

2 SPECULATIVE LIGHT INDUSTRIAL BUILDINGS

TUALATIN, OREGON

[illegible]

PROJECT DESCRIPTION:	
TWO NEW SPECULATIVE LIGHT INDUSTRIAL BUILDINGS (6000 & 3200 SF RESPECTIVELY), BUILDINGS TO BE METAL BUILDINGS WITH A 4'4" SILL-PLATE CAN OVERHUNG. THE LARGER BUILDING WILL HAVE (2) GRADE-LEVEL OVERHEAD DOORS WHILE THE OTHER WILL HAVE (2).	
SITE AND ZONING INFORMATION:	
PROJECT ADDRESS:	1025 SUTHERLAND AVE. TUALATIN, OR 97062 LOT 6 PRIMEVER INDUSTRIAL PARK
LEGAL DESCRIPTION:	T10D T2523200401 STATE ID: 5 25 23 CB 00401 TAX ACCOUNT NUMBER: 24004930
PROJECT TYPE:	NEW BUILDING
SITE AREA:	35.078 (8 ACRES)
NEIGHBORHOOD:	N/A
WETLAND PROTECTION DISTRICT:	WETLANDS IS LOCATED WITH IN THE HEDGES CREEK WETLAND PROTECTION DISTRICT. 12.50% OF TOTAL AREA

[illegible]

BUILDING CODE ANALYSIS	
OCCUPANCY:	GROUP (B) BUSINESS S-1 (MODERATE HAZARD STORAGE)
CONSTRUCTION TYPE:	I-B (NONSPRINKLER)
SITE AREA:	35,078 SQ FT
BUILDING FOOTPRINT:	BUILDING A - 4,278 SF BUILDING B - 3,286 SF TOTAL - 7,564 SF
WETLAND BUFFER:	17,124 SQ FT
IMPERVIOUS AREA:	15,28 SF = 1.28% (BUILDING) + 24% (PARKINGWAY/PAVING)
GOVERNING CODES:	TULALIP DEVELOPMENT CODE
APPLICABLE BUILDING CODE:	2002 ORDINANCE STRUCTURAL SPECIALTY CODE 2002 ORDINANCE ELECTRICAL SPECIALTY CODE 2002 ORDINANCE MECHANICAL SPECIALTY CODE 2002 ORDINANCE PLUMBING SPECIALTY CODE 2002 ORDINANCE FIRE SPECIALTY CODE 2002 ORDINANCE ELEVATOR SPECIALTY CODE 2002 ORDINANCE FREQUENCY SPECIALTY CODE 2002 ORDINANCE FLOOD

OWNER INFORMATION:

KEVIN PACE
19602 Duxy Court
West Linn, Oregon 97008
503-656-2187
kpace@comcast.net

GENERAL CONTRACTOR INFORMATION:

DAN JEROME
TE CONSTRUCTION
6034-147101
dan@teconstruction.com
www.teconstruction.com
CSB #

ARCHITECT / LANDSCAPE DESIGNER

TRAVIS NEISEN, RA
FOCLIC
608-448-9810
travis@travis@gmail.com

STRUCTURAL ENGINEER

JEFFREY GAVELIN, PE
NEST STRUCTURAL
506-596-6242
jgavelin@neststructural.com

CIVIL ENGINEER

TOM SIBUL
SIBUL ENGINEERING
503-653-0189
toms@travisengineering.com

3. THE DRAWINGS REPRESENT DESIGN INTENT ONLY AND DO NOT NECESSARILY REFLECT EXACT FIELD CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MEASUREMENTS OF THE EXISTING CONDITIONS AND MEASUREMENTS OF THE EXISTING CONDITIONS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
4. ALL WORK SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL LAWS, ORDINANCES, APPLICABLE STATE, CITY AND COUNTY CODES, STATUTES, REGULATIONS AND ORDINANCES.
5. DO NOT SCALE OFF THE DRAWINGS. IF NEEDED, THE ARCHITECT SHOULD BE REQUESTED FOR SCALE CLARIFICATION.
6. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE UNLESS NOTED OTHERWISE.
7. PROVIDE ALL WORK IDENTIFIED IN THESE PERMIT DOCUMENTS IN THE CONFIGURATION SHOWN, DO NOT DEVIATE FROM THESE CONFIGURATIONS WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE BUILDING COMMISSION.
8. PROTECT PROPERLY ADJACENT PROPERTY AND BUILDING MATERIALS.
9. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ARCHITECT. THE DESIGNER SHALL EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS OF CONCERN AND THE ARCHITECT SHALL BE RESPONSIBLE WILL HAVE (5) WORKING DAYS TO REVIEW SUCH SUBMITTALS.
10. CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL

[illegible]

SHEET LIST		
NUMBER	NAME	ARCHITECTURAL REVIEW
CD.01	STORMWATER PLAN	-
CD.02	SANITARY SEWER AND UTILITY PLAN	-
CD.03	STORMWATER EROSION CONTROL PLAN & NOTES	-
CD.04	STORMWATER EROSION CONTROL STANDARD DETAILS	-
AL.00	PROJECT INFORMATION	-
AL.02	SITE PLAN	-
AL.03	LANDSCAPE PLAN	-
AL.05	FLOOR PLAN-LEVEL 1	-
AL.01	ROOF PLAN	-
AL.01	ELEVATIONS	-

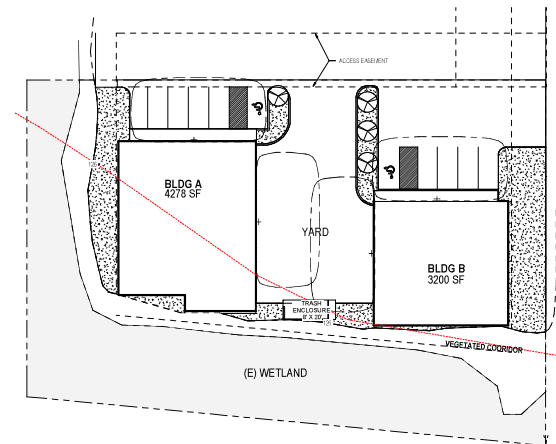
FIRE SPRINKLER	NOT APPLICABLE
FIRE ALARM/DETECTION	NOT APPLICABLE
Mechanical	SEPARATE
PLUMBING	SEPARATE
ELECTRICAL	SEPARATE
EQUIPMENT ANCHORAGES	SEPARATE

NOTE: SEPARATE PERMITS REQUIRED FOR DEFERRED SUBMITTALS. DESIGN BUILDERS ARE RESPONSIBLE FOR THE DESIGN OF THEIR SYSTEM AND COMPONENTS. ELEMENTS SHOWN ON THIS SHEET ARE SCHEMATIC ONLY. PROVIDE DEFERRED SUBMITTALS TO ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL.

NOT APPLICABLE
NOT APPLICABLE
SEPARATE
SEPARATE
SEPARATE
SEPARATE

Project:
LOT 9
19225 SW TETON AVE.
TUALATIN, OR 97062
Archited:
foci
Owner:
KEVIN FINE
TBD

General Contractor:
CARSON FIFE
TS CONSTRUCTION MGMT
9760 SW TIGARD ST.
TIGARD, OR 97223
T: 503-517-8701



① $1^{\circ} = 20^{\circ} - 0^{\circ}$

ADA PARKING SPACE

+ BUILDING MOUNTED LIGHT FIXTURE -
MOUNT AT 130" ABOVE FINISH FLOOR
LED WALL 'DIRECTOR' BY KIM LIGHTING

1. CONTRACTOR SHALL VERIFY & CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. BOLLARDS SHOWN ILLUSTRATE APPROXIMATE ZPC POSITION IN PARKING AND ACCESSIBLE AREAS.
3. ALL LIGHTING SHOWN SHALL BE MODIFIED WITH CUTOFF FIXTURES AS REQUIRED TO PREVENT LIGHT FROM SHINING OFF DEVELOPED AREA.
4. ALL LIGHT SOURCE TO BE LED.
5. SEE FIXTURE CUS-SHEETS FOR ADDITIONAL INFORMATION.

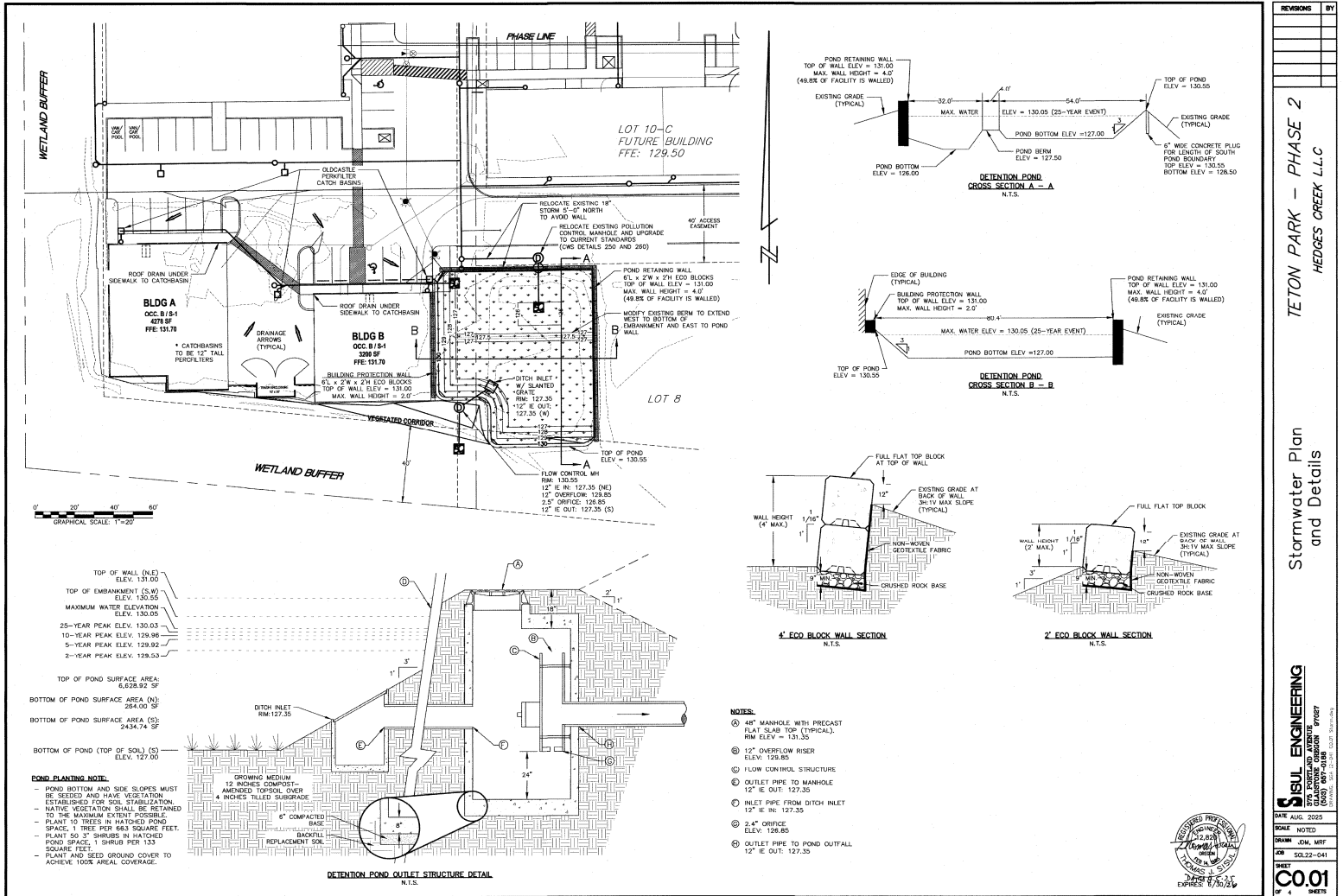
Date	Issue
7-24	AR REVIEW

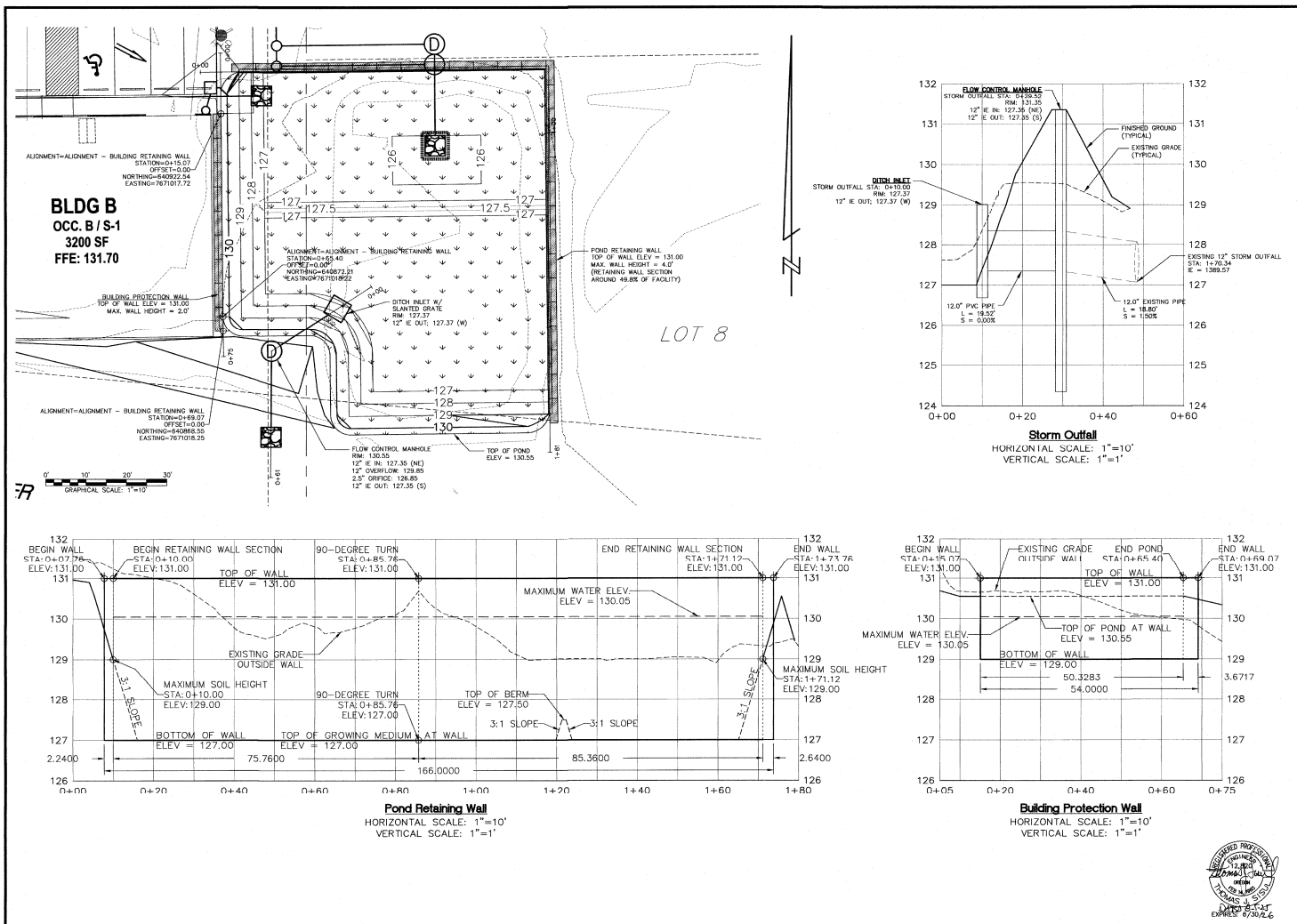
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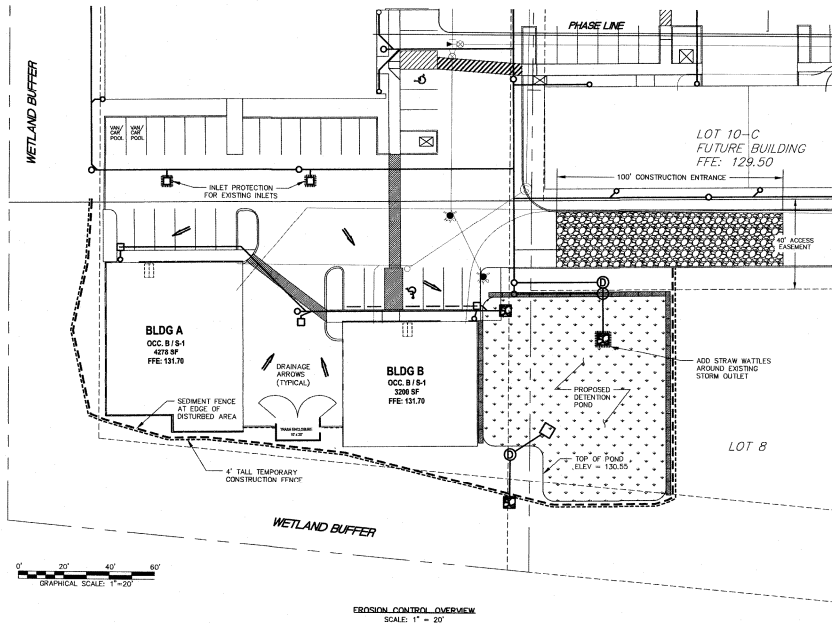
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 Drawn By: Author
 Check By: Checker

PROJECT
INFORMATION
A0.00

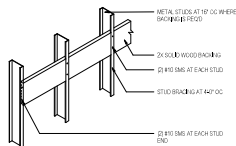
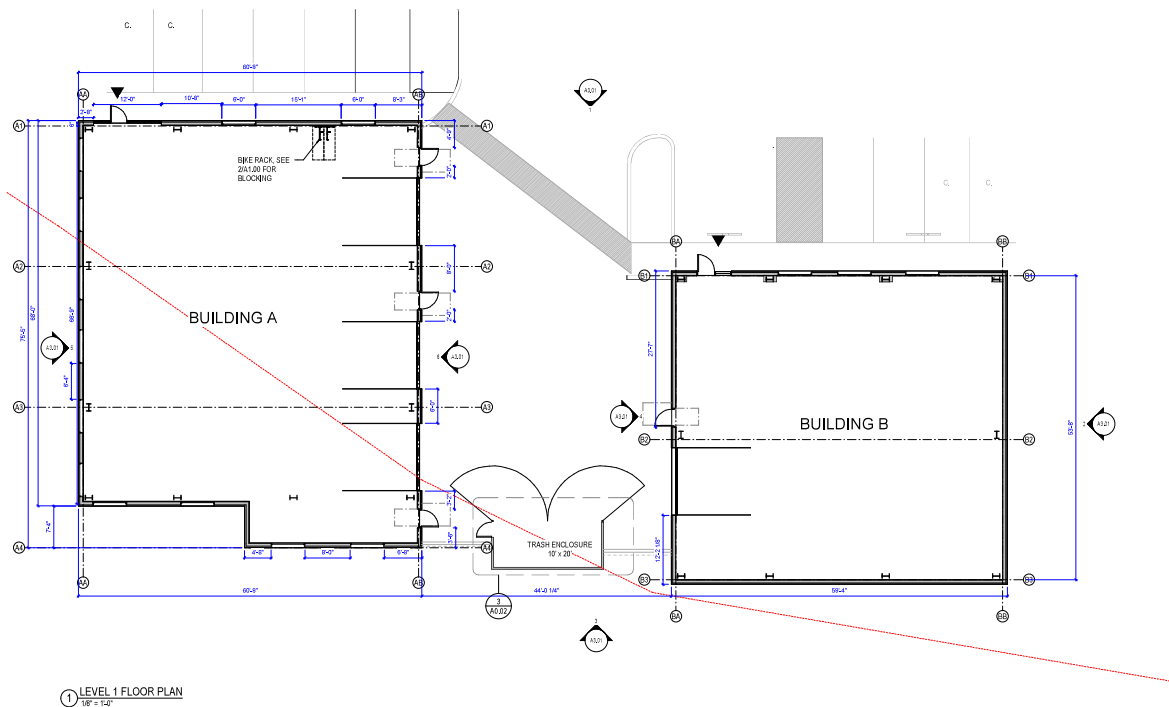
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Project:
LOT 8
16225 SW TETON AVE.
TUALATIN, OR 97146

Architect:
foci

Owner:
KCIN INC
TBD

General Contractor:
TS CONSTRUCTION MGMT
3160 SW TIGARD ST.
TIGARD, OR 97223
T: 503-511-8701

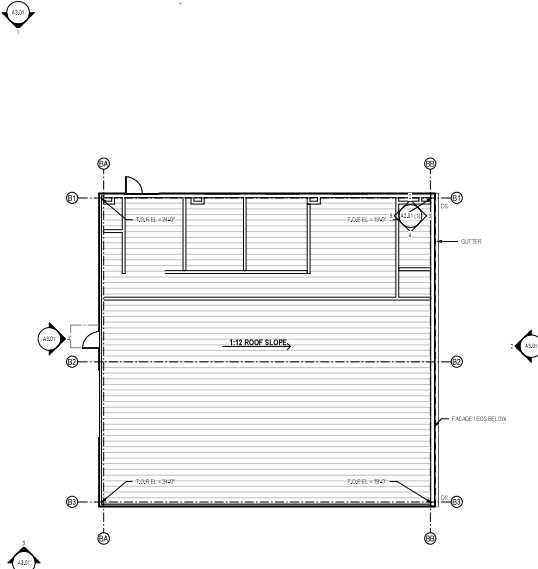
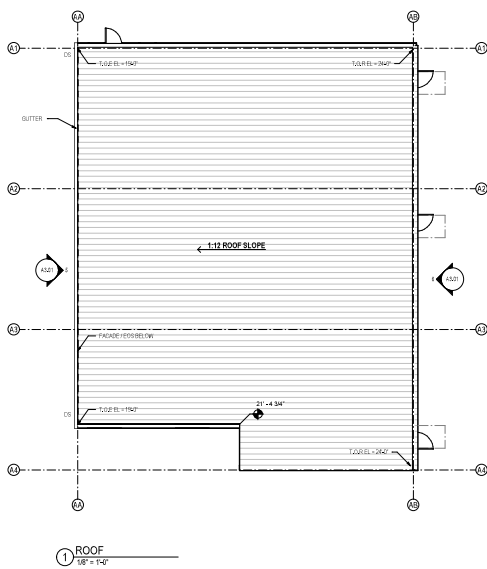
Date: 7-24-24
Issue: AR REVIEW

Seal and Signature:

Project No: 00001
Drawn By: Author
Check By: Checker

FLOOR PLAN - LEVEL 1
A1.00

Pg No:



1 ROOF
1/2" = 1'-0"

LEGEND		NOTES	
	METAL ROOFING PANELS WHITE	1.	FUTURE ROOF TOP LINES TO BE SCREENED PER CITY OF TULALATIN DEVELOPMENT CODE

Project:
LOT 8
16025 SW TETON AVE.
TULALATIN, OR 97102

Architect:
foci

Owner:
KEVIN HINE
TBD

General Contractor:
CARSON PINE
TS CONSTRUCTION MGMT
8160 SW TIGARD ST.
TIGARD, OR 97223
T. 503-511-8701

Date: 7-6-24

Issue: AIR REVIEW

Seal and Signature:

Project No: 00001

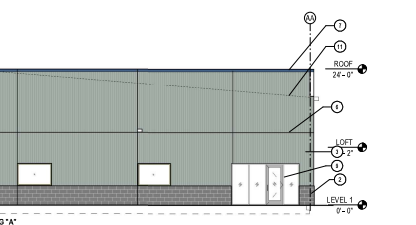
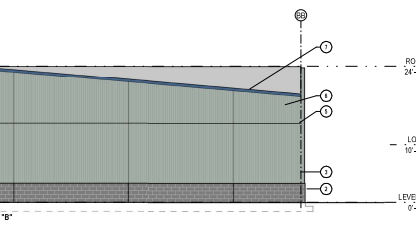
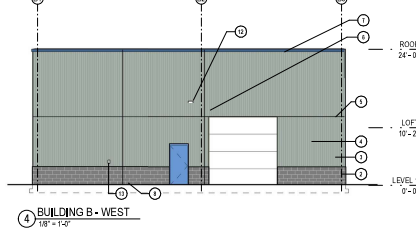
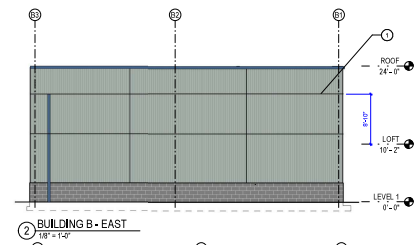
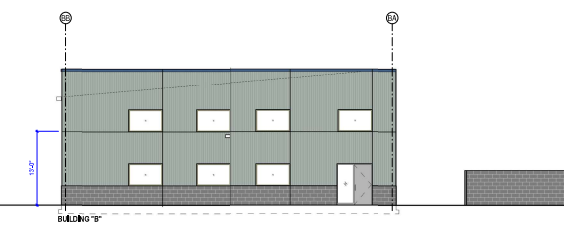
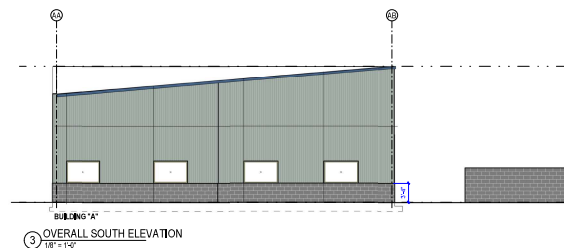
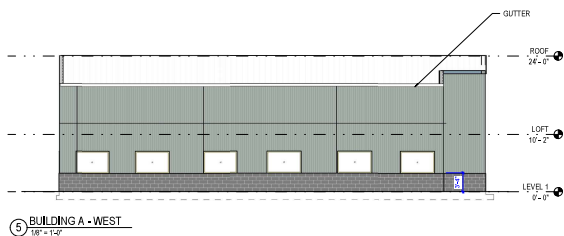
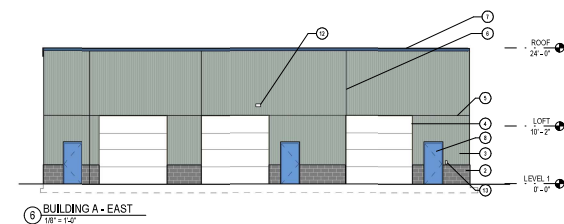
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Check By: Checker

ROOF PLAN

A2.01

Pg No:



EXTERIOR ELEVATION NOTES:

- | | |
|----|---|
| 1 | PINT ALL UNPAINTED MISCELLANEOUS ITEMS TO MATCH ADJACENT PREFERENCE FINISH COLOR. |
| 2 | ALL PREFERRED SHEET METAL FLASHINGS TO MATCH ADJACENT METAL PANEL FINISH UNLESS NOTED OTHERWISE - SEE EXTERIOR DETAILS. |
| 3 | SEE FLOOR PLAN FOR DOOR AND WINDOW TYPE, TYP. |
| 4 | COLOR ELECTIONS AVAILABLE UPON REQUEST. |
| 5 | SEE WINDOW TYPES SHEETS FOR ADDITIONAL INFORMATION ON WINDOWS. |
| 6 | CEILING TYPES AND ACCESSORIES TO MATCH SELECTED FINISH COLOR. |
| 7 | EXTERIOR FINISH SHOWPANELS OR SAMPLES GO TO ARCHITECT'S PANEL WALL UNIT. |
| 8 | PINT ALL EXTERIOR WALL METAL, DOORS AND GRASSES COLOR "P402". |
| 9 | ADJACENT FINISH FLOOR FINISH "1047" OR "4" FINISH FLOOR FINISH "1047" |
| 10 | ADJACENT FINISH FLOOR FINISH "1047" OR "4" FINISH FLOOR FINISH "1047" |

MATERIAL SCHEDULE			
MARK	MATERIAL	COLOR	BASIS OF DESIGN
1	SPLIT FACE CMU	MIDNIGHT	WILLAMETTE GREYSTONE
2	ALUMINUM STOREFRONT	ANODIZED	KAWNEER 451
3	METAL BUILDING SIDING	OLD TOWN GREY	MTL BLDG MFR STANDARD SIDING
4	TRIM & GUTTER	TAHOE BLUE	TBD
5	STEEL PAINTED	TAHOE BLUE	TBD
6	SECTIONAL DOOR	WHITE	FACTORY STANDARD

EXTERIOR KEY NOTES

- ① PREFINISHED SHEET METAL, OUTTER-FINISH 4
- ② GUT FASH CHIM-FINISH 1
- ③ METAL BUILDING SIDING-FINISH 3
- ④ OVERHEAD SECTIONAL DOOR-12 x 12-FINISH 4
- ⑤ HORIZONTAL REVEAL--SEE DETAIL XX
- ⑥ VERTICAL REVEAL--SEE DETAIL XX
- ⑦ PARAPET CAP-PREFINISHED SHEET METAL-FINISH 4
- ⑧ HOLLOW-METAL DOOR-FINISH 1, TYP.
- ⑨ STOREFRONT WINDOW SYSTEM-FINISH 2
- ⑩ STANDARD METAL BUILDING WINDOW-SEE SCHEDULE
- ⑪ EAVE OF ROOF BEYOND
- ⑫ BUILDING MOUNTED LIGHT FIXTURE, IN-DOOR AT 10'-4" ABOVE FINISH FLOOR
- ⑬ KNOX BOX FOR EMERGENCY FIRE ACCESS

Project:
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Archived:
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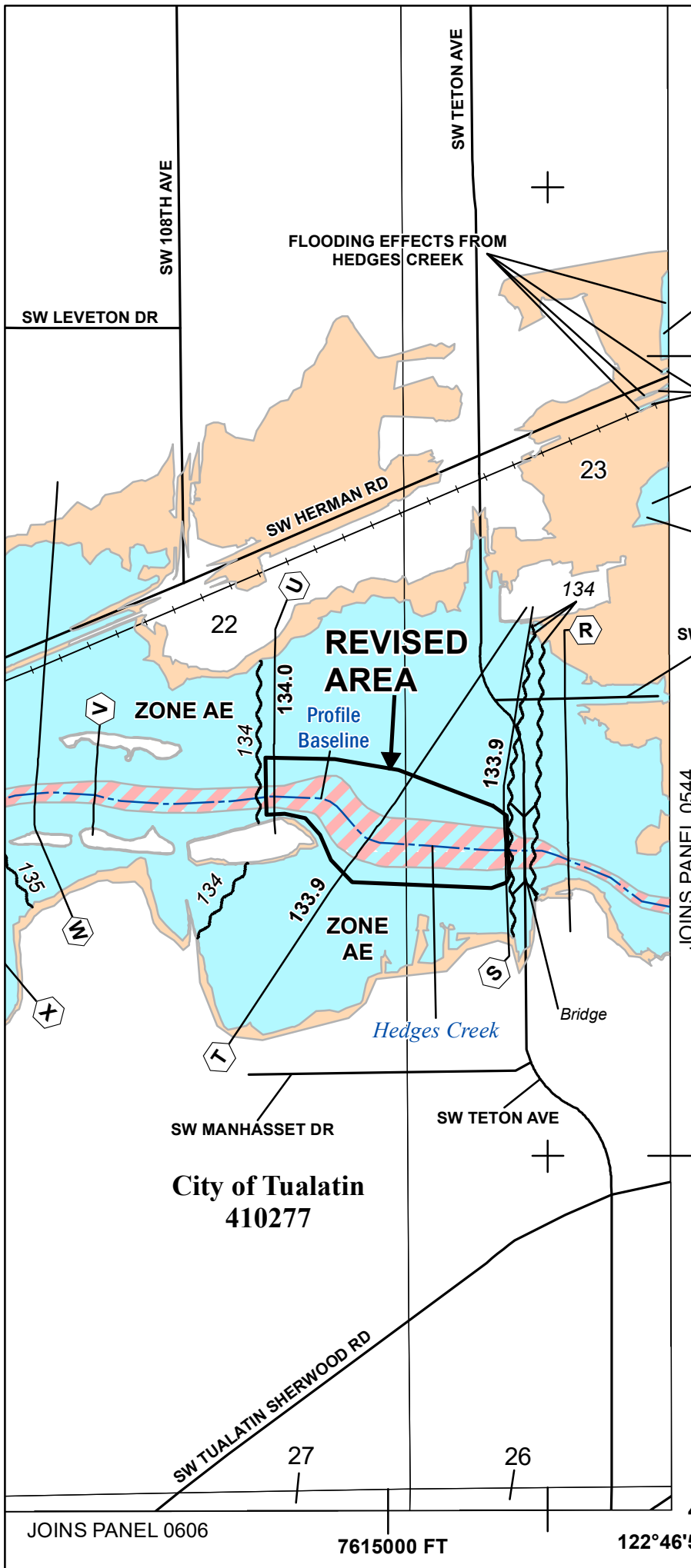
Project No: 00001
 Draw By: Author
 Check By: Checker

ELEVATIONS

A3.01

Pg No:

NOTE: MAP AREA SHOWN ON THIS PANEL
IS LOCATED WITHIN TOWNSHIP 2 SOUTH,
RANGE 1 WEST.



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee
See Notes, *Zone X*

SCALE

Map Projection:
Universal Transverse Mercator NAD 1983 UTM Zone 10N
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 62.5 125 250 Meters

FEDERAL EMERGENCY MANAGEMENT AGENCY

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY, OREGON
and Incorporated Areas

PANEL 543 OF 650
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
TIGARD, CITY OF	410276	0543	E
KING CITY, CITY OF	410269	0543	E
TUALATIN, CITY OF	410277	0543	E
WASHINGTON COUNTY	410238	0543	E

VERSION NUMBER
1.1.1.0
MAP NUMBER
41067C0543E
EFFECTIVE DATE
NOVEMBER 4, 2016