

CLACKAMAS EDUCATION SERVICE DISTRICT TENANT IMPROVEMENT

ABBREVIATIONS

(NOT ALL ABBREVIATIONS ARE USED)

∠	ANGLE	EXP.	EXPANSION	FL.	FLOOR
CL	CENTERLINE	EXT.	EXTERIOR	FLAM.	FLAME
DR	DRYER	EXIST.	EXISTING	FLYWD.	FLYWOOD
DR	DRYER OR ROAD	F.D.	FLOOR DRAIN	FR.	FRASSURE TREATED
PERP.	PERPENDICULAR	FDN.	FOUNDATION	FTD	FLOOR TOWEL DISPENSER
FLATE	FLATE	F.E.C.	FIRE EXTINGUISHER CABINET	FTD/R	FLOOR TOWEL DISPENSER / RECEPTACLE
#	FOUND ON NUMBER	F.H.C.	FIRE HOSE CABINET	FTN.	PARTITION
SQ.	SQUARE	FIN.	FINISH	R.	RADIUS
A.B.	ANCHOR BOLT	FLR.	FLOOR	RAD.	RADIANT
ACQ.	ACQUANTAL	FLUOR.	FLUORESCENT	R.D.	ROOM DRAIN
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	REF.	REFERENCE OR REFERENCE
A.F.F.	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	REF.	REINFORCED
ALT.	ALTERNATE	F.O.S.	FACE OF STUD	REQD.	REQUIRED
ALUM.	ALUMINUM	FT.	FOOT OR FEET	REQD.	REQUIRED
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE A111-1980	FTG.	FOOTING	RESIL.	RESILIENT
ARCH.	ARCHITECTURAL	G.A.	GAUGE	REV.	REVERSE
ASPH.	ASPHALT	GALV.	GALVANIZED	R.M.	ROUGH OPENING
AV.	AUDIO VIDEO	GC	GENERAL CONTRACTOR	R.O.	ROUGH OPENING
BD.	BOARD	GFCI	GROUND-FAULT CIRCUIT INTERRUPTER	S.C.	SOLID CORE
BIT.	BITUMINOUS OR BITUMEN	G.L.B.	GLASS LAMINATED BEAM	S.CD	SEAT COVER DISPENSER
BLDG.	BUILDING	G.M.U.	GLASS MASONRY UNIT	SCHED.	SCHEDULE
BLK.	BLOCK	GYP.	GYPSONUM	SD	SOUP DISPENSER
BLKG.	BLOCKING	H.B.	HOLE BO	SECT.	SECTION
BM.	BEAM	H.C.	HOLLOW CORE	S.F. OR S.Q. FT.	SQUARE FEET
B.O.	BOTTOM OF	HDR.	HOLLOW METAL	SHT.G.	SHEATHING
B.O.C.	BOTTOM OF CURB	H.M.	HORIZONTAL	SIM.	SIMULAN
BRNG.	BEARING	HORIZ.	HORIZONTAL	SM	SHEET METAL
BTM.	BOTTOM	H.R.	HOUR	SND	SANITARY NAPKIN DISPENSER
CAB.	CABINET	H.T.	HEIGHT	SNR	SANITARY NAPKIN RECEPTACLE
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER OR INSIDE DIMENSION	SPEC.	SPECIFICATION
C.I.	CAST IRON	INSUL.	INSULATION	SS	STAINLESS STEEL
C.J.	CONTROL JOINT	INT.	INTERIOR	STL.	STEEL
CL.	CLOSET	JT.	JOINT	STOR.	STORAGE
CLG.	CEILING	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CLR.	CLEAR	LAV.	LAVATORY	SUSP.	SUSPENDED
CMU	CONCRETE MASONRY UNIT	LT.	LIGHT	T.	TREAD
CO	CORNER	LX.	LIGHT	TEL.	TELEPHONE
CONC.	CONCRETE	MAX.	MAXIMUM	TEMP.	TEMPERED
CONN.	CONNECT OR CONNECTION	M.B.	MACHINE BOLT	T.O.	TOP OF
CONSTR.	CONSTRUCTION	M.D.O.	MEDIUM DENSITY OVERLAY	T.O.C.	TOP OF CURB
CONT.	CONTINUOUS	MECH.	MECHANICAL	T.O.F.	TOP OF FINISH
COORD.	COORDINATE	MEB.	MASONRY	T.O.H.	TOP OF HALL
CORR.	CORROSION	MFR.	MANUFACTURER	TPD	TOWEL PAPER DISPENSER
CTR.	CENTER	M.H.	MAN HOLE	T.S.	TUBE STEEL
CUST.	CUSTOMER	M.N.	MISCELLANEOUS	TYP.	TYPICAL
DBL.	DOUBLE	MISC.	MISCELLANEOUS	U.B.C.	UNIFORM BUILDING CODE
D.F.	DRAINAGE FOUNTAIN	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DIA.	DIAMETER	MOD. BIT.	MODIFIED BITUMEN	VERT.	VERTICAL
DIA.G.	DIAPOUSE	MTL.	METAL	VEST.	VESTIBULE
DIM.	DIMENSION	(N)	NOT IN CONTRACT	V.F.	VENUE PLASTER
DISP.	DISPENSER	N.I.C.	NOT IN CONTRACT	W.	WITH
DN.	DOWN	NO. OR #	NUMBER	W.C.	WATER CLOSET
DR.	DOOR	NOM.	NOMINAL	W.D.	WATER DRAIN
DS	DOWNSPOUT	N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
DTL.	DETAIL	O.C.	ON CENTER	W/O	WITHOUT
DWG.	DRAWING	O.D.	OUTSIDE DIAMETER	W.P.	WATERPROOF
EJ	EXPANSION JOINT	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	WT.	WEIGHT
EL.	ELEVATION	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED		
ELEC.	ELECTRICAL	OPPS.	OPPOSITE		
ELEV.	ELEVATION	O.S.S.C.	OREGON STRUCTURAL SPECIALTY CODE		
EQ.	EQUAL				

STANDARD SYMBOLS

	EXTERIOR ELEVATION TAG		DOOR TAG
	BUILDING SECTION FLAG - DIRECTION FLAG OMITTED		KEYNOTE TAG
	WALL SECTION FLAG - DIRECTION FLAG MAY BE OMITTED		SHEET NOTE TAG
	INTERIOR ELEVATION TAG		DEMOLITION NOTE TAG
	DETAIL FLAG		REVISION TAG
	DETAIL CALLOUT		WINDOW TYPE TAG
	NORTH ARROW		WALL TYPE TAG
	GRID BUBBLE & GRID LINE		CEILING HEIGHT TAG
			FLOOR PLAN ROOM LABEL & NUMBER
			ELEVATION TAG

GENERAL NOTES

- COORDINATE ALL WORK WITH THE DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND SPECIFICATIONS.
- PROVIDE TEMPORARY DUST-PROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
- GENERAL CONTRACTOR TO PATCH, REPAIR AND PAINT (REFINISH) SURFACES AND BUILDING ELEMENTS DAMAGED BY MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND WHERE ITEMS ARE REMOVED, RELOCATED OR ADDED.
- REPAIR FLOORS WHERE DAMAGED BY THE WORK OF THIS PROJECT.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING WHERE ITEMS ARE REMOVED OR ALTERED - FIELD VERIFY EXTENT REQUIRED.
- ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.
- CONTRACTOR IS RESPONSIBLE FOR FINAL CLEAN-UP OF WORK AREAS AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
- ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY ARCHITECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
- WORK SHALL BE DONE BY THOSE SKILLED AND EXPERIENCED IN THEIR RESPECTIVE TRADES. WORK SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP.

CONTACTS

OWNER

CLACKAMAS EDUCATION SERVICE DISTRICT
13455 SE 97TH AVE, CLACKAMAS, OR 97015
CONTACT: TIM WITCHER
PHONE: (503) 635-4425

ARCHITECT

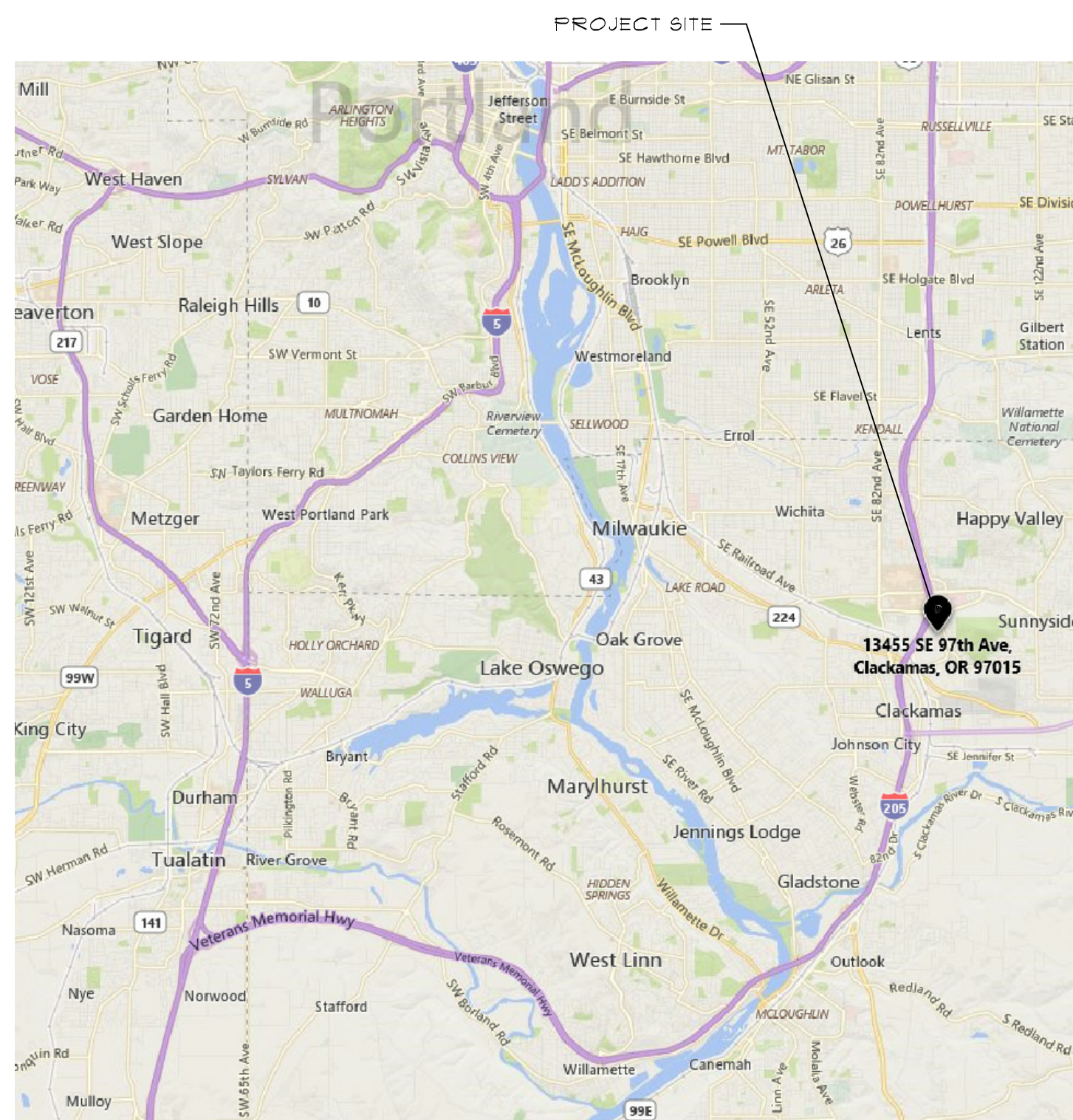
BBL ARCHITECTS
200 NORTH STATE STREET
LAKE OSWEGO, OREGON 97034
PHONE: (503) 635-4425 FAX: (503) 635-3581
CONTACT: LISA MURPHY

DEFERRED SUBMITTALS

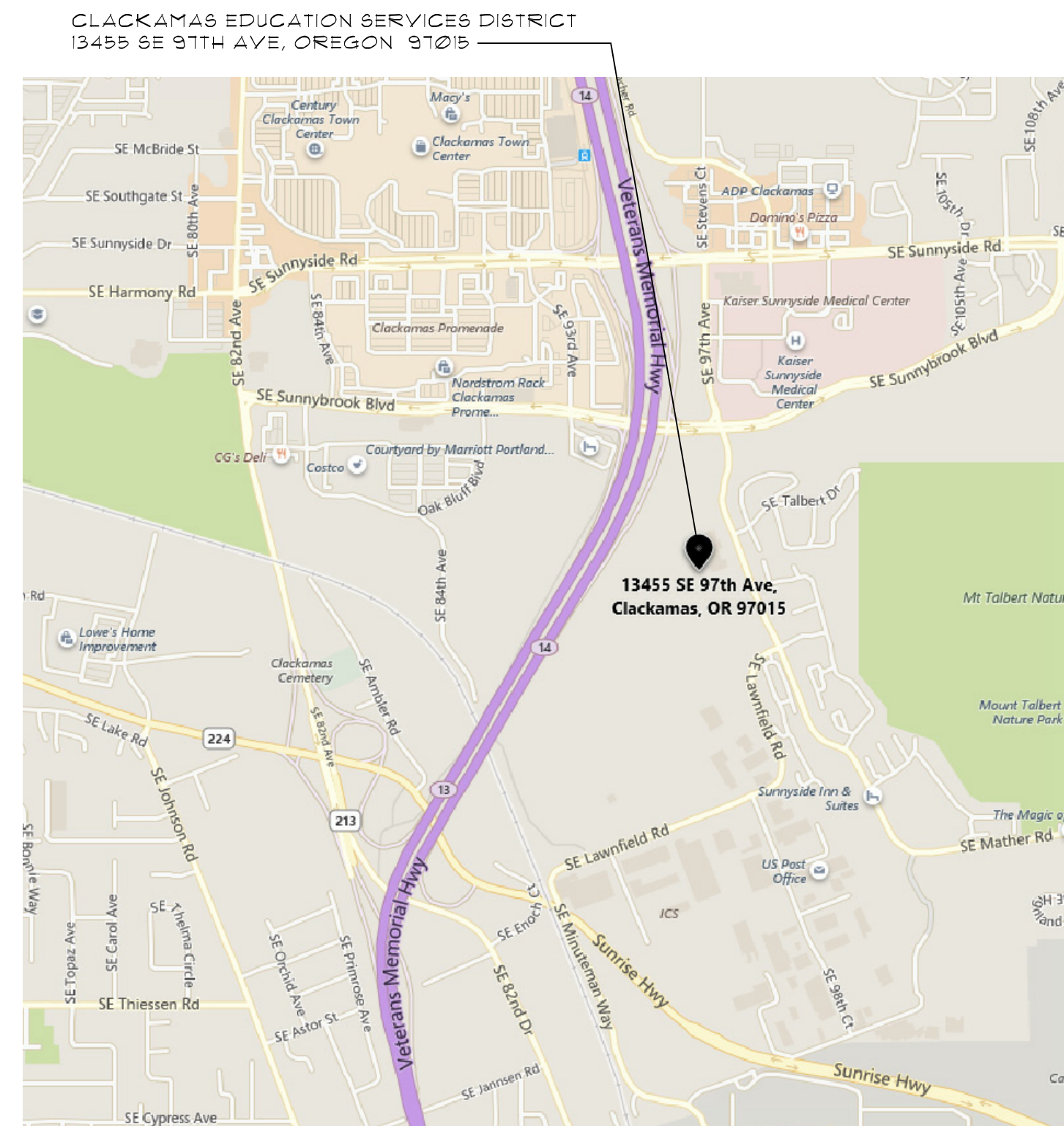
MECHANICAL
ELECTRICAL
ACOUSTICAL CEILING
FIRE SPROKLER SYSTEMS
FIRE ALARM AND DETECTION SYSTEMS
EMERGENCY EGRESS LIGHTING

M/E/P BIDDER DESIGNED

ALL MECHANICAL AND ELECTRICAL TO BE BIDDER DESIGNED INCLUDING BUT NOT LIMITED TO POWER, DATA, LIGHTING, AND CONTROL ACCESS (SEE DOOR SCHEDULE).



LOCATION MAP
N.T.S.



CODE PLAN LEGEND

121A
STORAGE
8-1
120 SF
300 1

OFFICE
134

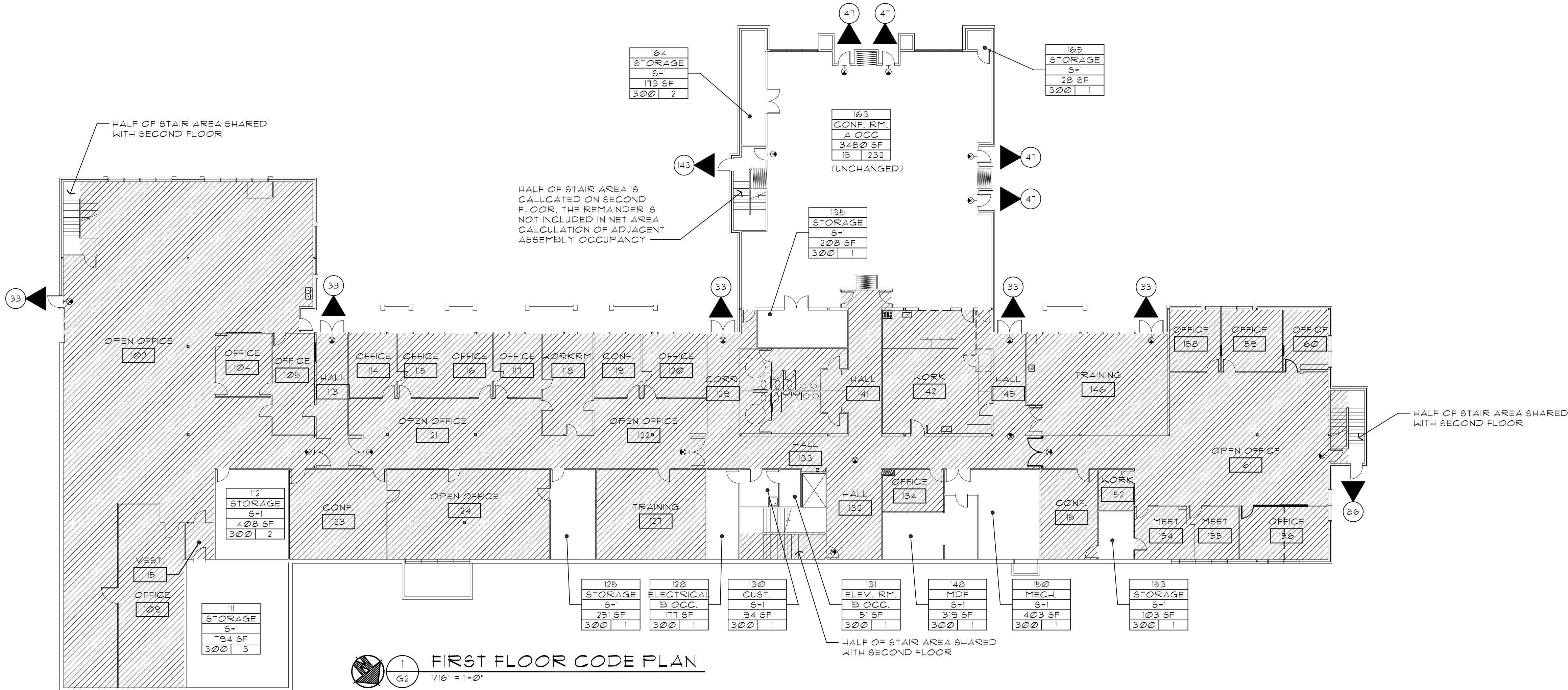
EXIT ACCESS TRAVEL DISTANCE

EXIT AND EGRESS LOAD

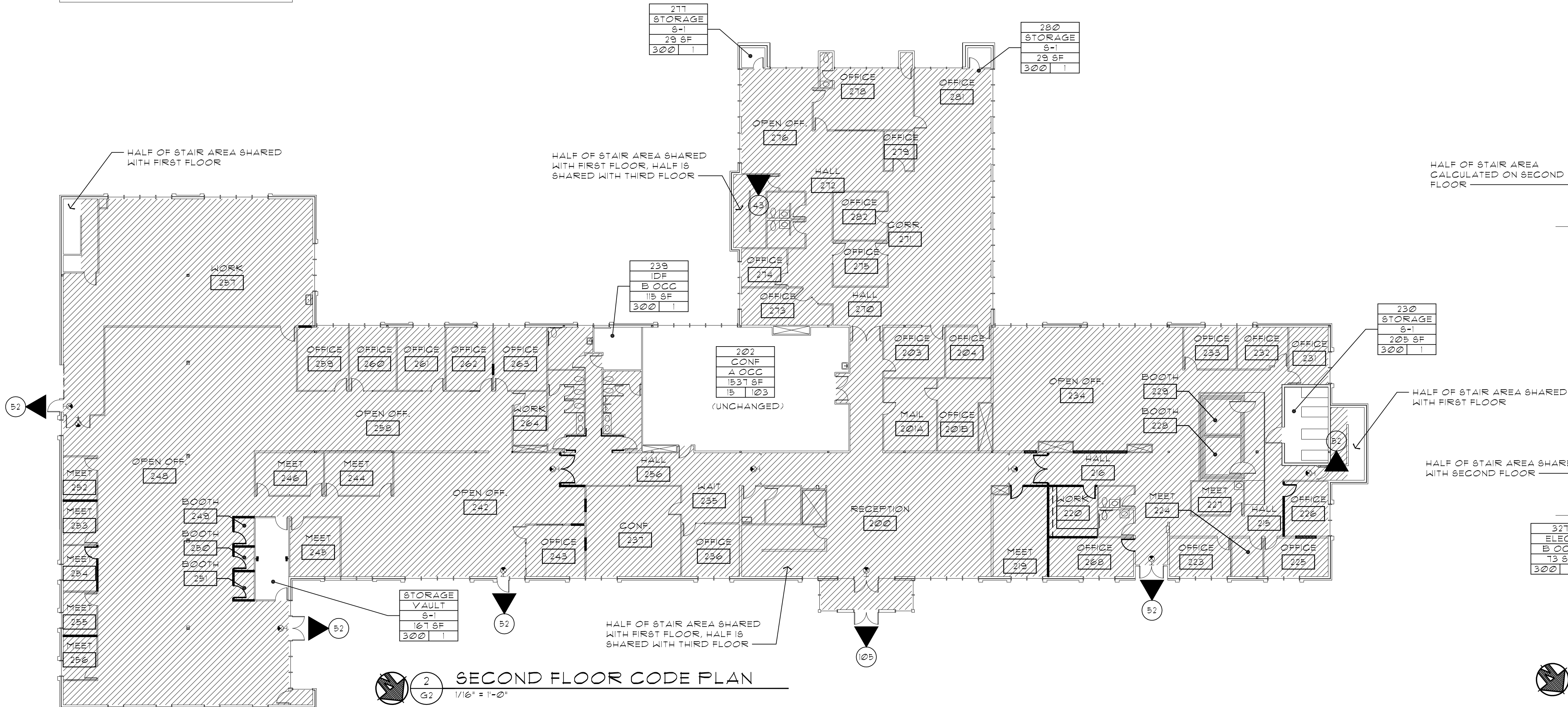
EXIT SIGN INTERNALLY OR EXTERNALLY ILLUMINATED

FIRE EXTINGUISHERS (2-A, 10-B), PROVIDED AT MAXIMUM 100' TRAVEL DISTANCE

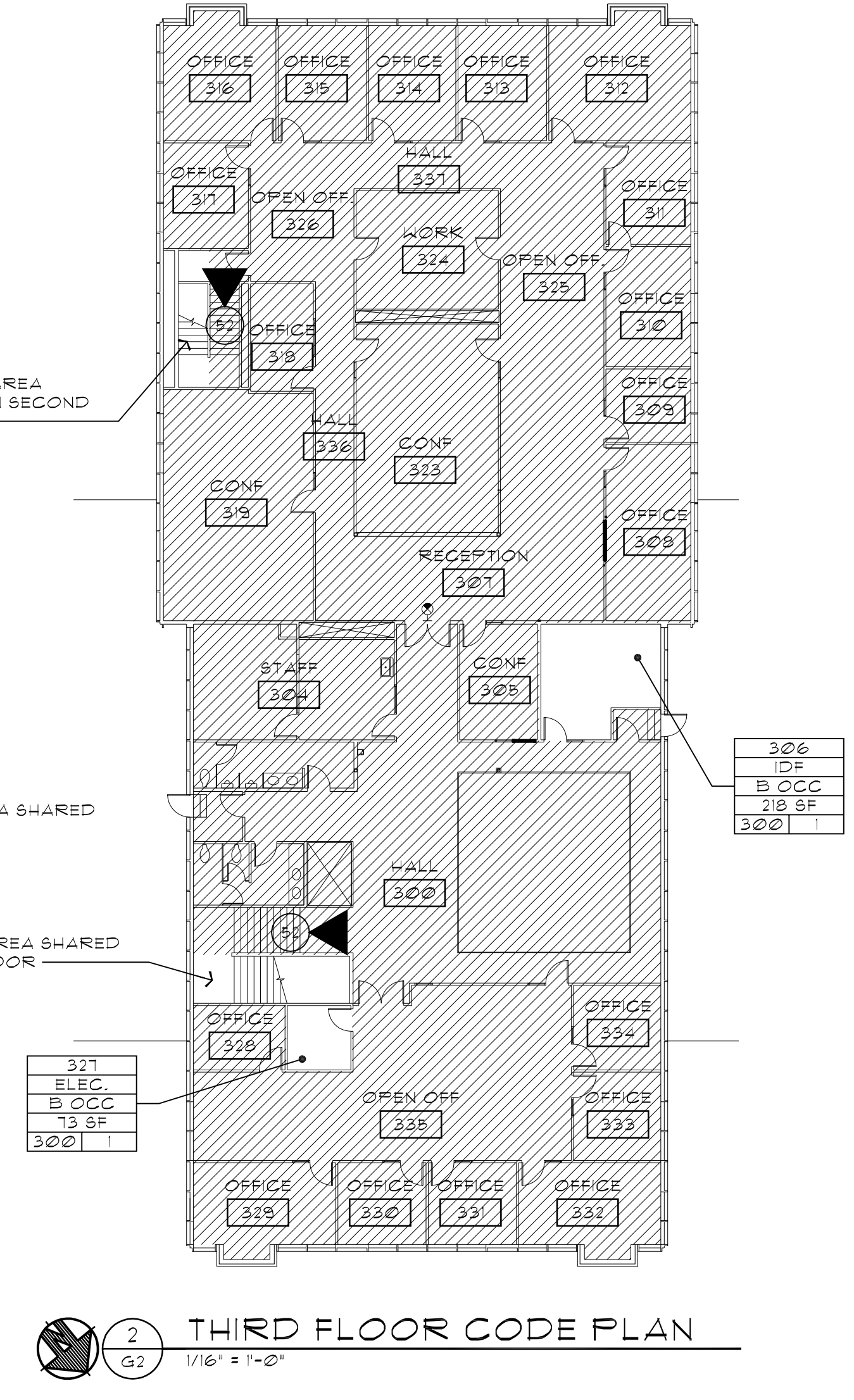
MINIMUM CORRIDOR WIDTH 42" RATED CORRIDORS NOT REQUIRED PER SCOPE OF WORK



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



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



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

CODE SUMMARY
APPLICABLE CODE 2014 OSBC

BUILDING CONSTRUCTION DATA

CONSTRUCTION TYPE	VB (UNCHANGED)
BUILDING HEIGHT	(EXISTING UNCHANGED)
NUMBER OF STORIES	(EXISTING UNCHANGED)
FULLY SPRINKLERED	YES

BUILDING OCCUPANCY DATA

OCCUPANCY GROUP(S)	B (UNCHANGED)
	A-3 (UNCHANGED)
	S-1 (UNCHANGED)

BUILDING AREA DATA

FIRST FLOOR AREA	26,513 SF (UNCHANGED)
SECOND FLOOR AREA	21,854 SF (UNCHANGED)
THIRD FLOOR AREA	10,764 SF (UNCHANGED)

EXIT ANALYSIS

EXIT ACCESS TRAVEL DISTANCE	300' (B OCC) PROVIDED
	250' (A OCC) PROVIDED

FIRST FLOOR

BUSINESS (SHOWN GROSS HATCHED)	
AREA	19,387 SF
OCCUPANT LOAD FACTOR	1/100 GROSS
NO. OCCUPANTS	194 OCC

ASSEMBLY	
AREA	3400 SF
OCCUPANT LOAD FACTOR	1/15 NET
NO. OCCUPANTS	232 OCC

ACCESSORY MECHANICAL AND EQUIPMENT ROOMS	
AREA	950 SF
OCCUPANT LOAD FACTOR	1/300 NET
NO. OCCUPANTS	4 OCC

ACCESSORY STORAGE-I	
AREA	2059 SF
OCCUPANT LOAD FACTOR	1/300 GROSS
NO. OCCUPANTS	7 OCC

TOTAL FIRST FLOOR OCCUPANTS	435 OCC
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SECOND FLOOR

BUSINESS (SHOWN GROSS HATCHED)	
AREA	25,392 SF
OCCUPANT LOAD FACTOR	1/100 GROSS
NO. OCCUPANTS	254 OCC

ACCESSORY ASSEMBLY	
AREA	1537 SF
OCCUPANT LOAD FACTOR	1/15 NET
NO. OCCUPANTS	103 OCC

ACCESSORY MECHANICAL AND EQUIPMENT ROOMS	
AREA	117 SF
OCCUPANT LOAD FACTOR	1/300 NET
NO. OCCUPANTS	1 OCC

ACCESSORY STORAGE-I	
AREA	430 SF
OCCUPANT LOAD FACTOR	1/300 GROSS
NO. OCCUPANTS	2 OCC

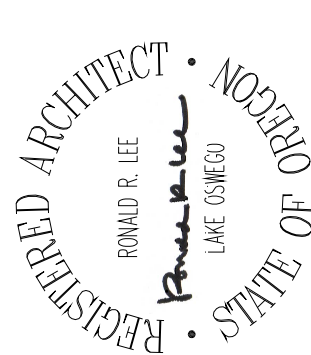
TOTAL FIRST FLOOR OCCUPANTS	360 OCC
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THIRD FLOOR

BUSINESS (SHOWN GROSS HATCHED)	
AREA	10,209 SF
OCCUPANT LOAD FACTOR	1/100 GROSS
NO. OCCUPANTS	103 OCC

ACCESSORY MECHANICAL AND EQUIPMENT ROOMS	
AREA	291 SF
OCCUPANT LOAD FACTOR	1/300 NET
NO. OCCUPANTS	1 OCC

TOTAL FIRST FLOOR OCCUPANTS	104 OCC
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200 North State Street ■ Lake Oswego, Oregon 97034

CLACKAMAS EDUCATION SERVICE
DISTRICT

TENANT IMPROVEMENT

13455 SE 9TH AVE, CLACKAMAS, OR 97015

CODE DATA

17069.00.1

PROJECT NUMBER

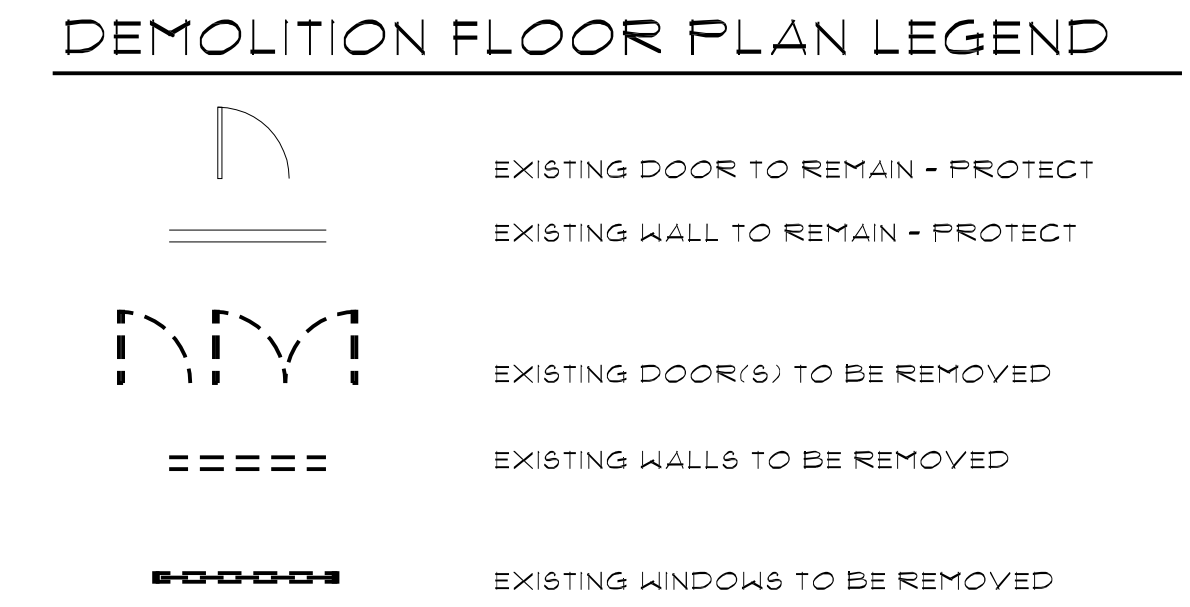
01 MAY 2019

DATE

REVISIONS

G3

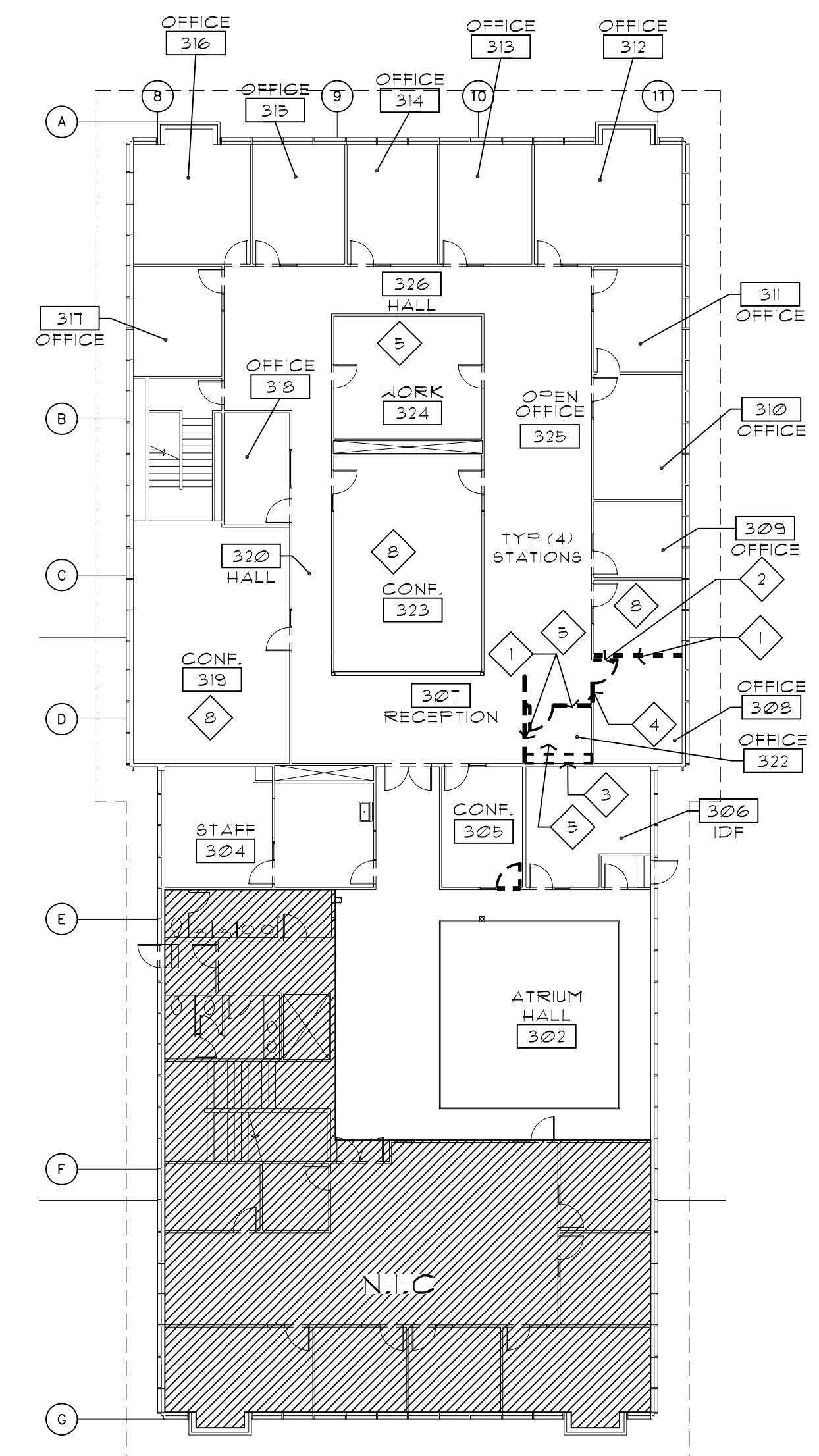
BID SET



DEMOLITION NOTES

1. SALVAGE ALL TACKBOARDS AND WHITEBOARDS IN DEMOLITION SCOPE OF WORK TO OWNER.
 2. SELECTIVELY CUT AND REMOVE EXISTING FLOORING TO ACCOMMODATE INSTALLATION OF NEW WALL FRAMING AND CASEWORK, SEE SHEET A1.1 AND SHEET A4.1 TO COORDINATE.
- ## DEMOLITION NOTES
- 
1. REMOVE EXISTING WALLS.
 2. REMOVE EXISTING DOOR AND FRAME, ONLY SALVAGE DOUBLE SECURITY DOORS & CARD READERS FOR REINSTALLATION.
 3. REMOVE EXISTING CASEWORK.
 4. REMOVE EXISTING RELIGHT ASSEMBLY.
 5. REMOVE EXISTING CARPET FLOOR AND BASE TO ACCOMMODATE NEW FLOORING AND BASE.
 6. NOT USED
 7. NOT USED
 8. EXISTING FLOOR TO REMAIN, PROTECT
 9. NOT USED
 10. NOT USED
 11. REMOVE EXISTING CARPET WALL FINISH TO ACCOMMODATE NEW WALL FINISH, TYP.
 12. SELECTIVELY DEMOLISH WALL TO ACCOMMODATE NEW DOOR
 13. NOT USED
 14. REMOVE EXISTING CERAMIC TILE AS REQUIRED TO CREATE A STRAIGHT AND CLEAN TRANSITION TO NEW TILE.

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



 3 THIRD FLOOR DEMOLITION PLAN
D1.1 1/16" = 1'-0"

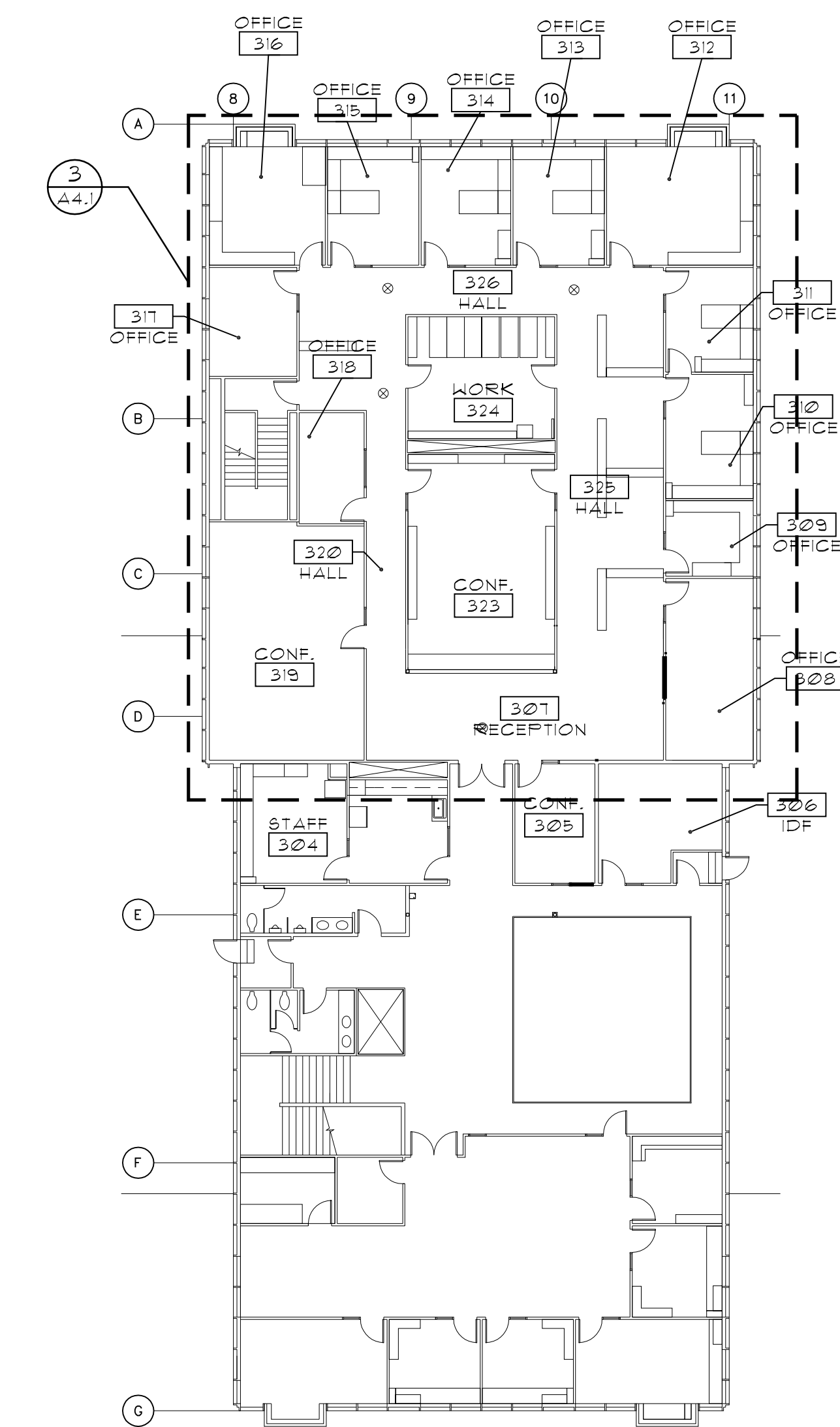
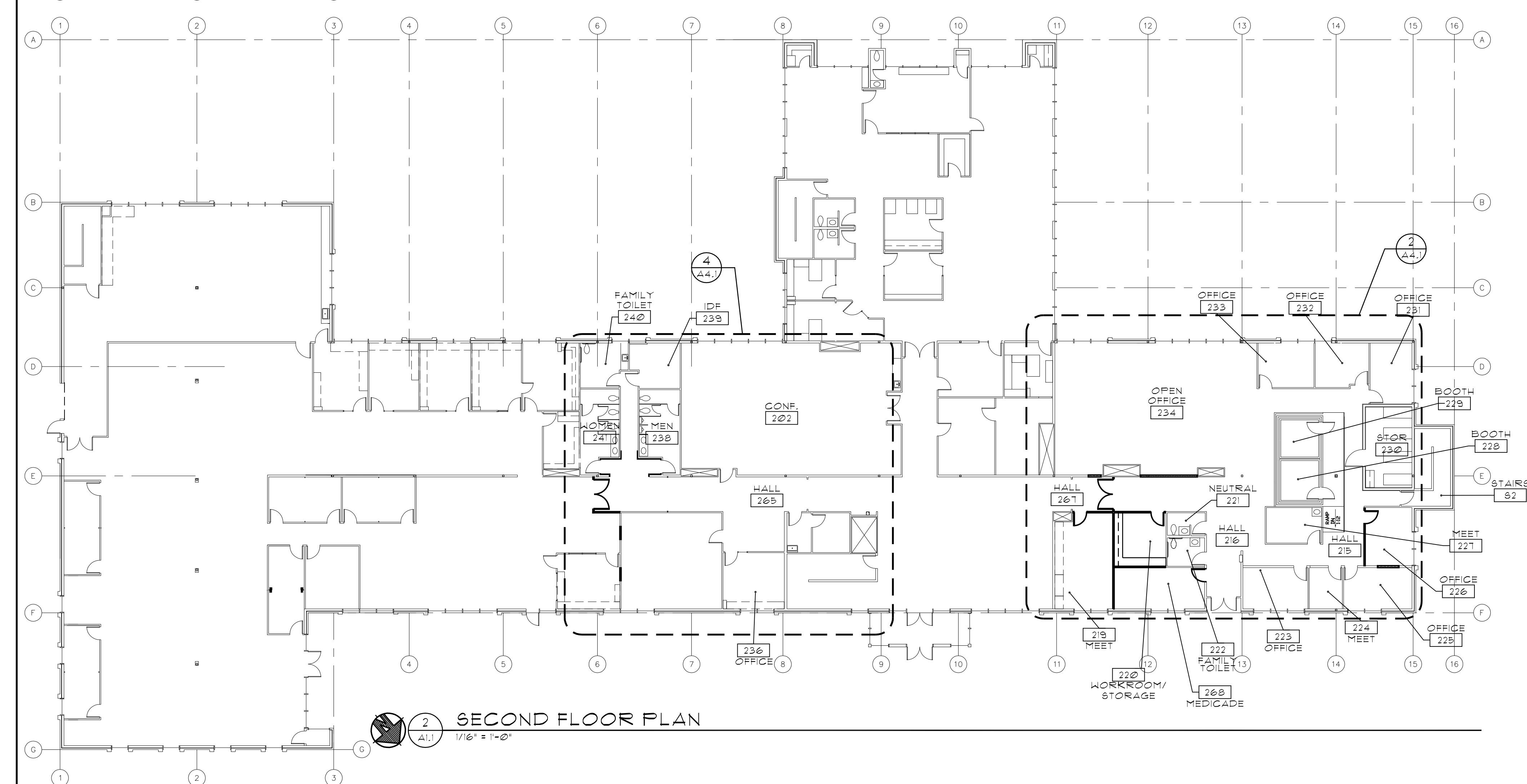
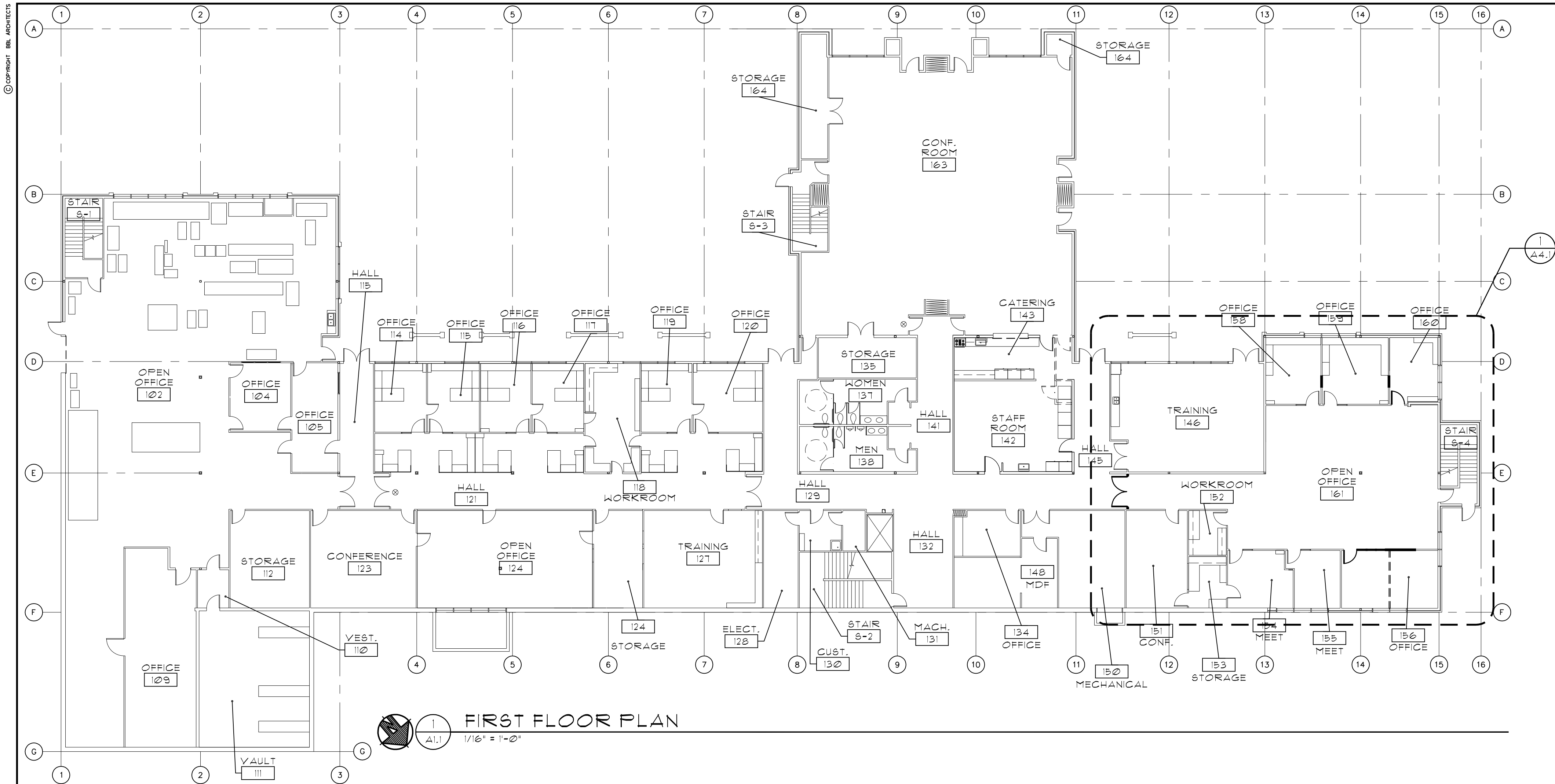
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A 3x3 grid of squares, consisting of 3 rows and 3 columns, totaling 9 squares. The grid is formed by 4 horizontal lines and 4 vertical lines.



1. NOT USED
2. SALVAGE ALL ACOUSTIC CEILING TILE FOR REUSE IN PROJECT. DAMAGED OR STAINED TILE TO BE REINSTALLED ONLY IN MODIFIED TILES WHERE DAMAGE OR STAIN IS DISCARDED
3. SALVAGE ALL LIGHT FIXTURES FOR REINSTALLATION

[illegible]



THIS SHEET PROVIDED FOR REFERENCE
SEE ENLARGED PLANS ON SHEET A4.1.

GENERAL NOTES

1. ALL CARPET AND SHEET VINYL FLOORING AND BASE TO BE FURNISHED (AS NECESSARY) AND INSTALLED BY OWNER SELECTED CONTRACTOR, NOT IN CONTRACT.
2. PORCELAIN TILE FLOOR, WALL, AND BASE TO BE CFCI.
3. ALL MECHANICAL AND ELECTRICAL TO BE BIDDER DESIGNED.

CLACKAMAS EDUCATION SERVICE

DISTRICT
TENANT IMPROVEMENT

13455 SE 9TH AVE, CLACKAMAS, OR 97015

FLOOR PLANS

17069.00.1

PROJECT NUMBER

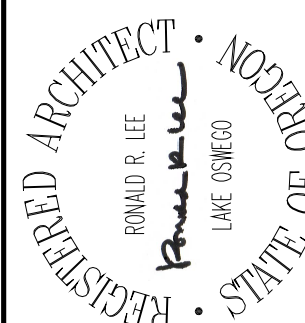
07 MAY 2019

DATE

REVISIONS

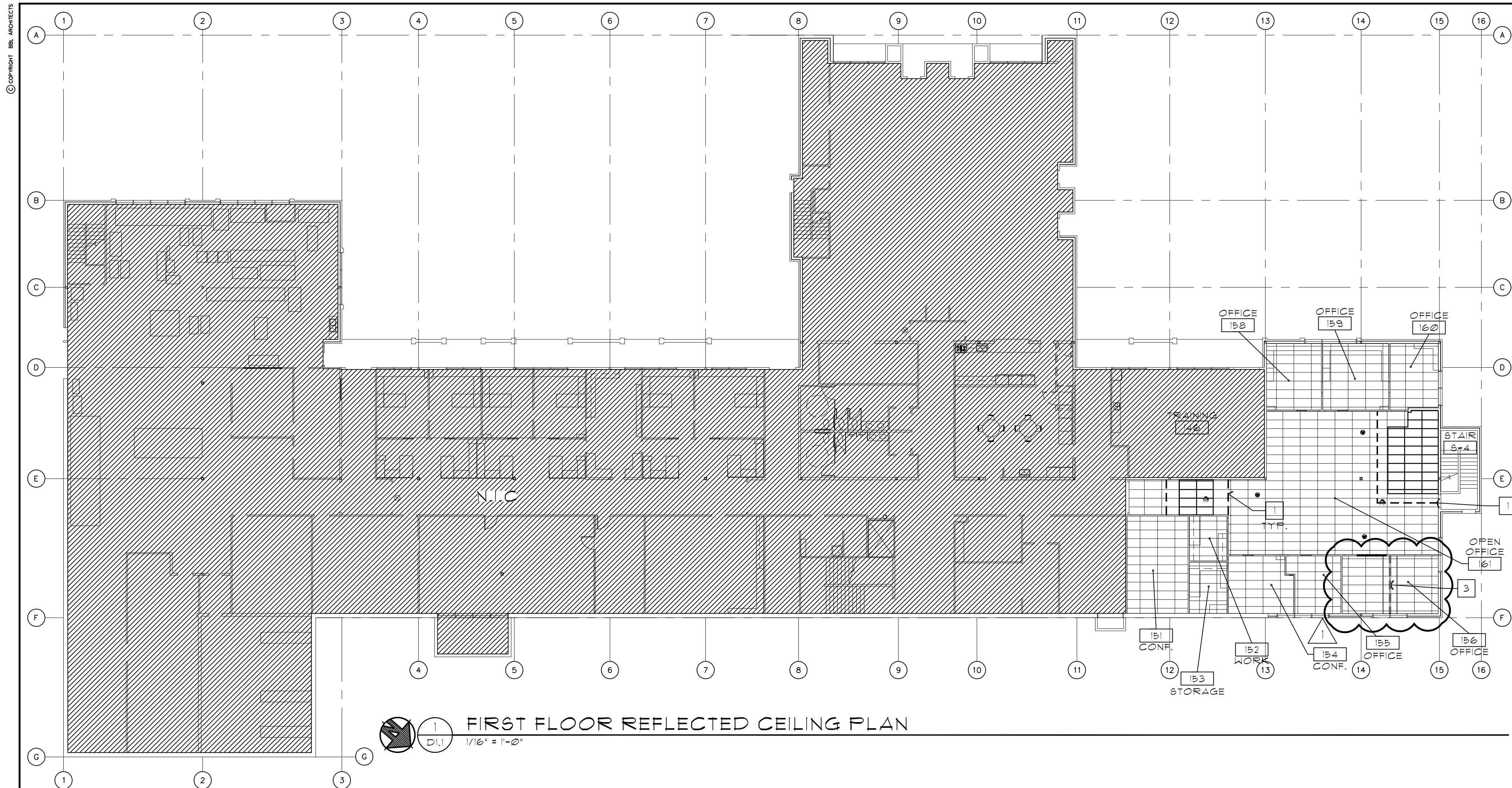
A1.1

BID SET



BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN

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REFLECTED CEILING PLAN LEGEND

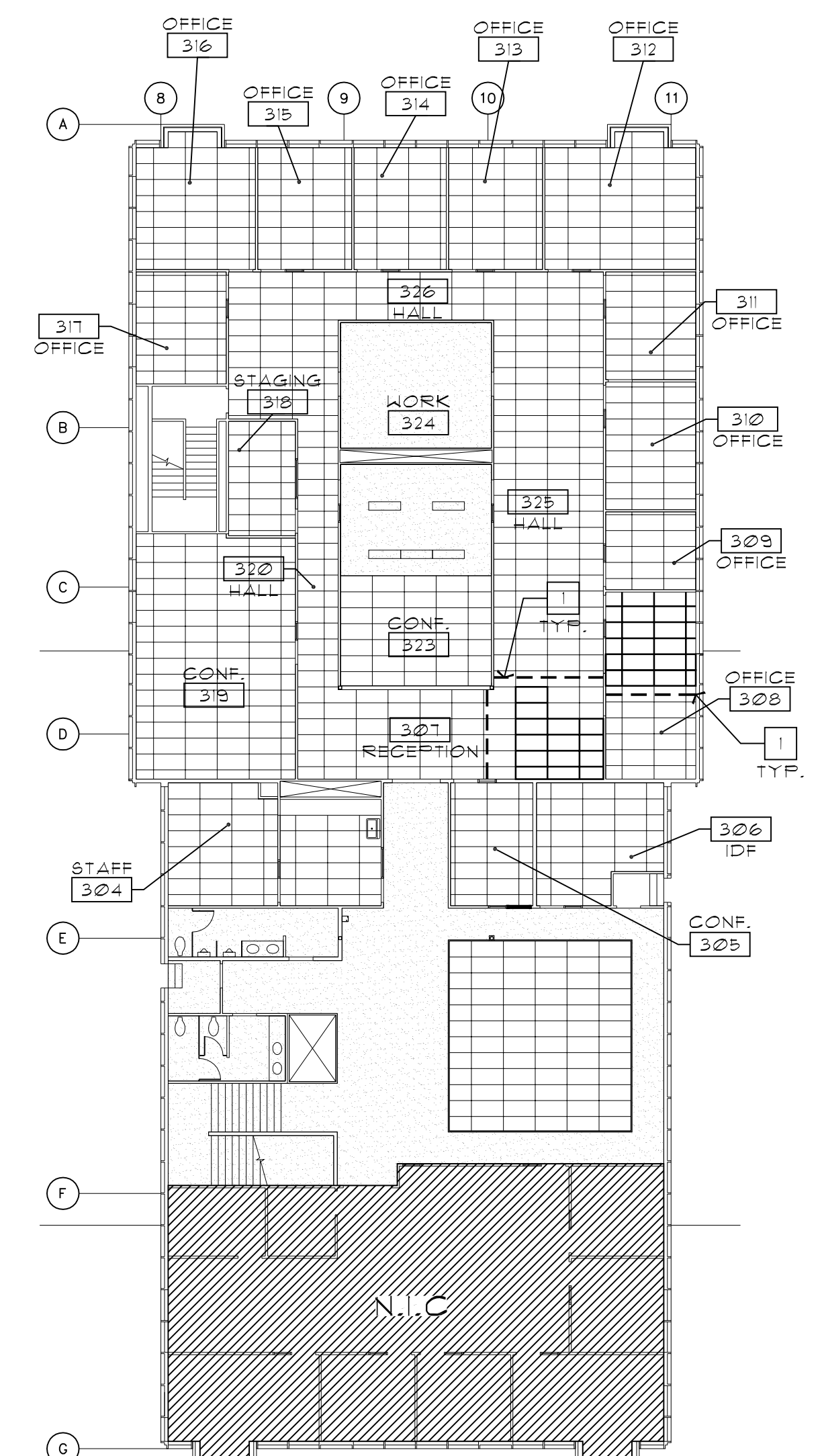
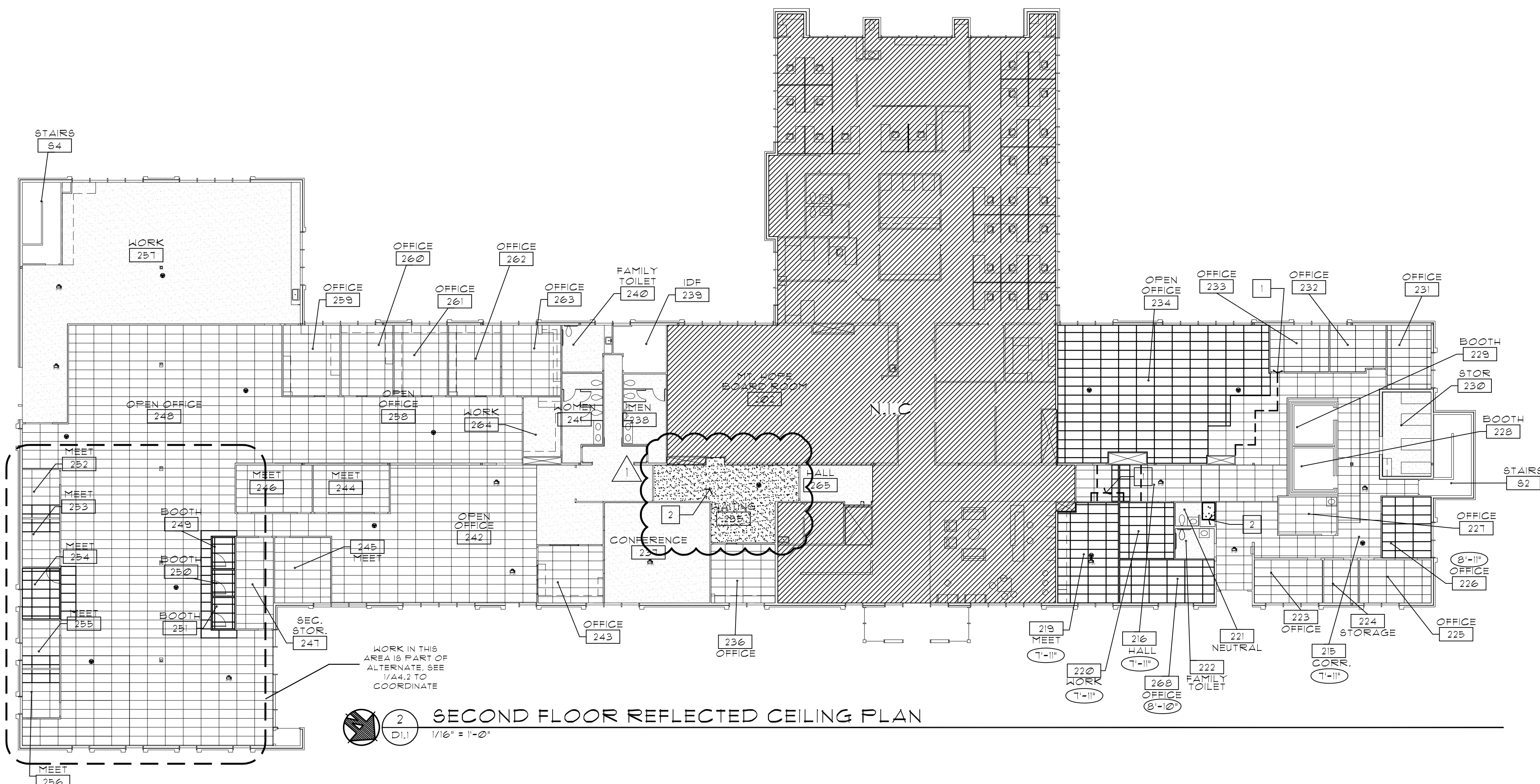
- NEW 2' X 4' ACOUSTIC CEILING TILE (ACT) GRID
- NEW GYP. BD. CEILING
- EXIST. 2' X 4' ACOUSTIC CEILING TILE (ACT) GRID
- EXIST. GYP. BD. CEILING
- TIE INTO EXISTING BREAK LINE
- CEILING MOUNTED WIFI MODULE
- CAMERA LOCATION
- PROJECTOR LOCATION

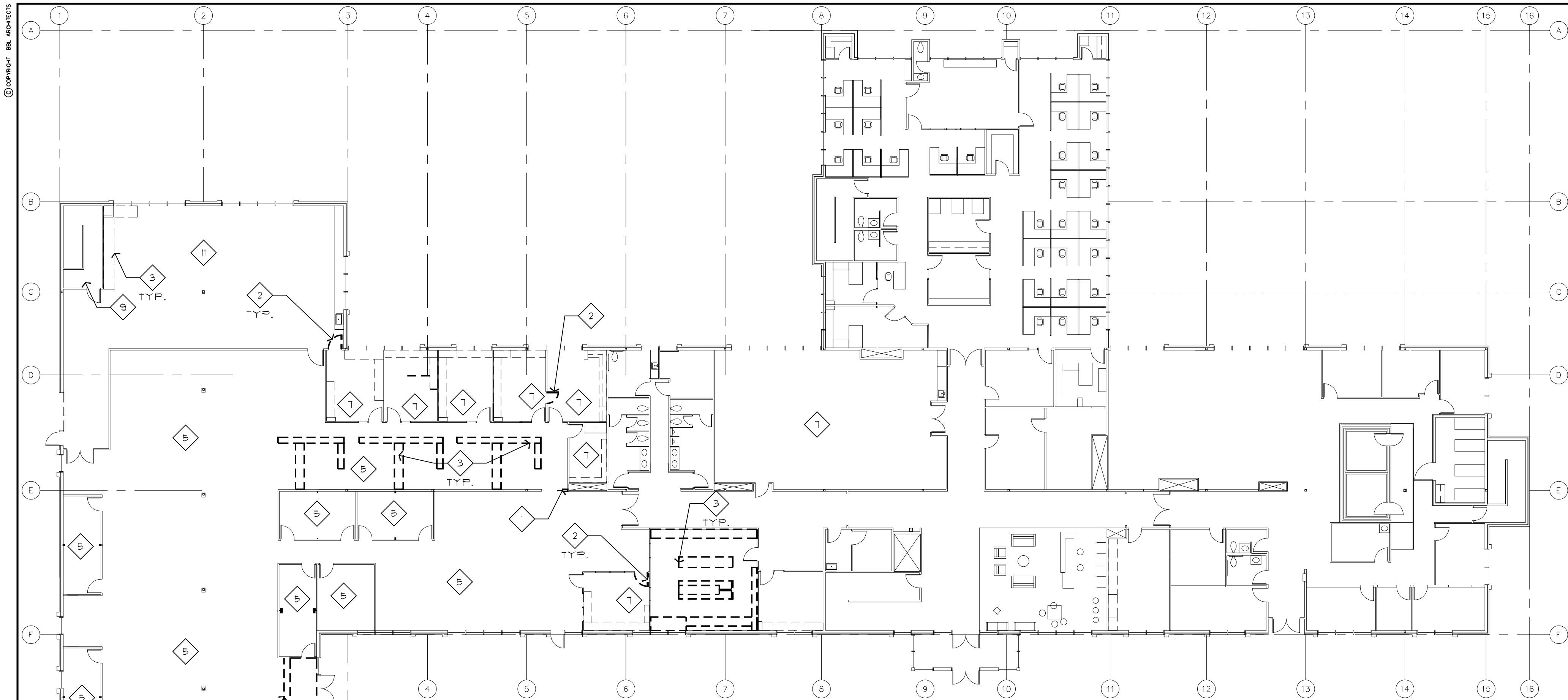
GENERAL NOTES

- PROVIDE NEW BIDDER DESIGNED MECHANICAL, ELECTRICAL AND LIGHTING TO MATCH EXISTING IN AREAS OF ARCHITECTURAL MODIFICATION.
- INSTALL SALVAGED CEILING TILE IN NEW ACOUSTICAL CEILING GRID; PROVIDE AND INSTALL NEW ACT TO MATCH EXISTING WHEN EXISTING STOCK IS DEPLETED.

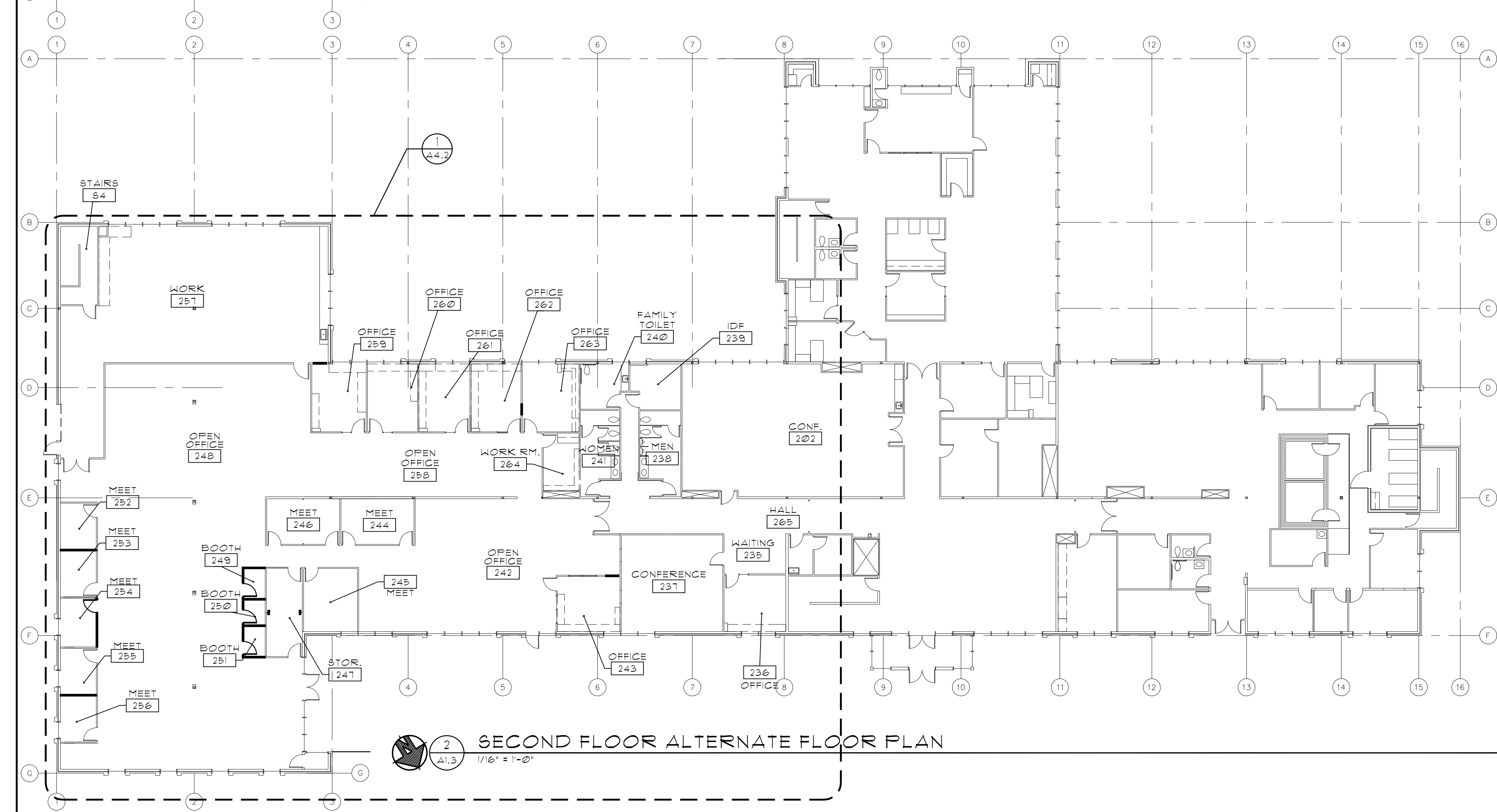
SHEET NOTES

- TIE NEW 2'X4' ACT GRID INTO EXISTING 2'X4' ACT GRID
- PATCH AND PAINT TO MATCH ADJACENT SURFACE
- NEW SOFFIT.





1 SECOND FLOOR ALTERNATE DEMOLITION PLAN
A1.3 1/16" = 1'-0"



2 SECOND FLOOR ALTERNATE FLOOR PLAN
A1.3 1/16" = 1'-0"

DEMOLITION NOTES

1. DEMOLISH WALLS.
2. DEMOLISH DOOR AND FRAME.
3. DEMOLISH CASEWORK.
4. NOT USED.
5. REMOVE EXISTING CARPET AND BASE TO ACCOMMODATE NEW FLOORING AND BASE.
6. NOT USED.
7. EXISTING CARPET TO REMAIN, PROTECT.
8. NOT USED.
9. REMOVE EXISTING VCT AT TOP LANDING TO FIRST STAIR RISER EACH SIDE TO ACCOMMODATE NEW FLOORING AND BASE (BY OTHERS).
10. REMOVE EXISTING WALK OFF GRATING AND TRANSITION TO ACCOMMODATE NEW FLOOR FLOAT.
11. REMOVE EXIST. VINYL FLOORING AND BASE TO ACCOMMODATE NEW FLOORING AND BASE (BY OTHERS).

CLACKAMAS EDUCATION SERVICE

DISTRICT

TENANT IMPROVEMENT

13455 SE 9TH AVE, CLACKAMAS, OR 97015

ALTERNATE FLOOR PLAN

17069.00.1

PROJECT NUMBER

01 MAY 2019

DATE

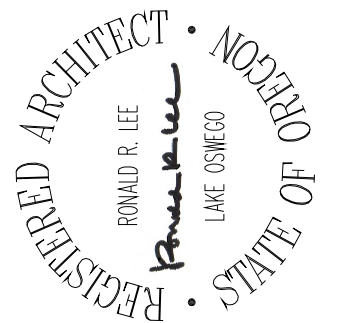
REVISIONS

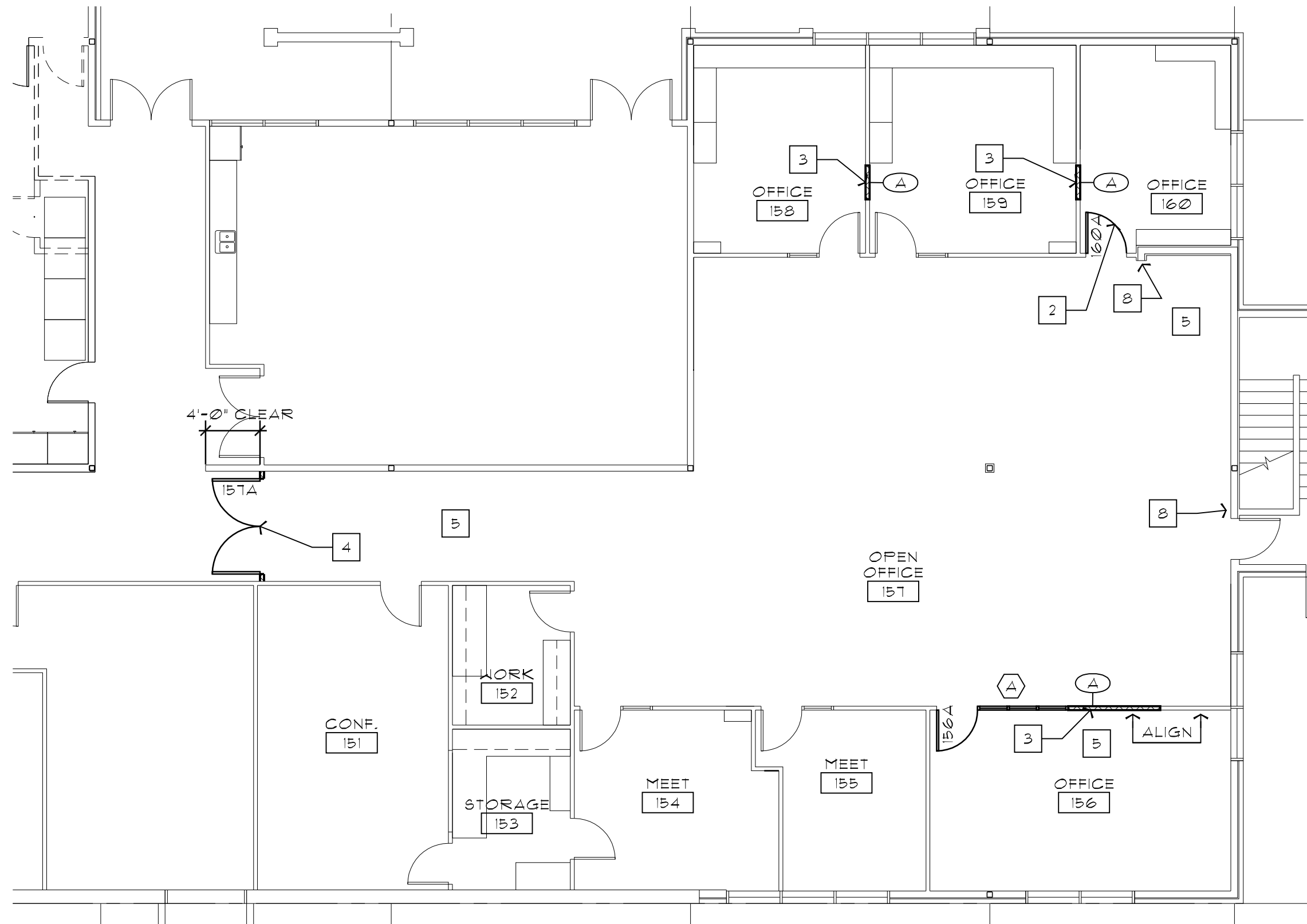
A1.3

BID SET

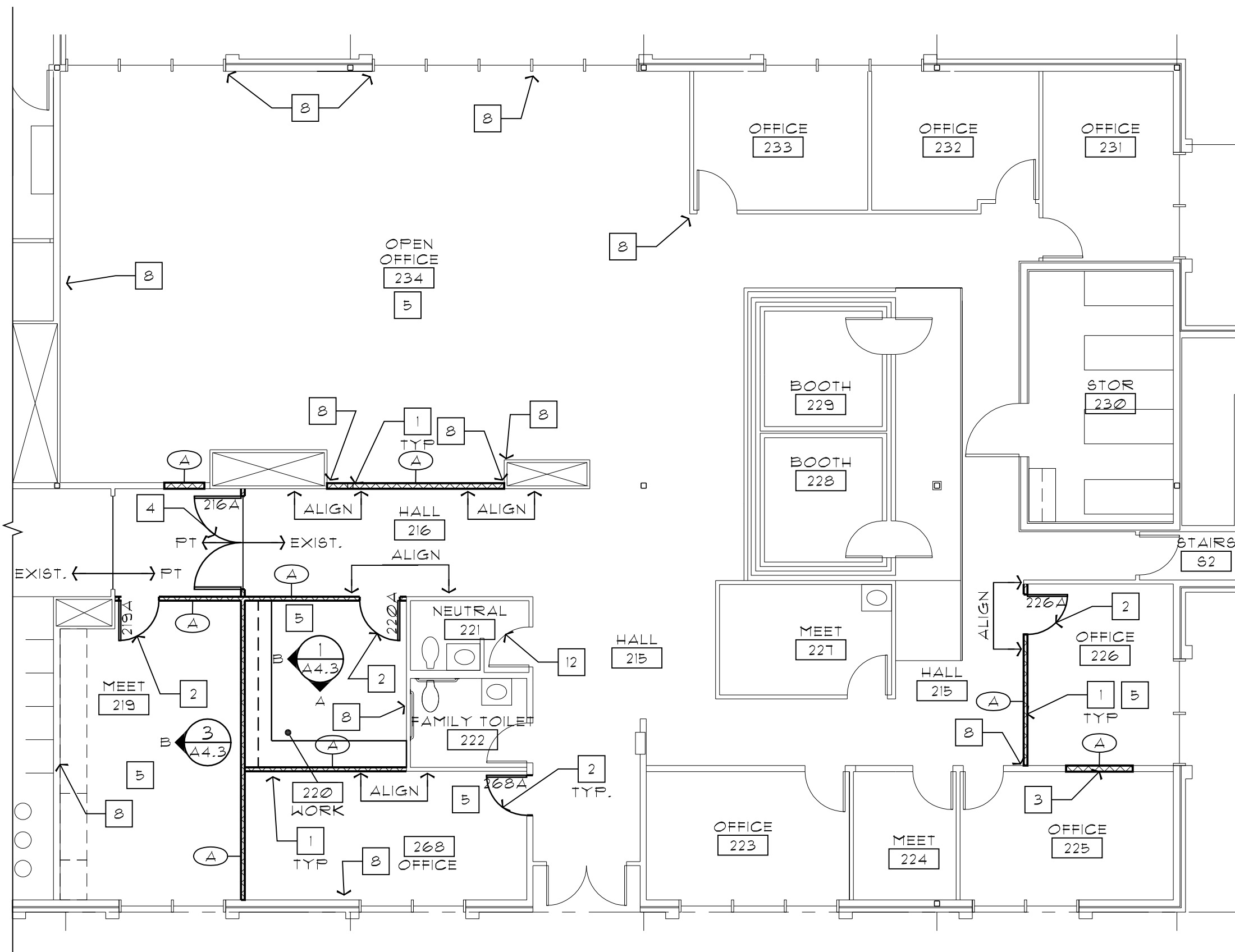
BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN

200 North State Street ■ Lake Oswego, Oregon 97034

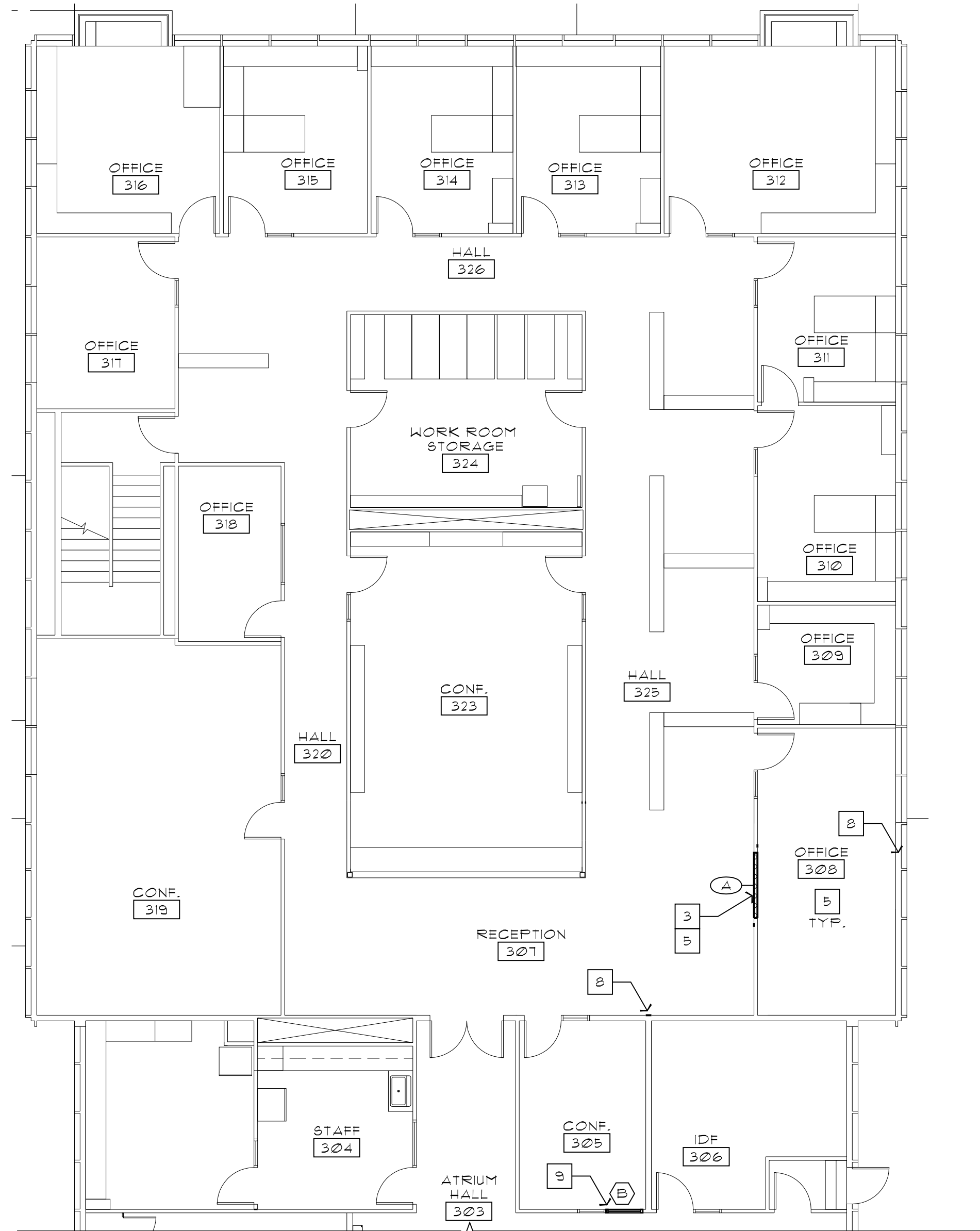




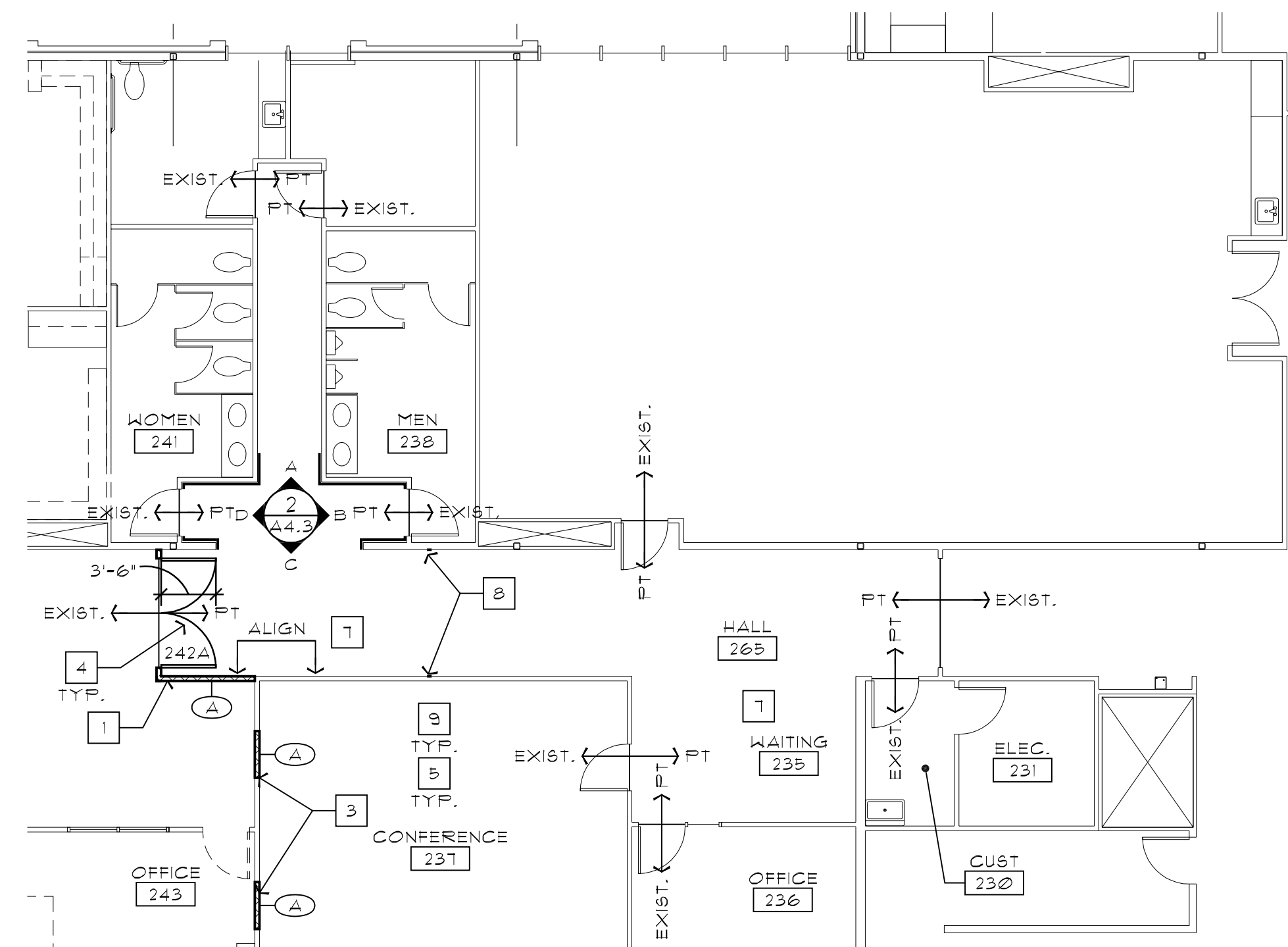
 1 FIRST FLOOR ENLARGED PLAN - EAST WING
1/8" = 1'-0"



 2 SECOND FLOOR ENLARGED PLAN - EAST WING
1/8" = 1'-0"



 3 THIRD FLOOR ENLARGED PLAN - NORTH WING
1/8" = 1'-0"



 4 SECOND FLOOR ENLARGED PLAN - WEST WING
1/8" = 1'-0"

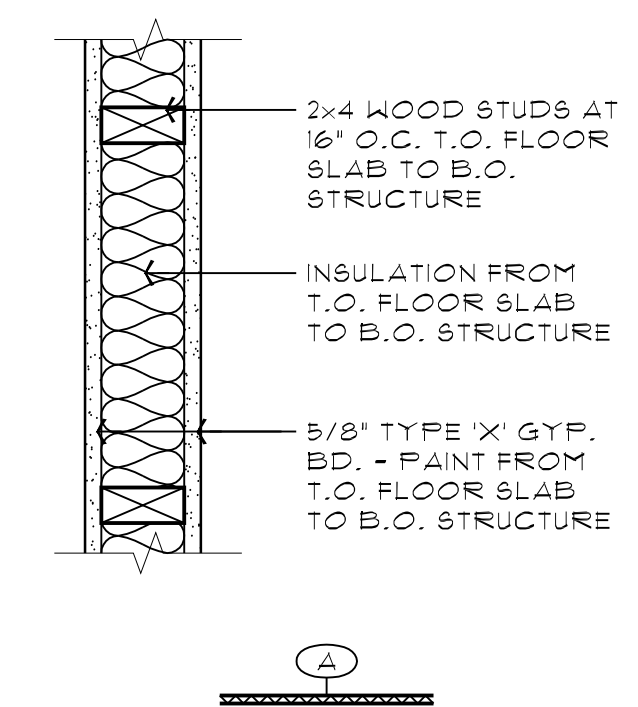
SHEET NOTES

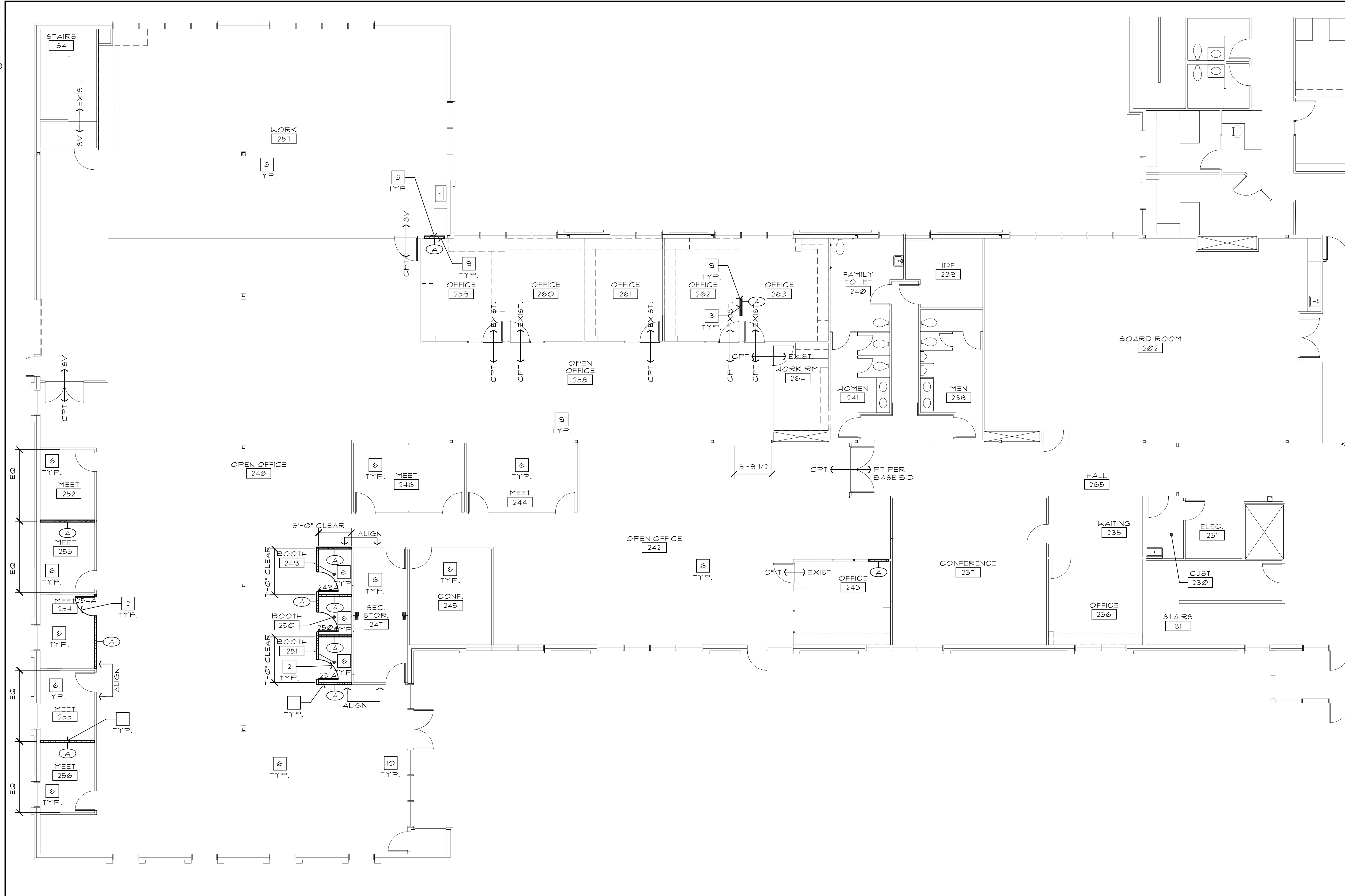
1. NEW WALL
2. NEW DOOR
3. INFILL WALL AND FINISH
4. RELOCATE SECURITY DOOR AND CARD READER
5. PATCH CARPET TILE AS REQUIRED BY DEMOLITION OF EXISTING WALLS AND/OR CASEWORK, SEE SHEET D1.1 TO COORDINATE. (BY OTHERS)
6. NOT USED
7. NEW PORCELAIN TILE, SEE ROOM FINISH SCHEDULE, INSTALL NEW METAL TRANSITION WHERE TRANSITION OCCURS.
8. PATCH AND PAINT WALL WHERE DAMAGED BY DEMOLITION TO MATCH ADJACENT WALLS.
9. PROVIDE NEW HORIZONTAL LOUVER BLINDS TO MATCH ADJACENT BLINDS.

GENERAL NOTES

1. ALL CARPET AND SHEET VINYL FLOORING AND BASE TO BE FURNISHED AND INSTALLED BY OWNER SELECTED CONTRACTOR, NOT IN CONTRACT.
2. PORCELAIN TILE FLOOR, WALL, AND BASE TO BE CPCI.
3. ALL MECHANICAL AND ELECTRICAL TO BE BIDDER DESIGNED.

WALL TYPES





1 SECOND FLOOR ALTERNATE ENLARGED PLAN - WEST WING
A4.2 1/8" = 1'-0"

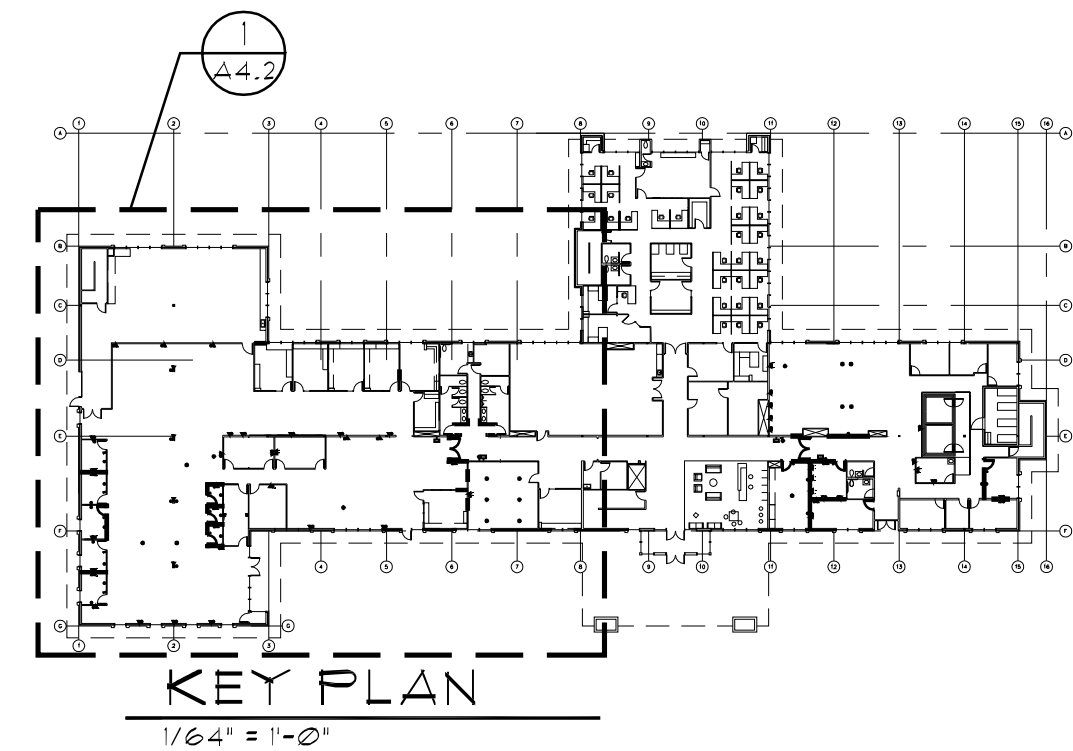
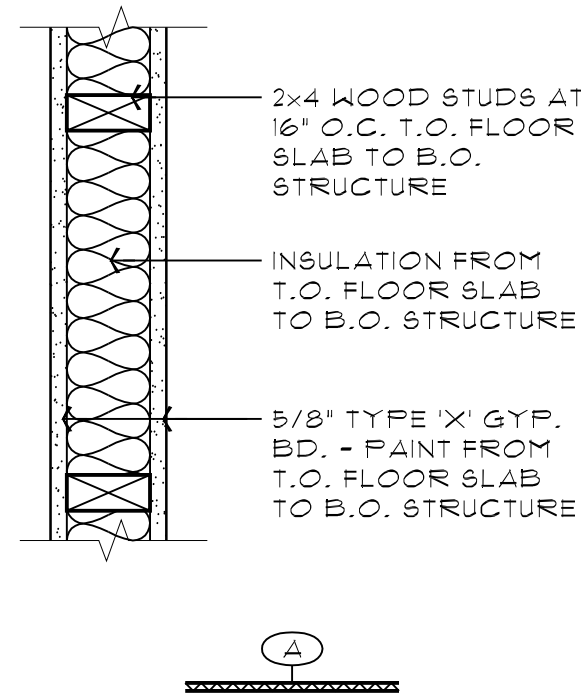
SHEET NOTES

1. NEW WALL TO STRUCTURE.
2. NEW DOOR
3. INFILL WALL AND FINISH
4. NOT USED
5. NOT USED
6. NEW CARPET (BY OTHERS)
7. NOT USED
8. NEW SHEET VINYL (BY OTHERS)
9. PATCH AND PAINT EXISTING WALLS AND/OR CEILING TO MATCH ADJACENT SURFACES AS REQUIRED BY DEMOLITION.
10. FLOAT FLOOR AS REQUIRED TO INFILL AND LEVEL RECESSED ENTRANCE TO LEVEL WITH EXISTING FLOOR SLAB.

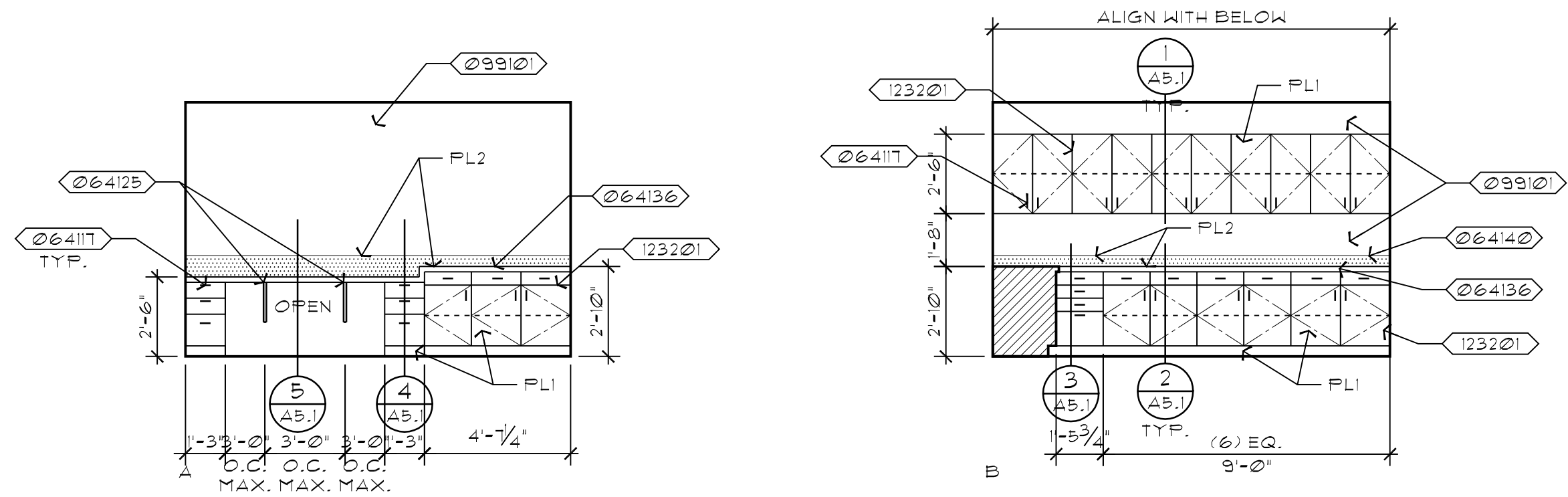
GENERAL NOTES

1. ALL CARPET AND SHEET VINYL FLOORING AND BASE TO BE FURNISHED (AS NECESSARY) AND INSTALLED BY OWNER SELECTED CONTRACTOR, NOT IN CONTRACT.
2. PORCELAIN TILE FLOOR, WALL, AND BASE TO BE CFCI. IN CONTRACT.
3. ALL MECHANICAL AND ELECTRICAL TO BE BIDDER DESIGNED.

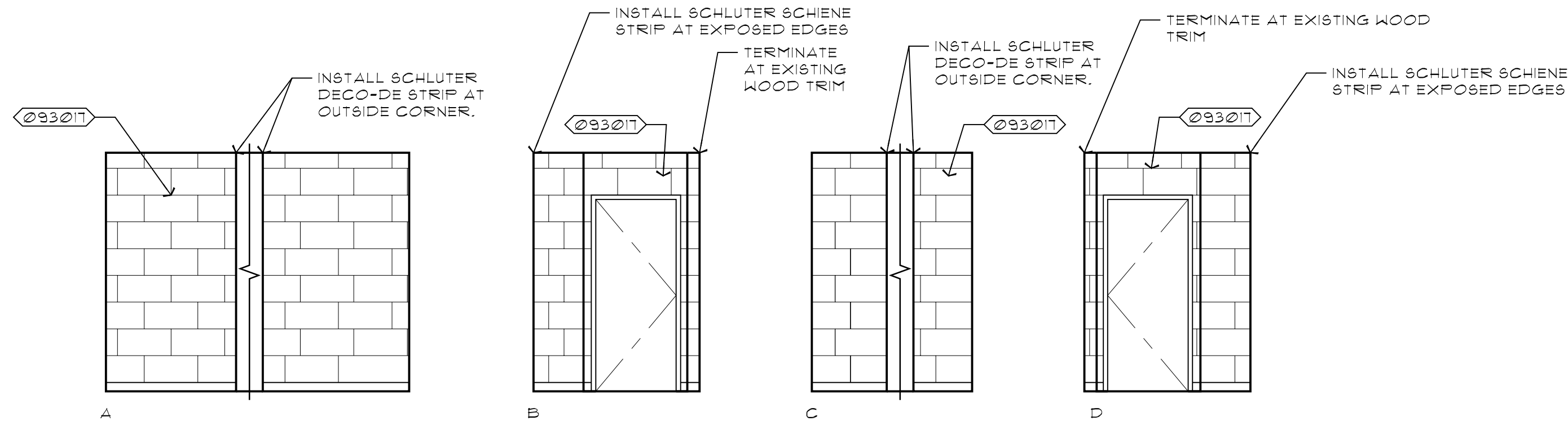
WALL TYPES



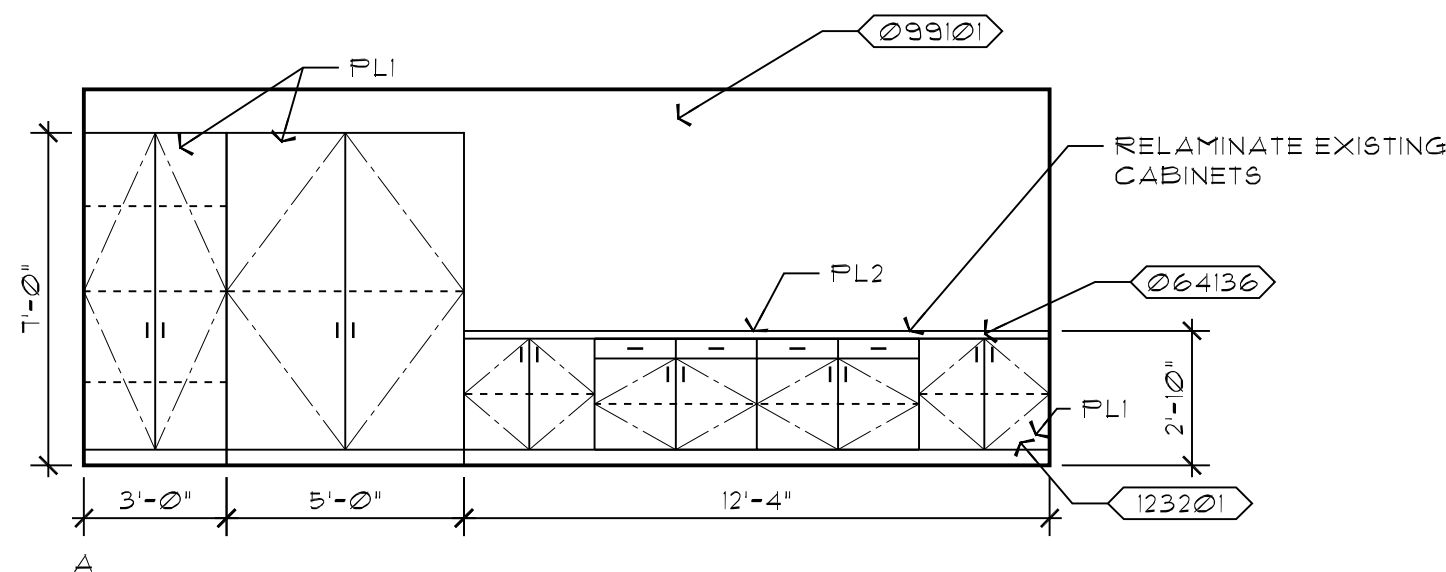
KEY PLAN
1/64" = 1'-0"



1 INTERIOR ELEVATION - WORK ROOM 220
1/4" = 1'-0"



2 INTERIOR ELEVATION - RESTROOMS HALL 265
1/4" = 1'-0"



3 INTERIOR ELEVATION - MEETING ROOM 219
1/4" = 1'-0"

KEYNOTES

- 064117 FULL
- 064125 COUNTERTOP SUPPORT BRACKET
- 064136 PLASTIC LAMINATE COUNTERTOP
- 064140 PLASTIC LAMINATE BACKSPLASH
- 093017 PORCELAIN TILE
- 099101 PAINT
- 123201 MANUFACTURED CASEWORK

GENERAL NOTES

- ALL MECHANICAL AND ELECTRICAL TO BE BIDDER DESIGNED.

CLACKAMAS EDUCATION SERVICE

DISTRICT

TENANT IMPROVEMENT

13455 SE 9TH AVE, CLACKAMAS, OR 97015

INTERIOR ELEVATIONS

17069.00.1

PROJECT NUMBER

01 MAY 2019

DATE

REVISIONS

A4.3

BID SET

BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN

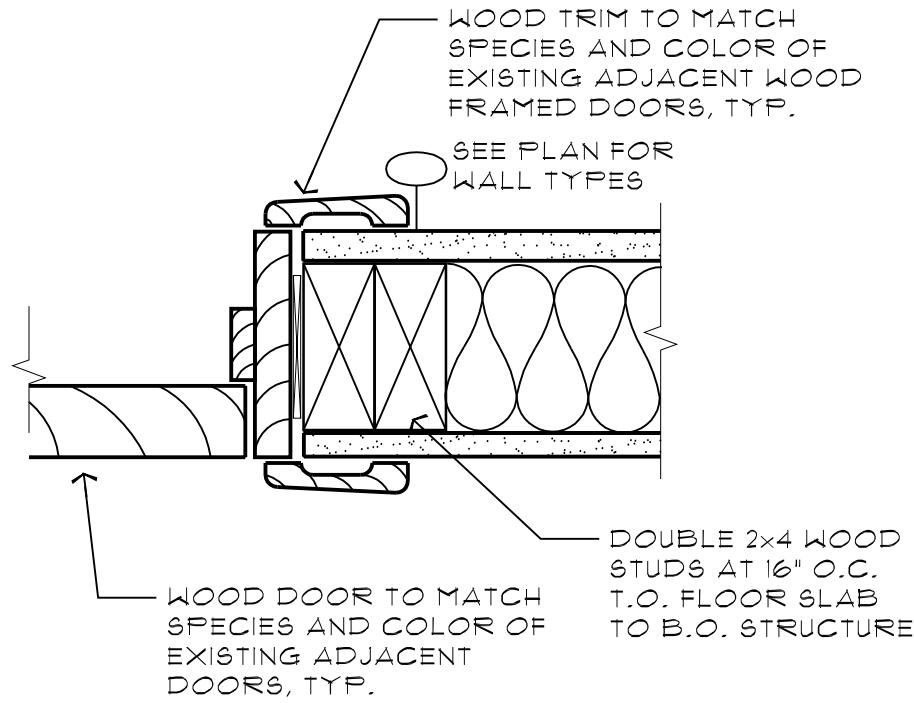
200 North State Street ■ Lake Oswego, Oregon 97034

REGISTERED ARCHITECT
RONALD R. LEE
LAKE OSWEGO
STATE OF OREGON



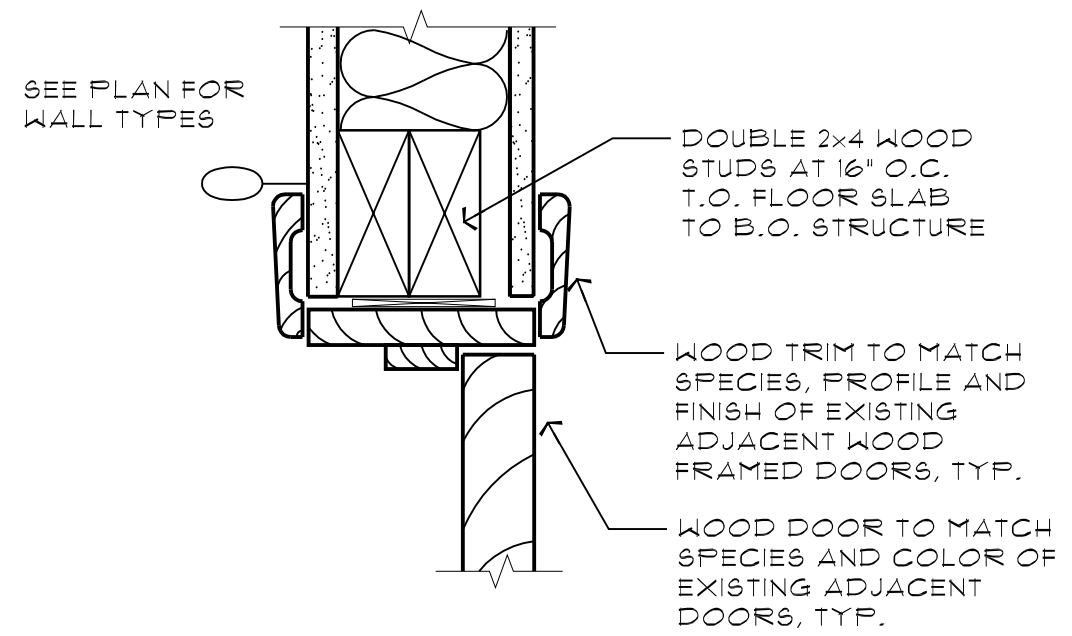
REGISTERED ARCHITECT •
RONALD R. LEE
Ronald R. Lee
LAKE OSWEGO
STATE OF OREGON

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



1 DOOR JAMB
A5.2 1 1/2" ± 1'-0"

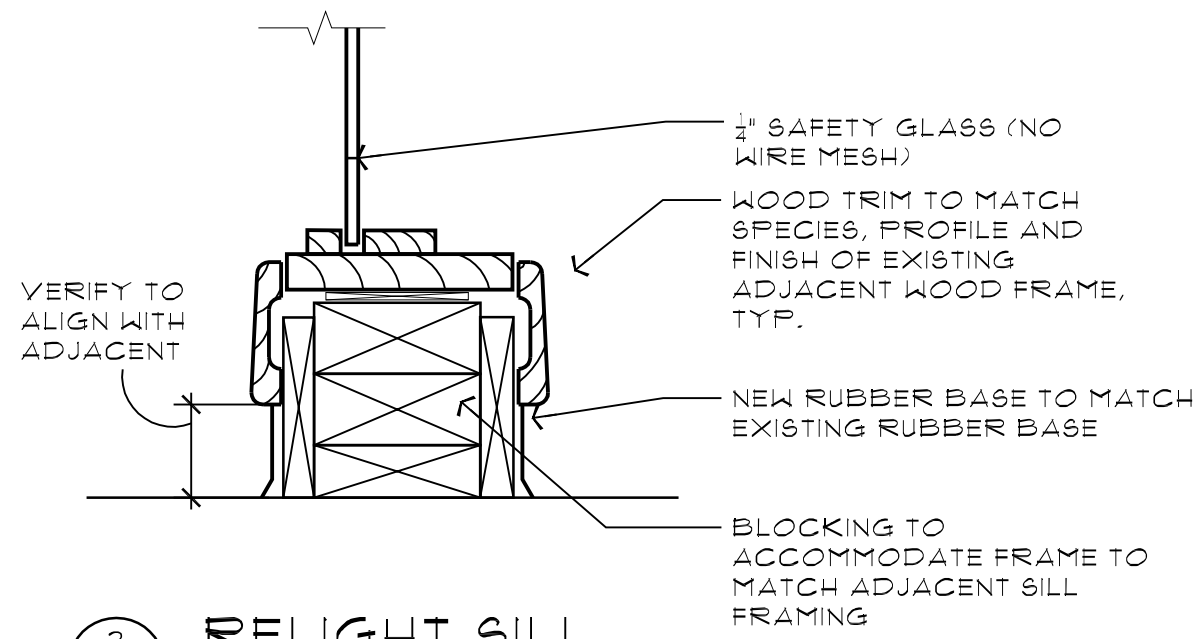
NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



2 DOOR HEAD
A5.2 1 1/2" ± 1'-0"

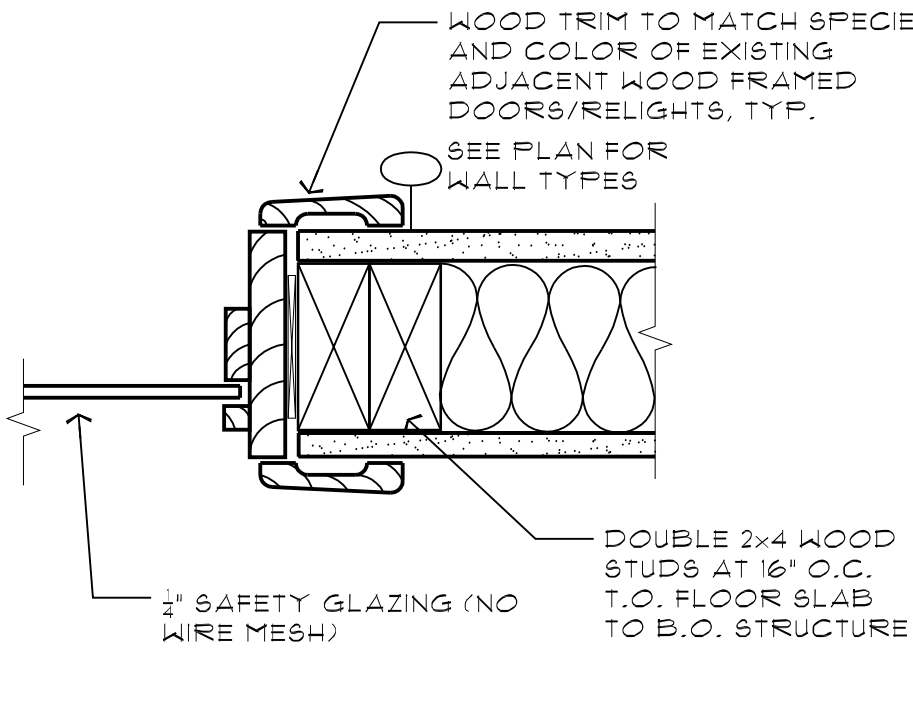
NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS

NOTE: AT RELIGHT TYPE A, MODIFY EXISING DOOR FRAME TO ACCOMMODATE NEW GLAZING TO MATCH ADJACENT RELIGHT FRAME, INFILL ROUTED AREA FOR REMOVED DOOR HINGES, FINISH TO MATCH ADJACENT SURFACE.



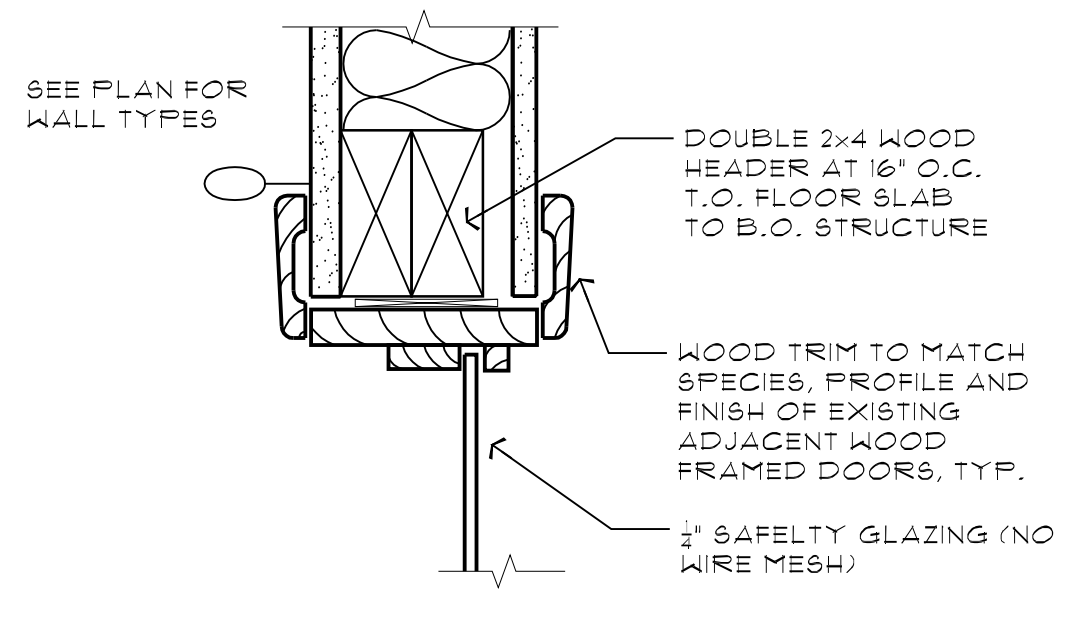
3 RELIGHT SILL
A5.2 1 1/2" ± 1'-0"

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



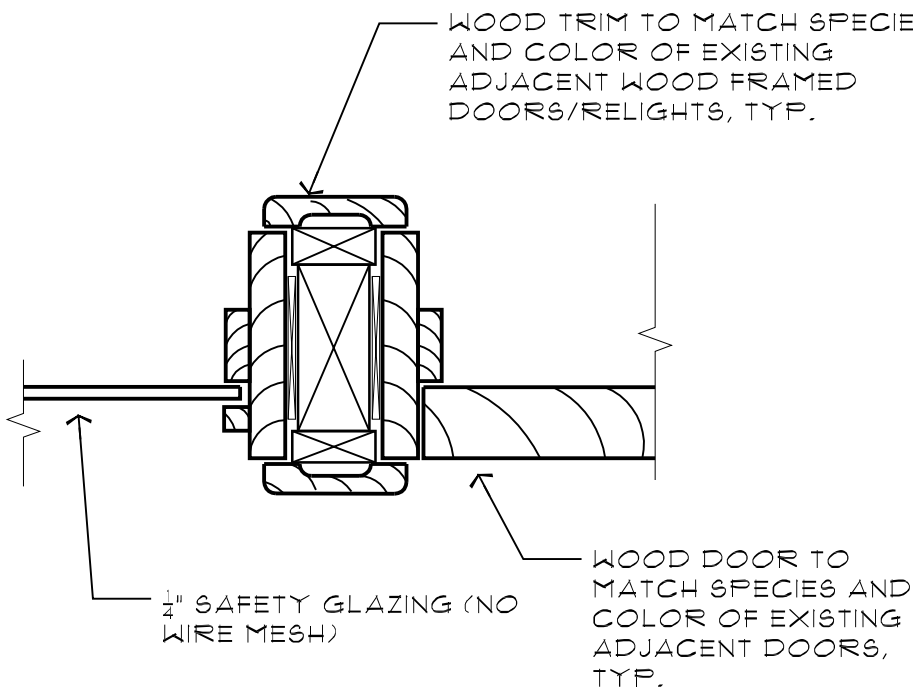
4 RELIGHT JAMB
A5.2 1 1/2" ± 1'-0"

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



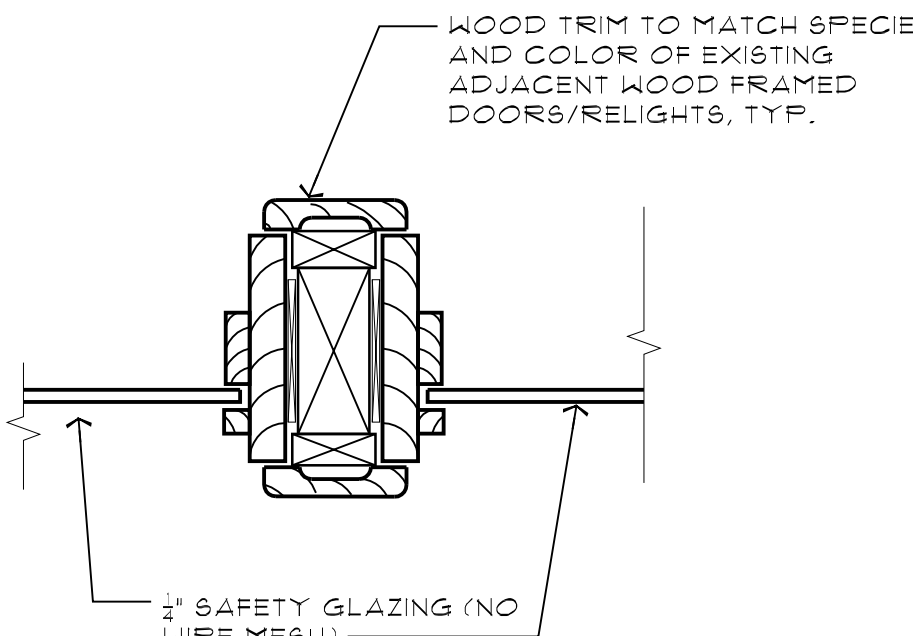
5 RELIGHT HEAD
A5.2 1 1/2" ± 1'-0"

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



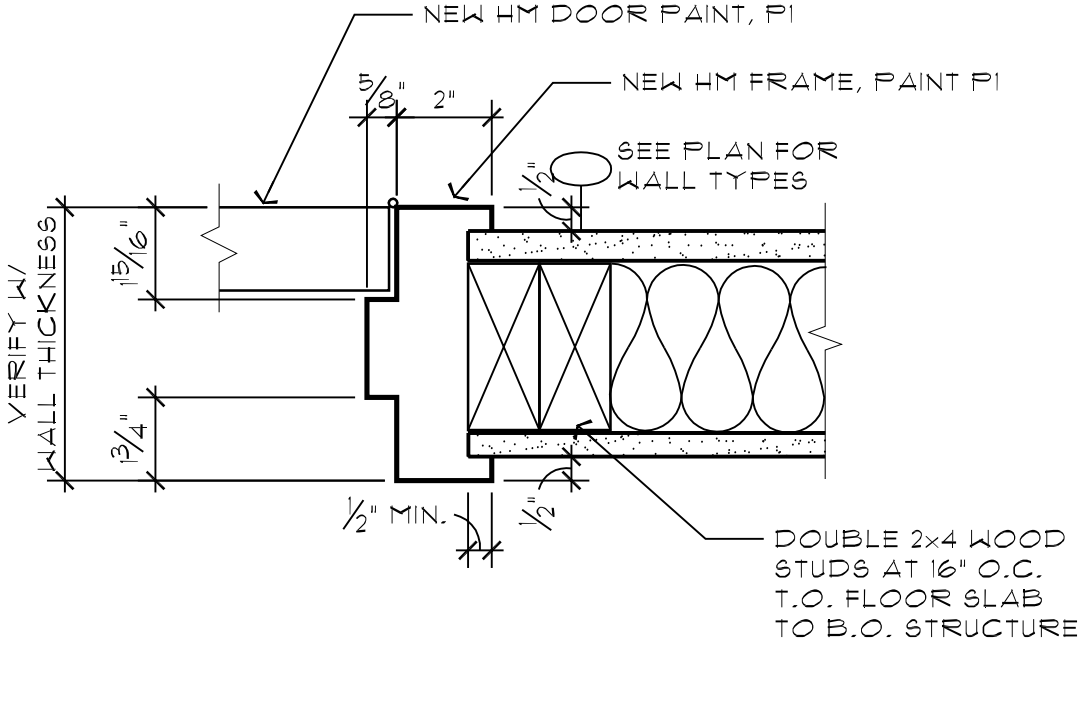
6 DOOR/RELIGHT MULLION
A5.2 1 1/2" ± 1'-0"

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



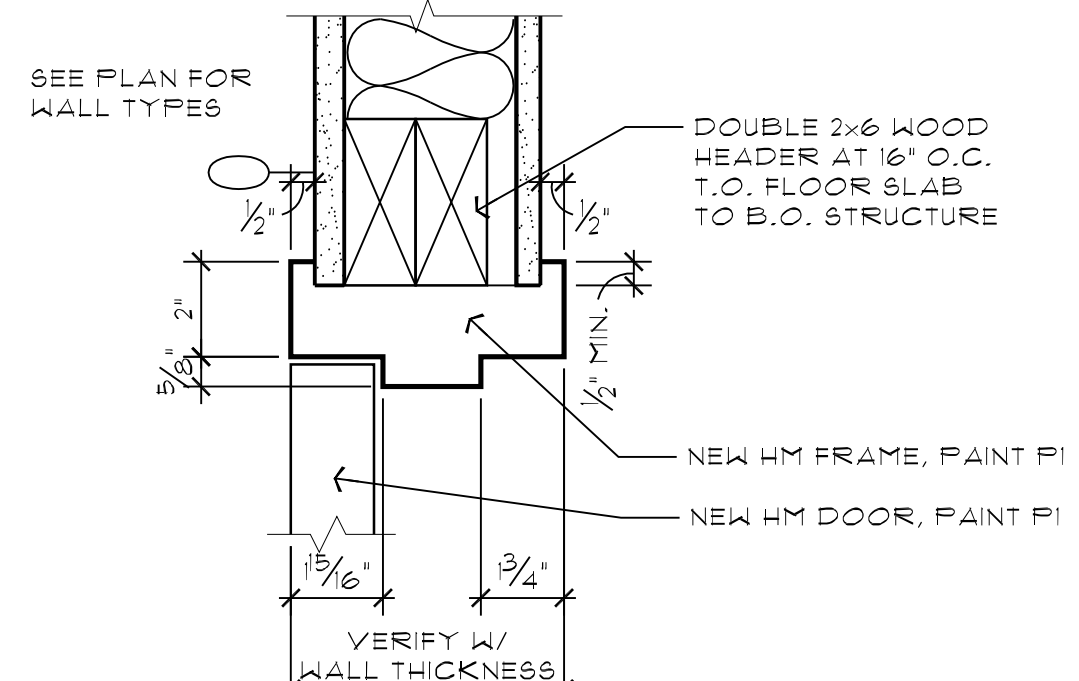
7 RELIGHT/RELIGHT MULLION
A5.2 1 1/2" ± 1'-0"

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS

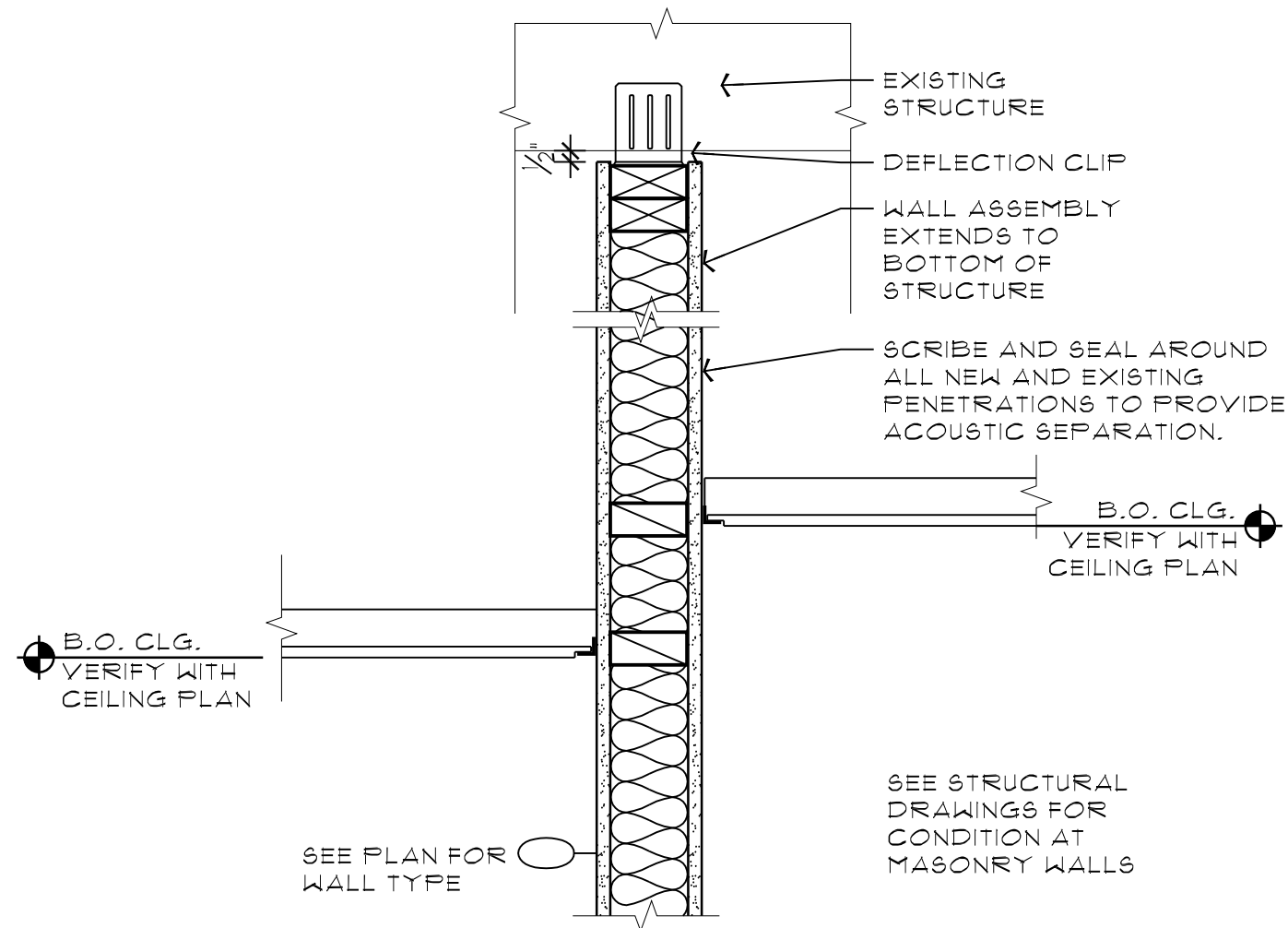


8 HM DOOR JAMB
A5.2 1 1/2" ± 1'-0"

NOTE: FRAME PROFILE TO MATCH EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS, TYP. DOOR AND FRAME TO MATCH SPECIES AND FINISH OF EXISTING ADJACENT WOOD FRAMED DOORS/RELIGHTS



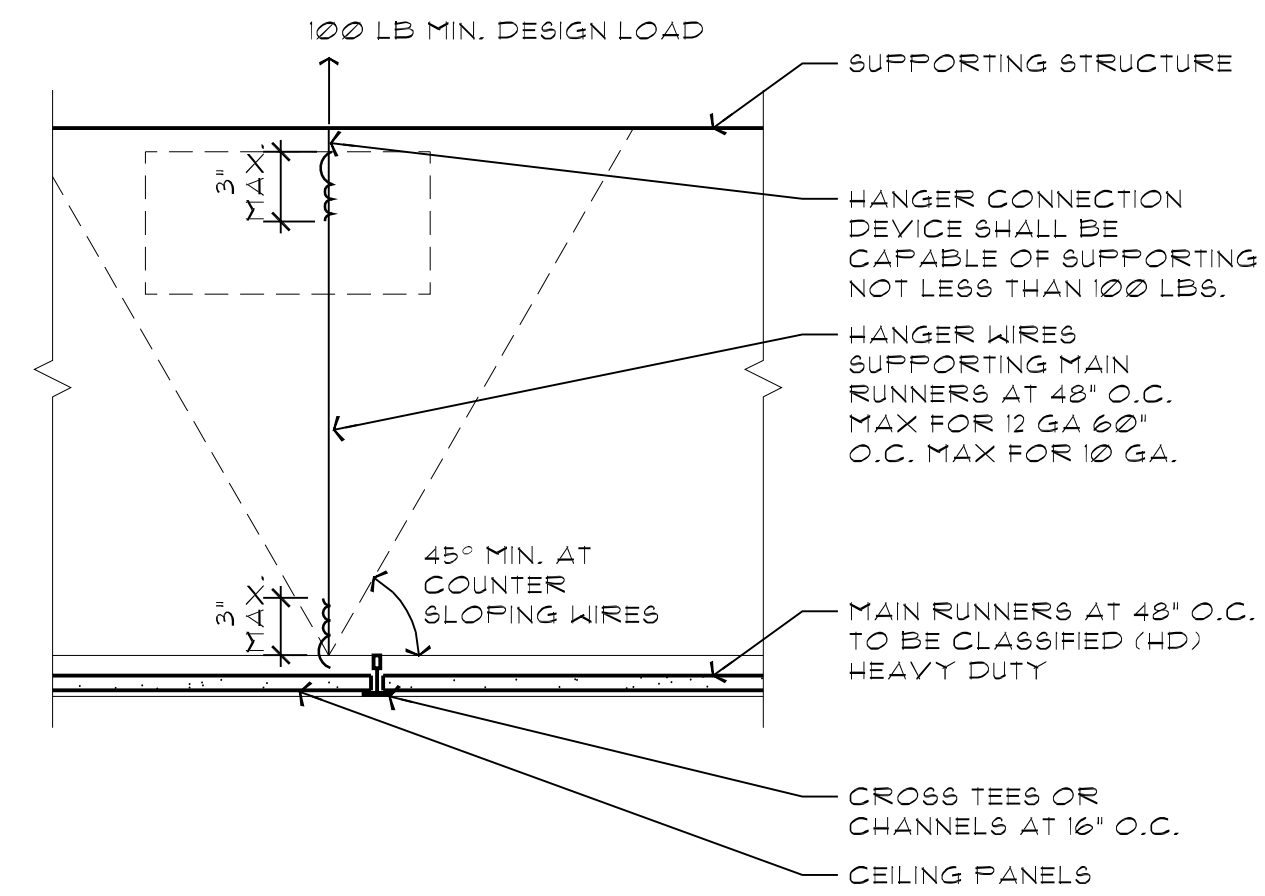
9 HM DOOR HEAD
A5.2 1 1/2" ± 1'-0"



10 TYP. DETAIL WALL TO STRUCTURE.
A5.2 1 1/2" ± 1'-0"

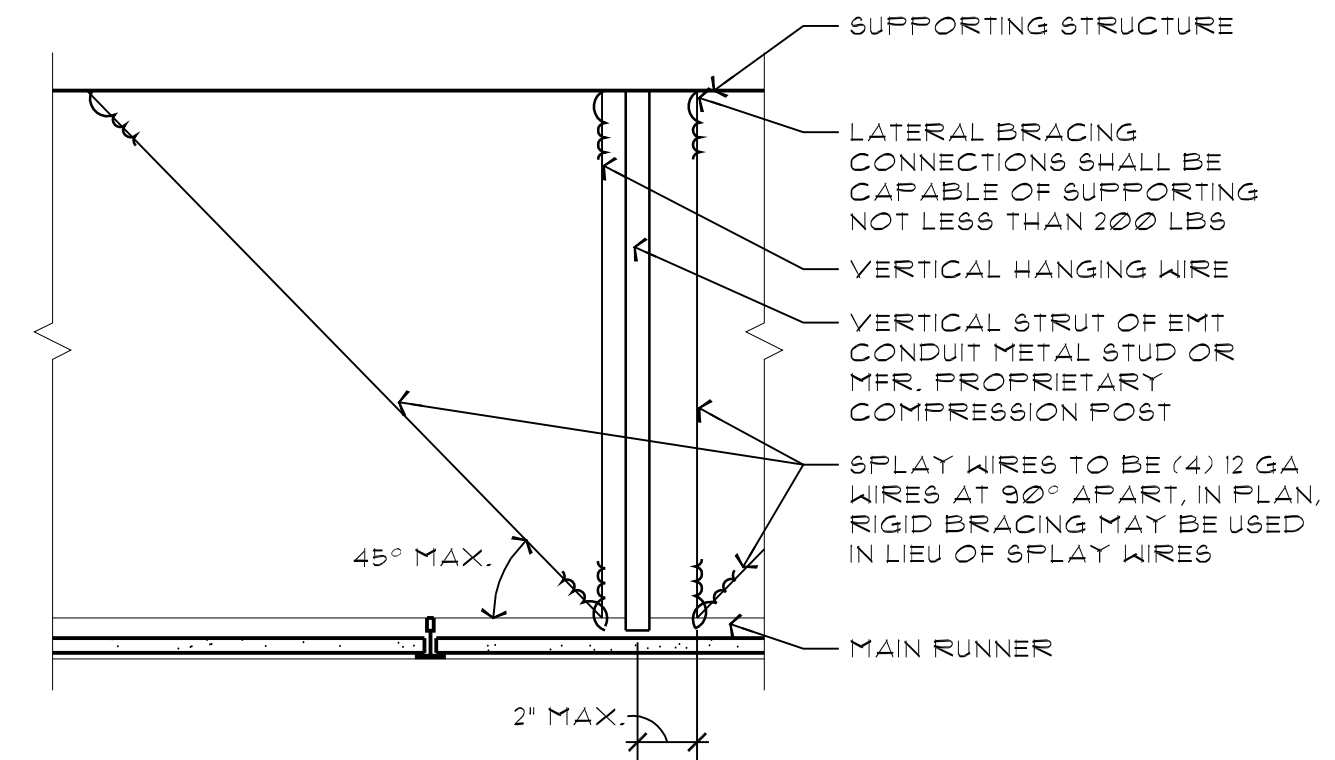
GENERAL REQUIREMENTS

1. INSTALL CEILINGS IN ACCORDANCE WITH THE REQUIREMENTS OF IBC SECTIONS 903.9.1.1 AND 1705, ASCE 1-05, ASTM C635, AND ASTM C636, AND NWCB 401.
2. TOTAL WEIGHT OF CLG INCLUDING LIGHTS AND AIR TERMINALS SHALL NOT EXCEED 4 PSF.
3. PARTITIONS TIED TO THE CEILING SHALL BE Laterally BRACED TO STRUCTURE INDEPENDENT OF THE LATERAL BRACING FOR THE CEILING.
4. HANGER WIRES TO BE PLUMB TO WITHIN 1 IN 6 UNLESS COUNTER SLOPING WIRES ARE PROVIDED.
5. ALL WIRES TO BE TIED WITH (3) TIGHT TURNS AROUND ITSELF WITHIN 3".



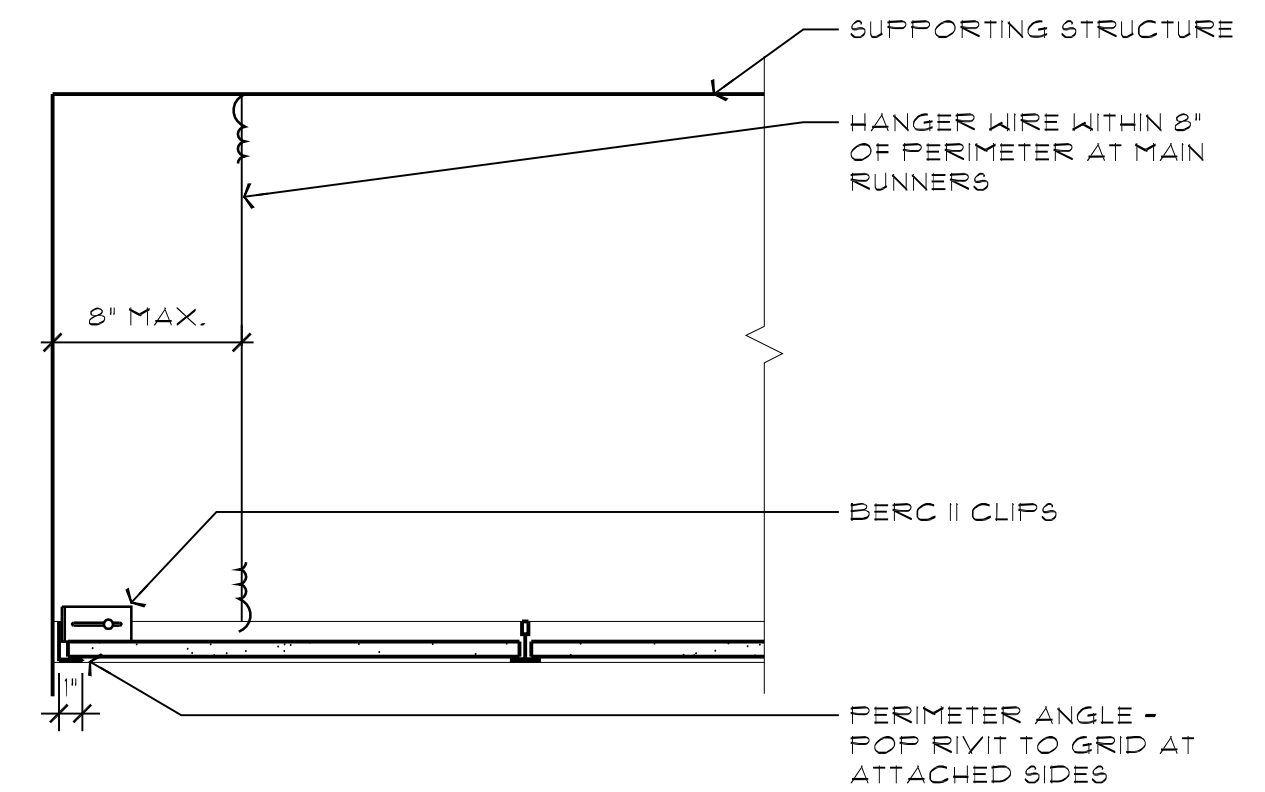
LATERAL BRACING

1. LATERAL BRACING IS REQUIRED FOR CEILINGS OVER 1000 SF AND NOT REQUIRED FOR CEILINGS LESS THAN 1000 SF WHEN SURROUNDED BY WALLS AT ALL PERIMETER AND BRACED TO STRUCTURE.
2. LATERAL FORCE BRACING TO BE @ 12'-0" O.C. MAXIMUM AND SHALL BEGIN NOT MORE THAN 6'-0" FROM THE PERIMETER.
3. CEILINGS WITH PLENUMS LESS THAN 12" FROM THE SUPPORTING STRUCTURE ARE NOT REQUIRED TO HAVE LATERAL BRACING.



PERIMETER ATTACHMENT

1. THE GRID SHALL BE ATTACHED TO THE PERIMETER ANGLE AT TWO ADJACENT WALLS.
2. ONE END OF THE CEILING GRID MEMBERS SHALL BE ATTACHED TO THE PERIMETER ANGLE, THE OTHER END SHALL HAVE 3/4" CLEARANCE FROM THE WALL AND BE FREE TO SLIDE.
3. SPREADER BARS ARE NOT REQUIRED WHERE MAIN GRID OR CROSS TEES ARE WITHIN 8" OF WALL.



11 TYP. CONSTRUCTION FOR ACOUSTIC TILE CEILINGS
A5.2 1 1/2" ± 1'-0"

ROOM FINISH SCHEDULE										ROOM FINISH SCHEDULE - CONT.									
NO.	ROOM NAME	FLOOR	BASE	WALLS				CLNG.	REMARKS	NO.	ROOM NAME	FLOOR	BASE	WALLS				CLNG.	REMARKS
				N	E	S	W							N	E	S	W		
151	CONFERENCE	-	-	-	-	-	-	P5	-	233	OFFICE	-	-	-	-	-	-	-	-
152	WORKROOM	-	-	-	-	-	-	-	-	234	OPEN OFFICE	C1	1	P6	P6	P6	P2	ACT	PATCH C1 AS REQ., TIE NEW CEILING GRID INTO OLD AS REQ.
153	STORAGE	-	-	-	-	-	-	-	-	235	WAITING	PT	2	-	P2	P1	P1	-	-
154	MEETING ROOM	-	-	-	-	-	-	-	-	265	HALL	PT	2	P1	P1	P1	P1	ACT	SEE ELEVATIONS FOR PT LOCATIONS
155	MEETING ROOM	-	-	-	-	-	-	-	-	268	OFFICE	C1	1	P6	P6	P6	P5	ACT	PATCH C1 AND CEILING AS REQUIRED
156	OFFICE	C1	1	P1	P1	P1	P1	ACT	PATCH C1 AND CEILING AS REQ., SEE PLAN FOR LOCATIONS	303	ATRIUM HALL	-	1	P1	-	-	-	-	TOUCH UP PAINT AND ADD RUBBER BASE AS REQUIRED AT NEW WINDOW.
157	OPEN OFFICE	C1	1	P1	P1	P1	P1	ACT	PATCH C1 AT DEMOLISHED WALLS NEW BASE AT EAST & SOUTH WALL BETWEEN NEW DOOR FRAME AND EAST WALL.	304	STAFF ROOM	-	-	-	-	-	-	-	-
										305	CONFERENCE	-	-	-	-	P1	-	-	TOUCH UP PAINT AND ADD RUBBER BASE AS REQUIRED AT NEW WINDOW.
										307	RECEPTION	C1	1	P3	P6	P6	P6	ACT	PATCH ACT AS REQUIRED
158	OFFICE	-	-	-	-	-	-	-	-	308	OFFICE	C1	1	P6	P6	P2	P6	ACT	PATCH C1 AND CEILING AS REQUIRED
159	OFFICE	-	-	-	-	-	-	-	-	309	OFFICE	-	-	-	-	-	-	-	-
160	OFFICE	-	1	-	-	-	-	P1	-	310	OFFICE	-	-	-	-	-	-	-	PAINT AND RUBBER BASE AT NORTH WALL ONLY
214	NOT USED	-	-	-	-	-	-	-	-	311	OFFICE	-	-	-	-	-	-	-	PAINT AND RUBBER BASE AT SOUTH WALL ONLY
215	HALL	-	1	-	P1	-	-	-	-	312	OFFICE	-	-	-	-	-	-	-	-
216	HALL	C1	1	P3	-	-	-	ACT	PATCH C1 AND AS REQUIRED	313	OFFICE	-	-	-	-	-	-	-	-
217	NOT USED	-	-	-	-	-	-	-	-	314	OFFICE	-	-	-	-	-	-	-	-
218	NOT USED	-	-	-	-	-	-	-	-	315	OFFICE	-	-	-	-	-	-	-	-
219	MEETING ROOM	C1	1	P6	P6	P6	P2	ACT	PATCH C1 AND CEILING AS REQUIRED	316	OFFICE	-	-	-	-	-	-	-	-
220	WORKROOM	C1	1	P6	P6	P6	P6	ACT	PATCH C1 AND CEILING AS REQUIRED	317	OFFICE	-	-	-	-	-	-	-	-
221	NEUTRAL	-	-	-	-	-	-	P6	PATCH AND PAINT GYP AT DAMAGE	318	OFFICE	-	-	-	-	-	-	-	-
222	FAMILY RESTROOM	-	-	-	-	-	-	-	-	319	CONFERENCE	-	-	-	-	-	-	-	-
223	MEETING ROOM	-	-	-	-	-	-	P2	-	320	HALL	-	-	-	-	-	-	-	-
224	MEET	-	-	-	-	-	-	P3	-	321	NOT USED	-	-	-	-	-	-	-	-
225	OFFICE	-	-	P1	-	-	-	-	PAINT FULL WALL AT WINDOW INFILL	322	NOT USED	-	-	-	-	-	-	-	-
226	OFFICE	C1	1	P1	P1	P1	P1	ACT	PATCH C1 AS REQ., TIE NEW CEILING GRID INTO OLD AS REQ.	323	CONFERENCE	-	-	-	-	-	-	-	-
227	MEET	-	-	P2	-	-	-	-	-	324	WORKROOM	-	-	-	-	-	-	-	-
228	BOOTH	-	-	P6	-	-	-	-	-	325	HALL	-	-	-	-	-	-	-	-
229	BOOTH	-	-	-	-	-	-	-	-	326	HALL	-	-	-	-	-	-	-	-
230	STORAGE	C1	1	-	-	-	-	-	-										
231	OFFICE	-	-	-	-	-	-	-	-										
232	OFFICE	-	-	-	-	-	-	-	-										

DOOR SCHEDULE									
DOOR				TYPE	DOOR MATERIAL/ FINISH	FRAME MATERIAL/ FINISH	HARDWARE	REMARKS	
NO.	WIDTH	HEIGHT	TH.						
156A	3'-0"	7'-0"	1 3/4"	D	WD	WD	1.	-	SEE DETAILS 8/45.2 FOR TYPICAL DOOR DETAILS EXCEPT AS NOTED BELOW
157A	7'-0"	7'-0"	1 3/4"	C	HM/P1	HM/P1	2.	-	SEE DETAILS 8/45.2 AND 9/45.2 CARD READER
160A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
216A	7'-0"	7'-0"	1 3/4"	C	HM/P1	HM/P1	2.	-	SEE DETAILS 8/45.2 AND 9/45.2 CARD READER
219A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
220A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
226A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
242A	7'-0"	7'-0"	1 3/4"	C	HM/P1	HM/P1	2.	-	SEE DETAILS 8/45.2 AND 9/45.2 CARD READER
268A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	

DOOR SCHEDULE - ALT									
DOOR				TYPE	DOOR MATERIAL/ FINISH	FRAME MATERIAL/ FINISH	REMARKS		
NO.	WIDTH	HEIGHT	TH.						
249A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
250A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
251A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	
254A	3'-0"	7'-0"	1 3/4"	B	WD	WD	1.	-	

DOOR SCHEDULE LEGEND

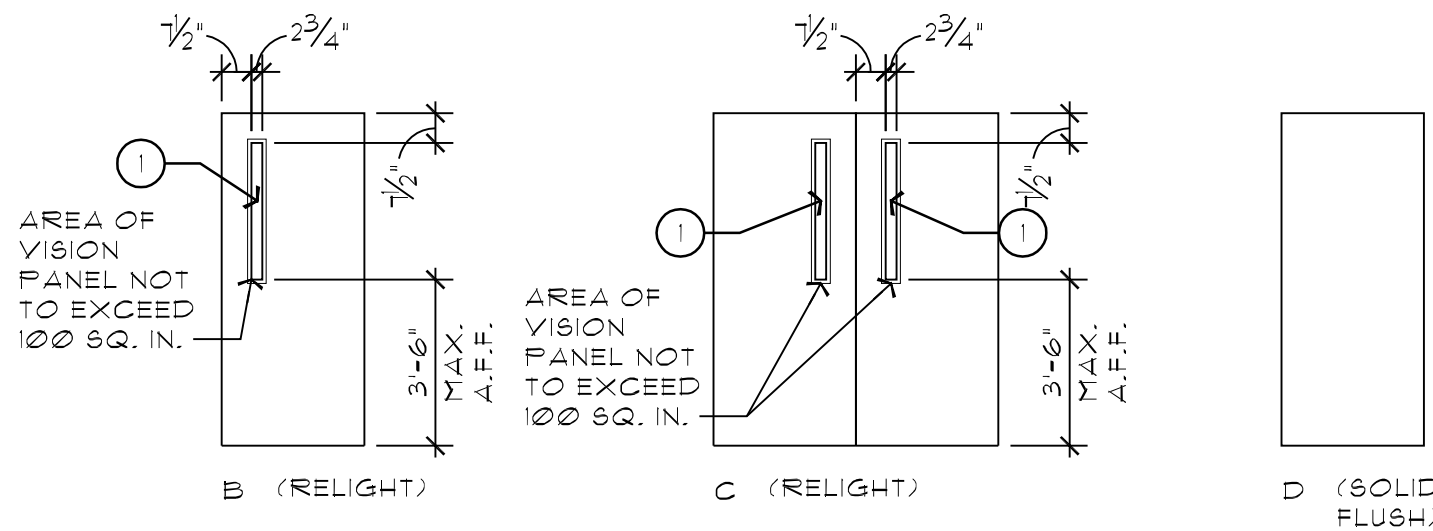
HM/P - HOLLOW METAL - PAINT
WD - WOOD
P - PAINT

DOOR HARDWARE

- PROVIDE OFFICE/ENTRANCE FUNCTION LOCK IN ADA LEVER TO MATCH EXISTING STYLE AND FINISH.
- PROVIDE ADA PANIC HARDWARE AND ACCESS CONTROLS.

*COORDINATE KEYING WITH OWNER

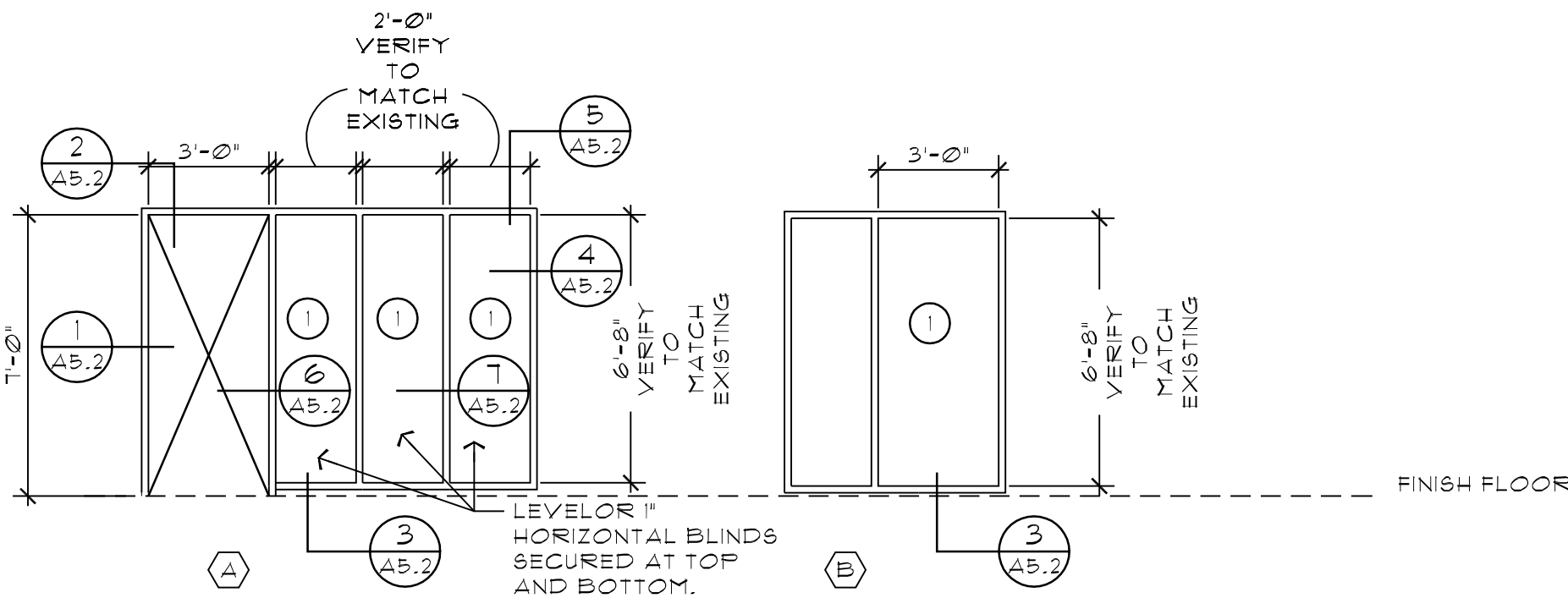
DOOR TYPES (PAIRS SHOWN DASHED)



NOTE: PROVIDE SAFETY GLASS AT ALL DOOR LIGHTS UNLESS NOTED OTHERWISE.
PROVIDE ADA LEVER/LOCKSET TO MATCH EXISTING ADJACENT DOOR HARDWARE STYLE AND FINISH.

WINDOW AND RELIGHT TYPES

NOTE: AT RELIGHT TYPE A, MODIFY EXISTING DOOR FRAME TO ACCOMMODATE NEW GLAZING TO MATCH ADJACENT RELIGHT FRAME. INFILL ROUTED AREA FOR REMOVED DOOR HINGES, FINISH TO MATCH ADJACENT SURFACE.



GLAZING TYPES

- 1/4\"/>

ROOM FINISH SCHEDULE - ALT												
NO.	ROOM NAME	FLOOR	BASE	WALLS				CLNG.	REMARKS			
				N	E	S	W					
237	CONFERENCE	C1	1	P6	P6	P6	P2	P6	PATCH C1, WALLS, AND CEILING, AS REQ.			
242	OPEN OFFICE	C1	1	-	-	-	P3	-	-			
243	OFFICE	-	-	-	-	-	-	-	-			
244	MEET	C1	1	-	-	-	-	-	-			
245	CONFERENCE	C1	1	-	P4	-	-	-	-			
246	MEETING	C1	1	-	-	-	-	-	-			
247	VAULT	C1	1	-	-	-	-	-	-			
248	OPEN OFFICE	C1	1	P2	-	-	-	-	-			
249	BOOTH	C1	1	P6	P2	P6	P6	ACT	PATCH CEILING, AS REQ.			
250	BOOTH	C1	1	P6	P2	P6	P6	ACT	PATCH CEILING, AS REQ.			
251	BOOTH	C1	1	P6	P2	P6	P6	ACT	PATCH CEILING, AS REQ.			
252	MEETING	C1	1	-	-	P4	-	ACT	PATCH WALLS AND CEILING, AS REQ.			
253	MEETING	C1	1	P3	-	-	-	ACT	PATCH WALLS AND CEILING, AS REQ.			
254	MEETING	C1	1	-	-	P4	-	ACT	PATCH WALLS AND CEILING, AS REQ.			
255	MEETING	C1	1	-	-	P3	-	ACT	PATCH WALLS AND CEILING, AS REQ.			
256A	NOT USED	-	-	-	-	-	-	-	-			
256	MEET	C1	1	P5	-	-	-	ACT	PATCH WALLS AND CEILING, AS REQ.			
257	WORKROOM	SV	1	-	-	-	-	-	-			
258	OPEN OFFICE	C1	1	-	-	P2	-	-	-			
259	OFFICE	C1	1	-	-	-	-	-	PATCH C1 & WALLS AS REQ. AT DEMOLISHED CASEWORK & DOOR			
260	OFFICE	C1	1	-	-	-	-	-	PATCH C1 & WALLS AS REQ. AT DEMOLISHED CASEWORK & DOOR			
261	OFFICE	C1	1	-	-	-	-	-	PATCH C1 & WALLS AS REQ. AT DEMOLISHED CASEWORK & DOOR			
262	OFFICE	C1	1	-	P1	-	-	-	PATCH C1 & WALLS AS REQ. AT DEMOLISHED CASEWORK & DOOR			
263	OFFICE	C1	1	-	-	-	P1	-	PATCH C1 & WALLS AS REQ. AT DEMOLISHED CASEWORK & DOOR			
264	WORKROOM	-	-	-	-	-	-	-	RUBBER BASE AT WEST WALL ONLY			

ROOM FINISH KEY

FLOORS	BASE
C1 CARPET TYPE 1	1. 4\"/>
SV SHEET VINYL	2. PORCELAIN TILE
PT PORCELAIN TILE	

WALLS

PT PORCELAIN TILE
P1 GYPSUM BOARD (PAINT P1)
P2 GYPSUM BOARD (PAINT P2)
P3 GYPSUM BOARD (PAINT P3)
P4 GYPSUM BOARD (PAINT P4)
P5 GYPSUM BOARD (PAINT P5)
P6 GYPSUM BOARD (PAINT P6)

CEILING

ACT 2'x4\"/>

NOTES

- NO WORK REQUIRED

P6 GYPSUM BOARD (PAINT)

FINISH SPECIFICATIONS

CARPET TILE C1
MFG: INTERFACE
STYLE: CUBIC 1380102500
COLOR: 4860 AX6
SIZE: 24\"/>

RUBBER BASE
MFG: FLEXCO
STYLE: BASE 2000
COLOR:
SIZE:

PLASTIC LAMINATE PL1
MFG: FORMICA
COLOR: BLACK 909-PX
FINISH: PLEX
LOCATION: VERTICAL SURFACES

PLASTIC LAMINATE PL2
MFG: FORMICA
COLOR: CONCRETE FORMWOOD 6362-NT
FINISH: NATURELLE
LOCATION: HORIZONTAL SURFACES

GENERAL PAINT P1
MFG: SHERWIN WILLIAMS
COLOR: SW 1558 MEDIC IVORY
FINISH: SATIN
LOCATION: EXISTING GENERAL WALL

ACCENT PAINT P2
MFG: SHERWIN WILLIAMS
COLOR: SW 6502 LOGG BLUE
FINISH: SATIN

ACCENT PAINT P3
MFG: SHERWIN WILLIAMS
COLOR: SW 6902 DEBBIE YELLOW
FINISH: SATIN

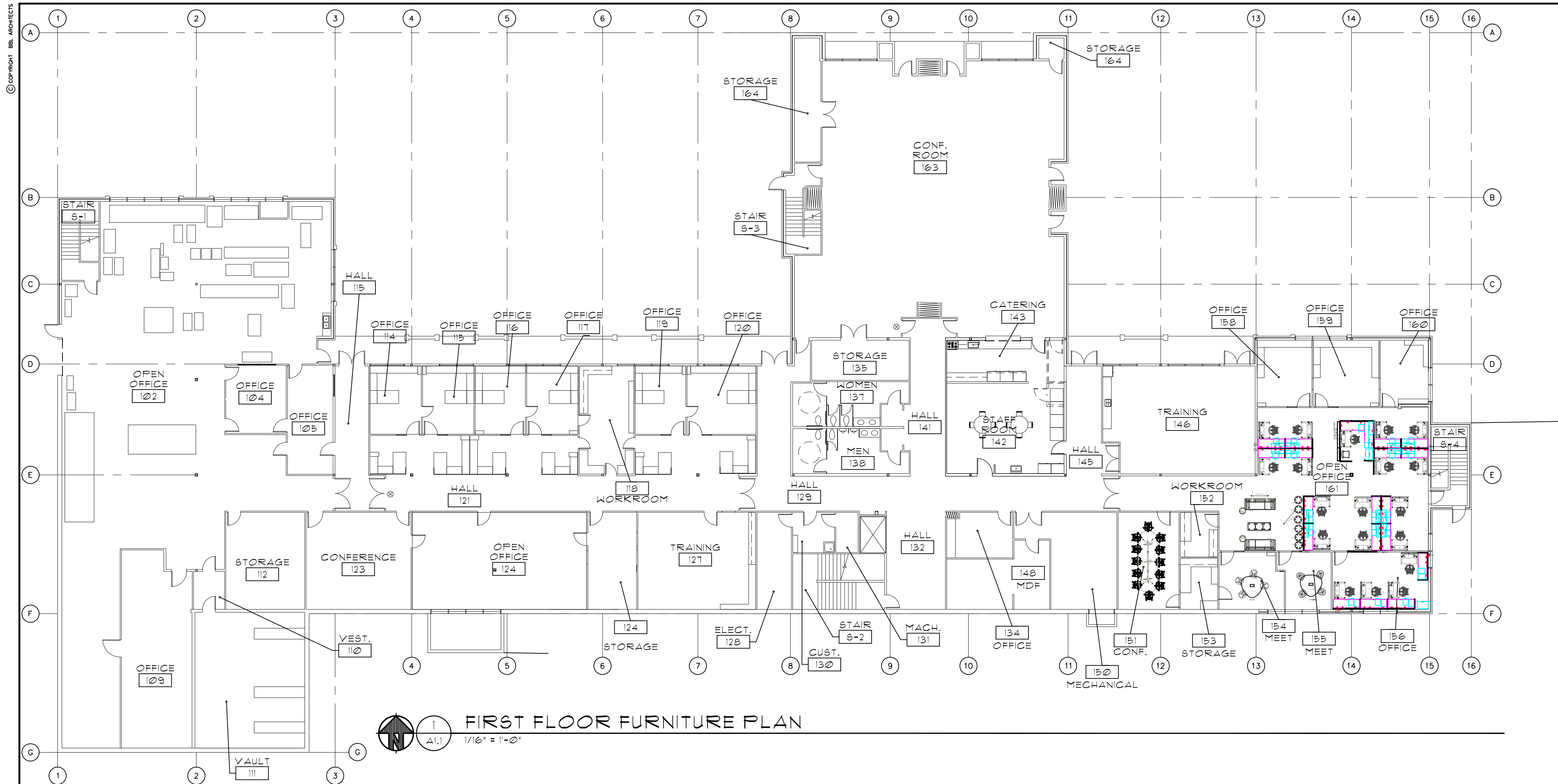
ACCENT PAINT P4
MFG: SHERWIN WILLIAMS
COLOR: SW 6650 MARQUIS ORANGE
FINISH: SATIN

ACCENT PAINT P5
MFG: SHERWIN WILLIAMS
COLOR: SW 7610 GRAY SHINGLE
FINISH: SATIN

GENERAL PAINT P6
MFG: SHERWIN WILLIAMS
COLOR: EXTRA WHITE
FINISH: SATIN
LOCATION: NEW GENERAL WALL

PORCELAIN TILE PT
MFG: ELEGANZA
STYLE: COASTLINE
COLOR: MALBU
SIZE: 12x24 FIELD TILE
BASE AT TILE FLOOR: 4\"/>

GROUT
MFG: LATICRETE
COLOR: 24 NATURAL GREY



GENERAL NOTES

1. FURNITURE PROVIDED BY OTHERS.
2. ALL MECHANICAL AND ELECTRICAL TO BE BIDDER DESIGNED.



BBL ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN

200 North State Street ■ Lake Oswego, Oregon 97034

CLACKAMAS EDUCATION SERVICE

DISTRICT
TENANT IMPROVEMENT

13455 SE 9TH AVE, CLACKAMAS, OR 97015

FURNITURE PLAN

17069.00.1

PROJECT NUMBER

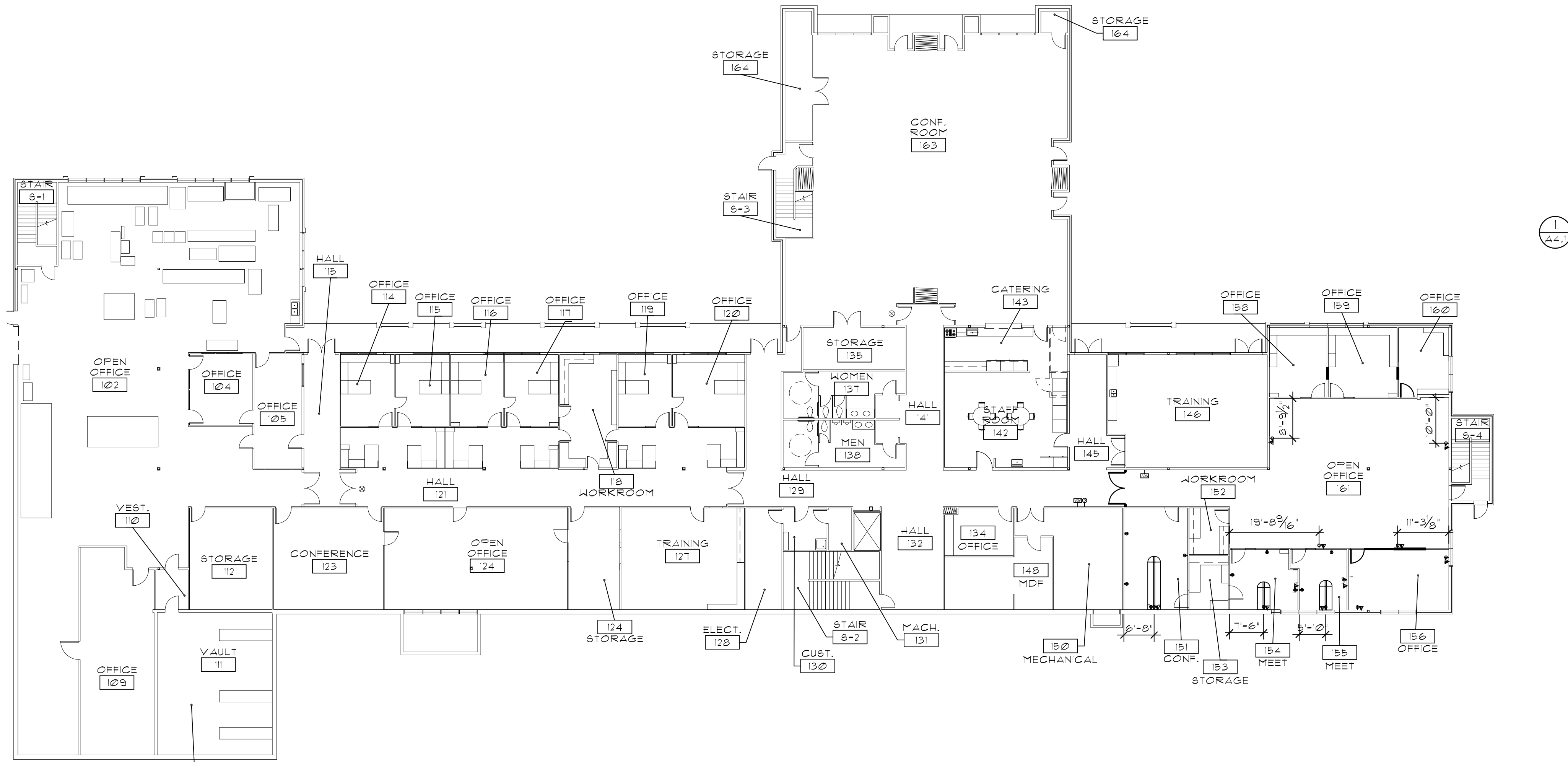
07 MAY 2019

DATE

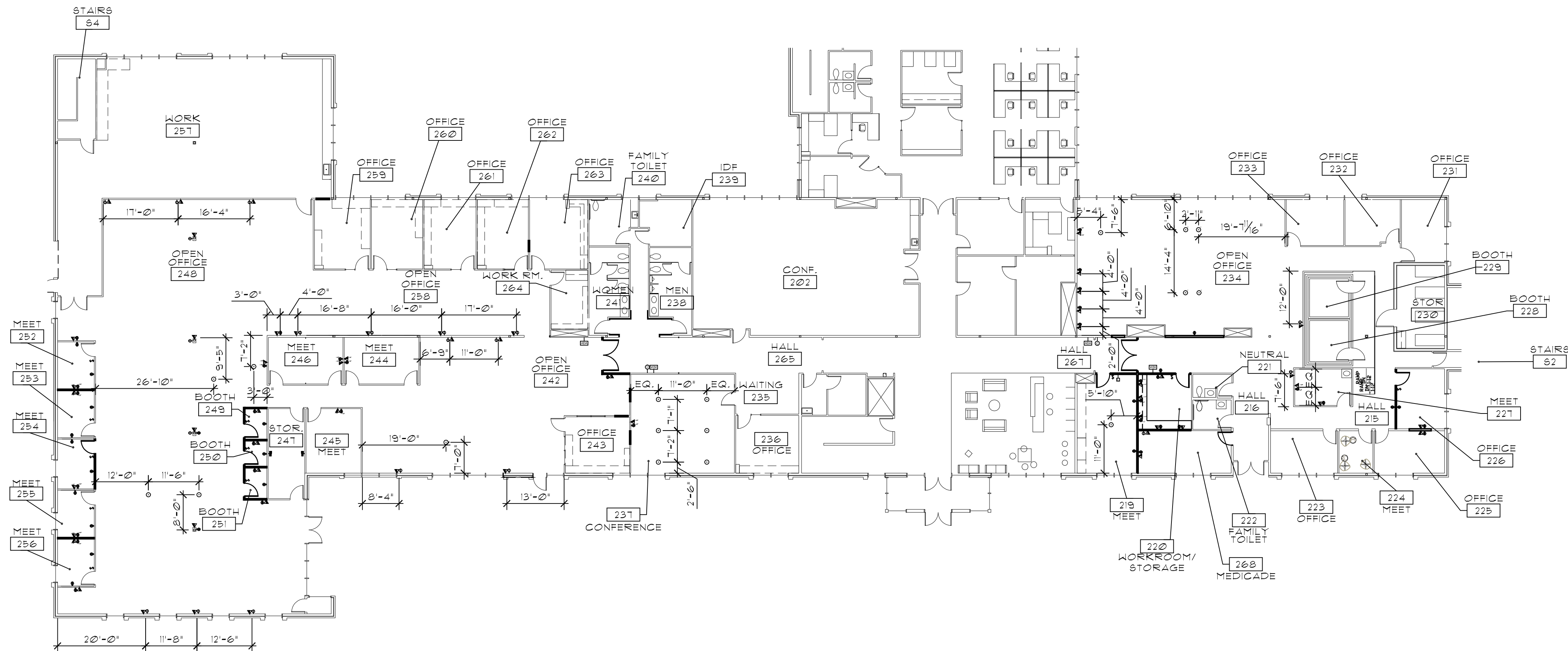
REVISIONS

A8.1

BID SET



1 1ST FLOOR ELECTRICAL AND LOW VOLTAGE PLAN
A8.2 1/4" = 1'-0"



2 2ND FLOOR ELECTRICAL AND LOW VOLTAGE PLAN
A8.2 1/4" = 1'-0"

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- ▼ COMMUNICATION OUTLET
- JUNCTION BOX
- ⊞ UNDER CARPET CONNECT TRAC
- FLOOR ELECTRICAL AND DATA OUTLET
- FLOOR JUNCTION BOX FOR FURNITURE WHIP
- ⬇ LOCK DOWN BUTTON AT +48" AFF.
- ⬆ LIGHT SWITCH
- ⬇ CARD READER AT +48" AFF.
- ⬆ ADA PADDLE +44", OPERATES BOTH INTERIOR AND EXTERIOR LEAF, RIGHT INSIDE. COORDINATE WITH DIV. 8

GENERAL NOTES

1. HOLD TO ALL DIMENSIONS.
2. INSTALL ADA PUSH BUTTONS TO MEET ALL APPLICABLE CODES