

PROJECT TEAM:

PROPERTY OWNER

CJD HOLDINGS, LLC
19200 SW TETON AVE
TUALATIN, OREGON 97062
CHRIS DUFFIN
(503) 646 - 0521

ARCHITECT

CARLETON HART ARCHITECTURE PC
830 SW 10TH AVENUE #200
PORTLAND, OREGON 97209
DEVIN FOLLINGSTAD
(503) 206 - 3185

GENERAL CONTRACTOR

LMC CONSTRUCTION
19200 SW TETON AVENUE
TUALATIN, OREGON 97062
CLYDE ZAHN
(503) 806 - 3077

LANDSCAPE ARCHITECT

DARREL MULCH LANDSCAPE ARCHITECTURE
1907 NE 66TH AVE #168
PORTLAND, OREGON 97213
DARREL MULCH
(503) 222 - 7416

CIVIL ENGINEER

HUMBER DESIGN GROUP
117 SE TAYLOR ST #001
PORTLAND, OREGON 97214
ALEX WESOLOVSKI
(503) 946 - 5374

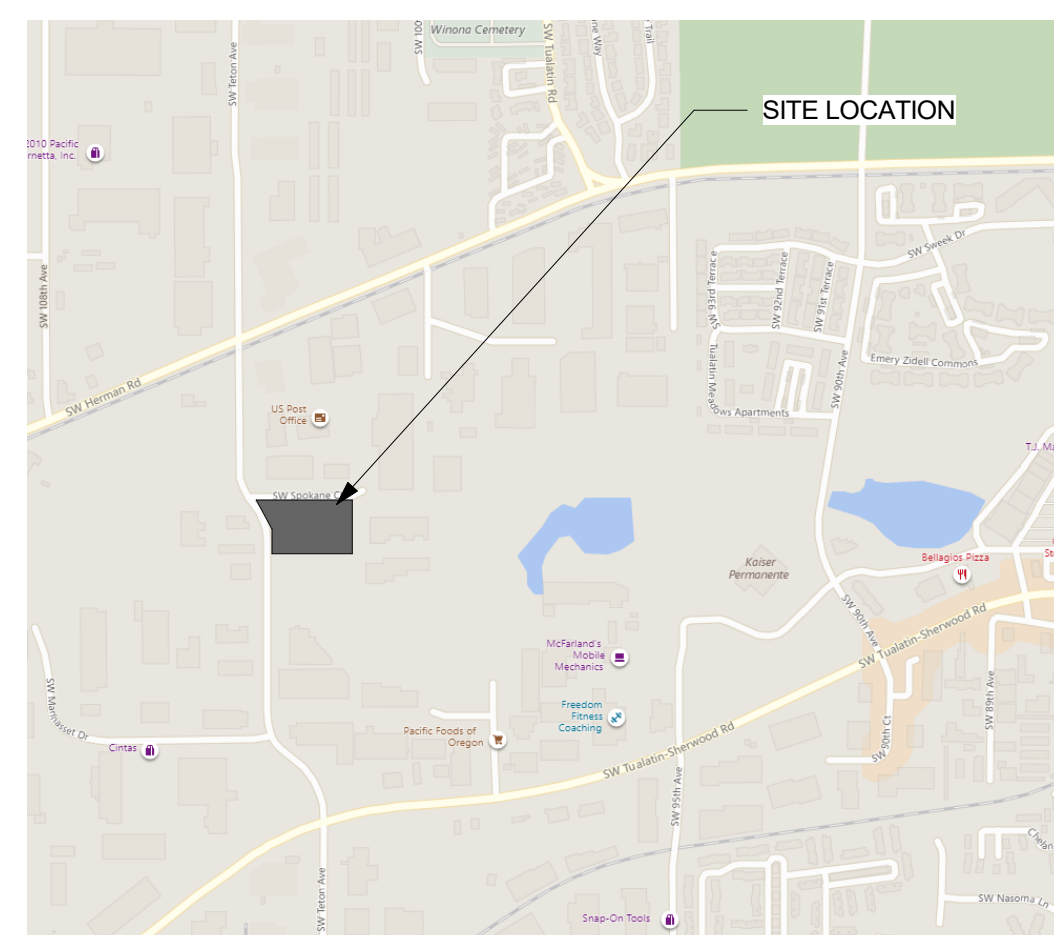
PROJECT DESCRIPTION:

THIS PROPOSAL INCLUDES THE CONSTRUCTION OF AN 8,334 SQ FT OFFICE BUILDING AND A 5,425 SQ FT SHELL BUILDING ALSO INTENDED TO BE DEVELOPED AS OFFICE SPACE. THE METAL CLAD BUILDING WILL BE APPROXIMATELY 23'-0" IN HEIGHT AT THE UPPER ROOF. THE BUILDING WILL HAVE THREE ENTRANCES INTENDED FOR OCCUPANT EGRESS AND ONE OVERHEAD DOOR ON THE EAST END OF THE SHELL BUILDING.

SITE INFORMATION:

ADDRESS: 19200 SW TETON AVE. TUALATIN, OR
SITE AREA: 217800 SF
TAX LOT#: 2SC123CB0200
ZONING: INDUSTRIAL - GENERAL MANUFACTURING
LANDSCAPE AREA: 105947 SF

VICINITY MAP:



DRAWING INDEX:

- GENERAL
G0.01 COVER SHEET
- CIVIL
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C0.50 SITE PLAN
C1.00 GRADING PLAN
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L1.1 LANDSCAPE PLAN
- ARCHITECTURAL
AR1.01 ELEVATIONS-PROPOSED BUILDING
AR1.02 ELEVATIONS-SHELL BUILDING
AR1.03 PERSPECTIVES
- PHOTOMETRIC
PH1.01 PHOTOMETRIC PLAN
- TREE PRESERVATION
T1.01 TREE PRESERVATION PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HART ARCHITECTURE P.C.
830 SW 10th Avenue #200 Portland Oregon 97205
503.243.2252 | www.carletonhart.com

TETON BUILDING ADDITION
19200 SW TETON AVE. TUALATIN, OR
LMC CONSTRUCTION
ARCHITECTURAL REVIEW
APPLICATION

COVER SHEET

PROJECT NO.
18005

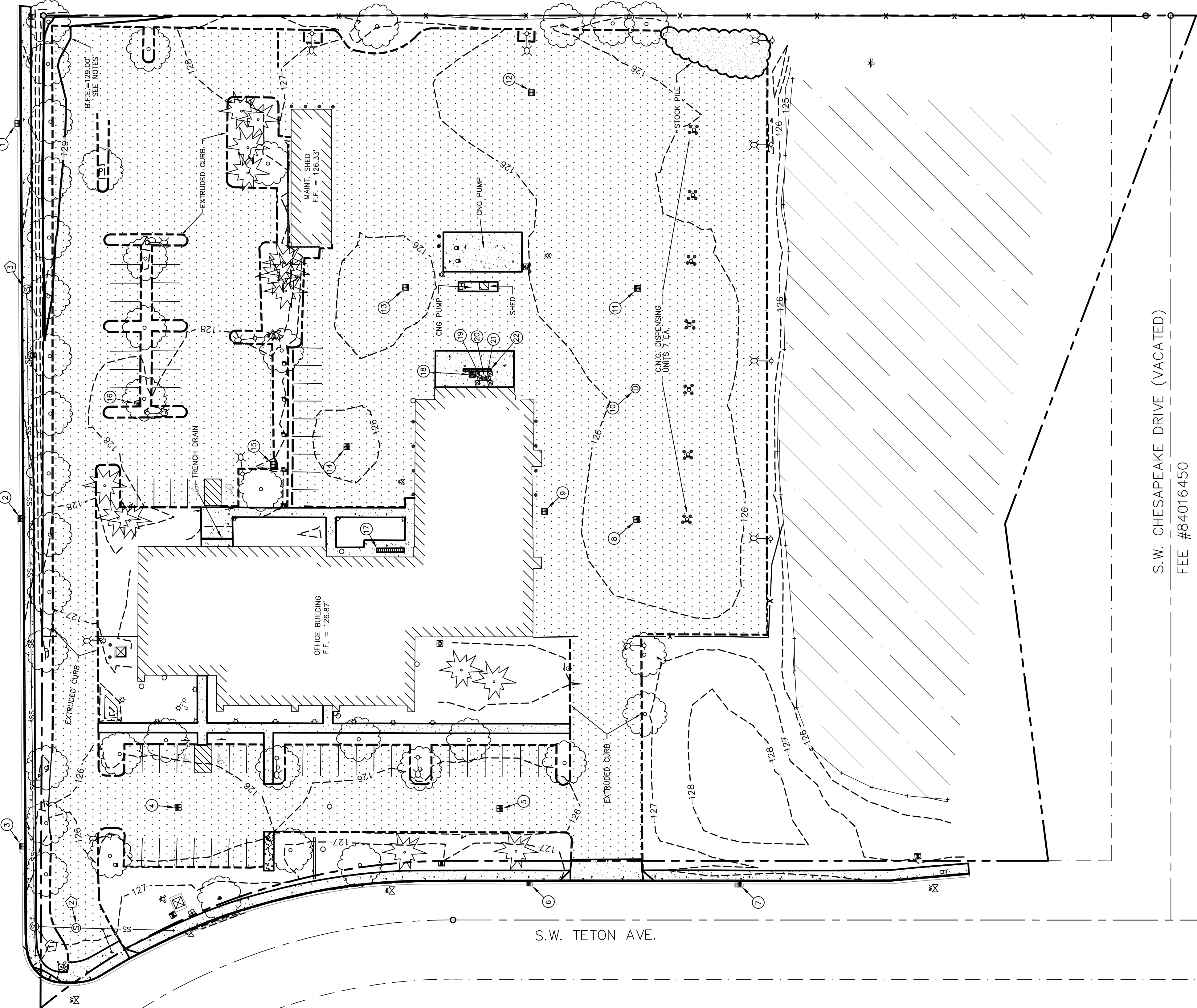
3.15.2019

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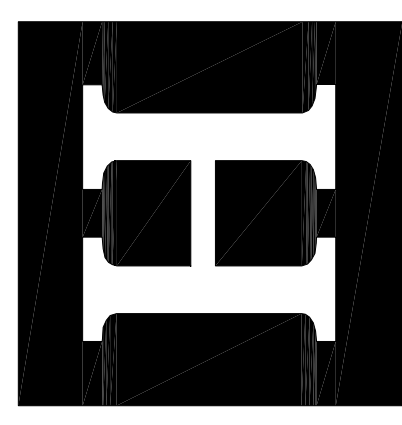
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S.W. SPOKANE CT.



TOPOGRAPHIC SURVEY
L.M.C. OFFICE BUILDING
 LOTS 11, 12 & 13 "PREMIER INDUSTRIAL PARK"
 IN THE S.W. 1/4 OF SECTION 23, T.2S., R.1W., W.M.
 CITY OF TUALATIN
 WASHINGTON COUNTY, OREGON
 PREPARED FOR LMC CONSTRUCTION
 MAY 11, 2013



Humber Design Group, Inc.
 Portland, OR
 503.946.6690
 hdgpdx.com

LEGEND:

- - - EXISTING BOUNDARY LINE
- - - WETLAND LIMITS
- - - FENCE LINE
- - - SANITARY SEWER LINE
- - - STORM DRAINAGE LINE
- - - WATER LINE
- - - BUILDING FACE
- - - EXISTING ASPHALT SURFACE
- - - EXISTING CONCRETE SURFACE
- - - STOCK PILE
- - - STANDING WATER TOP OF SURFACE
- - - DENOTES FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
- - - TERRACALC CONTROL POINT
- - - GAS VALVE
- - - GAS METER
- - - GAS TANK
- - - GAS WARNING SIGN
- - - GAS RISER
- - - SANITARY SEWER MANHOLE
- - - CATCH BASIN
- - - STORM DRAIN MANHOLE
- - - STORM DRAIN CLEANOUT
- - - FIRE DEPARTMENT CONNECTION
- - - POST INDICATOR VALVE
- - - WATER METER
- - - SPRINKLER VALVE
- - - UTILITY VAULT
- - - ELECTRICAL RISER
- - - TELEPHONE RISER
- - - PARKING BUMPER
- - - HANDICAPPED PARKING SPACE
- - - CONIFEROUS TREE
- - - DECIDUOUS TREE
- - - STAND PIPE
- - - BOLLARD
- - - FLAG POLE
- - - GATE READER POST
- - - MAILBOX
- - - SIGN
- - - DOUBLE POST SIGN

STORM NOTES:

- 1 CATCH BASIN
RIM=125.27
IE 4" COP IN WEST=123.97
IE 4" COP IN EAST=123.71
IE 12" CONC. OUT NORTH=121.15'
BOTTOM=120.32'
- 2 CATCH BASIN
RIM=125.43
IE 4" COP IN WEST=123.79
IE 4" COP OUT EAST=123.69
BOTTOM=FULL
- 3 CATCH BASIN
RIM=125.43
IE 4" COP IN WEST=123.53
IE 4" COP IN EAST=123.71
IE 12" CONC. OUT NORTH=121.88'
BOTTOM=120.83'
- 4 CATCH BASIN OIL TRAP
RIM=125.21
BOTTOM=122.45'
- 5 CATCH BASIN OIL TRAP
RIM=125.15
BOTTOM=122.45'
- 6 CATCH BASIN (FULL)
RIM=126.51
BOTTOM=123.65'
- 7 CATCH BASIN (FULL)
RIM=126.28
BOTTOM=FULL
- 8 CATCH BASIN OIL TRAP
RIM=125.00
BOTTOM=122.32'
- 9 CATCH BASIN OIL TRAP
RIM=126.63
BOTTOM=123.93'
- 10 SMH (FULL)
RIM=125.97
BOTTOM=121.67'
- 11 CATCH BASIN OIL TRAP
RIM=124.97
BOTTOM=122.25'
- 12 CATCH BASIN (FULL)
RIM=125.25
BOTTOM=122.55'
- 13 CATCH BASIN OIL TRAP
RIM=125.20
BOTTOM=122.46'
- 14 CATCH BASIN OIL TRAP (FULL)
RIM=125.21
BOTTOM=122.51'
- 15 CATCH BASIN OIL TRAP
RIM=126.82
BOTTOM=124.07'
- 16 CATCH BASIN OIL TRAP
RIM=127.35
BOTTOM=124.87'
- 17 TRENCH DRAIN (FULL)
RIM=126.78
IE 4" PVC OUT SOUTH=125.93'
BOTTOM=123.63'
- 18 CATCH BASIN OIL TRAP (OUT WEST)
RIM=126.59
IE 2" PVC IN WEST=126.13
IE 2" PVC IN WEST=126.17
IE 1" PVC IN WEST=126.17
IE 1" PVC IN WEST=126.19
IE 3" PVC IN EAST
BOTTOM=123.91'
- 19 CATCH BASIN OIL TRAP (FULL)
RIM=126.60
IE 4" PVC OUT NORTH=124.72'
BOTTOM=120.84'
- 20 CATCH BASIN OIL TRAP (FULL)
RIM=126.61
BOTTOM=120.83'
- 21 SUMP PUMP (FULL)
RIM=126.61
IE 2" PVC OUT SOUTH=125.32
IE 4" PVC OUT S.W.=124.41'
BOTTOM=120.85'
- 22 TRENCH DRAIN (1.2' X 14' FULL)
RIM NORTH=126.98
RIM SOUTH=126.49
IE 4" PVC OUT SOUTH @ NORTH END=125.78'
BOTTOM @ NORTH END=125.33'

SANITARY SEWER NOTES:

- 1 SSMH
RIM=126.31'
IE 12" PVC IN SOUTH=115.27'
IE 36" PVC IN WEST=114.04'
IE 36" PVC OUT N.E.=113.91'
BOTTOM=114.01'
- 2 SSMH
RIM=126.76'
IE 12" PVC IN SOUTH=115.81'
IE 12" PVC OUT NORTH=115.86'
- 3 SSMH
RIM=126.21'
(2) 3" VERTICAL PIPES STICKING UP

BASE OF BEARINGS: PROPERTY LINES SHOWN ARE BASED UPON FOUND MONUMENTS AND WASHINGTON COUNTY SURVEY #21,610

VERTICAL DATUM: NAVD83 ELEVATIONS BASED UPON WASHINGTON COUNTY BENCHMARK # 102 9 81 ELEVATION=157.296 FEET

NOTES: PROPERTY & STRUCTURES LIE WITHIN FLOOD ZONE DESCRIPTION "X" AS SHOWN ON THE FLOOD HAZARD MAP OF WASHINGTON COUNTY NUMBER 41027700010. FIRM INDEX DATE 02/17/1982. FIRM PANEL EFFECTIVE DATE 02/19/1987. HOWEVER, A BASE FLOOD ELEVATION DETERMINATION WAS MADE BY FEMA IN A LETTER OF MAP REVISION CASE #02-10-479A AFFECTING LOTS 9 & 10 "PREMIER INDUSTRIAL PARK" WHICH LIES JUST WEST OF THE SUBJECT PARCEL, ACROSS TETON AVE. B.F.E.= 128.00'

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA. THE SURVEYOR HAS MADE REASONABLE ATTEMPTS TO LOCATE ALL UTILITIES IN THE AREA. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

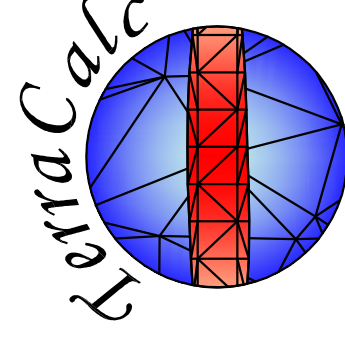
TETON BUILDING ADDITION, OR
LMC CONSTRUCTION
 ARCHITECTURAL REVIEW APPLICATION

EXISTING CONDITIONS PLAN

PROJECT NO. 18005

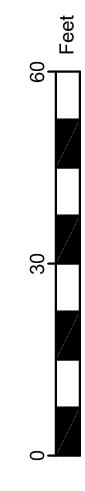
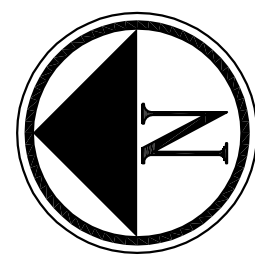
3.15.2019

REVISIONS: A



REGISTERED PROFESSIONAL LAND SURVEYOR
Kenneth J. Pannell

OREGON
 JUNE 02, 2010
 KENNETH J. PANNELL
 77850PLS
 RENEWS: 12/31/2014



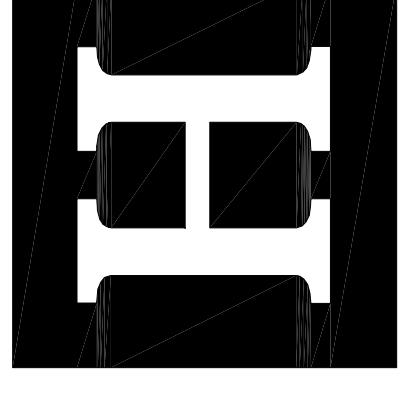
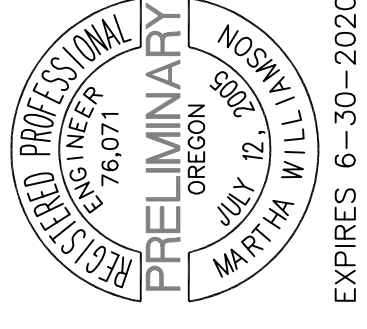
S.W. CHESAPEAKE DRIVE (VACATED)
 FEE #84016450

S.W. TETON AVE.

C0.10

SURVEYED:	05/02/2013

Land Surveying
 2145 N.E. McDonald Lane,
 Suite "A",
 (503) 852-2935
 www.land-cad.com



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 Portland, OR
 503.946.6690
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TETON BUILDING ADDITION, OR LMC CONSTRUCTION ARCHITECTURAL REVIEW APPLICATION
 19200 SW TETON AVE., TUALATIN, OR

SITE PLAN

PROJECT NO. 18005

3.15.2019

REVISIONS: **A**

C0.50

SHEET LEGEND

	ON-SITE CONCRETE PAVING
	ON-SITE ASPHALT PAVING
	PUBLIC ASPHALT PAVING
	PUBLIC CONCRETE PAVING
	PUBLIC CONCRETE DRIVEWAY
	SEE LANDSCAPE PLANS

NOTES:
 1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.

SITE DATA

PLANNING DISTRICT DESIGNATION: GENERAL MANUFACTURING (MG)

TOTAL SITE AREA: 214,110 SF

SITE DEVELOPMENT AREA: 43,219 SF

PROPOSED BUILDING AREA: 13,846 SF

PROPOSED LANDSCAPE AREA: 4,149 SF

PROPOSED PARKING SPACES: STANDARD: 44
 ADA: 1

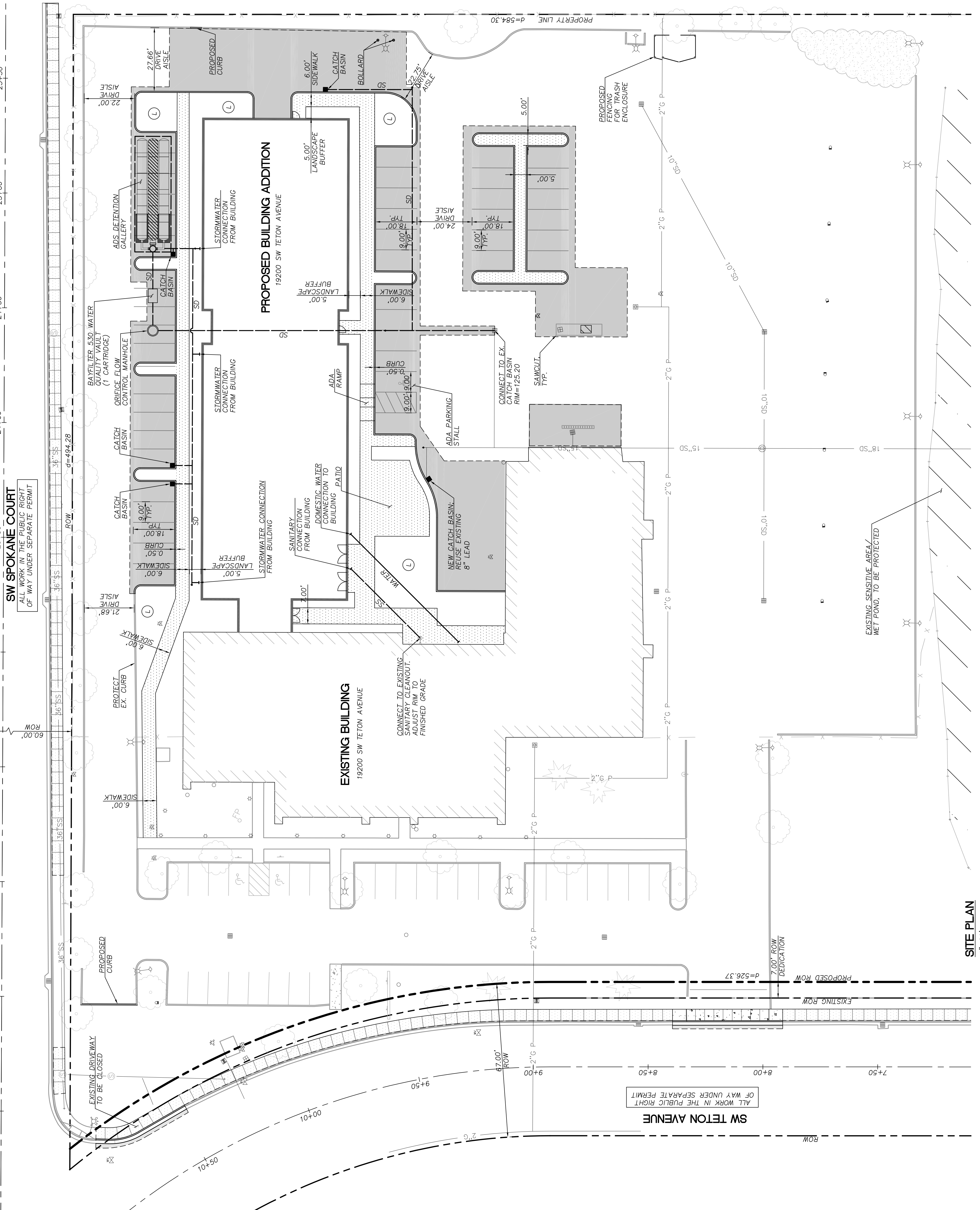
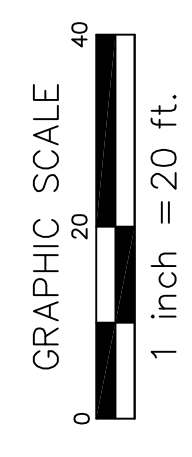
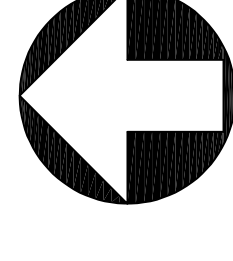
EXISTING PARKING AREA TO BE REMOVED: 6,064 SF

PROPOSED PARKING AREA: 7,336 SF

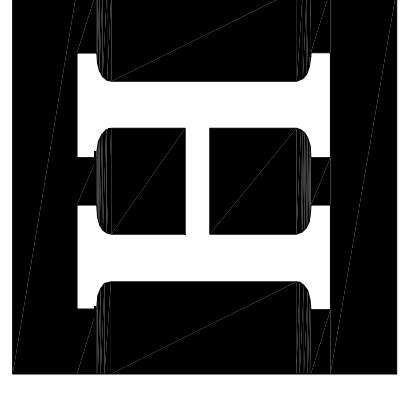
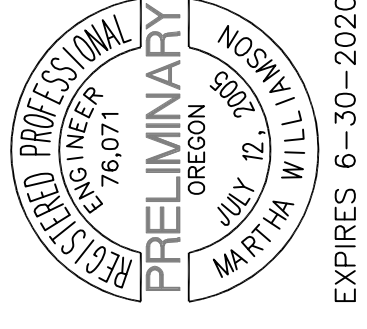
STORMWATER NARRATIVE

THE PROPOSED ADDITION TO THE EXISTING BUILDING WILL RESULT IN A NET REDUCTION OF ON-SITE IMPERVIOUS AREA. RUNOFF FROM THE PROPOSED ADDITION, REPAVED PORTION OF THE PARKING AREA, AND SIDEWALKS WILL BE MANAGED FOR WATER QUANTITY USING A DETENTION SYSTEM AND ORIFICE FLOW-CONTROL MANHOLE. A CARTRIDGE FILTER SYSTEM WILL BE USED FOR WATER QUALITY. DISCHARGE FROM THE PROPOSED SYSTEM WILL BE DIRECTED TO THE EXISTING WET POND, WHICH CURRENTLY MANAGES THE SITE.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.)



SITE PLAN
 1"=20'



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TETON BUILDING ADDITION, OR
 LMC CONSTRUCTION
 ARCHITECTURAL REVIEW
 APPLICATION

GRADING PLAN

PROJECT NO.
18005

3.15.2019

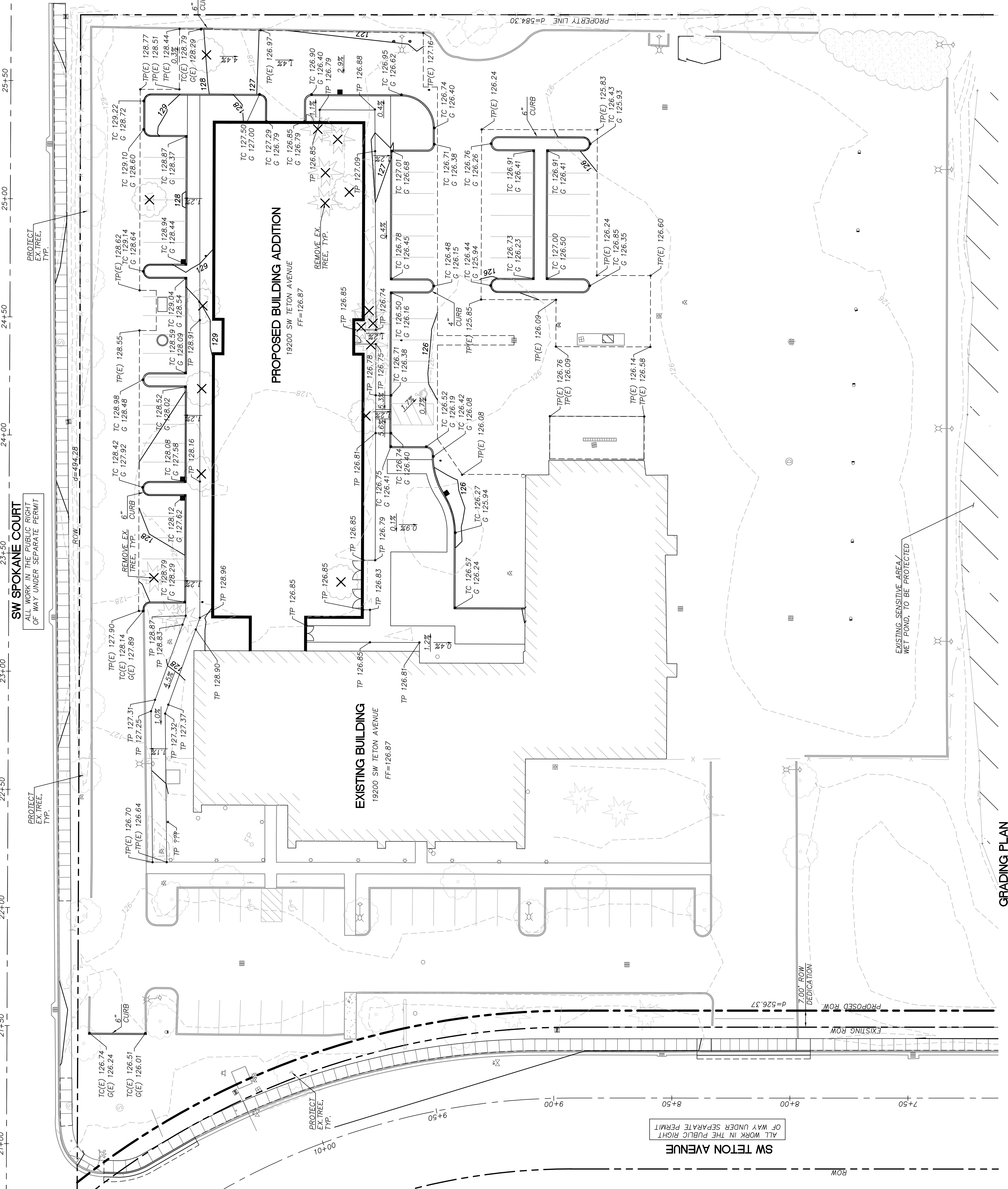
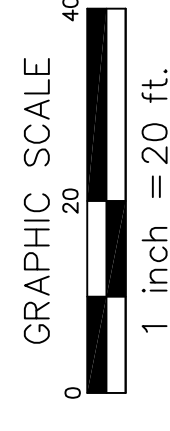
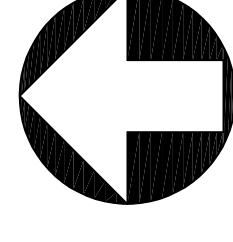
REVISIONS: A

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SHEET LEGEND	
-126-	EXISTING CONTOUR
-126-	PROPOSED CONTOUR
X	REMOVE EXISTING TREE
G XX-XX	GRADE AT GUTTER
TC XX-XX	GRADE AT TOP OF CURB
TP XX-XX	GRADE AT TOP OF PAVEMENT
FF XX-XX	FINISH FLOOR ELEVATION
FG XX-XX	FINISHED GRADE
EG XX-XX	EXISTING GRADE
X.X%	SLOPE ARROW

NOTES:
 1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.
 2. ALL ADA SURFACES SHALL HAVE MAXIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED ON PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS. ALL LANDSCAPED AREA SHALL HAVE POSITIVE DRAINAGE.
 3. EXISTING TREES TO BE RETAINED SHALL BE FENCED AROUND THE DRIP LINE WITH A CHAIN LINK OR OTHER STURDY FENCE DURING CONSTRUCTION.

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SW SPOKANE COURT
 ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT

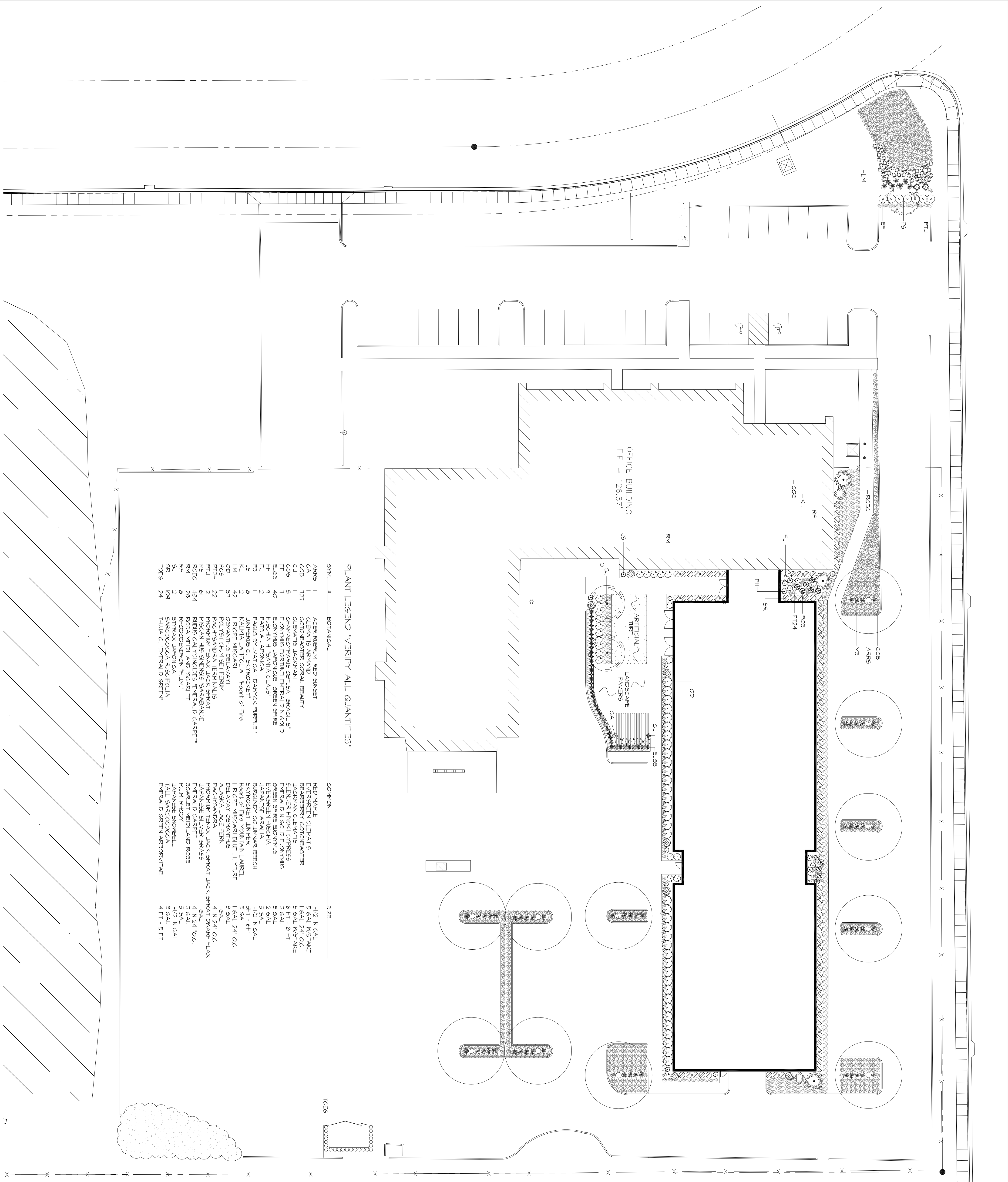
SW TETON AVENUE
 ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT

PROPOSED BUILDING ADDITION
 19200 SW TETON AVENUE
 FF=126.87

EXISTING BUILDING
 19200 SW TETON AVENUE
 FF=126.87

GRADING PLAN
 1"=20'

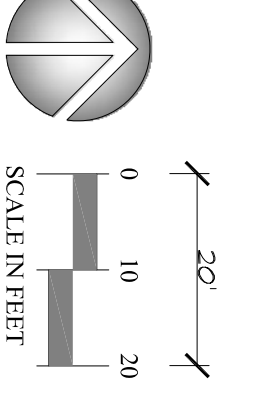
EXISTING SENSITIVE AREA/
 WET POND, TO BE PROTECTED



PLANT LEGEND "VERIFY ALL QUANTITIES"

SYN. #	BOTANICAL	COMMON	SIZE
AR63	II ACER RUBRUM 'RED SUNSET'	RED MAPLE	1 1/2" N. CAL.
CA	I CLEMATIS ARVANDII	EVERGREEN CLEMATIS	5 GAL. W/STAKE
COB	I COTONEASTER CORAL BEAUTY	EVERGREEN COTONEASTER	1 GAL. 24" O.C.
CO6	I CHAMAECYPARIS OBTUSA 'GRACILIS'	WAXENY COTONEASTER	1 GAL. 24" O.C.
EF	3 ELONNIVUS FORTUNEI 'HERALD N.GOLD'	SILVER COTONEASTER	6 FT. - 9 FT. W/STAKE
EL65	40 ELONNIVUS JAPONICUS 'GREEN SPIRE'	HERALD N.GOLD ELONNIVUS	2 GAL.
FH	1 FUCHSIA 'H. SANTA CLARA'	GREEN SPIRE ELONNIVUS	5 GAL.
F9	1 FAGUS SYLVATICA 'DANVICK PAPYLE'	EVERGREEN FUCHSIA	2 GAL.
JS	8 JUNIPERUS C. 'SKYROCKET'	BIRCH	1 1/2" N. CAL.
KL	2 KALVA LATTIFOLIA 'Heart of Fire'	SKYROCKET JUNIPER	1 1/2" N. CAL.
LM	42 LIROPE WEGARI	HEART of FIRE MOUNTAIN LABELL	5 FT. - 6 FT.
LN	42 LIROPE WEGARI	LIROPE WEGARI BLUE LILYDIE'	5 GAL.
POS	11 POLYSTICHUM SETTERUM	ALASKA LACE FERN	1 GAL.
PT24	22 PACYTSANDRA TERMINALIS	PACYTSANDRA	4 IN. 24" O.C.
PTJ	2 PHOSNIVUM TEVAX 'JACK GREAT'	PHOSNIVUM TEVAX 'JACK GREAT'	4 IN. 24" O.C.
RS	6 RIGIDANUS SIBIRIS 'SARABANDE'	JAPANESE SILVER GRASS	1 GAL.
RS6C	6 RIGIDANUS SIBIRIS 'SARABANDE'	SCARLET WEDDING ROSE	2 GAL. 10 C.
RSV	28 ROSA WEDDING 'SCARLET'	P. J.K. RHODY	5 GAL.
RP	8 RHOZODENDRON 'P. J.K.'	JAPANESE SMOGHELL	1 1/2" N. CAL.
SA	2 STRAX JAPONICA	TALL SARCOZOGA	5 GAL.
SKA	2 SARCOZOGA RESCIPOLIA	HERALD GREEN ASBODRITAE	4 FT. - 5 FT.
TO6	104 THJA O. 'HERALD GREEN'		

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in some of the notes by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (800) 232-1987.)



L1 PLANTING PLAN
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED

LMC CONSTRUCTION OFFICE ADDITION

19200 SW TETON AVE.
TUALATIN OREGON 97062

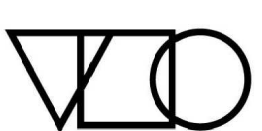
DATE:	3-15-19
PROJECT NO.:	X
DESIGNED:	DM
DRAWN:	DM
CHECKED:	DM
REVISIONS:	

DARRELL MULCH
LANDSCAPE ARCHITECTURE
1997 N.E. 60TH AVENUE #108
PORTLAND, OREGON 97213
(503) 222-7416 TEL

REGISTERED ARCHITECT
315
Darrell Mulch
OREGON
10-18-93

SHEET
L1
1

PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HART ARCHITECTURE P.C.
830 SW 10th Avenue #200 Portland Oregon 97205
503 243 2252 | www.carletonhart.com

TETON BUILDING ADDITION
LMC CONSTRUCTION
19200 SW TETON AVE, TUALATIN, OR
ARCHITECTURAL REVIEW
APPLICATION

ELEVATIONS - PROPOSED
BUILDING

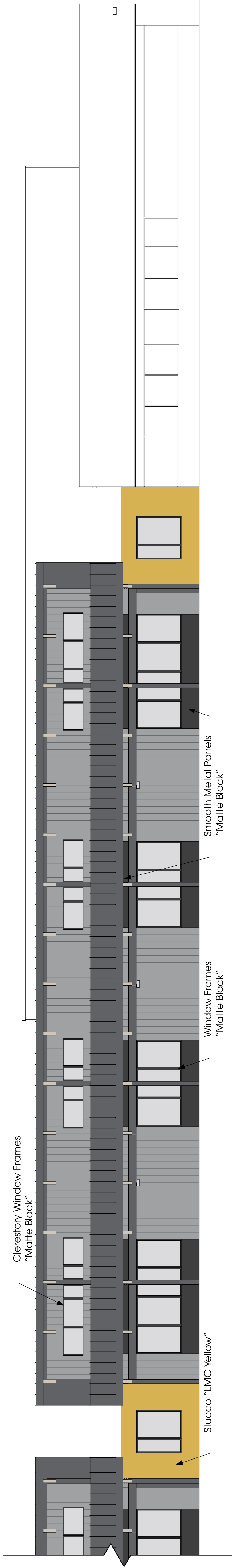
PROJECT NO.
18005

3.15.2019

REVISIONS: /#

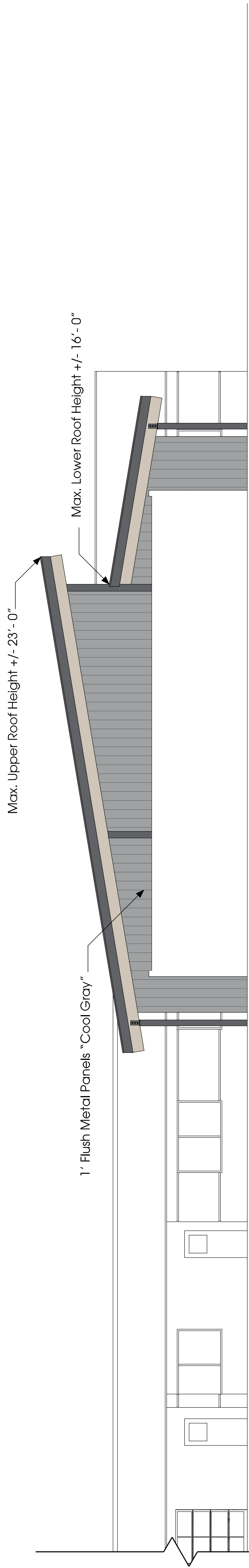
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AR1.01



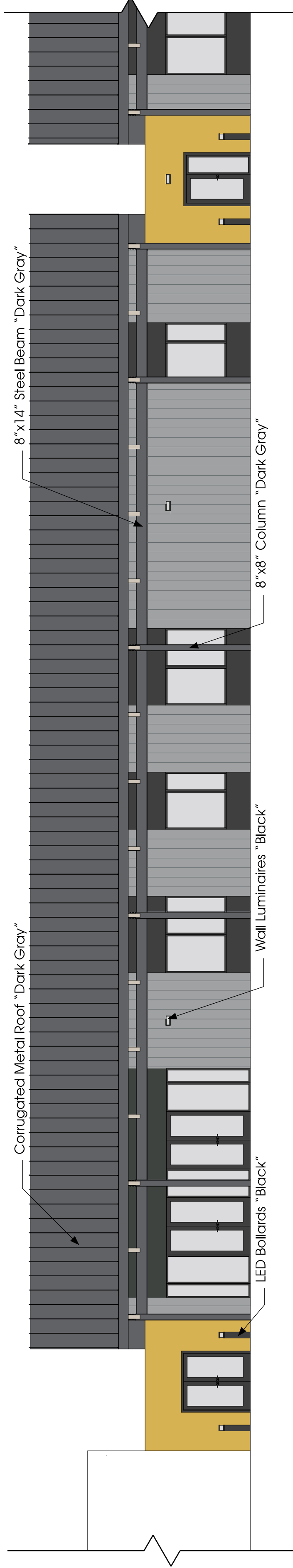
1 NORTH ELEVATION - PROPOSED BUILDING

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



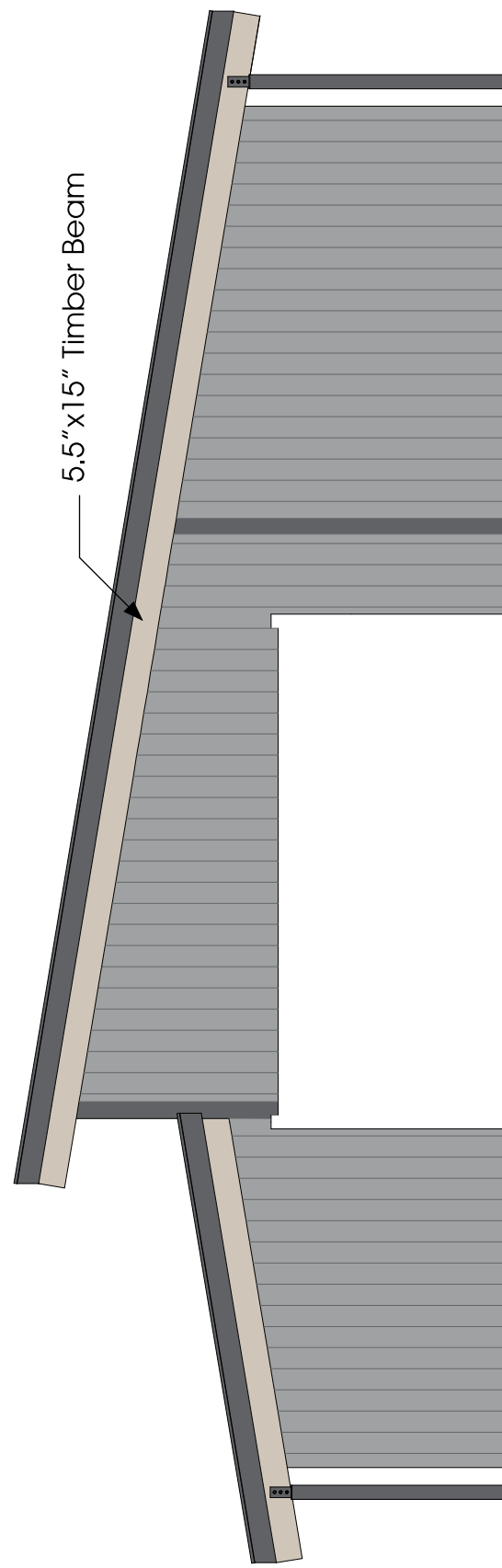
2 EAST ELEVATION - PROPOSED BUILDING

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



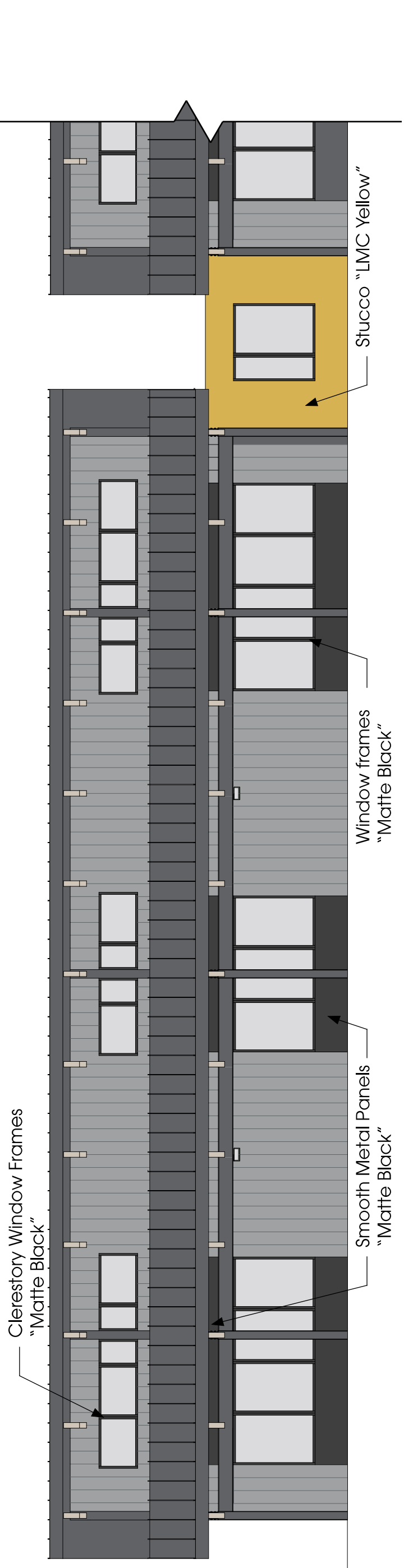
3 SOUTH ELEVATION - PROPOSED BUILDING

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



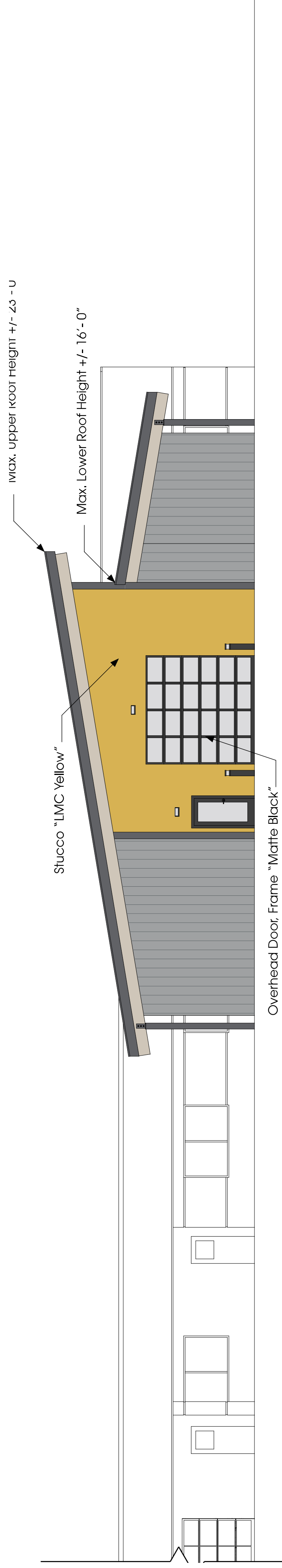
5 WEST ELEVATION - PROPOSED BUILDING

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



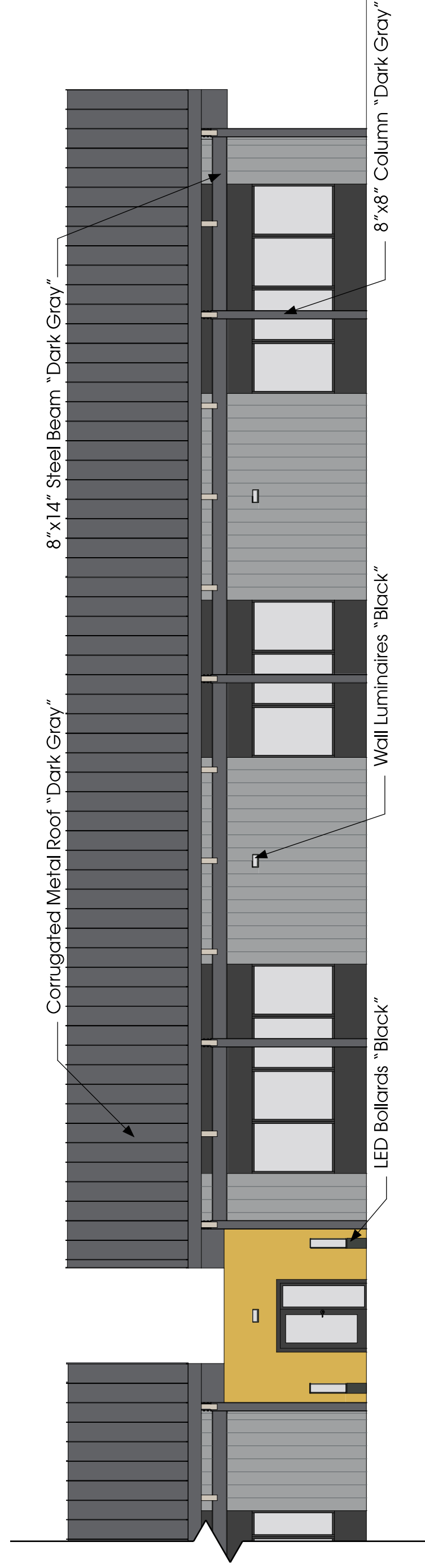
1 NORTH ELEVATION - SHELL BUILDING

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



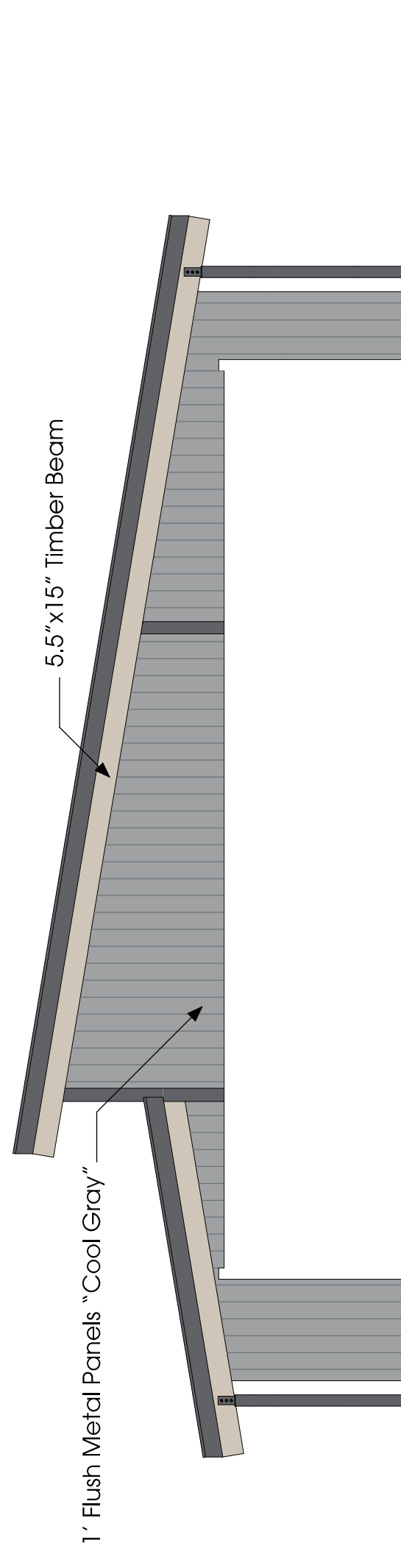
2 EAST ELEVATION - SHELL BUILDING

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



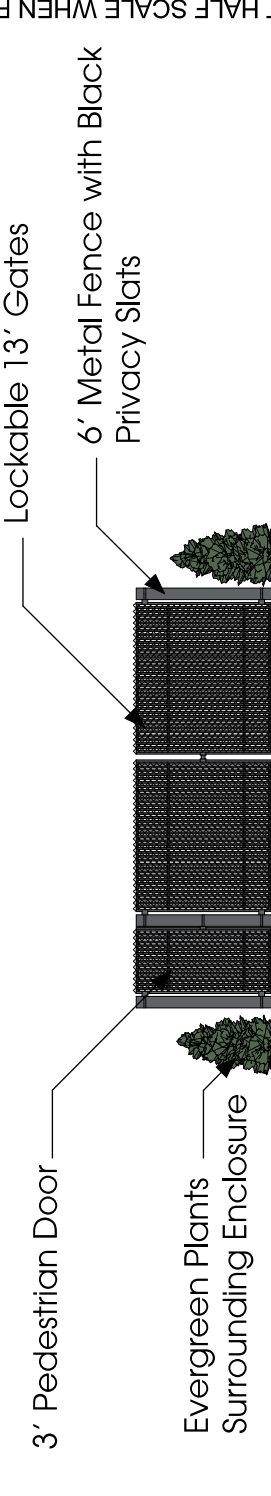
3 SOUTH ELEVATION - SHELL BUILDING

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



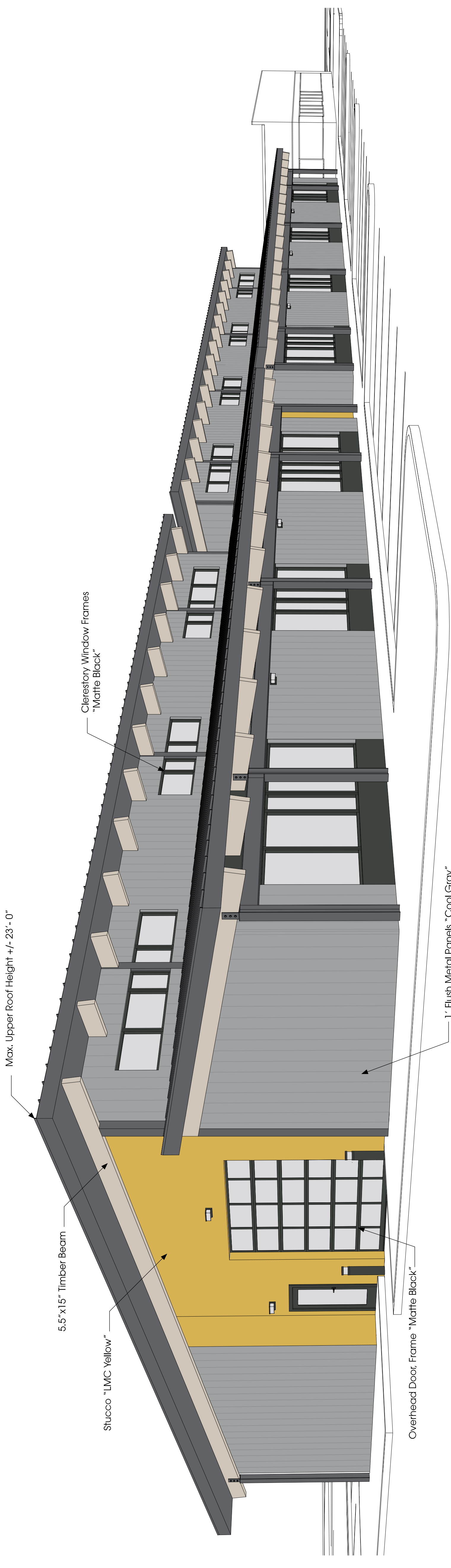
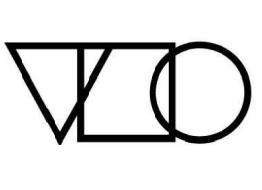
4 WEST ELEVATION - SHELL BUILDING

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

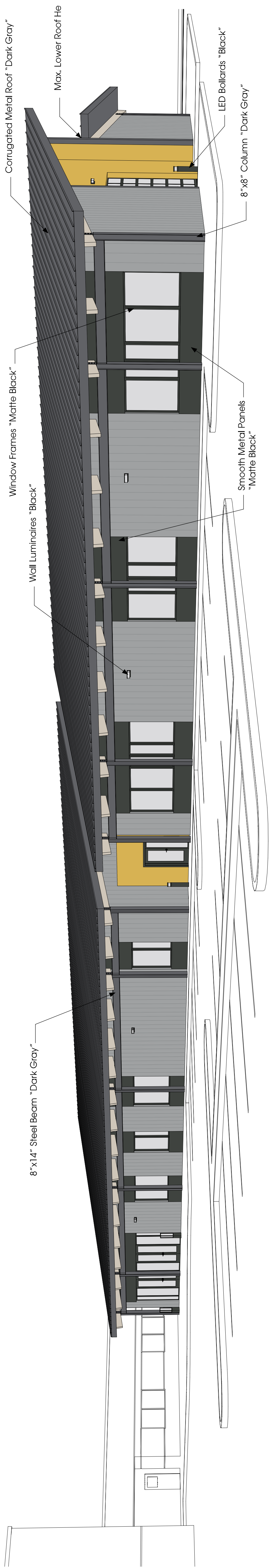


5 FRONT ELEVATION - TRASH ENCLOSURE

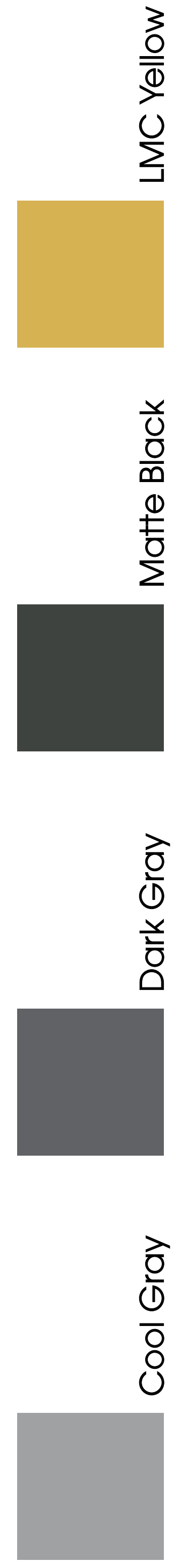
SCALE: 1/16" = 1'-0"



1 NORTH EAST CORNER - PERSPECTIVE VIEW

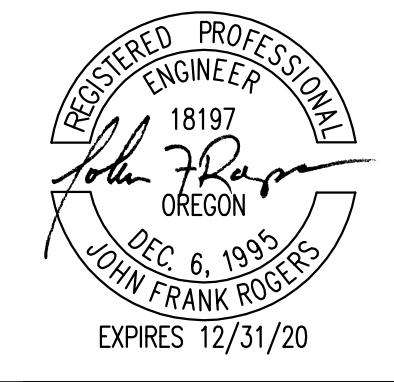


2 SOUTH EAST CORNER - PERSPECTIVE VIEW



GENERAL NOTES:

- PHOTOMETRIC CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE FIXTURE MANUFACTURERS.
- PHOTOMETRIC CALCULATIONS FOR EXISTING FIXTURES ARE APPROXIMATIONS BASED ON INFORMATION FROM SITE OBSERVATIONS.
- LIGHTING CONTRIBUTIONS FROM FIXTURES LOCATED OUTSIDE OF THE PROPERTY ARE NOT TAKEN INTO CONSIDERATION.



CARLETON HART ARCHITECTURE P.C.
 830 SW 10th Avenue #200 Portland Oregon 97205
 503.243.2252 | www.carletonhart.com

KEYNOTES:

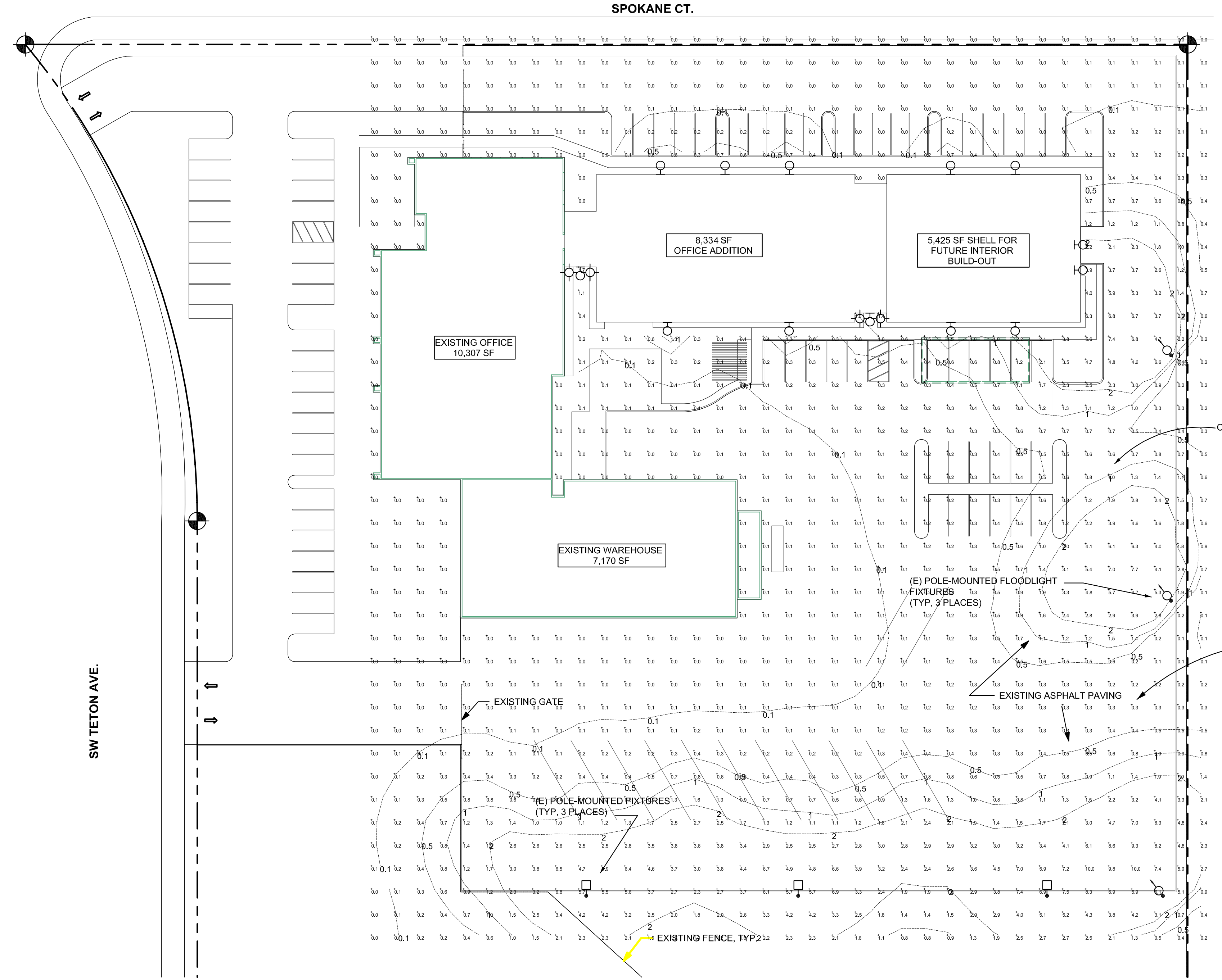
TETON BUILDING ADDITION
 19200 SW TETON AVE. TUALATIN, OR
 LMC CONSTRUCTION
 ARCHITECTURAL REVIEW
 APPLICATION

LEGEND:

- EXISTING POLE-MOUNTED FIXTURE
- EXISTING POLE-MOUNTED FLOODLIGHT FIXTURES
- NEW WALL FIXTURE, LED, 16.8W BEGA 33385 OR APPROVED
- NEW BOLLARD, LED, 16.5W BEGA 99727 OR APPROVED
- + 1.1 CALCULATED LIGHT LEVEL, IN FOOTCANDLES (FC). LIGHT CALCULATIONS ARE AT GROUND LEVEL IN THE HORIZONTAL PLANE, UNLESS OTHERWISE INDICATED.
- 0.5 LIGHTING LEVEL ISOLINE, VALUE AS INDICATED IN FOOTCANDLES (FC)

PHOTOMETRIC PLAN
 PROJECT NO. 18005
 3.15.2019
 REVISIONS: A

PH1.01



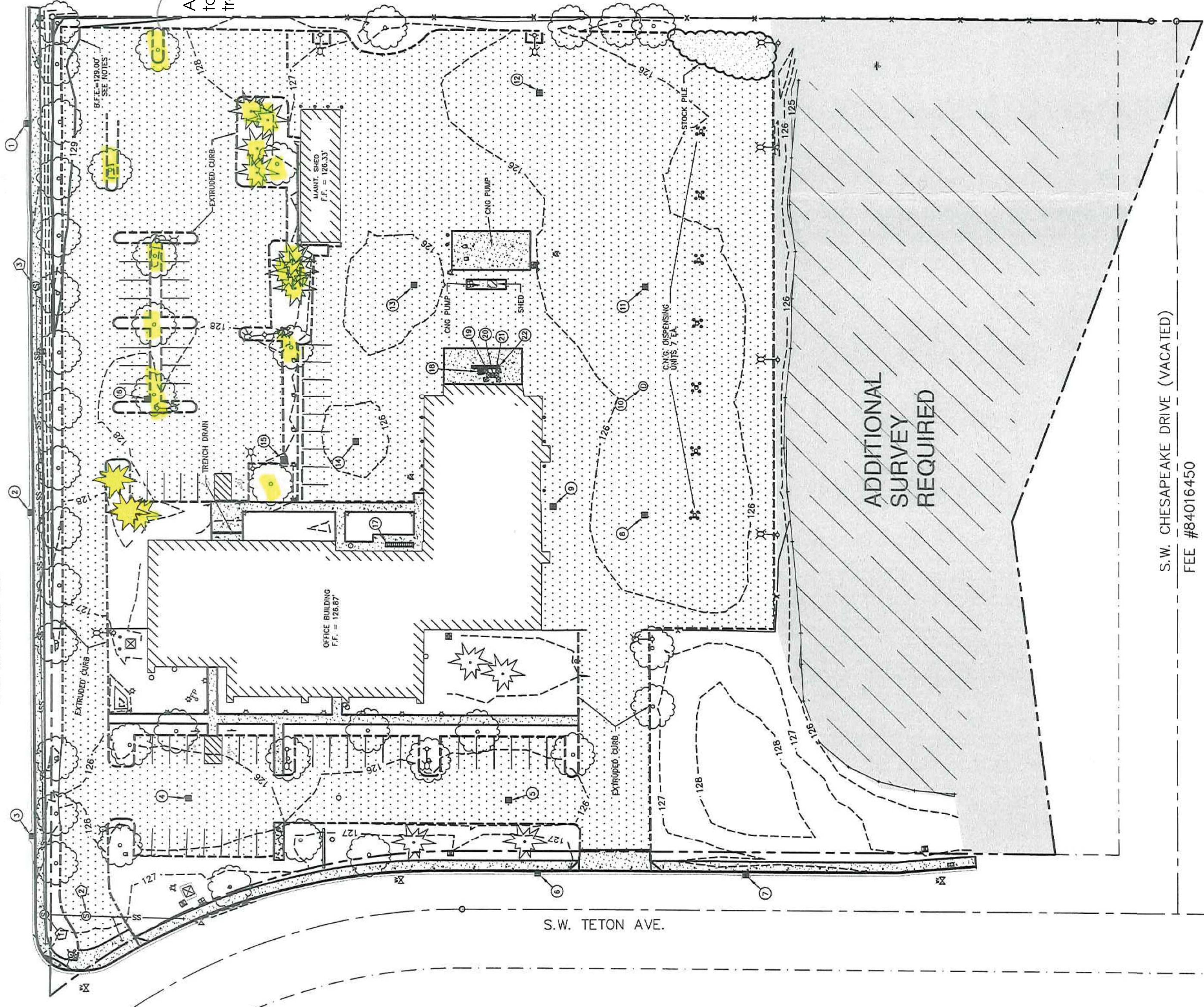
1 SITE LIGHTING PHOTOMETRIC PLAN
 PH1.01 1" = 30'-0"

S.W. SPOKANE CT.

S.W. TETON AVE.

TOPOGRAPHIC SURVEY
L.M.C. OFFICE BUILDING
 LOTS 11, 12 & 13 "PREMIER INDUSTRIAL PARK"
 IN THE S.W. 1/4 OF SECTION 23, T.2S., R.1W., W.M.
 CITY OF TUALATIN
 WASHINGTON COUNTY, OREGON
 PREPARED FOR LMC CONSTRUCTION
 MAY 11, 2013

DEAD
 All trees marked with yellow to be removed. All other trees existing to remain.



LEGEND:

- EXISTING BOUNDARY LINE
- WETLAND LIMITS
- FENCE LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- BUILDING FACE
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- STOCK PILE
- STANDING WATER TOP OF SURFACE
- DENOTES FOUND MONUMENT AS NOTED, HELD UNLESS OTHERWISE NOTED
- TERRACALC CONTROL POINT
- GAS VALVE
- GAS METER
- GAS FNK
- GAS WARNING SIGN
- GAS RISER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- WATER METER
- SPRINKLER VALVE
- STREET LIGHT (COBRA ARM)
- UTILITY VAULT
- ELECTRICAL RISER
- TELEPHONE RISER
- PARKING BUMPER
- HANDICAPPED PARKING SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- STAND PIPE
- BOLLARD
- FLAG POLE
- GATE RESEMBER POST
- MAILBOX
- MALBOX
- SIGN
- DOUBLE POST SIGN

- STORM NOTES:**
- 1 CATCH BASIN
 RIM=125.27
 BOTTOM=122.46'
 IE 4" C/P IN EAST=124.19'
 IE 12" CONC. OUT NORTH=121.15'
 - 2 CATCH BASIN
 RIM=125.09'
 IE 4" C/P IN WEST=123.79'
 IE 4" C/P IN EAST=123.69'
 BOTTOM=FULL
 - 3 CATCH BASIN
 RIM=125.15'
 IE 4" C/P IN WEST=123.53'
 IE 4" C/P IN EAST=123.71'
 IE 12" CONC. OUT NORTH=121.88'
 - 4 CATCH BASIN OIL TRAP
 RIM=125.21'
 BOTTOM=122.53'
 - 5 CATCH BASIN OIL TRAP
 RIM=125.15'
 BOTTOM=122.45'
 - 6 CATCH BASIN (FULL)
 RIM=126.51'
 BOTTOM=122.65'
 - 7 CATCH BASIN (FULL)
 RIM=126.26'
 BOTTOM=FULL
 - 8 CATCH BASIN OIL TRAP
 RIM=125.32'
 BOTTOM=122.32'
 - 9 CATCH BASIN OIL TRAP
 RIM=125.25'
 BOTTOM=122.32'
 - 10 SNH (FULL)
 RIM=125.25'
 BOTTOM=123.93'
 - 11 CATCH BASIN OIL TRAP
 RIM=126.76'
 BOTTOM=122.25'
 - 12 CATCH BASIN (FULL)
 RIM=126.55'
 BOTTOM=122.55'
 - 13 CATCH BASIN OIL TRAP
 RIM=125.20'
 BOTTOM=122.46'
 - 14 CATCH BASIN OIL TRAP (FULL)
 RIM=125.21'
 BOTTOM=122.51'
 - 15 CATCH BASIN OIL TRAP
 RIM=126.02'
 BOTTOM=124.07'
 - 16 CATCH BASIN OIL TRAP
 RIM=127.27'
 BOTTOM=124.67'
 - 17 TRENCH DRAIN (FULL)
 RIM=126.79'
 IE 4" C/P OUT SOUTH=125.83'
 BOTTOM=125.63'
 - 18 CATCH BASIN OIL TRAP (OUT WEST)
 IE 2" PVC IN WEST=126.13'
 IE 2" PVC IN WEST=126.17'
 IE 2" PVC IN WEST=126.11'
 IE 3" PVC IN EAST=126.19'
 - 19 CATCH BASIN OIL TRAP (FULL)
 RIM=126.60'
 IE 6" PVC OUT NORTH=124.72'
 BOTTOM=120.84'
 - 20 CATCH BASIN OIL TRAP (FULL)
 RIM=126.61'
 BOTTOM=120.83'
 - 21 SUMP PUMP (FULL)
 RIM=126.61'
 IE 2" PVC OUT SOUTH=125.32'
 IE 4" PVC OUT S.W.=124.41'
 BOTTOM=120.85'
 - 22 TRENCH DRAIN (1.2' X 14' FULL)
 RIM NORTH=126.58'
 IE 4" PVC OUT SOUTH @ NORTH END=125.78'
 BOTTOM @ NORTH END=125.33'

SANITARY SEWER NOTES:

- 1 SSMH
 RIM=126.31'
 IE 12" PVC IN SOUTH=115.27'
 IE 36" PVC IN WEST=114.04'
 IE 36" PVC OUT N.E.=113.91'
 BOTTOM=114.01'
- 2 SSMH
 RIM=126.76'
 IE 12" PVC IN SOUTH=115.81'
 IE 12" PVC OUT NORTH=115.66'
- 3 SSMH
 RIM=126.26'

BASED ON RECORDS, PROPERTY LINES SHOWN ARE BASED UPON FOUND MONUMENTS AND WASHINGTON COUNTY SURVEY #4,610
 BENCHMARK # 102 9 01 ELEVATION=157,296 FEET
 VERTICAL DATUM, NGVD29. ELEVATIONS BASED UPON WASHINGTON COUNTY BENCHMARK # 102 9 01 ELEVATION=157,296 FEET
 NOTES: PROPERTY & STRIKES ARE WITH FLOOD ZONE DESIGNATION "X" WHICH IS UNDEVELOPED BASE FLOOD ELEVATION PER FEMA MAP PANEL NUMBER 410277000D. FIRM INDEX DATE 02/17/1992. FIRM PANEL EFFECTIVE DATE 02/19/1997. HOWEVER, A BASE FLOOD ELEVATION DETERMINATION WAS MADE BY LMC CONSTRUCTION FOR THIS PROJECT. THE FLOOD ELEVATION DETERMINATION IS BASED ON "PREMIER INDUSTRIAL PARK" WHICH LIES JUST WEST OF THE SUBJECT PARCEL, ACROSS TETON AVE. B.F.E.= 129.00'

UTILITY STATEMENT: UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UNDERGROUND UTILITIES SHOWN COMPRISE. NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OF ABANDONED OR ACTIVE UTILITIES. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THE SURVEYOR HAS NOT PREVIOUSLY LOCATED THE UNDERGROUND UTILITIES.



REGISTERED PROFESSIONAL LAND SURVEYOR
Kawitzyk Powell
 OREGON
 JUNE 02, 2010
 KENNETH J. PAINELL
 77850PLS
 RENEWS: 12/31/2014



Land Surveying
 2145 NE Anderson Blvd.
 Astoria, OR 97108
 (503) 857-0235
 www.landcalc.com

SURVEYED: 05/02/2013

S.W. CHESAPEAKE DRIVE (VACATED)
 FEE #84016450

ADDITIONAL SURVEY REQUIRED