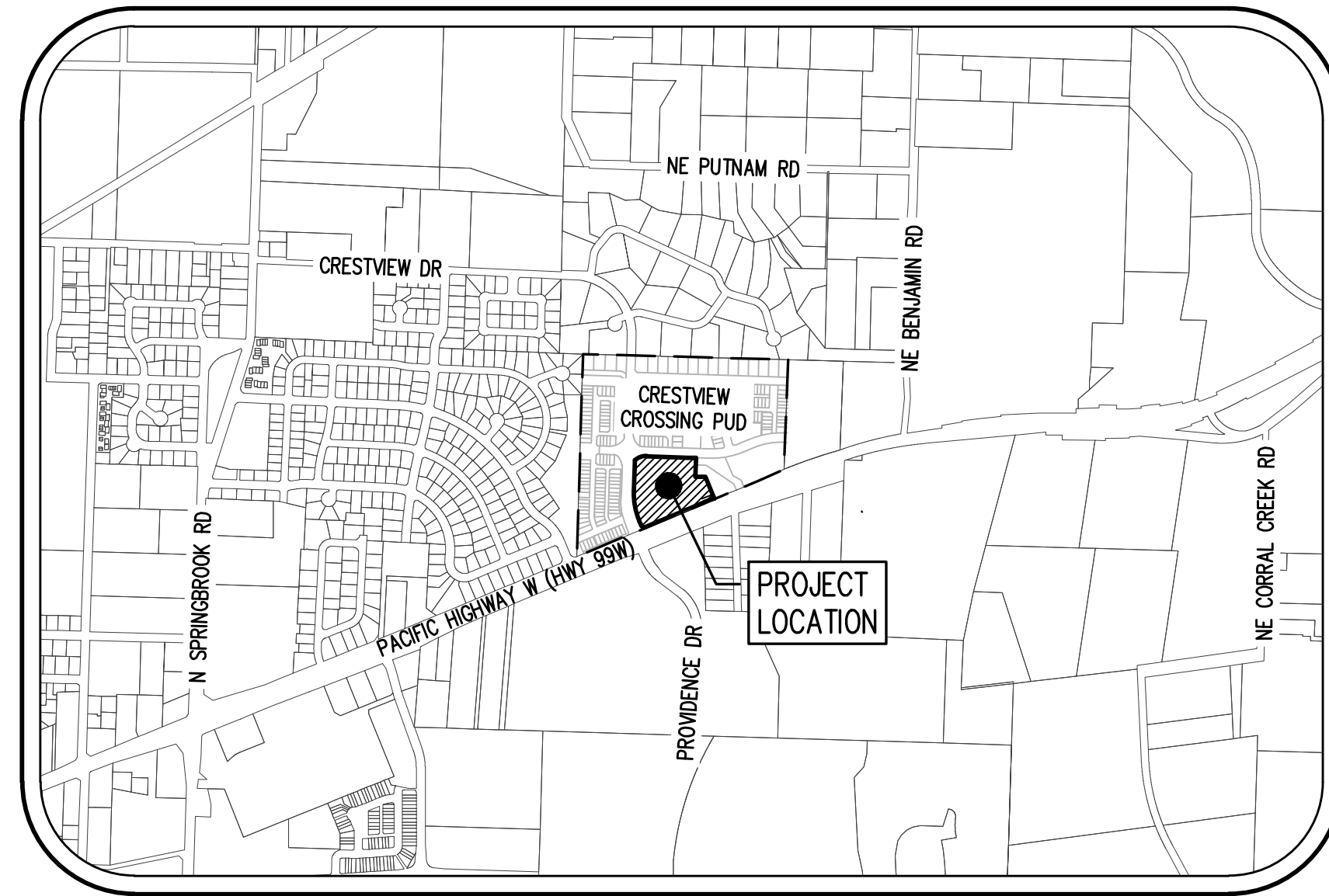
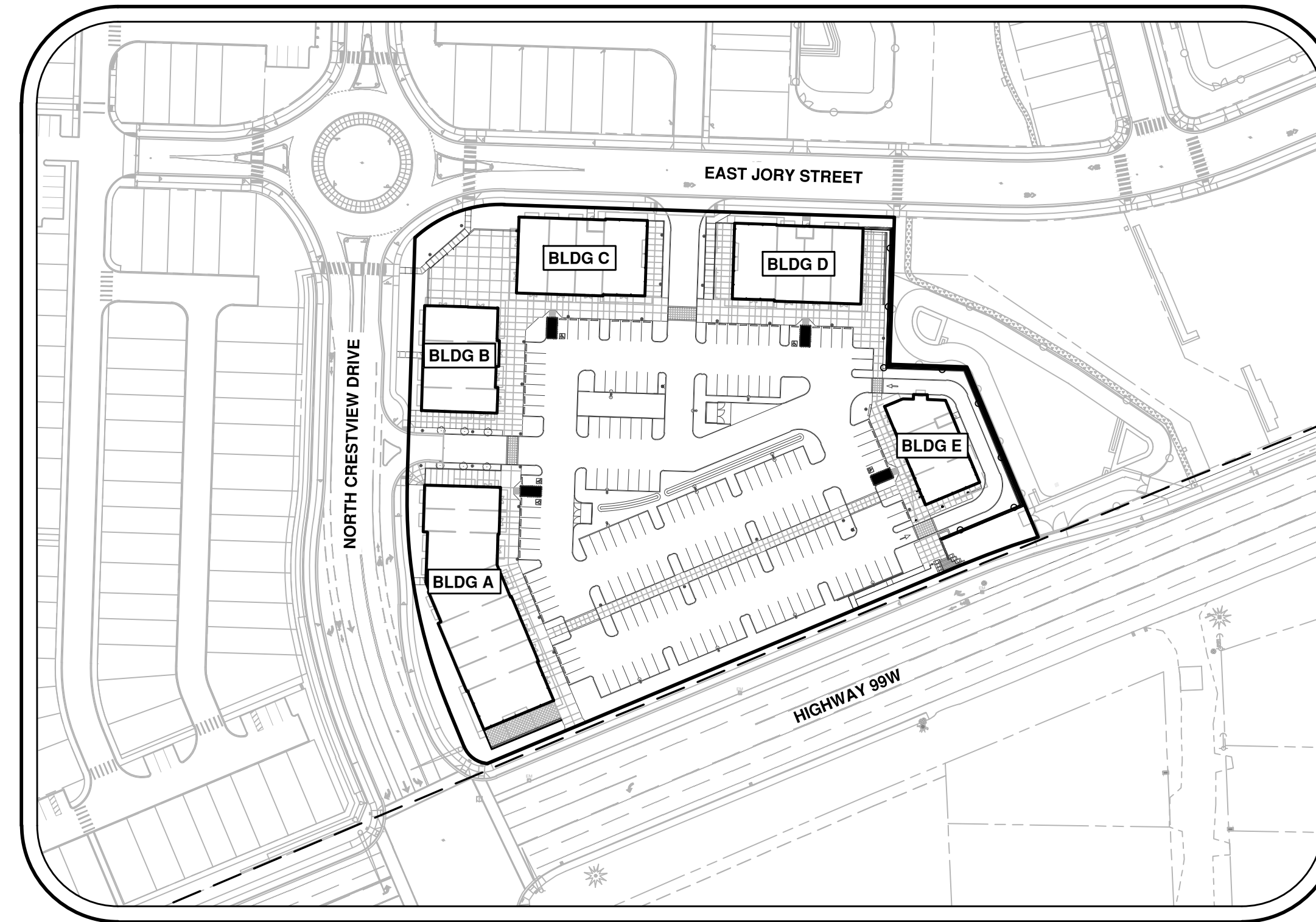


CRESTVIEW CROSSING COMMERCIAL

DESIGN REVIEW PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP

SCALE: 1"=100' FEET (22"x34")
SCALE: 1"=200' FEET (11"x17")

PROPERTY DESCRIPTION:

YAMHILL COUNTY TAX MAP 3.2.16AC, TAX LOT 13800
YAMHILL COUNTY TAX MAP 3.2.16, TAX LOT 1100

VERTICAL DATUM

VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE NOW NETWORK OBSERVATIONS (NAVD88) AND CHECKED AGAINST YAMHILL COUNTY STATION NO. 22, LOCATED AT THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 223.403 FEET (NAVD 88)

APPLICANT

GRAMOR NEWBERG CRESTVIEW LLC
CONTACT: RYAN CAIN
19767 SW 72ND AVENUE, SUITE 100
TUALATIN, OR 97062

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, PLANNING, AND SURVEYING FIRM

AKS ENGINEERING & FORESTRY
CONTACT: CHUCK GREGORY, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

ARCHITECT

TILAND/SCHMIDT ARCHITECTS, PC
CONTACT: FRANK SCHMIDT, AIA, NCARB
16101 SW 72ND AVENUE, SUITE 135
PORTLAND, OR 97224

SHEET INDEX

- P0 - COVER SHEET WITH SITE AND VICINITY MAP
- P1 - PRE CRESTVIEW CROSSING PUD EXISTING CONDITIONS PLAN
- P2 - POST CRESTVIEW CROSSING PUD AND PUBLIC IMPROVEMENTS PLAN
- P3 - PRELIMINARY GRADING PLAN
- P4 - PRELIMINARY GRADING PLAN
- P5 - PRELIMINARY STORM DRAINAGE PLAN
- P6 - PRELIMINARY WATER AND SANITARY SEWER PLAN
- P7 - INTERMEDIATE GRADING PLAN
- SP1.1 - OVERALL SITE PLAN
- SP1.2 - ADA COMPLIANCE PLAN
- TR1.1 - TRASH ENCLOSURE PLAN, SECTION, ELEVATION, AND DETAILS
- L1 - PRELIMINARY LANDSCAPE PLANTING PLAN
- LA1 - OVERALL LANDSCAPE AREA PLAN
- E1.0 - SITE LIGHTING - PHOTOMETRIC PLAN
- E2.0 - SITE LIGHTING - LUMINAIRE DETAILS
- EXHIBIT A BUILDINGS A-E - FLOOR PLAN AND COLOR ELEVATIONS
- EXHIBIT B BUILDINGS A-E - FLOOR PLAN AND ELEVATIONS
- EXHIBIT C BUILDINGS A-E - GROUND FLOOR STREET FACADE GLAZING AREA
- MB1 - MATERIAL COLOR / SAMPLE BOARDS

LEGEND

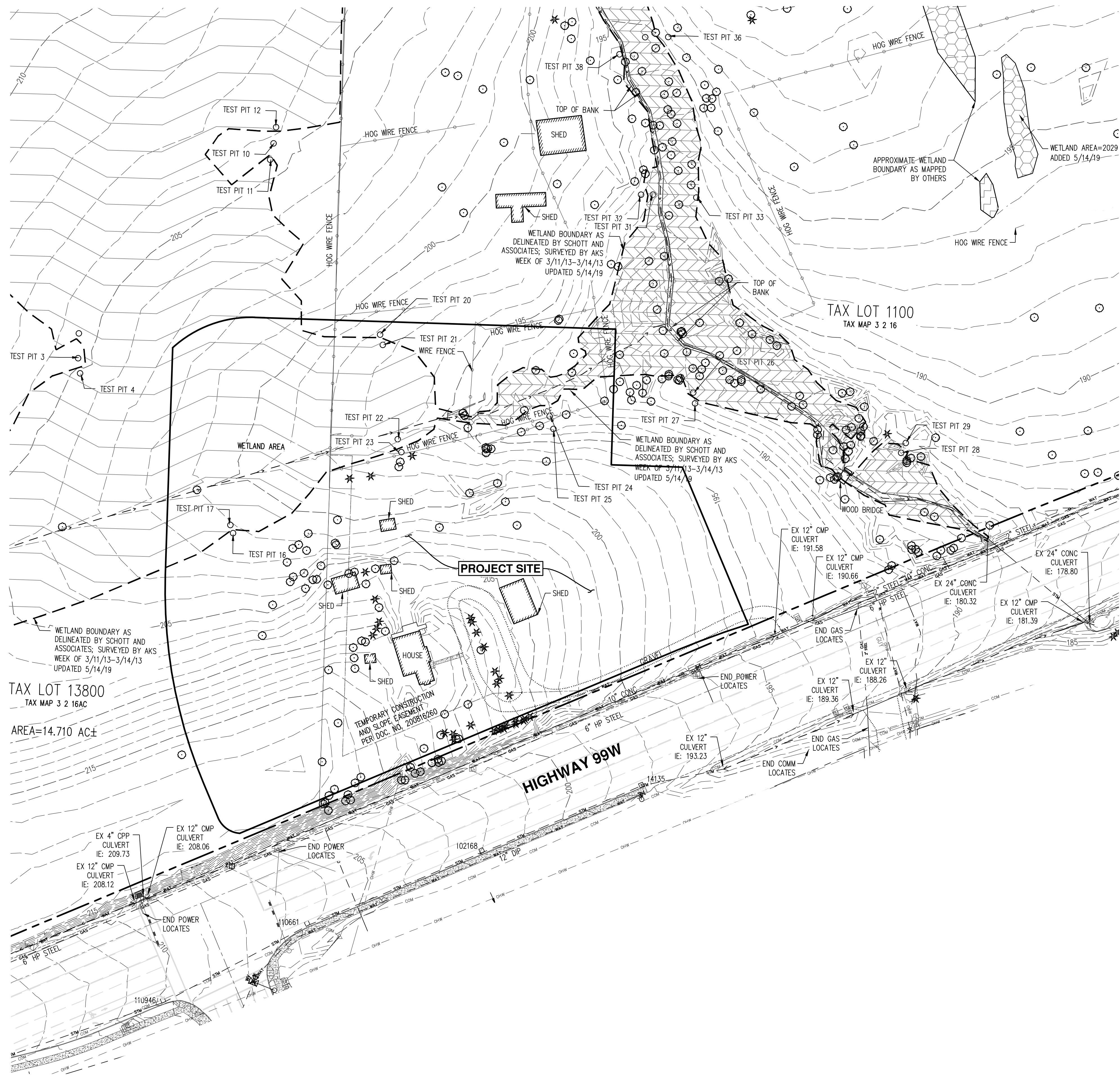
EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE	(Symbol)	STORM SEWER CLEAN OUT	(Symbol)
CONIFEROUS TREE	(Symbol)	STORM SEWER CATCH BASIN	(Symbol)
FIRE HYDRANT	(Symbol)	STORM SEWER MANHOLE	(Symbol)
WATER BLOWOFF	(Symbol)	GAS METER	(Symbol)
WATER METER	(Symbol)	GAS VALVE	(Symbol)
WATER VALVE	(Symbol)	GUY WIRE ANCHOR	(Symbol)
DOUBLE CHECK VALVE	(Symbol)	POWER POLE	(Symbol)
AIR RELEASE VALVE	(Symbol)	POWER VAULT	(Symbol)
SANITARY SEWER CLEAN OUT	(Symbol)	POWER JUNCTION BOX	(Symbol)
SANITARY SEWER MANHOLE	(Symbol)	POWER PEDESTAL	(Symbol)
SIGN	(Symbol)	COMMUNICATIONS VAULT	(Symbol)
STREET LIGHT	(Symbol)	COMMUNICATIONS JUNCTION BOX	(Symbol)
MAILBOX	(Symbol)	COMMUNICATIONS RISER	(Symbol)

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	(Symbol)	(Symbol)
BOUNDARY LINE	(Symbol)	(Symbol)
PROPERTY LINE	(Symbol)	(Symbol)
CENTERLINE	(Symbol)	(Symbol)
DITCH	(Symbol)	(Symbol)
CURB	(Symbol)	(Symbol)
EDGE OF PAVEMENT	(Symbol)	(Symbol)
EASEMENT	(Symbol)	(Symbol)
FENCE LINE	(Symbol)	(Symbol)
GRAVEL EDGE	(Symbol)	(Symbol)
POWER LINE	(Symbol)	(Symbol)
OVERHEAD WIRE	(Symbol)	(Symbol)
COMMUNICATIONS LINE	(Symbol)	(Symbol)
FIBER OPTIC LINE	(Symbol)	(Symbol)
GAS LINE	(Symbol)	(Symbol)
STORM SEWER LINE	(Symbol)	(Symbol)
SANITARY SEWER LINE	(Symbol)	(Symbol)
WATER LINE	(Symbol)	(Symbol)

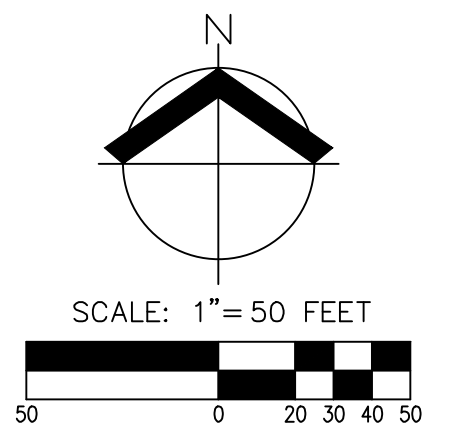


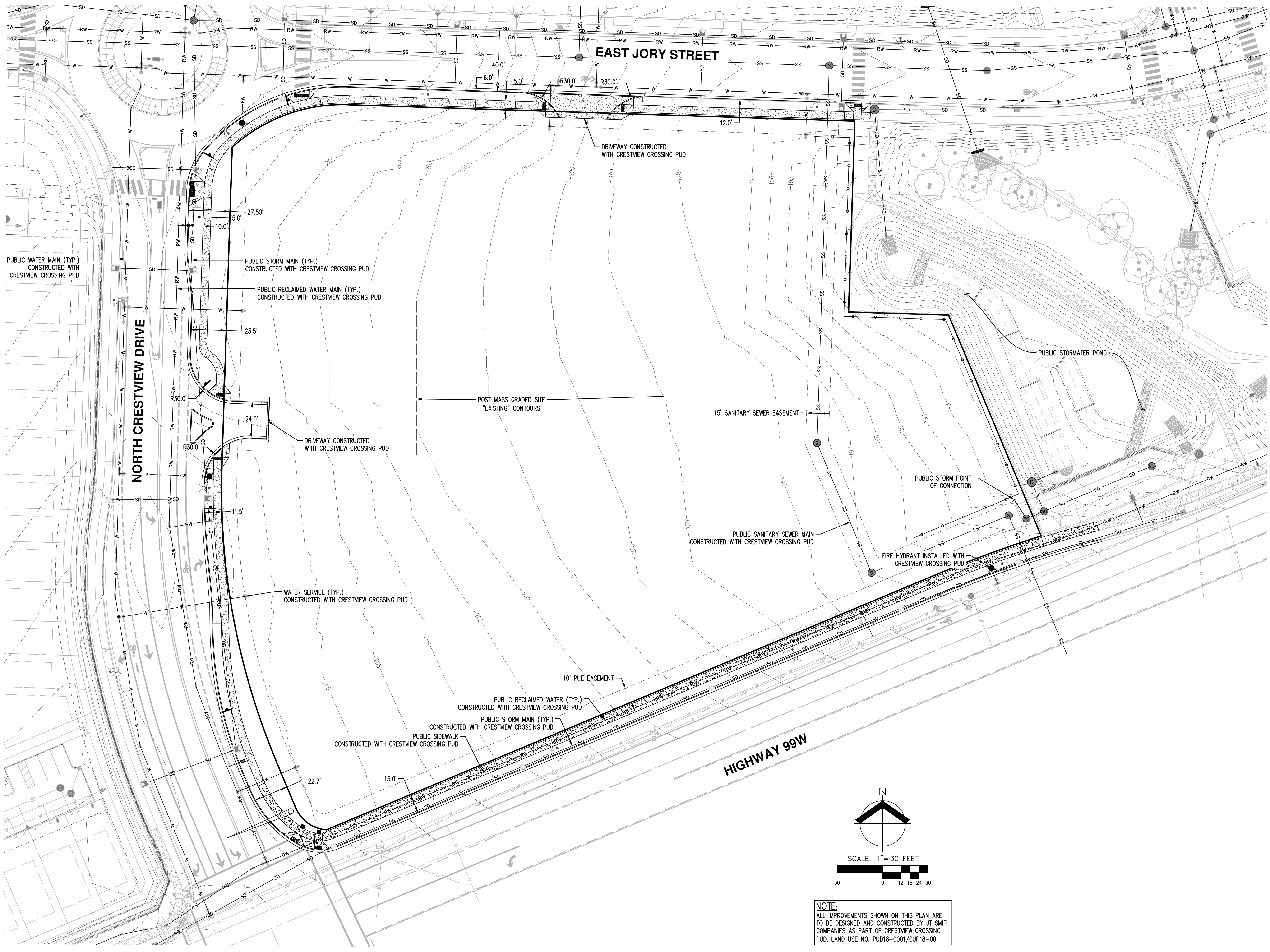
RENEWS: JUNE 30, 2021

JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 14165137, 18120893, 18120897, 18120907, AND 18120914. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED BY AKS ON AUGUST 6-9 AND 12, 2013, JULY 7, 9, 10, 14, 15, AND 18, 2014, MAY 14, 16, 17, AND 22-25, 2018, AND JUNE 1, 2018. FIELD WORK WAS CONDUCTED BY OTHERS IN NOVEMBER 2009 AND 2008.
 - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001080704 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N608751.880 E7576192.404 AND A MERIDIAN CONVERGENCE ANGLE OF -1'43'33\". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE NOW NETWORK OBSERVATIONS (NAVDB8) AND CHECKED AGAINST YAMHILL COUNTY STATION NO. 22, LOCATED AT THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 223.403 FEET (NAVD 88).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6\" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY SCHOTT AND ASSOCIATES AND WERE PROFESSIONALLY SURVEYED BY AKS ENGINEERING & FORESTRY, LLC. ON THE WEEK OF 3/11/2013-03/14/2013.
 - THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT RECORDED UNDER BOOK 113, PAGE 457 OF YAMHILL COUNTY DEED RECORDS AND IS UNMAPPABLE.
 - ALL CONTOURS AND IMPROVEMENTS SHOWN HERE ARE BASED ON AKS' TOPOGRAPHIC SURVEY PRIOR TO THE START OF CURRENT SITE PLAN CONSTRUCTION BY OTHERS.





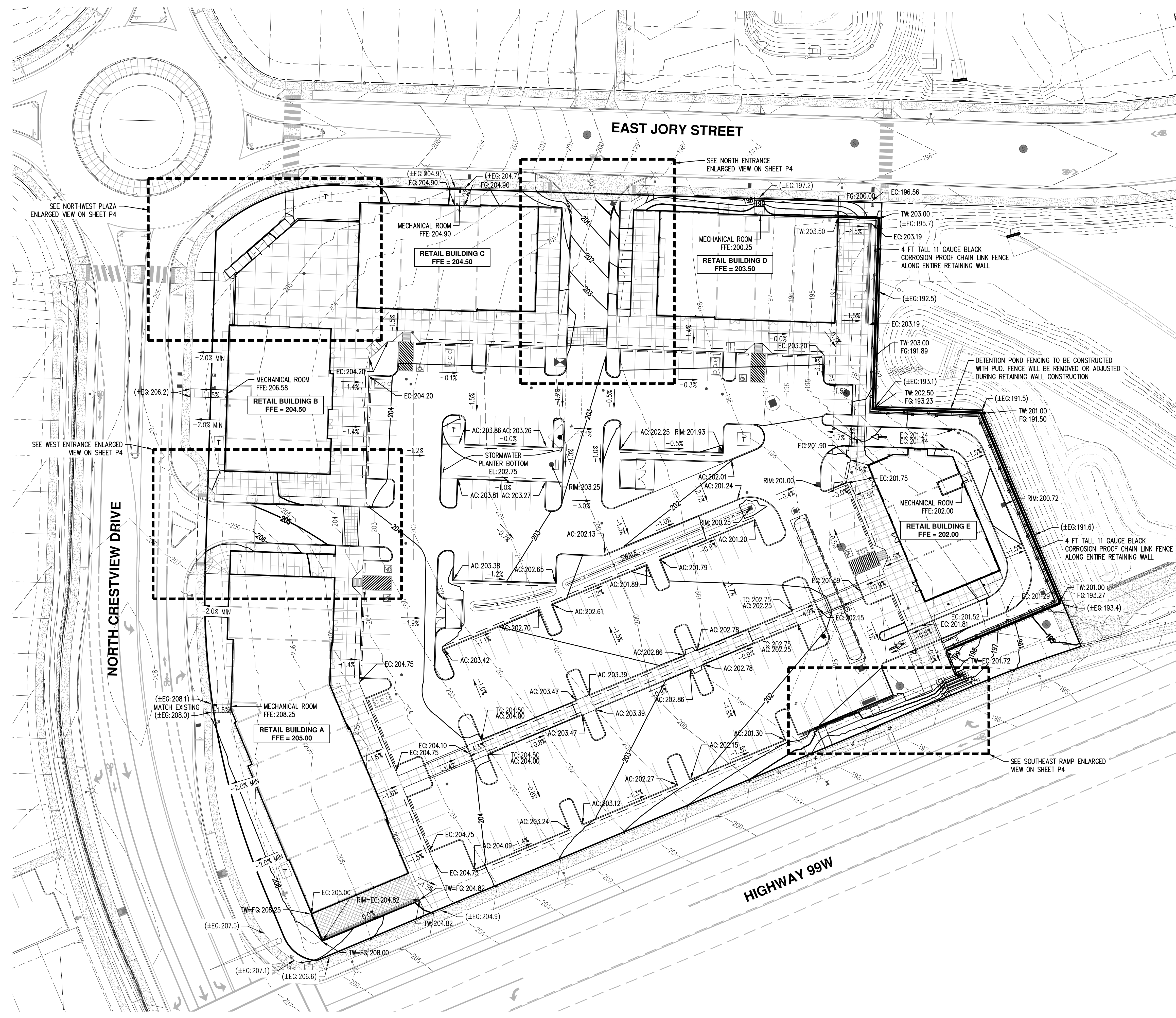
**POST CRESTVIEW CROSSING PUD
AND PUBLIC IMPROVEMENTS PLAN
CRESTVIEW CROSSING COMMERCIAL
GRAMOR NEWBERG CRESTVIEW, LLC**



JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG



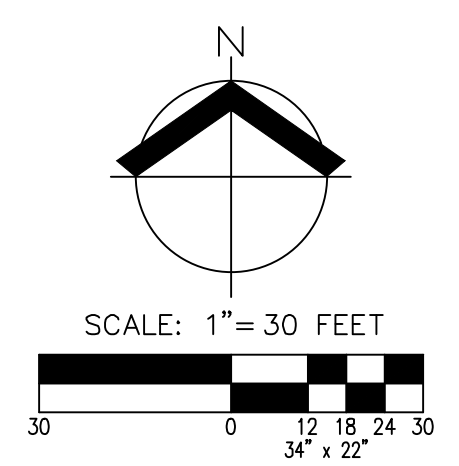
RENEWS: JUNE 30, 2021
 JOB NUMBER: 3723
 DATE: 11/20/2020
 DESIGNED BY: MCC
 DRAWN BY: MCC
 CHECKED BY: CEG

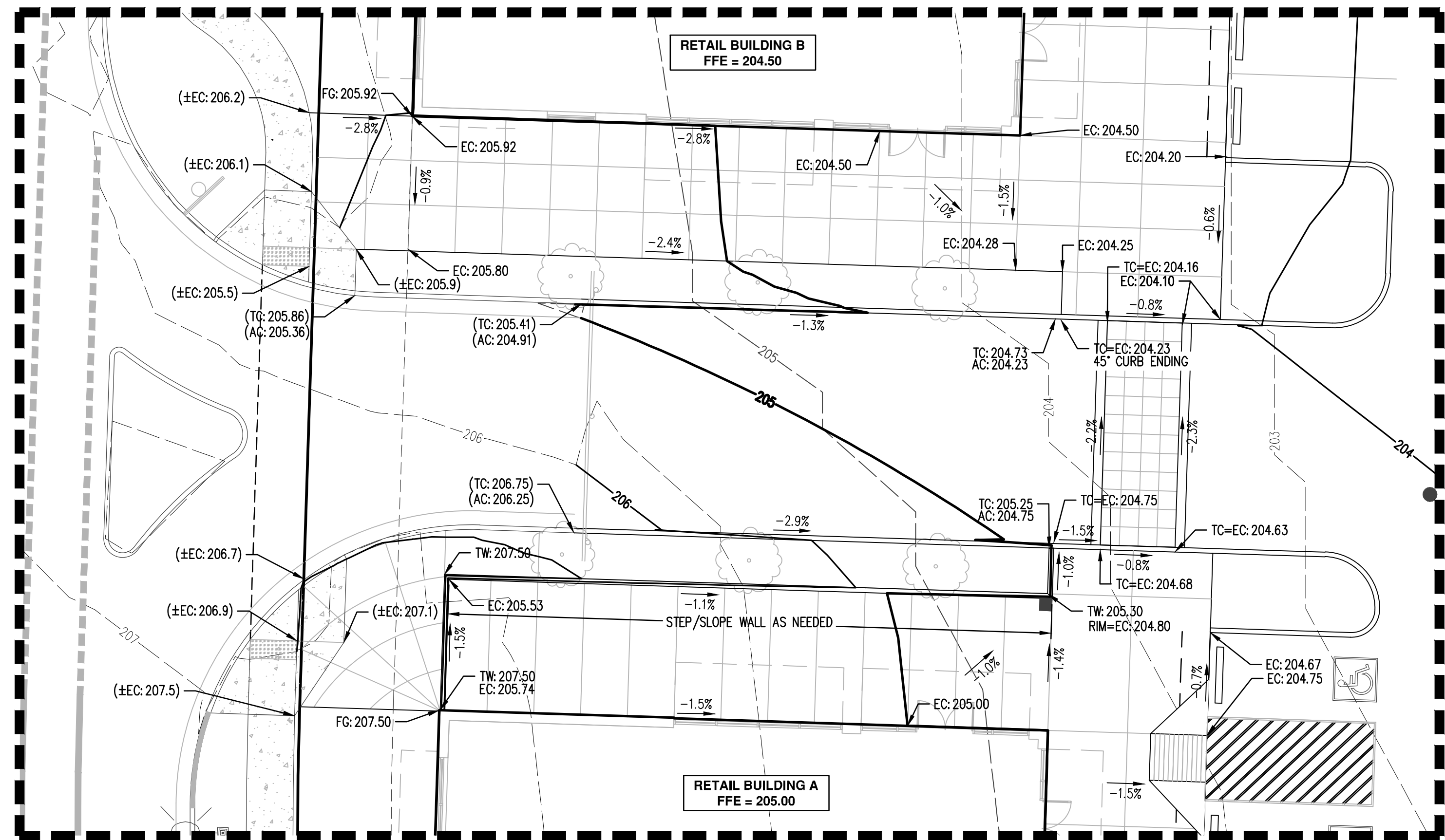


LEGEND

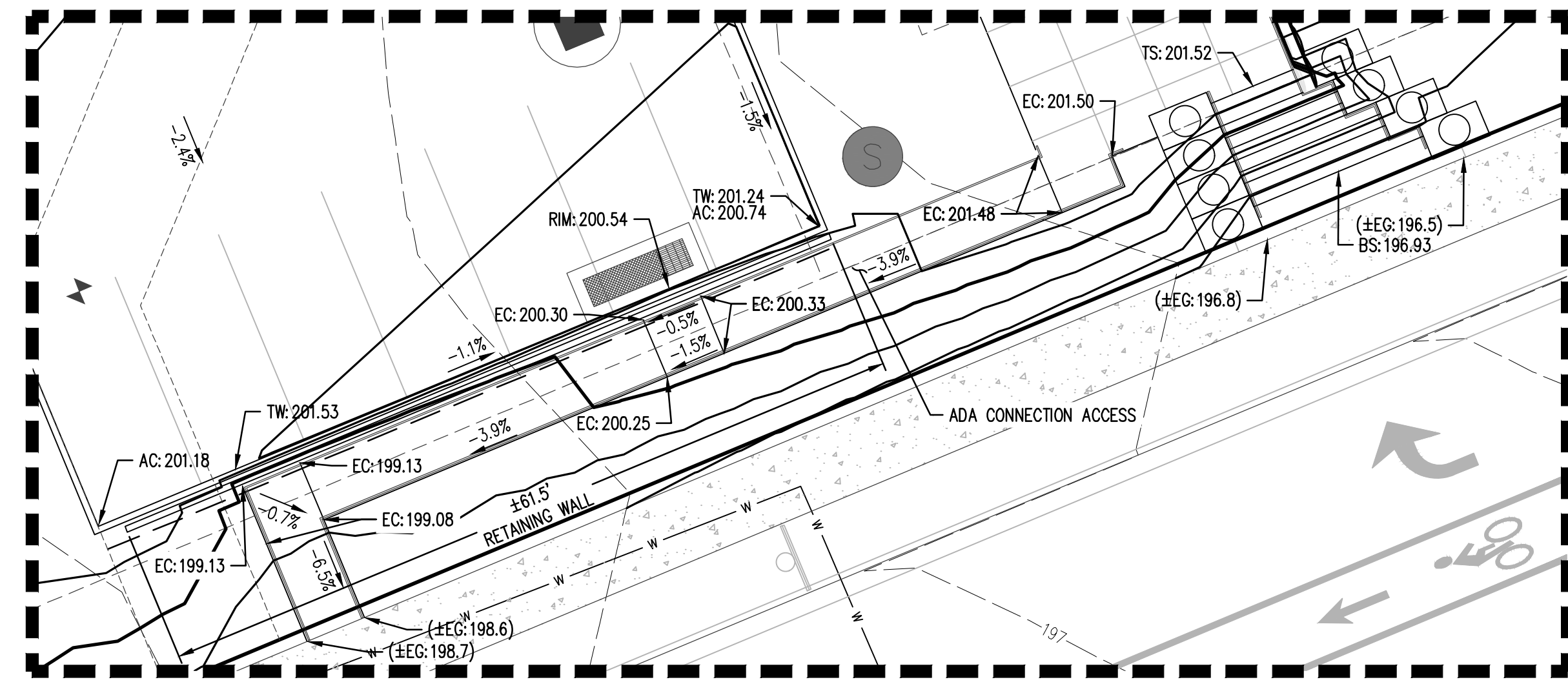
EXISTING GROUND CONTOUR (1 FT) (POST CRESTVIEW CROSSING PUD)	199
EXISTING GROUND CONTOUR (5 FT) (POST CRESTVIEW CROSSING PUD)	200
FINISHED GRADE CONTOUR (1 FT)	199
FINISHED GRADE CONTOUR (5 FT)	200
DOWNWARD SLOPE	-X.X%
EXISTING GRADE ELEVATION	(±EG:XXX.X)
FINISH FLOOR ELEVATION	FFE:XXX.XX
FINISH GRADE ELEVATION	FG:XXX.XX
EDGE OF CONCRETE ELEVATION	EC:XXX.XX
TOP OF CURB ELEVATION	TC:XXX.XX
TOP OF WALL ELEVATION	TW:XXX.XX
TOP OF STAIRS ELEVATION	TS:XXX.XX
BOTTOM OF STAIRS ELEVATION	BS:XXX.XX
SURFACE RIM ELEVATION	RIM:XXX.XX

NOTE:
 CURB OPENINGS TO BE CONSTRUCTED TO ALLOW
 STORMWATER TO DRAIN INTO THE PLANTER AND SWALE.

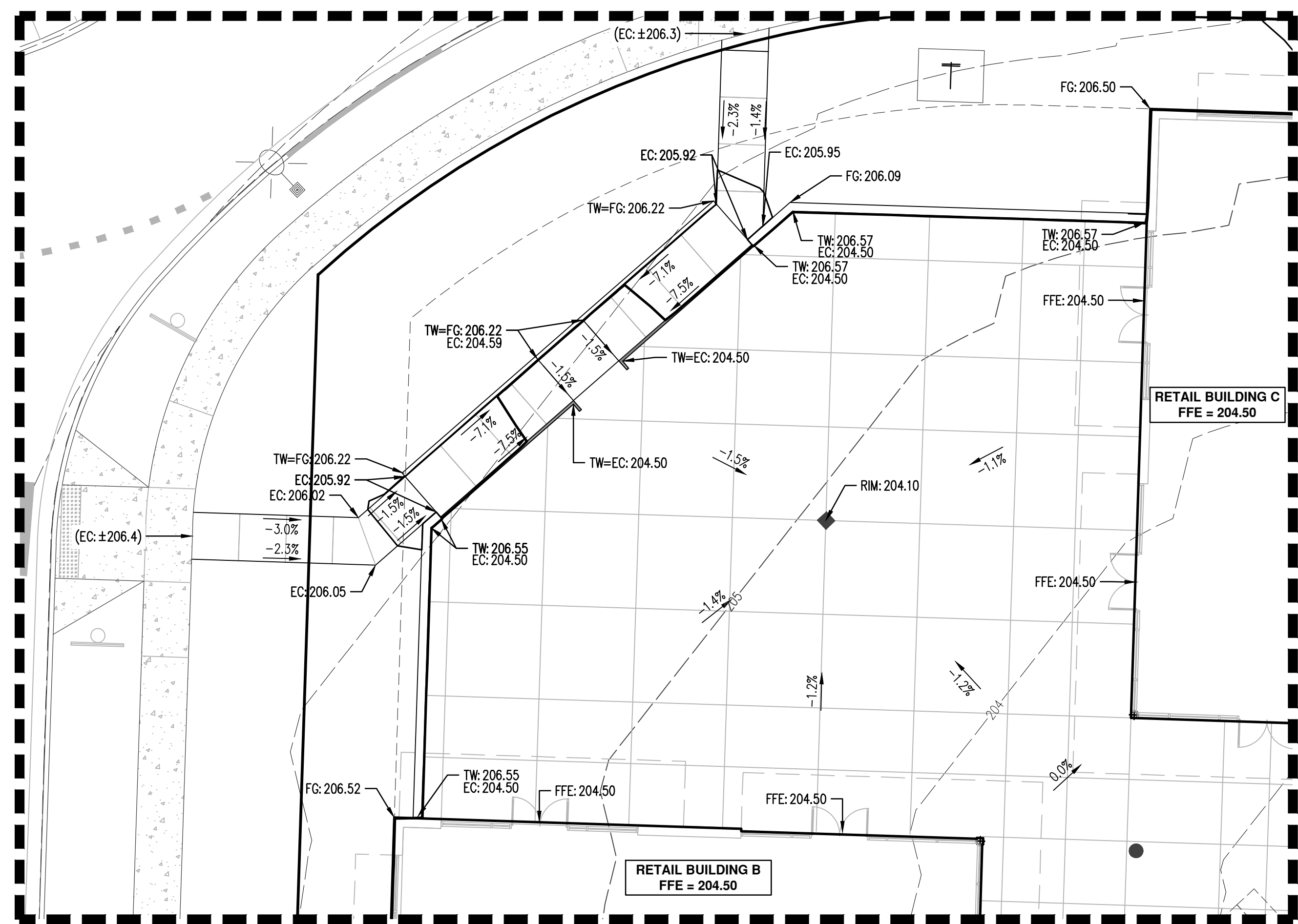




WEST ENTRANCE ENLARGED VIEW

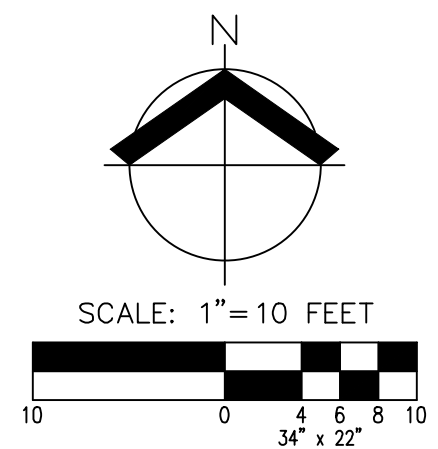


SOUTHEAST RAMP ENLARGED VIEW



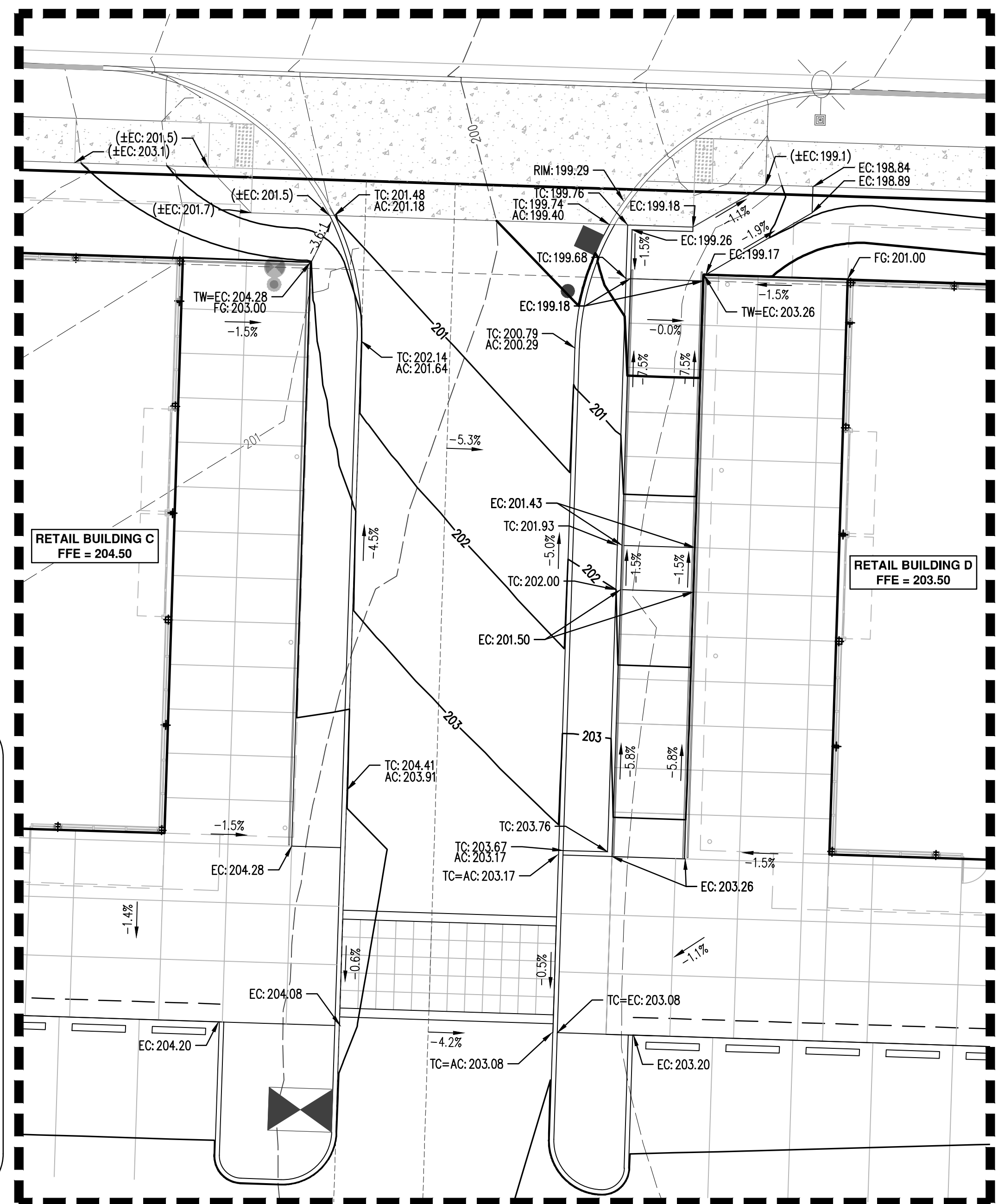
NORTHWEST PLAZA ENLARGED VIEW

NOTE:
CURB OPENINGS TO BE CONSTRUCTED
TO ALLOW STORMWATER TO DRAIN
INTO THE PLANTER AND SWALE.

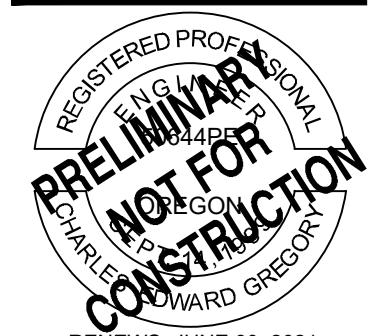


LEGEND

EXISTING GROUND CONTOUR (1 FT) (POST CRESTVIEW CROSSING PUD)	---	199
EXISTING GROUND CONTOUR (5 FT) (POST CRESTVIEW CROSSING PUD)	---	200
FINISHED GRADE CONTOUR (1 FT)	---	199
FINISHED GRADE CONTOUR (5 FT)	---	200
DOWNWARD SLOPE	---	-X.X%
EXISTING GRADE ELEVATION	(±EG: XXX.X)	
FINISH FLOOR ELEVATION	FFE: XXX.XX	
FINISH GRADE ELEVATION	FG: XXX.XX	
EDGE OF CONCRETE ELEVATION	EC: XXX.XX	
TOP OF CURB ELEVATION	TC: XXX.XX	
TOP OF WALL ELEVATION	TW: XXX.XX	
TOP OF STAIRS ELEVATION	TS: XXX.XX	
BOTTOM OF STAIRS ELEVATION	BS: XXX.XX	
SURFACE RIM ELEVATION	RIM: XXX.XX	



NORTH ENTRANCE ENLARGED VIEW

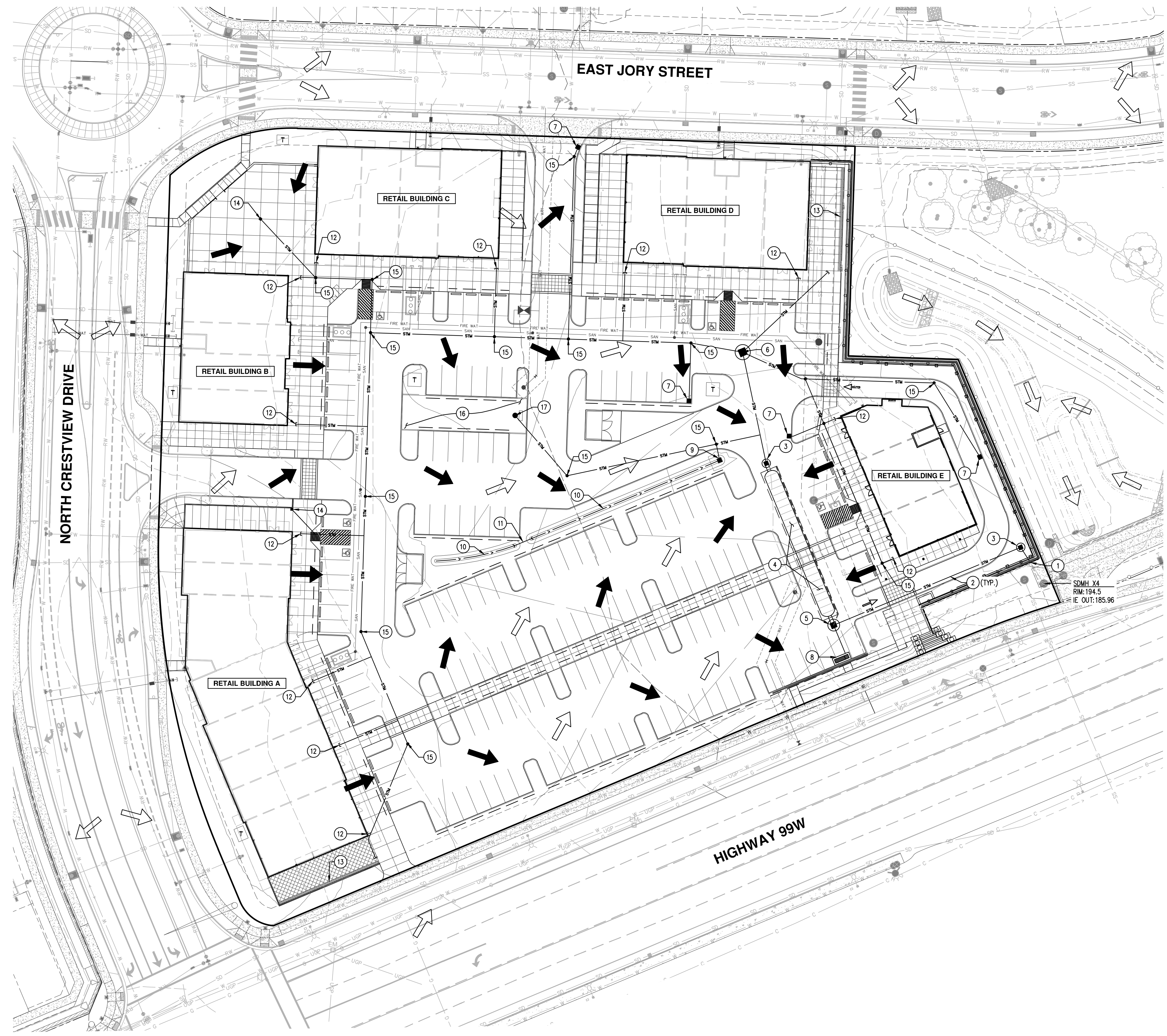


JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	MCC
DRAWN BY:	MCC
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PRELIMINARY STORM DRAINAGE PLAN
CRESTVIEW CROSSING COMMERCIAL
GRAMOR NEWBERG CRESTVIEW, LLC



JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG

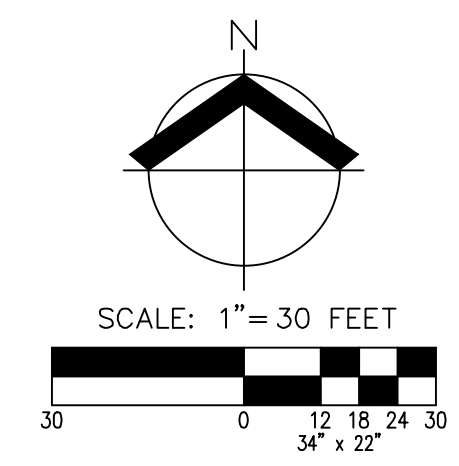


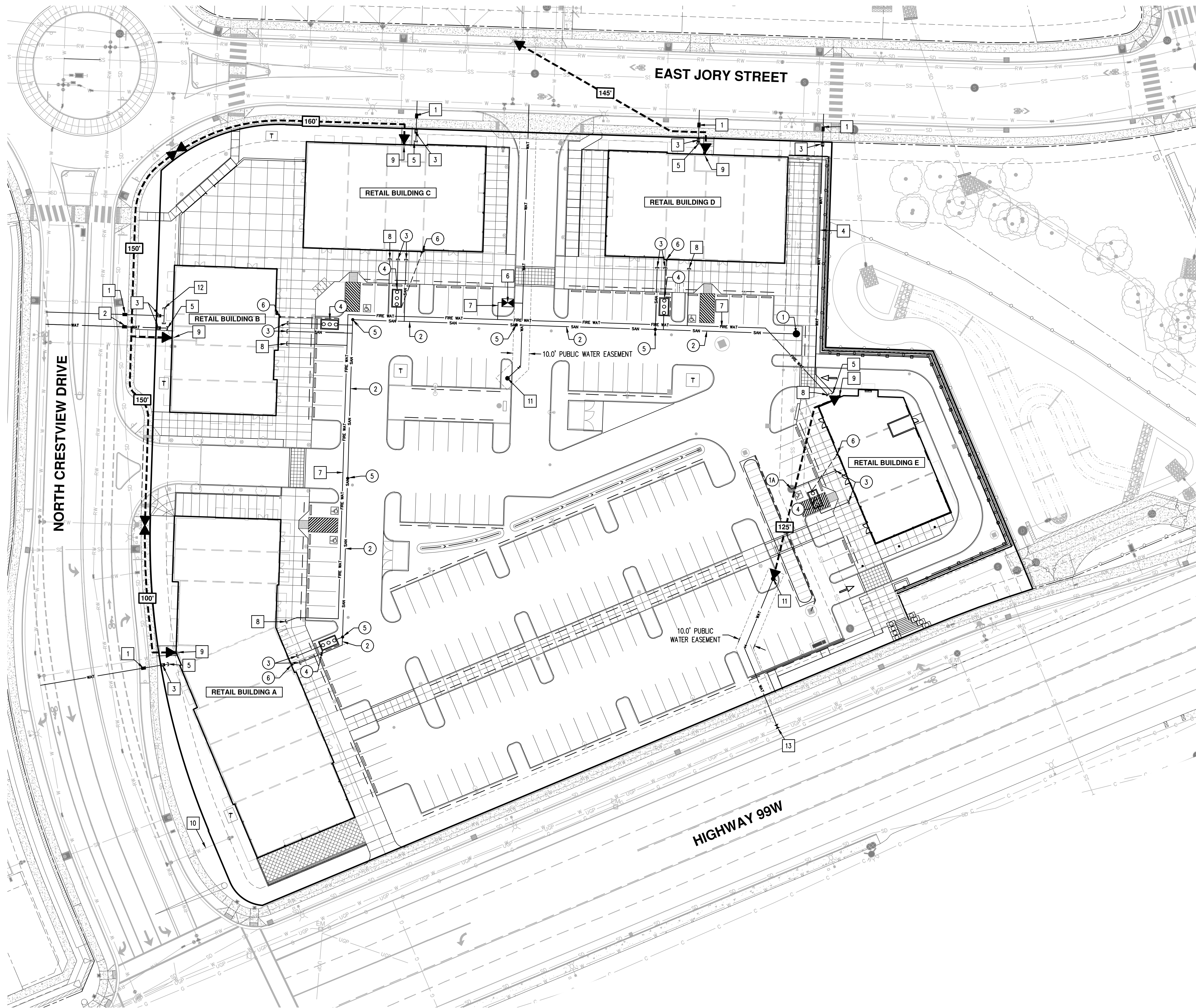
KEYED STORMWATER NOTES

1. CONNECT TO EXISTING STORM DRAIN STUB.
2. PVC D3034 STORM PIPE
3. STORM MANHOLE
4. (1) 96 LF (22 SECTIONS) OF MC-4500 STORMTECH CHAMBER TRENCH WITH 6" PERFORATED UNDER DRAIN FOR STORMWATER DETENTION
5. 72" FLOW CONTROL MANHOLE.
6. 96" WATER QUALITY MANHOLE.
7. CATCH BASIN.
8. WATER QUALITY CATCH BASIN.
9. DITCH INLET.
10. VEGETATED WATER QUALITY SWALE.
11. PVC D3034 CULVERT.
12. BUILDING CONNECTION, SEE BUILDING PLANS BY OTHERS FOR EXACT DOWNSPOUT LOCATION.
13. TRENCH DRAIN.
14. AREA DRAIN.
15. CLEANOUT.
16. STORMWATER PLANTER PER CITY OF NEWBERG STANDARDS, 6" PERFORATED, AND 6" OVERFLOW PIPE.
17. PLANTER OVERFLOW STAND PIPE.

LEGEND:

- DIRECTION OF SURFACE WATER RUNOFF FLOW ARROW PRE-DEVELOPMENT
- DIRECTION OF SURFACE WATER RUNOFF FLOW ARROW POST-DEVELOPMENT





KEYED WATER NOTES

1. 1-1/2" WATER METER.
2. 1-1/4" WATER METER.
3. 2" DOUBLE CHECK VALVE.
4. 2" SCHEDULE 80 PVC WATER PIPE.
5. CONNECT TO BUILDING SERVICE WITH 2" SCHEDULE 80 PVC WATER PIPE, SEE PLANS BY OTHERS.
6. INSTALL 8" FIRE DOUBLE CHECK ASSEMBLY.
7. RESTRAINED JOINT 8" DUCTILE IRON FIRE WATER SERVICE.
8. CONNECT TO BUILDING FIRE SERVICE, COORDINATE WITH FIRE SPRINKLER PLANS.
9. FDC MOUNTED TO BUILDING.
10. RECLAIMED WATER SERVICE, INSTALLED BY CRESTVIEW CROSSING PUD DEVELOPER, TO REMAIN CAPPED FOR FUTURE USE.
11. FIRE HYDRANT ASSEMBLY PER CITY OF NEWBERG STANDARDS.
12. IRRIGATION POINT OF CONNECTION
13. HOT TAP EXISTING 10" WATER MAIN

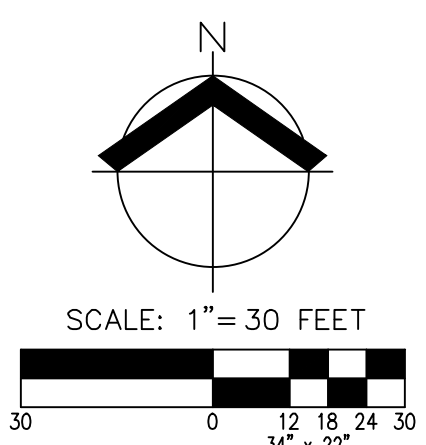
KEYED SANITARY SEWER NOTES

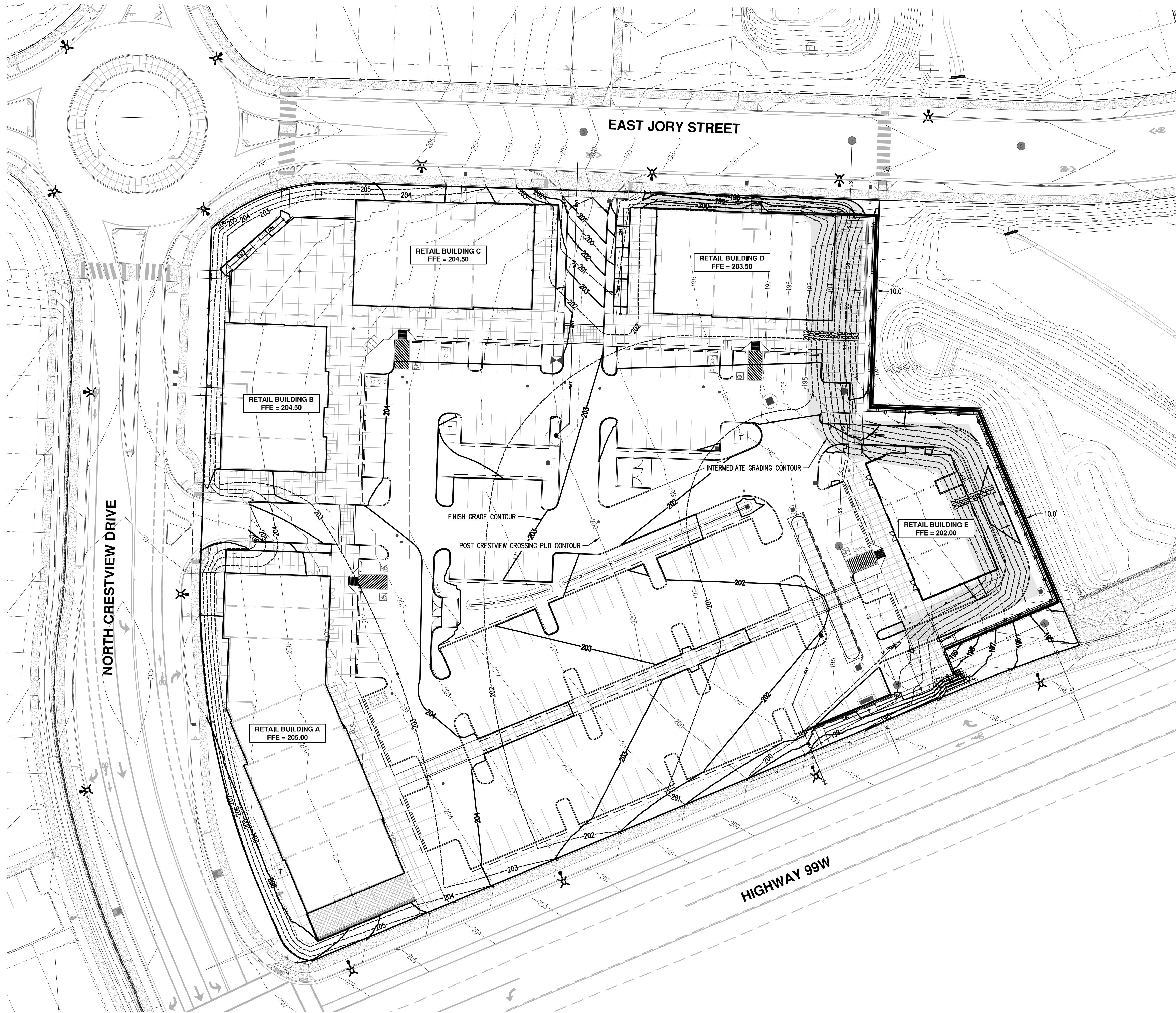
1. INSTALL SANITARY SEWER MANHOLE OVER EXISTING PUBLIC SANITARY SEWER MAIN.
- 1A. CONNECT TO EXISTING SANITARY SEWER MANHOLE
2. 6" PVC D3034 SANITARY SEWER PIPE, SLOPE VARIES.
3. CONNECT TO BUILDING, REFER TO PLUMBING PLANS BY OTHERS.
4. 1,500 GALLON GREASE INTERCEPTOR, SEE PLUMBING PLANS BY OTHERS
5. INSTALL CLEANOUT
6. ROUTE TERMINATION VENT PIPE FROM GREASE INTERCEPTOR TO FACE OF BUILDING, SEE PLUMBING PLANS BY OTHERS

**PRELIMINARY WATER AND SANITARY
 SEWER PLAN
 CRESTVIEW CROSSING COMMERCIAL
 GRAMOR NEWBERG CRESTVIEW, LLC**

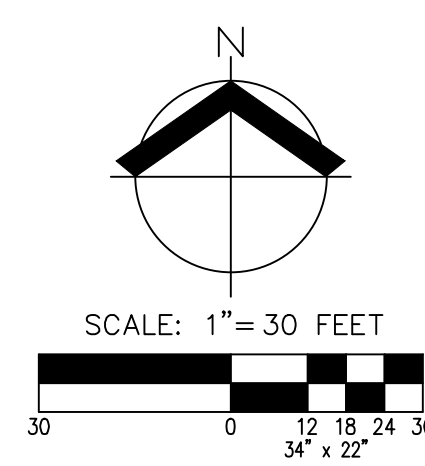


JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG





LEGEND	
3J DESIGN GROUND CONTOUR (1 FT) (POST CRESTVIEW CROSSING PUD)	--- 199 ---
3J DESIGN GROUND CONTOUR (5 FT) (POST CRESTVIEW CROSSING PUD)	--- 200 ---
FINISHED GRADE CONTOUR (1 FT)	— 198 —
FINISHED GRADE CONTOUR (5 FT)	— 200 —
PROPOSED CONTOUR (1 FT) (INTERMEDIATE GRADING)	--- 199 ---
PROPOSED CONTOUR (5 FT) (INTERMEDIATE GRADING)	--- 200 ---
CAT TRACKING AND MATTING	[Hatched Box]

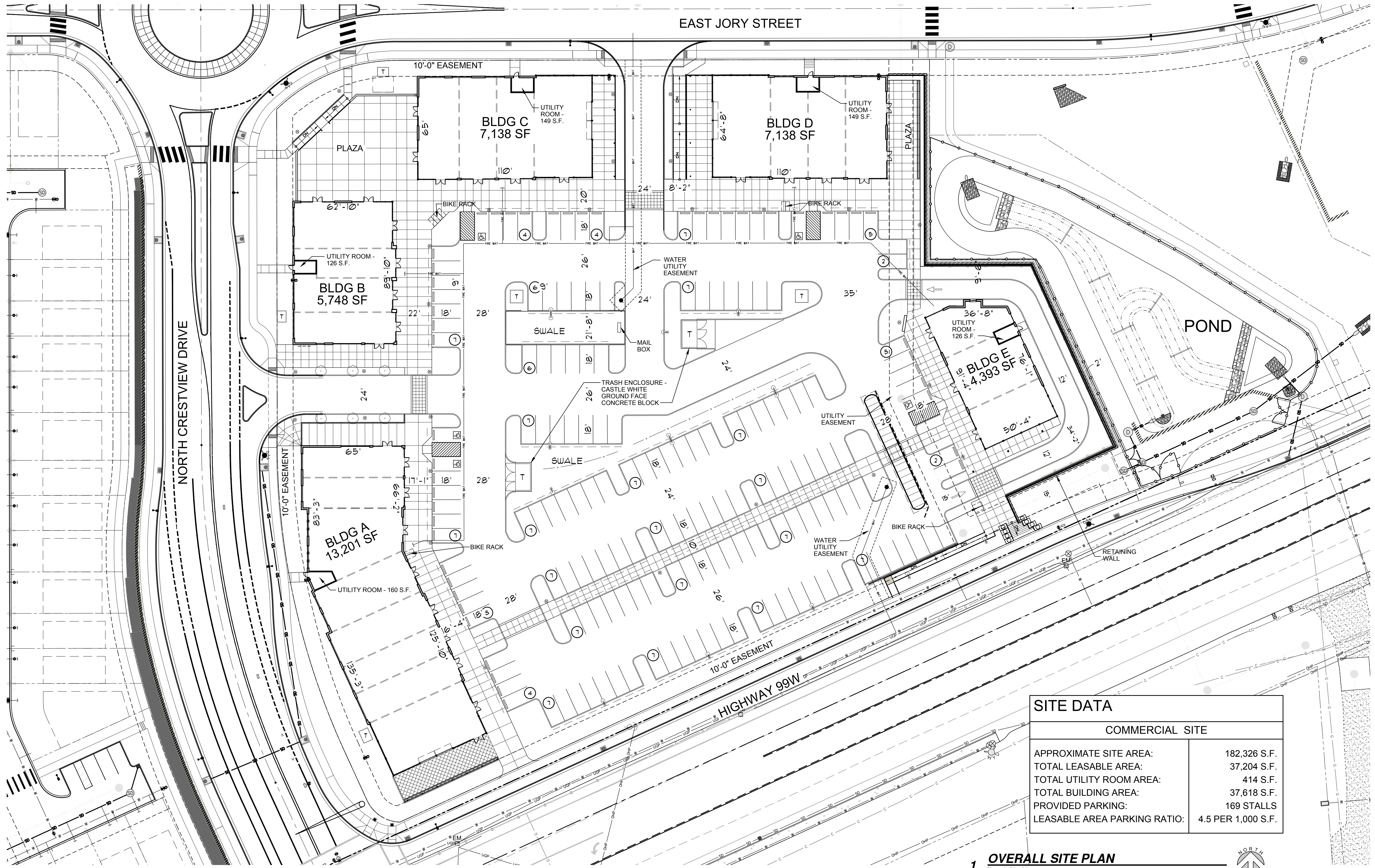


INTERMEDIATE GRADING PLAN
CRESTVIEW CROSSING COMMERCIAL
GRAMOR NEWBERG CRESTVIEW, LLC



JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG

CRESTVIEW CROSSING COMMERCIAL
HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

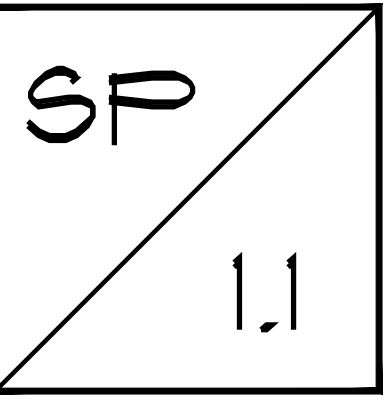


SITE DATA	
COMMERCIAL SITE	
APPROXIMATE SITE AREA:	182,326 S.F.
TOTAL LEASABLE AREA:	37,204 S.F.
TOTAL UTILITY ROOM AREA:	414 S.F.
TOTAL BUILDING AREA:	37,618 S.F.
PROVIDED PARKING:	169 STALLS
LEASABLE AREA PARKING RATIO:	4.5 PER 1,000 S.F.

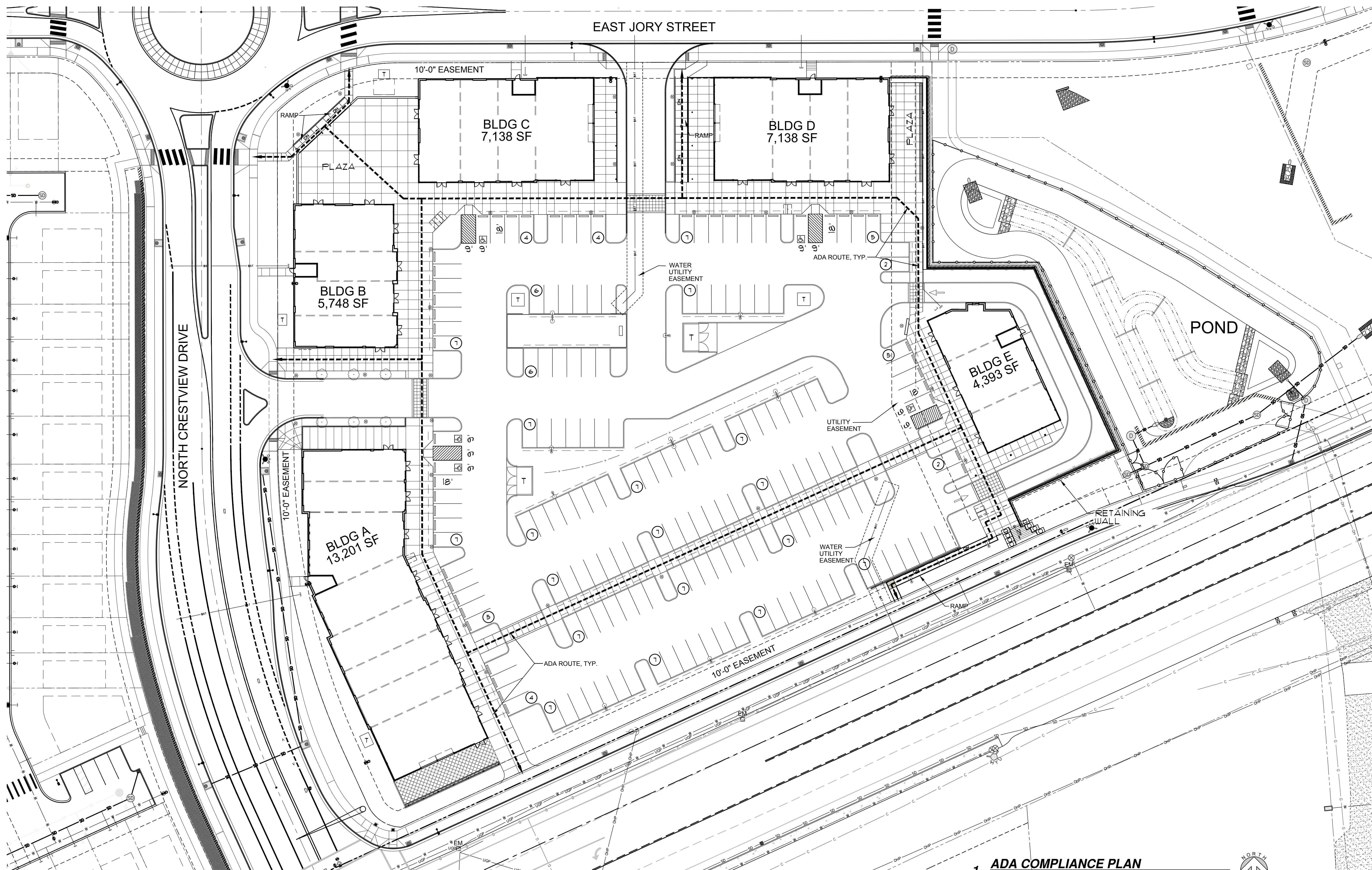
1 OVERALL SITE PLAN
1" = 30'-0"
0' 15' 30' 60' 90'
1" = 30'

PROJECT NO.
20136
DATE:
11-25-2020
DRAWN BY:
MEB
CHECKED BY:
FMS

REVISIONS



20136 © Crestview Site Plans
35



TILAND /
SCHMIDT
ARCHITECTS, P.C.
16101 SW 12ND AVE.
SUITE 135
PORTLAND, OR 97224
(503) 220-0511
FAX (503) 220-0510

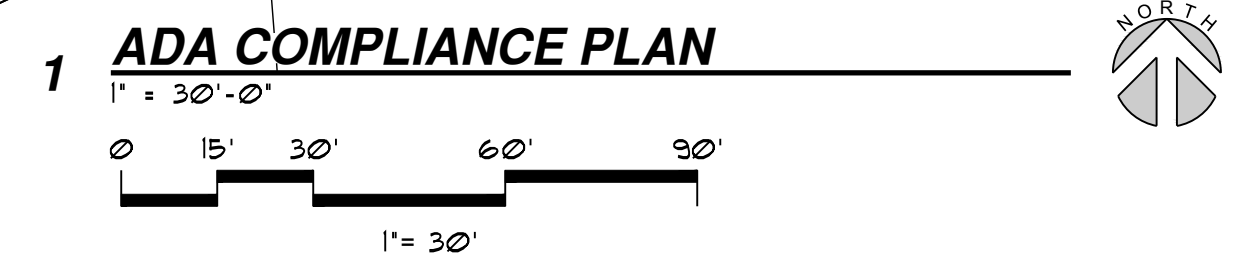
CRESTVIEW CROSSING COMMERCIAL
HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

PROJECT NO.
20136
DATE:
11-25-2020
DRAWN BY:
MEB
CHECKED BY:
FMS

REVISIONS

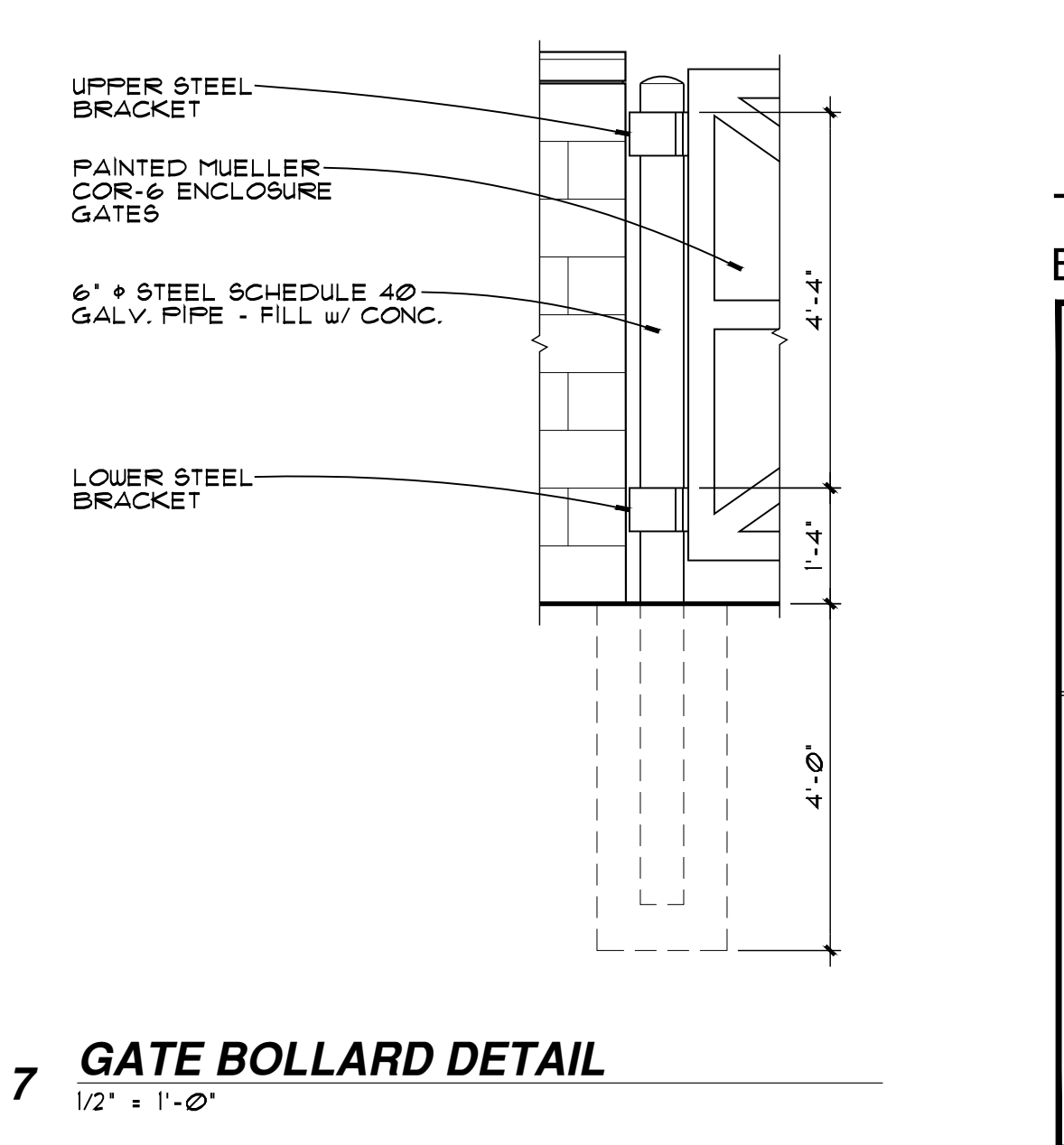
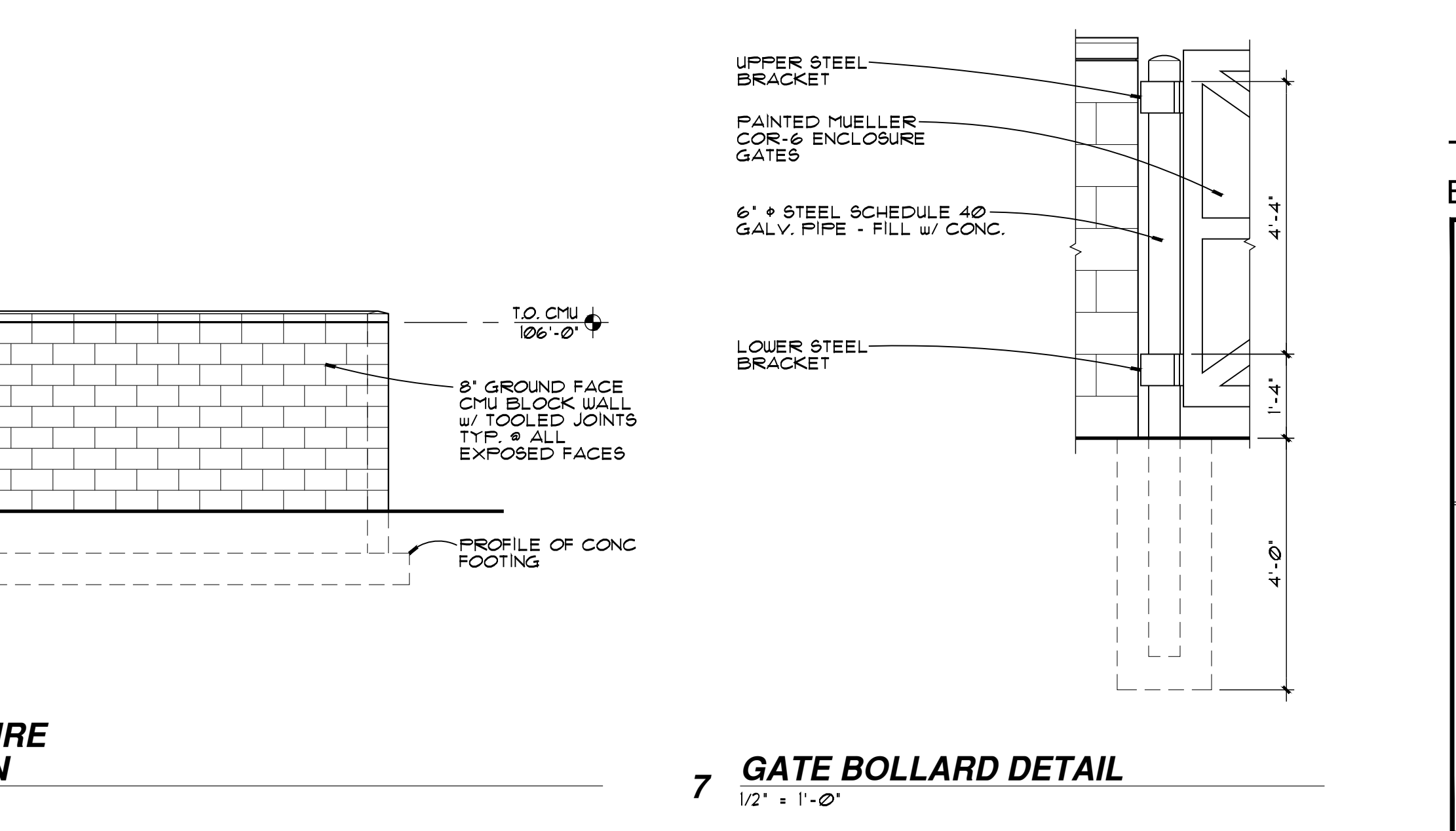
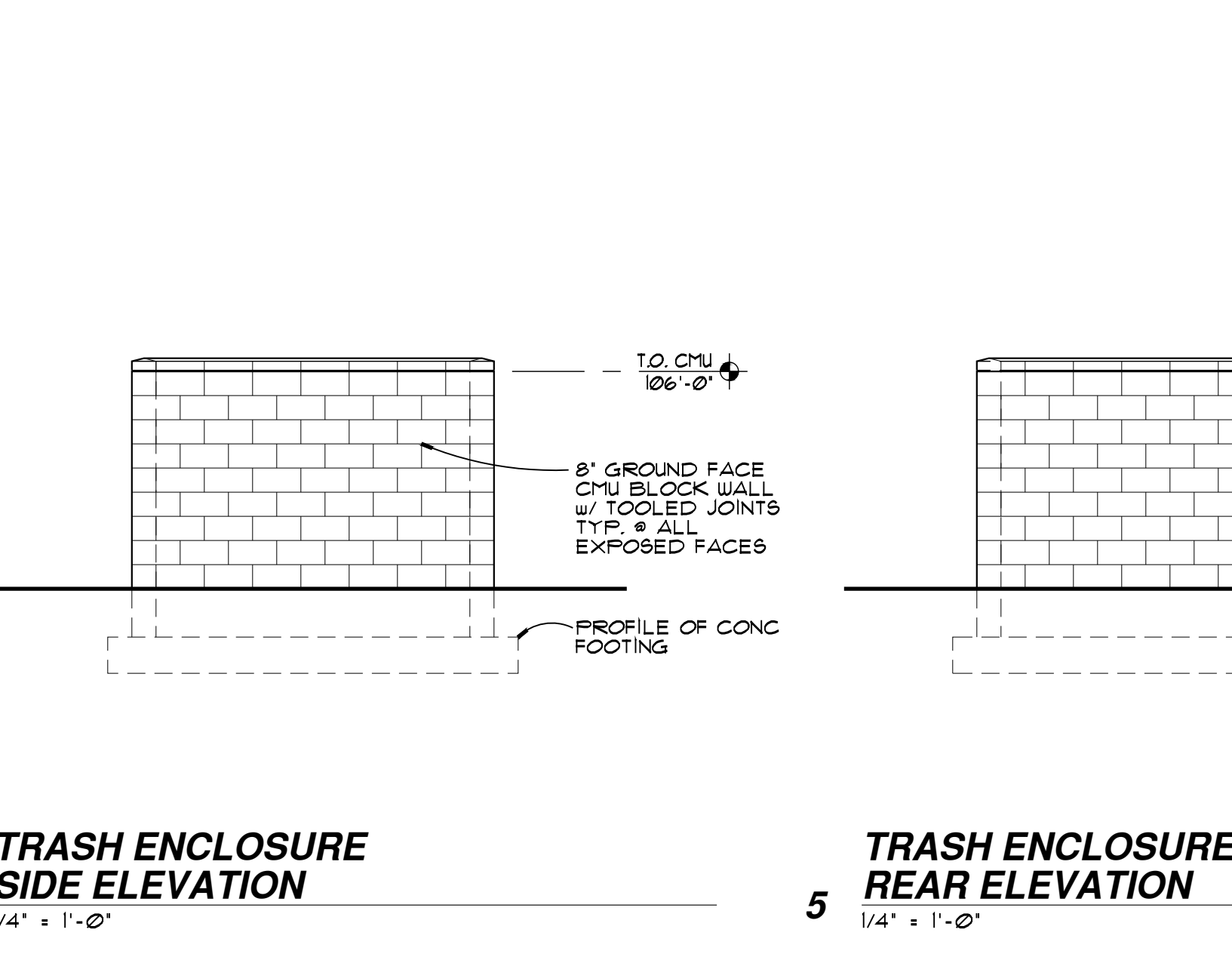
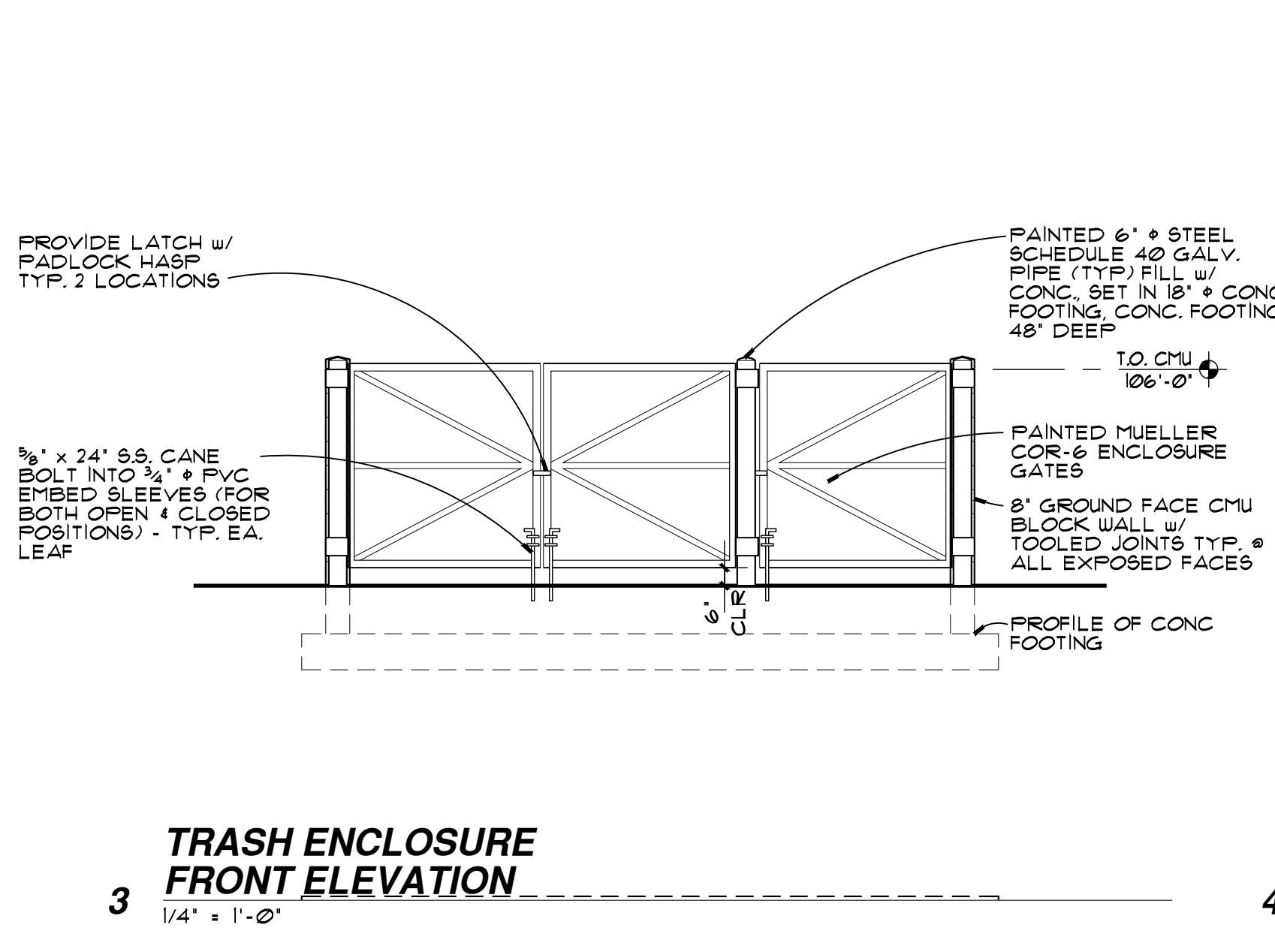
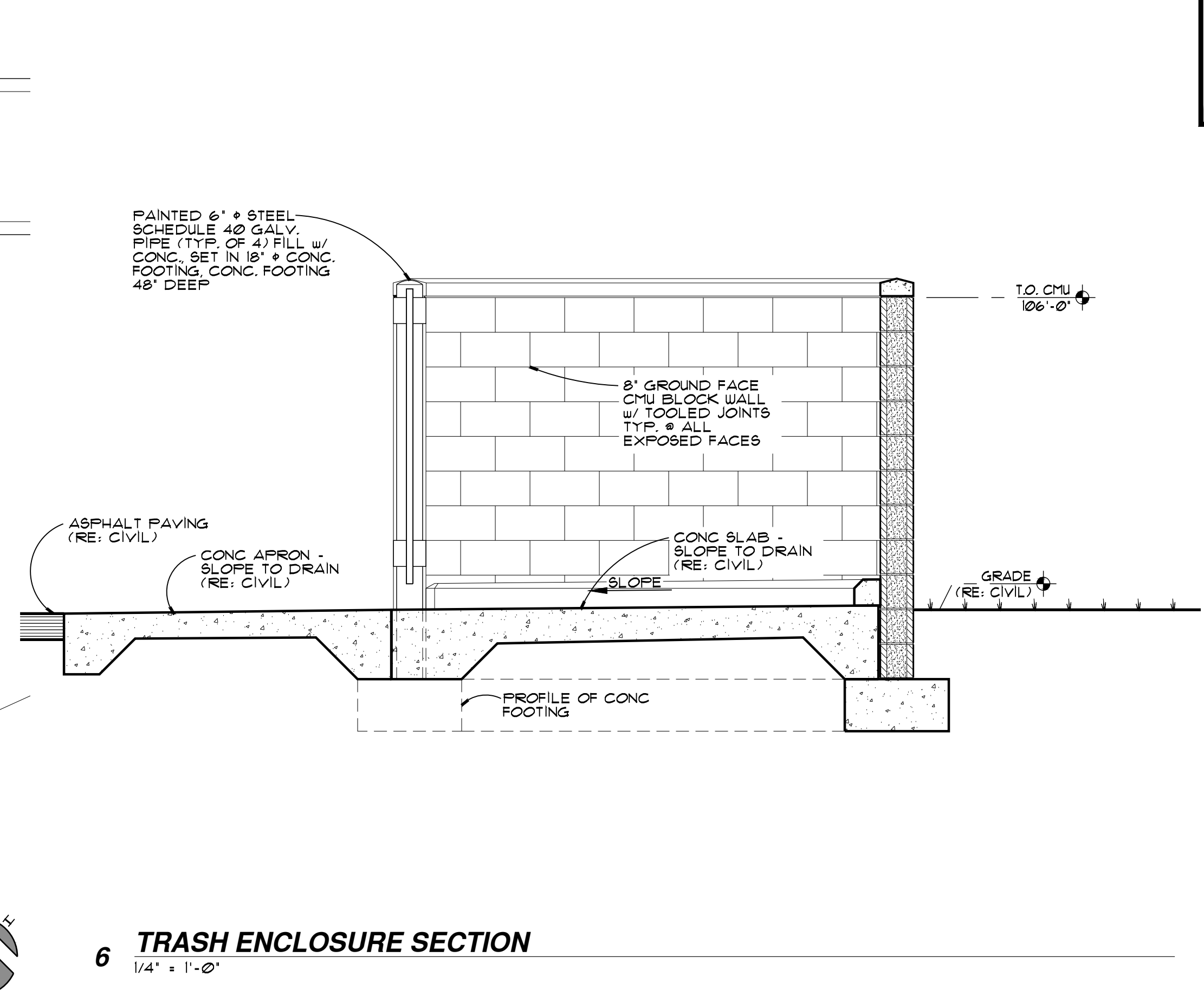
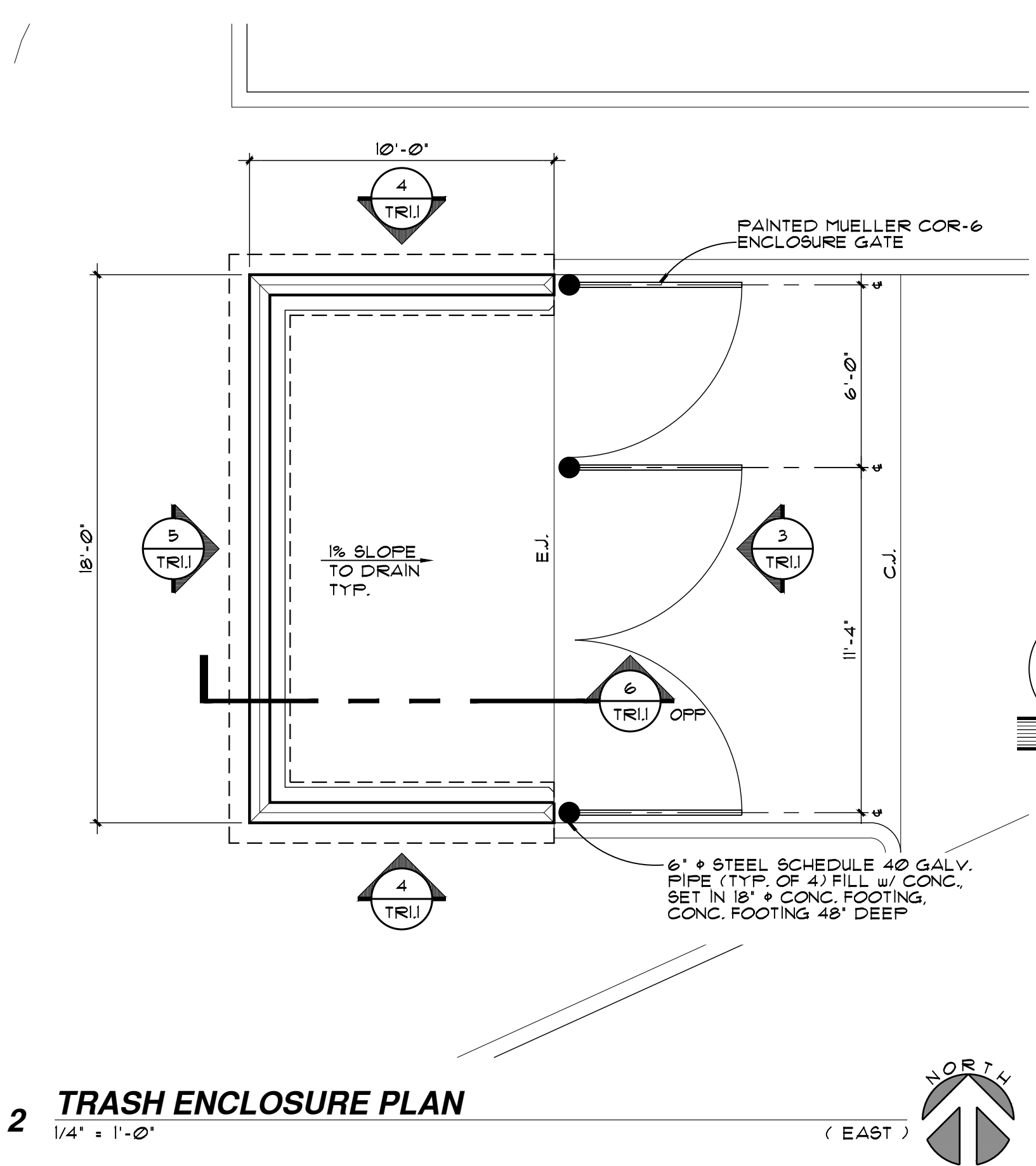
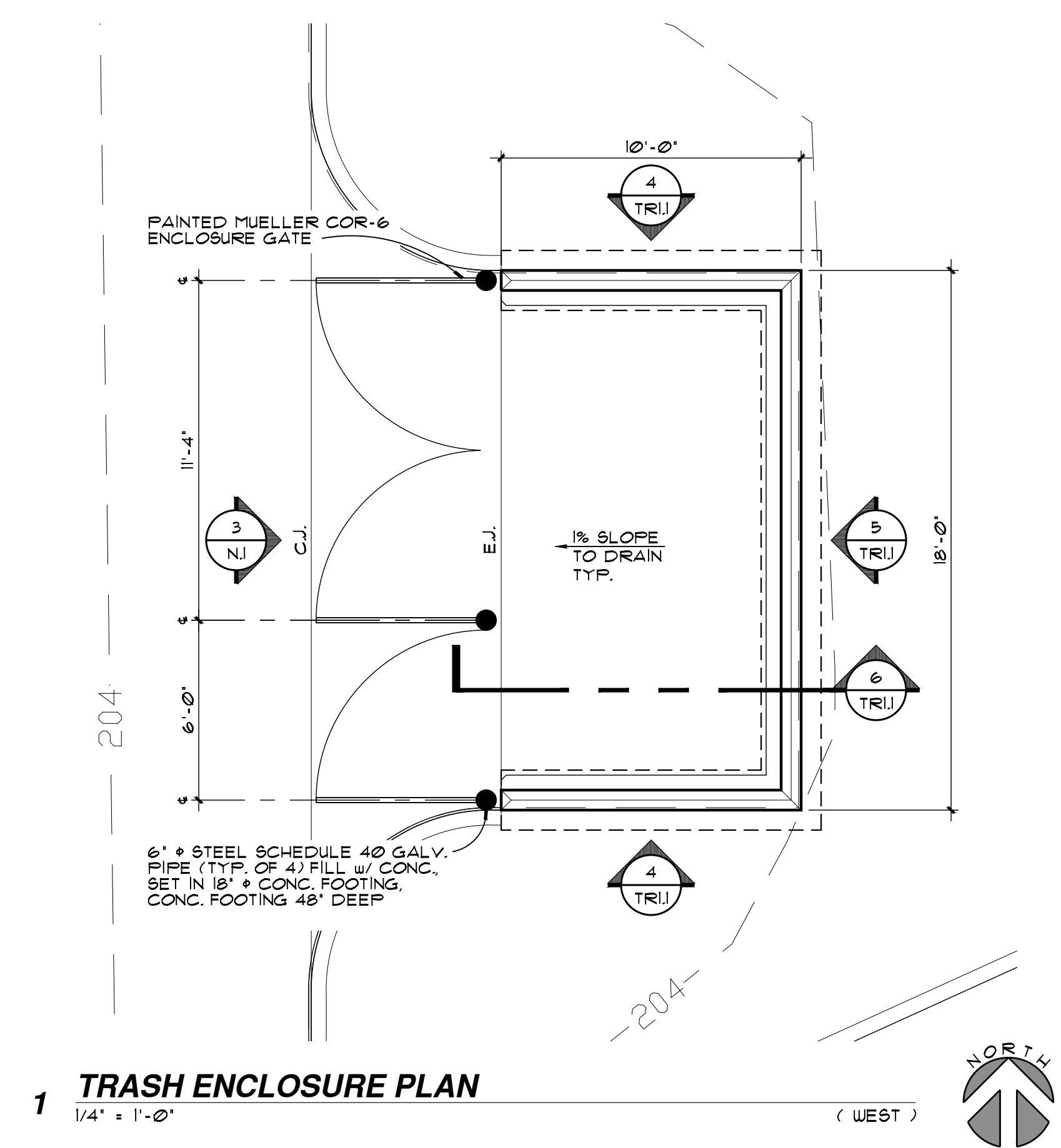
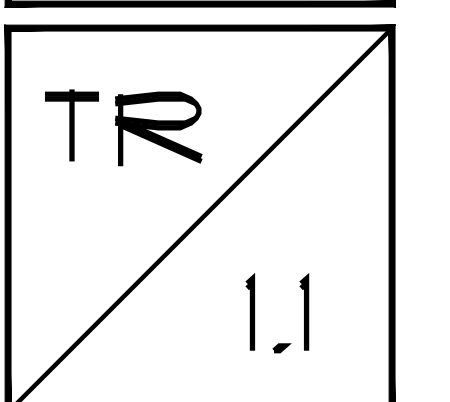
20136 01 Crestview Site Plans
35

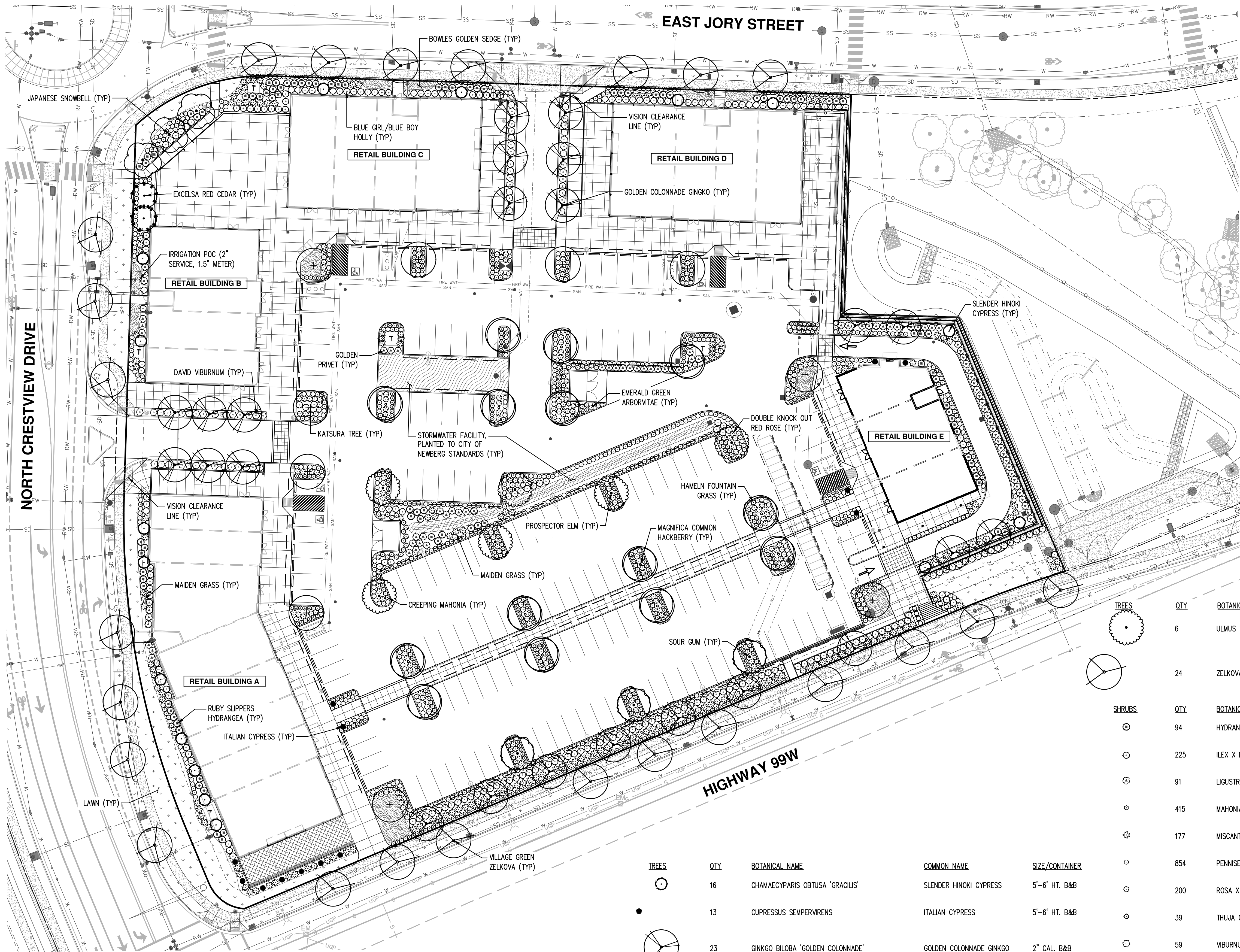
SP
1.2



TRASH ENCLOSURE

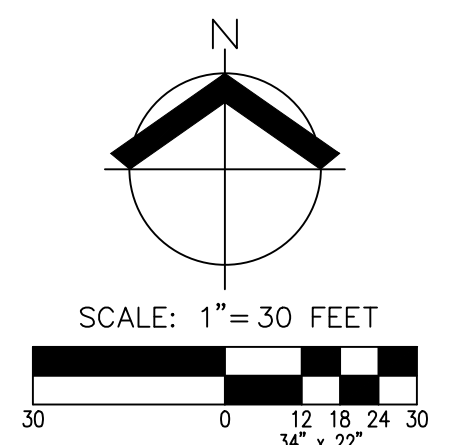
PROJECT NO.	2036
DATE	11-25-2020
DRAWN BY	MEB
CHECKED BY	FMS
REVISIONS	
2036 TR11 Trash Enclosures	





- PRELIMINARY LANDSCAPE NOTES:**
- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. PLAN ELEMENTS, PLANT SPECIES, ETC. AS SHOWN ARE SUBJECT TO CHANGE PRIOR TO FINAL REVIEW AND SUBMITTAL BASED ON FINAL SITE CONDITIONS, NURSERY STOCK AVAILABILITY, ETC.
 - LANDSCAPING AND PLANTING ACTIVITY SHALL CONFORM TO APPLICABLE CITY OF NEWBERG STANDARDS, INCLUDING BUT NOT LIMITED TO CHAPTER 15.420 LANDSCAPING AND OUTDOOR AREAS AND APPENDIX A PLANTING REQUIREMENTS FOR STORMWATER FACILITIES.
 - AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEMS SHALL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS. IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SITE LANDSCAPE DATA:
 SITE AREA: ±182,326 SF (±4.2 AC)
 LANDSCAPE AREA REQUIRED: ±27,349 SF (15%)
 PLANTING AREA PROVIDED (INC. STORMWATER PLANTERS): ±33,711 SF (18.5%)
 HARDSCAPE AREA PROVIDED (PLAZAS AND WALKWAYS): ±30,989 SF (17%)
 TOTAL LANDSCAPE AREA (PLANTING AND HARDSCAPE): ±64,700 SF (35.5%)
 PARKING LOT TREES REQUIRED: 169 SPACES / 7 SPACES = 24 TREES
 PARKING LOT TREES PROVIDED: 31 TREES
 PARKING LOT LANDSCAPING REQUIRED: 169 SPACES X 25 SF = ±4,225 SF
 PARKING LOT LANDSCAPING PROVIDED: ±13,394 SF



PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER
	14	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA COMMON HACKBERRY	2" CAL. B&B
	10	CERODIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL. B&B

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER
	16	CHAMAECYPARIS OBTRUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	5'-6" HT. B&B
	13	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5'-6" HT. B&B
	23	GINKGO BILOBA 'GOLDEN COLONNADE'	GOLDEN COLONNADE GINKGO	2" CAL. B&B
	3	NYSSA SYLVATICA	SOUR GUM	2" CAL. B&B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CAL. B&B
	2	THUJA PLICATA 'EXCELSA'	EXCELSA RED CEDAR	6'-8" HT B&B

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER
	6	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	2" CAL. B&B
	24	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL. B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER
	94	HYDRANGAEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGAEA	5 GAL. CONT.
	225	ILEX X MESERVEAE 'BLUE GIRL' 90%, 'BLUE BOY' 10%	BLUE GIRL/BLUE BOY HOLLY	5 GAL. CONT.
	91	LIGUSTRUM VICARYI	GOLDEN PRIVET	5 GAL. CONT.
	415	MAHONIA REPENS	CREEPING MAHONIA	1 GAL. CONT.
	177	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL. CONT.
	854	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.
	200	ROSA X 'RADTKO'	DOUBLE KNOCK OUT RED ROSE	2 GAL. CONT.
	39	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	4" HT. B&B
	59	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL. CONT.

GROUND COVERS	QTY	DESCRIPTION
	673	CAREX ELATA 'BOWLES GOLDEN'
	±15,097 SF	LAWN
	±2,616 SF	STORMWATER FACILITY PLANTED TO CITY OF NEWBERG STANDARDS

PRELIMINARY LANDSCAPE PLANTING PLAN
CRESTVIEW CROSSING COMMERCIAL
GRAMOR NEWBERG CRESTVIEW, LLC

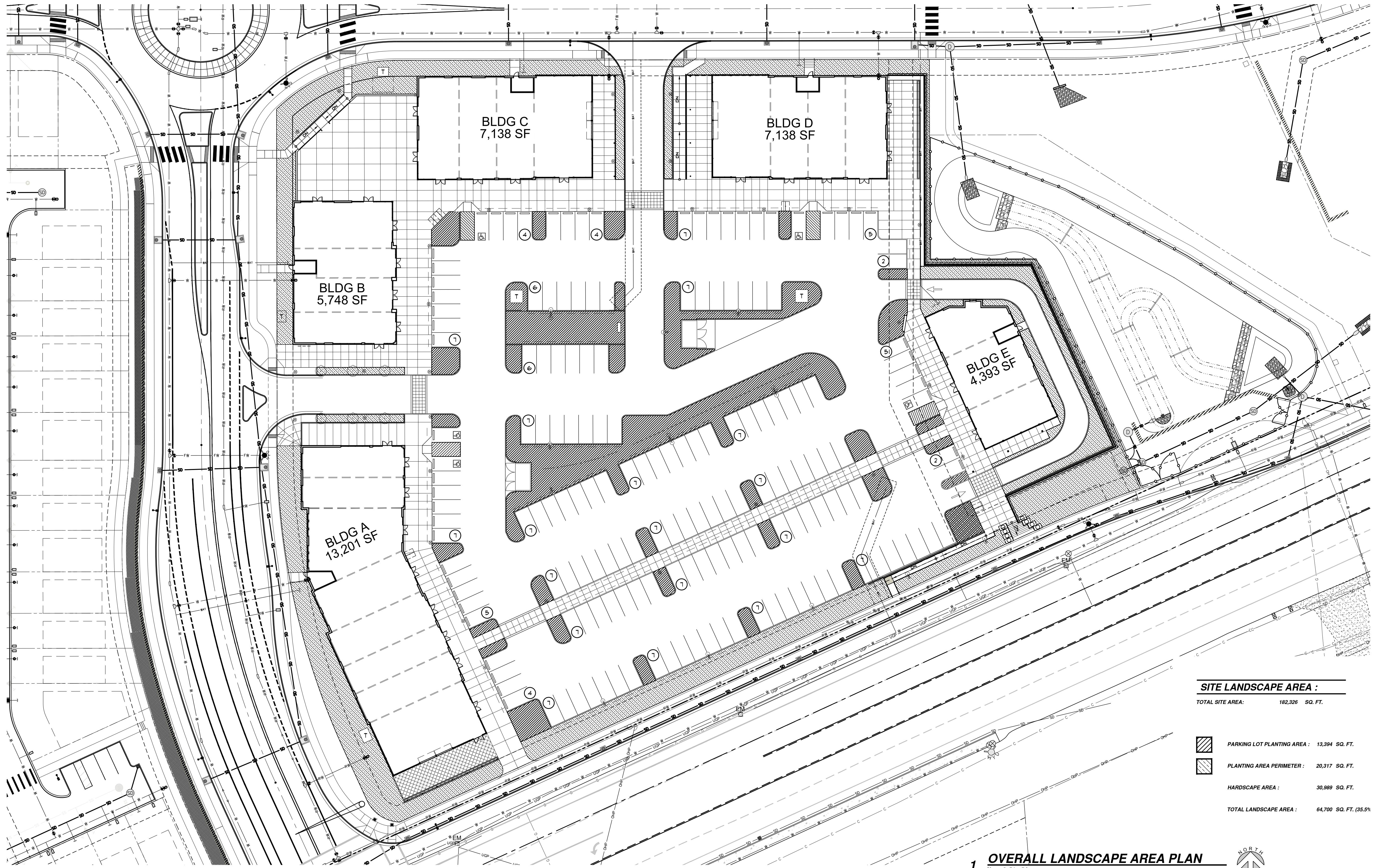
AKS ENGINEERING & FORESTRY, LLC
 1730 S.W. NEWBERG RD., STE 100
 NEWBERG, OR 97132
 WWW.AKS-ENG.COM

AKS
 ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

REGISTERED
 LANDSCAPE ARCHITECT
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NUMBER:	3723
DATE:	11/20/2020
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

L1



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SCHMIDT
ARCHITECTS, P.C.
16101 SW 12ND AVE.
SUITE 135
PORTLAND, OR 97224
(503) 220-0511
FAX (503) 220-0518

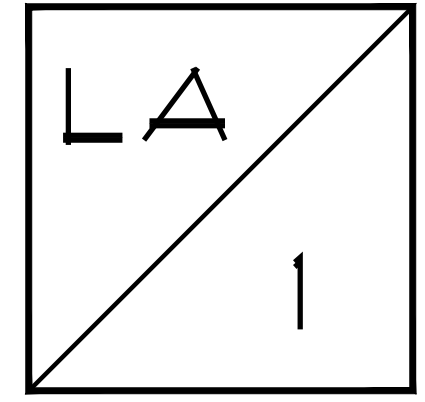
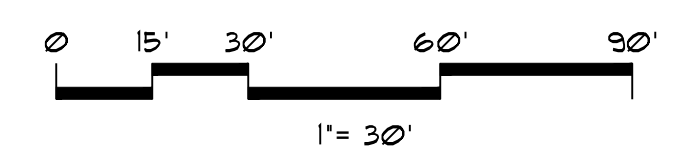
CRESTVIEW CROSSING COMMERCIAL
HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

PROJECT NO.	20136
DATE:	11-25-2020
DRAWN BY:	MEB
CHECKED BY:	FMS
REVISIONS	
20136 01 Crestview Site Plans	

SITE LANDSCAPE AREA:

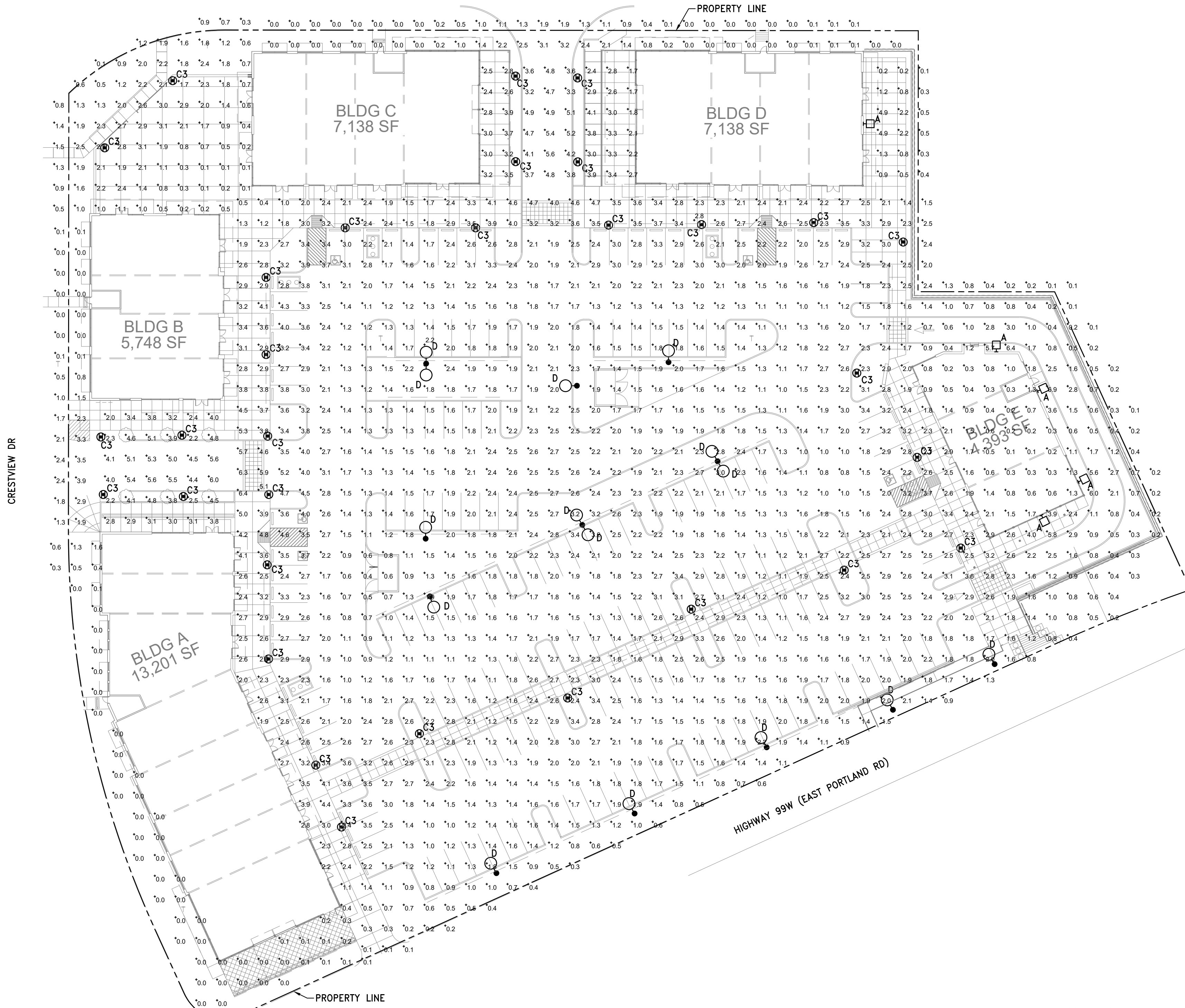
TOTAL SITE AREA:	182,326 SQ. FT.
PARKING LOT PLANTING AREA:	13,394 SQ. FT.
PLANTING AREA PERIMETER:	20,317 SQ. FT.
HARDSCAPE AREA:	30,989 SQ. FT.
TOTAL LANDSCAPE AREA:	64,700 SQ. FT. (35.5%)

1 OVERALL LANDSCAPE AREA PLAN
1" = 30'-0"

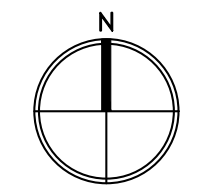


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Mounting Height	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Lithonia Lighting	WST LED P2 40K VF MVOLT VG	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT, vandal guard	1	12'	3000	0.9	25
	C3	34	Lithonia Lighting	MRP LED 42C 530 40K SR5 MVOLT	MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 5 DISTRIBUTION	1	12'	6959	0.9	75
	D	15	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	1	28'	12214	0.9	102

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FAX (503) 220-8518



1 SITE LIGHTING - PHOTOMETRIC PLAN
E1.0 SCALE: 1/32"=1'-0"
0 16' 32' 64'



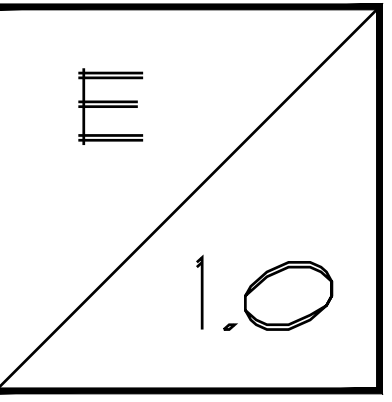
6915 SW MACADAM AVE. SUITE 200
PORTLAND, OREGON 97219
PHONE: 503.892.1188
FAX: 503.892.1190
CONTACT...STEVE LOCKHART
engineering@mke-inc.com




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IS
CHECKED BY:
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PLOTTED: IAN SWIFT 11/24/2020 11:58 AM
X: DWG\15\5195\5195-E1.0



WST LED Architectural Wall Sconce

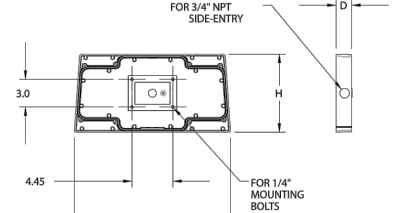
Specifications Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (26.8 cm)
Weight: 20 lbs (9.1 kg)



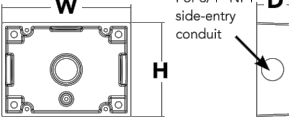
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Catalog Number: **12" MOUNTING HEIGHT**

Type: **A**

10 The 100 key or mouse over the page to see all interactive elements.

Capable Luminaire


This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL+ controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocentral interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#)




COMMERCIAL OUTDOOR

One Lithonia Way • Cary, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com

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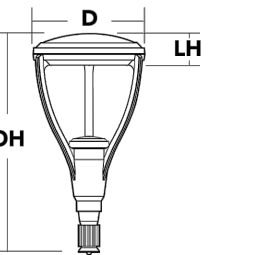
WSTLED
Rev: 11/02/20



MRP LED LED Area Luminaire

Specifications

EPA: 1,125 Ft (31.8 m)
Luminaire Height: 6-3/8" (16.2 cm)
Overall Height: 32" (81.3 cm)
Diameter: 18" (45.7 cm)
Weight (max): 37.5 lbs (17 kg)



Catalog Number: **C3**

Type: **C3**

10 The 100 key or mouse over the page to see all interactive elements.

Capable Luminaire


This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL+ controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocentral interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#)




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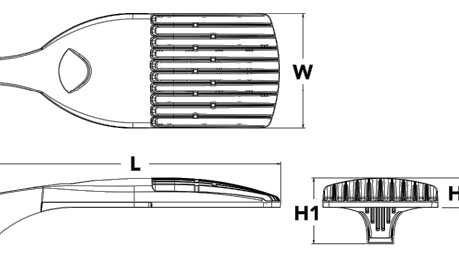
MRP-LED
Rev: 07/06/18



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1,021 Ft (281 m)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2" (9.1 cm)
Weight (max): 27 lbs (12.2 kg)



Catalog Number: **D**


Type: **D**

10 The 100 key or mouse over the page to see all interactive elements.

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 efficacy, 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 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

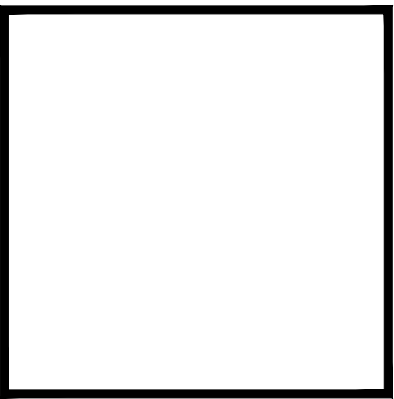


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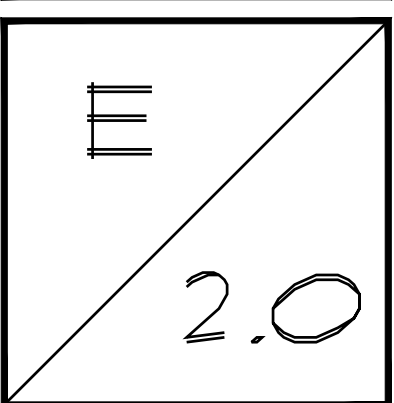
DSX1LED
Rev: 12/18/18
Page 1 of 8



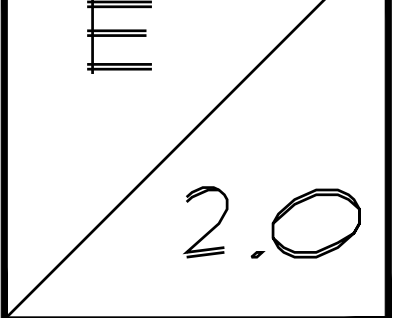
TILAND / SCHMIDT ARCHITECTS, P.C.
 16101 SW 12ND AVE, SUITE 135
 PORTLAND, OR 97224
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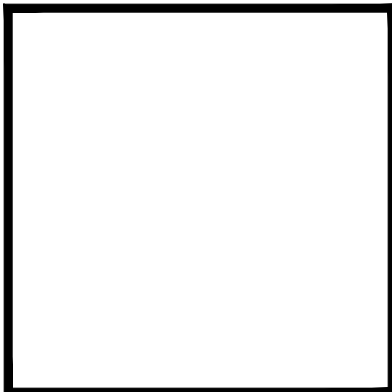
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 NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

PROJECT NO. 20136
DATE: 11/20/2020 DRAWN BY: IS CHECKED BY: SL
REVISIONS



6915 SW MACADAM AVE. SUITE 200
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 PHONE: 503.892.1188
 FAX: 503.892.1190
 CONTACT...STEVE LOCKHART
 engineering@mke-inc.com



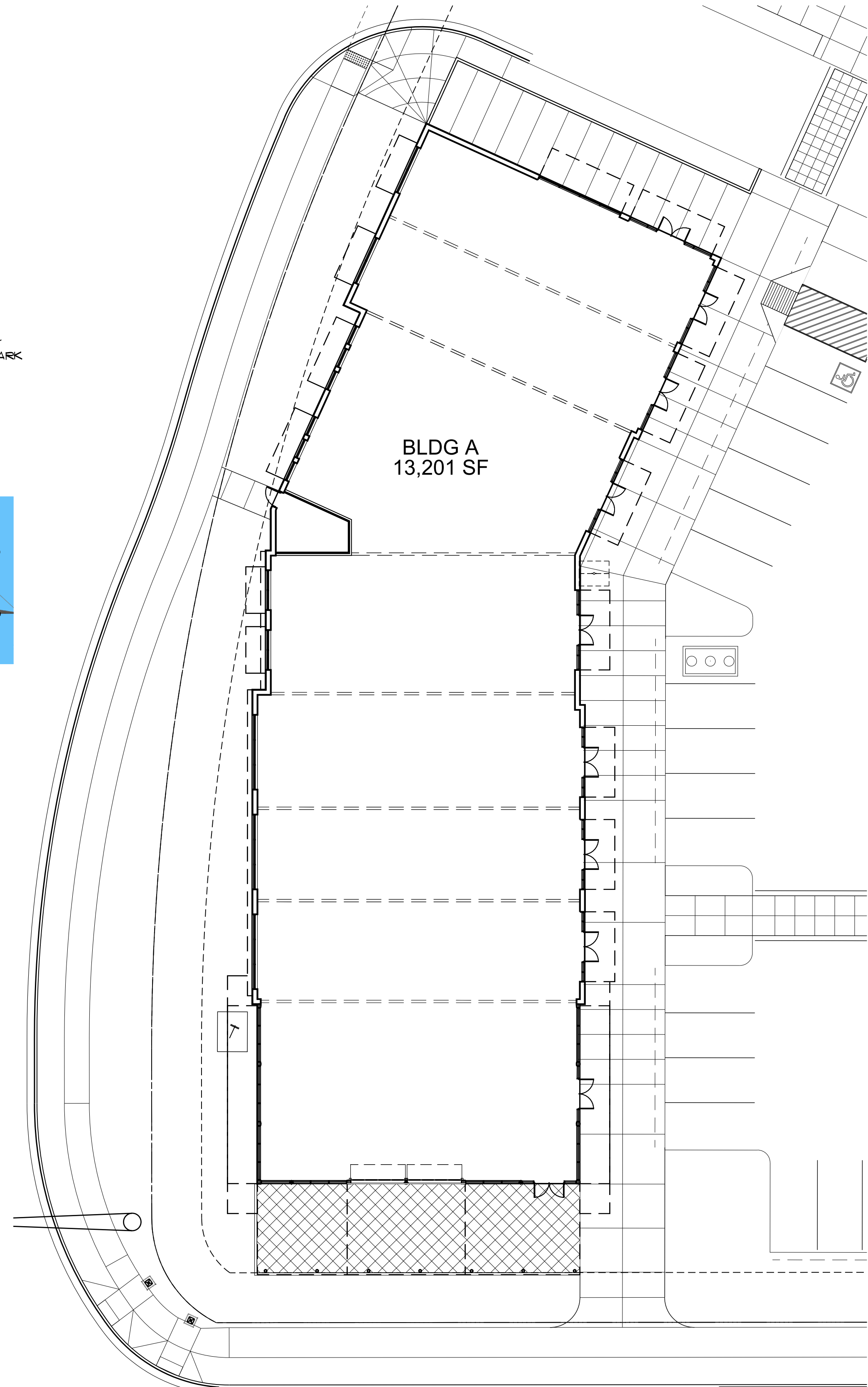
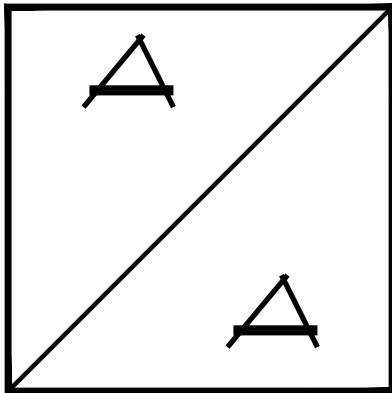


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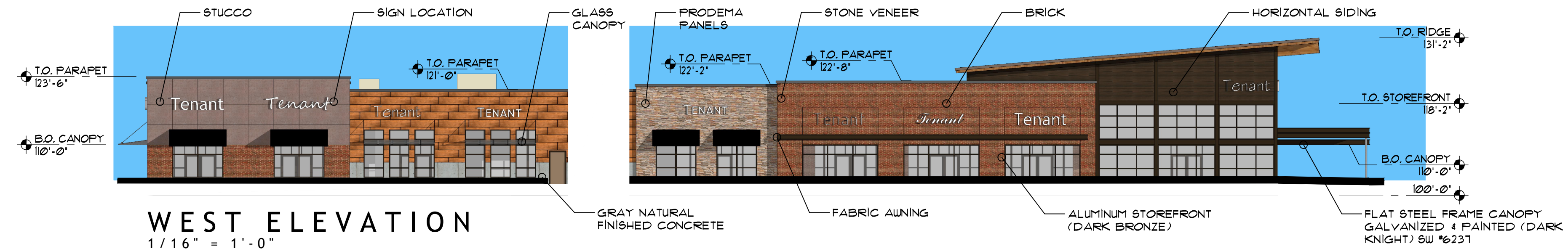
CRESTVIEW CROSSING COMMERCIAL
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NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'A'

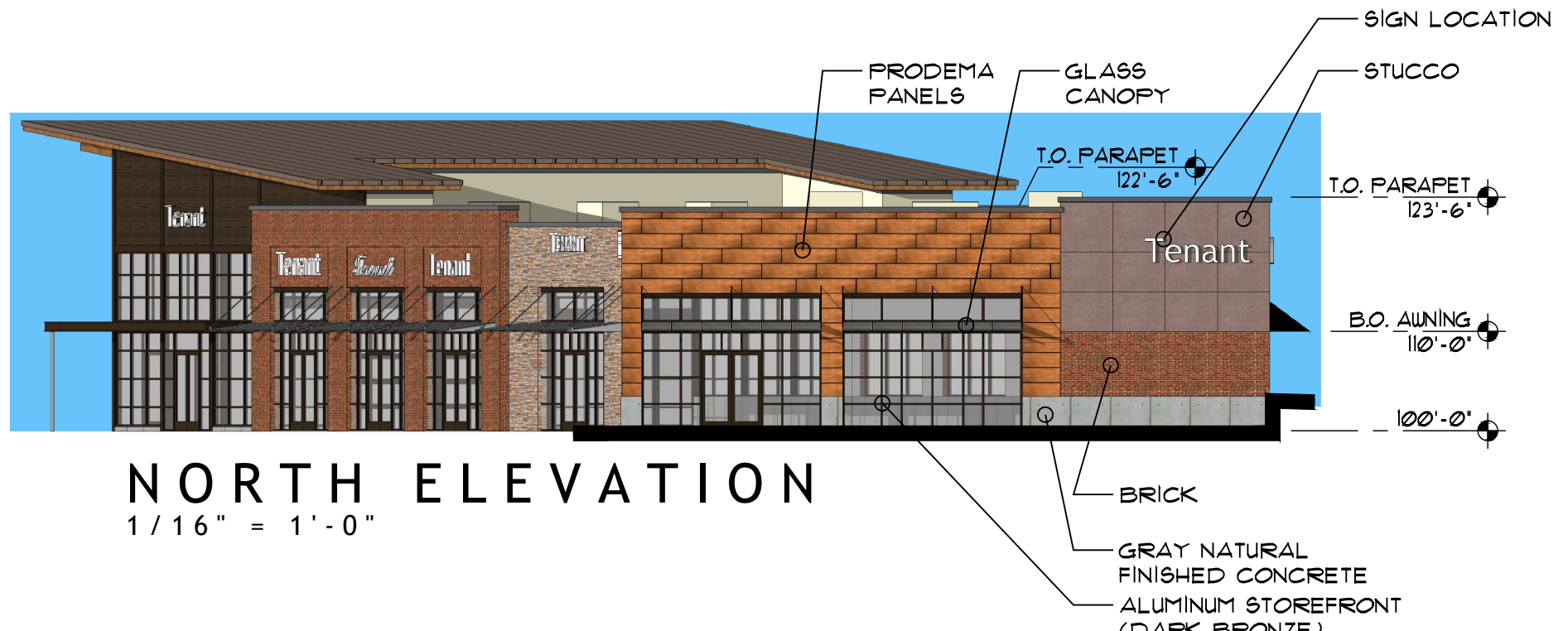
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DATE	11-25-2020
DRAWN BY	AJH
CHECKED BY	FMS
REVISIONS	
20136 Bldg A Plan Elevations Exhibits	



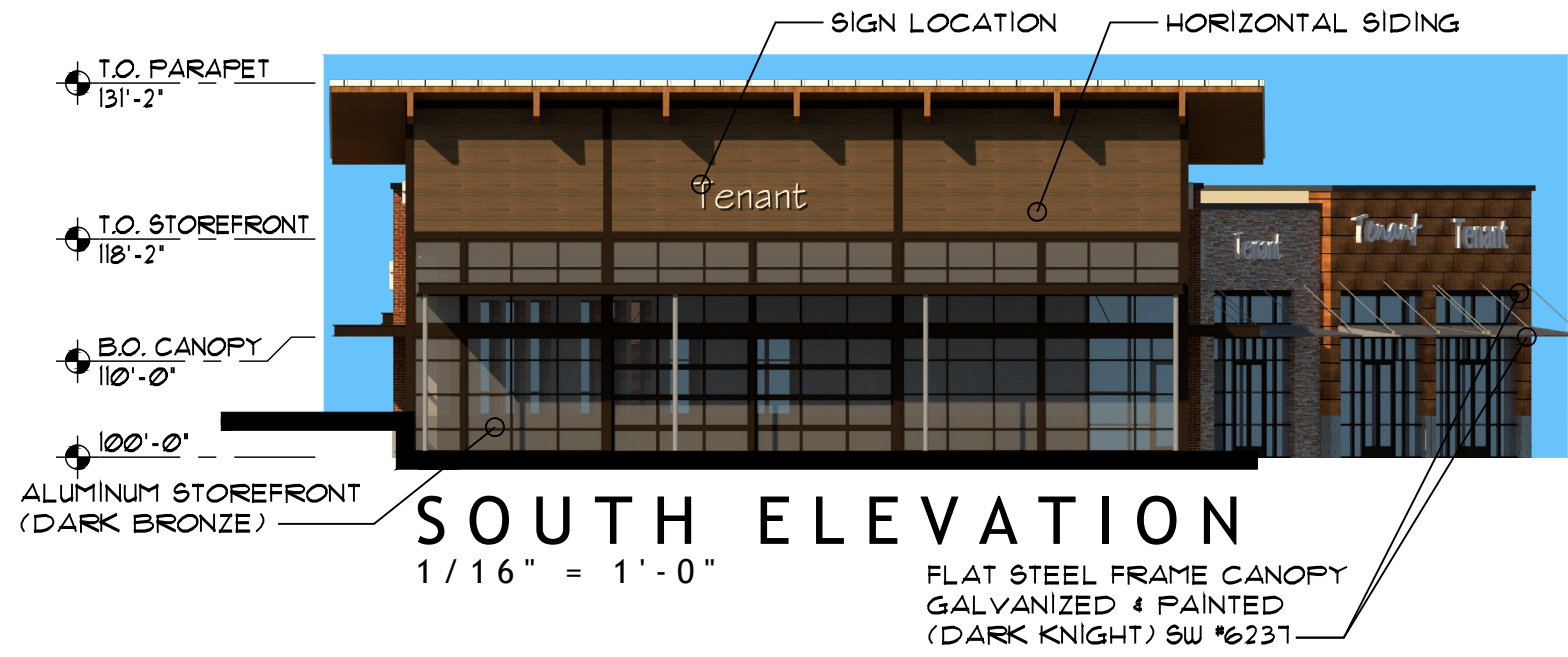
FLOOR PLAN
1/16" = 1'-0"
NORTH



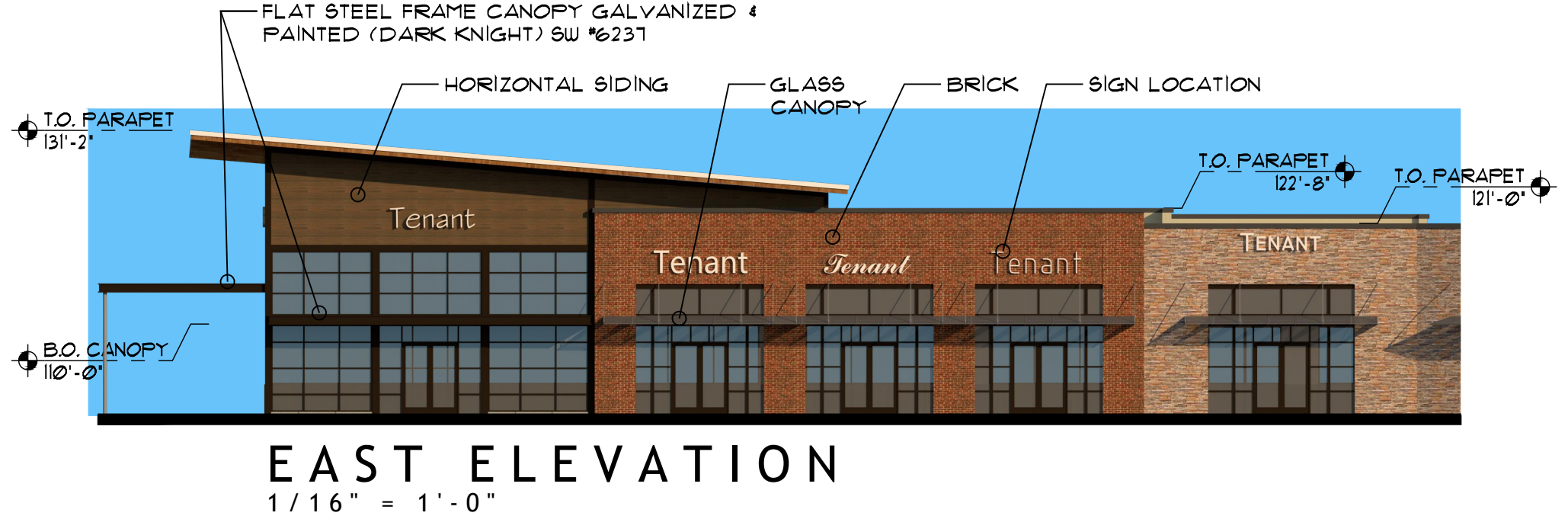
WEST ELEVATION
1/16" = 1'-0"



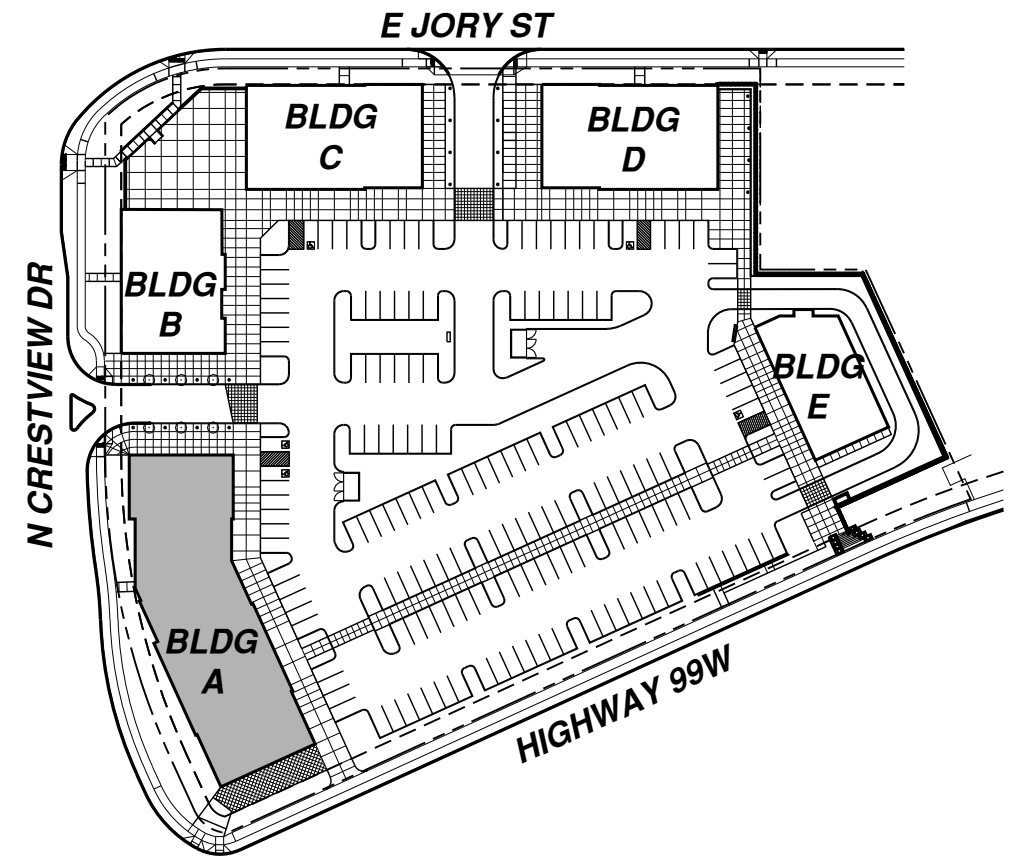
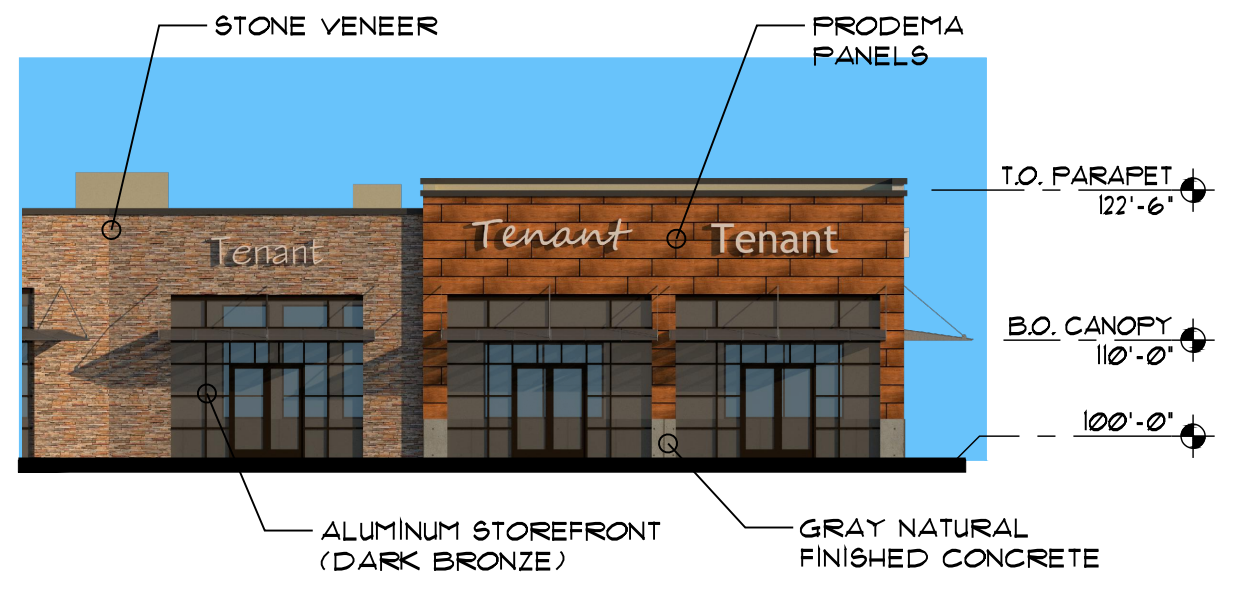
NORTH ELEVATION
1/16" = 1'-0"



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

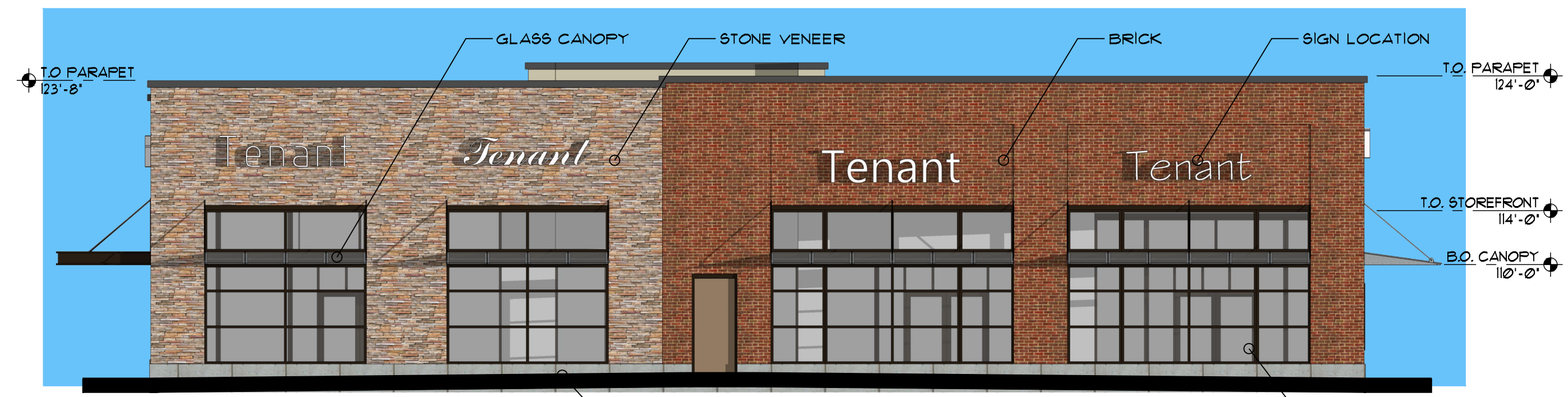


EAST ELEVATION
1/16" = 1'-0"



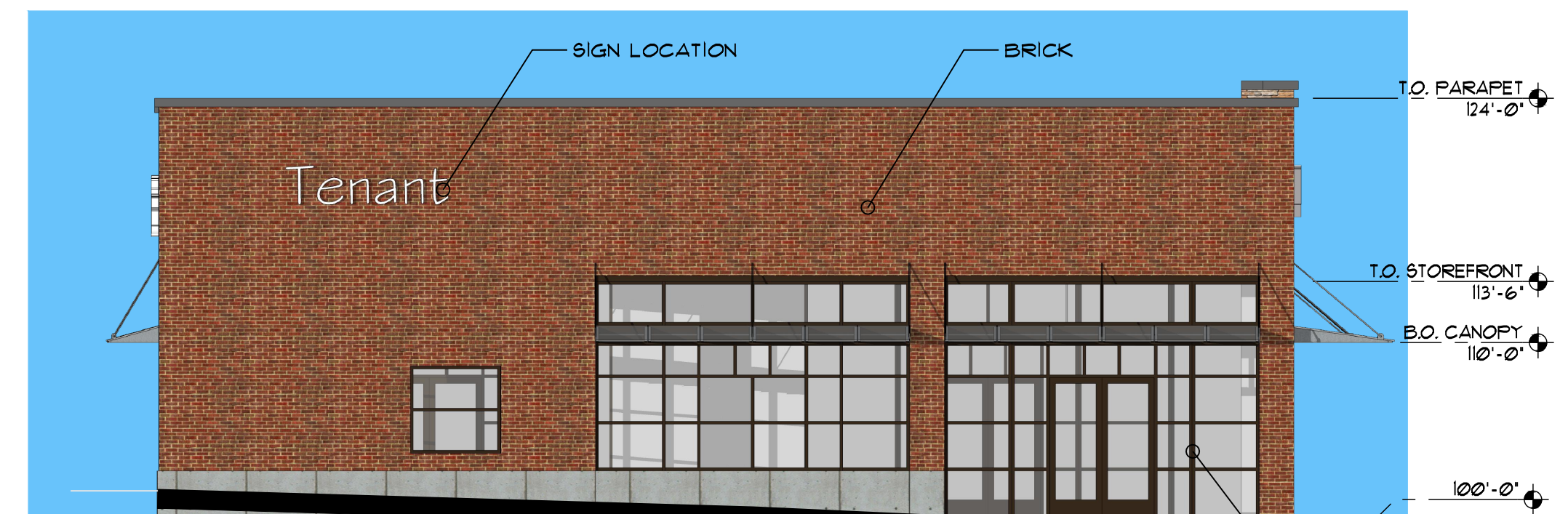
KEY PLAN
N. T. S.

**BUILDING A
FLOOR PLAN AND COLOR ELEVATIONS**



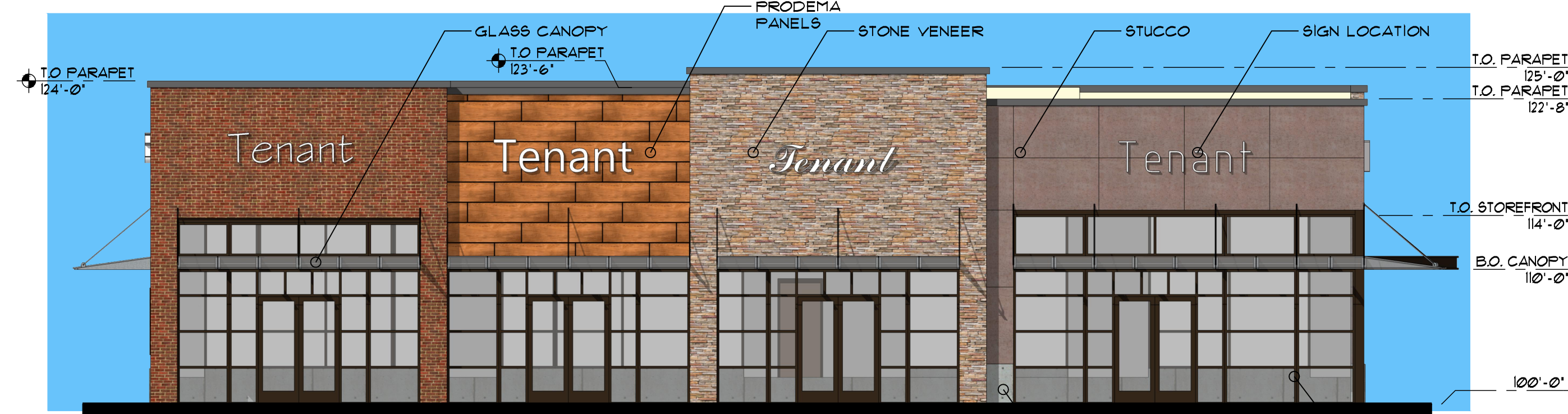
WEST ELEVATION

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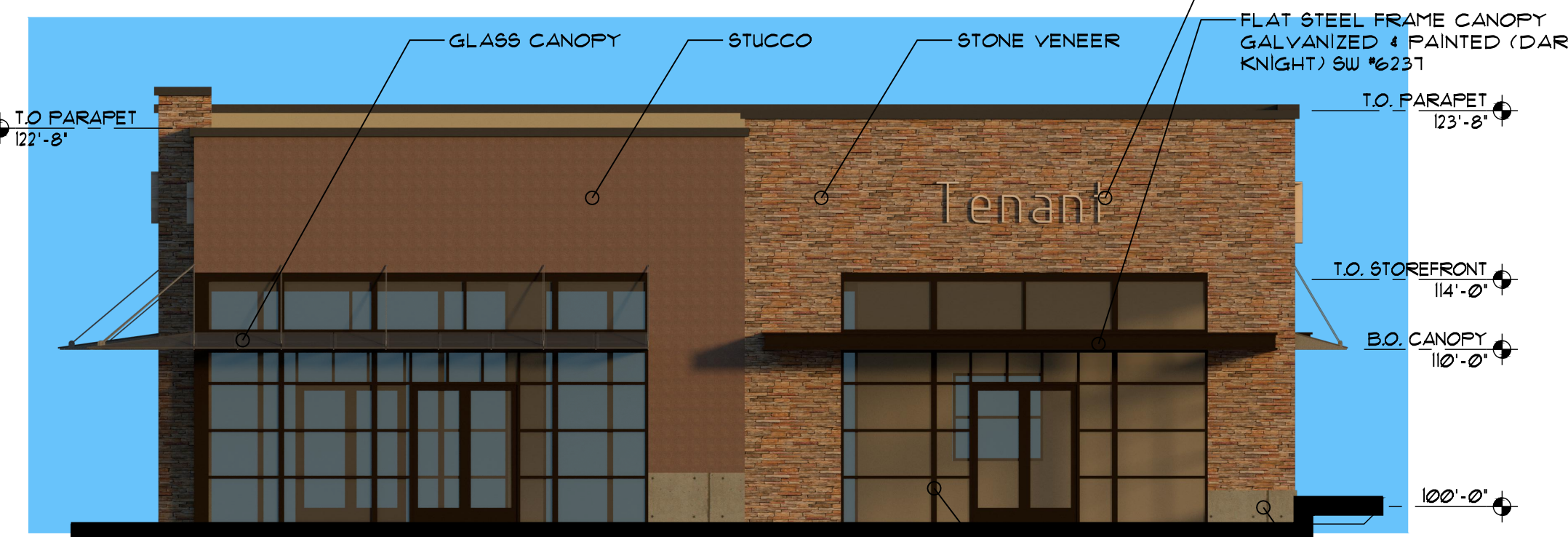
SOUTH ELEVATION

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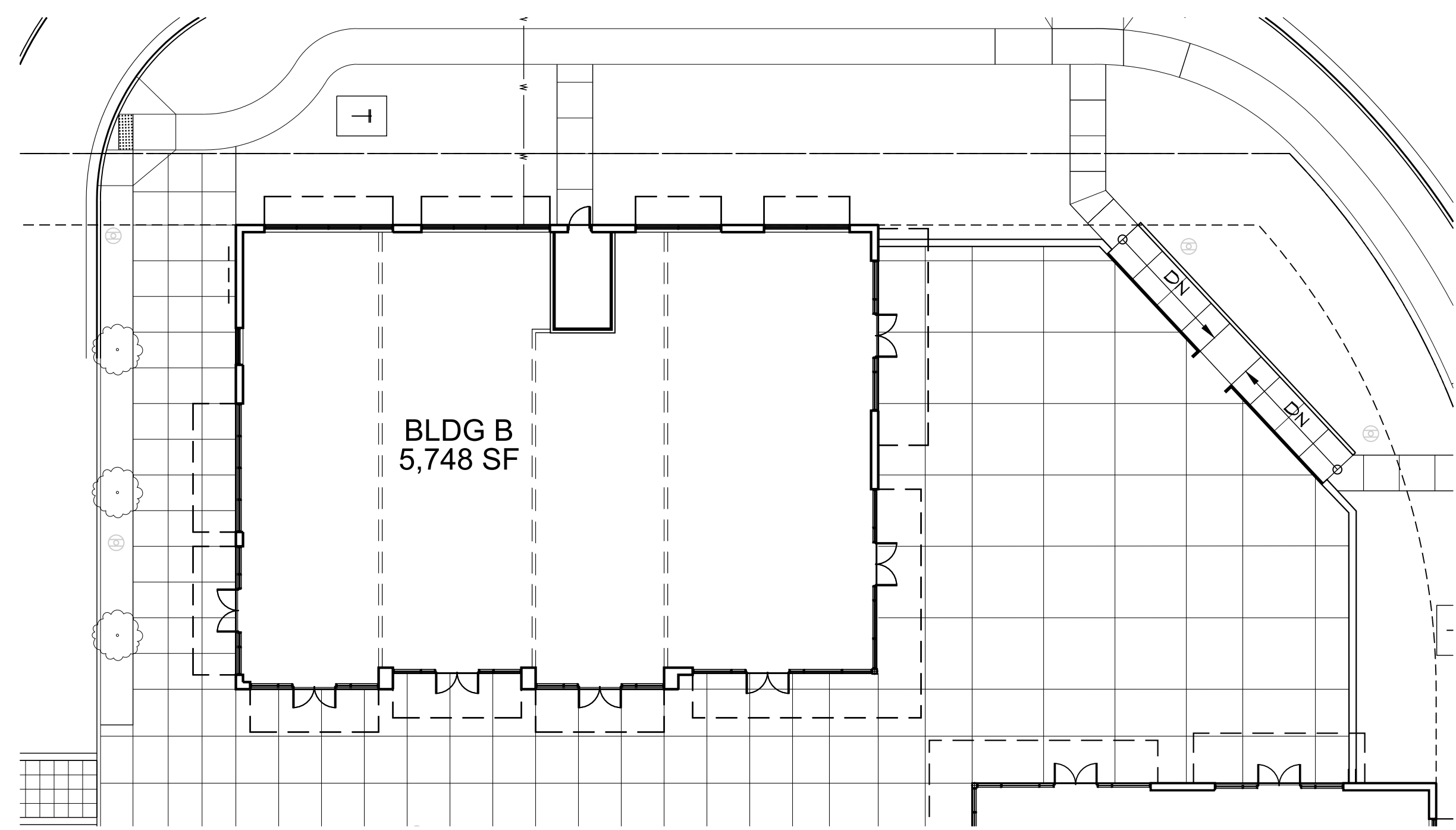
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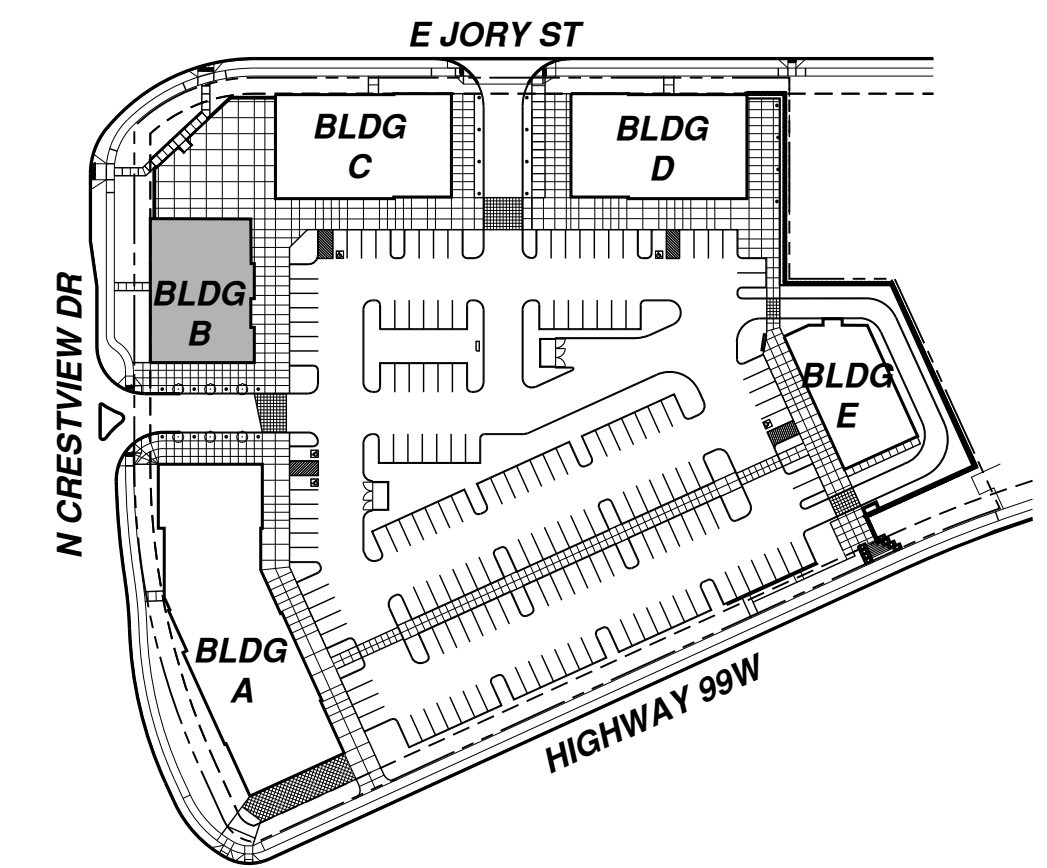
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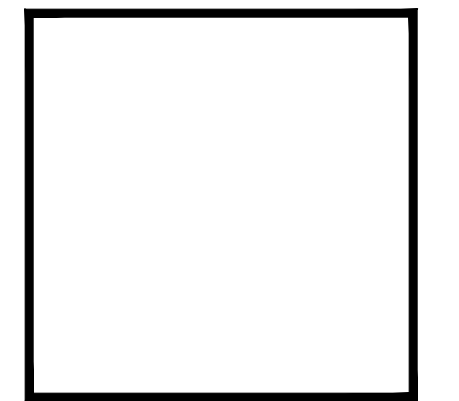


FLOOR PLAN

1/16" = 1'-0"



KEY PLAN
N.T.S.

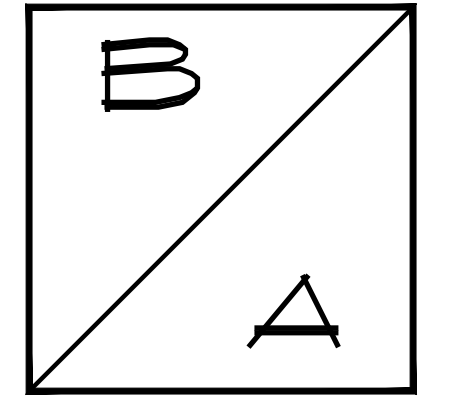


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PORTLAND, OR 97224
(503) 220-8511
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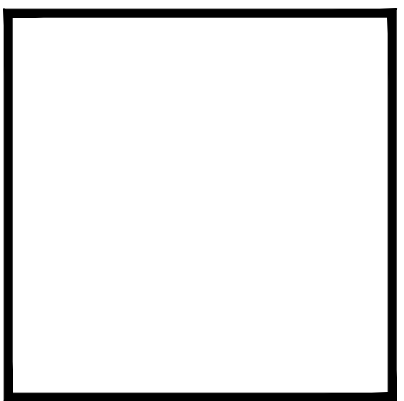
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HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
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EXHIBIT 'A'

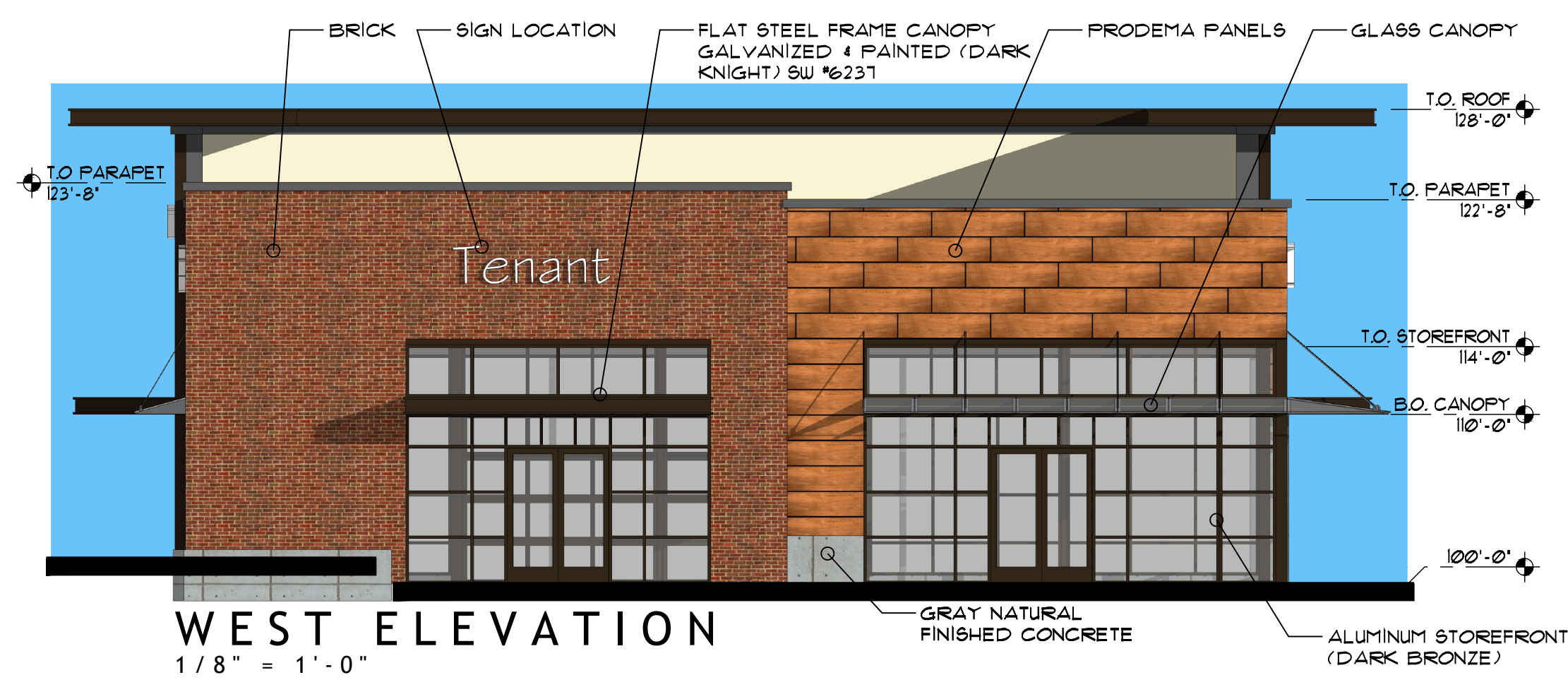
PROJECT NO. 20136
DATE: 11-25-2020
DRAWN BY: AJH
CHECKED BY: FMS
REVISIONS
20136 Bldg B Plan Elevations Exhibits



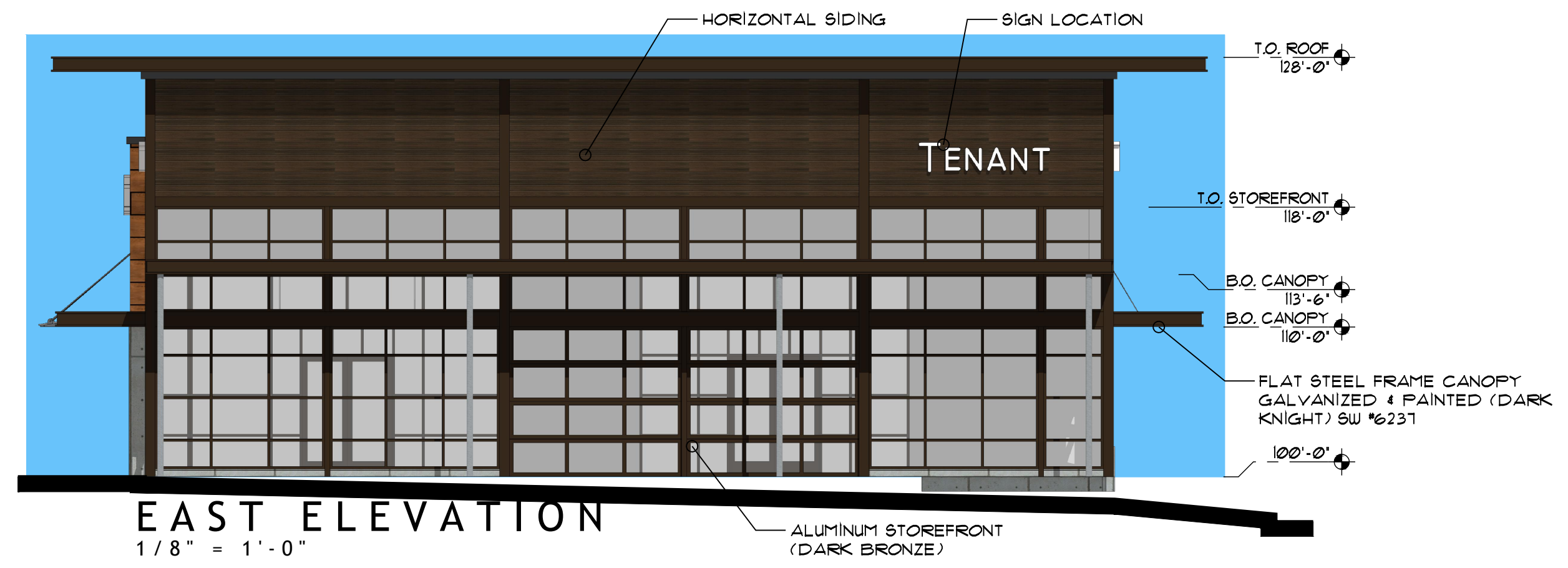
**BUILDING B
FLOOR PLAN AND COLOR ELEVATIONS**



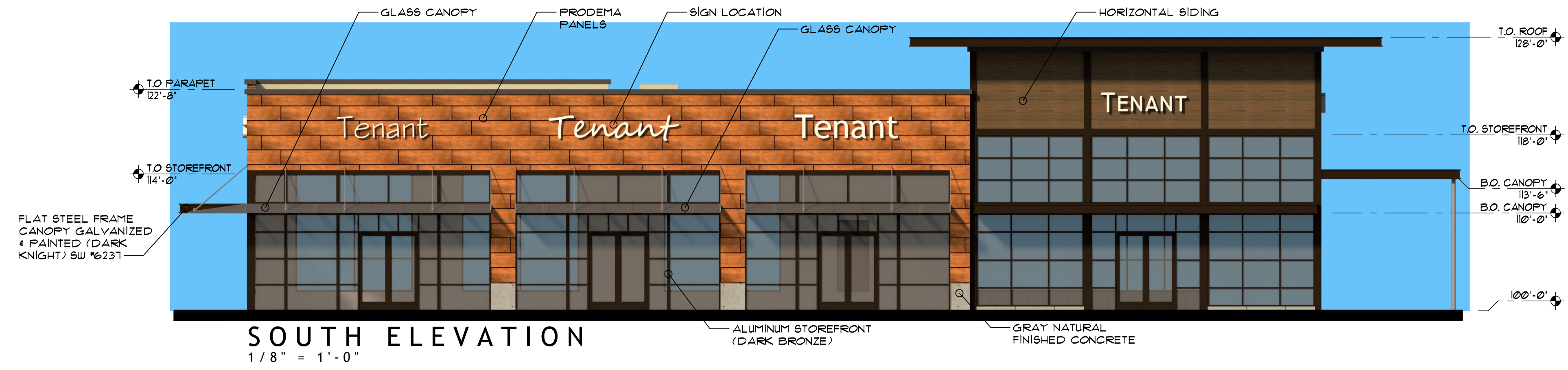
TILAND / SCHMIDT ARCHITECTS, P.C.
 16101 SW 12ND AVE. SUITE 135
 PORTLAND, OR 97224
 (503) 220-8511
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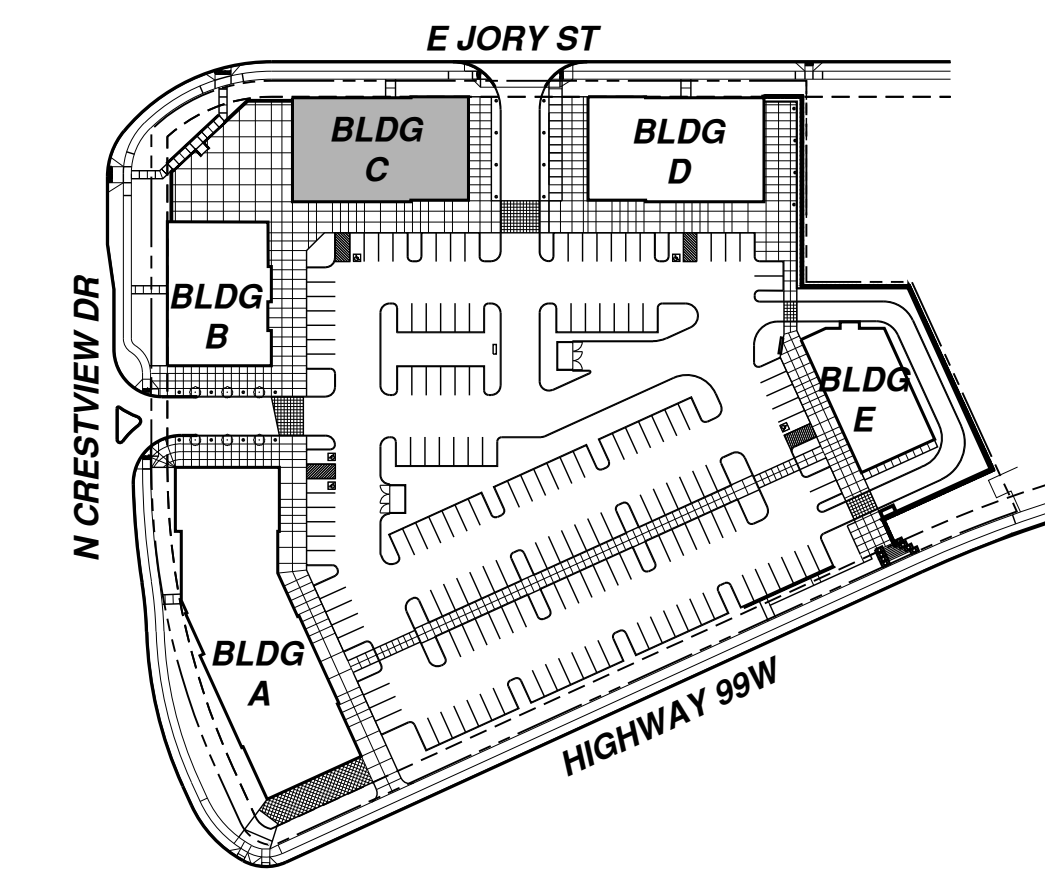
WEST ELEVATION
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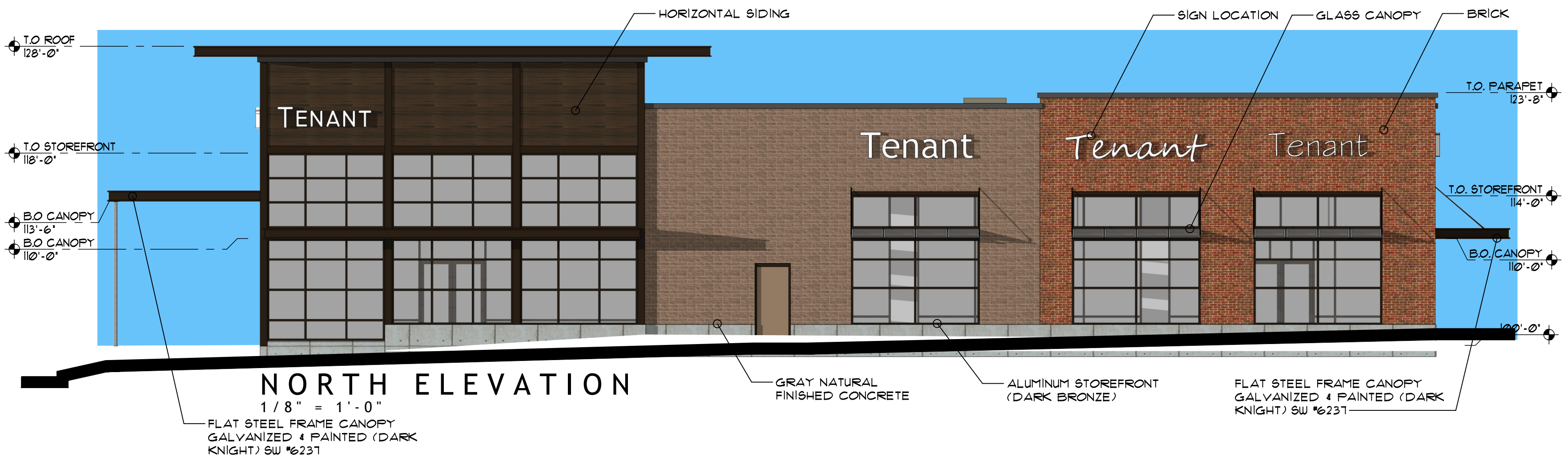
EAST ELEVATION
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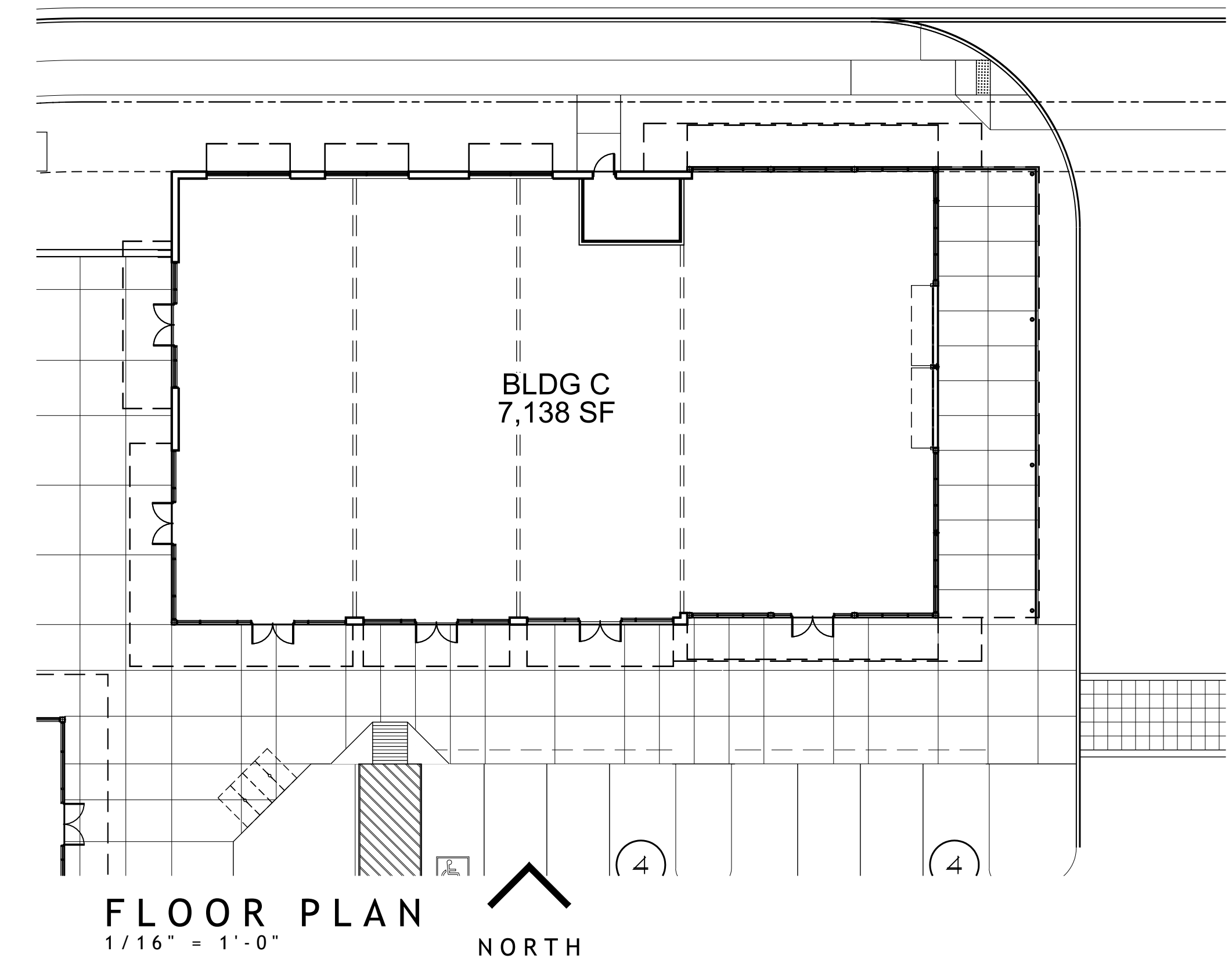
SOUTH ELEVATION
1/8" = 1'-0"



KEY PLAN
N.T.S.



NORTH ELEVATION
1/8" = 1'-0"



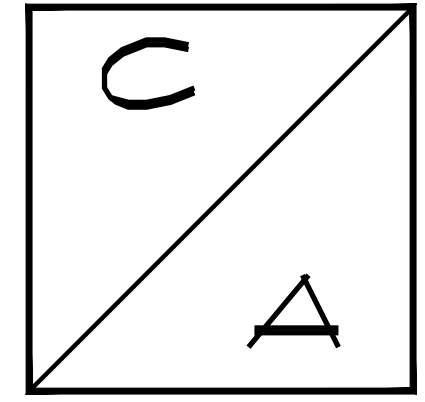
FLOOR PLAN
1/16" = 1'-0"

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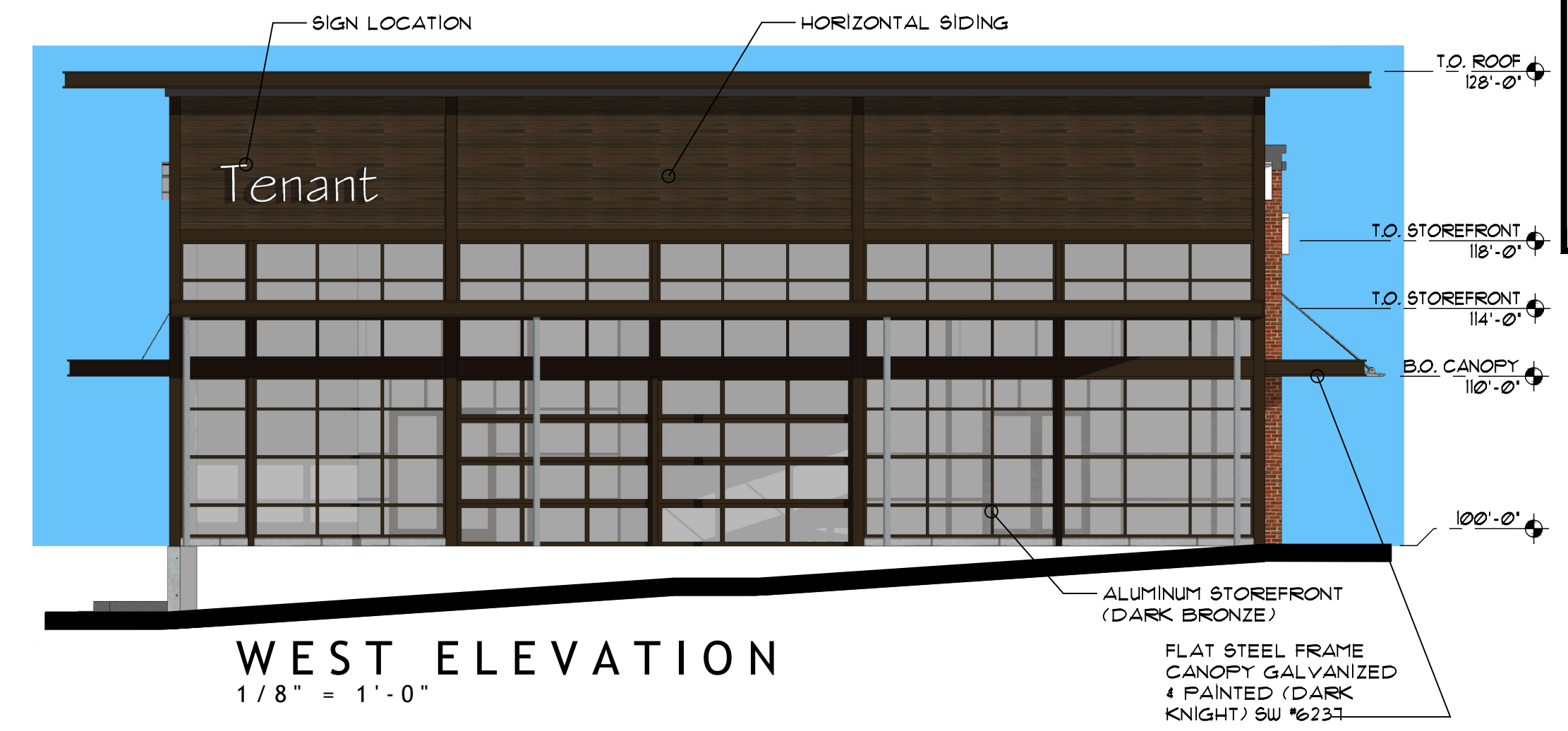
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 DATE: 11-25-2020
 DRAWN BY: AJH
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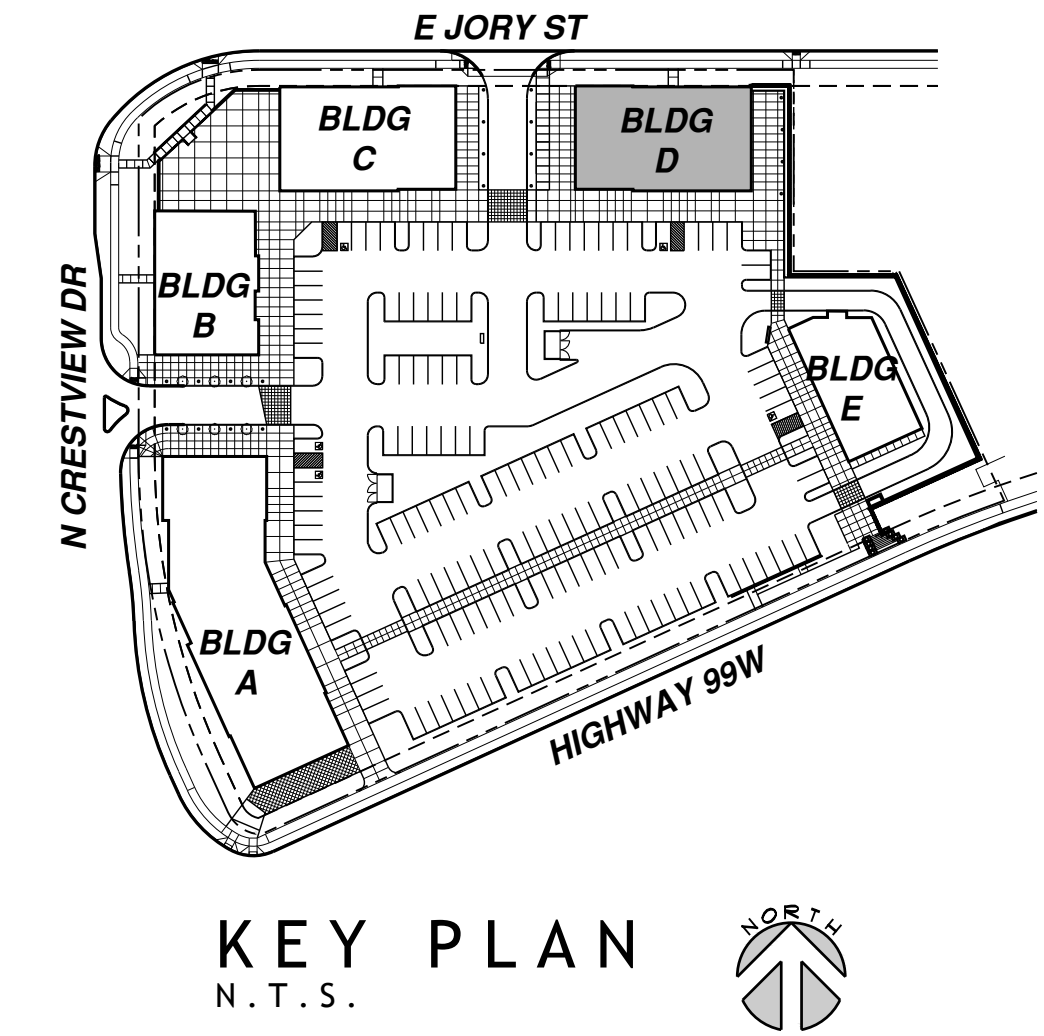
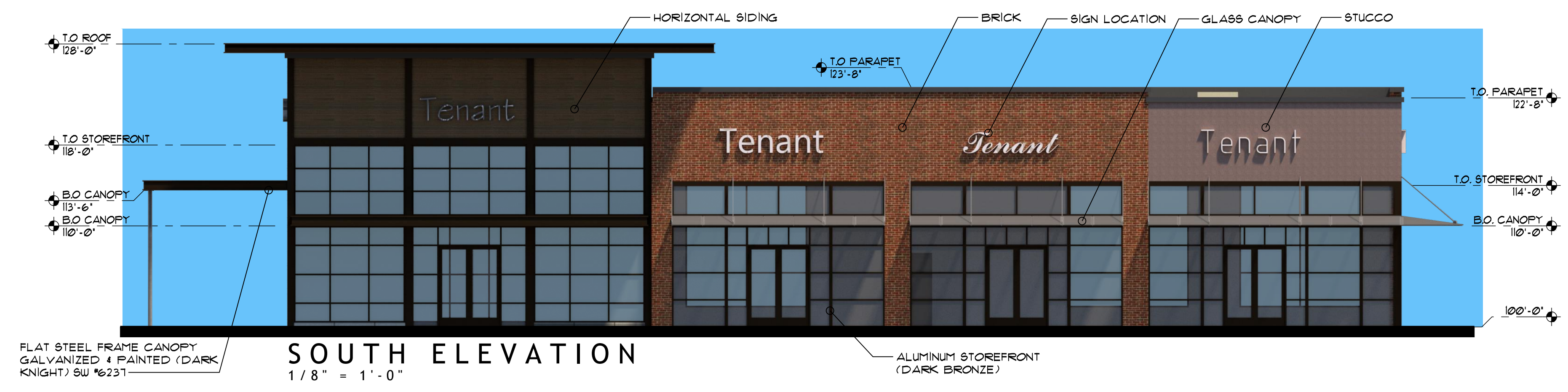
**BUILDING C
 FLOOR PLAN AND COLOR ELEVATIONS**



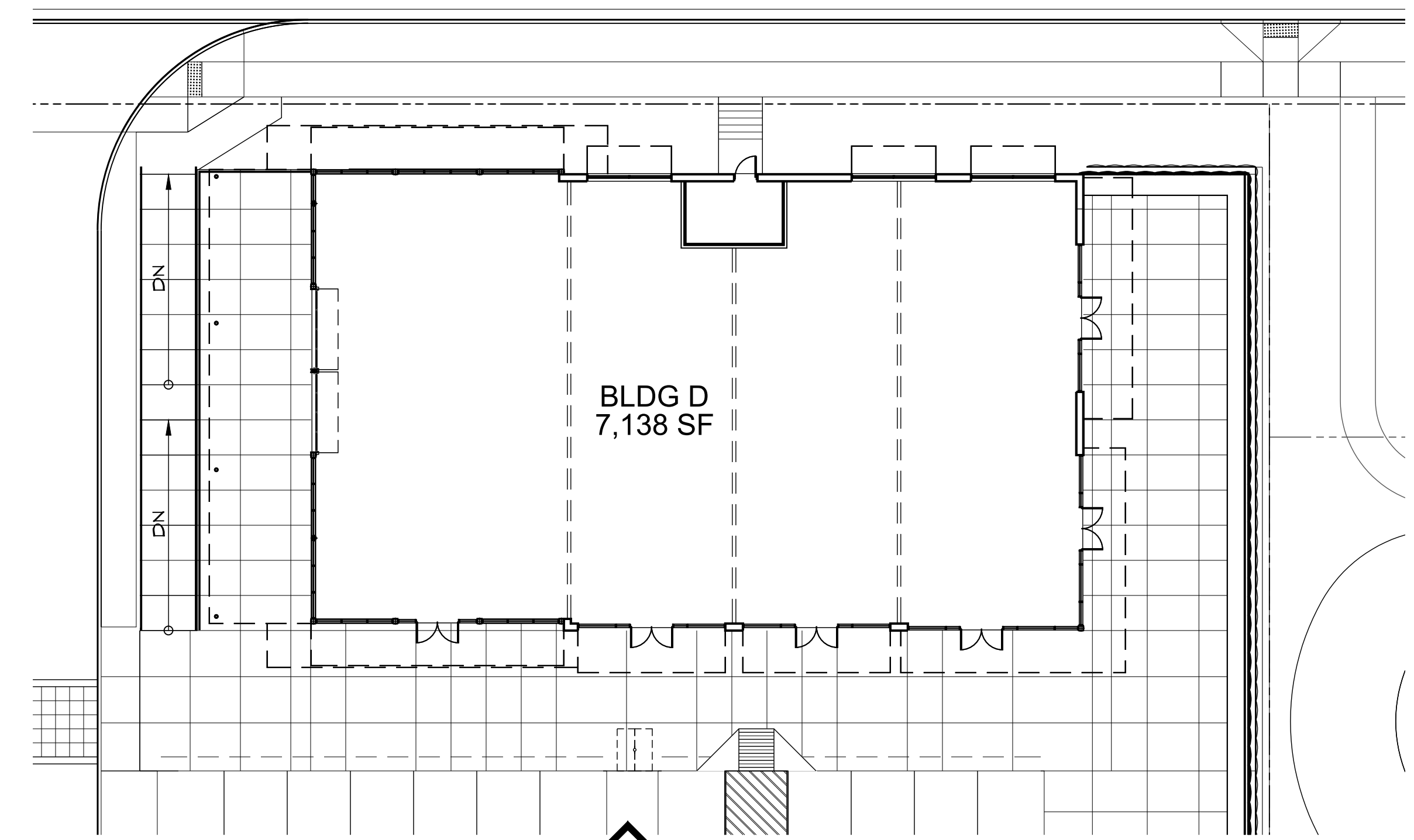
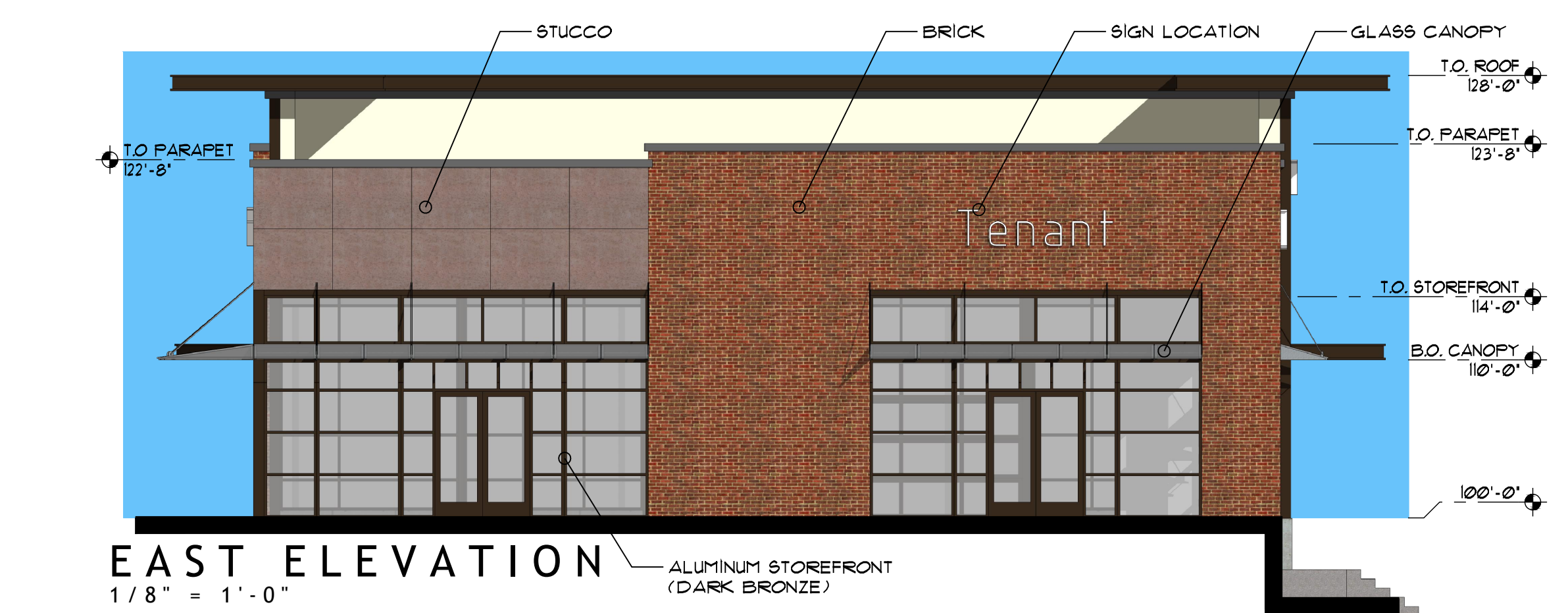
TILAND / SCHMIDT ARCHITECTS, P.C.
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 PORTLAND, OR 97224
 (503) 220-8511
 FAX (503) 220-8518

NORTH ELEVATION
 1/8" = 1'-0"

WEST ELEVATION
 1/8" = 1'-0"



KEY PLAN
 N.T.S.



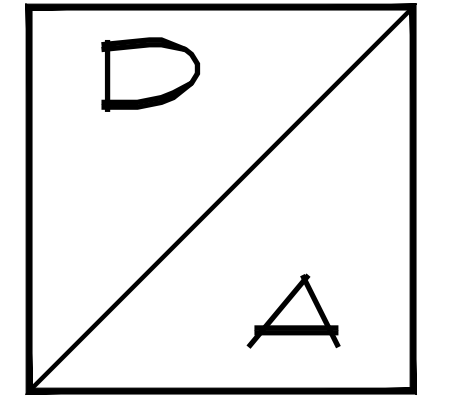
FLOOR PLAN
 1/16" = 1'-0"
 NORTH

**BUILDING D
 FLOOR PLAN AND COLOR ELEVATIONS**

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 HIGHWAY 99W & N CRESTVIEW DRIVE
 NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'A'

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CHECKED BY	FMS
REVISIONS	
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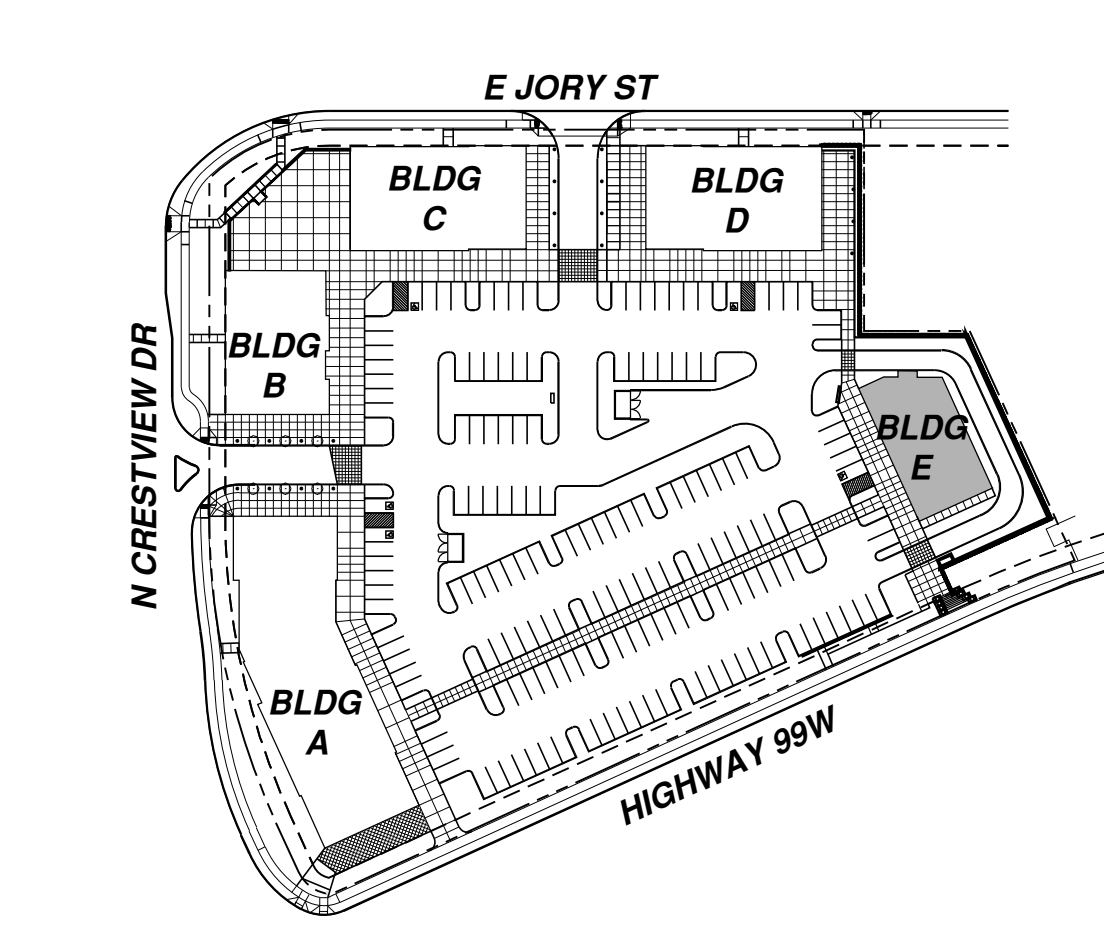
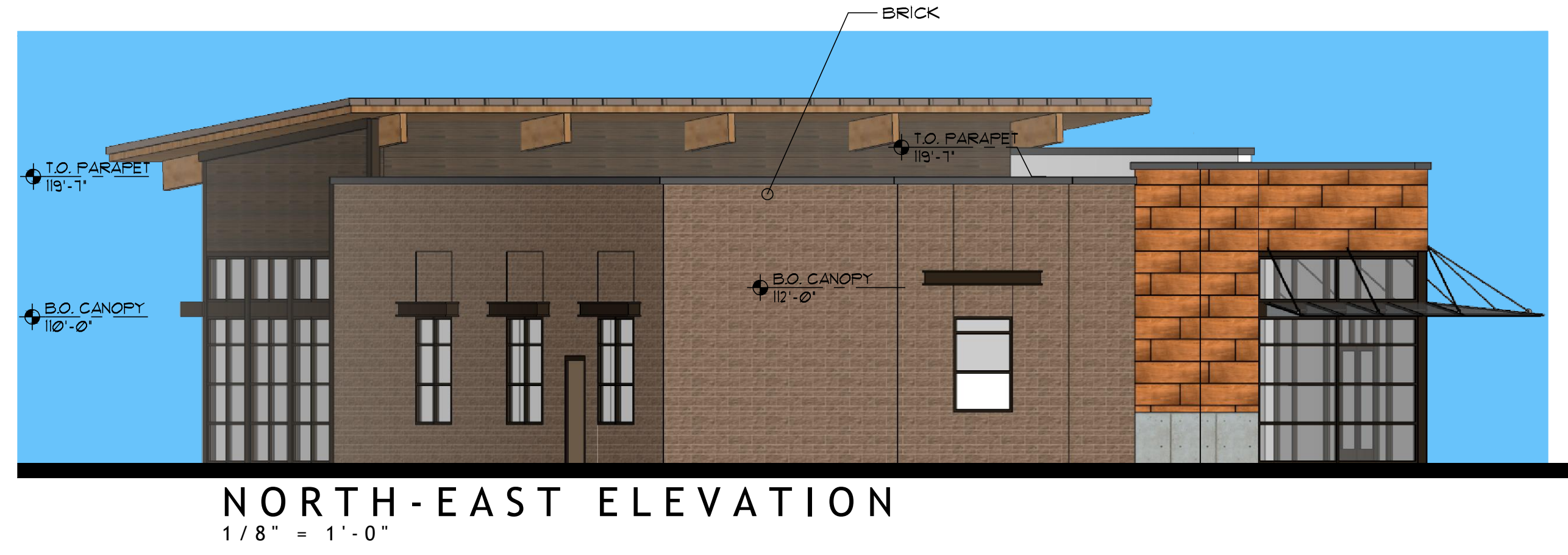
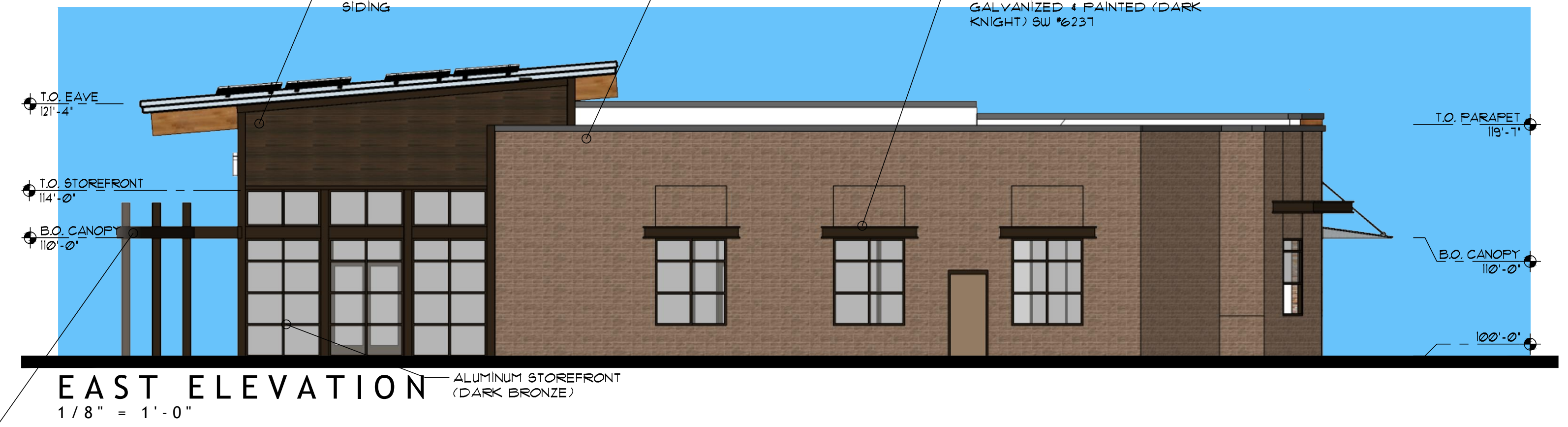
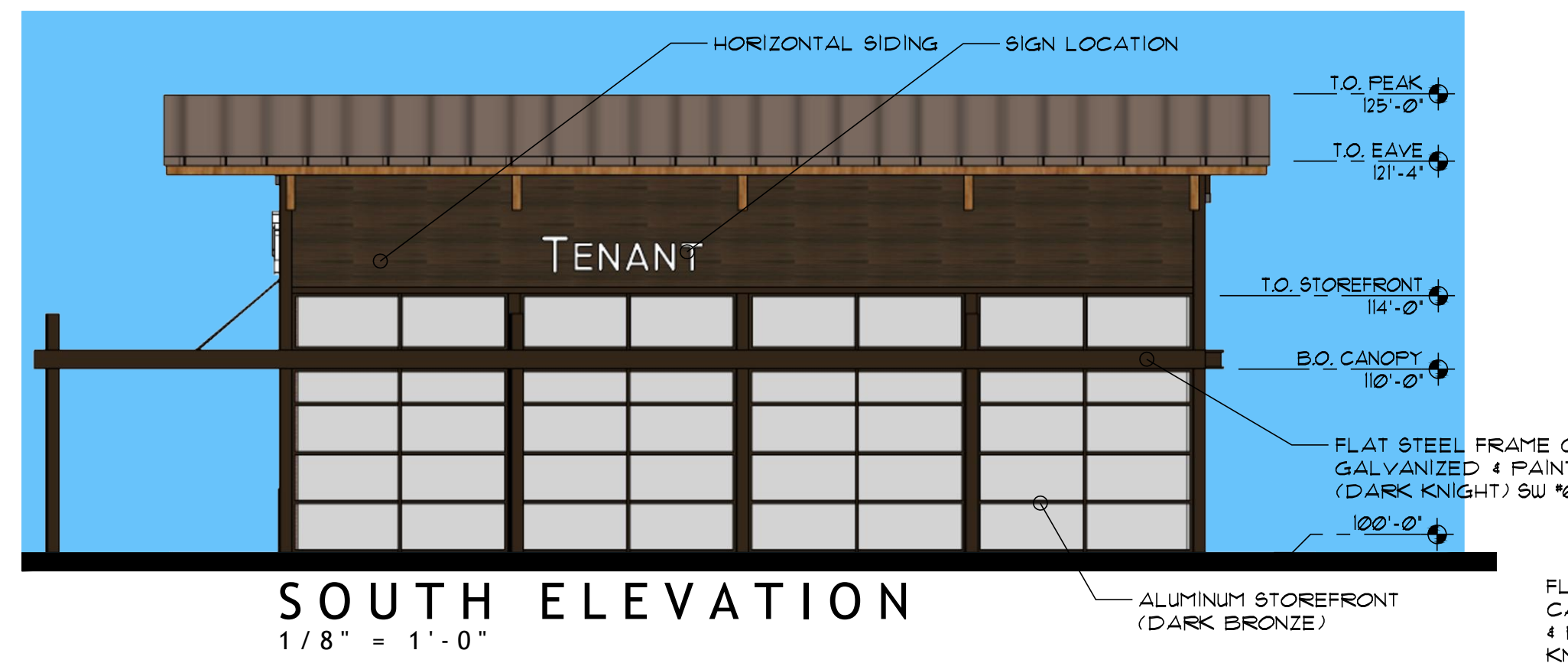
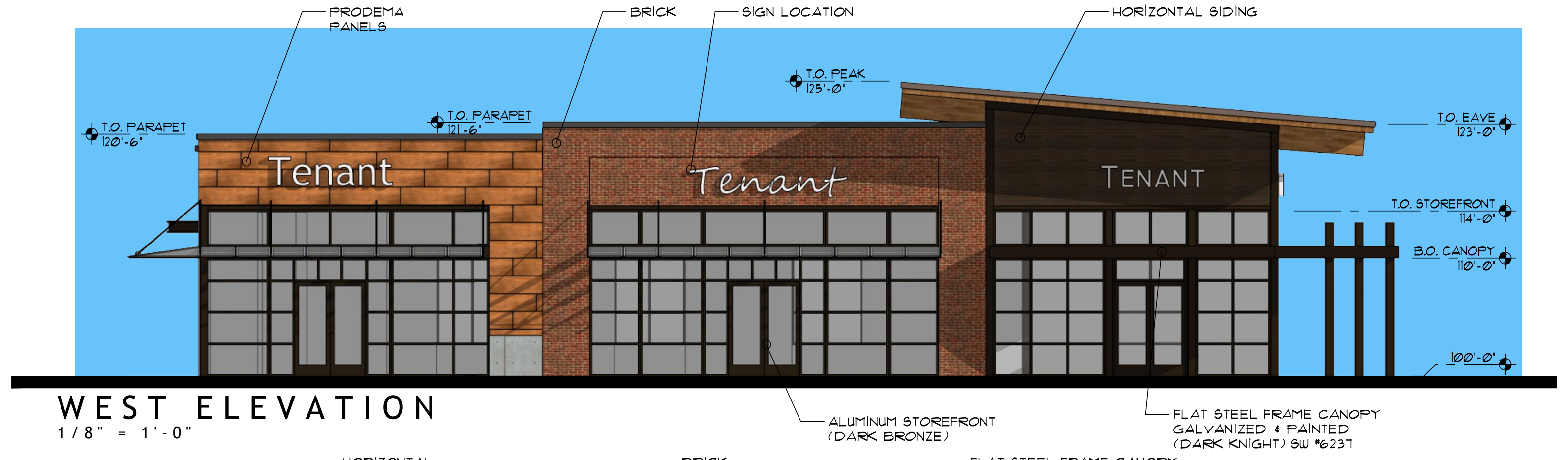
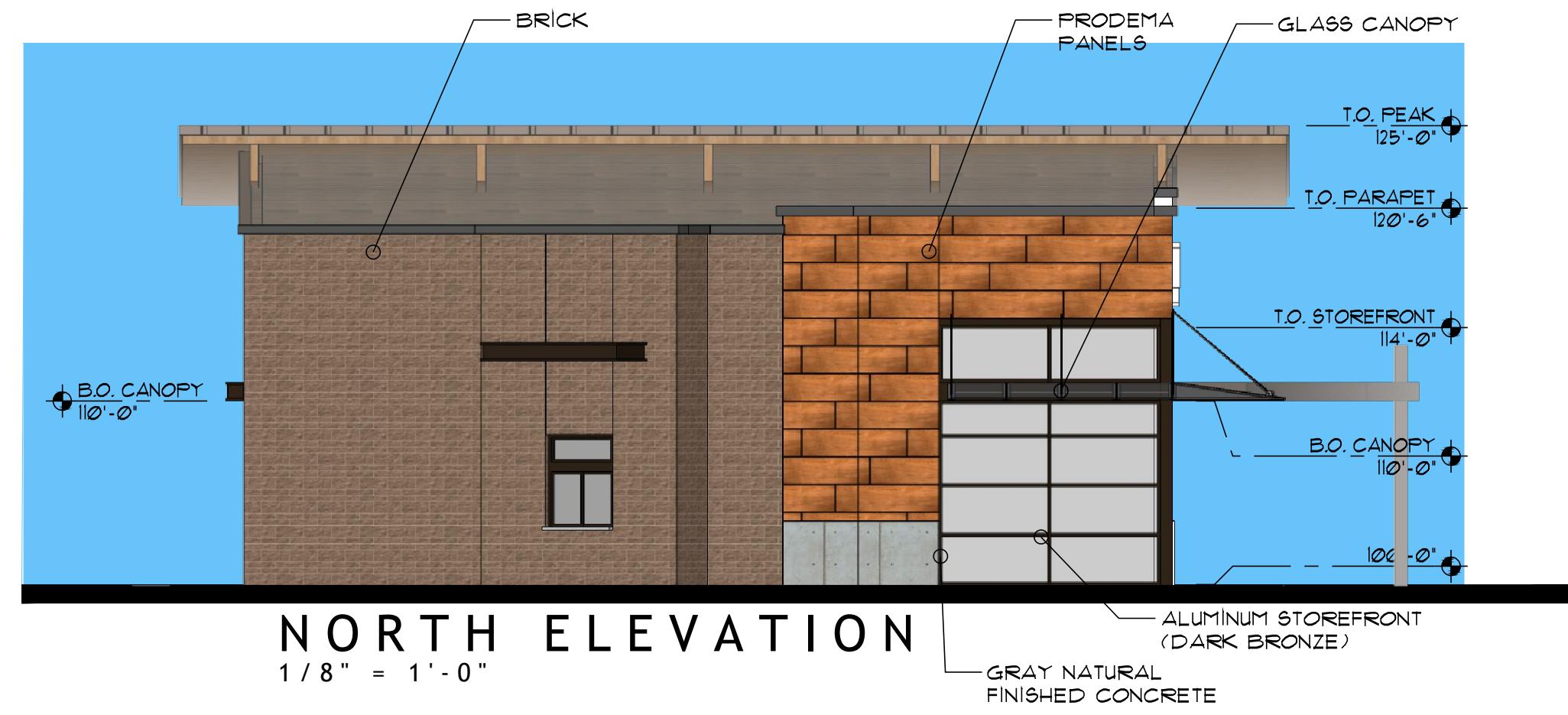
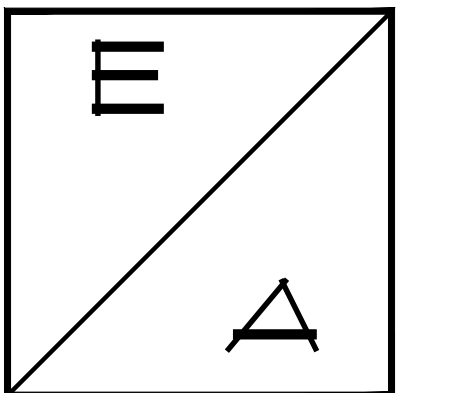
CRESTVIEW CROSSING COMMERCIAL
 HIGHWAY 99W & N CRESTVIEW DRIVE
 NEWBERG, OREGON
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EXHIBIT 'A'

PROJECT NO. 20136
 DATE: 11-25-2020
 DRAWN BY: AJH
 CHECKED BY: FMS

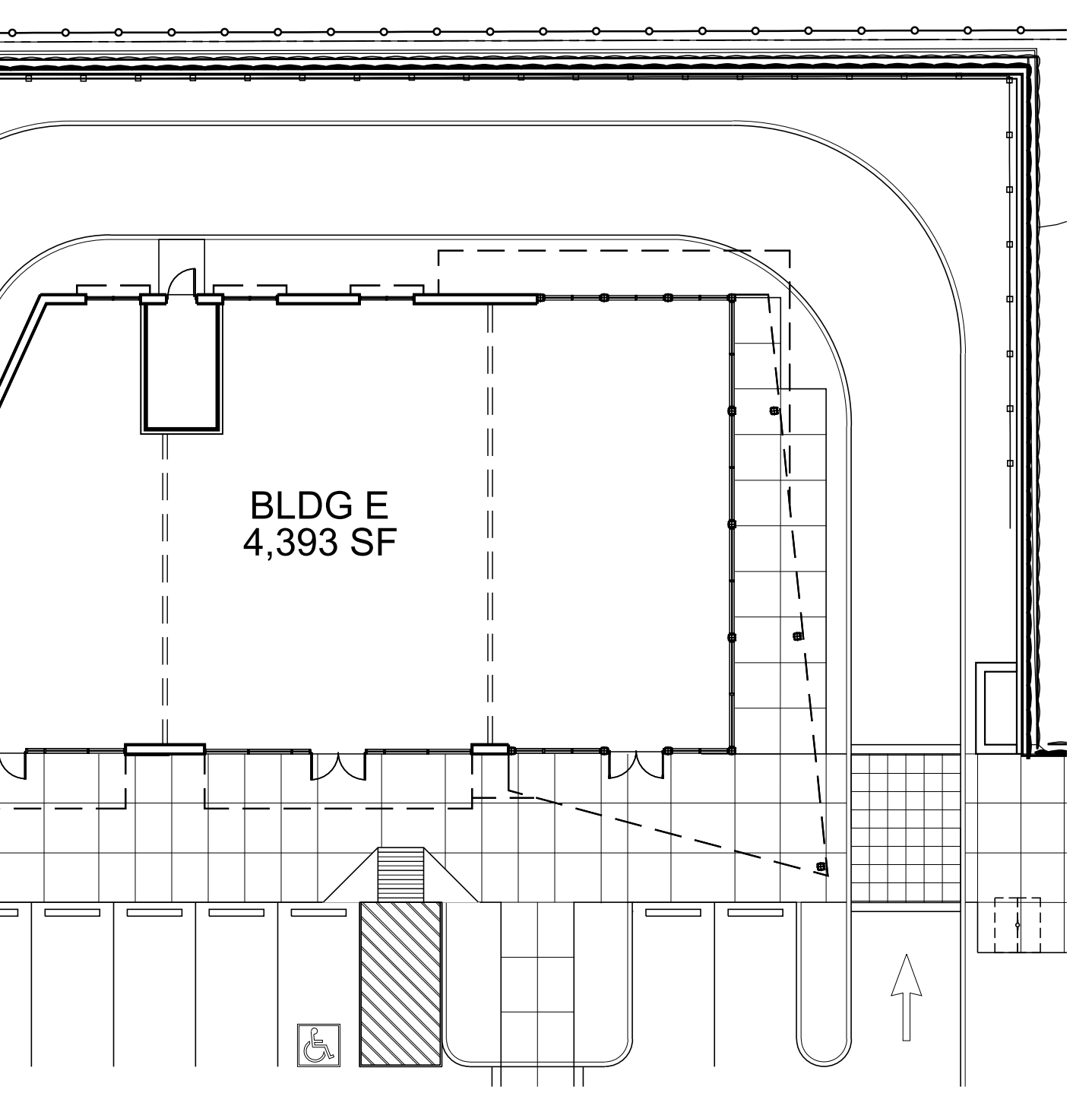
REVISIONS

20136 Bldg E Plan Elevations Exhibits



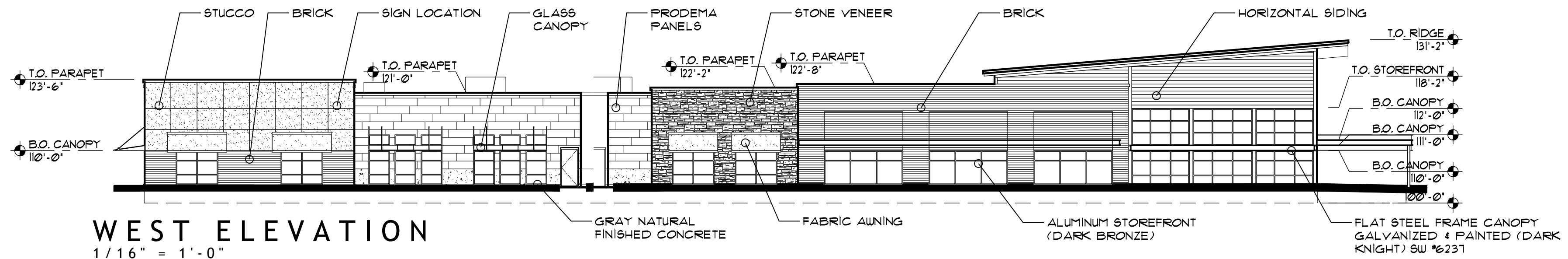
KEY PLAN
 N.T.S.

BUILDING E
 FLOOR PLAN AND COLOR ELEVATIONS

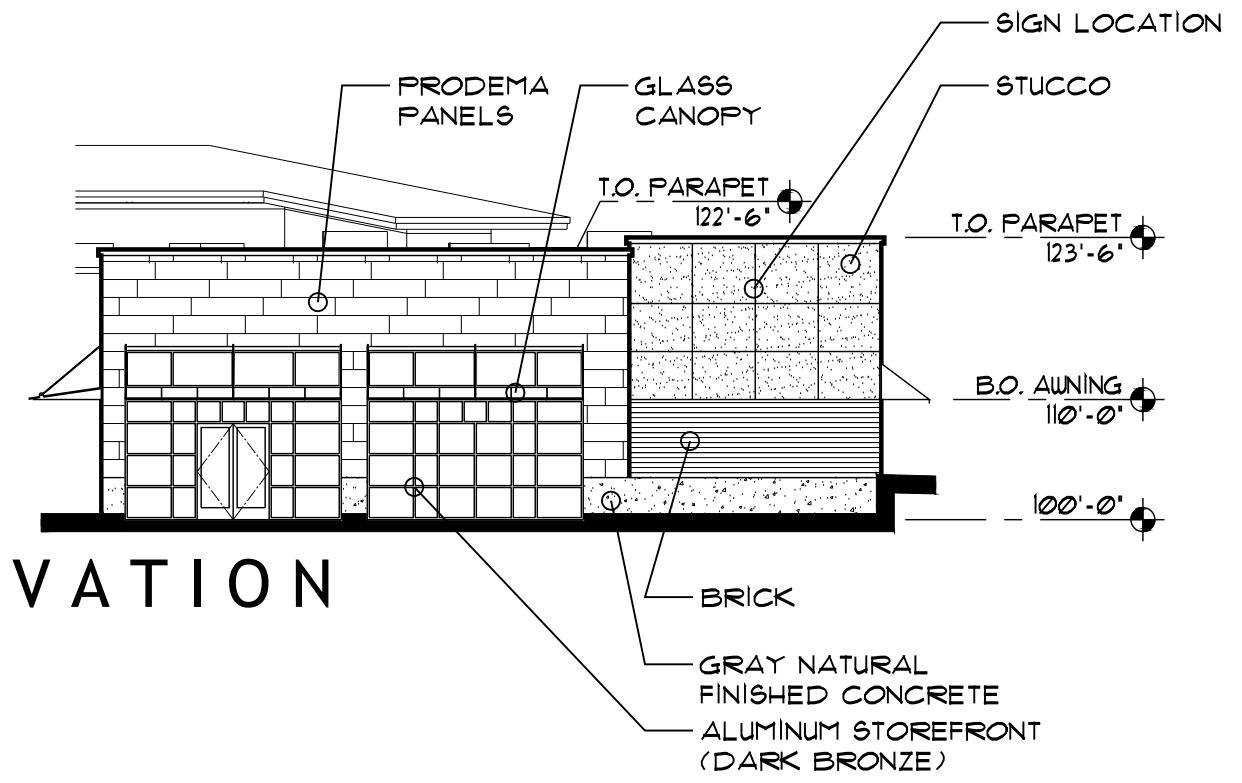


FLOOR PLAN
 1/16" = 1'-0"

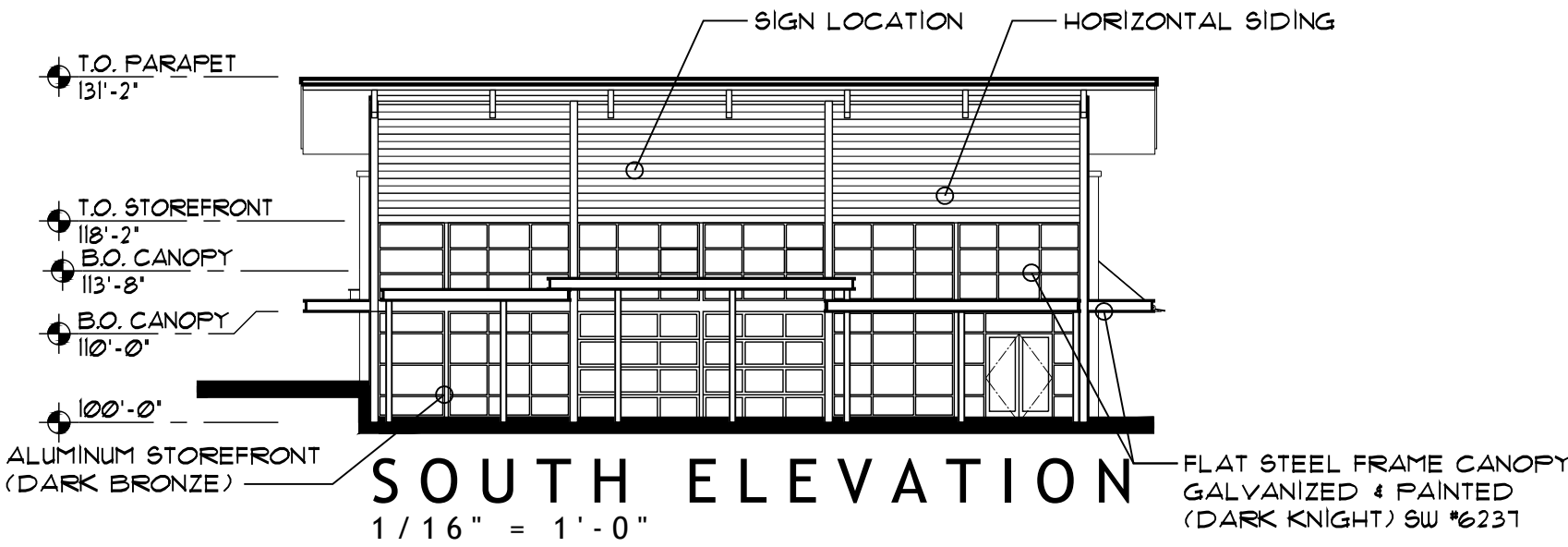
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DATE	11-25-2020
DRAWN BY	AJH
CHECKED BY	FMS
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20136 Bldg A Plan Elevations - Exhibits	



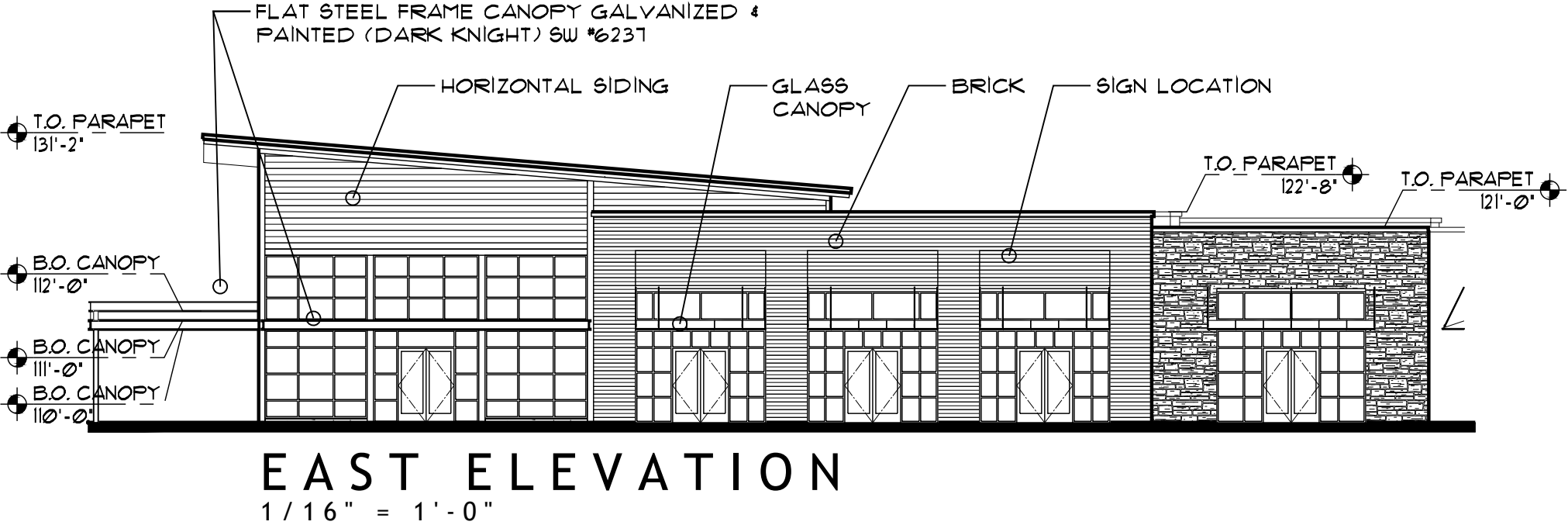
WEST ELEVATION
 1/16" = 1'-0"



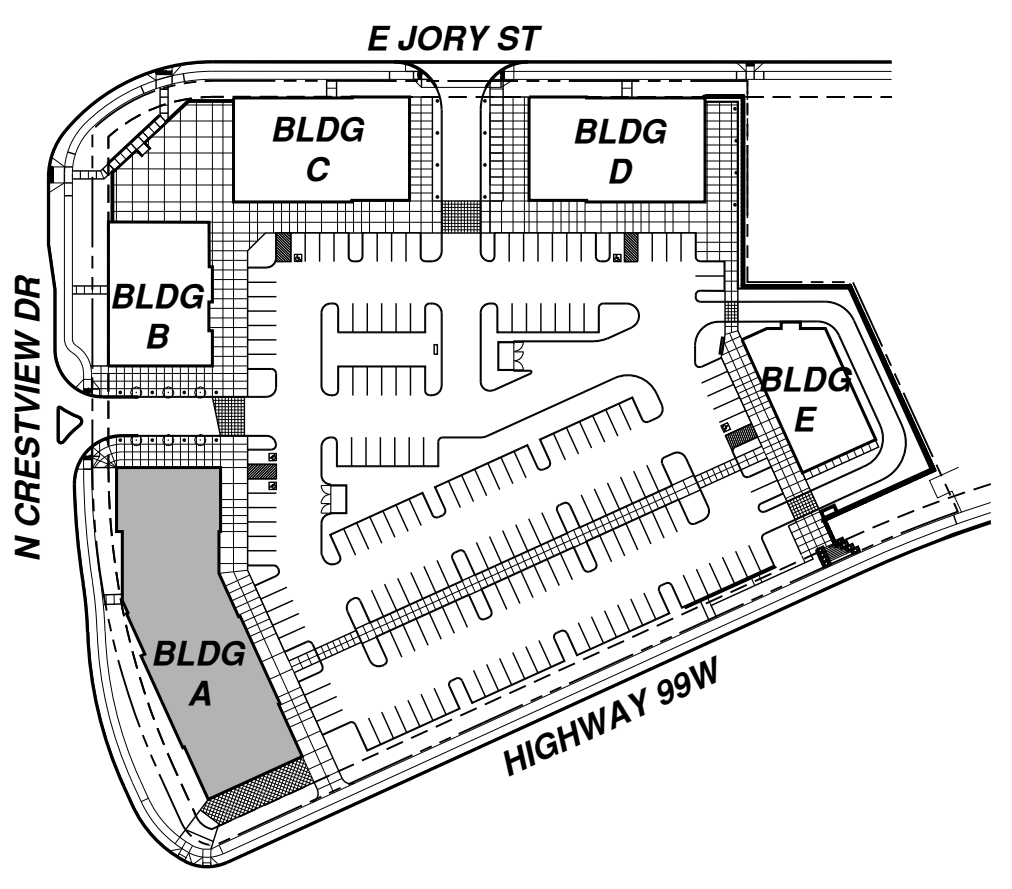
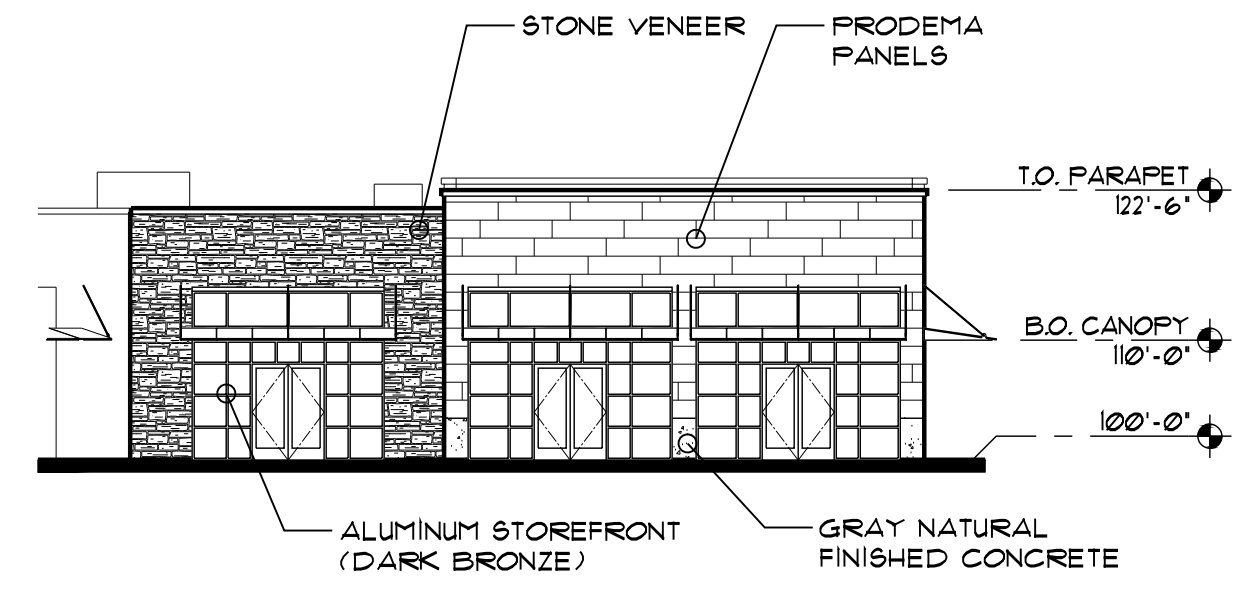
NORTH ELEVATION
 1/16" = 1'-0"



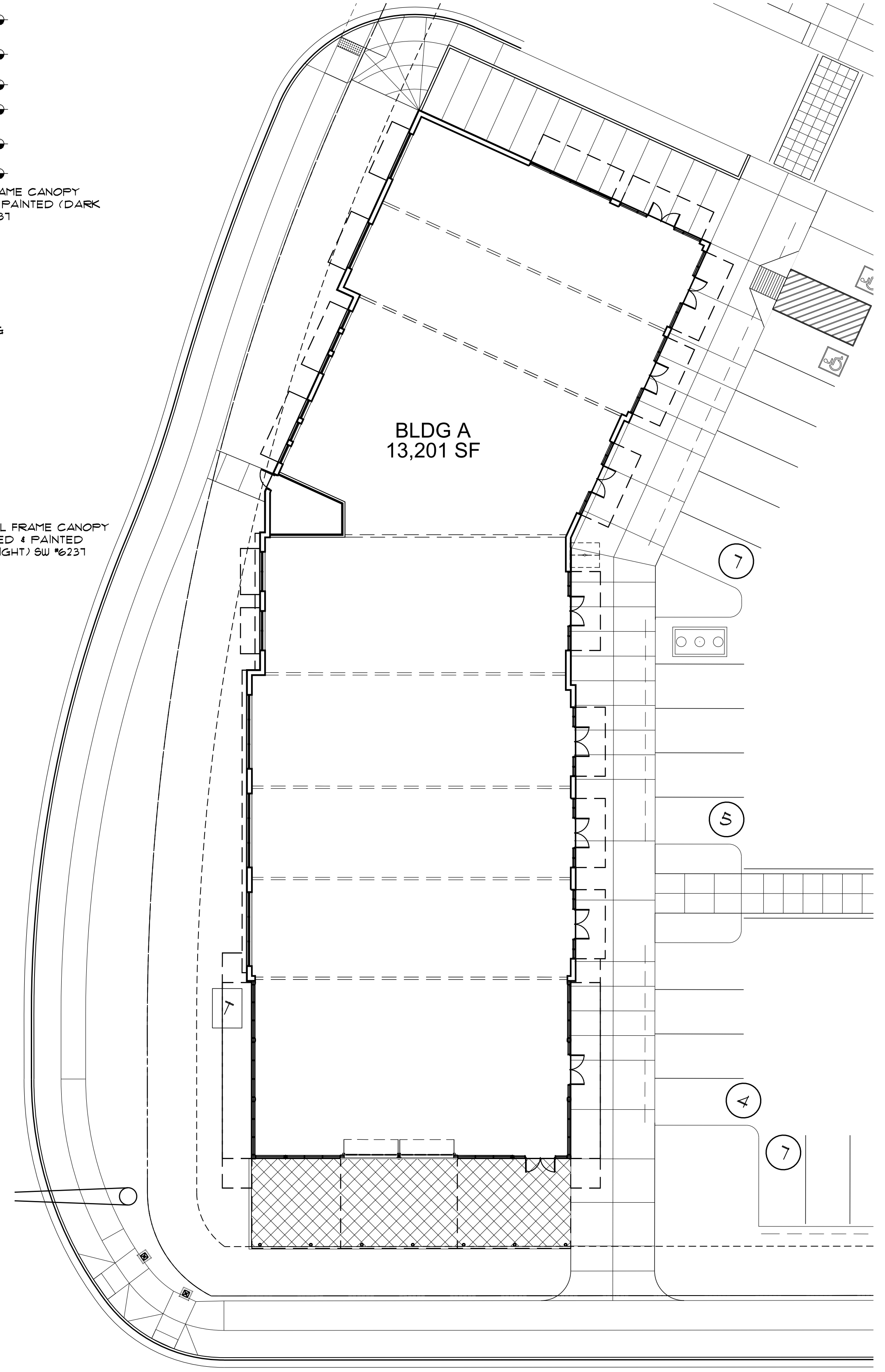
SOUTH ELEVATION
 1/16" = 1'-0"



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

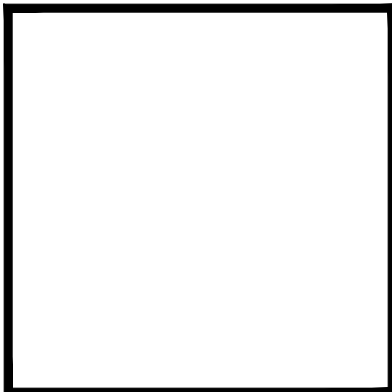


KEY PLAN
 N.T.S.



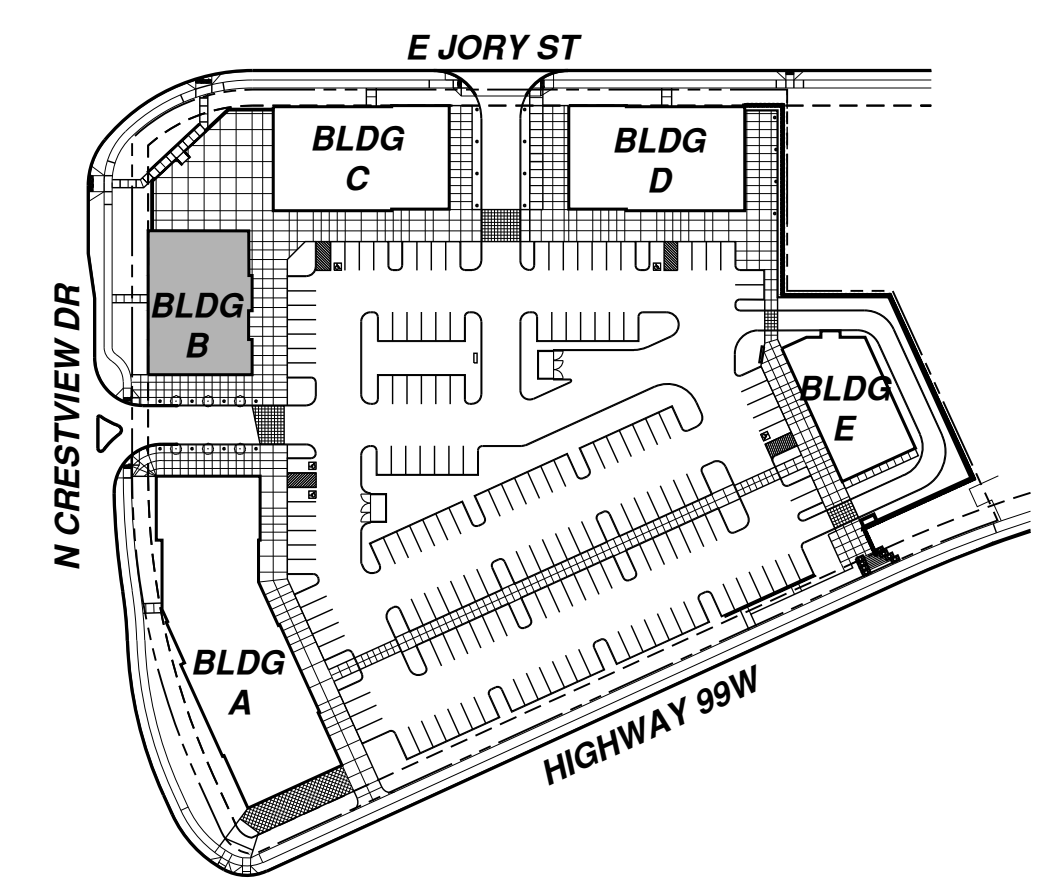
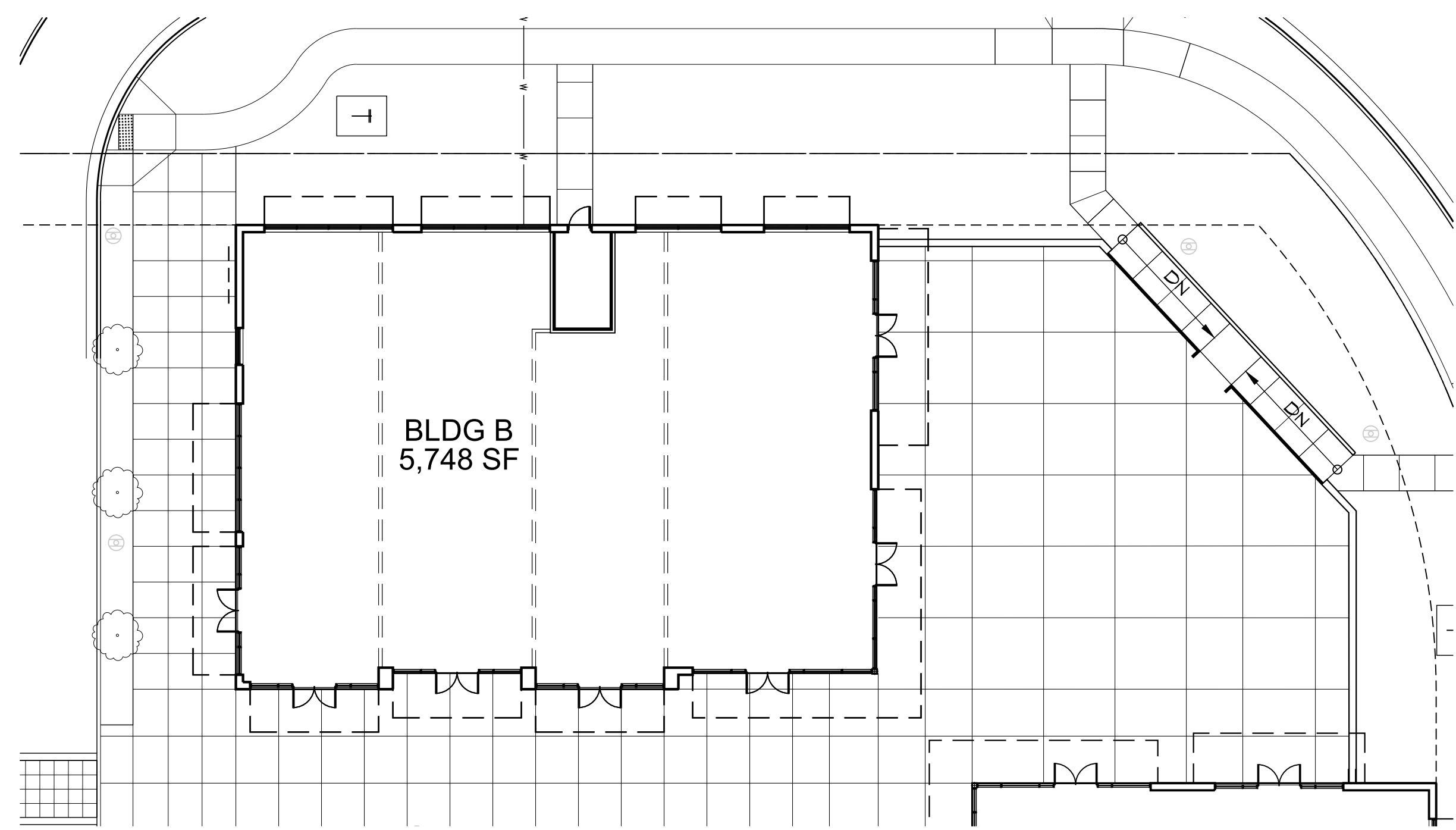
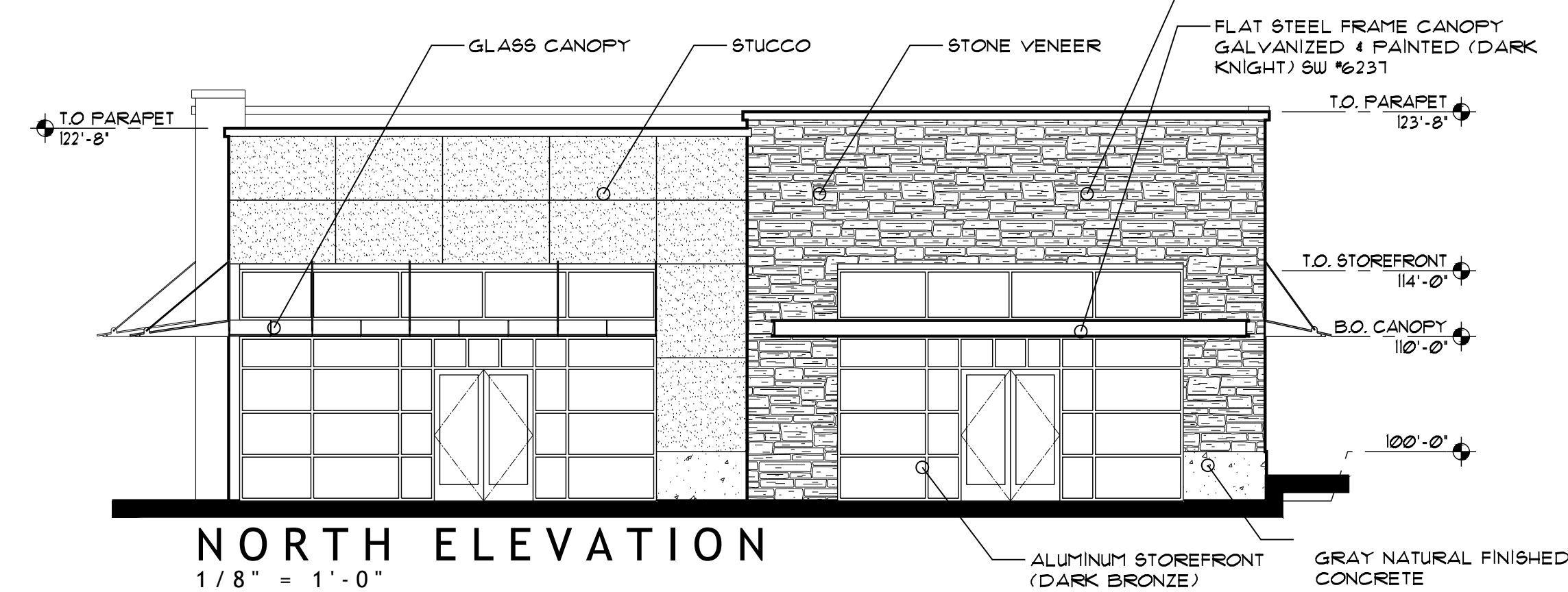
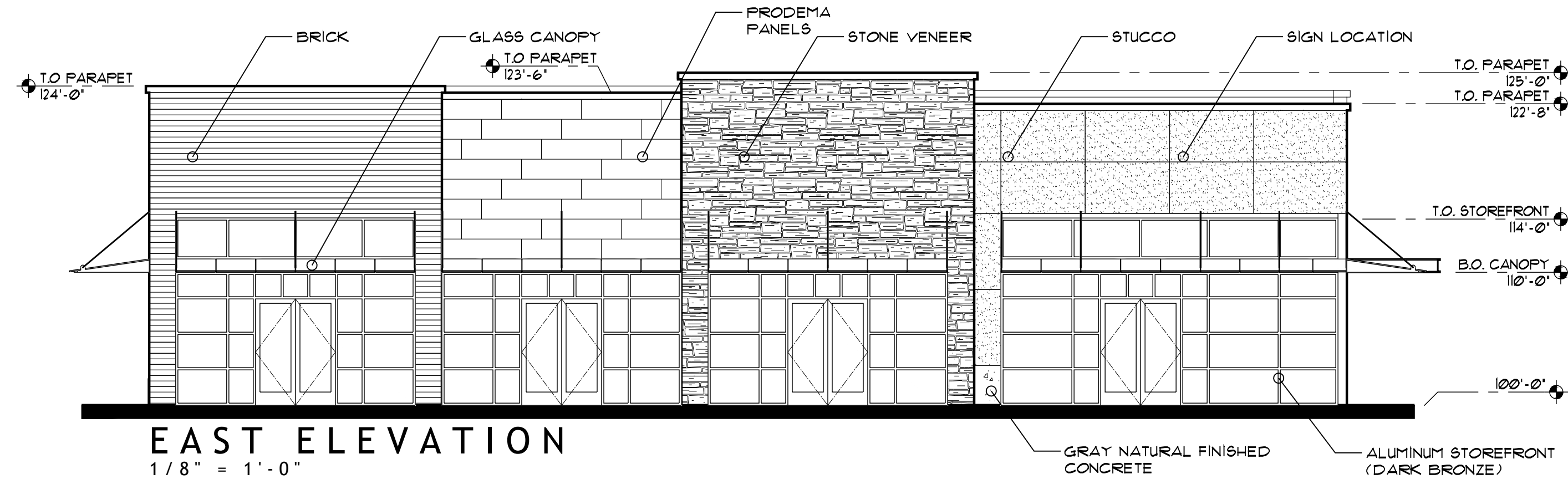
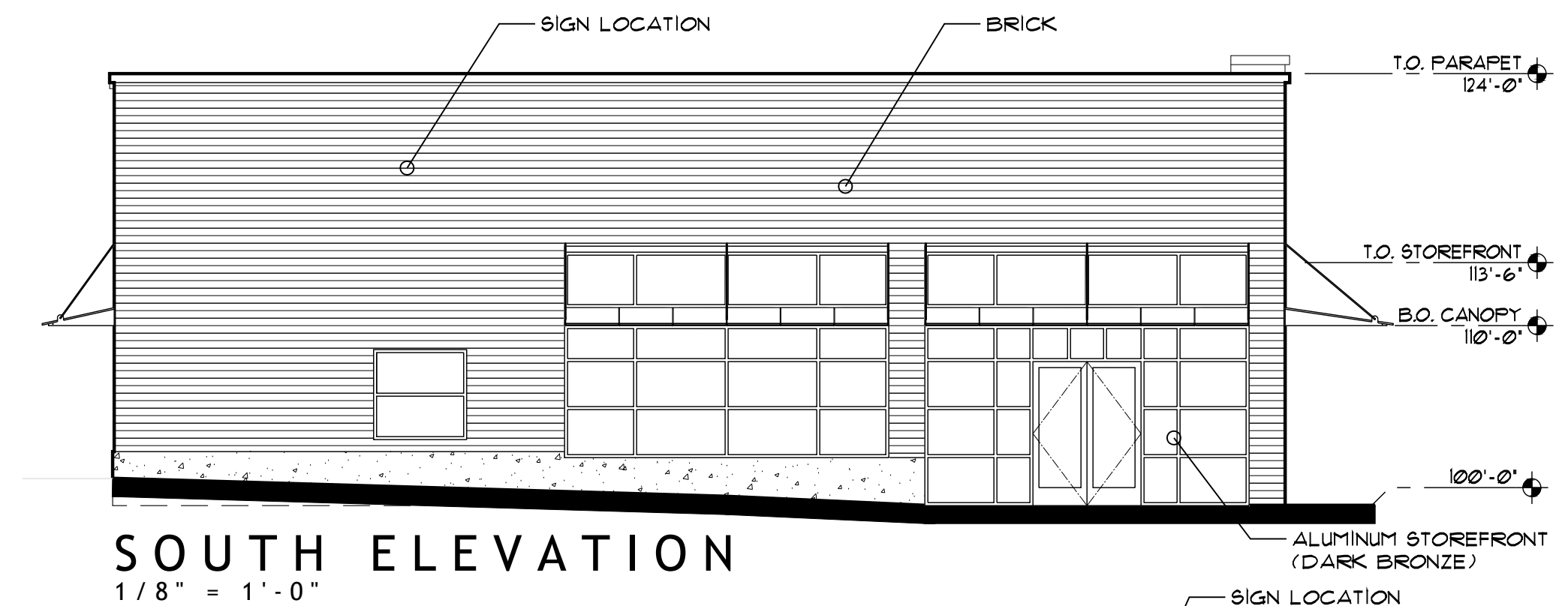
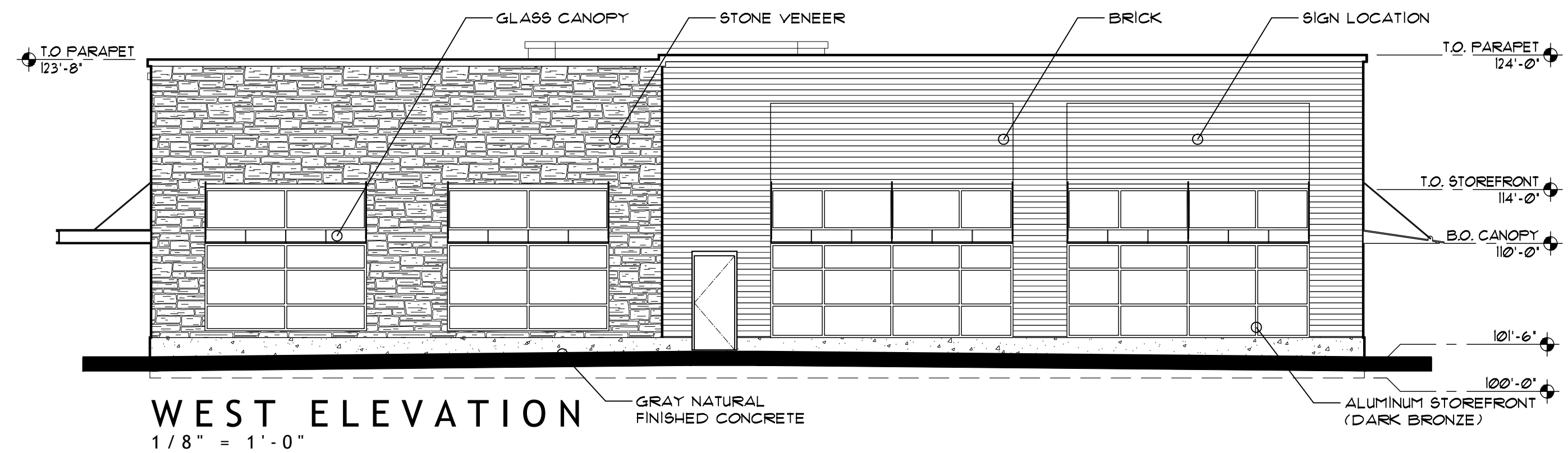
FLOOR PLAN
 1/16" = 1'-0"

**BUILDING A
 FLOOR PLAN AND ELEVATIONS**



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GRAMOR NEWBERG CRESTVIEW LLC



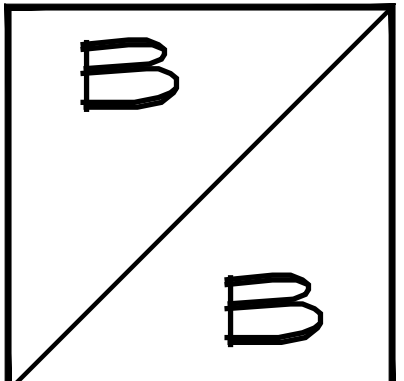
KEY PLAN
N.T.S.

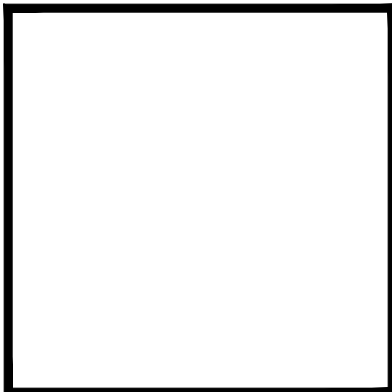
FLOOR PLAN
1/16" = 1'-0"

**BUILDING B
FLOOR PLAN AND ELEVATIONS**

EXHIBIT 'B'

PROJECT NO. 20136
DATE: 11-25-2020
DRAWN BY: AJH
CHECKED BY: FMS
REVISIONS
20136 Bldg B Plan Elevations Exhibits



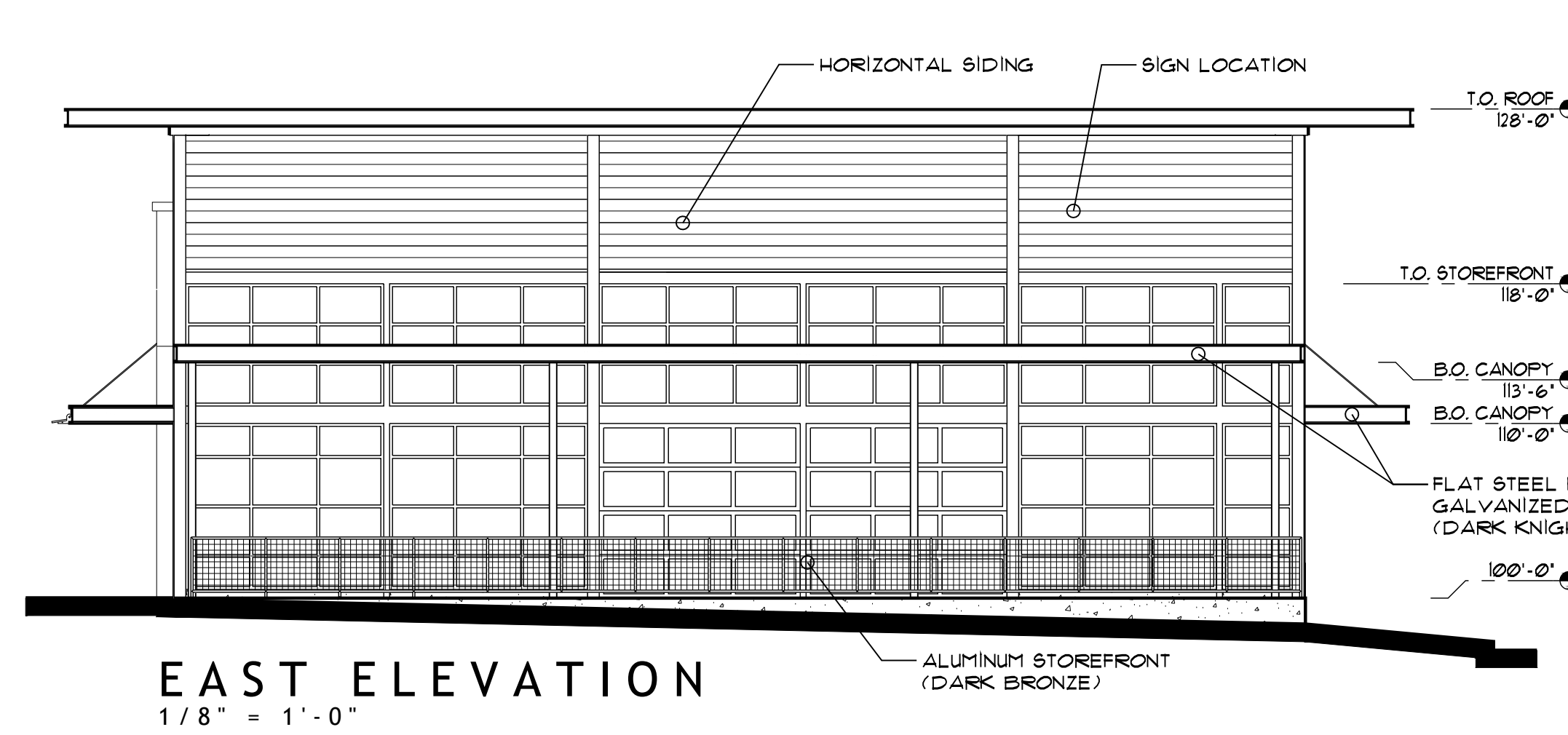
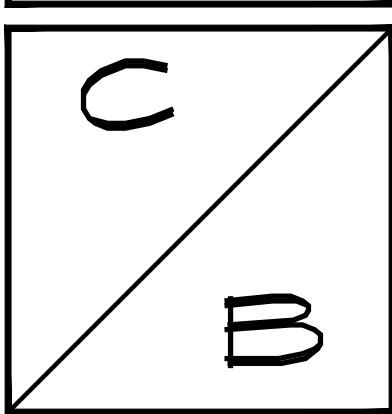


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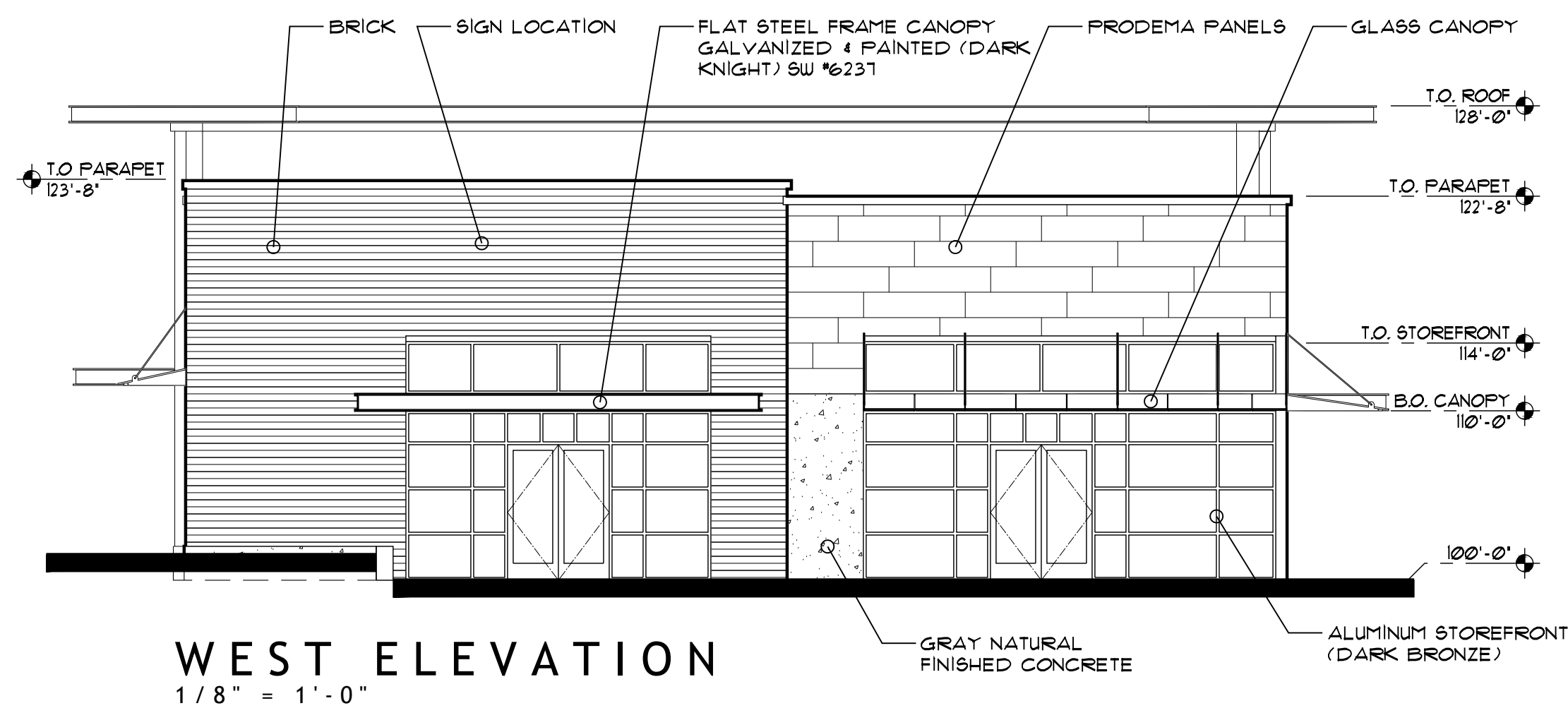
CRESTVIEW CROSSING COMMERCIAL
HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'B'

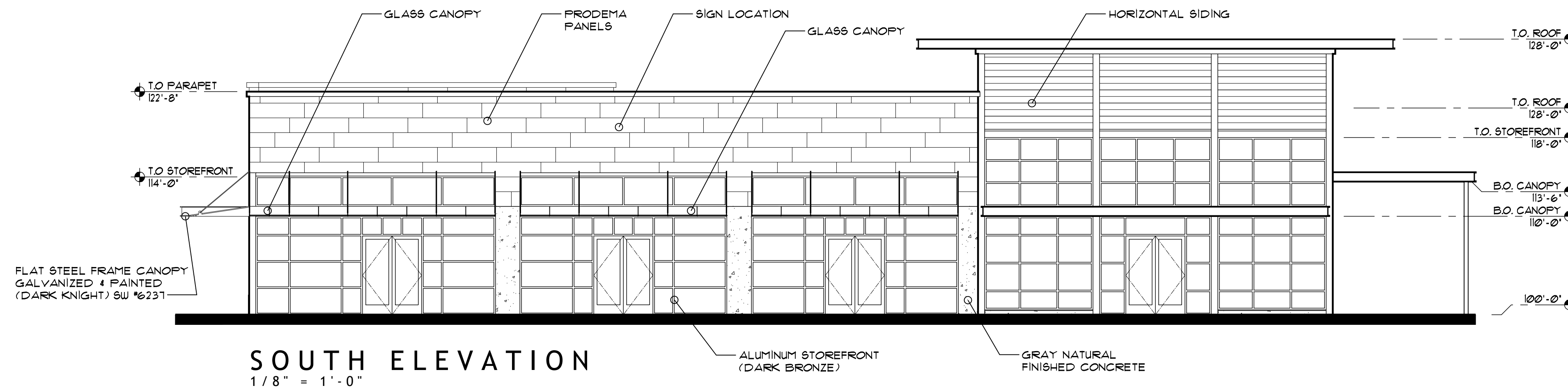
PROJECT NO. 20136
DATE: 11-25-2020
DRAWN BY: AJH
CHECKED BY: FMS
REVISIONS
20136 Bldg C Plan Elevations - Exhibits



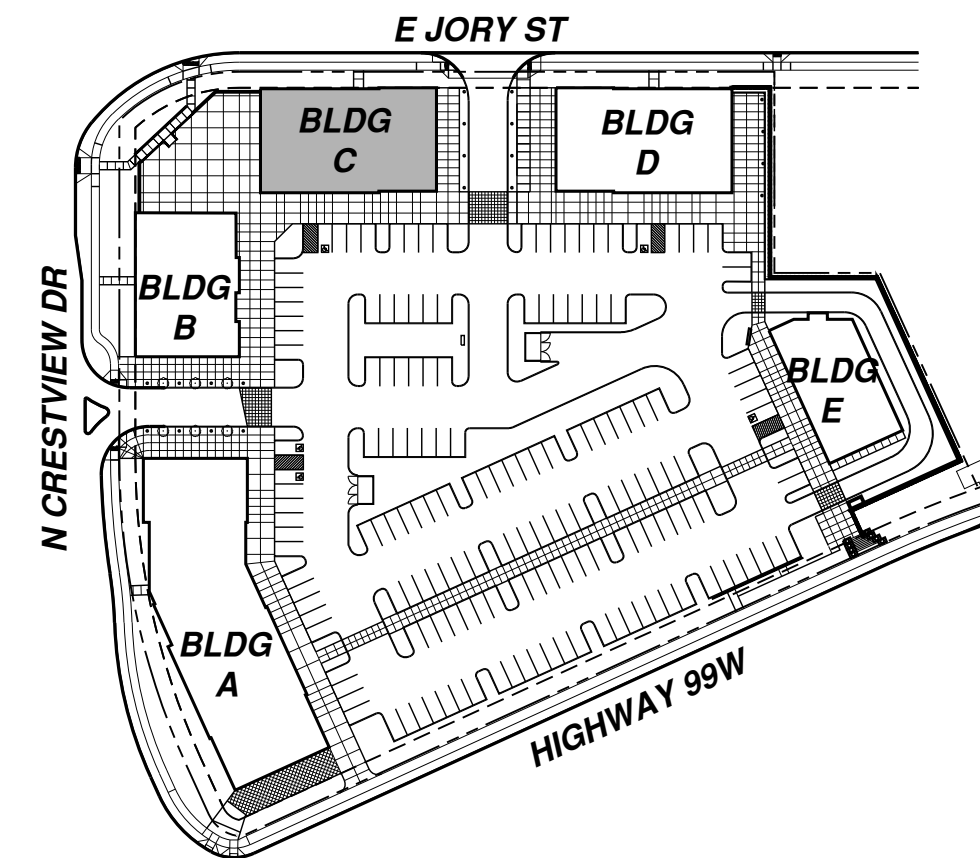
EAST ELEVATION
1/8" = 1'-0"



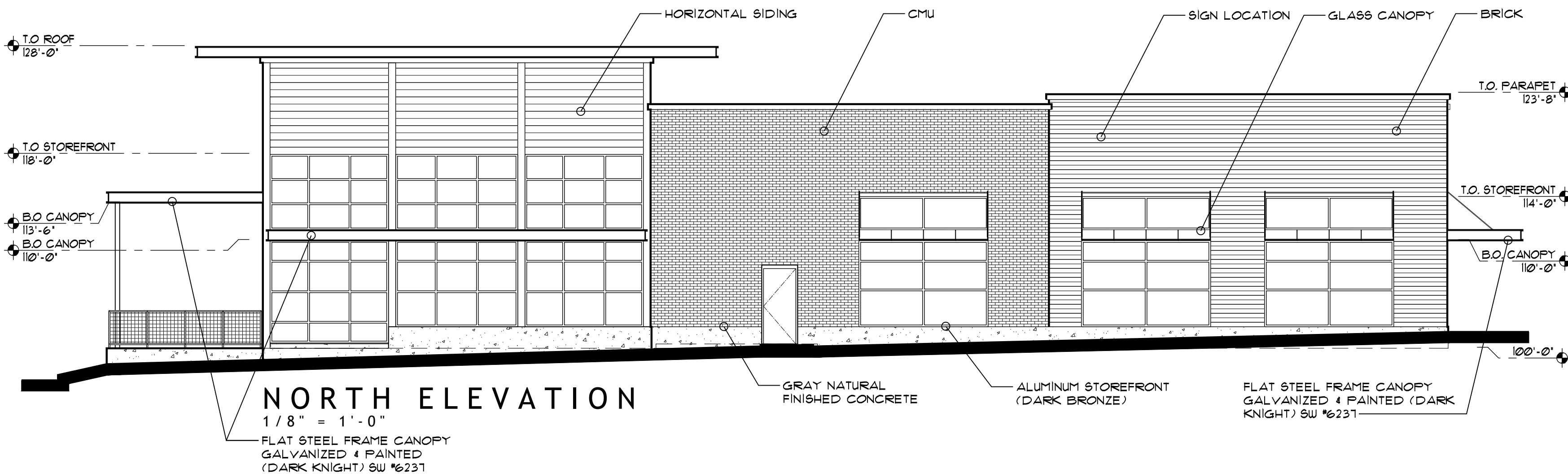
WEST ELEVATION
1/8" = 1'-0"



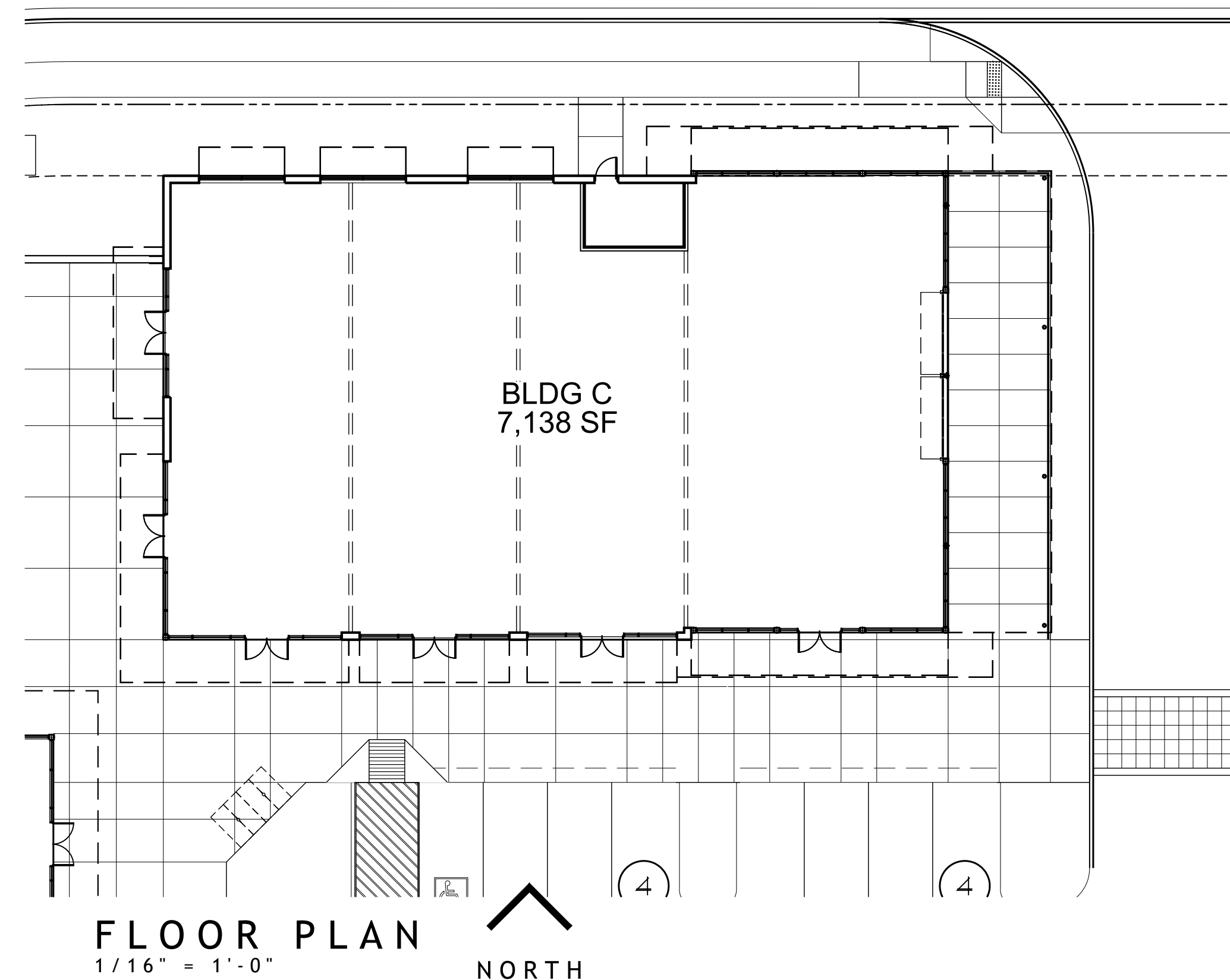
SOUTH ELEVATION
1/8" = 1'-0"



KEY PLAN
N.T.S.

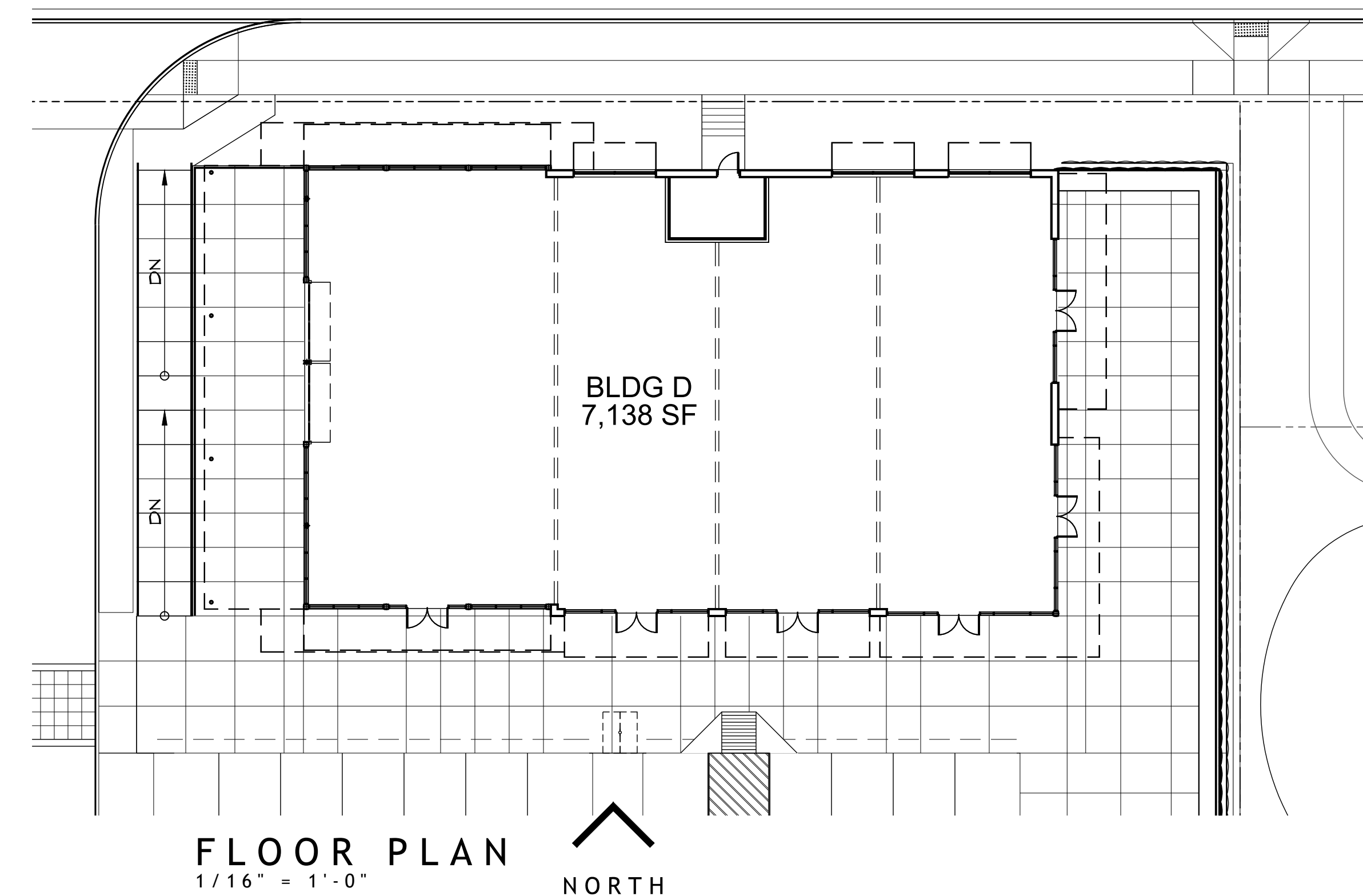
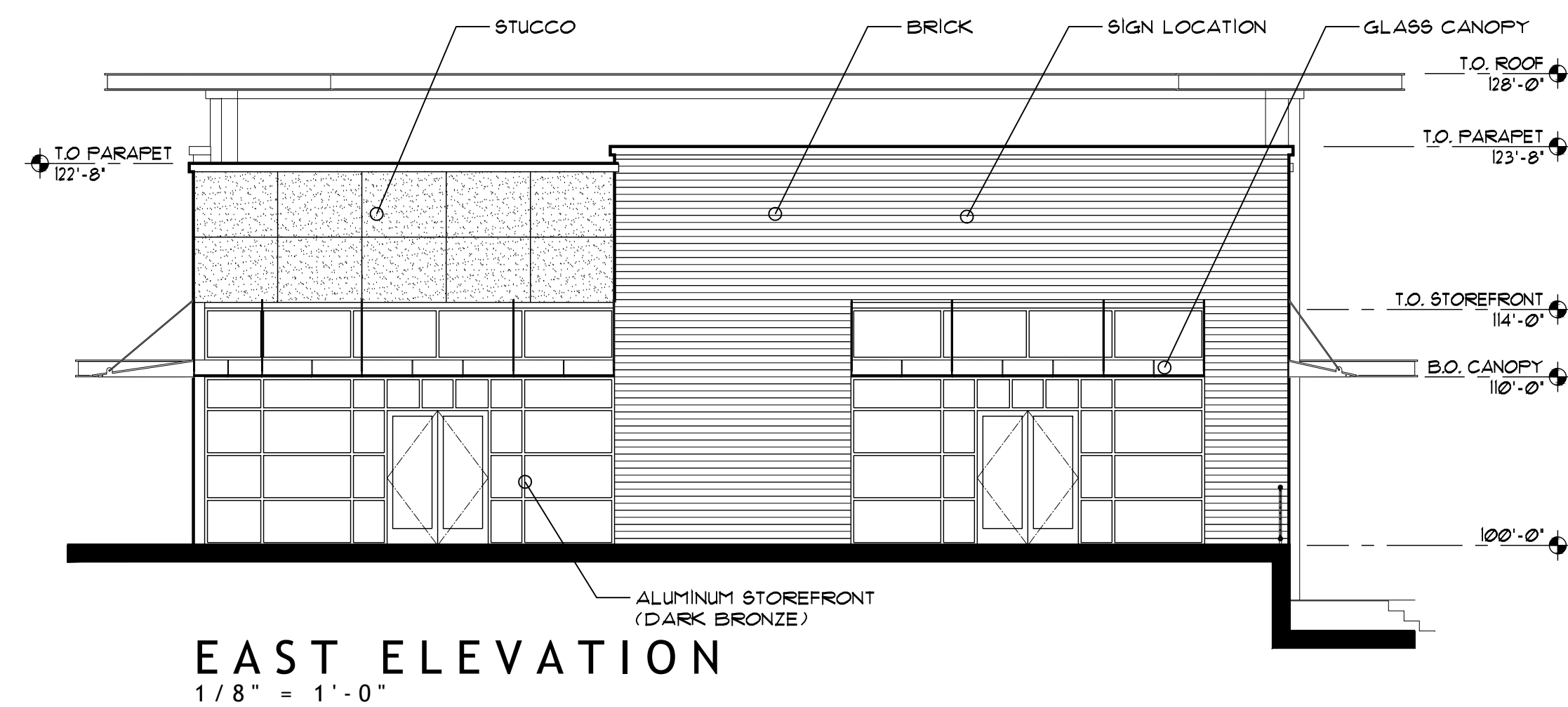
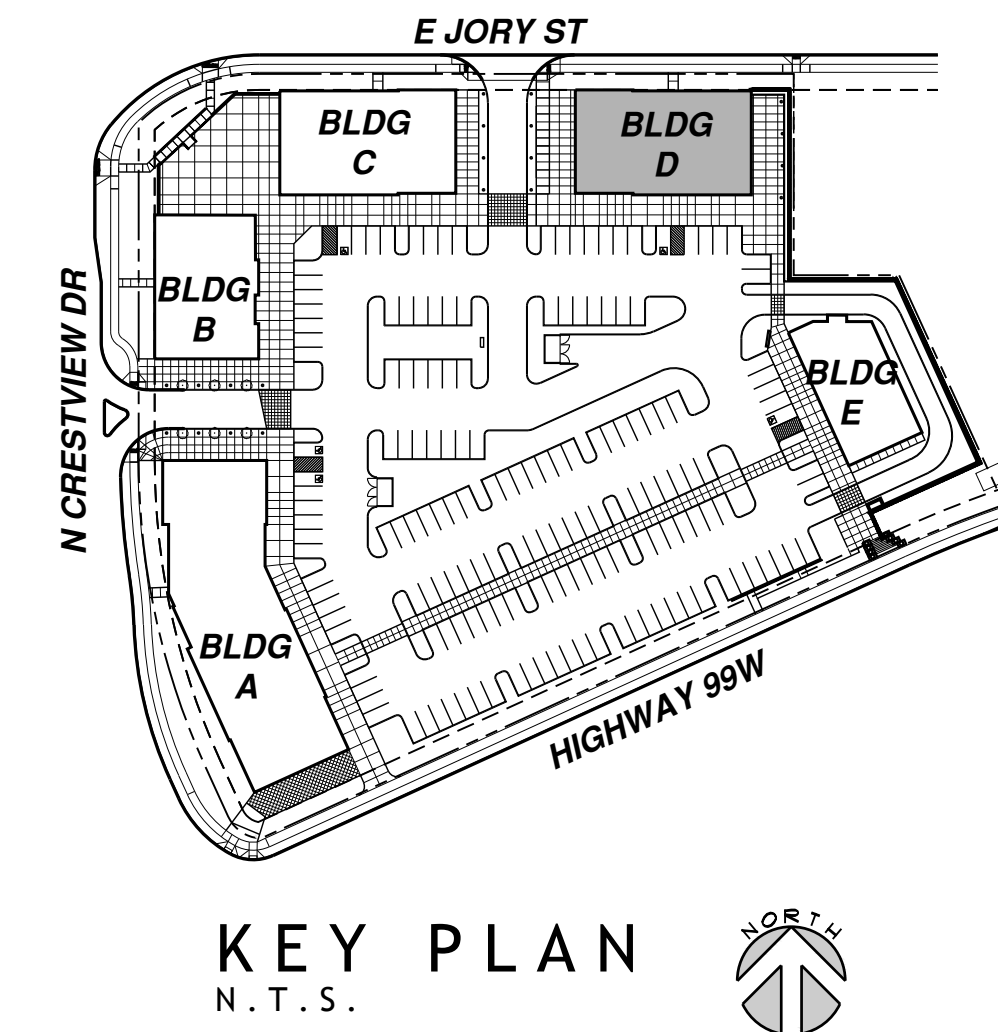
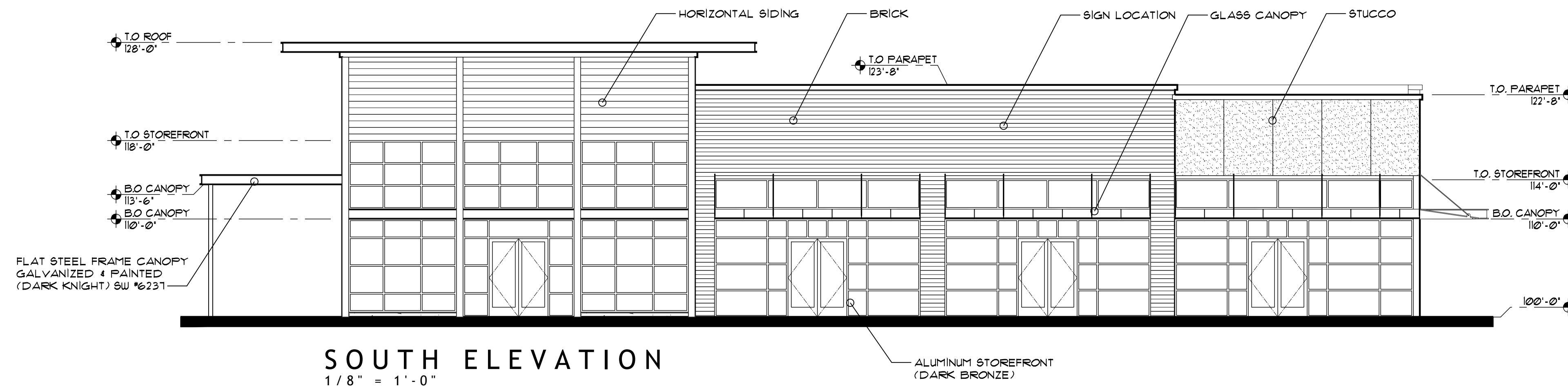
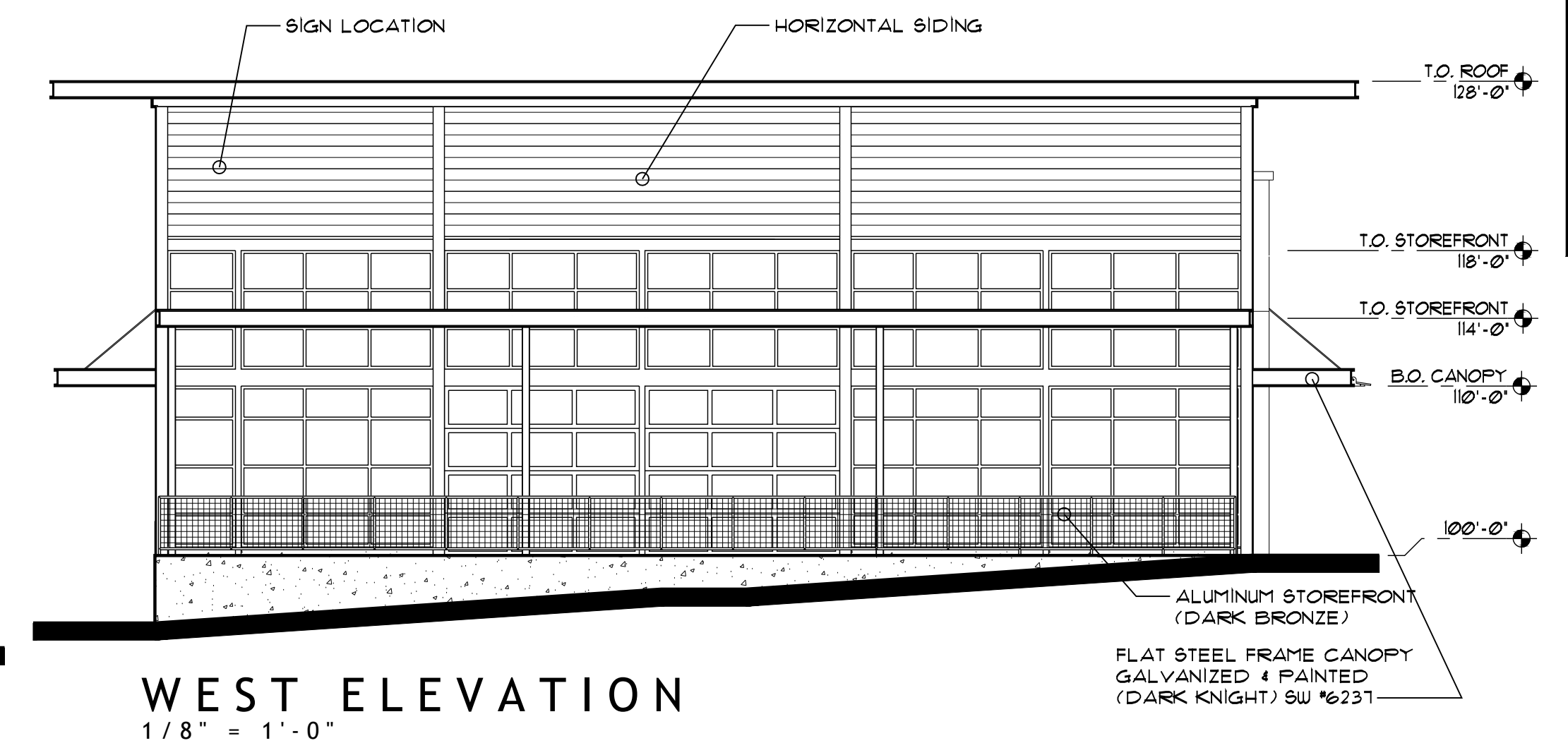
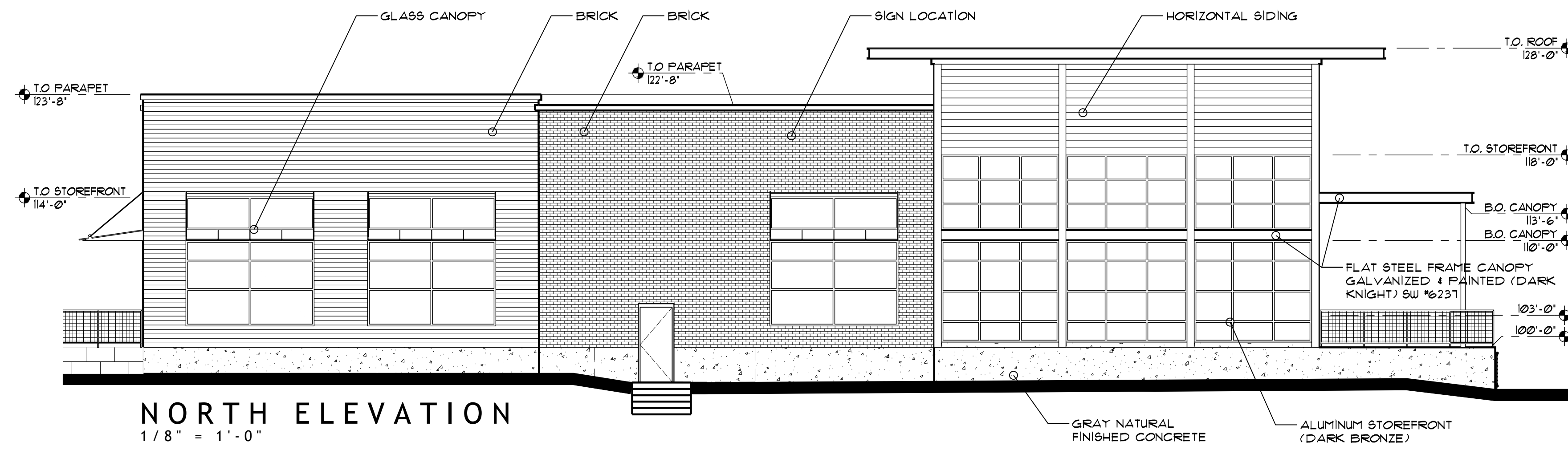


NORTH ELEVATION
1/8" = 1'-0"



FLOOR PLAN
1/16" = 1'-0"

**BUILDING C
FLOOR PLAN AND ELEVATIONS**



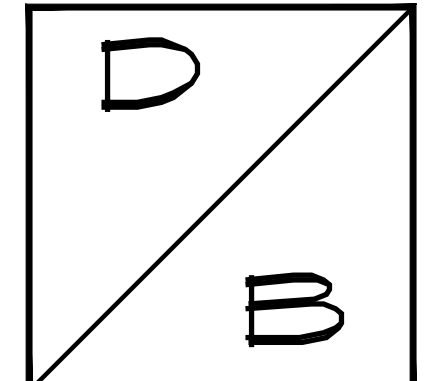
**BUILDING D
FLOOR PLAN AND ELEVATIONS**

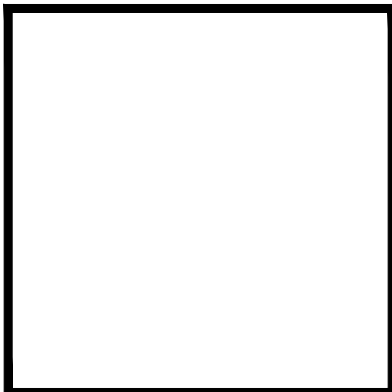
TILAND / SCHMIDT ARCHITECTS, P.C.
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FAX (503) 220-8518

CRESTVIEW CROSSING COMMERCIAL
HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'B'

PROJECT NO.	20136
DATE:	11-25-2020
DRAWN BY:	AJH
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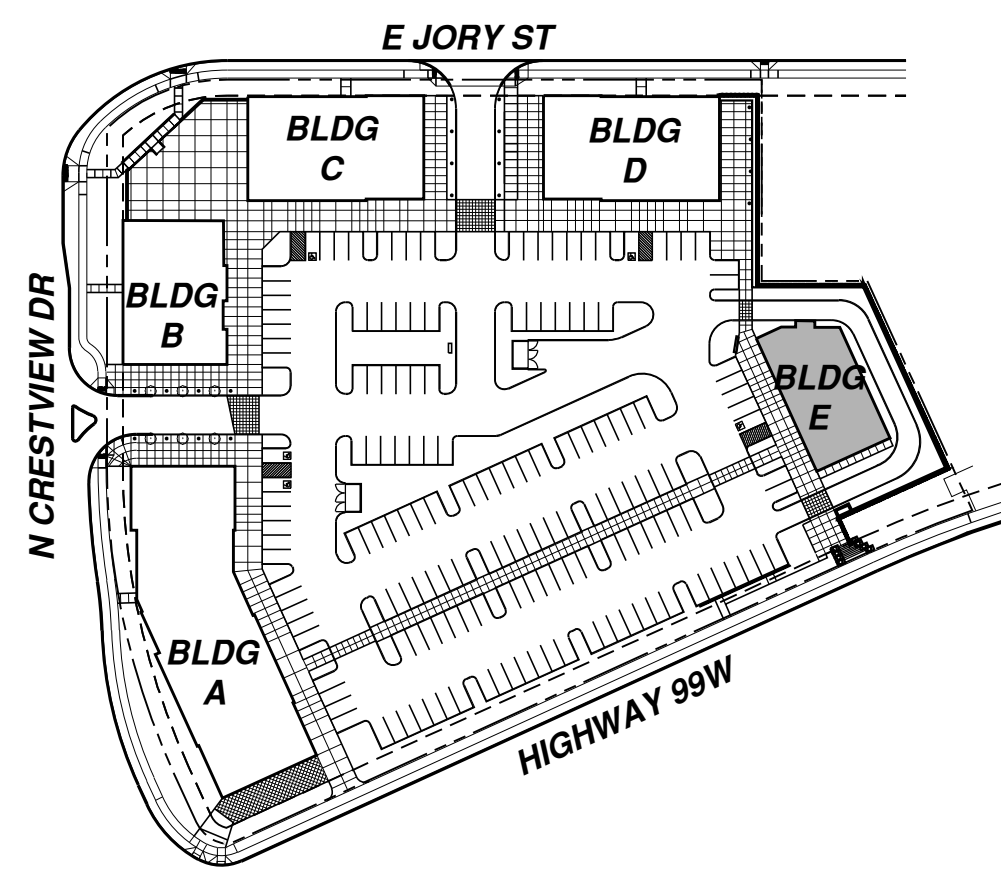
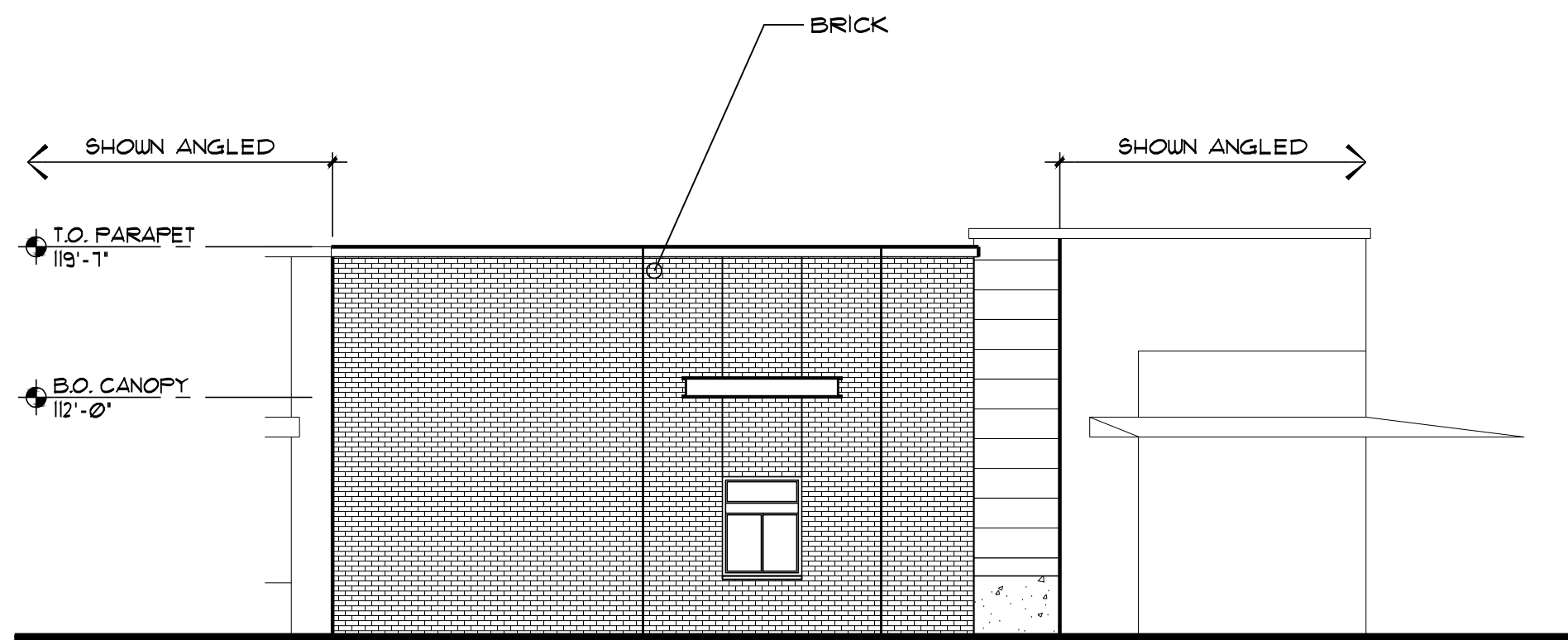
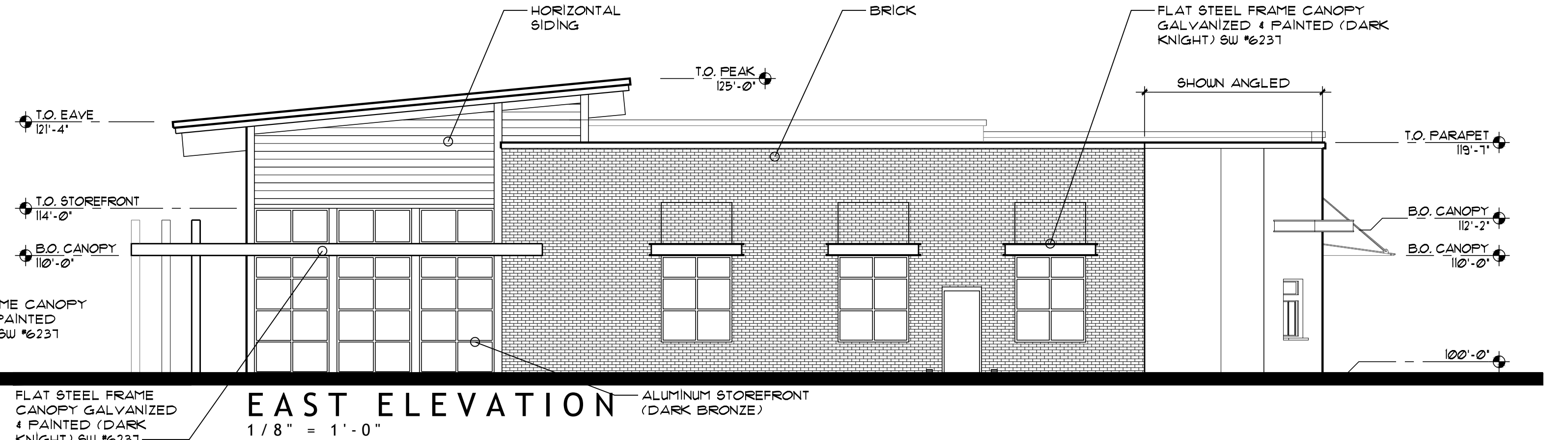
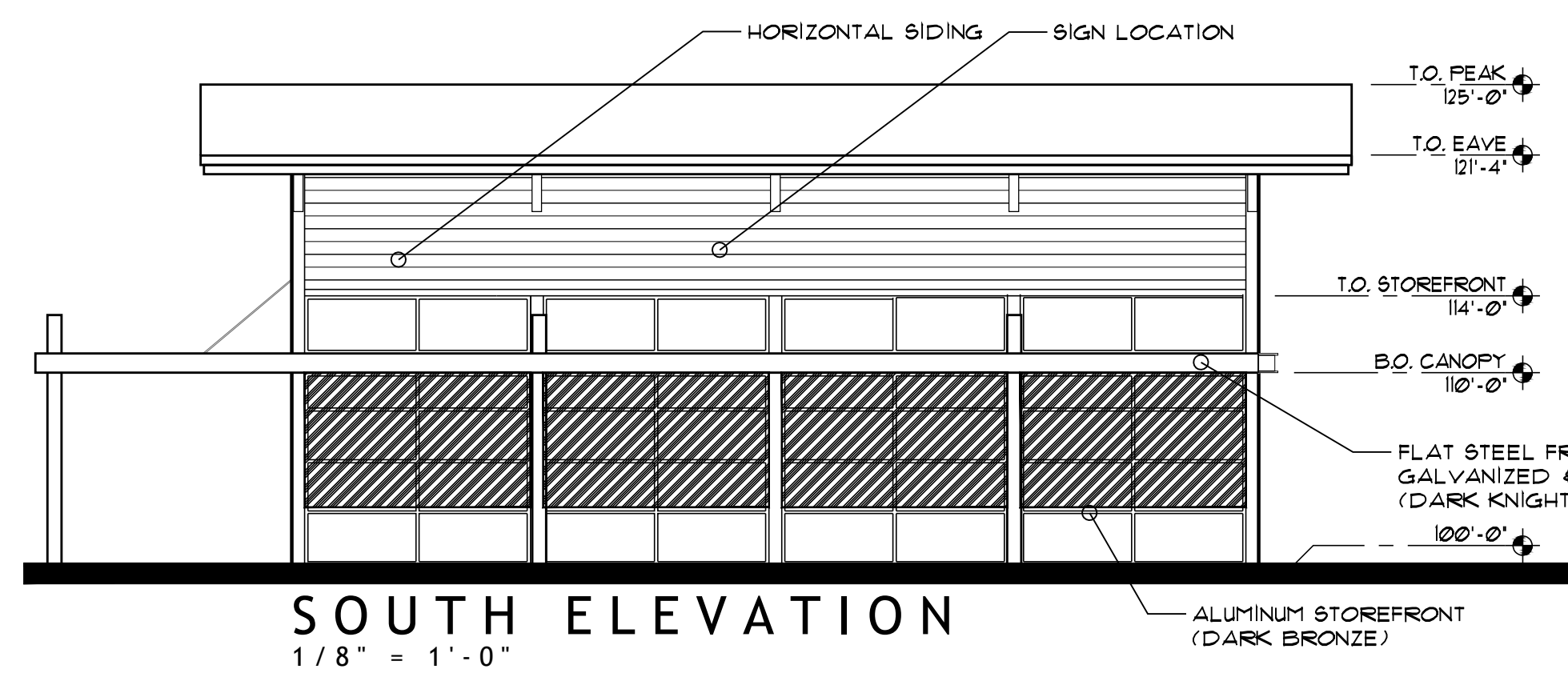
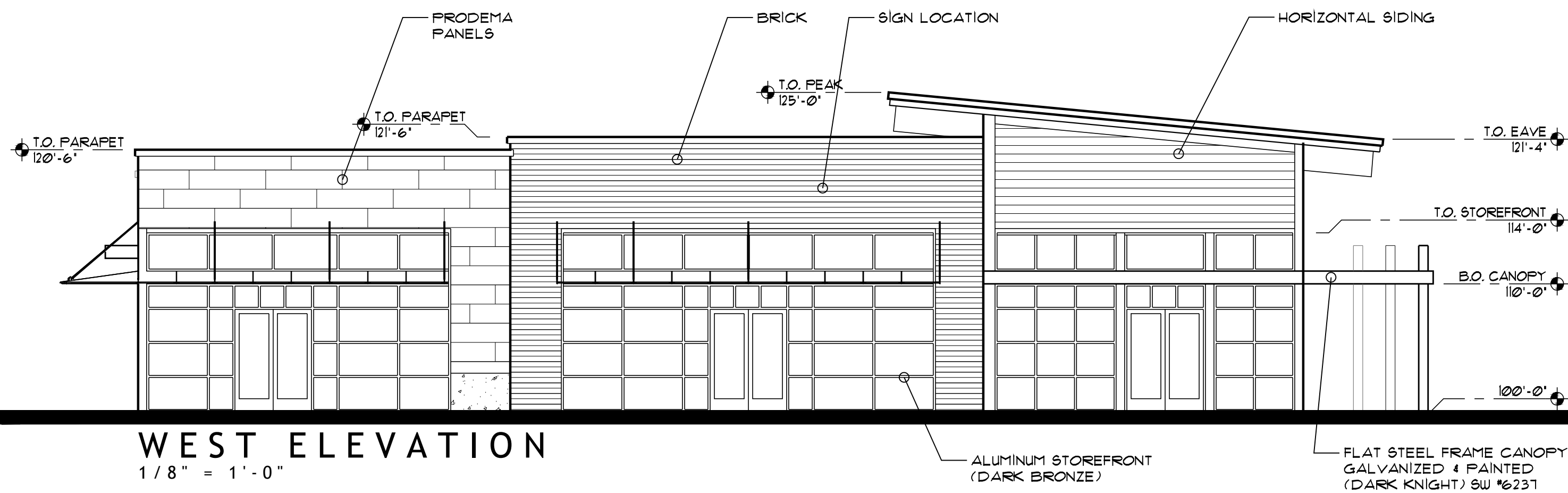
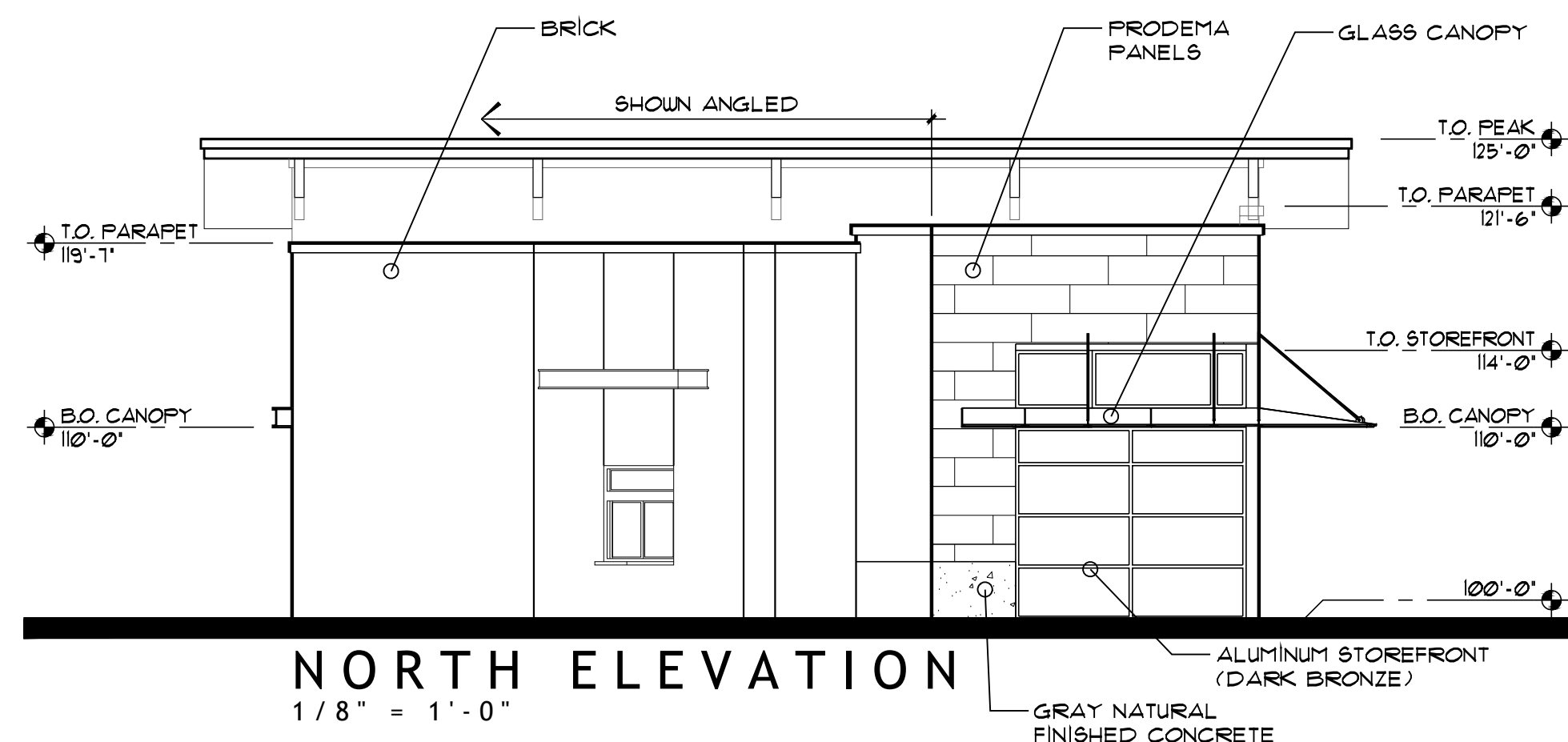
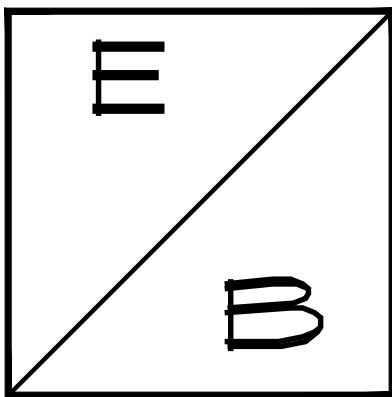
CRESTVIEW CROSSING COMMERCIAL
 HIGHWAY 99W & N CRESTVIEW DRIVE
 NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'B'

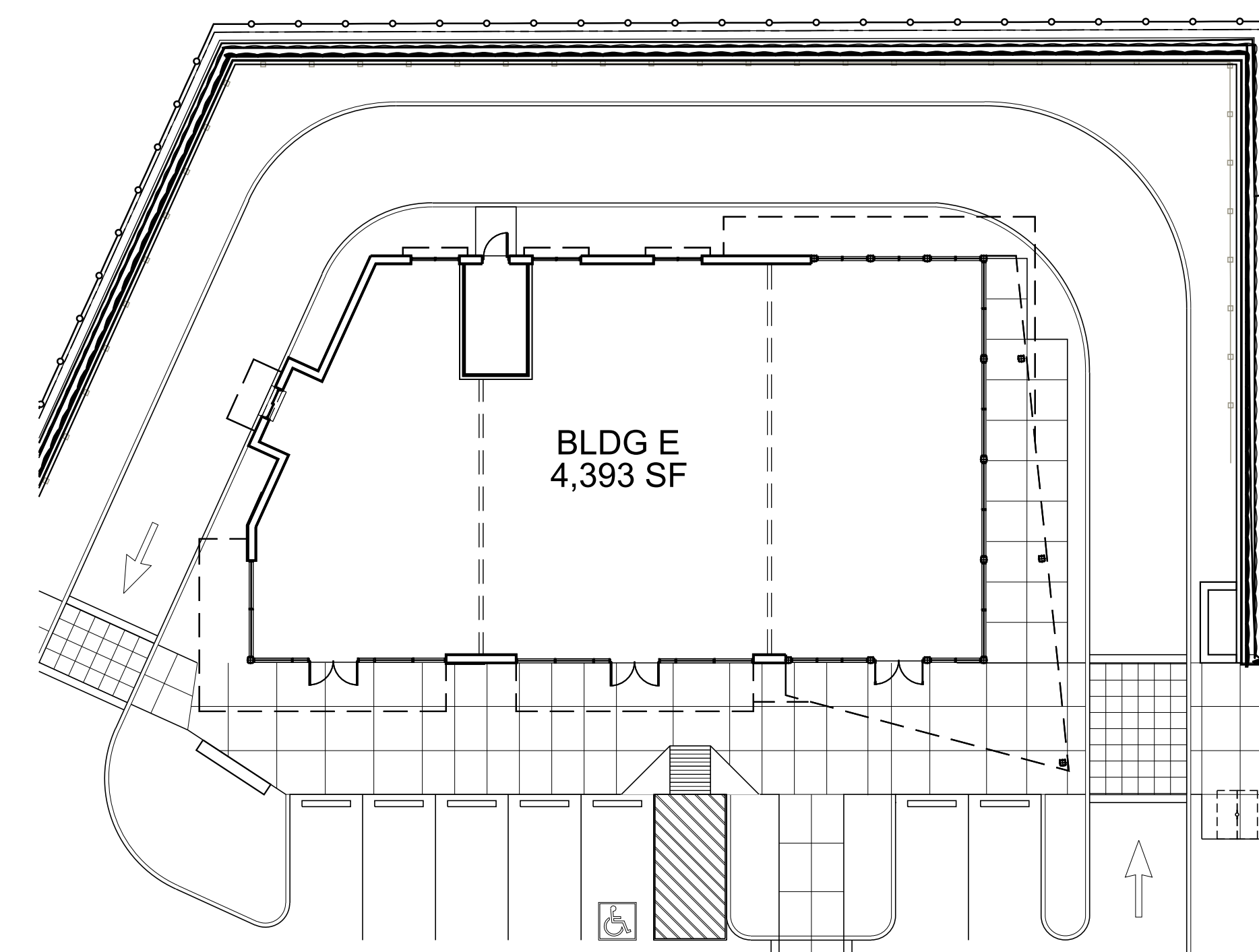
PROJECT NO. **20136**
 DATE: 11-25-2020
 DRAWN BY: AJH
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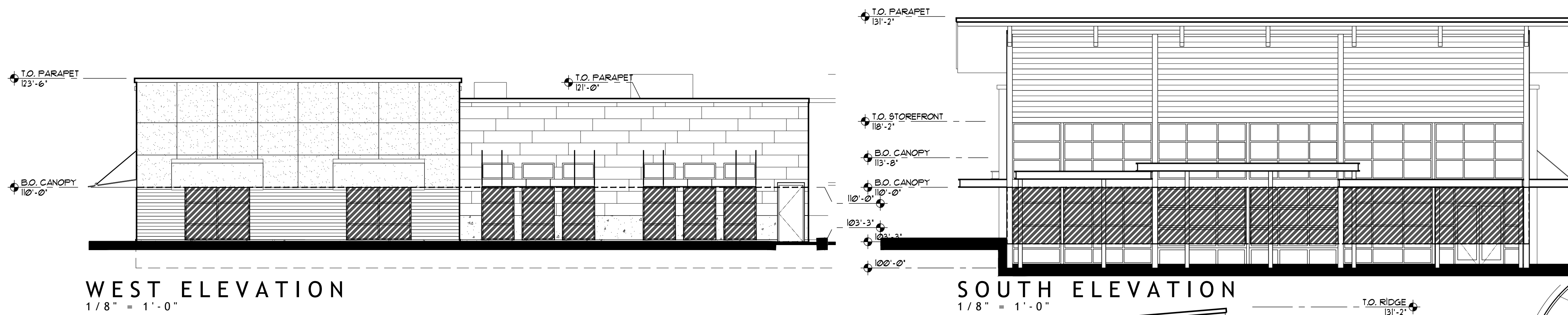
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20136 Bldg E Plan Elevations Exhibits



**BUILDING E
 FLOOR PLAN AND ELEVATIONS**





BUILDING AREA :

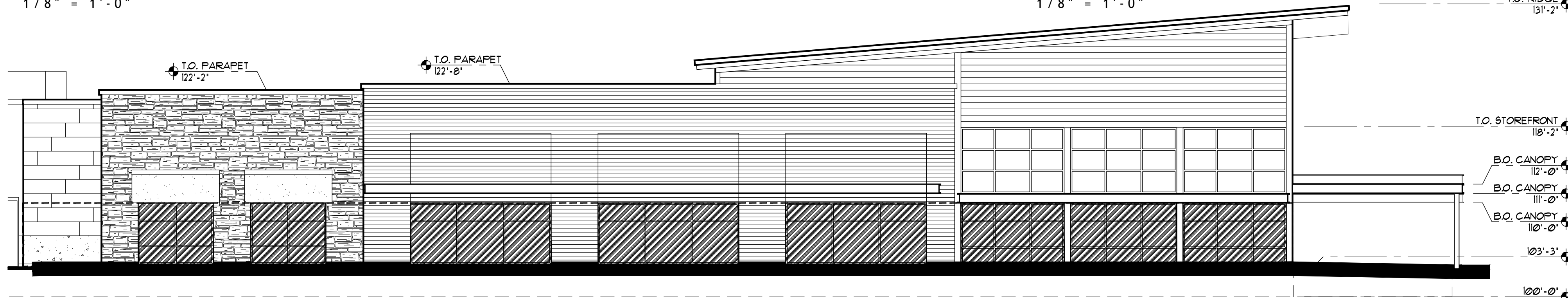
WEST SIDE GROUND FLOOR AREA :	1529.5 SQ. FT.
GLAZING AREA :	873.2 SQ. FT. (57.1%)
WEST SIDE BUILDING LENGTH :	218.5 LF
GLAZING LENGTH :	134 LF (61.3%)
SOUTH SIDE GROUND FLOOR AREA :	452.7 SQ. FT.
GLAZING AREA :	425.2 SQ. FT. (93.9%)
SOUTH SIDE BUILDING LENGTH :	64.7 LF
GLAZING LENGTH :	60.8 LF (94.0%)

THE GROUND FLOOR FACADE IS CONSIDERED AS THE AREA BETWEEN 3- FEET AND 10- FEET ABOVE THE FINISHED FLOOR.

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WEST ELEVATION
1/8" = 1'-0"

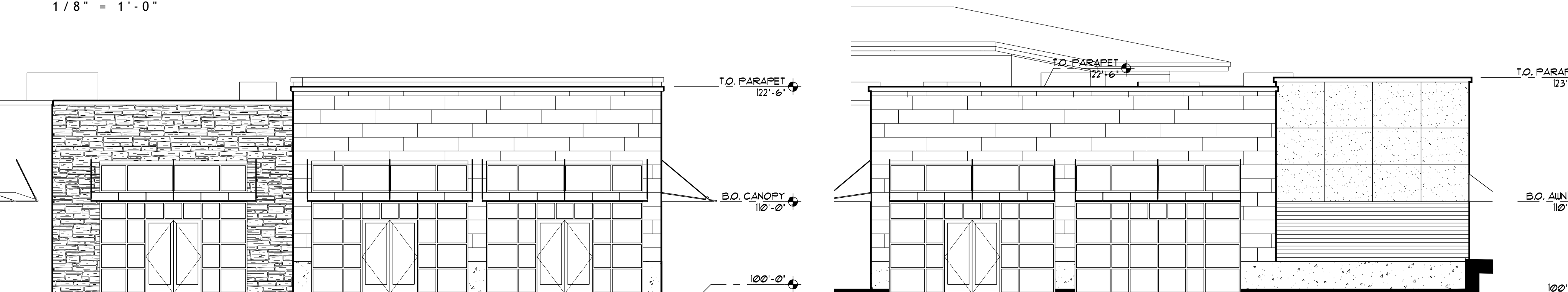
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

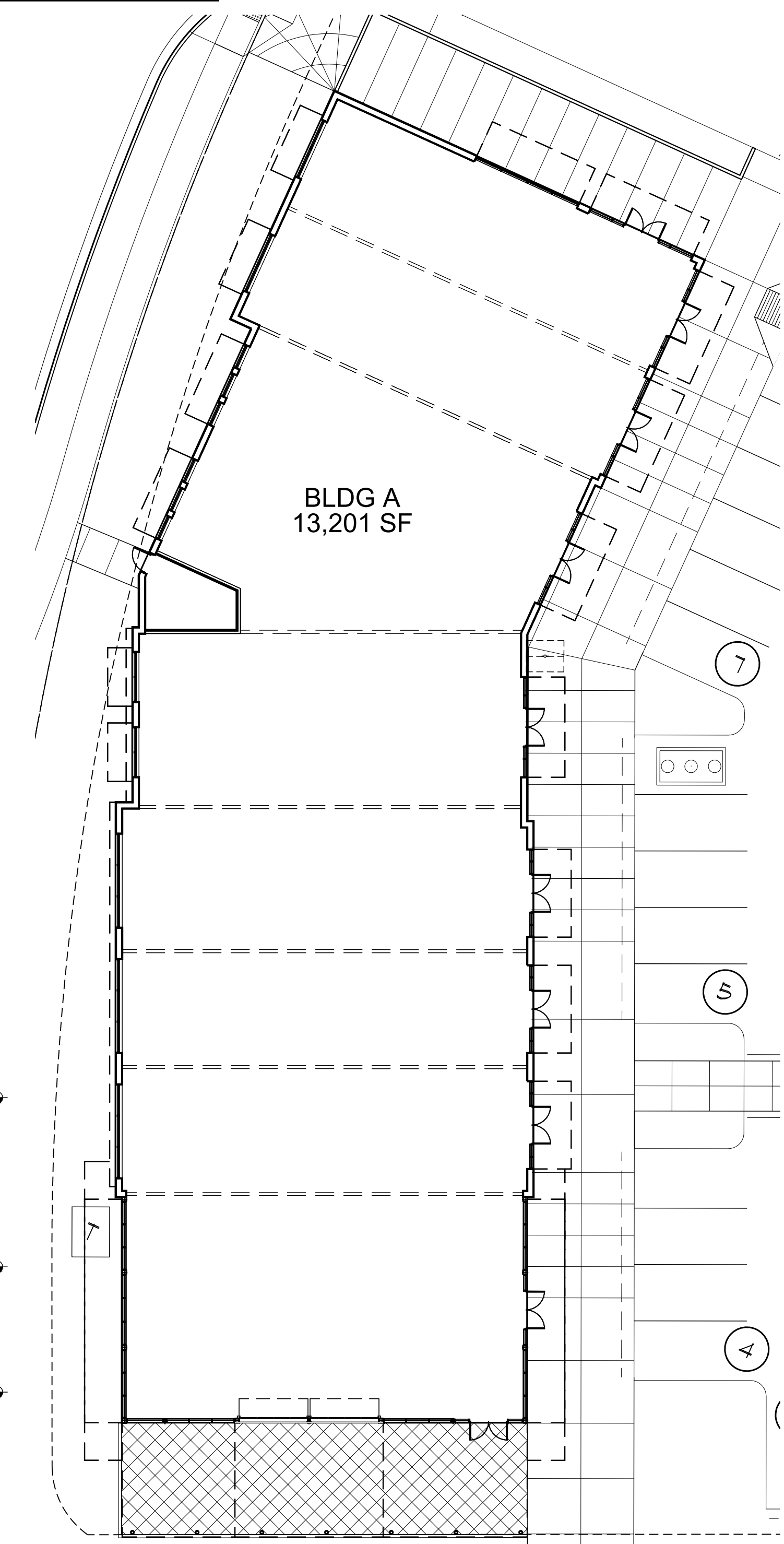


EAST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"



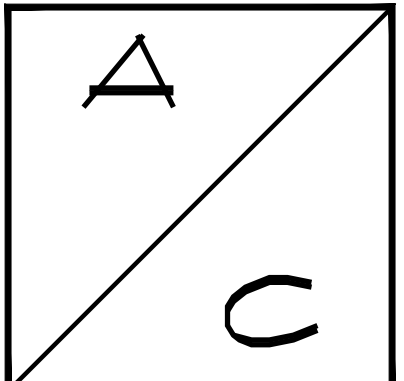
FLOOR PLAN
1/16" = 1'-0"

CRESTVIEW CROSSING COMMERCIAL
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 NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

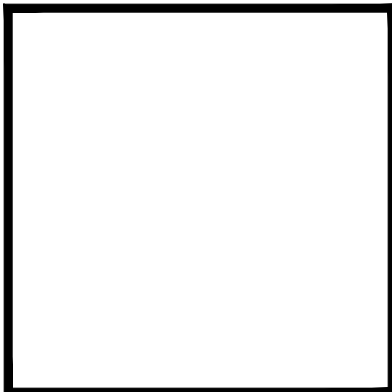
EXHIBIT 'C'

PROJECT NO.	20136
DATE :	11-25-2020
DRAWN BY :	AJH
CHECKED BY :	FMS
REVISIONS	

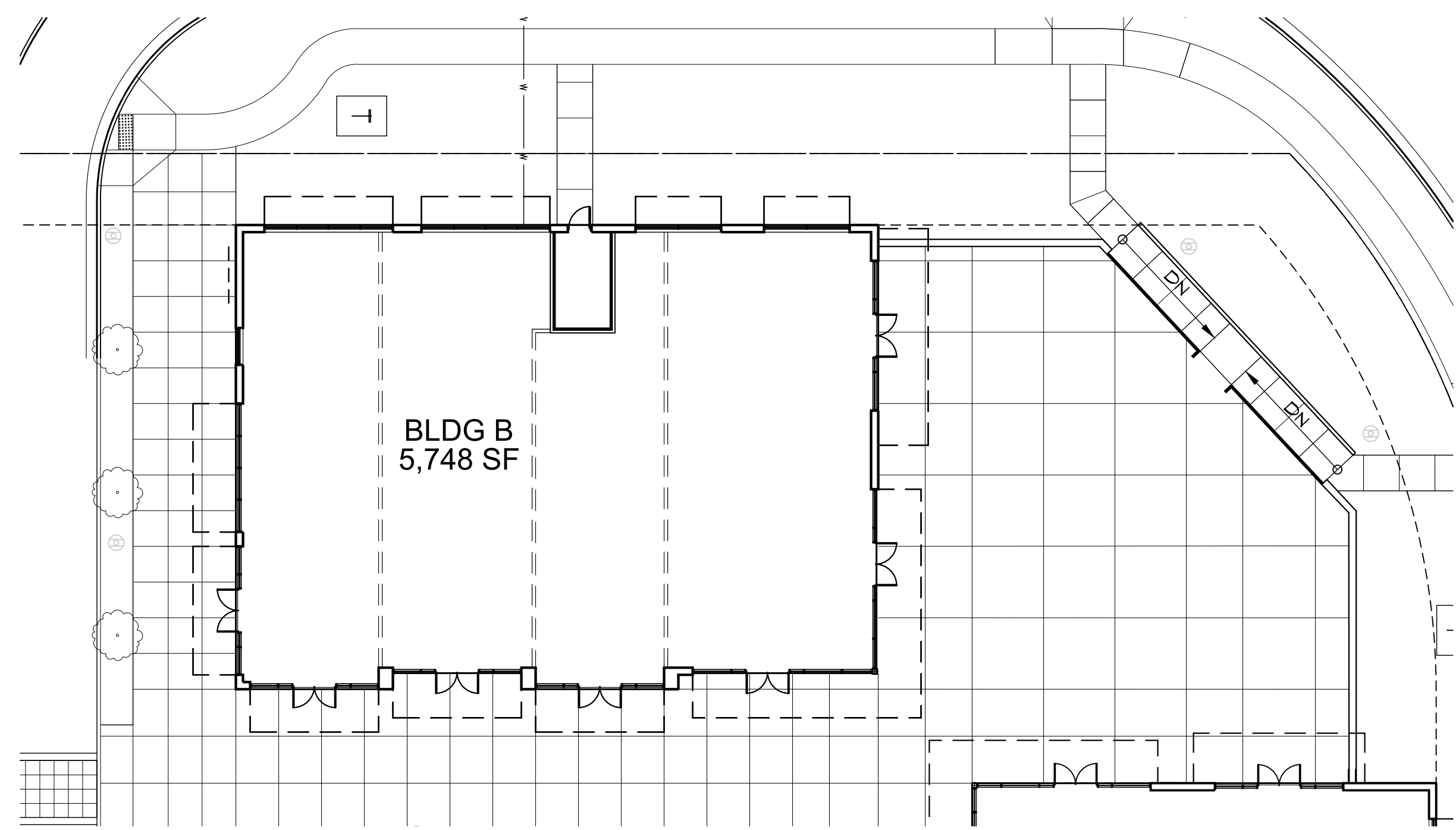
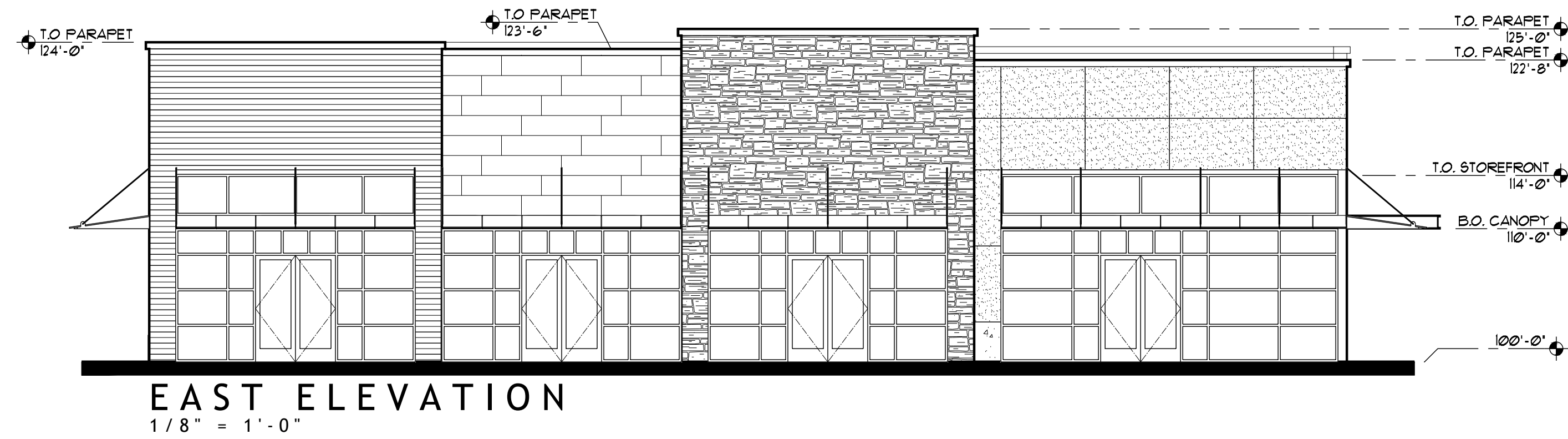
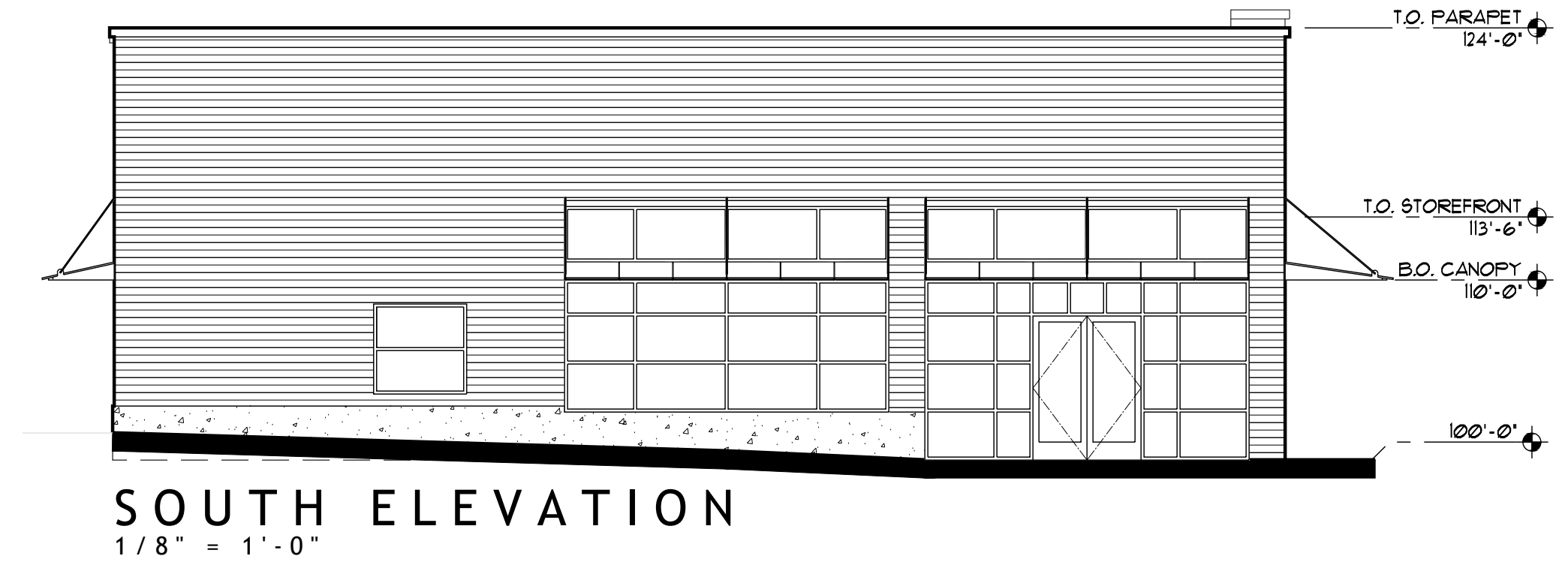
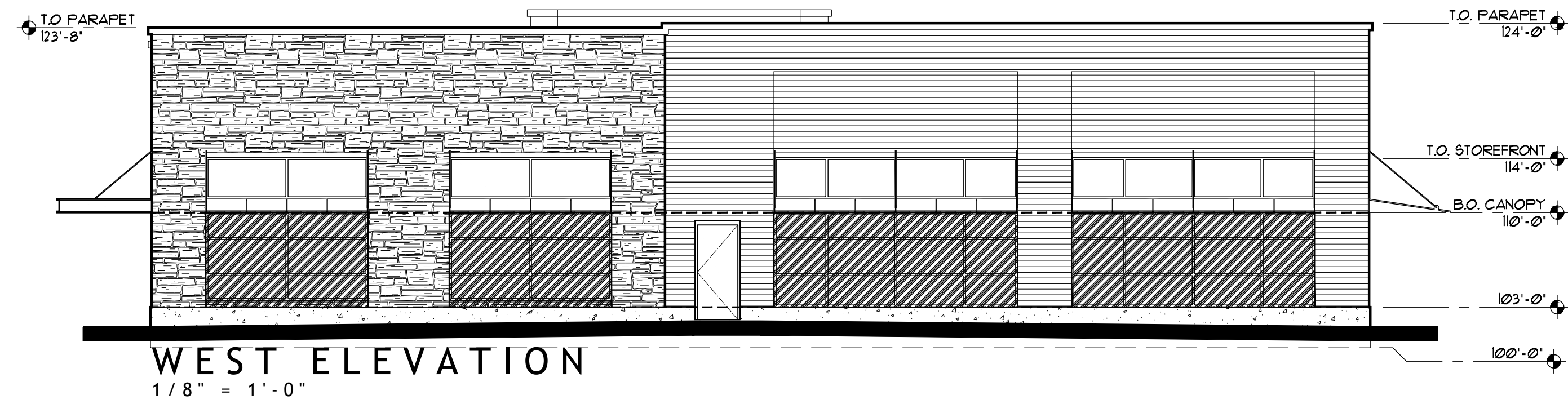
20136 Bldg A Plan Elevations Exhibits



**BUILDING A
 FLOOR PLAN AND ELEVATIONS
 GROUND FLOOR STREET FACADE GLAZING AREA**



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FLOOR PLAN
 1/16" = 1'-0" NORTH

BUILDING AREA :

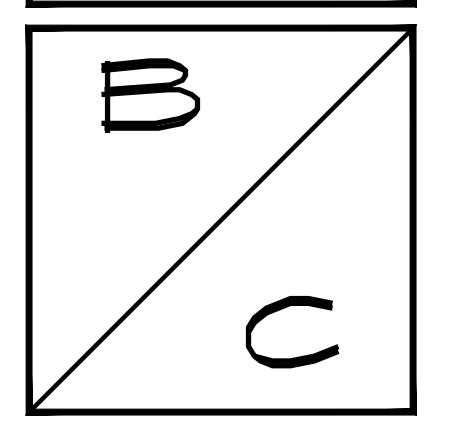
NORTH SIDE GROUND FLOOR AREA :	441	SQ. FT.
GLAZING AREA :	324.3	SQ. FT. (73.5%)
NORTH SIDE BUILDING LENGTH :	63	LF
GLAZING LENGTH :	46.3	LF (73.5%)
WEST SIDE GROUND FLOOR AREA :	630	SQ. FT.
GLAZING AREA :	420	SQ. FT. (66.7%)
WEST SIDE BUILDING LENGTH :	90	LF
GLAZING LENGTH :	60	LF (66.7%)

THE GROUND FLOOR FACADE IS CONSIDERED AS THE AREA BETWEEN 3-FEET AND 10-FEET ABOVE THE FINISHED FLOOR.

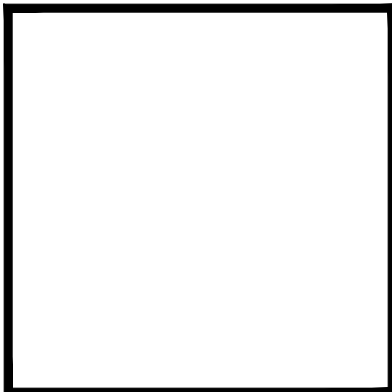
CRESTVIEW CROSSING COMMERCIAL
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GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'C'

PROJECT NO.	20136
DATE :	11-25-2020
DRAWN BY :	AJH
CHECKED BY :	FMS
REVISIONS	
20136 Bldg B Plan Elevations Exhibits	



**BUILDING B
 FLOOR PLAN AND ELEVATIONS
 GROUND FLOOR STREET FACADE GLAZING AREA**

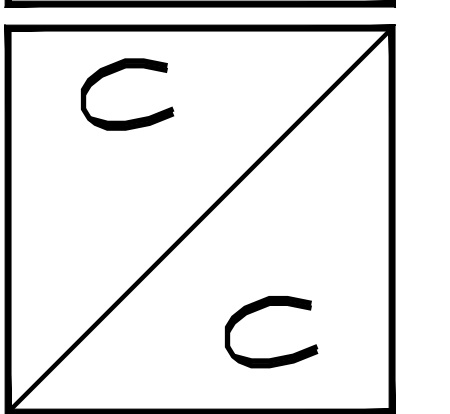


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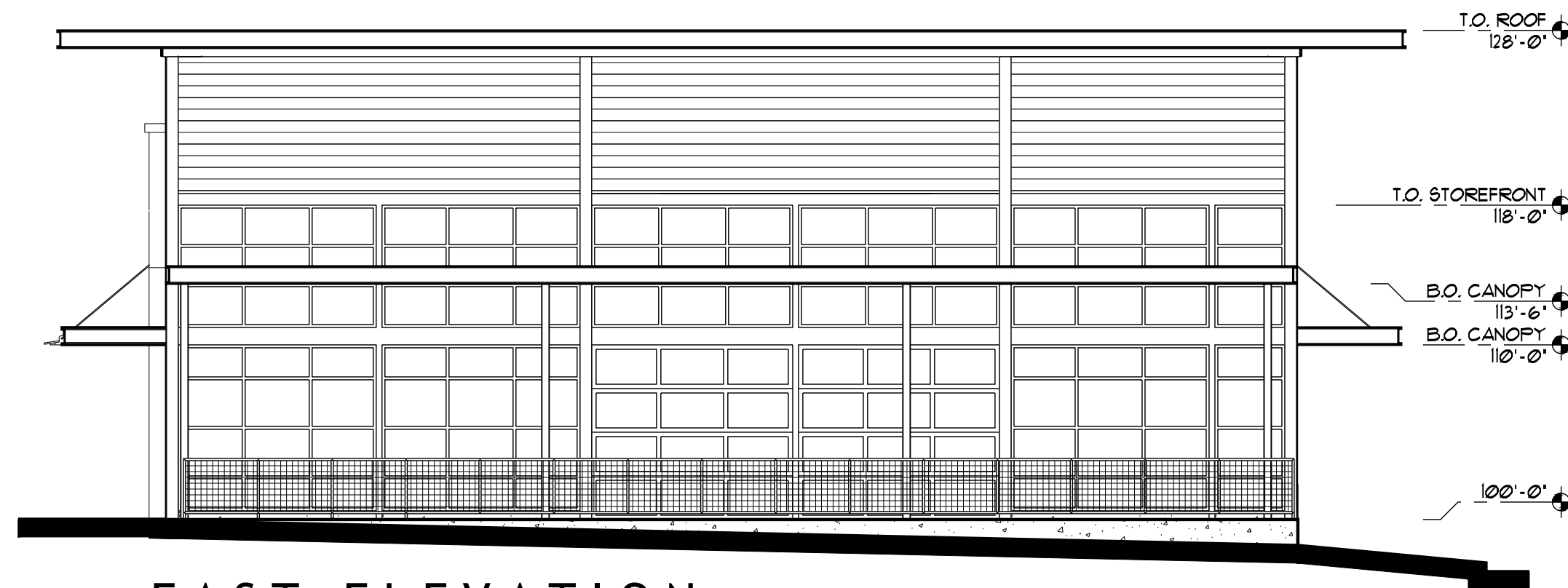
CRESTVIEW CROSSING COMMERCIAL
 HIGHWAY 99W & N CRESTVIEW DRIVE
 NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'C'

PROJECT NO.	20136
DATE :	11-25-2020
DRAWN BY :	AJH
CHECKED BY :	FMS
REVISIONS	
20136 Bldg C Plan Elevations - Exhibits	



WEST ELEVATION
 1/8" = 1'-0"



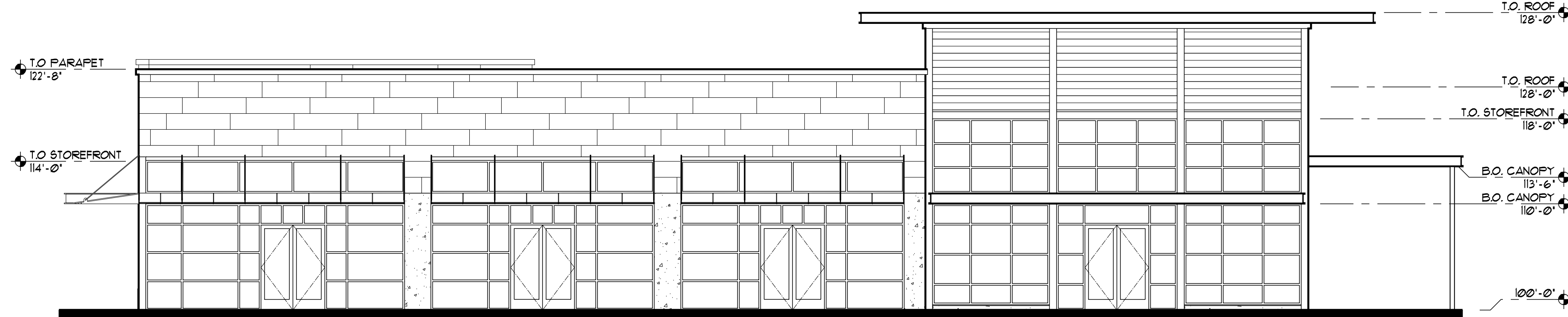
EAST ELEVATION
 1/8" = 1'-0"

BUILDING AREA :

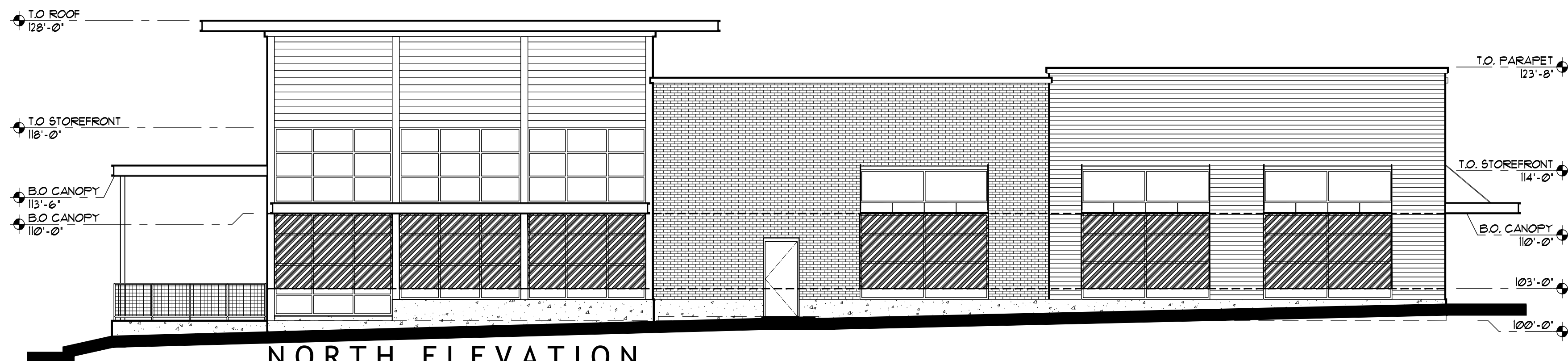
NORTH SIDE GROUND FLOOR AREA :	770 SQ. FT.
GLAZING AREA :	485 SQ. FT. (63.0%)
NORTH SIDE BUILDING LENGTH :	110 LF
GLAZING LENGTH :	69.3 LF (63.0%)

WEST SIDE GROUND FLOOR AREA :	455 SQ. FT.
GLAZING AREA :	317.3 SQ. FT. (69.7%)
WEST SIDE BUILDING LENGTH :	65 LF
GLAZING LENGTH :	45.3 LF (69.7%)

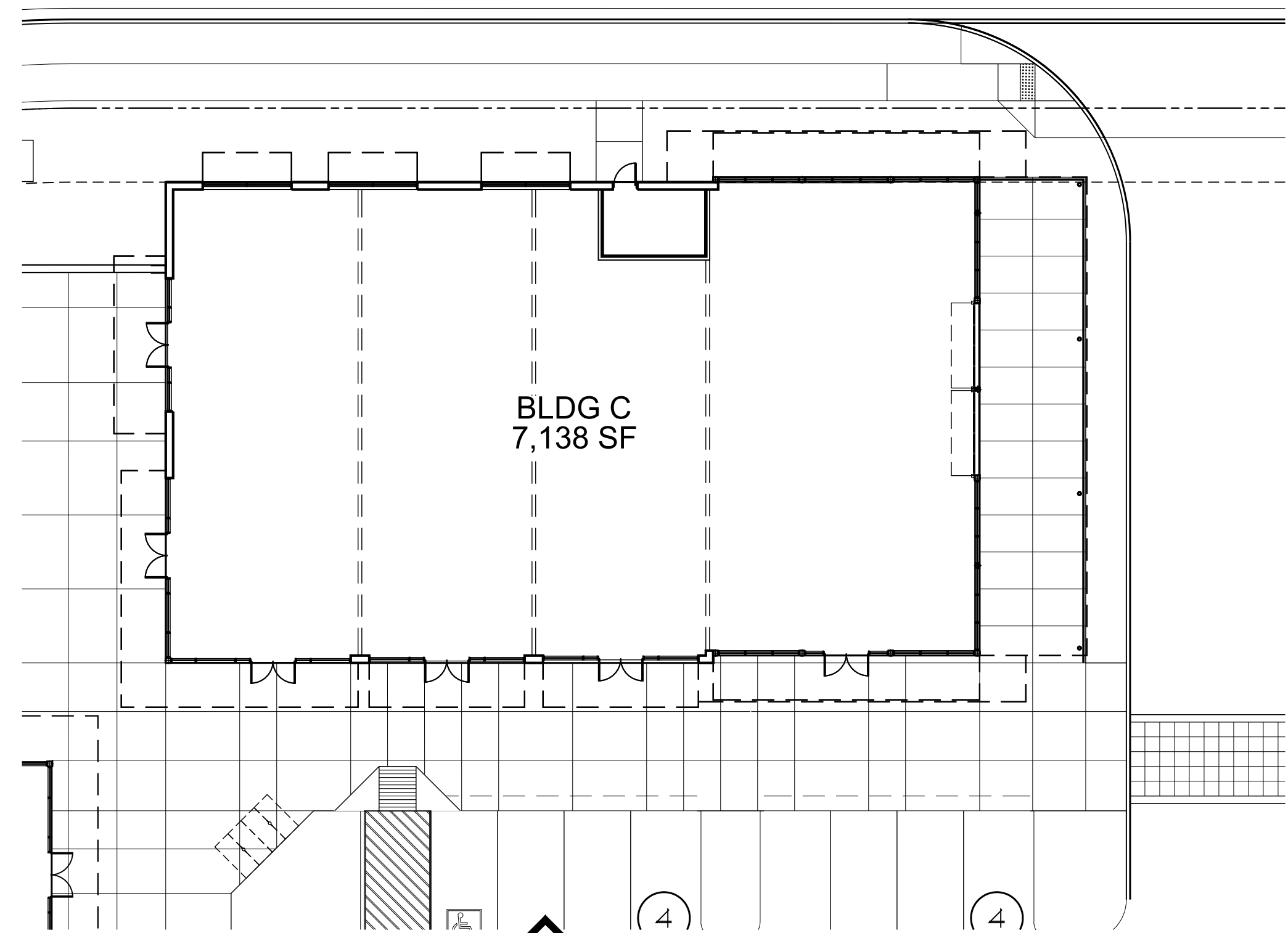
THE GROUND FLOOR FACADE IS CONSIDERED AS THE AREA BETWEEN 3- FEET AND 10- FEET ABOVE THE FINISHED FLOOR.



SOUTH ELEVATION
 1/8" = 1'-0"

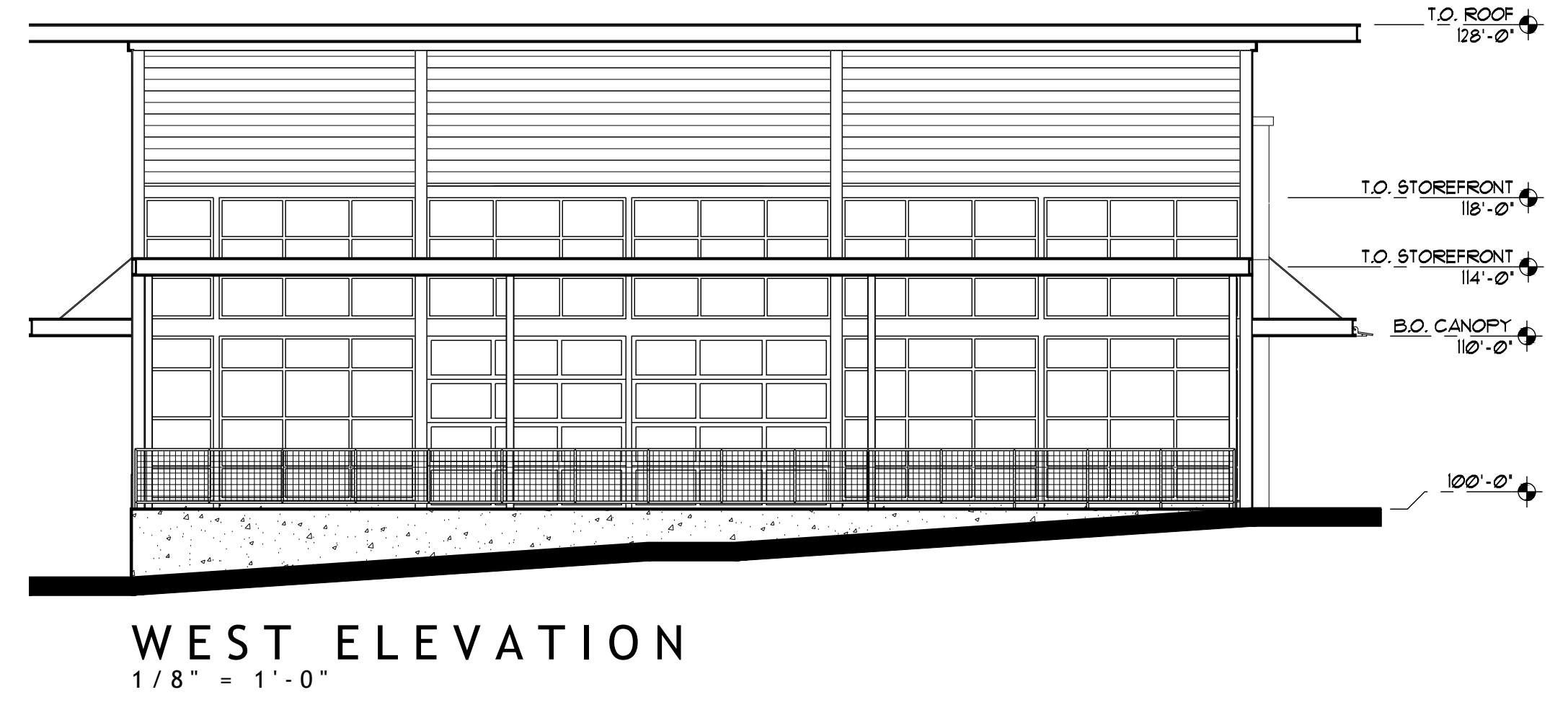
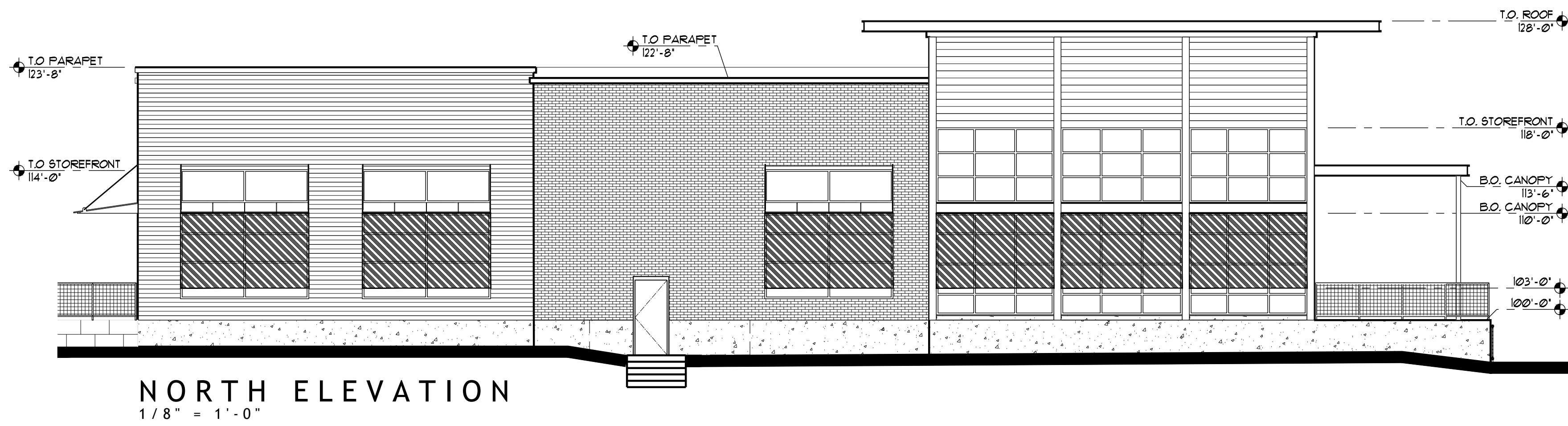


NORTH ELEVATION
 1/8" = 1'-0"



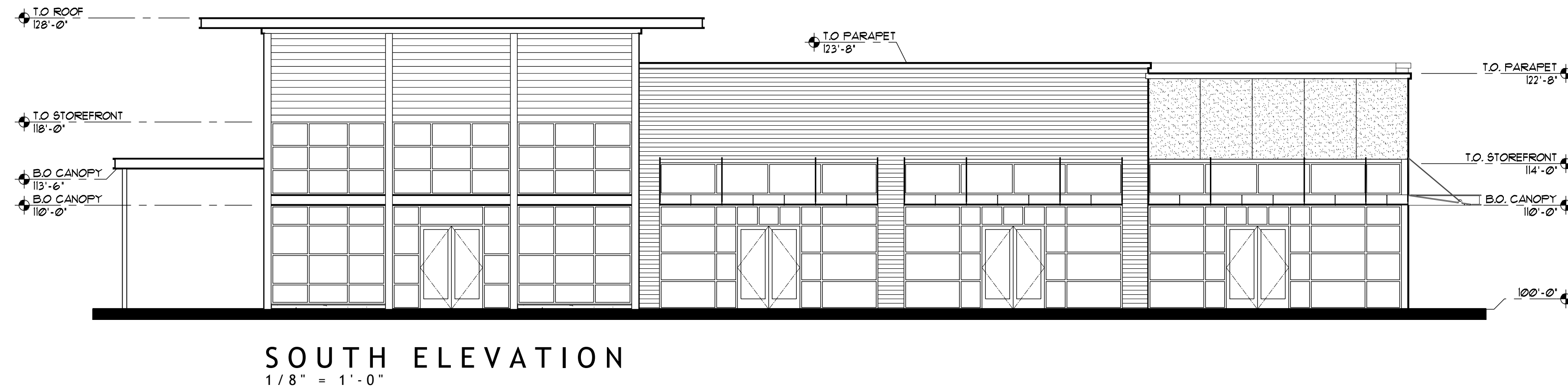
FLOOR PLAN
 1/16" = 1'-0"
 NORTH

**BUILDING C
 FLOOR PLAN AND ELEVATIONS
 GROUND FLOOR STREET FACADE GLAZING AREA**



NORTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

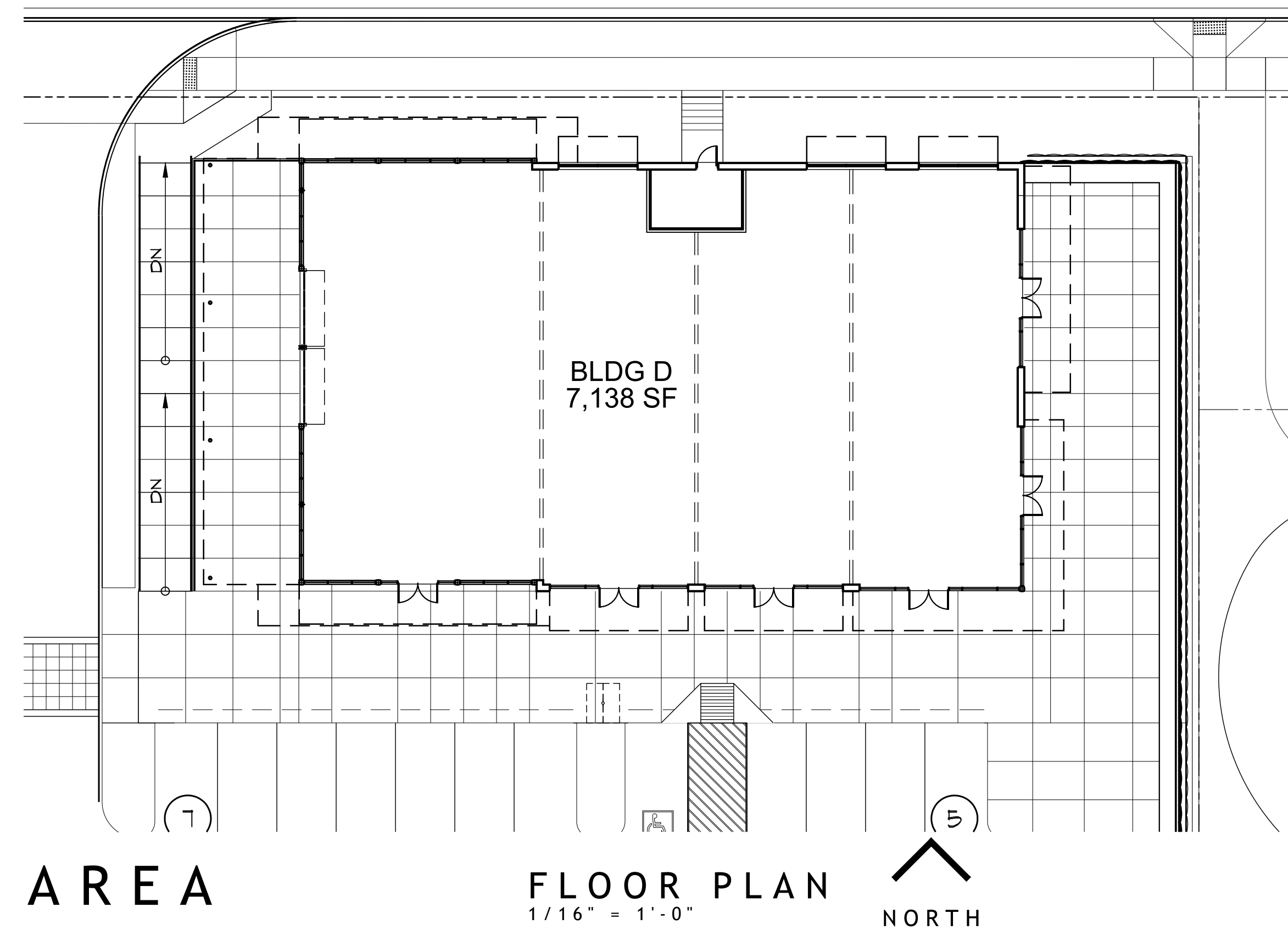
BUILDING AREA :

NORTH SIDE GROUND FLOOR AREA :	770 SQ. FT.
GLAZING AREA :	485 SQ. FT. (63.0%)
NORTH SIDE BUILDING LENGTH :	110 LF
GLAZING LENGTH :	69.3 LF (63.0%)

THE GROUND FLOOR FACADE IS CONSIDERED AS THE AREA BETWEEN 3- FEET AND 10- FEET ABOVE THE FINISHED FLOOR.



EAST ELEVATION
1/8" = 1'-0"



**BUILDING D
FLOOR PLAN AND ELEVATIONS
GROUND FLOOR STREET FACADE GLAZING AREA**

FLOOR PLAN
1/16" = 1'-0"

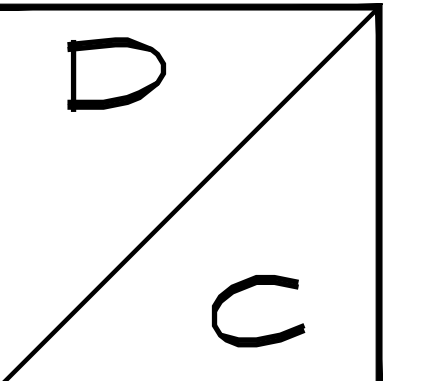


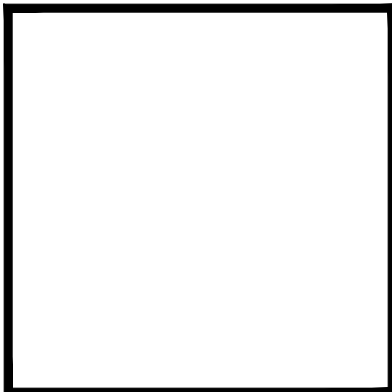
TILAND / SCHMIDT ARCHITECTS, P.C.
16101 SW 12ND AVE. SUITE 135
PORTLAND, OR 97224
(503) 220-8511
FAX (503) 220-8518

CRESTVIEW CROSSING COMMERCIAL
HIGHWAY 99W & N CRESTVIEW DRIVE
NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'C'

PROJECT NO.	20136
DATE :	11-25-2020
DRAWN BY :	AJH
CHECKED BY :	FMS
REVISIONS	
20136 Bldg D Plan Elevations - Exhibits	



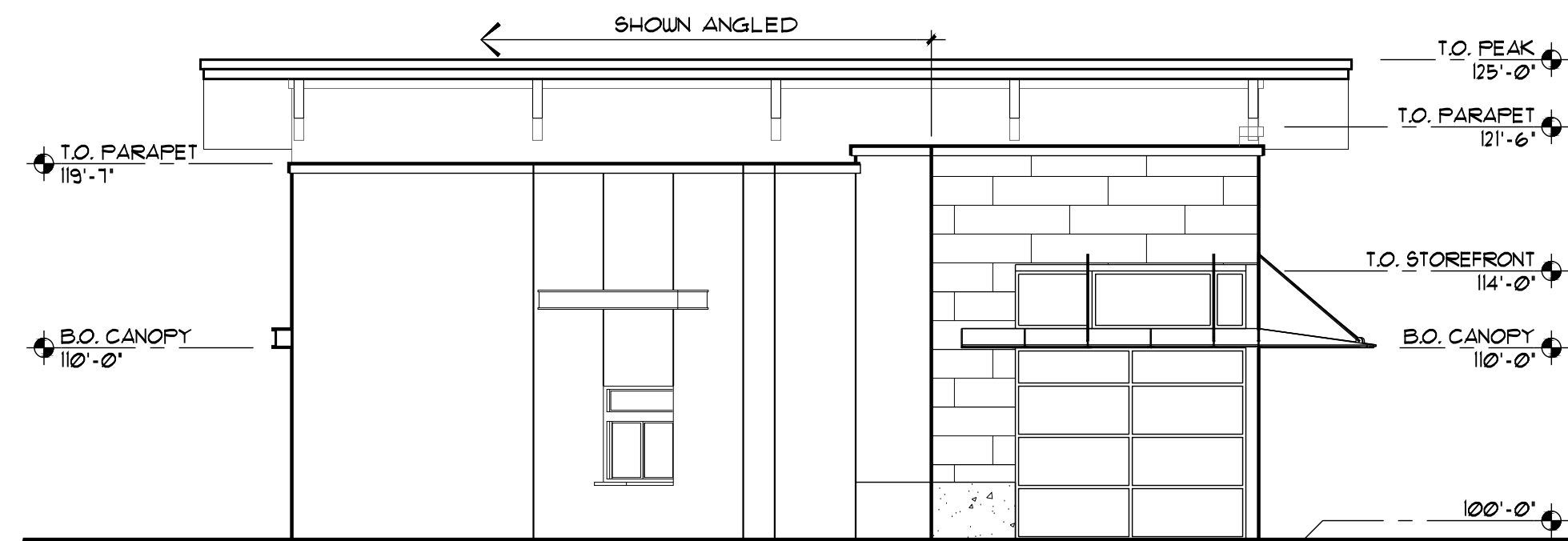
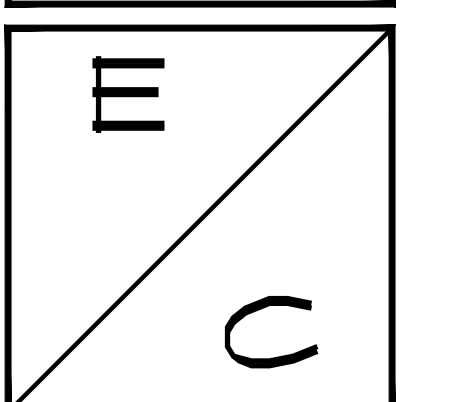


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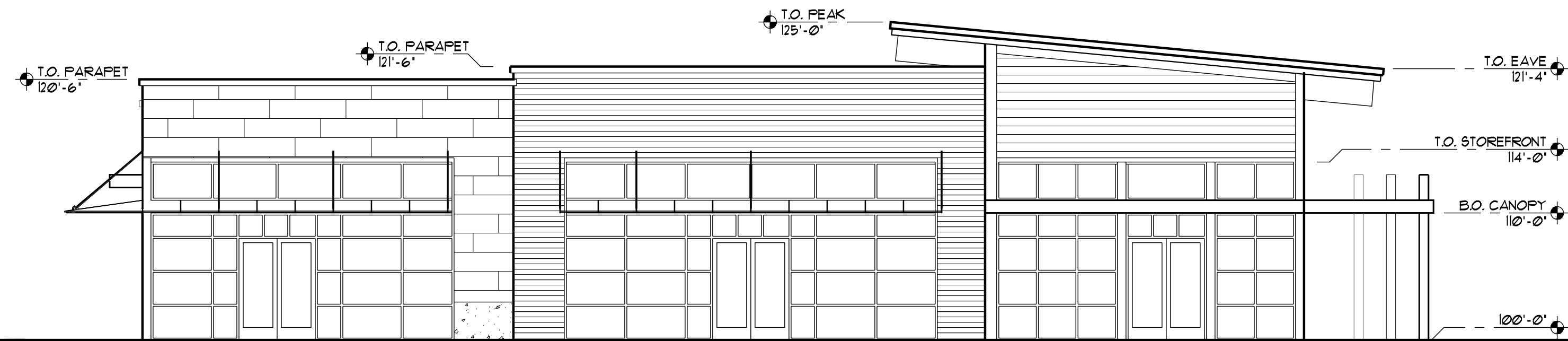
CRESTVIEW CROSSING COMMERCIAL
 HIGHWAY 99W & N CRESTVIEW DRIVE
 NEWBERG, OREGON
GRAMOR NEWBERG CRESTVIEW LLC

EXHIBIT 'C'

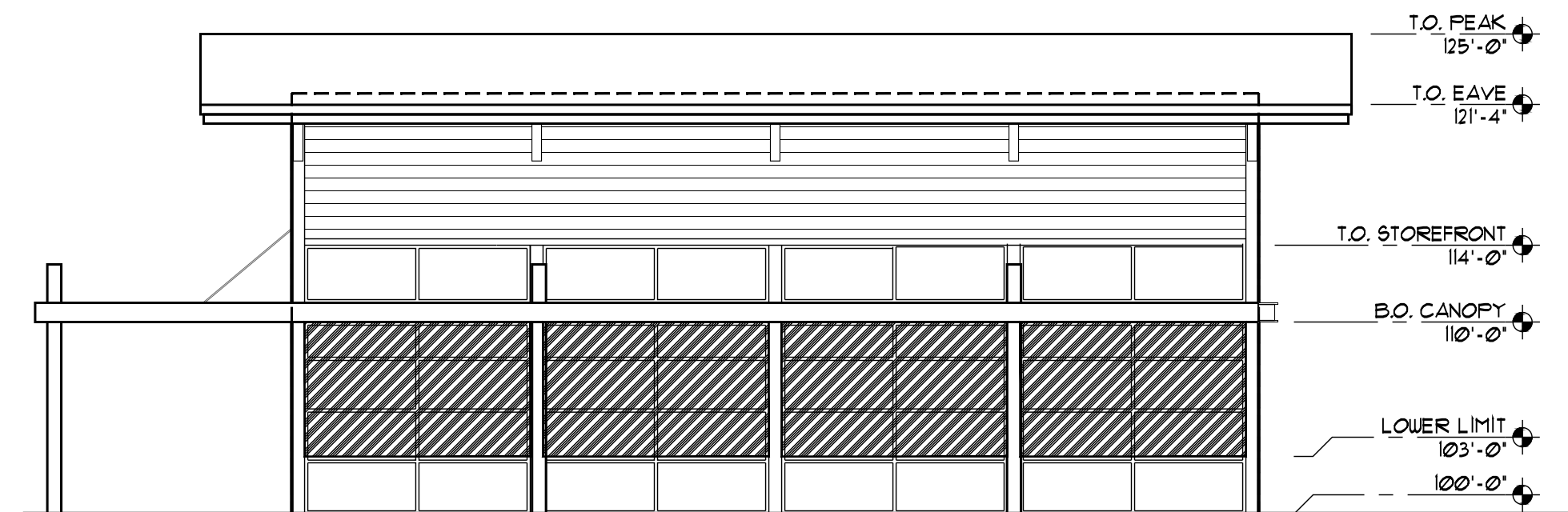
PROJECT NO.	20136
DATE:	11-25-2020
DRAWN BY:	AJH
CHECKED BY:	FMS
REVISIONS	
20136 Bldg E Plan Elevations Exhibits	



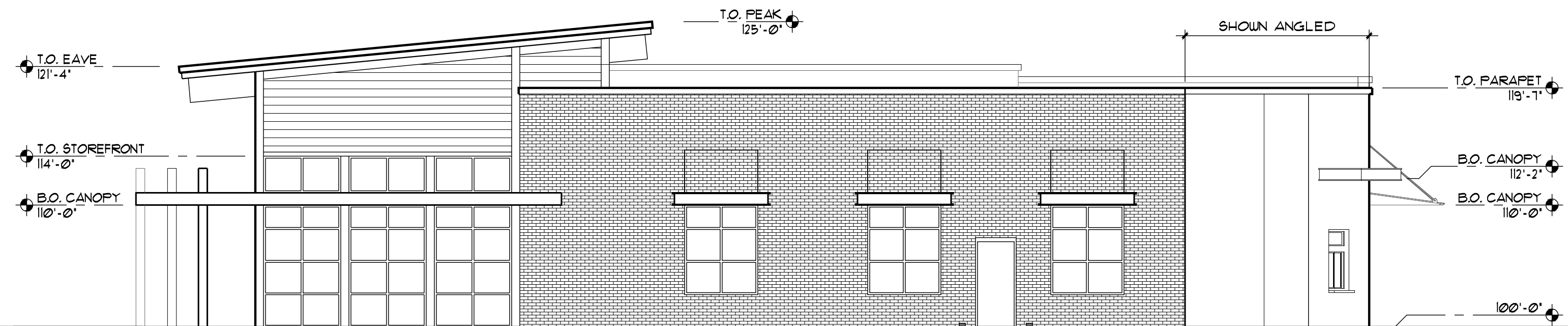
NORTH ELEVATION
 1/8" = 1'-0"



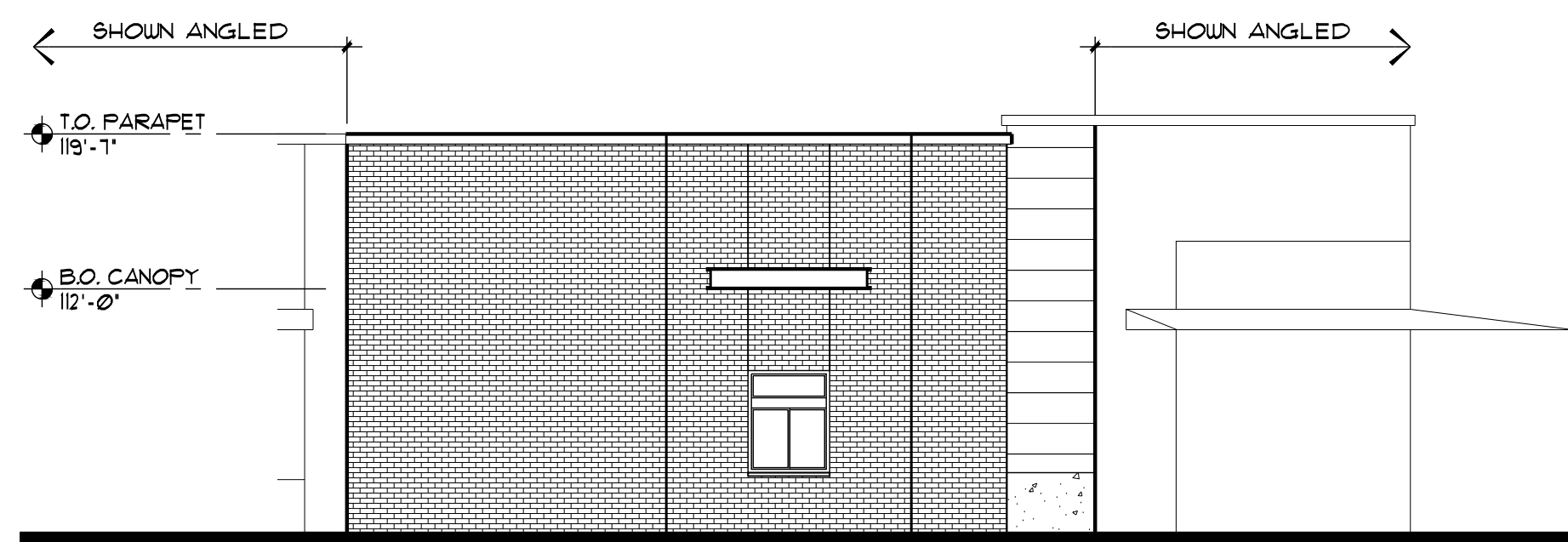
WEST ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"

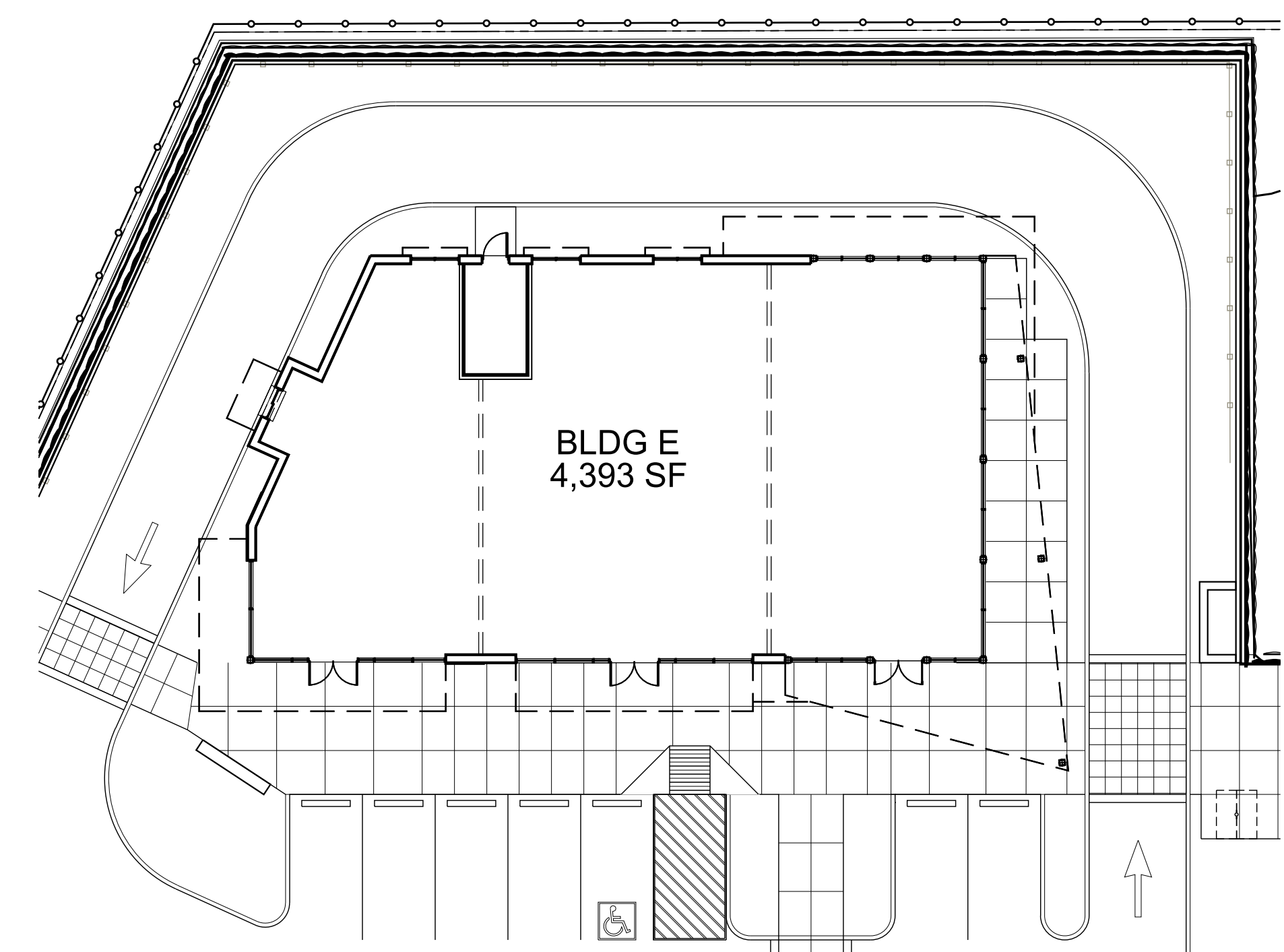


NORTH-EAST ELEVATION
 1/8" = 1'-0"

BUILDING AREA :

SOUTH SIDE GROUND FLOOR AREA :	352.3 SQ. FT.
GLAZING AREA :	329 SQ. FT. (93.4%)
SOUTH SIDE BUILDING LENGTH :	50.3 LF
GLAZING LENGTH :	47.0 LF (93.4%)

THE GROUND FLOOR FACADE IS CONSIDERED AS THE AREA BETWEEN 3- FEET AND 10- FEET ABOVE THE FINISHED FLOOR.



FLOOR PLAN
 1/16" = 1'-0" NORTH

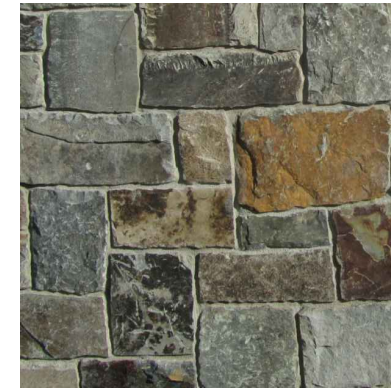
**BUILDING E
 FLOOR PLAN AND ELEVATIONS
 GROUND FLOOR STREET FACADE GLAZING AREA**

**CRESTVIEW CROSSING
NEWBERG, OREGON
COLORS & MATERIALS**

**TILAND /
SCHMIDT
ARCHITECTS, P.C.**
16101 SW 12ND AVE.
SUITE 135
PORTLAND, OR 97224
(503) 220-8511
FAX (503) 220-8518

BASE MATERIALS :

STONE & CONCRETE :



STONE VENEER -
MUTUAL MATERIALS
'BITTERROOT NATURAL
LEDGESTONE'



ALTERNATE STONE
VENEER SELECTION :
CHOCTAW DARK



ALTERNATE STONE
VENEER SELECTION :
GRANITE MOSAIC



CONCRETE -
BOARD FORMED
-OR-
PRECAST VENEER PANELS



ALTERNATE STONE
VENEER SELECTION :
LOON LAKE



ALTERNATE STONE
VENEER SELECTION :
SILVER SUNSET

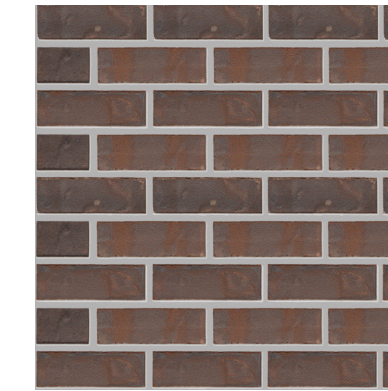
CONCRETE MASONRY UNITS (CMU) & BRICK :

CONCRETE MASONRY UNITS (CMU) :



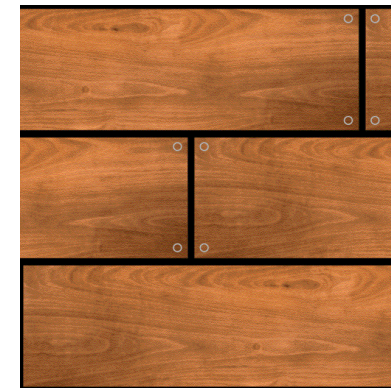
GROUND FACE -
'CASTLE WHITE'
AT TRASH ENCLOSURES

BRICK :



BRICK VENEER -
MUTUAL MATERIALS
TRADITIONAL IRON WASHED
'WINDSOR'

WALL MATERIALS :



NATURAL WOOD APPEARANCE
WITH EXPOSED MOUNTING -
PRODEMA PANELS
OKUME VENEER
'RUSTIK'

16MM THICK
1'-0" x 6'-0" NOMINAL
(457.2MM x 1828.8MM)

DISTRIBUTED BY :
'SPEC SYSTEMS'

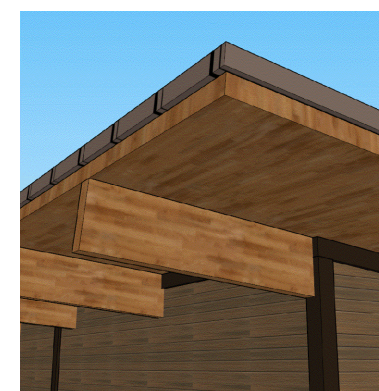


SIDING -
WOOD GRAIN SURFACE / WPC
WALL CLADDING
MODEL No. W50816A
RING PATTERN I
'BROWN'

BY : 'G4T INDUSTRIAL'

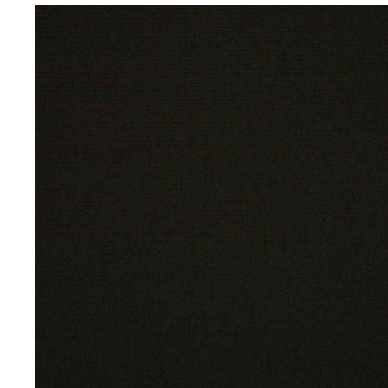


STUCCO -
INTEGRAL COLOR TO MATCH
FFG-1071-3 'PERSUASION'



WOOD STRUCTURE -
LOW SHEEN, CLEAR STAIN /
SEALER

ROOFING :



FABRIC AWNING :
SUNDELLA -
BLACK



SHED ROOF CANOPIES, &
CAP FLASHING :
CUSTOM BUILT METAL &
'WEATHERED COPPER'



GLASS CANOPIES :
SHERWIN WILLIAMS
SW 16234
'UNCERTAIN GRAY'

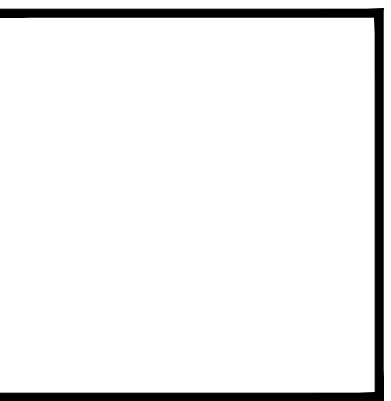


STOREFRONT :
DARK BRONZE



EXPOSED STEEL :
MATCH STOREFRONT

NOTE :
COLORS SHOWN ON MATERIAL
BOARDS WILL DIFFER FROM THOSE
SUPPLIED BY MANUFACTURER



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PROJECT NO.
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DATE :
11-25-2020

DRAWN BY :
REG

CHECKED BY :
FMS

REVISIONS

20136 Material Boards

