

CIPOLE ROAD COMMERCIAL BUILDING

19452 CIPOLE ROAD TUALATIN, OR 97052

ABBREVIATIONS

ADJ	ADJACENT	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
AL/ALUM	ALUMINUM	MFR	MANUFACTURER
APPR	APPROVED	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECT(URAL)	NIC	NOT IN CONTRACT
B/	BOTTOM OF	NO./#	NUMBER
BTWN	BETWEEN	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLKG	BLOCKING	OC	ON CENTER
BOTT	BOTTOM	OD	OUTSIDE DIAMETER
CEN	CENTER	OPG	OPENING
☉	CENTER LINE	OPP	OPPOSITE
CLG/CLNG	CEILING	OSCI	OWNER-SUPPLIED, CONTRACTOR INSTALLED
CLR	CLEAR		
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PE	POLYETHYLENE
CONST	CONSTRUCTION	PERP	PERPENDICULAR
CONT	CONTINUOUS	PL	PLATE
DBL	DOUBLE	PLYWD	PLYWOOD
DIAM/DIAM	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCING
DWG	DRAWING	REQ	REQUIRED
ELEV	ELEVATION	REV	REVISION
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EXIST	EXISTING	SHTG	SHEATHING
EXP	EXPOSED	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FF	FACTORY FINISH	SS	STAINLESS STEEL
FFE	FINISH FLOOR ELEVATION	STD	STANDARD
FIN FLR	FINISH FLOOR	T/	TOP OF
FLR	FLOOR	THK	THICK(NESS)
F/	FACE OF	TYP	TYPICAL
FOF	FACE OF FINISH	UNO	UNLESS NOTED OTHERWISE
FOS	FACE OF STUD	U/S	UNDERSIDE
FT	FEET/FOOT		VARIES
GA	GAUGE	VB	VAPOR BARRIER
GALV	GALVANIZED	VERT	VERTICAL
GEN	GENERAL	VIF	VERIFY IN FIELD
GL	GLAZED	W/	WITH
GSF	GROSS SQUARE FEET	W/O	WITHOUT
GWB	GYPSTUM WALL BOARD	WB	WEATHER BARRIER
HDR	HEADER	WD	WOOD
HDW	HARDWARE	WP	WATER PROOF
HORIZ	HORIZONTAL	WR	WATER RESISTANT
HTG	HEATING		
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
ID	INSIDE DIMENSION		
INSUL	INSULATION		
INT	INTERIOR		
JST	JOIST		

PROJECT NOTES

- A. THE PROJECT INTENT IS TO PROVIDE FOR A COMPLETE WORKING MODEL. THE DRAWINGS LOCATE PRODUCTS, SURFACES AND MATERIALS, AND THE NOTES CONVEY DESIGN INTENT.
- B. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE EDITION, AND TO THE CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
- C. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER. ANY CORRECTION WORK REQUIRED AS A RESULT OF NOT REPORTING SUCH DISCREPANCIES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- D. THE CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS OF THE WORK PRIOR TO COMMENCEMENT OF ANY PROJECT-RELATED ACTIVITY. ERRORS AND OMISSIONS IN THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.
- E. ALL DEMOLISHED OR REMOVED EXISTING MATERIAL SHALL BE LEGALLY DISPOSED OR, WHERE POSSIBLE, RECYCLED. COORDINATE WITH OWNER PRIOR TO DISPOSING OF WINDOWS OR OTHER MAJOR ELEMENTS.
- F. THE CONTRACTOR SHALL COORDINATE THE PHASING OF THE WORK WITH THE OWNER AND ARCHITECT TO MEET THE OWNER'S SCHEDULE. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE INDICATING OVERALL TIME LINE AS WELL AS PHASING AND COORDINATION OF INDIVIDUAL SUBCONTRACTORS.
- G. CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE, DUST AND DEBRIS ON A DAILY BASIS.
- H. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TYPICALLY TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- I. CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A PERIOD OF (1) YEAR (OR GREATER IF PROVIDED BY SUBCONTRACTORS OR MANUFACTURER) UPON COMPLETION OF CONTRACT.
- J. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY OWNER PRIOR TO CONSTRUCTION. SUBCONTRACTOR DESIGN, WHEN REQUIRED, SHALL BE ENGINEERED BY AN OREGON-REGISTERED ENGINEER AT THE SUBCONTRACTOR'S COST.
- K. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED. OWNER IS NOT RESPONSIBLE WHEN CONTRACTOR MUST RE-DRILL TO LOCATE UTILITY. CONTRACTOR SHALL REPAIR ALL SUCH ERRORS.
- L. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR TRADE PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTOR(S).
- M. MECHANICAL, ELECTRICAL AND PLUMBING (MEP) ITEMS INDICATED OR REFERENCED IN THE ARCHITECTURAL SHEETS ARE FOR COORDINATION PURPOSES ONLY. ALL MEP DESIGN AND SCOPE, INCLUDING PERMITS, ARE BY OTHERS UNDER SEPARATE CONTRACT.
- N. CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING.
- O. CONTRACTOR SHALL COORDINATE WITH OWNER ON ANY NEW HARDWARE.
- P. PREPARE EXISTING AND NEW WALLS FOR PAINT WITH PROPER TAPING & MUDDING, SANDING, LIGHT SPRAY TEXTURE, PRIMING AND TWO FINISH COATS. COORDINATE FINAL COLOR SELECTION WITH OWNER.
- Q. FINISH MATERIALS & COLORS TO BE REVIEWED BY OWNER PRIOR TO ORDERING. CONTRACTOR TO CLARIFY WITH OWNER & ARCHITECT ON ANY MISSING OR UNCLEAR ITEMS PRIOR TO BIDDING. FAILURE TO DO SO WILL RESULT IN CONTRACTOR PURCHASE OF THE ADDITIONAL MATERIALS AT CONTRACTOR'S COST.
- R. SCALES INDICATED ON DRAWINGS ARE BASED ON FULL-SIZE 22X34 SHEETS. WHERE SHEETS ARE LABELED "HALF-SIZE" MEASURABLE SCALE IS HALF OF INDICATED SCALE.
- S. CONTRACTOR TO PROVIDE POWER SOURCE FOR CONTRACTOR EQUIPMENT DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY OWNER.
- T. CONTRACTOR TO SEAL DUCTS & VERIFY AIR HANDLER AND DUCTS ARE WITHIN BUILDING ENVELOPE.
- U. GLAZING IN IMPACT AREAS (INCLUDING GLAZING WITHIN 18" OF DOORS OR 18" OF FLOOR & IN BATHING AREAS) TO BE TEMPERED GLASS
- V. BUILDING INSULATION TO MEET OR EXCEED ENERGY CODE REQUIREMENTS:
- ROOFS (METAL BUILDING): R-19
EXT. WALLS (ABOVE GRADE - METAL BUILDING): R-13 (1/U 0.064)
FLOORS (SLAB ON GRADE): R-15 @ 24" PERIMETER
DOORS (OPAQUE): U-0.37
DOORS (GLAZED >2.5 SF): U-0.60
DOORS (NON-SWINGING): U-0.31
- W. VERIFY ALL MEMBER SIZING AND CONNECTIONS W/ A LICENSED STRUCTURAL ENGINEER
- X. ALL INTERIOR FINISHES TO BE RATED CLASS C OR BETTER (FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450)
- Y. PROVIDE TEMPORARY FIRE DEPARTMENT ACCESS WHERE PERMANENT ACCESS IS AFFECTED & PROVIDE TEMPORARY ADDRESS SIGNS DURING CONSTRUCTION



VICINITY MAP

NTS

PROJECT INFORMATION

CLIENT:	KIMO LEE WH SHIPMAN LTD 16-127 LAPA'AU RD. KEA'AU, HI 96749 808-896-6770 KLEE@WHSHIPMAN.COM
ARCHITECT:	ROSS SANDERS BRIDGETOWN DESIGN 17574 SCHALIT WAY LAKE OSWEGO, OR 97035 503-545-0432 ROSS@BRIDGETOWNDESIGN.COM
CONTRACTOR:	TS CONSTRUCTION MANAGEMENT 9760 SW TIGARD ST. TIGARD, OR 97223 503-517-8701 TSEASHORE@TSCONSTRUCTIONMANAGEMENT.COM

SHEET LIST

A0.0	TITLE SHEET
⚠ A0.1	EXISTING CONDITIONS PLAN
A1.0	PROPOSED SITE PLAN
A1.1	CODE STUDY & GROUND FLOOR EGRESS PLAN
⚠ A1.2	SITE LIGHTING PLAN
A2.0	PROPOSED SITE PLAN
A2.1	ARCHITECTURAL SLAB PLAN
A2.2	REFLECTED CEILING PLAN
A2.3	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS (N&S)
A3.1	EXTERIOR ELEVATIONS (E&W)
A4.0	BUILDING & WALL SECTIONS
A5.0	ENLARGED PLANS & INT ELEVATIONS
A8.0	DETAILS

PROJECT SCOPE

PROJECT SCOPE: CONSTRUCTION OF A NEW COMMERCIAL BUILDING WITH (3) TENANT SPACES, EACH FEATURING A SHOP SPACE, AN OFFICE AND A RESTROOM. BUILDING WILL BE SLAB-ON-GRADE CONSTRUCTION WITH A CMU WAINSCOT AND METAL-SIDED NON-COMBUSTIBLE WALL & ROOF CONSTRUCTION ABOVE. SITE WORK WILL INCLUDE THE ADDITION OF AN ACCESSIBLE PARKING SPACE WITH AISLE, A STANDARD PARKING SPACE AND NEW SIDEWALKS WITH CURB RAMP AROUND THE NEW BUILDING.

DEFERRED SUBMITTALS LIST

AUTOMATIC FIRE SPRINKLER SYSTEM
EROSION CONTROL PLAN & DETAIL PACKAGE
TREE PROTECTION PLAN & DETAIL PACKAGE



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TIGARD, OR 97052

REV. REVISION DATE

⚠	09/01/23

TITLE SHEET

.

ISSUE FOR PERMIT 06/07/2024

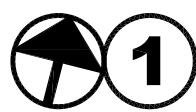
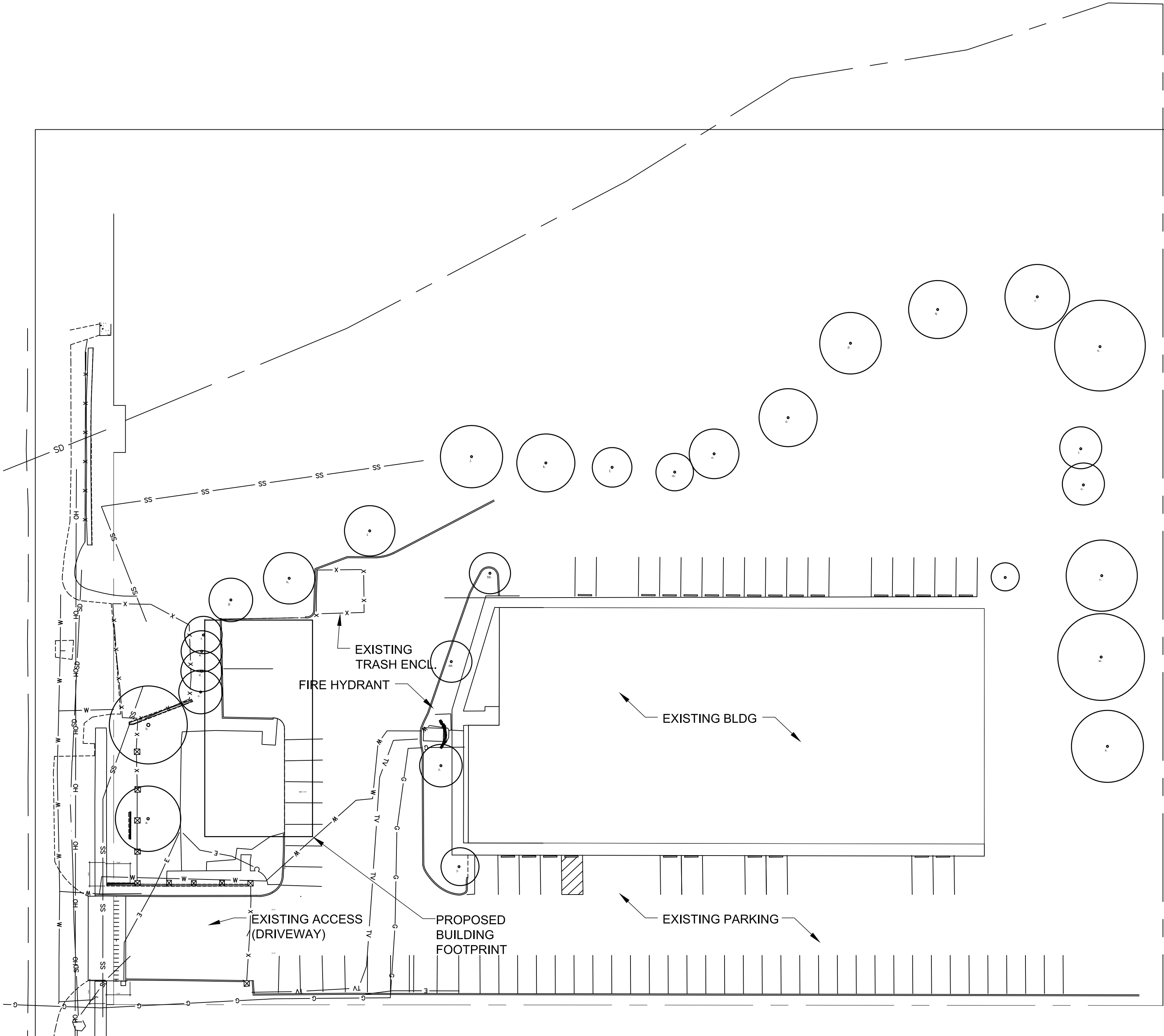
A0.0

EXISTING TREE SURVEY ADJACENT TO PROPOSED BUILDING:

- a. 12"Ø Japanese Maple
- b. 10"Ø Japanese Maple
- c. 5"Ø Japanese Maple
- d. 5"Ø Japanese Maple
- e. 5"Ø Japanese Maple
- f. 5"Ø Japanese Maple
- g. 8" unknown deciduous tree (can't reach for identification)
- h. 8" unknown deciduous tree (can't reach for identification)
- y. 8" Pear Tree
- z. 8" Pear Tree
- aa. 8" Pear Tree
- bb. 8" Pear Tree

(16) additional site trees at other portions of site shown for reference only.

NOTES: CONTRACTOR TO PROVIDE 48" TREE PROTECTION FENCING INSTALLED AT DRIP LINE OF TREE OR AT 1' PER 1" OF TRUNK DIAM @ 54" ABOVE GRADE PER TDC 74.720 AND TDC 73B.060; NO SOIL OR CONSTRUCTION MATERIAL STORAGE W/IN DRIP LINE OF PROTECTED TREES; ANY CONSTRUCTION ACTIVITIES WITHIN A PRESERVED TREE'S DRIP LINE AREA MUST BE APPROVED BY AN APPROVED ARBORIST. TREE ROOT ENDS MUST NOT REMAIN EXPOSED. LANDSCAPING UNDER PRESERVED TREES MUST BE COMPATIBLE WITH THE RETENTION AND HEALTH OF THE PRESERVED TREE. WHEN A PRESERVED TREE IS REMOVED IN ACCORDANCE WITH TDC 33.110 THE LANDSCAPED AREA SURROUNDING THE TREE MUST BE MAINTAINED AND REPLANTED WITH TREES THAT ARE COMPLEMENTARY WITH EXISTING LANDSCAPE MATERIALS.



1 EXISTING CONDITIONS SITE PLAN

FOR REFERENCE ONLY. SEE CIVIL PLANS FOR GRADING, UTILITIES & EROSION CONTROL

1/16" = 1'-0"



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REV	REVISION DATE
1	06/02/25

EXISTING
SITE PLANS



A0.1

ISSUE FOR PERMIT 06/07/2024

ZONING CODE INFORMATION:

JURISDICTION: CITY OF TUALATIN
SITE ID: 2S121DB90015
SITE AREA: 3.03 acres (131,986 SF)
ZONE: MG (GENERAL MANUFACTURING)
USE: OFFICE/SHOP
MIN. LOT SIZE: 20,000 SF 131,986 SF PROVIDED
MIN. LOT WIDTH: 100' 198' PROVIDED
SETBACKS:
FRONT (STREET) 30' MIN 30'-6" PROVIDED
SIDE 0-50' MIN (A.R.) 50'-6" MIN. PROVIDED
REAR 0-50' MIN (A.R.) 32'-6" MIN PROVIDE TO ASSUMED PROPERTY LINE

PARKING & CIRC. 5' MIN (NO MIN IF ADJ. TO JOINT ACCESS APPR.)
HEIGHT LIMIT: 60' ALLOWED 20'-4" PROVIDED
LANDSCAPE AREA: 15% REQUIRED (3.03 Ac*43,560 SF/Ac)(0.15) = 19,798 SF REQ'D:
78,704 SF PROVIDED
PARKING COUNT:
REQUIRED MINIMUM PER TDC 73C.100 (INDUSTRIAL I - MFR): 1.6/1000 GSF
EXISTING BUILDING 21,500 GSF + NEW BUILDING 4,310 GSF = 25,810 GSF/1000
26(1.6) = 41 SP MIN
76 EXISTING SPACES - 7 TO DEMOLISH + 1 NEW (ACCESS./VAN SPACE) = 70 SPACES
TOTAL



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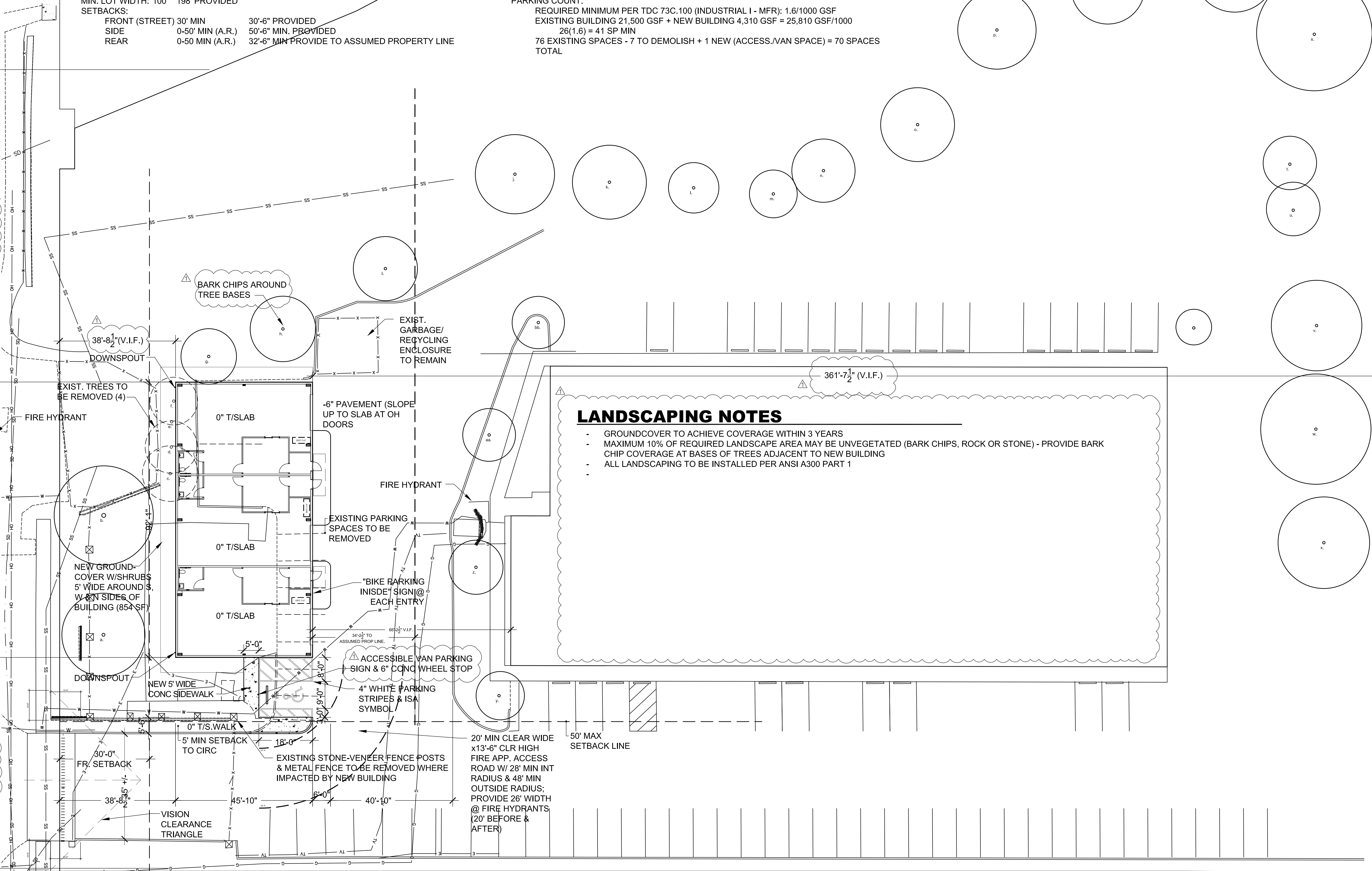
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1	06/02/25

EXISTING &
PROPOSED
SITE PLANS

A1.0

LANDSCAPING NOTES

- GROUNDCOVER TO ACHIEVE COVERAGE WITHIN 3 YEARS
- MAXIMUM 10% OF REQUIRED LANDSCAPE AREA MAY BE UNVEGETATED (BARK CHIPS, ROCK OR STONE) - PROVIDE BARK CHIP COVERAGE AT BASES OF TREES ADJACENT TO NEW BUILDING
- ALL LANDSCAPING TO BE INSTALLED PER ANSI A300 PART 1



EGRESS PLAN LEGEND

- XX'

→
- EGRESS TRAVEL DISTANCE
- 75'

↘
- FE TRAVEL DISTANCE (SHOWN AS RADIUS)
- FE

○
- FIRE EXTINGUISHER (75' TRAVEL DIST MET AT ALL SUITES)
- EXIT

○
- EXIT SIGN
- BLDG

□
- EXTERIOR BLDG LIGHT FOR EGRESS LIGHTING - SEE A202 & ELECTRICAL LIGHTING PLAN

JURISDICTION: CITY OF TUALATIN
BASED ON THE 2022 OREGON STRUCTURAL SPECIALTY CODE
CONSTRUCTION TYPE: TYPE II-B
AUTOMATIC SPRINKLERS SYSTEM PROVIDED

PROPOSED OCCUPANCIES: 'F-1' & 'B' (NON-SEPARATED)
PROPOSED BUILDING AREA: (F-1): 3,001 SF
(B): 693 SF
TOTAL: 3,694 SF PROPOSED (NET)

TABLE 504.3 ALLOWABLE BLDG HEIGHT (II-B; F-1 & B W/SPRINKLERS): 75' (LIMITED TO 60' MAX PER ZONING); 20'-3" PROPOSED
TABLE 504.4 ALLOWABLE STORIES ABOVE GRADE (II-B W/SPRINKLERS): (F-1) 3 MAX; (B) 4 MAX; 1 STORIES PROPOSED
TABLE 506.2 ALLOWABLE AREA (II-B W/SPRINKLERS): (F-1) 62,000 SF/STORY; (B) 92,000 SF/STORY; 3,694 SF (4,310 GSF) TOTAL PROPOSED

SECT. 508.4 NON-SEPARATED OCCUPANCIES - COMPLYING WITH MOST RESTRICTIVE OF PROPOSED OCCUPANCIES (B, F-1)

TABLE 601 FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS FOR II-B: NONE

SECT. 705.3 BUILDINGS ON SAME LOT: ASSUMED IMAGINARY LINE IS 36'-8" FROM NEW BUILDING
TABLE 705.5 FIRE RATING AT EXTERIOR WALLS BASED ON FSD:
F-1 (SHOP): 30' MIN FSD = 0 HR RATED WALL
B (OFFICE): 30' MIN FSD = 0 HR RATED WALL
SECT. 705.6 STRUCTURAL STABILITY NO RATING REQUIRED FOR OUT OF PLANE BRACING ELEMENTS PER T. 601
TABLE 705.8 MAX AREA OF WALL OPG' S PER FSD: N/A (FSD IS >30')
SECT. 705.11 PARAPET NOT REQUIRED PER EXCEPTIONS 1 & 3

TABLE 803.13 SPRINKLERED ROOMS & ENCLOSED SPACES (F & B): MIN. CLASS C FINISHES AT INTERIOR: CLASS A PROPOSED

SECT. 903.2.4 AUTOMATIC SPRINKLER SYSTEM (F-1, B): NOT REQUIRED

SECT. 1003.5 ELEVATION CHANGE: 6" OR LESS, RAMP W/ CONTRASTING MATERIALS (PROVIDED AT EXTERIOR SIDEWALK)

TABLE 1004.5 OCCUPANT LOAD
GROUND FLOOR SHOP A101 (INDUST.): $\frac{1008}{100}$ = 11 OCCs
GROUND FLOOR OFFICE A102 (BUSINESS): $\frac{182}{90}$ = 2 OCCs
GROUND FLOOR SHOP B101 (INDUST.): $\frac{1011}{100}$ = 11 OCCs
GROUND FLOOR OFFICE B102 (BUSINESS): $\frac{182}{90}$ = 2 OCCs
GROUND FLOOR SHOP A101 (INDUST.): $\frac{988}{100}$ = 10 OCCs
GROUND FLOOR OFFICE A102 (BUSINESS): $\frac{182}{90}$ = 2 OCCs

SECTION 1005.3 MEANS OF EGRESS WIDTH (SPRINKLERED)
GROUND FLOOR SHOPS A101, B101: (DOORS): 0.15" X 11 OCCs = 1.65" REQ'D; 34.5" PROVIDED AT (1) EGRESS DOOR
GROUND FLOOR SHOP C101: (DOORS): 0.15" X 10 OCCs = 1.5" REQ'D; 34.5" PROVIDED AT (1) EGRESS DOOR
GROUND FLOOR OFFICES A102, B102 & C102: (DOORS): 0.15" X 13 (TOTAL) OCCUPANTS = 1.95" REQ'D; 34.5" PROVIDED AT (1) EGRESS DOOR

TABLE 1006.2.1 1 SPACES W/ 1 EXIT OR EXIT ACCESS:
GROUND FLOOR SHOP A101 (F-1, SPR'D): 49 OCCs MAX & 100' COMMON PATH MAX ALLOWED
11 OCCs & 69'-6" MAX COMMON PATH PROVIDED = 1 EXIT REQ'D, 1 PROVIDED
GROUND FLOOR OFFICE (B, SPR'D): 49 OCCs MAX & 100' COMMON PATH MAX ALLOWED
2 OCCs & 23'-6" MAX COMMON PATH PROVIDED = 1 EXIT REQ'D, 1 PROVIDED
GROUND FLOOR SHOP B101 (F-1, SPR'D): 49 OCCs MAX & 100' COMMON PATH MAX ALLOWED
11 OCCs & 65' MAX COMMON PATH PROVIDED = 1 EXIT REQ'D, 1 PROVIDED
GROUND FLOOR OFFICE (B, SPR'D): 49 OCCs MAX & 100' COMMON PATH MAX ALLOWED
2 OCCs & 23' MAX COMMON PATH PROVIDED = 1 EXIT REQ'D, 1 PROVIDED

GROUND FLOOR SHOP C101 (F-1, SPR'D): 49 OCCs MAX & 100' COMMON PATH MAX ALLOWED
10 OCCs & 67'-6" MAX COMMON PATH PROVIDED = 1 EXIT REQ'D, 1 PROVIDED
GROUND FLOOR OFFICE (B, SPR'D): 49 OCCs MAX & 100' COMMON PATH MAX ALLOWED
2 OCCs & 23'-6" MAX COMMON PATH PROVIDED = 1 EXIT REQ'D, 1 PROVIDED

TABLE 1006.3.3 STORIES W/ ONE EXIT:
1-500 OCC's (39 PROVIDED) = 1 EXIT REQ'D, 3 PROVIDED

SECTION 1008 MEANS OF EGRESS ILLUMINATION
INTERIOR FIXTURES TO PROVIDE 1 Fc MIN AT WALK SURFACES & 0.2 Fc MIN AT EXTERIOR DOOR LANDINGS
ON EMERGENCY GENERATOR (90 MIN REQ'D) - SEE ELECTRICAL FOR LIGHTING PLAN

SECTION 1009 ACCESSIBLE MEANS OF EGRESS
ALL EXITS ARE ACCESSIBLE PER CH 12 & ANSI 117.1

SECTION 1010 DOORS
NEW 36" EXIT DOORS (34.5" CLEAR WHEN OPEN) PROVIDED; 32" REQUIRED
NEW DOORS SWING OUTWARD (IN DIRECTION OF TRAVEL)
FORCE: 15 LB LATCH FORCE, 30 LB MOTION FORCE, 15 LB FULLY OPEN FORCE MAX
LANDINGS AT DOORS: 44" IN D.O.T. (PROVIDED)
THRESHOLDS ARE ACCESSIBLE: ½" MAX, BEVELED @ 1:2 IF > ¼"
DOOR HARDWARE IS LEVER-HANDLED W/ OWNER-PROVIDED ACCESS CONTROLS AT EXTERIOR,
ALWAYS OPEN FROM INTERIOR

SECTION 1013 EXIT SIGNS
ILLUMINATED EXIT SIGNS PER PLANS (NOT REQ'D WHERE ONLY 1 EXIT IS REQUIRED, PROVIDED VOLUNTARILY)

SECTION 1016.2 EGRESS THROUGH INTERVENING SPACES - EXCEPTION: NOT PROHIBITED IN H/S/F IF ADJACENT ROOM IS SAME OR
LESSER HAZARD OCCUPANCY GROUP: PER 2021 IEBC T. 1011.5: B, F-1 & S-1 ARE ALL LEVEL 4 HAZARD OCCUPANCY

SECTION 1017.2 EXIT ACCESS TRAVEL DISTANCE (SPRINKLERED)
GROUND FLOOR SHOP A101 (F-1): ALLOWABLE 250' MAX, 70' PROVIDED
GROUND FLOOR OFFICE: A102 (B): ALLOWABLE 300' MAX, 31'-6" PROVIDED
GROUND FLOOR SHOP B101 (F-1): ALLOWABLE 250' MAX, 67' PROVIDED
GROUND FLOOR OFFICE B102 (B): ALLOWABLE 300' MAX, 31'-6" PROVIDED
GROUND FLOOR SHOP C101 (F-1): ALLOWABLE 250' MAX, 68' PROVIDED
GROUND FLOOR OFFICE C102 (B): ALLOWABLE 300' MAX, 31'-6" PROVIDED

SECTION 1018.5 AISLE WIDTH (IN B/M & IN OTHER THAN A/B/M) PER T. 1020.3:
OCC LOAD < 50 = 36" MIN REQUIRED, 36" MIN PROVIDED

SECTION 1028 EXIT DISCHARGE
EXTERIOR EXIT STAIRS DISCHARGE TO OPEN SPACE AT WALKWAY TO PUBLIC WAY

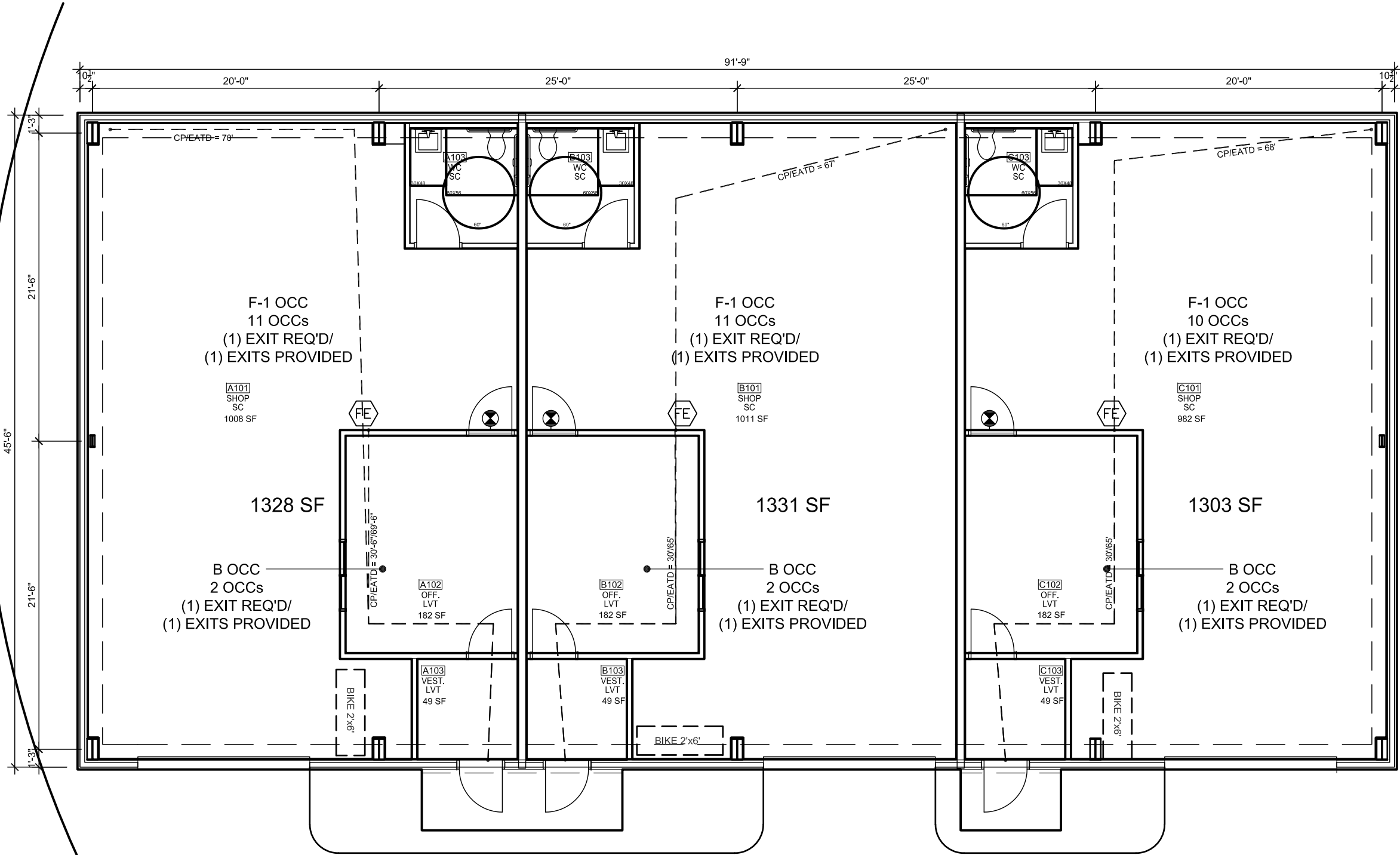
SECT. 1102.1.2.7 VEHICLE SPACES BASED ON O.T.C. 'STANDARDS FOR ACCESSIBLE PARKING' - SEE SITE PLAN
SECT 1104.1 ACCESSIBLE ROUTE TO PUBLIC WAY: AREA OF SAFE DISPERSAL IN PARKING LOT & CONNECTION TO PUBLIC R.O.W.
SECT. 1105.1 ENTRIES ARE ACCESSIBLE
TABLE 1106.1 1 TO 25 PARKING SPACES PROVIDED: 1 ACCESSIBLE SPACE (VAN) REQUIRED; 1 VAN SPACE PROVIDED W/ AISLE & SIGN

TABLE 2902.1 PLUMBING FIXTURE COUNT:
SUITE A (FACT/IND. USE): 13 OCCs (1 WC/100 OCCs, 1 LAV/100 OCCs REQ'D): 1 WC/ 1 LAV PROVIDED
SUITE B (FACT/IND. USE): 13 OCCs (1 WC/100 OCCs, 1 LAV/100 OCCs REQ'D): 1 WC/ 1 LAV PROVIDED
SUITE C (FACT/IND. USE): 12 OCCs (1 WC/100 OCCs, 1 LAV/100 OCCs REQ'D): 1 WC/ 1 LAV PROVIDED

2021 OEESC (ASHRAE 90.1 2019)
SECT. 5.2 AIR LEAKAGE: CONTINUOUS AIR BARRIER REQUIRED, WITH SEALING AT ALL INTERSECTIONS, JOINTS, OPENINGS (PROVIDED)

SECT. 5.4.3 VESTIBULE REQUIRED AT EXTERIOR TO CONDITIONED SPACES (PROVIDED)

T. 5-5.4 BUILDING ENVELOPE REQ'S - CLIMATE ZONE 4
ROOF (METAL BUILDING): R-19 + R-11 LS (OR R-25 + R-8 LS)
WALL (METAL BUILDING): R-0 + R-15.8 cl
SLAB ON GRADE (UNHEATED): R-15 FOR 24"



1 GROUND FLOOR EGRESS PLAN

1/8" = 1'-0"



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REV. REVISION DATE
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CODE STUDY
& GROUND
FLOOR EGRESS
PLAN

ISSUE FOR PERMIT 06/07/2024

A1.1

Schedule								
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	A		7	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	4177	46.6589
	B		3	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T2M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	4267	46.6589

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.5 fc	6.6 fc	0.0 fc	N/A	N/A



Plan View



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**SITE
LIGHTING
PLAN**

DOOR/WINDOW SCHEDULE

DOOR INFO										FRAME			REMARKS	DOOR TYPES							
#	ROOM NAME	NOMINAL SIZE	SWING	TYPE	MAT'L	FINISH	HDWR	RATING	GLAZ. NOTES	TYPE	MAT'L	FINISH									
A101	SHOP OHD	10' X 10'	-	STL	STL	FACT	H4	-	ACRYLIC THERMAL	OHD STL	STL	P	OVERHEAD DOOR COMPANY MOD. 592 THERMACORE SECTIONAL DOOR - OWNER TO VERIFY MANUAL VS POWER OP.								
A102	ENTRY	3'-0"X 6'-10"	LH	GL	AL	FACT	H1	-	TEMPERED	SF	AL	FACT	STOREFRONT ENTRY W/ INSUL GLASS; SIGN ON INT FACE OF FRAME "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"								
A103	OFFICE	3'-0"X 6'-10"	LHR	GL	STL	P	H2	-	TEMPERED	HM	STL	P									
A104	UNISEX	3'-0"X 6'-10"	LHR	FL	WD	ST	H3	-	-	HM	STL	P	.								
A105	VESTIBULE	3'-0"X 6'-10"	LHR	GL	AL	FACT	H1	-	TEMPERED	HM	STL	P	STOREFRONT ENTRY W/ INSUL GLASS; SIGN ON INT FACE OF FRAME "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"								
A101	SHOP OHD	10' X 10'	-	STL	STL	FACT	H4	-	ACRYLIC THERMAL	OHD STL	STL	P	OVERHEAD DOOR COMPANY MOD. 592 THERMACORE SECTIONAL DOOR - OWNER TO VERIFY MANUAL VS POWER OP.								
A102	ENTRY	3'-0"X 6'-10"	LH	GL	AL	FACT	H1	-	TEMPERED	SF	AL	FACT	STOREFRONT ENTRY W/ INSUL GLASS; SIGN ON INT FACE OF FRAME "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"								
A103	OFFICE	3'-0"X 6'-10"	LHR	GL	STL	P	H2	-	TEMPERED	HM	STL	P									
A104	UNISEX	3'-0"X 6'-10"	LHR	FL	WD	ST	H3	-	-	HM	STL	P	.								
A105	VESTIBULE	3'-0"X 6'-10"	LHR	GL	AL	FACT	H1	-	TEMPERED	HM	STL	P	STOREFRONT ENTRY W/ INSUL GLASS; SIGN ON INT FACE OF FRAME "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"								
A101	SHOP OHD	10' X 10'	-	STL	STL	FACT	H4	-	ACRYLIC THERMAL	OHD STL	STL	P	OVERHEAD DOOR COMPANY MOD. 592 THERMACORE SECTIONAL DOOR - OWNER TO VERIFY MANUAL VS POWER OP.								
A102	ENTRY	3'-0"X 6'-10"	LH	GL	AL	FACT	H1	-	TEMPERED	SF	AL	FACT	STOREFRONT ENTRY W/ INSUL GLASS; SIGN ON INT FACE OF FRAME "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"								
A103	OFFICE	3'-0"X 6'-10"	LHR	GL	STL	P	H2	-	TEMPERED	HM	STL	P									
A104	UNISEX	3'-0"X 6'-10"	LHR	FL	WD	ST	H3	-	-	HM	STL	P	.								
A105	VESTIBULE	3'-0"X 6'-10"	LHR	GL	AL	FACT	H1	-	TEMPERED	HM	STL	P	STOREFRONT ENTRY W/ INSUL GLASS; SIGN ON INT FACE OF FRAME "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"								
HARDWARE GROUPS BY FUNCTION													ABBREVIATIONS								
1. ALUM. STOREFRONT ENTRY DOOR: THERMALLY BROKEN ALUMINUM FRAME SYSTEM W/ CYLINDER LOCK, GASKETED FRAME, FRAME-MTD CLOSER, WEATHER PROOF ACCESSIBLE THRESHOLD, COORD ACCESS CONTROLS W/ OWNER										AL ALUMINUM		FACT FACTORY		GL GLASS/GLAZED		P PAINTED		STL STEEL		TB THERM. BROKEN	
2. OFFICE DOOR: LEVER HANDLE W/ CYLINDER LOCK OUTSIDE, ACCESSIBLE LEVER-UNLOCK INSIDE, FRAME SILENCERS, STD-DUTY BUTTS										F FULL		HM HOLLOW-METAL		SF STOREFRONT (ALUM)		ST STAINED		WD WOOD			
3. TOILET ROOM DOOR: LEVER HANDLE OUTSIDE, ADA-COMPLIANT LEVER-LOCK INSIDE, OCCUPIED INDICATOR, HEAVY-DUTY BUTTS, FRAME SILENCERS, 12"x30" BRUSHED STAINLESS KICK PLATE										DOOR + FRAME NOTES:											
4. COILING DOOR: CYLINDER LOCK AND MANUAL OPERATOR ON INSIDE, WEATHER-PROOF THRESHOLD & THERMAL GASKET ON BOTTOM EDGE OF DOOR										1. DOOR HARDWARE TO BE MOUNTED AT 34" AFF MIN, 48" AFF MAX.											
										2. COORDINATE LOW-VOLTAGE SYSTEMS & ACCESS CONTROLS W/ OWNER											
										3. EGRESS DOORS TO OPEN FROM WITHIN WITHOUT KEY OR SPECIAL KNOWLEDGE, COORD ACCESS CONTROLS TO ALLOW DOORS TO ALWAYS OPEN FROM WITHIN											
										4. ENERGY CODE REQUIREMENTS FOR EXTERIOR DOORS: SWINGING U-0.37 MIN; ROLL-UP/SLIDING U-0.50 MIN;											
										5. ALL DOOR OPENINGS TO MEET AIR LEAKAGE REQUIREMENTS & TO BE SEALED AGAINST AIR LEAKAGE PER ASHRAE 90.1											
										6. SEE 687/A8.1 FOR FRAMING DETAILS AT INTERIOR HW DOOR FRAMES											

LEGEND

101

OFFICE

SC

ROOM NUMBER

ROOM NAME

FLOOR FINISH (Vfy W/ OWNER PRIOR TO ORDERING):

SC (SEALED CONCRETE NON-SLIP FINISH)

LVT-1 (LUXURY VINYL TILE - CLICK-LOCK); SHAW FLOORTE 0455V RANIER "HARBOUR BAY 5030"; INSTALL PER MFR RECOMMENDATIONS OVER LEVEL PLYWD (GLUED & NAILED) SUBFLOOR; INSTALL PTD WOOD 1X4 BASE (EBONY MINWAX STAIN W/ SATIN FINISH)

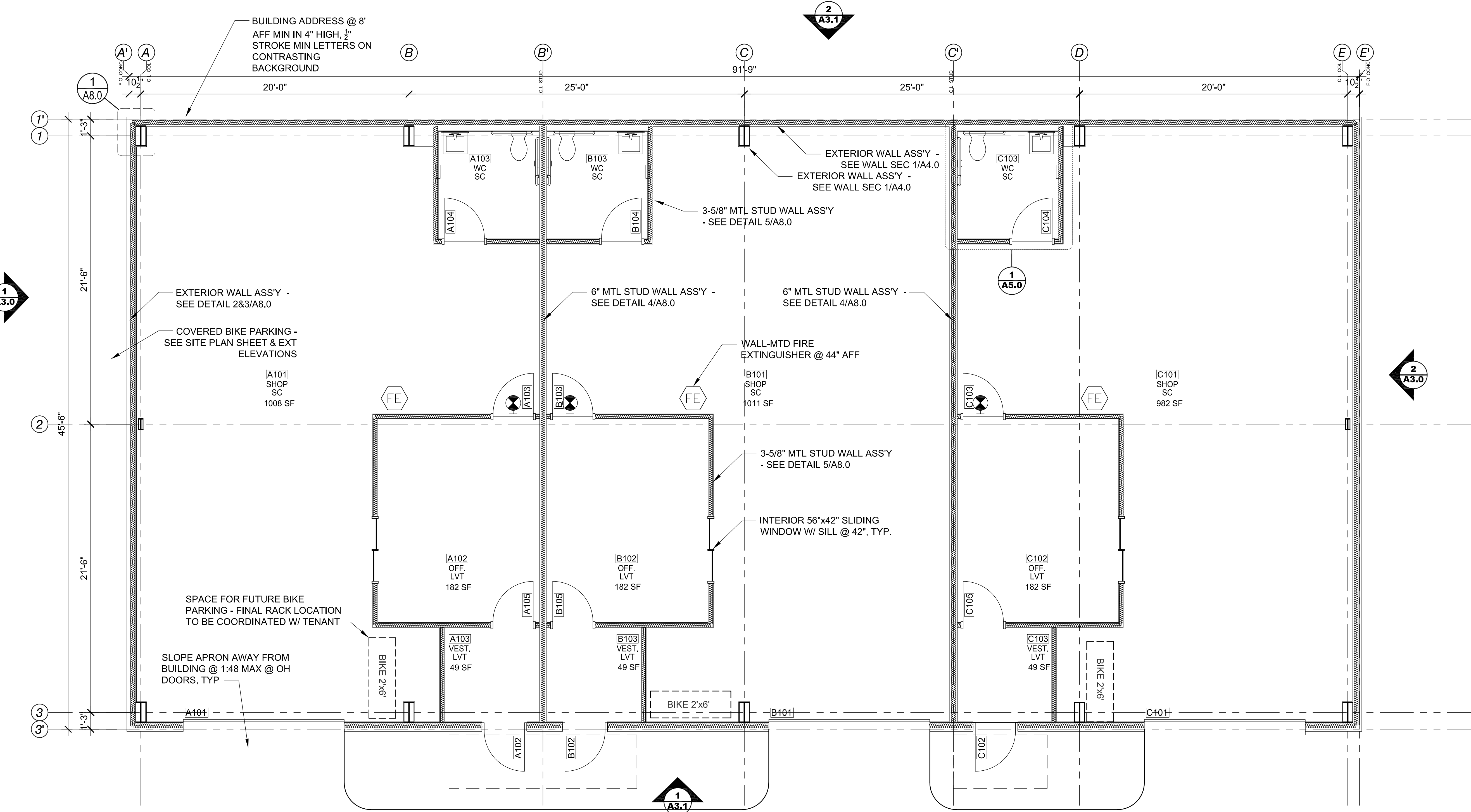
CPT-1 (CARPET SQUARES); MOHAWK COLOR BALANCE TILE 949 CONCRETE 12"x36" CARPET SQUARES ON LEVEL SUBFLOOR; INSTALL 4" RUBBER BASE (ARMSTRONG BLACK-BROWN R4854)

INSTALL LOW-PROFILE TRANSITION STRIPS AT TRANSITION BETWEEN FLOORING FINISHES - SEE 3/A8.1



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1 FLOOR PLAN

1/4" = 1'-0"

ISSUE FOR PERMIT 06/07/2024



CIPOLE ROAD
COMMERCIAL BUILDING
19452 CIPOLE ROAD
TUALATIN, OR 97062

REV. REVISION DATE

09/01/23

FLOOR
PLAN

A2.0



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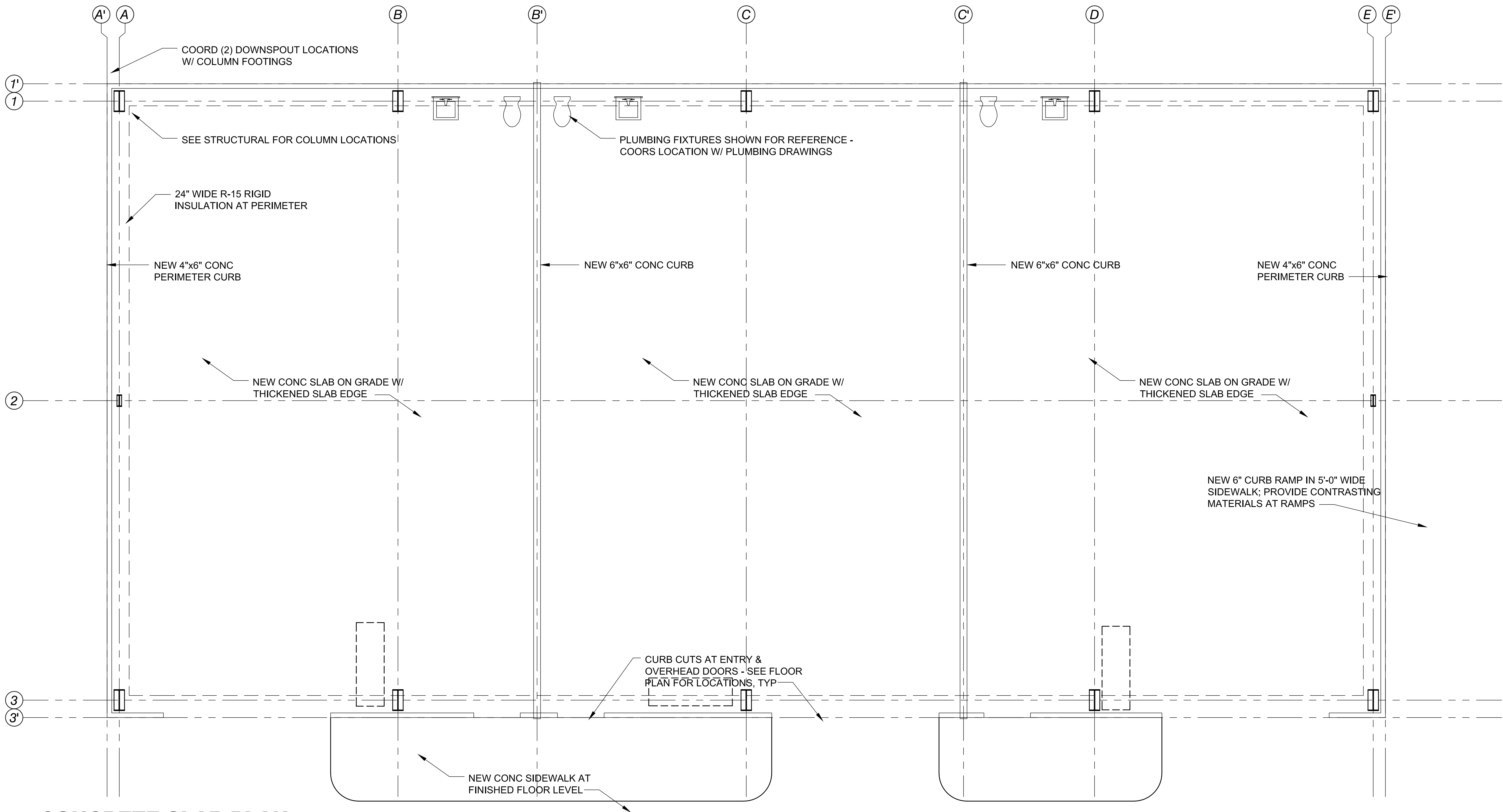


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ARCH'L SLAB PLAN

A2.1

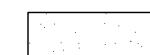
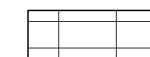
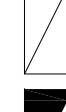


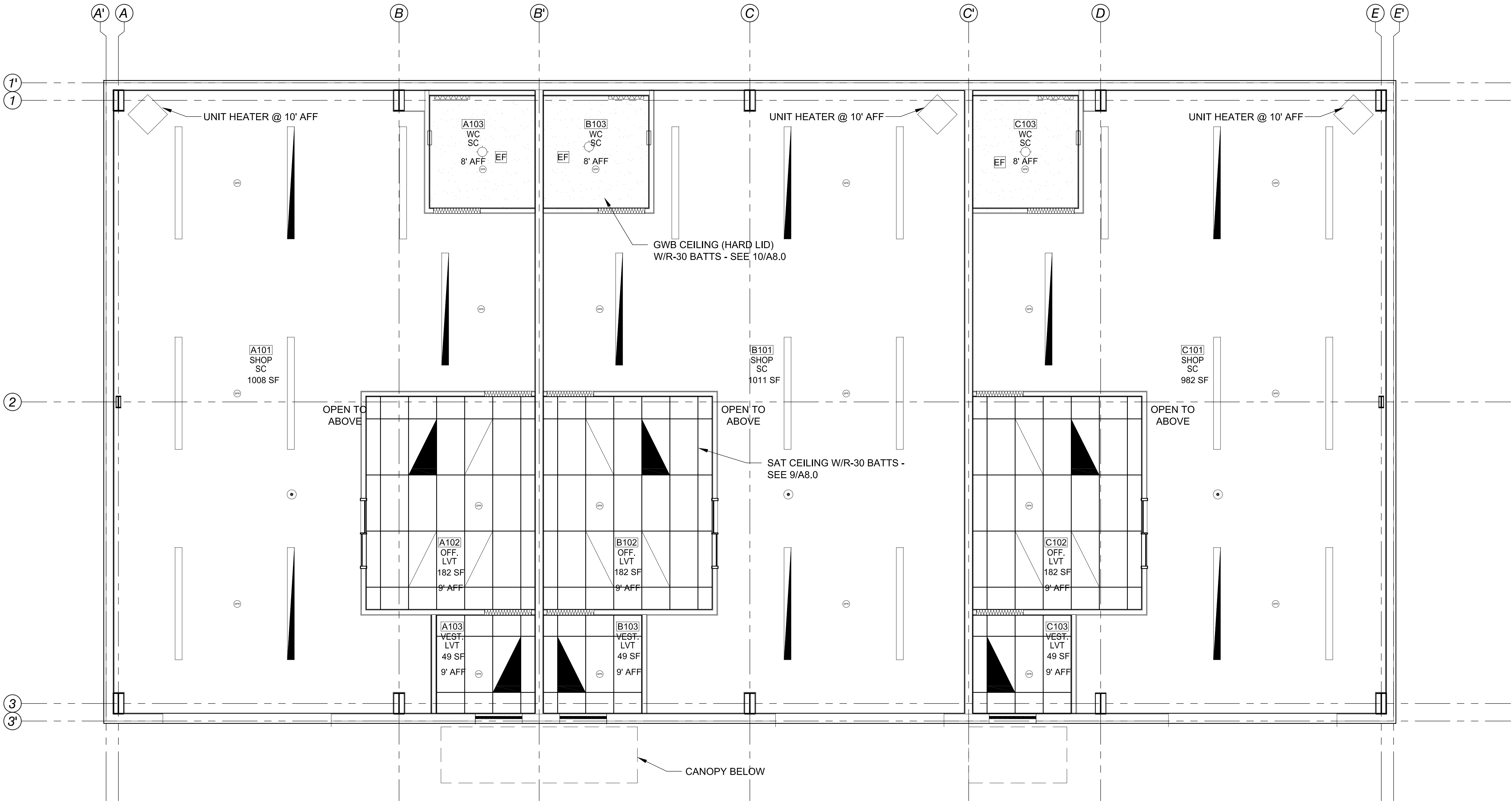
1 CONCRETE SLAB PLAN

1/4" = 1'-0"

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RCP LEGEND

-  NEW GWB CEILING (MR SHEETROCK @ BATHROOMS)
-  NEW SUSPENDED CEILING GRID SYSTEM - SEE 14/A8.1
-  SMOKE DETECTOR (CONNECT TO BUILDING POWER, INTERCONNECT ALL DETECTORS)
-  4" LED DOWNLIGHT (WET AREA RATED AT RESTROOMS & KITCHEN)
-  4" OUTDOOR RATED LED DOWNLIGHT
-  EXHAUST FAN W/ WALL-MTD MANUAL SWITCH
-  BUILDING-MOUNTED LED LIGHT W/ LIGHT POLLUTION CUT-OFF BAFFLE TO DIRECT LIGHT DOWNWARD
-  WALL-MTD LED VANITY LIGHT OVER MIRROR (WET AREA RATED)
-  2X4 LED LIGHT PANEL (LOW-PROFILE)
-  2X4 LED LIGHT PANEL LOW-PROFILE ON EMERGENCY CIRCUIT
-  LINEAR LED LIGHT PANEL @ 12' AFF
-  SPRINKLER HEAD (FINAL LAYOUT BY SPRINKLER DESIGNER IN DEF'D SUBM.)





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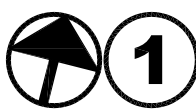


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REFLECTED
CEILING
PLAN

A2.2

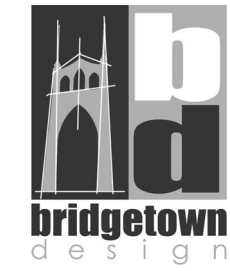


REFLECTED CEILING PLAN

LIGHTING & HVAC LAYOUT PROVIDED AS DESIGN REFERENCE ONLY - SEE MECHANICAL & ELECTRICAL DRAWINGS FOR MORE INFORMATION

1/4" = 1'-0"

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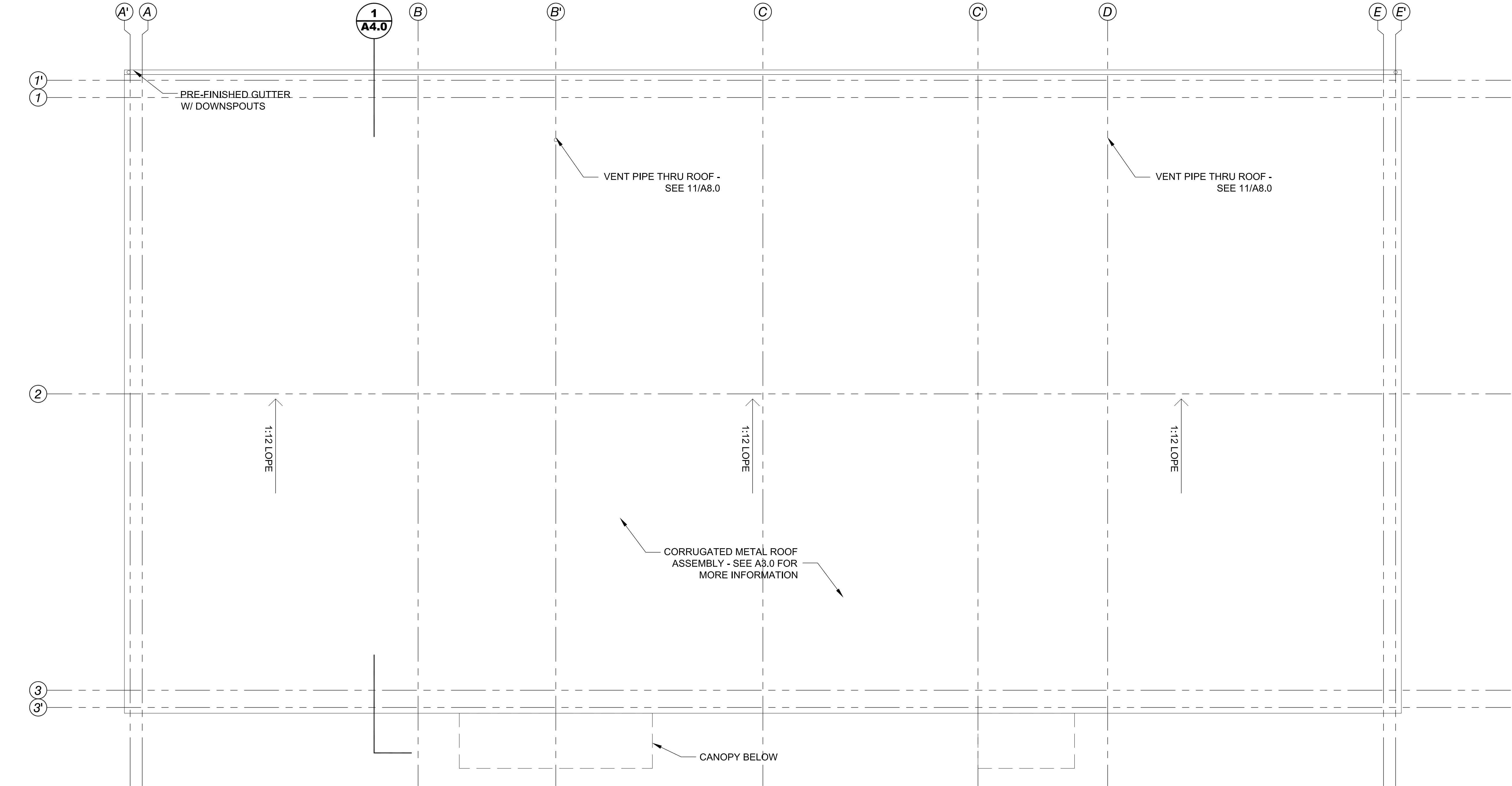


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ROOF
PLAN

A2.3



1 ROOF FLOOR PLAN

1/4" = 1'-0"

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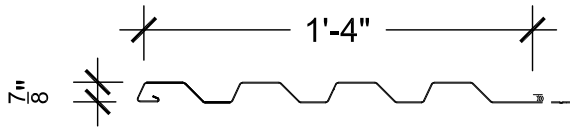


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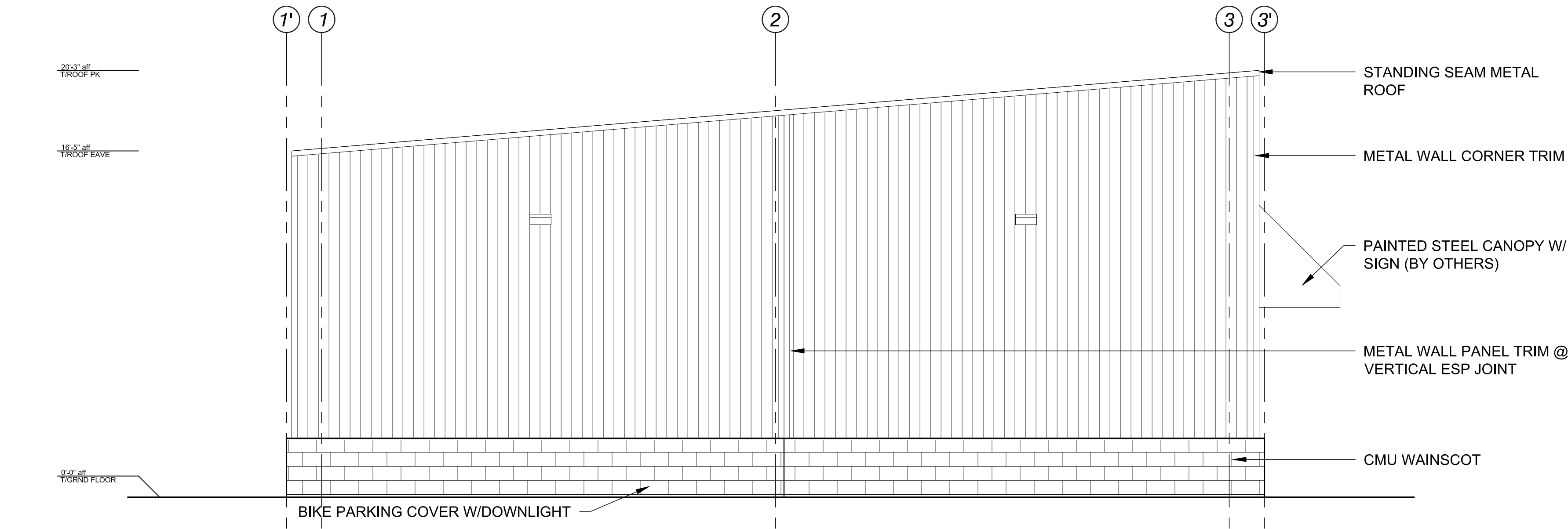
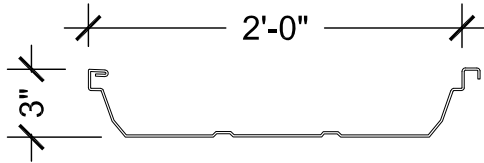
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EXTERIOR MATERIALS

METAL SIDING: 24 GA. MBCI MASTERLINE 16 HIDDEN-FASTENER SIDING PANELS IN CHARCOAL GRAY, W/ MATCHING TRIM PIECES

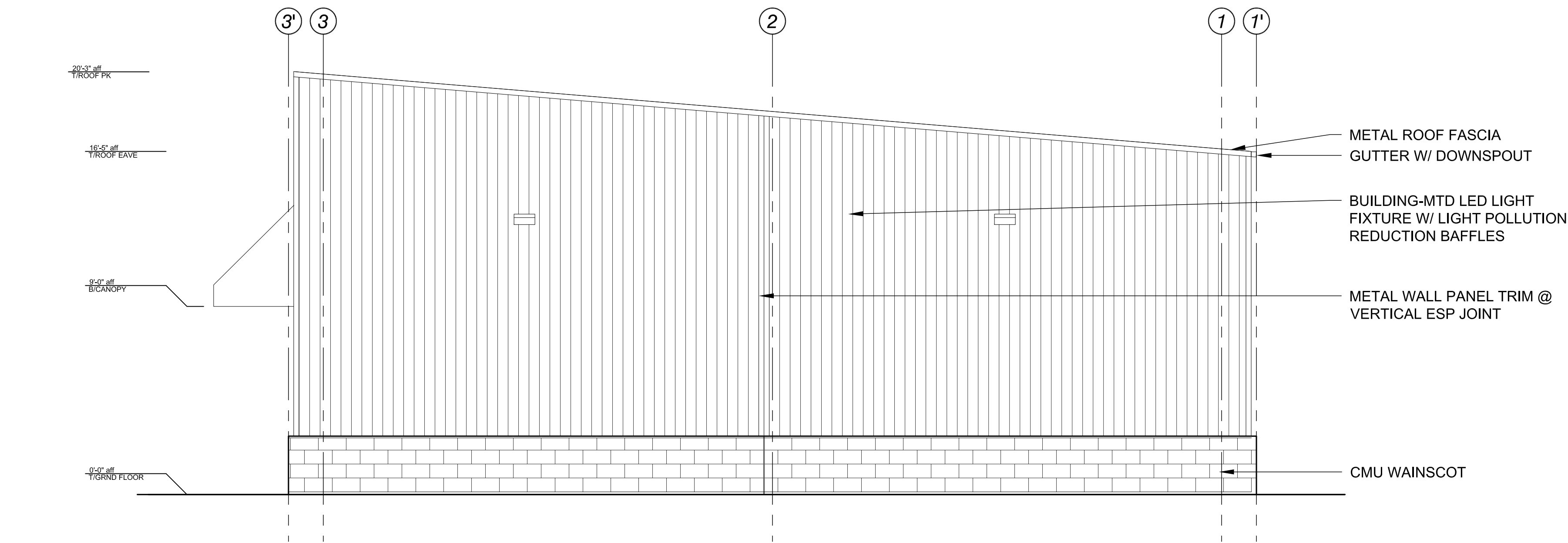


METAL ROOF: 24 GA. MBCI DOUBLE-LOK STANDING SEAM ROOF PANELS IN SLATE GRAY, W/ INTEGRAL BOX GUTTER & MATCHING TRIM PIECES



2 EXTERIOR ELEVATION - SOUTH
SEE FLOOR PLANS FOR WINDOW & DOOR DESIGNATIONS

1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SEE FLOOR PLANS FOR WINDOW & DOOR DESIGNATIONS

1/4" = 1'-0"



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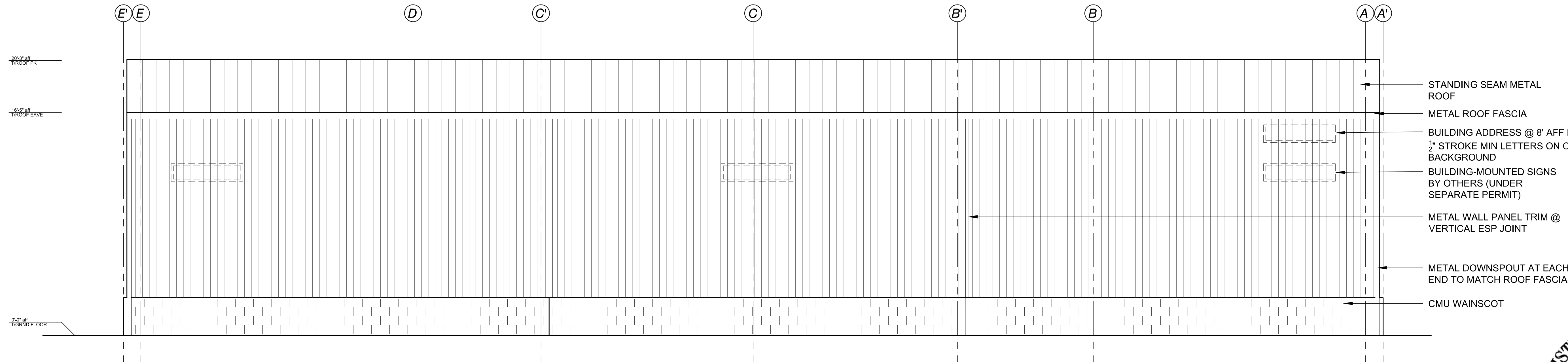
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**EXTERIOR
ELEVATIONS
SOUTH &
NORTH**



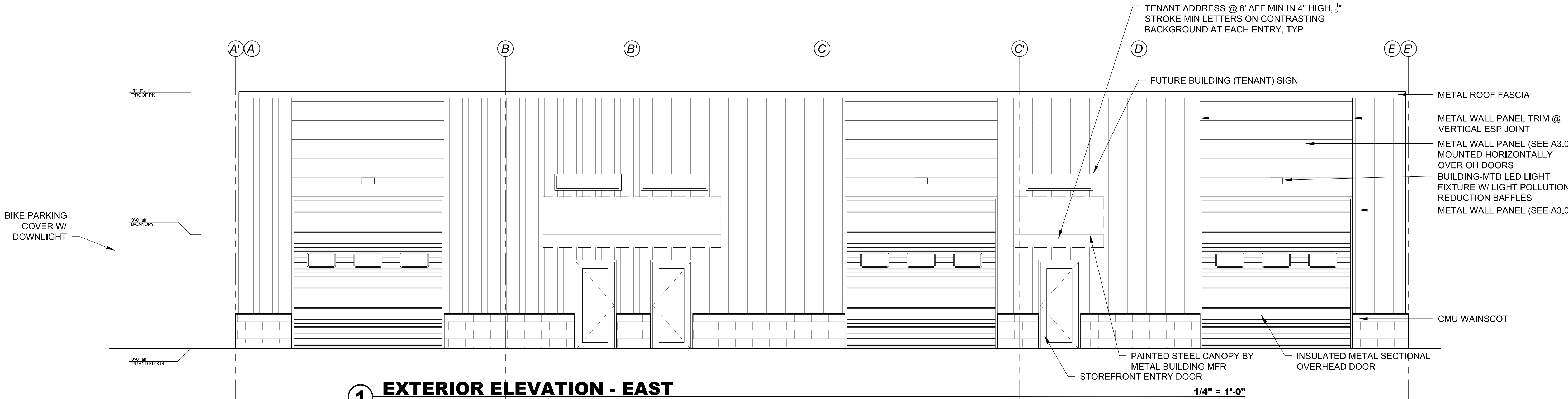
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2 EXTERIOR ELEVATION - WEST
SEE FLOOR PLANS FOR WINDOW & DOOR DESIGNATIONS

1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SEE A3.0 FOR MORE INFORMATION

1/4" = 1'-0"

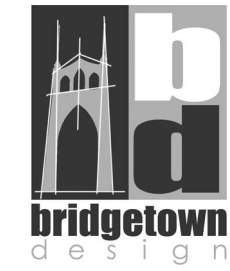
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**EXTERIOR
ELEVATIONS
WEST &
EAST**

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A3.1

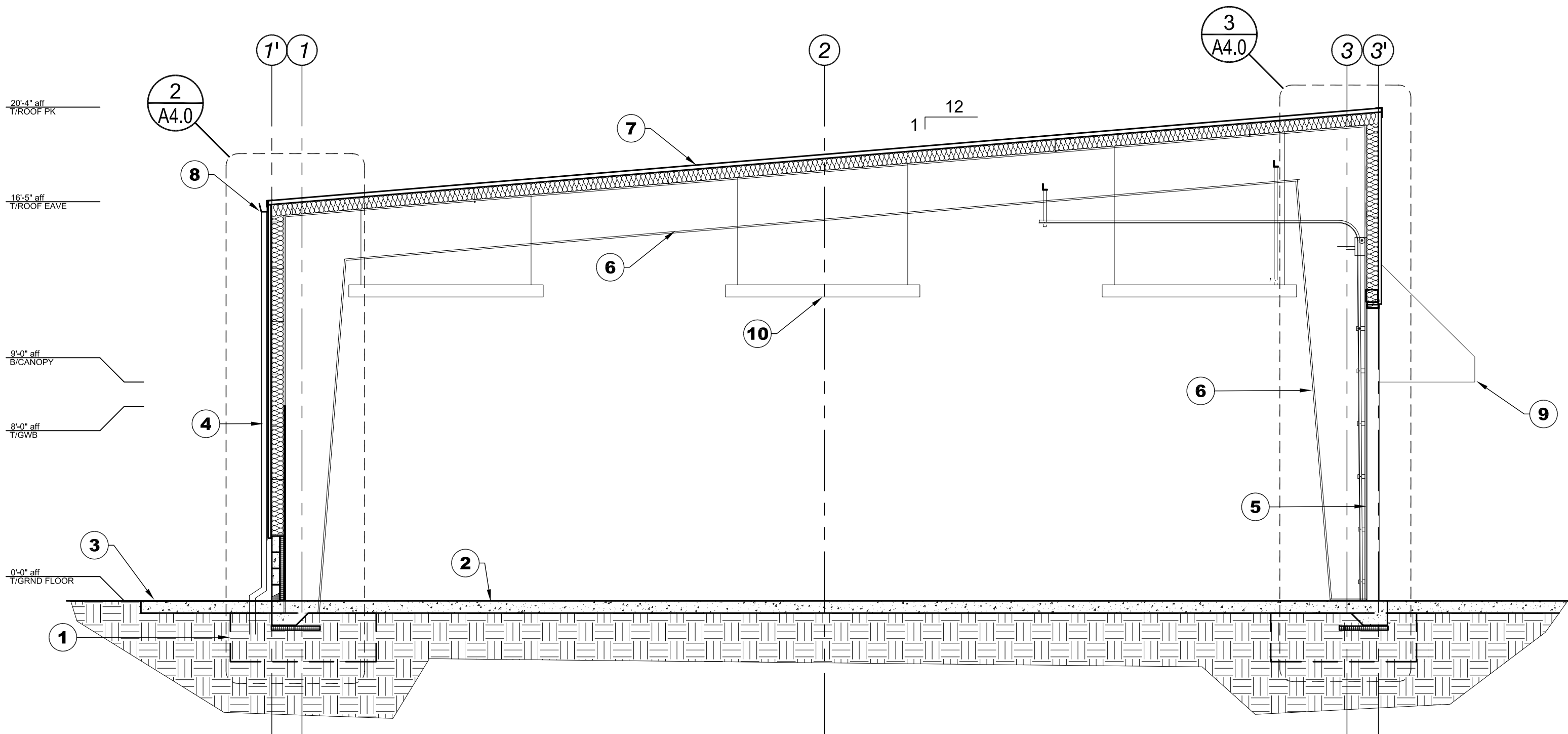


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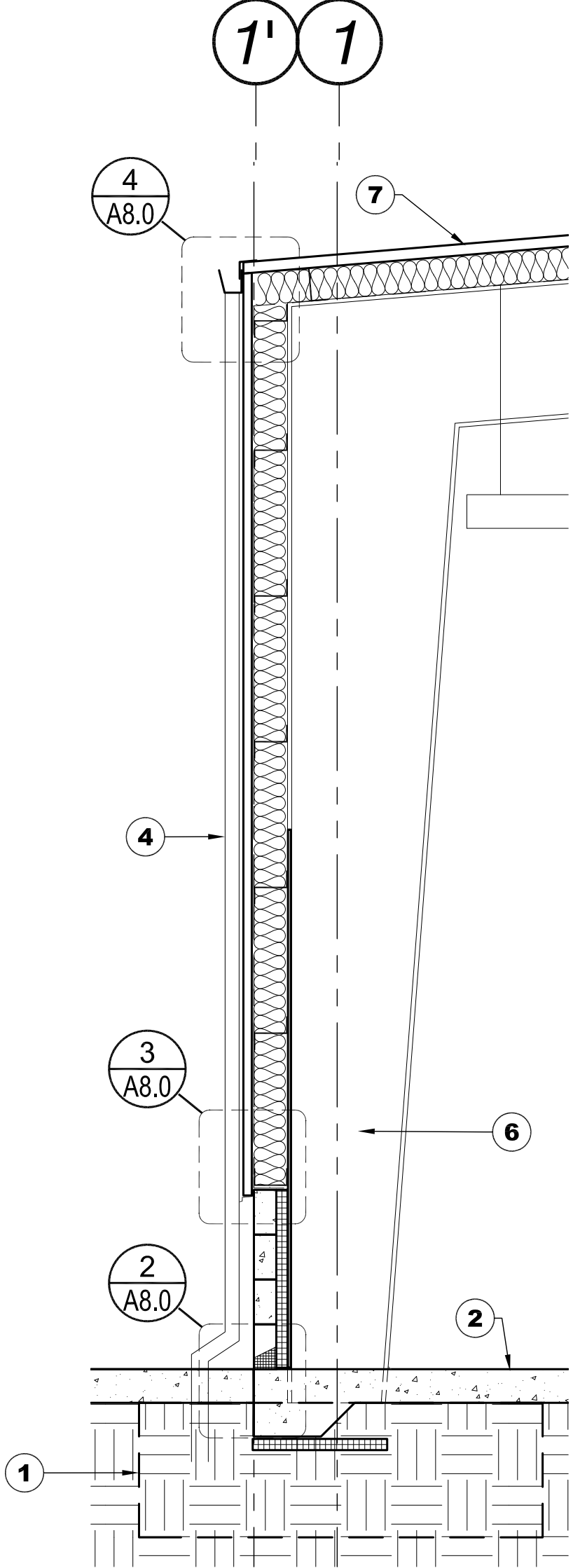
KEYNOTES

- 1. CONCRETE FOUNDATION AT METAL BUILDING COLUMNS
- 2. CONCRETE SLAB ASSEMBLY W/ THICKENED EDGE, 8"x1 1/2" CURB (W/4X4 WWF MESH) ON GRADED FILL W/ VR
- 3. SLOPE ADJACENT GRADE AWAY FROM BUILDING @ 1:50 MAX
- 4. EXTERIOR WALL ASSEMBLY - SEE 2&3/A8.0
- 5. SECTIONAL OVERHEAD DOOR ASSEMBLY
- 6. METAL BUILDING COLUMNS/ROOF STRUCTURE
- 7. CORRUGATED METAL ROOF ON PURLINS
- 8. GUTTER & DOWNSPOUT - MATCH EXTERIOR TRIM COLOR; TIE TO STORM SYSTEM (SEE CIVIL)
- 9. STEEL CANOPY BY METAL BUILDING MFR
- 10. SUSPENDED LED LIGHT FIXTURES - SEE RCP



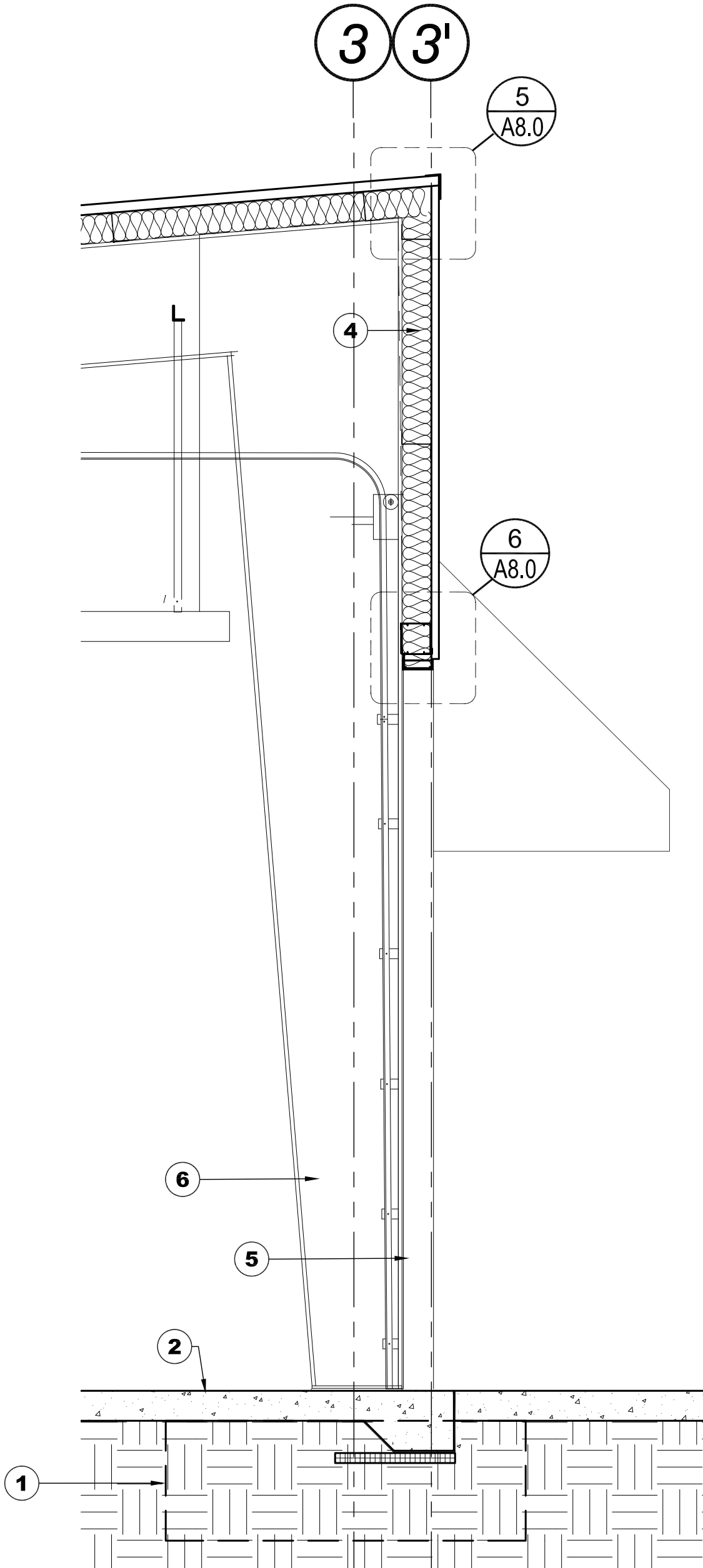
1 BUILDING SECTION

1/4" = 1'-0"



2 WALL SECTION

1/2" = 1'-0"



3 WALL SECTION

1/2" = 1'-0"



CIPOLE ROAD
COMMERCIAL BUILDING
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TUALATIN, OR 97062

REV.	REVISION DATE
1	09/01/23

BUILDING
& WALL
SECTIONS

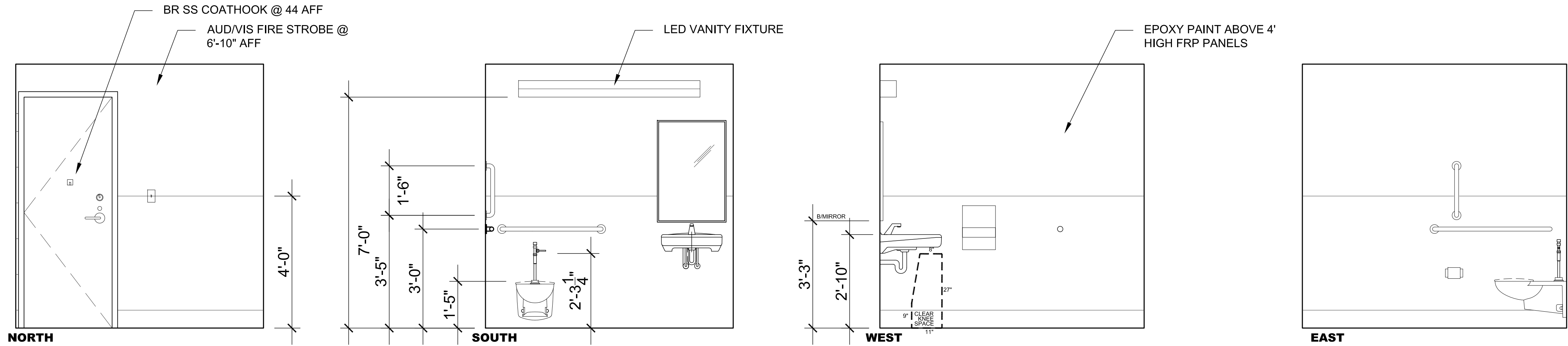
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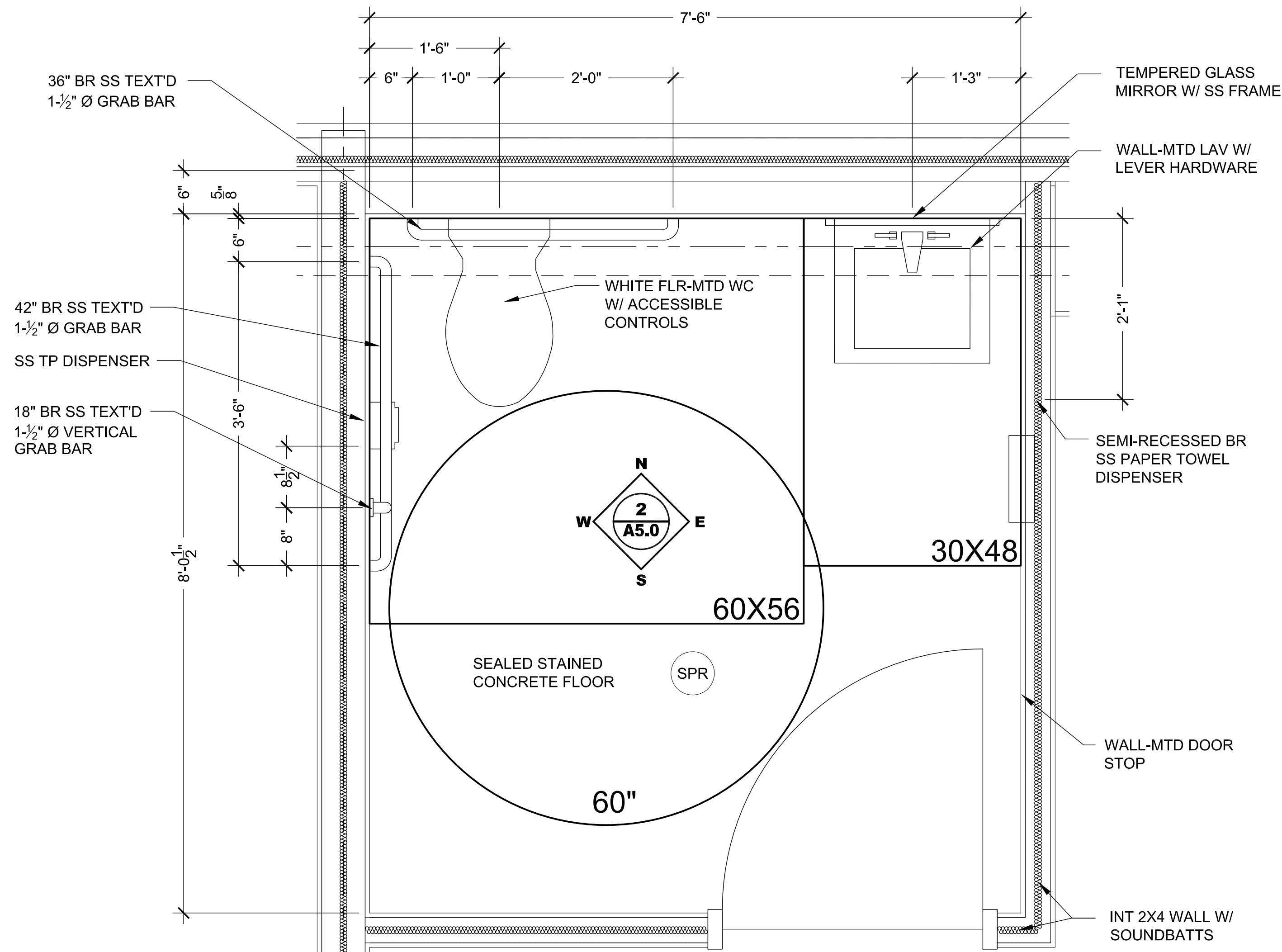
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2 INTERIOR ELEVATIONS
@ BATHROOM

1/2" = 1'-0"



1 ACCESSIBLE (UNISEX) RESTROOM PLAN
SEE 8/A5.0 FOR GRAB BAR BLOCKING DETAIL

1" = 1'-0"



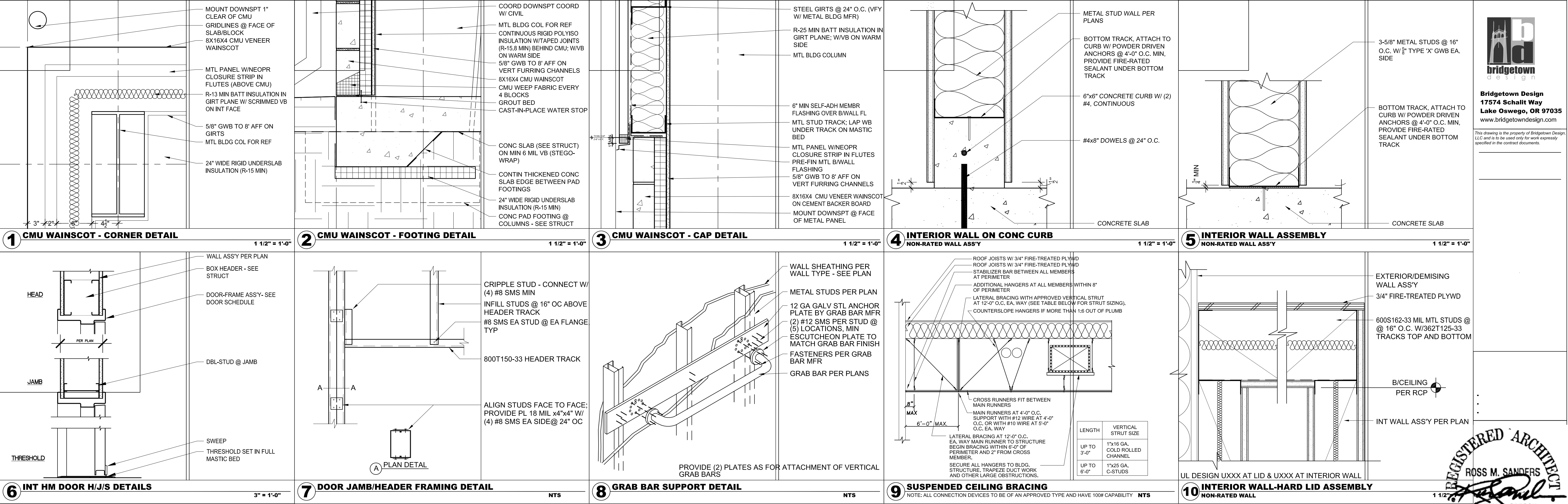
**CIPOLE ROAD
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REV.	REVISION DATE
1	

**ENLARGED
PLANS & INT
ELEVATIONS**

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A5.0



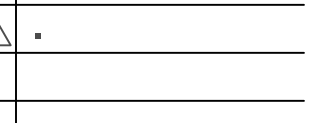
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CIPOLE ROAD
COMMERCIAL BUILDING
19452 CIPOLE ROAD
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REV. REVISION DATE



DETAILS

CIPOLE ROAD COMMERCIAL

19452 SW CIPOLE ROAD

OWNER:

W.H. SHIPMAN (KIMO LEE)

16127 LAPAAU ROAD

kEAAU, HI. 96749

CIVIL ENGINEER:

SISUL ENGINEERING

375 PORTLAND AVE.

GLADSTONE, OR. 97027
(503) 657-0188

CONTACT: TOM SISUL

EMAIL: TOMISUL@SISULENGINEERING.COM

GENERAL CONTRACTOR:

***T.S. CONSTRUCTION
MANAGEMENT***

9760 SW TIGARD STREET

TIGARD, OR 97062

CITY OF TUALATIN CONTACTS

INSPECTOR

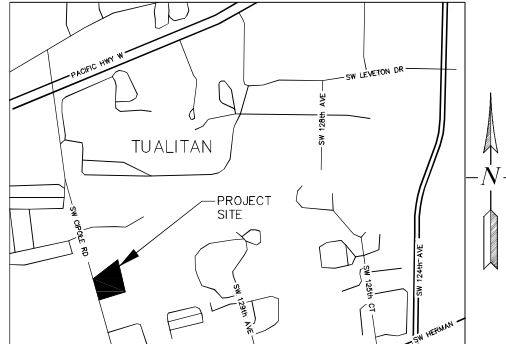
INSPECTOR

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU
TO FOLLOW RULES ADOPTED BY THE
OREGON UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH IN OAR
952-001-0010 THROUGH OAR
952-001-0090. YOU MAY OBTAIN
COPIES OF THE RULES BY CALLING THE
CENTER. (NOTE: THE TELEPHONE NUMBER
FOR THE OREGON UTILITY NOTIFICATION
CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig  Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

VICINITY MAP

N.T.S

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON WASHINGTON COUNTY BENCHMARK 346, BEING A BRASS DISK MARKED "W 209 1934", SET IN CONCRETE ON HWY 99W, ELEVATION BEING 172.479, NGVD 29 DATUM.

INDEX

<u>SHEET</u>	<u>DESCRIPTION</u>
C0	COVER SHEET
C1	EXISTING CONDITIONS AND DEMO PLAN
C2	SITE PLAN
C3	PRELIMINARY ONSITE GRADING PLAN
C4	FRONTAGE IMPROVEMENTS

MOST RECENT REVISION TO THIS SET OF PLANS:
6-19-25 for Land Use application



REVISIONS	BY
-19-25 DD WQ SWF	JMF

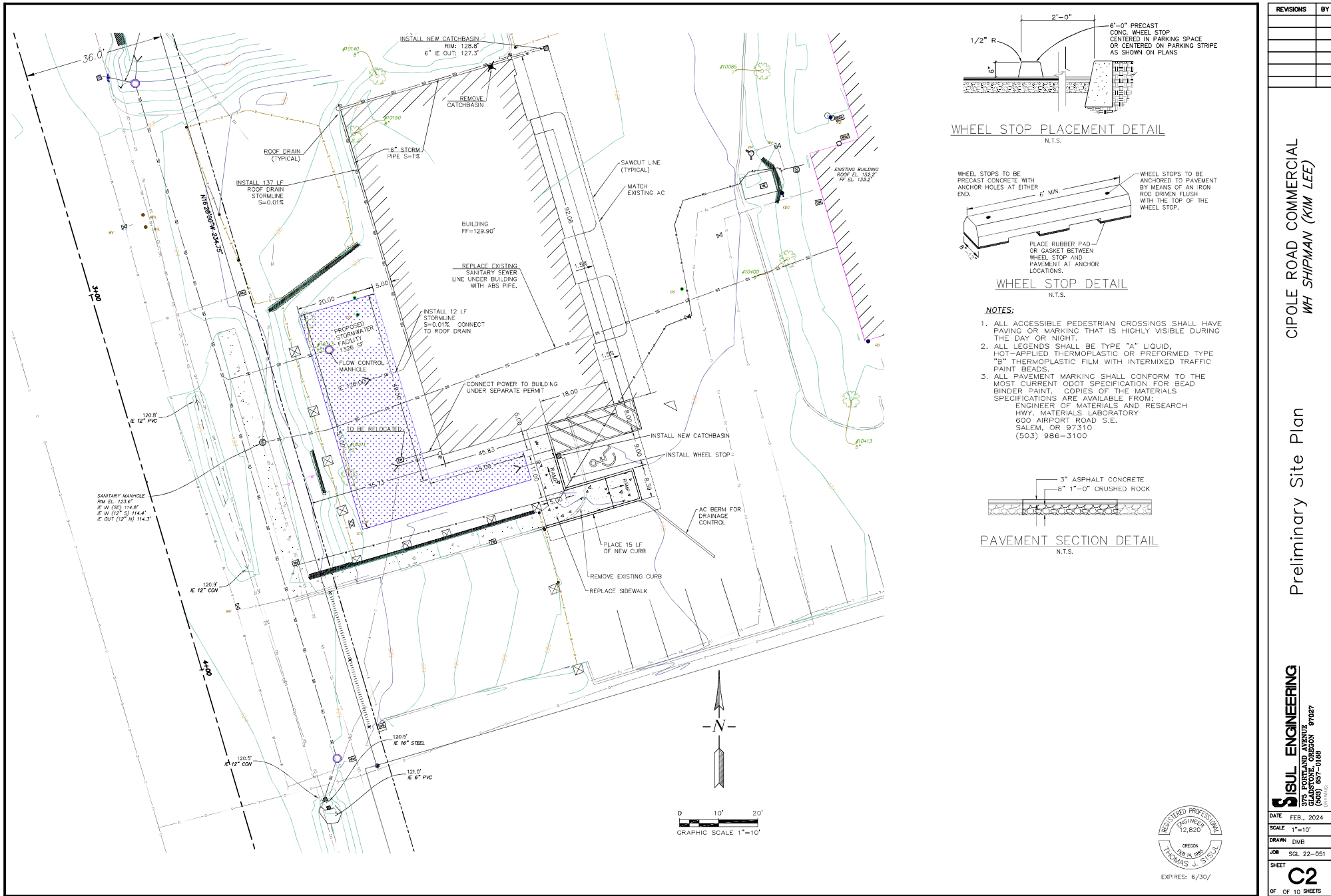
CIPOLE ROAD COMMERCIAL
WH SHIPMAN (KIM LEE)

Cover

ISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	FEB., 2024
SCALE	AS SHOWN
DRAWN	DMB
NO	SGL 22-051

SHEET
C0
OF 4 SHEETS



REVISIONS	BY

CIPOLE ROAD COMMERCIAL
WH SHIPMAN (KIM LEE)

Preliminary Site Plan

SISUL ENGINEERING
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GLADSTONE, OREGON 97027
(503) 857-0186

DATE: FEB., 2024
SCALE: 1"=10'
DRAWN: DMB
JOB: SGL 22-051
SHEET: **C2**
OF 10 SHEETS

EXPIRES: 6/30/

