

SYSCO WILSONVILLE RE-ZONE AND FACILITY EXPANSION MASTERPLAN

LAND USE DEVELOPMENT PLANS WILSONVILLE, OREGON

SITE DATA:

LOCATION

26250 SW PARKWAY AVENUE
WILSONVILLE, OR 97070-7788

PARCEL

ASSESSORS MAP: 31W12
TAX LOTS: 01100,401, AND 402

ZONING

CITY OF WILSONVILLE:
RESIDENTIAL AGRICULTURAL HOLDING (RA-H)(TAX LOT 1100)
PLANNED DEVELOPMENT INDUSTRIAL ZONE
REGIONALLY SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA)(TAX LOT 401 AND 402)

PROJECT AREA

TOTAL AREA - 32.69 ACRES

TEAM MEMBERS:

APPLICANT AND PROPERTY OWNER:

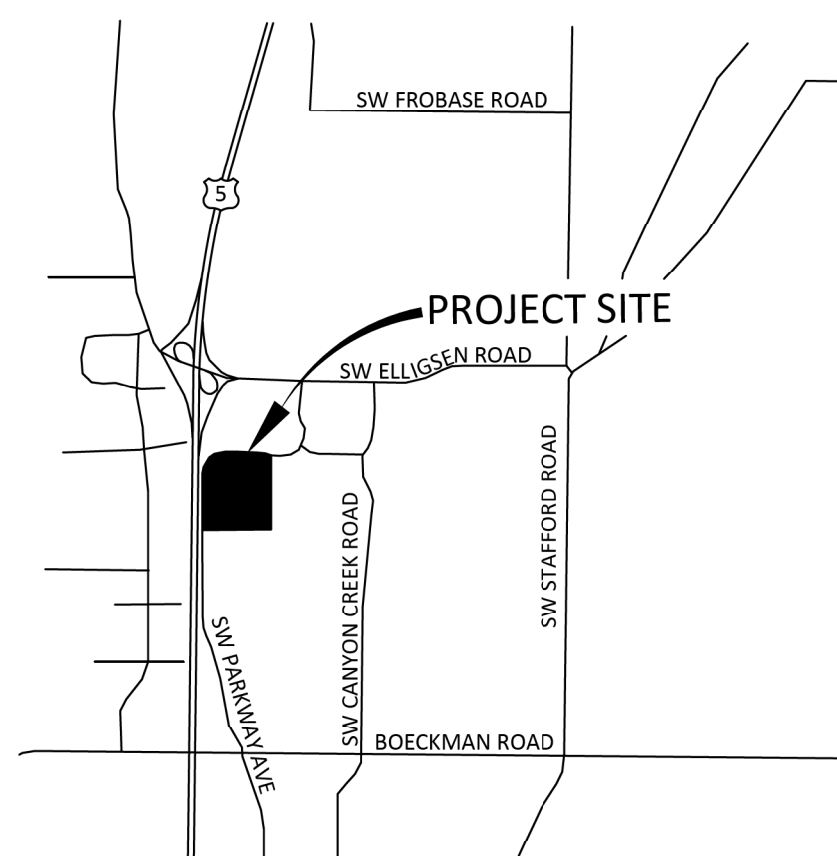
SYSCO CORPORATION
1390 ENCLAVE PARKWAY
HOUSTON, TX 77077
CONTACT: JON SMITH
EMAIL: JON.SMITH1@SYSCO.COM
PHONE: 713.577.1599

PLANNER/CIVIL ENGINEER/SURVEYOR:

STANDRIDGE INC.
703 BROADWAY STREET, SUITE 610
VANCOUVER, WA 98660
CONTACT: LAURA STANDRIDGE, PE, PLS
EMAIL: LAURA@STANDRIDGEINC.COM
PHONE: 360.597.9240

VICINITY MAP:

NTS



SHEET INDEX:

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- 02A LOT LINE ADJUSTMENT - EXISTING CLOTS
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- A2.3 EXISTING ELEVATIONS
- A2.4 PHASE 2 ELEVATIONS
- A2.5 PHASE 2 ELEVATIONS
- A2.6 ELEVATION PERSPECTIVES

SITE PLAN: NTS



PREPARED FOR:



SYSCO PORTLAND, INC.

PHONE: 281.584.5999
ADDRESS: 26250 SW PARKWAY
CENTER DR
WILSONVILLE, OR 97070

STAMP



REV. DATE DESCRIPTION

NAME

COVER SHEET

PROJECT NO.: SY001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET


01



PROJECT:
 SYSCO WILSONVILLE
 RE-ZONE AND
 FACILITY EXPANSION
 MASTER PLAN
 WILSONVILLE, OR

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Preliminary
 EXPRES 06-30-26

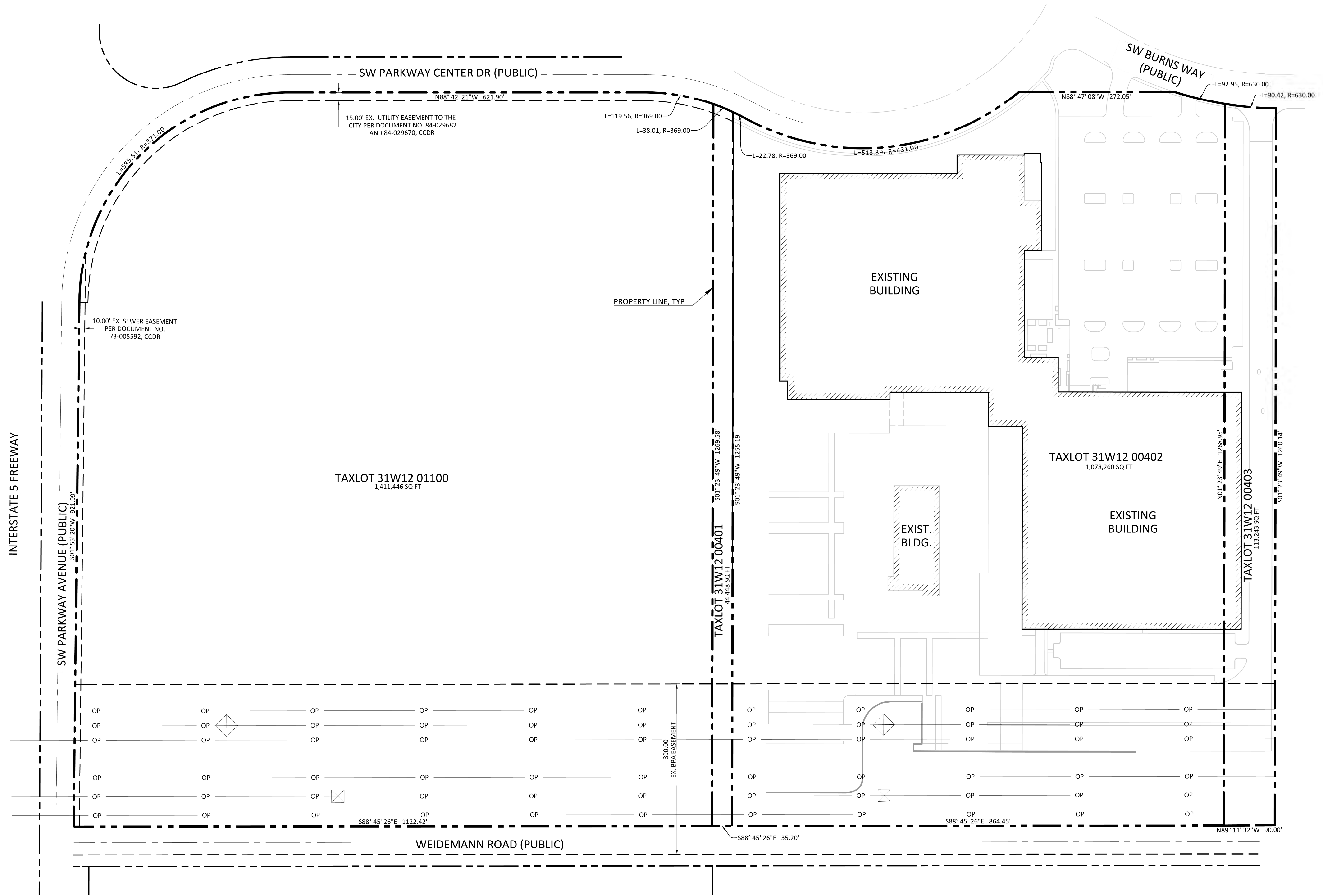
REV.	DATE	DESCRIPTION

NAME
**LOT LINE
 ADJUSTMENT -
 EXISTING CLOTS**

PROJECT NO.: SY5001
 DESIGN BY: MJW
 REVIEWED BY: _____
 DATE: 03-09-2026


SHEET

02A



PROJECT:
**SYSCO WILSONVILLE
 RE-ZONE AND
 FACILITY EXPANSION
 MASTER PLAN**
 WILSONVILLE, OR

PREPARED FOR:
Sysco
 SYSCO PORTLAND, INC.
 PHONE: 281.584.5999
 ADDRESS: 26250 SW PARKWAY
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STAMP

Preliminary
 EXPIRES 06-30-26

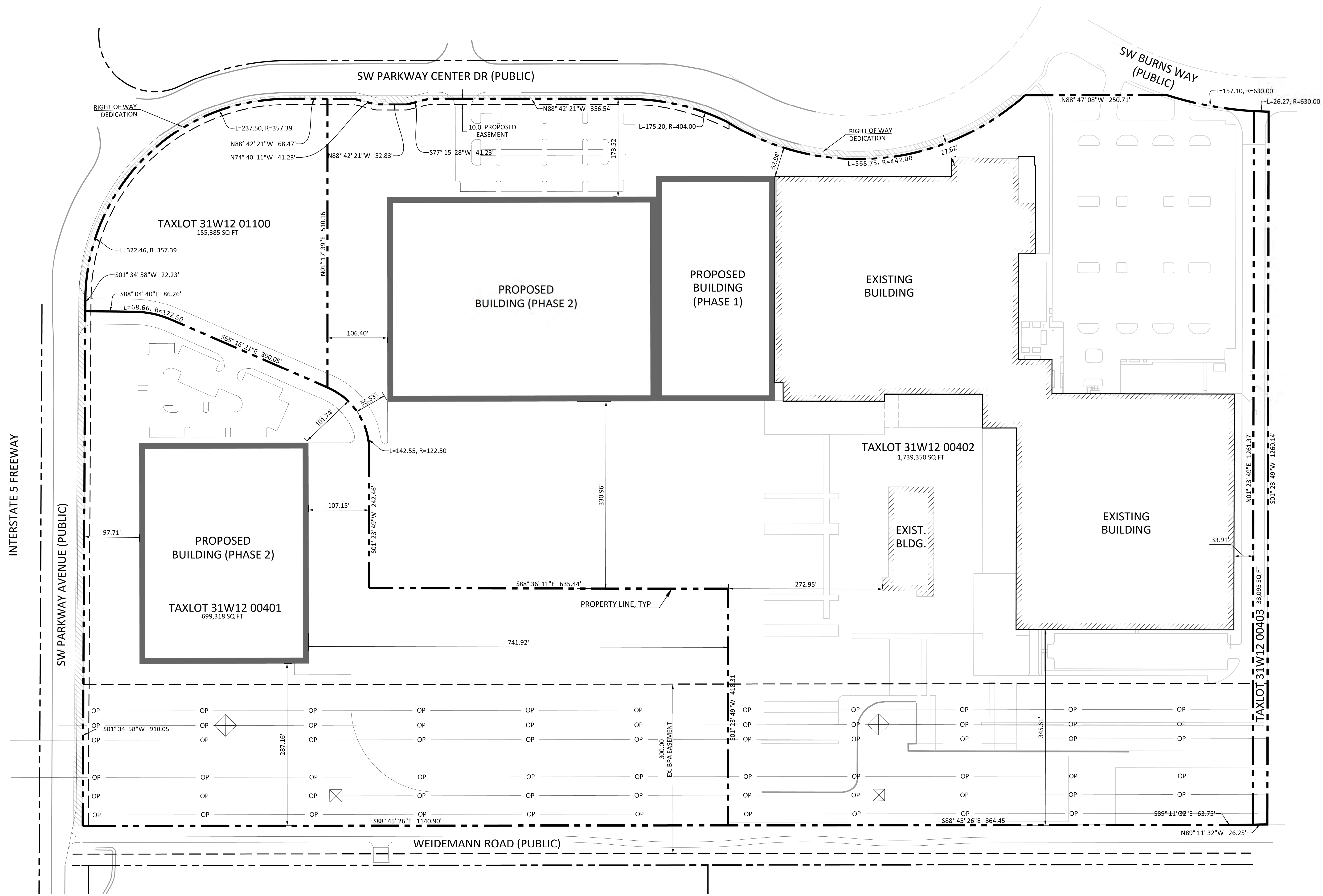
REV.	DATE	DESCRIPTION

NAME
**LOT LINE
 ADJUSTMENT -
 PROPOSED LOTS**

PROJECT NO.: SY5001
 DESIGN BY: MJW
 REVIEWED BY:
 DATE: 03-09-2026

SHEET

02B




LEGEND	
SYMBOL	DESCRIPTION
[Grey Box]	RESIDENTIAL AGRICULTURAL HOLDING (FDA-H)
[Light Blue Box]	PLANNED DEVELOPMENT INDUSTRIAL (PDI)
[Dark Blue Box]	PLANNED DEVELOPMENT INDUSTRIAL (PDI-RSIA)

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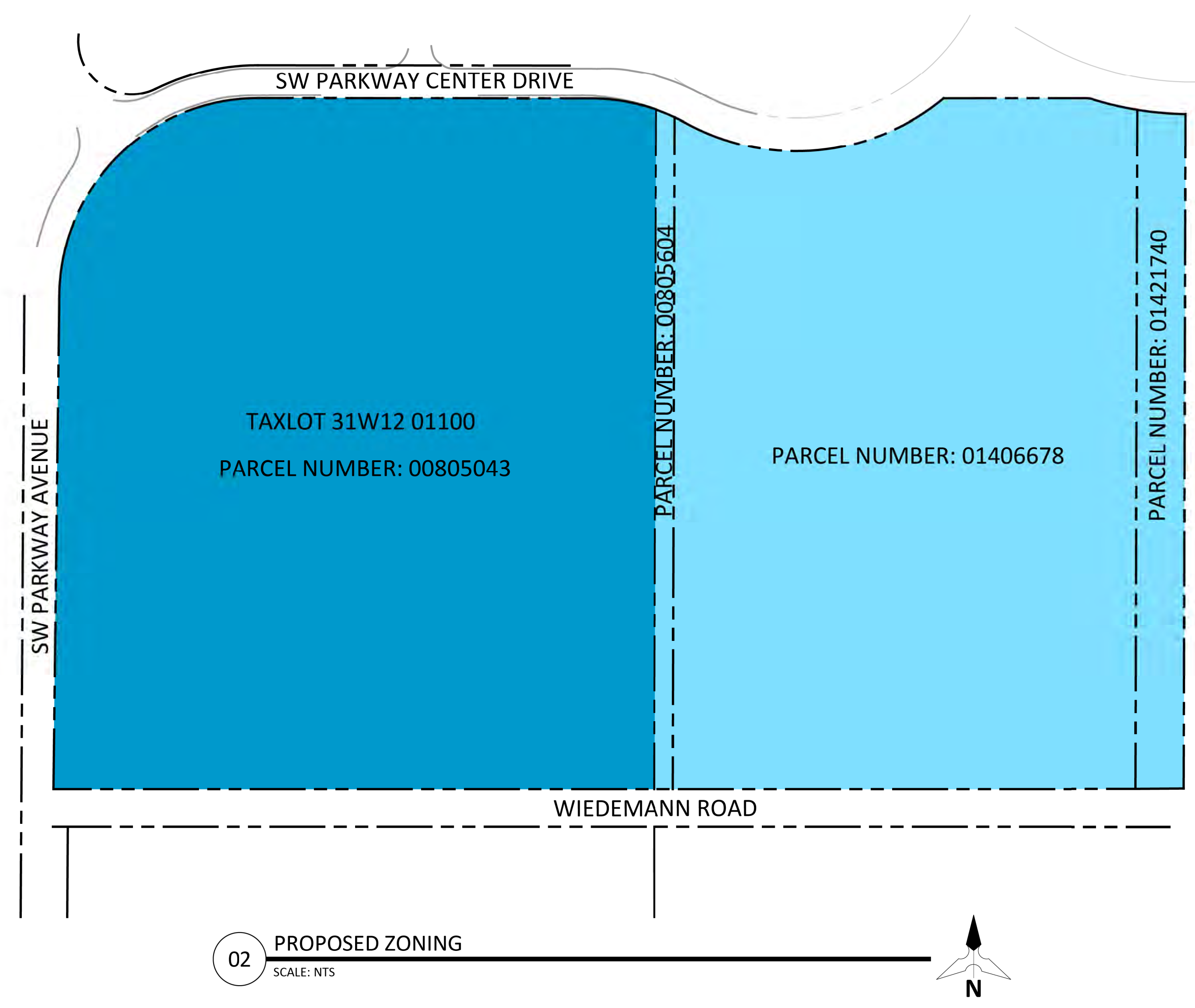
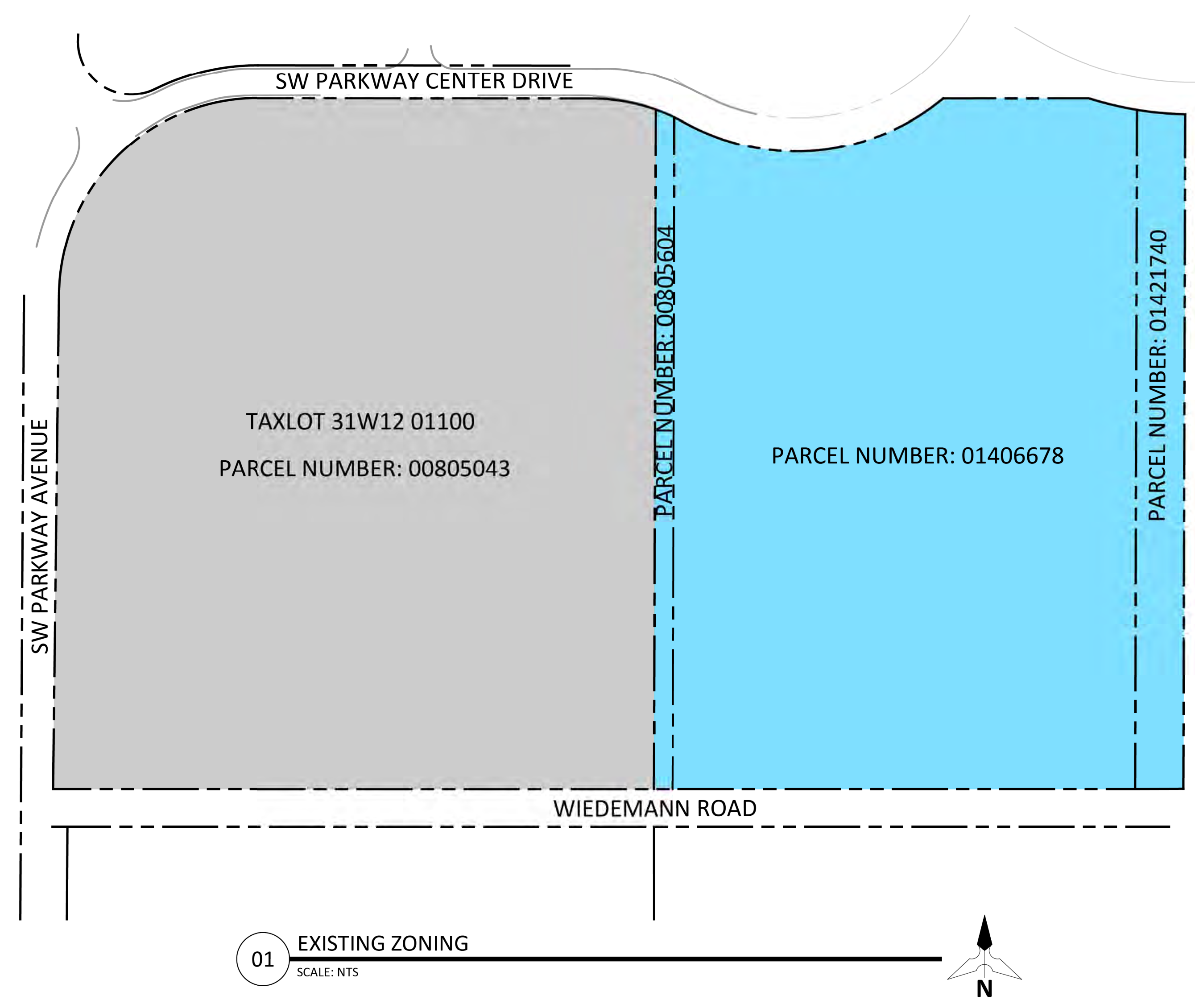
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NAME
 ZONING CHANGE PLAN

PROJECT NO.: SYS001
 DESIGN BY: MJW
 REVIEWED BY:
 DATE: 03-09-2026

SHEET

02C



REV.	DATE	DESCRIPTION

NAME
**PRELIMINARY
DEVELOPMENT PLAN**

PROJECT NO.: SY001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

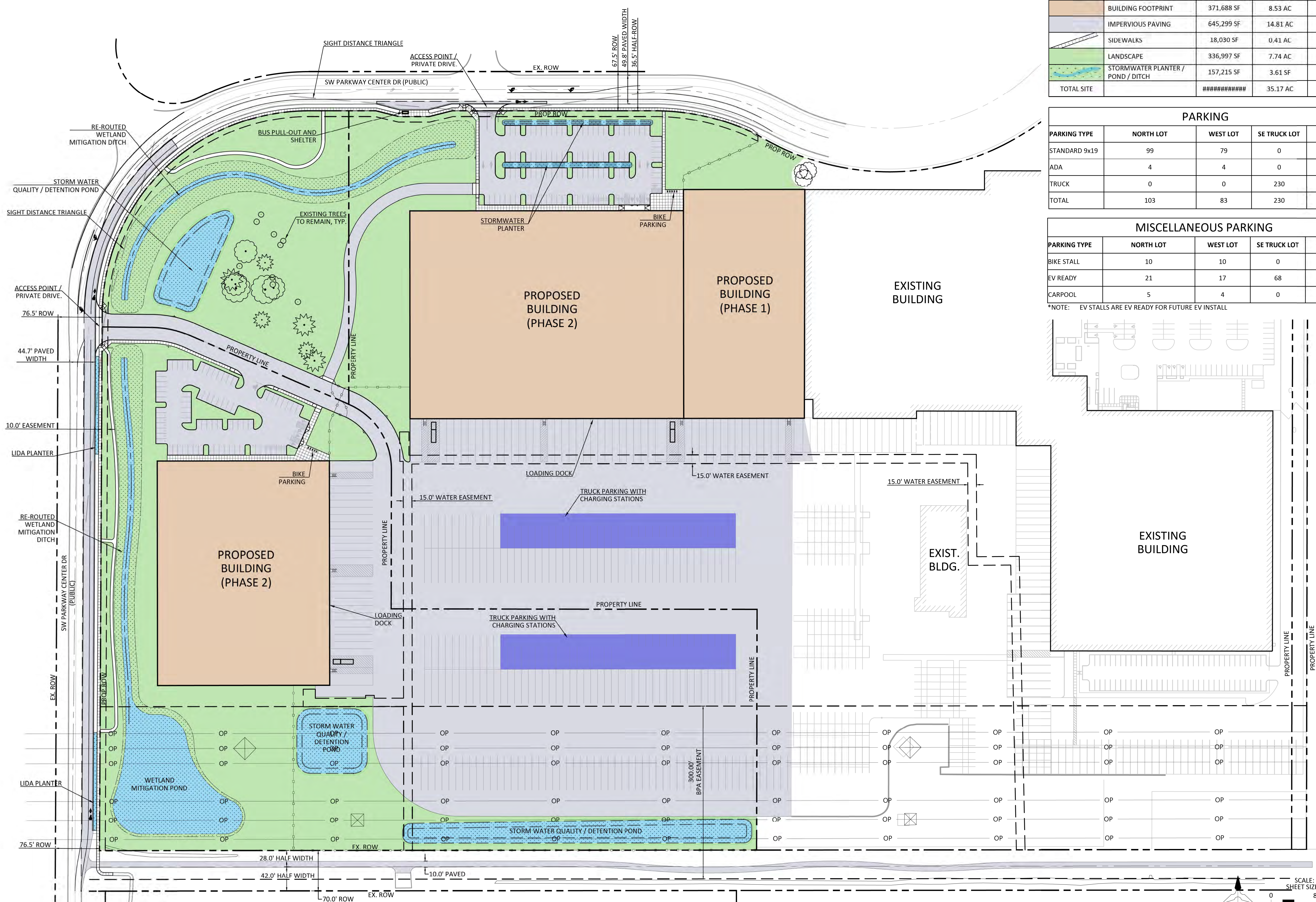
SHEET

SYMBOL	DESCRIPTION	AREA (SQUARE FEET)	AREA (ACRES)	% OF SITE
[Brown Box]	BUILDING FOOTPRINT	371,688 SF	8.53 AC	24.3%
[Grey Box]	IMPERVIOUS PAVING	645,299 SF	14.81 AC	####
[Green Box]	SIDEWALKS	18,030 SF	0.41 AC	1.2%
[Light Green Box]	LANDSCAPE	336,997 SF	7.74 AC	####
[Blue Box]	STORMWATER PLANTER / POND / DITCH	157,215 SF	3.61 SF	10.3%
TOTAL SITE		#####	35.17 AC	100.0%

PARKING TYPE	NORTH LOT	WEST LOT	SE TRUCK LOT	TOTAL
STANDARD 9x19	99	79	0	178
ADA	4	4	0	8
TRUCK	0	0	230	230
TOTAL	103	83	230	416

PARKING TYPE	NORTH LOT	WEST LOT	SE TRUCK LOT	TOTAL
BIKE STALL	10	10	0	20
EV READY	21	17	68	106
CARPPOOL	5	4	0	9

*NOTE: EV STALLS ARE EV READY FOR FUTURE EV INSTALL



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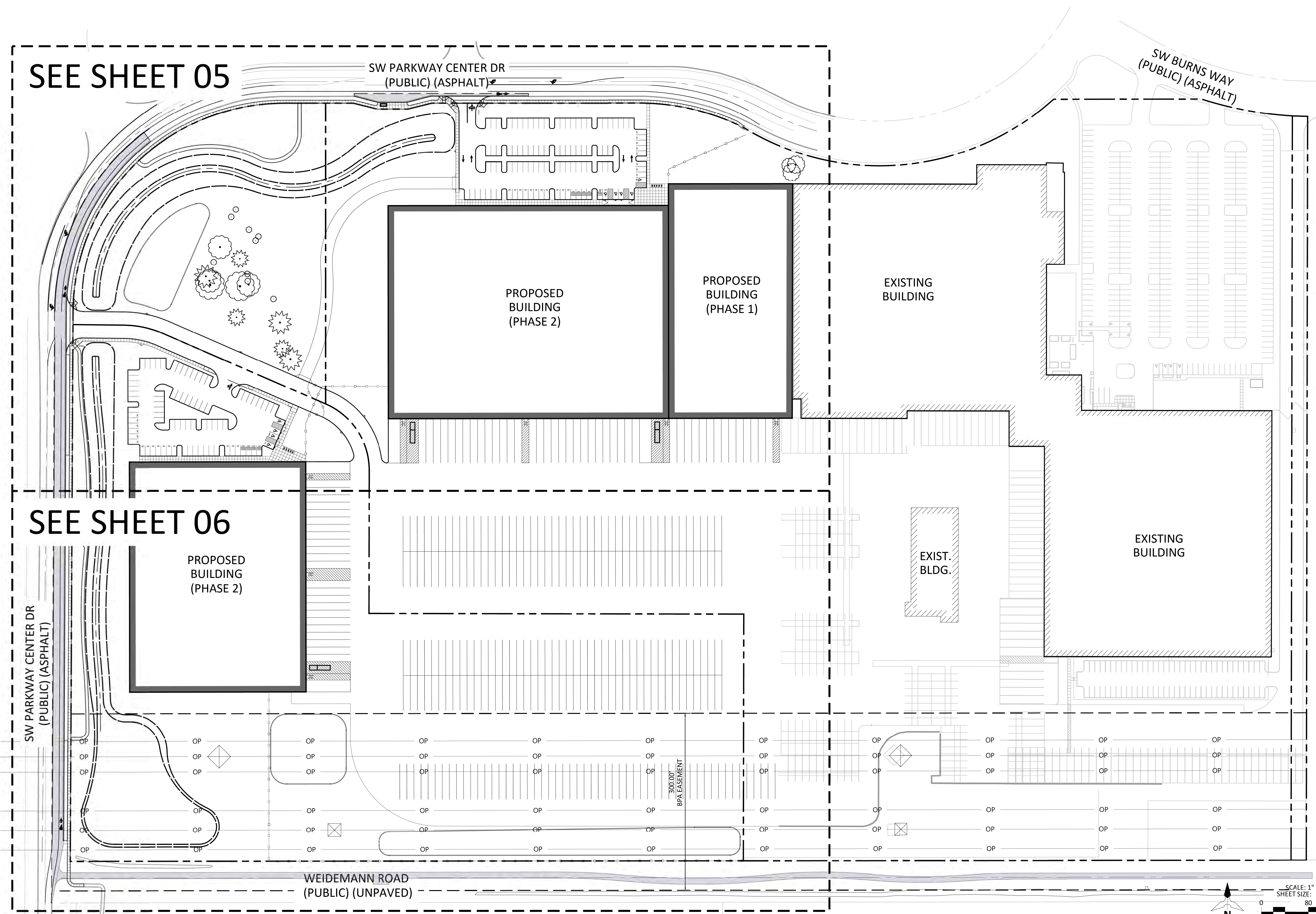
Preliminary
KENDALL STANDRIDGE
REGISTERED PROFESSIONAL ENGINEER
78,742
STATE OF OREGON
EXPIRES 06-30-26

REV.	DATE	DESCRIPTION

NAME
**OVERALL
DIMENSIONED SITE
PLAN**

PROJECT NO.: SY5001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET



PROJECT:
SYSCO WILSONVILLE
RE-ZONE AND
FACILITY EXPANSION
MASTER PLAN
WILSONVILLE, OR

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Sysco
SYSCO PORTLAND, INC.
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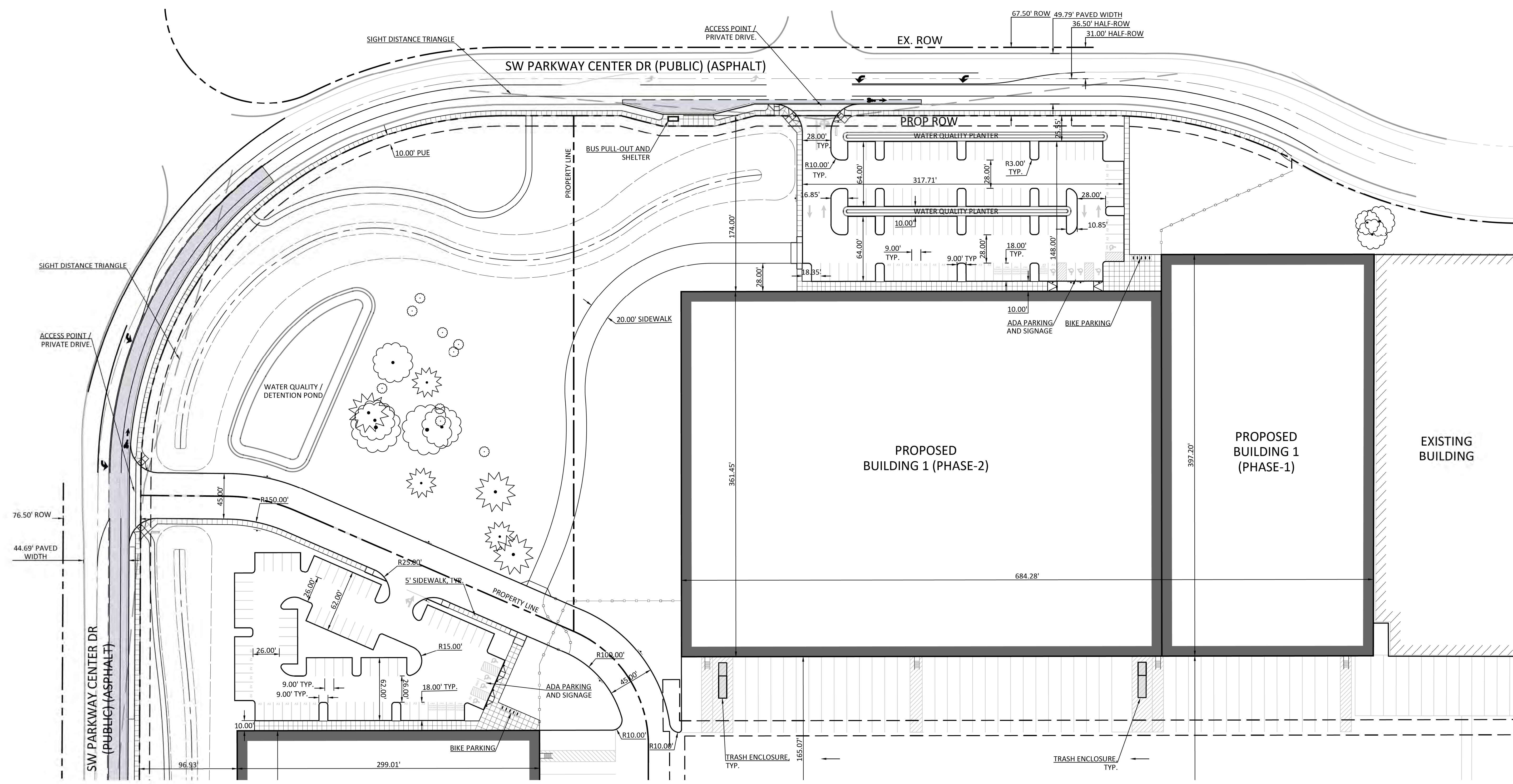
STAMP

Preliminary
 REGISTERED PROFESSIONAL ENGINEER
 KENDALL STANDAERT
 LICENSE NO. 78,742
 STATE OF OREGON
 EXPIRES 06-30-26

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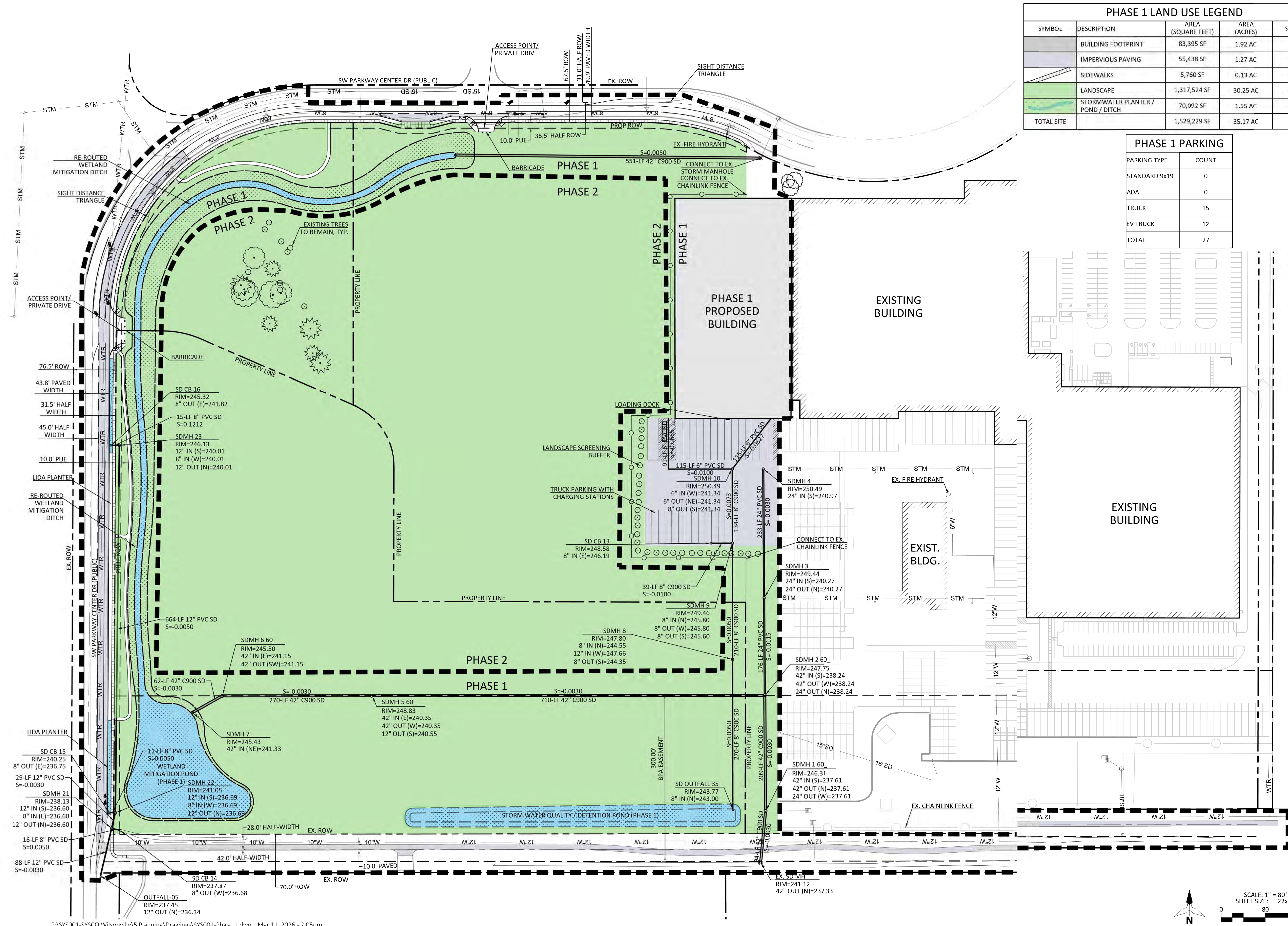
NAME
DIMENSIONED SITE PLAN - NORTH

PROJECT NO.: SY5001
DESIGN BY: MJW
REVIEWED BY: ---
DATE: 03-09-2026
SHEET



MATCHLINE SEE SHEET 06





PHASE 1 LAND USE LEGEND				
SYMBOL	DESCRIPTION	AREA (SQUARE FEET)	AREA (ACRES)	% OF SITE
[Grey Box]	BUILDING FOOTPRINT	83,395 SF	1.92 AC	5.5%
[Blue Box]	IMPERVIOUS PAVING	55,438 SF	1.27 AC	3.7%
[Green Box]	SIDEWALKS	5,760 SF	0.13 AC	0.4%
[Light Green Box]	LANDSCAPE	1,317,524 SF	30.25 AC	86.0%
[Blue Box]	STORMWATER PLANTER / POND / DITCH	70,092 SF	1.55 AC	4.4%
	TOTAL SITE	1,529,229 SF	35.17 AC	100.0%

PHASE 1 PARKING	
PARKING TYPE	COUNT
STANDARD 9x19	0
ADA	0
TRUCK	15
EV TRUCK	12
TOTAL	27



PROJECT:
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 WILSONVILLE, OR

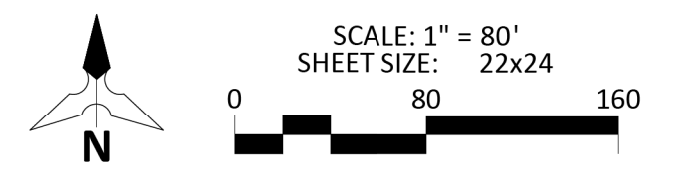
PREPARED FOR:
Sysco
 SYSCO PORTLAND, INC.
 PHONE: 281.584.5999
 ADDRESS: 26250 SW PARKWAY
 CENTER DR
 WILSONVILLE, OR 97070



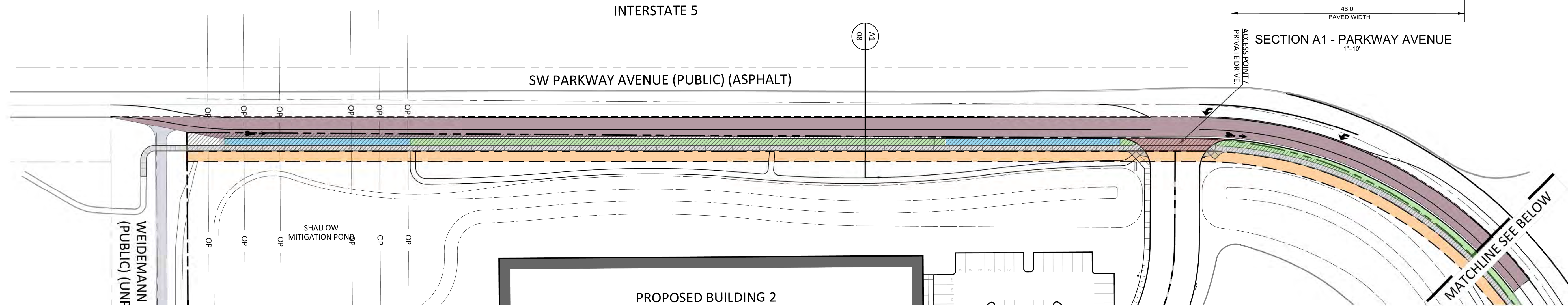
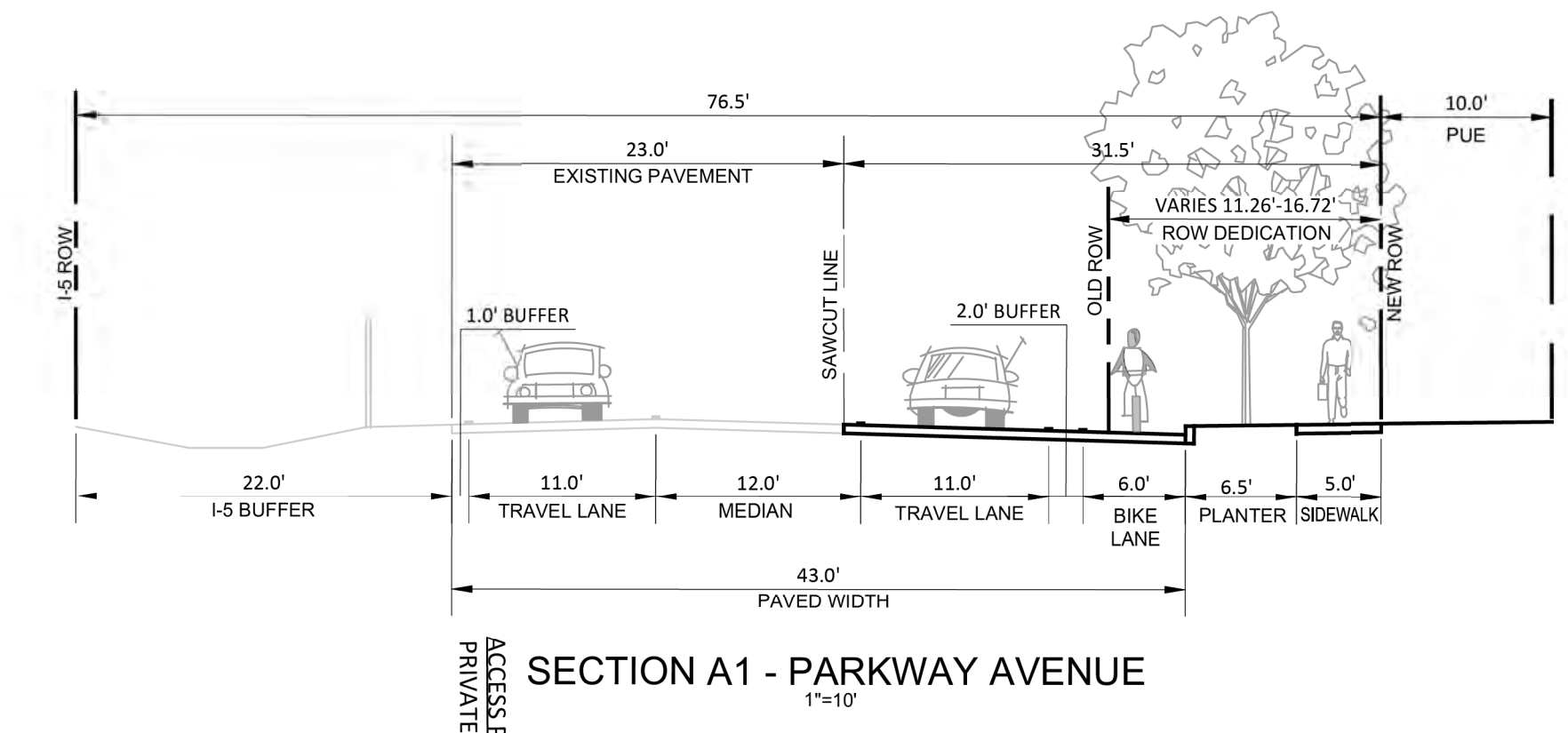
REV.	DATE	DESCRIPTION

NAME
PHASE 1
IMPROVEMENTS

PROJECT NO.: SY001
 DESIGN BY: MJW
 REVIEWED BY:
 DATE: 03-09-2026
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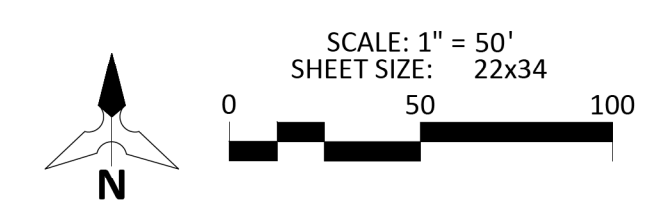
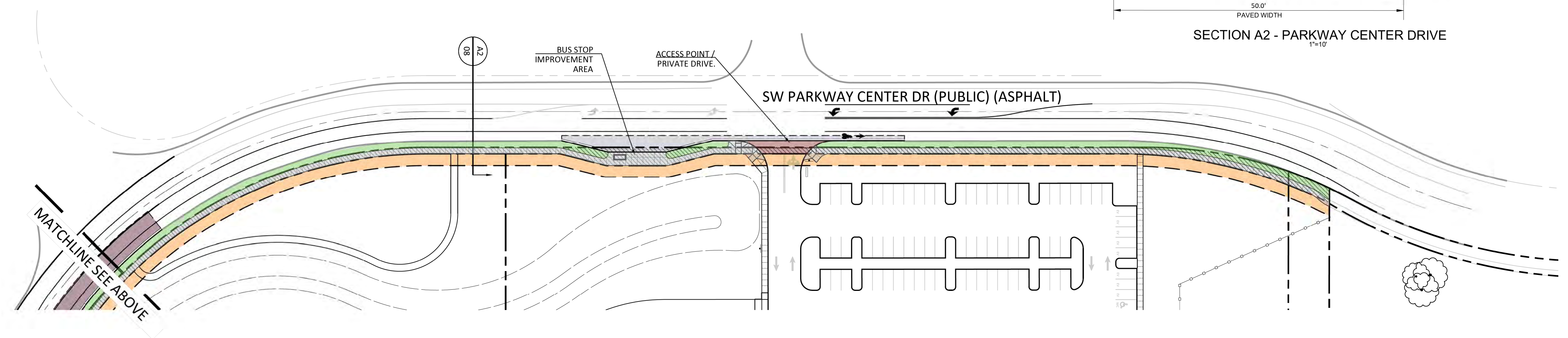
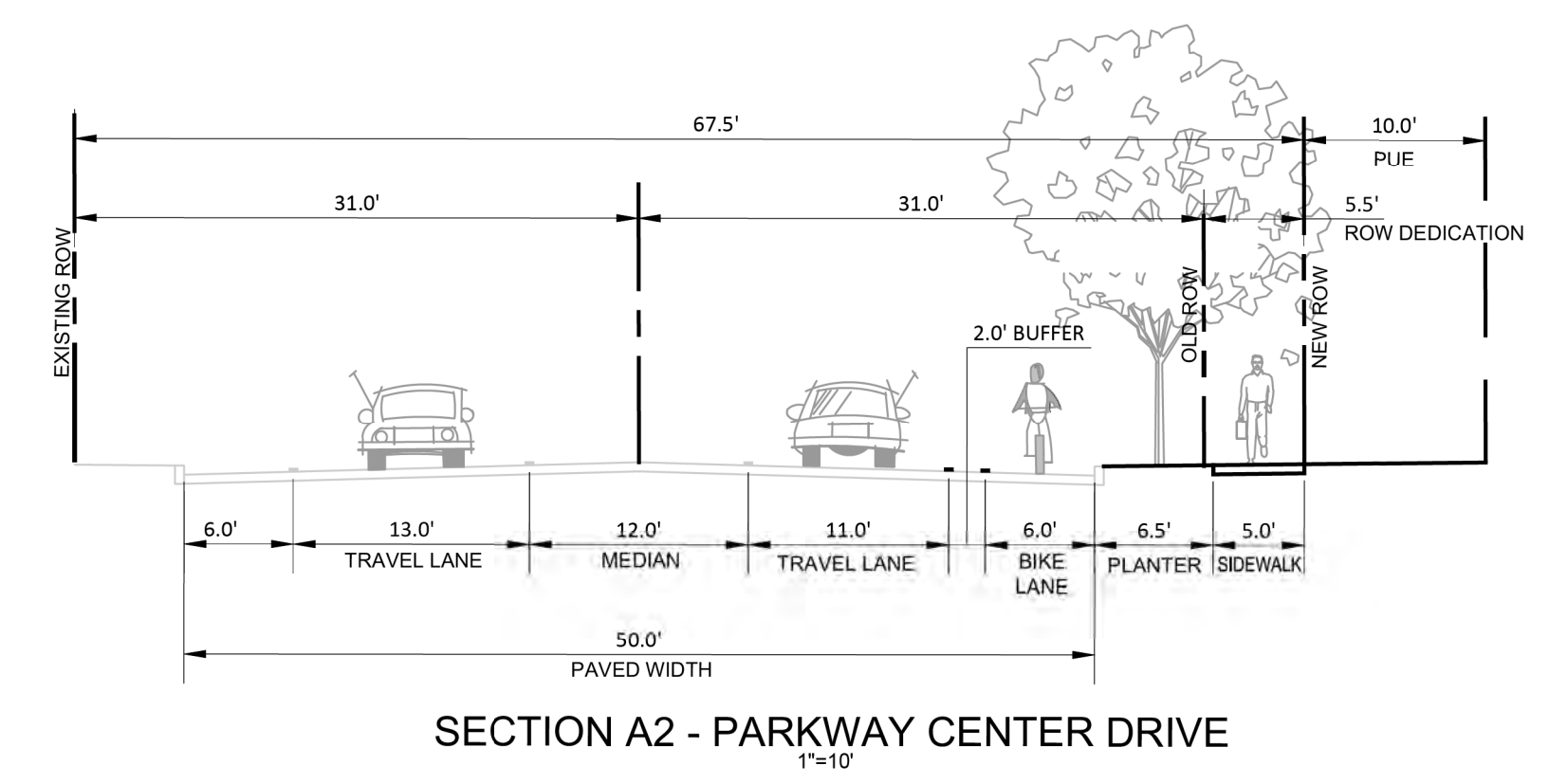


LEGEND	
	ROW DEDICATION
	CONCRETE PAVING
	CONCRETE SIDEWALK
	LANDSCAPE PLANTER
	LIDA STORM PLANTER
	10' PUE



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PHONE: 281.584.5999
ADDRESS: 26250 SW PARKWAY
CENTER DR
WILSONVILLE, OR 97070



REV.	DATE	DESCRIPTION

NAME
PUBLIC STREET
IMPROVEMENT PLAN

PROJECT NO.: SY5001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET

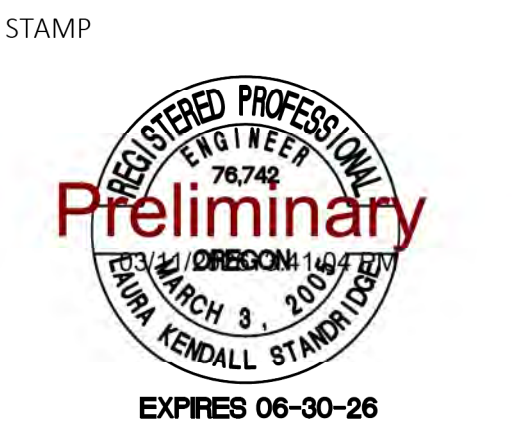
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SHEET LEGEND	
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	GRADE BREAK
	PROPOSED CATCH BASIN

PROJECT:
 SYSCO WILSONVILLE
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PREPARED FOR:

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 CENTER DR
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REV.	DATE	DESCRIPTION

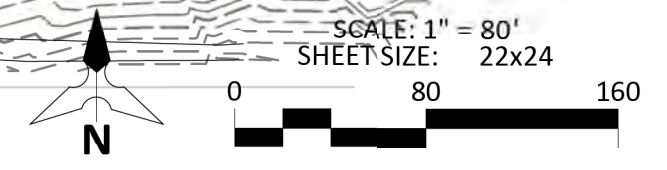
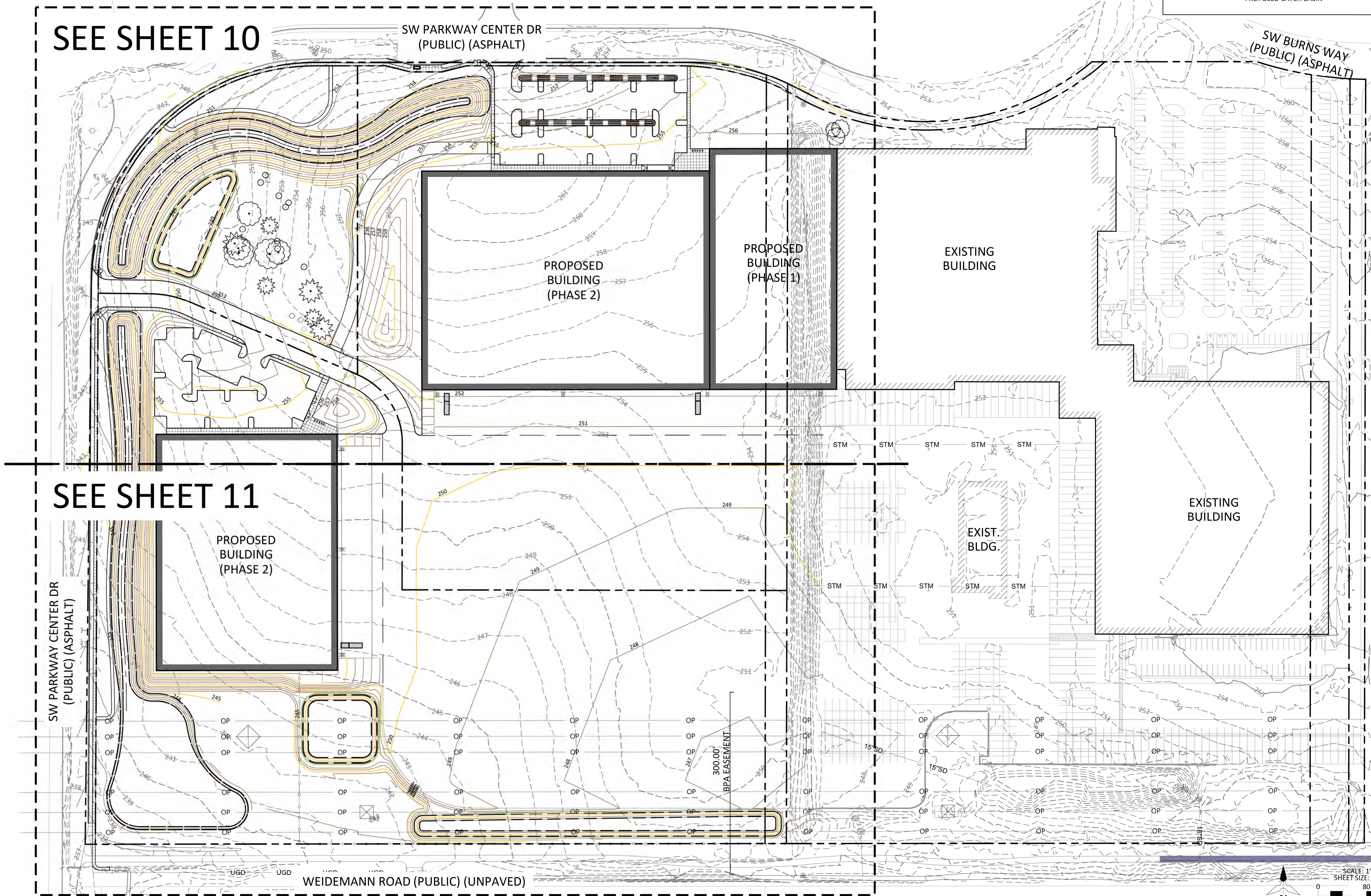
NAME
**OVERALL
 PRELIMINARY
 GRADING PLAN**

PROJECT NO.: SY001
 DESIGN BY: MJW
 REVIEWED BY:
 DATE: 03-09-2026

SHEET

SEE SHEET 10

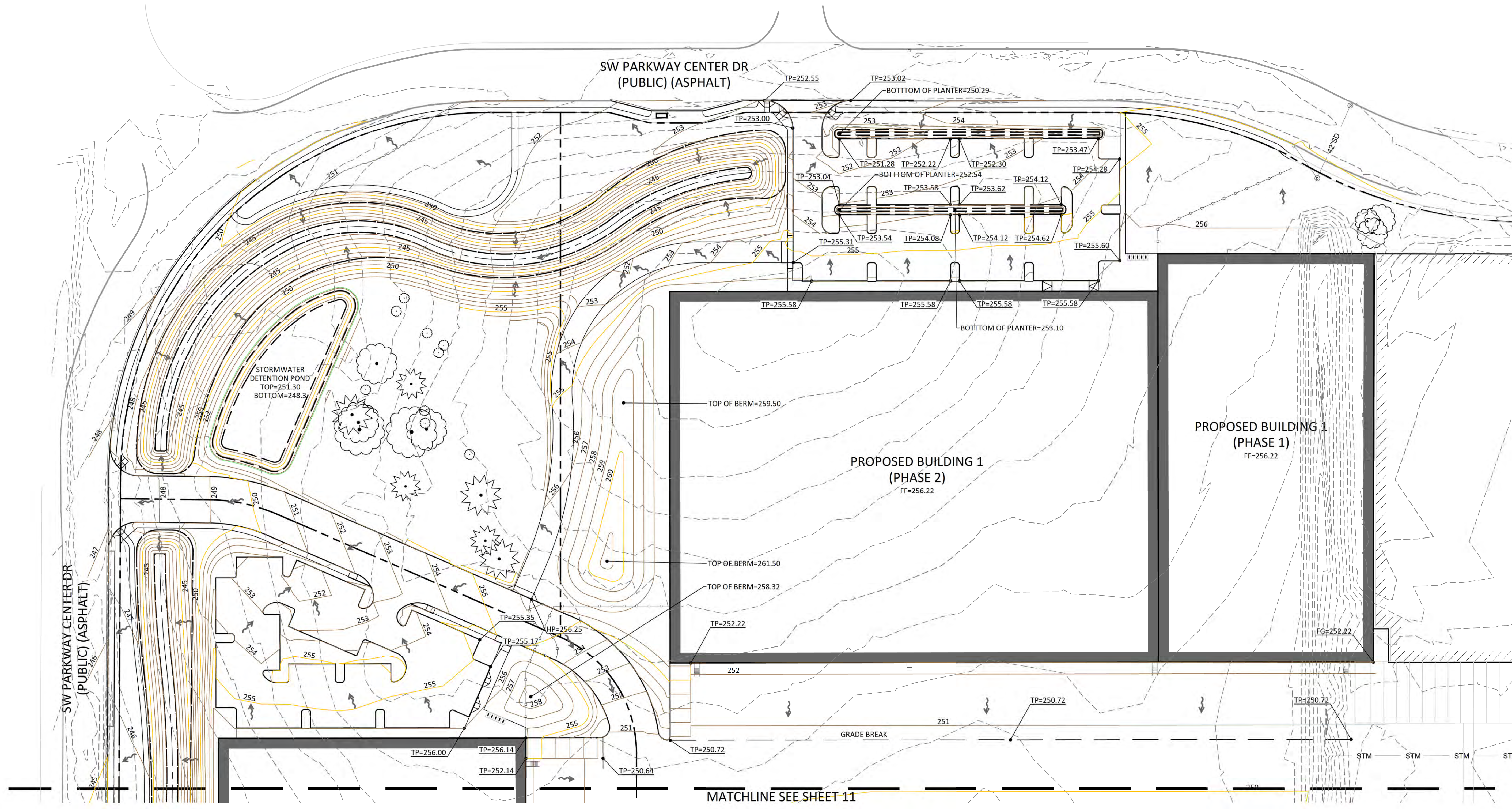
SEE SHEET 11



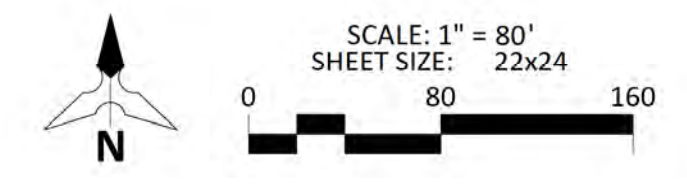
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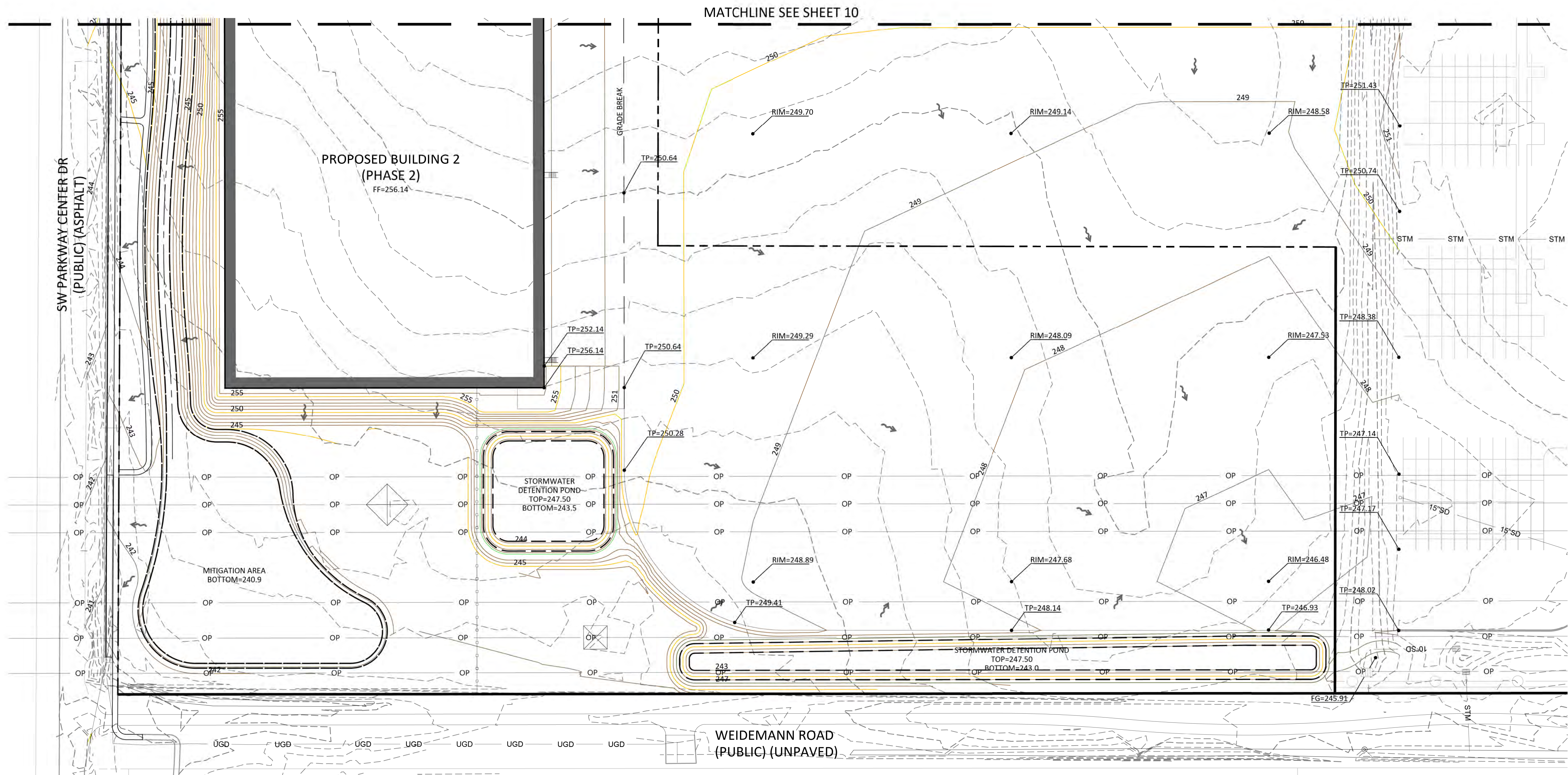
NAME
**PRELIMINARY
 GRADING PLAN -
 NORTH**

PROJECT NO.: SY001
 DESIGN BY: MJW
 REVIEWED BY:
 DATE: 03-09-2026
 SHEET



	PROPOSED 5' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	GRADE BREAK
	PROPOSED CATCH BASIN





MATCHLINE SEE SHEET 10

PROJECT:
SYSCO WILSONVILLE
RE-ZONE AND
FACILITY EXPANSION
MASTER PLAN
WILSONVILLE, OR

PREPARED FOR:
Sysco
SYSCO PORTLAND, INC.
PHONE: 281.584.5999
ADDRESS: 26250 SW PARKWAY
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WILSONVILLE, OR 97070

STAMP

Preliminary
 EXPIRES 06-30-26

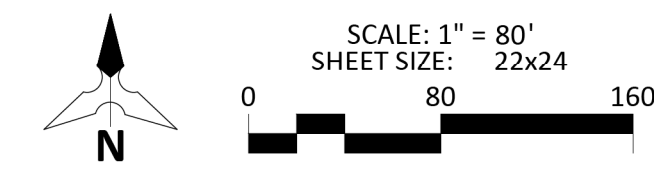
REV.	DATE	DESCRIPTION

NAME
**PRELIMINARY
GRADING PLAN -
SOUTH**

	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	GRADE BREAK
	PROPOSED CATCH BASIN

PROJECT NO.: SYS001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET



SHEET LEGEND

- STORM DRAIN LINE
- CATCH DRAIN
- STORM MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT

PROJECT:
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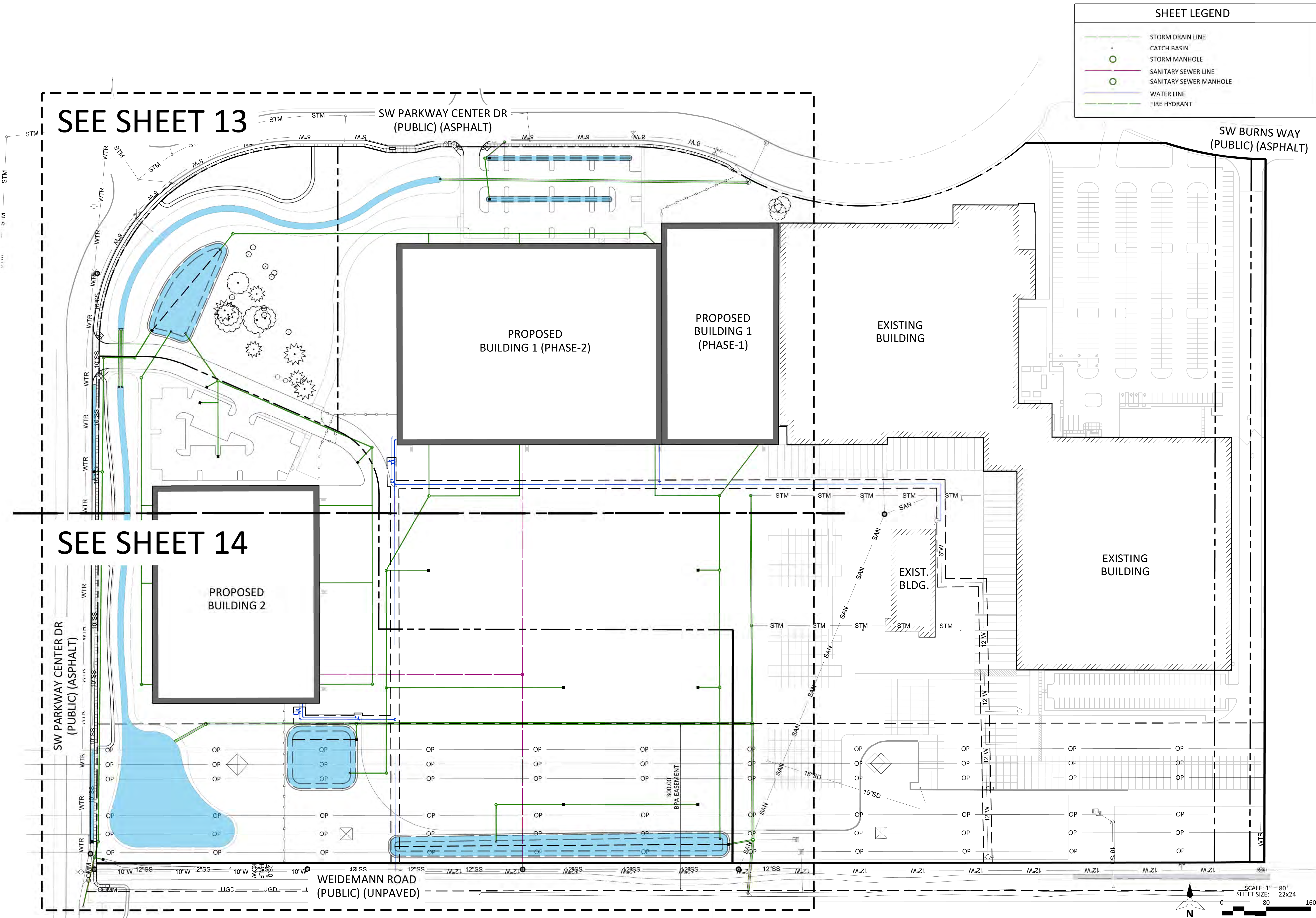
Preliminary
KENDALL STANDRIDGE
REGISTERED PROFESSIONAL ENGINEER
76,742
STATE OF OREGON
EXPIRES 06-30-26

REV.	DATE	DESCRIPTION

NAME
**OVERALL
PRELIMINARY UTILITY
PLAN**

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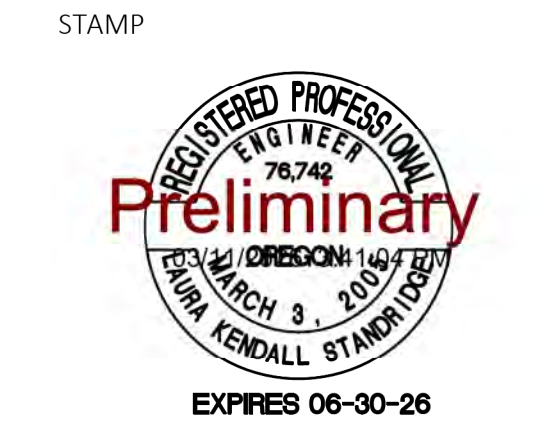
SHEET



SEE SHEET 13

SEE SHEET 14

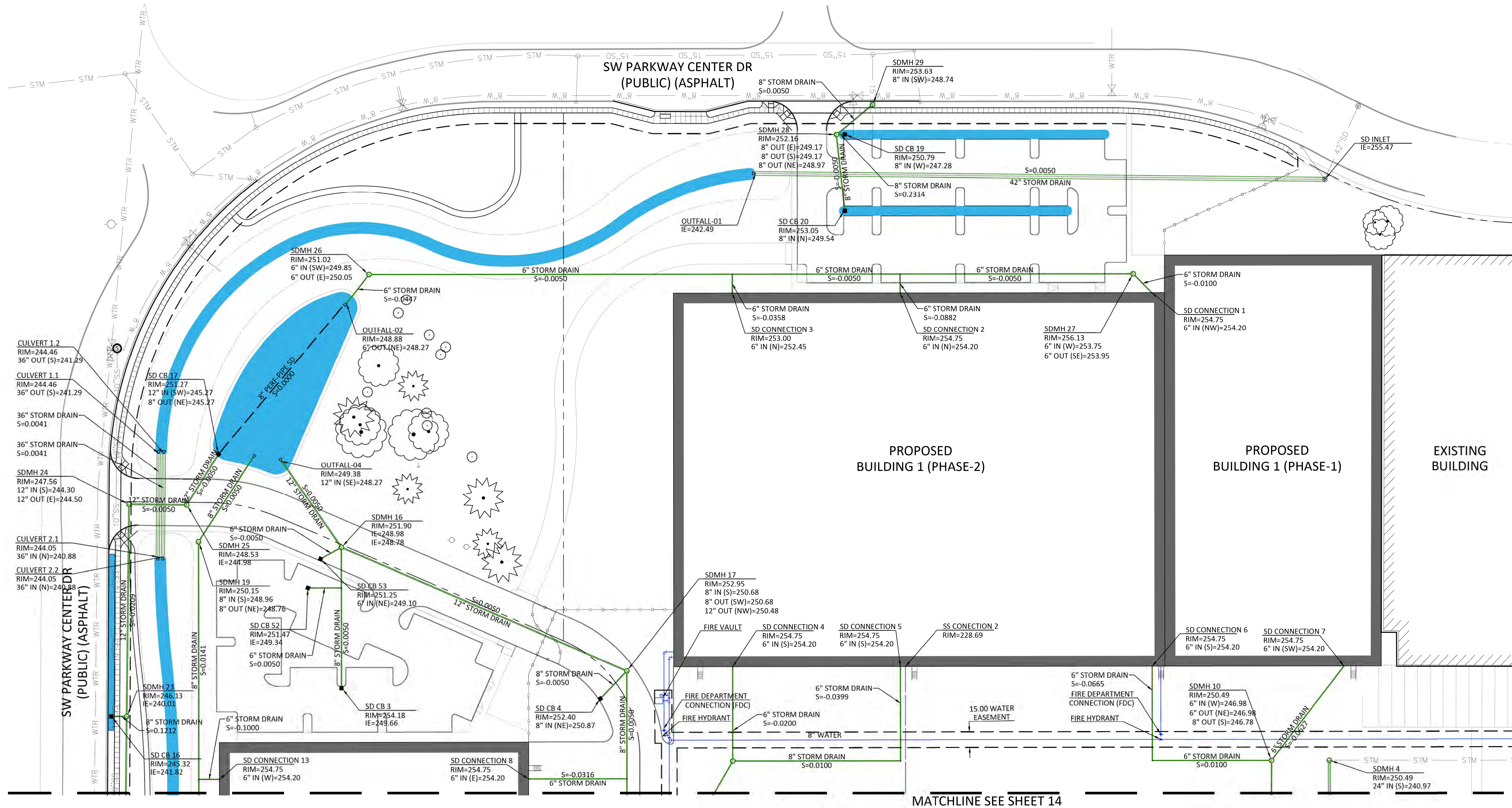
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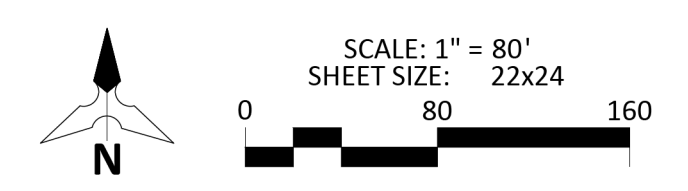
REV.	DATE	DESCRIPTION

NAME
**PRELIMINARY UTILITY
PLAN - NORTH**

PROJECT NO.: SY001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026
SHEET



MATCHLINE SEE SHEET 14



SHEET LEGEND	
	STORM DRAIN LINE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE (SSMH)
	WATER LINE
	FIRE HYDRANT

SHEET LEGEND

- > DRAINAGE FLOW DIRECTION
- - - - PROPOSED CONTOUR
- Proposed Storm Drain Line



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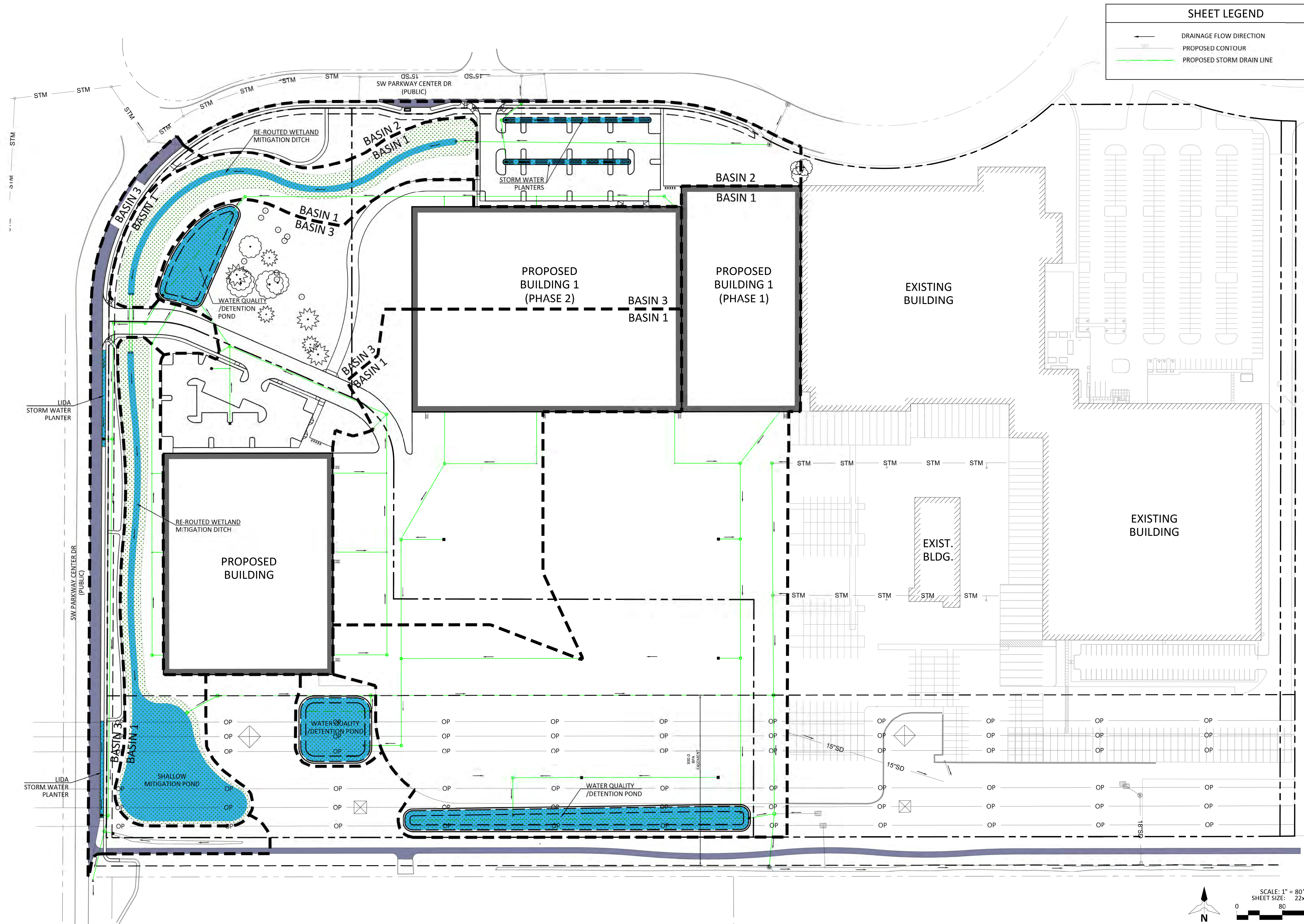
Preliminary
 EXPIRES 06-30-26

REV.	DATE	DESCRIPTION

NAME
**PRELIMINARY
 STORMWATER PLAN**

PROJECT NO.: SY5001
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 DATE: 03-09-2026

SHEET



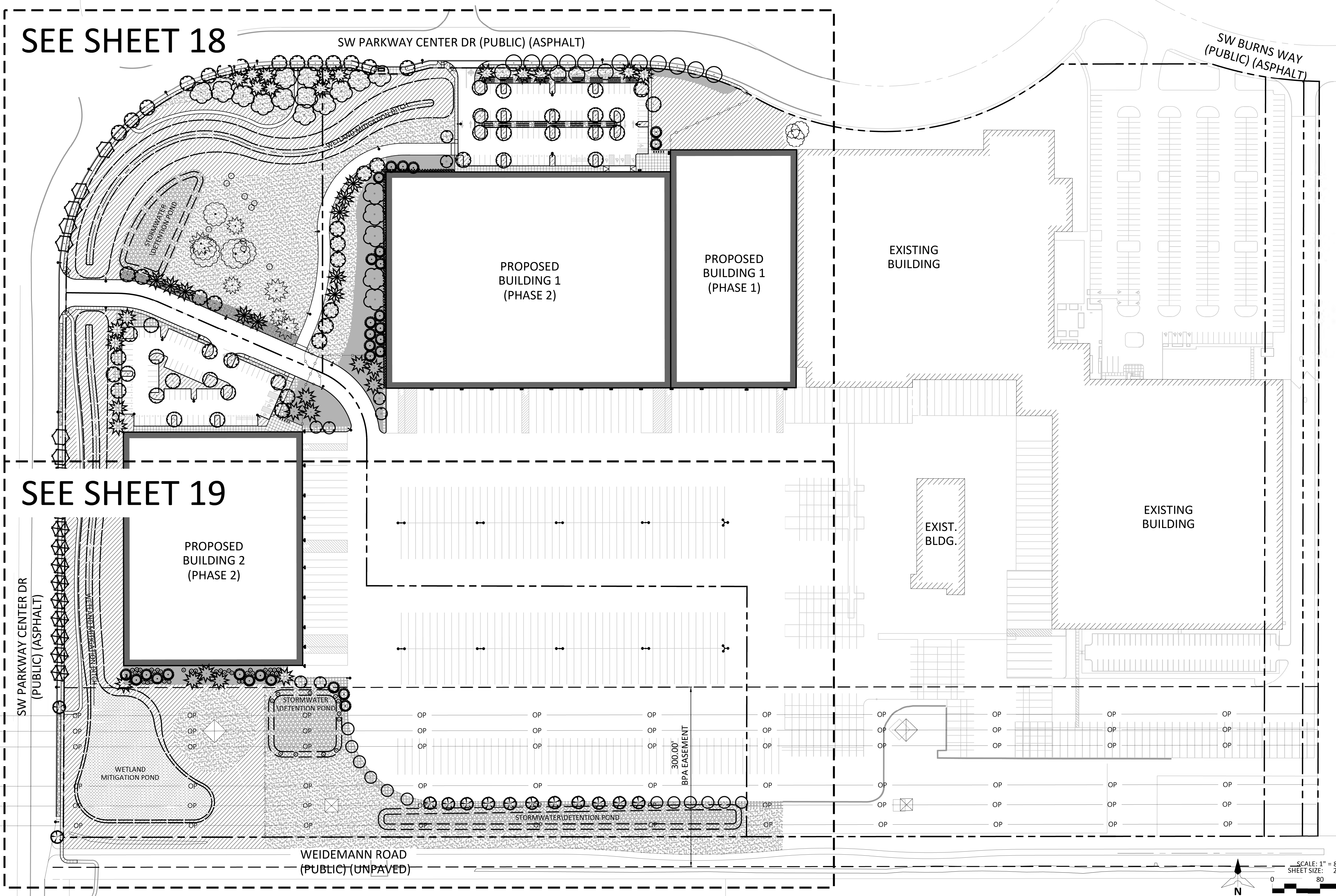
SCALE: 1" = 80'
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REV.	DATE	DESCRIPTION

NAME
**OVERALL
PRELIMINARY
LANDSCAPE PLAN**

PROJECT NO.: SY5001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET



SEE SHEET 18

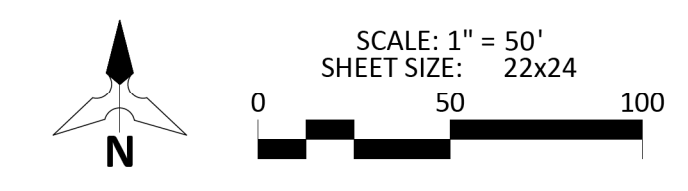
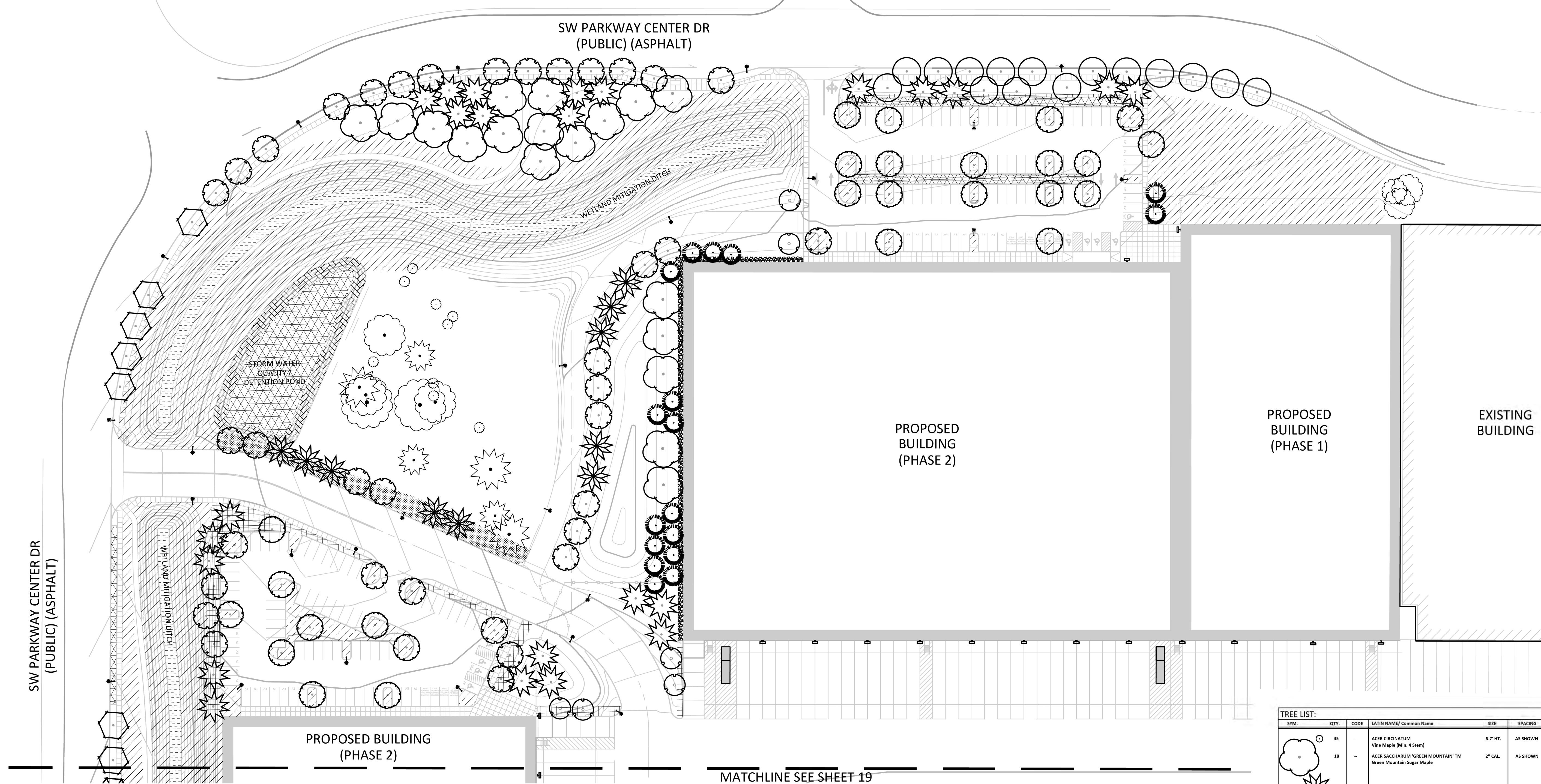
SEE SHEET 19

REV.	DATE	DESCRIPTION

NAME
**PRELIMINARY
LANDSCAPE PLAN -
NORTH**

PROJECT NO.: SY001
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SHEET



SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
5,141 SF	MAAQ	MAHONIA AQUIFOLIUM	Oregon Grape	2 GAL.	60" O.C.
	MARE	MAHONIA REPENS	Creeping Oregon Grape	1 GAL.	30" O.C.
	MYCA	MYRICA CALIFORNICA	Pacific Wax Myrtle	5 GAL.	60" O.C.
	NAGU	NANDINA DOMESTICA 'GULF STREAM'	GD Heavenly Bamboo	2 GAL.	36" O.C.
	VIDA	VIBURNUM DAVIDII	David Viburnum	2 GAL.	36" O.C.
	VISP	VIBURNUM TINUS 'SPRING BOUQUET'	Spring Bouquet Viburnum	5 GAL.	36" O.C.
	CEPT	CEANOTHUS GLORIOSUS 'PT REYES'	Pt. Reyes Ceanothus	#1 CONT	30" O.C.
	PEAL	FENISTETUM ALOPECURIROIDES 'HAMEL'	Dwarf Fountain Grass	#1 CONT	30" O.C.
	COKE	CORNUS SERICEA 'KESEY'	Kelsey Dogwood	#1 CONT	30" O.C.
	ARCO	ARBUTUS UNEDO 'COMPACTA'	Dwarf Strawberry Tree	#3 CONT	60" O.C.
	SPBE	SPIRAEA BETULIFOLIA	Birchleaf Spiraea	#1 CONT	36" O.C.

Botanical Name	Common Name	Minimum rooting size	Mitigation Wetland	Wetland Mitigation Buffer
TREES				
Acer macrophyllum	Bigleaf maple	2 gallon	300	300
Alnus rubra	Red alder	2 gallon	300	300
Pinus ponderosa	Windswept Valley	2 gallon	300	300
Quercus agrifolia	Emery oak	2 gallon	300	300
Thuja plicata	Western red cedar	2 gallon	300	300
SHRUBS			0	1000
Cornus canadensis	Redosier dogwood	1 gallon	800	800
Diervilla lonicera	Yellow-flowered dogwood	1 gallon	1200	1200
Malva sylvestris	Tall Oregon grape	1 gallon	1000	1000
Philadelphus lewisii	Mock orange	1 gallon	800	800
Rosa nutkana	Nutka rose	1 gallon	1000	1000
Rubus leucodermis	Blackcap raspberry	1 gallon	1000	1000
Rubus arcticus	Chewberry	1 gallon	1000	1000
Spiraea douglasii	Douglas' spiraea	1 gallon	1000	1000
Symphoricarpos albus	Snowberry	1 gallon	1000	1000
Tall Shrubs			0	8000
HERBACEOUS				
Schizanthus luteus	Hardstem bulbush	Seed	Seed	Seed
Chamaecrista	Softbush	Seed	Seed	Seed
Agrostis exarata	Spikegrass	Seed	Seed	Seed
Dactyloctenium aegyptium	Tarweed	Seed	Seed	Seed
Festuca daboensis	Roemer's fescue	Seed	Seed	Seed

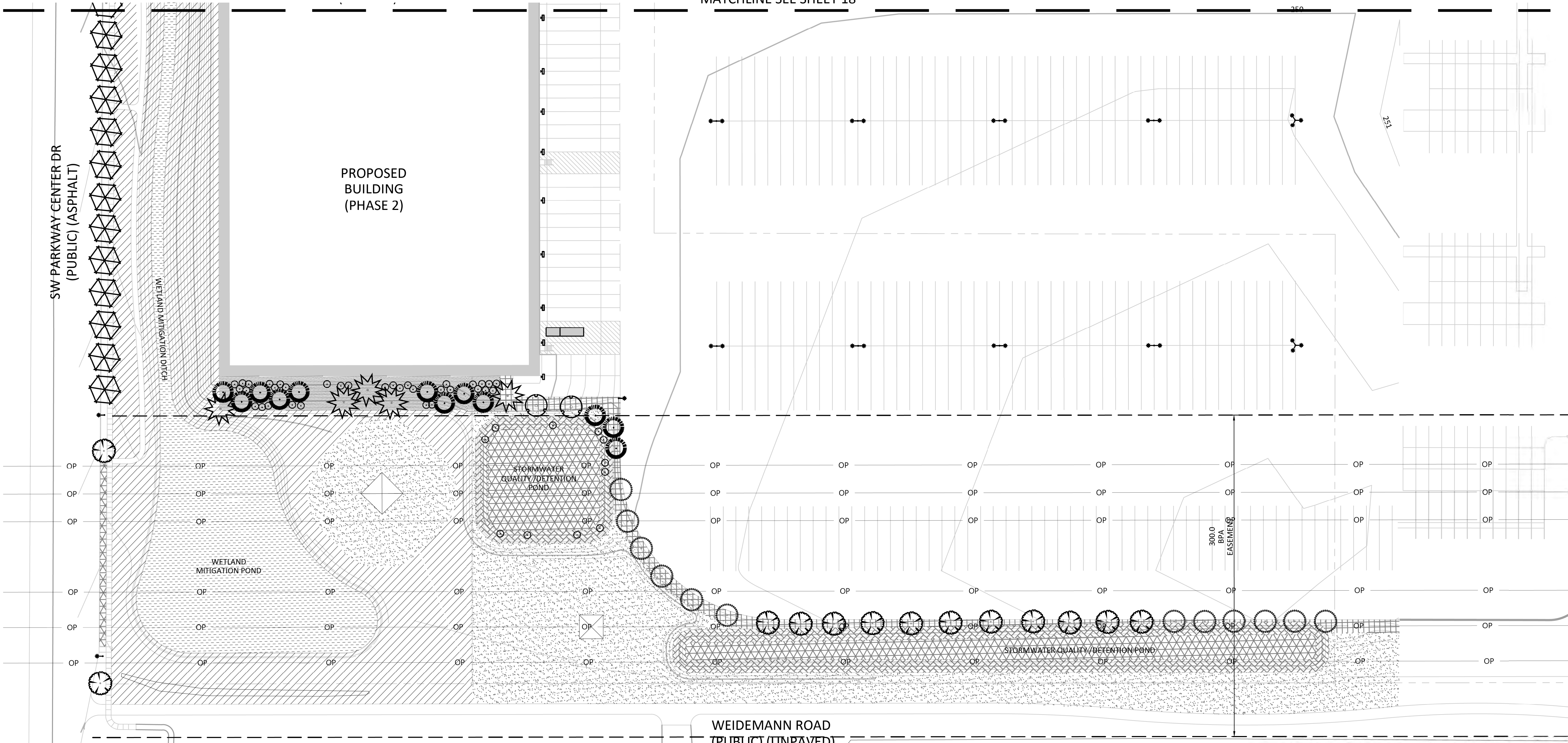
SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
165,551 SF			FINE LAWN		See Specifications
37,337 SF	NAGU	SHRUBS/GROUNDCOVERS	NANDINA DOMESTICA 'GULF STREAM'	#1 CONT	36" O.C.
	MARE	MAHONIA REPENS	Creeping Oregon grape	#1 CONT	30" O.C.
	CEPT	CEANOTHUS GLORIOSUS 'PT REYES'	Pt. Reyes Ceanothus	#1 CONT	30" O.C.
	VIDA	VIBURNUM DAVIDII	David Viburnum	#1 CONT	36" O.C.
	PEAL	FENISTETUM ALOPECURIROIDES 'HAMEL'	Dwarf Fountain Grass	#1 CONT	30" O.C.
	COKE	CORNUS SERICEA 'KESEY'	Kelsey Dogwood	#1 CONT	30" O.C.
	ARCO	ARBUTUS UNEDO 'COMPACTA'	Dwarf Strawberry Tree	#5 COUNT	60" O.C.
	MAAQ	MAHONIA AQUIFOLIUM	Oregon Grape	#5 COUNT	60" O.C.
	MYCA	MYRICA CALIFORNICA	Pacific Wax Myrtle	#5 COUNT	60" O.C.
	VISP	VIBURNUM TINUS 'SPRING B.'	Spring Bouquet Viburnum	#5 COUNT	60" O.C.
	GIUV	GROUNDCOVERS	ARCTOSTAPHYLOS UVA-URSI	#54 COUNT	12" O.C.
	GIUV	GROUNDCOVERS	ARCTOSTAPHYLOS UVA-URSI	#54 COUNT	12" O.C.

SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
9,924 SF	NAGU	SHRUBS/GROUNDCOVERS	NANDINA DOMESTICA 'GULF STREAM'	#1 CONT	36" O.C.
	MARE	MAHONIA REPENS	Creeping Oregon grape	#1 CONT	30" O.C.
	CEPT	CEANOTHUS GLORIOSUS 'PT REYES'	Pt. Reyes Ceanothus	#1 CONT	30" O.C.
	VIDA	VIBURNUM DAVIDII	David Viburnum	#1 CONT	36" O.C.
	PEAL	FENISTETUM ALOPECURIROIDES 'HAMEL'	Dwarf Fountain Grass	#1 CONT	30" O.C.
	COKE	CORNUS SERICEA 'KESEY'	Kelsey Dogwood	#1 CONT	30" O.C.
16,201 SF	ARCO	SHRUBS (E-TI)	ARBUTUS UNEDO 'COMPACTA'	#5 COUNT	60" O.C.
	MAAQ	MAHONIA AQUIFOLIUM	Oregon Grape	#5 COUNT	60" O.C.
	MYCA	MYRICA CALIFORNICA	Pacific Wax Myrtle	#5 COUNT	60" O.C.
	VISP	VIBURNUM TINUS 'SPRING B.'	Spring Bouquet Viburnum	#5 COUNT	60" O.C.
	GIUV	GROUNDCOVERS	ARCTOSTAPHYLOS UVA-URSI	#54 COUNT	12" O.C.
	GIUV	GROUNDCOVERS	ARCTOSTAPHYLOS UVA-URSI	#54 COUNT	12" O.C.

SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE/TYPE	%	SPACING
34,000 SF	A' ZONE	JUNJUS PATENS	Spreading Rush	#1 COUNT	30	12" O.C.
		CAREX OBNUPTA	Silough Sledge	#1 COUNT	50	18" O.C.
		SCIRPUS MICROCARPUS	Small-fruited Bulrush	#1 COUNT	20	18" O.C.
25,523 SF	B' ZONE	CORNUS SERICEA	Red-Twig Dogwood	#1 COUNT	25	72" O.C.
		SPIRAEA DOUGLASSII	Douglas Spiraea	#1 COUNT	25	60" O.C.
		MAHONIA AQUIFOLIUM	Oregon Grape	#1 COUNT	25	60" O.C.
		HOLDOUSIS DISCOLOR	Oceanspray	#1 COUNT	25	60" O.C.

SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
45		ACER CIRCINATUM	Vine Maple (Min. 4 Sem)	6-7' HT.	AS SHOWN
18		ACER SACCHARUM 'GREEN MOUNTAIN'	Green Mountain Sugar Maple	2" CAL.	AS SHOWN
10	PSME	PSEUDOTSUGA MENZIESII	Douglas-Fir	8' HT	AS SHOWN
29	SEAP	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	Aptos Blue Redwood	8' HT	AS SHOWN
25	GLTR	GLEDITSIA TRIACANTHOS 'SKYLINE'	Nyssa Sylvatica	2" CAL.	AS SHOWN
7	GIAM	GINKGO BILOBA 'AUFIMAN GOLD'	Autumn Gold Ginkgo	2" CAL.	AS SHOWN AND APPROX 30' AS STREET TREE
12	PBLB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	Bloodgood Plane Tree	2" CAL.	AS SHOWN AND APPROX 30' AS STREET TREE
37	QUCO	QUERCUS COCCINEA	Scarlet Oak	2" CAL.	AS SHOWN AND APPROX 30' AS STREET TREE
15	TIST	TILIA TOMENTOSA 'STERLING'	Sterling Silver Linden	2" CAL.	AS SHOWN AND APPROX 30' AS STREET TREE
28	THGR	THUJA PLICATA X STANDISHII 'GREEN GIANT'	Green Giant Thuja	8' HT	AS SHOWN
8	ACFR	ACER RUBRUM 'FRANK JR.'	Redpointe Maple	2" CAL.	AS SHOWN
12	TIHA	TILIA CORDATA 'HALKA'	Summer Sprite Linden	2" CAL.	KEEP 50' AWAY FROM BPA LINES
13	ZECI	ZELKVA SERRATA 'WIRELESS'	Red Alder	2" CAL.	KEEP 50' AWAY FROM BPA LINES
			EXISTING DECIDUOUS TREE		
			EXISTING CONIFEROUS TREE		

MATCHLINE SEE SHEET 18



WEIDEMANN ROAD
(PUBLIC) (UNPAVED)

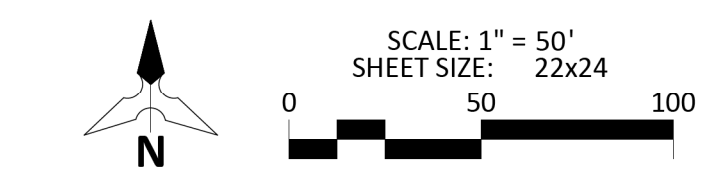
MATCHLINE SEE SHEET 19

PROJECT:
SYSCO WILSONVILLE
RE-ZONE AND
FACILITY EXPANSION
MASTER PLAN
WILSONVILLE, OR

PREPARED FOR:
Sysco
SYSCO PORTLAND, INC.
PHONE: 281.584.5999
ADDRESS: 26250 SW PARKWAY
CENTER DR
WILSONVILLE, OR 97070

STAMP
REGISTERED PROFESSIONAL ENGINEER
78,742
Preliminary
MARCH 3, 2024
KENDALL STAMM

REV.	DATE	DESCRIPTION
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SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
MAAQ	5,141 SF	MAAQ	MAHONIA AQUIFOLIUM Oregon Grape	2 GAL.	60" O.C.
MARE		MARE	MAHONIA REPENS Creeping OR Grape	1 GAL.	30" O.C.
MYCA		MYCA	MYRICA CALIFORNICA Pacific Wax Myrtle	5 GAL.	60" O.C.
NAGU		NAGU	NANDINA DOMESTICA 'GULF STREAM' GD Heavenly Bamboo	2 GAL.	36" O.C.
VIDA		VIDA	VIBURNUM DAVIDII David Viburnum	2 GAL.	36" O.C.
VISP		VISP	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	5 GAL.	36" O.C.
CEPT		CEPT	CEANOTHUS GLORIOSUS 'PT REYES' Pt. Reyes Ceanothus	#1 CONT	30" O.C.
PEAL		PEAL	FENNICHELIUM ALOPECUROIDES 'HAMEL' Dwarf Fountain Grass	#1 CONT	30" O.C.
COKE		COKE	CORNUS SERICEA 'KEELSEY' Kelsey Dogwood	#1 CONT	30" O.C.
ARCO		ARCO	ARBITUS UNDO 'COMPACTA' Dwarf Strawberry Tree	#3 CONT	60" O.C.
SPBE		SPBE	SPIRAEA BETULIFOLIA Birchleaf Spirea	#1 CONT	36" O.C.

Botanical Name	Common Name	Minimum rootball size	Wetland Mitigation	Wetland Mitigation Buffer
TREES				
Acer macrophyllum	Bigleaf maple	2 gallon	300	300
Alnus rubra	Red alder	2 gallon	300	300
Pinus ponderosa	Wichita Valley	2 gallon	300	300
Quercus agrifolia	Douglas Fir	2 gallon	200	200
Quercus garryana	Oregon white oak	2 gallon	400	400
Thuja plicata	Western red cedar	2 gallon	300	300
Total Trees			0	1000
SHRUBS				
Cornus canadensis	Redosier dogwood	1 gallon	800	800
Crataegus douglasii	Douglas' hawthorn	1 gallon	1200	1200
Malva sylvestris	Tall Oregon grape	1 gallon	1000	1000
Philadelphus lewisii	Mock orange	1 gallon	800	800
Rosa nutkana	Nutka rose	1 gallon	1000	1000
Rubus lasiodermis	Blackcap raspberry	1 gallon	1000	1000
Rubus arcticus	Dewberry	1 gallon	1000	1000
Spiraea douglasii	Douglas' spirea	1 gallon	1000	1000
Symphoricarpos albus	Snowberry	1 gallon	1000	1000
Total Shrubs			0	8800
HERBACEOUS				
Schizanthus luteus	Hardstem bulbush	Seed		
Alnus alba	Softbush	Broadcast seed as necessary in wetlands		
Agrostis exarata	Spikegrass	Seed		
Dactyloctenium aegyptium	Tarweed	Seed		
Festuca dabothenis	Roemer's fescue	Seed		

SYMB.	QTY.	DESCRIPTION
	165,551 SF	FINE LAWN See Specifications

SYMB.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
NAGU	NAGU	SHRUBS/GROUNDCOVERS NANDINA DOMESTICA 'GULF STREAM' GD Heavenly Bamboo	#1 CONT	36" O.C.
MARE	MARE	MAHONIA REPENS Creeping Oregon grape	#1 CONT	30" O.C.
CEPT	CEPT	CEANOTHUS GLORIOSUS 'PT REYES' Pt. Reyes Ceanothus	#1 CONT	30" O.C.
VIDA	VIDA	VIBURNUM DAVIDII David Viburnum	#1 CONT	36" O.C.
PEAL	PEAL	FENNICHELIUM ALOPECUROIDES 'HAMEL' Dwarf Fountain Grass	#1 CONT	30" O.C.
COKE	COKE	CORNUS SERICEA 'KEELSEY' Kelsey Dogwood	#1 CONT	30" O.C.
ARCO	ARCO	ARBITUS UNDO 'COMPACTA' Dwarf Strawberry Tree	#3 COUNT	60" O.C.
MAAQ	MAAQ	MAHONIA AQUIFOLIUM Oregon Grape	#5 COUNT	60" O.C.
MYCA	MYCA	MYRICA CALIFORNICA Pacific Wax Myrtle	#5 COUNT	60" O.C.
VISP	VISP	VIBURNUM TINUS 'SPRING B.' Spring Bouquet Viburnum	#5 COUNT	60" O.C.
GIUV	GIUV	GRUNDCOVERS ARCTOPHYLOS UVA-URSI Kinnikinnick	#54 COUNT	12" O.C.
SPBE	SPBE	SPIRAEA BETULIFOLIA Birchleaf Spirea	#1 COUNT	36" O.C.

SYMB.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
9,924 SF	NAGU	SHRUBS/GROUNDCOVERS NANDINA DOMESTICA 'GULF STREAM' GD Heavenly Bamboo	#1 CONT	36" O.C.
	MARE	MAHONIA REPENS Creeping Oregon grape	#1 CONT	30" O.C.
	CEPT	CEANOTHUS GLORIOSUS 'PT REYES' Pt. Reyes Ceanothus	#1 CONT	30" O.C.
	VIDA	VIBURNUM DAVIDII David Viburnum	#1 CONT	36" O.C.
	PEAL	FENNICHELIUM ALOPECUROIDES 'HAMEL' Dwarf Fountain Grass	#1 CONT	30" O.C.
	COKE	CORNUS SERICEA 'KEELSEY' Kelsey Dogwood	#1 CONT	30" O.C.

SYMB.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
16,201 SF	ARCO	SHRUBS (6' HT) ARBITUS UNDO 'COMPACTA' Dwarf Strawberry Tree	#5 COUNT	60" O.C.
	MAAQ	MAHONIA AQUIFOLIUM Oregon Grape	#5 COUNT	60" O.C.
	MYCA	MYRICA CALIFORNICA Pacific Wax Myrtle	#5 COUNT	60" O.C.
	VISP	VIBURNUM TINUS 'SPRING B.' Spring Bouquet Viburnum	#5 COUNT	60" O.C.
	GIUV	GRUNDCOVERS ARCTOPHYLOS UVA-URSI Kinnikinnick	#54 COUNT	12" O.C.
	GIUV	ARCTOPHYLOS UVA-URSI Kinnikinnick	#54 COUNT	12" O.C.

SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE/TYP	%	SPACING
34,000 SF		'A' ZONE	JUNCEUS PATENS Spreading Rush	#1 COUNT	30	12" O.C.
			CAREX OBNUPTA Slough Sledge	#1 COUNT	50	18" O.C.
			SCRIPUS MICROCARPUS Small-Floated Bulrush	#1 COUNT	20	18" O.C.
			CORNUS SERICEA Red-Twig Dogwood	#1 COUNT	25	72" O.C.
			SPIRAEA DOUGLASSII Douglas Spirea	#1 COUNT	25	60" O.C.
			MAHONIA AQUIFOLIUM Oregon Grape	#1 COUNT	25	60" O.C.
			HOLDOUSIS DISCOLOR Oceanspray	#1 COUNT	25	60" O.C.
25,523 SF		'B' ZONE	CORNUS SERICEA Red-Twig Dogwood	#1 COUNT	25	72" O.C.
			SPIRAEA DOUGLASSII Douglas Spirea	#1 COUNT	25	60" O.C.
			MAHONIA AQUIFOLIUM Oregon Grape	#1 COUNT	25	60" O.C.
			HOLDOUSIS DISCOLOR Oceanspray	#1 COUNT	25	60" O.C.

SYMB.	QTY.	CODE	LATIN NAME/ Common Name	SIZE	SPACING
45			ACER CIRCINATUM Vine Maple (Min. 4 Stem)	6-7' HT.	AS SHOWN
18			ACER SACCHARUM 'GREEN MOUNTAIN' Green Mountain Sugar Maple	2" CAL.	AS SHOWN
10	PSME		PSEUDOTSUGA MENZIESII Douglas-Fir	8' HT	AS SHOWN
29	SEAP		SEQUIOIA SEMPERVIRENS 'APTOS BLUE' Aptos Blue Redwood	8' HT	AS SHOWN
25	GLTR		GLEDITSIA TRIACANTHOS 'SKYLINE' Nysse Sylvatica	2" CAL	AS SHOWN
7	GIALL		GINKGO BILOBA 'AUFIMAN GOLD' Autumn Gold Ginkgo	2" CAL	AS SHOWN AND APPROX 30' AS STREET TREE
12	PBLB		PLATANUS X ACERIFOLIA 'BLOODGOOD' Bloodgood Plane Tree	2" CAL	AS SHOWN AND APPROX 30' AS STREET TREE
37	QUCO		QUERCUS COCCINEA Scarlet Oak	2" CAL	AS SHOWN AND APPROX 30' AS STREET TREE
15	TIST		TILIA TOMENTOSA 'STERLING' Sterling Silver Linden	2" CAL	AS SHOWN AND APPROX 30' AS STREET TREE
28	THGR		THUJA PLICATA X STANDISHII 'GREEN GIANT' Green Giant Thuja	8' HT	AS SHOWN
8	ACFR		ACER RUBRUM 'FRANK JR.' PP 16769 Redpointe Maple	2" CAL	AS SHOWN
12	TIHA		TILIA CORDATA 'HALKA' Summer Sprite Linden	2" CAL	KEEP 50' AWAY FROM BPA LINES
13	ZECI		ZELKVA SERRATA 'WIRELESS' Red Alder	2" CAL	KEEP 50' AWAY FROM BPA LINES
			EXISTING DECIDUOUS TREE		
			EXISTING CONIFEROUS TREE		

PRELIMINARY
LANDSCAPE PLAN -
SOUTH

PROJECT NO.: SYS001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

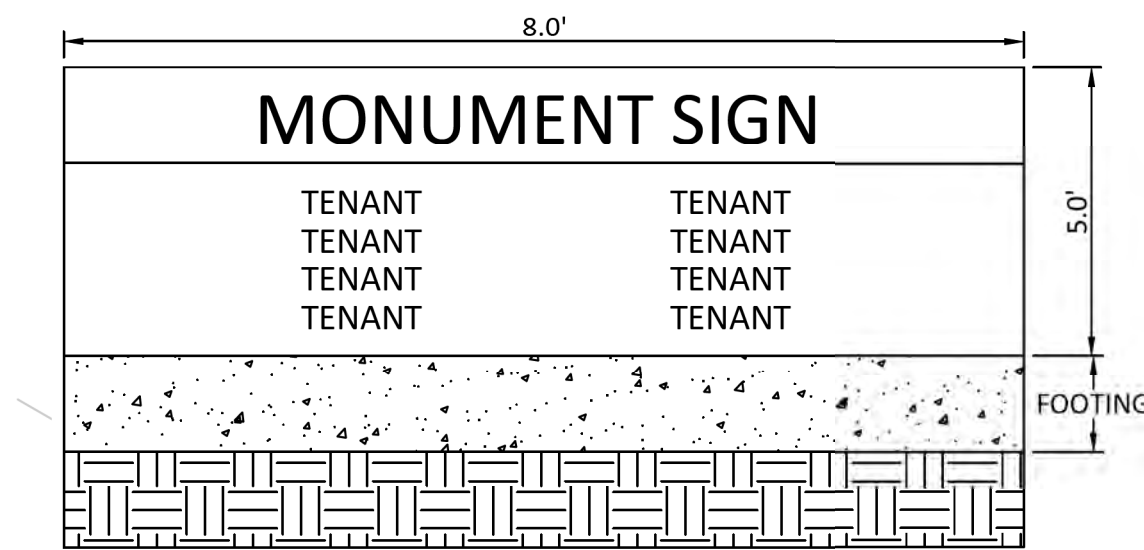
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REV.	DATE	DESCRIPTION

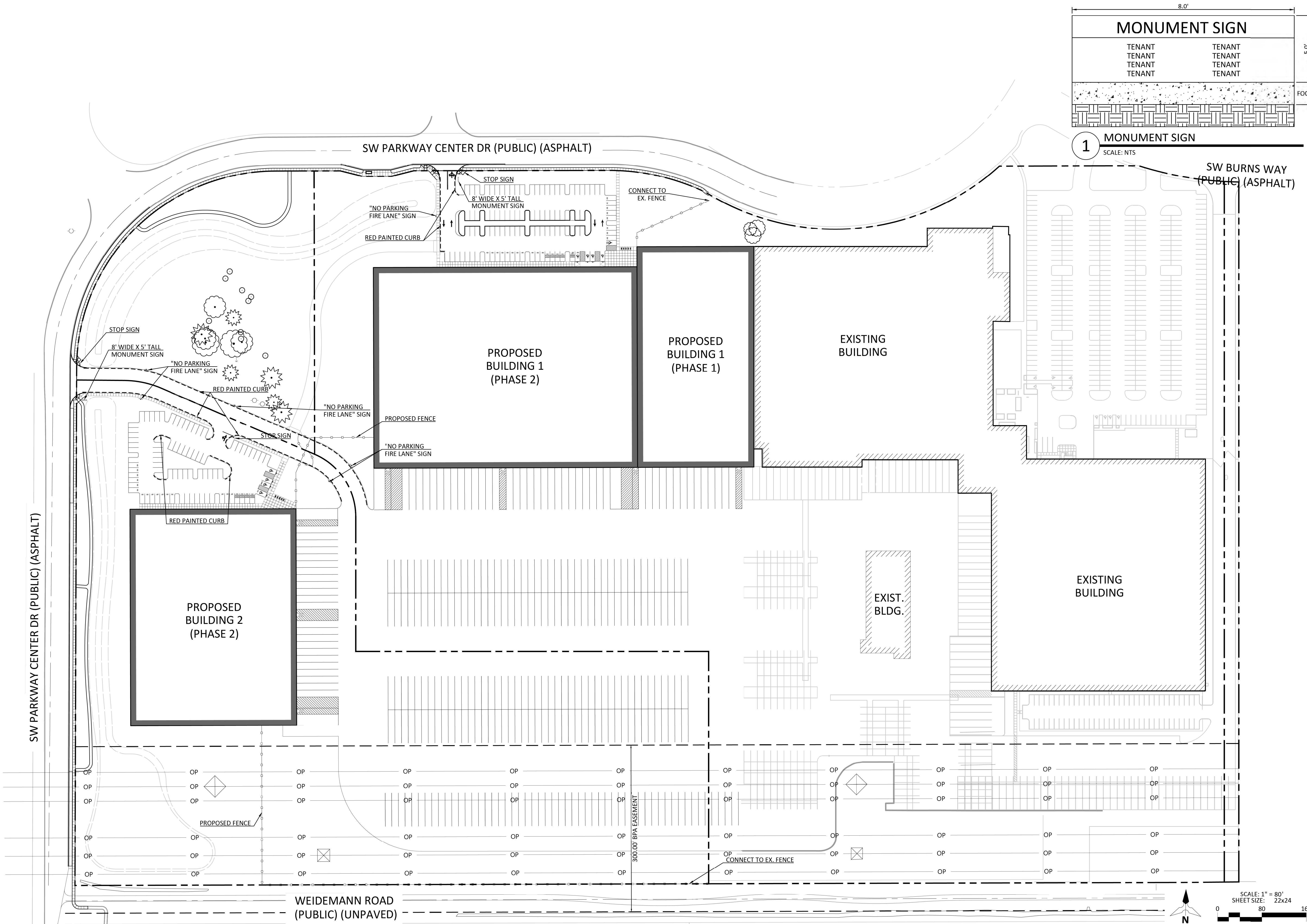
NAME
**PRELIMINARY
SIGNAGE PLAN**

PROJECT NO.: SY5001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET



1 MONUMENT SIGN
SCALE: NTS



PRELIMINARY OEESC EXTERIOR LIGHTING COMPLIANCE

Basin	Parking (SF)	OEESC Allowance	W Allowed	Light Pole Single Head (QTY)	W/Pole	Light Pole Double Head (QTY)	W/Pole	Light Pole Triple Head (QTY)	W/Pole	Building Mount (QTY)	W/Pole	W Total	Meets OEESC per ASHRAE 90.1-2022
Truck Operations	528,911	0.026	13752	2	100	8	200	2	300	22	46	3,412	YES
North Parking Lot	37,818	0.026	983	4	100	0	200	0	300	0	46	400	YES
West Parking Lot and Drive	40,774	0.026	1060	10	100	0	200	0	300	0	46	1,000	YES



PROJECT:
SYSCO WILSONVILLE RE-ZONE AND FACILITY EXPANSION MASTER PLAN
 WILSONVILLE, OR

PREPARED FOR:

SYSCO PORTLAND, INC.
 PHONE: 281.584.5999
 ADDRESS: 26250 SW PARKWAY CENTER DR
 WILSONVILLE, OR 97070

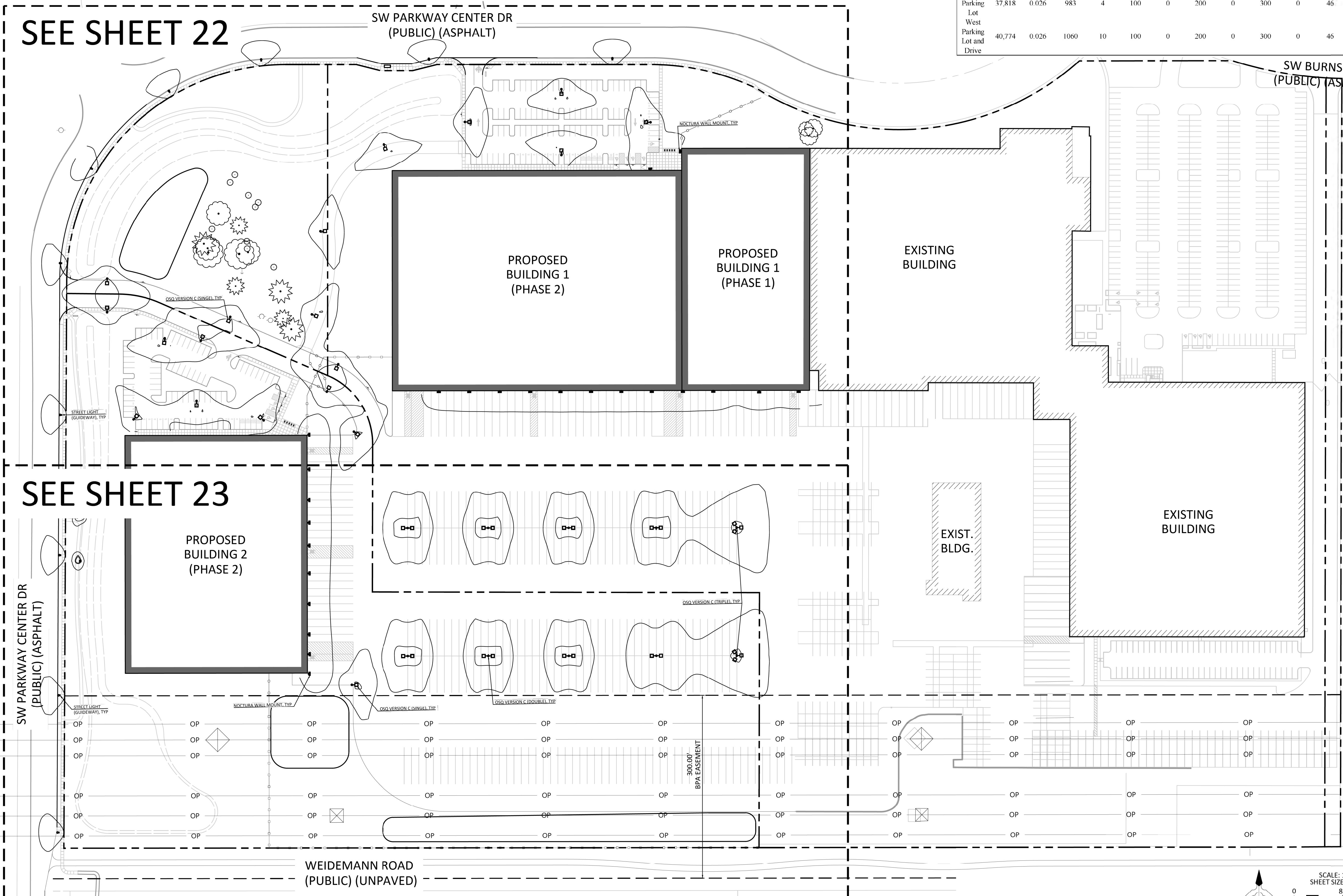


REV.	DATE	DESCRIPTION

NAME
OVERALL PRELIMINARY LIGHTING PLAN

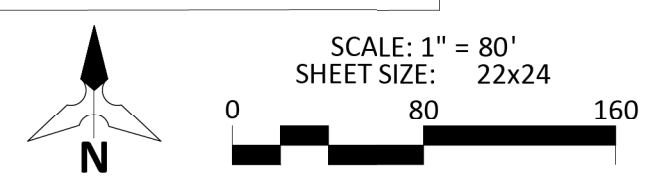
PROJECT NO.: SY001
 DESIGN BY: MJW
 REVIEWED BY:
 DATE: 03-09-2026

SHEET



SEE SHEET 22

SEE SHEET 23



PROJECT:
SYSCO WILSONVILLE
RE-ZONE AND
FACILITY EXPANSION
MASTER PLAN
WILSONVILLE, OR

PREPARED FOR:
Sysco
SYSCO PORTLAND, INC.
PHONE: 281.584.5999
ADDRESS: 26250 SW PARKWAY
CENTER DR
WILSONVILLE, OR 97070

STAMP
REGISTERED PROFESSIONAL
ENGINEER
76742
Preliminary
APPROVED FOR CONSTRUCTION
MARCH 3, 2024
KENDALL STANLEY
EXPIRES 06-30-26

REV.	DATE	DESCRIPTION

NAME
PRELIMINARY
LIGHTING PLAN -
SOUTH

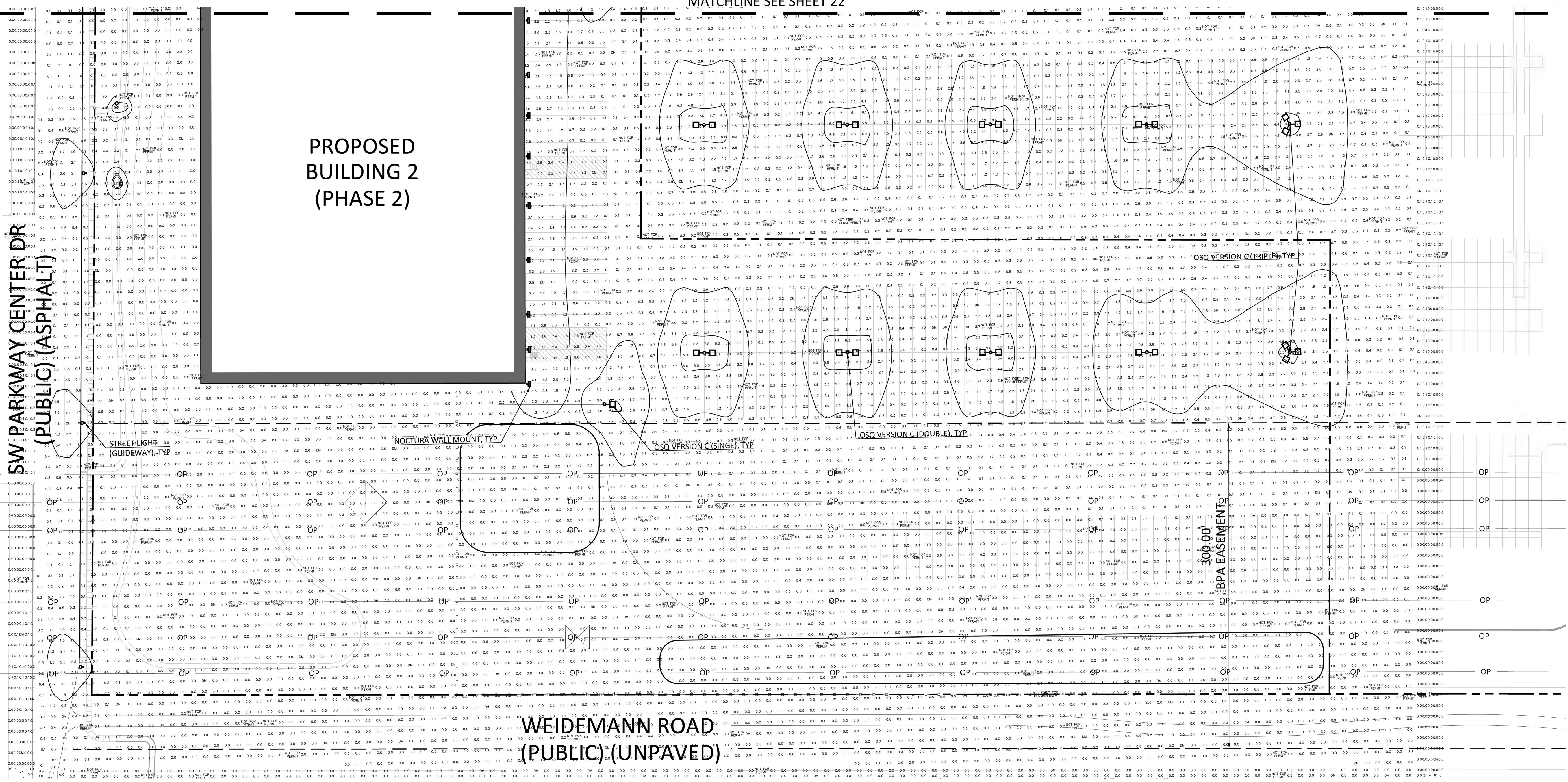
PROJECT NO.: SYS001
DESIGN BY: MJW
REVIEWED BY:
DATE: 03-09-2026

SHEET

MATCHLINE SEE SHEET 22

PROPOSED
BUILDING 2
(PHASE 2)

WEIDEMANN ROAD
(PUBLIC) (UNPAVED)

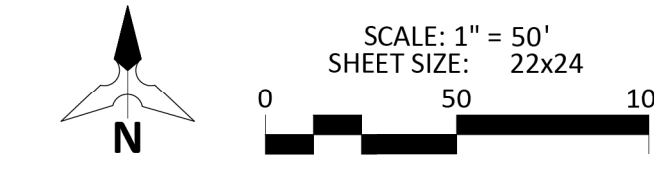


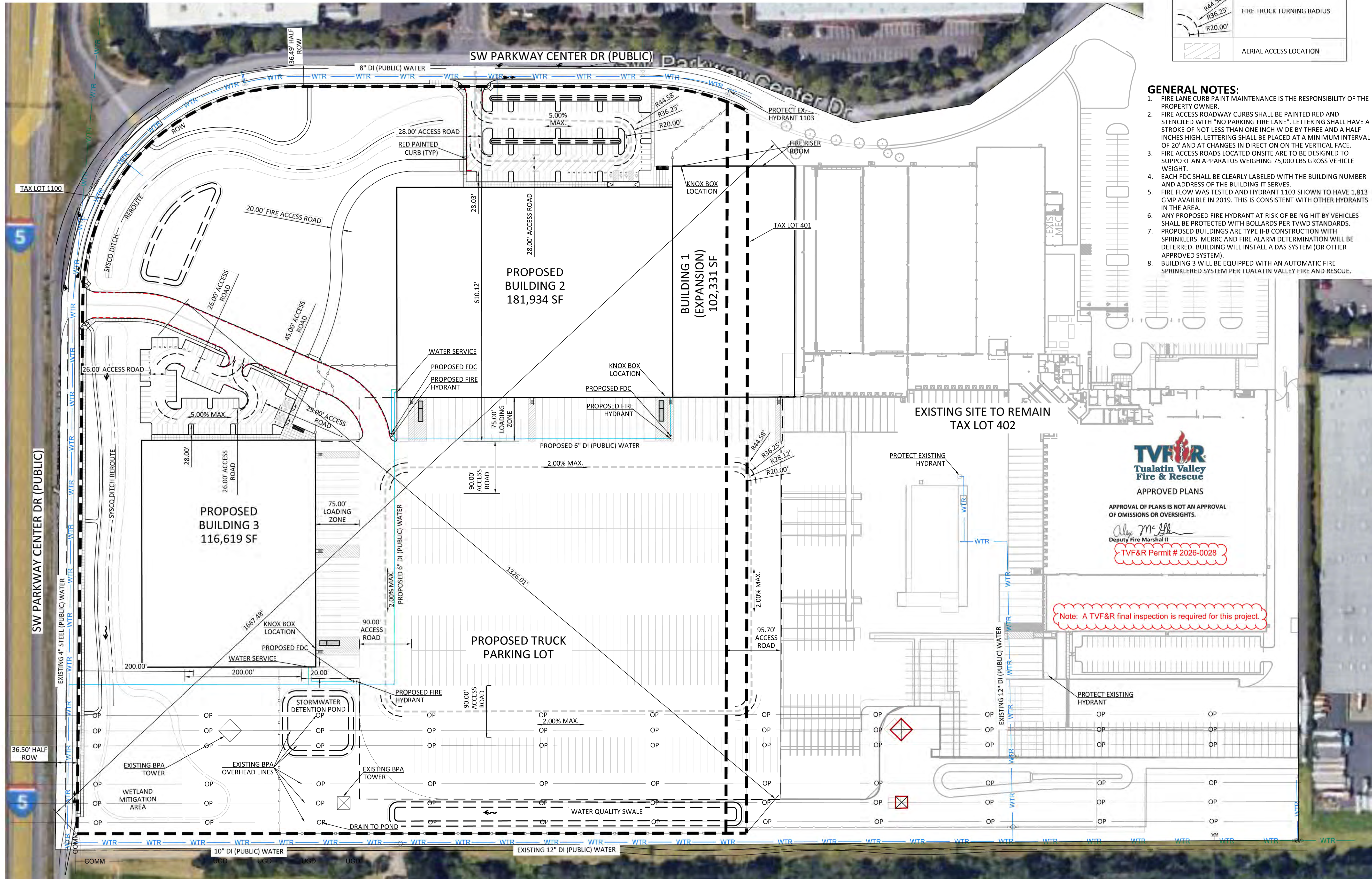
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	DME	VOLTS	QUANTITY
Guideway Single	○	(1) SSC STW7C12C-E0	Guideway Small, 8L Lumen Package, 3000K 70 CRI, Type 2M optics	ELECTRONIC	POLE 25'	Cree Lighting GWYS-A-8L-30K7-2M-UL-xx-xx-xx	120V 1P 2W	10
DME	⌋	(1) SSC STW7C12C-E0	NTW-A-WM-T3-7L-50K-UL-BZ	ELECTRONIC	POLE 25'	Cree Inc	120V 1P 2W	24
OSQ Double	□-○-□	DME	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type II Mid	ELECTRONIC	POLE 40'	Cree Lighting OSQM-C-16L-40K7-2M-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-30K7-2M-UL-xx-xx-xx	120V 1P 2W	8
OSQ Single	○-□	(1) SSC STW7C12C-E0	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type II Mid	ELECTRONIC	DME 25' TYP 40' IN TRUCK AREA	Cree Lighting OSQM-C-16L-40K7-2M-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-30K7-2M-UL-xx-xx-xx	120V 1P 2W	19
OSQ Triple	□-○-□	(1) SSC STW7C12C-E0	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type II Mid	ELECTRONIC	POLE 40'	Cree Lighting OSQM-C-16L-40K7-2M-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-30K7-2M-UL-xx-xx-xx	120V 1P 2W	2

GENERAL NOTES

- PROJECT SITE IS LIGHTING OVERLAY ZONE 2.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO CITY OF WILSONVILLE SPECIFICATIONS AND OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (2021). ALL MATERIALS AND INSTALLATION SHALL BE APPROVED BY CITY OF WILSONVILLE.
- ALL ELECTRICAL EQUIPMENT SHALL CONFORM TO THE CURRENT STANDARDS OF THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND THE UNDERWRITERS LABORATORIES, INC. (U.L.) WHEREVER APPLICABLE. IN ADDITION TO THE REQUIREMENTS OF THE PLANS, STANDARD SPECIFICATIONS, AND THE SPECIAL PROVISIONS, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) THE NATIONAL ELECTRICAL SAFETY CODE, STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND ANY LOCAL ORDINANCES WHICH MAY APPLY.
- LOCATION OF ILLUMINATION CONDUITS AND JUNCTION BOXES ARE APPROXIMATE. COORDINATE WITH OTHER UTILITIES TO ENSURE PROPER INSTALLATION. PROPER INSTALLATION INCLUDES STATING WITHIN ROW. ALL CONDUITS, CABINET, BOXES, APPURTENANCES, ETC TO BE IN THE ROW.
- INSTALL POLY PULL LINE (1200 LB. FT. MIN. STRENGTH) IN ALL CONDUITS.
- WHEN TWO OR MORE CIRCUITS ARE RUN IN THE SAME CONDUIT, THE SECOND PAIR OF CONDUCTORS SHALL BE BLUE AND BROWN. ADDITIONAL COLORS FOR ADDITIONAL CIRCUITS MAY BE REQUIRED WITH THE APPROVAL OF THE CITY OF WILSONVILLE OPERATIONS DEPARTMENT'S LEAD ELECTRICIAN.
- SUBMITTALS SHALL BE PROVIDED TO CITY OF WILSONVILLE BY THE CONTRACTOR AFTER AN INITIAL REVIEW HAS BEEN COMPLETED BY THE PROJECT ENGINEER. CITY OF WILSONVILLE APPROVAL OF THESE SUBMITTALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- COORDINATE WITH PGE FOR POWER SERVICE CONNECTION.
- ELECTRICAL IMPROVEMENTS INDICATED ON THIS PLAN SET WHICH ARE NOT PGE INSTALLATION REQUIRES A SEPARATE ELECTRICAL PERMIT FROM THE BUILDING DIVISION. CONTACT THE BUILDING DIVISION FOR SUBMITTAL AND INSPECTION REQUIREMENTS.





LEGEND	
	FIRE ACCESS LANE
	RED PAINTED CURB
	FIRE TRUCK TURNING RADIUS
	AERIAL ACCESS LOCATION

- GENERAL NOTES:**
1. FIRE LANE CURB PAINT MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. FIRE ACCESS ROADWAY CURBS SHALL BE PAINTED RED AND STENCILED WITH "NO PARKING FIRE LANE". LETTERING SHALL HAVE A STROKE OF NOT LESS THAN ONE INCH WIDE BY THREE AND A HALF INCHES HIGH. LETTERING SHALL BE PLACED AT A MINIMUM INTERVAL OF 20' AND AT CHANGES IN DIRECTION ON THE VERTICAL FACE.
 3. FIRE ACCESS ROADS LOCATED ONSITE ARE TO BE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LBS GROSS VEHICLE WEIGHT.
 4. EACH FDC SHALL BE CLEARLY LABELED WITH THE BUILDING NUMBER AND ADDRESS OF THE BUILDING IT SERVES.
 5. FIRE FLOW WAS TESTED AND HYDRANT 1103 SHOWN TO HAVE 1,813 GMP AVAILABLE IN 2019. THIS IS CONSISTENT WITH OTHER HYDRANTS IN THE AREA.
 6. ANY PROPOSED FIRE HYDRANT AT RISK OF BEING HIT BY VEHICLES SHALL BE PROTECTED WITH BOLLARDS PER TVWD STANDARDS.
 7. PROPOSED BUILDINGS ARE TYPE II-B CONSTRUCTION WITH SPRINKLERS. MERRC AND FIRE ALARM DETERMINATION WILL BE DEFERRED. BUILDING WILL INSTALL A DAS SYSTEM (OR OTHER APPROVED SYSTEM).
 8. BUILDING 3 WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLERED SYSTEM PER TUALATIN VALLEY FIRE AND RESCUE.

STAMP

Preliminary
 EXPIRES 06-30-26

REV.	DATE	DESCRIPTION

TVF&R
**Tualatin Valley
 Fire & Rescue**
 APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL
 OF OMISSIONS OR OVERSIGHTS.

Alex McElh
 Deputy Fire Marshal II
 TVF&R Permit # 2026-0028

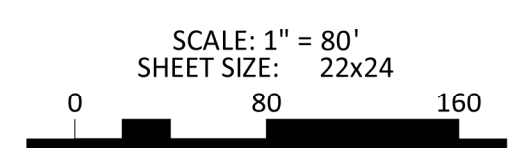
Note: A TVF&R final inspection is required for this project.

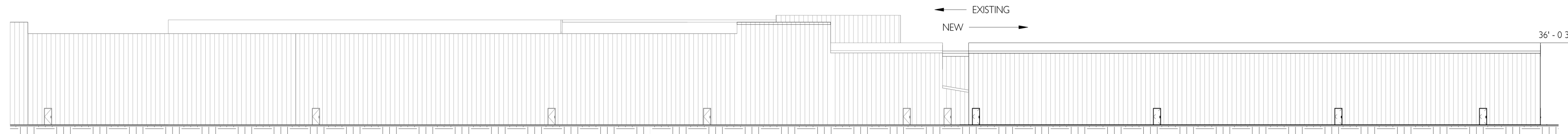
NAME
FIRE ACCESS SITE PLAN

PROJECT NO.: SY5001
 DESIGN BY: MJW
 REVIEWED BY: ---
 DATE: 04-10-2025

SHEET

FS-1



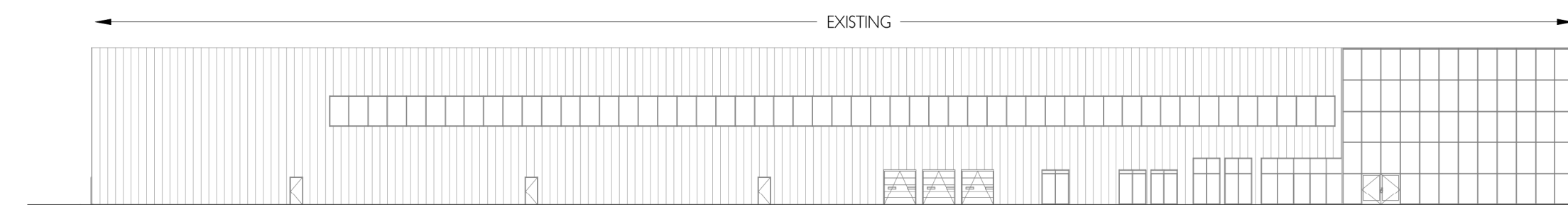


1 NORTH ELEVATION
A2.1 1/32" = 1'-0"

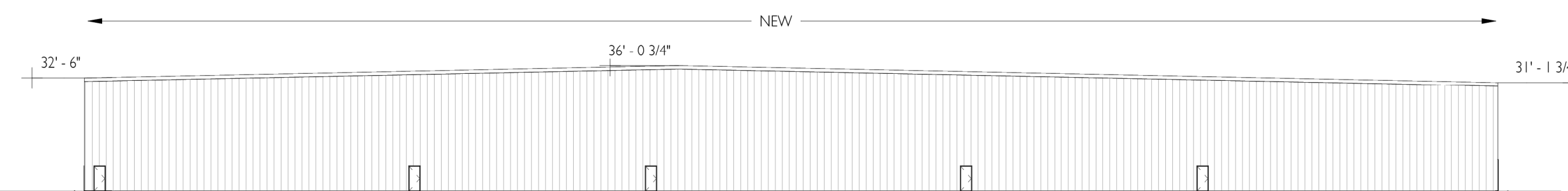
KEYNOTES

ELEVATION MATERIAL LEGEND

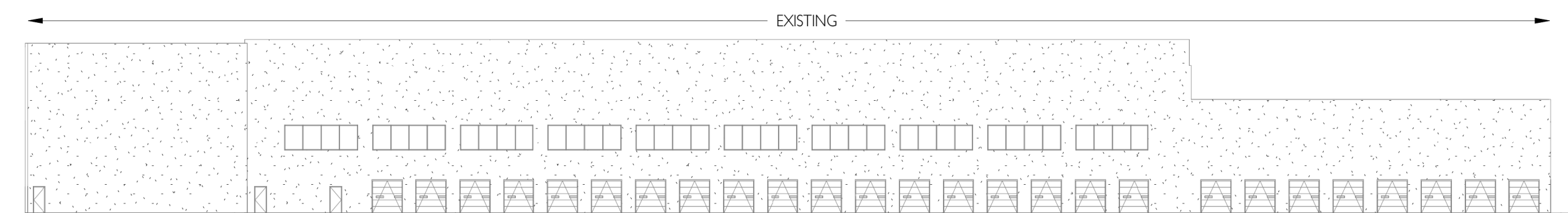
HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	IMP	INSULATED METAL PANEL	---	---	---	
	CONC	CONCRETE TILT PANEL				



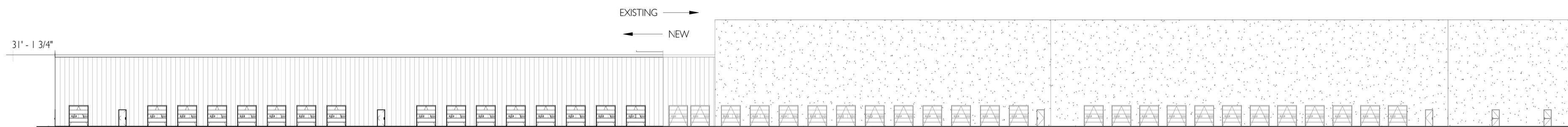
4 NORTH CONT
A2.1 1/32" = 1'-0"



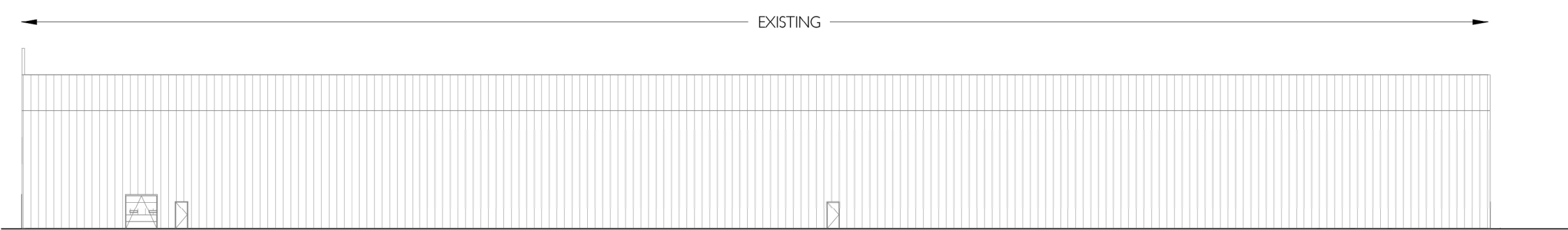
2 WEST ELEVATION
A2.1 1/32" = 1'-0"



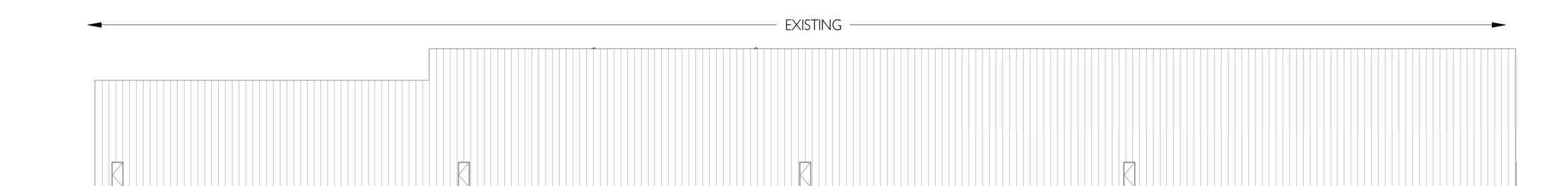
5 WEST CONT
A2.1 1/32" = 1'-0"



3 SOUTH ELEVATION
A2.1 1/32" = 1'-0"



6 SOUTH CONT
A2.1 1/32" = 1'-0"



7 EAST ELEVATION
A2.1 1/32" = 1'-0"



8 EAST CONT
A2.1 1/32" = 1'-0"



APPROVED PLANS

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Alex M. [Signature]
Deputy Fire Marshal II

TVFR Permit # 2026-0028

PRELIMINARY PLAN
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CONSTRUCTION

ISSUE DATE

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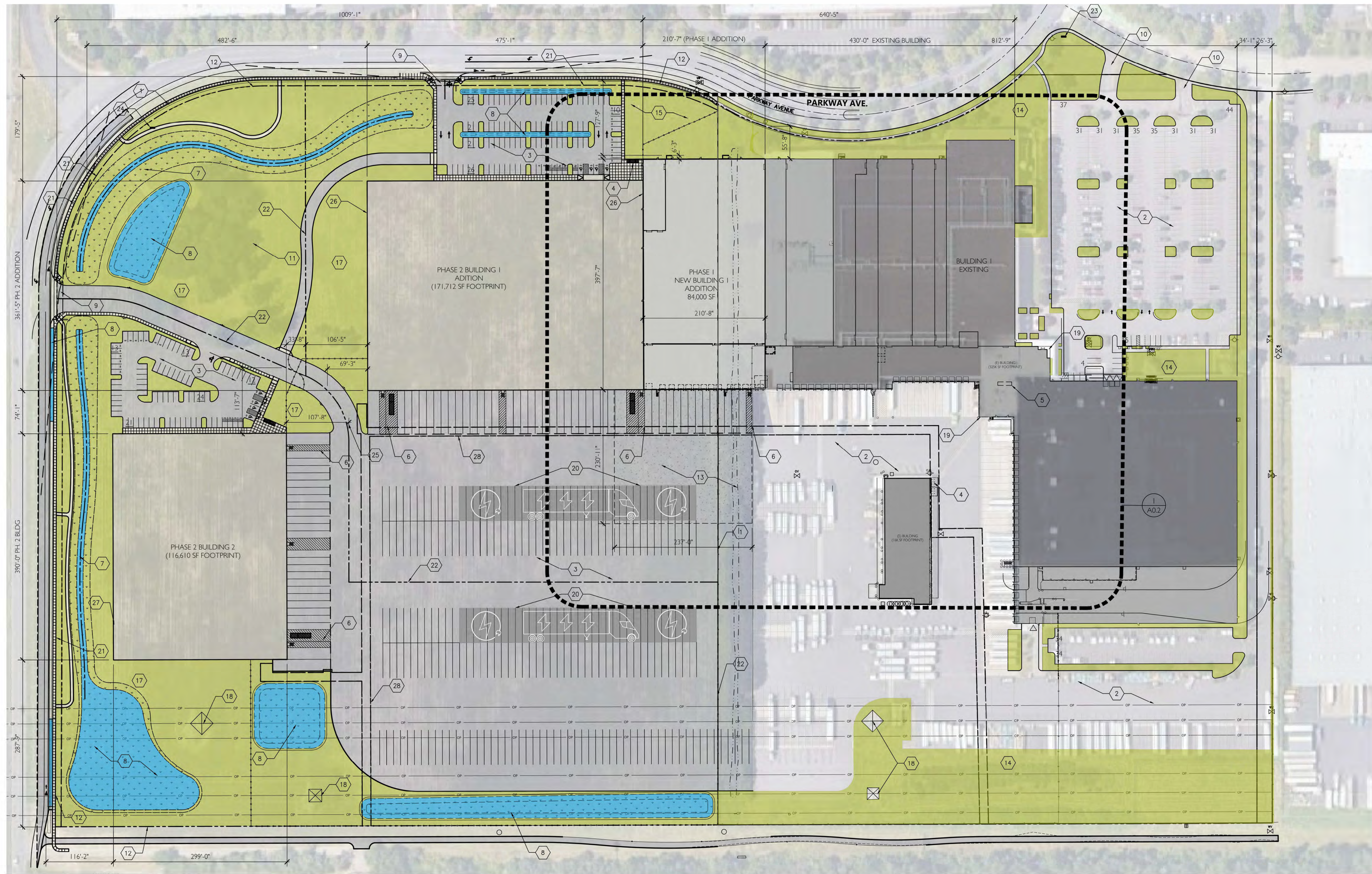
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WILSONVILLE, OR 97070

ELEVATIONS
FS-2

#240068.01

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1 MASTER SITE PLAN
A0.1
1" = 80'-0"

KEYNOTES

- | | | |
|---|-------------------------------------|--|
| 1 EXISTING PROPERTY LINE TO BE VACATED | 10 EXISTING DRIVEWAY | 21 10' EASEMENT |
| 2 (E) PARKING AND PAVED AREA | 11 (E) TREES TO REMAIN | 22 NEW PROPERTY LINE |
| 3 PHASE 2 PARKING AND PAVED AREA | 12 PROPOSED RIGHT OF WAY DEDICATION | 23 (E) MONUMENT SIGNAGE |
| 4 BICYCLE PARKING (10 STALLS) - SFF 2/A0.2 | 13 PHASE 1 PAVEMENT EXPANSION | 24 PHASE 2 MONUMENT SIGNAGE (MATCH EXISTING) |
| 5 WALL-MOUNTED LONG TERM BICYCLE PARKING IN (E) BUILDING (10 STALLS) - SEE 3/A0.2 | 14 (E) LANDSCAPING | 25 PHASE 2 NEW TRUCK ENTRANCE |
| 6 TRASH COLLECTION AND COMPACTION AREA | 15 PHASE 1 LANDSCAPED AREA | 26 BUILDING MOUNTED SIGNAGE - PH1 |
| 7 PROPOSED MODIFIED STORMWATER CONVEYANCE SWALE - SEE CIVIL DRAWINGS | 16 PHASE 2 SWALE | 27 BUILDING MOUNTED SIGNAGE - PH2 |
| 8 PROPOSED STORMWATER PONDS AND PLANTERS PER CIVIL | 17 PHASE 2 LANDSCAPING | 28 15'-0" WATER EASEMENT |
| 9 PROPOSED FUTURE DRIVEWAY | 18 (E) UTILITY TOWER | |
| | 19 MAIN BUILDING ENTRANCE | |
| | 20 FUTURE ELECTRIC VEHICLE CHARGING | |

PROJECT INFO

SITE AREA:	TAX LOT 31W1200402:	24.69 AC
TOTAL:	TAX LOT 31W1201100:	32.34 AC
		57.03 AC
EXISTING BUILDING AREA:		384,491 SF
PROPOSED PH 1 BUILDING AREA:		84,000 SF
PROPOSED PH 2 BUILDING AREA:		288,322 SF
TOTAL BUILDING AREA:		756,813 SF

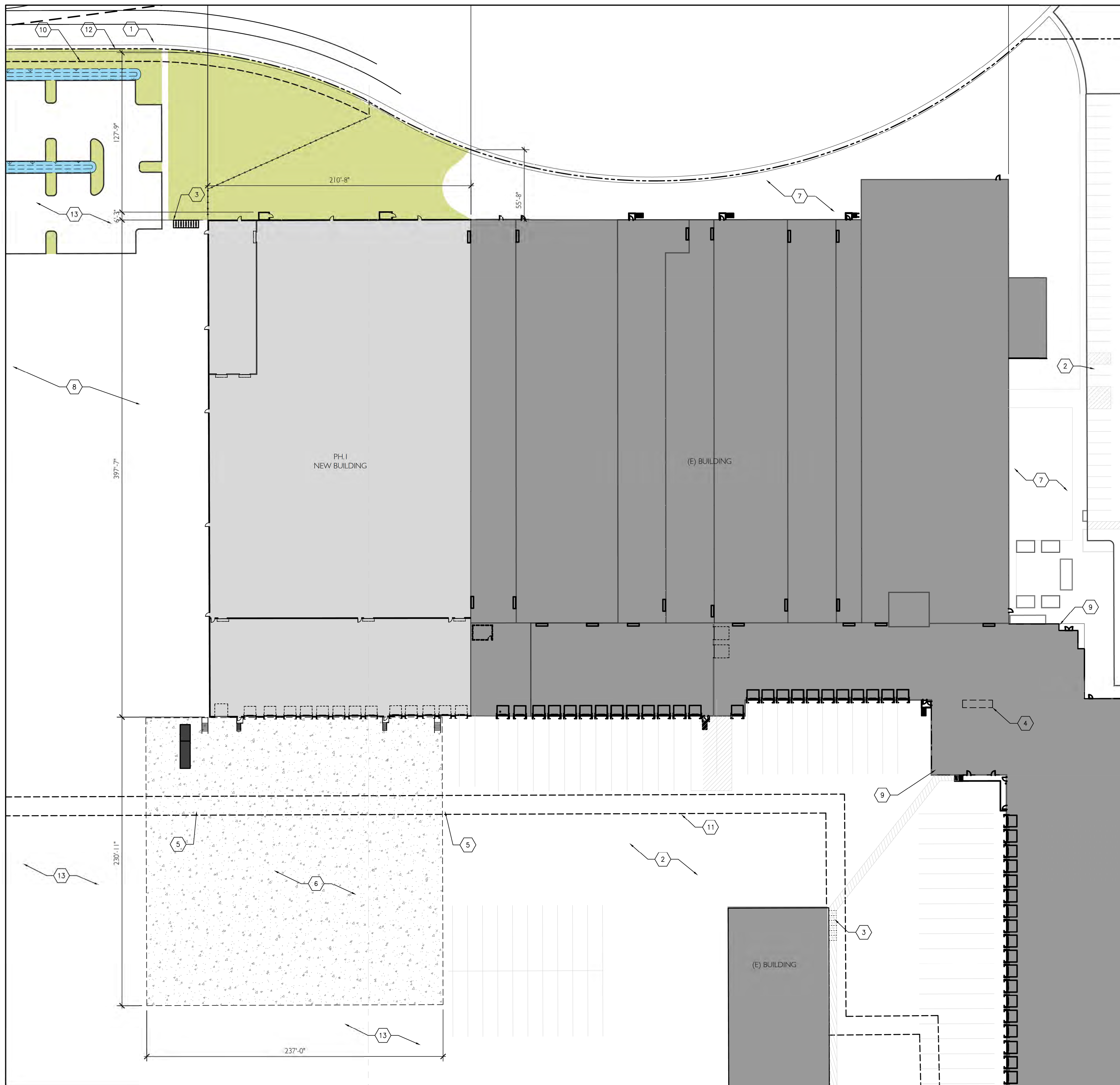
GENERAL NOTES

1.

LEGEND

- | | |
|--|---|
| | ACCESSIBLE PARKING STALL (VAN WHERE NOTED) |
| | GRADE LEVEL OVERHEAD DOOR |
| | DOCK HIGH DOOR |
| | PARKING COUNT |
| | ADA COMPLIANT DETECTABLE WARNING - PROVIDE AT ACCESSIBLE CURB RAMPS |
| | PAINT STRIPED ACCESSIBLE AISLE AND NO PARKING AREA |
| | NEW ASPHALT PAVING |
| | WATER TREATMENT AREAS - SEE CIVIL SHEETS |
| | LANDSCAPE - SEE LANDSCAPE SHEETS |
| | PAVED PEDESTRIAN WALKWAY |

E:\draft\240068\1_Sysco_Wilsonville\01_Civil\A0.1_Site_Plan_2025.dwg Plot No. 2025 - 1/17/25

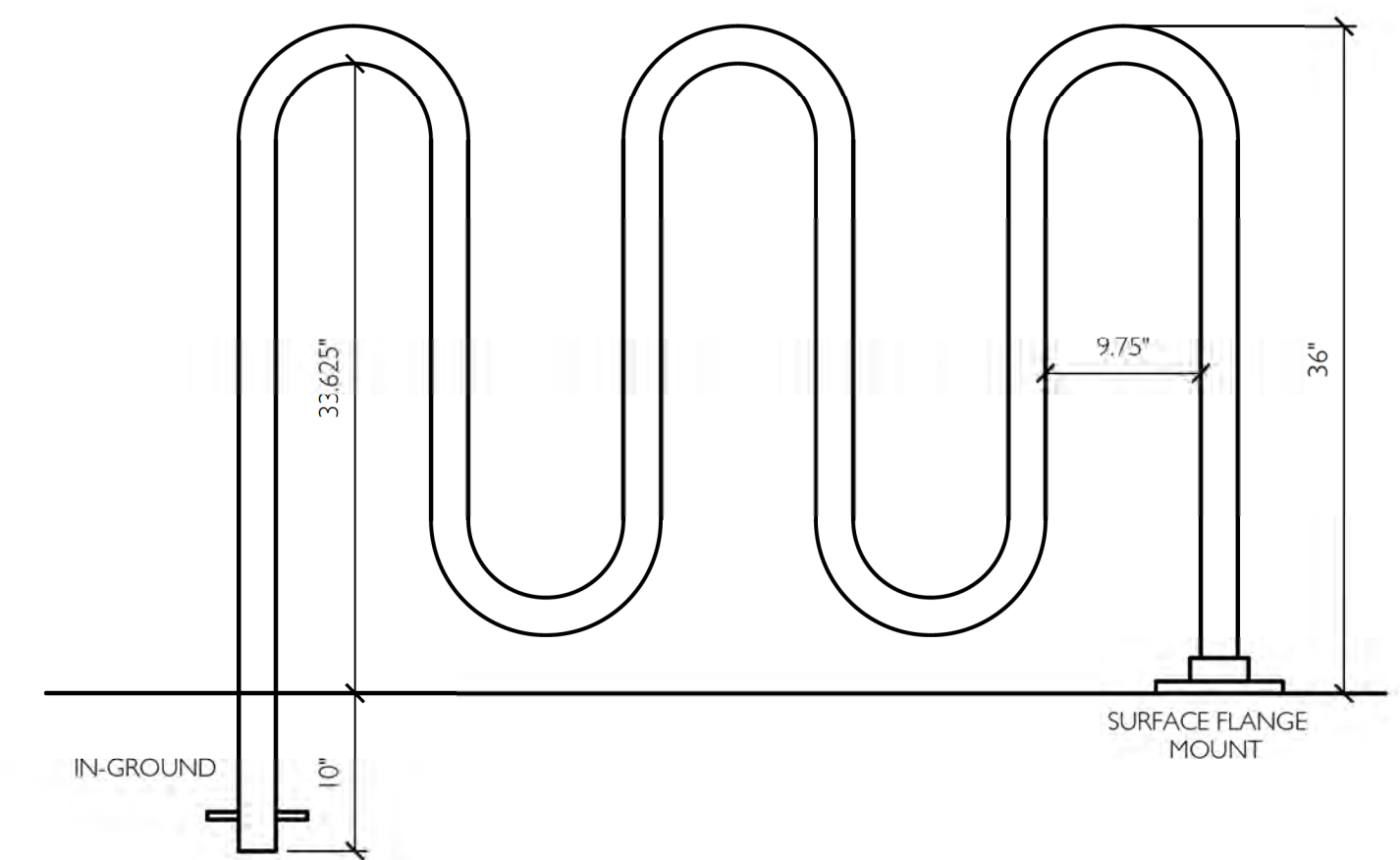


LEGEND

- ▽ GRADE LEVEL OVERHEAD DOOR
- ▼ DOCK HIGH DOOR
- ▨ ADA COMPLIANT DETECTABLE WARNING - PROVIDE AT ACCESSIBLE CURB RAMPS
- ▨ PAINT STRIPED ACCESSIBLE AISLE AND NO PARKING AREA
- ▨ NEW ASPHALT PAVING
- ▨ WATER TREATMENT AREAS - SEE CIVIL SHEETS
- ▨ LANDSCAPE - SEE LANDSCAPE SHEETS
- ▨ PAVED PEDESTRIAN WALKWAY

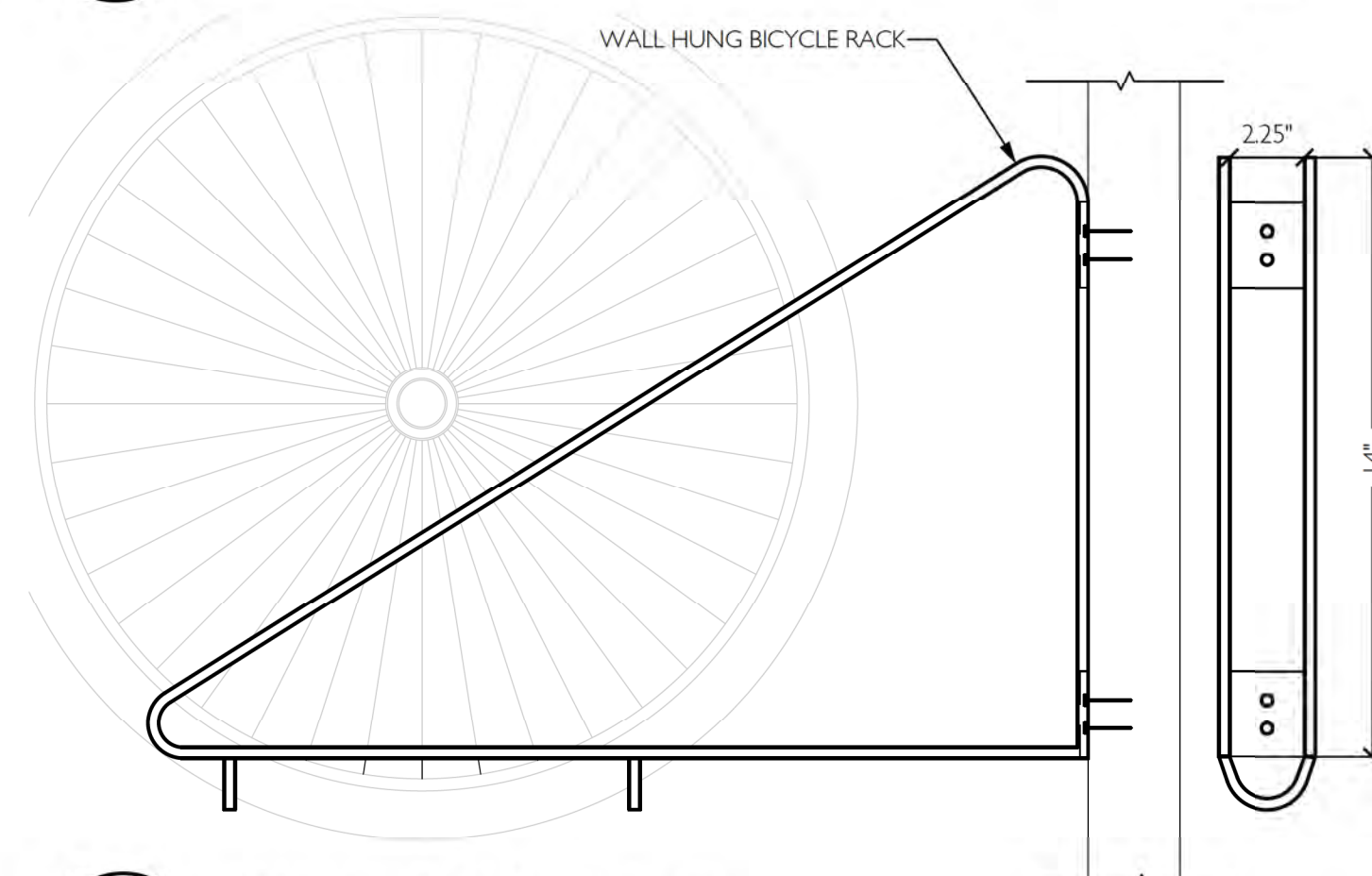
KEYNOTES

- 1 EXISTING PROPERTY LINE TO BE VACATED
- 2 (E) PARKING AND PAVED AREA
- 3 BICYCLE PARKING (10 STALLS) - SEE 2/A0.2
- 4 WALL-MOUNTED LONG TERM BICYCLE PARKING IN (E) BUILDING (10 STALLS) - SEE 3/A0.2
- 5 TRASH COLLECTION AND COMPACTION AREA
- 6 PHASE 1 PAVEMENT EXPANSION
- 7 (E) LANDSCAPING
- 8 PHASE 1 LANDSCAPED AREA
- 9 MAIN BUILDING ENTRANCE (EXISTING)
- 10 10' EASEMENT
- 11 15' WATERLINE EASEMENT
- 12 PROPOSED PROPERTY LINE
- 13 PHASE 2 IMPROVEMENTS



2 BICYCLE RACK

A0.2 NOT TO SCALE 02580-08



3 WALL BICYCLE RACK

A0.2 NOT TO SCALE 02580-08

PHASE 1 SITE PLAN

1 A0.2 1" = 40'-0"

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

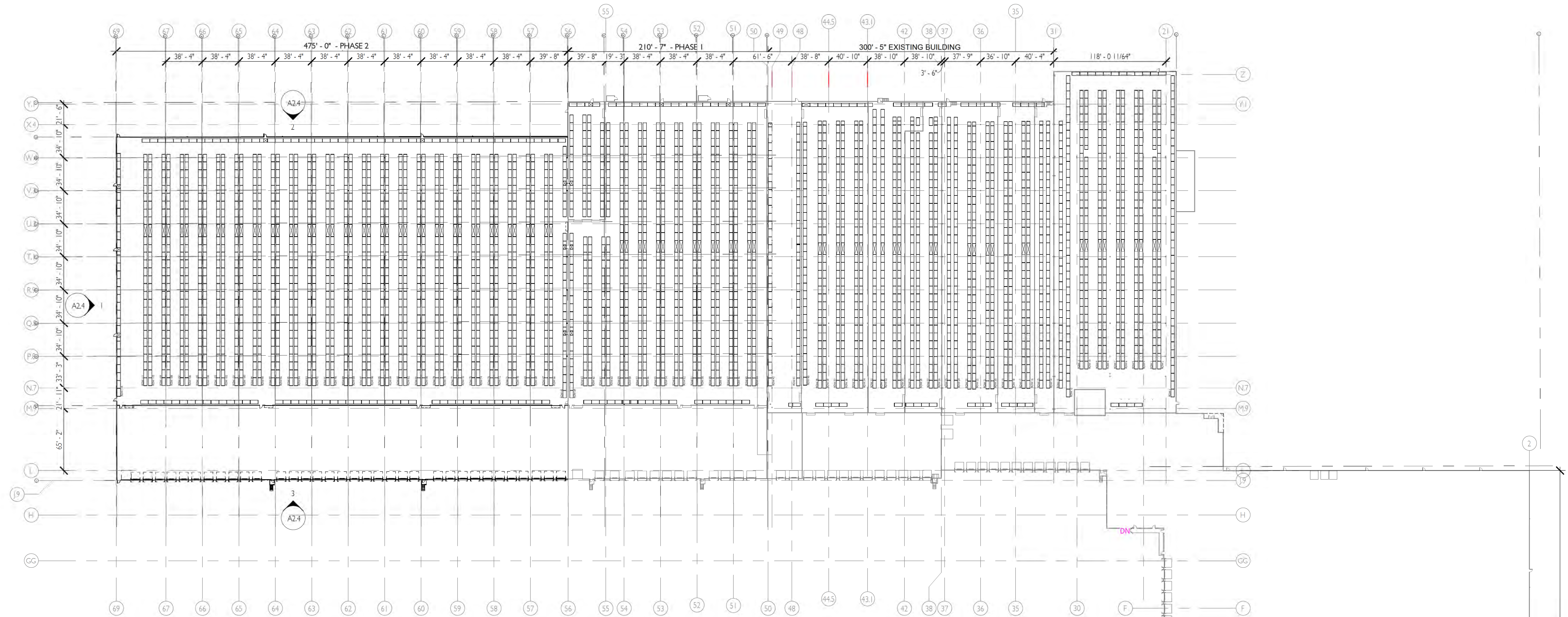
1 01/27/2025 - LAND USE REVIEW
2 03/09/2026 - LAND USE REVIEW RESPONSE

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NEW ADDITION TO:
SYSCO - WILSONVILLE
26250 SW PARKWAY CENTER DR.
WILSONVILLE, OR 97070

PH.1 SITE PLAN
A0.2
JOB NO. 240068.01
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FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.
- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. ALL CODE REFERENCES IN THE DRAWINGS AND SPECIFICATIONS SHALL MEAN, AND ARE INTENDED TO BE THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCED STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING AND INSPECTIONS.
- ALL DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF ANSI A17.1 2009 EDITION AND THE ADA.
- ALL DOORS AND WINDOWS SHALL MEET OR EXCEED THE ENERGY PERFORMANCE REQUIREMENTS INDICATED IN THE DRAWINGS AND SPECS.
- FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906 OFC AND APPROVED BY LOCAL FIRE MARSHALL.
- INSTALL A VAPOR BARRIER OF 1 PERM OR LESS AT THE WARM SIDE (IN WINTER) OF ALL EXTERIOR WALLS, AND AT ROOF/CEILING ASSEMBLIES.
- GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406 OSSC.
- LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER SECTION 1203 & 1205 OSSC.
- ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 719 OSSC FOR SMOKE DENSITY AND FLAME SPREAD.
- PROVIDE EXIT ILLUMINATION AND SIGNAGE PER SECTION 1006 & SIGNAGE PER SECTION 1011 OF THE OSSC.
- DIMENSIONS LOCATING INTERIOR WALLS ARE TO CENTER OF WALL UNLESS NOTED OTHERWISE.

KEYNOTES

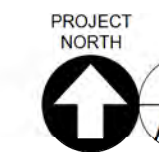


FLOOR PLAN LEGEND

- GRID LINE
- (E) WALL TO REMAIN
- (N) EXTERIOR WALL
- (N) INTERIOR PARTITION
- (N) PARTIAL HEIGHT INTERIOR PARTITION
- WALL TYPE - SEE WALL TYPES THIS SHEET
- DOWNSPOUT - REFER TO A1.3 FOR DS CALCS
- STOREFRONT TYPE - SEE AS.2 FOR STOREFRONT TYPES
- DOOR NUMBER - SEE AS.1 FOR DOOR SCHEDULE AND TYPES
- HOSE BIBB

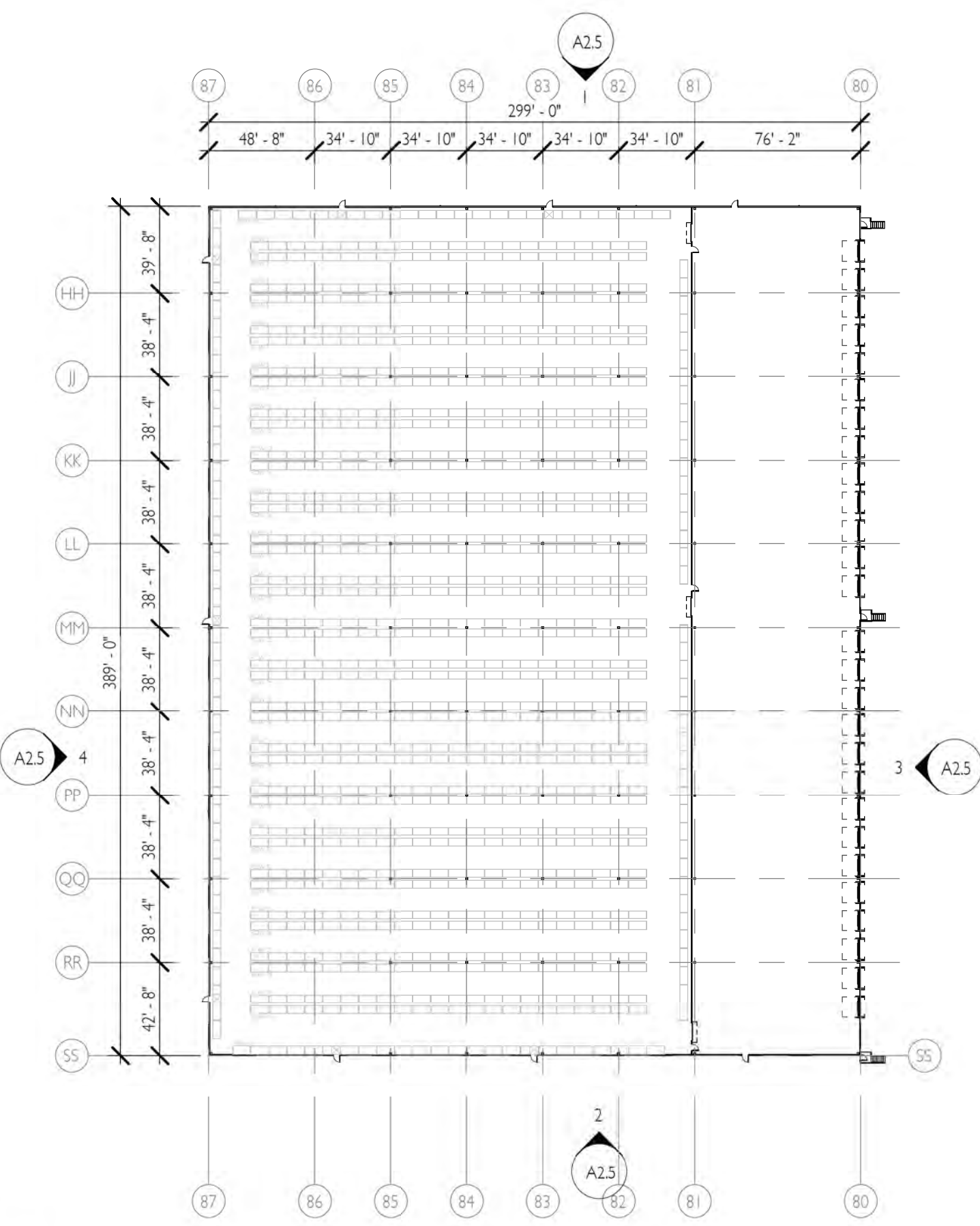
ABBREVIATIONS

- (E) EXISTING
- (N) NEW
- UN.O. UNLESS NOTED OTHERWISE
- TYP. TYPICAL
- SIM. SIMILAR
- F.O. FRAMED OPENING



FLOOR PLAN - BUILDING 1 - PHASE 1 AND 2

1
A1.1
1" = 60'-0"

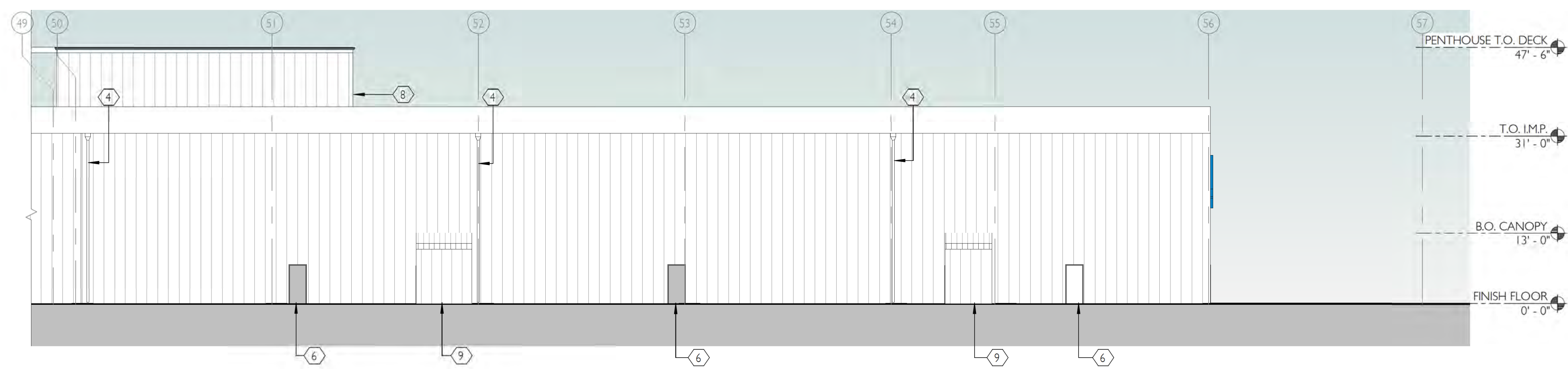


FLOOR PLAN - BUILDING 2 - PHASE 2

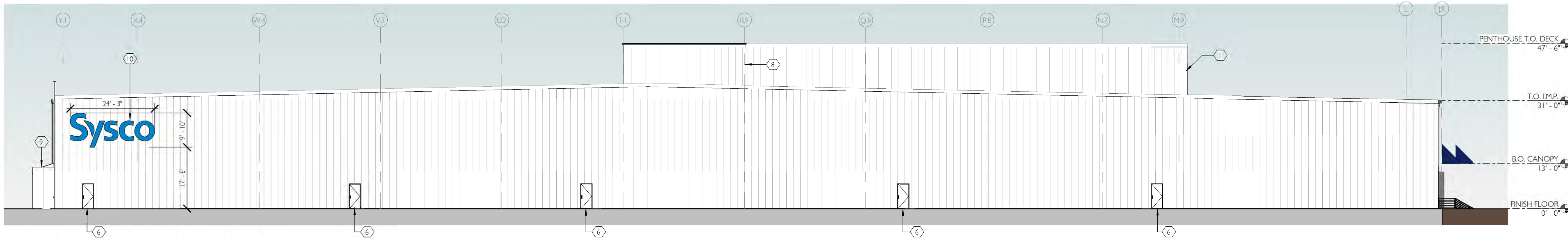
2
A1.1
1" = 60'-0"



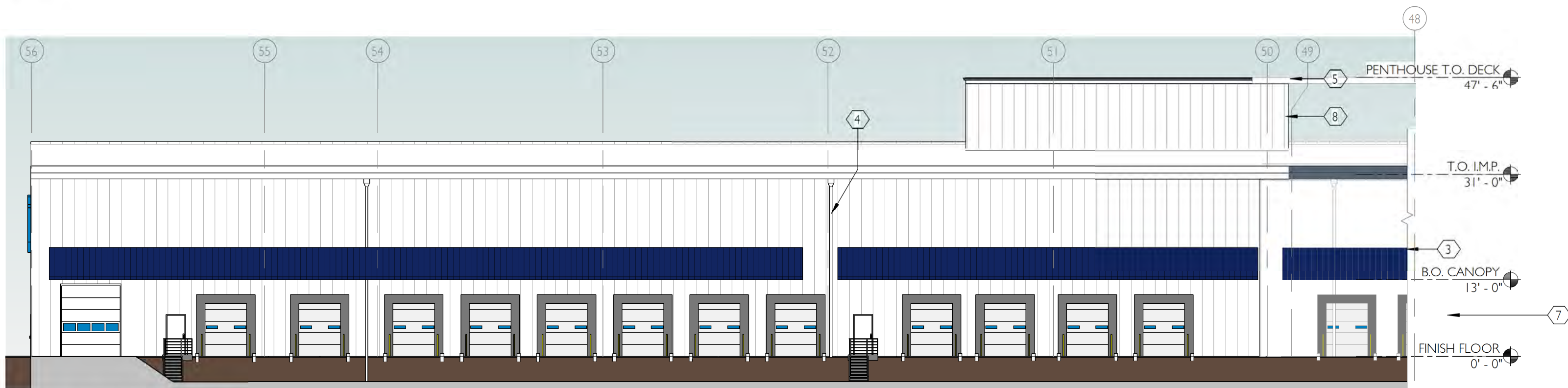
PROJECT
NORTH
2
A1.1



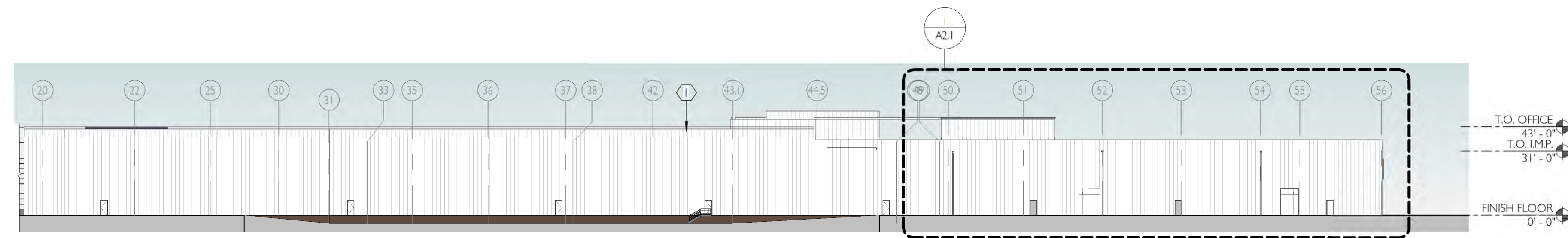
1 NORTH ELEVATION - PHASE I - BUILDING 1
1/16" = 1'-0"



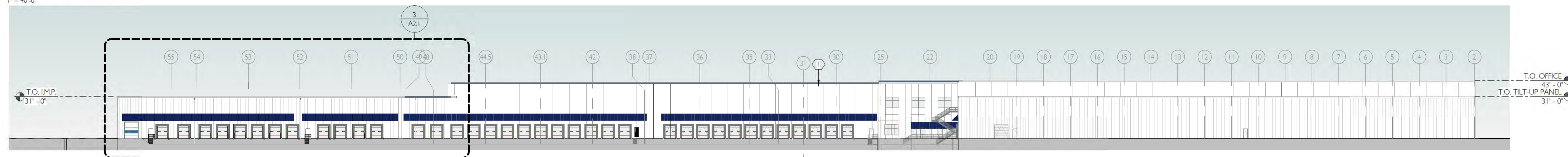
2 WEST ELEVATION - PHASE I - BUILDING 1
1/16" = 1'-0"



3 SOUTH ELEVATION - PHASE I - BUILDING 1
1/16" = 1'-0"



4 NORTH ELEVATION - OVERALL
1" = 40'-0"



5 SOUTH ELEVATION - OVERALL
1" = 40'-0"

ELEVATION NOTES

I. NOTES

KEYNOTES

- 1 EXISTING BUILDING
- 3 METAL CANOPY TO MATCH EXISTING (DARK BLUE)
- 4 DOWNSPOUT TO MATCH BUILDING BACKGROUND
- 5 PRE-FINISHED COPING AND SHEET METAL GUTTER TO MATCH EXISTING (WHITE)
- 6 H.M. DOOR TO MATCH EXISTING
- 7 OVER-HEAD SECTIONAL DOOR WITH DOCK SEAL TO MATCH EXISTING
- 8 PENTHOUSE SHOWN TO MATCH EXISTING
- 9 FIRE RISER ROOM
- 10 SIGNAGE TO MATCH EXISTING - CHANNEL LETTERS IN BLUE

PRELIMINARY
PLAN
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CONSTRUCTION

06/11/2024
01/27/2025

ISSUE DATE

1 30% ELEVATION
2 Land Use Review Set



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WILSONVILLE, OR 97170

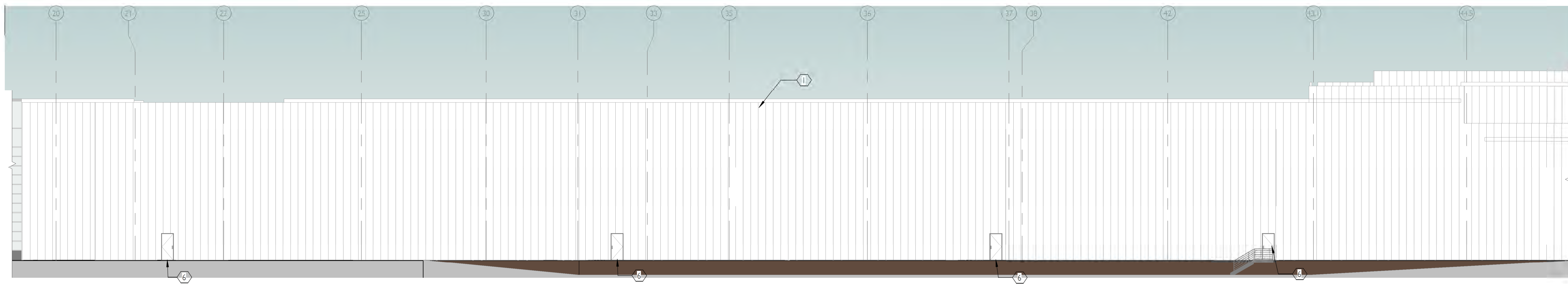
PHASE I ELEVATIONS

A2.1

#240068.01

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3/10/2026 10:29:28 AM



ELEVATION NOTES

I. NOTES

- PENTHOUSE T.O. DECK 47'-6"
- T.O. OFFICE 43'-0"
- FREEZER T.O. DECK 32'-6 1/2"
- FINISH FLOOR 0'-0"

1 NORTH ELEVATION - EXISTING

A2.2 1/16" = 1'-0"

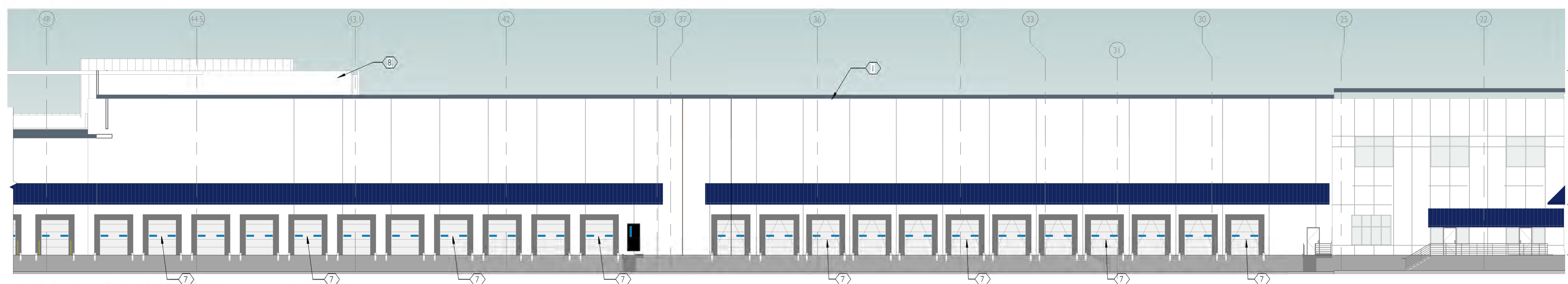
KEYNOTES

- 1 EXISTING BUILDING
- 3 METAL CANOPY TO MATCH EXISTING (DARK BLUE)
- 5 PRE-FINISHED COPING AND SHEET METAL GUTTER TO MATCH EXISTING (WHITE)
- 6 H.M. DOOR TO MATCH EXISTING
- 7 OVERHEAD SECTIONAL DOOR WITH DOCK SEAL TO MATCH EXISTING
- 8 PENTHOUSE SHOWN TO MATCH EXISTING



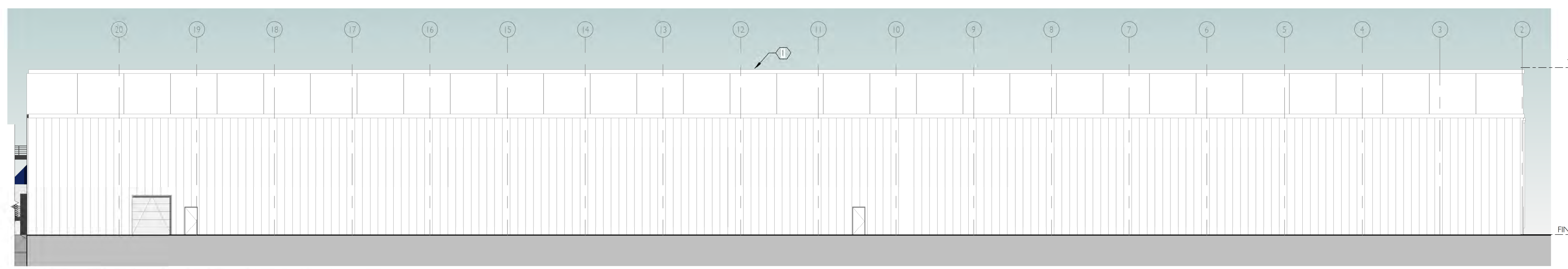
2 NORTH ELEVATION - EXISTING - CONTINUED

A2.2 1/16" = 1'-0"



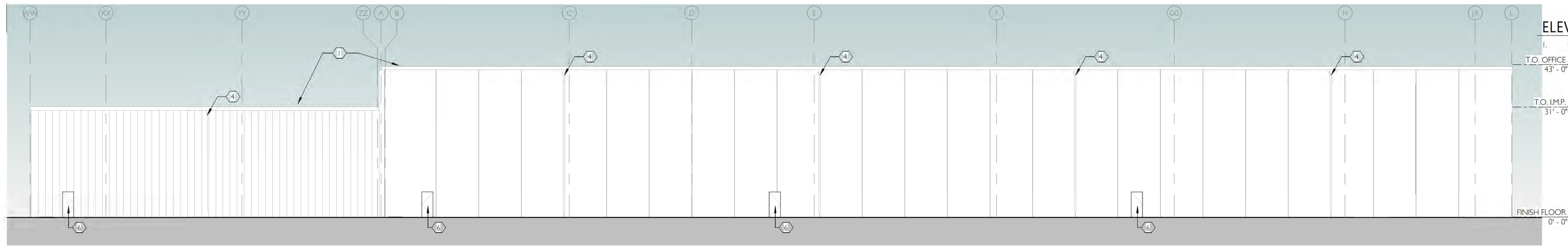
3 SOUTH ELEVATION - EXISTING

A2.2 1/16" = 1'-0"



4 SOUTH ELEVATION - EXISTING - CONTINUED

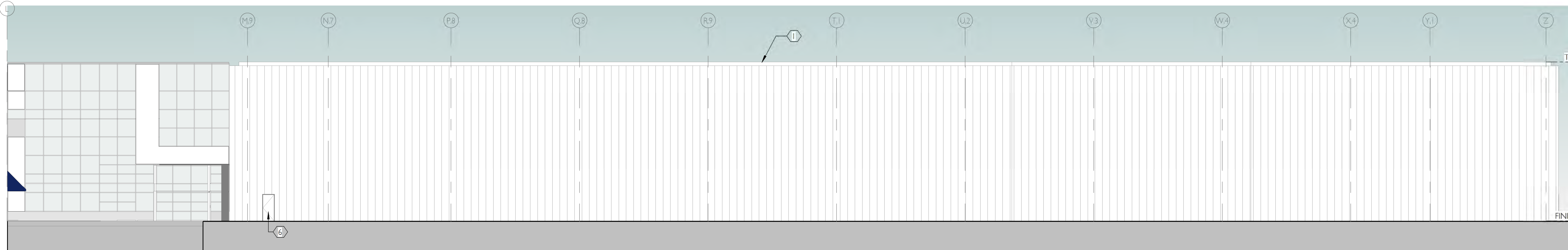
A2.2 1/16" = 1'-0"



1 EAST ELEVATION - EXISTING
A2.3 1/16" = 1'-0"

ELEVATION NOTES

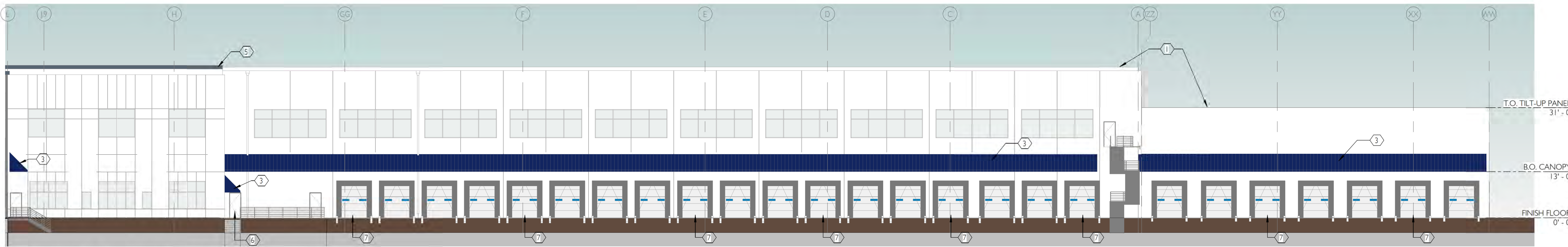
1. NOTES
T.O. OFFICE 43'-0"
T.O. IMP. 31'-0"
FINISH FLOOR 0'-0"



2 EAST ELEVATION - EXISTING - CONTINUED
A2.3 1/16" = 1'-0"

KEYNOTES

- 1 EXISTING BUILDING
- 3 METAL CANOPY TO MATCH EXISTING (DARK BLUE)
- 4 DOWNSPOUT TO MATCH BUILDING BACKGROUND
- 5 PRE-FINISHED COPING AND SHEET METAL GUTTER TO MATCH EXISTING (WHITE)
- 6 H.M. DOOR TO MATCH EXISTING
- 7 OVERHEAD SECTIONAL DOOR WITH DOCK SEAL TO MATCH EXISTING



3 WEST ELEVATION - EXISTING
A2.3 1/16" = 1'-0"

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01/27/2025

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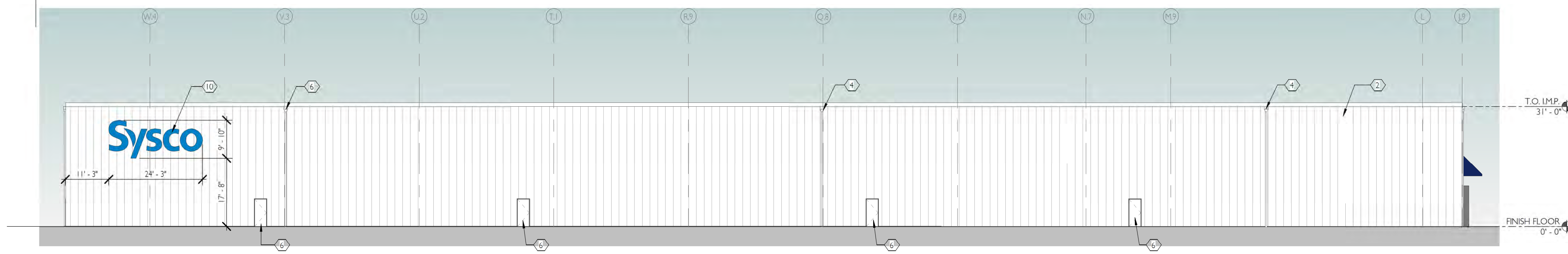
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EXISTING ELEVATIONS

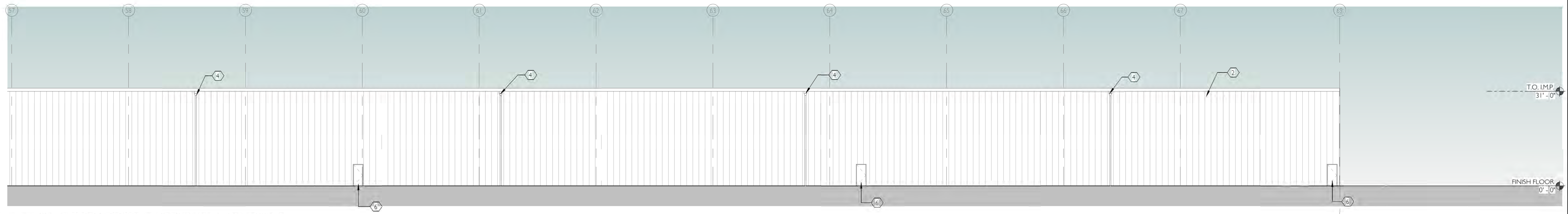
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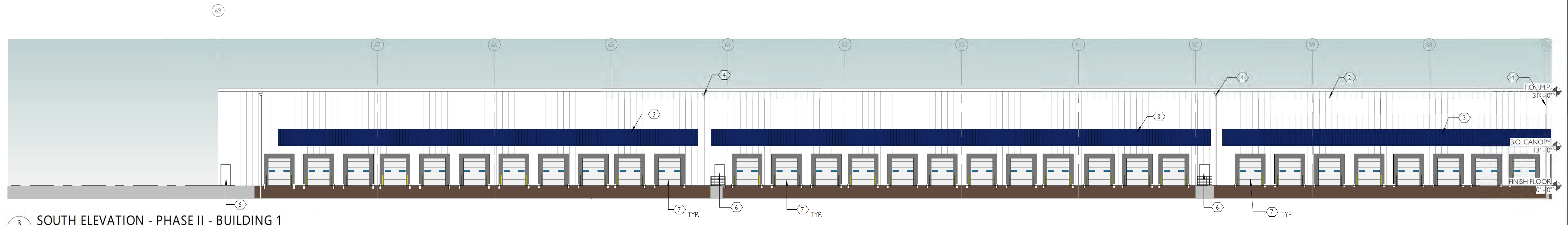
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1 WEST ELEVATION - PHASE II - BUILDING 1
A2.4 1/16" = 1'-0"



2 NORTH ELEVATION - PHASE II - BUILDING 1
A2.4 1/16" = 1'-0"



3 SOUTH ELEVATION - PHASE II - BUILDING 1
A2.4 1/16" = 1'-0"

ELEVATION NOTES

I. NOTES

KEYNOTES

- 2 INSULATED METAL WALL PANEL TO MATCH EXISTING (WHITE)
- 3 METAL CANOPY TO MATCH EXISTING (DARK BLUE)
- 4 DOWNSPOUT TO MATCH BUILDING BACKGROUND
- 6 H.M. DOOR TO MATCH EXISTING
- 7 OVER-HEAD SECTIONAL DOOR WITH DOCK SEAL TO MATCH EXISTING
- 10 SIGNAGE TO MATCH EXISTING - CHANNEL LETTERS IN BLUE

PRELIMINARY PLAN ONLY - NOT FOR CONSTRUCTION

06/17/2024
01/27/2025

ISSUE DATE

- 1 30% ELEVATION SET
- 2 Land Use Review Set



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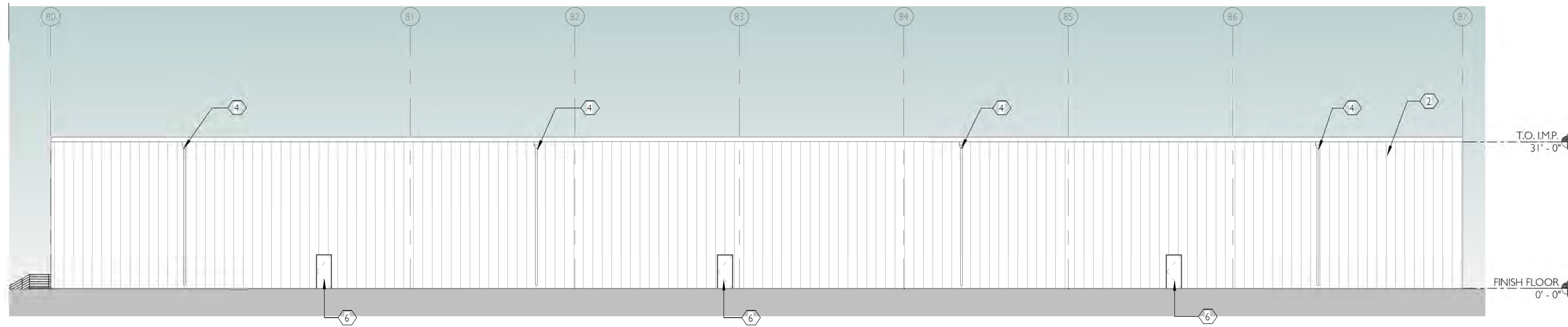
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PHASE 2 ELEVATIONS

A2.4

#240068.01

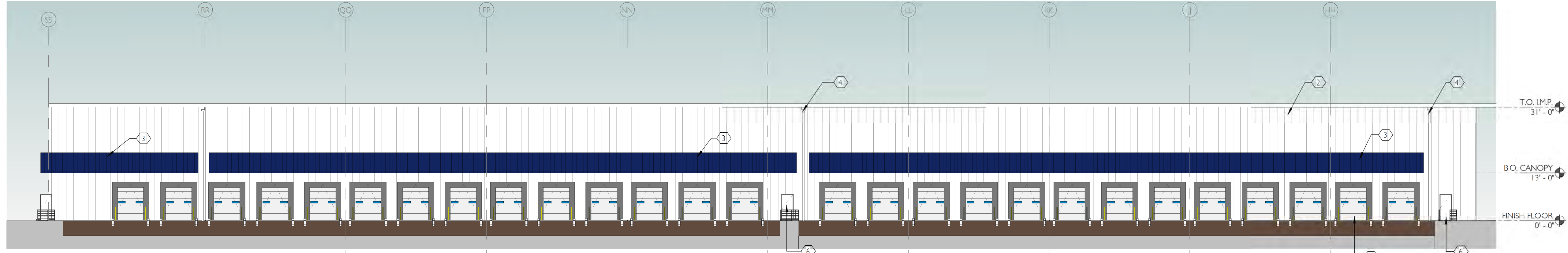
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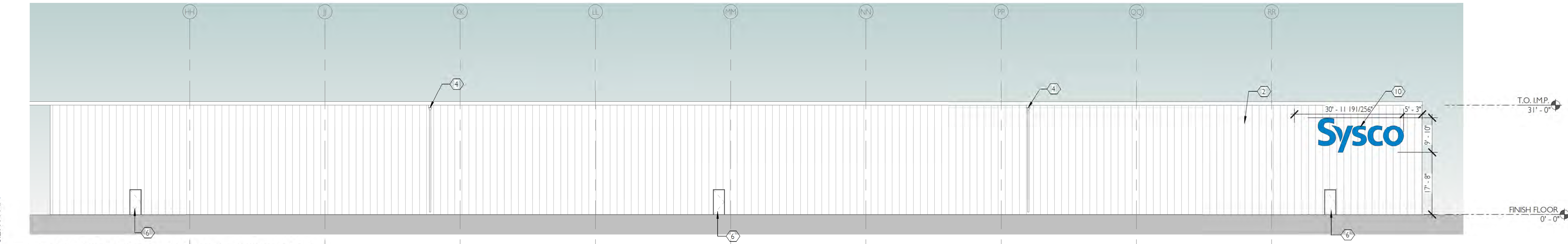
1 NORTH ELEVATION - PHASE II - BUILDING 2
A2.5 1/16" = 1'-0"



2 SOUTH ELEVATION - PHASE II - BUILDING 2
A2.5 1/16" = 1'-0"



3 EAST ELEVATION - PHASE II - BUILDING 2
A2.5 1/16" = 1'-0"



4 WEST ELEVATION - PHASE II - BUILDING 2
A2.5 1/16" = 1'-0"

ELEVATION NOTES

I. NOTES

KEYNOTES

- 2 INSULATED METAL WALL PANEL TO MATCH EXISTING (WHITE)
- 3 METAL CANOPY TO MATCH EXISTING (DARK BLUE)
- 4 DOWNSPOUT TO MATCH BUILDING BACKGROUND
- 6 H.M. DOOR TO MATCH EXISTING
- 7 OVER-HEAD SECTIONAL DOOR WITH DOCK SEAL TO MATCH EXISTING
- 10 SIGNAGE TO MATCH EXISTING - CHANNEL LETTERS IN BLUE

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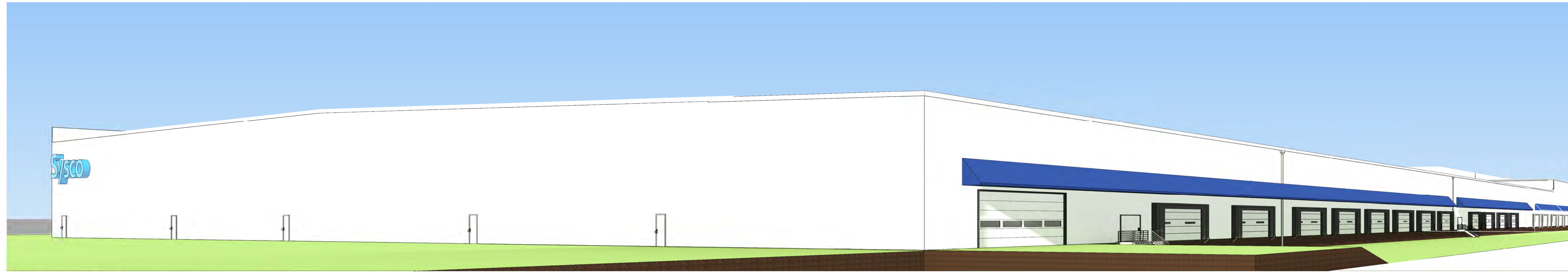
PHASE 2 ELEVATIONS

A2.5

#240068.01

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1 SOUTH PERSPECTIVE - PHASE I - BUILDING 1
A2.6



2 SOUTH PERSPECTIVE - PHASE 2 BUILDING 1
A2.6



4 SOUTH PERSPECTIVE - PHASE 2 - BUILDING 2
A2.6



3 NORTHWEST PERSPECTIVE - PHASE 1 & 2 BUILDING
A2.6

PRELIMINARY
PLAN
ONLY - NOT
FOR
CONSTRUCTION

06/17/2024
01/27/2025

ISSUE DATE

1 30% ELEVATION SET
2 Land Use Review Set

CIDA
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PLANNING
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ELEVATION PERSPECTIVES

A2.6

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