

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**EXISTING  
CONDITIONS  
PLAN**

DRAWN BY: -  
CHECKED BY: -  
SHEET:

**V1.10**

### LEGEND

	SITE BOUNDARY
	ADJOINING OR INTERIOR PROPERTY LINE
	FOUND MONUMENT AS DESCRIBED
	CONTROL POINT
	RIGHT-OF-WAY CENTERLINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND TELEPHONE LINE (GTE)
	STORM DRAINAGE LINE
	UNDERGROUND POWER LINE
	CURB LINE
	CURB LINE WITH 18" CONCRETE GUTTERL
	BUILDING LINE
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	BRUSH LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	TRAFFIC FLOW DIRECTION
	CATCH BASIN
	STREET SIGN
	SANITARY SEWER MANHOLE
	POWER POLE
	POWER POLE GUY ANCHOR
	DECIDUOUS TREE
	LIGHT POLE
	TELEPHONE PEDESTAL
	ELECTRIC POWER SERVICE
	POWER TRANSFORMER
	SIDE INLET CATCH BASIN

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS PARTITION PLAT NO. 3003-040.
2. ALL ELEVATIONS FOR THIS SURVEY ARE BASED UPON WASHINGTON COUNTY BENCH MARK #102, WHICH IS A BRASS DISK IN CONCRETE AT THE NW CORNER OF INTERSECTION OF CIPOLE ROAD AND THE SOUTHERN PACIFIC R.R.. ELEVATION OF BENCH MARK #102 = 157.296.





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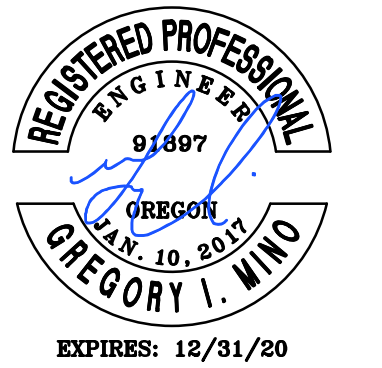
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Client  
**MUTUAL MATERIALS**



605 NE 119TH AVE.  
BELLEVUE, WA 98005

Project  
**MUTUAL MATERIALS  
WHOLESALE  
TUALATIN, OR**



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SHEET TITLE:  
**SITE PLAN**

DRAWN BY: BTC  
CHECKED BY: GJM  
SHEET:

**C1.10**

JOB NO. **2190107.00**

### PAVEMENT LEGEND

- ASPHALT PAVEMENT SECTION (POND ACCESS)
- ASPHALT PAVEMENT SECTION
- UNI-ANCHORLOCK PAVERS
- ARCHITECTURAL SLAB SIDEWALK

### SITE DATA

TOTAL SITE AREA	217,627 SF	
DEVELOPMENT AREA	199,166 SF	
GROSS BUILDING AREA	4,200 SF	
STORAGE BUILDING	11,700 SF	
STORAGE BAYS	4,600 SF	
IMPERVIOUS AREA		
PAVERS	4,250 SF	
SIDEWALK	6,210 SF	
ASPHALT	108,550 SF	
TOTAL	119,010 SF	(54.7%)
PATIO/DISPLAY AREA	8,100 SF	
LANDSCAPE AREA (INCLUDES PATIO/DISPLAY AREA)	98,617 SF	(45.3%)
PARKING LOT AREA	9,015 SF	
PARKING LOT LANDSCAPE		
REQUIRED	675 SF	(25 SF/PARKING STALL)
PROVIDED	1,435 SF	

### PARKING DATA

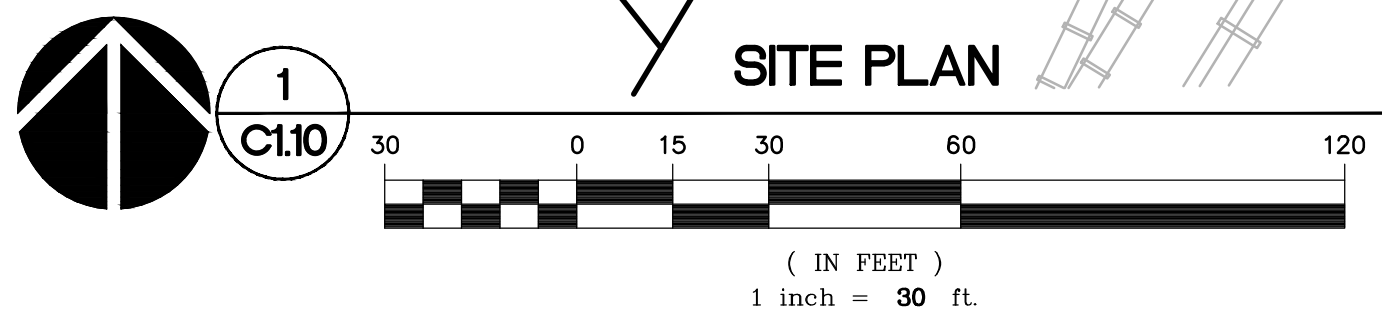
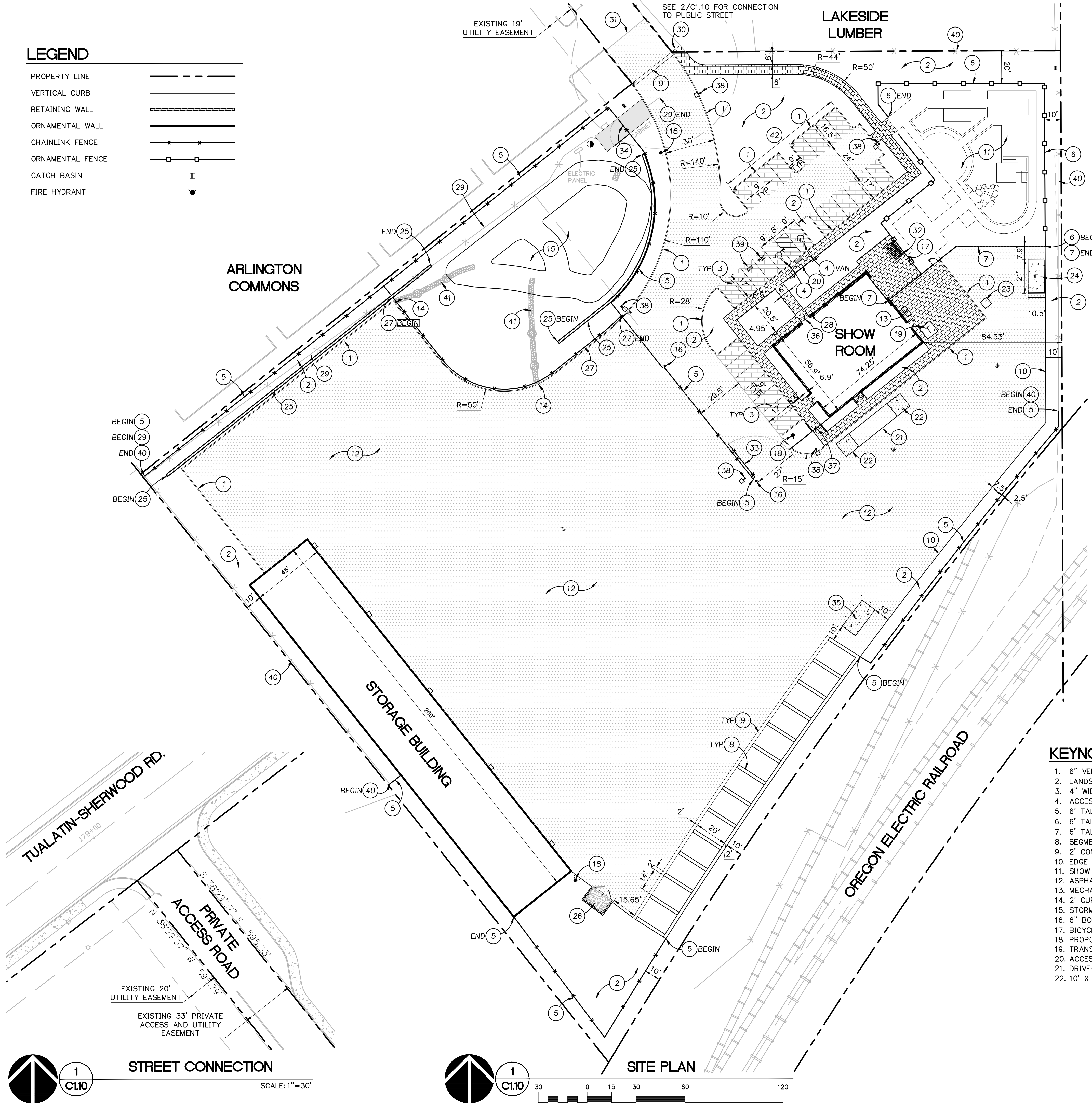
REQUIRED		
ACCESSIBLE	1 SPACES	
STANDARD	13 SPACES	(3/1,000 GSF)
COMPACT	0 SPACES	
CARPOOL/VANPOOL	2 SPACES	(1/25 STANDARD SPACES)
BIKE	1 SPACES	(0.1/1,000 GSF)
PROVIDED		
ACCESSIBLE	2 SPACES	
STANDARD	15 SPACES	
SUBCOMPACT	8 SPACES	
CARPOOL/VANPOOL	2 SPACES	
TOTAL	27 SPACES	
BIKE	5 SPACES (COVERED)	

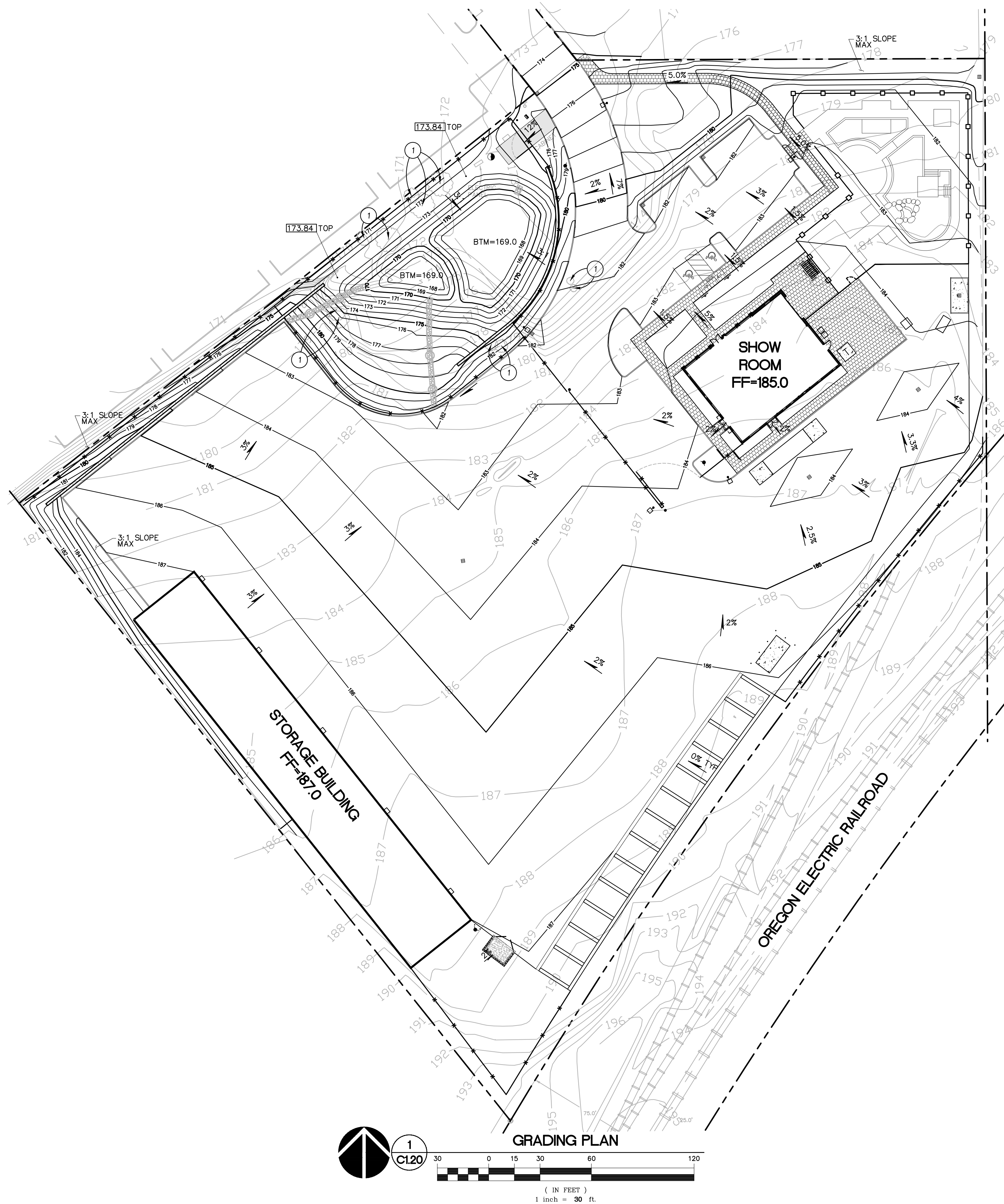
### KEYNOTES

1. 6" VERTICAL CURB
2. LANDSCAPE AREA
3. 4" WIDE WHITE PARKING STRIPE
4. ACCESSIBLE PARKING STALL
5. 6' TALL CHAIN LINK FENCE W/ 1' BARBED WIRE
6. 6' TALL ORNAMENTAL FENCE
7. 6' TALL ORNAMENTAL BLOCK
8. SEGMENTAL BLOCK STORAGE BINS
9. 2' CONCRETE HEADER
10. EDGE OF PAVEMENT
11. SHOW AREA BY OWNER
12. ASPHALT PAVING
13. MECHANICAL UNITS
14. 2' CURB BREAK FOR DRAINAGE
15. STORMWATER BASIN
16. 6" BOLLARD
17. BICYCLE PARKING SIGN
18. PROPOSED FIRE HYDRANT
19. TRANSFORMER PAD
20. ACCESSIBLE RAMP
21. DRIVE-ON SCALE
22. 10' X 10' CONCRETE PAD
23. PALLET SCALE
24. DRILLING & MATERIALS WASH STATION
25. BLOCK RETAINING WALL
26. TRASH ENCLOSURE
27. 4' VINYL-COATED CHAIN LINK FENCE
28. BICYCLE PARKING DIRECTION SIGN
29. REMOVE EXISTING FENCE
30. MATCH EXISTING SIDEWALK
31. MATCH EXISTING ASPHALT
32. COVERED BICYCLE PARKING
33. 27" SWING GATE
34. 12" SWING GATE
35. 10" CONCRETE PAD WITH BOLLARD PROTECTION FOR PROPANE TANK
36. BUILDING MAIN ENTRANCE
37. 7' PEDESTRIAN SWING GATE
38. SITE LIGHTING. SEE PHOTOMETRIC PLAN SHEET C1.31 FOR FURTHER INFORMATION
39. CARPOOL/VANPOOL PARKING SPACES
40. EXISTING FENCE TO REMAIN
41. ROCK CHANNEL
42. SUBCOMPACT PARKING STALL

### LEGEND

- PROPERTY LINE
- VERTICAL CURB
- RETAINING WALL
- ORNAMENTAL WALL
- CHAINLINK FENCE
- ORNAMENTAL FENCE
- CATCH BASIN
- FIRE HYDRANT





**GRADING NOTES**

- ROUGH GRADING:** ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS.
- FINISH GRADING:** BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ABUTTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
- EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED.** EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL AGENCY AND STATE AGENCY REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED.** THE ENGINEER AND/OR GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.**
- CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION.**
- 2% MAXIMUM SLOPE AT ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES.**
- 5% MAXIMUM SLOPE (8.33% FOR DESIGNATED RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.**

**KEYNOTES**

- EXISTING TREE TO BE REMOVED. SEE TREE REMOVAL PLAN, SHEET C1.21



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**GRADING  
PLAN**

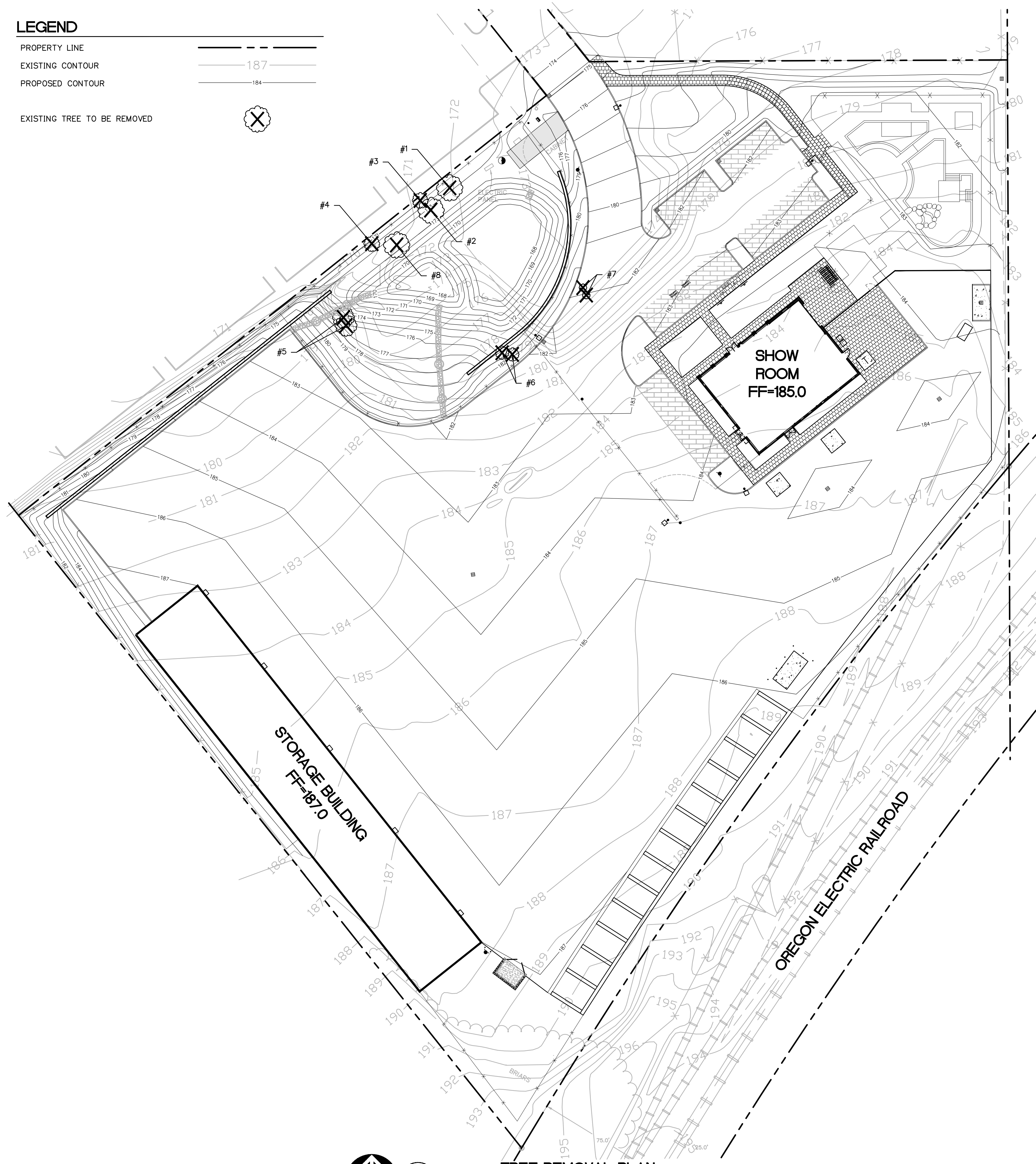
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CHECKED BY: GIM  
SHEET:

**C1.20**

JOB NO. **2190107.00**

**LEGEND**

- PROPERTY LINE ———
- EXISTING CONTOUR ——— 187
- PROPOSED CONTOUR ——— 184
  
- EXISTING TREE TO BE REMOVED ⊗



**TREE TABLE**

TREE NUMBER	TREE DIAMETER (IN.)	REMOVE?
1	15"	YES
2	15"	YES
3	9"	YES
4	9"	YES
5	(2) 11" & 20"	YES
6	(2) 7.5" & 16"	YES
7	(2) 4.5" & 8.5"	YES
8	15"	YES



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SHEET TITLE:  
**TREE  
REMOVAL  
PLAN**

DRAWN BY: BTC  
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SHEET:

**C1.21**

JOB NO. **2190107.00**



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SHEET TITLE:  
**UTILITY  
FACILITY  
PLAN**

DRAWN BY: BTC  
CHECKED BY: GIM  
SHEET:

**C1.30**

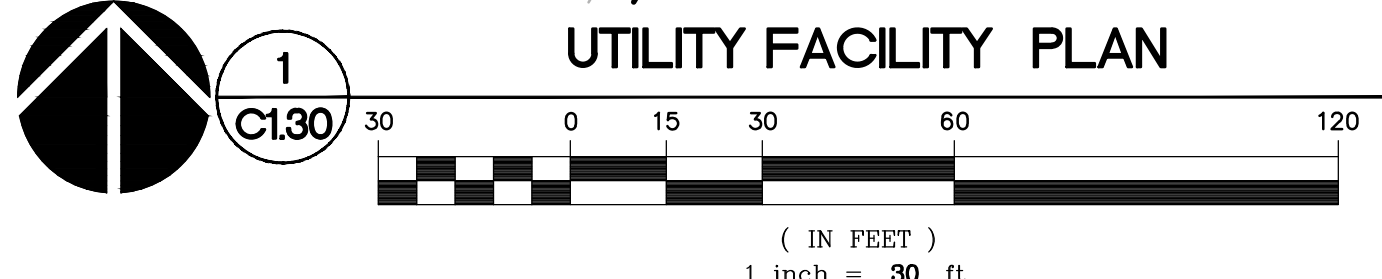
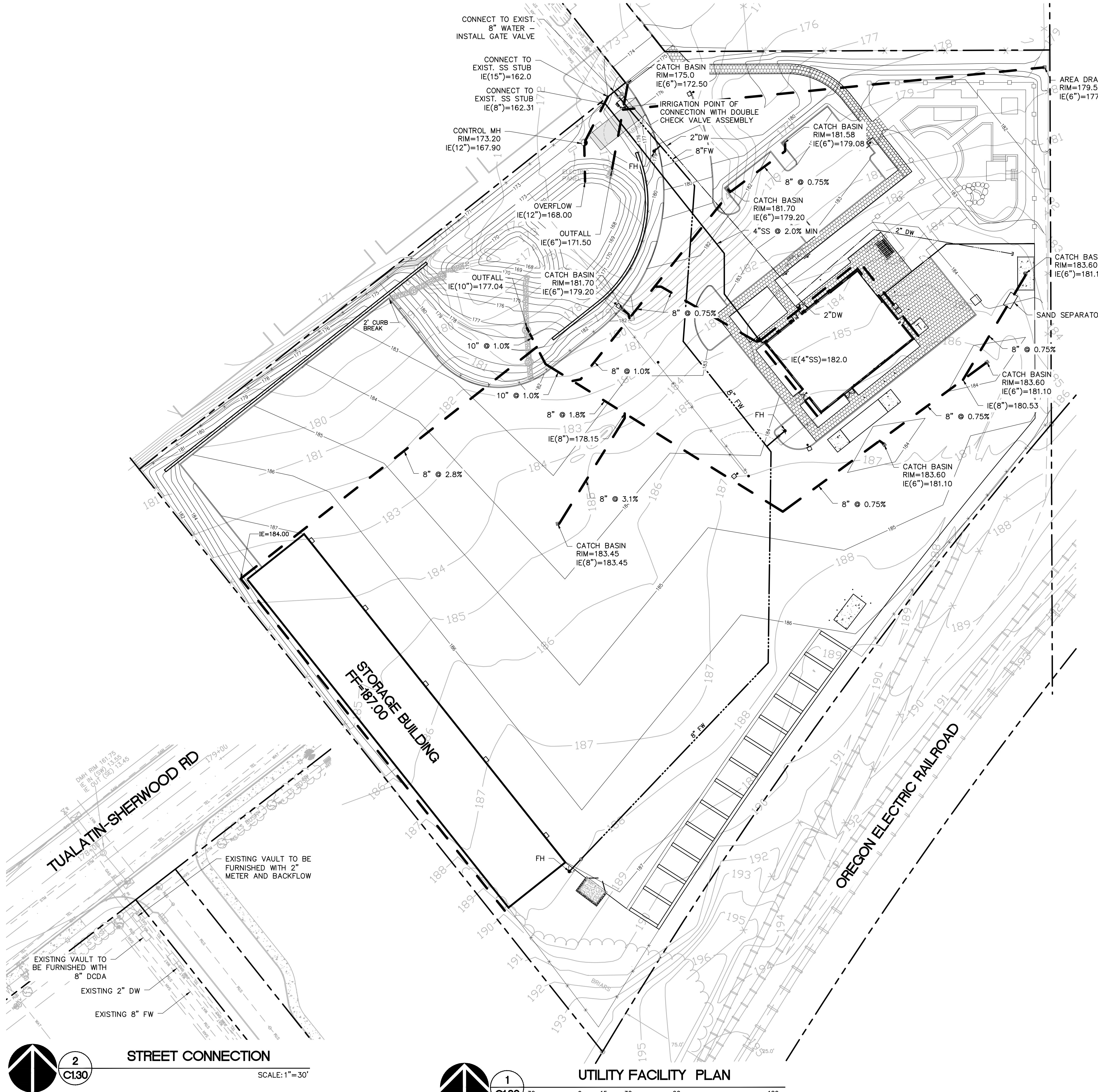
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**UTILITY NOTES**

- ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF LOCAL AGENCY, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
- ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
- ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 2.0% MINIMUM UNLESS NOTED OTHERWISE.
- VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
- IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
- IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS.
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
- CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE.
- WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS.
- PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM/MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCT'S CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS.

**LEGEND**

	EXISTING	PROPOSED
STORM LINE	--- STM ---	--- STP ---
SANITARY LINE	--- SAN ---	--- STS ---
WATER LINE	--- WAT ---	--- STW ---
GAS LINE	--- GAS ---	--- STG ---
TELEPHONE LINE	--- TEL ---	--- STT ---
MANHOLE	⊙ ⊚	⊙ ⊚
CONTROL MANHOLE		●
CATCH BASIN	⊠	⊠



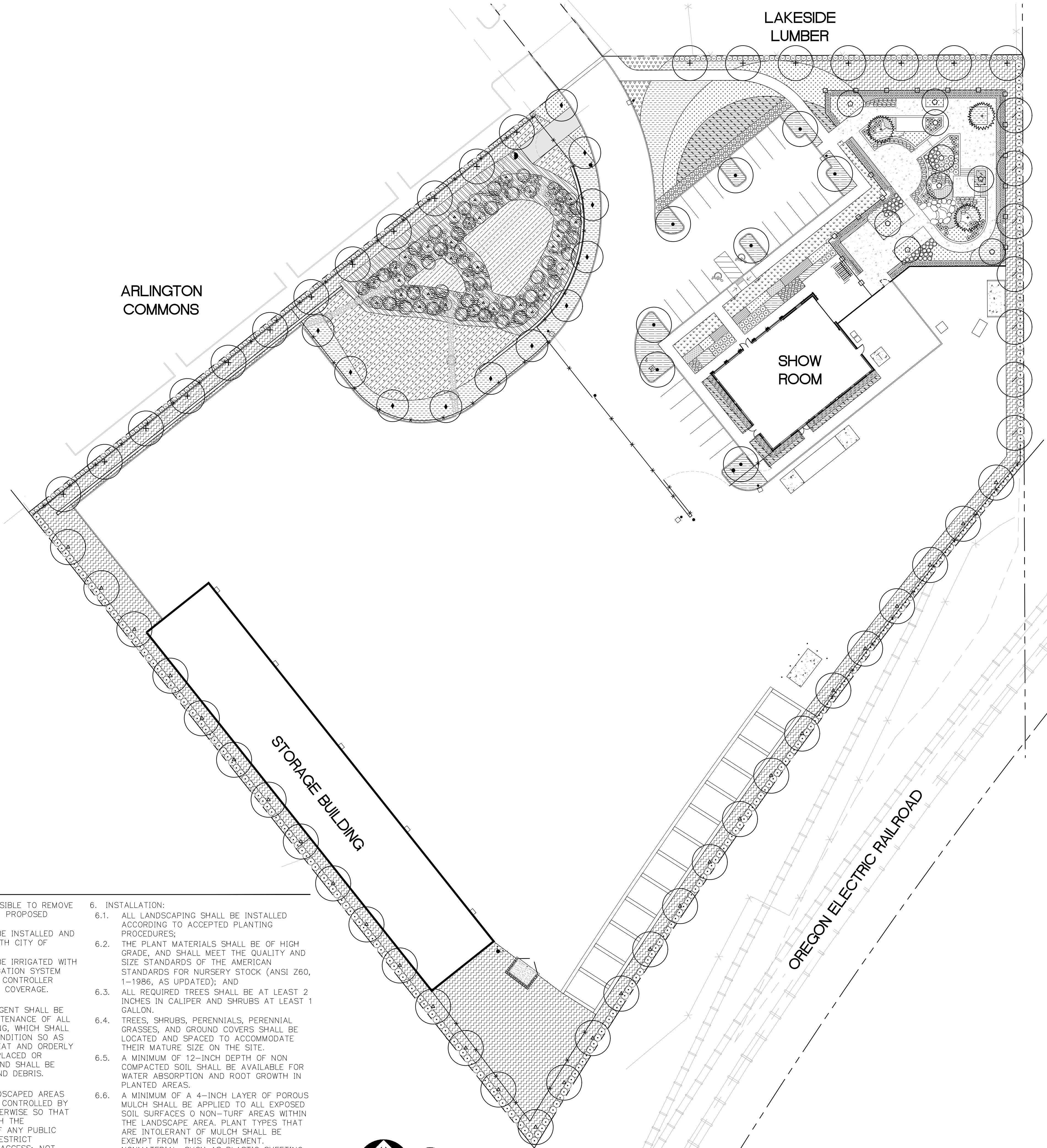
THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: HICKMAN & ASSOCIATES DATE: 03/05/08



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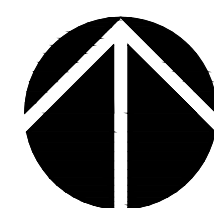
## PLANT MATERIAL SCHEDULE

SYMBOL	KEY	BOTANICAL NAME – COMMON NAME	SIZE / SPACING
<b>TREES</b>			
●		ZELKOVA SERRATA 'GREEN VASE' – 'GREEN VASE' ZELKOVA	2" CAL. B&B AS SHOWN
△		QUERCUS COCCINEA SCARLET OAK	2" CAL. B&B AS SHOWN
○		FRAXINUS AMERICANA 'JUNGINGER' AUTUMN PURPLE ASH	2" CAL. B&B AS SHOWN
+		ACER RUBRUM 'RED SUNSET' 'RED SUNSET' MAPLE	2" CAL. B&B AS SHOWN
○		TILIA CORDATA 'GREENSPIRE' 'GREENSPIRE' LINDEN	2" CAL. B&B AS SHOWN
○		CERCIS CANADENSIS EASTERN RED BUD	2" CAL. B&B AS SHOWN
⊙		CHAMAECYPARIS NOOT. PENDULA WEEPING ALASKA CEDAR	6–7' HT. B&B AS SHOWN
<b>SHRUBS</b>			
○		MYRICA CALIFORNICA PACIFIC WAX MYRTLE	3 GAL. AS SHOWN
○		LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	2 GAL. AS SHOWN
⊕		ESCALLONIA FRADES 'PINK PRINCESS' 'PINK PRINCESS' ESCALLONIA	2 GAL. AS SHOWN
⊙		VIBURNUM TINUS 'SPRING BOUQUET' 'SPRING BOUQUET' VIBURNUM	2 GAL. AS SHOWN
⊙		VIBURNUM TINUS 'DWARF' LAURUSTINUS	2 GAL. AS SHOWN
⊙		CORNUS SERICEA 'ISANTI' 'ISANTI' RED-OSIER DOGWOOD	2 GAL. AS SHOWN
○		EUONYMUS ALATA 'COMPACTA' DWARF WINGED EUONYMUS	2 GAL. AS SHOWN
○		RHODODENDRON 'UNIQUE' 'UNIQUE' RHODODENDRON	2 GAL. AS SHOWN
⊙		NANDINA DOMESTICA 'GULFSTREAM' 'GULFSTREAM' NANDINA	2 GAL. AS SHOWN
▨		HAKONECHLOA MACRA 'AUREOLA' JAPANESE FOREST GRASS	1 GAL. 18" O.C.
▨		HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL. 18" O.C.
▨		BERBERIS THUNBERGII 'CRIMSON PYGMY' 'CRIMSON PYGMY' BARBERRY	2 GAL. 24" O.C.
▨		VIBURNUM DAVIDII DAVID'S VIBURNUM	2 GAL. 36" O.C.
▨		SPIREA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA	2 GAL. 30" O.C.
▨		PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	2 GAL. 30" O.C.
▨		MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	1 GAL. 24" O.C.
▨		GAULTHERIA SHALLON SALAL	1 GAL. 24" O.C.
<b>GROUND COVER</b>			
▨		ARCTOSTAPHYLOS UVA-URSI KINKINNICK	1 GAL. 18" O.C.
▨		LAWN SUNMARK SEEDS SUN MIX	SEED AS SHOWN
<b>STORMWATER PLANTING</b>			
⊙	35	ACER CIRCINATUM VINE MAPLE	2 GAL. 2' HT. AS SHOWN
⊙	34	SALIX SITCHENS SITKA WILLOW	1 GAL. 3' HT. AS SHOWN
⊙	123	CORNUS STOLONIFERA REDTWIG DOGWOOD	1 GAL. AS SHOWN CLUSTER
⊙	117	ROSA NUTKANA NOOTKA ROSE	1 GAL. AS SHOWN CLUSTER
⊙	112	SPIREA DOUGLASII WESTERN SPIREA	1 GAL. AS SHOWN CLUSTER
▨	12,690	JUNCUS PATENS CALIFORNIA GRAY RUSH	6 PLUGS PER SF (1"X6" MIN. SIZE)
▨	6,552 SF	SEED MIX – 40% DWARF TALL FESCUE – 30% DWARF PERENNIAL RYE – 25% CREEPING RED FESCUE – 5% COLONIAL BENTGRASS	120 LBS. PER ACRE PER CLEAN WATER SERVICES

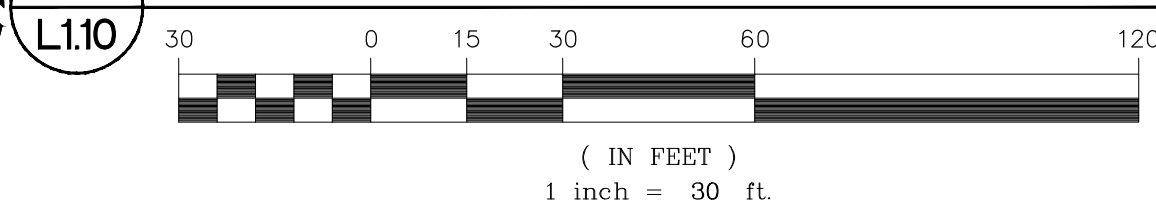


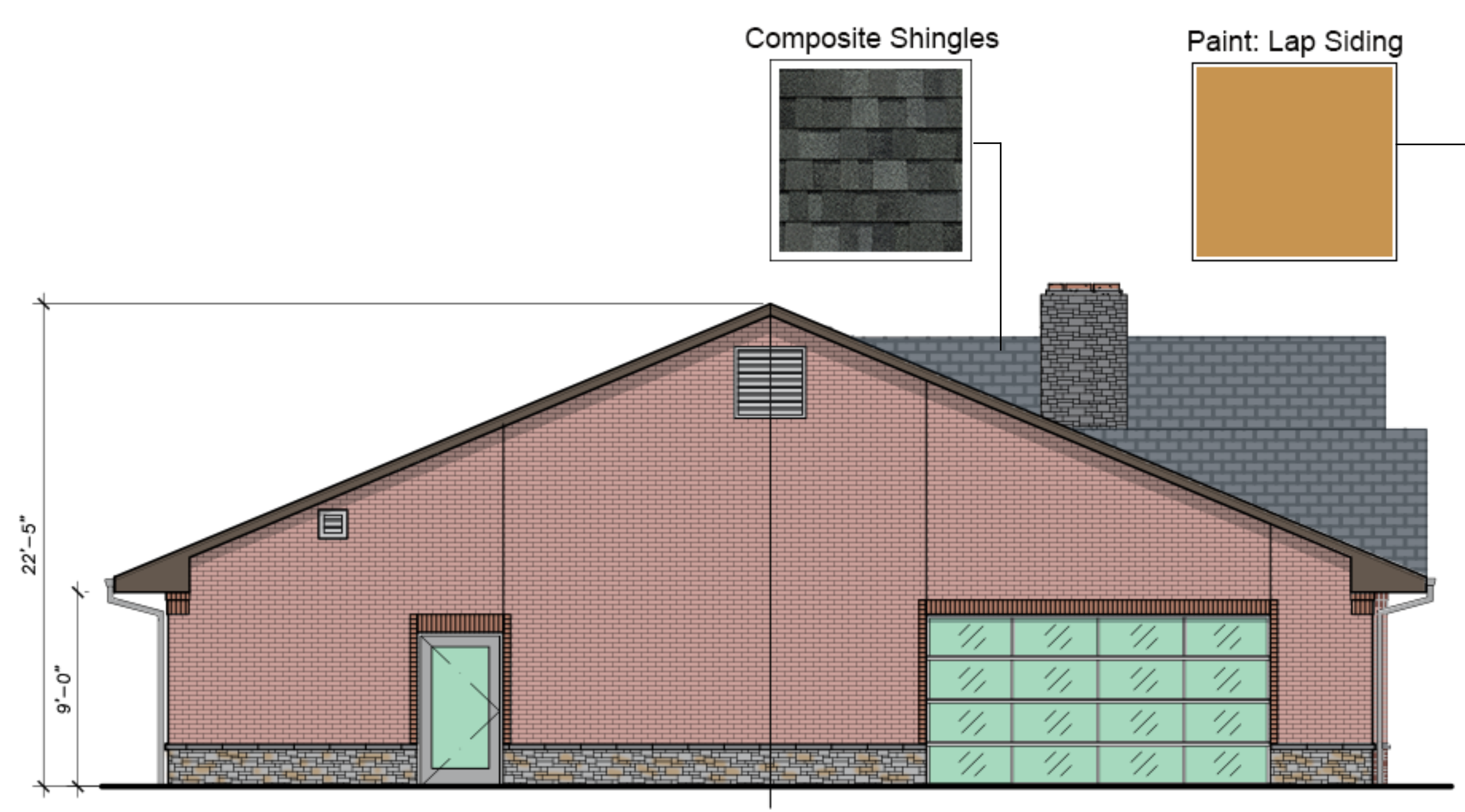
### PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING VEGETATION FROM PROPOSED PLANTING AREAS.
- ALL LANDSCAPE AREAS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF TUALATIN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN APPROVED AUTOMATIC IRRIGATION SYSTEM AND AUTOMATIC RAIN SHUTOFF CONTROLLER PROVIDING 100% HEAD TO HEAD COVERAGE.
- MAINTENANCE:
  - THE OWNER OR ASSIGNED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND SCREENING, WHICH SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, SHALL BE REPLACED OR REPAIRED AS NECESSARY, AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS.
- PRUNING:
  - ALL PLANT GROWTH IN LANDSCAPED AREAS OF DEVELOPMENT SHALL BE CONTROLLED BY PRUNING, TRIMMING OR OTHERWISE SO THAT IT WILL NOT INTERFERE WITH THE MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY AND IT WILL NOT RESTRICT PEDESTRIAN OR VEHICULAR ACCESS; NOT CONSTITUTE A TRAFFIC HAZARD BECAUSE OF REDUCED VISIBILITY; AND TREES SHALL BE MAINTAINED TO PROVIDE AT LEAST 8 FEET OF CLEARANCE ABOVE SIDEWALKS AND 13 FEET ABOVE A LOCAL STREET, 15 FEET ABOVE A COLLECTOR STREET, AND 18 FEET ABOVE AN ARTERIAL STREET ROADWAY SURFACE.
- INSTALLATION:
  - ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES;
  - THE PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60, 1-1986, AS UPDATED); AND
  - ALL REQUIRED TREES SHALL BE AT LEAST 2 INCHES IN CALIPER AND SHRUBS AT LEAST 1 GALLON.
  - TREES, SHRUBS, PERENNIALS, PERENNIAL GRASSES, AND GROUND COVERS SHALL BE LOCATED AND SPACED TO ACCOMMODATE THEIR MATURE SIZE ON THE SITE.
  - A MINIMUM OF 12-INCH DEPTH OF NON COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
  - A MINIMUM OF A 4-INCH LAYER OF POROUS MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES 0 NON-TURF AREAS WITHIN THE LANDSCAPE AREA. PLANT TYPES THAT ARE INTOLERANT OF MULCH SHALL BE EXEMPT FROM THIS REQUIREMENT. NONMATERIAL, SUCH AS PLASTIC SHEETING, SHALL NOT BE PLACED UNDER THE MULCH. HOWEVER, POROUS LANDSCAPE FABRIC IS PERMITTED.

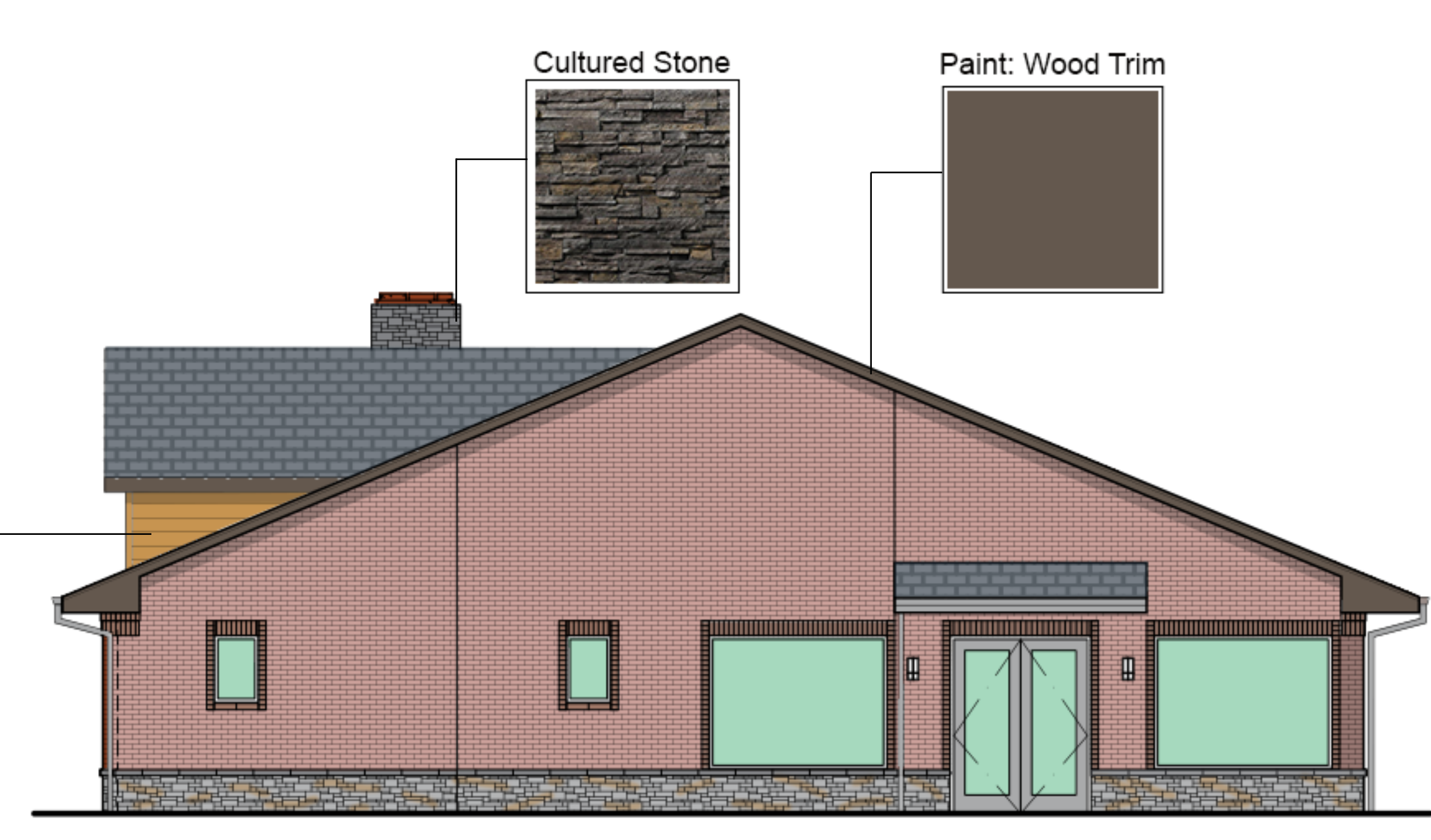


### 1 LANDSCAPE PLAN





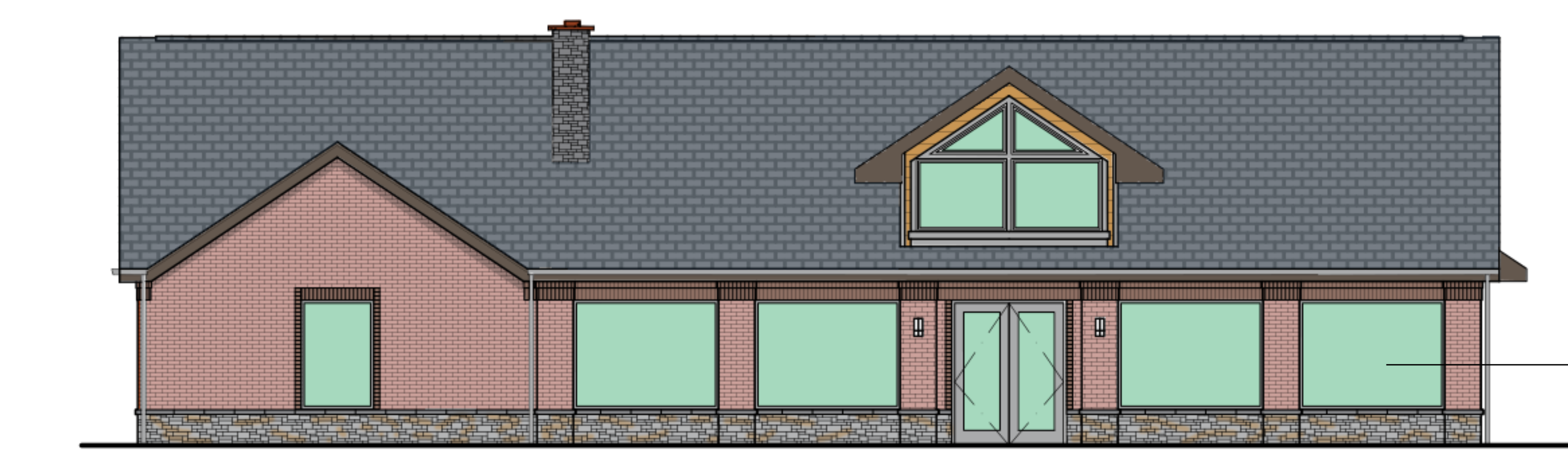
**1 EAST ELEVATION**  
A31 3/16" = 1'-0"



**2 WEST ELEVATION**  
A31 3/16" = 1'-0"

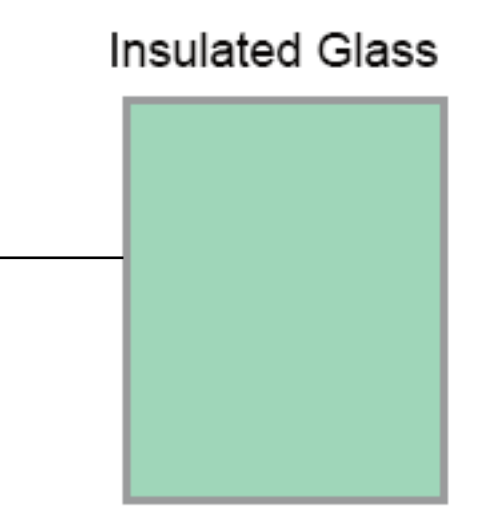


**3 SOUTH ELEVATION**  
A31 3/16" = 1'-0"



**4 NORTH ELEVATION**  
A31 3/16" = 1'-0"

## CONCEPTUAL BUILDING ELEVATIONS



Project  
**MUTUAL MATERIALS  
WHOLESALE  
TUALATIN, OR**



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SHEET TITLE:  
**BUILDING  
ELEVATIONS**

DRAWN BY: WGS  
CHECKED BY: DJR  
SHEET:

**A31**



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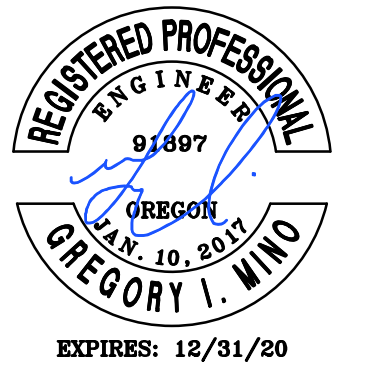
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Client  
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

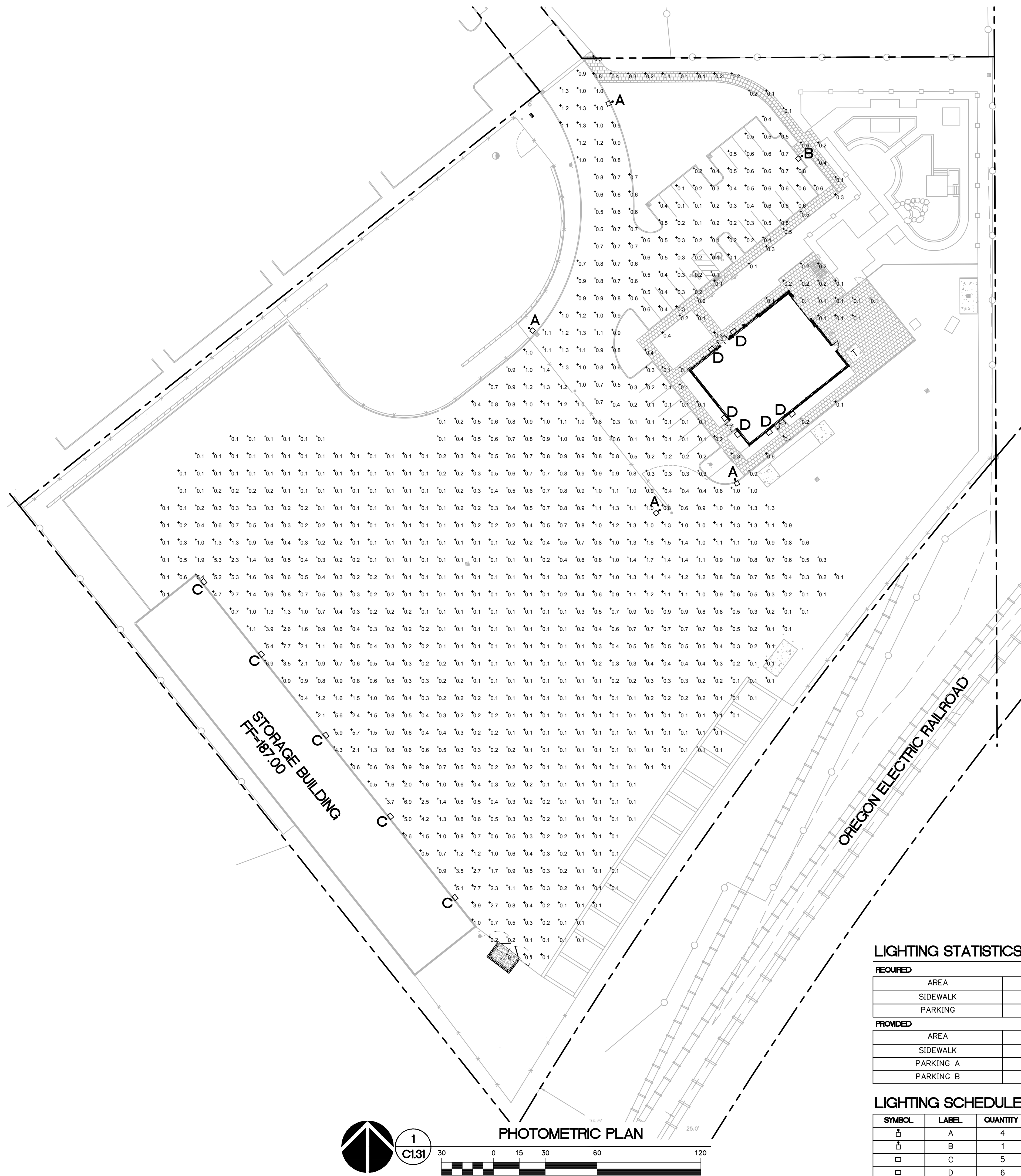
SHEET TITLE:  
**PHOTOMETRIC  
PLAN**

DRAWN BY: BTC  
CHECKED BY: GIM  
SHEET:

**C1.31**

JOB NO. **2190107.00**

ARCHITECTURAL REVIEW SUBMITTAL - APRIL 12, 2019

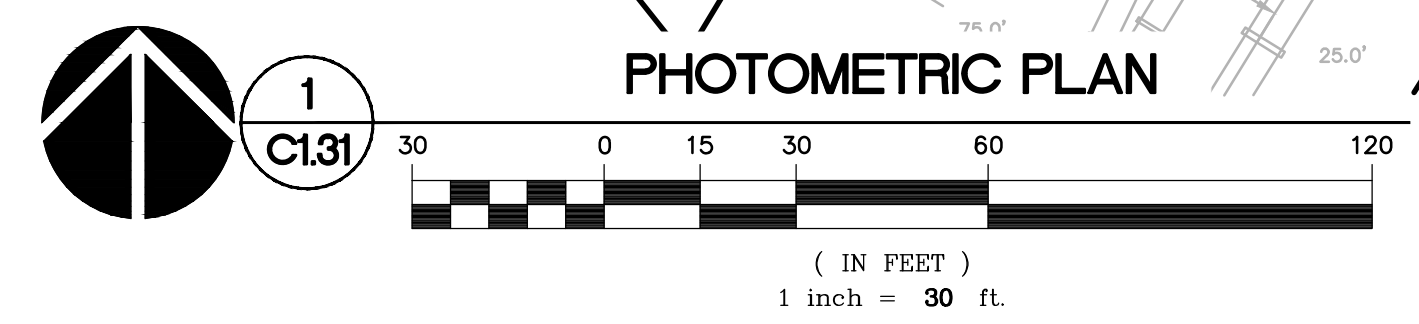


**LIGHTING STATISTICS**

REQUIRED				
AREA	AVERAGE	MAX/MIN	AVG/MIN	MIN
SIDEWALK	0.2	-	-	-
PARKING	0.5	20:01	4:01	0.13
PROVIDED				
AREA	AVERAGE	MAX/MIN	AVG/MIN	MIN
SIDEWALK	0.2	-	-	0.00
PARKING A	0.2	6:01	2:01	0.15
PARKING B	0.4	8:01	4:01	0.15

**LIGHTING SCHEDULE**

SYMBOL	LABEL	QUANTITY	MANUFACTURER	MODEL #	LUMENS	WATTAGE	MOUNTING HEIGHT
⬆	A	4	LITHONIA LIGHTING	DSX0 LED 40C 1000 40K T3M MVOLT HS	13,267	138	30'
⬆	B	1	LITHONIA LIGHTING	DSX0 LED P1 40K TS3 MVOLT HS	-	38	30'
□	C	5	LITHONIA LIGHTING	TWR2 LED P1 MVOLT	8,150	64	15'
□	D	6	LITHONIA LIGHTING	OLLWD	1,000	8.6	7'



THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: HICKMAN & ASSOCIATES DATE: 03/05/08





REVISION SCHEDULE table with columns: Delta, Issued As, Issue Date

SHEET TITLE:  
PHOTOMETRIC  
DETAILS

DRAWN BY: BTC  
CHECKED BY: GJM  
SHEET:

C1.32

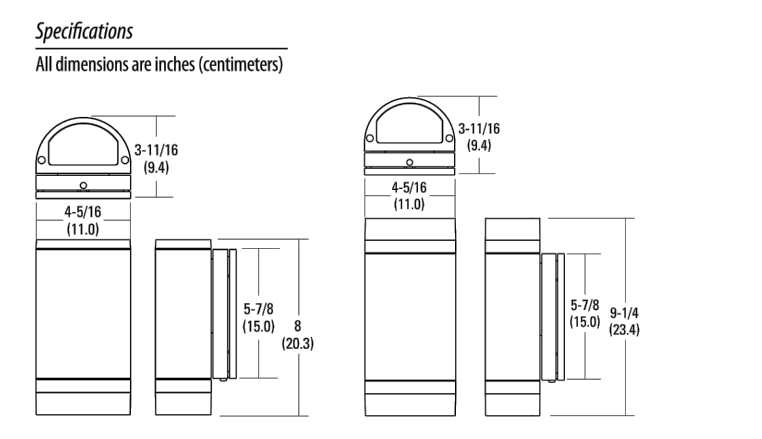
Form with fields: Catalog Number, Notes, Type



FEATURES & SPECIFICATIONS

INTENDED USE: Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

Outdoor General Purpose  
OLLWD & OLLWU  
LED WALL CYLINDER LIGHT



ORDERING INFORMATION For shortest lead times, configure products using **bolded options**. Example: OLLWD LED P1 40K MVOLT ODB

Table with columns: Series, Performance Package, Color temperature (CCT), Voltage, Finish

Notes  
1 Only available with OLLWD and in DDB.

DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWU

3 LIGHT 'D' CUTSHEET  
C1.32 N.T.S.

TWR2 LED  
LED Wall Luminaire



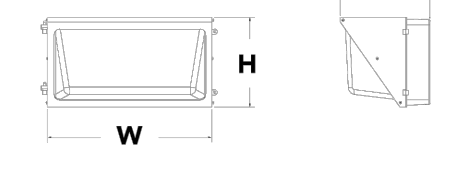
Form with fields: Catalog Number, Notes, Type

Introduction

This popular TWR2 wall luminaire combines classic day form with long-lasting, energy-efficient LED technology - perfect for Metal Halide replacements.

Specifications

Width: 17" (43.2 cm)  
Height: 9" (22.9 cm)  
Depth: 9.5/16" (23.6 cm)  
Weight: 17.2 lbs (7.8 kg)



Ordering information Example: TWR2 LED P1 50K MVOLT DDBTXD

Table with columns: Series, Performance Package, Color Temperature, Voltage, Controls, Finish

NOTES  
1 Comulated color temperature (CCT) shown is nominal per ANSI C137-2015.  
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

FEATURES & SPECIFICATIONS

INTENDED USE: The TWR2 LED combines traditional wall pack design with energy-efficient, low maintenance LEDs for replacing up to 400W Metal Halide luminaires. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs.

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1200 • www.lithonia.com  
TWR2 LED Rev. 03/29/18

2 LIGHT 'C' CUTSHEET  
C1.32 N.T.S.

D-Series  
Size 0  
LED Area Luminaire



Specifications  
EPA: 0.8 f<sup>2</sup> (0.9 m<sup>2</sup>)  
Length: 26" (66.0 cm)  
Width: 13" (33.0 cm)  
Height: 7" (17.8 cm)  
Weight (max): 16 lbs (7.2 kg)

Introduction  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information Example: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Table with columns: Series, LEDs, Drive current, Color temperature, Distribution, Voltage, Mounting

Control options

Table with columns: Shipped installed, Other options, Finish options

Controls & Shields  
Accessories  
Notes  
1 30 LEDs (DCC option) and rotated options (S20 or R10) only available in DDBXD.

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DSX0 LED Rev. 07/21/15 Page 4 of 4

1 LIGHT 'A' AND 'B' CUTSHEET  
C1.32 N.T.S.