

# PROJECT SEQUOIA

## Design Review Package – For Therma-Glass Inc.

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- C0.2 - Existing Conditions
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- A03 - Elevations
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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



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 2018 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 2 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

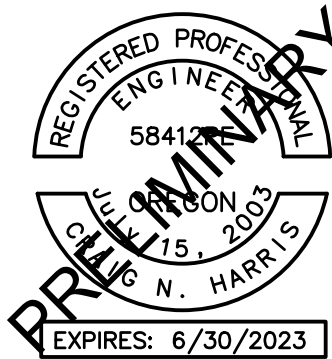
- SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

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.



PROJECT SEQUOIA

CANBY, OR

SHEET TITLE

GENERAL NOTES

DATE:	02/21/22
DRAWN:	JMS
CHECKED:	NWS
REVISIONS:	

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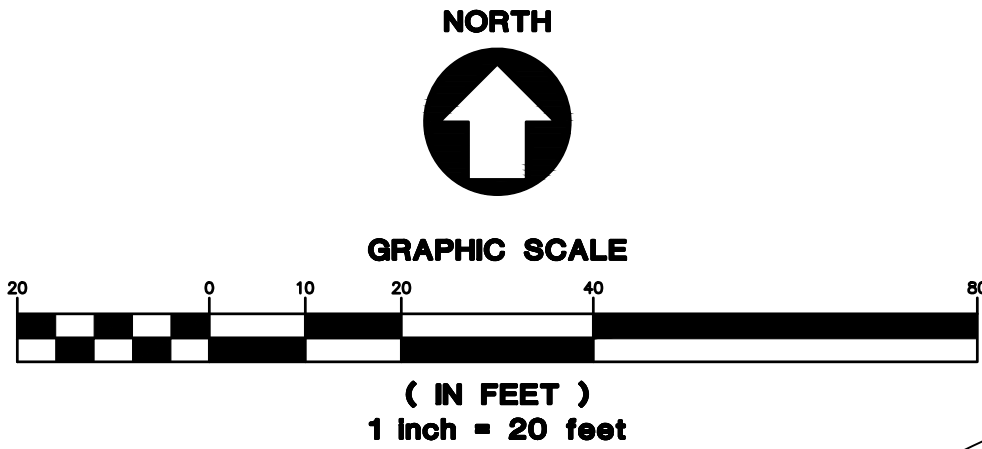
SHEET NUMBER

C0.1

JOB NUMBER: A21051.10

SANITARY SEWER INFORMATION	
(SS1) MANHOLE RIM = 162.74' 8" I.E. IN (S) = 154.8' 12" I.E. IN (E) = 154.7' 12" I.E. OUT (NW) = 154.5'	(SS5) MANHOLE RIM = 162.11 12" I.E. IN (NE) = 154.5' 12" I.E. OUT (W) = 154.4'
(SS2) MANHOLE RIM = 162.32' 6" I.E. IN (SW) = 153.6' 12" I.E. IN (SE) = 153.6' 12" I.E. IN (NE) = 153.6' 12" I.E. OUT (NW) = 153.4'	(SS6) MANHOLE RIM = 162.93' 8" I.E. IN (SE) = 154.9' 12" I.E. IN (NE) = 154.7' 12" I.E. OUT (SW) = 154.6'
(SS3) MANHOLE RIM = 162.21' 8" I.E. IN (SE) = 153.8' 12" I.E. IN (NE) = 153.7' 12" I.E. OUT (SW) = 153.6'	(SS7) MANHOLE RIM = 164.83' 12" I.E. IN (NE) = 152.3' 12" I.E. IN (SE) = 152.3' 6" I.E. IN (N) = 152.4' 8" I.E. IN (S) = 152.4' 12" I.E. OUT (W) = 152.2'
(SS4) MANHOLE RIM = 161.55' 12" I.E. IN (E) = 154.2' 8" I.E. IN (N) = 154.2' 12" I.E. OUT (SW) = 154.0'	

STORM SEWER INFORMATION	
(SD1) CATCH BASIN RIM = 160.84' 12" I.E. OUT (NE) = 158.7'	(SD2) MANHOLE RIM = 161.39' 12" TOP VERT PIPE = 159.7' 12" I.E. IN (SW) = 158.7' 12" I.E. OUT (W) = 158.4' SUMP = 148.8'
(SD3) DRY WELL RIM = 161.55' 12" I.E. IN (E) = 156.9' SUMP = 143.2'	



N

S

NORTHWEST

SURVEYING, INC.

1815 NW 169th PLACE, SUITE 2090

BEAVERTON, OR 97006

PH: (503) 848-2127 FAX: (503) 848-2179

EMAIL: nwsurveying@nwrvy.com

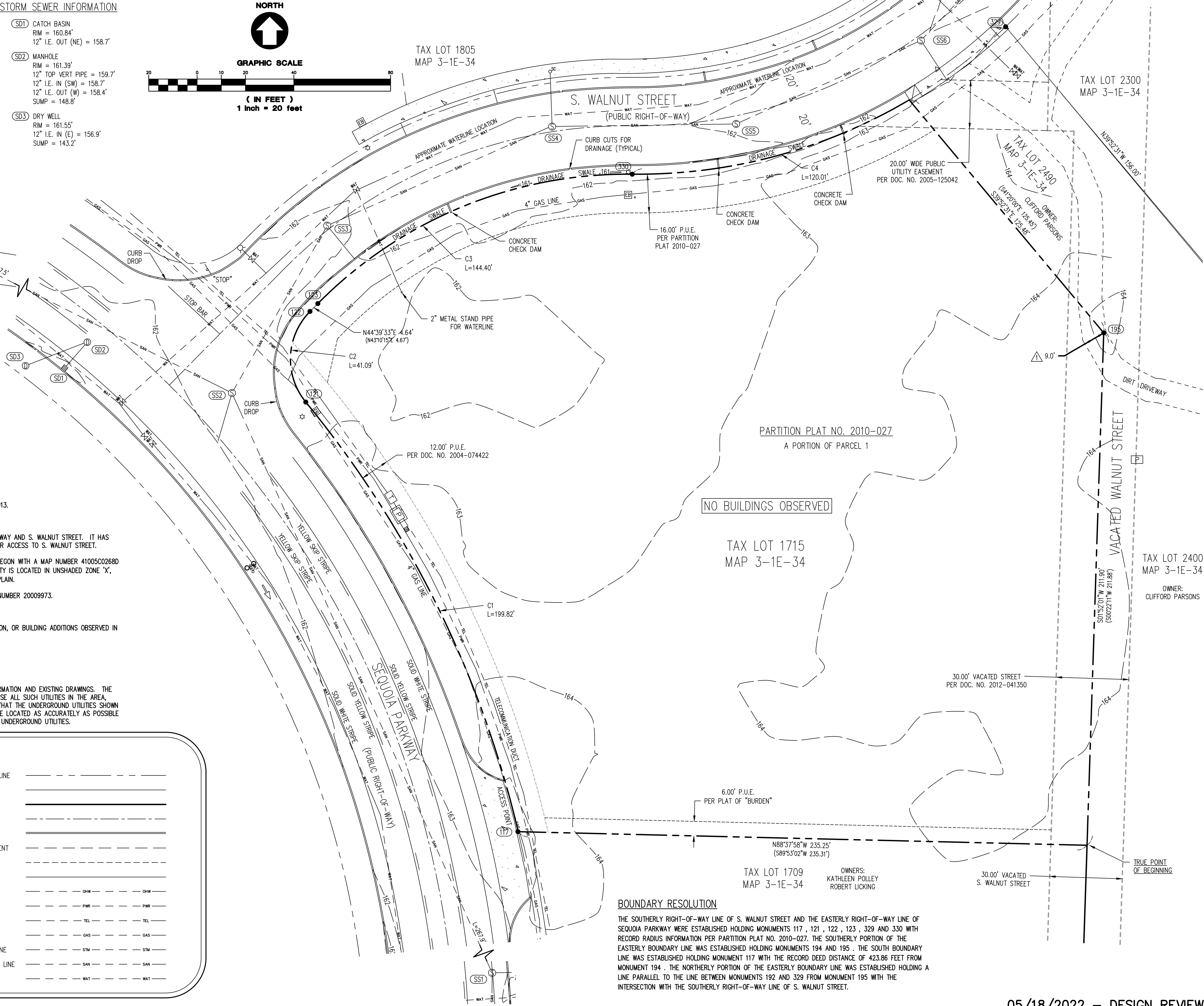
**BASIS OF BEARINGS**  
OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD 83/91.

**POTENTIAL ENCROACHMENTS**  
A DIRT DRIVEWAY ALLOWING VEHICULAR ACCESS CROSSES ONTO THE ADJOINING PROPERTY UP TO 9 FEET NEAR THE NORTHWEST CORNER AS SHOWN. AN EASEMENT GRANTING THIS USE WAS NOT INCLUDED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.

- NOTES**
1. THE SURVEYED PROPERTY ADDRESS IS 1715 WALNUT STREET, CANBY, OREGON 97013.
  2. THE GROSS PROPERTY AREA IS 1.79 ACRES, MORE OR LESS.
  3. THE PROPERTY HAS FRONTAGE ON THE PUBLIC RIGHT-OF-WAY OF SEQUOIA PARKWAY AND S. WALNUT STREET. IT HAS VEHICULAR ACCESS TO SEQUOIA PARKWAY WHERE NOTED AND NO EXISTING VEHICULAR ACCESS TO S. WALNUT STREET.
  4. THE PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR CANBY, OREGON WITH A MAP NUMBER 41005C0268D HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. THIS MAP SHOWS THAT THE PROPERTY IS LOCATED IN UNSHADED ZONE 'X', DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  5. THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 20009973.
  6. ELEVATIONS ARE GPS DERIVED ON THE NAVD 1988 VERTICAL DATUM.
  7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND	
FIRE HYDRANT	
WATER VALVE	
SANITARY SEWER CLEAN OUT	
SANITARY SEWER MANHOLE	
STORM SEWER CATCH BASIN	
STORM SEWER MANHOLE	
POWER VAULT	
POWER TRANSFORMER	
POWER JUNCTION BOX	
STREET LIGHT	
TELEPHONE RISER	
TELEPHONE VAULT	
SIGN	
FOUND SURVEY MONUMENT	
YELLOW PLASTIC CAP	
RECORD INFORMATION PER TITLE REPORT PROPERTY DESCRIPTION	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
OVERHEAD WIRE	
POWER LINE	
TELEPHONE LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	



**BOUNDARY RESOLUTION**  
THE SOUTHERLY RIGHT-OF-WAY LINE OF S. WALNUT STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF SEQUOIA PARKWAY WERE ESTABLISHED HOLDING MONUMENTS 117, 121, 122, 123, 329 AND 330 WITH RECORD RADIUS INFORMATION PER PARTITION PLAT NO. 2010-027. THE SOUTHERLY PORTION OF THE EASTERLY BOUNDARY LINE WAS ESTABLISHED HOLDING MONUMENTS 194 AND 195. THE SOUTH BOUNDARY LINE WAS ESTABLISHED HOLDING MONUMENT 117 WITH THE RECORD DEED DISTANCE OF 423.86 FEET FROM MONUMENT 194. THE NORTHERLY PORTION OF THE EASTERLY BOUNDARY LINE WAS ESTABLISHED HOLDING A LINE PARALLEL TO THE LINE BETWEEN MONUMENTS 192 AND 329 FROM MONUMENT 195 WITH THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S. WALNUT STREET.

AAI

engineering associates, inc.

ENGINEERING

4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005  
503.620.3030 | 503.620.5539 | fax | www.aaieng.com

PROJECT SEQUOIA

CANBY, OR

SHEET TITLE	
EXISTING CONDITIONS	
DATE:	02/21/22
DRAWN:	JMS
CHECKED:	NWS
REVISIONS:	
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SHEET NUMBER	

C0.2



SHEET NOTES

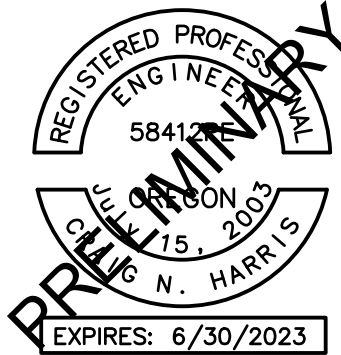
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
3. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. 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.
6. 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.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. 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.
10. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
11. PROTECT ALL EXISTING VEGETATION TO REMAIN.

X PROTECTION NOTES

- 1 PROTECT EXISTING ASPHALT
- 2 PROTECT EXISTING CURB AND GUTTER
- 3 PROTECT EXISTING DRIVEWAY
- 4 PROTECT EXISTING LIGHT POLE
- 5 PROTECT EXISTING POWER VAULT
- 6 PROTECT EXISTING TELEPHONE VAULT
- 7 PROTECT EXISTING UTILITY

X DEMOLITION NOTES

- 1 REMOVE EXISTING CURB
- 2 SAWCUT AND REMOVE EXISTING ASPHALT
- 3 REMOVE PORTION OF EXISTING WATER STUB



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PROJECT SEQUOIA  
CANBY, OR

SHEET TITLE

DEMOLITION  
PLAN

DATE: 02/21/22

DRAWN: JMS

CHECKED: NWS

REVISIONS:

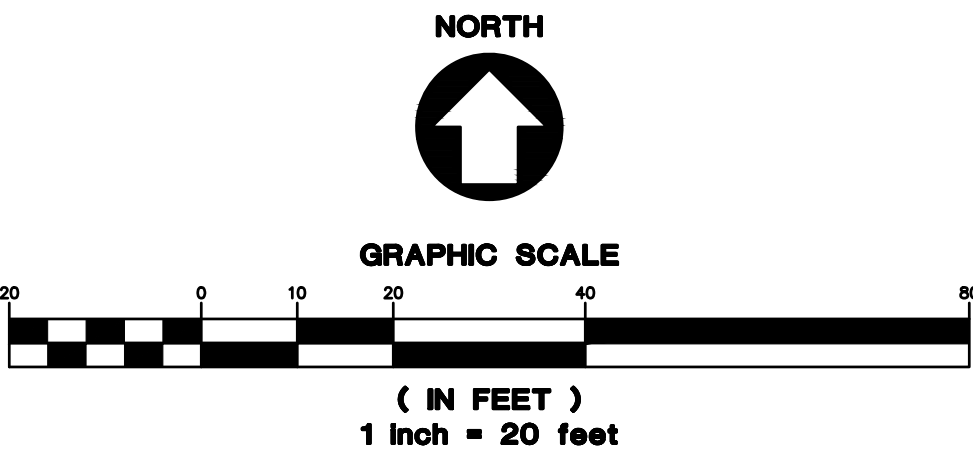
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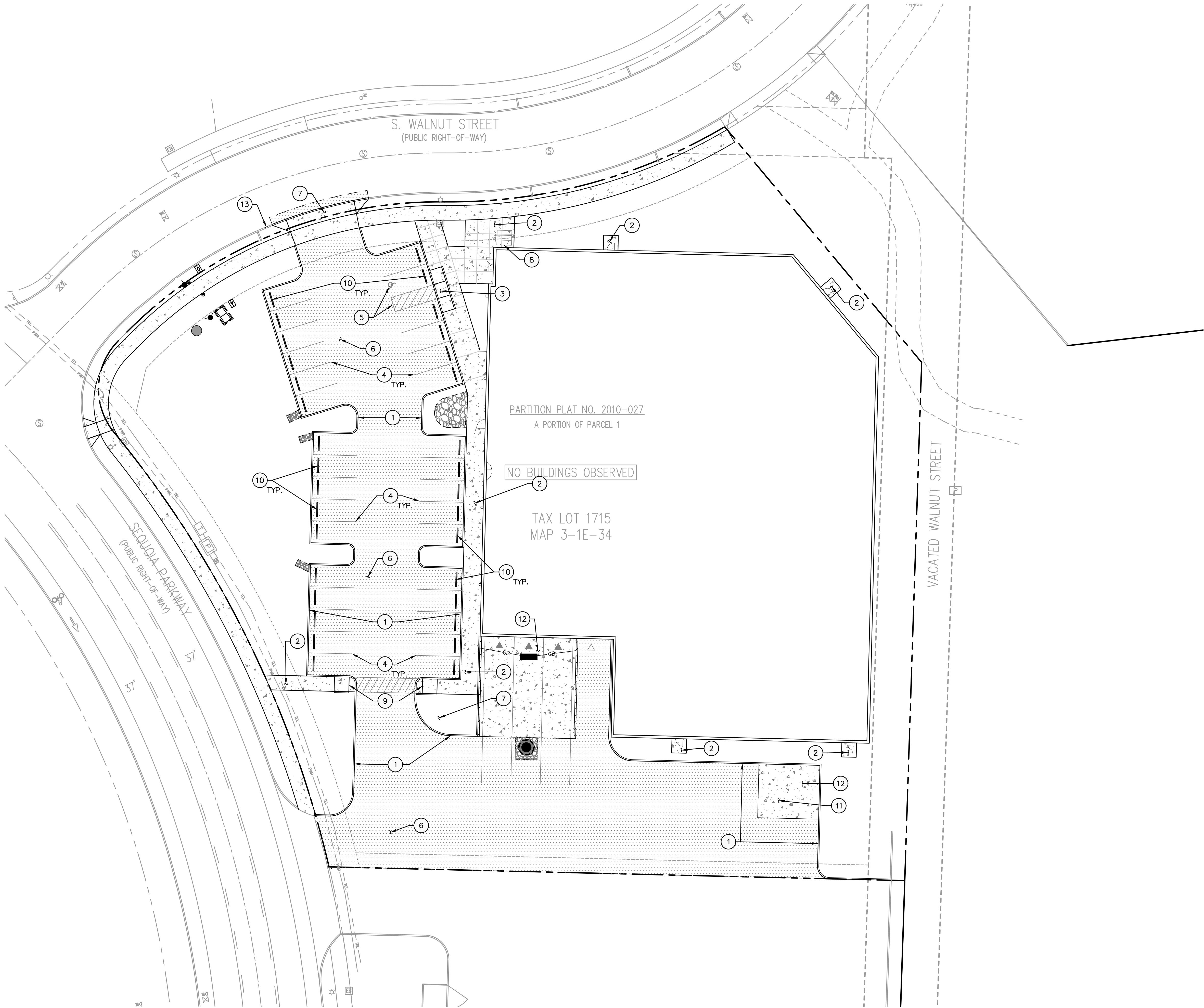
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JOB NUMBER: A21051.10



05/18/2022 – DESIGN REVIEW





SHEET NOTES

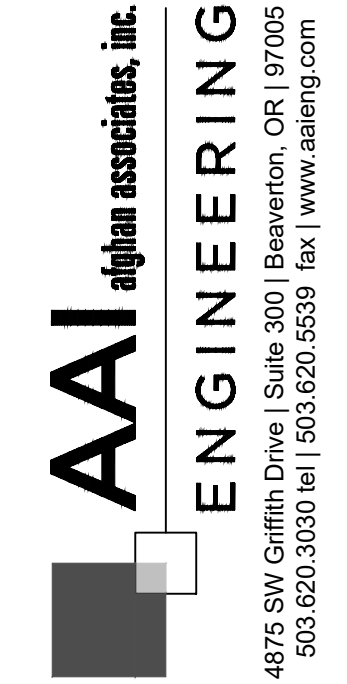
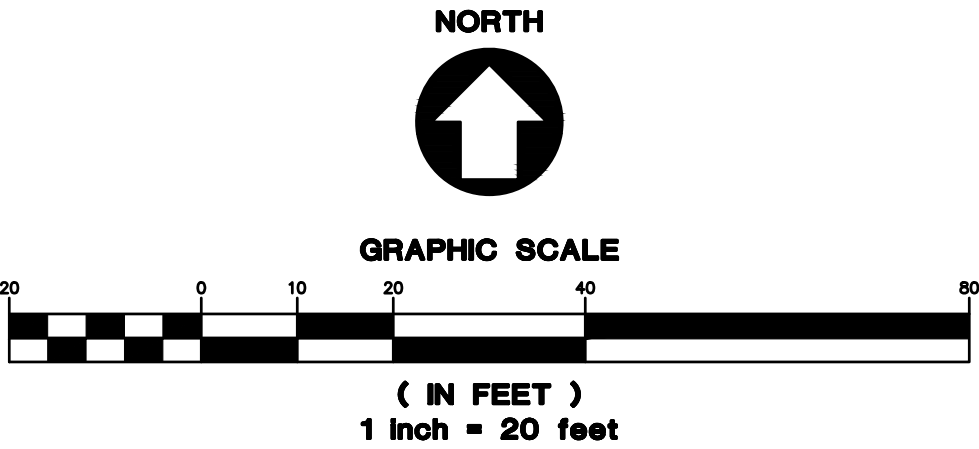
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION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

(X) CONSTRUCTION NOTES

1. INSTALL CURB PER DETAIL 1/C4.0
2. INSTALL SIDEWALK PER DETAIL 2/C4.0
3. INSTALL ADA RAMP TYPE 1 PER DETAIL 3/C4.0
4. INSTALL STRIPING PER ARCHITECTURAL PLANS
5. INSTALL ADA PARKING PER DETAIL 4/C4.0
6. INSTALL AC PAVEMENT PER DETAIL 6/C4.0
7. INSTALL DRIVEWAY PER DETAILS 104 & 117/C4.1
8. INSTALL BIKE PARKING PER ARCHITECTURAL PLANS
9. INSTALL ADA RAMP TYPE 2 PER DETAIL 7/C4.0
10. INSTALL WHEELSTOPS PER DETAIL 8/C4.0
11. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS
12. INSTALL CONCRETE SURFACING PER DETAIL 9/C4.0
13. INSTALL CURB CUT IN EXISTING CURB FOR DRAINAGE TO EXISTING SWALE

LEGEND

PROPERTY LINE	
CONCRETE SIDEWALK SURFACING PER DETAIL 2/C4.0	
ASPHALT SURFACING PER DETAIL 6/C4.0	



PROJECT SEQUOIA  
CANBY, OR

SHEET TITLE

HARDSCAPE  
PLAN

DATE: 02/21/22

DRAWN: JMS

CHECKED: NWS

REVISIONS:

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SHEET NUMBER

C1.0

JOB NUMBER: A21051.10

SHEET NOTES

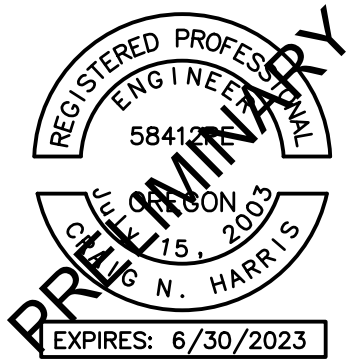
- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE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

SPOT ELEVATION	
XX.XX XX	DESCRIPTION LISTED BELOW.
BW	FINISHED GRADE AT BOTTOM OF WALL
BOS	BOTTOM OF STORMWATER FACILITY
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
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



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PROJECT SEQUOIA  
CANBY, OR

SHEET TITLE

GRADING PLAN

DATE: 02/21/22

DRAWN: JMS

CHECKED: NWS

REVISIONS:

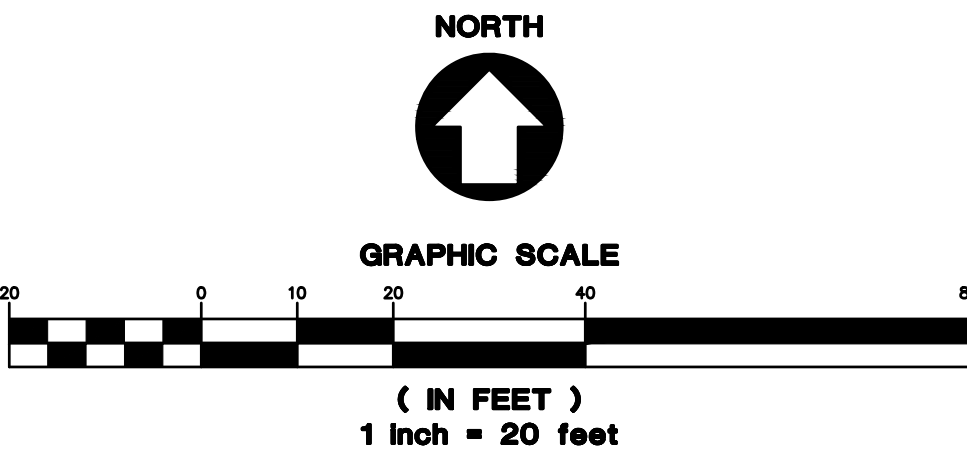
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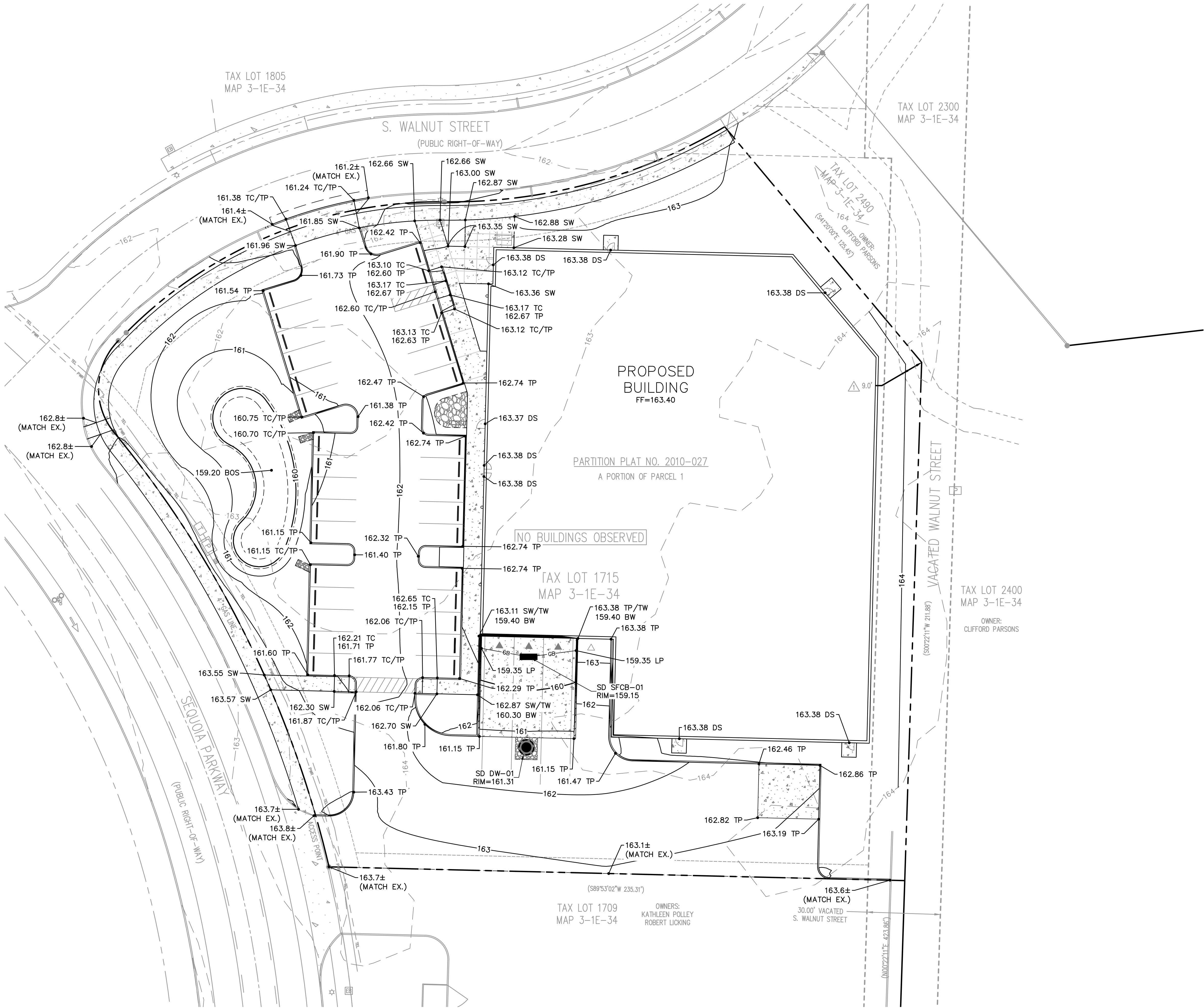
SHEET NUMBER

C2.0

JOB NUMBER: A21051.10



05/18/2022 – DESIGN REVIEW





SHEET NOTES

- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
- PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 1/C4.2.
- INSTALL THRUST BLOCKS ON FIRE AND WATER LINES PER DETAIL 2/C4.2.
- 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  
IE IN=XX.X  
IE OUT=XX.X

STRUCTURE TYPES

TYPE	DESCRIPTION
BF	BACKFLOW ASSEMBLY PER DETAIL 3/C4.2
DW	DRY WELL PER DETAIL 6/C4.2
FDC	FIRE DEPARTMENT CONNECTION PER DETAIL 5/C4.2
FH	FIRE HYDRANT PER DETAIL 001/C4.1
FV	FIRE VAULT PER DETAIL 4/C4.2
RD	ROOF DRAIN CONNECTION
SFCB	STORM FILTER CATCH BASIN PER DETAIL ON C4.1
SM	SAMPLING MANHOLE PER DETAIL 9/C4.2
WM	WATER METER PER DETAIL 004/C4.1

LEGEND

SANITARY SEWER LINE	SS	SS
WATER LINE	W	W
FIRE LINE	FP	FP
FDC LINE	FDC	FDC
STORM LINE		

NORTH



GRAPHIC SCALE



STORM NOTES

- INSTALL INFILTRATION PLANTER/RAIN GARDEN PER DETAIL 752/C4.1
- INSTALL DRYWELL WITH STONE CHAMBER PER DETAIL 6/C4.2

SANITARY NOTES

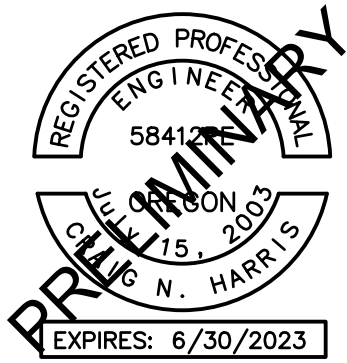
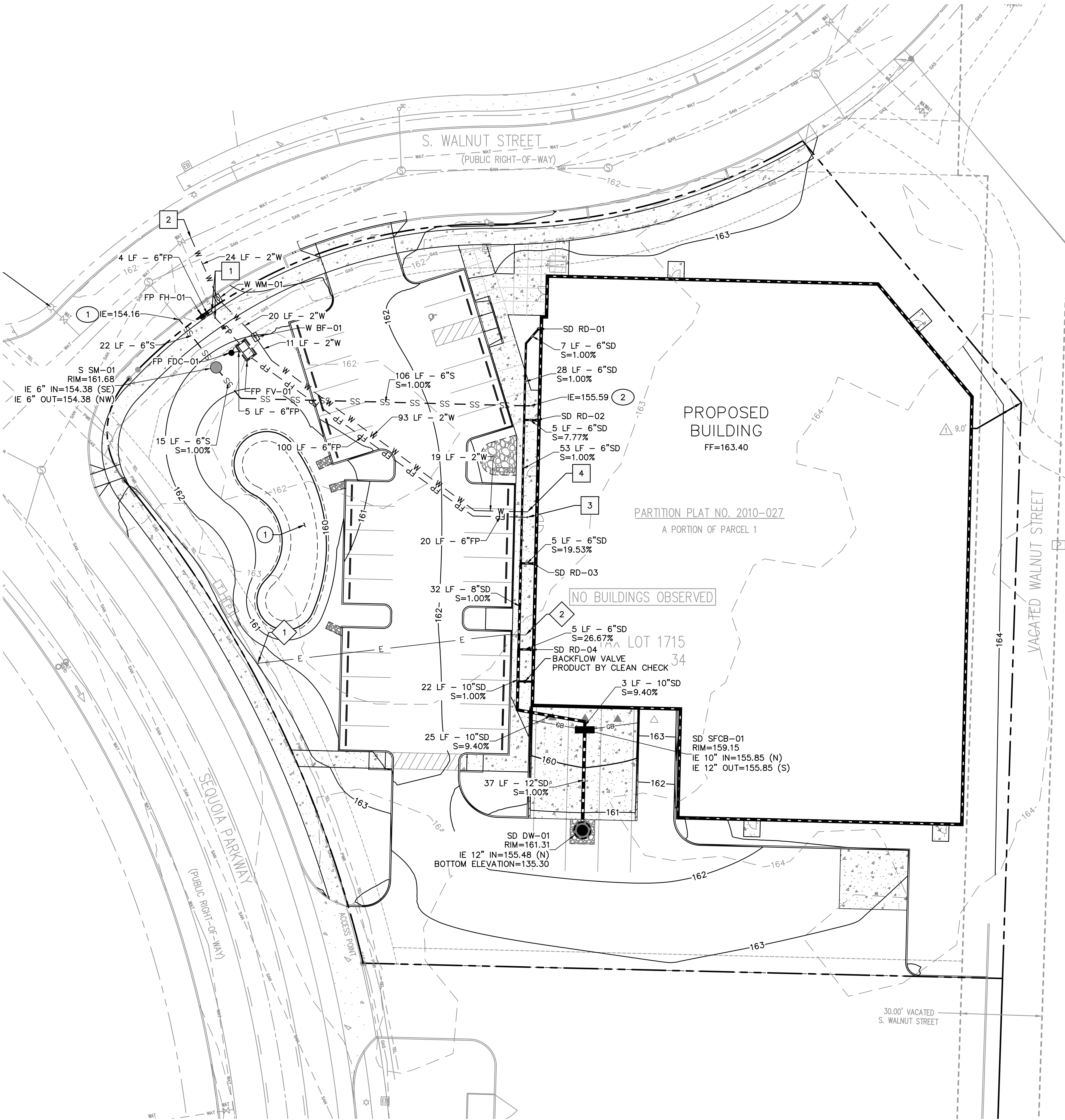
- CONNECT TO EXISTING 8"Ø SANITARY LATERAL
- SANITARY BUILDING POINT OF CONNECTION

WATER NOTES

- CONNECT TO EXISTING WATER LATERAL
- HOT TAP EXISTING WATER MAIN
- FIRE WATER STUB TO BUILDING
- DOMESTIC WATER STUB TO BUILDING

MISC. NOTES

- CONNECT TO EXISTING POWER LINE
- STUB AT BUILDING



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PROJECT SEQUOIA

CANBY, OR

SHEET TITLE

UTILITY PLAN

DATE: 02/21/22

DRAWN: JMS

CHECKED: NWS

REVISIONS:

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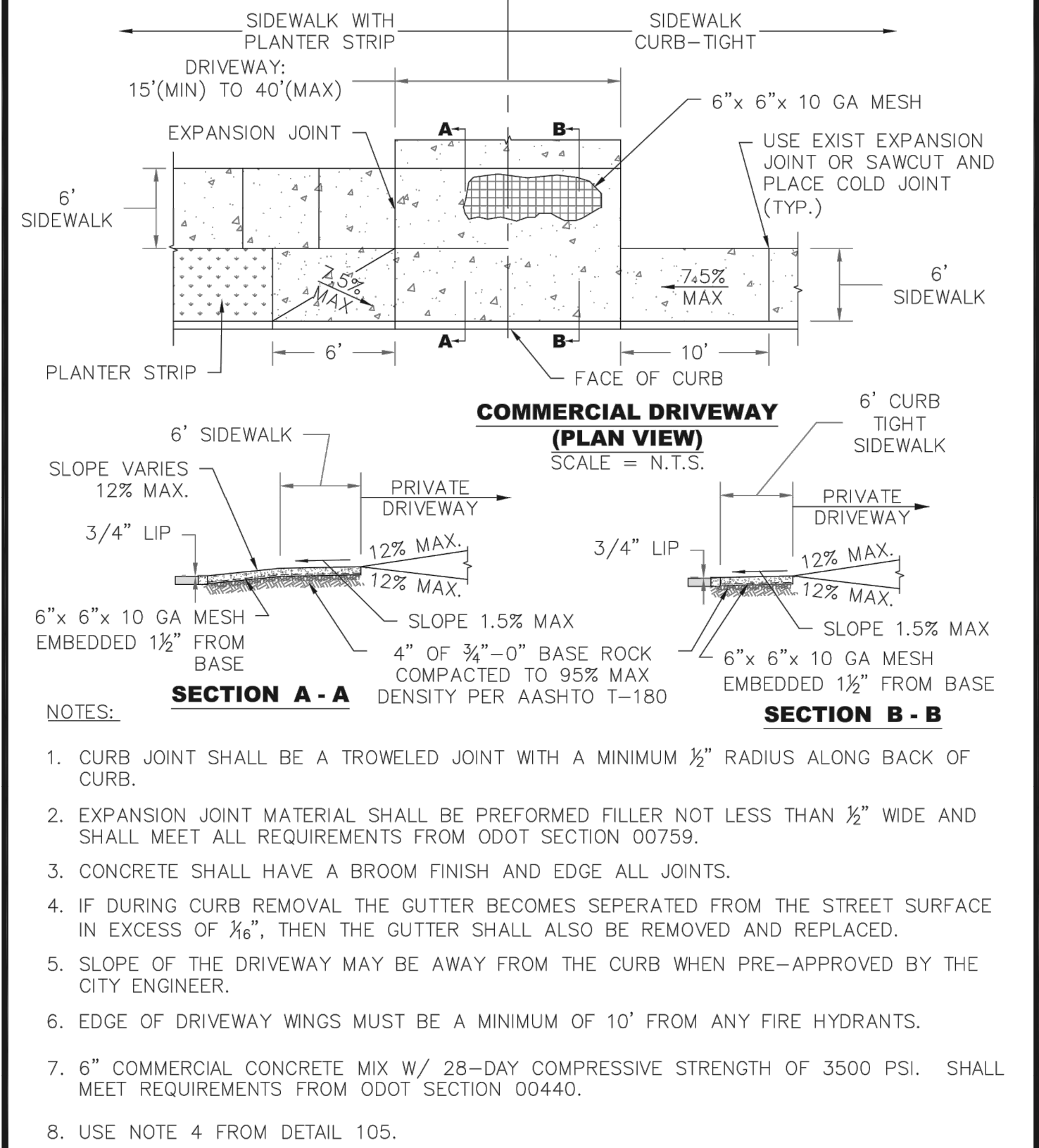
C3.0

JOB NUMBER: A21051.10

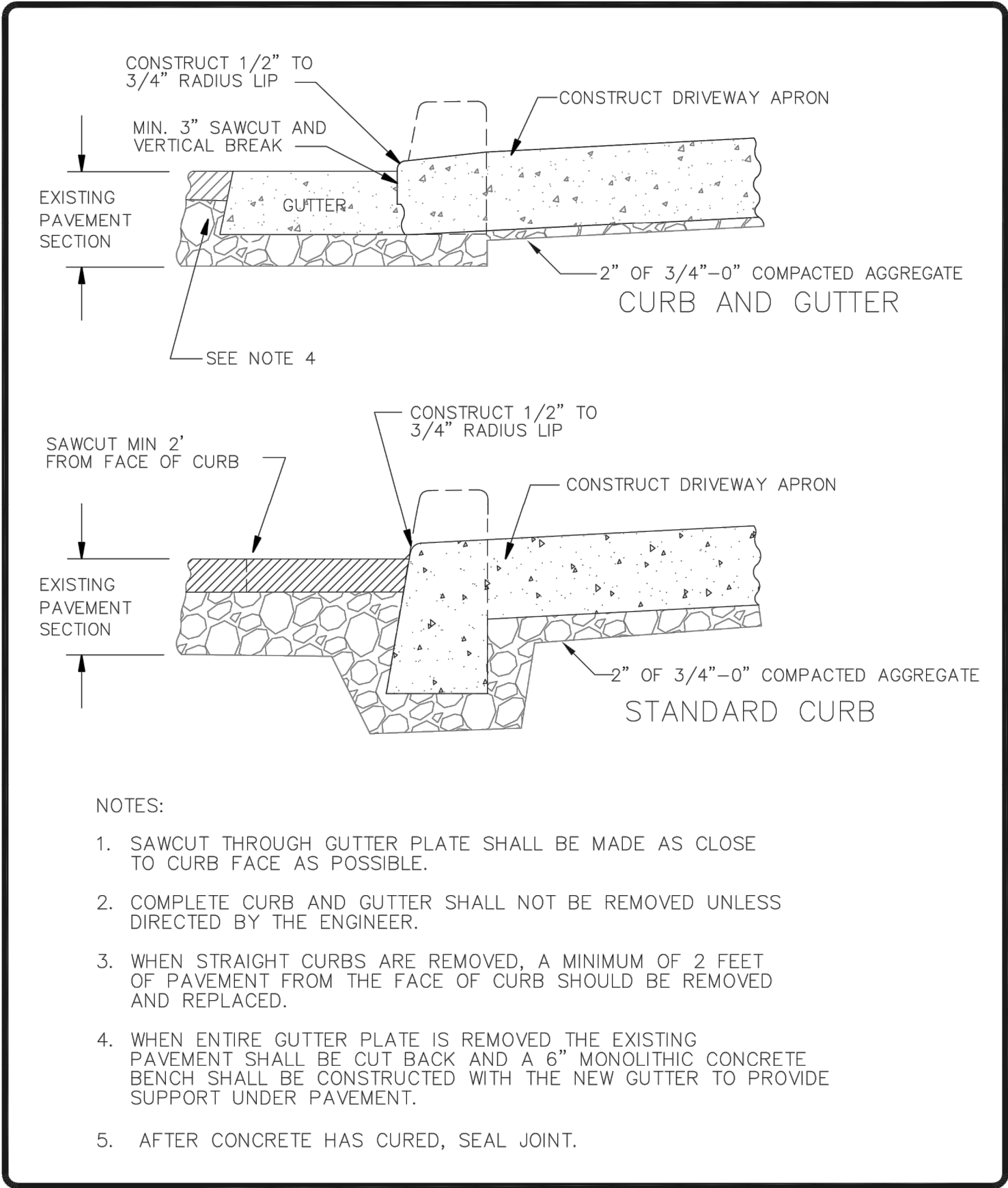
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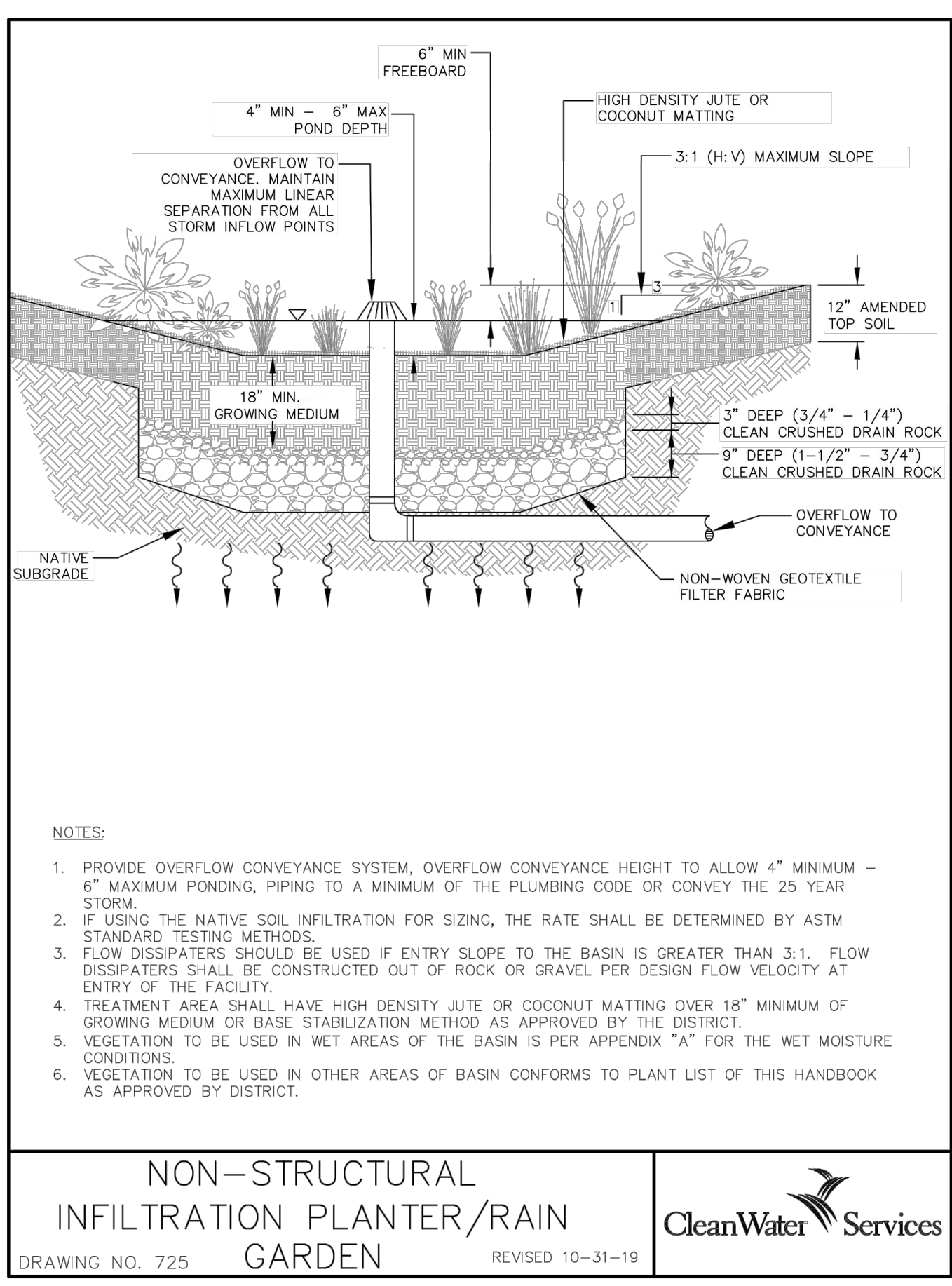
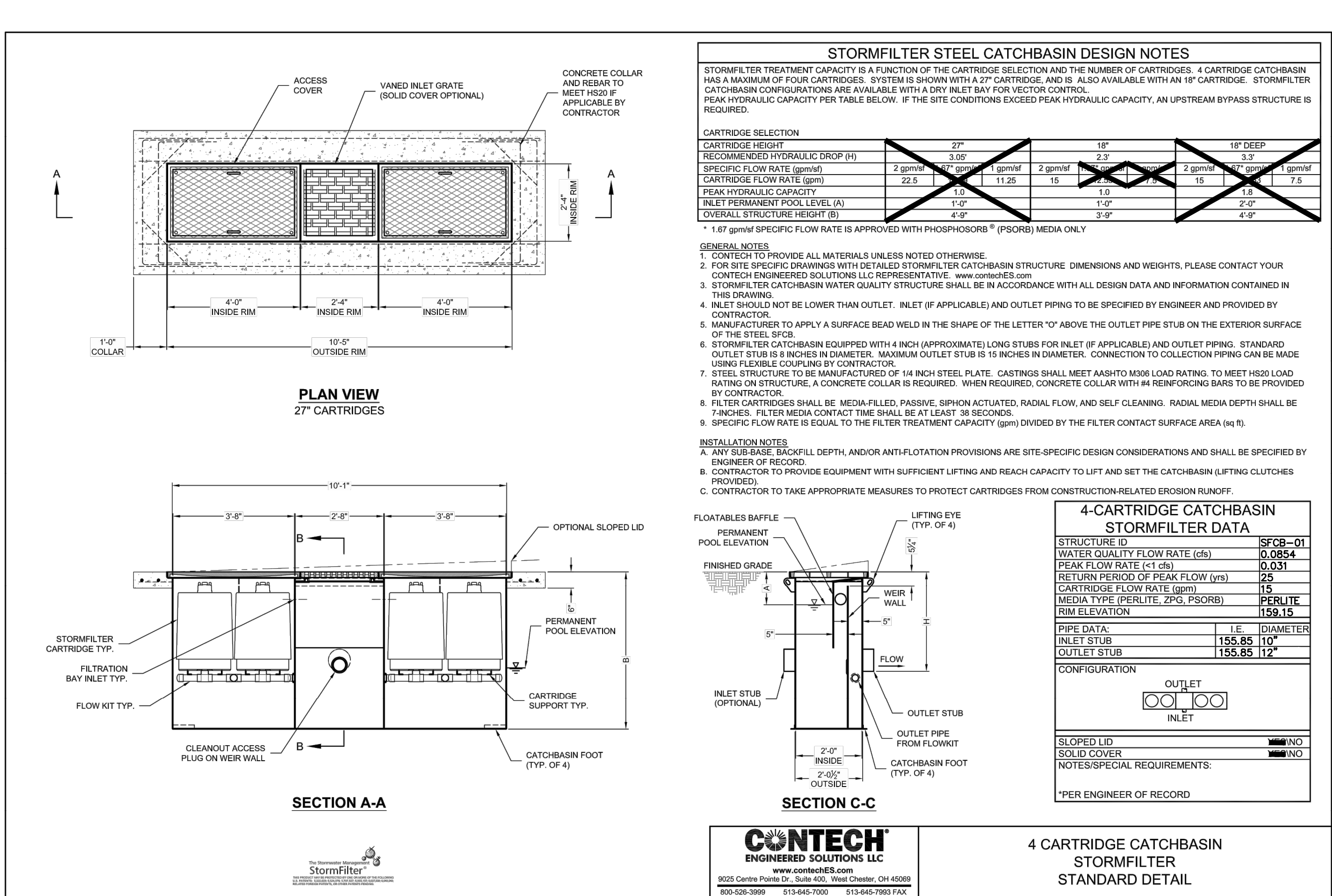
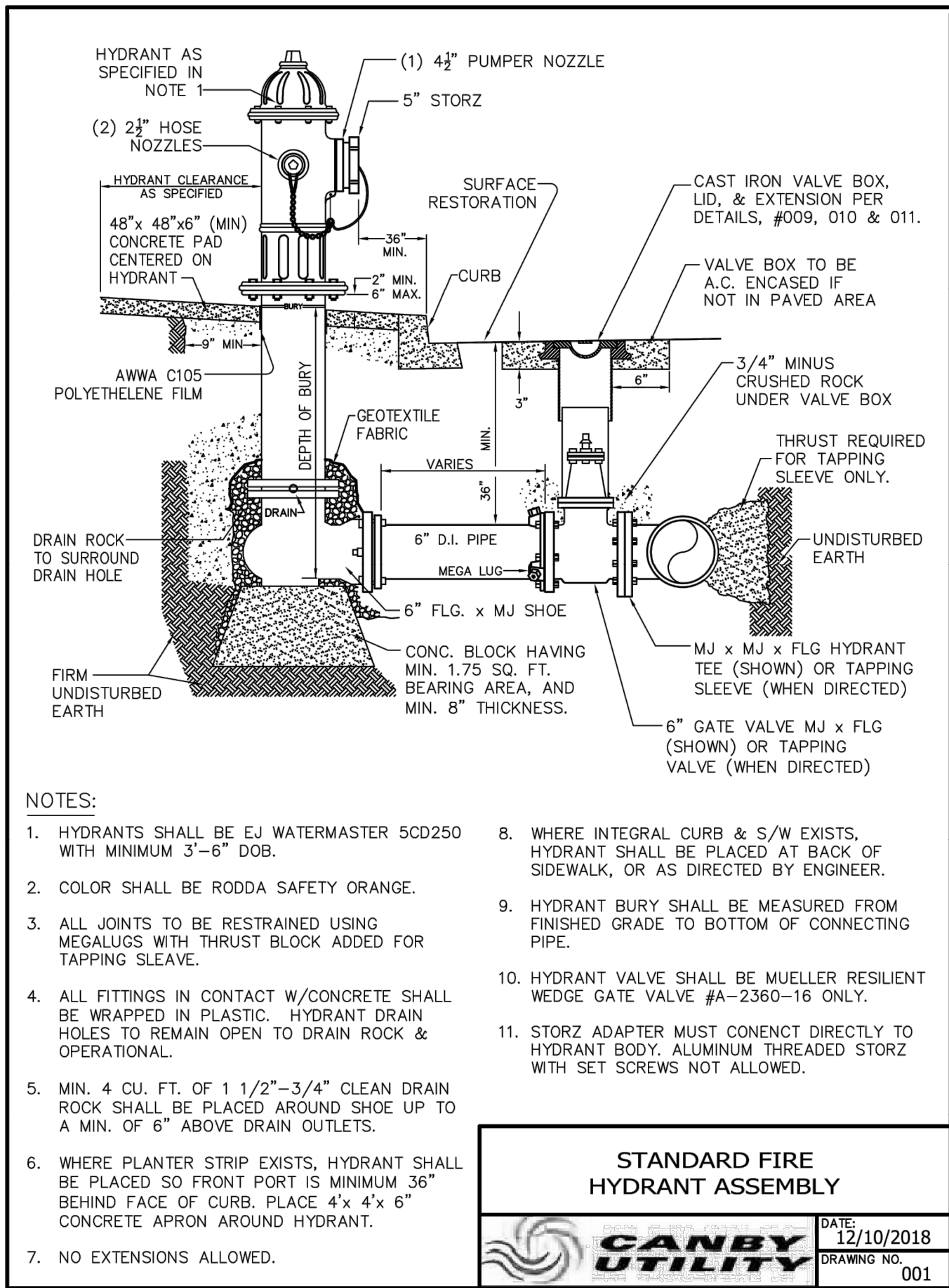
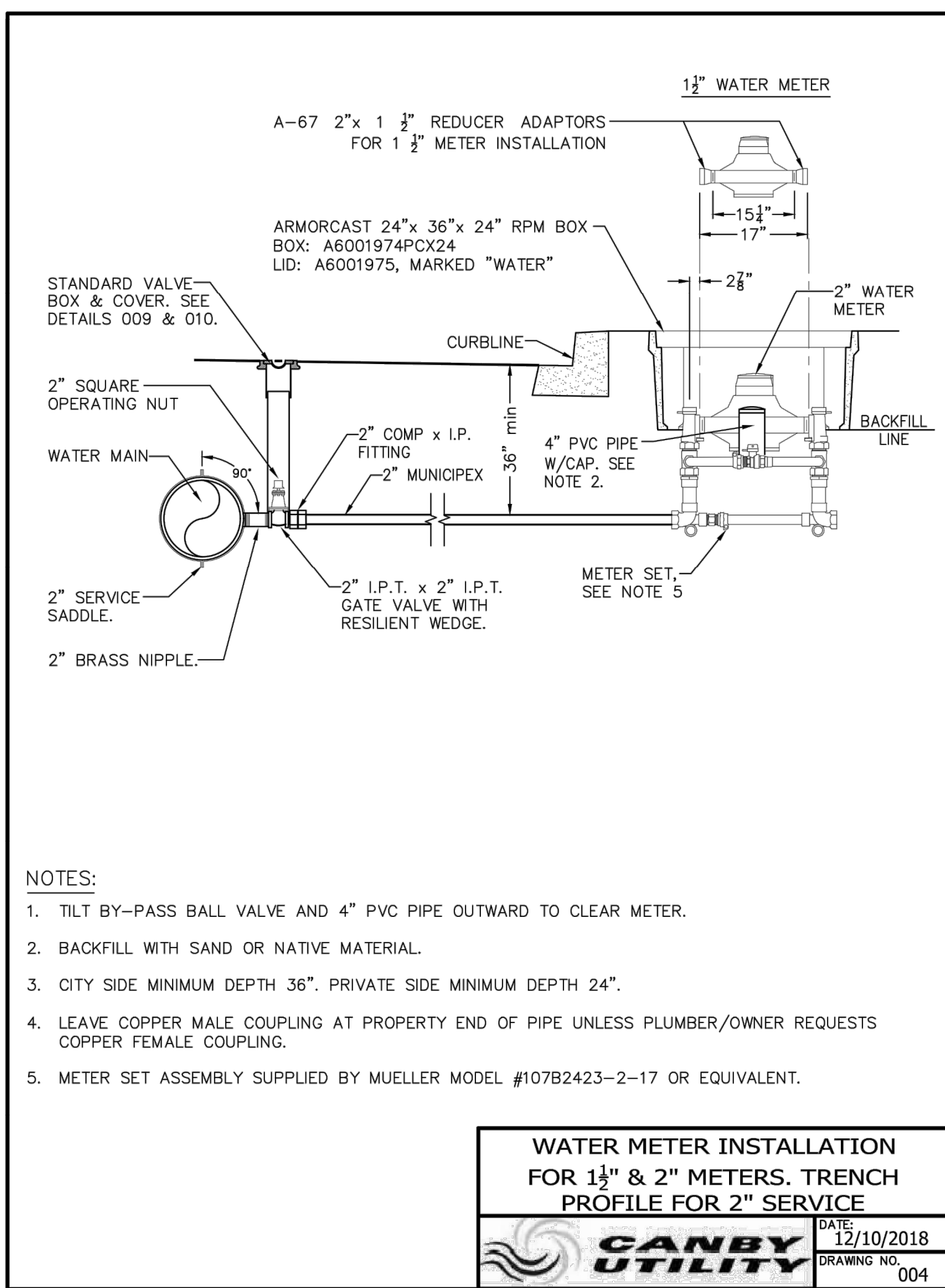




CITY OF CANBY		COMMERCIAL DRIVEWAY		
BY:	JT	DATE:	12-06-19	DWG NO: 104



CITY OF CANBY		CURB KNOCKOUT FOR DRIVEWAY		
BY:	JT	DATE:	12-06-19	DWG NO: 117



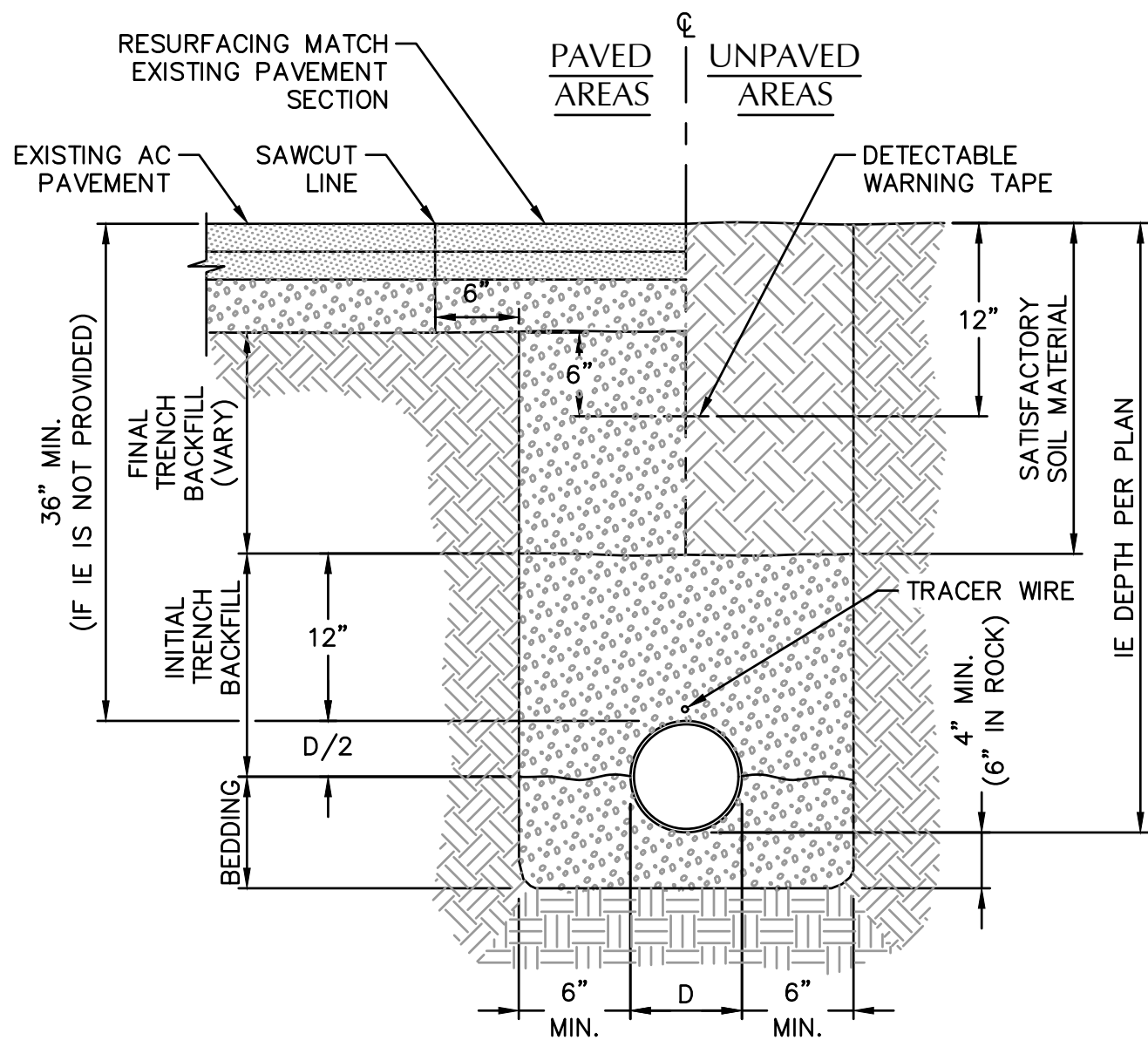
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**PROJECT SEQUOIA**  
CANBY, OR

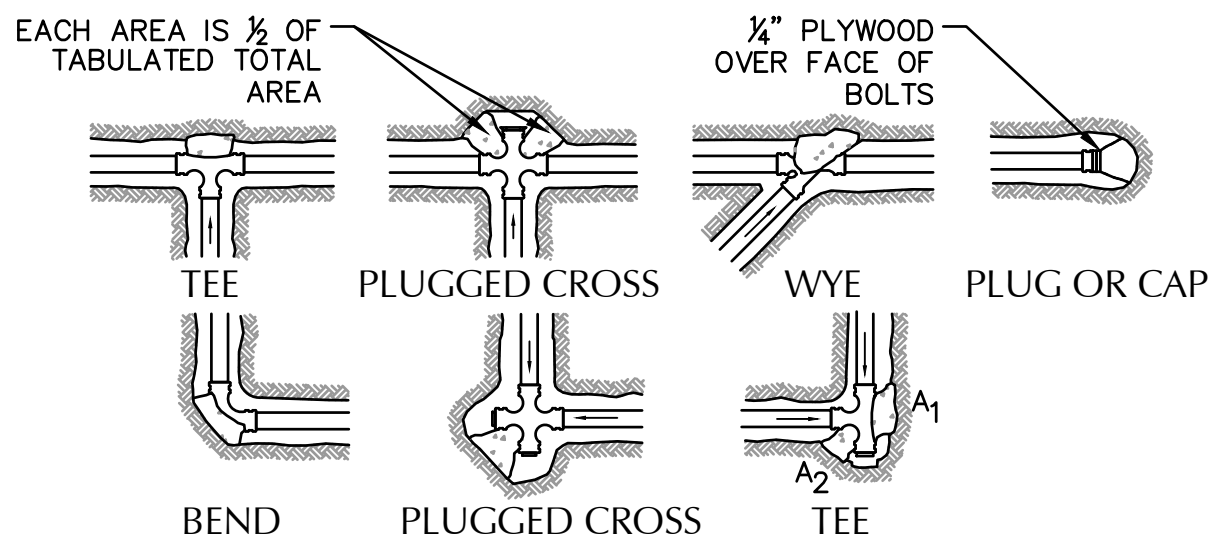
SHEET TITLE	
DETAILS	
DATE:	02/21/22
DRAWN:	JMS
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SHEET NUMBER	

**C4.1**





**1 TYPICAL PIPE BEDDING AND BACKFILL**  
SCALE: NTS



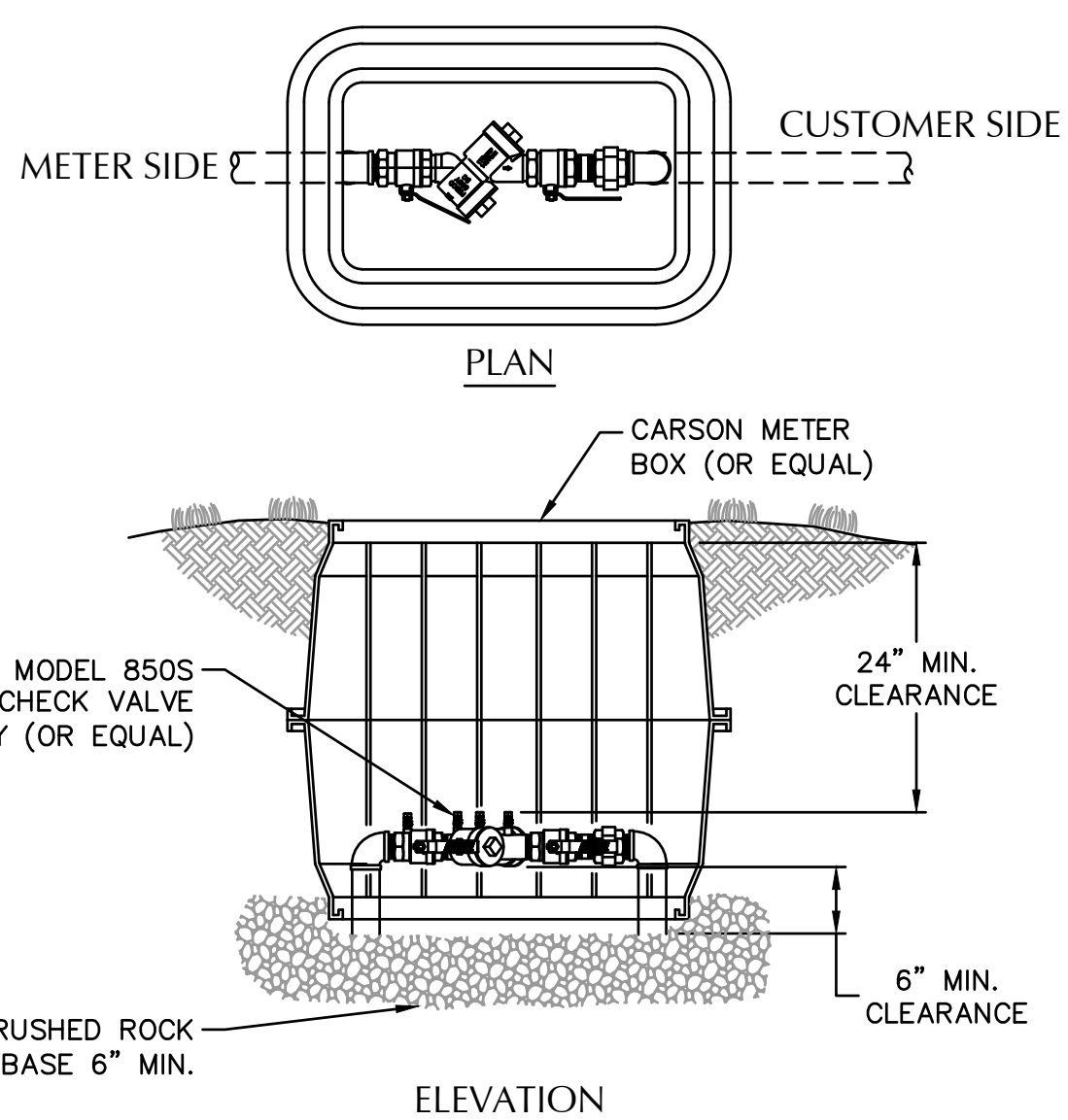
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLAN; e.g. ⑬ INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.
4. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUST IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS (ES) STATED IN THE SPECIAL SPECIFICATIONS.
5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.

BEARING AREA OF THRUST BLOCK IN SQUARE FOOT

FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22½° BEND	11½° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0		
6	2.1	3.0	4.3	3.0	1.6	1.0	
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2

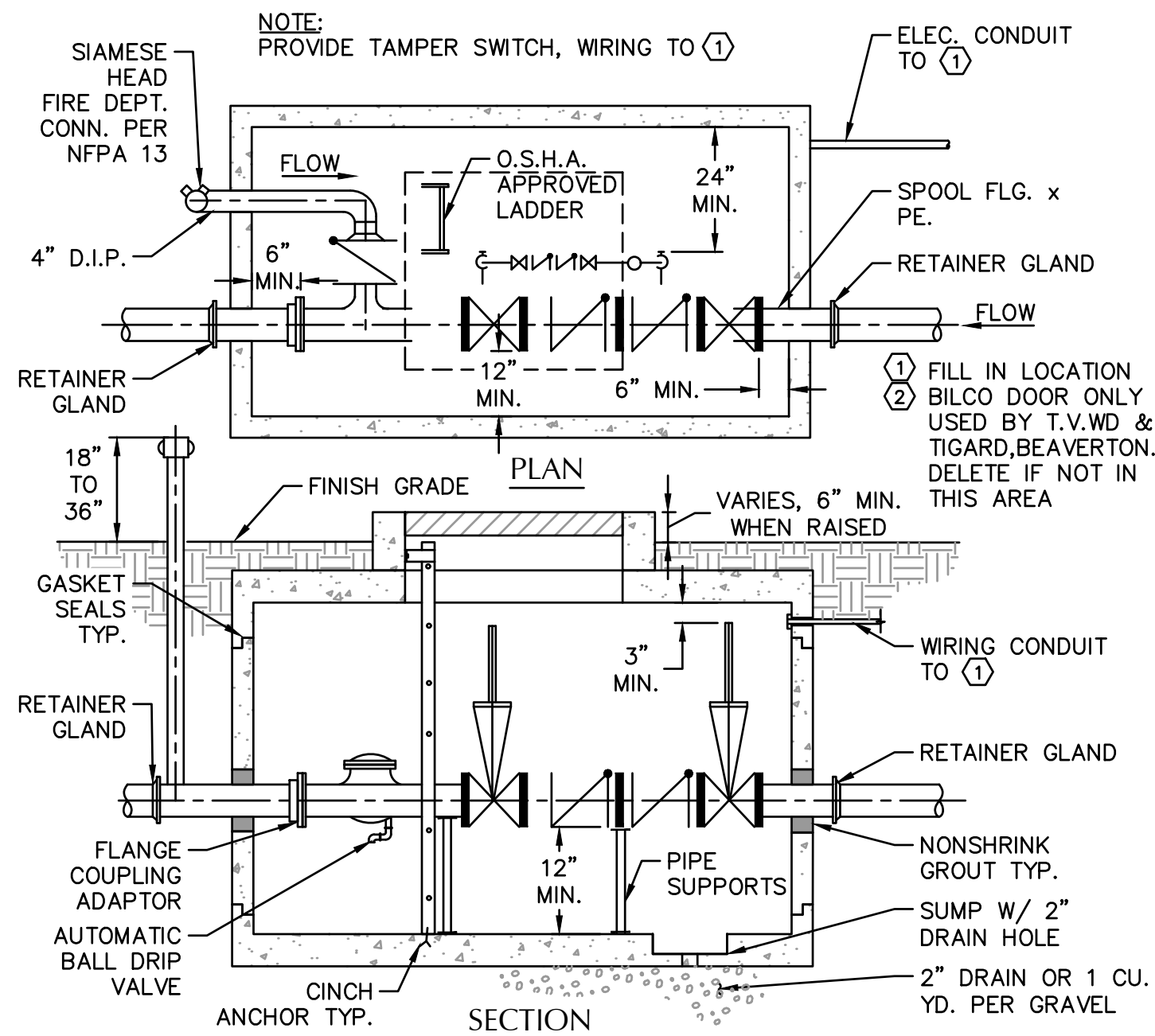
NOTE:  
ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 p.s.i. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 p.s.i.. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURE AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150)X(2000/ SOIL BEARING STRESS)X(TABLE VALUE).

**2 THRUST BLOCK**  
SCALE: NTS



NOTE:  
INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS). IF FREEZE PROTECTION IS PROVIDED, THE 24\"/>

**3 DOUBLE CHECK BACKFLOW ASSEMBLY**  
SCALE: NTS

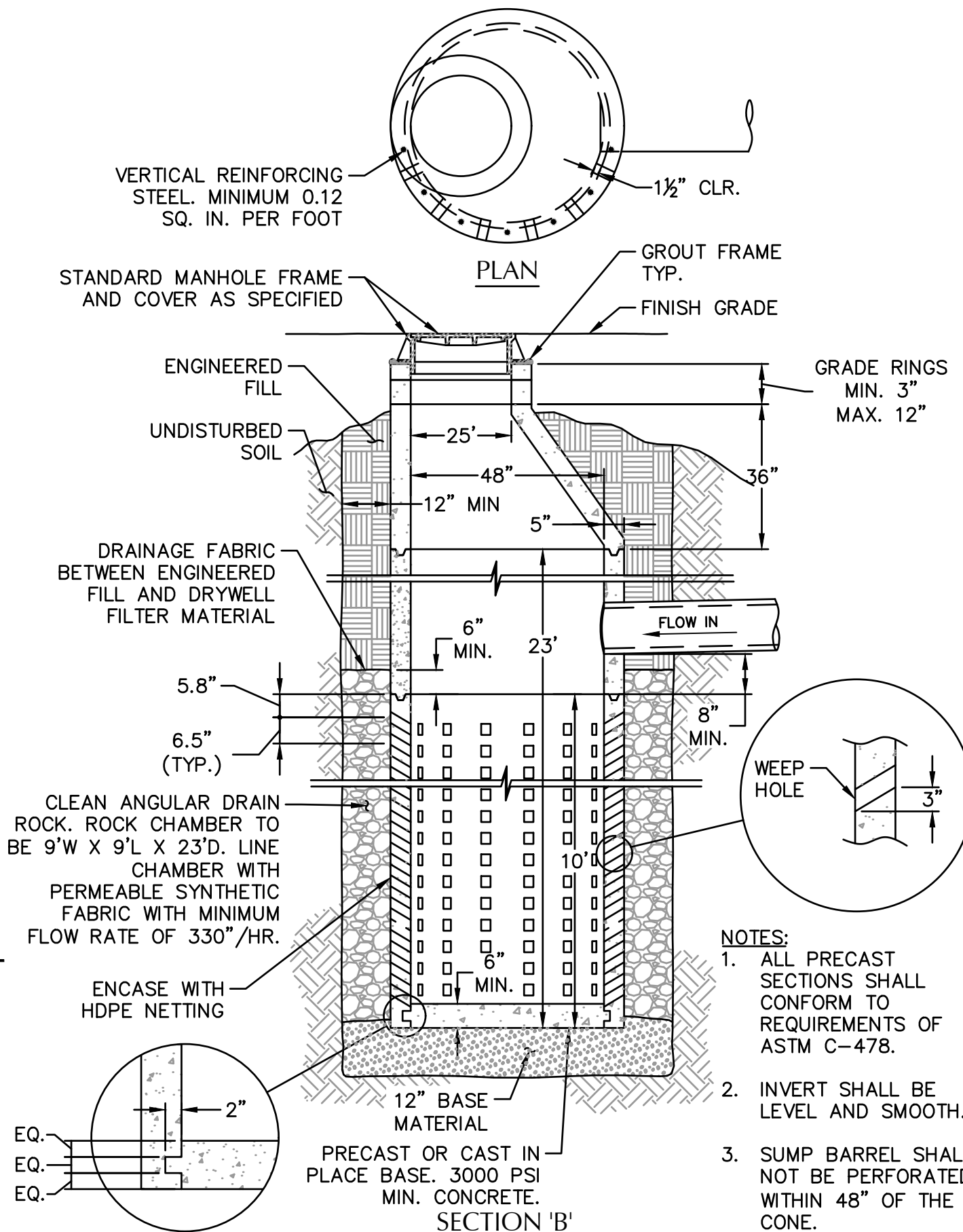


D.D.C. SIZE	UTILITY VAULT OR EQUAL		② BILCO DOOR OR EQUAL
	WITH F.D.C.	WITHOUT F.D.C.	
4"	676 - WA	577 - WA	J - 5AL
6"	687 - WA	676 - WA	J - 5AL
8"	5106 - LA	687 - WA	JD - 3AL
10"	5106 - LA	5106 - LA	JD - 3AL

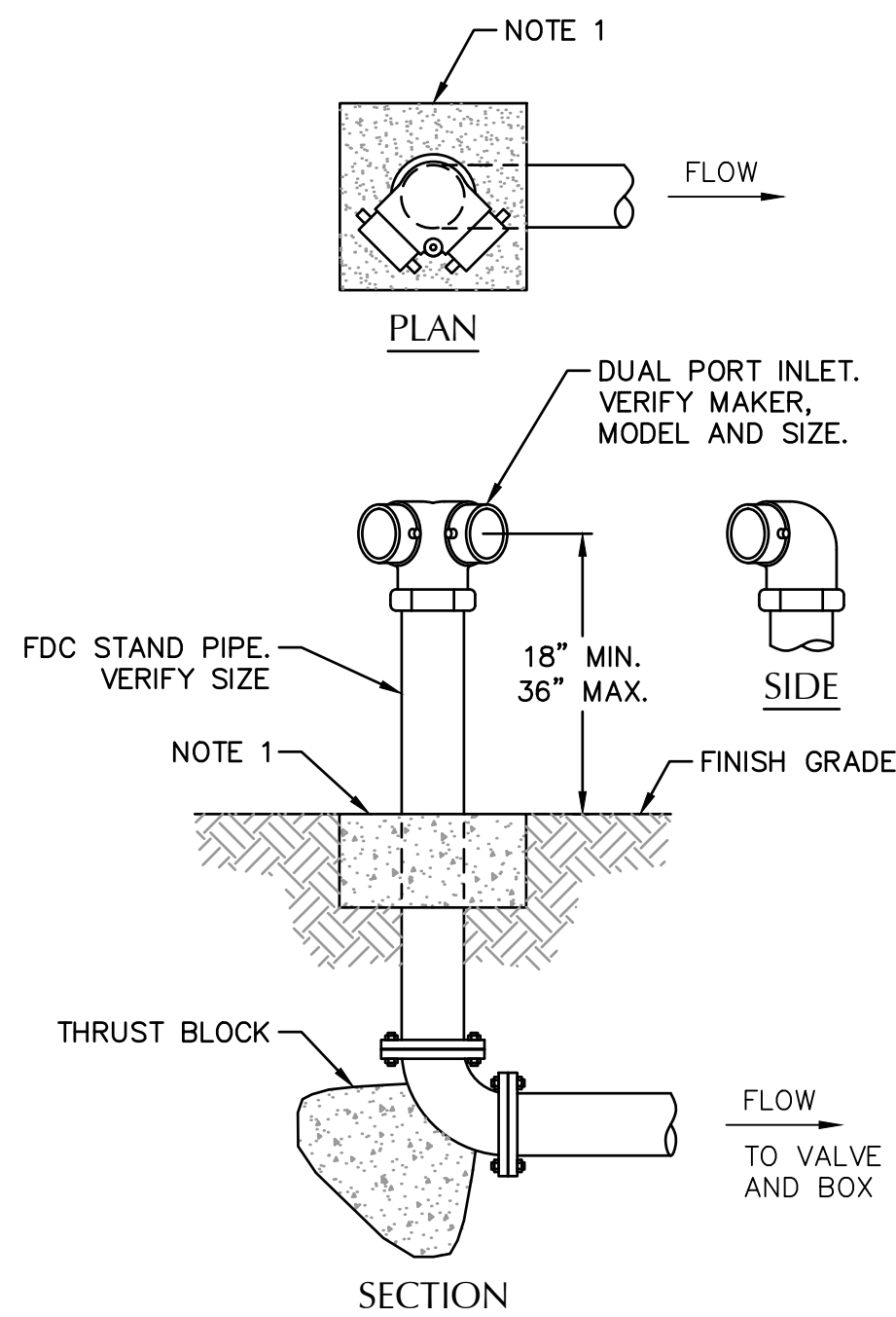
**4 DOUBLE CHECK DETECTOR ASSEMBLY FIRE SERVICE VAULT W/ DRAIN TO GROUND**  
SCALE: NTS

- NOTES:
1. CONCRETE ANCHOR PAD TO BE 12"x12"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
  2. USE FLANGE OR THREADED FITTINGS.
  3. CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION INSIDE DDCV VAULT. COORDINATE WITH PLUMBING.

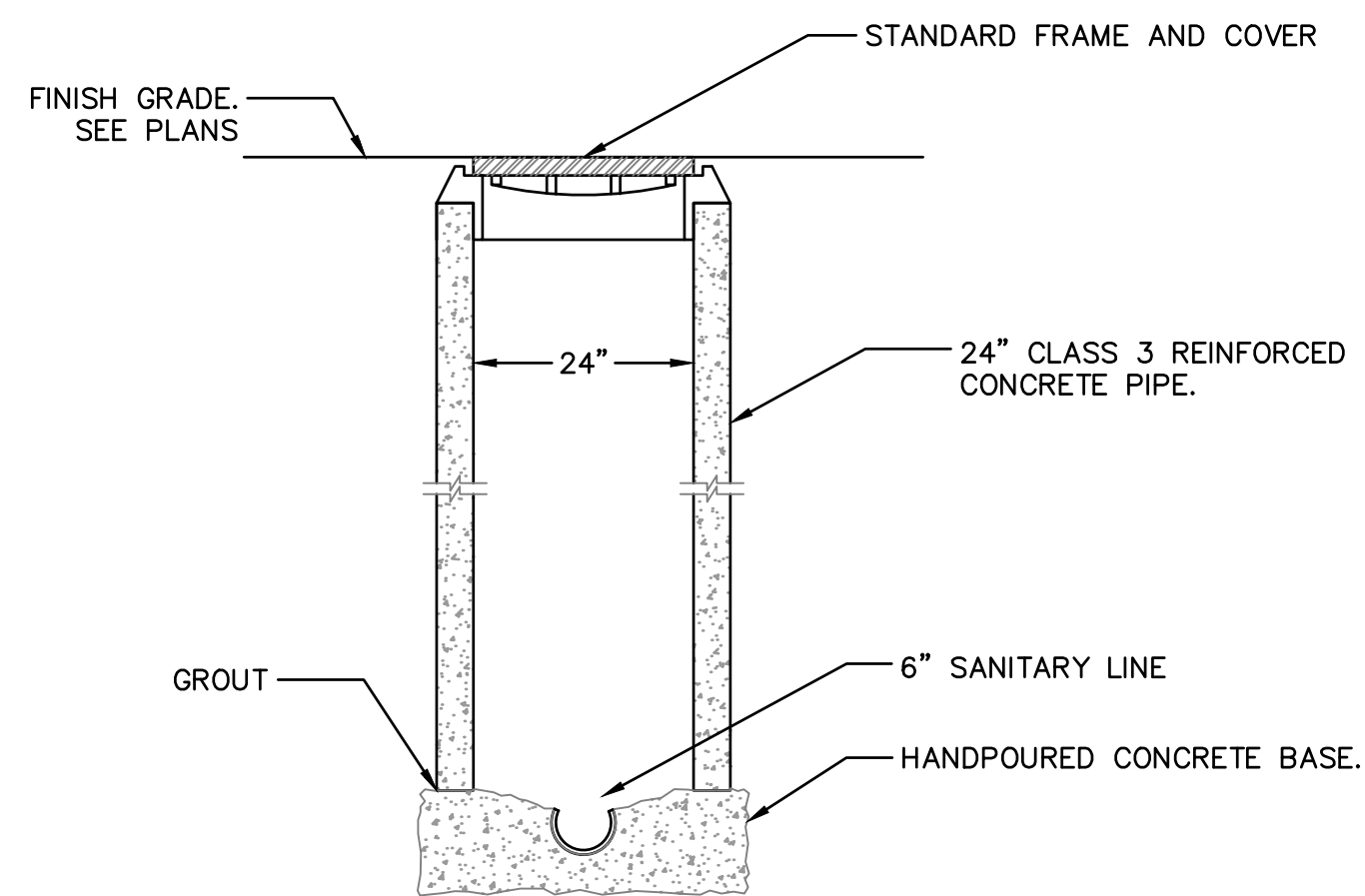
**5 FIRE DEPARTMENT CONNECTION (FDC) DUAL PORT**  
SCALE: NTS



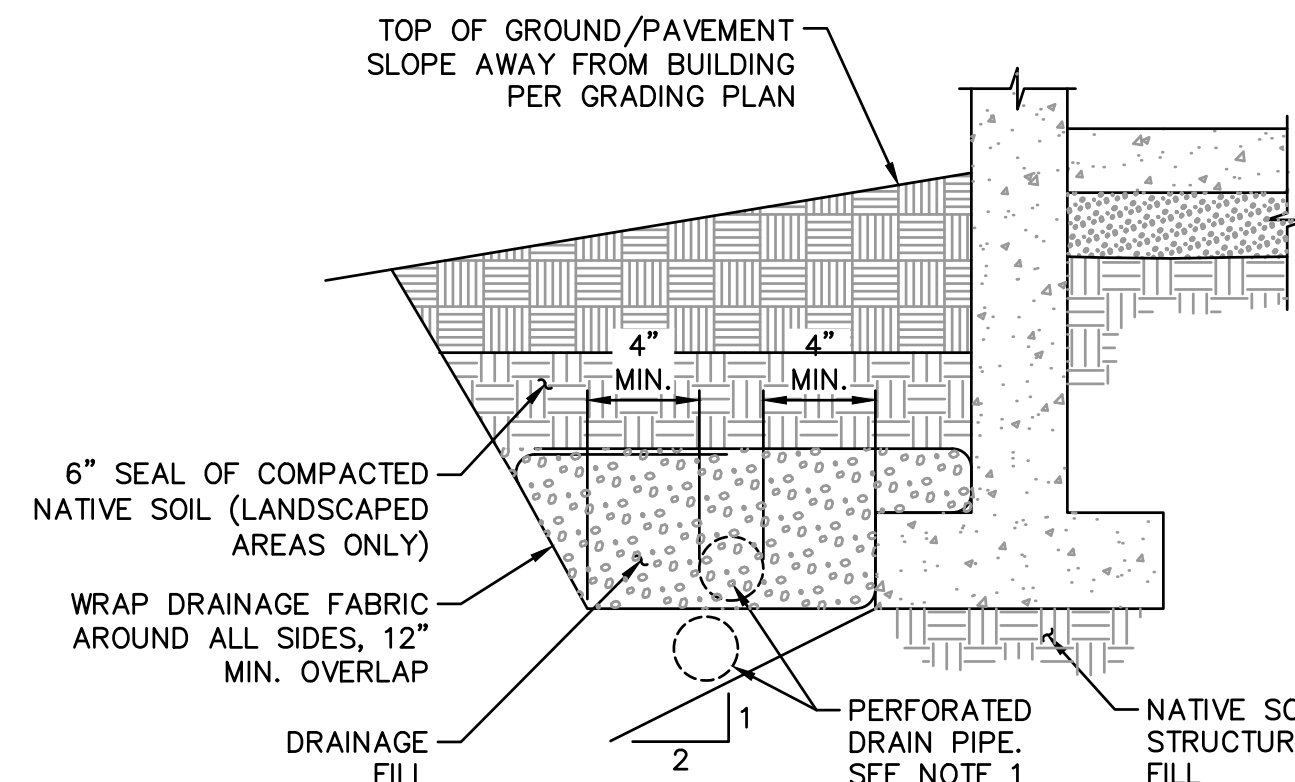
**6 STANDARD DRYWELL**  
SCALE: NTS



**7 NOT USED**  
SCALE: NTS

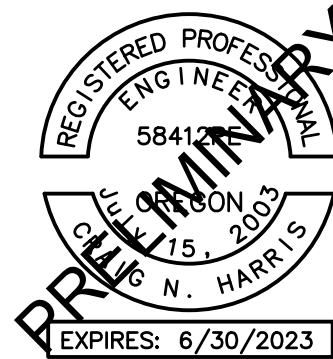


**8 SANITARY WASTE SAMPLING PORT**  
SCALE: NTS



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

**9 PERIMETER FOUNDATION DRAIN**  
SCALE: NTS



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**PROJECT SEQUOIA**

CANBY, OR

SHEET TITLE

DETAILS

DATE: 02/21/22

DRAWN: JMS

CHECKED: NWS

REVISIONS:

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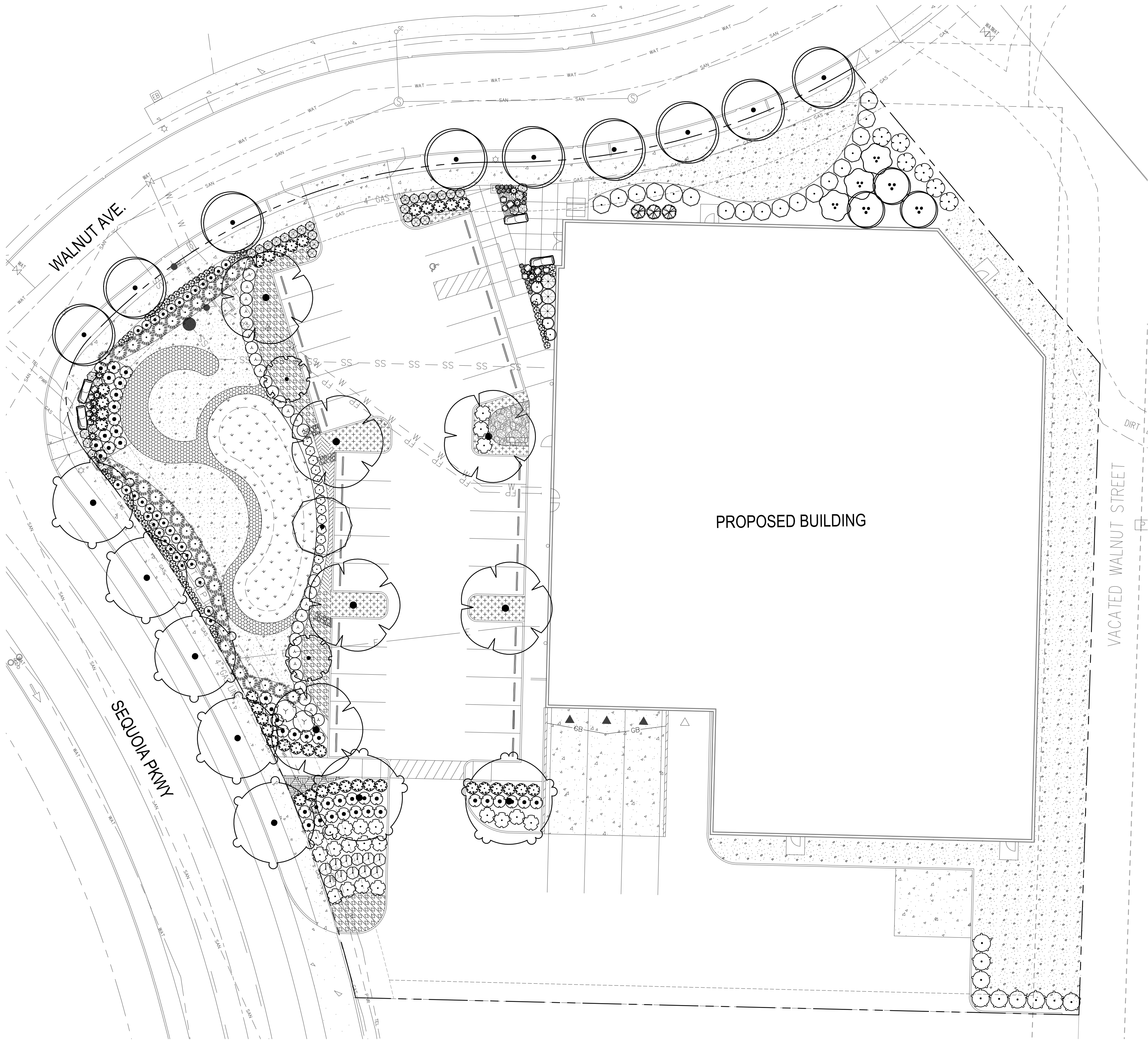
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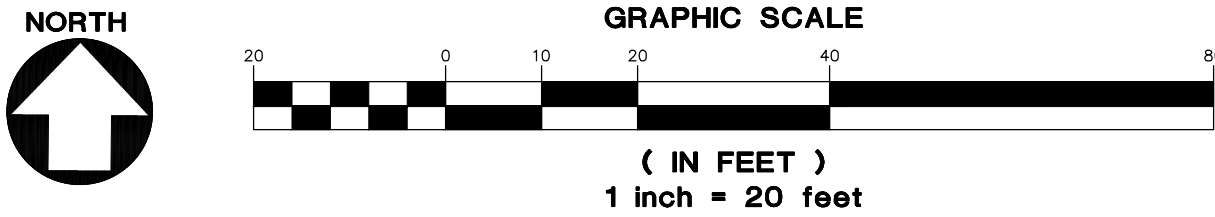


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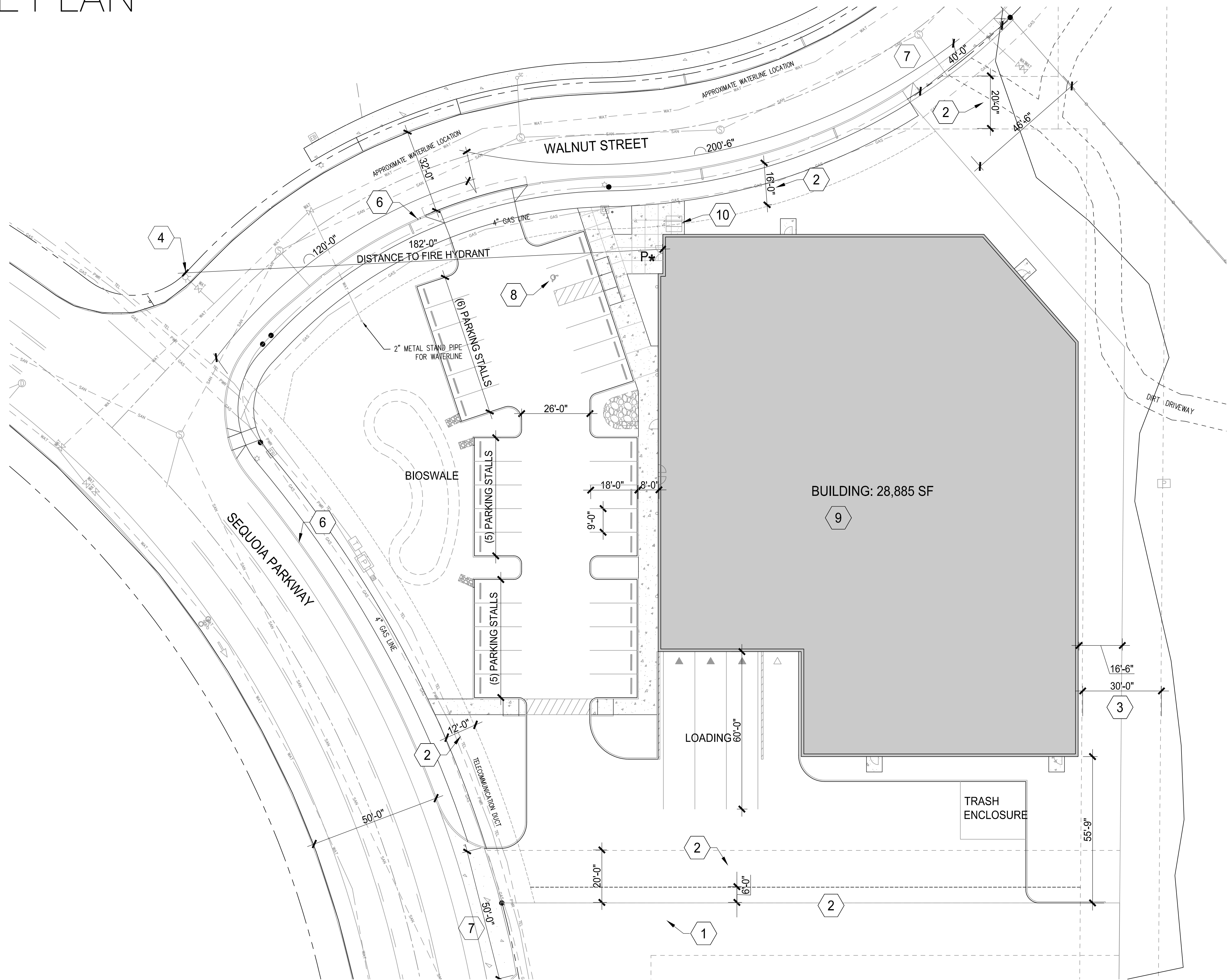
LANDSCAPE REQUIREMENTS			
TOTAL SITE AREA	= 77,791 SF		
LANDSCAPE AREA REQUIRED (15%)	= 11,668 SF		
LANDSCAPE AREA PROPOSED (26.2%)	= 20,414 SF		
PKG. LOT AREA	= 13,405 SF		
PKG. LOT LANDSCAPE AREA REQUIRED 15%	= 2,010 SF		
PKG. LOT LANDSCAPE AREA PROPOSED 22%	= 2,967 SF		

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC2	3	ACER CIRCINATUM MULTI-TRUNK, MIN. 3	VINE MAPLE	2" CAL.	
	AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MULTI-TRUNKED, MIN 3	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	
	PJ	2	PRUNUS SERRULATA 'KANZAN'	KANZAN JAPANESE FLOWERING CHERRY	2" CAL.	
	QC	2	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	
	QE	1	QUERCUS X 'CRIMSCHMIDT' TM	CRIMSON SPIRE OAK	2" CAL.	
	ZG	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2" CAL.	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	TS	3	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	FS	5	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	2" CAL.	
	SI	9	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CF	6	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
	CJ	9	CEANOTHUS X 'JULIA PHELPS'	CALIFORNIA LILAC	1 GAL.	
	CT	18	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
	HS3	59	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	
	HA	3	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	1 GAL.	
	HY	11	HYDRANGEA ARBORESCENS 'SMHAMMW' TM	SEASIDE SERENADE BAR HARBOR HYDRANGEA	1 GAL.	
	IV	4	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	1 GAL.	
	LB3	28	LONICERA NITIDA 'BAGGESEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
	LP	21	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL.	
	MN2	14	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	
	MZ	34	MISCANTHUS SINENSIS 'ZEBRINUS' AQUIRE FROM OWNER'S YARD	ZEBRA EULALIA GRASS	1 GAL.	
	PA2	37	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	
	PB	21	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	
	PR	10	PENNISETUM ALOPECUROIDES 'RED HEAD'	RED HEAD FOUNTAIN GRASS	1 GAL.	
	RG3	41	ROSA GLAUCA	REDLEAF ROSE	1 GAL.	
	RR	22	ROSA X 'KNOCKOUT' TM	ROSE	1 GAL.	
	SH	2	SALIX INTEGRA 'HAKURO-NISHIKI'	HAKURO-NISHIKI WILLOW	1 GAL.	
	WS	34	WEIGELA FLORIDA 'BOKRASPIWI' TM	SPILLED WINE WEIGELA	1 GAL.	
	YB	10	YUCCA FILAMENTOSA 'BRIGHT EDGE'	ADAM'S NEEDLE	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CD3	114	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL.	36" o.c.
	FC	158	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	24" o.c.
	LS	34	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON CREEPING LILYTURF	1 GAL.	24" o.c.
	SS	19	SEDUM X SUNSPARKLER	SUNSPARKLER SEDUM	2 GAL.	24" o.c.
	WATER QUALITY PLANTINGS					
	MEADOW PROTIME 702 LET IT BEE - NO MOW NON-IRRIGATED					





SITE PLAN



PRE-APP SITE AREAS

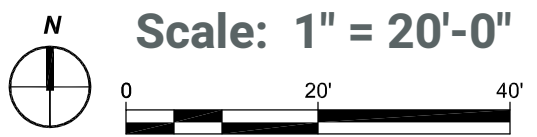
LOT AREA: 1.79 acres  
IMPERVIOUS SURFACE AREA: 54,685 sf  
PROPOSED BUILDING AREA: 28,885 SF  
PROPOSED BUILDING HEIGHT: 36 FT  
ZONE: M-1  
PARKING SPACES REQ'D: 32 STALLS  
PARKING SPACES PROVIDED: 32 STALLS

KEY NOTES

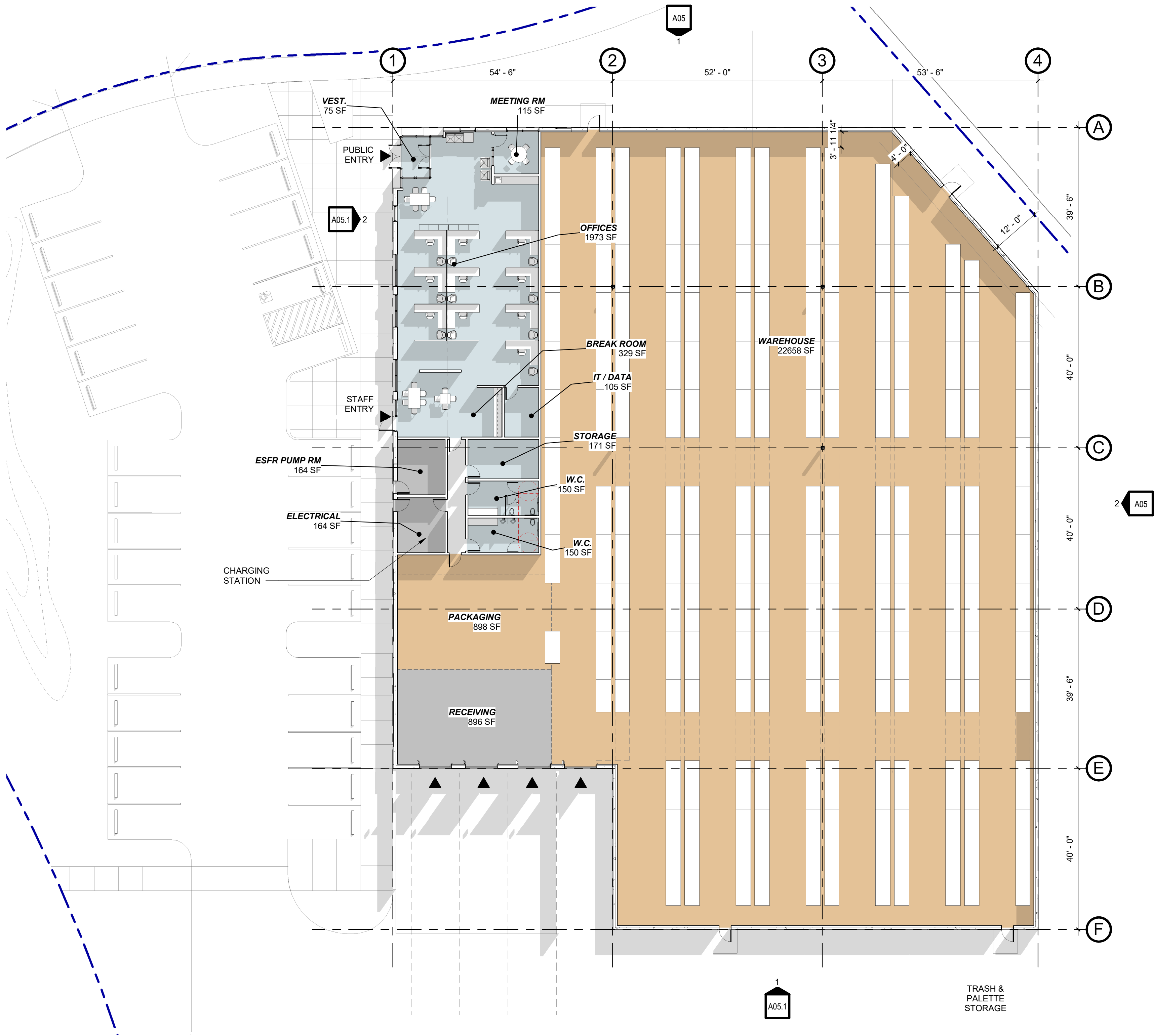
- 1 PROPERTY LINE
- 2 PUBLIC UTILITY EASEMENT
- 3 VACATED WALNUT STREET
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING CONCRETE SIDEWALK
- 6 EXISTING CONCRETE CURB AND GUTTER
- 7 EXISTING DRIVE CURB CUT
- 8 ADA PARKING STALL AND SIGNAGE
- 9 PROPOSED ROOFTOP MECHANICAL UNIT
- 10 BIKE RACK (3)

LEGEND

- ZONING BOUNDARY
- SITE PROPERTY BOUNDARY
- SITE EASEMENT
- BUILDING
- CONCRETE SIDEWALK W/ C.Js
- \*P PUBLIC ENTRY



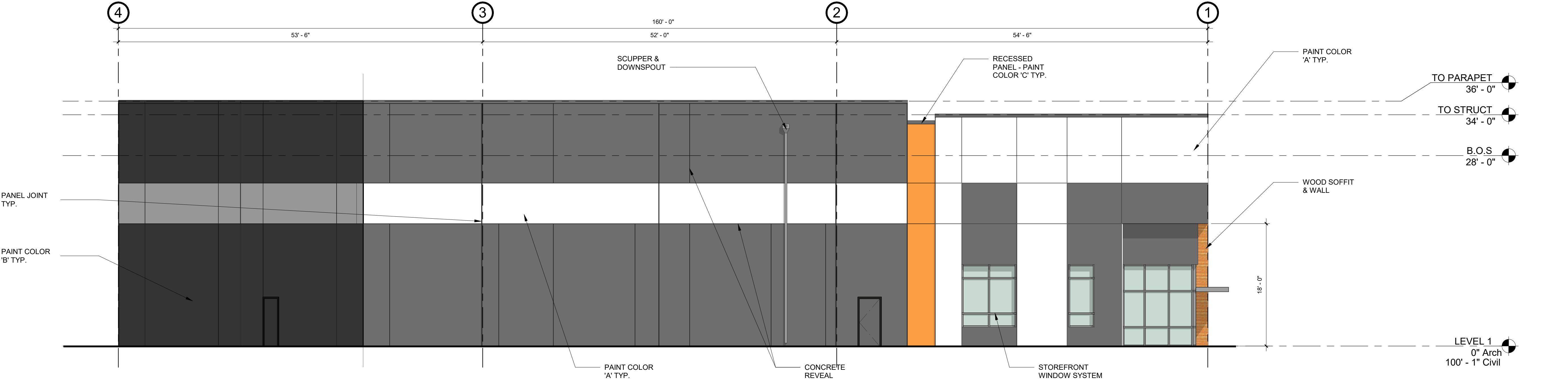
BUILDING PLAN



Scale: 1/16" = 1'-0"

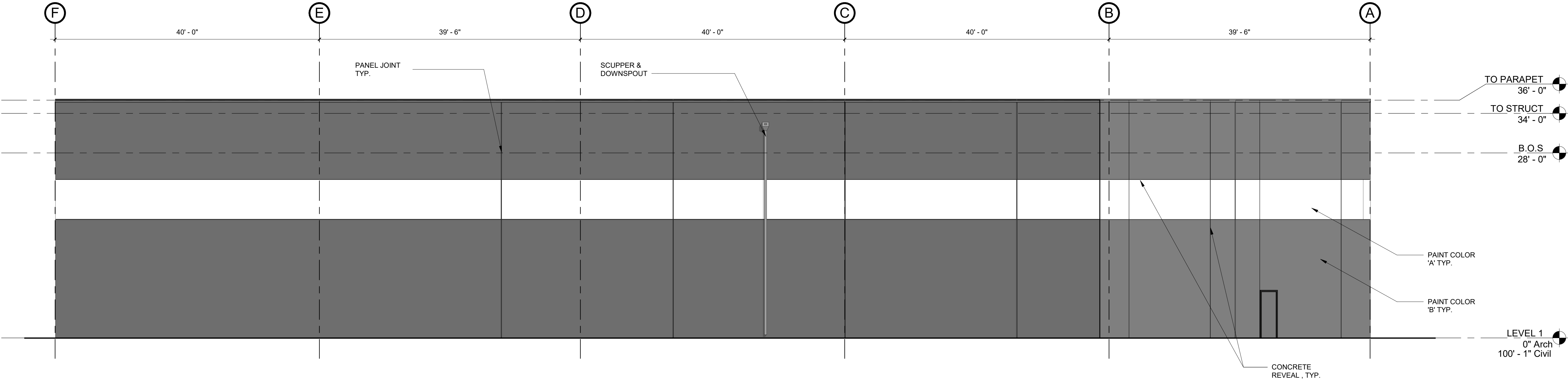


ELEVATIONS



**NORTH ELEVATION**

A05 SCALE: 1/8" = 1'-0"

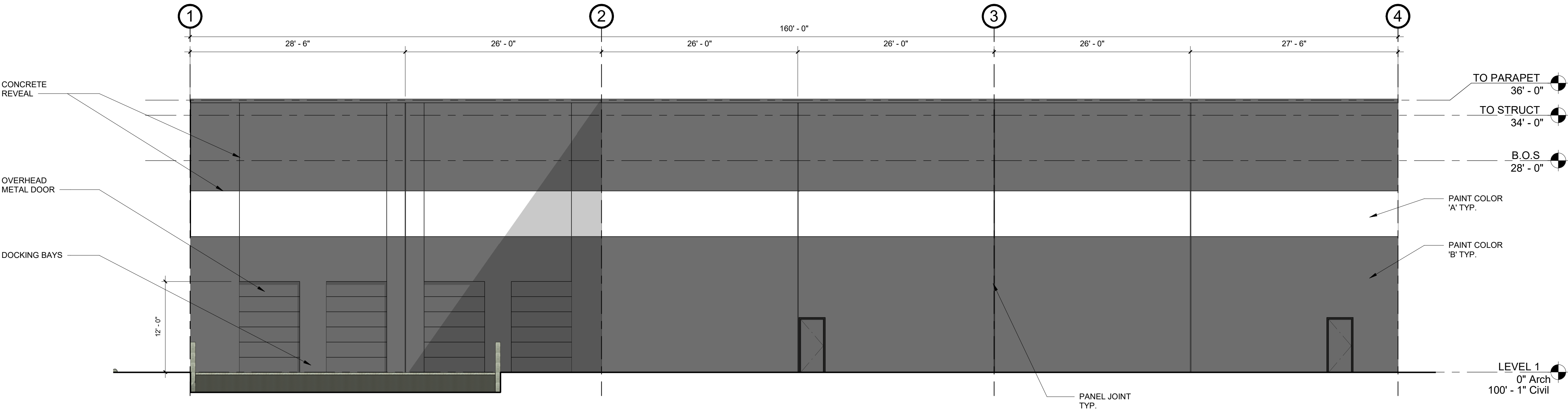


**EAST ELEVATION**

A05 SCALE: 1/8" = 1'-0"

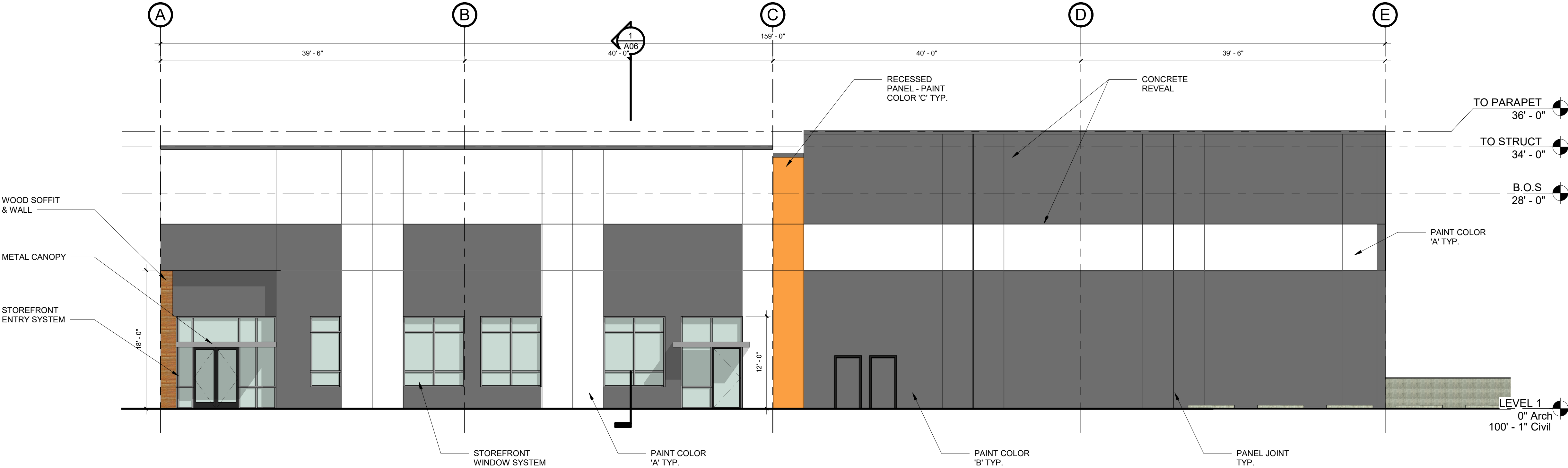


ELEVATIONS



**SOUTH ELEVATION**

A05.1 SCALE: 1/8" = 1'-0"

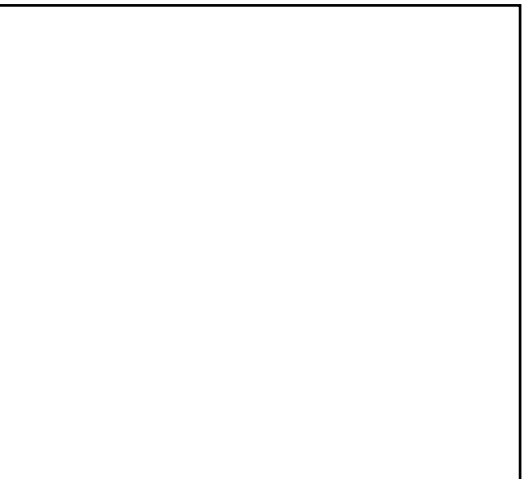


**WEST ELEVATION**

A05.1 SCALE: 1/8" = 1'-0"



COLOR BOARD



PAINT COLOR 'A'



PAINT COLOR 'B'

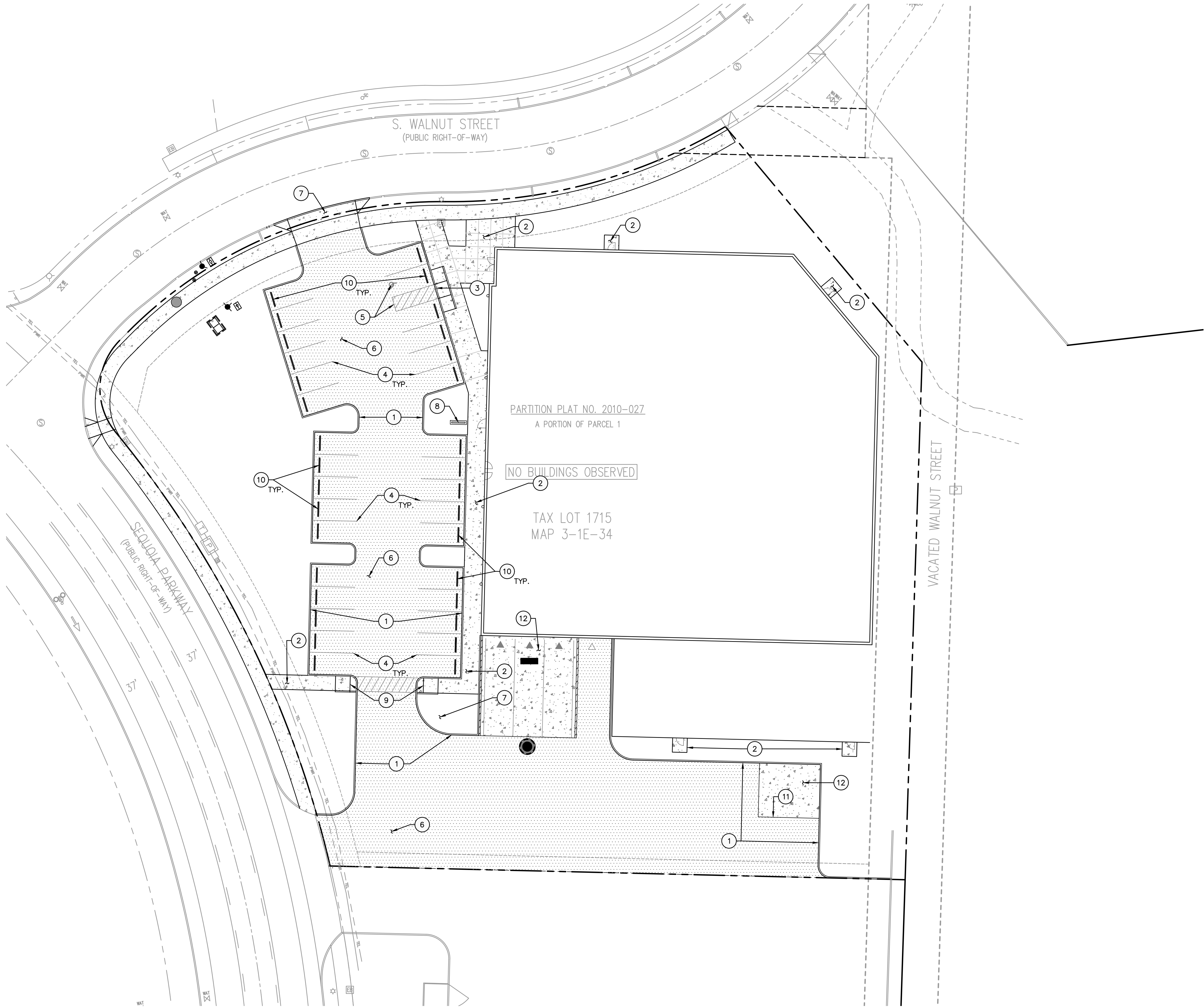


PAINT COLOR 'C'



WOOD SOFFIT PANEL





SHEET NOTES

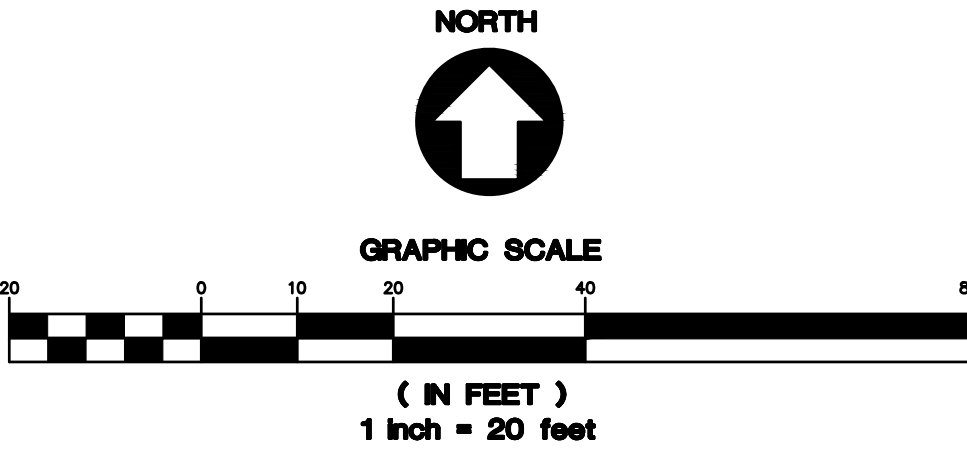
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION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

(X) CONSTRUCTION NOTES

1. INSTALL CURB PER DETAIL 1/C4.0
2. INSTALL SIDEWALK PER DETAIL 2/C4.0
3. INSTALL ADA RAMP TYPE 1 PER DETAIL 3/C4.0
4. INSTALL STRIPING PER ARCHITECTURAL PLANS
5. INSTALL ADA PARKING PER DETAIL 4/C4.0
6. INSTALL AC PAVEMENT PER DETAIL 6/C4.0
7. INSTALL DRIVEWAY PER DETAILS 104 & 117/C4.1
8. INSTALL BIKE PARKING PER ARCHITECTURAL PLANS
9. INSTALL ADA RAMP TYPE 2 PER DETAIL 7/C4.0
10. INSTALL WHEELSTOPS PER DETAIL 8/C4.0
11. INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS
12. INSTALL CONCRETE SURFACING PER DETAIL 9/C4.0

LEGEND

PROPERTY LINE	
CONCRETE SIDEWALK SURFACING PER DETAIL X/C4.0	
ASPHALT SURFACING PER DETAIL X/C4.0	



PROJECT SEQUOIA

CANBY, OR

SHEET TITLE

HARDSCAPE PLAN

DATE: 02/21/22

DRAWN: JMS

CHECKED: NWS

REVISIONS:

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SHEET NUMBER

C1.0

JOB NUMBER: A21051.10

# Sequoia-Thermaglass

## Luminaire selection.



**PT10**  
**LIGMAN**  
**UDE-20001-T4-W30**  
QTY. 4  
Pole height 16'



**FL10**  
**LIGMAN**  
**UOD-50001-W-W30**  
QTY. 14



**PT11**  
**LIGMAN**  
**UDE-20001-T4-W30 x 2**  
**90° on 1 Pole**  
QTY. 1  
Pole height 16'



**BL10**  
**LIGMAN**  
**UPRA-10002-T3-W30**  
QTY. 2



## Luminaire selection.



**BL11**  
**LIGMAN**  
**UMU-70244-W30**  
QTY. 5



**WL01**  
**LIGMAN**  
**ULEE-30001-T3-W30**  
QTY. 4  
Mounting height 8'

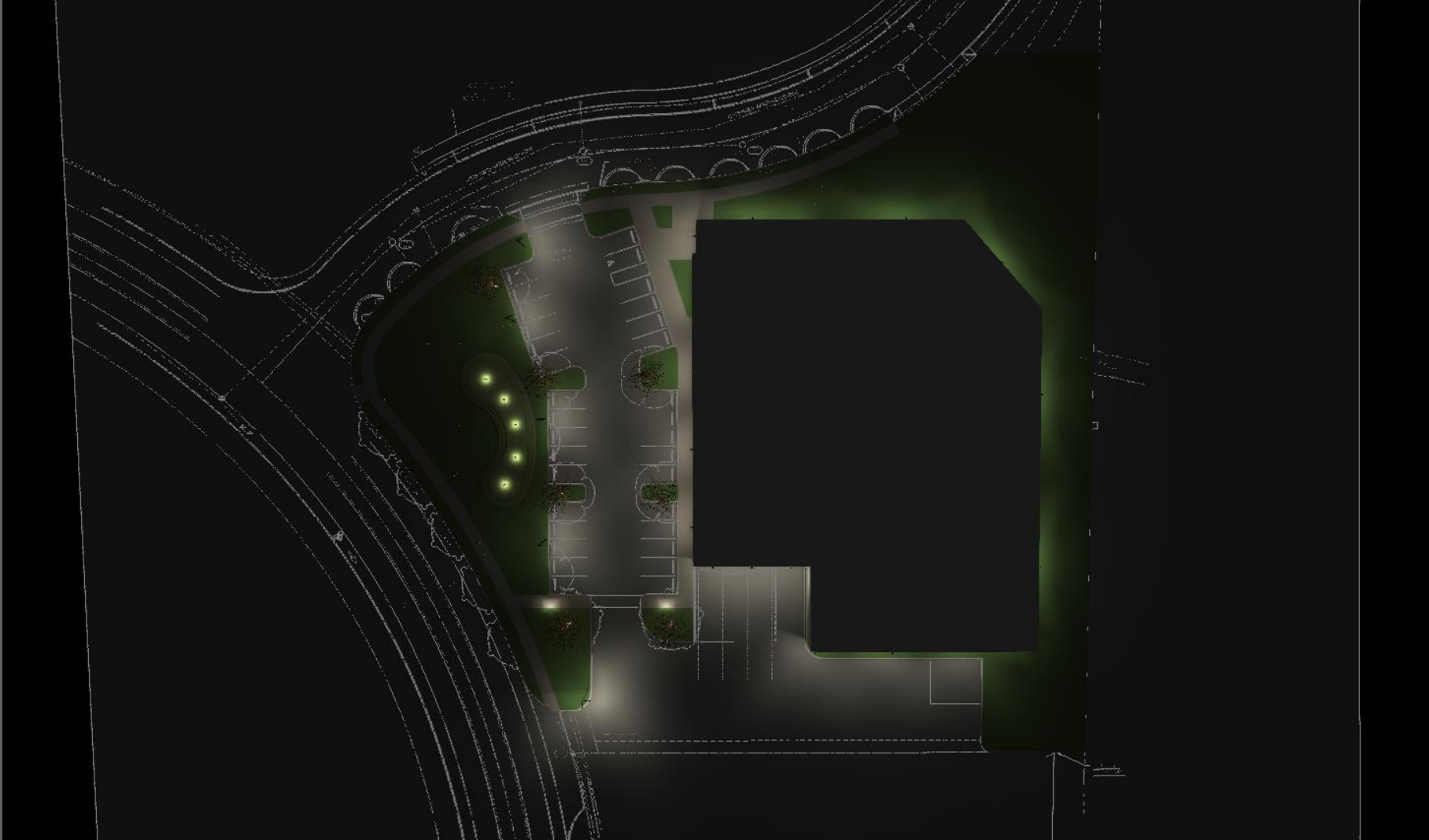


**WL02**  
**LIGMAN**  
**ULI-30022-T4-W30**  
QTY. 11  
Mounting height 16'



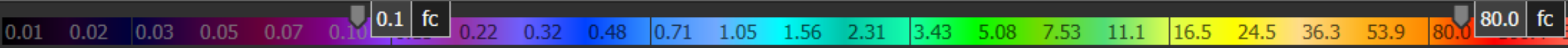
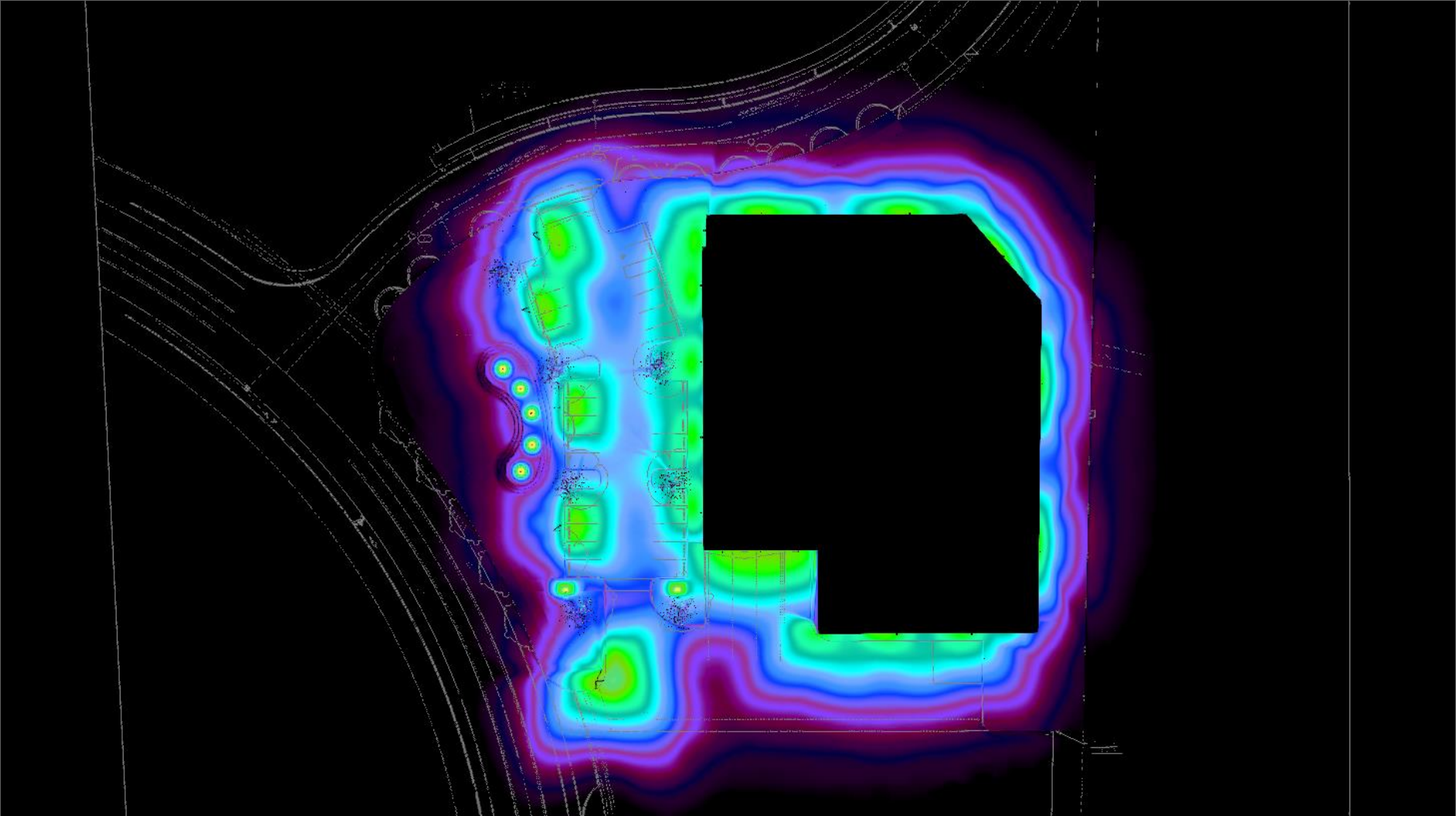
**WL03**  
**LIGMAN**  
**ULI-30022-T2-W30**  
QTY. 5  
Mounting height 16'

## 3D Rendering

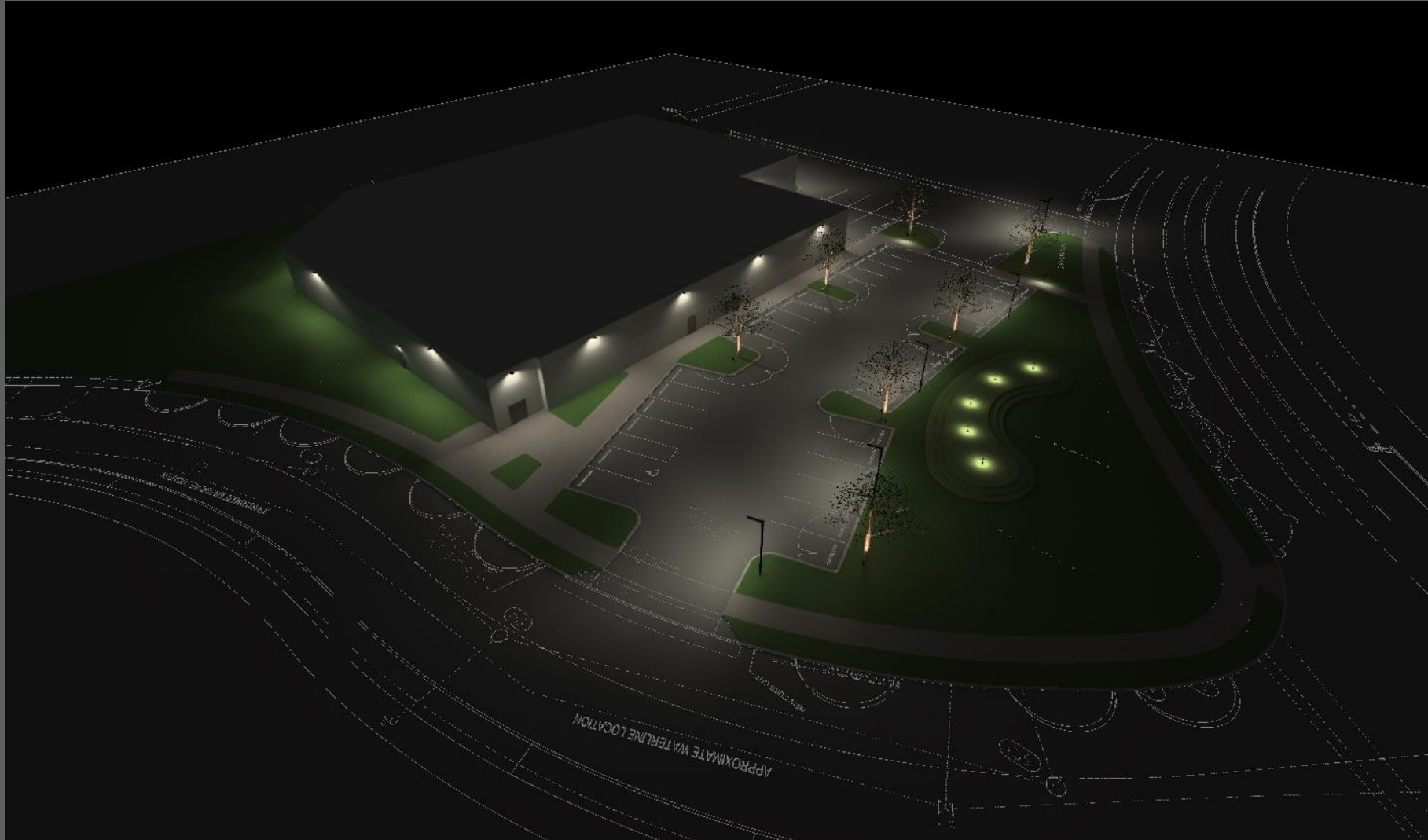




3D False Color

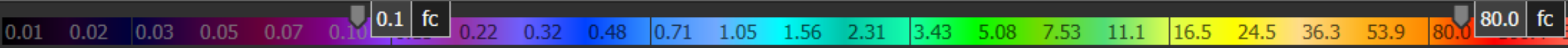
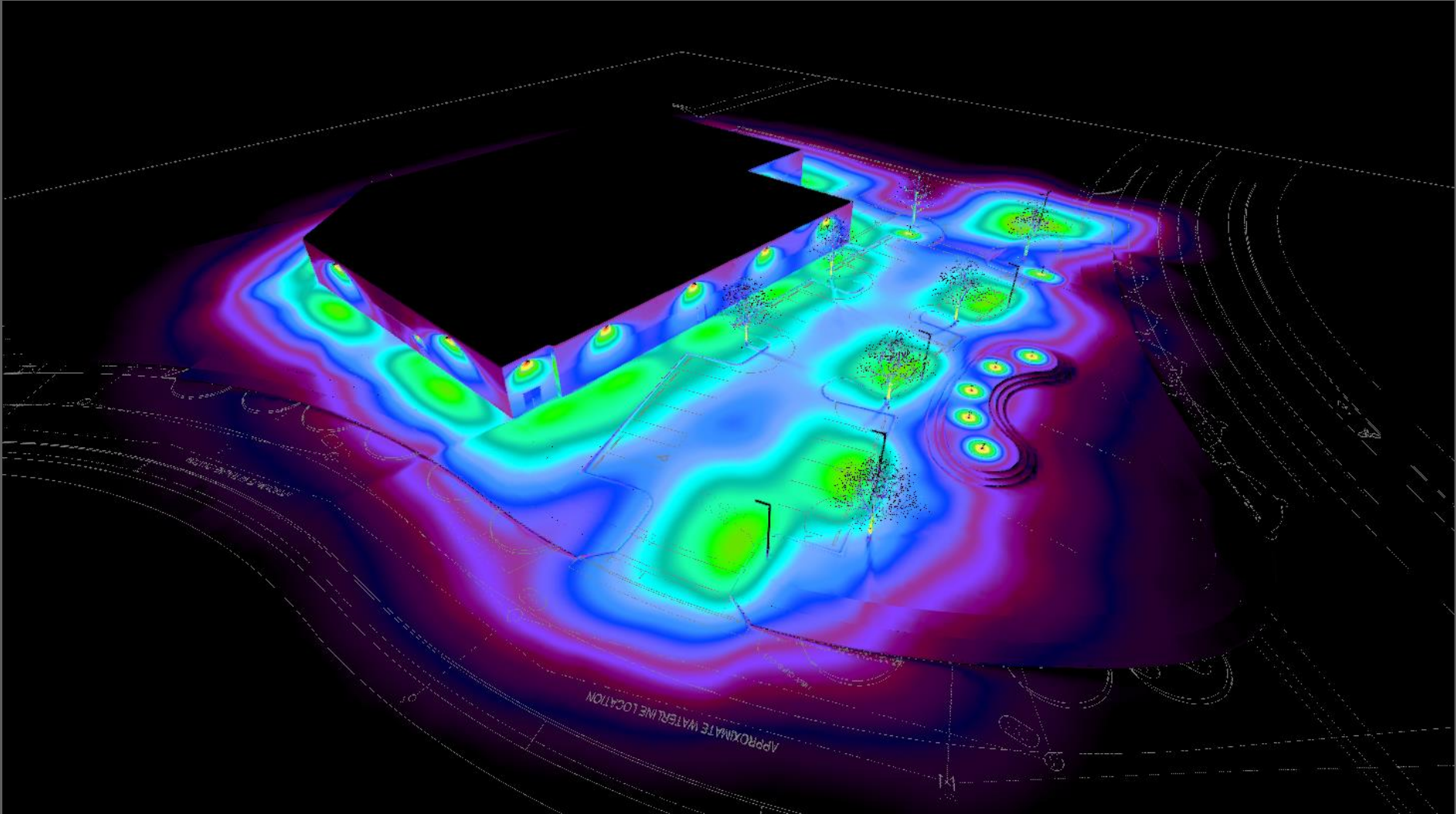


## 3D Rendering

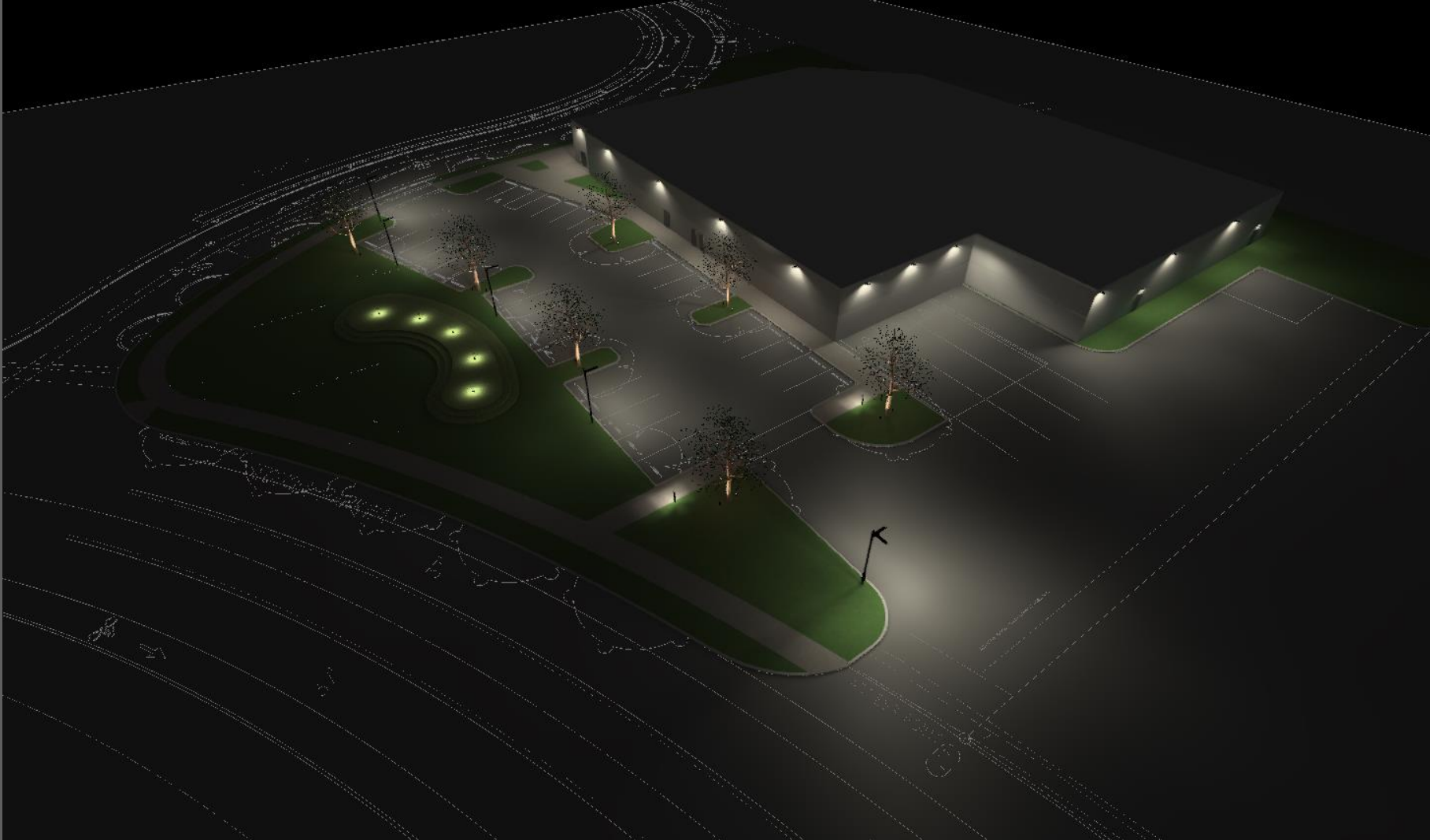




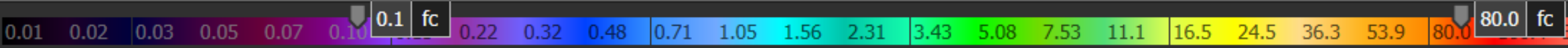
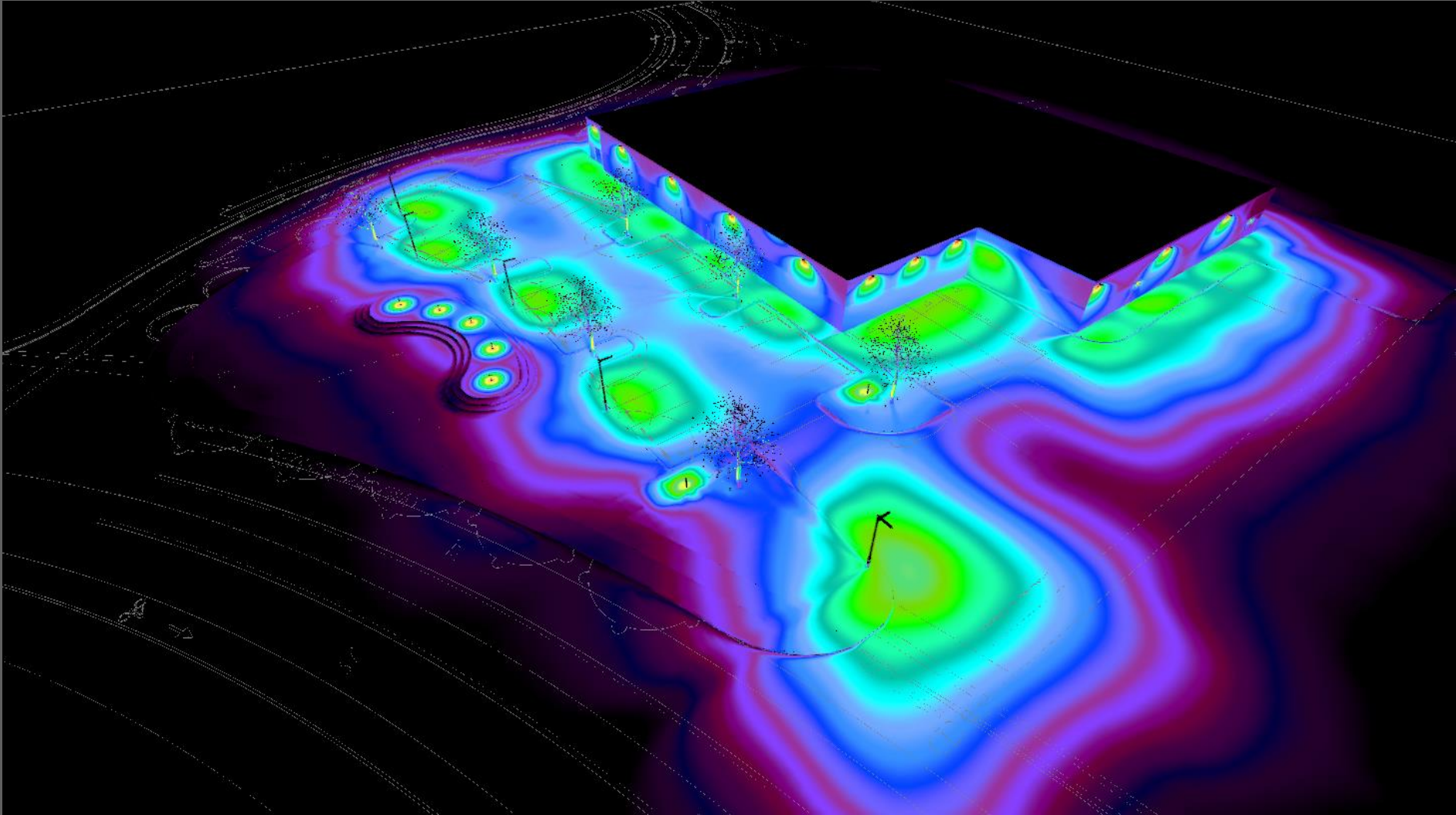
3D False Color



## 3D Rendering



3D False Color

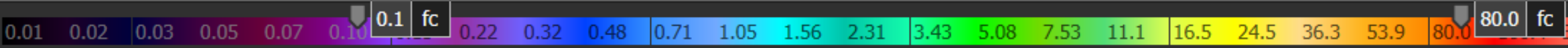
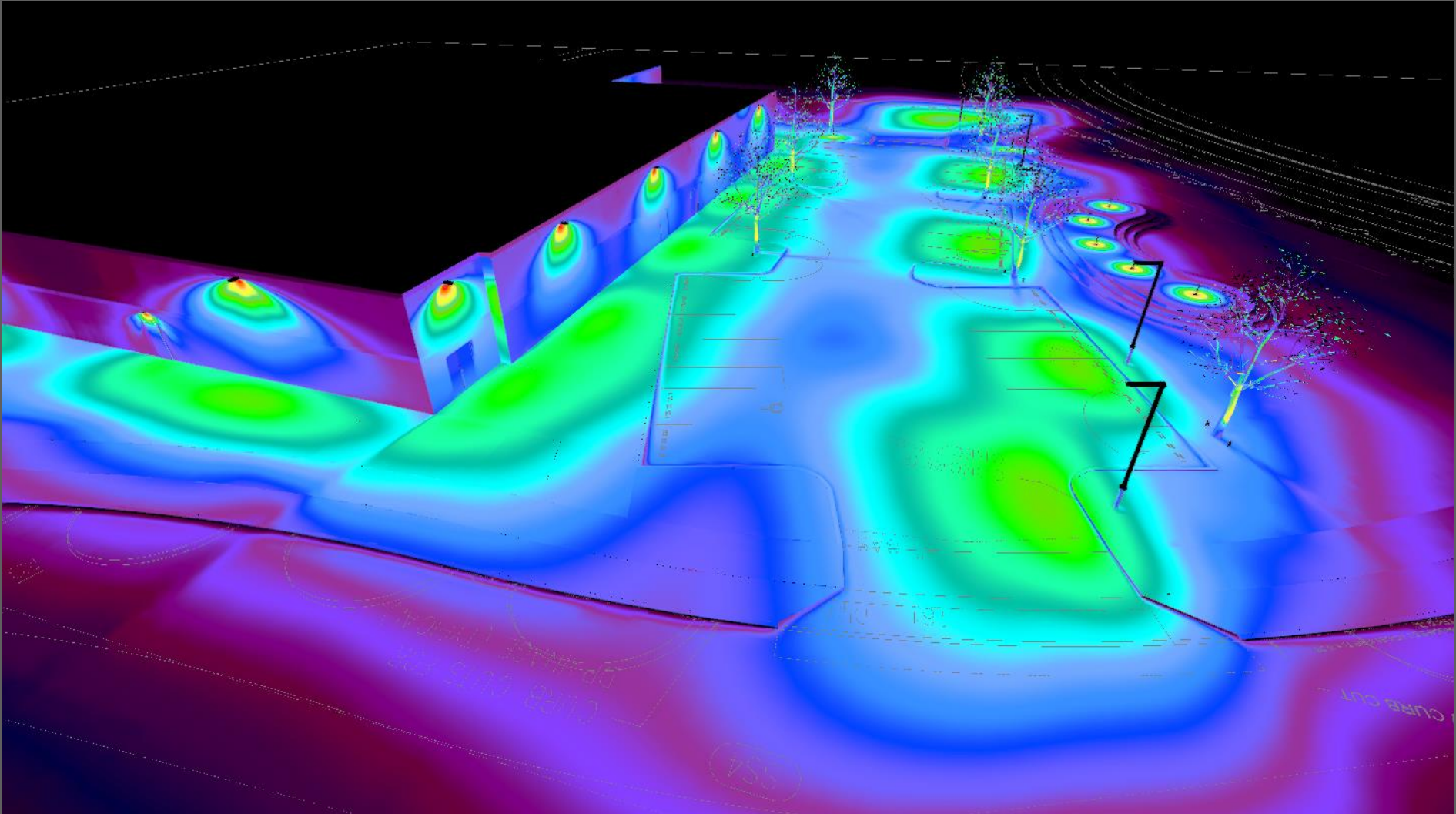




## 3D Rendering



# 3D False Color

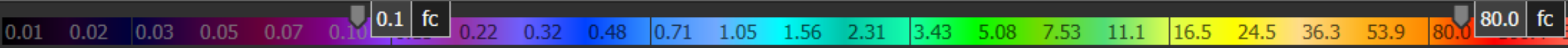
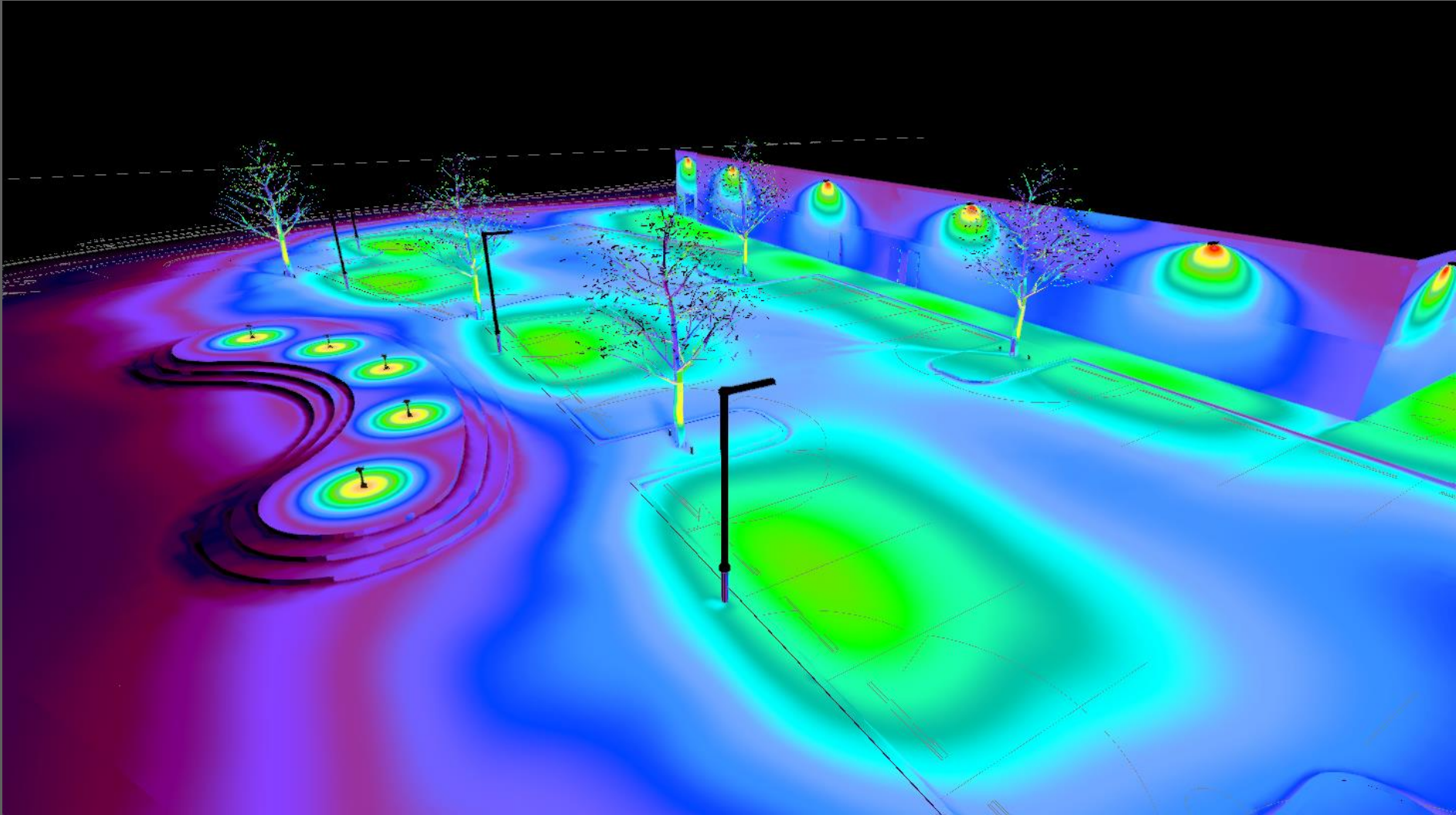


## 3D Rendering





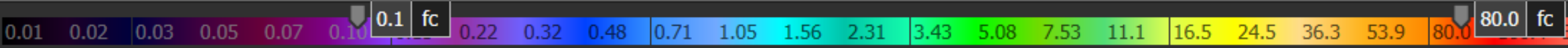
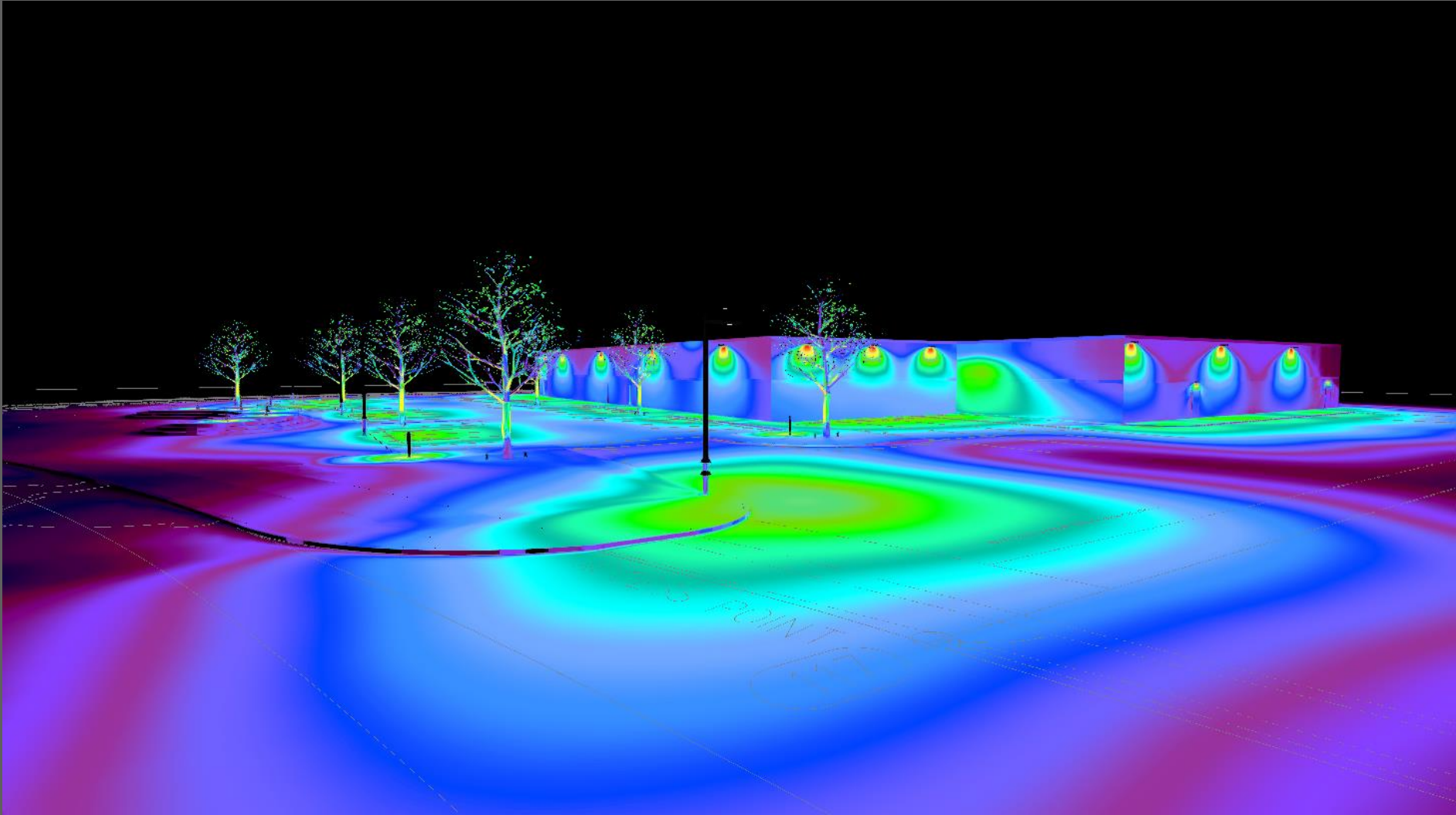
3D False Color



## 3D Rendering

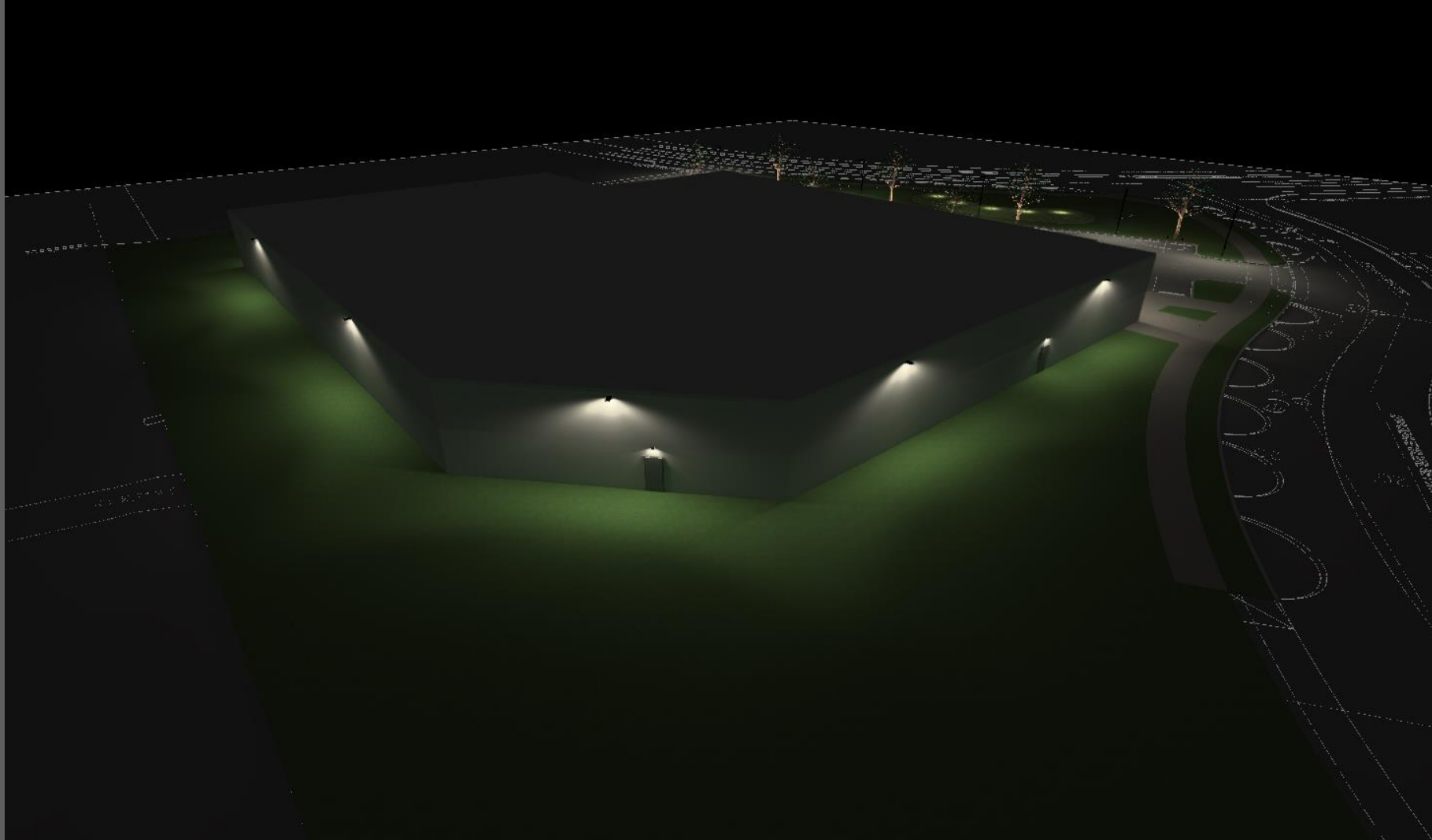


3D False Color

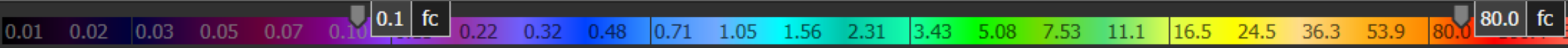
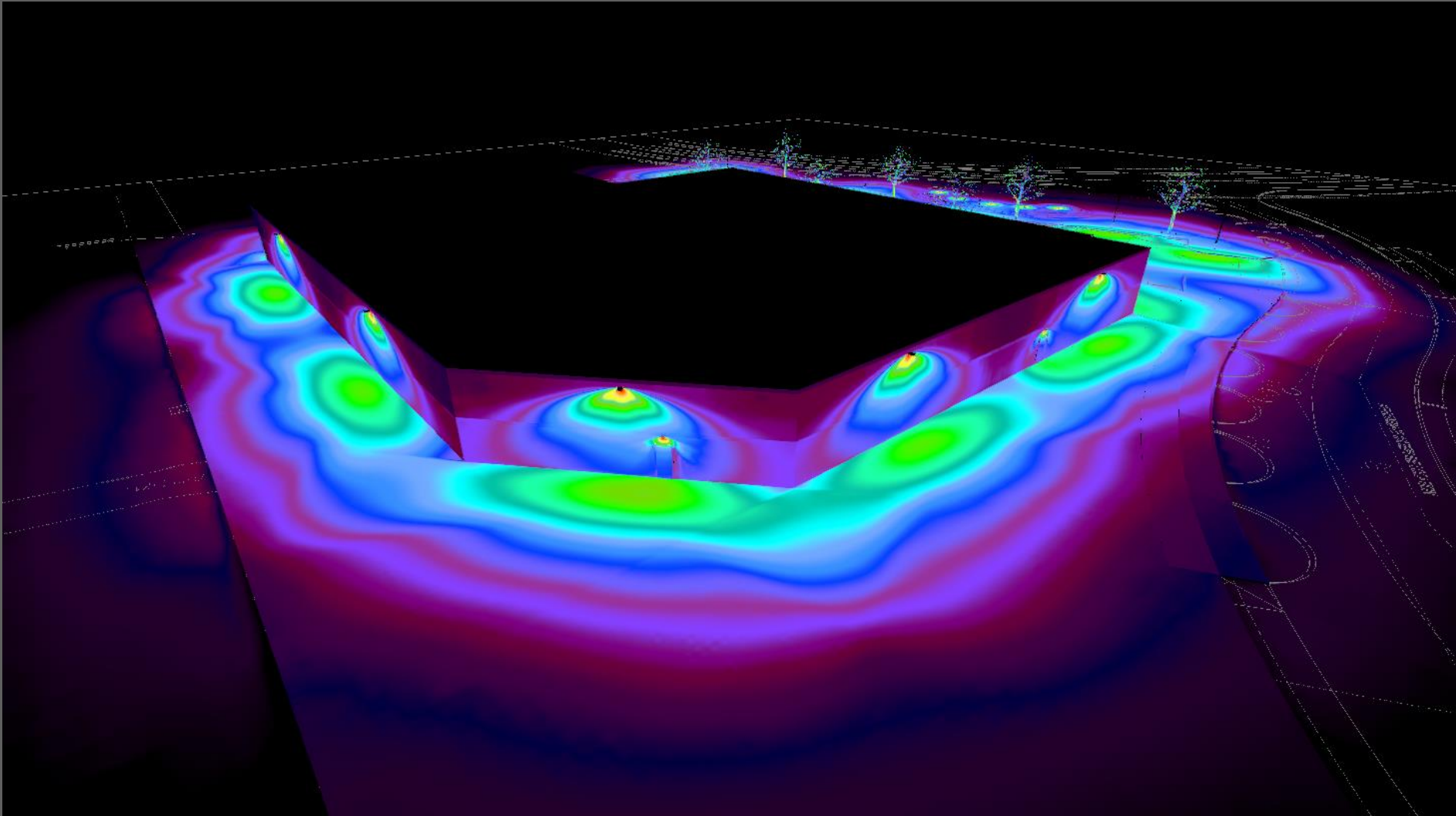




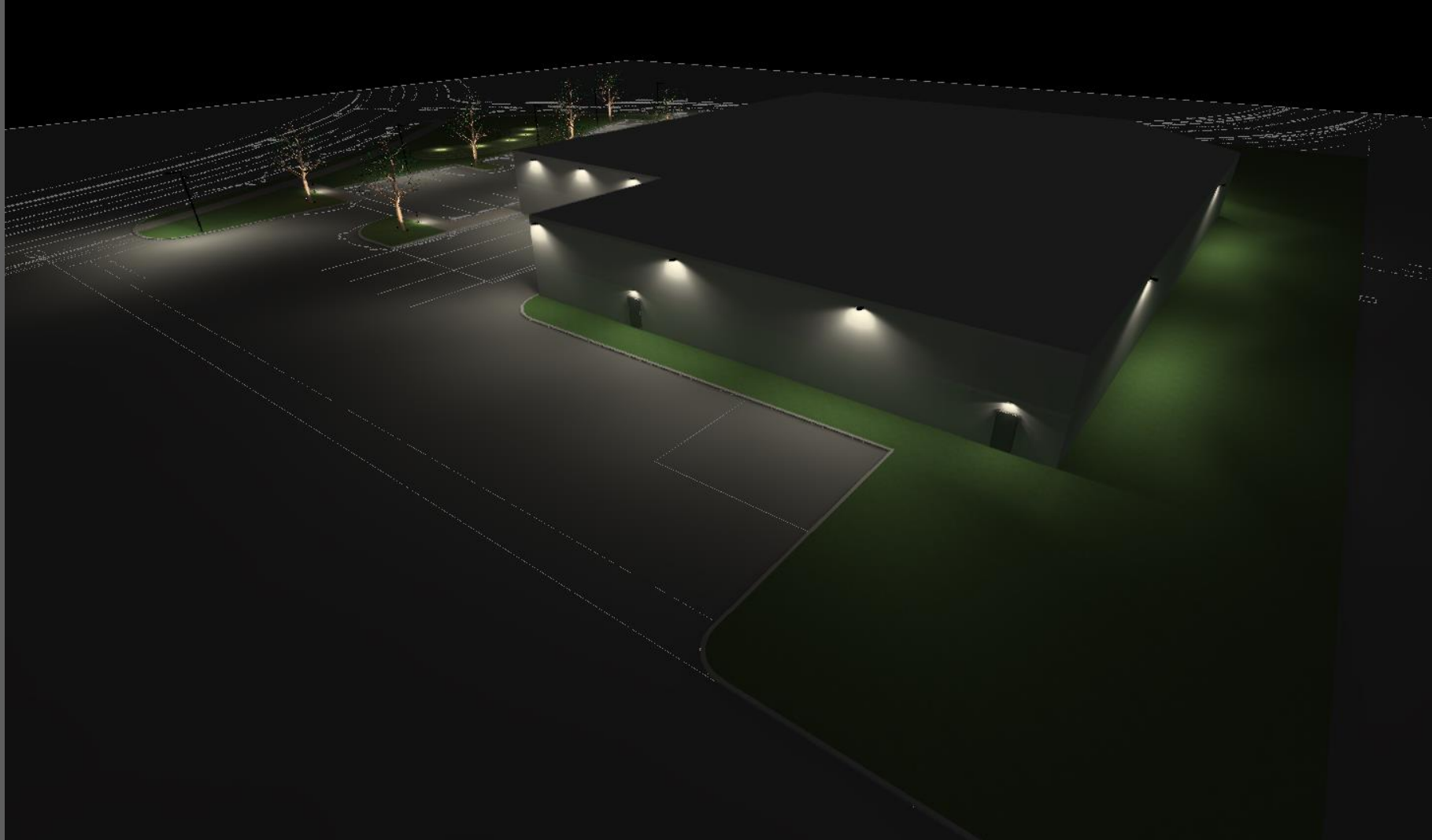
## 3D Rendering



3D False Color

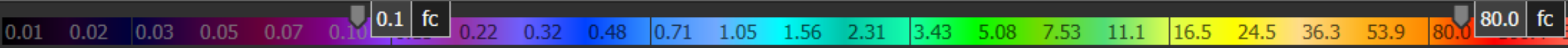
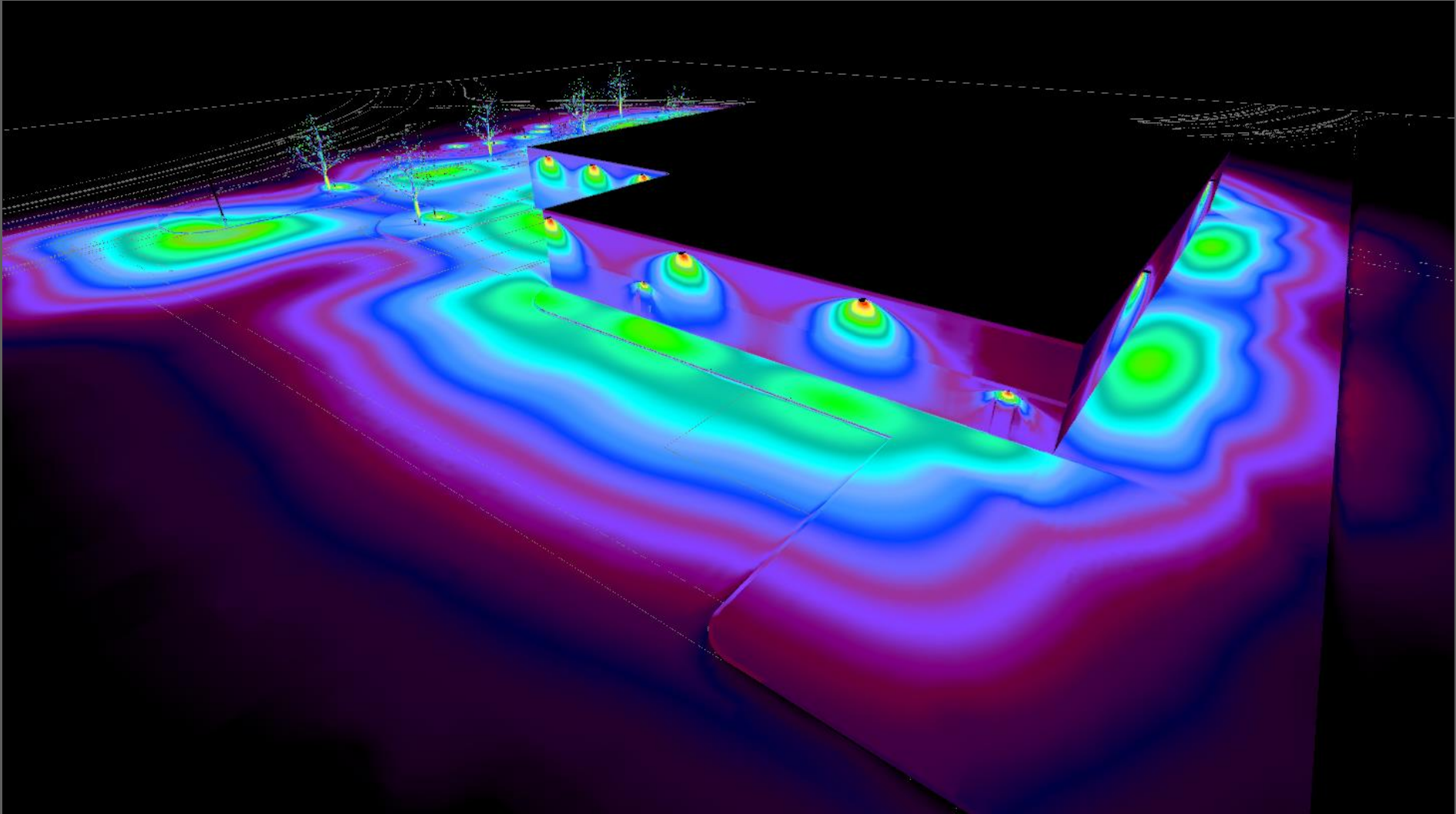


## 3D Rendering





3D False Color



**Note :**

- See calculation result detail from calculation report PDF and Drawing.





2022-05-18

**Project name : LMUS\_22050043\_Sequoia-Thermaglass\_Rev.1**

Submitted By:

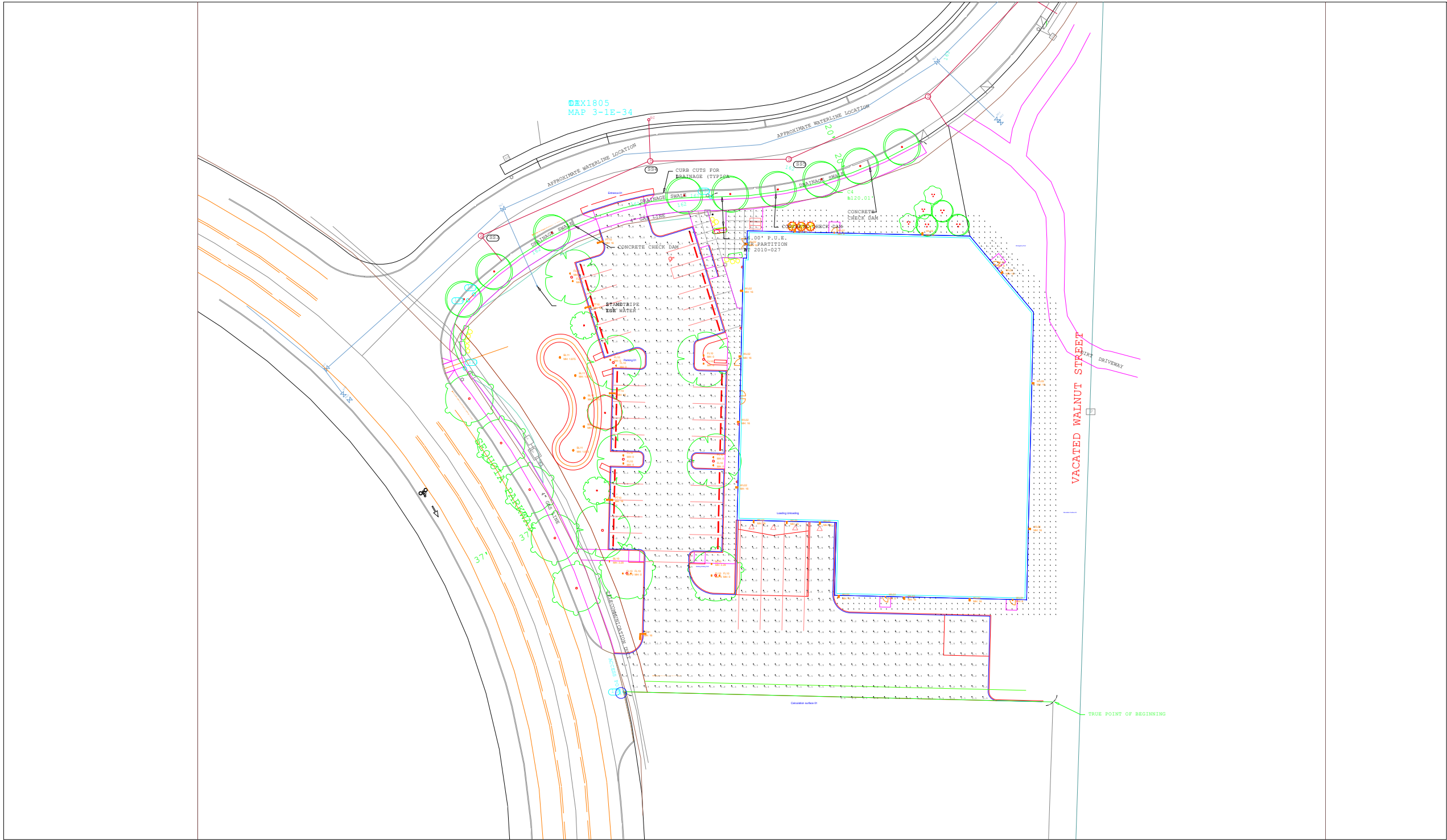
Ligman Lighting USA  
7144 NE Progress Ct  
Hillsboro, Oregon.  
97124

Tel.: +1 503 645 0500 Fax.: +1 503 645 8100

info@ligmanlightingusa.com www.ligmanlightingusa.com

**DISCLAIMER**

Calculations have been performed according to IES standard and good practice. Some differences between measured values and calculated values may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature Variations. Input data used to generate the attached calculations such as room Dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input Data, differences will occur between measured and calculated values.



Scale: 1 inch= 60 Ft.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Building Walking Path	Illuminance	Fc	3.10	13.1	0.5	6.20	26.20	Grid spacing 3 x 3'
Calculation surface 01	Illuminance	Fc	1.26	11.7	0.1	12.60	117.00	Grid spacing 6 x 6'
Claculation Surface 02	Illuminance	Fc	?	?	?	N.A.	N.A.	Grid spacing 3 x 3'
Emergency Door	Illuminance	Fc	5.46	7.8	2.2	2.48	3.55	Grid spacing 3 x 3'
Entrance 01	Illuminance	Fc	3.10	6.5	1.1	2.82	5.91	Grid spacing 6 x 6'
Loading Unloading	Illuminance	Fc	3.42	7.0	0.5	6.84	14.00	Grid spacing 6x 6'
Parking 01	Illuminance	Fc	1.92	6.6	0.6	3.20	11.00	Grid spacing 6 x 6'

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Lum. Lumens	Description
	2	BL10	Single	0.850	10.2	567	UPRA-10002-T3-W30
	5	BL11	Single	0.850	14.3	610	UMU-70244-W30
	14	FL10	Single	0.850	20.7	1668	UOD-50001-W-W30
	4	PT10	Single	0.850	53.7	5779	UDE-20001-T4-W30
	1	PT11	GROUP	0.850	N.A.	N.A.	UDE-20001-T4-W30 x 2 90° on 1 pole
	4	WL01	Single	0.850	7.6	576	ULEE-30001-T3-W30
	11	WL02	Single	0.850	37.4	4333	ULI-30022-T4-W30
	5	WL03	Single	0.850	37.2	4266	ULI-30022-T2-W30



Ligman Lighting USA Inc.  
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PERMISSION FROM THE LIGMAN LIGHTING CO., LTD.

Rev.	Issue Date	Amendment
1	2022/05/18	-
-	2022/05/18	Design Development

ARCHITECT

CLIENT

PROJECT NAME

Sequoia-Thermaglass

DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_22050043	2022-05-18

DESIGN DEVELOPMENT



Ligman Lighting USA Inc.

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Tel.: +1 503 645 0500 Fax: +1 503 645 8100  
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1	2022/05/18	-
-	2022/05/18	Design Development
Rev.	Issue Date	Amendment

ARCHITECT

CLIENT

PROJECT NAME

Sequoia-Thermaglass

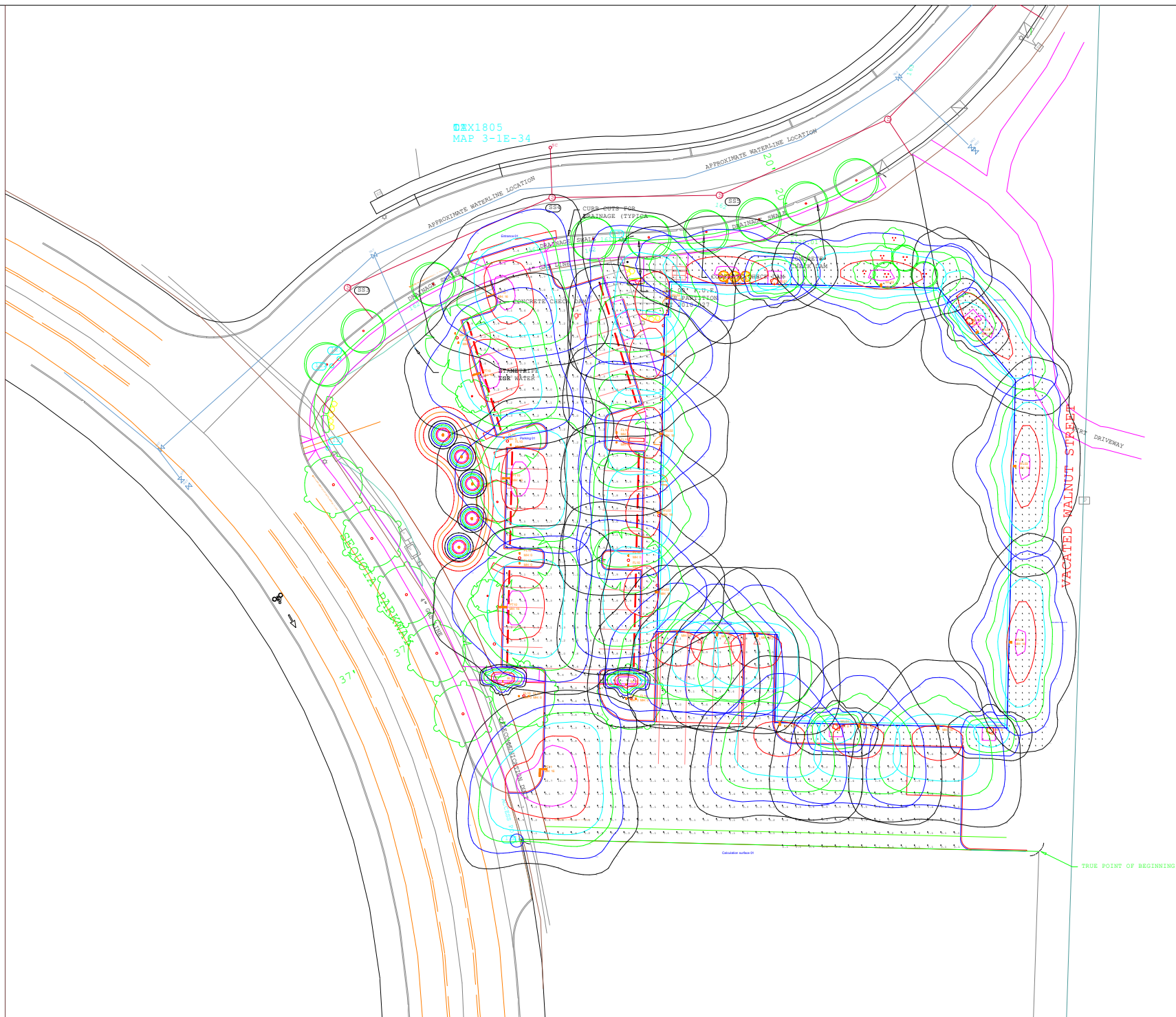
DRAWING TITLE

Calculation result + ISOLine

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_22050043	2022-05-18

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
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Claculation Surface 02	Illuminance	Fc	?	?	?	N.A.	N.A.	Grid spacing 3 x 3'
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Loading Unloading	Illuminance	Fc	3.42	7.0	0.5	6.84	14.00	Grid spacing 6x 6'
Parking 01	Illuminance	Fc	1.92	6.6	0.6	3.20	11.00	Grid spacing 6 x 6'

Luminaire Schedule							
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# Sequoia-Thermaglass



## Luminaire selection.



**PT10**  
**LIGMAN**  
**UDE-20001-T4-W30**  
QTY. 4  
Pole height 16'



**FL10**  
**LIGMAN**  
**UOD-50001-W-W30**  
QTY. 14



**PT11**  
**LIGMAN**  
**UDE-20001-T4-W30 x 2**  
**90° on 1 Pole**  
QTY. 1  
Pole height 16'



**BL10**  
**LIGMAN**  
**UPRA-10002-T3-W30**  
QTY. 2

## Luminaire selection.



**BL11**  
**LIGMAN**  
**UMU-70244-W30**  
QTY. 5



**WL01**  
**LIGMAN**  
**ULEE-30001-T3-W30**  
QTY. 4  
Mounting height 8'



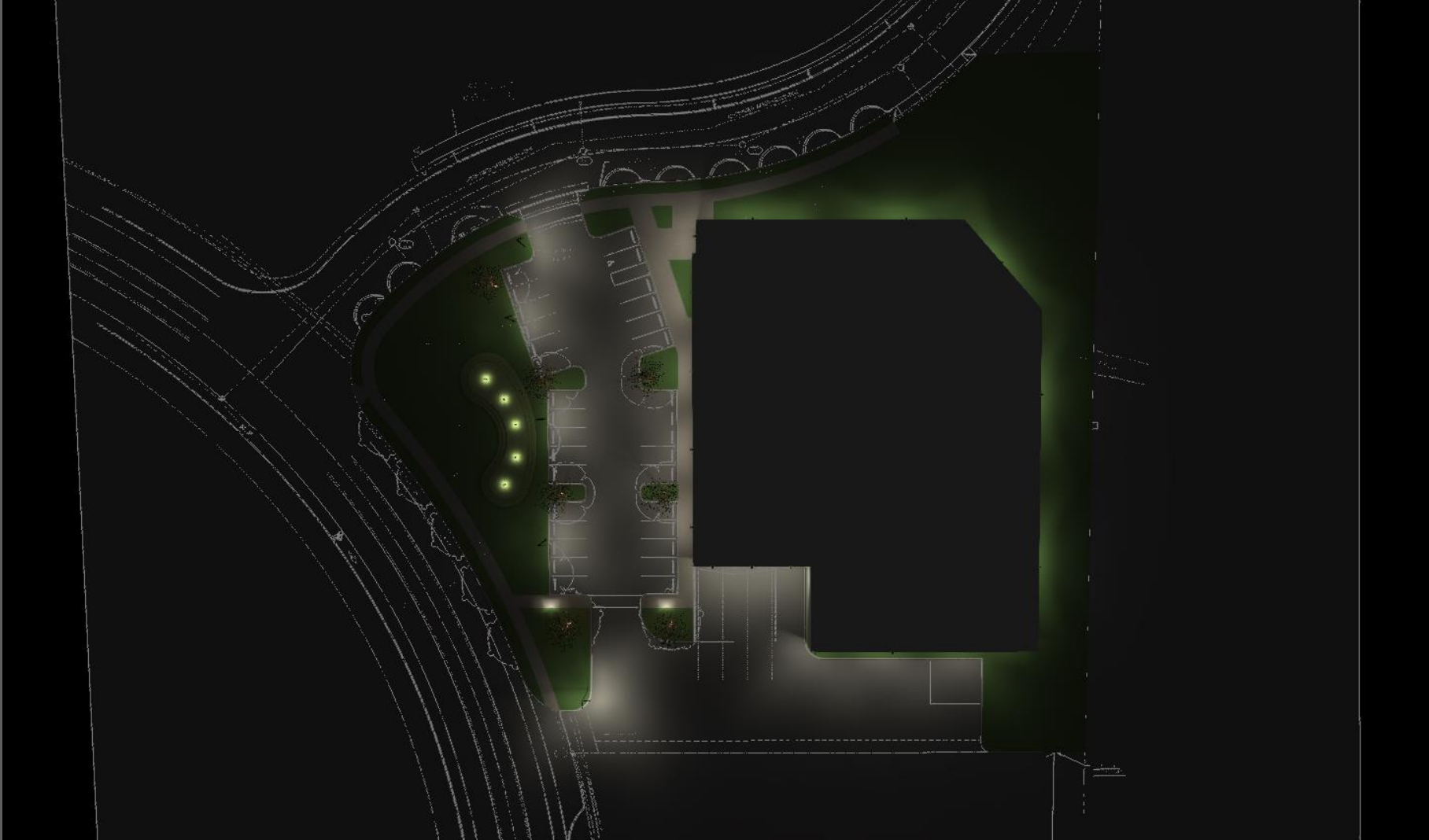
**WL02**  
**LIGMAN**  
**ULI-30022-T4-W30**  
QTY. 11  
Mounting height 16'



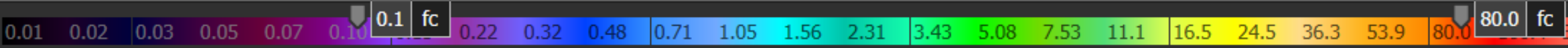
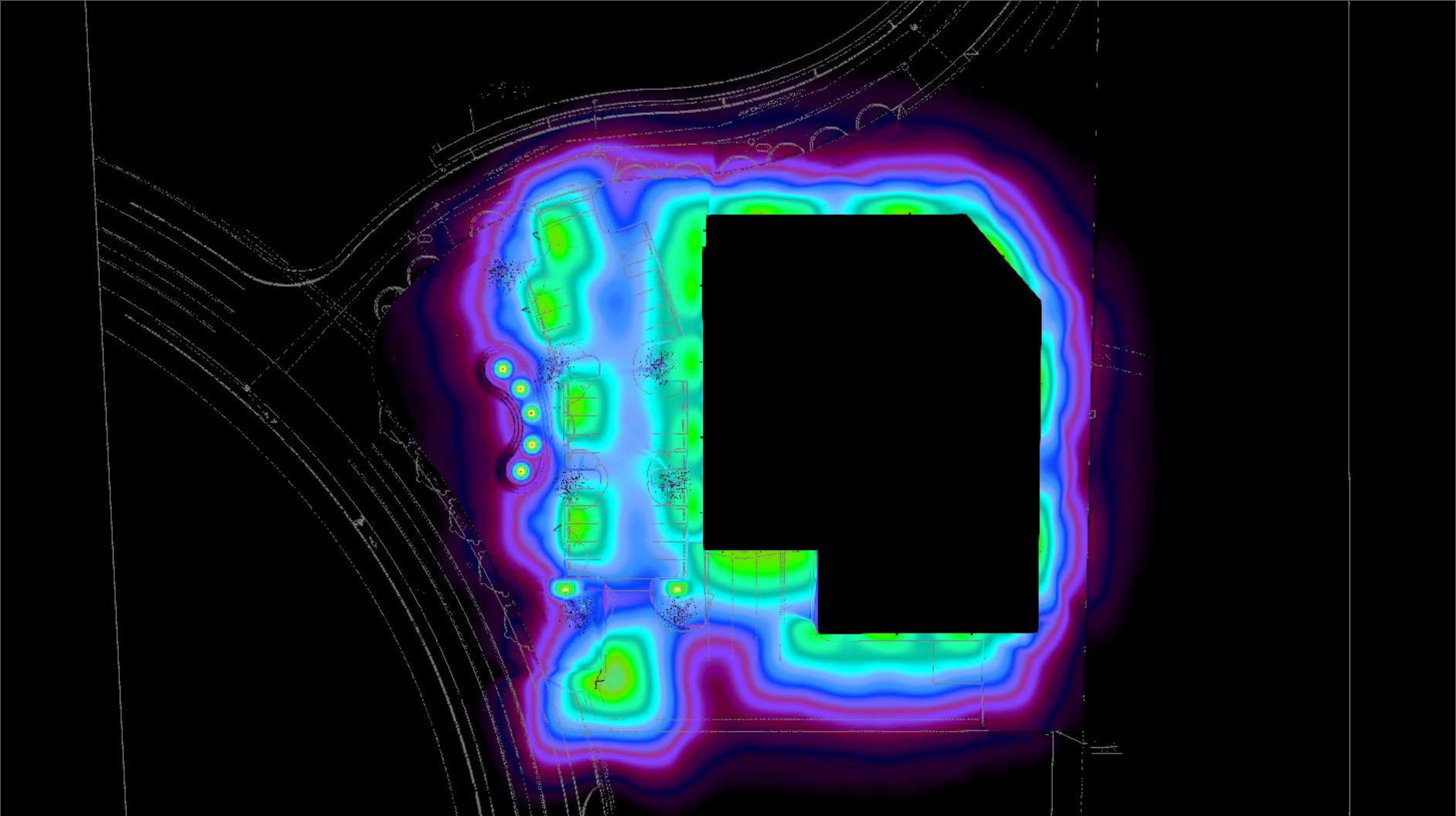
**WL03**  
**LIGMAN**  
**ULI-30022-T2-W30**  
QTY. 5  
Mounting height 16'



## 3D Rendering

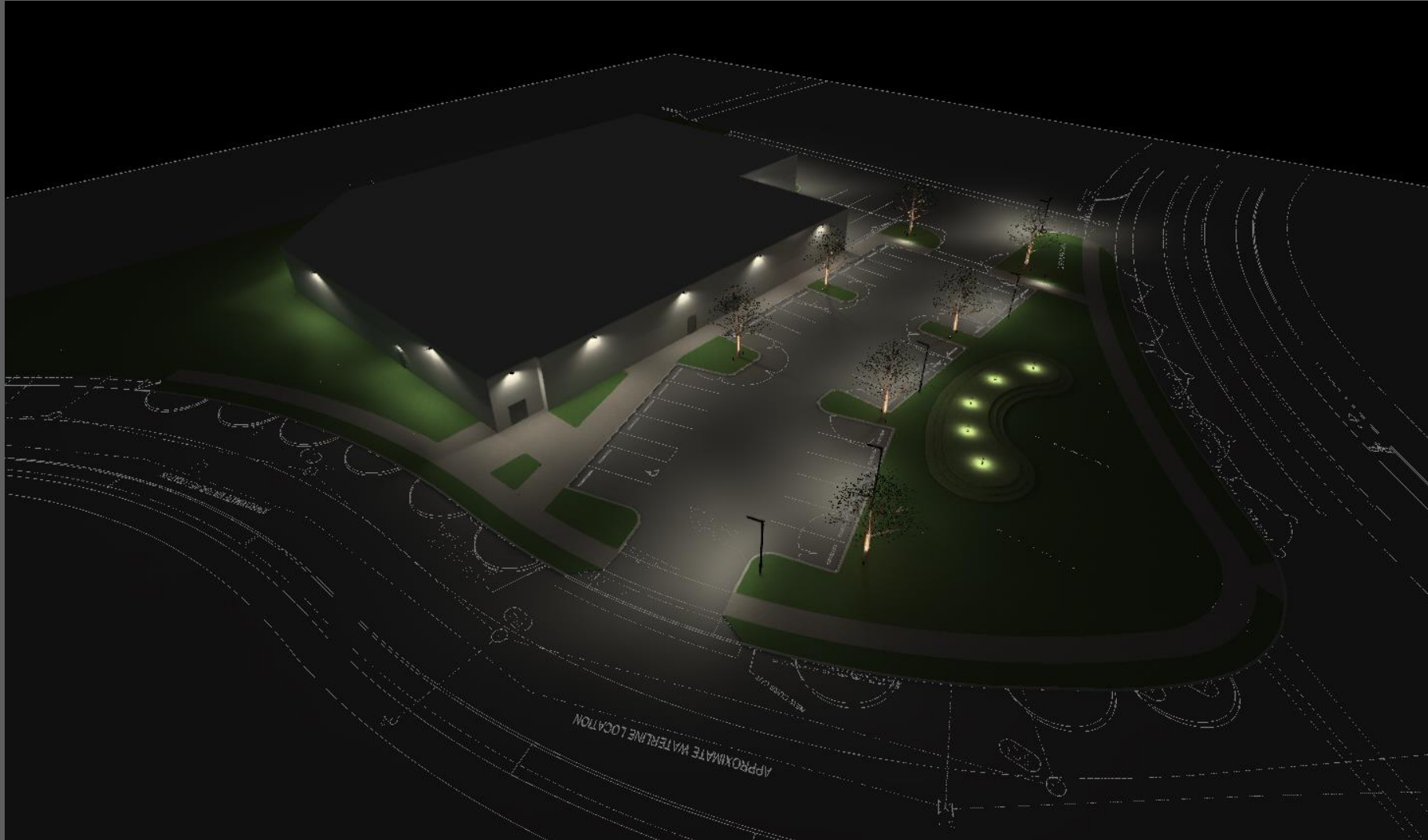


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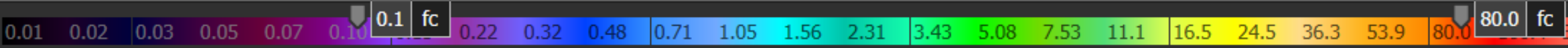
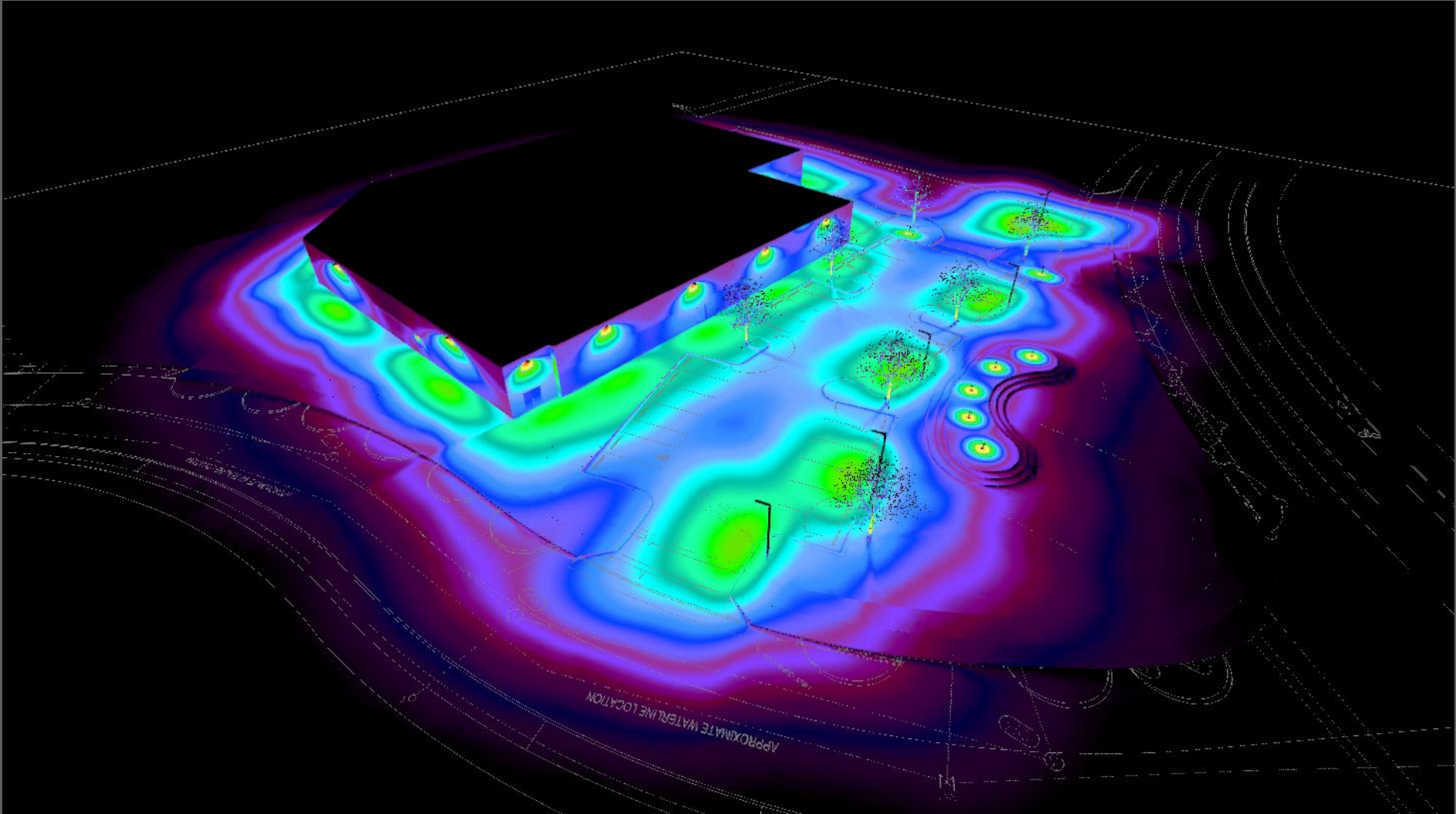




## 3D Rendering

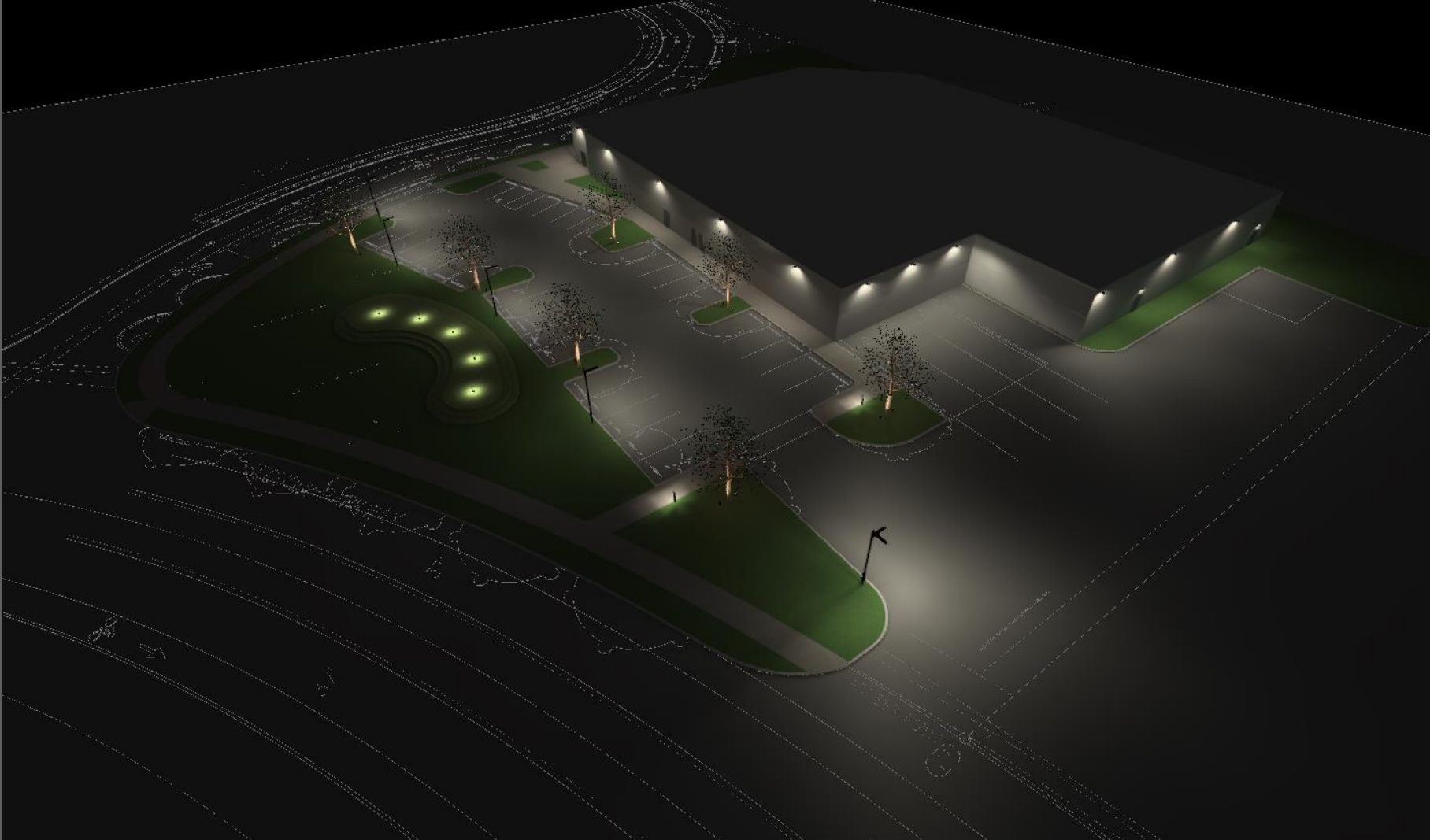


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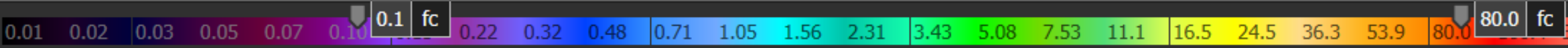
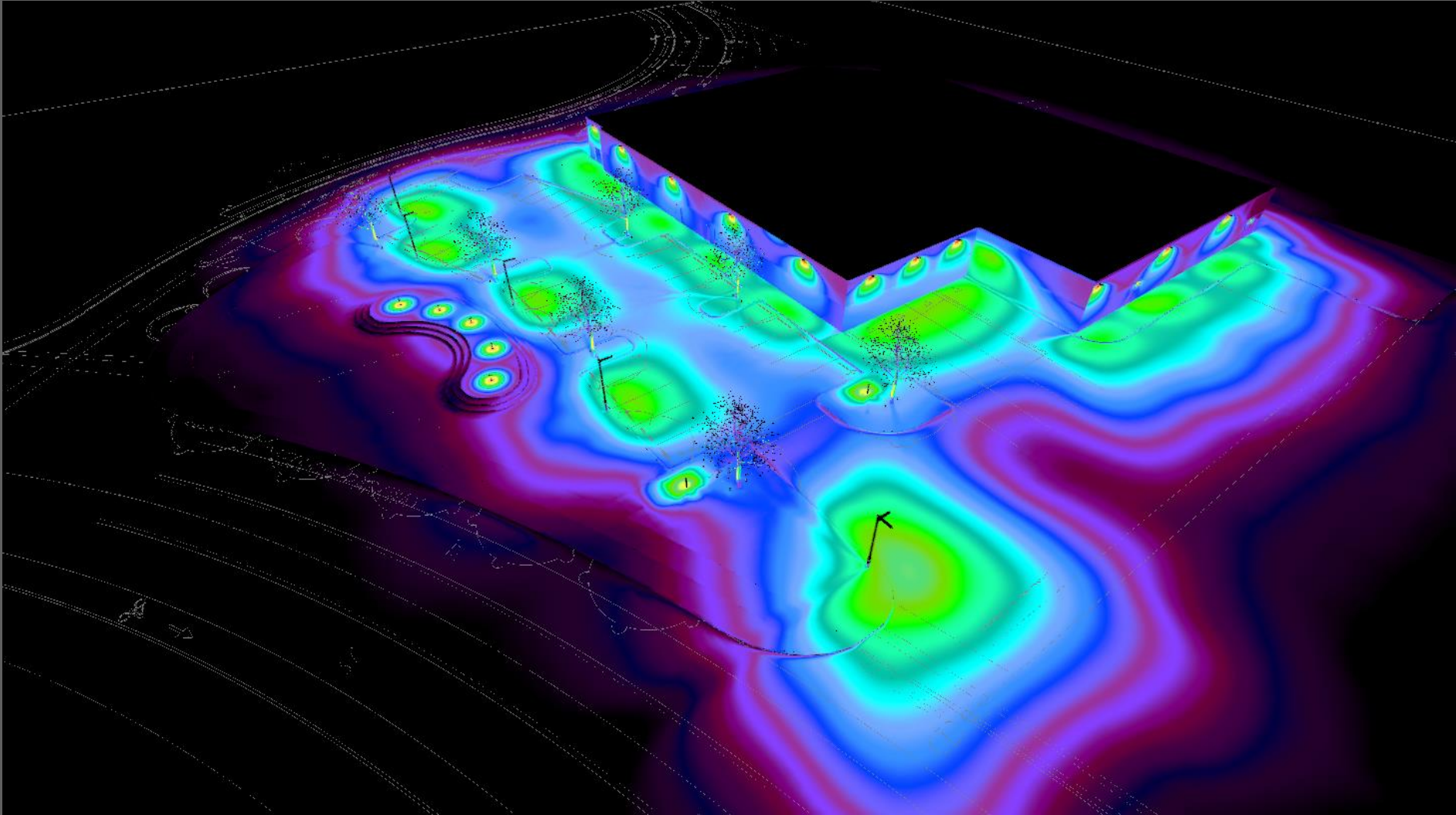




## 3D Rendering



3D False Color

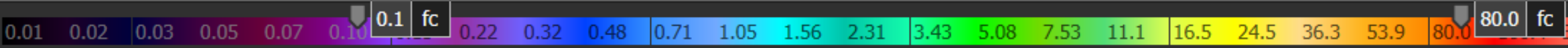
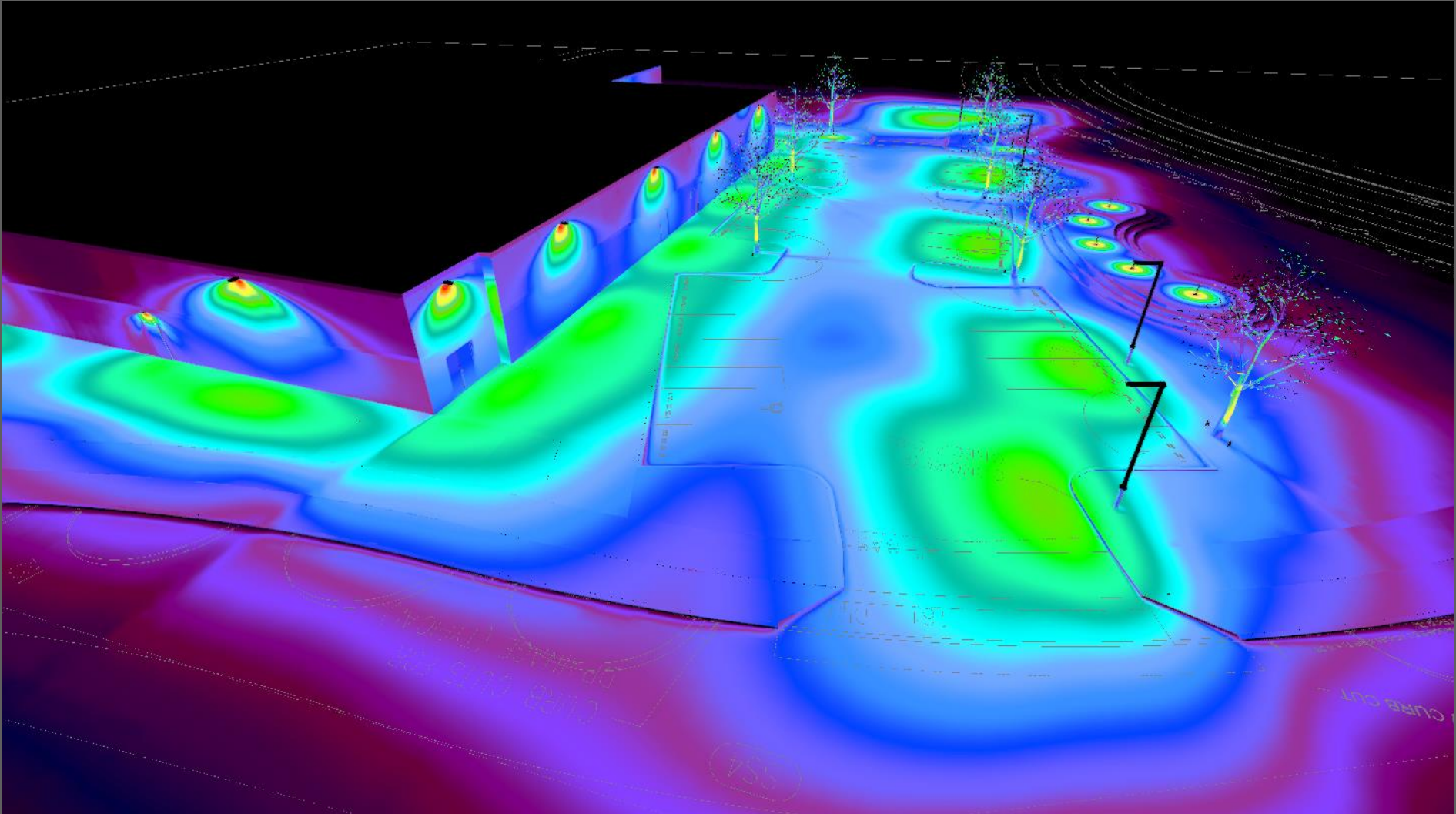




## 3D Rendering



# 3D False Color

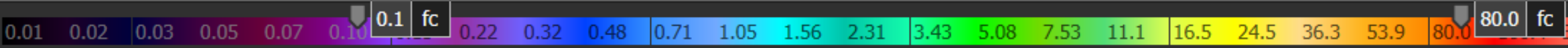
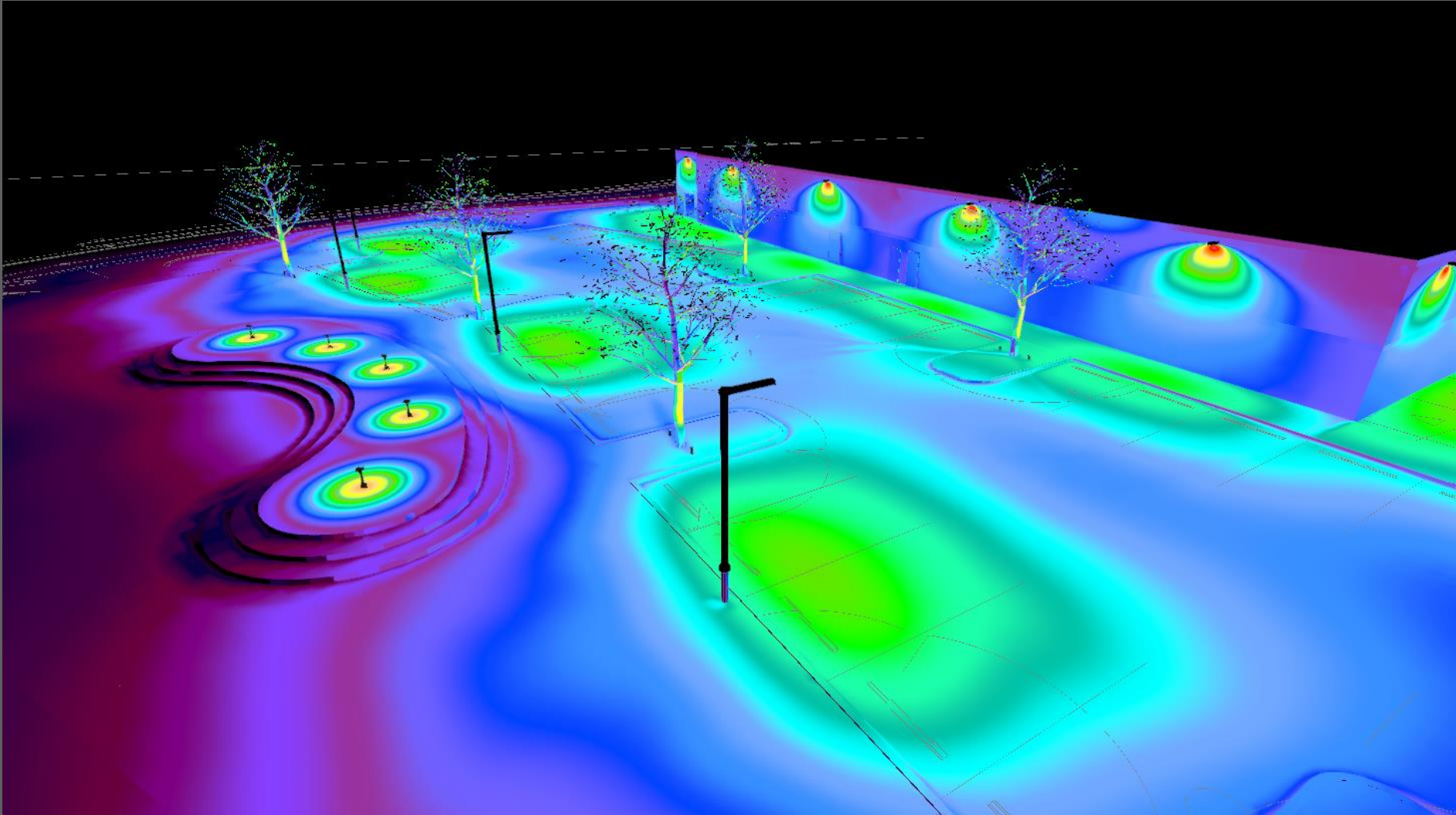




## 3D Rendering



3D False Color

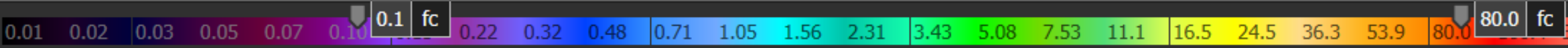
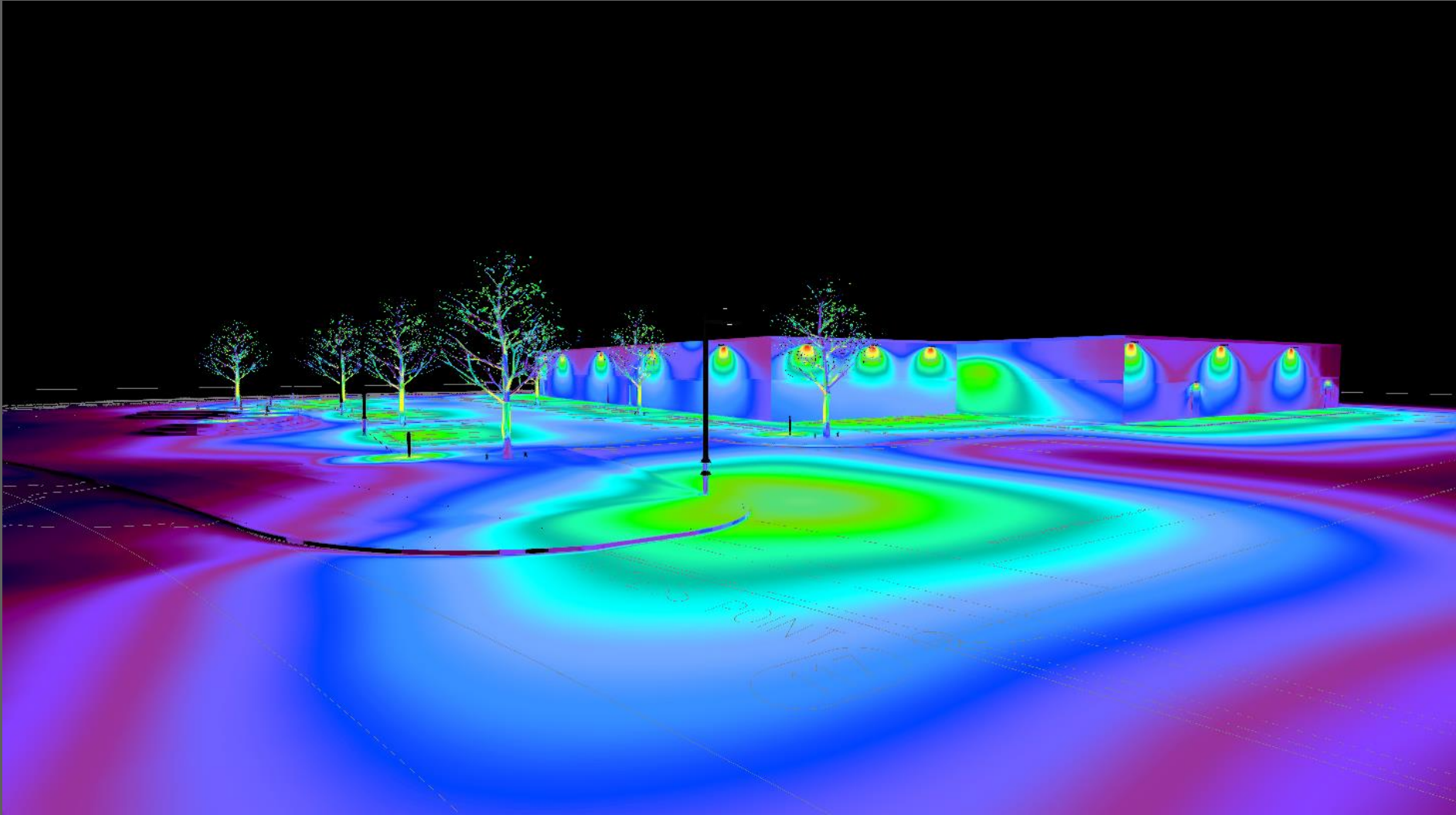




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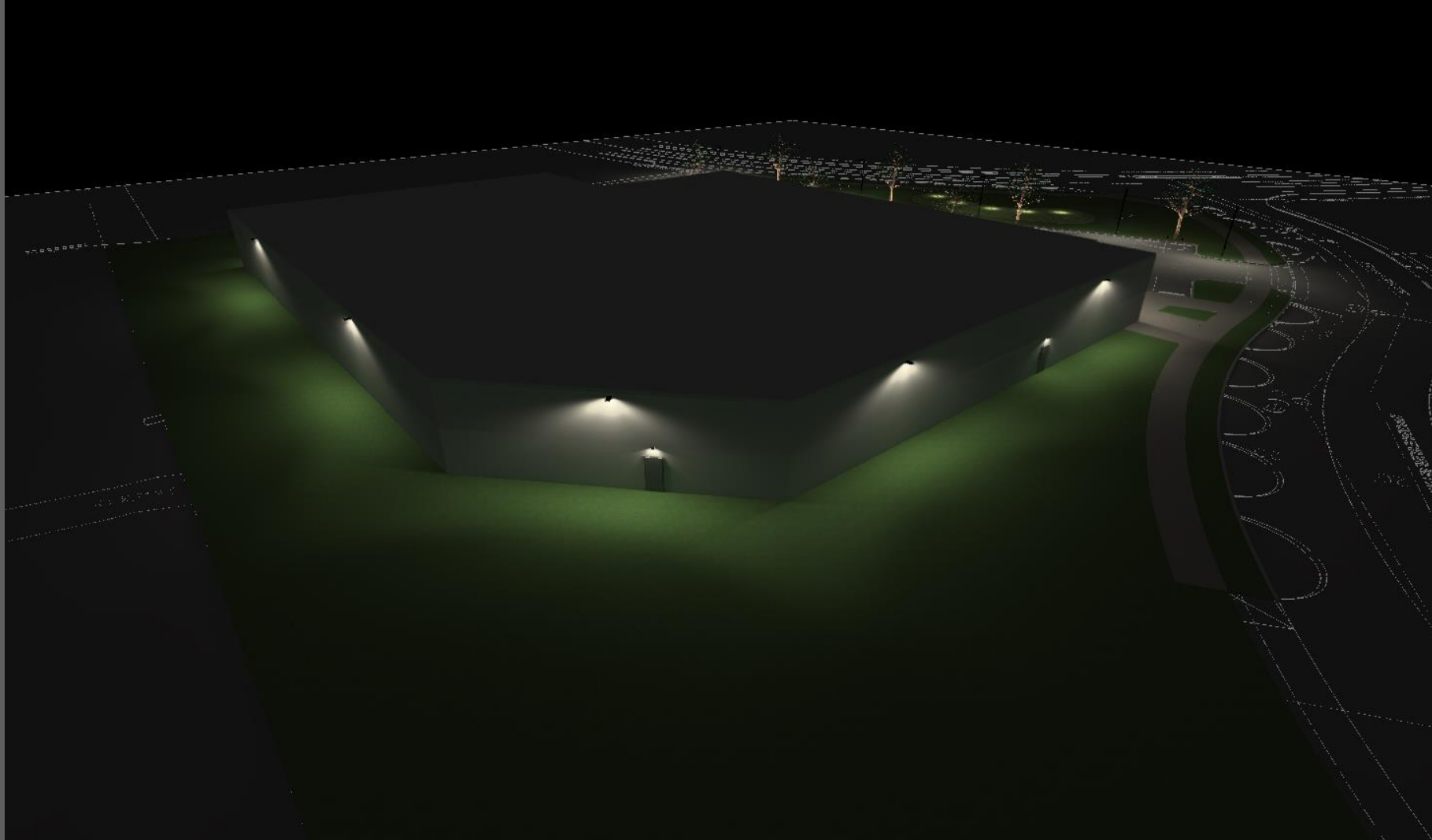


3D False Color

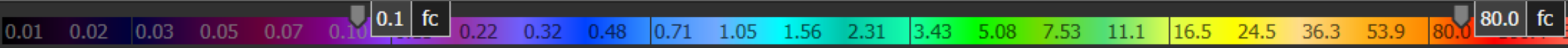
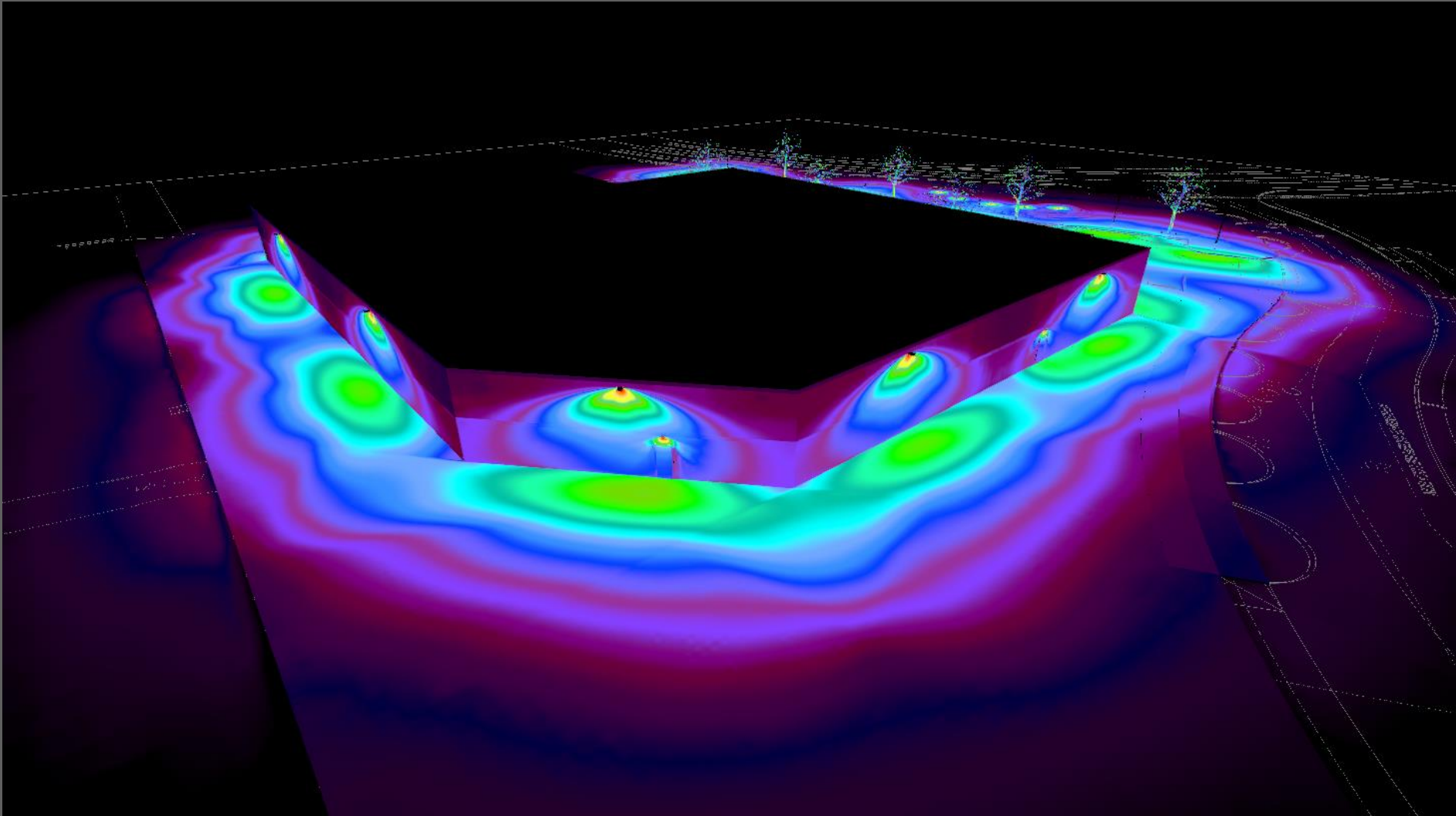




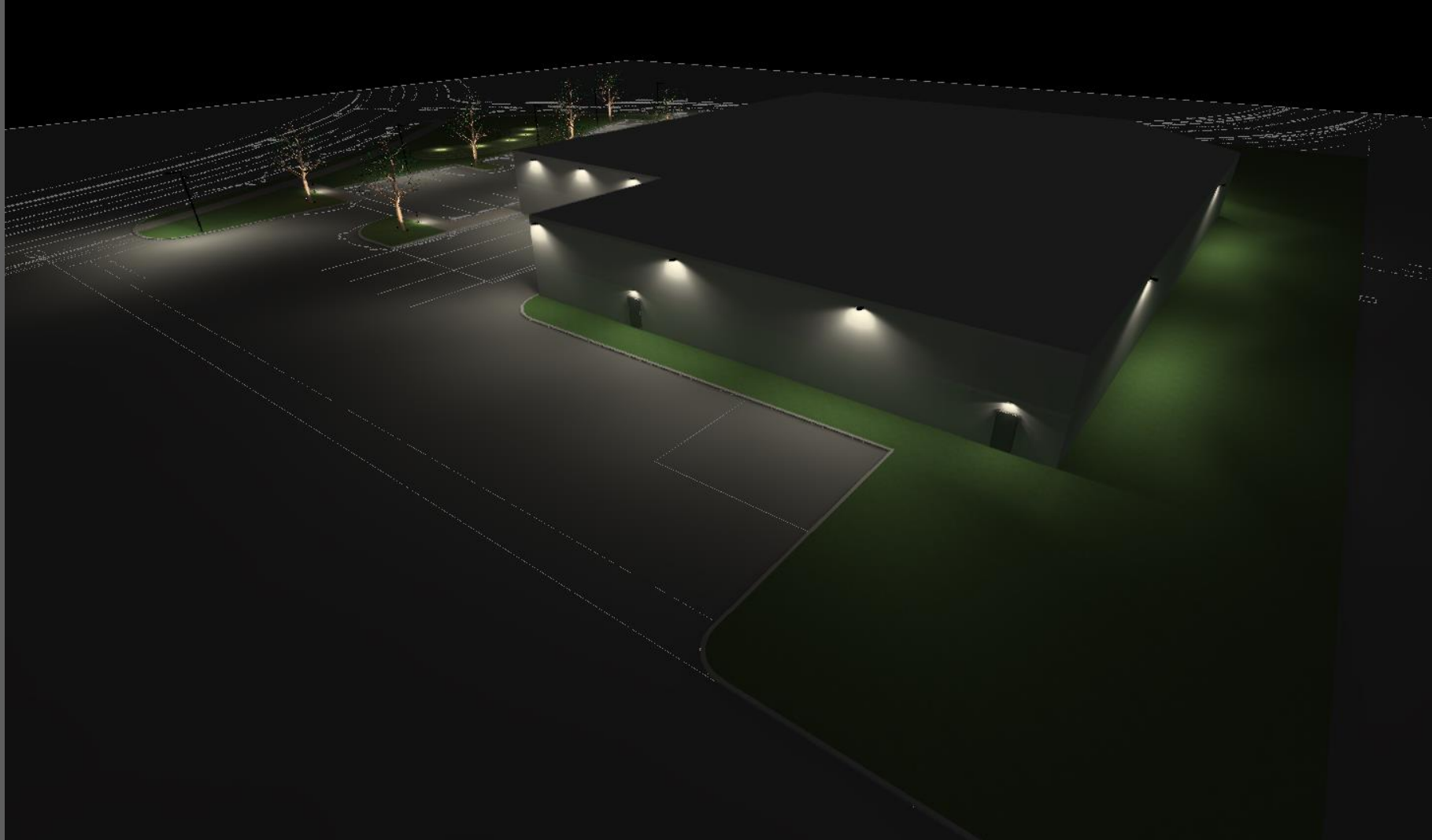
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3D False Color

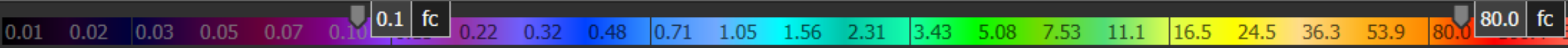
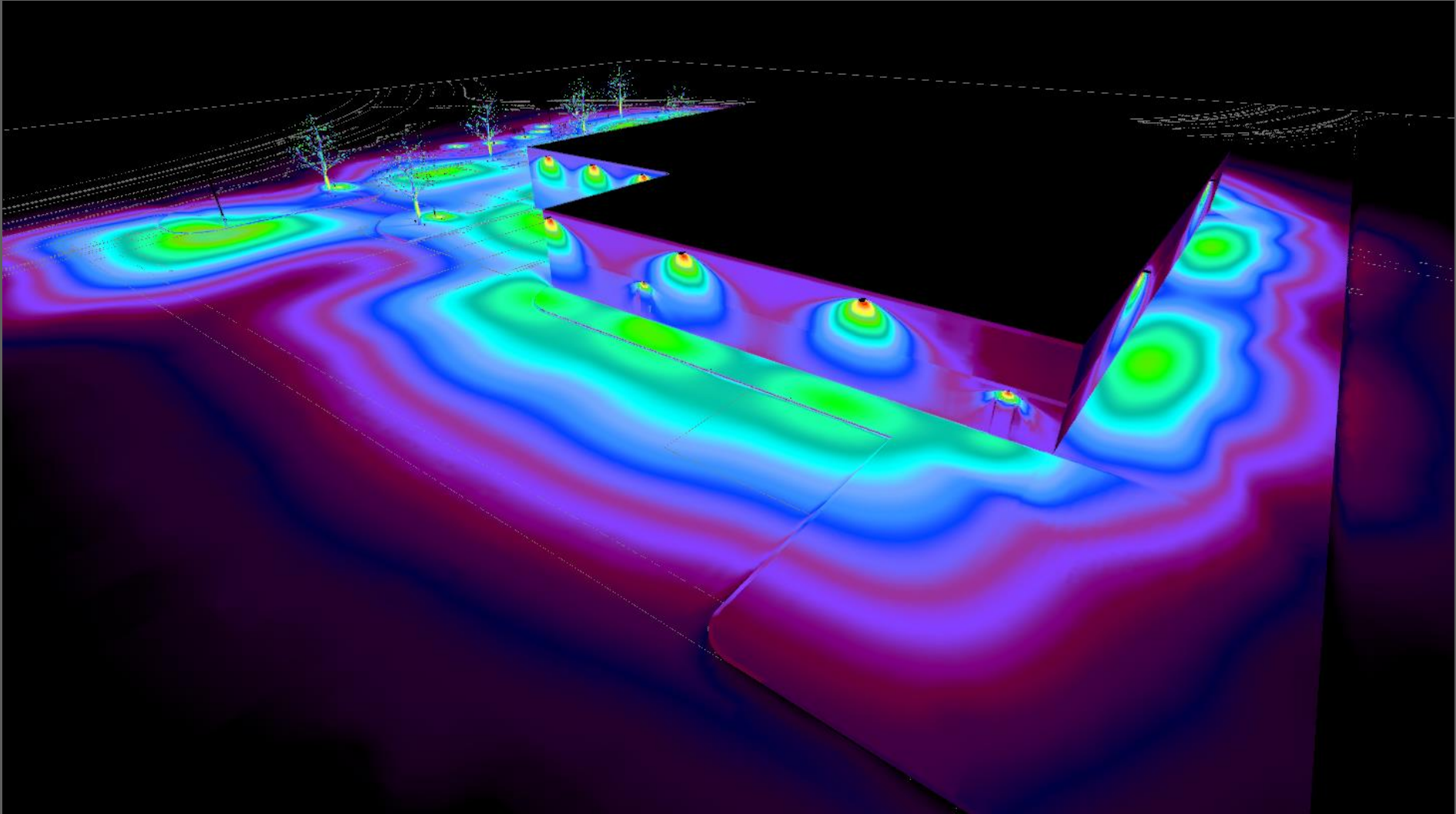


## 3D Rendering





3D False Color



**Note :**

- See calculation result detail from calculation report PDF and Drawing.



2022-05-18

**Project name : LMUS\_22050043\_Sequoia-Thermaglass\_Rev.1**

Submitted By:

Ligman Lighting USA  
7144 NE Progress Ct  
Hillsboro, Oregon.  
97124

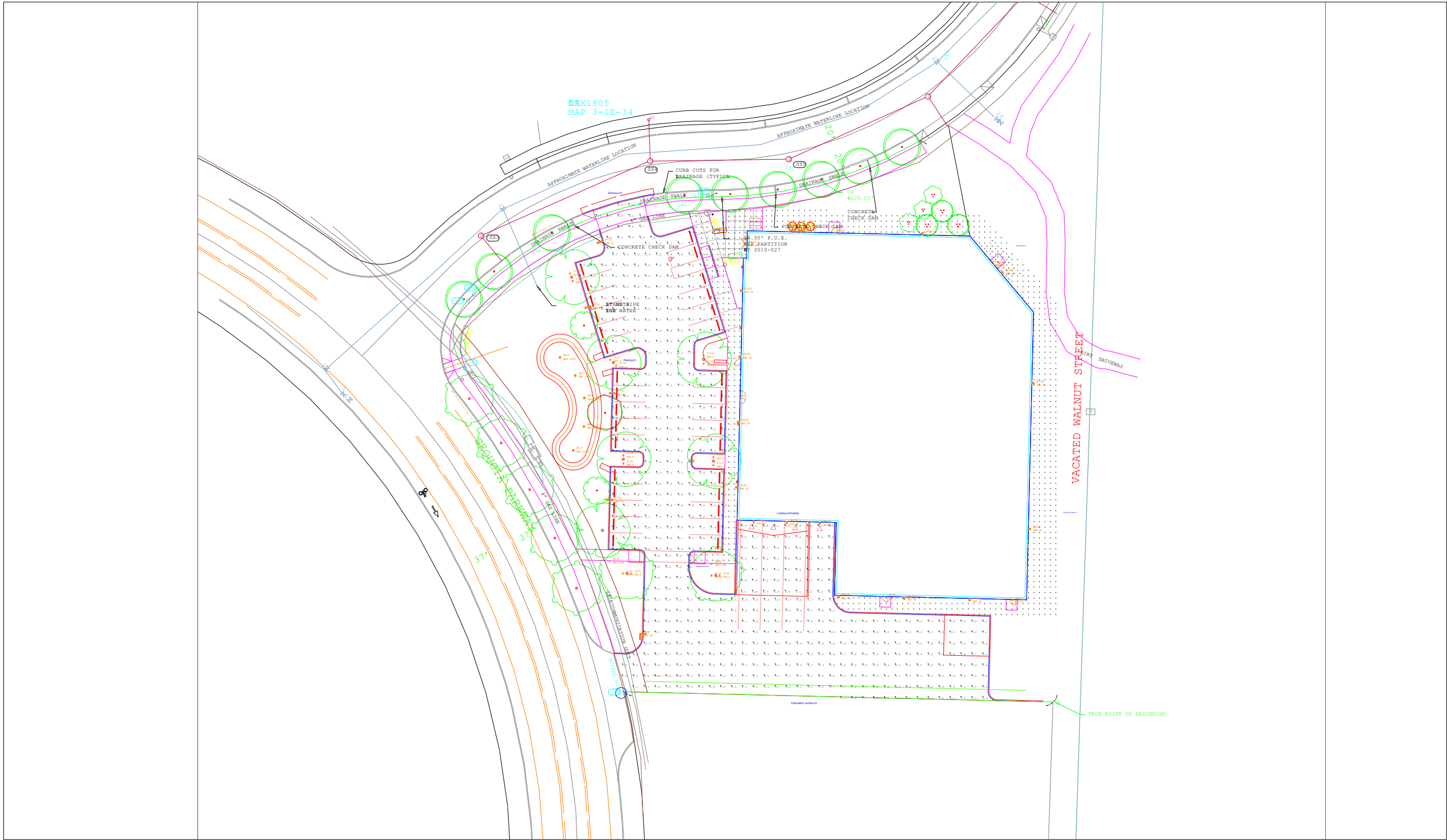
Tel.: +1 503 645 0500 Fax.: +1 503 645 8100

info@ligmanlightingusa.com www.ligmanlightingusa.com

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Parking 01	Illuminance	Fc	1.92	6.6	0.6	3.20	11.00	Grid spacing 6 x 6'

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Lum. Lumens	Description
	2	BL10	Single	0.850	10.2	567	UPRA-10002-T3-W30
	5	BL11	Single	0.850	14.3	610	UMU-70244-W30
	14	FL10	Single	0.850	20.7	1668	UOD-50001-W-W30
	4	PT10	Single	0.850	53.7	5779	UDE-20001-T4-W30
	1	PT11	GROUP	0.850	N.A.	N.A.	UDE-20001-T4-W30 x 2 90° on 1 pole
	4	WL01	Single	0.850	7.6	576	ULEE-30001-T3-W30
	11	WL02	Single	0.850	37.4	4333	ULI-30022-T4-W30
	5	WL03	Single	0.850	37.2	4266	ULI-30022-T2-W30



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1	2022/05/18	-
-	2022/05/18	Design Development
Rev.	Issue Date	Amendment

ARCHITECT

CLIENT

PROJECT NAME

Sequoia-Thermaglass

DRAWING TITLE

Calculation result

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_22050043	2022-05-18

DESIGN DEVELOPMENT

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Sequoia-Thermaglass

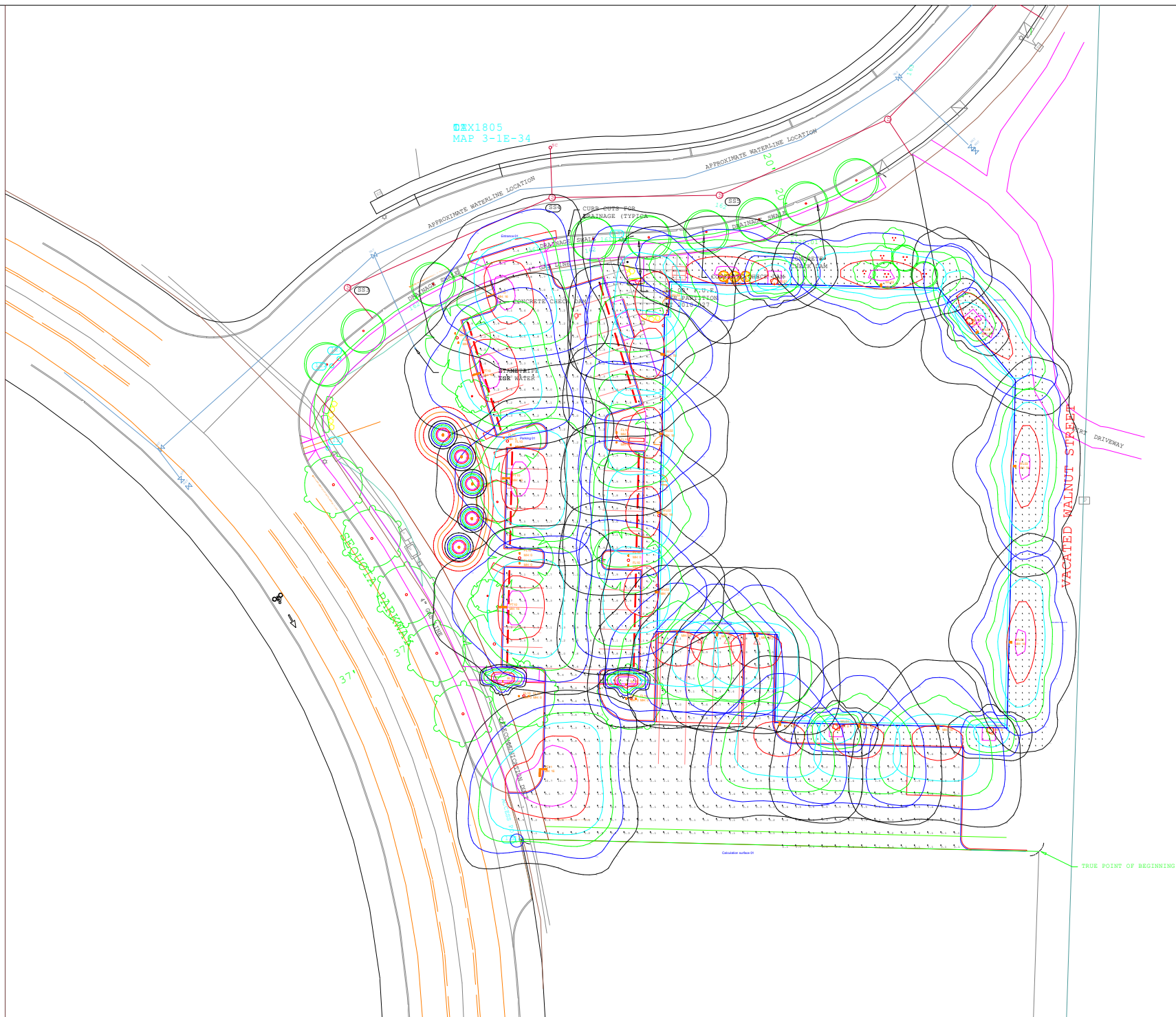
DRAWING TITLE

Calculation result + ISOLine

SCALE	REVISION
AS SHOWN @ A3	1

PROJECT NO.	DATE
LMUS_22050043	2022-05-18

DESIGN DEVELOPMENT



Scale: 1 inch= 60 Ft.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Building Walking Path	Illuminance	Fc	3.10	13.1	0.5	6.20	26.20	Grid spacing 3 x 3'
Calculation surface 01	Illuminance	Fc	1.26	11.7	0.1	12.60	117.00	Grid spacing 6 x 6'
Claculation Surface 02	Illuminance	Fc	?	?	?	N.A.	N.A.	Grid spacing 3 x 3'
Emergency Door	Illuminance	Fc	5.46	7.8	2.2	2.48	3.55	Grid spacing 3 x 3'
Entrance 01	Illuminance	Fc	3.10	6.5	1.1	2.82	5.91	Grid spacing 6 x 6'
Loading Unloading	Illuminance	Fc	3.42	7.0	0.5	6.84	14.00	Grid spacing 6x 6'
Parking 01	Illuminance	Fc	1.92	6.6	0.6	3.20	11.00	Grid spacing 6 x 6'

Luminaire Schedule							
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