

**EXHIBITS**

**Revised Landscaping Plans (4 sheets)**

**Pedestrian Plaza for Buildings 1 and 2 – Overhead View**

**Pedestrian Plaza for Buildings 1 and 2 – Street View**

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**Aerial of Site in Context**

**Revised Site Plans (3 sheets)**

**Elevations for Garage #1**

**Elevations for Garage #2**

**Elevations for Garage #3**

**Active Open Space Area Renderings (6 views)**

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*Sherwood Plaza Apartments*

*File No: SP 12-04*

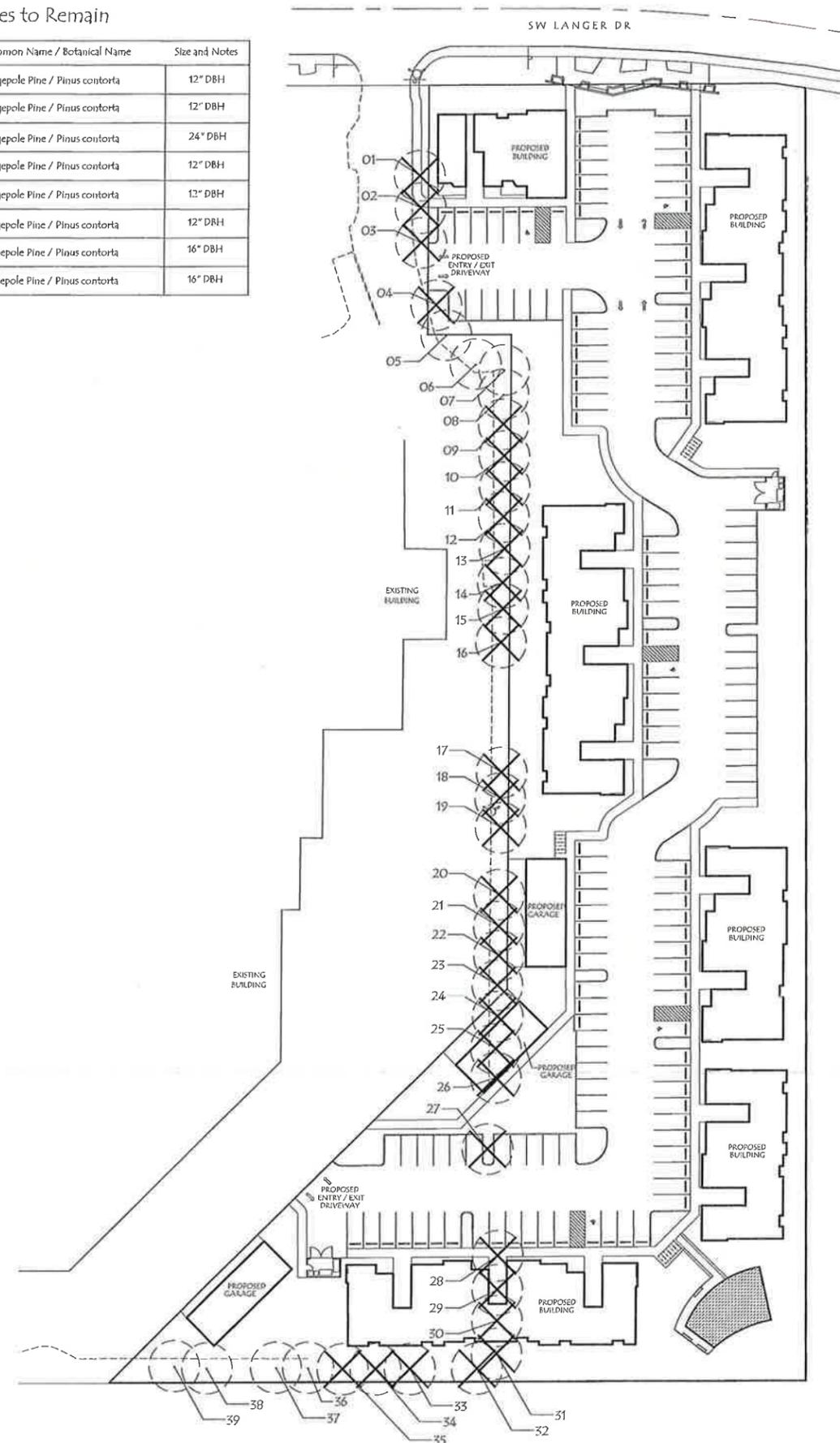
*Hearing Date: June 28, 2016*

Existing Trees to Remove

Code / Number	Common Name / Botanical Name	Size and Notes	Reason for Removal	Condition of Tree
01	Lodgepole Pine / Pinus contorta	15" DBH	Impacted by proposed building, sidewalks, and street/driveway	
02	Lodgepole Pine / Pinus contorta	15" DBH	Impacted by proposed sidewalk and street/driveway	
03	Lodgepole Pine / Pinus contorta	12" DBH	Impacted by proposed sidewalk and street/driveway	
04	Lodgepole Pine / Pinus contorta	12" DBH	Impacted by proposed sidewalk and street/driveway	
09	Lodgepole Pine / Pinus contorta	18" DBH	Impacted by curb and landscape improvements at property line	
10	Lodgepole Pine / Pinus contorta	10" DBH	Impacted by curb and landscape improvements at property line	
11	Lodgepole Pine / Pinus contorta	12" DBH	Impacted by curb and landscape improvements at property line	
12	Lodgepole Pine / Pinus contorta	30" DBH	Impacted by curb and landscape improvements at property line	
13	Lodgepole Pine / Pinus contorta	20" DBH	Impacted by curb and landscape improvements at property line	
14	Lodgepole Pine / Pinus contorta	24" DBH	Impacted by curb and landscape improvements at property line	
15	Lodgepole Pine / Pinus contorta	24" DBH	Impacted by curb and landscape improvements at property line	
16	Lodgepole Pine / Pinus contorta	20" DBH	Impacted by curb and landscape improvements at property line	
17	Lodgepole Pine / Pinus contorta	16" DBH	Impacted by curb and landscape improvements at property line	
18	Lodgepole Pine / Pinus contorta	16" DBH	Impacted by curb and landscape improvements at property line	
19	Lodgepole Pine / Pinus contorta	20" DBH	Impacted by curb and landscape improvements at property line	
20	Lodgepole Pine / Pinus contorta	20" DBH	Impacted by curb and landscape improvements at property line	
21	Lodgepole Pine / Pinus contorta	24" DBH	Impacted by curb and landscape improvements at property line	
22	Lodgepole Pine / Pinus contorta	16" DBH	Impacted by curb and landscape improvements at property line	
23	Lodgepole Pine / Pinus contorta	24" DBH	Impacted by curb and landscape improvements at property line	
24	Lodgepole Pine / Pinus contorta	20" DBH	Impacted by proposed building	
25	Lodgepole Pine / Pinus contorta	24" DBH	Impacted by proposed building	
26	Lodgepole Pine / Pinus contorta	28" DBH	Impacted by proposed building	
27	Lodgepole Pine / Pinus contorta	18" DBH	Impacted by proposed parking	
28	Lodgepole Pine / Pinus contorta	24" DBH	Impacted by proposed building	
29	Lodgepole Pine / Pinus contorta	18" DBH	Impacted by proposed building	
30	Lodgepole Pine / Pinus contorta	14" DBH	Impacted by proposed building	
31	Lodgepole Pine / Pinus contorta	16" DBH	Impacted by proposed building	
32	Lodgepole Pine / Pinus contorta	18" DBH	Impacted by proposed building	
33	Lodgepole Pine / Pinus contorta	14" DBH	Impacted by proposed building	
34	Lodgepole Pine / Pinus contorta	12" DBH	Impacted by proposed building	
35	Lodgepole Pine / Pinus contorta	12" DBH	Impacted by proposed building	

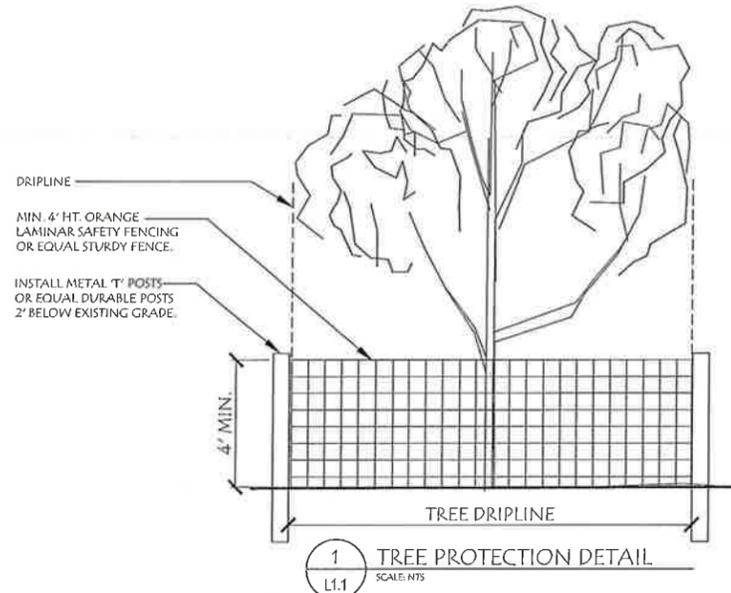
Existing Trees to Remain

Code / Number	Common Name / Botanical Name	Size and Notes
05	Lodgepole Pine / Pinus contorta	12" DBH
06	Lodgepole Pine / Pinus contorta	12" DBH
07	Lodgepole Pine / Pinus contorta	24" DBH
08	Lodgepole Pine / Pinus contorta	12" DBH
36	Lodgepole Pine / Pinus contorta	12" DBH
37	Lodgepole Pine / Pinus contorta	12" DBH
38	Lodgepole Pine / Pinus contorta	16" DBH
39	Lodgepole Pine / Pinus contorta	16" DBH



- Legend:
- EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - (#) TREE IDENTIFICATION NUMBER

- Notes:
1. EXISTING TREES TO REMAIN TO BE PROTECTED AT DRIPLINE. SEE THIS SHEET FOR DETAIL.
  2. PLASTIC FENCING TO BE INSTALLED TO PROTECT TREE. SEE THIS SHEET FOR DETAIL.
  3. A TOTAL OF 31 TREES ARE PROPOSED FOR REMOVAL. SEE SHEETS L1.2 & L1.3 FOR PROPOSED PLANTING PLAN.



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1012 Pine Street  
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Sherwood  
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16390 SW Langer Drive  
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EXISTING TREE  
INVENTORY



1"=40'-0"  
0' 20' 40' 80'  
SCALE

February 15th, 2016

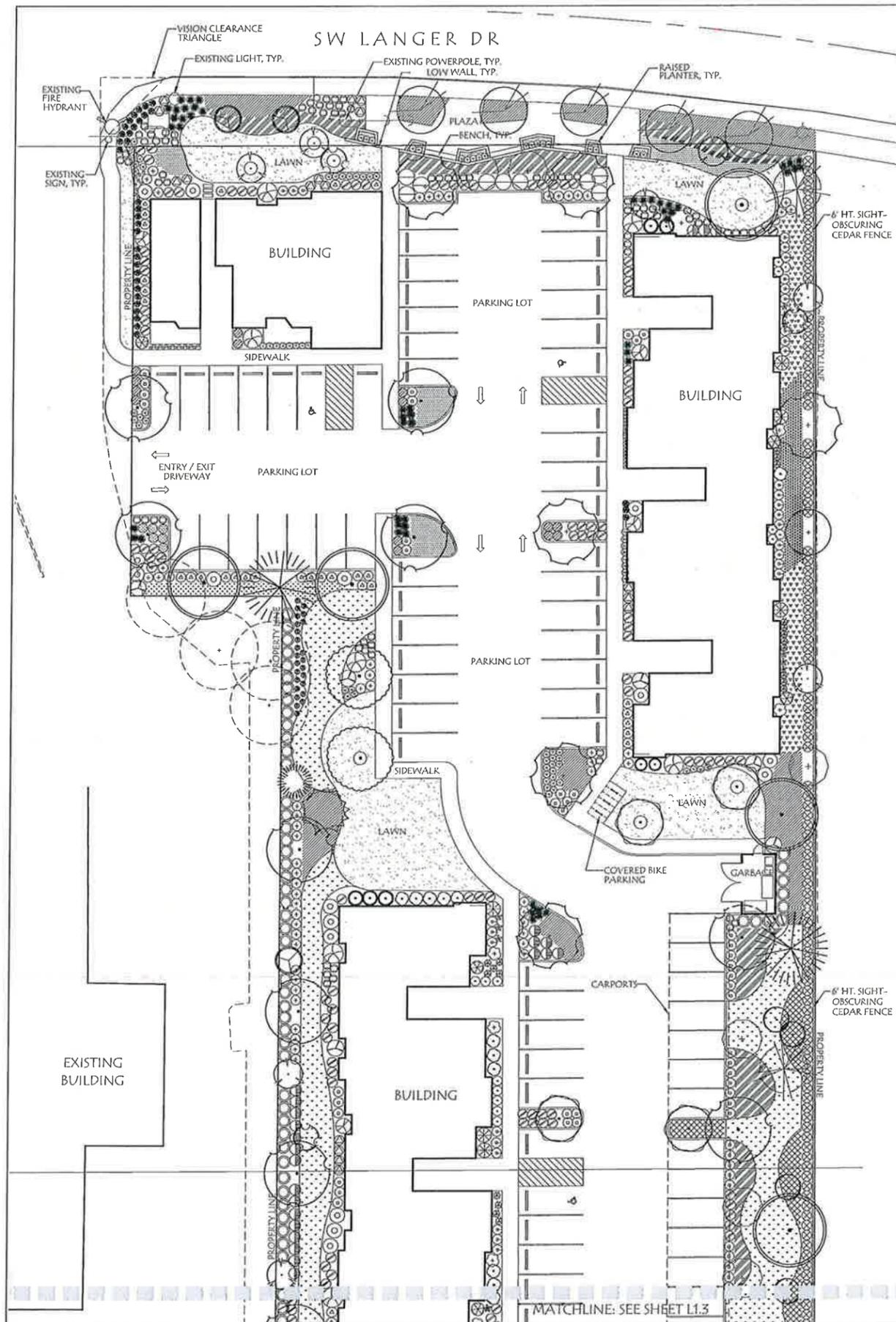
REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 1 OF 4  
PROJECT #: 1135R

PLAN REVIEW: APRIL 22ND, 2016



**Plant Legend**

**Street Trees**

Symbol	Quantity	Common Name / Botanical Name	Size and Notes	Mature Canopy (Dia.) and Spacing
	5	Royal Red Maple / <i>Acer rubrum</i> 'Royal'	2" Cal., B&B	25'
	2	Harlequin Glorybower / <i>Clerodendrum trichotomum</i>	2" Cal., B&B	20'

**Trees**

Symbol	Quantity	Common Name / Botanical Name	Size and Notes	Mature Canopy (Dia.) / Canopy SF ^
	3	Royal Red Maple / <i>Acer rubrum</i> 'Royal'	2" Cal., B&B	25' / 491
	7	Silktree / <i>Albizia julibrissin</i> *	2" Cal., B&B	50' / 1964
	5	California Incense Cedar / <i>Calocedrus decurrens</i> **	10'-12', B&B	15' / 177
	4	Deodar cedar / <i>Cedrus deodara</i> *	10'-12', B&B	40' / 1257
	12	Common Hackberry / <i>Celtis occidentalis</i> *	2" Cal., B&B	40' / 1257
	16	Eastern Redbud / <i>Cercis canadensis</i>	6'-8' Ht., B&B	25' / 491
	4	Kousa Dogwood / <i>Cornus kousa</i>	2" Cal., B&B	25' / 491
	6	Harlequin Glorybower / <i>Clerodendrum trichotomum</i>	2" Cal., B&B	20' / 314
	4	Star Wars Leyland Cypress / <i>Cupressocyparis leylandii</i> 'Star Wars'	6'-8' Ht., B&B	8' / 50
	7	Narrowleaf Ash / <i>Fraxinus angustifolia</i> *	2" Cal., B&B	50' / 1964
	10	Raywood Ash / <i>Fraxinus oxycarpa</i> **	2" Cal., B&B	20' / 314
	11	Kobus Magnolia / <i>Magnolia kobus</i> **	6'-8' Ht., B&B	20' / 314
	5	Star Magnolia / <i>Magnolia stellata</i>	1 1/2" Cal., B&B	20' / 314
	6	Aristocrat Gallery Pear / <i>Pyrus calleryana</i> 'Aristocrat' **	2" Cal., B&B	20' / 314
	17	Scarlet Oak / <i>Quercus coccinea</i> *	2" Cal., B&B	60' / 2827
	2	Japanese Pagoda Tree / <i>Sophora japonica</i> **	2" Cal., B&B	50' / 1964
	4	Geneva Canadian Hemlock / <i>Tsuga canadensis</i> 'Geneva'	6'-8' Ht., B&B	13' / 133
	6	Green Vase Zelkova / <i>Zelkova serrata</i> 'Green Vase' *	2" Cal., B&B	45' / 1590

**Shrubs**

Symbol	Quantity	Common Name / Botanical Name	Size and Notes
	156	Kaleidoscope Fragrant Abelia / <i>Abelia x grandiflora</i> 'Kaleidoscope'	2 Gal.
	156	Dwarf Crimson Pygmy Japanese Barberry / <i>Berberis thunbergii</i> var. <i>zotropuspurea</i> 'Crimson Pygmy'	1 Gal.
	11	Feelin' Blue Deodar Cedar / <i>Cedrus deodara</i> 'Feelin' Blue'	5 Gal.
	18	Ilex crenata 'Convexa' / Convex Japanese Holly	3 Gal.
	18	Winter Daphne / <i>Daphne odora</i> 'Marginata'	3 Gal.
	78	Slender Deutzia / <i>Deutzia gracilis</i>	3 Gal.
	93	Springwood Pink Heath / <i>Erica carnea</i> 'Springwood Pink'	2 Gal.
	10	Compact Burning Bush / <i>Euonymus alatus</i> 'Compacta'	5 Gal.
	108	Japanese Euonymus / <i>Euonymus japonicus</i>	3 Gal.
	12	Hydrangea 'Endless Summer' / <i>Hydrangea macrophylla</i> 'Endless Summer'	3 Gal.
	73	Purity Evergreen Candytuft / <i>Iberis sempervirens</i> 'Purity'	1 Gal.
	32	Rainbow Drooping Leucothoe / <i>Leucothoe fontanesiana</i> 'Rainbow'	3 Gal.
	48	Oregon grape / <i>Mahonia aquifolium</i>	2 Gal.
	11	Ninebark 'Diablo' / <i>Physocarpus opulifolius</i> 'Diablo'	5 Gal.
	9	Jeddalah Dwarf Canadian Hemlock / <i>Tsuga canadensis</i> 'Jeddalah'	5 Gal.
	43	Fragrant Sarcococca / <i>Sarcococca confusa</i>	3 Gal.
	47	Japanese Skimmia / <i>Skimmia japonica</i>	3 Gal.
	43	Magic Carpet Spirea / <i>Spiraea x bumalda</i> 'Magic Carpet'	3 Gal.
	32	Anthony Waterer Spirea / <i>Spiraea x bumalda</i> 'Anthony Waterer'	3 Gal.
	323	American Arborvitae / <i>Thuja occidentalis</i> 'Smaragd'	3 Gal.
	38	Spring Bouquet Laurustinus Viburnum / <i>Viburnum tinus</i> 'Spring Bouquet'	5 Gal.
	37	Evergreen Huckleberry / <i>Vaccinium ovatum</i>	2 Gal.
	215	David Viburnum / <i>Viburnum davidii</i>	3 Gal.
	10	Wine and Rose Weigela / <i>Weigela florida</i> 'Alexandra'	5 Gal.

**Grasses, Groundcovers, Lawn**

Symbol	Quantity	Common Name / Botanical Name	Size and Notes
	55	Karl Foerster Feather Reed Grass / <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 Gal.
	42	Blue Fescue / <i>Festuca ovina</i> 'Glaucua'	1 Gal.
	121	Daylilies / <i>Hemerocallis</i> spp.	1 Gal.
	58	Dwarf Burgundy Bunny Fountain Grass / <i>Pennisetum alopecuroides</i> 'Burgundy Bunny'	1 Gal.
	123	Dwarf Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hameln'	1 Gal.
	26	Swarfens / <i>Polystichum munium</i>	1 Gal.
	74	Point Reyes Ceanothus / <i>Ceanothus glaucus</i>	1 Gal. @ 3" O.C.
	1500	Corsican Sandwort / <i>Arenaria balearica</i>	4" Pot @ 12" O.C.
	279	Wolong Ghost Wintercreeper / <i>Euonymus fortunei</i> 'Wolong Ghost'	1 Gal. @ 3" O.C.
	758	Massachusetts Kinnikinnick / <i>Kinnikinnick uva-ursi</i> 'Massachusetts'	1 Gal. @ 2" O.C.
	187	Grace Ward Lithodora / <i>Lithodora diffusa</i> 'Grace Ward'	1 Gal. @ 2" O.C.
	490	Japanese Sponge / <i>Pachysandra terminalis</i>	4" Pot @ 12" O.C.
	322	Emerald Carpet / <i>Rubus pentalobus</i> 'Emerald Carpet'	4" Pot @ 3" O.C.
	14,010 SF	Lawn, ProTime Supreme Mix or Equal	Seed or Soil
	7804 SF	Xeriscape Lawn Alternative, P1705 ProTime Seed or Equal	Seed

**Legend:**

EXISTING TREES ON ADJACENT SITE TO REMAIN. SEE TREE PROTECTION DETAIL SHEET L1.1. SEE TREE INVENTORY SHEET L1.1.

**Notes:**

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS.
2. ALL LANDSCAPE AREAS TO BE PROVIDED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM BY CONTRACTOR.
3. PLANT LEGEND SEE THIS SHEET. PLANTING DETAILS SEE SHEET L1.4.
4. OPEN SPACE CALCULATIONS SEE SHEET L1.3.
5. LANDSCAPE PARKING CALCULATIONS SEE SHEET L1.4.
6. TREE CANOPY COVERAGE CALCULATIONS SEE SHEET L1.5.
7. SEE ARCHITECTURAL PLANS FOR SITE PLAN.
8. PLAY AREA TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
9. PLAY STRUCTURE EQUIPMENT TO BE SELECTED.
10. ALL TREES AND PLANTS SHALL MEET THE REQUIREMENTS OF CHAPTER 16.92 OF SHERWOOD'S CODE. SELECTED TREES, AT THE TIME OF PLANTING, WILL BE FULLY BRANCHED, A MIN. OF 6' HT. AND A MIN. OF 2" CALIPER. SELECTED SHRUBS WILL BE AT FULL GROWTH WITHIN 5 YEARS OF PLANTING. SELECTED GROUP COVERS WILL BE PLANTED AT A DENSITY TO COVER THE ENTIRE AREA WITHIN 3 YEARS OF PLANTING.
11. THE FINISHED SIDE OF THE PROPOSED 6' HT. SIGHT-OBSCURING CEDAR FENCE SHALL FACE THE NEIGHBORING PROPERTY.
12. LANDSCAPE TO BE MAINTAINED BY MANAGEMENT COMPANY.
13. ALL PLANTING AREAS TO HAVE A MINIMUM OF 6" WORKABLE TOPSOIL, TILL AS NECESSARY.
14. AMEND ALL SOIL WITH 2" COMPOST.
15. SPREAD 2" MIN. DEPTH AGED COMPOST MULCH IN ALL PLANTED AREAS. KEEP MULCH AWAY FROM PLANT BASE.

\* LARGE TREE FOR PARKING CALCULATIONS  
 \*\* MEDIUM TREE FOR PARKING CALCULATIONS  
 ^ EVERGREEN TREE FOR PARKING CALCULATIONS  
 ^ SEE TREE CANOPY COVERAGE CALCULATIONS

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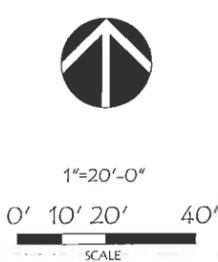
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Sherwood  
Apartments

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PLANTING  
PLAN



February 15th, 2016

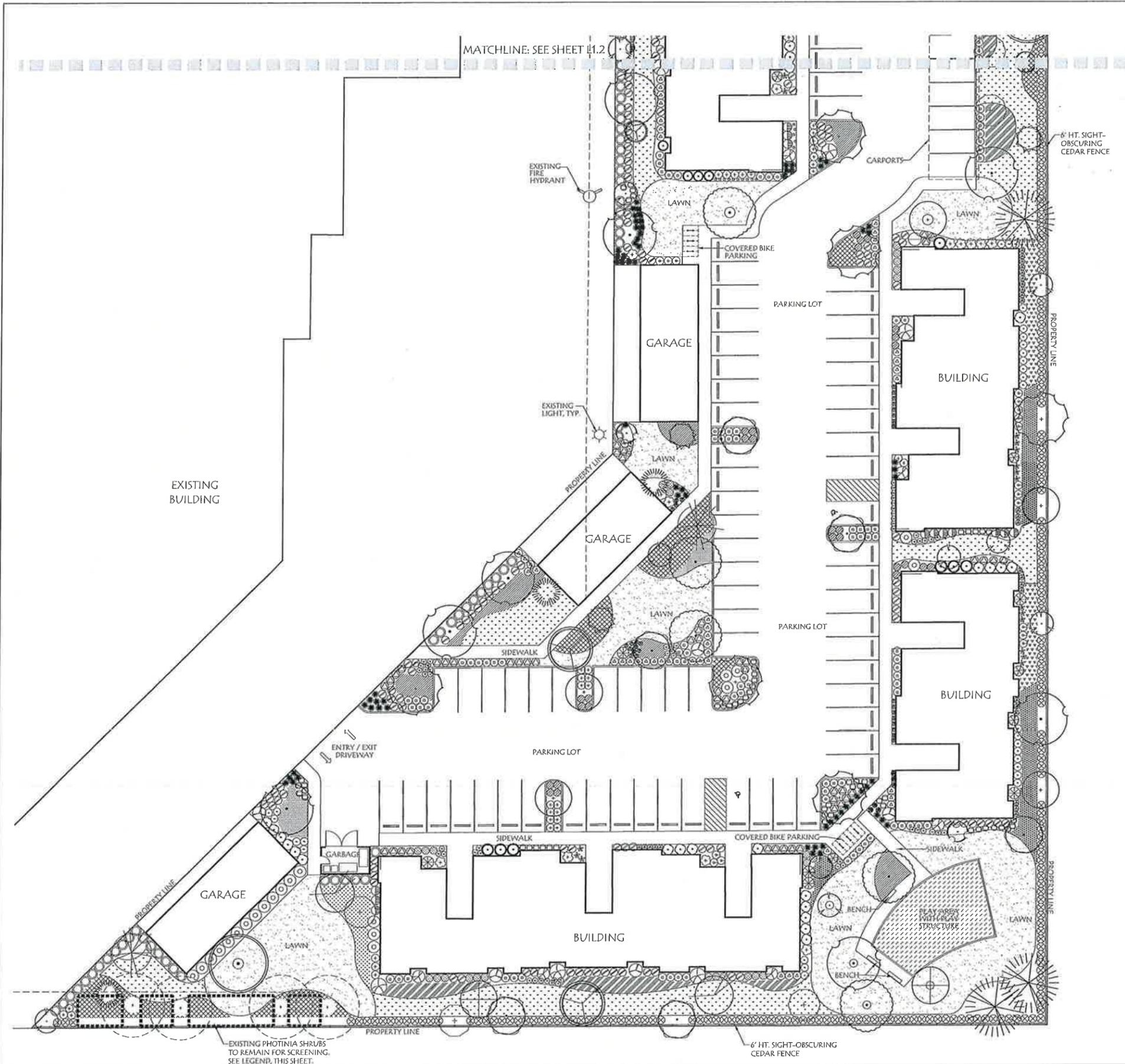
**REVISIONS**

#	DATE	NOTES	INITIALS

L1.2

SHEET 2 OF 4  
PROJECT #: 1135R

PLAN REVIEW: APRIL 22ND, 2016



**Legend:**

EXISTING TREES ON SITE AND ADJACENT SITE TO REMAIN. SEE TREE PROTECTION DETAIL SHEET L1.1, SEE TREE INVENTORY SHEET L1.1.

EXISTING PHOTINIA SHRUB SCREEN TO REMAIN. PRUNE TOPS AND FRONTS OF SHRUBS. IF SHRUBS DO NOT SURVIVE, REPLACE WITH 34 ARBORVITAE ALONG FENCE LINE. PLANT PROPOSED GROUNDCOVERS BENEATH PHOTINIA SHRUBS.

**Notes:**

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS.
2. ALL LANDSCAPE AREAS TO BE PROVIDED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM BY CONTRACTOR.
3. PLANT LEGEND SEE THIS SHEET. PLANTING DETAILS SEE SHEET L1.4.
4. OPEN SPACE CALCULATIONS SEE THIS SHEET.
5. LANDSCAPE PARKING CALCULATIONS SEE SHEET L1.4.
6. TREE CANOPY COVERAGE CALCULATIONS SEE THIS SHEET.
7. SEE ARCHITECTURAL PLANS FOR SITE PLAN.
8. PLAY AREA TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
9. PLAY STRUCTURE EQUIPMENT TO BE SELECTED.
10. ALL TREES AND PLANTS SHALL MEET THE REQUIREMENTS OF CHAPTER 16.92 OF SHERWOOD'S CODE. SELECTED TREES, AT THE TIME OF PLANTING, WILL BE FULLY BRANCHED, A MIN. OF 6' HT. AND A MIN. OF 2" CALIPER. SELECTED SHRUBS WILL BE AT FULL-GROWTH WITHIN 3 YEARS OF PLANTING. SELECTED GROUNDCOVERS WILL BE PLANTED AT A DENSITY TO COVER THE ENTIRE AREA WITHIN 3 YEARS OF PLANTING.
11. THE FINISHED SIDE OF THE PROPOSED 6' HT. SIGHT-OBSCURING CEDAR FENCE SHALL FACE THE NEIGHBORING PROPERTY.
12. LANDSCAPE TO BE MAINTAINED BY MANAGEMENT COMPANY.
13. ALL PLANTING AREAS TO HAVE A MINIMUM OF 6" WORKABLE TOPSOIL, TILL AS NECESSARY.
14. AMEND ALL SOIL WITH 2" COMPOST.
15. SPREAD 2" MIN. DEPTH AGED COMPOST MULCH IN ALL PLANTED AREAS. KEEP MULCH AWAY FROM PLANT BASE.

**Open Space Calculations**

TOTAL RESIDENTIAL SITE AREA: 3.43 ACRES OR 149,410 SF.  
 OPEN SPACE REQUIREMENTS: 20% OF RESIDENTIAL SITE  
 OPEN SPACE: 20% OF 3.43 ACRES=29,882 SF REQUIRED - 33,317 PROVIDED  
 ACTIVE RECREATION USE REQUIREMENTS: 50% OF THE 20%  
 OPEN SPACE AREA OPEN SPACE FOR RECREATIONAL USE:  
 50% OF 29,822 SF=14,911 SF REQUIRED - 16,646 SF PROVIDED

**Tree Canopy Coverage Calculations**

REQUIRED CANOPY COVERAGE = 30% OF TOTAL SITE SQUARE FOOTAGE  
 TOTAL SITE AREA = 149,410 SF  
 50% OF TOTAL SITE AREA = 44,825 SF  
 TREE CANOPY COVERAGE =  $\pi r^2$ , (r=RADIUS OF MATURE TREE CANOPY)  
 TOTAL SITE TREE CANOPY COVERAGE = 133,956 SF  
 PROPOSED TREES = 89% CANOPY COVERAGE  
 (COVERAGE DOES NOT INCLUDE EXISTING TREES OR STREET TREES)

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**PLANTING  
PLAN**



1"=20'-0"  
0' 10' 20' 40'  
SCALE

February 15th, 2016

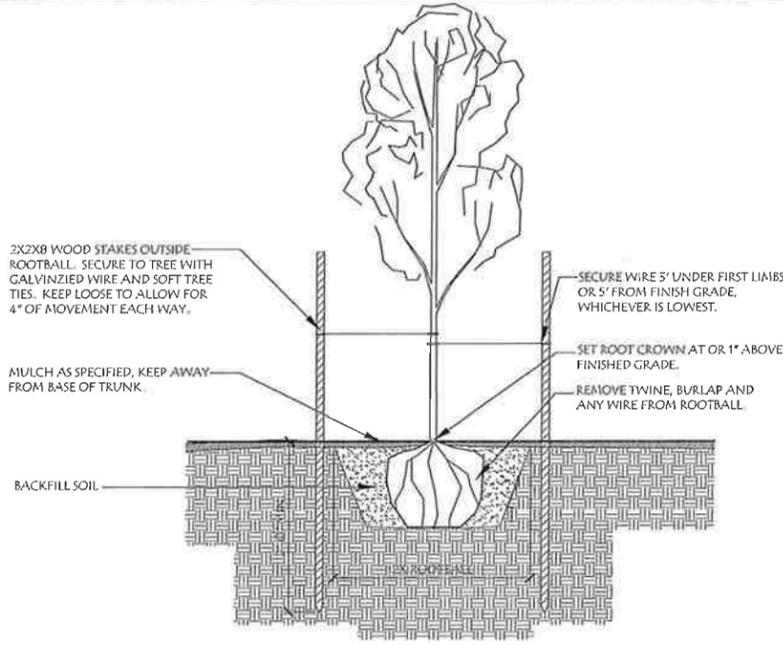
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#	DATE	NOTES	INITIALS

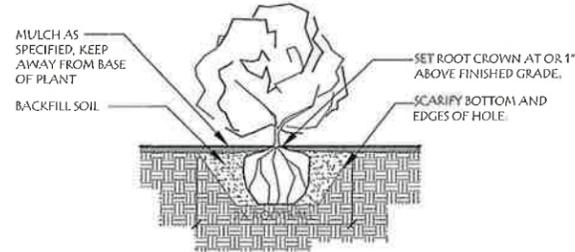
**L1.3**

SHEET 3 OF 4  
PROJECT #: 1135R

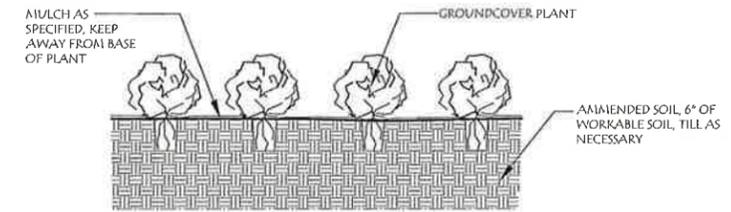
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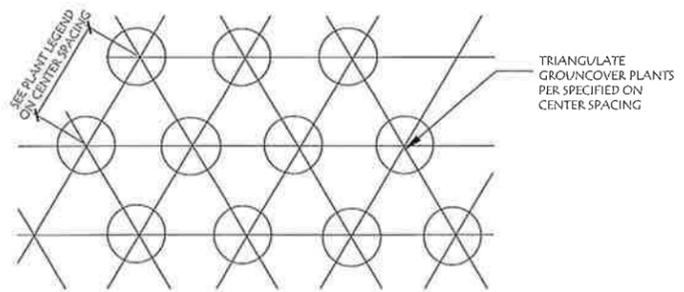
1 TREE PLANTING DETAIL  
L1.4 SCALE: NTS



2 SHRUB PLANTING DETAIL  
L1.4 SCALE: NTS



3 GROUNDCOVER PLANTING DETAIL  
L1.4 SCALE: NTS



4 GROUNDCOVER SPACING DETAIL  
L1.4 SCALE: NTS

Legend:

LANDSCAPE PARKING AREAS  
TOTAL = 6255 SF

Notes:

1. PLANTING PLAN SEE SHEETS L1.2 AND L1.3.
2. PLANT LEGEND SEE SHEET L1.2. PLANTING DETAILS SEE THIS SHEET.
3. LANDSCAPE PARKING CALCULATIONS SEE THIS SHEET.
4. SEE ARCHITECTURAL PLANS FOR SITE PLAN AND SITE SQUARE FOOTAGES.

Landscape Parking Calculations

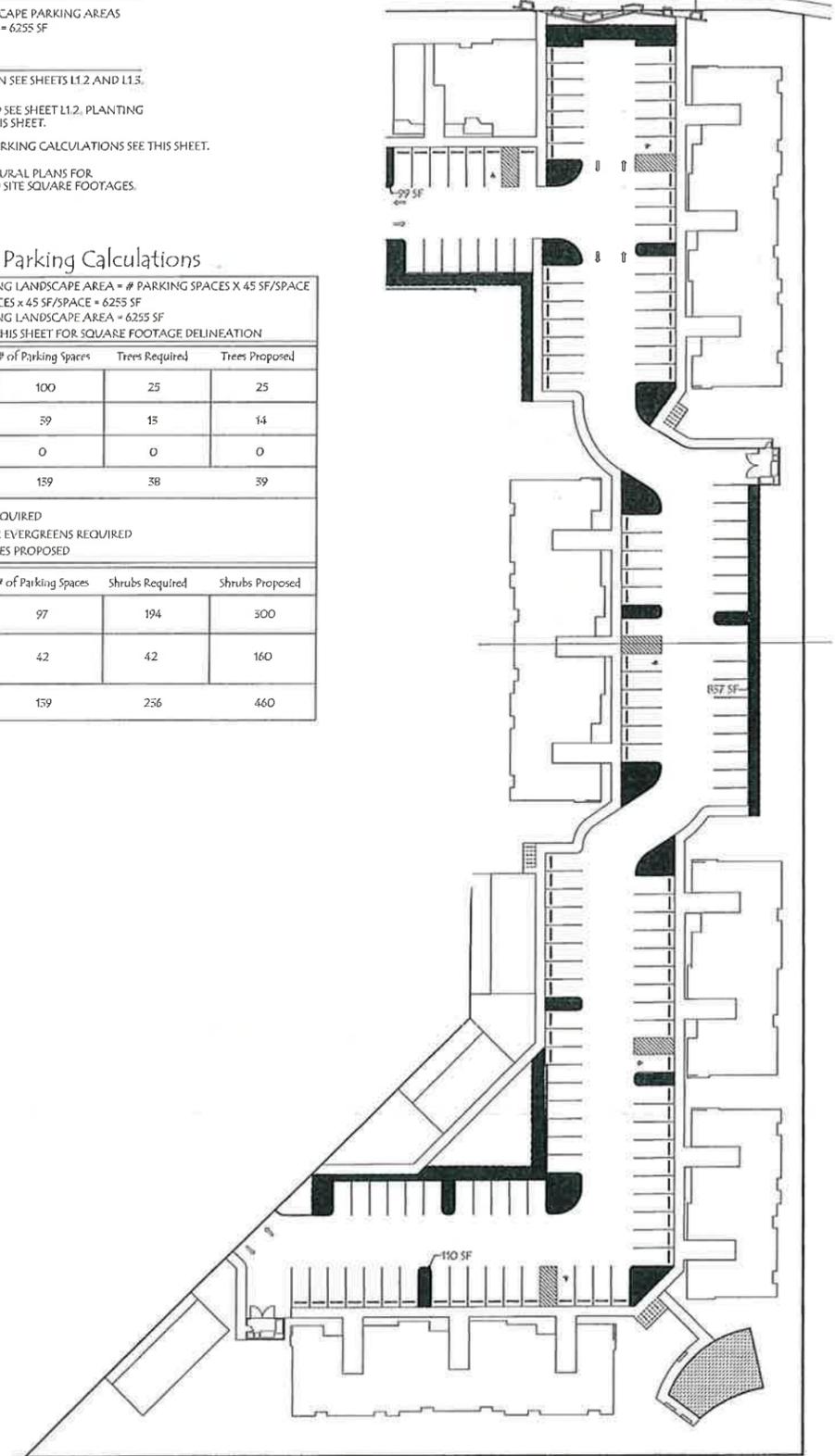
REQUIRED PARKING LANDSCAPE AREA = # PARKING SPACES X 45 SF/SPACE  
159 PARKING SPACES X 45 SF/SPACE = 6255 SF  
REQUIRED PARKING LANDSCAPE AREA = 6255 SF  
\*SEE PLAN INSET THIS SHEET FOR SQUARE FOOTAGE DELINEATION

Trees	# of Parking Spaces	Trees Required	Trees Proposed
1 Large Tree / 4 Spaces	100	25	25
1 Med. Tree / 3 Spaces	59	15	14
1 Small Tree / 2 Spaces	0	0	0
<b>TOTALS</b>	<b>159</b>	<b>38</b>	<b>39</b>

5% EVERGREEN REQUIRED  
39 TOTAL X .05 = 2 EVERGREENS REQUIRED  
2 EVERGREEN TREES PROPOSED

Shrubs	# of Parking Spaces	Shrubs Required	Shrubs Proposed
2 Shrubs / Space	97	194	300
1 Shrub / Space No Paving In Front of Stall	42	42	160
<b>TOTALS</b>	<b>159</b>	<b>236</b>	<b>460</b>

Landscape Parking Delineation



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Landscape Architect, L.L.C.



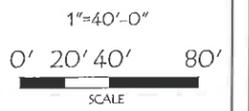
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PLANTING  
DETAILS



February 15th, 2016

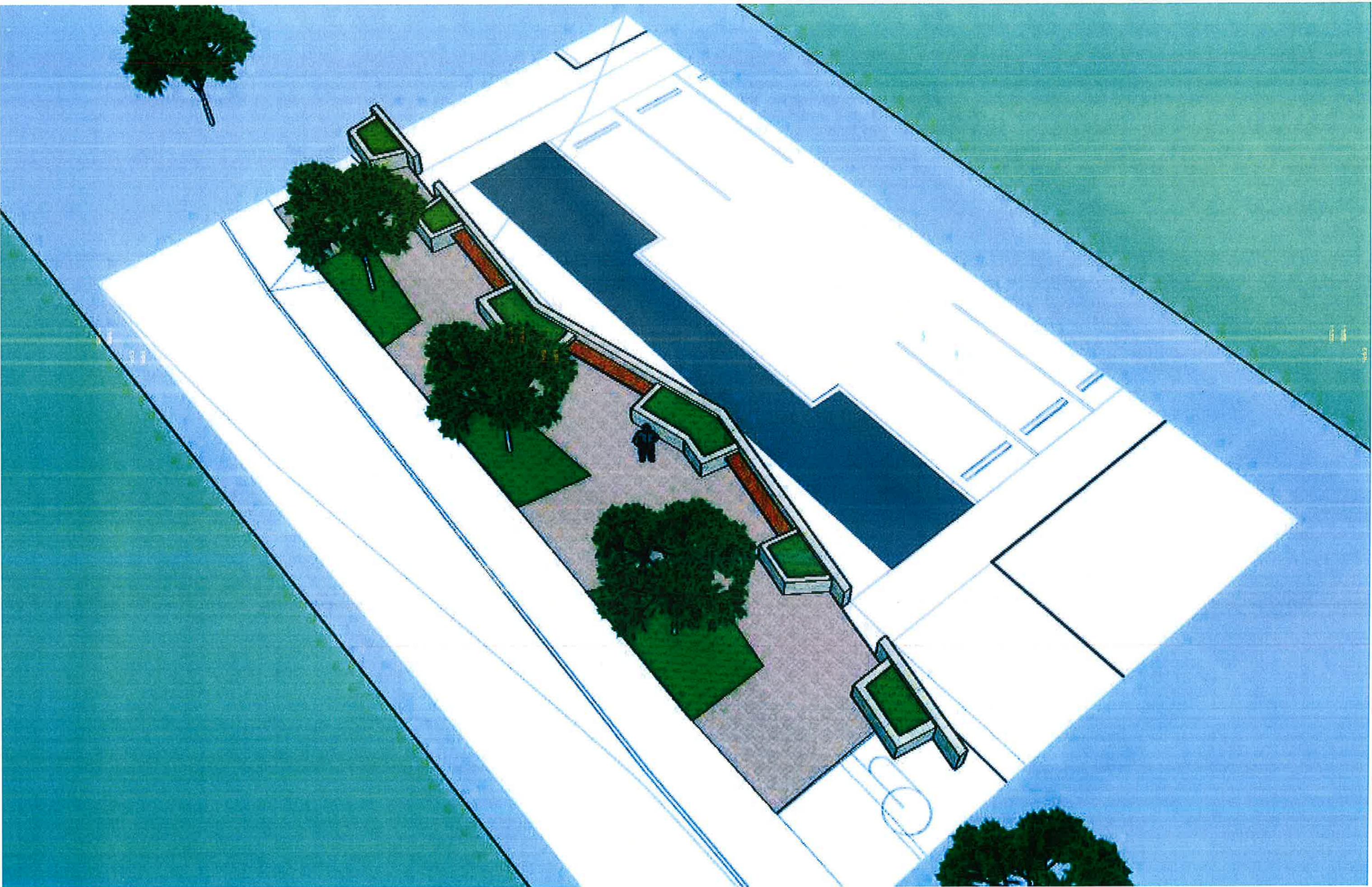
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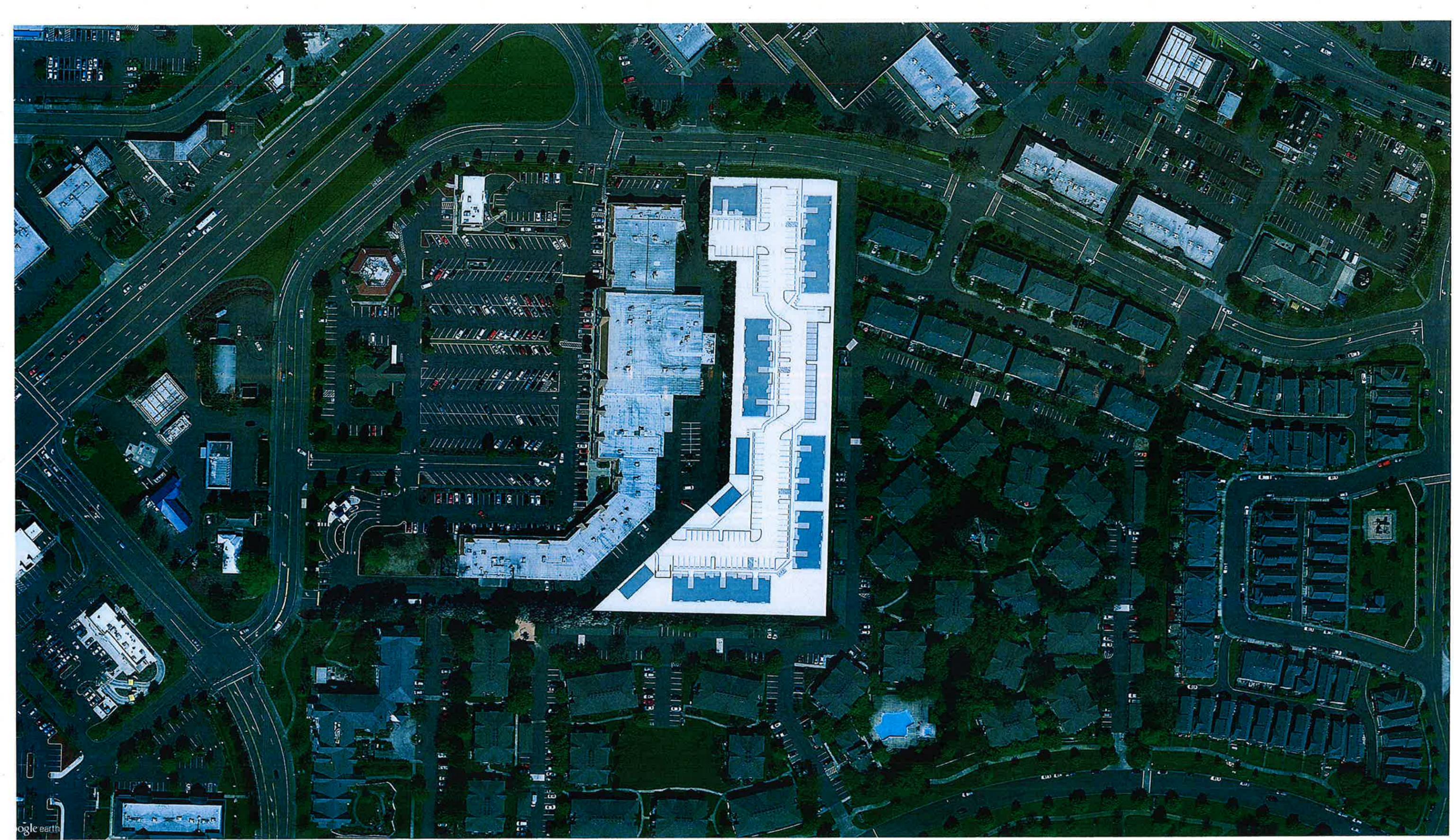
L1.4

SHEET 4 OF 4  
PROJECT #: 1135R

PLAN REVIEW: APRIL 22ND, 2016







**SITE PLAN SUMMARY:**

APARTMENT UNIT TOTAL: 82 UNITS

STUDIO - 6 UNITS  
 1-BEDROOM - 41 UNITS  
 2-BEDROOM - 29 UNITS  
 3-BEDROOM - 6 UNITS

AUTOMOBILE PARKING REQUIREMENTS:

STUDIO - 6 UNITS x 1 = 6 SPACES  
 1-BEDROOM - 41 UNITS x 1.25 = 51.25 SPACES  
 2-BEDROOM - 29 UNITS x 1.5 = 43.5 SPACES  
 3-BEDROOM - 6 UNITS x 1.75 = 10.5 SPACES  
 TOTAL PARKING REQUIREMENT: 111.25 SPACES PLUS 15%  
 111.25 x 15% = 16.69 16.69 + 111.25 = 127.94 SPACES REQUIRED  
 TOTAL PARKING PROVIDED: 139 SPACES

COMPACT STALLS PROVIDED: 18 STALLS  
 STANDARD STALLS PROVIDED: 116 STALLS  
 ADA PARKING STALLS: 5 REQUIRED - 5 PROVIDED

BICYCLE PARKING REQUIREMENTS:

1 PER 10 AUTOMOBILE PARKING SPACES  
 139 SPACES / 10 = 14 BICYCLE PARKING SPACES  
 25% REQUIRED TO BE LONG-TERM = 4 LONG-TERM SPACES REQUIRED - 6 PROVIDED

TOTAL RESIDENTIAL SITE AREA: 3.43 ACRES OR 149,410 SF, TOTAL SITE AREA: 13.26 ACRES  
 OPEN SPACE REQUIREMENTS: 20% OF RESIDENTIAL SITE AREA  
 OPEN SPACE: 29,882 SF REQUIRED - 33,317 PROVIDED  
 ACTIVE RECREATION USE REQUIREMENTS: 50% OF THE 20% OPEN SPACE AREA  
 OPEN SPACE FOR RECREATIONAL USE: 50% OF 29,822 SF = 14,911 SF REQUIRED - 16,646 SF PROVIDED (SEE KEYNOTES 1 AND 2)

THE AREA OF THE SUBJECT PROPERTY UTILIZED FOR THE PROPOSED RESIDENTIAL PROJECT CONSISTS OF 3.43 ACRES WHICH EQUATES TO A MINIMUM DENSITY OF 57 DWELLING UNITS AND A MAXIMUM DENSITY OF 82 DWELLING UNITS. 82 DWELLING UNITS ARE BEING PROVIDED, DENSITY REQUIREMENTS MET.

THE PROPERTY IS ZONED AS RC RETAIL COMMERCIAL.

82 UNITS REQUIRE 8,000 SQUARE FEET FOR THE FIRST TWO UNITS AND 80 x 1,500 SQUARE FEET FOR ADDITIONAL UNITS EQUALING 120,000 SQUARE FEET FOR A GRAND TOTAL OF 128,000 SQUARE FEET OR 2.94 ACRES, RESIDENTIAL AREA IS 3.43 ACRES, REQUIREMENT MET.

THIS PROPERTY IS NOT IN A FLOOD PLAIN, DOES NOT HAVE ANY VEGETATIVE CORRIDORS, WETLANDS, OR SENSITIVE AREAS AND DOES NOT CONTAIN ANY STREAMS, PONDS OR DRAINAGEWAYS

THIS PROPOSAL DOES NOT INCLUDE ANY OUTDOOR STORAGE AREAS, OUTDOOR SALES AND MERCHANDISE DISPLAY AREAS OR ANY TRUCK LOADING AND MANUEVERING AREAS OTHER THAN ANY OF THOSE PRESENTLY IN EXISTENCE AS PART OF THE COMMERCIAL RETAIL DEVELOPMENT.

**LOT COVERAGE:**

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	30,198 SF	20 %
PAVINGS, SIDEWALKS	66,900 SF	45 %
LANDSCAPE	52,312 SF	35 %
TOTAL SITE AREA	149,410 SF	100 %

**SITE PLAN LEGEND:**

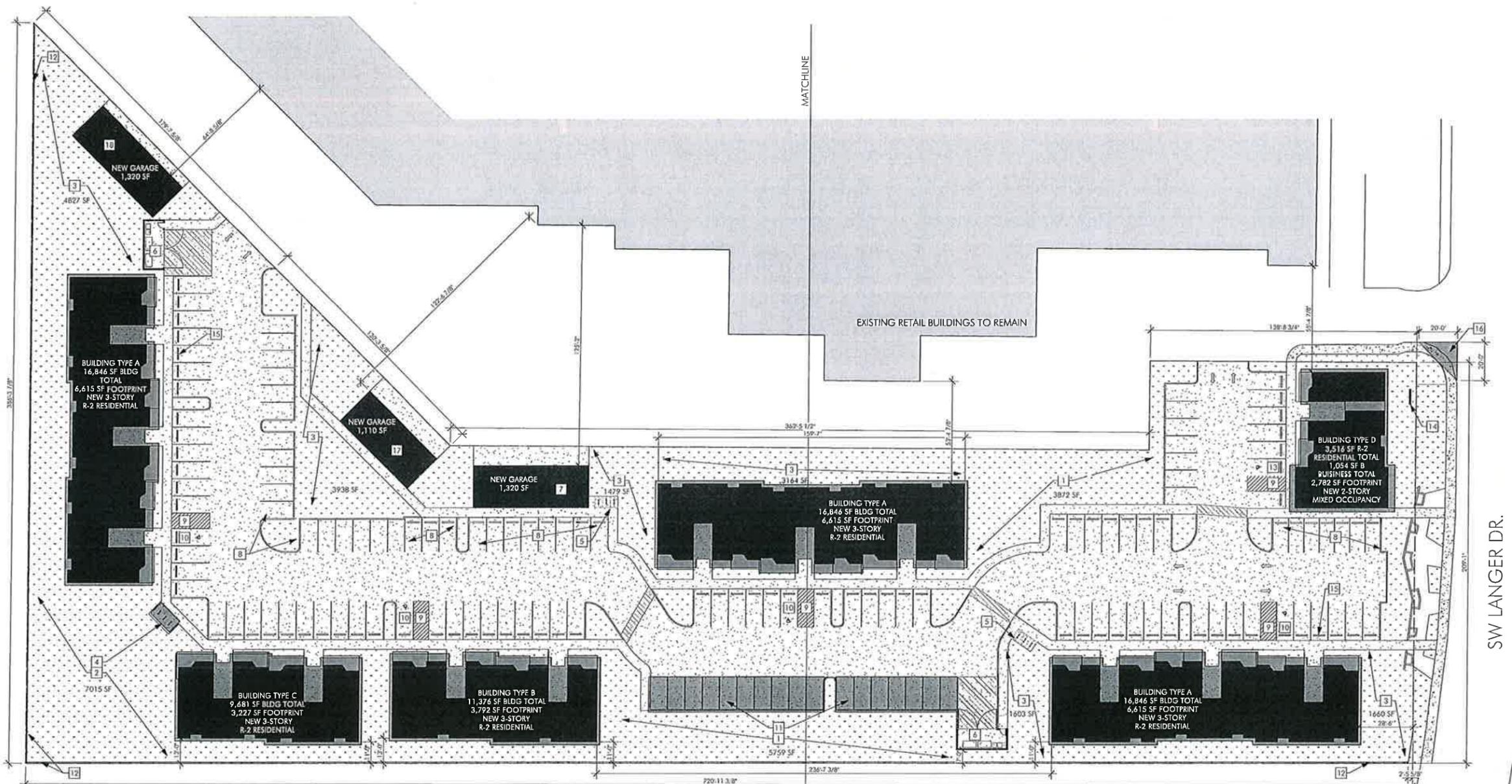
-  BUILDING AREA
-  BUILDING OVERHANG ABOVE
-  LANDSCAPING
-  CONCRETE FLOOR/SIDEWALK/PAD

**SITE PLAN NOTES:**

- 1 LANDSCAPED OPEN SPACE SUITABLE FOR RECREATION. SEE PLAN FOR AREA TOTALS.
- 2 LANDSCAPED AREA WITH PLAY STRUCTURES. SEE PLAN FOR AREA TOTALS.
- 3 LANDSCAPED OPEN SPACE. SEE PLAN FOR AREA TOTALS.
- 4 COVERED LONG-TERM FLOOR MOUNT BICYCLE RACKS. SEE DETAIL 5/A1.04 FOR TYPICAL SHELTER SECTION.
- 5 FLOOR MOUNT BICYCLE RACKS.
- 6 TRASH ENCLOSURE. ENCLOSURE TO BE CONSTRUCTED OF CEDAR PLANKS OVER P.T. FRAMING WITH ROOF TO MATCH LOOK AND PITCH OF SURROUNDING STRUCTURES.
- 7 VEHICLE GARAGE STRUCTURE. SEE SHEET AS.01 FOR MORE INFORMATION. GARAGE NOT TO EXCEED 15'-0" IN HEIGHT.
- 8 COMPACT AUTO PARKING SPACES.
- 9 PROVIDE ACCESSIBLE PARKING SYMBOL STRIPING.
- 10 PROVIDE VAN ACCESSIBLE PARKING SIGN AND PAVEMENT MARKINGS. SEE DETAILS 3 AND 4 ON A1.02 COVERED PARKING.
- 11 6'-0" TALL SIGHT-OBSCURING CEDAR FENCE.
- 12 6'-0" TALL SIGHT-OBSCURING CEDAR FENCE.
- 13 PROVIDE VAN ACCESSIBLE PARKING SIGN, WHEELCHAIR ONLY.
- 14 FREE-STANDING SIGN TO BE 7' WIDE BY 4' 6" TALL.
- 15 CONCRETE WHEEL STOP, TYP. SEE DETAIL 2/A1.04
- 16 20' x 20' CLEAR VISION TRIANGLE.
- 17 VEHICLE GARAGE STRUCTURE. SEE SHEET AS.02 FOR MORE INFORMATION. GARAGE NOT TO EXCEED 15'-0" IN HEIGHT.
- 18 VEHICLE GARAGE STRUCTURE. SEE SHEET AS.03 FOR MORE INFORMATION. GARAGE NOT TO EXCEED 15'-0" IN HEIGHT.

**SITE PLAN GENERAL NOTES:**

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS. SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.



**1 SITE PLAN**  
 0' 15' 30' 60' 90' 1" = 30'-0"



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PROJECT # 2015-45  
 DATE: 02/09/2016

REVISIONS

**NEW MULTI-FAMILY HOUSING**  
**SHERWOOD APARTMENTS**  
 16390 SW LANGER DR. SHERWOOD, OREGON 97140

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PROJECT # 2015-45  
DATE: 02/09/2016

REVISIONS

**NEW MULTI-FAMILY HOUSING  
SHERWOOD APARTMENTS**  
16390 SW LANGER DR. SHERWOOD, OREGON 97140

SHEET:  
**A1.02**

**SITE PLAN SUMMARY:**

APARTMENT UNIT TOTAL: 82 UNITS  
STUDIO - 6 UNITS  
1-BEDROOM - 41 UNITS  
2-BEDROOM - 29 UNITS  
3-BEDROOM - 6 UNITS

AUTOMOBILE PARKING REQUIREMENTS:  
STUDIO - 6 UNITS x 1 = 6 SPACES  
1-BEDROOM - 41 UNITS x 1.25 = 51.25 SPACES  
2-BEDROOM - 29 UNITS x 1.5 = 43.5 SPACES  
3-BEDROOM - 6 UNITS x 1.75 = 10.5 SPACES  
TOTAL PARKING REQUIREMENT: 111.25 SPACES PLUS 15%  
111.25 x 15% = 16.69 16.69 + 111.25 = 127.94 SPACES REQUIRED  
TOTAL PARKING PROVIDED: 139 SPACES

COMPACT STALLS PROVIDED: 16 STALLS  
STANDARD STALLS PROVIDED: 116 STALLS  
ADA PARKING STALLS: 5 REQUIRED - 5 PROVIDED

BICYCLE PARKING REQUIREMENTS:  
1 PER 10 AUTOMOBILE PARKING SPACES  
139 SPACES / 10 = 14 BICYCLE PARKING SPACES  
25% REQUIRED TO BE LONG-TERM = 4 LONG-TERM SPACES REQUIRED - 6 PROVIDED

TOTAL RESIDENTIAL SITE AREA: 3.43 ACRES OR 149,410 SF; TOTAL SITE AREA: 13.26 ACRES  
OPEN SPACE REQUIREMENTS: 20% OF RESIDENTIAL SITE AREA  
OPEN SPACE: 20% OF 3.43 ACRES = 29,882 SF REQUIRED - 33,317 PROVIDED  
ACTIVE RECREATION USE REQUIREMENTS: 50% OF THE 20% OPEN SPACE AREA  
OPEN SPACE FOR RECREATIONAL USE: 50% OF 29,882 SF = 14,911 SF REQUIRED - 16,646 SF PROVIDED (SEE KEYNOTES 1 AND 2)

**SITE PLAN LEGEND:**

- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- CONCRETE FLOOR/SIDEWALK/PAD

**LOT COVERAGE:**

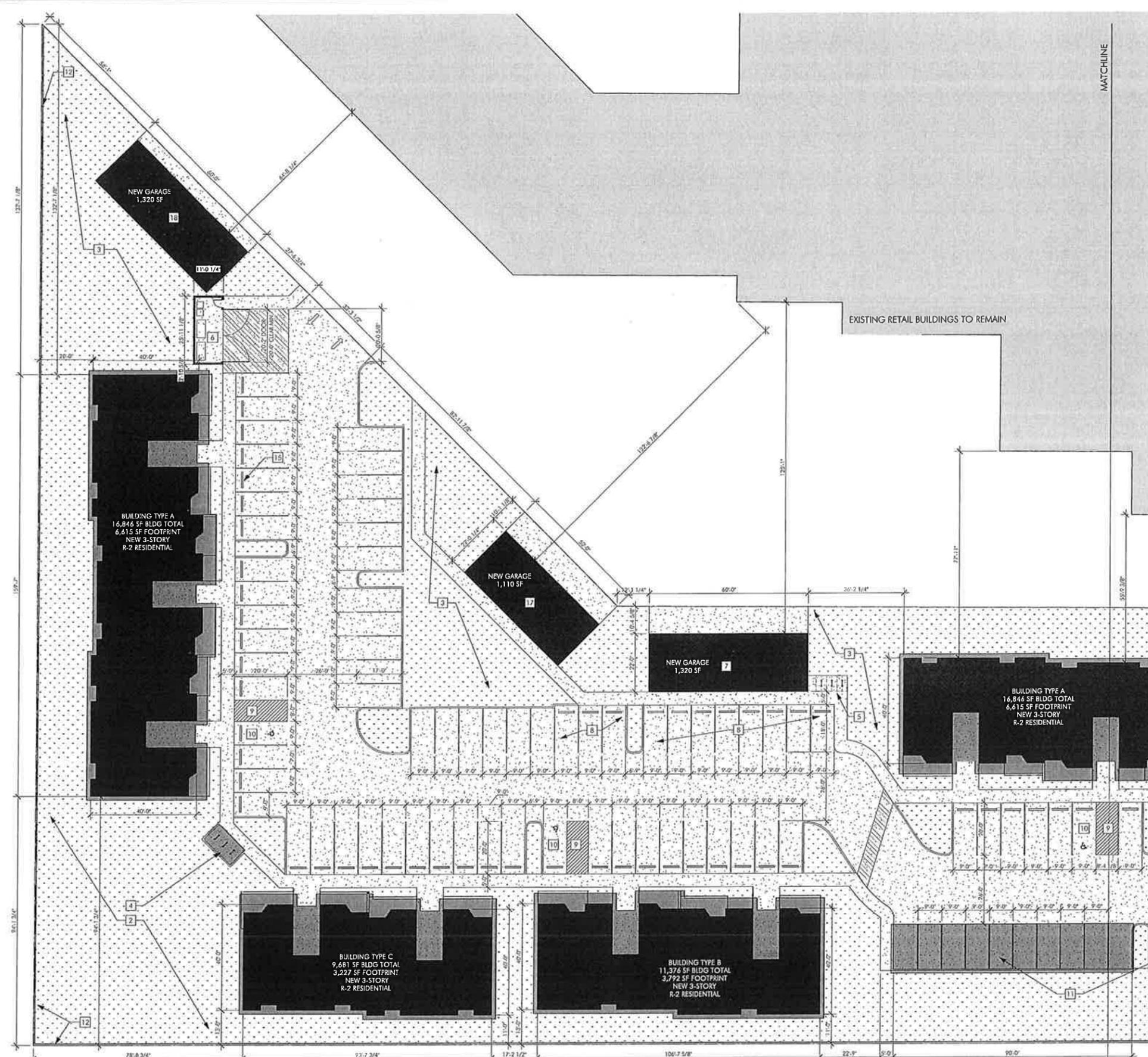
SITE AREA BREAKDOWN	AREA	%
BUILDINGS	30,198 SF	20%
PAVINGS, SIDEWALKS	66,900 SF	45%
LANDSCAPE	52,312 SF	35%
<b>TOTAL SITE AREA</b>	<b>149,410 SF</b>	<b>100%</b>

**SITE PLAN KEYNOTES:**

- 1 LANDSCAPED OPEN SPACE SUITABLE FOR RECREATION. SEE PLAN FOR AREA TOTALS.
- 2 LANDSCAPED AREA WITH PLAY STRUCTURES. SEE PLAN FOR AREA TOTALS.
- 3 LANDSCAPED OPEN SPACE. SEE PLAN FOR AREA TOTALS.
- 4 COVERED LONG-TERM FLOOR MOUNT BICYCLE RACKS. SEE DETAIL S/A1.04 FOR TYPICAL SHELTER SECTION.
- 5 FLOOR MOUNT BICYCLE RACKS.
- 6 TRASH ENCLOSURE. ENCLOSURE TO BE CONSTRUCTED OF CEDAR PLANKS OVER P T FRAMING WITH ROOF TO MATCH LOOK AND PITCH OF SURROUNDING STRUCTURES.
- 7 VEHICLE GARAGE STRUCTURE. SEE SHEET AS.01 FOR MORE INFORMATION. GARAGE NOT TO EXCEED 15'-0" IN HEIGHT.
- 8 COMPACT AUTO PARKING SPACES.
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- 10 PROVIDE VAN ACCESSIBLE PARKING SIGN AND PAVEMENT MARKINGS. SEE DETAILS 3 AND 4 ON COVERED PARKING.
- 11 6'-0" TALL SIGHT-OBSCURING CEDAR FENCE.
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- 14 CONCRETE WHEEL STOP, 11". SEE DETAIL Z/A1.04
- 15 20' x 20' CLEAR VISION TRIANGLE.
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**SITE PLAN GENERAL NOTES:**

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
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- 4. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS. SEE CIVIL.
- 5. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- 6. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.



**1 SITE PLAN SOUTH**  
0 5 10 20 40 60 1" = 20'-0"

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PROJECT # 2015-45  
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REVISIONS

**NEW MULTI-FAMILY HOUSING  
SHERWOOD APARTMENTS**  
16390 SW LANGER DR. SHERWOOD, OREGON 97140

SHEET:  
**A1.03**

**SITE PLAN SUMMARY:**

APARTMENT UNIT TOTAL: 82 UNITS

STUDIO - 6 UNITS  
1-BEDROOM - 41 UNITS  
2-BEDROOM - 29 UNITS  
3-BEDROOM - 6 UNITS

AUTOMOBILE PARKING REQUIREMENTS:

STUDIO - 6 UNITS x 1 = 6 SPACES  
1-BEDROOM - 41 UNITS x 1.25 = 51.25 SPACES  
2-BEDROOM - 29 UNITS x 1.5 = 43.5 SPACES  
3-BEDROOM - 6 UNITS x 1.75 = 10.5 SPACES  
TOTAL PARKING REQUIREMENT: 111.25 SPACES PLUS 15%  
111.25 x 1.15 = 126.94 126.94 + 111.25 = 238.19 SPACES REQUIRED  
TOTAL PARKING PROVIDED: 139 SPACES

COMPACT STALLS PROVIDED: 18 STALLS  
STANDARD STALLS PROVIDED: 116 STALLS  
ADA PARKING STALLS: 5 REQUIRED - 5 PROVIDED

BICYCLE PARKING REQUIREMENTS:

1 PER 10 AUTOMOBILE PARKING SPACES  
139 SPACES/10 = 14 BICYCLE PARKING SPACES  
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TOTAL RESIDENTIAL SITE AREA: 3.43 ACRES OR 149,410 SF, TOTAL SITE AREA: 13.26 ACRES

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**SITE PLAN LEGEND:**

- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- CONCRETE FLOORS/SIDEWALK/PAD

**LOT COVERAGE:**

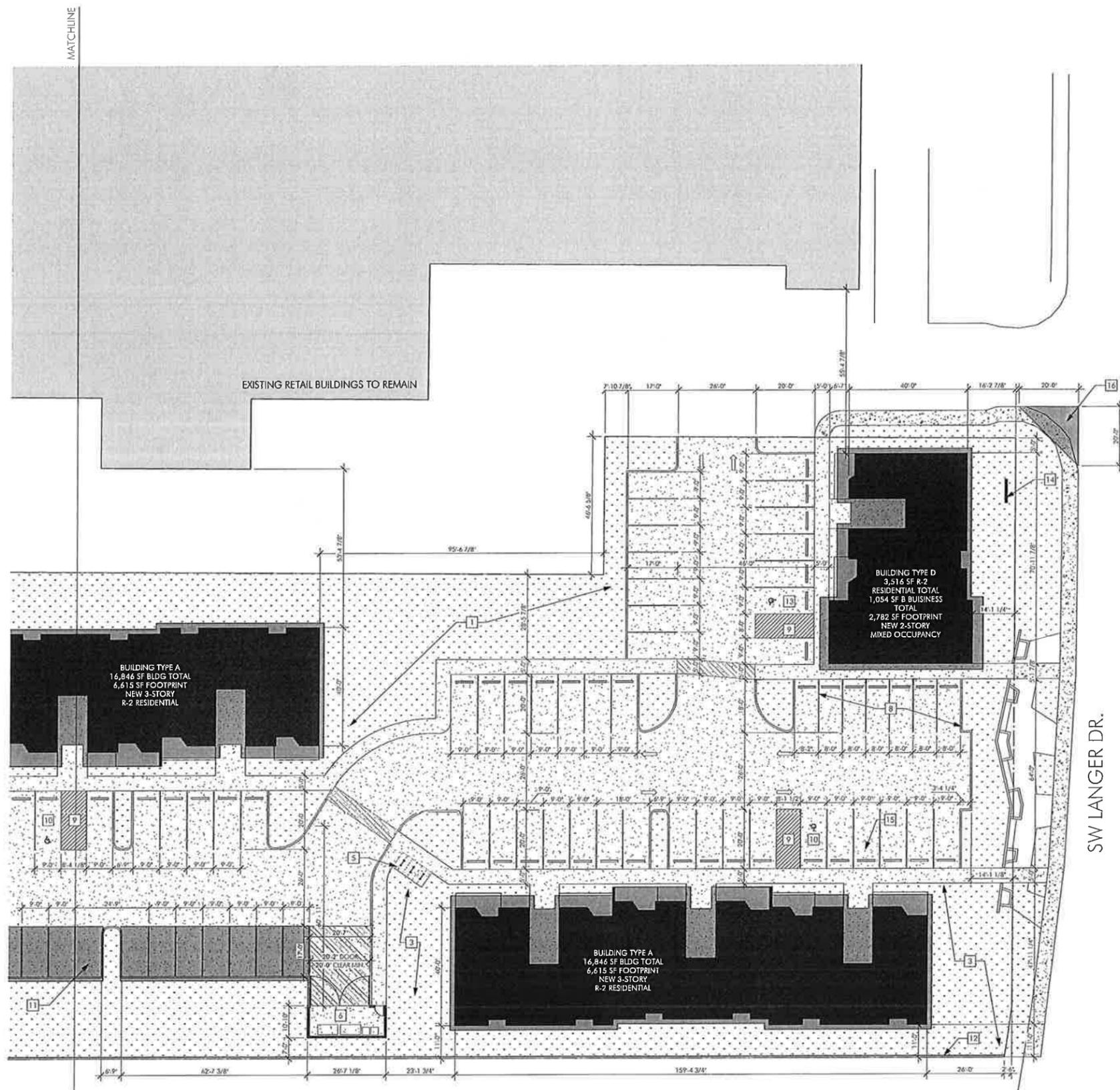
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PROJECT # 2015-45  
DATE: 01/19/2015

REVISIONS

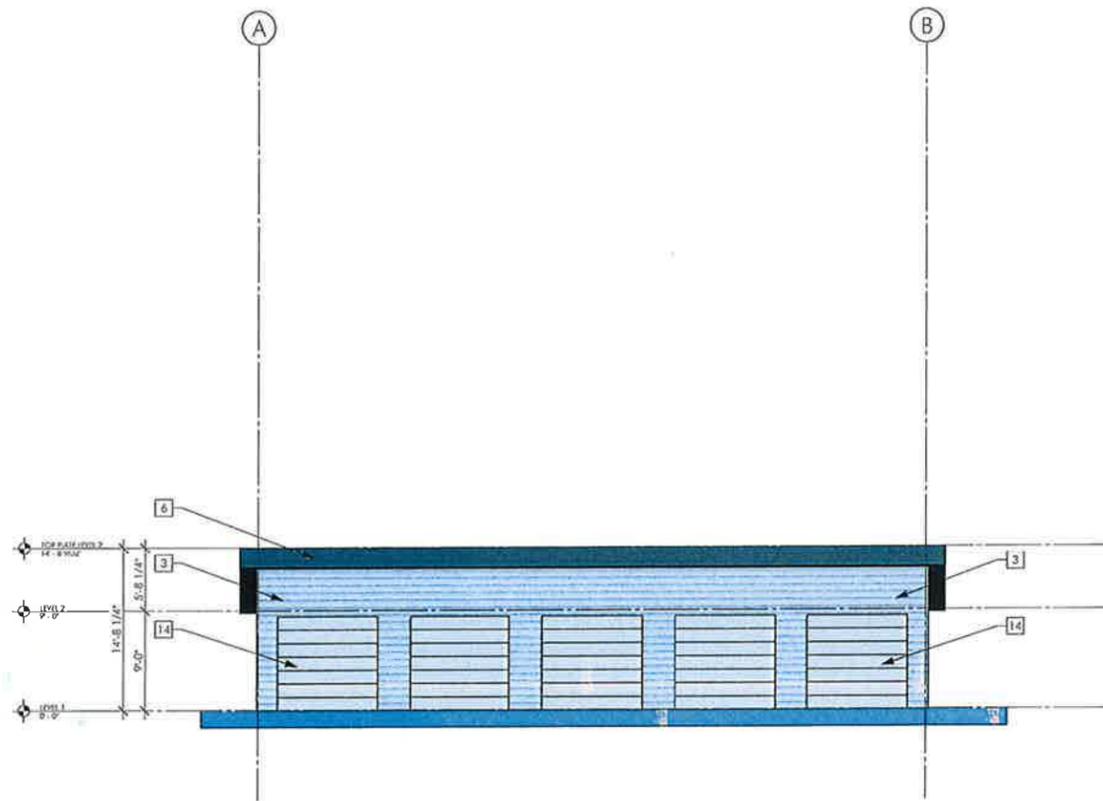
**NEW MULTI-FAMILY HOUSING  
SHERWOOD APARTMENTS**  
16390 SW LANGER DR. SHERWOOD, OREGON 97140

SHEET:  
**A5.01**

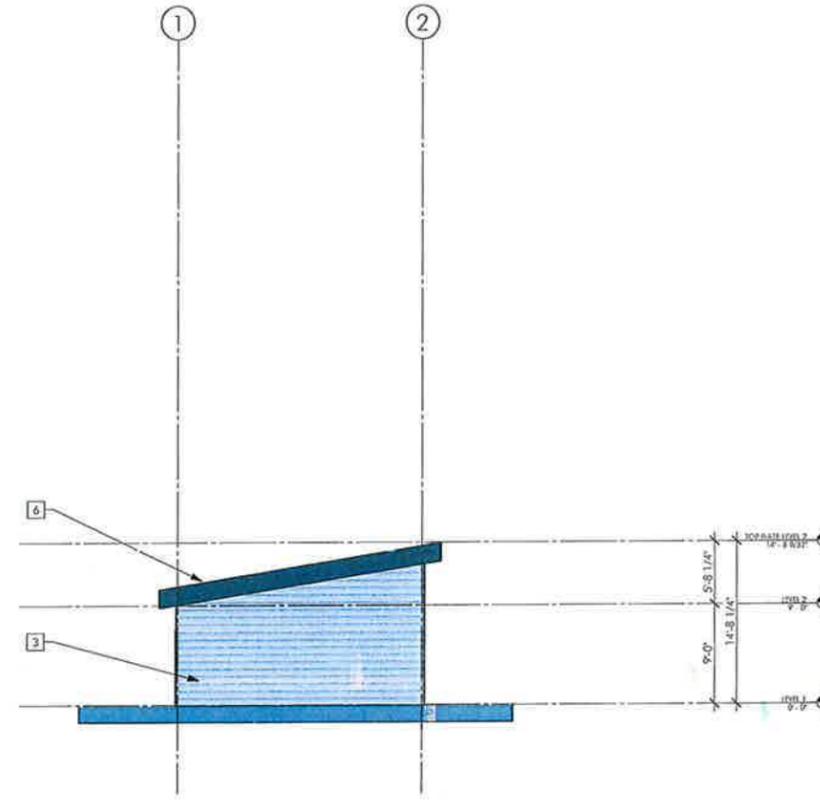
ELEVATION NOTES:

- 1 1X6 VERTICAL CEDAR PLANKS.
- 2 STUCCO FINISH, PAINTED.
- 3 HARDIE LAP SIDING WITH 8" REVEAL. PAINTED FINISH.
- 4 GAPPED HORIZONTAL CEDAR BALCONY RAIL.
- 5 HARDIE PANEL, PAINTED FINISH.
- 6 WOOD FASCIA BOARD, PAINT TO MATCH HARDIE PANEL.
- 7 HARDIE PANEL TRIM, PAINTED FINISH.
- 8 2X CEDAR TRIM BOARD.
- 9 VINYL WINDOWS TO MATCH COLOR OF LAP SIDING.
- 10 EXTERIOR DOOR TO MATCH COLOR OF LAP SIDING.
- 11 6X6 PRESSURE TREATED WOOD POST TO SUPPORT BALCONY. PAINT TO MATCH HARDIE PANEL.
- 12 SINGLE-PLY T.P.O. ROOFING MEMBRANE.
- 13 STOREFRONT GLAZING SYSTEM.
- 14 OVERHEAD GARAGE DOOR.
- 15 EXTERIOR HOLLOW METAL DOOR.

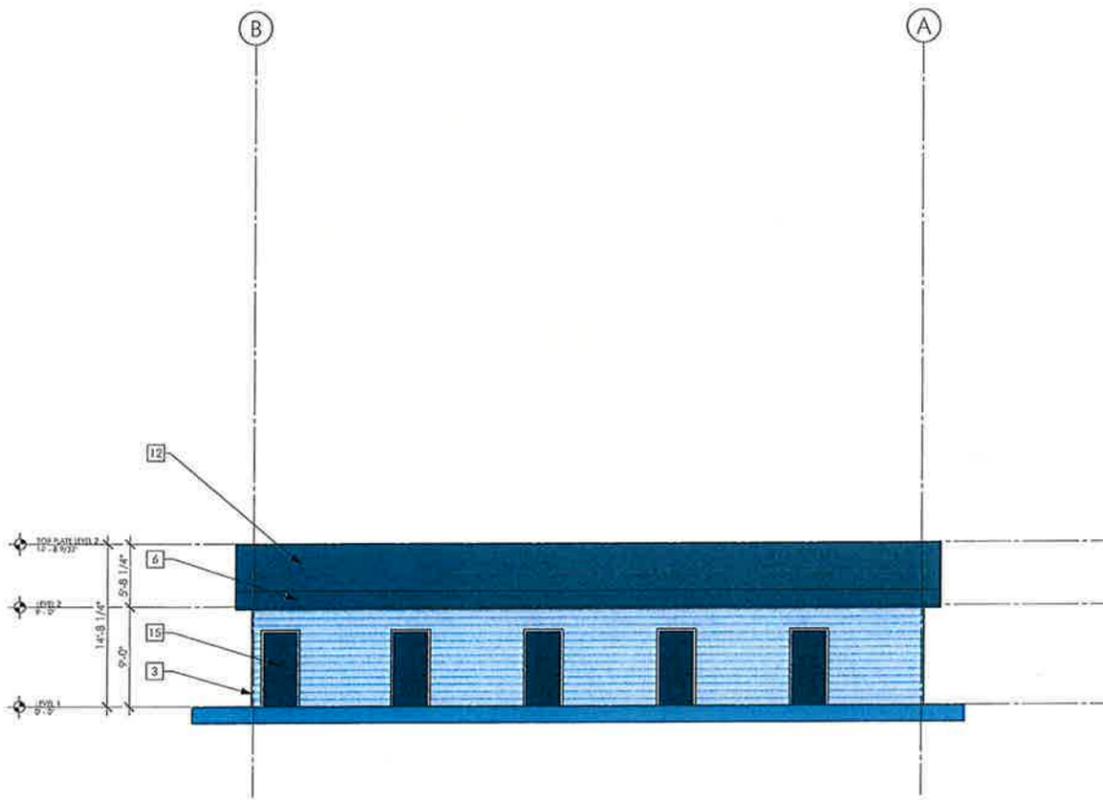
NOTE: ALUMINUM, VINYL AND T-111 WILL NOT BE USED AS EXTERIOR FINISHES. MATERIALS ARE LIMITED TO FIBER CEMENT PANELS AND PLANKS, WOOD AND STUCCO.



**1** GARAGE - STREET FACING ELEVATION  
0 2 4 8 16 24 1/8" = 1'-0"



**2** GARAGE - SIDE ELEVATION  
0 2 4 8 16 24 1/8" = 1'-0"



**3** GARAGE - REAR ELEVATION  
0 2 4 8 16 24 1/8" = 1'-0"

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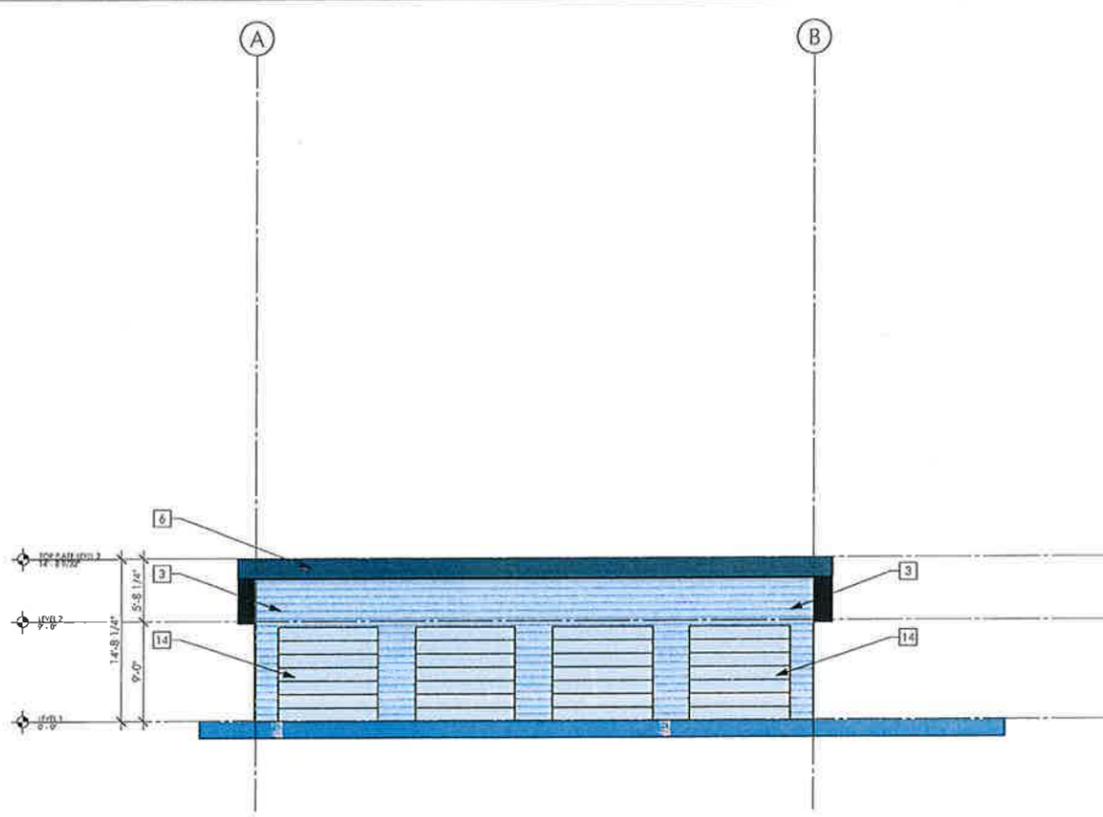
**NEW MULTI-FAMILY HOUSING  
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16390 SW LANGER DR. SHERWOOD, OREGON 97140

SHEET:  
**A5.02**

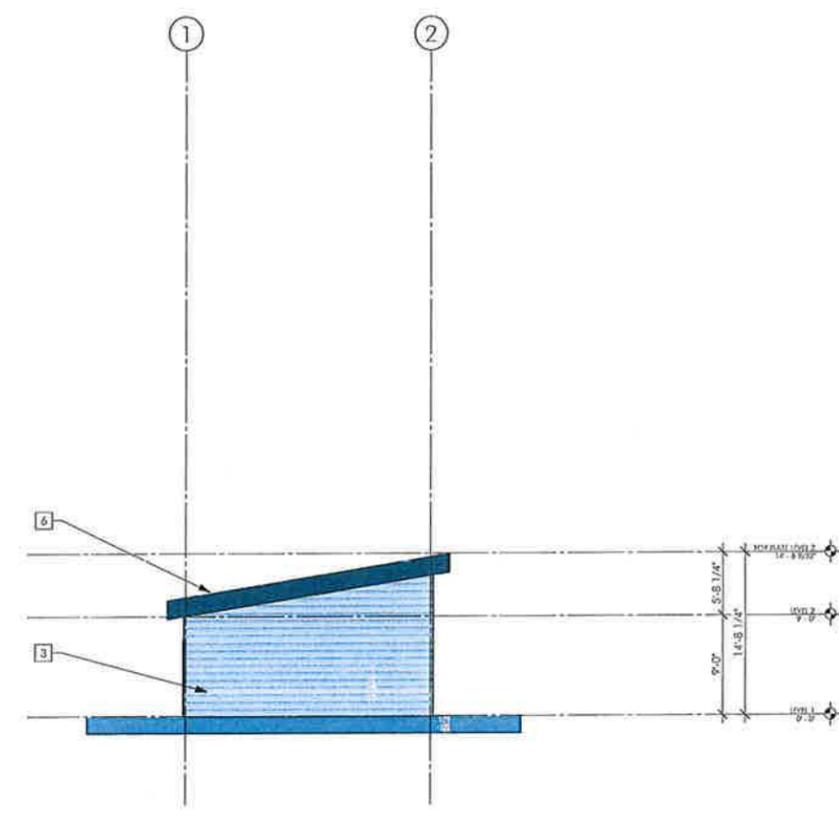
**ELEVATION NOTES:**

- 1 1X6 VERTICAL CEDAR PLANKS.
- 2 STUCCO FINISH, PAINTED.
- 3 HARDIE LAP SIDING WITH 6" REVEAL, PAINTED FINISH.
- 4 GAPPED HORIZONTAL CEDAR BALCONY RAIL.
- 5 HARDIE PANEL, PAINTED FINISH.
- 6 WOOD FASCIA BOARD, PAINT TO MATCH HARDIE PANEL.
- 7 HARDIE PANEL TRIM, PAINTED FINISH.
- 8 2X CEDAR TRIM BOARD.
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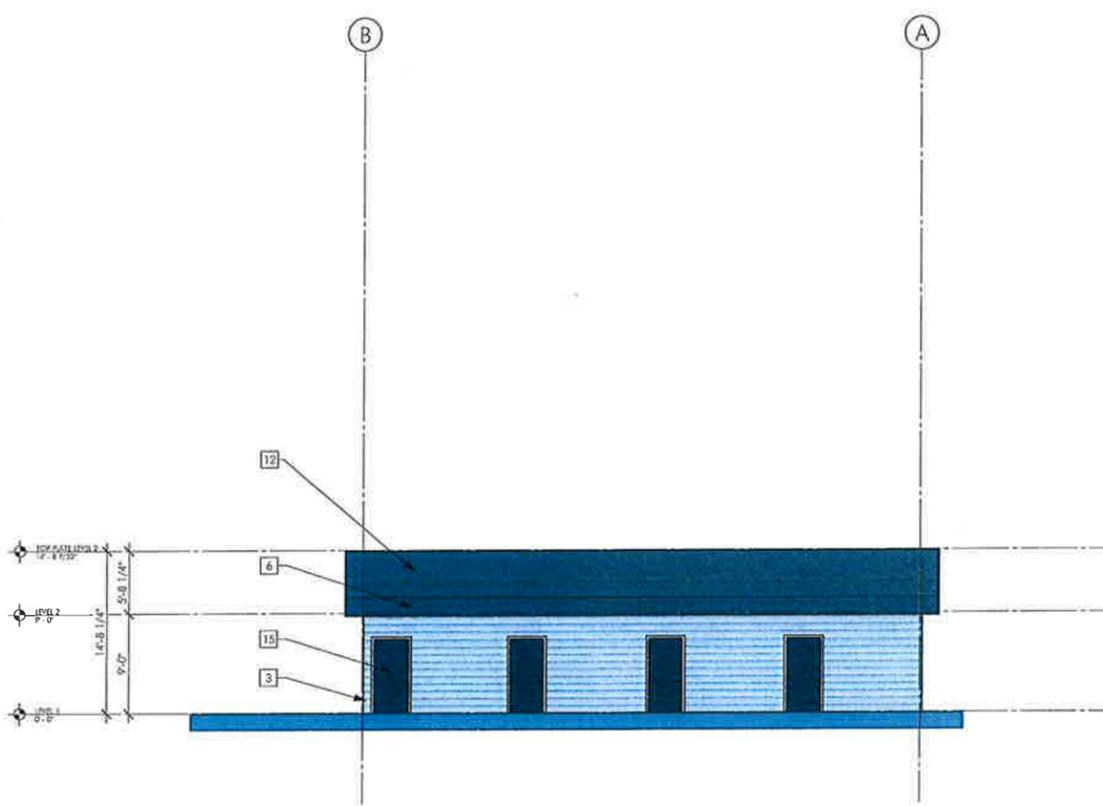
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**1** GARAGE - STREET FACING ELEVATION  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



**2** GARAGE - SIDE ELEVATION  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



**3** GARAGE - REAR ELEVATION  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

ELEVATION NOTES:

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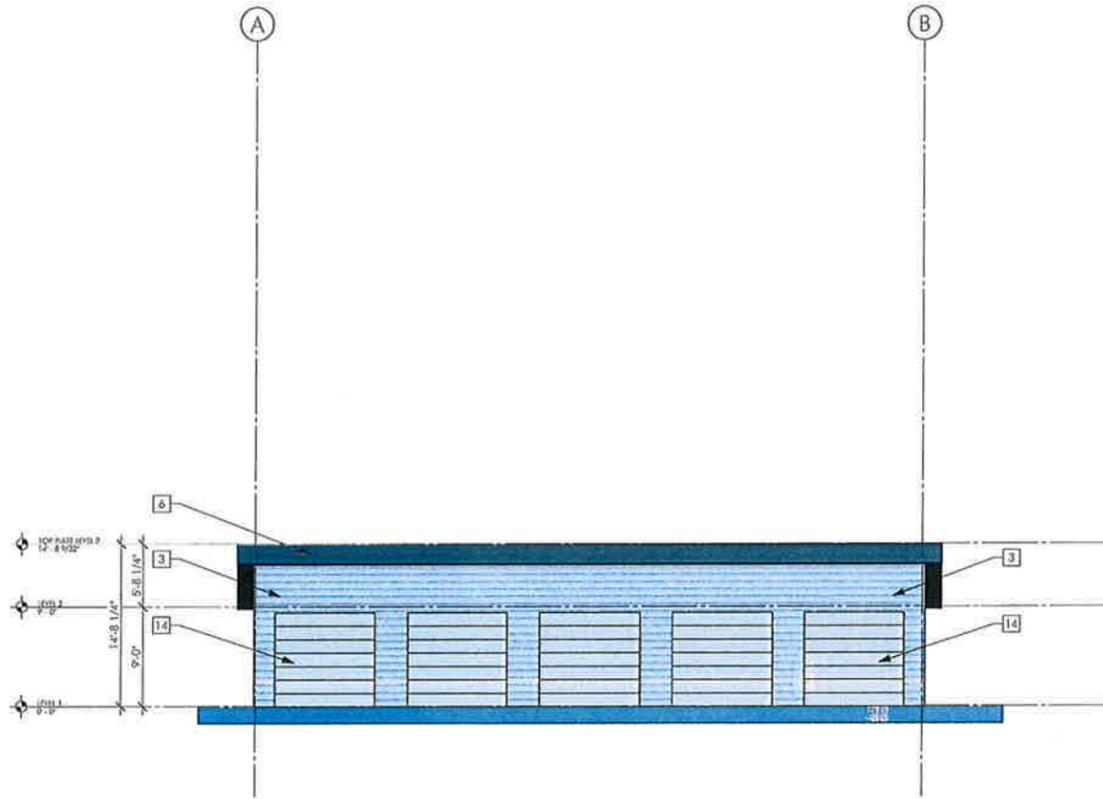
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PROJECT # 2015-45  
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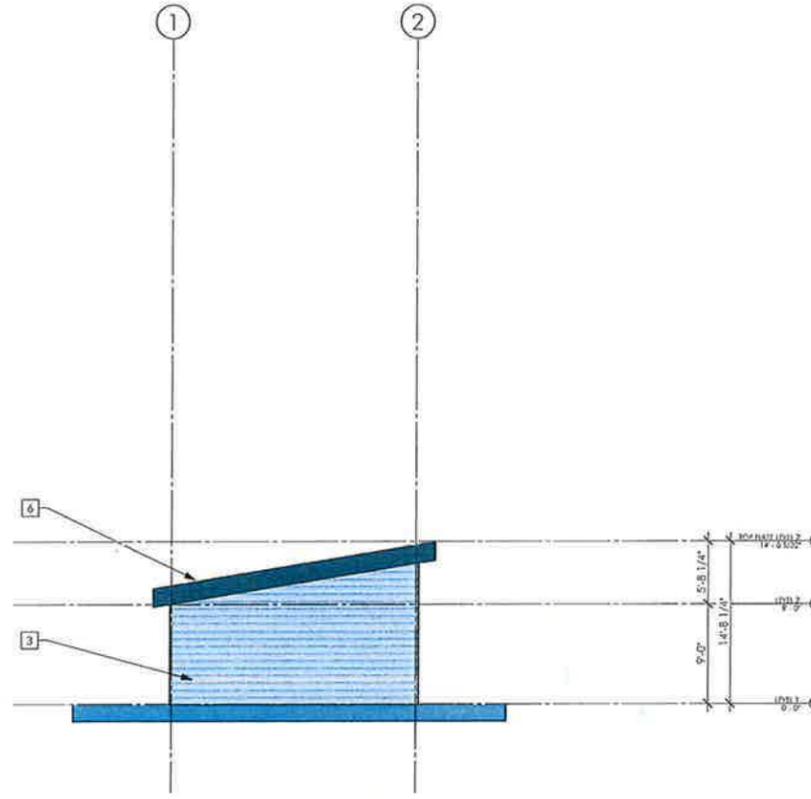
REVISIONS

**NEW MULTI-FAMILY HOUSING  
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16390 SW LANGER DR. SHERWOOD, OREGON 97140

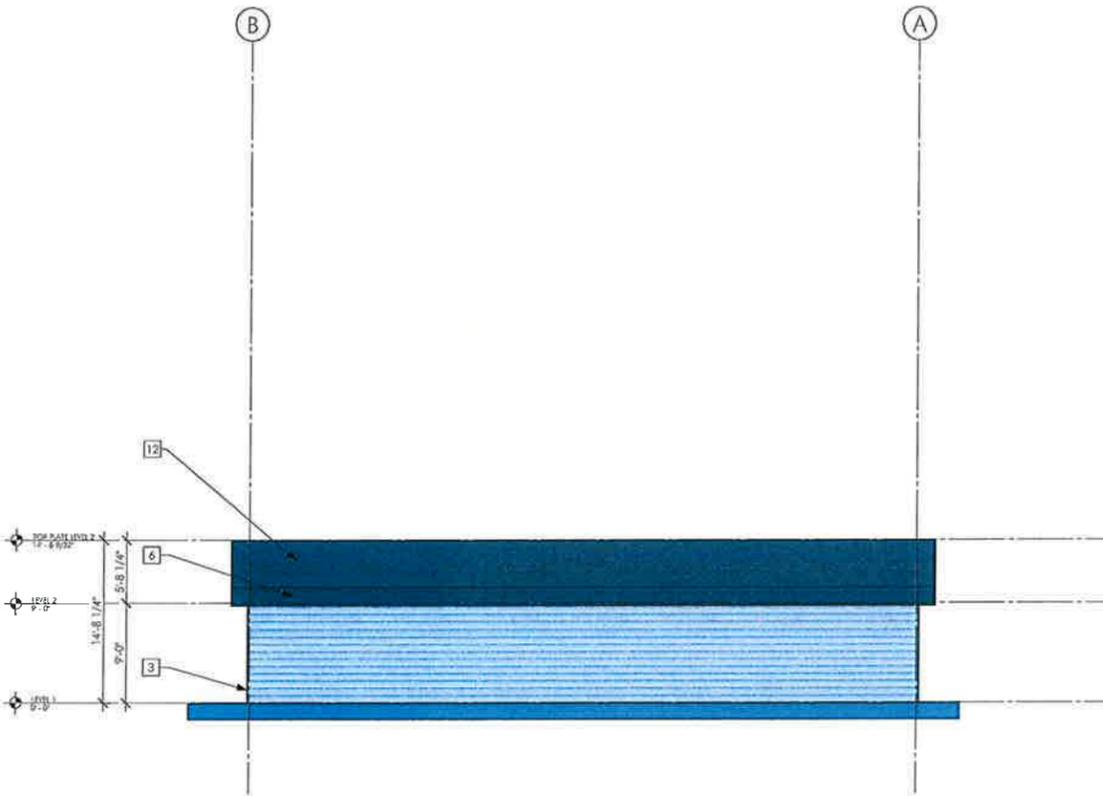
SHEET:  
**A5.03**



**1** GARAGE - STREET FACING ELEVATION  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



**2** GARAGE - SIDE ELEVATION  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



**3** GARAGE - REAR ELEVATION  
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"











