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Client  
**MUTUAL MATERIALS**



605 NE 119TH AVE.  
BELLEVUE, WA 98005

Project  
**MUTUAL MATERIALS  
WHOLESALE  
TUALATIN, OR**



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

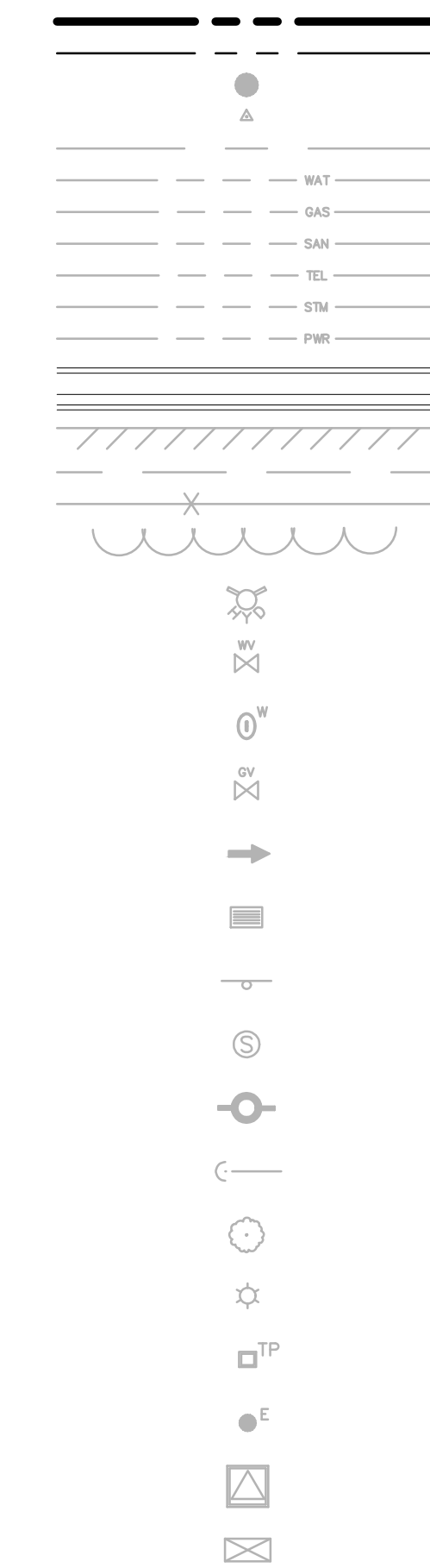
SHEET TITLE:  
**EXISTING  
CONDITIONS  
PLAN**

DRAWN BY: -  
CHECKED BY:-  
SHEET:

**V1.10**

JOB NO. **2190107.00**

**LEGEND**



**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.

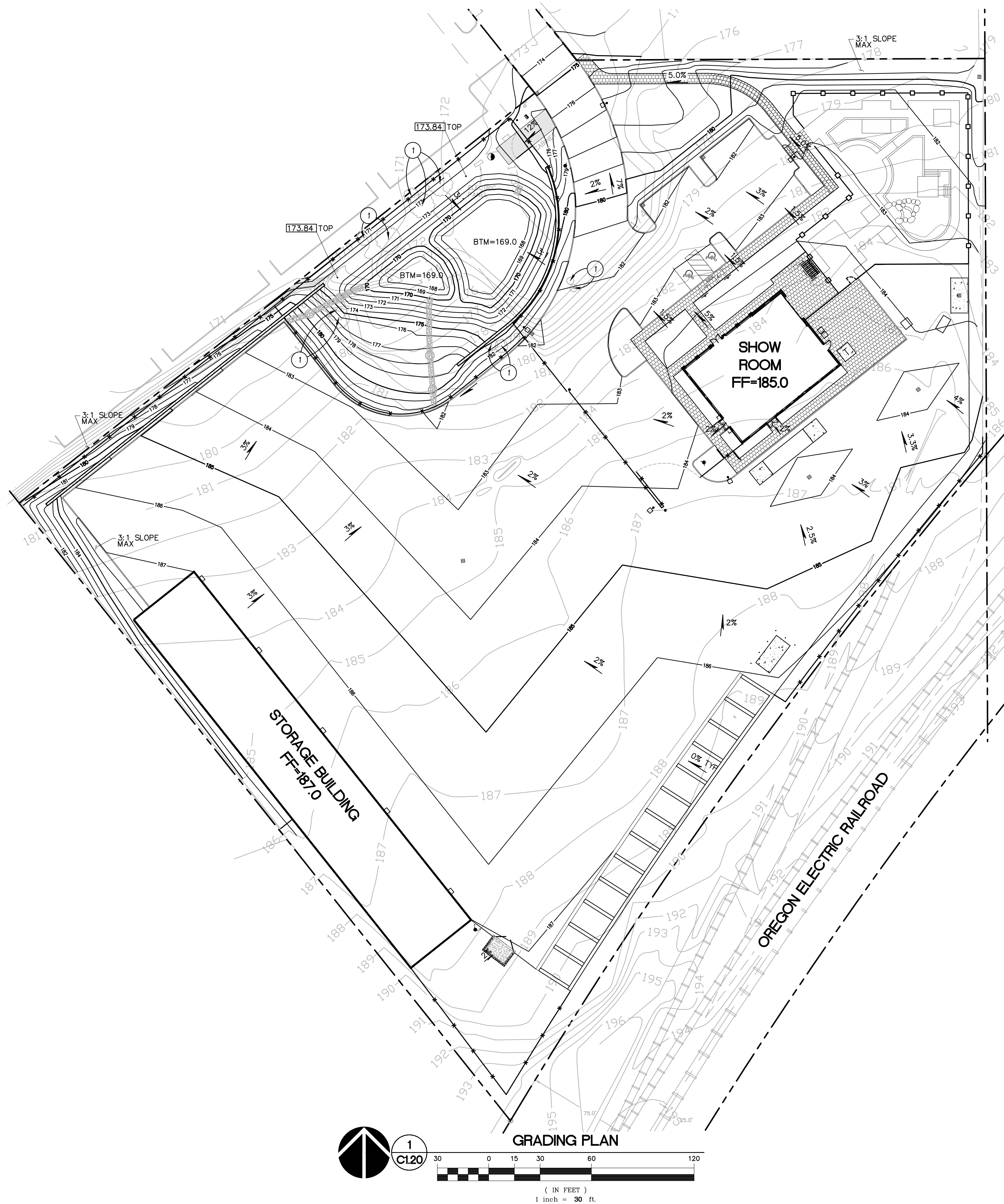


THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: HICKMAN & ASSOCIATES DATE: 03/05/08









**GRADING NOTES**

1. **ROUGH GRADING:** ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS.
2. **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.
3. **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.
4. **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.
5. **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.
6. **SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.**
7. **CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION.**
8. **2% MAXIMUM SLOPE AT ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES.**
9. **5% MAXIMUM SLOPE (8.33% FOR DESIGNATED RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.**

**KEYNOTES**

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



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Delta	Issued As	Issue Date

SHEET TITLE:  
**GRADING  
PLAN**

DRAWN BY: BTC  
CHECKED BY: GIM  
SHEET:

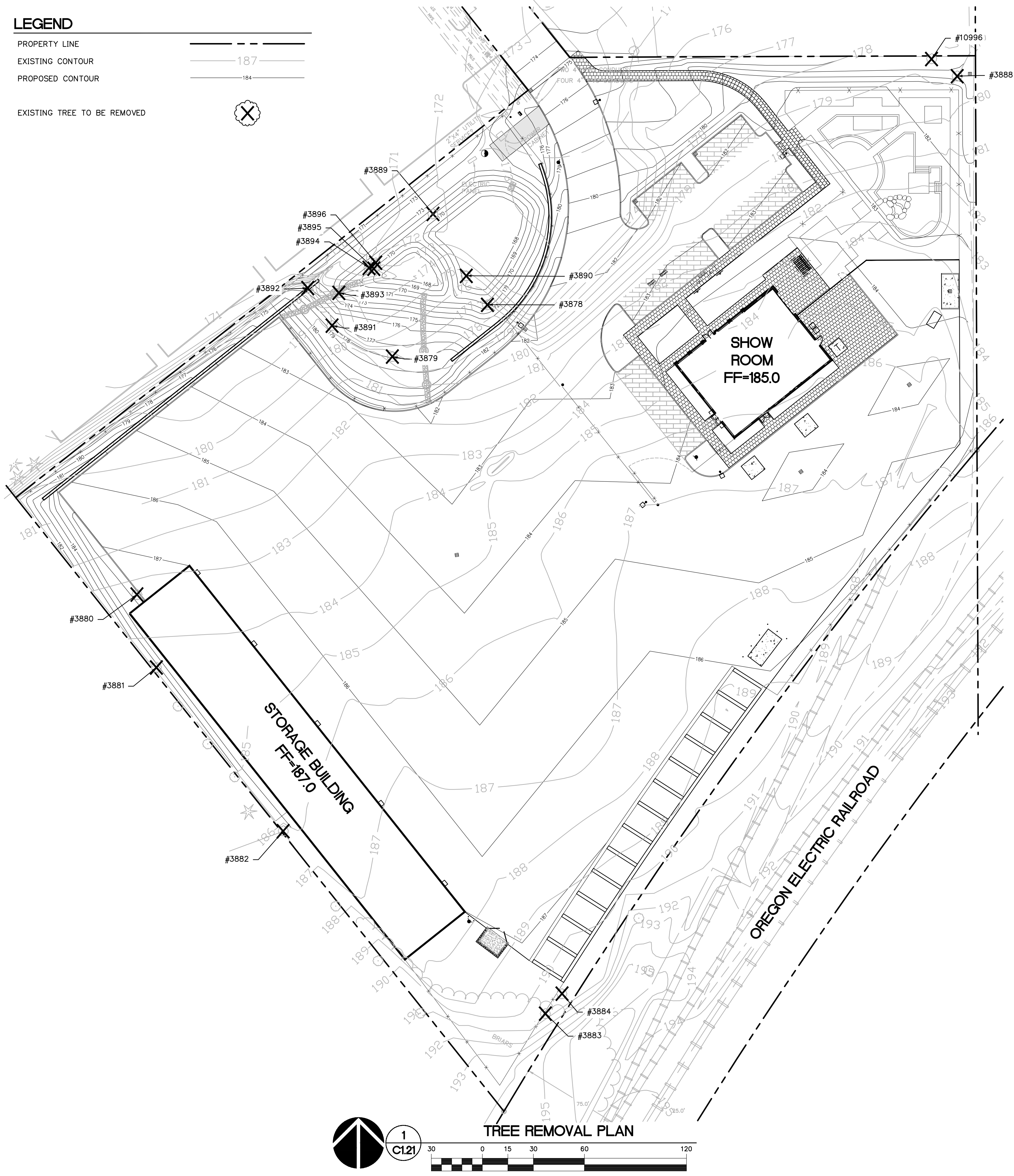
**C1.20**

JOB NO. **2190107.00**



**LEGEND**

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



**TREE TABLE**

TREE NUMBER	TREE DIAMETER (IN.)	REMOVE?
3878	12"	YES
3879	14"	YES
3880	30"	YES
3881	29"	YES
3882	9"	YES
3883	10"	YES
3884	11"	YES
3888	7"	YES
3889	6"	YES
3890	6"	YES
3891	16"	YES
3892	8"	YES
3893	16"	YES
3894	9"	YES
3895	17"	YES
3896	16"	YES
10996	8"	YES



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Delta	Issued As	Issue Date

SHEET TITLE:  
**TREE  
REMOVAL  
PLAN**

DRAWN BY: BTC  
CHECKED BY: GIM  
SHEET:

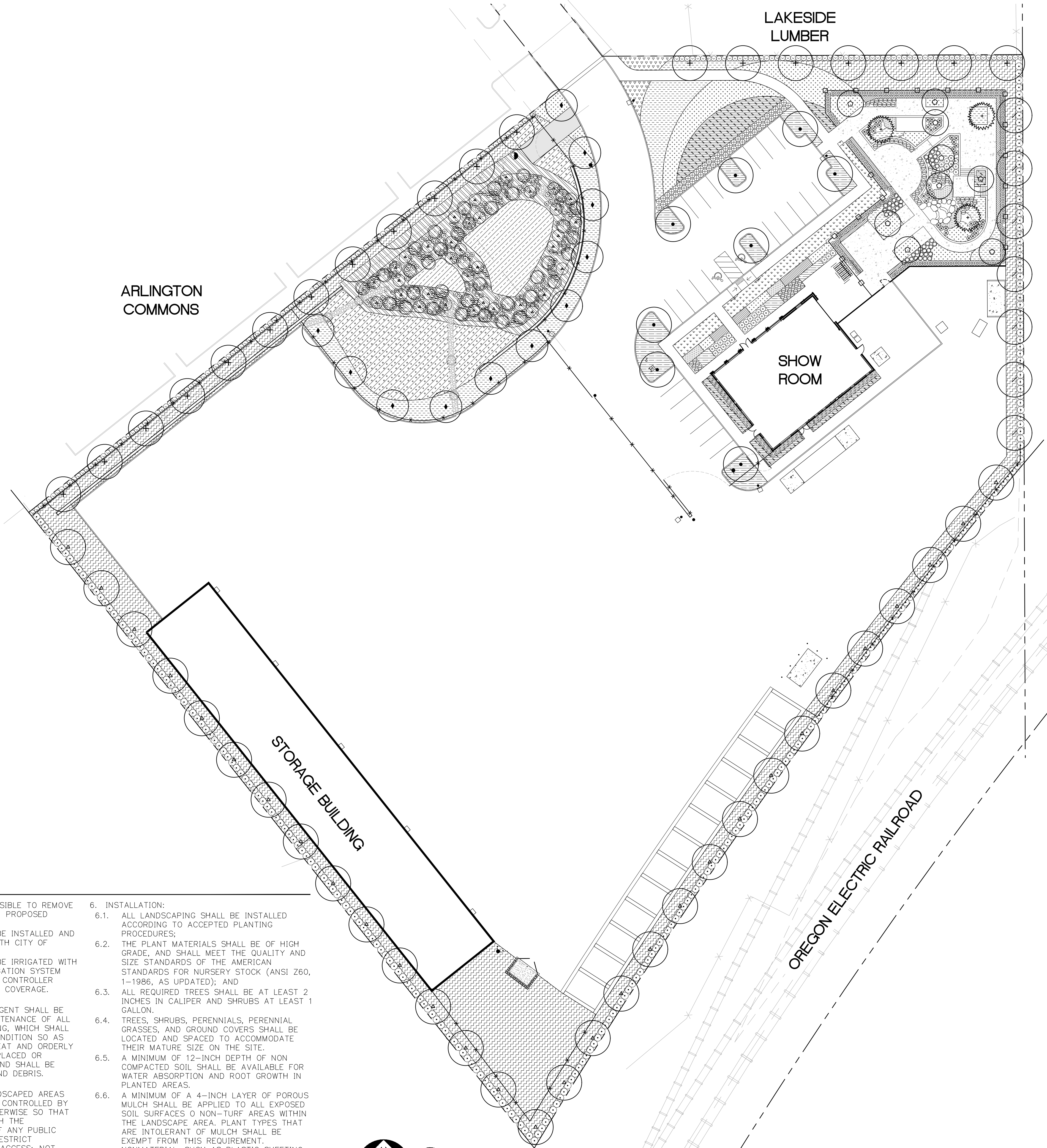
**C1.21**

JOB NO. **2190107.00**



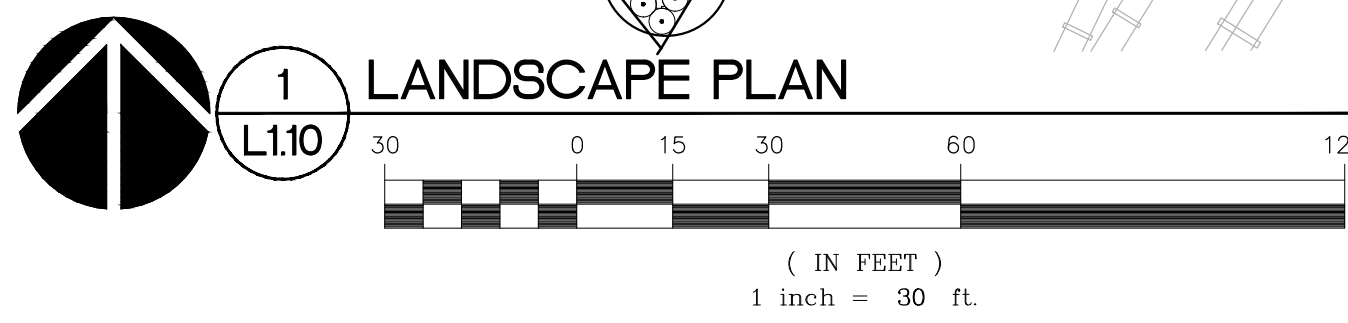






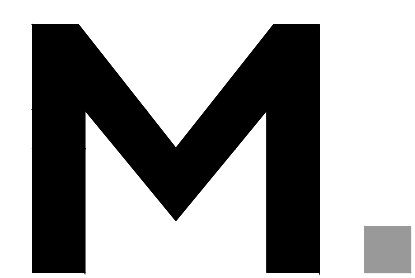
**PLANTING NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING VEGETATION FROM PROPOSED PLANTING AREAS.
2. ALL LANDSCAPE AREAS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF TUALATIN.
3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN APPROVED AUTOMATIC IRRIGATION SYSTEM AND AUTOMATIC RAIN SHUTOFF CONTROLLER PROVIDING 100% HEAD TO HEAD COVERAGE.
4. MAINTENANCE:
  - 4.1. 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.
5. PRUNING:
  - 5.1. 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.
6. INSTALLATION:
  - 6.1. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES;
  - 6.2. 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
  - 6.3. ALL REQUIRED TREES SHALL BE AT LEAST 2 INCHES IN CALIPER AND SHRUBS AT LEAST 1 GALLON.
  - 6.4. TREES, SHRUBS, PERENNIALS, PERENNIAL GRASSES, AND GROUND COVERS SHALL BE LOCATED AND SPACED TO ACCOMMODATE THEIR MATURE SIZE ON THE SITE.
  - 6.5. A MINIMUM OF 12-INCH DEPTH OF NON COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
  - 6.6. 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.



**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 KINNIKINNICK	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



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Delta	Issued As	Issue Date

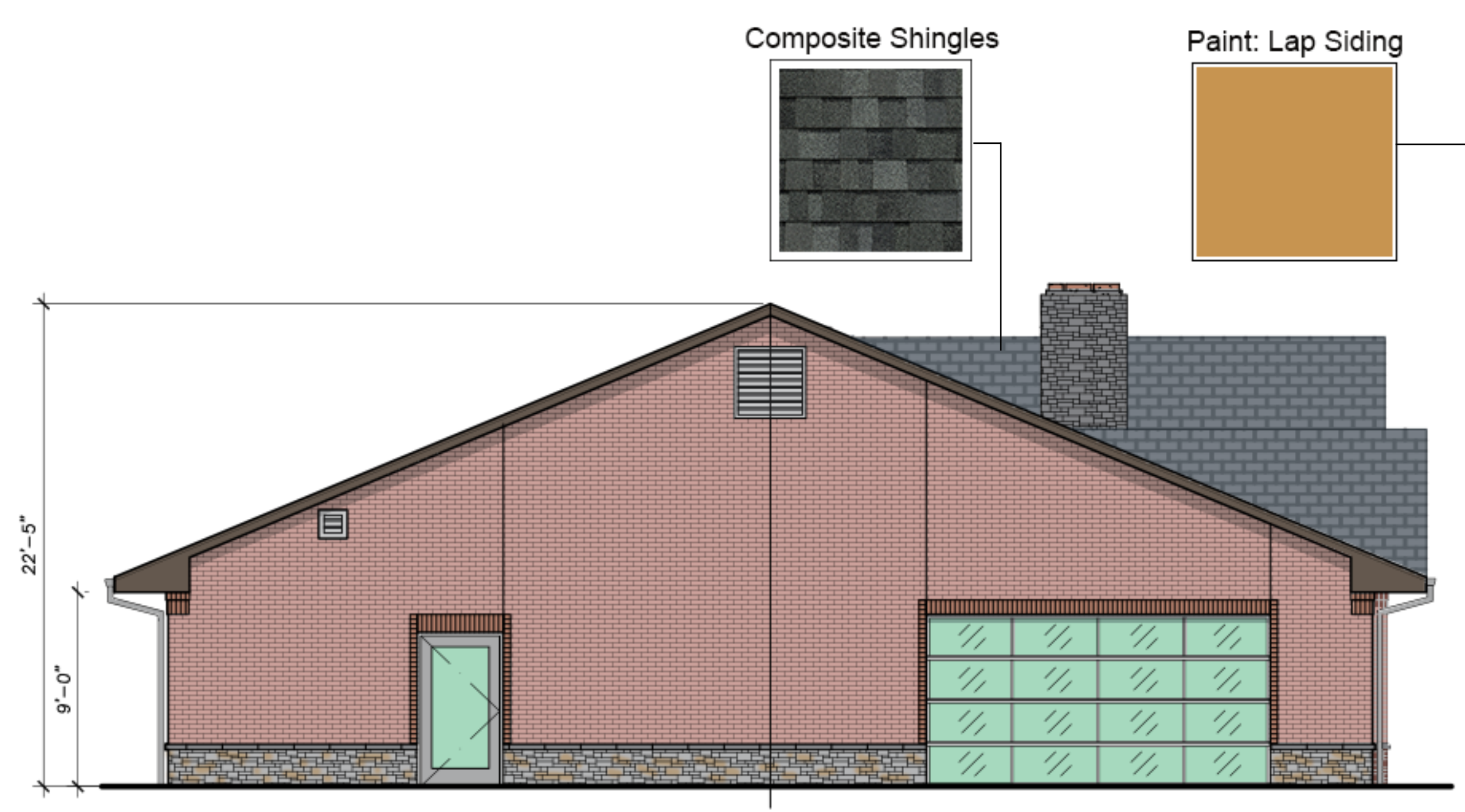
SHEET TITLE:  
**LANDSCAPE PLAN**

DRAWN BY: AJS  
CHECKED BY: TJB  
SHEET:

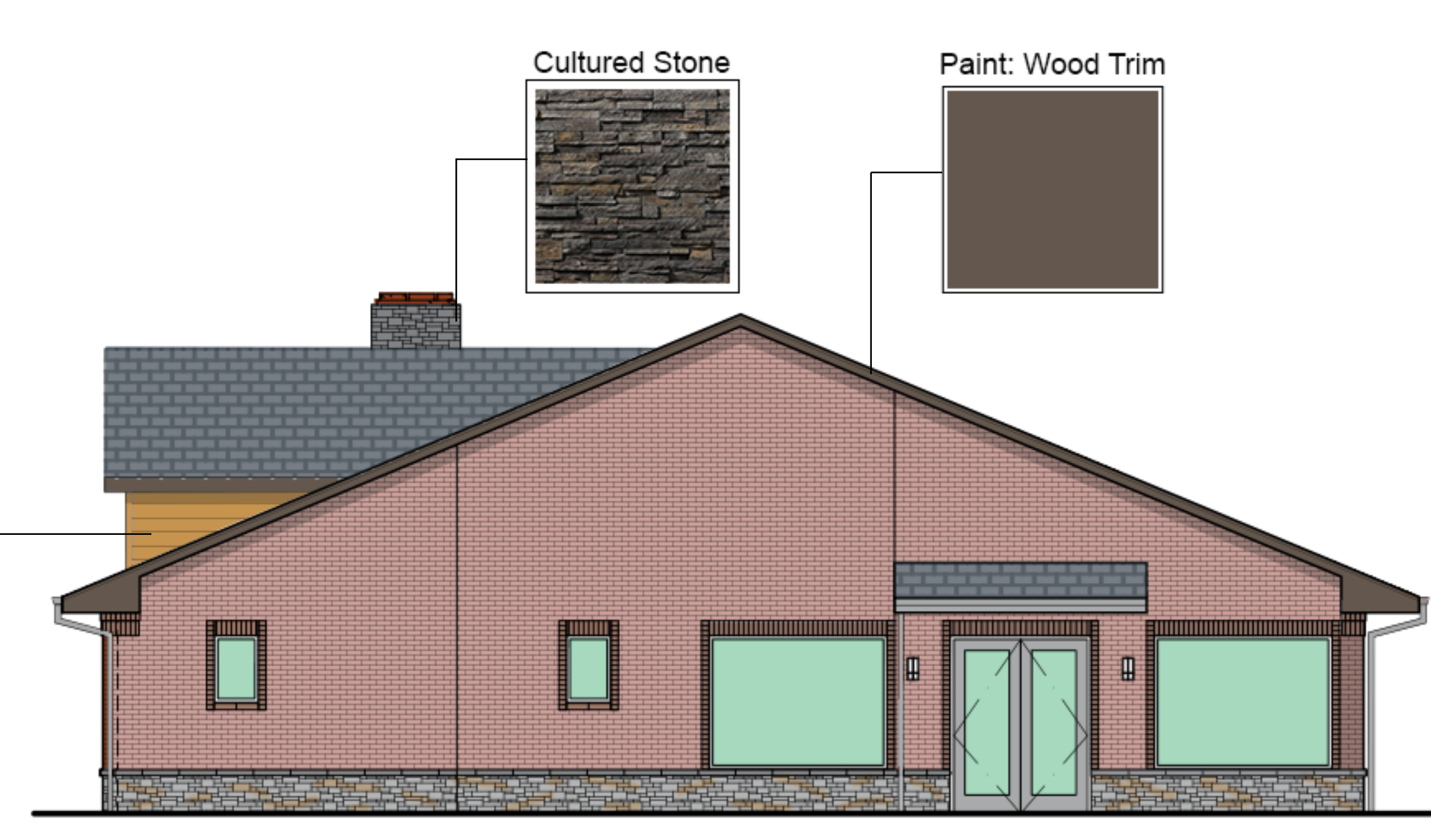
**L1.10**

JOB NO. **2190107.00**





**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

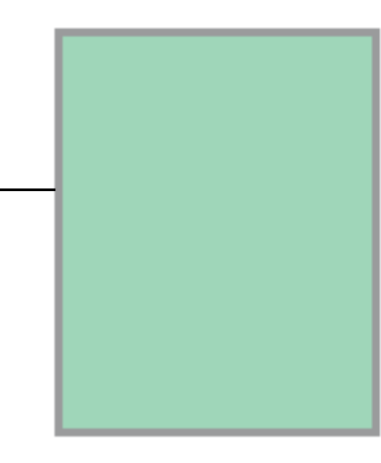
Brick Veneer



Wainscot: Cultured Stone



Insulated Glass



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SHEET TITLE:  
**BUILDING  
ELEVATIONS**

DRAWN BY: WGS  
CHECKED BY: DJR  
SHEET:

**A31**





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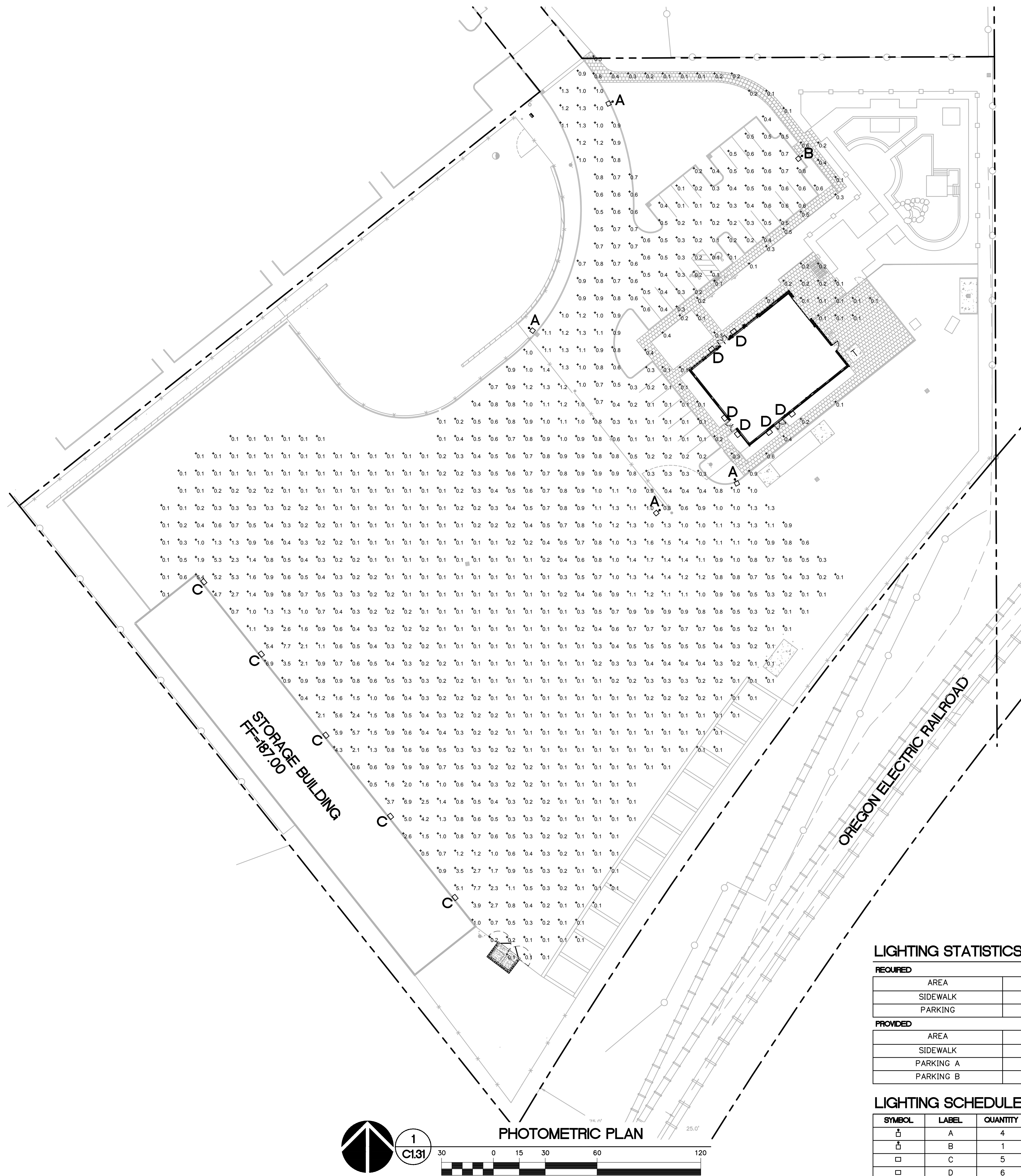
SHEET TITLE:  
**PHOTOMETRIC  
PLAN**

DRAWN BY: BTC  
CHECKED BY: GJM  
SHEET:

**C1.31**

JOB NO. **2190107.00**

ARCHITECTURAL REVIEW SUBMITTAL - APRIL 12, 2019

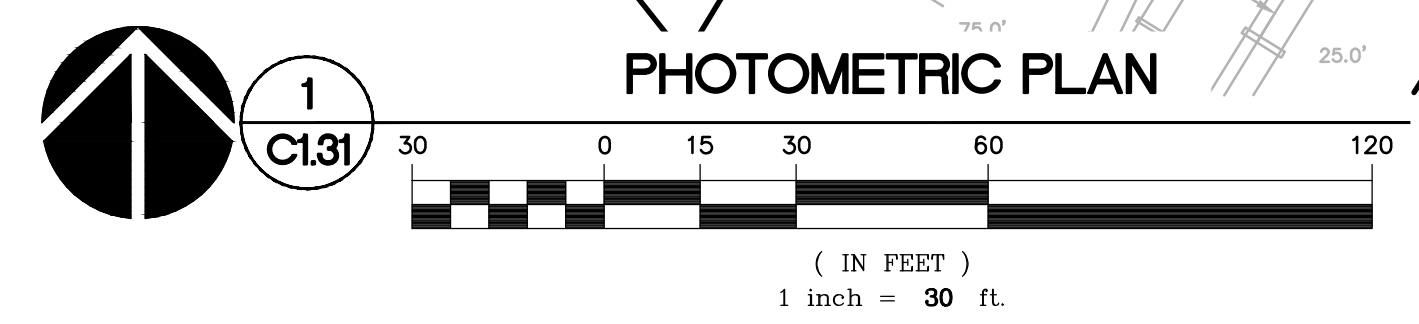


**LIGHTING STATISTICS**

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'



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