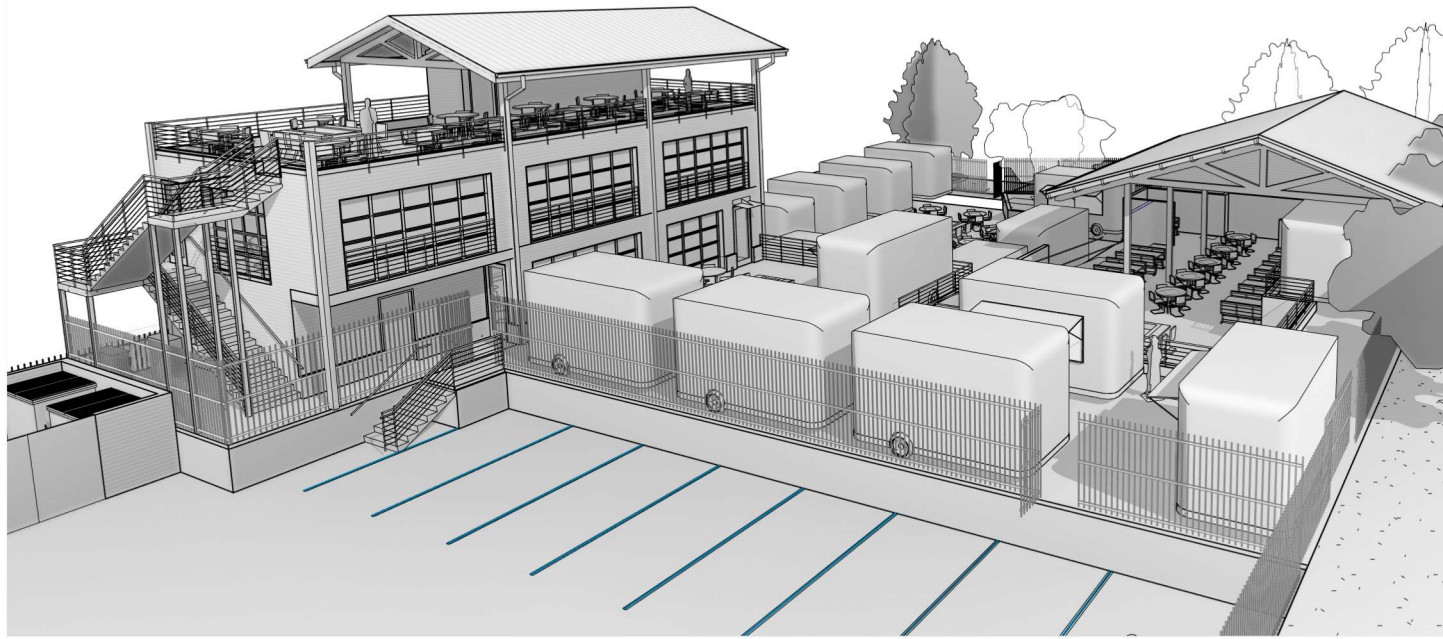




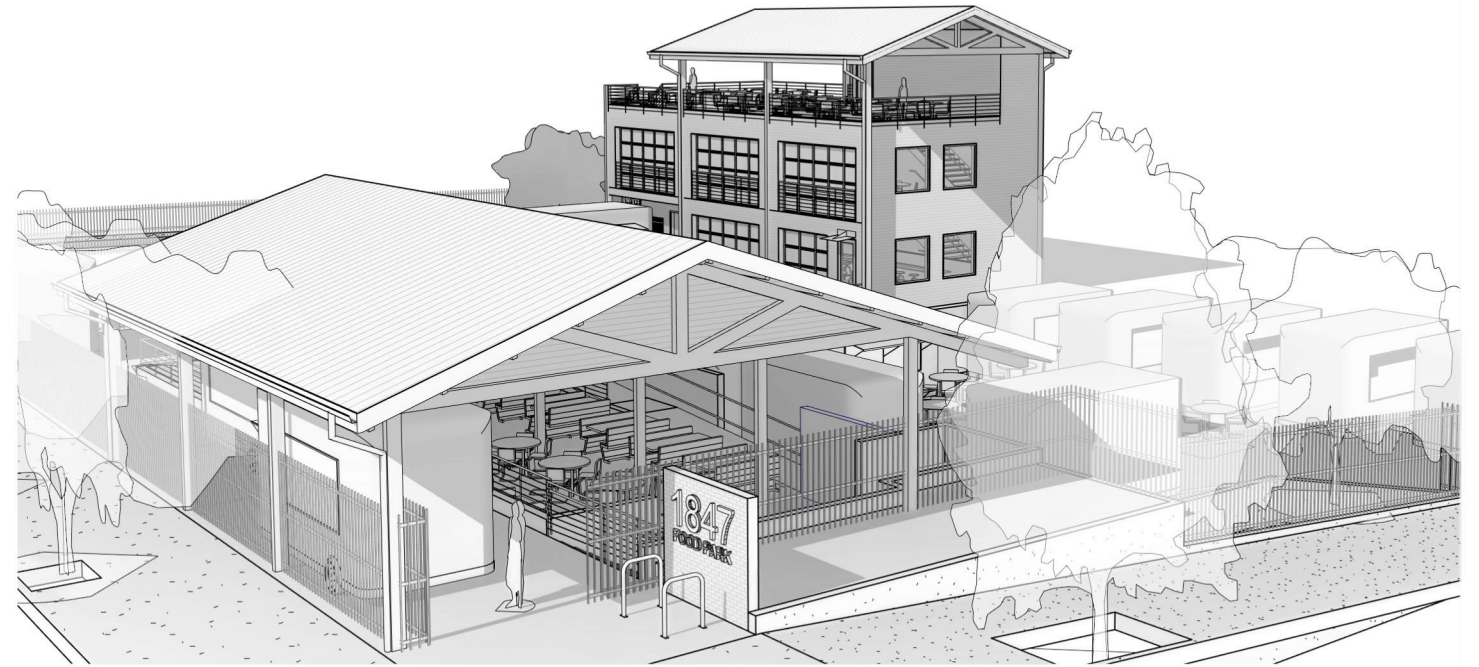
1847 Food Park

Drawing Index

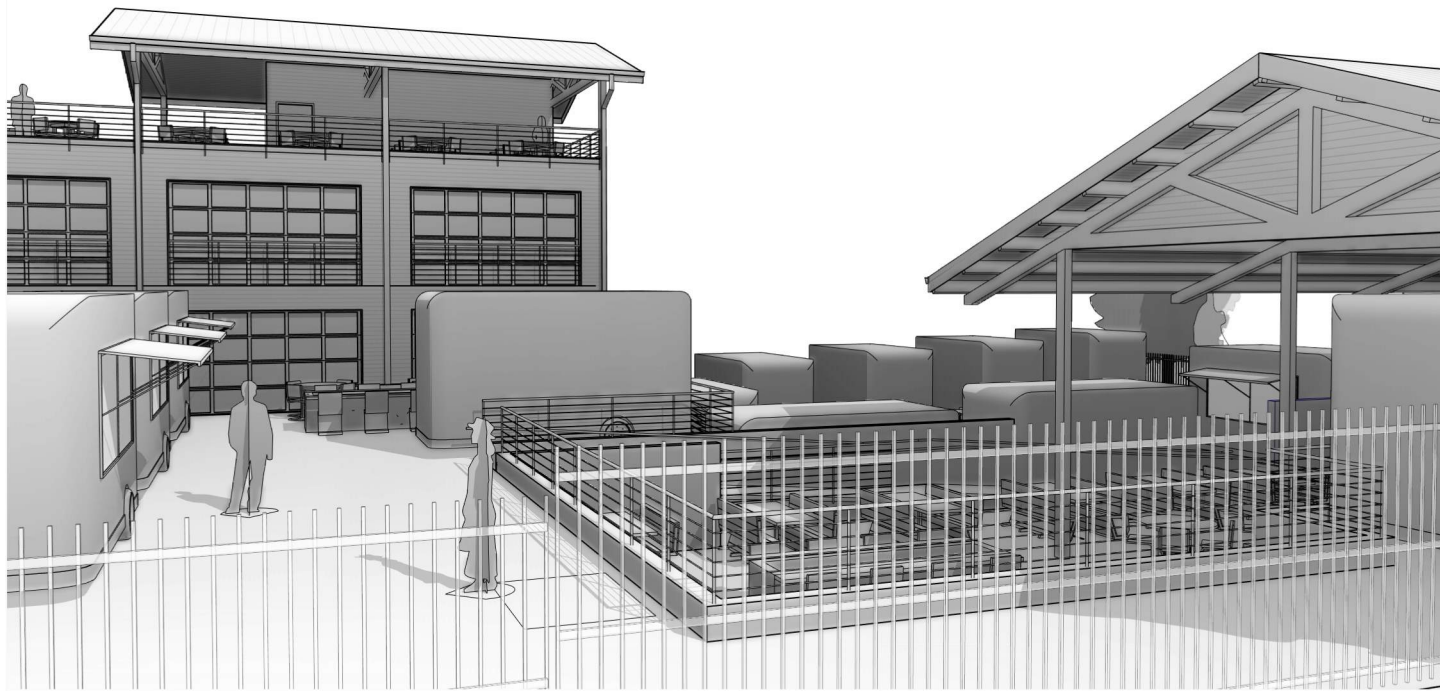
A0.0	COVER SHEET
A0.1	PERSPECTIVES
A1.0	SURVEY
A1.1	SITE PLAN
A1.2	SITE ELEVATIONS
A2.0	TAPROOM BASEMENT
A2.1	TAPROOM LEVEL 1
A2.2	TAPROOM LEVEL 2
A2.3	TAPROOM ROOF
A2.4	TAPROOM ELEVS
A2.5	TAPROOM ELEVS
A3.0	CANOPY PLAN
A3.1	CANOPY ELEVS
A4.0	TRASH ENCLOSURE
A5.0	FENCING
A5.1	WINDOW DETAIL
A5.2	METAL SIDING
A5.3	SECTIONAL GLASS DOORS
C1.00	PAVING & GRADING PLAN
C2.00	UTILITY PLAN
C2.01	UTILITY SCHEDULES



Southwest Aerial Perspective



Southeast Aerial Perspective

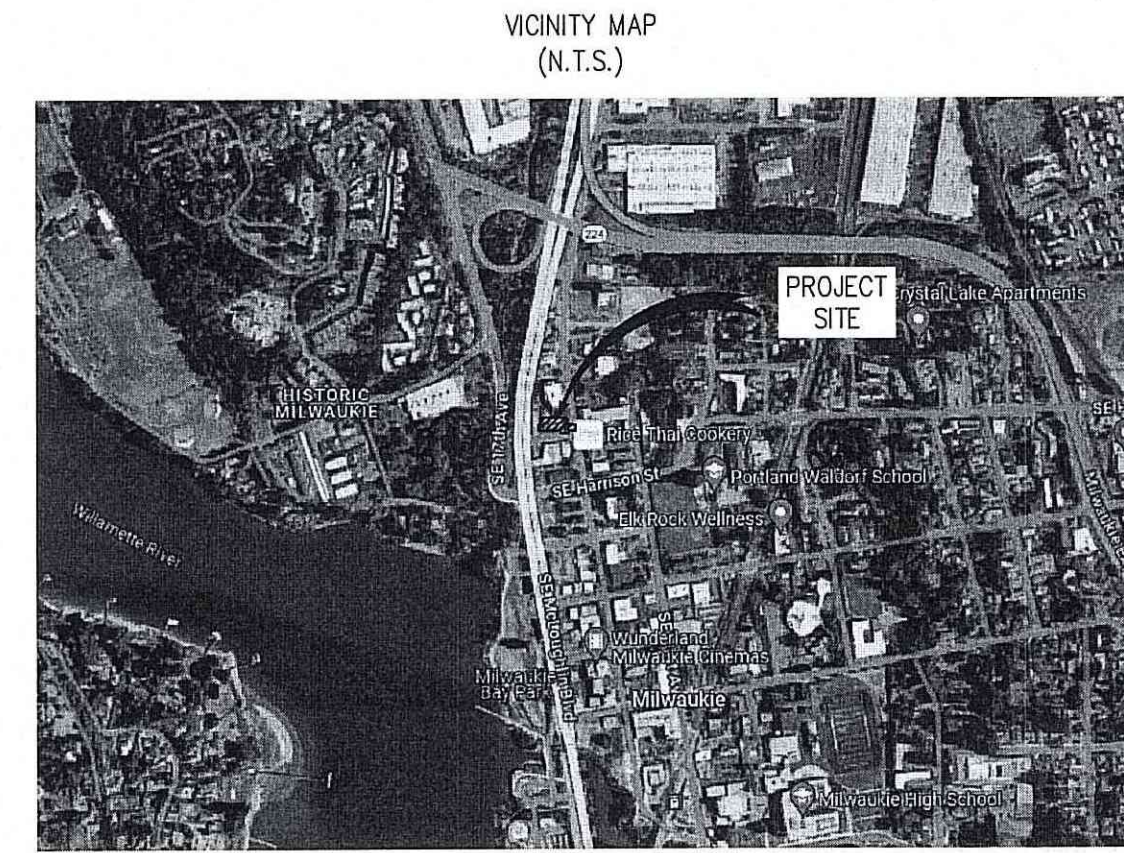
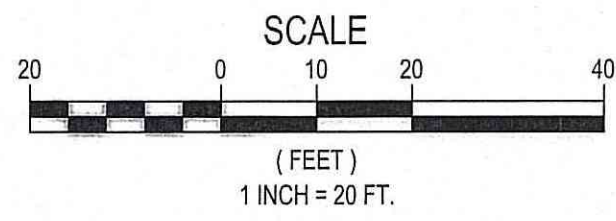
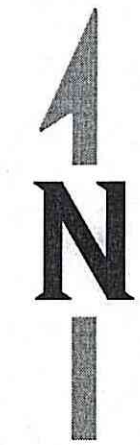


Park Interior View



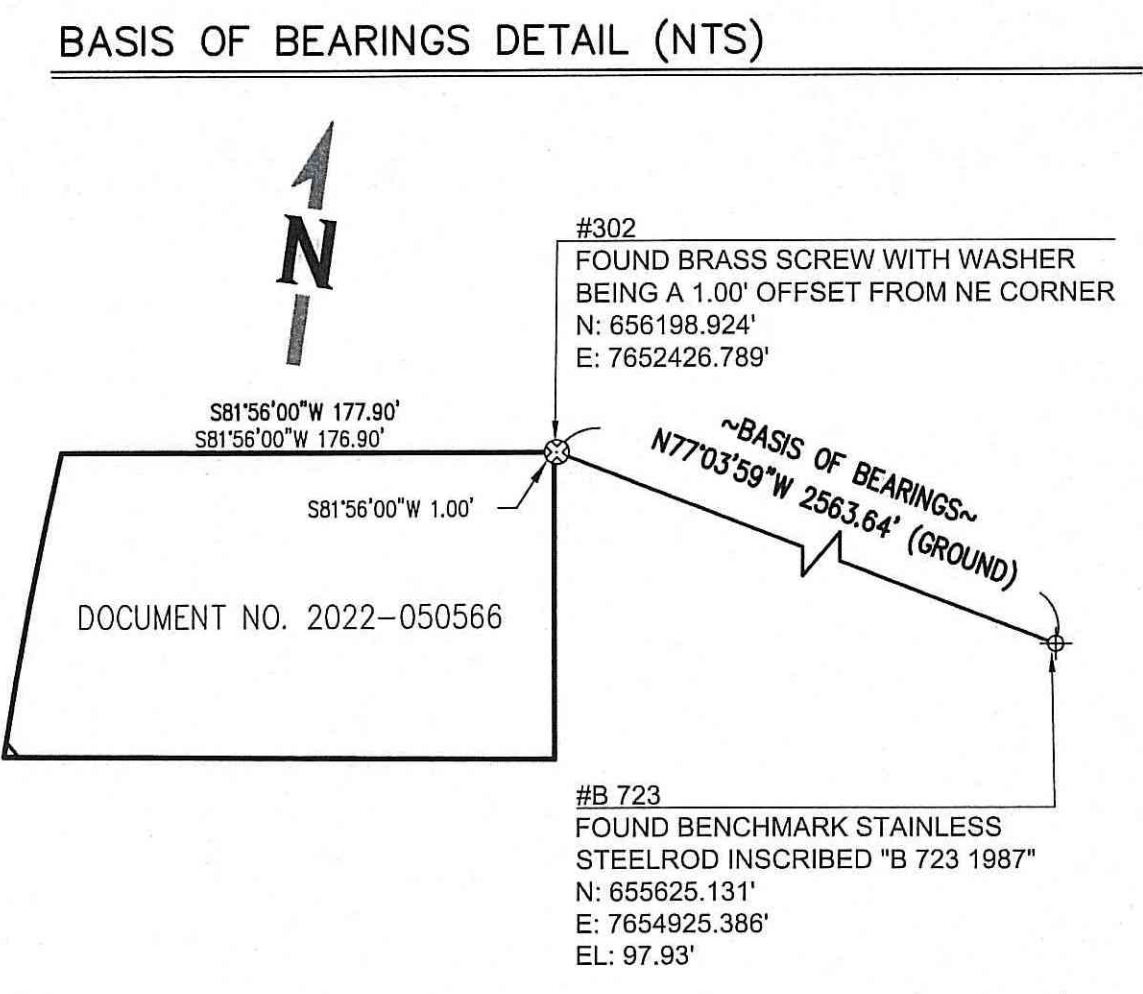
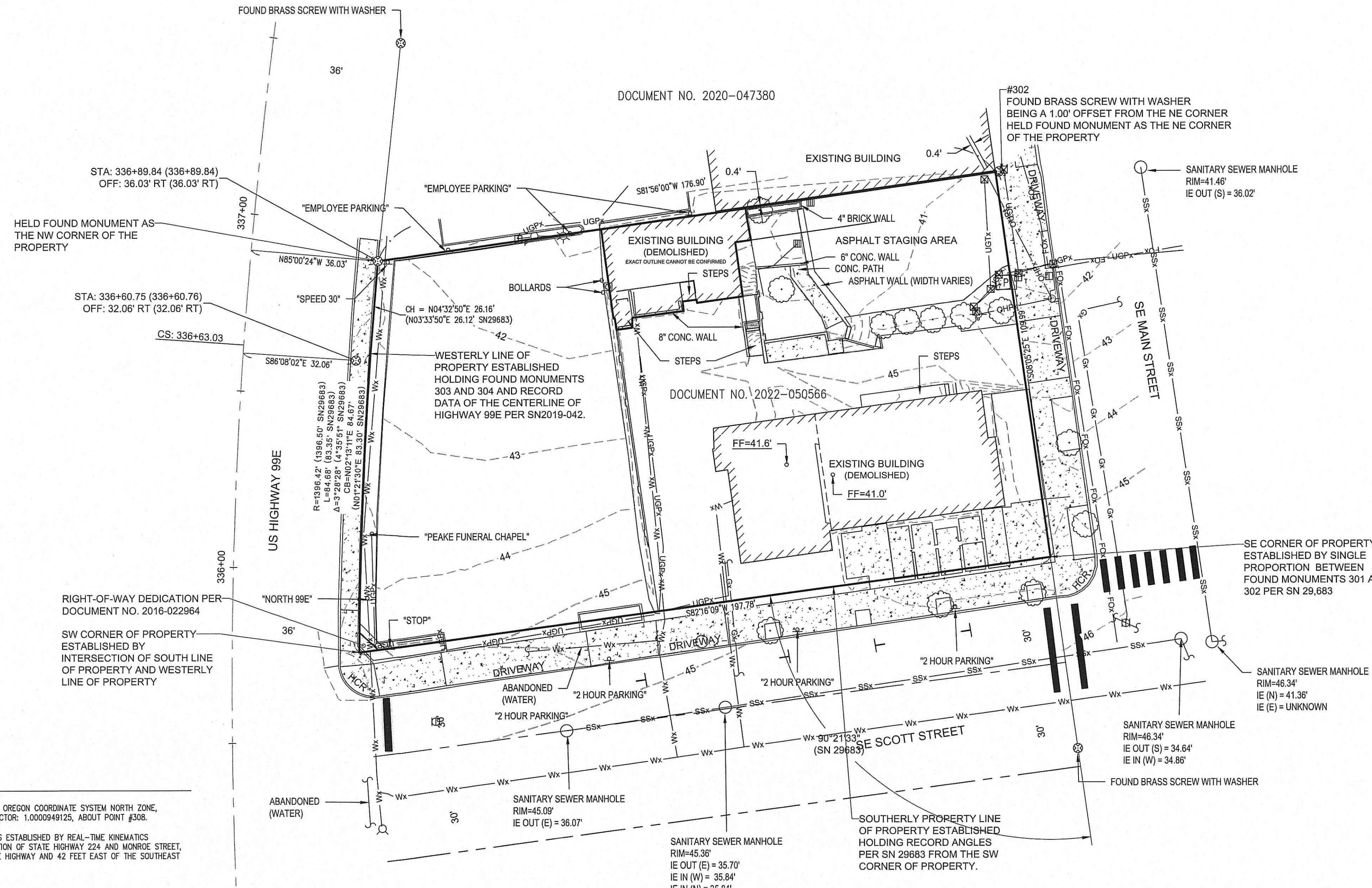
Southeast Entrance

EXISTING CONDITIONS MAP
 PORTIONS OF LOTS 1, 2, 3 AND 4, BLOCK 2 OF "LEWELLING PARK"
 LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M.
 CLACKAMAS COUNTY, OREGON
 DATE: MARCH 6, 2024



NW5
 9450 | SW COMMERCE CIRCLE | STE 300
 WILSONVILLE | OR | 97108
 WWW.NW5.COM | PH: 503-626-0455 | FX: 503-526-0775

REGISTERED PROFESSIONAL LAND SURVEYOR
Austin Russell Snyder
 OREGON
 MARCH 14, 2023
 AUSTIN RUSSELL SNYDER
 102825
 REVIEWS: 6/30/2024



LEGEND

	SET CONTROL POINT
	FOUND BRASS SCREW WITH WASHER
	FOUND MONUMENT
	DECIDUOUS TREE
	POWER JUNCTION BOX
	SIGN (ON POST)
	STORM TYPE 1 CATCH BASIN
	TELEPHONE JUNCTION BOX
	FIRE HYDRANT
	GAS METER
	UTILITY LIGHT POLE
	TELEPHONE PEDESTAL
	POWER VAULT
	UTILITY LIGHT POLE
	UTILITY LIGHT POLE WITH DROP
	GAS METER
	EXISTING UNDERGROUND POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPERTY LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING
	CONCRETE
	HANDICAP RAMP
	UTILITY LOCATES END

PROJECT DATUM
 HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, (NAD83), EPOCH 2011, OREGON COORDINATE SYSTEM NORTH ZONE, INTERNATIONAL FEET, DISTANCES SHOWN ARE AT GROUND, COMBINED SCALE FACTOR: 1.0000949125, ABOUT POINT #308.
 VERTICAL DATUM/BENCHMARK: THE BASIS OF ELEVATION FOR THIS SURVEY WAS ESTABLISHED BY REAL-TIME KINEMATICS OBSERVATION ON THE NGS BENCHMARK NO. B 723 LOCATED AT THE INTERSECTION OF STATE HIGHWAY 224 AND MONROE STREET, 108.9 FEET WEST OF THE CENTERLINE OF THE SOUTHEASTBOUND LANES OF THE HIGHWAY AND 42 FEET EAST OF THE SOUTHEAST CORNER OF AN APARTMENT BUILDING.
 ELEVATION = 97.93 FEET (NAVD 88)
 THE BENCHMARK WAS OBSERVED AS PROJECT POINT #308.

- NOTE**
- UTILITY LOCATIONS ARE AN APPROXIMATION BASED ON SURVEYOR'S OBSERVATIONS ON UTILITY MARKS AND ABOVE GROUND STRUCTURES. PRIVATE LOCATES WERE CONDUCTED BY ADVANCED UTILITY UNDERGROUND LOCATES (AUUL) INC. 811 LOCATES SHOULD BE CALLED BY CONTRACTOR BEFORE ANY ONSITE DIGGING OCCURS TO VERIFY UTILITY LOCATIONS.
 - THE MAP DOES NOT CONSTITUTE A RECORD OF SURVEY AND THE BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. NO NEW PROPERTY CORNERS SET AND NO RECORD OF SURVEY WAS FILED WITH THE COUNTY FOR THIS SURVEY.
 - NO TITLE REPORT WAS PROVIDED. EASEMENTS NOT PLOTTED.

NO.	BY	DATE	REMARKS

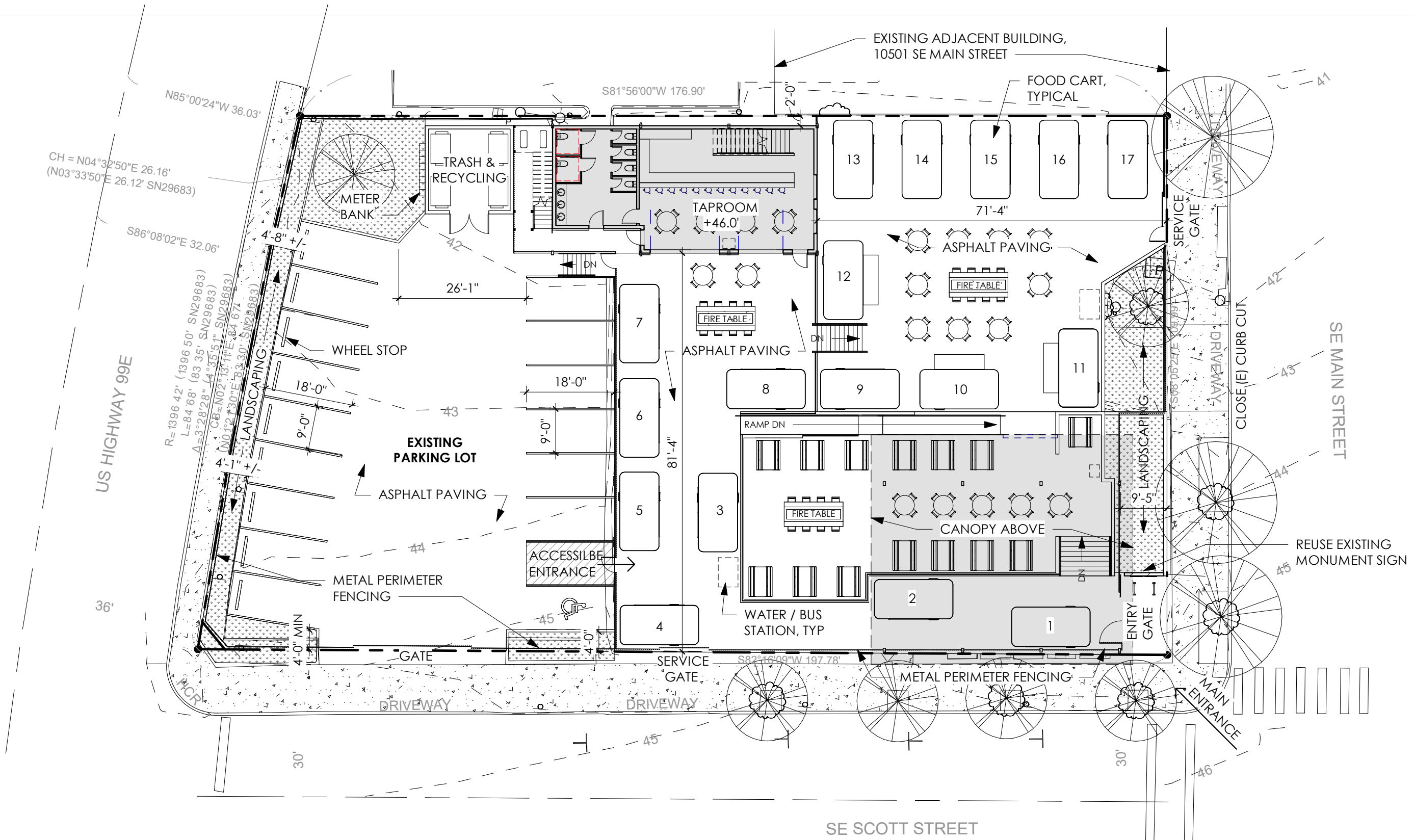
SHEET INFO

DRAWN	CAJ	CHECKED	ARS	APPROVED	ARS	LAST EDIT	3/6/2024	PLOT DATE	3/6/2024	SUBMITTAL

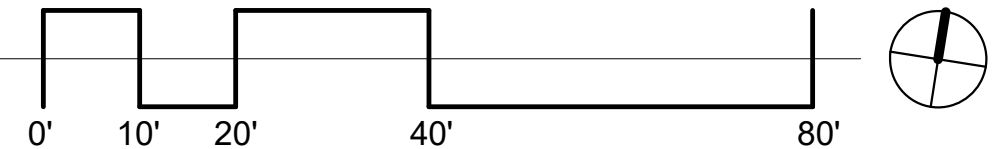
TOPOGRAPHIC & BOUNDARY SURVEY
SWISS MOUNTAIN CONSTRUCTION
 NE 1/4 OF THE NE 1/4 SECTION 35, T. 1 S., R. 1 E., W.M.
 CLACKAMAS COUNTY, OREGON

PROJECT NUMBER: 22824-C000271.00 - TOPO
 DRAWING FILE NAME: 22824-C000271.00 - TOPO
 DRAWING SCALE: 1" = 20'

SHEET NUMBER: 1 OF 1



1 / Site Plan
 scale: 1" = 20'-0"

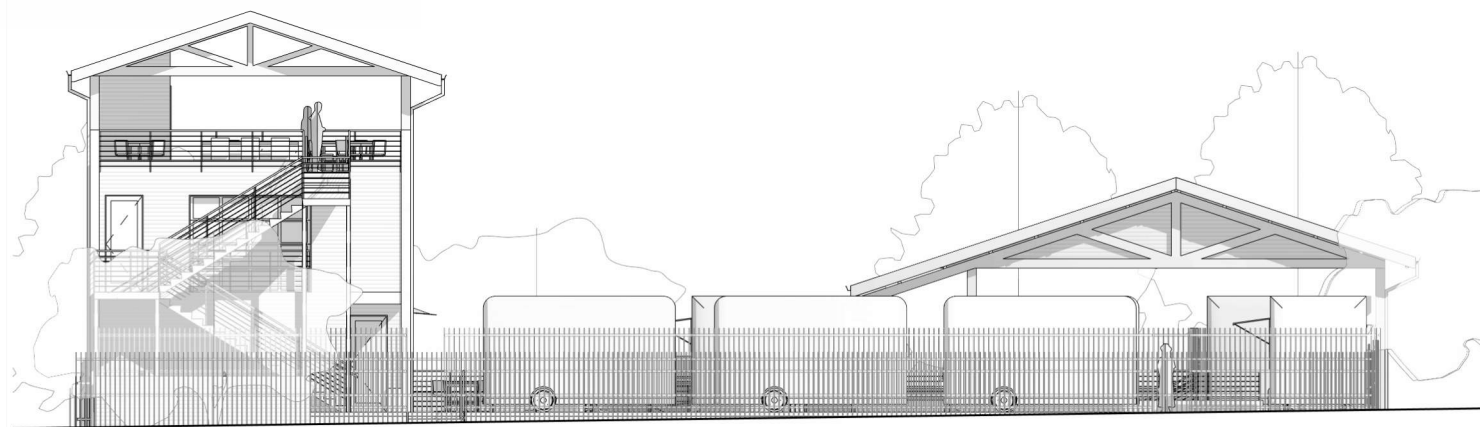


1847 Food Park

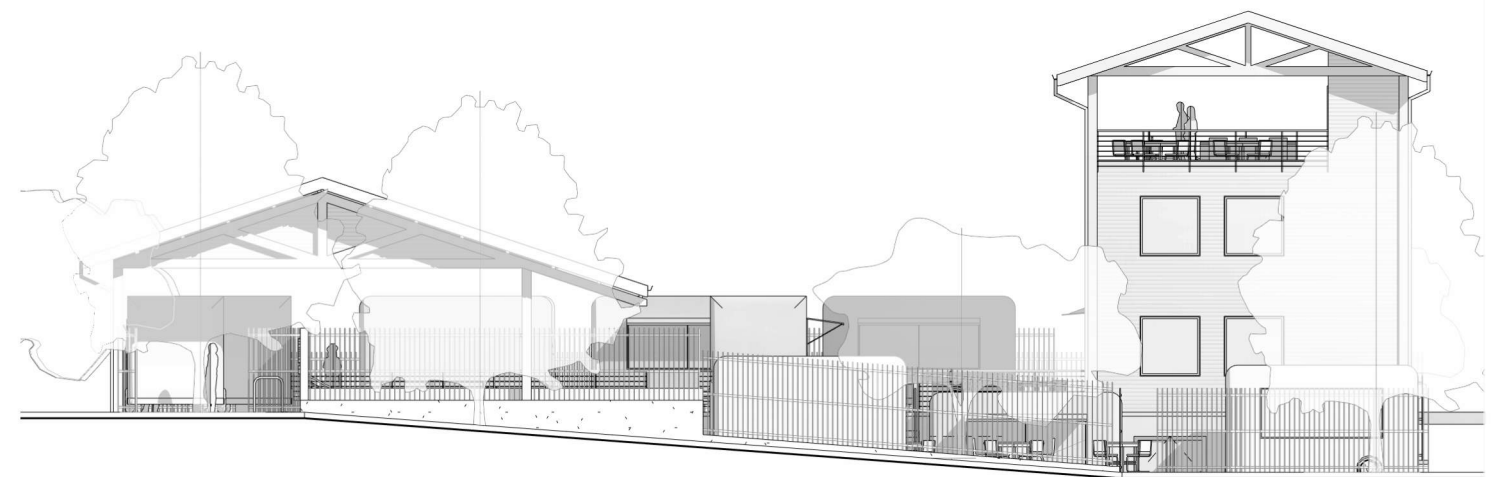
1915 & 1925 SE Scott Street
 Milwaukie, OR 97222



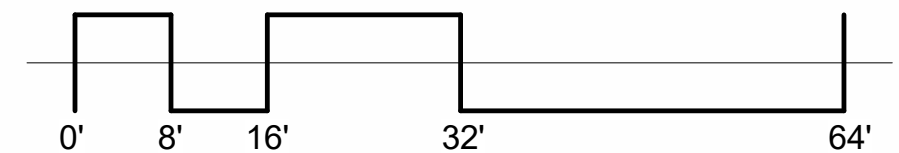
1 / South Elevation @ SE Scott Street
 scale: 1/16" = 1'-0"

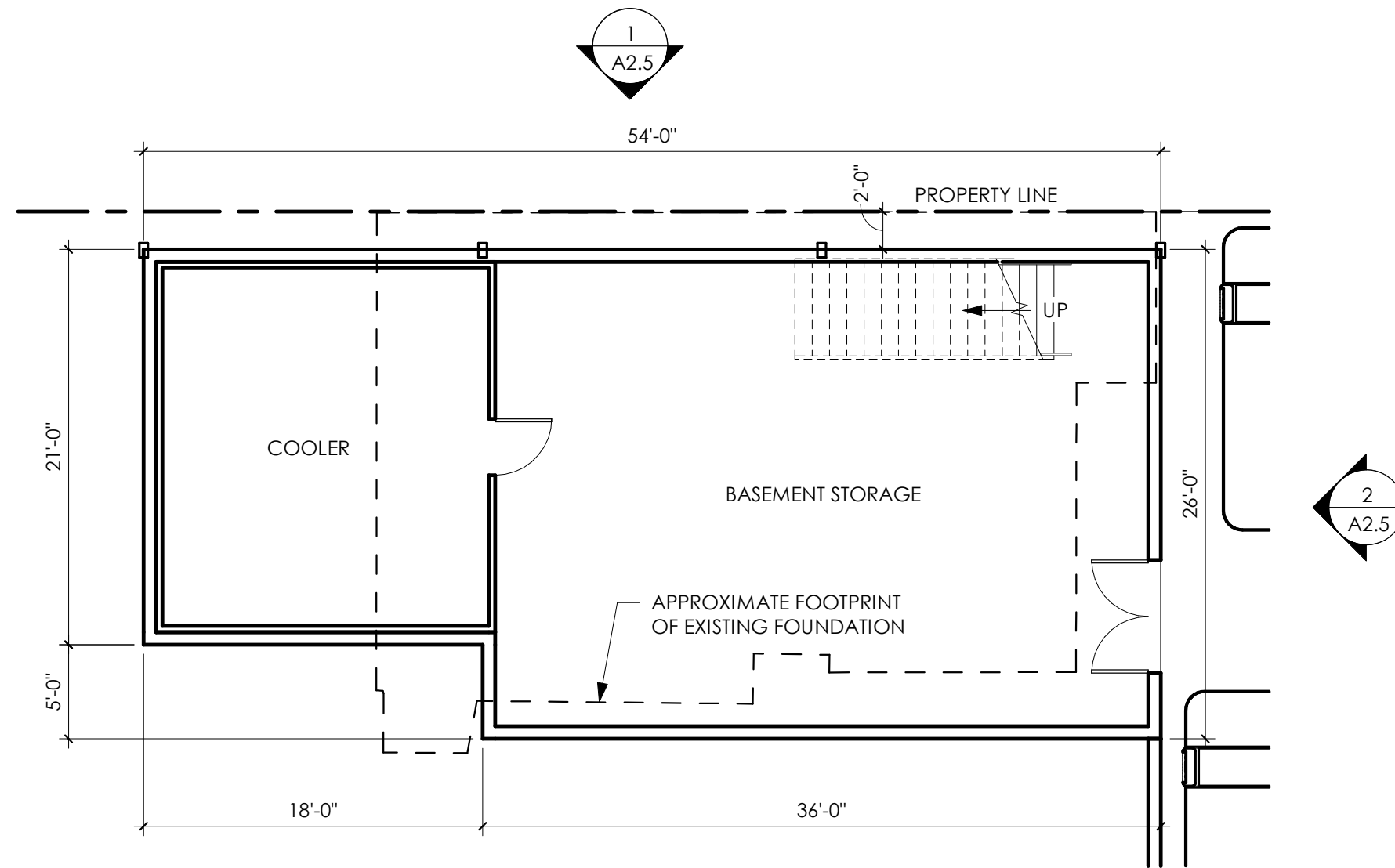


3 / West Elevation @ SE McLoughlin Boulevard
 scale: 1/16" = 1'-0"



2 / East Elevation @ SE Main Street
 scale: 1/16" = 1'-0"

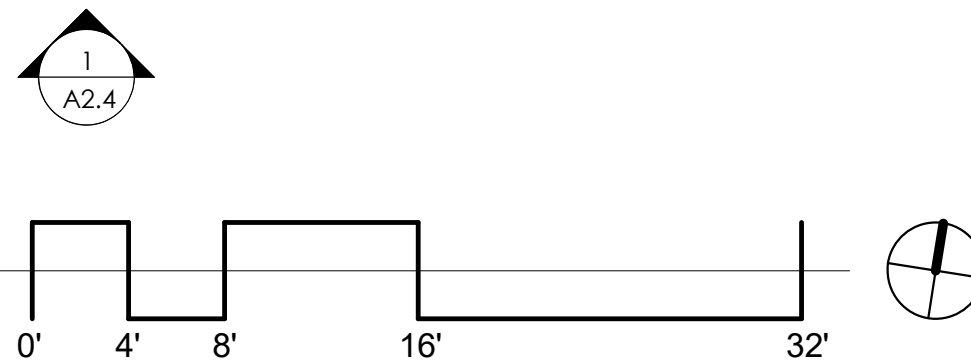




Taproom Building Area

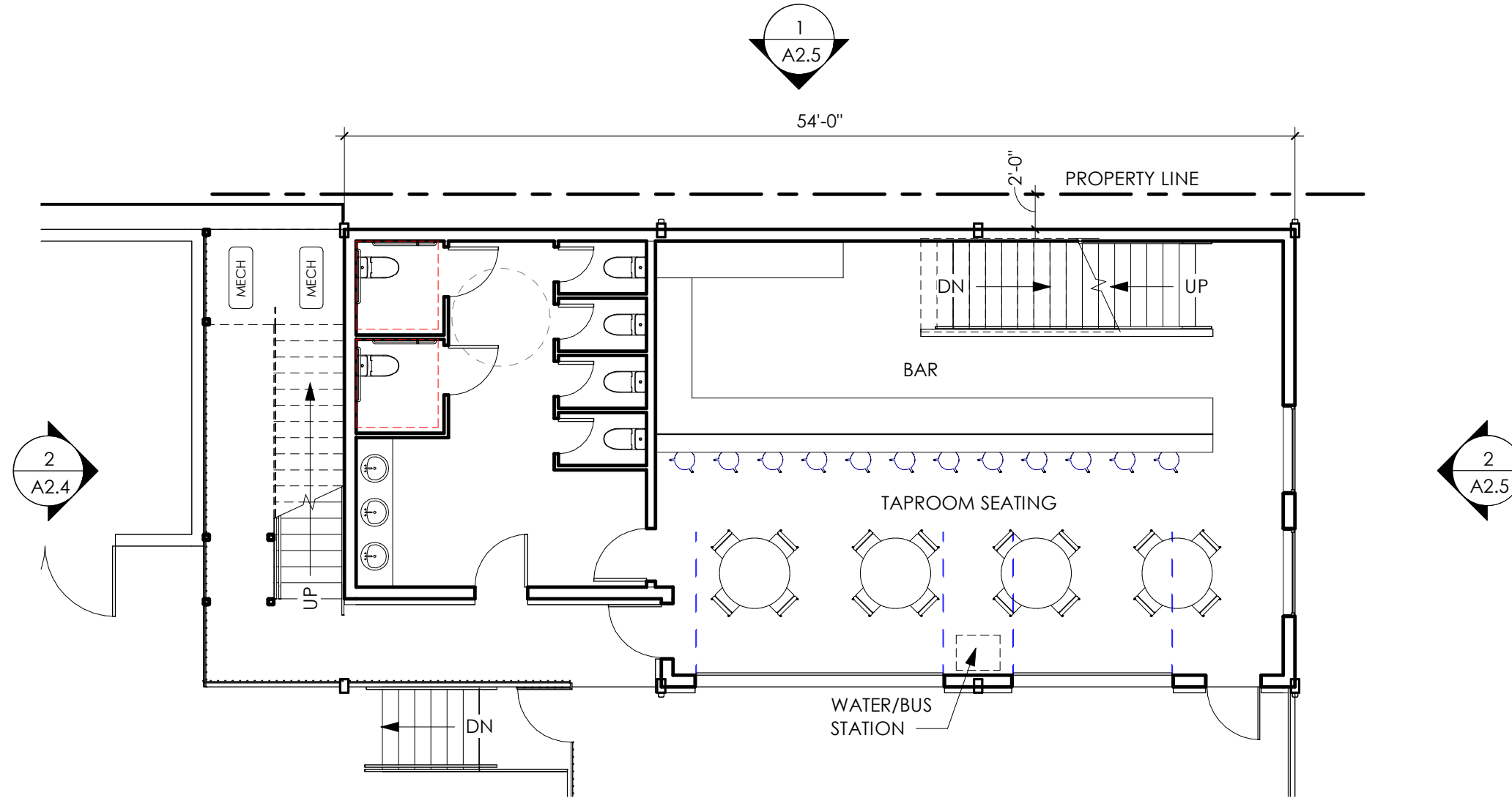
Basement	1,314 SF
Level 1	1,314 SF
Level 2	1,404 SF
Total	4,032 SF

Taproom Basement

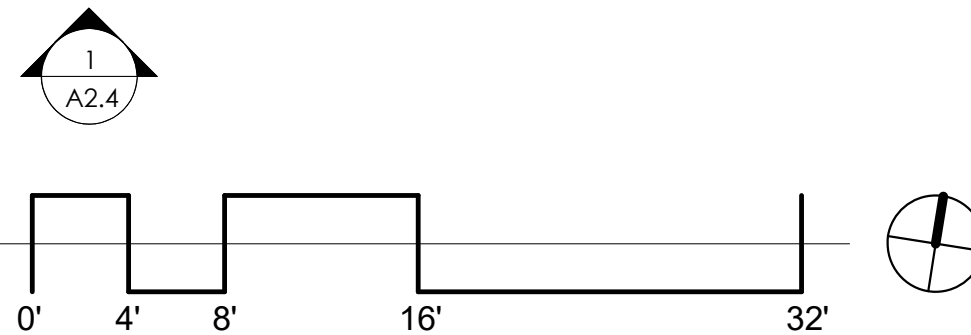


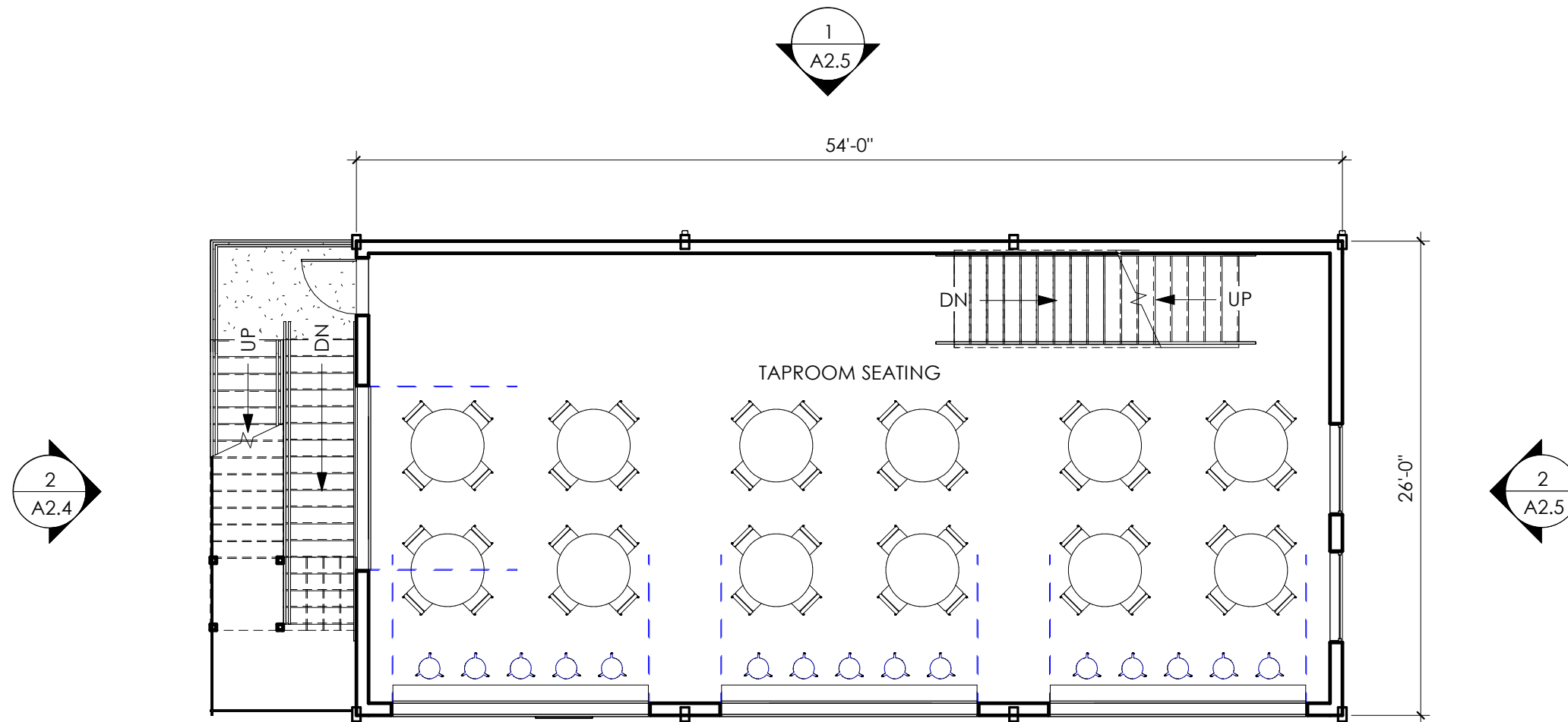
1847 Food Park

1915 & 1925 SE Scott Street
Milwaukie, OR 97222

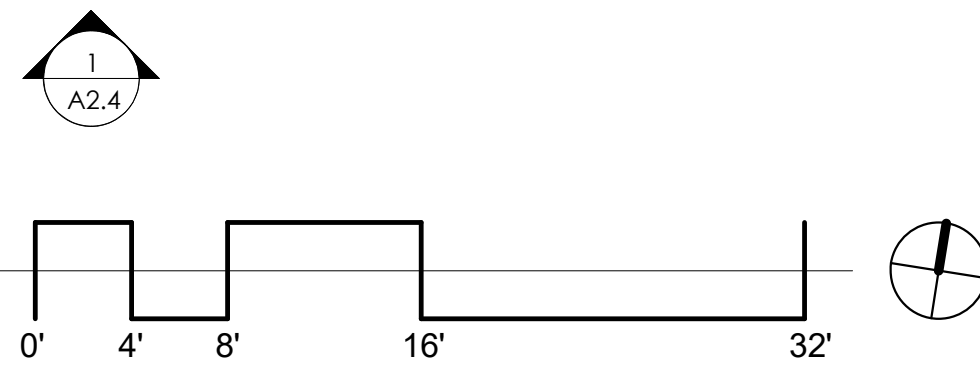


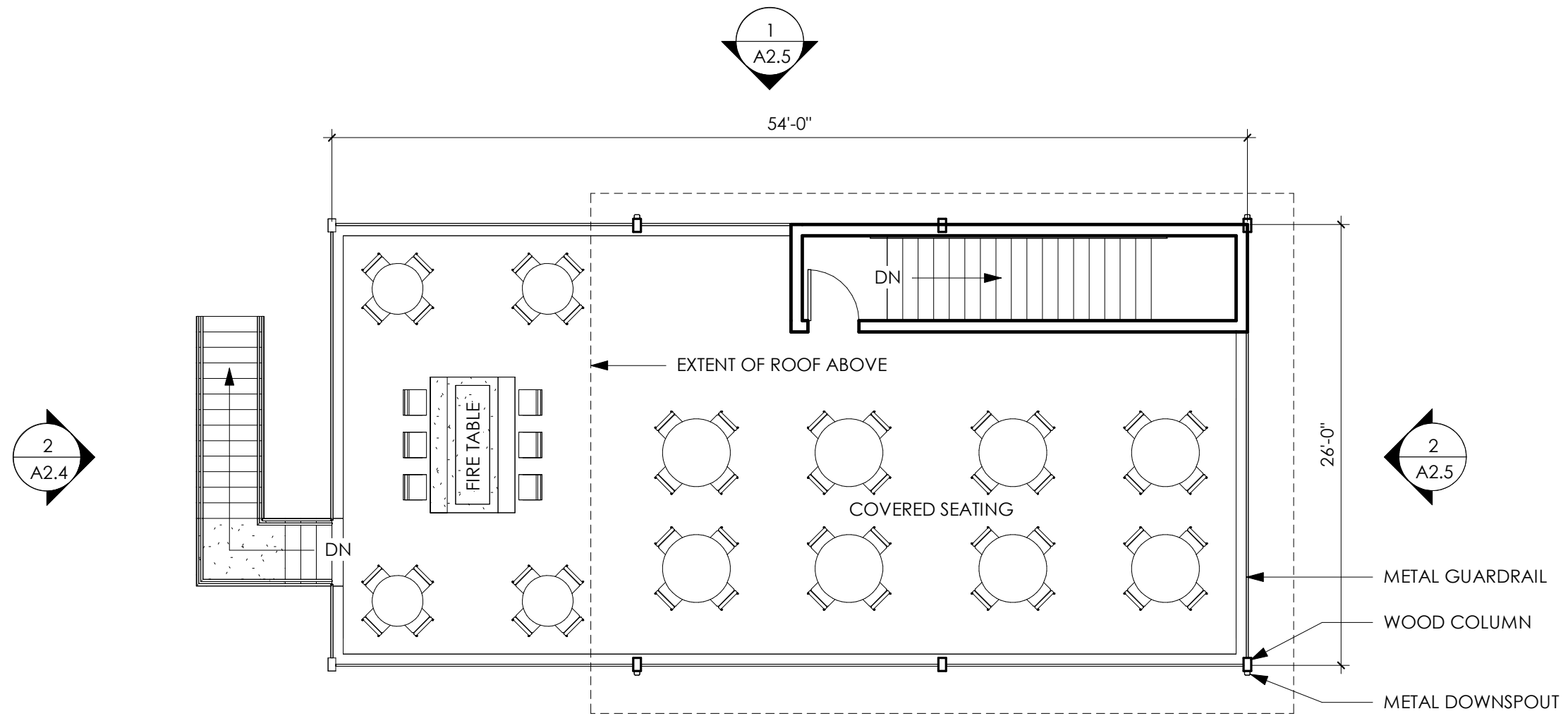
Taproom - Level 1



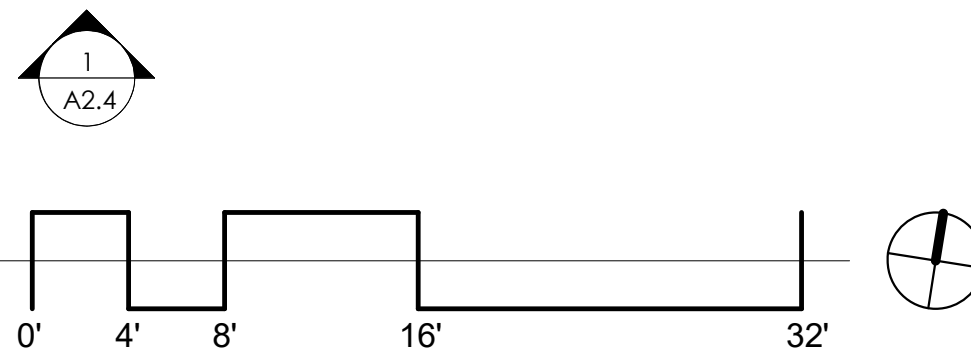


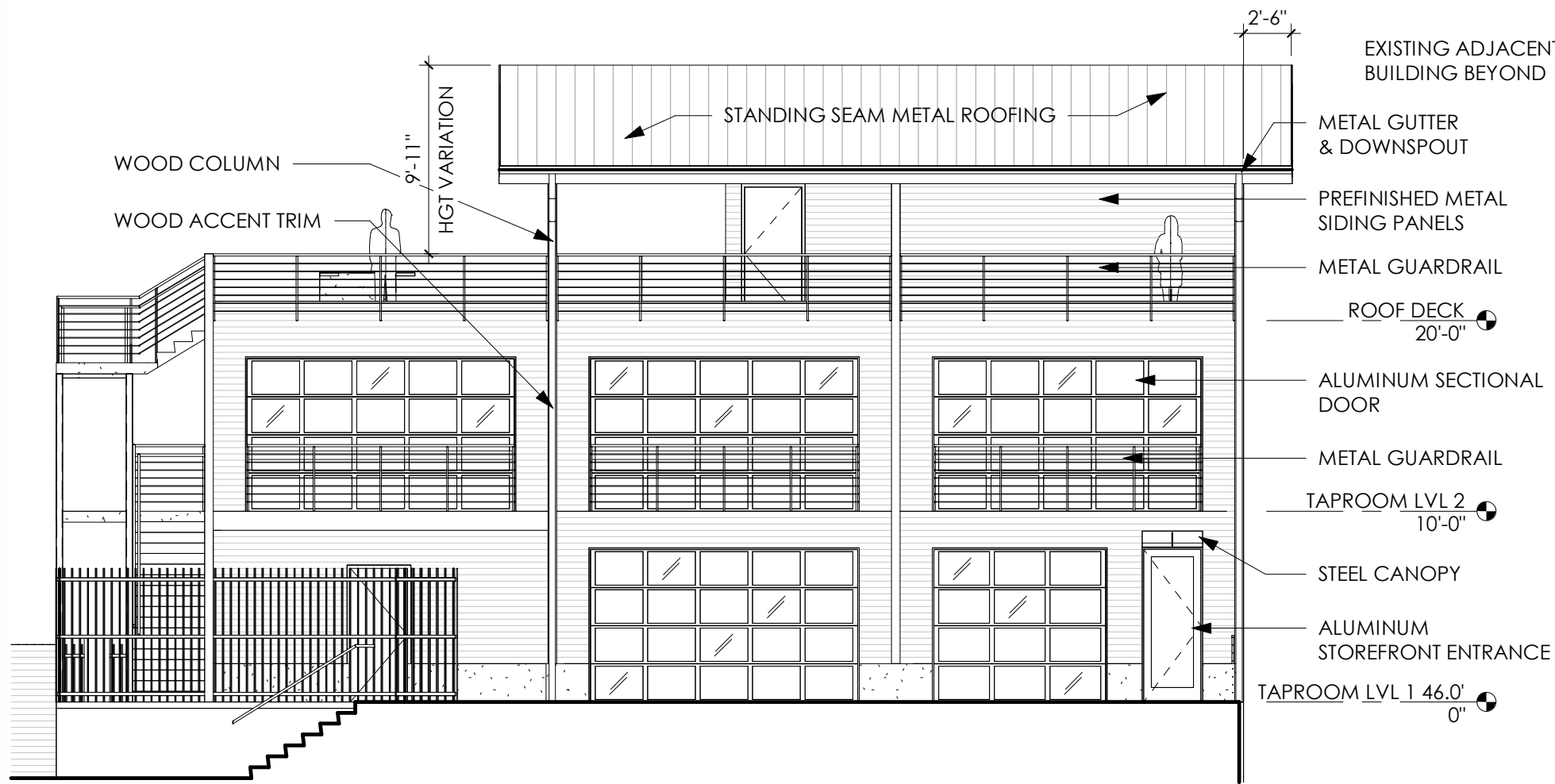
Taproom - Level 2



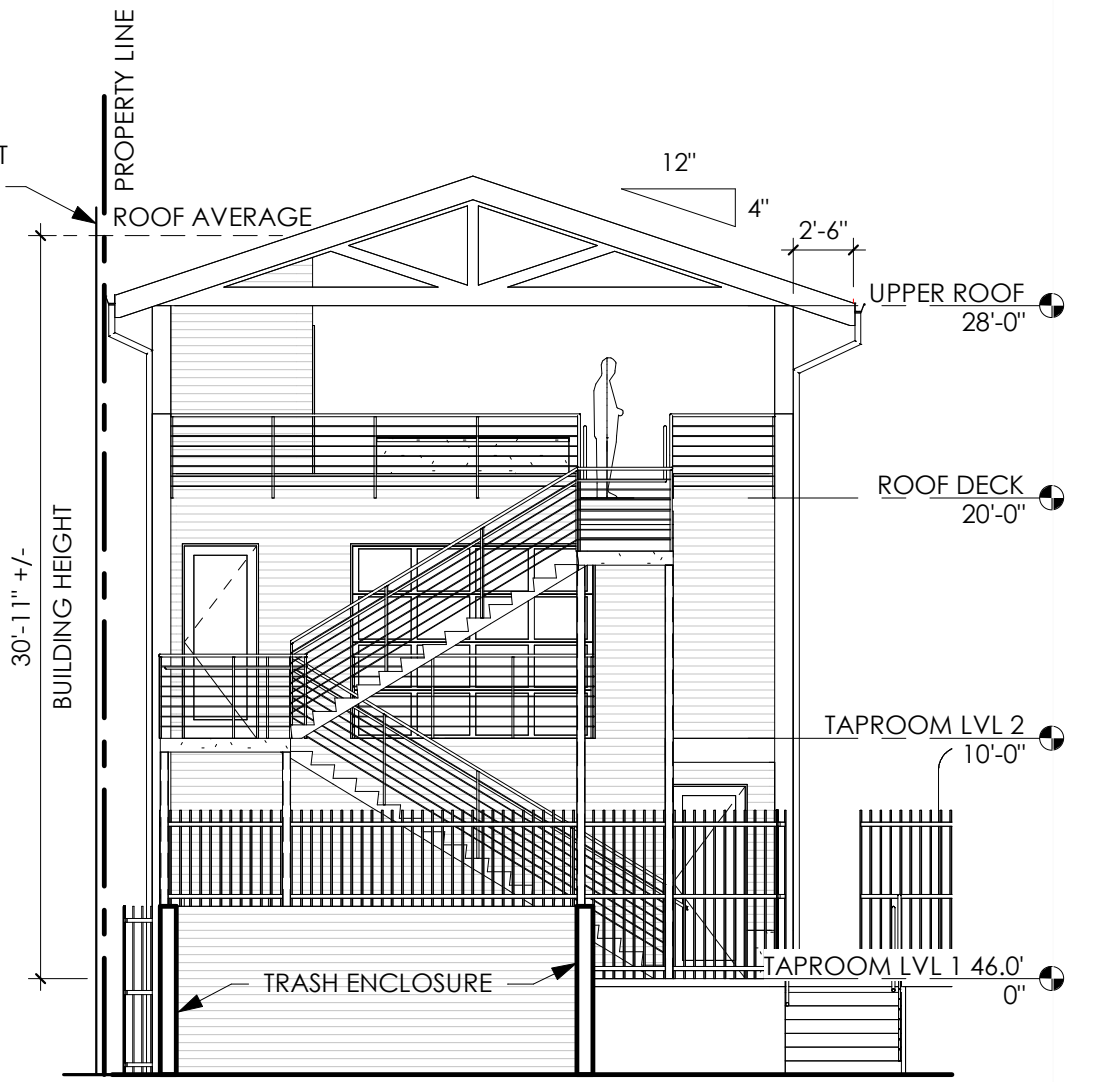


Taproom - Roof Deck





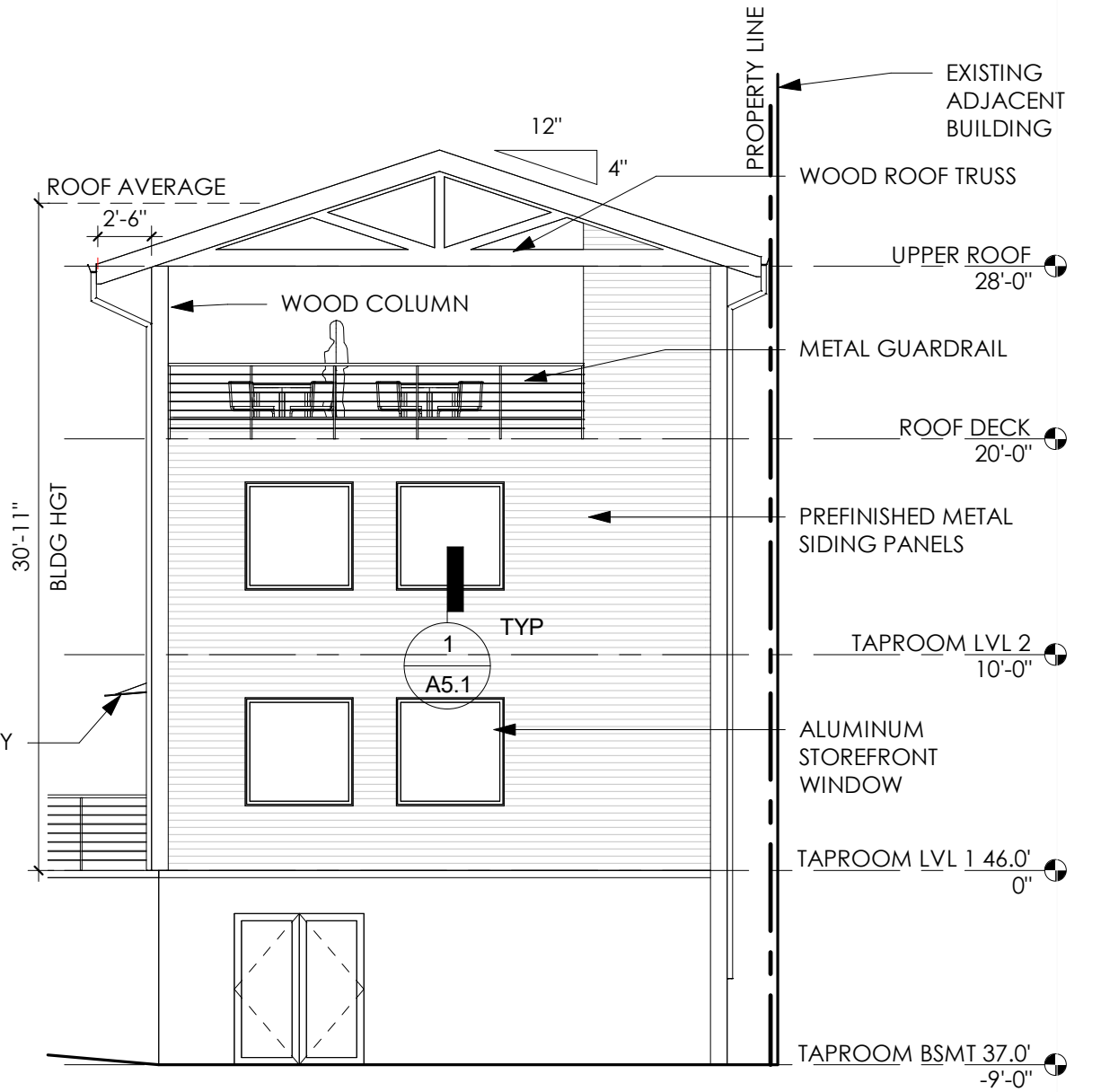
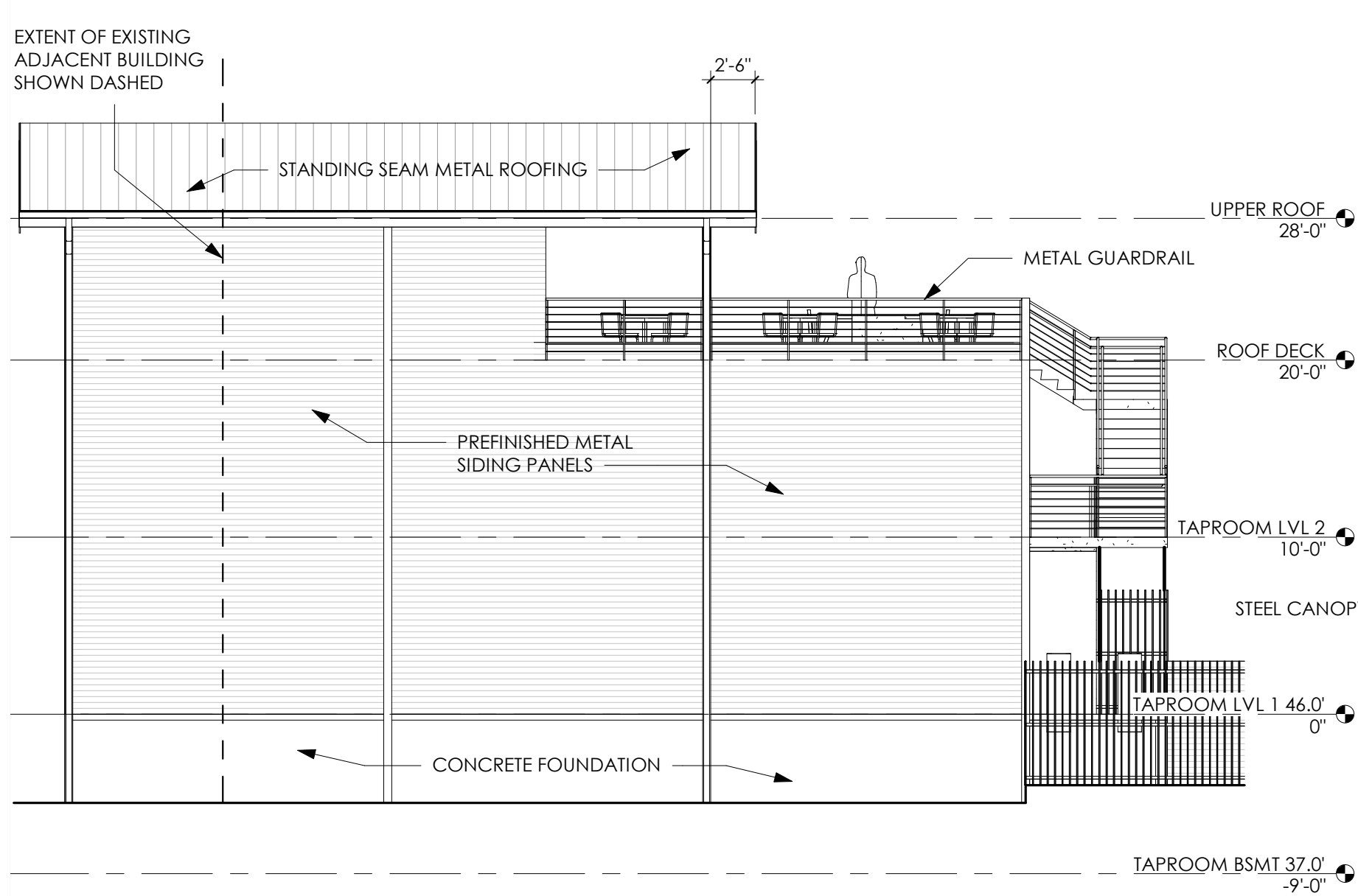
- EXISTING ADJACENT BUILDING BEYOND
- METAL GUTTER & DOWNSPOUT
- PREFINISHED METAL SIDING PANELS
- METAL GUARDRAIL
- ROOF DECK 20'-0"
- ALUMINUM SECTIONAL DOOR
- METAL GUARDRAIL
- TAPROOM LVL 2 10'-0"
- STEEL CANOPY
- ALUMINUM STOREFRONT ENTRANCE
- TAPROOM LVL 1 46.0' 0"



- PROPERTY LINE
- ROOF AVERAGE
- UPPER ROOF 28'-0"
- ROOF DECK 20'-0"
- TAPROOM LVL 2 10'-0"
- TRASH ENCLOSURE
- TAPROOM LVL 1 46.0' 0"

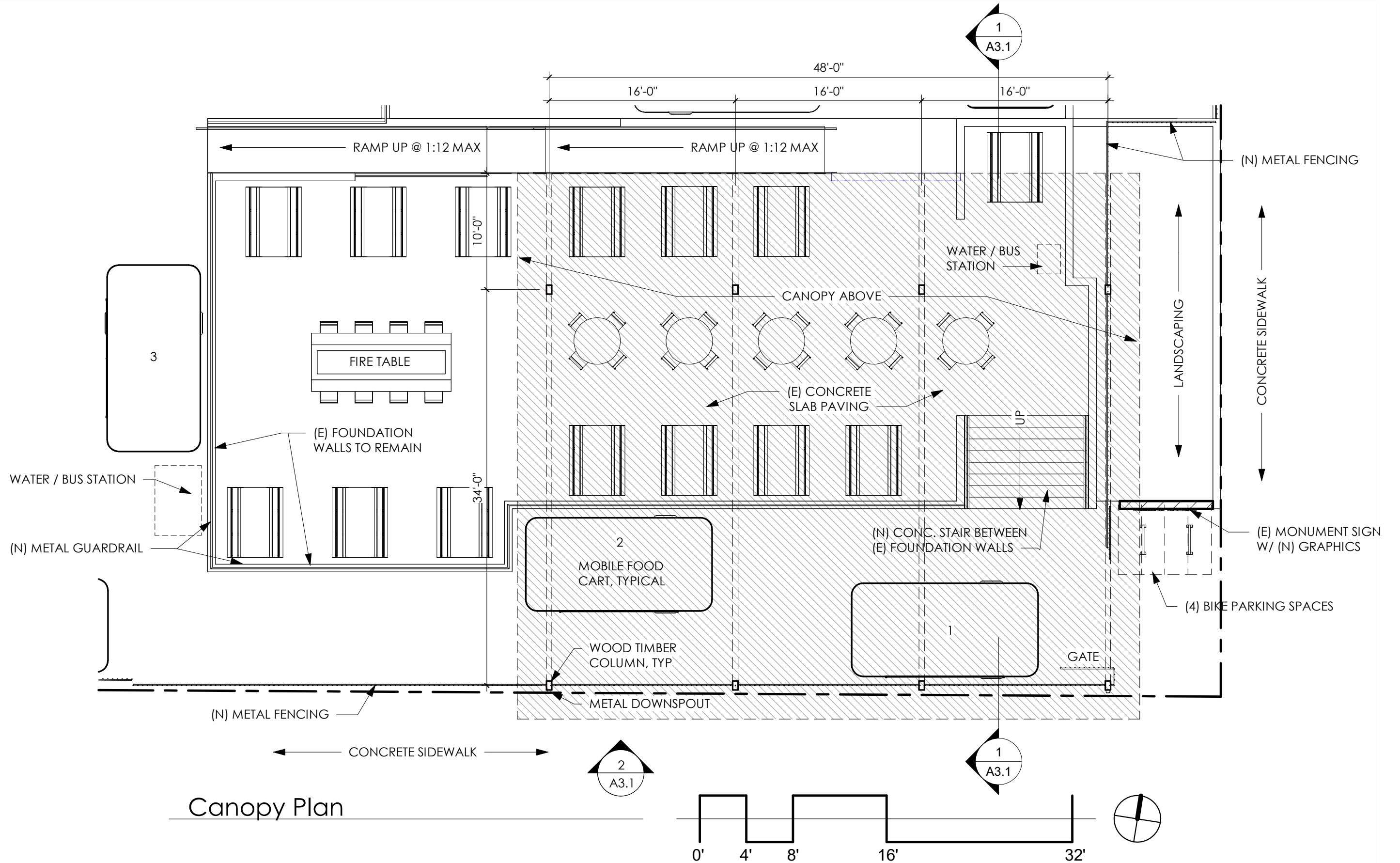
1 / South Elevation - Taproom
scale: 1/8" = 1'-0"

2 / West Elevation - Taproom
scale: 1/8" = 1'-0"



1 / North Elevation - Taproom
 scale: 1/8" = 1'-0"

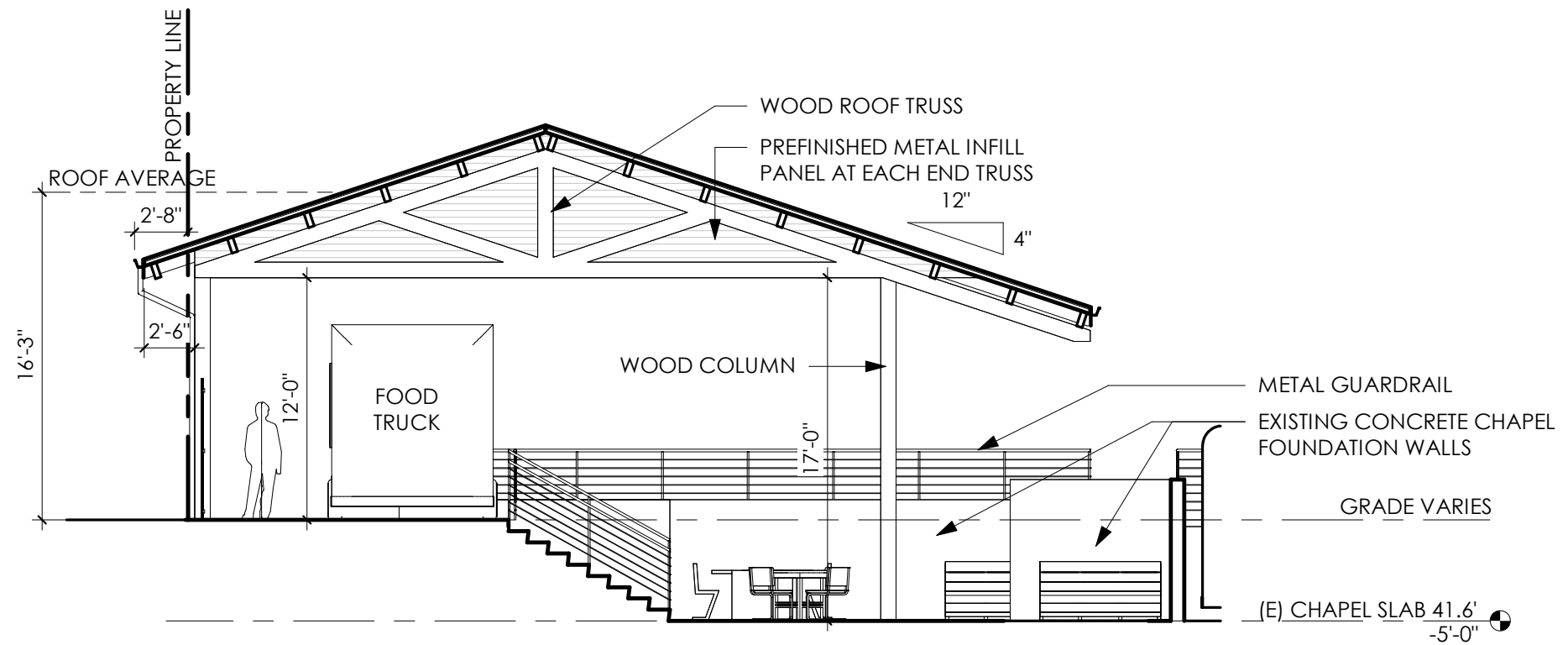
2 / East Elevation - Taproom
 scale: 1/8" = 1'-0"



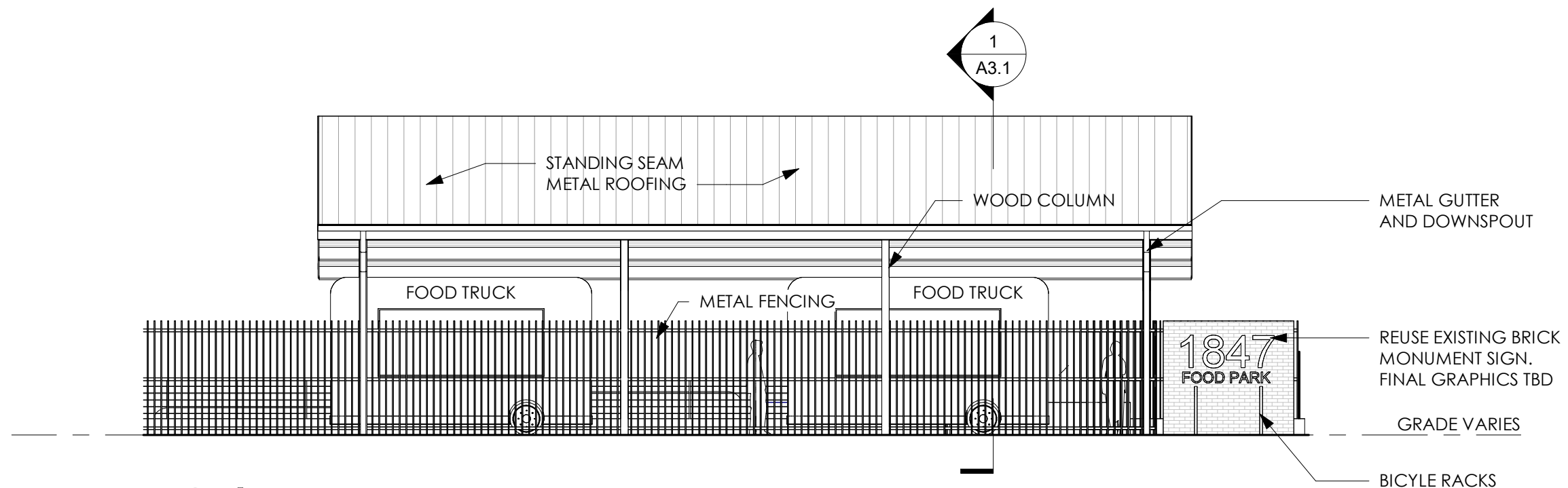
Canopy Plan

1847 Food Park

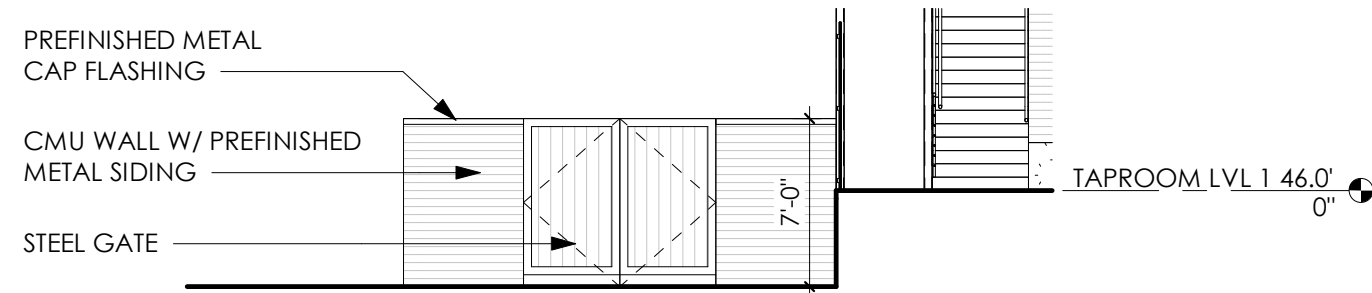
1915 & 1925 SE Scott Street
Milwaukie, OR 97222



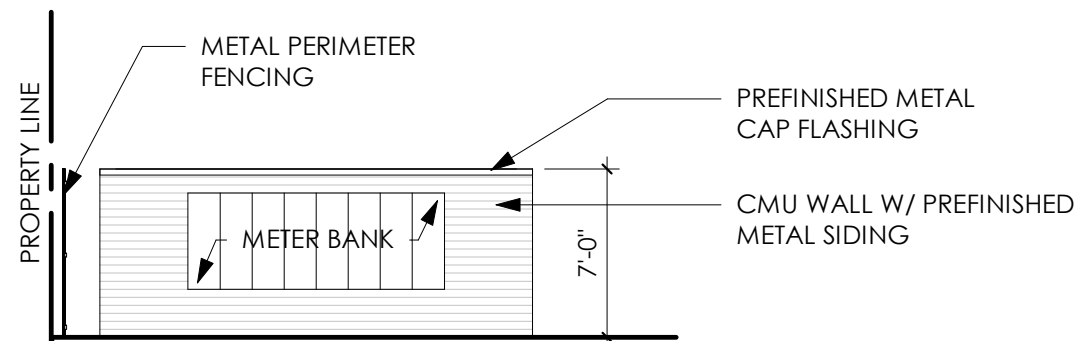
1 / Building Section - Canopy
 scale: 1/8" = 1'-0"



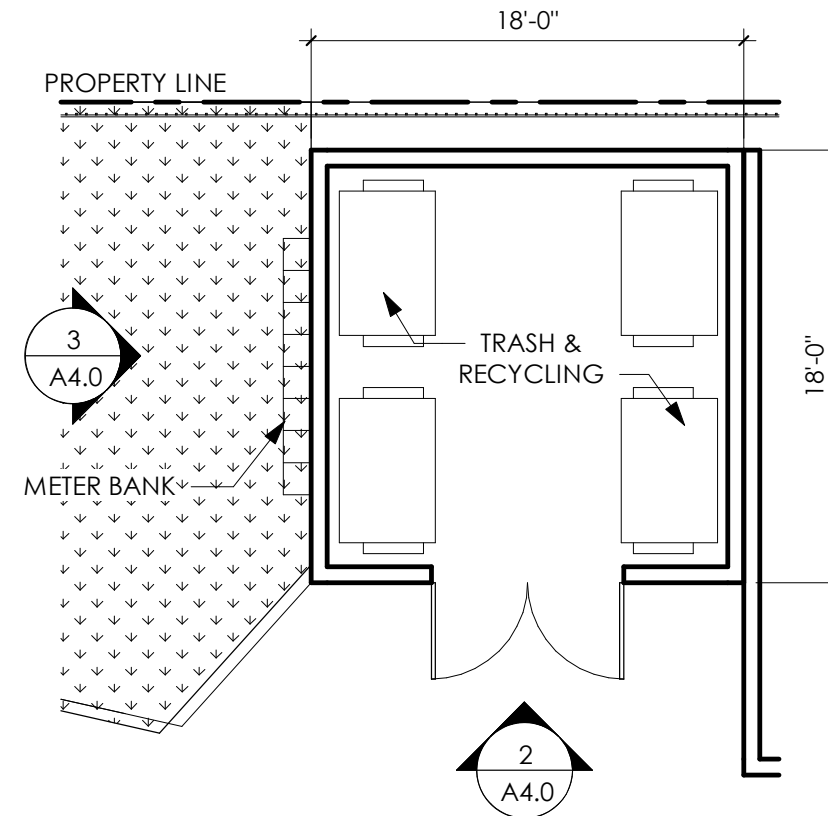
2 / South Elevation - Canopy
 scale: 1/8" = 1'-0"



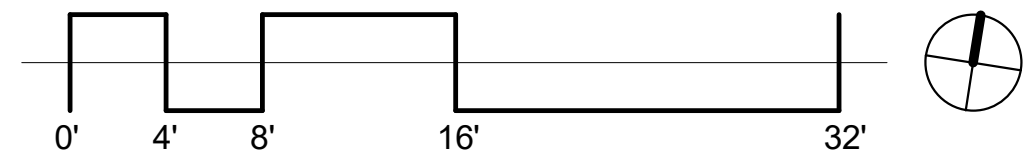
2 / South Elevation - Trash Enclosure
 scale: 1/8" = 1'-0"



3 / West Elevation - Trash Enclosure
 scale: 1/8" = 1'-0"



1 / Trash Enclosure Plan
 scale: 1/8" = 1'-0"



SITE PERIMETER FENCING SYSTEM



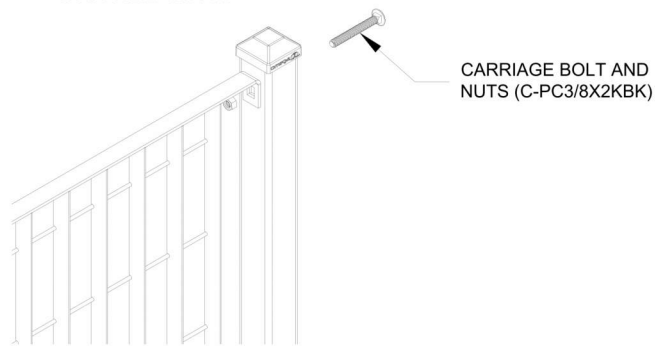
RECTANGULAR PATTERN

OMEGA 10 is widely used. This rectangular pattern offers extensive design versatility. Made with a combination of flat vertical bars and round horizontal wires.

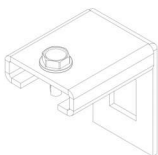
- Versatile and attractive rectangular pattern
- Unobtrusive security

BRACKET KITS FOR OMEGA 10 PANEL ON SQUARE POST

STANDARD BRACKET INSTALLATION

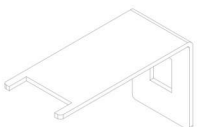


TELESCOPIC BRACKET



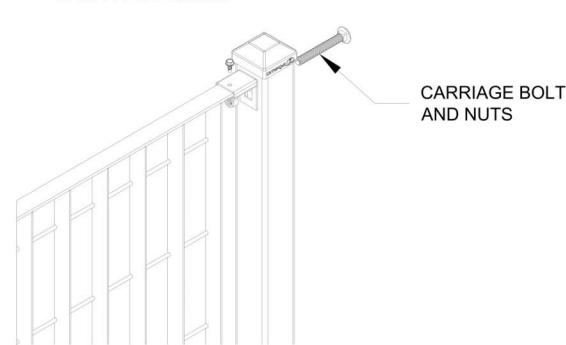
C-GTBK BK

SUPPORT BRACKET

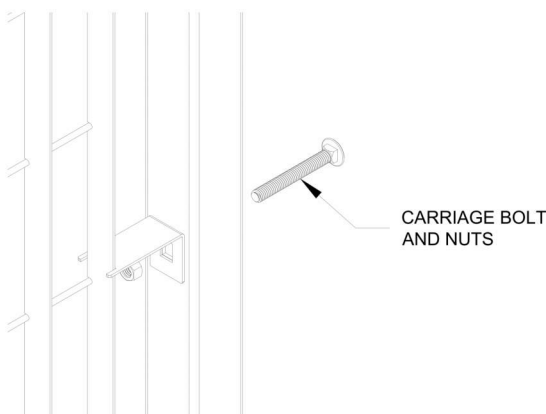


C-GSABK

TELESCOPIC BRACKET INSTALLATION



SUPPORT BRACKET INSTALLATION
78" AND 99" HIGH PANELS



NOTES:
FOR COLORS OTHER THAN BLACK, ALL PARTS ARE POLYESTER POWDER COATED EXCEPT NUTS & BOLTS.

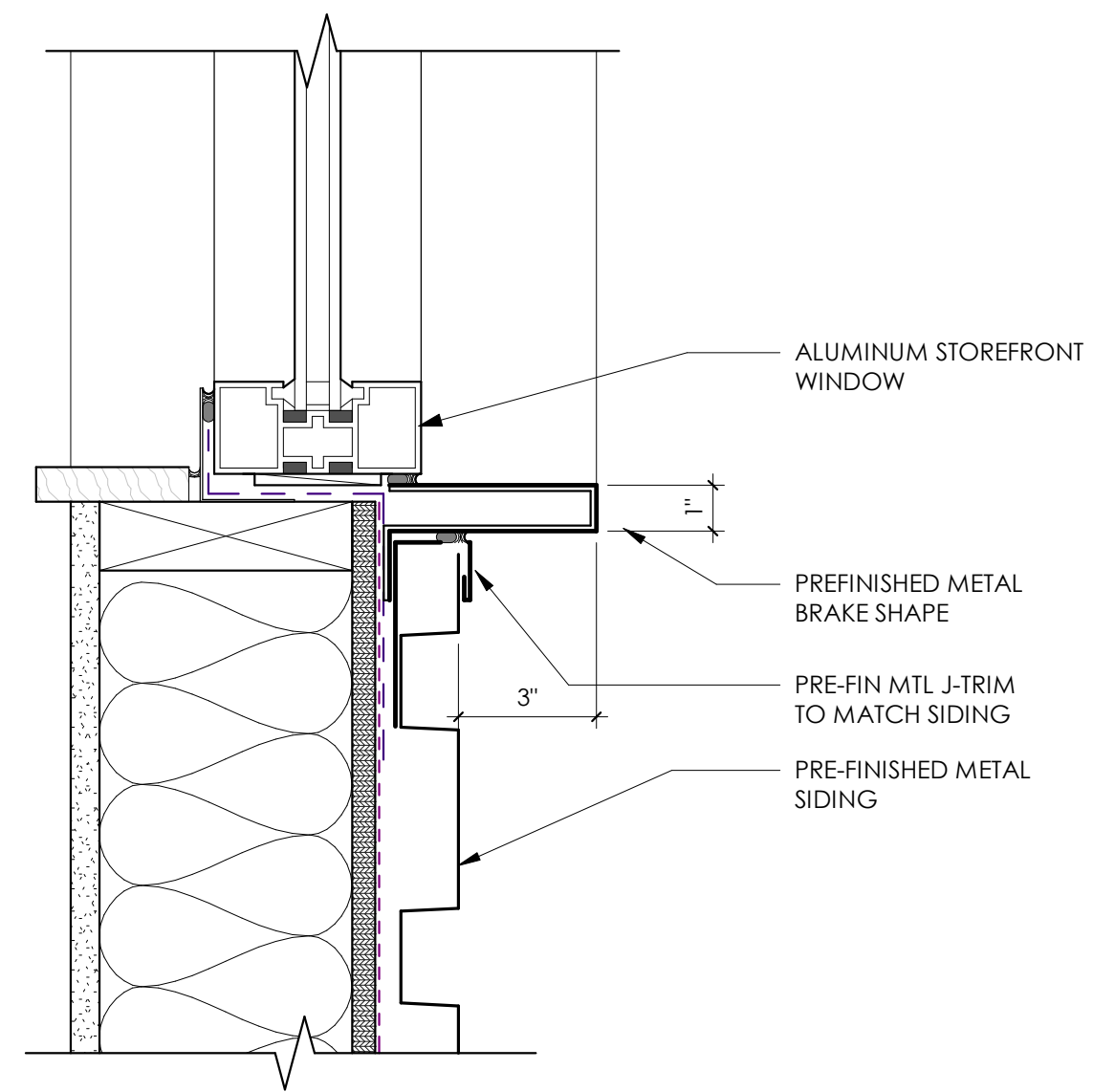


Omega II Fence Systems
1735, Blvd. St-Elzéar West
Laval, Quebec
H7L 3N6

Tel: 450-686-9600
1-800-836-6342
Fax: 450-681-5318
www.omegafence.com

GB10-03

REVISION : 11/21



1 / Typical Window Trim
 scale: 3" = 1'-0"

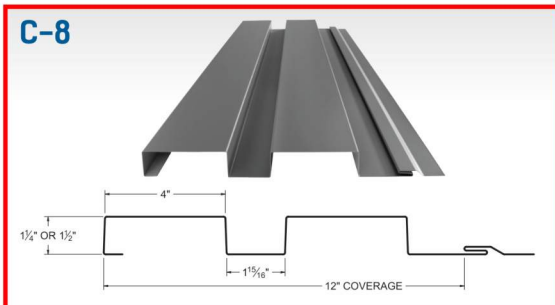
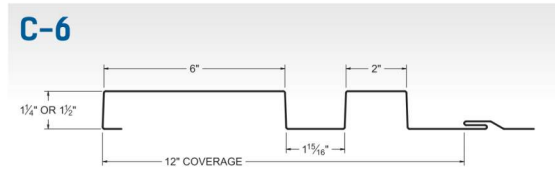
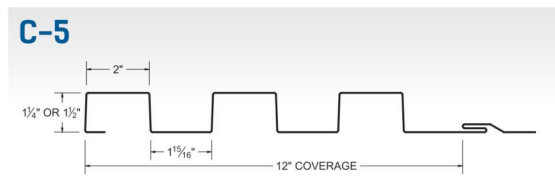
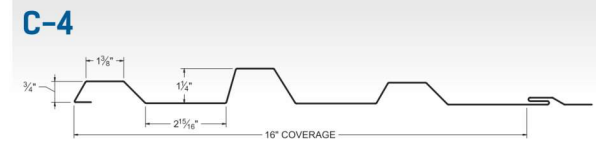
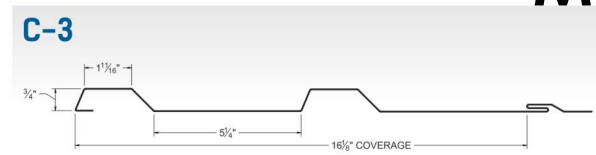
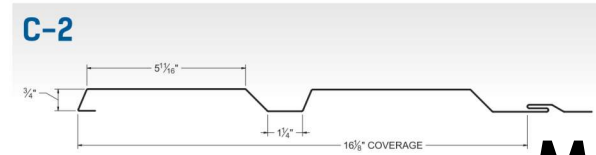
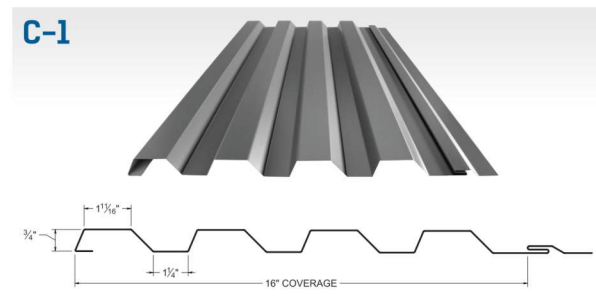
Contour Series™ C-1 to C-8

Contour Series™ gives you the custom look you want within your budget. If one of our standard profiles does not match your design requirements, no problem, TMP will fabricate the profile that matches your projects needs – not ours. Contact us so we can help fulfill your vision of the perfect look.

Contour panels are available in a wide variety of “Cool” baked on Kynar® colors, Rusteel Plus™ (A606), Copper and .032 Kynar 500® Painted Aluminum.



FEATURED PROJECT:
C-5 Panel | Oregon State - Cascades | Bend, OR



METAL SIDING AT TAPROOM

SPECIAL KEY FEATURES Contour Series™ C-1 to C-8

2' to 20'6" panel lengths

3/4", 1-1/4" and 1-1/2" depths

Clip systems available – flush mount and high performance standoff clip (required for 18-20 gauge)

Air and Water Infiltration Testing ASTM 283, 330 and 331

Custom profiles available

Contour Series™ is available in 20 standard colors, 5 Metallic Colors and 4 Specialized Colors

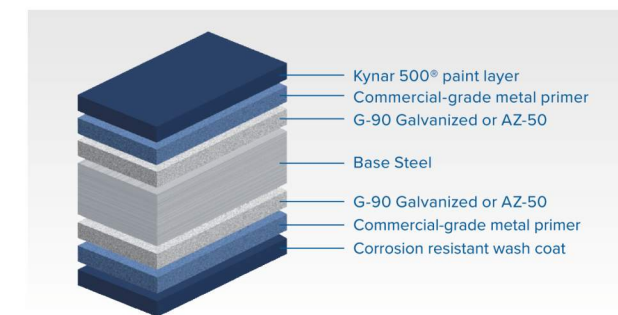
Kynar 500® Paint System - the ultimate in exterior durability and color retention

“Cool” color pigments are specifically designed to reflect infrared light, reducing heat gain to dwelling, and conform with ENERGY STAR® criteria

Superior quality, two-coat, 70% resin finish, applied at 1mm thickness

40 year residential paint warranty

20 and 30 year commercial paint warranty
(Contact TMP for warranty specifications)



ALUMINUM SECTIONAL DOORS



MODELS 451/452 ALUMINUM FULL-VIEW



Brown powder coated aluminum, Satin Etched glass.

SECTIONAL DOORS THAT OFFER MAXIMUM LIGHT AND VISIBILITY

Wayne Dalton's Aluminum Full-View doors are the preferred choice when visibility and light transmission are just as important as aesthetics.

These doors are weather-resistant, virtually maintenance-free, and are ideal for commercial applications such as auto dealerships, car washes and restaurant patios.

- » CHOOSE FROM A WIDE VARIETY OF GLASS INCLUDING ANNEALED, ACRYLIC, INSULATED AND POLYCARBONATE GLASS
- » STANDARD SIZES UP TO 22'2" WIDE AND 16'1" HIGH
- » AVAILABLE IN ANODIZED AND POWDER COAT FINISHES

ALUMINUM FULL-VIEW

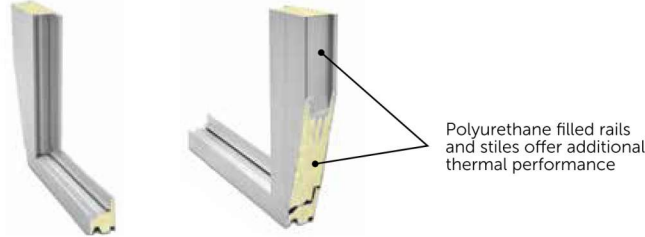
GLASS OPTIONS

TYPE OF GLASS	THICKNESS	TINT	MODEL 451	MODEL 452
Annealed	1/2" Insulated	Clear, Gray, Satin Etched		•
	1/2" Low E	Clear		•
	1/4"	Clear, Gray, Bronze, Satin Etched		•
	1/8"	Clear, Gray, Bronze, Satin Etched	•	
Tempered	1/2" Insulated	Clear, Gray, Bronze, Satin Etched		•
	1/2" Insulated Low E	Clear, Gray		•
	1/4"	Clear, Gray, Bronze, Satin Etched		•
	1/4" Low E	Clear		•
	1/8"	Clear, Gray, Bronze, Solex Green, Satin Etched	•	
Wire	1/4"	Clear		•
Laminated	1/4"	Clear		•
Acrylic	1/8", 1/4"	Clear	•	
	1/8", 1/4"	Clear	•	
Polycarbonate	1/8", 1/4"	Clear	•	
	1/4", 5/8" Multi-Wall	Clear, White, Bronze	•	

Custom glazing available

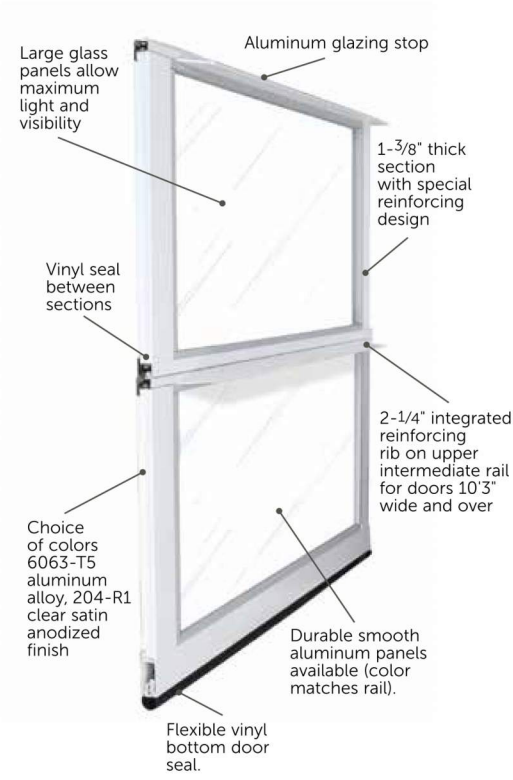
OPTIONAL POLYURETHANE INSULATION

(Model 452 only)



Polyurethane filled rails and stiles offer additional thermal performance

MODEL 452	U-FACTOR*	R-VALUE** 10x10 DOOR	R-VALUE** 12x12 DOOR	R-VALUE** 14x14 DOOR
1/2" Insulated glass Solar Ban 70XL argon filled with polyurethane filled rails and stiles	0.31	3.97	3.92	3.91
1/2" Insulated glass Low E with polyurethane filled rails and stiles	0.28	3.31	3.25	3.25
1/2" Insulated glass with polyurethane filled rails and stiles	0.31	2.79	2.69	2.69

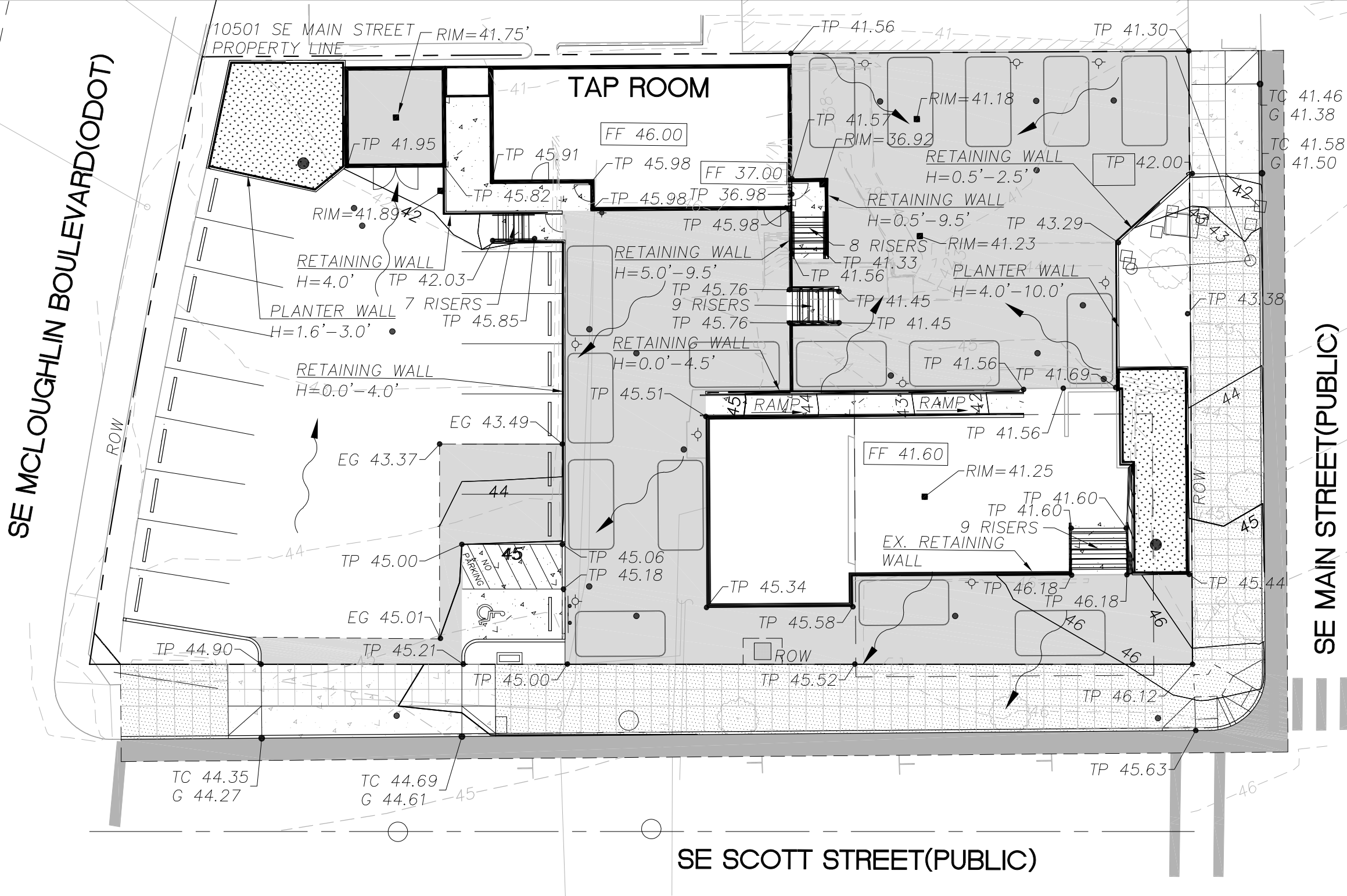


- Large glass panels allow maximum light and visibility
- Aluminum glazing stop
- 1-3/8" thick section with special reinforcing design
- Vinyl seal between sections
- Choice of colors 6063-T5 aluminum alloy, 204-R1 clear satin anodized finish
- Durable smooth aluminum panels available (color matches rail).
- Flexible vinyl bottom door seal.
- 2-1/4" integrated reinforcing rib on upper intermediate rail for doors 10'3" wide and over

1847 Food Park

1915 & 1925 SE Scott Street
Milwaukie, OR 97222

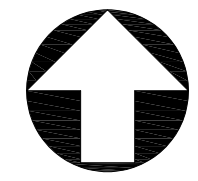
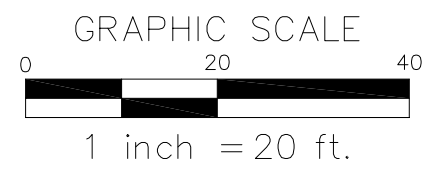
A5.3 - SECTIONAL GLASS DOORS
Land-Use Review
04.05.2024



SHEET LEGEND

ITEM	DESCRIPTION
--- 43 ---	EXISTING COUNTOUR
— 43 —	PROPOSED COUNTOUR
	PUBLIC CONCRETE SIDEWALK
	PUBLIC ASPHALT PAVEMENT
	PRIVATE ASPHALT PAVEMENT
	PUBLIC CONCRETE PAVEMENT
	PRIVATE CONCRETE PAVEMENT
	STORMWATER PLANTER
	FLOW ARROW
G XXX.XX	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
FF XX.XX	FINISH FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	GRADE AT TOP OF WALL
EG XXX.XX	EXISTING GRADE
(E)	EXISTING
X.X%	SLOPE ARROW
GB	GRADE BREAK

LAYOUT AND GRADING PLAN
SCALE: 1"=20'



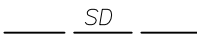
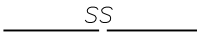
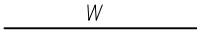
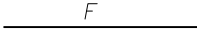
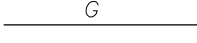
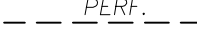



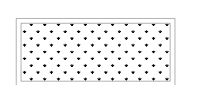
SE MCLOUGHLIN BOULEVARD(ODOT)

10501 SE MAIN STREET
PROPERTY LINE

SE SCOTT STREET(PUBLIC)

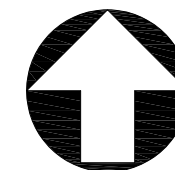
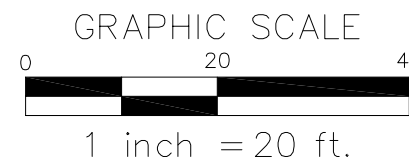
SE MAIN STREET(PUBLIC)

SHEET LEGEND

ITEM	DESCRIPTION
	STORM
	SANITARY
	WATER
	FIRE
	GAS
	PERF. PIPE
	CATCH BASIN/ AREA DRAIN
	CLENAOUT
	OVERFLOW DRAIN
	STORMWATER PLANTER

UTILITY PLAN

SCALE: 1"=20'



1847 Food Park

1915 & 1925 SE Scott Street
Milwaukie, OR 97222

C2.00 - UTILITY PLAN

Land-Use Review
03.22.2024

STORM SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
SDPOC-1	CONNECT FROM PROPOSED BUILDING IE=TBD	
SDPOC-2	CONNECT FROM PROPOSED BUILDING IE=TBD	
SDPOC-3	CONNECT TO EX. SANITARY SEWER MAIN IE=TBD	
OD-1	OVERFLOW DRAIN RIM=XXX IE=XXX	
OD-2	OVERFLOW DRAIN RIM=XXX IE=XXX	
SWP-1	STORMWATER PLANTER, 100 SF FLOW-THROUGH, WATER QUALITY ONLY	
SWP-2	STORMWATER PLANTER, 100 SF FLOW-THROUGH, WATER QUALITY ONLY	
CB-1	CATCH BASIN RIM=XXX IE=XXX	
CB-2	CATCH BASIN RIM=XXX IE=XXX	
CB-3	CATCH BASIN RIM=XXX IE=XXX	
CB-4	CATCH BASIN RIM=XXX IE=XXX	
CB-5	CATCH BASIN RIM=XXX IE=XXX	
SDCO-1	STORMWATER CLEANOUT TO GRADE, IE=XXX	
SDCO-2	STORMWATER CLEANOUT TO GRADE, IE=XXX	
SDCO-3	STORMWATER CLEANOUT TO GRADE, IE=XXX	
OF-1	OUTFALL, IE=XXXX RIPRAP?	
OF-2	OUTFALL, IE=XXXX RIPRAP?	

OF-3 OUTFALL, IE=XXXX **RIPRAP?**

OF-4 OUTFALL, IE=XXXX **RIPRAP?**

SANITARY SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
SSPOC-1	CONNECT TO EX. SANITARY SEWER MAIN IE=TBD	
SSPOC-2	CONNECT TO EX. SANITARY SEWER MAIN IE=TBD	
SSPOC-3	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD	
SSCO-1	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-2	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-3	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-4	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-5	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-6	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-7	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-8	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-9	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-10	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-11	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-12	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSCO-13	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	

SSCO-14 SANITARY SEWER CLEANOUT TO
GRADE, IE=XXX

GI-1 GREASE INTERCEPTOR, RIM=
IE IN=
IE OUT=

SSAD-1 SANITARY SEWER AREA DRAIN,
TRAPPED AND PRIMED, COORDINATE
WITH PLUMBING FOR WATER SOURCE

WATER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
WM-1	WATER METER	
RPBA-1	PREMISES ISOLATION (PI) REDUCED PRESSURE BACKFLOW ASSEMBLY, TO BE INSTALLED IN ABOVE GROUND HEATED ENCLOSURE ON NEW WATER LINE SERVICE PER WATER BUREAU REQUIREMENTS. 110V/1PH POWER SUPPLY PER ELECTRICAL.	
FSV-1	FIRE SERVICE VAULT	
WPOC-1	WATER POINT OF CONNECTION, ALL WATER RELATED WORK WITHIN ROW TO BE PERFORMED BY PWB	
FPOC-1	FIRE POINT OF CONNECTION, ALL WATER RELATED WORK WITHIN ROW TO BE PERFORMED BY PWB	
FPYH - 1-9	FREEZE-PROOF YARD HYDRANT ASSEMBLY	
FDC	FIRE DEPARTMENT CONNECTION, MOUNTED TO BUILDING FACE	
WPOC-2	CONNECT FROM PROPOSED BUILDING	
FPOC-2	CONNECT FROM PROPOSED BUILDING	



EXPIRES 12-31-2024