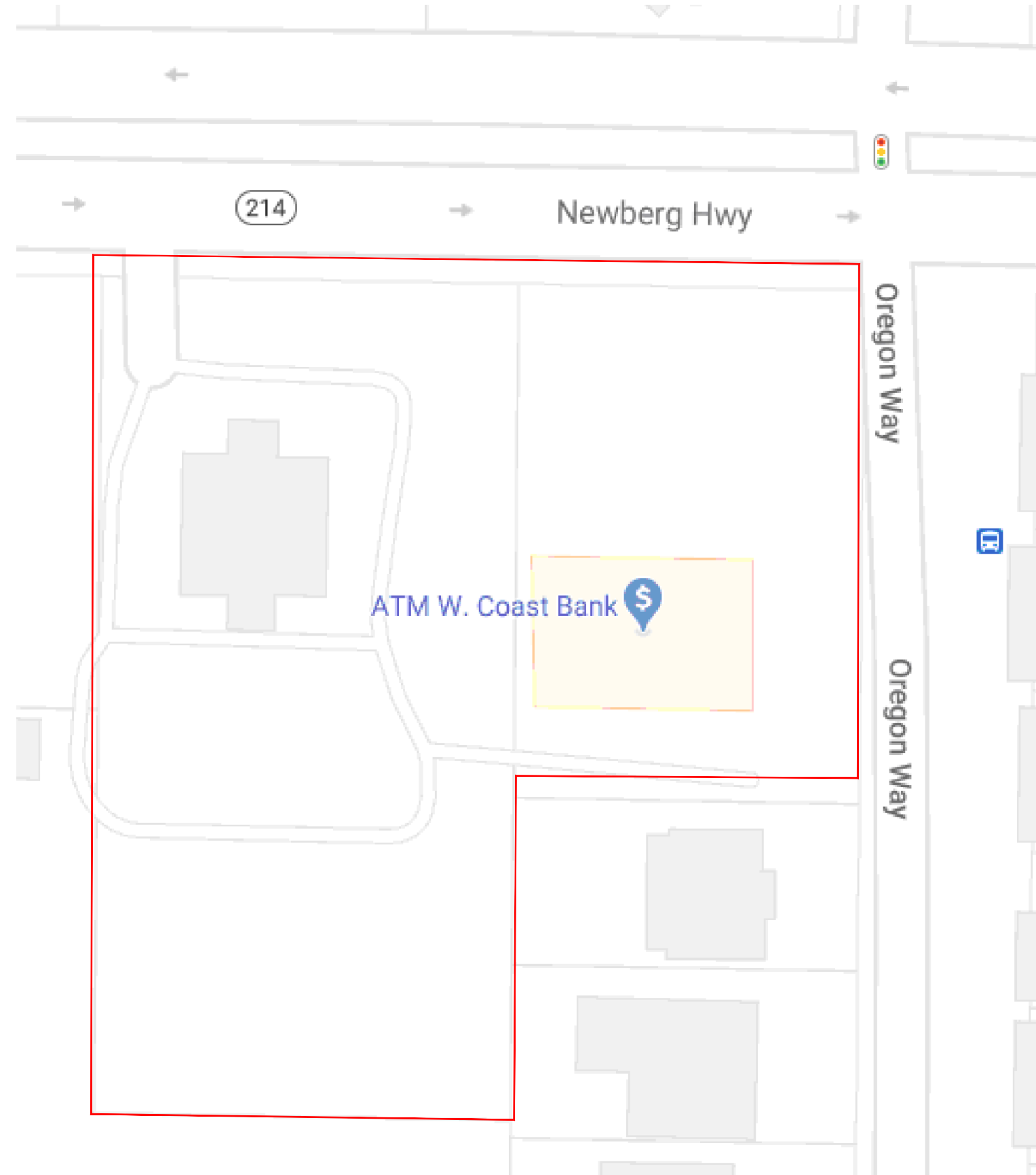
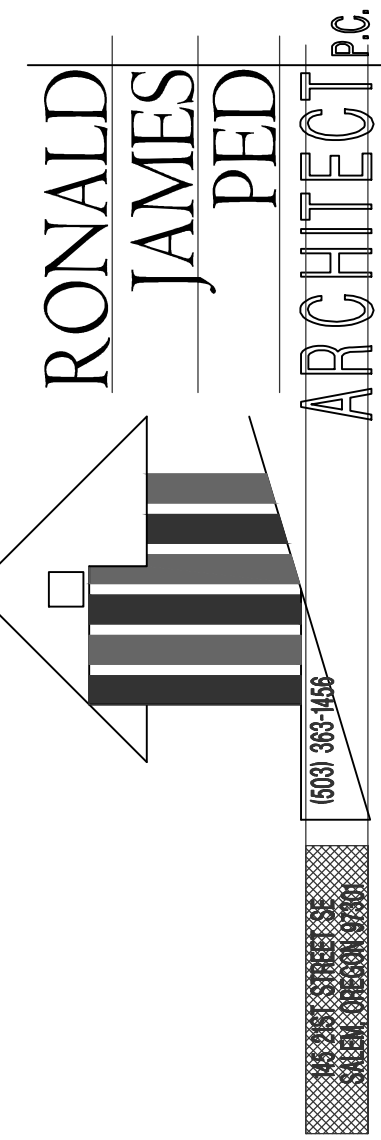


US MARKET



VICINITY MAP
SCALE: NTS

CODE SUMMARY

CODE: 2019 069C
OCCUPANCY: M
CONSTRUCTION: V-B

ALLOWABLE BUILDING AREAS-TABLE 503

OCCUPANCY	CONSTRUCTION TYPE	TABULAR BUILDING AREA	ACTUAL AREA
M	V-B	9,000 SF	9,973 SF

SITE PLAN SUMMARY

ZONED: CG - GENERAL COMMERCIAL

PROPERTY SIZE = 62,120.42 S.F. (1.43 AC)
REQ'D LANDSCAPE P.U. = 484 P.U.
PROPOSED LANDSCAPE P.U. = 741 P.U.

PARKING REQ.

TOTAL PARKING:
GEN. RETAIL: 4110 SQ.FT. / 250 = 16.4, 16 REQ. (item 7 table 3.05A)
OFFICE: 6,863 SQ.FT. / 350 = 19.6, 20 REQ. (item 12 table 3.05A)
GAS STATION: 1 PER PUMP ISLAND = 6 REQ. (item 6 table 3.05A)
TOTAL REQUIRED SPACES: 42 REQ.
PARKING SPACES: 49 PROVIDED (3 van accessible spaces)
(34 full size spaces & 15 compact spaces)
* 42 req. spaces x .2 = 8.4, 8 compact spaces max,
plus 7 additional compact spaces beyond req. number of spaces

Number of compact spaces is based off the required parking amount not what is provided
WDO 3.05.03C: A maximum of 20 percent of the **required** vehicle parking spaces may be
satisfied by compact vehicle parking spaces.

STREET TREES REQ.

ONE TREE EVERY 30'-0" REQ.
8 TREES PROPOSED

BIKE PARKING REQ.

3.05.03 Off-Street Parking
E. All uses that are required to provide 10 or more off-street parking spaces and residential structures with four or more dwelling or living units shall provide a bicycle rack within 50 feet of the main building entrance. The number of required rack spaces shall be one space per ten vehicle parking spaces, with a maximum of 20 rack spaces.

49/10 = 5 REQUIRED
6 BIKE PARKING SPACES PROVIDED
2 BIKE RACKS (4 BIKE SPACES) PROVIDED AT CONVENIENCE STORE
1 BIKE RACK (2 BIKE SPACES) PROVIDED AT SW OFFICE BUILDING
(2 BIKE PER RACK)

DRAWING INDEX

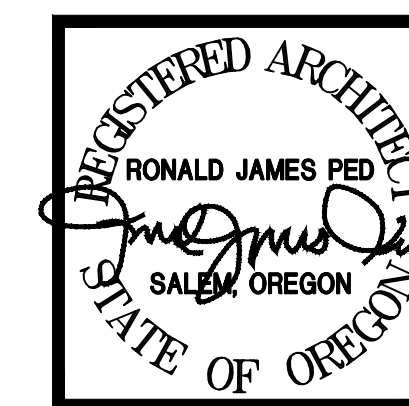
- A1.0 COVER PAGE
- A1.1 SITE PLAN
- A1.2 EXISTING SITE & DEMO PLAN
- A1.3 FIRE ACCESS PLAN
- C1.1 GRADING PLAN
- C1.2 UTILITY PLAN
- E1.1 LIGHTING PLAN
- L1.1 LANDSCAPE PLAN
- L1.2 IRRIGATION PLAN
- A3.1 BLDG ELEVATIONS & RENDERINGS



DESIGN REVIEW COMMENTS
4/24 - REVISION 1

LAST SAVED: Tue, 30 Apr 2024 - 01:28 pm LOCATION: P:\1964 Woodburn C-Store 2600\DESIGN REVIEW 2.5.24 (current)\A1.1 Updated Site 2.1.24.dwg A1.0
PRINTED: Tue, 30 Apr 2024 - 01:32 pm PRINTED BY: kevin

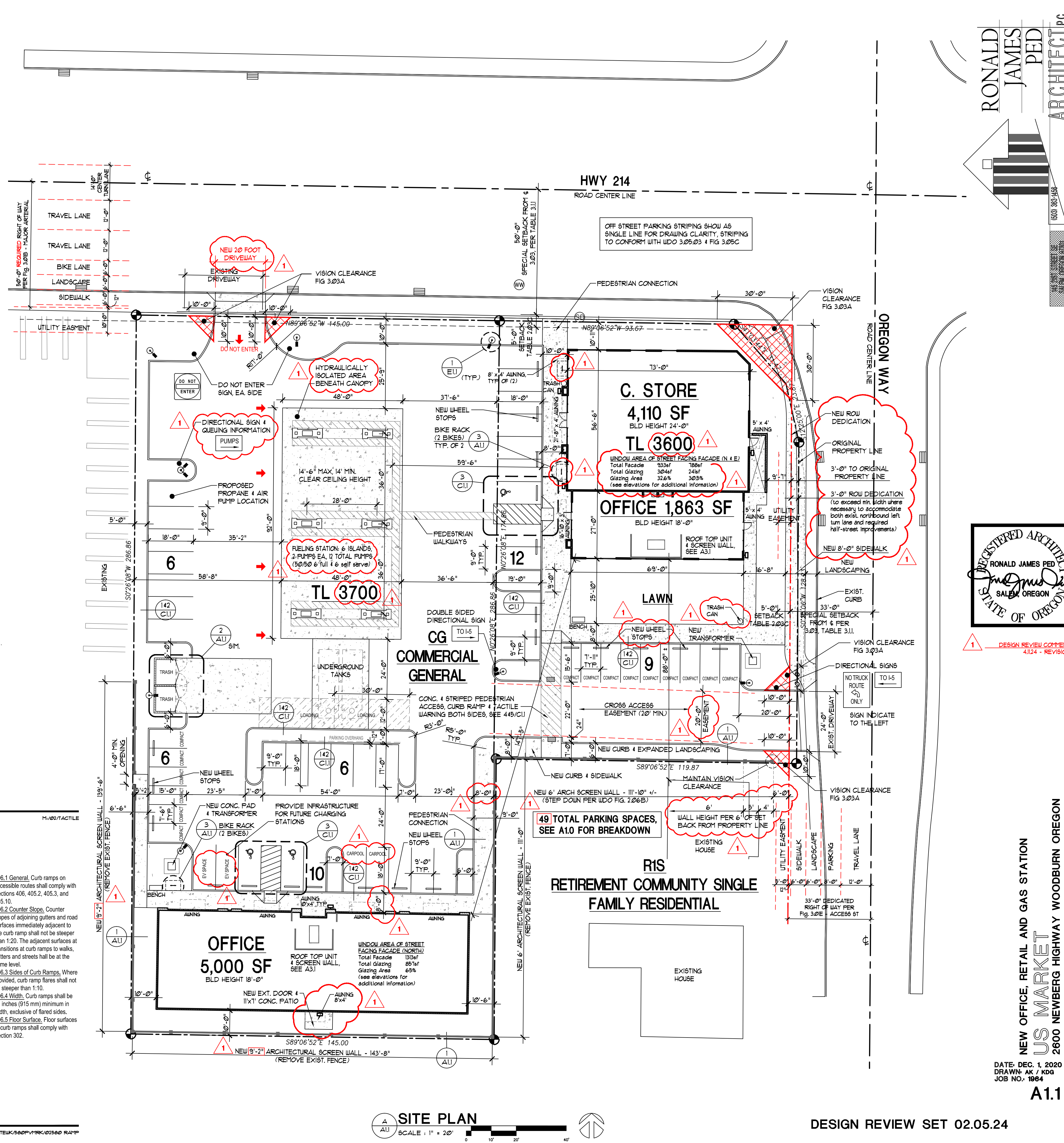
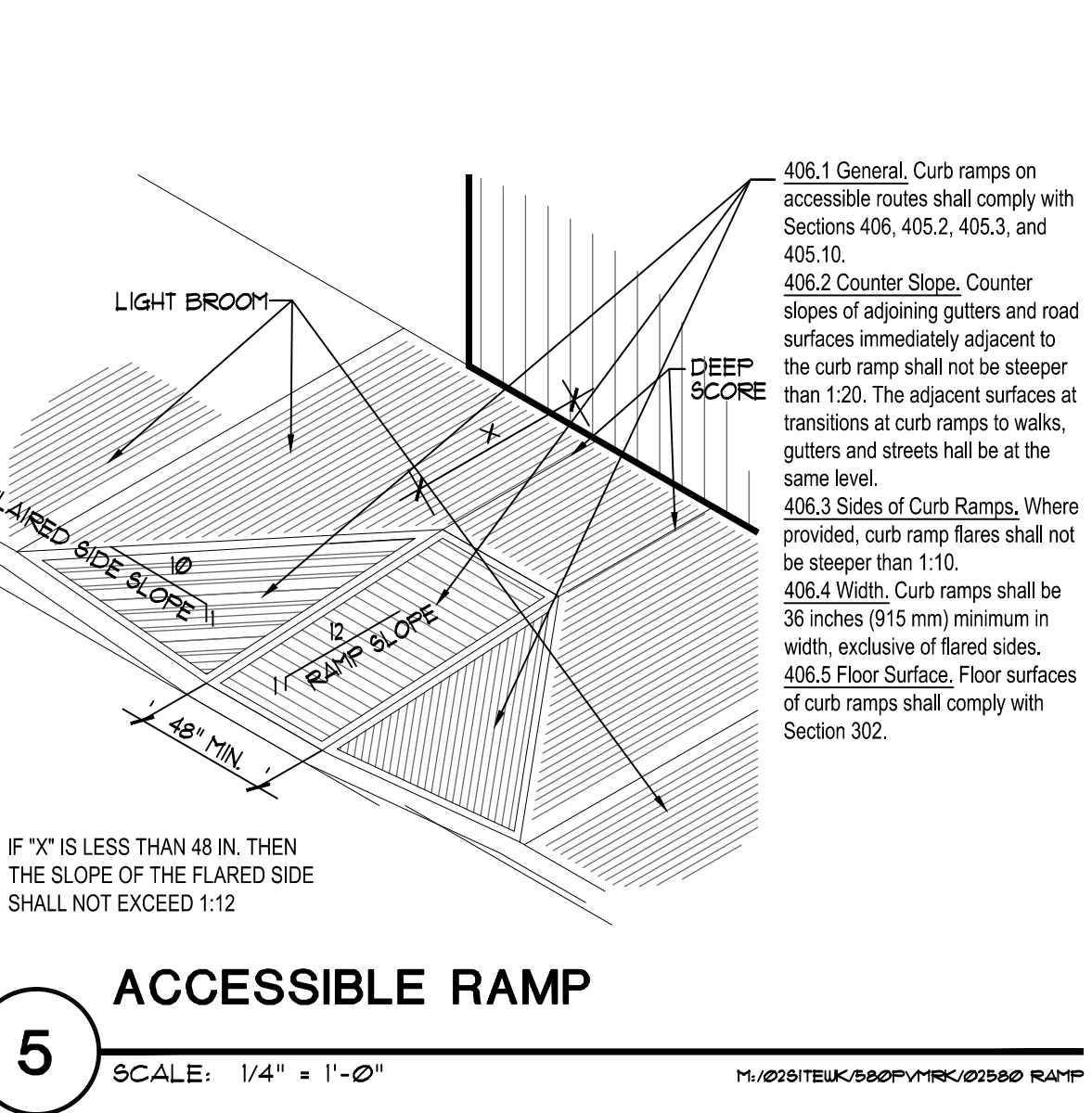
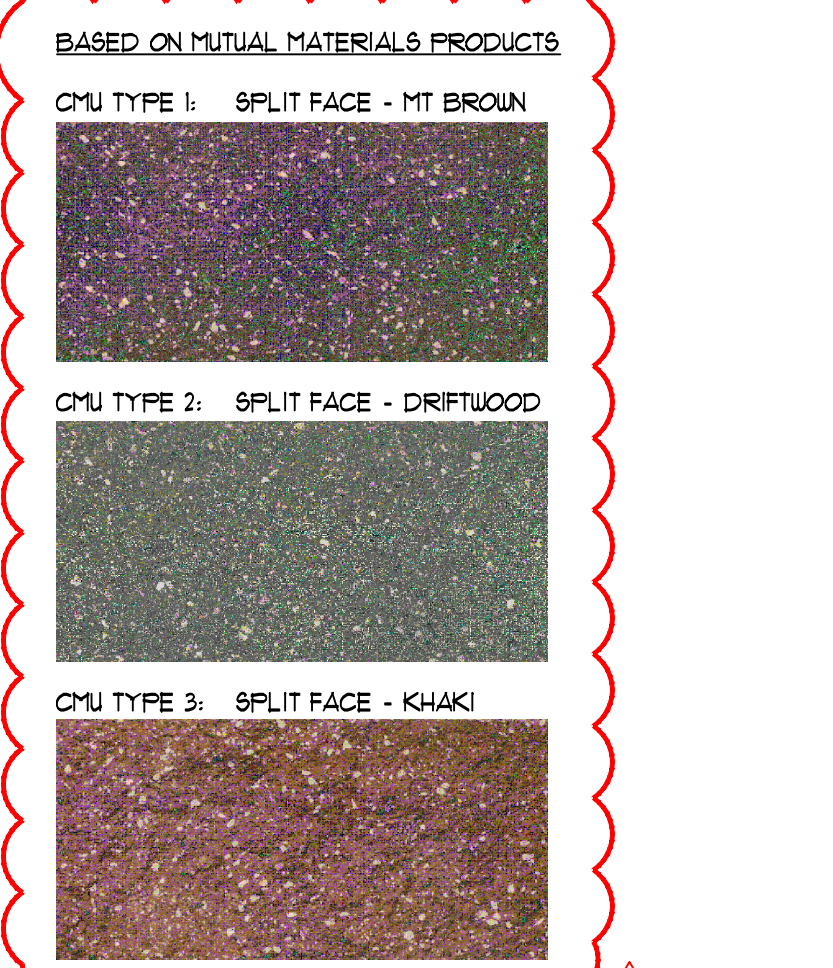
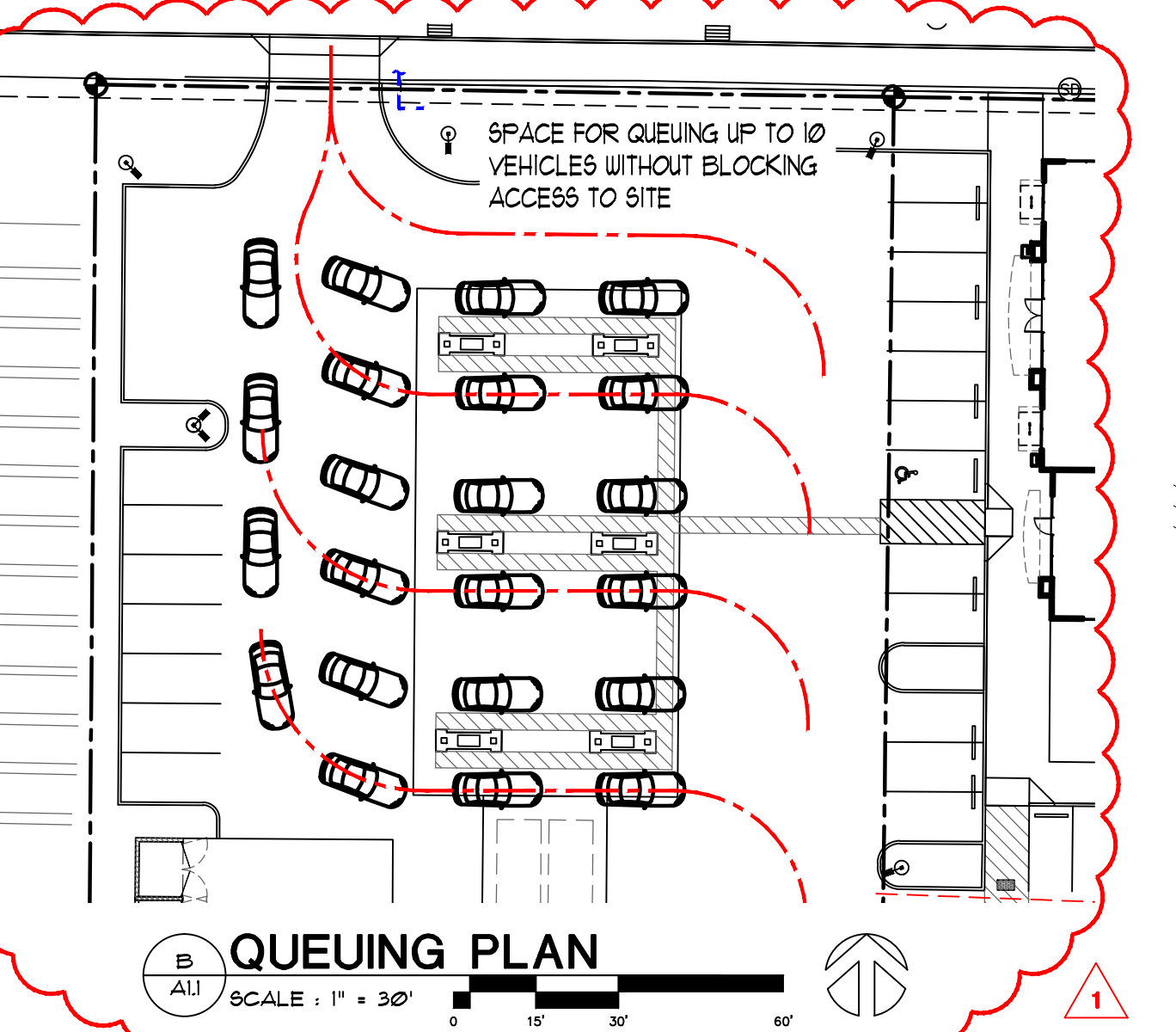
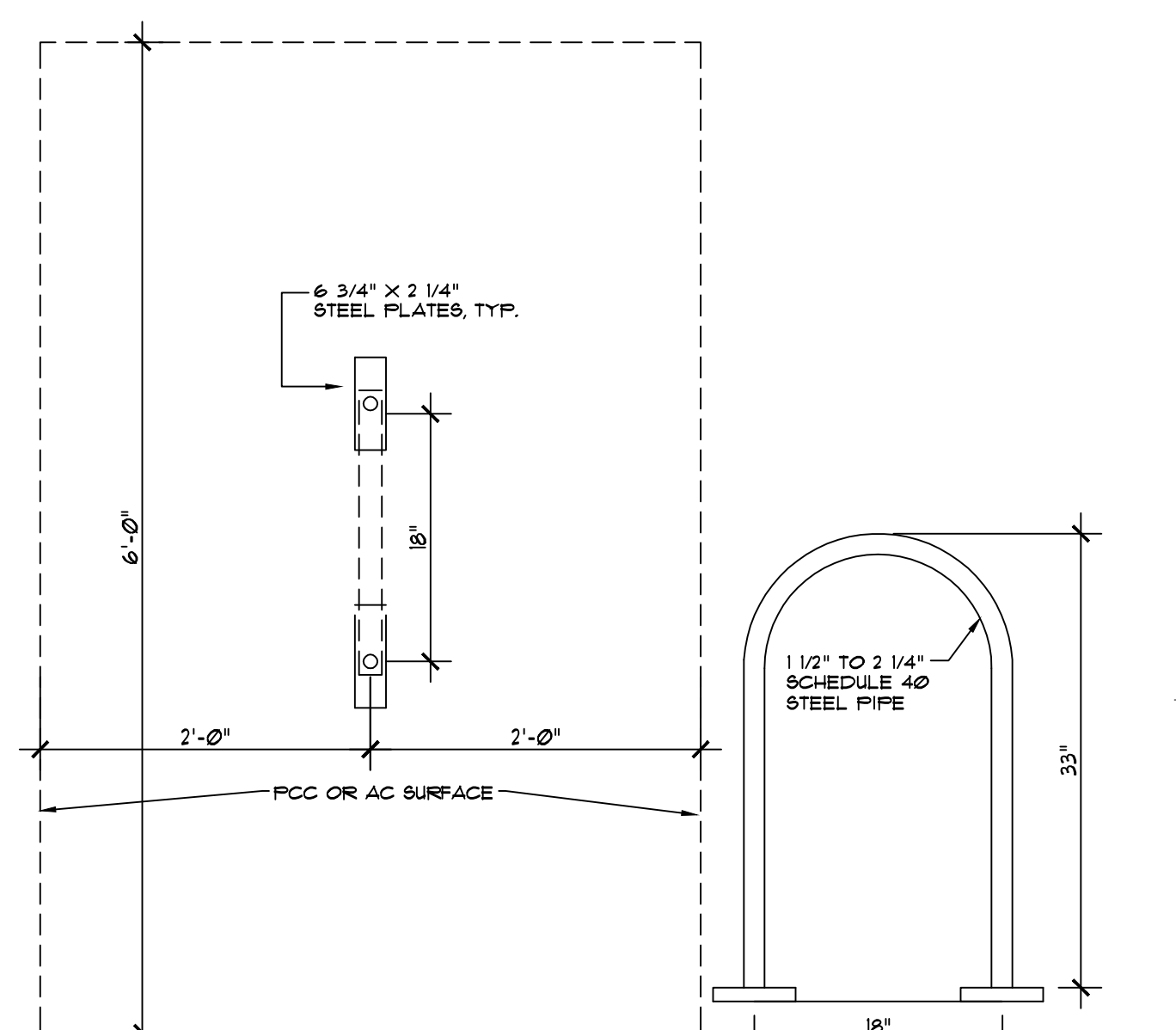
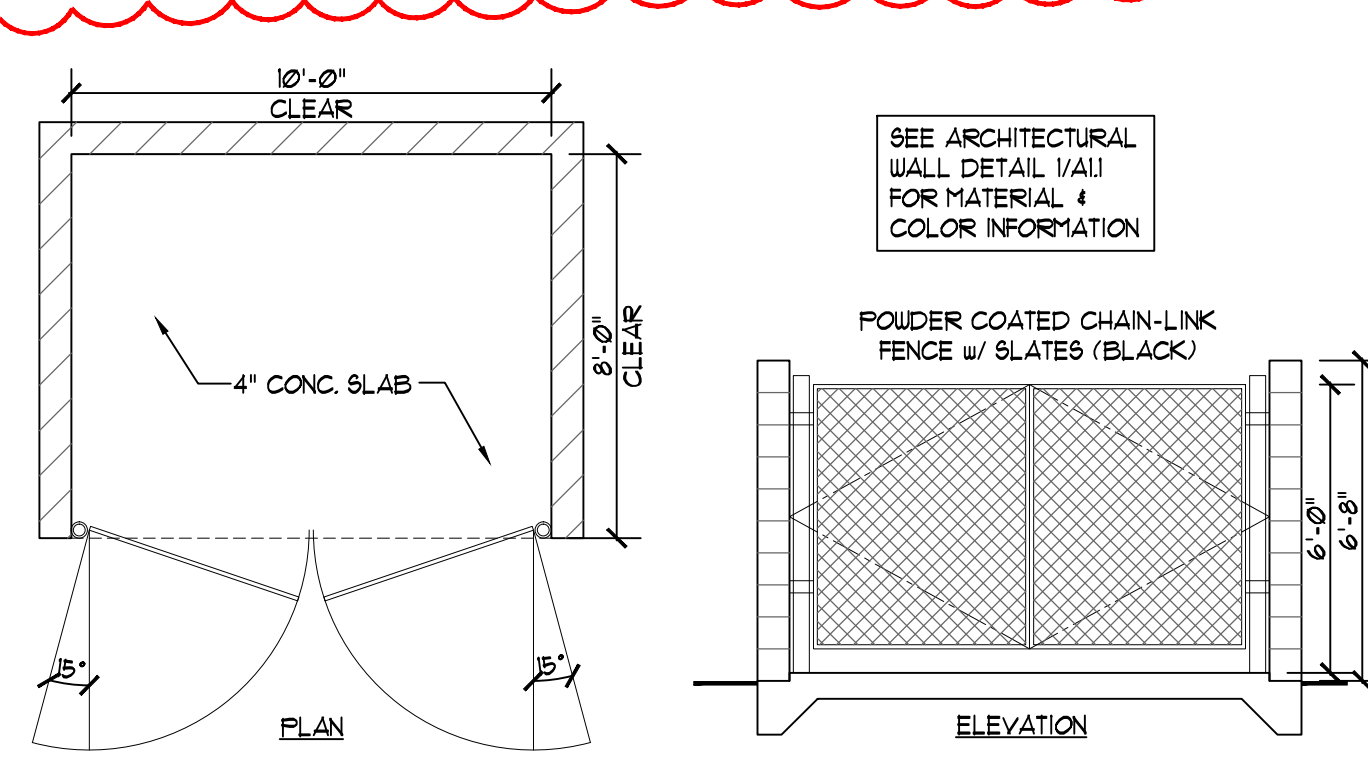
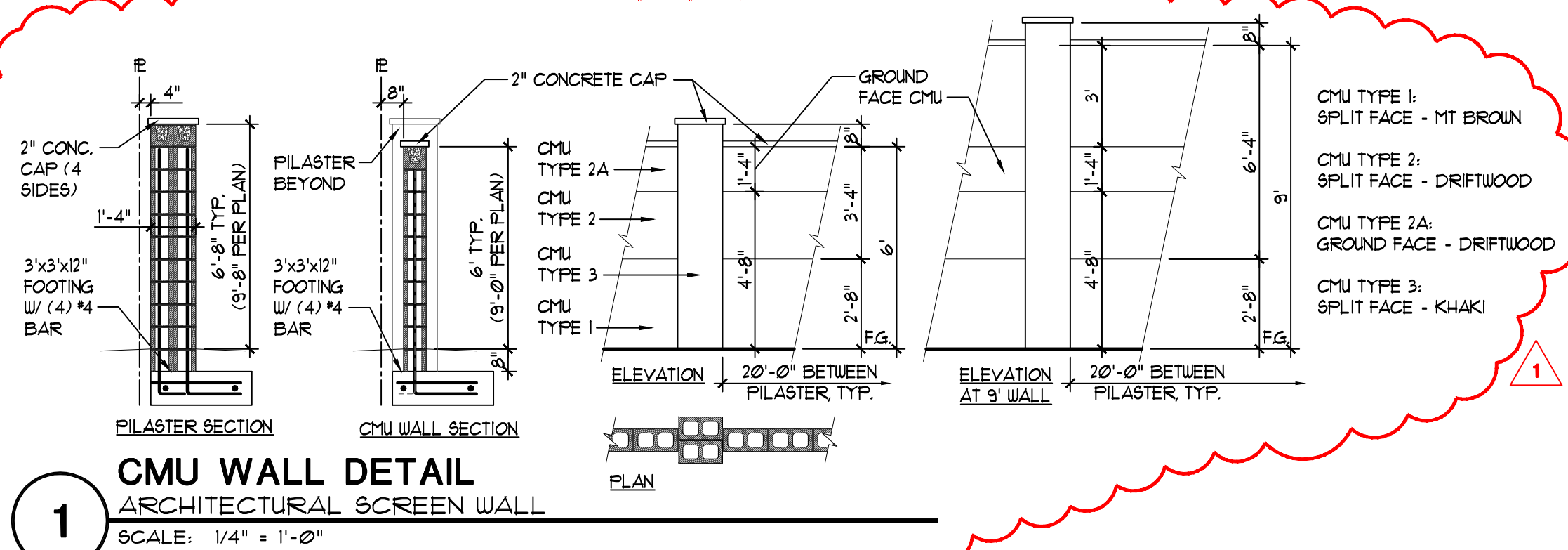
NEW OFFICE, RETAIL AND GAS STATION
US MARKET
2600 NEWBERG HIGHWAY WOODBURN OREGON
DATE: DEC. 1, 2020
DRAWN: GLM / KDG
JOB NO. 1964
A1.0



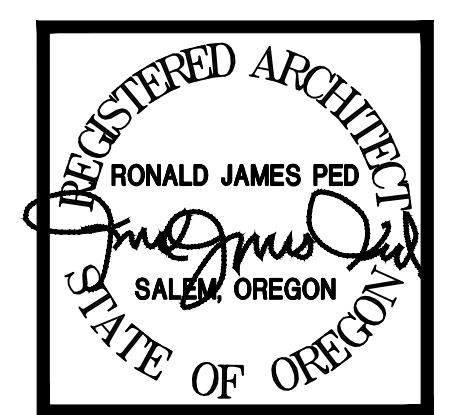
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4.11.24 - REVISION 1

DATE: DEC. 1, 2020
DRAWN: AK / 108
JOB NO.: 1964

A.1.1



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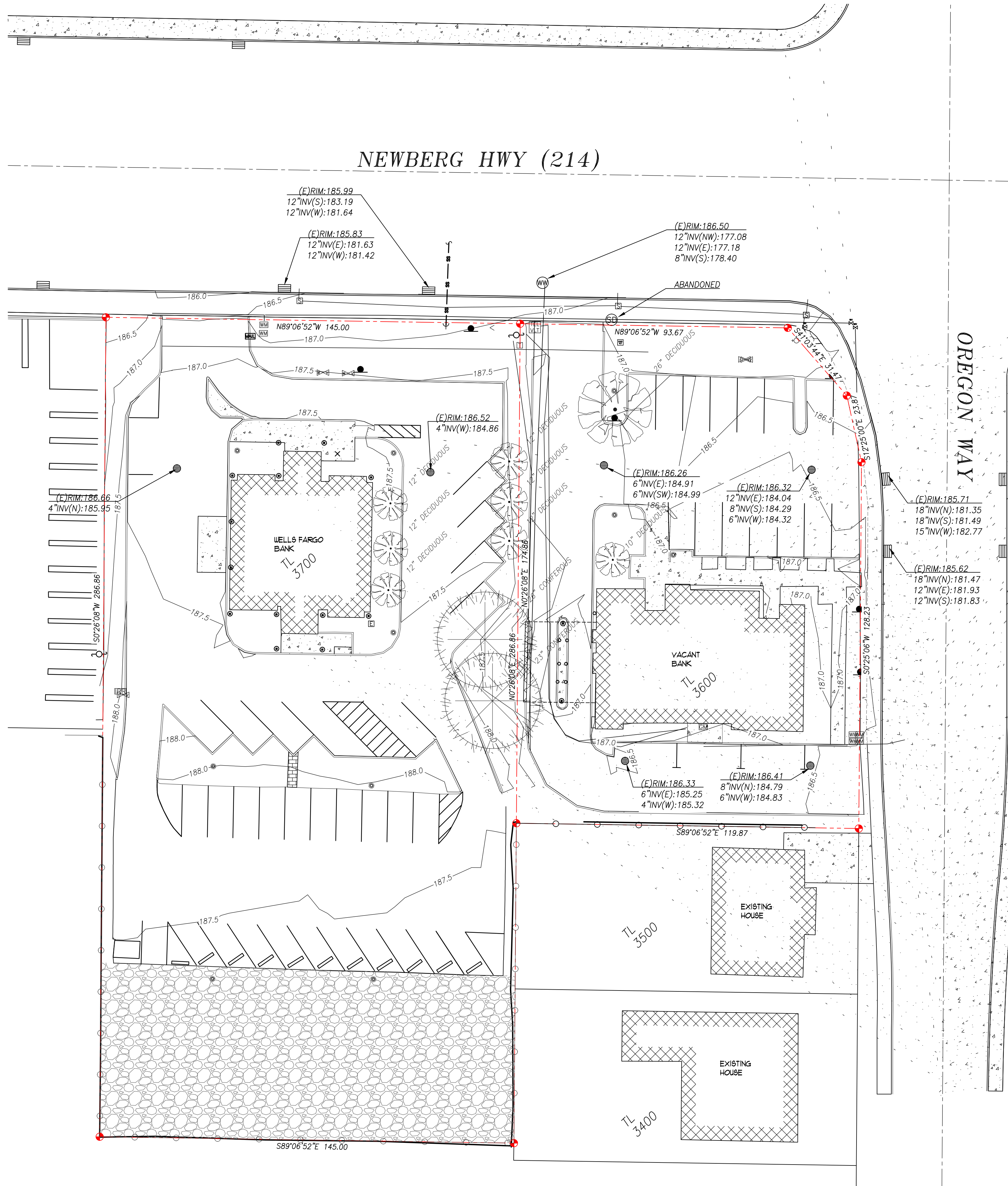
DESIGN REVIEW COMMENTS
A124 - REVISION 1

NEW OFFICE, RETAIL AND GAS STATION
US MARKET
2600 NEWBERG HIGHWAY WOODBURN OREGON

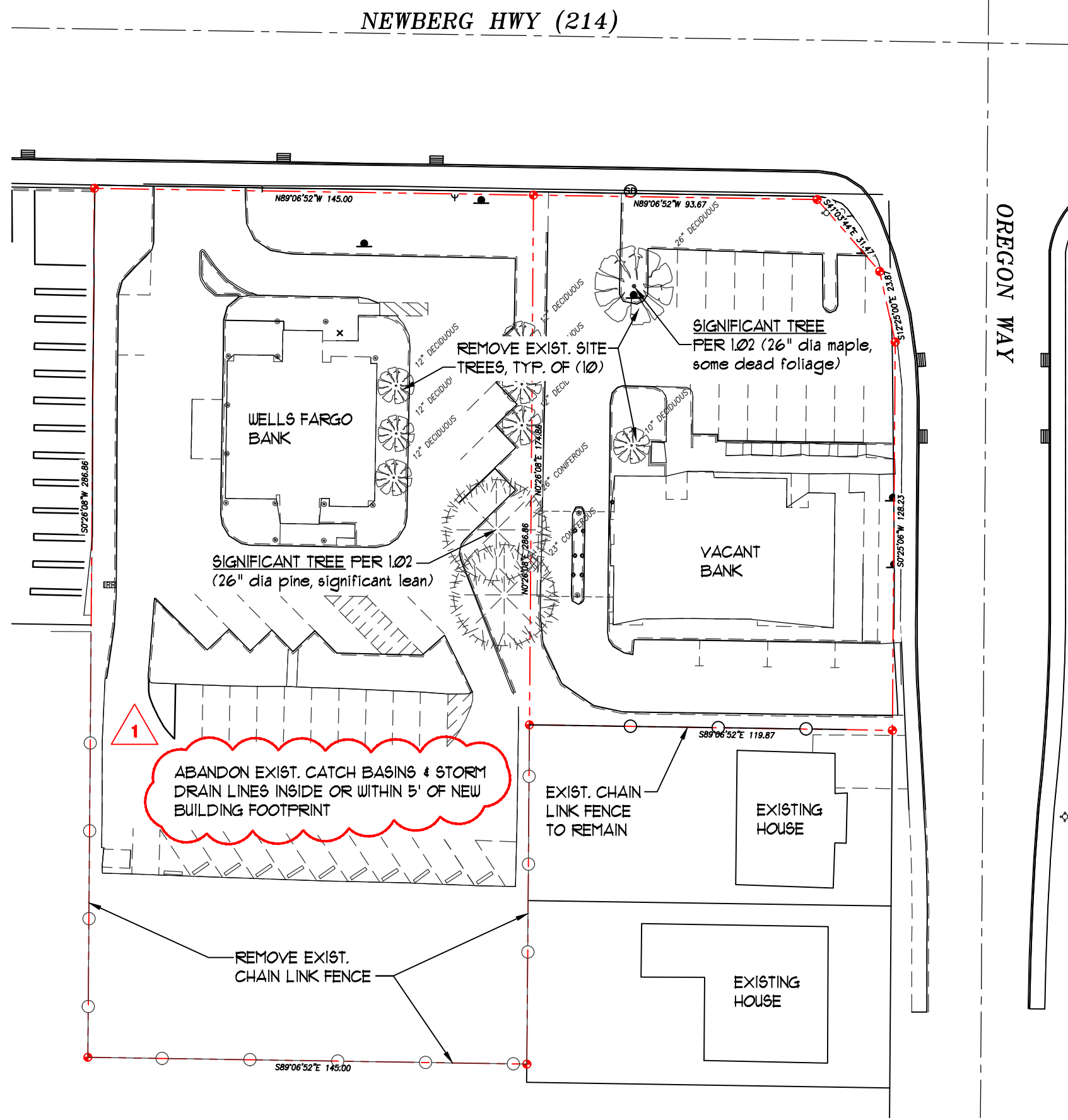
DATE: DEC. 1, 2020
DRAWN: AK / KDG
JOB NO. 1984

A1.2

- LEGEND**
- PROPERTY LINE
 - ROW CENTER LINE
 - BUILDING WALL
 - BUILDING EAVE
 - CONTOUR LINE
 - EDGE OF ASPHALT
 - CURB
 - FENCE
 - E — ELECTRIC LINE
 - G — GAS LINE
 - S — SIGNAL LINE
 - T — TELEPHONE LINE
 - SS — WASTE WATER LINE
 - W — WATER LINE
 - AREA DRAIN
 - BOLLARD
 - ⊥ CLEANOUT
 - COMMUNICATION RISER
 - ▣ CATCH BASIN
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ DOWNSPOUT
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC VAULT
 - ⊙ FIRE HYDRANT
 - ⊙ GAS METER
 - ⊙ IRRIGATION VALVE
 - ⊙ IRRIGATION VAULT
 - ⊙ LIGHT POLE
 - ⊙ MAILBOX
 - ⊙ POWER POLE
 - ⊙ SIGN
 - ⊙ SIGNAL BOX
 - ⊙ STRUCTURAL POLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ TELEPHONE RISER
 - ⊙ TELEPHONE VAULT
 - ⊙ WASTE WATER MANHOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ▨ CONCRETE
 - ▨ GRAVEL
 - ▨ STRUCTURE
 - ▨ BRICK



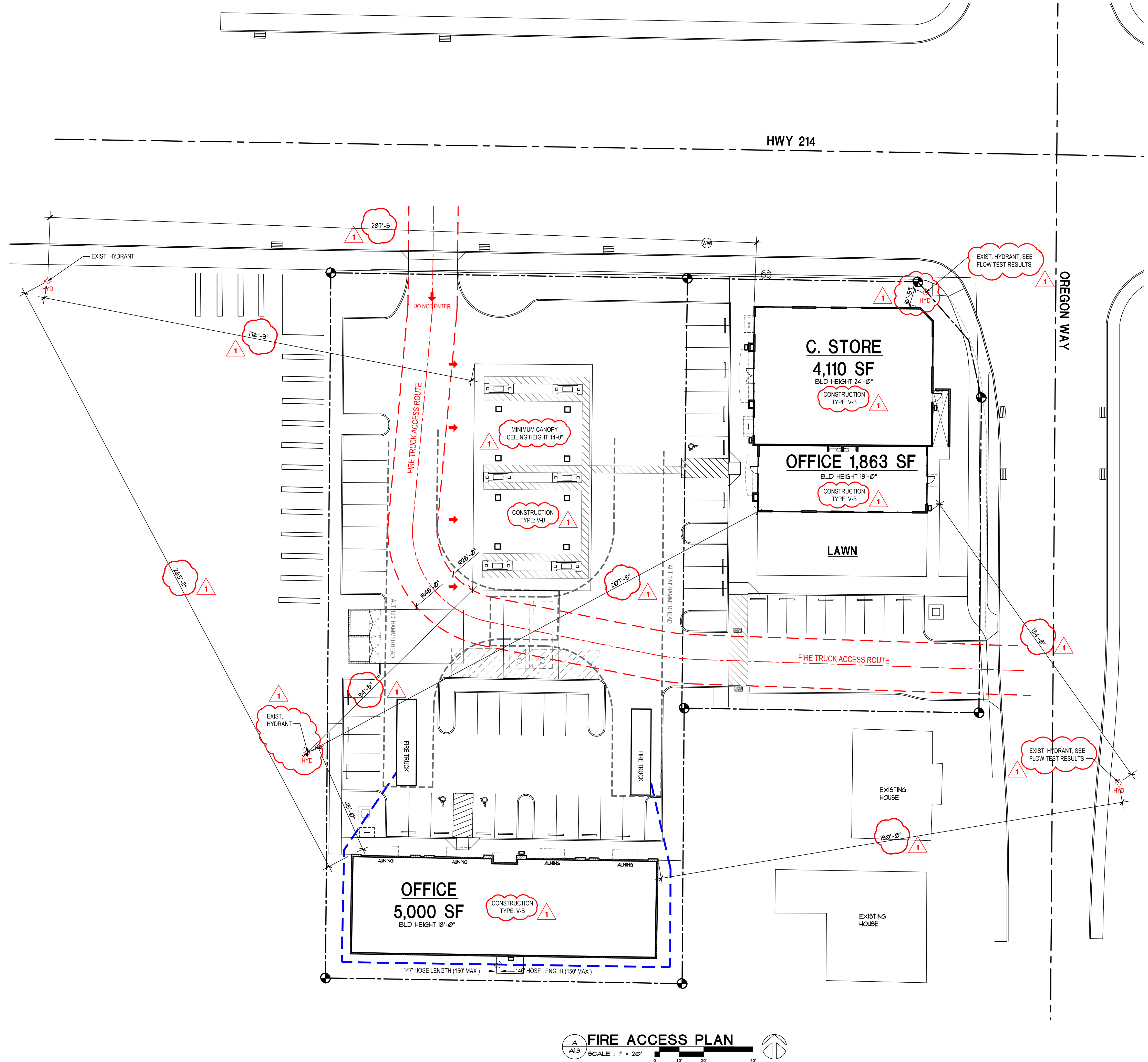
EXISTING SITE PLAN
SCALE: 1" = 20'



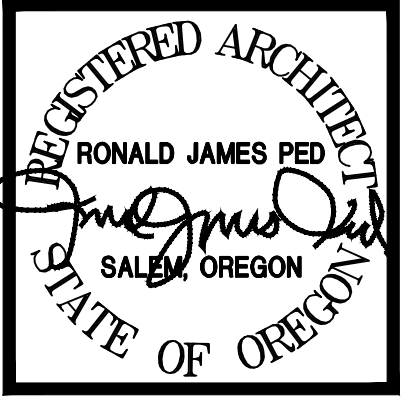
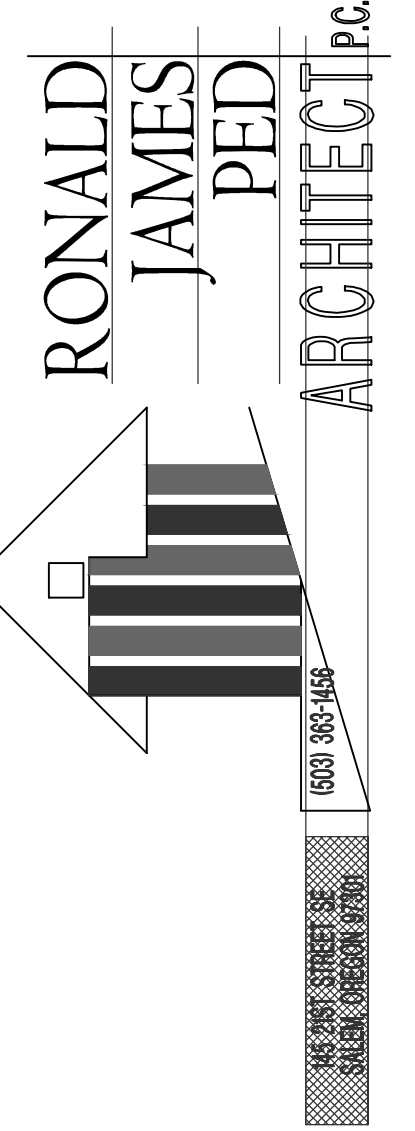
DEMO PLAN
SCALE: 1" = 40'

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PRINTED: Tue, 30 Apr 2024 - 01:32 pm PRINTED BY: kevin

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 PRINTED: Tue, 30 Apr 2024 - 01:32 pm PRINTED BY: kevin



FIRE ACCESS PLAN
 SCALE: 1" = 20'

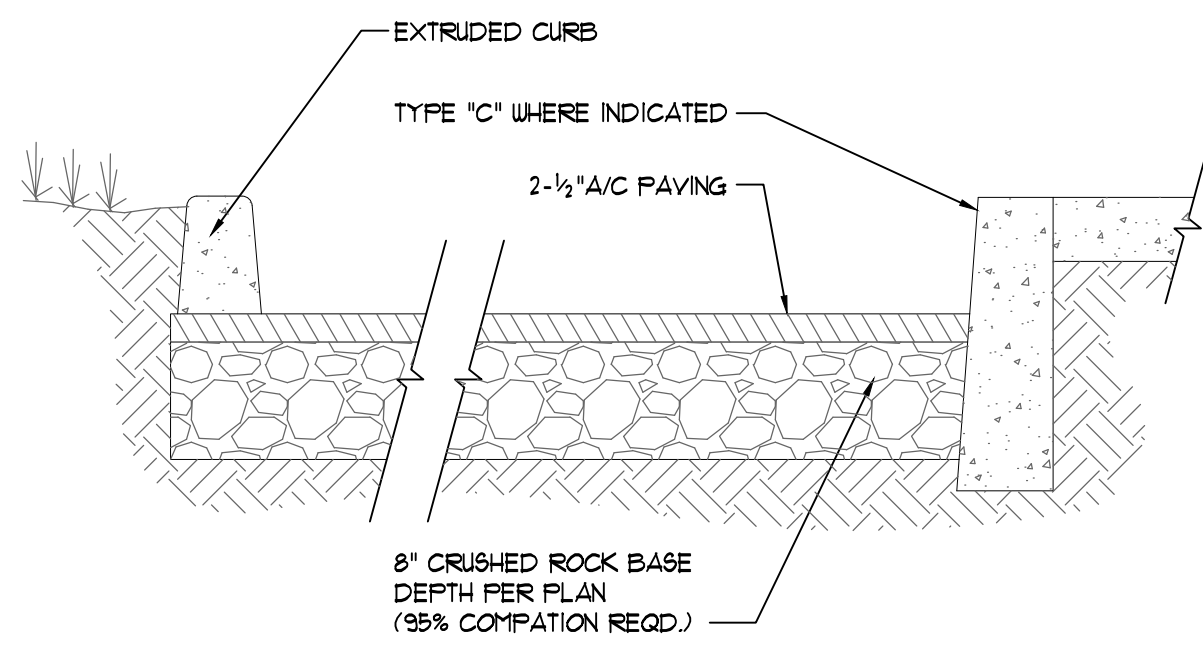


DESIGN REVIEW COMMENTS
 A1.3 - REVISION 1

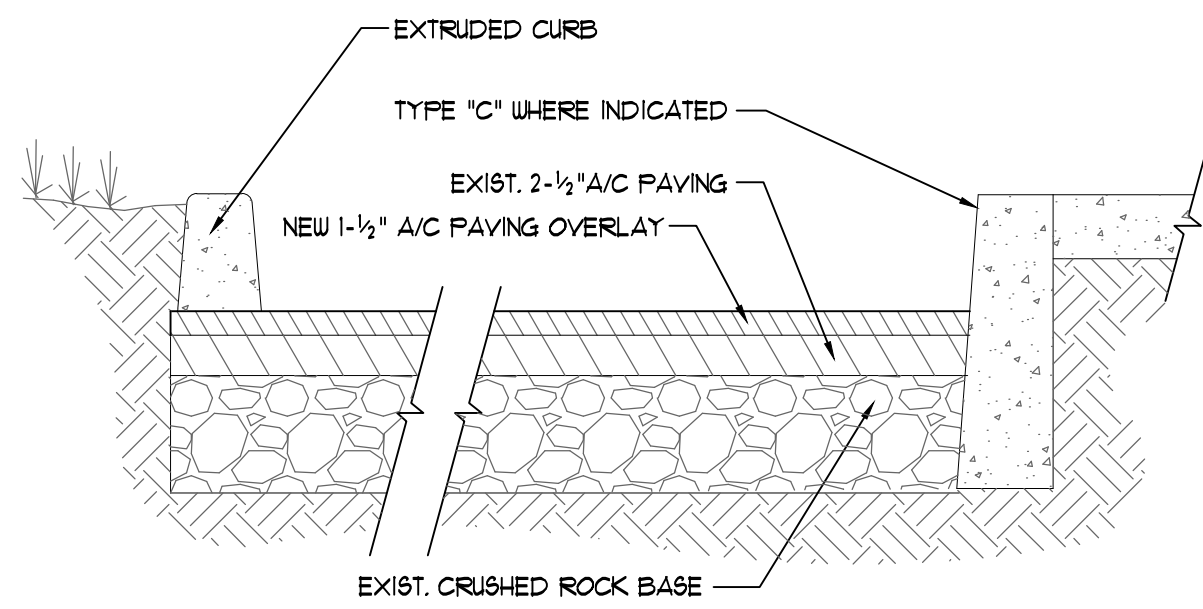
NEW OFFICE, RETAIL AND GAS STATION
US MARKET
 2600 NEWBERG HIGHWAY WOODBURN OREGON

DATE: DEC. 1 2020
 DRAWN: AK / KDG
 JOB NO. 1964

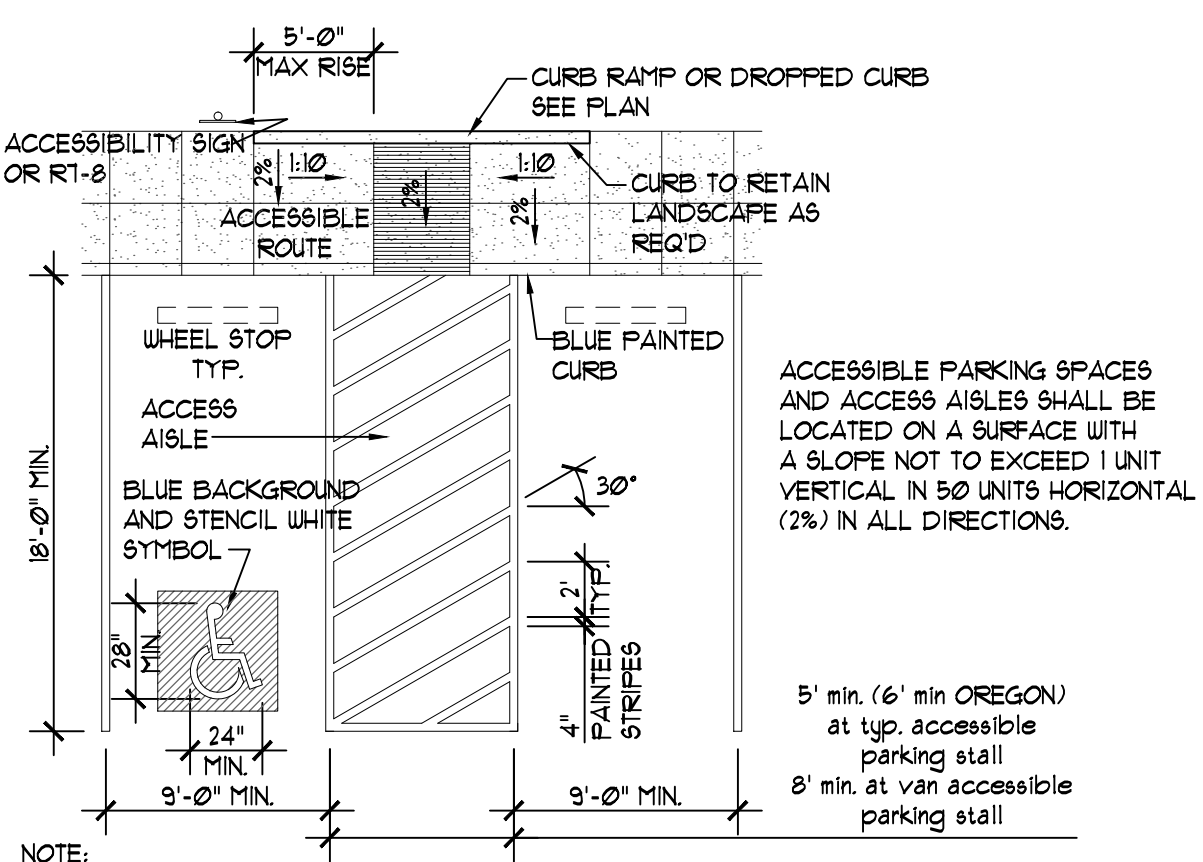
A1.3



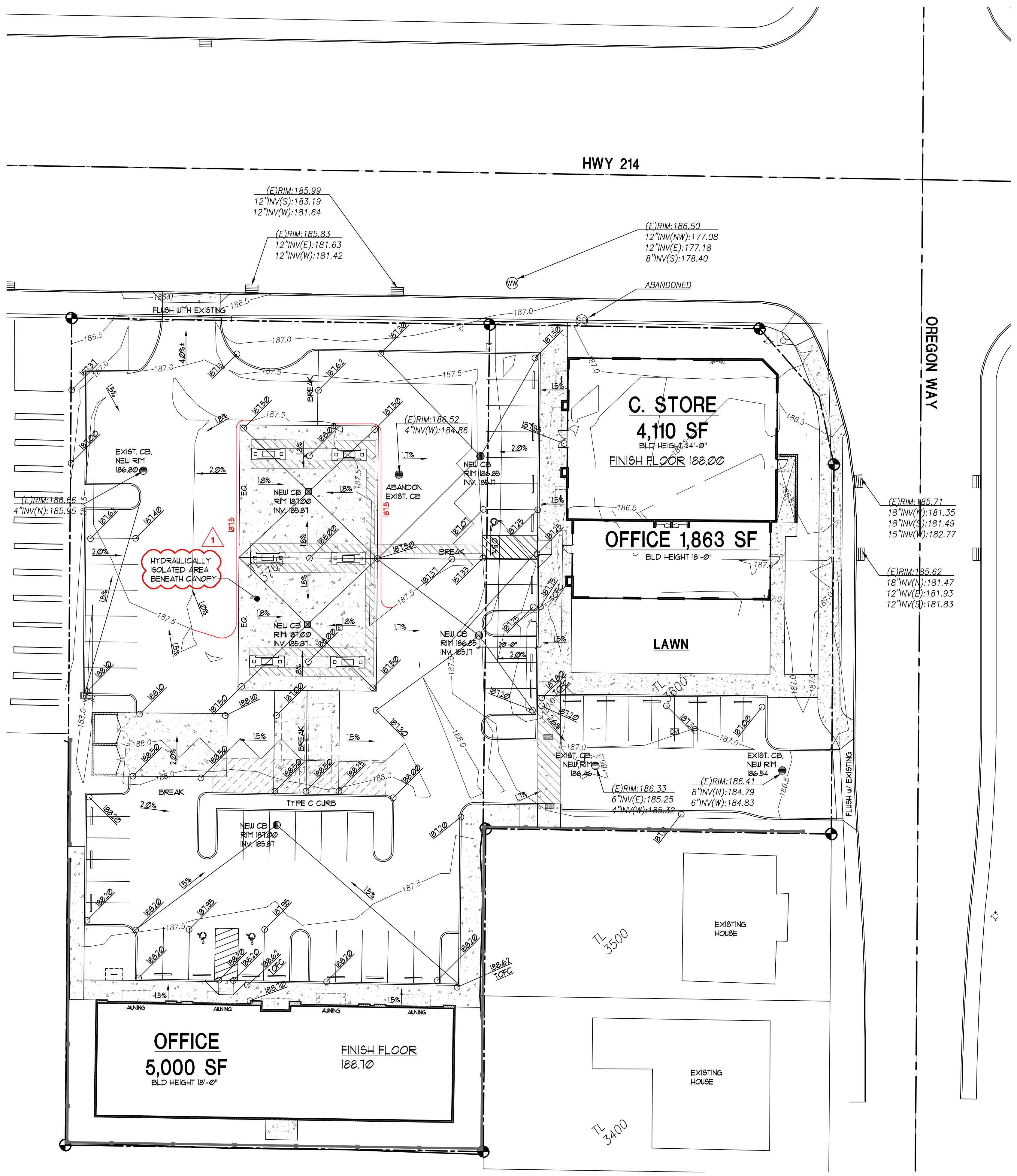
1 CURB DETAIL
SCALE: 1" = 1'-0"
M:\0218\TEUK\510\ACPAV\021810 ACPAV SECT 2B ON 6



2 CURB DETAIL AT EXIST PAVING
SCALE: 1" = 1'-0"
M:\0218\TEUK\510\ACPAV\021810 ACPAV SECT 2B ON 6



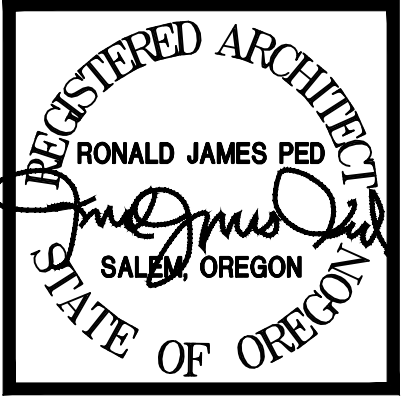
3 SINGLE DISABLED PARKING SPACE
WHITE STRIPING AND PAVEMENT STENCIL REQUIRED
SCALE: 1/8" = 1'-0"
M:\0218\TEUK\510\ACPAV\021810 AC-010



GRADING PLAN
SCALE: 1" = 20'
0 10 20 40

- LEGEND**
- PROPERTY LINE
 - ROW CENTER LINE
 - BUILDING WALL
 - BUILDING EAVE
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 - ELECTRIC VAULT
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 - ▣ IRRIGATION VAULT
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 - MAILBOX
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 - SIGNAL BOX
 - STRUCTURAL POLE
 - ⊙ STORM DRAIN MANHOLE
 - ▣ TELEPHONE RISER
 - ▣ TELEPHONE VAULT
 - ⊙ WASTE WATER MANHOLE

RONALD JAMES PED ARCHITECT P.C.
 600 985 1468



DESIGN REVIEW COMMENTS
4/124 - REVISION 1

NEW OFFICE, RETAIL AND GAS STATION
US MARKET
 2600 NEWBERG HIGHWAY WOODBURN OREGON

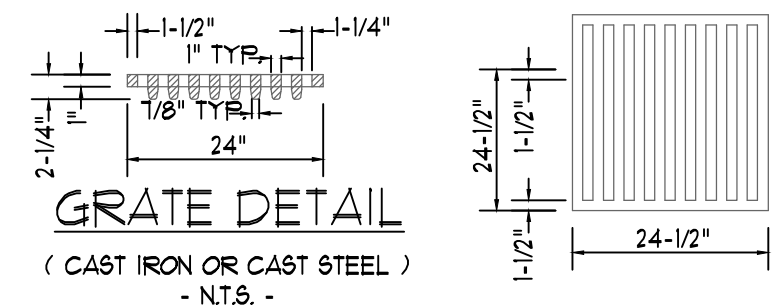
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JOB NO. 1984

C1.1
REVISED SHEET NUMBER

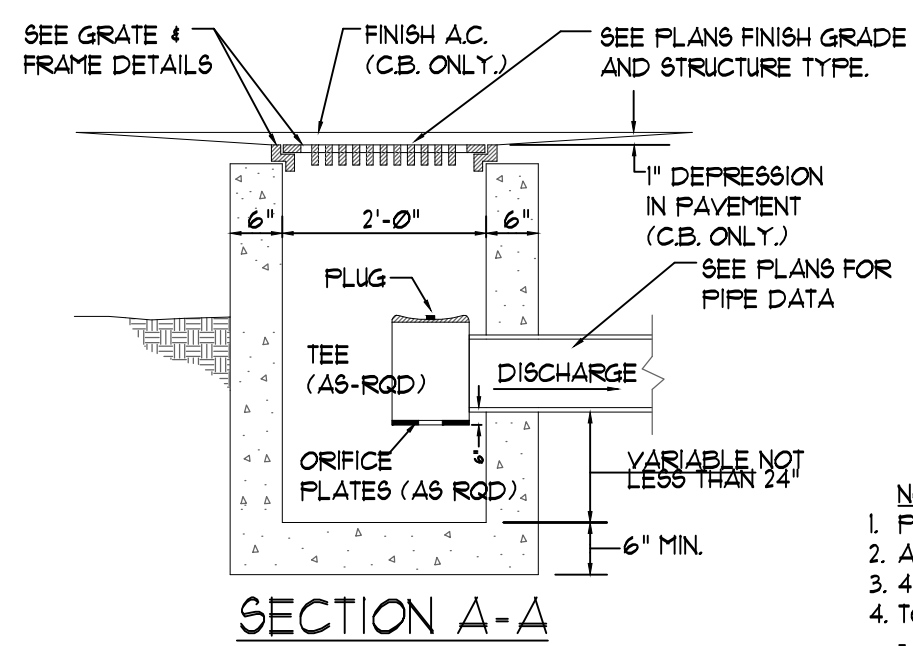
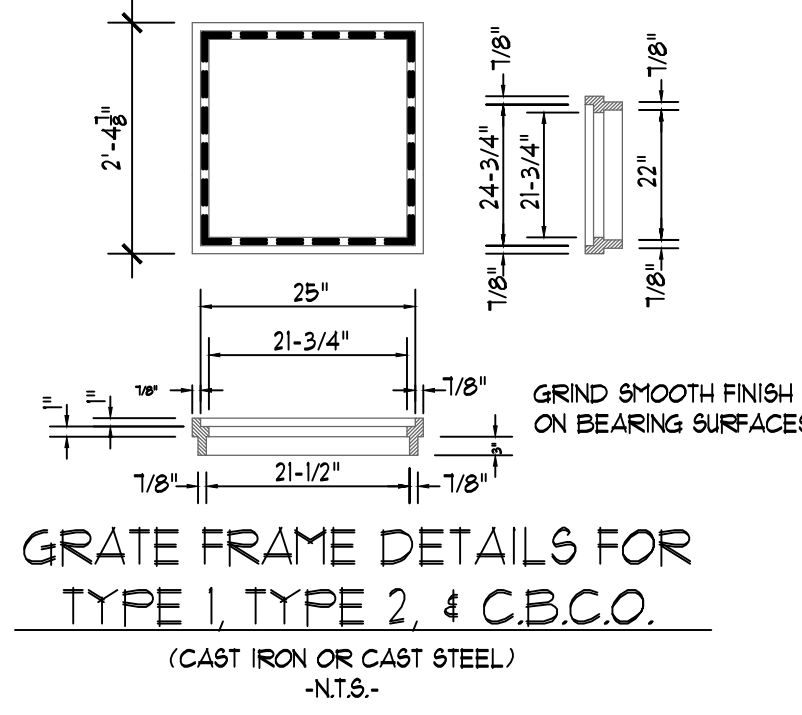
DESIGN REVIEW SET 02.05.24

LAST SAVED: Tue, 30 Apr 2024 - 01:28 pm LOCATION: P:\1964 Woodburn C-Store 2600 DESIGN REVIEW 2.5.24 (current)\A1.1 Updated Site 2.1.24.dwg C1.1
 PRINTED: Tue, 30 Apr 2024 - 01:32 pm PRINTED BY: kevin

- NOTES:
- ALL CASTINGS SHALL CONFORM TO ASTM A 48 (AASHTO M 105) FOR GRAY IRON CASTINGS, CLASS 30, OR (AASHTO M 193 CLASS 10) FOR CAST STEEL.
 - ROUNDS, FILLETS, TAPERS AND OTHER MINOR MODIFICATIONS TO THE DIMENSIONS SHOWN FOR CASTINGS MAY BE MADE TO CONFORM TO COMMON SHOP PRACTICES.
 - GRATES AND FRAMES MAY BE OF CAST OR WELDED CONSTRUCTION, AT THE CONTRACTOR'S OPTION.
 - STEEL FOR WELDED GRATE FRAME SHALL BE ASTM A-1 OR ASTM A-313.



CATCH BASIN HAS GRATE (SEE DTL.)
CATCH BASIN CLEANOUT HAS SOLID COVER (SEE NOTE NO. 4 BELOW).



- NOTES:
- PIPE(S) CAN BE PLACED IN ANY WALL.
 - ALL CONCRETE TO BE 3300 P.S.I.
 - 4" DRAINS TO BE CONCRETE PIPE.
 - TO CONSTRUCT CATCHBASIN CLEANOUT - REPLACE GRATE WITH 1'-3 1/2" x 1'-1 1/2" STEEL PLATE 3/4" THICK, DRILL 1" DIA. LIFT HOLE NEAR ONE END OF PLATE.



1 STANDARD CATCHBASIN AND CATCH BASIN CLEANOUT
SCALE: 1/2" = 1'-0"

Endura
GREASE MANAGEMENT
Submittal Sheet

Part Description:
3" Gray Endura 50 Gallons Per Minute (GPM) 100lbs Grease Interceptor

Part Number:
3950A03

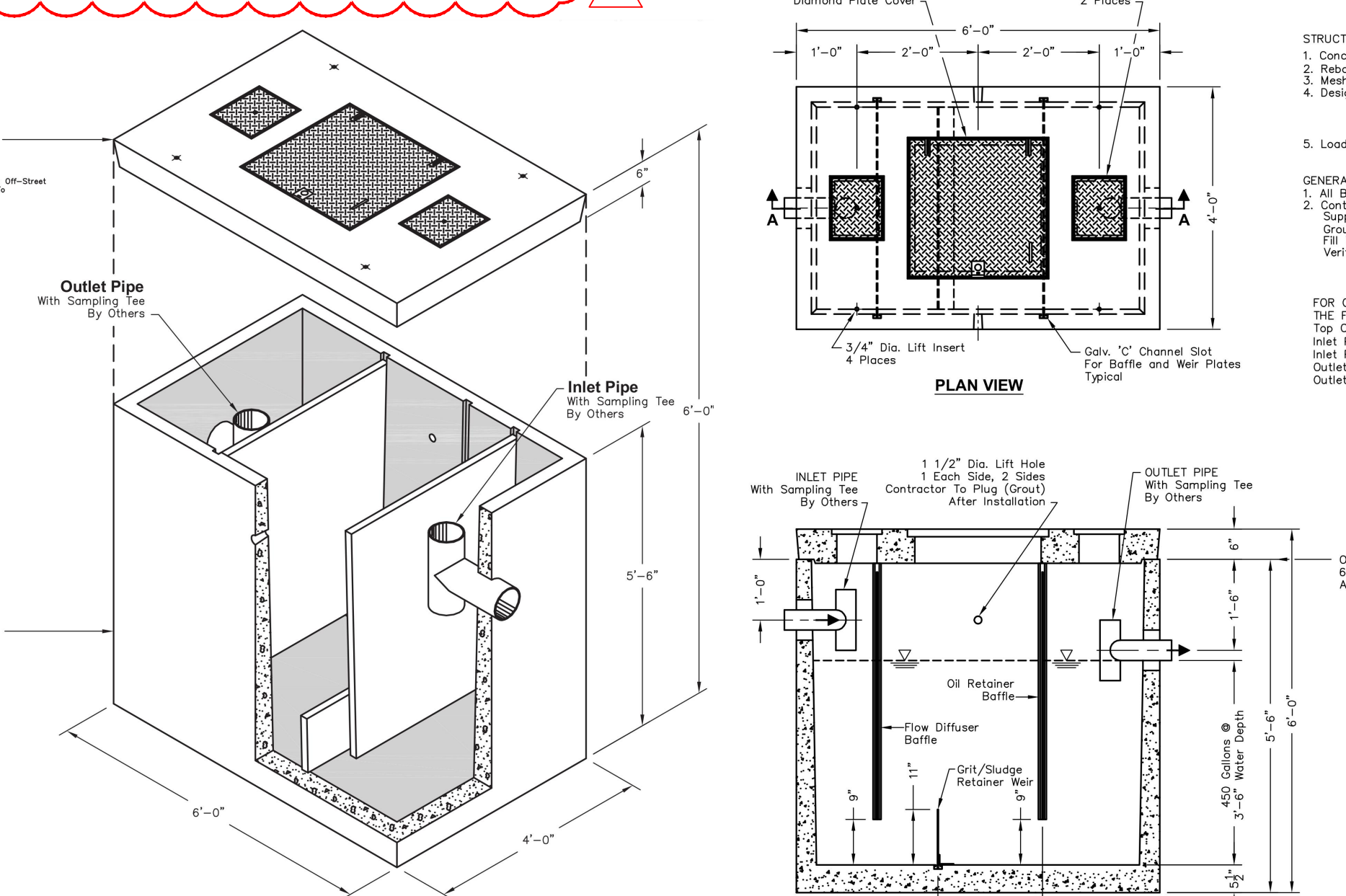
Part #	Part UPC	Size (Inches)	Qty	Chn Qty	Chn Bar Code	Chn. Wt (Kgs)	Chn. Wt (Lbs)	Skid Cubic (m)	Skid Cubic (ft)	Chn/Skid
3950A03	662671390110	3X3	1	10662671390117	29.41	64.70	1.63	0.750	0.027	4

TOP VIEW

FRONT VIEW

SIDE VIEW

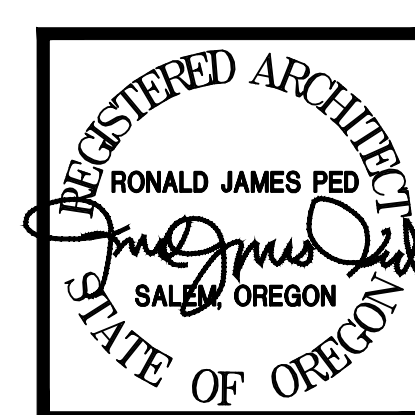
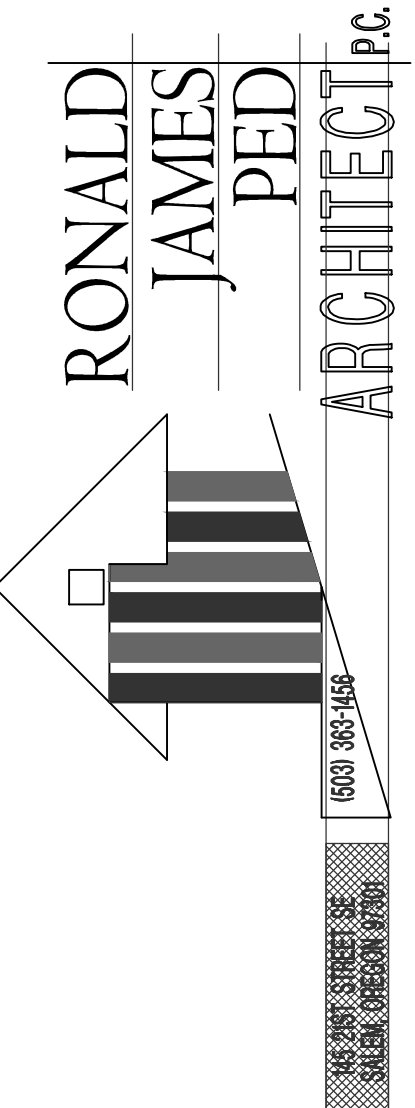
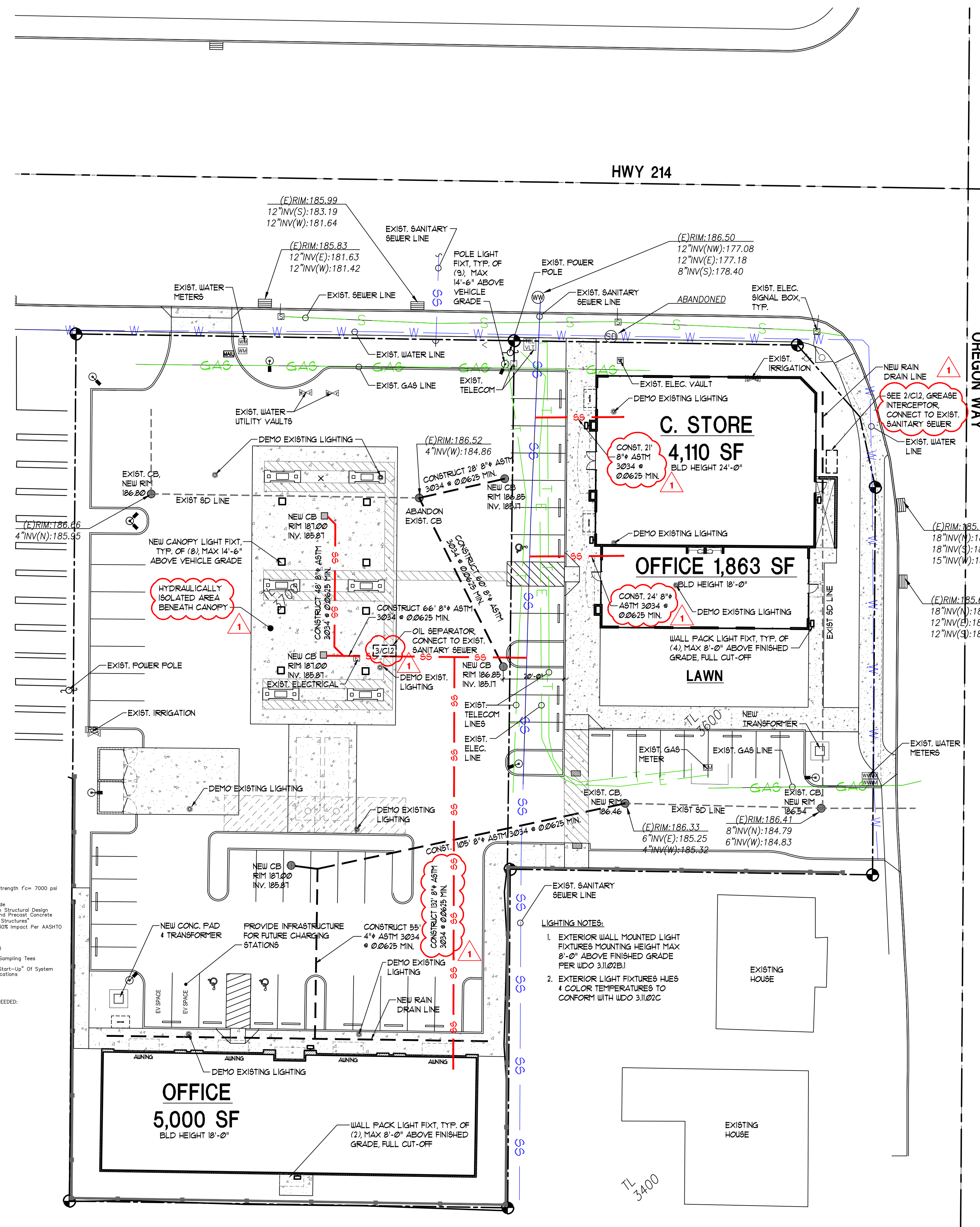
2 GREASE INTERCEPTOR
SCALE: NOT TO SCALE



- STRUCTURAL NOTES:
- Concrete: 28 Day Compressive Strength $f'c = 7000$ psi
 - Rebar: ASTM A-615 Grade 60
 - Mesh: ASTM A-185 Grade 65
 - Design: ASCE 7-16 Building code
 - Loads: HS-20 Truck Wheel w/ 30% Impact Per AASHTO
- GENERAL NOTES:
- All Baffles and Weirs to Be Steel
 - Contractor to Supply and Install All Piping & Sampling Tees
 - Grout in All Pipes
 - Fill With Clean Water Prior to "Start-Up" Of System
 - Verify All Blockout Sizes and Locations
- FOR CUSTOM APPLICATIONS THE FOLLOWING INFORMATION IS NEEDED:
- Top of Separator Elevation:
Inlet Pipe Size:
Inlet Pipe Elevation:
Outlet Pipe Size:
Outlet Pipe Elevation:

3 OIL WATER SEPARATOR
SCALE: NOT TO SCALE

- LEGEND**
- PROPERTY LINE
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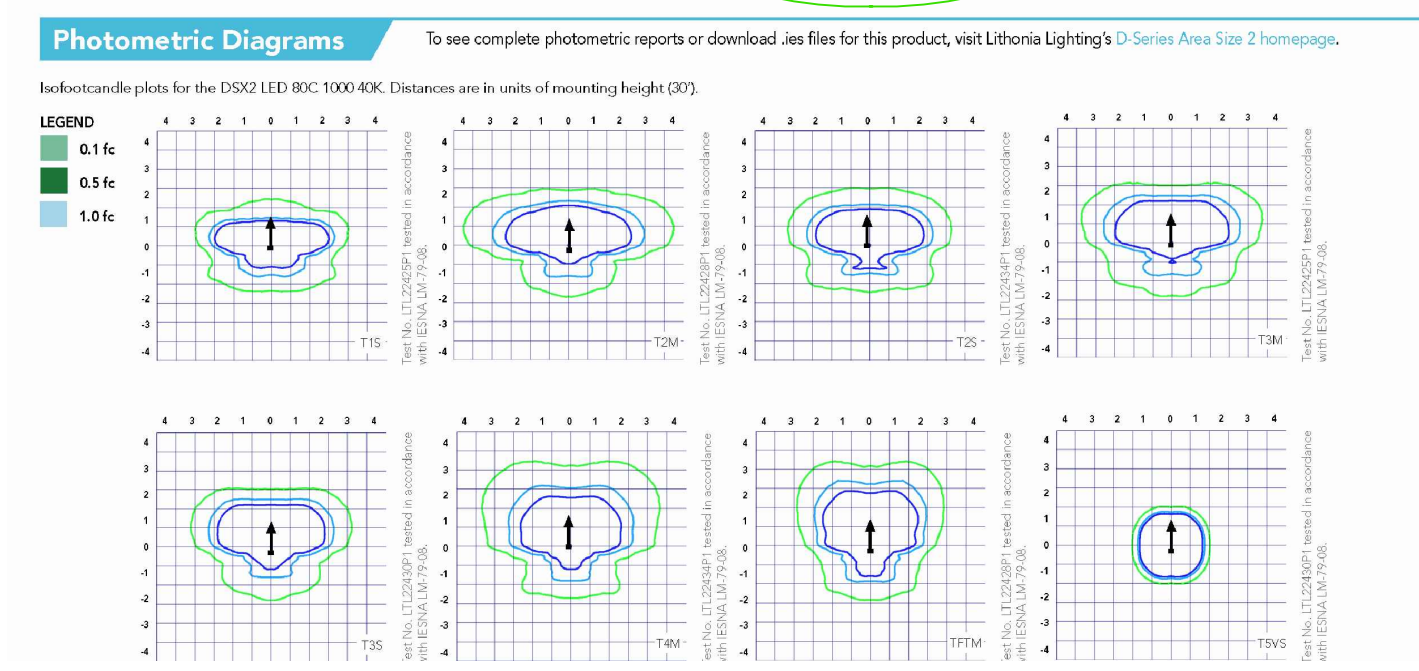
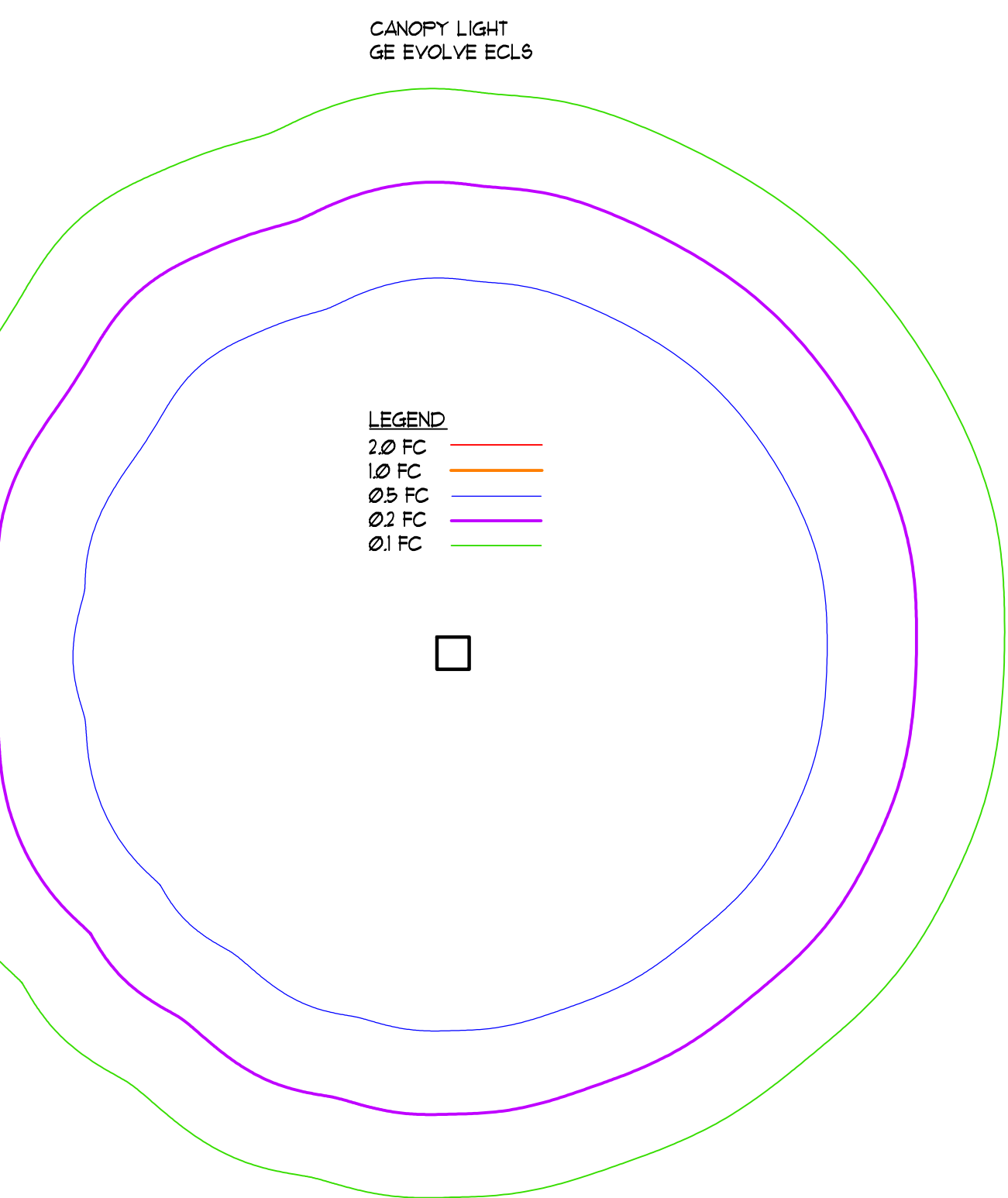
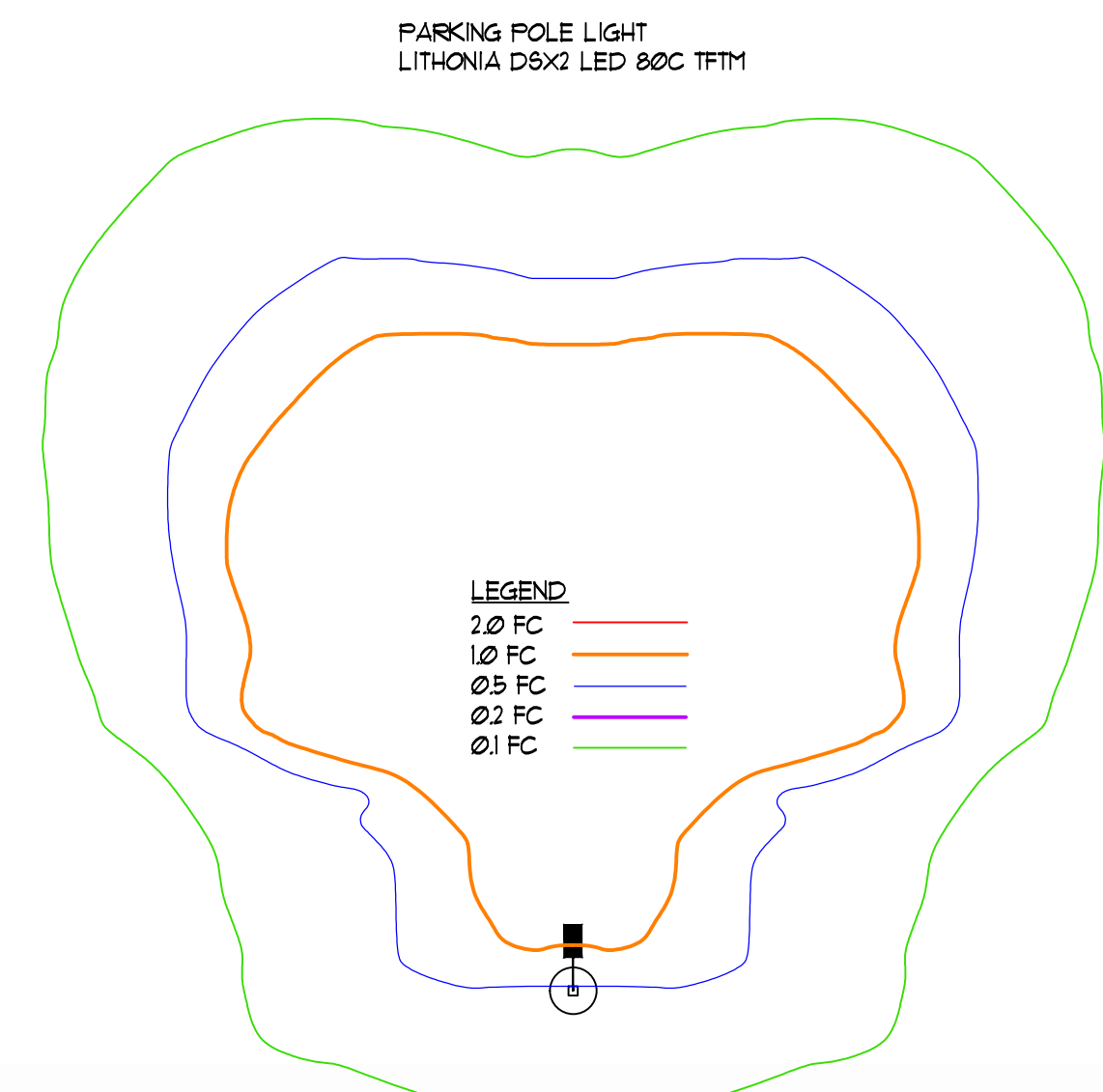
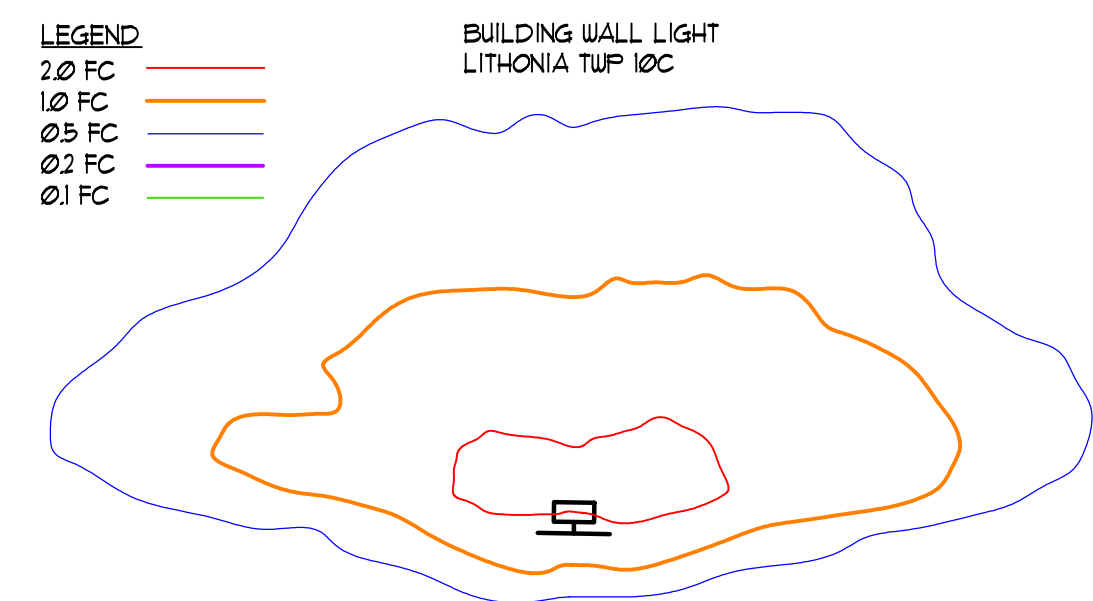
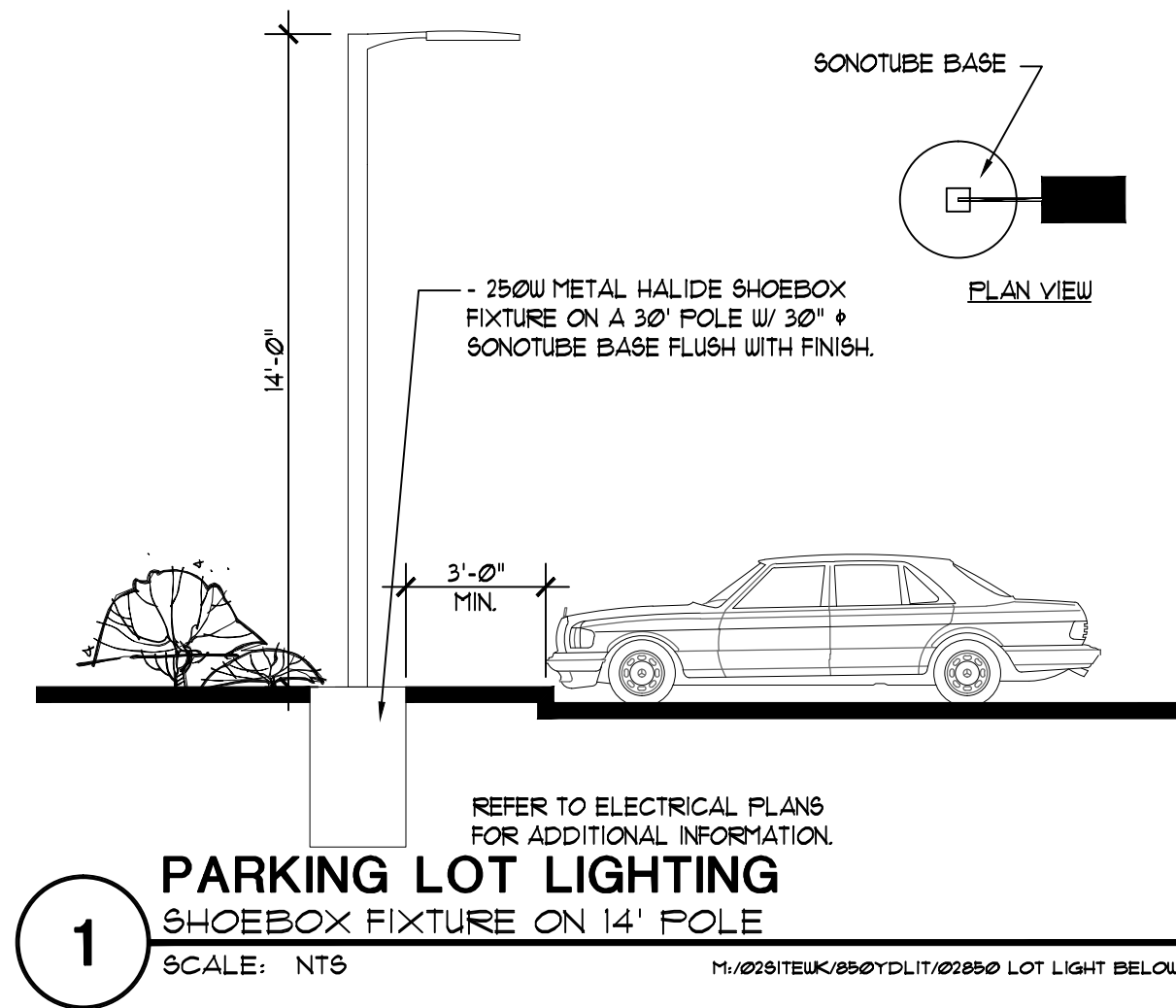
DESIGN REVIEW COMMENTS 4/124 - REVISION 1

NEW OFFICE, RETAIL AND GAS STATION
US MARKET
2600 NEWBERG HIGHWAY WOODBURN OREGON

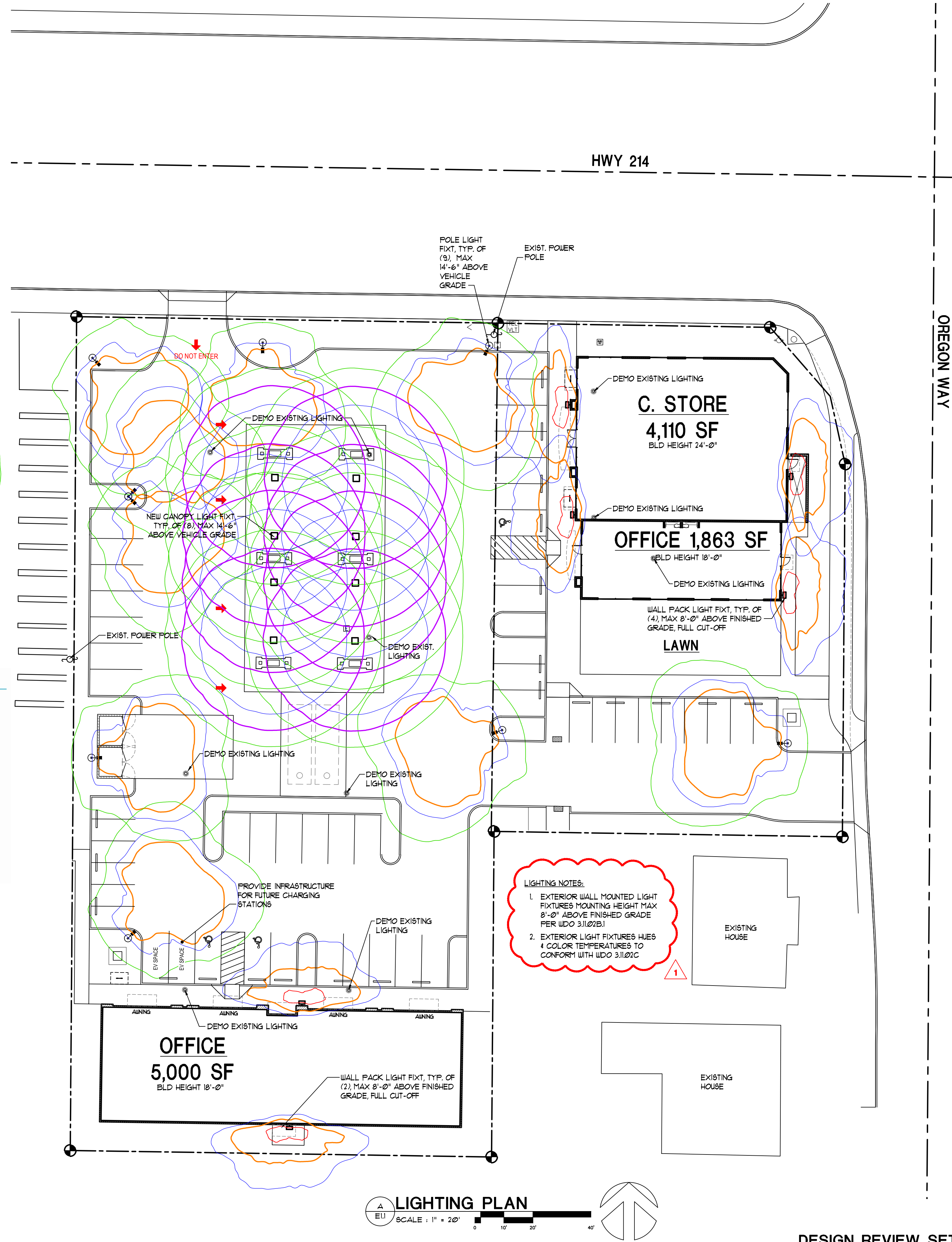
DATE: DEC. 1, 2020
DRAWN: AK / KDS
JOB NO.: 19064
C1.2
REVISED SHEET NUMBER

LAST SAVED: Tue, 30 Apr 2024 - 01:28 pm
LOCATION: P:\19064 Woodburn C-Store 2600\DESIGN REVIEW 2.5.24 (current)\A.1.1 Updated Site 2.1.24.dwg C1.2
PRINTED BY: Kevin

LAST SAVED: Tue, 30 Apr 2024 - 01:28 pm LOCATION: P:\1964 Woodburn C-Store 2600\DESIGN REVIEW 2.5.24 (current)\A.1.1 Updated Site 2.1.24.dwg E.1.1
 PRINTED: Tue, 30 Apr 2024 - 01:32 pm PRINTED BY: kevin

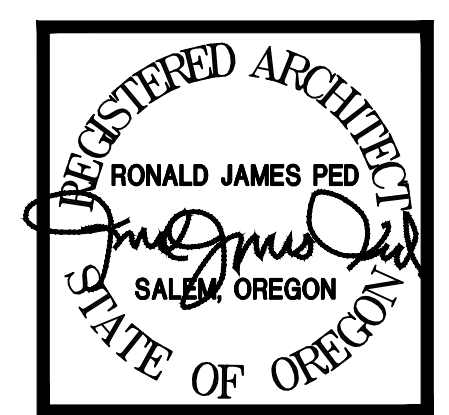


- LIGHTING SCHEDULE**
- PARKING POLE LIGHT
LITHONIA DSX2 LED 80C TFM
 - CANOPY LIGHT
LITHONIA QNY LED P0
 - BUILDING WALL LIGHT
EATON Lumark WP WAL-PACK w/ FULL CUTOFF
 - EXISTING PARKING POLE LIGHT



LIGHTING NOTES:

- EXTERIOR WALL MOUNTED LIGHT FIXTURES MOUNTING HEIGHT MAX 8'-0" ABOVE FINISHED GRADE PER UDO 3.10.2B.1
- EXTERIOR LIGHT FIXTURES HUES & COLOR TEMPERATURES TO CONFORM WITH UDO 3.10.2C



DESIGN REVIEW COMMENTS
4/124 - REVISION 1

RONALD JAMES PED ARCHITECT P.C.
6500 985 AVE
SALMON, OREGON 97136

NEW OFFICE, RETAIL AND GAS STATION
US MARKET
2600 NEWBERG HIGHWAY WOODBURN OREGON

DATE: DEC. 1, 2020
DRAWN: GLM / KDG
JOB NO.: 1964

E.1.1

SITE SUMMARY

PROPERTY SIZE = 62,120 SF. (1.43 AC)
 TOTAL BUILDING AREA = 10,913 SF.
 TOTAL PAVED AREA = 40,500 SF.
 TOTAL LANDSCAPE AREA = 10,641 SF. (26.7%)

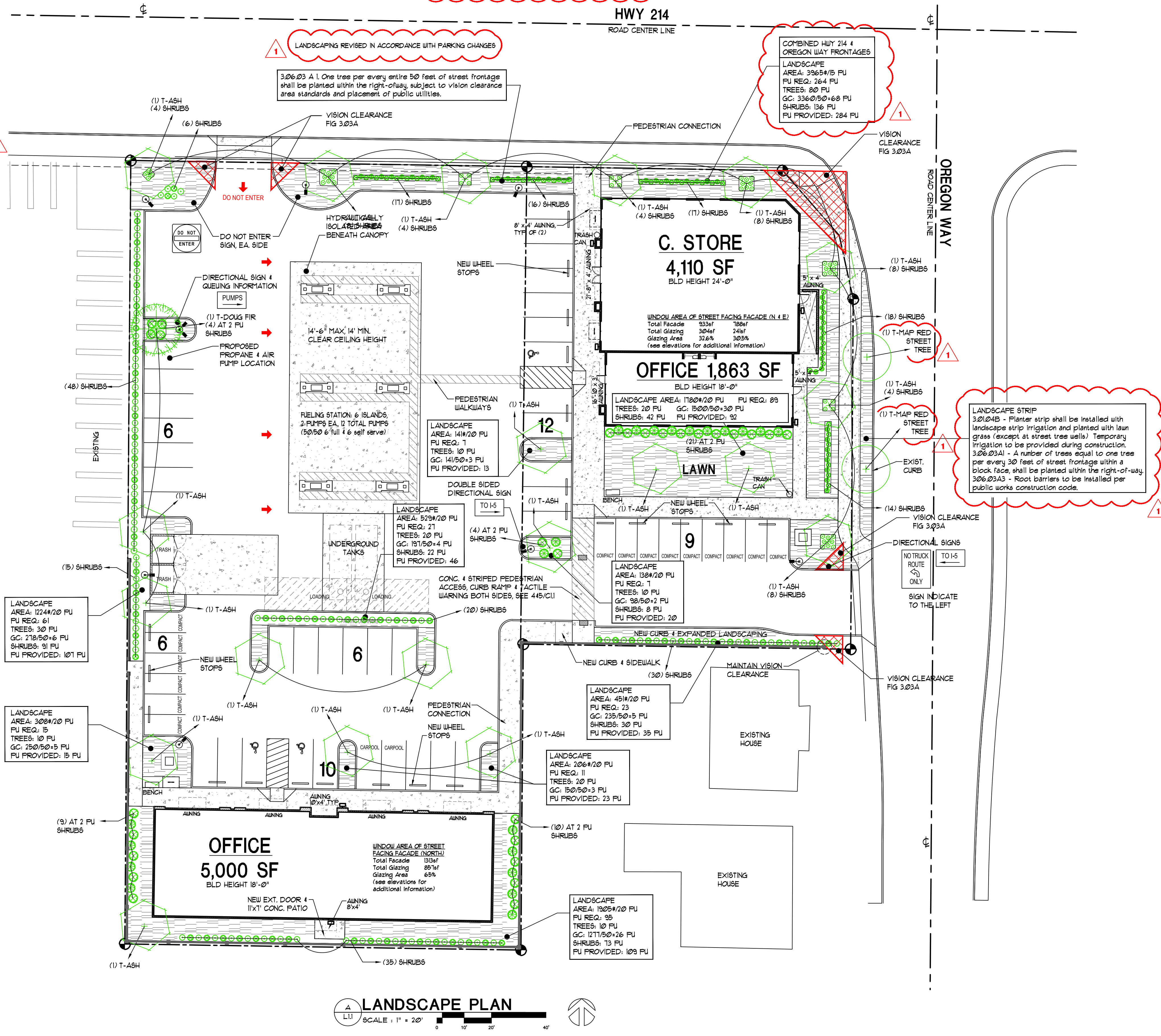
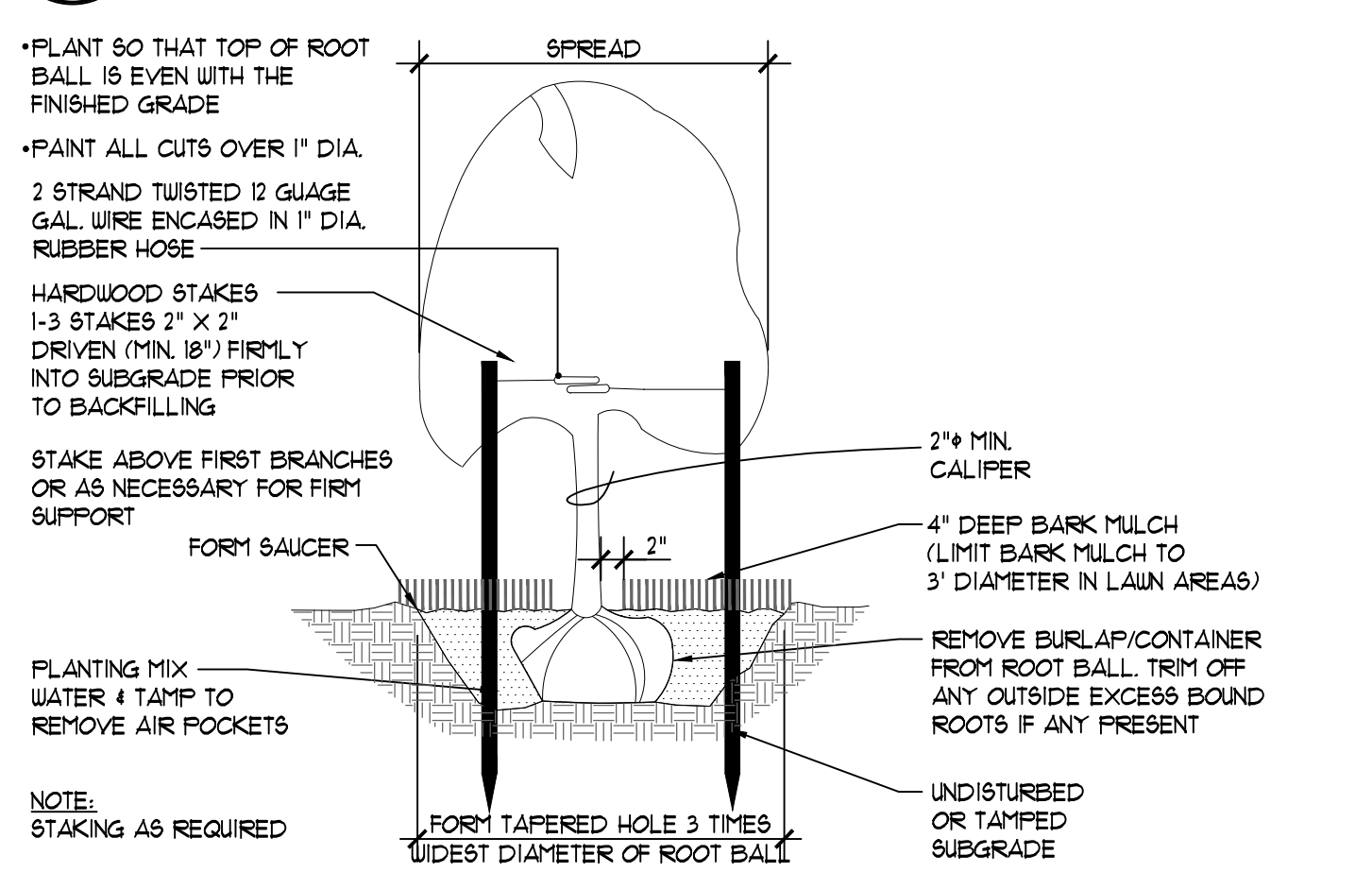
PLANT LIST				
STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	MATURE SIZE
(+)	T-ASH	ASH, RAYWOOD FRAXINUS OXYCARPA 'RAYWOOD'	7'-8" LARGE 2" CALIPER 10 FU	AVG. 30'-40' MAX. 80'
(+)	T-LIN	LINDEN TILIA CORDATA 'HALA'	7'-8" LARGE 2" CALIPER 10 FU	60'-10'
(+)	T-MAP ARM	ARMSTRONG MAPLE ACER RUBRUM 'ARMSTRONG'	7'-8" MEDIUM 2" CALIPER 10 FU	40'-60'
(+)	T-MAP RED	ACER rubrum/RED MAPLE October Glory	7'-8" MEDIUM 2" CALIPER 10 FU	40'-60'
(+)	T-DOUG FIR	DOUGLAS FIR / Pseudotsuga menziesii	LARGE 2" CALIPER 10 FU	AVG. 50'-80' MAX. 300'
ORNAMENTAL TREES				
COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS		
T-JAPO	CRYPTOMERIA JAPONICA 'ELEGANS'	7'-8" 2" MIN CALIPER 5 FU		
T-TAMA	CRYPTOMERIA JAPONICA 'TAISHO TAMA' (TAISHO TAMA JAPANESE CEDAR)	4'-6" 2" MIN CALIPER 5 FU		
T-BLA	CRYPTOMERIA JAPONICA 'BLACK DRAGON'	4'-6" 2" MIN CALIPER 5 FU		
T-MAP VINE	VINE MAPLE/ACER circinatum	7'-8" 2" MIN CALIPER 2 FU		
T-CRAB	CRABAPPLE/MALUS 'AMERICAN BEAUTY'	7'-8" 2" MIN CALIPER 2 FU		
T-CRY	CRYPTOMERIA JAPONICA 'SEKKEN-SUGI'	6' 2" MIN CALIPER 5 FU		
T-CUP	CUPRESSUS SEMPERVIRENS ITALIAN CYPRRESS 'STRICTA'	6' 2" MIN CALIPER 5 FU		
T-CHA	CHAMAECYPARIS OBTUSA HINOKI FALSE CYPRRESS 'GRACILIS'	6' 2" MIN CALIPER 5 FU		

SIZE	SHRUBS	COMMON NAME/BOTANICAL NAME	COMMENTS
1 gal. 3 gal.	S-HYB.	HYDRANGEA/Hydrangea Stryaca ROSE OF SHARON 'MINERVA' 'AZURRI SATIN'	1 FU 1 gal / 2 FU 3 gal
	S-STRA.	DEUTZIA x hybrid 'STRAUBERRY FIELDS'	1 FU 1 gal / 2 FU 3 gal
	S-ABE.	ABELIA grandiflora 'EDWARD GOUCHER' (EVERGREEN)	1 FU 1 gal / 2 FU 3 gal
	S-VIBD.	VIBURNUM Japonicum (EVERGREEN)	1 FU 1 gal / 2 FU 3 gal
	S-PIE.	PIERIS Japonicum 'LILLY-OF-THE-VALLEY' (EVERGREEN/SHADE)	1 FU 1 gal / 2 FU 3 gal
	S-AUC.	AUCUBA JAPONICA 'JAPANESE AUCUBA' (EVERGREEN/SHADE)	1 FU 1 gal / 2 FU 3 gal
	S-VIB.	VIBURNUM ELLIPTICUM COMMON VIBURNUM	1 FU 1 gal / 2 FU 3 gal
	S-CURR.	RED-FLOWERING CURRANT/Ribes sanguinum	1 FU 1 gal / 2 FU 3 gal
GROUND COVER BOTANICAL NAME/COMMON NAME			
	G-PHL.	PHLOX SUBULATA CREEPING PHLOX	1 gal. 24" SPACING 1 FU
	G-VIN.	VINCA MAJOR PERIWINKLE	1 gal. 24" SPACING 1 FU

1 PLANT LIST

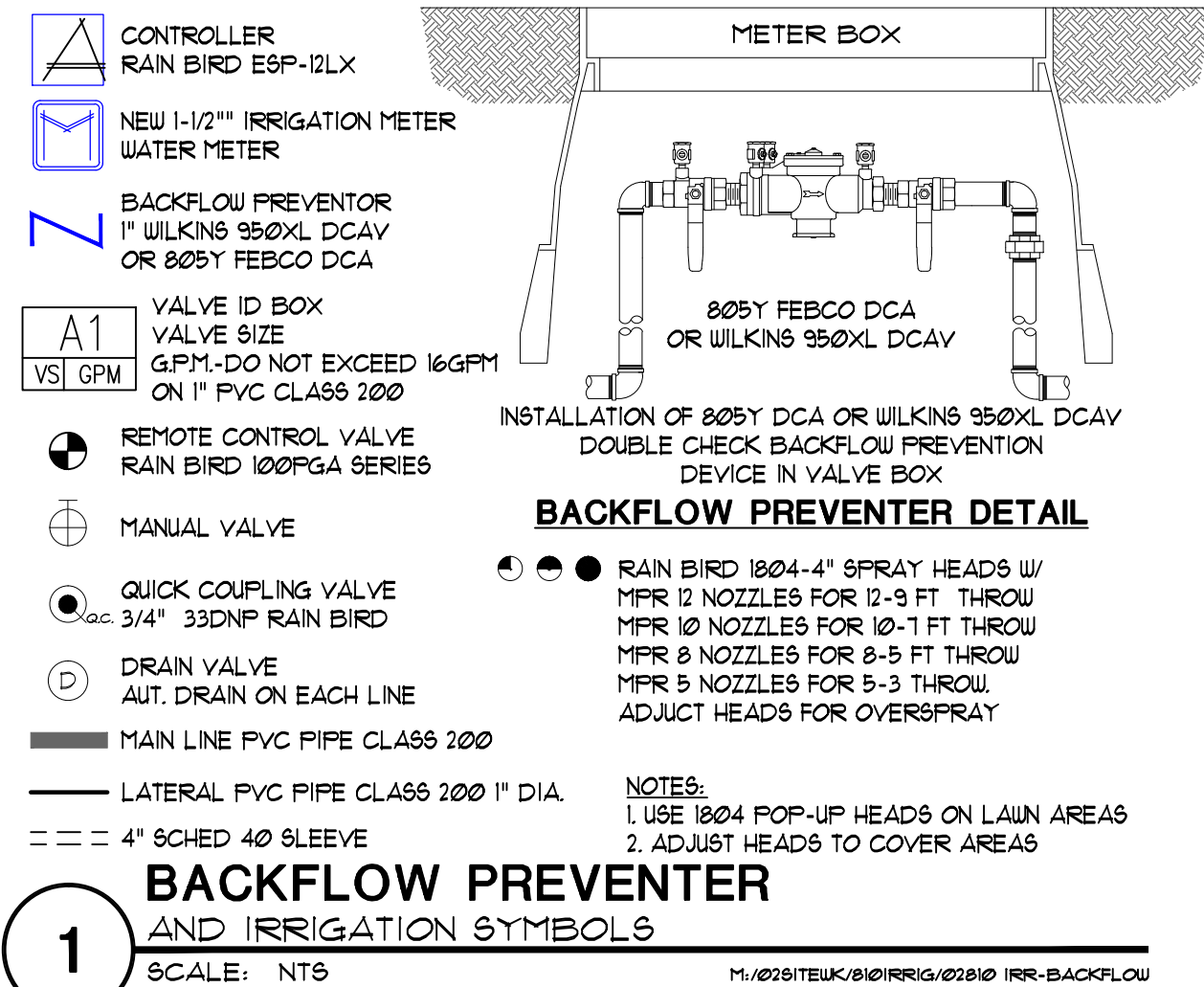
SCALE: N/A

M:\0218\TEK\020\PLANTING\021800 PLANTLIST



LANDSCAPE STRIP 3.01.04B - Planter strip shall be installed with landscape strip irrigation and planted with lawn grass (except at street tree wells). Temporary irrigation to be provided during construction. 3.06.03A.1 - A number of trees equal to one tree per every 30 feet of street frontage within a block face, shall be planted within the right-of-way. 3.06.03A.3 - Root barriers to be installed per public works construction code.

LANDSCAPE PLAN
 SCALE: 1" = 20'



PVC CLASS 200 IPS PLASTIC PIPE

(1120, 1220) SDR 21 C=150
PSI loss per 100 feet of pipe (psi/100 ft)

PVC CLASS 200 IPS PLASTIC PIPE
Sizes 3/4 in through 6 in. Flow 1 through 600 gpm.

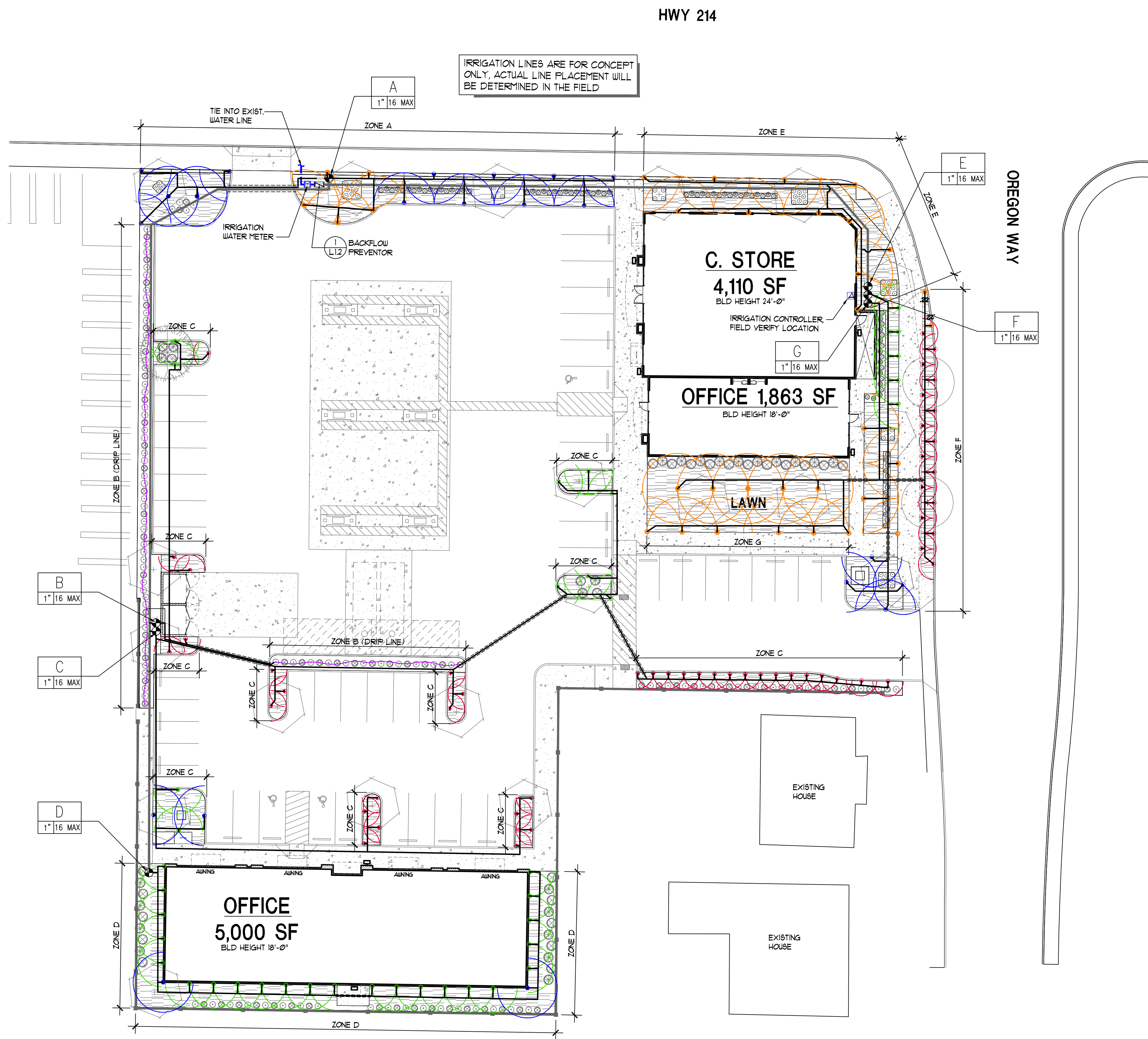
SIZE	3/4 in	1 in	1 1/4 in	1 1/2 in	2 in
OD	1.050	1.315	1.680	1.900	2.375
ID	0.930	1.189	1.502	1.720	2.148
Wall Thk	0.060	0.063	0.079	0.090	0.113

flow gpm	velocity fps	psi loss	velocity fps	psi loss	velocity fps	psi loss	velocity fps	psi loss	velocity fps	psi loss	velocity fps	psi loss
1	0.47	0.06	0.28	0.02	0.18	0.01	0.13	0.00	0.08	0.00	0.05	0.00
2	0.94	0.22	0.57	0.07	0.36	0.02	0.27	0.01	0.17	0.00	0.11	0.00
3	1.42	0.46	0.86	0.14	0.54	0.04	0.41	0.02	0.26	0.01	0.18	0.00
4	1.89	0.79	1.15	0.24	0.72	0.08	0.55	0.04	0.35	0.01	0.24	0.00
5	2.36	1.20	1.44	0.36	0.90	0.12	0.68	0.06	0.44	0.02	0.30	0.00
6	2.83	1.68	1.73	0.51	1.08	0.16	0.82	0.08	0.53	0.03	0.36	0.00
7	3.30	2.23	2.02	0.67	1.26	0.22	0.96	0.11	0.61	0.04	0.42	0.00
8	3.77	2.85	2.30	0.86	1.44	0.28	1.10	0.14	0.70	0.05	0.48	0.00
9	4.25	3.55	2.59	1.07	1.62	0.34	1.24	0.18	0.79	0.06	0.54	0.00
10	4.72	4.31	2.88	1.30	1.80	0.42	1.37	0.22	0.88	0.07	0.60	0.00
11	5.19	5.15	3.17	1.56	1.98	0.50	1.51	0.26	0.97	0.09	0.66	0.00
12	5.66	6.05	3.46	1.83	2.17	0.59	1.65	0.30	1.06	0.10	0.72	0.00
14	6.60	8.05	4.04	2.43	2.53	0.78	1.93	0.40	1.23	0.14	0.84	0.00
16	7.55	10.30	4.61	3.11	2.89	1.00	2.20	0.52	1.41	0.17	0.96	0.00
18	8.49	12.81	5.19	3.87	3.25	1.24	2.48	0.64	1.59	0.22	1.08	0.00
20	9.43	15.58	5.77	4.71	3.61	1.51	2.75	0.78	1.76	0.26	1.20	0.00
22	10.38	18.58	6.34	5.62	3.97	1.80	3.03	0.93	1.94	0.32	1.32	0.00
24	11.32	21.83	6.92	6.60	4.34	2.12	3.30	1.09	2.12	0.37	1.44	0.00
26	12.27	25.32	7.50	7.65	4.70	2.46	3.58	1.27	2.29	0.43	1.56	0.00
28	13.21	29.04	8.08	8.78	5.06	2.82	3.86	1.46	2.47	0.49	1.68	0.00
30	14.15	33.00	8.65	9.98	5.42	3.20	4.13	1.66	2.65	0.56	1.80	0.00
35	16.51	45.81	10.10	13.07	6.26	4.26	4.82	2.20	3.08	0.75	2.11	0.00
40	18.87	56.23	11.54	17.00	7.23	5.45	5.51	2.82	3.53	0.95	2.41	0.00
45			12.98	21.14	8.13	6.78	6.20	3.51	3.97	1.19	2.71	0.00
50			14.42	25.70	9.04	8.24	6.89	4.26	4.41	1.44	3.01	0.00
55			15.87	30.66	9.94	9.83	7.58	5.09	4.85	1.72	3.31	0.00
60			17.31	36.02	10.85	11.55	8.27	5.97	5.30	2.02	3.61	0.00
65			18.75	41.77	11.75	13.40	8.96	6.93	5.74	2.35	3.92	0.00
70					12.65	15.37	9.65	7.95	6.18	2.69	4.22	0.00
75					13.56	17.47	10.34	9.03	6.62	3.06	4.52	0.00

5 Series MPR						8 Series MPR					
5" Trajectory						10" Trajectory					
Nozzle	Pressure psi	Radius ft.	Flow gpm	Precip In/h	Precip In/h	Nozzle	Pressure psi	Radius ft.	Flow gpm	Precip In/h	Precip In/h
SF	15	3	0.29	3.10	3.58	8F	15	5	0.74	2.85	3.29
	20	4	0.33	1.99	2.29		20	6	0.86	2.30	2.66
	25	4	0.37	2.23	2.57		25	7	0.96	1.89	2.18
	30	5	0.41	1.58	1.83		30	8	1.05	1.58	1.82
SH	15	3	0.14	3.00	3.46	8H	15	5	0.37	2.85	3.29
	20	4	0.16	1.93	2.22		20	6	0.42	2.25	2.59
	25	4	0.18	2.17	2.50		25	7	0.47	1.85	2.13
	30	5	0.20	1.54	1.78		30	8	0.52	1.56	1.81
SQ	15	3	0.07	3.00	3.46	8Q	15	5	0.18	2.77	3.20
	20	4	0.08	1.93	2.22		20	6	0.21	2.25	2.59
	25	4	0.09	2.17	2.50		25	7	0.24	1.89	2.18
	30	5	0.10	1.54	1.78		30	8	0.26	1.56	1.81

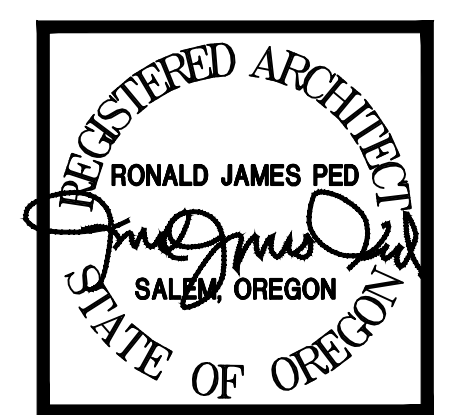
10 Series MPR						12 Series MPR					
15" Trajectory						30" Trajectory					
Nozzle	Pressure psi	Radius ft.	Flow gpm	Precip In/h	Precip In/h	Nozzle	Pressure psi	Radius ft.	Flow gpm	Precip In/h	Precip In/h
10F	15	7	1.16	2.28	2.63	12F	15	9	1.80	2.14	2.47
	20	8	1.30	1.96	2.26		20	10	2.10	2.02	2.34
	25	9	1.44	1.71	1.98		25	11	2.40	1.91	2.21
	30	10	1.58	1.52	1.75		30	12	2.60	1.74	2.01
10H	15	7	0.58	2.28	2.63	12H	15	9	0.90	2.14	2.47
	20	8	0.65	1.96	2.26		20	10	1.05	2.02	2.34
	25	9	0.72	1.71	1.98		25	11	1.20	1.91	2.21
	30	10	0.79	1.52	1.75		30	12	1.30	1.74	2.01
10Q	15	7	0.29	2.28	2.63	12Q	15	9	0.45	2.14	2.47
	20	8	0.33	1.96	2.26		20	10	0.53	2.02	2.34
	25	9	0.36	1.71	1.98		25	11	0.60	1.91	2.21
	30	10	0.39	1.52	1.75		30	12	0.65	1.74	2.01

SPRINKLER HEADS
1" IRRIGATION LINE CAPACITY
SCALE: NTS



IRRIGATION PLAN
SCALE: 1" = 20'

RONALD JAMES PED ARCHITECT P.C.



DESIGN REVIEW COMMENTS
4/24 - REVISION 1

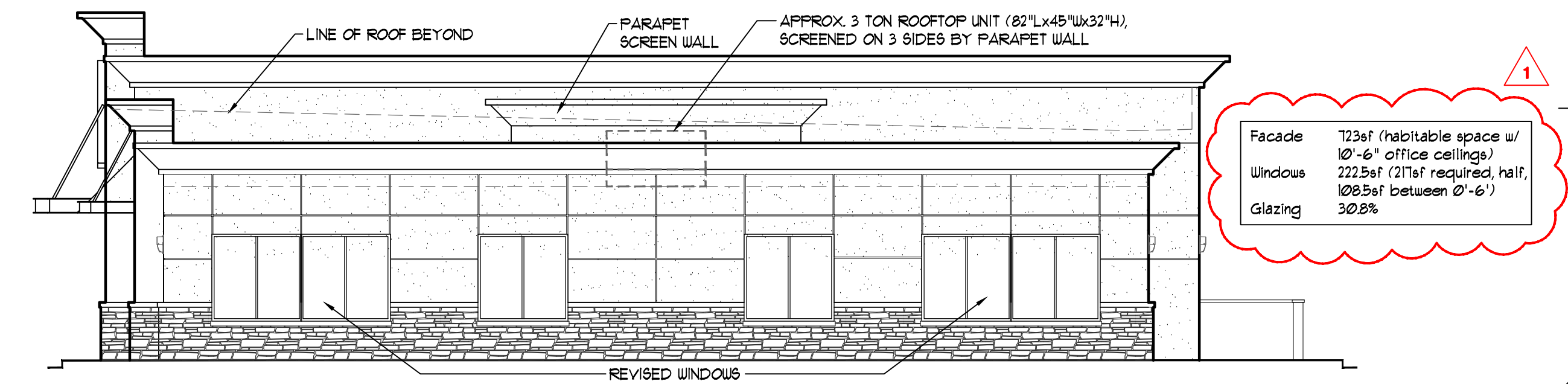
NEW OFFICE, RETAIL AND GAS STATION
US MARKET
2600 NEWBERG HIGHWAY WOODBURN OREGON

DATE: DEC. 1 2020
DRAWN: AK / KDG
JOB NO.: 1984

L1.2
NEW SHEET

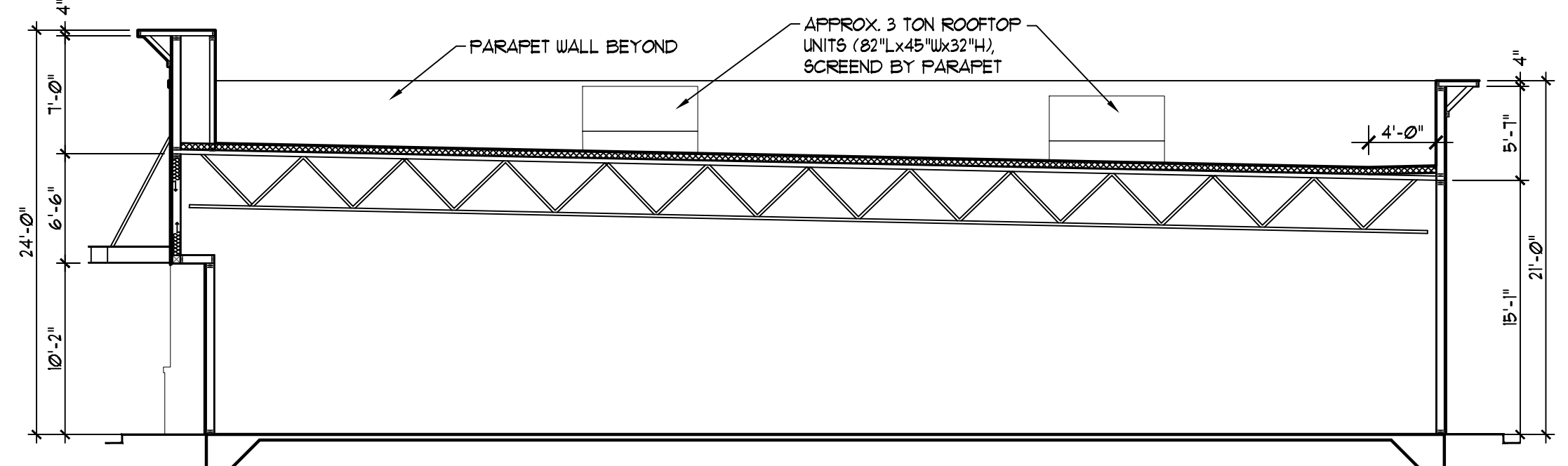
LAST SAVED: Tue, 30 Apr 2024 - 01:28 pm LOCATION: P:\1964 Woodburn C-Store 2600 DESIGN REVIEW 2.5.24 (current)\A1.1 Updated Site 2.1.24.dwg L1.2
PRINTED: Tue, 30 Apr 2024 - 01:32 pm PRINTED BY: kevin

CONVENIENCE STORE



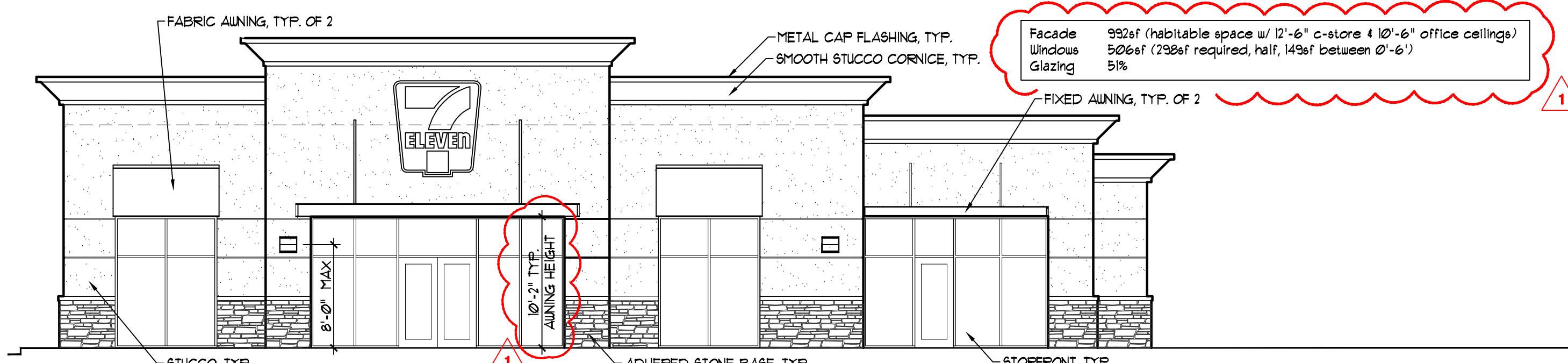
CONVENIENCE STORE - SOUTH ELEVATION

A3.1 SCALE: 1/8" = 1'-0"



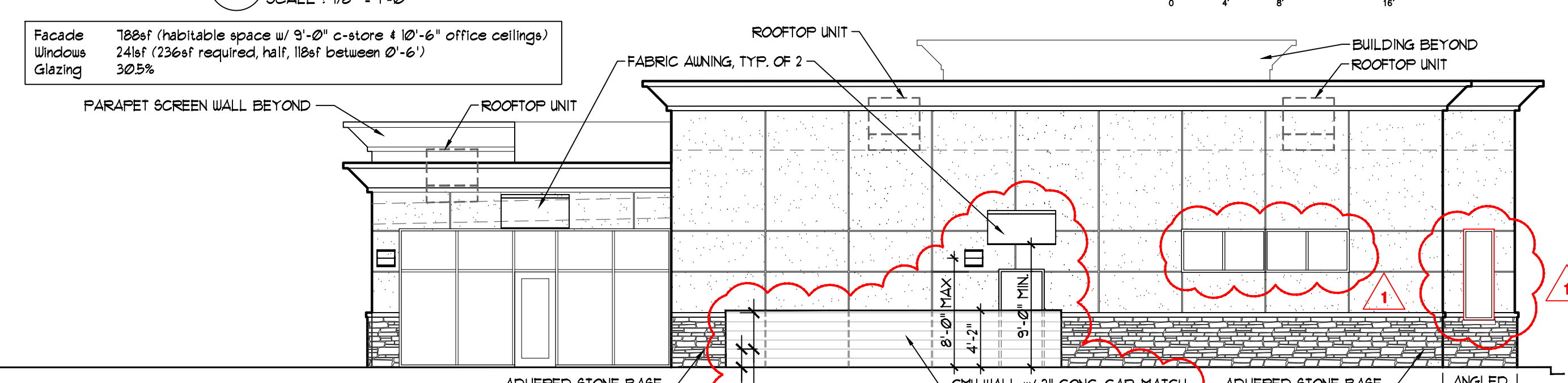
CONVENIENCE STORE - CROSS SECTION

A3.1 SCALE: 1/8" = 1'-0"



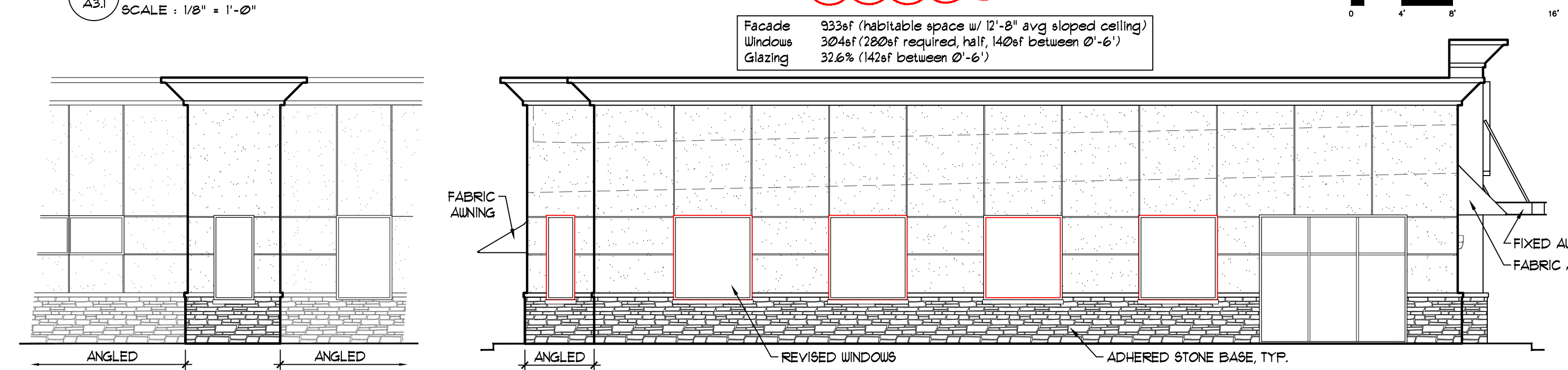
CONVENIENCE STORE - WEST ELEVATION

A3.1 SCALE: 1/8" = 1'-0"



CONVENIENCE STORE - EAST ELEVATION

A3.1 SCALE: 1/8" = 1'-0"

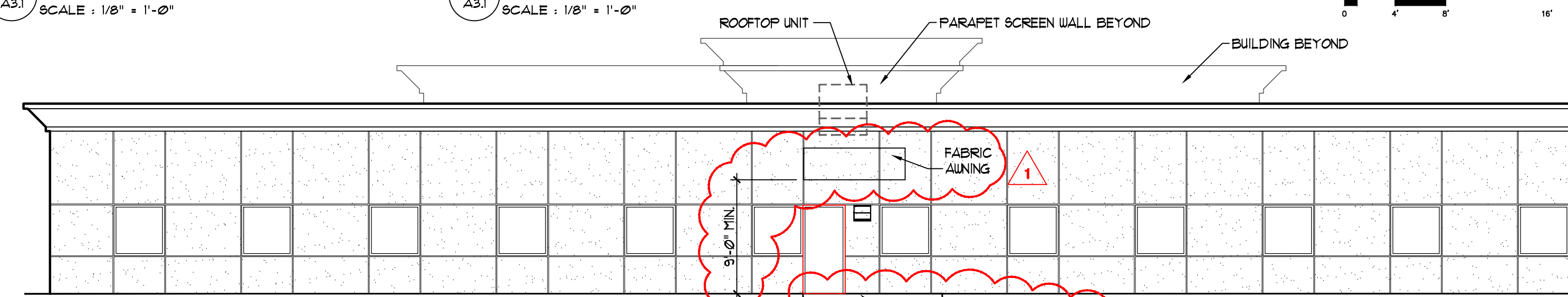


ANGLED WALL

A3.1 SCALE: 1/8" = 1'-0"

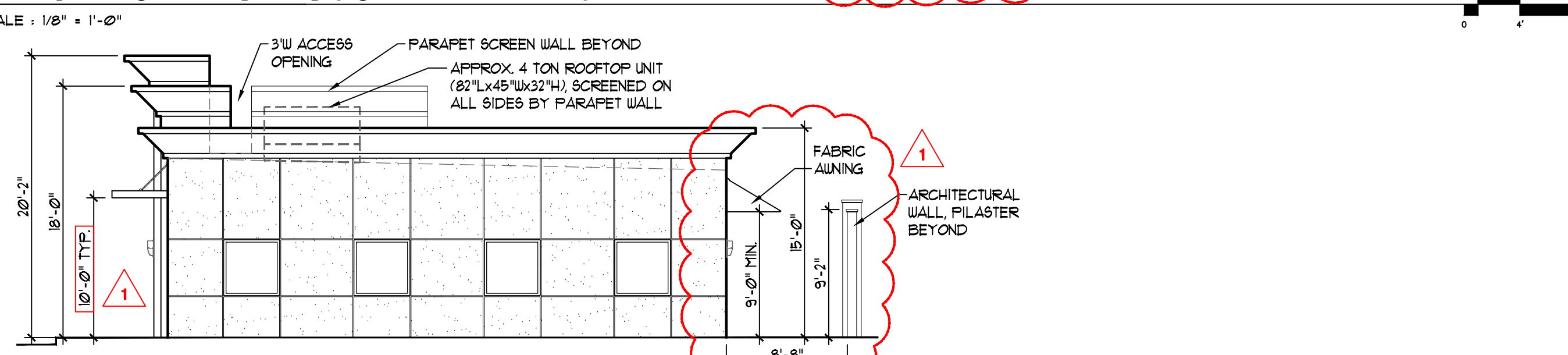
CONVENIENCE STORE - NORTH ELEVATION

A3.1 SCALE: 1/8" = 1'-0"



OFFICE BUILDING - SOUTH ELEVATION

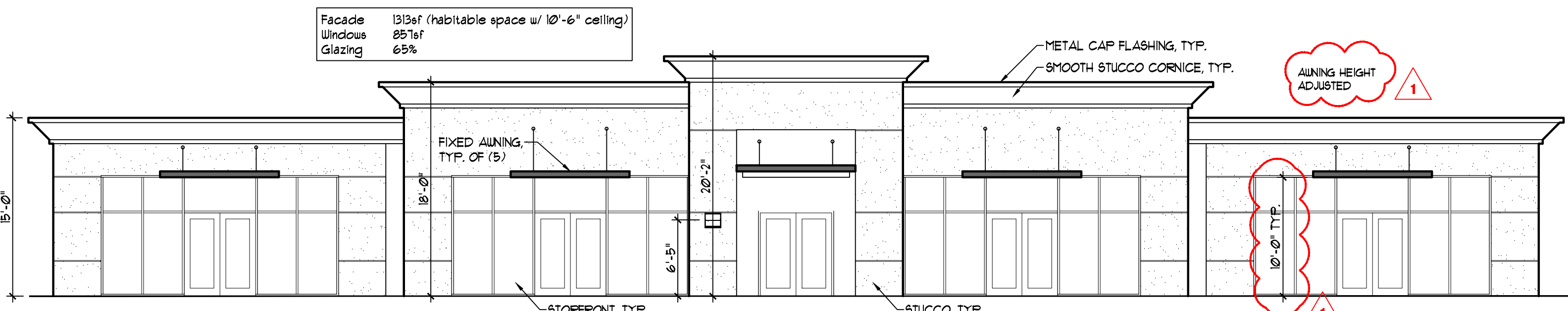
A3.1 SCALE: 1/8" = 1'-0"



OFFICE BLDG - WEST ELEV.

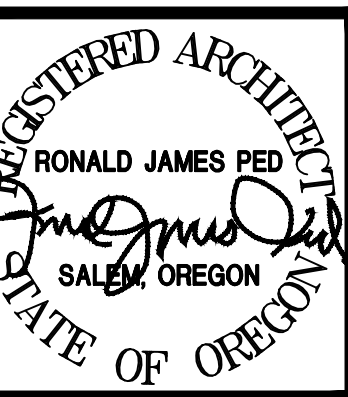
A3.1 SCALE: 1/8" = 1'-0"

OFFICE BUILDING



OFFICE BUILDING - NORTH ELEVATION

A3.1 SCALE: 1/8" = 1'-0"



DESIGN REVIEW COMMENTS 4/124 - REVISION 1

NEW OFFICE, RETAIL AND GAS STATION
US MARKET
2600 NEWBERG HIGHWAY WOODBURN OREGON

DATE: DEC. 1, 2020
DRAWN: AK / KDB
JOB NO.: 1984

A3.1