

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN**

DRAWN BY: -
CHECKED BY: -
SHEET:

V1.10

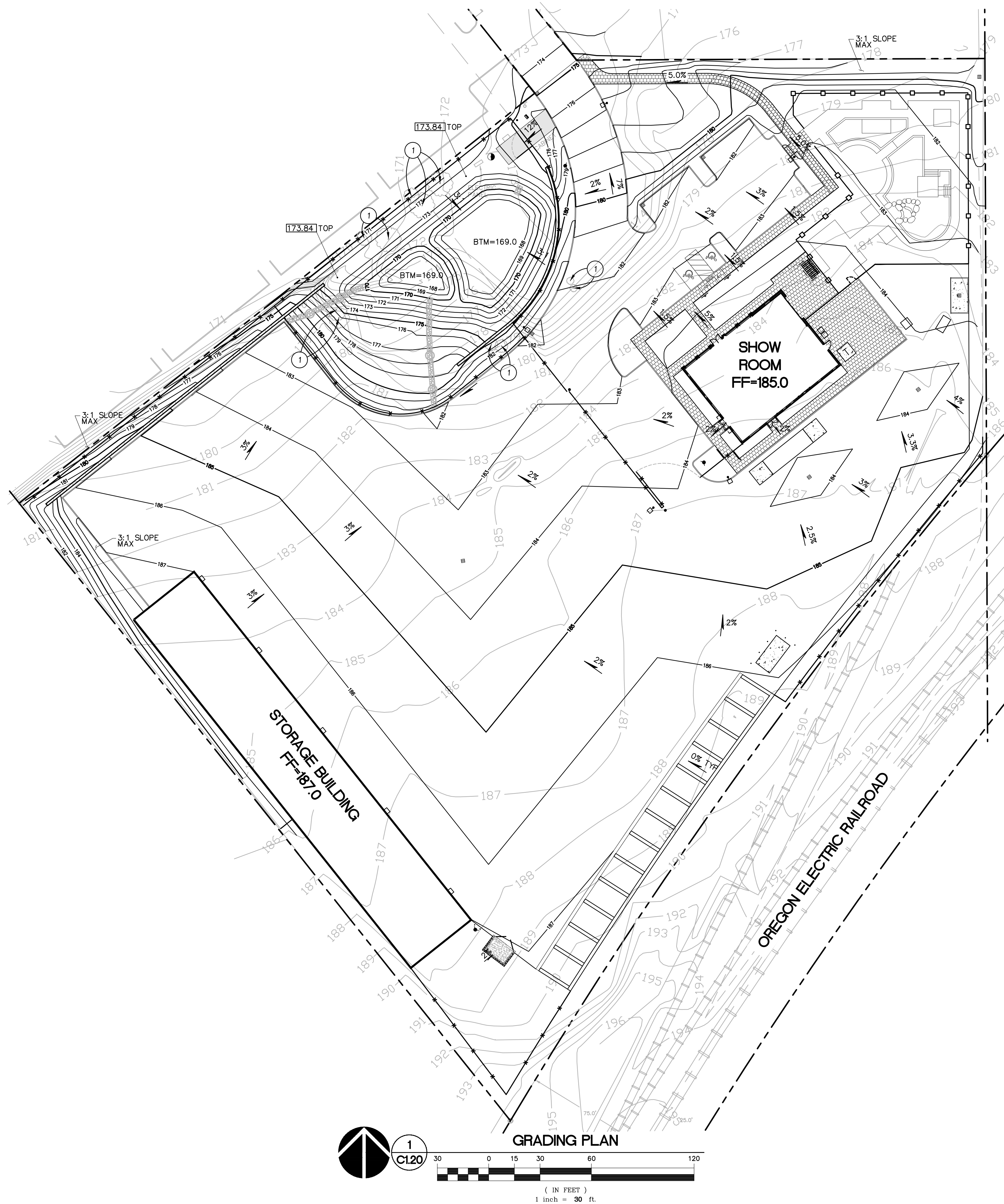
LEGEND

	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.





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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SHEET TITLE:
**GRADING
PLAN**

DRAWN BY: BTC
CHECKED BY: GIM
SHEET:

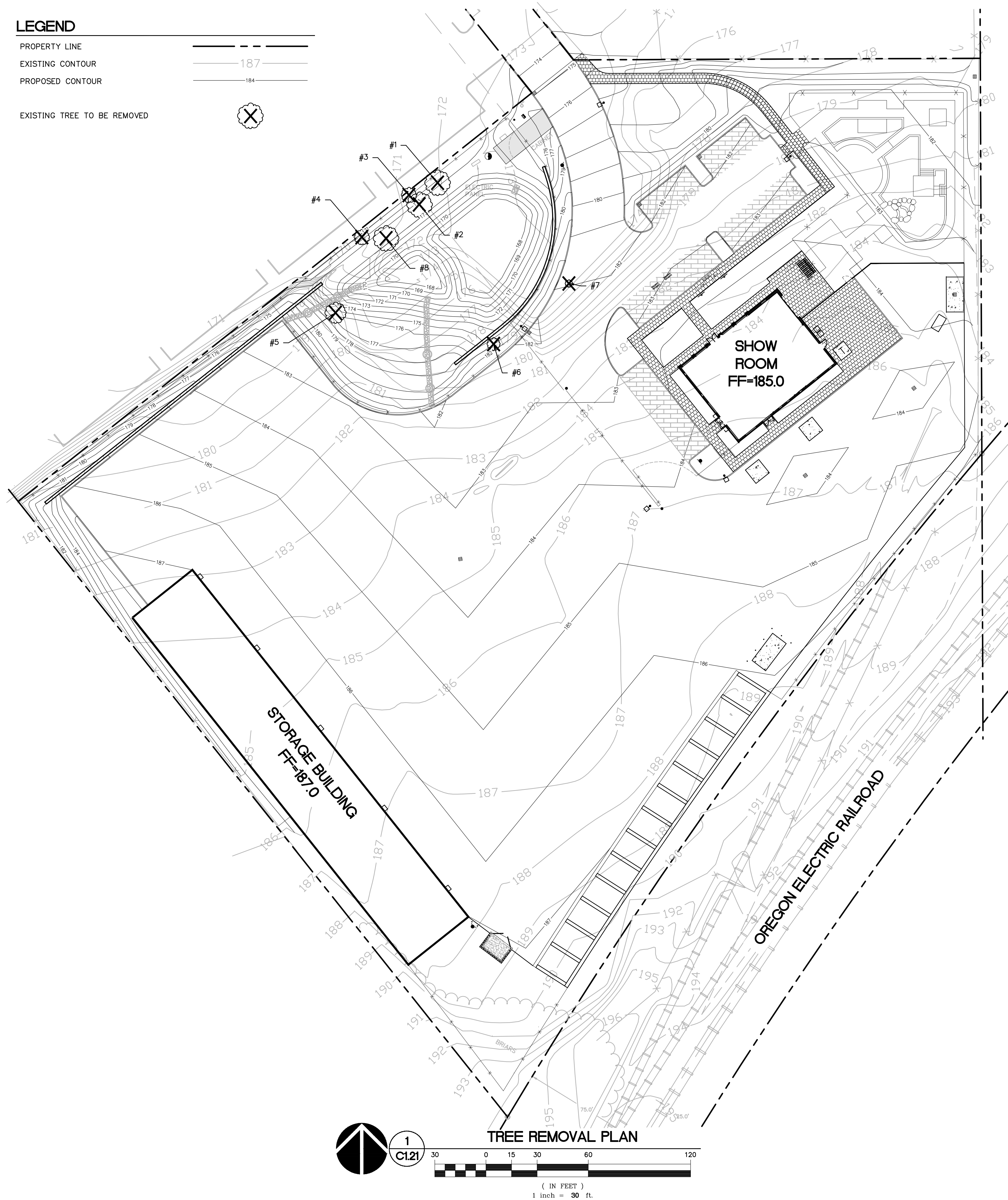
C1.20

JOB NO. **2190107.00**

LEGEND

- PROPERTY LINE ———
- EXISTING CONTOUR ——— 187
- PROPOSED CONTOUR ——— 184

- EXISTING TREE TO BE REMOVED ⊗



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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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**UTILITY
FACILITY
PLAN**

DRAWN BY: BTC
CHECKED BY: GIM
SHEET:

C1.30

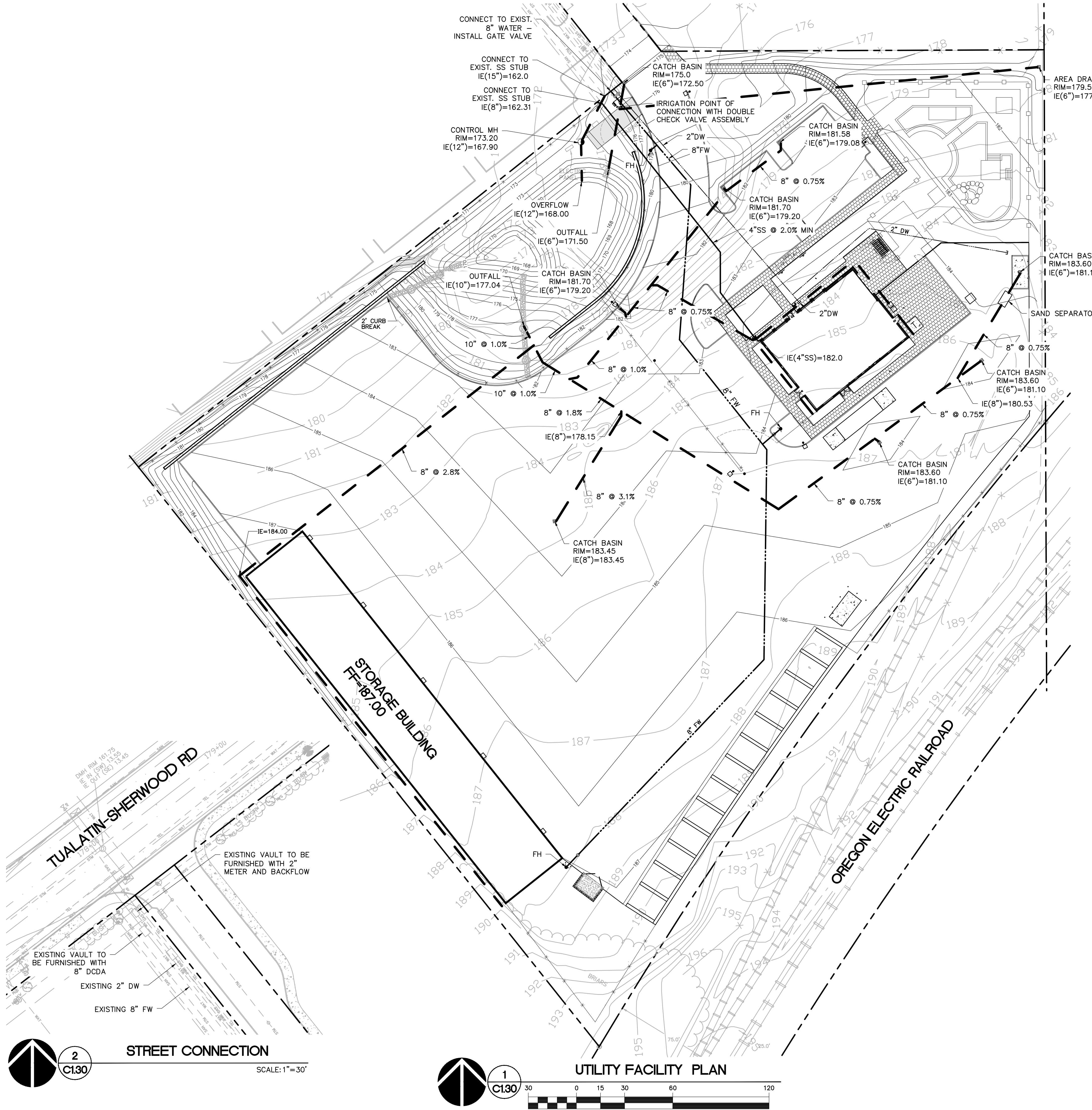
JOB NO. **2190107.00**

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 ---	--- S ---
SANITARY LINE	--- SAN ---	--- SAN ---
WATER LINE	--- WAT ---	--- W ---
GAS LINE	--- GAS ---	--- GAS ---
TELEPHONE LINE	--- TEL ---	--- TEL ---
MANHOLE	⊙ ⊙	⊙
CONTROL MANHOLE		●
CATCH BASIN	⊠	⊠



CONNECT TO EXIST.
8" WATER -
INSTALL GATE VALVE

CONNECT TO
EXIST. SS STUB
IE(15")=162.0

CONNECT TO
EXIST. SS STUB
IE(8")=162.31

CONTROL MH
RIM=173.20
IE(12")=167.90

CATCH BASIN
RIM=175.0
IE(6")=172.50

IRRIGATION POINT OF
CONNECTION WITH DOUBLE
CHECK VALVE ASSEMBLY

2" DW
8" FW

CATCH BASIN
RIM=181.58
IE(6")=179.08

CATCH BASIN
RIM=181.70
IE(6")=179.20

4" SS @ 2.0% MIN

2" DW

CATCH BASIN
RIM=183.60
IE(6")=181.10

SAND SEPARATOR

OVERFLOW
IE(12")=168.00

OUTFALL
IE(6")=171.50

OUTFALL
IE(10")=177.04

CATCH BASIN
RIM=181.70
IE(6")=179.20

2' CURB
BREAK

10" @ 1.0%

8" @ 1.0%

8" @ 1.8%

IE(8")=178.15

8" @ 3.1%

CATCH BASIN
RIM=183.45
IE(8")=183.45

IE(4"SS)=182.0

8" @ 0.75%

CATCH BASIN
RIM=183.60
IE(6")=181.10

IE(8")=180.53

8" @ 0.75%

CATCH BASIN
RIM=183.60
IE(6")=181.10

8" @ 0.75%

STORAGE BUILDING
FF=187.00

OREGON ELECTRIC RAILROAD

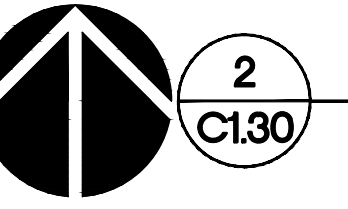
TUALATIN-SHERWOOD RD

EXISTING VAULT TO BE
FURNISHED WITH 2"
METER AND BACKFLOW

EXISTING VAULT TO BE
FURNISHED WITH
8" DCDA

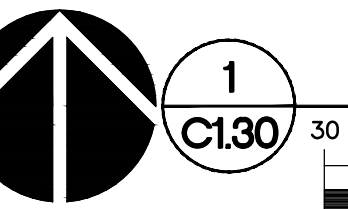
EXISTING 2" DW

EXISTING 8" FW



2
C1.30
STREET CONNECTION

SCALE: 1"=30'

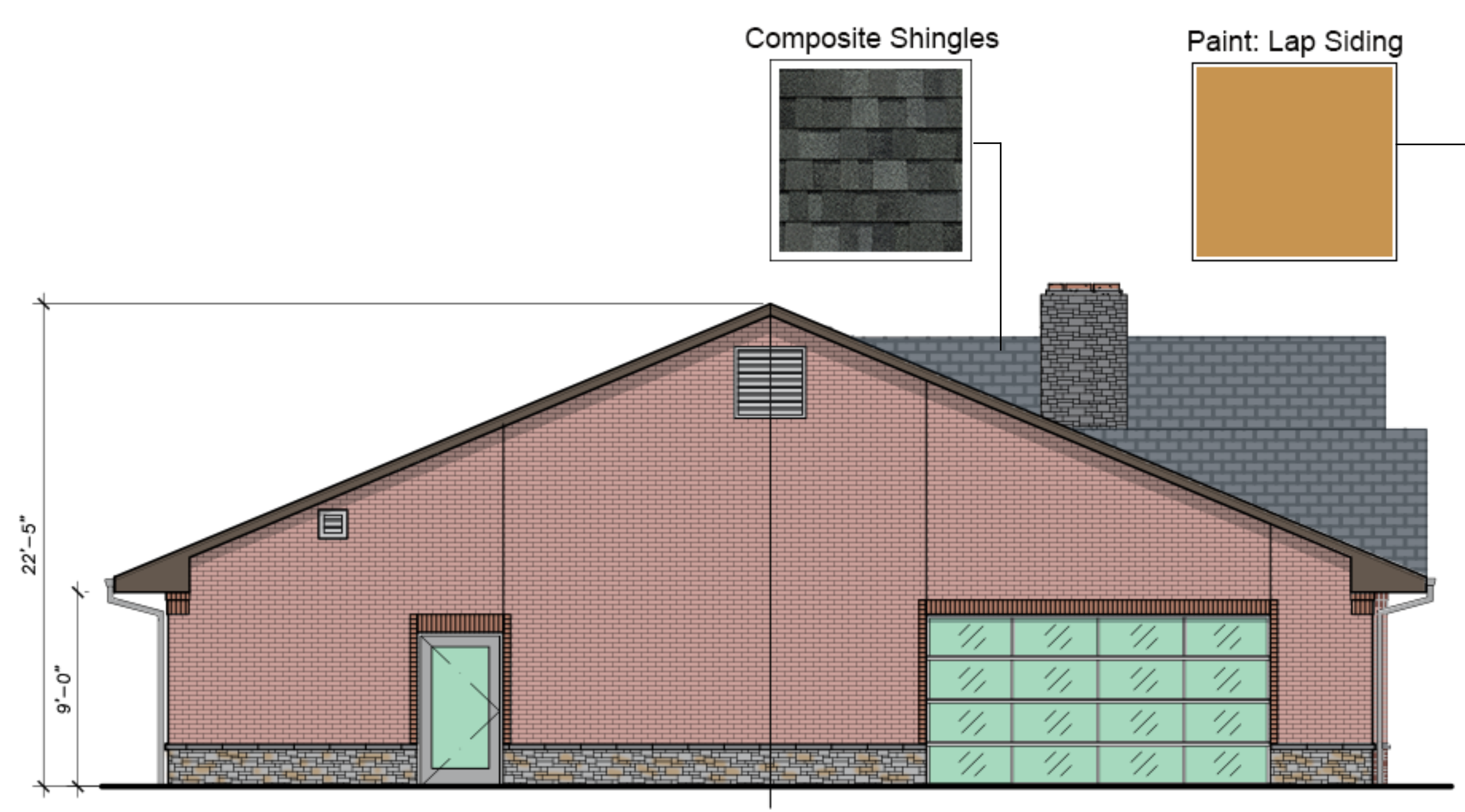


1
C1.30
UTILITY FACILITY PLAN

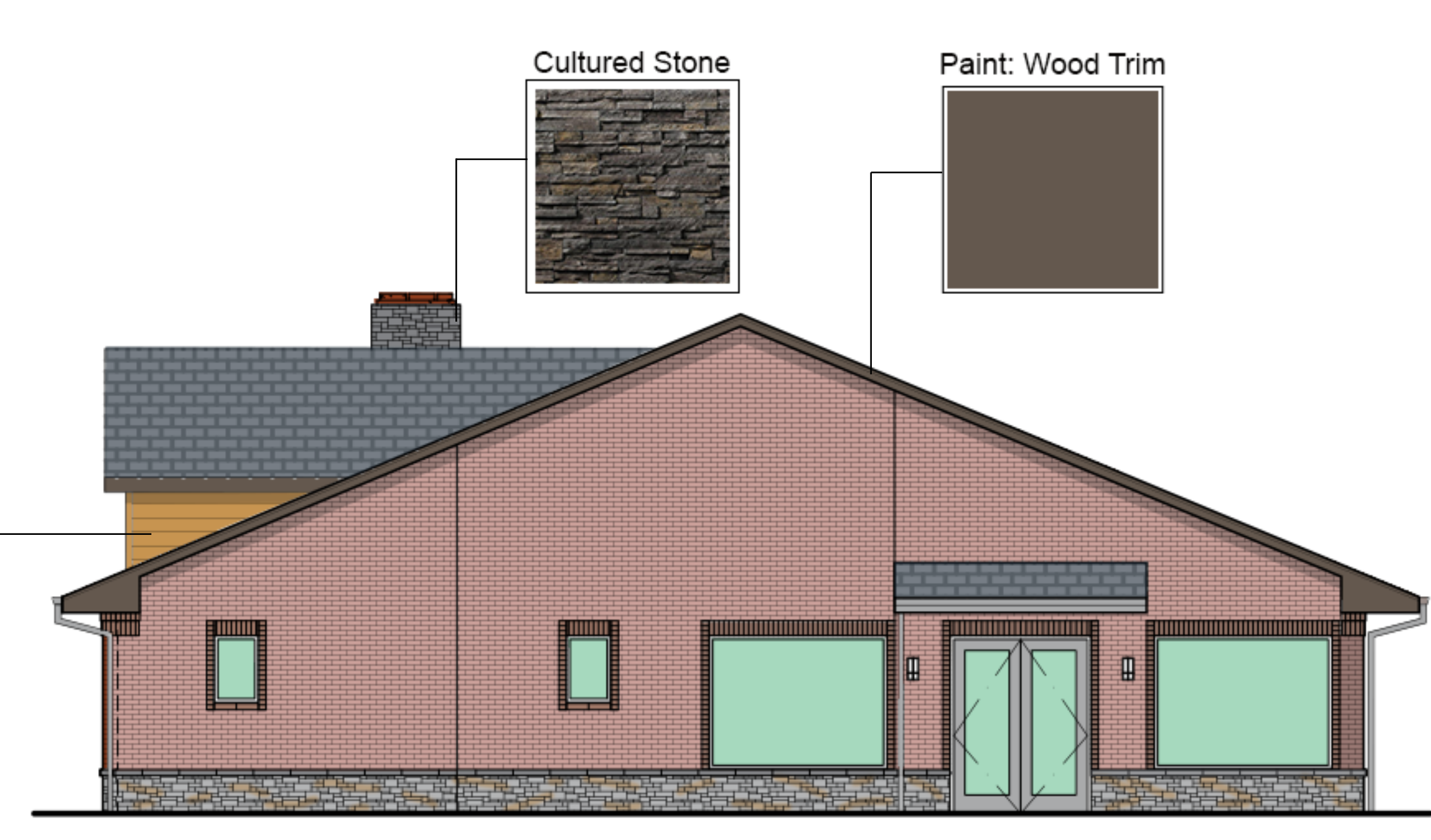


(IN FEET)
1 inch = 30 ft.

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



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



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



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

CONCEPTUAL BUILDING ELEVATIONS

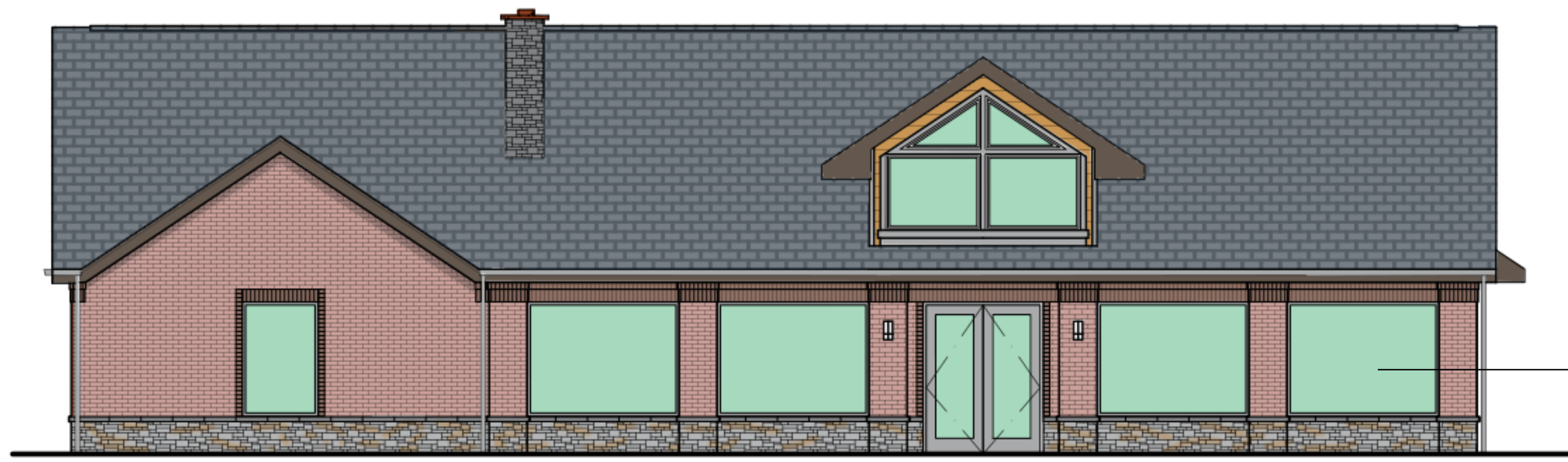
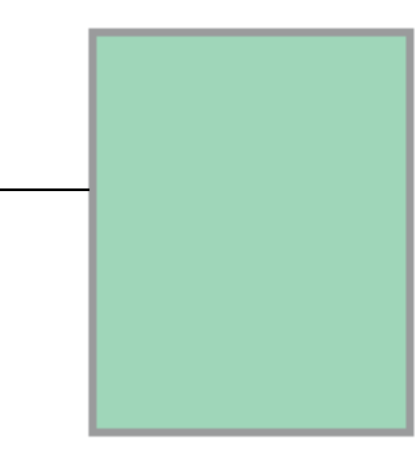
Brick Veneer



Wainscot: Cultured Stone



Insulated Glass



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

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SHEET TITLE:
**BUILDING
ELEVATIONS**

DRAWN BY: WGS
CHECKED BY: DJR
SHEET:

A31



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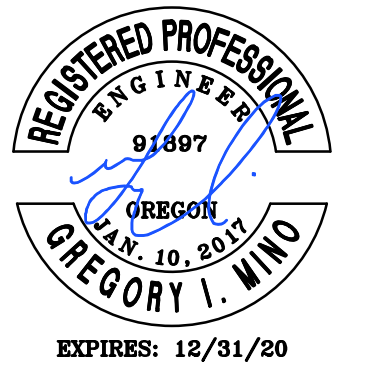
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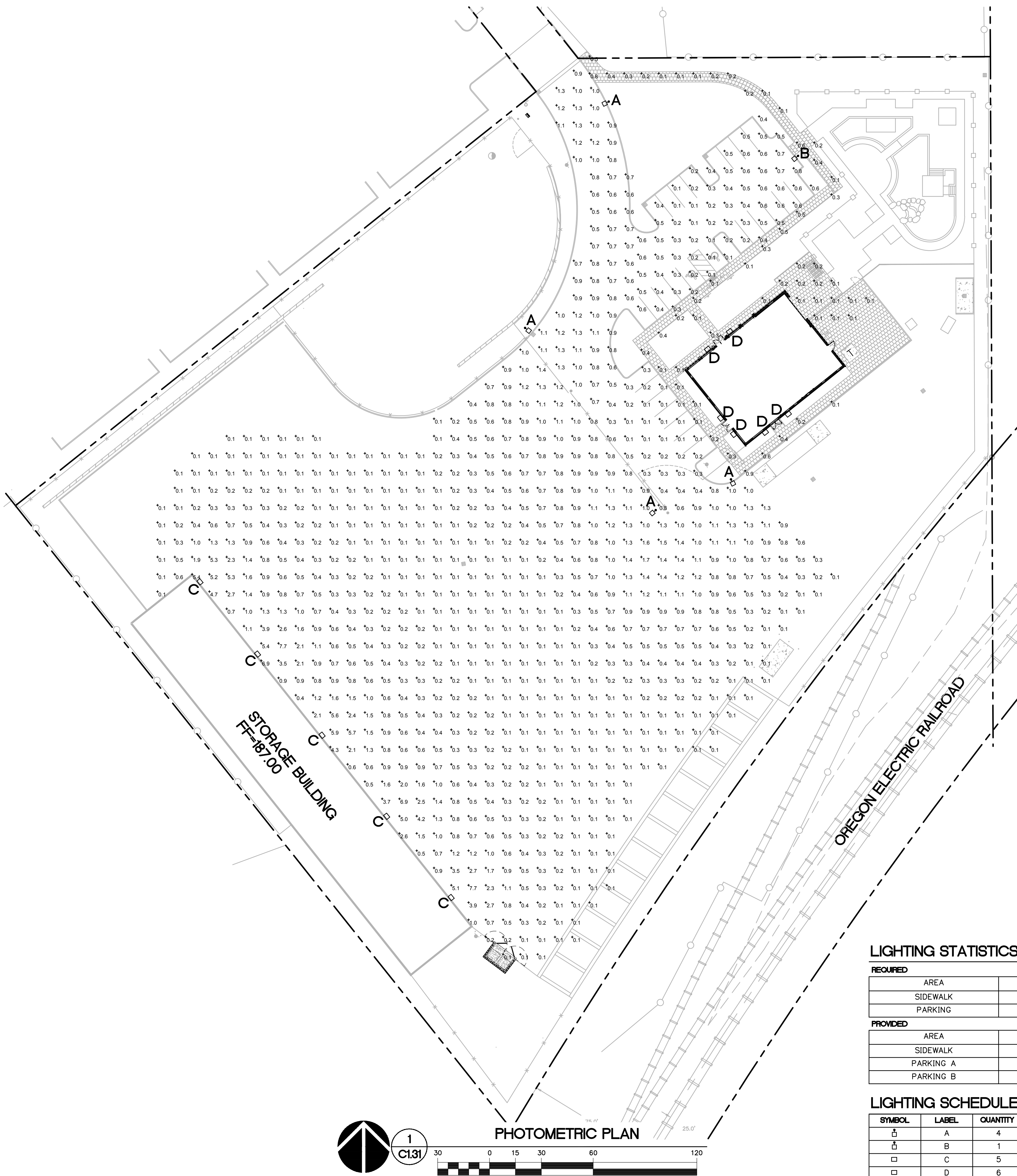
SHEET TITLE:
**PHOTOMETRIC
PLAN**

DRAWN BY: BTC
CHECKED BY: GIM
SHEET:

C1.31

JOB NO. **2190107.00**

ARCHITECTURAL REVIEW SUBMITTAL - APRIL 12, 2019

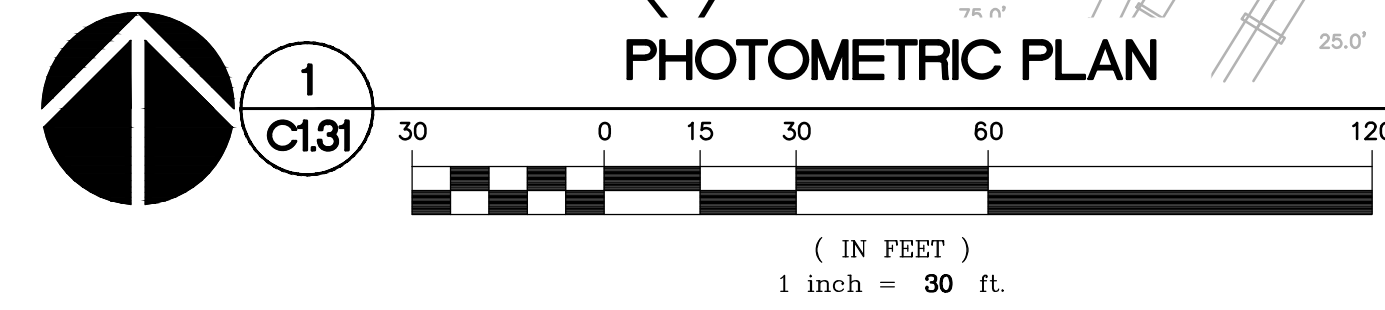


LIGHTING STATISTICS

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'



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