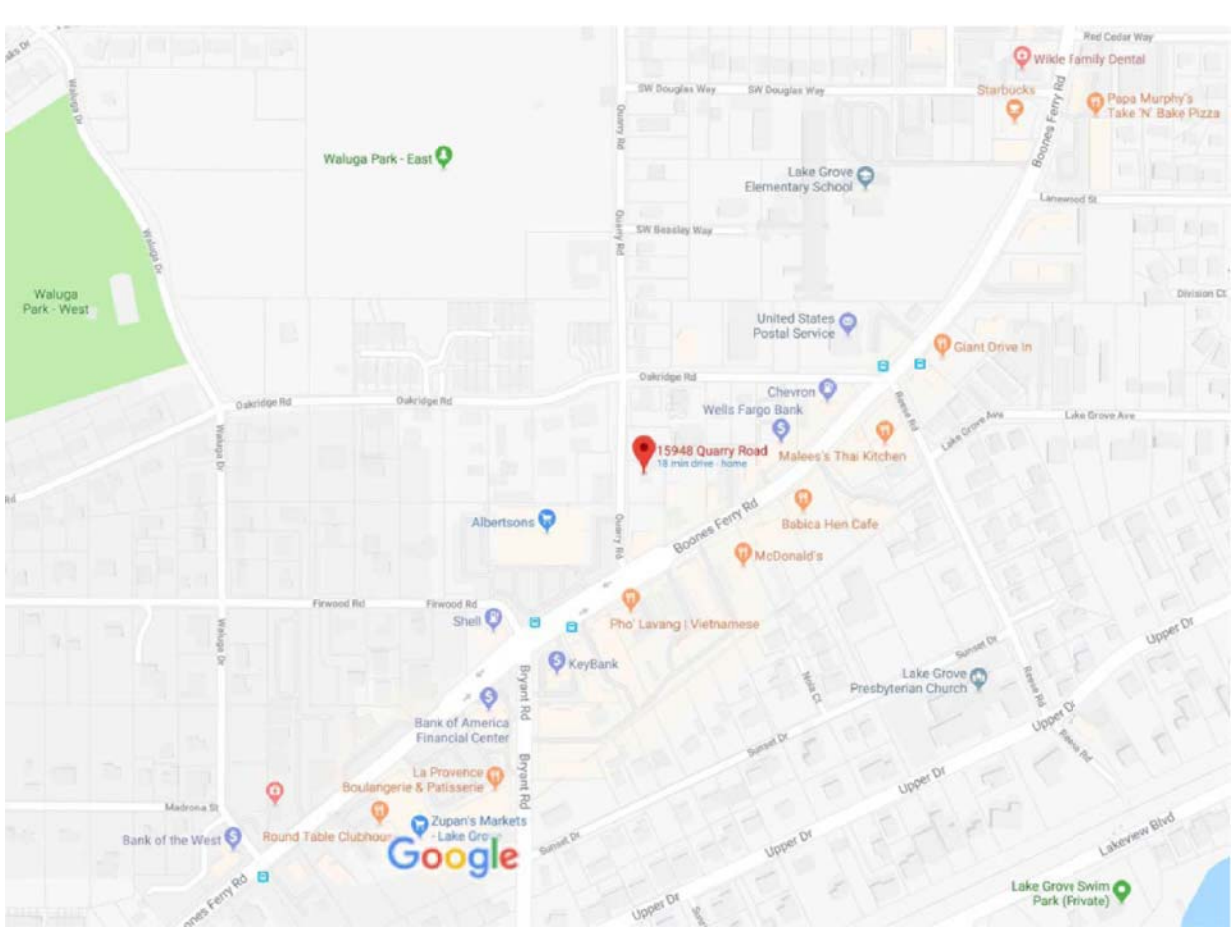


BLUE DOG QUARRY ROAD REDEVELOPMENT

GENERAL NOTES:	ABBREVIATIONS:	MATERIAL SPECIFICATIONS:
<div><div>1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.</div><div>2. DIMENSIONS TAKE PRECEDENCE OVER DRAWING: DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.</div><div>3. ALL DIMENSIONS ON PLANS ARE FROM FACE OF CONCRETE, FACE OF STUD, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.</div><div>4. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE AND LOCAL GOVERNING BUILDING CODES AND ORDINANCES.</div><div>5. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.</div><div>6. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.</div><div>7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.</div><div>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.</div><div>9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.</div><div>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR, WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.</div><div>11. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION</div><div>12. CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT LITERATURE, SHOP DRAWINGS, INSTALLATION INSTRUCTIONS AND/OR SAMPLES AS REQUIRED, FOR OWNER'S AND ARCHITECTS REVIEW PRIOR TO INSTALLATION.</div><div>13. THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED. THE TYPE OF PENETRATIONS WHERE EACH MATERIAL / ASSEMBLY WILL BE USED; AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC, OR OTHER APPROVED REPORT / LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.</div></div> <div><div>CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND DOCUMENTATION AS REQUIRED FOR SUBMISSION TO, AND APPROVAL OF ARCHITECT, OWNER, AND GOVERNING BUILDING DEPARTMENT.</div><div>UPON COMPLETION OF REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING DOCUMENTS TO PERMIT AGENCY FOR PLANS REVIEW AND PAYING ANY PLANS CHECK AND PERMIT FEES.</div></div> <div><div>1. ELECTRICAL SYSTEMS.</div><div>2. PLUMBING SYSTEM.</div><div>3. HVAC SYSTEMS.</div><div>4. FIRE PROTECTION SYSTEM.</div><div>5. PRE-MANUFACTURED WOOD ROOF TRUSSES.</div></div>	<div><div>@</div><div>AB</div><div>AC</div><div>AFF</div><div>ALT</div><div>ALUM</div><div>ANOD</div><div>APPROX</div><div>BLDG</div><div>BLKG</div><div>BOT</div><div>BSM</div><div>BRG</div><div>BRZ</div><div>BW(BTWN)</div><div>BUR</div><div>CB</div><div>CFM</div><div>CJ</div><div>CLG</div><div>CLR</div><div>CMU</div><div>CLEAN-OUT</div><div>COL</div><div>CONC</div><div>CONST</div><div>CONT</div><div>CPT</div><div>CT</div><div>CW</div><div>DEG</div><div>DTL(DET)</div><div>DIA</div><div>DIA</div><div>DIM</div><div>DP</div><div>DS</div><div>DS</div><div>DWG</div><div>EA</div><div>EXIST(E)</div><div>EJ</div><div>ELEV</div><div>ELEC</div><div>EQ</div><div>EQUIP</div><div>FD</div><div>FDN</div><div>FIN</div><div>FLR</div><div>FOC</div><div>FOF</div><div>FOS</div><div>FR</div><div>FS</div><div>FTG</div><div>FT</div><div>GA</div><div>GALV</div><div>GC</div><div>GL</div><div>GYP</div><div>GWB</div><div>AT</div><div>ANCHOR BOLT</div><div>AIR CONDITIONING</div><div>ASPHALTIC CONCRETE</div><div>ABOVE FINISH FLOOR</div><div>ALTERNATE</div><div>ANODIZED</div><div>APPROXIMATELY</div><div>BUILDING</div><div>BLOCKING</div><div>BOTTOM</div><div>BEAM</div><div>BEARING</div><div>BRONZE</div><div>BETWEEN</div><div>BUILT-UP ROOF</div><div>CATCH BASIN</div><div>CUBIC FEET PER MINUTE</div><div>CONTROL JOINT</div><div>CEILING</div><div>CLEAR</div><div>CONCRETE MASONRY UNIT</div><div>CLEAN-OUT</div><div>COLUMN</div><div>CONCRETE</div><div>CONSTRUCTION</div><div>CONTINUOUS</div><div>CARPET</div><div>CERAMIC TILE</div><div>COLD-WATER</div><div>DEGREE</div><div>DETAIL</div><div>DIAMETER</div><div>DIAGONAL</div><div>DIMENSION</div><div>DEEP</div><div>DOWNSPOUT</div><div>DRAFTS</div><div>DRAWING</div><div>EACH</div><div>EXISTING</div><div>EXPANSION JOINT</div><div>ELEVATION</div><div>ELECTRIC</div><div>EQUAL</div><div>EQUIPMENT</div><div>EXTERIOR</div><div>FLOOR DRAIN</div><div>FOUNDATION</div><div>FLOOR</div><div>FACE OF CONCRETE</div><div>FACE OF FINISH</div><div>FACE OF STUD</div><div>FIRE-RETARDENT</div><div>FIRESTOP</div><div>FOOTING</div><div>FOOT (FEET)</div><div>GAGE</div><div>GALVANIZED</div><div>GENERAL CONTRACTOR</div><div>GLUE-LAM</div><div>GYP</div><div>GYPSUM WALL BOARD</div><div>HOSE BIB</div><div>HOLLOW-CORE</div><div>HANDICAP</div><div>HEADER</div><div>HARDWARE</div><div>HOLLOW-METAL</div><div>HORSE POWER</div><div>HIGH PRESSURE LAMINATE</div><div>HOUR</div><div>HORIZONTAL</div><div>HEIGHT</div><div>HEATING-VENTILATING-AC</div><div>HOT-WATER</div><div>IBC</div><div>INSIDE DIAMETER</div><div>INSULATION</div><div>INTERIOR</div><div>INVERT ELEVATION</div><div>IE</div><div>KILOWATT</div><div>LAVATORY</div><div>LB (#)</div><div>LAMINATED GLASS</div><div>LINOLEUM</div><div>LINEAR FEET</div><div>LOW-PRESSURE LAMINATE</div><div>MAT</div><div>MAXIMUM</div><div>MACHINE BOLT</div><div>MECHANICAL</div><div>MANUFACTURER</div><div>MANHOLD</div><div>MINIMUM</div><div>MISCELLANEOUS</div><div>MASONRY OPENING</div><div>MOSTURE-RESISTANT</div><div>METAL</div><div>(N)</div><div>NO (#)</div><div>NAT</div><div>NIC</div><div>NOM</div><div>NTS</div><div>ON CENTER</div><div>OD</div><div>OUTSIDE DIAMETER</div><div>OPG</div><div>OPPOSITE</div><div>OVERFLOW ROOF DRAIN</div><div>P</div><div>PROPERTY LINE</div><div>PL</div><div>PLAM</div><div>PLYWOOD</div><div>PAIR</div><div>POUNDS PER SQUARE FOOT</div><div>POUNDS PER SQUARE INCH</div><div>PRESSURE TREATED</div><div>POURED IN PLACE</div><div>PIP</div><div>PVC</div><div>QUARRY TILE</div><div>HOSE BIB</div><div>HOLLOW-CORE</div><div>HANDICAP</div><div>HEADER</div><div>HARDWARE</div><div>HOLLOW-METAL</div><div>HORSE POWER</div><div>HIGH PRESSURE LAMINATE</div><div>HOUR</div><div>HORIZONTAL</div><div>HEIGHT</div><div>HEATING-VENTILATING-AC</div><div>HOT-WATER</div><div>INTERNATIONAL BUILDING CODE</div><div>INSIDE DIAMETER</div><div>INSULATION</div><div>INTERIOR</div><div>INVERT ELEVATION</div><div>KILOWATT</div><div>LAVATORY</div><div>LB (#)</div><div>LAMINATED GLASS</div><div>LINOLEUM</div><div>LINEAR FEET</div><div>LOW-PRESSURE LAMINATE</div><div>MATERIAL</div><div>MAXIMUM</div><div>MACHINE BOLT</div><div>MECHANICAL</div><div>MANUFACTURER</div><div>MANHOLD</div><div>MINIMUM</div><div>MISCELLANEOUS</div><div>MASONRY OPENING</div><div>MOSTURE-RESISTANT</div><div>METAL</div><div>NEW</div><div>NUMBER</div><div>NATURAL</div><div>NOT IN CONTRACT</div><div>NOMINAL</div><div>NOT TO SCALE</div><div>ON CENTER</div><div>OUTSIDE DIAMETER</div><div>OPPOSITE</div><div>OVERFLOW ROOF DRAIN</div><div>PAINT</div><div>PROPERTY LINE</div><div>PLASTIC LAMINATE</div><div>PLYWOOD</div><div>PAIR</div><div>POUNDS PER SQUARE FOOT</div><div>POUNDS PER SQUARE INCH</div><div>PRESSURE TREATED</div><div>POURED IN PLACE</div><div>POLYVINYL CHLORIDE</div><div>QUARRY TILE</div></div>	<div><div>FINISH CONCRETE: REFER TO STRUCTURAL, CIVIL, AND LANDSCAPE DRAWINGS.</div><div>METAL FABRICATIONS: REFER ALSO TO STRUCTURAL DRAWINGS.</div><div>1. ASTM A36 WELDED IN ACCORDANCE W/ AWS SPECIFICATION D1.1.</div><div>2. ALL FABRICATIONS PERMANENTLY EXPOSED TO THE WEATHER OR EMBEDDED IN MASONRY SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION W/ 600 ZINC COATING.</div><div>3. ALL FASTENERS PERMANENTLY EXPOSED TO THE WEATHER TO BE STAINLESS STEEL AISI TYPE 316.</div><div>4. PROVIDE SHOP DRAWINGS FOR ARCHITECT / ENGINEER REVIEW PRIOR TO FABRICATION.</div><div>ROUGH CARPENTRY:</div><div>1. SEE STRUCTURAL NOTES.</div><div>2. ALL FRAMING LUMBER AND SHEATHING TO BE KILN DRIED, OR DRIED ON SITE TO MEET CURRENT WMPA STANDARDS FOR ACCEPTABLE MOISTURE CONTENT IN PREVENTING THE GROWTH OF MOLD. SITE DRIED LUMBER AND SHEATHING SHALL BE TESTED TO MEET THESE STANDARDS. PRIOR TO INSTALLING ANY COVERINGS, OR INSULATION, PROVIDE TEST RESULTS TO THE ARCHITECT AND OWNER FOR APPROVAL. ALL WOOD BASED FRAMING SHALL BE KEPT DRY FOR THE DURATION OF THE PROJECT ONCE INSULATION AND COVERING BEGINS.</div><div>3. ALL FRAMING WOOD IN CONTACT WITH CONCRETE OR PERMANENTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT).</div><div>WEATHER RESISTANT BARRIER (WRB):</div><div>1. PROVIDE WEATHER-RESISTANT BARRIER WITH INTEGRAL AIR BARRIER AT ENTIRE BUILDING WALL ENVELOPE.</div><div>2. LAP MIN. 2" IN WEATHERBOARD FASHION, 6" AT JOINT CONDITIONS, OR PER SPECIFIC MFGR INSTRUCTIONS.</div><div>3. TAPE JOINTS AT PENETRATIONS / PARAPETS / ETC. WITH ICE & WATER SHEILD IN WEATHERBOARD FASHION.</div><div>4. APPROVED WRB INCLUDE: TRADITIONAL 15# FELT COMPLYING WITH ASTM D226; BENJAMIN OBEYDKE HYDROWRAP OR SLICKERMAX; OR OTHER AS APPROVED BY ARCHITECT.</div><div>ADHERED-STONE VENEER:</div><div>1. APPROVED MANUFACTURERS INCLUDE: "ELDORADO" CLIFFSTONE, OR OTHER AS APPROVED BY OWNER/ ARCHITECT.</div><div>2. VENEER SHALL BE A NOMINAL THICKNESS OF 2" WITH A MAX. WEIGHT OF 15 LBS PER SF SATURATED AND CONTAIN PREMADE CORNER STONES.</div><div>3. INSTALL TWO LAYERS OF WRB OVER EXTERIOR WALL SHEATHING. PROVIDE MIN. 26 GA. X 3-1/2" TALL GALVANIZED FLASHING AT THE BASE OF VENEER. EXTEND FLASHING A MIN. OF 1" BELOW THE FOUNDATION PLATE AND LAP WRB OVER. ATTACH 2-1/2 LB. GALVANIZED SELF-FURRED, CORROSION RESISTANT METAL LATH WITH MIN. 1-1/2" GALVANIZED STAPLES OR NAILS 6" VERTICALLY AND 16" O.C. HORIZONTALLY OVER THE WRB. OVERLAP THE METAL LATH MIN 1" AT JOINTS AND WRAP AROUND AT CORNERS.</div><div>4. USE TYPE "S" MORTAR. INSTALL 1/2" MORTAR BED TO ENCAPSULATE MESH. RAKE HORIZONTALLY TO SCORE ONCE SET AND LET DRY OVERNIGHT. DAMPEN BACK OF STONE VENEER AND APPLY 1/2" TYPE "S" MORTAR TO THE BACKSIDE BEFORE APPLYING TO THE WALL. ALTERNATE BLOCK SIZES AND COLORS.</div><div>5. GROUT "STANDARD" JOINT WITH TYPE "S" MORTAR. PROVIDE MORTAR COLOR OPTIONS FOR SELECTION BY OWNER.</div><div>WOOD SIDING, TRIM & DECKING:</div><div>1. SIDING:</div><div>WOOD SHINGLE: "CEDAR VALLEY" WESTERN RED CEDAR SHINGLE PANELS W/ 5.3" EXPOSURE AND EVEN BUTTLE W/ TIGHT KEYWAY. PRE-STAINED.</div><div>WOOD LAP: 11/16" X 8" WESTERN RED CEDAR BEVEL SIDING, TIGHT-KNOT, PRE-STAINED BOARD AND BATTEN; "BRECKENRIDGE" 4"X8"X12" PRE-STAINED CEDAR WITH 1X3 BATTEN TO MATCH.</div><div>2. PRE-STAIN AND BACK-PRIME PRIOR TO INSTALLATION AS RECOMMENDED BY MANUFACTURER.</div><div>3. INSTALL WITH NON-CORROSIVE FASTENERS (MIN. 1/2" PENETRATION AT SHEATHING) PER WESTER RED CEDAR SHINGLE LUMBER ASSOCIATION (WRCLA) PUBLICATION, "INSTALLING WESTER RED CEDAR SIDING" WITH EXPOSURES AND FASTENERS NOT EXCEEDING OOTFSDSC TABLE 703.4.</div><div>4. EXTERIOR TRIM:</div><div>OUTSIDE CORNERS: 2x4 TIGHT-KNOT CEDAR, SMOOTH TEXTURE, PRE-STAINED.</div><div>INSIDE CORNERS: 2x2 TIGHT-KNOT CEDAR, SMOOTH TEXTURE, PRE-STAINED.</div><div>WINDOW / DOOR TRIM: 5/4X4 "FOREST" TRIM FINGER-JOINED CYPRESS, PAINT.</div><div>5. DECKING: 2X4 & 2X6 KD, CLEAR, WESTERN RED CEDAR, S4S.</div><div>6. INTERIOR STANDING AND RUNNING TRIM: AS SELECTED BY OWNER.</div><div>ROOFING:</div><div>1. ARCHITECTURAL COMPOSITION SHINGLES, "GAF" - TIMBERLINE HD LIFETIME HIGH DEFINITION SHINGLE, - OR APPROVED.</div><div>2. TAPE AND SEAL ALL JOINTS IN SUBSTRATE AND VERIFY SUBSTRATE IS DRY AND CLEAN PRIOR TO APPLICATION.</div><div>3. VERIFY ROOFING MEETS ALL CODE REQUIRED TESTING STANDARDS AND PROVIDES 25-YEAR MANUFACTURER WARRANTY.</div><div>4. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.</div><div>5. FLASH AND SEAL ALL PENETRATIONS AND ROOF EDGES PER MANUFACTURER'S INSTRUCTIONS.</div><div>FLASHING, GUTTERS & DOWNSPOUTS:</div><div>1. INSTALL FLASHING PER DRAWINGS AND AS RECOMMENDED BY PRODUCT MANUFACTURERS, INCLUDING, BUT NOT LIMITED TO: THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES WALL AND ROOF PENETRATIONS, ROOF TERMINATIONS, EXTERIOR WALL ASSEMBLY TERMINATIONS AND/OR INTERSECTION WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS WHEN NOT SPECIFICALLY DETAILED. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SLIDS AND CONTINUOUSLY ABOVE PROJECTING TRIM.</div><div>2. GUTTERS AND DOWNSPOUTS SHALL BE MIN. .032" ALUMINUM WITH BAKED ENAMEL FINISH - COLOR AS SELECTED BY OWNER OR AS INDICATED ON DRAWINGS. PROVIDE CORNERS, ENDS, OUTLETS, EXPANSION JOINTS AND OTHER ACCESSORIES TO MATCH. FRONT OF GUTTER SHALL BE A MIN. OF 1" LOWER THAN THE BACK OF GUTTER AND ATTACHED TO BUILDING WITH HIDDEN ROOF STRIPS. PROFILE AS SHOWN ON DRAWINGS. SLOPE GUTTERS TO DOWNSPOUTS A MIN. OF 1/4"=10". DOWNSPOUTS SHALL BE RECTANGULAR WITH MITERED ELBOWS, INSTALLED PLUMB, AND CONNECT TO THE STORM PIPING SYSTEM AS SHOWN ON DRAWINGS. PROVIDE WALL BRACKETS WITH ANCHORS AND CLEANOUTS TO MATCH DOWNSPOUTS. PROVIDE BOOT AT CONNECTION TO STORM PIPING.</div><div>VAPOR RETARDER:</div><div>1. VAPOR RETARDER FOR MARINE & CLIMATE WITH UNVENTED CLADDING AND INSULATION IN THE WALL CAVITY; CLASS 2; EITHER:</div><div>- KRAFT-FACED FIBERGLASS BATTS, OR</div><div>- PAINT W/ PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0 PERM.</div><div>2. VAPOR RETARDER FOR MARINE & CLIMATE WITH VENTED CLADDING AND/OR INSULATED SHEATHING (R3.75 MIN); CLASS 3; - LATEX OR ENAMEL PAINT.</div><div>INSULATION:</div><div>1. WALLS AND ROOF: FIBERGLASS BATTS MEETING THERMAL RESISTANCE AS SHOWN ON DRAWINGS AND WITH KRAFT FACING WHEN USED AS VAPOR RETARDER. ALTERNATE: CLOSED-CELL SPF, OR BLOWN FIBERGLASS OR CELLULOSE.</div><div>2. SLAB EDGE: EXTRUDED POLYSTYRENE FOAM PER ASTM C-578, TYPE IV, MINIMUM 25 PSI COMPRESSIVE STRENGTH, MEETING RESISTANCE AS SHOWN IN DRAWINGS.</div><div>3. SOUND INSULATION: 3" MINIMUM UNFACED FIBERGLASS BATT.</div><div>4. IN VENTED ROOF ASSEMBLIES, INSTALL RIGID BATTLES AT EAVE VENT LOCATIONS TO PROVIDE AND MAINTAIN A MINIMUM 1" CLEAR AIRSPACE BETWEEN THE INSULATION AND SHEATHING.</div><div>WINDOWS:</div><div>1. VINYL, "MILGARD MONTECITO", OR APPROVED.</div><div>2. INSTALL PER AAMA 2400-02</div><div>3. SEE WINDOW SCHEDULE ON DRAWINGS FOR SIZES AND OPERATION. PROVIDE SDL PER ELEVATIONS.</div><div>4. GLAZING: CLEAR FLOAT INSULATING UNITS W/ LOW-E COATING, TEMPER AS REQUIRED BY CODE.</div><div>5. MEET ENERGY PERFORMANCE PER SUBMITTED COM-CHECK FORMS.</div><div>EXTERIOR DOORS AND FRAMES:</div><div>1. "SIMPSON - ARTIST COLLECTION" MODEL #4972. FULL PLANK AND FULL-LITE MODELS, OR APPROVED.</div><div>2. GRADE: AWI PREMIUM.</div><div>3. SEE DOOR SCHEDULE ON DRAWINGS FOR SIZES; THICKNESS: 1-3/4"</div><div>4. GLUE: TYPE I - WATERPROOF.</div><div>5. GLASS: CLEAR FLOAT INSULATING UNITS W/ LOW-E COATING, TEMPER AS REQUIRED BY CODE.</div><div>6. MEET ENERGY PERFORMANCE PER SUBMITTED COM-CHECK FORMS.</div><div>INTERIOR DOORS AND FRAMES:</div><div>1. STYLE AND RAIL - SINGLE FLAT PANEL.</div><div>2. GRADE: AWI PREMIUM</div><div>3. THICKNESS: 1-3/8"</div><div>4. GLUE: TYPE I, WATERPROOF</div><div>5. COLOR AND HARDWARE: AS SELECTED BY OWNER.</div><div>GYPSUM BOARD AND TILE BACKER BOARDS (GWB):</div><div>1. 4" WIDE, TAPERED EDGE, PAPER FACED GYPSUM WALLBOARD PANELS AT INTERIOR. SEE DRAWINGS FOR THICKNESS & REQ'D FIRE-RESISTANCE.</div><div>2. 4" WIDE, GLASS-MAT FACED GYPSUM WALLBOARD AT EXTERIOR. SEE DRAWINGS FOR THICKNESS & REQ'D FIRE-RESISTANCE.</div><div>3. ASPHALT TREATED CORE MOISTURE RESISTANT (MR) PANELS AT ALL KITCHEN AND BATH LOCATIONS.</div><div>4. 7/16" FIBERGLASS REINFORCED CEMENT BACKER BOARD (WONDERBOARD) AT ALL CERAMIC TILED FLOOR AND WALL LOCATIONS.</div><div>5. INSTALL WALLBOARD USING SELF-DRILLING, SELF-TAPPING STEEL SCREW FASTENERS OF TYPE AND LENGTH AS RECOMMENDED BY THE GYPSUM ASSOCIATION FOR INTENDED APPLICATION AND REQ'D FIRE-RESISTANCE.</div><div>6. PROVIDE GALVANIZED STEEL CORNER TRIMS. PRE-FORMED PERFORATED AND CROSS LAMINATED PAPER TAPE TYPE AT JOINTS.</div><div>7. VINYL OR CASEIN-BASED TAPING AND TOPPING COMPOUNDS.</div><div>8. PROVIDE TAPING AND TOPPING COATS AND INTERMEDIATE SANDINGS AS REQUIRED TO PRODUCE A GYPSUM ASSOCIATION GA LEVEL-4 SMOOTH WALL FINSH OR, TEXTURE AS APPROVED BY OWNER.</div><div>9. PROVIDE CEMENT BACKER BOARD IN ACCORDANCE WITH TILE COUNCIL OF AMERICA (TCA) ASSEMBLY LISTED FOR CERAMIC TILE INSTALLATION.</div><div>SEALANTS AND CAULKING:</div><div>1. PROVIDE SEALING OF ALL MISCELLANEOUS JOINTS IN NEW CONSTRUCTION.</div><div>2. JOINTS OF 3/8" DEEP TO RECEIVE CLOSED CELL BACKER ROD PRIOR TO SEALANT.</div><div>3. APPLICATION - TYPE I COMPOSITION.</div><div>SLABS ON GRADE - ELASTOMERIC - TYPE S OR M POLYURETHANE</div><div>EXTERIOR VERTICAL - ELASTOMERIC - TYPE S POLYURETHANE NON-SAG</div><div>GLASS/METAL/ALUM. - ELASTOMERIC - TYPE S NEUTRAL CURE SILICONE</div><div>SANITARY - ELASTOMERIC - TYPE S MILDEW PROOF SILICONE</div><div>THRESHOLDS - CAULK - BUTYL RUBBER</div><div>INTERIOR VERTICAL - CAULK - ACRYLIC LATEX</div><div>ACQUSTIC - CAULK - POLYISOBUTYLENE RUBBER</div><div>UNDERLAYMENT:</div><div>1. AT CARPETING: HIGH DENSITY, FORMALDAHYDE FREE, PARTIAL COAR UNDERLAYMENT.</div><div>2. AT RESILIENT FLOORING: APA RATED A/C GRADE PLYWOOD WITH WATERPROOF GLUE.</div><div>3. AT CERAMIC/STONE FLOORING: 7/16" FIBERGLASS REINFORCED CEMENT BOARDS.</div><div>CABINETS:</div><div>1. AWI PREMIUM GRADE MATERIALS, CONSTRUCTION AND FINISH.</div><div>2. FINISH & STYLE SLECTED BY OWNER.</div><div>3. CABINET INTERIOR TO BE HIGH PRESSURE LAMINATE.</div><div>4. ALL EXPOSED PANEL EDGES TO HAVE SOLID STOCK WOOD EDGE BAND. (TAPE NOT ALLOWED)</div><div>5. HINGE AND GUIDE HARDWARE SHALL BE HEAVY DUTY CONCEALED TYPE FOR ALL APPLICATIONS.</div><div>6. EXPOSED PULLS AS SELECTED BY OWNER.</div><div>7. COUNTERTOPS AS SELECTED BY OWNER.</div><div>CERAMIC TILE / QUARRY TILE (CT / QTY):</div><div>1. LATEX PORTLAND CEMENT MORTAR: PER ANSI A118.4.</div><div>2. LATEX PORTLAND CEMENT GROUT: PER ANSI A 118.6.</div><div>3. THIN SET DRY SET PORTLAND CEMENT MORTAR: PER ANSI A 118.1.</div><div>4. WATERPROOFING MEMBRANE: LATEX MODIFIED CEMENTITIOUS WATERPROOFING SYSTEM BY LATICRETE, OR EQUAL.</div><div>5. CLEANERS AND SEALERS PER TILE MANUFACTURER'S RECOMMENDATION.</div><div>6. INSTALLATION:</div><div>DRY FLOORS: TCA F144 WET FLOORS: TCA F144 w/ WATERPROOF MEMBRANE DRY WALLS: TCA W243 DAMP WALLS: TCA W243 w/ MOISTURE RESISTANT GYPSUM BOARD WET WALLS: TCA W244 TUB WALLS: TCA B412</div><div>SHOWERS: TCA B415 COUNTERTOPS: TCA C513</div><div>CARPETING (CPT):</div><div>1. CARPET: MIN. 40 OZ.; PAD: MIN. 1/4" FOAM - COLOR AND PATTERN AS SELECTED BY OWNER.</div><div>2. INSTALL WALL TO WALL AT LOCATIONS INDICATED USING STRETCH METHOD TO PERIMETER TACK STRIPS.</div><div>3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS IN CONTINUOUS MATCHING PATTERN, SQUARE WITH THE LINE OF THE ROOM. ALL SEAMS SHALL BE SMOOTHLY AND CONTINUOUSLY JOINED USING STEAM TAPE ADHESIVE BACKING TAPE.</div><div>4. FINAL INSTALLATION SHALL BE SMOOTH, WRINKLE FREE, WITH UNIFORM PATTERN, GRAIN AND TEXTURE AND NO VISIBLE SEAMS.</div><div>PAINTING AND STAINING (P):</div><div>1. THOROUGHLY CLEAN AND PREPARE ALL SURFACES TO RECEIVE PAINTED FINISHES AS REQUIRED TO ENSURE A HIGHEST QUALITY FINISH SURFACE. MASK AND OTHERWISE PROTECT ALL ADJACENT SURFACES NOT RECEIVING PAINT FINISH.</div><div>2. VERIFY COLOR AND SHEEN OF ALL PAINTED SURFACES WITH OWNER.</div><div>3. PRIME ALL RAW SURFACES WITH PRIMER COMPATABLE WITH FINAL COAT.</div><div>4. APPLY ALL PAINT MATERIALS IN CONFORMANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. DO NOT THIN BEYOND MANUFACTURER'S LISTED TOLERANCES.</div><div>5. PROVIDE PAINT MATERIALS OF "BEST GRADE" QUALITY OF THE VARIOUS TYPES OF COATINGS AS REGULARLY MANUFACTURED BY PAINT MANUFACTURER AND, WHICH MEET OR EXCEED THE STANDARDS LISTED FOR EACH APPLICATION.</div><div>6. MANUFACTURERS: PAINTS AND STAINS: BENJAMIN MOORE, SHERWIN WILLIAMS, OLYMPIC (STAINS).</div><div>7. COATING SCHEDULE:</div><div>EXTERIOR WOOD: PRIMER/PRESTAIN + 2 COATS SEMI-TRANSPARENT STAIN TOP COATS.</div><div>GALVANIZED METAL: NO FINISH COATING. TOUCH UP DAMAGED GALVANIC COATING ONLY.</div><div>FERRIOUS METAL: RUST INHIBITIVE ALKYL PRIMER + TWO COATS ALKYL SEMI-GLOSS ENAMEL.</div><div>INTERIOR WALLBOARD: PVA SEALER + 2 COATS LATEX.</div><div>INT. NATURAL WOOD: SANDING SEALER AS REQUIRED + STAIN AS REQUIRED + AWI FINISH SYSTEM NO. TR-2, CATALYZED LACQUER.</div></div>

DIRECTORY:	PROJECT DATA:	VICINITY MAP:	SHEET INDEX:
<div><div>OWNER:</div><div>BLUE DOG LLC 333 S. STATE ST., STE.V #452 LAKE OSWEGO, OR 97034</div><div>TEL: 503-936-3212 EMAIL: ROBM@BLUEPALOUSE.COM ATTN: ROB MATTHEWS / TRACY PETERSON</div></div> <div><div>ARCHITECT:</div><div>VALEANT ARCHITECTURE, LLC 2318 SW MARKET STREET DRIVE PORTLAND, OR 97201</div><div>TEL: 503-241-2727 EMAIL: MARY@VALARCH.COM ATTN: MARY VALEANT</div></div> <div><div>STRUCTURAL:</div><div>SFA DESIGN GROUP 9020 SW WASHINGTON SQ. DR. #350 PORTLAND, OR 97223</div><div>TEL: 503-641-8311 / FAX: 503-643-7905 EMAIL: JFITCH@SFADG.COM / JDEAN@SFADG.COM ATTN: JEFF FITCH / JESSE DEAN</div></div> <div><div>CIVIL:</div><div>KITTREDGE ENGINEERS, LLC 6975 SW SANDBURG ST. #310 TIGARD, OR 97223</div><div>TEL: 503-221-1131 EMAIL: KITTREDGEC@KITENGCS.COM ATTN: CHRIS KITTREDGE</div></div> <div><div>LANDSCAPE:</div><div>CHRISTOPHER FRESHLEY, LANDSCAPE ARCHITECT 3944 SW 36TH PLACE PORTLAND, OR 97221</div><div>TEL: 503-222-9881 EMAIL: CHRIS@FRESHLEYLANDSCAPEARCHITECT.COM ATTN: CHRIS FRESHLEY</div></div>	<div><div>SCOPE OF WORK:</div><div>CONSTRUCT TWO NEW BUILDINGS WITH SHARED ACCESS AND PARKING. APPROVED LAND-USE CASE #16-0063</div><div>BUILDING 'A': NEW 3-STORY MIXED-USE BUILDING FRONTING QUARRY ROAD W/ (3) COMMERCIAL SHORT-TERM LODGING UNITS ON GROUND FLOOR AND (4) 2-STORY TOWNHOUSE STYLE APARTMENTS ABOVE.</div><div>BUILDING 'B': 3-STORY APARTMENT BUILDING W/ SHARED EXTERIOR STAIR AND (2) APARTMENTS PER FLOOR WITH ADDITIONAL GROUND FLOOR ACCESSORY USE.</div></div> <div><div>PROJECT ADDRESS:</div><div>15948 QUARRY ROAD, LAKE OSWEGO, OR 97035</div></div> <div><div>PROPERTY ID#:</div><div>21 E 08 CB 01100</div></div> <div><div>BUILDING CODE:</div><div>2014 OREGON STRUCTURAL SPECIALTY CODE</div></div> <div><div>OCCUPANCY TYPE:</div><div>BLDG. A: R-1 GROUND W/ U CARPORT / R-2 ABOVE BLDG. B: R-2</div></div> <div><div>CONSTRUCTION TYPE:</div><div>TYPE V-B WOOD-FRAMED W/ SPRINKLER SYSTEM - NFPA 13R</div></div> <div><div>ZONING CODE:</div><div>LAKE OSWEGO, OREGON</div></div> <div><div>ZONING / OVERLAY:</div><div>GC / LAKE GROVE VTA-3 - URBAN VILLAGE</div></div> <div><div>TOTAL LOT AREA:</div><div>13,767 GROSS SF - R.O.-W. DEDICATION = 12,517 NET SF</div></div> <div><div>(SEE SHEET A1.1 FOR ZONING SUMMARY & AREA CALCULATIONS)</div></div>		<div><div>A0.0 PROJECT COVER SHEET</div><div>C100 CIVIL COVER SHEET</div><div>C101 GENERAL CONSTRUCTION NOTES</div><div>C102 EXISTING CONDITIONS, EROSION CONTROL & DEMOLITION PLAN</div><div>C103 EXISTING CONDITIONS, EROSION CONTROL & DEMOLITION PLAN</div><div>C104 EXISTING TREE INVENTORY, PROTECTION & REMOVAL PLAN</div><div>C105 PROPOSED GRADING PLAN</div><div>C106 PROPOSED GRADING PLAN DETAIL</div><div>C107 SITE PLAN AND TYPICAL SECTIONS</div><div>C108 ON-SITE STORM SEWER PLAN</div><div>C109 OFF-SITE STORM SEWER PLAN AND PROFILE</div><div>C110 OFF-SITE STORM SEWER PLAN AND PROFILE</div><div>C111 ON-SITE SANITARY SEWER PLAN</div><div>C112 ON-SITE WATERLINE PLAN</div><div>C113 STORMTECH INFILTRATION SYSTEM DETAILS</div><div>C114 STORMTECH INFILTRATION SYSTEM DETAILS</div><div>C115 CITY OF LAKE OSWEGO DETAILS</div><div>C116 CITY OF LAKE OSWEGO DETAILS</div><div>C117 CITY OF LAKE OSWEGO AND GENERAL DETAILS</div><div>C118 CITY OF LAKE OSWEGO EROSION CONTROL DETAILS</div><div>L1 LANDSCAPE PLAN</div><div>L2 IRRIGATION PLAN</div><div>L3 LANDSCAPE / IRRIGATION DETAILS</div><div>L4 IRRIGATION DETAILS</div><div>L5 IRRIGATION DETAILS</div><div>L6 LANDSCAPE / IRRIGATION SPECIFICATIONS</div><div>EL1 STREET LIGHTING PLAN</div><div>EL2 STREET LIGHTING DETAILS</div></div> <div><div>A1.1 SITE PLAN</div><div>A2.1 FIRST FLOOR PLAN - BLDG. A</div><div>A2.2 SECOND FLOOR PLAN - BLDG. A</div><div>A2.3 THIRD FLOOR PLAN / ROOF PLAN - BLDG. A</div><div>A2.4 FIRST FLOOR PLAN - BLDG. B</div><div>A2.5 SECOND FLOOR PLAN - BLDG. B</div><div>A2.6 THIRD FLOOR PLAN / ROOF PLAN - BLDG. B</div><div>A3.1 EXTERIOR ELEVATIONS</div><div>A3.2 EXTERIOR ELEVATIONS</div><div>A4.1 BUILDING SECTIONS</div><div>A4.2 BUILDING SECTIONS</div><div>A5.1 BUILDING DETAILS</div><div>S1.1 STRUCTURAL GENERAL NOTES</div><div>S1.2 STRUCTURAL GENERAL NOTES</div><div>S1.3 STRUCTURAL SCHEDULES</div><div>S2.1 FOUNDATION & FIRST FLOOR FRAMING PLAN - BLDG. A</div><div>S2.2 SECOND FLOOR FRAMING PLAN - BLDG. A</div><div>S2.3 THIRD FLOOR FRAMING PLAN - BLDG. A</div><div>S2.4 ROOF FRAMING PLAN - BLDG. A</div><div>S2.5 FOUNDATION & FIRST FLOOR FRAMING PLAN - BLDG. B</div><div>S2.6 SECOND FLOOR FRAMING PLAN - BLDG. B</div><div>S2.7 THIRD FLOOR FRAMING PLAN - BLDG. B</div><div>S2.8 ROOF FRAMING PLAN - BLDG. B</div><div>S4.1 FOUNDATION DETAILS</div><div>S4.2 FOUNDATION DETAILS</div><div>S5.1 FRAMING DETAILS</div><div>S5.2 FRAMING DETAILS</div><div>S5.3 FRAMING DETAILS</div><div>S5.4 FRAMING DETAILS</div><div>S5.5 FRAMING DETAILS</div></div>

blue dog quarry road redevelopment
15948 quarry rd, lake oswego, or 97035

cover sheet

job number: 1612
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ZONING CODE SUMMARY:

GC ZONE - GENERAL COMMERCIAL VILLAGE TRANSITION AREA 3 - VTA3 DESIGN AREA - URBAN VILLAGE URBAN STOREFRONT WINDOW VILLAGE CROSS ST TRANSPORATION PLAN: QUARRY - NC	
PROPOSED USE GC ZONE: HOUSEHOLD LIVING AND SHORT-TERM LODGING	
SITE AREA	= 13,767 GSF = 12,517 NSF
PROPOSED VILLAGE GATHERING PLACE (7.5% OF SITE AREA = 939 SF MIN.) W/ MIN. 20' DIMENSION, (4) SEATS, AND LIGHTING	= 1,032 SF
MAX LOT COVERAGE 50% PROPOSED LOT COVERAGE (34%) BUILDING AREA AT GROUND FLOOR (32%)	= 6,875 SF = 4,650 SF = 4,006 SF
SETBACKS REQUIRED / PROPOSED:	FRONT 5' / 5' SIDE 0' (S) / 3' SIDE 5' (N) / 5' REAR 5' / 5'
HEIGHT LIMIT PROPOSED BUILDING HEIGHTS MINIMUM HEIGHT AT STREET FRONT PROPOSED HEIGHT AT STORE FRONT	= 45/35' VTA-3 = 35' = 18' = 19'-4"
BUILD - TO - LINE PROPOSED BTL	= 10' = 5',37"
MIN. ST. FRONTAGE (75% / 60% W/SHARED ACCESS) PROPOSED FRONTAGE	= 93'-9" / 75' = 64'
MIN. LANDSCAPE (15% NET - VILLAGE GATHERING) PROPOSED LANDSCAPE	= 1,879 - 1,032 SF = 846 SF = 1,034 SF
MIN. OPEN SPACE (20% NET) PROPOSED OPEN SPACE	= 2,504 SF = 2,504 SF
PARKING REQUIRED:	RESIDENTIAL 2 BED UNIT = 1.5 STALLS 1 BED UNIT = 1.25 STALLS STUDIO = 1.0 STALLS COMMERCIAL OFFICE/RETAIL COMMERCIAL RESIDENTIAL (HOTEL/MOTEL) = 1/UNIT
(4) TWO BED UNITS X 1.5 (3) ONE BED UNITS X 1.25 (6) STUDIOS X 1.0 COMMERCIAL = 305 SF X 3.3/1000 TOTAL REQUIRED STALLS	= 6.0 REQ'D = 3.75 = 6.00 = 1.10 = 16.85 REQ'D -10% VILLAGE GATHERING SPACE 50.05,007.6 c.v. 15.17 = 16 REQ'D
PARKING PROVIDED:	ON SITE: = 13 SPACES ON STREET: = 4 SPACES TOTAL PARKING STALLS PROVIDED = 17 SPACES (1-VAN ACCESSIBLE SPACE / 25 SPACES PER 1106.1 OSSC)
BIKE PARKING:	HOUSING: 1/4 UNITS REQ'D = 3.75 SPACES OFFICE / RETAIL: 2 OR 1/2,500 SF = 2 SPACES TOTAL BIKE PARKING STALLS PROVIDED = 5.75 SPACES = (4) SPACES *50% COVERED

ZONING AREA LEGEND:

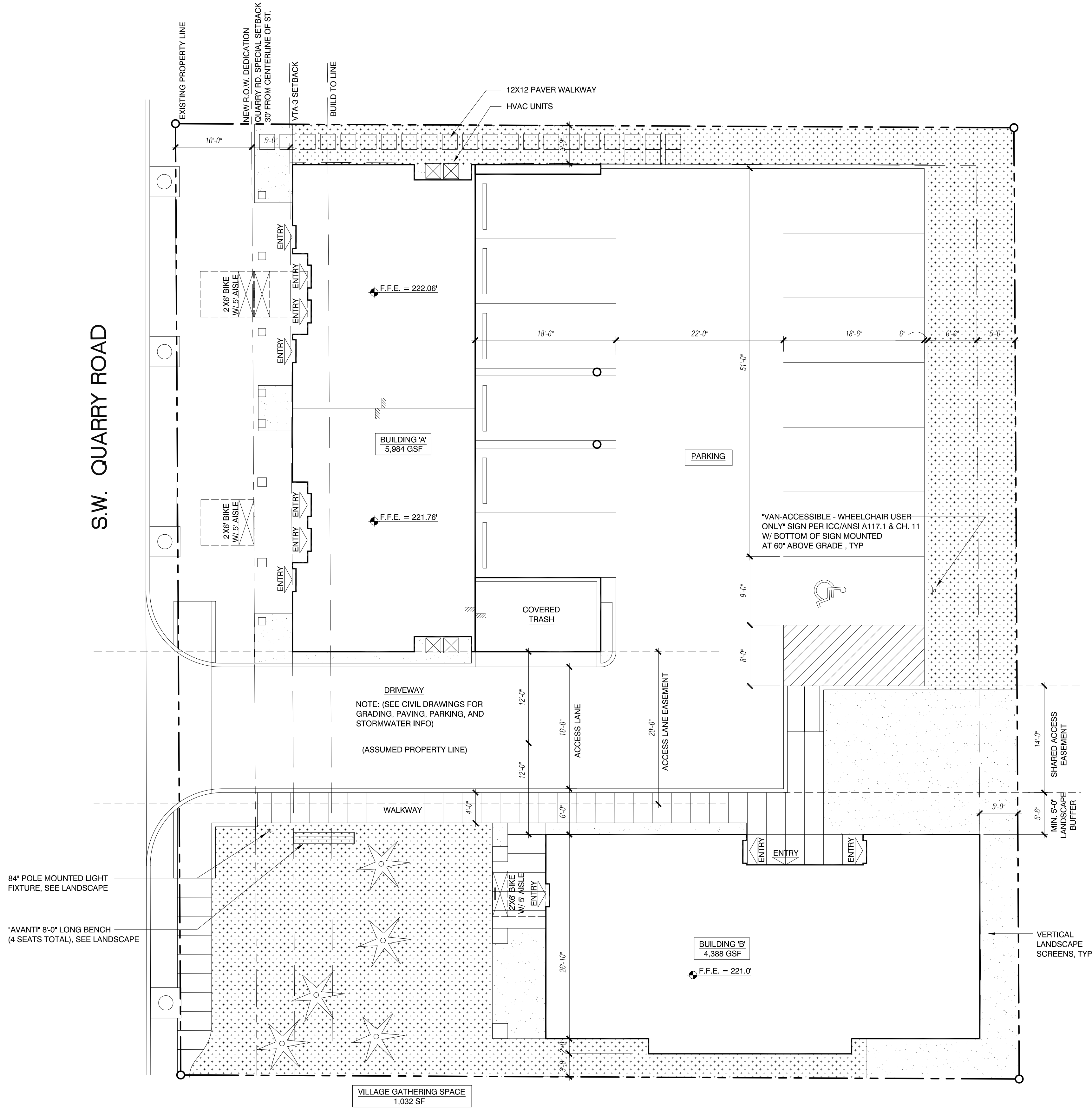
NOTE: SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE DEETAILED SITE INFORMATION. LEGEND FOR ZONING REFERENCE ONLY.

	OPEN SPACE
	LANDSCAPE

BUILDING AREA SUMMARY:

BUILDING 'A':	ROOM #1	ROOM #2	ROOM #3	STAIRS TO ABOVE UNITS	TOTAL:	EXTERIOR TRASH / PRIVATE GARAGE
GROUND FLOOR	362	510	362	4x57 = 228	1,462 SF	+ 1,162 SF = 2,624 SF
	2-BED UNIT A	2-BED UNIT B	2-BED UNIT C	2-BED UNIT D	TOTAL:	
SECOND FLOOR	682	632	628	676	2,618 SF	
THIRD FLOOR	484	484	468	468	1,904 SF	
TOTAL 2-STORY UNITS	1,166	1,116	1,096	1,144	4,522 SF	
TOTAL BUILDING					5,984 SF	+ 1,162 SF = 7,146 SF

BUILDING 'B':	COMMON	1-BED UNIT	STUDIO UNIT	TOTAL:	EXTERIOR STAIR/DECK
GROUND FLOOR	305	576	565	1,446 SF	+ 74 = 1,520 SF
SECOND FLOOR	0	906	565	1,471 SF	+ 135
THIRD FLOOR	0	906	565	1,471 SF	+ 135
TOTAL	305	2,388	1,695	4,462 SF	+ 344 SF = 4,806 SF



blue dog quarry road redevelopment

15948 quarry rd, lake oswego, or 97035

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site plan

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revision 3: -

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BUILDING CODE SUMMARY:

CHAPTER 3 - OCCUPANCY

R-1: (3) LODGING ROOMS ON GROUND FLOOR BUILDING 'A'
R-2: 2-STORY APARTMENTS ON 2ND/3RD FLOOR OF BUILDING 'A'; ALL BUILDING 'B'
U: PRIVATE GARAGE (TUCK-UNDER PARKING IN BUILDING 'A') / TRASH

CHAPTER 4 - SPECIAL USE OCCUPANCIES

406: MOTOR VEHICLE OCCUPANCIES:
406.3 PRIVATE GARAGE/CARPORT: U-OCCUPANCY = 1,000 SF MAX. AREA

406.3.2.1: FOR MIXED OCCUPANCY BLDG., ALLOWABLE FLOOR AREA SHALL BE AS PERMITTED FOR THE MAJOR OCCUPANCY. EXTERIOR WALL AND OPNG PROTECTION FOR GROUP U PORTION SHALL BE AS REQ'D FOR MAJOR OCCUPANCY.

406.3.4: SEPARATION: MIN. 1/2" GWB APPLIED TO GARAGE SIDE AT WALL ADJ. TO UNIT, 5/8" TYPE 'X' AT CEILING W/ UNIT ABOVE, & , MIN. 1/2" AT STRUCT. SUPPORTING ABOVE

420: GROUPS I-1, R-1, R-2, R-3:

420.2 SEPARATION WALLS: B/W UNITS & B/W OTHER OCCUPANCIES: SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER 708 (1-HR W/ SPRINKLER).

420.3 HORIZONTAL SEPARATION: B/W UNITS & B/W OTHER OCCUPANCIES: SHALL BE CONSTRUCTED AS HORIZ. SEPARATIONS PER 711 (1-HR W/ SPRINKLER).

[F] 420.5 AUTOMATIC SPRINKLER SYSTEM - REQ'D IN GROUP R PER 903.2.8.

[F] 420.6 SMOKE DETECTION - SEE PLANS FOR LOCATIONS
FIRE ALARM SYSTEM - NOT REQ'D PER EXCEPTIONS

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE AREAS: (SEE SHEET A1.1 FOR BUILDING AREA SUMMARY)

R-1 / R-2 = 7,000 SF PER STORY / 2 STORIES
U = 5,500 SF / 1 STORY

MAX. HEIGHT: 40' (35' ACTUAL)

ALLOWABLE AREA INCREASES:

504.2 ADDITIONAL STORY W/ SPRINKLER PER 903.3.1.1/2 = YES (3 STORIES TOTAL)
506.2: ADDITIONAL AREA FOR MIN. 20' PUBLIC WAY FRONTAGE = YES (393 SF)
506.3: AREA INCREASE W/ SPRINKLER PER 903.3.1.1 = NO (903.3.1.2 - NFPA 13R SPRINKLER PROPOSED)
NOTE: 504.2/506.3 INCREASES NOT ALLOWED WHEN SPRINKLER SUBSTITUTED FOR FIRE-RATED CONSTRUCTION PER TABLE 601D. - NO SUBSTITUTION DUE TO USE ABOVE

OCCUPANCY SEPARATIONS: TABLE 508.4
B/W R-OCCUPANCIES: N (SEE 420 ABOVE)
R:U - 1-HR W/ SPRINKLER (SEE 406.3.4 ABOVE)

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601: V-B RATING	REQ'D	PROVIDED
STRUCTURAL FRAME:	0	0
BEARING WALLS (EXT):	0	VARIES
BEARING WALLS (INT):	0	VARIES
FLOOR:	0	0
ROOF:	0	0

TABLE 602: EXTERIOR WALL RATING BASED ON SEPARATION DISTANCE: -10' = 1HR. / +10' = 0

CHAPTER 7 - FIRE PROTECTION

ALLOWABLE AREA OF OPENINGS PER STORY (TABLE 705.8): UNPROTECTED OPENINGS / SPRINKLERED

0' - LESS THAN 3': NOT PERMITTED
3' - LESS THAN 5': 15%
5' - LESS THAN 10': 25%
10' - LESS THAN 15': 45%
15' - LESS THAN 20': 75%
(SEE BUILDING ELEVATIONS ON SHEET A3.1/A3.2 FOR OPENING CALCULATIONS)

CHAPTER 10 - EGRESS

SEE FLOOR PLANS FOR EGRESS DISTANCE / OCCUPANCY CALCULATIONS

CHAPTER 11 - ACCESSIBILITY





R-1 LODGING:
ACCESSIBLE UNITS REQ'D: 1 PER TABLE 1107.6.1.1 / 0 W/ ROLL-IN SHOWER (LESS THAN 25 UNITS)
TYPE 'A' UNITS REQ'D: 0
TYPE 'B' UNITS REQ'D: ALL GROUND FLOOR UNITS (PER 1107.7- EX. NO ELEVATOR)

R-2 APARTMENTS:
TYPE 'A' UNITS REQ'D: 0 (LESS THAN 20 UNITS)
TYPE 'B' UNITS REQ'D: ALL GROUND FLOOR UNITS (PER 1107.7- EX. NO ELEVATOR)

CHAPTER 13 - ENERGY EFFICIENCY

COMPLIES WITH 2014 OEESC SIMPLIFIED TRADE-OFF APPROACH PER 502.1.3.
REFER TO COM-CHECK FORMS AND ASSEMBLY SPECIFICATIONS IN DRAWINGS
NOTE: MAX. WINDOW AREA = 35%.

WALL LEGEND:

WALL TYPE	CODE REQUIREMENT	CONSTRUCTION
	NON-RATED TYPICAL WOOD-FRAMED WALL. SEE STRUCTURAL	TYPICAL EXTERIOR WALLS: SIDING PER ELEVATIONS ON WRB ON SHEATHING PER STRUCT. ON 2X6 WOOD STUDS AT 16" O.C. W/ R-21 INSULATION AND 5/8" GWB AT INTERIOR. TYPICAL INTERIOR PARTITIONS: 2X WOOD STUDS AT 24" O.C. W/ 5/8" GWB EA. SIDE
	MIN. 1-HOUR RATED FIRE PARTITION B/W DWELLING UNITS W/ STC 50	(GA #WP3242): RESILIENT CHANNELS ATTACHED AT RIGHT ANGLES ON ONE SIDE OF 2X STUDS AT 24" O.C. W/ (1) LAYER OF 5/8" TYPE 'X' GWB AT RIGHT ANGLES TO CHANNELS AND 3" BATT INSULATION WITH (1) LAYER OF 5/8" TYPE 'X' GWB ON OPPOSITE SIDE
	MIN. 1-HOUR RATED FIRE PARTITION B/W DWELLING UNITS W/ STC 50	(1-HOUR = GA #WP3370); STC 45-49 (1) LAYER 5/8" TYPE 'X' GWB EA. SIDE ON (2) ROWS OF 2X4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES 1" APART W/ W/ R-19 INSULATION AND (2-HOURS = GA #WP3620); STC 55 (2) LAYERS 5/8" TYPE 'X' GWB EA. SIDE ON (2) ROWS OF 2X4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES 1" APART W/ W/ R-19 INSULATION
	MIN. 1-HOUR RATED EXTERIOR WALL: -FIRE BARRIER AT EXTERIOR STAIR -FIRE PARTITION AT EXTERIOR WALLS W/IN 10' OF PROPERTY LINE	(GA #WP6105): SIDING PER ELEVATIONS ON WRB ON 5/8" EXTERIOR TYPE 'X' GWB ON SHEATHING PER STRUCT. ON 2X6 WOOD STUDS AT 16" O.C. W/ R-21 INSULATION AND AND 5/8" TYPE 'X' GWB AT INTERIOR.

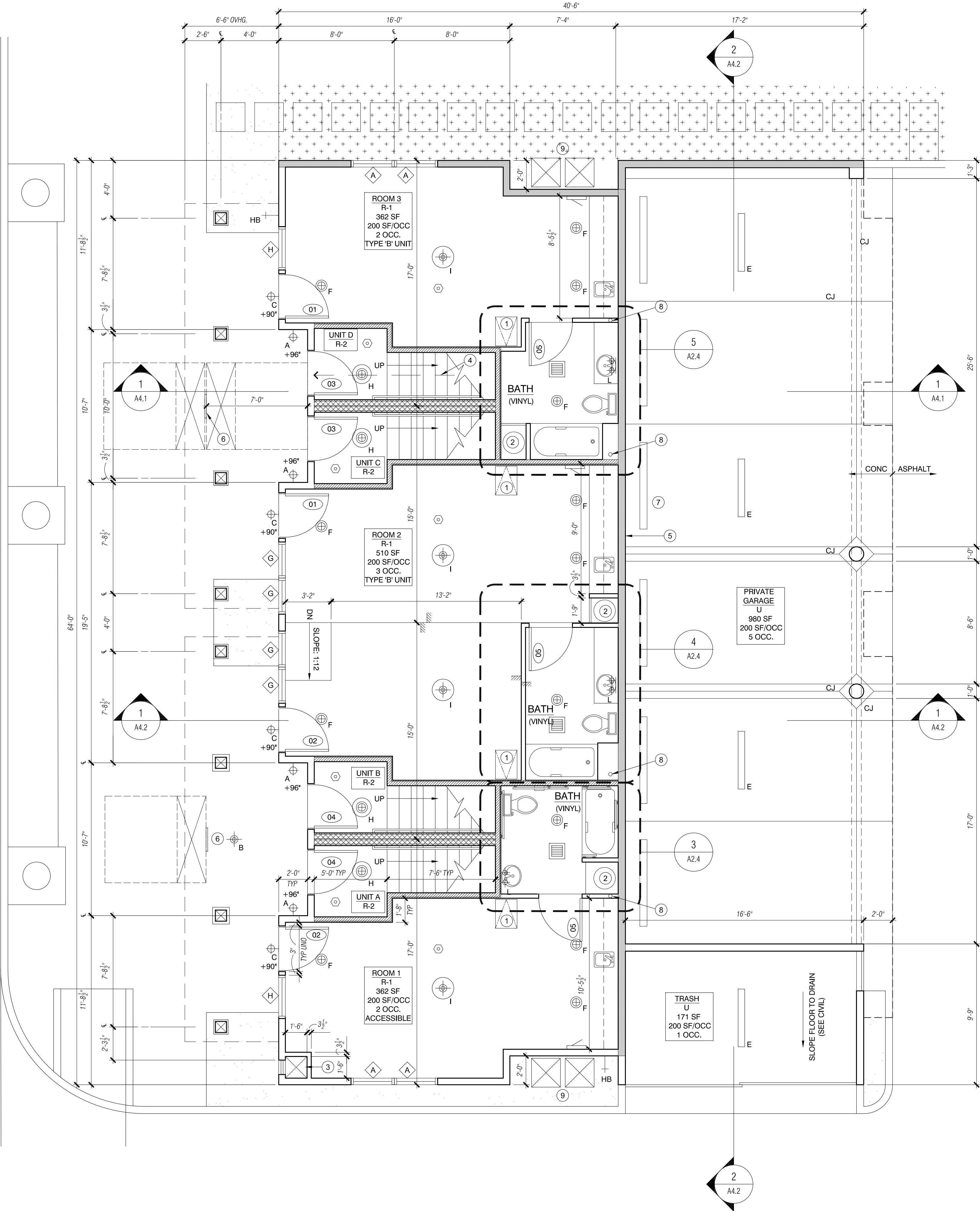
TYPICAL NOTES:

- EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE, GRIDLINE, CENTERLINE OF COLUMN, OR FACE OF ROUGH-OPENING AS SHOWN, TYP
- INTERIOR DIMENSIONS ARE TO FACE OF STUD, TYP U.N.O.
- SEE LEGEND ABOVE FOR WALLTYPES
- SEE SHEET A2.2 FOR DOOR/WINDOW SCHEDULES & ELECTRICAL LEGEND
- SPRINKLER PROTECTION SHALL BE PROVIDED UNDER ROOFS, BALCONIES, DECKS, PATIOS OR SIMILAR PROJECTIONS GREATER THAN 2' WIDE AND LESS THAN 12' TALL.
- SIGNAGE TO BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS AND BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. WHERE THE BUILDING IS PROTECTED BY A FIRE PUMP, SIGNAGE SHALL ALSO INDICATE THE DESIGN PRESSURE OF THE FIRE PUMP.

KEYNOTES:

- MIN. 18" X 24" CRAWL SPACE ACCESS PANEL
- 20 GAL. "SHORT" WATER HEATER
- FIRE SPRINKLER RISER CLOSET W/ ACCESS PANEL TO EXTERIOR PER NFPA 72
- EGRESS PATH FROM ABOVE. SEE THIRD FLOOR PLANS FOR EGRESS TRAVEL DISTANCE FROM UPPER FLOORS, TYP
- DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019" (0.48MM) IN THICKNESS AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- BIKE RACK WITH 2'X6" REQ'D SPACE AND MINIMUM 5' AISLE CLEARANCE, TYP AS SHOWN
- WHEELSTOP, TYP EA. PARKING SPACE
- 3" DIA. RADON PIPE FROM BELOW, LABEL "RADON REDUCTION SYSTEM" AND ROUTE MIN. 12" THRU ROOF, TYP
- HVAC UNITS

QUARRY ROAD



1 first floor plan - building 'a'
A2.1 1/4"= 1'-0"

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first floor plan - a

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WINDOW SCHEDULE:

MARK	SIZE	DESCRIPTION	BUILDING			NOTES
			A	B	TOTAL	
A	3'-0"x6'-0"	SINGLE-HUNG - E	30	26	-	SDL PER ELEV / MULL GROUPS PER PLANS
B	3'-0"x5'-0"	SINGLE-HUNG - E	12	26	-	SDL PER ELEV / MULL GROUPS PER PLANS
C	3'-0"x4'-0"	CASEMENT - E	8	-	-	SDL PER ELEV
D	3'-0"x3'-0"	FIXED	6	4	-	SDL PER ELEV
E	2'-6"x2'-6"	AWNING	4	9	-	SDL PER ELEV
F	2'-6"x4'-8"	SINGLE-HUNG	8	2	-	SDL PER ELEV
G	2'-6"x5'-6"	FIXED	4	2	-	MULL GROUPS PER PLANS
H	3'-0"x5'-6"	FIXED	2	-	-	-

NOTES:

* E = EGRESS WINDOW

1. TEMPER GLAZING AS REQ'D BY CODE.

2. ALL EGRESS WINDOW SILLS SHALL BE A MAX. 44" A.F.F.

3. WINDOWS SHALL HAVE A MIN. SHGC = 0.40, MIN. U-FACTOR = 0.35

DOOR SCHEDULE:

MARK	SIZE	DESCRIPTION	BUILDING		HARDWARE
			A	B	
01	3'-0"x6'-8"	FG ENTRY	2	-	
02	3'-0"x7'-0"	FG ENTRY	2	-	
03	3'-0"x6'-8"	ENTRY - SOLID	2	2	
04	3'-0"x7'-0"	ENTRY - SOLID	2	7	
05	3'-0"x6'-8"	SOLID CORE DOOR	3	3	
06	2'-8"x6'-8"	SOLID CORE DOOR	-	-	
07	2'-6"x6'-8"	SOLID CORE DOOR	12	6	
08	2'-4"x6'-8"	SOLID CORE DOOR	8	-	
09	2'-0"x6'-8"	SOLID CORE DOOR	5	3	
10	PR2'-0"x6'-8"	PAIR LOUVERED CLOSET DOORS	8	3	
11	2'-6"x6'-8"	BIFOLD LOUVERED CLOSET DOOR	4	-	
12	2'-0"x6'-8"	BIFOLD LOUVERED CLOSET DOOR	4	-	

NOTES:

1. SEE PLAN FOR SWING DIRECTION

2. MIN. U-FACTOR AT EXTERIOR RESIDENTIAL DOORS = 0.70

HARDWARE SCHEDULE:

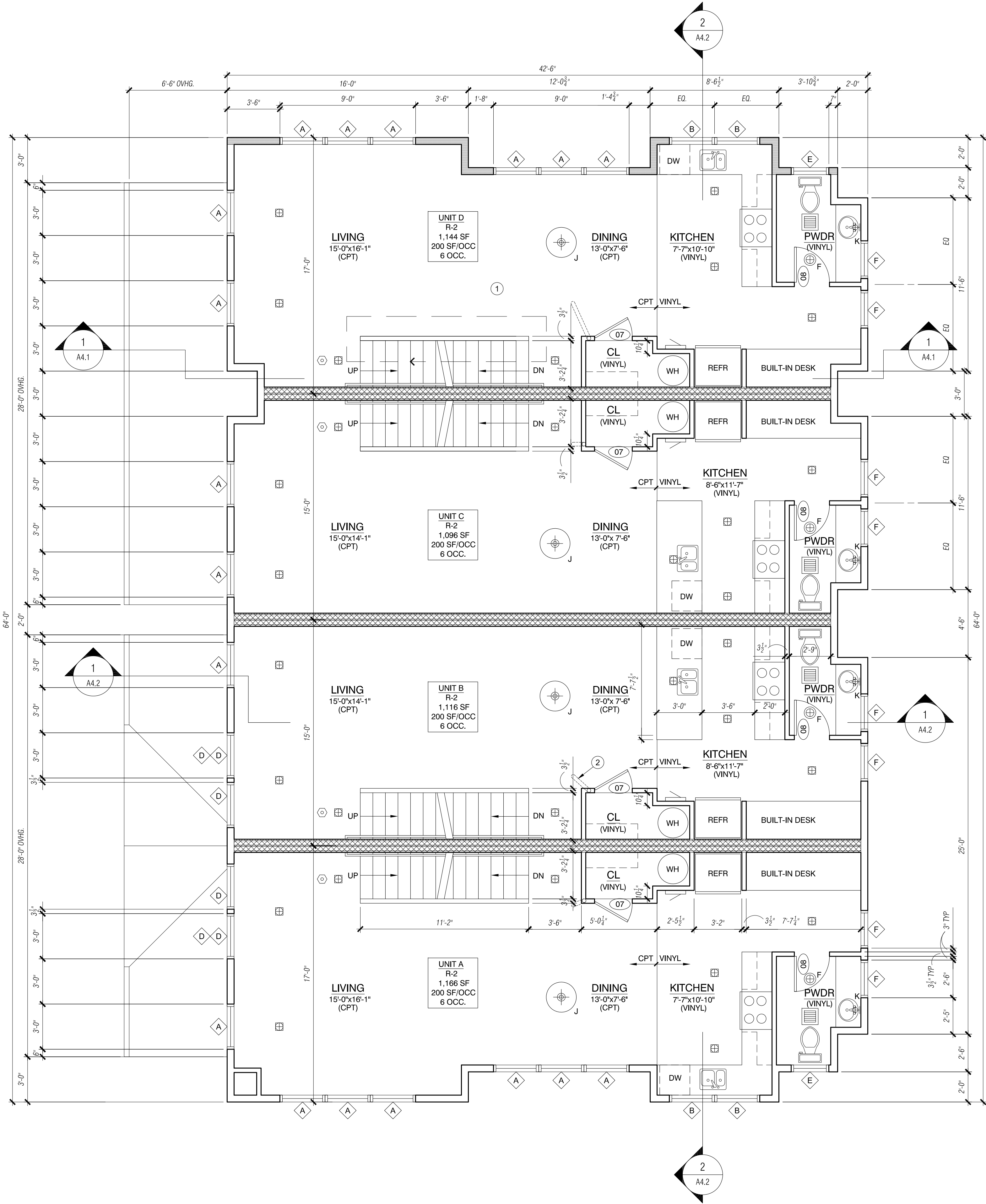
ELECTRICAL LEGEND

- SWITCH, SINGLE POLE
- SWITCH, SINGLE POLE, WITH DIMMER
- SWITCH, 3-WAY
- RECEPTACLE, STANDARD +12" UNLESS OTHERWISE NOTED
- RECEPTACLE, ON GROUND FAULT CIRCUIT INTERRUPTER
- RECEPTACLE, 1/2 SWITCHED
- LIGHT OUTLET, RECESSED SIDEWALL SPOT (WP = WATERPROOF)
- LIGHT OUTLET, RECESSED CAN (WP = WATERPROOF)
- LIGHT OUTLET, RECESSED ROUND SPOT W/ DIRECTIONAL HEAD
- LIGHT OUTLET, SCONCE (WATERPROOF AT EXTERIOR)
- LIGHT OUTLET, CEILING SURFACE MOUNTED
- LIGHT OUTLET, PENDANT
- UNDERCABINET LIGHT STRIP
- EXHAUST W/ REMOTE SILENT FAN TO EXTERIOR (MIN. 5 AIR EXCHANGES/HR)
- TELEPHONE OUTLET
- CABLE OUTLET
- SMOKE DETECTOR-INTERCONNECT ALL FLOORS
- THERMOSTAT
- ELECTRIC WALL HEATER (LOCATE IN TOE KICK AT SINKS)
- 200 AMP ELECTRIC PANEL
- ELECTRIC SERVICE METER
- GARAGE DOOR OPENER - PROVIDE CEILING OUTLET
- PUSH-BUTTON GARAGE DOOR OPENER
- DOOR CHIME
- PUSH-BUTTON DOOR BELL
- GARBAGE DISPOSAL

NOTE: LIGHTING MARKED W/ 'D' IS EGRESS LIGHTING & MUST PROVIDE MIN. 1 FC AT THE WALKING SURFACE ALONG ENTIRE MEANS OF EGRESS SYSTEM.

KEYNOTES:

- EGRESS PATH FROM ABOVE, SEE THIRD FLOOR PLANS FOR EGRESS TRAVEL DISTANCE FROM UPPER FLOORS, TYP
- RADON VENT PIPE FROM BELOW, SEE FIRST FLOOR PLAN, TYP
-



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second floor plan

job number: 1612

date issued: 12.06.18

revision 1: -

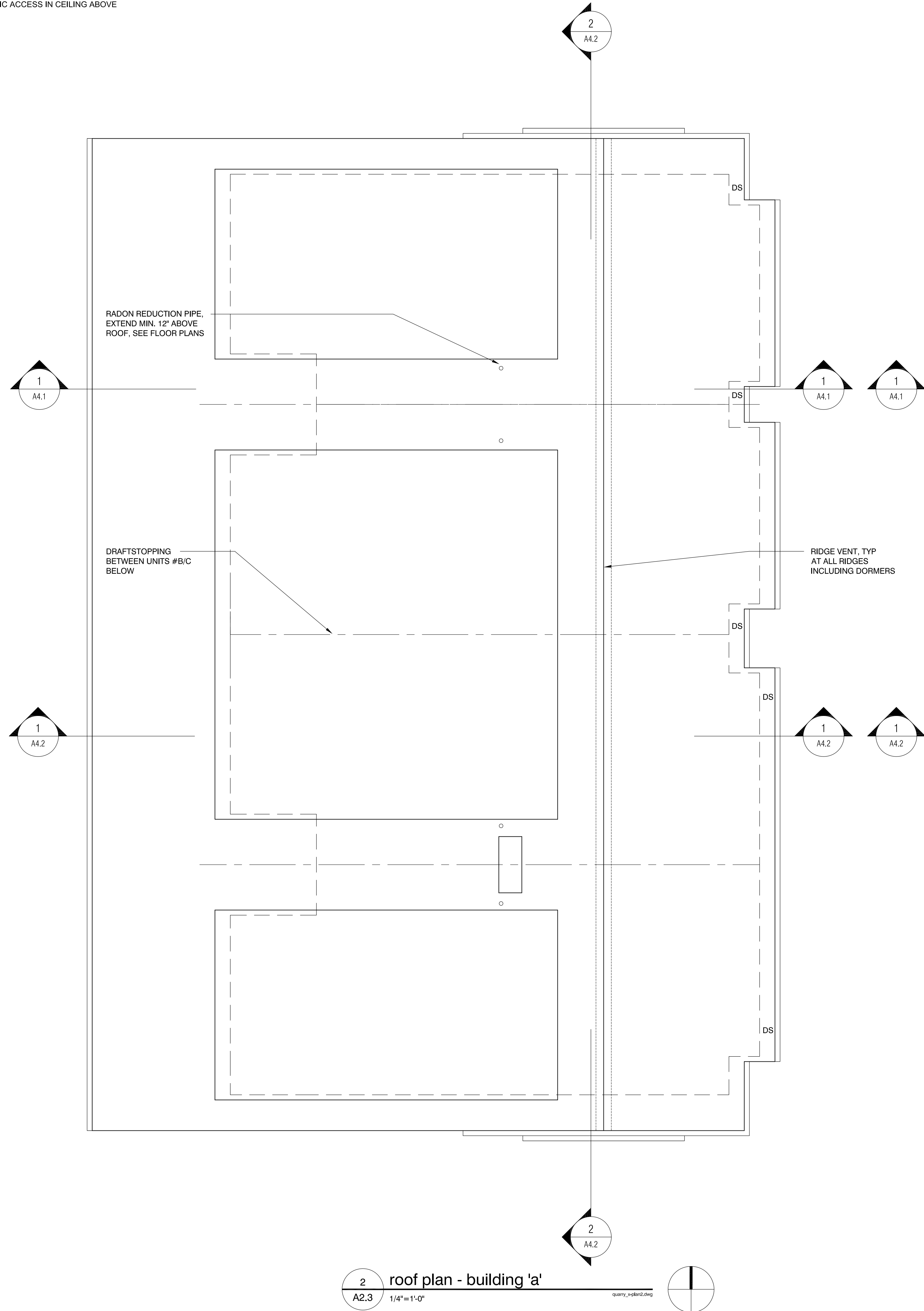
revision 2: -

revision 3: -

A2.2

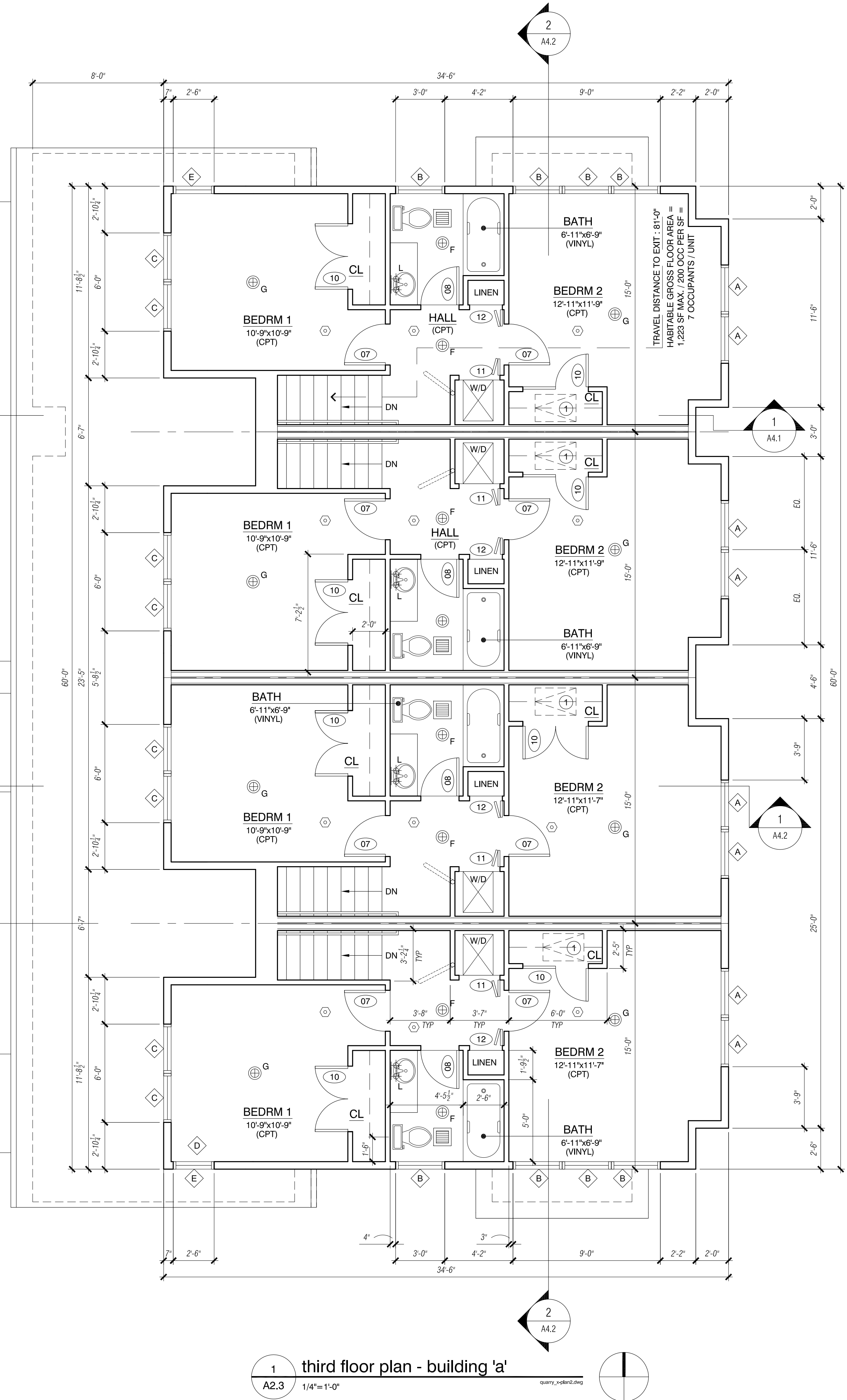
KEYNOTES:

- 1 MIN. 20X30 ATTIC ACCESS IN CEILING ABOVE
2 -
3 -



2 roof plan - building 'a'
A2.3 1/4"=1'-0"

quarry_solid2.dwg



1 third floor plan - building 'a'
A2.3 1/4"=1'-0"

quarry_solid2.dwg

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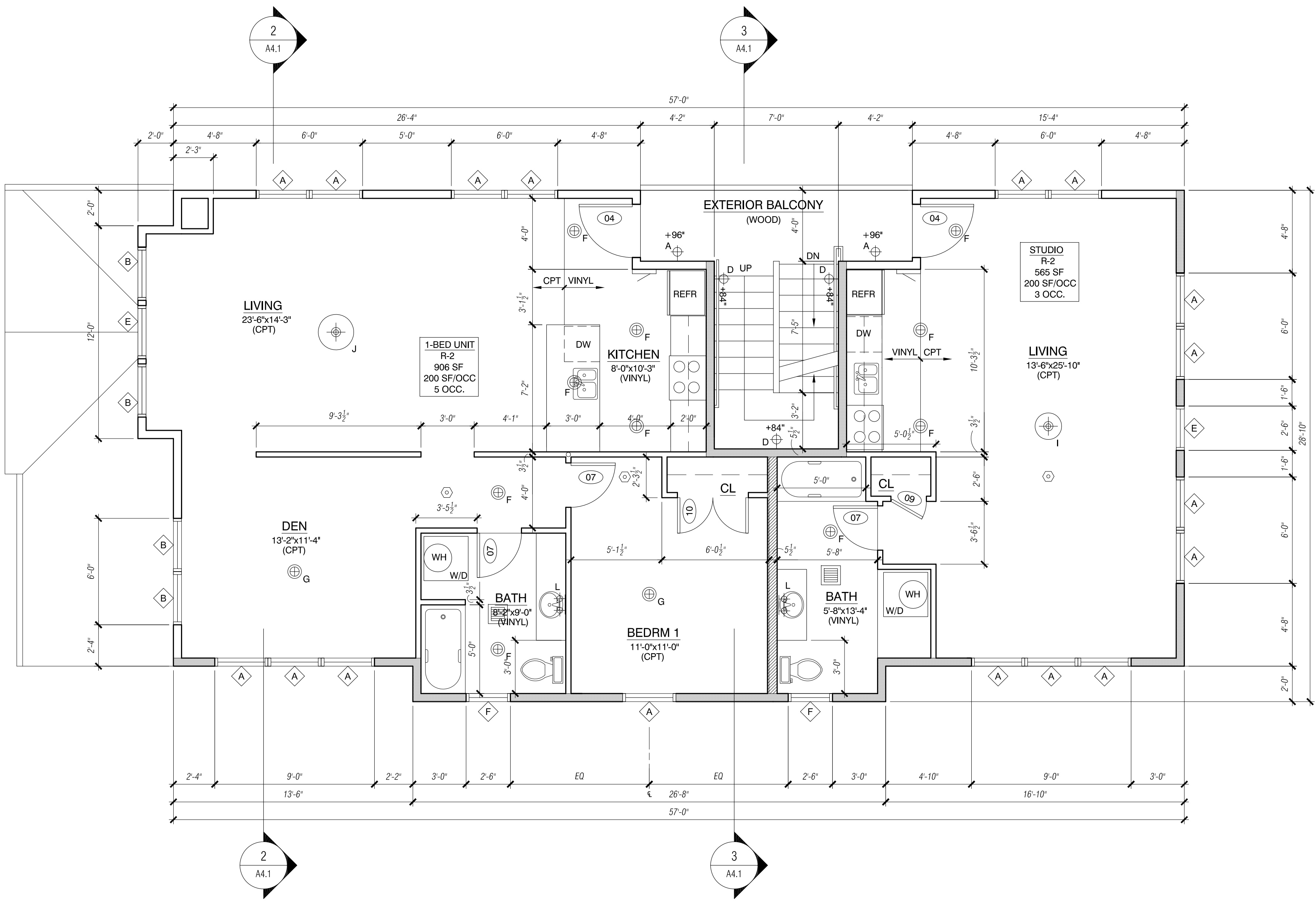
third floor / roof plans

job number: 1612
date issued: 12.06.18
revision 1: -
revision 2: -
revision 3: -

A2.3



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second floor plan

job number: 1612
date issued: 12.06.18
revision 1: -
revision 2: -
revision 3: -

A2.5

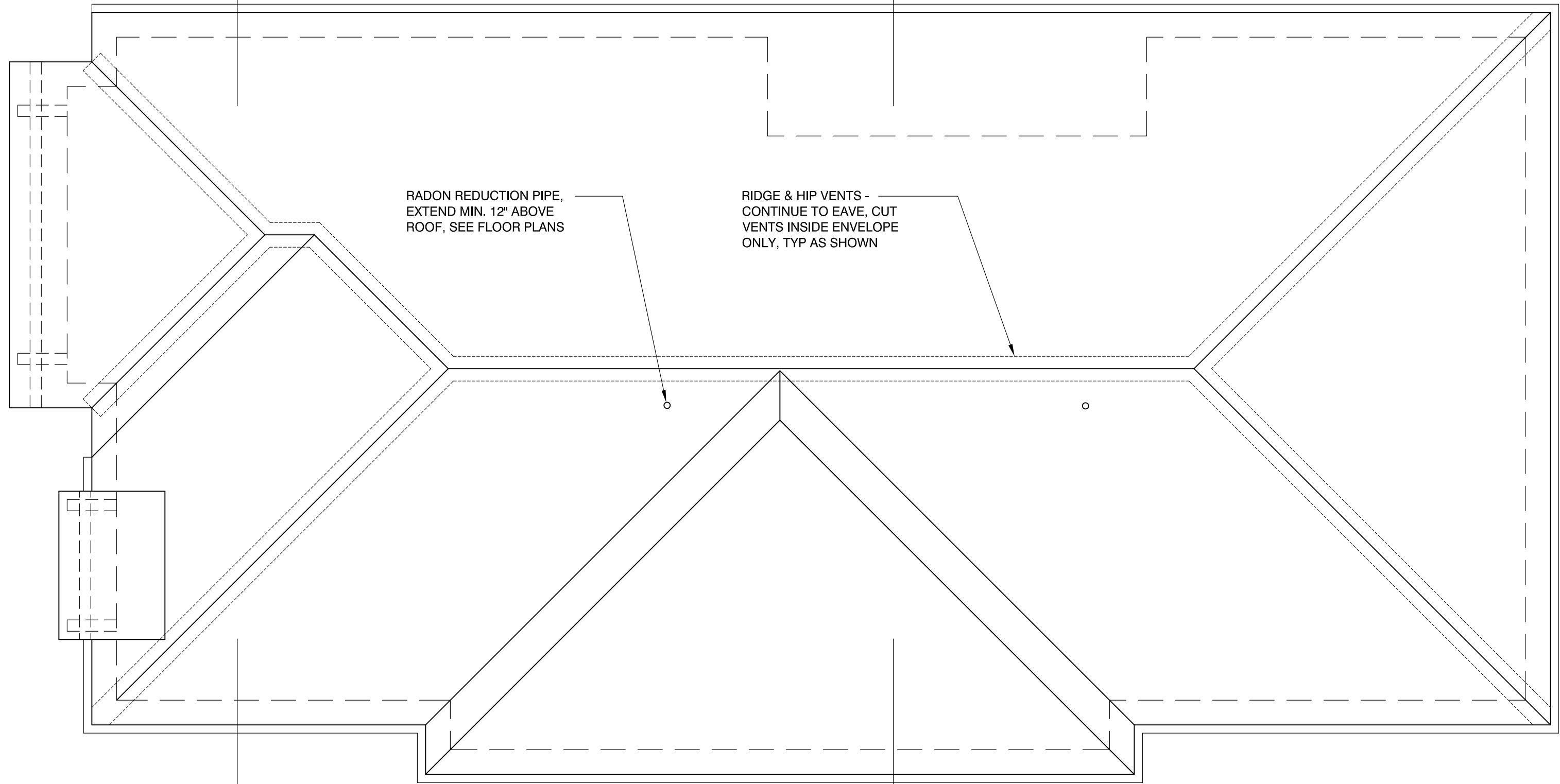
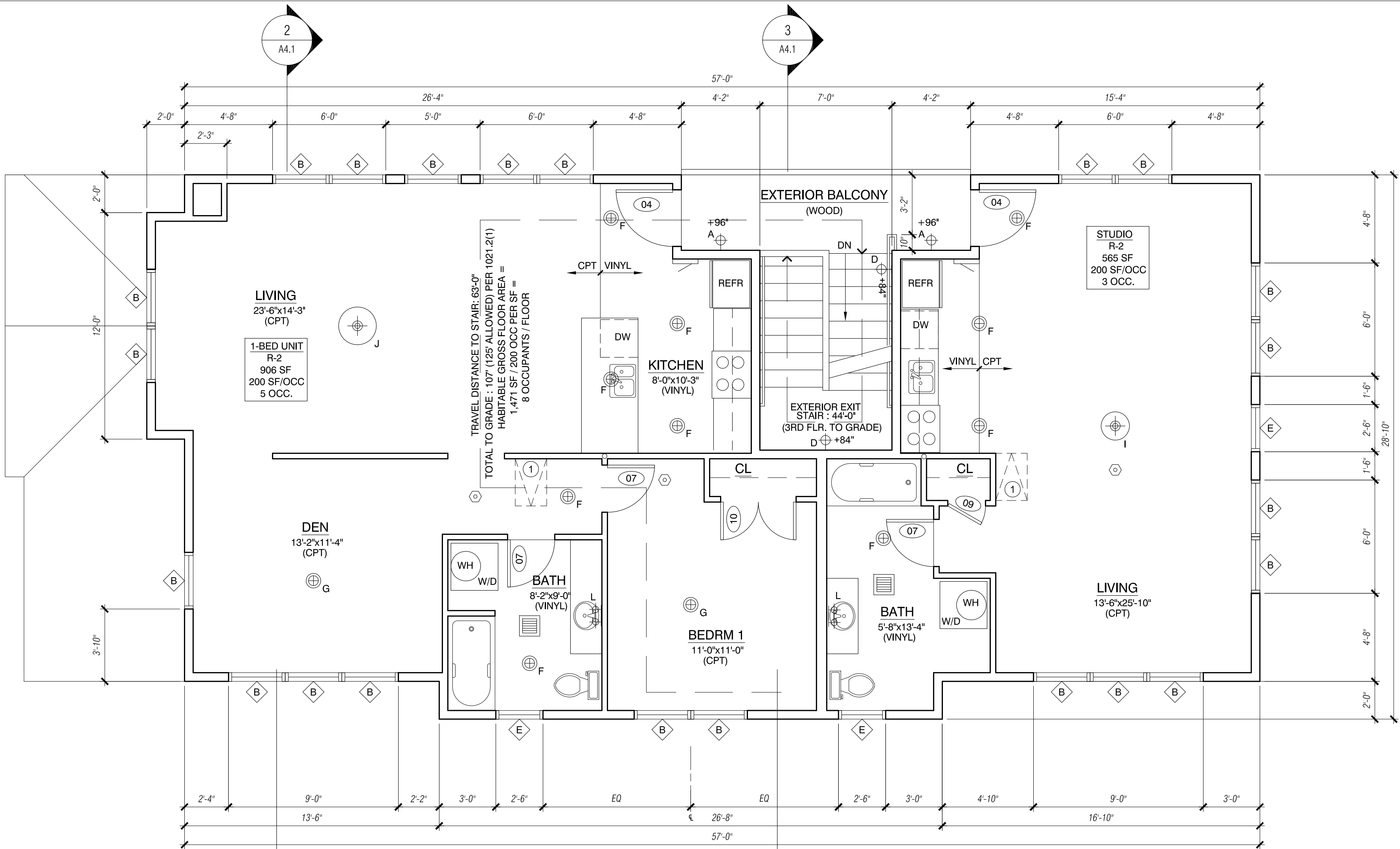


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KEYNOTES:

- 1 MIN. 20X30 ATTIC ACCESS IN CEILING ABOVE
- 2 -
- 3 -



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third floor / roof plans

job number: 1612
date issued: 12.06.18
revision 1: -
revision 2: -
revision 3: -

A2.6



PERMIT SET

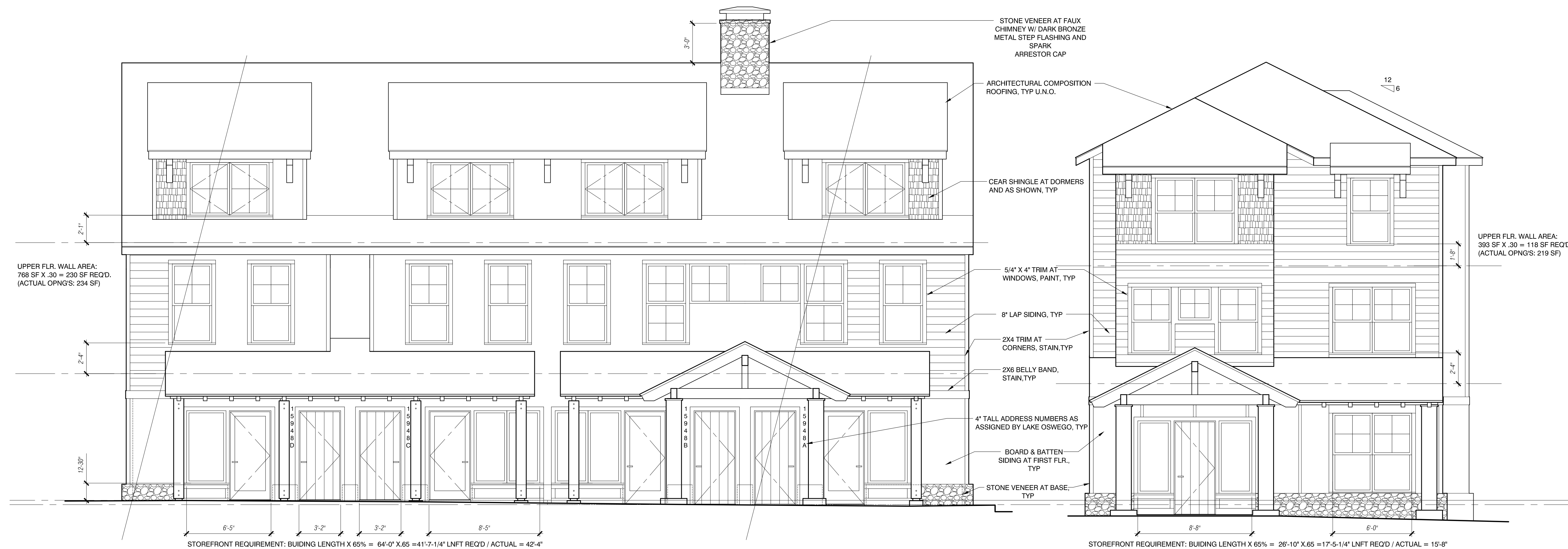
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elevations

job number: 1612
date issued: 12.06.18
revision 1: -
revision 2: -
revision 3: -

A3.1



1 front (west elevation)
A3.1 1/4"=1'-0" quarry_west.dwg



2 rear (east elevation)
A3.1 1/4"=1'-0" quarry_east.dwg



3 building 1 - south
A3.2 1/4"=1'-0"

quarry_elev.dwg



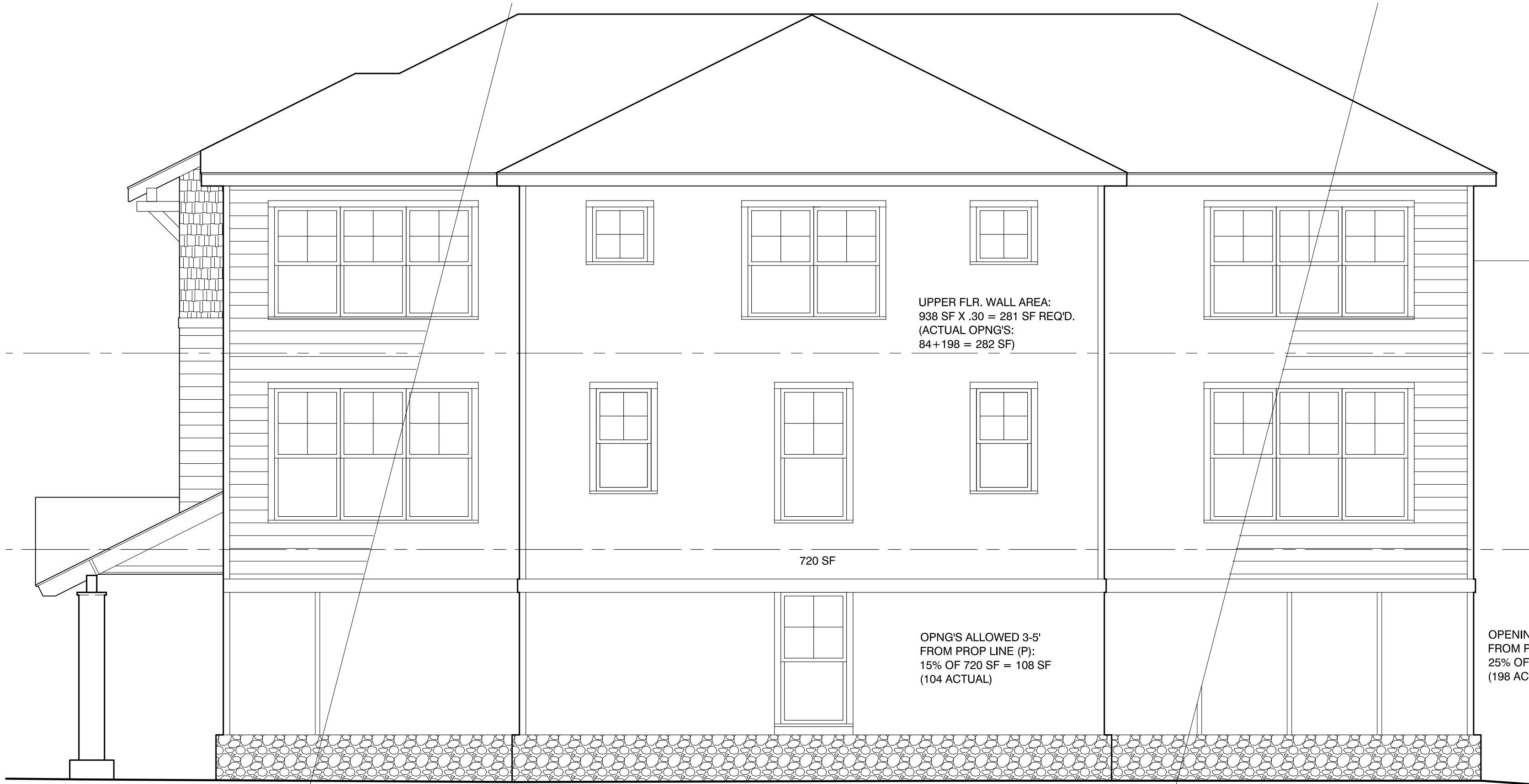
1 building 2 north
A3.2 1/4"=1'-0"

quarry_elev.dwg



4 building 1 - north
A3.2 1/4"=1'-0"

quarry_elev.dwg



2 building 2 - south
A3.2 1/4"=1'-0"

quarry_elev.dwg



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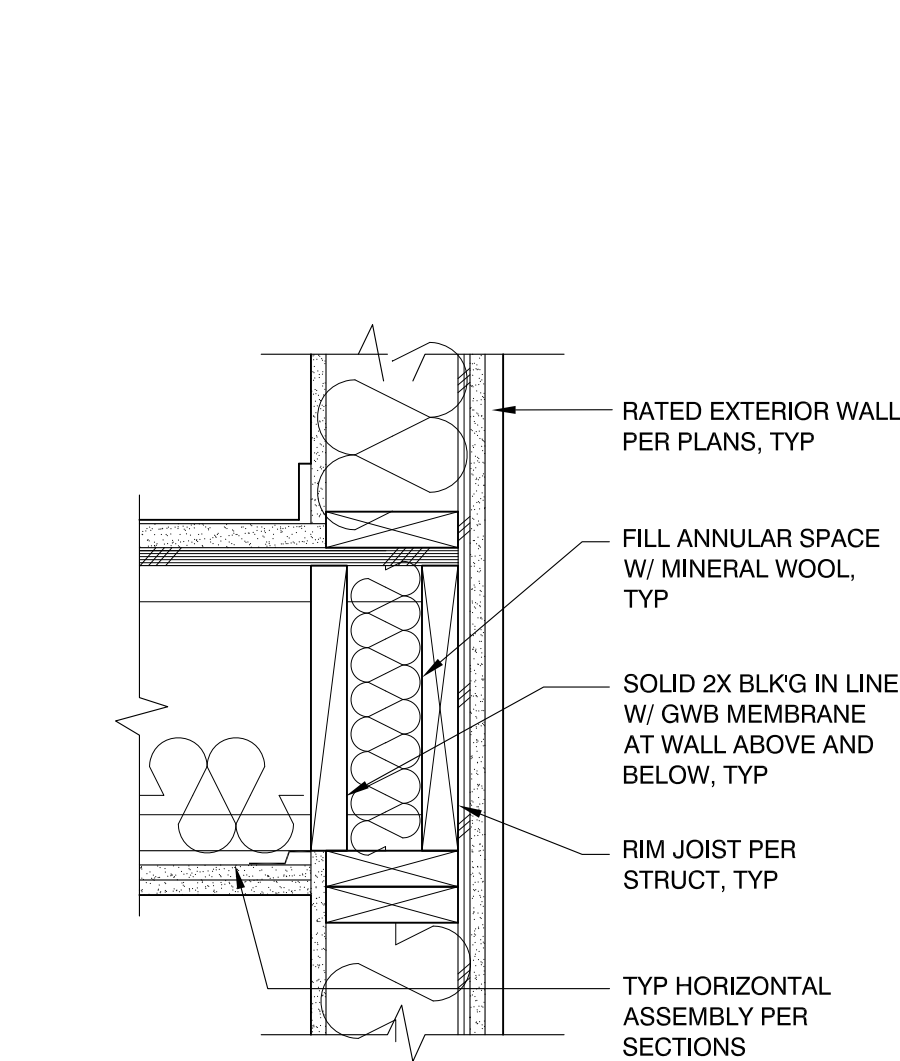
elevations

job number: 1612
date issued: 12.06.18
revision 1: -
revision 2: -
revision 3: -

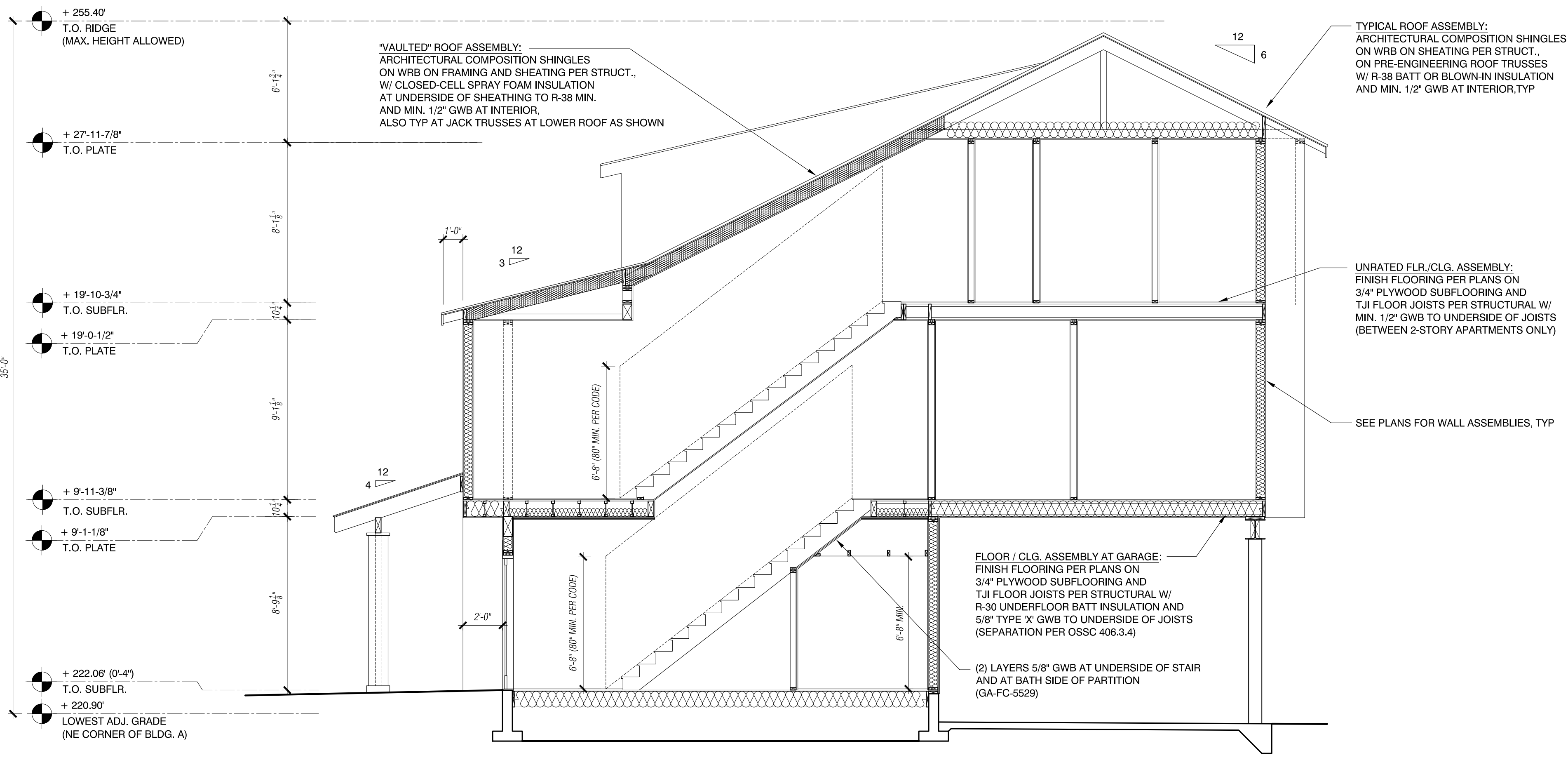
A3.2

SHEET NOTES:

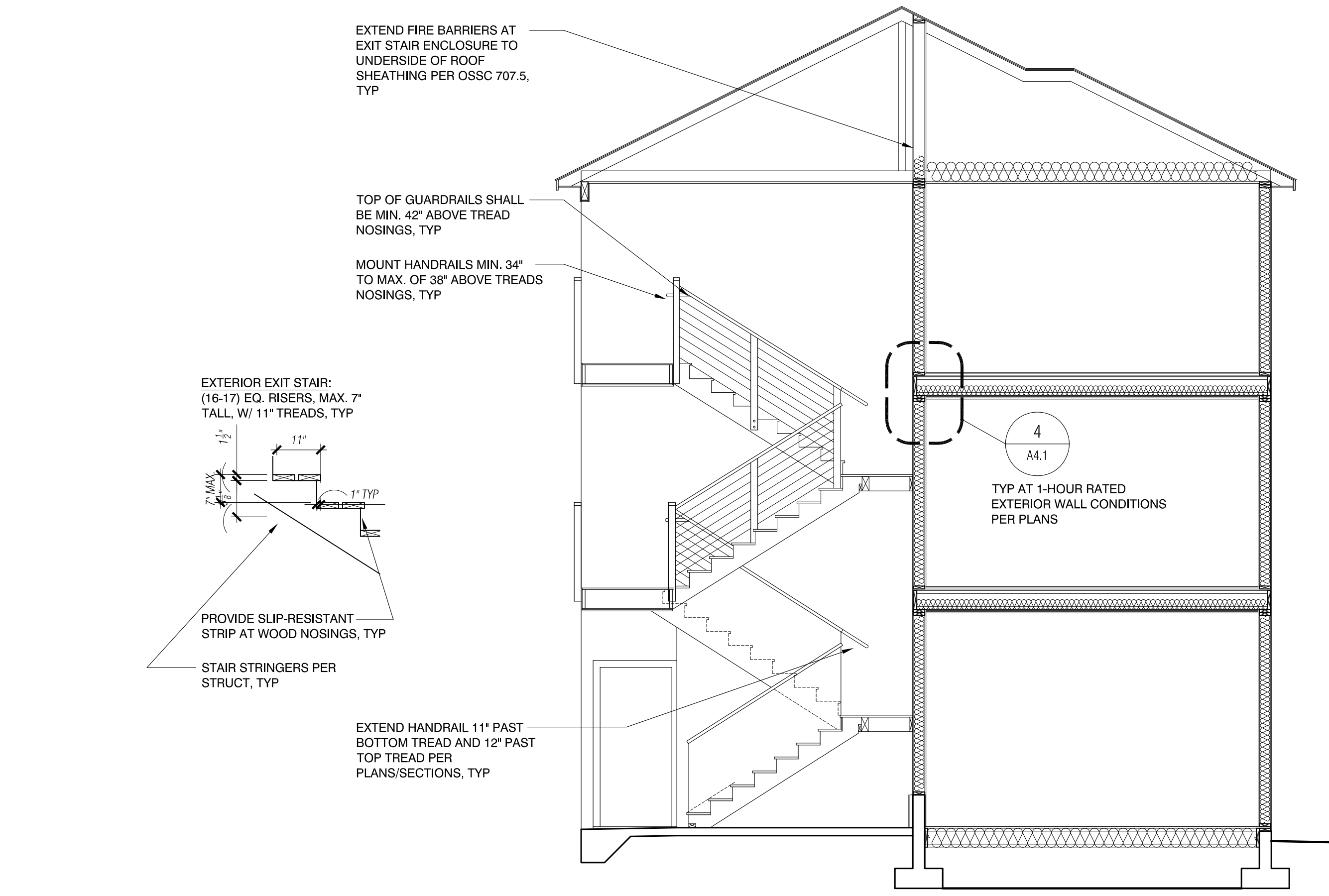
1. PROVIDE ATTIC VENTILATION IN EACH TRUSS BAY TOTALING 1/150TH OF ROOF AREA W/ MIN. 50% OF AREA IN UPPER ROOF. INSTALL BAFFLES AS REQUIRED TO MAINTAIN MIN. 1" CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING.
2. ALL PENETRATIONS IN FIRE RATED WALLS, FLOORS, AND SYSTEMS SHALL BE FILLED WITH FIRESTOPPING MATERIAL AS REQUIRED BY CODE.
3. UNDERFLOOR CRAWL SPACE VENTING SHALL BE CONTINUOUS MECHANICAL VENTILATION W/ MIN. 1 CFM / 50 SF OF CRAWL SPACE AREA



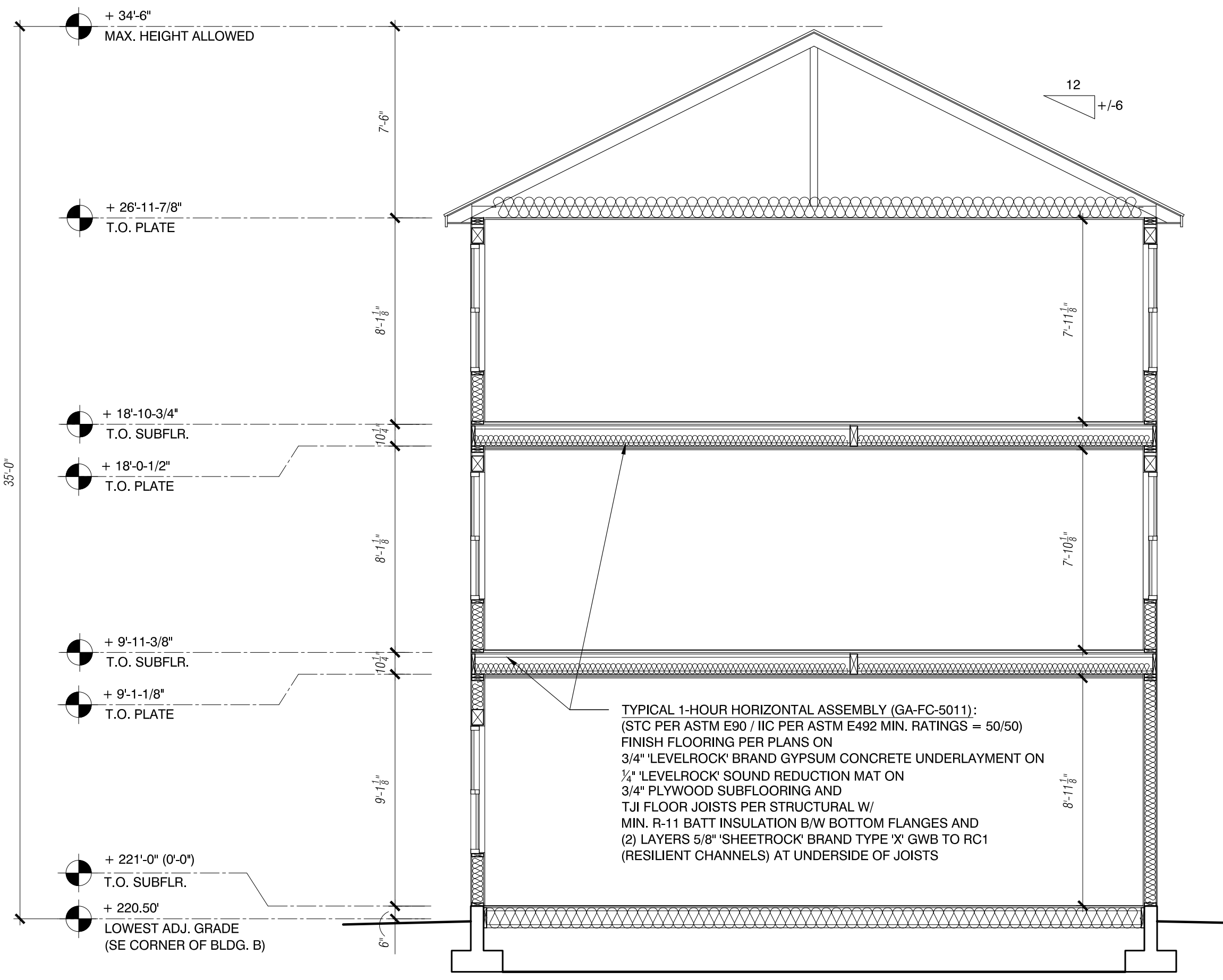
4 exterior wall detail at 1-hour wall
A4.1 1/4"=1'-0" quarry_ssect.dwg



1 building 'a' cross section, typical
A4.1 1/4"=1'-0" quarry_ssect.dwg



3 building 'b' cross section @ stair
A4.1 1/4"=1'-0" quarry_ssect.dwg



2 building 'b' cross section
A4.1 1/4"=1'-0" quarry_ssect.dwg



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blue dog quarry road redevelopment

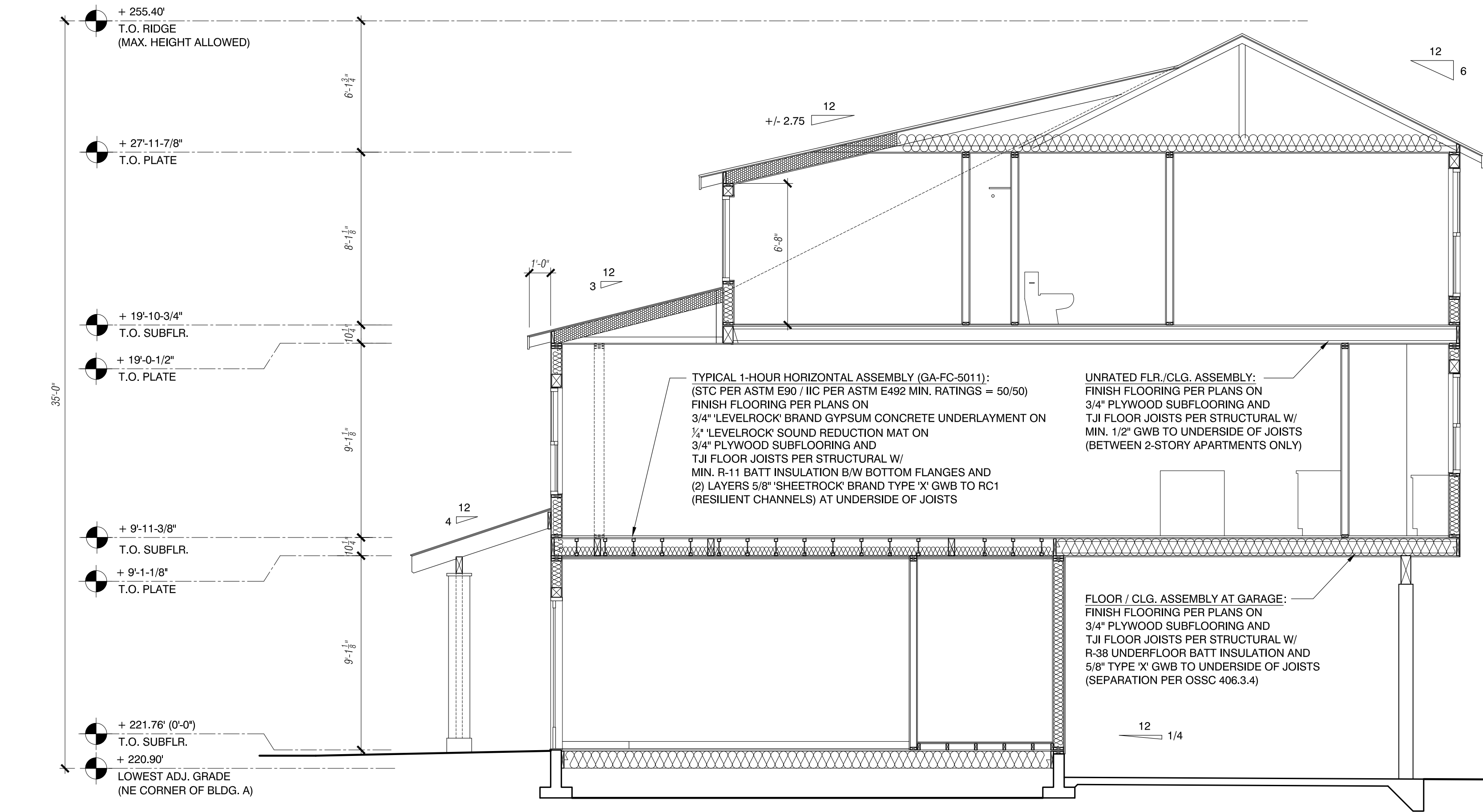
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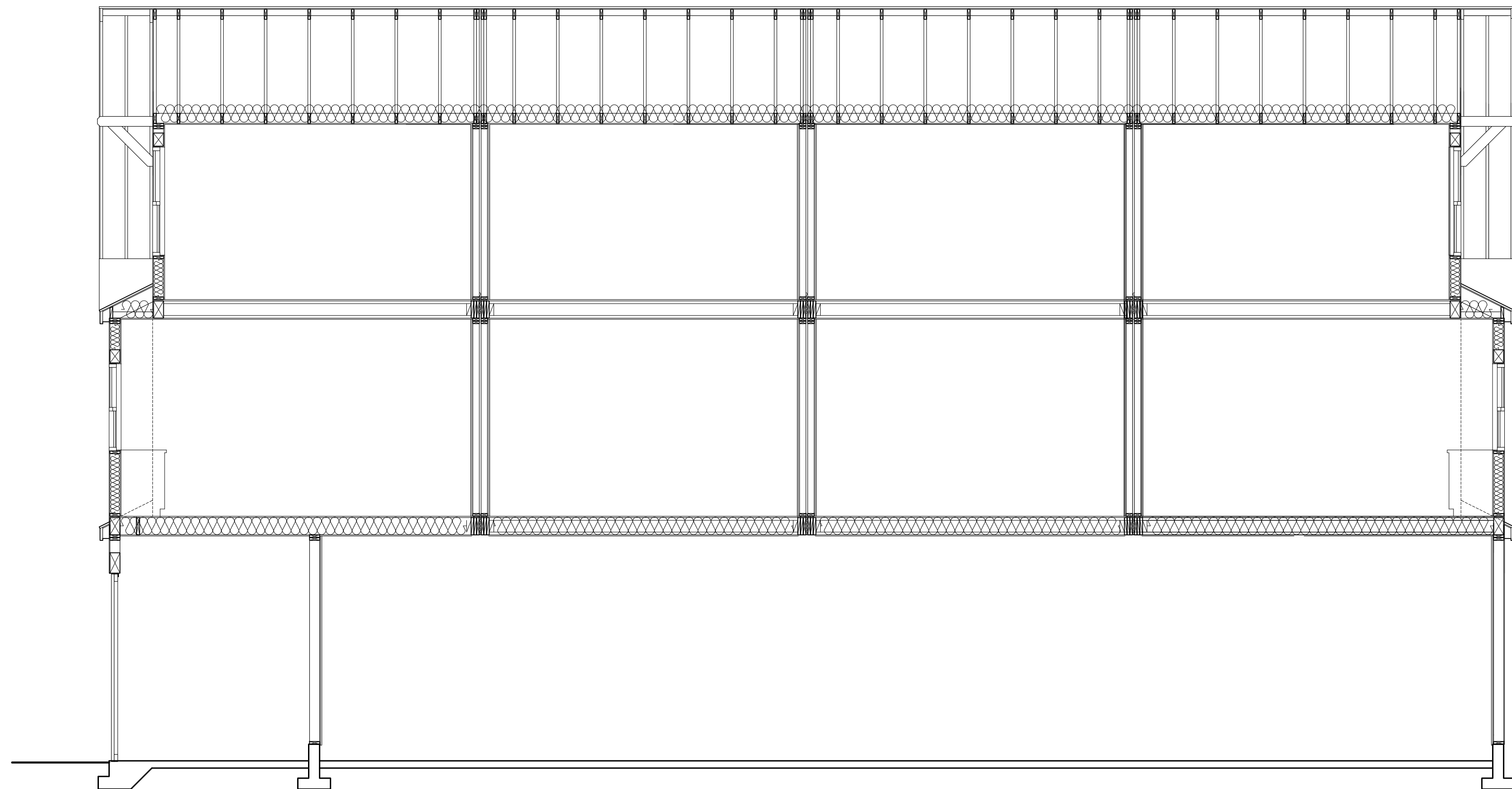
sections

job number:	1612
date issued:	12.06.18
revision 1:	-
revision 2:	-
revision 3:	-

A4.1



1 building 'a' cross section
A4.2 1/4" = 1'-0" quarry_ssec2.dwg



2 building 'a' longitudinal section
A4.2 1/4" = 1'-0" quarry_ssec2.dwg

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sections

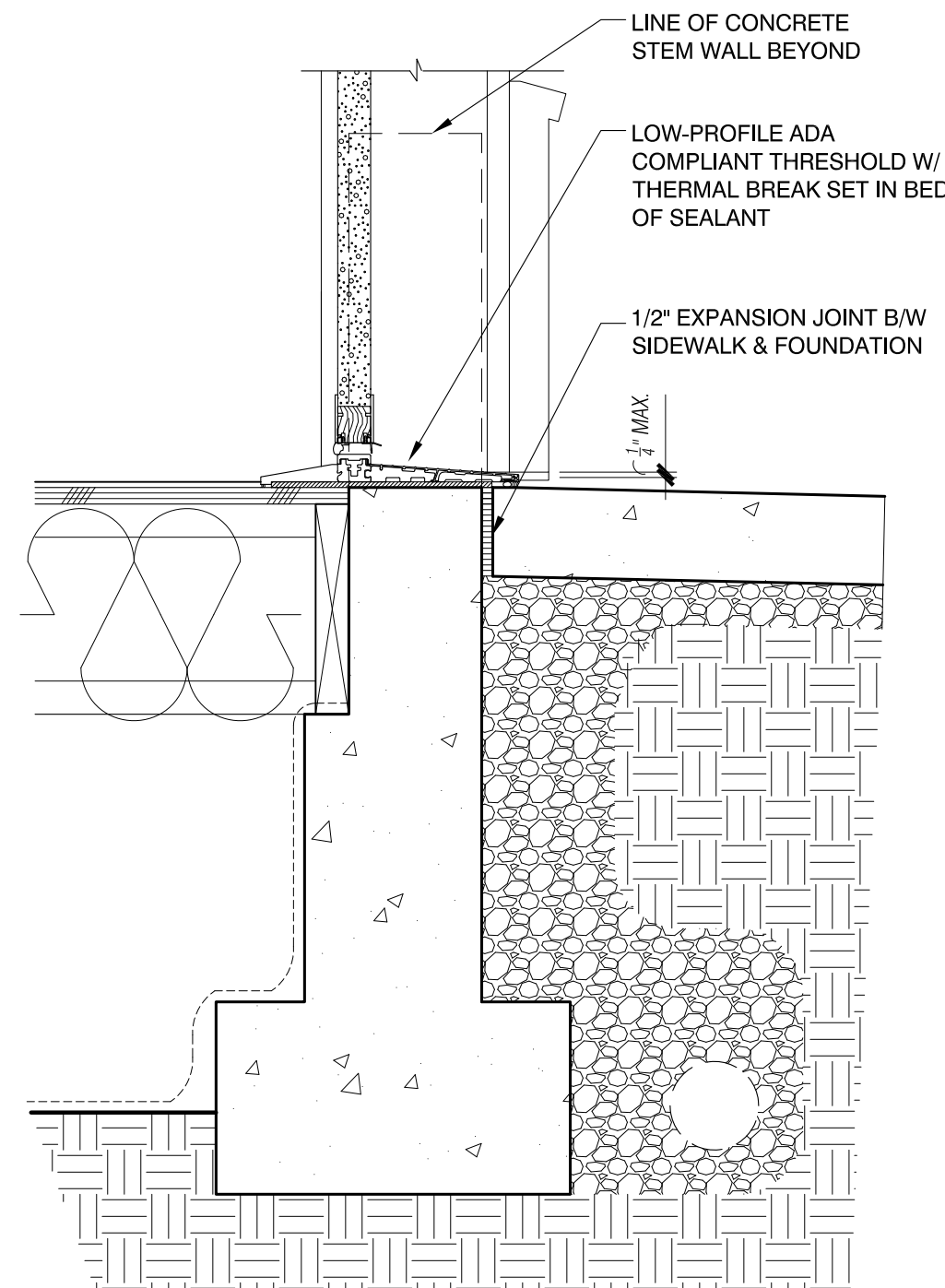
job number: 1612
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revision 1: -
revision 2: -
revision 3: -

A4.2

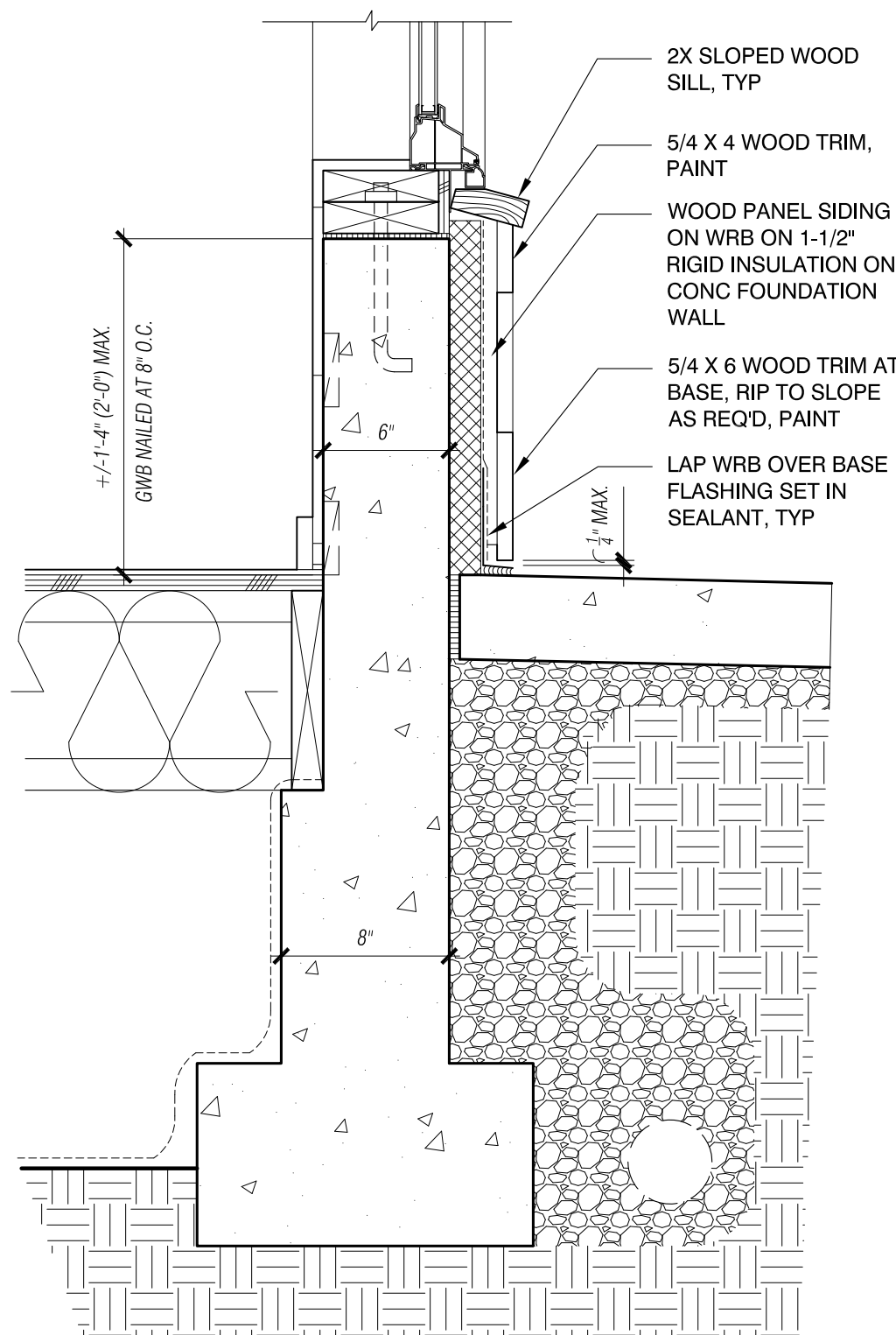


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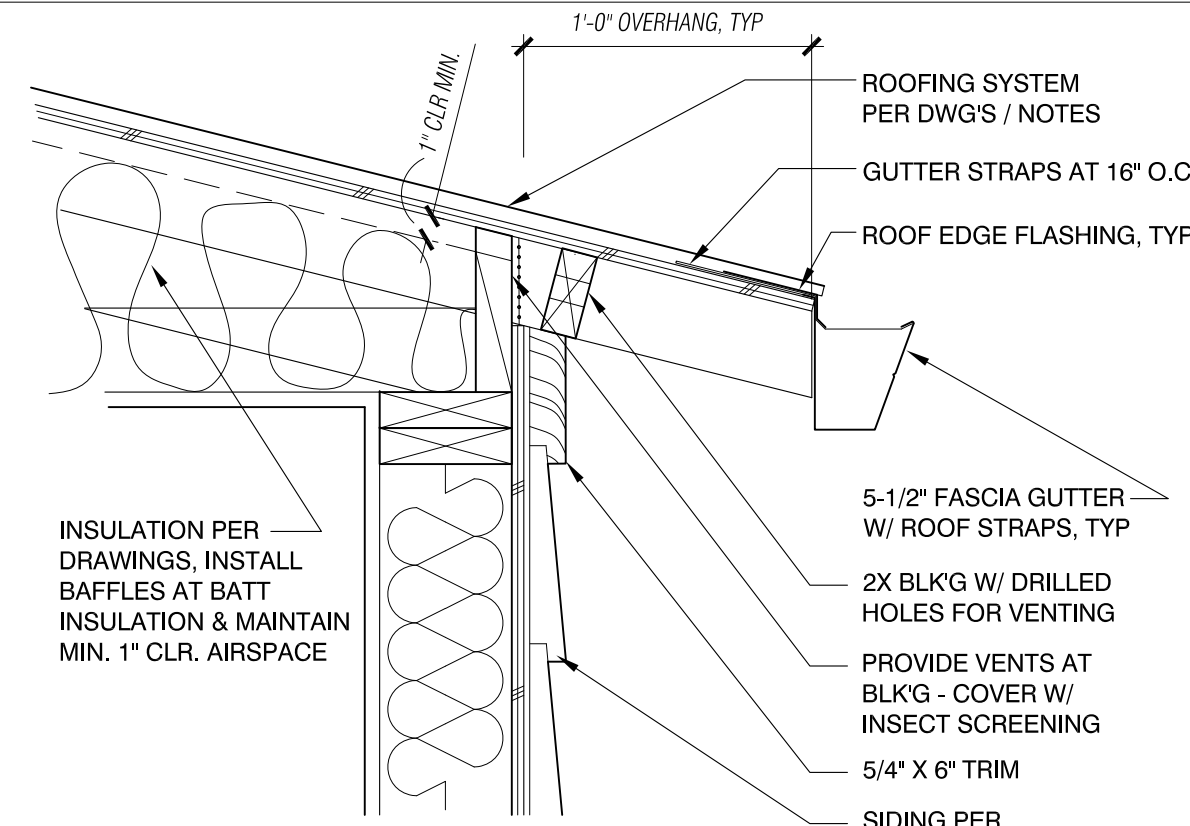
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threshold detail
A5.1 1-1/2"=1'-0" quarry_ssect.dwg

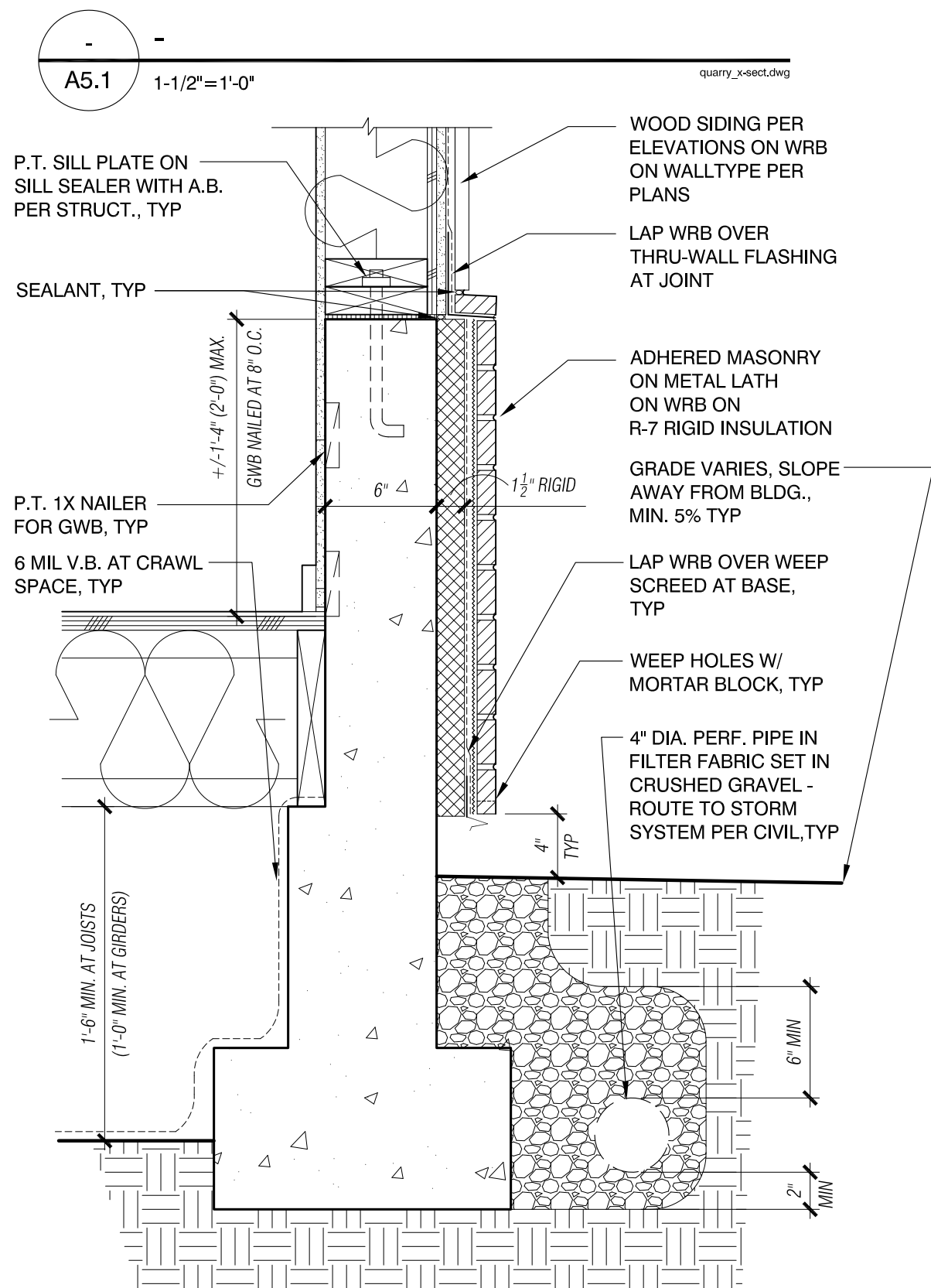


foundation detail at paving
A5.1 1-1/2"=1'-0" quarry_ssect.dwg



typical eave
A5.1 1-1/2"=1'-0" quarry_ssect.dwg

A5.1 1-1/2"=1'-0" quarry_ssect.dwg



typical foundation detail
A5.1 1-1/2"=1'-0" quarry_ssect.dwg

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details

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revision 2: -
revision 3: -

A5.1

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