

ESSEX GENERAL CONSTRUCTION: TUALATIN OFFICE CONDITIONAL USE PERMIT APPLICATION

TUALATIN, OREGON

ESSEX GENERAL CONSTRUCTION, INC.

17400 SW 65TH AVENUE, SUITE 100
LAKE OSWEGO, OREGON 97035
(T): (503) 7470092
CONTACT: BO OSWALD | bo.oswald@essexgc.com

CIDA, INC.

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97224
(T): (503) 226-1285
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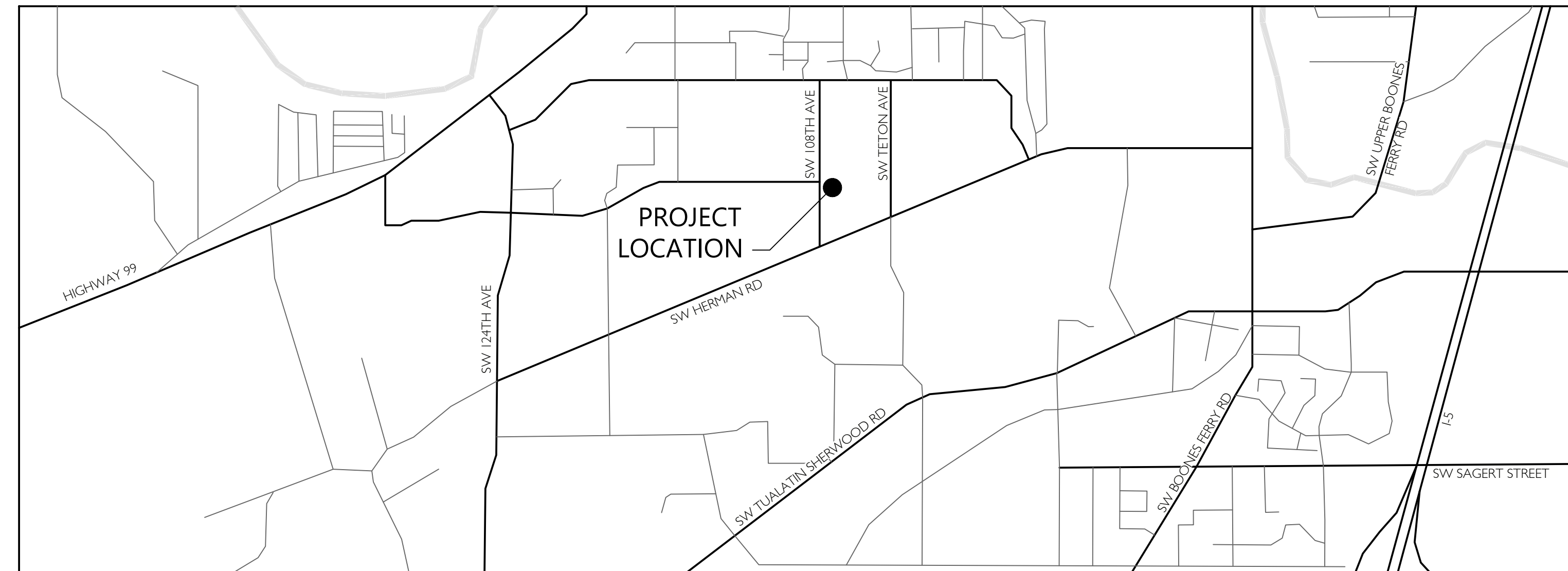
HUMBER DESIGN GROUP

110 SE MAIN STREET
PORTLAND, OREGON 97214
(T): (503) 946-6690
CONTACT: DAVE HUMBER | dave.humber@hdgpd.com

TBD

TBD

TBD



OWNER & GENERAL CONTRACTOR

CCB# OR 54531

PROJECT DESCRIPTION

IN BRIEF AND WITHOUT FORCE AND EFFECT ON THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE PROJECT CONSISTS OF THE FOLLOWING:

CONSTRUCT A NEW 12,000 SQUARE FOOT, SINGLE STORY BUILDING, WITH MEZZANINE. THE DEVELOPMENT WILL GENERALLY INCLUDE ADMINISTRATIVE OFFICE(S), MEETING ROOMS, STORAGE, AND SUPPORT SPACE(S) FOR A GENERAL CONTRACTOR'S OPERATIONS. THIS PROJECT WILL ALSO CONSIST OF SITE CHANGES WHICH INCLUDE PARKING AND LANDSCAPE IMPROVEMENTS.

ARCHITECT & STRUCTURAL ENGINEER & INTERIOR DESIGN

LEGAL DESCRIPTION AND ZONING SUMMARY

- SITE ADDRESS: 18520 SW 108TH AVENUE | TUALATIN, OREGON 97062
- LOT ID: 25122AD00100
- TAXLOT MAP: 3402.00501W22AD--00000100
- CITY: TUALATIN (GOVERNING AUTHORITIES HAVING JURISDICTION)
- COUNTY: WASHINGTON
- ZONING DESIGNATION: LIGHT MANUFACTURING (ML)
- FIRE DISTRICT: TUALATIN VALLEY FIRE AND RESCUE (TVFR)
- LOT SIZE: 1.44 ACRES

CIVIL ENGINEER

BUILDING INFORMATION

- OCCUPANCY: B (BUSINESS) WITH ASSEMBLY (A), AND STORAGE (S) ACCESSORY USES
- CONSTRUCTION TYPE: V-B (ASSUMED)
- SPRINKLER TYPE: SPRINKLERED - NFPA 13 COMPLIANT - REFER TO DELEGATED DESIGN DRAWINGS
- BUILDING HEIGHT: TBD
- NUMBER OF STORIES: 1 STORY + MEZZANINE
- BUILDING AREA: ± 12,000 SF
- CURRENT DESIGN CODE(S): 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

PRE-ENGINEERED METAL BUILDING

CONTRACTED DIRECTLY TO OWNER

DEFERRED SUBMITTAL (DELEGATED DESIGN)

NOTE: DEFERRED SUBMITTAL(S) INDICATED BELOW WILL BE PREPARED BY OTHERS AND SUBMITTED UNDER SEPARATE COVER. TBD

LANDSCAPE ARCHITECT

CONTRACTED DIRECTLY TO OWNER

TBD

MECHANICAL ENGINEER

CONTRACTED DIRECTLY TO OWNER

ELECTRICAL ENGINEER

CONTRACTED DIRECTLY TO OWNER

TBD

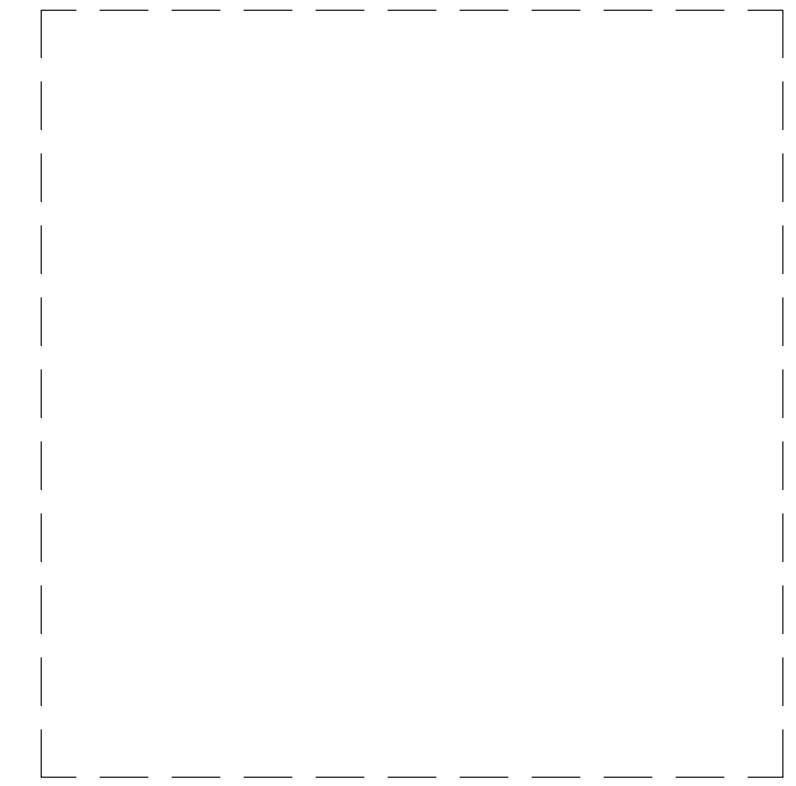
LIGHTING ENGINEER

CONTRACTED DIRECTLY TO OWNER

WORK UNDER SEPARATE CONTRACT(S) (BY OTHERS)

NOTE: DESIGN ELEMENTS INDICATED BELOW WILL BE PREPARED BY OTHERS AND SUBMITTED UNDER SEPARATE COVER. TBD

JURISDICTIONAL APPROVAL(S)



18580 DATE: 1 | 2024.12.10 - CONDITIONAL USE APPLICATION (CUP)

CONDITIONAL USE PERMIT APPLICATION

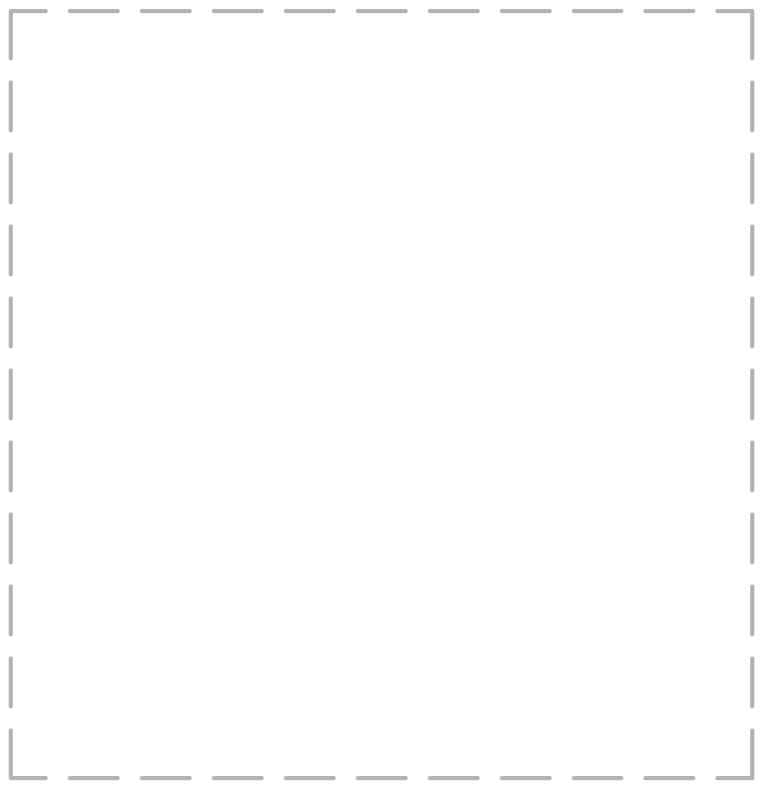


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TUALATIN, OREGON

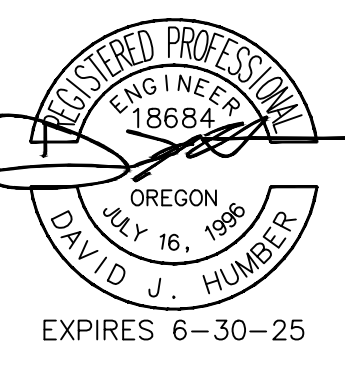
COVER SHEET
CSI
JOB NO. 240134.01
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18580 DATE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<p style="text-align: center;">RELEASES</p> <ul style="list-style-type: none"> ● CURRENT RELEASE ○ CURRENT RELEASE - NO CHANGES ⊙ PRIOR RELEASE ✗ SHEET REMOVED 																																																																																																				
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<p style="text-align: center;">CIVIL</p> <ul style="list-style-type: none"> • C1.00 LAYOUT AND PAVING PLAN • C2.00 GRADING PLAN • C3.00 UTILITY PLAN 																																																																																																				
<p style="text-align: center;">LANDSCAPE</p>																																																																																																				
<p style="text-align: center;">ARCHITECTURAL</p> <ul style="list-style-type: none"> • D0.1 SITE PLAN - OVERALL - DEMOLITION • A0.1 SITE PLAN - OVERALL - ARCHITECTURAL 																																																																																																				

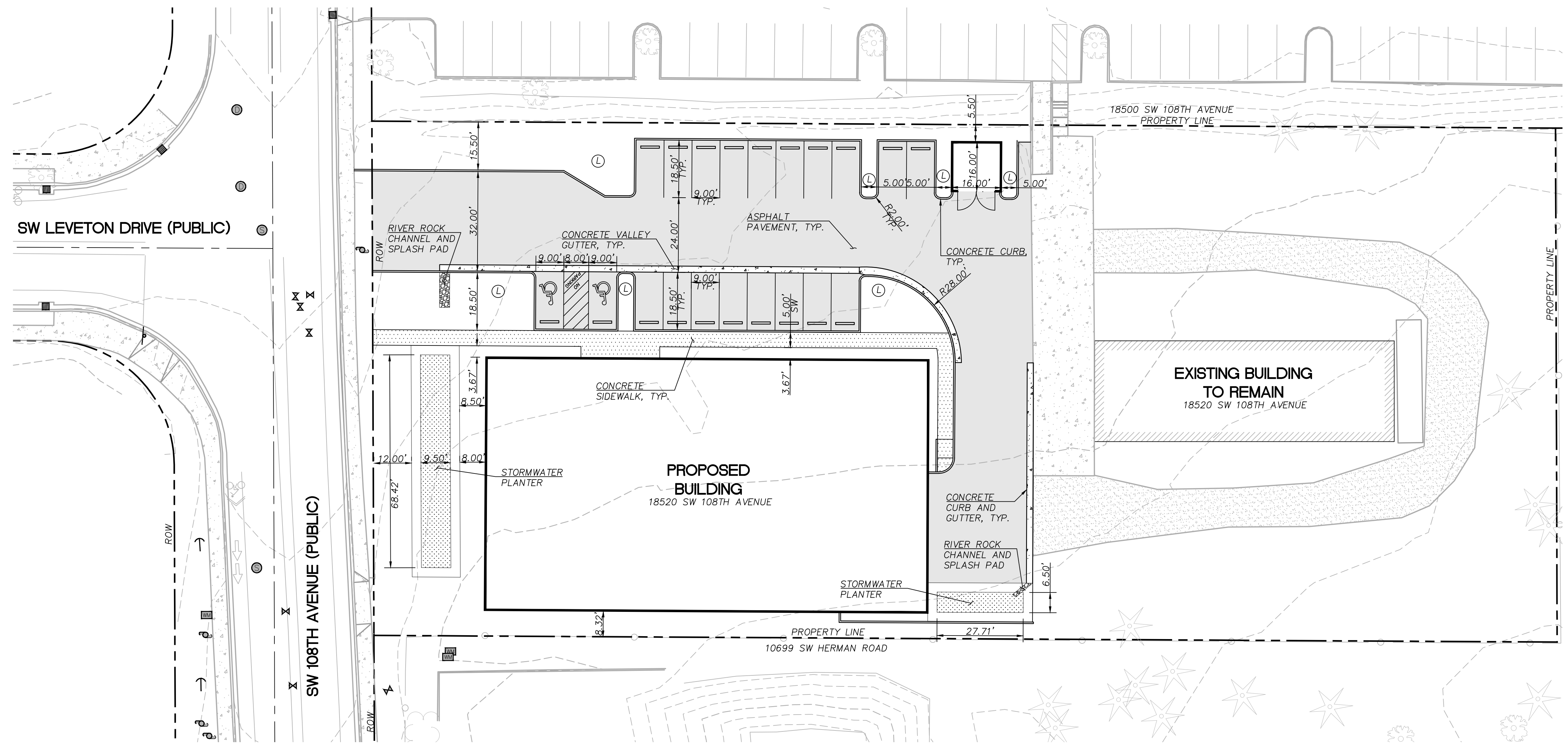


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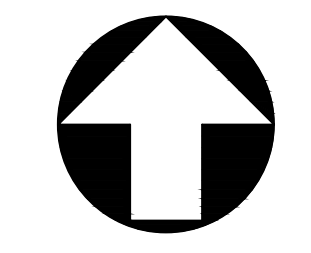
ISSUED DATE
1 2024.12.10: CONDITIONAL USE APPLICATION (CUP)



ITEM	DESCRIPTION	REFERENCE
	CONCRETE SIDEWALK	
	CONCRETE VALLEY GUTTER	
	ASPHALT PAVEMENT	
	STORMWATER PLANTER	
	RIVER ROCK CHANNEL	
	CONCRETE CURB	
	LANDSCAPE	



LAYOUT AND PAVING PLAN
SCALE: 1"=20'



GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

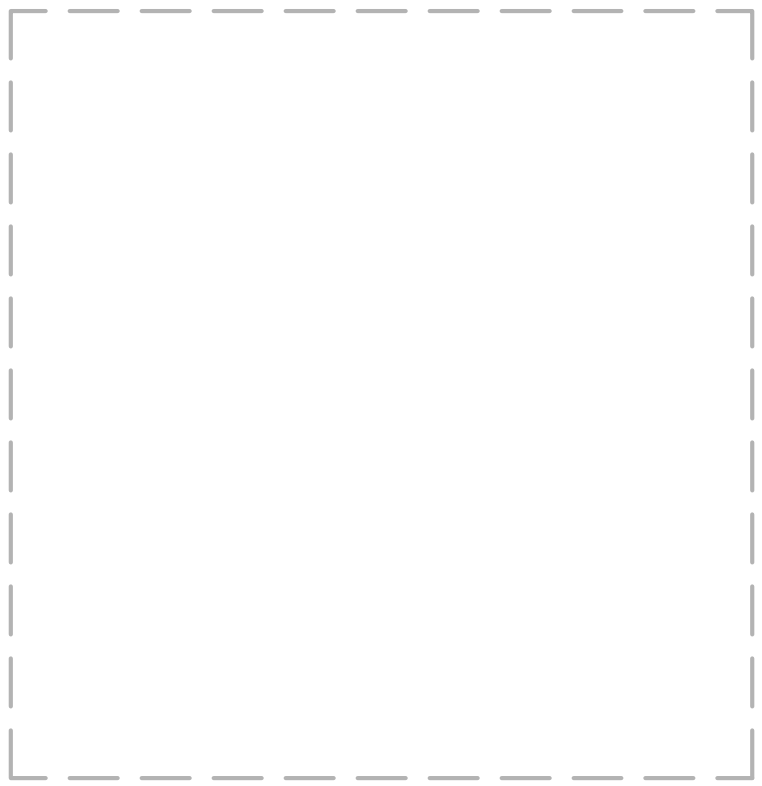


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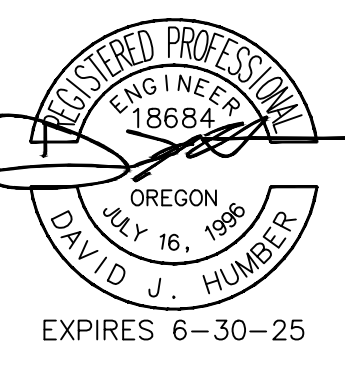
NEW CONSTRUCTION FOR:
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C1.00

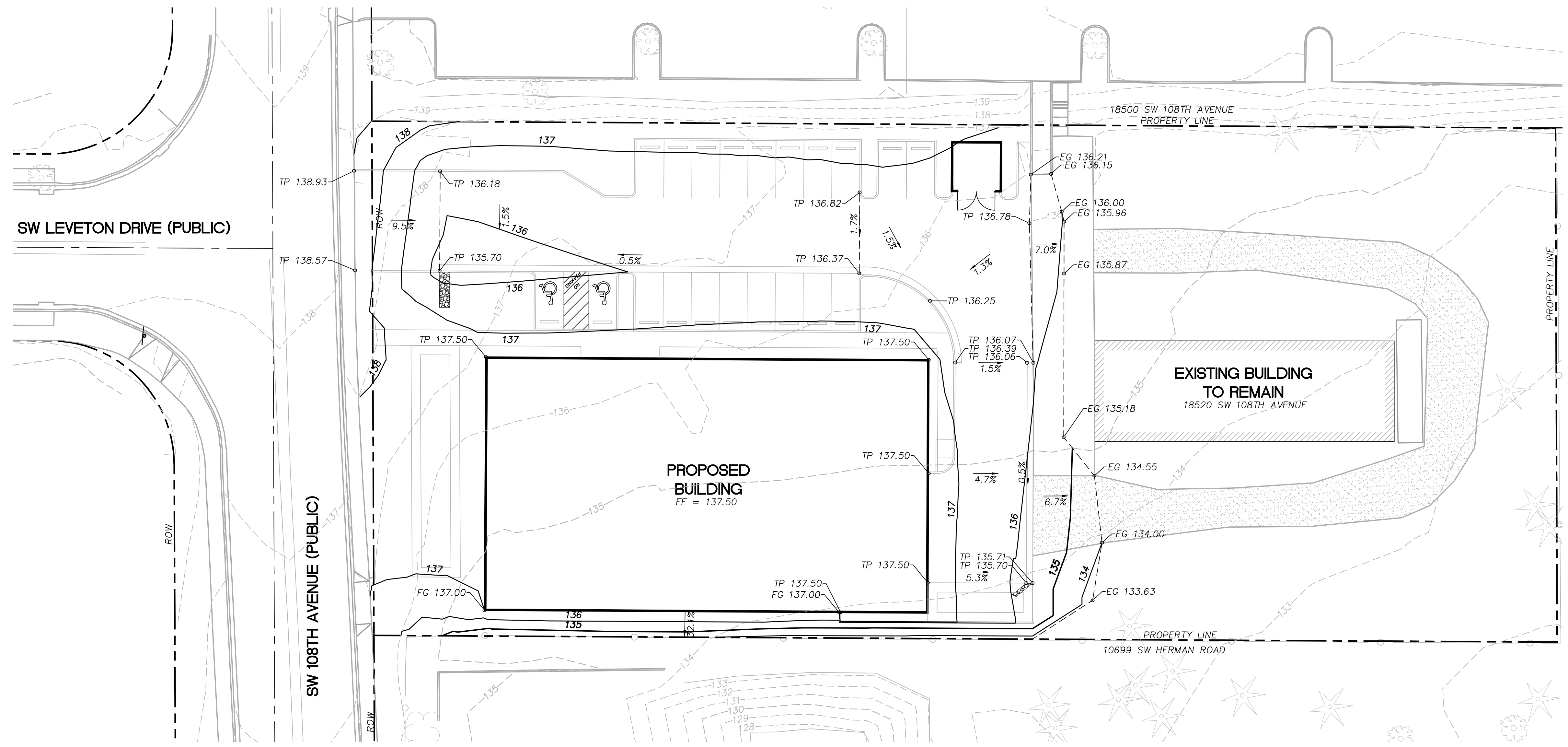


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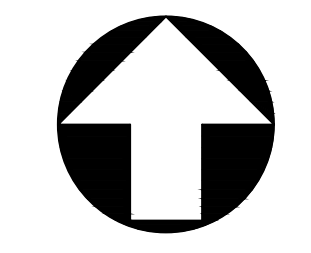
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ITEM	DESCRIPTION	REFERENCE
436	PROPOSED CONTOUR	
---436---	EXISTING CONTOUR	
TC XXX.XX	GRADE AT TOP OF CURB	
FG XXX.XX	FINISH GRADE	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
FF XXX.XX	FINISH FLOOR ELEVATION	
BW XXX.XX	GRADE AT BOTTOM OF WALL	
TW XXX.XX	GRADE AT TOP OF WALL	
G XXX.XX	GRADE AT GUTTER	
(E)	EXISTING	
X.X%	SLOPE ARROW	
GB	GRADE BREAK	



GRADING PLAN
SCALE: 1"=20'



GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

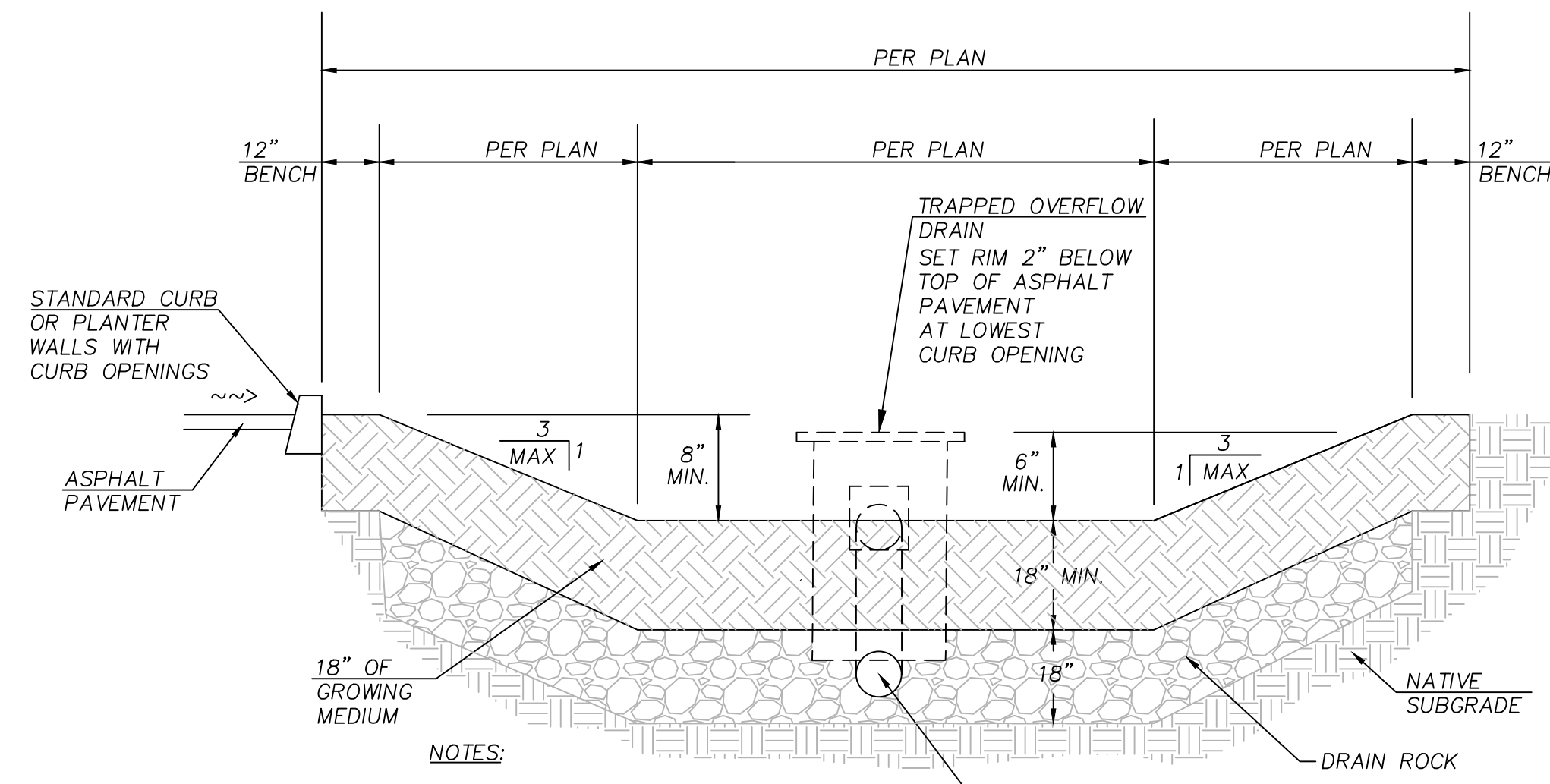


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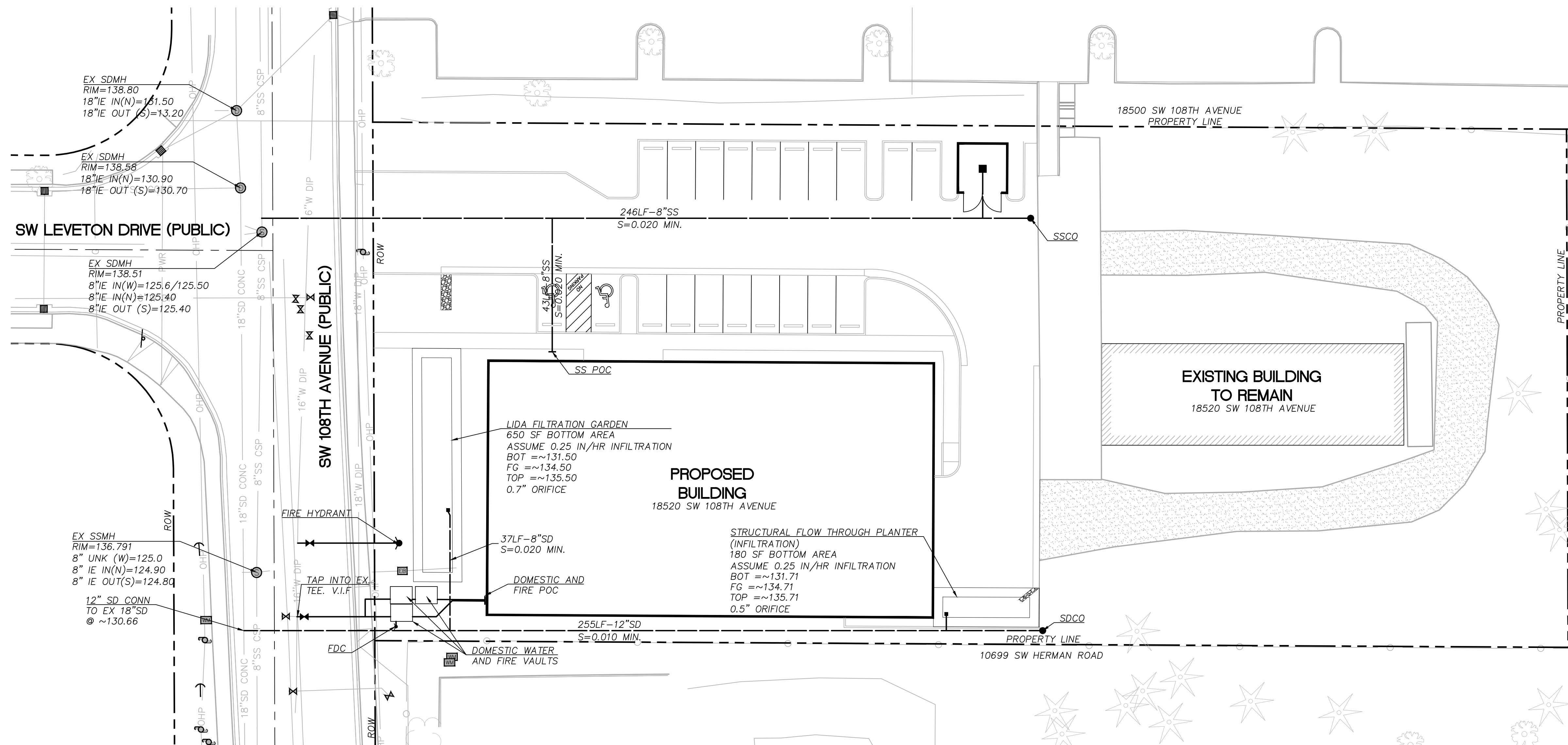
C2.00



NOTES:

1. VEGETATION PER CWS APPROVED PLANT LIST- STORM DRAIN
2. GROWING MEDIUM SHALL BE PER CWS STANDARDS SPECIFICATIONS.
3. CONSTRUCT ROCK SPILLWAY AT CURB OPENINGS TO PREVENT EROSION.
4. A BASIN HAS A FLAT BOTTOM AND A SWALE IS SLOPED FROM ONE END TO THE OTHER.

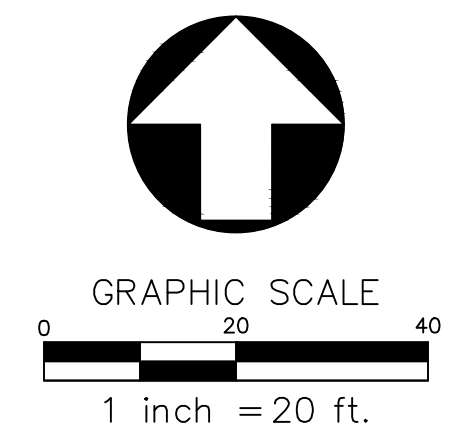
1 FILTRATION RAINGARDEN
NTS



UTILITY PLAN
SCALE: 1"=20'

JURISDICTIONAL APPROVAL(S)

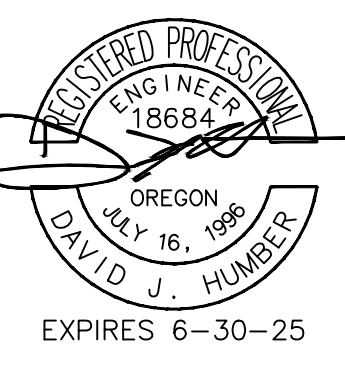
ITEM	DESCRIPTION	REFERENCE
SD	STORM DRAIN	
SS	SANITARY SEWER	
W	DOMESTIC WATER	
□	WATER METER	
□	FIRE SERVICE VAULT	
■	TRAPPED CATCH BASIN	
▪	TRAPPED AREA DRAIN	
•	CLEANOUT	



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NEW CONSTRUCTION FOR:
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C3.00

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GENERAL SHEET NOTES

- A. THESE DRAWINGS ARE INTENDED FOR CONDITIONAL USE PERMIT APPROVAL AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
- B. REFER TO GENERAL NOTES ON **CIVIL DRAWINGS** FOR ADDITIONAL REQUIREMENTS.
- C. COORDINATE DEMOLITION WITH NEW WORK NOTED ON **SHEET A0.1** AND CIVIL DRAWINGS.
- D. ALL INFORMATION SHOWN OR IMPLIED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- E. SITE WORK IS LIMITED TO THAT WHICH IS DESCRIBED WITHIN THESE DOCUMENTS.
- F. REFER TO CIVIL DRAWINGS FOR ADDITIONAL PARKING REQUIREMENTS, INCLUDING STRIPING AND SIGNAGE.
- G. REFER TO CIVIL DRAWINGS FOR ACCESSIBLE SLOPED WALKWAY AND RAMP INFORMATION, WHERE APPLICABLE.
- H. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF DETECTABLE WARNINGS AND RAISED MARKED WALKWAYS, WHERE APPLICABLE.
- I. REFER TO CIVIL DRAWINGS FOR SITE, UTILITY AND STORM WATER IMPROVEMENTS.

LEGEND

	PROPERTY LINE		DEMOLISH EXISTING ELEMENT / AREA
	SETBACK		NEW CONCRETE PAVING / SIDEWALK
	ITEM TO BE REMOVED / DEMOLISHED		NEW ASPHALT PAVING
	BUILDING OUTLINE		
	COMPACT PARKING STALL		
	COMPACT PARKING STALL		
	NEW ACCESSIBLE PARKING STALL		

KEYNOTES

- 1. EXISTING TREE TO REMAIN (N.I.C.)
- 2. EXISTING GRAVEL TO REMAIN (N.I.C.)
- 3. EXISTING VEGETATION / LANDSCAPING TO REMAIN (N.I.C.)
- 4. EXISTING CONCRETE WALKWAY TO REMAIN (N.I.C.)
- 5. EXISTING SITE STAIRS TO REMAIN (N.I.C.)
- 6. EXISTING SITE RAMP TO REMAIN (N.I.C.)
- 7. EXISTING SITE ENTRANCE - REMOVE EXISTING DRIVEWAY - PATCH AND REPAIR SIDEWALK.
- 8. NOT USED.
- 9. EXISTING GRAVEL SURFACE.
- 10. REMOVE EXISTING TREE.
- 11. NOT USED.
- 12. REMOVE EXISTING FENCING.
- 13. REMOVE EXISTING GRAVEL SURFACE - PREPARE FOR NEW SITE IMPROVEMENTS.

JURISDICTIONAL APPROVAL(S)



ISSUED DATE: 11/2024 12.10. CONDITIONAL USE APPLICATION (CUP)

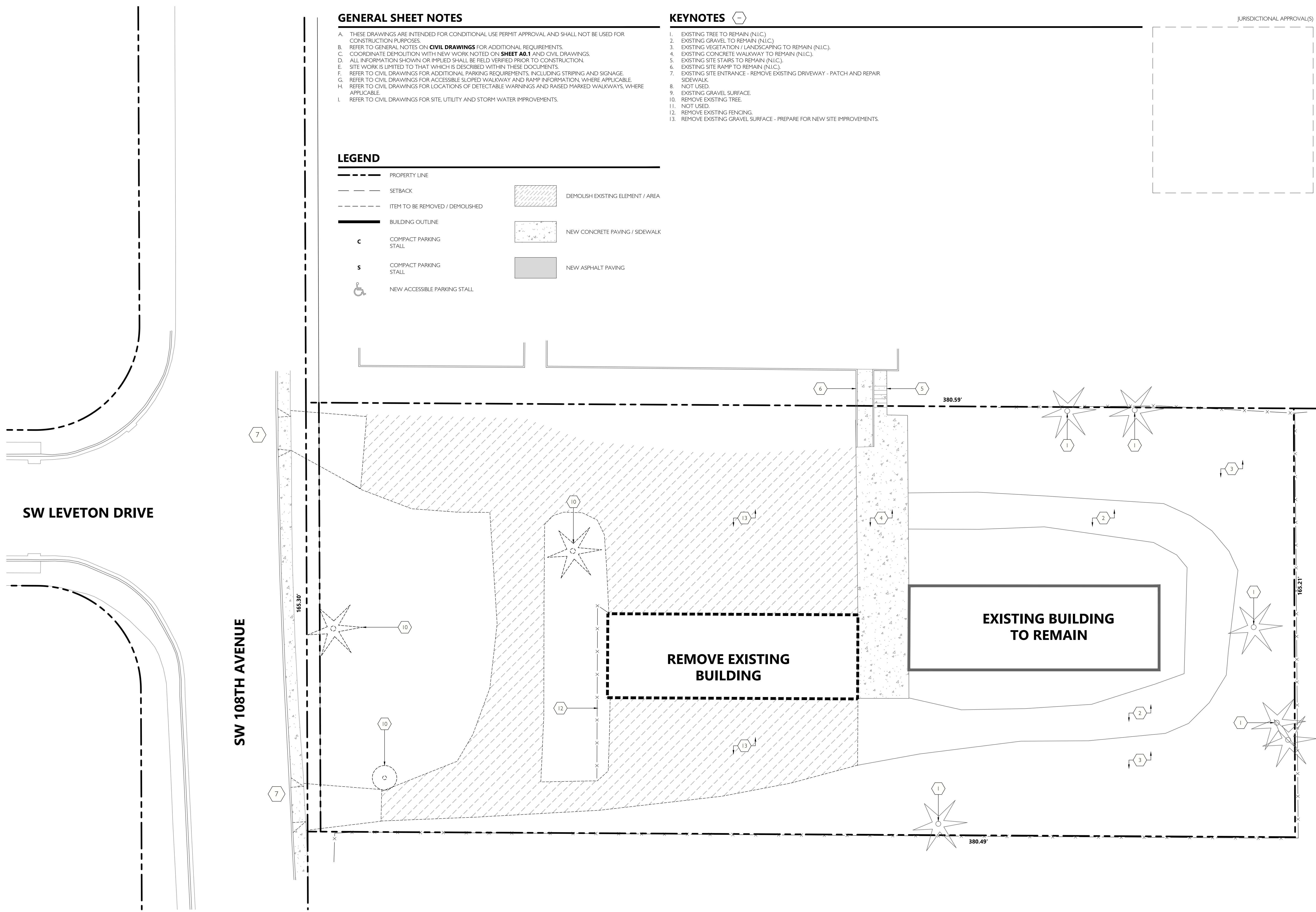
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SITE PLAN - OVERALL
DEMOLITION
D0.1
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LEGEND

	PROPERTY LINE		DEMOLISH EXISTING ELEMENT / AREA
	SETBACK		NEW CONCRETE PAVING / SIDEWALK
	ITEM TO BE REMOVED / DEMOLISHED		NEW ASPHALT PAVING
	BUILDING OUTLINE		
	COMPACT PARKING STALL		
	COMPACT PARKING STALL		
	NEW ACCESSIBLE PARKING STALL		

KEYNOTES

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- 2. EXISTING GRAVEL TO REMAIN (N.I.C.)
- 3. EXISTING VEGETATION / LANDSCAPING TO REMAIN (N.I.C.)
- 4. EXISTING CONCRETE WALKWAY TO REMAIN (N.I.C.)
- 5. EXISTING SITE STAIRS TO REMAIN (N.I.C.)
- 6. EXISTING SITE RAMP TO REMAIN (N.I.C.)
- 7. NEW MAIN SITE ENTRANCE
- 8. NEW CONCRETE SIDEWALK
- 9. NEW CONCRETE CURB
- 10. NEW ACCESSIBLE PARKING STALL
- 11. NEW WHEELSTOP, TYPICAL
- 12. NEW TRASH ENCLOSURE
- 13. NEW BUILDING MAIN ENTRANCE
- 14. NEW ON-SITE STORM WATER FACILITY - REFER TO CIVIL DRAWINGS.
- 15. NEW TREE
- 16. NEW LANDSCAPING
- 17. NEW FIRE TRUCK HAMMERHEAD.

JURISDICTIONAL APPROVAL(S)



ISSUED DATE
11/2024 12.10. CONDITIONAL USE APPLICATION (CUP)

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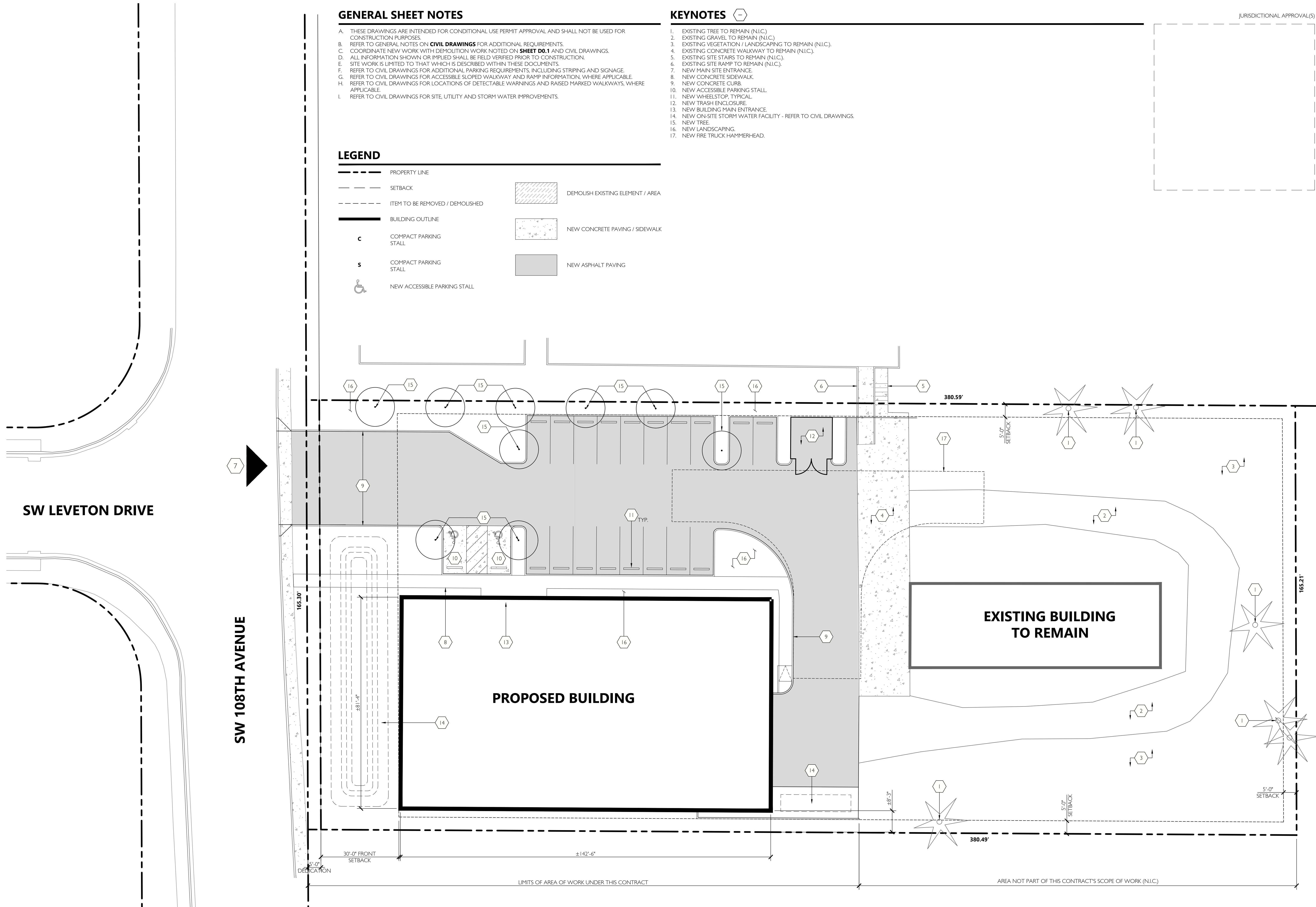
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SITE PLAN - OVERALL

A0.1

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1 SITE PLAN - OVERALL
1" = 16'-0"