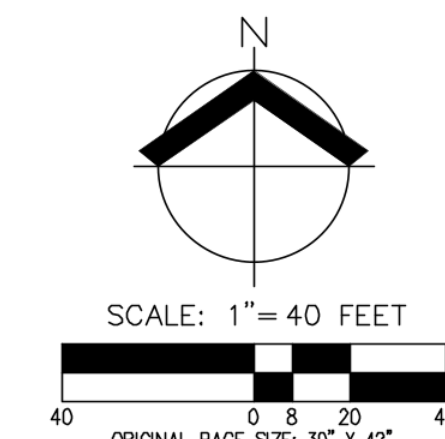


REGISTERED
PROFESSIONAL
LAND SURVEYOR

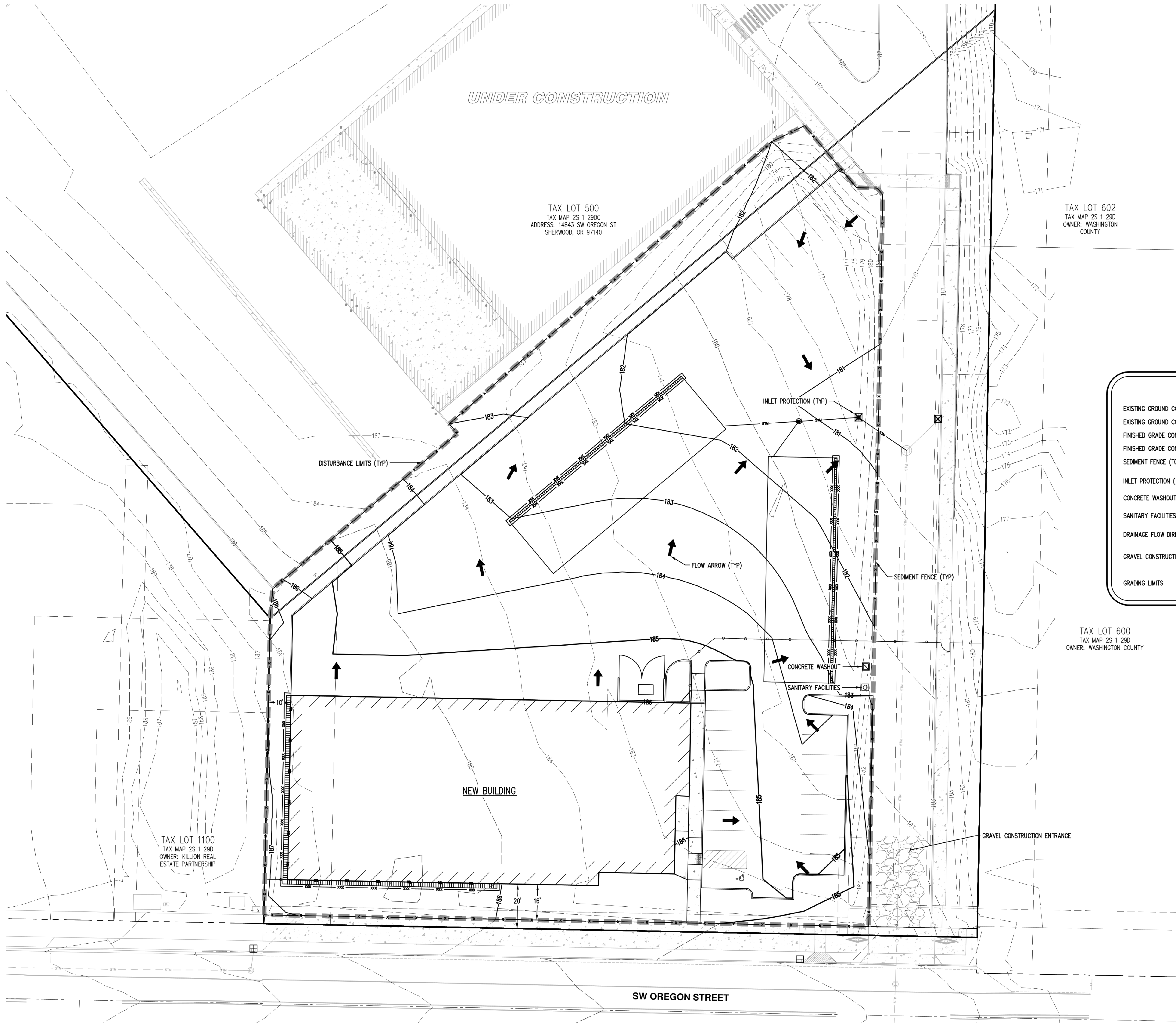
**PRELIMINARY
NOT FOR
CONSTRUCTION**

OREGON
JANUARY 9, 2007
NICK WHITE
706521 S

CO.2



AKS DRAWING FILE: 8627-06 GRADING.DWG | LAYOUT: C2.0



LEGEND

EXISTING GROUND CONTOUR (1 FT)

EXISTING GROUND CONTOUR (5 FT)

FINISHED GRADE CONTOUR (1 FT)

FINISHED GRADE CONTOUR (5 FT)

SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)

INLET PROTECTION (TYP)

CONCRETE WASHOUT AREA

SANITARY FACILITIES

DRAINAGE FLOW DIRECTION

GRAVEL CONSTRUCTION ENTRANCE

GRADING LIMITS

N

SCALE: 1"=20 FEET

20

0

4

10

20

ORIGINAL PAGE SIZE: 24" x 36"

REVISIONS	
04/30/2025	
08/01/2025	
08/27/2025	
12/12/2025	

PRELIMINARY GRADING, EROSION, AND SEDIMENT CONTROL PLAN

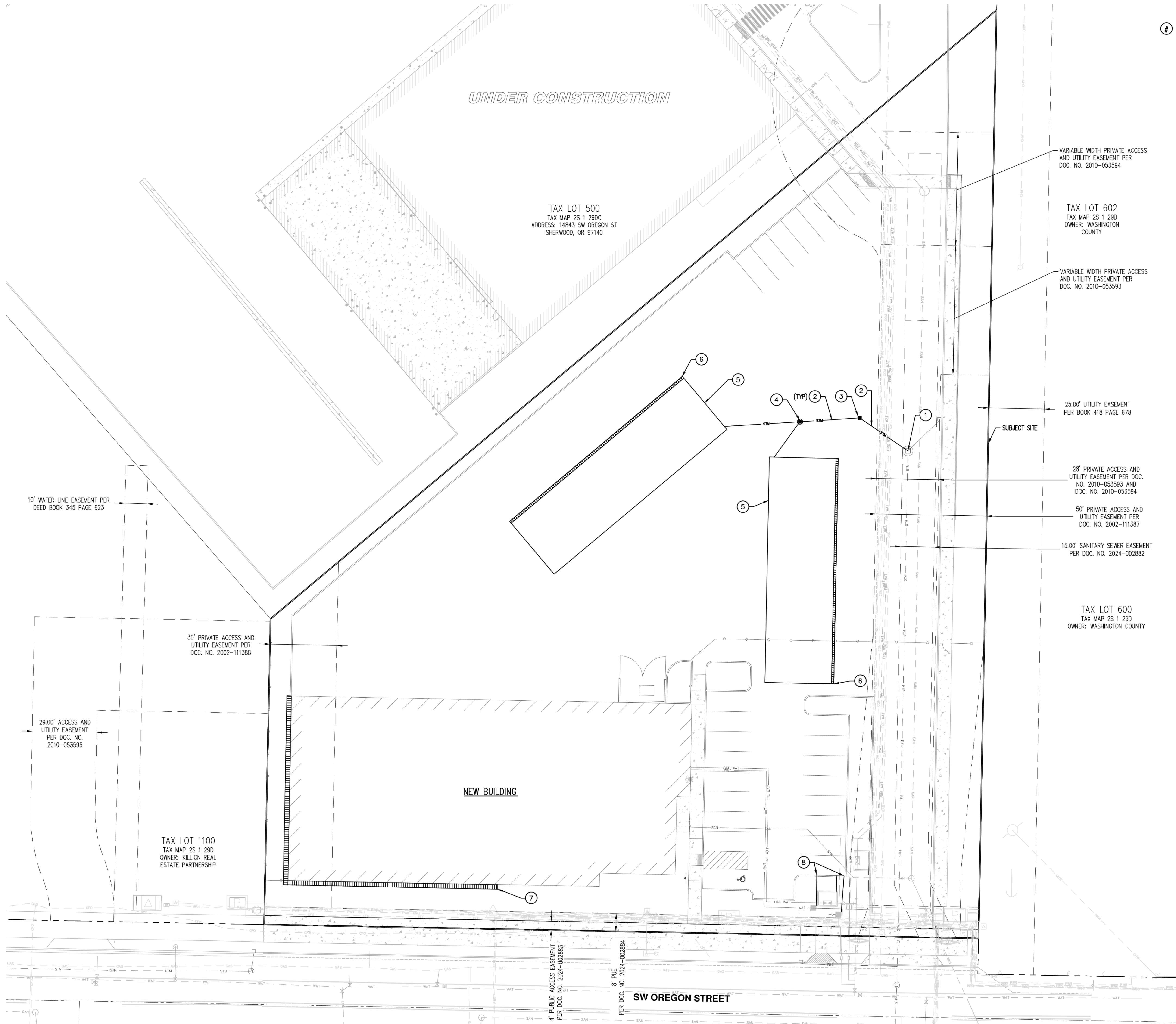
GH MCCULLOCH

SHERWOOD, OREGON

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
G. CARLSON
12/8/2025

REVISIONS:	12/31/2025
JOB NUMBER:	8627-06
DATE:	12/12/2025
DESIGNED BY:	GJG
DRAWN BY:	RLB
CHECKED BY:	BCC

AKS DRAWING FILE: 8627-06 STORMWATER KEYED NOTES: C3.0



- # **STORMWATER KEYED NOTES:**
1. CONNECTION TO NEW STORMWATER MANHOLE TO BE INSTALLED WITH TAX LOT 500 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION (CITY OF SHERWOOD PLANNING CASE FILE NO. LU 2022-017 SP).
 2. NEW STORMWATER DRAINAGE PIPE.
 3. NEW STORMFILTER CATCHBASIN.
 4. NEW FLOW CONTROL MANHOLE.
 5. NEW UNDERGROUND STORMWATER DETENTION SYSTEM.
 6. NEW STORMWATER SLOT DRAIN.
 7. NEW STORMWATER FRENCH DRAIN.
 8. NEW 1 1/2" VAULT DRAIN PIPE AT CURBSIDE WEEPHOLE.

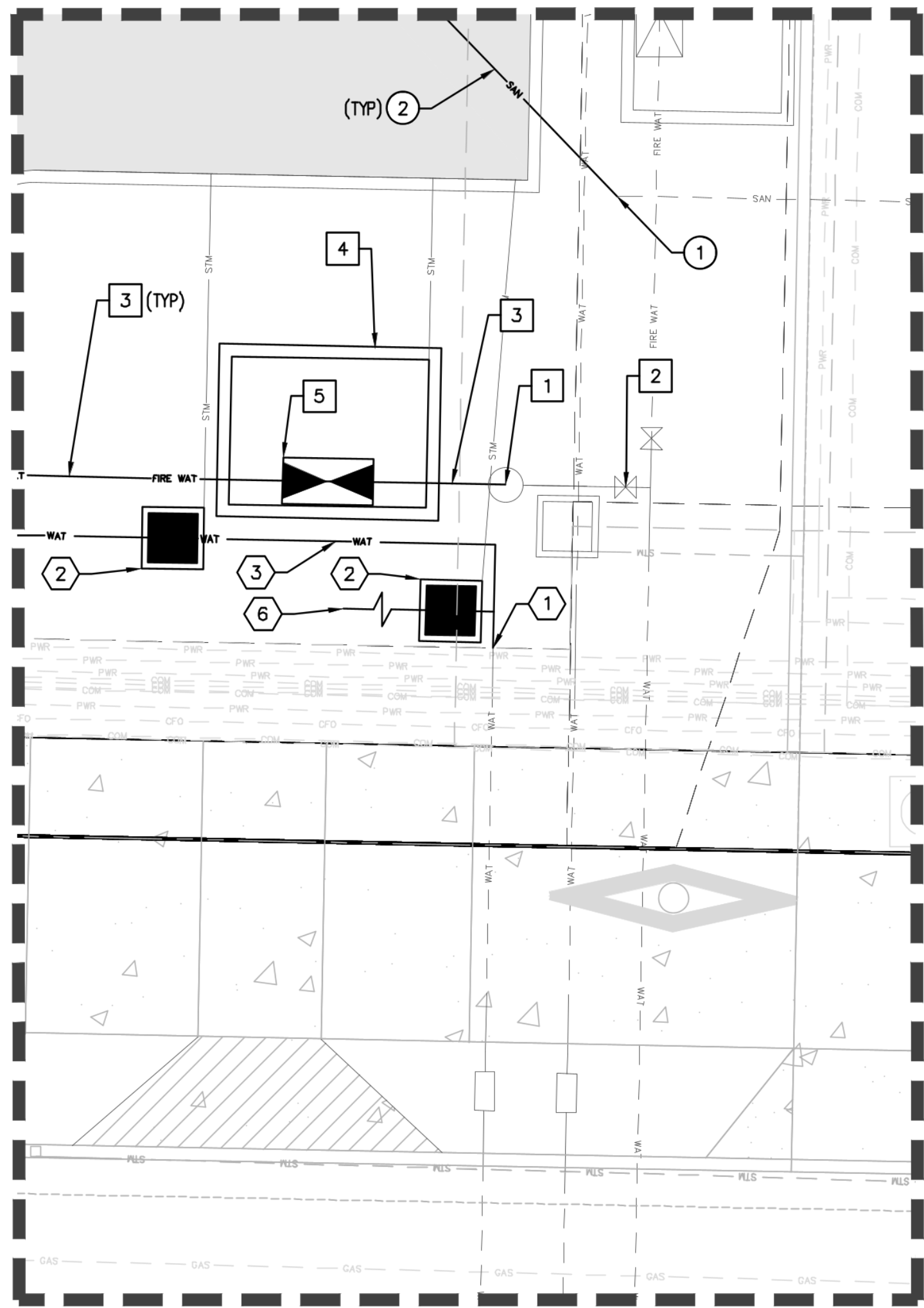
REVISIONS	
04/30/2025	
08/01/2025	
08/27/2025	
12/12/2025	

PRELIMINARY STORMWATER DRAINAGE PLAN
GH MCCULLOCH
SHERWOOD, OREGON

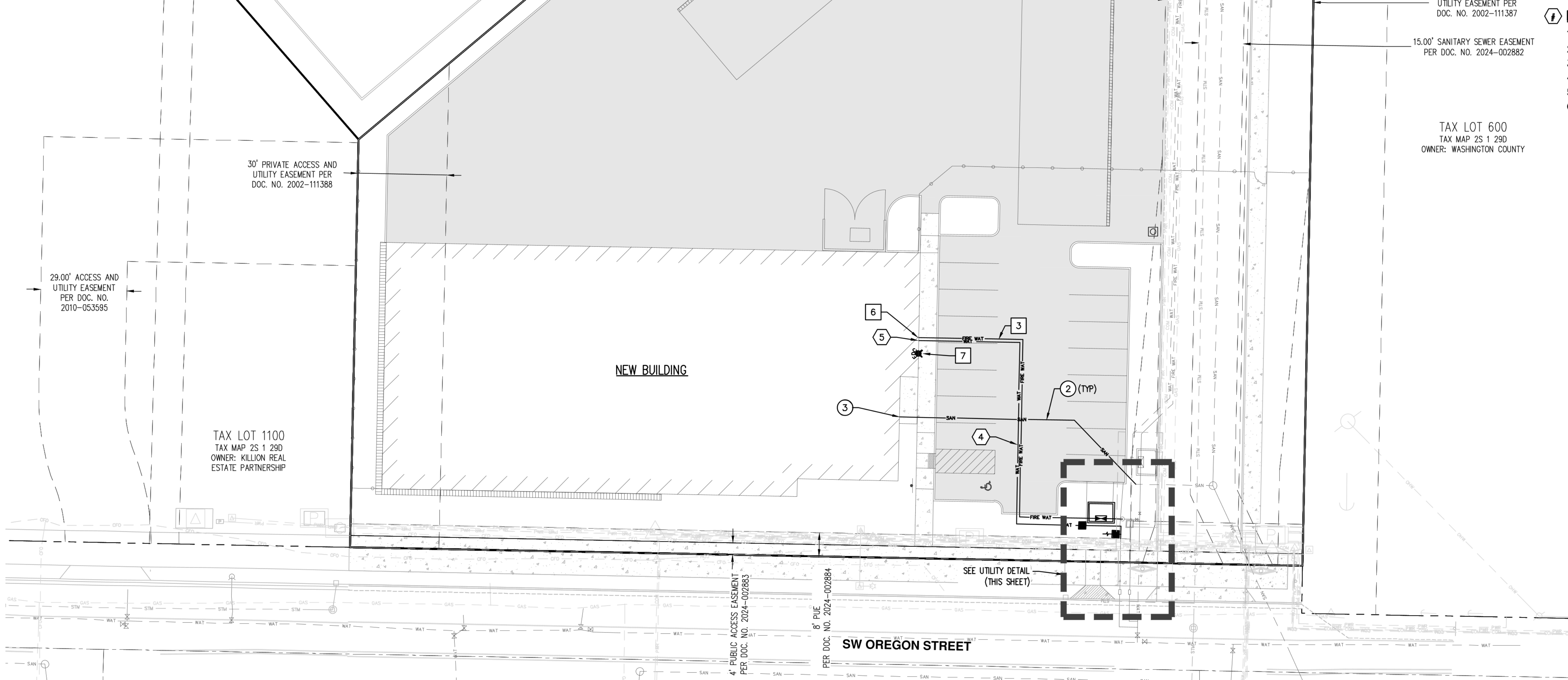


REVISIONS: 12/31/2025
JOB NUMBER: 8627-06
DATE: 12/12/2025
DESIGNED BY: GJG
DRAWN BY: RLB
CHECKED BY: BCC

AKS DRAWING FILE: 8627-06 UTILDWS | LAYOUT: C4.0



UTILITY DETAIL
1" = 5'



UNDER CONSTRUCTION

TAX LOT 500
TAX MAP 2S 1 29DC
ADDRESS: 14843 SW OREGON ST
SHERWOOD, OR 97140

TAX LOT 602
TAX MAP 2S 1 29D
OWNER: WASHINGTON
COUNTY

30' PRIVATE ACCESS AND
UTILITY EASEMENT PER
DOC. NO. 2002-111388

29.00' ACCESS AND
UTILITY EASEMENT
PER DOC. NO.
2010-053595

TAX LOT 1100
TAX MAP 2S 1 29D
OWNER: KILLION REAL
ESTATE PARTNERSHIP

4' PUBLIC ACCESS EASEMENT
PER DOC. NO. 2024-002883

8' PUE
PER DOC. NO. 2024-002884

SEE UTILITY DETAIL
(THIS SHEET)

TAX LOT 600
TAX MAP 2S 1 29D
OWNER: WASHINGTON COUNTY

50' PRIVATE ACCESS AND
UTILITY EASEMENT PER
DOC. NO. 2002-111387

15.00' SANITARY SEWER EASEMENT
PER DOC. NO. 2024-002882

28' PRIVATE ACCESS AND
UTILITY EASEMENT PER DOC.
NO. 2010-053593 AND
DOC. NO. 2010-053594

25.00' UTILITY EASEMENT
PER BOOK 418 PAGE 678

VARIABLE WIDTH PRIVATE ACCESS
AND UTILITY EASEMENT PER
DOC. NO. 2010-053593

VARIABLE WIDTH PRIVATE ACCESS
AND UTILITY EASEMENT PER
DOC. NO. 2010-053594

SANITARY SEWER KEYED NOTES:

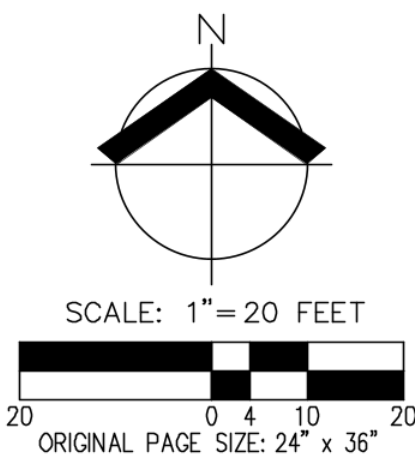
1. CONNECTION TO NEW SANITARY SEWER MAINHOLE TO BE INSTALLED WITH TAX LOT 500 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION (CITY OF SHERWOOD PLANNING CASE FILE NO. LU 2022-017 SP).
2. NEW SANITARY SEWER LATERAL.
3. NEW SANITARY SEWER SERVICE FOR BUILDING CONNECTION.

FIRE WATER KEYED NOTES:

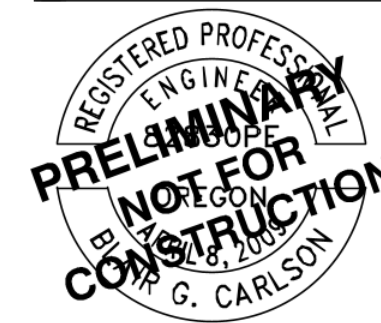
1. CONNECT TO EXISTING 8" WATER STUB TO BE INSTALLED WITH TAX LOT 500 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION (CITY OF SHERWOOD PLANNING CASE FILE NO. LU 2022-017 SP). REMOVE EXISTING BLOW OFF.
2. EXISTING 8" MJ GATE VALVE.
3. NEW FIRE WATER MAIN.
4. NEW DOUBLE CHECK DETECTOR ASSEMBLY VAULT
5. NEW DOUBLE CHECK DETECTOR ASSEMBLY.
6. NEW FIRE WATER SERVICE FOR BUILDING CONNECTION.
7. NEW FDC CONNECTION.

DOMESTIC WATER KEYED NOTES:

1. CONNECT TO EXISTING 2" WATER SERVICE.
2. NEW 2" REDUCED PRESSURE BACKFLOW DEVICE.
3. NEW DOMESTIC WATER DOUBLE CHECK.
4. NEW DOMESTIC WATER LINE.
5. NEW WATER SERVICE FOR BUILDING CONNECTION.
6. CONNECT TO EXISTING IRRIGATION WATER SYSTEM.



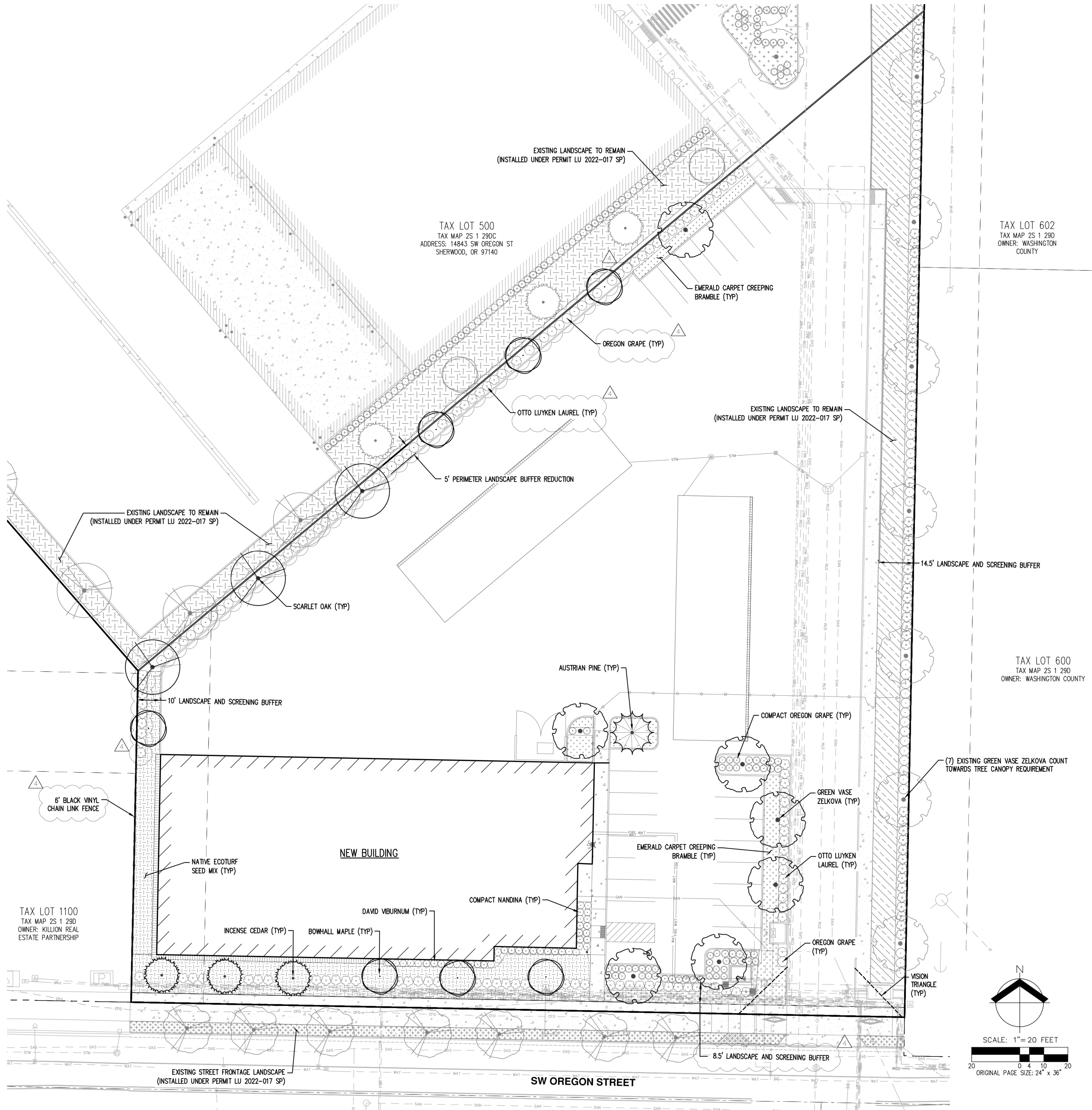
PRELIMINARY COMPOSITE UTILITY PLAN
GH MCCULLOCH
SHERWOOD, OREGON



REVIEWS: 12/31/2025
JOB NUMBER: 8627-06
DATE: 12/12/2025
DESIGNED BY: GJG
DRAWN BY: RLB
CHECKED BY: BCC

AKS
AKS ENGINEERING & FORESTRY, LLC
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TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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12/12/2025	



PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	7	ACER RUBRUM 'BOWHALL' SMALL TREE (CANOPY FACTOR 15)	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	3	CALOCEDRUS DECURRENS MEDIUM TREE (CANOPY FACTOR 60)	INCENSE CEDAR	6' HT. B&B	AS SHOWN
	1	PINUS NIGRA LARGE TREE (CANOPY FACTOR 100)	AUSTRIAN PINE	6' HT. B&B	AS SHOWN
	3	QUERCUS COCCINEA LARGE TREE (CANOPY FACTOR 150)	SCARLET OAK	2" CAL. B&B	AS SHOWN
	7	ZELKOVA SERRATA 'GREEN VASE' LARGE TREE (CANOPY FACTOR 192)	GREEN VASE ZELKOVA	2" CAL. B&B	AS SHOWN

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
SHRUBS					
	37	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
	22	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL. CONT.	36" o.c.
	21	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	2 GAL. CONT.	36" o.c.
	106	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL. CONT.	48" o.c.
	56	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL. CONT.	36" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	184	RUBUS CALYCOINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING BRAMBLE	1 GAL. CONT.	36" o.c.
	3,263 SF ±	NATIVE ECOTURF SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) NATIVE RED FESCUE 45%; BLUE GRAMA 25%; BUFFALOGRASS 20%; PRAIRIE JUNEGRASS 7%; STRAWBERRY CLOVER 3%; APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER			

GENERAL LANDSCAPE NOTES

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

PARKING LOT LANDSCAPE DATA

TOTAL PARKING SPACES = 24
PARKING LOT TREES REQUIRED = 1 LARGE TREE PER 4 PARKING SPACES;
1 MEDIUM TREE PER 3 PARKING SPACES; 1 SMALL TREE PER 2 PARKING SPACES
PARKING LOT TREES PROPOSED = 6 LARGE TREES (24 SPACES)
TOTAL PARKING LOT SHRUBS REQUIRED = 48 SHRUBS
TOTAL PARKING LOT SHRUBS PROPOSED = 55 SHRUBS

TREE CANOPY REQUIREMENT

SITE AREA = ±89,293 SF
30% TREE CANOPY REQUIREMENT = 26,788 SF

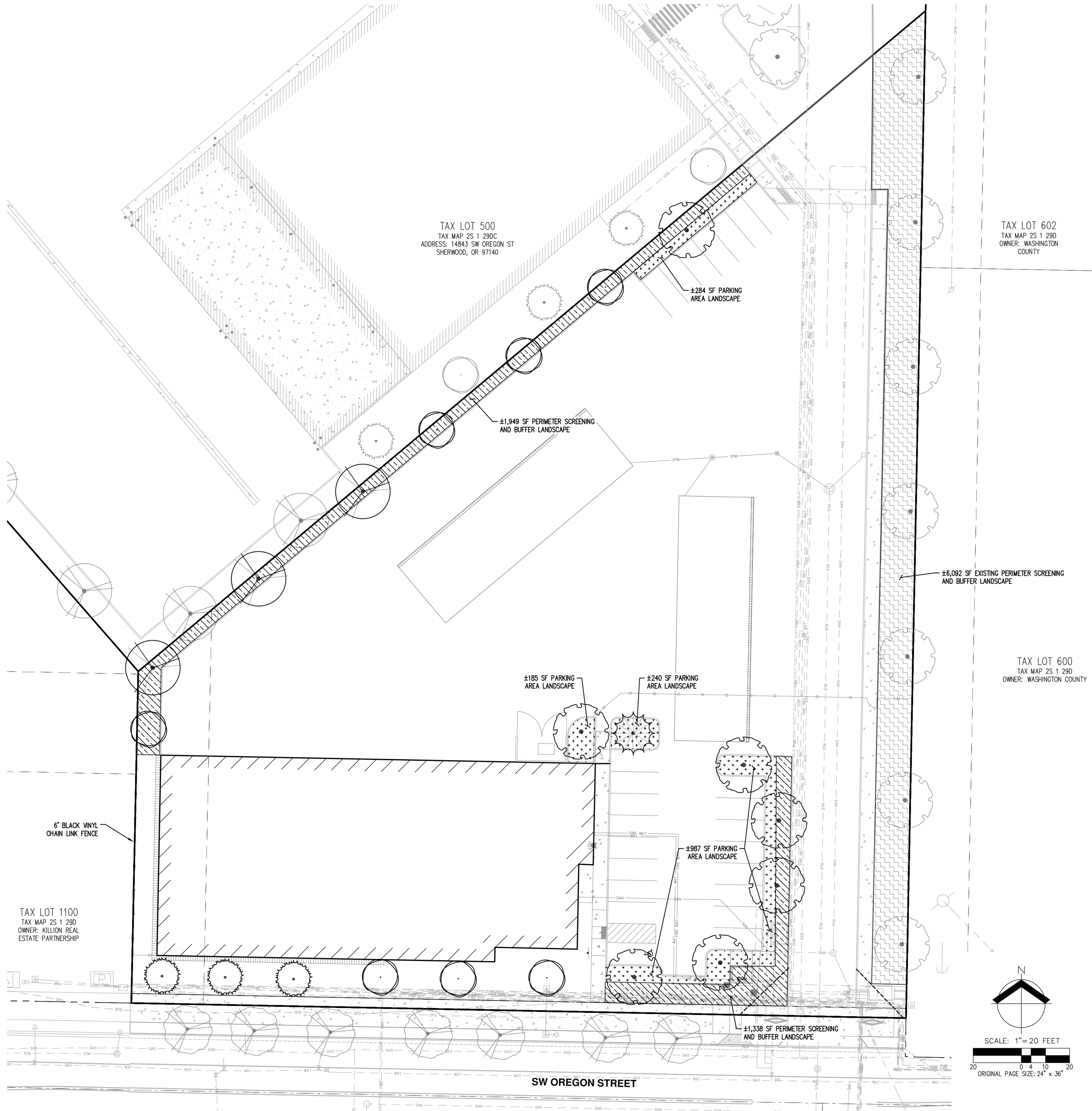
STANDARD HAS BEEN MET BY PROVIDING 37,976 SF TREE CANOPY CALCULATED AS FOLLOWS:

(7) ACER RUBRUM 'BOWHALL'	= (3.14* 7.5X7.5)	= 176.6 SF X 7	= 1,236 SF
(3) CALOCEDRUS DECURRENS	= (3.14* 15X15)	= 706.5 SF X 3	= 2,120 SF
(1) PINUS NIGRA	= (3.14* 20X20)	= 1,256 SF X 1	= 1,256 SF
(3) QUERCUS COCCINEA	= (3.14* 25X25)	= 1,962.5 SF X 3	= 5,888 SF
(7) ZELKOVA SERRATA 'GREEN VASE'	= (3.14* 25X25)	= 1,962.5 SF X 7	= 13,738 SF
(7) ZELKOVA SERRATA 'GREEN VASE' (EXISTING)	= (3.14* 25X25)	= 1,962.5 SF X 7	= 13,738 SF
			TOTAL 37,976 SF

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JOB NUMBER:	8627-06
DATE:	12/12/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	BCC

AKS DRAWING FILE: 8627-06 LANDSCAPING LAYOUT: L1.1



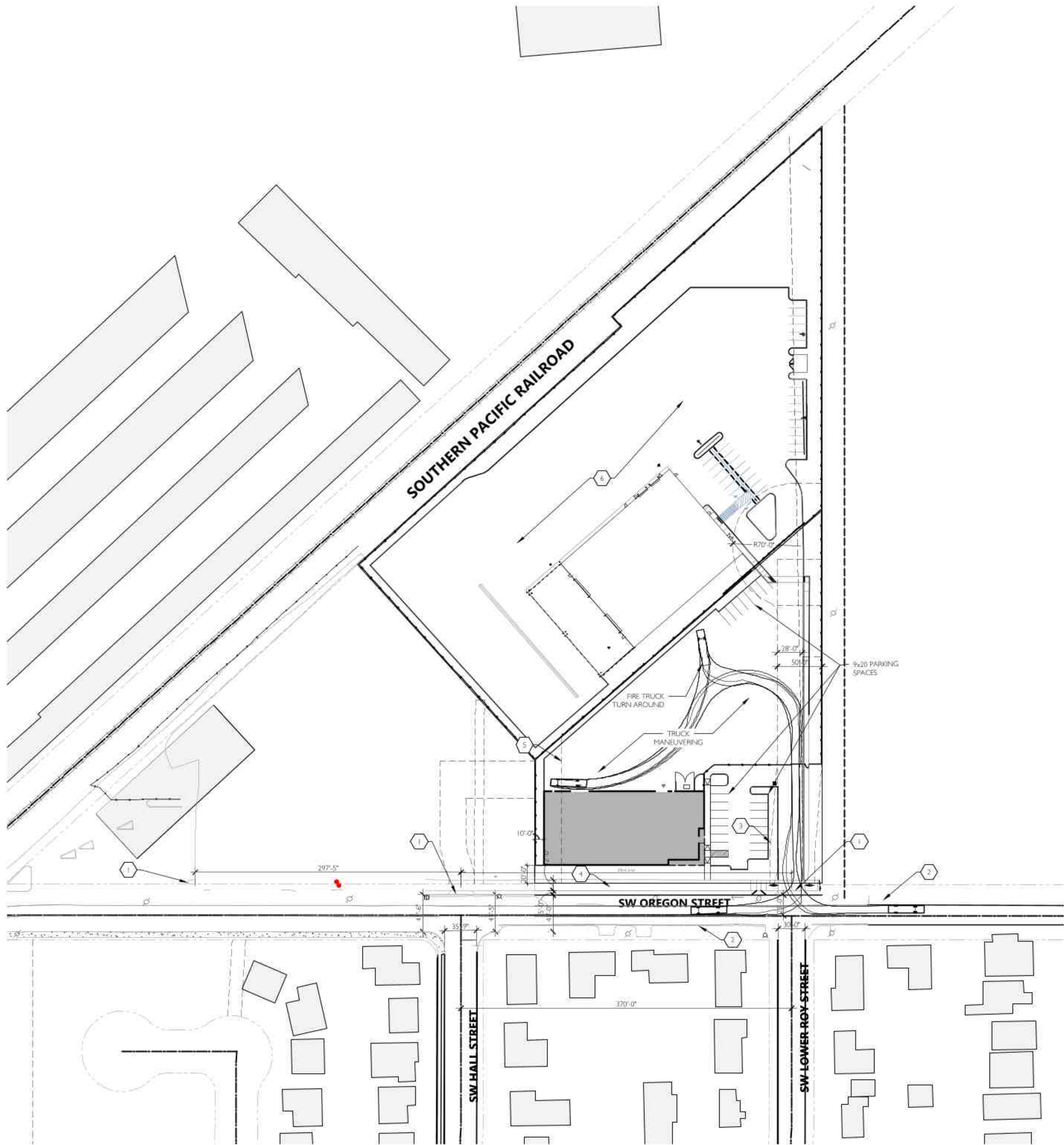
LEGEND	
	±1,696 SF - PARKING AREA LANDSCAPE
	±3,287 SF - PERIMETER SCREENING AND BUFFERING LANDSCAPE
	±6,092 SF - EXISTING PERIMETER SCREENING AND BUFFERING LANDSCAPE

PRELIMINARY PARKING LOT AND BUFFER LANDSCAPE AREAS
GH MCCULLOCH
SHERWOOD, OREGON



JOB NUMBER:	8627-06
DATE:	12/12/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	BCC

L1.1



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



GENERAL CIRCULATION PLAN
SCALE: NTS

LEGEND

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

KEYNOTES

- EXISTING CURB CUT
- NO CURBS EAST OF PROPERTY OR ON SOUTH SIDE OF OREGON ST ACROSS FROM PROPERTY
- EXISTING ACCESS EASEMENT
- FRONTAGE ALREADY IMPROVED
- EXISTING EASEMENT TO BE REMOVED
- DEVELOPMENT UNDER CONSTRUCTION

Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridegroom

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04/20/25 PRE-APP
08/01/25 LAND USE

CIDA
ARCHITECTURE
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16895 SW 72ND AVE SUITE 100
PORTLAND, OREGON 97224
TEL: 503.224.1243
FAX: 503.224.1478
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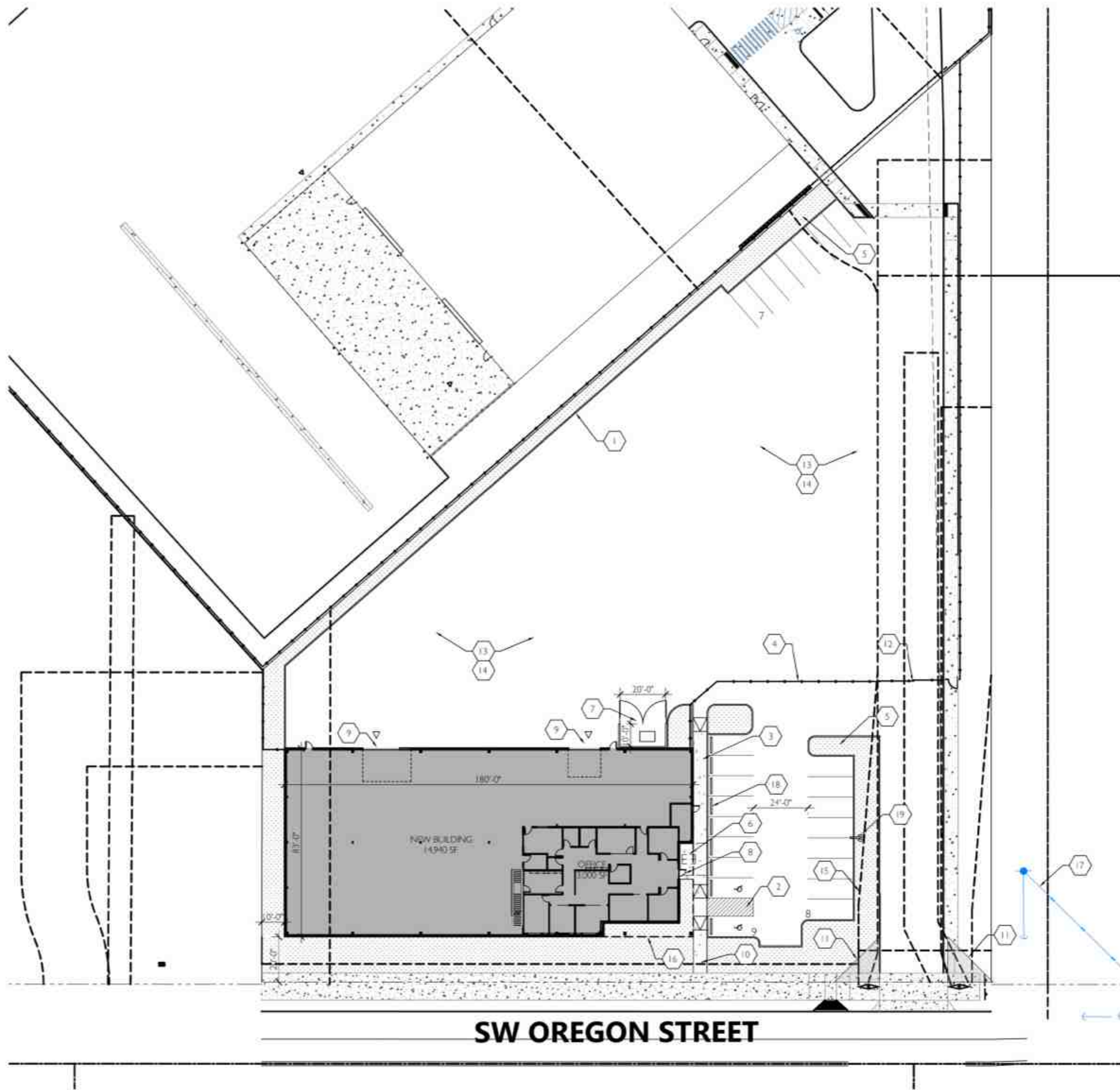
NEW CONSTRUCTION FOR:
GH McCULLOCH
SHERWOOD, OR

SITE TRANSPORTATION
PLAN

AT0.1

JOB NO. 250 (39.6)

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SITE INFORMATION

TAX LOT:	251210021100
ADDRESS:	THO OREGON STREET SHERWOOD, OR
SITE AREA:	2.00 ACRES
BUILDING AREA:	14,940 SF (ROOF) 14,506 (FOOTPRINT)
OFFICE:	3,000 SF
STORAGE MEZZ:	3,000 SF
WAREHOUSE:	10,916 SF
TOTAL:	16,916 SF

PARKING PROVIDED:		
TYPE	SIZE	# PROVIDED
STANDARD	9' X 20'	22 STALLS
COMPACT	8' X 18'	0 STALLS
HVC ACCESSIBLE	9' X 20'	2 STALLS
TOTAL PROVIDED PARKING:		24 STALLS

LEGEND

	HANDICAP PARKING STALL
	FIRE HYDRANT
	DRIVE-IN OVERHEAD DOOR
	LANDSCAPING
	CONCRETE

Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridegroom

NORTH
1 SITE PLAN
A0.1
SCALE: 1"= 30'-0"

KEYNOTES

- 1

CONCRETE CURB
- 2

ACCESS STRIPING
- 3

CONCRETE SIDEWALK
- 4

6'-0" HIGH BLACK VINYL COATED CHAINLINK FENCE, WITH BLACK SLATS
- 5

LANDSCAPE AREA
- 6

BIKE PARKING - 2 STALLS - 24"x48" CLR EACH, W/ 3' MANEUVERING SPACE
- 7

TRASH ENCLOSURE W/ SCREENED CHAIN-LINK FENCING AND GATES
- 8

PRIMARY BUILDING ENTRANCE
- 9

DRIVE-IN OVERHEAD DOORS
- 10

ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY
- 11

20'X20' CLEAR VISION TRIANGLE
- 12

SLIDING GATE, WIDTH OF DRIVE

13

ASPHALT PAVEMENT PER CIVIL DOCUMENTS

14

EXTERIOR STORAGE AREA

15

EXISTING ACCESS AND UTILITY EASEMENTS

16

CANOPY ABOVE

17

EXISTING OVER-HEAD POWERLINE

18

CONCRETE WHEEL STOPS

19

LIGHT POLE

PREPARED BY: GH McCulloch & Associates, Inc. (GHMA) FOR: JBMAC VENTURES LLC, 1000 SW 10th Ave, Suite 100, Portland, OR 97204, (503) 224-1234, www.ghma.com

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08/01/25	PRE-APP	1	1	1
08/01/25	LAND USE	1	1	1
08/01/25	APPRAISAL SET	1	1	1

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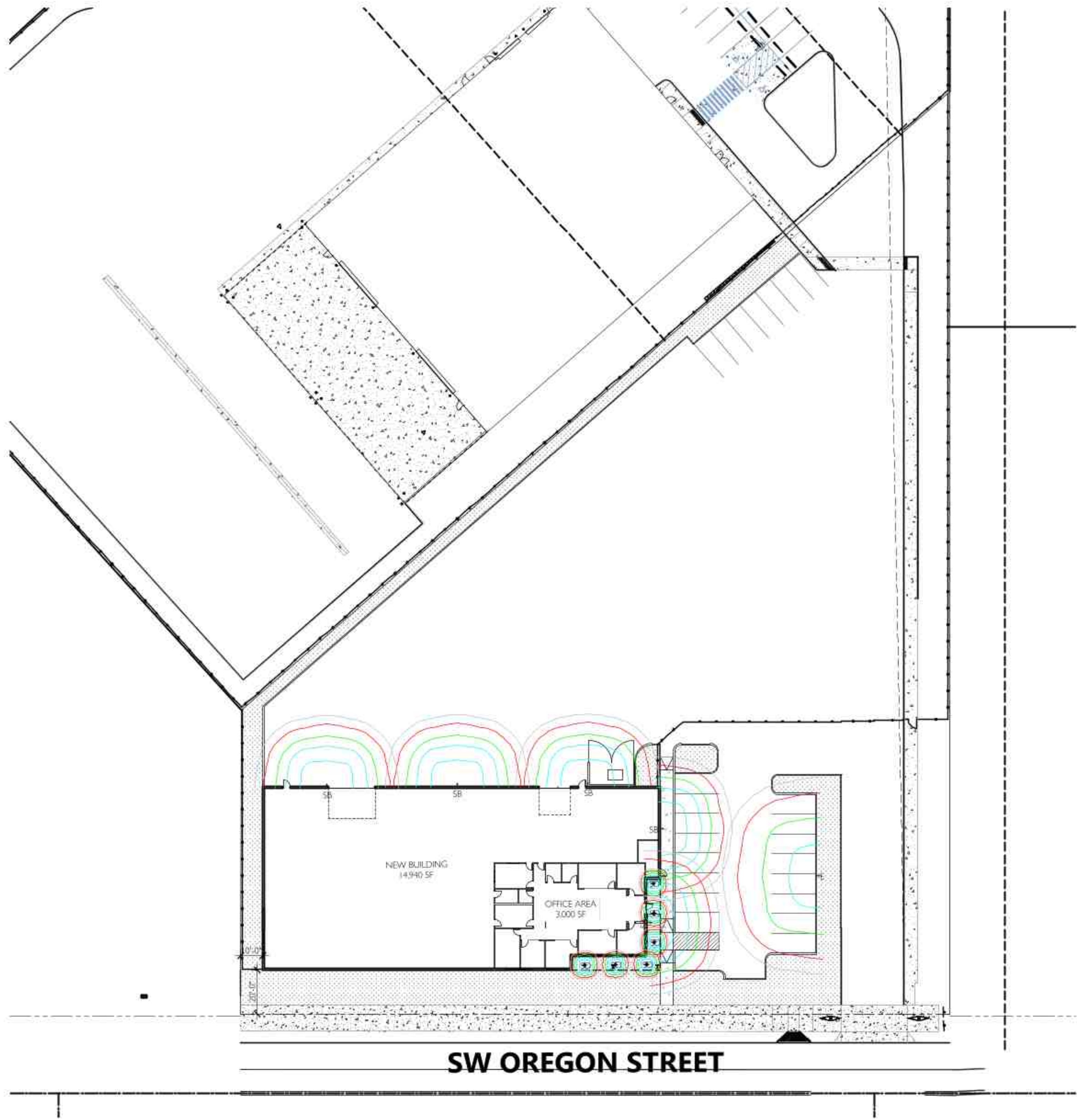
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PORTLAND, OREGON 97224
TEL: 503.124.1234
FAX: 503.224.1473
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
GH McCulloch
SHERWOOD, OR

SITE PLAN
A0.1
JOB NO. 2501 (29.01)

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GENERAL NOTES

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

LEGEND

- SD: HALO HCS LED DOWNLIGHT CANOPY MOUNTED LIGHT FIXTURE @ 11'-0" A.F.F.
- SB: LITHONIA WALL PACK 40K LED PDBXD BUILDING MOUNTED @ 22'-6" A.F.F.
- E: LIGHT POLE MOUNTED LIGHT - 25' HIGH POLE

Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridegroom

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DATE	04/02/25	PRE-APP	LAND USE
REVISIONS	08/01/25		
	1	1	1

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NEW CONSTRUCTION FOR:
GH McCulloch
SHERWOOD, OR

SITE LIGHTING
AL0.1
JOB NO. 250 (39.01)

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Diagram illustrating five types of land use patterns:

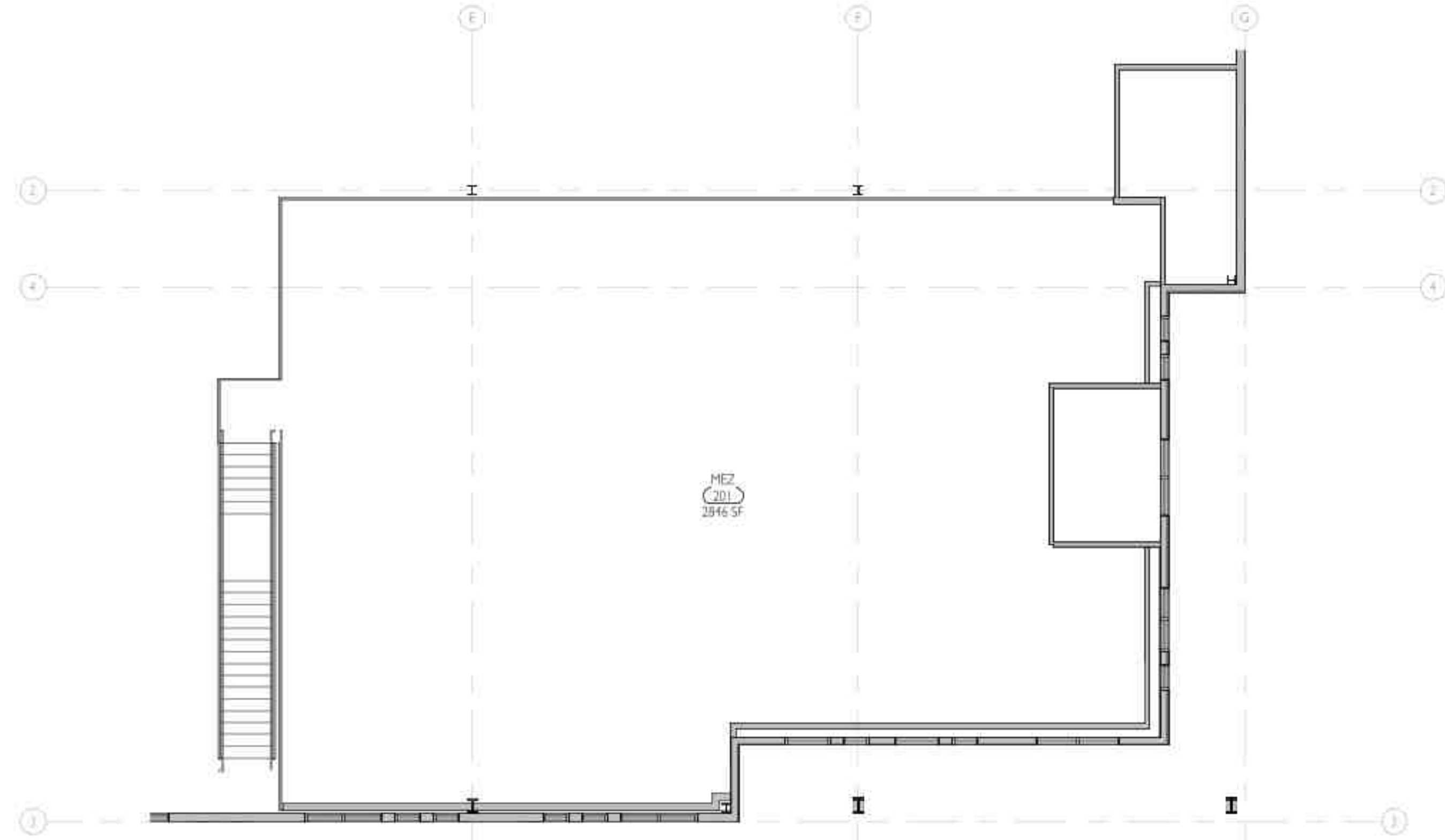
- LIGHT INDUSTRIAL (LI)**: Represented by a square with diagonal lines.
- LIGHT INDUSTRIAL PUD (LI PUD)**: Represented by a square with diagonal lines and small squares.
- MEDIUM DENSITY RESIDENTIAL LOW (MDR)**: Represented by a square with a diamond grid pattern.
- MEDIUM DENSITY RESIDENTIAL LOW PUD (MDR PUD)**: Represented by a square with a hexagonal grid pattern.
- LOW DENSITY RESIDENTIAL (LDR)**: Represented by a square with a grid of small squares.

10/23/2025 3:08:19 PM

1
AP0.1
FIRST FLOOR
1/8" = 1'-0"



2
AP0.1
MEZZANINE
1/8" = 1'-0"



PRELIMINARY
PLAN
ONLY- NOT
FOR
CONSTRUCTION

ISSUE DATE

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.228.1288
FAX: 503.228.1470
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR

GH McCulloch

TBD, OREGON ST, SHERWOOD, OR 97140

FLOOR PLANS

AP0.1

250139.01

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