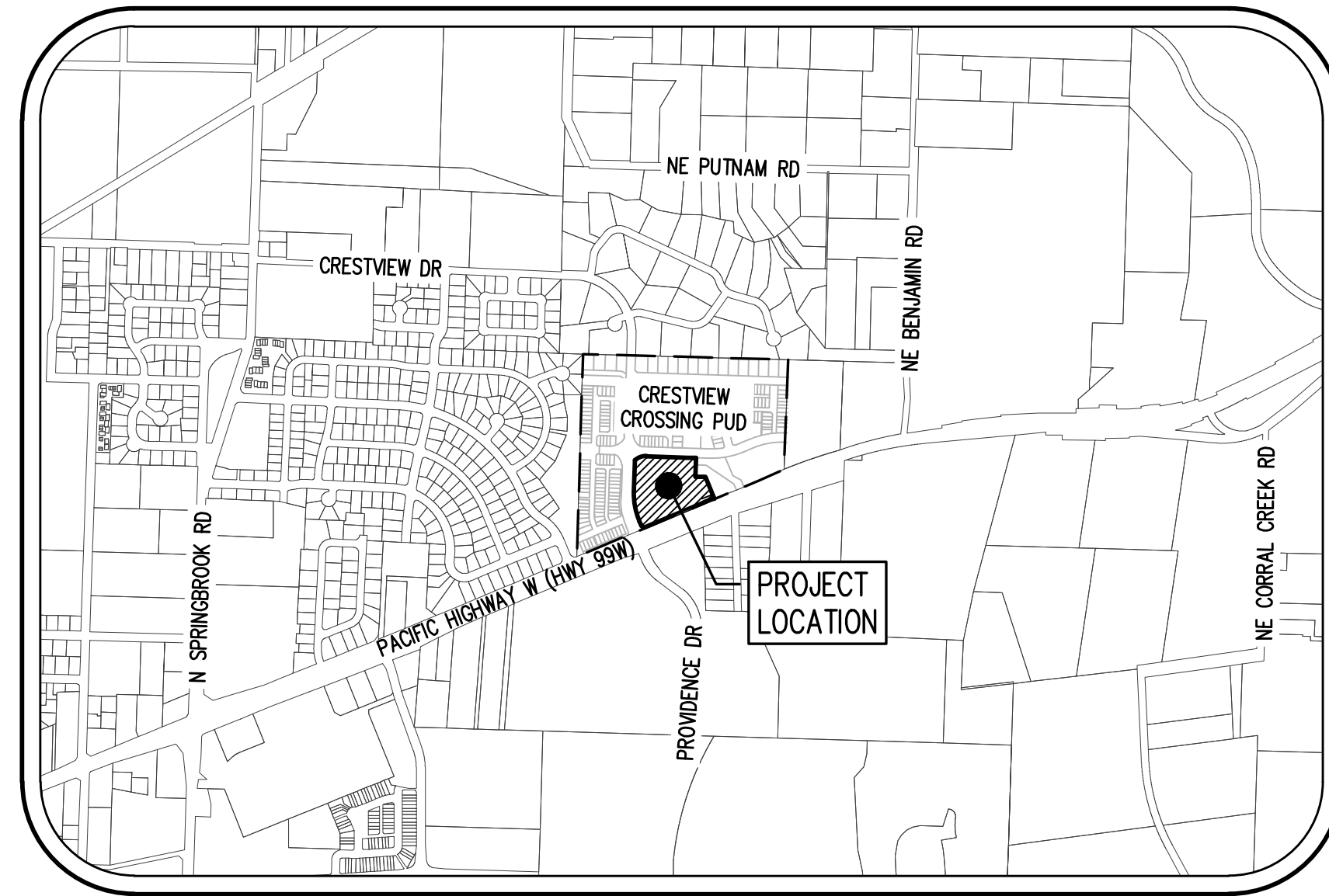
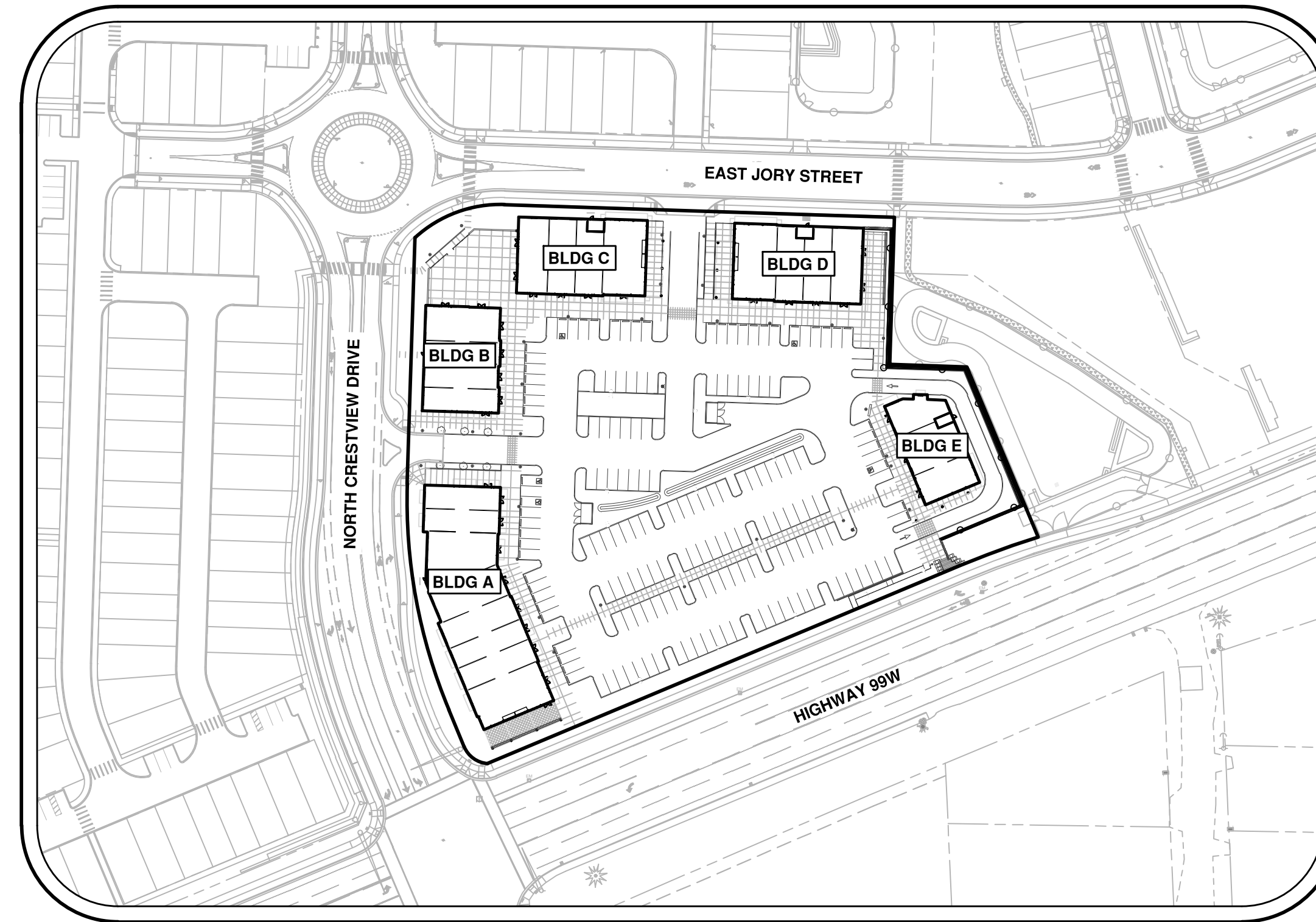


# CRESTVIEW CROSSING COMMERCIAL

## 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**

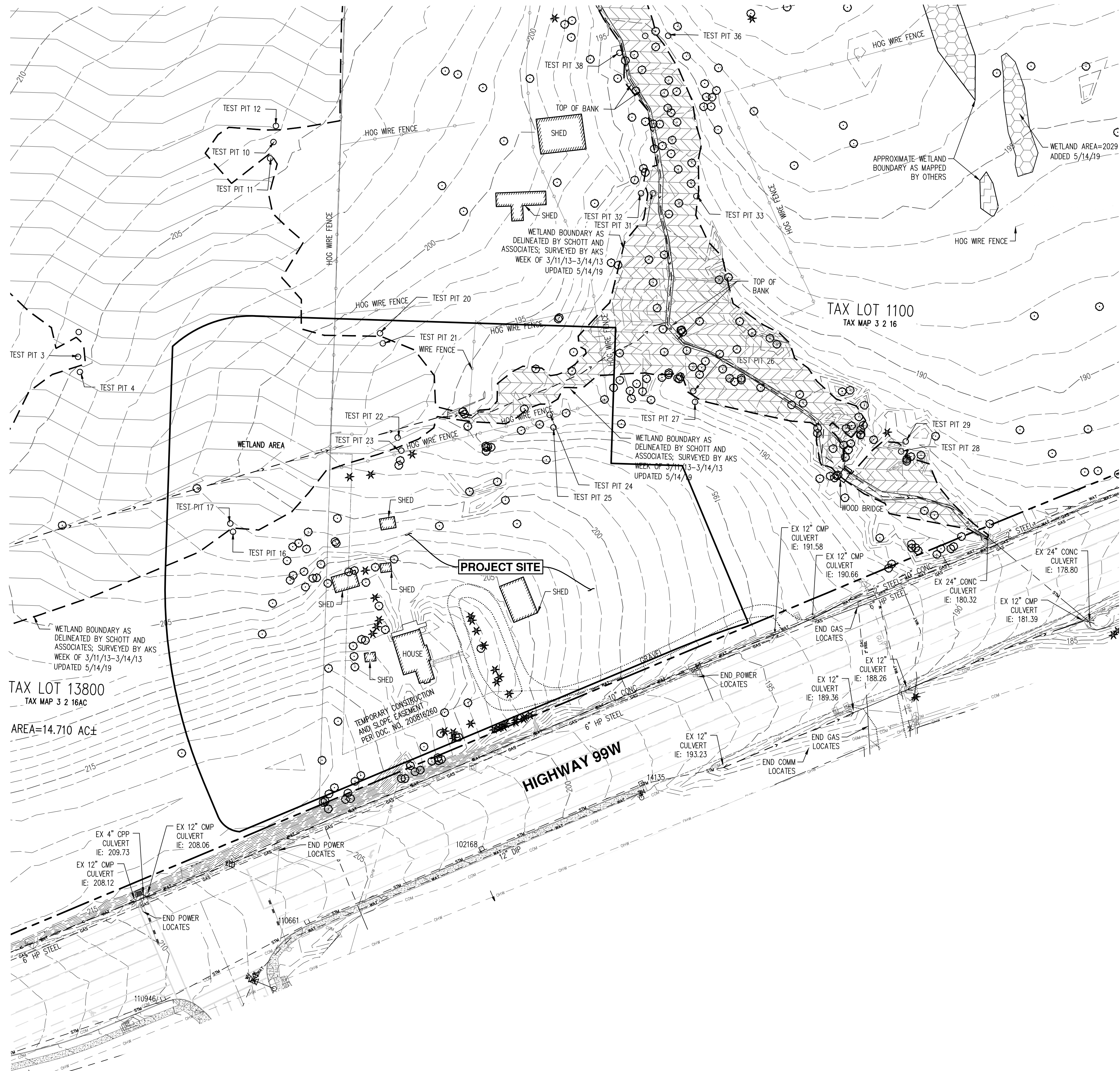
EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE	(Symbol)	STORM SEWER CLEAN OUT	(Symbol)
CONIFEROUS TREE	(Symbol)	STORM SEWER CATCH BASIN	(Symbol)
FIRE HYDRANT	(Symbol)	STORM SEWER MANHOLE	(Symbol)
WATER BLOWOFF	(Symbol)	GAS METER	(Symbol)
WATER METER	(Symbol)	GAS VALVE	(Symbol)
WATER VALVE	(Symbol)	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

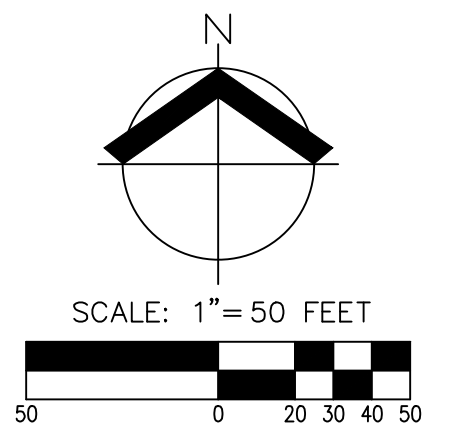
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DATE:	01/25/2021
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG

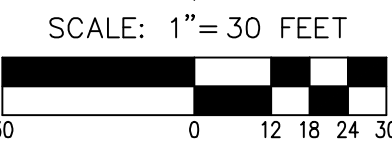
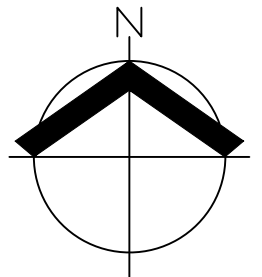
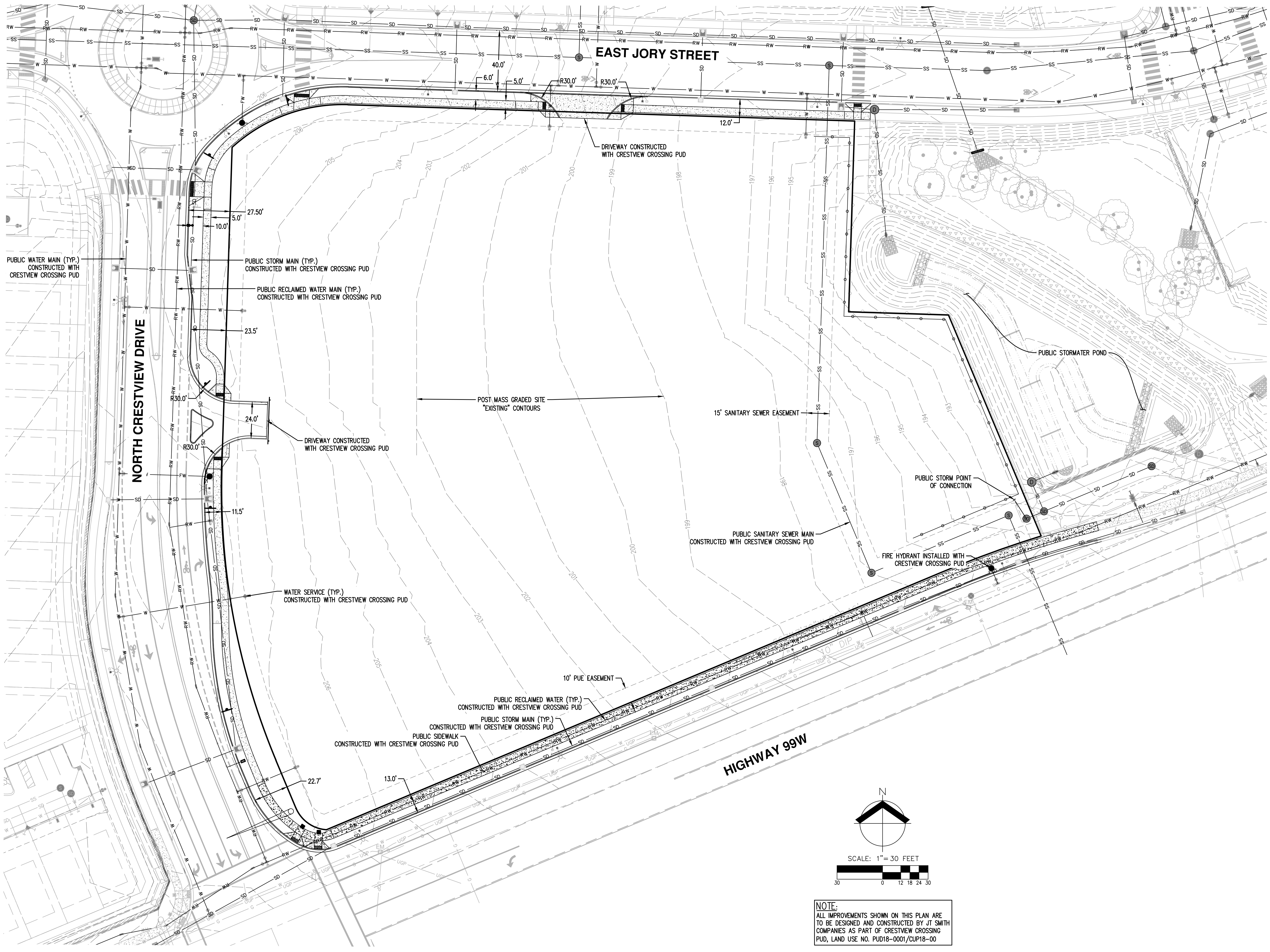


TAX LOT 13800  
TAX MAP 3 2 16AC  
AREA=14.710 AC±

TAX LOT 1100  
TAX MAP 3 2 16

- 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 (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).
  - 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.





**NOTE:**  
 ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE TO BE DESIGNED AND CONSTRUCTED BY JT SMITH COMPANIES AS PART OF CRESTVIEW CROSSING PUD, LAND USE NO. PUD18-0001/CUP18-00

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

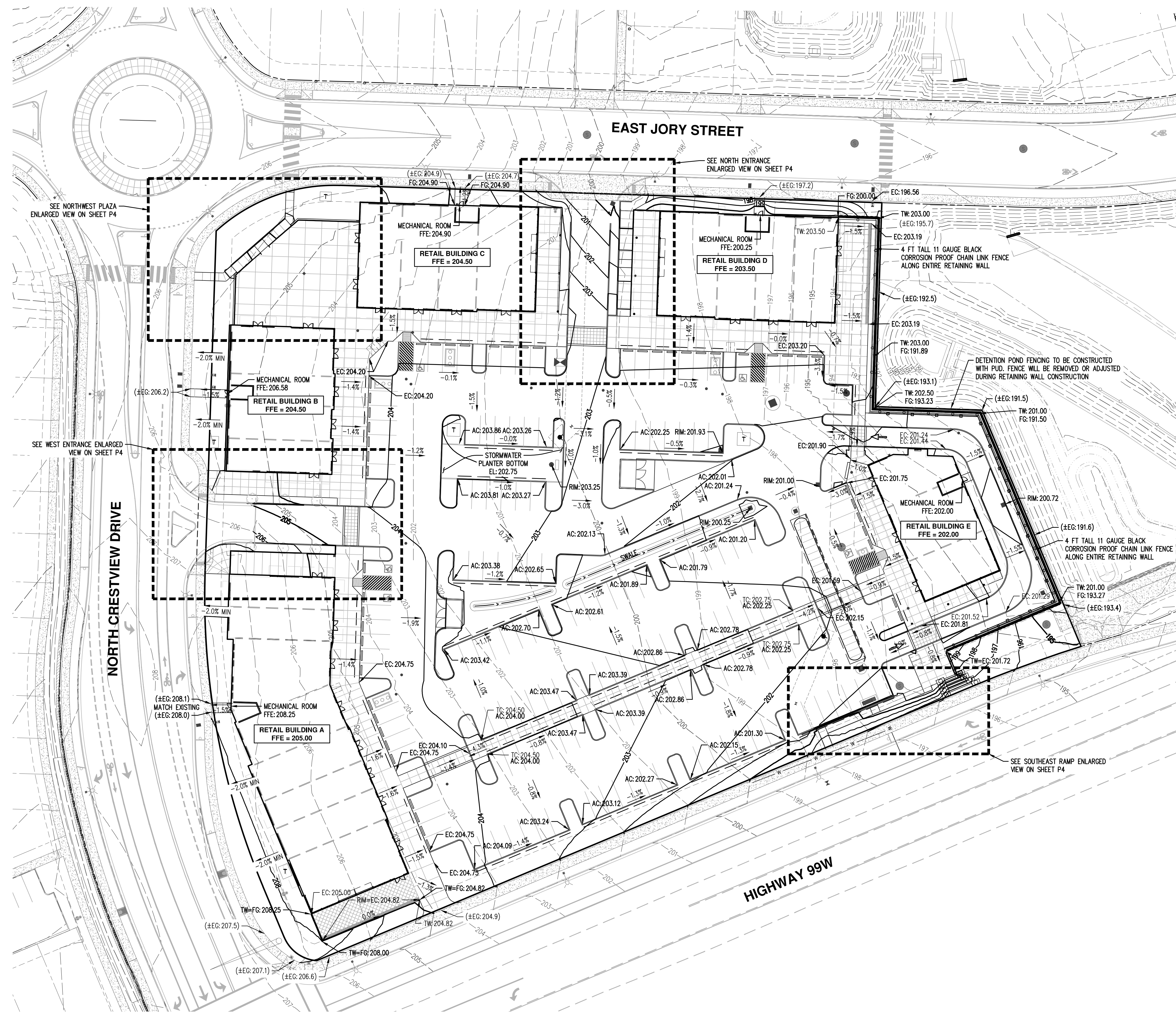


RENEWS: JUNE 30, 2021

JOB NUMBER:	3723
DATE:	01/25/2021
DESIGNED BY:	MCC
DRAWN BY:	MCC
CHECKED BY:	CEG



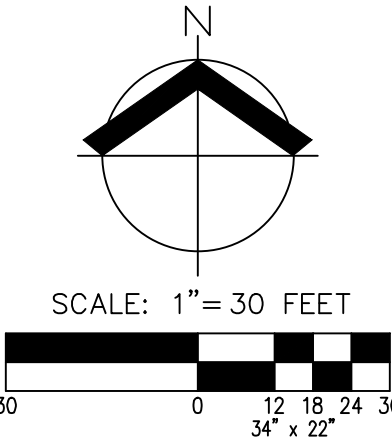
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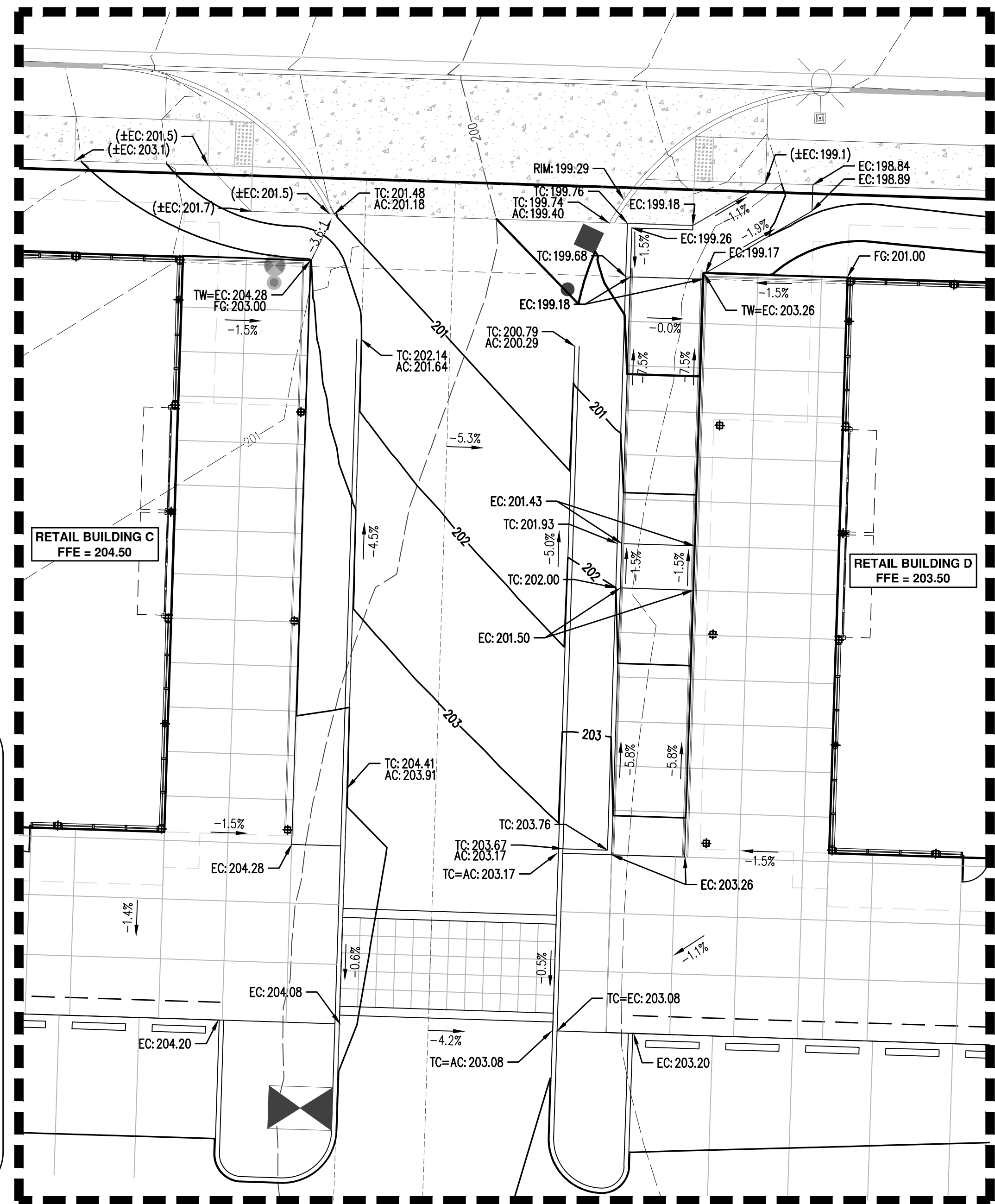
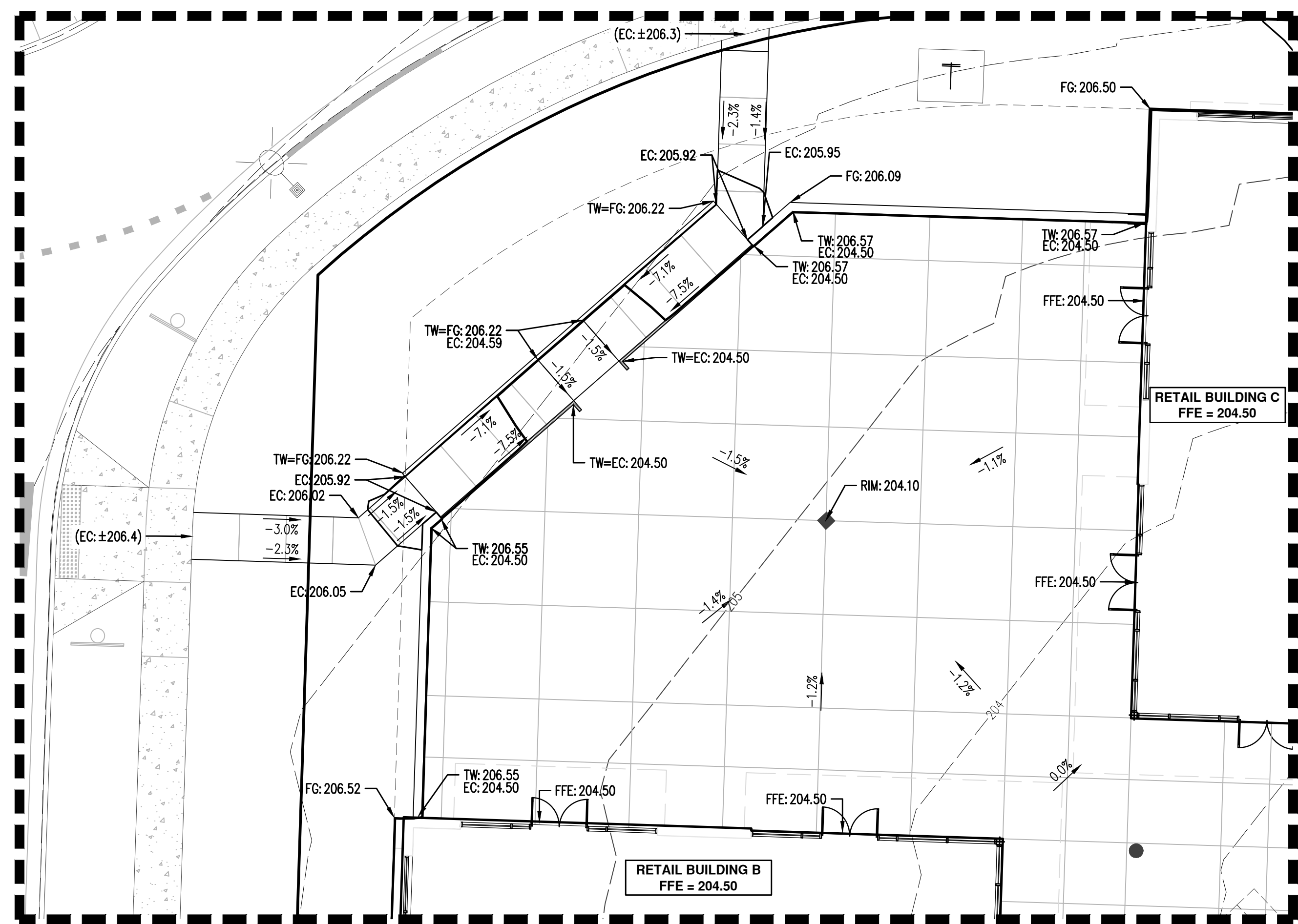
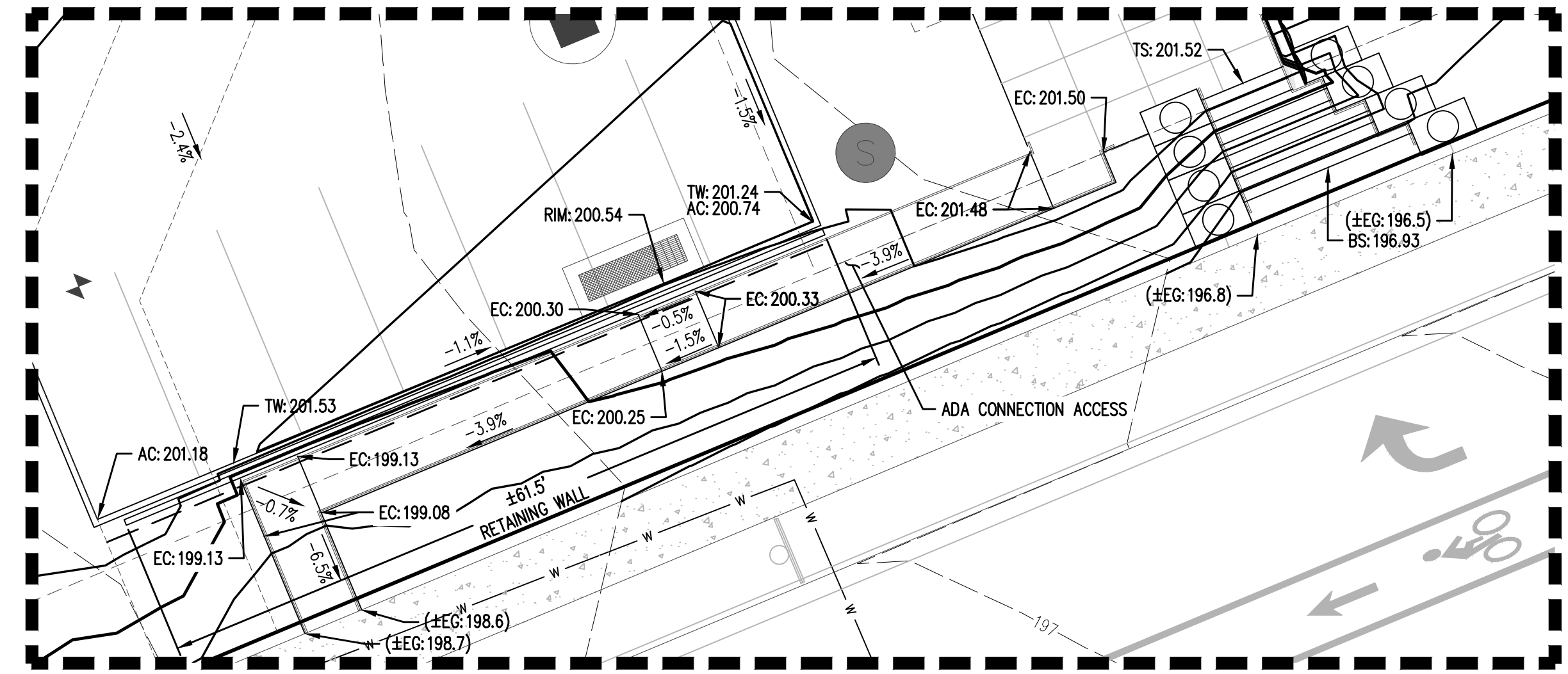
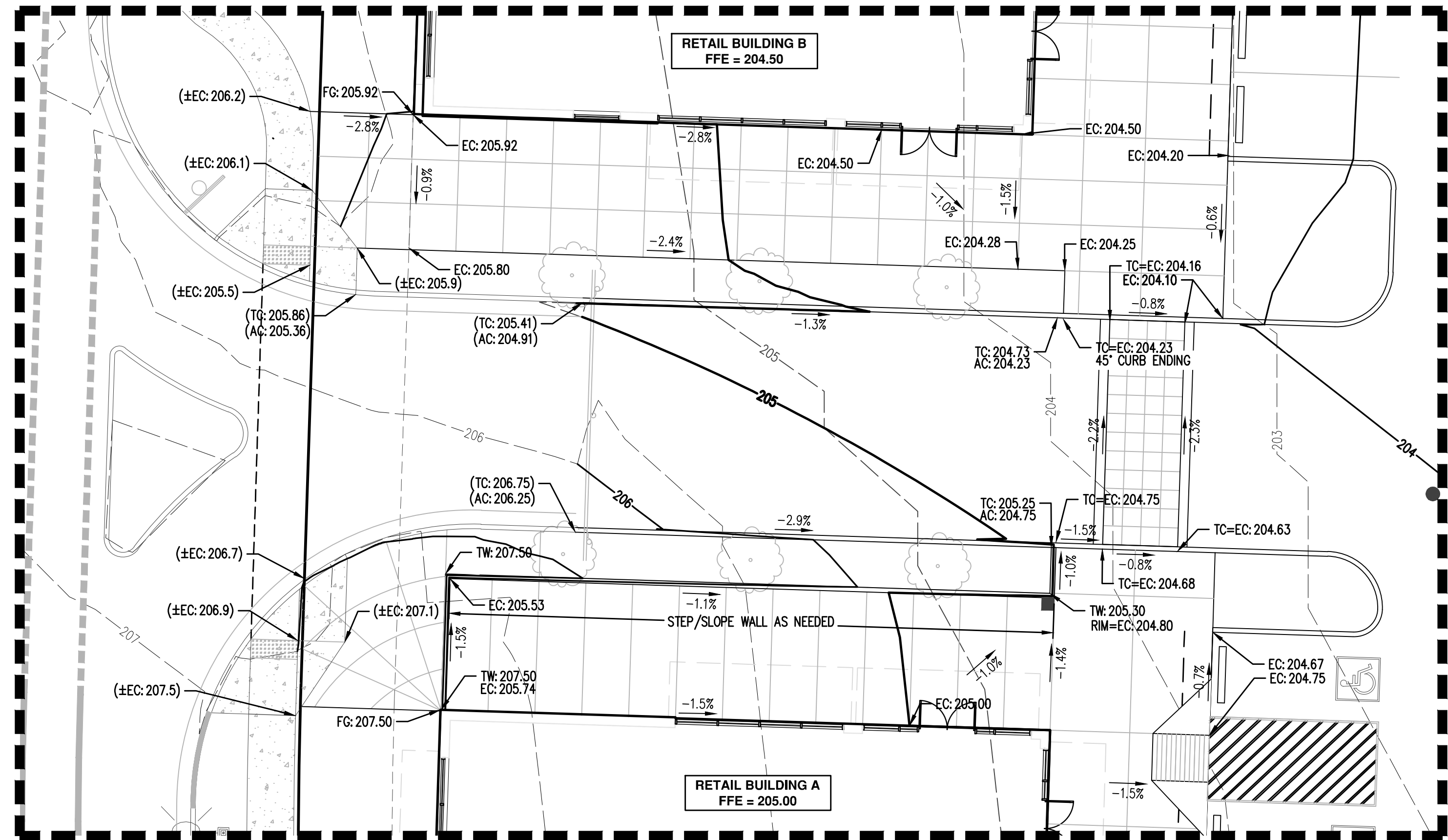


**LEGEND**

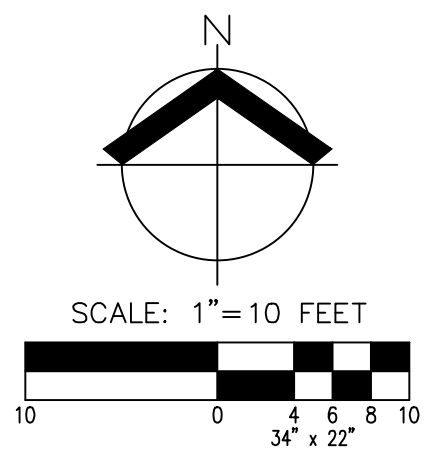
EXISTING GROUND CONTOUR (1 FT) (POST CRESTVIEW CROSSING PUD)	- - - 199 - - -
EXISTING GROUND CONTOUR (5 FT) (POST CRESTVIEW CROSSING PUD)	- - - 200 - - -
FINISHED GRADE CONTOUR (1 FT)	— 199 —
FINISHED GRADE CONTOUR (5 FT)	— 200 —
DOWNWARD SLOPE	-X.X%
EXISTING GRADE ELEVATION	(±EG:XXX.X)
FINISH FLOOR 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.



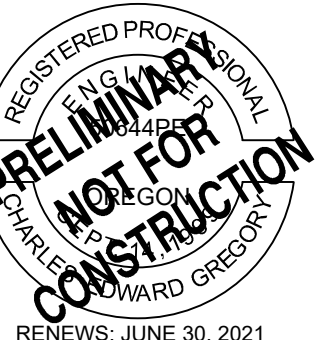


NOTE:  
CURB OPENINGS TO BE CONSTRUCTED  
TO ALLOW STORMWATER TO DRAIN  
INTO THE PLANTER AND SWALE.



**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



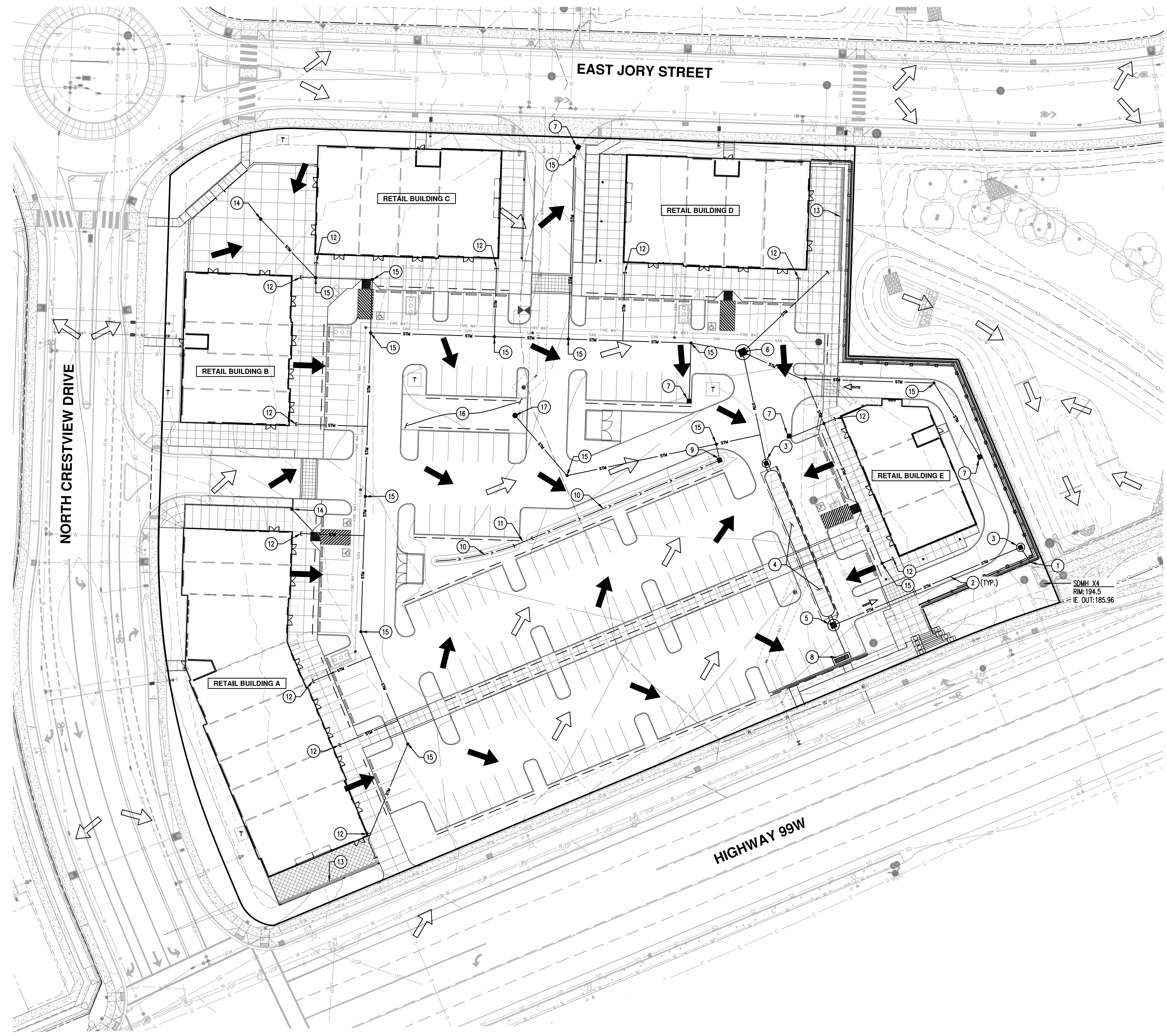
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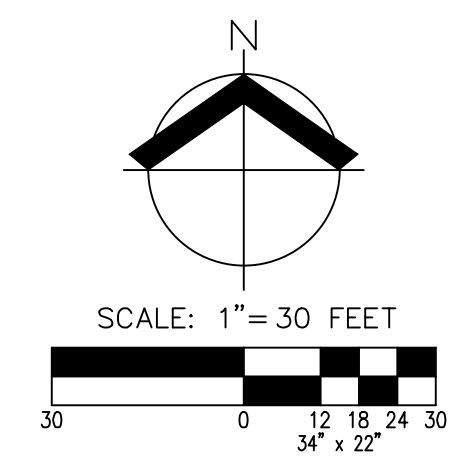
**# KEYED STORMWATER NOTES**

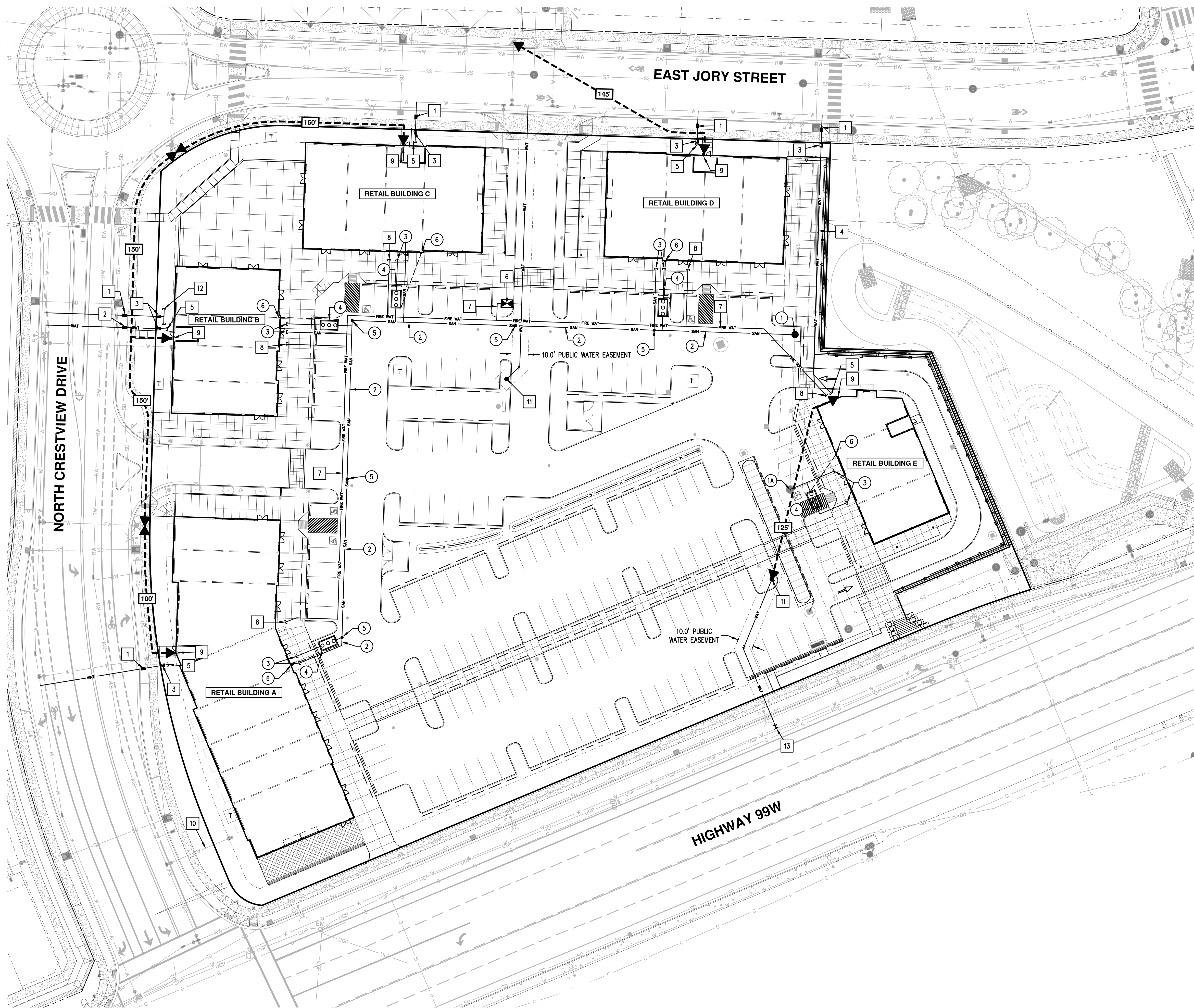
1. CONNECT TO EXISTING STORM DRAIN STUB.
2. PVC D3034 STORM PIPE
3. STORM MANHOLE
4. (1) 96 LF (22 SECTIONS) OF MC-4500 STORMTECH CHAMBER TRENCH WITH 6" PERFORATED UNDER DRAIN FOR STORMWATER DETENTION
5. 72" FLOW CONTROL MANHOLE.
6. 96" WATER QUALITY MANHOLE.
7. CATCH BASIN.
8. WATER QUALITY CATCH BASIN.
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

SDMH X4  
 RIM: 194.5  
 IE OUT: 185.96



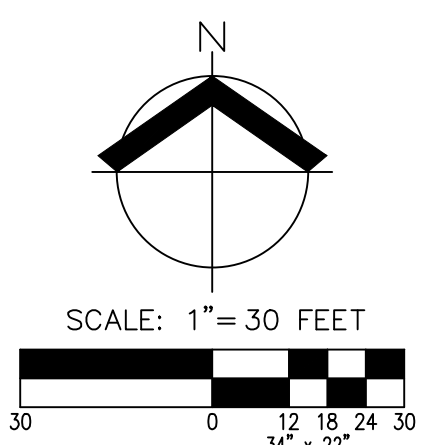


**# KEYED WATER NOTES**

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

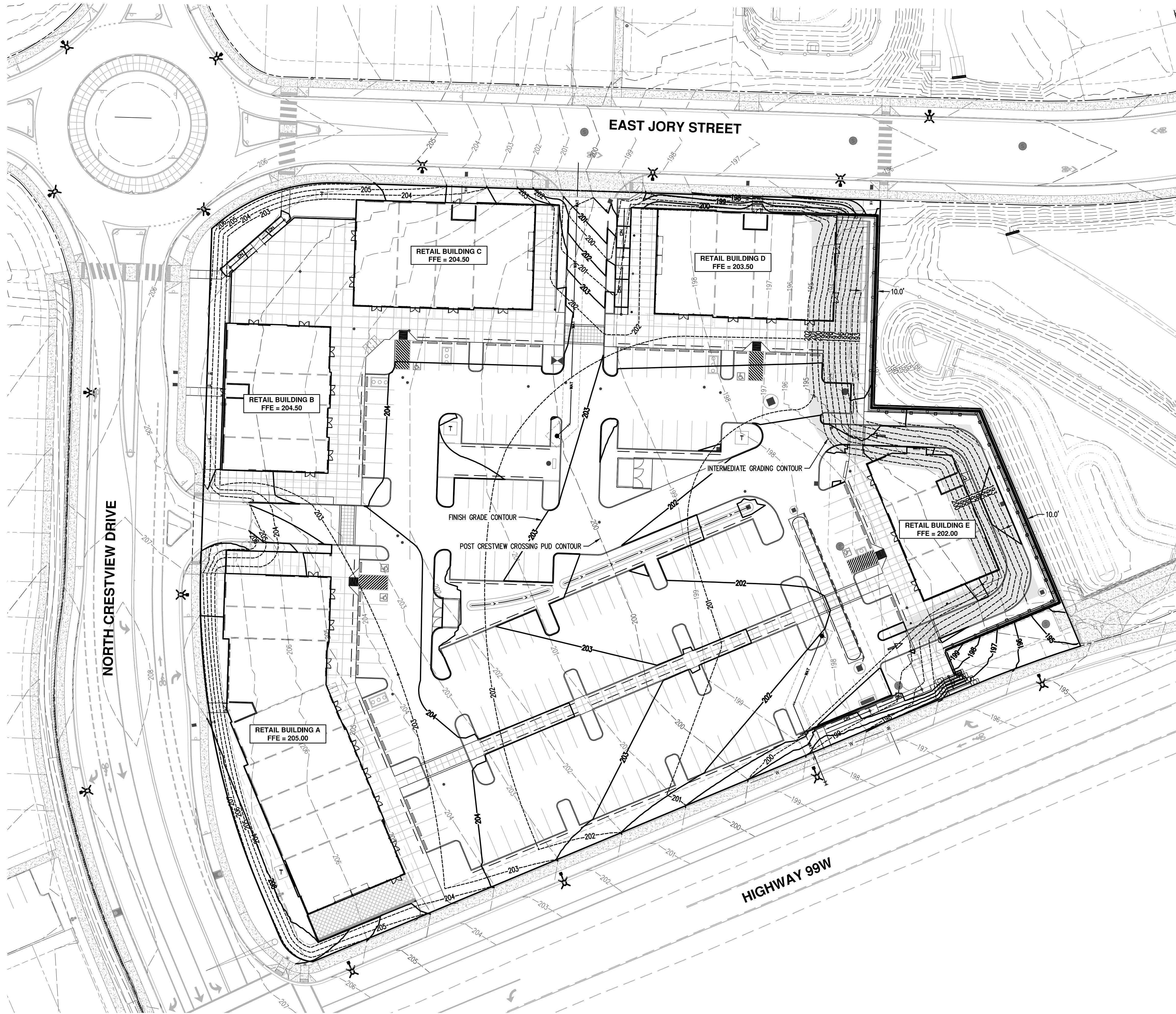
**# KEYED SANITARY SEWER NOTES**

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



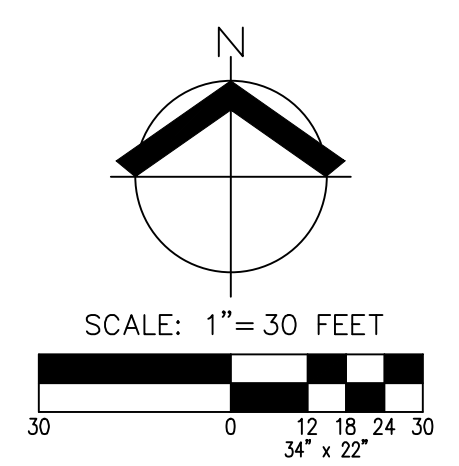
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DATE:	01/25/2021
DESIGNED BY:	MCC
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AKS DRAWING FILE: 3723\_P03 INTERMEDIATE GRADING PLANNING | LAYOUT: P7



**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**

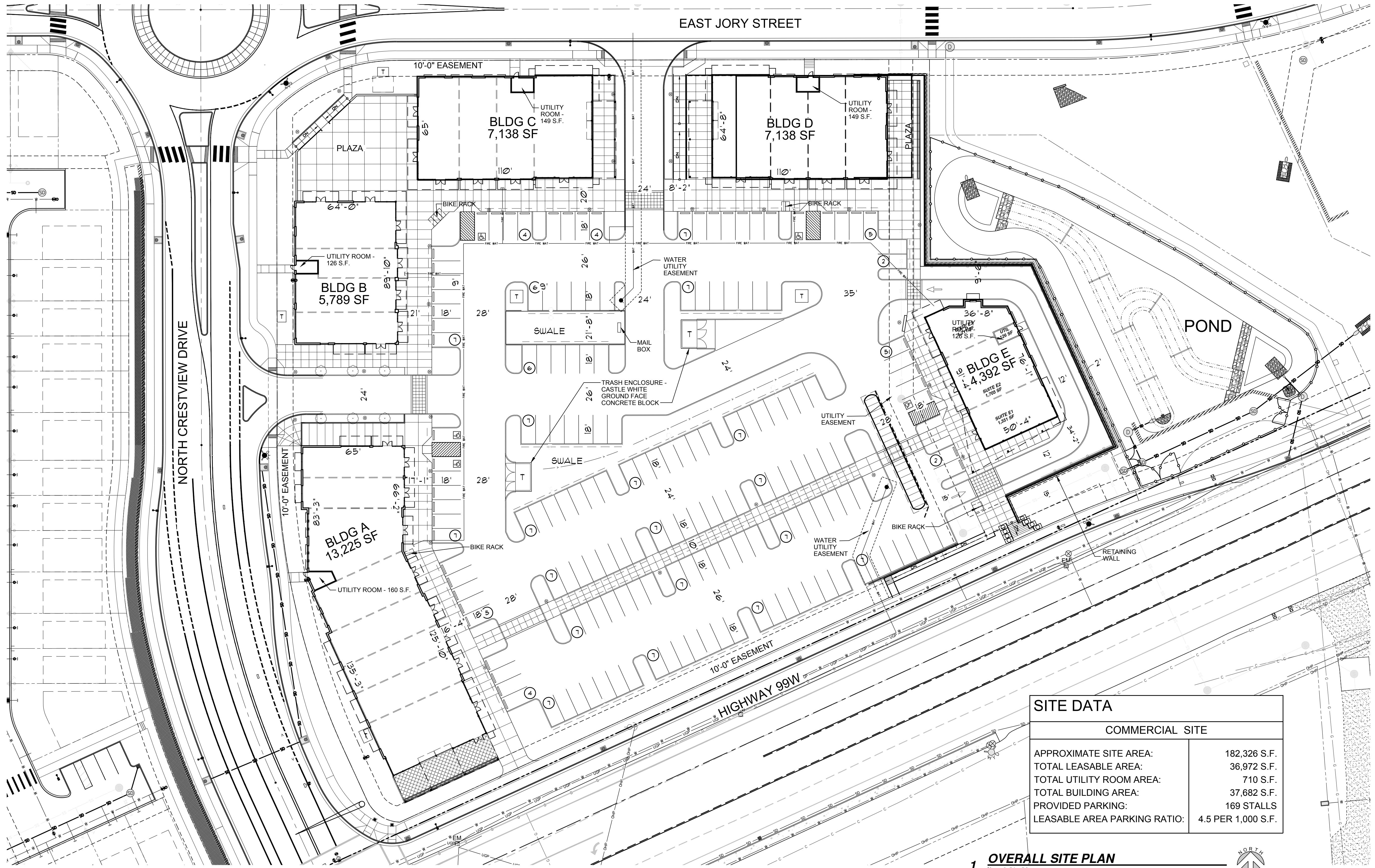


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DRAWN BY:	MCC
CHECKED BY:	CEG





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

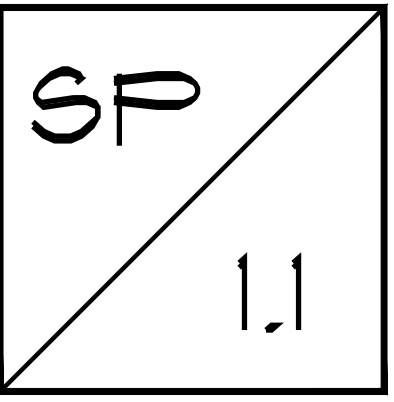


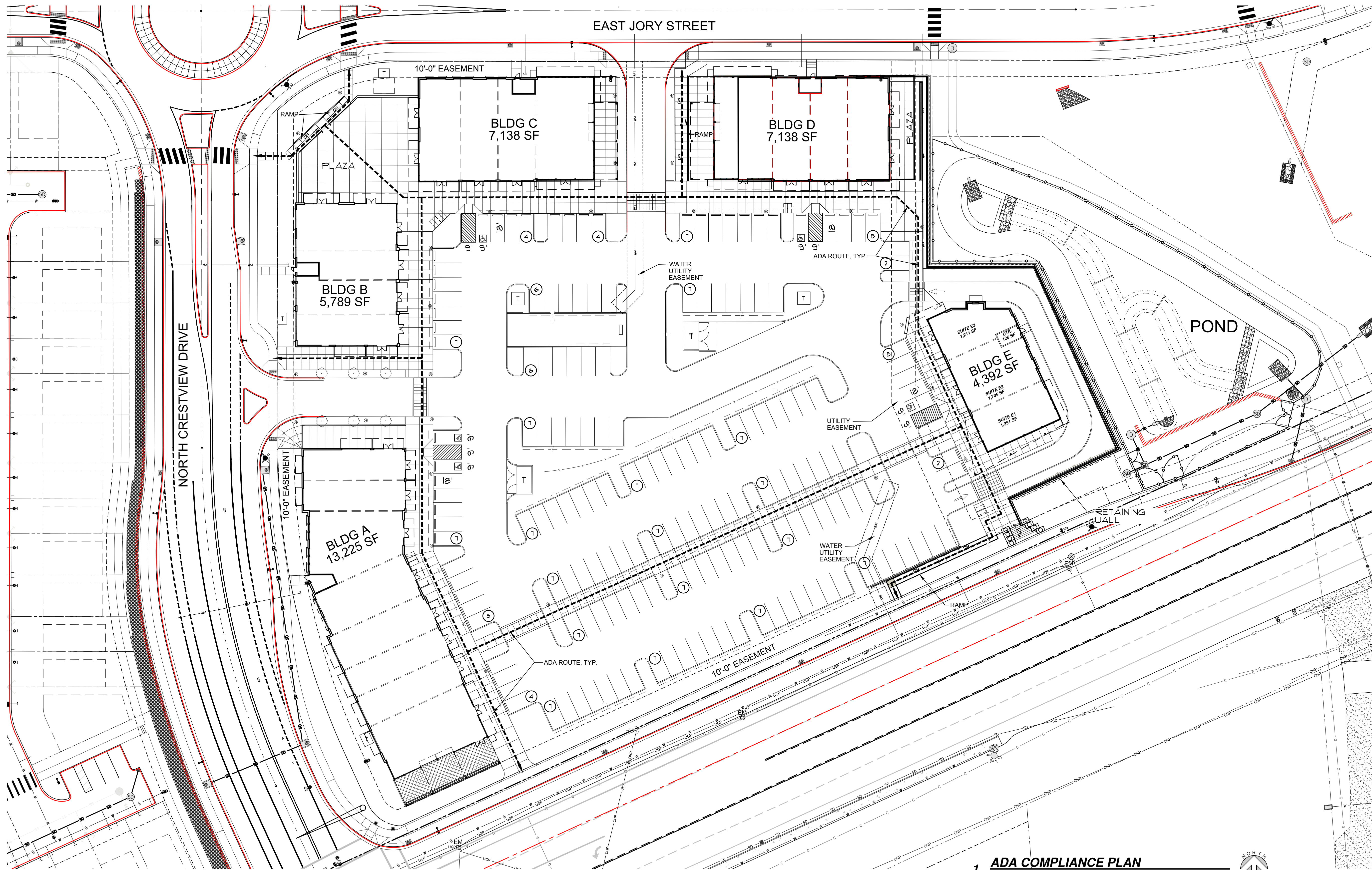
SITE DATA	
COMMERCIAL SITE	
APPROXIMATE SITE AREA:	182,326 S.F.
TOTAL LEASABLE AREA:	36,972 S.F.
TOTAL UTILITY ROOM AREA:	710 S.F.
TOTAL BUILDING AREA:	37,682 S.F.
PROVIDED PARKING:	169 STALLS
LEASABLE AREA PARKING RATIO:	4.5 PER 1,000 S.F.

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

PROJECT NO.	20136
DATE:	
DRAWN BY:	MEB
CHECKED BY:	FMS
REVISIONS	

20136 © Crestview Site Plans 36 /  
Site Plan





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:  
1-25-2020  
DRAWN BY:  
TEB  
CHECKED BY:  
FMS  
REVISIONS

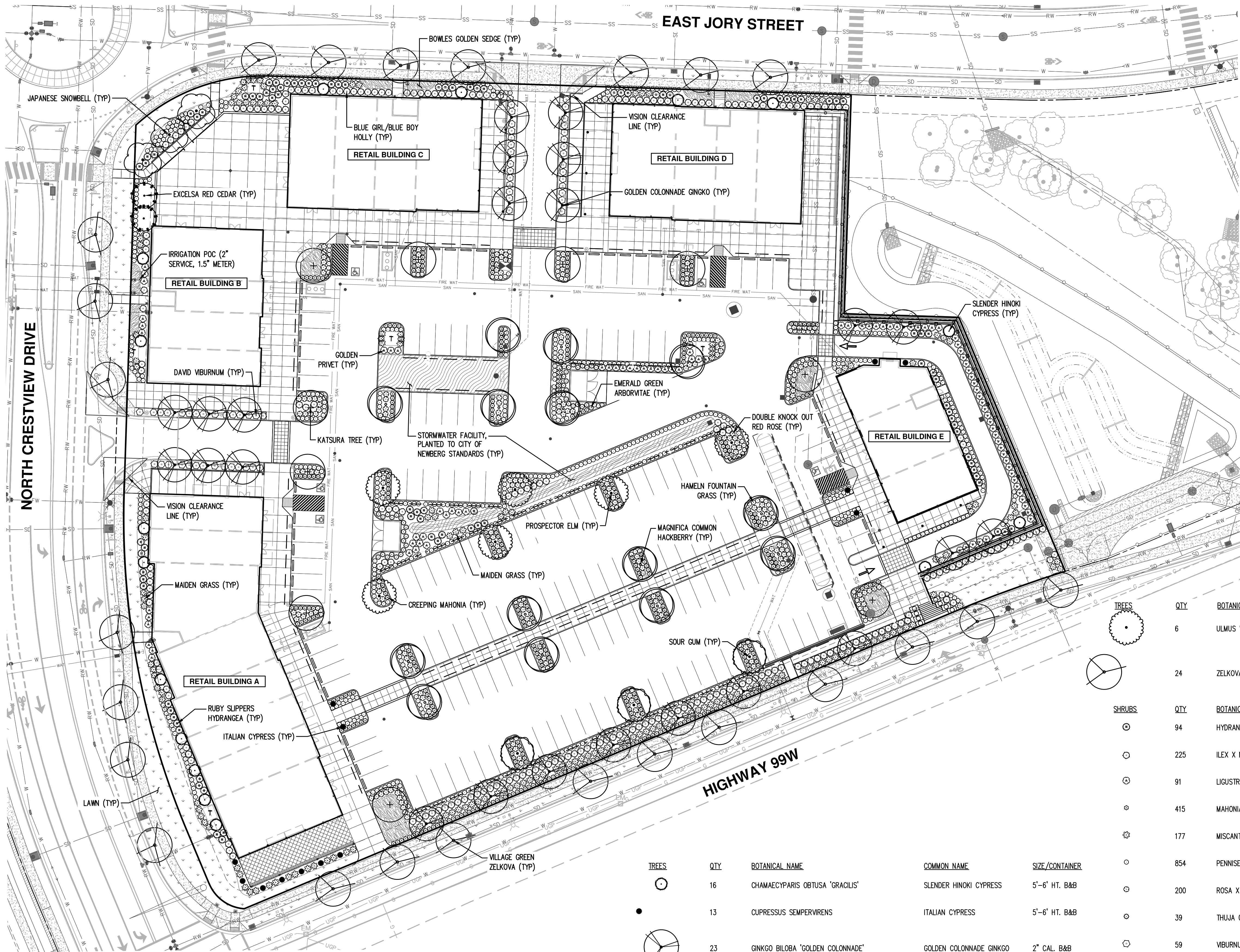
20136 © Crestview Site Plans 36 /  
ADA

SP  
1.2

**1 ADA COMPLIANCE PLAN**  
1" = 30'-0"  
0 15' 30' 60' 90'  
1" = 30'







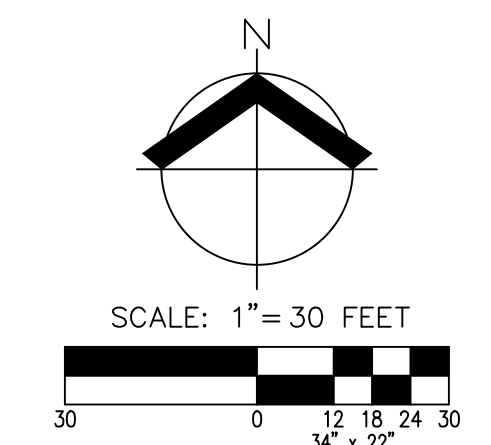
- PRELIMINARY LANDSCAPE NOTES:**
- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. PLAN ELEMENTS, PLANT SPECIES, ETC. AS SHOWN ARE SUBJECT TO CHANGE PRIOR TO FINAL REVIEW AND SUBMITTAL BASED ON FINAL SITE CONDITIONS, NURSERY STOCK AVAILABILITY, ETC.
  - LANDSCAPING AND PLANTING 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**

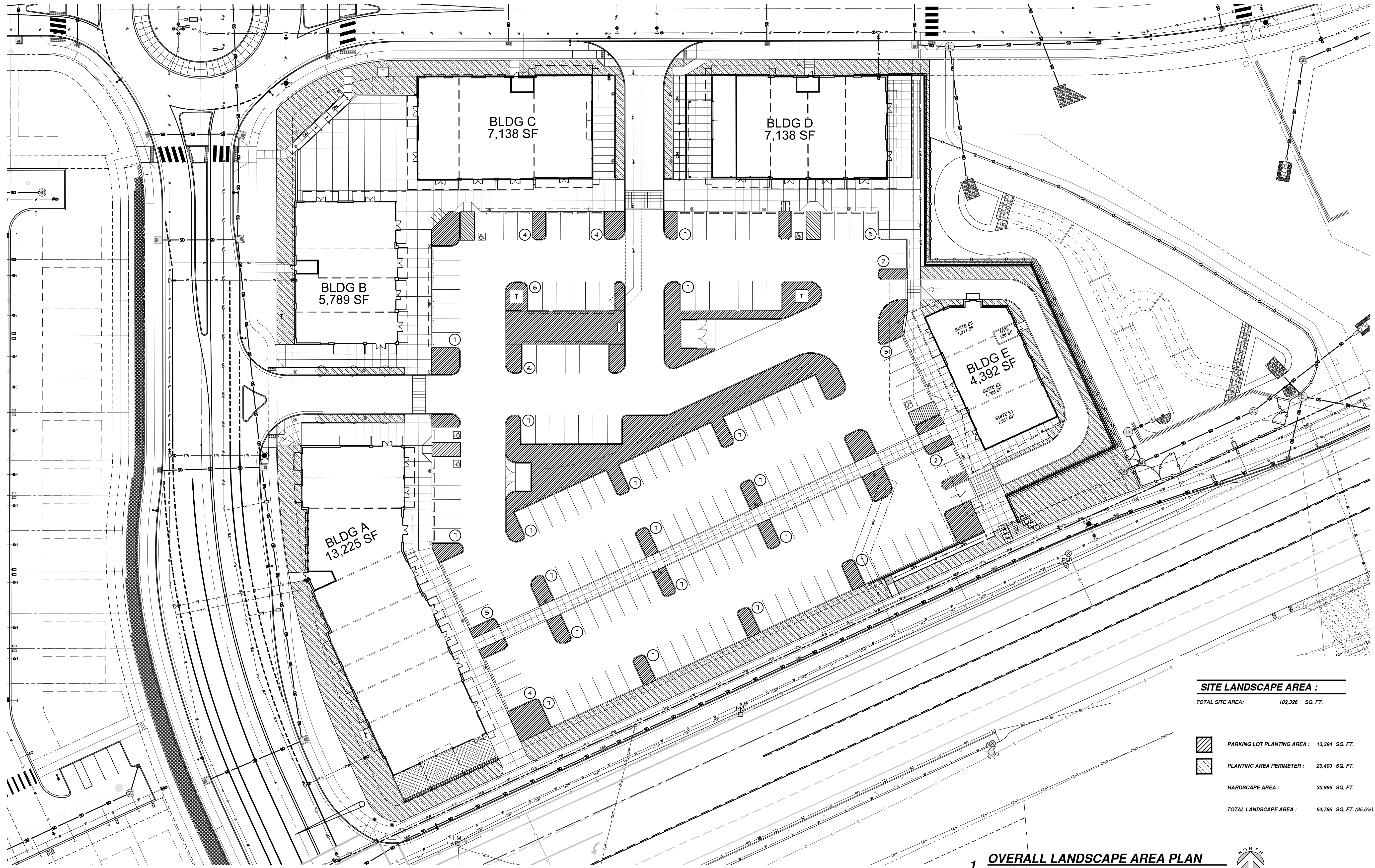


JOB NUMBER:	3723
DATE:	01/25/2021
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 17300 SW NEWBERG RD., STE 100  
 NEWBERG, OR 97132  
 503.553.1515  
 WWW.AKS-ENG.COM  
 ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**GRAMOR**  
 DEVELOPMENT

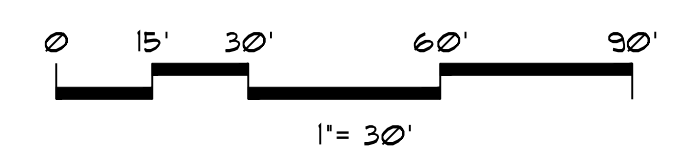
**PRELIMINARY LANDSCAPE  
 PLANTING PLAN  
 CRESTVIEW CROSSING COMMERCIAL  
 GRAMOR NEWBERG CRESTVIEW, LLC**



**SITE LANDSCAPE AREA :**  
TOTAL SITE AREA: 182,326 SQ. FT.

- PARKING LOT PLANTING AREA : 13,394 SQ. FT.
- PLANTING AREA PERIMETER : 20,403 SQ. FT.
- HARDSCAPE AREA : 30,989 SQ. FT.
- TOTAL LANDSCAPE AREA : 64,786 SQ. FT. (35.5%)

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



PROJECT NO.  
**20136**

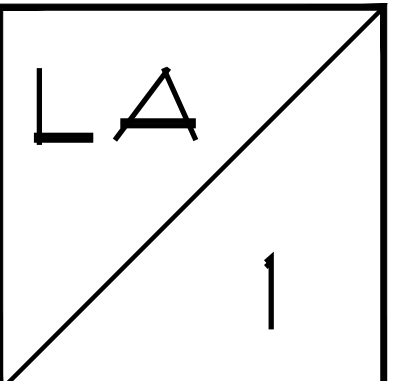
DATE :  
01-25-2021

DRAWN BY :  
REG

CHECKED BY :  
FMS

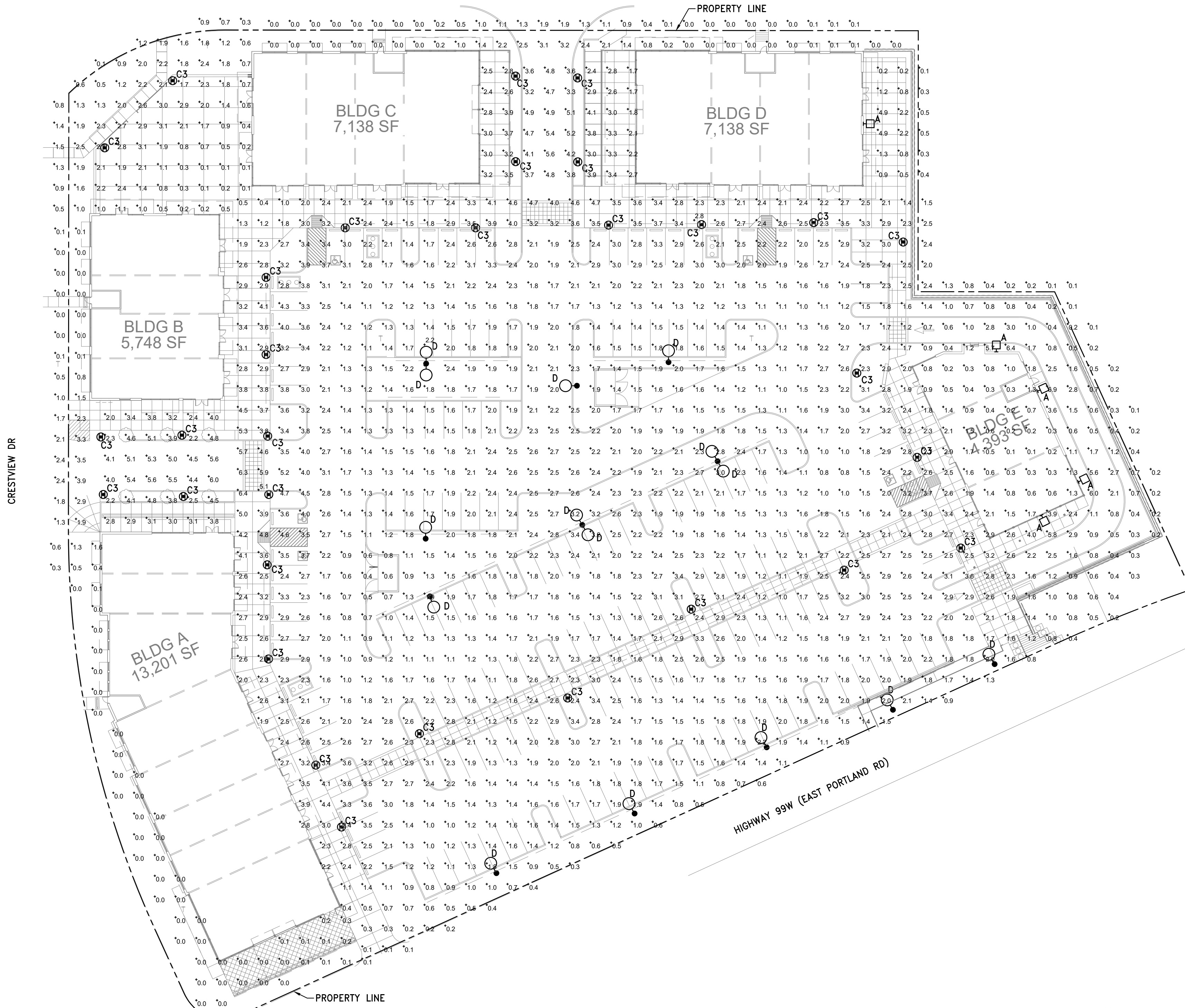
REVISIONS

20136 01 Crestview Site Plans 36 /  
Landscape Area



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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 16101 SW 12ND AVE. SUITE 155  
 PORTLAND, OR 97224  
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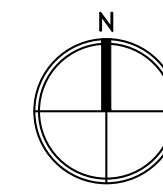
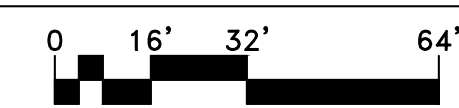
**CRESTVIEW CROSSING COMMERCIAL**  
 HIGHWAY 99W & N CRESTVIEW DRIVE  
 NEWBERG, OREGON  
**GRAMOR NEWBERG CRESTVIEW LLC**

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

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1.0

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



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

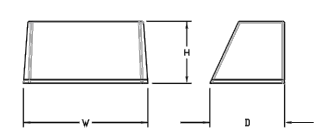




### WST LED Architectural Wall Sconce

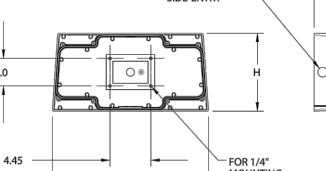
**Specifications Luminaire**

**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](http://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

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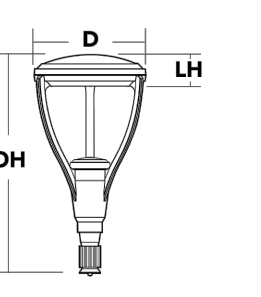
WSTLED  
Rev: 11/20/20



### MRP LED LED Area Luminaire

**Specifications**

**EPA:** 1,125 Ft (318 m²)  
**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](http://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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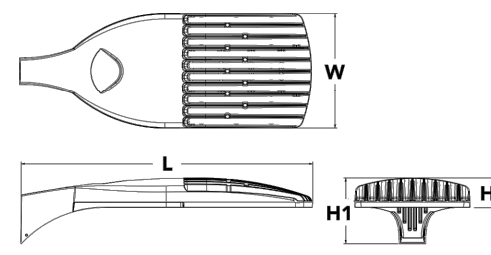
MRPLED  
Rev: 07/06/18



### D-Series Size 1 LED Area Luminaire

**Specifications**

**EPA:** 1,021 ft² (93.8 m²)  
**Length:** 33" (84.1 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.

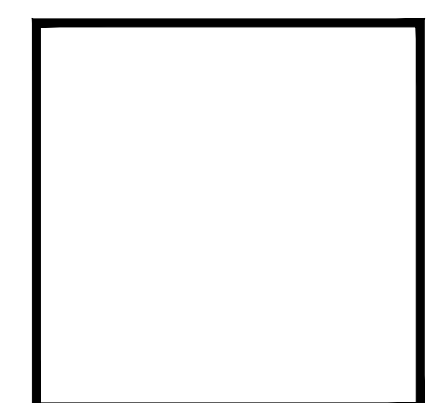
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

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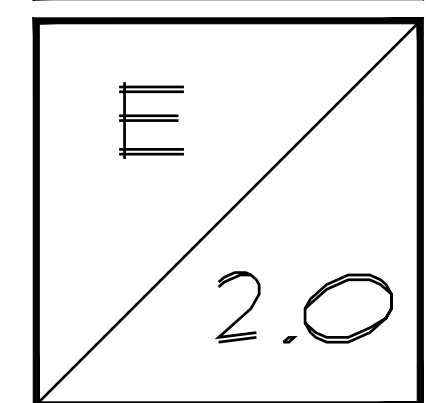
DSX1LED  
Rev: 12/18/18  
Page 1 of 8



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

PROJECT NO. <b>20136</b>
DATE: 11/20/2020 DRAWN BY: IS CHECKED BY: SL
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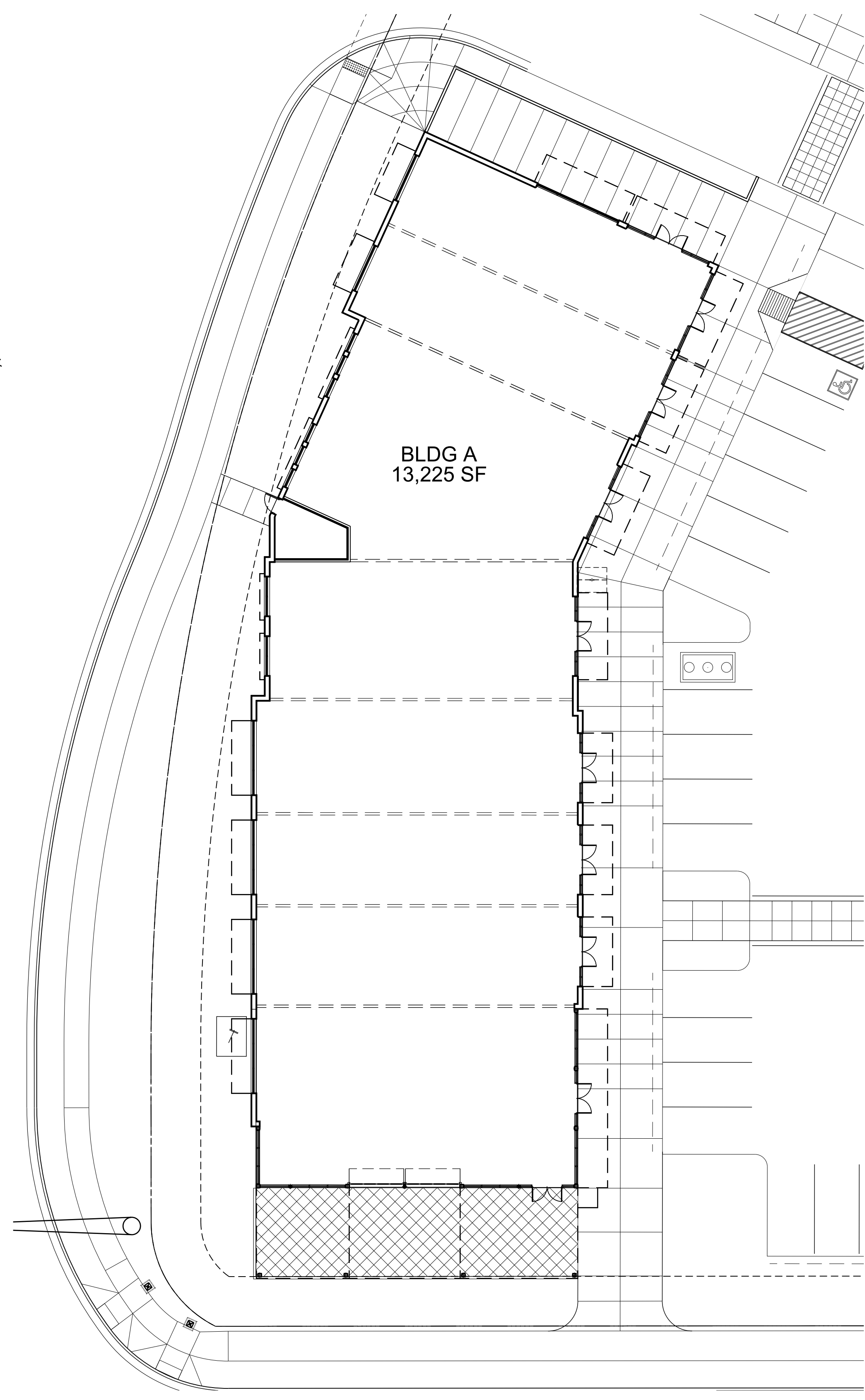
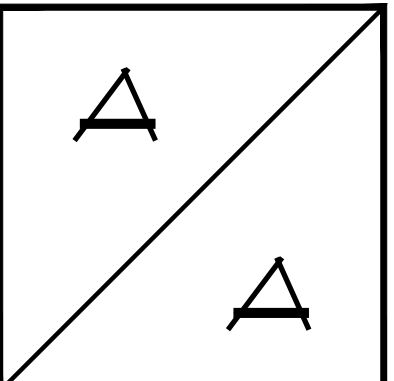
**CRESTVIEW CROSSING COMMERCIAL**  
 HIGHWAY 99W & N CRESTVIEW DRIVE  
 NEWBERG, OREGON  
**GRAMOR NEWBERG CRESTVIEW LLC**

BLDG 'A'  
 EXHIBIT A

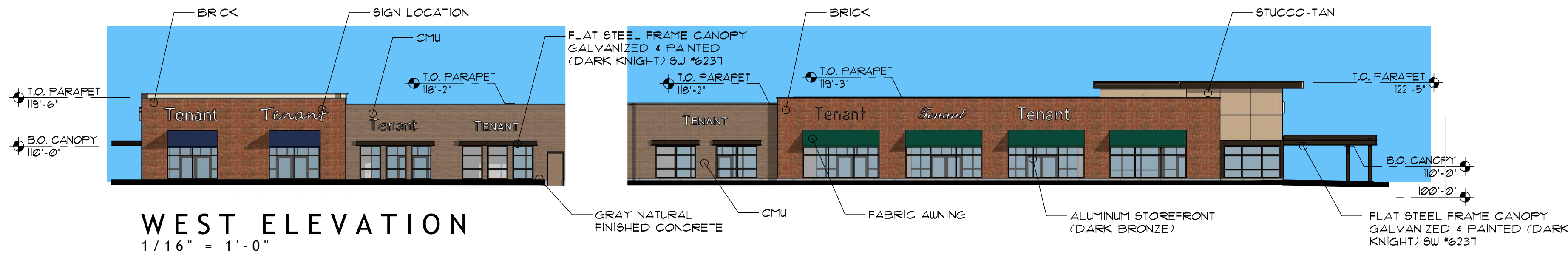
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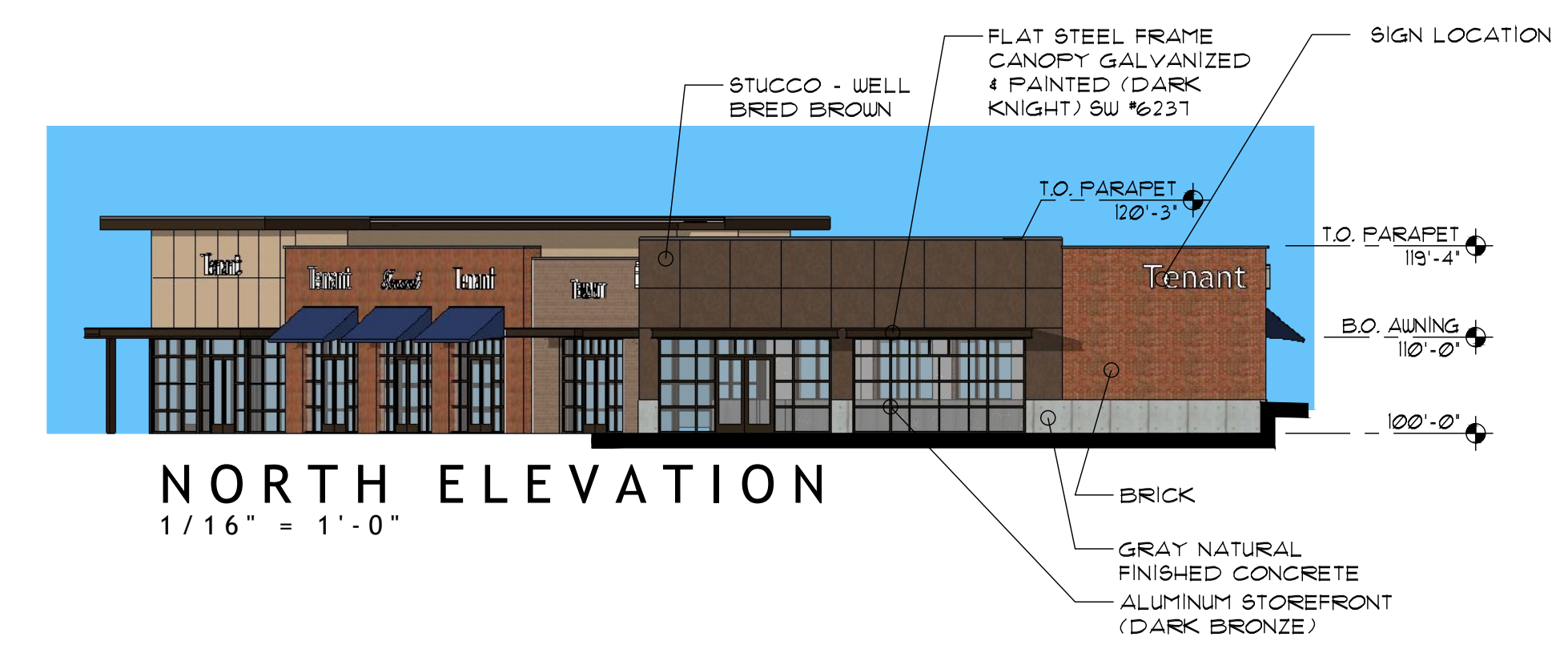
20136 Bldg A Exhibits / Building A Plan Elevations - Exhibit A



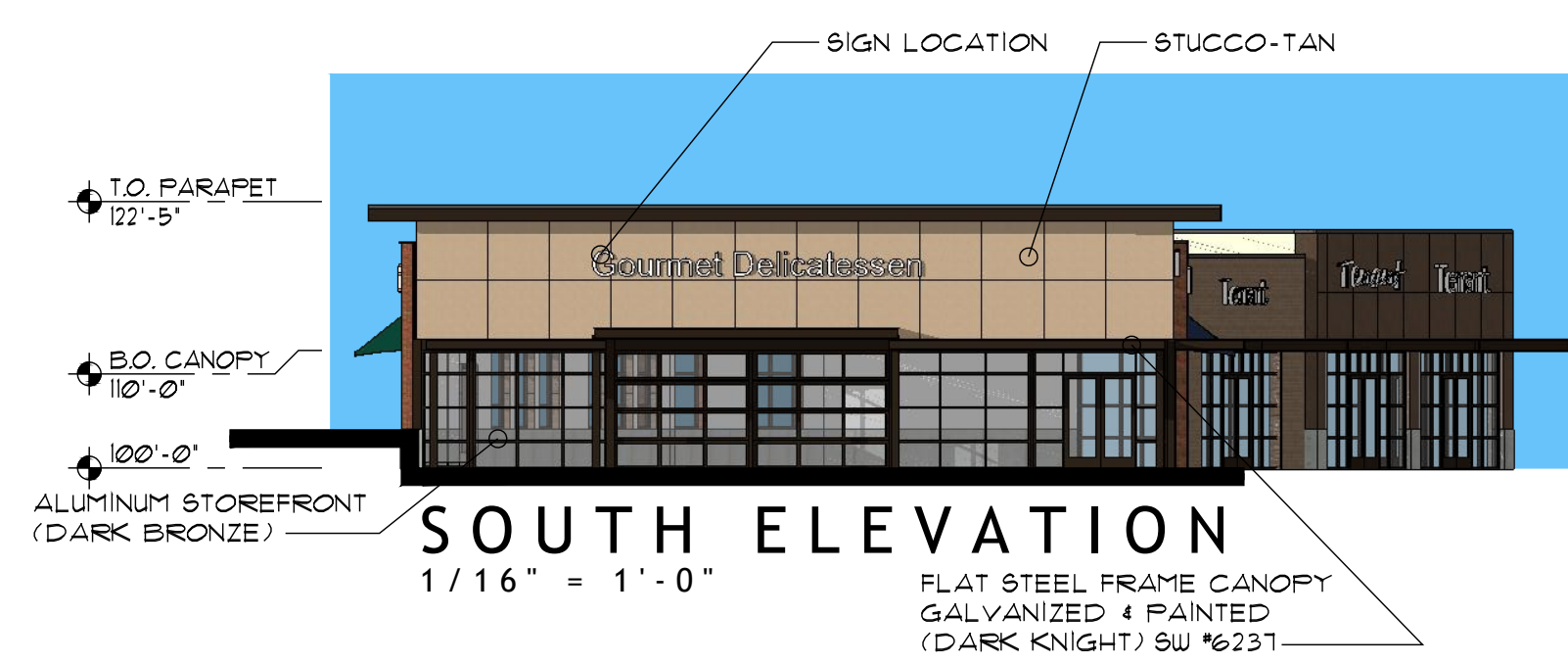
**FLOOR PLAN**  
 1/16" = 1'-0" NORTH



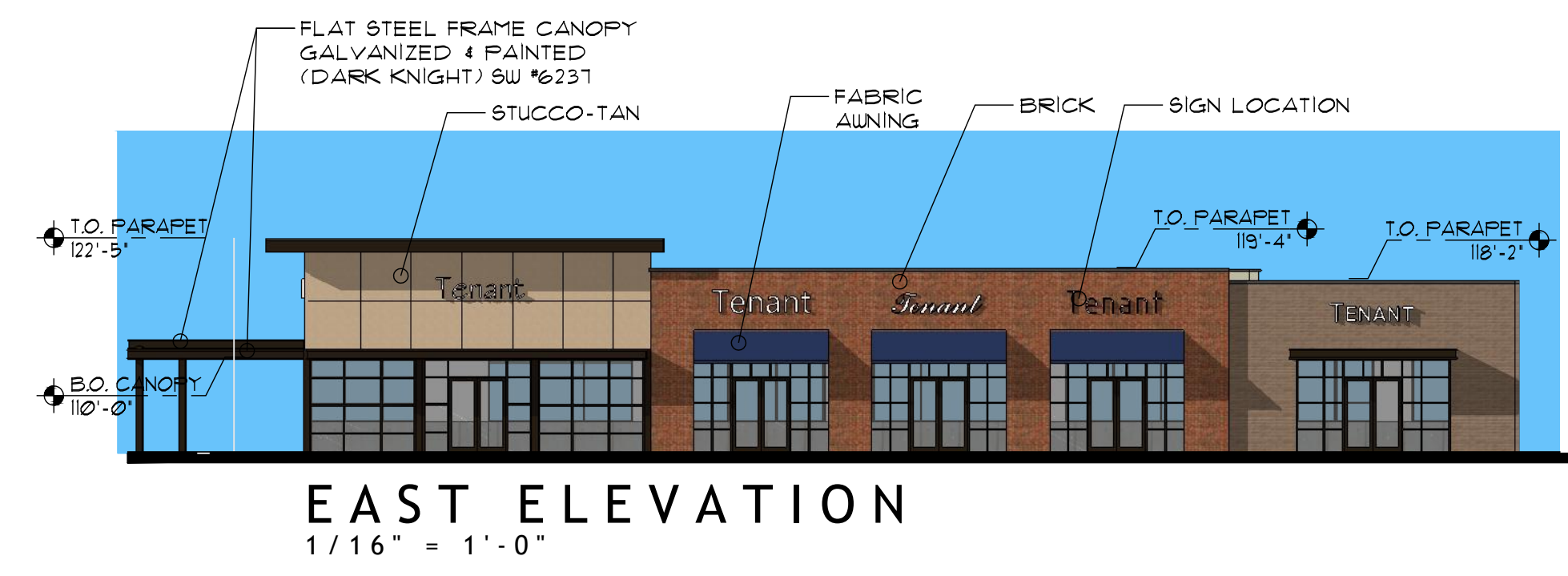
**WEST ELEVATION**  
 1/16" = 1'-0"



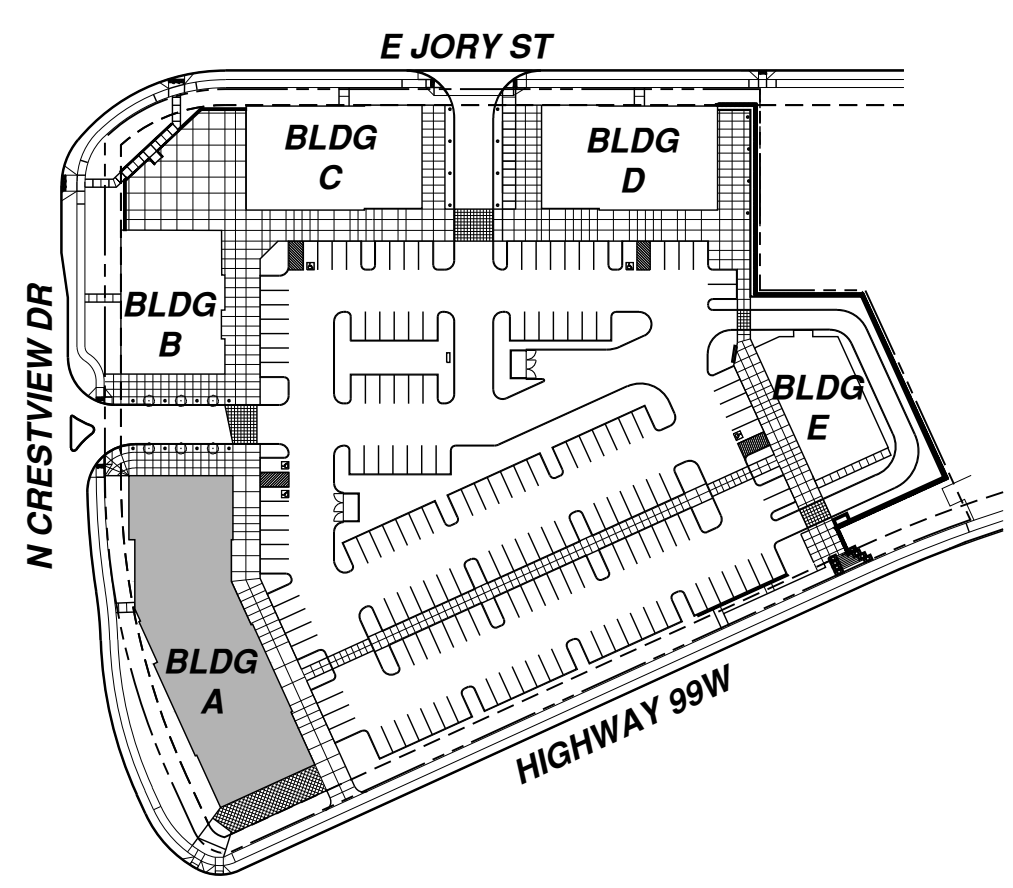
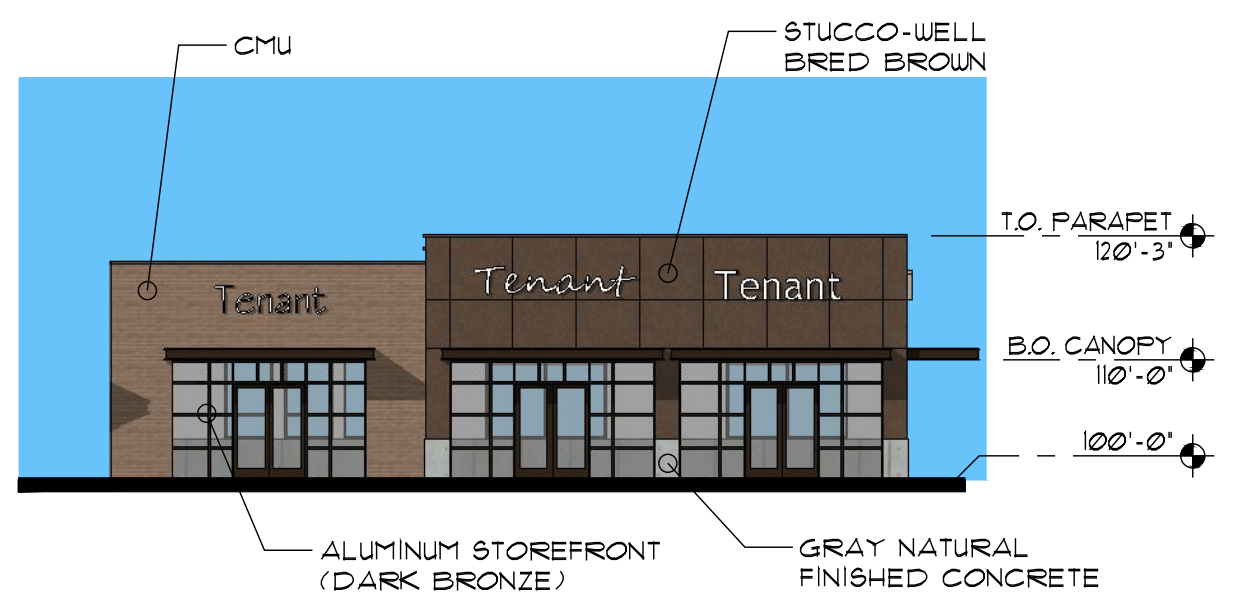
**NORTH ELEVATION**  
 1/16" = 1'-0"



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



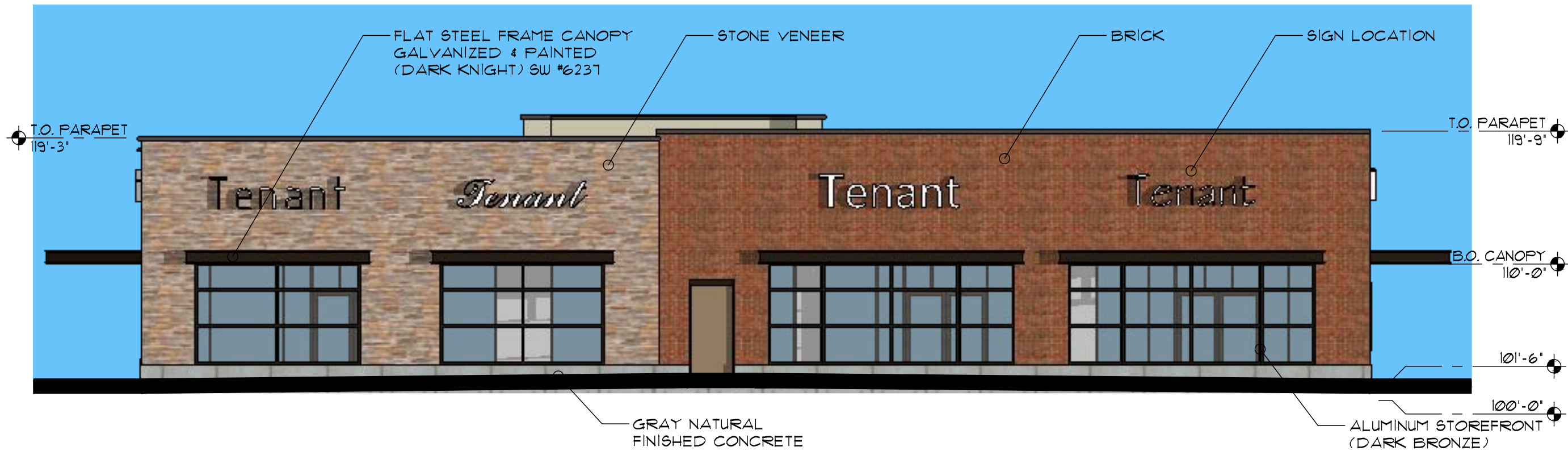
**EAST ELEVATION**  
 1/16" = 1'-0"



**KEY PLAN**  
 N.T.S. NORTH

**BUILDING A  
 FLOOR PLAN AND COLOR ELEVATIONS**

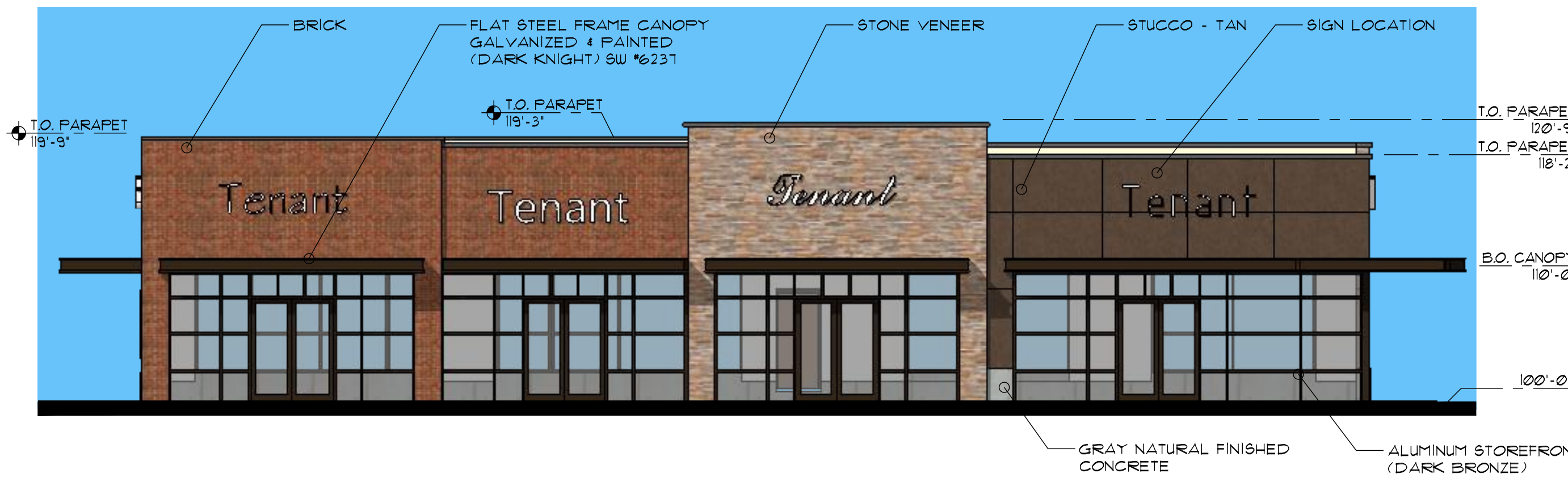




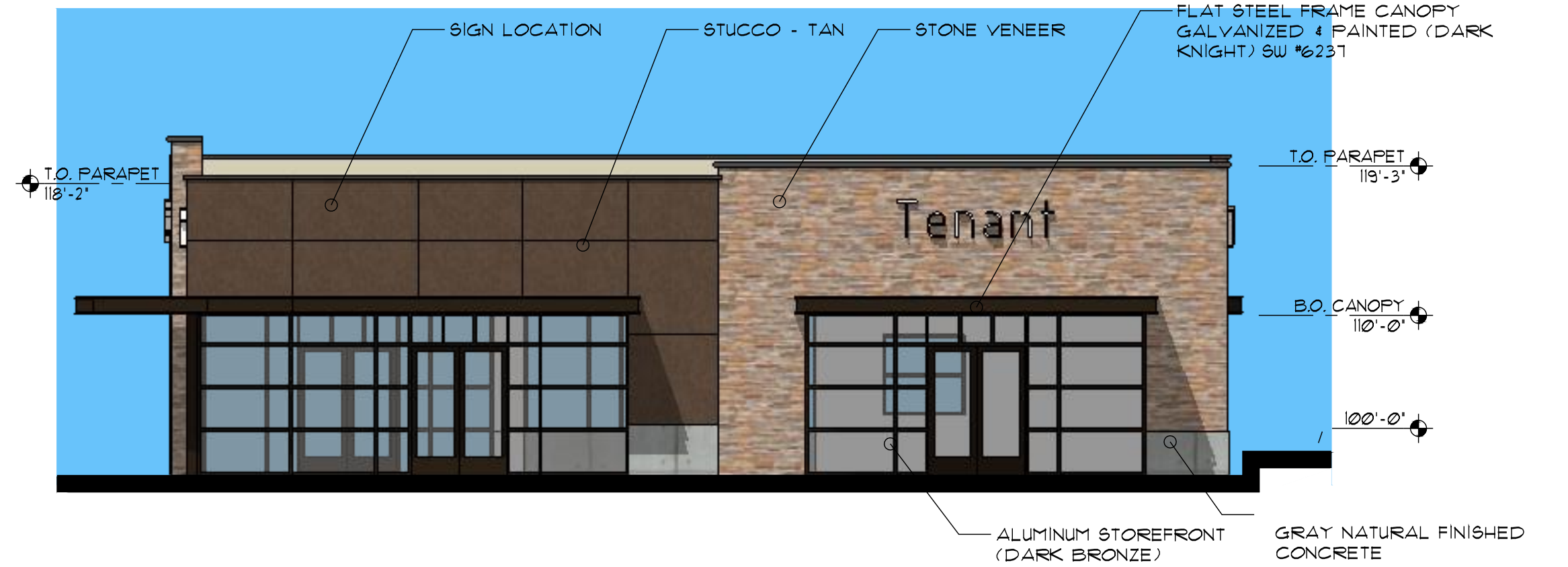
WEST ELEVATION  
1/8" = 1'-0"



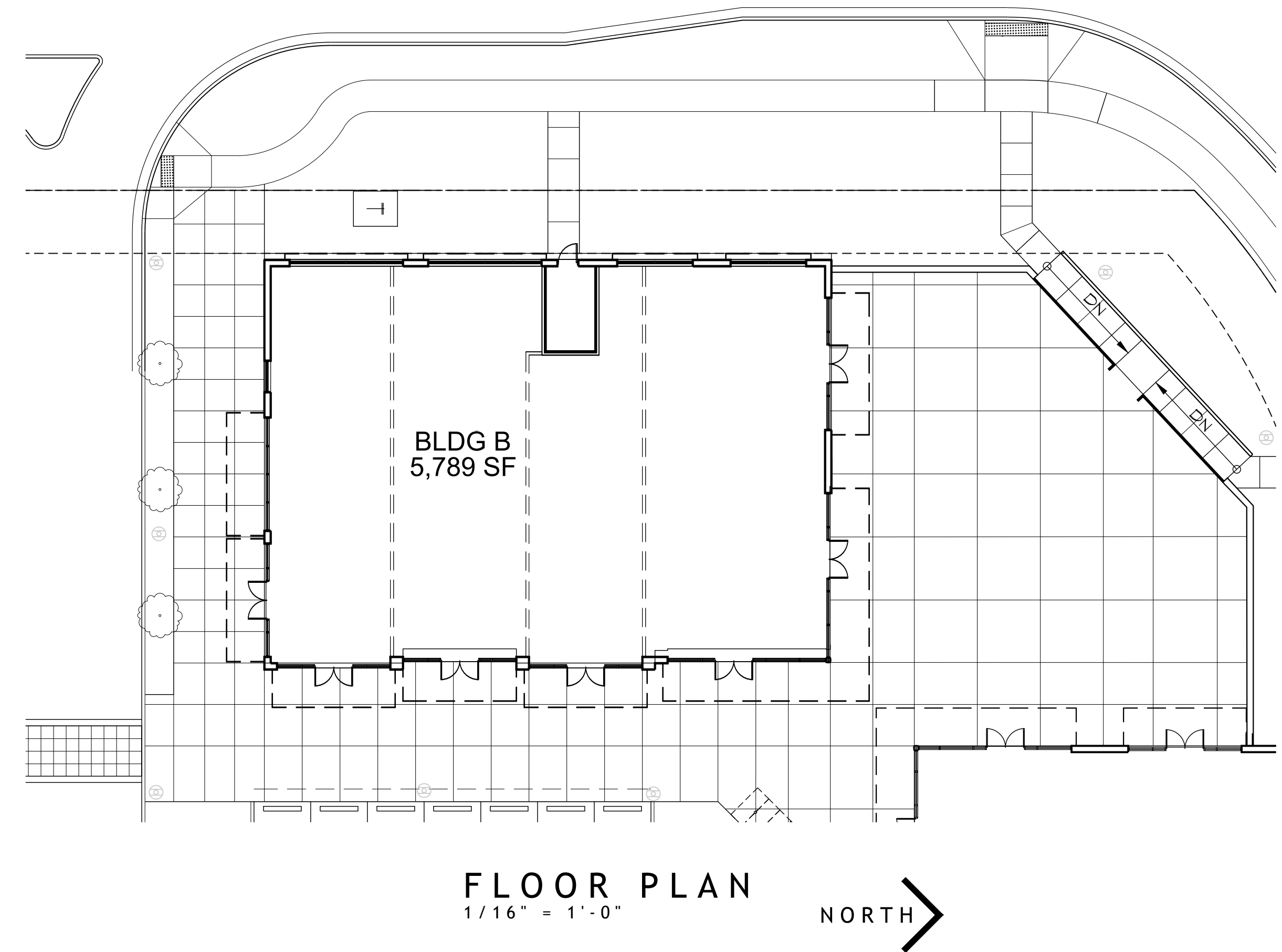
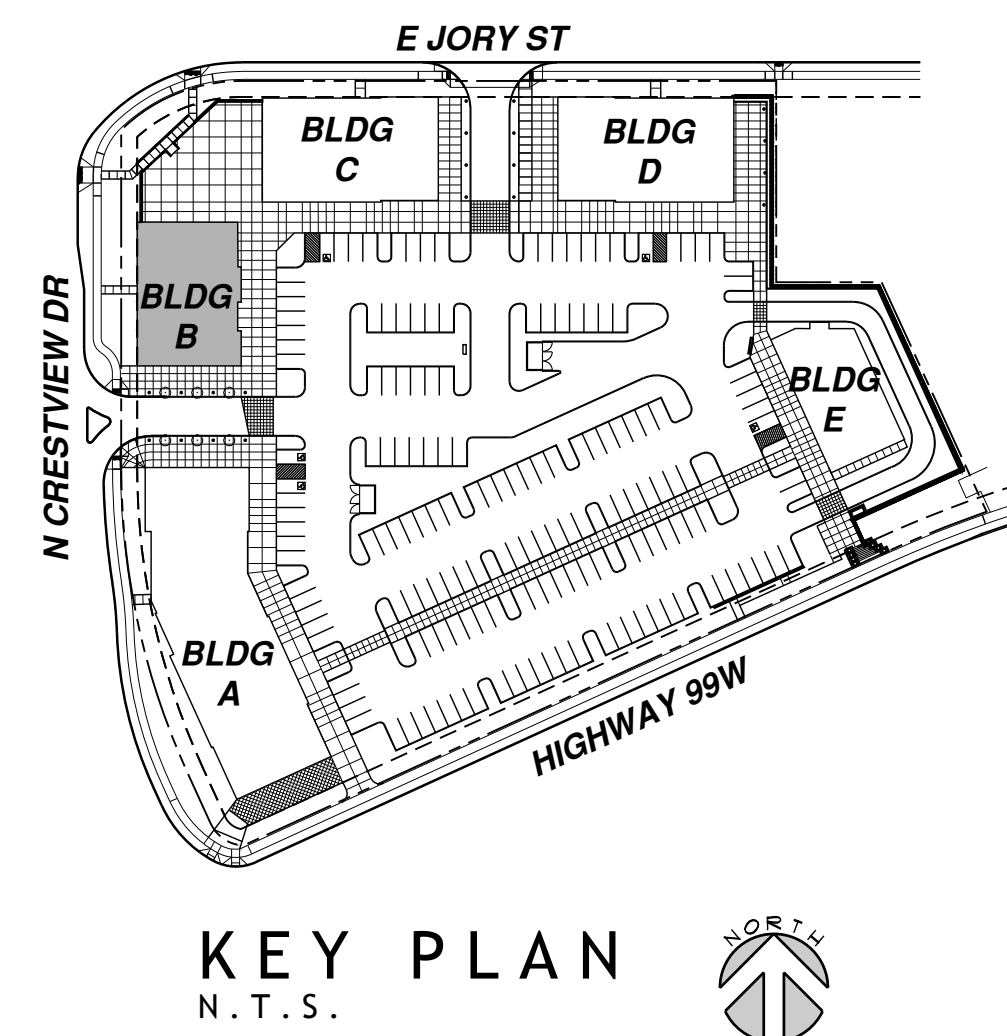
SOUTH ELEVATION  
1/8" = 1'-0"



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



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



BUILDING 'B'  
FLOOR PLAN AND COLOR ELEVATIONS

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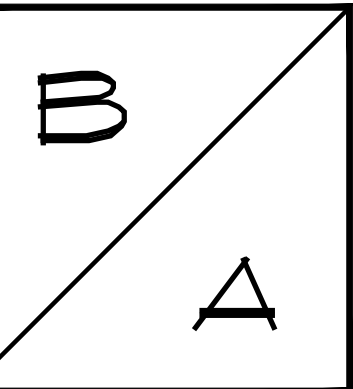
BLDG 'B'  
EXHIBIT A

PROJECT NO.  
20136

DATE :  
01-25-2021  
DRAWN BY :  
AJH  
CHECKED BY :  
FMS

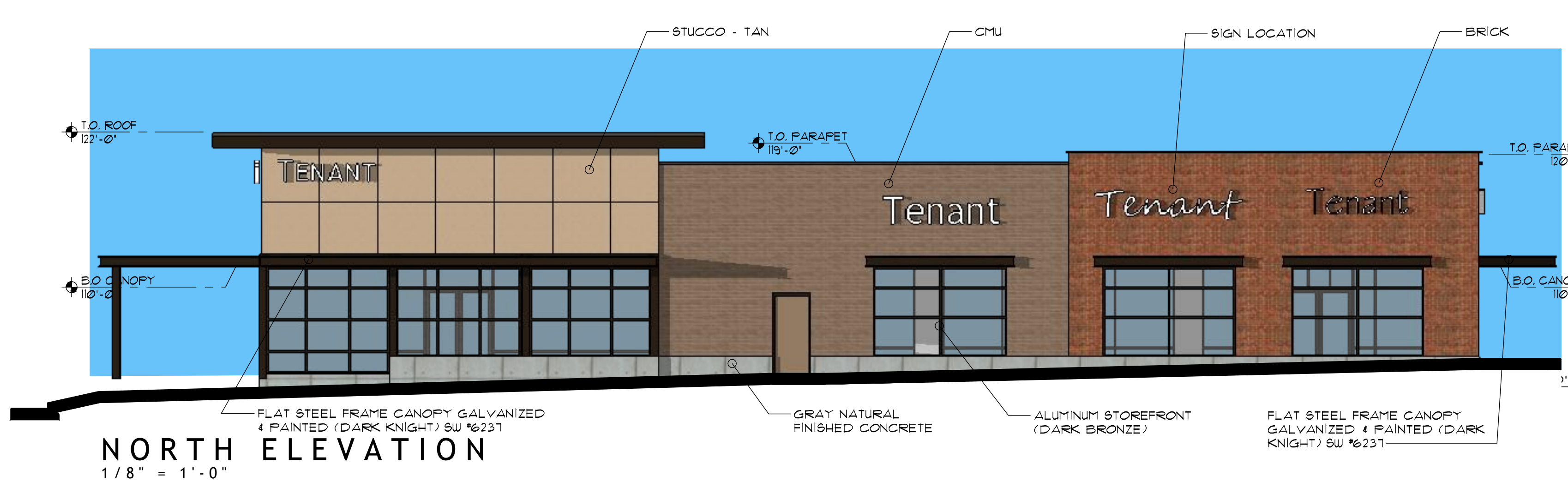
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20136 Bldg B Exhibits /  
Building B Plan Elev - Exhibit A

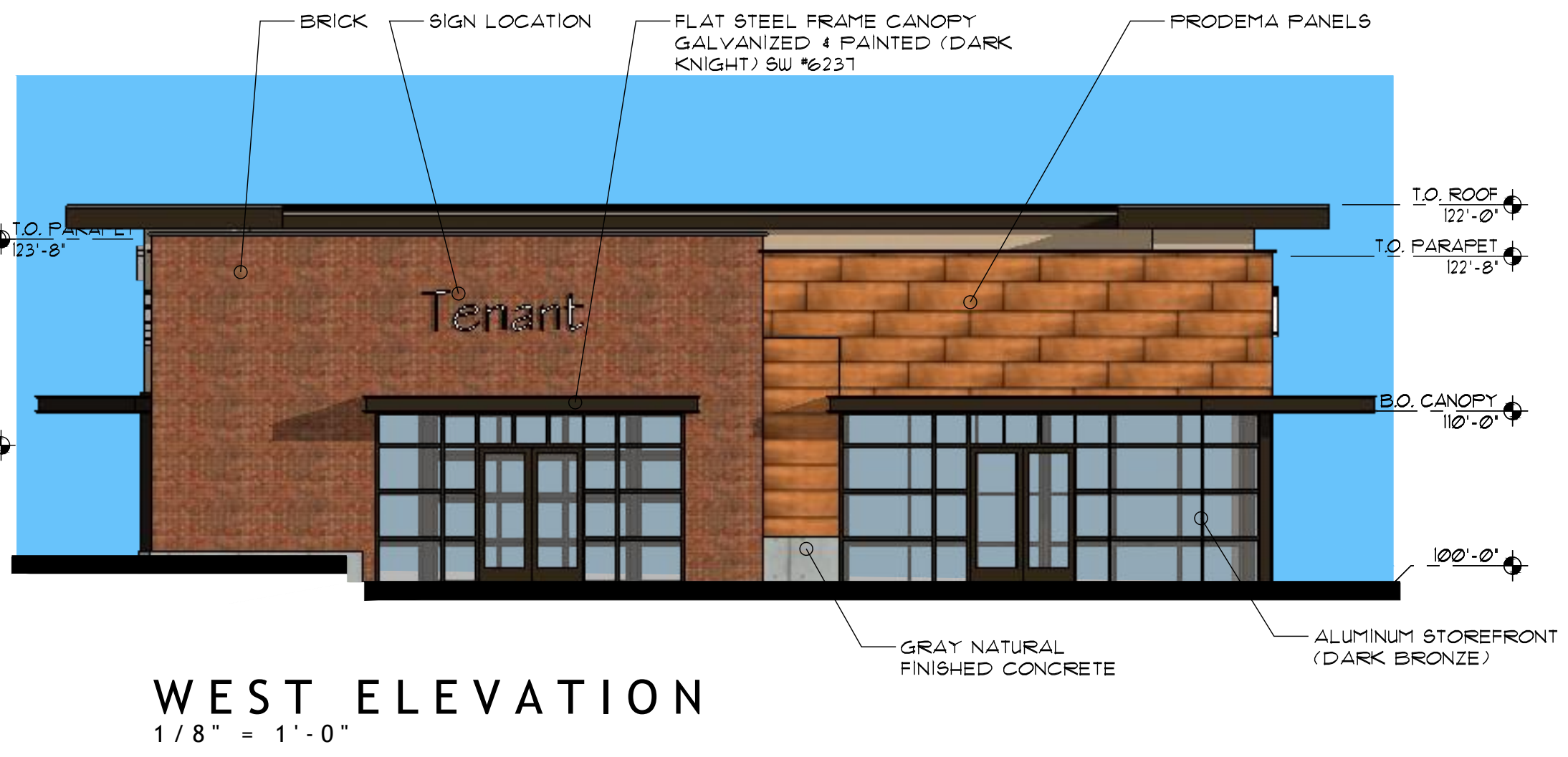


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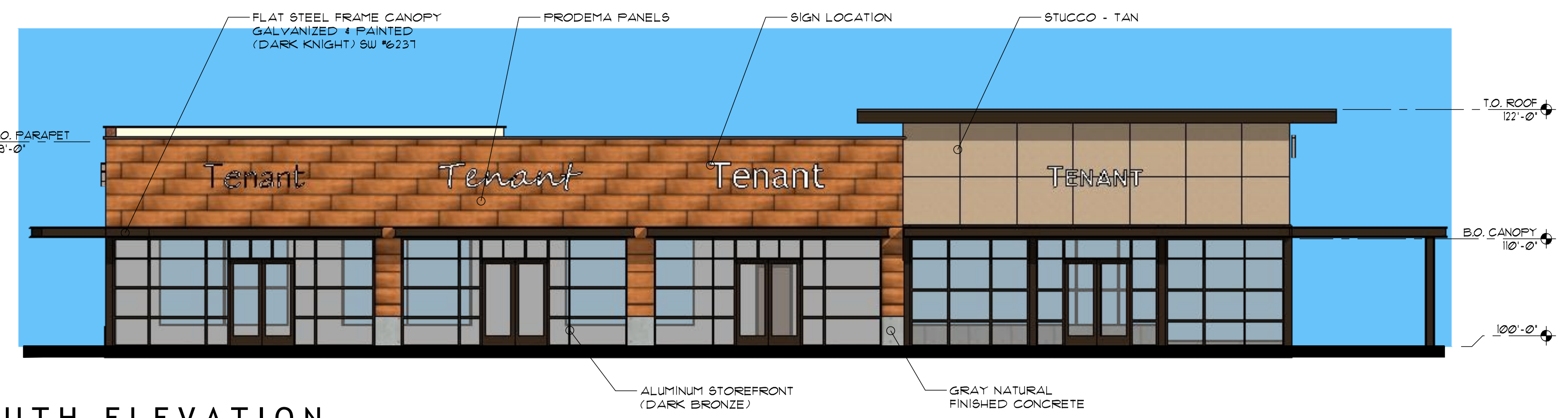
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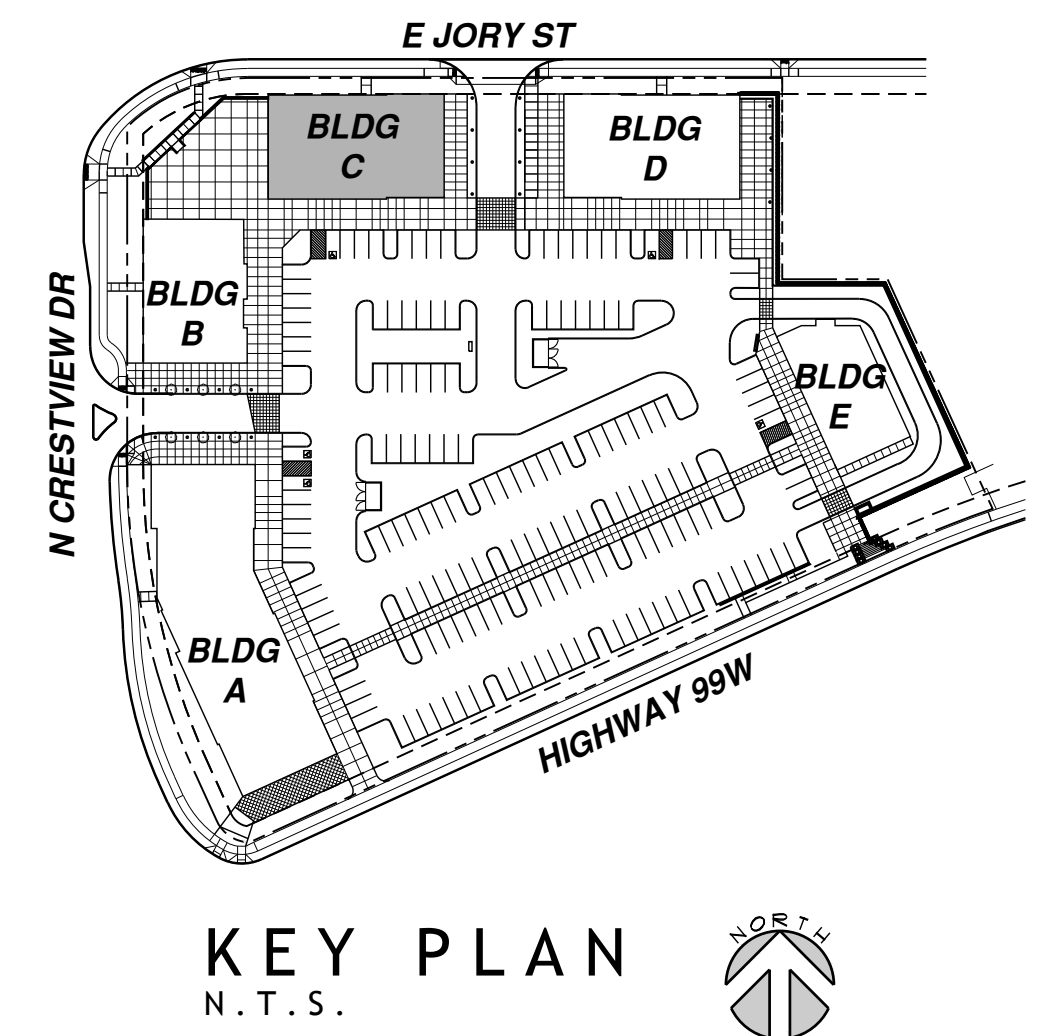
**NORTH ELEVATION**  
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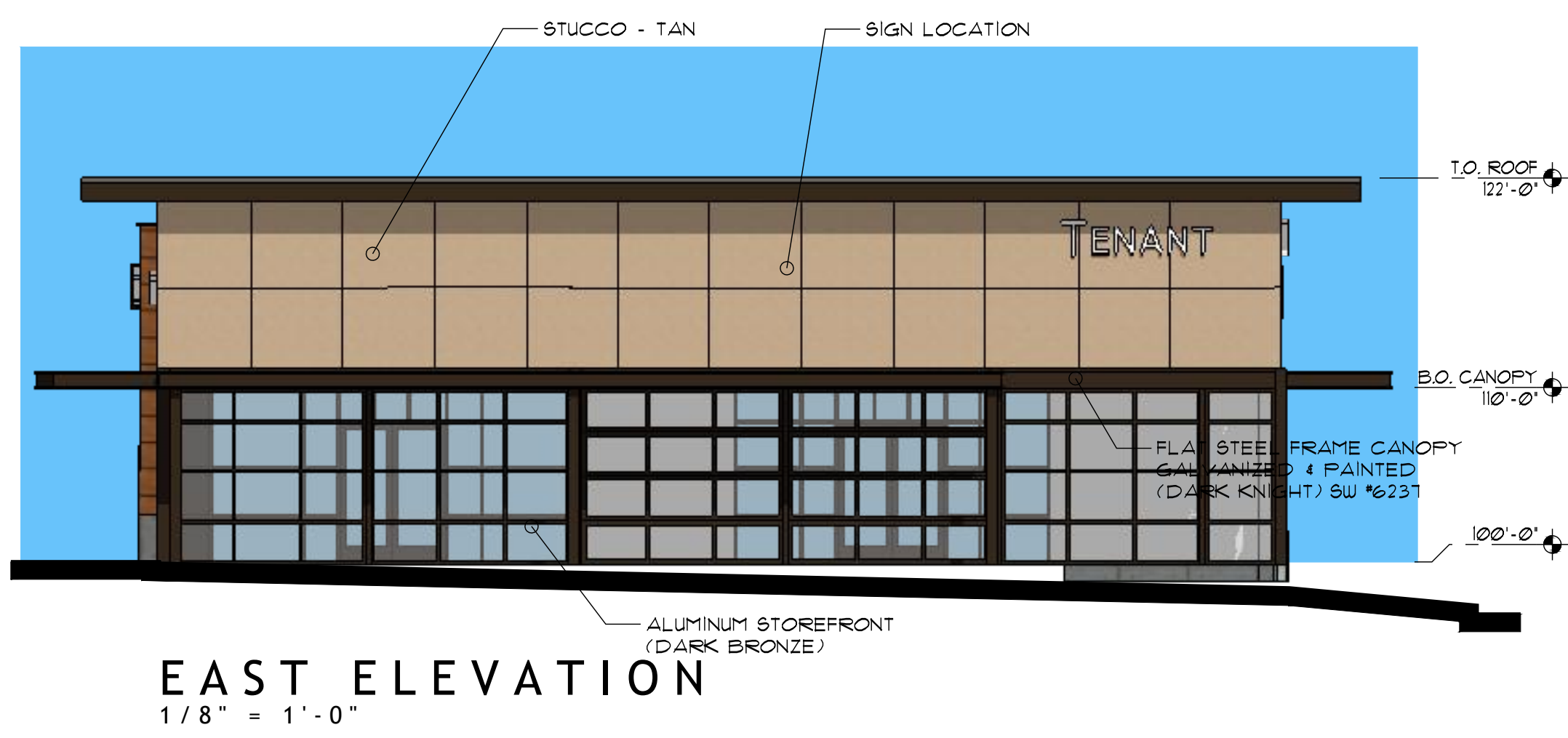
**WEST ELEVATION**  
 1/8" = 1'-0"



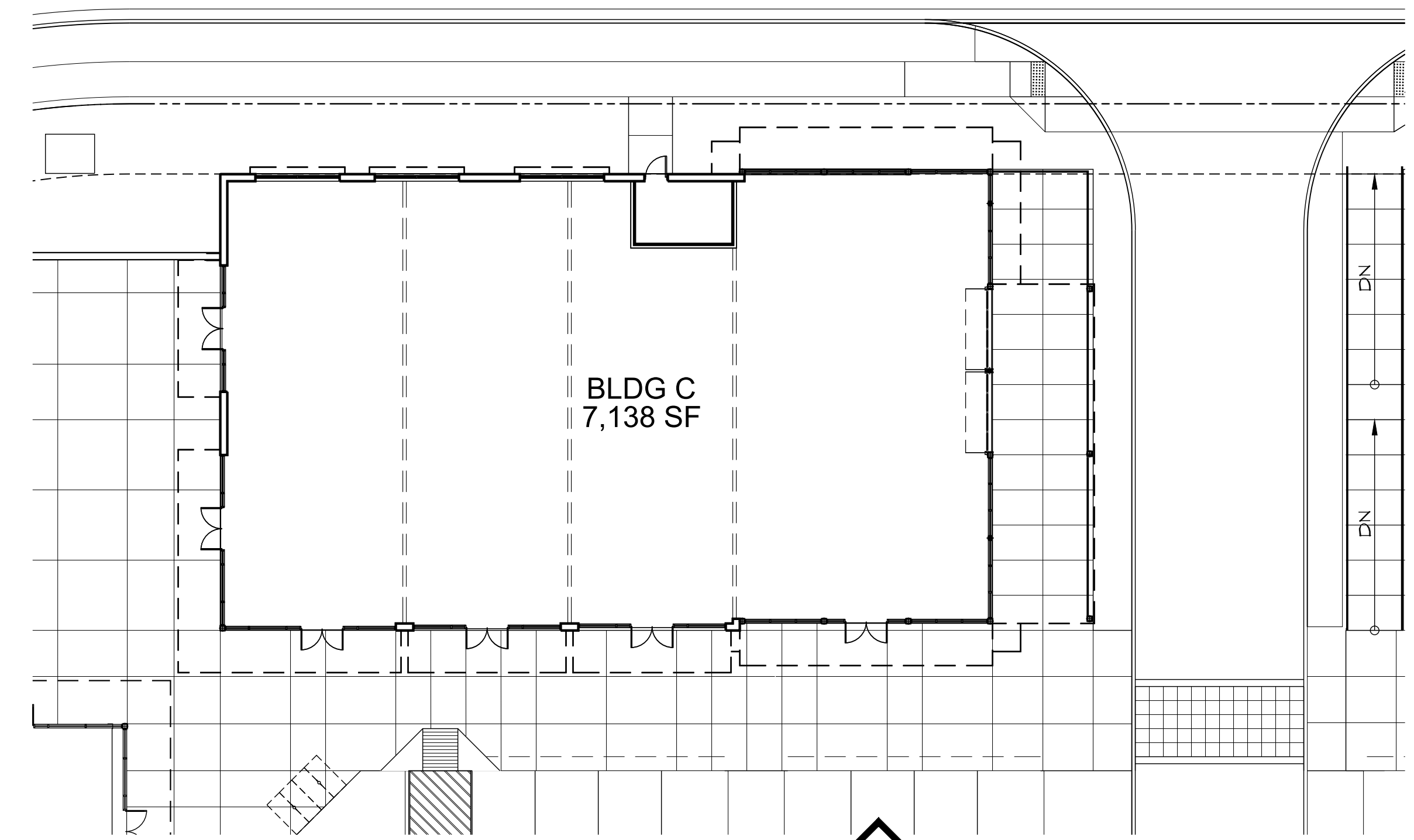
**SOUTH ELEVATION**  
 1/8" = 1'-0"



**KEY PLAN**  
 N.T.S.



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



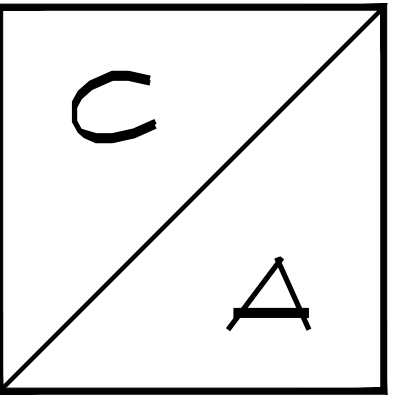
**FLOOR PLAN**  
 1/16" = 1'-0"

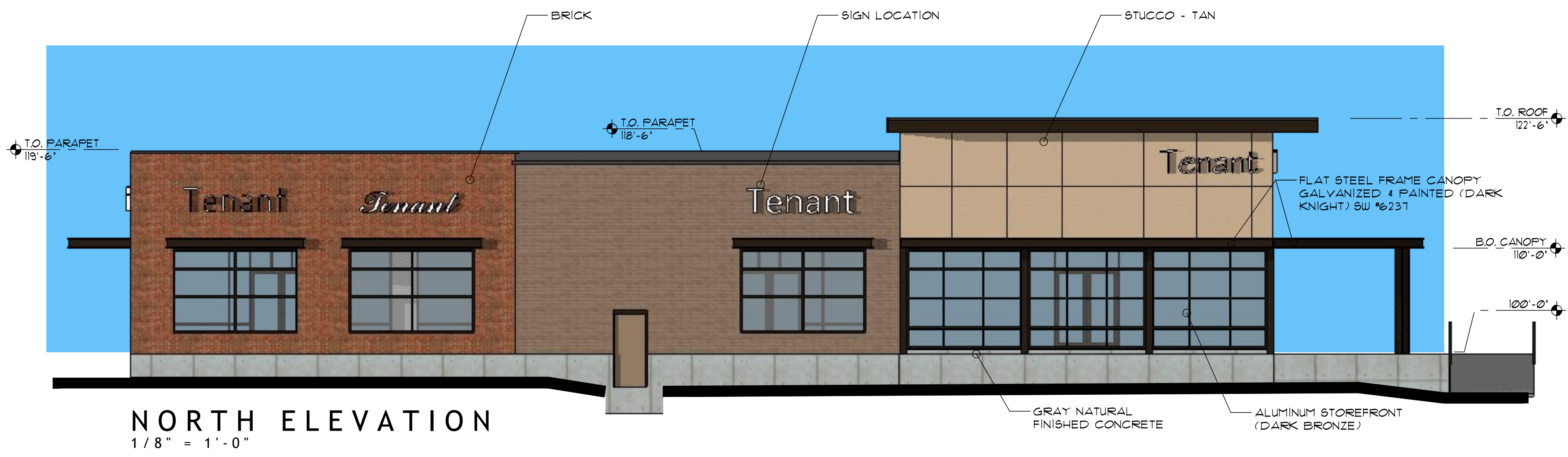
**BUILDING C  
 FLOOR PLAN AND COLOR ELEVATIONS**

BLDG 'C'  
 EXHIBIT A

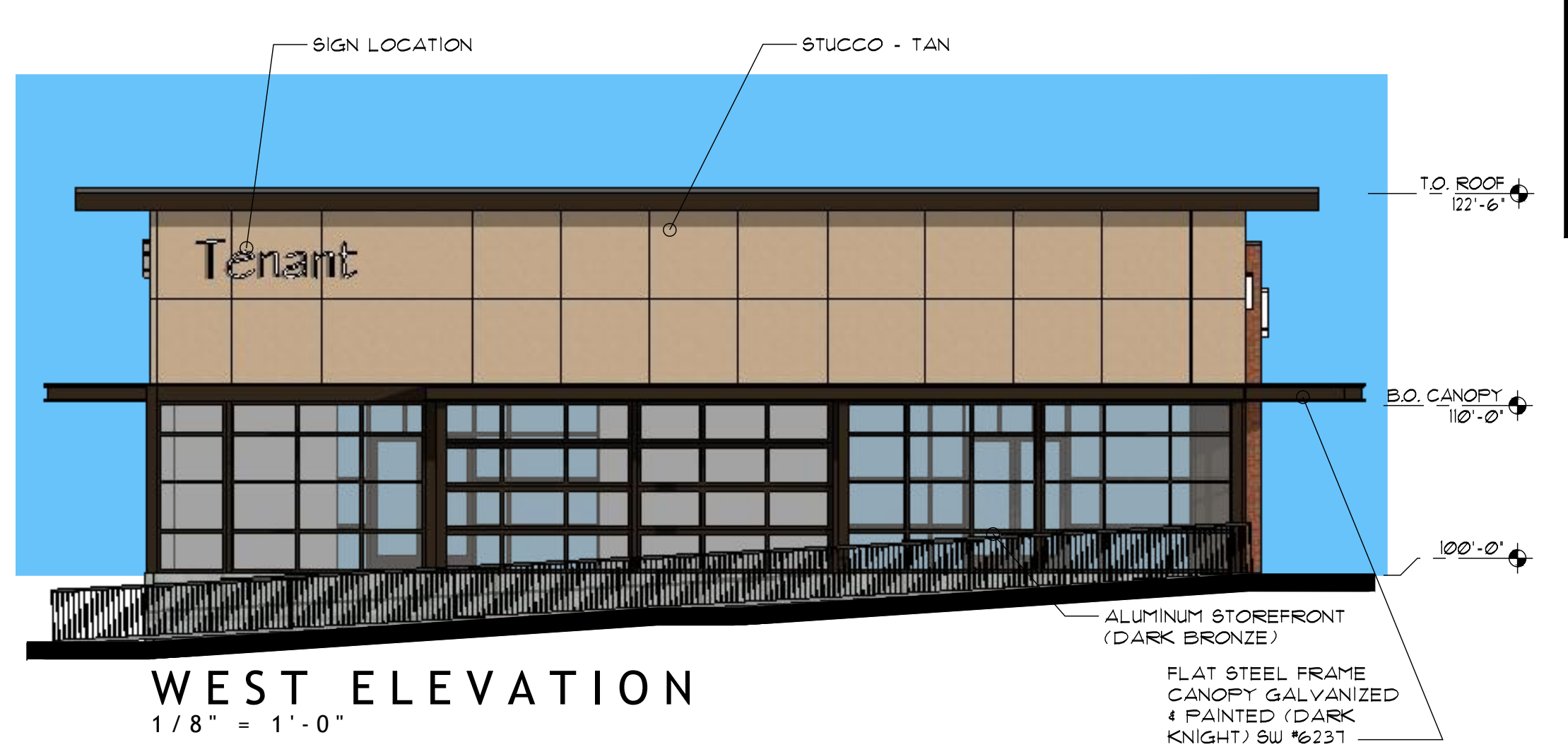
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DRAWN BY	AJH
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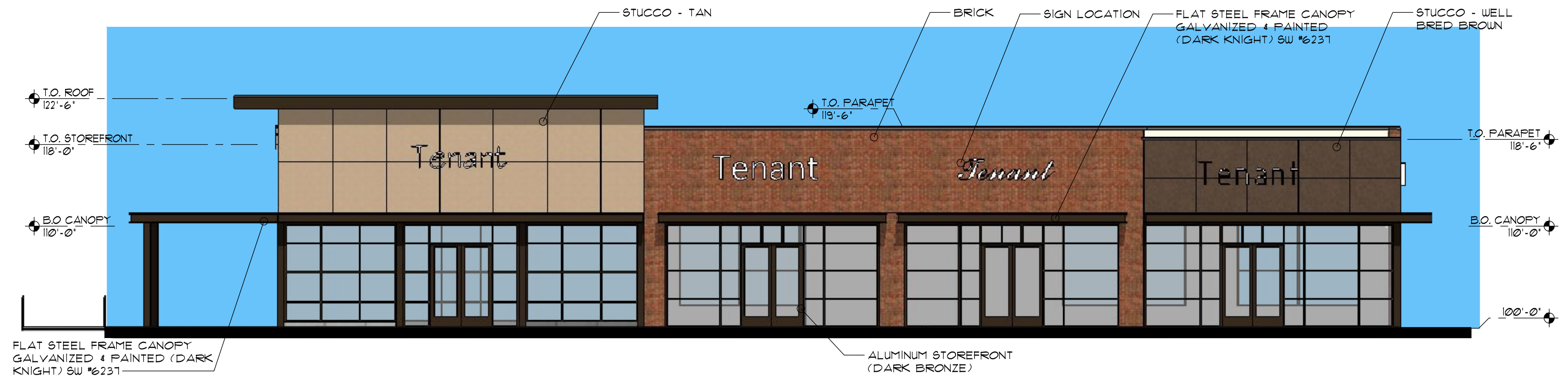




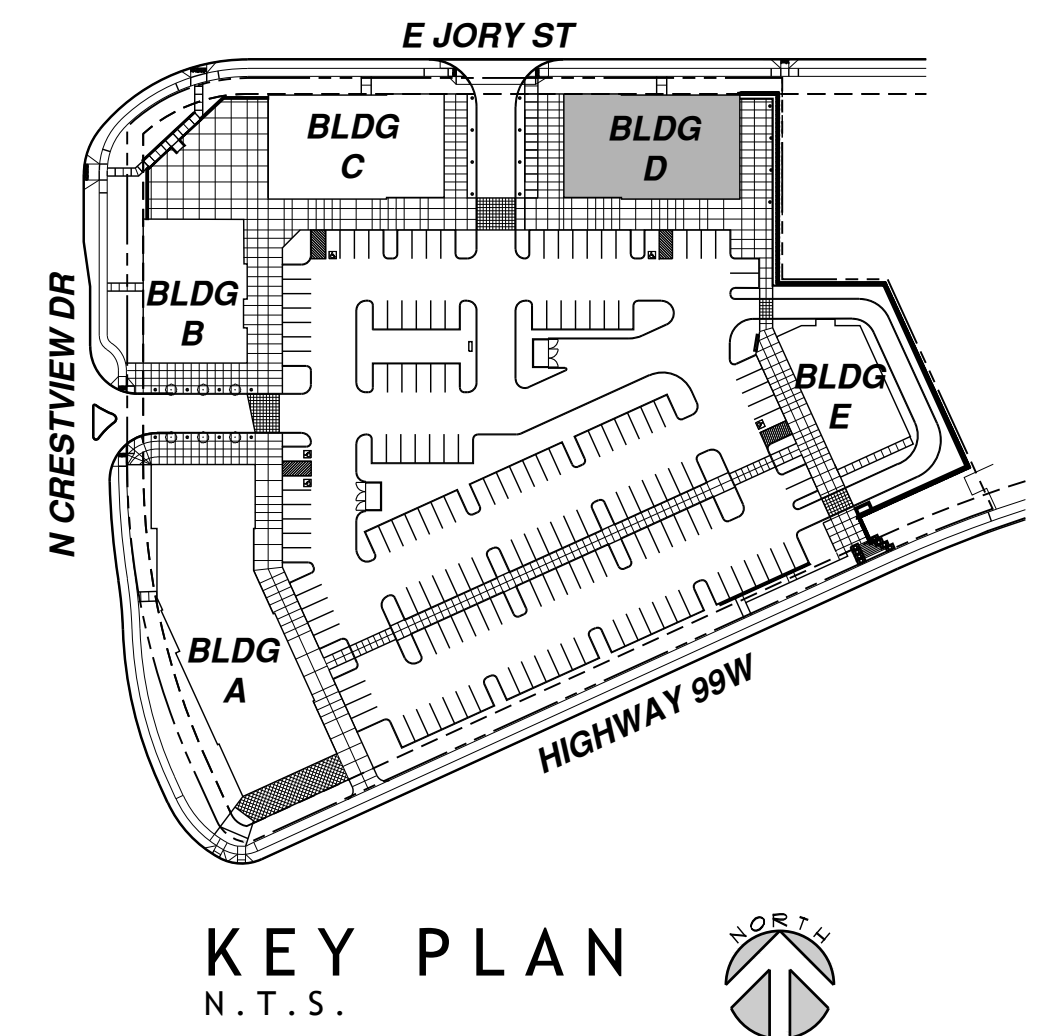
**NORTH ELEVATION**  
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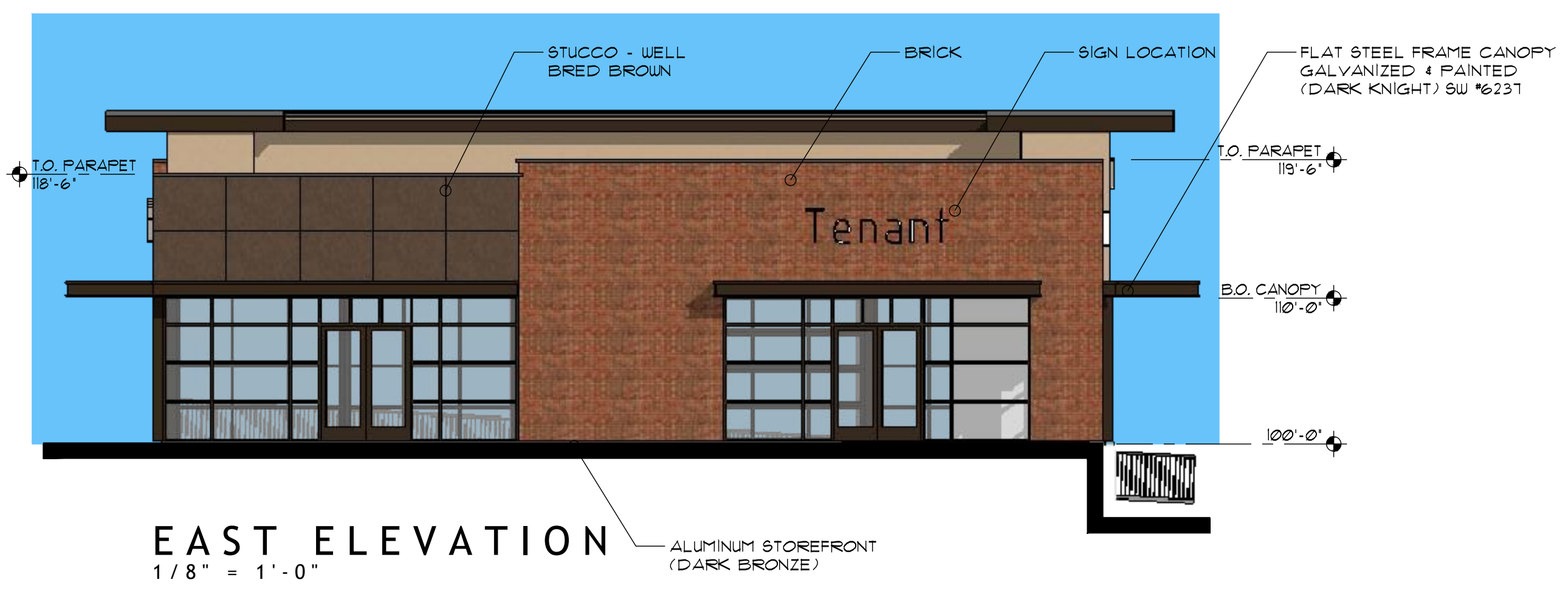
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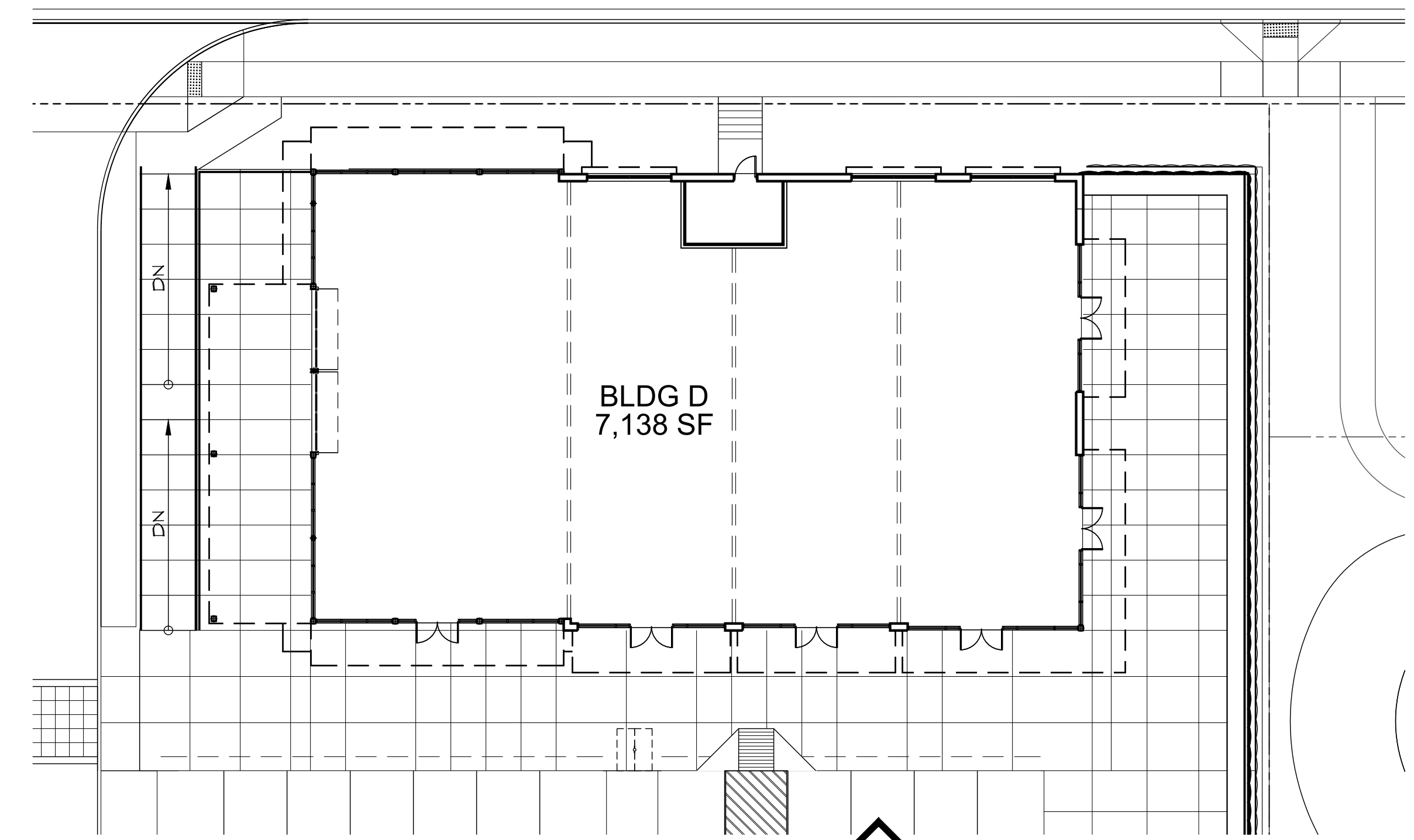
**SOUTH ELEVATION**  
1/8" = 1'-0"



**KEY PLAN**  
N.T.S.



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



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

**BUILDING 'D'  
FLOOR PLAN AND COLOR ELEVATIONS**

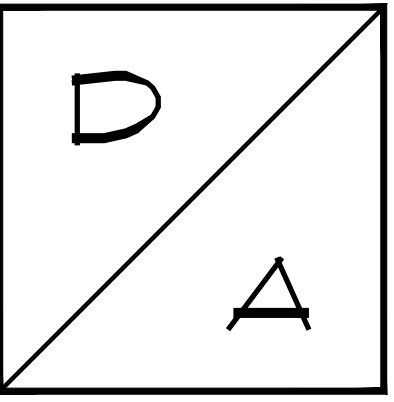
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**CRESTVIEW CROSSING COMMERCIAL**  
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NEWBERG, OREGON  
**GRAMOR NEWBERG CRESTVIEW LLC**

**BLDG 'D'  
EXHIBIT A**

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DATE: 01-25-2021  
DRAWN BY: AJH  
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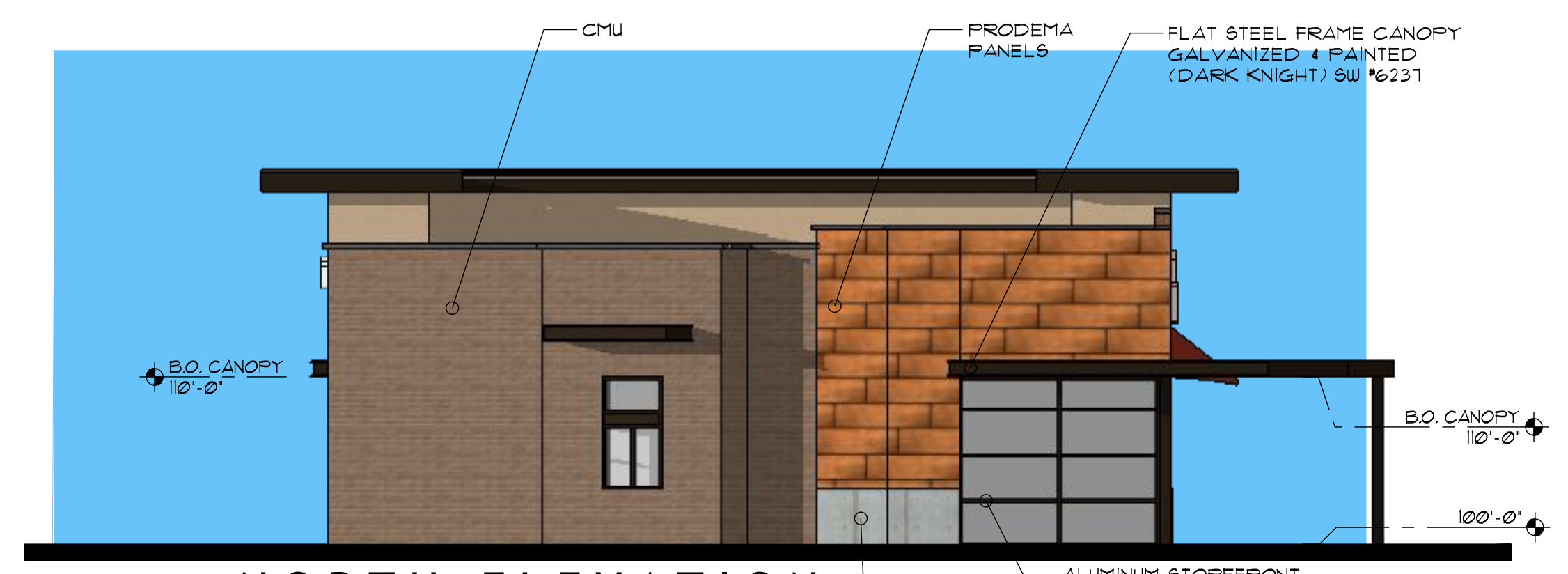
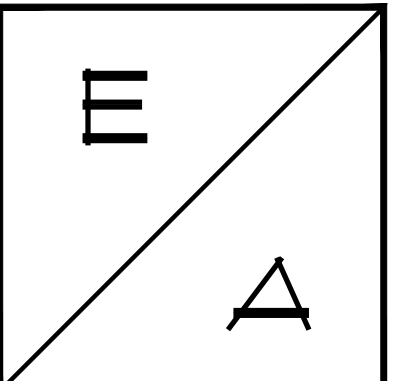
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CRESTVIEW CROSSING COMMERCIAL  
 HIGHWAY 99W & N CRESTVIEW DRIVE  
 NEWBERG, OREGON  
 GRAMOR NEWBERG CRESTVIEW LLC

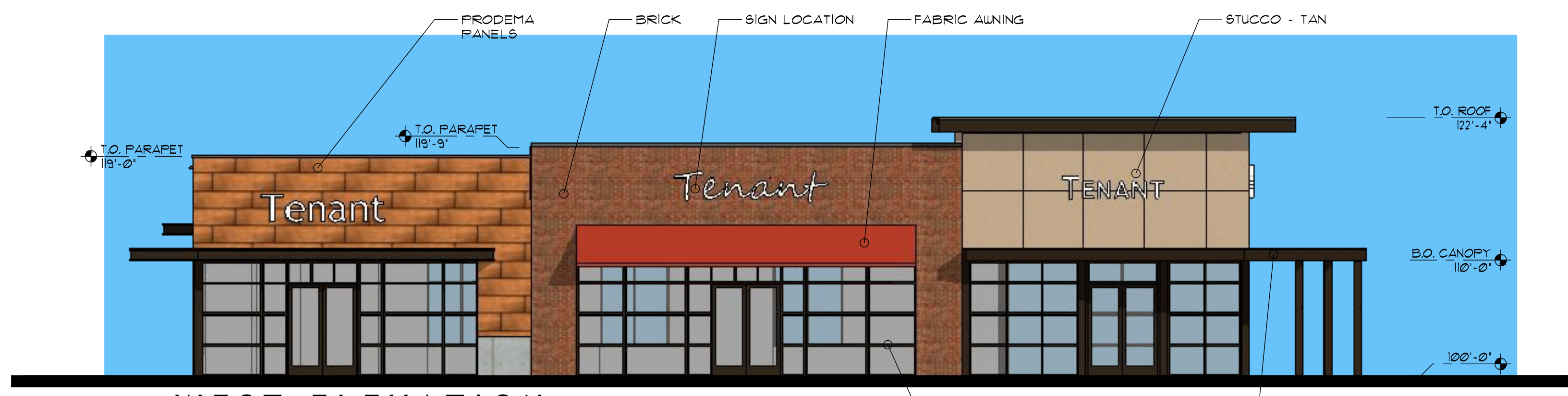
BLDG 'E'  
 EXHIBIT A

PROJECT NO. 20136  
 DATE: 01-25-2021  
 DRAWN BY: AJH  
 CHECKED BY: FMS

REVISIONS



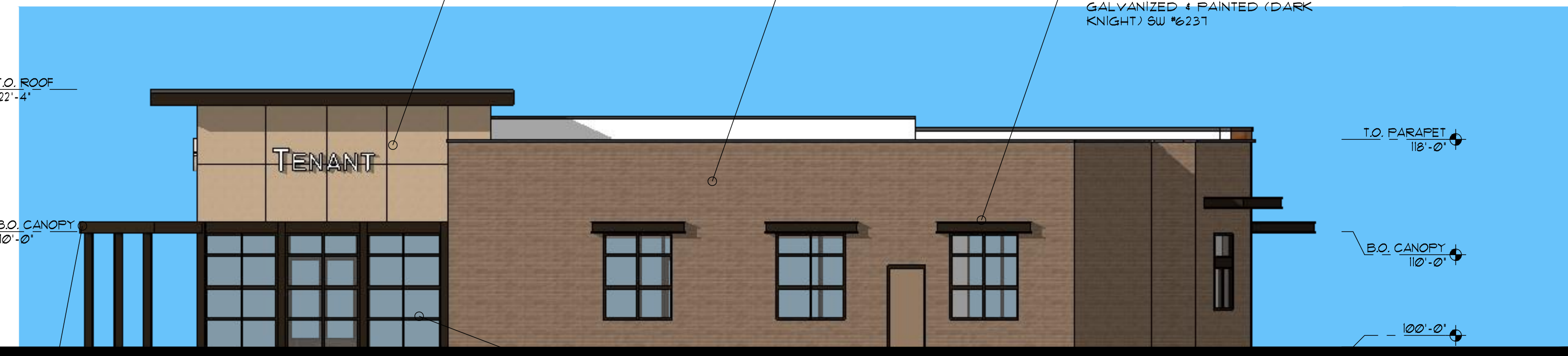
**NORTH ELEVATION**  
 1/8" = 1'-0"



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



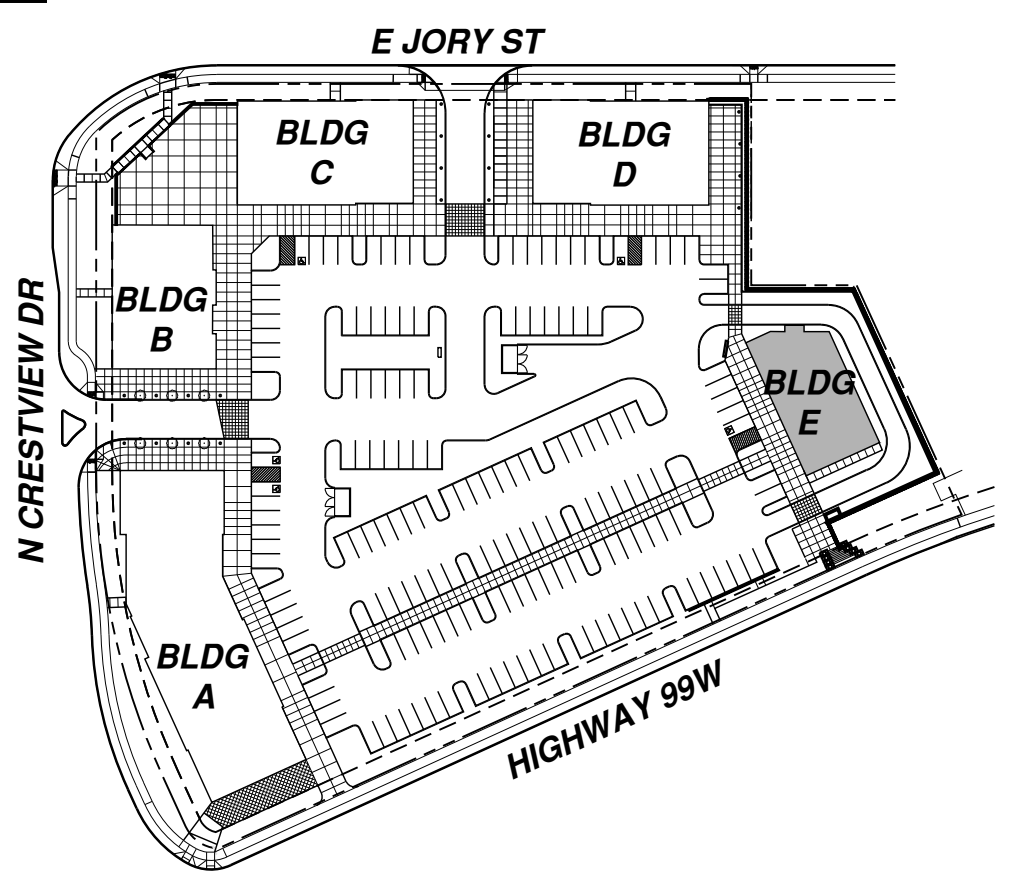
**SOUTH ELEVATION**  
 1/8" = 1'-0"



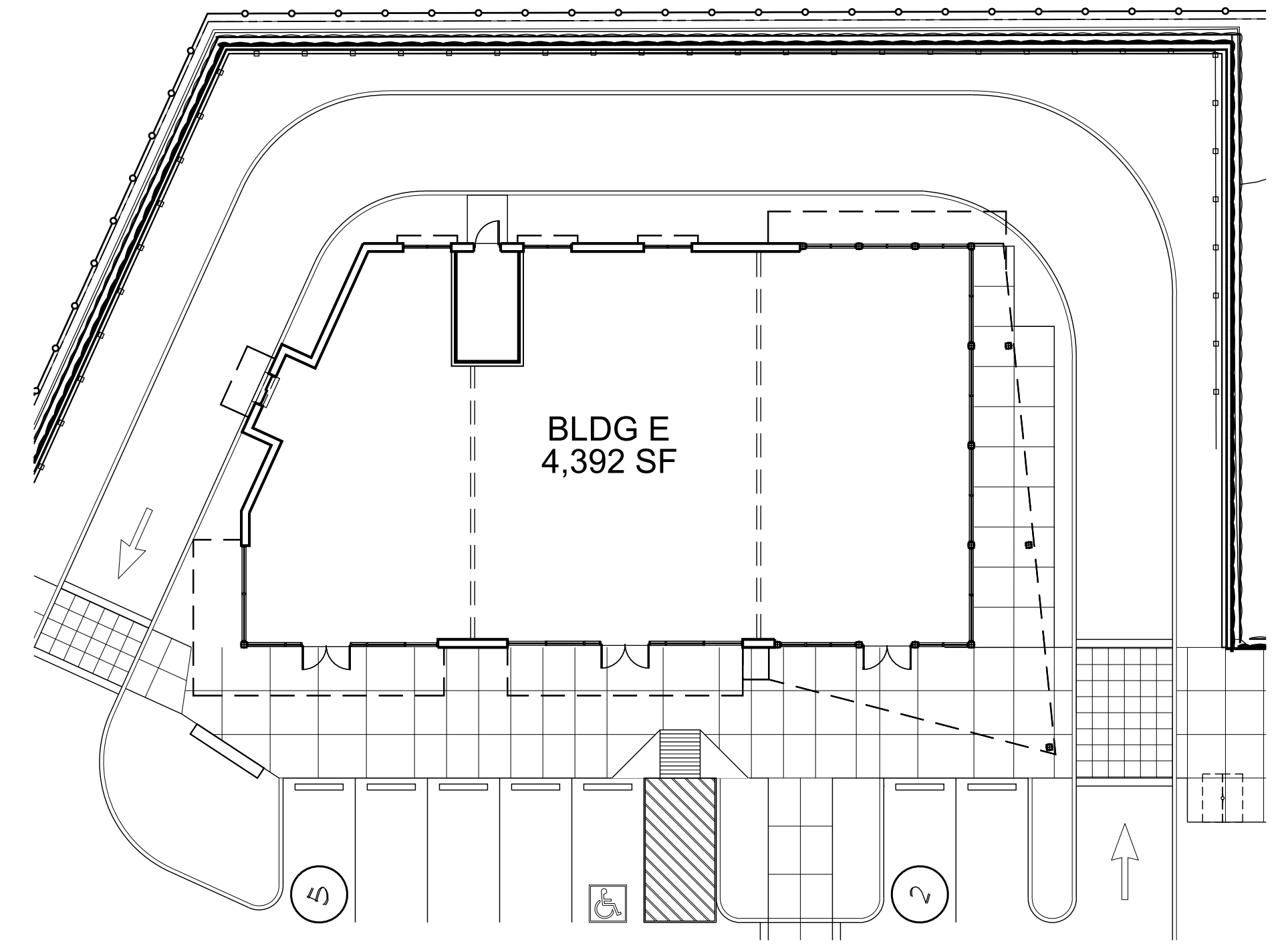
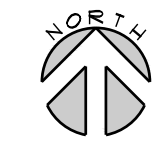
**EAST ELEVATION**  
 1/8" = 1'-0"



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



**KEY PLAN**  
 N.T.S.



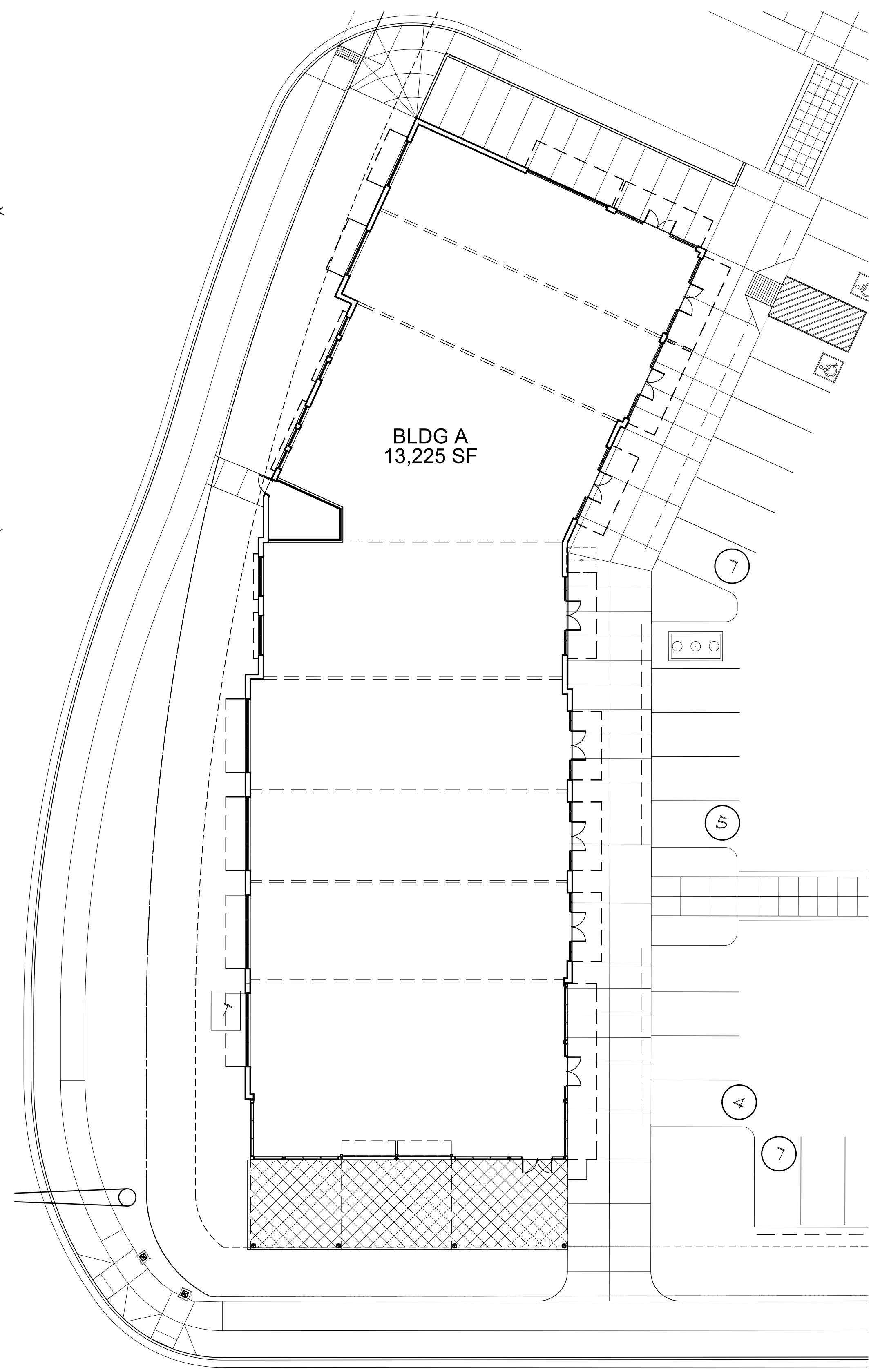
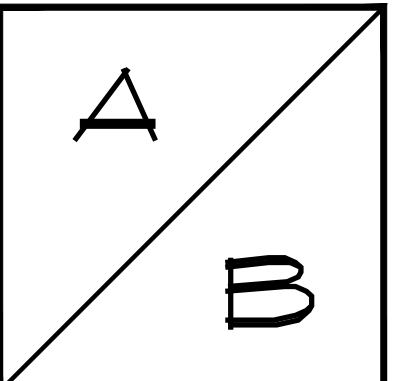
**FLOOR PLAN**  
 1/16" = 1'-0"



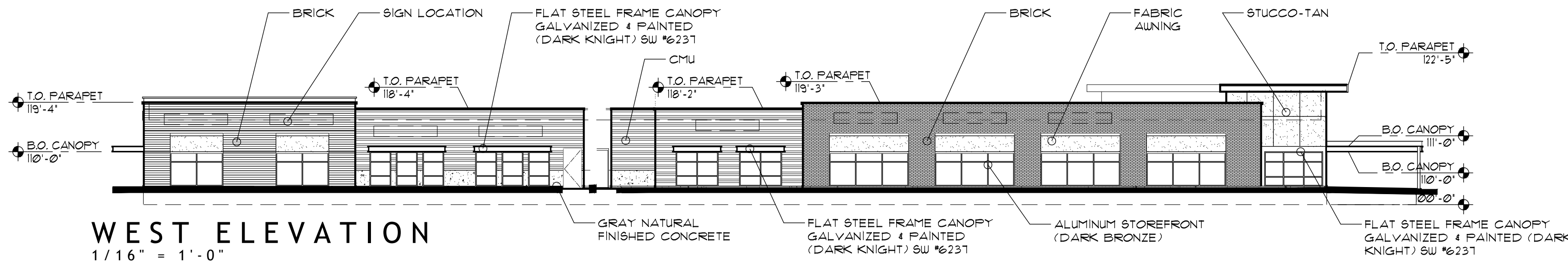
**BUILDING 'E'  
 FLOOR PLAN AND COLOR ELEVATIONS**

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

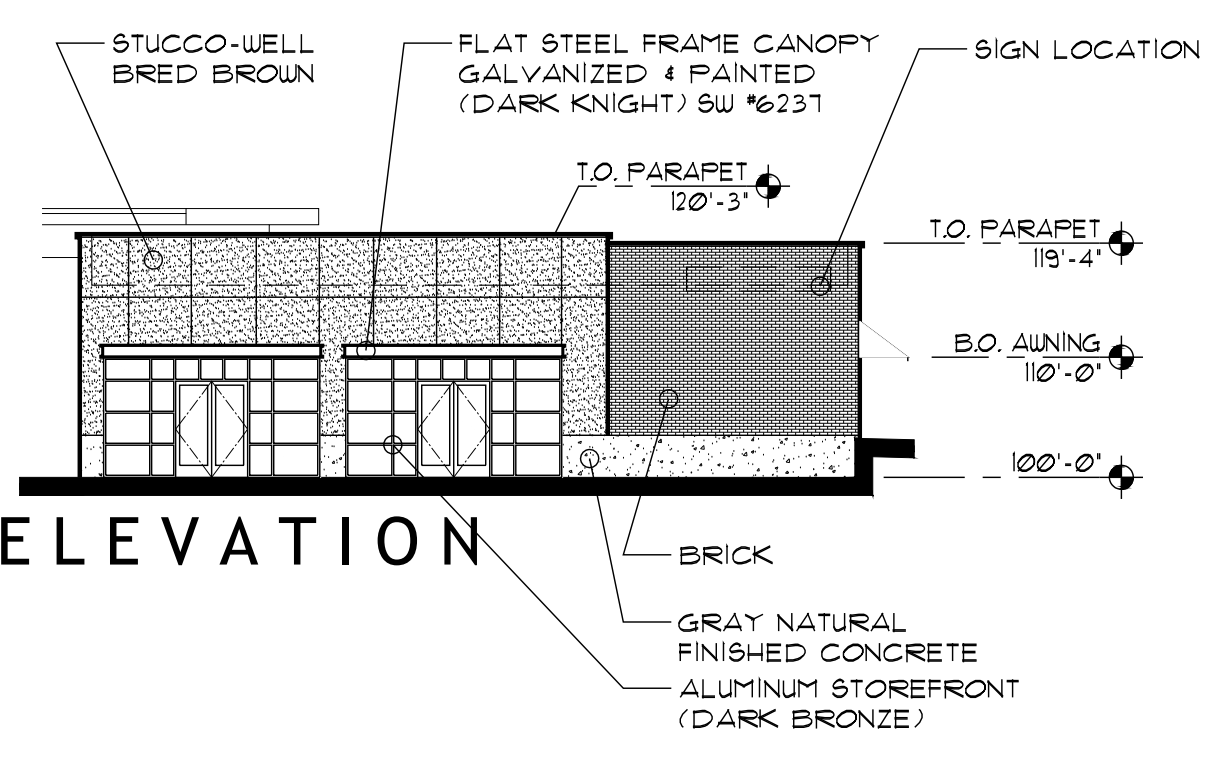
20136 Bldg A Exhibits / Building A Plan Elev - Exhibit B



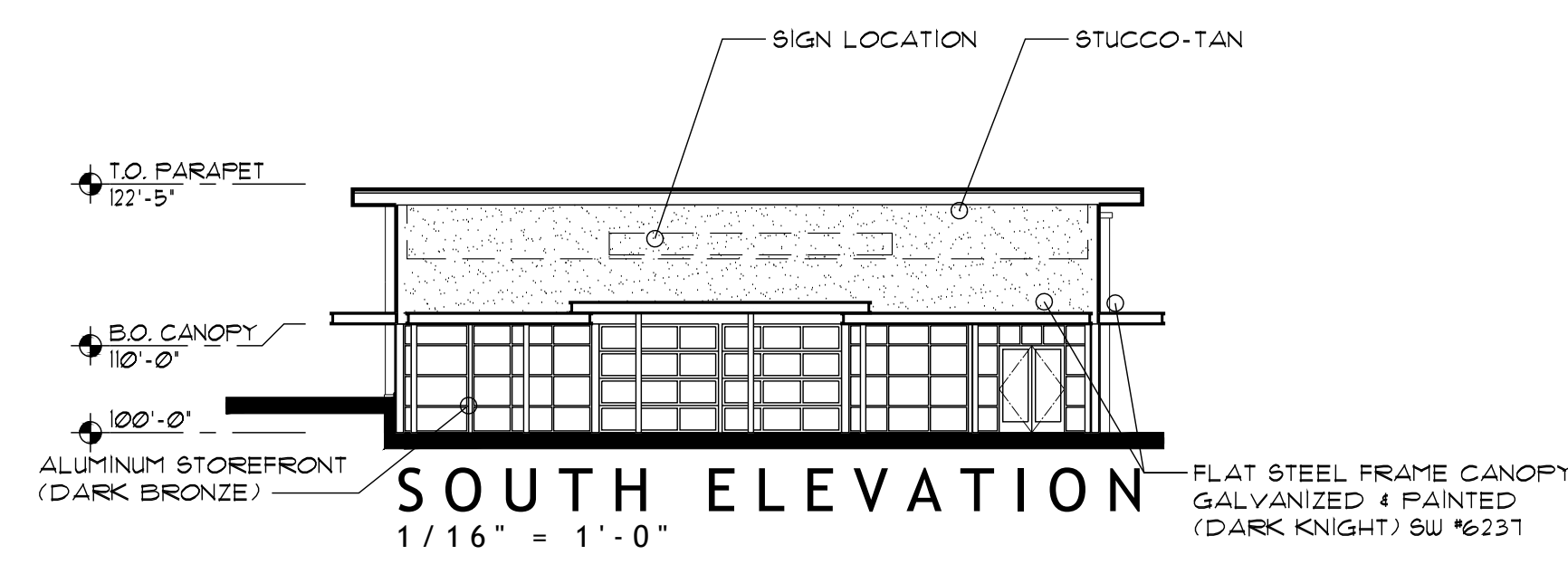
**FLOOR PLAN**  
 1/16" = 1'-0"  
 NORTH



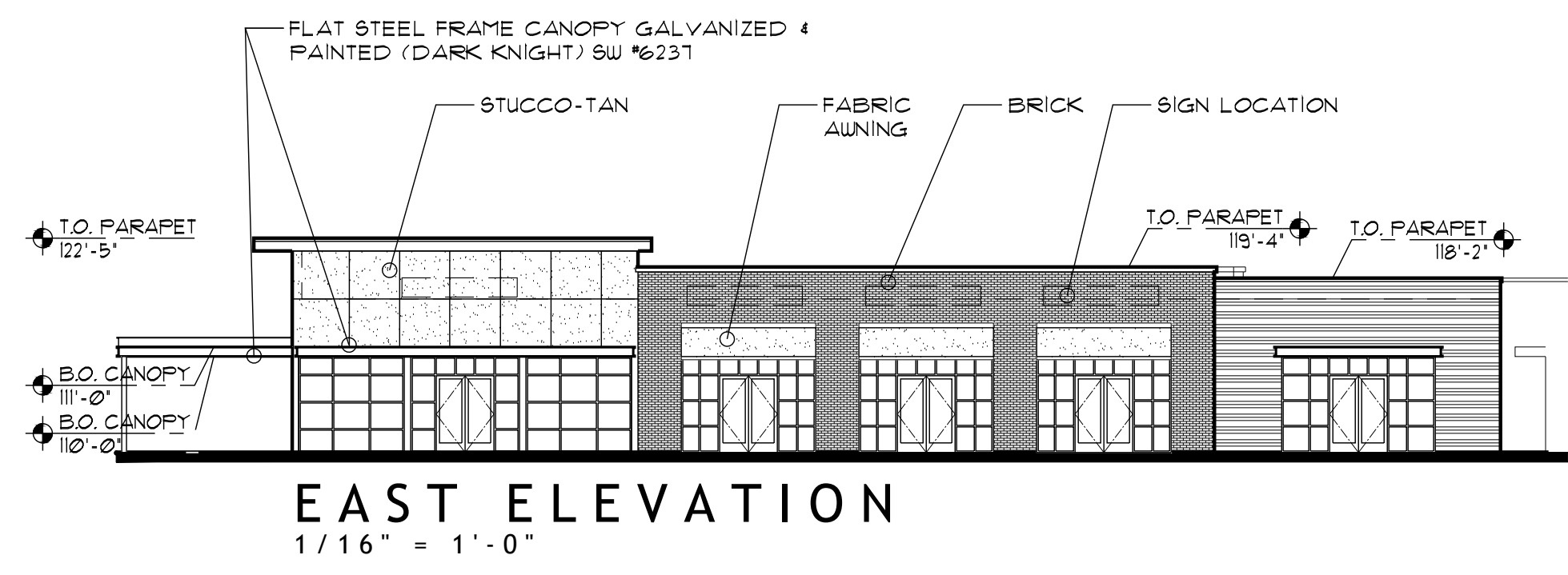
**WEST ELEVATION**  
 1/16" = 1'-0"



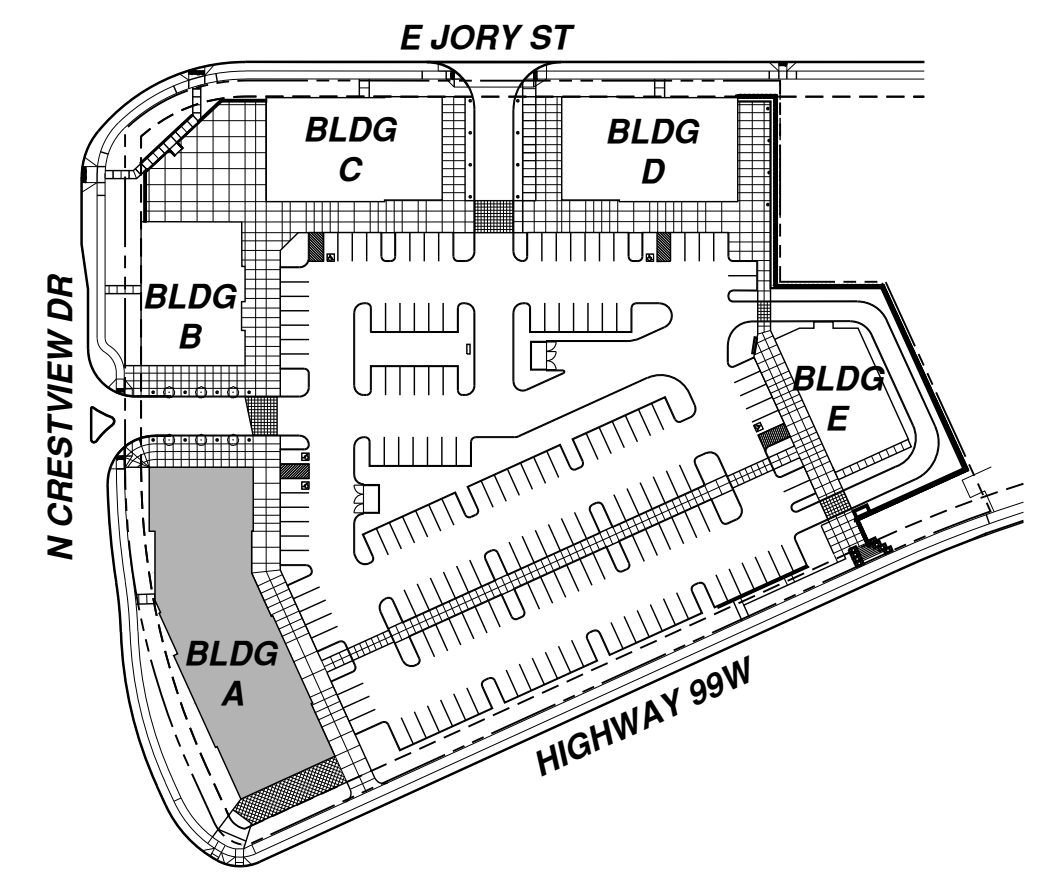
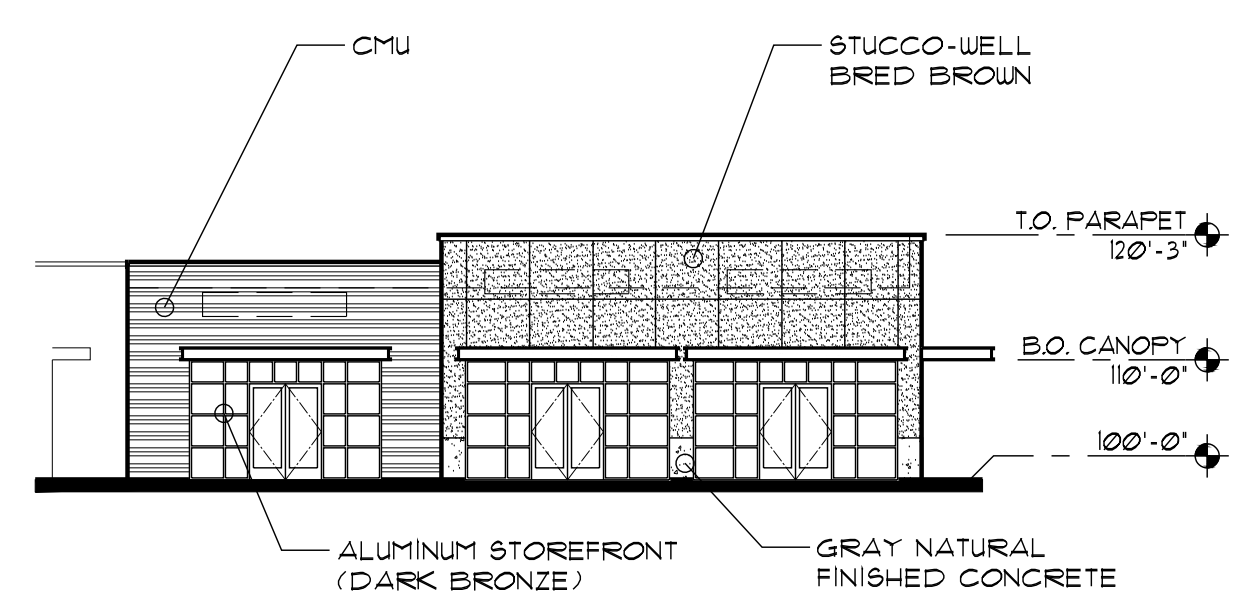
**NORTH ELEVATION**  
 1/16" = 1'-0"



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



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



**KEY PLAN**  
 N.T.S.

**BUILDING A  
 FLOOR PLAN AND ELEVATIONS**

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

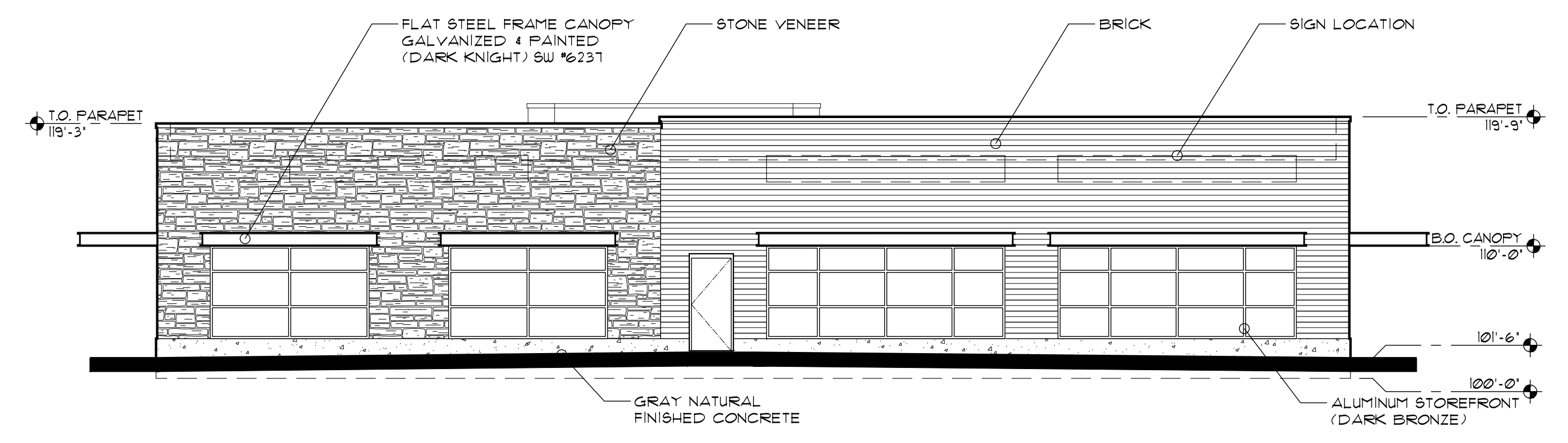
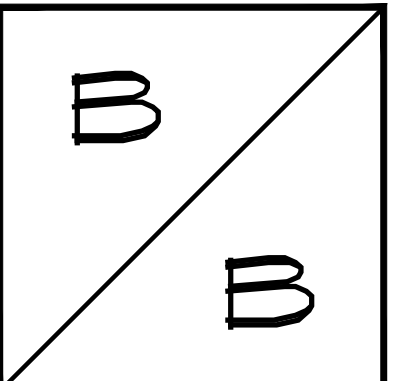
CRESTVIEW CROSSING COMMERCIAL  
 HIGHWAY 99W & N CRESTVIEW DRIVE  
 NEWBERG, OREGON  
 GRAMOR NEWBERG CRESTVIEW LLC

BLDG 'B'  
 EXHIBIT B

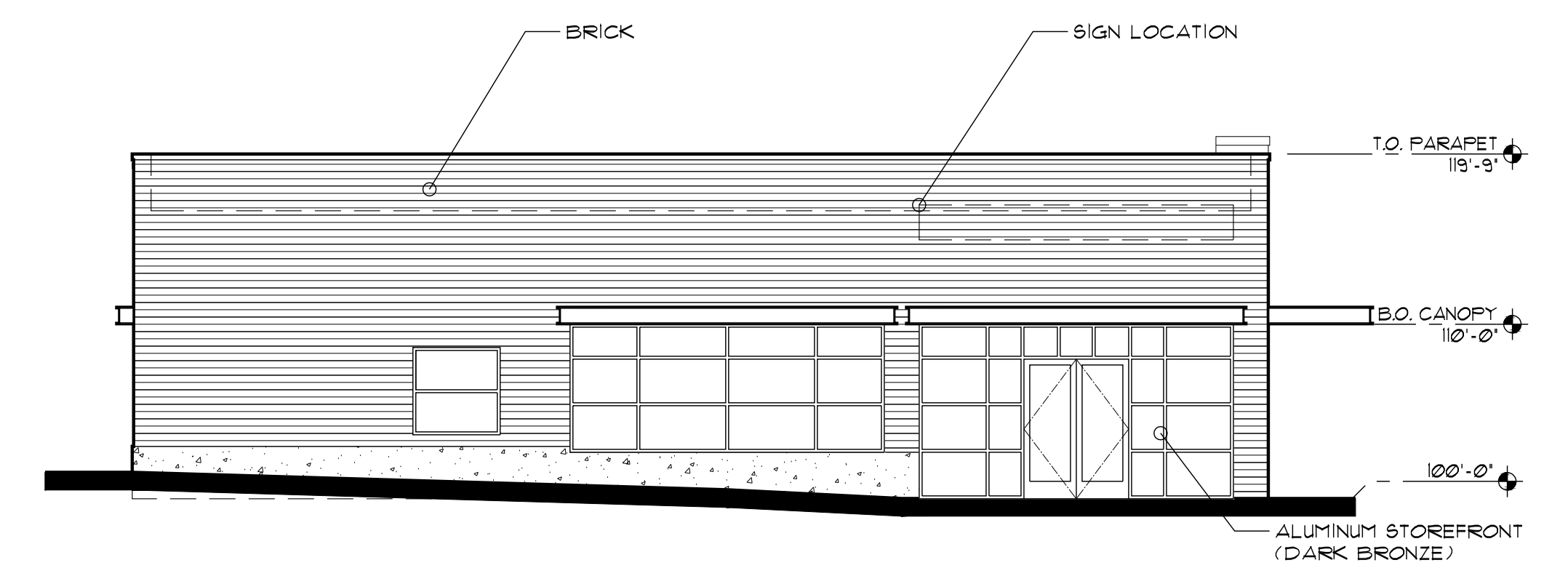
PROJECT NO. 2036  
 DATE: 01-25-2021  
 DRAWN BY: AJH  
 CHECKED BY: FMS

REVISIONS

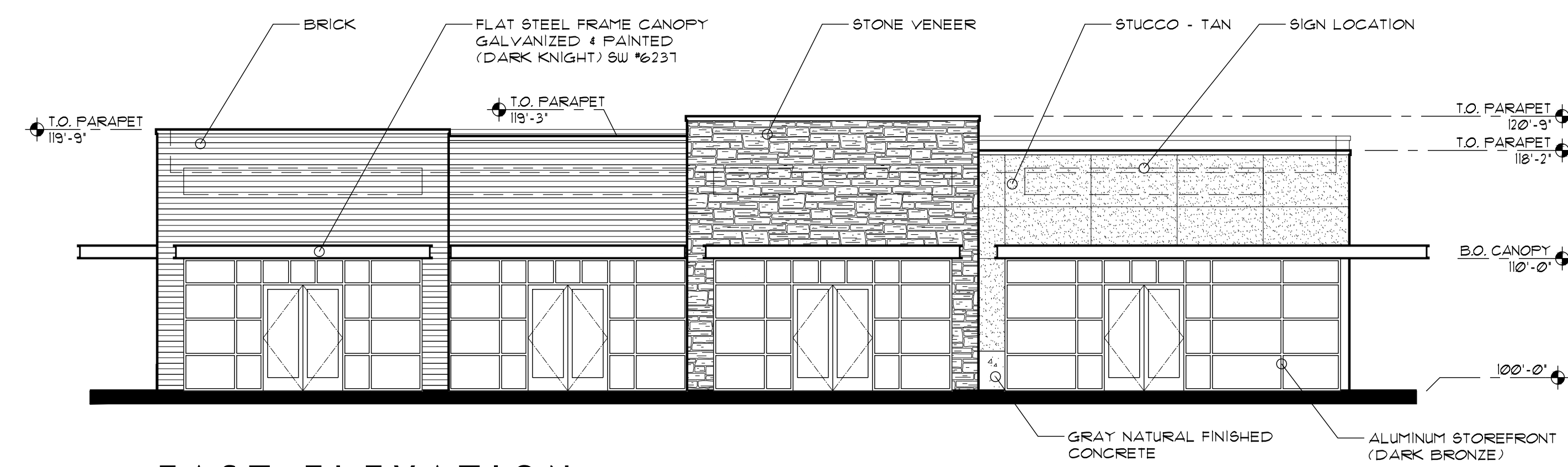
2036 Bldg B Exhibits / Building B Plan Elev - Exhibit B



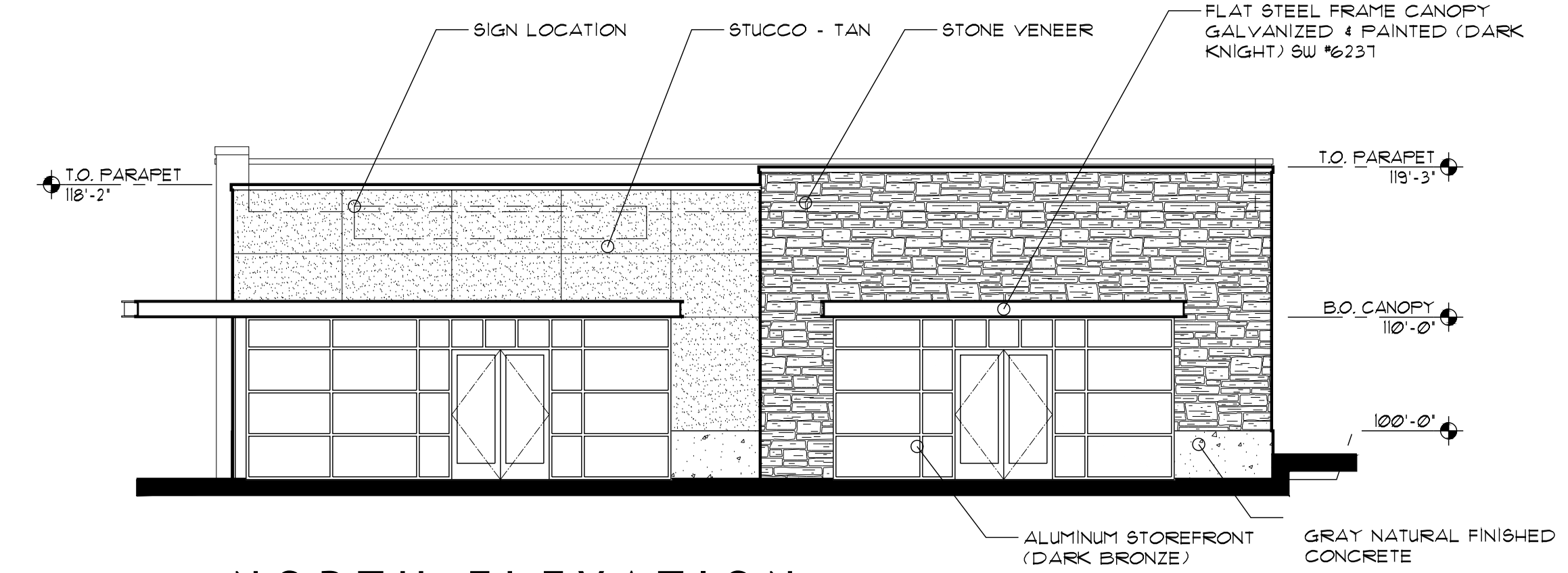
WEST ELEVATION  
 1/8" = 1'-0"



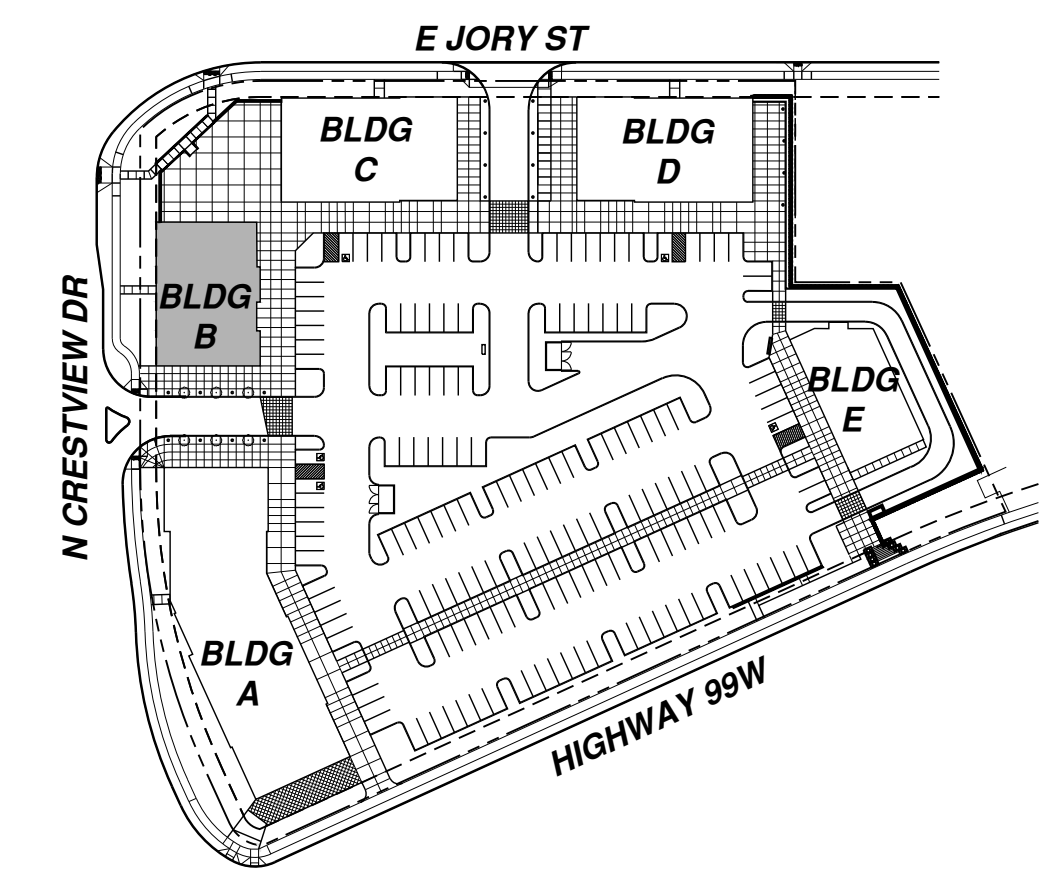
SOUTH ELEVATION  
 1/8" = 1'-0"



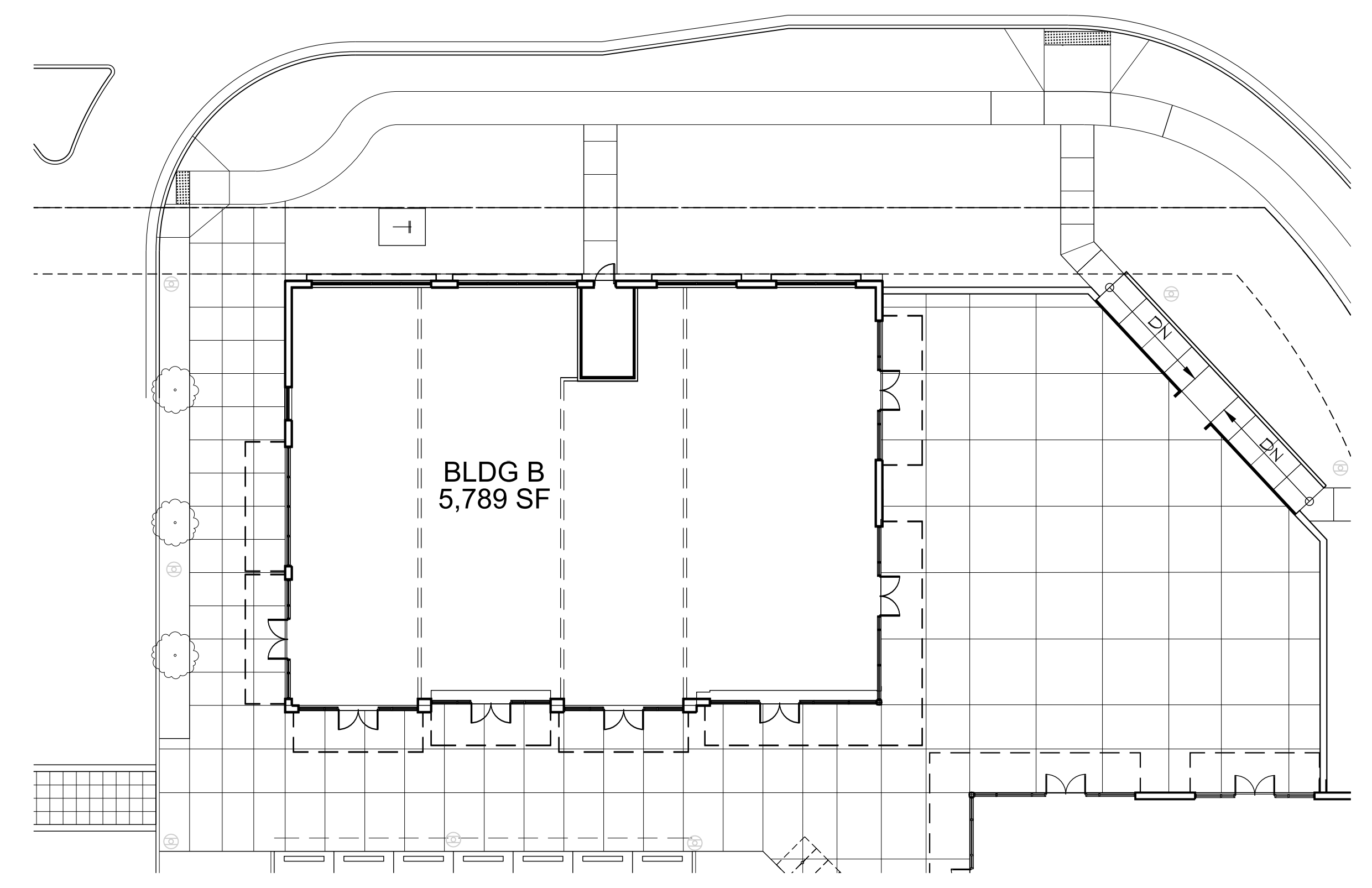
EAST ELEVATION  
 1/8" = 1'-0"



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



KEY PLAN  
 N.T.S.

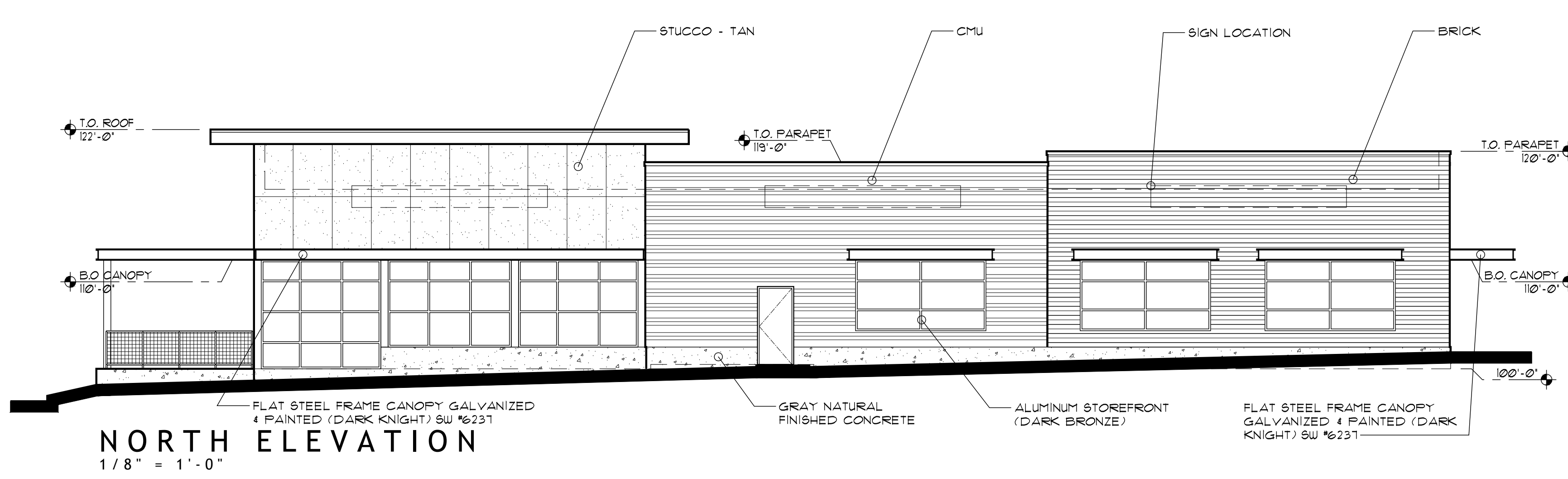


FLOOR PLAN  
 1/16" = 1'-0" NORTH

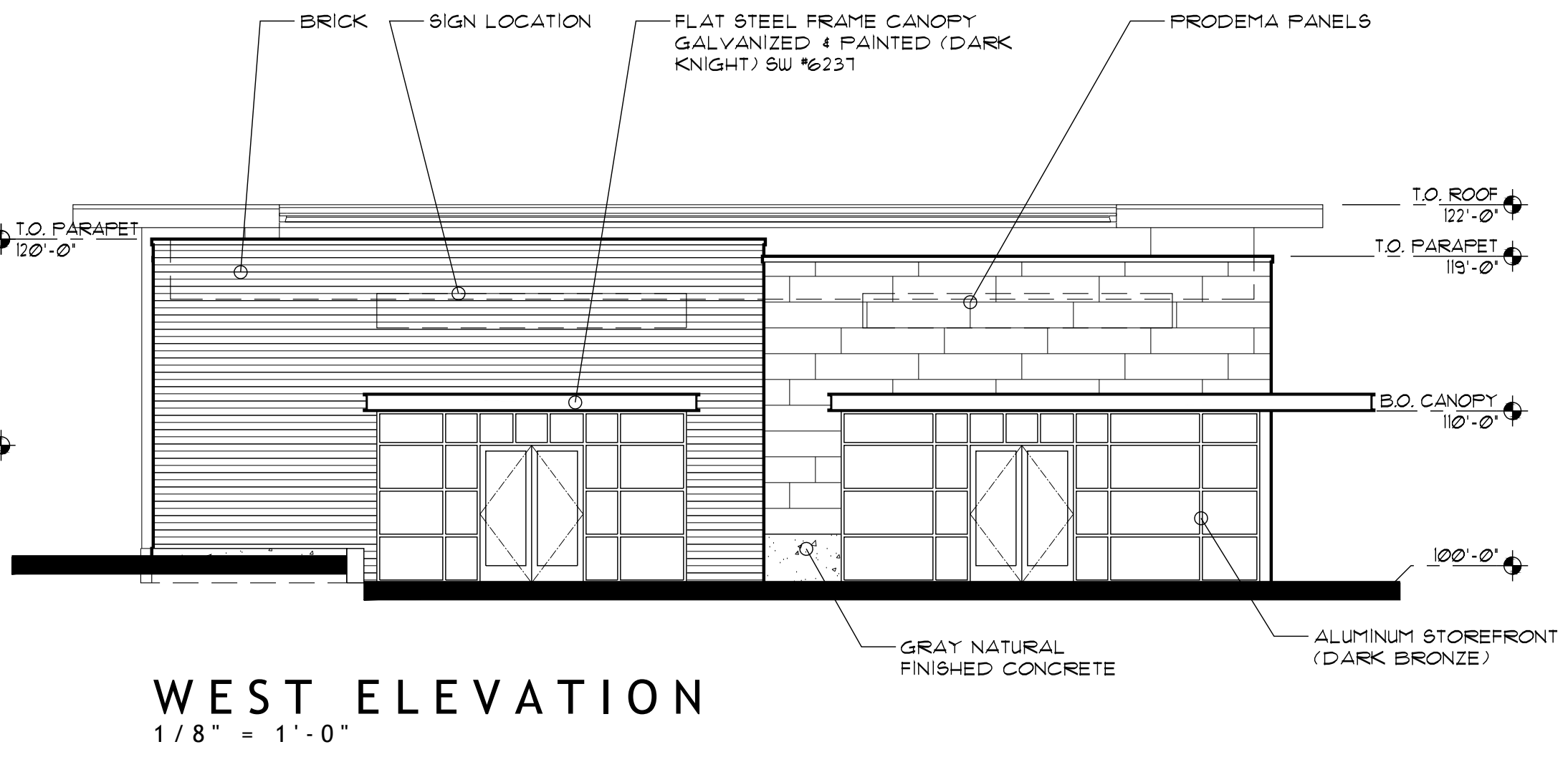
BUILDING 'B'  
 FLOOR PLAN AND ELEVATIONS

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

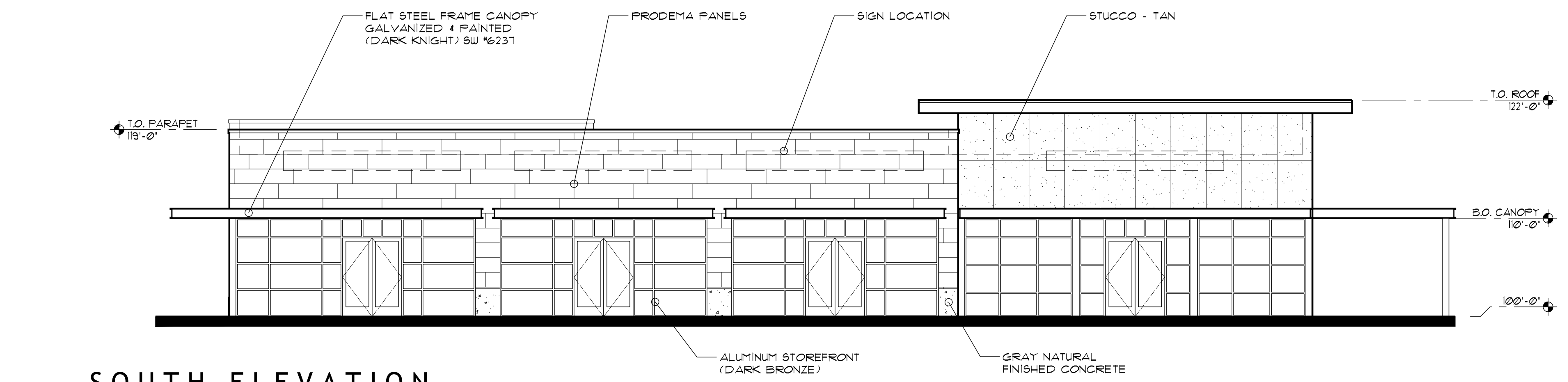
**CRESTVIEW CROSSING COMMERCIAL**  
 HIGHWAY 99W & N CRESTVIEW DRIVE  
 NEWBERG, OREGON  
**GRAMOR NEWBERG CRESTVIEW LLC**



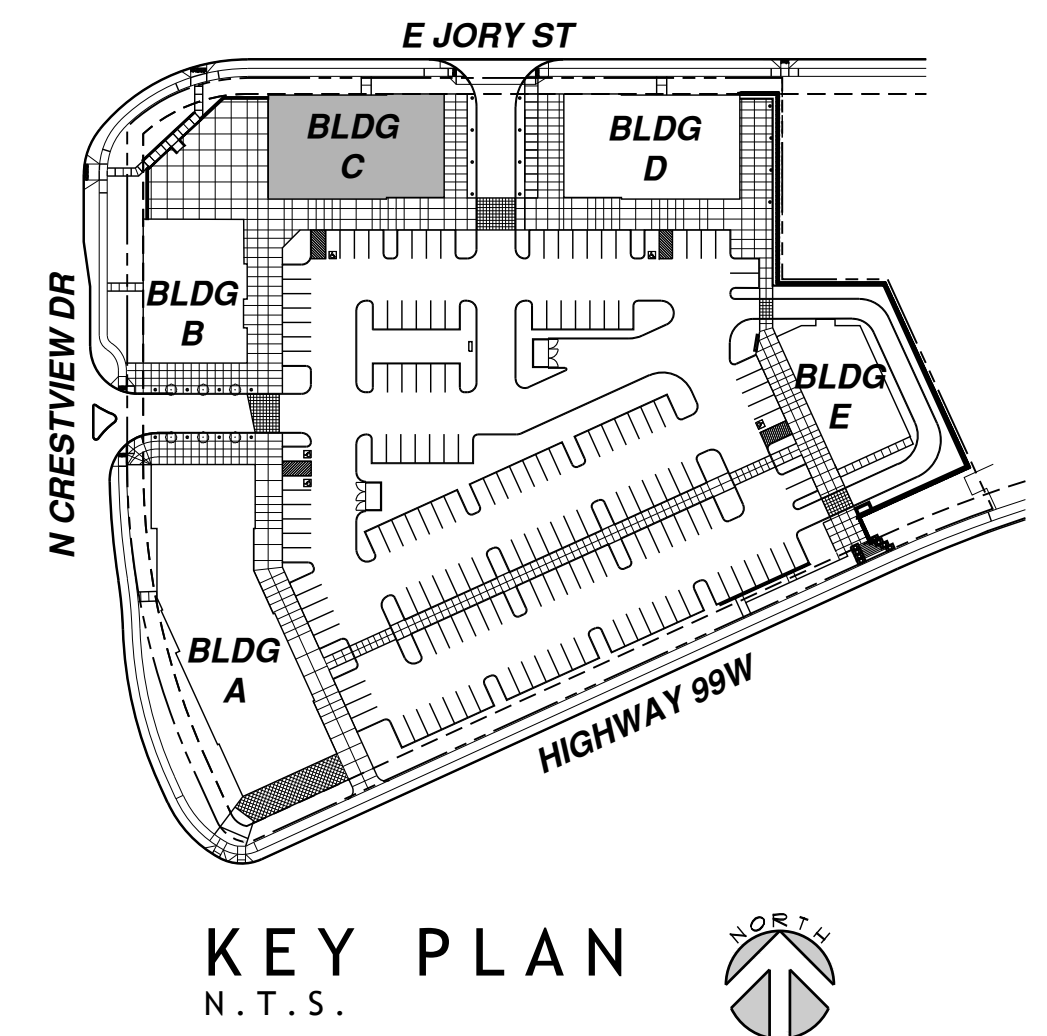
**NORTH ELEVATION**  
 1/8" = 1'-0"



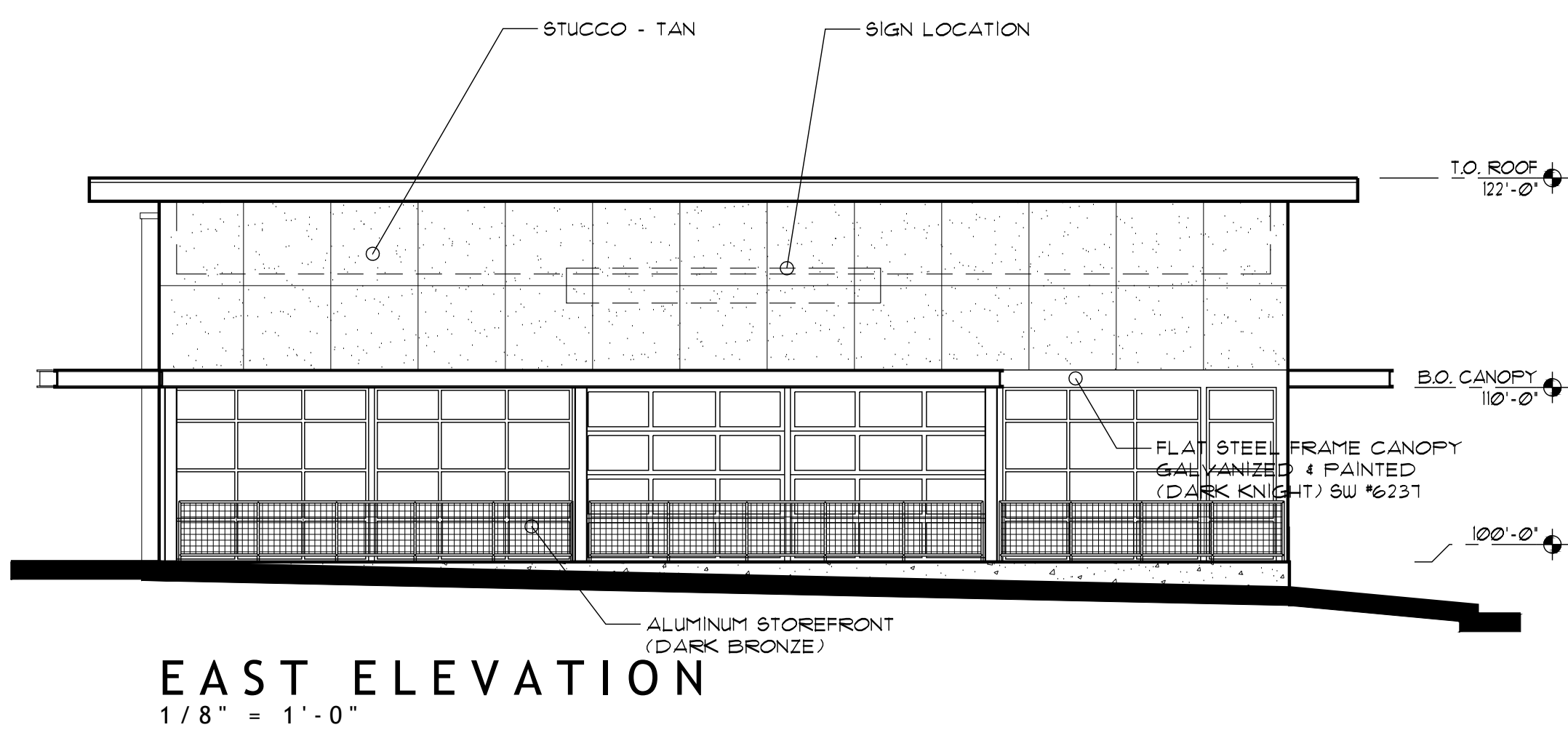
**WEST ELEVATION**  
 1/8" = 1'-0"



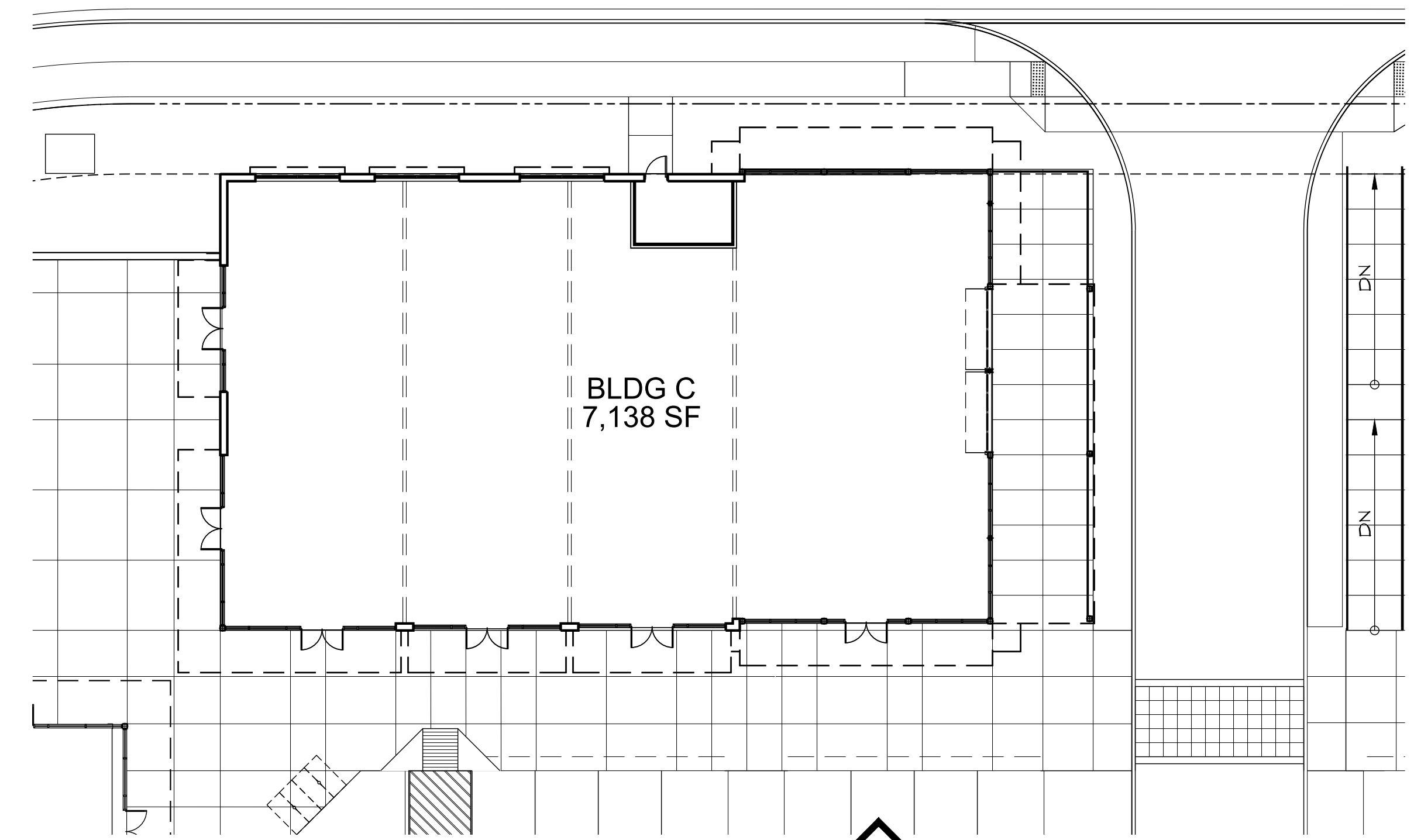
**SOUTH ELEVATION**  
 1/8" = 1'-0"



**KEY PLAN**  
 N.T.S.



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

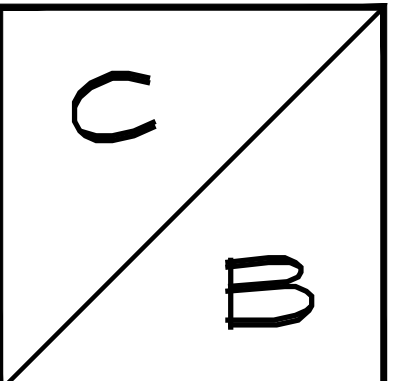


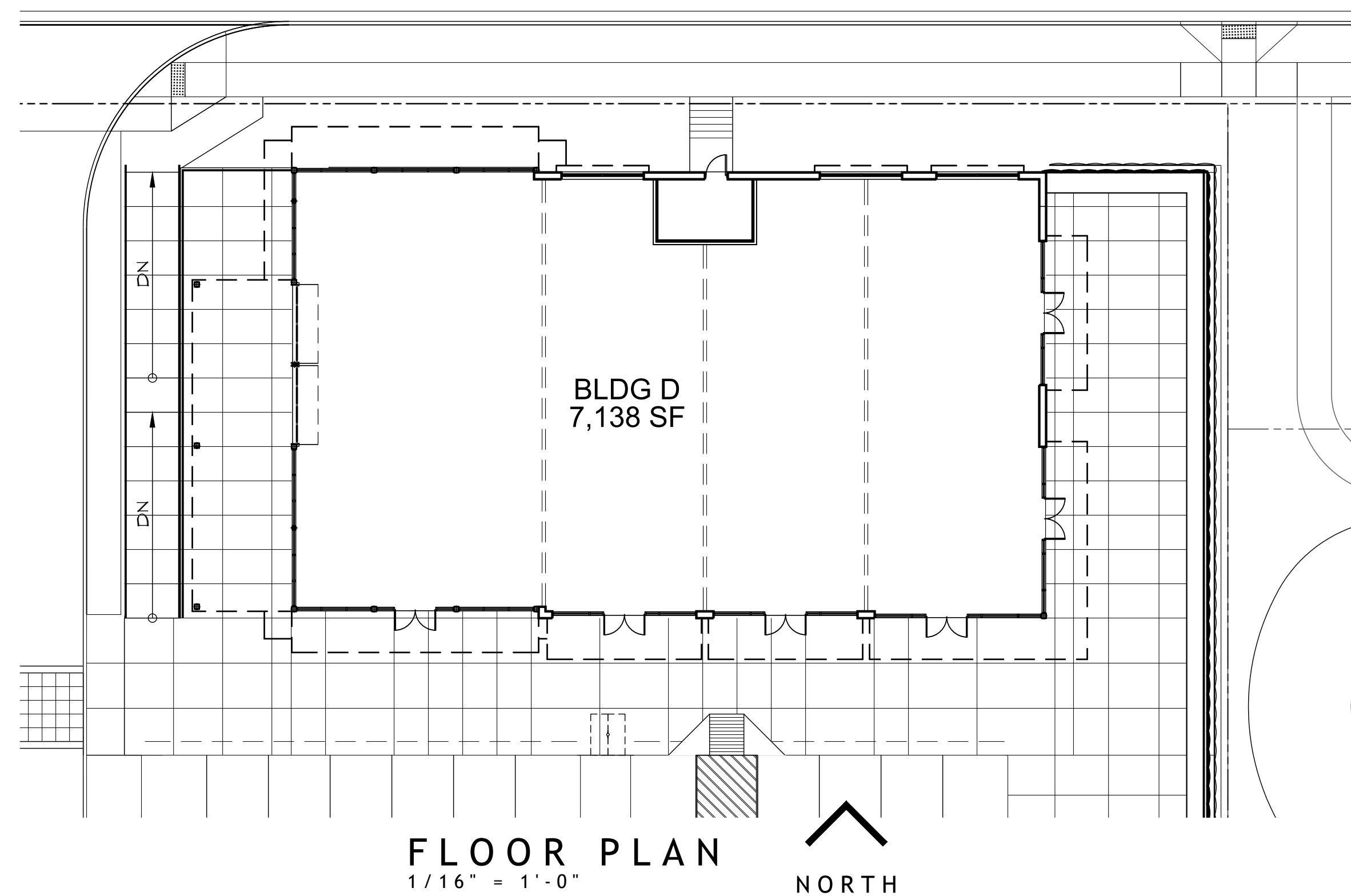
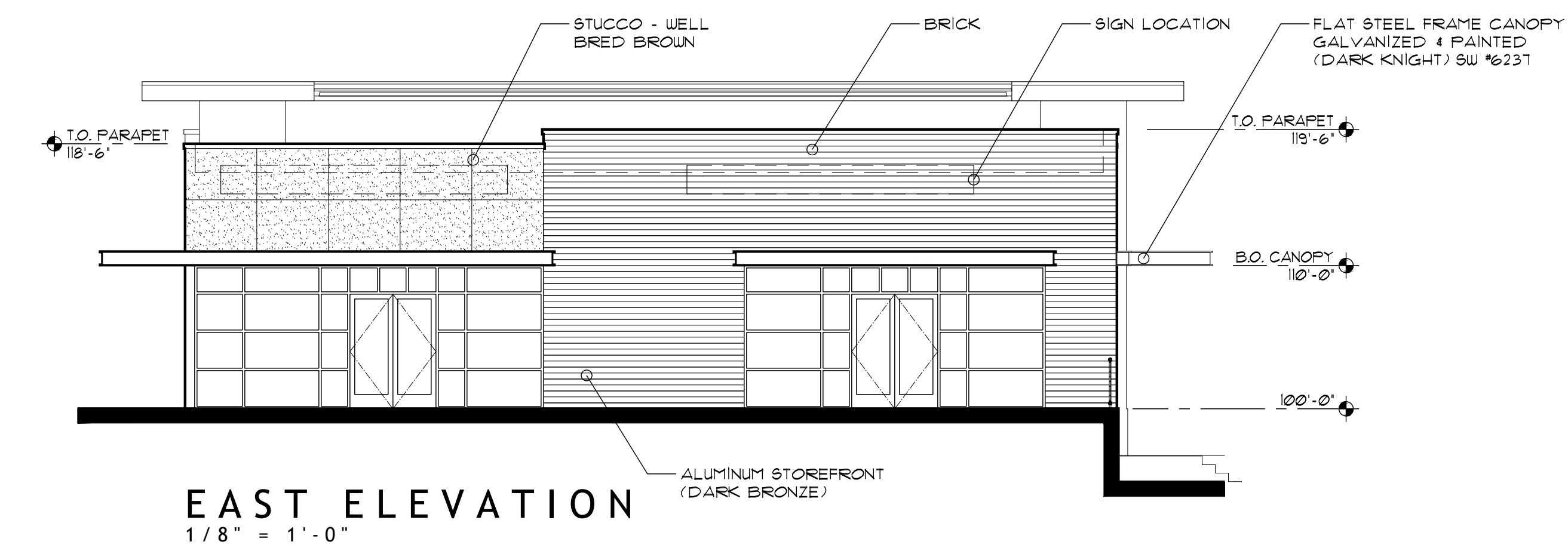
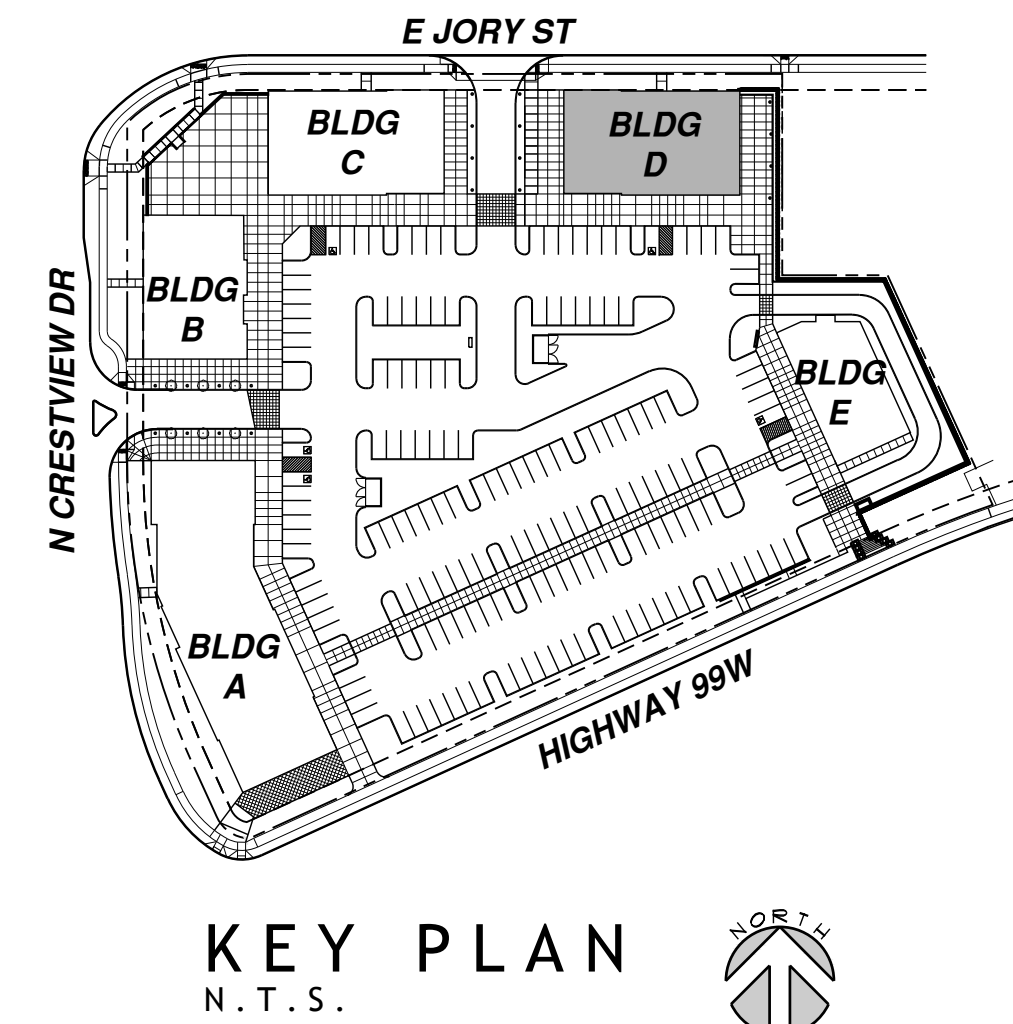
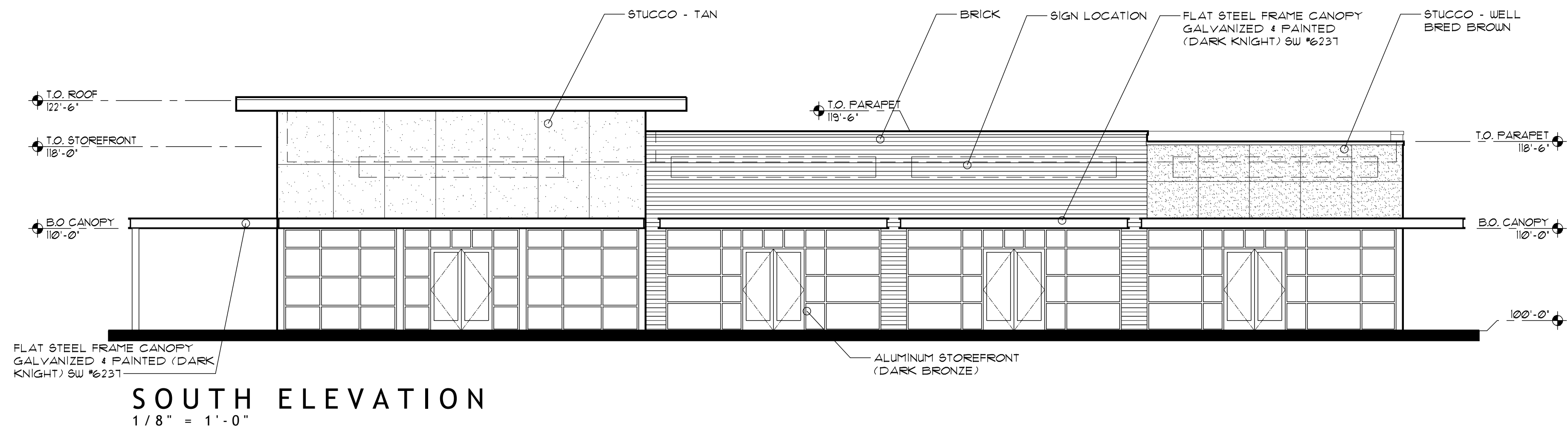
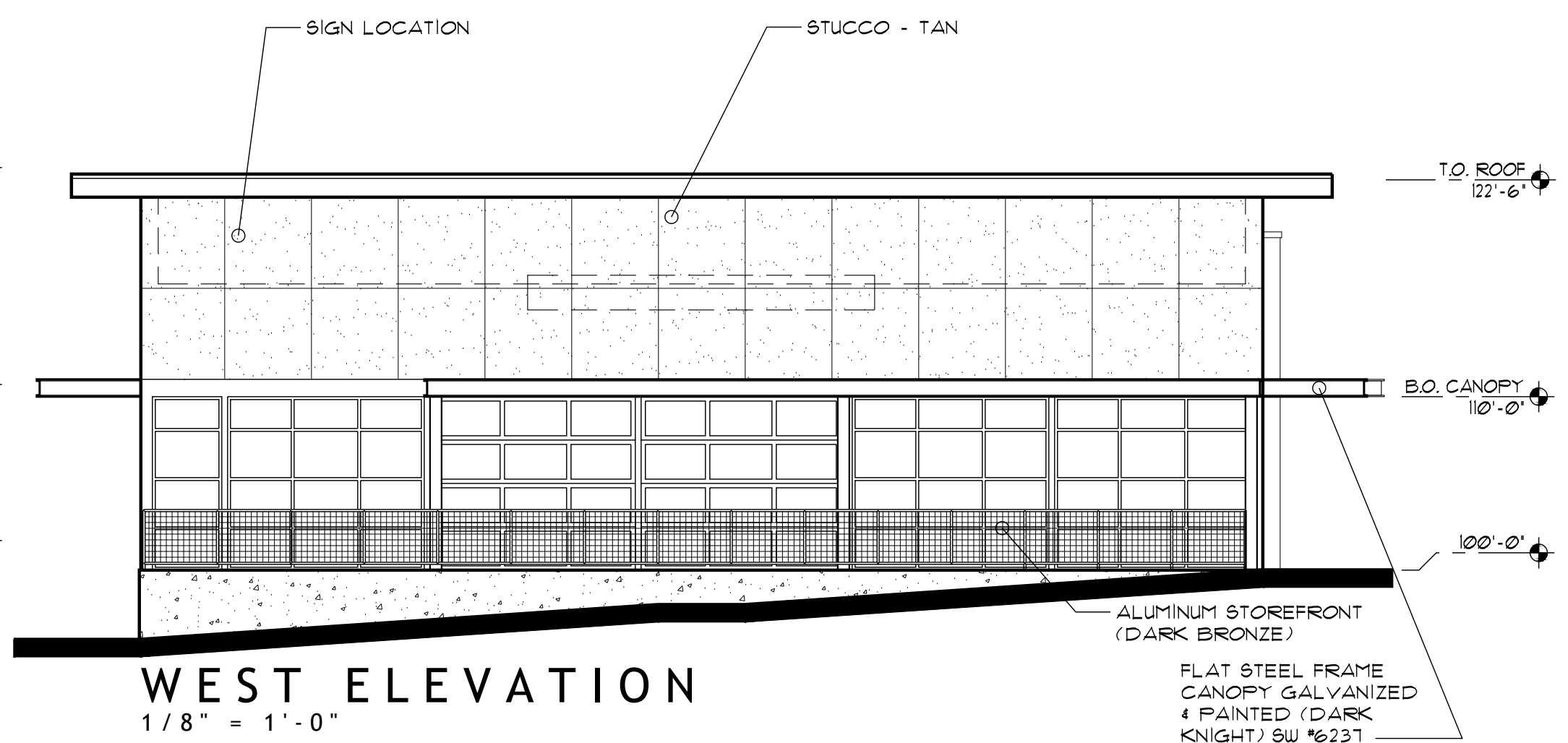
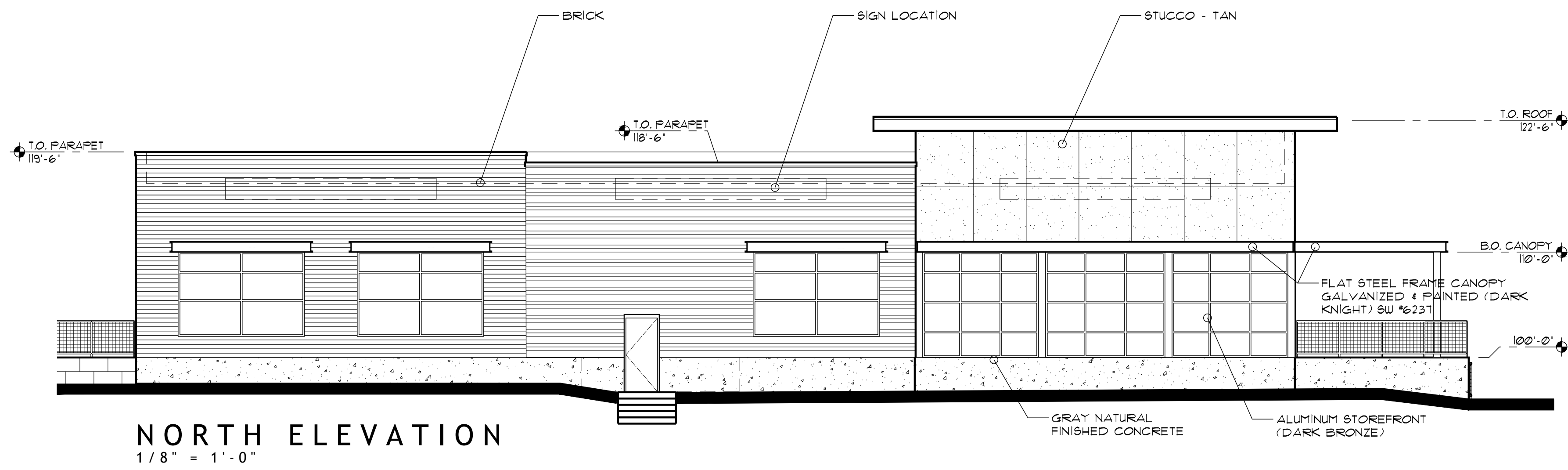
**FLOOR PLAN**  
 1/16" = 1'-0"

**BUILDING C  
 FLOOR PLAN AND ELEVATIONS**

**BLDG 'C'  
 EXHIBIT B**

PROJECT NO. <b>20136</b>
DATE: 01-25-2021
DRAWN BY: AJH
CHECKED BY: FMS
REVISIONS
20136 Bldg C Exhibits / Building C Plan Elev - Exhibit B





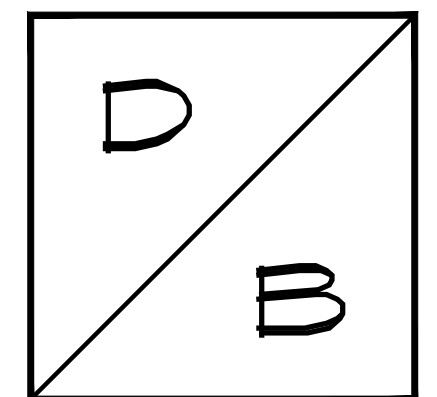
**BUILDING 'D'  
FLOOR PLAN AND ELEVATIONS**

**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**

**BLDG 'D'  
EXHIBIT B**

PROJECT NO. <b>20136</b>
DATE : 01-25-2021
DRAWN BY : AJH
CHECKED BY : FMS
REVISIONS
20136 Bldg D Exhibits / Building D Plan Elevs - Exhibit B





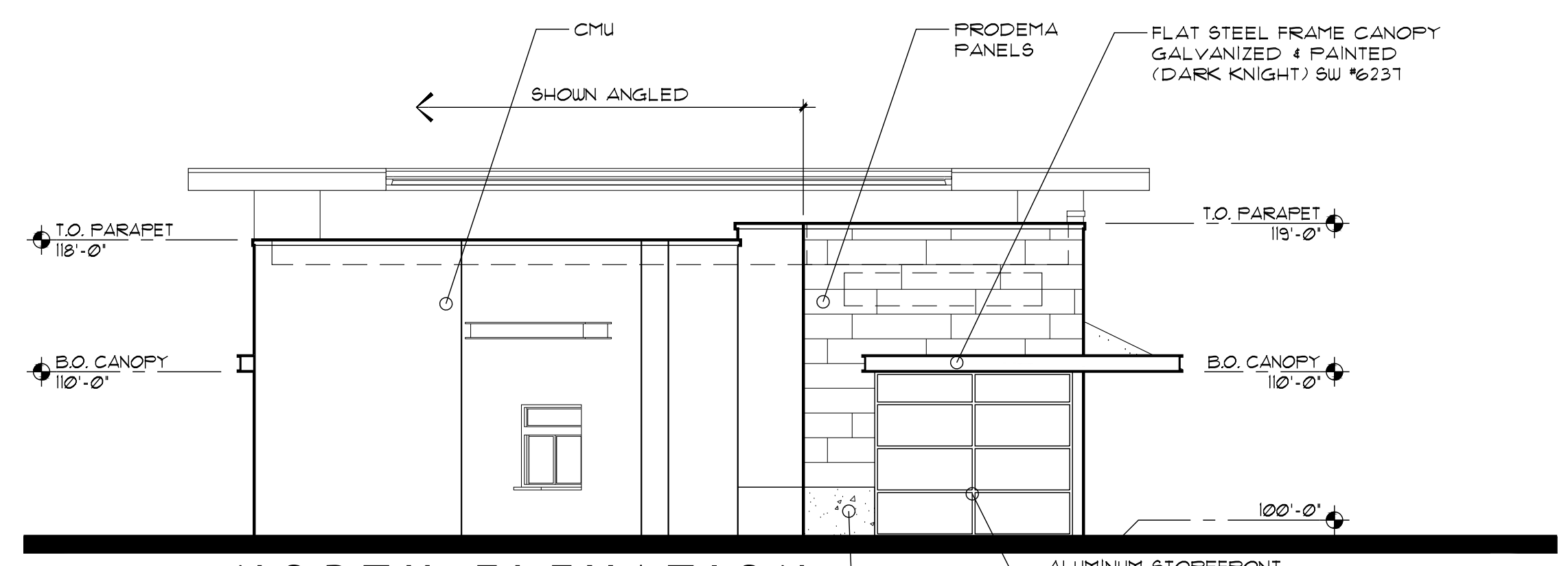
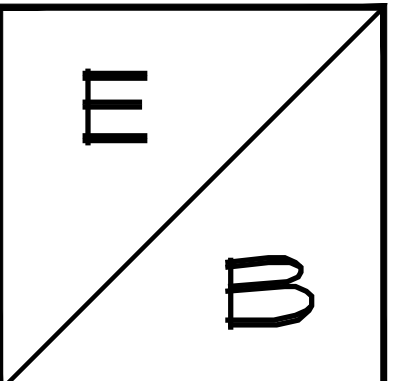
**TILAND / SCHMIDT ARCHITECTS, P.C.**  
 16101 SW 12ND AVE SUITE 135  
 PORTLAND, OR 97224  
 (503) 220-8511 FAX (503) 220-8518

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

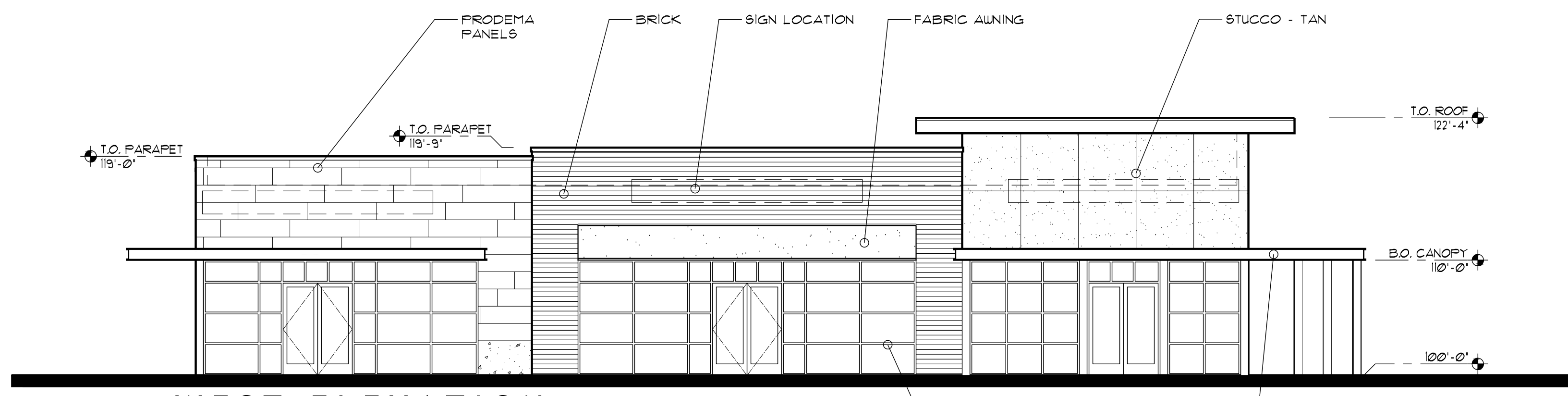
BLDG 'E'  
 EXHIBIT B

PROJECT NO.  
**20136**  
 DATE : 01-25-2021  
 DRAWN BY : AJH  
 CHECKED BY : FMS

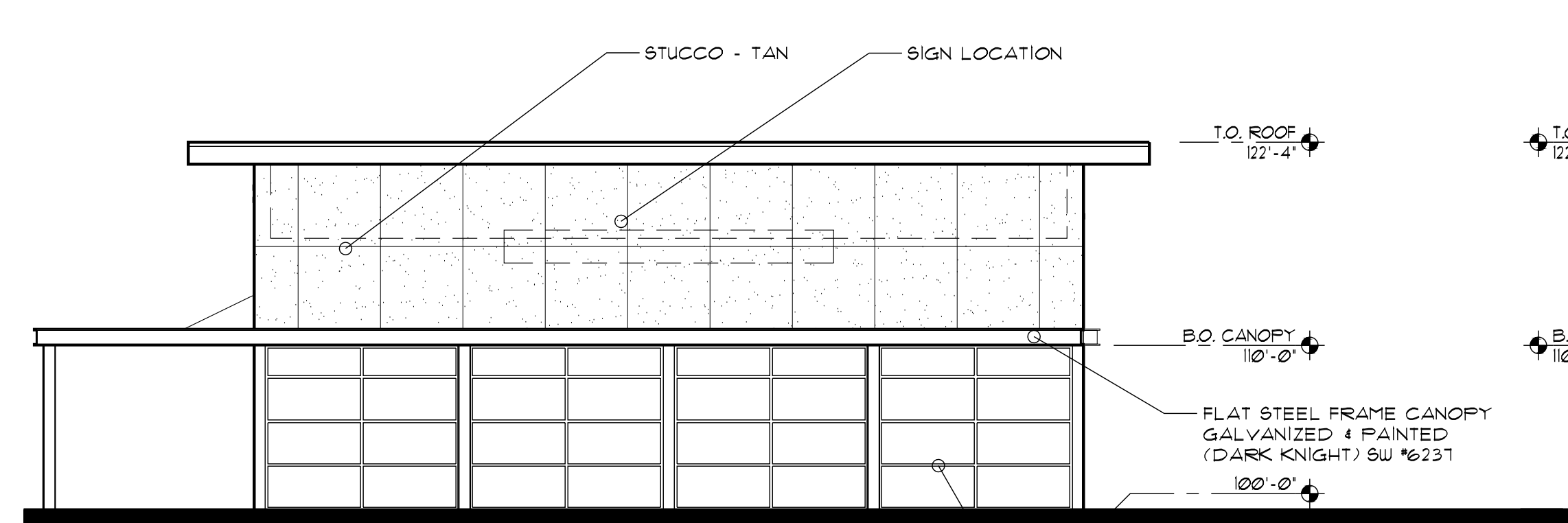
REVISIONS



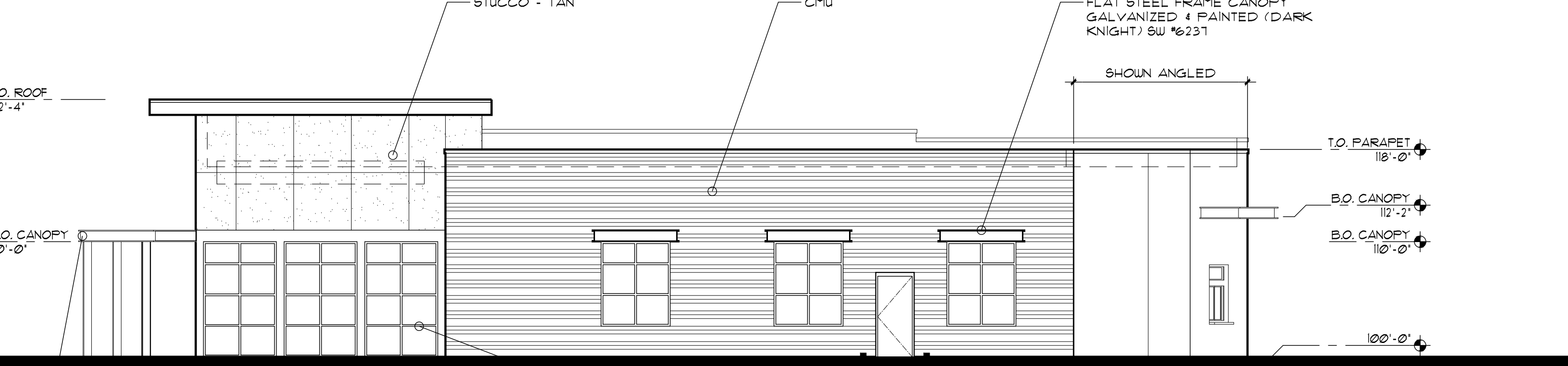
**NORTH ELEVATION**  
 1/8" = 1'-0"



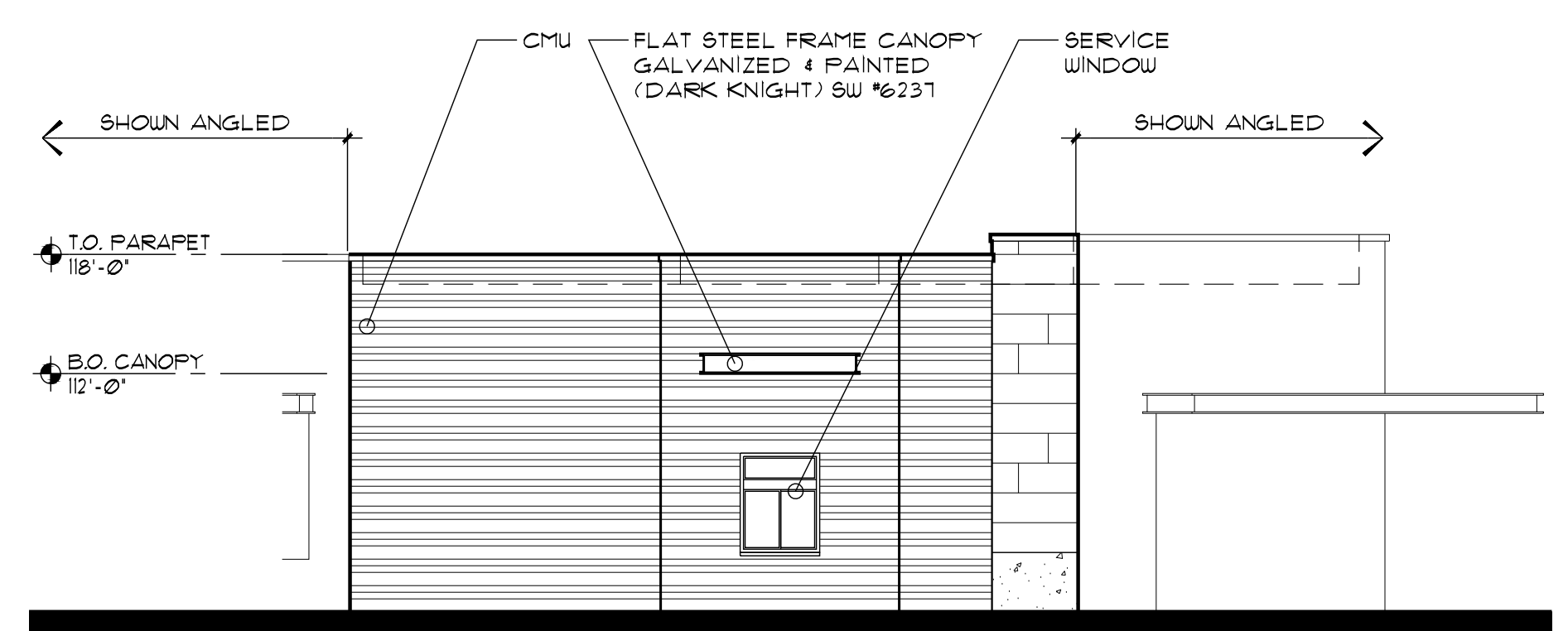
**WEST ELEVATION**  
 1/8" = 1'-0"



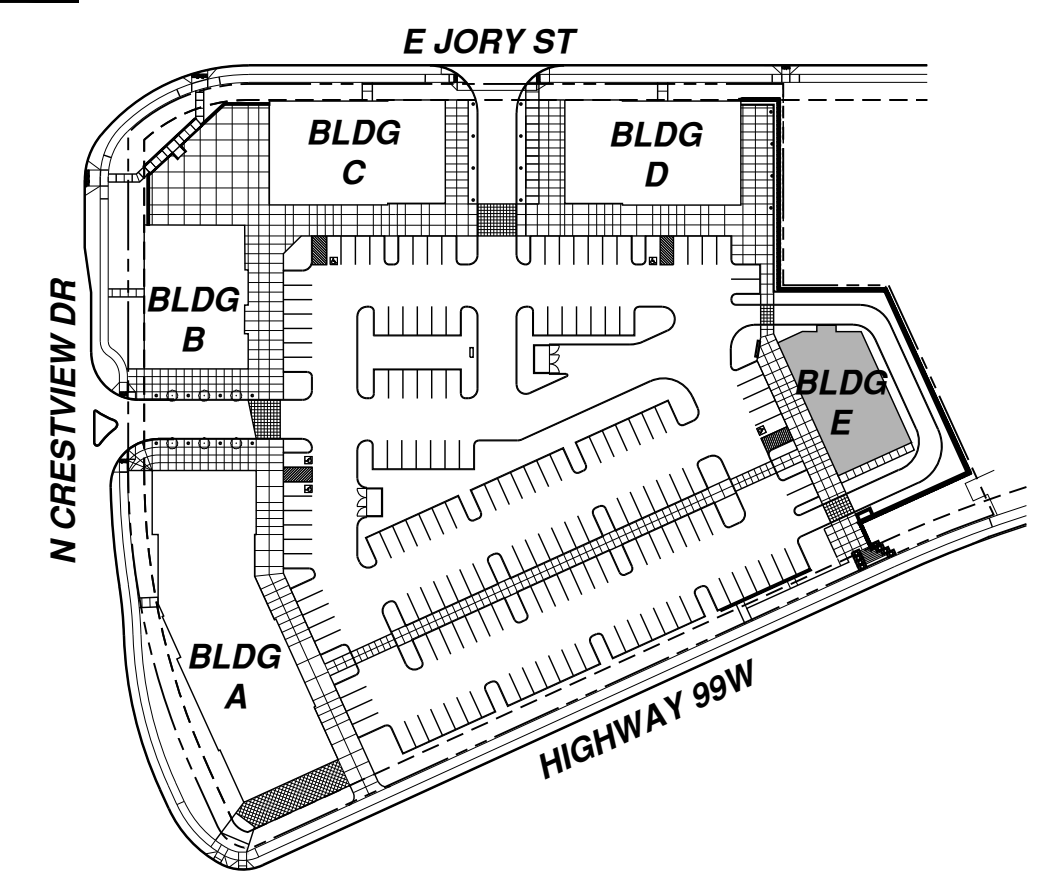
**SOUTH ELEVATION**  
 1/8" = 1'-0"



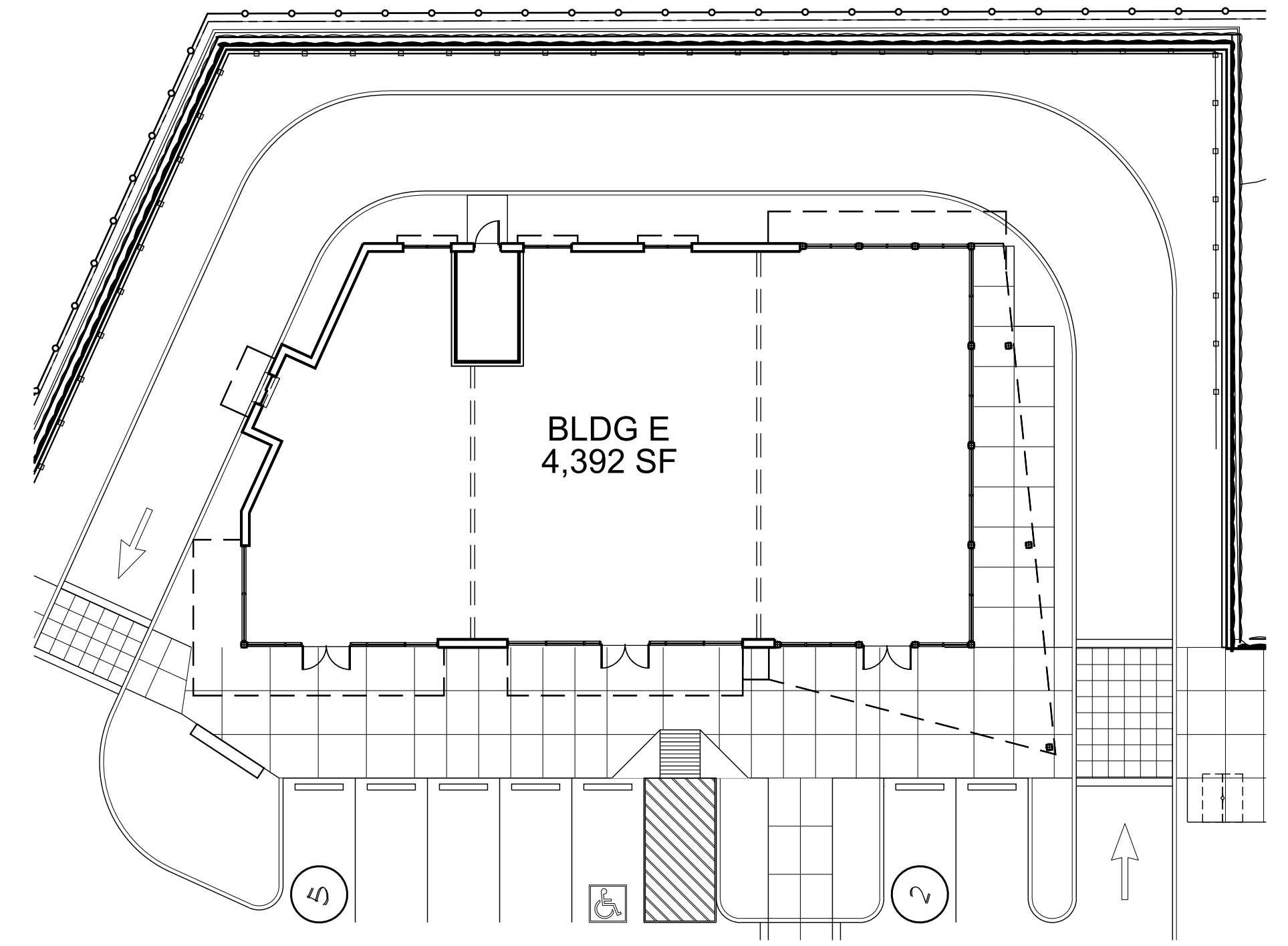
**EAST ELEVATION**  
 1/8" = 1'-0"



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

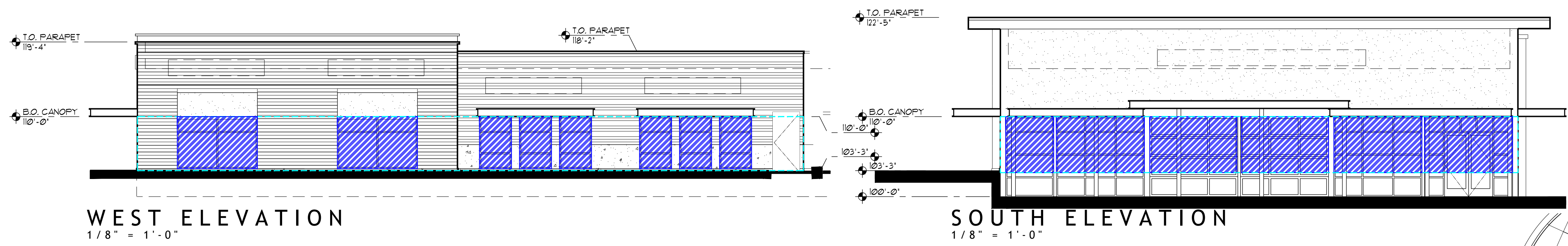


**KEY PLAN**  
 N.T.S.



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

**BUILDING 'E'  
 FLOOR PLAN AND ELEVATIONS**

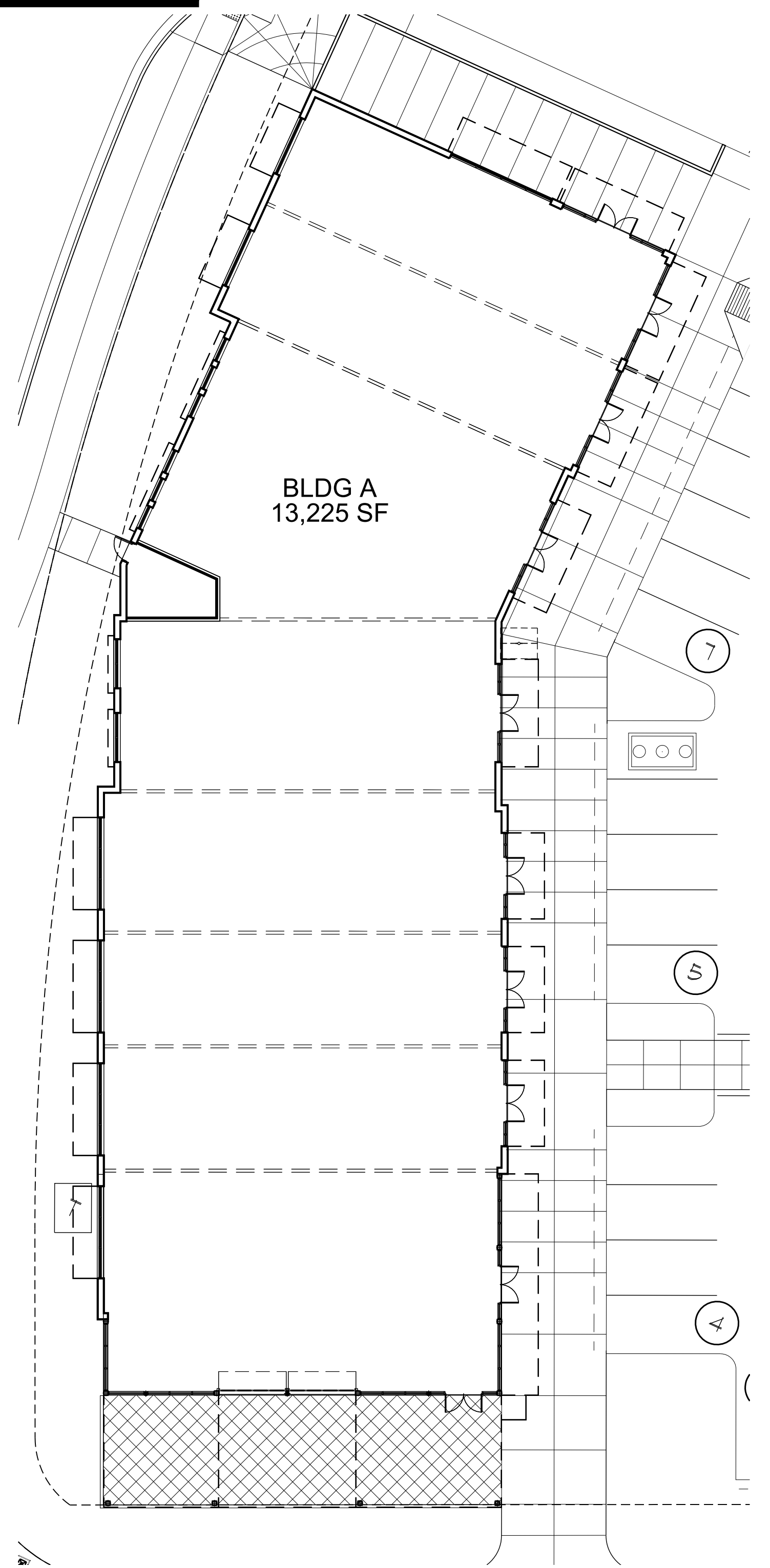
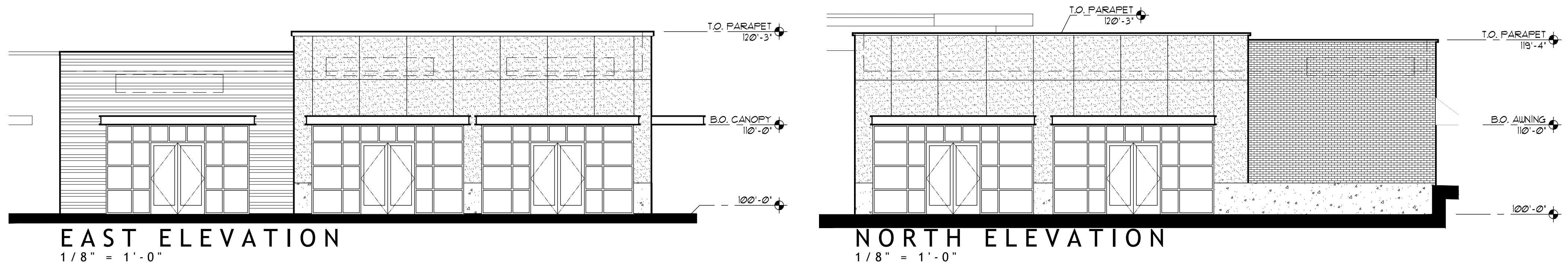
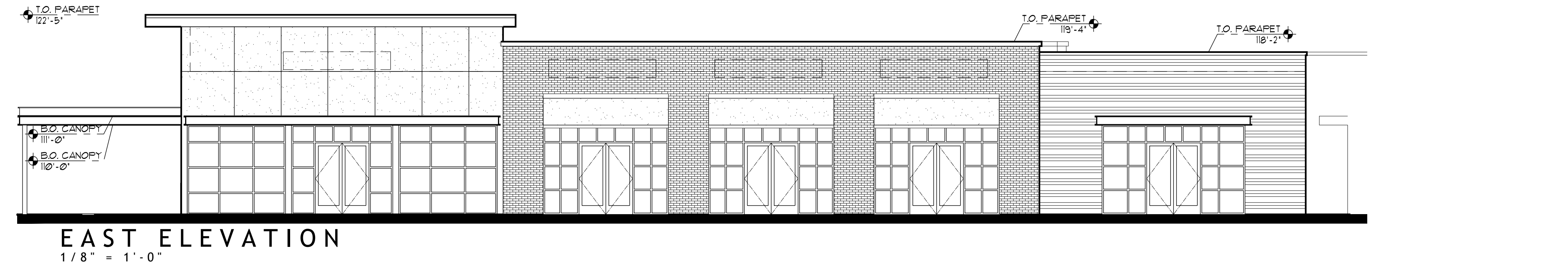
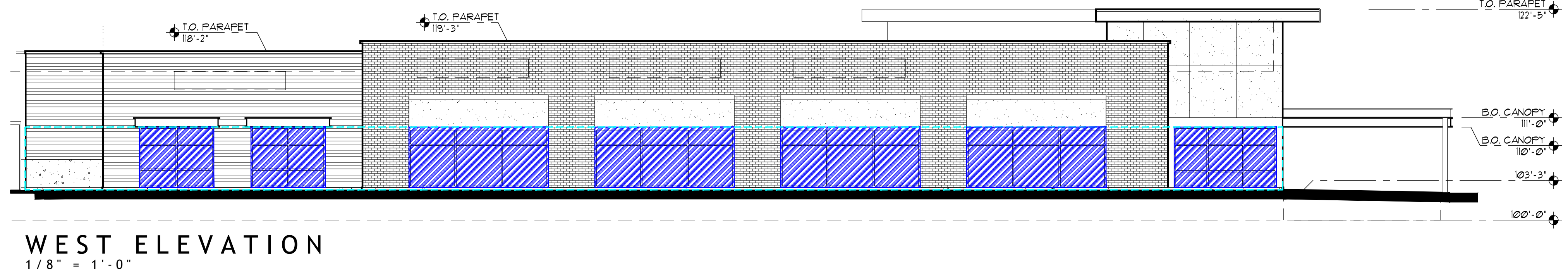


**BUILDING AREA :**

WEST SIDE GROUND FLOOR AREA :	1529.5 SQ. FT.
GLAZING AREA :	851.5 SQ. FT. (55.7%)
WEST SIDE BUILDING LENGTH :	218.5 LF
GLAZING LENGTH :	131 LF (60.0%)
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 :	61.0 LF (94.3%)

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

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

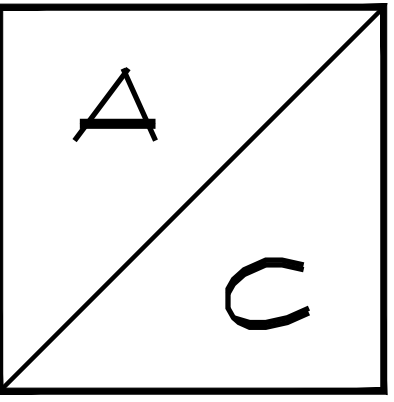


**CRESTVIEW CROSSING COMMERCIAL**  
 HIGHWAY 99W & N CRESTVIEW DRIVE  
 NEWBERG, OREGON  
**GRAMOR NEWBERG CRESTVIEW LLC**

BLDG 'A'  
 EXHIBIT C

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

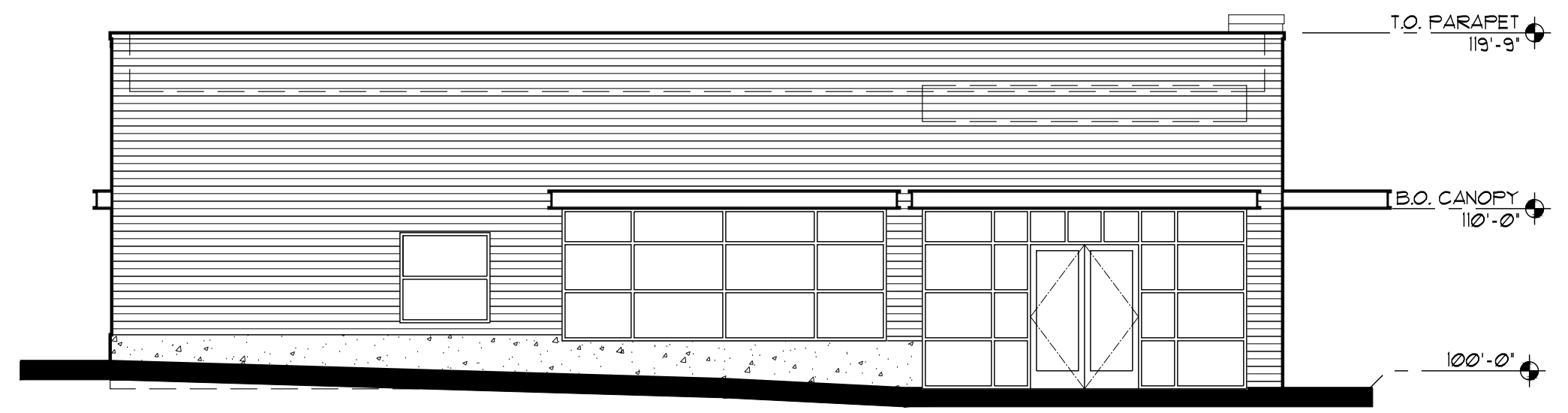
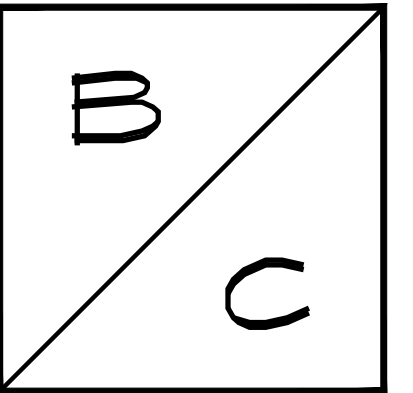
REVISIONS

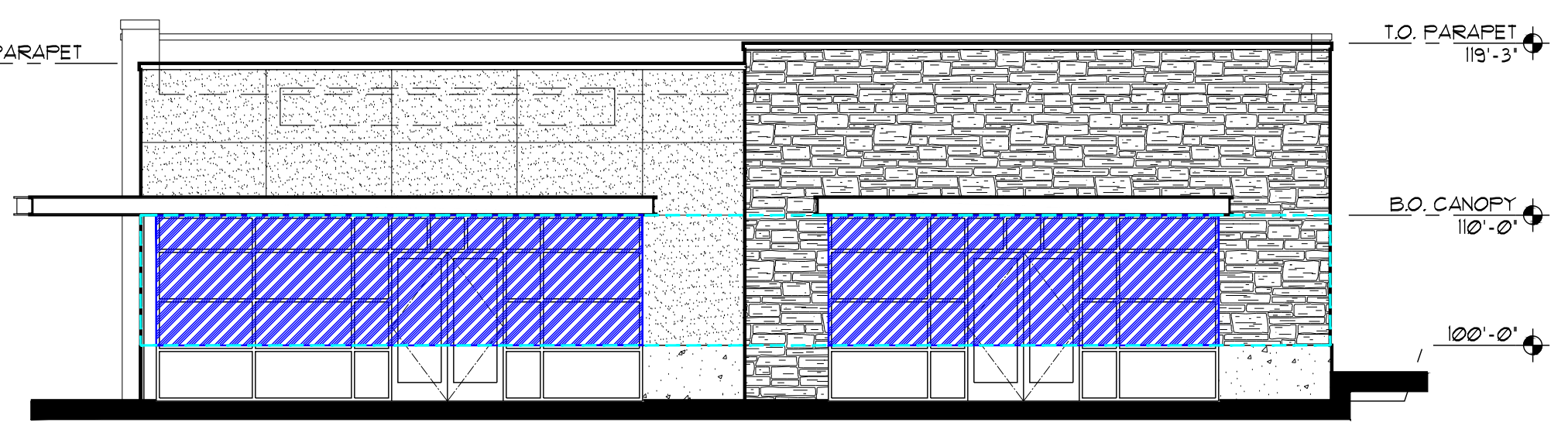
**BUILDING A  
 FLOOR PLAN AND ELEVATIONS  
 GROUND FLOOR STREET FACADE GLAZING AREA**

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

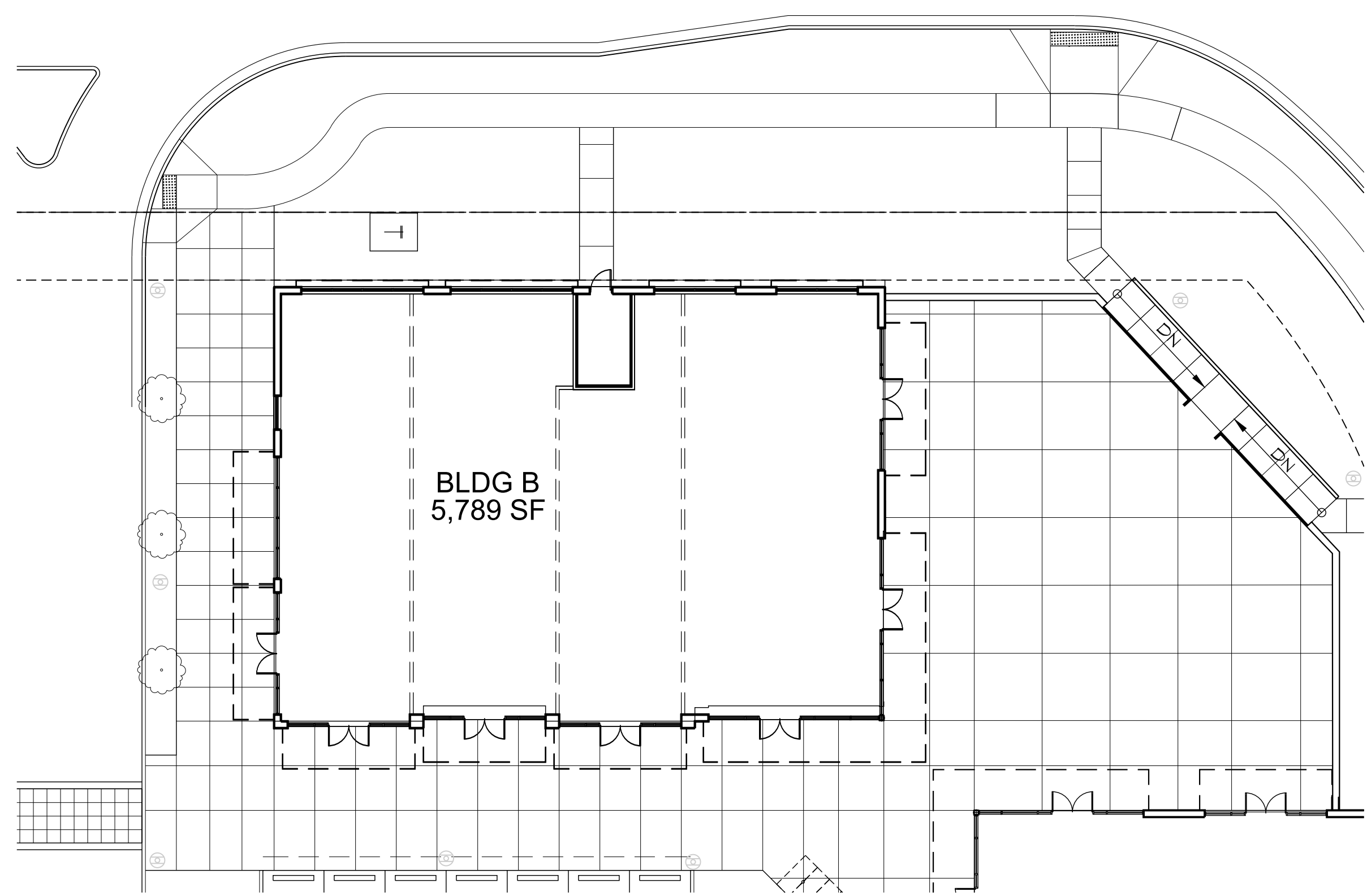
PROJECT NO.	20136
DATE :	01-25-2021
DRAWN BY :	AJH
CHECKED BY :	FMS
REVISIONS	
20136 Bldg B Exhibits / Building B Plan Elevations - Exhibit C	



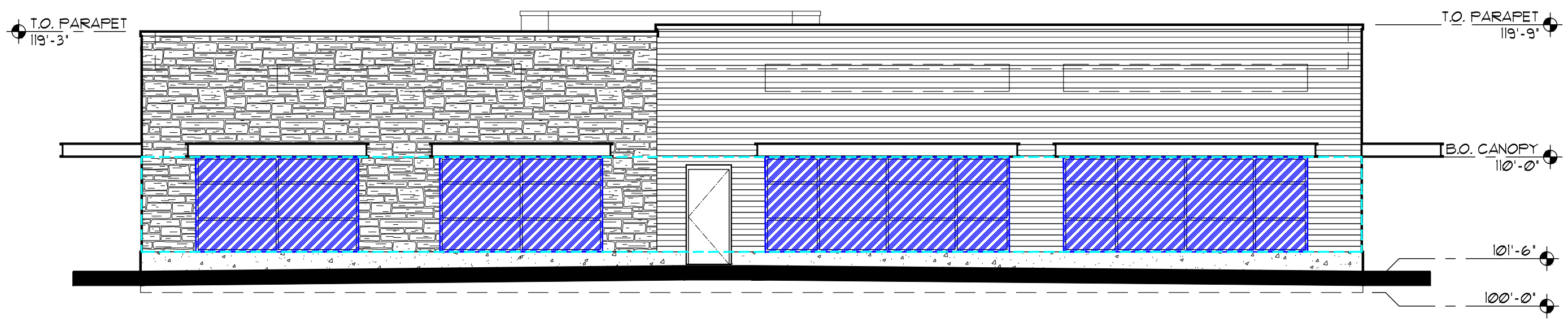
SOUTH ELEVATION  
 1/8" = 1'-0"



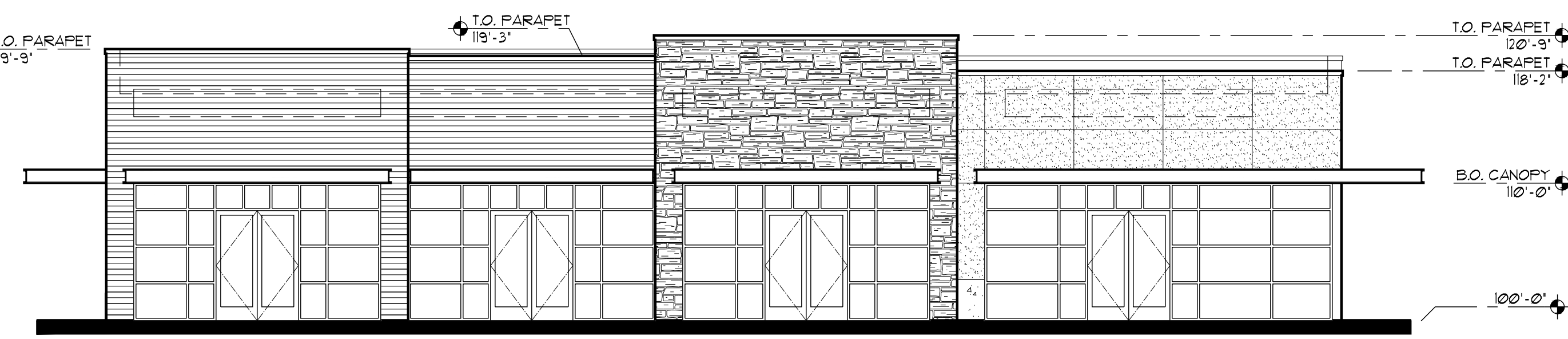
NORTH ELEVATION  
 1/8" = 1'-0"



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



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



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

BUILDING AREA :	
NORTH SIDE GROUND FLOOR AREA :	448.0 SQ. FT.
GLAZING AREA :	330.2 SQ. FT. (73.7%)
NORTH SIDE BUILDING LENGTH :	64.0 LF
GLAZING LENGTH :	47.2 LF (73.7%)
WEST SIDE GROUND FLOOR AREA :	630.0 SQ. FT.
GLAZING AREA :	420.0 SQ. FT. (66.7%)
WEST SIDE BUILDING LENGTH :	90.0 LF
GLAZING LENGTH :	60.0 LF (66.7%)

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

REQ'D:  
 40% GROUND FLOOR GLAZING (STREET FACING FACADES)  
 PROVIDED:  
 73% GLAZING NORTH FACADE, 66.7% GLAZING WEST FACADE

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

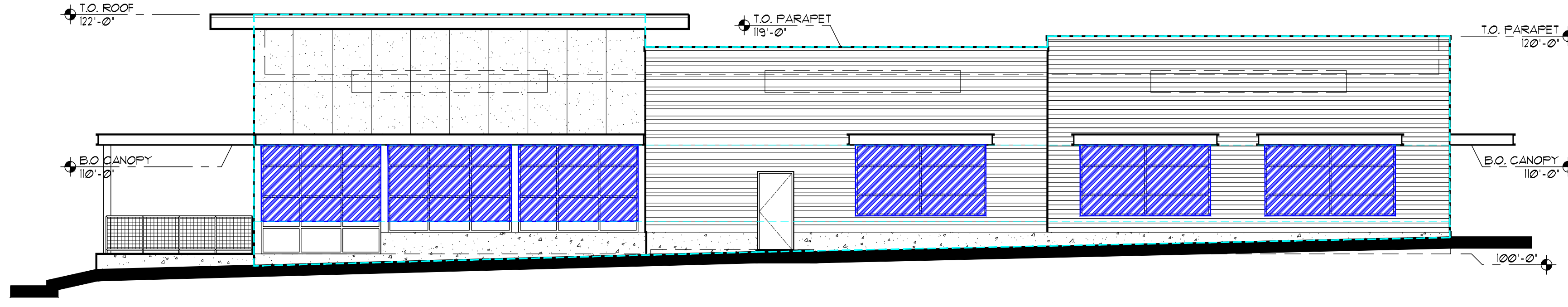
TILAND / SCHMIDT ARCHITECTS, P.C.  
 16101 SW 12ND AVE SUITE 135  
 PORTLAND, OR 97224  
 (503) 220-0511 FAX (503) 220-0518

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

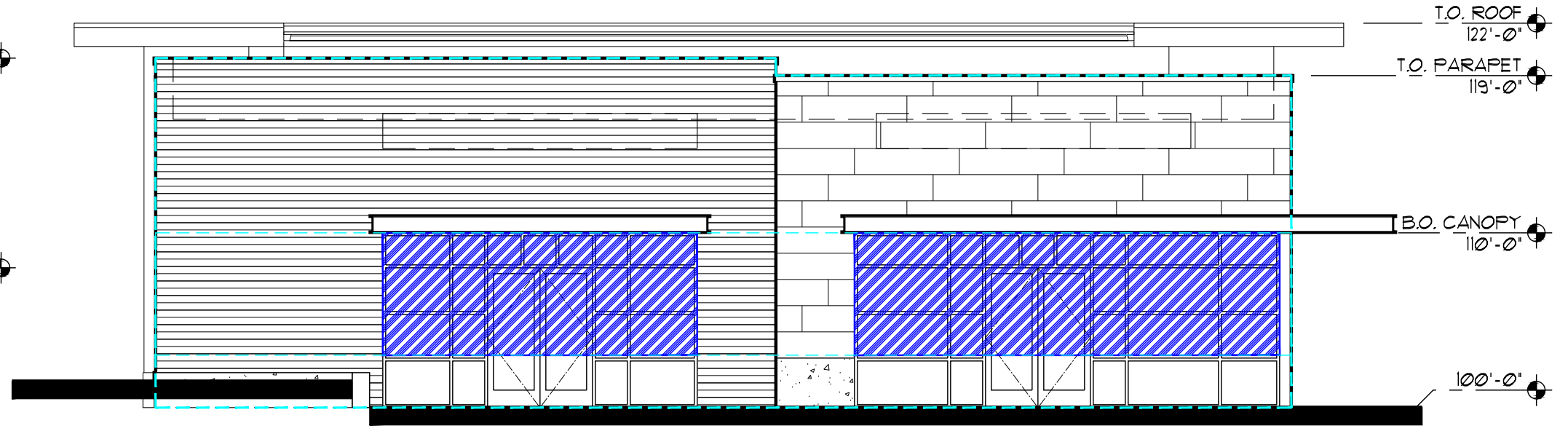
BLDG 'C'  
 EXHIBIT C

PROJECT NO. 20136  
 DATE: 01-25-2021  
 DRAWN BY: AJH  
 CHECKED BY: FMS  
 REVISIONS

20136 Bldg C Exhibits / Building C Plan Elev - Exhibit C



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



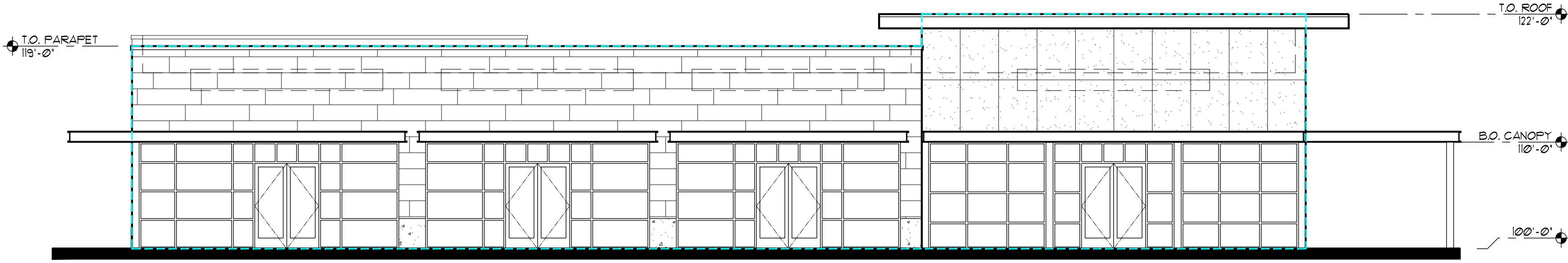
WEST ELEVATION  
 1/8" = 1'-0"

**BUILDING AREA :**

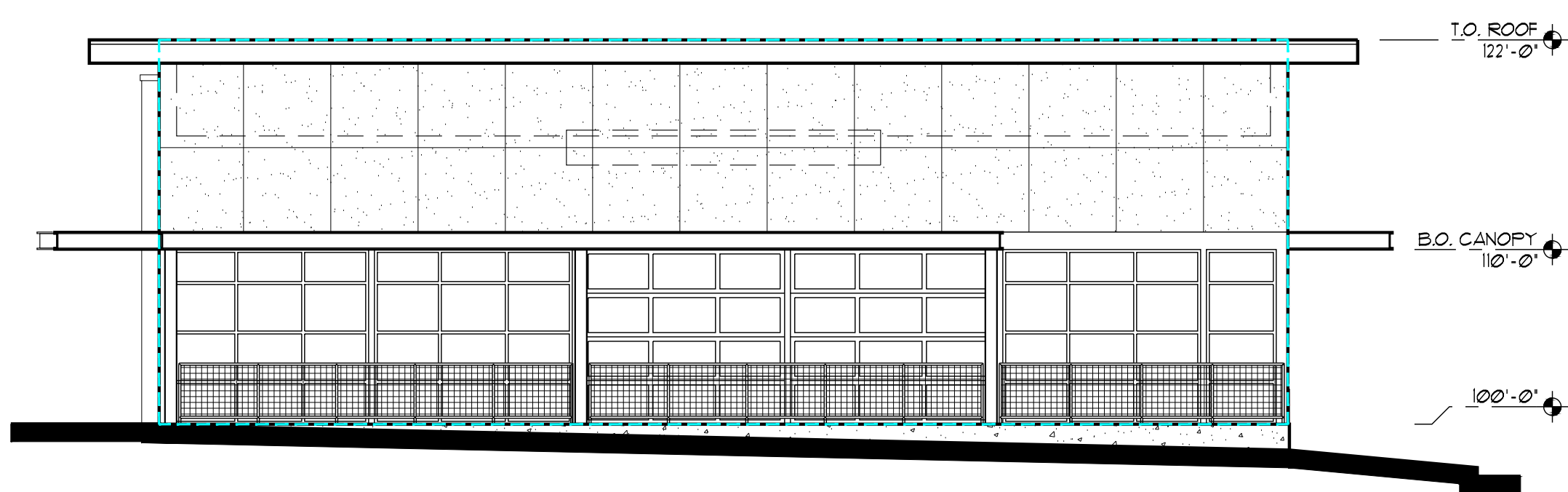
NORTH SIDE GROUND FLOOR AREA :	770.0 SQ. FT.
GLAZING AREA :	467.3 SQ. FT. (60.7%)
NORTH SIDE BUILDING LENGTH :	110.0 LF
GLAZING LENGTH :	69.3 LF (63.0%)
WEST SIDE GROUND FLOOR AREA :	455.0 SQ. FT.
GLAZING AREA :	296.3 SQ. FT. (65.1%)
WEST SIDE BUILDING LENGTH :	64.7 LF
GLAZING LENGTH :	42.3 LF (65.5%)

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

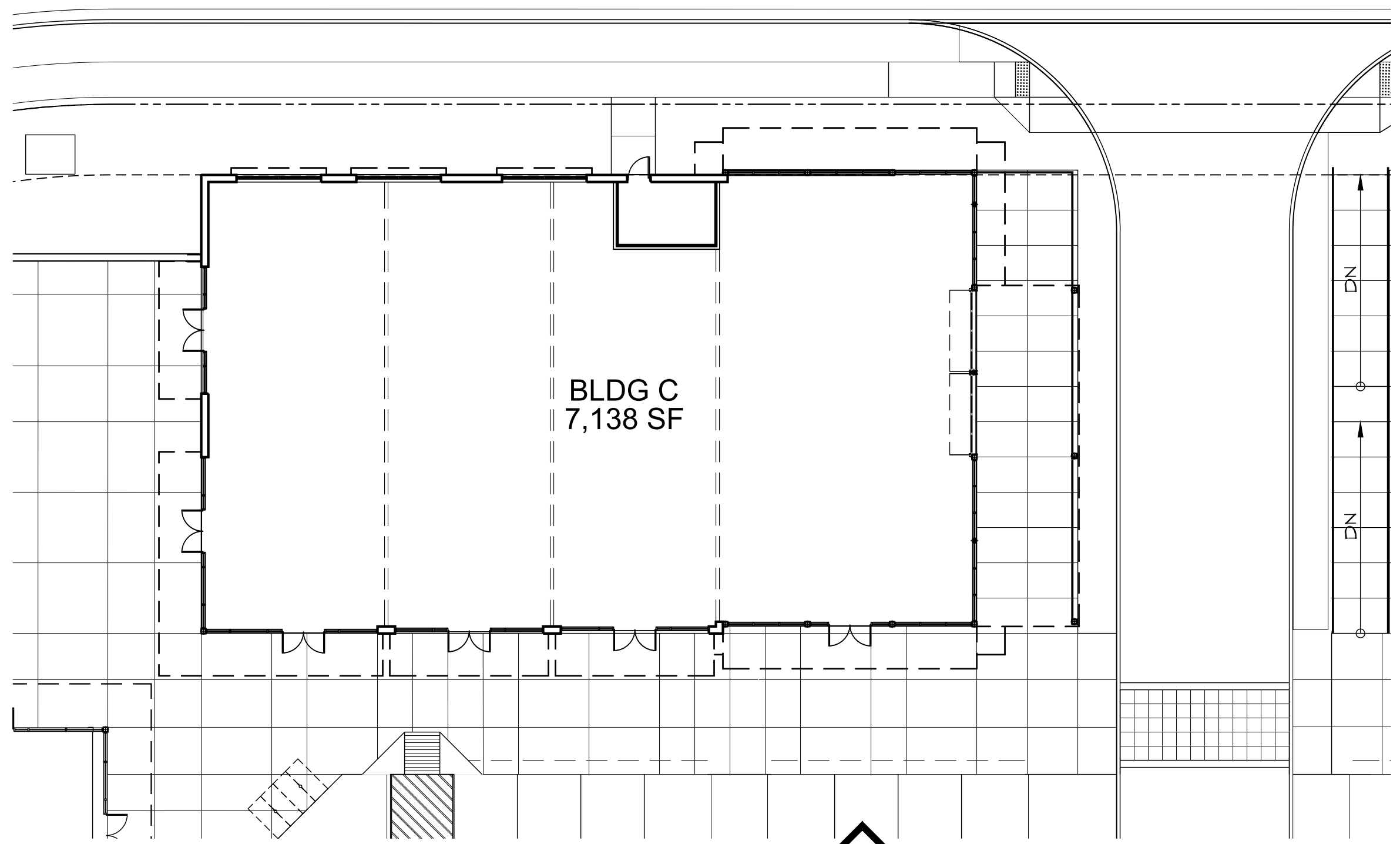
REQ'D:  
 40% GROUND FLOOR GLAZING (STREET FACING FACADES)  
 PROVIDED:  
 60.7% GLAZING NORTH FACADE, 65.5% GLAZING WEST FACADE



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



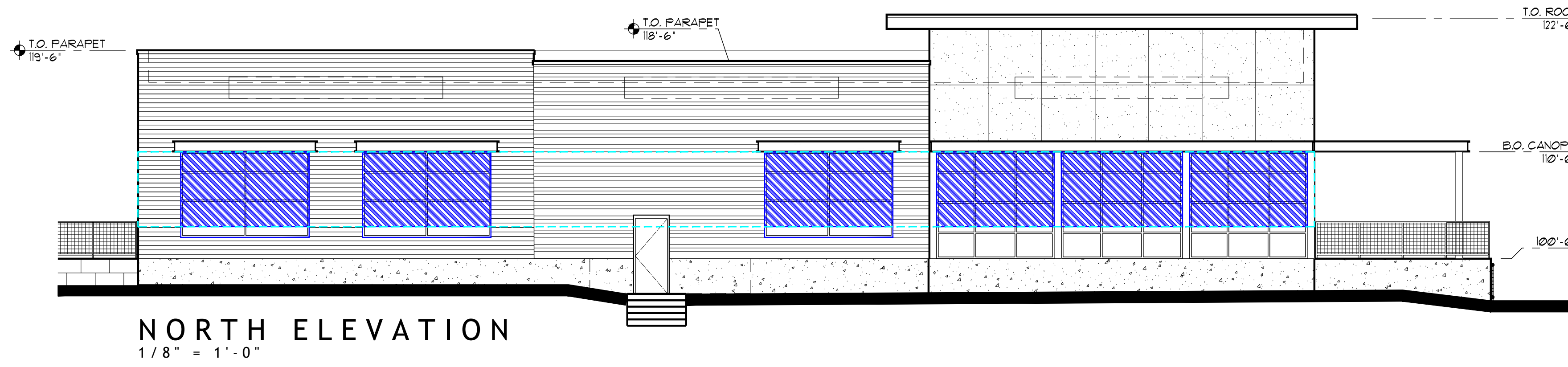
EAST ELEVATION  
 1/8" = 1'-0"



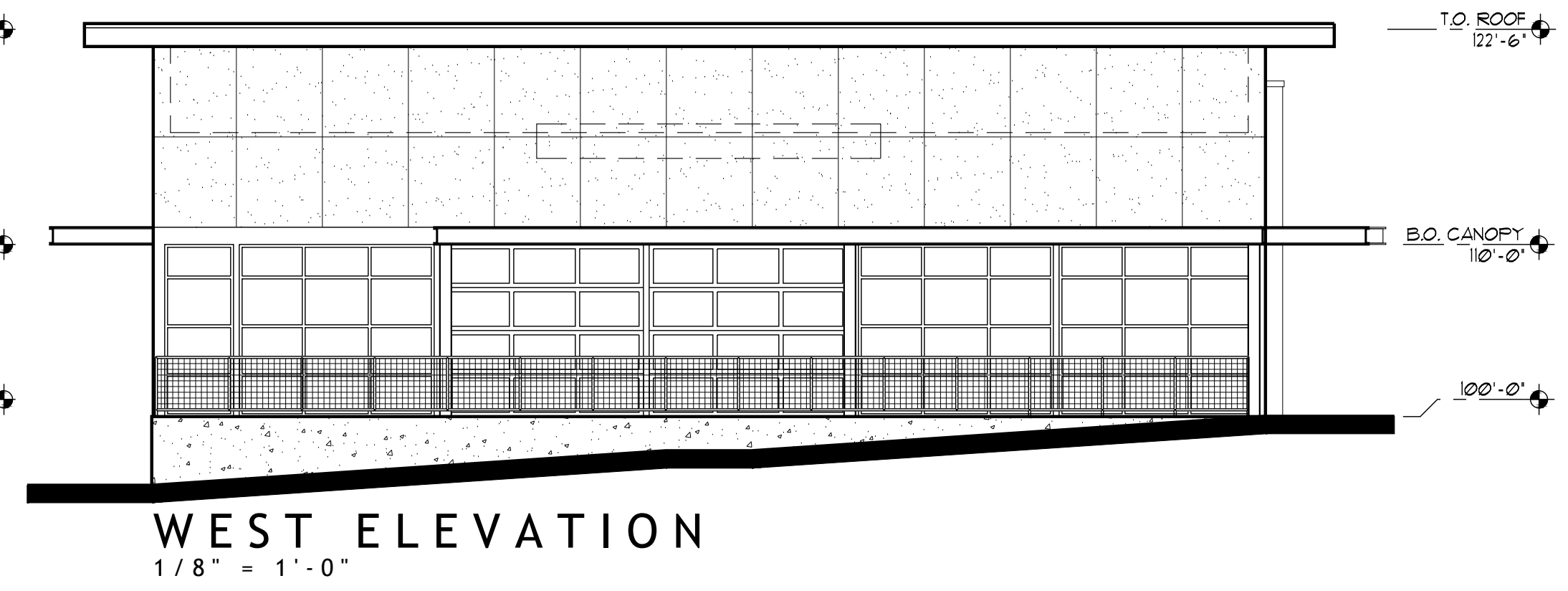
FLOOR PLAN  
 1/16" = 1'-0"



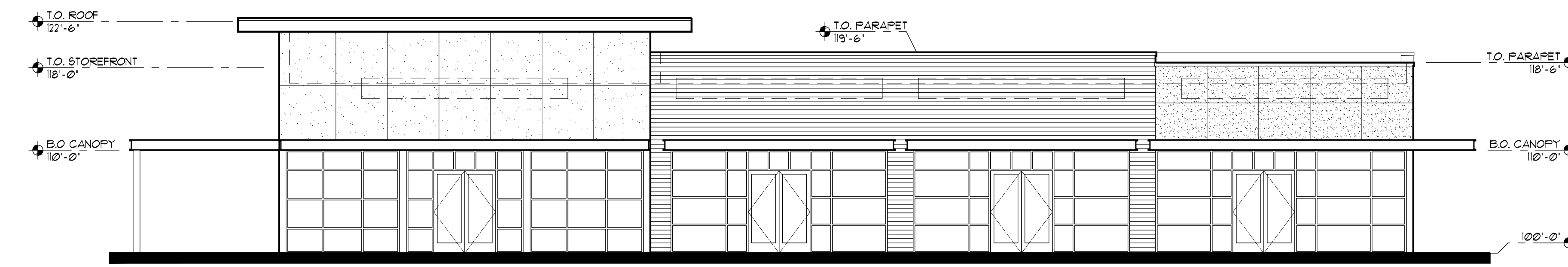
BUILDING C  
 FLOOR PLAN AND ELEVATIONS  
 GROUND FLOOR STREET FACADE GLAZING AREA



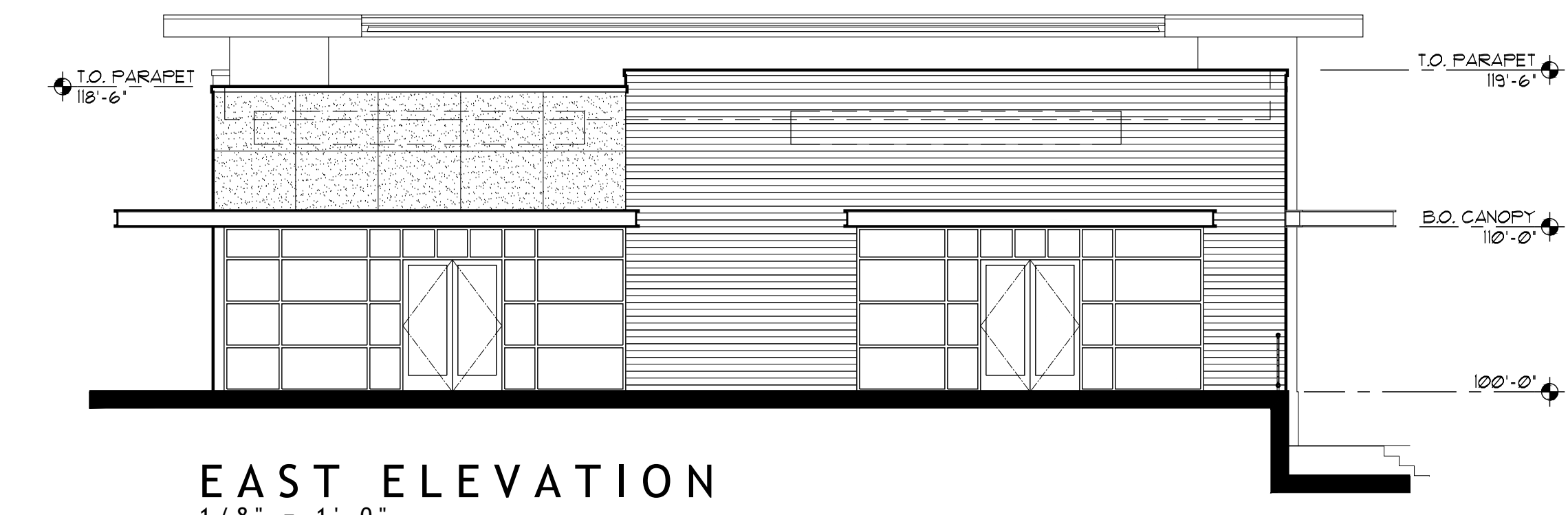
**NORTH ELEVATION**  
1/8" = 1'-0"



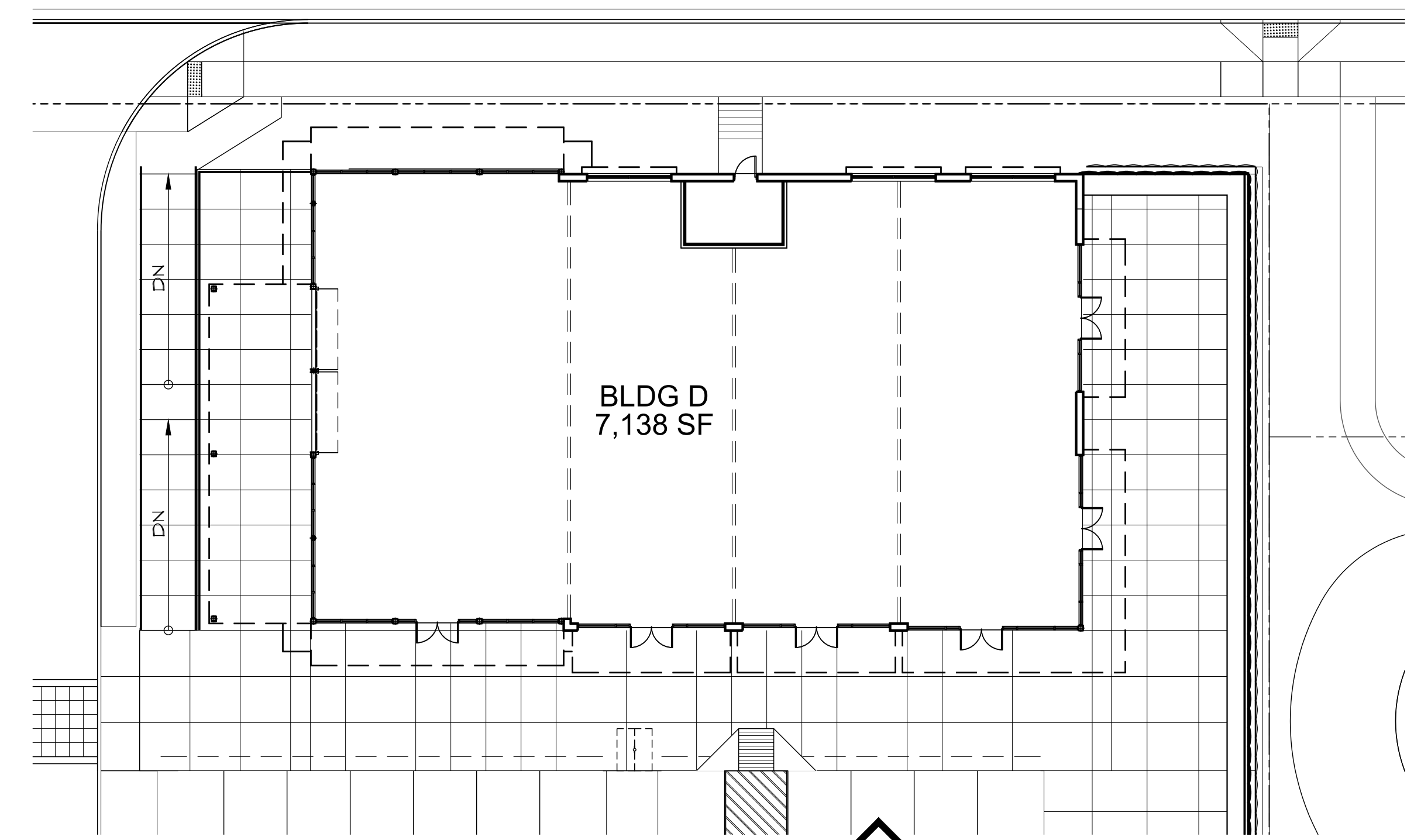
**WEST ELEVATION**  
1/8" = 1'-0"



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



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



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



**BUILDING AREA :**

NORTH SIDE GROUND FLOOR AREA :	770.0 SQ. FT.
GLAZING AREA :	485.3 SQ. FT. (63.0%)
NORTH SIDE BUILDING LENGTH :	110.0 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.

REQ'D:  
40% GROUND FLOOR GLAZING (STREET FACING FACADES)  
PROVIDED:  
63.0% GLAZING NORTH FACADE

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

**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**

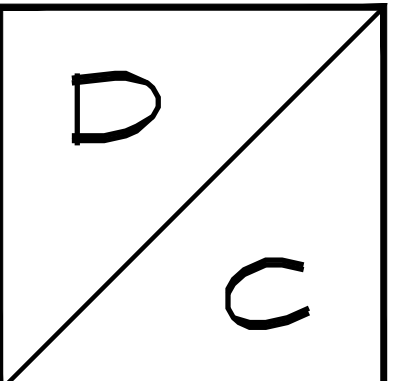
**BLDG 'D'  
EXHIBIT C**

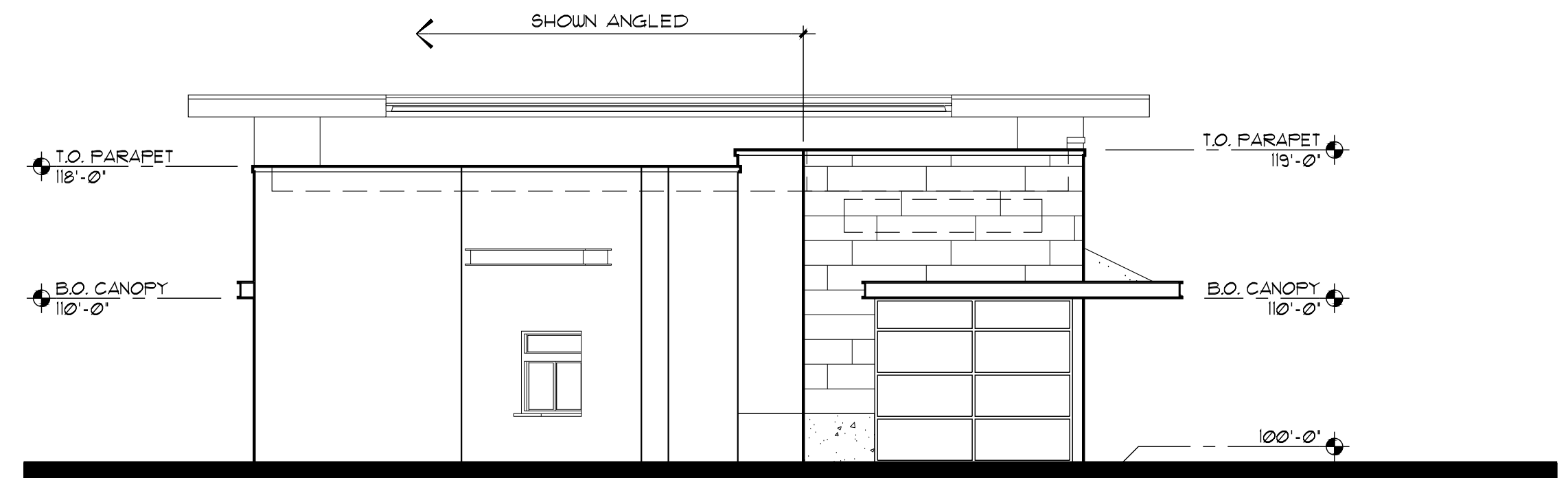
PROJECT NO. 20136

DATE : 01-25-2021  
DRAWN BY : AJH  
CHECKED BY : FMS

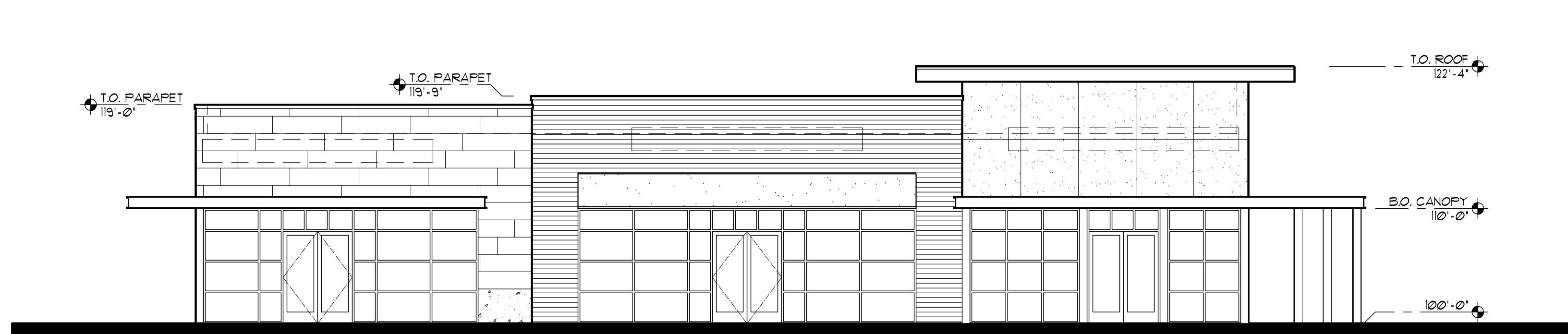
REVISIONS

20136 Bldg D Exhibits / Building D Plan Elev - Exhibit C

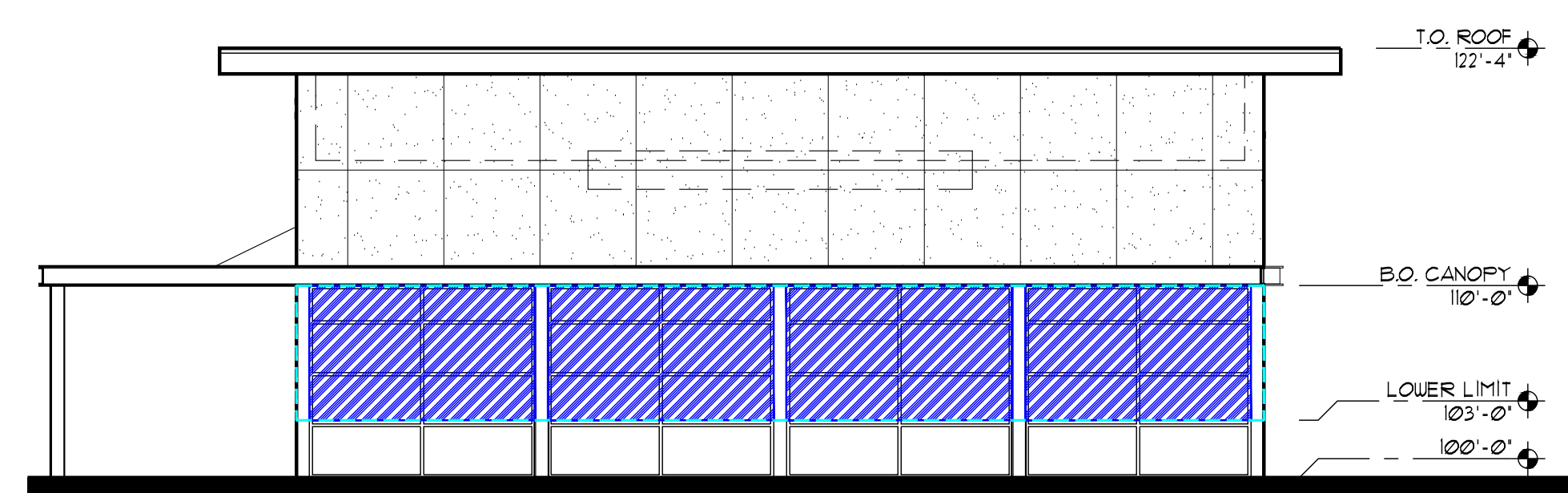




**NORTH ELEVATION**  
 1/8" = 1'-0"



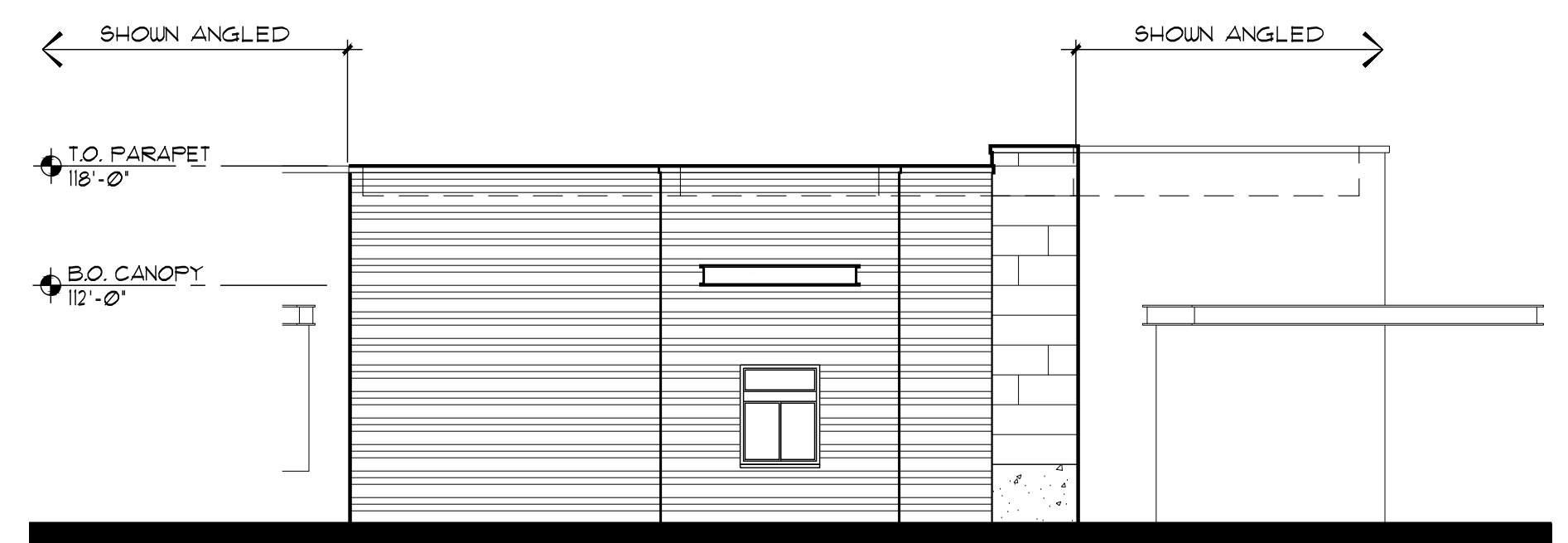
**WEST ELEVATION**  
 1/8" = 1'-0"



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



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



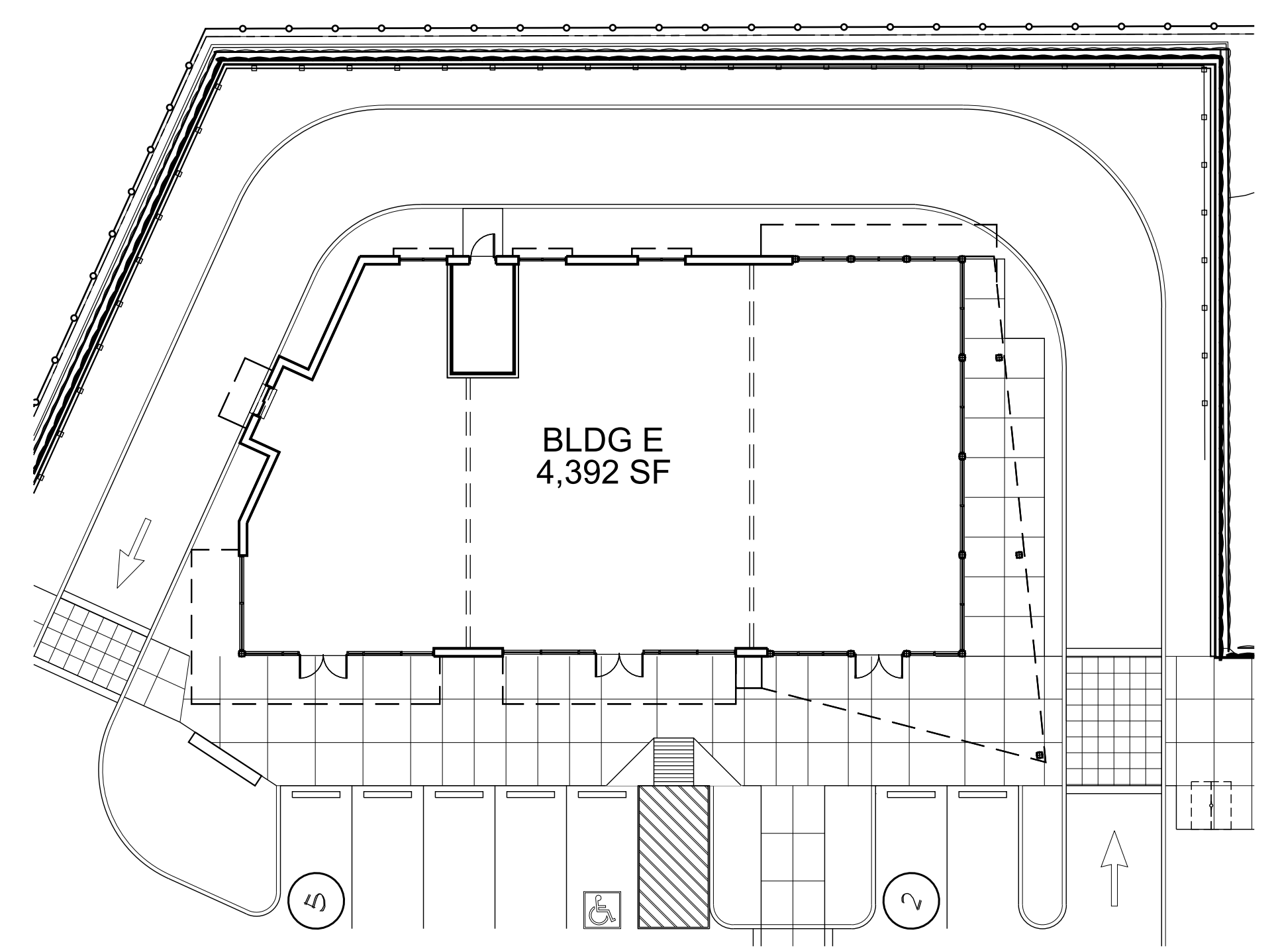
**NORTH-EAST ELEVATION**  
 1/8" = 1'-0"

**BUILDING AREA :**

SOUTH SIDE GROUND FLOOR AREA :	352.3 SQ. FT.
GLAZING AREA :	329.0 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.

REQ'D:  
 40% GROUND FLOOR GLAZING (STREET FACING FACADES)  
 PROVIDED:  
 93.4% GLAZING SOUTH FACADE



**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) 220-8510

**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

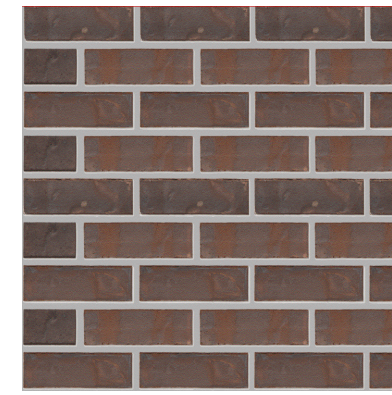
**CONCRETE MASONRY UNITS (CMU) & BRICK :**

**CONCRETE MASONRY UNITS (CMU) :**



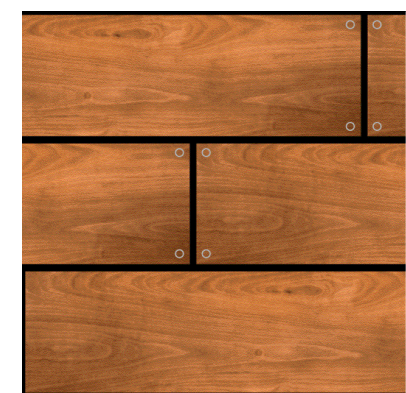
GROUND FACE -  
'CASTLE WHITE'  
AT TRASH ENCLOSURES

**BRICK :**



BRICK VENEER -  
MUTUAL MATERIALS  
TRADITIONAL IRON WASHED  
'WINDSOR'

**WALL MATERIALS :**



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

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

DISTRIBUTED BY :  
'SPEC SYSTEMS'

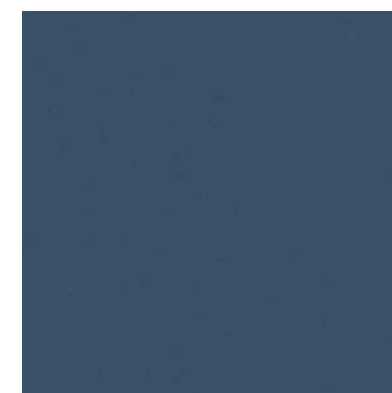


STUCCO -  
SHERWIN WILLIAMS  
SW 1561  
'NATURAL TAN'

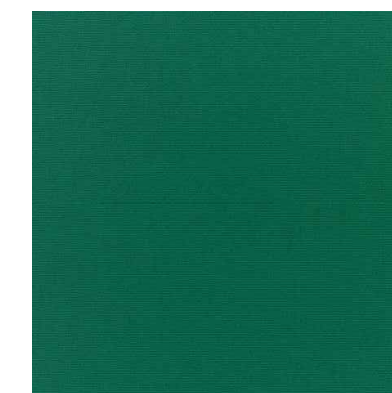


STUCCO -  
SHERWIN WILLIAMS  
SW 11021  
'WELL-BRED BROWN'

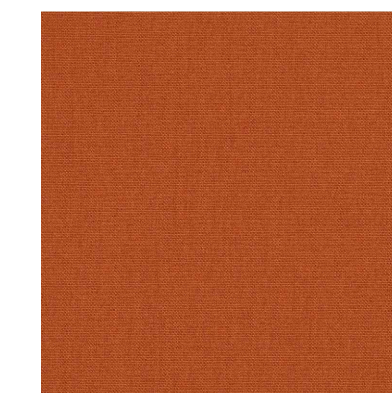
**ROOFING :**



FABRIC AWNING :  
SUNBRELLA -  
'CANYAAS BLUE STORM'



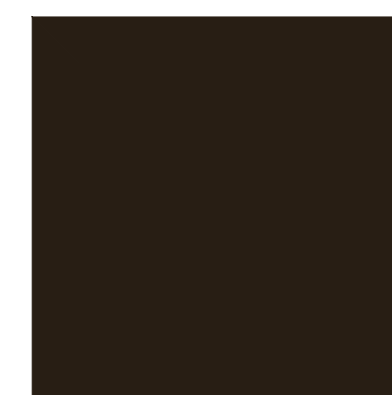
FABRIC AWNING :  
SUNBRELLA -  
'CANYAAS FOREST GREEN'



FABRIC AWNING :  
SUNBRELLA -  
'CANYAAS RUST'



CAP FLASHING :  
CUSTOM BILT METALS  
'WEATHERED COPPER'

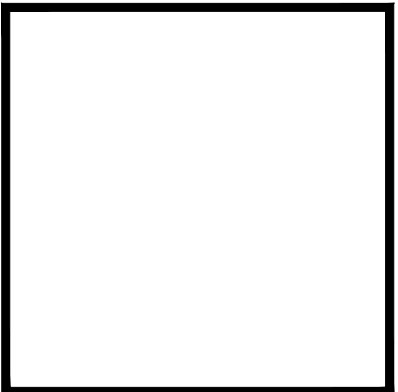


STOREFRONT &  
METAL CANOPIES :  
'DARK BRONZE'



EXPOSED STEEL :  
MATCH STOREFRONT

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



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PROJECT NO. <b>20136</b>
DATE :
DRAWN BY : REG
CHECKED BY : FM5
REVISIONS
20136 Material Boards / Page 1

