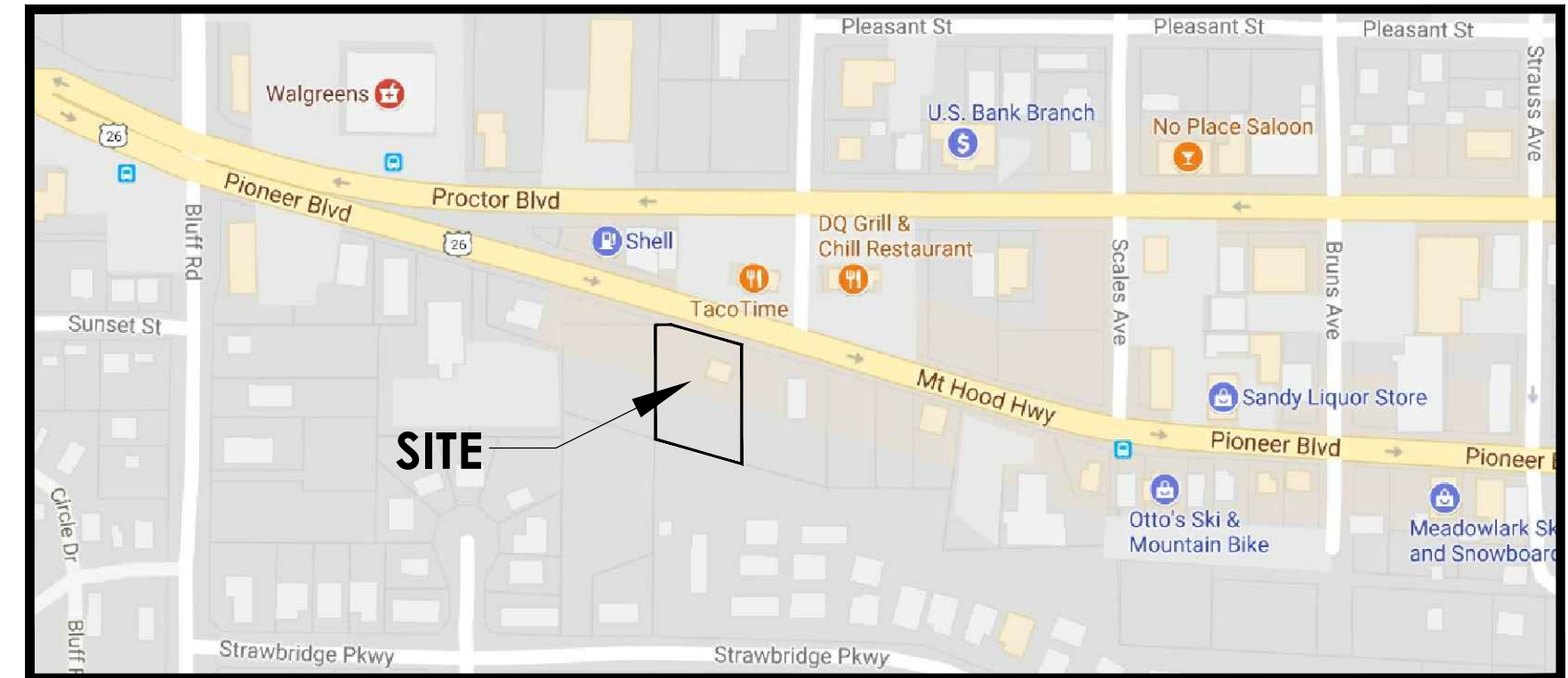


**PHASE III
BLDG. AREA TOTAL**
6,667 S.F. NEW BLDG. + 2,880 S.F. STORAGE BLDG.
= **9,547 S.F. TOTAL**



0 VICINITY MAP
SCALE: NTS

PROJECT DESCRIPTION
CONSTRUCTION OF 2 STORY, 6,667 SQUARE FOOT ADDITION TO EXISTING 2,880 SQUARE FOOT 2 STORY BUILDING, LANDSCAPING AND PARKING LOT IMPROVEMENTS

DATA
ADDRESS: 38454 PIONEER BLVD., SANDY, OR 97055
STATE ID: 24E13CB TAX LOT 1700
ZONING: C1
PLAN DISTRICT: CENTRAL BUSINESS DISTRICT
SETBACKS: FRONT / STREET MIN. 0', 10' MAXIMUM, SIDE 0' REAR - 10'
MAX. HEIGHT: 45'
PROPOSED HEIGHT: 33'-9"
SITE AREA: 20,266 S.F. / 0.46 AC
CONSTRUCTION: VB
OCCUPANCY: B-1
SPRINKLERS: NONE
PROPOSED BUILDING AREA: 9,547 SF

SITE DATA
SITE AREA: 20,266 S.F., 0.46 ACRES
PAVED AREA: 5,551 S.F.
LANDSCAPE AREA: 2,396 SF = 11.8% OF SITE AREA
IMPERVIOUS AREA: 9,939 SF
BUILDING FOOTPRINT: 4,388 SF

BUILDING AREA DATA
EXISTING BUILDING
EXISTING FIRST FLOOR = 1,440 SF
EXISTING BASEMENT = 1,440 SF
TOTAL AREA = 2,880 SF
ADDITION
FIRST FLOOR ADDITION = 2,948 SF
MEZZANINE = 793 SF
BASEMENT ADDITION = 2,924 SF
TOTAL AREA = 6,667 SF
TOTAL BUILDING AREA
EXISTING BUILDING = 2,880 SF
ADDITION = 6,667 SF
TOTAL AREA = 9,547 SF

1 PROPOSED SITE PLAN
A1.1

SCALE: 1"=10'-0"

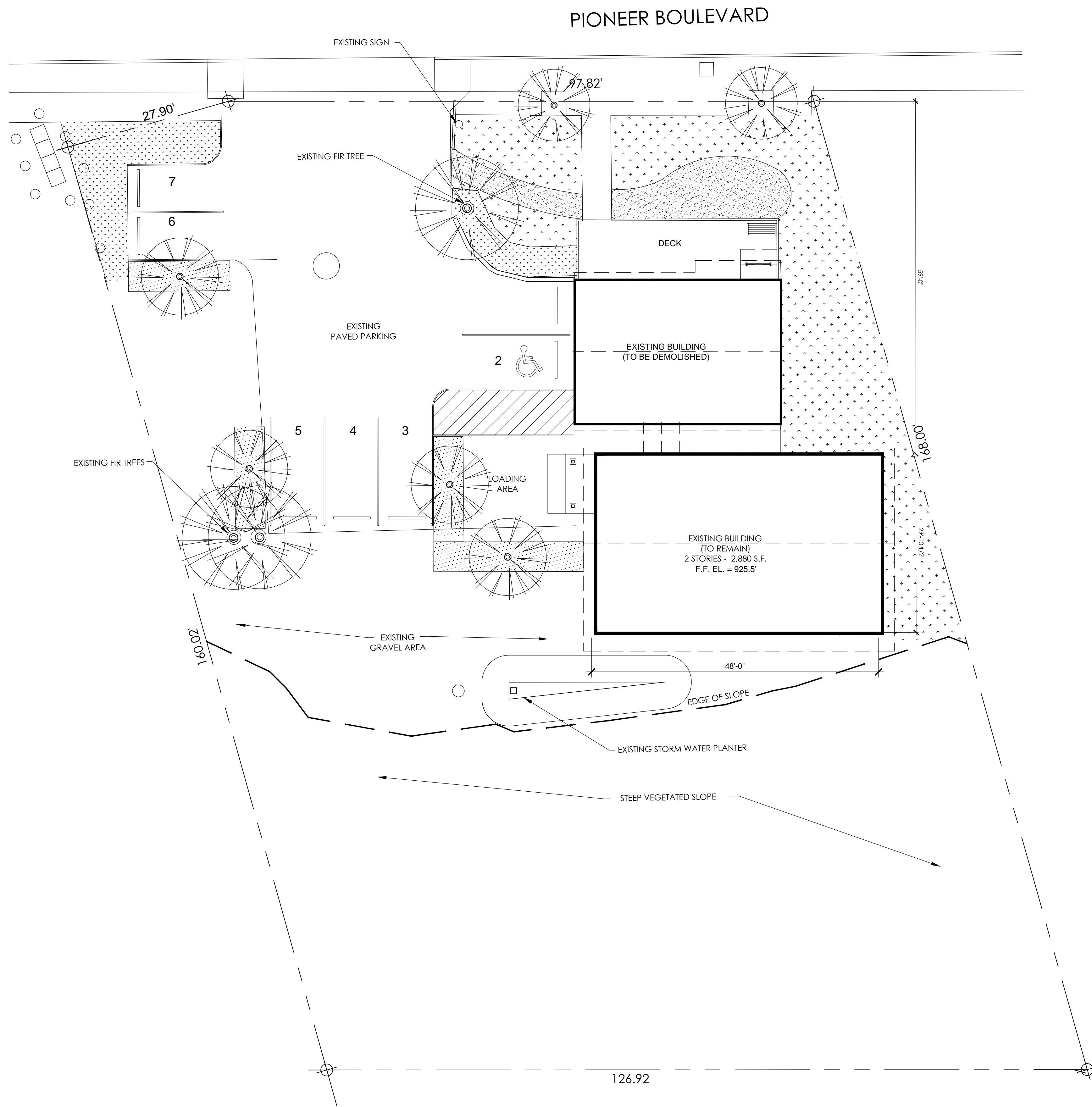
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COVER SHEET,
PROPOSED SITE
PLAN

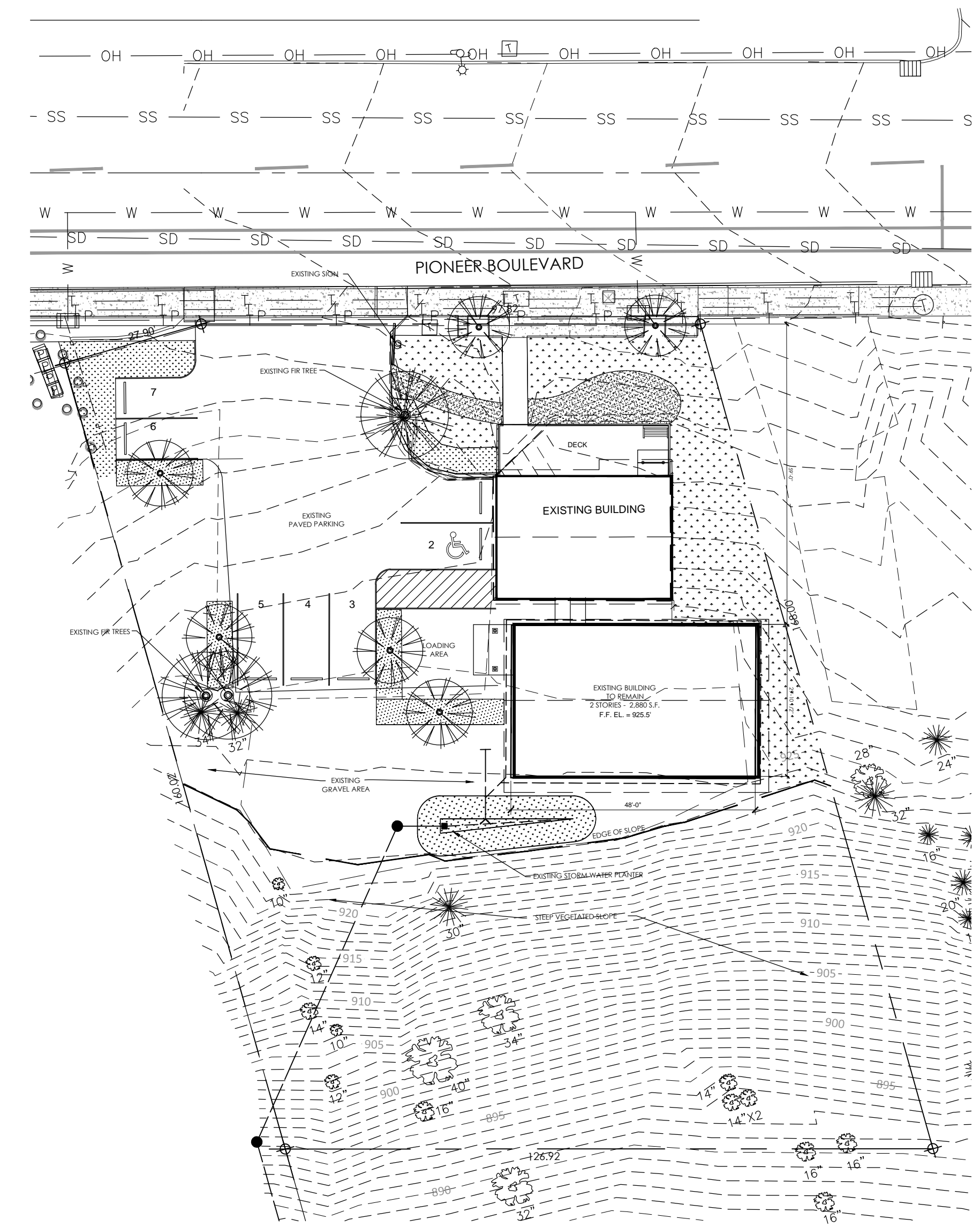
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DATE: February 17, 2021
SCALE: AS NOTED
DRAWN: RMM
JOB NO: 2020-2

A1.1



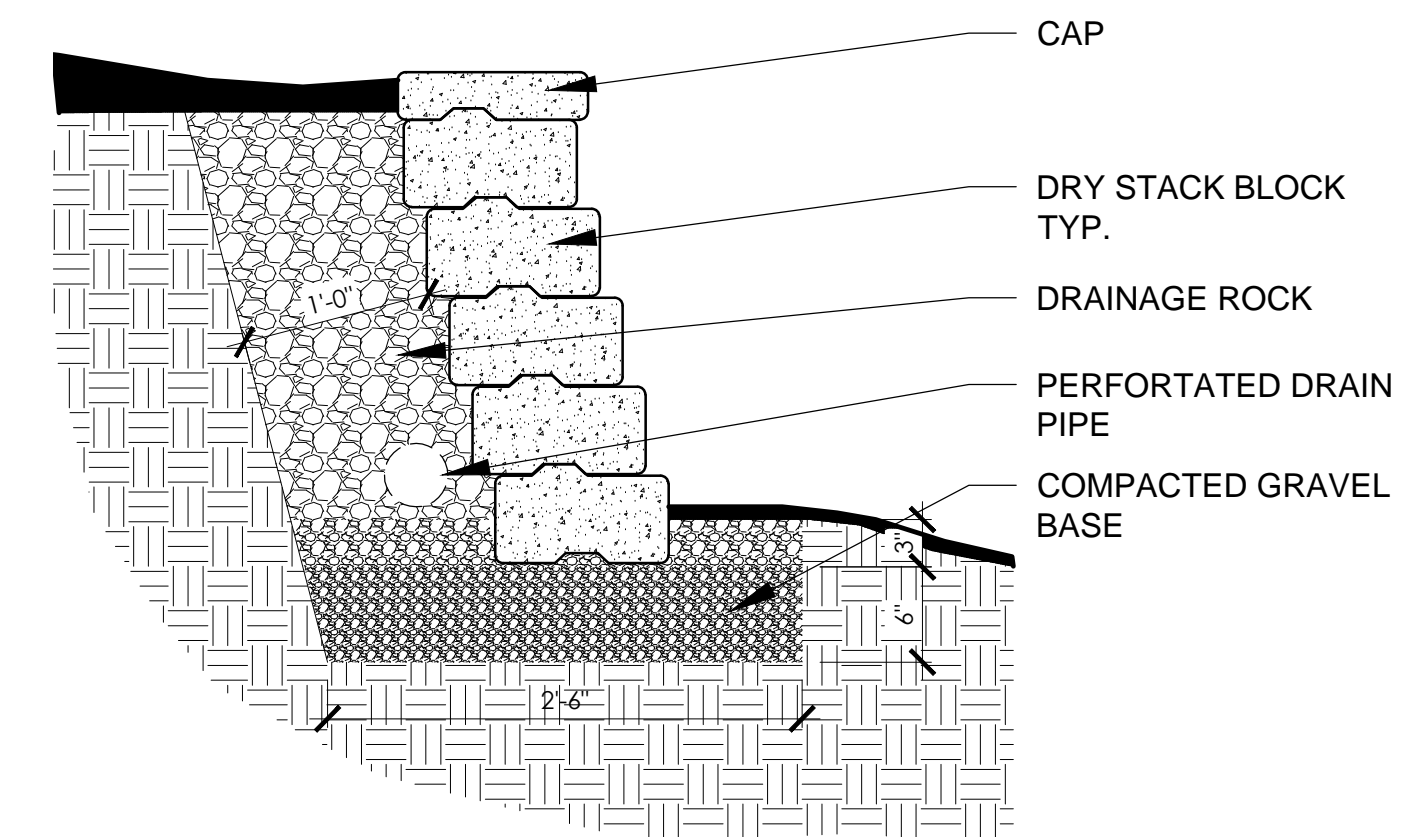
1 EXISTING CONDITIONS SITE PLAN
A1.2

SCALE: 1"=10'-0"



2 EXISTING SITE GRADING/ UTILITY PLAN
A1.2

SCALE: 1"=20'-0"



3 RETAINING WALL DETAIL
A1.2

SCALE: 1"=1'-0"

Design Review Set

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EXISTING SITE PLAN & SITE GRADING/ UTILITY PLAN

REVISIONS:

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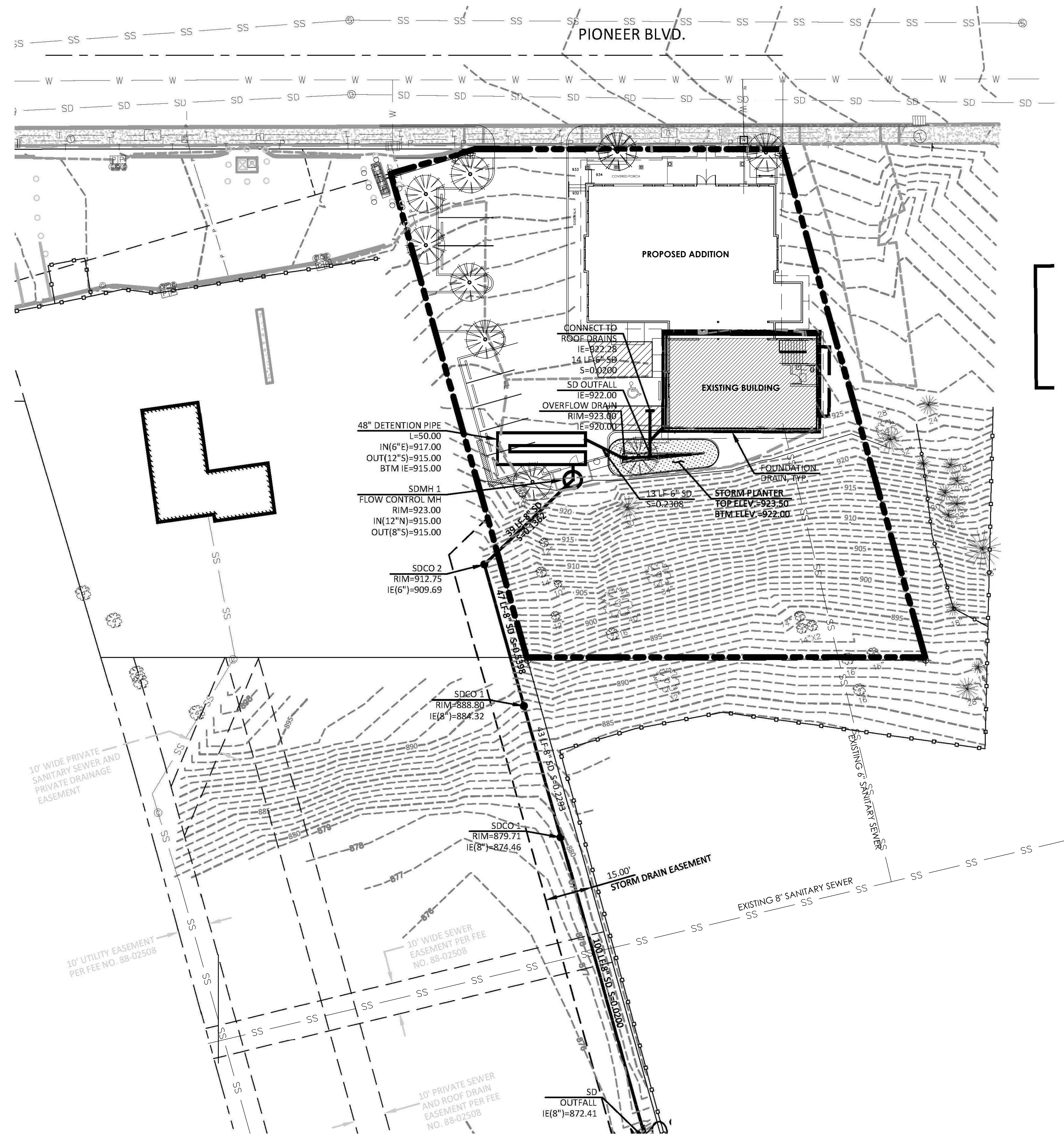
DATE: February 17, 2021

SCALE: AS NOTED

DRAWN: RMM

JOB NO: 2020-2

A1.2



1 SITE UTILITIES PLAN
A1.3

SCALE: 1"=20'-0"



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SITE UTILITIES PLAN

REVISIONS:

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DATE: February 17, 2021

SCALE: AS NOTED

DRAWN: RMM

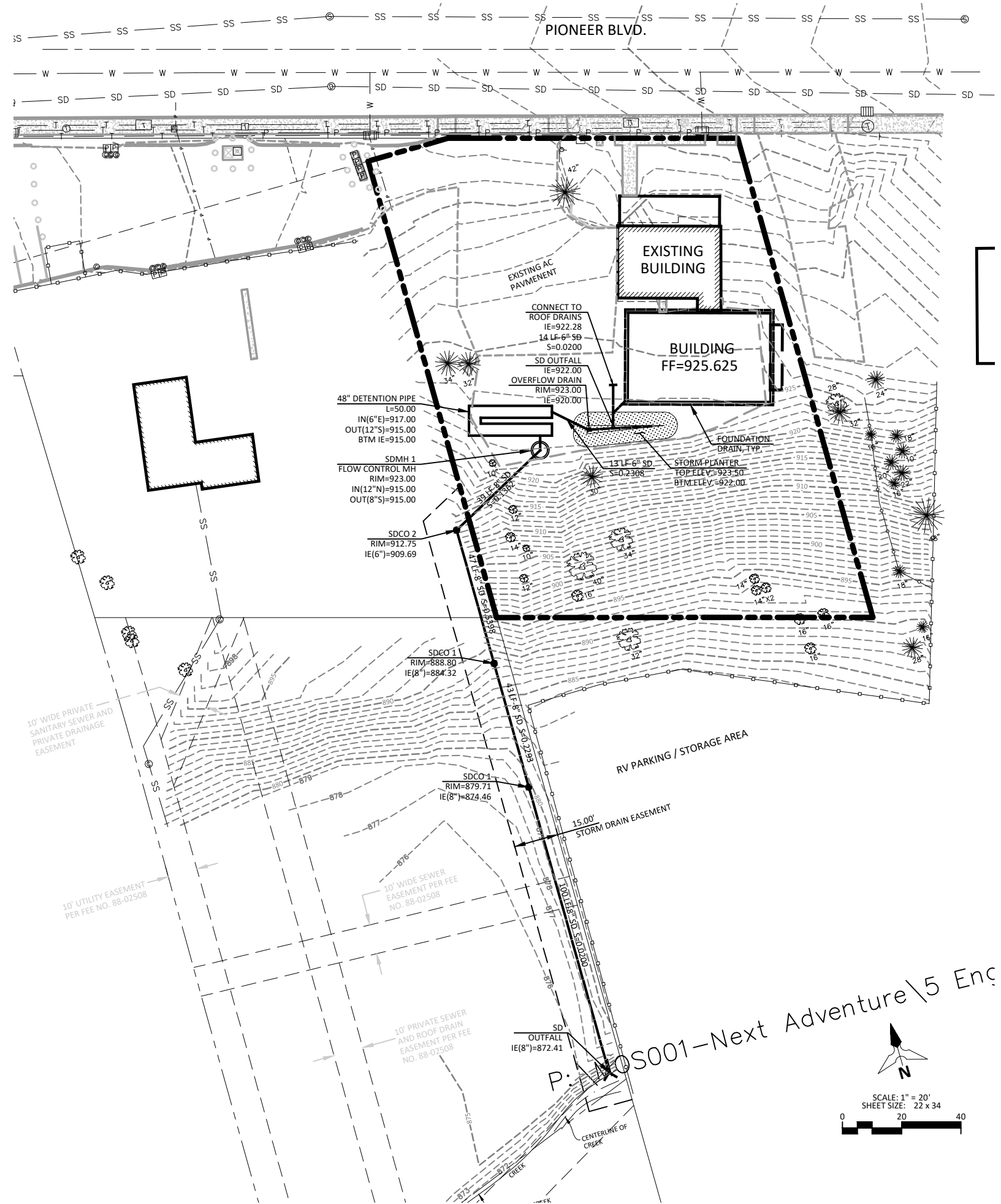
JOB NO: 2020-2

A1.2

- STORM NOTES**
1. ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
 2. BEGIN LAYING STORM SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM SEWER PIPE BY THE USE OF A LASER.
 3. CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM.

- MATERIAL NOTES**
1. 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 CITY ENGINEER PRIOR TO INSTALLATION.
 2. ALL ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
 3. ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS 'N-12' OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATERTIGHT JOINTS.
 4. ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
 5. ON-SITE CATCH BASINS AND AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL.

- GENERAL NOTES**
1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF SANDY AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY APWA.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
 3. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
 4. ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
 5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF MGH ASSOCIATES. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
 6. 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.
 7. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE USED AS NEEDED. THE CONTRACTOR SHALL ADHERE TO THE CITY OF SANDY EROSION CONTROL STANDARDS AS NECESSARY FOR EROSION CONTROL MEASURES.
 8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL ROADWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS.
 9. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR TO SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH.
 10. CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
 11. STANDRIDGE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.



STAMP: Oregon-Laura-11th-10-13

STANDRIDGE
PLANNING|ENGINEERING|SURVEYING
M 113 W 7th St, Suite 200
Vancouver, Wa 98660
O 360.597.9240 F 888.750.4981
WWW.STANDRIDGEINC.COM

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Next Adventure
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Portland, Oregon

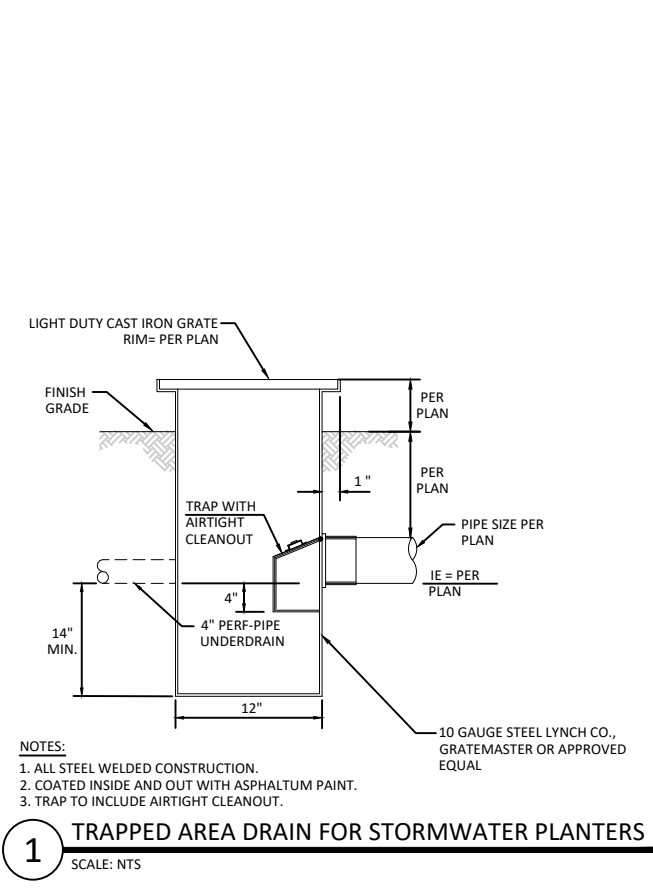
STORM SEWER PLAN

REVISIONS:

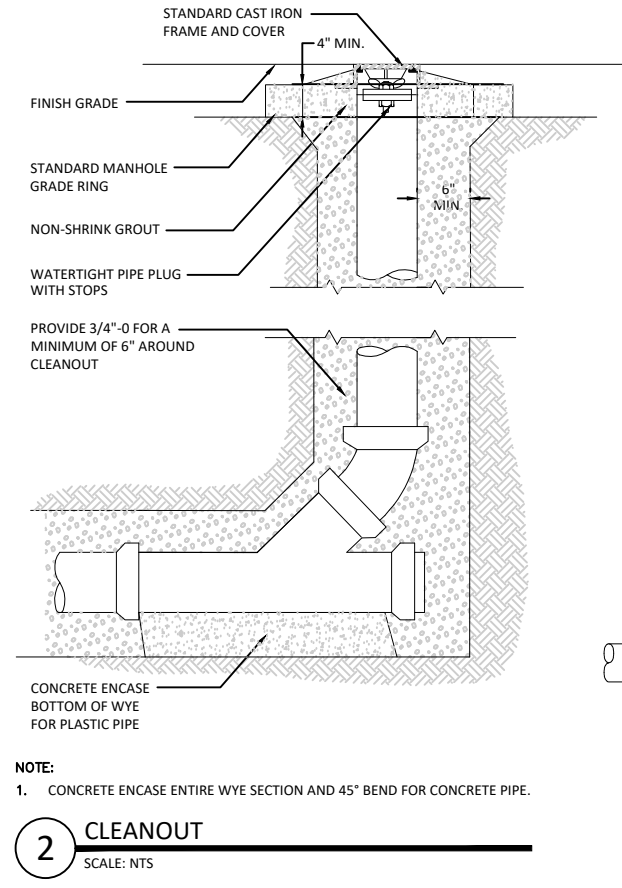
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DATE: Jan 18, 2019
SCALE: AS NOTED
DRAWN: CDB
JOB NO: MOS001

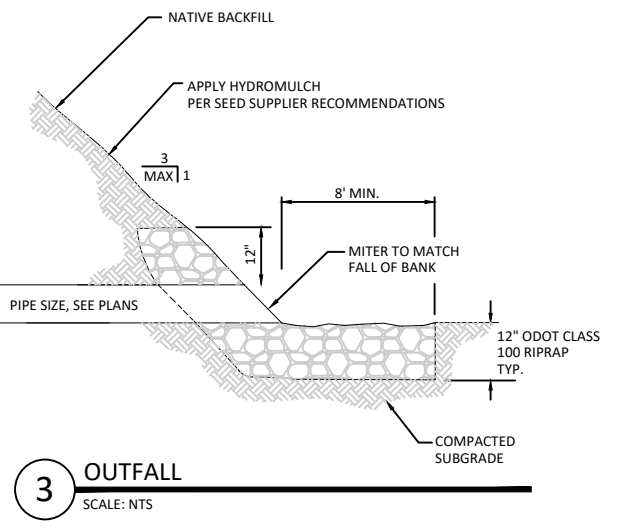
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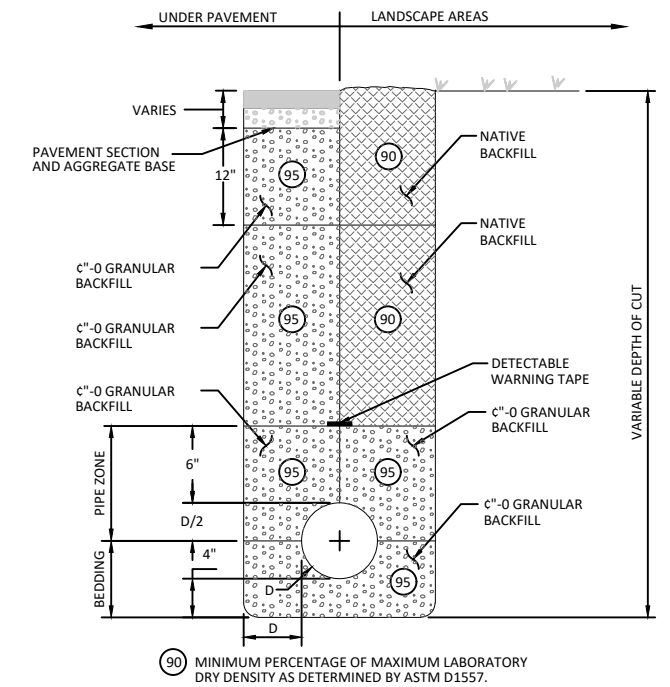
1 TRAPPED AREA DRAIN FOR STORMWATER PLANTERS
 SCALE: NTS



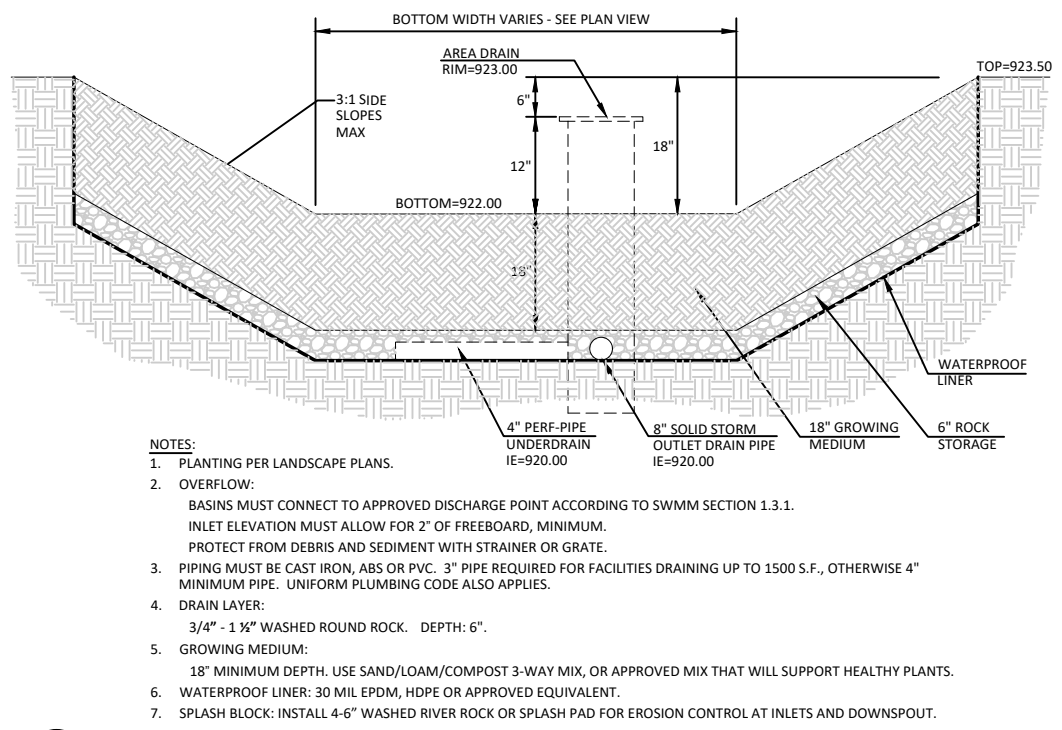
2 CLEANOUT
 SCALE: NTS



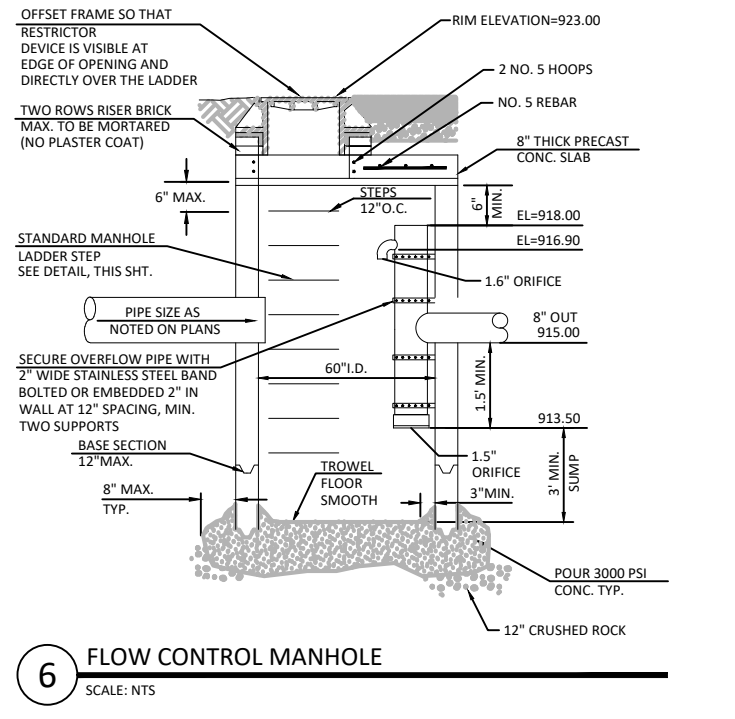
3 OUTFALL
 SCALE: NTS



4 TRENCH BACKFILL
 SCALE: NTS



5 STORMWATER PLANTER
 SCALE: NTS



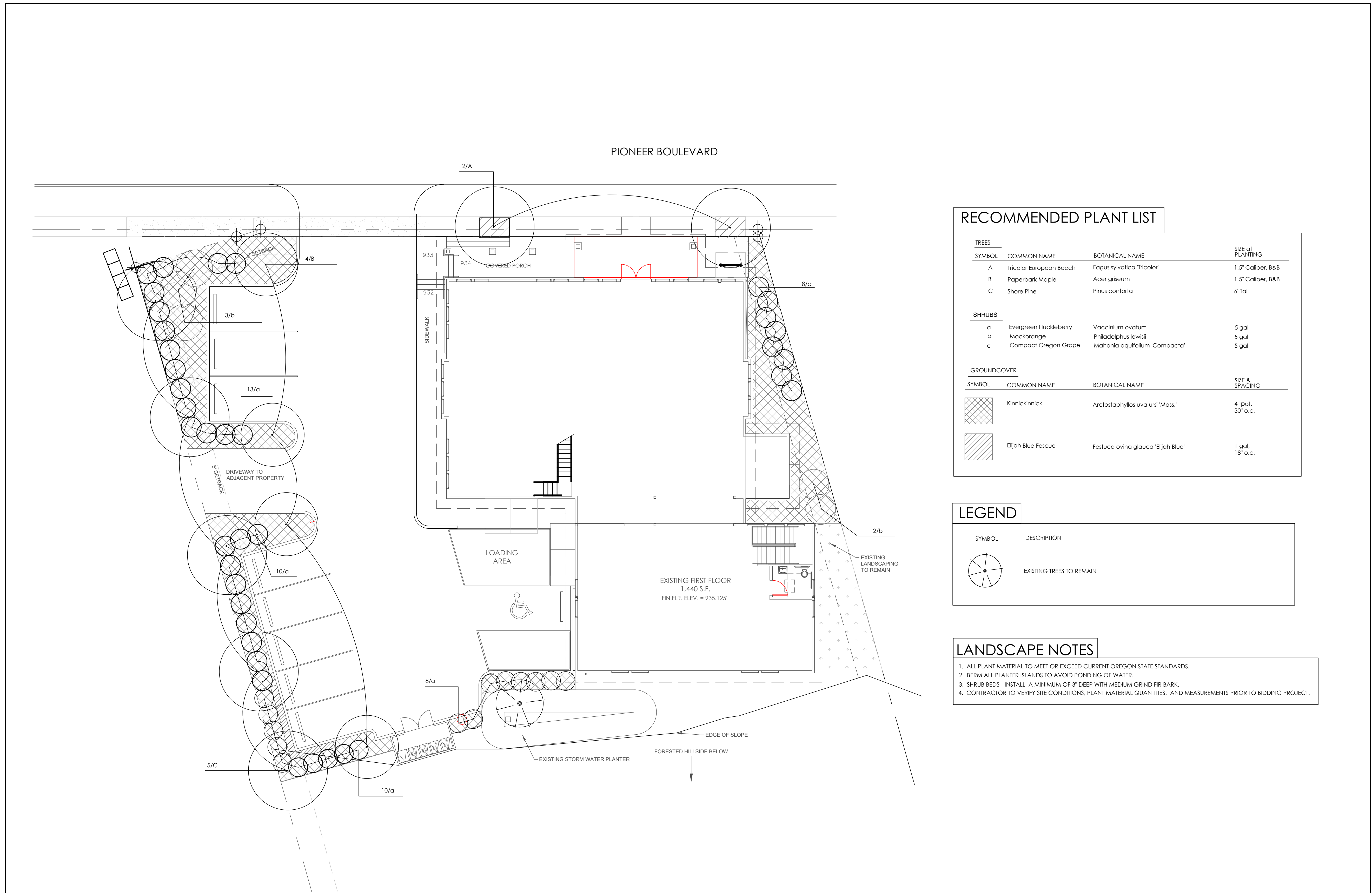
6 FLOW CONTROL MANHOLE
 SCALE: NTS

NOTES:

1. ALL CUT EDGES SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUAL.
2. THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UTILITIES.
3. LIGHTLY COMPACT WITHIN TWO DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER, ABOVE BREAKABLE CONDUITS.

NOTE:
 1. CONCRETE ENCASE ENTIRE WYE SECTION AND 45° BEND FOR CONCRETE PIPE.

- NOTES:
1. PLANTING PER LANDSCAPE PLANS.
 2. OVERFLOW:
 BASINS MUST CONNECT TO APPROVED DISCHARGE POINT ACCORDING TO SWMM SECTION 1.3.1.
 INLET ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM.
 PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
 3. PIPING MUST BE CAST IRON, ABS OR PVC. 3" PIPE REQUIRED FOR FACILITIES DRAINING UP TO 1500 S.F., OTHERWISE 4" MINIMUM PIPE. UNIFORM PLUMBING CODE ALSO APPLIES.
 4. DRAIN LAYER:
 3/4" - 1 1/2" WASHED ROUND ROCK. DEPTH: 6".
 5. GROWING MEDIUM:
 18" MINIMUM DEPTH. USE SAND/LOAM/COMPOST 3-WAY MIX, OR APPROVED MIX THAT WILL SUPPORT HEALTHY PLANTS.
 6. WATERPROOF LINER: 30 MIL EPDM, HDPE OR APPROVED EQUIVALENT.
 7. SPLASH BLOCK: INSTALL 4-6" WASHED RIVER ROCK OR SPLASH PAD FOR EROSION CONTROL AT INLETS AND DOWNSPOUT.



PIONEER BOULEVARD

RECOMMENDED PLANT LIST

TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE at PLANTING
A	Tricolor European Beech	Fagus sylvatica 'Tricolor'	1.5" Caliper, B&B
B	Paperbark Maple	Acer griseum	1.5" Caliper, B&B
C	Shore Pine	Pinus contorta	6' Tall
SHRUBS			
a	Evergreen Huckleberry	Vaccinium ovatum	5 gal
b	Mockorange	Philadelphus lewisii	5 gal
c	Compact Oregon Grape	Mahonia aquifolium 'Compacta'	5 gal
GROUNDCOVER			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
	Kinnickinnick	Arctostaphylos uva ursi 'Mass.'	4" pot, 30" o.c.
	Elijah Blue Fescue	Festuca ovina glauca 'Elijah Blue'	1 gal, 18" o.c.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREES TO REMAIN

LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO MEET OR EXCEED CURRENT OREGON STATE STANDARDS.
2. BERM ALL PLANTER ISLANDS TO AVOID PONDING OF WATER.
3. SHRUB BEDS - INSTALL A MINIMUM OF 3" DEEP WITH MEDIUM GRIND FIR BARK.
4. CONTRACTOR TO VERIFY SITE CONDITIONS, PLANT MATERIAL QUANTITIES, AND MEASUREMENTS PRIOR TO BIDDING PROJECT.

ANDERSON ASSOCIATES
 LANDSCAPE ARCHITECTURE
 P.O. Box 872276
 Vancouver, WA 98687
 Ph. 503-318-0549
 dave@andersonassoc-la.net

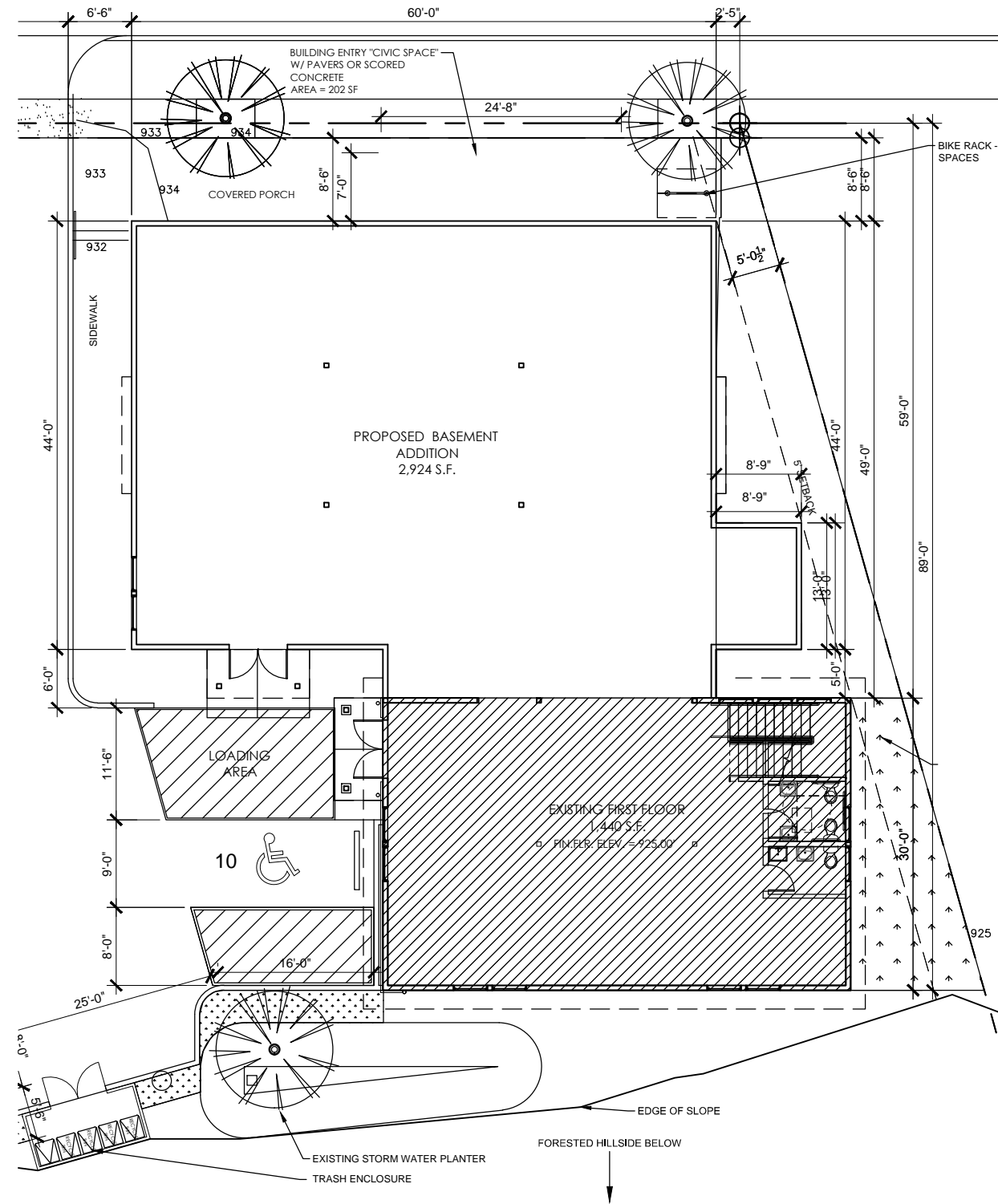
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PRELIMINARY LANDSCAPE PLAN

REVISIONS:
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 DATE: January 19, 2021
 SCALE: AS NOTED
 DRAWN: DA
 JOB NO: 2020-6



PIONEER BOULEVARD

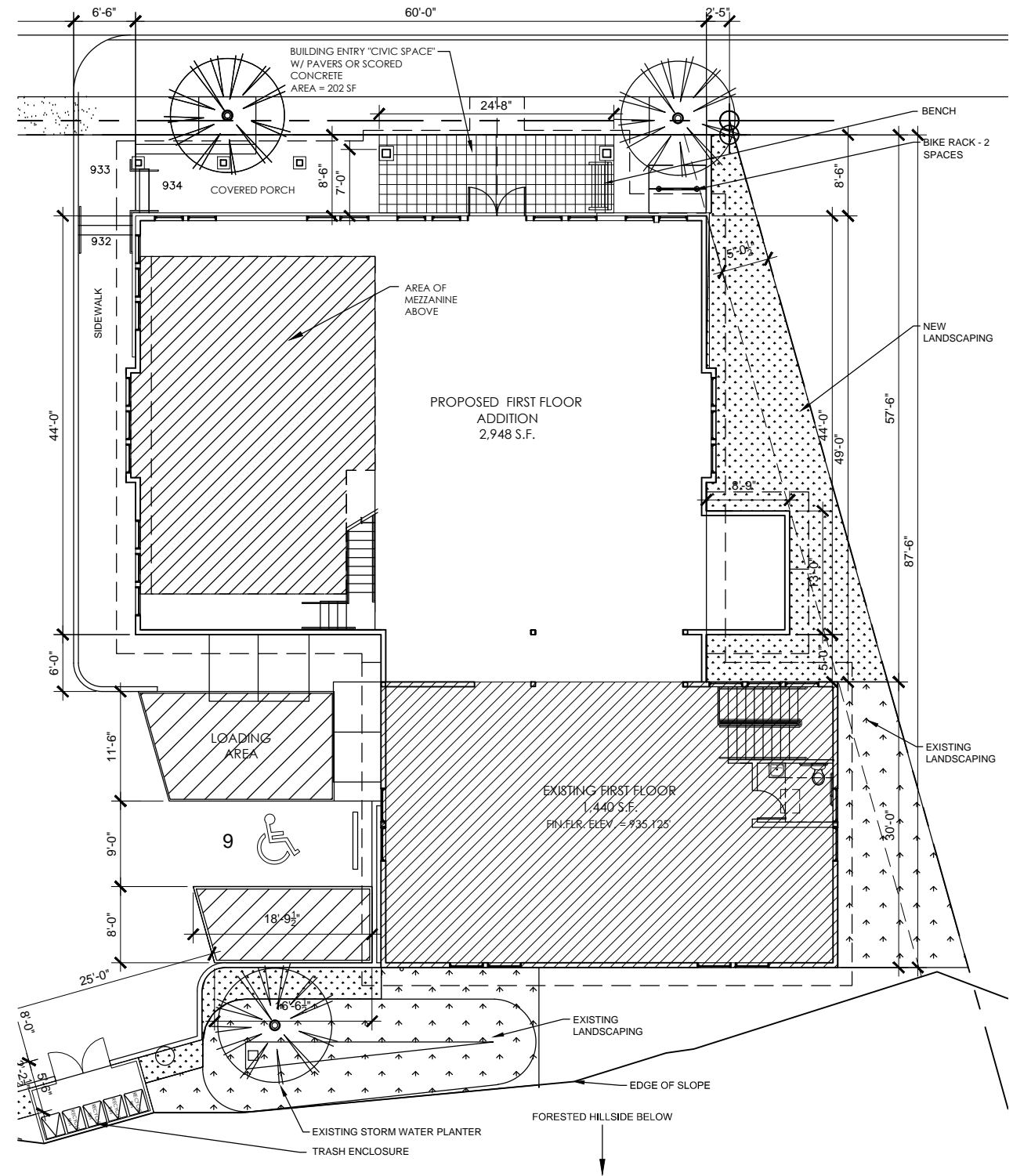


1 PROPOSED PHASE 3 BASEMENT PLAN

SCALE: 1/8"=1'-0"



PIONEER BOULEVARD



2 PROPOSED PHASE 3 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



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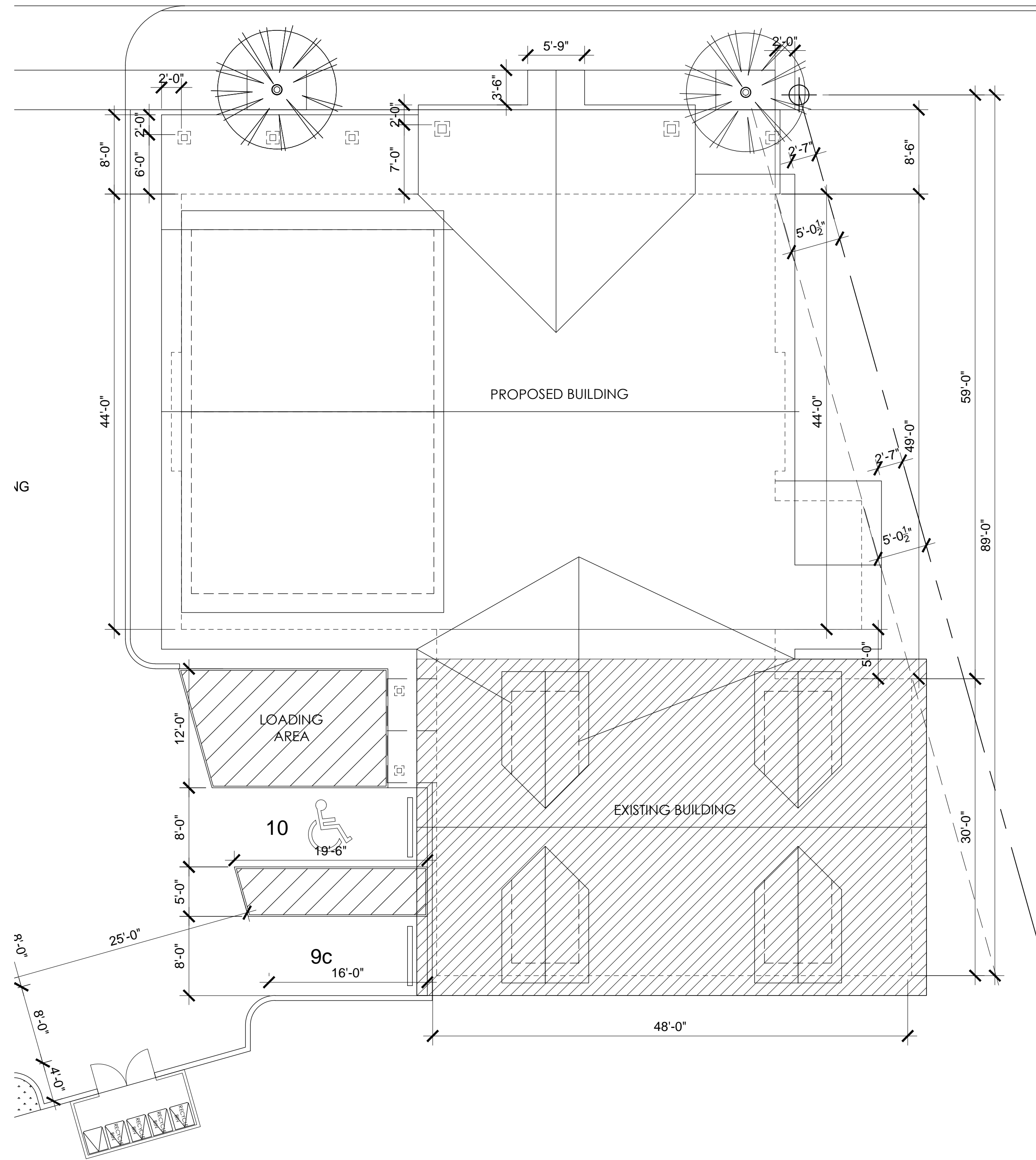
BASEMENT & FIRST FLOOR PLANS

REVISIONS:

DATE: February 17, 2021
SCALE: AS NOTED
DRAWN: RMM
JOB NO: 2020-2

A2.1

PIONEER BOULEVARD



1
A2.2

PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"



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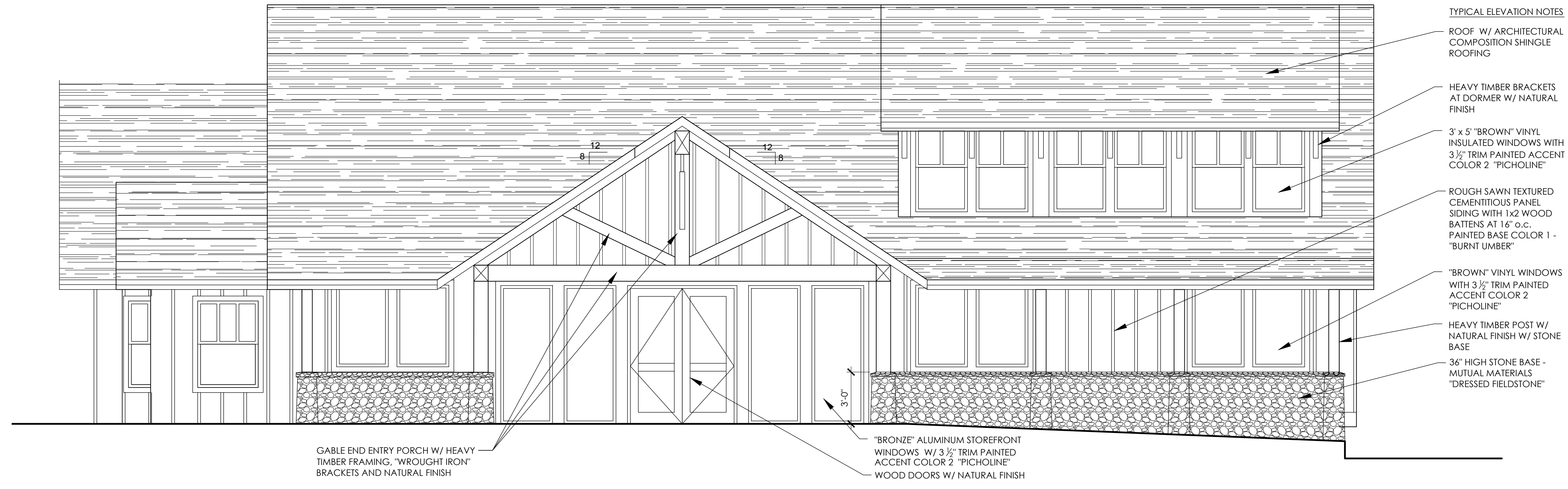
PROPOSED ROOF PLAN

REVISIONS:

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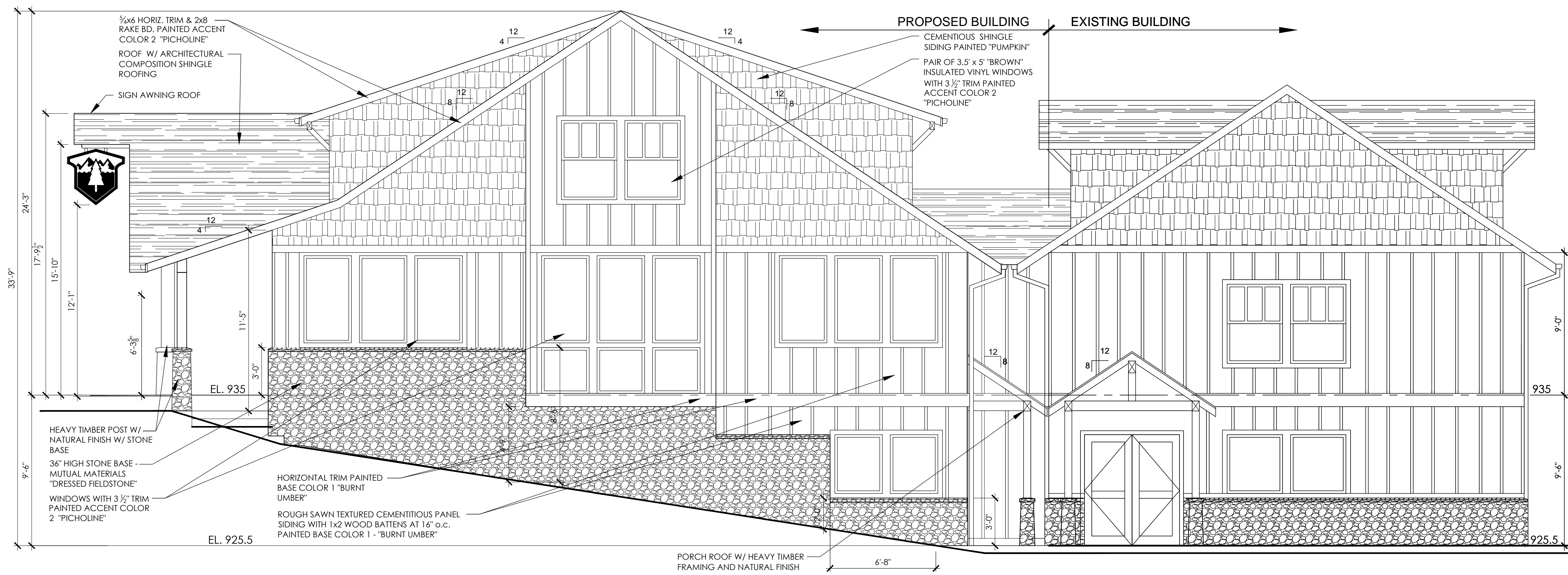
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DRAWN: RMM
JOB NO: 2020-2

A2.2



1 NORTH ELEVATION
A3.1

SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.1

SCALE: 1/4"=1'-0"

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BUILDING ELEVATIONS

REVISIONS:

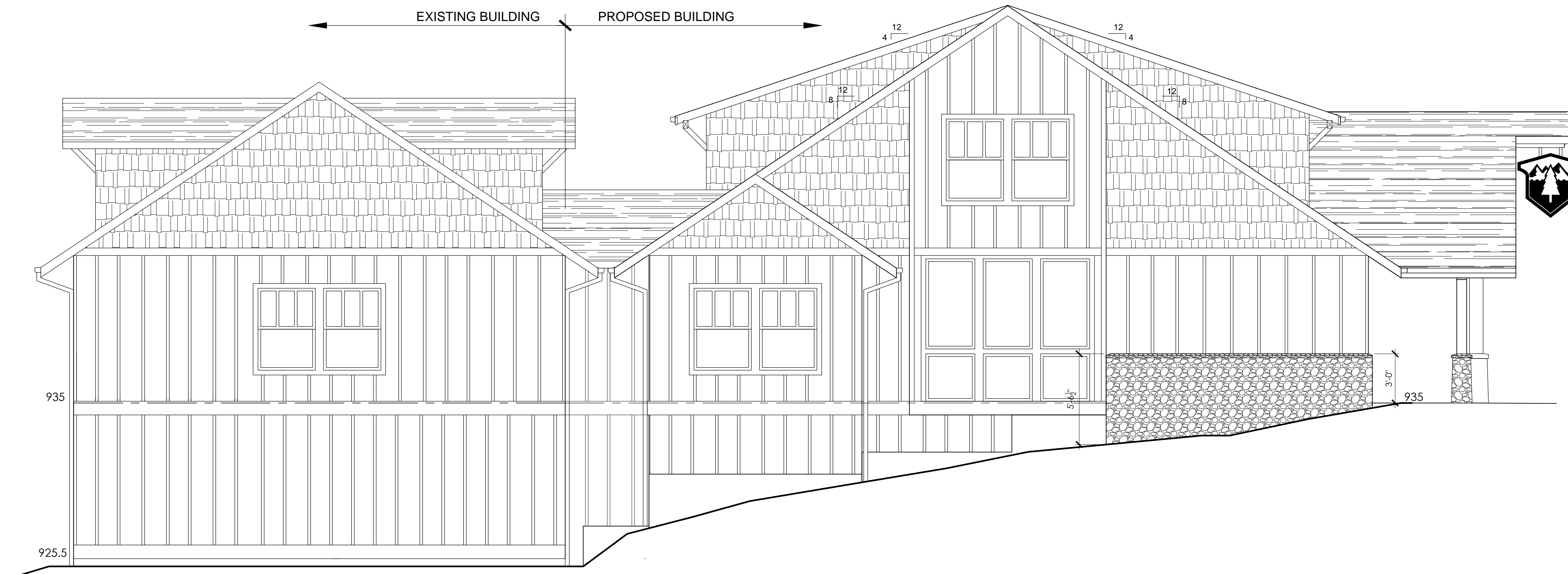
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JOB NO: 2020-2

A3.1



1 SOUTH ELEVATION
A3.2

SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A3.2

SCALE: 1/4"=1'-0"

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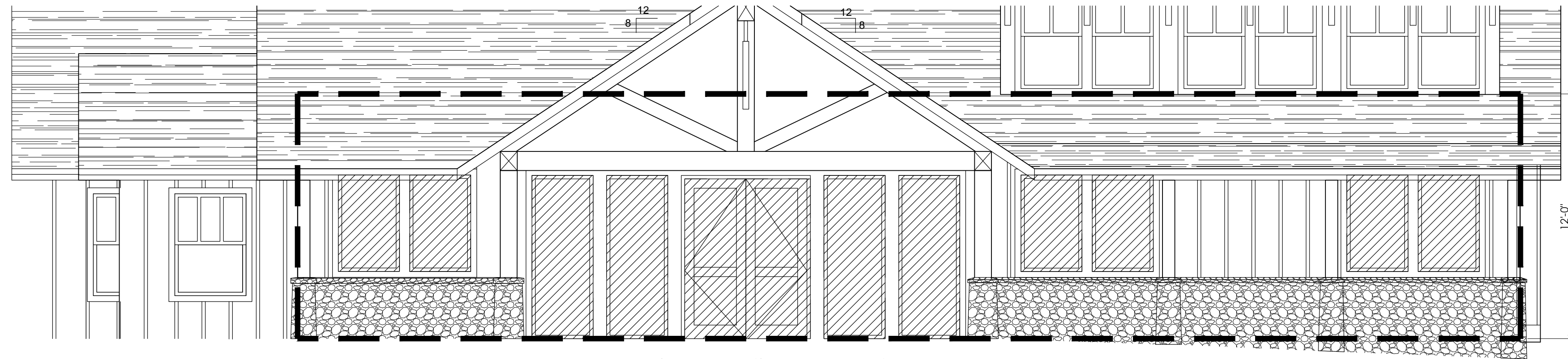
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BUILDING ELEVATIONS

REVISIONS:

DATE:	February 17, 2021
SCALE:	AS NOTED
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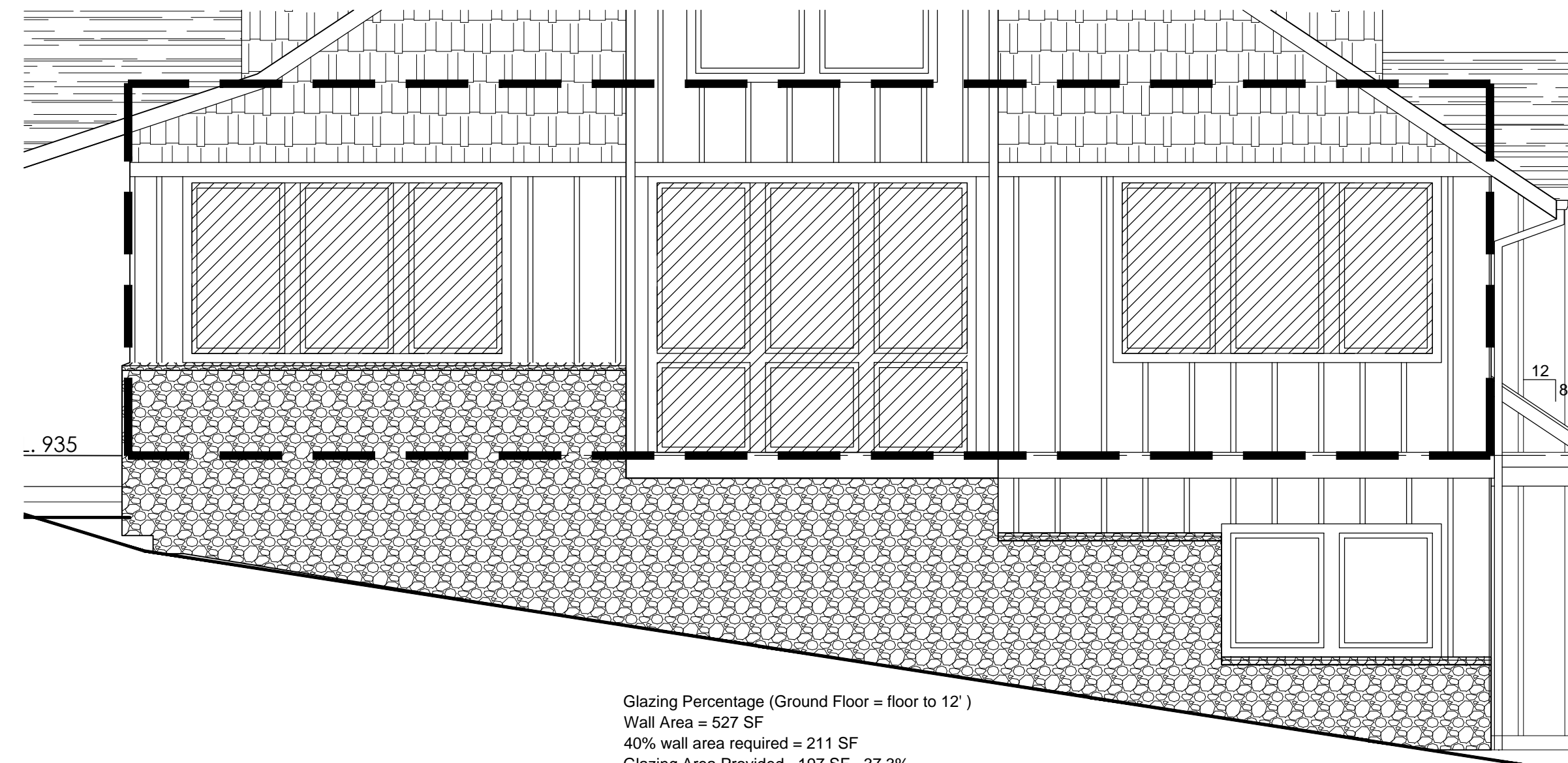
A3.2



Glazing Percentage (Ground Floor = floor to 12')
 Wall Area = 720 SF
 40% wall area required = 288 SF
 Glazing Area Provided = 231.2 SF = 32.1%
 = 80.2% of requirement

1 NORTH ELEVATION GROUND FLOOR GLAZING DETAIL
 A3.3

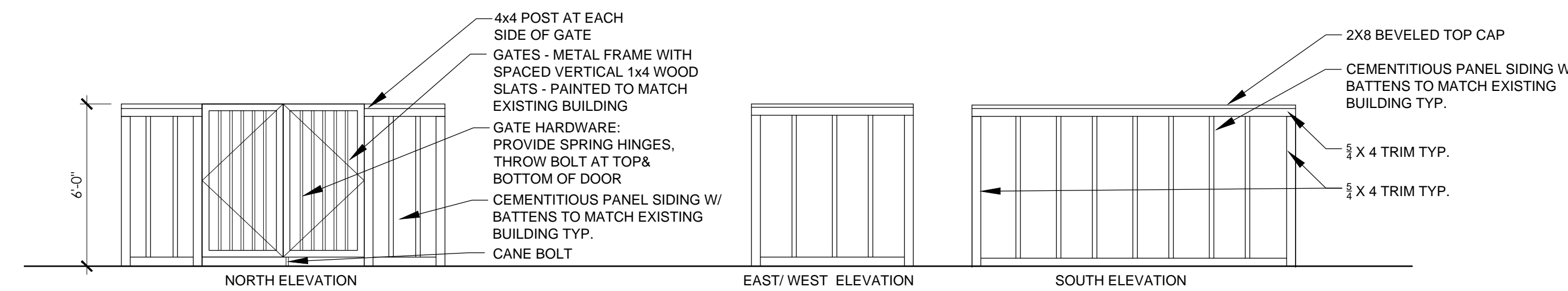
SCALE: 1/4"=1'-0"



Glazing Percentage (Ground Floor = floor to 12')
 Wall Area = 527 SF
 40% wall area required = 211 SF
 Glazing Area Provided = 197 SF = 37.3%
 = 93.3% of requirement

2 WEST ELEVATION GROUND FLOOR GLAZING DETAIL
 A3.3

SCALE: 1/4"=1'-0"



1 TRASH ENCLOSURE ELEVATION & PLAN
 A3.3

SCALE: 1/4"=1'-0"

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ELEVATIONS

REVISIONS:

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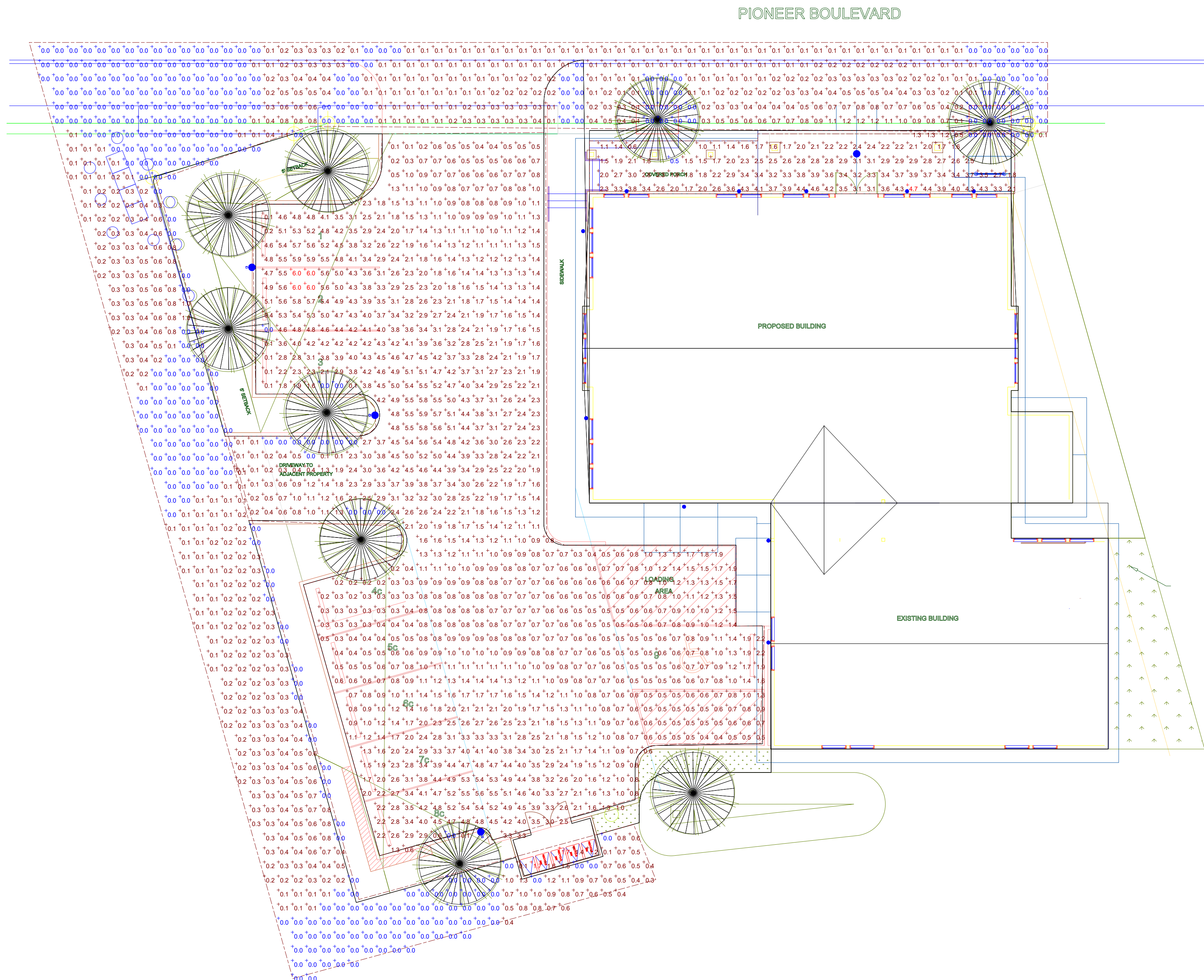
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 SCALE: AS NOTED
 DRAWN: RMM
 JOB NO: 2020-2

A3.3

Schedule						
Symbol	Label	QTY	Manufacturer	Lumens per Lamp	LLF	Wattage
	B	3	RAB LIGHTING INC. RC LIGHTING	4535	0.92	37.3576
	C	10	RAB LIGHTING, INC.	515	0.92	15.6
	D	1	TROY-CSL LIGHTING	266	0.92	5.568

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bleed	+	0.2 fc	1.7 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.9 fc	6.0 fc	0.0 fc	N/A	N/A
Porch	+	2.7 fc	4.7 fc	0.5 fc	9.4:1	5.4:1



Plan View
Scale - 1" = 10ft