

BANK OF THE WEST PLAZA

BUILDING NO. 2 LAKE OSWEGO, OREGON 97035



**Morton
Building Design**
4346 SE 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

**Tahrhan
Architecture &
Planning, LLC**
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrhan@comcast.net

Cover Sheet and
General Notes

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No. :
_sheet-1-cover
Date :
07.29.19
Sheet No. :

A-0.1

ABBREVIATIONS

@	AT	HORIZ	HORIZONTAL	TEL	TELEPHONE
#	NUMBER	HR	HOUR	THK	THICK
&	AND	HVAC	HEATING	TO	TOP OF
CL	CENTERLINE		VENTILATION	TYP	TYPICAL
AFF	ABOVE FINISH FLOOR		AND AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
BD	BOARD	IBC	INTERNATIONAL BUILDING CODE	VS	VERSES
BLDG	BUILDING	INFO	INFORMATION	W/	WITH
BLKG	BLOCKING	INT	INTERIOR	WD	WOOD
CLG	CEILING	LAM	LAMINATE	WH	WATER
CLR	CLEARANCE				HEATER
CLO	CLOSET			WIN	WINDOW
CMU	CONCRETE UNIT MASONRY	MAX	MAXIMUM	WP	WALL-PAK LIGHT
CPT	CARPET	MECH	MECHANICAL		FIXTURES
COL	COLUMN	MFR	MANUFACTURER	WR	WATER
COLS	COLUMNS	MIN	MINIMUM		RESISTANT
CONC	CONCRETE	MIRR	MIRRORED		
CONT	CONTINUOUS	MTL	METAL		
CORR	CORRIDOR	OPP	OPPOSITE		
		OSSC	OREGON STRUCTURAL SPECIALTY CODE		
DIA	DIAMETER				
DIM	DIMENSION				
DR	DOOR				
DS	DOWN SPOUT	PERF	PERFORATED, PERFORATE		
DW	DISHWASHER	PLAM	PLASTIC LAMINATE		
		PL	PLATE, POPERTY LINE		
EA	EACH	PLYWD	PLYWOOD		
ELEC	ELECTRICAL	PREFIN	PREFINISHED		
EQUIP	EQUIPMENT	PT	PRESSURE TREATED		
EQ	EQUAL	PTDF	PRESSURE TREATED DOUGLAS FIR		
EXIST	EXISTING				
EXT	EXTERIOR				
FIN	FINISH	REFR	REFRIGERATOR		
FLR	FLOOR	REQD	REQUIRED		
FOS	FACE OF STUD	RO	ROUGH OPENING		
GA	GAUGE	SIM	SIMILAR		
GAL	GALVANIZED	SPEC	SPECIFICATION		
GYP	GYPSPUM	STOR	STORAGE		
		STRUCT	STRUCTURAL		
		SV	SHEET VINYL		

SYMBOLS

2A	ASSEMBLY TAG
4	WINDOW TAG
A	DOOR TAG
7 A8.03	DETAIL TAGS
6 A8.03	
2 A3.02	EXTERIOR ELEVATION TAG
A A5.04	INTERIOR ELEVATION TAG
5 A5.04	
6 A4.04	WALL SECTION TAG
1 A2.01	BUILDING SECTION TAG
1 A2.01	
FIRST FLOOR LEVEL TOP OF PLYWOOD	ELEVATION DATUM
ROOM NAME	UNIT/ROOM TAGS

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(DRAWINGS LISTED BELOW ARE FOR REFERENCE ONLY, AS ENTIRE SITE PACKAGE WAS SUBMITTED AND APPROVED AS PART OF THE PHASE 1 BUILDING PACKAGE)

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Project Team

OWNER / DEVELOPER
BANK OF THE WEST PLAZA 2, LLC
16577 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97305
CONTACTS: STEVE KAER
PHONE: (503) 349-1312
FAX: (503) 534-7714
E-MAIL: stevekaer@cbseal.com

ARCHITECT
TAHRHAN ARCHITECTURE & PLANNING, LLC
13741 KNAUS ROAD
LAKE OSWEGO, OREGON 97304
CONTACTS: RALPH TAHRHAN
PHONE: (503) 539-8802
FAX: (503) 697-1958
E-MAIL: ralph.tahrhan@comcast.net

ARCHITECTURAL CADD DRAFTING
MORTON BUILDING DESIGN, LLC
4346 S.E. 34th AVE.
PORTLAND, OREGON 97202
CONTACTS: MIKE MORTON
PHONE: (971) 221-8585
E-MAIL: mortondesign@msn.com

STRUCTURAL ENGINEER
AG ROLIN CONSULTING
11300 SE 172nd AVENUE, SUITE 166 #714
HAPPY VALLEY, OREGON 97086
CONTACTS: ADAM ROLIN
PHONE: (503) 663-9960
E-MAIL: arolin@aol.com

CIVIL ENGINEER
THETA, LLC
P.O. BOX 1345
LAKE OSWEGO, OR 97035
CONTACTS: BRUCE GOLDSON
PHONE: (503) 481-8822
E-MAIL: thetaeng@comcast.net

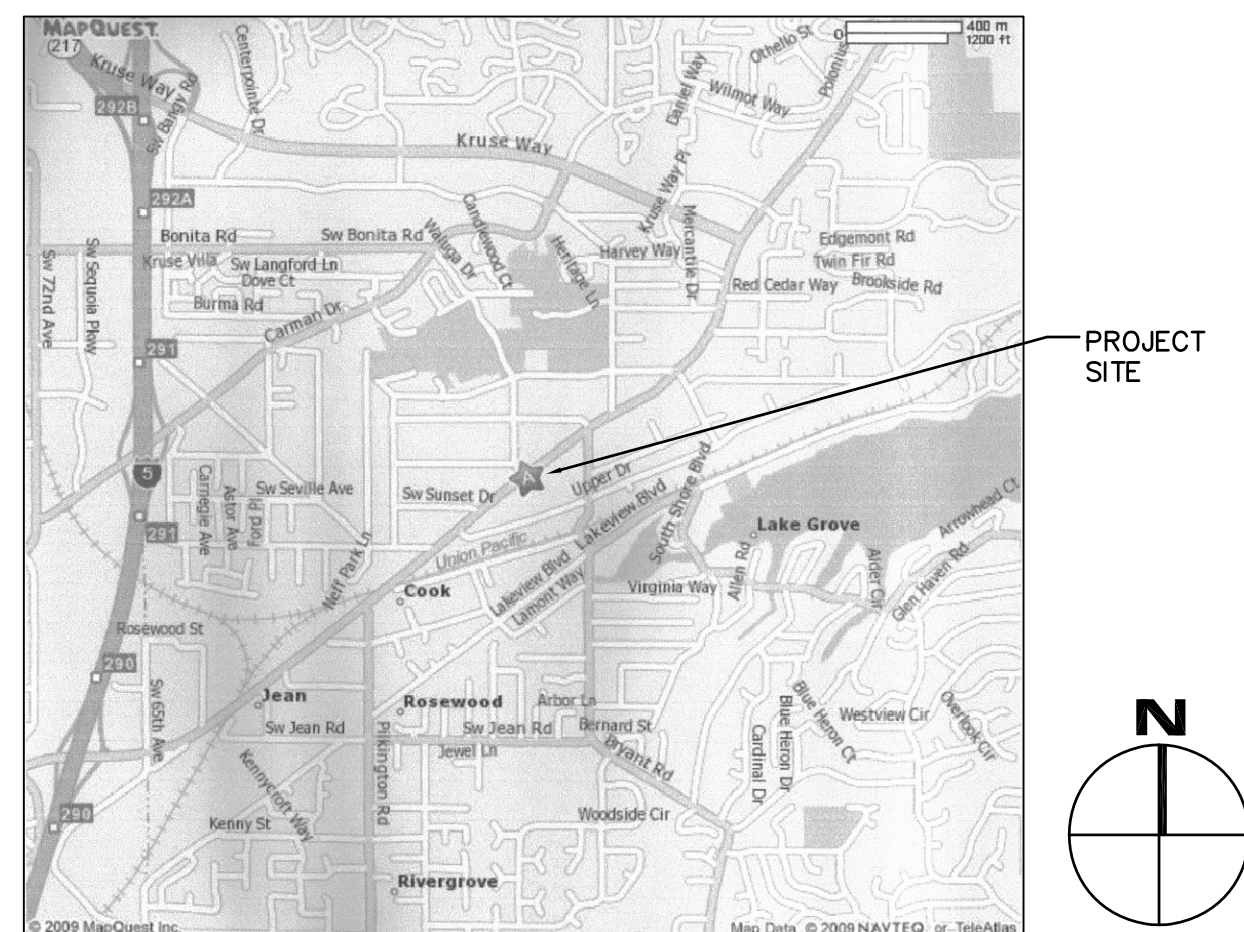
SURVEYOR
THURSTON & ASSOCIATES, INC.
415 N. STATE ST., SUITE 120
LAKE OSWEGO, OREGON 97034
CONTACTS: RACHAEL THURSTON
PHONE: (503) 697-0757
FAX:
E-MAIL: thurston.assoc.inc@gmail.com

TRAFFIC ENGINEER
LANCASTER ENGINEERING
UNION STATION, SUITE 206
800 NW 6TH AVENUE
PORTLAND, OREGON 97209
CONTACTS: TODD MOBLEY
PHONE: (503) 248-0313
FAX: (503) 248-9251
E-MAIL: todd@landcasterengin@eerinp.com

Deferred Submittals

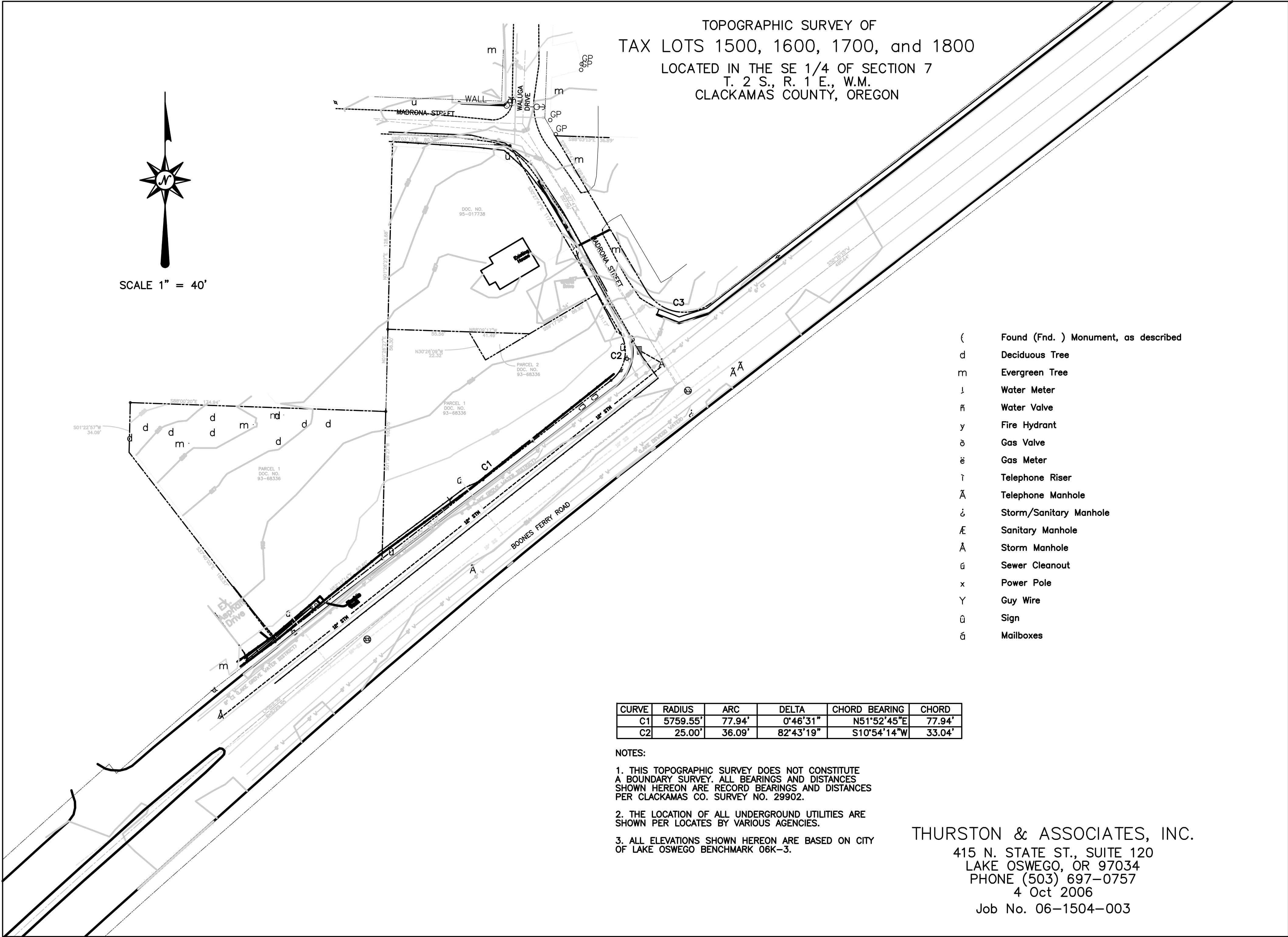
- * MECHANICAL DESIGN
- * ELECTRICAL DESIGN
- * PLUMBING DESIGN
- * AUTOMATIC FIRE ALARM AND DETECTION SYSTEM DESIGN

Vicinity Map :



General Notes:

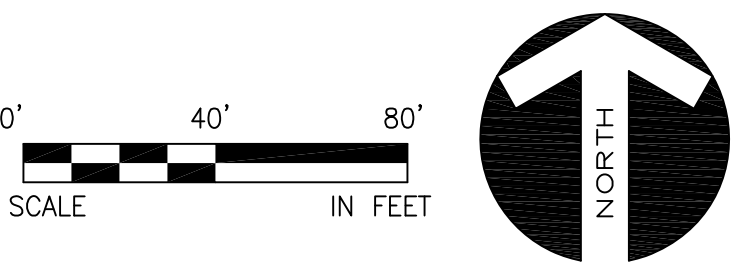
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2014 OREGON STRUCTURAL SPECIALTY CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- ANY DOCUMENT IN THIS SET WHICH HAS BEEN PREPARED BY ANY SUBCONTRACTOR, DESIGNER, AND/OR SUBCONSULTANT WHO IS UNDER A CONTRACT DIRECTLY WITH THE OWNER AND/OR CONTRACTOR IS ONLY INCLUDED IN THIS SET FOR PURPOSES OF REFERENCE AND COORDINATION. ARCHITECT DISCLAIMS ALL LIABILITY RELATING TO THE DRAWING AND CONSTRUCTION OF THE IMPROVEMENTS OR SYSTEMS IT DEPICTS EXCEPT AS SPECIFICALLY ASSUMED IN A WRITTEN CONTRACT SIGNED BY THE ARCHITECT AND THE OWNER.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWING.
- WHERE ENLARGED PLANS OCCUR SEE ENLARGED PLAN FOR DIMENSIONS, KEYS, AND SYMBOLS.
- SLOPE ALL GRADES AT PLANTING AREAS, SIDEWALKS AND ASPHALT PARKING PAVING WITHIN 5' OF A BUILDING AWAY FROM THE BUILDING. IF CONFLICTS OCCUR, NOTIFY ARCHITECT IMMEDIATELY. REFERENCE CIVIL DRAWINGS FOR FINISHED GRADES ADJACENT TO BUILDINGS.
- ENTRY SIDEWALKS / DECKS, PATIOS AND DECKS SHALL SLOPE AT 2% MINIMUM AWAY FROM BUILDINGS AS SHOWN ON PLANS. WARP CONCRETE AT WALLS AS SHOWN TO FORCE WATER TO MIGRATE AWAY FROM AND AROUND WITHOUT EXCEEDING 1.5% MAXIMUM SLOPE.
- DESIGN LOADS: REFERENCE STRUCTURAL DRAWINGS FOR VALUES USED IN DESIGN OF THE PROJECT. (IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
- PROJECT DESIGNED TO COMPLY WITH PRESCRIPTIVE COMPLIANCE PATH NO. 1 FOR RESIDENTIAL BUILDINGS PER 2014 EDITION OF THE OREGON ENERGY EFFICIENCY SPECIALTY CODE.
- TYPICAL INTERIOR WALL STUDS ARE 2 X 4 AND TYPICAL EXTERIOR WALL STUDS ARE 2 X 6 UNLESS OTHERWISE NOTED ON FLOOR PLANS - SEE STRUCTURAL FOR GRADE AND SPACING.
- ALL WINDOWS WITHIN 18" OF THE FLOOR, AND WITHIN 24" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.
- CONTRACTOR TO PROVIDE BLOCKING IN WALLS FOR ALL WALL MOUNTED ITEMS.
- CONTINUE FLOORING BELOW BATH LAVATORY CABINETS & KITCHEN SINK CABINETS AT GROUND FLOOR TYPE 'A' ACCESSIBLE UNIT ONLY.
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 75 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
- VOIDS BETWEEN THE WALL AND FLOOR SHALL BE COMPLETELY FILLED WITH FIBERGLASS INSULATION.
- STUD AND JOIST CAVITIES CONTAINING SUPPLY AND/OR WASTE PIPING SHALL BE FILLED WITH OPEN-FACED FIBERGLASS INSULATION.
- ALL EXPOSED WOOD, AND WOOD IN CONTACT WITH THE GROUND OR CONCRETE SHALL BE PROTECTED FROM DECAY AND TERMITES BY THE USE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD - TYPICAL.
- PRESSURE TREAT ALL WOOD AT CURBS, COPING AND ROOF IN CONTACT WITH ROOFING OR FLASHING.
- ALL FASTENERS, WASHERS AND HARDWARE FOR PRESSURE - PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL, OR AS ACCEPTABLE BY ORSC R319.3.
- PLUMBING AND ELECTRICAL PLANS BY OTHERS - SEPARATE PERMIT REQUIRED.
- LIGHT SWITCHES, ENVIRONMENTAL CONTROLS, AND OTHER CONTROLS SHALL BE 48" HIGH MAXIMUM ABOVE FINISH FLOOR. ELECTRICAL, TELECOMMUNICATION (TELEPHONE / TELEVISION OUTLETS) RECEPTACLES ON WALL SHALL BE NO LOWER THAN 15" ABOVE FINISHED FLOOR (EXCEPT AS NOTED FOR ACCESSIBLE UNITS).
- CONNECT ALL SMOKE DETECTORS (SEE FLOOR PLAN FOR LOCATIONS) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR CHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- AT LOCATIONS WHERE PIPES PENETRATE WALL CONSTRUCTION, THE SIZE OF HOLES SHALL BE KEPT TO A MINIMUM, BUT IN NO CASE SHALL THE PIPE MAKE PHYSICAL CONTACT WITH THE WALL CONSTRUCTION. PROVIDE FIRE CAULKING AS PER PLUMBING DRAWINGS.



NOTE

SURVEY PREPARED BY THURSTON AND ASSOCIATES, INC AND IS PROVIDED FOR REFERENCE ONLY.

1
A-0.2
EXISTING CONDITIONS / SURVEY
SCALE : 1" = 20'-0"



Morton
Building Design
4346 SE. 34th Ave.
Portland, Oregon
97202
9712218585 ph
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13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph@tahrhan.com

Existing Conditions /
Survey

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
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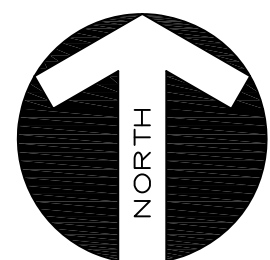
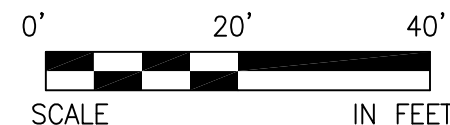
Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No. :
_sheet-2-survey
Date :
07.29.19
Sheet No. :

A-0.2

Building Permit Submittal - July 29, 2019



1 ARCHITECTURAL SITE PLAN
A-0.3 SCALE: 1" = 20'-0"



KEYNOTES:

- 1 EXISTING SIDEWALKS AND WALKWAYS
- 2 EXISTING LANDSCAPE SCREEN WALL AND TRELLIS
- 3 ENTRY TERRACE WITH PAVER PATTERN AS SHOWN
- 4 MONUMENT SIGN - BY SEPARATE PERMIT
- 5 EXISTING WEST LAKE GROVE DISTRICT MONUMENT
- 6 EXISTING DRINKING FOUNTAIN
- 7 BENCH
- 8 EXISTING TRASH ENCLOSURE
- 9 BUFFER SETBACK (PARKING ONLY)
- 10 SCREENED HVAC EQUIPMENT ENCLOSURE
W/ SOLID WOOD LATCHED DOOR - REFERENCE
DETAIL 2/A-7.4
- 11 EXISTING TRELLIS STRUCTURE ABOVE TRASH
ENCLOSURE AND NOTED PARKING SPACES
- 12 EXISTING 6 FOOT HIGH WOOD SCREENING FENCE
- 13 BIKE RACKS - TOTAL 12 PROVIDED (3 - 4 BIKE RACKS -
TWO AT BUILDING 1 AND ONE AT BUILDING 2)
- 14 EXISTING DOWNTOWN STYLE STREET LIGHTS
- 15 EXISTING PARKING AREA LIGHT POLE
- 16 TREE WELL WITH UPLIGHTING - SEE LANDSCAPE
PLAN
- 17 24" DIAMETER PLANTER POT
- 18 36" DIAMETER PLANTER POT
- 19 EXISTING VAN ACCESSIBLE STALL
- 20 EXISTING CONCRETE STEPS DOWN FROM PUBLIC
SIDEWALK - (2) 6" RISERS
- 21 NEW 6 FOOT HIGH WOOD SCREENING FENCE

SITE DATA:

BUILDING AREAS:

MAXIMUM FOOTPRINT PER BUILDING = 5000 SF
BUILDING ONE FOOTPRINT = 4,976 SF
BUILDING TWO FOOTPRINT = 3,964 SF

MAXIMUM TOTAL AREA PER BUILDING = 8,000 SF
BUILDING ONE TOTAL AREA = 7,927 SF (4,927 +
3,000)
BUILDING TWO TOTAL AREA = 7,608 SF (3,964 +
3,644)

PARKING:

STANDARD SPACES	= 19 (42.22%)
HANDICAP SPACES	= 4 (8.89%)
COMPACT SPACES	= 22 (48.88%)
TOTAL	= 45 (100.00%)

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13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahran@comcast.net

Architectural Site Plan

Bank of the West Plaza - Building #2

Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahran

Drawn By :
Michael Morton

Reference No. :
_sheet-3-site

Date :
07.29.19

Sheet No. :

A-0.3

Building Permit Submittal - July 29, 2019



- LEGEND:**
- LT-1 VISCO V/A-1-F/16' LAKE OSWEGO STANDARD POLE LIGHT FIXTURE W/ 16' POLE (100W HPS)
 - LT-2 VISCO V/A-1-F/16' LAKE OSWEGO STANDARD POLE LIGHT FIXTURE W/ 14' POLE (100W HPS)
 - LT-3 VISCO V/A-1-F/16' LAKE OSWEGO STANDARD POLE LIGHT FIXTURE W/ 16' POLE AND LOUVER ASSEMBLY, TYPE III SHORT CUT-OFF (100W HPS)
 - LT-4 WALL MOUNTED CARAGE LIGHT STYLE LIGHT FIXTURE



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Portland, Oregon 97202
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Tahrhan Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrhan@comcast.net

Site Lighting Plan

Bank of the West Plaza - Building #2
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Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No :
_sheet-4-site-lighting
Date :
07.29.19
Sheet No. :

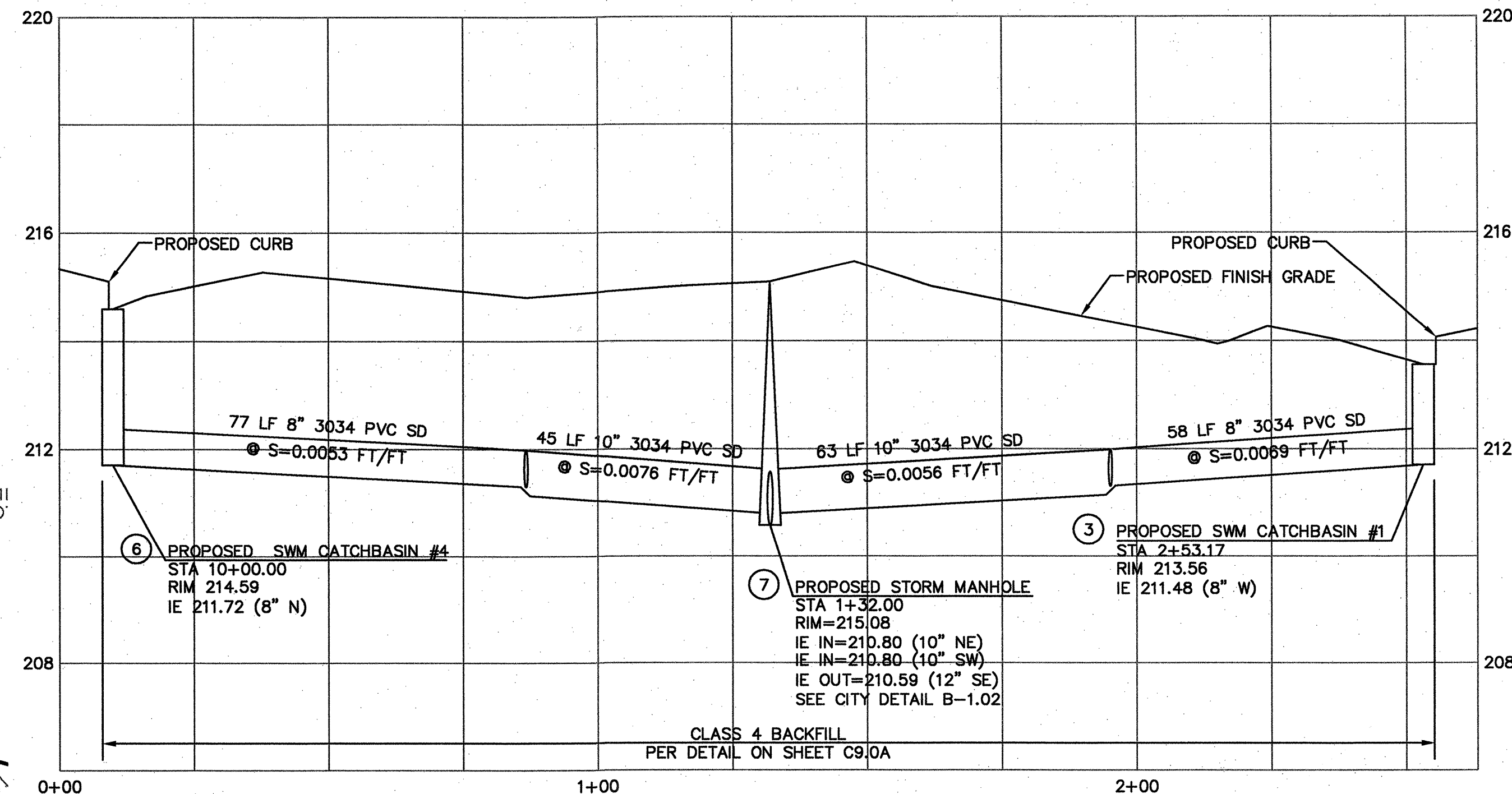
A-0.4

1 SITE LIGHTING PLAN
A-0.4 SCALE: 1" = 20'-0"

0' 20' 40'
SCALE IN FEET



Building Permit Submittal - July 29, 2019



SCALE: 1"=20' HORZ
1"=2' VERT

LINEWORK:			
— G —	EXISTING GAS LINE	— SD —	EXISTING STORM SEWER LINE
— OHW —	EXISTING OVERHEAD LINE	— X" SS —	EXISTING SANITARY SEWER LINE
— P —	EXISTING POWER LINE	— WA —	EXISTING WATER LINE
— T —	EXISTING TELEPHONE LINE	— — — — —	PROPOSED CURB LINE
— X —	EXISTING FENCE LINE	— — — — —	PROPOSED STORM LINE
— — — — —	EXISTING BUILDING OVERHANG LINE	— — — — —	PROPOSED SANITARY SEWER LINE
— — — — —	EXISTING CURB LINE	— — — — —	PROPOSED WATER LINE
— — — — — 250' —	EXISTING CONTOUR - 5'	— — — — —	PROPERTY LINE
— — — — — 251' —	EXISTING CONTOUR - 1'		

- PRIVATE AREA DRAINS:

- ① CONST. AREA DRAIN #2
PER DETAILS ON SHEET C9.0A
RIM 214.59
IE 212.14 (6" NE)
INSTALL 6.0" PVC - 47.0 LF
S = 0.0249 FT/FT
- ② CONST. AREA DRAIN #1
PER DETAILS ON SHEET C9.3
RIM 214.47
IE 212.14 (6" NE)

PRIVATE STORM. WAT. MAN.

- 3 CONST. SWM CATCH BASIN #1
PER DETAILS 1,2,&3 ON SHEET C9.2
RIM 213.56
IE 211.48 (8" W)
- 4 CONST. SWM CATCH BASIN #2
PER DETAILS 1,2,&3 ON SHEET C9.2
RIM 213.54
IE 211.25 (8" W)
- 5 CONST. SWM CATCH BASIN #3
PER DETAILS 1,2,&3 ON SHEET C9.1
RIM 214.19
IE 211.18 (8" N)
- 6 CONST. SWM CATCH BASIN #4
PER DETAILS 1,2,&3 ON SHEET C9.1
RIM 214.59
IE 211.72 (8" N)

PRIVATE MANHOLES:

- 7 CONST. STD. MH #3
RIM=215.08
IE IN=210.80 (10" NE)
IE IN=210.80 (10" SW)
IE OUT=210.59 (12" SE)
SEE CITY DETAIL B-1.02
SHEET C9.0A

(NO EXCEPTION TAKEN) ☒ MAKE CORRECTIONS NOTED
 REJECTED ☐ SUBMIT SPECIFIED ITEM

REVISE AND RESUBMIT ☐

CHICKING IS TO INSURE GENERAL COMPLIANCE WITH THE DESIGN CONCEPTS OF THIS PROJECT, THE CONTRACT DOCUMENTS AND/OR COMPLIANCE WITH THE CITY CODE. THIS GENERAL CHECK DOES NOT CONSTITUTE A REVIEW OF THE DESIGN OR A GUARANTEE OF THE DESIGN OR THE CONTRACT DOCUMENTS.

CITY OF LAKE OSWEGO

17 Ex. 11/11/08 - 7/14/08

CITY # LU 06-0019

Lake Oswego, Oregon

[illegible]

EXPIRES: 12-31-08

DATE	6/27/08
DRAWN	RSP/JKM
DESIGNED	RSP/JKM
CHECKED	AAR/JSM
PROJECT #	DBA4574

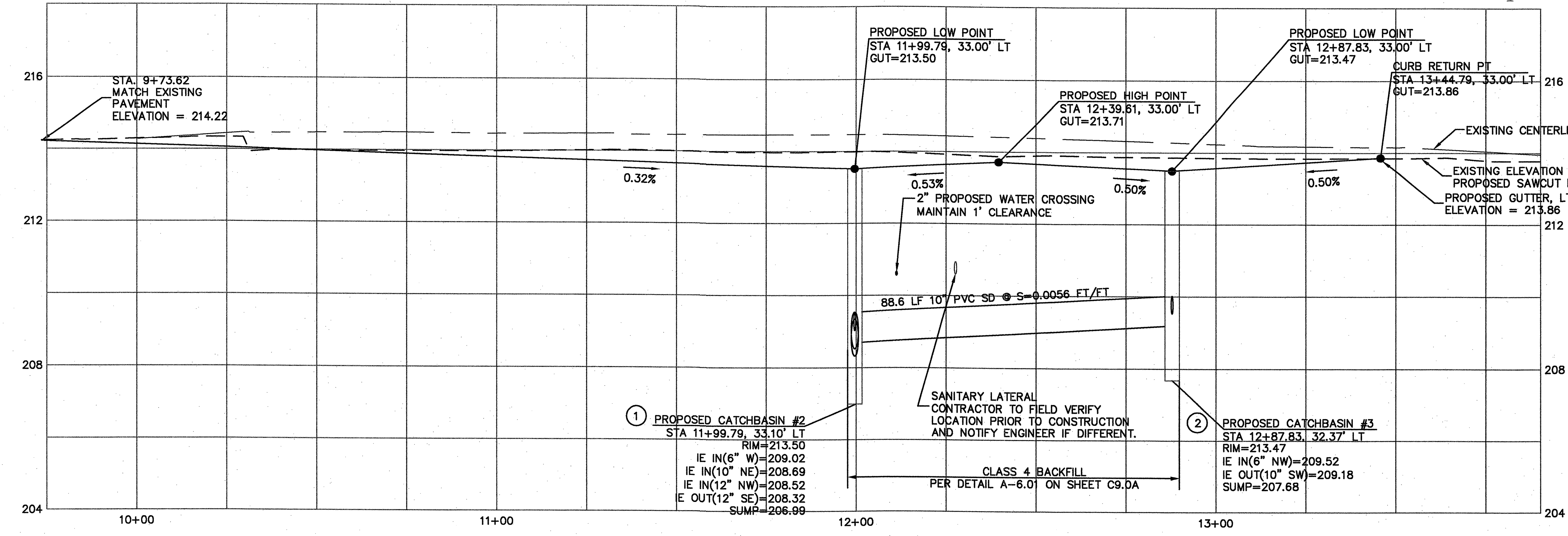
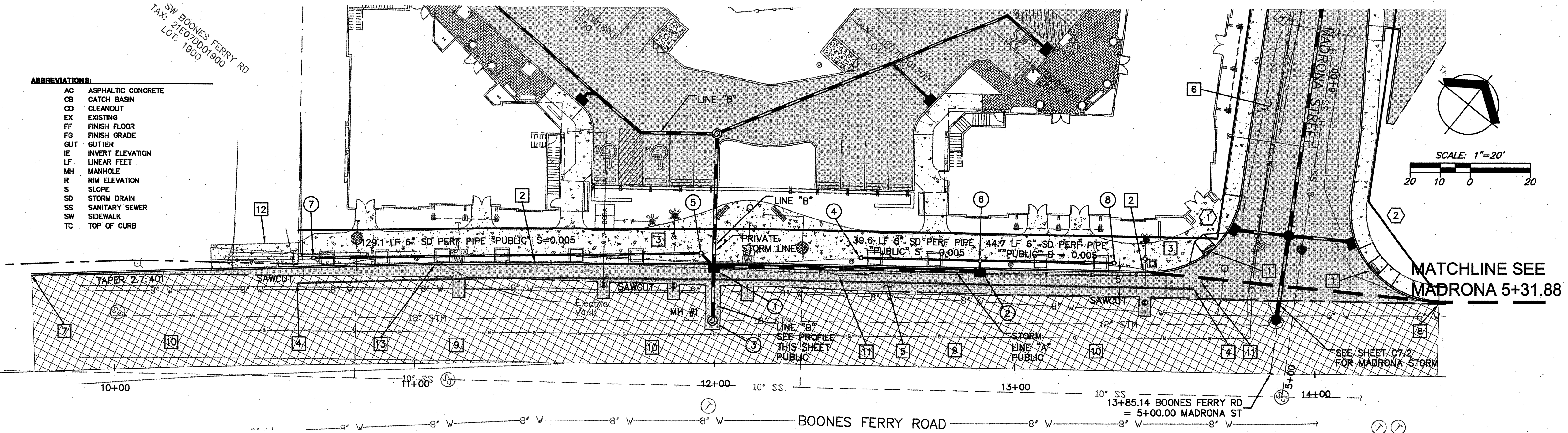
SHEET TITLE
SITE STORM PLAN

C70

6 OF 10 SHEETS

SW BOONES FERRY RD
TAX. 26070001900
LOT: 1900

- ABBREVIATIONS:**
- AC ASPHALTIC CONCRETE
 - CB CATCH BASIN
 - CO CLEANOUT
 - EX EXISTING
 - FF FINISH FLOOR
 - FG FINISH GRADE
 - GUT GUTTER
 - IE INVERT ELEVATION
 - LF LINEAR FEET
 - MH MANHOLE
 - R RIM ELEVATION
 - S SLOPE
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - SW SIDEWALK
 - TC TOP OF CURB



BOONES FERRY ROAD PROFILE
STORM LINE "A" PUBLIC
SCALE: 1"=20' HORZ
1"=2' VERT

LEGEND

- LINEWORK:**
- EXISTING GAS LINE
 - OHW EXISTING OVERHEAD LINE
 - EXISTING POWER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FENCE LINE
 - EXISTING BUILDING OVERHANG LINE
 - EXISTING CURB LINE
 - 250' EXISTING CONTOUR - 5'
 - 251' EXISTING CONTOUR - 1'
 - SD EXISTING STORM SEWER LINE
 - SS EXISTING SANITARY SEWER LINE
 - WA EXISTING WATER LINE
 - PROPOSED CURB LINE
 - PROPOSED STORM LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - PROPERTY LINE
- SYMBOLS:**
- FOUND MONUMENT, AS DESCRIBED
 - ⊙ DECIDUOUS TREE
 - ★ EVERGREEN TREE
 - ⊠ WATER METER
 - ⊡ WATER VALVE
 - ⊢ FIRE HYDRANT
 - ⊣ GAS VALVE
 - ⊤ GAS METER
 - ⊥ TELEPHONE RISER
 - ⊦ TELEPHONE MANHOLE
 - PROPOSED CLEANOUT
 - ⊙ PROPOSED SANITARY SEWER MANHOLE
 - ⊙ PROPOSED CATCH BASIN
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ STORM/SANITARY MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE
 - ⊙ SEWER CLEANOUT
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ Sign
 - ⊙ MAILBOXES

CURB RETURN INFORMATION
SEE SHEET C5.4 FOR CURB RETURN GRADE INFORMATION

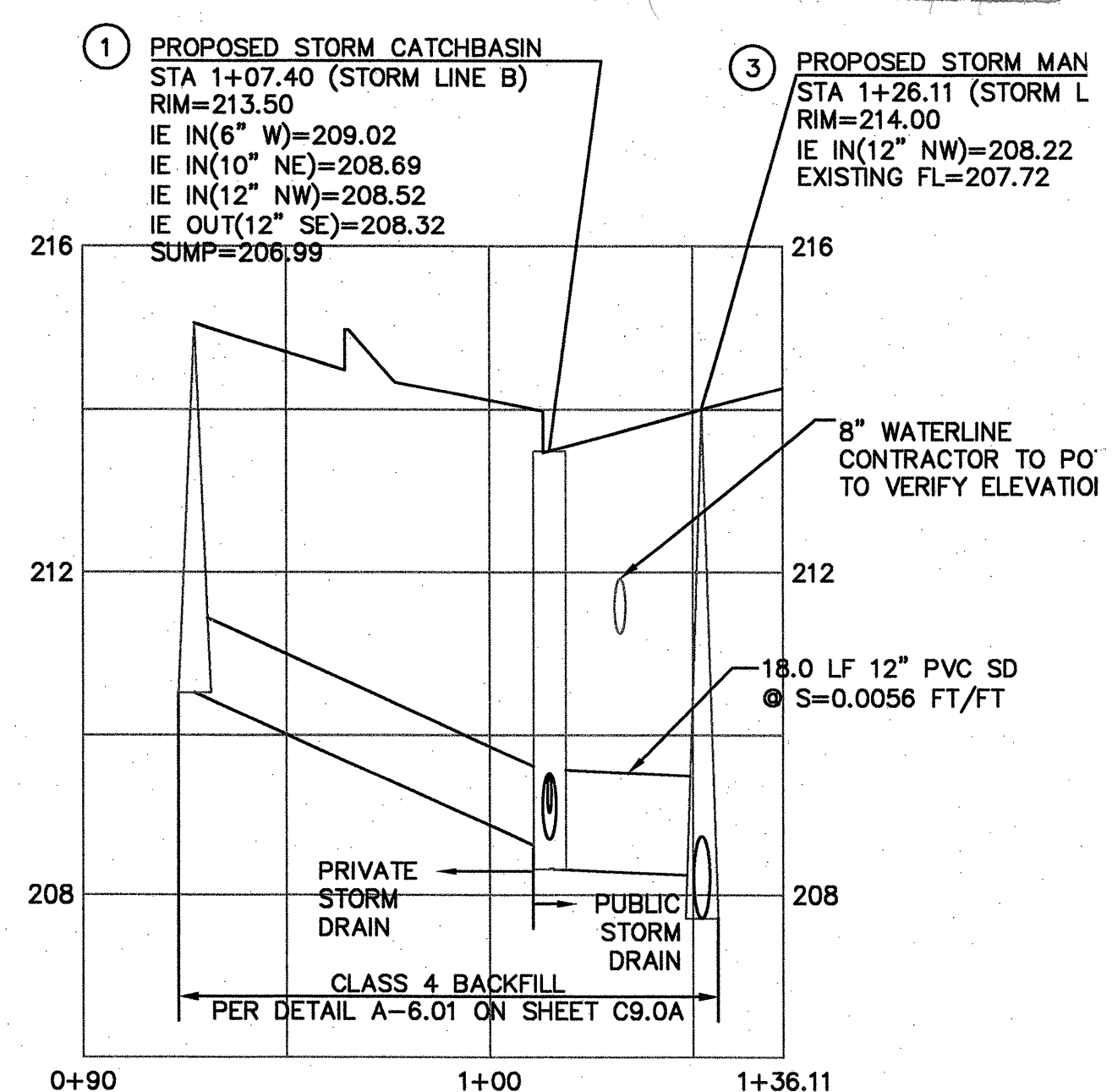
- 1 NW CURB RETURN
Δ = 82'44.02"
L = 43.32'
R = 30.0'
- 2 NE CURB RETURN
Δ = 97'43.04"
L = 51.16'
R = 30.0'

CONSTRUCTION NOTES:

1. INSTALL STANDARD SIDEWALK RAMP PER ODOT DETAIL RD760, OPTION "G" 4000 PSI CONCRETE.
2. CONSTRUCT STANDARD CURB AND GUTTER. SEE CITY DETAIL A-2.02, ON SHEET C9.0A
3. INSTALL NEW SIDEWALK PER ODOT DETAIL RD720, LAKE OSWEGO DETAIL A-3.01 SHEET C9.2
4. 8" WHITE (BIKE LANE) STRIPE SEE SHEET SSI FOR SIGNING AND STRIPING PLAN
5. CONSTRUCT A.C. PAVEMENT
6. CONSTRUCT A.C. PAVEMENT
7. STA. 9+73.62, 32.10 LT BEGIN SAWCUT AND ASPHALT PAVING BEGIN STANDARD CURB AND GUTTER DETAIL A-2.02, SHEET C9.0A CONNECT TO EXISTING PAVEMENT
8. STA. 14+40.78, 24.54 LT BEGIN SAWCUT AND ASPHALT PAVING BEGIN STANDARD 5.0' SIDEWALK, CURB AND GUTTER CONNECT TO EXISTING PAVEMENT
9. REPLACE EXISTING CENTERLINE AND STRIPING DAMAGED BY CONSTRUCTION.
10. GRIND EXISTING A.C. AND INLAY
11. PGE POWER TO BE UNDERGROUND ALONG BOONES FERRY. COORDINATE WITH PGE AND CITY OF LAKE OSWEGO. EXISTING POLE TO BE REMOVED. SEE SHEET C001 FOR NEW VAULT LOCATIONS
12. STA. 10+51.13, 40.73 LT CONSTRUCT 22.0' DRIVEWAY SEE ODOT DETAIL RD750, OPTION "N" SHEET C9.2 CONNECT TO EXISTING SIDEWALK
13. STA. 11+07.28, 33.00 LT END CURB TRANSITION

PUBLIC STORM STRUCTURE NOTES

1. CONST. CATCH BASIN #2 WITH SNOOT (DETAIL INRQ-SN, SHEET C9.0C) PER ODOT DETAILS RD371 AND RD372, SHEET C9.0A
2. CONST. CATCH BASIN #3 WITH SNOOT (DETAIL INRQ-SN, SHEET C9.0C) PER ODOT DETAILS RD371 AND RD372, SHEET C9.0A
3. STA. 11+99.37, 14.44 LF CONST. STD. MH #1 OVER EX. 12" STM. LINE RIM=214.00± IE=208.22± EXISTING FL=207.72 FIELD VERIFY PRIOR TO CONSTRUCTION ADJUST RIM TO SURFACE SEE CITY DETAIL B-1.02, SHEET C9.0A
4. STA. 12+48.40, 36.02 LF INSTALL 39.6 LF 6" SD PERF PIPE CONST. STD. CO #5 RIM=214.22± IE OUT=209.94± FIELD VERIFY PRIOR TO CONSTRUCTION RIM TO BE FLUSH W/ FINISH GROUND SEE CITY DETAIL B-3.01B, SHEET 9.0B
5. STA. 11+95.40, 36.97 LF INSTALL 6.3 LF 6" SD PERF PIPE CONST. STD. CO #4 RIM=214.08± IE OUT=209.05± IE IN=209.25± FIELD VERIFY PRIOR TO CONSTRUCTION RIM TO BE FLUSH W/ FINISH GROUND SEE CITY DETAIL B-3.01B, SHEET 9.0B
6. STA. 12+87.82, 35.95 LF INSTALL 4.5 LF 6" SD PERF PIPE CONST. STD. CO #6 RIM=214.02± IE OUT=209.54± IE IN=209.74± FIELD VERIFY PRIOR TO CONSTRUCTION RIM TO BE FLUSH W/ FINISH GROUND SEE CITY DETAIL B-3.01B, SHEET 9.0B
7. STA. 10+67.09, 35.64 LF INSTALL 129.1 LF 6" SD PERF PIPE CONST. STD. CO #9 RIM=214.48± IE OUT=209.90± FIELD VERIFY PRIOR TO CONSTRUCTION RIM TO BE FLUSH W/ FINISH GROUND SEE CITY DETAIL B-3.01B, SHEET 9.0B
8. STA. 13+32.50, 36.01 LF INSTALL 44.7 LF 6" SD PERF PIPE CONST. STD. CO #8 RIM=214.32± IE OUT=209.97± FIELD VERIFY PRIOR TO CONSTRUCTION RIM TO BE FLUSH W/ FINISH GROUND SEE CITY DETAIL B-3.01B, SHEET 9.0B



PUBLIC STORM LINE
PROFILE LINE "B"
SCALE: 1"=20' HORZ
1"=2' VERT

CITY # LU 06-0019

W R
DESIGN
5445 SW Westgate Dr, Ste 100 Portland, OR 97221
Tel. 503.419.2500
Fax 503.419.2600
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

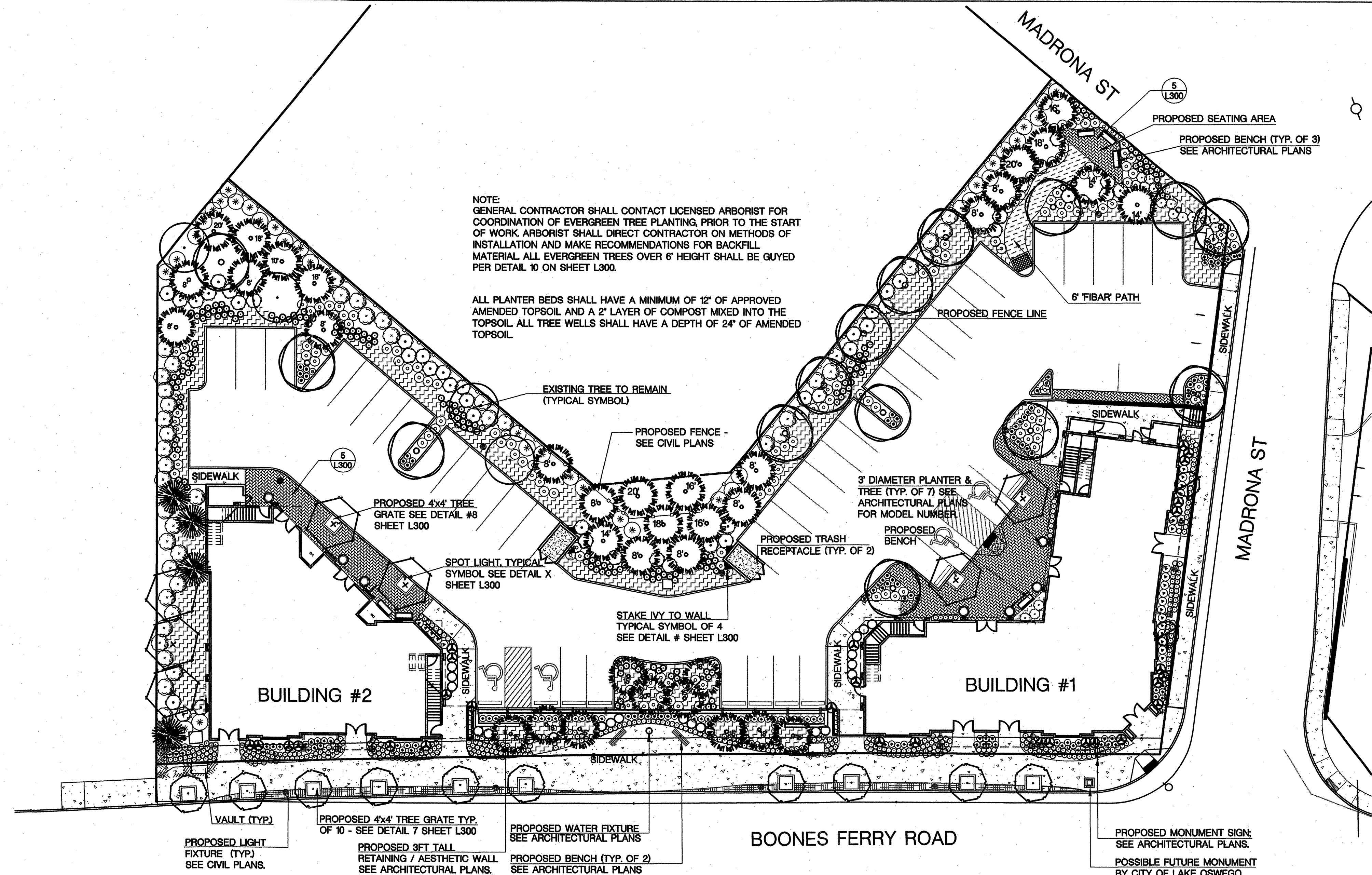
BOONES FERRY ROAD STORM/STREET PLAN
BOONES FERRY RD AND MADRONA ST
STEVE KAER DEVELOPMENT
Lake Oswego, Oregon

DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2003
ANTHONY M. ROOS
EXPIRES: 12-31-08

DATE 1/6/27/08
DRAWN RSP/JKM
DESIGNED RSP/JKM
CHECKED AAR/JKM
PROJECT # DBA4574
SHEET TITLE
BOONES STM/STR
SHEET NUMBER
C7.1
3 OF 10 SHEETS

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A 3" LAYER OF BARK MULCH BED, UNLESS NOTED OTHERWISE. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AWAY FROM BUILDING.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING TREES TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS PRIOR TO INSTALLATION.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF TOPSOIL, ORGANIC AMENDMENTS AND FERTILIZER. APPLY FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS.
14. BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO THREE PARTS AMENDED TOPSOIL BY VOLUME AND SLOW RELEASE FERTILIZER PER SOIL ANALYSIS RECOMMENDATIONS.
15. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
16. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS' REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4" POT TO ONE GALLON CONTAINER, 2" CALIPER TREE TO 2.5" CALIPER).
17. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 2:51 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLES. SUBMIT METHOD OF SLOPE STABILIZATION TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.
18. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
19. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.
20. PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING:
 - A. COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT
 - C. WET WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT
 - C. WET WEATHER: SATURATED SOIL
 - D. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.
21. SUBMIT PHOTOS (ONE OF EACH SPECIES) TO LANDSCAPE ARCHITECT FOR REVIEW (MINIMUM 90 DAYS PRIOR TO INSTALLATION) AND WRITTEN APPROVAL LABEL EACH PHOTO WITH COMMON NAME OF PLANT.
22. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 72 HOURS PRIOR TO THE SITE OBSERVATION FOR REVIEW AND WRITTEN APPROVAL OF ALL TREES PRIOR TO INSTALLATION. ALL TREES SHALL BE REVIEWED AT THE PROJECT SITE.
23. TRUNK HEIGHT (I.E. 18") IS NOTED ON PLAN NEXT TO SYMBOL.
24. CONTRACTOR SHALL ONE 3/4" CALIPER, 4" HT. (MINIMUM) ACER PALMATUM "BUTTERFLY", FOUR (4) 4" POTS VINCA MINOR, AND A 2" LAYER OF COVER MULCH IN EACH PLANTER.



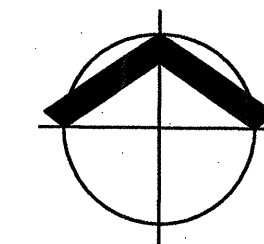
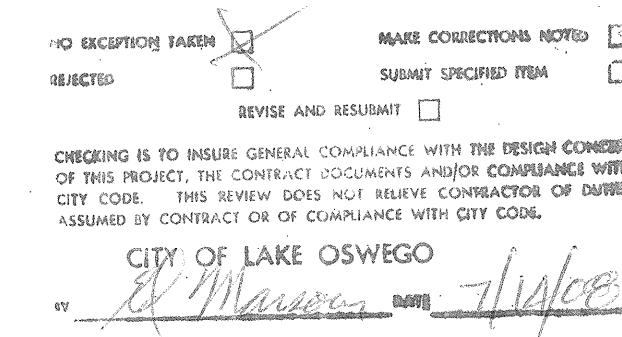
EXISTING TREE TO REMAIN - EXACT TYPE AND SIZE TO BE DETERMINED AT A LATER DATE. TREE MAY NEED TO BE REMOVED BASED ON GRADING AND FINAL ARBORIST CONSULTATION.

LIGHT FIXTURES ARE SHOWN IN CLOSE PROXIMITY TO PROPOSED STREET TREES. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO AVOID CONFLICTS BETWEEN LIGHT FIXTURES AND STREET TREES. LANDSCAPE CONTRACTOR SHALL MAINTAIN 15'-0" MINIMUM DISTANCE BETWEEN LIGHT FIXTURES AND STREET TREES. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION OF LIGHT FIXTURES.

LANDSCAPING IS ALSO SHOWN ON THE SITE PLAN. THE CONTRACTOR SHALL USE THIS DRAWING FOR CONSTRUCTION PURPOSES ONLY. LANDSCAPING SHOWN ON OTHER SHEETS IS FOR VISUAL CLARITY ONLY AND MAY NOT REFLECT ACCURATE AND MOST RECENT LANDSCAPE PLAN REVISIONS.

STREET TREES SHALL MATCH TREES PLANTED IN THE NEW SUNSET CROSSINGS DEVELOPMENT NEARBY TO THIS DEVELOPMENT. CONTRACTOR SHALL VERIFY THAT THE STREET TREES IN THIS DEVELOPMENT ARE ARMSTRONG MAPLES AND CONTACT THE LANDSCAPE ARCHITECT IF THEY ARE A DIFFERENT SPECIES PRIOR TO INSTALLATION.

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	3" CAL.	AS SHOWN
	RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL.	AS SHOWN
	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	VARIES	VARIES
	HOGAN CEDAR	THUJA PLICATA 'FASTIGIATA'	6' HT.	12'-0" O.C.
	CHANTICLEER PEAR	PIRUS CALLERYANA 'CHANTICLEER'	3" CAL.	AS SHOWN
	SENTRY MAPLE	ACER SACCHARUM 'SENTRY'	3" CAL.	30'-0" O.C.
	SKYROCKET JUNIPER	J. SCOPULORUM 'SKYROCKET'	6' HT.	AS SHOWN
	RED TWIG DOGWOOD	CORNUS STOLONIFERA	3 GAL.	4'-6" O.C.
	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	3 GAL.	4'-6" O.C.
	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	3 GAL.	2'-6" O.C.
	COMPACT MAHONIA	MAHONIA AQUIFOLIUM 'COMPACTA'	3 GAL.	3'-0" O.C.
	PACIFIC WAX MYRTLE	MYRTICA CALIFORNICA	3 GAL.	5'-0" O.C.
	'APRIL DAWN' RHODODENDRON	RHODODENDRON 'APRIL DAWN'	3 GAL.	3'-0" O.C.
	SPIRAEA 'GOLDMOUND'	SPIRAEA X BUMALDA 'GOLDMOUND'	3 GAL.	2'-6" O.C.
	DAVID'S VIBURNUM	VIBURNUM DAVIDII	3 GAL.	3'-0" O.C.
	BLUE LILY TURF	LIRIOPE MUSCARI	1 GAL.	1'-3" O.C.
	HAMELN FOUNTAIN GRASS	PENNISETUM A 'HAMELN'	3 GAL.	2'-0" O.C.
	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORN' LIGHT'	3 GAL.	2'-0" O.C.
	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMER 'CORAL BEAUTY'	1 GAL.	1'-6" O.C.
	MASSACHUSETTIS COMMON BEARBERRY	ARCTOSTAPHYLOS UVA-URSII 'MASS'	1 GAL.	2'-0" O.C.
	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	3 GAL.	AS SHOWN

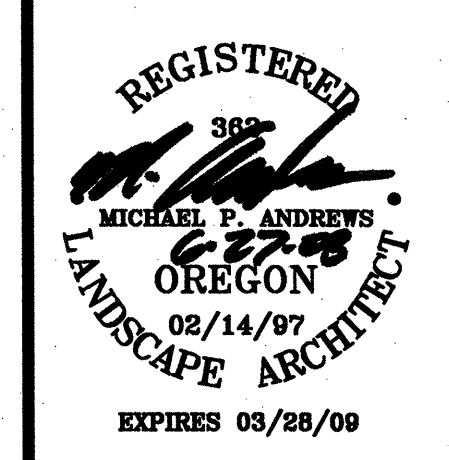


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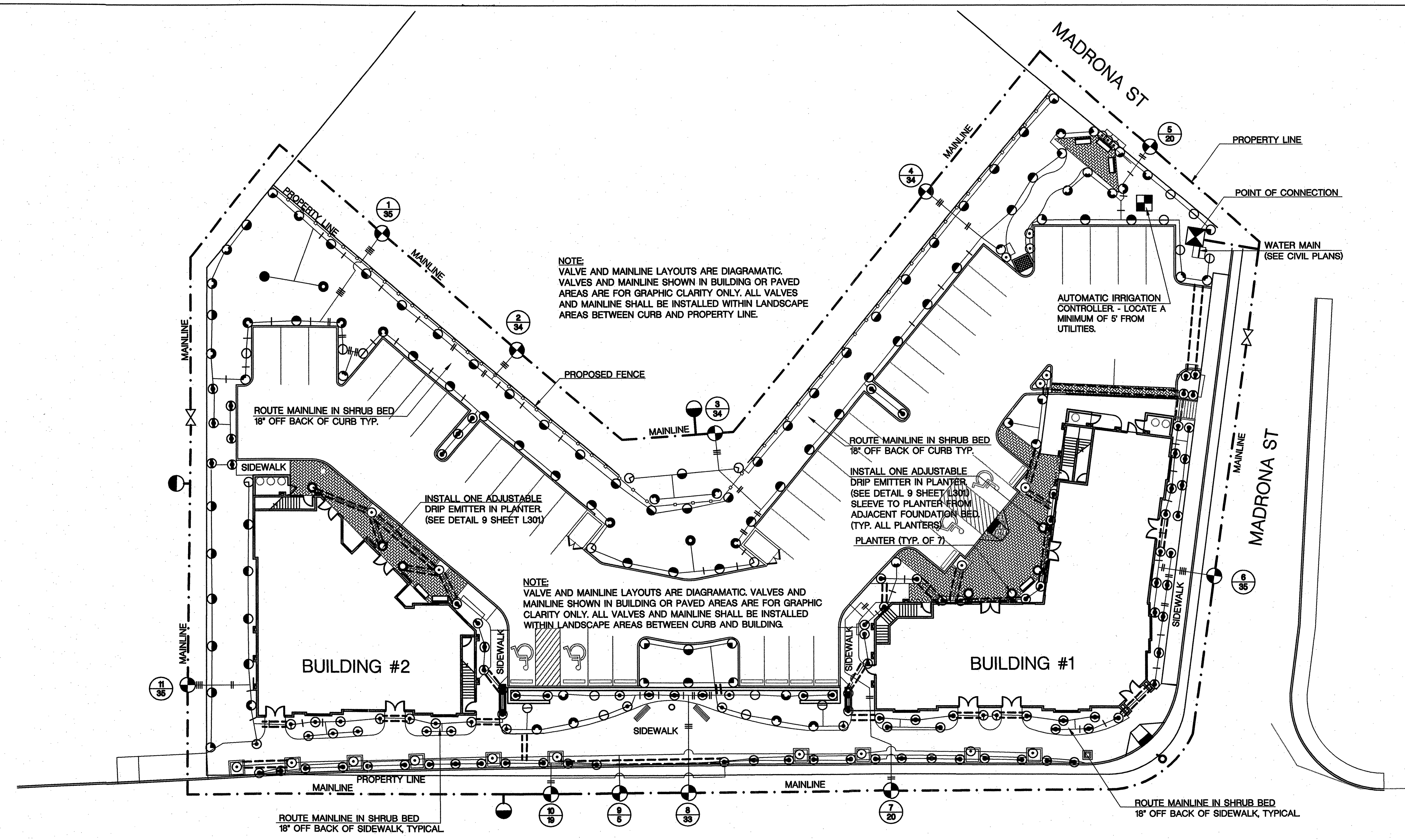
CITY # LU 06-0019

LANDSCAPE IRRIGATION PLAN
BOONES FERRY RD AND MADRONA ST
STEVE KAER DEVELOPMENT
LAKE OSWEGO, OREGON

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
04/21/08	PLANT AND IRRIGATION REVISIONS	PEG			



DATE	06/27/08
DRAWN	JLP/PEG/TMK
DESIGNED	JLP/PEG
CHECKED	MPA
PROJECT #	DBA4574
SHEET TITLE	IRRIGATION PLAN
SHEET NUMBER	L200
OF # SHEETS	

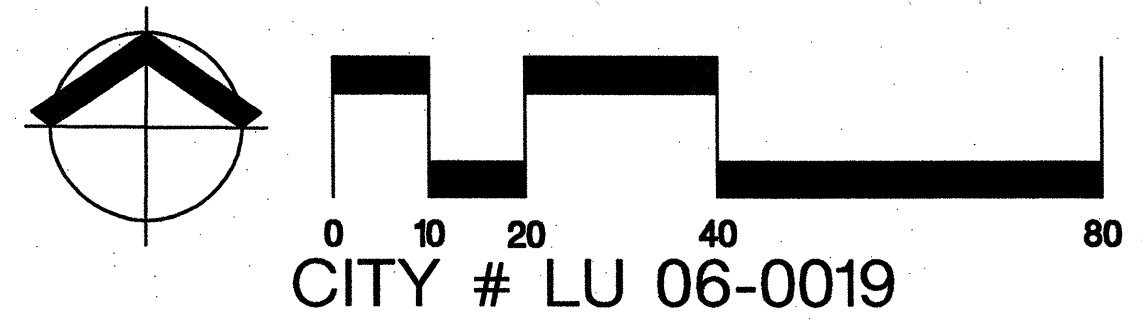


GENERAL NOTES: IRRIGATION PLAN

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLAN OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS OR INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH INSTALLATION OF LANDSCAPING AND DRAINAGE SYSTEMS. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH OTHER SUBCONTRACTORS FOR INSTALLATION OF UNDERGROUND SLEEVING.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- PIPE UP TO 1-1/2" DIAMETER SHALL BE PULLED WITH A VIBRATORY PLOW EQUAL TO A DITCH WITCH 255. PIPING FROM 2" TO 2-1/2" DIAMETER SHALL BE PULLED WITH A MACHINE LARGER OR EQUAL TO A DITCH WITCH R-40. TRENCH ALL PIPE OVER 2-1/2" DIAMETER. CONTRACTOR HAS THE OPTION TO TRENCH ALL PIPE.
- ALL WIRES FOR RAIN SENSOR TO BE RUN IN RIGID GALVANIZED CONDUIT TO INCLUDE SWEEPING L'S, COUPLINGS, AND STRAPS AS REQUIRED AND DIRECTED BY LANDSCAPE ARCHITECT. CONDUIT SHALL BE PAINTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO BLEND WITH MOUNTING SURFACE.
- CONTRACTOR SHALL PROVIDE VALVE OUTPUT LIGHTNING / ELECTRICAL SURGE PROTECTION KITS AND 8' LONG COPPER GROUNDING ROD WITH #10 BARE COPPER WIRE FOR CONTROLLER. ALSO PROVIDE PRIMARY PROTECTION KIT. PROVIDE SURGE PROTECTOR ON EACH LEG OF INCOMING POWER TO GROUNDING ROD.
- CONTRACTOR SHALL PROVIDE A REPRODUCIBLE AS-BUILT IRRIGATION PLAN. PLAN SHALL BE PREPARED, UPON FINAL ACCEPTANCE OF IRRIGATION INSTALLATION, ON A REPRODUCIBLE SITE PLAN (PROVIDED TO CONTRACTOR BY LANDSCAPE ARCHITECT). AS-BUILT PLAN SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL PLACE A COLOR CODED ZONE MAP OF THE IRRIGATION SYSTEM INSIDE OF IRRIGATION CONTROLLER.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PRODUCT SUBSTITUTIONS BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PRODUCTS, MANUFACTURERS, AND MODELS NOT IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT WITHOUT PRIOR WRITTEN APPROVAL. AT NO COST TO THE OWNER THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PRODUCTS THAT ARE IN COMPLIANCE WITH THE MANUFACTURERS AND MODELS ON THE IRRIGATION PLAN.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE AT A MINIMUM OF 65 PSI AT THE POINT OF CONNECTION. IF THE PRESSURE IS LESS THAN 65 PSI, OR GREATER THAN 90 PSI, NOTIFY THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE IN WRITING, PRIOR TO PROCEEDING WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

IRRIGATION MATERIALS AND LEGEND

SYM	DESCRIPTION	GPM	PSI	RADIUS
●●●●	SPRAY HEADS			
●●●●	RAINBIRD 1806-SAM-PRS-15 POP-UP SPRINKLER, F, TQ, H, Q	370, 278, 185, 92	30	15'
●●●●	RAINBIRD 1806-SAM-PRS-12 POP-UP SPRINKLER, F, TQ, H, Q	260, 195, 13, 65	30	12'
●●●●	RAINBIRD 1806-SAM-PRS-10 POP-UP SPRINKLER, F, H, Q	158, 79, 39	30	10'
●●●●	RAINBIRD 1806-SAM-PRS-8 SPRAY POP-UP SPRINKLER, F, H, Q	105, 52, 28	30	8'
●●●●	RAINBIRD 1806-SAM-PRS-15 SST POP-UP SPRINKLER	121	30	4' X 24'
●●●●	RAINBIRD 1806-SAM-PRS-15 EST POP-UP SPRINKLER	.61	30	4' X 12'
○	ADJUSTABLE FULL CIRCLE BUBBLER ON 4" RISER AT GRADE	.50	30	5'
○	ADJUSTABLE DRIP EMITTER, RAINBIRD XER-SPRAY 360° FULL SPRAY			
□	POINT OF CONNECTION - MATERIALS & SIZING CHART			
□	METER SIZE BACKFLOW PREVENTOR CONTROLLER TYPE			
□	L200 P.O.C. 'A' 1" 1" WILKINS 950 XL CONTROLLER 'A' MODEL: ESP-12MC-SS			
□	POINT OF CONNECTION SEE DIAGRAM (DETAIL 5, SHEET L300)			
□	STATION NUMBER AND POINT OF CONNECTION DESIGNATION GALLONS PER MINUTE			
□	PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVE & VALVE BOX FOR GPM 0-20 MFG: 1" RAINBIRD VALVE (MODEL: 100-PEB-PRS-D & VB-STD) FOR GPM 20-50 MFG: 1 1/2" RAINBIRD VALVE (MODEL: 150-PEB-PRS-D & VB-STD)			
□	BACKFLOW PREVENTOR & VALVE BOX (VB-JMB) (SEE POINT OF CONNECTION MATERIALS & SIZING CHARTS)			
□	QUICK COUPLING VALVE, VALVE KEY & VALVE BOX MFG: RAINBIRD (MODEL: 44 LRC-NP & VB-10RND)			
□	AUTOMATIC CONTROLLER IN PEDESTAL (SEE POINT OF CONNECTION MATERIALS & SIZING CHARTS)			
□	ISOLATION VALVE - SIZE PER LINE SIZE - IN VALVE BOX MFG: CONBRACO (MODEL: 70-100-27 & VB-10RND) OR EQUAL			
□	PIPE SLEEVING AND COMMUNICATION WIRE			
□	2" IRRIGATION MAINLINE UNLESS NOTED OTHERWISE - SCH 40			
□	3/4" LATERAL PIPE-CLASS 200			
□	1" LATERAL PIPE-CLASS 200			
□	1 1/4" LATERAL PIPE-CLASS 200			
□	1 1/2" LATERAL PIPE-CLASS 200			
□	2" LATERAL PIPE-CLASS 200			
□	UNDERPAVEMENT SCHEDULE 40 SLEEVING 4" DIAMETER UNLESS OTHERWISE INDICATED. TO BE INSTALLED BY LANDSCAPE CONTRACTOR AT DEPTH AS PER LOCAL CODE.			
□	KING BROS. IN LINE SWING CHECK VALVE (MODEL # KSC-(LINE SIZE)-S LOCATE AS NECESSARY TO AVOID LOW HEAD DRAINAGE			



CITY # LU 06-0019

BUILDING CODE SUMMARY

MEANS OF EGRESS (CONTINUED)	
RAMPS:	
PER SECTION 1010.1.1 :	
1.	THE MAXIMUM SLOPE OF ANY RAMP SHALL BE 8.33% (1 UNIT VERTICAL IN 12 UNITS HORIZONTAL).
2.	THE CROSS SLOPE OF A RAMP SHALL BE NOT LESS THAN 1% (1 UNIT VERTICAL IN 100 UNITS HORIZONTAL).
3.	THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE NOT LESS THAN 36 INCHES (MEASURED BETWEEN WALLS EACH SIDE WITH RAIL ON TOP - 36 INCH CLEAR BETWEEN HANDRAILS IF HANDRAILS ARE MOUNTED ON INSIDE OF WALLS).
4.	RAMPS WITHIN THE ACCESSIBLE ROUTE SHALL HAVE LANDINGS TOP AND BOTTOM, AND AT LEAST ONE INTERMEDIATE LANDING FOR EACH 30 INCHES OF RISE - LANDINGS SHALL BE LEVEL AND HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF THE RAMP OF 60 INCHES - WHERE THE RAMP CHANGES DIRECTION AT A LANDING, THE LANDING SHALL NOT BE LESS THAN 60 INCHES BY 60 INCHES.
5.	THE WIDTH OF ANY LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE RAMP.
6.	RAMPS HAVING SLOPES STEEPER THAN 5% (1 UNIT VERTICAL IN 20 UNITS HORIZONTAL), SHALL HAVE HANDRAILS BOTH SIDES.
7.	HANDRAILS SHALL BE CONTINUOUS, EXCEPT THEY ARE NOT REQUIRED AT ANY ACCESS POINT ALONG THE RAMP.
8.	HANDRAILS SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP AND BOTTOM OF ANY RAMP SEGMENT.
9.	RAMPS HAVING A RISE LESS THAN OR EQUAL TO 6 INCHES OR A RUN LESS THAN OR EQUAL TO 72 INCHES NEED NOT HAVE HANDRAILS.
10.	ANY PORTION OF THE EDGE OF A RAMP AND ITS ASSOCIATES LANDINGS THAT IS MORE THAN 6 INCHES ABOVE THE ADJACENT GRADE OR FLOOR SHALL BE PROVIDED WITH EDGE PROTECTION BY ONE OF THE FOLLOWING :
a.	CURBS - WHERE USED, CURBS SHALL BE CONTINUOUS AND BE NOT LESS THAN 2 INCHES IN HEIGHT ABOVE THE SURFACE OF THE RAMP OR LANDINGS.
b.	WALLS - WHERE USED, WALLS SHALL BE CONTINUOUS.
c.	GUARDRAILS - WHERE USED, GUARDRAILS SHALL BE PROVIDED WHEN THE ADJACENT GRADE IS 30 INCHES OR MORE BELOW THE SURFACE OF THE RAMP OR LANDING. GUARDRAILS AT RAMP LOCATIONS MAY BE THE HEIGHT OF THE HANDRAIL (34 TO 38 INCHES). GUARDRAILS AT LANDING LOCATIONS SHALL BE 42 INCHES MINIMUM IN HEIGHT - GUARDRAILS SHALL HAVE BALUSTERS OR RAIL PATTERNS SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH ANY OPENING.
d.	HANDRAILS - WHERE USED, HANDRAILS TO HAVE AN INTERMEDIATE RAIL MOUNTED 17 INCHES TO 19 INCHES ABOVE THE RAMP OR LANDING SURFACE.
11.	EXPPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON WALKING SURFACES.
12.	RAMPS ON ACCESSIBLE ROUTES SHALL HAVE A SLIP-RESISTANT SURFACE.
EXIT SIGNS:	
1.	PER SECTION 1011.1, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXITS SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
2.	PER SECTION 1011.3, EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
EXCEPTION:	TACTILE SIGNS REQUIRED BY SECTION 1011.4 NEED NOT BE PROVIDED WITH ILLUMINATION.
3.	PER SECTION 1011.4, A TACTILE SIGN STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
4.	PER SECTION 1011.5, INTERNALLY ILLUMINATED EXIT SIGNS (SUCH AS ELECTRICAL POWERED, SELF-ILLUMINOUS AND PHOTOLUMINESCENT), SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5.	PER SECTION 1011.6, EXTERIOR ILLUMINATION SIGNS SHALL COMPLY WITH SECTION 1011.6.1 THROUGH 1011.6.3.
6.	PER SECTION 1011.6.2, THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES.
7.	PER SECTION 1011.6.3, EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUOUS ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR.
HANDRAILS:	
1.	PER SECTION 1012.2, HANDRAIL HEIGHT, MEASURED ABOVE THE STAIR TREAD NOSINGS, OR FINISHED SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES IN HEIGHT AND NOT MORE THAN 38 INCHES.
2.	PER SECTION 1012.3, HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
3.	PER SECTION 1012.4, HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
EXCEPTION:	HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL THAT DO NOT PROJECT HORIZONTALLY BEYOND THE SIDES OF THE HANDRAIL WITHIN 1.5 INCHES OF THE BOTTOM OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS.
4.	PER SECTION 1012.6, HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM RAMPS.
5.	PER SECTION 1012.7, CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
6.	PER SECTION 1012.8, ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS OR RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT.
GUARDS:	
1.	PER SECTION 1013.2, GUARDS SHALL BE LOCATED ALONGSIDE OPEN-SIDED WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
2.	PER SECTION 1013.3, GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE.
3.	PER SECTION 1013.3, OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM A HEIGHT OF 34 INCHES TO 42 INCHES ABOVE THE ADJACENT WALKING SURFACE, A SPHERE 4 3/8 INCHES IN DIAMETER SHALL NOT PASS.
EXIT ACCESS:	
1.	PER SECTION 1014.2, EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJACENT OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJACENT ROOMS OR AREAS ARE NECESSARY TO THE AREA SERVED, ARE NOT A HIGH HAZARD OCCUPANCY AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.
EXCEPTION:	MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJACENT OR INTERVENING ROOMS OR SPACES IN A GROUP H, S OR F OCCUPANCY WHEN THE ADJACENT OR INTERVENING SPACES ARE THE SAME OR A LESSER HAZARD OCCUPANCY GROUP.
2.	PER SECTION 1014.2, EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.
3.	PER SECTION 1014.2.1, WHERE MORE THAN ONE TENANT OCCUPIES ANY ONE FLOOR OF A BUILDING, EACH TENANT SPACE SHALL BE PROVIDED WITH ACCESS TO THE REQUIRED EXITS WITHOUT PASSING THROUGH ADJACENT TENANT SPACES (REFERENCE FIRE / LIFE SAFETY FLOOR PLANS FOR EXIT LOCATIONS AND TRAVEL PATHS).
4.	PER SECTION 1014.3, THE COMMON PATH OF EGRESS TRAVEL FOR GROUPS OTHER THAN H-1, H-2 OR H-3 OCCUPANCIES SHALL NOT EXCEED 75 FEET.
EXCEPTIONS:	a. WHERE A TENANT SPACE IN A GROUP B OCCUPANCY HAS AN OCCUPANT LOAD OF NOT MORE THAN 30, THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL SHALL NOT BE MORE THAN 100 FEET.
b.	WHERE A TENANT SPACE IN A GROUP B OCCUPANCY HAS AN OCCUPANT LOAD OF MORE THAN 30, THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL SHALL NOT BE MORE THAN 75 FEET.
LEASE SPACE #1 -	12 OCCUPANTS (100 FEET)
LEASE SPACE #2 -	10 OCCUPANTS (100 FEET)
LEASE SPACE #3 -	10 OCCUPANTS (100 FEET)
LEASE SPACE #4 -	11 OCCUPANTS (100 FEET)
LEASE SPACE #5 -	10 OCCUPANTS (100 FEET)
LEASE SPACE #6 -	10 OCCUPANTS (100 FEET)
EXIT AND EXIT ACCESS DOORWAYS:	
1.	PER SECTION 1015.1, TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING EXISTS:
a.	THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE 1015.1 (TYPE B - 49 OCCUPANTS / TYPE S - 29 OCCUPANTS)
b.	THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF 1014.3 (100 FEET).

BUILDING CODE SUMMARY

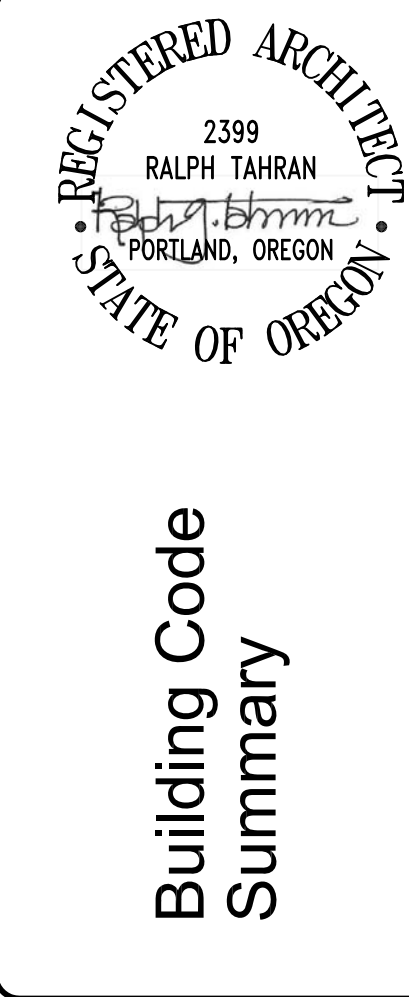
MEANS OF EGRESS (CONTINUED)	
2.	PER SECTION 1015.1.1, ACCESS TO THREE OR MORE EXITS SHALL BE PROVIDED FROM A FLOOR AREA WHERE REQUIRED BY SECTION 1019.1
OCCUPANT LOAD	MINIMUM NO. OF EXITS
1 - 500	2
501 - 1000	3
MORE THAN 1000	4
(BASED ON THE OCCUPANT LOADS OF THE BUILDING AND THE CATEGORIES ABOVE, TWO EXITS ARE REQUIRED FROM THE FIRST FLOOR, AND ONE EXIT REQUIRED FROM THE SECOND FLOOR).	
3.	PER SECTION 1015.2.1, WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS.
EXCEPTIONS:	a. WHERE EXIT ENCLOSURES ARE PROVIDED AS A PORTION OF THE REQUIRED EXIT AND ARE INTERCONNECTED BY A 1-HOUR FIRE-RESISTANCE-RATED CORRIDOR (PER SECTION 1018), THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
EXIT ACCESS TRAVEL DISTANCE:	
1.	PER SECTION 1016.1, EXITS SHALL BE SO LOCATED ON EACH STORY SO THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL, SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1016.1.
2.	PER TABLE 1016.2, EXIT ACCESS TRAVEL DISTANCE:
TYPE B OCCUPANCY	200 FEET (SINCE THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM) - REFERENCE FIRE / LIFE SAFETY FLOOR PLANS - NO EXIT ACCESS TRAVEL DISTANCE EXCEEDS THE ALLOWABLE AMOUNTS LISTED ABOVE.
3.	PER SECTION 1019.2, FOR GROUP B OCCUPANCY, A MAXIMUM OF 49 OCCUPANTS AND A MAXIMUM OF 75 FEET ALLOWED WHEN ONLY ONE EXIT IS PROVIDED (SECOND FLOOR IS PROVIDED WITH ONE STAIR - 44 OCCUPANTS TOTAL AND A MAXIMUM TRAVEL DISTANCE OF 75 FEET IS PROVIDED TO RATED DOOR AT RATED VERTICAL EXIT ENCLOSURE).
CORRIDORS:	
1.	PER SECTION 1018.1, CORRIDORS SHALL BE OF FIRE-RESISTIVE-RATED CONSTRUCTION IN ACCORDANCE WITH TABLE 1017.1 (SEE BELOW). THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTIVE-RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.
EXCEPTIONS:	a. A FIRE-RESISTIVE RATING IS NOT REQUIRED FOR CORRIDORS IN GROUP B OCCUPANCIES WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS.
2.	PER SECTION 1018.2, THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.1, BUT NOT LESS THAN 44 INCHES (REFERENCE BUILDING FLOOR PLANS - CORRIDORS / HALLWAYS PROVIDED ARE GREATER THAN 44 INCHES IN WIDTH).
3.	PER TABLE 1018.1, CORRIDOR FIRE-RESISTIVE RATING:
a.	TYPE B OCCUPANCY / OCCUPANT LOAD SERVED GREATER THAN 30 / CORRIDORS NOT REQUIRED TO BE RATED AT SECOND FLOOR WHEN SPACE REQUIRES ONLY ONE EXIT.
VERTICAL EXIT ENCLOSURES:	
1.	PER SECTION 1022.1, INTERIOR EXIT STAIRWAYS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1023.
2.	PER SECTION 1022.2, INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707. EXIT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2-HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN FOUR STORIES (STAIR / ELEVATOR TO BE OF 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION SINCE BUILDING IS ONLY TWO STORIES IN HEIGHT). THE NUMBER OF STORIES CONNECTED BY THE EXIT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES (REFERENCE BUILDING FIRE / LIFE SAFETY PLANS, FLOOR PLANS AND CONSTRUCTION ASSEMBLIES FOR RATINGS OF THE EXIT ENCLOSURE WALLS).
3.	PER SECTION 1023.2, THE MINIMUM OF EXIT PASSAGEWAYS SHALL BE NOT LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED.
4.	PER SECTION 1023.3, EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTIVE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAYS OR RAMPS. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS.
5.	PER SECTION 1023.4, EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE.
EXIT DISCHARGE:	
1.	PER SECTION 1027.1, EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE - (REFERENCE SITE PLAN AND BUILDING FIRE / LIFE SAFETY PLANS - EXITS EITHER DISCHARGE DIRECTLY TO A SIDEWALK AT THE PUBLIC WAY OR DIRECTLY TO A RAMP THAT DISCHARGES TO A SIDEWALK AT THE PUBLIC WAY).
ACCESSIBILITY	
BUILDING ACCESSIBILITY: REFERENCE ENLARGED PLANS AND STAIR / ELEVATOR PLANS FOR ACCESSIBILITY REQUIREMENTS AND PROVISIONS.	
INTERIOR ENVIRONMENT	
VENTILATION:	
1.	PER SECTION 1203.2, ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE BEING VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
EXCEPTION:	THE MINIMUM REQUIRED NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE BEING VENTILATED, PROVIDED A VAPOR RETARDER HAVING A TRANSMISSION RATE OF NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (REFERENCE BUILDING ROOF PLAN FOR ATTIC AREA VENTILATION CALCULATIONS AND VENT LOCATIONS).
2.	PER SECTION 1203.3, THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING EXCEPT SPACES OCCUPIED BY A BASEMENT OR CELLAR SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. SUCH OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE UNDER-FLOOR SPACE (BUILDING CONSTRUCTION AT FIRST FLOOR IS SLAB ON GRADE - DOES NOT APPLY).
3.	PER SECTION 1203.3.1, THE MINIMUM REQUIRED NET FREE VENTILATING AREA OF VENTILATED OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION NOT EXCEEDING 1/8 INCH (BUILDING CONSTRUCTION AT FIRST FLOOR IS SLAB ON GRADE - DOES NOT APPLY).
LIGHTING:	
1.	PER SECTION 1205.1, EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS. EXTERIOR GLAZED OPENINGS SHALL OPEN ONTO A PUBLIC WAY OR ONTO A YARD OR COURT.
2.	PER SECTION 1205.2, THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.
ACCESS TO UNOCCUPIED SPACES:	
1.	PER SECTION 1209.1, CRAWL SPACES SHALL BE PROVIDED WITH A MINIMUM OF ONE ACCESS OPENING NOT LESS THAN 18 INCHES BY 24 INCHES (BUILDING CONSTRUCTION AT FIRST FLOOR IS SLAB ON GRADE - DOES NOT APPLY).
2.	PER SECTION 1209.2, AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. A 30 INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE CEILING ACCESS (REFERENCE BUILDING ROOF PLAN FOR ATTIC AREA ACCESS SIZE AND LOCATION).
3.	PER SECTION 1209.3, ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE MECHANICAL CODE (REFERENCE MECHANICAL DRAWINGS SUBMITTED SEPARATELY AS A DEFERRED SUBMITTAL).

BUILDING CODE SUMMARY

INTERIOR ENVIRONMENT (CONTINUED)				
SURROUNDING MATERIALS:				
1. PER SECTION 1210.2.1, IN OTHER THAN DWELLING UNITS, TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.				
2. PER SECTION 1210.2.2, WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FINISHED FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.				
ENERGY EFFICIENCY				
GENERAL (PRESCRIPTIVE):				
1. PROJECT DESIGNED PER CHAPTER 5 OF THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE FOR COMMERCIAL BUILDINGS.				
2. PER SECTION 501.2, THE COMMERCIAL BUILDING SHALL COMPLY WITH REQUIREMENTS IN SECTION 502 (BUILDING ENVELOPE REQUIREMENTS, SECTION 503 (BUILDING MECHANICAL SYSTEMS), SECTION 504 (SERVICE WATER HEATING) AND SECTION 505 (ELECTRICAL POWER AND LIGHTING SYSTEMS) IN ITS ENTIRETY.				
3. PER SECTION 502.1.1, THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 502.1.1, 'GROUP R' COLUMN FOR BUILDINGS ENCLOSING GROUP R OCCUPANCIES.				
TABLE 502.1.1 - BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES				
CLIMATE ZONE (5 AND MARINE 4)	GROUP B (REQUIRED)	GROUP B (PROPOSED)		
ROOFS				
ATTIC AND OTHER	R-38	R-38		
WALLS - ABOVE GRADE				
WOOD FRAMED	R-13 + R-3.8ci OR R-21	R-21		
WALLS - BELOW GRADE				
WOOD FRAMED	R-7.5ci	N / A		
FLOORS				
JOIST FRAMING (WOOD)	R-30	R-30		
SLAB-ON-GRADE FLOORS				
UNHEATED SLABS	NOT REQUIRED	N / A		
HEATED SLABS	R-15 FOR 24" BELOW	N / A		
OPAQUE DOORS				
SWINGING	U-0.70	U-0.70		
ROLL-UP OR SLIDING	U-0.50	U-0.50		
FENESTRATION (PRESCRIPTIVE):				
1. PER SECTION 502.3, FENESTRATION SHALL COMPLY WITH TABLE 502.3.				
TABLE 502.3 - BUILDING ENVELOPE REQUIREMENTS - FENESTRATION				
CLIMATE ZONE	5 AND MARINE 4 (REQUIRED)	5 AND MARINE 4 (PROPOSED)		
VERTICAL FENESTRATION - (30% MAXIMUM ABOVE GRADE WALL)				
FENESTRATION TYPE		U-FACTOR		
FRAMING ELEMENTS OTHER THAN METAL WITH OR WITHOUT METAL REINFORCING OR CLADDING				
FIXED, OPERABLE WINDOWS, AND DOORS WITH GREATER THAN 50 PERCENT GLAZING		U-0.35	U-0.35	
NOTE:				
THE R-VALUES LISTED IN TABLE 502.1.1 ARE MINIMUM VALUES ONLY TO MEET THE PRESCRIPTIVE PATH REQUIREMENTS. ACTUAL VALUES PROVIDED ARE HIGHER TO ACHIEVE A BETTER AND MORE ENERGY EFFICIENT OVERALL PRODUCT (REFERENCE CONSTRUCTION ASSEMBLIES, WALL SECTIONS AND DETAILS FOR INSULATION R-VALUES SPECIFIED).				
ROOF ASSEMBLIES AND ROOFTOP STRUCTURES				
FIRE CLASSIFICATION:				
1. PER SECTION 1505.1, ROOF ASSEMBLIES SHALL BE DIVIDED INTO CLASS A, B OR C, AND ROOF COVERINGS REQUIRED TO BE LISTED SHALL BE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, FIRE-RETARDANT-TREATED WOOD ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM D 2898. THE MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH TABLE 1506.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.				
2. PER TABLE 1505.1, BUILDINGS OF TYPE VB (COMBUSTIBLE, NON-RATED) CONSTRUCTION TO HAVE A CLASS C ROOF COVERING.				
3. PER SECTION 1505.4, CLASS C ROOF ASSEMBLIES ARE THOSE THAT ARE EFFECTIVE AGAINST LIGHT FIRE-TEST EXPOSURE. CLASS C ROOF ASSEMBLIES AND ROOF COVERINGS SHALL BE LISTED AND IDENTIFIED AS CLASS C BY AN APPROVED TESTING AGENCY.				
PLUMBING SYSTEMS				
NUMBER OF PLUMBING FIXTURES:				
1. PER SECTION 2902.1, THE NUMBER OF PLUMBING FIXTURES WITHIN A BUILDING SHALL NOT BE LESS THAN SET FORTH FOR EACH TYPE OF BUILDING OCCUPANCY IN TABLE 2902.1 (SEE BELOW). FIXTURES LOCATED WITHIN UNSEX TOILET AND BATHING ROOMS SHALL BE INCLUDED IN DETERMINING THE MINIMUM NUMBER OF FIXTURES PROVIDED IN AN OCCUPANCY.				
2. PER TABLE 2902.1, GROUP B OCCUPANCY, A FACTOR OF 200 SQUARE FEET PER OCCUPANT IS TO BE USED IN DETERMINING THE MINIMUM NUMBER OF PLUMBING FIXTURES.				
3. SHOWERS OR DRINKING FOUNTAINS ARE NOT REQUIRED FOR TYPE B OCCUPANCY.				
AREAS FOR DETERMINING OCCUPANT LOAD FOR EACH FLOOR FOR FIXTURE COUNT:				
FIRST FLOOR LEVEL	3,964 SF / 200 =	19.82 OCCUPANTS	(20 TOTAL)	
SECOND FLOOR LEVEL	3,606 SF / 200 =	18.03 OCCUPANTS	(19 TOTAL)	
TOTAL				
39 OCCUPANTS				
OCC. GROUP:	WATER CLOSET OCCUPANT LOAD FACTOR (MALE AND FEMALE)	WATER CLOSETS REQUIRED:	WATER CLOSETS PROVIDED:	ADD'L URINALS PROVIDED:
B	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	2 MALE 2 FEMALE	2 MALE 3 FEMALE	SEE NOTES BELOW
NOTE:				
OCC. GROUP:	LAVATORY OCCUPANT LOAD FACTOR (MALE AND FEMALE)	LAVATORIES REQUIRED:	LAVATORIES PROVIDED:	
B	1 PER 40 FOR THE FIRST 80 AND 1 PER 40 FOR THE REMAINDER EXCEEDING 80	1 MALE 1 FEMALE	2 MALE 2 FEMALE	
NOTES:				
1. BUILDING SHELL ONLY DESIGNED AND SUBMITTED AT THIS TIME - ADDITIONAL RESTROOMS, KITCHENS, ETC. MAY BE PROVIDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL ONCE TENANTS HAVE LEASED SPACE IN THE BUILDING (SPECIFIC TENANTS ARE NOT KNOWN AT THIS TIME).				

Morton
Building Design
4346 SE. 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

Tahran
Architecture &
Planning, LLC
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralphtahran@comcast.net



Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahran
Drawn By :
Michael Morton
Reference No :
_sheet-6-CS2-code
Date :
07.29.19
Sheet No :
A-1.2

Morton
Building Design
4346 SE 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

Tahran
Architecture &
Planning, LLC
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahran@comcast.net

Fire / Life Safety Plans

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahran
Drawn By :
Michael Morton
Reference No. :
_sheet-7-CS3-code

Date :
07.29.19

Sheet No. :

A-1.3

Building Permit Submittal - July 29, 2019

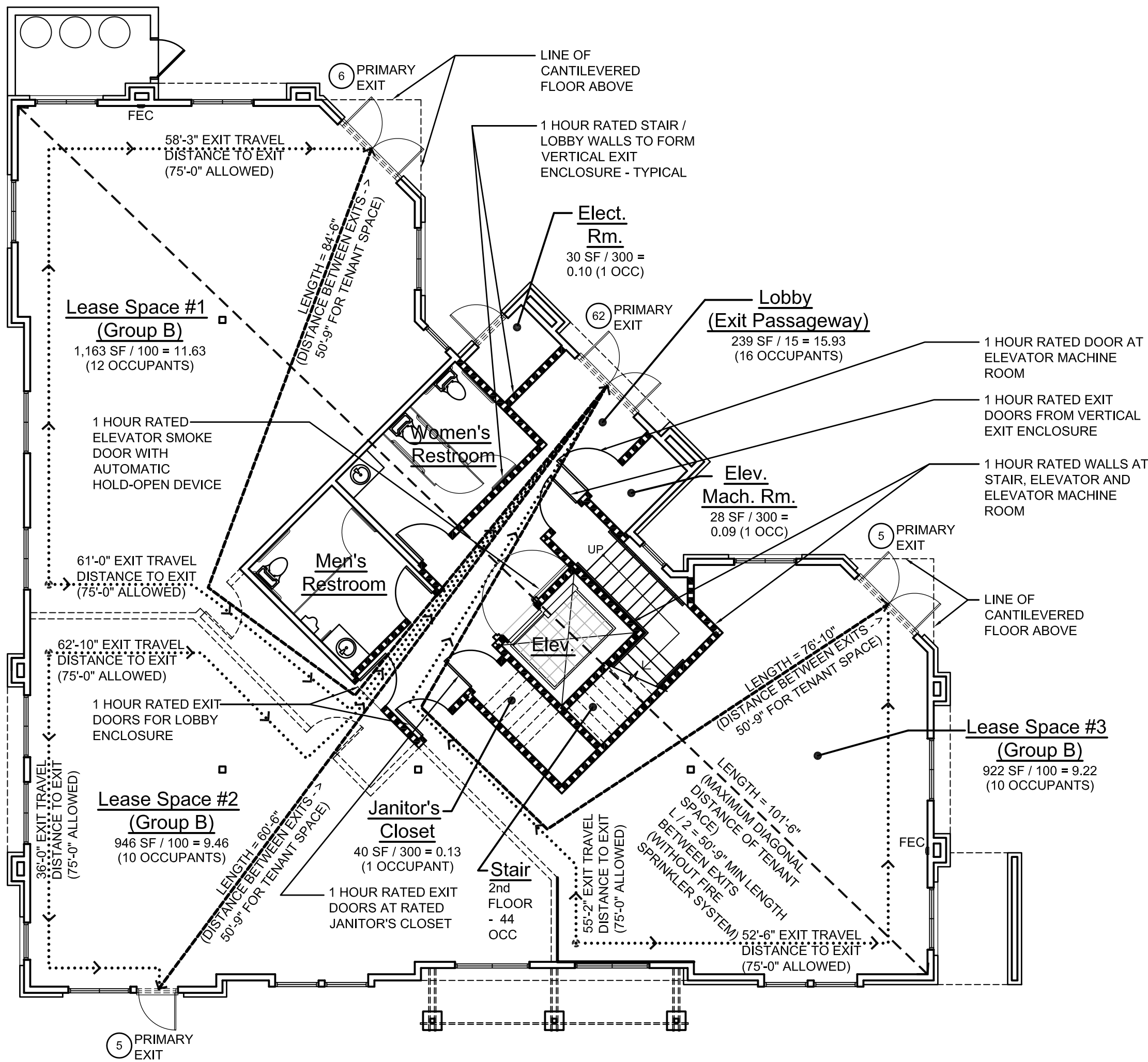


NOTES

- PER SECTION 1019.2, FOR GROUP B OCCUPANCY, A MAXIMUM OF 49 OCCUPANTS AND A MAXIMUM OF 75 FEET ALLOWED WHEN ONLY ONE EXIT IS PROVIDED (SECOND FLOOR IS PROVIDED WITH ONE STAIR - 44 OCCUPANTS TOTAL AND A MAXIMUM TRAVEL DISTANCE OF 75 FEET IS PROVIDED TO RATED DOOR AT RATED VERTICAL EXIT ENCLOSURE - DIAGONAL DISTANCE AND DISTANCE BETWEEN EXITS DOES NOT APPLY).
- PER SECTION 1022.1, INTERIOR EXIT STAIRWAYS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1023.
- PER SECTION 1022.2, INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707. EXIT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2-HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN FOUR STORIES (STAIR / ELEVATOR TO BE OF 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION SINCE BUILDING IS ONLY TWO STORIES IN HEIGHT). THE NUMBER OF STORIES CONNECTED BY THE EXIT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES (REFERENCE FLOOR PLANS AND CONSTRUCTION ASSEMBLIES FOR RATINGS OF THE EXIT ENCLOSURE WALLS).
- PER SECTION 1023.2, THE MINIMUM OF EXIT PASSAGEWAYS SHALL BE NOT LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED.
- PER SECTION 1023.3, EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTIVE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAYS OR RAMPS. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS.
- PER SECTION 1023.4, EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE.
- PER SECTION 1027.1, EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE - (REFERENCE SITE PLAN - EXITS EITHER DISCHARGE DIRECTLY TO A SIDEWALK AT THE PUBLIC WAY OR DIRECTLY TO A RAMP THAT DISCHARGES TO A SIDEWALK AT THE PUBLIC WAY).

LEGEND

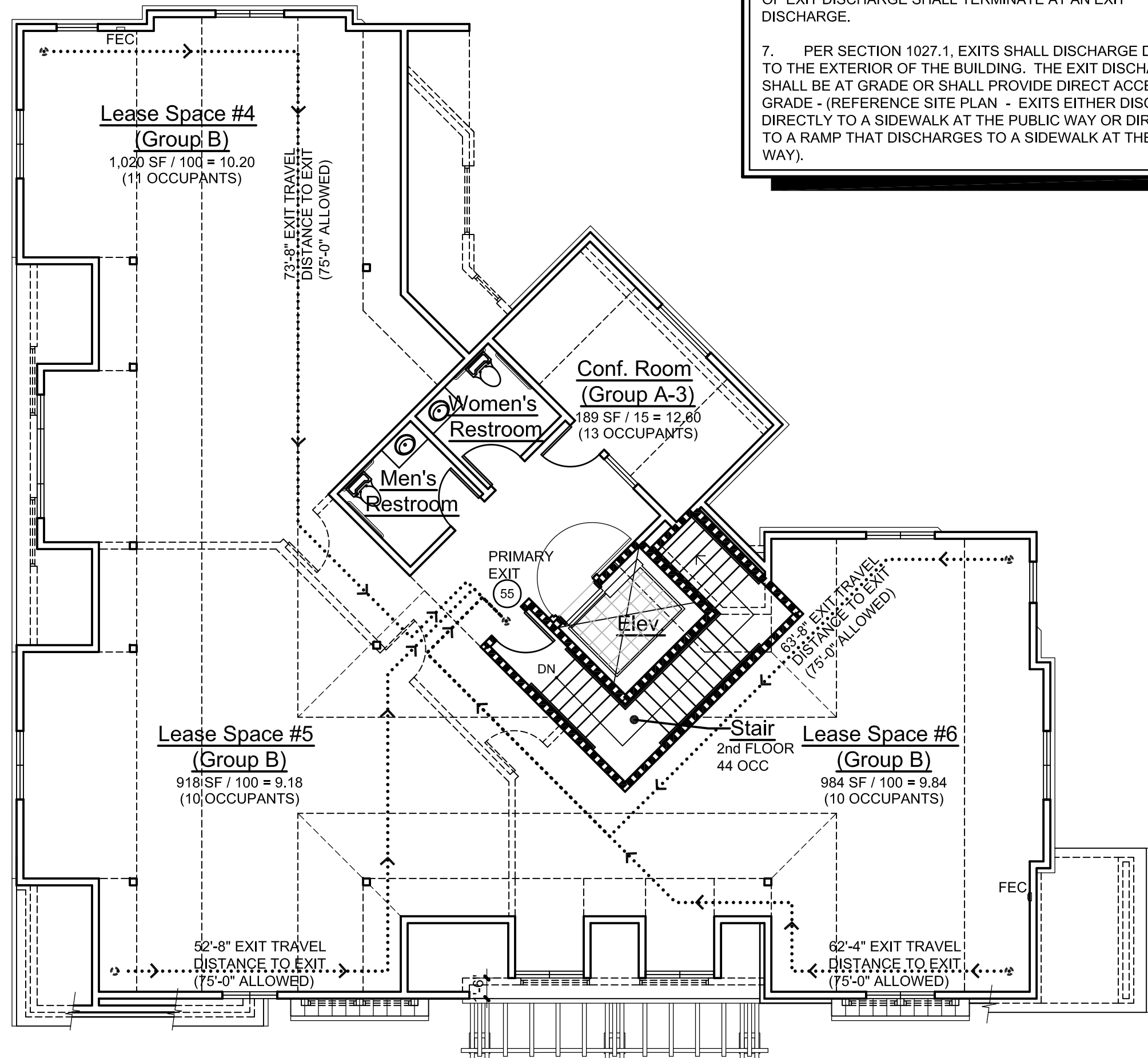
- EXIT TRAVEL DISTANCE LENGTH TO ON-GRADE EXIT OR TO RATED DOOR TO VERTICAL EXIT ENCLOSURE
- EMERGENCY EGRESS PATH
- FEC FIRE EXTINGUISHER CABINET
- DF DRINKING FOUNTAIN
- ROOM NAME
- ROOM NUMBER
- SQUARE FOOTAGE/OCCUPANT LOAD FACTOR = OCCUPANT LOAD
- EXIT SIGN AT EXIT DOOR
- OCCUPANT LOAD AT EXIT
- 1 HOUR RATED VERTICAL EXIT ENCLOSURE WALLS (REFERENCE FIRE / LIFE SAFETY PLANS AND FLOOR PLANS FOR LOCATIONS)



1 FIRE/LIFE SAFETY PLAN - FIRST FLOOR

SCALE : 1/8" = 1'-0"

TOTAL NO. OF OCCUPANTS THIS FLOOR = 51



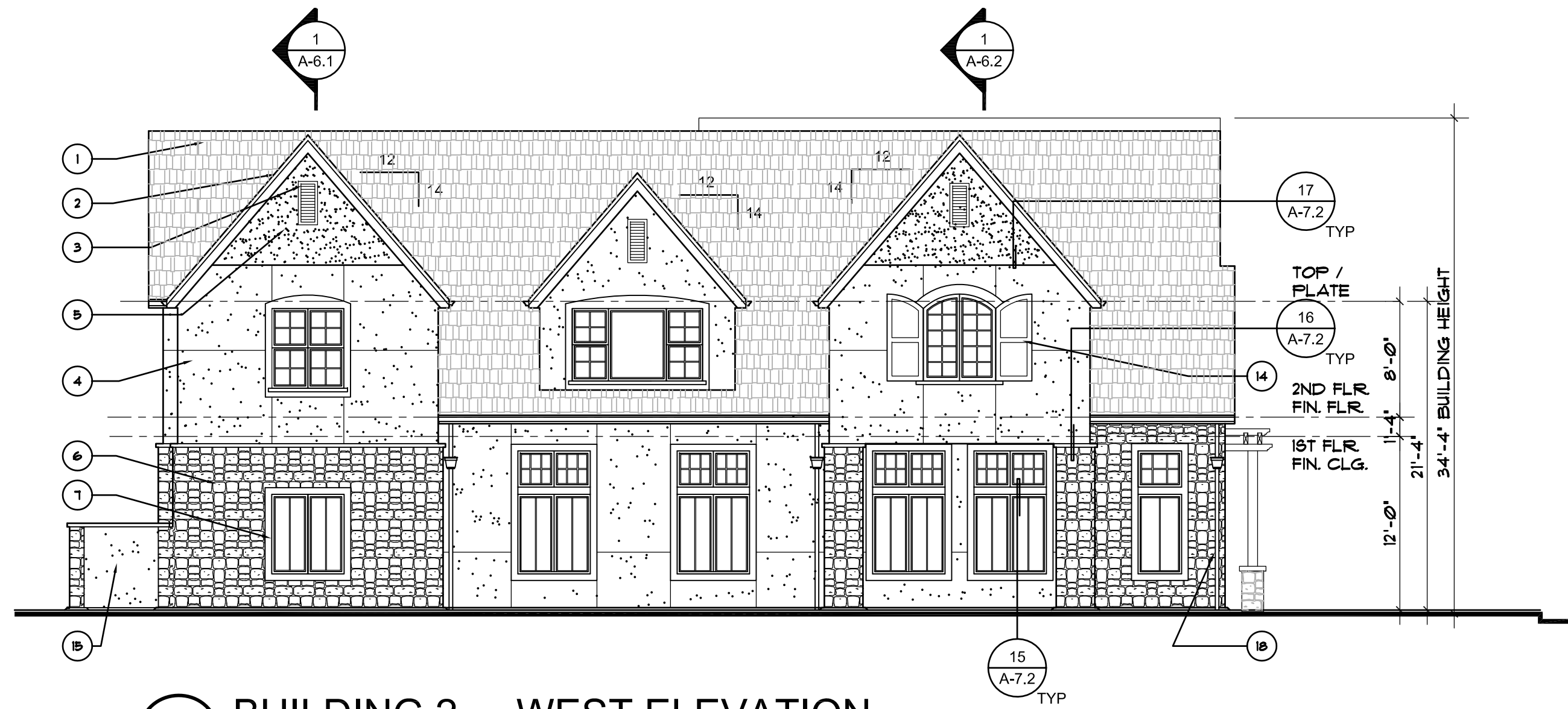
2 FIRE/LIFE SAFETY PLAN - SECOND FLOOR

SCALE : 1/8" = 1'-0"

TOTAL NO. OF OCCUPANTS THIS FLOOR = 44



1 BUILDING 2 - SOUTH ELEVATION
A-2.1 SCALE : 1/8" = 1'-0"



2 BUILDING 2 - WEST ELEVATION
A-2.1 SCALE : 1/8" = 1'-0"



3 BUILDING 2 - NORTH ELEVATION
A-2.1 SCALE : 1/8" = 1'-0"



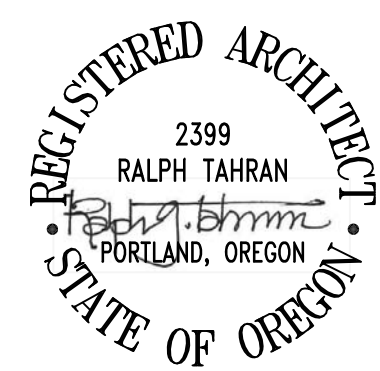
4 BUILDING 2 - EAST ELEVATION
A-2.1 SCALE : 1/8" = 1'-0"



5 BUILDING 2 - NORTH ENTRY ELEVATION
A-2.1 SCALE : 1/8" = 1'-0"

KEYNOTES:

- 1 CONCRETE TILE ROOFING - TYPICAL
- 2 PAINTED METAL EDGE FLASHING ON 1X4 PAINTED WOOD TRIM ON PAINTED 2X10 RAKE BOARD - TYPICAL
- 3 PAINTED WOOD LOUVERED GABLE WALL VENT AT LOCATIONS SHOWN - TYPICAL
- 4 STUCCO EXTERIOR FINISH - TYPICAL (COLOR: CREME COLOR)
- 5 HEAVY STUCCO EXTERIOR FINISH AT GABLE WALL PROJECTIONS AT LOCATIONS SHOWN - TYPICAL
- 6 CULTURED STONE VENEER AT LOCATIONS SHOWN - TYPICAL
- 7 TRUE DIVIDED LITE ALUMINUM CLAD WOOD WINDOWS WITH INSULATED GLAZING - TYPICAL
- 8 PAINTED EXTERIOR DOORS WITH INSULATED GLAZING - TYPICAL
- 9 STAINED WOOD TRELLIS STRUCTURE - REFERENCE DETAILS 4/A-7.4, 5/A-7.4 AND 6/A-7.4 (COLOR: DARK STAIN)
- 10 METAL ROOFING OVER BAY WINDOWS - TYPICAL
- 11 MONUMENT SIGN LOCATION - BY SEPARATE PERMIT
- 12 WALL MOUNTED SIGN LOCATION - BY SEPARATE PERMIT
- 13 WALL MOUNTED EXTERIOR LIGHT FIXTURE LOCATION - TYPICAL
- 14 PAINTED WOOD SHUTTERS - TYPICAL AT UPPER WINDOWS WHERE SHOWN (COLOR: CHARCOAL)
- 15 MECHANICAL UNIT ENCLOSURE SCREEN WALLS - REFERENCE SITE PLAN AND DETAIL 2/A-7.4
- 16 PAINTED METAL LOUVERED WALL VENT AT ELEVATOR OVERRIDE DORMER LOCATION - (1'-0" X 4'-0" VENT FOR HOISTWAY VENTILATION - VENT IS 6 SQ. FT. IN OVERALL AREA - PROVIDES 3 SQ. FT. OF NET FREE VENTILATING AREA AT 50%)
- 17 CONTINUOUS COPPER OGEE STYLE GUTTER ON PAINTED 2X10 FASCIA BOARD - TYPICAL
- 18 COPPER DOWNSPOUTS - TYPICAL
- 19 TIMBER BRACKET OVER ENTRY - REFERENCE DETAIL 20/A-7.3



Building Permit Submittal - July 29, 2019

Morton Building Design
4346 SE. 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

Tahrán Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph@tahrán.com

Building #2 Elevations

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrán
Drawn By :
Michael Morton
Reference No :
_sheet-8-bldg2-elevs
Date :
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A-2.1

4346 S.E. 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

13741 Knaus Road
Lake Oswego
Oregon 97304
503.539.8802 ph
503.697.1958 fax
ralphthran@comcast.net

Bank of the West Plaza – Building #2

A-3.1

REGISTERED ARCHITECT
2399
RALPH TAHRAN
Ralph Tahran
PORTLAND, OREGON
STATE OF OREGON



LEASE SPACE #1 FLOOR AREA	-	1,163 SQUARE FEET	LEASE SPACE #4 FLOOR AREA	-	1,020 SQUARE FEET	TOTAL 1st FLOOR AREA	-	3,964 SQUARE FEET
LEASE SPACE #2 FLOOR AREA	-	946 SQUARE FEET	LEASE SPACE #5 FLOOR AREA	-	918 SQUARE FEET	TOTAL 2nd FLOOR AREA	-	3,606 SQUARE FEET
LEASE SPACE #3 FLOOR AREA	-	922 SQUARE FEET	LEASE SPACE #6 FLOOR AREA	-	984 SQUARE FEET			
COMMON SPACE FLOOR AREA	-	809 SQUARE FEET	COMMON SPACE FLOOR AREA	-	684 SQUARE FEET	TOTAL BUILDING FLOOR AREA	-	7,570 SQUARE FEET
UNFINISHED STOR. / MECH. AREA	-	124 SQUARE FEET						
TOTAL 1st FLOOR AREA	-	3,964 SQUARE FEET	TOTAL 2nd FLOOR AREA	-	3,606 SQUARE FEET			

1 HOUR RATED VERTICAL EXIT ENCLOSURE WALLS (REFERENCE FIRE / LIFE SAFETY PLANS AND FLOOR PLANS FOR LOCATIONS)

FIRE EXTINGUISHER CABINET LOCATION



1. PER SECTION 1022.1, INTERIOR EXIT STAIRWAYS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1023.
2. PER SECTION 1022.2, INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707. EXIT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2-HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN FOUR STORIES (STAIR / ELEVATOR TO BE OF 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION SINCE BUILDING IS ONLY TWO STORIES IN HEIGHT). THE NUMBER OF STORIES CONNECTED BY THE EXIT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES (REFERENCE FLOOR PLANS AND CONSTRUCTION ASSEMBLIES FOR RATINGS OF THE EXIT ENCLOSURE WALLS).
3. PER SECTION 1023.2, THE MINIMUM OF EXIT PASSAGEWAYS SHALL BE NOT LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED.
4. PER SECTION 1023.3, EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTIVE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAYS OR RAMPS. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS.
5. PER SECTION 1023.4, EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE.
6. PER SECTION 1027.1, EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE - (REFERENCE SITE PLAN - EXITS EITHER DISCHARGE DIRECTLY TO A SIDEWALK AT THE PUBLIC WAY OR DIRECTLY TO A RAMP THAT DISCHARGES TO A SIDEWALK AT THE PUBLIC WAY).

FLOOR DRAFTSTOPPING NOTES

1.

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1 INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.

2.

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR / CEILING SPACES OF GROUPS OTHER THAN R-1, R-2, R-3 OR R-4. DRAFTSTOPPING SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NO EXCEED 1,000 SQUARE FEET.

ATTIC AREA VENTILATION CALCULATIONS			
ATTIC VENTILATION AREA	ATTIC AREA	REQUIRED ATTIC VENTILATION AREA	RIDGE VENTILATION AREA PROVIDED
#1	960 SF	960 SF X 0.48 = 460.80 SF REQUIRED AT RIDGE AT RIDGE AND SOFFIT	460.80 SF / 13.5 SQ. IN. PER VENT = 34.13 LF OF VENT REQ'D FOR 1/150 RATIO = 34.13 LF / 2 = 17.06 LF OF VENT REQ'D FOR 1/300 RATIO (16 LF OF RIDGE VENT PROVIDED)
#2	872 SF	872 SF X 0.48 = 416.56 SF REQUIRED AT RIDGE AT RIDGE AND SOFFIT	416.56 SF / 13.5 SQ. IN. PER VENT = 31.01 LF OF VENT REQ'D FOR 1/150 RATIO = 31.01 LF / 2 = 15.50 LF OF VENT REQ'D FOR 1/300 RATIO (16 LF OF RIDGE VENT PROVIDED)
#3	916 SF	916 SF X 0.48 = 439.68 SF REQUIRED AT RIDGE AT RIDGE AND SOFFIT	439.68 SF / 13.5 SQ. IN. PER VENT = 32.57 LF OF VENT REQ'D FOR 1/150 RATIO = 32.57 LF / 2 = 16.28 LF OF VENT REQ'D FOR 1/300 RATIO (17 LF OF RIDGE VENT PROVIDED)
#4	660 SF	660 SF X 0.48 = 326.40 SF REQUIRED AT RIDGE AT RIDGE AND SOFFIT	326.40 SF / 13.5 SQ. IN. PER VENT = 24.18 LF OF VENT REQ'D FOR 1/150 RATIO = 24.18 LF / 2 = 12.09 LF OF VENT REQ'D FOR 1/300 RATIO (13 LF OF RIDGE VENT PROVIDED)
#5	95 SF	95 SF/300 = 0.32 SF 0.32 SF/2 = 0.16 SF REQ'D AT RIDGE	0.16 SF/0.35 SF PER VENT = 0.46 VENTS REQUIRED (1 VENT PROVIDED)
#6 AND #7	27 SF	27 SF/300 = 0.09 SF 0.09 SF/2 = 0.05 SF REQ'D AT RIDGE	0.05 SF/0.35 SF PER VENT = 0.14 VENTS REQUIRED (1 VENT PROVIDED)
#8 AND #9	34 SF	34 SF/300 = 0.11 SF 0.11 SF/2 = 0.06 SF REQ'D AT RIDGE	0.06 SF/0.35 SF PER VENT = 0.17 VENTS REQUIRED (1 VENT PROVIDED)
#10	14 SF	14 SF/300 = 0.05 SF 0.05 SF/2 = 0.03 SF REQ'D AT RIDGE	0.03 SF/0.35 SF PER VENT = 0.08 VENTS REQUIRED (1 VENT PROVIDED)
#11	12 SF	12 SF/300 = 0.04 SF 0.04 SF/2 = 0.02 SF REQ'D AT RIDGE	0.02 SF/0.35 SF PER VENT = 0.06 VENTS REQUIRED (1 VENT PROVIDED)

ROOF NOTES

1.

IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES.

2.

PER SECTION 717.4.3, IN GROUPS OTHER THAN R-1 AND R-2, DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET.

3.

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1 INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.

4.

PER SECTION 717.4.1, OPENINGS: WHERE DRAFTSTOPPING IS PROVIDED, OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

5.

SEE MECHANICAL HVAC, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

6.

PRESSURE TREAT ALL WOOD AT CURBS, COPING AND ROOF IN CONTACT WITH ROOFING OR FLASHING.

7.

PROVIDE ROOF VENTILATORS IN THE UPPER PORTION OF ROOF AS SHOWN ON PLAN SO THAT THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE BEING VENTILATED - UNLESS NOTED OTHERWISE.

8.

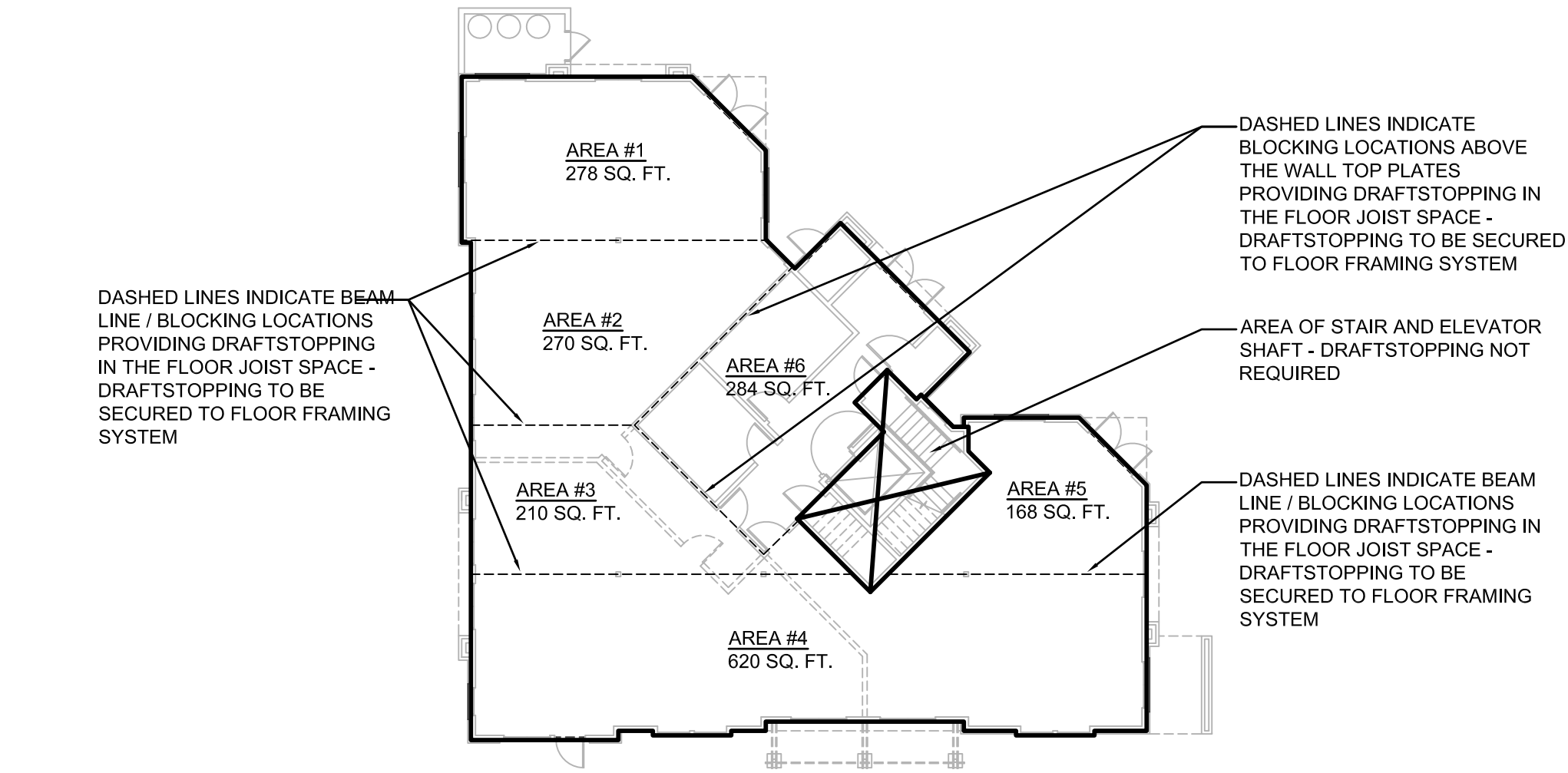
ADDITIONAL VENTING FOR CROSS VENTILATION:
PROVIDE 2X BLOCKING BETWEEN TRUSSES AND RAFTERS AT EAVES OF EXTERIOR WALLS WITH (3) 1 1/2" DIA. SCREENED VENT HOLES IN BLOCKING AT EVERY FRAMING BAY (24" O.C.) - THE REMAINDER OF THE VENTILATION TO BE PROVIDED AT UPPER PORTION OF ROOF WITH CONTINUOUS RIDGE VENTS OR ROOF VENTILATORS AS SHOWN ON PLAN.

9.

RIDGE VENTILATION BASED ON COR-A-VENT CONTINUOUS RIDGE VENTS AS SHOWN ON PLAN - VENTS PROVIDE 13.5 SQUARE FEET OF NET FREE VENTILATING AREA PER LINEAL FOOT.

10.

CONTINUOUS 2 INCH WIDE SOFFIT VENTS ALSO PROVIDED AT PERIMETER OF ROOF.

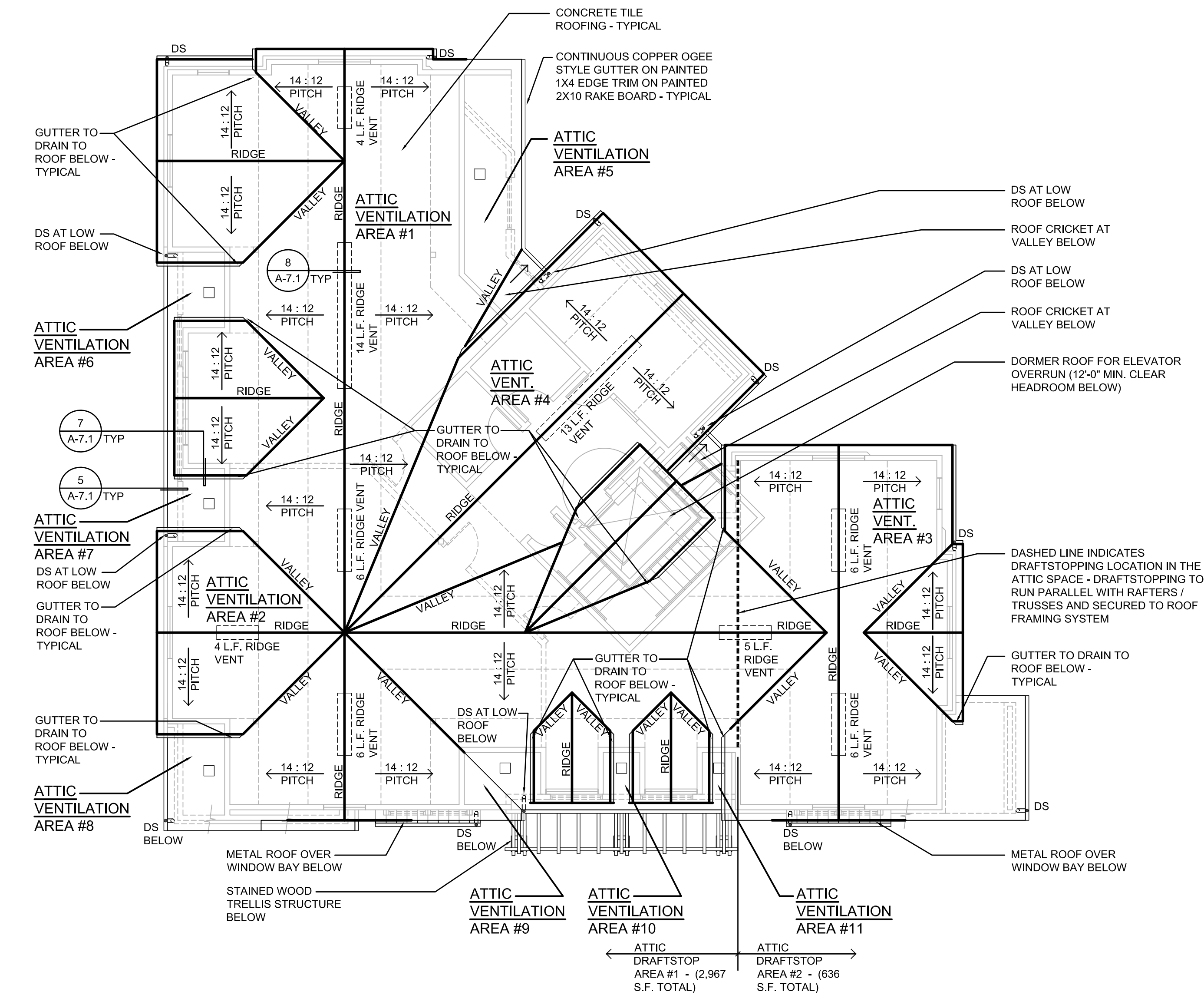


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BUILDING 1 - FLOOR DRAFTSTOPPING PLAN

A-3.2

SCALE : 1/16" = 1'-0"



2

BUILDING 2 - ROOF PLAN

A-3.2

SCALE : 1/8" = 1'-0"



Morton Building Design
4346 SE. 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

Tahrhan Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrhan@comcast.net

Building #2
Roof Plan

Bank of the West Plaza - Building #2

Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No :
_sheet-10-bldg2-roof
Date :
07.29.19
Sheet No :
A-3.2

Building Permit Submittal - July 29, 2019

CONSTRUCTION ASSEMBLIES

MARK	LOCATION	ASSEMBLY NUMBER	FIRE RATING	S.T.C. RATING	GRAPHIC REPRESENTATION	ASSEMBLY DESCRIPTION	MARK	LOCATION	ASSEMBLY NUMBER	FIRE RATING	S.T.C. RATING	GRAPHIC REPRESENTATION	ASSEMBLY DESCRIPTION
1	TYPICAL INTERIOR BEARING / NON-LOAD BEARING WALL ASSEMBLY	N/A	N/A	N/A		ONE LAYER 5/8" GYPSUM WALLBOARD APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 (OR 2X6) WOOD STUDS SPACED 16" O.C. TYPICAL WITH 5d COOLER NAILS AT 7" O.C. AT ALL PLATES, STUDS AND BLOCKS * GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL	10	TYPICAL INTERIOR 1 HOUR RATED STAIR / CEILING ASSEMBLY (OVER JANITOR'S CLOSET)	FC 5120 (SIMILAR) GYPSUM ASSOCIATION DESIGN MANUAL TWENTIETH EDITION (OPTION 2 - (2) LAYERS OF 1/2" TYPE 'X' GYPSUM BOARD AT UNDERSIDE OF STRINGERS IN LIEU OF (1) LAYER OF 1/2" TYPE 'X' OVER RESILIENT CHANNELS)	1 HR	50 TO 54		ONE LAYER 1/2" TYPE 'X' GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS AT 24" O.C. WITH 1" TYPE S DRYWALL SCREWS AT 8" O.C. AT ENDS AND AT 12" O.C. AT INTERMEDIATE FURRING CHANNELS. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 64" LONG WITH SCREWS AT 8" O.C. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X WOOD STRINGERS WITH 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER STRINGER. WOOD STRINGERS SUPPORTING 1 1/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE TREADS.
2	TYPICAL INTERIOR LOAD BEARING / NON-LOAD BEARING 1-HOUR WALL ASSEMBLY	WP 3514 GYPSUM ASSOCIATION DESIGN MANUAL TWENTIETH EDITION	1 HR.	35 TO 39		ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 (OR 2X6) WOOD STUDS SPACED 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS AT 12" O.C. - JOINTS STAGGERED 16" ON OPPOSITE SIDES (LOAD BEARING)	11	TYPICAL INTERIOR NON-RATED ROOF / CEILING ASSEMBLY - TRUSSES	N/A	N/A	N/A		WOOD TRUSSES SUPPORTING 7/16" OSB SHEATHING APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD, APPROPRIATE ROOF COVERING. * GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL * INSTALL R-38 BLOWN-IN MINERAL FIBER OR FIBERGLASS BATT INSULATION IN ATTIC SPACE (EXCEPT R-30 AT VAULTED OR ARCHED ROOF AREAS) - INSULATION TO HAVE A FLAME SPREAD INDEX OF LESS THAN 75
3	1 HOUR STAIR / ELEVATOR / ELEVATOR MACHINE ROOM WALL ASSEMBLY	WP 3661 GYPSUM ASSOCIATION DESIGN MANUAL TWENTIETH EDITION	1 HR.	N/A		ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X6 WOOD STUDS SPACED AT 16" O.C. WITH 2 1/4" TYPE W OR S DRYWALL SCREWS AT 12" O.C. * INSTALL 5 1/2 MINERAL FIBER INSULATION, NOMINAL 2.5 PCF, FRICTION FIT IN STUD SPACE.	12	TYPICAL INTERIOR NON-RATED ROOF / CEILING ASSEMBLY - RAFTERS	N/A	N/A	N/A		WOOD TRUSSES SUPPORTING 7/16" OSB SHEATHING APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD, APPROPRIATE ROOF COVERING. * GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL * INSTALL R-38 BLOWN-IN MINERAL FIBER OR FIBERGLASS BATT INSULATION IN ATTIC SPACE (EXCEPT R-30 AT VAULTED OR ARCHED ROOF AREAS) - INSULATION TO HAVE A FLAME SPREAD INDEX OF LESS THAN 75
4	TYPICAL EXTERIOR NON-RATED WALL ASSEMBLY - STUCCO FINISH	N/A	N/A	N/A		EXTERIOR SIDE: ONE LAYER 48" WIDE 3/8" OSB SHEATHING APPLIED PARALLEL TO 2 X 6 WOOD STUDS. REFERENCE STRUCTURAL DRAWINGS FOR SHEATHING NAILING - VARIES DEPENDING ON SHEAR WALL LOCATIONS. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS. (LOAD BEARING) INTERIOR SIDE: GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL * INSTALL R-21 FIBERGLASS INSULATION IN STUD SPACES (INSULATION TO HAVE A FLAME SPREAD INDEX OF LESS THAN 75)	CONSTRUCTION ASSEMBLIES : APPLICABLE "GENERAL EXPLANATORY NOTES" GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, NINETEENTH EDITION - GA-600-2009 NOTE NUMBER 1. ALL DIMENSIONS, WEIGHTS, TEMPERATURES AND PRESSURES ARE IN U.S. CUSTOMARY UNITS. FOR COMMONLY USED METRIC CONVERSIONS REFER TO THE APPENDIX ON PAGE 155 AND IEEE / ASTM S 10-2002, STANDARD FOR COMMON USE OF THE INTERNATIONAL SYSTEM OF UNITS (SI); THE MODERNIZED METRIC SYSTEM. 2. NAILS INCLUDED IN SYSTEM DESCRIPTIONS SHALL COMPLY WITH ASTM F 547 OR ASTM C 514. OTHER NAILS, SUITABLE FOR THE INTENDED USE, AND HAVING DIMENSIONS NOT LESS THAN THOSE SPECIFIED IN THE DESCRIPTIONS IN THIS MANUAL SHALL BE PERMITTED AS SUBSTITUTIONS. 3. FASTENERS INSTALLED ALONG THE EDGES OF GYPSUM BOARD SHALL BE PLACED ALONG THE PAPER BOUND EDGES ON THE LONG DIMENSION OF THE BOARD. FASTENERS AT THE END SHALL BE PLACED ALONG MILL OR FIELD CUT ENDS ON THE SHORT DIMENSION. FASTENERS ON THE PERIMETER OF THE BOARD SHALL BE PLACED ALONG BOTH EDGES AND ENDS. INDICATED FASTENER SPACINGS ARE MAXIMUMS. 4. SCREWS MEETING ASTM C 1002 OR ASTM C 954 SHALL BE PERMITTED TO BE SUBSTITUTED FOR PRESCRIBED NAILS, ONE FOR ONE, WHEN THE HEAD DIAMETER, LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE NAILS USED IN THE TESTED SYSTEM AND THE SCREW SPACING DOES NOT EXCEED THE SPACING SPECIFIED FOR THE NAILS IN THE TESTED SYSTEM. 5. VERTICALLY APPLIED GYPSUM BOARD SHALL HAVE THE EDGES PARALLEL TO FRAMING MEMBERS. HORIZONTALLY APPLIED GYPSUM BOARD SHALL HAVE THE EDGES AT RIGHT ANGLES TO THE FRAMING MEMBERS. INTERMEDIATE VERTICAL FRAMING MEMBERS ARE THOSE BETWEEN THE VERTICAL EDGES OR ENDS OF THE BOARD. 6. UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PREDECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED (MINIMUM LEVEL 1 AS SPECIFIED IN GA-214, RECOMMENDED LEVELS OF GYPSUM BOARD FINISH) AND FASTENER HEADS TREATED. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS TAPED OR COVERED WITH JOINT COMPOUND. 7. WHEN A FIRE RESISTANCE RATED PARTITION EXTENDS ABOVE THE CEILING, THE GYPSUM BOARD JOINTS OCCURRING ABOVE THE CEILING NEED NOT BE TAPED WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET: a. THE CEILING IS PART OF A FIRE-RESISTANCE RATED FLOOR-CEILING OR ROOF-CEILING SYSTEM; b. ALL VERTICAL JOINTS OCCUR OVER FRAMING MEMBERS; c. HORIZONTAL JOINTS ARE EITHER STAGGERED 24" O.C. ON OPPOSITE SIDES OF THE PARTITION, OR ARE COVERED WITH STRIPS OF GYPSUM BOARD NOT LESS THAN 6 INCHES WIDE; OR THE PARTITION IS A TWO-PLY SYSTEM WITH JOINTS STAGGERED 16" OR 24" O.C.; AND d. THE PARTITION IS NOT PART OF A SMOKE OR SOUND CONTROL SYSTEM. WHERE JOINT TREATMENT IS DISCONTINUED AT OR JUST ABOVE THE CEILING LINE, THE VERTICAL JOINT SHALL BE CROSS TAPED AT THIS LOCATION TO REDUCE THE POSSIBILITY OF JOINT CRACKING. 8. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYPSUM BOARD FINISHES AND CLASSIFIED AS TWO-HOURS OR LESS. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NON-METALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE. 9. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE INSTALLED OVER AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYPSUM BOARD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM. 10. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY. 11. IN FLOOR-CEILING OR ROOF-CEILING SYSTEMS, THE ADDITION OR DELETION OF MINERAL OR GLASS FIBER INSULATION IN CEILING JOIST SPACES COULD POSSIBLY REDUCE THE FIRE RESISTANCE RATING. THE ADDITION OF UP TO 16 3/4" OF 0.5 PCF GLASS FIBER INSULATION (R-40), EITHER BATT OR LOOSE-FILL, TO ANY 1 OR 2-HOUR FIRE-RESISTANCE RATED FLOOR / CEILING OR ROOF / CEILING SYSTEM HAVING A CAVITY DEEP ENOUGH TO ACCEPT THE INSULATION IS PERMITTED PROVIDED THAT ONE ADDITIONAL LAYER OF 1/2 INCH TYPE 'X' OR 5/8 INCH TYPE 'X' GYPSUM BOARD IS APPLIED TO THE CEILING. THE ADDITIONAL LAYER OF GYPSUM BOARD SHALL BE APPLIED AS DESCRIBED FOR THE FACE LAYER OF THE TESTED SYSTEM EXCEPT THAT THE FASTENER LENGTH SHALL BE INCREASED BY NOT LESS THAN THE THICKNESS OF THE ADDITIONAL LAYER OF GYPSUM BOARD. 12. IN EACH SYSTEM CONTAINING BATT OR BLANKET TYPE INSULATION THE INSULATION IS SPECIFIED TO BE EITHER MINERAL OR GLASS FIBER AND, FOR FIRE RESISTANCE, THE SYSTEM SHALL BE BUILT USING THE TYPE SPECIFIED. 13. ALTHOUGH THE SYSTEMS ARE ARRANGED IN GENERAL GROUPINGS (i.e.: WALLS AND INTERIOR PARTITIONS, FLOOR-CEILINGS, ROOF-CEILINGS, ETC) THIS IS NOT INTENDED TO LIMIT THEIR USE ONLY TO THE SPECIFIC CATEGORY IN WHICH THEY ARE LISTED. FOR EXAMPLE, SYSTEMS LISTED AS SHAFT WALLS SHALL BE PERMITTED TO BE USED AS INTERIOR PARTITIONS. HOWEVER, SYSTEMS TESTED VERTICALLY (WALLS AND PARTITIONS) SHALL NOT BE PERMITTED TO BE ARBITRARILY USED IN A HORIZONTAL ORIENTATION.						
5	TYPICAL EXTERIOR NON-RATED WALL ASSEMBLY - CULTURED STONE VENEER	N/A	N/A	N/A		EXTERIOR SIDE: ONE LAYER 48" WIDE 3/8" OSB SHEATHING APPLIED PARALLEL TO 2 X 6 WOOD STUDS. REFERENCE STRUCTURAL DRAWINGS FOR SHEATHING NAILING - VARIES DEPENDING ON SHEAR WALL LOCATIONS. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS. (LOAD BEARING) INTERIOR SIDE: GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL * INSTALL R-21 FIBERGLASS INSULATION IN STUD SPACES (INSULATION TO HAVE A FLAME SPREAD INDEX OF LESS THAN 75)	14. METAL STUDS AND RUNNERS ARE NOMINAL 25 GAGE UNLESS OTHERWISE SPECIFIED. 15. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYS MANUAL. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NONLOAD-BEARING SYSTEM. STUD SPACINGS ARE MAXIMUMS. 16. SPECIFIED FLOOR-FRAMING AND ROOF-FRAMING SIZES OR TRUSS DIMENSIONS ARE MINIMUMS. JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS. JOIST AND TRUSS SPACINGS ARE MAXIMUMS. 17. WITHIN DESIGN LIMITATIONS, THE DISTANCE BETWEEN PARALLEL ROWS OF STUDS, SUCH AS IN A WALL, SHALL BE PERMITTED TO BE INCREASED BEYOND THAT TESTED. WHEN THE DISTANCE BETWEEN PARALLEL ROWS OF STEEL STUDS EXCEEDS 9 1/2 INCHES AND CROSS BRACING IS REQUIRED THE CROSS BRACING SHALL BE FABRICATED FROM STEEL STUDS. 18. SYSTEMS TESTED USING METAL FURRING CHANNELS ATTACHED TO THE BOTTOM CHORDS OF STEEL JOISTS OR WOOD TRUSSES OR FRAMING SHALL BE PERMITTED TO BE SUSPENDED. GENERALLY, FURRING CHANNELS ARE ATTACHED TO 1 1/2 INCH COLD ROLLED CARRYING CHANNELS 48 INCHES O.C. SUSPENDED FROM JOIST OR TRUSS HANGERS SPACED NOT GREATER THAN 48 INCHES O.C. 19. FLOOR / CEILING AND ROOF / CEILING SYSTEMS WERE FIRE TESTED AT LESS THAN 36 INCHES TOTAL DEPTH. HOWEVER, THE TOTAL DEPTH OF THE SYSTEMS, WITH EITHER DIRECTLY ATTACHED OR SUSPENDED CEILING MEMBRANES, SHALL BE PERMITTED TO EXTEND GREATER THAN 36 INCHES. 20. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUND SHALL BE PERMITTED. 21. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO THE SYSTEM. 22. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, MINERAL OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY. 23. EACH PROPRIETARY SYSTEM LISTS SPECIFIC PRODUCTS THAT ARE ACCEPTABLE FOR USE IN THE SYSTEM IN WHICH THEY ARE LISTED. CONSULT THE MANUFACTURER FOR INFORMATION ON ADDITIONAL PROPRIETARY PRODUCTS THAT ARE SUITABLE FOR USE IN SPECIFIC PROPRIETARY SYSTEMS.						
6	TYPICAL SLAB ON GRADE ASSEMBLY	N/A	N/A	N/A		N/A	14. METAL STUDS AND RUNNERS ARE NOMINAL 25 GAGE UNLESS OTHERWISE SPECIFIED. 15. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYS MANUAL. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NONLOAD-BEARING SYSTEM. STUD SPACINGS ARE MAXIMUMS. 16. SPECIFIED FLOOR-FRAMING AND ROOF-FRAMING SIZES OR TRUSS DIMENSIONS ARE MINIMUMS. JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS. JOIST AND TRUSS SPACINGS ARE MAXIMUMS. 17. WITHIN DESIGN LIMITATIONS, THE DISTANCE BETWEEN PARALLEL ROWS OF STUDS, SUCH AS IN A WALL, SHALL BE PERMITTED TO BE INCREASED BEYOND THAT TESTED. WHEN THE DISTANCE BETWEEN PARALLEL ROWS OF STEEL STUDS EXCEEDS 9 1/2 INCHES AND CROSS BRACING IS REQUIRED THE CROSS BRACING SHALL BE FABRICATED FROM STEEL STUDS. 18. SYSTEMS TESTED USING METAL FURRING CHANNELS ATTACHED TO THE BOTTOM CHORDS OF STEEL JOISTS OR WOOD TRUSSES OR FRAMING SHALL BE PERMITTED TO BE SUSPENDED. GENERALLY, FURRING CHANNELS ARE ATTACHED TO 1 1/2 INCH COLD ROLLED CARRYING CHANNELS 48 INCHES O.C. SUSPENDED FROM JOIST OR TRUSS HANGERS SPACED NOT GREATER THAN 48 INCHES O.C. 19. FLOOR / CEILING AND ROOF / CEILING SYSTEMS WERE FIRE TESTED AT LESS THAN 36 INCHES TOTAL DEPTH. HOWEVER, THE TOTAL DEPTH OF THE SYSTEMS, WITH EITHER DIRECTLY ATTACHED OR SUSPENDED CEILING MEMBRANES, SHALL BE PERMITTED TO EXTEND GREATER THAN 36 INCHES. 20. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUND SHALL BE PERMITTED. 21. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO THE SYSTEM. 22. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, MINERAL OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY. 23. EACH PROPRIETARY SYSTEM LISTS SPECIFIC PRODUCTS THAT ARE ACCEPTABLE FOR USE IN THE SYSTEM IN WHICH THEY ARE LISTED. CONSULT THE MANUFACTURER FOR INFORMATION ON ADDITIONAL PROPRIETARY PRODUCTS THAT ARE SUITABLE FOR USE IN SPECIFIC PROPRIETARY SYSTEMS.						
7	TYPICAL INTERIOR NON-RATED FLOOR / CEILING ASSEMBLY	N/A	N/A	N/A		WOOD I-JOISTS SUPPORTING 3/4" T&G PLYWOOD APPLIED AT RIGHT ANGLES TO I-JOISTS WITH 10d COMMON NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. * GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL * INSTALL 3 1/2" SOUND ATTENUATION BLANKET IN JOIST SPACES (OR R-30 BATT INSULATION WHEN ATTIC SPACE OCCURS ABOVE) - INSULATION TO HAVE A FLAME SPREAD INDEX OF LESS THAN 75	14. METAL STUDS AND RUNNERS ARE NOMINAL 25 GAGE UNLESS OTHERWISE SPECIFIED. 15. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYS MANUAL. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NONLOAD-BEARING SYSTEM. STUD SPACINGS ARE MAXIMUMS. 16. SPECIFIED FLOOR-FRAMING AND ROOF-FRAMING SIZES OR TRUSS DIMENSIONS ARE MINIMUMS. JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS. JOIST AND TRUSS SPACINGS ARE MAXIMUMS. 17. WITHIN DESIGN LIMITATIONS, THE DISTANCE BETWEEN PARALLEL ROWS OF STUDS, SUCH AS IN A WALL, SHALL BE PERMITTED TO BE INCREASED BEYOND THAT TESTED. WHEN THE DISTANCE BETWEEN PARALLEL ROWS OF STEEL STUDS EXCEEDS 9 1/2 INCHES AND CROSS BRACING IS REQUIRED THE CROSS BRACING SHALL BE FABRICATED FROM STEEL STUDS. 18. SYSTEMS TESTED USING METAL FURRING CHANNELS ATTACHED TO THE BOTTOM CHORDS OF STEEL JOISTS OR WOOD TRUSSES OR FRAMING SHALL BE PERMITTED TO BE SUSPENDED. GENERALLY, FURRING CHANNELS ARE ATTACHED TO 1 1/2 INCH COLD ROLLED CARRYING CHANNELS 48 INCHES O.C. SUSPENDED FROM JOIST OR TRUSS HANGERS SPACED NOT GREATER THAN 48 INCHES O.C. 19. FLOOR / CEILING AND ROOF / CEILING SYSTEMS WERE FIRE TESTED AT LESS THAN 36 INCHES TOTAL DEPTH. HOWEVER, THE TOTAL DEPTH OF THE SYSTEMS, WITH EITHER DIRECTLY ATTACHED OR SUSPENDED CEILING MEMBRANES, SHALL BE PERMITTED TO EXTEND GREATER THAN 36 INCHES. 20. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUND SHALL BE PERMITTED. 21. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO THE SYSTEM. 22. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, MINERAL OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY. 23. EACH PROPRIETARY SYSTEM LISTS SPECIFIC PRODUCTS THAT ARE ACCEPTABLE FOR USE IN THE SYSTEM IN WHICH THEY ARE LISTED. CONSULT THE MANUFACTURER FOR INFORMATION ON ADDITIONAL PROPRIETARY PRODUCTS THAT ARE SUITABLE FOR USE IN SPECIFIC PROPRIETARY SYSTEMS.						
8	TYPICAL INTERIOR 1 HOUR FLOOR / CEILING ASSEMBLY (BETWEEN EXIT PASSAGEWAY AND 2ND FLOOR / BETWEEN ELEVATOR MACHINE ROOM AND OFFICE SPACE)	FC 5514 GYPSUM ASSOCIATION DESIGN MANUAL TWENTIETH EDITION 3/4" T&G OSB SHEATHING SUBSTITUTED FOR 25/32" WOOD STRUCTURAL PANELS FIBERGLASS INSUL. ADDED PER GYPSUM ASSOCIATION MANUAL, GENERAL EXPLANATORY NOTE NO. 10	1 HR	N/A		BASE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS SPACED AT 12" O.C. WITH 1" TYPE S DRYWALL SCREWS AT 8" O.C. GYPSUM BOARD END JOINTS ATTACHED WITH SCREWS 8" O.C. TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO 18" DEEP PARALLEL CHORD WOOD TRUSSES 24" O.C. WITH 1 1/4" TYPE W OR S DRYWALL SCREWS. WOOD TRUSSES SUPPORTING 3/4" PLYWOOD, LONG EDGES T & G, APPLIED AT RIGHT ANGLES TO TRUSSES WITH CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS AT 12" O.C. EITHER 3/4" GYPSUM FLOOR TOPPING OR 15/32" WOOD STRUCTURAL PANEL UNDERLAYMENT APPLIED OVER SUBFLOOR. * INSTALL 3 1/2" SOUND ATTENUATION BLANKET IN JOIST SPACES (OR R-30 BATT INSULATION WHEN ATTIC SPACE OCCURS ABOVE)	14. METAL STUDS AND RUNNERS ARE NOMINAL 25 GAGE UNLESS OTHERWISE SPECIFIED. 15. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYS MANUAL. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NONLOAD-BEARING SYSTEM. STUD SPACINGS ARE MAXIMUMS. 16. SPECIFIED FLOOR-FRAMING AND ROOF-FRAMING SIZES OR TRUSS DIMENSIONS ARE MINIMUMS. JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS. JOIST AND TRUSS SPACINGS ARE MAXIMUMS. 17. WITHIN DESIGN LIMITATIONS, THE DISTANCE BETWEEN PARALLEL ROWS OF STUDS, SUCH AS IN A WALL, SHALL BE PERMITTED TO BE INCREASED BEYOND THAT TESTED. WHEN THE DISTANCE BETWEEN PARALLEL ROWS OF STEEL STUDS EXCEEDS 9 1/2 INCHES AND CROSS BRACING IS REQUIRED THE CROSS BRACING SHALL BE FABRICATED FROM STEEL STUDS. 18. SYSTEMS TESTED USING METAL FURRING CHANNELS ATTACHED TO THE BOTTOM CHORDS OF STEEL JOISTS OR WOOD TRUSSES OR FRAMING SHALL BE PERMITTED TO BE SUSPENDED. GENERALLY, FURRING CHANNELS ARE ATTACHED TO 1 1/2 INCH COLD ROLLED CARRYING CHANNELS 48 INCHES O.C. SUSPENDED FROM JOIST OR TRUSS HANGERS SPACED NOT GREATER THAN 48 INCHES O.C. 19. FLOOR / CEILING AND ROOF / CEILING SYSTEMS WERE FIRE TESTED AT LESS THAN 36 INCHES TOTAL DEPTH. HOWEVER, THE TOTAL DEPTH OF THE SYSTEMS, WITH EITHER DIRECTLY ATTACHED OR SUSPENDED CEILING MEMBRANES, SHALL BE PERMITTED TO EXTEND GREATER THAN 36 INCHES. 20. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUND SHALL BE PERMITTED. 21. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO THE SYSTEM. 22. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, MINERAL OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY. 23. EACH PROPRIETARY SYSTEM LISTS SPECIFIC PRODUCTS THAT ARE ACCEPTABLE FOR USE IN THE SYSTEM IN WHICH THEY ARE LISTED. CONSULT THE MANUFACTURER FOR INFORMATION ON ADDITIONAL PROPRIETARY PRODUCTS THAT ARE SUITABLE FOR USE IN SPECIFIC PROPRIETARY SYSTEMS.						
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CONSTRUCTION ASSEMBLIES :
APPLICABLE "GENERAL EXPLANATORY NOTES"

GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, NINETEENTH EDITION - GA-600-2009

NOTE NUMBER

1. ALL DIMENSIONS, WEIGHTS, TEMPERATURES AND PRESSURES ARE IN U.S. CUSTOMARY UNITS. FOR COMMONLY USED METRIC CONVERSIONS REFER TO THE APPENDIX ON PAGE 155 AND ISEE / ASTM S 10-2002, STANDARD FOR USE OF THE INTERNATIONAL SYSTEM OF UNITS (SI); THE MODERNIZED METRIC SYSTEM.

2. NAILS INCLUDED IN SYSTEM DESCRIPTIONS SHALL COMPLY WITH ASTM F 547 OR ASTM C 514. OTHER NAILS, SUITABLE FOR THE INTENDED USE, AND HAVING DIMENSIONS NOT LESS THAN THOSE SPECIFIED IN THE DESCRIPTIONS IN THIS MANUAL SHALL BE PERMITTED AS SUBSTITUTIONS.

3. FASTENERS INSTALLED ALONG THE EDGES OF GYPSUM BOARD SHALL BE PLACED ALONG THE PAPER BOUND EDGES ON THE LONG DIMENSION OF THE BOARD. FASTENERS AT THE END SHALL BE PLACED ALONG MILL OR FIELD CUT ENDS ON THE SHORT DIMENSION. FASTENERS ON THE PERIMETER OF THE BOARD SHALL BE PLACED ALONG BOTH EDGES AND ENDS. INDICATED FASTENER SPACINGS ARE MAXIMUMS.

4. SCREWS MEETING ASTM C 1002 OR ASTM C 954 SHALL BE PERMITTED TO BE SUBSTITUTED FOR PRESCRIBED NAILS, ONE FOR ONE, WHEN THE HEAD DIAMETER, LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE NAILS USED IN THE TESTED SYSTEM AND THE SCREW SPACING DOES NOT EXCEED THE SPACING SPECIFIED FOR THE NAILS IN THE TESTED SYSTEM.

5. VERTICALLY APPLIED GYPSUM BOARD SHALL HAVE THE EDGES PARALLEL TO FRAMING MEMBERS. HORIZONTALLY APPLIED GYPSUM BOARD SHALL HAVE THE EDGES AT RIGHT ANGLES TO THE FRAMING MEMBERS. INTERMEDIATE VERTICAL FRAMING MEMBERS ARE THOSE BETWEEN THE VERTICAL EDGES OR ENDS OF THE BOARD.

6. UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PREDECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED (MINIMUM LEVEL 1 AS SPECIFIED IN GA-214, RECOMMENDED LEVELS OF GYPSUM BOARD FINISH) AND FASTENER HEADS TREATED. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS TAPED OR COVERED WITH JOINT COMPOUND.

7. WHEN A FIRE RESISTANCE RATED PARTITION EXTENDS ABOVE THE CEILING, THE GYPSUM BOARD JOINTS OCCURRING ABOVE THE CEILING NEED NOT BE TAPED WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE CEILING IS PART OF A FIRE-RESISTANCE RATED FLOOR-CEILING OR ROOF-CEILING SYSTEM;
- ALL VERTICAL JOINTS OCCUR OVER FRAMING MEMBERS;
- HORIZONTAL JOINTS ARE EITHER STAGGERED 24" O.C. ON OPPOSITE SIDES OF THE PARTITION, OR ARE COVERED WITH STRIPS OF GYPSUM BOARD NOT LESS THAN 6 INCHES WIDE; OR THE PARTITION IS A TWO-PLY SYSTEM WITH JOINTS STAGGERED 16" OR 24" O.C.; AND
- THE PARTITION IS NOT PART OF A SMOKE OR SOUND CONTROL SYSTEM.

WHERE JOINT TREATMENT IS DISCONTINUED AT OR JUST ABOVE THE CEILING LINE, THE VERTICAL JOINT SHALL BE CROSS TAPED AT THIS LOCATION TO REDUCE THE POSSIBILITY OF JOINT CRACKING.

8. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYPSUM BOARD FINISHES AND CLASSIFIED AS TWO-HOURS OR LESS. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NON-METALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.

9. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE INSTALLED OVER AS PART OF THE FIRE-RESISTANCE RATED SYSTEM IN AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYPSUM BOARD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM.

10. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL OR GLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY.

11. IN FLOOR-CEILING OR ROOF-CEILING SYSTEMS, THE ADDITION OR DELETION OF MINERAL OR GLASS FIBER INSULATION IN CEILING JOIST SPACES COULD POSSIBLY REDUCE THE FIRE RESISTANCE RATING. THE ADDITION OF UP TO 16 3/4" OF 0.5 PCF GLASS FIBER INSULATION (R-40), EITHER BATT OR LOOSE-FILL, TO ANY 1 OR 2-HOUR FIRE-RESISTANCE RATED FLOOR / CEILING OR ROOF / CEILING SYSTEM HAVING A CAVITY DEEP ENOUGH TO ACCEPT THE INSULATION IS PERMITTED PROVIDED THAT ONE ADDITIONAL LAYER OF 1/2 INCH TYPE 'X' OR 5/8 INCH TYPE 'X' GYPSUM BOARD IS APPLIED TO THE CEILING. THE ADDITIONAL LAYER OF GYPSUM BOARD SHALL BE APPLIED AS DESCRIBED FOR THE FACE LAYER OF THE TESTED SYSTEM EXCEPT THAT THE FASTENER LENGTH SHALL BE INCREASED BY NOT LESS THAN THE THICKNESS OF THE ADDITIONAL LAYER OF GYPSUM BOARD.

12. IN EACH SYSTEM CONTAINING BATT OR BLANKET TYPE INSULATION THE INSULATION IS SPECIFIED TO BE EITHER MINERAL OR GLASS FIBER AND, FOR FIRE RESISTANCE, THE SYSTEM SHALL BE BUILT USING THE TYPE SPECIFIED.

13. ALTHOUGH THE SYSTEMS ARE ARRANGED IN GENERAL GROUPINGS (i.e., WALLS AND INTERIOR PARTITIONS, FLOOR-CEILINGS, ROOF-CEILINGS, ETC) THIS IS NOT INTENDED TO LIMIT THEIR USE ONLY TO THE SPECIFIC CATEGORY IN WHICH THEY ARE LISTED. FOR EXAMPLE, SYSTEMS LISTED AS SHAFT WALLS SHALL BE PERMITTED TO BE USED AS INTERIOR PARTITIONS. HOWEVER, SYSTEMS TESTED VERTICALLY (WALLS AND PARTITIONS) SHALL NOT BE PERMITTED TO BE ARBITRARILY USED IN A HORIZONTAL ORIENTATION.



Morton
Building Design
4346 SE 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

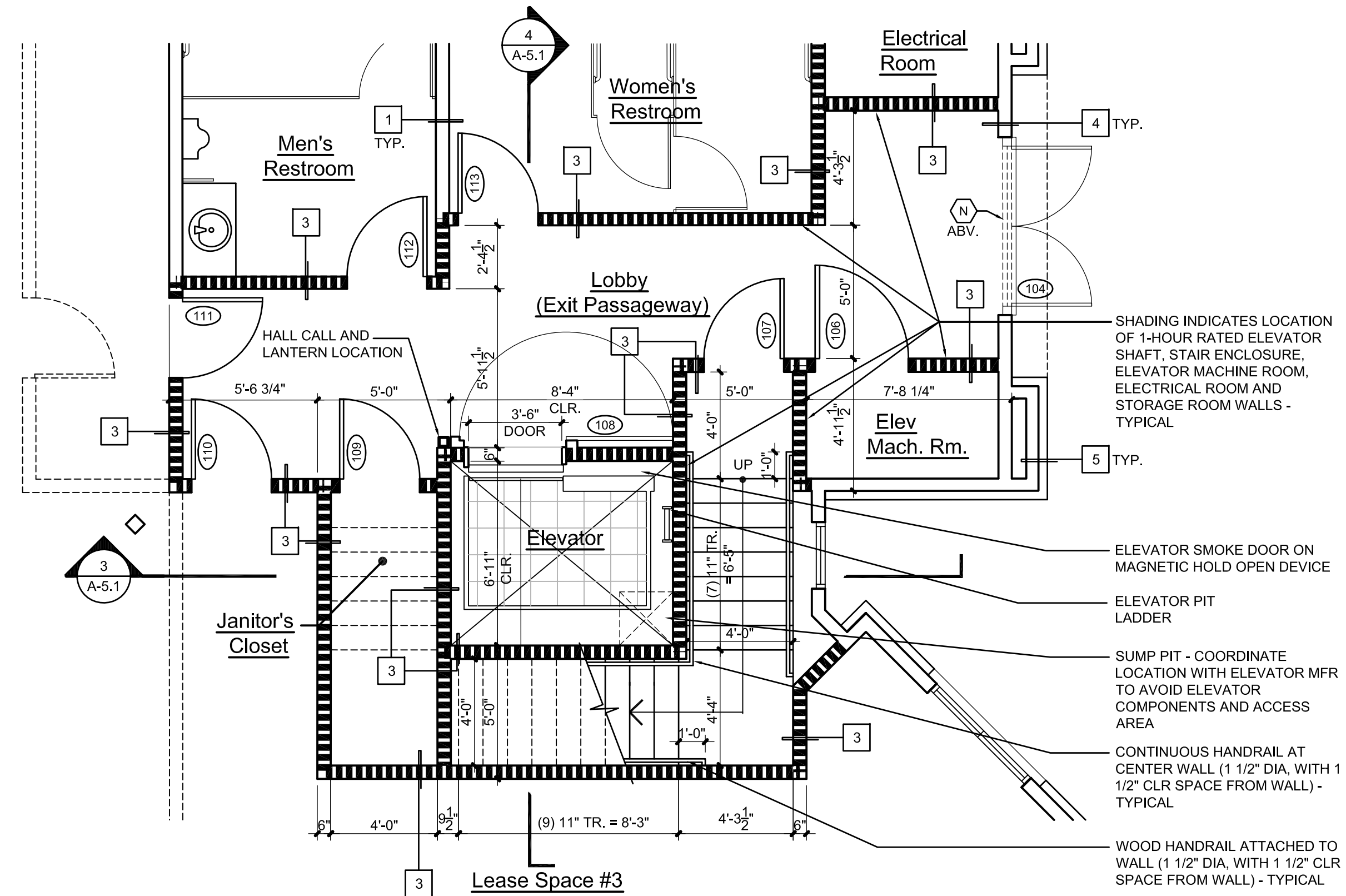
Tahrhan
Architecture &
Planning, LLC
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrhan@comcast.net

Construction Assemblies

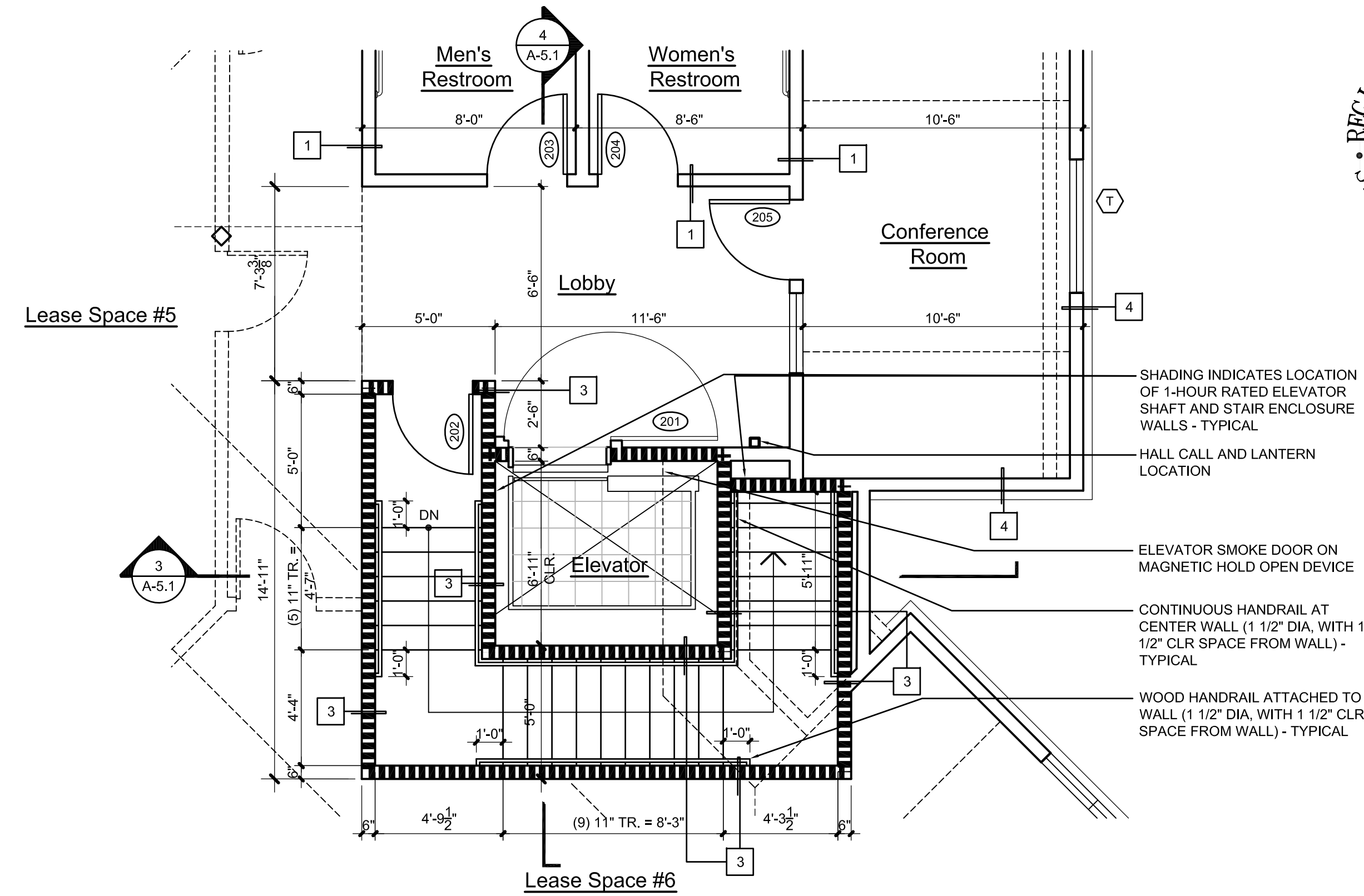
Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No :
_sheet-11-assemblies
Date :
07.29.19
Sheet No :
A-4.1

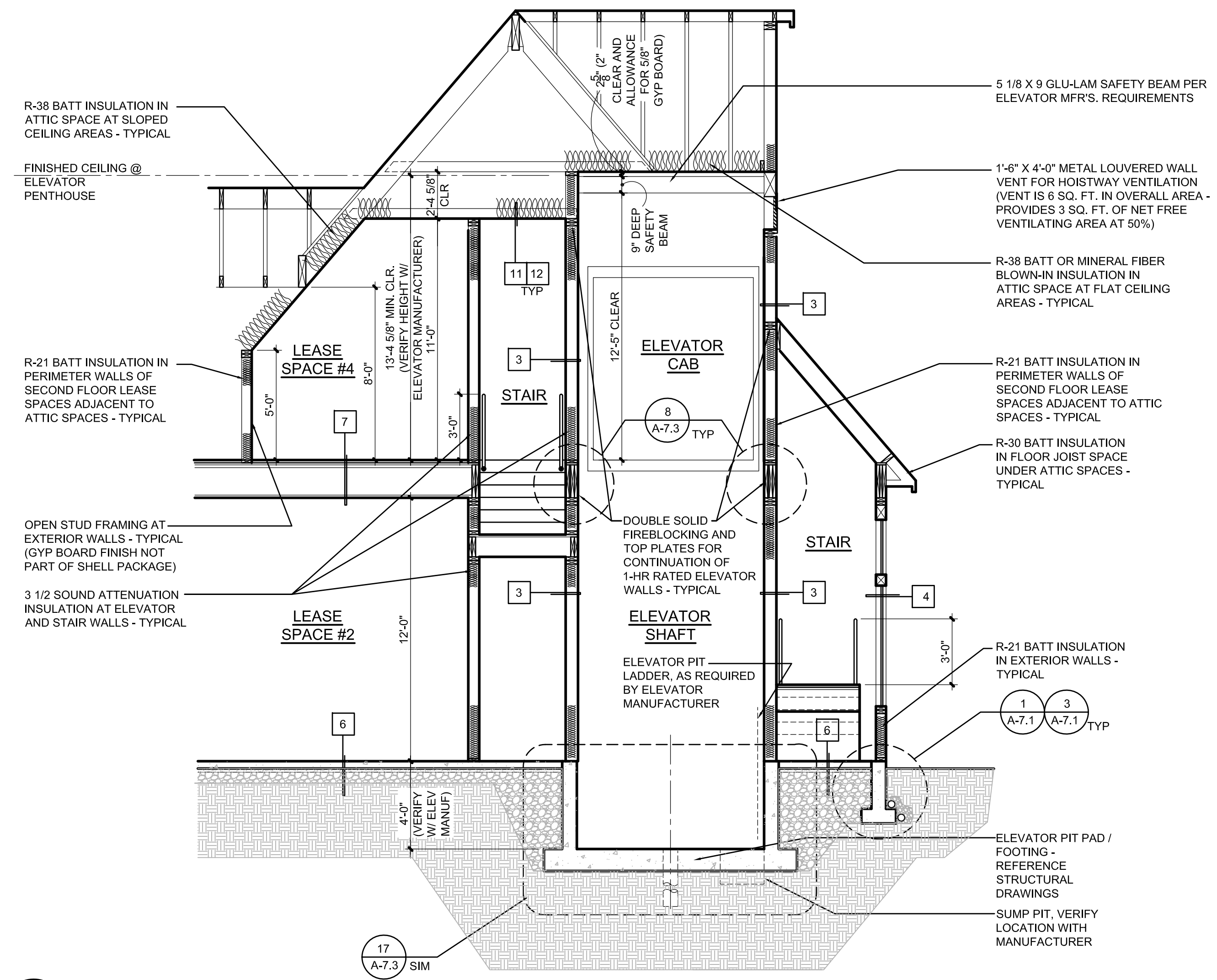
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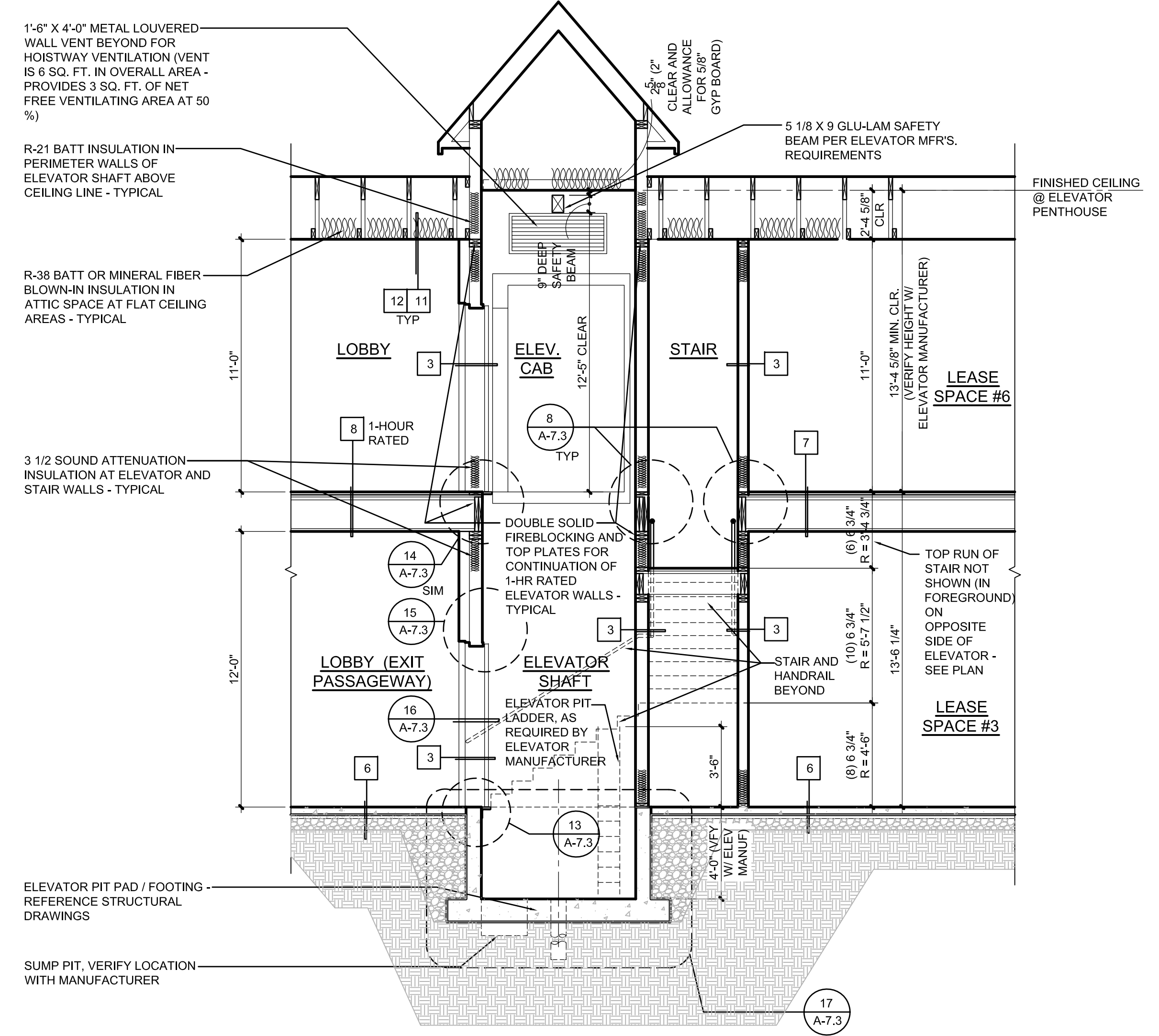
1 STAIR / ELEVATOR - FIRST FLOOR PLAN
A-5.1 SCALE : 1/4" = 1'-0"



2 STAIR / ELEVATOR - SECOND FLOOR PLAN
A-5.1 SCALE : 1/4" = 1'-0"



3 ELEVATOR - SECTION
A-5.1 SCALE : 1/4" = 1'-0"



4 STAIR / ELEVATOR - SECTION
A-5.1 SCALE : 1/4" = 1'-0"



Morton Building Design
4346 SE 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

Tahrn Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrn@comcast.net

Stair and Elevator Plans
and Sections

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrn
Drawn By :
Michael Morton
Reference No :
_sheet-12-stairs
Date :
07.29.19
Sheet No. :

A-5.1

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4346 SE 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

Tahrhan Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrhan@comcast.net

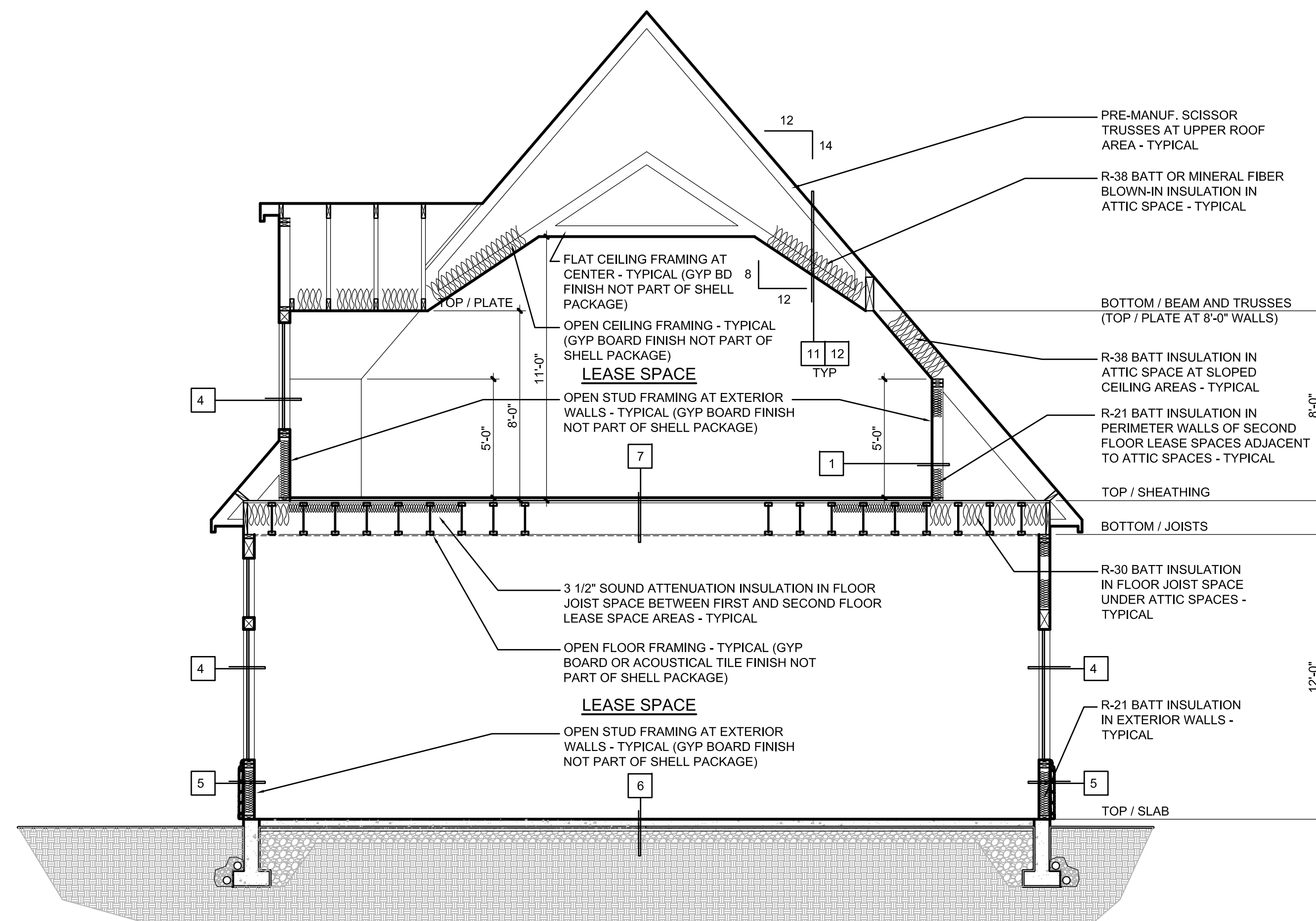
Building Sections

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Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

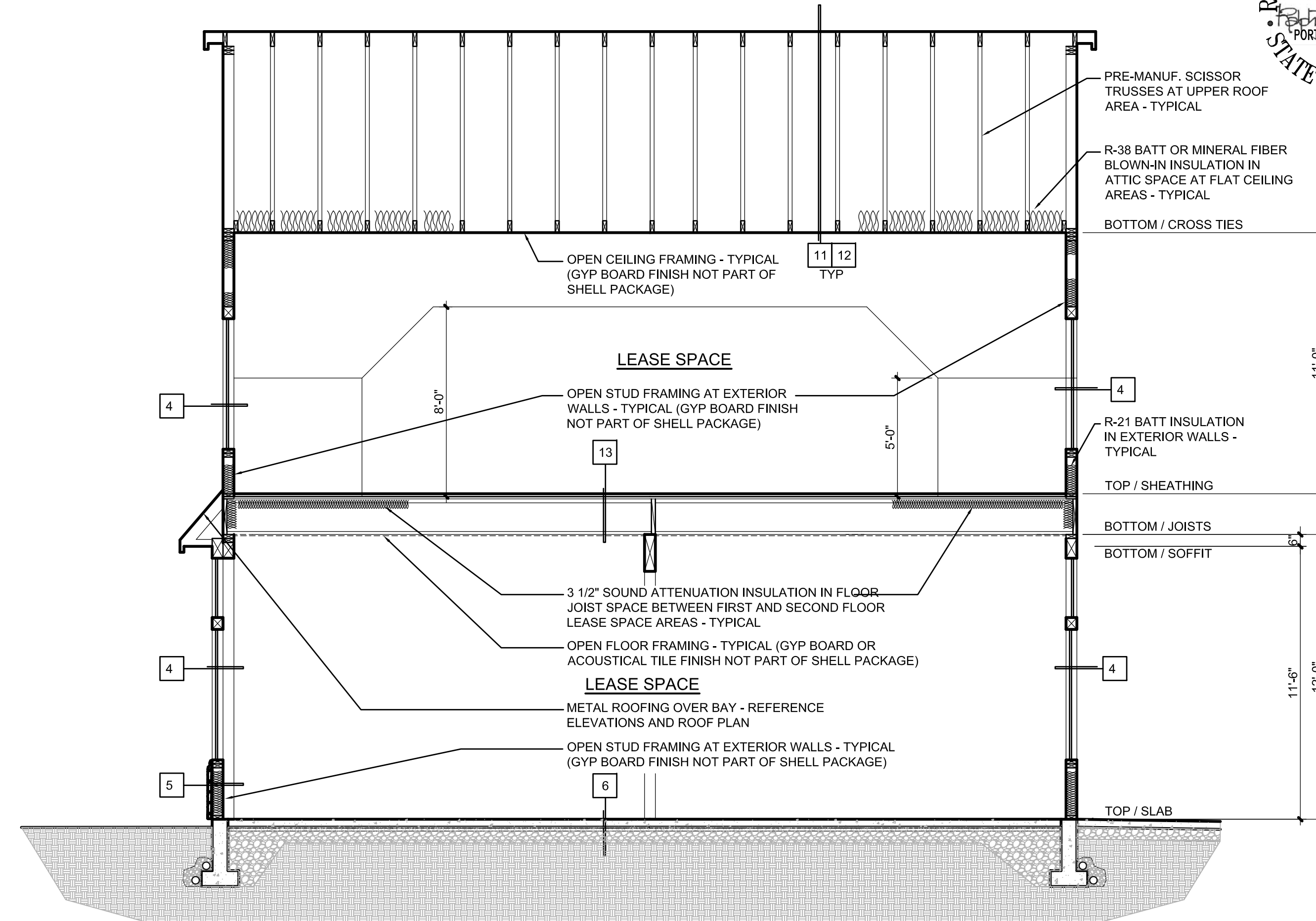
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Michael Morton
Reference No :
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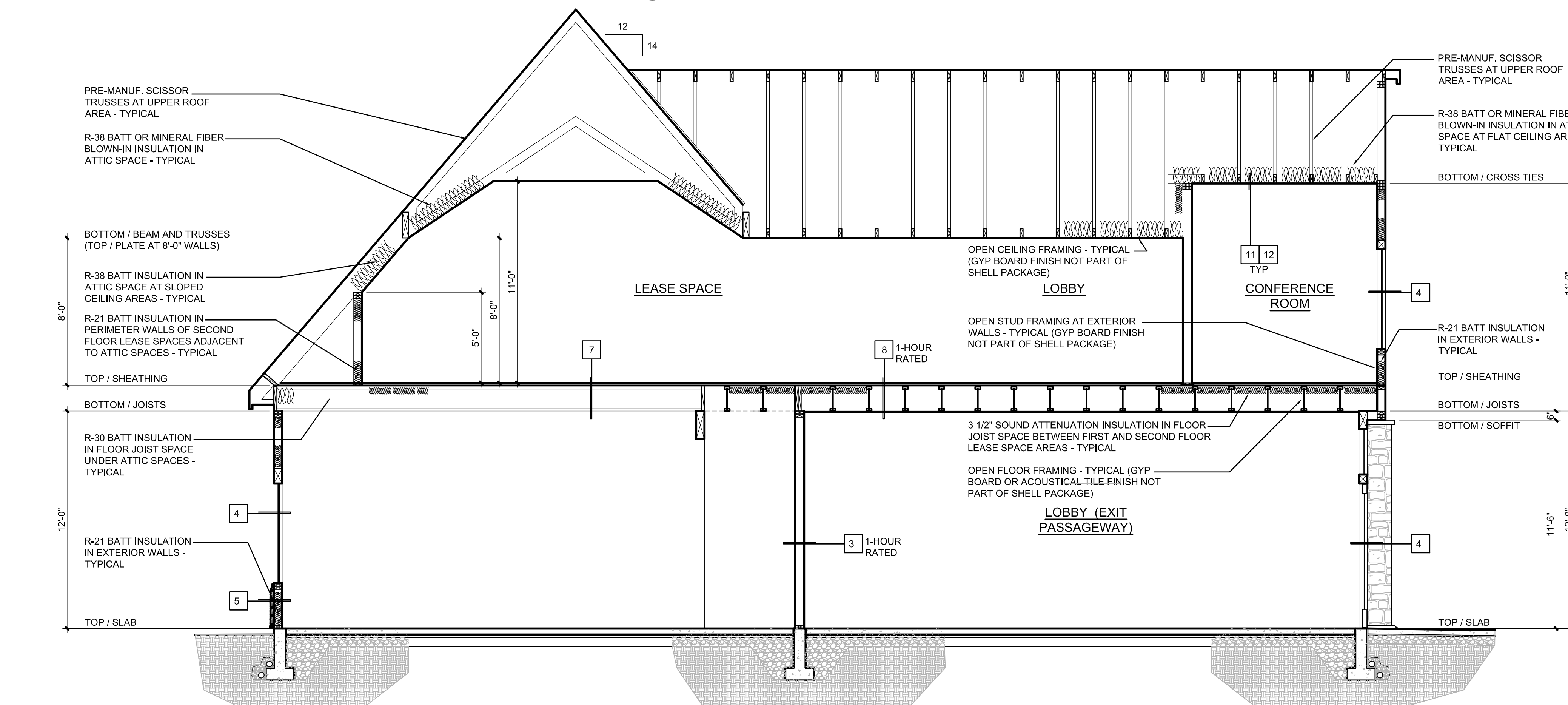
A-6.1



1 TRANSVERSE BUILDING SECTION
A-6.1 SCALE : 1/4" = 1'-0"



2 TRANSVERSE BUILDING SECTION
A-6.1 SCALE : 1/4" = 1'-0"



3 TRANSVERSE BUILDING SECTION
A-6.1 SCALE : 1/4" = 1'-0"



Morton Building Design
4346 SE 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

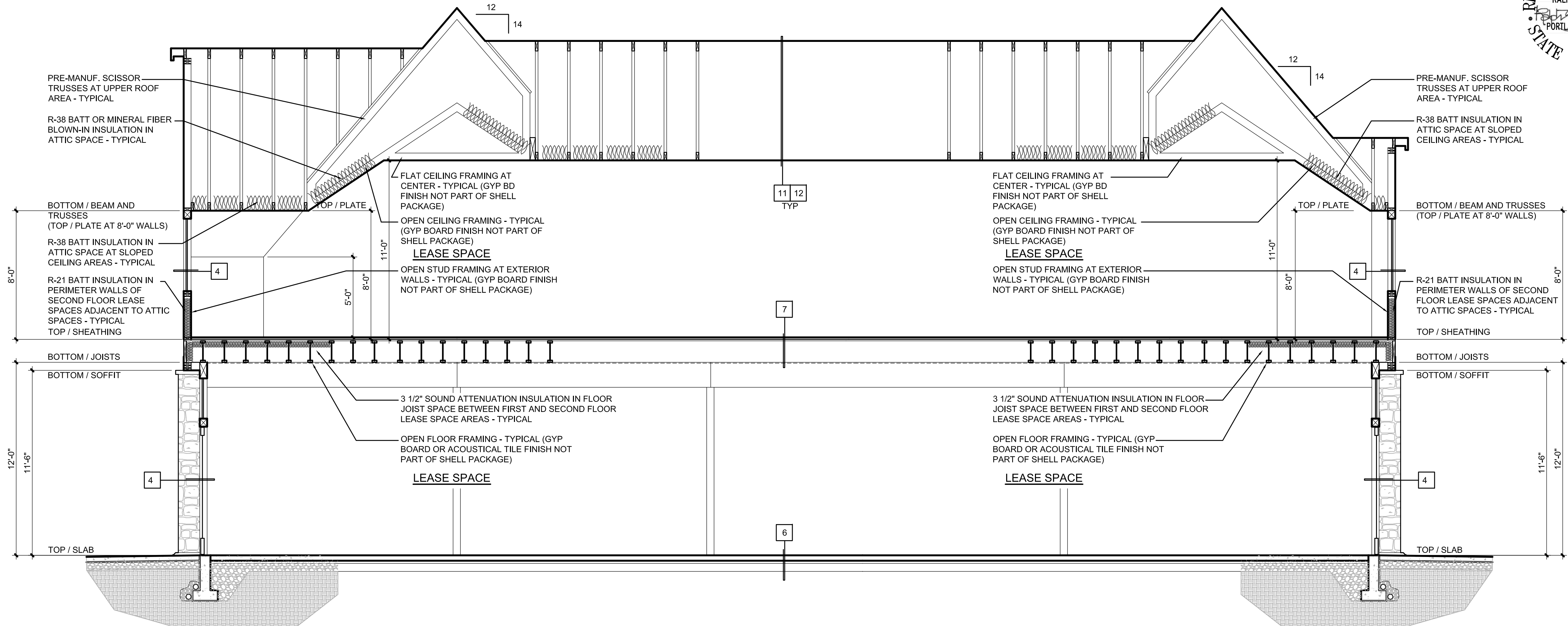
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13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralphtahrhan@comcast.net

Building Sections

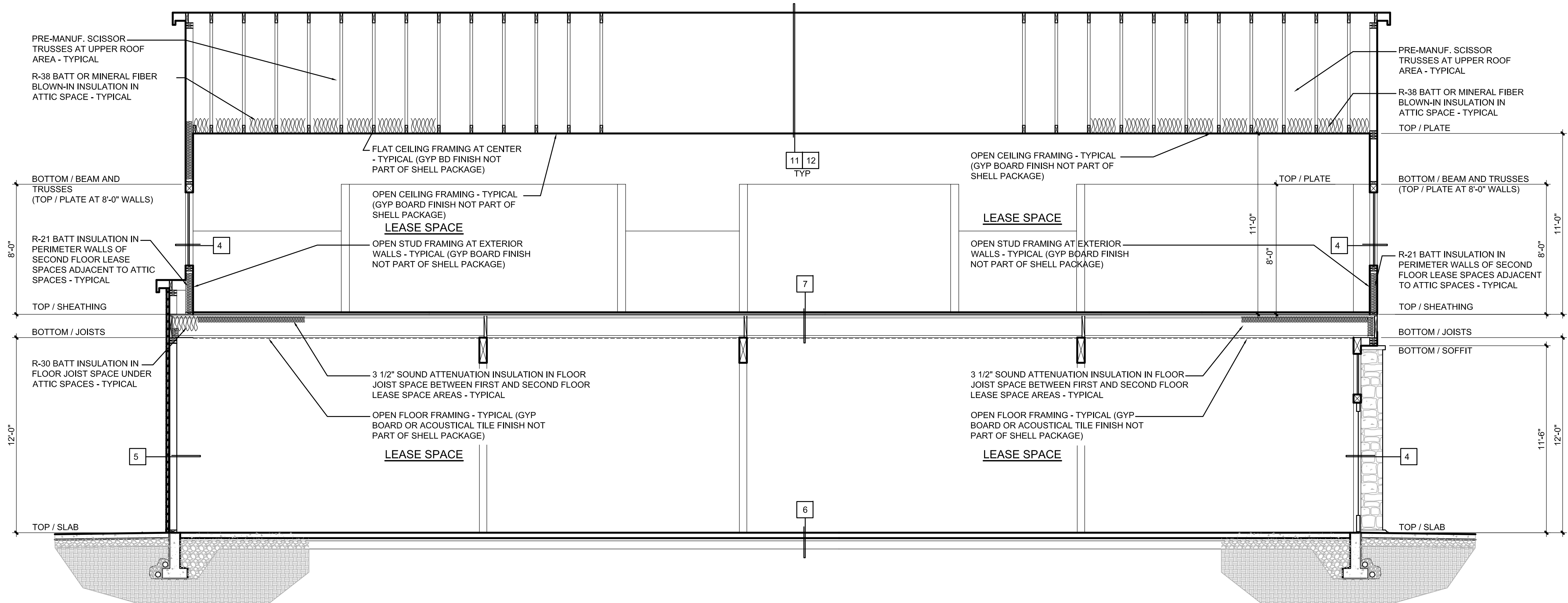
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16577 Boones Ferry Road
Lake Oswego, Oregon 97035

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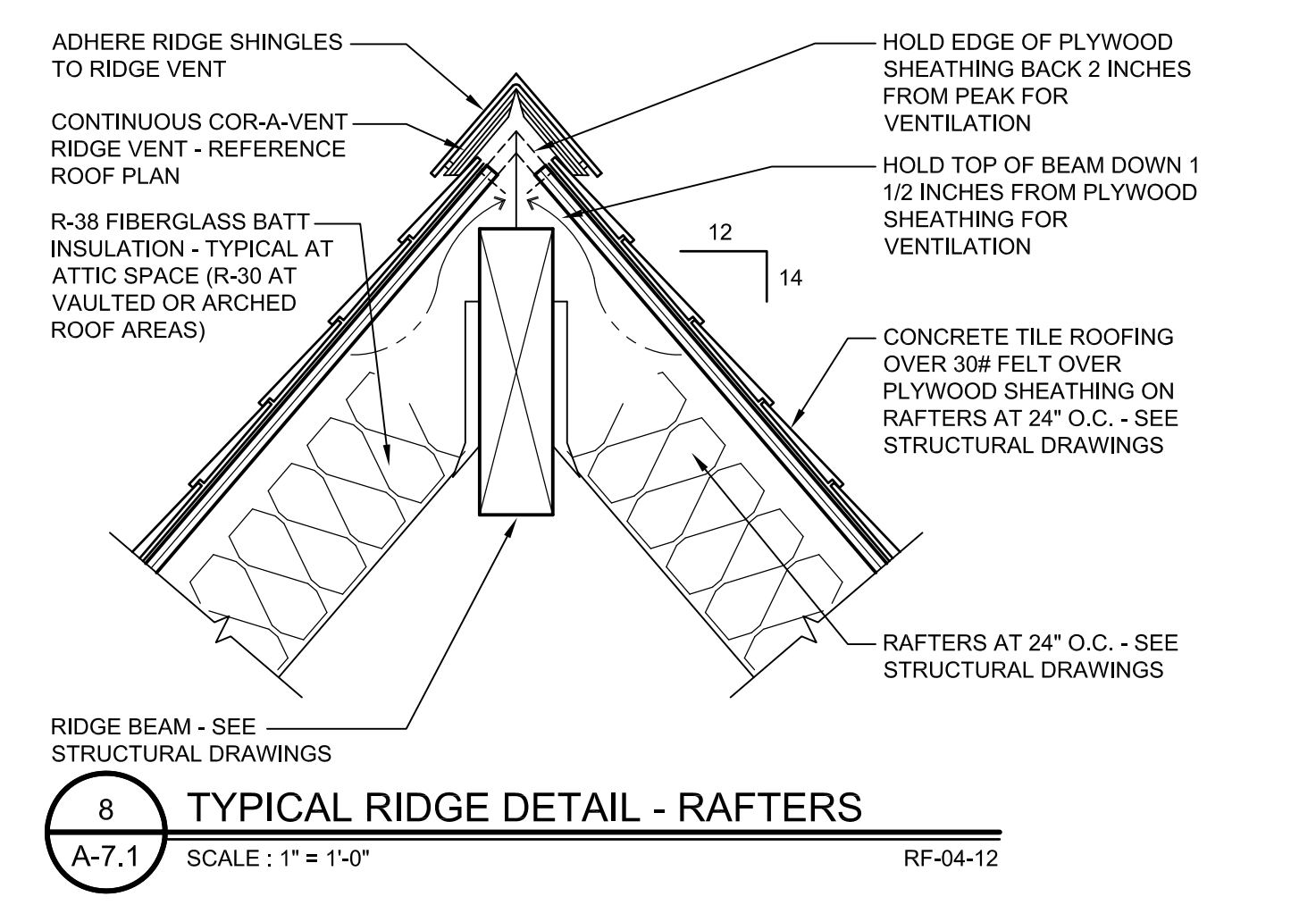
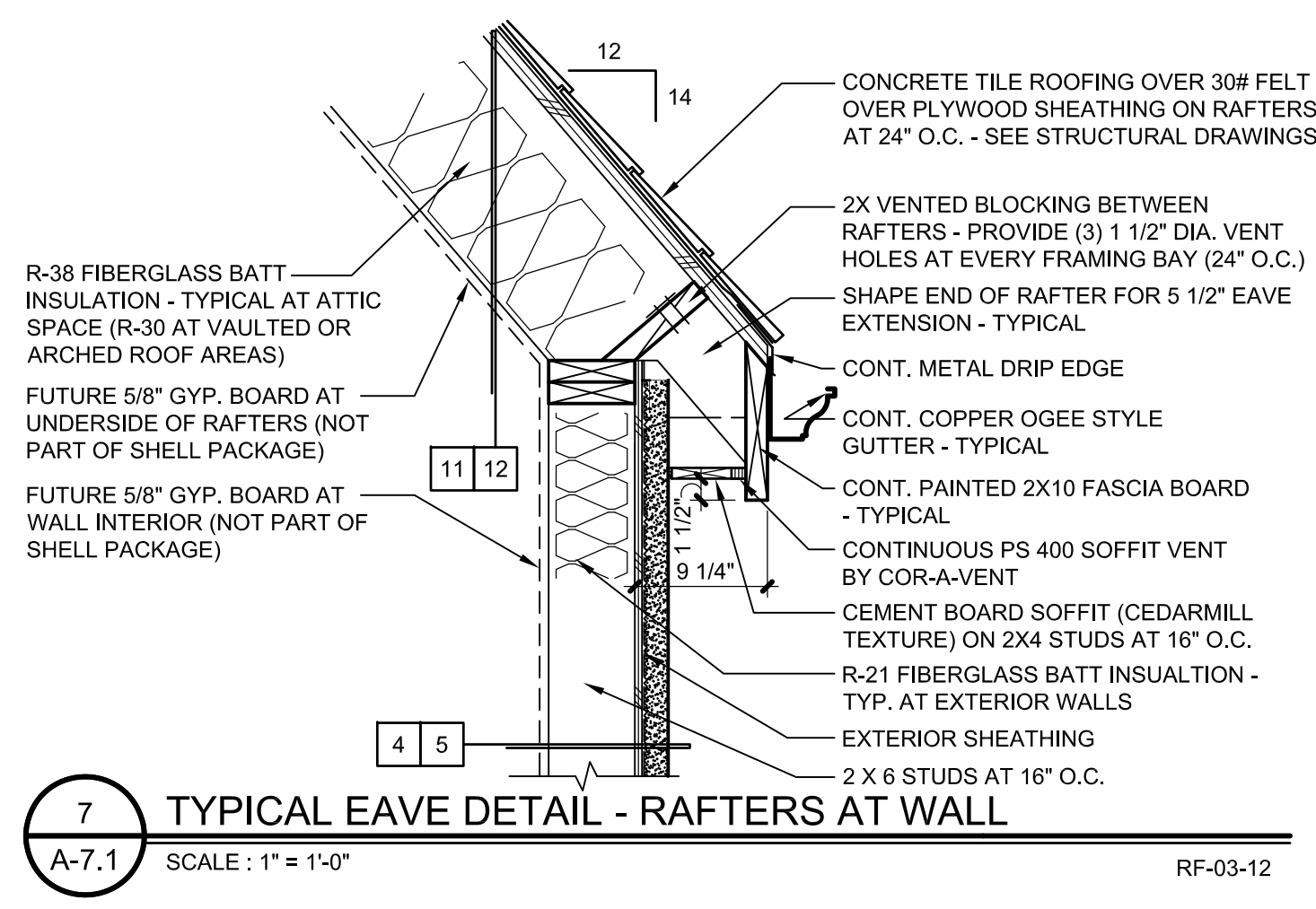
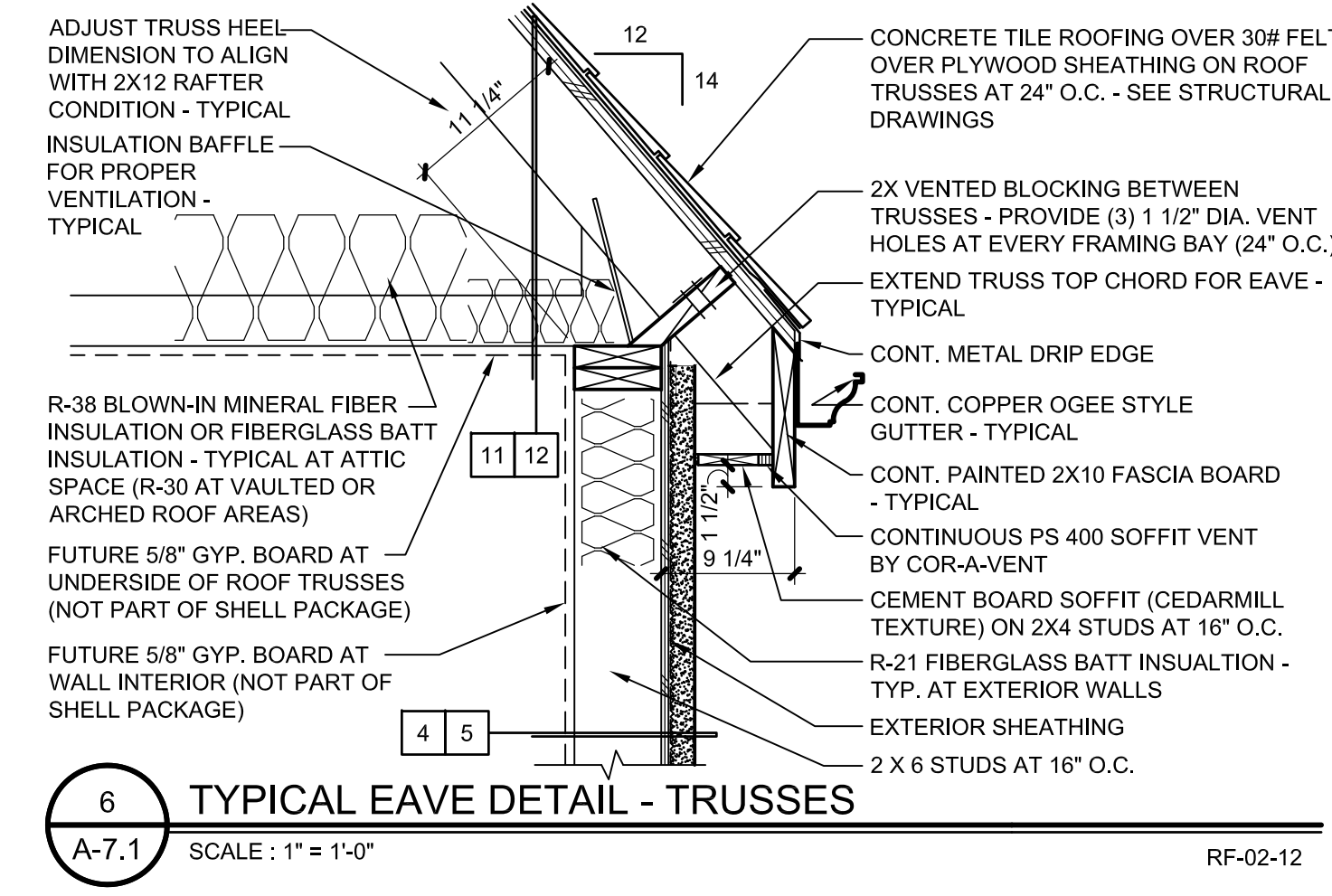
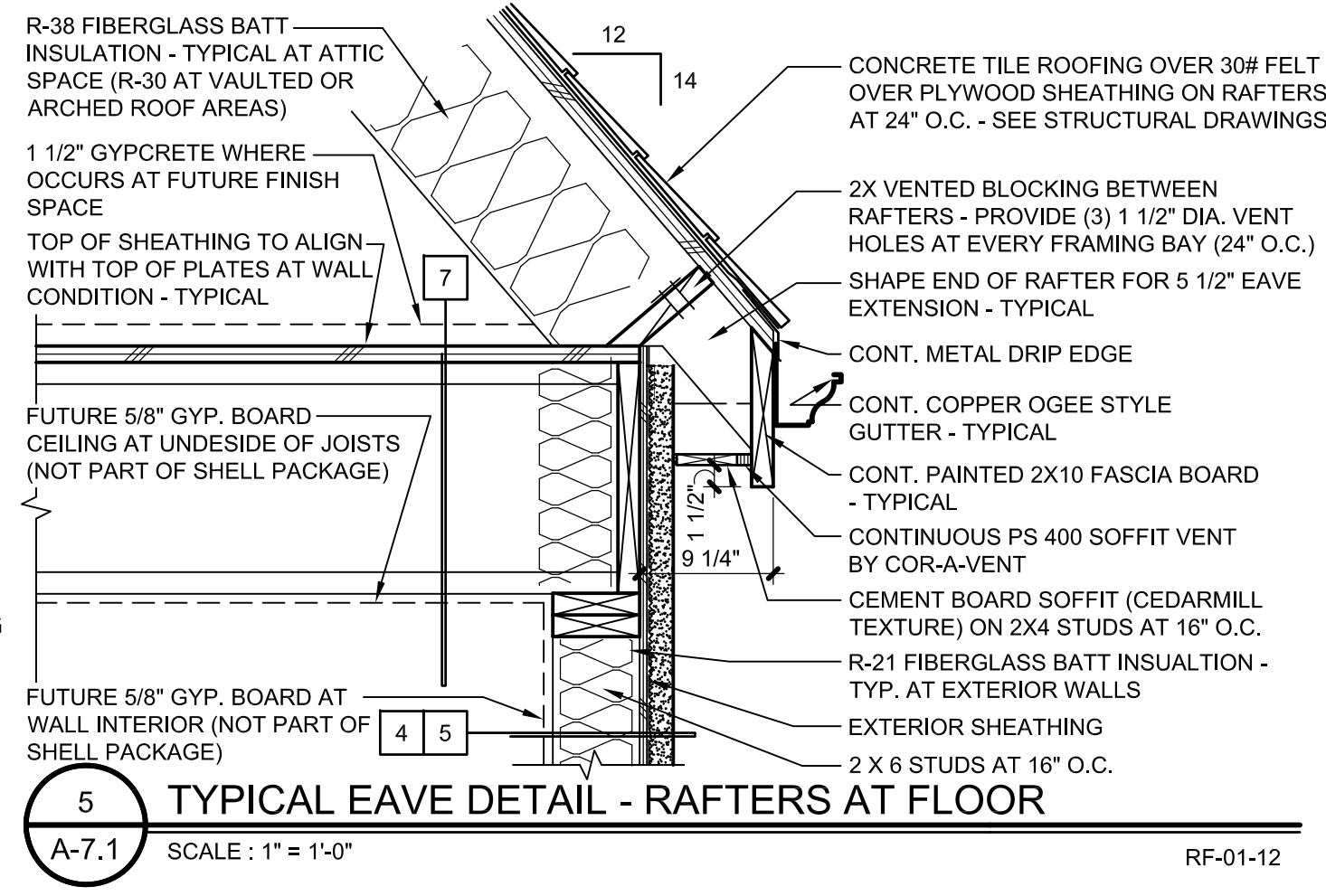
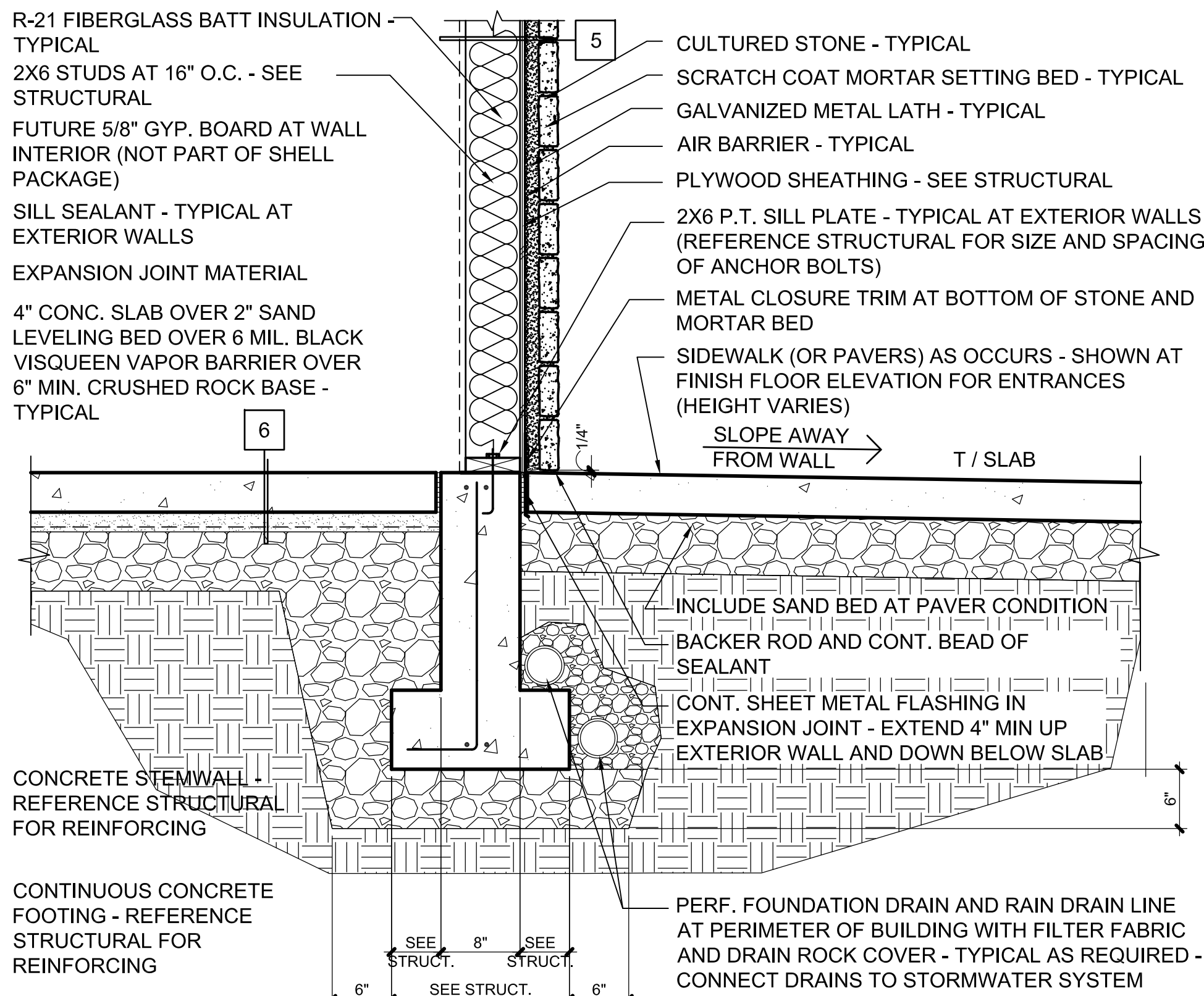
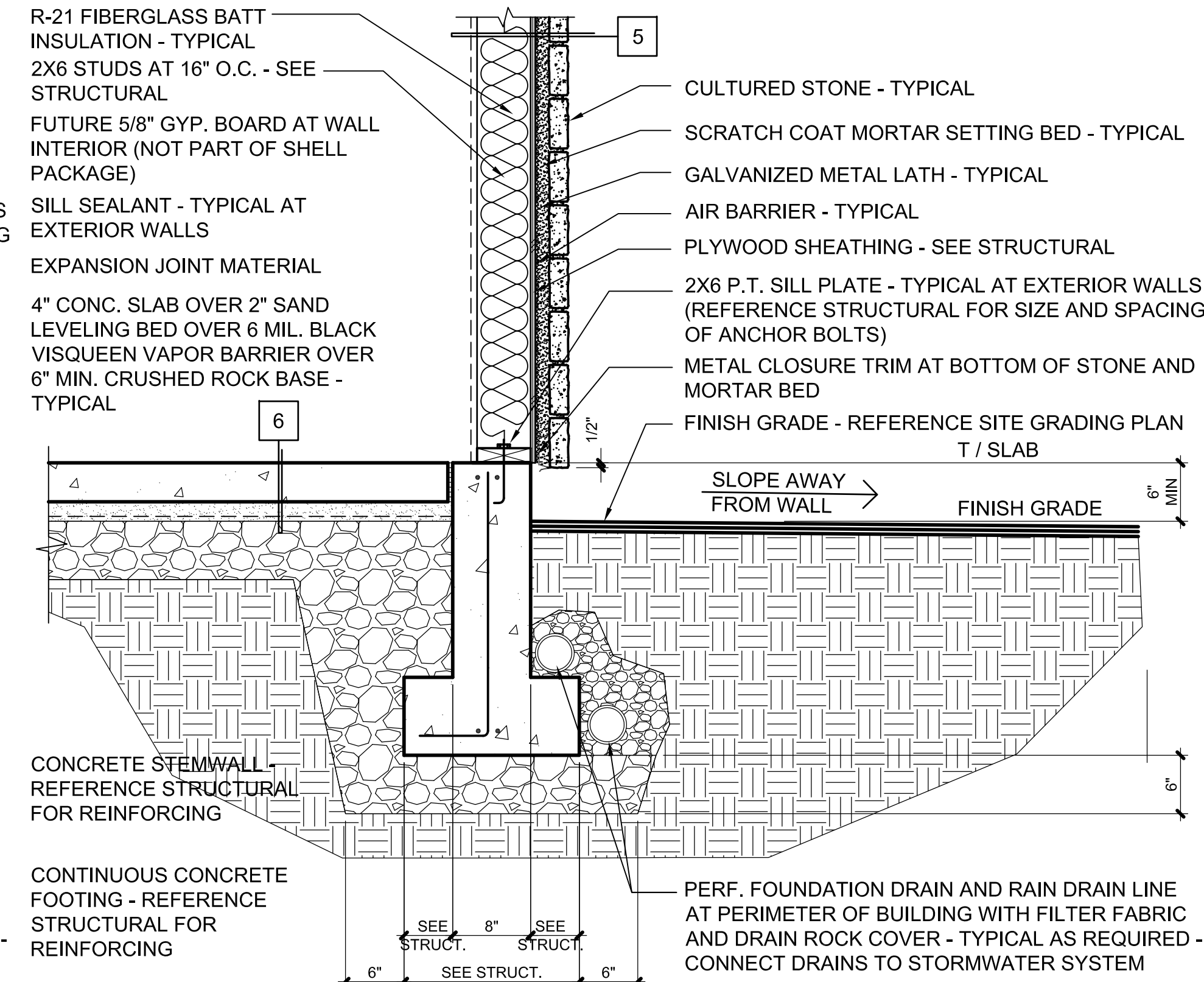
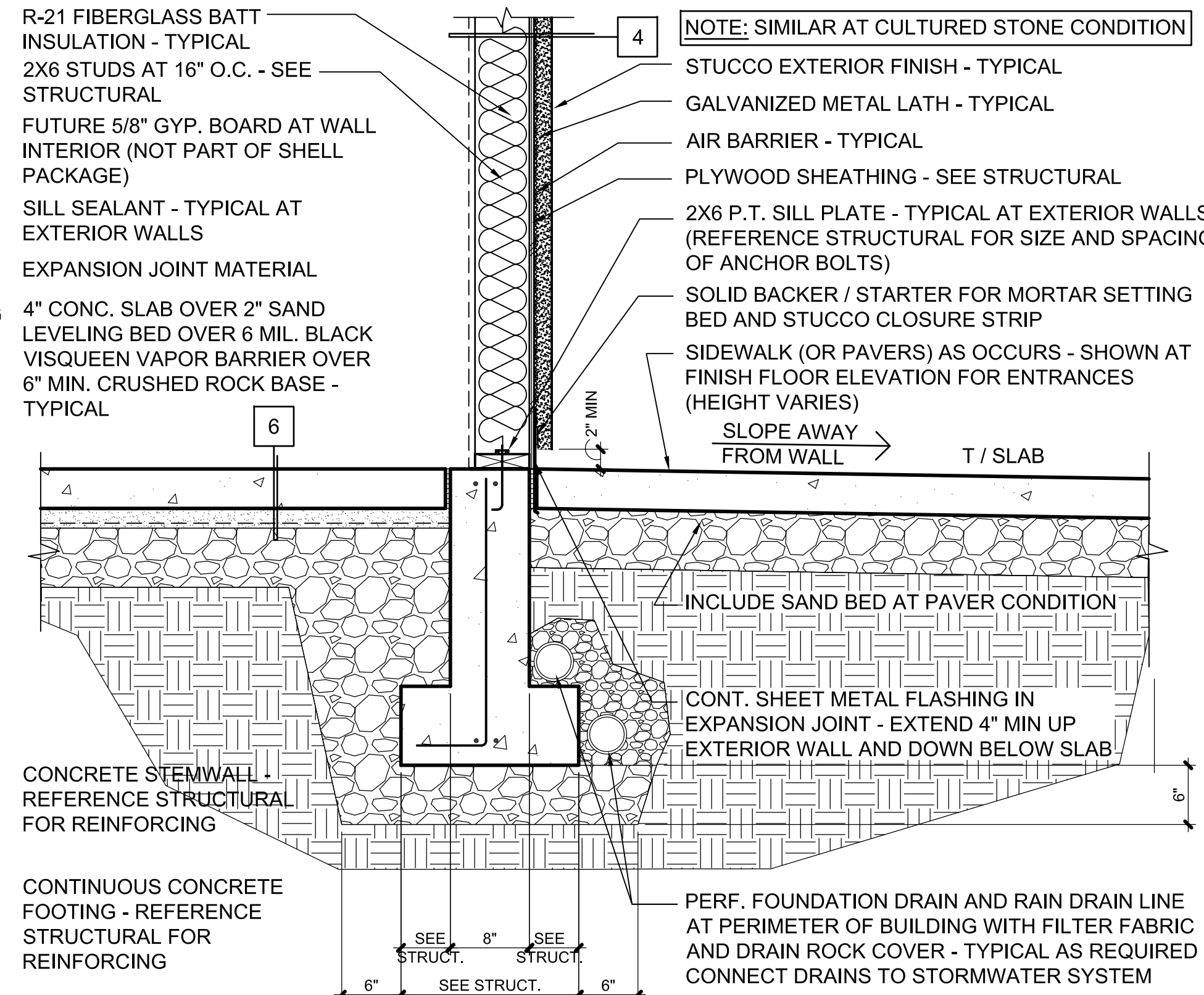
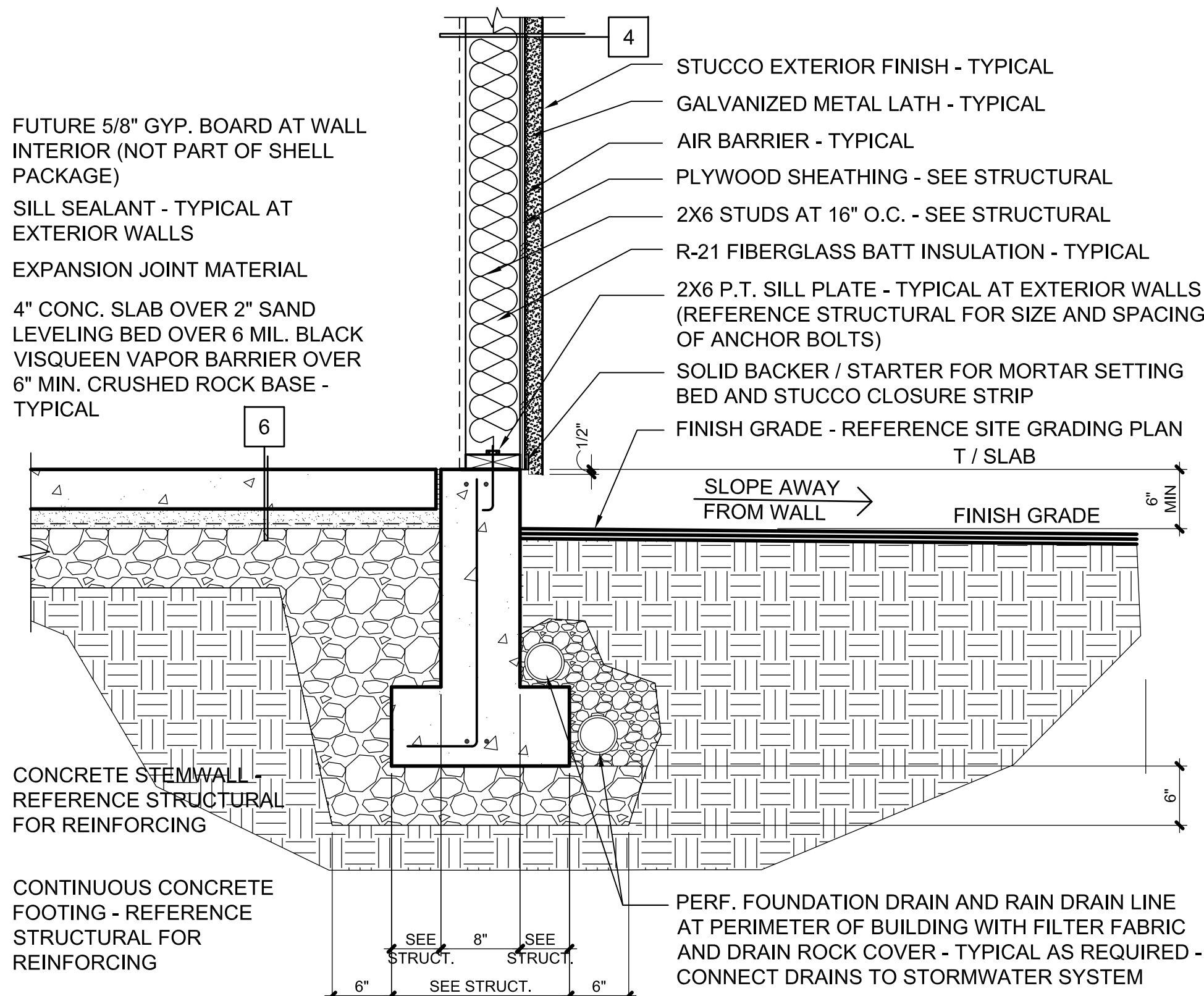
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Ralph Tahrhan
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Michael Morton
Reference No :
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Date :
07.29.19
Sheet No :
A-6.2



1 LONGITUDINAL BUILDING SECTION
SCALE : 1/4" = 1'-0"



2 LONGITUDINAL BUILDING SECTION
SCALE : 1/4" = 1'-0"



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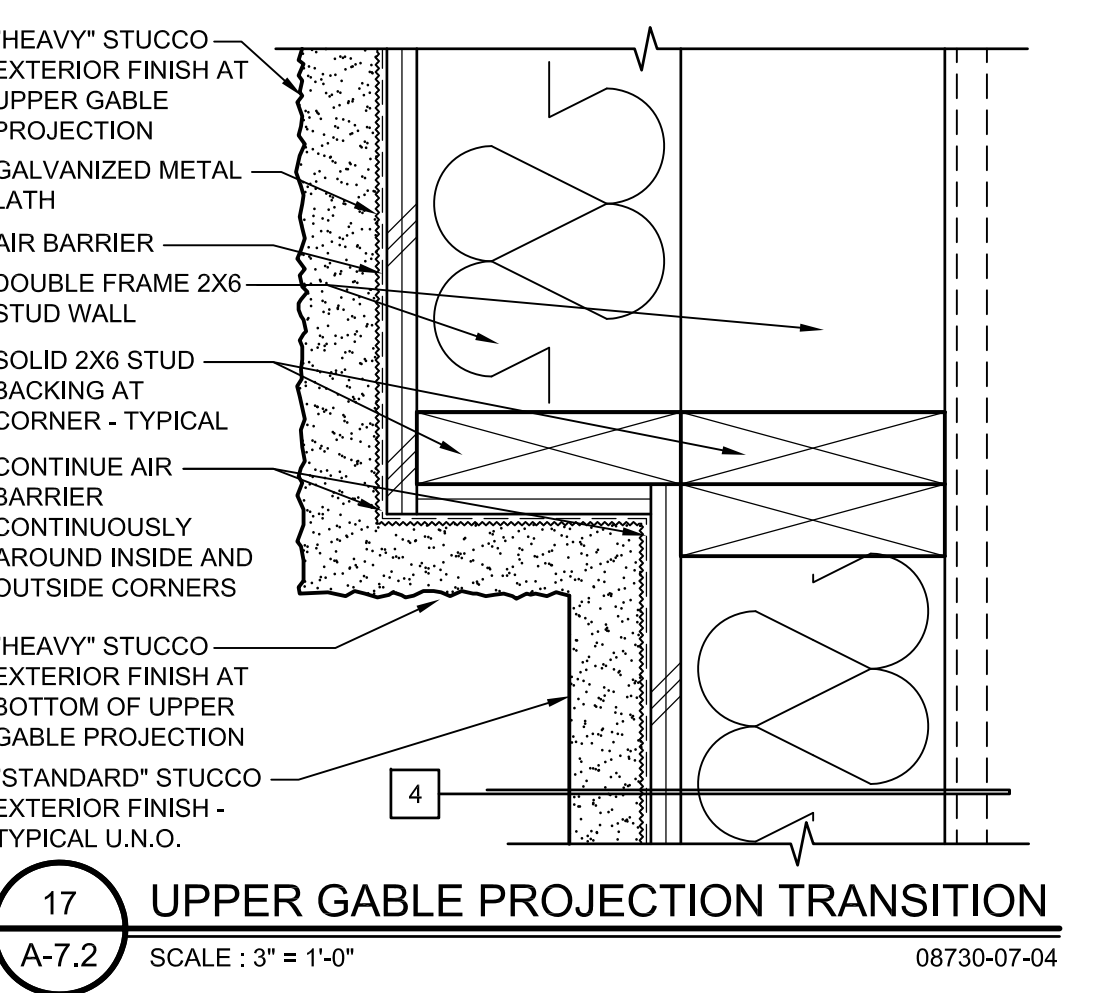
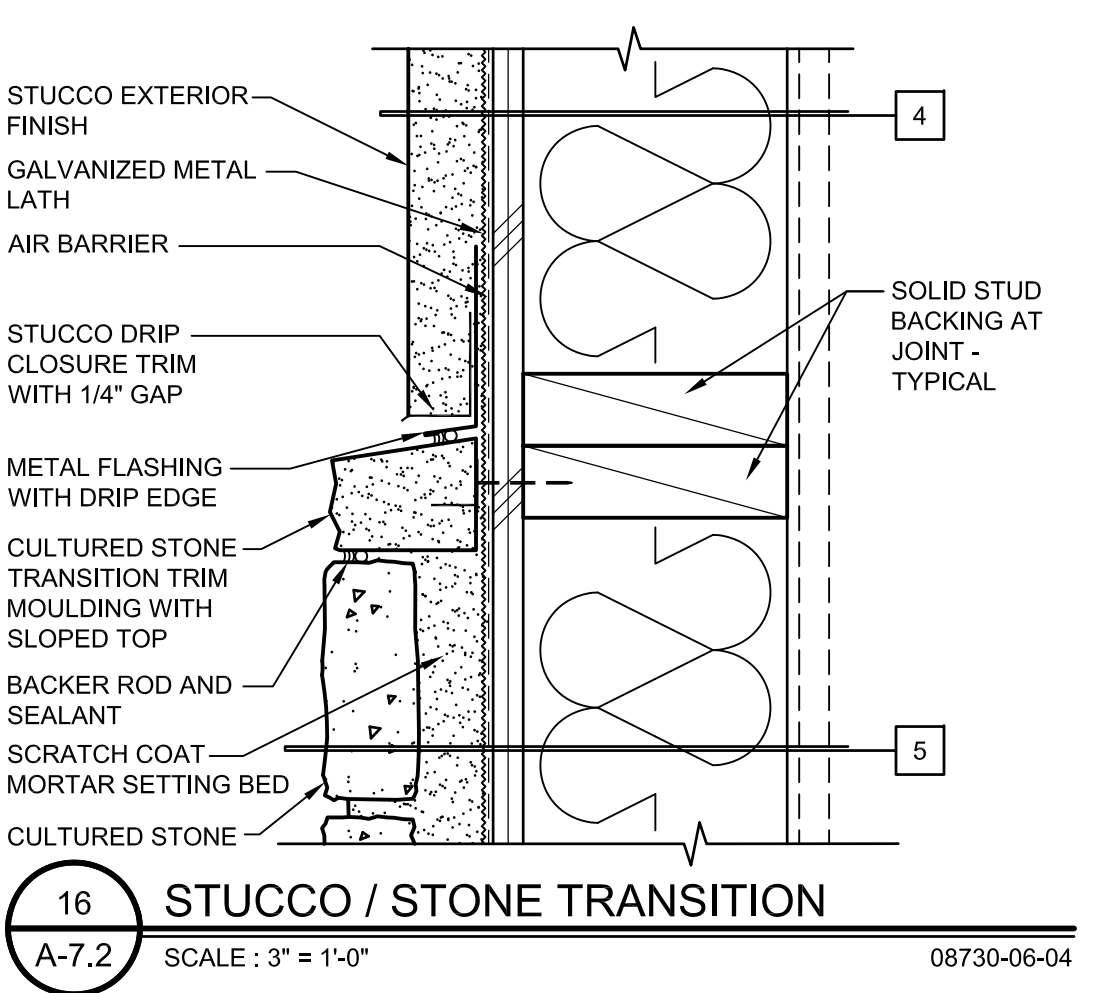
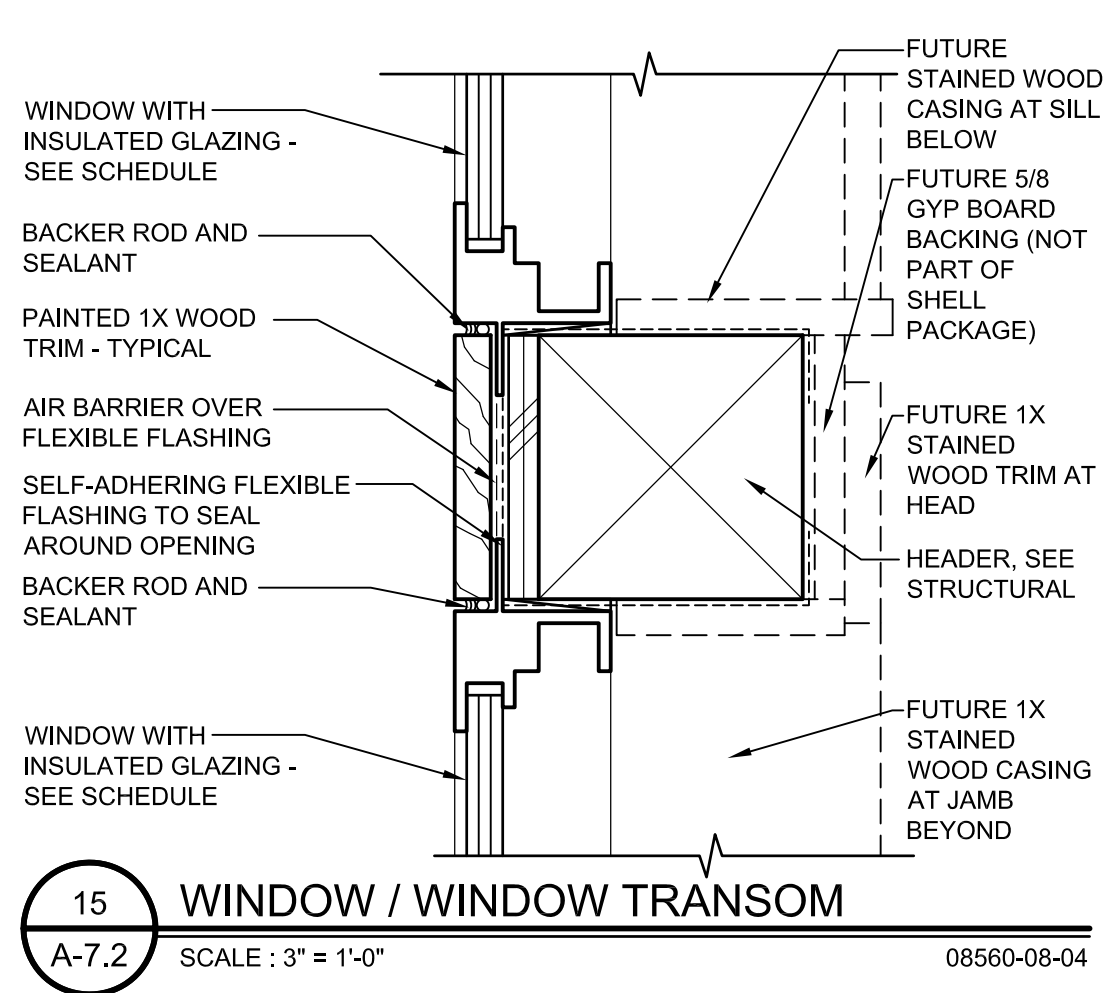
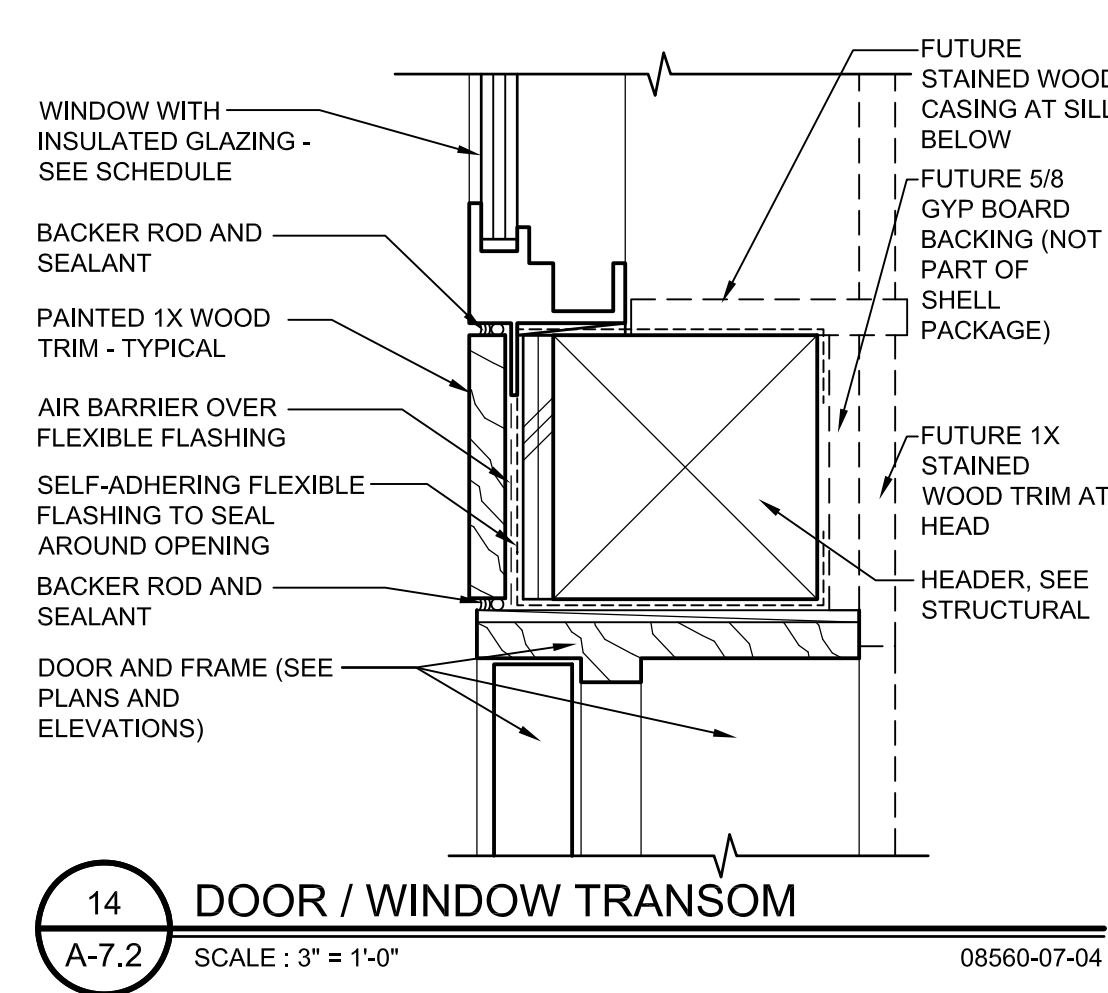
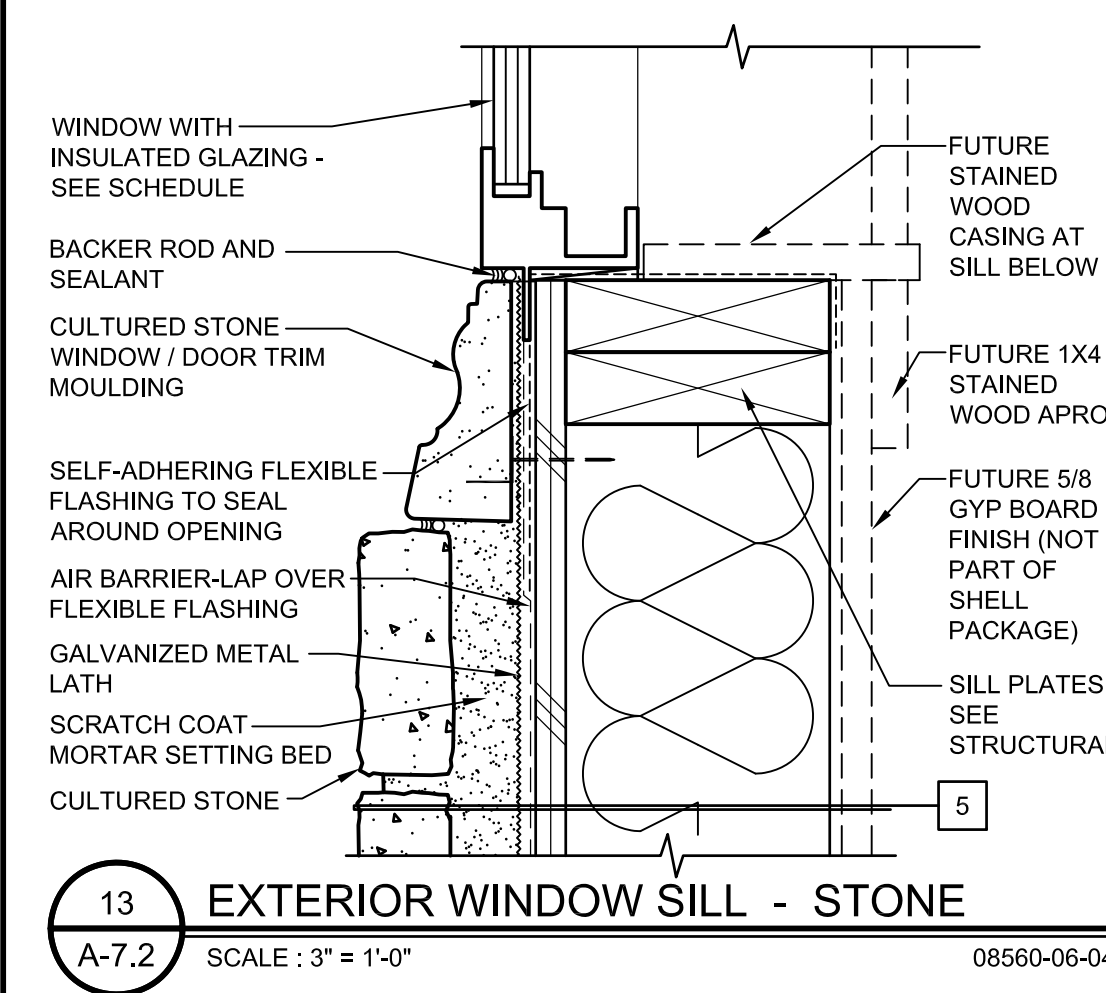
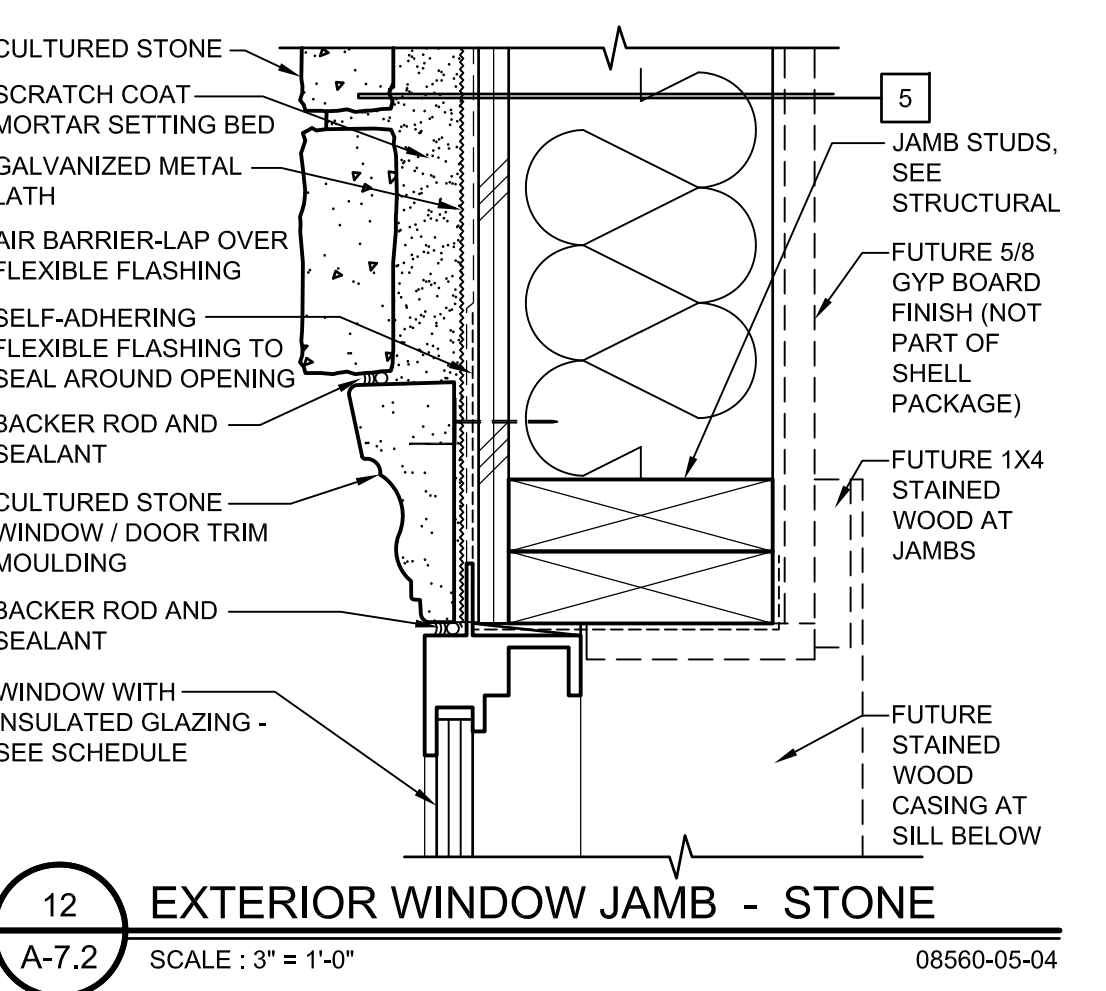
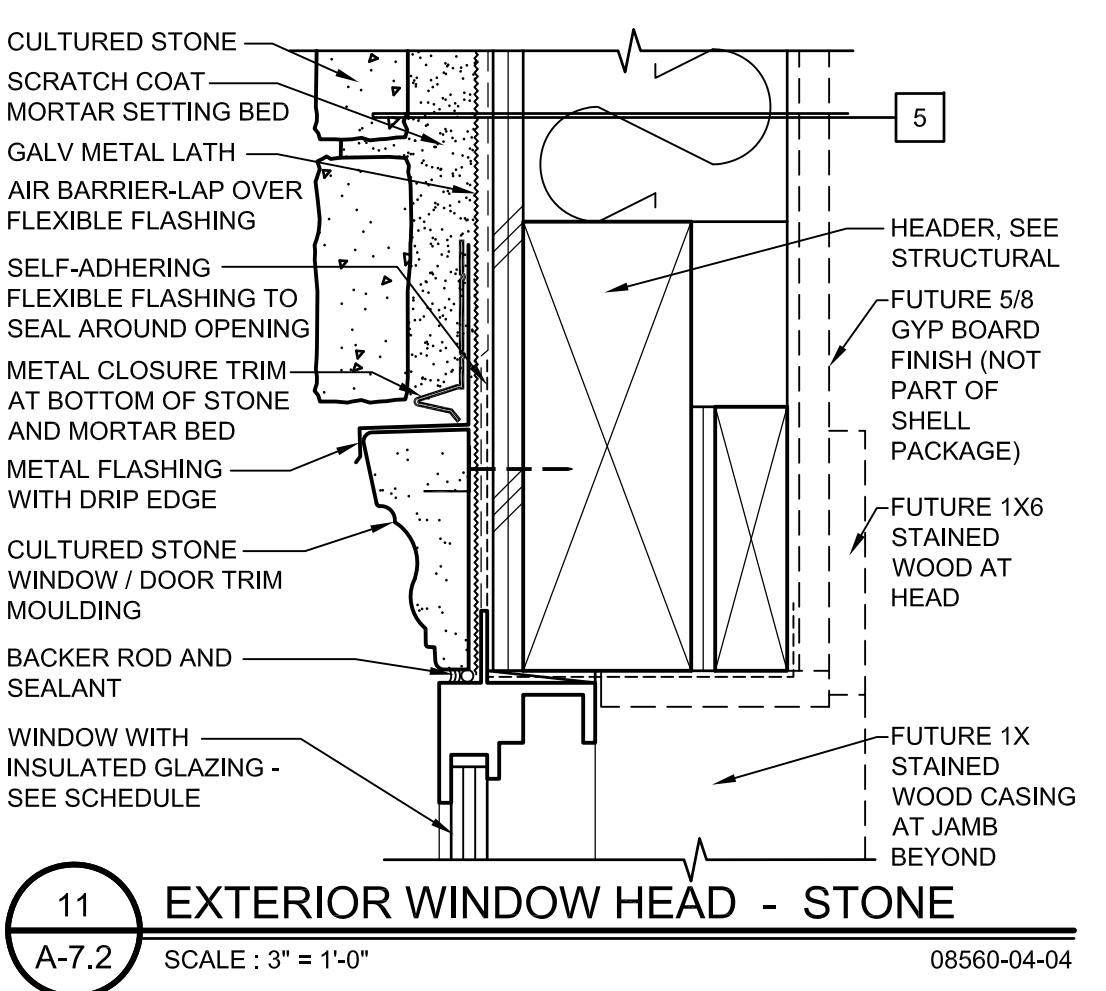
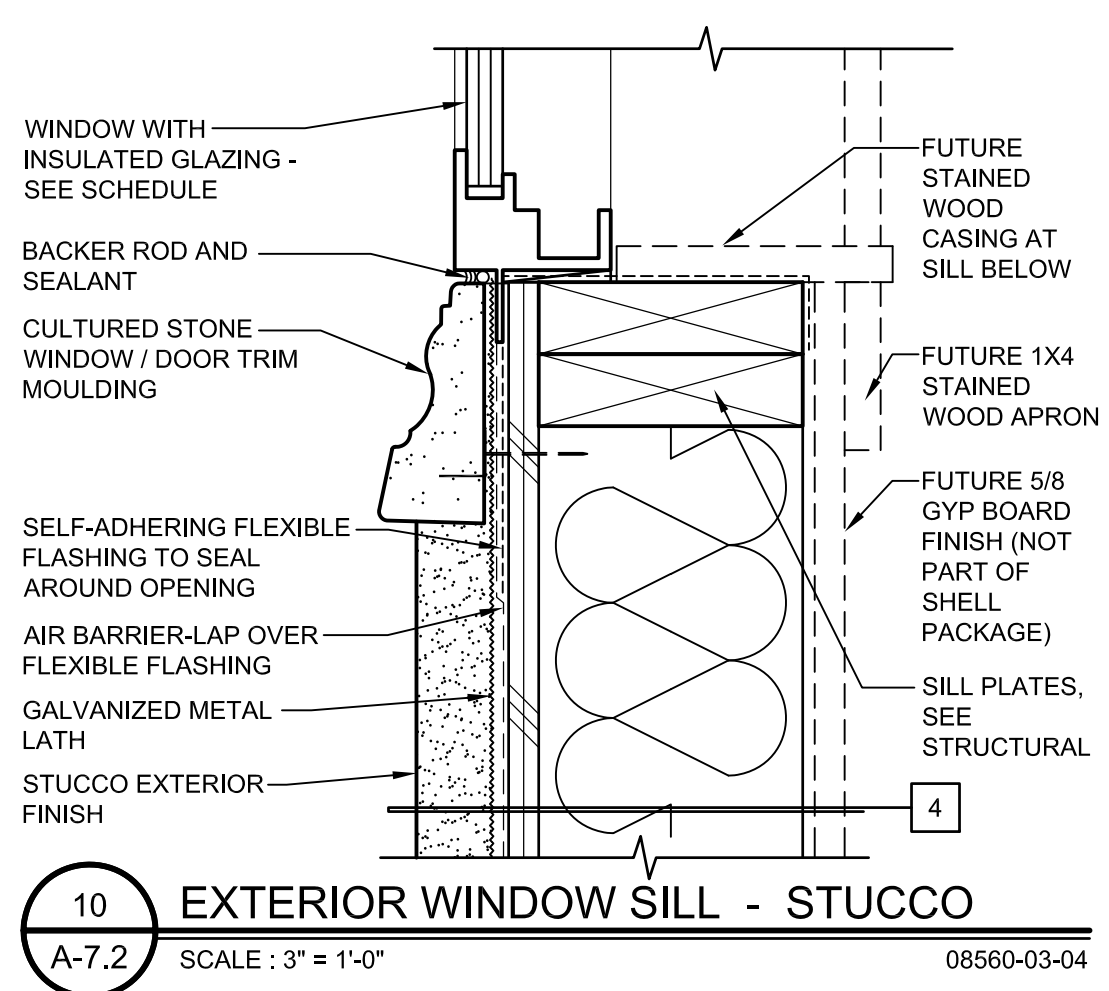
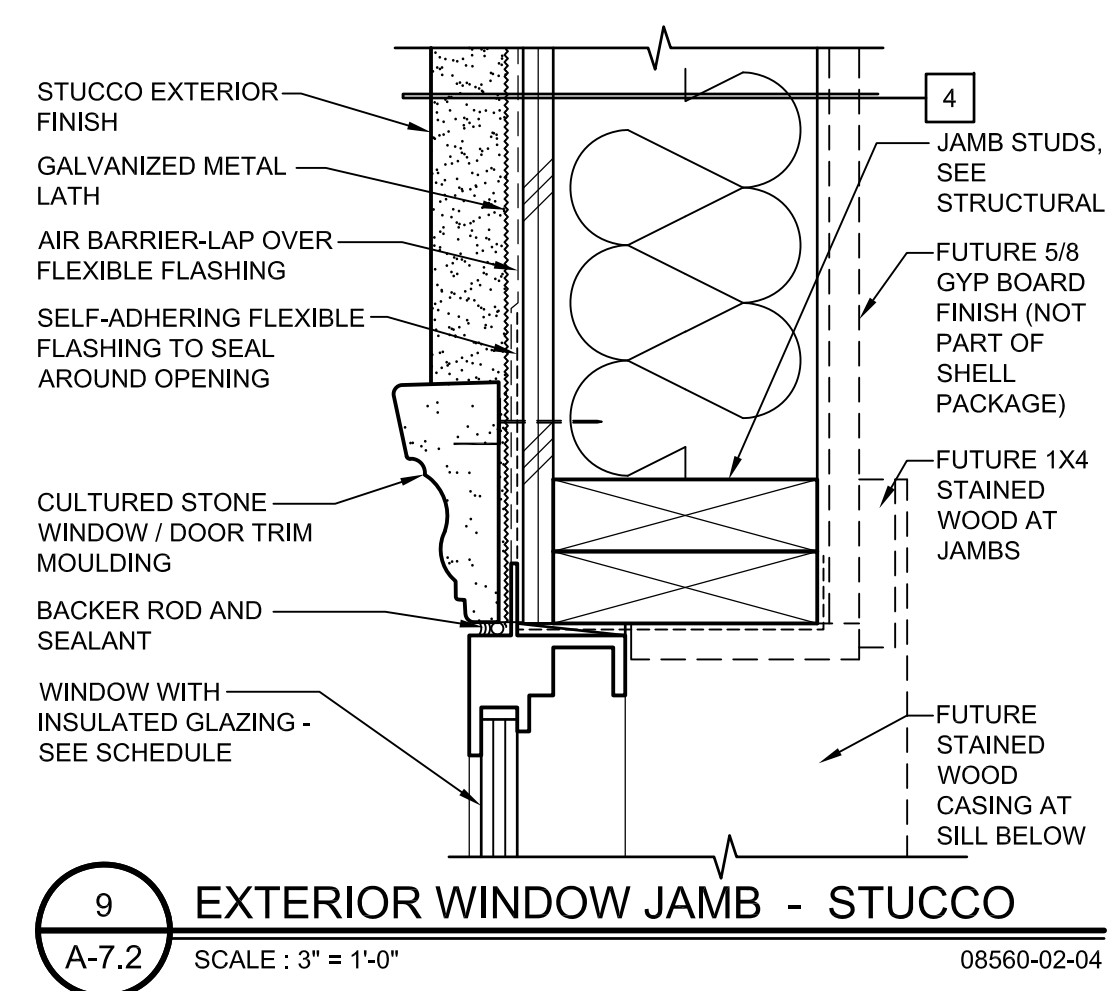
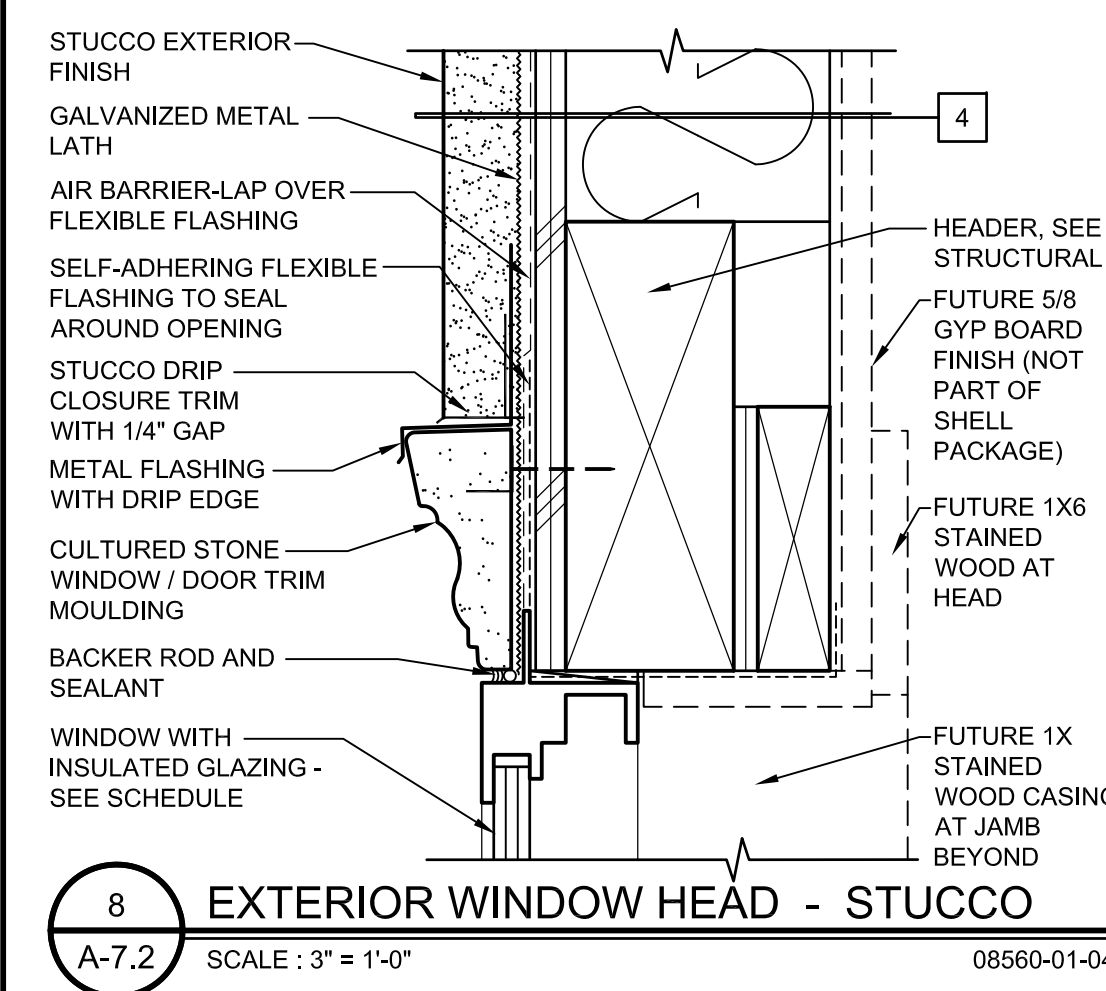
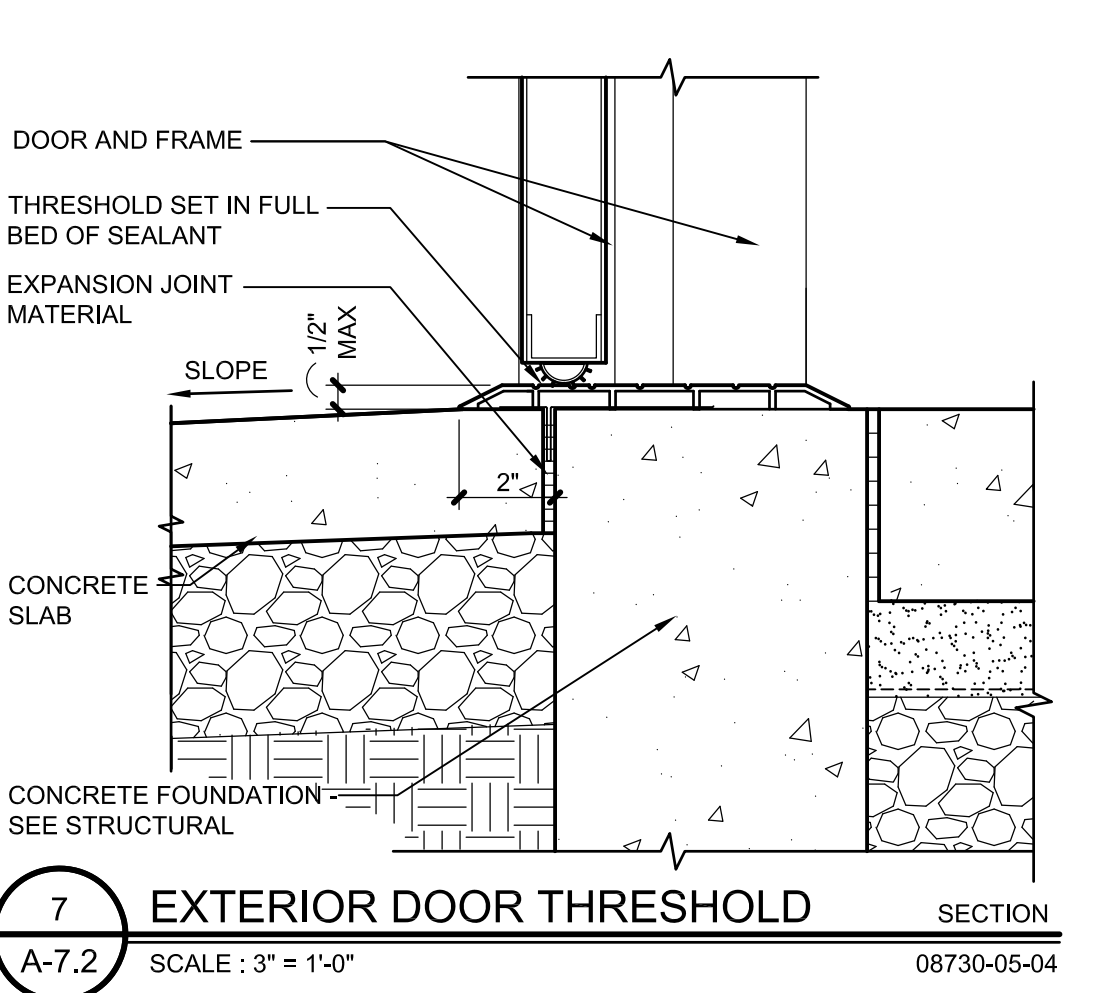
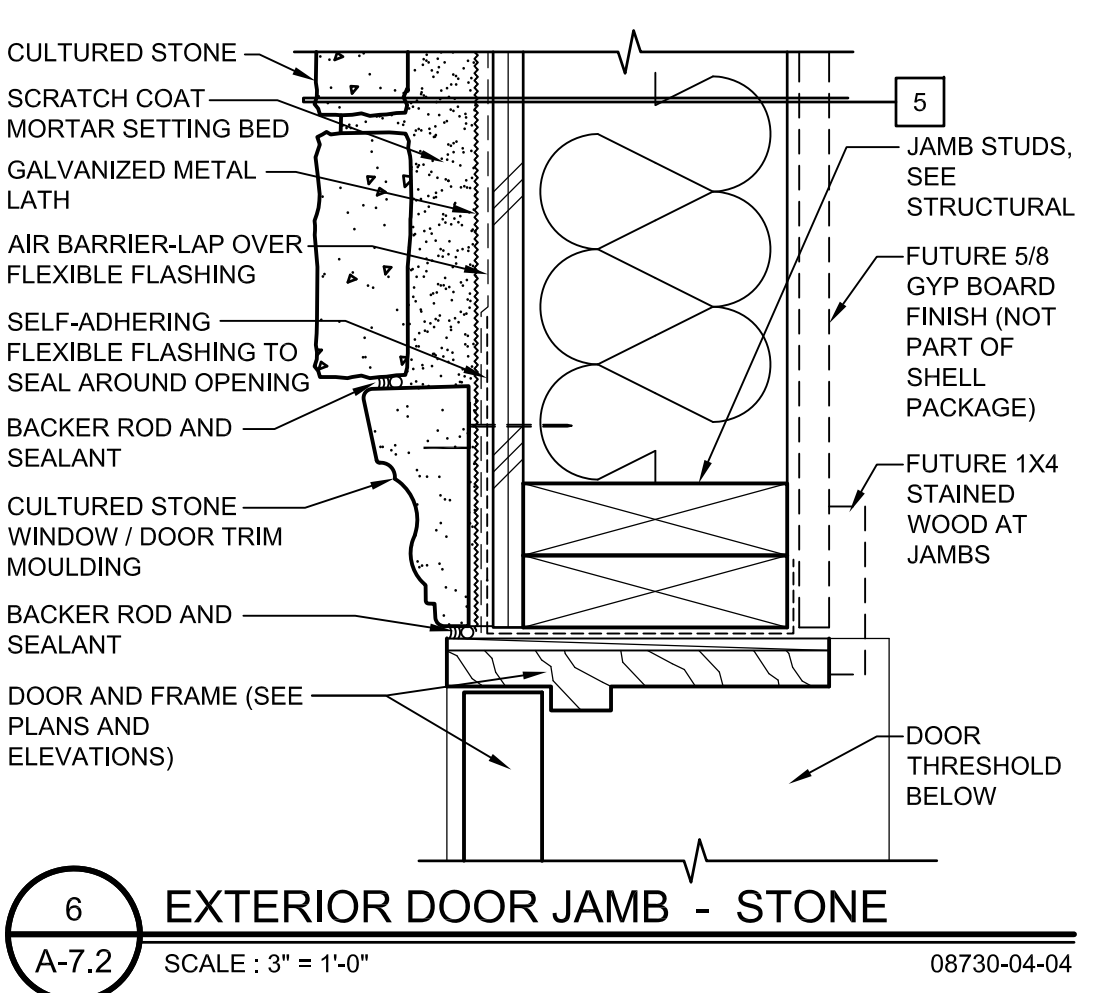
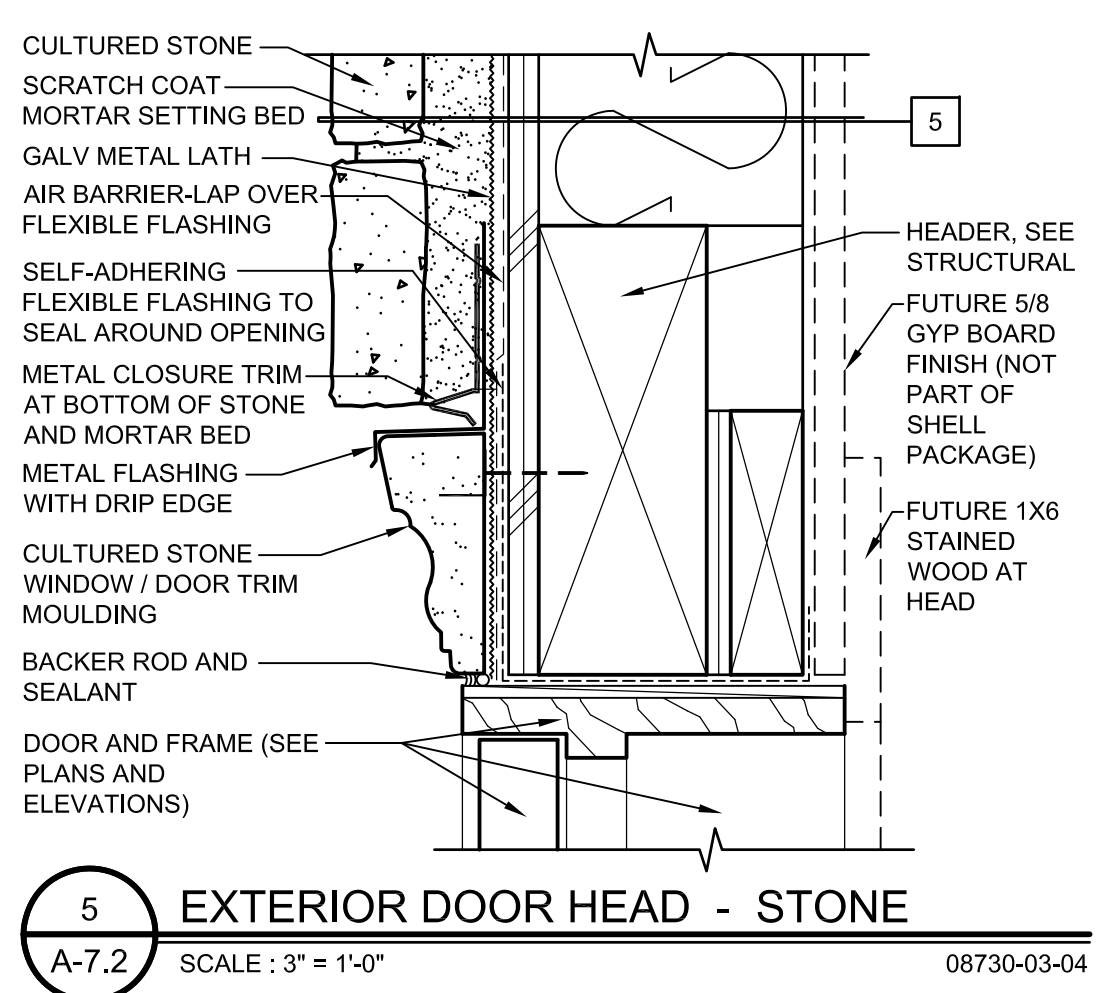
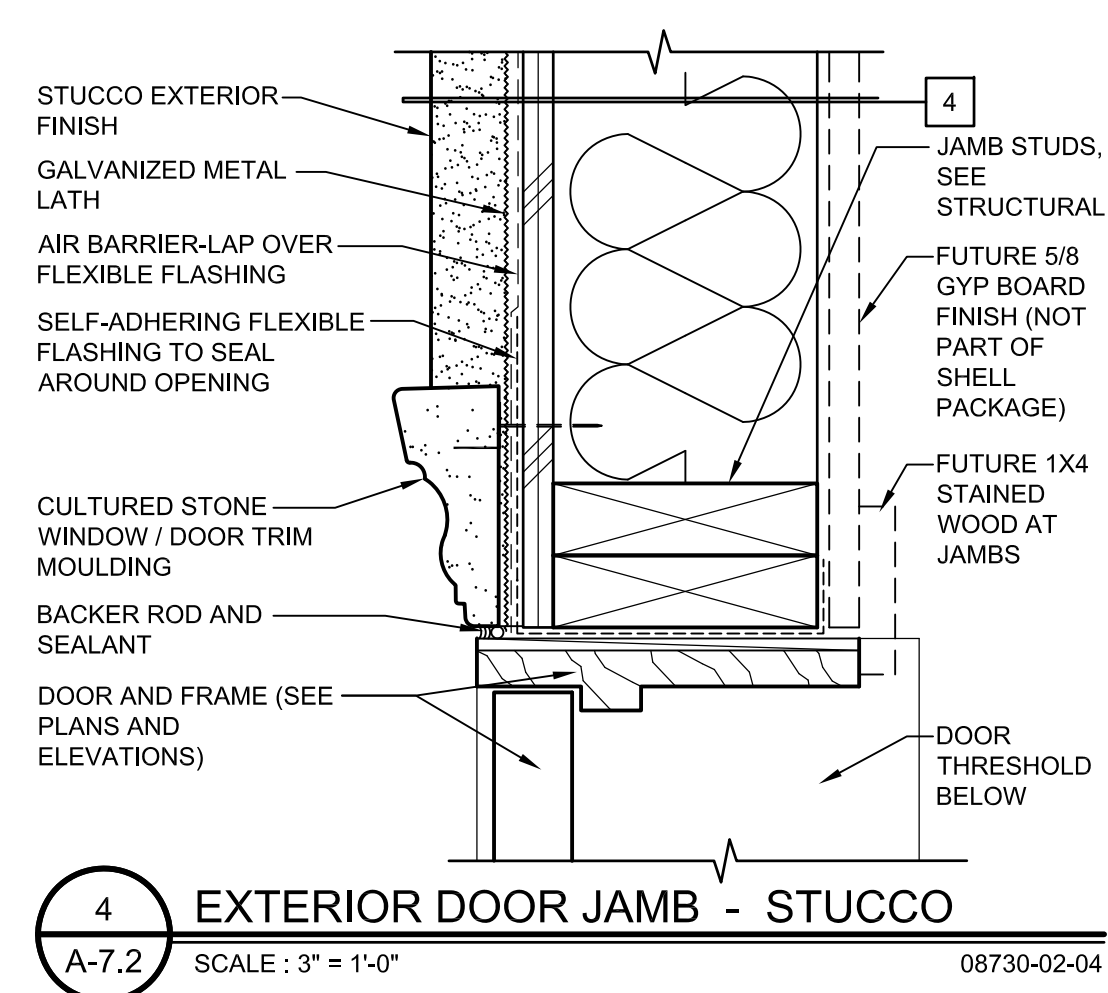
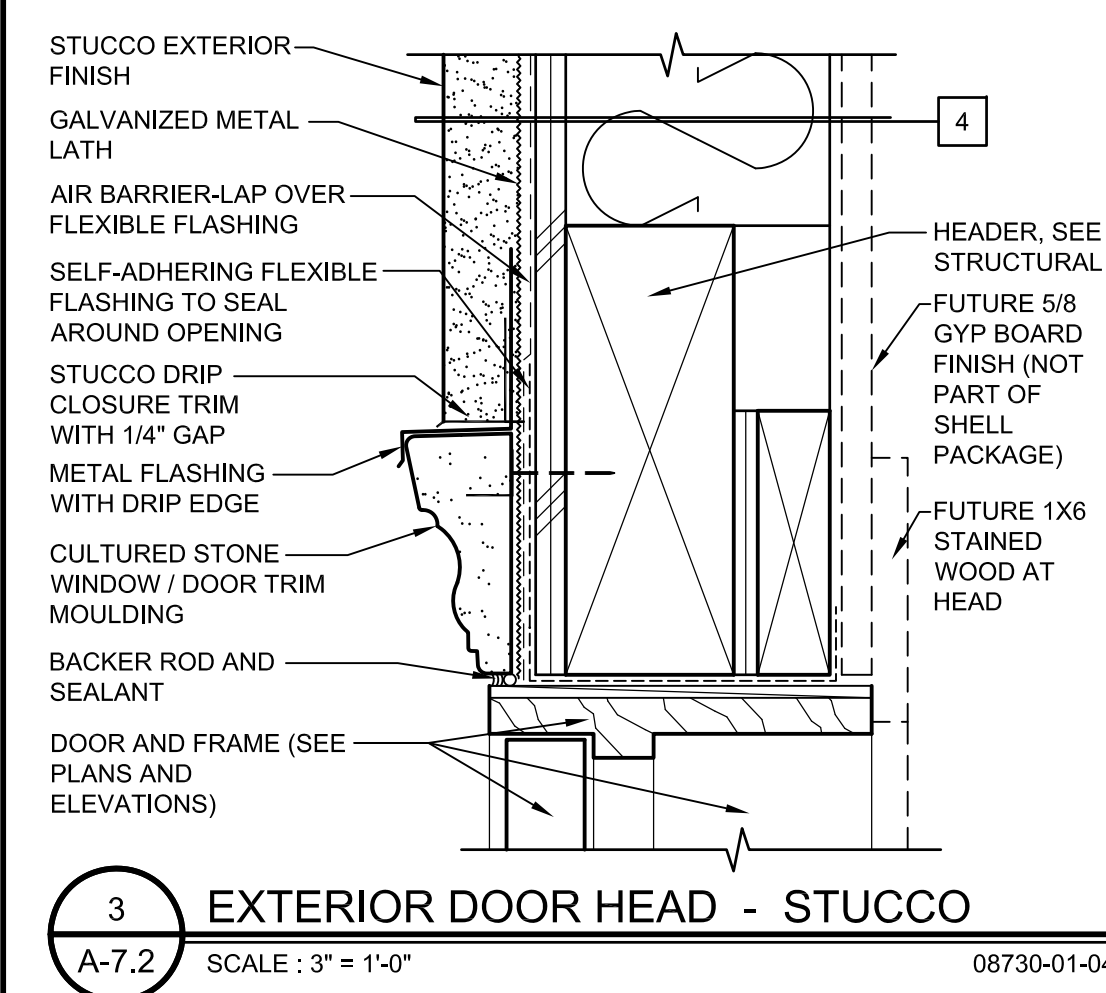
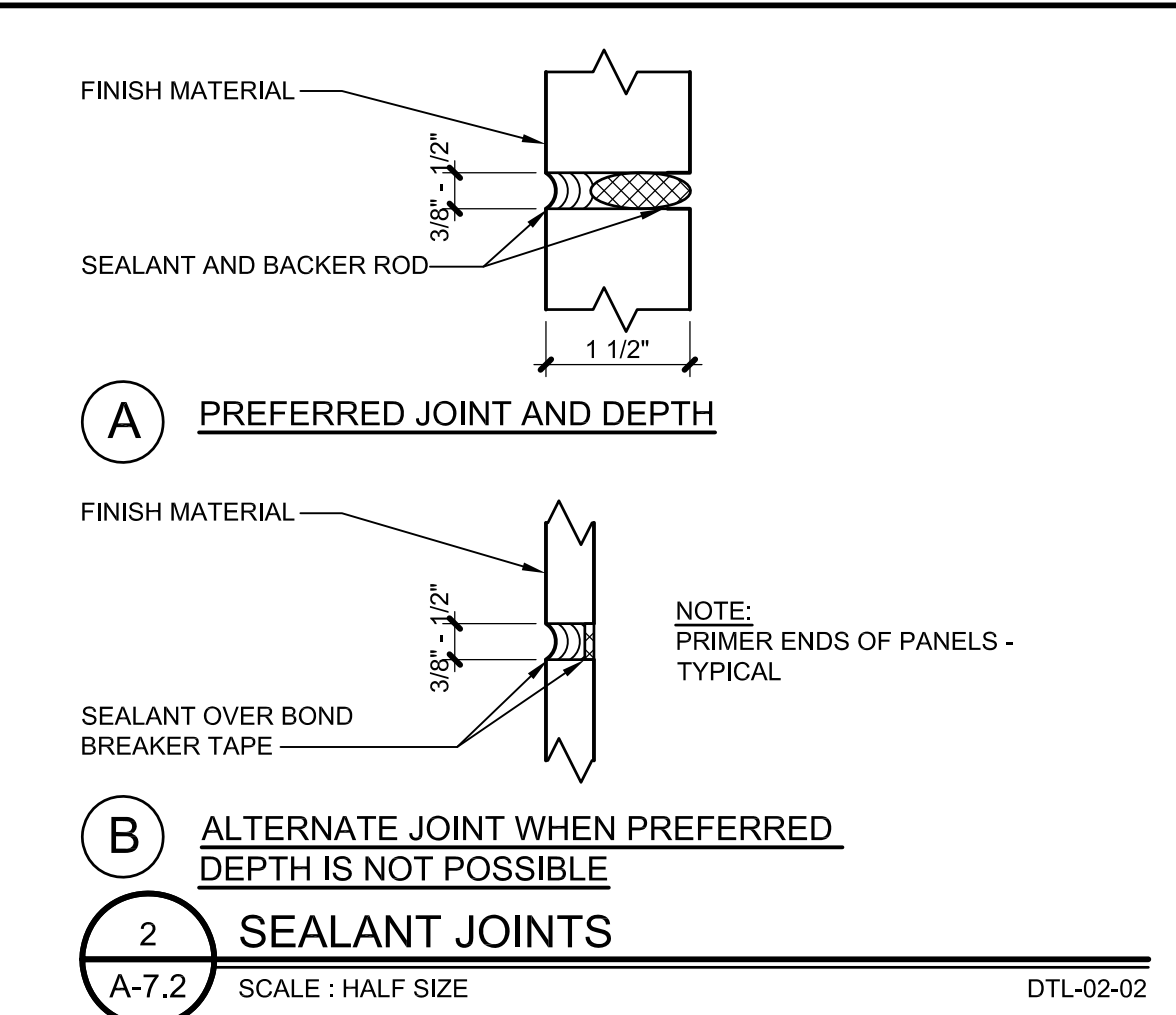
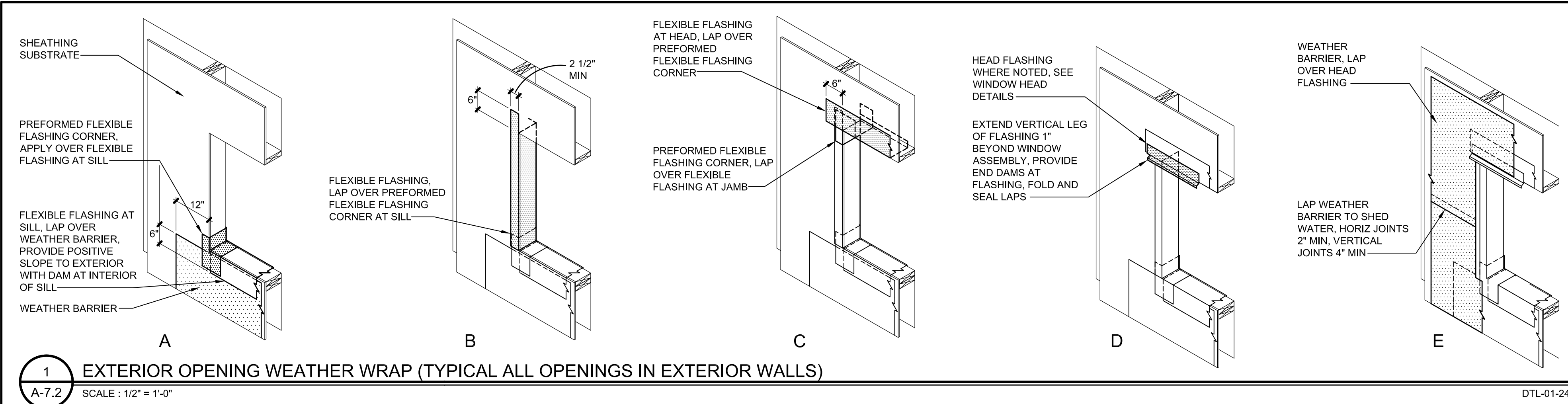
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4346 SE. 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

Tahrhan Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrhan@comcast.net

Details

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No :
_sheet-15-details
Date :
07.29.19
Sheet No :
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Morton Building Design
4346 SE 34th Ave.
Portland, Oregon 97202
9712218585 ph
mortondesign@msn.com

Tahrán Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego, Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahrán@comcast.net

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Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrán

Drawn By :
Michael Morton

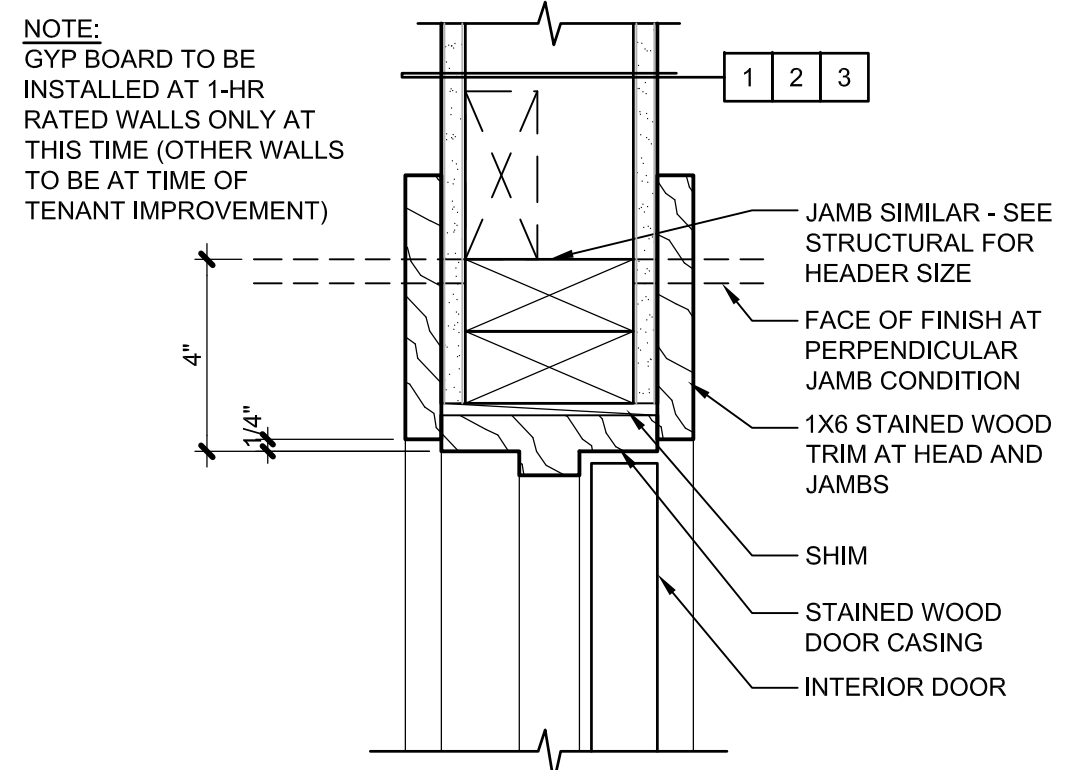
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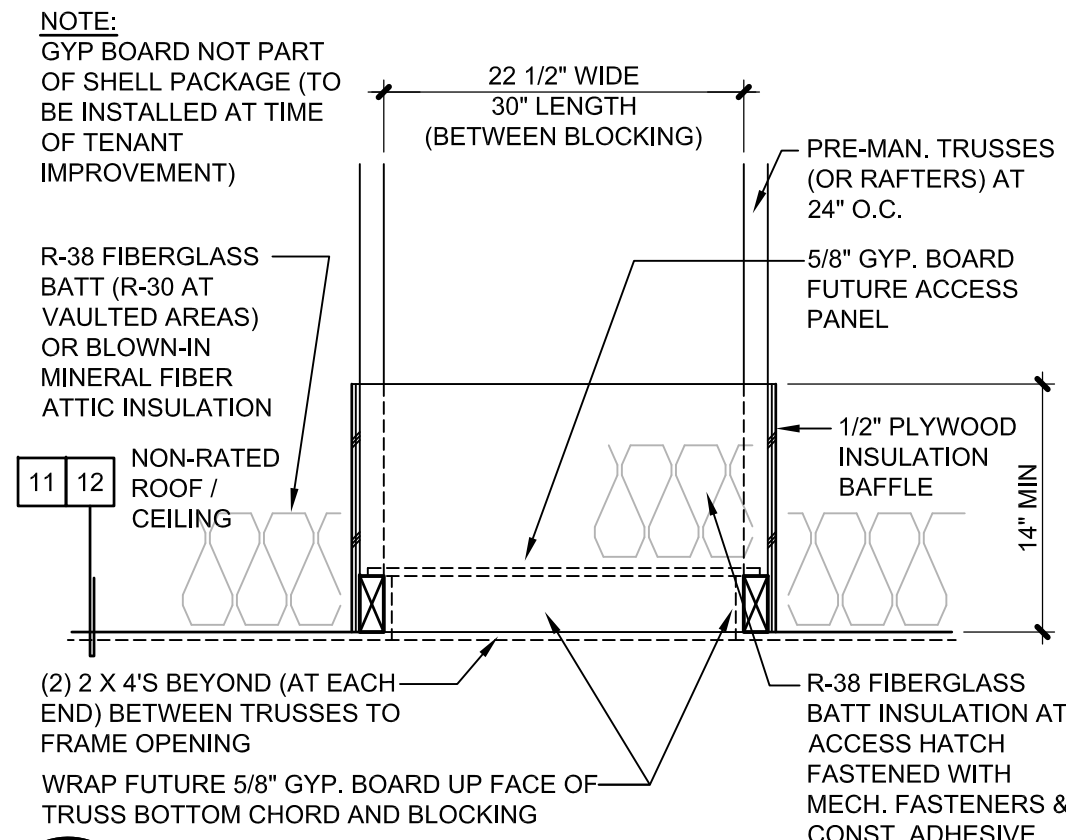
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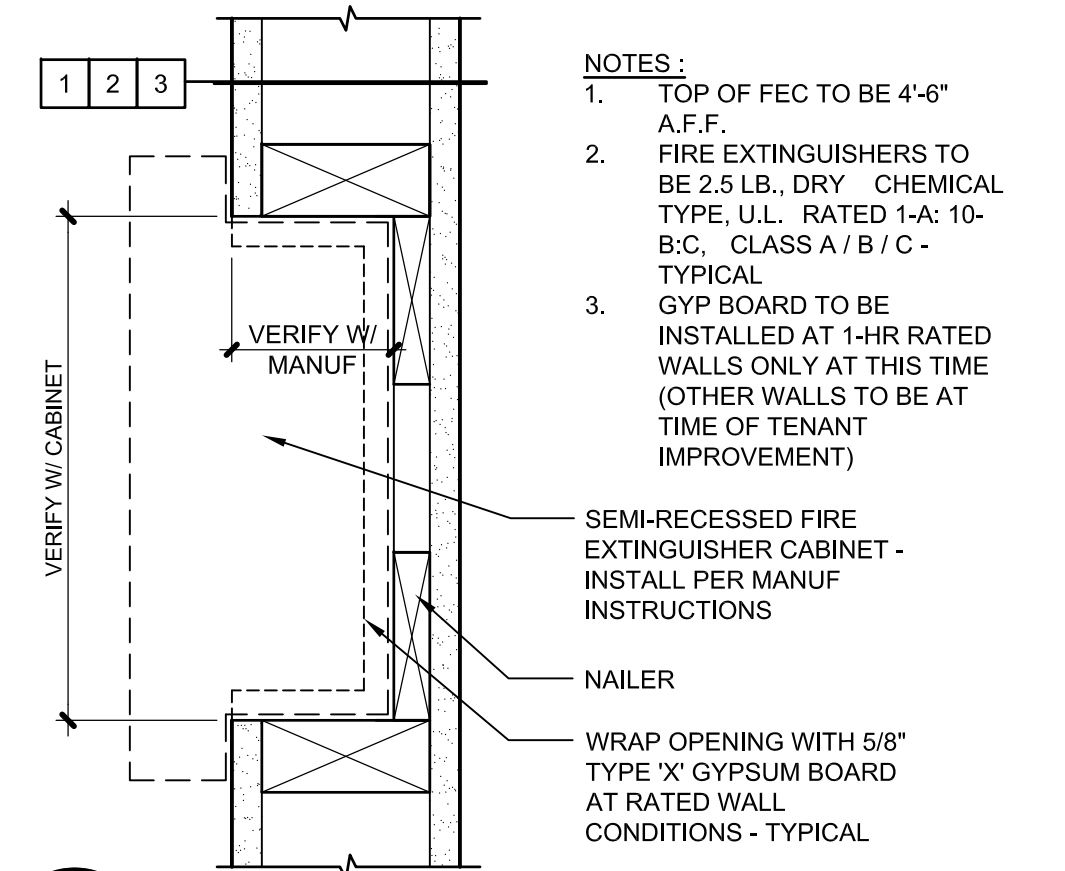
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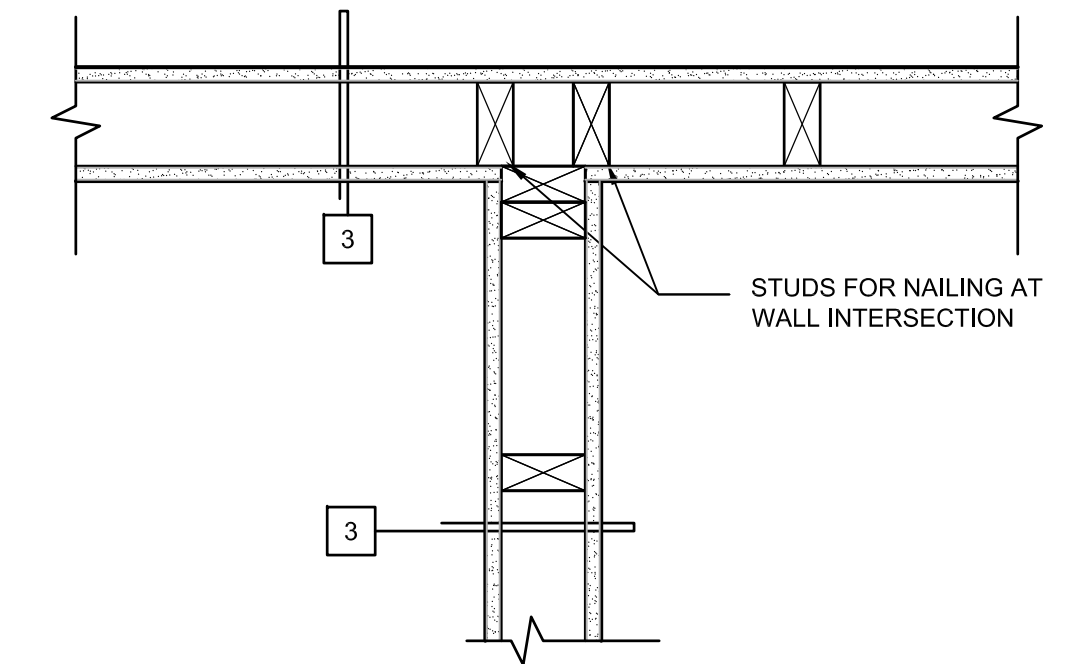
1 TYP INTERIOR DOOR HEAD (JAMB SIM)
A-7.3 SCALE : 3" = 1'-0" 08200-03-04



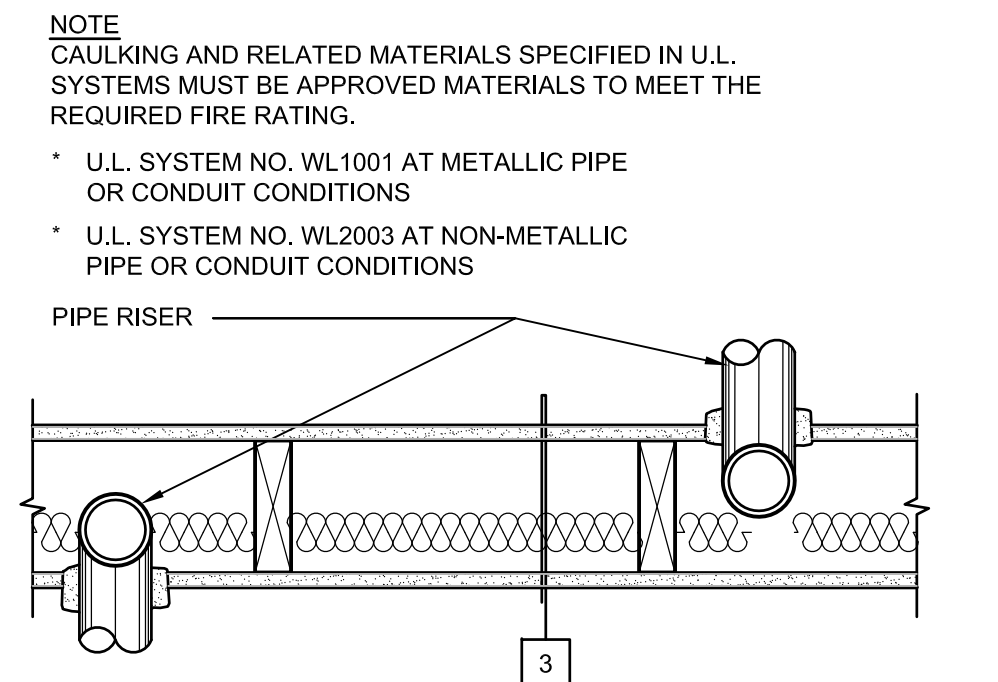
2 ATTIC ACCESS HATCH
A-7.3 SCALE : 1" = 1'-0" DTL-07-12



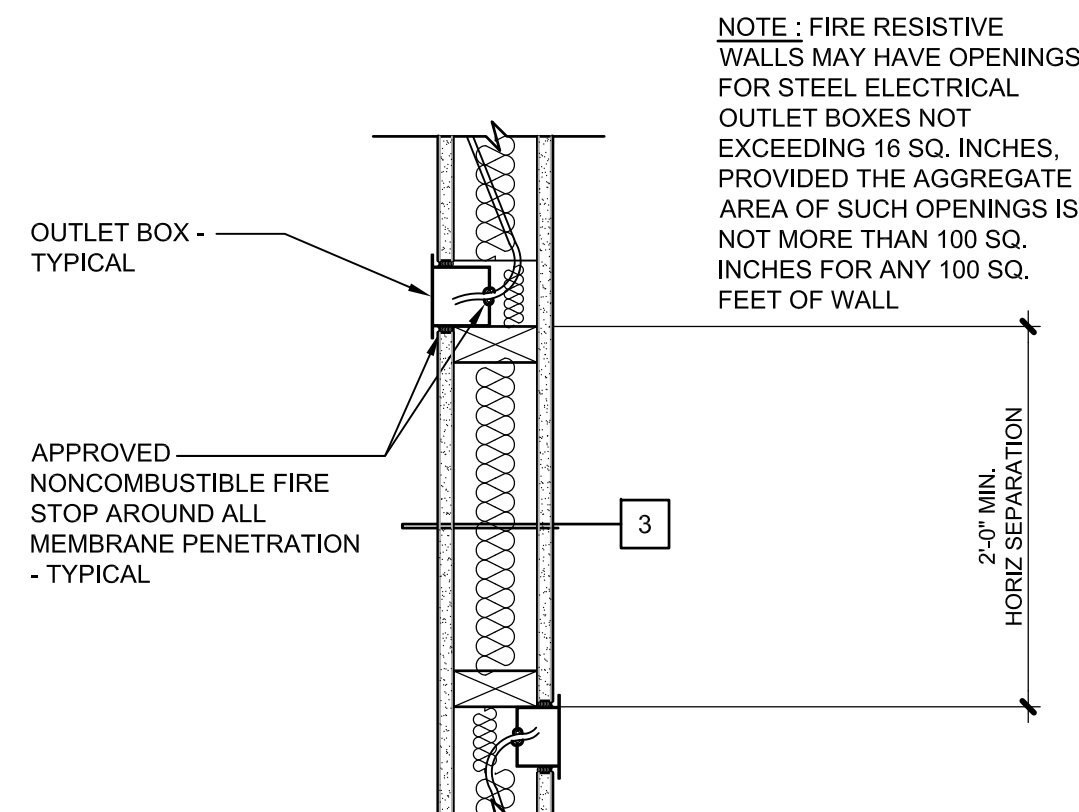
3 SEMI-RECESSED FEC - INTERIOR
A-7.3 SCALE : 3" = 1'-0" PLAN DTL-08-04



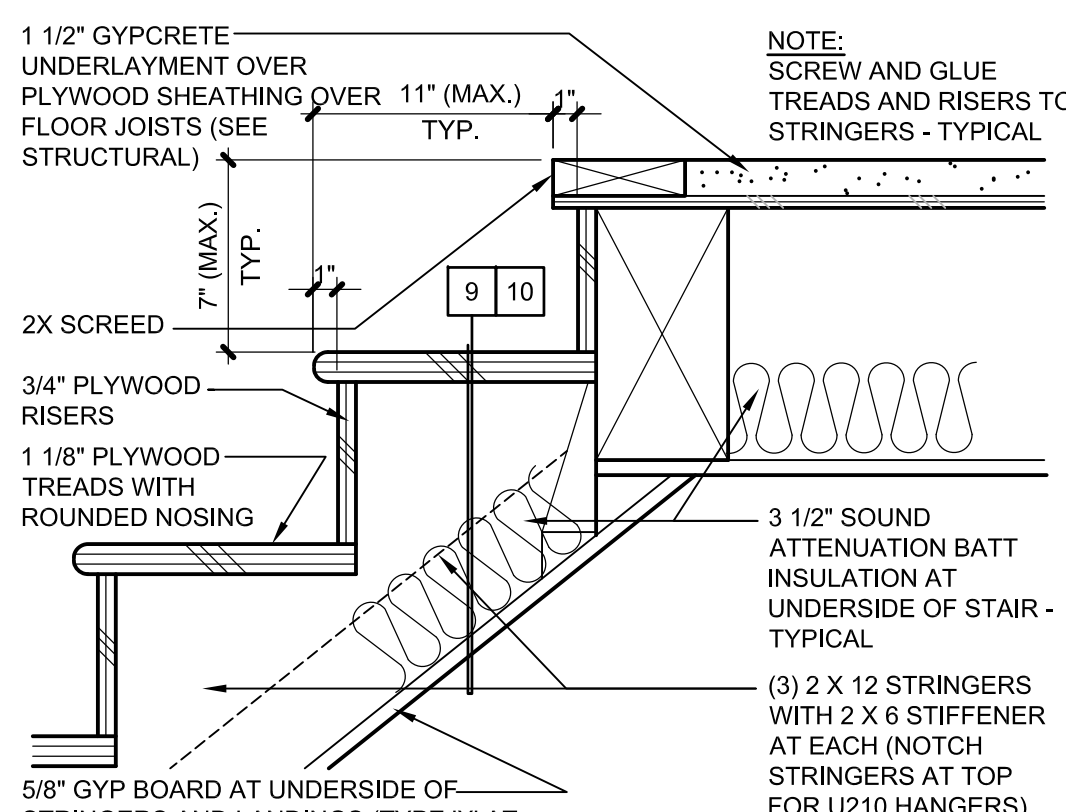
4 1-HR WALL INTERSECTION
A-7.3 SCALE : 1 1/2" = 1'-0" 09250-02-08



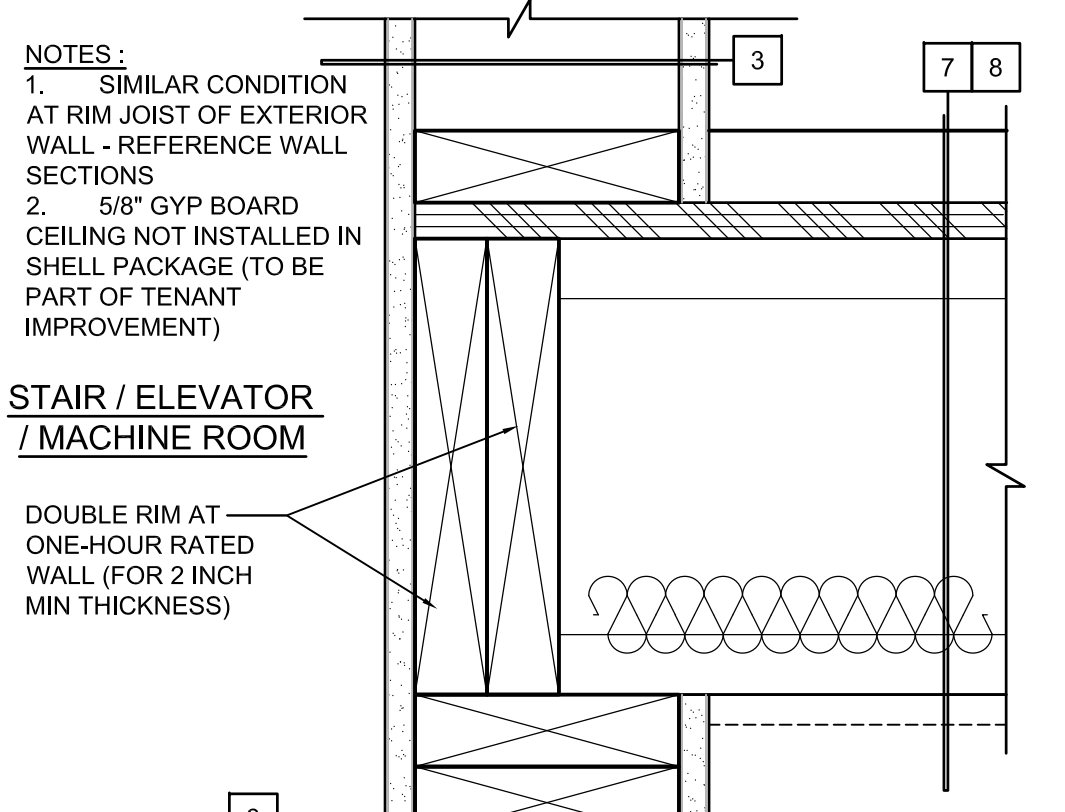
5 PLUMBING PENETRATIONS AT 1-HR RATED WALLS
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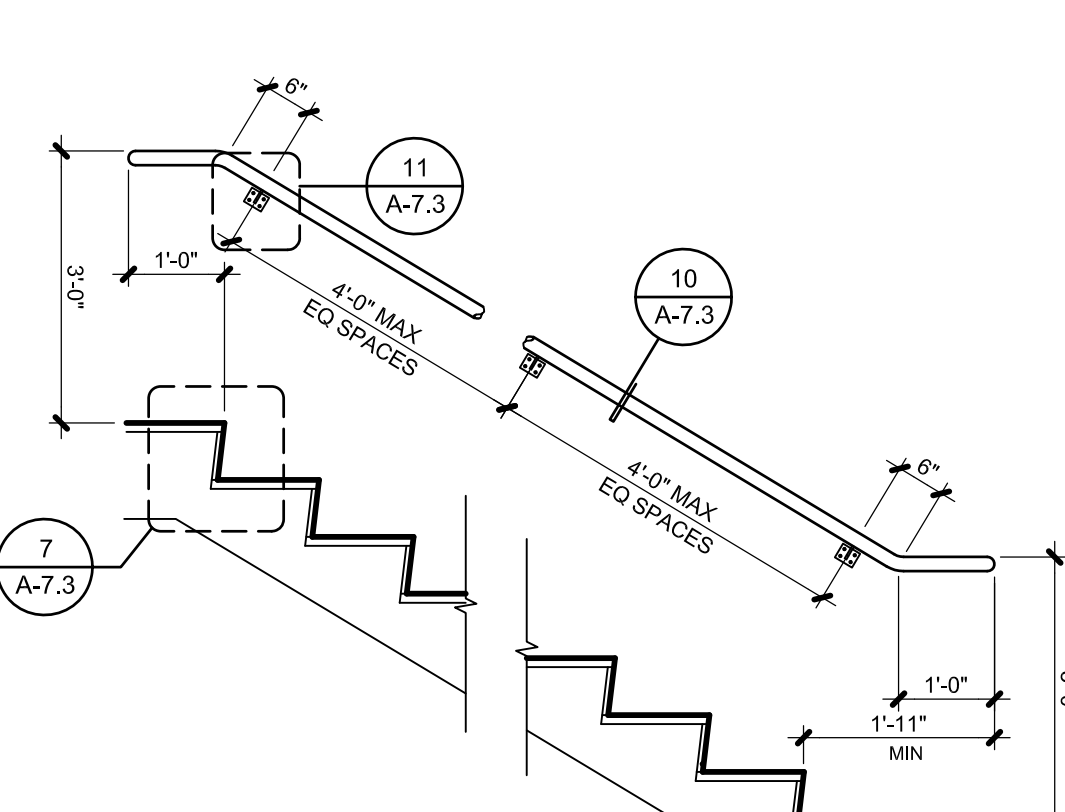
6 ELECTRICAL/MEMBRANE PENETRATIONS AT 1-HR WALL
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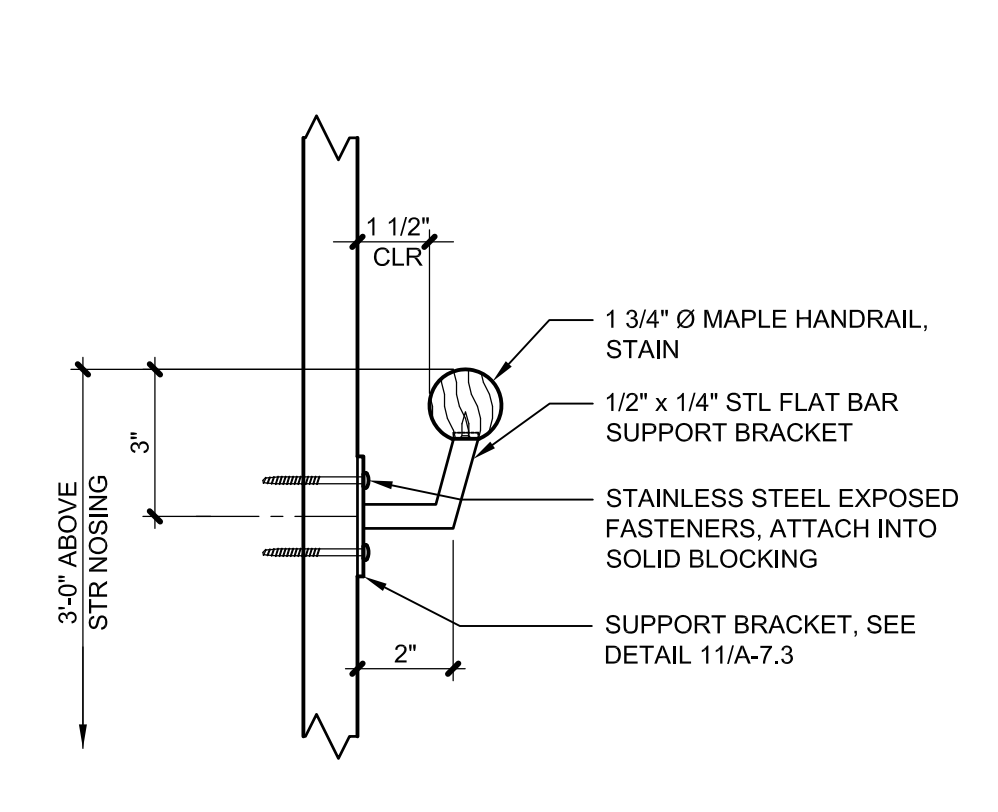
7 TYPICAL INTERIOR STAIR
A-7.3 SCALE : 1 1/2" = 1'-0" 06430-04-08



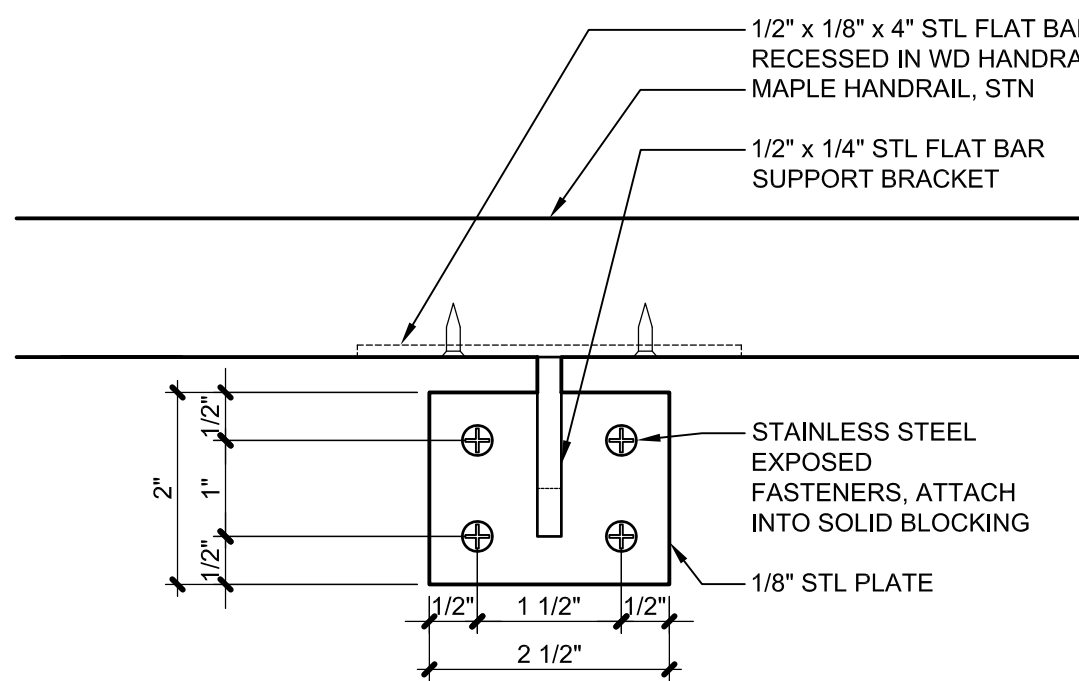
8 TYPICAL 1-HOUR WALL FIREBLOCKING
A-7.3 SCALE : 3" = 1'-0" DTL-23-04



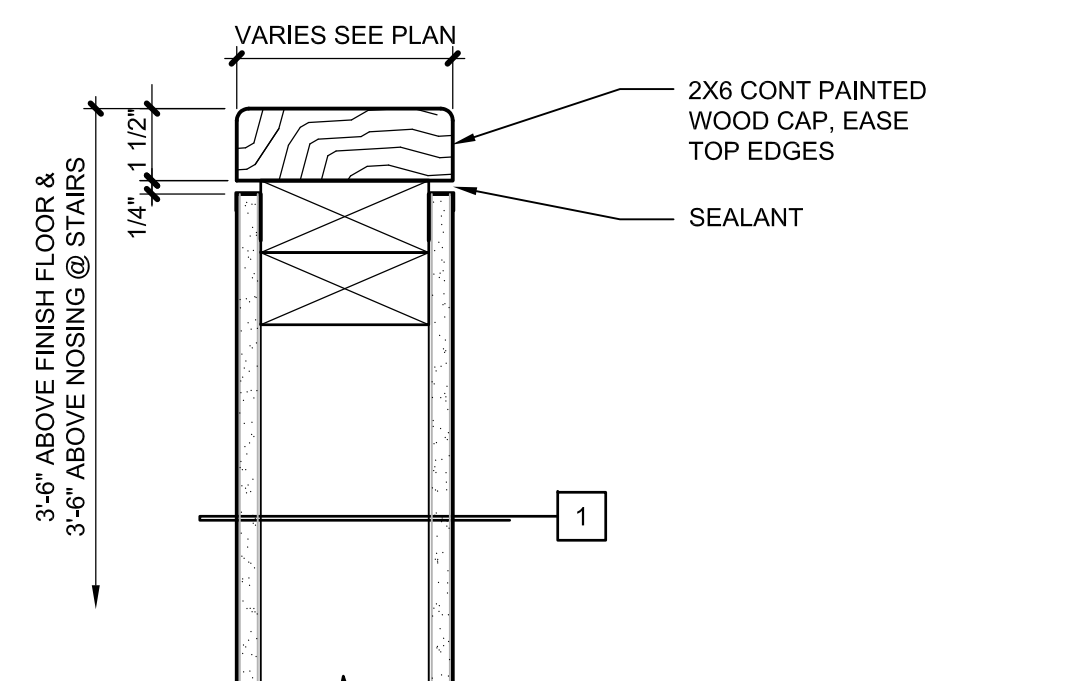
9 WALL MOUNTED HANDRAIL
A-7.3 SCALE : 1/2" = 1'-0" DTL-11-24



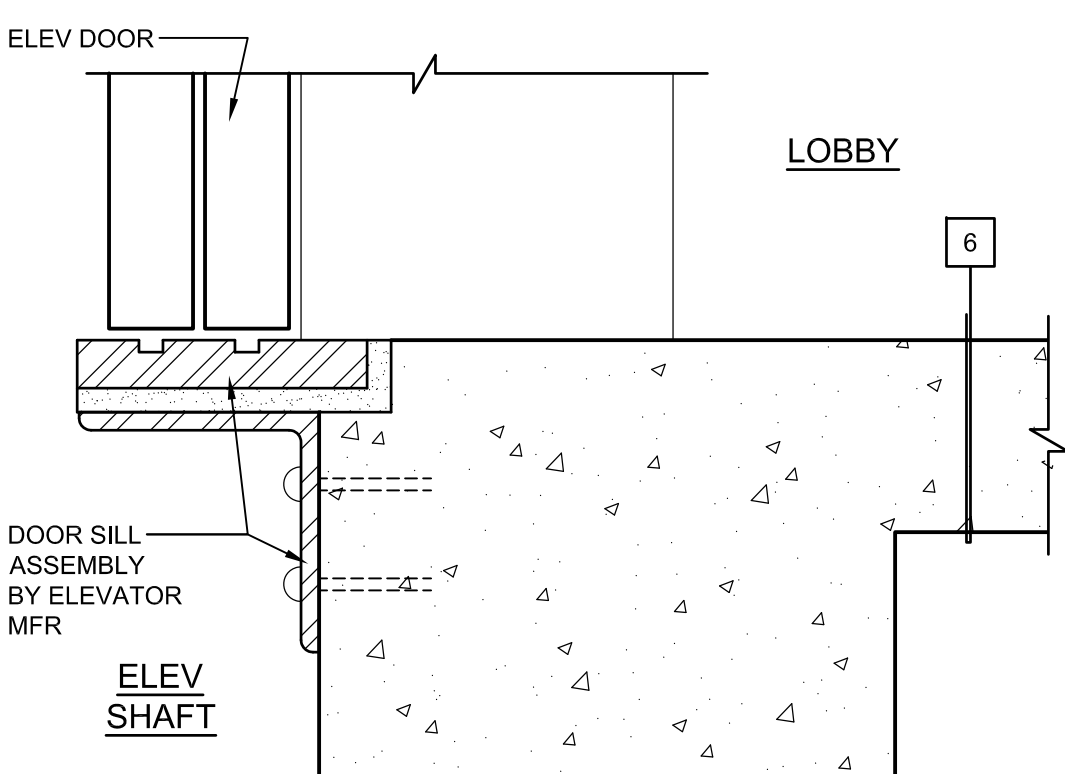
10 HANDRAIL
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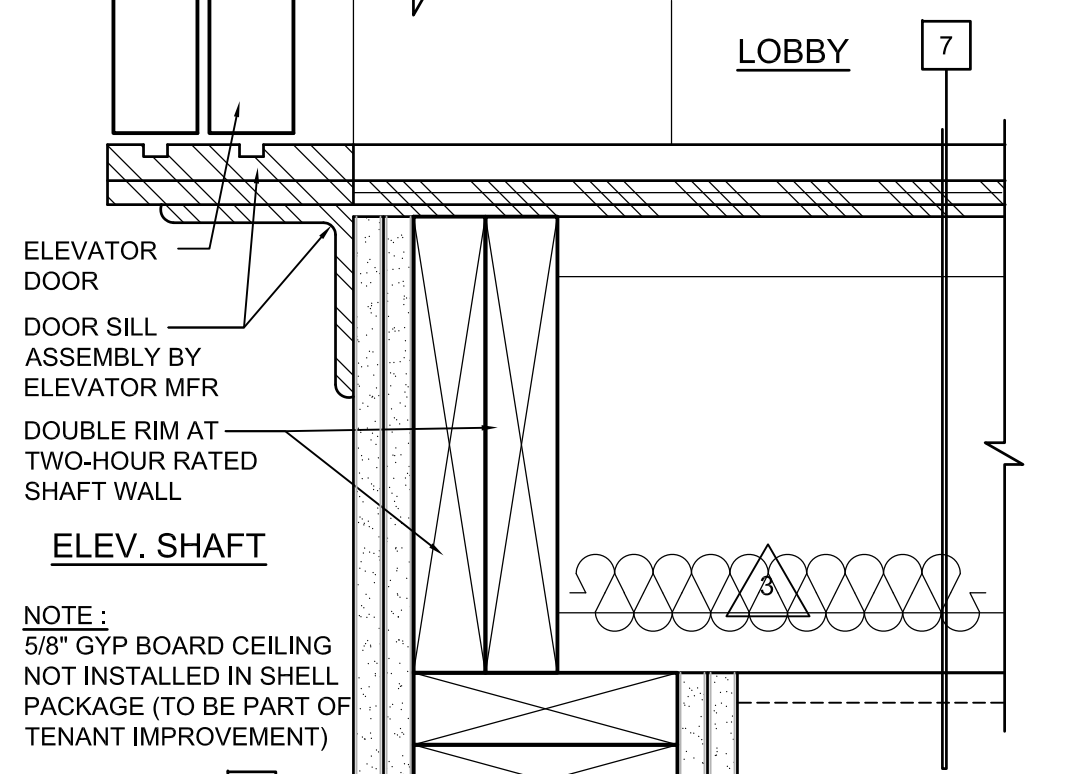
11 HANDRAIL SUPPORT BRACKET
A-7.3 HALF SCALE DTL-13-02



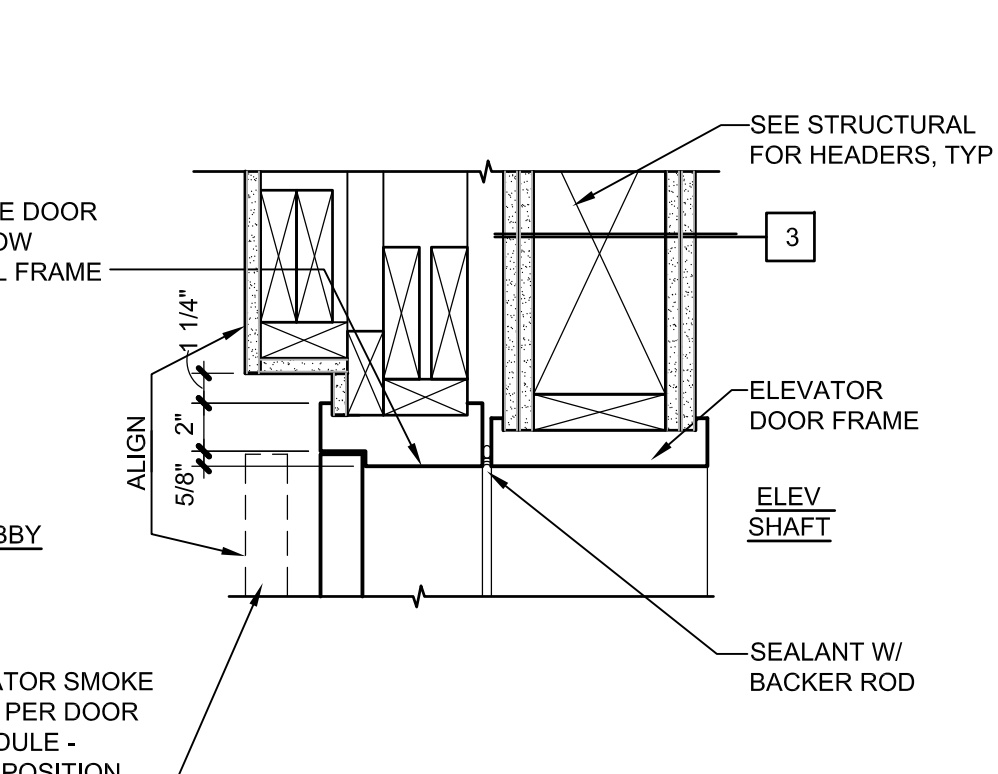
12 WOOD WALL CAP
A-7.3 SCALE : 3" = 1'-0" DTL-14-04



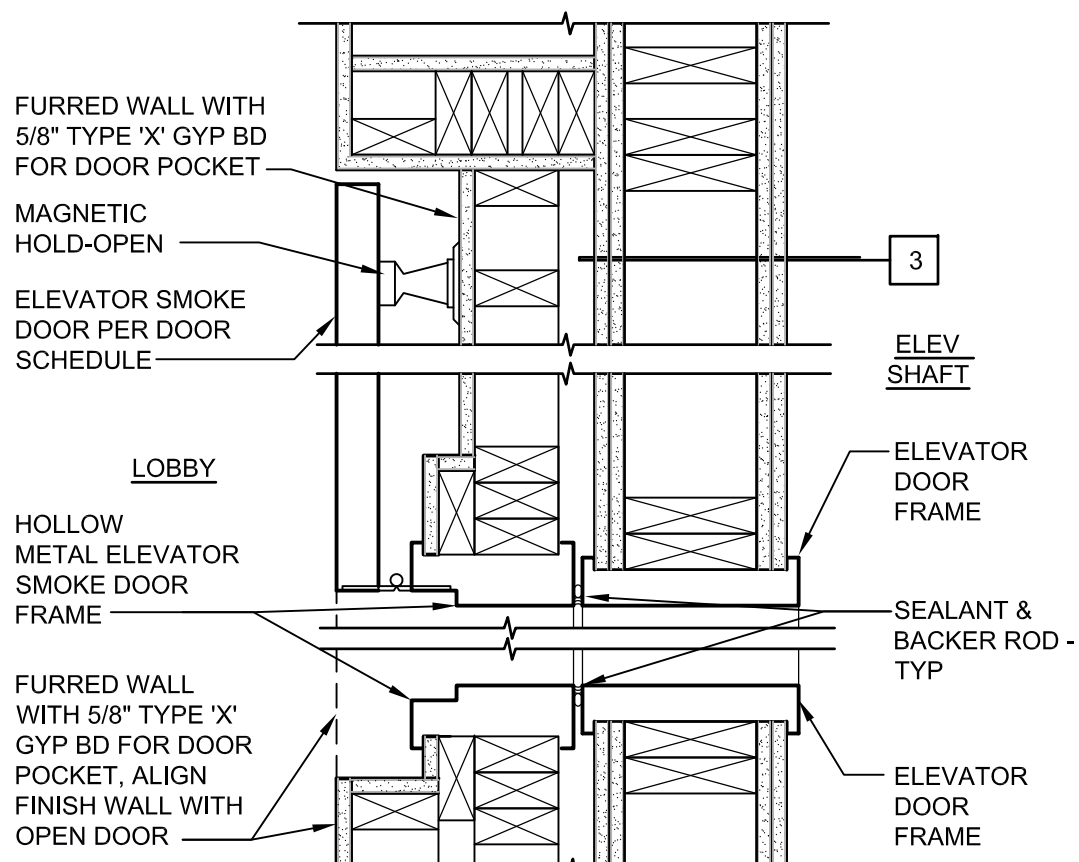
13 CONC SILL AT ELEV SMOKE DOOR
A-7.3 SCALE : 3" = 1'-0" DTL-15-04



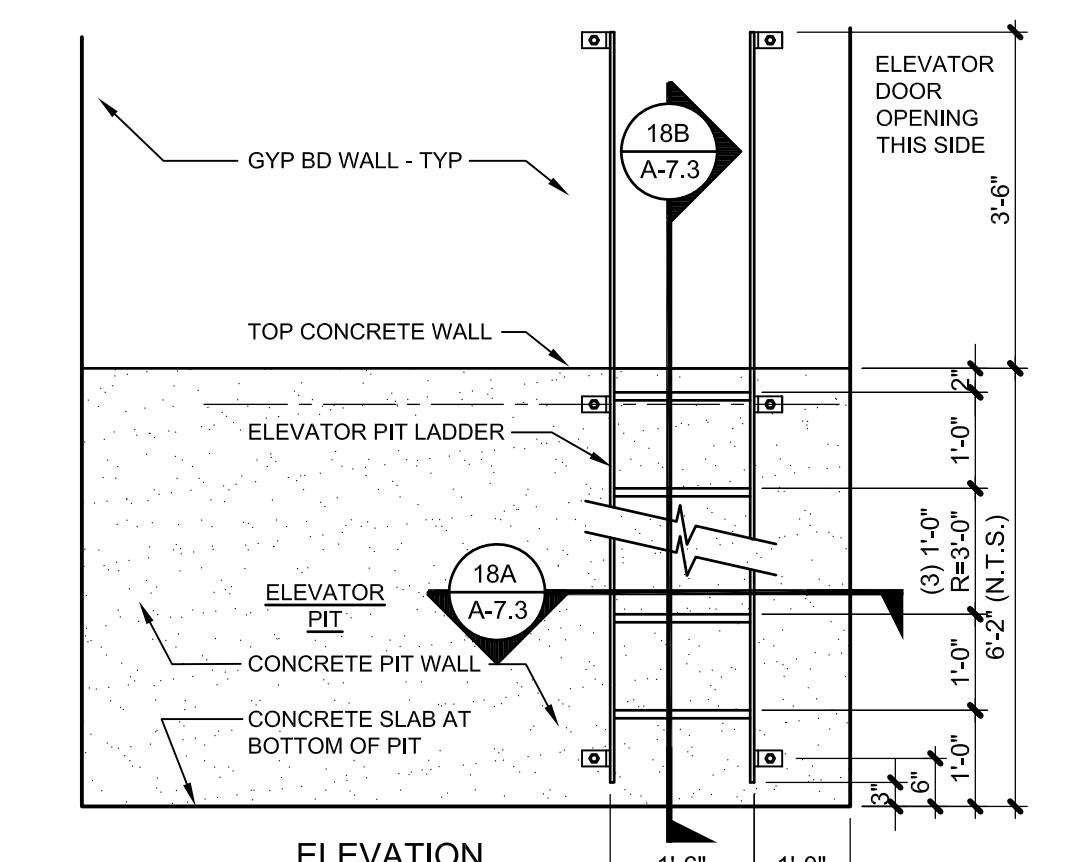
14 ELEV DOOR SILL DETAIL
A-7.3 SCALE : 3" = 1'-0" DTL-16-04



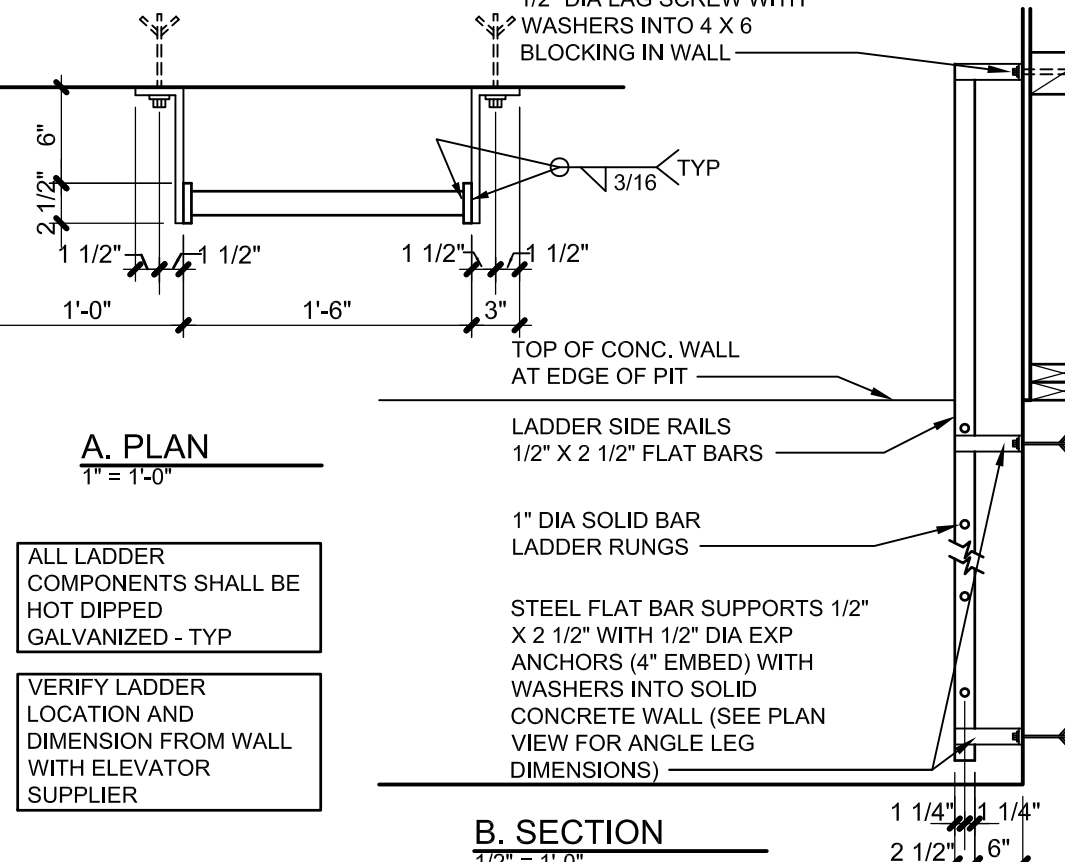
15 ELEVATOR SMOKE DOOR HEAD
A-7.3 SCALE : 1 1/2" = 1'-0" DTL-17-08



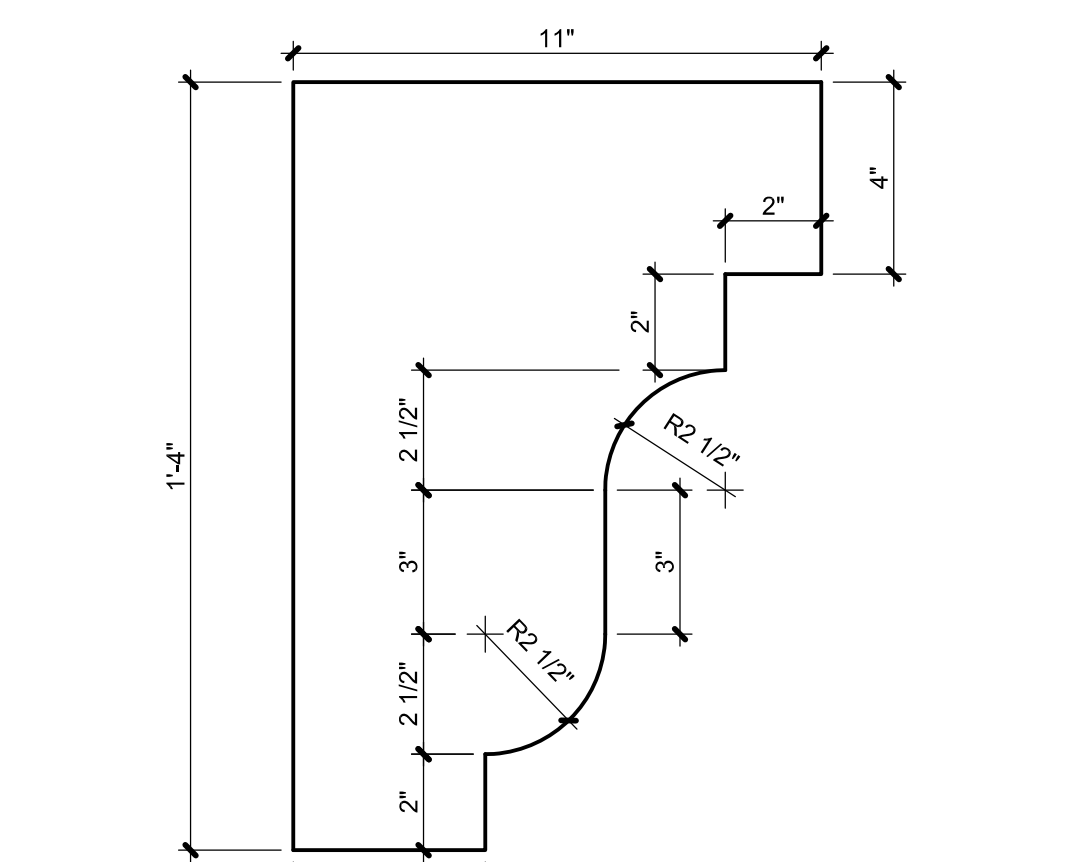
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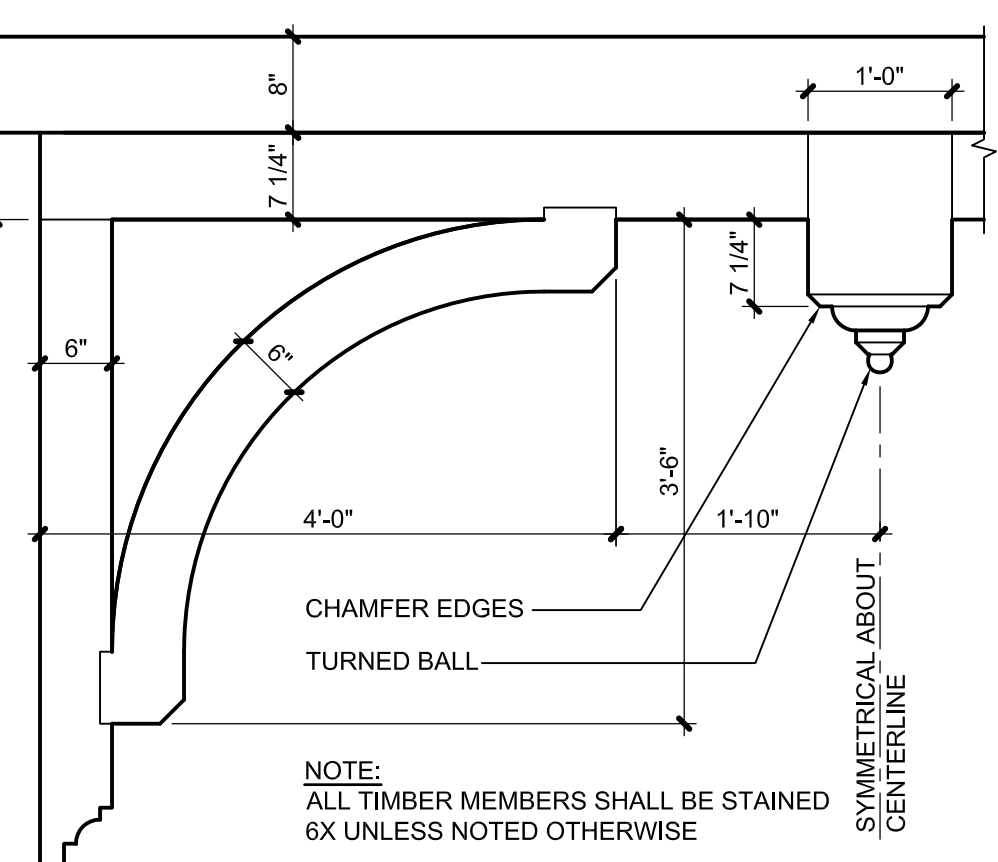
17 ELEVATOR PIT LADDER DETAIL
A-7.3 SCALE : 3/4" = 1'-0" DTL-19-16



18 ELEVATOR PIT LADDER DETAIL
A-7.3 SCALE : VARIES DTL-20-16



19 CORBEL DETAIL NO. 1
A-7.3 SCALE : 3" = 1'-0" CORBEL-01-04



20 TIMBER BRACKET DETAIL
A-7.3 SCALE : 3/4" = 1'-0" TIMBER-01-16

Morton Building Design
4346 SE 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

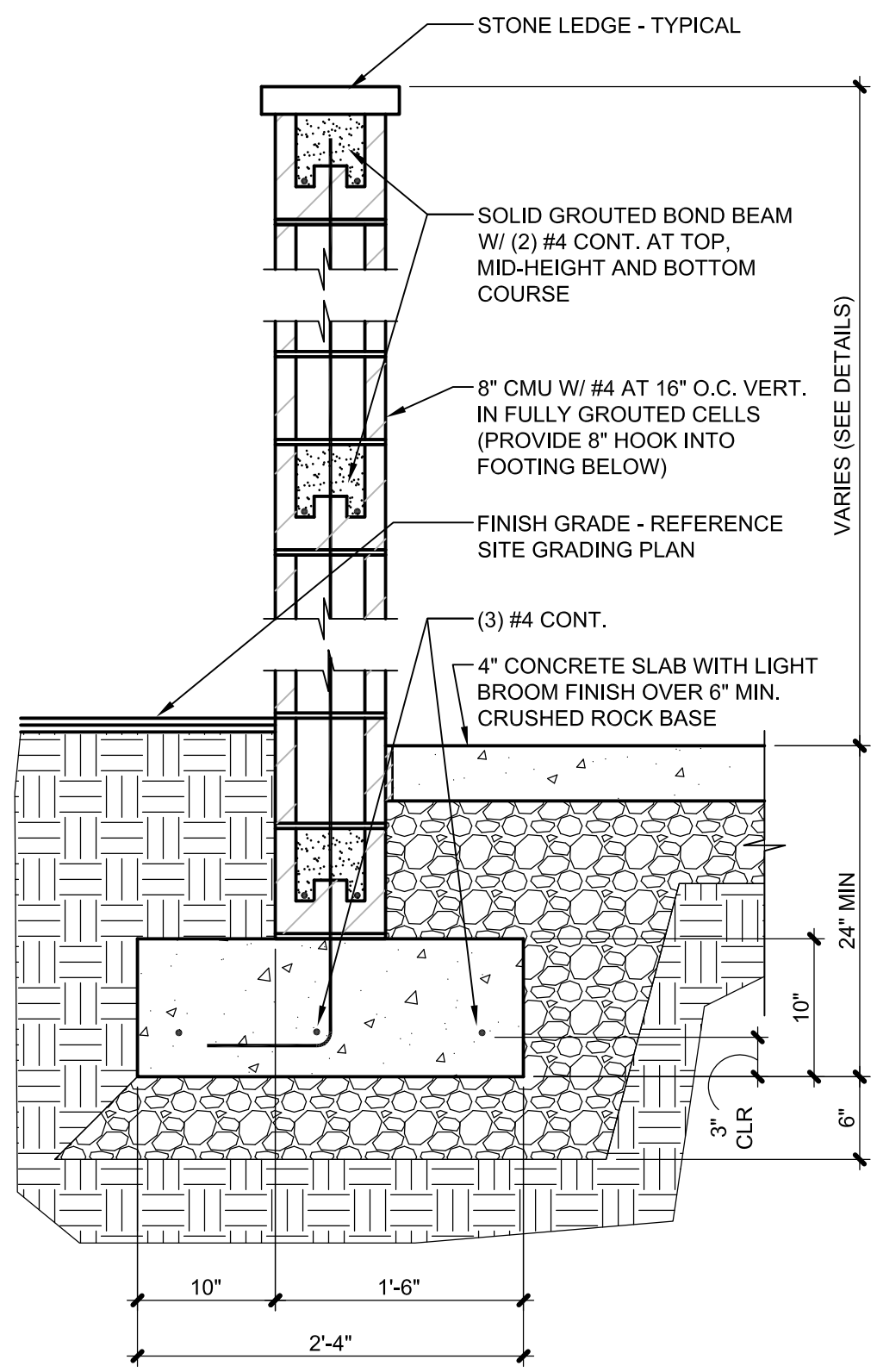
Tahran Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahran@comcast.net

REGISTERED ARCHITECT
2399
RALPH TAHRAN
Portland, Oregon
STATE OF OREGON
Details

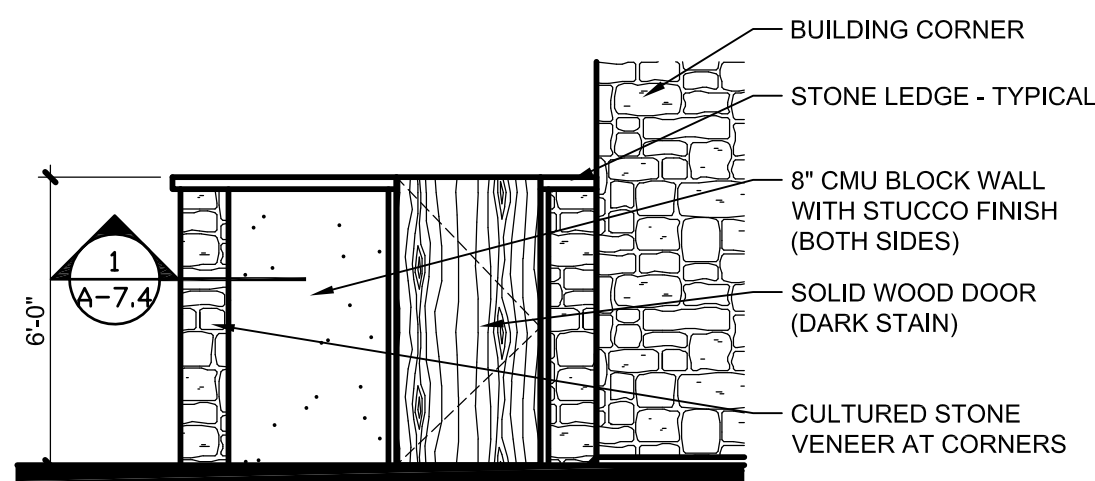
Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahran
Drawn By :
Michael Morton
Reference No :
_sheet-17-details
Date :
07.29.19
Sheet No :
A-7.3

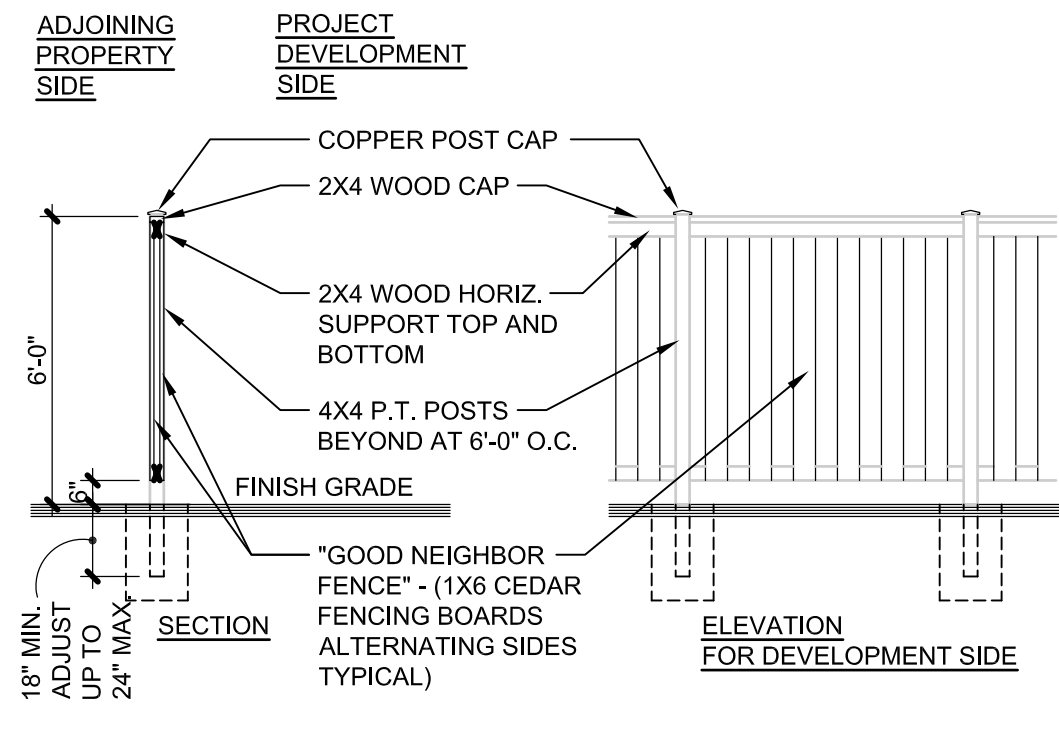
Building Permit Submittal - July 29, 2019



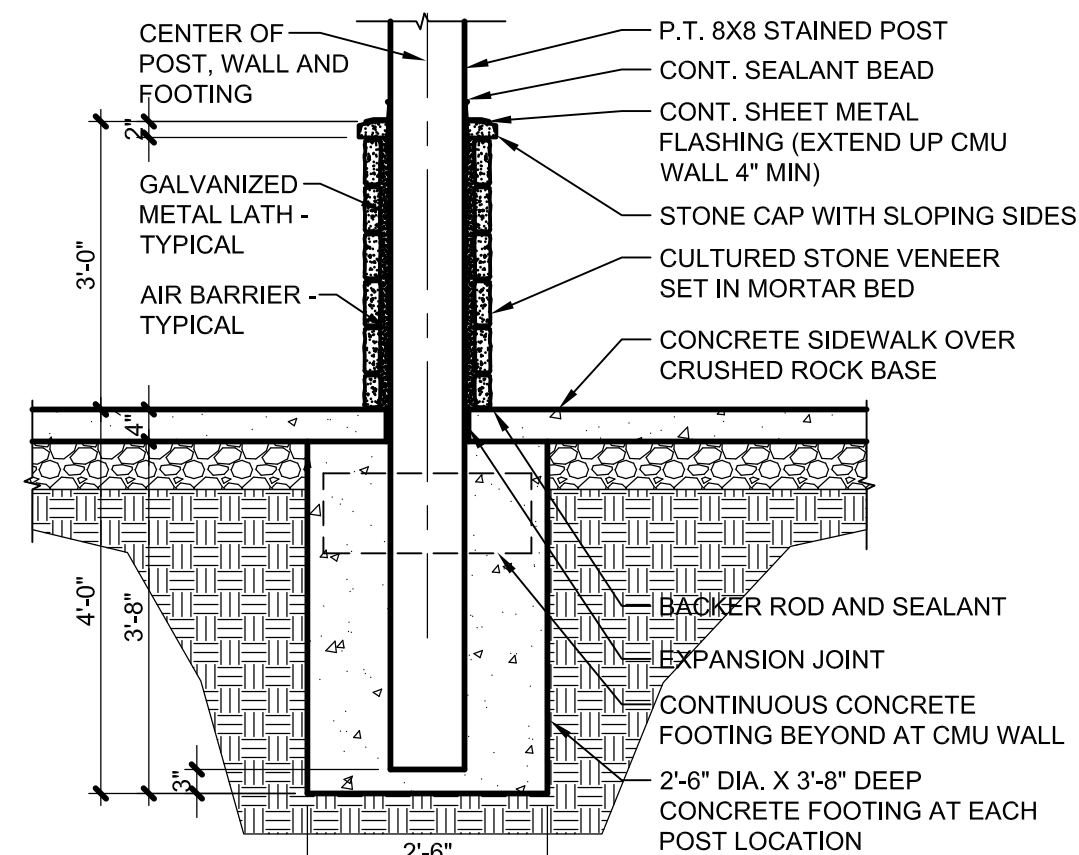
1 TRASH ENCLOSURE WALL/FOOTING SECTION
A-7.4 SCALE : 1" = 1'-0" TRASH-01-12



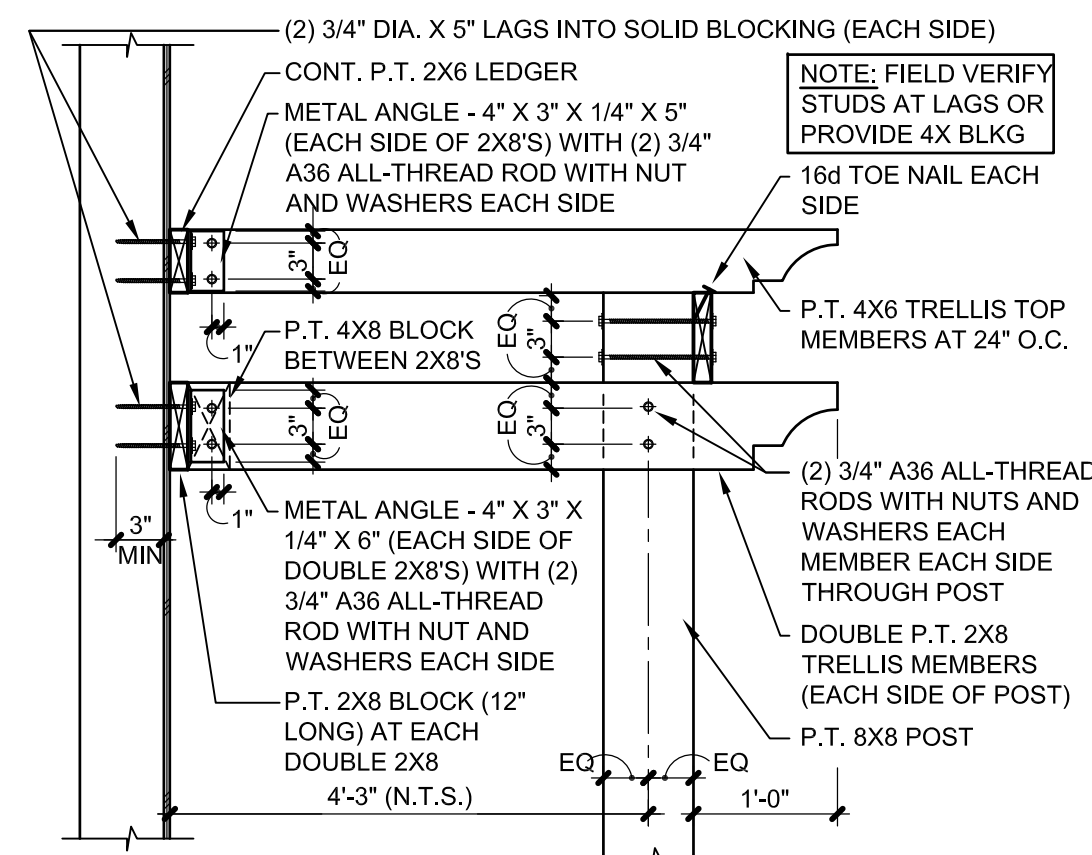
2 MECHANICAL ENCLOSURE - ELEVATION
A-7.4 SCALE : 1/4" = 1'-0" MECH-01-48



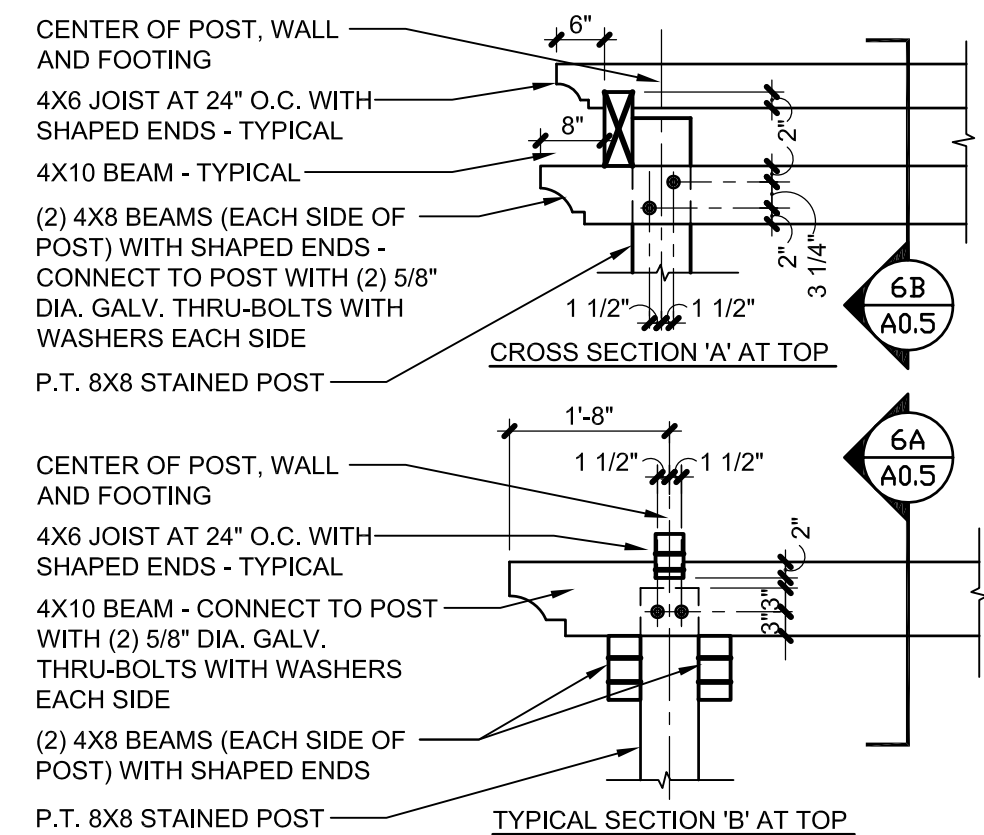
3 PROPERTY LINE FENCE
A-7.4 SCALE : 1/4" = 1'-0" FENCE-01-48



4 TRELLIS POST BASE
A-7.4 SCALE : 1/2" = 1'-0" TRELLIS-04-24



5 TRELLIS FRAMING CONNECTION
A-7.4 SCALE : 3/4" = 1'-0" TRELLIS-08-16



6 TRELLIS CONNECTIONS
A-7.4 SCALE : 1/2" = 1'-0" TRELLIS-05-24



Details

Bank of the West Plaza - Building #2

Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrhan

Drawn By :
Michael Morton

Reference No :
_sheet-18-details

Date :
07.29.19

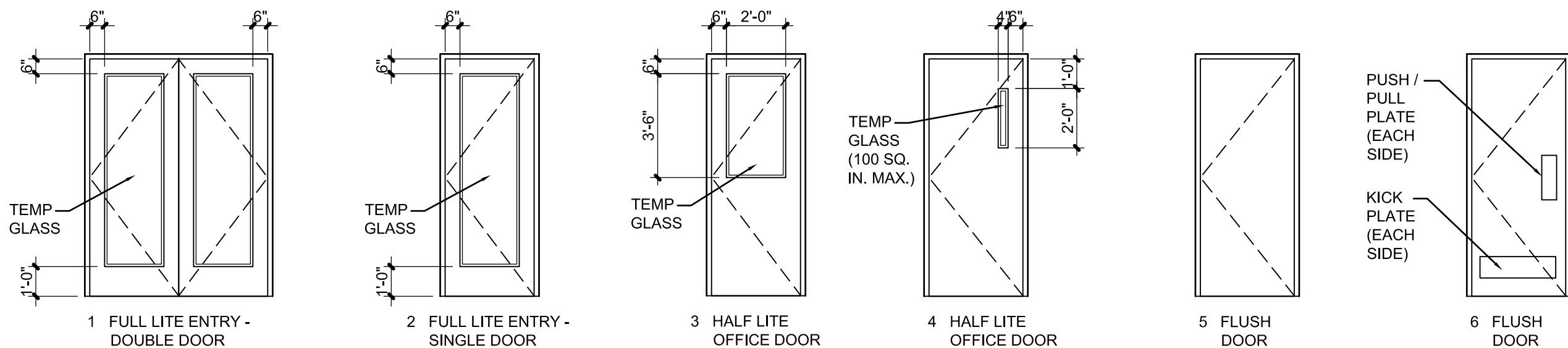
Sheet No. :

A-7.4

Building Permit Submittal - July 29, 2019

DOOR SCHEDULE									
SYMBOL	LOCATION	SIZE (WIDTH X HEIGHT)	TYPE	THICK- NESS	DOOR		FRAME		REMARKS
					MATERIAL	FINISH	MATERIAL	FINISH	
FIRST FLOOR									
101	ENTRY / EXIT	6'-0" X 8'-0"	1	1 3/4"	STEEL	PAINT	WOOD	PAINT	INSUL U 0.20
102	ENTRY / EXIT	3'-0" X 8'-0"	2	1 3/4"	STEEL	PAINT	WOOD	PAINT	INSUL U 0.20
103	ENTRY / EXIT	6'-0" X 8'-0"	1	1 3/4"	STEEL	PAINT	WOOD	PAINT	INSUL U 0.20
104	ENTRY / EXIT	6'-0" X 8'-0"	1	1 3/4"	STEEL	PAINT	WOOD	PAINT	INSUL U 0.20
105	ELECTRICAL ROOM	3'-0" X 8'-0"	2	1 3/4"	STEEL	PAINT	WOOD	PAINT	INSUL U 0.20
106	ELEVATOR MACH. ROOM	3'-6" X 8'-0"	5	1 3/8"	H.M.	PAINT	H.M.	PAINT	1 HR RATED
107	STAIR	3'-0" X 8'-0"	4	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
108	ELEVATOR	3'-6" X 7'-0"	5	1 3/8"	H.M.	PAINT	H.M.	PAINT	1 HR RATED
109	STORAGE	3'-0" X 8'-0"	5	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
110	LOBBY	3'-0" X 8'-0"	3	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
111	LOBBY	3'-0" X 8'-0"	3	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
112	MEN'S RESTROOM	3'-0" X 8'-0"	6	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
113	WOMEN'S RESTROOM	3'-0" X 8'-0"	6	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
SECOND FLOOR									
201	ELEVATOR	3'-6" X 7'-0"	5	1 3/8"	H.M.	PAINT	H.M.	PAINT	1 HR RATED
202	STAIR	3'-0" X 8'-0"	4	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	1 HR RATED
203	MEN'S RESTROOM	3'-0" X 8'-0"	6	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	-
204	WOMEN'S RESTROOM	3'-0" X 8'-0"	6	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	-
205	CONFERENCE ROOM	3'-0" X 8'-0"	3	1 3/8"	S.C. WOOD	PAINT	WOOD	PAINT	-

ROOM FINISH SCHEDULE					
ROOM TITLE	FLOOR	BASE	WALL	CEILING	REMARKS
			MAT'L. / FINISH	MAT'L. / FINISH	
FIRST FLOOR					
LEASE SPACE #1	CONCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LEASE SPACE #2	CONCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LEASE SPACE #3	CONCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LOBBY	TILE	WOOD	GYP BD / PAINT	GYP BD / PAINT	12'-0" CEILING HEIGHT
STAIR	CARPET	WOOD	GYP BD / PAINT	GYP BD / PAINT	VARIES
ELEVATOR	TILE	TILE	PLASTIC LAMINATE	PLASTIC LAMINATE	-
ELEV. MACHINE ROOM	CONCRETE	-	GYP BD / TAPED	GYP BD / TAPED	12'-0" CEILING HEIGHT
MEN'S ROOM	TILE	TILE	WR GYP BD/PAINT	WR GYP BD/PAINT	12'-0" CEILING HEIGHT
WOMEN'S ROOM	TILE	TILE	WR GYP BD/PAINT	WR GYP BD/PAINT	12'-0" CEILING HEIGHT
STORAGE ROOM	CONCRETE	-	GYP BD / TAPED	GYP BD / TAPED	VARIES
ELECTRICAL ROOM	CONCRETE	-	GYP BD / TAPED	GYP BD / TAPED	12'-0" CEILING HEIGHT
SECOND FLOOR					
LEASE SPACE #4	GYPCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LEASE SPACE #5	GYPCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LEASE SPACE #6	GYPCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LOBBY	TILE	WOOD	GYP BD / PAINT	GYP BD / PAINT	11'-0" CEILING HEIGHT
STAIR	CARPET	WOOD	GYP BD / PAINT	GYP BD / PAINT	VARIES
ELEVATOR	TILE	TILE	PLASTIC LAMINATE	PLASTIC LAMINATE	-
CONFERENCE ROOM	CARPET	WOOD	GYP BD / PAINT	GYP BD / PAINT	11'-0" CEILING HEIGHT
MEN'S ROOM	TILE	TILE	WR GYP BD/PAINT	WR GYP BD/PAINT	8'-0" CEILING HEIGHT
WOMEN'S ROOM	TILE	TILE	WR GYP BD/PAINT	WR GYP BD/PAINT	8'-0" CEILING HEIGHT

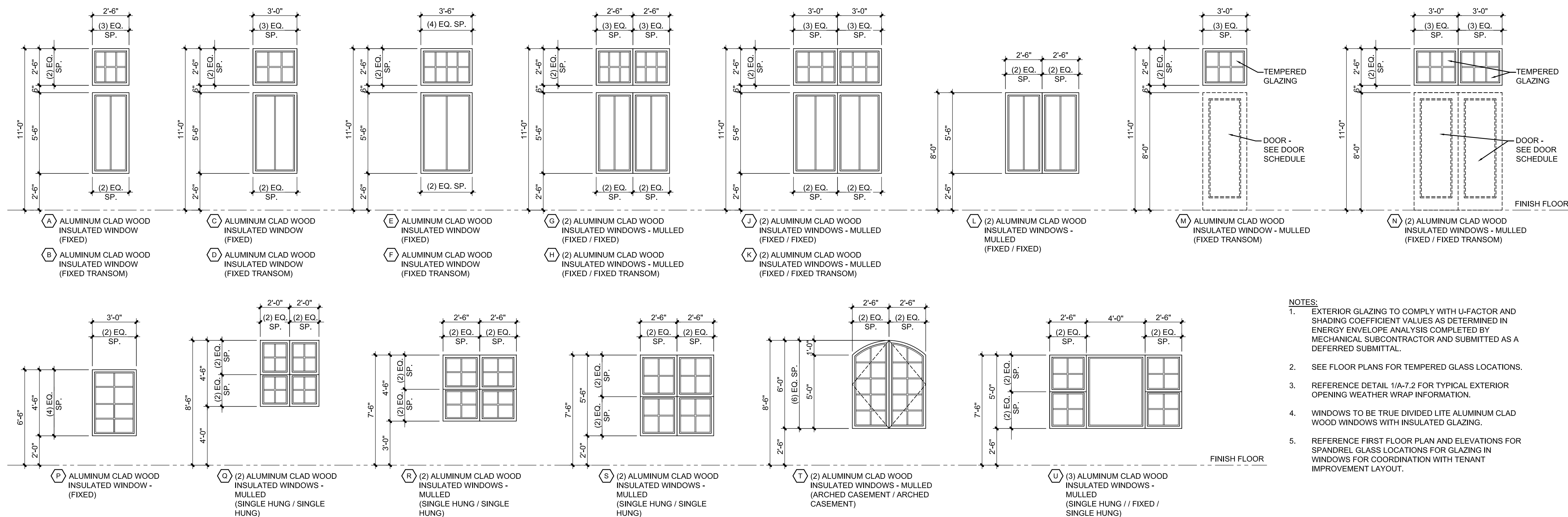


- NOTES:
- SEE FLOOR PLANS AND DOOR TYPES THIS SHEET FOR TEMPERED GLASS LOCATIONS.
 - GLAZING LOCATIONS IN INTERIOR DOORS ARE NOT REQUIRED TO BE INSULATED, SINCE THE DOORS DO NOT OCCUR IN INTERIOR WALLS BETWEEN HEATED AND NON-HEATED SPACES.
 - REFERENCE DETAIL 1/A-7.2 FOR TYPICAL EXTERIOR OPENING WEATHER WRAP INFORMATION.
 - ELEVATOR SMOKE DOORS (108 - FIRST FLOOR / 201 - SECOND FLOOR) TO BE OPENABLE FROM ELEVATOR SIDE AS WELL AS HALLWAY - PROVIDE LEVER TYPE DOOR HANDLE ON EACH SIDE OF EACH DOOR.
 - REFERENCE FIRST FLOOR PLAN AND ELEVATIONS FOR SPANDREL GLASS LOCATIONS FOR GLAZING IN DOORS FOR COORDINATION WITH TENANT IMPROVEMENT LAYOUT.



1 DOOR TYPES

SCALE : 1/4" = 1'-0"



- NOTES:
- EXTERIOR GLAZING TO COMPLY WITH U-FACTOR AND SHADING COEFFICIENT VALUES AS DETERMINED IN ENERGY ENVELOPE ANALYSIS COMPLETED BY MECHANICAL SUBCONTRACTOR AND SUBMITTED AS A DEFERRED SUBMITTAL.
 - SEE FLOOR PLANS FOR TEMPERED GLASS LOCATIONS.
 - REFERENCE DETAIL 1/A-7.2 FOR TYPICAL EXTERIOR OPENING WEATHER WRAP INFORMATION.
 - WINDOWS TO BE TRUE DIVIDED LITE ALUMINUM CLAD WOOD WINDOWS WITH INSULATED GLAZING.
 - REFERENCE FIRST FLOOR PLAN AND ELEVATIONS FOR SPANDREL GLASS LOCATIONS FOR GLAZING IN WINDOWS FOR COORDINATION WITH TENANT IMPROVEMENT LAYOUT.

2 WINDOW SCHEDULE

SCALE : 1/4" = 1'-0"

Morton Building Design
4346 SE. 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

Tahrhan Architecture & Planning, LLC
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph@tahrhan.com

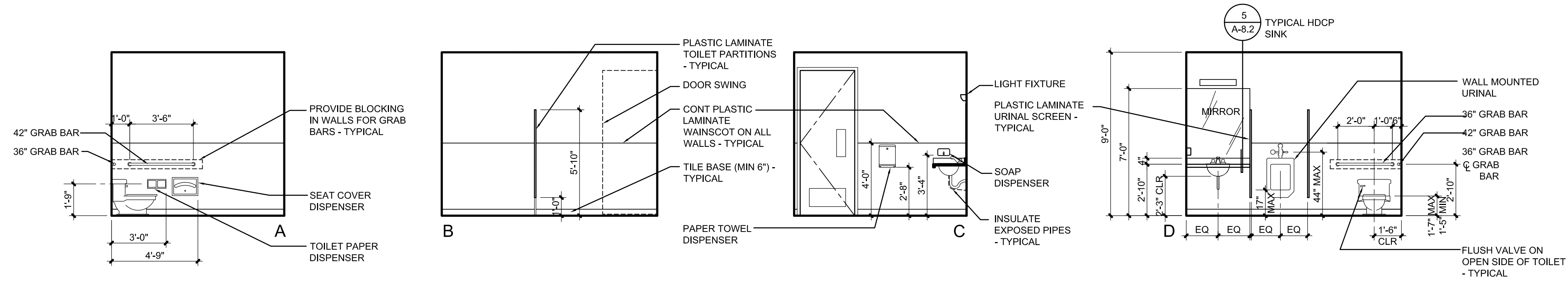
Door, Window and
Finish Schedules

Bank of the West Plaza - Building #2
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16577 Boones Ferry Road
Lake Oswego, Oregon 97035

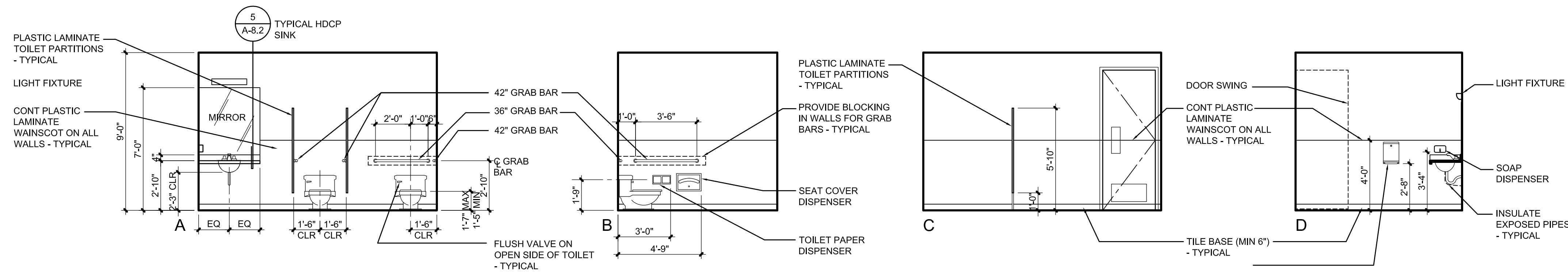
Building Permit Submittal - July 29, 2019

Designed By :
Ralph Tahrhan
Drawn By :
Michael Morton
Reference No. :
_sheet-19-bldg2-scheds
Date :
07.29.19
Sheet No. :

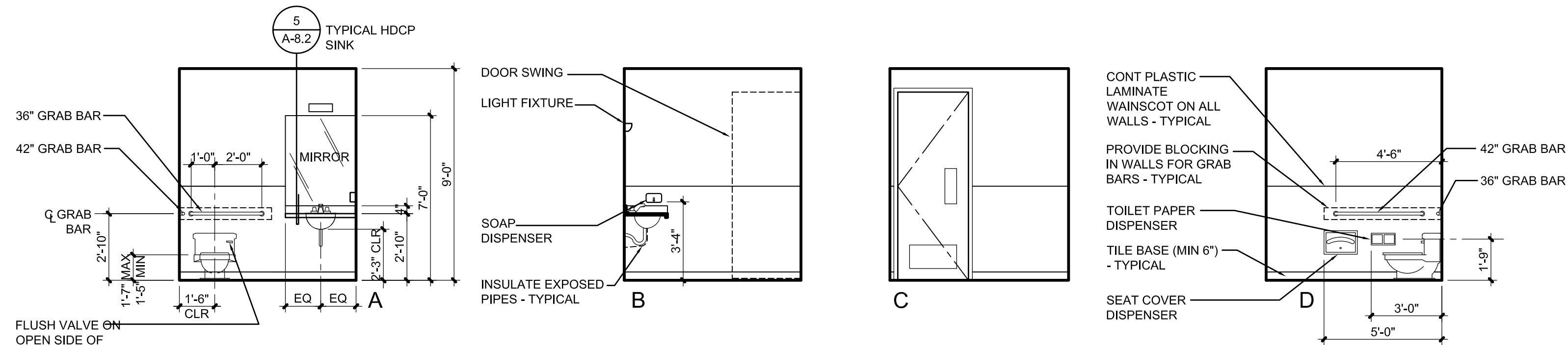
A-8.1



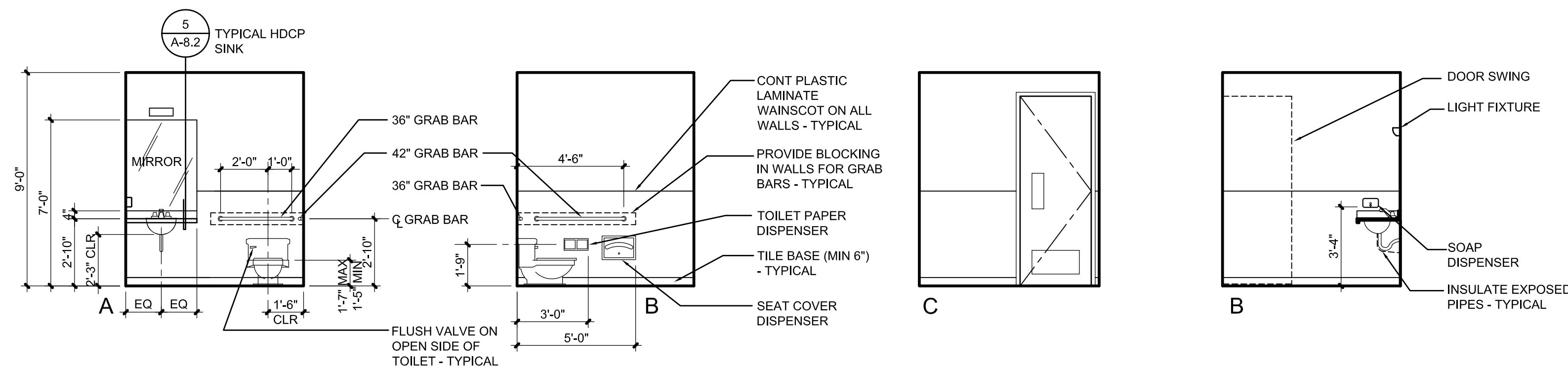
1 INTERIOR ELEVATIONS - MEN'S RESTROOM - FIRST FLOOR
A-8.2 SCALE : 1/4" = 1'-0"



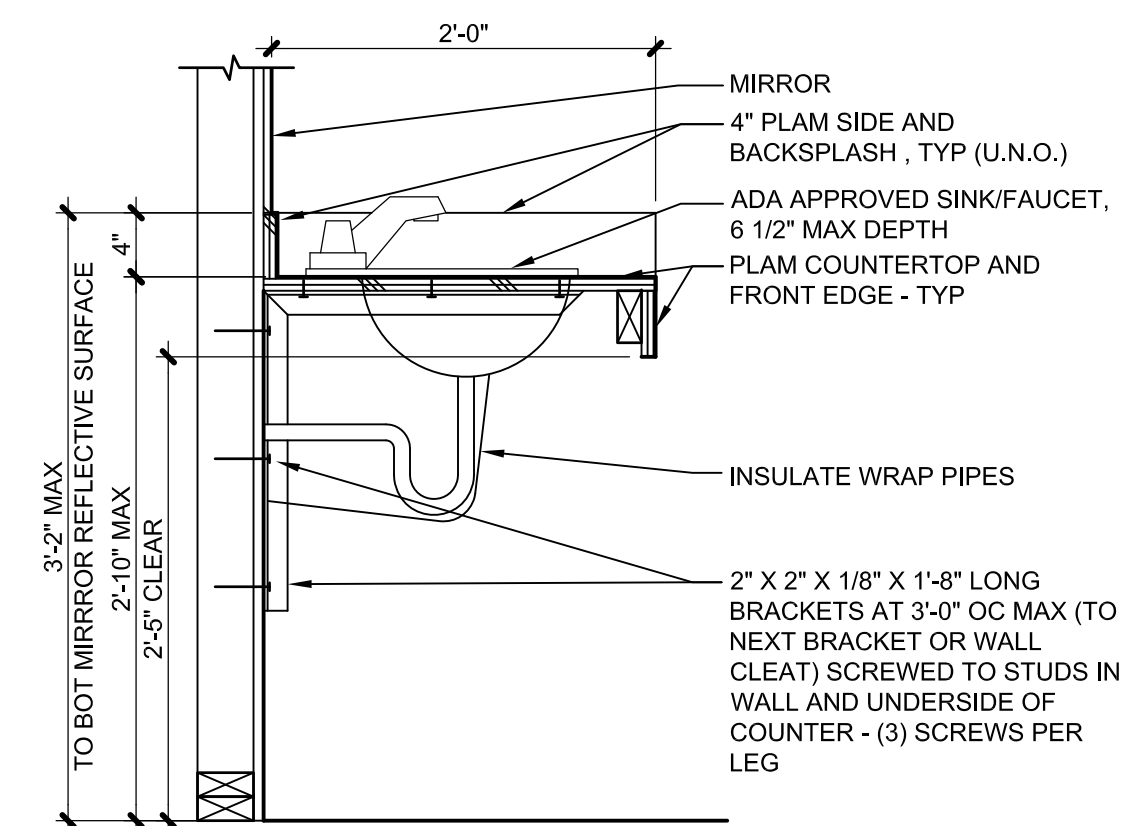
2 INTERIOR ELEVATIONS - WOMEN'S RESTROOM - FIRST FLOOR
A-8.2 SCALE : 1/4" = 1'-0"



3 INTERIOR ELEVATIONS - MEN'S RESTROOM - SECOND FLOOR
A-8.2 SCALE : 1/4" = 1'-0"



4 INTERIOR ELEVATIONS - WOMEN'S RESTROOM - SECOND FLOOR
A-8.2 SCALE : 1/4" = 1'-0"



5 HANDICAP SINK @ RESTROOMS SECTION
A-8.2 SCALE : 1" = 1'-0" DTL-09-12

Morton
Building Design
4346 SE 34th Ave.
Portland, Oregon
97202
9712218585 ph
mortondesign@msn.com

Tahran
Architecture &
Planning, LLC
13741 Knaus Road
Lake Oswego
Oregon 97304
5035398802 ph
5036971958 fax
ralph.tahran@comcast.net

Interior Elevations

Bank of the West Plaza - Building #2
Boones Ferry and Madrona - Lake Oswego, Oregon
Bank of the West Plaza 2, LLC
16577 Boones Ferry Road
Lake Oswego, Oregon 97035

Designed By :
Ralph Tahrn
Drawn By :
Michael Morton
Reference No :
_sheet-20-intelevs
Date :
07.29.19
Sheet No :
A-8.2

Building Permit Submittal - July 29, 2019

ABRREVIATIONS

A.B.	ANCHOR BOLT	FIN	FINISH	PART.	PARTITION
ACI	AMERICAN CONCRETE INSTITUTE	FLR.	FLOOR	P/C	PRECAST
ADD'L	ADDITIONAL	FT.	FOOT	PCF	POUNDS PER CUBIC FOOT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	FTG.	FOOTING	PL	PLATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION INCORPORATED	GA.	GAUGE	P.P.	PARTIAL PENETRATION
		GALV.	GALVANIZED	PSI	POUNDS PER SQUARE INCH
		GL	GLULAM	P/T	POST-TENSIONED
ALT.	ALTERNATE	HORIZ.	HORIZONTAL	P.T.	PRESSURE TREATED
ALUM.	ALUMINUM	HSS	HOLLOW STRUCTURAL SECTION	PVC	POLYVINYL CHLORIDE
APA	AMERICAN PLYWOOD ASSOCIATION	IBC	INTERNATIONAL BUILDING CODE	R. RAD.	RADIUS
ARCH.	ARCHITECT	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	RCSC	RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	ICC	INTERNATIONAL CODE COUNCIL	REF.	REFERENCE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	I.D.	INSIDE DIAMETER	RET.	RETURN
AWS	AMERICAN WELDING SOCIETY	IN.	INCH	REINF.	REINFORCING
BLDG.	BUILDING	INT.	INTERIOR	REQ'D.	REQUIRED
BOT.	BOTTOM	K	KIPS	REQ'MTS.	REQUIREMENTS
BRBF	BUCKLING RESTRAINED BRACED FRAME	KSF	KIPS PER SQUARE FOOT	SCHED.	SCHEDULE
C.G.	CENTER OF GRAVITY	KSI	KIPS PER SQUARE INCH	S.C.	SLIP CRITICAL
C.I.P.	CAST IN PLACE	LBS.	POUND	SIM.	SIMILAR
C.J.	CONTROL JOINT	L.L.	LIVE LOAD	SLRS	SEISMIC LOAD RESISTING SYSTEM
C.J.P.	COMPLETE JOINT PENETRATION	LLH	LONG LEG HORIZONTAL	S.O.G.	SLAB ON GRADE
		LLV	LONG LEG VERTICAL	SPEC.	SPECIFICATION
CL	CENTERLINE	LOC.	LOCATION	SQ.	SQUARE
CLR	CLEAR	LONG	LONGITUDINAL	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	LVF	LOW VELOCITY FASTENER	SSMA	STEEL STUD MANUFACTURERS ASSOCIATION
COL	COLUMN	MAX.	MAXIMUM	STD.	STANDARD
CONC.	COMCRETE	MBMA	METAL BUILDING MANUFACTURERS ASSOCIATION	STRUCT.	STRUCTURAL
CONN.	CONNECTION	MECH.	MECHANICAL	SYM.	SYMMETRICAL
CONST.	CONSTRUCTION	MFR.	MANUFACTURER	THRU	THROUGH
CONT.	CONTINUOUS	MIN.	MINIMUM	T&G	TONGUE AND GROOVE
db	BAR DIAMETER	MISC.	MISCELLANEOUS	TJ	TRUSS JOIST
DBA	DEFORMED BAR ANCHOR	MPH	MILES PER HOUR	TRANS.	TRANSVERSE
DET.	DETAIL	MT	MAGNETIC PARTICLE TESTING	TS	LIGHT GAUGE TUBE STEEL
DIA. Ø	DIAMETER	(N)	NEW	TYP.	TYPICAL
DIAG.	DIAGONAL	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
D.L.	DEAD LOAD	NOM.	NOMINAL	UT	ULTRASONIC TESTING
DWG.	DRAWING	NO.	NUMBER	VERT.	VERTICAL
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	O.C.	ON CENTER	w/	WITH
EN	EDGE NAIL	O.D.	OUTSIDE DIAMETER	WF	WIDE FLANGE
EQ.	EQUAL	OPP.	OPPOSITE	w/o	WITHOUT
EXIST.	EXISTING	OWJ	OPEN WEB JOIST	W.P.	WORK POINT
(E)		PAF	POWDER ACTUATED FASTENER	WPS	WELDING PROCEDURE SPECIFICATION
EXP.	EXPANSION			WWF	WELDED WIRE FABRIC
EXT.	EXTERIOR				
FDN.	FOUNDATION				

DRAWING LIST

S000	COVER PAGE
NOTES001	GENERAL STRUCTURAL
S002	GENERAL STRUCTURAL CONT.
S101	FOUNDATION AND FIRST FLOOR SHEARWALL PLAN SECOND FLOOR FRAMING AND SHEARWALL PLAN
S102	ROOF FRAMING PLAN
S501	CONCRETE DETAILS
S502	CONCRETE DETAILS
S601	WOOD DETAILS
S602	WOOD DETAILS
S603	WOOD DETAILS

REVISIONS

BY

A.G. ROLIN CONSULTING

STRUCTURAL DESIGN ENGINEERING

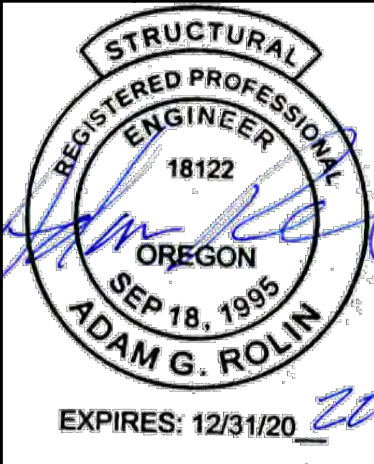
PH: 503.663-9960

FAX: 503.663-9970

AGROLIN@AOL.COM

11300 SE LINNY LANE

BORING, OR 97009



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Written dimensions on these documents shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify and obtain clarification from Architect prior to commencing Work. Shop drawings must be submitted to this office for review before proceeding with fabrication.

COVER PAGE

BANK OF THE WEST PLAZA

BUILDING #2

BOONES FERRY AND MADRONA- LAKE OSWEGO

BANK OF THE WEST PLAZA LLC

16577 BOONES FERRY ROAD

LAKE OSWEGO, OREGON 97035

DATE: 07-15-2019

SCALE:

DRAWN: ZSH

JOB:

S000

SUBMITTALS:
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

SUBMITTALS			
ITEM	SUBMITTAL (1,4)	DEFERRED SUBMITTAL(2,4)	COMMENTS
CONCRETE MIX DESIGNS	X		
CONCRETE REINFORCEMENT	X		
CONCRETE ANCHORAGES	X		
STRUCTURAL STEEL EMBEDDED STEEL PARTS	X		
STEEL WELDING PROCEDURES	X		
GLUE-LAMINATED MEMBERS	X		
PREMANUFACTURED WOOD JOISTS	X	X	
PREMANUFACTURED WOOD TRUSSES	X	X	
RAILINGS	X	X	
MEP EQUIPMENT ANCHORAGE AND BRACING	X	X	REF. NOTES

FOOTNOTES
1.SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF STRUCTURAL ITEMS. IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE STRUCTURAL ENGINEER.

2.DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE. CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED ON THE REQUIREMENTS OF THE OSSC AND AS NOTED UNDER "DESIGN CRITERIA".

3.THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7-10 CHAPTER 13, BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF OREGON, AND BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.
4.FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

SO STRUCTURAL OBSERVATION:

SO-1) THE STRUCTURAL ENGINEER OF RECORD (SER) WILL PERFORM STRUCTURAL OBSERVATION BASED ON THE REQUIREMENTS OF THE OSSC AT THE STAGES OF CONSTRUCTION LISTED BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SER TO PERFORM THESE OBSERVATIONS.

STRUCTURAL OBSERVATION			
ITEM	OBSERVED BY(2)		COMMENTS
	AOR	SER	
PRIOR TO FIRST CONCRETE POUR		X	REF.NOTES 1,3,4,5
FOLLOWING SIGNIFICANT FRAMING AS REQUIRED TO ADDRESS STRUCTURAL ISSUES		X	REF.NOTES 1,3,4

FOOTNOTES:

1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SER IN ADVANCE.

2. SER-STRUCTURAL ENGINEER OF RECORD. AOR-ARCHITECT OF RECORD.

3. A FIELD REPORT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOLLOWING EACH SITE VISIT.

4. STRUCTURAL OBSERVATION IS FOR THE GENERAL CONFORMANCE OF THE STRUCTURAL DRAWING, SPECIAL INSPECTION IS STILL REQUIRED.

5. AFTER REINFORCING STEEL HAS BEEN INSTALLED.

SI. SPECIAL INSPECTION AND TESTING

SPECIAL INSPECTION WILL BE PROVIDED BY THE OWNER BASED ON THE REQUIREMENTS OF THE OSSC AS SUMMARIZED IN THE SPECIAL INSPECTION AND TESTING PROGRAM BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SPECIAL INSPECTOR TO PERFORM THESE INSPECTIONS.

TABLE 1 - REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS					
SYSTEM OR MATERIAL	IBC CODE REFERENCE	INSPECTION			REMARKS
		CODE OR STANDARDS REFERENCE	FREQUENCY (NOTE 5)		
			CONTINUOUS	PERIODIC	
SOILS					
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARINGBY CAPACITY	1704.7	GEOTECHNICAL REPORT		X	
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL				X	BY THE GEOTECHNICAL ENGINEER
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS				X	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL			X		
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY				X	

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODES OR STANDARDS REFERENCE	FREQUENCY (NOTE 5)		
			CONTINUOUS	PERIODIC	
SHOP FABRICATION					
SHOP FABRICATION	1704.2		X		WHERE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY TABLE 2 AND AS REQUIRED ELSEWHERE IN THE SPECIAL INSPECTION PROGRAM. REFERENCE SECTION 1704.2.2 FOR APPROVED FABRICATOR EXCEPTION
CONCRETE					
REINFORCING STEEL AND (POST TENSIONED/PRETENSIONED) TENDON PLACEMENT	1704.4 1907.5 1913.4	ACI 318 1.3.2.C ACI 318 3.5 ACI 318 7.1 TO 7.7		X	TOLERANCE AND REINFORCING PLACEMENT PER ACI 7.5
WELDING REINFORCING STEEL	1704.3.1 1903.1	ACI 318 3.5.2 AWS D1.4. SECTION 7			REFER TO STEEL FOR ADDITIONAL WELDING REQUIREMENTS: MATERIAL VERIFICATION OF REINFORCING STEEL FOR WELDING (CERTIFIED MILL TEST REPORTS), VERIFICATION OF WELD FILLER METALS, USE OF PROPER WPS'S AND WELDER QUALIFICATIONS.
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	1704.4	AWS D1.4 ACI 318: Section 3.5.2		X	
2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.		AWS D1.4 ACI 318 SECTION 3.5.2	X		ALL WELDS VISUALLY INSPECTED PER AWS D1.4.7.5
3. SHEAR REINFORCMENT		AWS D1.4 ACI 318: SECTION 3.5.2	X		
4. OTHER REINFORCING STEEL	1704.4	AWS D1.4 ACI 318: SECTION 3.5.2		X	
PLACEMENT OF CAST-IN-PLACE ANCHOR BOLTS	1704.4 1911.1 1912.1	ACI 318 1.3.2.C ACI 318 21.1.8	X		ALL BOLTS VISUALLY INSPECTED
VERIFYING USE OF REQUIRED MIX DESIGN(S)	1704.4 1904 1905.2-4 1913.2 1913.3	ACI 318 1.3.2A ACI 318, CHAPTER 4 ACI 318 5.2-5.4		X	
CONCRETE PLACEMENT, NON-SHRINK GROUT	1704.4 1905.9-10	ACI 318 1.3.2.D ACI 318 5.9-5.10	X		
CONCRETE CURING	1704.4 1905.11-13 1913.9	ACI 318 1.3.2.D ACI 318 5.11-5.13		X	
VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POS-TENSIONED CONCRETE	1704.4	ACI 318 18.13.4.3		X	
STRESSING OF TENDONS IN POST-TENSIONED CONCRETE	1704.4	ACI 318 1.3.2.F ACI 318 18.20	X		
VERIFICATION OF IN-SITU CONCRETE PRIOR TO REMOVAL OF FORMS AND SHORES FROM ELEVATED BEAMS AND SLABS	1704.4 1906.2	ACI 318 6.2		X	
VERIFICATION OF FORMWORK	1704.4 1906.1	ACI 318 6.1.1		X	SPECIAL INSPECTIONS APPLY TO SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.
REINFORCING STEEL MECHANICAL COUPLERS, TERMINATORS AND FORM SAVERS		ICC EVALUATION REPORTS		X	
MASONRY LEVEL 1					
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.		TMS 602: 1.5		X	
VERIFICATION OF F'm AND F'aac PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE.		TMS 602: 1.4B		X	
VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT.		TMS 602: 1.5B.1b.3	X		

WOOD					
FABRICATION OF PREFABRICATED STRUCTURAL ELEMENTS	1704.2			X	REFER TO INSPECTION OF FABRICATOR REQUIREMENTS

TABLE6-REQUIRED TESTING FOR SPECIAL INSPECTIONS					
SYSTEM OR MATERIAL	IBCCODE REFERENCE	CODEOR STANDARD REFERENCE	TESTING		REMARKS
			FREQUENCY		
			CONT.	PERIODIC	
GEOTECHNICAL					
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1704.7	VARIES: MINIMUM PER IBC APPENDIX J107.5		X	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X	BY THE GEOTECHNICAL ENGINEER
CONCRETE					
CONCRETE STRENGTH		ASTMC39	EACH 150 CY NOR LESS THAN EACH 5000 SF OF SLAB OR WALL PLACED EACH DAY		FABRICATE SPECIMENTS AT TIME FRESH CONCRETE IS PLACED
CONCRETE SLUMP	1903	ASTMC143			
CONCRETE AIR CONTENT	1704.4	ASTMC231			
CONCRETE TEMPERATURE	1905.6	ASTMC1064			
REFERENCE SPECIAL INSPECTION NOTES ON FOLLOWING PAGE.					

REFERENCE SPECIAL INSPECTION NOTES ON FOLLOWING PAGE.

REVISIONS

BY

A.G. ROLIN CONSULTING

STRUCTURAL DESIGN ENGINEERING

PH: 503.663-9960

FAX: 503.663-9970

AGROLIN@AOL.COM

11300 SE LINNY LANE

BORING, OR 97009

STRUCTURAL

REGISTERED PROFESSIONAL ENGINEER

18122

OREGON

SEP 18, 1995

ADAM G. ROLIN

EXPIRES: 12/31/2020

GENERAL STRUCTURAL NOTES CONT.

BANK OF THE WEST PLAZA BUILDING #2

BOONES FERRY AND MADRONA- LAKE OSWEGO

BANK OF THE WEST PLAZA LLC

16577 BOONES FERRY ROAD

LAKE OSWEGO, OREGON 97035

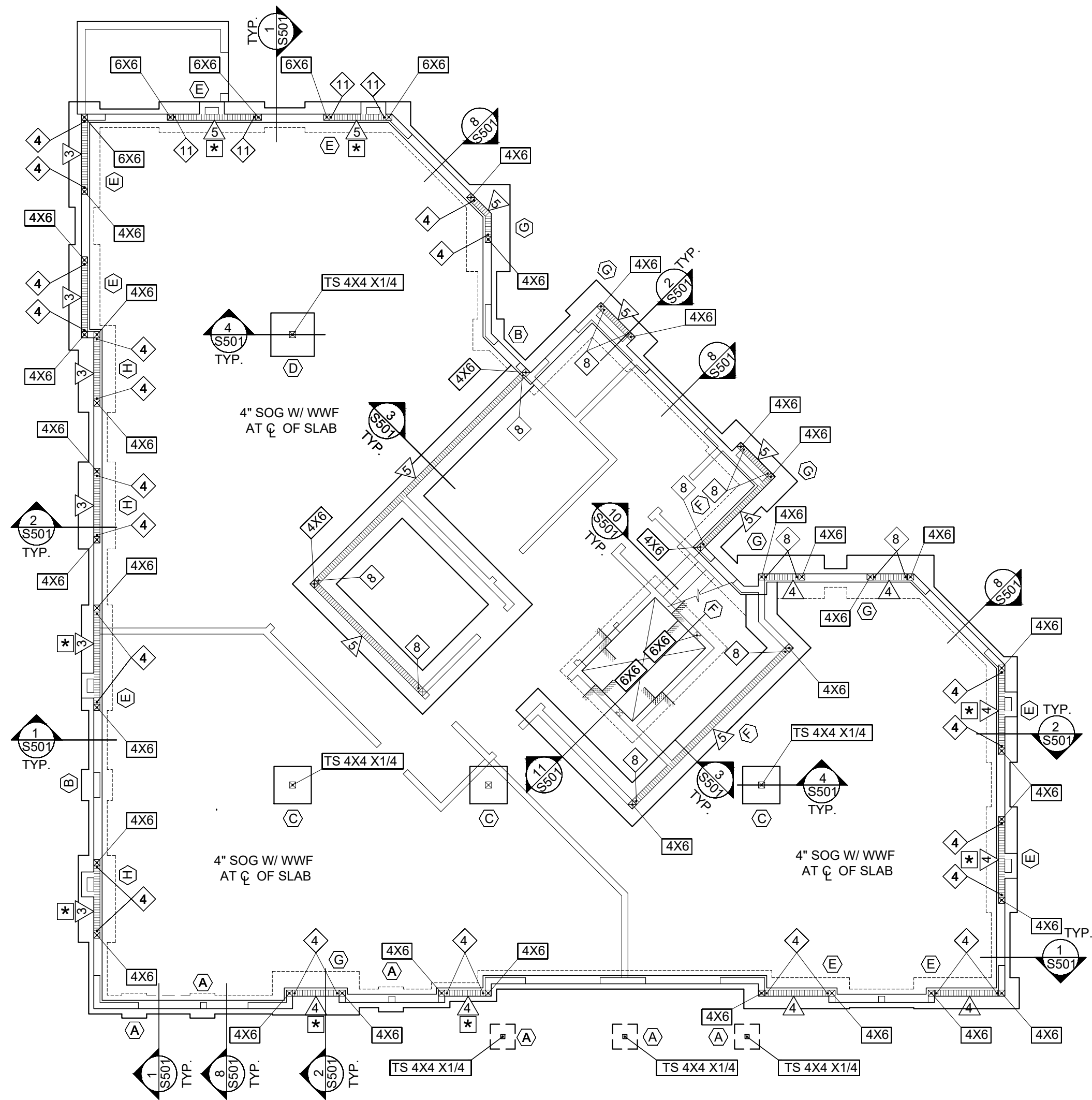
DATE: 07-15-2019

SCALE:

DRAWN: ZSH

JOB:

S002



1 FOUNDATION AND FIRST FLOOR SHEARWALL PLAN
SCALE: 1/8" = 1'-0"

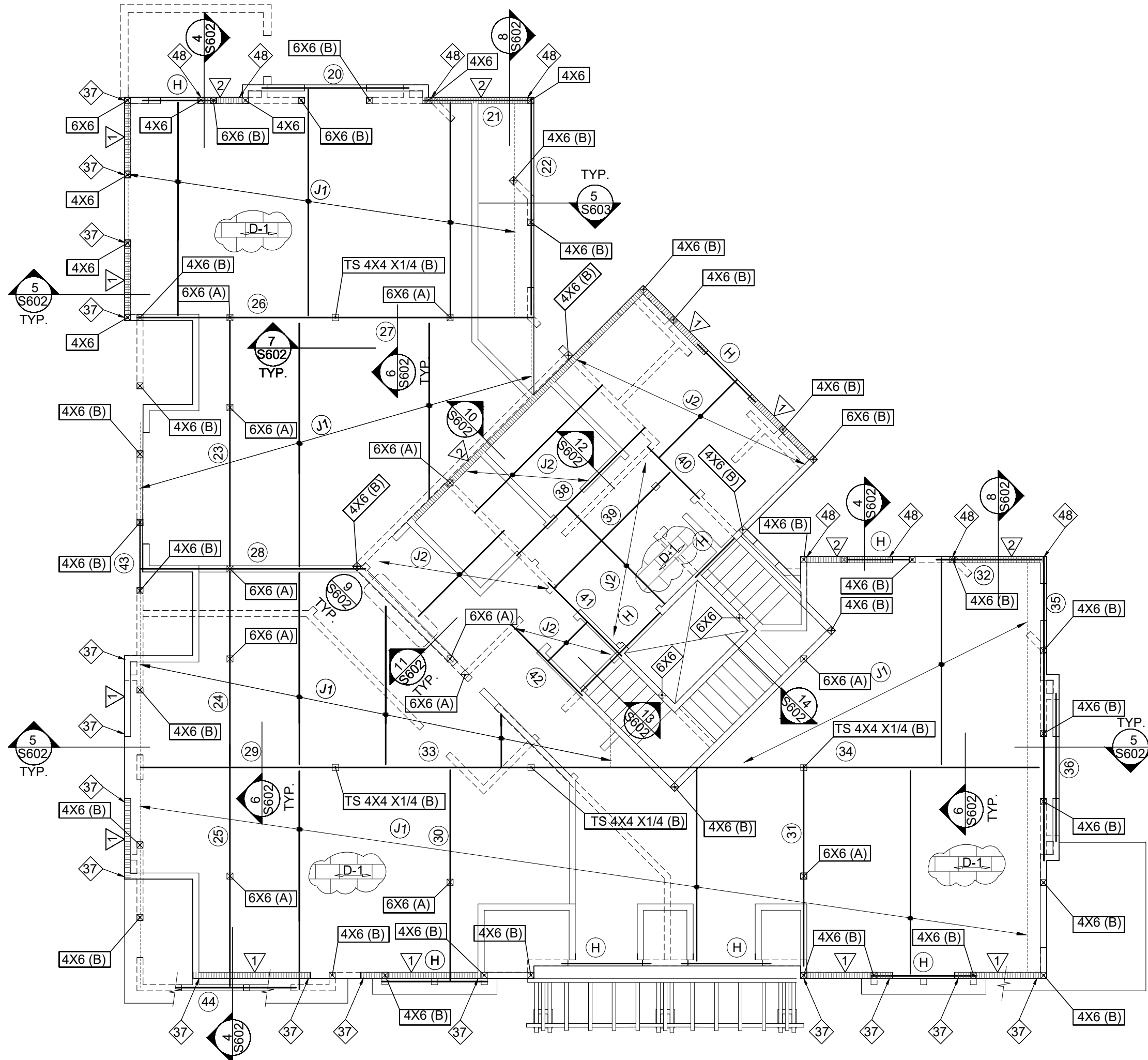
FOUNDATION PLAN NOTES

1. (X) INDICATES CONVENTIONAL SPREAD FOOTING TYPE. REF. S 501 FOR SCHEDULE, DETAILS AND FOR INFORMATION. LOCATE TOP OF FOOTING MIN 12" BELOW SLAB U.N.O. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR OVER STRUCTURAL BASE COMPACTED AS REQUIRED BY THE GEOTECHNICAL ENGINEER
2. LOCATE ALL FOOTINGS A MINIMUM OF 18" BELOW ADJACENT EXTERIOR GRADE. STEP FOOTINGS AND STEM WALL TO ACHIEVE MINIMUM CLEARANCES. REF. S501 FOR TYPICAL DETAILS
3. REF. S 501 FOR TYPICAL SLAB ON GRADE DETAILS. THICKEN ALL PERIMETER EDGES PER SECTIONS AND DETAILS REF. ARCHITECTURAL FOR CONTROL JOINTS. PROVIDE CONTROL JOINTS AT 20' O.C. MAX.
5. [Symbol] INDICATES SHEARWALL WALL. REF. SCHEDULE ON S601
6. [Symbol] INDICATES HOLD DOWN LOCATION. REF SCHEDULE ON S601
7. [Symbol] INDICATES NON BEARING WALLS
8. [Symbol] INDICATES POST OR BUILT UP 2X FRAMING. REF. SHEARWALL SCHEDULE FOR REQUIREMENTS UNO. INTERIOR BEARING WALLS (2) 2X4 UNO. EXTERIOR WALLS (2) 2X6 UNO.
9. REF S601-S603 FOR TYPICAL WOOD FRAMING DETAILS.
10. REF. ARCHITECTURAL AND CIVIL DRAWINGS FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN. COORDINATE AS REQUIRED
11. [Symbol] INDICATES STEP GRADE
12. [Symbol] SHEATHING TO BE CONTINUOUS THROUGH PERPENDICULAR WALL(S)

FOOTING SCHEDULE

MARK	SIZE	"T"	REINF.
(A)	2'-0" X 2'-0"	10"	(2) #4 EACH WAY
(B)	2'-6" X2'-6"	10"	(3) #4 EACH WAY
(C)	3'-0" X 3'-0"	10"	(4) #4 EACH WAY
(D)	3'-6" X 3'-6"	12"	(5) #5 EACH WAY
(E)	8'-6" X 2'-6"	18	#5@12" o.c. EACH WAY
(F)	2'-6" X CONT.	18"	(3) #5 CONT.
(G)	6'-0" X 3'-0"	18"	#5@12" o.c. EACH WAY
(H)	7'-0" X 3'-0"	18"	#5@12" o.c. EACH WAY
TYP. CONT. FTG		18"X10" W/ (2)#4	

* EQUAL SPACE REINF. U.N.O..



2 SECOND FLOOR FRAMING AND SHEARWALL PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN NOTES

1. (JX) INDICATES JOIST TYPE. REF SCHEDULE
2. [Symbol] INDICATES HEADER TYP. REF. SCHEDULE
3. [Symbol] INDICATES BEARING WALLS BELOW. REF. ARCH. FOR WALL SIZES AND INFORMATION. REF. TYPICAL DETAILS FOR ALL INFORMATION UNO.
4. [Symbol] INDICATES NON-LOAD BEARING WALLS ABOVE. REF. ARCH. FOR WALL SIZES AND INFORMATION REF. TYPICAL DETAILS FOR ALL INFORMATION.
5. [Symbol] INDICATES SHEARWALLS ABOVE. REF. SCHEDULE ON S601
6. [Symbol] INDICATES HOLD DOWN LOCATION. REF SCHEDULE ON S601
7. [Symbol] INDICATES POST OR BUILT UP 2X FRAMING. REF. SHEARWALL SCHEDULE FOR REQUIREMENTS UNO.
8. (A) INDICATES ABOVE
9. (B) INDICATES BELOW
10. REF ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN COORDINATE AS REQUIRED
11. REF S601-S603 FOR TYPICAL WOOD FRAMING DETAILS.
12. FLOORS TO BE TOPPED WITH 1 1/4" (MAX) GYPCRETE
13. D-1 INDICATES SPAN DIRECTION OF 2x6 FLOOR SHEATHING, BLOCKED, GLUED, AND NAILED WITH 10D SHANK NAILS AT 4" ALONG EDGES AND 12" O.C. IN FIELD. REF 1/S602 FOR TYPICAL TOP CHORD SPLICE ALONG EXTERIOR.

BEAM SCHEDULE

- (J1) 16" TJI 230 @ 16" O.C. TYP.
(J2) 11 7/8 TJI 230 @ 16" O.C.
(H) 4X12 #2 TYP.
(20) 4X10
(21) (2) 1 3/4 X 16 LVL
(22) 5 1/4 X 16 PSL
(23) (2) 1 3/4 X 16 LVL
(24) (2) 1 3/4 X 16 LVL
(25) (2) 1 3/4 X 16 LVL
(26) GL 51/2 X 21
(27) GL 51/2 X 19 1/2
(28) GL 51/2 X 21
(29) GL 51/2 X 18
(30) 3 1/2 X 16 PSL
(31) (2) 1 3/4 X 16 LVL
(32) (2) 3/4 X 16 LVL
(33) GL 51/2 X 18
(34) GL 51/2 X 19
(35) 51/2 X 16 PSL
(36) 4X10 #2
(37) 4X10 #2
(38) DBL TJI
(39) 4X8 #2
(40) 4X10 #2
(41) (2) 1 3/4 X 16 LVL
(42) (2) 1 3/4 X 16 LVL
(43) GL 51/2 X 12
(44) GL 51/2 X 9

REVISIONS	BY

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FOUNDATION AND
SECOND FLOOR
FRAMING PLAN

BANK OF THE WEST PLAZA
BUILDING #2
BOONES FERRY AND MADRONA- LAKE OSWEGO
BANK OF THE WEST PLAZA LLC
16577 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035

DATE: 07-15-2019

SCALE:

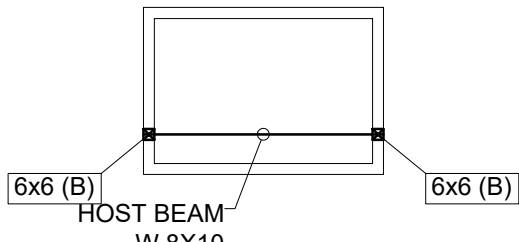
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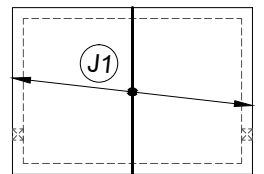
S101

ROOF
PLAN NOTES

1. (1) AND (GT) INDICATES ROOF TRUSSES BY MANUFACTURER
2. INDICATES LOAD BEARING WALLS BELOW. REF. ARCH. FOR WALL SIZES AND INFORMATION. REF. TYPICAL DETAILS FOR ALL INFORMATION
4. ——— INDICATES WALLS ABOVE
5. H-X INDICATES BEAMS OR HEADERS REF. SCHEDULE , ALL HEADERS NOT INDICATED TO BE 4X10 #2
6. (XXX) INDICATES POST OR BUILT UP 2X FRAMING BELOW, REF. SHEARWALL SCH.
7. REF. ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN COORDINATE AS REQUIRED
8. REF S801-S803 FOR TYPICAL WOOD FRAMING DETAILS.
9. D-2 INDICATES SPAN DIRECTION OF 1/2" ROOF SHEATHING, BLOCKED, AND NAILED WITH 8D COMMON NAILS AT 6" ALONG EDGES AND 12" O.C. IN FIELD.
10. [Hatched Box] INDICATED OVER FRAMED AREA



HOIST BEAM PLAN

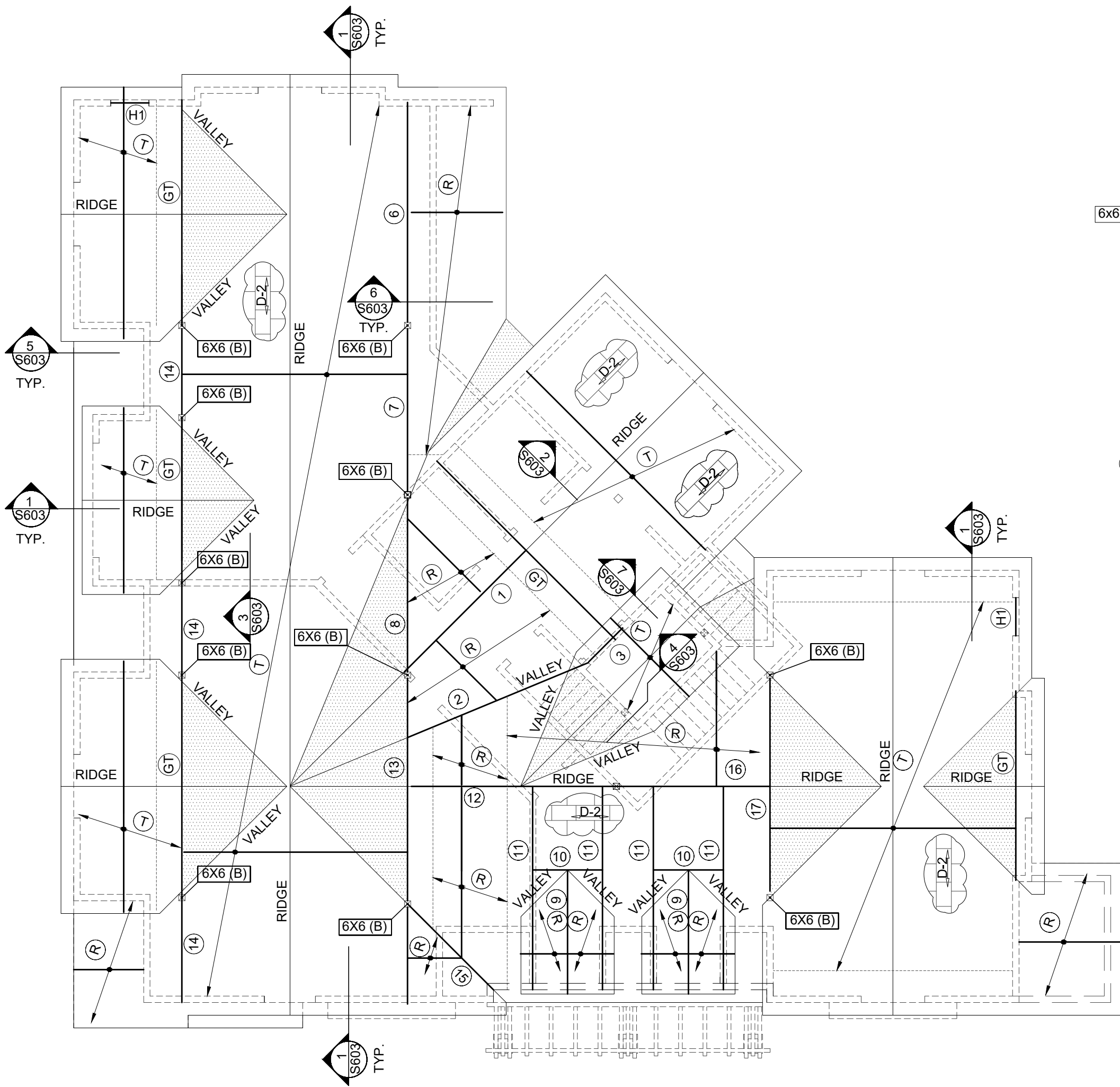


CEILING FRAMING PLAN

ELEVATOR SHAFT DETAILS
SCALE: 1/8" = 1'-0"

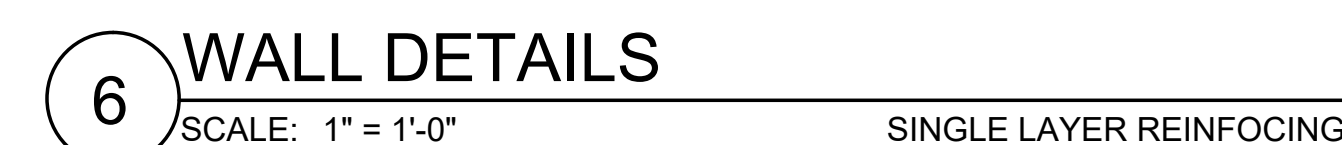
BEAM SCHEDULE

- 1 4X10
- 2 (2) 1 3/4 X 9 1/2 LVL
- 3 4X10
- 6 GL 51/2 X 12
- 7 GL 51/2 X 10 1/2
- 8 GL 51/2 X 10 1/2
- 9 2X10
- 10 (2) 2X10
- 11 (3) 2X10
- 12 GL 51/2 X 12
- 13 GL 51/2 X 15
- 14 GL 51/2 X 10 1/2
- 15 (2) 2X12
- 16 GL 51/2 X 12
- 17 GL 51/2 X 15
- R 2X10 @ 16" O.C.
- H1 4X10 #2



1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		BY
A.G. ROLIN CONSULTING STRUCTURAL DESIGN ENGINEERING		PH: 503.663-9960 FAX: 503.663-9970 AGROLIN@AOL.COM
11300 SE LINNY LANE BORING, OR 97009		
<div>STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 18122 OREGON SEP 18, 1998 ADAM G. ROLIN</div> <div>EXPIRES: 12/31/20_20</div>		
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FOUNDATION AND SECOND FLOOR FRAMING PLAN		
BANK OF THE WEST PLAZA BUILDING #2 BOONES FERRY AND MADRONA- LAKE OSWEGO BANK OF THE WEST PLAZA LLC 16577 BOONES FERRY ROAD LAKE OSWEGO, OREGON 97035		
DATE: 07-15-2019		
SCALE:		
DRAWN: ZSH		
JOB:		
S102		



12 FOOTING SCHEDULE
SCALE: 1" = 1'-0"

A.G. ROLIN CONSULTING
STRUCTURAL DESIGN ENGINEERING

PH.: 503.663-9966
FAX: 503.663-9979
AGROLIN@AOL.CC

11300 SE LINNY LANE
BORING, OR 97009



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CONCRETE DETAILS

BANK OF THE WEST PLAZA
BUILDING #2

BUILDING #2
BOONES FERRY AND MADRONA-LAKE OSWEGO
BANK OF THE WEST PLAZA LLC
16577 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035

DATE: 07-15-2019

SCALE:

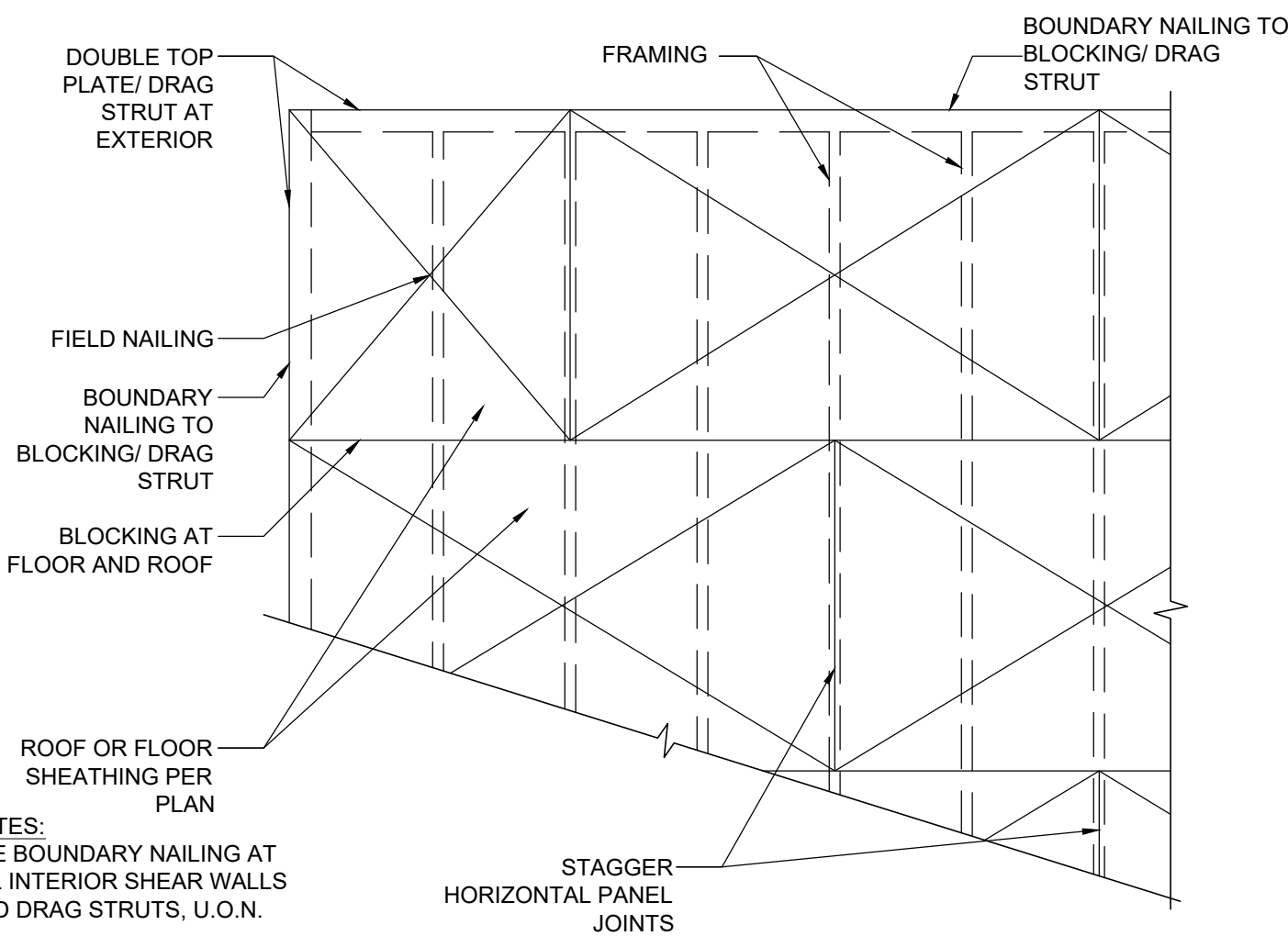
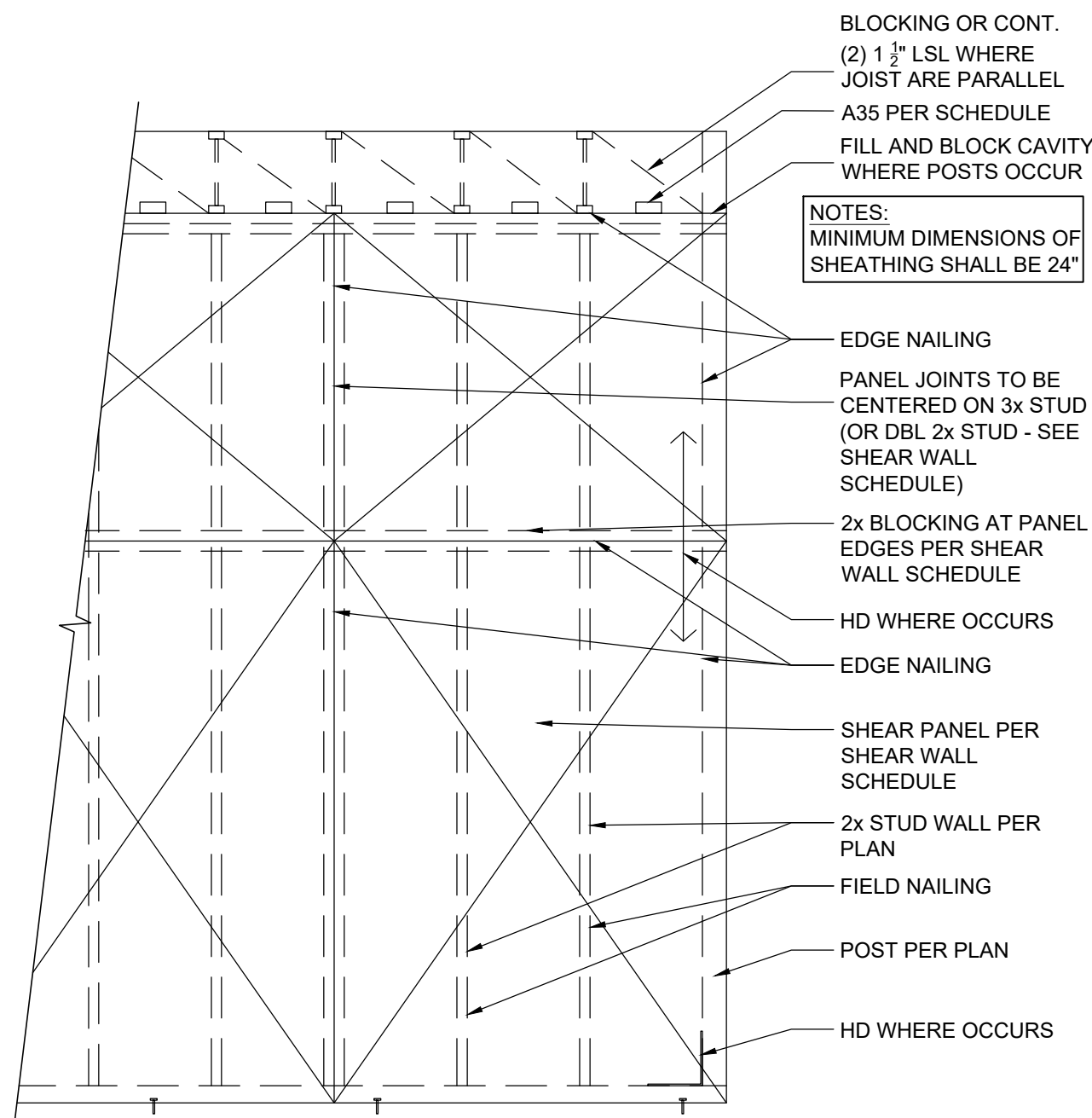
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S501

CONVENTIONAL HOLDOWN SCHEDULE					
	HOLDDOWN	ATTACHMENT TO FRAMING MEMBER	MINIMUM FRAMING MEMBER SIZE	ATTACHMENT TO FOOTING	COMMENTS
37	SIMPSON MST37	(20) 16d NAILS	(2) 2X STUDS	-----	
48	SIMPSON MST48	(32) 16d NAILS	(2) 2X STUDS	-----	
4	HDU4	(10) SDS 1/4" X 2 1/2"	(2) 2X STUDS	PAB5	10" EMBED
8	HDU8	(10) SDS 1/4" X 2 1/2"	(2) 2X STUDS	PAB7	10" EMBED
11	HDU8	(10) SDS 1/4" X 2 1/2"	6X6 POST	PAB8	10" EMBED

1 CONVENTIONAL HOLD DOWN SCHEDULE



5 HORIZONTAL FLOOR AND ROOF DIAPHRAGM

TYPE	SHEAT'G	CAPACITY	SIDE(S)	STUD & BLK'G	SILL PLATE	EDGES NAIL'G	PT SILL PLATE ANCHOR
1	7/16" APA-RATED	260 PLF	ONE	2X	2X	8d COMMON NAILS @ 6" O.C.	1/2" x 10" @ 32"
2	7/16" APA-RATED	380 PLF	ONE	2X	2X	8d COMMON NAILS @ 4" O.C.	1/2" x 10" @ 16"
3	7/16" APA-RATED	450 PLF	ONE	2X	2X	8d COMMON NAILS @ 3" O.C.	1/2" x 10" @ 16"
4	7/16" APA-RATED	665 PLF	ONE	2X	2X	10d COMMON NAILS @ 3" O.C.	1/2" x 10" @ 16"
5	7/16" APA-RATED	520 PLF	BOTH	3X	3X	8d COMMON NAILS @ 6" O.C.	SDS1/4" X 6" @ 4" O.C.

SHEAR WALL GENERAL NOTES: (APPLY TO ALL SHEAR WALLS)

- IF AB SPACING IS GREATER THAN SHEAR WALL LENGTH INSTALL (1) AB WITHIN 12" OF EACH END AS PER OSSC SECTION 2308.6. REF. DETAILS 7 AND 8/SS02 FOR ANCHOR BOLT DETAILS.
- SHEAR WALL FRAMING IS TO BE 16" OC UNLESS NOTED OR DETAILED OTHERWISE.
- SHEAR WALLS ARE TO BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OR DETAILED OTHERWISE.
- ALL NAILS STATED ARE COMMON NAILS UNLESS NOTED OTHERWISE. GALVANIZED BOX NAILS SHALL BE SUBSTITUTED FOR THE COMMON NAIL S INTO PT SILL PL

10d COMMON = 0.148 X 3"
16d COMMON = 0.162 X 3 1/2"
10d GALVANIZED BOX = 0.128 X 3"

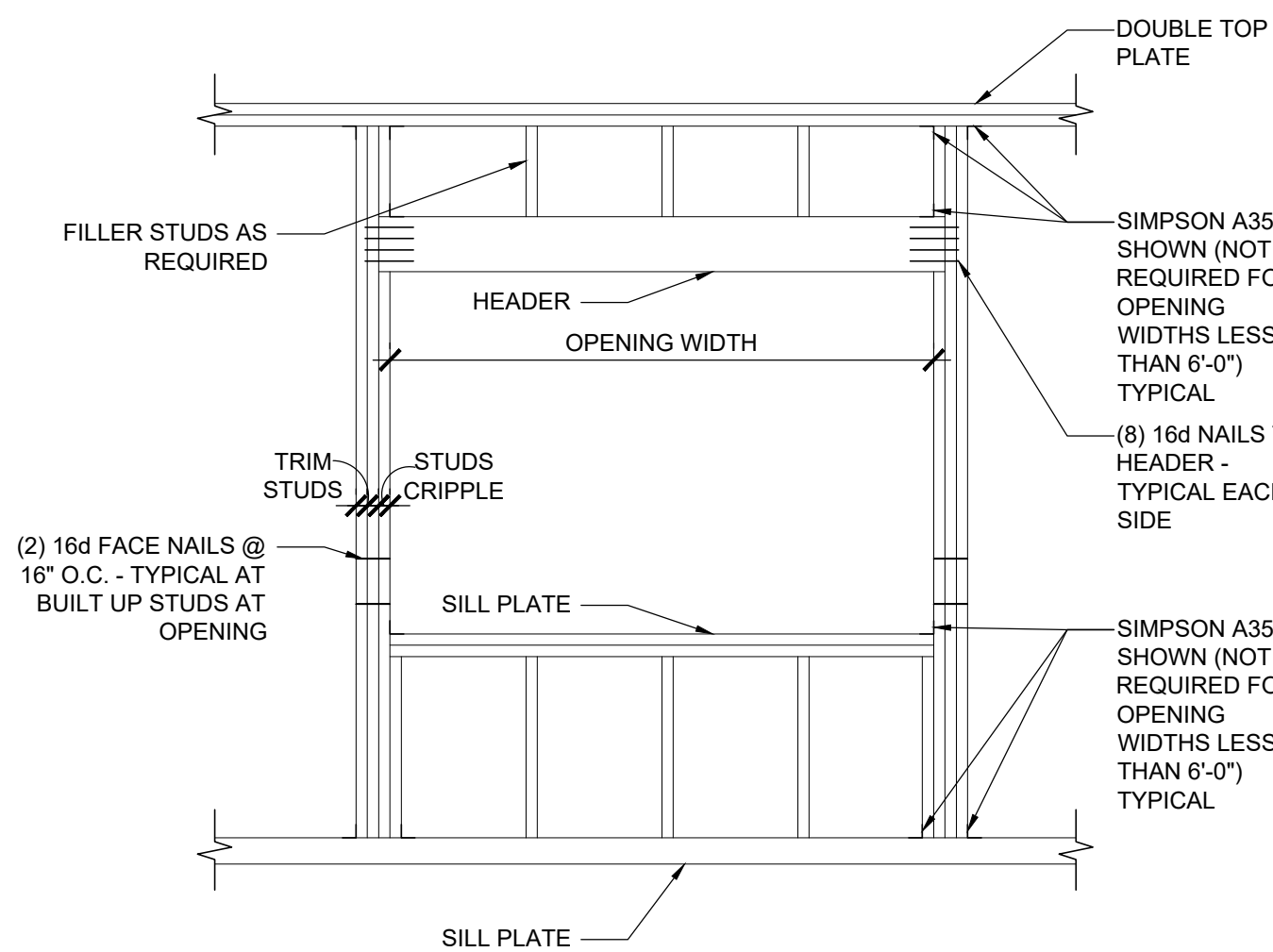
5. LTP4 PLATES SHALL BE INSTALLED W/(12) 8d COMMON NAILS.

6. ANCHOR BOLTS SHALL BE GALVANIZED & SHALL HAVE A 1/4"x3"x3" GALVANIZED PL WASHER BETWEEN THE SILL PL & NUT. ANCHOR BOLTS SHALL BE PLACED SO THAT THE EDGE OF THE PL WASHER IS 1/2" MAX FROM THE SHEATHED FACE OF THE WALL. WHERE SHEATHING IS APPLIED TO BOTH FACES, ALTERNATE ANCHOR BOLTS - SEE DETAIL 1 AND 4/SS03 FOR ANCHOR BOLT PL WASHER REQUIREMENTS.

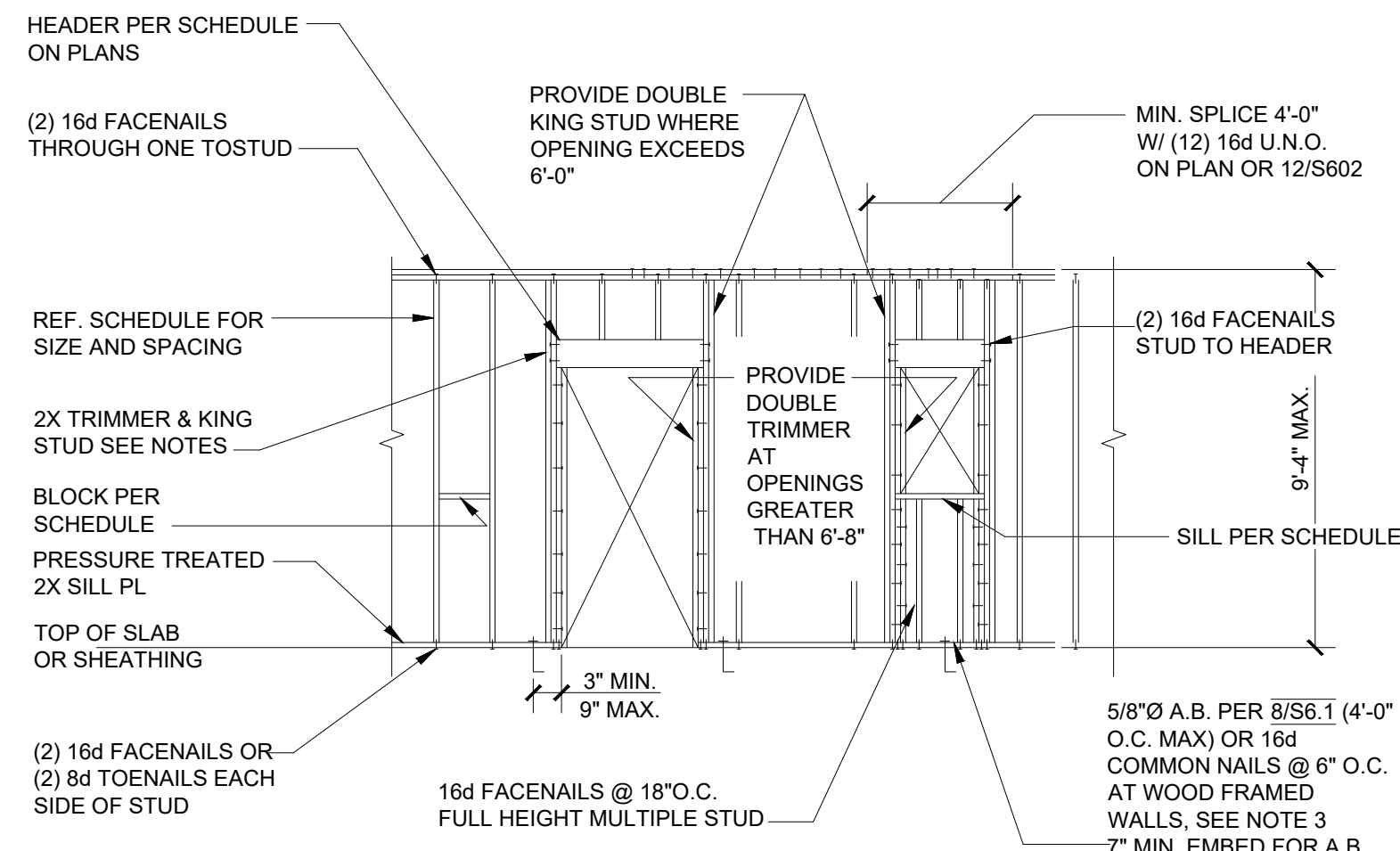
7. PENETRATIONS GREATER THAN 4" WIDE X 4" TALL IN THE SHEATHING OF SHEAR WALLS SHALL NOT OCCUR UNLESS APPROVED BY ENGINEER. PENETRATIONS SMALLER THAN 4" WIDE & 4" TALL SHALL BE BLOCKED ABOVE & BELOW (STUD-STUD) & EDGE NAILED.

NOTE FOR SHEARWALL TYPE 5:
8. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER & NAILS SHALL BE STAGGERED. (DBL 2X ARE ACCEPTABLE W/16d @ 4" OC STAGGERED).

2 SHEAR WALL ELEVATION AND SCHEDULE



6 TYPICAL HEADER CONSTRUCTION



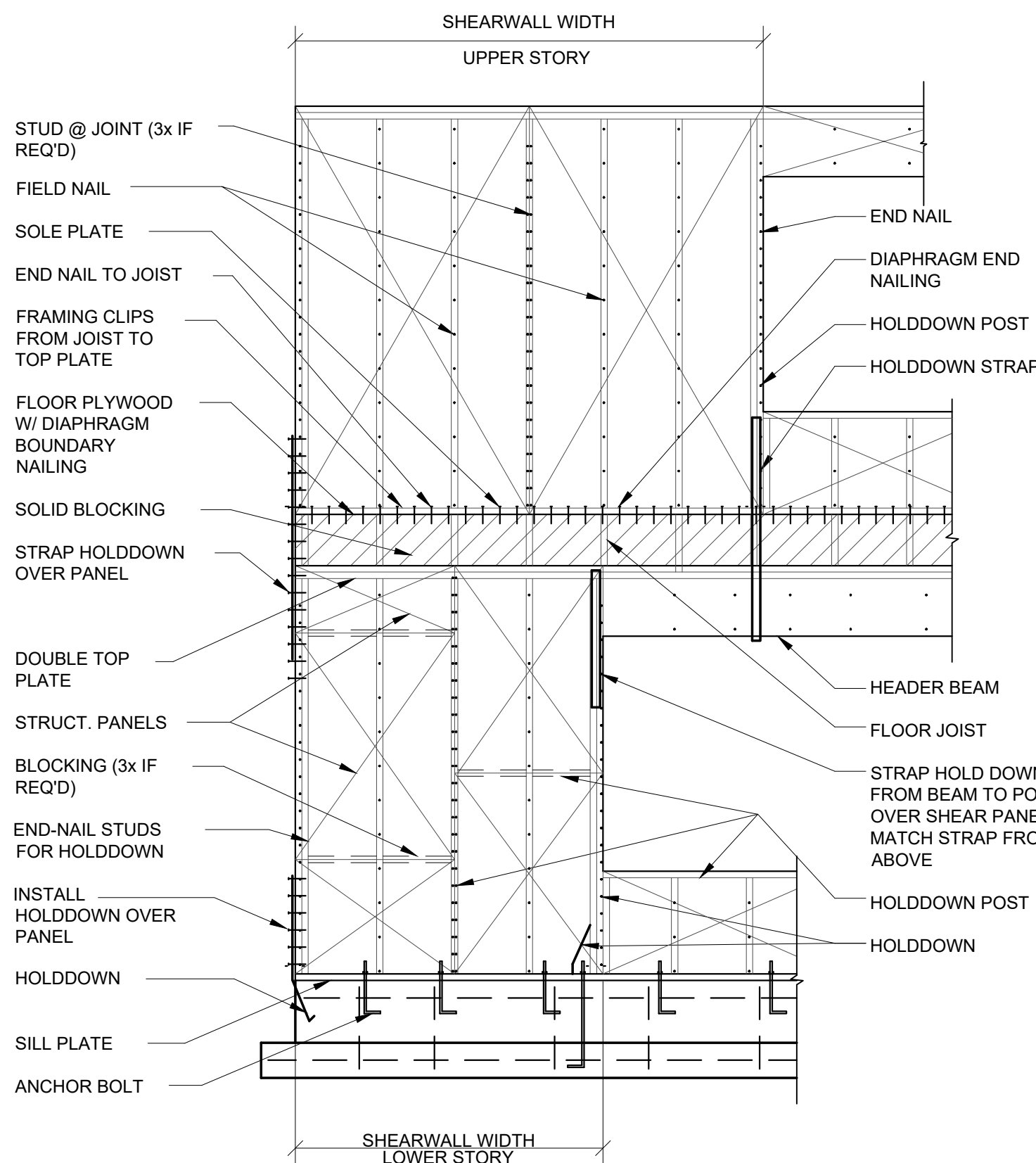
7 TYPICAL BEARING WALL SCHEDULE

BEARING WALL SCHEDULE		
MARK	STUD SPACING + SPACING	TYPICAL INTERIOR/EXTERIOR CONSTRUCTION
W1	2 X 6 @ 16" O.C.	INTERIOR/EXTERIOR CONSTRUCTION
W2	2 X 4 @ 16" O.C.	INTERIOR WALL

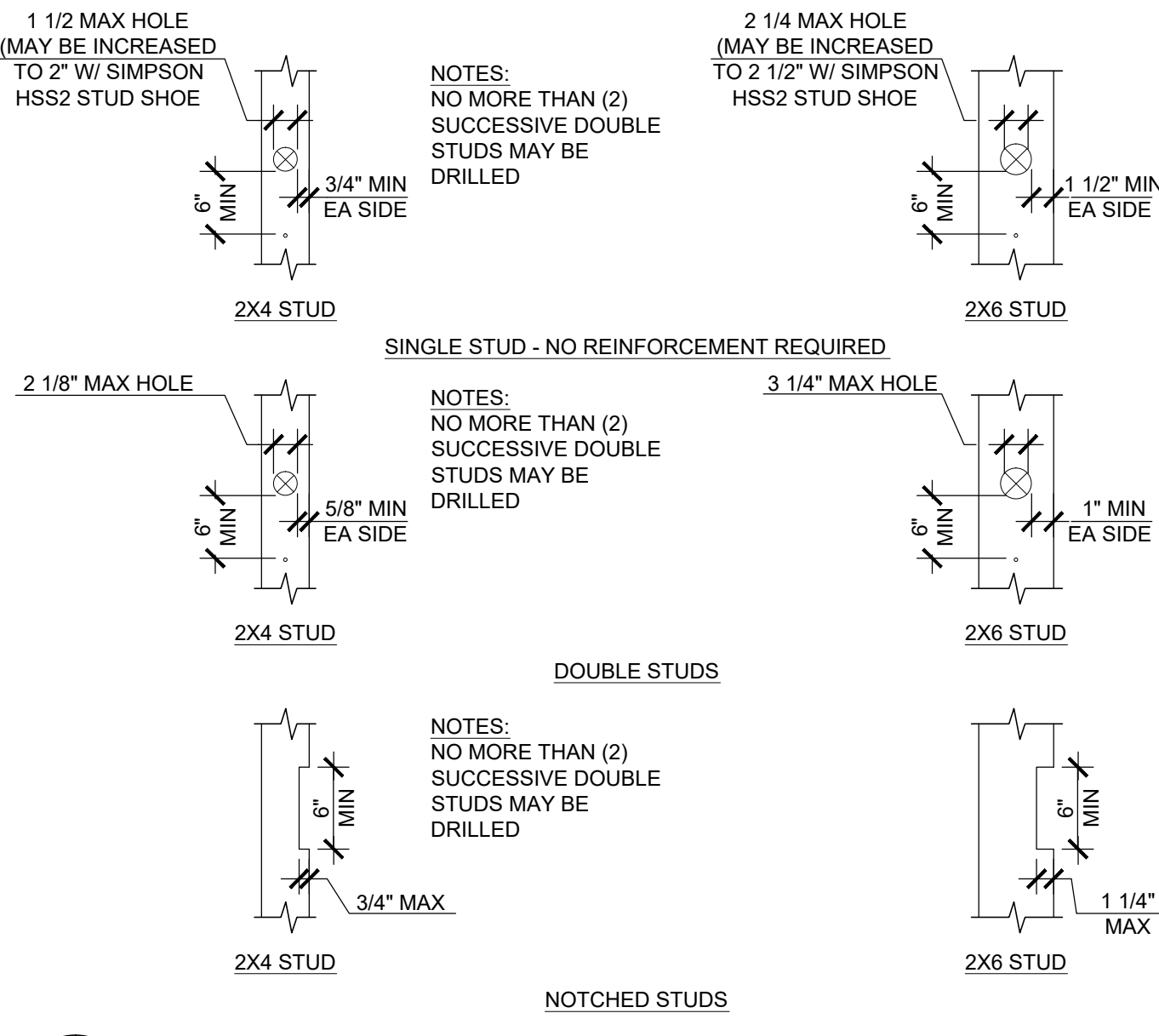
BLOCK MID HEIGHT OF WALL EVERY OTHER STUD BAY W/ 2 X 4 AND (2) 16d TO EACH STUD.

NOTES

- HEADERS, KINGSTUDS AND OTHER REFERENCES ON SCHEDULE SHALL GOVERN OVER TYPICAL DETAIL.
- PATCHES IN EXTERIOR SHEATHING SHALL BE MIN. 24" IN LENGTH AND WIDTH, SHALL HAVE ALL EDGES BLOCKED AND SHALL BE NAILED W/ 8d COMMON OR GALVANIZED BOX NAILS @ 8/ 6/12 BOUNDARY/EDGE/FIELD)
- ANCHOR BOLTS SHALL BE HOT-DIPPED GALVANIZED RATING OF G-185, OR HAVE MIN. ELECTROGALVANIZED CLASS RATING OF 40 WHEN INSTALLED IN SILL TREATED WITH PRESERVATIVES ALKALINE COPPER QUAT (ACQ TYPES B& OR COPPER AZOLE (CBA-A, CA-B)
- FOR ANCHOR TIE DOWN/HOLDDOWN AND WALL SHEATHING, SEE DETAILS AND SCHEDULES.

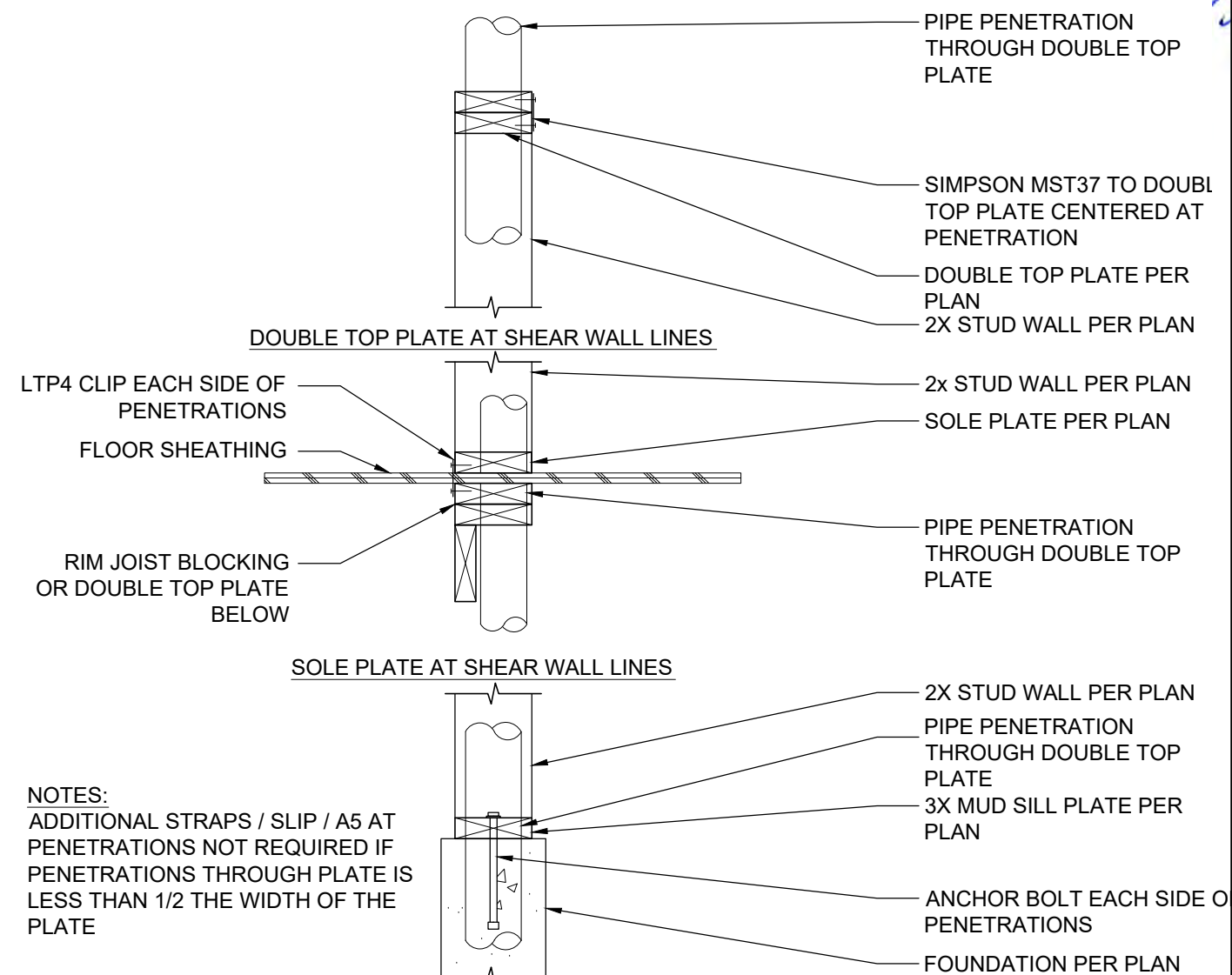


9 OFFSET SHEARWALL ELEVATION



3 ALLOWABLE HOLES THROUGH STUDS

4 ALLOWABLE HOLES THROUGH PLATES



8 ALLOWABLE PIPE PENETRATIONS IN PLATE AND SHEAR WALLS

REVISIONS

BY

A.G. ROLIN CONSULTING

STRUCTURAL DESIGN ENGINEERING

PH: 503.663-9960

FAX: 503.663-9970

AGROLIN@AOL.COM

11300 SE LINNY LANE

BORING, OR 97009

STRUCTURAL

REGISTERED PROFESSIONAL ENGINEER

18122

SEP 18, 1995

ADAM G. ROLIN

EXPIRES: 12/31/20 20

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BANK OF THE WEST PLAZA

BUILDING #2

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BANK OF THE WEST PLAZA LLC

16577 BOONES FERRY ROAD

LAKE OSWEGO, OREGON 97035

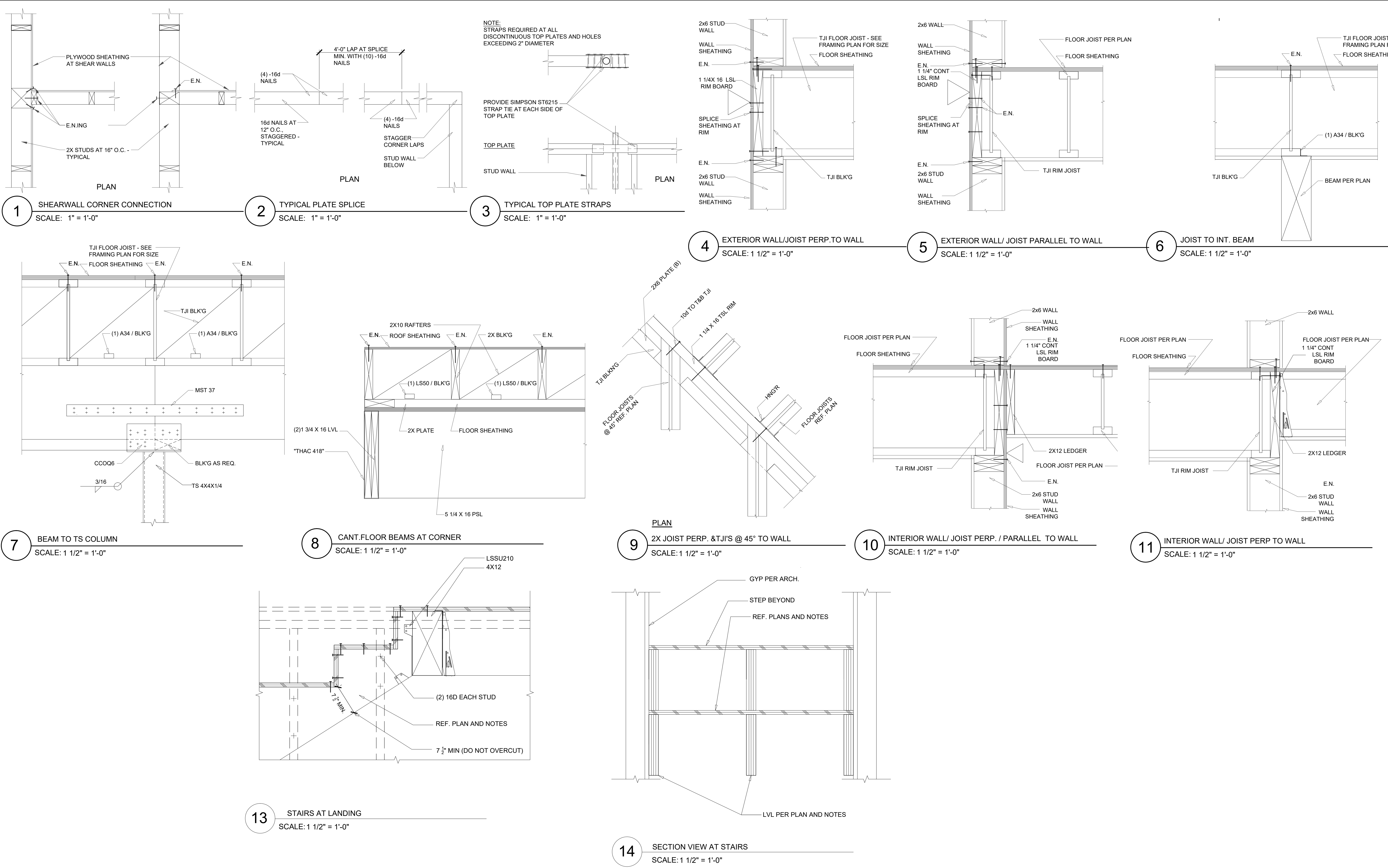
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JOB:

S601



REVISIONS		BY

A.G. ROLIN CONSULTING
STRUCTURAL DESIGN ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
18122
OREGON
SEP 18, 1995
ADAM G. ROLIN

EXPIRES: 12/31/20 20

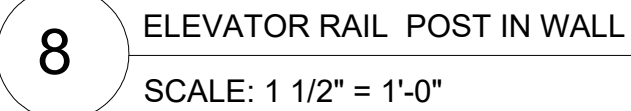
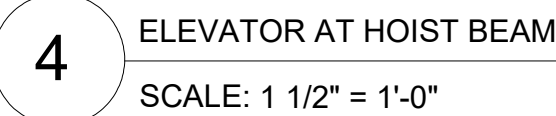
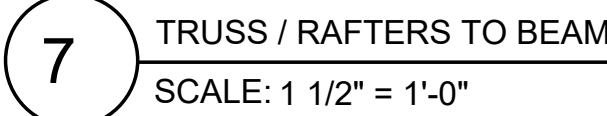
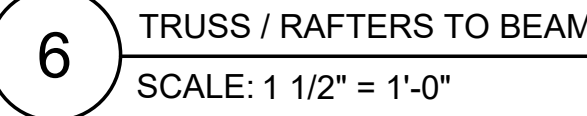
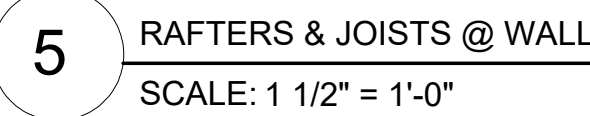
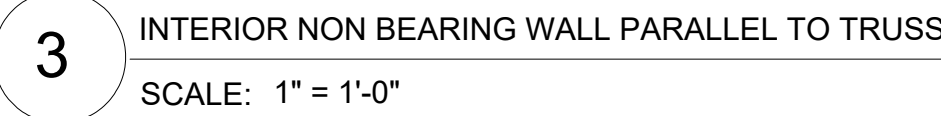
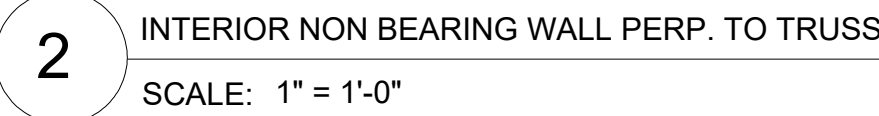
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Written dimensions on these documents shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify and obtain clarification from Architect prior to commencing Work. Shop drawings must be submitted to this office for review before proceeding with fabrication.

**BANK OF THE WEST PLAZA
BUILDING #2**
BOONES FERRY AND MADRONA- LAKE OSWEGO

BANK OF THE WEST PLAZA LLC
16577 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035

DATE:	07-15-2019
SCALE:	
DRAWN:	ZSH
JOB:	
S602	

S603