



0 5' 10'
SCALE: 1"=10'

VEGETATED
CORRIDOR

0.43'

NET IMPERVIOUS
AREA +850 SF

5'

ORIGINALLY APPROVED
PARKING AREA

SHED ENTRANCE
ON GRADE

ADA ENTRANCE
TO POOL

POOL DECK

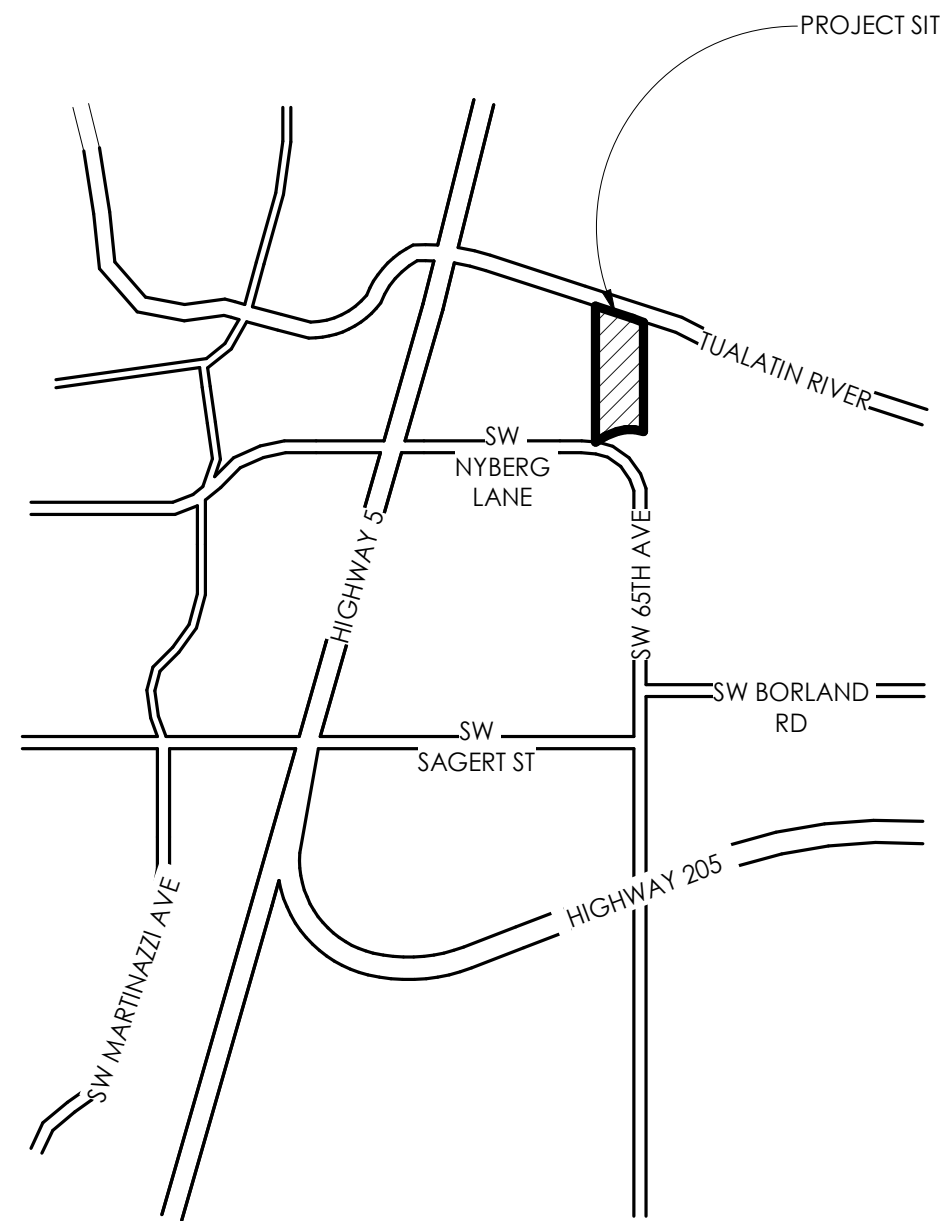
BUILDING "G" MAINTENANCE SHED
TUALATIN OR

SITE PLAN
EXHIBIT A

| | |
|------------|------------|
| DATE | 2022-11-30 |
| REVISION | 0 |
| DRAWN BY | DAB |
| CHECKED BY | JMH |
| JOB NO. | 2752-001 |

VICINITY MAP

SCALE: 1" = 1'-0"



GENERAL NOTES

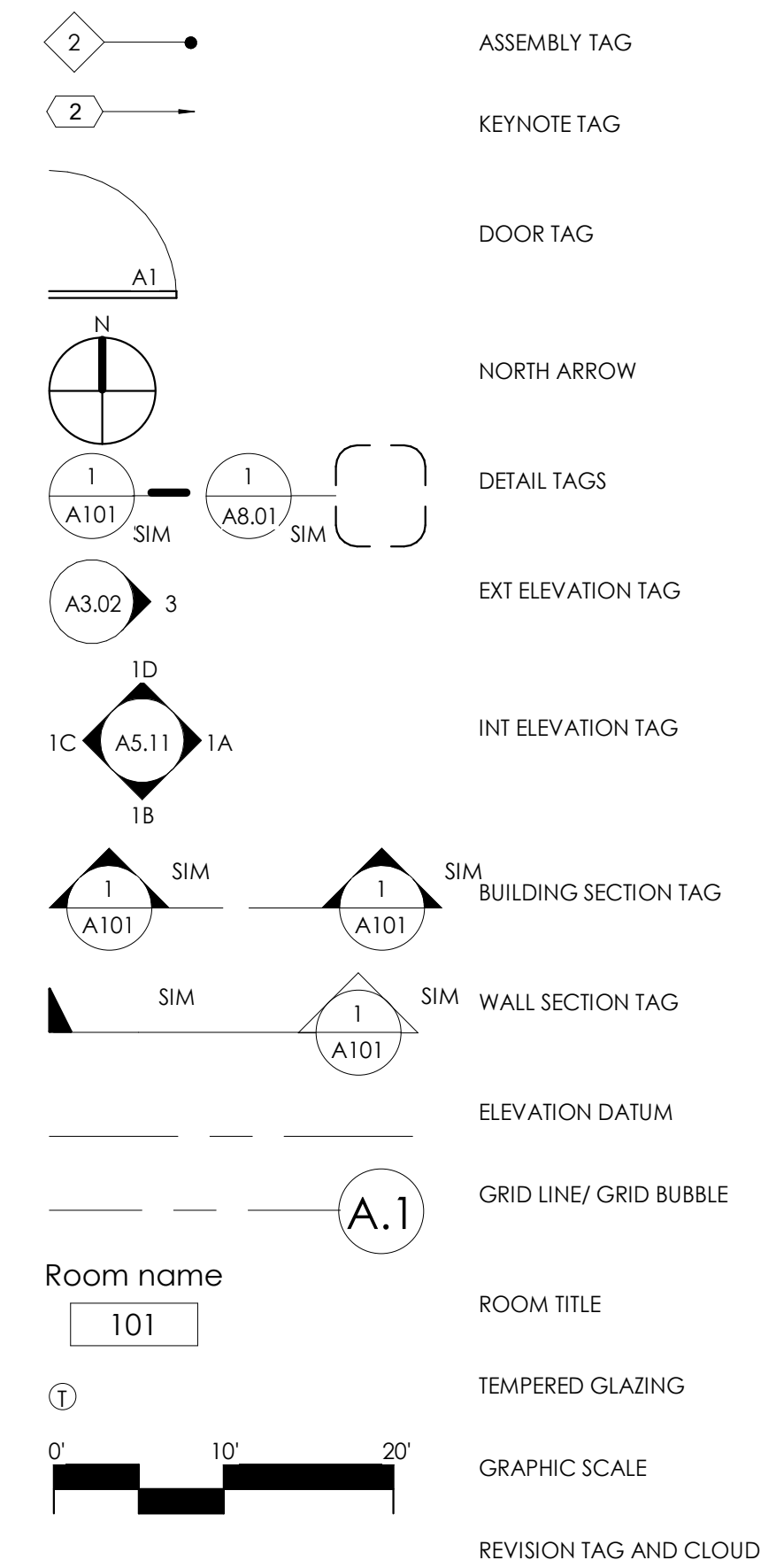
- IF COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER ELEMENTS RESULT IN CONFLICTS NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING ANY WORK OF ELEMENTS RESULTING IN CONFLICTS.
- IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, CONTRACT DOCUMENTS, SPECIFICATIONS AND REFERENCE STANDARDS, THE ARCHITECT AND/OR ENGINEER SHALL DETERMINE WHICH SHALL GOVERN.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PRECEEDING WITH THE WORK.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR WORK, COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND ACCURATE LOCATION OF STRUCTURAL MEMBERS, OPENINGS FOR ELECTRICAL AND MISCELLANEOUS EQUIPMENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM THE MANUFACTURERS PRIOR TO CONSTRUCTION FO OR INSTALLATION OF EQUIPMENT, FURNISHINGS, AND ACCESSORIES.
- ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD, FACE OF SLAB AND CENTERLINE OF OPENING UNO.

PROJECT DESCRIPTION

NEW 1-STORY MAINTENANCE BUILDING ACCESSORY TO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION.

SYMBOLS LEGEND

SCALE: 12" = 1'-0"



ABBREVIATIONS

- @ AT
- ADJ ADJUSTABLE
- AF ABOVE FINISHED FLOOR
- ALUM ALUMINUM
- ASSY ASSEMBLY
- ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
- BM BEAM
- CL CENTERLINE
- CLR CLEAR
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DBL DOUBLE
- DIA DIAMETER
- DIM DIMENSION
- DN DOWN
- DS DOWNSPOUT
- EA EACH
- ELEC ELECTRICAL
- EQ EQUAL
- EXT EXTERIOR
- FD FLOOR DRAIN
- FND FOUNDATION
- FT FEET
- GA GAUGE OR GYPSUM ASSOCIATION
- GALV GALVANIZED OR GALVANIC
- INT INTERIOR
- MAX MAXIMUM
- MIN MINIMUM
- MTL METAL
- NO NUMBER
- NTS NOT TO SCALE
- OC ON CENTER
- OPP OPPOSITE
- OSSC OREGON STRUCTURAL SPECIALTY CODE
- PERF PERFORATED / PERFORATION
- PL PROPERTY LINE, PLATE
- PNT PAINT
- PTHP PACKAGE TERMINAL HEAT PUMP
- QTY QUANTITY
- R RISER, RADIUS
- RD ROOF DRAIN
- REF REFER, REFERENCE
- REQD REQUIRED
- RO ROUGH OPENING
- SF SQUARE FOOT
- SIM SIMILAR
- SS STAINLESS STEEL
- STL STEEL
- STOR STORAGE
- STR STAIR
- TO TOP OF
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VFY VERIFY
- W/ WITH
- WU WOOD I-JOISTS

SHEET INDEX

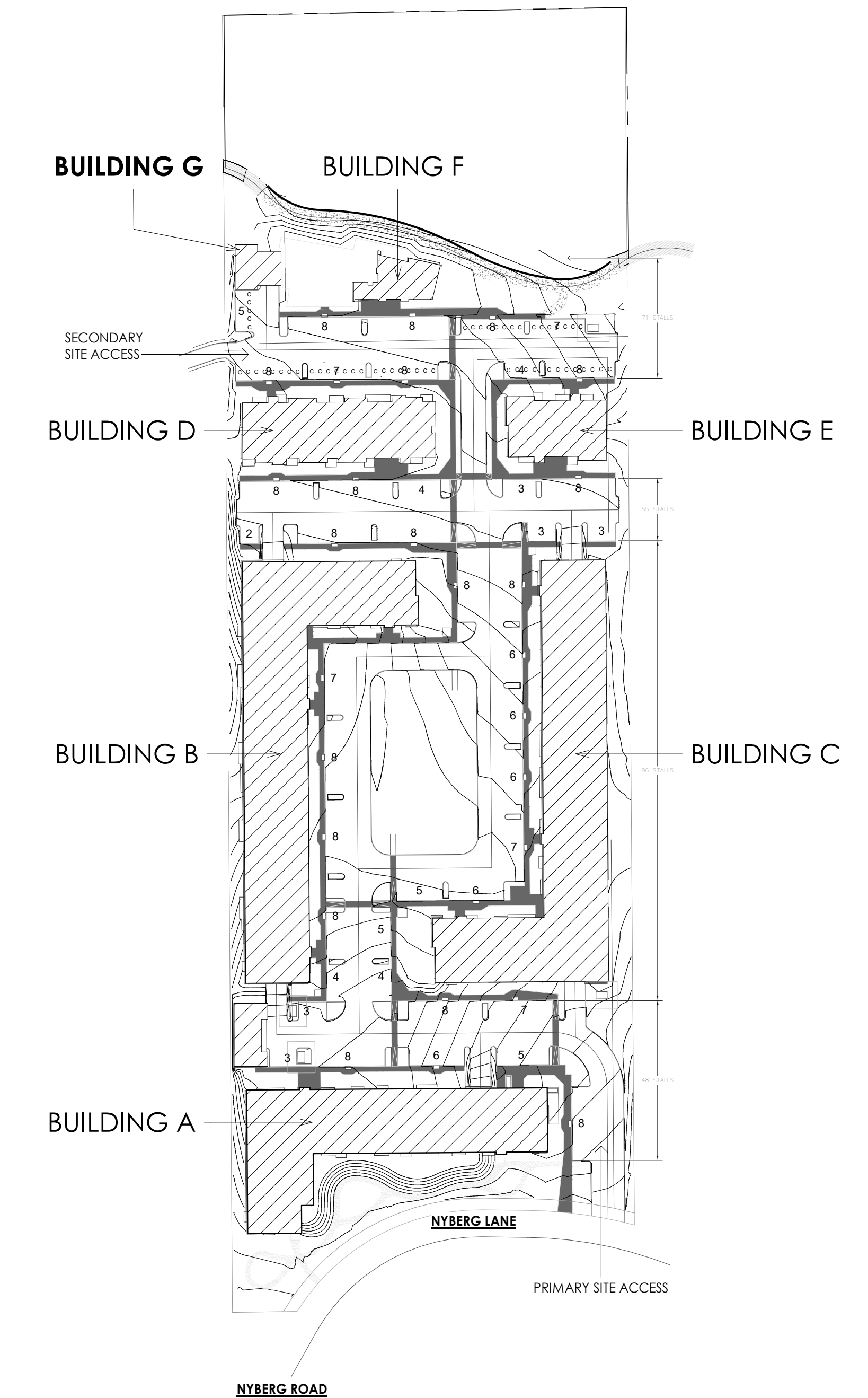
| ARCHITECTURE | |
|--------------|------------------------------------|
| A0.01g | BUILDING G COVER SHEET |
| A0.02g | BUILDING G CODE SUMMARY |
| A1.01g | BUILDING G CONSTRUCTION ASSEMBLIES |
| A2.00g | BUILDING G FLOOR PLAN |
| A2.01g | BUILDING G ROOF PLAN |
| A3.00g | BUILDING G ELEVATIONS & SECTIONS |
| A8.01g | BUILDING G EXTERIOR DETAILS |

THE FOLLOWING CONSULTANTS/DISCIPLINES HAVE BEEN RETAINED DIRECTLY BY THE OWNER. DOCUMENTS FOR THESE CONSULTANTS/DISCIPLINES INCLUDED OR REFERENCED WITHIN THESE CONSTRUCTION DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY

| STRUCTURAL | |
|------------|-------------------------------|
| \$1.00g | STRUCTURAL NOTES |
| \$2.00g | BUILDING G FOUNDATION PLAN |
| \$2.01g | BUILDING G FRAMING PLAN |
| \$3.00g | BUILDING G STRUCTURAL DETAILS |

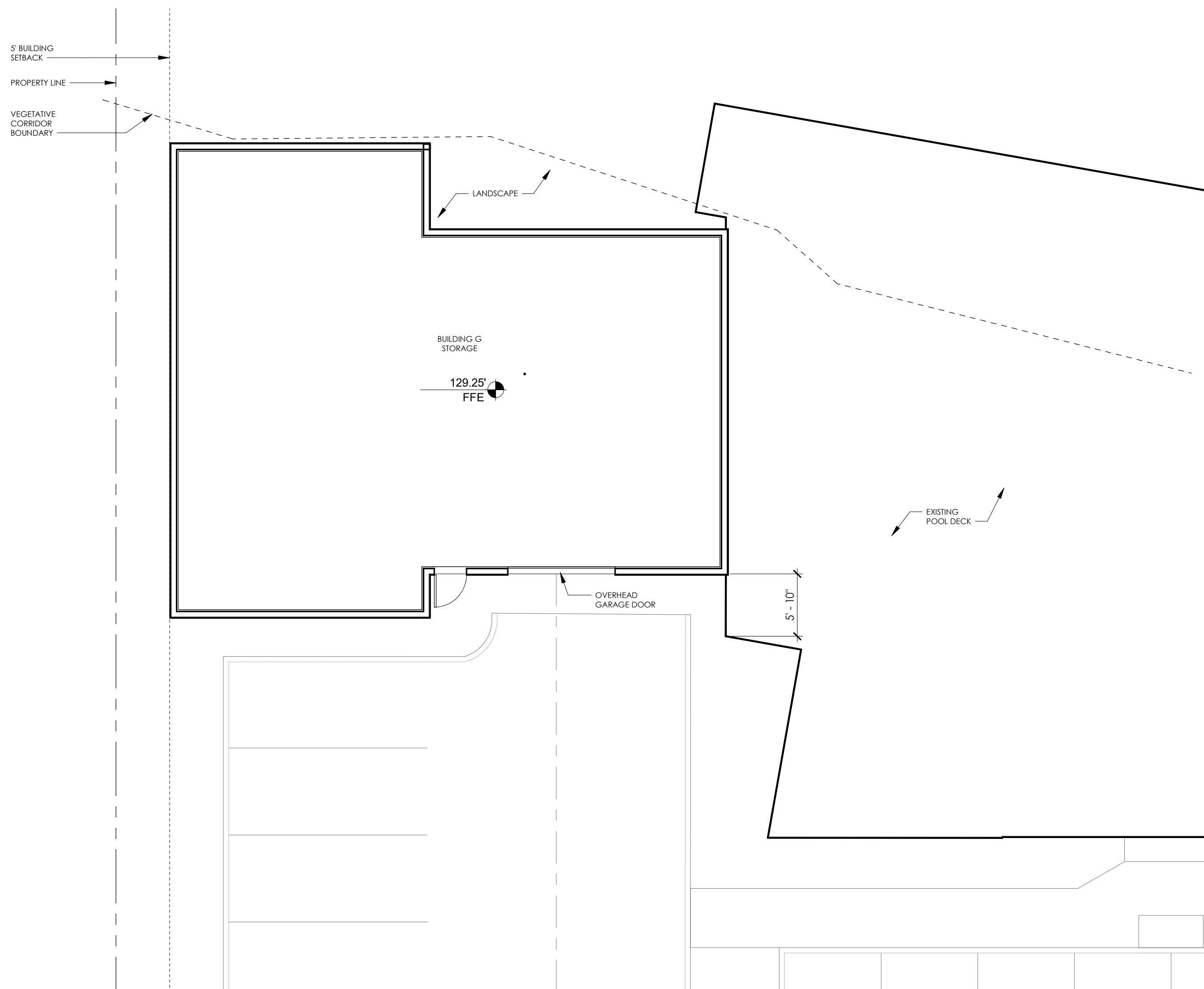
PROJECT TEAM

| OWNER | |
|-------------------------------|---|
| TANDEM PROPRIETÉ | 1200 SW 66th Ave #300, Portland, OR 97225 |
| PHONE: | 503.222.0007 |
| CONTACT: | TOM CLAREY & CHRIS BRADLEY |
| ARCHITECT | |
| WILLIAM WILSON ARCHITECTS, PC | 1022 SW SALMON STREET, SUITE 350 PORTLAND, OREGON 97205 |
| PHONE: | 503.223.6693 |
| CONTACT: | STEVEN KAROLYI |
| CIVIL ENGINEER | |
| | |
| LANDSCAPE ARCHITECT | |
| | |
| STRUCTURAL ENGINEER | |
| HIFR | 205 SE SPOKANE STREET, SUITE 200 PORTLAND, OR 97202 |
| PHONE: | 503-221-1131 |
| CONTACT: | JASON DHANENS |



SITE PLAN

SCALE: 1" = 100'-0"



2 ENLARGED SITE PLAN AT BUILDING G

A0.01g SCALE: 1/8" = 1'-0"



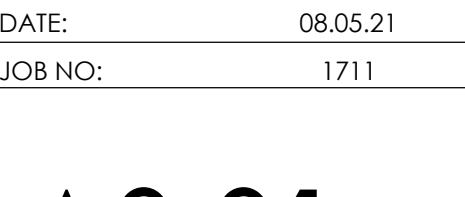
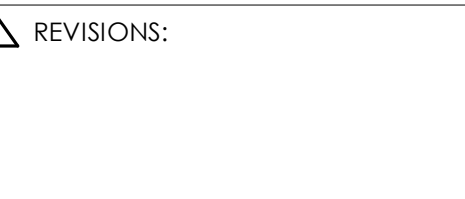
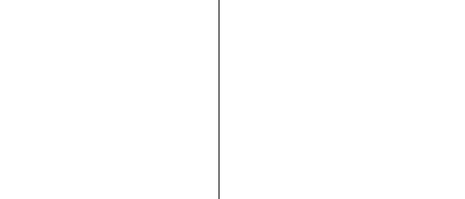
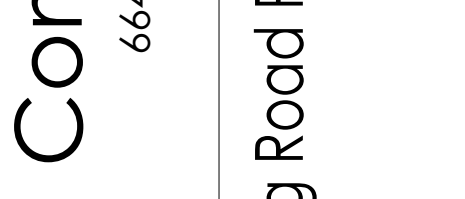
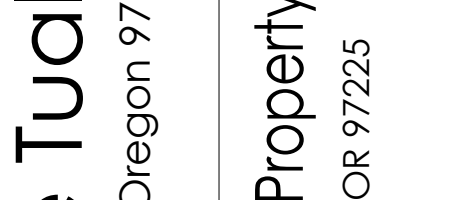
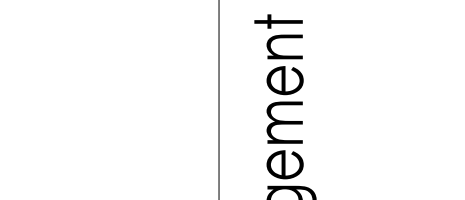
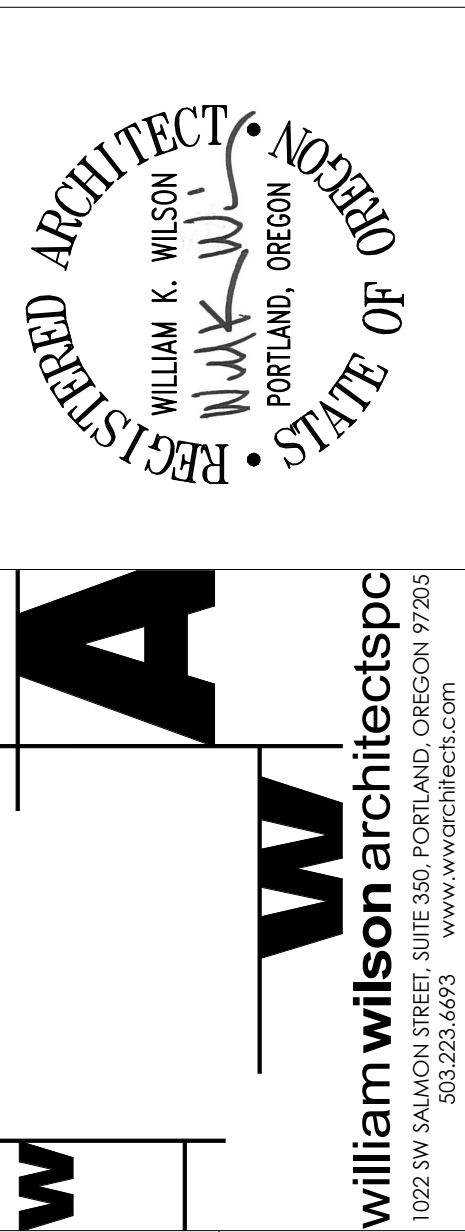
Commons on the Tualatin
6645 SW Nyberg Lane, Tualatin, Oregon 97062
Nyberg Road Property LLC / Tandem Property Management
1200 SW 66th Ave #300, Portland, OR 97225

BUILDING G
COVER SHEET

REVISIONS:

DATE: 08.05.21
JOB NO: 1711

A0.01g



GENERAL INFORMATION

| |
|--|
| PERMIT APPLICANT NAME AND PHONE NUMBER: NYBERG ROAD PROPERTY, LLC. (503) 222-0007 |
| NEW 1-STORY MAINTENANCE BUILDING ACCESSORY TO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION. |
| PROJECT ADDRESS: 6645 SW NYBERG LANE TUALATIN, OR 97062 |
| BUILDING CODE EDITIONS: 2019 OREGON STRUCTURAL SPECIALTY CODE ICC A117.1-09 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2021 OREGON ENERGY EFFICIENCY CODE |

BUILDING OCCUPANCIES

| | OCCUPANCY CLASSIFICATION GROUP(S): | OCCUPANCY SEPARATION: (PER OSSC 508.3) |
|------------|------------------------------------|--|
| BUILDING G | U UTILITY & MISCELLANEOUS | NOT REQUIRED |

ALLOWABLE BUILDING HEIGHTS & AREAS

| BUILDING G | | |
|---|--|--------------|
| OCCUPANCY | | U |
| CONSTRUCTION TYPE USED (602) | | V-B |
| BUILDING HEIGHT (TABLE 504.3) | | |
| ALLOWABLE, BASE | | 40 FT |
| ALLOWABLE, W/ SPRINKLER INCREASE | | 60 FT |
| PROPOSED | | 16 FT - 4 IN |
| BUILDING STORIES (TABLE 504.4) | | |
| ALLOWABLE, BASE | | 1 |
| ALLOWABLE, W/ SPRINKLER INCREASE | | 2 |
| PROPOSED | | 1 |
| BUILDING AREA (TABLE 506.2) | | |
| TABULAR ALLOWABLE AREA FACTOR (Af) | | 5,500 SF |
| TABULAR ALLOWABLE AREA FACTOR NONSPRINKLERED... | | 5,500 SF |
| FRONTAGE INCREASE | | |
| FRONTAGE (F) | | 115.5 FT |
| PERIMETER (P) | | 191.5 FT |
| WIDTH - WEIGHTED AVERAGE (W) | | 29.92 FT |
| AREA FACTOR INCREASE DUE TO FRONTAGE (If) | | 0.35 |
| (F/P - 0.25) x W/30 = | | |
| ALLOWABLE AREA (506.2.1) (Aa) = Af + (NS x If) = | | 7,437 SF |
| PROPOSED BUILDING AREA | | 1,849SF |

FIRE-RESISTANCE RATING REQUIREMENTS

| CONSTRUCTION TYPE: | V-B |
|---|--|
| FIRE RATING REQUIREMENTS FOR BUILDING ELEMENTS - OSSC TABLE 601 | |
| BUILDING ELEMENT: | |
| PRIMARY STRUCTURAL FRAME | 0-HR |
| BEARING WALLS - INTERIOR & EXTERIOR | 0-HR |
| NON-BEARING WALLS & PARTITIONS - EXTERIOR | SEE EXTERIOR WALL FIRE-RESISTANCE RATING BELOW |
| NON-BEARING WALLS & PARTITIONS - INTERIOR | 0-HR |
| FLOOR CONSTRUCTION & SECONDARY MEMBERS | 0-HR |
| ROOF CONSTRUCTION & SECONDARY MEMBERS | 0-HR |

* OSSC 705.5: THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN 10 FEET SHALL BE RATED FROM THE INSIDE.

NOTE: WALL AND FLOOR RATINGS SHALL NOT BE LESS THAN THE RATING REQUIRED BY OSSC TABLE 601

EXTERIOR WALL FIRE-RESISTANCE RATING (OSSC TABLE 602)

| | |
|--------------------------------------|-------------|
| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY GROUP: | U |
| | X < 5 |
| | 5 ≤ X < 10 |
| | 10 ≤ X < 30 |
| | X ≥ 30 |
| FIRE SEPARATION DISTANCE = X (feet): | I-HR |
| | I-HR |
| | NR |
| | NR |

SEE OVERALL AND PARTIAL SITE PLANS FOR FIRE SEPARATION DISTANCE AND OPENING INFORMATION.

MAX AREA OF EXTERIOR OPENINGS (OSSC TABLE 705.8)

(MAX. AREA OF EXT. WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION)

DEGREE OF OPENING PROTECTION = UNPROTECTED, NONSPRINKLERED

| FIRE SEPARATION DISTANCE (feet) | 0 - <3' | 3' - <5' | 5' - <10' | 10' - <15' | 15' - <20' | 20' - <25' | 25' - <30' | > 30' |
|---------------------------------|---------------|---------------|-----------|------------|------------|------------|------------|--------------|
| ALLOWABLE OPENING AREA | NOT PERMITTED | NOT PERMITTED | 10% | 15% | 25% | 45% | 70% | NOT REQUIRED |

SEE PARTIAL SITE PLANS FOR FIRE SEPARATION DISTANCE AND OPENING INFORMATION.

ROOFS & ATTIC DRAFTSTOPS

| BUILDING ELEMENT | REQUIRED | PROVIDED | CODE PROVISION |
|-------------------|----------|-----------------|----------------|
| ROOF CONSTRUCTION | CLASS C | CLASS B MINIMUM | OSSC 1505.1 |
| ATTIC DRAFTSTOPS | NO | NONE | OSSC 718.4 |

BUILDING FIRE DETECTION AND SUPPRESSION

| | PROVIDED | REQUIRED PER | TYPE/CLASS/AREAS OF COVERAGE |
|----------------------------|----------|--------------|------------------------------|
| AUTOMATIC SPRINKLER SYSTEM | NO | - | - |
| STANDPIPE SYSTEM | NO | - | - |
| MANUAL FIRE ALARM BOX | NO | - | - |
| SMOKE ALARMS | NO | - | - |
| AUDIBLE ALARMS | NO | - | - |
| VISIBLE ALARMS | NO | - | - |
| FIRE EXTINGUISHERS | NO | - | - |
| MERRC SYSTEM | NO* | - | - |
| CARBON MONOXIDE ALARMS | NO | - | - |

* OWNER ELECTS TO PARTICIPATE IN TVF&R'S MOBILE EMERGENCY RESPONDER RADIO COVERAGE (MERRC) PROGRAM INSTEAD OF PROVIDING AN IN-BUILDING OFC 510 EMERGENCY RESPONDER RADIO COVERAGE SYSTEM.

ENERGY CODE REQUIREMENTS

(2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE)

CLIMATE ZONE 4C
BUILDING IS SEMI-HEATED

| BUILDING ELEMENT PER TABLE 5.5-4 | REQUIRED | PROPOSED |
|--|----------|----------|
| WALLS ABOVE GRADE, WOOD FRAMED AND OTHER | R-13 | R-13 |
| WALLS ABOVE GRADE, MASS | - | - |
| ROOF INSULATION - ATTIC AND OTHER | R-30 | R-30 |
| UNDER FLOORS (JOISTS) | - | - |
| SLAB-ON-GRADE, UNHEATED | NR | - |
| OPAQUE DOORS, SWINGING | U-0.370 | - |
| OPAQUE DOORS, NONSWINGING | U-0.360 | - |

CONTINUOUS AIR BARRIER IS NOT REQUIRED IN SEMIHEATED SPACES PER EXCEPTION 1, SECTION 5.4.3.1.

VENTILATION REQUIREMENTS

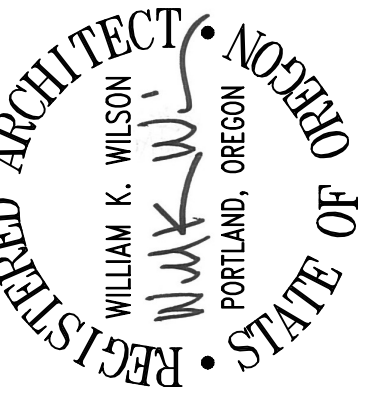
SPACE IS NATURALLY VENTILATED. DOOR IS 21 SF, GARAGE DOOR IS 80 SF (80+21/1849= 5.5%).
ATTIC SPACES ARE VENTILATED PER OSSC 1202.2.1. SEE ROOF PLAN FOR MORE INFORMATION.

DEFERRED SUBMITTALS

- PREFABRICATED ROOF TRUSSES

SEPARATE BUILDING PERMITS

- MECHANICAL SYSTEMS
- ELECTRICAL SYSTEMS



A

W

w

williamwilsonarchitectspc
1022 SW SALMON STREET, SUITE 350, PORTLAND, OREGON 97205
503.223.5875 www.pwarchitect.com

Commons on the Tualatin
6645 SW Nyberg Lane, Tualatin, Oregon 97062

Nyberg Road Property LLC / Tandem Property Management
1200 SW 66th Ave #300, Portland, OR 97225

BUILDING G CODE SUMMARY

REVISIONS:

DATE: 08.05.21

JOB NO: 1711

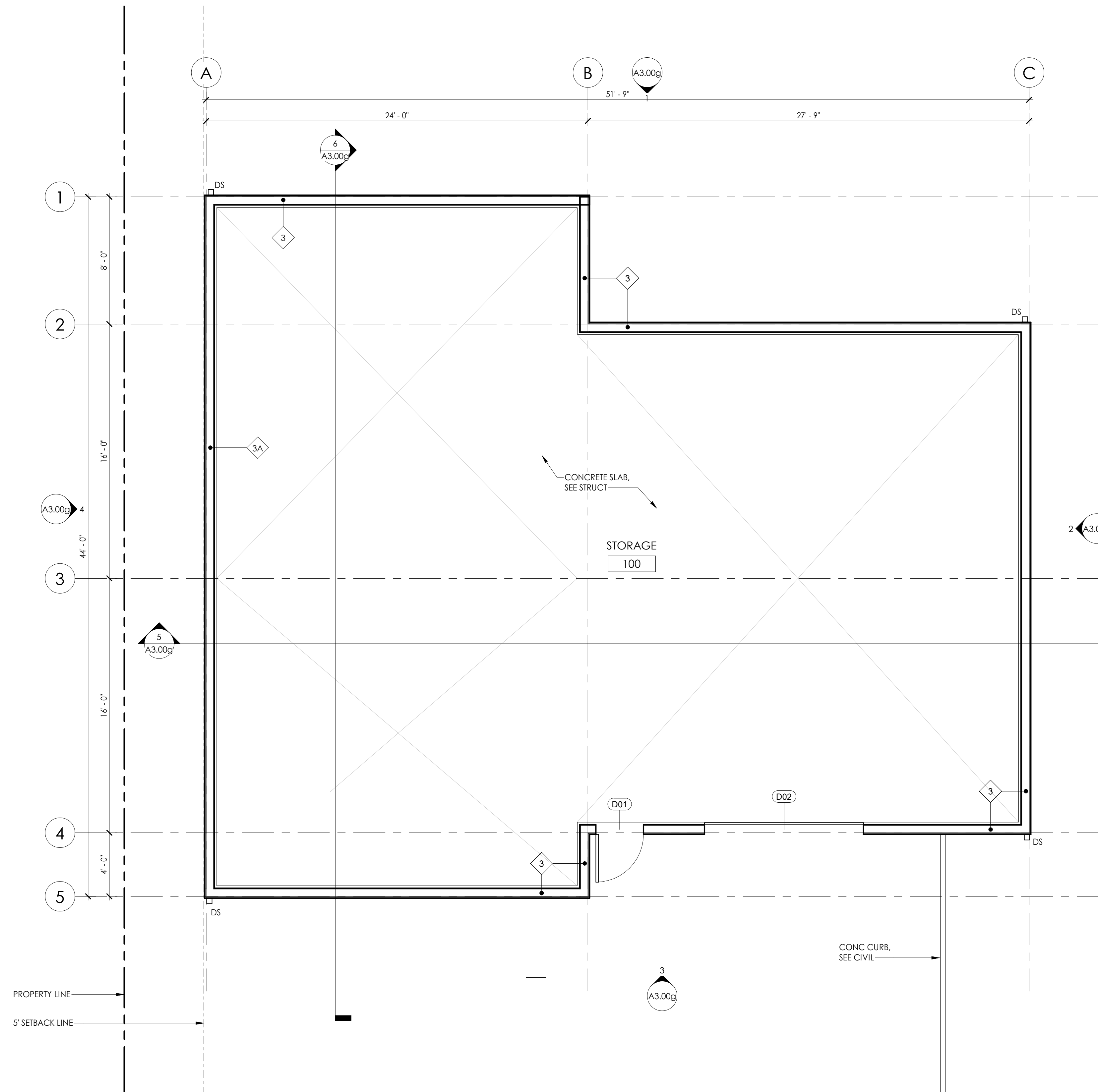
A0.02g

FLOOR PLAN NOTES

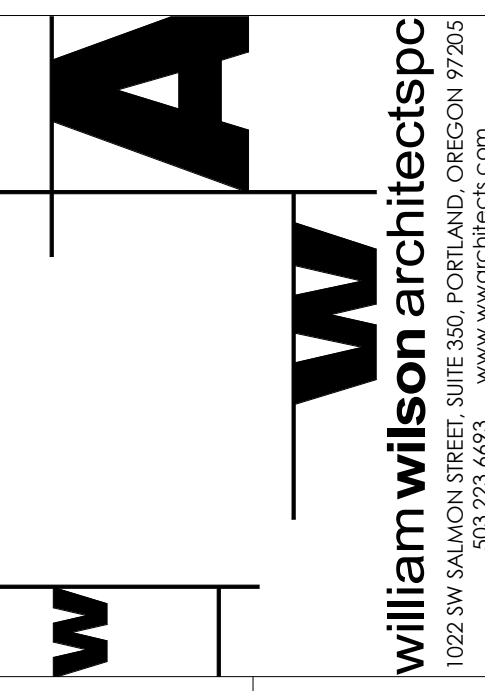
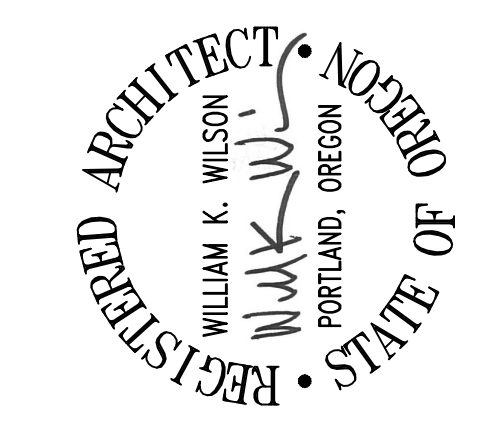
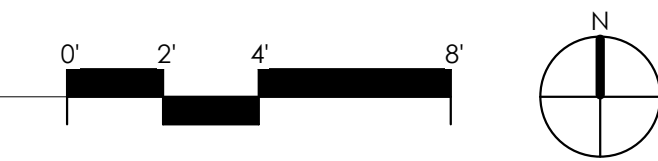
- 01 ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD, FACE OF SLAB AND CENTERLINE OF OPENING UNO.
- 02 BUILDING G FLOOR TO BE CONCRETE SLAB. SLOPE SLAB TOWARDS FLOOR DRAINS AT 1.5% (NO MORE THAN 2%).
- 03 SEE SHEET AB.1 FOR FIRE-RATED DETAILS
- 04 FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
- 05 ALL COLUMNS ARE CENTERED ON GRID LINES UNO.
- 06 SEE AD.02 FOR DISTANCE BETWEEN BUILDING G AND ADJACENT BUILDINGS.
- 07 DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- 08 SEE A1.01g FOR CONSTRUCTION ASSEMBLIES

DOOR INFORMATION

- D01 HOLLOW METAL DOOR AND FRAME, U-0.370 MAX ASSEMBLY
- D02 OVERHEAD GARAGE DOOR, U-0.360 MAX ASSEMBLY



1 FLOOR PLAN
A2.00g SCALE: 1/4" = 1'-0"



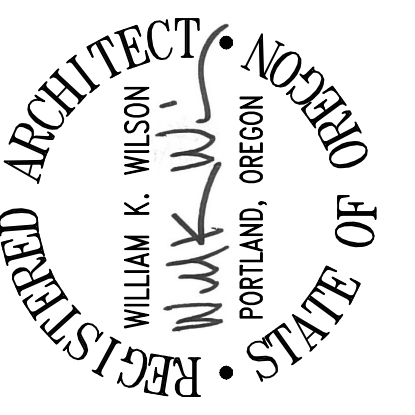
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6645 SW Nyberg Lane, Tualatin, Oregon 97062
Nyberg Road Property LLC / Tandem Property Management
1200 SW 66th Ave #300, Portland, OR 97225

BUILDING G
FLOOR PLAN

REVISIONS:

DATE: 08.05.21
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A2.00g



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 1200 SW 66th Ave #300, Portland, OR 97225

BUILDING G ROOF PLAN

REVISIONS:

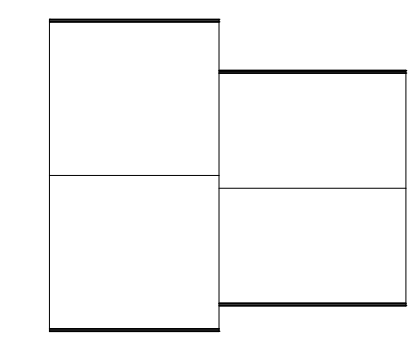
DATE: 08.05.21
 JOB NO: 1711

A2.01g

BUILDING G :

VENT AREA REQUIRED:
ATTIC AREA: 1846 SF = 265.824 SQ INCHES
 265.824 SQ INCHES / 300 = 886 SQ INCHES REQUIRED

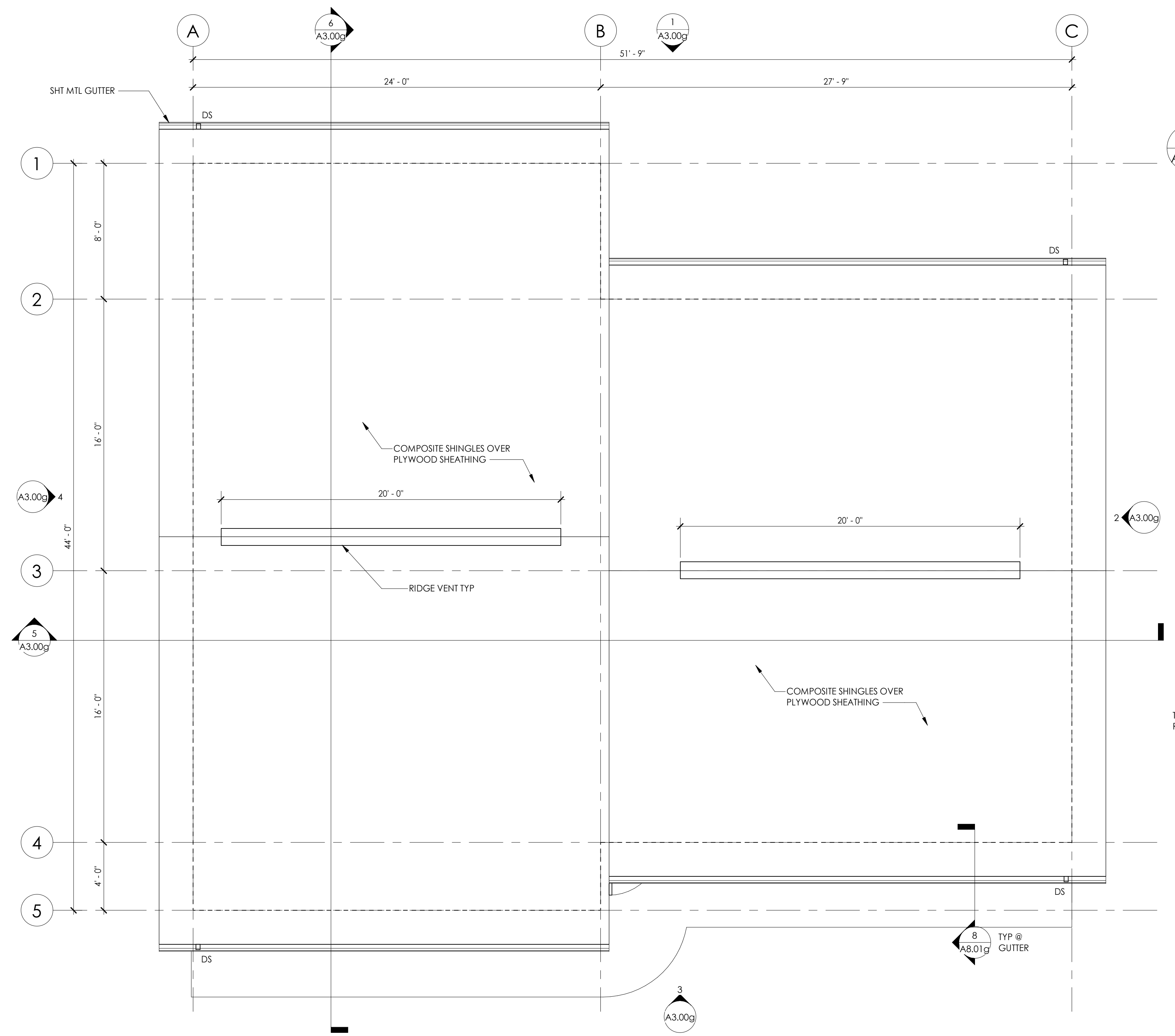
VENT AREA PROVIDED:
 RIDGE VENTS = 40 LF x 18 SQ IN / LF = 720 SQ INCHES
 EAVE VENTS = 102 LF x 7 SQ IN / LF = 714 SQ INCHES
 TOTAL PROVIDED: 1434 SQ INCHES



NOTES:

1. THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
2. RIDGE VENTS SHALL PROVIDE A MIN OF 18 SQUARE INCHES OF NET FREE VENTILATION AREA PER LINEAR FOOT.
3. VENTED TRUSS BLOCK AT EAVES SHALL PROVIDE 14 SQUARE INCHES MINIMUM OF NET FREE VENTILATION AREA (4 HOLES AT 2-1/8 INCH DIAMETER) PER 24 INCHES OF EAVE LENGTH. PROTECT OPENINGS WITH CORROSION-RESISTANT WIRE CLOTH, SCREENING, OR APPROVED MATERIAL IN ACCORDANCE WITH OSSC 1203.2.1.

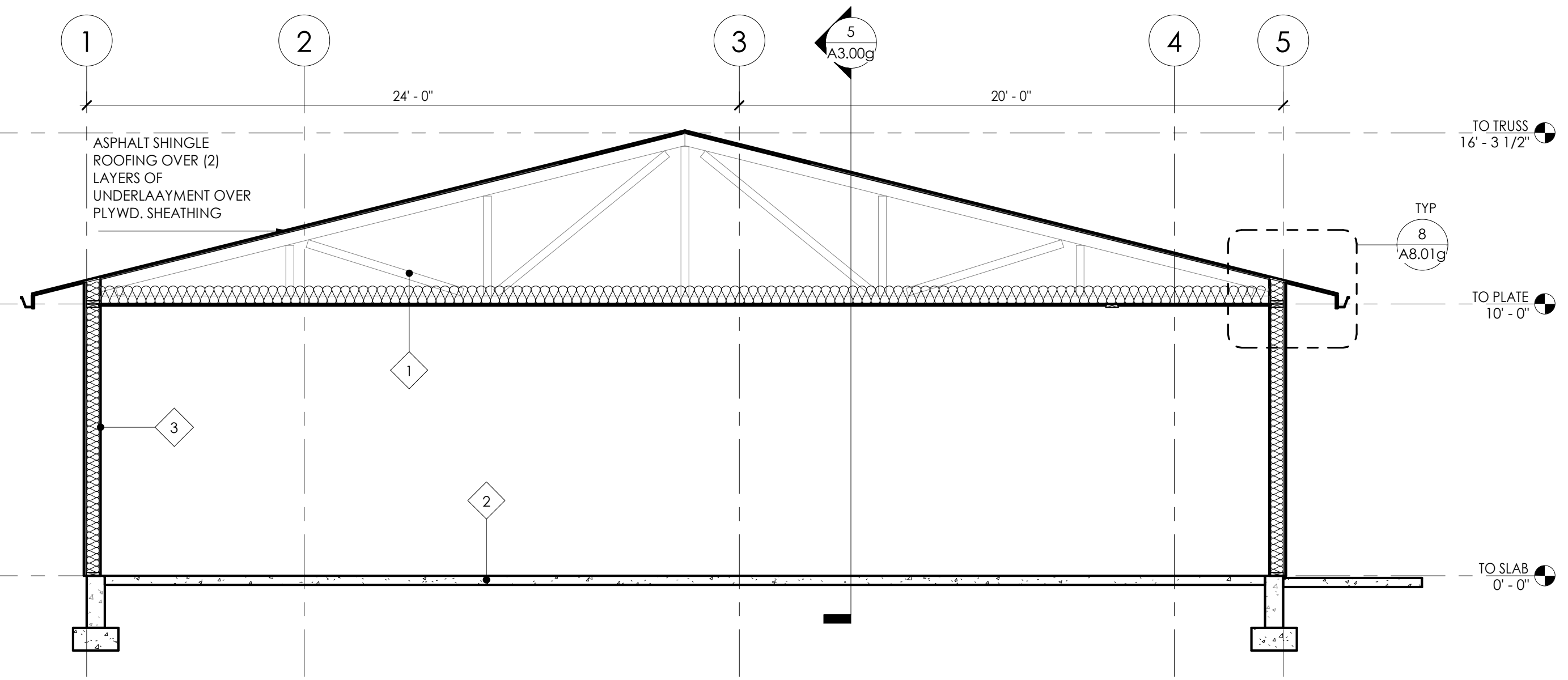
2 VENTILATION CALCULATION
 SCALE: 1" = 30'-0"



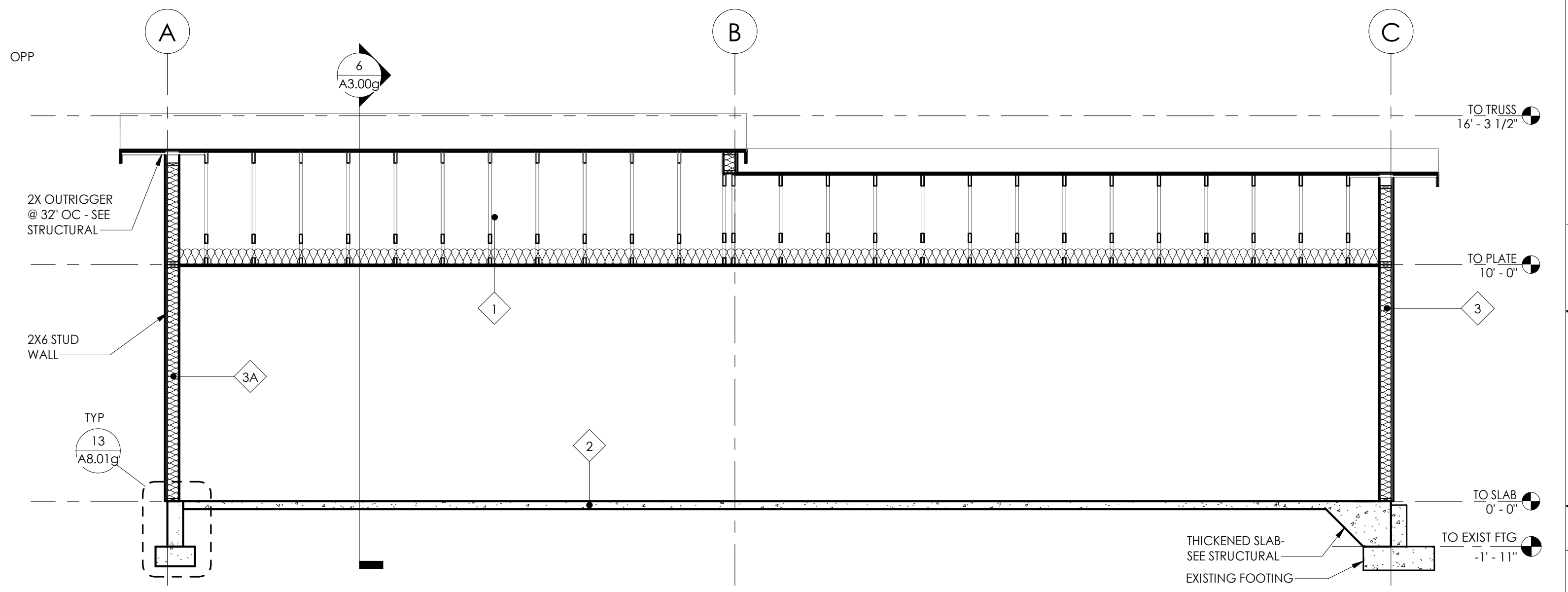
1 BUILDING G ROOF PLAN
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES (X)

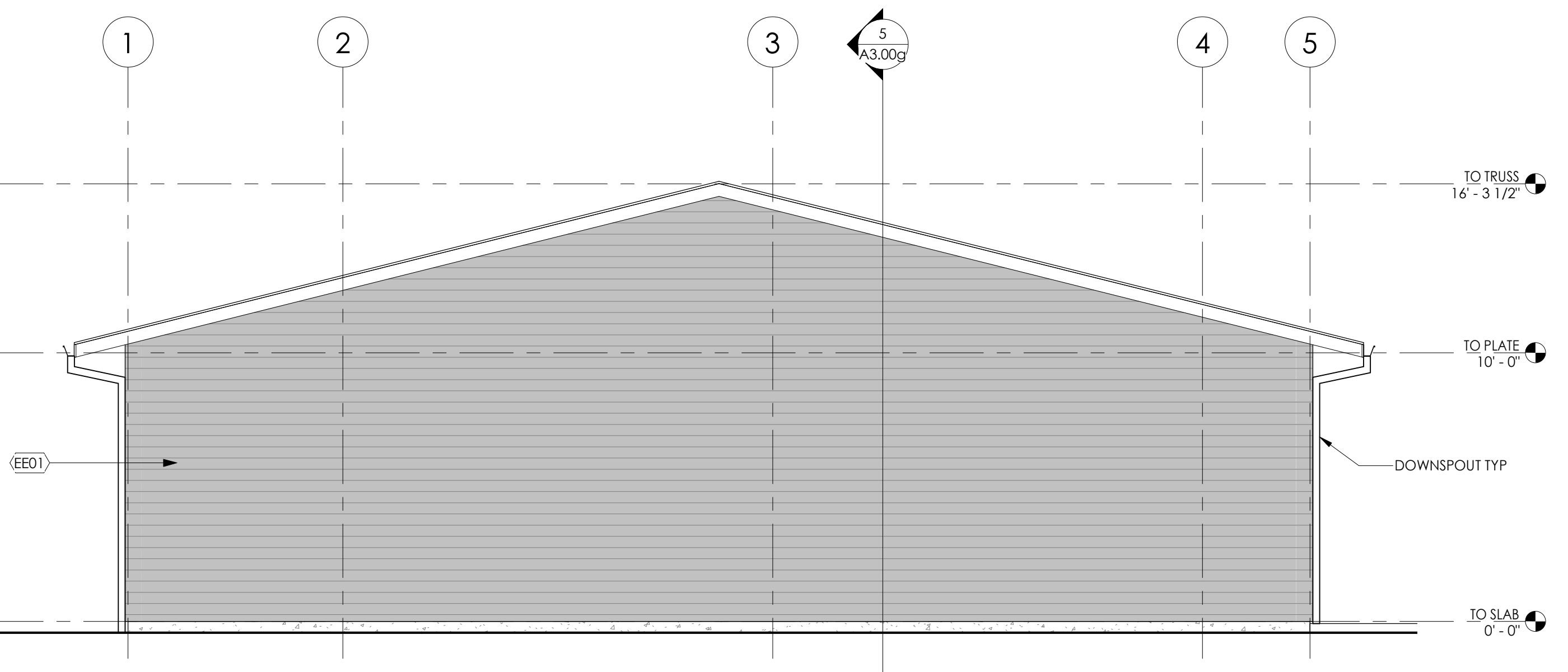
EE01 FIBER CEMENT LAP SIDING, 5 INCH EXPOSURE



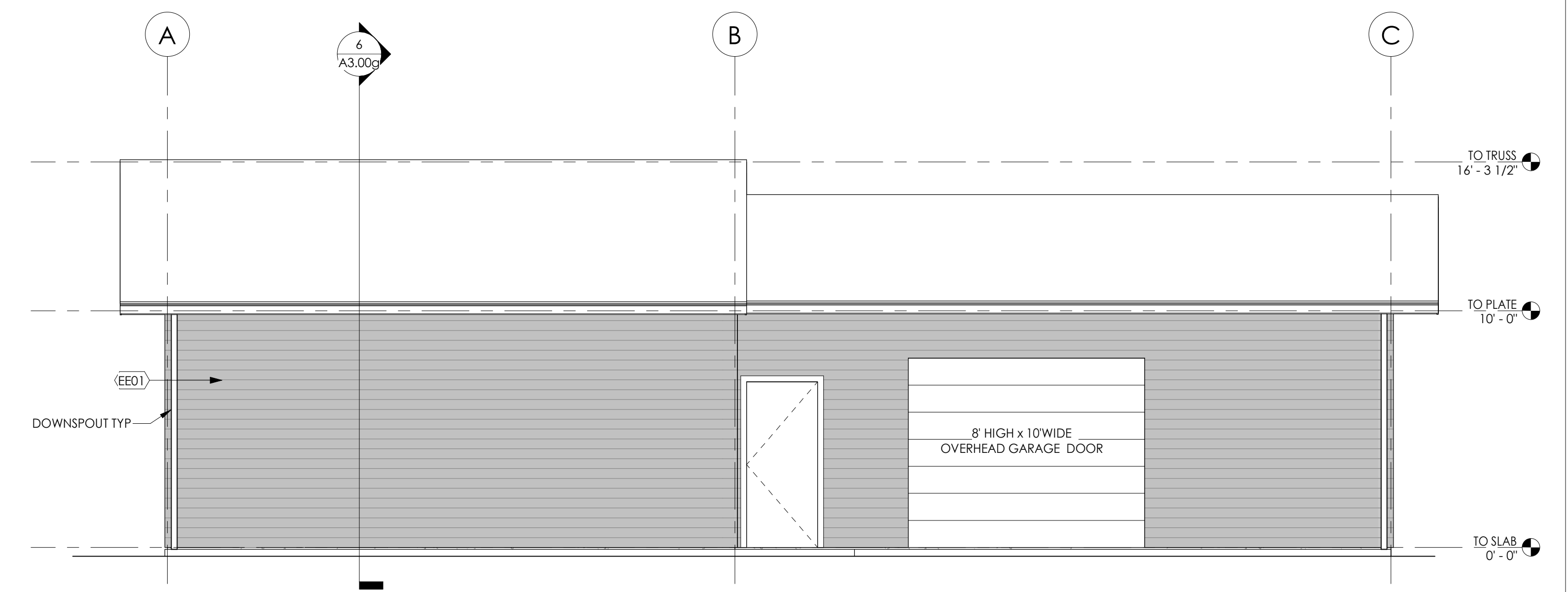
6 BUILDING G - BUILDING SECTION FACING EAST
A3.00g SCALE: 1/4" = 1'-0"



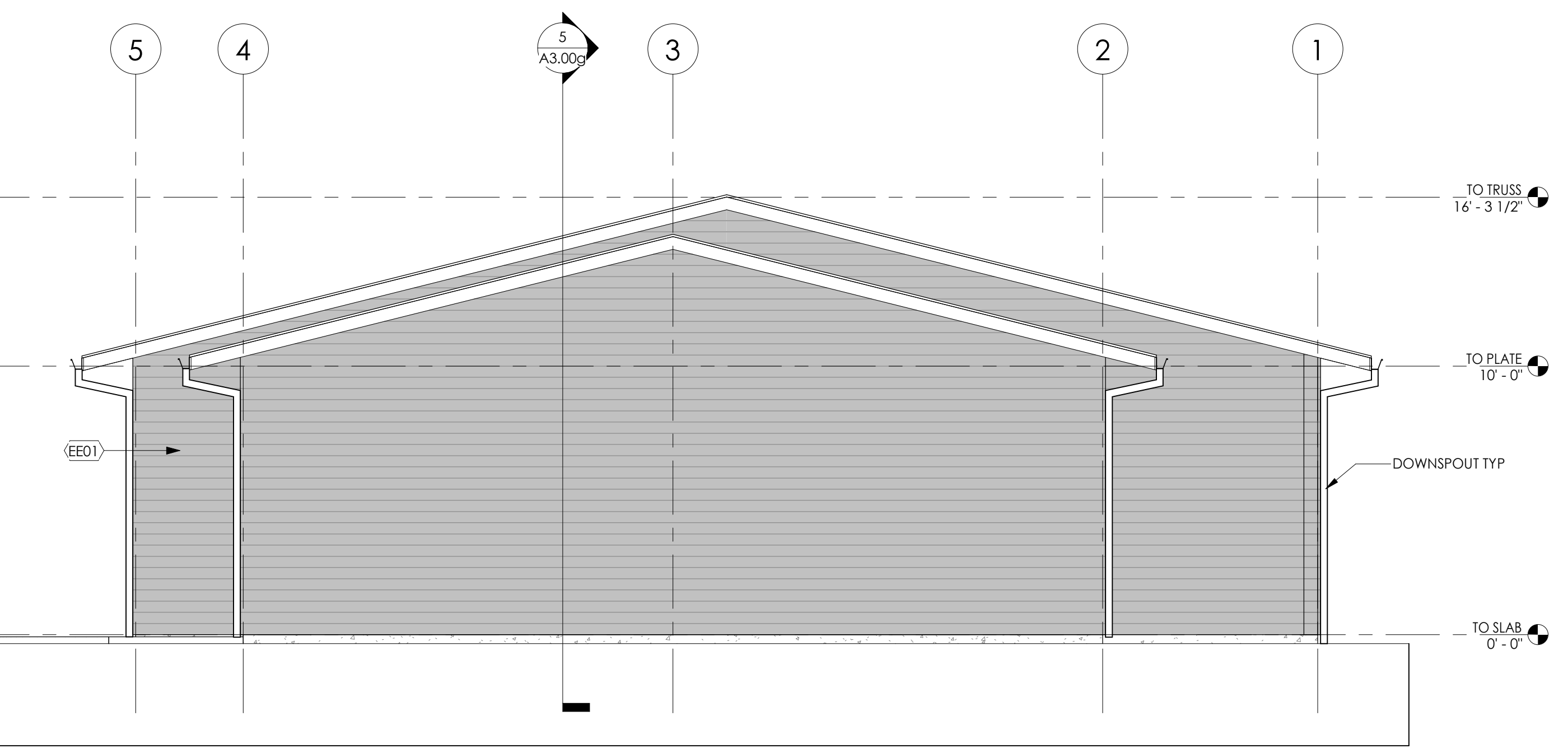
5 BUILDING G - BUILDING SECTION FACING NORTH
A3.00g SCALE: 1/4" = 1'-0"



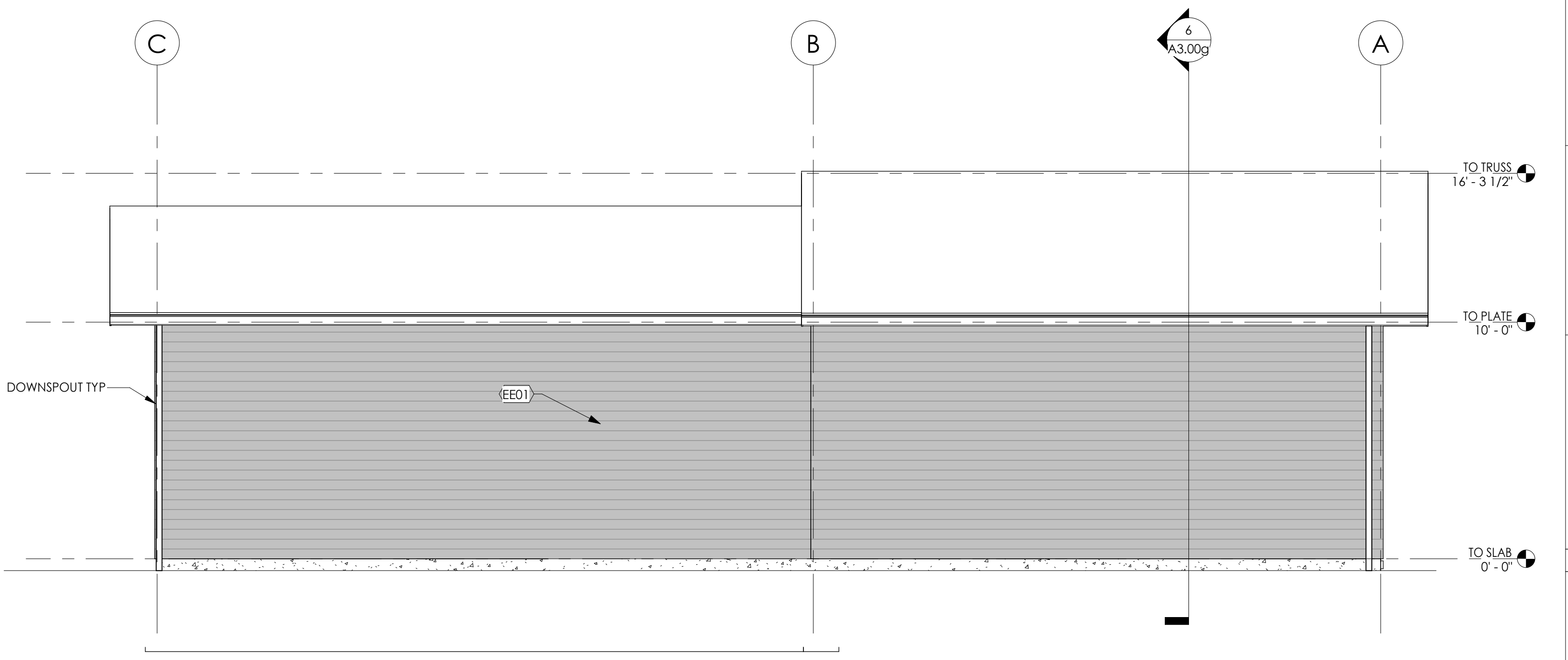
4 BUILDING G - WEST ELEVATION
A3.00g SCALE: 1/4" = 1'-0"



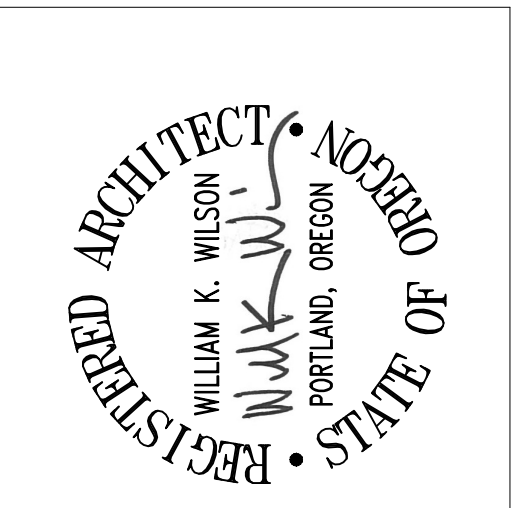
3 BUILDING G - SOUTH ELEVATION
A3.00g SCALE: 1/4" = 1'-0"



2 BUILDING G - EAST ELEVATION
A3.00g SCALE: 1/4" = 1'-0"



1 BUILDING G - NORTH ELEVATION
A3.00g SCALE: 1/4" = 1'-0"



AW
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**BUILDING G
ELEVATIONS &
SECTIONS**

REVISIONS:

DATE: 08.05.21
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A3.00g