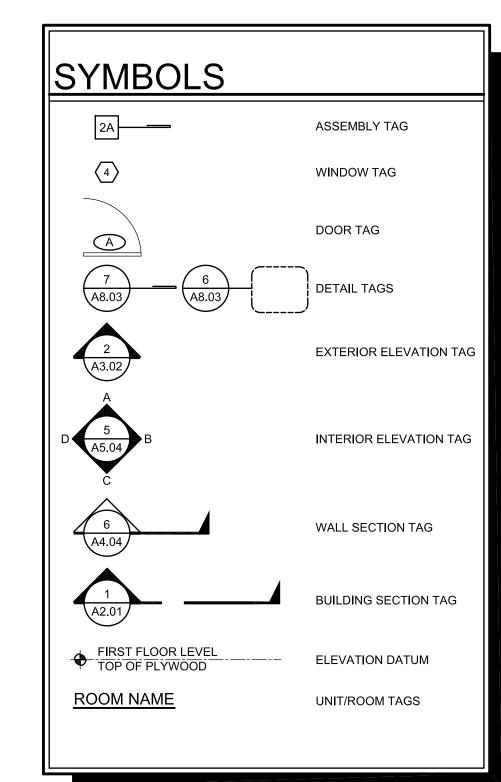


BUILDING NO. 2 LAKE OSWEGO, OREGON 97035



ABBREVIATIONS THK THICK NUMBER HOUR TOP OF AND HEATING TYP TYPICAL CENTERLINE **VENTILATION** AND AIR UNO **UNLESS NOTE OTHERWISE** INTERNATIONAL **VERSES** BLDG BUILDING **BUILDING CODE** BLKG INFORMATION BLOCKING INTERIOR WOOD WATER CLEARANCE **HFATER** CLO CLOSET WINDOW CONCRETE MAXIMUM WALL-PAK LIGH UNIT MASONRY MECH MECHANICAL **FIXTURES MANUFACTURER** WATER COL MINIMUM RESISTANT COLS MIRRORED CONC CONCRETE MTL CONT CONTINUOUS OREGON DIAMETER STRUCTURAL **DIMENSION** DR DS DOWN SPOUT PERFORATED, PERFORATE DISHWASHER PLAM PLASTIC LAMINATE PLATE, POPERTY LINE PLYWOOD PRFFIN PREFINISHED **FQUIPMEN** PRESSURE TREATED PRESSURE TREATED **EXIST** EXISTING DOUGLAS FIR REFRIGERATOR REQD REQUIRED FLOOR ROUGH OPENING FACE OF STUD SPECIFICATION GALVANIZED STORAGE STRUCT STRUCTURAL



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.
- 6. 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.
- 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
- 10. 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.

ENERGY EFFICIENCY SPECIALTY CODE.

- 11. ALL WINDOWS WITHIN 18" OF THE FLOOR, AND WITHIN 24" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
- 12. 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.

- 13. CONTRACTOR TO PROVIDE BLOCKING IN WALLS FOR ALL WALL MOUNTED ITEMS.
- 14. CONTINUE FLOORING BELOW BATH LAVATORY CABINETS & KITCHEN SINK CABINETS AT GROUND FLOOR TYPE 'A' ACCESSIBLE UNIT ONLY.
- 15. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 75 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- 16. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
- 17. VOIDS BETWEEN THE WALL AND FLOOR SHALL BE COMPLETELY FILLED WITH FIBERGLASS INSULATION.
- 18. STUD AND JOIST CAVITIES CONTAINING SUPPLY AND/OR WASTE PIPING SHALL BE FILLED WITH OPEN-FACED FIBERGLASS INSULATION.
- 19. ALL EXPOSED WOOD, AND WOOD IN CONTACT WITH THE GROUND OR CONCRETE SHALL BE PROTECTED FROM DECAY AND TERMITES BY THE
- 20. PRESSURE TREAT ALL WOOD AT CURBS, COPING AND ROOF IN CONTACT WITH ROOFING OR FLASHING.

USE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD -

- 21. 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.
- 22. PLUMBING AND ELECTRICAL PLANS BY OTHERS SEPARATE PERMIT
- 23. 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).
- 24. 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.
- 25. 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.
- 26. PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN
- 27. 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.

Sheet Index

GENERAL / SITE DRAWINGS COVER SHEET AND GENERAL NOTES **EXISTING CONDITIONS / SURVEY** ARCHITECTURAL SITE PLAN A-0.3 SITE LIGHTING PLAN

CIVIL DRAWINGS

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

SITE SANITARY SEWER AND WATER PLAN SITE STORM DRAINAGE PLAN BOONES FERRY ROAD STORM / STREET PLAN

LANDSCAPE DRAWINGS

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

LANDSCAPE PLANTING PLAN LANDSCAPE IRRIGATION PLAN

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A-3.2 **ROOF PLAN**

CONSTRUCTION ASSEMBLIES

STAIR AND ELEVATOR PLANS AND SECTIONS

BUILDING SECTIONS

BUILDING SECTIONS

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A-7.3 **DETAILS**

A-7.4 **DETAILS**

DOOR, WINDOW AND FINISH SCHEDULES

INTERIOR ELEVATIONS

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COVER PAGE GENERAL STRUCTURAL NOTES GENERAL STRUCTURAL NOTES

FOUNDATION AND SECOND FLOOR FRAMING PLAN

ROOF FRAMING PLAN

CONCRETE DETAILS

WOOD DETAILS

S602 WOOD DETAILS WOOD DETAILS

Project Team

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stevekaer@cbseal.com

ARCHITECT

E-MAIL:

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LAKE OSWEGO, OREGON 97304 CONTACTS: RALPH TAHRAN (503) 539-8802 (503) 697-1958 ralphtahran@comcast.net

ARCHITECTURAL CADD DRAFTING MORTON BUILDING DESIGN, LLC

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mortondesign@msn.com STRUCTURAL ENGINEER

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(503) 663-9960 agrolin@aol.com **CIVIL ENGINEER**

THETA, LLC P.O. BOX 1345 LAKE OSWEGO, OR 97035 BRUCE GOLDSON (503) 481-8822

thetaeng@comcast.net

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

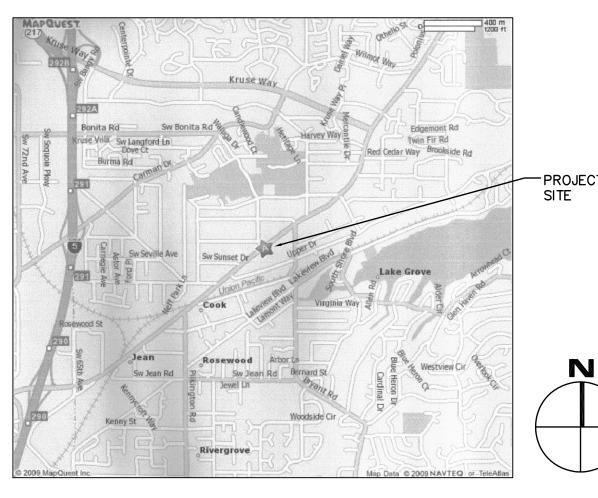
CONTACTS: TODD MOBLEY PHONE: (503) 248-0313 FAX: (503) 248-9251

todd@landcasterengin@eerinp.com

Deferred Submittals

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

Vicinity Map



Morton Building Design

4346 S.E. 34th Ave. Portland, Oregon

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Tahran Architecture & Planning, LLC

13741 Knaus Road Lake Oswego Oregon 97304

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Sover Sheet and General Notes

Building

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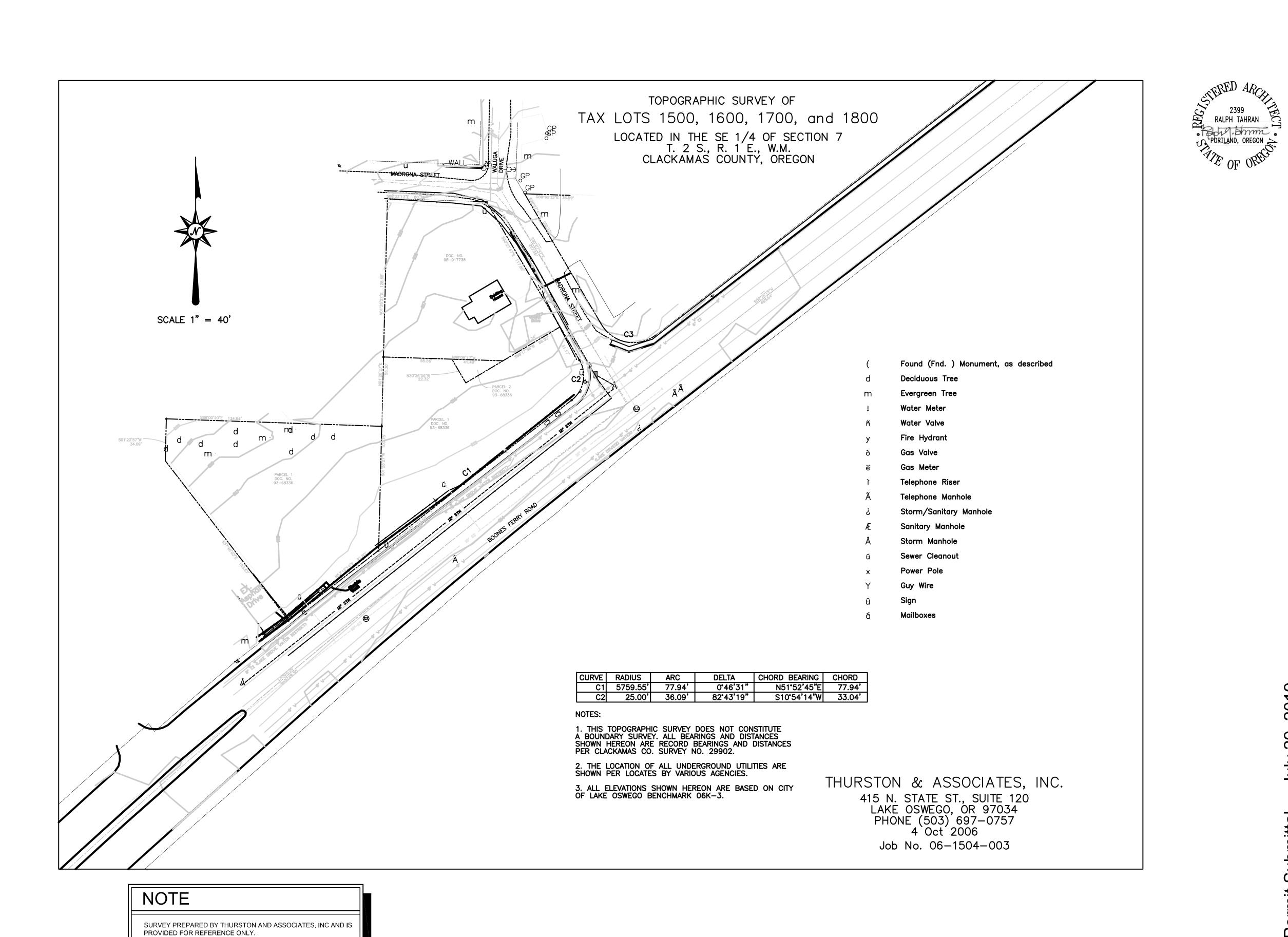
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Designed By Ralph Tahran

Drawn By : Michael Morton

Reference No. sheet-1-cover



Morton
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Existing Conditions Survey

#2 egon Building

Plaza

Designed By: Ralph Tahran

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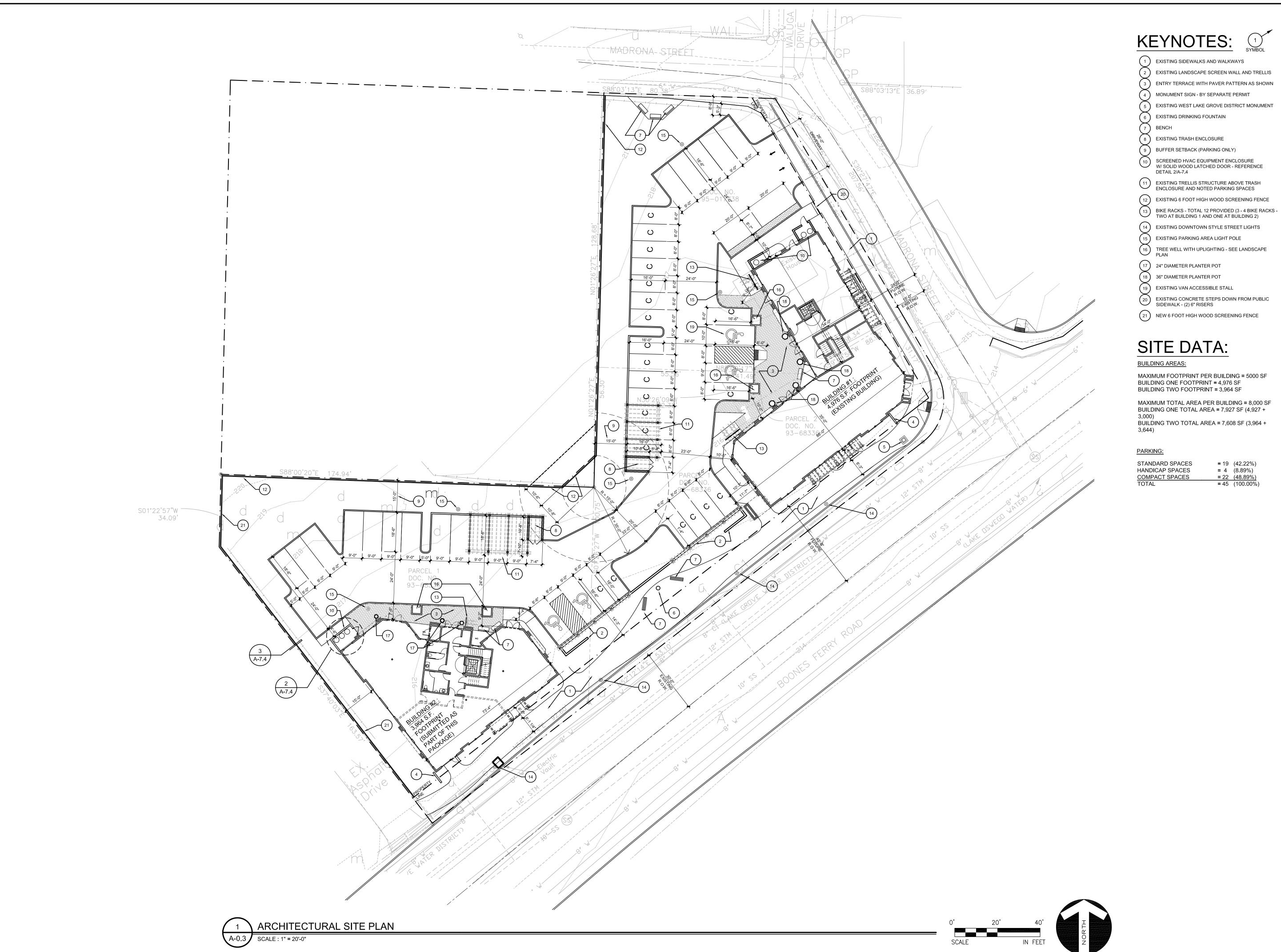
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Submittal

Drawn By : Michael Morton

Reference No. _sheet-2-survey

EXISTING CONDITIONS / SURVEY



Morton Building Design

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Tahran Architecture & Planning, LLC

13741 Knaus Road Lake Oswego Oregon 97304

503.539.8802 ph 503.697.1958 fax

Site

ralphtahran@comcast.net

SITE DATA:

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 + BUILDING TWO TOTAL AREA = 7,608 SF (3,964 +

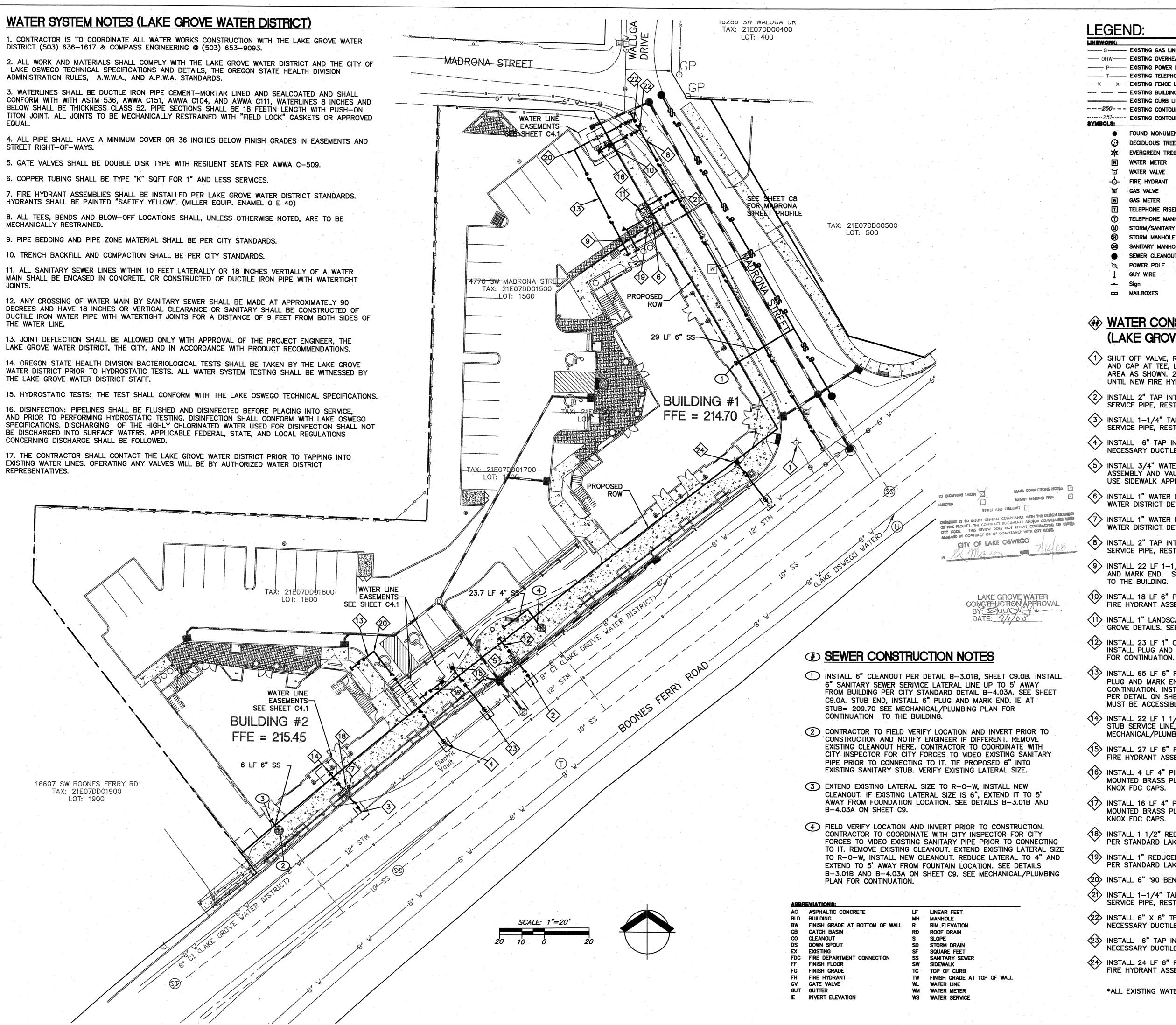
STANDARD SPACES HANDICAP SPACES

= 19 (42.22%) = 4 (8.89%)

Building

Bank





INEWORK:			
—— 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
•	EXISTING FENCE LINE		PROPOSED STORM LINE
	EXISTING BUILDING OVERHANG LINE		PROPOSED SANITARY SEWER LINE
	EXISTING CURB LINE		PROPOSED WATER LINE
	EXISTING CONTOUR - 5'		PROPERTY LINE
3YMBOL8:	EXISTING CONTOUR - 1'		
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百	WATER VALVE	$\overset{\circ}{\bowtie}$	EXISTING GAS VALVE
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(STORM/SANITARY MANHOLE	. 🖼	PROPOSED WATER METER
9	STORM MANHOLE	•	PROPOSED WATER VALVE
89	SANITARY MANHOLE	×.	PROPOSED FIRE DEPT. CONNECTION
	SEWER CLEANOUT		PROPOSED CATCH BASIN
	POWER POLE	D	PROPOSED REDUCER
Ø		O	PROPOSED STORM DRAIN MANHOLE
i i	GUY WIRE		
	Sign		

WATER CONSTRUCTION NOTES (LAKE GROVE WATER DISTRICT)

- SHUT OFF VALVE, REMOVE VALVE BOX. REMOVE EXISTING HYDRANT PIPE AND CAP AT TEE. LOCATED AT MAIN. INSTALL NEW FH IN LANDSCAPE AREA AS SHOWN. 2.5 FT BEHIND CURB. KEEP FIRE HYDRANT LINE IN SERVICE UNTIL NEW FIRE HYDRANT BECOMES ACTIVE.
- 2 INSTALL 2" TAP INTO EXISTING WATERLINE WITH ALL NECESSARY COPPER SERVICE PIPE, RESTRAINT AND APPURTENANCES.
- 3 INSTALL 1-1/4" TAP INTO EXISTING WATERLINE WITH ALL NECESSARY COPPER SERVICE PIPE, RESTRAINT AND APPURTENANCES.
- 4 INSTALL 6" TAP INTO EXISTING WATERLINE WITH 6" GATE VALVE AND ALL NECESSARY DUCTILE IRON PIPE, RESTRAINT AND APPURTENANCES.
- (5) INSTALL 3/4" WATER METER WITH METER BOX, BACKFLOW PREVENTION ASSEMBLY AND VAULT PER STANDARD LAKE GROVE WATER DISTRICT DETAIL. USE SIDEWALK APPROVED NON-SKID LID.
- (6) INSTALL 1" WATER METER WITH METER BOX PER STANDARD LAKE GROVE WATER DISTRICT DETAIL.
- (7) INSTALL 1" WATER METER WITH METER BOX PER STANDARD LAKE GROVE WATER DISTRICT DETAIL. SEE SHEET C9.3, DETAIL 8.
- 8 INSTALL 2" TAP INTO EXISTING WATERLINE WITH ALL NECESSARY COPPER SERVICE PIPE, RESTRAINT AND APPURTENANCES.
- (9) INSTALL 22 LF 1-1/4" DOMESTIC SERVICE LINE. STUB AND INSTALL AND MARK END. SEE MECHANICAL/PLUMBING PLAN FOR CONTINUAT TO THE BUILDING.
- (10) INSTALL 18 LF 6" PIPE, GATE VALVE, THRUST BLOCK AND STANDARI FIRE HYDRANT ASSEMBLY PER DETAIL 3, SHEET C9.3.
- (11) INSTALL 1" LANDSCAPE IRRIGATION METER WITH METER BOX PER LAK GROVE DETAILS. SEE LANDSCAPE PLANS FOR BACKFLOW DEVICE.
- (12) INSTALL 23 LF 1" COPPER WATER SERVICE LINE. STUB SERVICE LINE. INSTALL PLUG AND MARK END. SEE MECHANICAL/PLUMBING PLANS
- 13 INSTALL 65 LF 6" FIRE SERVICE LINE. STUB SERVICE LINE. INSTALL PLUG AND MARK END. SEE MECHANICAL/PLUMBING PLANS FOR CONTINUATION. INSTALL DOUBLE CHECK DETECTOR VALVE ASSEMBLY PER DETAIL ON SHEET C9.3. DETECTOR METER FOR THE DOUBLE CHE MUST BE ACCESSIBLE BY THE DISTRICT. SEE SHEET C9.3, DETAIL 9
- 14 INSTALL 22 LF 1 1/4" DOMESTIC SERVICE LINE 5' AWAY FROM BUILDI STUB SERVICE LINE, INSTALL 2" PLUG AND MARK END. SEE MECHANICAL/PLUMBING PLAN FOR CONTINUATION TO THE BUILDING.
- (15) INSTALL 27 LF 6" PIPE, GATE VALVE, THRUST BLOCK AND STANDARD FIRE HYDRANT ASSEMBLY PER DETAIL 3, SHEET C9.3 AND NOTE 7
- (16) INSTALL 4 LF 4" PIPE, AND 4" FDC UNIT. FDC UNIT SHALL INCLUDE MOUNTED BRASS PLATE WITH BUILDING ADDRESS INDICATED AND KNOX FDC CAPS.
- (17) INSTALL 16 LF 4" PIPE, AND 4" FDC UNIT. FDC UNIT SHALL INCLUDE MOUNTED BRASS PLATE WITH BUILDING ADDRESS INDICATED AND KNOX FDC CAPS.
- (18) INSTALL 1 1/2" REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VAUL PER STANDARD LAKE GROVE WATER DISTRICT DETAIL 10, SHEET C9.3.
- (19) INSTALL 1" REDUCED PRESSURE BACKFLOW ASSEMBLY WITH VAULT PER STANDARD LAKE GROVE WATER DISTRICT DETAIL 10, SHEET C9.3.
- (20) INSTALL 6" *90 BEND
- (21) INSTALL 1-1/4" TAP INTO EXISTING WATERLINE WITH ALL NECESSARY SERVICE PIPE, RESTRAINT AND APPURTENANCES.
- (22) INSTALL 6" X 6" TEE (MJXMJXMJ) WITH 6" GATE VALVE AND ALL NECESSARY DUCTILE IRON PIPE, RESTRAINT AND APPURTENANCES.
- (23) INSTALL 6" TAP INTO EXISTING WATERLINE WITH 6" GATE VALVE AND NECESSARY DUCTILE IRON PIPE, RESTRAINT AND APPURTENANCES.
- (24) INSTALL 24 LF 6" PIPE, GATE VALVE, THRUST BLOCK AND STANDARD FIRE HYDRANT ASSEMBLY PER DETAIL 3, SHEET C9.3.

*ALL EXISTING WATER PRESSURES ASSUMED TO BE 110 PSI

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EXPIRES: 12-31-08

PROJECT # | DBA4574

SITE SAN/WAT. PLAN

6/27/08

I RSP/JKM

RSP/JKM

AAR/JSM

DATE

DRAWN

DESIGNED

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SHEET TITLE

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5 OF 10 SHEETS

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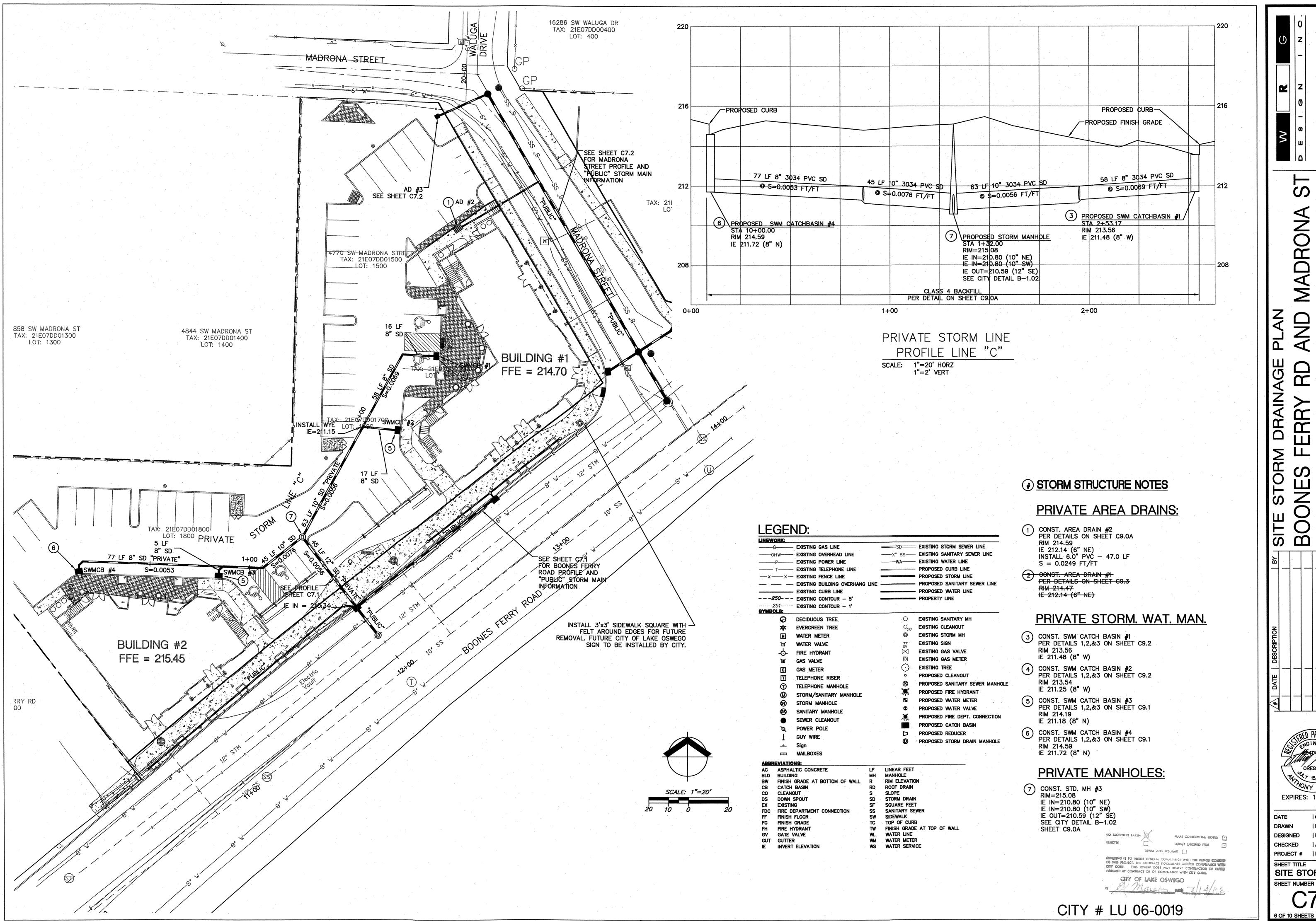
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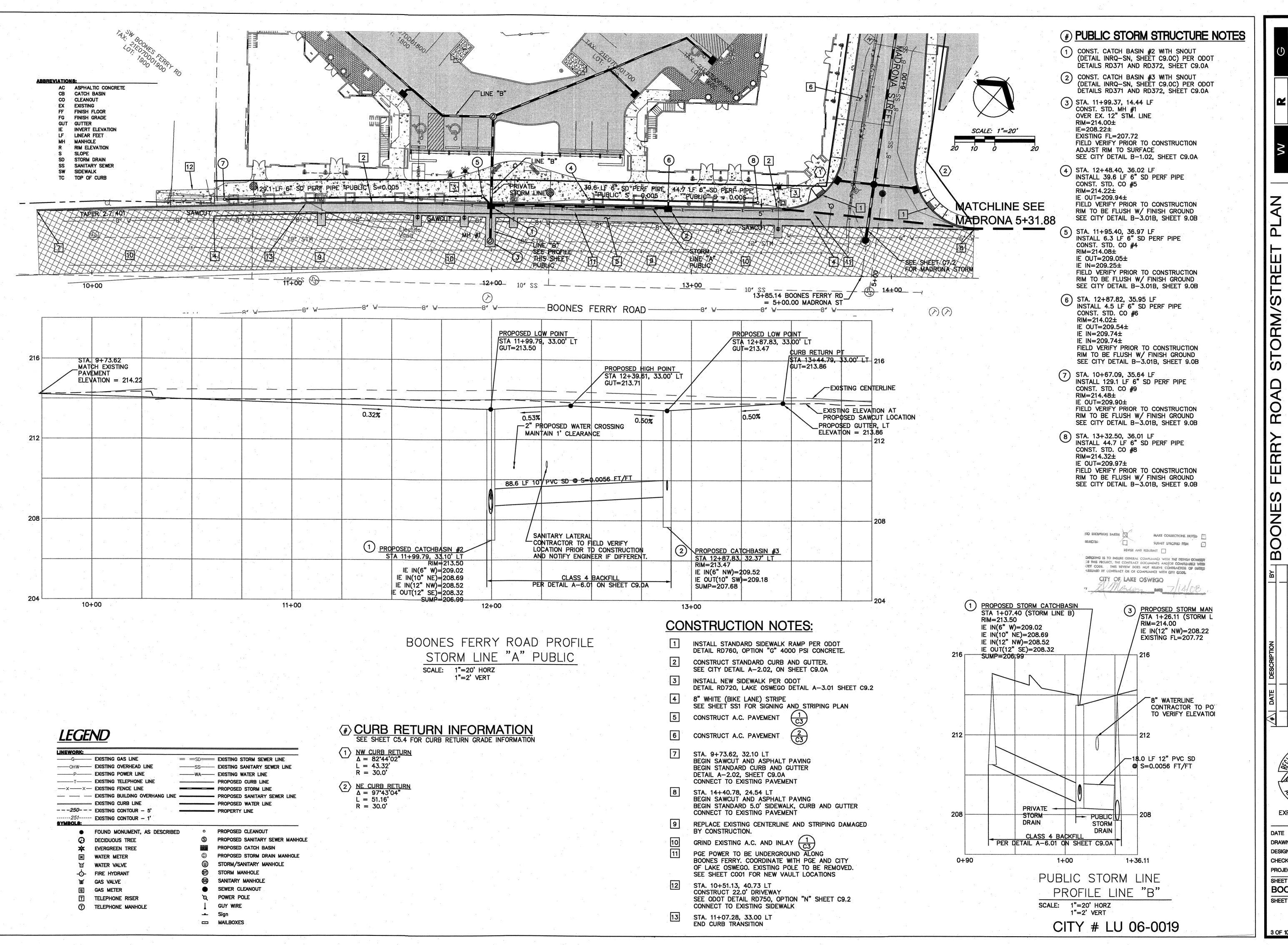


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EXPIRES: 12-31-08 6/27/08 RSP/JKM DRAWN RSP/JKM

DESIGNED CHECKED AAR/JSM PROJECT # | DBA4574 SHEET TITLE

SITE STORM PLAN SHEET NUMBER



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EXPIRES: 12-31-08 6/27/08 DRAWN I RSP/JKM DESIGNED | RSP/JKM CHECKED

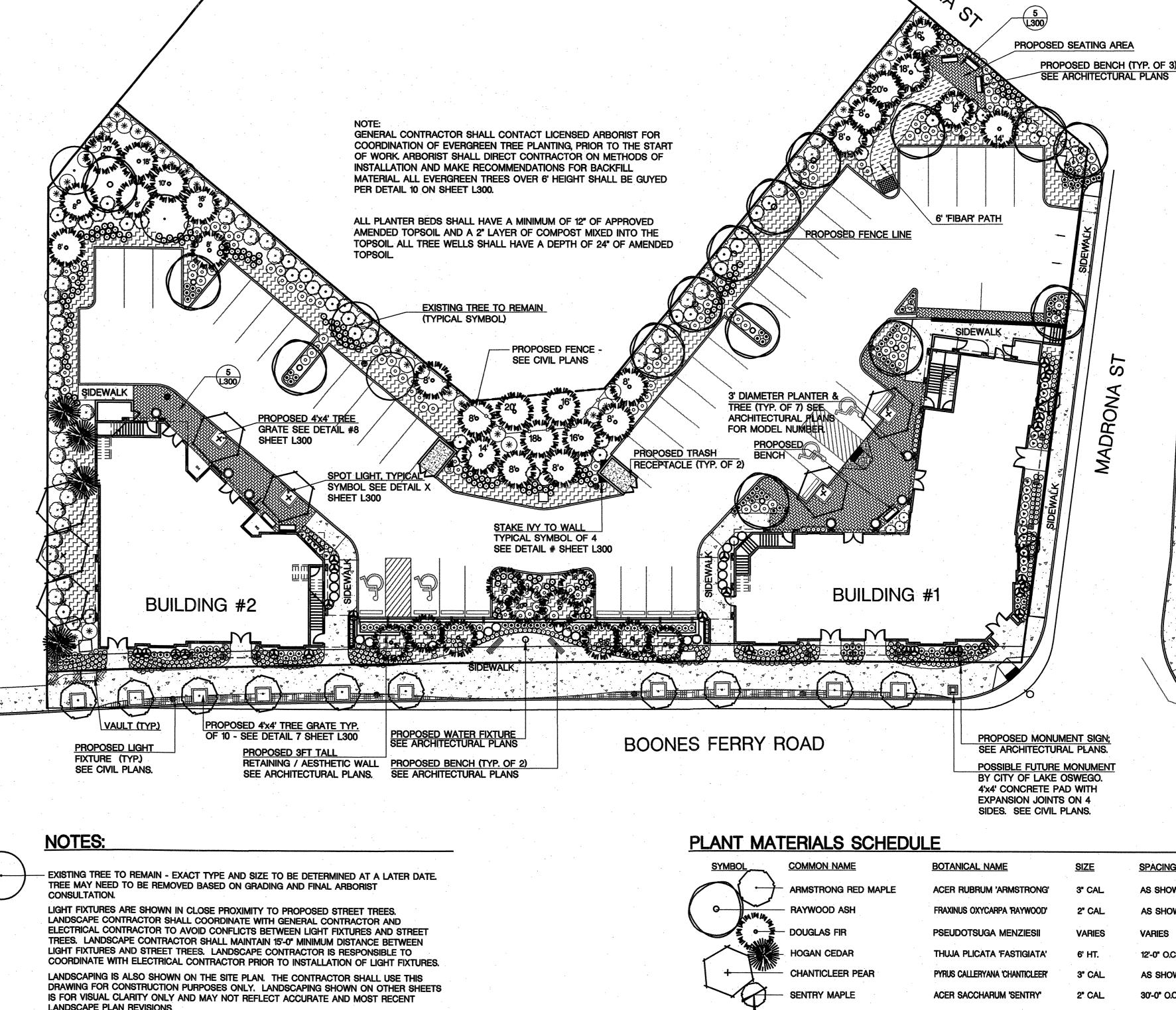
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SHEET TITLE **BOONES STM/STR** SHEET NUMBER

3 OF 10 SHEETS

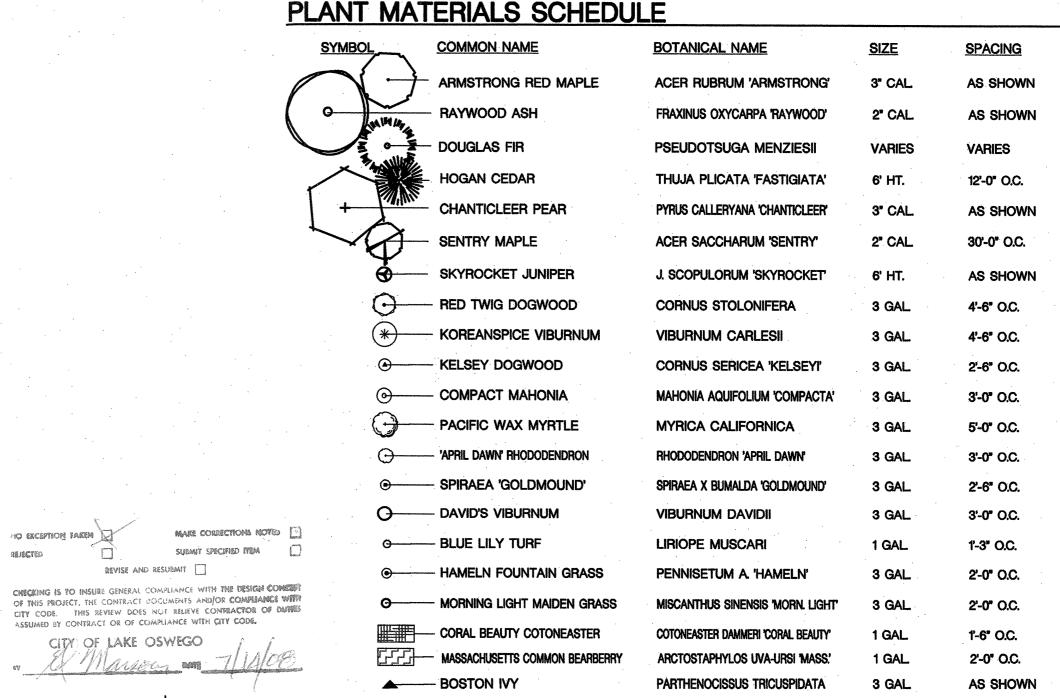
GENERAL NOTES: LANDSCAPE PLAN

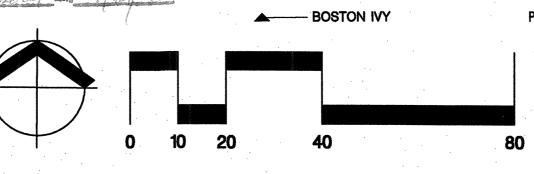
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- 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
- 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.
- 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.
- 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
- 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.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE
- 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.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS PRIOR TO INSTALLATION.
- 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
- 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.
- 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.
- 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.
- 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).
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 25:1 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, NEGLECT OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S 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 B. HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT
 - C. WET WEATHER: SATURATED SOIL D. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.
- SUBMIT PHOTOS (ONE OF EACH SPECIES) TO LANDSCAPE ARCHITECT FOR REVIEW (MINIMUM 30 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.
- CONTRACTOR SHALL ONE $\frac{3}{4}$ " CALIPER, 4' HT. (MINIMUM) ACER PALMATUM "BUTTERFLY", FOUR (4) 4" POTS VINCA MINOR, AND A 2" LAYER OF COVER MULCH IN EACH PLANTER.



LANDSCAPE PLAN REVISIONS.

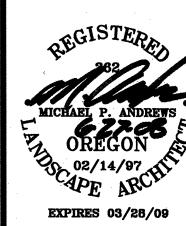
STREET TREES SHALL MATCH TREES PLANTED IN THE NEW SUNSET CROSSINGS DEVELOPMENT NEARBY TO THIS DEVELOPMENT. CONTRACTOR SHALL VERIFY THAT THE STREET TREES IN THIS DEVELOPMENT ARE ARMSTRONG MAPLES AND CONTACT THE LANDSCAPE ARCHITECT IF THEY ARE A DIFFERENT SPECIES PRIOR TO INSTALLATION.





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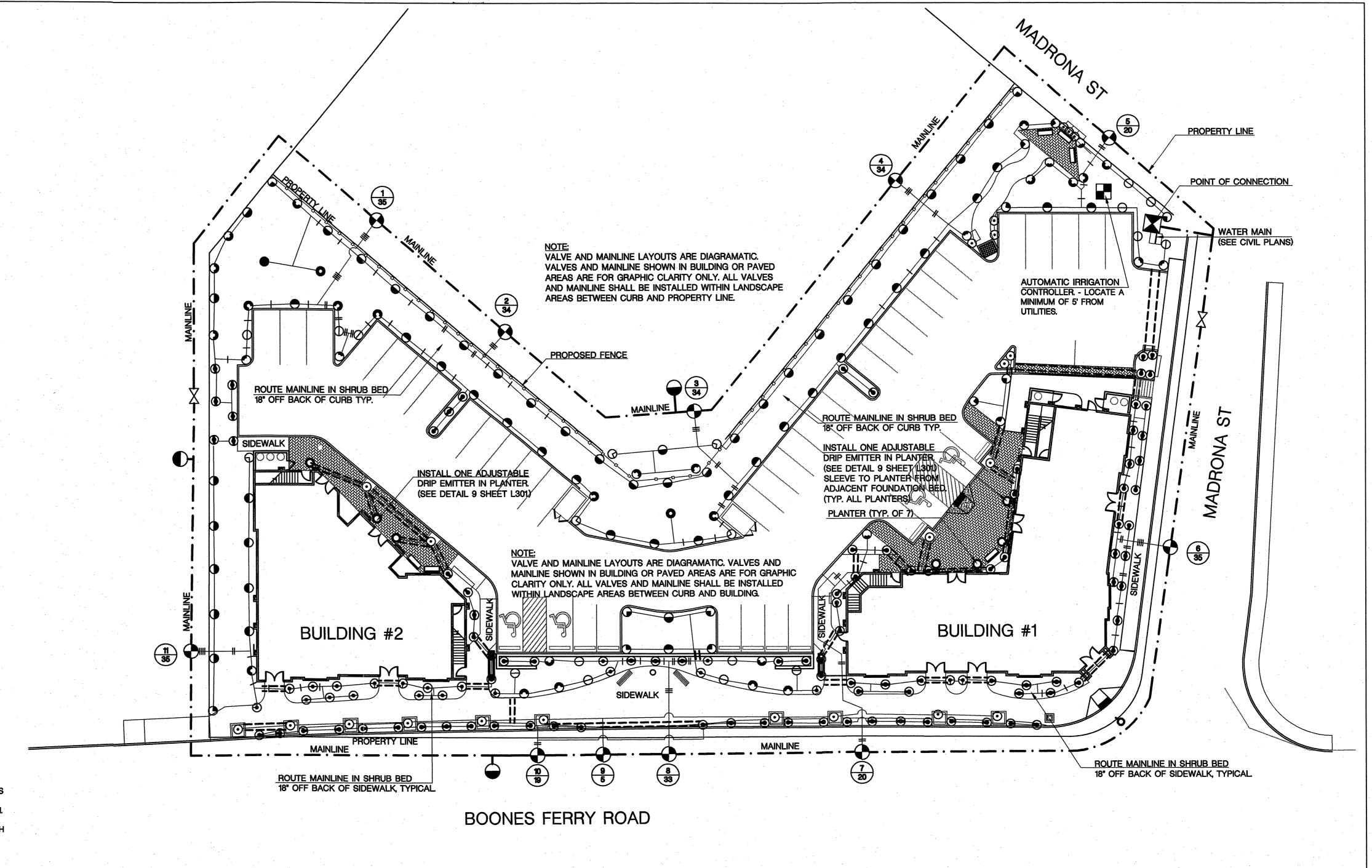
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06/27/08 DATE DRAWN JLP/PEG/TMK DESIGNED JLP/PEG CHECKED PROJECT # | DBA4574

SHEET TITLE PLANTING PLAN SHEET NUMBER

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.
- 2. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS OR INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- 3. 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.
- 4. 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
- 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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
- 10 CONTRACTOR SHALL PLACE A COLOR CODED ZONE MAP OF THE IRRIGATION SYSTEM INSIDE OF IRRIGATION CONTROLLER.
- 11. 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.
- 12. 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 OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PROCEEDING WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

IRRIGATION MATERIALS AND LEGEND

	MATERIALO AND LLGLIND				
SYM	DESCRIPTION	GPM	P.S.I.	RADIUS	
0000	<u>SPRAY HEADS</u> RAINBIRD 1806-SAM-PRS-15 POP-UP SPRINKLER, F, TQ, H, Q	3.70, 2.78, 1.85, .92	30	15'	
9000	RAINBIRD 1806-SAM-PRS-12 POP-UP SPRINKLER, F, TQ, H, Q	2.60, 1.95, 1.3, .65	30	12'	· ·
$\Theta\Theta$	RAINBIRD 1806-SAM-PRS-10 POP-UP SPRINKLER, F, H, Q	1.58, .79, .39	30	10	\bowtie
$\oplus \ominus \oplus$	RAINBIRD 1806-SAM-PRS-8 SPRAY POP-UP SPRINKLER, F, H, Q,	1.05, .52, .26	30	8'	
•	RAINBIRD 1806-SAM-PRS-15 SST POP-UP SPRINKLER	1.21	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 XERI-SPRAY 360° FULL SPRAY				
	POINT OF CONNECTION - MATERIALS & SIZING CHART				
SHEET #	METER SIZE BACKFLOW PREVENTOR CONTROLL	ER TYPE		. 1	
L200 P.O.C.	'A' 1" WILKINS 950 XL CONTROLLER 'A' MODE	EL: ESP-12MC-SS			
	POINT OF CONNECTION SEE DIAGRAM (DETAIL 5, SHEET L300)				*****
14	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 PREVENTER & 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

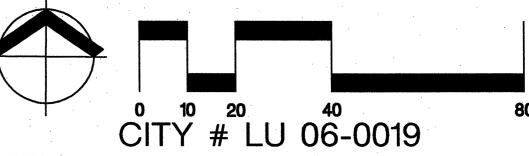
T LATERAL PIPE-CLASS 200 1 1/4" LATERAL PIPE-CLASS 200

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

40 EXCEPTION TAKEN MAKE CORRECTIONS NOTES [7] SUBMIT SPECIFIED ITEM CHECKING IS TO INSURE GENERAL COMPLIANCE WITH THE DESIGN CONCESS OF THIS PROJECT, THE CONTRACT DOCUMENTS AND/OR COMPLIANCE WITH CITY CODE. THIS REVIEW DOES NOT RELIEVE CONTRACTOR OF DUTIES ASSUMED BY CONTRACT OR OF COMPLIANCE WITH CITY CODE.



EXPIRES 03/28/09

06/27/08

JLP/PEG

JLP/PEG/TMK

DATE

DRAWN

DESIGNED

CHECKED

SHEET TITLE

SHEET NUMBER

PROJECT # | DBA4574

IRRIGATION PLAN

PER SECTION 508.2, GROUP S-1 STORAGE AREA CLASSIFIED AS INCIDENTAL USE AREA OF THE MAIN GROUP B OCCUPANCY (PER SECTION 508.2.1).

PER SECTION 509.4.1, THE INCIDENTAL USE AREAS SHALL BE SEPARATED OR PROTECTED IN ACCORDANCE PER TABLE 509, ELECTRICAL ROOM AND JANITOR'S CLOSET ARE REQUIRED TO BE SEPARATED FROM GROUP

ELEVATOR MACHINE ROOM IS REQUIRED TO BE RATED (WALLS AND CEILING) WITH ONE-HOUR FIRE-RESISTIVE CONSTRUCTION - REQUIRED TO BE NOT LESS THAN THE RATING OF THE ELEVATOR SHAFT.

OCCUPANCY WITH ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.

BUILDING CONSTRUCTION

	ALLOWED:	PROPOSED:
BUILDING HEIGHT - B OCCUPANCY (PER TABLE 503) :	40'-0" (WITH TYPE VB CONSTRUCTION)	± 34'-4"
NO. OF STORIES - B OCCUPANCY (PER TABLE 503):	2 STORIES (WITH TYPE VB CONSTRUCTION)	2 STORIES

PER SECTION 504.2, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT MAY BE INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES MAY BE INCREASED BY ONE STORY (BUT MAY NOT EXCEED FOUR STORIES OR 60 FEET RESPECTIVELY) WHEN THE GROUP B BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN CORDANCE WITH SECTION 002.2.1.1. HOWEVER ALITOMATIC SPRINKLER SYSTEM IS NOT PROVIDED

ACCORDANCE WITH SECTION 903.3.1.1, HOWEVER AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED.						
BUILDING AREA: "ALLOWABLE"						
BASE ALLOWABLE FLOOR AREA :	GROUP B OCCUPANCY	GROUP S-1 OCCUPANCY				
	9,000 S.F. PER FLOOR (PER TABLE 503)	9,000 S.F. PER FLOOR (PER TABLE 503)				
	AREA MODIFICATIONS					

PER SECTION 506.1, THE AREAS LIMITED BY TABLE 503 SHALL BE PERMITTED TO BE INCREASED DUE TO FRONTAGE AND AUTOMATIC SPRINKLER SYSTEM PROTECTION. FRONTAGE INCREASE PER SECTION 506.2 AND AUTOMATIC SPRINKLER SYSTEM INCREASE PER SECTION 506.3 ARE NOT NECESSARY. THE AREA OF THE GROUP B OCCUPANCY DOES NOT EXCEED THE ALLOWABLE AREA OF 9,000 S.F. PER FLOOR PER TABLE 503. THE AREA OF THE GROUP S-1 OCCUPANCY DOES NOT EXCEED THE ALLOWABLE AREA OF 9,000 S.F. PER FLOOR PER TABLE 503. THEREFORE ADDITIONAL AREA MODIFICATIONS ARE NOT REQUIRED.

		BUILDING AREA: "ACTUAL
OTAL FIRST FLOOR AREA OTAL SECOND FLOOR AREA	-	3,964 SQUARE FEET 3,606 SQUARE FEET

TOTAL FLOOR AREA

BUILDING SHELL ONLY IN THIS PACKAGE - AREA INCLUDES FUTURE FINISHED AREA FOR TENANTS AND COMMON AREAS SUCH AS LOBBIES, STAIR AND ELEVATOR.

TYPES OF CONSTRUCTION

TYPE V-B (WOOD FRAME - NON RATED) - PER TABLE 503

7.570 SQUARE FEET

FIRE-RESISTANCE-RATING REQUIREMENTS						
FIRE RESISTIVE REQUIREMENTS FOR BUILDING ELEMENTS (PER TABLE 601)	RATING REQ'D:	RATING PROVIDED:	ASSEMBLY NO.:			
STRUCTURAL FRAME : (INCLUDING COLUMNS, GIRDERS AND TRUSSES)	NON-RATED	NON-RATED	SEE SHEET A-4.1			
BEARING WALLS : EXTERIOR WALLS INTERIOR WALLS	NON-RATED NON-RATED	NON-RATED NON-RATED	SEE SHEET A-4.1 SEE SHEET A-4.1			
NON-BEARING WALLS AND PARTITIONS : EXTERIOR WALLS INTERIOR WALLS	NON-RATED NON-RATED	NON-RATED NON-RATED	SEE SHEET A-4.1 SEE SHEET A-4.1			
FIRE BARRIERS - VERTICAL EXIT ENCLOSURE AT STAIR / ELEVATOR (PER SECTION 707.3.2 AND 1020.1) / EXIT PASSAGEWAY (PER SECTION 1023.3) :	1-HR RATED	1-HR RATED	SEE SHEET A-4.1			
FIRE BARRIERS - ELEVATOR MACHINE ROOM (PER SECTION 3006.4) :	1-HR RATED	1-HR RATED	SEE SHEET A-4.1			
FIRE BARRIERS - FLOOR / CEILING CONSTRUCTION BETWEEN ELEVATOR MACHINE ROOM AND GROUP B OFFICE ABOVE - (INCLUDING SUPPORTING BEAM AND JOISTS) - PER SECTION 3006.4 :	1-HR RATED	1-HR RATED	SEE SHEET A-4.1			
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAM AND JOISTS)	NON-RATED	NON-RATED	SEE SHEET A-4.1			
ROOF CONSTRUCTION : (INCLUDING SUPPORTING BEAM AND JOISTS)	NON-RATED	NON-RATED	SEE SHEET A-4.1			

FIRE SEPARATION DISTANCE

ı	FIRE SEPARATION DISTANCE							
	NORTH WALL (TO NORTH PROPERTY LINE)	EAST WALL (TO ASSUMED PROP. LINE BETWEEN BUILDINGS)		SOUTH WALL (TO CENTERLINE OF S.W. BOONES FERRY RD.)		WEST WALL (TO WEST PROPERTY LINE)		
ı	VARIES - 65'-0" +/- MIN.	63'-2"		50'-2" +/-		15'-0"		
	FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (PER TABLE 602):							
ı	FIRE SEPARATION DISTANCE = X TYPE OF CONS			CTION	OCCUPANCY GRO	DUP B		
X < 5 FEET VB			1 HOUR					
5 FEET ≤ X < 10 FEET VB			1 HOUR					
10 FEET ≤ X < 30 FEET		VB		0				

FIRE-RESISTANCE-RATED CONSTRUCTION

X ≥ 30 FEET

PER SECTION 705.5, EXTERIOR WALLS TO BE OF ONE-HOUR RATED FIRE RESISTIVE CONSTRUCTION (PER TABLES 601 AND 602). THE FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE FIRE RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 10 FEET OR LESS SHALL BE RATED FOR EXPOSURE TO FIRE IFROM BOTH SIDES.

ALL EXTERIOR WALLS HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET, THEREFORE NO EXTERIOR WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE.

ALLOWABLE AREA OF OPENINGS PER TABLE 704.8, THE MAXIMUM AREA OF UNPROTECTED / NON-SPRINKLERED OPENINGS SHALL NOT EXCEED THE

FOLLOWING VALUES: FIRE SEPARATION DISTANCE

TO LESS THAN 3 FEET NOT PERMITTED 3 TO LESS THAN 5 FEET NOT PERMITTED 5 TO LESS THAN 10 FEET 10 % 10 TO LESS THAN 15 FEET 15 % 15 TO LESS THAN 20 FEET 25 %

20 TO LESS THAN 25 FEET 45 % 25 TO LESS THAN 30 FEET 70 % 30 FEET OR GREATER NO LIMIT

BUILDING CODE SUMMARY

FIRE SEPARATION DISTANCES / OPENING PERCENTAGES

THE FIRE SEPARATION DISTANCES FOR ALL WALLS ARE GREATER THAN 10 FEET AND DO NOT EXCEED THE MAXIMUM ALLOWABLE PERCENTAGES, THEREFORE NO PROTECTED OPENINGS ARE REQUIRED.

PER SECTION 705.8.5, EXCEPTION 1, VERTICAL SEPARATION OF OPENINGS IS NOT REQUIRED SINCE BUILDING IS NOT OVER THREE STORIES IN HEIGHT

1. PER SECTION 711.3, THE FIRE-RESISTANCE RATING OF FLOOR AND ROOF ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION. (NOT REQUIRED FOR TYPE VB CONSTRUCTION, HOWEVER (PER SECTION 509. GROUP S-1 UTILITY AREA CLASSIFIED AS INCIDENTAL USE AREA OF THE MAIN GROUP B OCCUPANCY). PER SECTION 509.4.1, THE INCIDENTAL USE AREAS SHALL BE SEPARATED OR PROTECTED IN ACCORDANCE WITH TABLE 509. PER TABLE 509, GROUP S-1 STORAGE AREA REQUIRED TO BE SEPARATED FROM GROUP B OCCUPANCY WITH 1-HOUR RATED SEPARATION. PER SECTION 509.4.1, WHERE A FIRE-RESISTANCE-RATED SEPARATION IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE BARRIER AND A HORIZONTAL FIRE RATED ASSEMBLY (REFERENCE WALL SECTIONS AND CONSTRUCTION ASSEMBLIES FOR FIRE-RESISTANCE-RATED ASSEMBLY INFORMATION).

1. PER SECTION 713.4, SHAFT ENCLOSURE IS REQUIRED TO BE OF 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION WHEN CONNECTING LESS THAN FOUR STORIES. - (BUILDING IS ONLY TWO STORIES IN HEIGHT, THEREFORE 1-HOUR RATING IS REQUIRED).

PER SECTION 713.14.1, AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN THREE STORIES. THE LOBBY SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS EQUAL TO THE FIRE-RESISTANCE RATING OF THE CORRIDOR AND THE REQUIRED OPENING PROTECTION. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS (REFERENCE BUILDING FLOOR PLANS AND CONSTRUCTION ASSEMBLIES FOR RATINGS PROVIDED - A MEANS OF EGRESS IS PROVIDED FROM THE LOBBY TO THE EXTERIOR).

1. PER SECTION 716.5.5, DOORS IN EXIT ENCLOSURES AND EXIT PASSAGEWAYS - FIRE DOOR ASSEMBLIES SHALL HAVE A MAXIMUM TRANSMITTED TEMPERATURE END POINT OF NOT MORE THAN 450 DEGREES ABOVE AMBIENT AT THE END OF 30 MINUTES OF STANDARD TEST EXPOSURE.

- 2. PER SECTION 716.5.5.1, FIRE-PROTECTION-RATED GLAZING IN EXCESS OF 100 SQUARE INCHES SHALL BE PERMITTED IN FIRE DOOR ASSEMBLIES WHEN TESTED IN ACCORDANCE WITH NFPA 252 AS COMPONENTS OF THE DOOR ASSEMBLIES AND NOT AS GLASS LIGHTS. AND SHALL HAVE A MAXIMUM TRANSMITTED TEMPERATURE RISE OF 450 DEGREES.
 - PER TABLE 716.5, FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION REQUIREMENTS: a. FIRE WALLS AND FIRE BARRIERS HAVING A FIRE-RESISTANCE RATING OF 1 HOUR (STAIR, ELEVATOR AND MACHINE ROOM WALLS, WHICH ARE 1 HOUR RATED MINIMUM DOOR ASSEMBLY RATING OF 1 HOUR)

PER SECTION 718.2, IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF AND A ROOF OR ATTIC SPACE.

2. PER SECTION 718.2.1, FIREBLOCKING MATERIALS: FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL UMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY).75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL FIBER WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. 3. PER SECTION 718.2.1.1, BATTS OR BLANKETS OF MINERAL FIBER WOOL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

4. PER SECTION 718.2.1.2. UNFACED FIBERGLASS INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

5. PER SECTION 718.2.1.3, LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE IT'S ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES. $\,$ THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED. 6. PER SECTION 718.2.2, CONCEALED WALL SPACES: FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

VERTICALLY AT THE CEILING AND FLOOR LEVELS.

HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FEET.

PER SECTION 718.2.3, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES: FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND $\;\;|\;$ CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS. DROP CEILINGS. COVE CEILINGS AND

8. PER SECTION 718.2.4, STAIRWAYS: FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH SECTION 1009.9.3. PER SECTION 1009.9.3, THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER.

ACCESS TO THE ENCLOSED USABLE SPACE SHALL NOT BE DIRECTLY FROM THE STAIR ENCLOSURE. 9. PER SECTION 718.3.1, DRAFTSTOPPING MATERIALS: 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 $|\mathsf{MATERIALS}$ ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. 10. PER SECTION 718.3.3, PER SECTION 717.3, DRAFTSTOPPING IN FLOORS: 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. 11. PER SECTION 718.4, DRAFTSTOPPING IN ATTICS: IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES (REFERENCE BUILDING ROOF PLANS FOR

VENTILATION REQUIREMENTS AND VENTILATION PROVIDED). 12. PER SECTION 718.4.1.1, OPENINGS: WHERE DRAFTSTOPPING IS PROVIDED, OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE

13. PER SECTION 718.4.3, 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.

FIRE PROTECTION SYSTEMS

1. AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED FOR GROUP B OCCUPANCIES PER THE OSSC, NOR IS AN AUTOMATIC SPRINKLER SYSTEM PROVIDED.

2. PER SECTION 906 OF THE OREGON FIRE CODE, PROVIDE FIRE EXTINGUISHERS AT EACH FLOOR. FIRE EXTINGUISHERS TO BE 2.5 LB., DRY CHEMICAL TYPE, U.L. RATED 1-A: 10-B:C, CLASS A / B / C IN SEMI-RECESSED FIRE CABINETS - TYPICAL (REFERENCE FIRE / LIFE SAFETY PLANS AND BUILDING FLOOR PLANS FOR LOCATIONS).

PER SECTION 905.3.1, CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. (THE VERTICAL DIMENSION FROM THE FLOOR LEVEL OF THE HIGHEST STORY TO THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS IS 15'-6". SINCE THIS DIMENSION IS NOT GREATER THAN 30 FEET, STANDPIPE SYSTEMS ARE NOT REQUIRED).

FIRE ALARM AND DETECTION SYSTEMS

1. PER SECTION 907.2, AUTOMATIC HEAT DETECTION IS REQUIRED SINCE AUTOMATIC SPRINKLER SYSTEM PROTECTION IS NOT PROVIDED.

2. PER SECTION 907.2.2, A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES HAVING AN OCCUPANT LOAD OF 500 OR MORE PERSONS OR MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE (30 TOTAL OCCUPANTS ON THE SECOND FLOOR, WHICH IS ABOVE THE LEVEL OF EXIT DISCHARGE AT THE FIRST FLOOR (THEREFORE A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED).

3. PER SECTION 907.2.2, PER EXCEPTION, MANUAL FIRE ALARM BOXES ARE REQUIRED SINCE THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1, (AUDIBLE HORN AND VISUAL STROBE REQUIRED).

BUILDING CODE SUMMARY

MEANS OF EGRESS

GENERAL MEANS OF EGRESS:

1. PER SECTION 1003.2, MEANS OF EGRESS SHALL HAVE A MINIMUM CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.

- EXCEPTIONS: a. SLOPED CEILINGS IN ACCORDANCE WITH SECTION 1208.2.
 - STAIR HEADROOM (80 INCHES PER SECTION 1009.2). DOOR HEIGHT (80 INCHES PER SECTION 1008.1.1).
- HALLWAYS AND CORRIDORS SHALL BE PERMITTED TO BE NOT LESS THAN 7 FEET IN HEIGHT 2. PER SECTION 1003.4, WALKING SURFACE OF THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANT

SURFACE AND BE SECURELY ATTACHED. 3. PER SECTION 1003.5, WHERE CHANGES IN ELEVATION OF LESS THAN 12 INCHES EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. WHERE THE SLOPE IS GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE), RAMPS SHALL BE USED. WHERE THE DIFFERENCE IN ELEVATION IS 6 INCHES OR LESS, THE RAMP SHALL BE EITHER EQUIPPED WITH HANDRAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH

ADJACENT FLOOR FINISH MATERIALS. EXCEPTIONS: a. A STAIR WITH A SINGLE RISER OR WITH TWO RISERS AND A TREAD IS PERMITTED AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE, PROVIDED THAT THE RISERS ARE A MINIMUM OF 4 INCHES AND A MAXIMUM OF 7 INCHES, AND THE MINIMUM DEPTH OF THE TREAD IS 13 INCHES, AND AT LEAST ONE HANDRAIL IS PROVIDED WITHIN 30 INCHES OF THE CENTERLINE OF THE NORMAL PATH OF

1. PER TABLE 1004.1.2, OCCUPANT LOAD FOR TYPE S-1 ACCESSORY STORAGE / MECHANICAL AREAS TO BE

DETERMINED USING AN OCCUPANT LOAD FACTOR OF 300 SQUARE FEET / OCCUPANT. 2. PER TABLE 1004.1.2. OCCUPANT LOAD FOR TYPE B BUSINESS AREA OCCUPANCY TO BE DETERMINED USING AN OCCUPANT LOAD FACTOR OF 100 SQUARE FEET / OCCUPANT

3. PER SECTION 1004.6, WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM. THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED (REFERENCE FIRE / LIFE SAFETY FLOOR PLANS).

4. PER SECTION 1005.4, THE CAPACITY OF THE MEANS OF EGRESS REQUIRED FROM ANY STORT OF A BUILDING SHALL NOT BE REDUCED ALONG THE EGRESS PATH.

5. PER SECTION 1005.6. WHERE MEANS OF EGRESS FROM FLOORS ABOVE AND BELOW CONVERGE AT AN INTERMEDIATE LEVEL, THE CAPACITY OF THE MEANS OF EGRESS FROM THE POINT OF CONVERGENCE SHALL NOT BE ILESS THAN THE SUM OF THE TWO ADJACENT STORIES (REFERENCE FIRE / LIFE SAFETY FLOOR PLANS).

OCCUPANT REQUIRED - WIDTH EXCEEDS REQUIRED AMOUNT)

EGRESS TRAVEL ON THE STAIR.

1. PER SECTION 1005.3.1, STAIRWAY WIDTH TO BE DETERMINED AS SPECIFIED IN SECTION 1005.1. PER TABLE 1005.1, STAIRWAY WIDTH TO BE A MINIMUM OF 0.3 INCHES PER OCCUPANT. (WIDTH REQUIRED FOR STAIR - 0.3 INCHES X 44 OCCUPANTS = 9 INCHES / WIDTH PROVIDED - 4'-0" CLEAR - EXCEEDS REQUIRED WIDTH) 2. PER SECTION 1005.3.2, EGRESS WIDTH TO BE DETERMINED AS SPECIFIED IN TABLE 1005.1. EGRESS WIDTH TO BE A MINIMUM OF 0.2 INCHES PER OCCUPANT. (WIDTH PROVIDED FOR HALLWAYS - 5'-0" CLEAR / 0.2 INCHES PER

3. PER SECTION 1005.7.1, DOORS OPENING INTO THE PATH OF EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE-HALF DURING THE COURSE OF THE SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED WIDTH.

1. PER SECTION 1006.1, THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

2. PER SECTION 1006.2, THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE PATH OF EGRESS AS SPECIFIED IN OSSC SECTION 1006.3. ASSEMBLY AREAS WITHOUT FIXED SEATING SHALL HAVE THE MINIMUM REQUIRED LIGHTING LEVELS OVER THE FULL AREA. EMERGENCY LIGHTING SHALL BE PROVIDED FOR A MINIMUM OF 90 MINUTES.

3. PER SECTION 1006.3, THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY.

4. PER SECTION 1007.1, TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED AND TWO ARE PROVIDED - ONE PROVIDED BY ELEVATOR AND ONE EXIT STAIRWAY ARE PROVIDED. 5. PER SECTION 1007.3, STAIRWAYS SERVING AS AN ACCESSIBLE MEANS OF EGRESS - MINIMUM WIDTH OF 48" REQUIRED. SINCE THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH

6. PER SECTION 1007.4. ELEVATOR TO BE EQUIPPED WITH STANDBY POWER - ELEVATOR SUPPLIER TO SUPPLY EMERGENCY BACKUP DIESEL FUELED GENERATOR FOR BACKUP POWER SUPPLY - (PER DEFERRED SUBMITTAL) - SEE

SITE PLAN FOR LOCATION. 7. PER SECTION 1007.8. A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR ANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT

DISCHARGE. 8. PER SECTION 1007.2.1, IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, AT LEAST ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR - (BUILDING IS 2-STORIES ONLY - ELEVATOR NOT REQUIRED, BUT IS PROVIDED FOR TENANT CONVENIENCE).

PER SECTION 1008.1.1, MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (REFERENCE BUILDING FLOOR PLANS AND DOOR SCHEDULE - ALL DOORS MEET THE MINIMUM WIDTH REQUIREMENTS).

2. PER SECTION 1008.1.2, DOORS SHALL SWING INTO THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (REFERENCE BUILDING FLOOR PLANS). 3. PER SECTION 1008.1.5, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR

LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR (REFERENCE BUILDING FLOOR PLANS). 4. PER SECTION 1008.1.6, LANDINGS SHALL HAVE A MINIMUM WIDTH OF NOT LESS THAN THE WIDTH OF THE STAIRWAY OR DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHEN A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE. DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF IT'S REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (REFERENCE BUILDING FLOOR PLANS - ALL LANDINGS HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF 48 INCHES). 5. PER SECTION 1008.1.9.11, INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (ALL DOORS TO HAVE LEVER HARDWARE).

1. PER SECTION 1009.5, STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

2. PER SECTION 1009.7.2, STAIR RISER HEIGHTS TO BE A MAXIMUM OF 7 INCHES AND A MINIMUM OF 4 INCHES. THE MINIMUM TREAD DEPTH SHALL BE 11 INCHES. 3. PER SECTION 1009.8, THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIR.

THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY (WIDTH REQUIRED - 4'-0" / WIDTH PROVIDED - 4'-0"). EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY (WIDTH REQUIRED - 3'-10" / WIDTH PROVIDED - 4'-0").

4. PER SECTION 1009.9, ALL STAIRWAYS SHALL BE BUILT USING MATERIALS CONSISTENT WITH THE TYPES PERMITED WITH THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES (TYPE VB CONSTRUCTION - COMBUSTIBLE MATERIAL IS ACCEPTABLE). 5. PER SECTION 1009.9.4, THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY ONE-HOUR FIRE-RESISTIVE-RATED CONSTRUCTION OR THE

FIRE-RESISTIVE-RATED CONSTRUCTION OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE (REFERENCE BUILDING FLOOR 6. PER SECTION 1009.10, A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE OF GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS (REFERENCE BUILDING FLOOR PLANS AND STAIR SECTIONS - A SWITCH BACK STAIR CONFIGURATION IS PROVIDED SO THERE ARE MID LANDINGS THAT DIVIDE THE RUNS INTO LESS THAN THE 12

FOOT MAXIMUM VERTICAL RISE). 7. PER SECTION 1009.15, STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND COMPLY WITH SECTION 1012 REFERENCE FLOOR PLANS AND STAIR SECTIONS - HANDRAILS ARE LOCATED ON EACH SIDE OF EACH STAIR -

REFERENCE SECTION 1012 REQUIREMENTS BELOW). 8. PER SECTION 1009.16, IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT ABOVE GRADE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE. HOWEVER, SINCE THE BUILDINGS ARE DESIGNED AS A TWO-STORY STRUCTURE, A STAIRWAY TO THE ROOF IS NOT REQUIRED.

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Michael Morton Reference No. _sheet-5-CS1-code

MEANS OF EGRESS (CONTINUED)

PER SECTION 1010.1

THE MAXIMUM SLOPE OF ANY RAMP SHALL BE 8.33% (1 UNIT VERTICAL IN 12 UNITS HORIZONTAL).

THE CROSS SLOPES OF A RAMP SHALL BE 2% (1 UNIT VERTICAL IN 50 UNITS HORIZONTAL). 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). 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.
- THE WIDTH OF ANY LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE RAMP. RAMPS HAVING SLOPES STEEPER THAN 5% (1 UNIT VERTICAL IN 20 UNITS HORIZONTAL), SHALL HAVE
- HANDRAILS SHALL BE CONTINUOUS, EXCEPT THEY ARE NOT REQUIRED AT ANY ACCESS POINT ALONG THE
- HANDRAILS SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP AND BOTTOM OF ANY RAMP SEGMENT. 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.
- 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
- CURBS WHERE USED, CURBS SHALL BE CONTINUOUS AND AND BE NOT LESS THAN 2 INCHES IN HEIGHT ABOVE THE SURFACE OF THE RAMP OR LANDINGS.
- WALLS WHERE USED, WALLS SHALL BE CONTINUOUS.
- 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.
- HANDRAILS WHERE USED, HANDRAILS TO HAVE AN INTERMEDIATE RAIL MOUNTED 17 INCHES TO 19 INCHES ABOVE THE RAMP OR LANDING SURFACE.
- 11. EXPOSED 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.

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. PER SECTION 1011.3, EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

- TACTILE SIGNS REQUIRED BY SECTION 1011.4 NEED NOT BE PROVIDED WITH
- 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 ILLUNINATION 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 LLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES. IN CASE OF PRIMARY POWER LOSS, THE SIGN LLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR.

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

- PER SECTION 1012.4, HANDRAIL-GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERUPTION 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.

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

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. 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.
- 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) 10 OCCUPANTS (100 FEET) LEASE SPACE #2 -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:

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 VHERE REQUIRED BY SECTION 1019.1

OCCUPANT LOAD 501 - 1000

(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).

- 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.
- 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.

MORE THAN 1000

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

- 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
- 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).

 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.

- 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: TYPE B OCCUPANCY / OCCUPANT LOAD SERVED GREATER THAN 30 / CORRIDORS NOT REQUIRED TO BE RATED AT SECOND FLOOR WHEN SPACE REQUIRES ONLY ONE EXIT.

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

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 THEN 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).

- PER SECTION 1023.2, THE MINIMUM OF EXIT PASSAGEWAYS SHALL BE NOT LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SEVING 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 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

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).

ACCESSIBLITY

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 VENTLATING 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 OPENIGS 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 INOT APPLY).

 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.

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). 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)

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

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 IT'S 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 E ASSEMBLIES	ENVELOPE REQUIREMENT	S - OPAQUE	
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	

ENESTRA	NOIT	(PRESCRIPTIVE	<u>:) :</u>		
1.	PER	SECTION 502.3	, FENESTRATION	I SHALL COMPLY	WITH TABLE 502.3.

TABLE 502.3 - BUILDING ENVELOPE REQUIREMENTS - FENESTRATION 5 AND MARINE 4 5 AND MARINE 4 (REQUIRED) (PROPOSED) CLIMATE ZONE

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 U-0.35 U-0.35 GREATER THAN 50 PERCENT GLAZING

- ACTUAL VALUES PROVIDED ARE HIGHER TO ACHEIVE A BETTER AND MORE ENERGY EFFICIENT OVERALL PRODUCT (REFERENCE CONSTRUCTION ASSEMBLIES, WALL SECTIONS AND DETAILS FOR INSULATION R-VALUES SPECIFIED).

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.

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

THE R-VALUES LISTED IN TABLE 502.1.1 ARE MINIMUM VALUES ONLY TO MEET THE PRESCRIPTIVE PATH REQUIREMENTS

PER TABLE 1505.1, BUILDINGS OF TYPE VB (COMBUSTILBE, NON-RATED) CONSTRUCTION TO HAVE A CLASS OF 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: 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 UNISEX 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:
В	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
OCC	LAVATORY OCCUPANT LOAD	LAVATORIES	LAVATORIES	
GROUP:	FACTOR (MALE AND FEMALE)	REQUIRED:	PROVIDED:	
В	1 PER 40 FOR THE FIRST 80 AND 1 PER 40 FOR THE REMAINDER EXCEEDING 80	1 MALE 1 FEMALE	2 MALE 2 FEMALE	

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).

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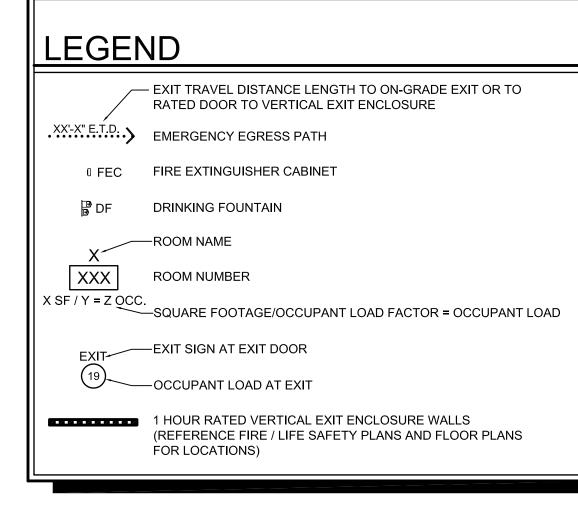
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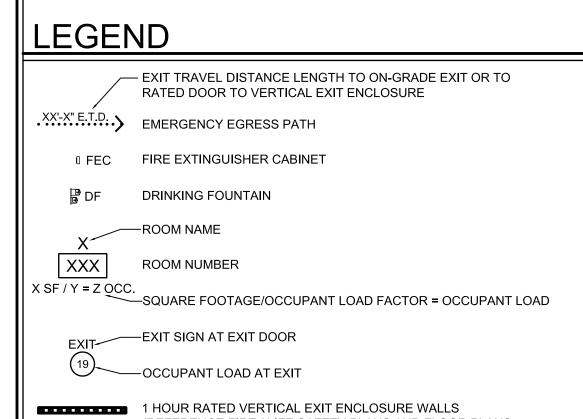
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Designed By Ralph Tahran Drawn By:

Michael Morton Reference No. _sheet-6-CS2-code

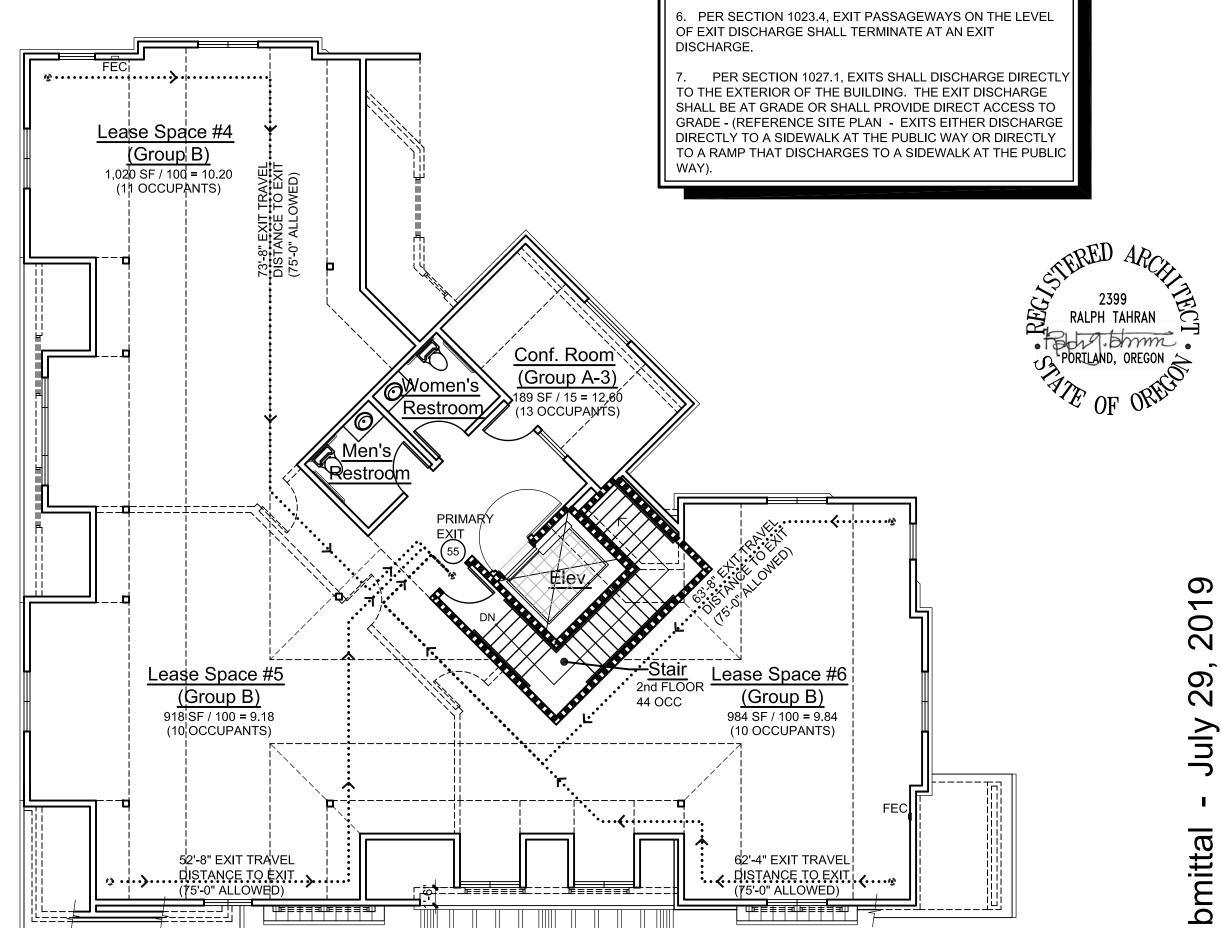




NOTES

- 1. 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).
- 2. 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 THEN 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).
- 4. PER SECTION 1023.2, THE MINIMUM OF EXIT PASSAGEWAYS SHALL BE NOT LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SEVING 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.
- 5. PER SECTION 1023.3, EXIT PASSAGEWAY ENCLOSURES SHALL 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.
- OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT

7. 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



FIRE/LIFE SAFETY PLAN - FIRST FLOOR A-1.3 | SCALE : 1/8" = 1'-0"

Men's Restroom

Janitor's_

Closet

40 SF / 300 = 0.13

(1 OCCUPANT)

FLOOR

1 HOUR RATED EXIT

DOORS AT RATED

JANITOR'S CLOSET

58'-3" EXIT TRAVEL

DISTANCE TO EXIT

(75'-0" ALLOWED)

Lease Space #1

(Group B)

1,163 SF / 100 = 11.63

1 HOUR RATED-

AUTOMATIC

61'-0" EXIT TRAVEL

62'-10" EXIT TRAVEL (75'-0" ALLOWED)

DOORS FOR LOBBY

Lease Space #2

(Group B)

946 SF / 100 = 9.46

5 PRIMARY EXIT

(10 OCCUPANTS)

ENCLOSURE

ELEVATOR SMOKE DOOR WITH

HOLD-OPEN DEVICE

(12 OCCUPANTS)

CANTILEVERED

VERTICAL EXIT **ENCLOSURE - TYPICAL**

- 1 HOUR RATED STAIR /

Rm.

0.10 (1 OCC)

(Exit Passageway)

239 SF / 15 = 15.93 (16 OCCUPANTS)

DISTANCE TO EXI

(75'-0" ALLOWED)

28 SF / 300 =

0.09 (1 OCC)

LOBBY WALLS TO FORM

FLOOR ABOVE

TOTAL NO. OF OCCUPANTS THIS FLOOR = 51

- 1 HOUR RATED DOOR AT

ELEVATOR MACHINE

1 HOUR RATED EXIT

DOORS FROM VERTICAL EXIT ENCLOSURE

· 1 HOUR RATED WALLS AT

STAIR, ELEVATOR AND

ELEVATOR MACHINE

CANTILEVERED FLOOR ABOVE

Lease Space #3

(Group B)

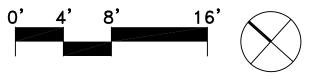
922 SF / 100 = 9.22 (10 OCCUPANTS)

ROOM

5 PRIMARY EXIT

FIRE/LIFE SAFETY PLAN - SECOND FLOOR SCALE : 1/8" = 1'-0"

TOTAL NO. OF OCCUPANTS THIS FLOOR = 44





Submittal Building

Designed By

the

of

Drawn By :

_sheet-7-CS3-code

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Plan Safety

Fire

Building Plaza

Bank

Ralph Tahran

Michael Morton

Reference No. :



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





A-2.1 | SCALE : 1/8" = 1'-0"

2ND FLR. FIN. FLR. IST FLR. FIN. CLG.

BUILDING 2 - WEST ELEVATION



BUILDING 2 - EAST ELEVATION

KEYNOTES: (1)

- 1 CONCRETE TILE ROOFING TYPICAL
- PAINTED METAL EDGE FLASHING ON 1X4 PAINTED WOOD TRIM ON PAINTED 2X10 RAKE BOARD TYPICAL
- PAINTED WOOD LOUVERED GABLE WALL VENT AT LOCATIONS SHOWN TYPICAL
- STUCCO EXTERIOR FINISH TYPICAL (COLOR: CREME COLOR)
- HEAVY STUCCO EXTERIOR FINISH AT GABLE WALL PROJECTIONS AT LOCATIONS SHOWN TYPICAL 6 CULTURED STONE VENEER AT LOCATIONS SHOWN - TYPICAL
- TRUE DIVIDED LITE ALUMINUM CLAD WOOD WINDOWS WITH INSULATED GLAZING TYPICAL
- PAINTED EXTERIOR DOORS WITH INSULATED GLAZING TYPICAL
- STAINED WOOD TRELLIS STRUCTURE REFERENCE DETAILS 4/A-7.4, 5/A-7.4 AND 6/A-7.4 (COLOR: DARK STAIN) METAL ROOFING OVER BAY WINDOWS - TYPICAL
- II) MONUMENT SIGN LOCATION BY SEPARATE PERMIT
- WALL MOUNTED SIGN LOCATION BY SEPARATE PERMIT
- WALL MOUNTED EXTERIOR LIGHT FIXTURE LOCATION -
- PAINTED WOOD SHUTTERS TYPICAL AT UPPER WINDOWS WHERE SHOWN (COLOR: CHARCOAL)
- MECHANICAL UNIT ENCLOSURE SCREEN WALLS REFERENCE SITE PLAN AND DETAIL 2/A-7.4
- PAINTED METAL LOUVERED WALL VENT AT ELEVATOR OVERRIDE DORMER LOCATION - (1'-6" X 4'-0" VENT FOR HOISTWAY VENTILATION - VENT IS 6 SQ. FT. IN OVERALL AREA - PROVIDES 3 SQ. FT. OF NET FREE VENTILATING

- CONTINUOUS COPPER OGEE STYLE GUTTER ON PAINTED 2X10 FASCIA BOARD TYPICAL
- COPPER DOWNSPOUTS TYPICAL
- TIMBER BRACKET OVER ENTRY REFERENCE DETAIL



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Building #2 Elevations

#2 egon Building Plaza

of

Designed By Ralph Tahran

the

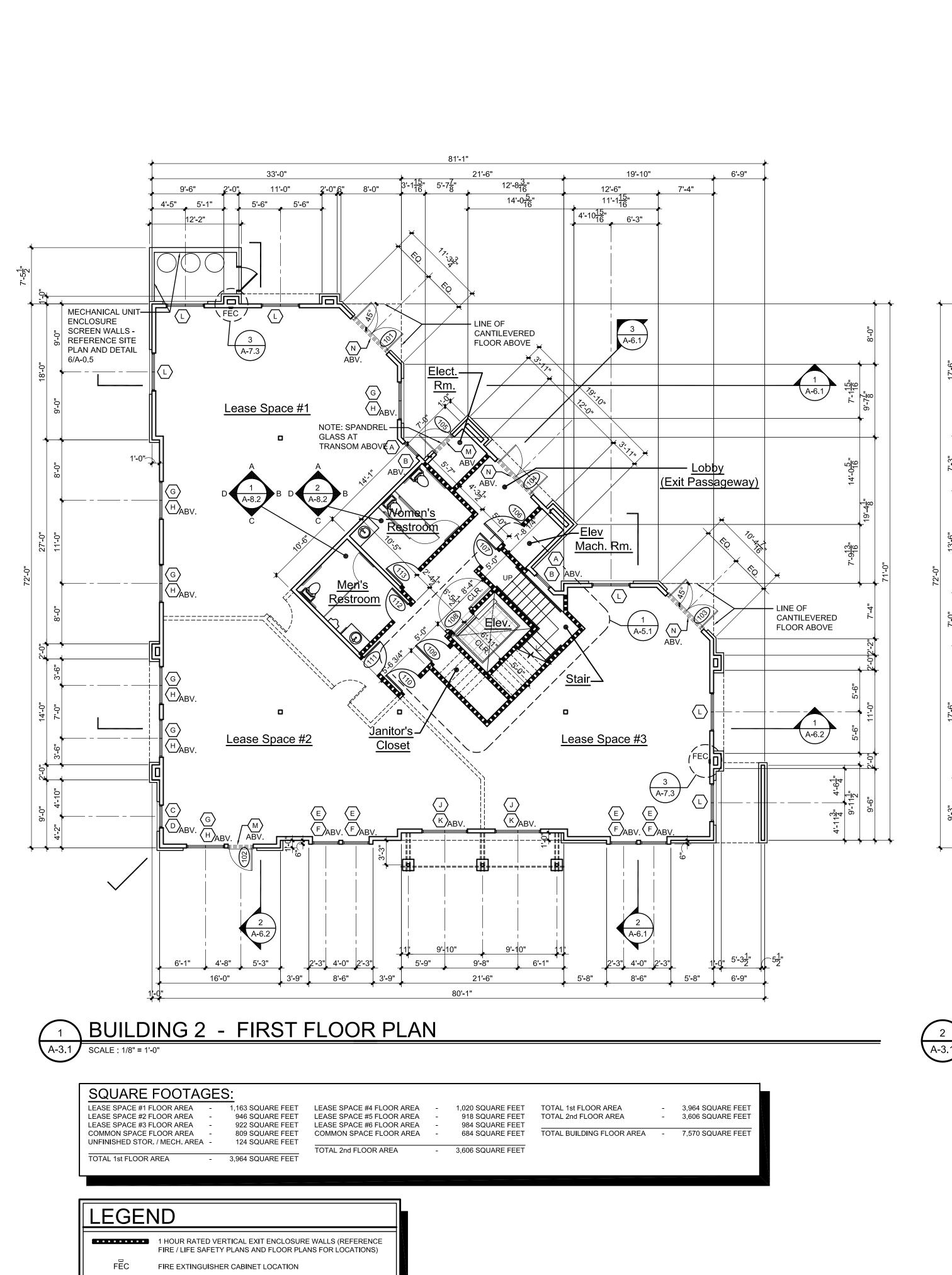
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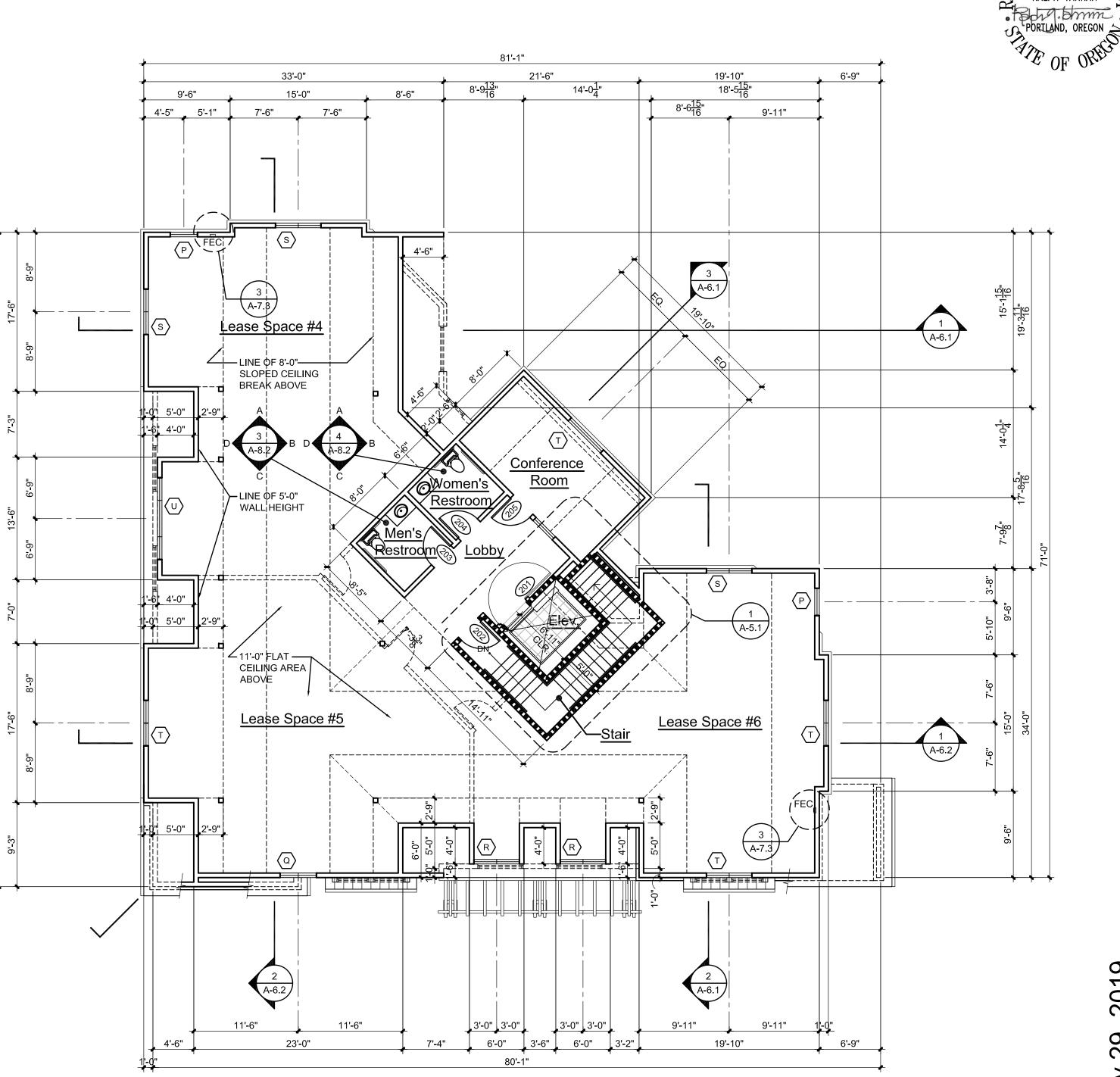
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Building

Drawn By : Michael Morton

Reference No. _sheet-8-bldg2-elevs





BUILDING 2 - SECOND FLOOR PLAN

NOTES:

- 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 THEN 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 SEVING 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 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).

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Building #2 rst and Second Floor Plans

igon and a second Building Plaza

Designed By : Ralph Tahran

the

of

Bank

Submittal

Building

Drawn By : Michael Morton

Reference No. : _sheet-9-bldg2-plan1-2

FLOOR DRAFTSTOPPING NOTES

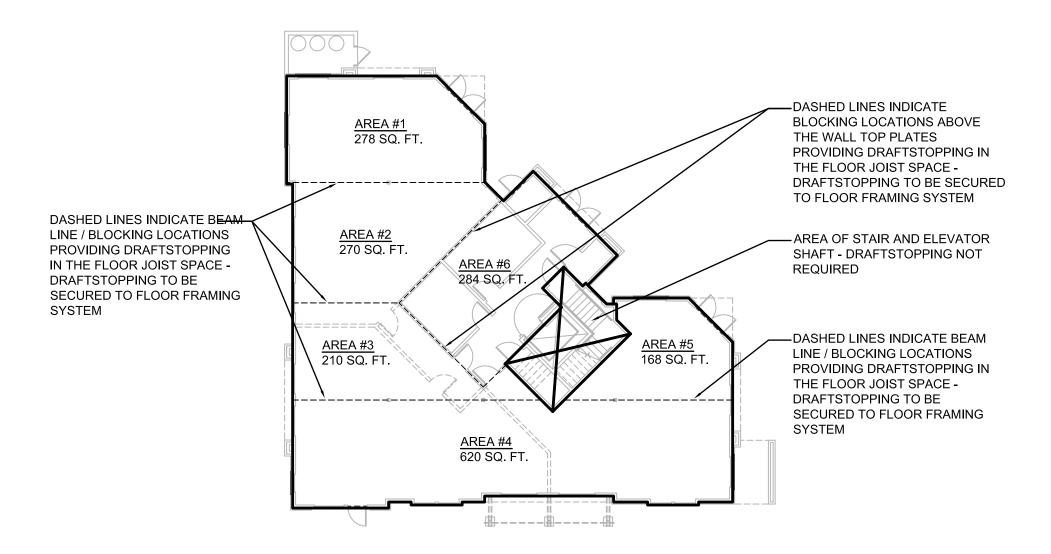
- DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1 INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
- 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 (18 LF OF RIDGE VENT PROVIDED)				
#2	872 SF	872 SF X 0.48 = 418.56 SF REQUIRED AT RIDGE AT RIDGE AND SOFFIT	418.56 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	680 SF	680 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 = 0.09 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

- IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES.
- 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.
- 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.
- 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.
- SEE MECHANICAL HVAC, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PRESSURE TREAT ALL WOOD AT CURBS, COPING AND ROOF IN CONTACT WITH ROOFING OR FLASHING.
- 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.
- 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
- 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.

VENTILATORS AS SHOWN ON PLAN.



BUILDING 1 - FLOOR DRAFTSTOPPING PLAN

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



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Building #2 Roof Plan

Building

Plaza

of Bank

the

29,

ubmittal

Building

Designed By Ralph Tahran Drawn By :

Michael Morton Reference No. : _sheet-10-bldg2-roof

07.29.19

- CONTINUOUS COPPER OGEE STYLE GUTTER ON PAINTED 1X4 EDGE TRIM ON PAINTED 2X10 RAKE BOARD - TYPICAL **GUTTER TO-**DRAIN TO **ROOF BELOW -**AREA #5 TYPICAL ATTIC VENTILATION AREA #1 **ROOF BELOW** ROOF CRICKET AT DS AT LOW — VALLEY BELOW **ROOF BELOW** DS AT LOW **ROOF BELOW** 14:12 PITCH — ROOF CRICKET AT VALLEY BELOW VENTILATION AREA #6 ATTIC VENT. AREA #4 DORMER ROOF FOR ELEVATOR OVERRUN (12'-0" MIN. CLEAR HEADROOM BELOW) A-7.1 TYF DRAIN TO ROOF BELOW TYPICAL 14:12 PITCH A-7.1 TYP ATTIC VENT. AREA #3 **VENTILATION** AREA #7 - DASHED LINE INDICATES DRAFTSTOPPING LOCATION IN THE DS AT LOW — ATTIC SPACE - DRAFTSTOPPING TO 위당 <u>ATTIC</u> **ROOF BELOW** RUN PARALLEL WITH RAFTERS / 4 E VENTILATION GUTTER TO— TRUSSES AND SECURED TO ROOF AREA #2 DRAIN TO FRAMING SYSTEM **ROOF BELOW -**4 L.F. RIDGE TYPICAL - GUTTER TO DRAIN TO —GUTTĚR TO— RIDGE VENT ROOF BELOW -DRAIN TO VENT TYPICAL ROOF BELOW -\TYPICAL GUTTER TO-ROOF DRAIN TO BELOW ROOF BELOW -TYPICAL 14 : 12 PITCH 14 : 12 PITCH VENTILATION AREA #8 BELOW BELOW BELOW METAL ROOF OVER -METAL ROOF OVER WINDOW BAY BELOW WINDOW BAY BELOW STAINED WOOD -ATTIC — TRELLIS STRUCTURE **VENTILATION VENTILATION** VENTILATION BELOW AREA #10 AREA #11 ATTIC DRAFTSTOP DRAFTSTOP AREA #1 - (2,967 AREA #2 - (636

S.F. TOTAL)

S.F. TOTAL)

- CONCRETE TILE **ROOFING - TYPICAL**

BUILDING 2 - ROOF PLAN

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

CONSTRUCTION ASSEMBLIES

CONSTRUCTION ASSEMBLIES									
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	GYPSUM WALL BOARD (FUTURE) WOOD STUDS GYPSUM WALL BOARD (FUTURE)	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			
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	5/8" TYPE 'X' GYPSUM BOARD WOOD STUDS 5/8" TYPE 'X' GYPSUM BOARD	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)			
3	1 HOUR STAIR / ELEVATOR / ELEVATOR MACHINE ROOM WALL ASSEMBLY	WP 3661 GYPSUM ASSOCIATION DESIGN MANUAL TWENTIETH EDITION	1 HR.	N/A	5/8" TYPE-X GYP BOARD 2x6 WOOD STUDS, SEE STRUCTURAL 5 1/2" SOUND ATTENUATION BLANKET 5/8" TYPE-X GYPSUM BOARD	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.			
4	TYPICAL EXTERIOR NON-RATED WALL ASSEMBLY - STUCCO FINISH	N/A	N/A	N/A	SHEATHING - SEE STRUCTURAL DRAWINGS AIR BARRIER METAL LATH EXTERIOR STUCCO FINISH R-21 BATT INSULATION WOOD STUDS GYPSUM WALL BOARD (FUTURE)	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)			
5	TYPICAL EXTERIOR NON-RATED WALL ASSEMBLY - CULTURED STONE VENEER	N/A	N/A	N/A	SHEATHING - SEE STRUCTURAL DRAWINGS AIR BARRIER METAL LATH CULTURED STONE VENEER R-21 BATT INSULATION WOOD STUDS GYPSUM WALL BOARD (FUTURE)	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)			
6	TYPICAL SLAB ON GRADE ASSEMBLY	N/A	N/A	N/A	CONC SLAB, SEE STRUCTURAL 2" SAND BASE 6 MIL. VAPOR BARRIER CRUSHED ROCK BASE, SEE STRUCTURAL UNDISTURBED SOIL	N/A			
7	TYPICAL INTERIOR NON-RATED FLOOR / CEILING ASSEMBLY	N/A	N/A	N/A	GYPSUM FLOOR UNDERLAYMENT SUBFLOOR, SEE STRUCTURAL TJI FLOOR JOISTS, SEE STRUCTURAL 3 1/2" SOUND ATTENUATION BLANKET (OR R-30 BATT INSULATION WHEN ATTIC SPACE OCCURS ABOVE) GYPSUM WALL BOARD (FUTURE)	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			
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	GYPSUM FLOOR UNDERLAYMENT SUBFLOOR, SEE STRUCTURAL TJI FLOOR JOISTS, SEE STRUCTURAL 3 1/2" SOUND ATTENUATION BLANKET (OR R-30 BATT INSULATION WHEN ATTIC SPACE OCCURS ABOVE) (2) LAYERS 5/8" TYPE 'X' GYP BOARD	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)			
9	TYPICAL INTERIOR NON-RATED STAIR / CEILING ASSEMBLY	N/A	N/A	N/A	3/4" WOOD RISERS 1 1/8" WOOD TREADS CARPET / PAD 2x_ STRINGERS - SEE STRUCTURAL R-25 GLASS FIBER INSULATION GYPSUM WALL BOARD (FUTURE)	WOOD STRINGERS SUPPORTING 1 1/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE TREADS. * GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT IMPROVEMENT PACKAGE SUBMITTAL * GLASS FIBER INSULATION BATTS, FRICTION FIT IN STRINGER CAVITIES SUPPORTED ALTERNATELY EVERY 12" BY WIRE RODS AND RESILIENT FURRING CHANNELS (INSULATION TO HAVE A FLAME SPREAD INDEX OF LESS THAN 75)			

CONSTRUCTION ASSEMBLIES:

LOCATION

/ CEILING

TYPICAL INTERIOR 1

HOUR RATED STAIR

ASSEMBLY (OVER

JANITOR'S CLOSET)

TYPICAL INTERIOR

NON-RATED ROOF /

TRUSSES

CEILING ASSEMBLY -

TYPICAL INTERIOR

NON-RATED ROOF /

RAFTERS

CEILING ASSEMBLY -

MARK

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.

ASSEMBLY

FC 5120 (SIMILAR)

DESIGN MANUAL TWENTIETH

(2) LAYERS OF 1/2" TYPE 'X'

UNDERSIDE OF STRINGERS IN LIEU OF (1) LAYER OF 1/2"

TYPE 'X' OVER RESILIENT

GYPSUM BOARD AT

GYPSUM ASSOCIATION

NUMBER

EDITION

(OPTION 2 -

CHANNELS)

FIRE

HR

RATING

S.T.C.

TO

N/A

N/A

RATING

GRAPHIC

REPRESENTATION

-1 1/8" WOOD

-2x STRINGERS -

INSULATION

(OPTION 1)

SEE STRUCTURAL

-R-25 GLASS FIBER

-RESILIENT CHANNELS

-1/2" TYPE 'X' GYPSUM

CONCRETE ROOFING

PLYWOOD ROOF

→PRE-MANUF ROOF ▼ TRUSSES AT 24" O.0

MINERAL FIBER OR

FIBERGLASS BATT

ATTIC INSULATION

- CONCRETE ROOFING

SHEATHING

+R-38 BLOWN-IN

_GYPSUM WALL BOARD (FUTURE)

PLYWOOD ROOF

SHEATHING

BATT ATTIC

INSULATION

_ GYPSUM WALL BOARD (FUTURE)

ROOF FRAMING

MEMBERS AT 24" O

BOARD (OPTION 1)

TREADS

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 OCCURING 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:

- a. THE CEILING IS PART OF A FIRE-RESISTANCE RATED FLOORb. 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 FACINGS 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.

14. METAL STUDS AND RUNNERS ARE NOMINAL 25 GAGE UNLESS OTHERWISE SPECIFIED.

ASSEMBLY

DESCRIPTION

ONE LAYER 1/2" TYPE 'X' GYPSUM WALLBOARD OR

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

RESILIENT FURRING CHANNELS APPLIED AT RIGHT

ANGLES TO 2X WOOD STRINGERS WITH 6d COATED

STRINGER. WOOD STRINGERS SUPPORTING 1 1/8"

INTERIOR PLYWOOD WITH EXTERIOR GLUE TREADS.

GLASS FIBER INSULATION BATTS, FRICTION FIT IN

VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT

CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL

PIECES OF CHANNEL 64" LONG WITH SCREWS AT 8" O.C.

NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER

STRINGER CAVITIES SUPPORTED ALTERNATELY EVERY

WOOD TRUSSES SUPPORTING 7/16" OSB SHEATHING

AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.

APPROPRIATE ROOF COVERING.

IMPROVEMENT PACKAGE SUBMITTAL

APPROPRIATE ROOF COVERING.

IMPROVEMENT PACKAGE SUBMITTAL

12" BY WIRE RODS AND RESILIENT FURRING CHANNELS.

APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS

* GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT

* INSTALL R-38 BLOWN-IN MINERAL FIBER OR FIBERGLASS

BATT INSULATION IN ATTIC SPACE (EXCEPT R-30 AT

WOOD TRUSSES SUPPORTING 7/16" OSB SHEATHING

AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.

APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS

* GYPSUM BOARD NOT INCLUDED IN BUILDING SHELL SUBMITTAL - TO BE ADDED AT TIME OF TENANT

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

* INSTALL R-38 BLOWN-IN MINERAL FIBER OR FIBERGLASS

HAVE A FLAME SPREAD INDEX OF LESS THAN 75

VAULTED OR ARCHED ROOF AREAS) - INSULATION TO

15. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYSTEMS IN THIS MANUAL. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NONLOAD-BEARING SYSTEM. INDICATED STUD SPACINGS ARE MAXIMUMS.

16. SPECIFIED FLOOR-FRAMING AND ROOF-FRAMING SIZES OR TRUSS DIMENSIONS ARE MINIMUMS. GREATER JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD-FRAMED SYSTEMS. INDICATED JOIST AND TRUSS SPACINGS ARE MAXIMUMS.

17. WITHIN DESIGN LIMITATIONS, THE DISTANCE BETWEEN PARALLEL ROWS OF STUDS, SUCH AS IN A CHASE WALL, SHALL BE PERMITTED TO BE INCREASED BEYOND THAT TESTED. WHEN STUD CAVITIES IN WALLS CONSTRUCTED OF PARALLEL ROWS OF STEEL STUDS EXCEED 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 BEAMS, BAR 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 JOISTS BY 8 GAGE WIRE 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 CELING MEMBRANES, SHALL BE PERMITTED TO EXTEND GREATER THAN 36 INCHES.

20. WHERE LAMINATING COMPOUND IS SPECIFIED, TAPING, ALL-PURPOSE, AND SETTING TYPE JOINT COMPOUNDS SHALL BE PERMITTED.

21. ADDITIONAL LAYERS OF TYPE 'X' OR REGULAR GYPSUM BOARD SHALL BE PERMITTED TO BE ADDED TO ANY

22. WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES. SUCH PANELS SHALL BE PERMITTED TO BE APPLIED EITHER AS A BASE LAYER DIRECTLY TO THE FRAMING (UNDER THE GYPSUM BOARD), AS A FACE LAYER (OVER THE GYPSUM BOARD), OR BETWEEN LAYERS OF GYPSUM BOARD IN MULTI-LAYER SYSTEMS. WHEN SUCH PANELS ARE APPLIED UNDER THE GYPSUM BOARD OR BETWEEN LAYERS OF GYPSUM BOARD THE LENGTH OF THE FASTENERS SPECIFIED FOR THE ATTACHMENT OF THE GYPSUM BOARD APPLIED OVER THE WOOD STRUCTURAL PANELS SHALL BE INCREASED BY NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANELS. FASTENER SPACING FOR THE GYPSUM BOARD AND THE NUMBER OF LAYERS OF GYPSUM BOARD SHALL BE AS SPECIFIED IN THE SYSTEM DESCRIPTION.

23. EACH PROPRIETARY SYSTEM LISTS SPECIFIC PRODUCTS THAT ARE ACCEPTABLE FOR USE IN THE SPECIFIC SYSTEM IN WHICH THEY ARE LISTED. CONSULT THE MANUFACTURER FOR INFORMATION ON ADDITIONAL PROPRIETARY PRODUCTS THAT ARE SUITABLE FOR USE IN SPECIFIC PROPRIETARY SYSTEMS.

GENERAL CONSTRUCTION NOTES

- A. PLYWOOD ADDED FOR STRUCTURAL SHEAR VALUE PER I.B.C. TABLE 720.1(2), FOOTNOTE L. SEE STRUCTURAL DRAWINGS FOR PLYWOOD SHEATHING LOCATIONS. INCREASE THE LENGTH OF GYPSUM BOARD FASTENERS BY AT LEAST THE THICKNESS OF THE PLYWOOD SHEATHING. WHERE ADJACENT TO NON-SHEAR WALLS WITHIN THE SAME ROOM, ADD SHEATHING TO PROVIDE CONTINUOUS FACE OF FINISH.
- B. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS, AND FURRED SPACES AT 10' O.C. MIN BOTH VERTICAL AND HORIZONTAL, AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
- C. THERMAL INSULATION SHALL BE PLACED ON THE COLD SIDE (IN WINTER) OF FIRE SPRINKLER AND DOMESTIC WATER PIPES, AND PLACED AS REQUIRED TO PROTECT SUCH PIPE FROM FREEZING.
- D. ADDITIONAL FRAMING, BLOCKING, AND FINISHES SHALL BE PROVIDED AS REQUIRED FOR PLUMBING ACCESS PANELS.
- E. PROVIDE ADDITIONAL BLOCKING FOR SHELVING, TOWEL BARS, RAILINGS, AND ALL OTHER WALL MOUNTED ACCESSORIES AND EQUIPMENT.
- PROVIDE U.L. APPROVED THROUGH PENETRATION AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING, AND MECHANICAL PENETRATIONS IN FIRE RATED ASSEMBLIES.
- G. PROVIDE WATER RESISTANT GYP BD AT BATH TUB AND SHOWER WALLS.
- H. COORDINATE NAILING REQUIREMENTS BETWEEN SPECIFIED ASSEMBLIES FOR FIRE RATINGS AND STRUCTURAL REQUIREMENTS AS SHOWN ON STRUCTURAL DRAWINGS. USE THE MOST RESTRICTIVE OF THE TWO FOR NAIL SIZE AND SPACING.

Building Design

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Tahran

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Morton

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ralphtahran@comcast.ne

Construction Assemblies

- Building #2

Control of the con

the West Plaza

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Boones Ferry and Missank of the West Plaza

Designed By :
Ralph Tahran

Drawn By :
Michael Morte

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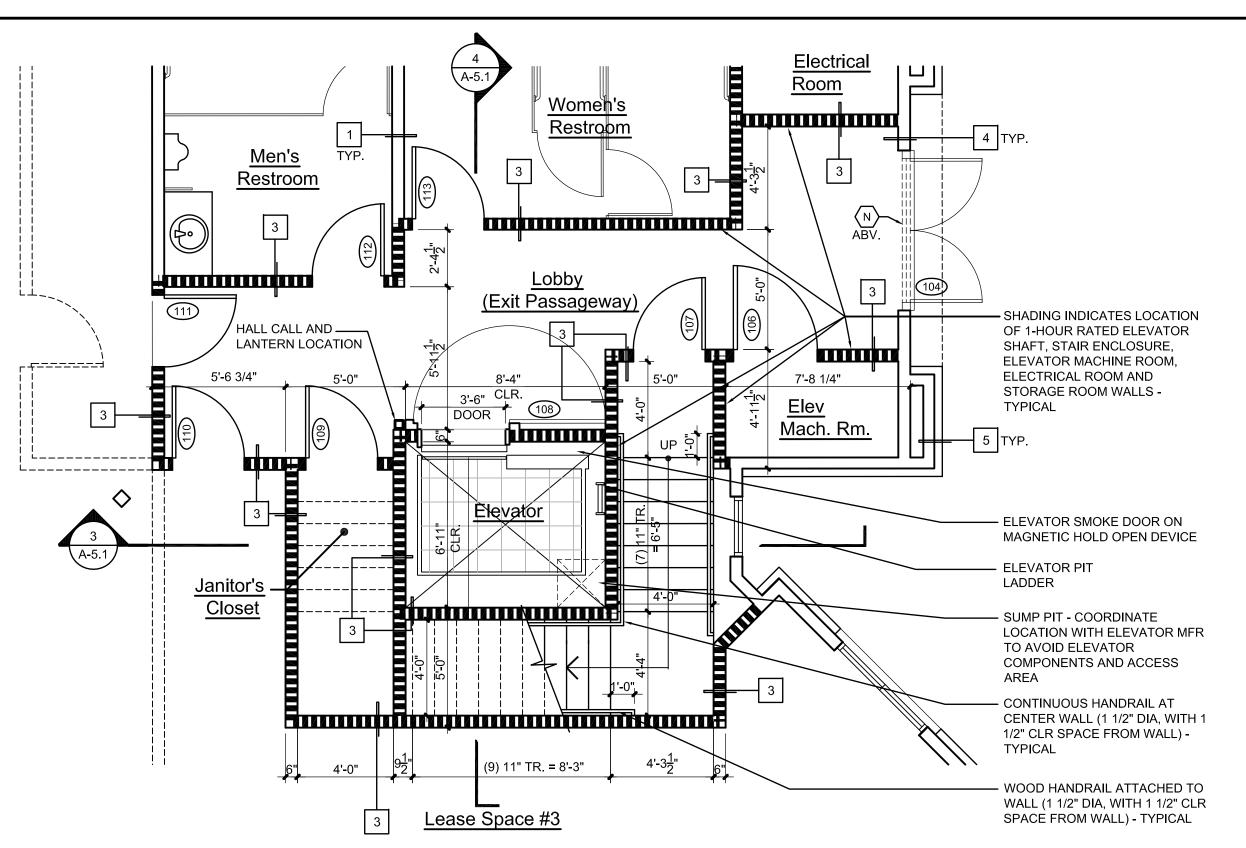
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Michael Morton

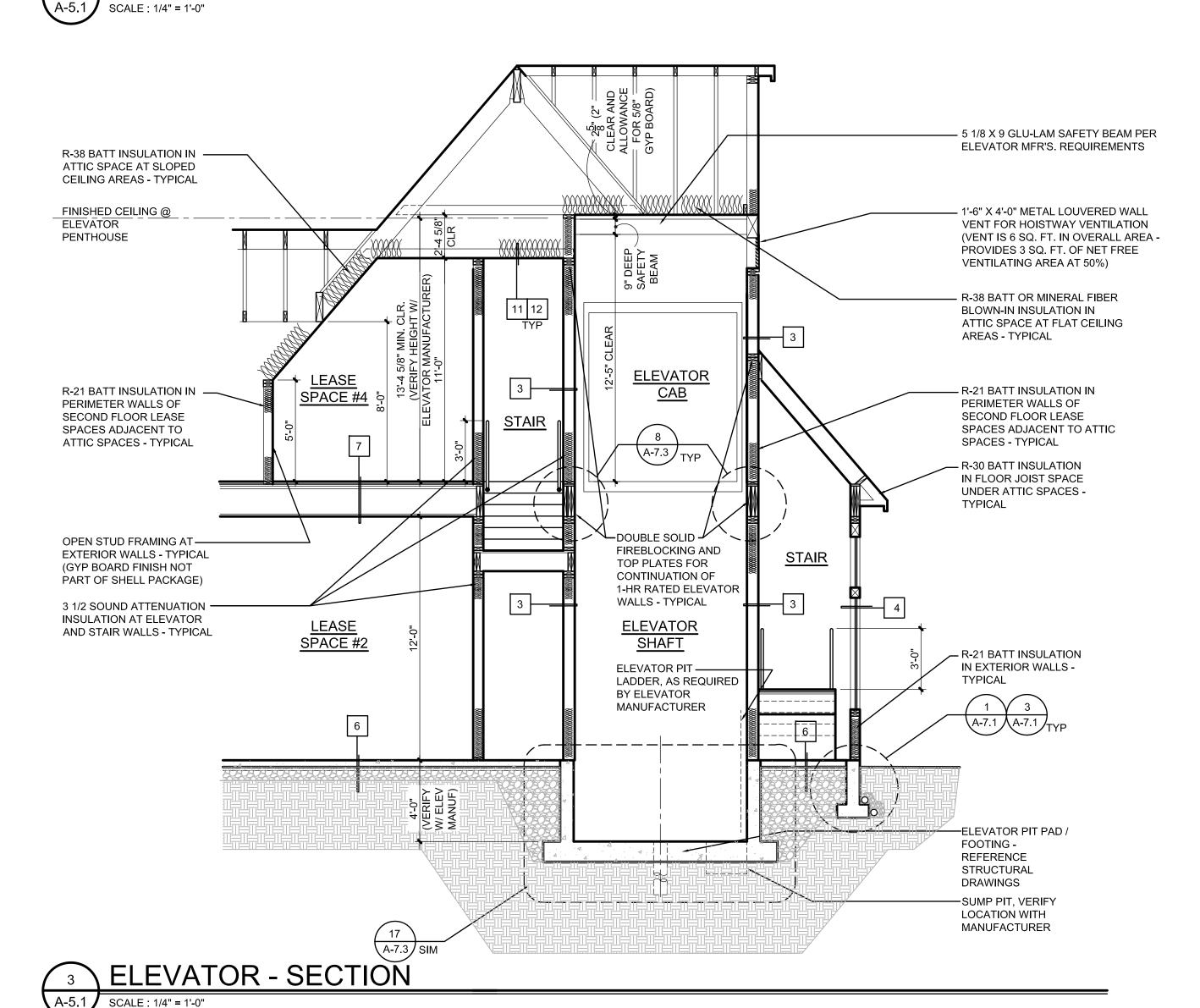
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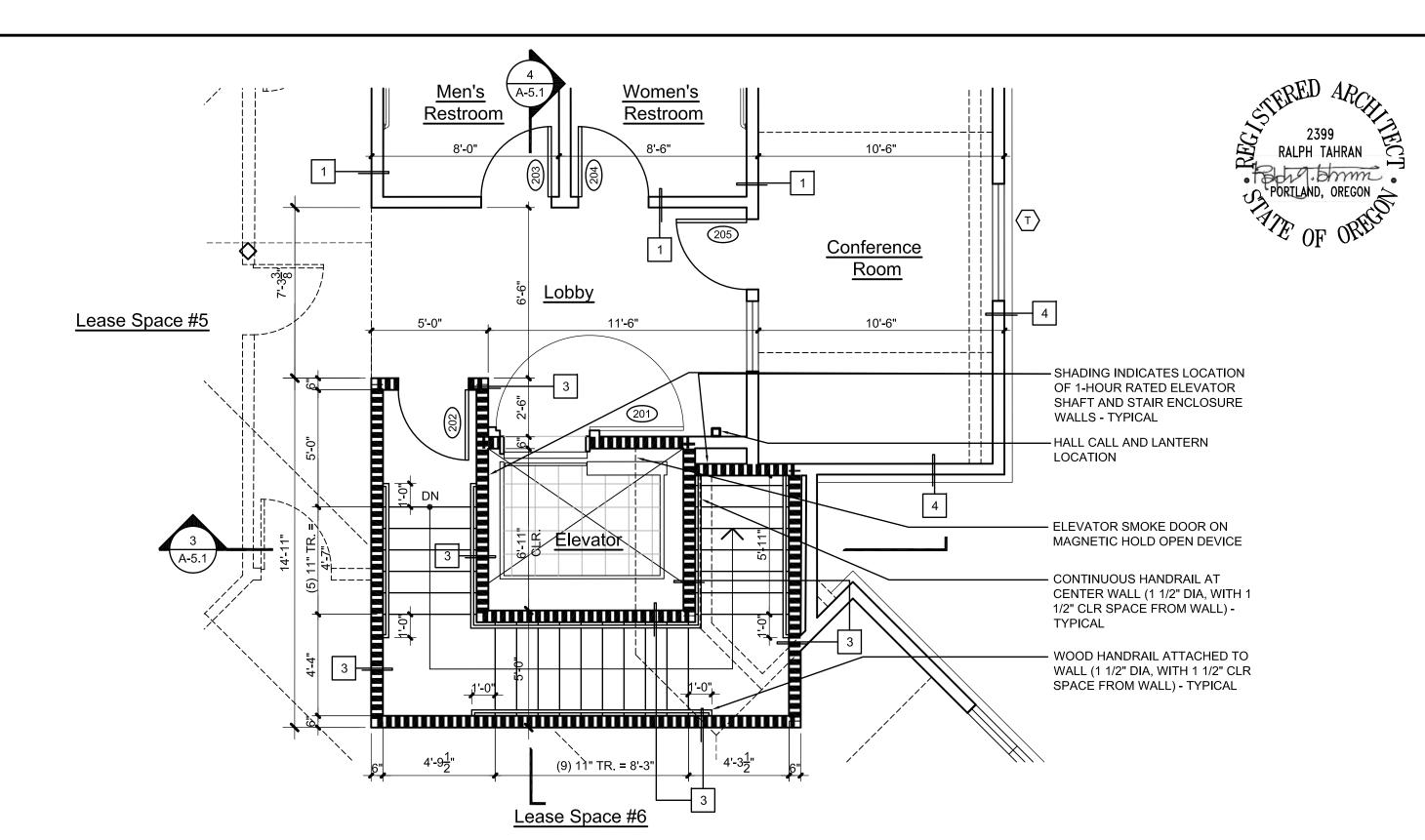
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A-4.1

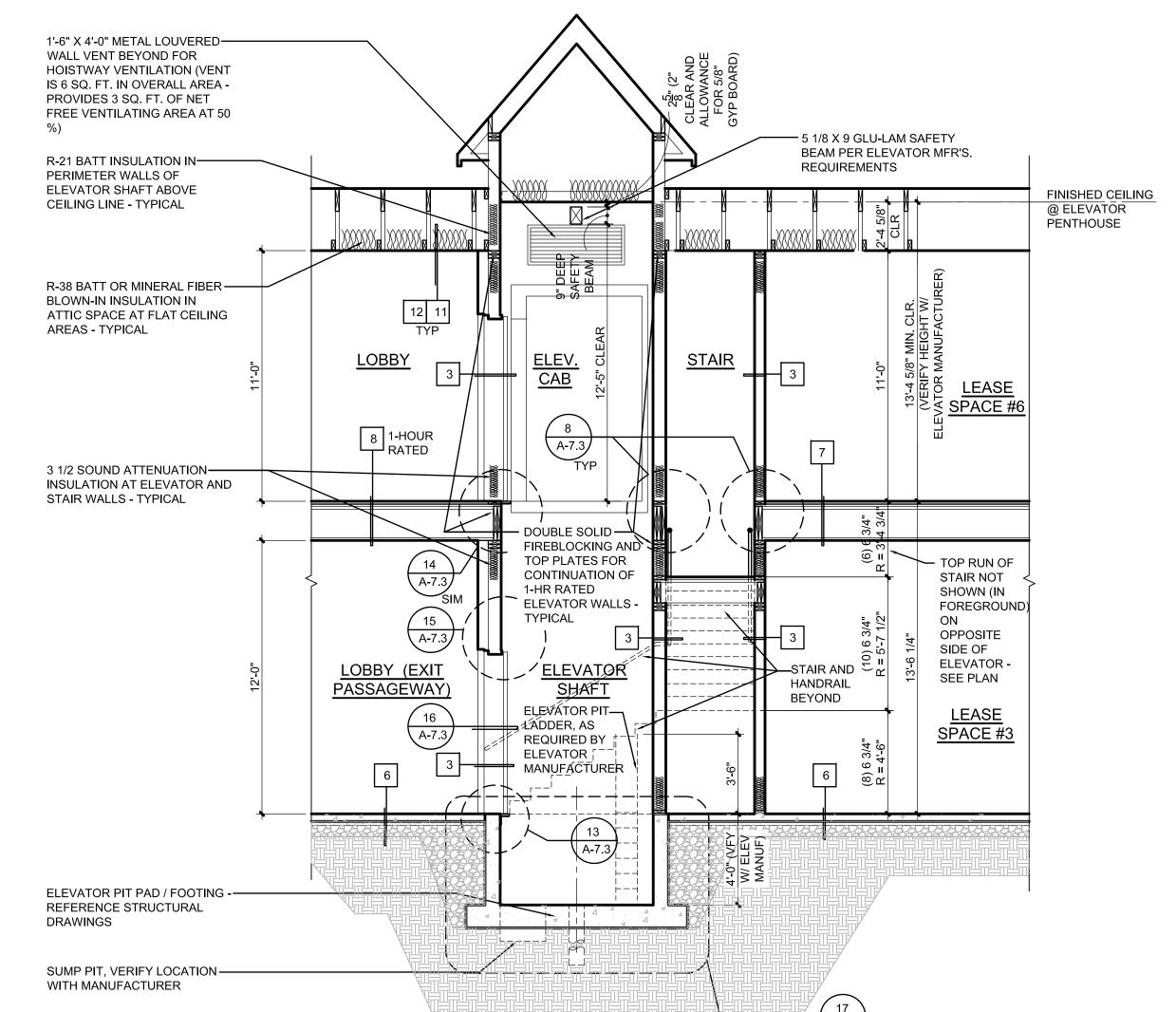


STAIR / ELEVATOR - FIRST FLOOR PLAN





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



A-7.3

2019 29, ubmittal Building

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Elevator Plans Sections and and Stair

Building Plaza

West

the

of

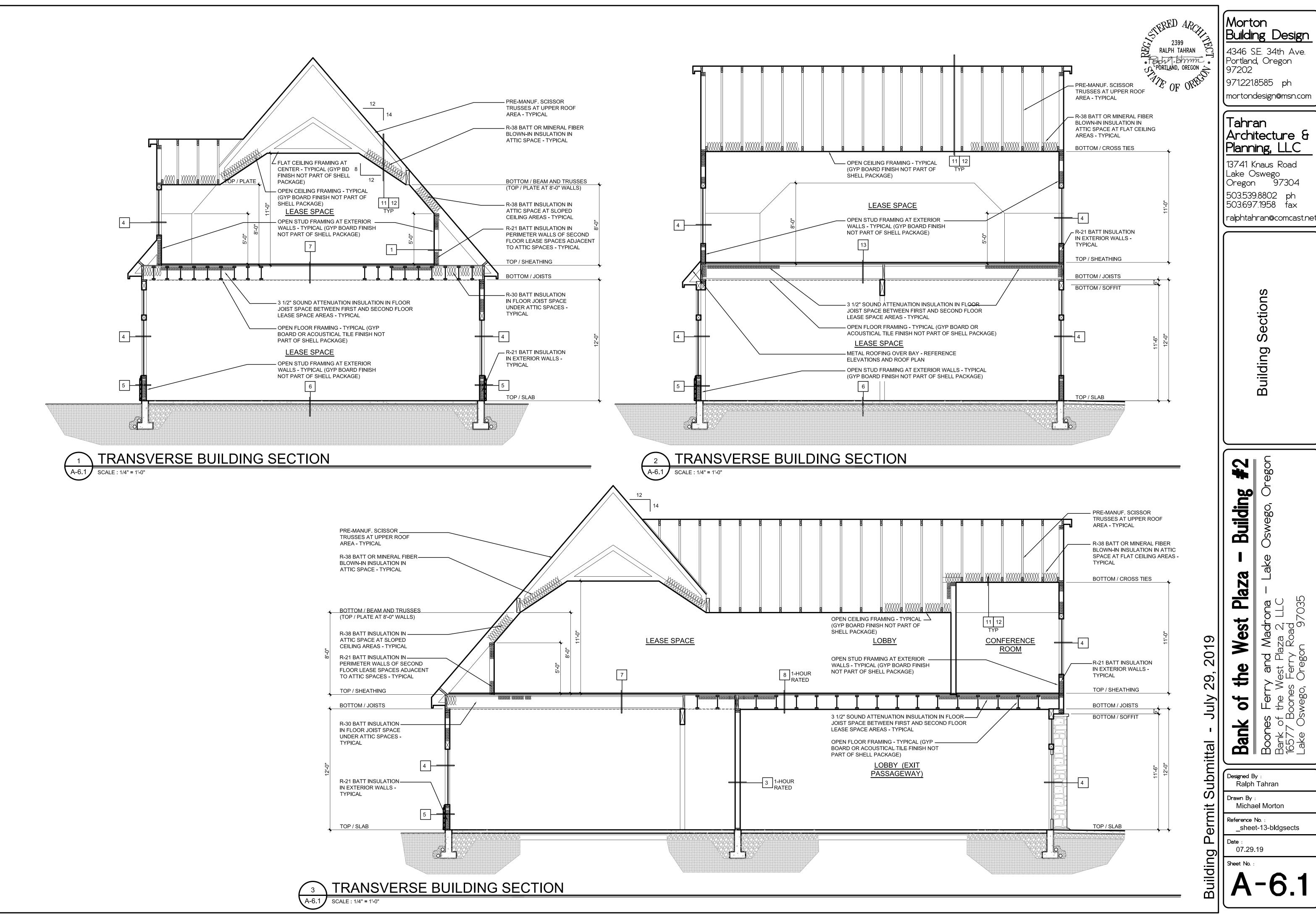
Bank

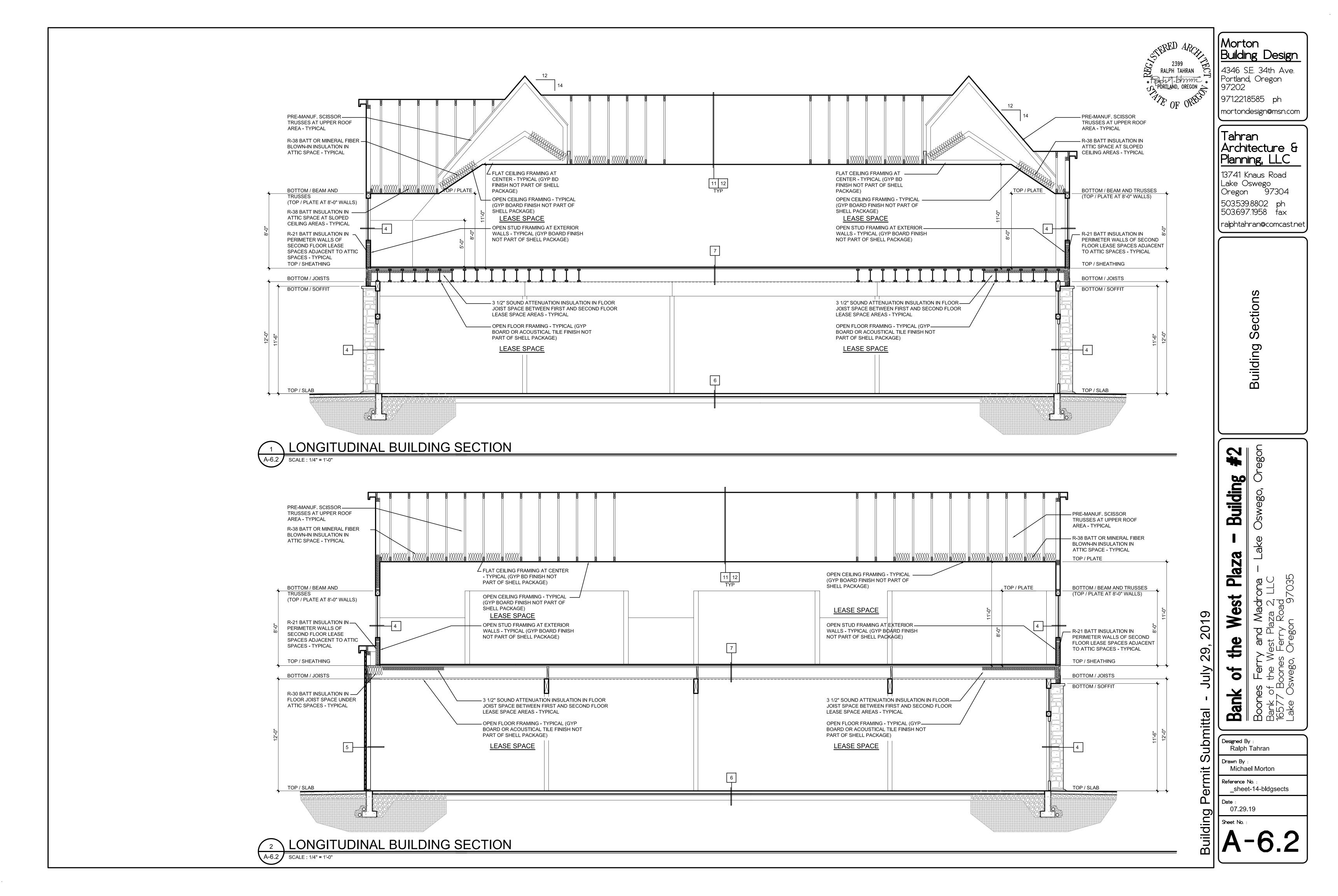
Designed By Ralph Tahran Drawn By :

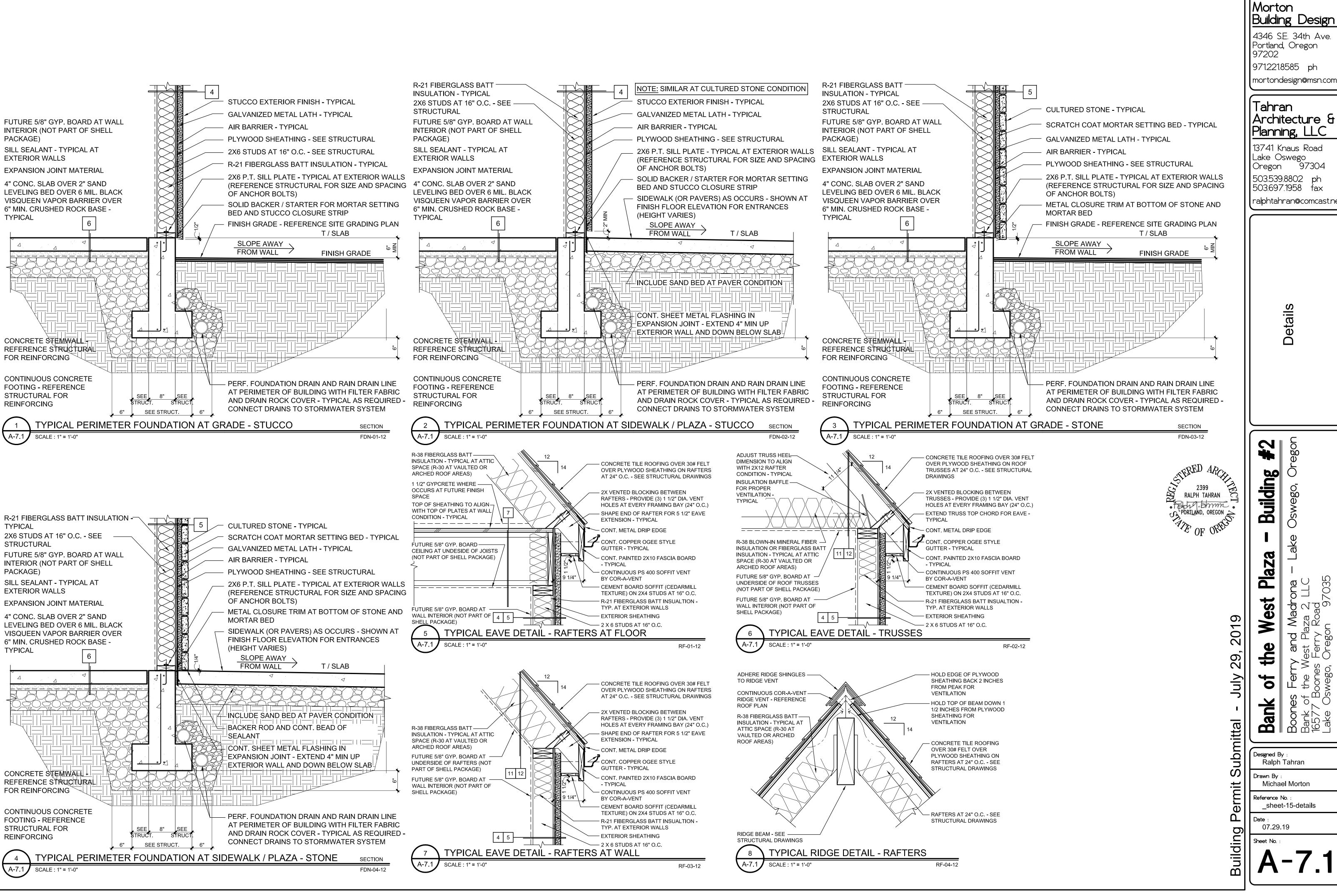
Michael Morton Reference No. : _sheet-12-stairs

07.29.19

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







Building Design

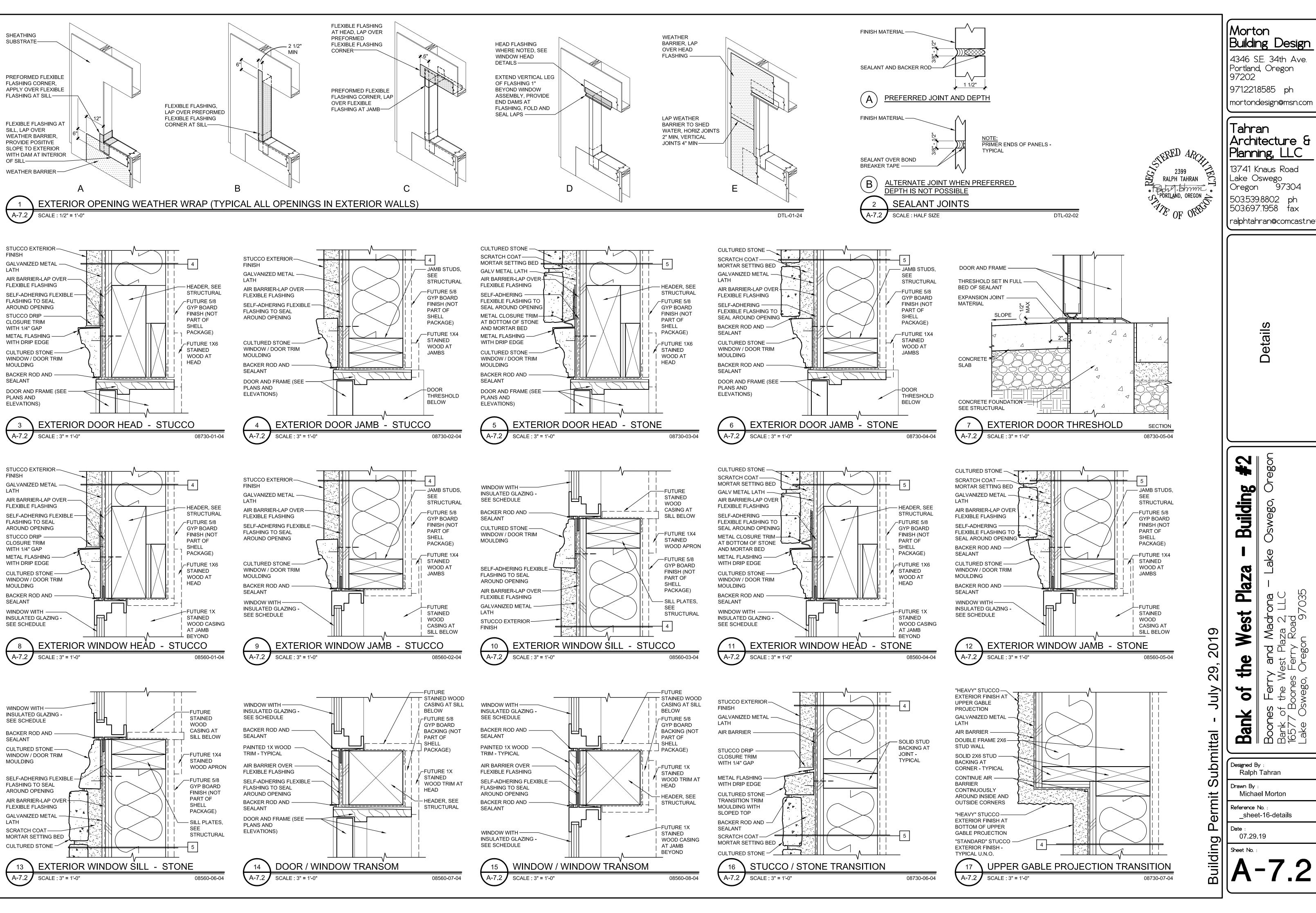
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Building Design

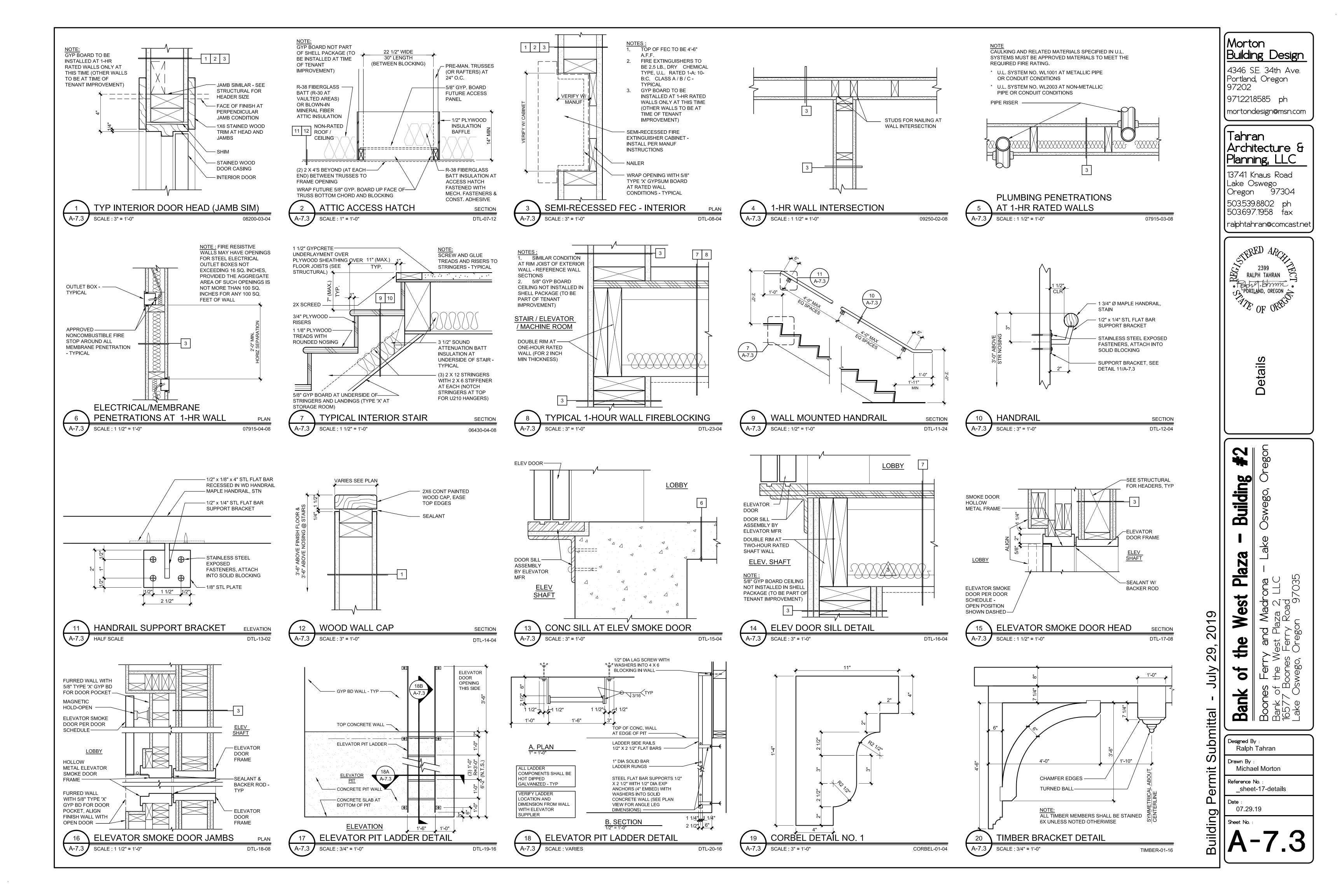
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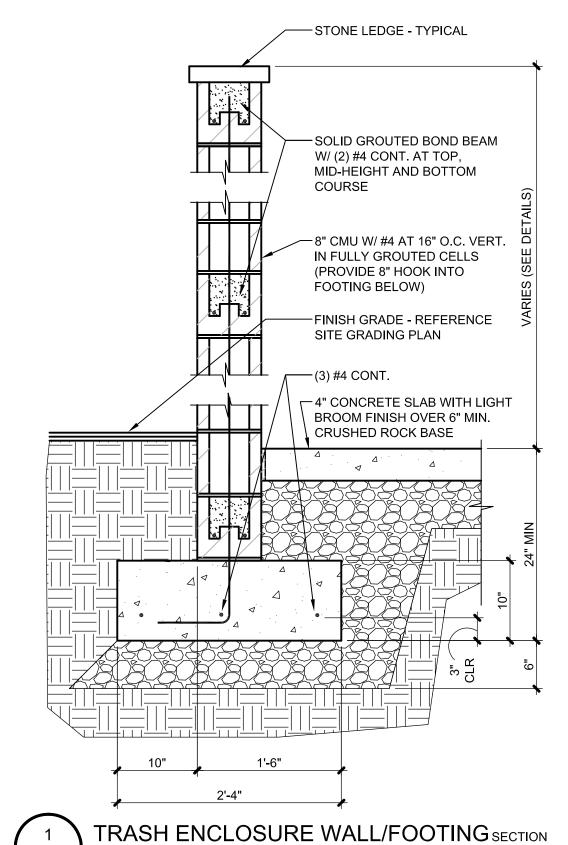
Architecture & Planning, LLC

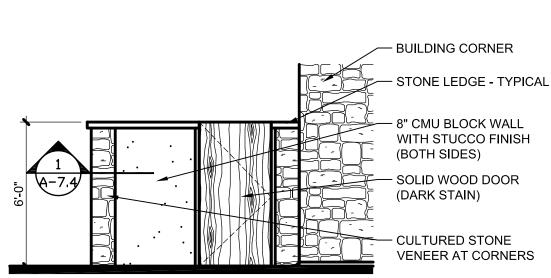
13741 Knaus Road _ake Oswego 503.539.8802 503.697.1958 fax

Ralph Tahran Michael Morton

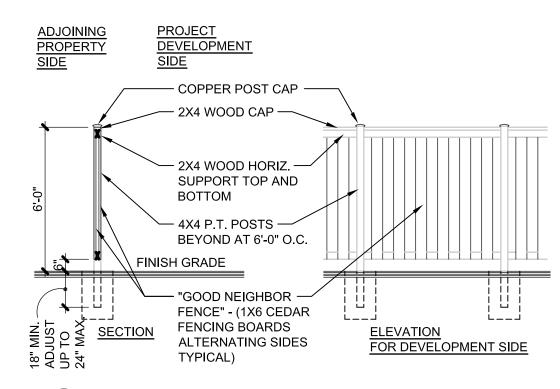
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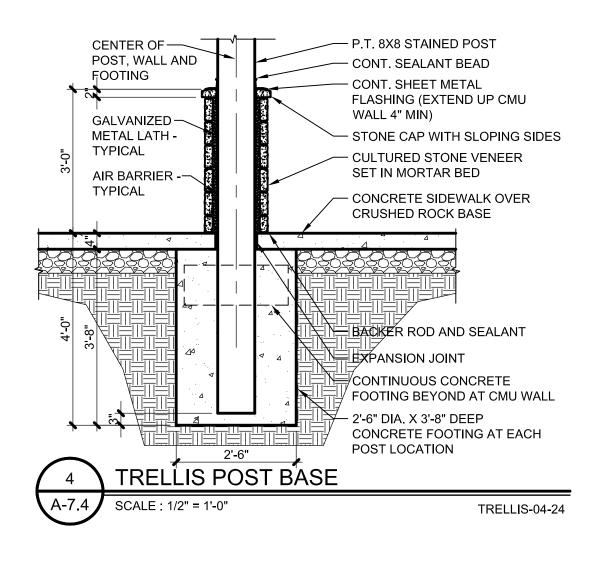


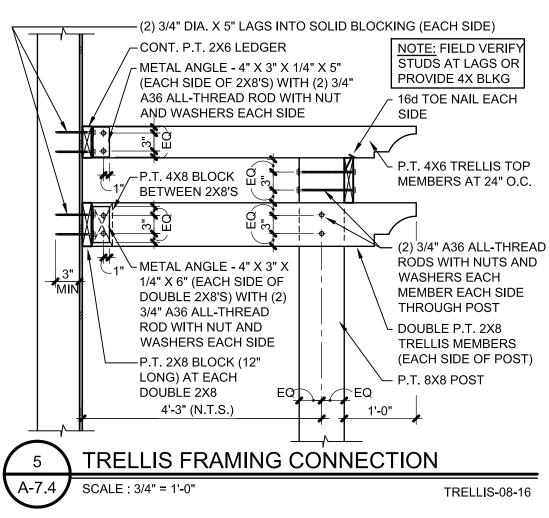


MECHANICAL ENCLOSURE - ELEVATION A-7.4 | SCALE : 1/4" = 1'-0" MECH-01-48



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





2399
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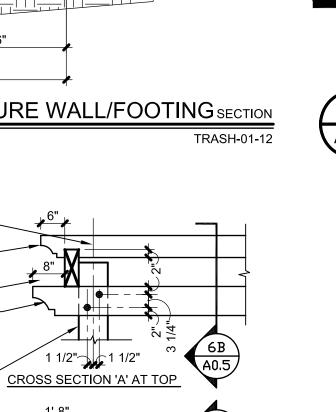
Tahran

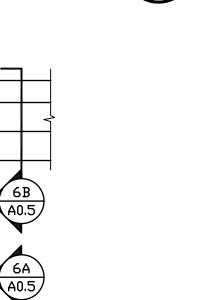
Designed By : Ralph Tahran

Submittal

Drawn By : Michael Morton Reference No. :

_sheet-18-details





P.T. 8X8 STAINED POST -CENTER OF POST, WALL -AND FOOTING 4X6 JOIST AT 24" O.C. WITH-SHAPED ENDS - TYPICAL 4X10 BEAM - CONNECT TO POST -WITH (2) 5/8" DIA. GALV. THRU-BOLTS WITH WASHERS EACH SIDE (2) 4X8 BEAMS (EACH SIDE OF -POST) WITH SHAPED ENDS

∤^{6"}∤ |

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

SCALE : 1" = 1'-0"

CENTER OF POST, WALL ———

4X6 JOIST AT 24" O.C. WITH-

(2) 4X8 BEAMS (EACH SIDE OF PÓST) WITH SHAPED ENDS -CONNECT TO POST WITH (2) 5/8"

DIA. GALV. THRU-BOLTS WITH

WASHERS EACH SIDE

P.T. 8X8 STAINED POST —

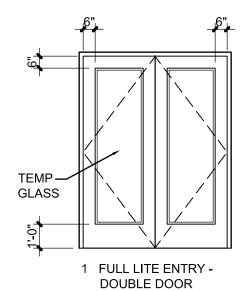
SHAPED ENDS - TYPICAL 4X10 BEAM - TYPICAL —

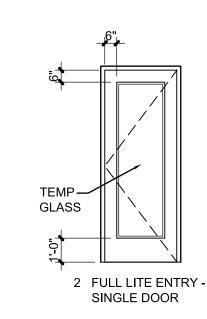
AND FOOTING

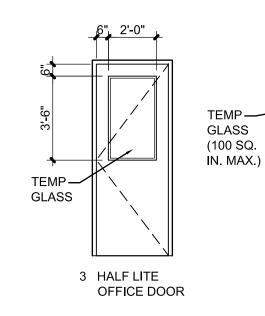
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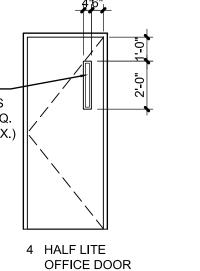
DOOR SCHEDULE											
	AME	FRA	OR	DC	THICK-		SIZE				
REMARKS	FINISH	MATERIAL	FINISH	MATERIAL	NESS	TYPE	(WIDTH X HEIGHT)	LOCATION	SYMBOL		
		FIRST FLOOR									
INSUL U 0.20	PAINT	WOOD	PAINT	STEEL	1 3/4"	1	6'-0" X 8'-0"	ENTRY / EXIT	101		
INSUL U 0.20	PAINT	WOOD	PAINT	STEEL	1 3/4"	2	3'-0" X 8'-0"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

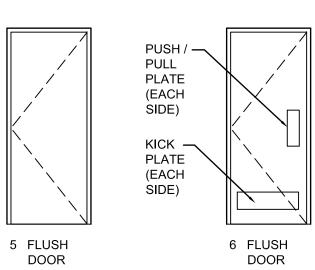
			WALL	CEILING	
ROOM TITLE	FLOOR	BASE	MAT'L. / FINISH	MAT'L. / FINISH	REMARKS
FIRST FLOOR					
LEASE SPACE #1	CONCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LEASE SPACE #2	CONCRETE	-	OPEN FRAMING / -	OPEN FRAMING / -	TO BE FINISHED IN T.I. PHASE
LEASE SPACE #3	CONCRETE	-	OPEN 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	<u> </u>			•	
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











1. SEE FLOOR PLANS AND DOOR TYPES THIS SHEET FOR TEMPERED GLASS LOCATIONS. 2. GLAZING LOCATIONS IN INTERIOR DOORS ARE NOT REQUIRED TO BE INSULATED, SINCE THE DOORS DO NOT OCCUR IN INTERIOR

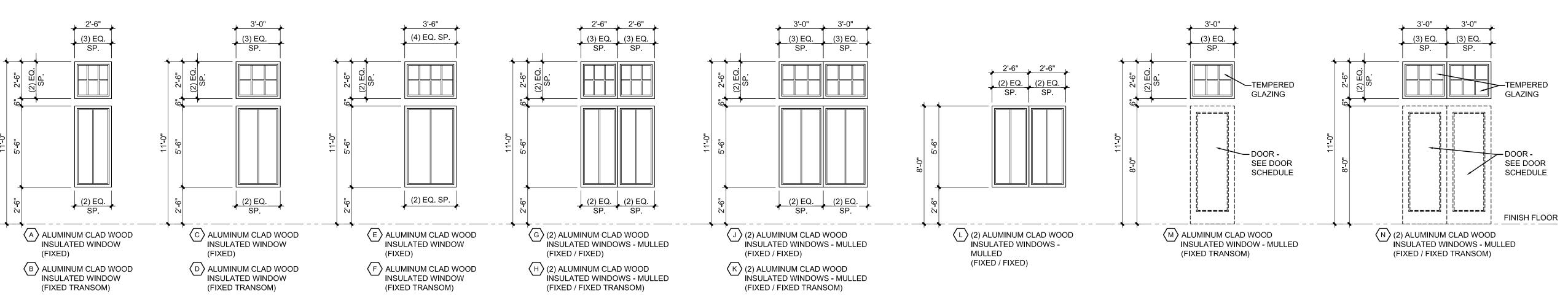
WALLS BETWEEN HEATED AND NON-HEATED SPACES. 3. REFERENCE DETAIL 1/A-7.2 FOR TYPICAL EXTERIOR OPENING WEATHER WRAP INFORMATION.

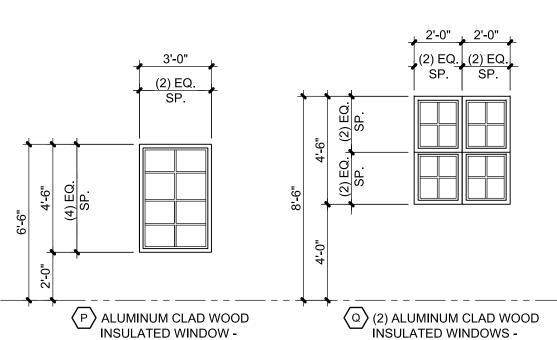
4. ELEVATOR SMOKE DOORS (108 - FIRST FLOOR / 201 - SECOND FLOOR) TO BE OPENABLE FROM ELEVATOR SIDE AS WELL AS

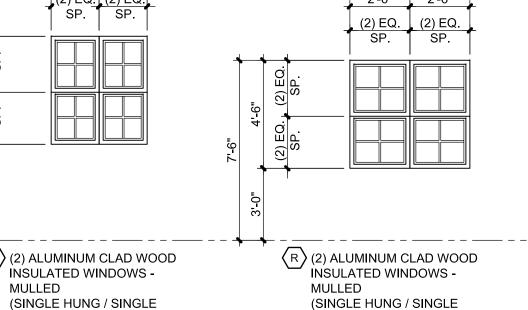
HALLWAY - PROVIDE LEVER TYPE DOOR HANDLE ON EACH SIDE OF EACH DOOR. 5. REFERENCE FIRST FLOOR PLAN AND ELEVATIONS FOR SPANDREL GLASS LOCATIONS FOR GLAZING IN DOORS FOR COORDINATION WITH TENANT IMPROVEMENT LAYOUT.

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

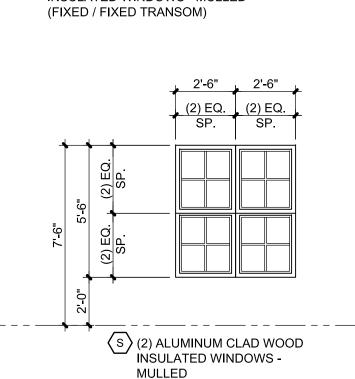
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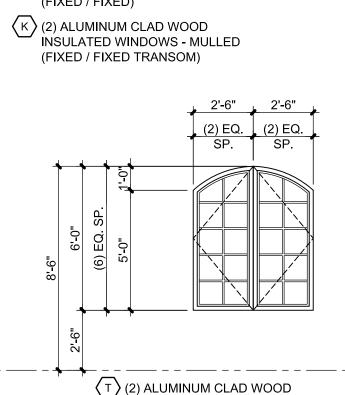


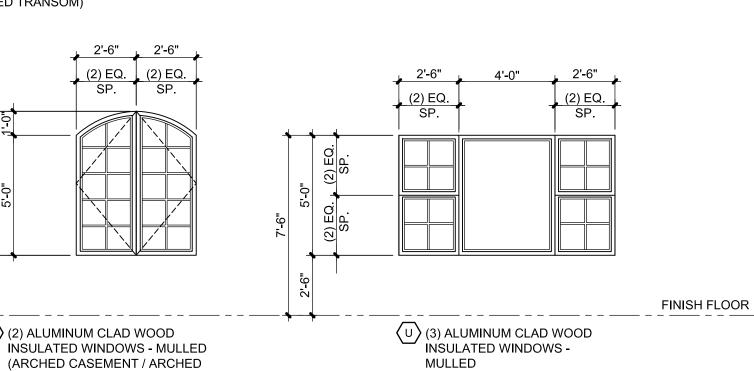


(FIXED TRANSOM)



(SINGLE HUNG / SINGLE





(SINGLE HUNG / / FIXED /

SINGLE HUNG)

NOTES:

1. EXTERIOR GLAZING TO COMPLY WITH U-FACTOR AND

1. 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.
- 4. 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.

2399
RALPH TAHRAN
PORTLAND, OREGON
OF OREGON

Plaza West 2019 the 29, of Bank Submittal

Building

Morton

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Door, Window and Finish Schedules

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Designed By: Ralph Tahran Drawn By :

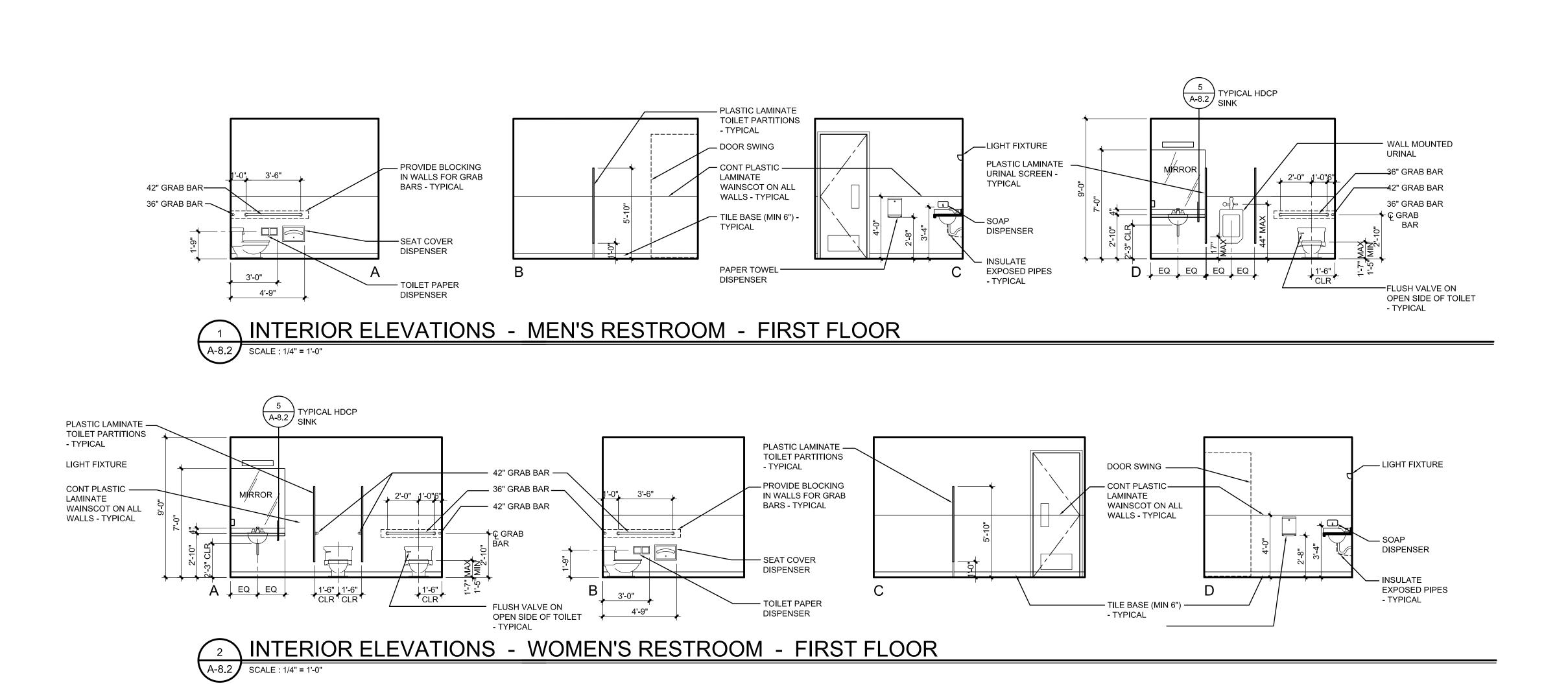
Michael Morton Reference No. :

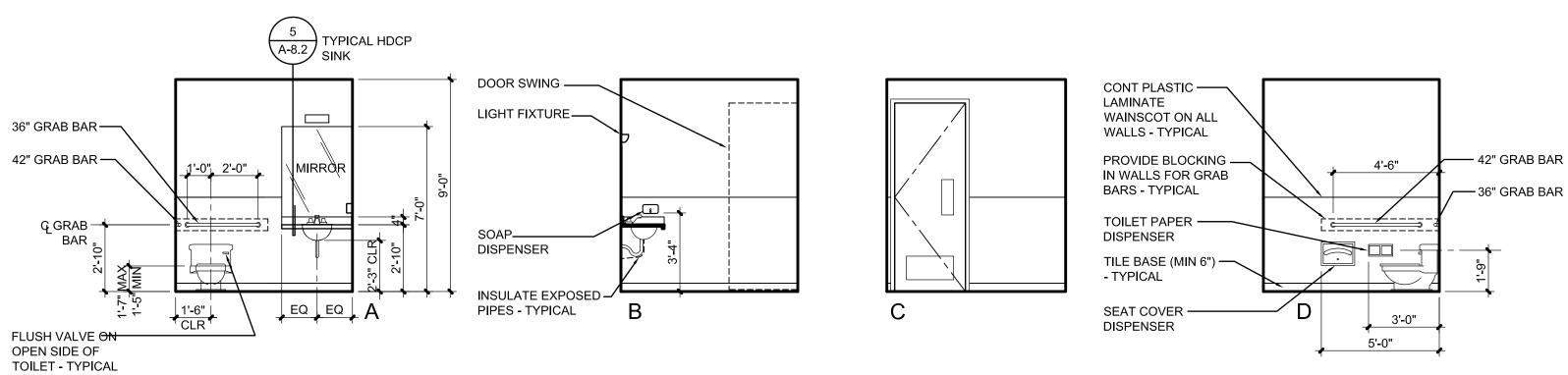
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Building

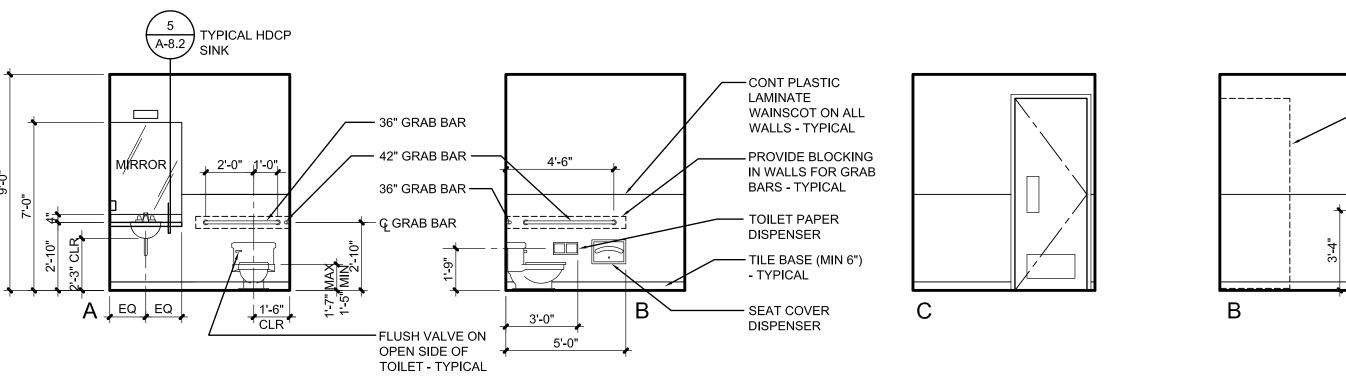
WINDOW SCHEDULE

A-8.1 SCALE : 1/4" = 1'-0"

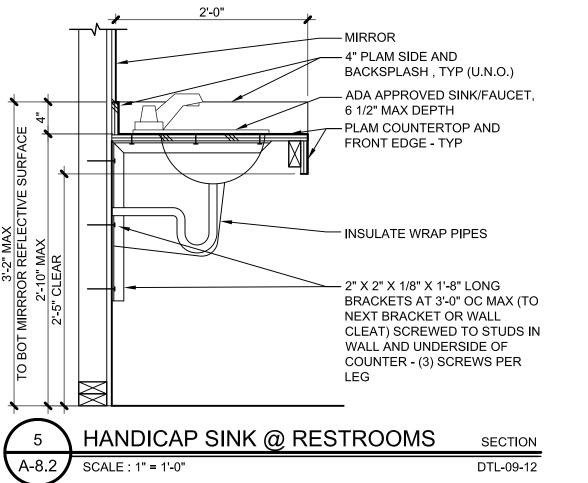




INTERIOR ELEVATIONS - MEN'S RESTROOM - SECOND FLOOR SCALE : 1/4" = 1'-0"



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



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ralphtahran@comcast.net

Interior Elevations

#2 egon

Building Plaza

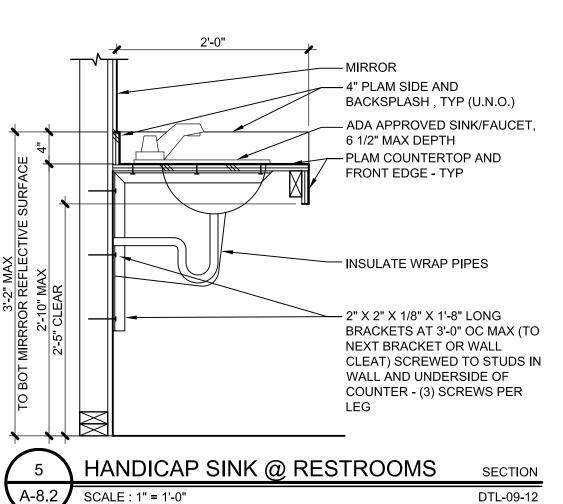
2399
RALPH TAHRAN
PORTLAND, OREGON
OF ORDER

the of Bank

Submittal Designed By: Ralph Tahran Drawn By : Michael Morton

Reference No. _sheet-20-intelevs

07.29.19 Building



- DOOR SWING

LIGHT FIXTURE

DISPENSER

- INSULATE EXPOSED

PIPES - TYPICAL

ABRREVIATIONS

	/ (BI (I (E V I)	, , , , ,	<u> </u>		
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	FTG.	FOOTING	PL	PLATE
	STRUCTURAL STEEL	GA.	GAUGE	P.P.	PARTIAL PENETRATION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	GALV.	GALVANIZED	PSI	POUNDS PER SQUARE INCH
	INCORPORATED	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. RCSC	RADIUS RESEARCH COUNCIL ON
ARCH.	ARCHITECT	ICBO	INTERNATIONAL CONFERENCE	NOOC	STRUCTURAL CONNECTIONS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS		OF BUILDING OFFICIALS	REF.	REFERENCE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	ICC	INTERNATIONAL CODE COUNCIL	RET. REINF.	RETURN REINFORCING
AWS	AMERICAN WELDING SOCIETY	I.D.	INSIDE DIAMETER	REQ'D.	REQUIRED
BLDG.	BUILDING	IN.	INCH	REQ'MTS.	REQUIREMENTS
BOT.	BOTTOM	INT.	INTERIOR	SCHED.	SCHEDULE
BRBF	BUCKLING RESTRAINED	K	KIPS	S.C.	SLIP CRITICAL
51151	BRACED FRAME	KSF	KIPS PER SQUARE FOOT	SIM.	SIMILAR
C.G.	CENTER OF GRAVITY	KSI	KIPS PER SQUARE INCH	SLRS	SEISMIC LOAD RESISTING
C.I.P.	CAST IN PLACE	LBS.	POUND	OLINO	SYSTEM
C.J.	CONTROL JOINT	L.L.	LIVE LOAD	S.O.G.	SLAB ON GRADE
C.J.P.	COMPLETE JOINT PENETRATION	LLH	LONG LEG HORIZONTAL	SPEC.	SPECIFICATION
CL	CENTERLINE	LLV	LONG LEG VERTICAL	SQ.	SQUARE
CLR	CLEAR	LOC.	LOCATION	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	LONG	LONGITUDINAL	SSMA	STEEL STUD MANUFACTURERS
COL	COLUMN	LVF	LOW VELOCITY FASTENER		ASSOCIATION
CONC.	COMCRETE	MAX.	MAXIMUM	STD.	STANDARD
CONN.	CONNECTION	MBMA	METAL BUILDING MANUFACTURERS ASSOCIATION	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	MECH.	MECHANICAL	SYM.	SYMMETRICAL
CONT.	CONTINUOUS	MFR.	MANUFACTURER	THRU	THROUGH
db	BAR DIAMETER	MIN.	MINIMUM	T&G	TONGUE AND GROOVE
DBA	DEFORMED BAR ANCHOR	MISC.	MISCELLANEOUS	TJ	TRUSS JOIST
DET.	DETAIL	MPH	MILES PER HOUR	TRANS.	TRANSVERSE
DIA. Ø	DIAMETER	MT	MAGNETIC PARTICLE TESTING	TS	LIGHT GAUGE TUBE STEEL
DIAG.	DIAGONAL	(N)	NEW	TYP.	TYPICAL
D.L.	DEAD LOAD	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
DWG.	DRAWING	NOM.	NOMINAL	UT	ULTRASONIC TESTING
ELEC.	ELECTRICAL	NO.	NUMBER	VERT.	VERTICAL
EL.	ELEVATION	110.	Nomber	VEIXI.	VERTIONE
EN	EDGE NAIL	N.T.S.	NOT TO SCALE	V.I.F.	VERIFY IN FIELD
EQ.	EQUAL	O.C.	ON CENTER	w/	WITH
EXIST. (E)	EXISTING	O.D.	OUTSIDE DIAMETER	wF	WIDE FLANGE
EXP.	EXPANSION	OPP.	OPPOSITE OPPOSITE	w/o	WITHOUT
EXT.	EXTERIOR	OWJ	OPEN WEB JOIST	W.P.	WORK POINT
FDN.	FOUNDATION	PAF	POWDER ACTUATED FASTENER	WPS	WELDING PROCEDURE SPECIFICATION
			I / O I LINEIX		OF EOIL TOATION
				WWF	WELDED WIRE FABRIC

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

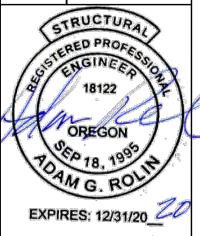
S102 ROOF FRAMING PLAN
S501 CONCRETE DETAILS
S502 CONCRETE DETAILS
WOOD DETAILS
S602 WOOD DETAILS
S603 WOOD DETAILS

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REVISIONS BY



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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

NES FERRY AND MADRONA- LAKE OSWG(
16577 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035

DATE: 07-15-2019

SCALE:

IOR:

DRAWN: ZSH

GR-1) AS USED IN THESE GENERAL NOTES: "DRAWINGS" MEANS THE LATEST STRUCTURAL DESIGN DRAWINGS, UNO. "SPECIFICATIONS" MEANS THE LATEST PROJECT SPECIFICATIONS, UNO. "CONTRACT DOCUMENTS" IS DEFINED AS THE DESIGN DRAWINGS AND THE

"SER" IS DEFINED AS THE STRUCTURAL ENGINEER OF RECORD FOR THE STRUCTURE IN ITS FINAL CONDITION. "DESIGN PROFESSIONALS" IS DEFINED AS THE OWNER'S ARCHITECT AND SER.

"MEP" INCLUDES, BUT IS NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION. "CONTRACTOR" IS DEFINED TO INCLUDE ANY OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, STRUCTURAL STEEL FABRICATOR OR STRUCTURAL STEEL ERECTOR.

"BASE BUILDING STRUCTURE" IS DEFINED AS THE STRUCTURAL FRAME

STRUCTURE IN ITS FINAL CONDITION" MEANS ALL STRUCTURAL ELEMENTS SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS ARE INSTALLED AND COMPLETELY CONNECTED AND INSPECTED WITH NO OUTSTANDING NON-COMPLIANCE ISSUES.

GR-2) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL WORK WITH THE ARCHITECTURAL, CIVIL, MEP CONTRACT DOCUMENTS, AS WELL AS ANY OTHER APPLICABLE TRADES.

GR-3) THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL THE CONSTRUCTION OF THE STRUCTURE REACHES ITS FINAL CONDITION.

GR-4) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF TEMPORARY BRACING AND CONSTRUCTION SUPPORTS, FOR NEW AND EXISTING STRUCTURES, AS NECESSARY TO COMPLETE THE PROJECT. NO PORTION OF THE PROJECT WHILE UNDER CONSTRUCTION IS INTENDED TO BE STABLE IN THE ABSENCE OF THE CONTRACTOR'S TEMPORARY SUPPORTS AND BRACES. CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO DESIGN TEMPORARY BRACING AND CONSTRUCTION SUPPORTS.

GR-5) LATERAL LOAD RESISTANCE AND STABILITY OF THE STRUCTURE IN ITS FINAL CONDITION IS PROVIDED BY BRACED WALL PANELS AND CONCRETE SHEARWALLS AND LATERAL STABILITY OF OTHER ELEMENTS IS PROVIDED THROUGH FLOOR.

GR-6) THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS.

GR-7) THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND COORDINATE WITH THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER CONSULTANTS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS.

GR-8) IN CASES OF CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND OTHER DISCIPLINES OR EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.

GR-9) APPLY DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL, DETAIL TITLE OR NOTE.

GR-10) ONLY USE DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS.

GR-11) ASSUME EQUAL SPACING BETWEEN ESTABLISHED DIMENSIONS, IF NOT INDICATED ON DRAWINGS.

GR-12) CENTERLINES OF COLUMNS AND FOUNDATIONS COINCIDE WITH GRID LINE INTERSECTIONS, UNO.

GR-13) CENTERLINES OF GRADE BEAMS AND WALLS COINCIDE WITH CENTERLINES OF FOUNDATIONS, UNO.

GR-14) CENTERLINES OF FRAMING MEMBERS COINCIDE WITH COLUMN CENTERLINES, UNO.

GR-15) THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES FROM DAMAGE.

GR-16) THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED.

GR-17) THE CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATIONS WITH THE AS-BUILT TOP OF SUPPORT ELEVATIONS.

GR-18) THE CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH OTHER DISCIPLINES. THE DRAWINGS DO NOT SHOW ALL OPENINGS REQUIRED. ADDITIONAL OPENINGS, BLOCK OUTS AND SLEEVES MAY BE REQUIRED BY OTHER DISCIPLINES AND SHALL BE CONSTRUCTED USING THE TYPICAL DETAILS AND/OR THE CRITERIA INDICATED ON THE DRAWINGS. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.

GR-19) ELEVATIONS INDICATED ON STRUCTURAL DRAWINGS ARE BASED ON A PROJECT DATUM INDICATED ON THE ARCHITECTURAL DRAWINGS.

EC EXISTING CONSTRUCTIONS

EC-1) WORK SHOWN IS NEW UNLESS NOTED AS EXISTING: (E)

CD CODES AND DESIGN CRITERIA

CD-1) PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS,

2014 OREGON STRUCTURAL SPECIALITY CODE

MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI-318-11 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION,

CD-2) OCCUPANCY CATEGORY: II

CD-3) BUILDING DESIGN LOADING (REFERENCE S004 FOR DIAGRAM)

GRAVTIY SYSTEM CRITERIA							
ROOF LIVE/SNOW LOAD	AD 25 PSF LL + DRIFT ON ROOF PLAN						
FLOOR LIVE LOAD	UNIFORM LOAD CONCENTRATED L						
STAIRS	100 PSF	300 LBS					
LEVEL 2	40 PSF						

CD-4) WIND LOAD DESIGN DATA: MAIN WIND FORCE RESISTING SYSTEM BASIC WIND SPEED, V 120 \MPH EXPOSURE B WIND IMPORTANCE FACTOR (Iw) 1.0 BUILDING CATEGORY II CD-5) SEISMIC LOAD DESIGN DATA: SEISMIC IMPORTANCE FACTOR (Ie): 0.906 g 0.385 g SDS 0.687 g0.419 g SD1 SITE CLASS SEISMIC DESIGN CATEGORY LATERAL SYSTEM DESCRIPTION LIGHT FRAMED WOOD WALL W/ WOOD STRUCTURAL PANELS RESPONSE MODIFICATION FACTOR (R) ANALYSIS PROCEDURE DESCRIPTION **EQUIVALENT LATERAL FORCE PER ASCE7-10** SEISMIC RESPONSE COEFFICIENT (Cs) 0.127 DESIGN BASE SHEAR (V) 184,000 LB REDUNDANCY FACTOR (e) 1.0

CD-6) IN CASES WHERE THE CONTRACTOR DETERMINES THAT SUSPENDED OR FLOOR MOUNTED MEP EQUIPMENT LOADS EXIST WHICH EXCEED DESIGN LOADS INDICATED ON CONTRACT DOCUMENTS, CONTRACTOR

SHALL SUBMIT LOAD DATA TO DESIGN PROFESSIONALS FOR REVIEW PRIOR TO PROCEEDING WITH WORK.

CD-7) DISTRIBUTE THE MAXIMUM LOAD HUNG FROM ANY STRUCTURAL MEMBER FOR MEP DUCTWORK, PIPING ETC OVER THE MEMBER'S TRIBUTARY AREA IN A WAY THAT THE DESIGN SUPERIMPOSED DEAD LOADS LISTED IN CONTRACT DOCUMENTS ARE NOT EXCEEDED. THE CONTRACTOR SHALL COORDINATE THE LOADS OF ALL TRADES AND PROVIDE ADDITIONAL SUPPORT OR DISTRIBUTION FRAMING AS REQUIRED TO ACHIEVE THE ALLOWABLE LOAD DISTRIBUTION.

CD-8) ELEVATOR GUIDE RAIL SUPPORTS, MACHINE ROOMS, PITS, AND PENTHOUSES ARE BASED ON ELEVATOR TYPES INDICATED ON ARCHITECTURAL CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT FOR REVIEW ANY PLANNED CHANGE TO ELEVATORS TO DESIGN PROFESSIONALS PRIOR TO SUBMITTING CORRESPONDING STRUCTURAL SHOP DRAWINGS FOR ACTION.

CD-9) STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS.

CD-10) SERVICEABILITY LIVE LOAD DEFLECTION IS LESS THAN L/360 LONG-TERM TOTAL DEFLECTION IS LESS THAN L/360 LATERAL DRIFT DUE TO WIND LOADS IS LESS THAN OR EQUAL TO H/400

CD-11) CONNECTIONS OF SYSTEMS DESIGNED BY CONTRACTOR'S ENGINEER SUCH AS, BUT NOT LIMITED TO, CLADDING, ELEVATORS, AND MEP LOADS ARE ASSUMED TO IMPOSE VERTICAL AND/OR HORIZONTAL LOADS ON THE BASE BUILDING STRUCTURAL MEMBERS WITHOUT GENERATING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SUPPLEMENTARY BRACING MEMBERS AS REQUIRED TO PREVENT TORSION ON THE BASE BUILDING STRUCTURE.

CD-12) THE WOOD FRAMING IS ANTICAPATED TO SHRINK DURING CONSTRUCTION AS IT DRIES AND THEREFORE THE CONTRACTOR SHALL COORDINATE WITH OTHER BUILDING SYSTEMS FOR AN APPROXIMATE 1/4" OF SHRINKAGE PER FLOOR.

FN- FOUNDATIONS

FN-1) THE FOUNDATION DESIGN IS BASED ON THE DFAULT OSSC CODE VALUES.

LATERAL STORY DRIFT DUE TO SEISMIC LOADS IS LESS THAN OR EQUAL TO 0.015hsx

FN-2) FOUNDATIONS HAVE BEEN DESIGNED BASED ON THE FOLLOWING DESIGN VALUES FROM THE GEOTECHNICAL INVESTIGATION REPORT:

1500 PSF (1/2 INCREASE FOR WIND AND SEISMIC) ALLOWABLE SOIL PRESSURE:

FN-3) THE CONTRACTOR SHALL VERIFY FOUNDATION INSTALLATION AND CONSTRUCTION IS IN CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE OSSC CODE.

FN-4) CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PROTECT ALL EXCAVATION. WHERE NECESSARY, SHEET AND SHORE THE EXCAVATION BY CONTRACTOR'S STRUCTURAL ENGINEER.

FN-5) PROVIDE BRACING FOR ALL ELEVATOR WALLS PRIOR TO BACKFILLING

FN-6) DO NOT BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED 100 PERCENT OF ITS DESIGN STRENGTH.

CM CONCRETE MATERIALS

CM-1) CONCRETE STRENGTHS AND WEIGHT

LOCATION	MIN COMPRESSIVE	MAX WEIGHT	MIN/MAX %	MIN/MAX %	MINIMUM CEMEN
LOCATION	STRENGTH (PSI)	(PCF)	CLASS FLYASH	SLAG	PER CUBIC YARD
FOOTINGS / GRADE BEAMS/ WALL	2500 @ 56 DAYS	145	20-50	0-60	550
SLAB ON GRADE	4000 @ 28 DAYS	145	15-25	0-30	550

CM-2) ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.

CM-3) THE USE OF CALCIUM CHLORIDE AND OTHER CHLORIDE CONTAINING AGENTS IS PROHIBITED. THE USE OF RECYCLED CONCRETE IS PROHIBITED. PLACEMENT WITHIN AND CONTACT BETWEEN ALUMINUM ITEMS, INCLUDING ALUMINUM CONDUIT, AND CONCRETE IS PROHIBITED.

CM-4) ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER AND/OR TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.

CM-5) VERIFY WATER/CEMENT RATIO WITH FLOOR COVERING MANUFACTURER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS.

CM-6) THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS ALONG WITH TEST DATA COMPLIANT WITH OSSC SECTION 1905 A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE. NO WATER MAY BE ADDED TO CONCRETE IN THE FIELD UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER IN CONJUNCTION WITH THE CONCRETE MIX DESIGN.

CM-7) A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494 USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494 TYPE F OR G MAY BE USED IN CONCRETE MIXES PROVIDING THAT THE SLUMP DOES NOT EXCEED 10". SLEEVES, OPENINGS, CONDUITS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWING SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE PLACING CONCRETE.CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THREE DIAMETERS ON CENTER.

CM-8) WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM $rac{1}{4}$ ' AMPLITUDE. PROVIDE $rac{3}{4}$ ' CHAMFERS ON ALL EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE.

CM-9) VERIFY ALL BLOCKOUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS.

RE - CONCRETE REINFORCEMENT

RE-1) ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCEMENT IS NOT SPECIFICALLY INDICATED ON THE DRAWINGS, VERIFY WITH THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK .BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS. AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315. SHOR DRAWINGS DRAWINGS SHALL INCLUDE ELEVATIONS OF ALL BEAMS, WALLS, AND COLUMNS SHOWING BAR LOCATIONS. LAP ALL REINFORCING BARS PER THE TYPICAL LAP SPLICE LENGTH SCHEDULES, EXCEPT AS NOTED ON DRAWINGS. USE LAP LENGTH FOR SMALLER BAR WHEN SPLICING DIFFERENT BAR SIZES. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON SUPERIOR BAR-LOCK (ICC ESR-2495) OR TAPER LOCK COUPLERS (ICC ESR-2451), OR APPROVED WITH A CURRENT (CC APPROVAL

RE-2) REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES:

DEFORMED BARS: ASTM A615, GRADE 60, UNO WELDABLE DEFORMED BARS: ASTM A706, GRADE 60, UNO WELDED WIRE REINFORCEMENT ASTM A185

WELDED BAR ANCHORS: NELSON D2L DEFORMED BAR ANCHORS (ICC-ES REPORT ER-5217)

RE-3) DETAIL REINFORCEMENT BASED ON THE PROJECT REQUIREMENTS, ACI-318 AND ACI-315, UNO.

RE-4) WHERE A 90-DEG, 135 -DEG OR 180-DEG HOOK IS GRAPHICALLY INDICATED, PROVIDE CORRESPONDING ACI STANDARD HOOKS PER 1/S5.1, UNO.

RE-5) DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT, UNO.

RE-6) REINFORCEMENT SHALL HAVE CONCRETE PROTECTION (CLEAR COVER) PER ACI 318 UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

> LOCATION COVER CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH CONCRETE EXPOSED TO EARTH OR WEATHER NO 5 BARS OR SMALLER NO 6 BARS AND LARGER CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND SLABS, WALLS, JOISTS NO 11 BARS OR SMALLER BEAM AND COLUMN 1 1/2"

RE-7) LAP REINFORCEMENT AS SPECIFICALLY DETAILED ON THE DRAWINGS. SEE REBAR OFFSET AND LAP SPLICE SCHEDULE BELOW NOTES

TYPICAL W	TYPICAL WALL AND SLAB LAP SPLICE LENGTH SCHEDULE (IN.)							
BAR SIZE	4000	4000 P.S.I. 5000 P.S.I.						
	CASE 1	CASE 2	CASE 1	CASE 2				
#3	16	16	16	16				
#4	20	18	18	18				
#5	28	24	26	22				
#6	37	28	33	25				
#7	60	40	53	36				
#8	74	46	66	41				
#9	90	57	80	51				

1. CASE 1 APPLIES TO BAR WITH CLEAR COVER < 1 $\frac{1}{2}$ " CASE 1 APPLIES TO BAR WITH CLEAR COVER ≥ 1 ½". 2. FOR CENTER TO CENTER SPACING LESS THAN 4db MULTIPLY LAP LENGTHS BY 1.3.

TYPICAL COLUMN LAP SPLICE LENGTH SCHEDULE (IN.) 4000 P.S.I. BAR SIZE 36db

FOR CENTER TO CENTER SPACING LESS THAN 4db MULTIPLY LENGTHS ABOVE BY 1.3.

3.FOR TOP BARS CAST ABOVE 12" OF CONCRETE MULTIPLY LAP LENGTHS ABOVE BY 1.3.

RE-8) CONCRETE REINFORCING DETAILS:

CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS AND INTERSECTING WALLS. AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF TWO 5 BARS OVER, UNDER AND AT THE SIDES OF THE OPENINGS. EXTEND THESE BARS LAP DISTANCE OR A MINIMUM OF 2'-0" PAST THE OPENING. PROVIDE ONE #5 FOR SINGLE-LAYER REINFORCING AND TWO #5 FOR DOUBLE-LAYER REINFORCING, 4'-0" LONG, DIAGONALLY AT EACH CORNER OF ALL OPENINGS. REFER TO TYPICAL DETAILS FOR DISPOSITION OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS. OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE TWO #4, 4'-0" LONG DIAGONALLY AT EACH RE-ENTRANT CORNER IN SLABS. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING.

RE-9) CONCRETE ACCESSORIES:

HEADED SHEAR STUDS SHALL BE NELSON HEADED ANCHORS WITH FLUXED ENDS (ICC ESR-2856) OR APPROVED. DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON, TYPE D2L (ICC ESR-2907), OR APPROVED. STUDS AND D.B.A.

SHALL BE AUTOMATICALLY END-WELDED WITH THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THEIR RECOMMENDATIONS.

APPROVED POST INSTALLED ANCHORS							
ANCHORS	TYPE	ALTERNATE					
EXPANSION	HILTI KWIK BOLT T2 (ICC E5R- 1917)	SIMPSON STRONG - BOLT 2(ICC E5R-3037)					
CONCRETESCREW	HILTI KWIK HUS -E2 (ICC E5R-3027)	SIMPSON TITEN HD(ICC E5R-2713)					
EPOXYADHESIVE	HILTI HI - R5 500 SD(ICC E5R-2322)	SIMPSON SET - XP(ICC ESR-2508)					

ALL ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS

DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION. ANCHORS EXPOSED TO EARTH OR WEATHER SHALL BE PROTECTED FROM CORROSION BY HOT-DIP GALVANIZING OR USE OF

RE-10) PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

RE-11) PROVIDE LAP LOCATIONS AS FOLLOWS, UNO:

WALL INSIDE FACE (VERTICAL REINFORCEMENT): AT SUPPORT

WALL OUTSIDE FACE (VERTICAL REINFORCEMENT): AT MID HEIGHT OF WALL

C. UNLESS OTHERWISE NOTED TERMINATE BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS

RE-12) TERMINATION OF REINFORCEMENT, UNO:

TERMINATE ALL BARS IN LAPS, 90 DEGREE BENDS,

BEND TOP MAT OR FOOTING BARS DOWN TO BOTTOM BARS AT ENDS. BEND BOTTOM MAT OR FOOTING BARS UP WITH STANDARD 90 DEGREE BENDS.

PROVIDE DOWELS FROM FOOTINGS AND SLABS INTO WALLS AND COLUMNS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT.

CJ CONCRETE CONSTRUCTION JOINTS

CJ-1) PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI-318. SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATIONS, DETAILS AND THE PLACEMENT SEQUENCE FOR THE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH WORK.

CJ-2) NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, SLABS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION.

CJ-3) PLACE VERTICAL CONSTRUCTION JOINTS IN WALLS TO PROVIDE A [40 FT] MAXIMUM LENGTH OF CONCRETE PLACEMENT AND LOCATE AS FOLLOWS:

A. FOUNDATION WALLS: MINIMUM OF [8 FT] FROM ANY COLUMN LINE OR WALL OPENING

CJ-4) PROVIDE CONTINUOUS WATERSTOPS AT ALL CONSTRUCTION JOINTS EXPOSED TO SOIL OR WATER, AS DESCRIBED IN THE SPECIFICATIONS.

ER -EPOXY REPAIR ADHESIVE

EPOXY REPAIR ADHESIVE SHALL CONFIRM TO ASTM C881 AND SHALL BE TWO-COMPONENT, LIQUID EPOXY WITH NON-SAG CONSISTENCY AND LONG POT LIFE. THE EPOXY ADHESIVE SHALL BE SUITABLE FOR USE ON DRY OR DAMP SURFACES. MINIMUM SLAT SHEAR STRENGTH SHALL BE 5,000 PSI, AND MINIMUM TENSILE STRENGTH SHALL BE 4.000 PSI. HOLE SIZES INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPROVED ICC REQUIREMENTS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.

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	Х							
CONCRETE ANCHORAGES	X							
STRUCTURAL STEEL/ EMBEDED STEEL PARTS	Х							
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 SHALL 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:

S0-1) 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							
OBSERVEDBY(2)							
ITEM	AOR	SER	COMMENTS				
PRIOR TO FIRST CONCRETE POUR		Х	REF.NOTES 1,3,4,5				
FOLLOWING SIGNIFICANT FRAMING		Х	REF.NOTES 1,3,4,5				
AS REQUIRED TO ADDRESS			REF.NOTES 1,3,4				
STRUCTURAL ISSUES		X					

FOOTNOTES:

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

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

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

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

5. AFTER REINFORCING STEEL HAS BEEN INSTALLED.

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTIONS

		INSPECTION						
SYSTEM OR MATERIAL	IBC CODE	IBC CODE CODES OR STANDARDS		CY (NOTE 5)	REMARKS			
	REFERENCE	REFERENCE	CONTINUOUS	PERRIODIC				
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						

	CONCRETE								
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.				
PLACEMENT OF CAST-IN-PLACE ANCHOR BOLTS	1704.4 1911.1 1912.1	ACI 318 1.3.2.C ACI 318 21.1.8	Х		ALL BOLTS VISUALLY INSPECTED				
VERIFYING USE OF REQUIRED MIX DESIGN(S)	1704.4 1904 1905.2-4	ACI 318 1.3.2A ACI 318, CHAPTER 4		Х					

ACI 318 5.2-5.4

ACI 318 1.3.2.D

ACI 318 5.9-5.10

1913.2

1913.3

1704.4

CONCRETE PLACEMENT, NON-SHRINK GROUT

REVISIONS

CONSULTIN

18122 OREGON

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EXPIRES: 12/31/20

shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimension and conditions on the job and shall no tify and obtain clarification from Archite prior to commencing Work. Shop draw ings must be submitted to this office for review before proceeding wit

OF THE WEST PLAZA LL 7 BOONES FERRY ROAD OSWEGO, OREGON 9703

DATE: 07-15-2019 SCALE:

DRAWN: ZSH

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/ EMBEDED 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				

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 SHALL 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:

S0-1) 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							
	OBSERVE	DBY(2)					
ITEM	AOR	SER	COMMENTS				
PRIOR TO FIRST CONCRETE POUR		Х	REF.NOTES 1,3,4,5				
FOLLOWING SIGNIFICANT FRAMING		Х	REF.NOTES 1,3,4,5				
AS REQUIRED TO ADDRESS			REF.NOTES 1,3,4				
STRUCTURAL ISSUES		X					

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 C	SEOTECHNICAL S INSPECTION	SPECIAL INSPE	CTIONS	
	IBC CODE CODE OR FREQUENCY (NOTE 5)				REMARKS
	REFERENCE	STANDARDS	TINEQUEINOT	(NOTE 3)	INLINIARIO
SYSTEM OR MATERIAL	INEL EINEMOE	REFERENCE	CONTINOUS	PERIODIC	
		SOILS			
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARINGBY CAPACITY	1704.7	GEOTECHNICAL REPORT		Х	
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				Х	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL			х		
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY				X	

		INSPECTION			
SYSTEM OR MATERIAL	IBC CODE	CODES OR STANDARDS	FREQUENC	CY (NOTE 5)	REMARKS
	REFERENCE	REFERENCE	CONTINUOUS	PERRIODIC	
		SHOP FABRICAT	TION		
SHOP FABRICATION	1704.2		Х		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		Х	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		Х	
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	Х		ALL WELDS VISUALLY INSPECTED PER AWS D1.4.7.5
3. SHEAR REINFORCMENT		AWS D1.4 ACI 318: SECTION 3.5.2	Х		
4. OTHER REINFORCING STEEL	1704.4	AWS D1.4 ACI 318: SECTION 3.5.2		х	
PLACEMENT OF CAST-IN-PLACE ANCHOR BOLTS	1704.4 1911.1 1912.1	ACI 318 1.3.2.C ACI 318 21.1.8	Х		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		х	
CONCRETE PLACEMENT, NON-SHRINK GROUT	1704.4 1905.9-10	ACI 318 1.3.2.D ACI 318 5.9-5.10	Х		
CONCRETE CURING	1704.4 1905.11-13 1913.9	ACI 318 1.3.2.D ACI 318 5.11-5.13		Х	
VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POS-TENSIONED CONCRETE	1704.4	ACI 318 18.13.4.3		Х	
STRESSING OF TENDONS IN POST-TENSIONED CONCRETE	1704.4	ACI 318 1.3.2.F ACI 318 18.20	Х		
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		Х	
VERIFICATION OF FORMWORK	1704.4 1906.1	ACI 318 6.1.1		Х	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		х	
	1	MASONRY LEVE	EL 1		
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.		TMS 602: 1.5		Х	
VERIFICATION OF F'm AND F'aac PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE.		TMS 602: 1.4B		Х	
VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR		TMS 602: 1.5B.1b.3	Х		

DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT.

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

SYSTEM OR MATERIAL	IBCCODE REFERENCE	CODEOR STANDARD	FREQUENCY		REMARKS	
	REFERENCE	REFERENCE	CONT. PERIODIC			
		GEOTECHNICA	\1			
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1704.7	VARIES: MINIMUM PER IBC APPENDIX J107.5		Х	BY THE GEOTECHNIC ENGINEER	
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		Х	BY THE GEOTECHNIC ENGINEER	
		CONCRETE				
CONCRETE STRENGTH		ASTMC39	EACH 150 CY NOR LESS FABRICATE THAN EACH 5000 SF OF SPECIMENTS		FABRICATE SPECIMENTS	
CONCRETE SLUMP	1903	ASTMC143			AT TIME FRESH	
CONCRETE AIR CONTENT	1704.4	ASTMC231			CONCRETE IS PLACE	
CONCRETE TEMPERATURE	1905.6	ASTMC1064				

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GENERAL STRUCTURAL NOTES CONT.

PLAZA BANK OF THE WEST F BUILDING #2 JES FERRY AND MADRONA- L

DATE: 07-15-2019

SCALE:

JOB:

DRAWN: ZSH

TS 4X4 X1/4 4X6 AT Ç OF SLAB 4X6 TS 4X4 X1/4 4" SOG W/ WWF 4" SOG W/ WWF AT Ç OF SLAB AT Ç OF SLAB

TS 4X4 X1/4

TS 4X4 X1/4

FOUNDATION PLAN NOTES

1. $\langle X \rangle$ 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. INDICATES SHEARWALL WALL REF. SCHEDULE ON S601

6. X INDICATES HOLD DOWN LOCATION. REF SCHEDULE ON S601

7. ____ INDICATES NON BEARING

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

10. REF. ARCHITECTURAL AND CIVIL DRAWINGS FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN, COORDINATE AS REQUIRED

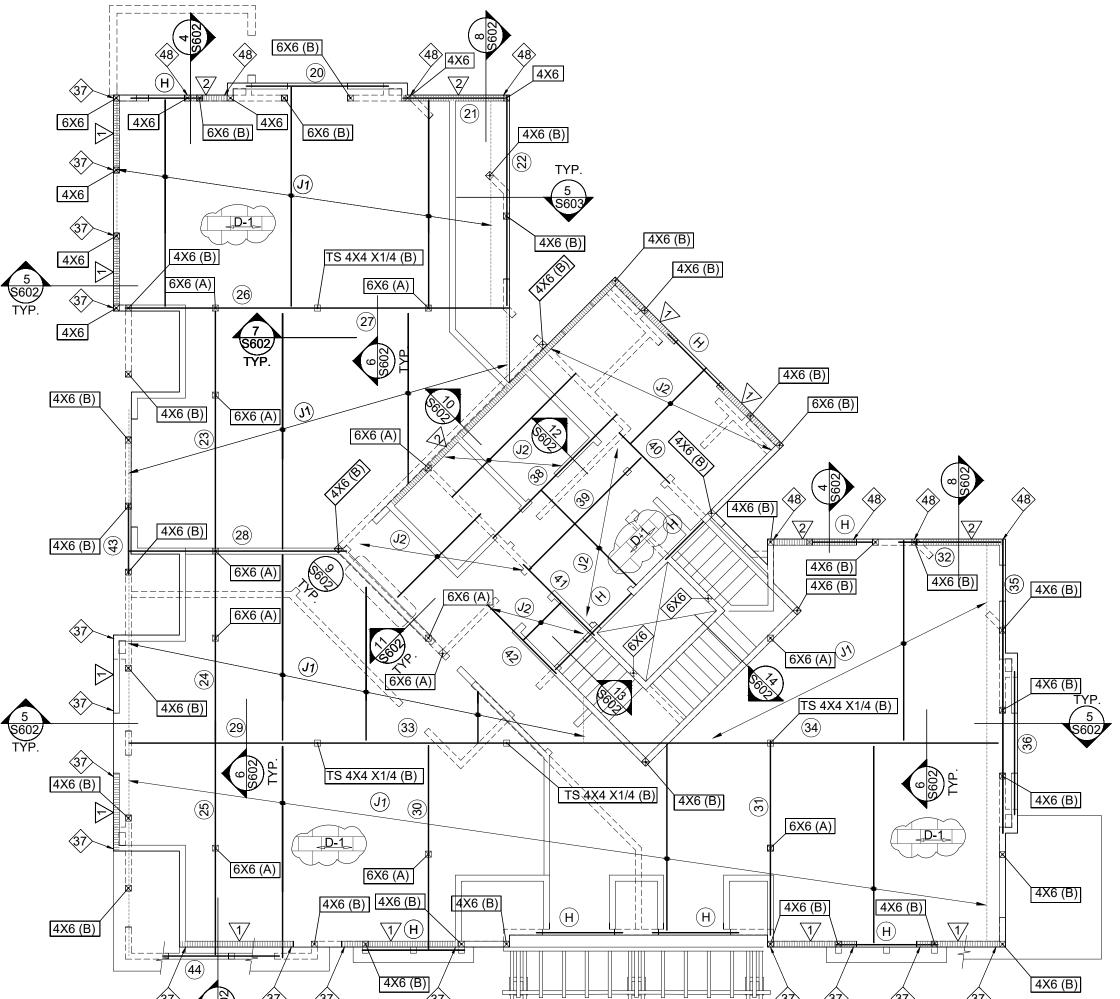
FRAMING DETAILS.

11. INDICATES STEP GRADE 12. * SHEATHING TO BE CONTINUOUS

THROUGH PERPENDICULAR WALL(S)

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.		(3) #5 CONT.		
G	6'-0" X 3'-0"	18"	#5@12" o.c. EACH WAY		
$\langle H \rangle$	7'-0" X 3'-0"	18"	#5@12" o.c. EACH WAY		
TYP.C	TYP.CONT.FTG 18"X10" W/ (2)#4				
* EQUAL SPACE REINF. U.N.O					

FOOTING SCHEDULE



SECOND FLOOR FRAMING AND SHEARWALL PLAN

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

SECOND FLOOR PLAN NOTES

1. (JX) INDICATES JOIST TYPE, REF SCHEDULE

REVISIONS

STRUCTUR

RED PROA

OREGON

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FOUNDATION AND SECOND FLOOR FRAMING PLAN

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

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2. (H-X) INDICATES HEADER TYP. REF.SCHEDULE

3. ____ INDICATES BEARING WALLS BELOW, REF. ARCH. FOR WALL SIZES AND INFORMATION. REF. TYPICAL DETAILS FOR

ALL INFORMATION UNO. 4. ____ INDICATES NON-LOAD BEARING WALLS ABOVE REF. ARCH. FOR WALL SIZES AND INFORMATION REF. TYPICAL DETAILS FOR ALL INFORMATION.

5. INDICATES SHEARWALLS ABOVE REF. SCHEDULE ON S601

INDICATES HOLD DOWN LOCATION. **REF SCHEDULE ON S601**

7. 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 $1\frac{1}{4}$ "(MAX) GYPCRETE

13. D-1 INDICATES SPAN DIRECTION OF 23 /₃₂ 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

(27) GL 51/2 X 19 1/2

25) (2) 1 3/4 X 16 LVL

26 GL 51/2 X 21

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

(2)1 3/4 X 16 LVL 43 GL 51/2 X 12

(44) GL 51/2 X 9

DATE: 07-15-2019

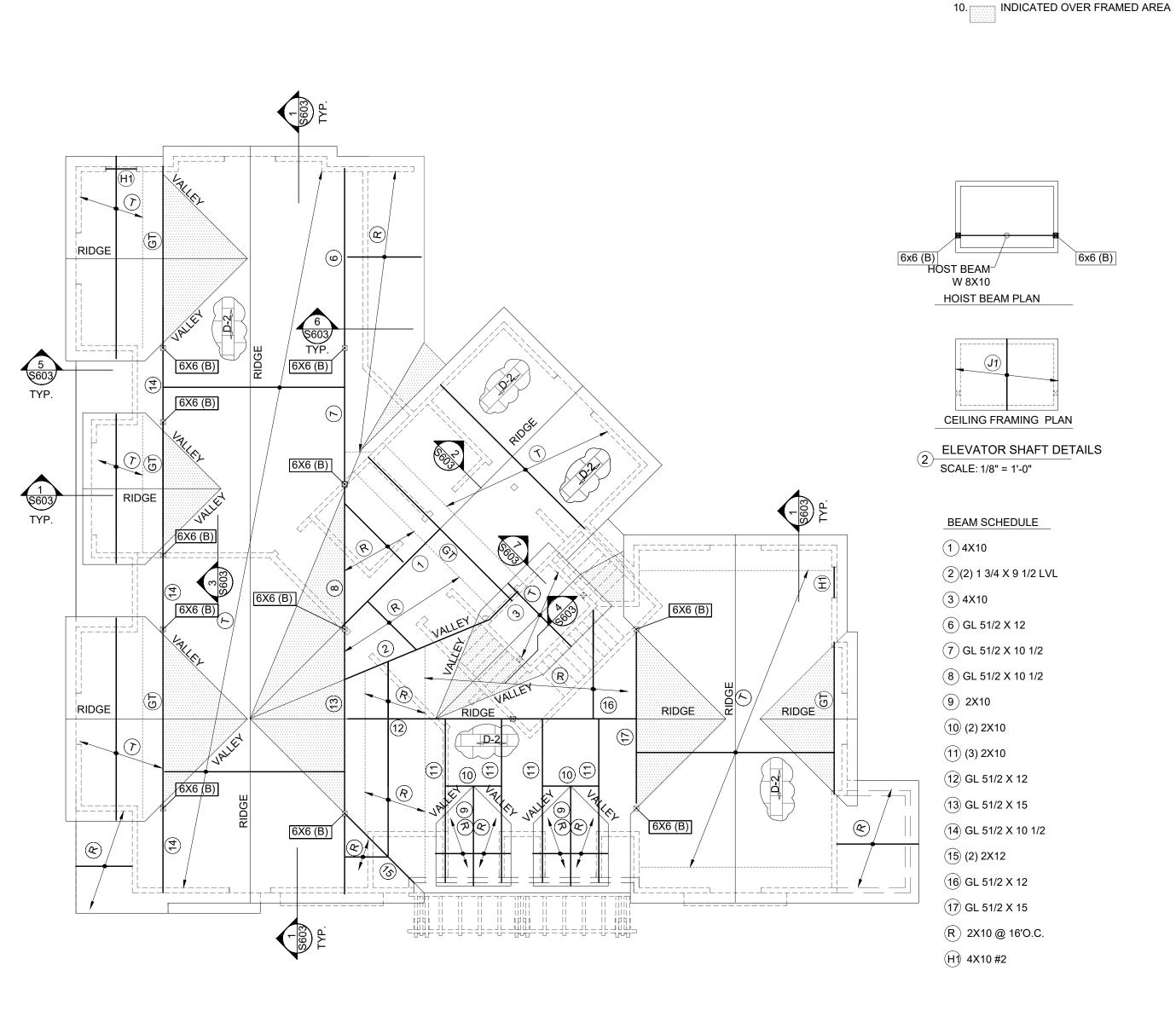
SCALE:

DRAWN: ZSH

BANK OF THE WEST F BUILDING #2 JES FERRY AND MADRONA- L

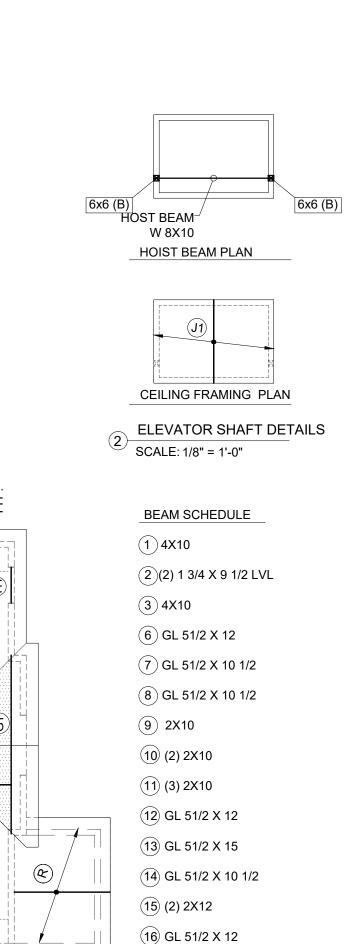
S101

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



ROOF FRAMING PLAN

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



ROOF PLAN NOTES

BY MANUFACTURER

ALL INFORMATION

FRAMING DETAILS.

EDGES AND 12" O.C. IN FIELD.

INDICATED TO BE 4X10 #2

4. — INDICATES WALLS ABOVE

REVISIONS 1. TAND GT INDICATES ROOF TRUSSES 2. INDICATES LOAD BEARING WALLS BELOW, REF. ARCH. FOR WALL SIZES AND INFORMATION. REF. TYPICAL DETAILS FOR 5. H-X INDICATES BEAMS OR HEADERS REF. SCHEDULE, ALL HEADERS NOT CONSULTING SIGN ENGINEERING 6. 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 S601-S603 FOR TYPICAL WOOD ROLIN (RUCTURAL DE 9. D-2 INDICATES SPAN DIRECTION OF 1/2" ROOF SHEATHING, BLOCKED, AND NAILED WITH 8D COMMON NAILS AT 6" ALONG

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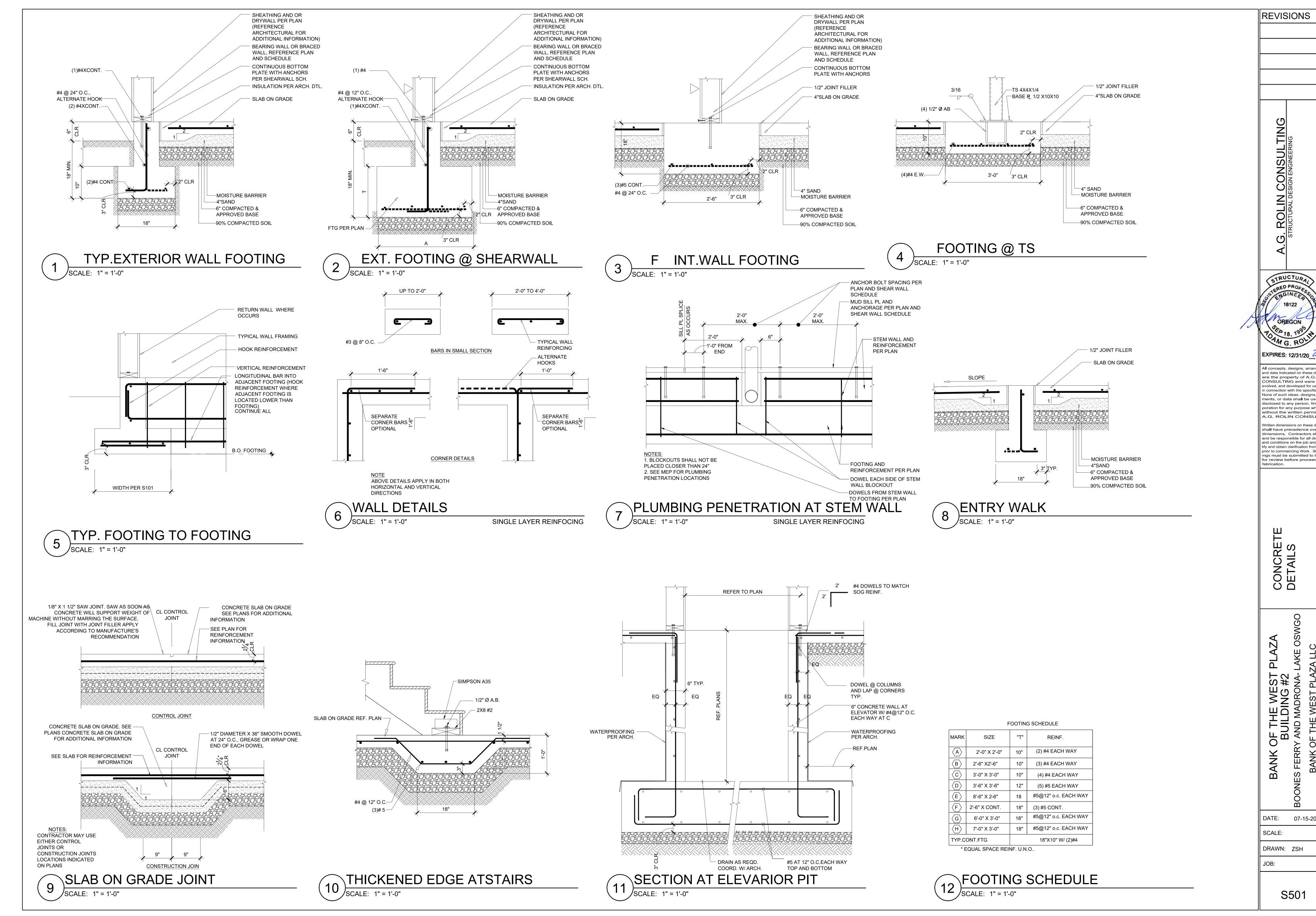
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FOUNDATION AND SECOND FLOOR FRAMING PLAN

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

DATE: 07-15-2019 SCALE:

DRAWN: ZSH



ROLIN CONSULTIN RUCTURAL DESIGN ENGINEERING

OREGON

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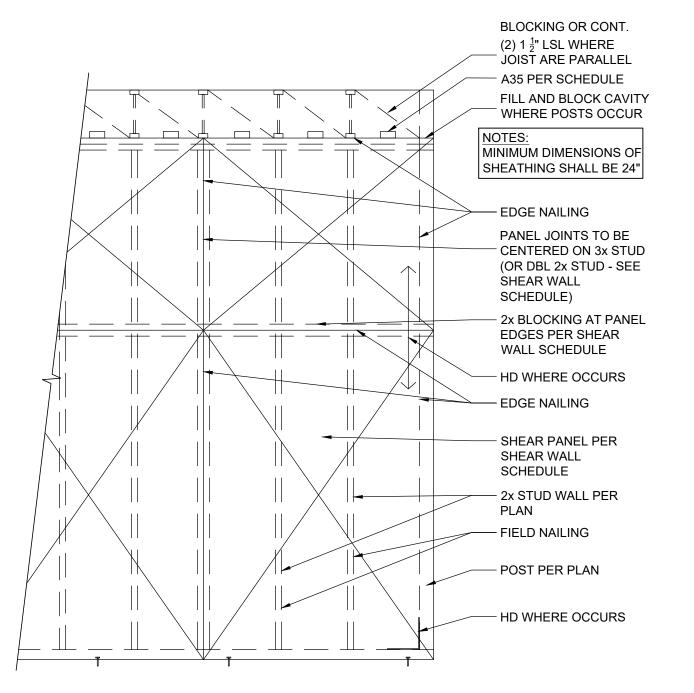
BANK OF THE WEST PLAZA LLONG 16577 BOONES FERRY ROAD LAKE OSWEGO, OREGON 9703

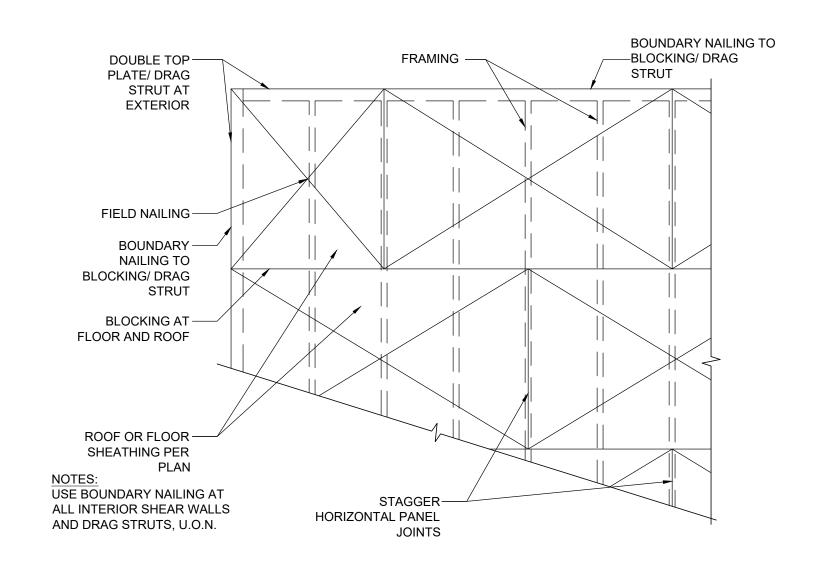
DATE: 07-15-2019 SCALE:

DRAWN: ZSH

	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			

CONVENTIONAL HOLD DOWN SCHEDULE





HORIZONTAL FLOOR AND ROOF DIAPHRAGM

TYPE	SHEAT'G	CAPACITY	SIDE(S)	STUD & BLK'G	SILL PLATE	EDGES NAIL'G	PT SILL PLATE ANCHOR WALL PLATE ANCHOR					
$\sqrt{1}$	7/16" APA- RATED	260 PLF	ONE	2X	2X	8d COMMON	1/2"ø x 10"@ 32"					
$\overline{}$	RATED			NAILS @ 6" O.C.	16d COMMON @ 8"O.C.	l						
$\langle \rangle$	7/16" APA-	380 PLF	ONE	2X	2X	8d COMMON	1/2"ø x 10"@ 16"					
<u> </u>	RATED) 360 PLF ONE 2A 2A	۷۸	NAILS @ 4" O.C.	16d COMMON @ 4"O.C.	l						
$\sqrt{}$	7/16" APA-	450 DL 5	ONE	27	27	8d COMMON	5/8 φ @ 12" O.C.					
$\frac{3}{3}$	RATED	450 PLF	ONE	2X	2X	28	2/	2/	NAILS @ 3" O.C.	SDS 1/4"X3" @ 4"O.C.		
Λ	7/16" APA-	005 DL E	ONE	0.7	0)/	10d COMMON	1/2 øX10" @ 16" O.C.					
$\sqrt{4}$	RATED	665 PLF ONE 2X 2X	2X	NAILS @ 3" O.C.	16d COMMON @ 4"O.C.							
/ 5\	7/16" APA-	500 DL 5	DOTL	27	2.7	8d COMMON	5/8 øX12" @ 24" O.C.					
$\overline{ \setminus_2 }$	RATED	520 PLF	вотн	3X	3X	3X	3X	71H 3X	3X	NAILS @ 6" O.C.	SDS1/4"X 6 " @ 4"O.C.	

SHEAR WALL GENERAL NOTES: (APPLY TO ALL SHEAR WALLS) 1. 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/S502 FOR ANCHOR BOLT DETAILS 2. SHEAR WALL FRAMING IS TO BE 16" OC UNLESS NOTED OR DETAILED OTHERWISE

3. SHEAR WALLS ARE TO BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OR DETAILED OTHERWISE. 4. ALL NAILS STATED ARE COMMON NAILS UNLESS NOTED OTHERWISE. GALVANIZED BOX NAILS SHALL BE SUBSTITUTED FOR THE COMMON NAILS INTO PT SILL PL

10D COMMON = 0.148 X 3" 16D COMMON = $0.162 \times 3 \frac{1}{2}$ "

10D GALVANIZED BOX = 0.128 X 3"

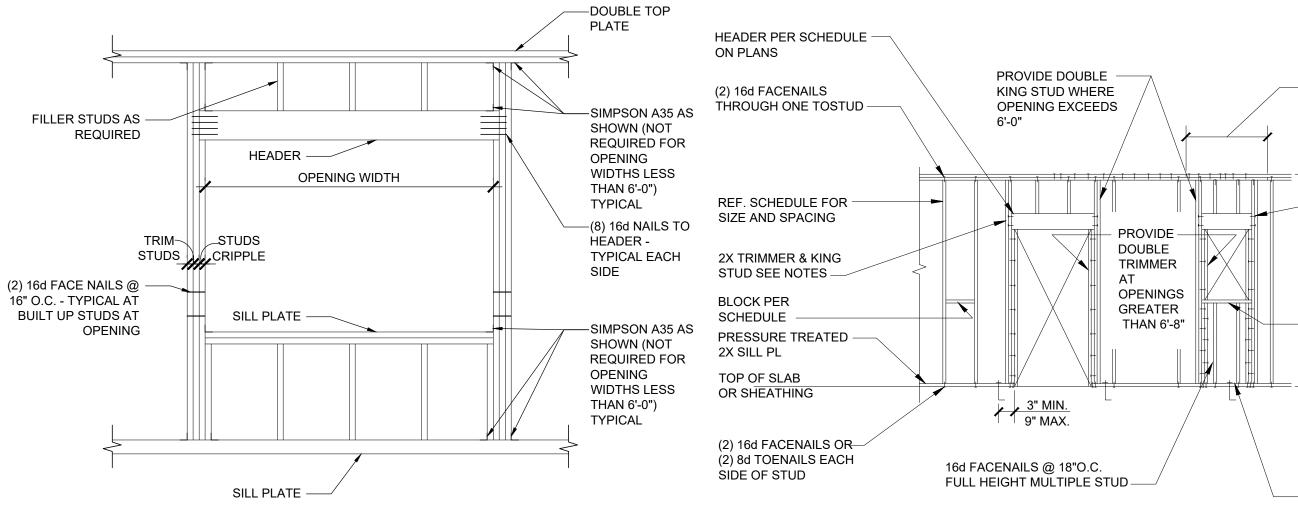
5. LTP4 PLATES SHALL BE INSTALLED W/(12) 8D COMMON NAILS. 6. ANCHOR BOLTS SHALL BE GALVANIZED & SHALL HAVE A 1/4"X3"X3" GALVANIZED PL WASHER BETWEEN THE SILL PL & NUT.

ANCHOR BOLTS SHALL BE PLACE 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/S603 FOR ANCHOR BOLT PL

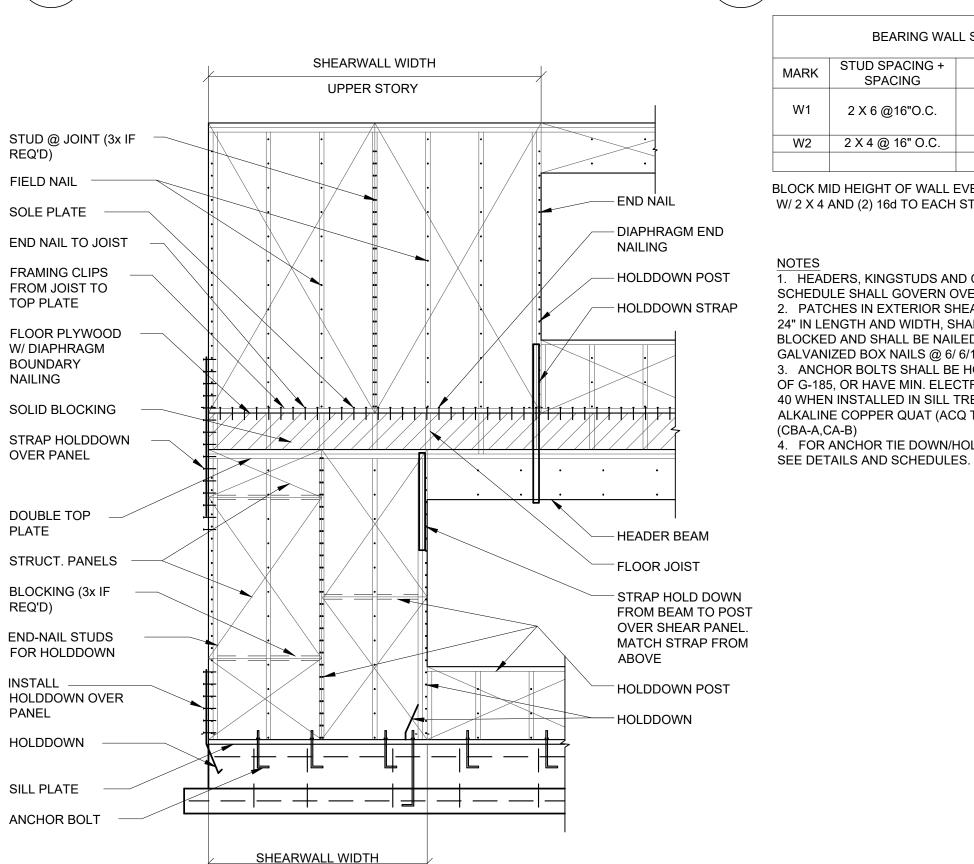
7. PENETRATIONS GREATER THAN 4" WIDE X 4" TALL IN THE SHEATHING OF SHEAR WALLS SHALL NOT OCCUR UNLESS APPROVED BY ENGINEER. PENETRATIONS SMALLER THAN 4" WIDE & 4" TALL SHALL BE BLOCKED ABOVE & BELOW (STUD-STUD) & EDGE

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).

SHEAR WALL ELEVATION AND SCHEDULE



TYPICAL HEADER CONSTRUCTION



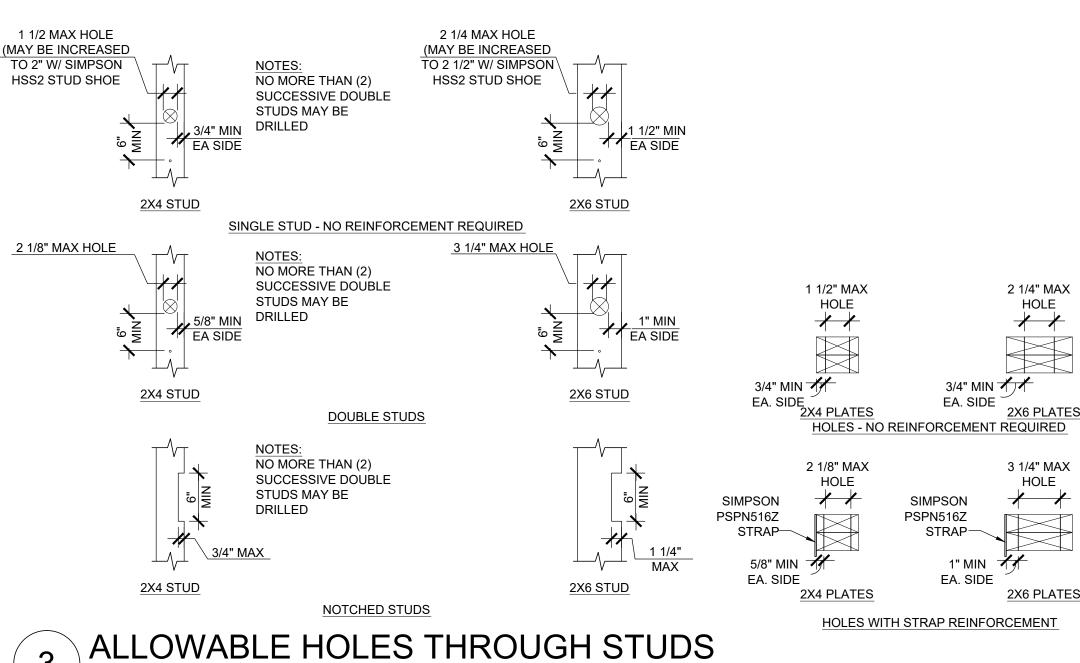
9 OFFSET SHEARWALL ELEVATION

WALLS, SEE NOTE 3 TYPICAL BEARING WALL SCHEDULE

BEARING WALL SCHEDULE							
MARK	STUD SPACING + SPACING						
W1	2 X 6 @16"O.C.	TYPICAL 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.

. HEADERS, KINGSTUDS AND OTHER REFERENCES ON SCHEDULE SHALL GOVERN OVER TYPICAL DETAIL. 2. 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 @ 6/6/12 BOUNDARY/EDGE/FIELD) 3. 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) 4. FOR ANCHOR TIE DOWN/HOLDDOWN AND WALL SHEATHING,



MIN. SPLICE 4'-0"

W/ (12) 16d U.N.O.

(2) 16d FACENAILS

STUD TO HEADER

- SILL PER SCHEDULE

5/8"Ø A.B. PER 8/S6.1 (4'-0"

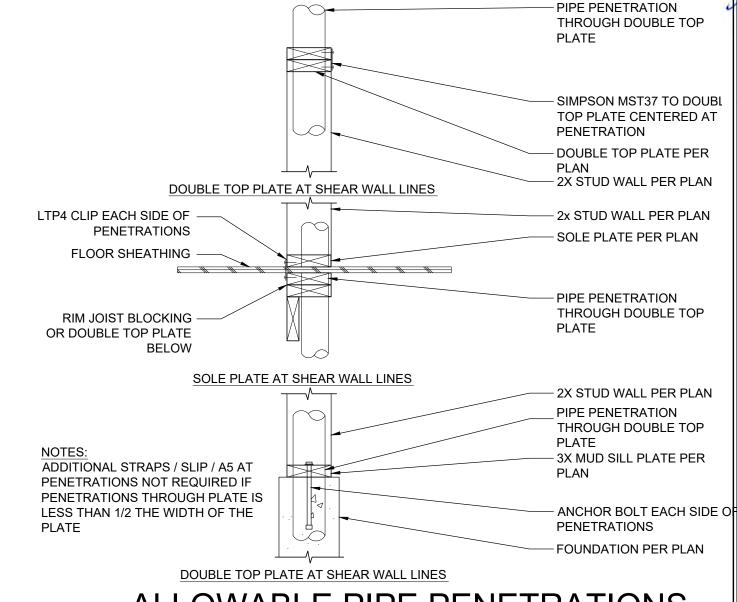
COMMON NAILS @ 6" O.C.

O.C. MAX) OR 16d

AT WOOD FRAMED

ON PLAN OR 12/S602

ALLOWABLE HOLES THROUGH PLATES



ALLOWABLE PIPE PENETRATIONS IN PLATE AND SHEAR WALLS

1"=1'-0"

REVISIONS

ROLIN CONSULTIN

STRUCTURA ERED PROFE

18122

OREGON

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shall have precedence over scaled

and be responsible for all dimensions

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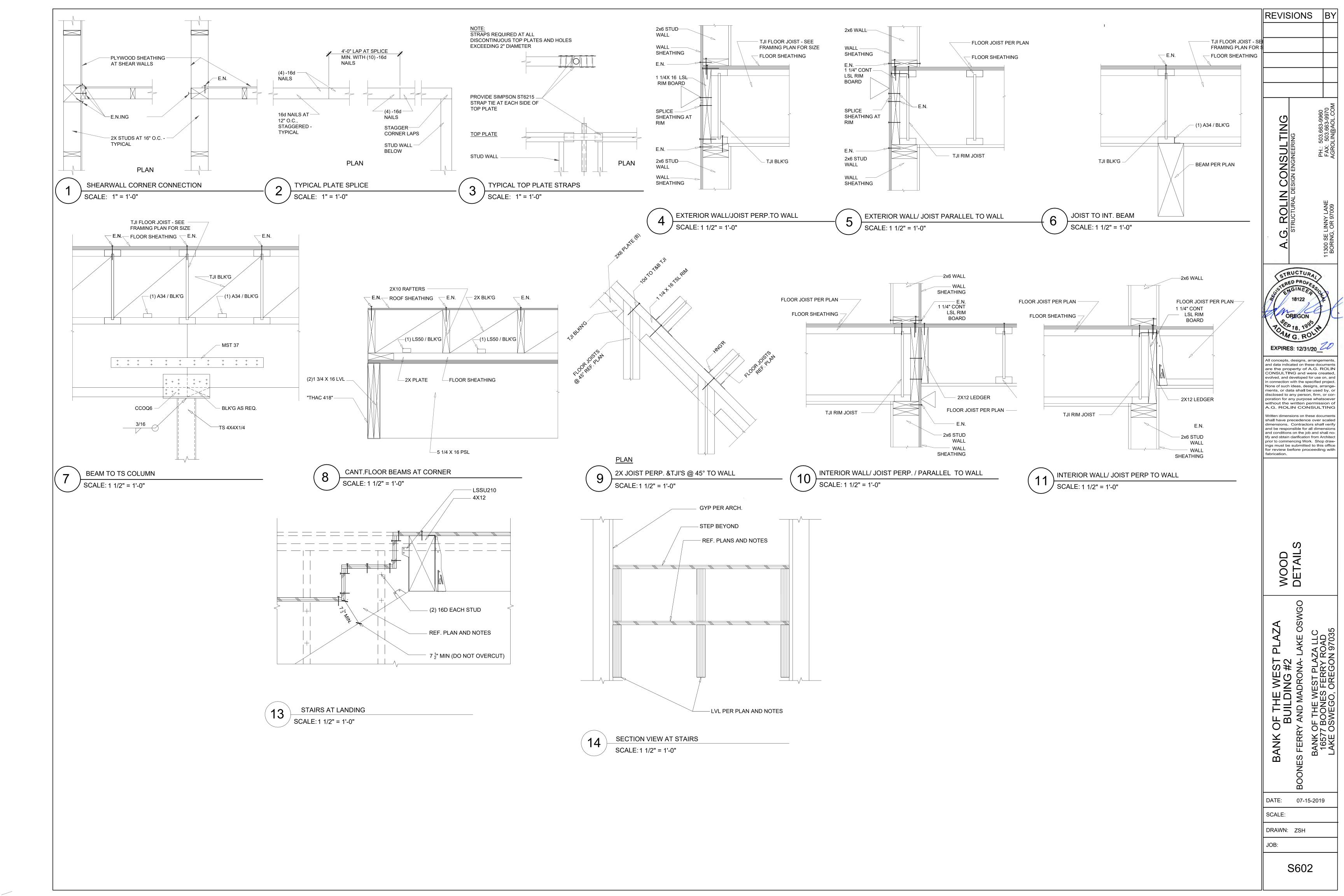
for review before proceeding wit

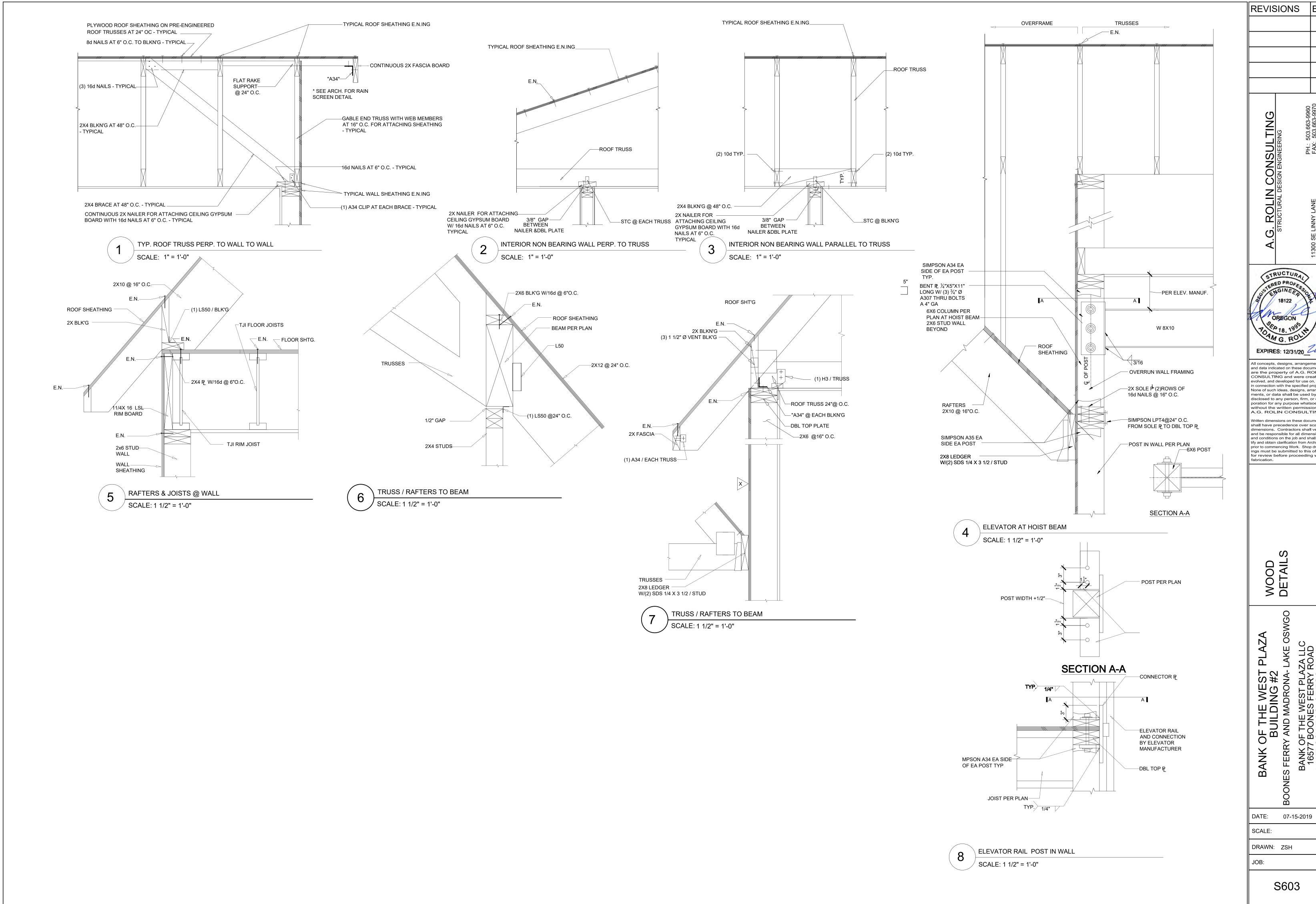
mensions. Contractors shall verify

BANK OF THE WEST PLAZA LLO 16577 BOONES FERRY ROAD LAKE OSWEGO, OREGON 9703

DATE: 07-15-2019 SCALE:

DRAWN: ZSH





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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

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