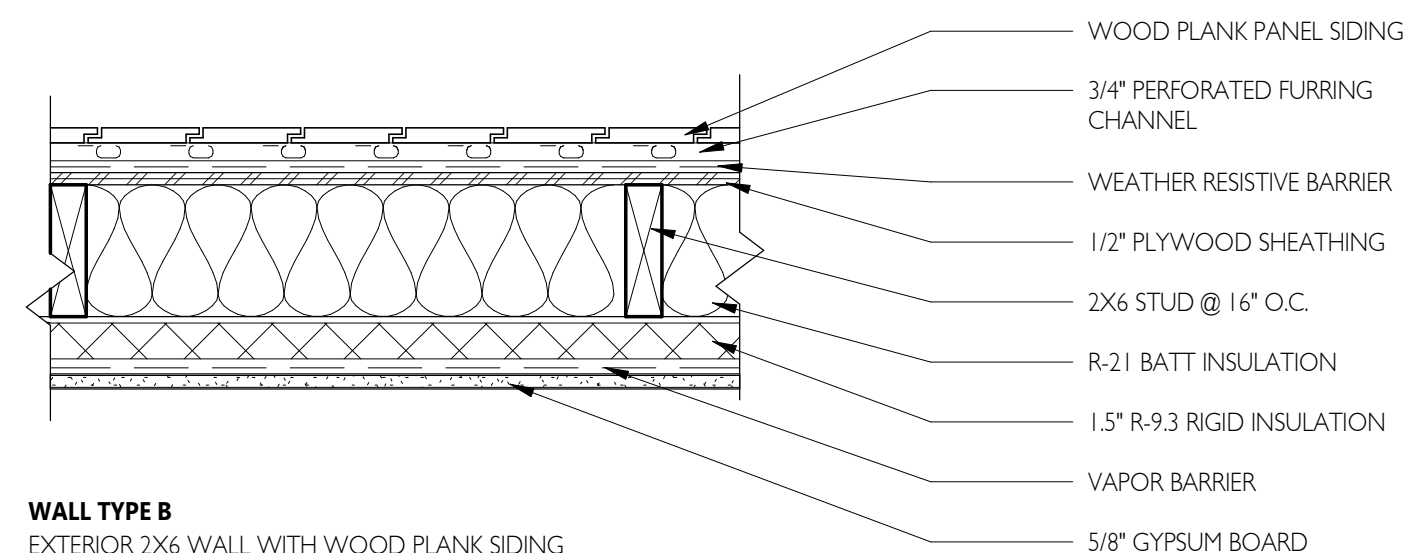


LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

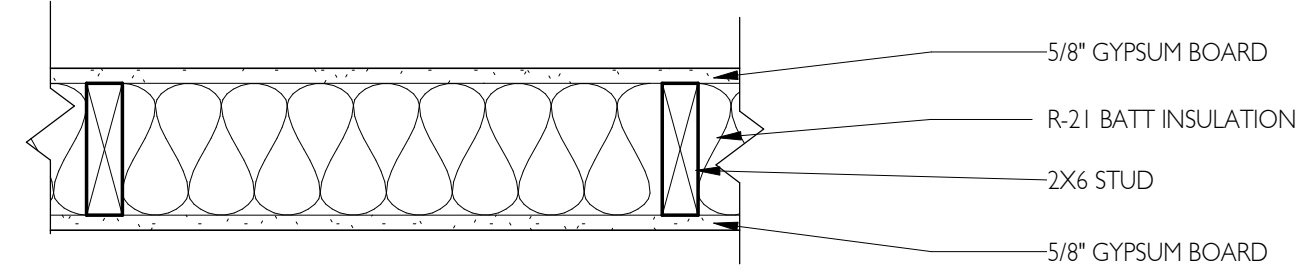
WALL TYPES



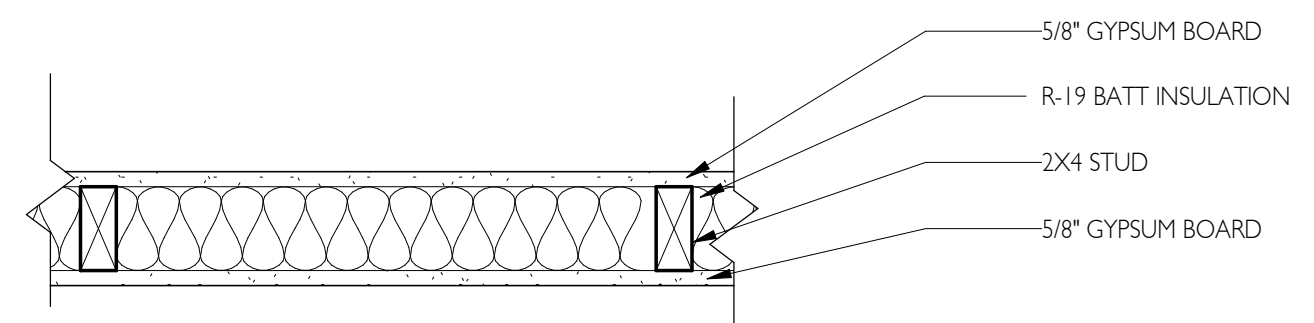
WALL TYPE A
EXTERIOR 8" FULLY GROUTED CMU WALL WITH FURRING



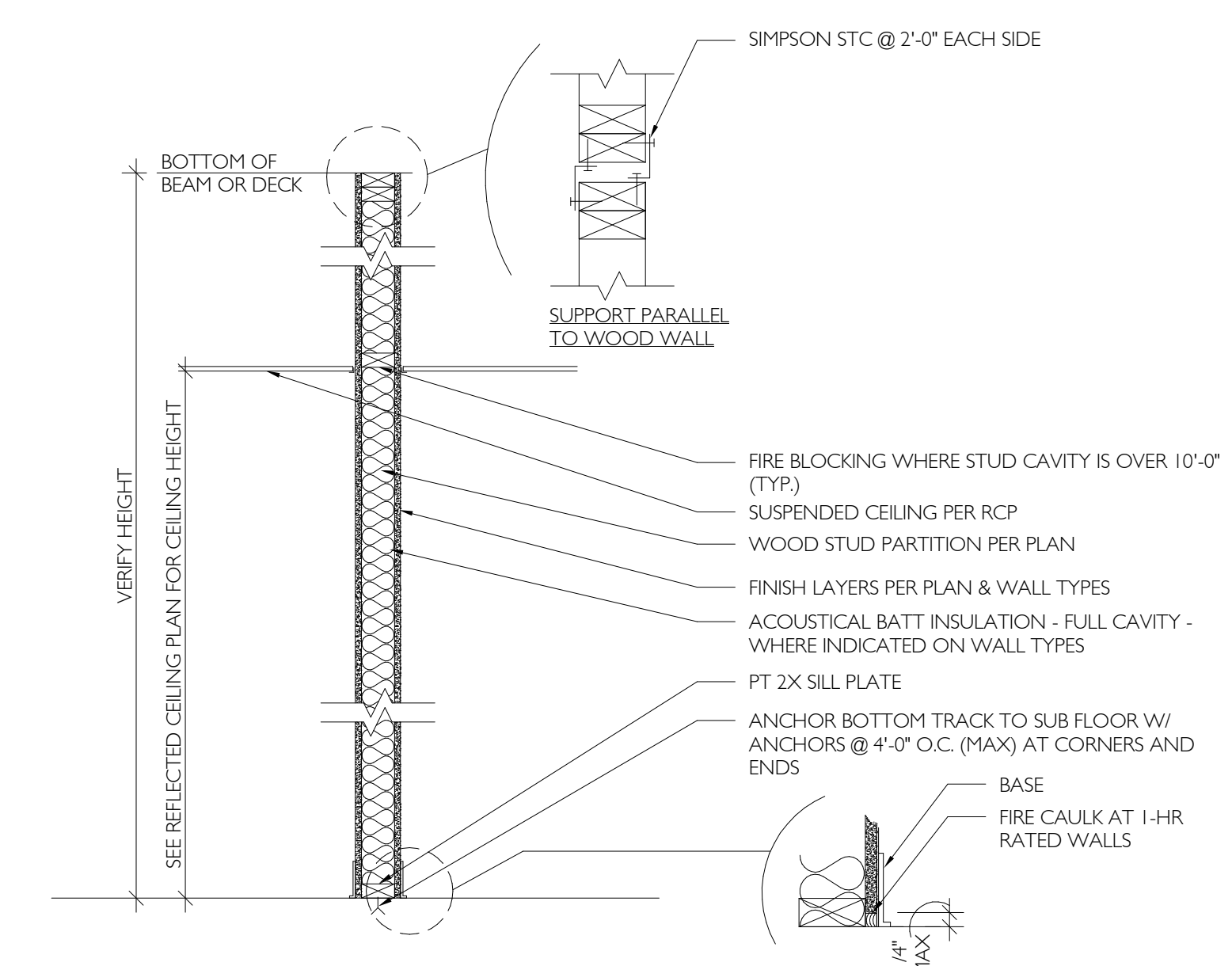
WALL TYPE B
EXTERIOR 2X6 WALL WITH WOOD PLANK SIDING



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



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



WALL PARTITION - FULL HEIGHT
3/4" = 1'-0"

FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES. 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 A117.1 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.
- FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906 OFC AND APPROVED BY LOCAL FIRE MARSHALL.
- INSTALL A VAPOR BARRIER OF 1 PERM OR LESS AT THE WARM SIDE (IN WINTER) OF ALL EXTERIOR WALLS, AND AT ROOF/CEILING ASSEMBLIES.
- LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER SECTION 1203 & 1205 OSSC.
- ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 719 OSSC FOR SMOKE DENSITY AND FLAME SPREAD.
- 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

	GRID LINE	ABBREVIATIONS
	(N) EXTERIOR WALL	F.O.M. FACE OF MASONRY
	(N) INTERIOR WALL	F.O.S. FACE OF STUD
	FUTURE DEMISING WALL	M.O. MASONRY OPENING
	WALL TYPE - SEE WALL TYPES THIS SHEET	TYP. TYPICAL
	STOREFRONT TYPE-- SEE A6.1 FOR STOREFRONT TYPES	
	DOOR NUMBER-- SEE A6.2 FOR DOOR SCHEDULE AND TYPES	
	ROOM NUMBER	
	DOWNSPOUT-- SEE A1.3 FOR ADDITIONAL INFORMATION	
	FLOOR DRAIN	
	HOSE BIBB	

KEYNOTES

- 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

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

04/17/2022
05/17/2022
04/07/2023
08/10/2022

ISSUE DATE
1 SCHWABTIC DESIGN
2 SITE PLAN REVIEW
3 OWNER REVIEW SET
5 SITE PLAN REVIEW - COMPILED SET



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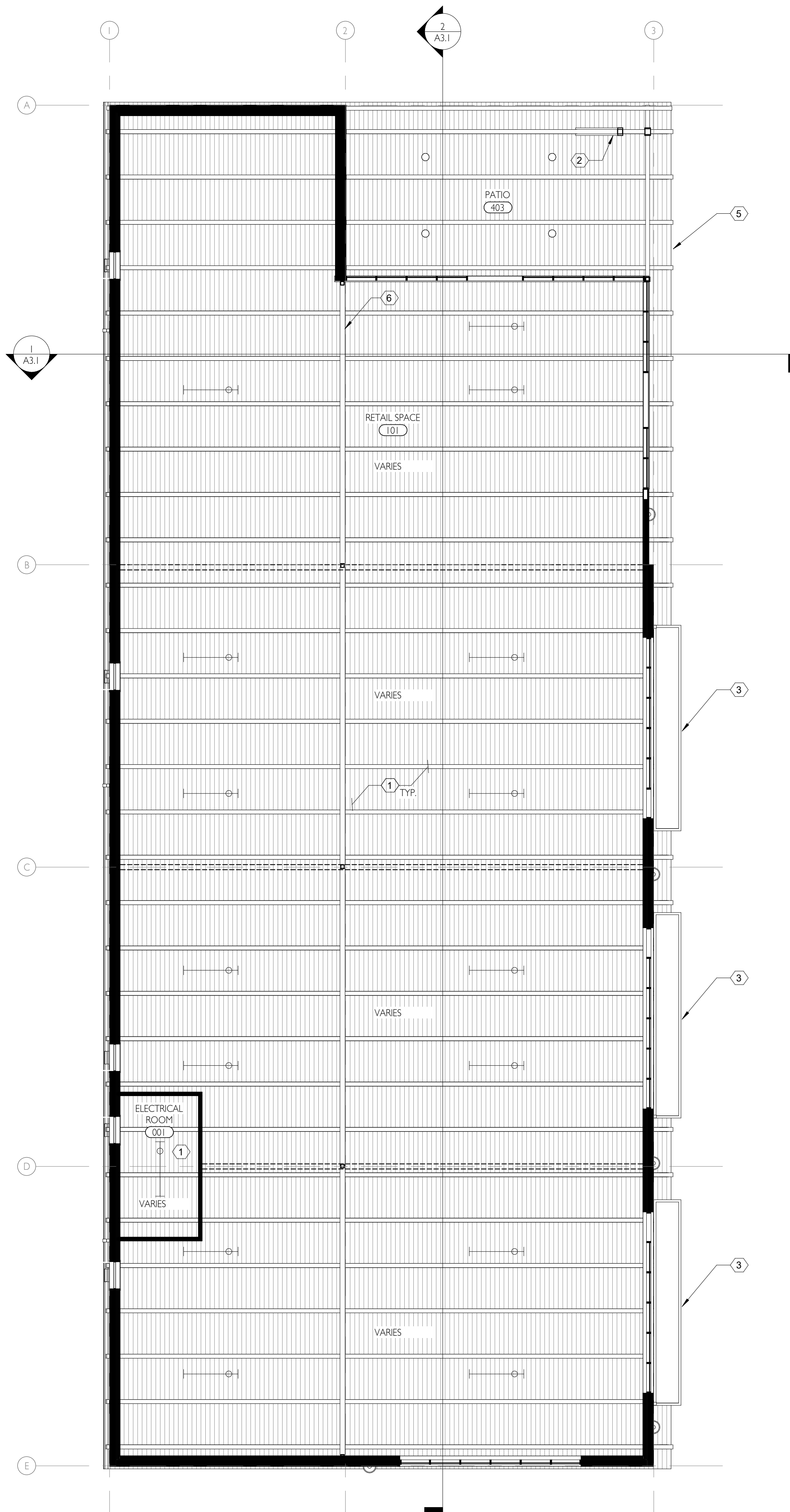
MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

FLOOR PLAN

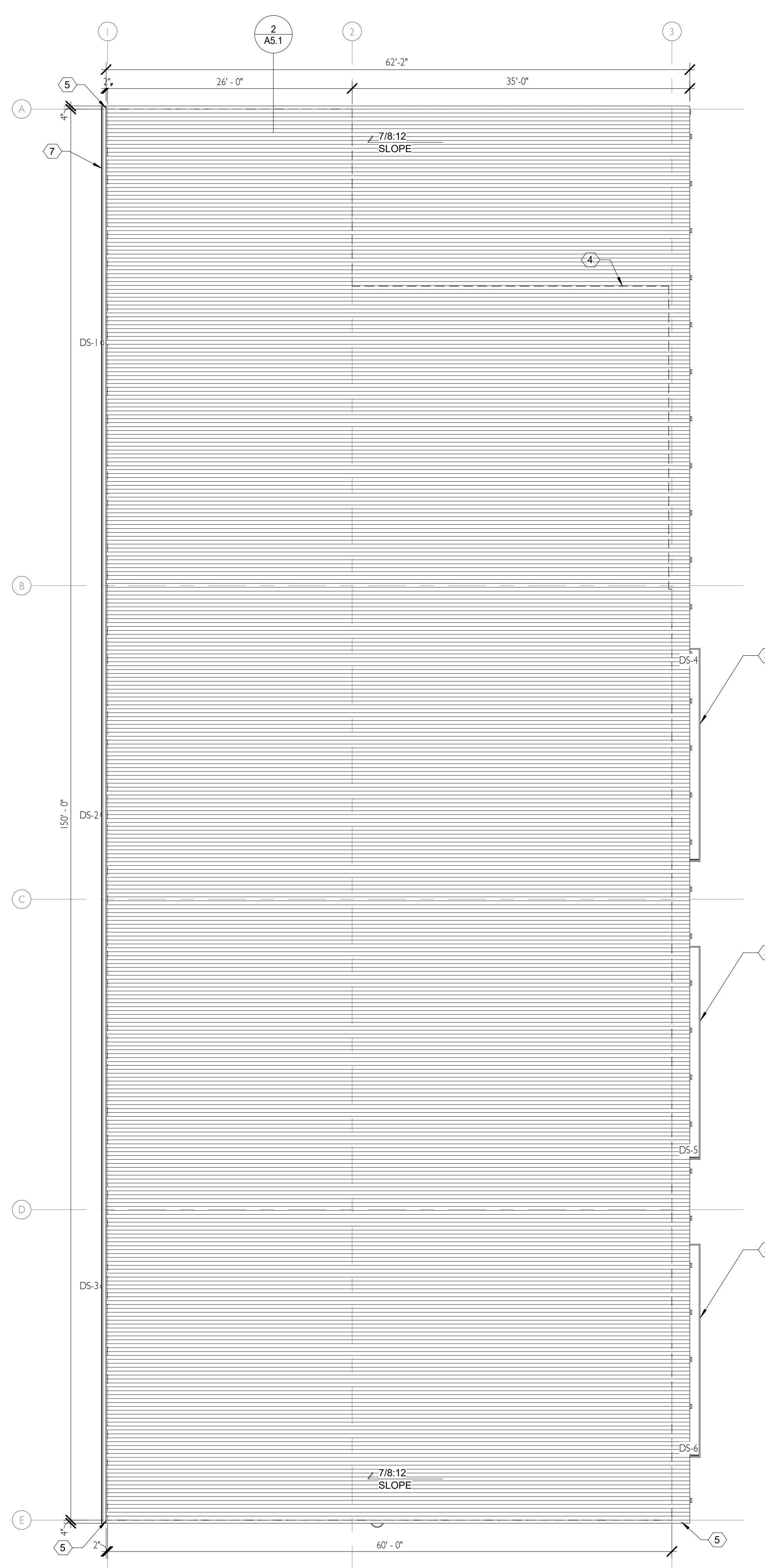
A1.1

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



ROOF LEVEL FLOOR PLAN
2
A1.2
1/8" = 1'-0"

REFLECTED CEILING PLAN NOTES

- LIGHTING INDICATED ON THIS PLAN IS FOR DESIGN INTENT ONLY TO MEET CODE REQUIRED EGRESS LIGHTING. SEE A03 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.
- SEE MECHANICAL DRAWINGS FOR CEILING DIFFUSER/REGISTER LOCATIONS.

DOWNSPOUT SIZING CALCS

DESIGN CODE: 2017 UPC
AVERAGE RAINFALL= 1.3 INCHES/HOUR (2 INCHES/HOUR USED)

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"

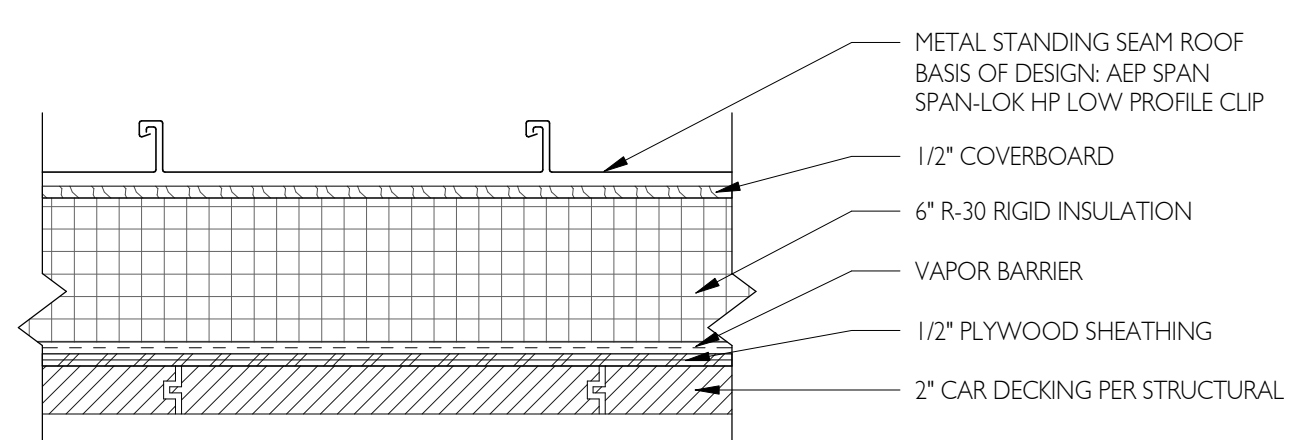
KEYNOTES

- NO CEILING, OPEN TO STRUCTURE
- EXPOSED COLUMN PER STRUCTURAL DRAWINGS
- METAL CANOPY --SEE A5.2 FOR ADDITIONAL INFORMATION
- BUILDING PROFILE BELOW
- ROOF OVERHANG
- EXPOSED BEAM PER STRUCTURAL DRAWINGS
- PREFINISHED SHEET METAL GUTTER, PAINT TO MATCH STOREFRONT --SEE SIZING CALCS THIS SHEET

RCP / ROOF PLAN LEGEND

	GRID LINE	ABBREVIATIONS
	(N) EXTERIOR WALL	DS DOWNSPOUT
	(N) INTERIOR WALL	U.N.O. UNLESS NOTED OTHERWISE
	FUTURE DEMISING WALL	TYP. TYPICAL
	FINISHED CEILING ELEVATION	SIM. SIMILAR
	DIRECTION OF SLOPE	F.O.F. FACE OF FINISH
	TEMP. LIGHT FIXTURE FOR EGRESS	F.O.M. FACE OF MASONRY
	6" DOWNLIGHT- RECESSED CAN	F.O.S. FACE OF STUD
	EXTERIOR WALL MOUNT LIGHT FIXTURE	MIR. MIRRORED
	EXTERIOR CAN LIGHT	

ROOF ASSEMBLY



PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

06/27/2022
06/07/2022

ISSUE DATE
1 SITE PLAN REVIEW
3 OWNER REVIEW SET

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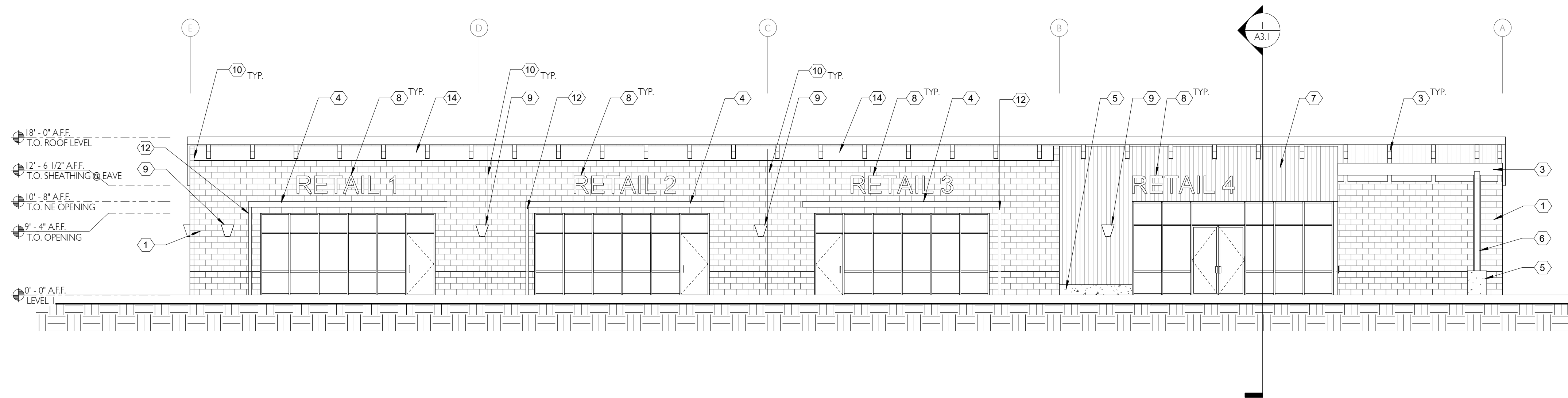
MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

RCP & ROOF PLAN

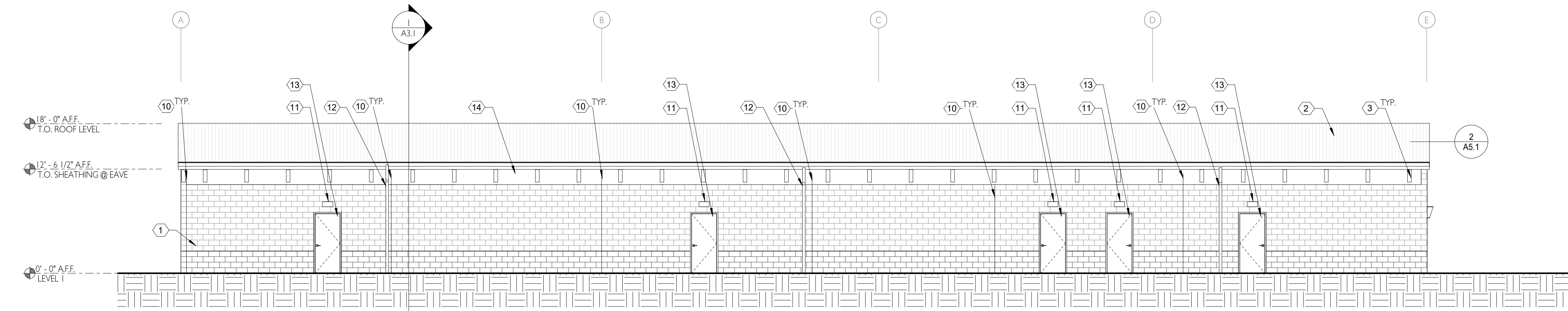
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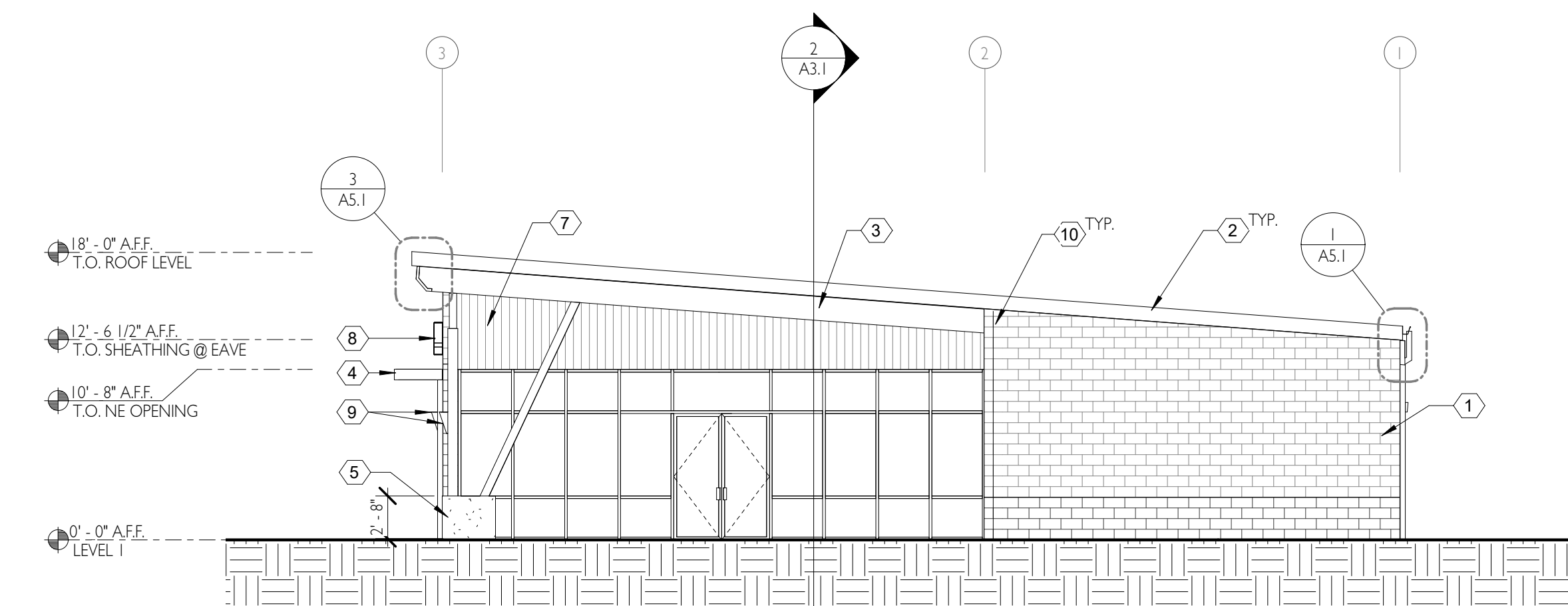
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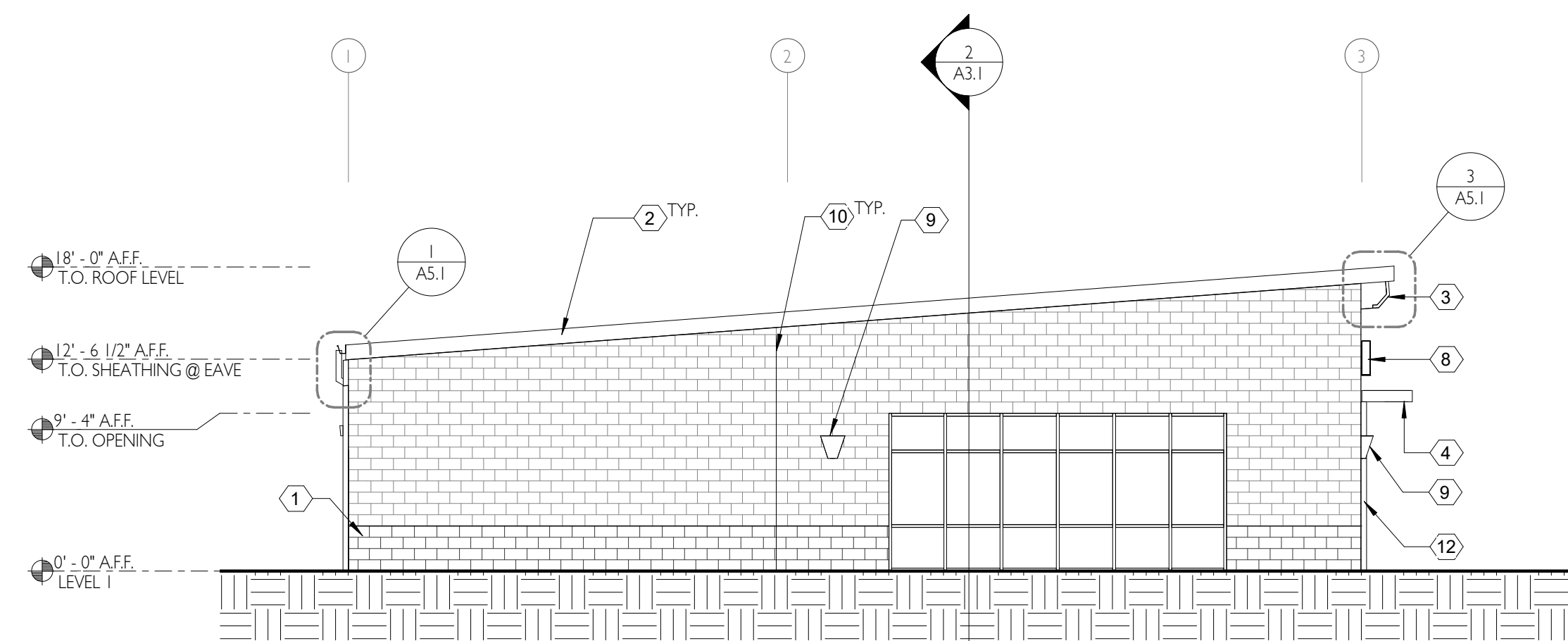
1 BUILDING ELEVATION - EAST
A2.1 1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
A2.1 1/8" = 1'-0"



3 BUILDING ELEVATION - NORTH
A2.1 1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH
A2.1 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	SD-1	WOOD PLANK SIDING	TBD	TBD	WESTERN RED CEDAR W/ CLEAR COAT	
	CMU-1	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-1	CAST IN PLACE CONCRETE	TBD	TBD	TBD	APPLY ANTI-GRAFFITI SEALANT

ELEVATION NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- 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.
- 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

- CMU WALL - SEE MATERIAL LEGEND THIS SHEET FOR ADDITIONAL INFORMATION
- STANDING SEAM METAL ROOF - SEE A1.3 FOR ADDITIONAL INFORMATION
- GLULAM BEAM PER STRUCTURAL
- METAL CANOPY - SEE A5.2 FOR ADDITIONAL INFORMATION
- CAST IN PLACE CONCRETE BASE
- COLUMN PER STRUCTURAL
- WOOD PLANK SIDING - SEE MATERIAL LEGEND THIS SHEET FOR ADDITIONAL INFORMATION
- FUTURE TENANT SIGNAGE - REPRESENTATIONAL ONLY
- EXTERIOR WALL MOUNT LIGHT FIXTURE
- CONTROL JOINT
- EGRESS LIGHTING
- PREFINISHED SHEET METAL DOWNSPOUT - SEE A5.2 FOR ADDITIONAL INFORMATION
- DOOR AS SCHEDULED - SEE A6.2 FOR ADDITIONAL INFORMATION
- ALUMINUM PANEL - COLOR TBD

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

06/27/2022
06/07/2022

ISSUE DATE

1 SITE PLAN REVIEW
2 OWNER REVIEW SET

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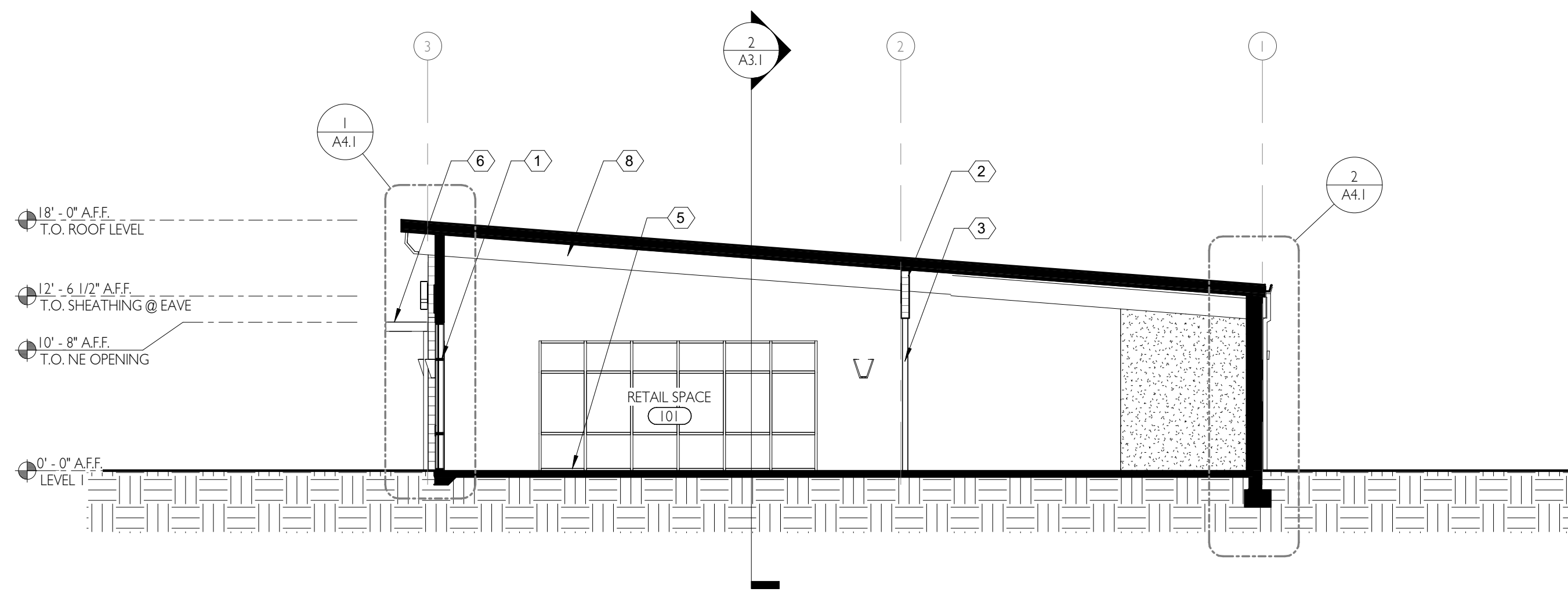
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ELEVATIONS

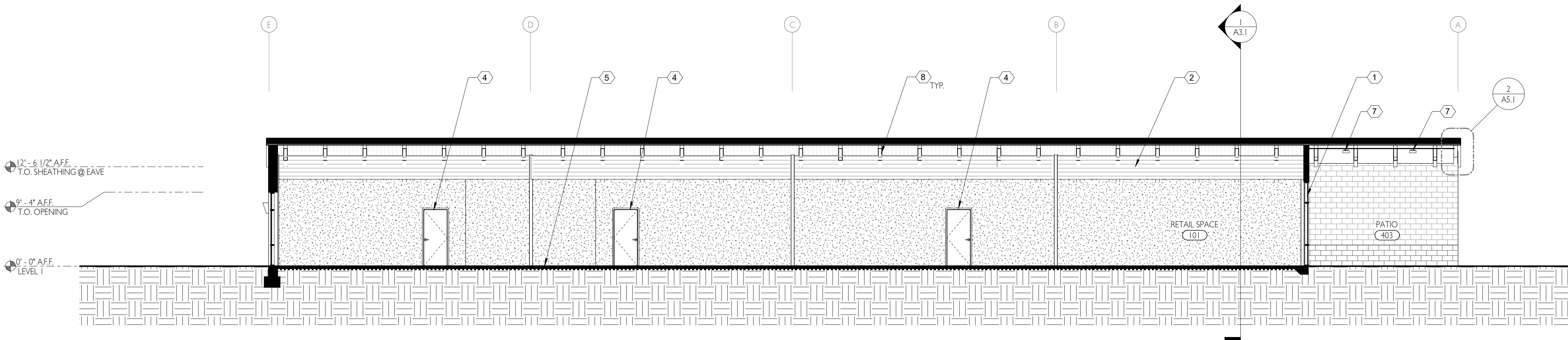
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1
A3.1 BUILDING SECTION EAST/WEST
1/8" = 1'-0"



2
A3.1 BUILDING SECTION NORTH/SOUTH
1/8" = 1'-0"

KEYNOTES

- 1 THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM --SEE A6.1 FOR ADDITIONAL INFORMATION
- 2 EXPOSED GLULAM BEAM PER STRUCTURAL
- 3 COLUMN PER STRUCTURAL
- 4 DOOR AS SCHEDULED --SEE A6.2 FOR ADDITIONAL INFORMATION
- 5 4" CONCRETE SLAB ON GRADE OVER VAPOR BARRIER OVER CRUSHED ROCK BASE
- 6 METAL CANOPY --SEE A5.2 FOR ADDITIONAL INFORMATION
- 7 EXTERIOR CAN LIGHT --SEE A1.3 FOR ADDITIONAL INFORMATION
- 8 GLULAM JOISTS

**PRELIMINARY
PLAN
ONLY-NOT
FOR
CONSTRUCTION**

06/27/2022
04/07/2022

ISSUE DATE

- 1 SITE PLAN REVIEW
- 3 OWNER REVIEW SET



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MORSE - SHERWOOD RETAIL

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BUILDING SECTIONS

A3.1

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