

CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPARTMENT TI
1298 LINN AVENUE
OREGON CITY, OREGON 97045



IF THIS BAR DOES NOT MEASURE
1 INCH IN LENGTH, THEN THE
DRAWING IS NOT TO SCALE

DATE

BY

REVISIONS

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PROJECT NOTES

GENERAL REQUIREMENTS:

- THESE CONTRACT DOCUMENTS ARE TO BE INTERPRETED ACCORDING TO THEIR FULL INTENT, MEANING, FUNCTION, AND SPIRIT, TO PROVIDE A COMPLETE FINISHED PROJECT.
- THE DRAWINGS SHOW DIAGRAMMATICALLY THE WORK TO BE PERFORMED. THEY ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR EACH AND EVERY INCIDENTAL PART, FITTING, AND MEMBERS REQUIRED FOR A COMPLETE PROJECT. THESE INCIDENTAL PARTS, FITTINGS, AND MEMBERS SHALL BE REQUIRED AS PART OF THE CONTRACT.
- WHERE REFERENCES ARE MADE ON DRAWINGS OR IN SPECIFICATIONS TO REQUIRED CODES, THEY SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AS REQUIRED STANDARDS. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS TO BE IN CONFLICT WITH ANY LAW, BY-LAW OR REGULATION OF THE MUNICIPAL, STATE, FEDERAL OR OTHER AUTHORITIES HAVING JURISDICTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH A.D.A.
- ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. RESPONSIBILITY SHALL INCLUDE BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED TO COMPLETE CONSTRUCTION.
- BEFORE STARTING A SECTION OF WORK THE CONTRACTOR SHALL CAREFULLY EXAMINE PREPARATORY WORK THAT HAS BEEN EXECUTED. ENSURE THAT WORK AND ADJACENT RELATED WORK WILL FINISH TO PROPER PLANES AND LEVELS.
- GUARANTEE MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOR GENERAL CONSTRUCTION AND OTHER SPECIFIC WARRANTIES AND GUARANTEES STATED IN THE CONTRACT DOCUMENTS FOR THE DATE ESTABLISHED ON THE EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION. AIA DOCUMENT G704, MANUFACTURER GUARANTEE AND WARRANTIES SHALL BE CONCURRENT WITH THAT OF THE CONTRACTOR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- WHERE INSTALLATION INCLUDES MANUFACTURED PRODUCTS, THE CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION, TO WHATEVER EXTENT THESE ARE MORE STRINGENT THAN APPLICABLE REQUIREMENTS INDICATED IN CONTRACT DOCUMENTS.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- INFORMATION RELATED TO EXISTING CONDITIONS GIVEN HEREIN WAS OBTAINED FROM OWNER SUPPLIED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN EXHAUSTIVELY VERIFIED. DRAWINGS AND SPECIFICATION ARE INTENDED FOR GUIDANCE AND ASSISTANCE BUT EXACT DIMENSIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND SHALL BE CHECKED BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATE WORK.

ABBREVIATIONS

ABBREVIATIONS	J.O.W.	JAMB WIDTH
(E) EXISTING	J.T. LAM.	J.T. LAMINATE
(N) NEW	L.P. LOW POINT	L.P. LOW POINT
(R) REMOVE	M.C. MEDICINE CABINET	M.C. MEDICINE CABINET
A.C.B. ACoustical BOARD	M.D.F. MEDIUM DENSITY FIBERBOARD	M.D.F. MEDIUM DENSITY FIBERBOARD
A.C.P. ACoustical PANEL	M.D.O. MEDIUM DENSITY OVERLAY	M.D.O. MEDIUM DENSITY OVERLAY
A.C.T. ACoustical CEILING TILE	MEMB. MEMBRANE	MEMB. MEMBRANE
A.D. AREA DRAIN	M.H. MANHOLE	M.H. MANHOLE
ADJ. ADJUSTABLE	MIR. MIRROR	MIR. MIRROR
A.F. ACCESS FLOORING	M.O. MASONRY OPENING	M.O. MASONRY OPENING
AGGR. AGGREGATE	M.P. MIDPOINT	M.P. MIDPOINT
A.F. ABOVE FINISHED FLOOR	M.S. MACHINE SCREW	M.S. MACHINE SCREW
BD. BOARD	MTD. MOUNTED	MTD. MOUNTED
BITUM. BITUMINOUS	MUL. MULLION	MUL. MULLION
BKP. BACKING PLATE	NOM. NOMINAL	NOM. NOMINAL
BM. BEAM	N.T.S. NOT TO SCALE	N.T.S. NOT TO SCALE
BOT./B.O. BOTTOM/BOTTOM OF	OBS. OBSOLETE	OBS. OBSOLETE
C.B. CATCH BASIN	O.C. ON CENTER	O.C. ON CENTER
CEM. CEMENT	O.C.D. OVERHEAD COILING DOOR	O.C.D. OVERHEAD COILING DOOR
CER. CERAMIC	O.C.G. OVERHEAD COILING GRILLE	O.C.G. OVERHEAD COILING GRILLE
C.G. CORNER GUARD	O.D. OUTSIDE DIAMETER	O.D. OUTSIDE DIAMETER
C.I. CAST IRON	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED
C.J. CONTROL JOINT	O.F.D. OVERFLOW DRAIN	O.F.D. OVERFLOW DRAIN
CLG. CEILING	O.F.O.I. OWNER FURNISHED OWNER INSTALLED	O.F.O.I. OWNER FURNISHED OWNER INSTALLED
CLKG. CAULKING	OH. OPPOSITE HAND	OH. OPPOSITE HAND
CLO. CLOSET	PL. PLATE	PL. PLATE
CLR. CLEAR	PLAM. PLASTIC LAMINATE	PLAM. PLASTIC LAMINATE
C.M.A. CONCRETE MASONRY UNIT	PLAS. PLASTER	PLAS. PLASTER
C.O. CASED OPENING	PORT. PORTLAND CEMENT	PORT. PORTLAND CEMENT
CONN. CONNECTION	PR. PAIR	PR. PAIR
CORR. CORRIDOR	PTN. PARTITION	PTN. PARTITION
CPT. CARPET	R.C.P. REFLECTED CEILING PLAN	R.C.P. REFLECTED CEILING PLAN
CTSK. COUNTERSUNK	R.D. ROOF DRAIN	R.D. ROOF DRAIN
C.T. CERAMIC TILE	RL. RELOCATE	RL. RELOCATE
CTR. CENTER	R.O. ROUGH OPENING	R.O. ROUGH OPENING
D.F. DRINKING FOUNTAIN	RWD. REDWOOD	RWD. REDWOOD
DET. DETAIL	R.W.L. RAIN WALL LEADER	R.W.L. RAIN WALL LEADER
DISP. DISPENSER	REV. REVERSED	REV. REVERSED
DR. DOOR	S.C. SOLID CORE	S.C. SOLID CORE
DWR. DRAWER	S.C.D. SEE CIVIL DRAWINGS	S.C.D. SEE CIVIL DRAWINGS
D.S.D. DRY STANDPIPE	SHR. SHOWER	SHR. SHOWER
D.S.P. DRY STANDPIPE	S.J. SCORE JOINT	S.J. SCORE JOINT
E.J. EXPANSION JOINT	S.L.D. SEE LANDSCAPING	S.L.D. SEE LANDSCAPING
EL. ELEVATION	SHR. SHOWER	SHR. SHOWER
EXPO. EXPOSED	S.M. SHEET METAL	S.M. SHEET METAL
EXP. EXPANSION	S.L.D. SEE LANDSCAPING	S.L.D. SEE LANDSCAPING
F.A. FIRE ALARM	SHR. SHOWER	SHR. SHOWER
FB. FLAT BAR	S.M. SHEET METAL	S.M. SHEET METAL
F.D. FLOOR DRAIN	S.S.D. SEE MECHANICAL	S.S.D. SEE MECHANICAL
FDN. FOUNDATION	S.O.G. SLAB ON GRADE	S.O.G. SLAB ON GRADE
FE. FIRE EXTINGUISHER	S.S.D. SEE STRUCTURAL	S.S.D. SEE STRUCTURAL
F.A. FLAT HEAD	S.S. STAINLESS STEEL	S.S. STAINLESS STEEL
F.O.C. FACE OF CONCRETE	STR. STRUCTURAL	STR. STRUCTURAL
F.O.F. FACE OF FINISH	S.T.S. SELF TAPPING SCREW	S.T.S. SELF TAPPING SCREW
F.O.S. FACE OF STUDS	SUSP. SUSPENDED	SUSP. SUSPENDED
F.S. FULL SIZE	T.B. TREAD	T.B. TREAD
FTG. FOOTING	T.C. TOP OF CURB	T.C. TOP OF CURB
FUT. FUTURE	T&G. TONGUE AND GROOVE	T&G. TONGUE AND GROOVE
G.A. GAUGE	THK. THICK	THK. THICK
G.L. GRID LINE	T.P. TOP OF PAVEMENT	T.P. TOP OF PAVEMENT
G.L.B. GLULAM BEAM	T.W. TOP OF WALL	T.W. TOP OF WALL
G.B. GRAB BAR	V.I.F. VERIFY IN FIELD	V.I.F. VERIFY IN FIELD
GND. GROUND	V.T.R. VENT THROUGH ROOF	V.T.R. VENT THROUGH ROOF
GYP. GYPSUM	W.C. WATER CLOSET	W.C. WATER CLOSET
G.W.B. GYPSUM WALL BOARD	W.O. WINDOW OPENING	W.O. WINDOW OPENING
H.B. HOSE BIBB		
H.C. HOLLOW CORE		
H.M. HOLLOW METAL		
J.B. JUNCTION BOX		
J.O.H. JAMB OPENING HEIGHT		

PROJECT INFORMATION

PROJECT NARRATIVE:
THIS PROJECT IS A REMODEL AND SITE IMPROVEMENT OF AN EXISTING SCHOOL BUILDING INTO THE OREGON CITY DEVELOPMENT AND PLANNING FACILITY. THE PROJECT CONSISTS OF: SITE IMPROVEMENTS, NEW OFFICES AND OPEN OFFICE, CONFERENCE ROOMS, BREAK AREA, LOBBY, ENTRY, AND ANCILLARY SPACES. NEW WORK INCLUDES: PARTITION WALLS, MECHANICAL HEATING AND COOLING, POWER/DATA, LIGHTING, LANDSCAPE IMPROVEMENTS, EXTERIOR CLADDING, ROOFING, WINDOWS, AND ENTRANCE CANOPY.

BUILDING CODE SUMMARY:
2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON FIRE CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON PLUMBING CODE
2014 OREGON ELECTRICAL SPECIALTY CODE
ICC A117- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

BUILDING INFORMATION
CITY OF OREGON CITY
YEAR BUILT: 1977
STORIES: 1 LEVEL
TOTAL BUILDING AREA: 6,850 SF
TAX LOT: 000100 (NW1/4, SE1/4, SEC 6, T.3S., R.2E., W.M.)
TYPE OF CONSTRUCTION: VB
ZONING: R-10
SPRINKLERS: NON-SPRINKLER
FIRE ALARM: PROVIDED

REMODEL PROJECT:
EXISTING OCCUPANCY: E OCC.
PROPOSED OCCUPANCY: B OCC.
AREA OF REMODEL: 4,280 SF

DEFERRED SUBMITTALS:
FIRE/LIFE SAFETY
ELECTRICAL
PLUMBING

PROJECT TEAM:

OWNER
LAURA TERWAY
CITY OF OREGON CITY COMMUNITY DEVELOPMENT DEPT.
221 MOLLAH AVE, STE 200
OREGON CITY, OR 97045

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JOSH MODIN
ZCS ENGINEERING, Inc.
900 KLAMATH AVE.
KLAMATH FALLS, OR 97601
(541) 884-7421

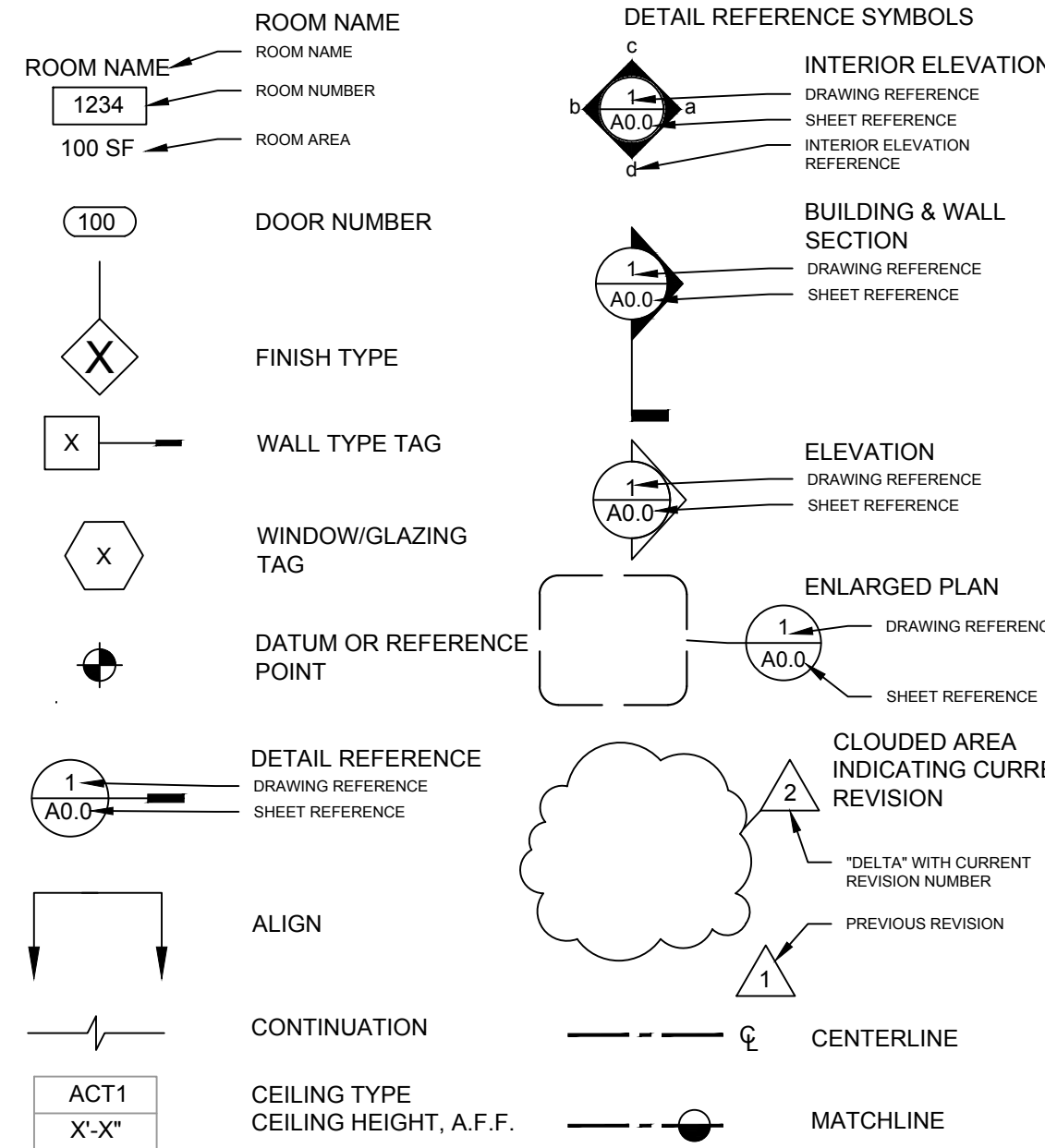
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STRUCTURAL ENGINEER
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MP ENGINEER
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BHE GROUP
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(503) 961-6440

TRANSPORTATION ENGINEER
ZACHARY MORROWITZ
KITTELSON & ASSOCIATES, Inc.
610 SW ALDER ST. STE 700
PORTLAND, OR 97205
(503) 535-7492

SYMBOLS



VICINITY MAP



SHEET LIST

SHEET INDEX
A0.0 COVER SHEET
C0.1 CIVIL SITE AND GRADING PLAN
C1.0 CIVIL NOTES AND DETAILS
L1.0 PLANTING PLAN WITH IMAGES
AD.1 DEMOLITION PLAN
AD.2 DEMOLITION REFLECTED CEILING PLAN
AD.3 DEMOLITION ROOF PLAN
AD.4 DEMOLITION ELEVATIONS
A0.1 CODE REVIEW
A1.0 SITE PLAN
A1.1 FLOOR PLAN
A1.2 REFLECTED CEILING PLAN
A1.3 ROOF PLAN
A2.0 DOOR, WINDOW AND FINISH SCHEDULE
A2.1 FURNITURE & POWER PLAN
A5.1 INTERIOR ELEVATIONS - OFFICES
A5.2 EXTERIOR ELEVATIONS
A7.1 DETAILS
A7.2 DETAILS
A8.1 CASEWORK DETAILS
S1.0 FOUNDATION PLAN
S2.1 ROOF FRAMING PLAN
S2.2 PARTIAL CEILING FRAMING PLAN
S3.0 EAST AND SOUTH STRUCTURAL ELEVATIONS
S4.0 STRUCTURAL WALL SECTIONS AND DETAILS
M0.1 MECHANICAL SCHEDULES
M0.1.1 MECHANICAL DEMOLITION FLOOR PLAN
M1.1 MECHANICAL FLOOR PLAN
M1.2 MECHANICAL ROOF PLAN
M2.0 MECHANICAL DETAILS

CITY OF OREGON CITY

COMMUNITY DEVELOPMENT DEPT. TI
1232 LINN AVE OREGON CITY 97045



PROJECT NO: P-2195-17
DRAWN: MDC
CHECKED: JCH
DATE: 10-19-17

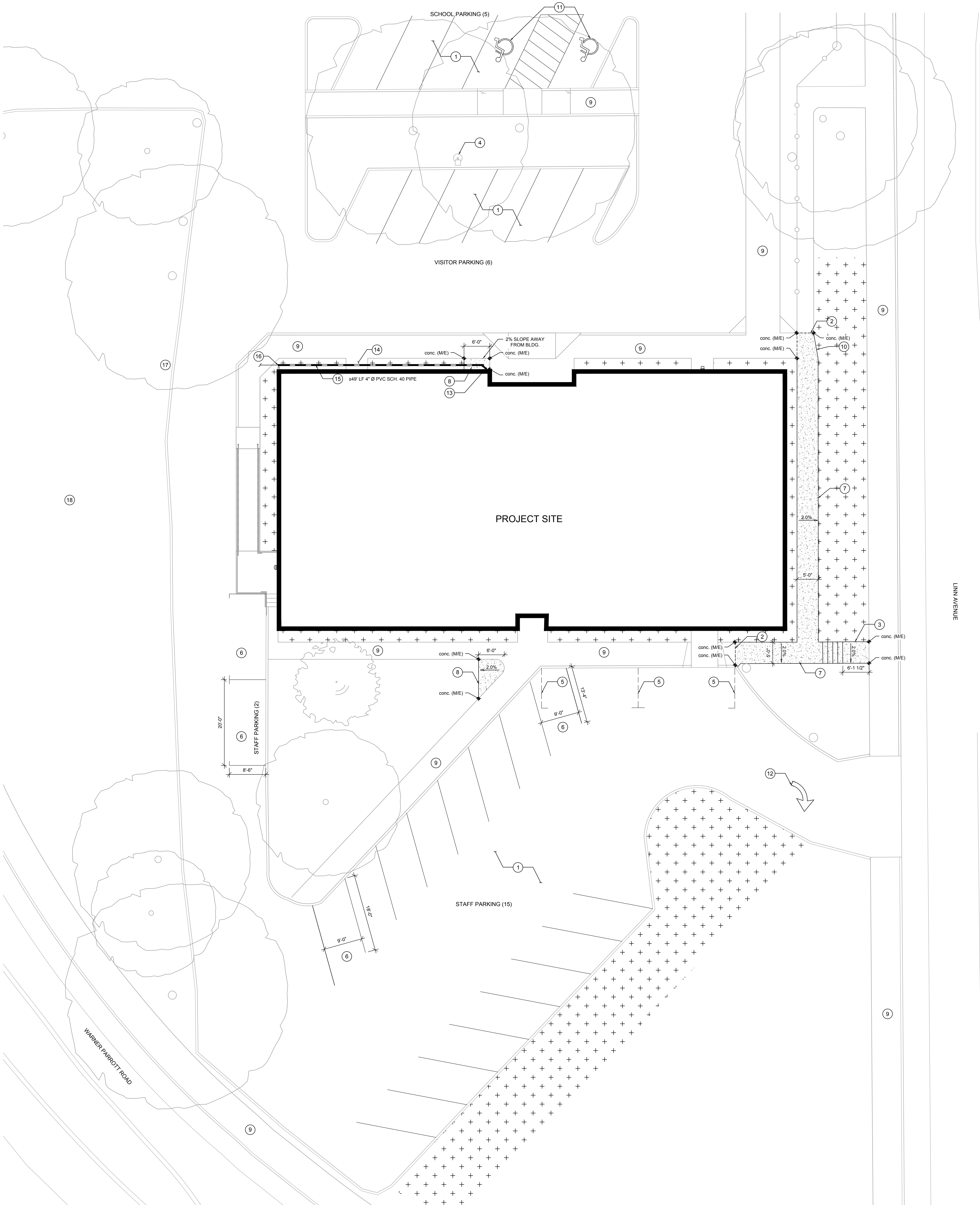


EXPIRES: 12-31-17

COVER SHEET

A0.0

ISSUED FOR PERMIT/BD



GENERAL CIVIL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT OREGON PLUMBING SPECIALTY CODE, AND ALL APPLICABLE STATE, CITY, AND COUNTY REGULATIONS AND STANDARDS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE GOVERNING AGENCY'S INSPECTOR AND SHALL CONFORM TO THAT AGENCY'S CURRENT ENGINEERING STANDARD SPECIFICATIONS AND DETAILS.
- THE GENERAL CONTRACTOR AND ALL THEIR AFFILIATES SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CONSTRUCTION STAKING, GRADE SURVEYING, AND HORIZONTAL LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF OREGON, COORDINATE WITH ENGINEER PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES IDENTIFIED IN THIS PLAN SET ARE NOT INTENDED TO BE EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UTILITIES AND PROTECT AS REQUIRED DURING THE COURSE OF CONSTRUCTION. CALL THE "OREGON UTILITY NOTIFICATION CENTER" AT 1-800-332-2344 TO LOCATE EXISTING UTILITIES. 48 HOURS BEFORE DIGGING.
- CONTRACTOR SHALL NOTIFY ALL APPLICABLE REGULATORY AGENCIES AND UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING WORK.
- ALL EXCAVATION, TRENCH BACK FILL, PARKING LOT/ROAD SUB-GRADE, FLAT WORK SUB-GRADE, COMPACTION REQUIREMENTS, ETC. SHALL BE AS NOTED IN THE SITE PREPARATION NOTES AND/OR THE PROJECT GEOTECHNICAL REPORT.
- ALL BASE ROCK PLACED UNDER PAVEMENT AND IN UTILITY TRENCHES SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE PAVEMENT AND ITS PLACEMENT SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL SITE CONCRETE SHALL BE $f_c = 3000$ psi @ 28 DAYS, 6% ENTRAINED AIR, 4" SLUMP (UNLESS NOTED OTHERWISE). ALL CONCRETE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE $f_c = 3300$ psi.
- ALL UTILITY SERVICES SHALL BE INSTALLED PER THE RESPECTIVE UTILITY CODES AND STANDARDS.
- ALL UTILITIES SHALL HAVE A MINIMUM COVER AS IDENTIFIED IN THE PLAN SET OR AS OTHERWISE SPECIFIED BY THE RESPECTIVE UTILITY COMPANY.
- ALL SERVICES SHALL BE ADEQUATELY MARKED AS TO IDENTIFY THE SIZE, TYPE, AND DEPTH OF THE SERVICE. CONTRACTOR TO PROVIDE LOCATE WIRE/TAPE AS REQUIRED BY THE APPLICABLE AGENCIES.
- ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS AND GUTTERS. CONTRACTOR SHALL STAMP CURBS OR SIDEWALKS (AS APPLICABLE) TO MARK THE LOCATIONS OF ALL SERVICE LINES (S - SANITARY, W - WATER, D - STORM DRAIN, G - GAS).
- ALL SERVICES AND SLEEVES SHALL BE PLUGGED AS REQUIRED TO ENSURE THAT NO FOREIGN MATERIALS ENTER THE LINE.
- CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION TO IDENTIFY PERMIT REQUIREMENTS.
- ALL ON-SITE DOMESTIC WATER LINES SHALL BE PVC WATER PIPE CONFORMING TO ASTM D 1785 WITH SOLVENT-CEMENTED JOINTS. REFER TO MECHANICAL/PLUMBING PLANS FOR ALL PIPING REQUIREMENTS WITHIN 5' OF STRUCTURES.
- ALL TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC SHALL BE BY THE CONTRACTOR AND CONFORM WITH BOTH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE ODOT MANUAL ON SHORT TERM TRAFFIC CONTROL (AS APPLICABLE).
- PREPARATION OF ALL LANDSCAPED AREAS SHALL BE AS NOTED ON THE LANDSCAPE PLANS. THE ENGINEER SHALL INSPECT ALL LANDSCAPE PLANTER GRADES PRIOR TO RECEIVING FINAL SURFACE TREATMENT.
- HOLD SUB-GRADE ELEVATIONS DOWN 6" WITHIN LANDSCAPE AREAS RECEIVING GROUND COVER AND/OR LAWN. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION PERTAINING TO TOP SOIL REQUIREMENTS.
- SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE PLACEMENT LOCATIONS AND REQUIREMENTS.
- ALL PAINTED MARKINGS SHALL BE INSTALLED WITH FAST DRYING TRAFFIC LINE PAINT APPLIED IN TWO SEPARATE APPLICATIONS PER THE OREGON APWA / ODOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- SAND SEAL AND TACK ALL CUT ASPHALT EDGES WHEN PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.
- ALL IN LANDSCAPING TO RECEIVE IRRIGATION, TRENCH IRRIGATION ACROSS PARKING LOT AND PAVEMENT ASPHALT WHERE NECESSARY. SEE SPECIFICATIONS.
- SEE PLAN SET FOR ADDITIONAL INFORMATION.

SITE PREPARATION NOTES:

- ALL AREAS BELOW ROADWAYS, PARKING AREAS, AND WALKWAYS SHALL BE CLEARED AND GRUBBED OF ALL PAVEMENT, FOREIGN MATTER, DEBRIS, ORGANIC AND DISTURBED MATERIAL (U.N.O.). STRIPPING DEPTHS WILL VARY DEPENDING ON LOCATION AND PAVEMENT SECTION REQUIREMENTS. ALL EXPOSED MATERIAL SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM PRIOR TO PLACEMENT OF FILL MATERIAL DESCRIBED BELOW.
- ALL CLEARED AND GRUBBED MATERIAL NOT UTILIZED FOR THE PROJECT SHALL BE REMOVED FROM THE CONSTRUCTION SITE. CONTRACTOR SHALL COORDINATE APPROVED DISPOSAL LOCATION.
- ALL AREAS WITH ABANDONED UTILITY LINES, STORM DRAINS, UNDERGROUND TANKS, ETC. WHICH PROVIDE VOID SPACE BENEATH THE SURFACE SHALL BE LOCATED AND REMOVED PRIOR TO GRADINGS ACTIVITIES.
- ALL HOLES, DEPRESSIONS, AND UNDISTURBED NATIVE MATERIAL SHALL BE CLEARED OF ALL LOOSE AND ORGANIC MATERIAL PRIOR TO BACKFILLING WITH APPROVED STRUCTURAL FILL.
- AFTER CLEARING THE ABOVE MENTIONED AREAS, ALL EXPOSED SUB-GRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR HEAVY NON-VIBRATORY ROLLER. SOILS SHALL BE REMOVED AND RECOMPACTED OR REPLACED WITH APPROVED IMPORTED STRUCTURAL FILL IF THEY DO NOT DEMONSTRATE A FIRM, UNYIELDING CONDITION. CIVIL ENGINEER OF RECORD SHALL APPROVE SUB-GRADE SURFACE PRIOR TO STRUCTURAL FILL IMPORT EXPLAINED BELOW.

SITE PREPARATION NOTES (CONT.):

- APPROVED STRUCTURAL FILL SHALL BE IMPORTED AND PLACED BENEATH AREAS RECEIVING ASPHALT AND/OR CONCRETE PAVEMENT.
- STRUCTURAL FILL MATERIALS SHALL BE APPROVED BY THE CIVIL ENGINEER OF RECORD PRIOR TO IMPORTING. ALL FILL SHALL BE FREE OF ORGANIC AND EXPANSIVE CLAY MATERIAL. ALL BASE ROCK SHALL CONFORM TO THE SPECIFICATIONS IDENTIFIED IN THE PLAN SET.
- STRUCTURAL FILL PLACEMENT LIFTS TO BE DETERMINED BY THE CIVIL ENGINEER OF RECORD BASED ON MATERIAL PROPERTIES AND TYPE OF COMPACTION EQUIPMENT USED. BASE ROCK PLACEMENT LIFTS SHALL NOT EXCEED 8". EACH LIFT SHALL BE NEARLY EQUAL IN THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF KASHTO T-99. FILLS SHALL BE PLACED AT OR SLIGHTLY ABOVE THEIR OPTIMUM MOISTURE CONTENT.

GENERAL EROSION CONTROL NOTES:

- G.C. SHALL IMPLEMENT AN EROSION CONTROL PLAN AS REQUIRED TO CONTAIN ALL SEDIMENT ON-SITE AND REMOVE ANY SEDIMENT THAT ENTERS RIGHT-OF-WAY DURING THE COURSE OF CONSTRUCTION. SPECIAL ATTENTION SHALL BE TAKEN AT ALL EXISTING STORM DRAIN INLETS AND STORM DRAIN CHANNELS AS TO ELIMINATE ANY SEDIMENT TRANSFER INTO THE EXISTING STORM DRAIN SYSTEM. ALL CONSTRUCTION SHALL BE MAINTAINED WITHIN THE DEVELOPMENT LIMITS OF THIS PHASE.
- IN ADDITION TO THE NOTES AND DETAILS REFERENCED ON THIS PLAN SET, ALL WORK AND MATERIALS SHALL CONFORM TO CLACKAMAS COUNTY ENGINEERING STANDARDS AND THE CURRENT OREGON/APWA STANDARD SPECIFICATIONS.

LANDSCAPE RESTORATION NOTES:

- CONTRACTOR SHALL RESTORE ANY LANDSCAPED AREA DAMAGED DURING CONSTRUCTION TO EXISTING CONDITIONS U.N.O. BY LANDSCAPE PLANS.

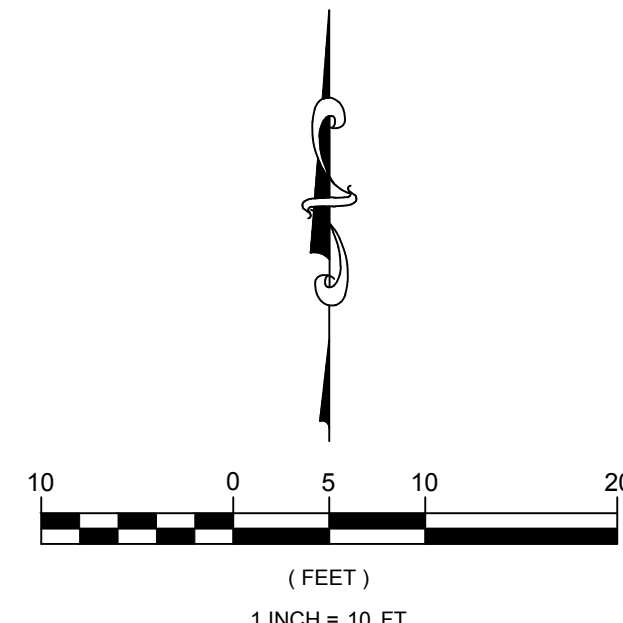
PLAN KEY NOTES

- INSTALL RE-STRIPING OF PARKING LOT AT (E) STALLS AS SHOWN ON PLAN AND PER DETAIL 5/C1.0
- REMOVE (E) CONCRETE SIDEWALK ALONG EAST SIDE OF BUILDING BETWEEN SAWCUTS AND REPLACE WITH (N) 5' WIDE SIDEWALK.
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK WITH STAIRS CONNECTING TO (E) STREET SIDEWALK AS SHOWN ON PLAN AND PER CIVIL DETAILS 1&2/C1.0
- (N) PARKING SIGN: "OREGON CITY PLANNING AND BUILDING VISITOR PARKING"
- (E) PARKING SPACE TO BE REMOVED. USE BLACK ASPHALT PAINT TO REMOVE (E) STRIPING.
- (N) PARKING SPACE. INSTALL STALL STRIPING AS SHOWN ON PLAN AND PER DETAIL 5/C1.0
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT LOCATION SHOWN ON PLAN AND PER DETAIL 2&3/C1.0
- (N) CONCRETE BICYCLE PARKING PAD. CONSTRUCT 4" THICK CONCRETE SIDEWALK PER DETAIL 2/C1.0, OFCI BICYCLE PARKING RACKS
- (E) CONCRETE SIDEWALK TO REMAIN
- TAPER SIDEWALK AS SHOWN ON PLAN TO MATCH (E) SIDEWALK WIDTH.
- RE-PAIN AD MARKINGS AT EXISTING LOCATION PER DETAIL 4/C1.0
- INSTALL (N) RIGHT TURN ARROW PAINT AS SHOWN ON PLAN
- CONNECT NEW BUILDING ROOF DRAIN DOWNSPOUT TO STORM DRAIN PIPE AS ON PLAN AND DETAIL 6/C1.0
- REMOVE AND REPLACE CONCRETE AS REQUIRED TO INSTALL DRAIN PIPE.
- INSTALL PVC SCHEDULE 40 STORM PIPE PER PLAN. CONTRACTOR TO PROVIDE POSITIVE SLOPE AND 12" MINIMUM COVER CONSTRUCT TRENCH SECTION PER DETAIL 7/C1.0
- APPROXIMATE POINT OF CONNECTION TO EXISTING ROOF DRAIN STORM DISCHARGE PIPE. CONTRACTOR TO DETERMINE PROPER CONNECTION IN FIELD. CONTACT DESIGN ENGINEER IN THE EVENT OF CONFLICT.
- INSTALL NEW EMPLOYEE PARKING SIGN AS SHOWN ON PLAN AND DETAIL 8/C1.0
- (ALTERNATE) INSTALL NEW FLAG POLE AS SHOWN ON PLAN AND DETAIL 9/C1.0

LEGEND

- CHAIN LINK FENCING
- SIDEWALK REPLACEMENT AREA
- LANDSCAPE IMPROVEMENTS, SEE SHEET L1.0 FOR LANDSCAPE PLAN
- TRAFFIC BOLLARD
- (E) TREE
- NEW GRADE POINT TO MATCH EXISTING GRADE AT LOCATIONS SHOWN

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

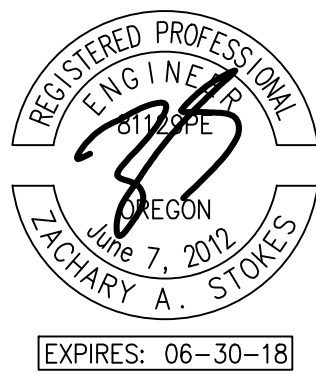


1 CIVIL SITE & GRADING PLAN 1"=10'

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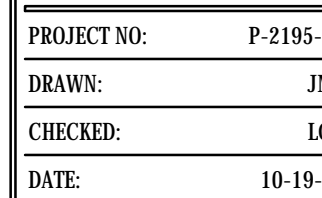
CIVIL SITE & GRADING PLAN

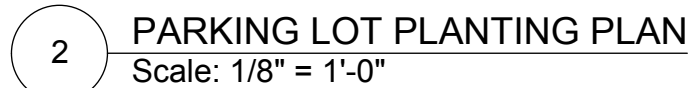
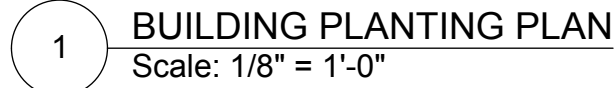
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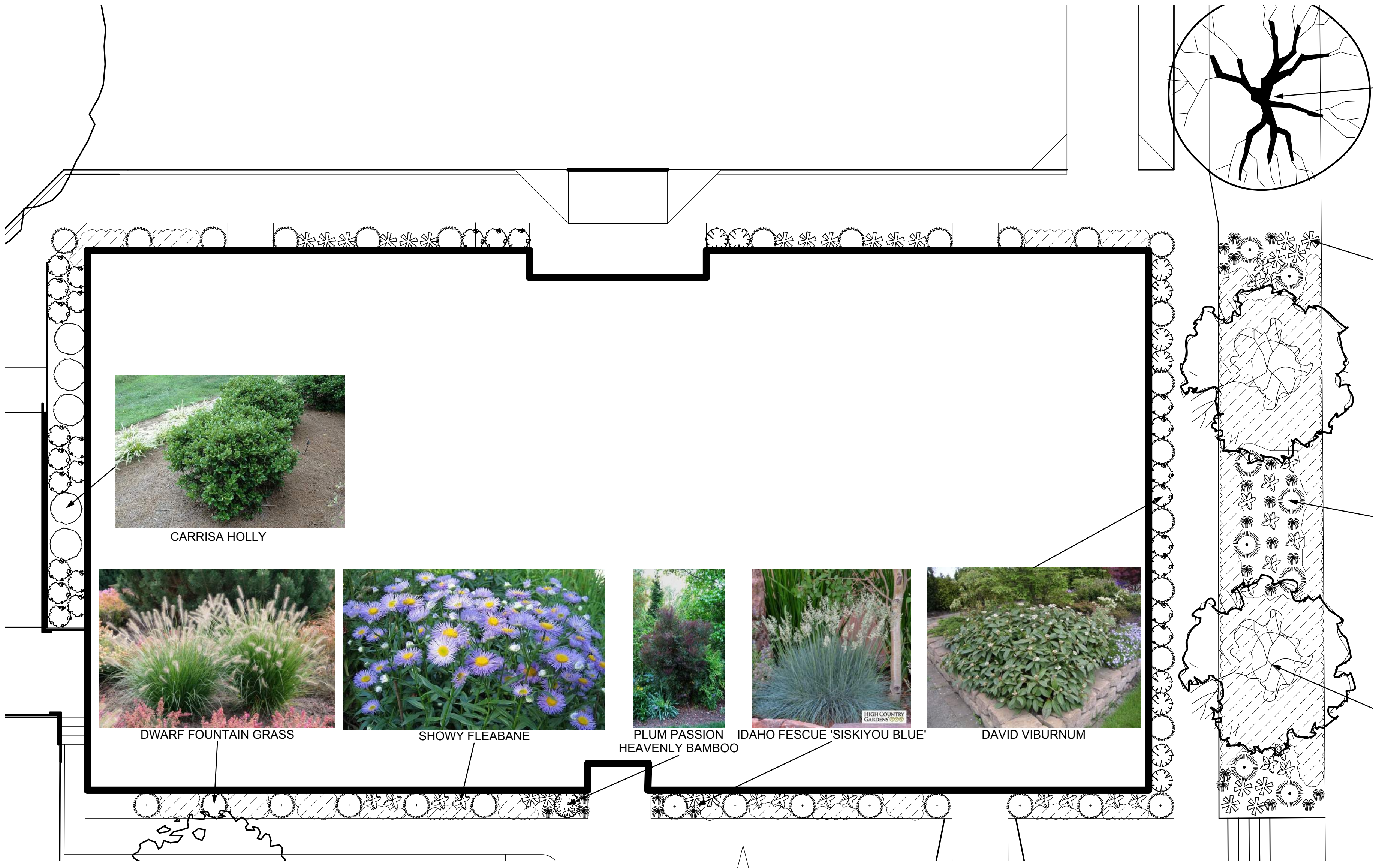
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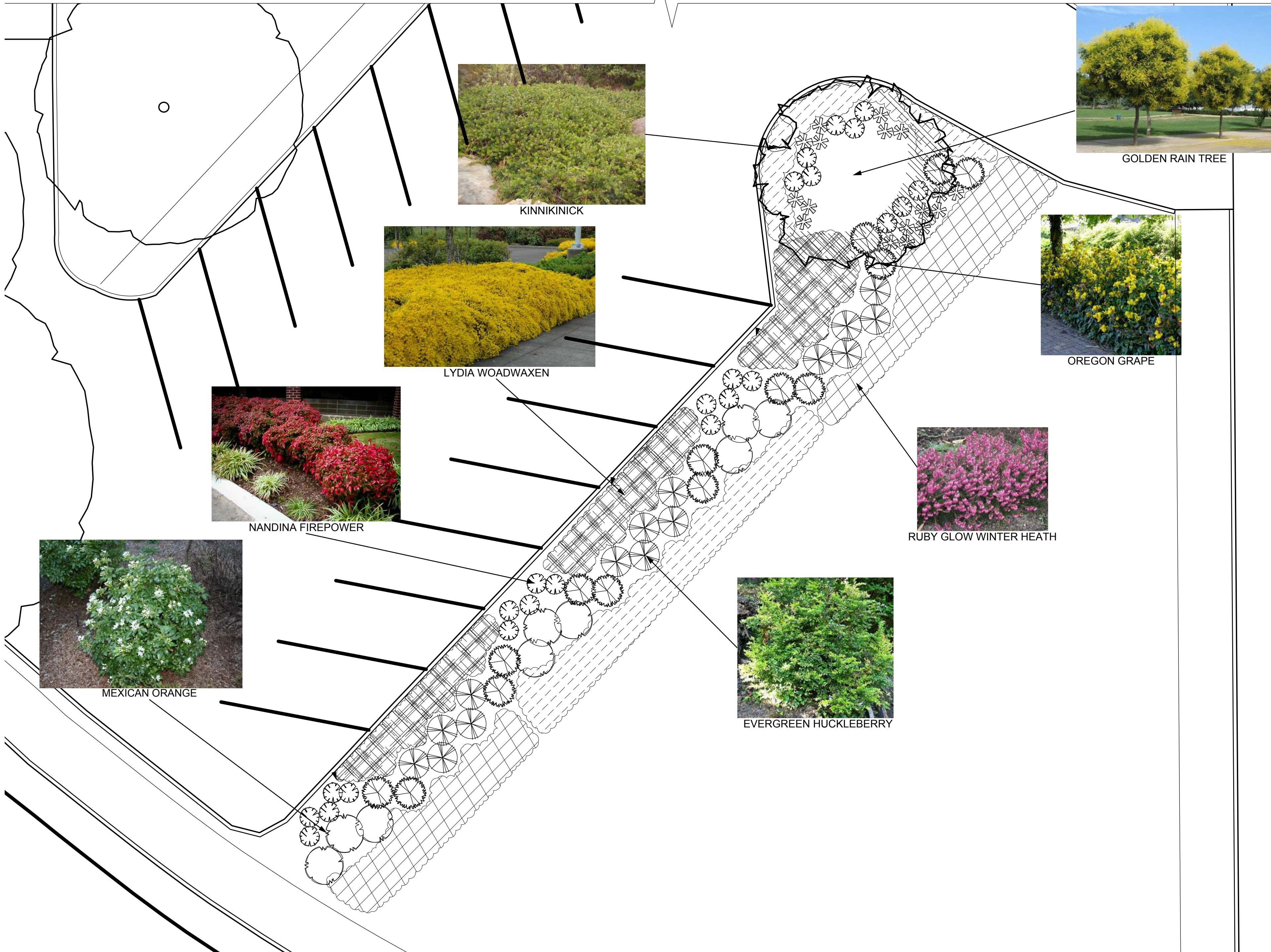


NOTES:

1. GROUND COVER TO ACHIEVE 100% COVERAGE WITHIN 3 YEARS. CONTRACTOR TO EVALUATE PLANT COVERAGE AFTER 1 YEAR IN ORDER TO DETERMINE IF ADDITIONAL PLANTINGS WILL BE REQUIRED.
2. NO BARK MULCH SHALL BE ALLOWED EXCEPT UNDER THE CANOPY OF SHRUBS AND WITHIN 2 FEET OF THE BASE OF TREES.



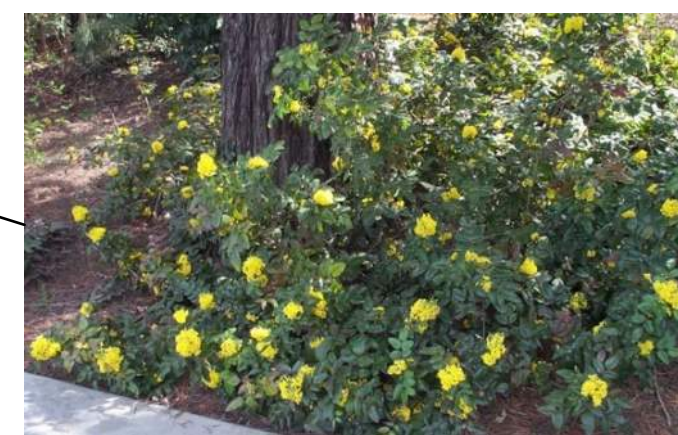
1 BUILDING PLANTING PLAN
Scale: 1/8" = 1'-0"



2 PARKING LOT PLANTING PLAN
Scale: 1/8" = 1'-0"



KOBUS MAGNOLIA



CREEPING MAHONIA



FOERSTER'S FEATHER REED GRASS



EASTERN REDBUD

Plant List - Types		ID	Qty	Common Name	Botanical Name	Scheduled Size	Comments
Groundcover							
		ARUU	156	Kinnikinnick	Arctostaphylos uva-ursi 'Emerald Carpet'	4" POT	PLANT 36" O.C.
		GELY	40	Lydia Woodwaxen	Genista lydia	4" POT	PLANT 36" O.C.
		ERRG	102	Ruby Glow Winter Heath	Erica carnea 'Ruby Glow'	4" POT	PLANT 24" O.C.
Ornamental Grass							
		PEAL	33	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 GAL.	
		CAAC	8	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	
		FEID	26	Idaho Fescue 'Siskiyou Blue'	Festuca idahoensis 'siskiyou blue'	1 GAL.	
Perennials							
		ERSP	25	Showy Fleabane	Erigeron speciosus	1 GAL.	
Shrubs							
		ILCO	5	Carissa Holly	Ilex cornuta 'Carissa' P.P.# 3187	5 Gal.	
		MARE	41	Creeping Mahonia	Mahonia repens	1 GAL.	
		VIDA	26	David Viburnum	Viburnum davidii	1 GAL.	
		VAOV	15	Evergreen Huckleberry	Vaccinium ovatum	5 GAL.	
		NAFI	34	Firepower Heavenly Bamboo	Nandina domestica 'Firepower'	1 GAL.	
		CHTE	9	Mexican Orange Blossom	Choisya ternata	5 GAL.	
		MAAQ	14	Oregon Grape	Mahonia aquifolium	5 GAL.	
		NADO	1	Plum Passion Heavenly Bamboo (TM)	Nandina domestica 'Plum Passion' (TM)	5 GAL.	
Trees							
		CECA	2	Eastern Redbud	Cercis canadensis	2" CALIPER	
		KOPA	1	Golden Rain Tree	Koelreuteria paniculata	2" CALIPER	
		MAKO	1	Kobus Magnolia	Magnolia kobus	2" CALIPER	

NOTES:

- GROUND COVER TO ACHIEVE 100% COVERAGE WITHIN 3 YEARS. CONTRACTOR TO EVALUATE PLANT COVERAGE AFTER 1 YEAR IN ORDER TO DETERMINE IF ADDITIONAL PLANTINGS WILL BE REQUIRED.
- NO BARK MULCH SHALL BE ALLOWED EXCEPT UNDER THE CANOPY OF SHRUBS AND WITHIN 2 FEET OF THE BASE OF TREES.

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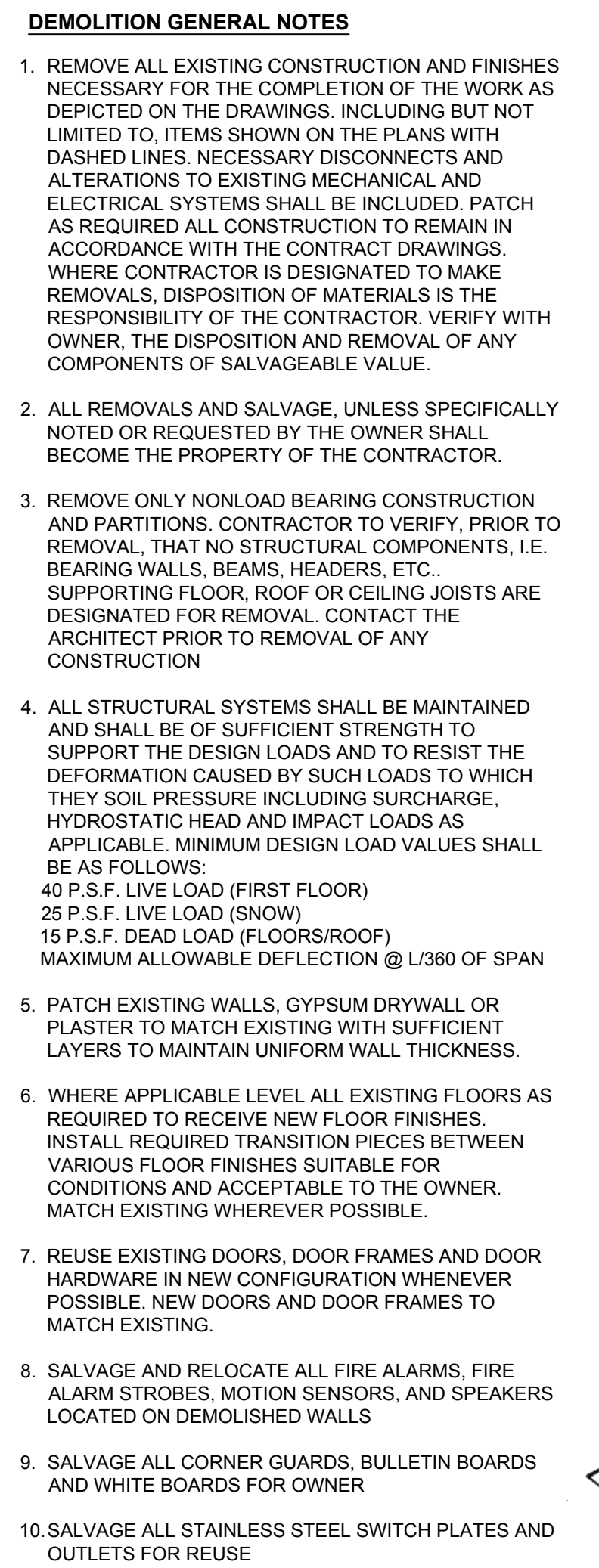


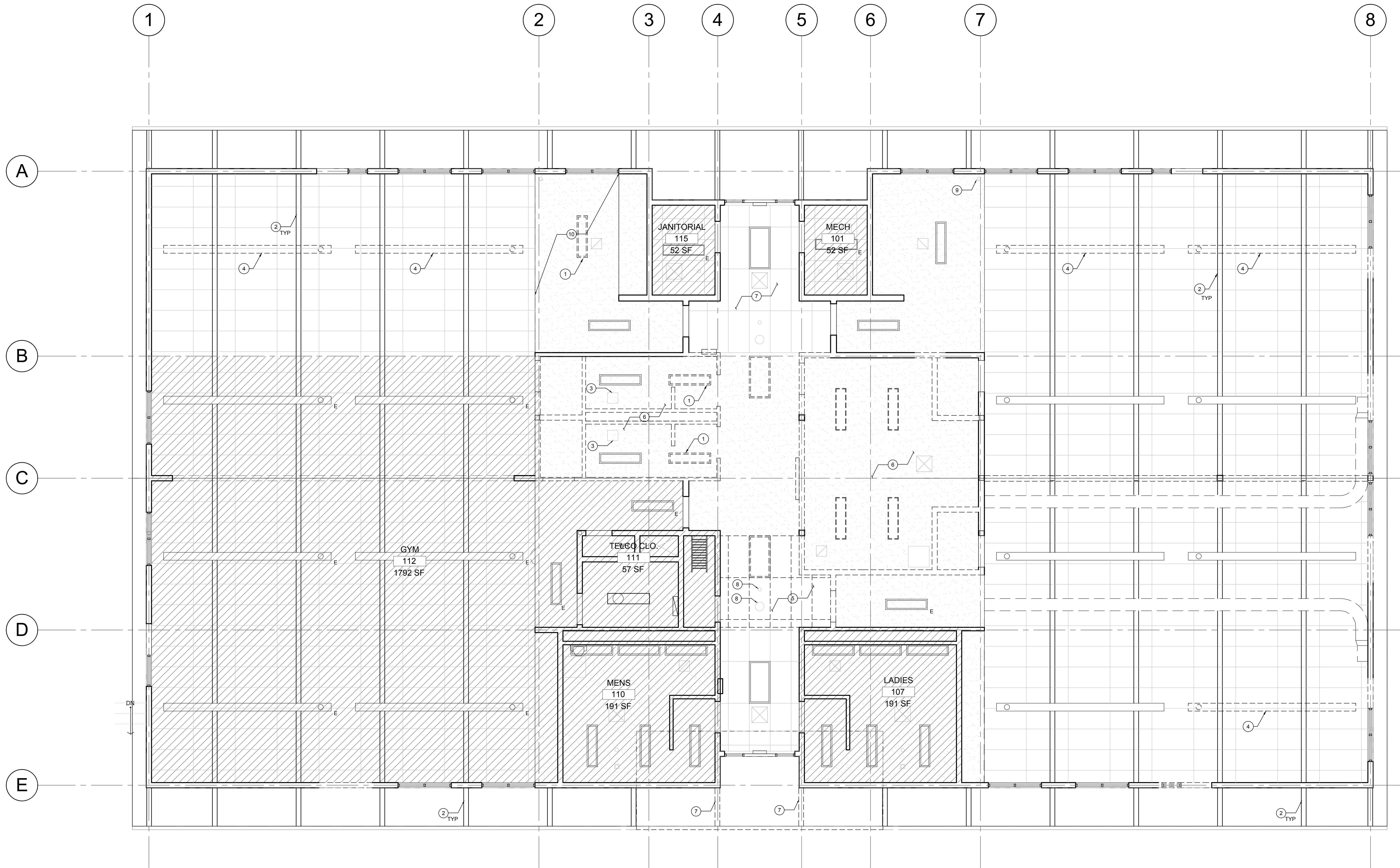
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CHECKED: GTC
DATE: 08-08-17



PLANTING
PLAN W/
IMAGES

L1.1





- PLAN KEY NOTES**
- 1 SALVAGE LIGHT FIXTURE FOR REUSE
 - 2 EXPOSED CEILING BEAMS, 6X12 AT 8' O.C., PREP. FOR PAINT
 - 3 DEMOLISH BATHROOM EXHAUST FAN
 - 4 DEMOLISH PENDENT LIGHT FIXTURE
 - 5 DEMOLISH PORTION OF ACOUSTIC CEILING TILE TO BE REPLACED WITH GYPSUM
 - 6 PATCH (E) GYPSUM LID
 - 7 REMOVE ROOF EAVE, CUT BACK BEAMS UP TO PERIMETER WALL AS NECESSARY FOR NEW CANOPY
 - 8 REMOVE AND REINSTALL (E) CEILING FIXTURE AS NEEDED FOR NEW GYP CEILING
 - 9 REMOVE AND RELOCATE (E) CEILING FIXTURE AS NEEDED FOR NEW PARTITION WALL
 - 10 DEMOLISH GYP CEILING, REPLACE WITH ACT PER A1.2

- LEGEND**
- NO WORK IN THIS AREA
 - GYPSUM BOARD
 - ACOUSTIC CEILING TILE 2X4
 - LIGHT FIXTURES TO BE REMOVED

- DIFFUSER SYMBOLS**
- 24" X 24" SUPPLY
 - 12" X 12" RETURN

- GENERAL NOTES**
1. ALL CEILING FIXTURES TO REMAIN UNLESS OTHERWISE NOTED
 2. SALVAGE DEMOLISHED LIGHTING AND DIFFUSERS AS INDICATED
 3. EXIT SIGNS TO REMAIN
 4. DEMOLISH EXPOSED DUCTWORK AND AIR INTAKE DUCTING AT WALL. SEE MECHANICAL DEMO. SHEET
 5. (E) 2X4 ACT TO REMAIN. DAMAGED TILES TO BE REPLACED BETWEEN (E) ROOF RAFTERS

IF THIS BAR DOES NOT MEASURE
1 INCH IN LENGTH, THEN THE
DRAWING IS NOT TO SCALE

DATE	
BY	
REVISIONS	
NO.	

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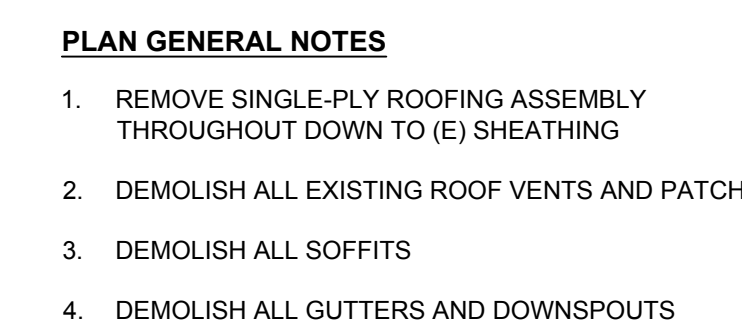
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DRAWN: MJC
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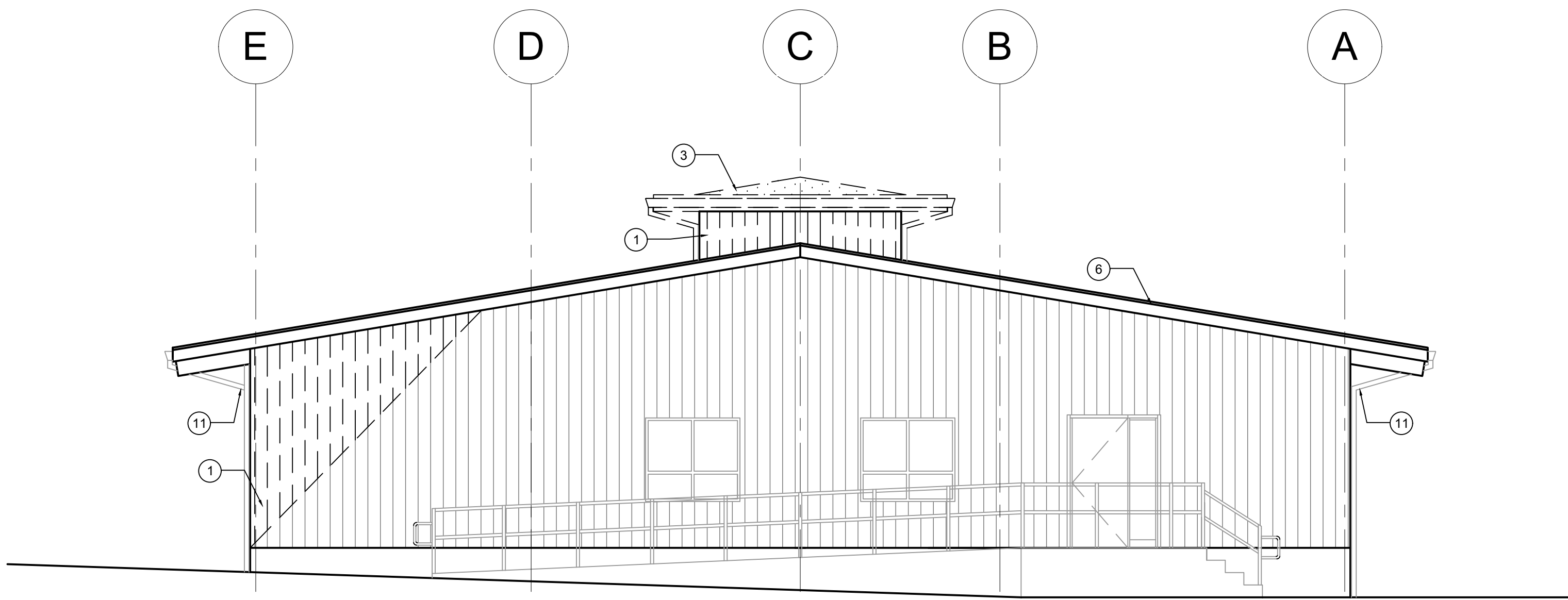
REGISTERED ARCHITECT
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KLAMATH FALLS, OR
STATE OF OREGON
EXPIRES: 12-31-17

DEMOLITION
REFLECTED CEILING
PLAN

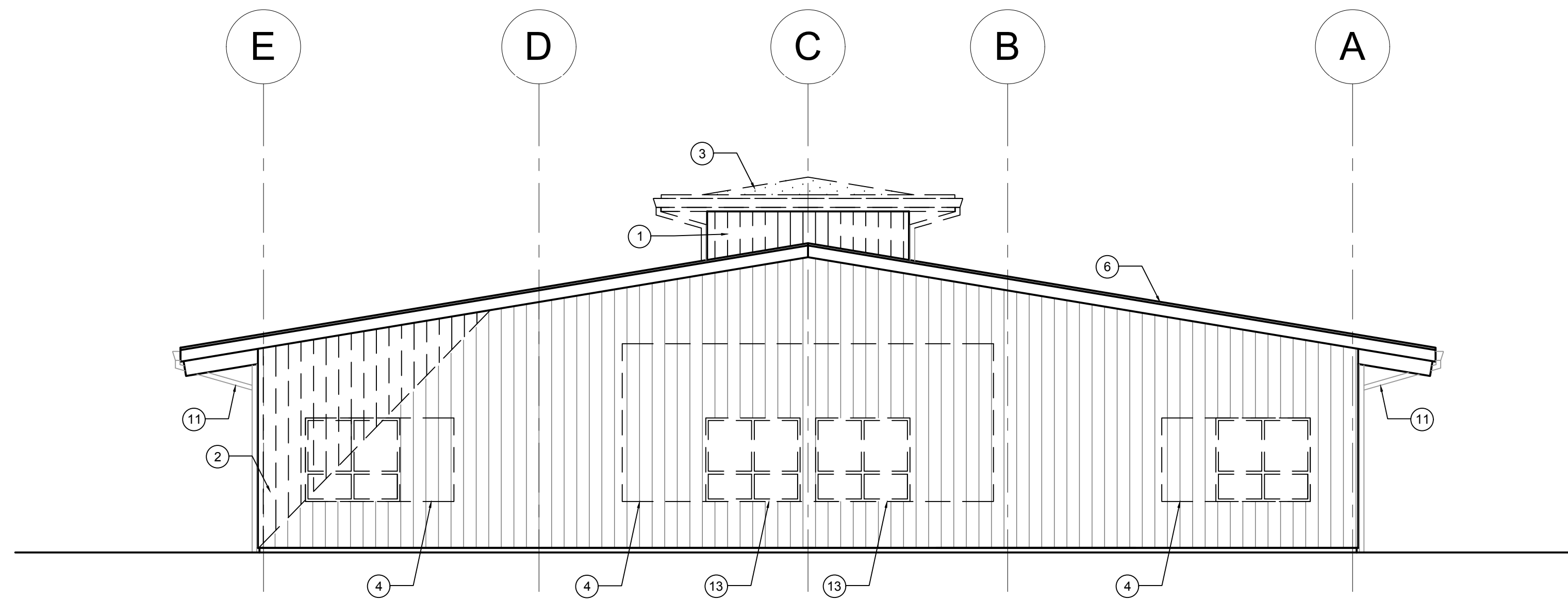
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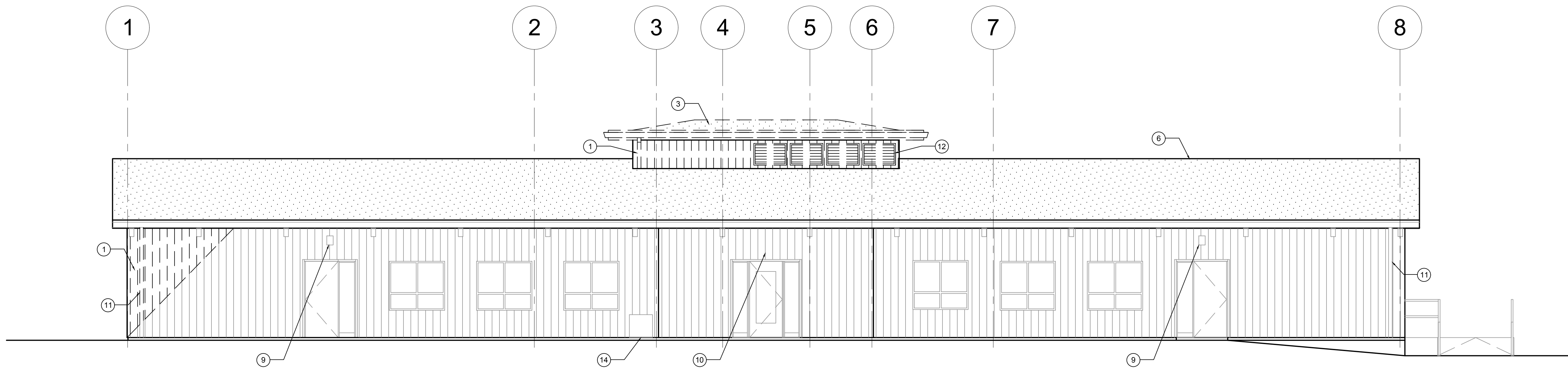




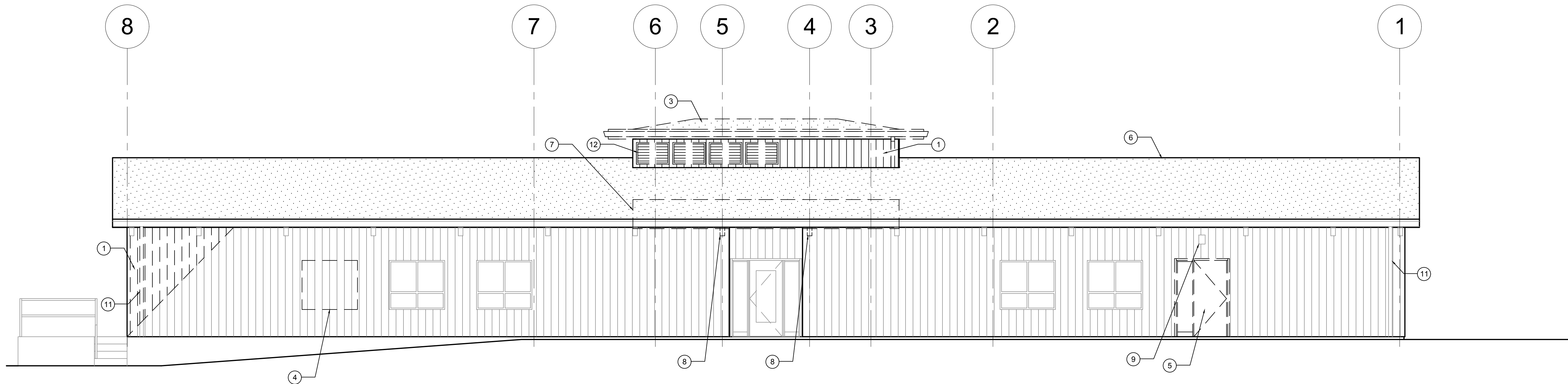
1
AD.4
(E) WEST ELEVATION
3/16"= 1'-0"



2
AD.4
(E) EAST ELEVATION
3/16"= 1'-0"



3
AD.4
(E) NORTH ELEVATION
3/16"= 1'-0"



4
AD.4
(E) SOUTH ELEVATION
3/16"= 1'-0"

- 4 PLAN KEY NOTES
- 1 DEMOLISH T1-11 SIDING ON ENTIRE BUILDING. DEMOLISH AND REPLACE SHEATHING AS NECESSARY FOR NEW HOLDDOWNS PER S1.1
 - 2 DEMOLISH T1-11 SIDING AND SHEATHING DOWN TO STUD ON ENTIRE EAST FACADE
 - 3 DEMOLISH MECHANICAL EQUIPMENT WELL ROOFING, SHEATHING AND ROOF STRUCTURE
 - 4 DEMOLISH WALL FRAMING FOR NEW WINDOW
 - 5 DEMOLISH DOOR AND FRAMING FOR NEW WINDOW
 - 6 REMOVE ROOFING DOWN TO SHEATHING ON ENTIRE ROOF
 - 7 REMOVE ROOF FRAMING AS NECESSARY FOR NEW ENTRY CANOPY
 - 8 CUT BACK (2) CENTER ROOF BEAMS TO PERIMETER WALL FOR NEW CANOPY
 - 9 DEMOLISH WALL-MOUNTED LIGHT FIXTURE
 - 10 DEMOLISH ADDRESS NUMBERS
 - 11 DEMOLISH ALL GUTTERS AND DOWNSPOUTS
 - 12 DEMOLISH LOUVERS AND PATCH FOR NEW SIDING
 - 13 SALVAGE WINDOW FOR RE-USE
 - 14 (E) GAS METER TO REMAIN

- LEGEND
- T1-11 SIDING TO BE DEMOLISHED
 - ROOFING TO BE DEMOLISHED
 - INDICATES ELEMENT TO BE DEMOLISHED

- PLAN GENERAL NOTES
1. SALVAGE DEMOLISHED WINDOWS FOR RE-USE, SEE DEMOLITION PLAN

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CHECKED: JCH

DATE: 10-19-17

REGISTERED ARCHITECT

JOELLE HARRIS

KLAMATH FALLS, OR 97603

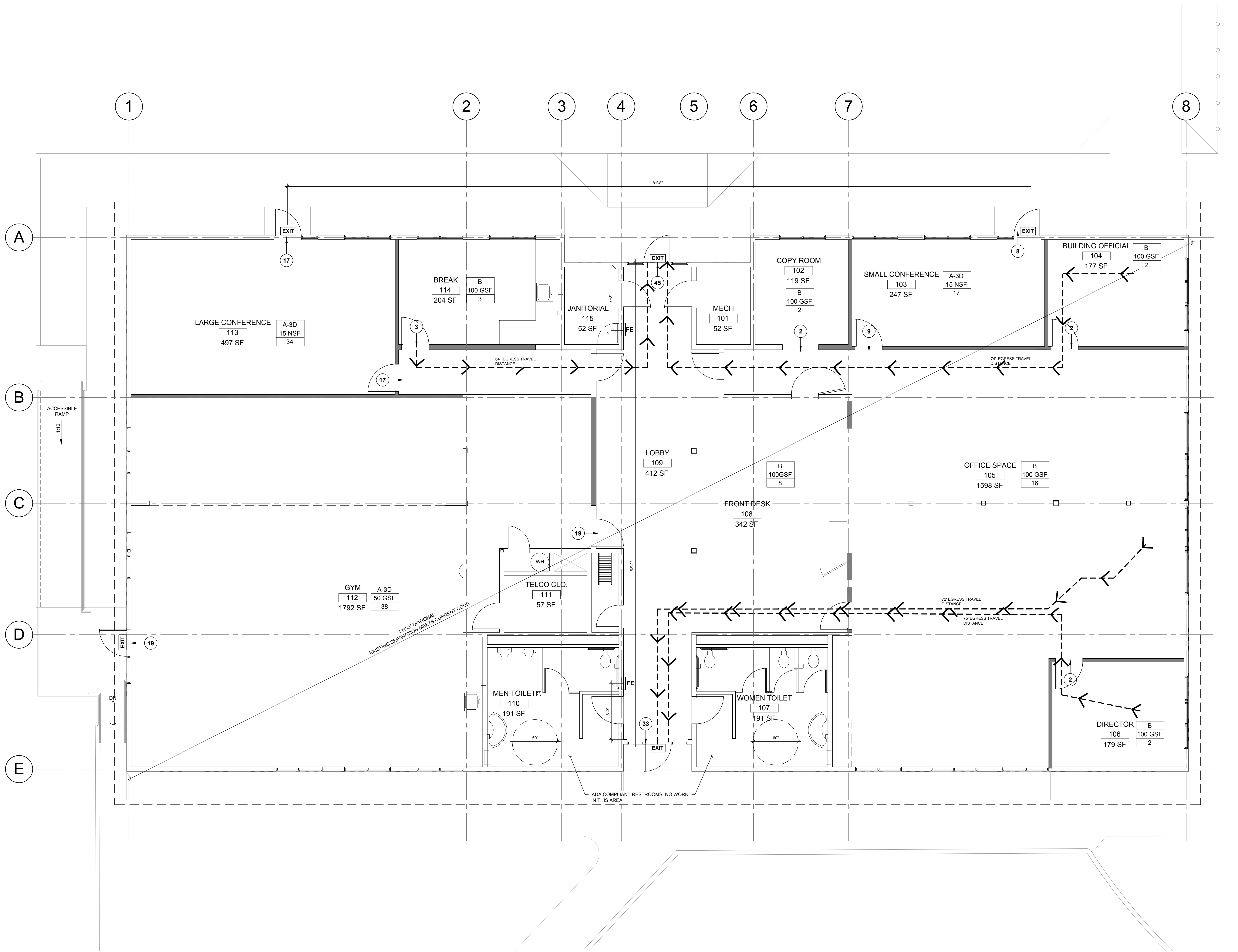
STATE OF OREGON

EXPIRES: 12-31-17

DEMOLITION ELEVATIONS

AD.4

ISSUED FOR PERMIT/BID



LEGEND

- EMERGENCY EXIT ROUTE
- ILLUMINATED EXIT SIGN PER OSSC SECTION 1011.
- FIRE EXTINGUISHER
- EXISTING WALLS/PARTITIONS TO REMAIN
- NEW WALL/PARTITION
- OCCUPANT LOAD EXITING
- OCC. TYPE
- OCC. LOAD FACTOR PER TABLE 1004.1.2
- OCC. LOAD

CODE REVIEW

OPEN OFFICE/LOBBY/Front Desk/Break/Copy:
OCCUPANCY/FUNCTION: B/BUSINESS (100 GSF/OCC)
WORK AREA: 2,846 SF
GROSS FLOOR AREA: 3,031 SF
OCCUPANT LOAD: 33

LARGE CONFERENCE:
OCCUPANCY/FUNCTION: A-3/D/ASSEMBLY (15 NSF/OCC)
WORK AREA: 498 SF
GROSS FLOOR AREA: 539 SF
OCCUPANT LOAD: 34

SMALL CONFERENCE:
OCCUPANCY/FUNCTION: A-3/D/ASSEMBLY (15 NSF/OCC)
WORK AREA: 247 SF
GROSS FLOOR AREA: 276 SF
OCCUPANT LOAD: 17

GYM:
OCCUPANCY/FUNCTION: A-3/D/EXERCISE (50 GSF/OCC)
WORK AREA: 1,763 SF
GROSS FLOOR AREA: 1,883 SF
OCCUPANT LOAD: 38

TOTAL OCCUPANT LOAD= 122

SPRINKLERS: NOT PROVIDED
FIRE ALARM: PROVIDED

PER TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL:
FOR 'A' & 'B' OCCUPANCY WITH MORE THAN 30
OCCUPANTS = 75 FT.

PER SECTION 1015.2.1 TWO EXITS OR EXIT ACCESS
DOORWAYS. 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.

PLUMBING FIXTURES

PER TABLE 2002.1 MINIMUM NUMBER OF REQUIRED
PLUMBING FIXTURES:

AREA	OCC TYPE	OCCUP- ANTS		FIXTURES REQUIRED			FIXTURES PROVIDED		
		M	F	M	F	LAV	M	F	LAV
3,031	B	17	17	1	1	1	4/3*	2	1
2,688	A	45	45	1	1	1	1	1	1

*PER TABLE 2002.1 URINALS MAY REPLACE WATER
CLOSETS AT A RATIO OF 1 URINAL PER 2/3 WATER CLOSET

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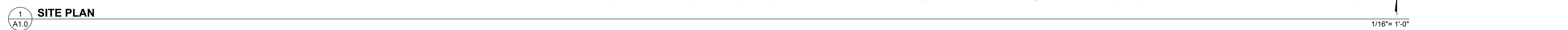
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CODE/EGRESS PLAN

A0.1

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- LEGEND**

CHAIN LINK FENCING

SIDEWALK REPLACEMENT AREA

LANDSCAPE IMPROVEMENTS, SEE SHEET L1.0 FOR LANDSCAPE PLAN

TRAFFIC BOLLARD

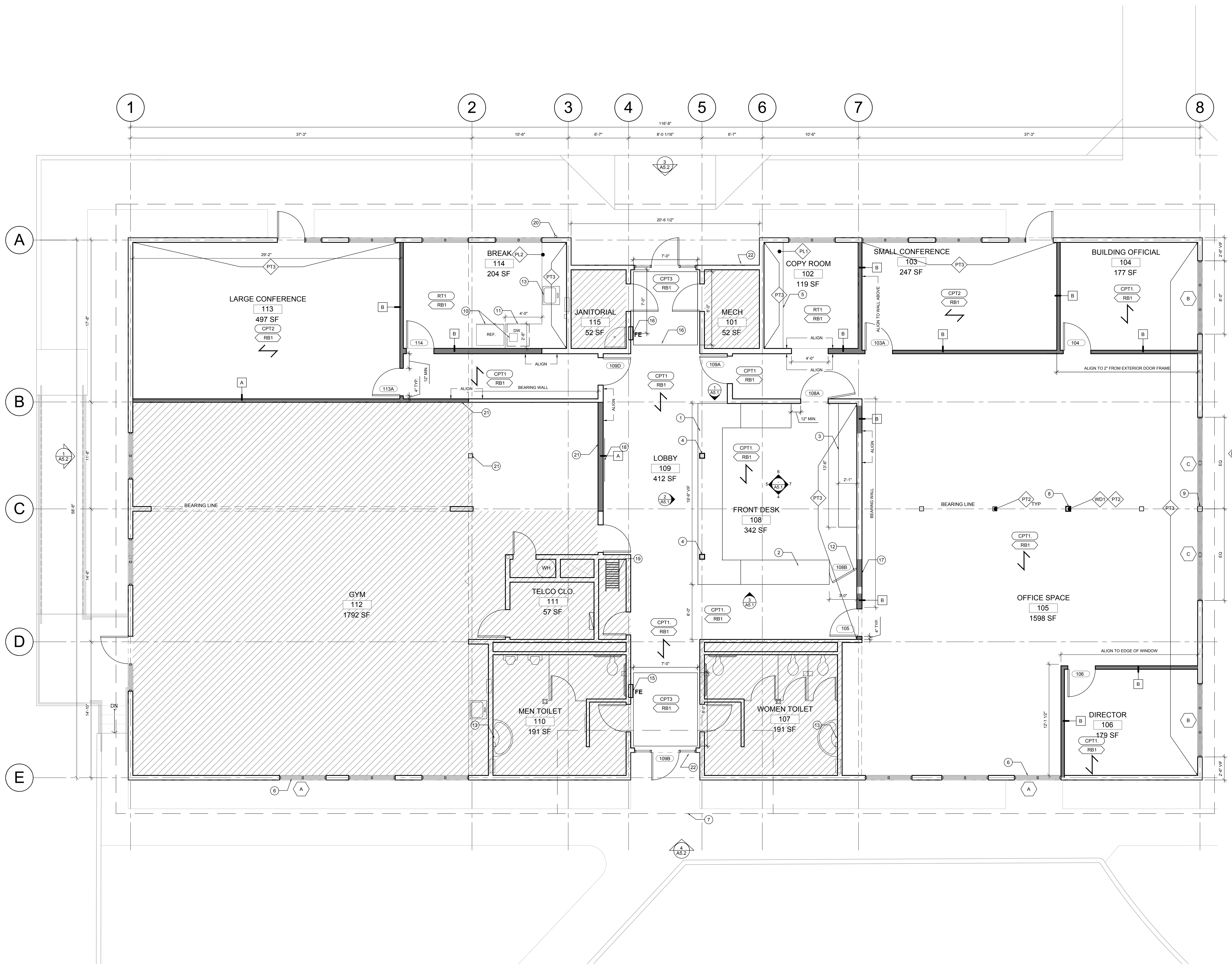
(E) TREE

1. ALL DIMENSIONS ARE APPROXIMATE.
2. LANDSCAPE IMPROVEMENTS TO BE VERIFIED WITH ARCHITECT.
3. SIDEWALK IMPROVEMENTS TO BE VERIFIED BY ARCHITECT.
3. BICYCLE RACKS WILL BE PROVIDED BY THE CLIENT AND INSTALLED BY THE GENERAL CONTRACTOR.
4. ALL (N) LANDSCAPING TO RECEIVE IRRIGATION, TRENCH IRRIGATION ACROSS PARKING LOT AND PATCH ASPHALT WHERE NECESSARY. SEE SPECIFICATIONS.

EXPIRES: 12-31-17

SITE PLAN

A1.0



- PLAN KEY NOTES**
- NEW CASEWORK: 42" COUNTER WITH P-LAM SURFACE. SEE SHEET A5.1
 - ADA ACCESSIBLE CASEWORK AND COUNTER
 - NEW CASEWORK AND COUNTER, SEE SHEET A5.1
 - (E) POST TO BE TRIMMED OUT ABOVE NEW COUNTER WITH 1X CEDAR WITH MITERED CORNERS. SEE SHEET A5.1
 - (E) CASEWORK WITH PLUMBING FIXTURES REMOVED AND (N) P. LAM. COUNTERTOPS.
 - SALVAGED AND REINSTALLED NAIL FIN ALUMINUM WINDOW
 - NEW ENTRY CANOPY
 - EXISTING POST TRIMMED OUT WITH 1X CEDAR BOARDS, MITERED AT CORNERS, TO A HEIGHT OF 67". POST BASE TO BE RB1. SEE FINISH SCHEDULE (POST TO BE PAINTED PT2 ABOVE CEDAR TRIM)
 - NEW WINDOW FRAMING PER STRUCTURAL SHEET
 - NEW WATER LINE FOR OFCI REFRIGERATOR AND COFFEE MAKER
 - NEW CASEWORK AND COUNTERTOPS. NEW PLUMBING FOR OFCI DISHWASHER
 - HALF-DOOR PANEL WITH 180 DEGREE SWING, MATCHING P-LAM FINISH
 - MODIFIED CASEWORK: NEW P-LAM COUNTERTOP WITH 4" BACKSPLASH ON EXISTING CASEWORK WITH NEW SS TOP MOUNT SINK: ELKAY CELEBRITY 28" X 21-1/4" X 5-3/8" DEEP. GEOR2821RM2 & FAUCET; CONCE TO THREE-HOLE BASIN MIXER 1/2" L-SIZE. 2021700A AND GARBAGE DISPOSAL.
 - ALTERNATE: REMOVE EXISTING HAND SINK IN BOTH TOILETS AND REPLACE WITH AMERICAN STANDARD DXV LYDON 47 INCH WALL-HUNG TROUGH SINK. INCLUDE TWO FAUCETS (DXV) AMERICAN STANDARD LYDON SINGLE HANDLE BATHROOM FAUCET, SANIWRAP AT PIPING, AND SOME ADDITIONAL TILE PATCHING (DAL TILE, 2X2 MATTE MOSAIC)
 - (E) FIRE EXTINGUISHER CASE. CONTRACTOR TO PROVIDE NEW FIRE EXTINGUISHER
 - RELOCATED FIRE EXTINGUISHER CASE WITH NEW FIRE EXTINGUISHER
 - INFILL (E) DOOR
 - (N) OFCI TILE ART WORK, PROVIDE BLOCKING IN WALL FOR ATTACHMENT
 - (E) MECHANICAL ROOM ACCESS LADDER TO REMAIN.
 - (N) 3" PVC DRAIN PIPE TO EXIT ATTIC SPACE AND RUN VERTICALLY TO BELOW GRADE. SEE SHEET A5.2 FOR EXIT LOCATION
 - PAINT TO MATCH (E) GYM. ADD EXTRA LAYER OF 5/8 GWB TO WALLS (3 LAYERS TOTAL)
 - OFCI BOOT SCRUBBER

- LEGEND**
- EXISTING WALLS/PARTITIONS TO REMAIN
 - NEW PARTITION
 - ROOF OVERHANG
 - NO WORK IN THIS AREA
 - WINDOW TYPE
 - WALL TYPE
 - FIRE EXTINGUISHER
- FINISH LEGEND**
- ROOM TAG
 - NAME
 - ROOM NAME
 - ROOM NUMBER
 - FLOOR FINISH
 - WALL BASE
 - DIRECTION OF CARPET PATTERN
 - FINISH TAG

- PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
 - TRANSITION OF FLOORING MATERIALS TO OCCUR UNDER DOOR SLAB UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALL SURFACES WITHIN AREA OF WORK TO RECEIVE PAINT. SEE FINISH SCHEDULE
 - EXISTING CEILING BEAMS AND ACT TO BE PAINTED IN OPEN OFFICE SPACE AND VISIBLE AREAS OF LARGE CONFERENCE ROOM. SEE FINISH SCHEDULE
 - ALL DOOR FRAMES WITHIN AREAS OF WORK TO RECEIVE PAINT. MATCH ADJACENT WALL COLORS
 - MATCH (E) P-LAM SILL AT NEW WINDOWS.
 - REPLACE WALL INSULATION IF EXISTING IS DETERIORATING, SAGGING, NOT FILLING STUD, OR NON-CODE COMPLIANT.
- WALL PARTITION SCHEDULE**
- FULL HEIGHT NON-RATED PARTITION 2X6 WOOD STUD @ 16" OC, 5/8" GWB ON BOTH SIDES, ACOUSTIC BATT INSULATION ENTIRE CAVITY, CONTINUOUS ACOUSTIC SEALANT AT BASE AND TOP OF WALL.
 - FULL HEIGHT NON-RATED 2X4 WOOD STUD STAGGERED TO MATCH (E) WALL THICKNESS WHERE NECESSARY, 5/8" GWB BOTH SIDES, ACOUSTIC BATT INSULATION ENTIRE CAVITY, CONTINUOUS ACOUSTIC SEALANT AT BASE AND TOP OF WALL.

1 FLOOR PLAN
A1.1

1/4"= 1'-0"

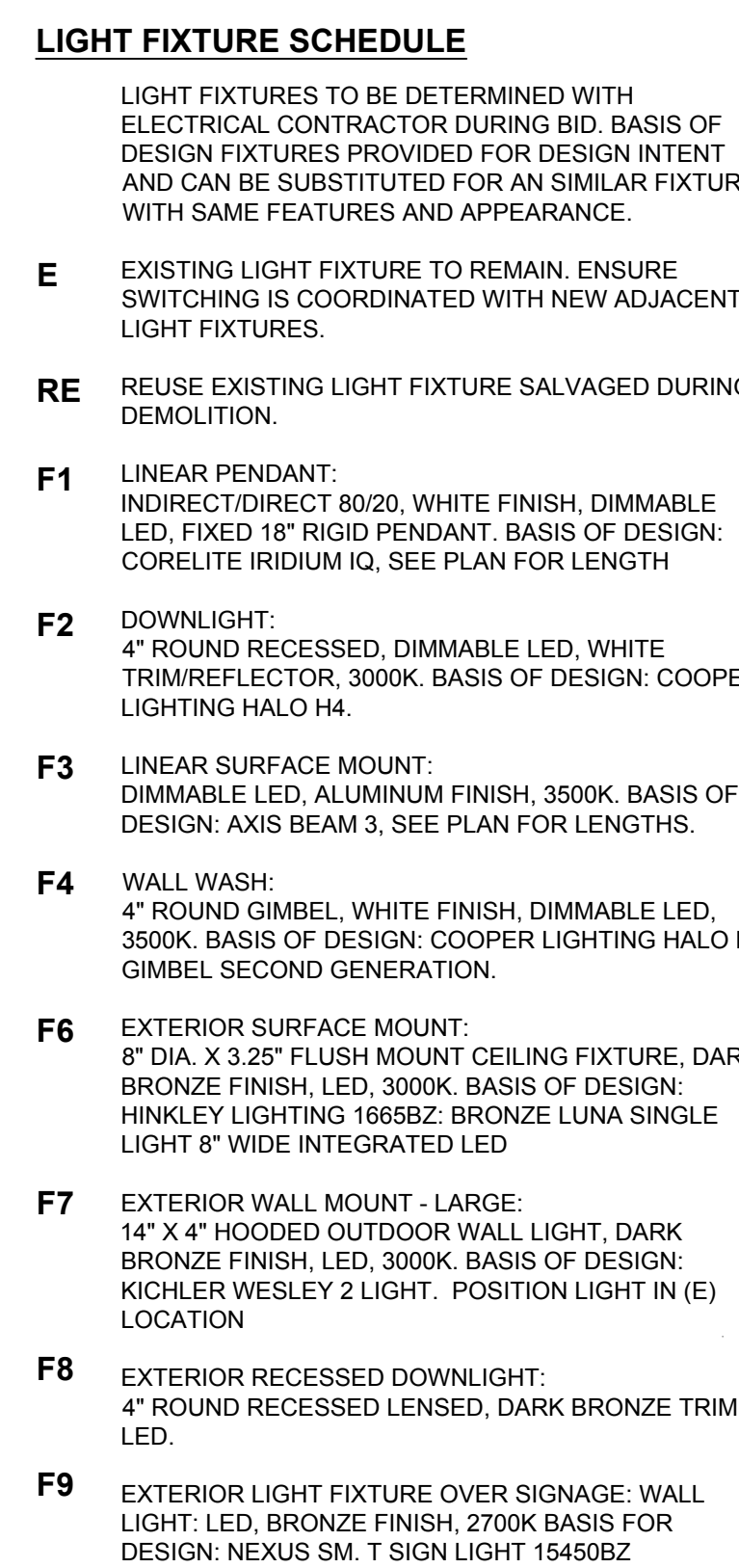
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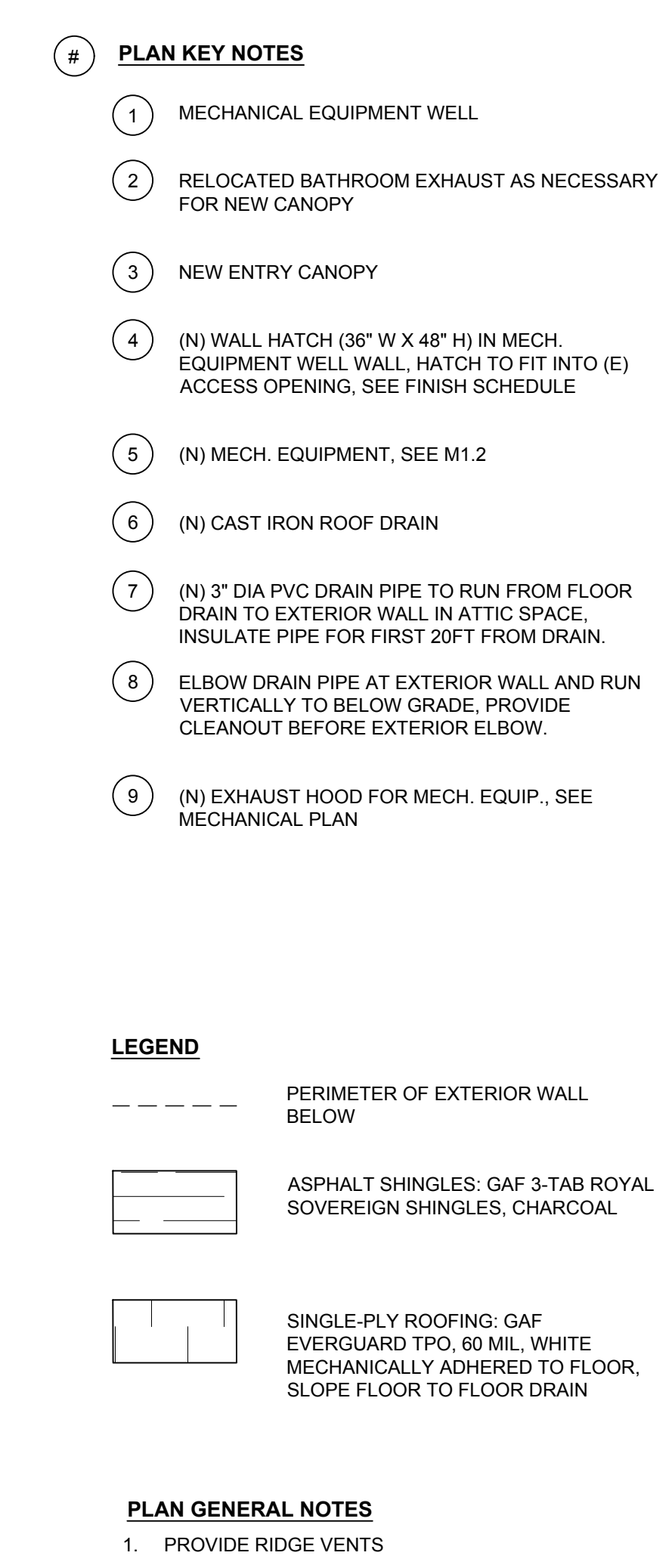
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KLAMATH FALLS, OR
STATE OF OREGON
EXPIRES: 12-31-17

FLOOR PLAN
A1.1

ISSUED FOR PERMIT/BD

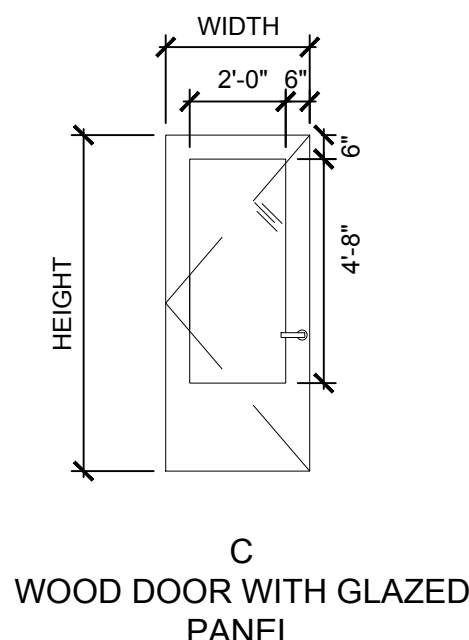
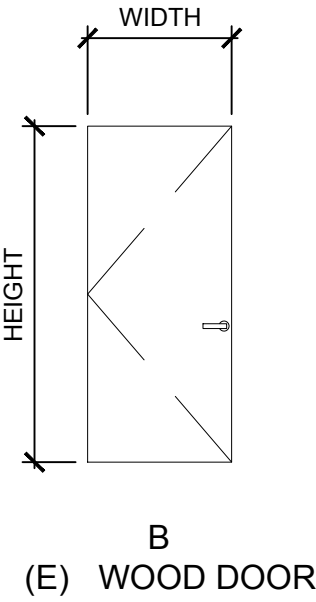
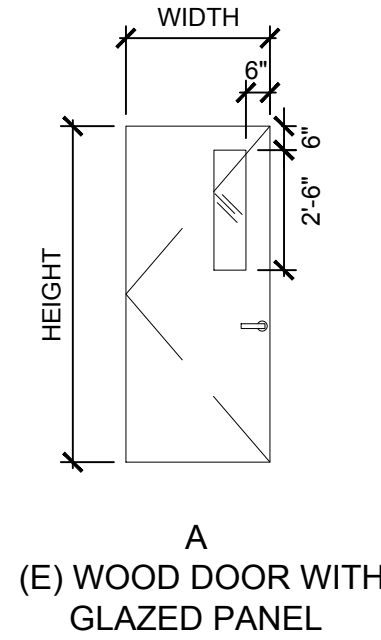


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DOOR SCHEDULE

DOOR NO.	ROOM NAME	ROOM NO.	DOOR HEIGHT	DOOR WIDTH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FIRE RATING	COMMENTS
103A	SMALL CONFERENCE	103	7'-0"	3'-0"	C	WD/TG	CF	HM	-	PASSAGE FUNCTION LOCKSET, ACOUSTICAL GASKETING
104	BUILDING OFFICIAL	104	7'-0"	3'-0"	C	WD/TG	CF	HM	-	OFFICE FUNCTION LOCKSET, ACOUSTICAL GASKETING
105	FRONT LOBBY	105	7'-0"	3'-0"	A	WD/TG	CF	HM	-	CLASSROOM FUNCTION LOCKSET, CARD READER, DOOR CLOSER, AND KICK PLATE
106	DIRECTOR	106	7'-0"	3'-0"	C	WD/TG	CF	HM	-	OFFICE FUNCTION LOCK SET, ACOUSTICAL GASKETING
108A	FRONT DESK	108	EX	EX	B	EX	EX	HM	-	RELOCATED (E) DOOR AND DOOR FRAME. PROVIDE NEW LEVER LOCKSET, CARD READER, MAGNETIC DOOR HOLDER
108B	FRONT DESK	108	3'-6"	3'-0"	-	WD	CF	WD	-	DOUBLE SWING HALF DOOR TO MATCH NEW CASEWORK. PROVIDE CONTINUOUS HINGE
109A	LOBBY	109	ETR							PROVIDE CARD READER
109B	LOBBY	109	ETR							PROVIDE CARD READER, REPLACE EXISTING SIMPLEX LOCKSET WITH SCHLAGE LEVER LOCKSET. PROVIDE STAINLESS STEEL PLATE TO COVER PRIOR LOCKSET HOLES
109D	LOBBY	109	ETR							PROVIDE CARD READER
113A	LARGE CONFERENCE	113	7'-0"	3'-0"	C	WD/TG	CF	HM	-	PASSAGE FUNCTION, ACOUSTICAL GASKETING
114	BREAK	114	EX	EX	B	EX	EX	HM	-	RELOCATED EXISTING DOOR AND DOOR FRAME. PROVIDE DOOR HOLD OPEN KICK

DOOR TYPES



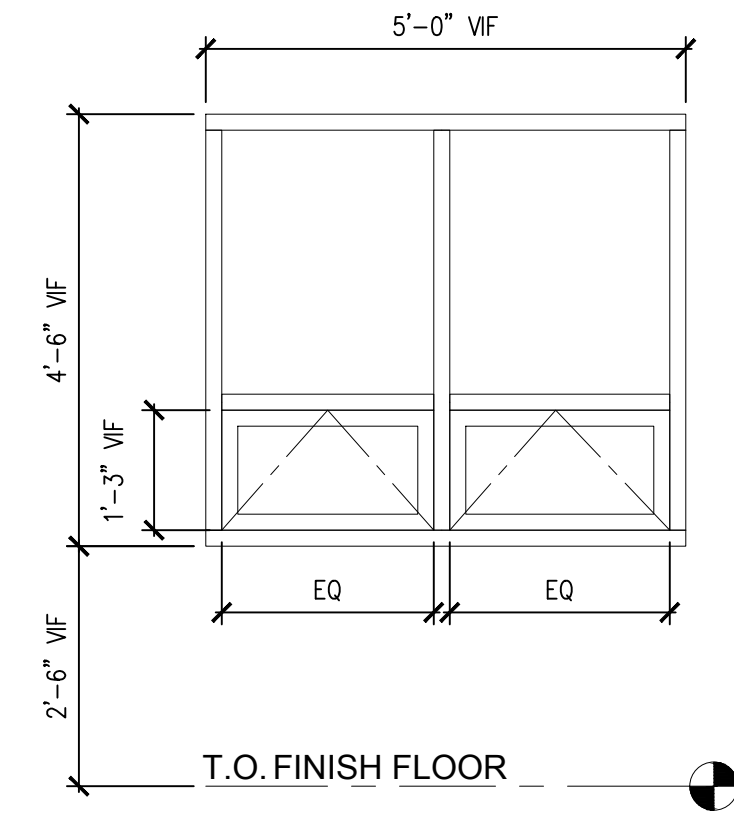
GENERAL DOOR SCHEDULE NOTES

- ALL DOORS & HARDWARE NOT LISTED IN SCHEDULE ARE EXISTING TO REMAIN.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL NEW DOORS TO HAVE HALF DOME FLOOR STOPS IN MATCHING FINISH.
- PROVIDE DOOR SILENCERS ON ALL NEW DOORS.
- NEW DOOR HARDWARE TO MATCH EXISTING DOORS, SCHLAGE FALCON W SERIES IN BRUSHED NICKEL OR EQUAL..
- ASSUME ALL EXISTING DOORS TO BE RE-KEYED.

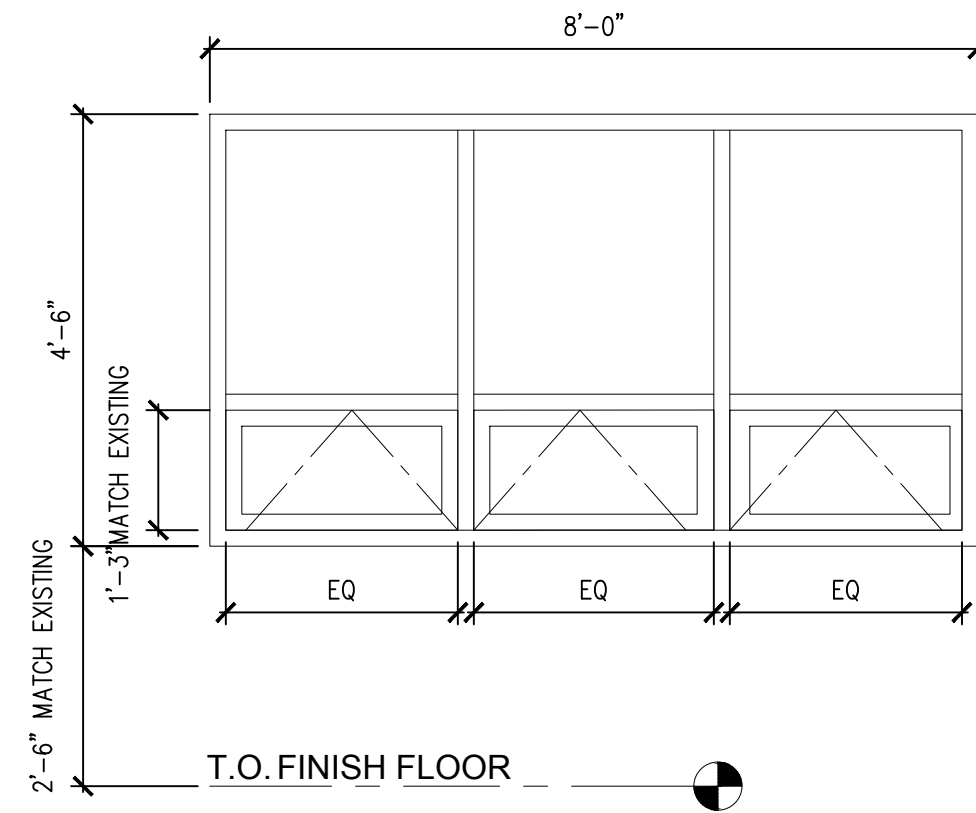
ABBREVIATIONS

EX	EXISTING
ETR	EXISTING TO REMAIN
AL	ALUMINUM
STL	STEEL
CAA	CLEAR ANODIZED ALUMINUM
BRZ	DARK BRONZE ANODIZED ALUMINUM
CF	CLEAR FINISHED WOOD
HM	HOLLOW METAL
PT	PAINTED FINISH
PG	PAINT GRADE WOOD
TG	TEMPERED GLASS
SC	SOLID CORE
STRT	ALUMINUM STOREFRONT
WNDW	WINDOW

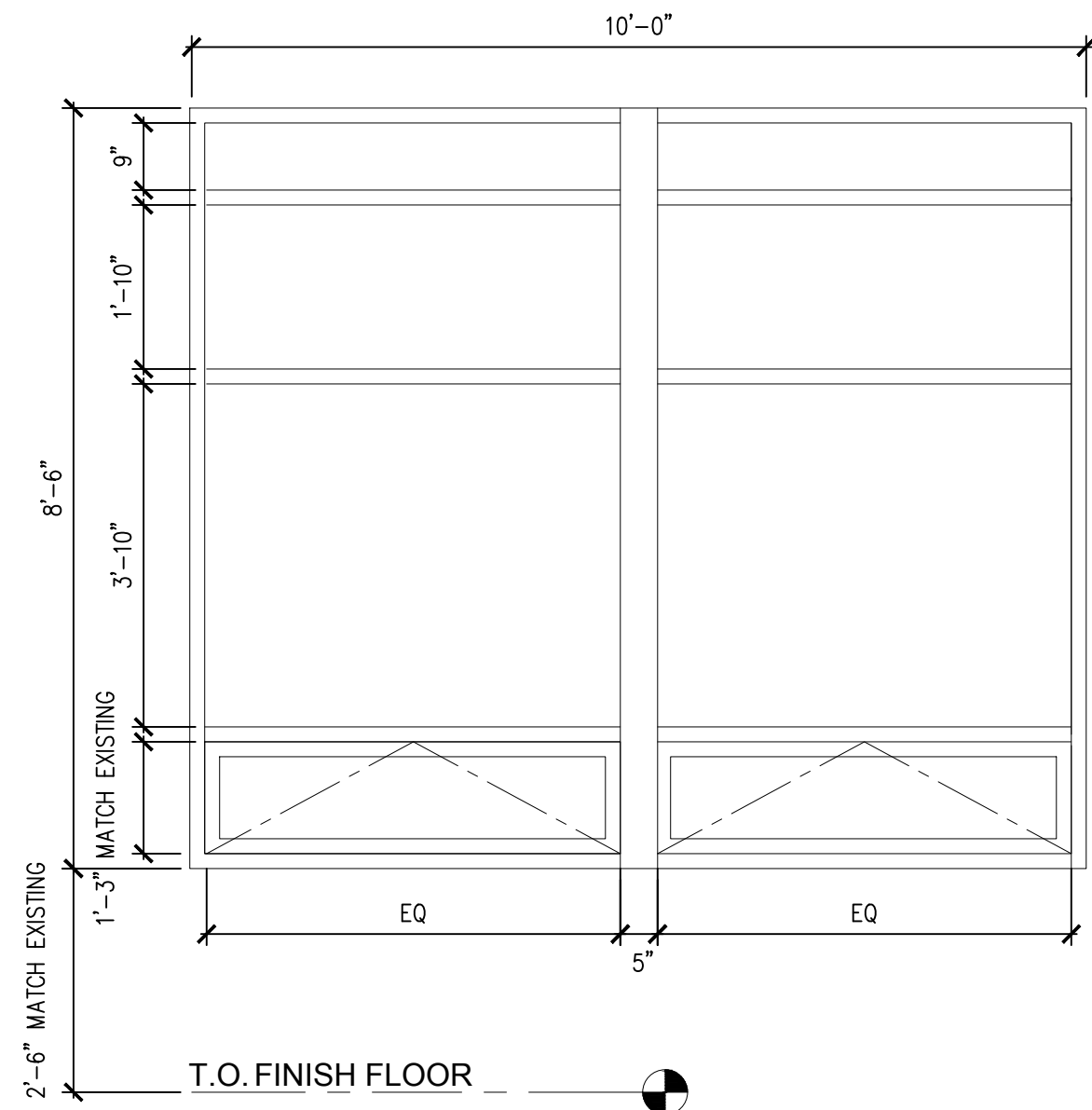
WINDOW SCHEDULE



A WINDOW TYPE A
EXISTING



B WINDOW TYPE B
FIXED



B WINDOW TYPE C
FIXED

FINISH SCHEDULE

FLOORING FINISHES

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE/COLOR	SIZE/TUFTED WEIGHT/BACKING	INSTALLATION NOTES
CPT1	CARPET TILE	OFFICES, OPEN OFFICE, LOBBY, FRONT DESK, CORRIDORS	MILIKEN	ARCADIA, UNDERCURRENT "VERDANT" UNR71-101	25CM X 1M PLANKS, CUSHION BACK	ASHLAR PATTERN, RUN LONG DIRECTION OF ROOM, SEE PLANS FOR MORE INFORMATION
CPT2	CARPET TILE	CONFERENCE ROOMS	MILIKEN	ARCADIA, SHORELINE "VERDANT" SHR71-101	25CM X 1M PLANKS, CUSHION BACK	ASHLAR PATTERN, RUN LONG DIRECTION OF ROOM
CPT3	CARPET TILE	WALK-OFF MAT	MILIKEN		7' X 8'	
RT1	RUBBER TILE	BREAK ROOM/COPY ROOM	MANNINGTON	SPANISH MESA	17.5IN X 17.5IN, RUBBER BASE	

WALL BASE FINISHES

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE/COLOR	SIZE/THICKNESS	INSTALLATION NOTES
RB1	RUBBER BASE	THROUGHOUT	ROPPE	TBD	4" X 1/8"	TOELESS BASE AT CARPETED AREAS, COVE BASE AT RESILIENT FLOOR

WALL FINISHES

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	COLOR	FINISH	INSTALLATION NOTES
PT1	PAINT	INTERIOR WALLS, DOOR & WINDOW FRAMES	SHERWIN WILLIAMS	MUSLIN SW 6133	WALLS: EGGSHELL, DOOR & WINDOW FRAMES: SEMI-GLOSS	
PT2	PAINT	INTERIOR CEILING RAFTERS & EXPOSED POSTS	SHERWIN WILLIAMS	PORTABELLO SW6102	SATIN	
PT3	PAINT	ACCENT WALL WHERE INDICATED	SHERWIN WILLIAMS	OYSTER BAY SW 6206	EGGSHELL	
PT4	PAINT	EXISTING CEILING TILES BETWEEN ROOF RAFTERS AND GWB CEILINGS	SHERWIN WILLIAMS	IVORY LACE SW 7013	FLAT	PAINT CEILING TILES & GRID IN OPEN OFFICE SPACE.
PT5	PAINT	EXTERIOR CEMENT PANELS & SIDING, HOLLOW METAL DOORS AND DOOR FRAMES	SHERWIN WILLIAMS	GRIZZLY GRAY SW 7068	SATIN	
PT6	PAINT	EXTERIOR RAFTER TAILS, FASCIA BOARDS, GUTTERS & DOWNSPOUTS	BENJAMIN MOORE	STONE BROWN 2112-30	SATIN	
PT7	WOOD STAIN	CEDAR TRIM ON INTERIOR POSTS, EXTERIOR CEDAR SIDING	MINWAX	IPSWICH PINE		SEAL WITH POLYURETHANE SEMI-GLOSS

CASEWORK/MILLWORK FINISHES

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	COLOR	INSTALLATION NOTES
PL1	PLASTIC LAMINATE	BREAK AND COPY ROOM COUNTER TOPS AND BACKSPLASH	WILSONART	CANYON ZEPHYR 4842-60	1 1/2" COUNTERTOP: SQUARE EDGE
PL2	PLASTIC LAMINATE	NEW WINDOW SILLS & BREAK ROOM: VERTICAL SURFACES	WILSONART	SPICED ZEPHYR 4859-60	NEW CASEWORK SURROUND AT DISHWASHER, MATCH EXISTING WINDOW SILL DIMENSIONS
PL3	PLASTIC LAMINATE	FRONT DESK: COUNTEROP	NEVAMAR	FOUNDRY S2084T	1 1/2" COUNTERTOP: 1/4 TOP-ROUND EDGE
PL4	PLASTIC LAMINATE	FRONT DESK: DRAWER/DOOR FRONTS & DECORATIVE FRONT SURFACE	WILSONART	MONTICELLO MAPLE 7925-38	
WD1	WOOD: CLEAR CEDAR	BASE OF EXPOSED POSTS AT FRONT DESK AND OPEN OFFICE	-	STAIN AND SEAL WITH POLYEURATHANE, SEMI-GLOSS	SEE FLOOR PLANS FOR EXTENT

WINDOW COVERINGS

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE/COLOR	SIZE/THICKNESS	INSTALLATION NOTES
WC1	SHADE CLOTH	ALL WINDOWS NOT IN DOORS	MECHO SHADES OR EQUAL	MANUAL ROLLER SHADE/5% OPEN BASKET WEAVE PROVIDE STANDARD COLORS FOR ARCH TO SELECT	SLIM +/- 3" X 4 1/2"	INSTALL INSIDE OF WINDOW RECESS, DIRECT TO HEADER. PROVIDE FASCIA, ARCH TO SELECT FROM STANDARD COLORS

EXTERIOR FINISHES

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE/COLOR	SIZE/THICKNESS	INSTALLATION NOTES
WD2	T&G CLEAR CEDAR OR CYPRESS	EXTERIOR ENTRIES	-	CABOTS SEMI-TRANSPARENT/TRANSPARENT STAIN IN NEW CEDAR	4" EXPOSURE, V-GROOVE JOINTS	GC TO PROVIDE SAMPLE OF STAINED & FINISHED WOOD FOR APPROVAL. PROVIDE CLEAR WOOD PROTECTOR.
CP1	CEMENT PANEL	EXTERIOR CLADDING	JAMES HARDIE	SMOOTH, FINISH: PT5	4" X 8" X 5/16"	RAINSCREEN INSTALLATION WITH PAINTABLE VINYL REVEALS AT JOINTS. PANELS ARE TO BE SCREWED NOT NAILED. SCREW HEAD TO BE PAINTED.
CP2	CEMENT PLANK LAP SIDING	EXTERIOR CLADDING	JAMES HARDIE	HORIZONTAL LAP SIDING, SMOOTH FINISH: PT5	6" EXPOSED: 7 1/4" X 12" X 3/8"	DIRECTLY MOUNTED TO SHEATHING. PROVIDE HARDIE TRIM PIECES AT WINDOWS, SEE DETAILS
AL1	ALUMINUM	STOREFRONT WINDOWS	CRL OR EQUAL	7200 SERIES/CLASSIC BRONZE	2" WIDE WITH 1" IGU	SEE WINDOW SCHEDULE FOR DIMENSIONS AND OPERABLE COMPONENTS
RF1	ASPHALT SHINGLES	MAIN ROOF	GAF OR EQUAL	3-TAB ROYAL SOVEREIGN SHINGLES/CHARCOAL	N/A	FLASHING AND WEATHER BARRIER PER MANUF., PROVIDE RIDGE VENT
RF2	SINGLE-PLY ROOFING	MECHANICAL WELL ROOF	GAF OR EQUAL	EVERGUARD TPO, MECHANICALLY FASTENED/WHITE	50 MIL	PROVIDE FLASHING & COPING PER MANUF., PROVIDE 1/4" COVER BOARD AS NEEDED
-	ALUMINUM EXTERIOR WALL ACCESS PANEL	MECHANICAL WELL	ACUDOR	LT-4000	36"W X 48"H	FLASH AND SEAL TO MAKE WATERTIGHT

CEILING FINISHES
ACOUSTICAL CEILING TILE

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE	SIZE/NRC RATING	INSTALLATION NOTES
ACT1	ACOUSTIC CEILING TILE	CLOUD IN LARGE CONFERENCE	ARMSTRONG	OPTIMA VECTOR #3908, WHITE	24X48X7/8 / NRC .9	GRID: PRELUDE CONCEALED, 4" AXIOM PERIMETER TRIM AT CLOUD
ACT2	ACOUSTIC CEILING TILE	SMALL CONFERENCE, OFFICES 104 AND 106	ARMSTRONG	CORTEGA BEVELED REGULAR #2195 WHITE	24X48X5/8 / NRC .55	PRELUDE XL GRID WHITE
ACT3	ACOUSTIC CEILING TILE	OPEN OFFICE	ETR	ETR	ETR	REPLACE DAMAGED OR STAINED CEILING TILES PRIOR TO PAINTING.

GYPSUM CEILINGS

FINISH CODE	MATERIAL	LOCATION	FINISH	INSTALLATION NOTES
GYP1	GYPSUM BOARD	BREAK ROOM, COPY ROOM, CORRIDOR	PAINT	RESILIENTLY SUSPENDED. MATCH ADJACENT GWB CEILING WHERE OCCURS
GYP2	GYPSUM BOARD	FRONT DESK AND LOBBY (BENEATH MECHANICAL PENTHOUSE)	PAINT	SCREW TO BOTTOM OF CEILING JOISTS, MATCH ADJACENT GWB CEILING WHERE OCCURS

FINISH SCHEDULE NOTES

- EXISTING VCT TILE TO REMAIN AND BE PREPARED TO RECEIVE CARPET TILE. PREPARE ALL WALL AND CEILING SURFACES TO RECEIVE NEW FINISH SCHEDULED.
- INTERIOR GWB CEILINGS AND SOFFITS TO BE PT-4, LATEX WITH FLAT FINISH. UON.
- SEE INTERIOR ELEVATIONS FOR LOCATION OF MILLWORK FINISHES.
- ALL GWB WALL SURFACES TO BE SMOOTH FINISH AND RECEIVE TWO COATS OF LATEX PAINT WITH EGGSHELL FINISH.
- GWB SURFACES TO RECEIVE LEVEL 4 FINISH PRIOR TO PAINTING. UON. REFER TO FINISH PLAN FOR EXCEPTIONS.
- ALL MATERIALS, PREPARATION AND WORKMANSHIP SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE ARCHITECTURAL PAINTING SPECIFICATION MANUAL BY THE MASTER PAINTERS INSTITUTE.
- WHERE INTERIOR DOOR AND DOOR FRAMES ARE TO BE PAINTED, COLOR TO MATCH ADJACENT WALL SURFACE.
- ALL FLOORING MATERIALS TRANSITION IN MIDDLE OF DOORWAY UNLESS NOTED OTHERWISE.
- ACCESS PANELS, VISIBLE COVES OR ENCASEMENTS, ETC. TO SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
- ETR - EXISTING TO REMAIN
- ALL (N) EXPOSED DUCT WORK TO REMAIN UNPAINTED

IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

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ZCS

ENGINEERING

REGISTERED ARCHITECT

JOELLE HARRIS

KLAMATH FALLS, OR

STATE OF OREGON

EXPIRES: 12-31-17

PROJECT NO: P-2195-17

DRAWN: MDC

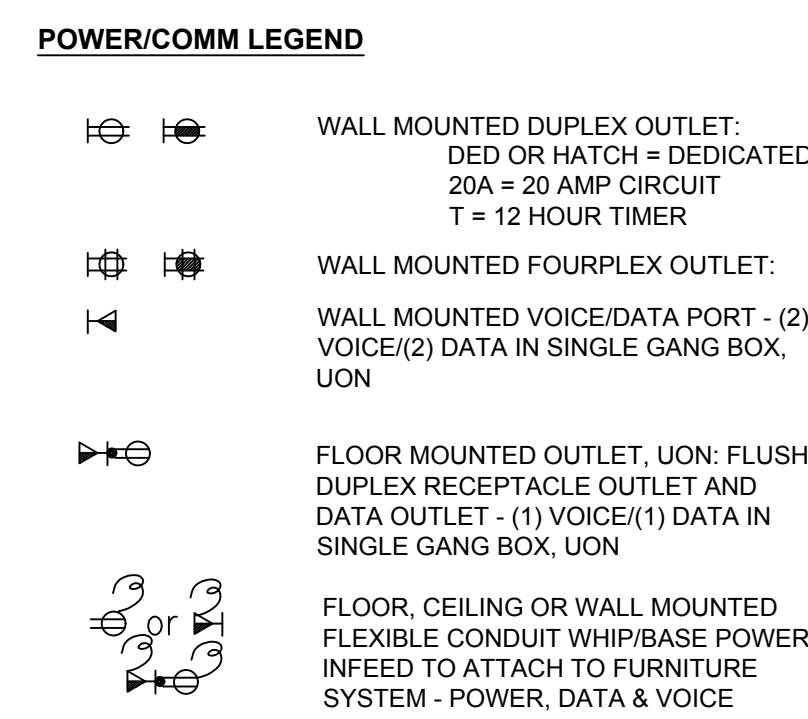
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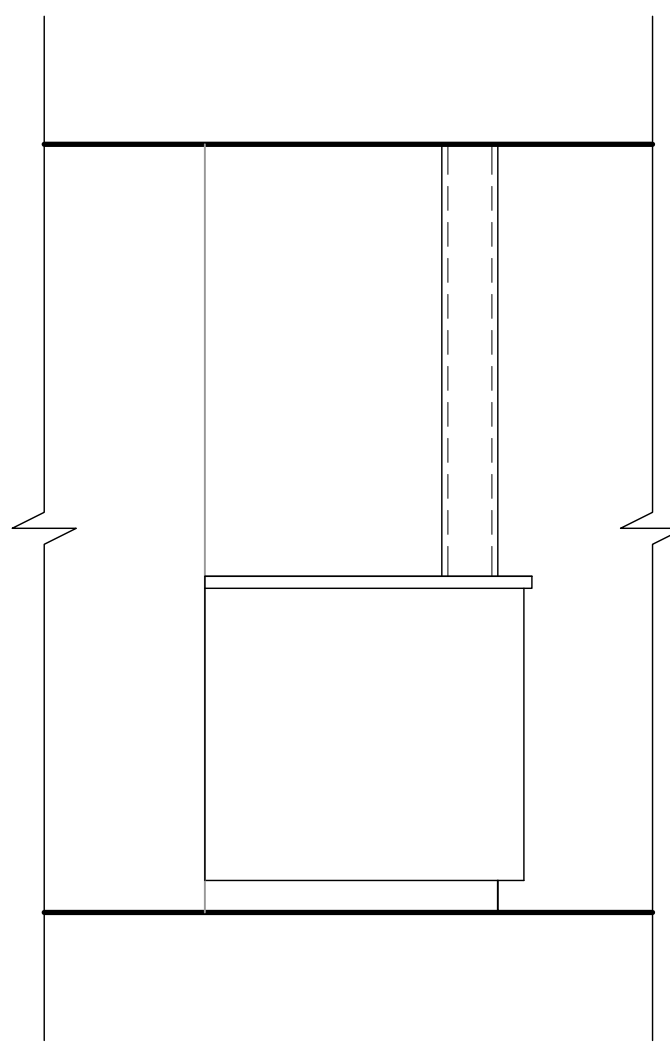
DATE: 10-19-17

DOOR, WINDOW, FINISH SCHEDULE

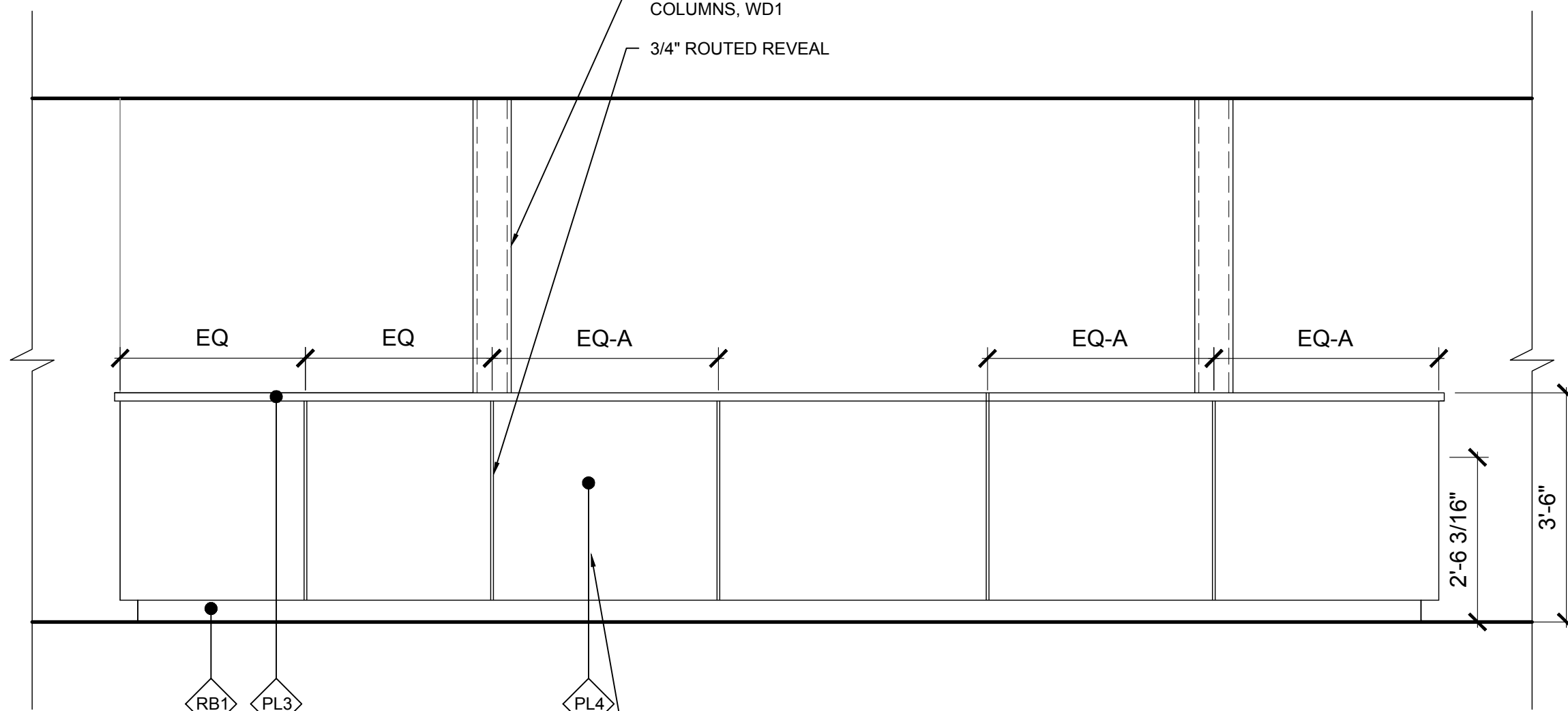
A2.0

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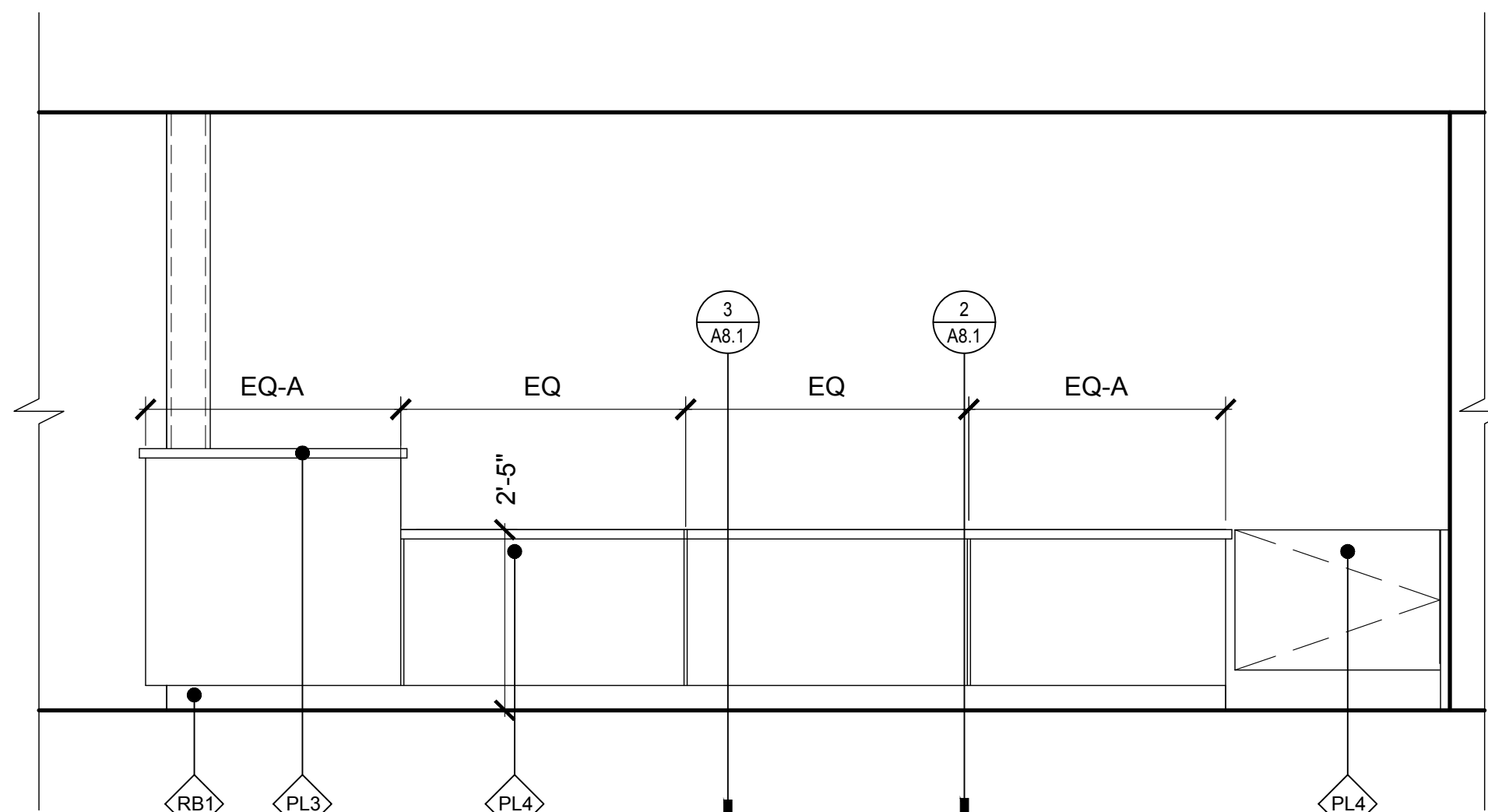




1 FRONT DESK LOOKING SOUTH
A5.1 1/2"=1'-0"



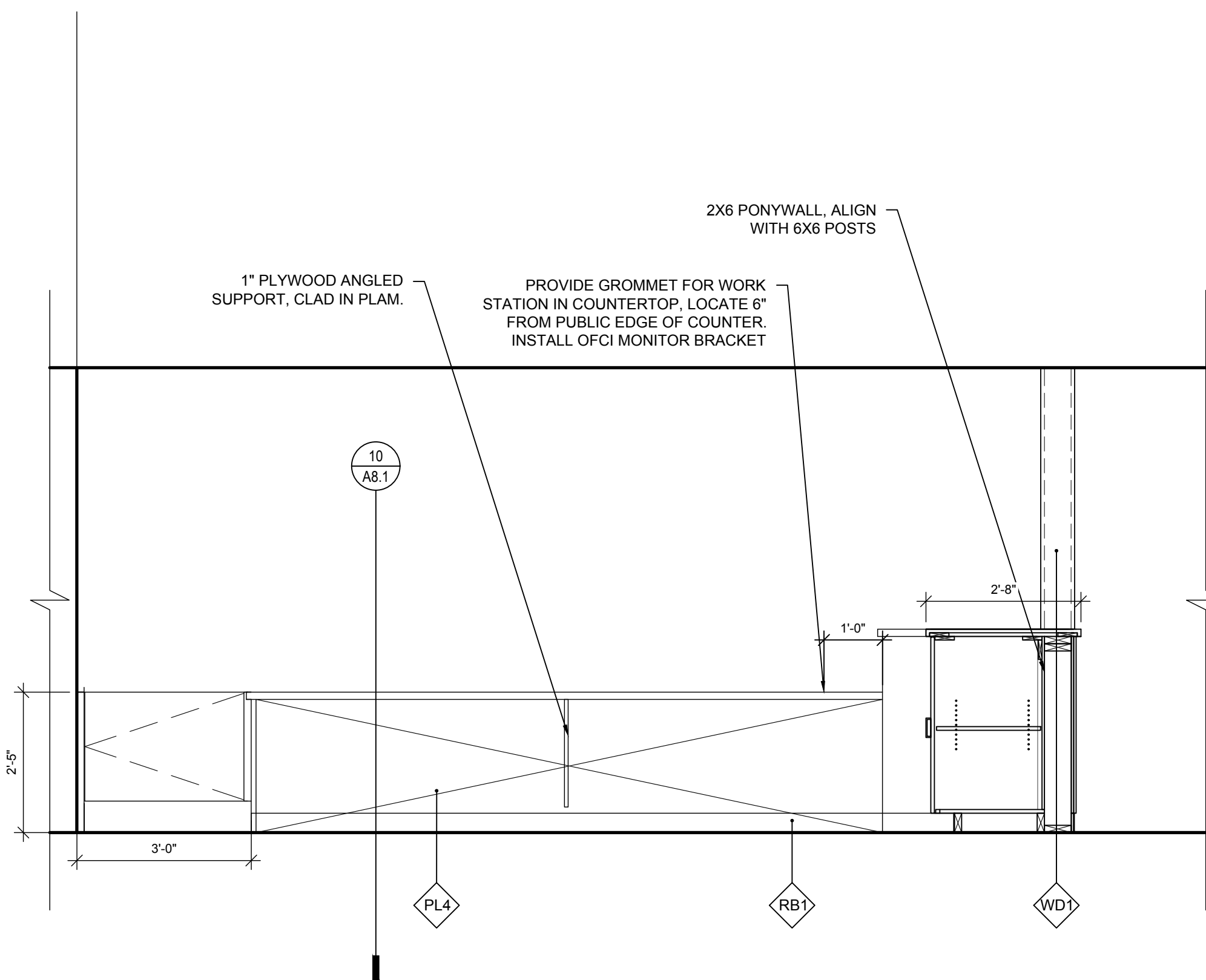
2 FRONT DESK LOOKING EAST
A5.1 1/2"=1'-0"



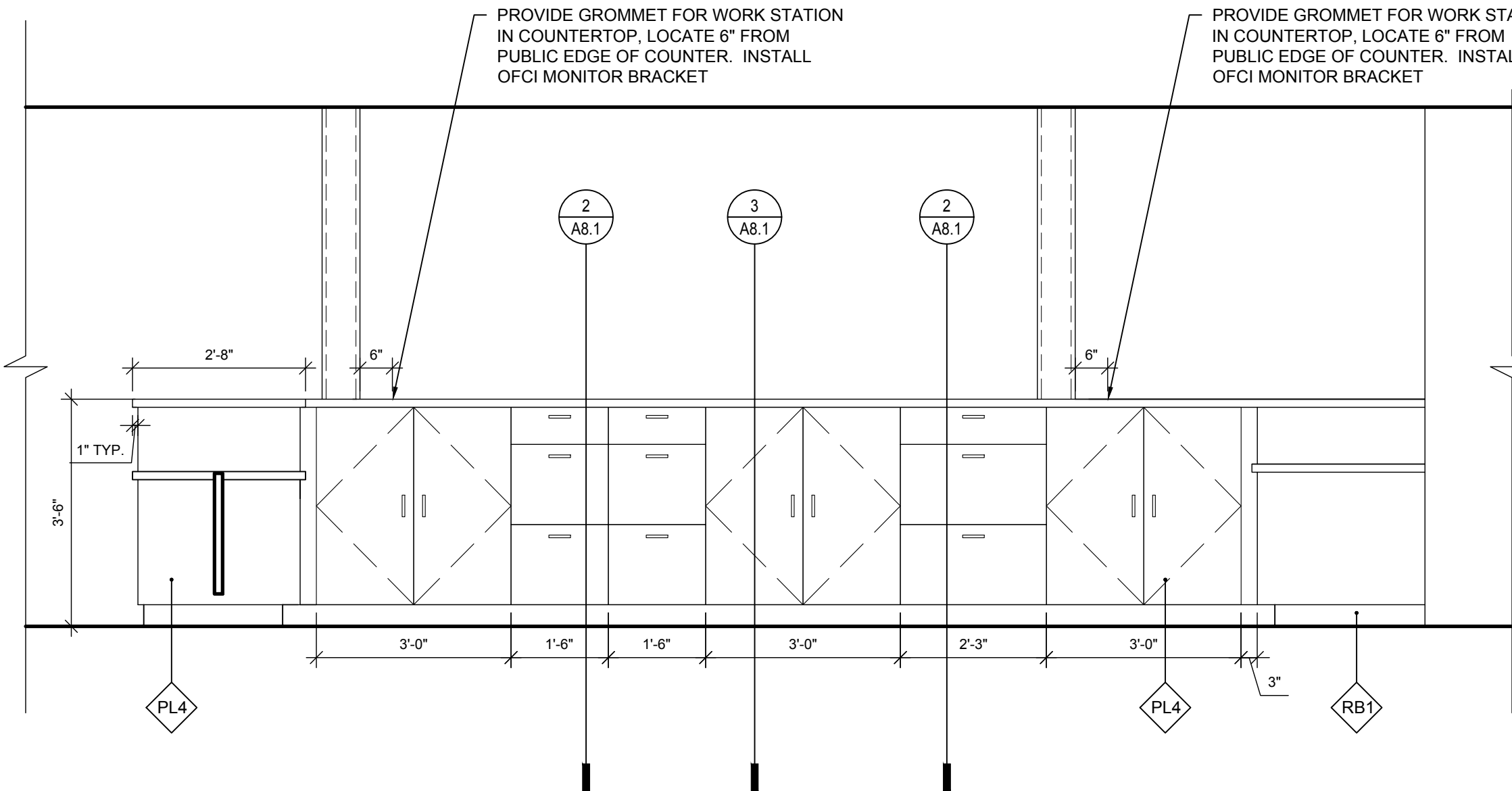
3 FRONT DESK LOOKING NORTH
A5.1 1/2"=1'-0"

GENERAL NOTES

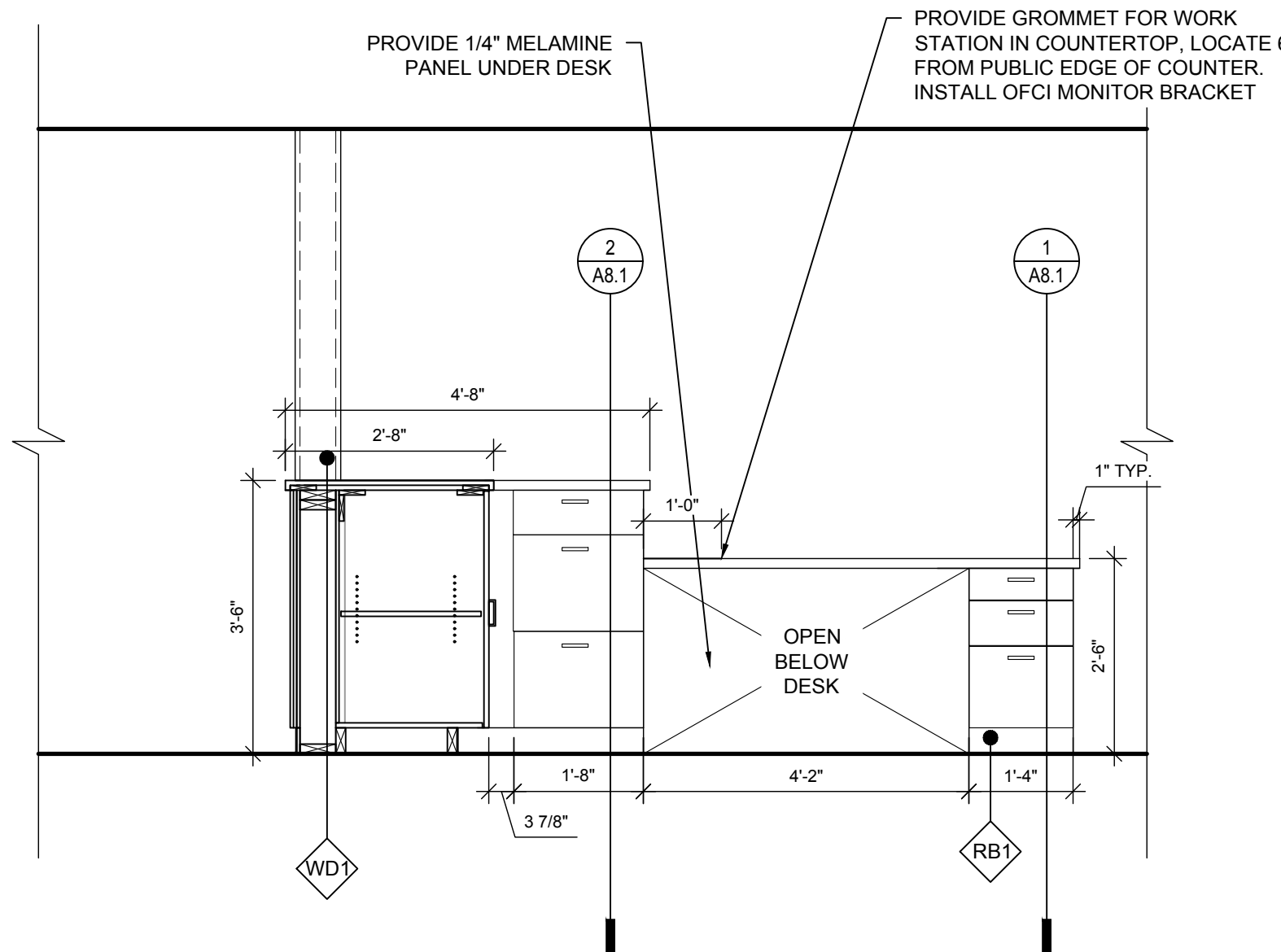
1. ALL COUNTERTOPS TO HAVE SQUARE EDGE WITH 1/4" ROUND
2. ALL CABINETS TO HAVE LOCKING DRAWERS AND DOORS
3. SEE FINISH SCHEDULE. ON SHEET A2.0 FOR PLAM FINISHES, SEE SHEET A8.1 FOR DOOR HARDWARE
4. GRAINED PLAM TO RUN VERTICAL
5. SEE ELEVATIONS FOR CABINET HEIGHT AND DIMENSIONS
6. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF CASEWORK
7. CONTRACTOR TO PROVIDE IN-WALL BLOCKING FOR TALL AND WALL HUNG CABINETS. COORDINATE LOCATIONS WITH CASEWORK MANUFACTURER AND INSTALLER
8. BASE CABINETS TO HAVE 2"x4" CONTINUOUS BASE
9. REFER TO FURNITURE/POWER PLAN FOR DATA AND POWER LOCATIONS
10. PROVIDE GROMMETS FOR CABLES



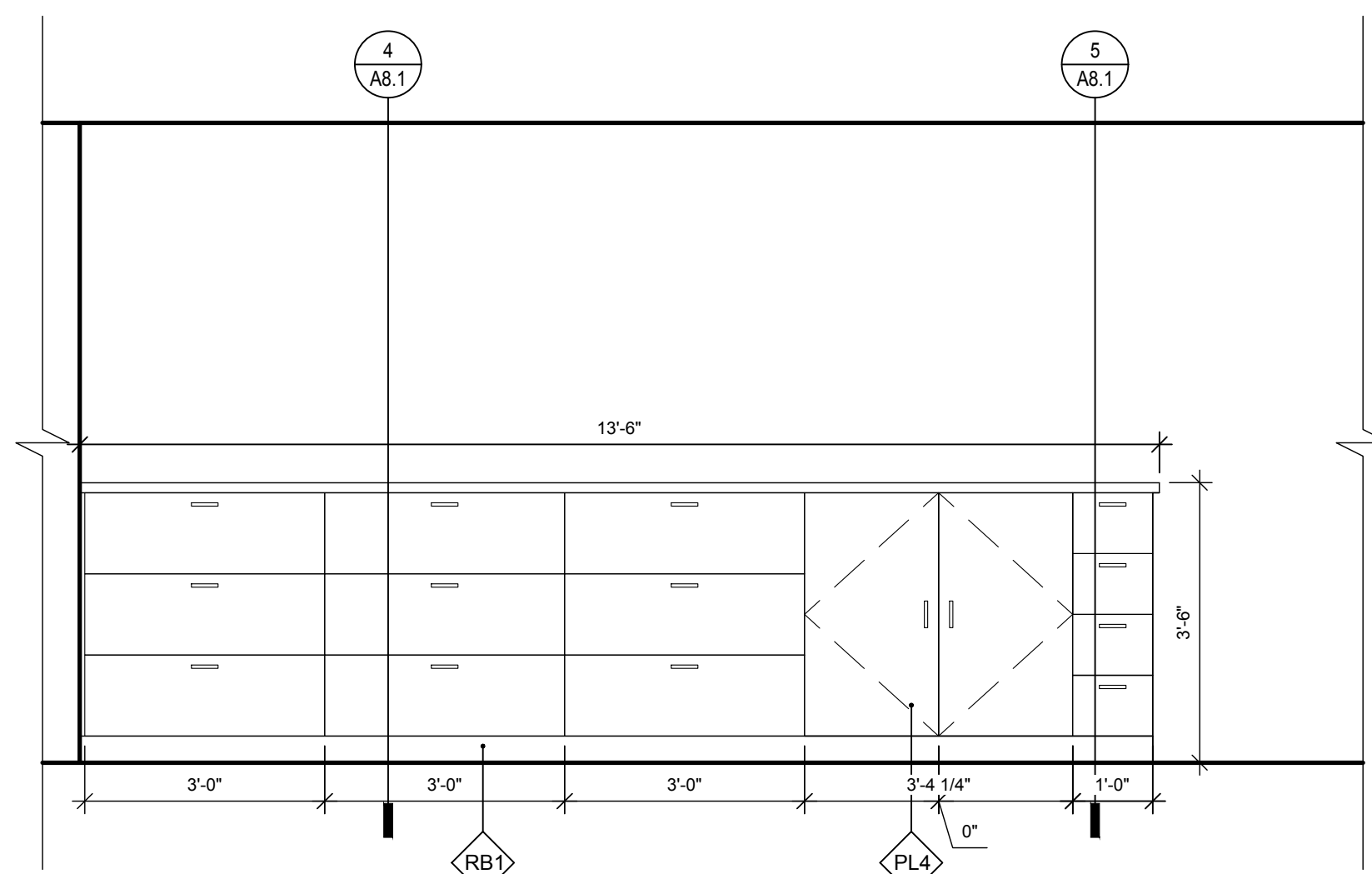
4 FRONT COUNTER LOOKING SOUTH
A5.1 1/2"=1'-0"



5 INSIDE FRONT COUNTER LOOKING WEST
A5.1 1/2"=1'-0"



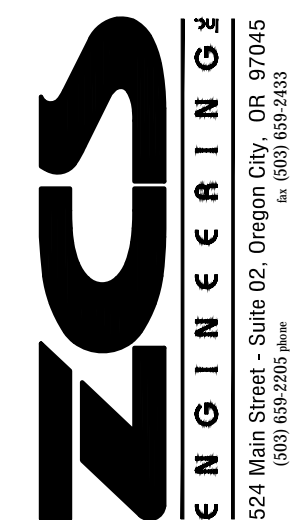
6 INSIDE FRONT COUNTER LOOKING NORTH
A5.1 1/2"=1'-0"



7 REAR COUNTER LOOKING EAST
A5.1 1/2"=1'-0"

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PROJECT NO: P-2195-17
DRAWN: MDC
CHECKED: JCH
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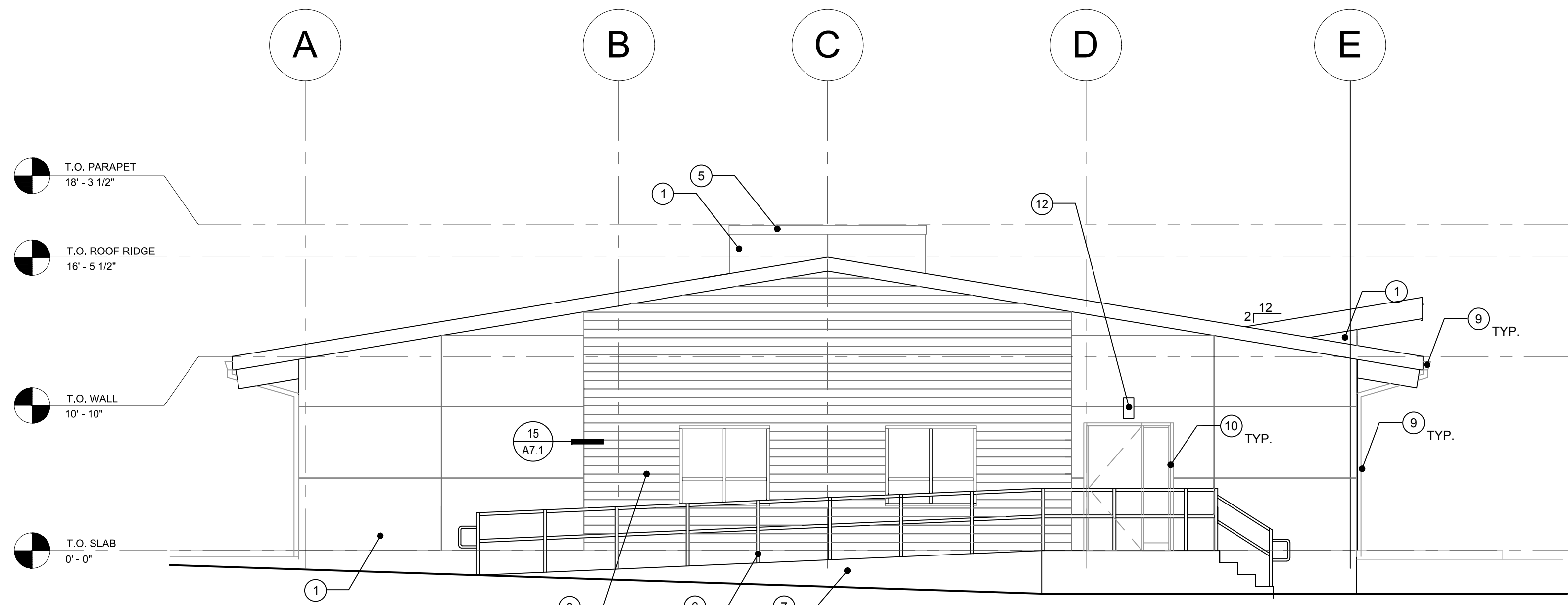


EXPIRES: 12-31-17

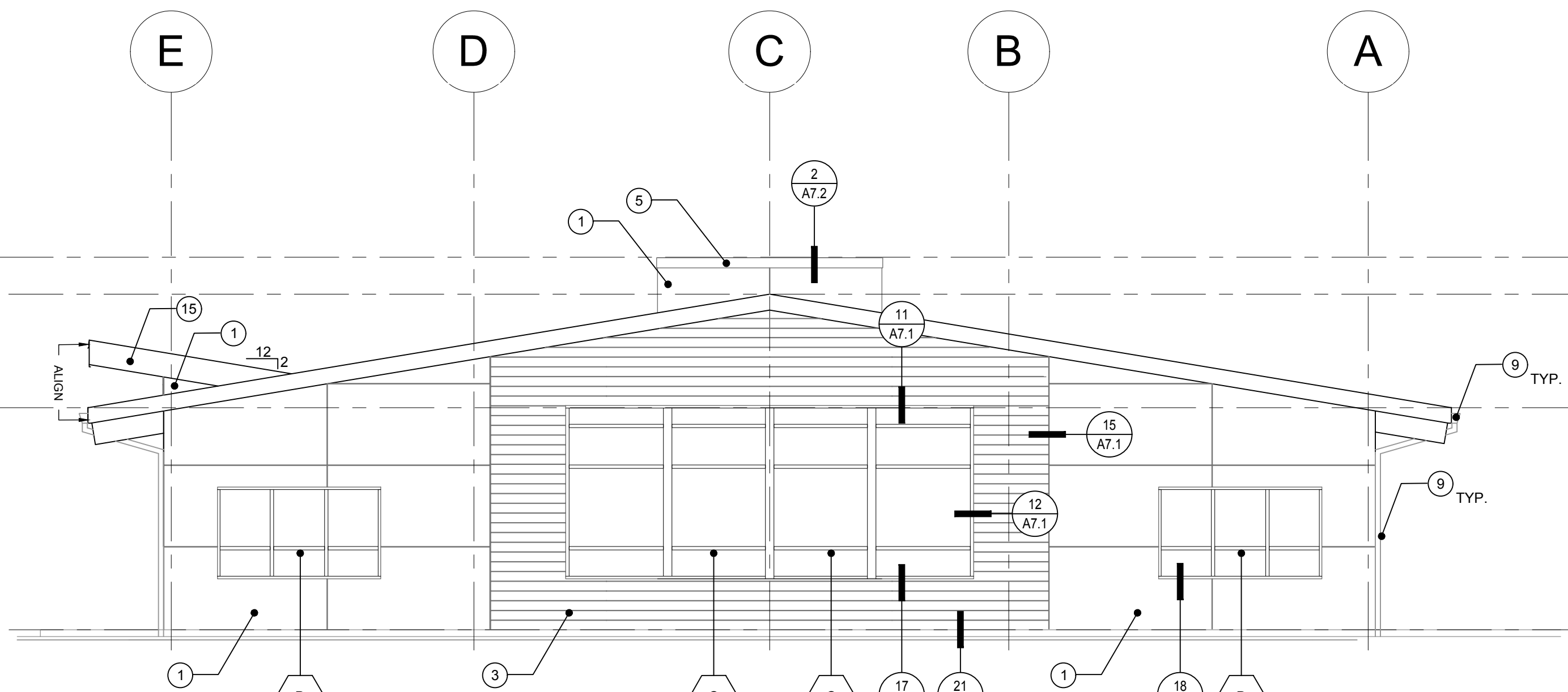
INTERIOR ELEVATIONS

A5.1

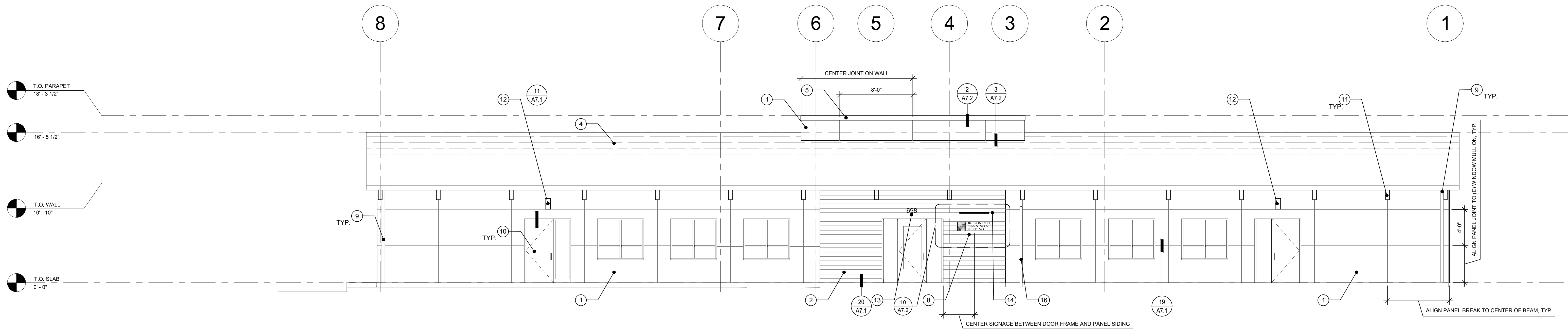
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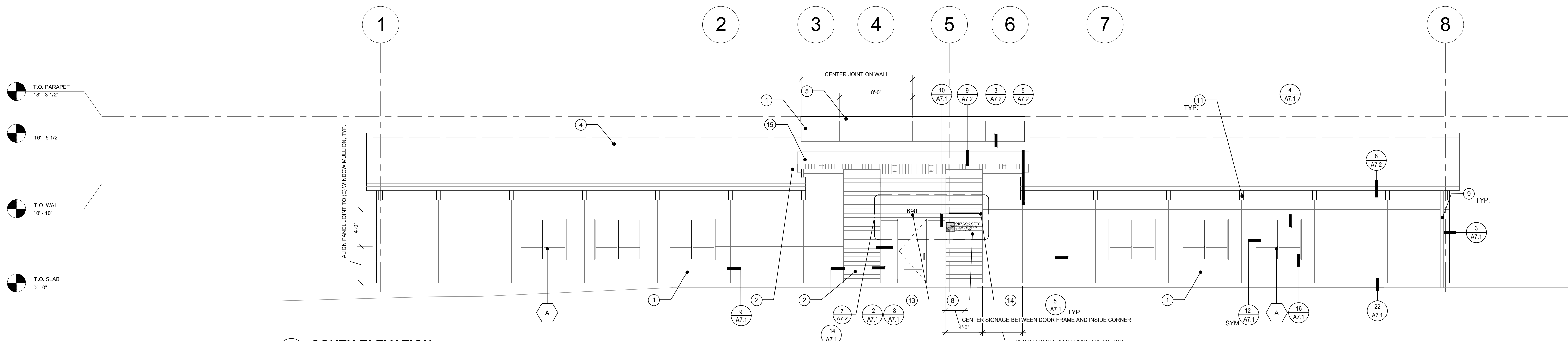
1 WEST ELEVATION



2 EAST ELEVATION



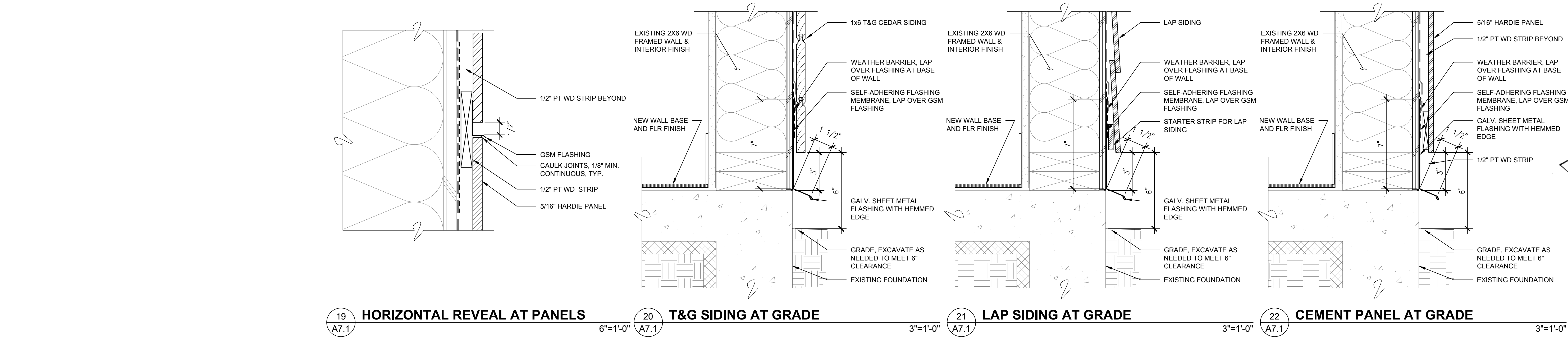
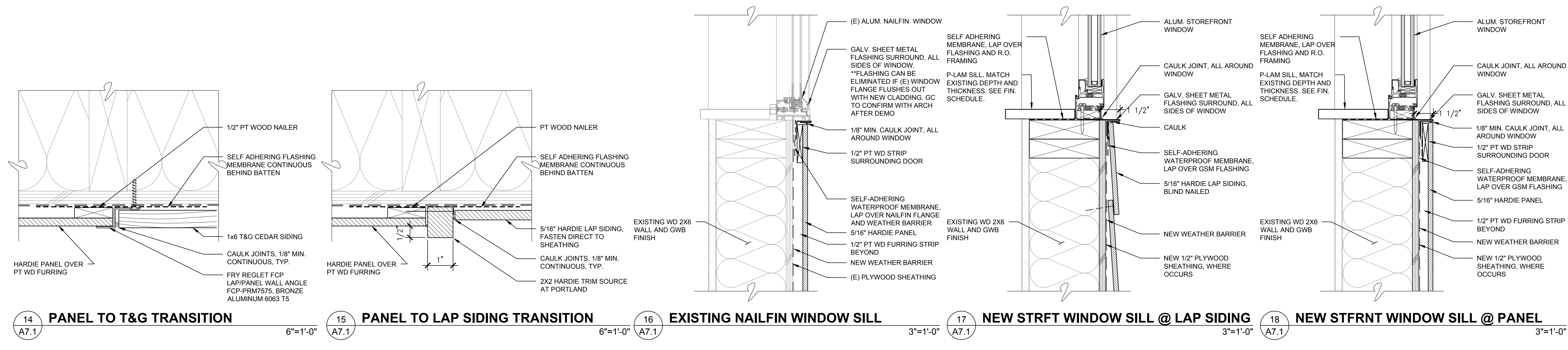
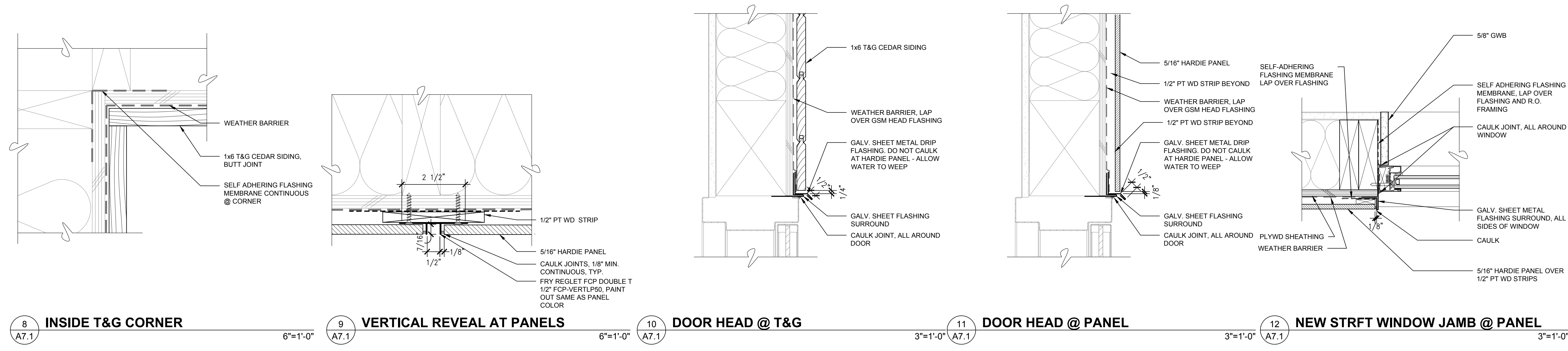
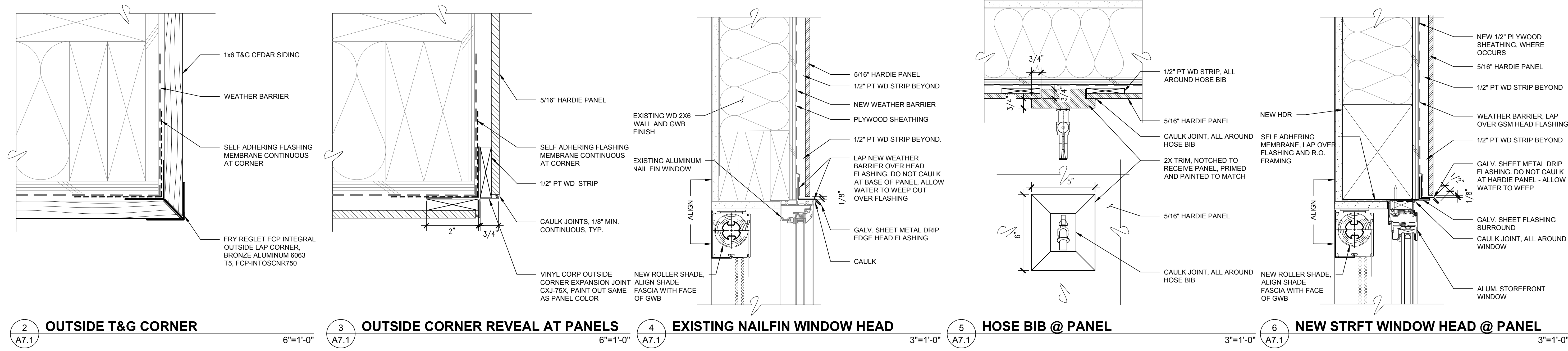
3 NORTH ELEVATION



4 SOUTH ELEVATION

- PLAN KEY NOTES
- PANEL RAINSCREEN CLADDING: JAMES HARDIE 'REVEAL PANEL SYSTEM', 4'X8'X7/16" SMOOTH FINISH, PAINTED PT5
 - WOOD CLADDING: JAMES HARDIE ARTISAN V-RUSTIC SIDING
 - HORIZONTAL CLADDING: JAMES HARDIE LAPSIDING, PAINTED PT5
 - PITCHED ROOF ASPHALT SHINGLES: GAF 3-TAB ROYAL SOVEREIGN SHINGLES, CHARCOAL
 - GSM COPING ON MECHANICAL EQUIPMENT WELL PARAPET
 - EXISTING STEEL PIPING TO BE PAINTED PT6
 - EXISTING CONCRETE RAMP TO REMAIN
 - SIGNAGE: SEE DETAIL 7/A7.2
 - NEW DOWNSPOUTS AND GUTTERS DRAINING INTO (E) DRAIN, PAINTED PT6
 - PAINT DOOR AND DOOR FRAME PT5
 - PAINT RAFTER TAILS PT6
 - NEW LIGHT FIXTURE LOCATED IN (E) FIXTURE LOCATION, SEE A1.2
 - SIGNAGE: EXTERIOR RAISED ALUMINUM (DARK BRONZE) LETTERS, 6" TALL, CENTERED OVER DOOR
 - NEW LIGHT FIXTURE CENTERED ABOVE SIGNAGE, SEE A1.2
 - NEW ENTRY CANOPY
 - NEW 3" PVC DRAIN PIPE, LOCATED ADJACENT TO PANEL JOINT BENEATH EXPOSED RAFTER TAIL, PAINTED PT5

- PLAN GENERAL NOTES
- PROVIDE NEW WEATHER BARRIER UNDER ALL NEW CLADDING
 - EXTERIOR CAULKING TO BE PT5
 - NEW GUTTER AND DOWNSPOUT TO BE PAINTED PT6



IF THIS BAR DOES NOT MEASURE 1' INCH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

DATE	BY

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ZCS ENGINEERING

PROJECT NO: P-2195-17

DRAWN: MJC

CHECKED: JCH

DATE: 10-19-17

REGISTERED ARCHITECT

JOLLE HARRIS

KLAMATH FALLS, OR

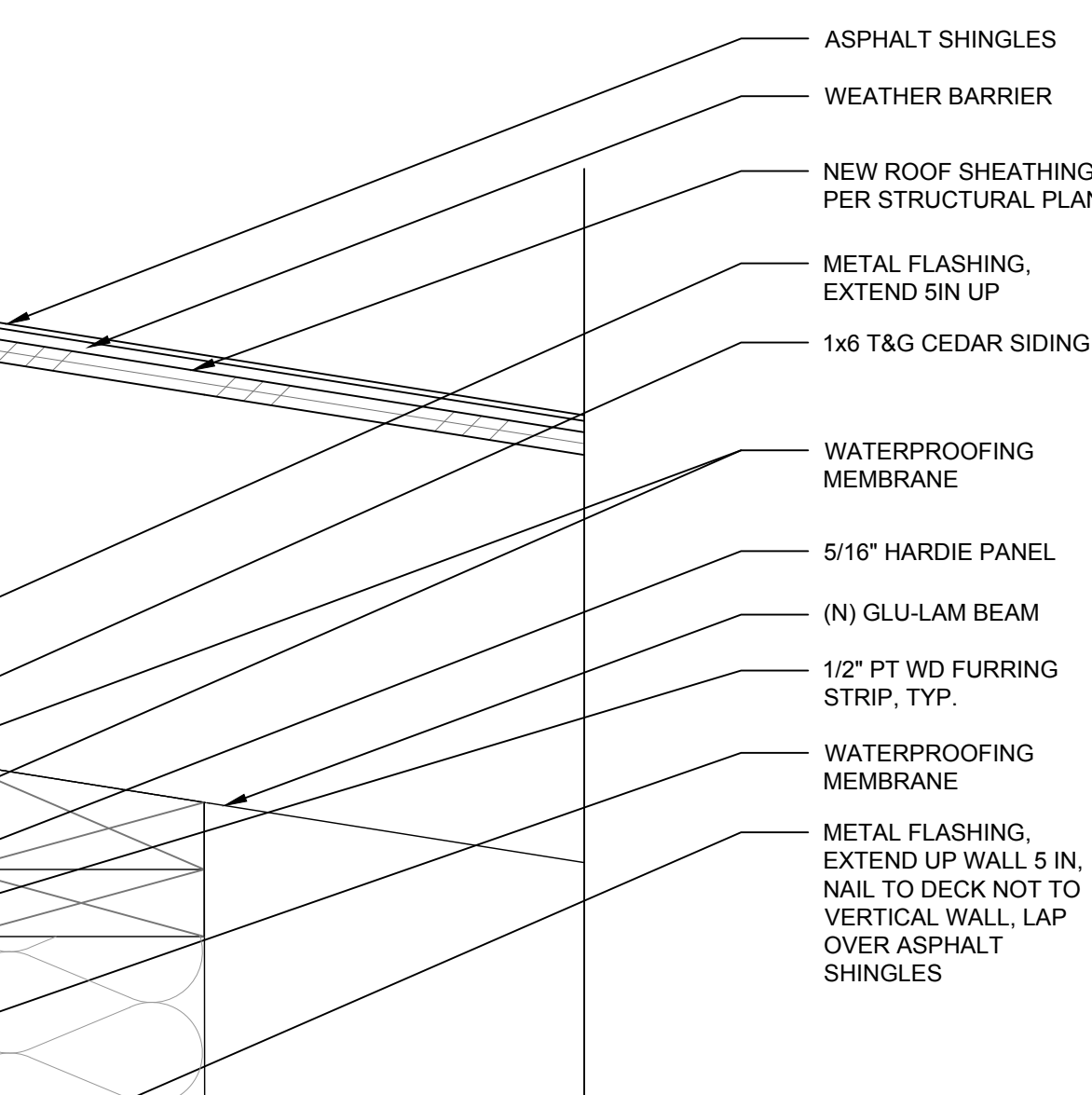
STATE OF OREGON

EXPIRES: 12-31-17

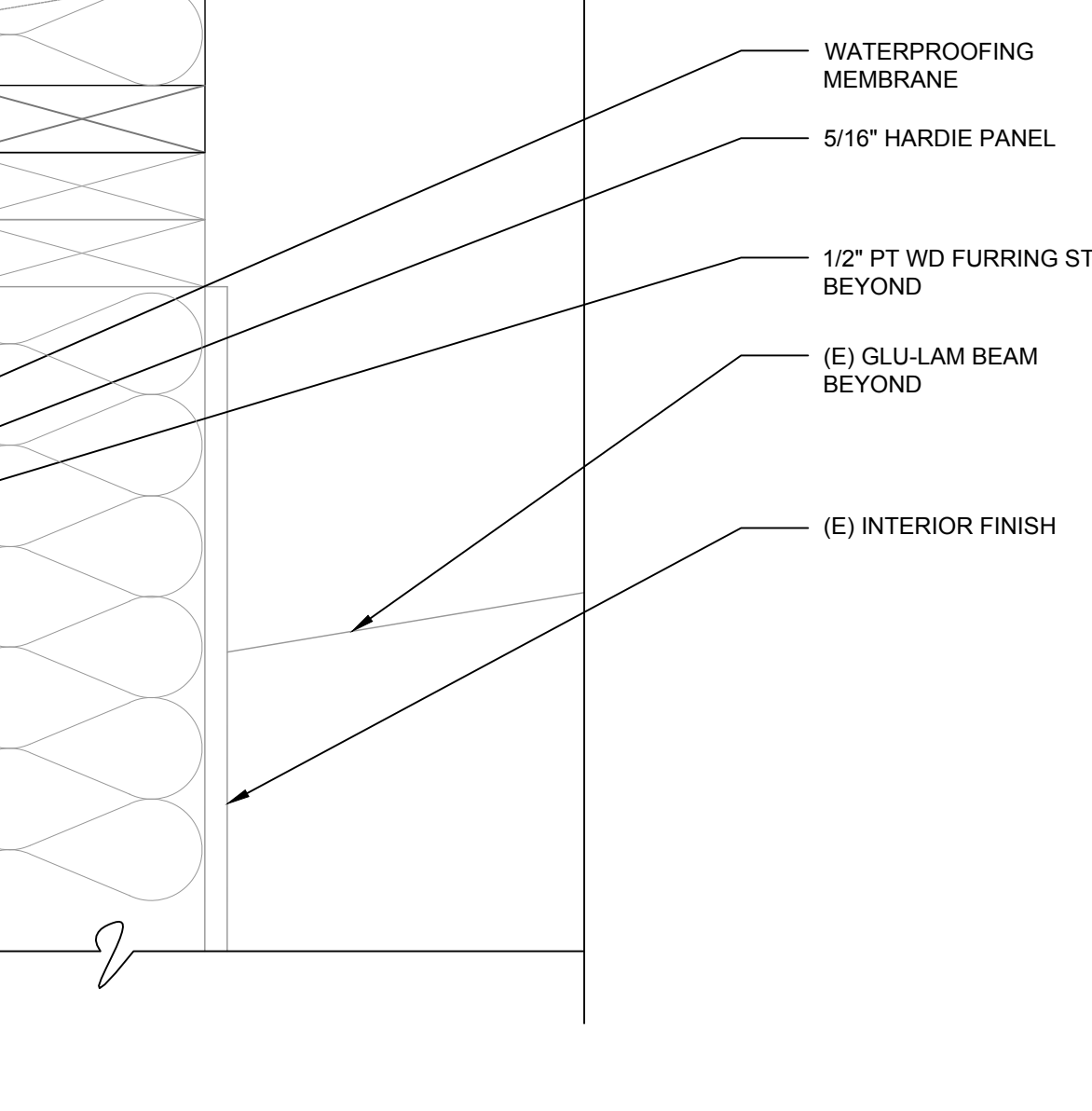
DETAILS

A7.1

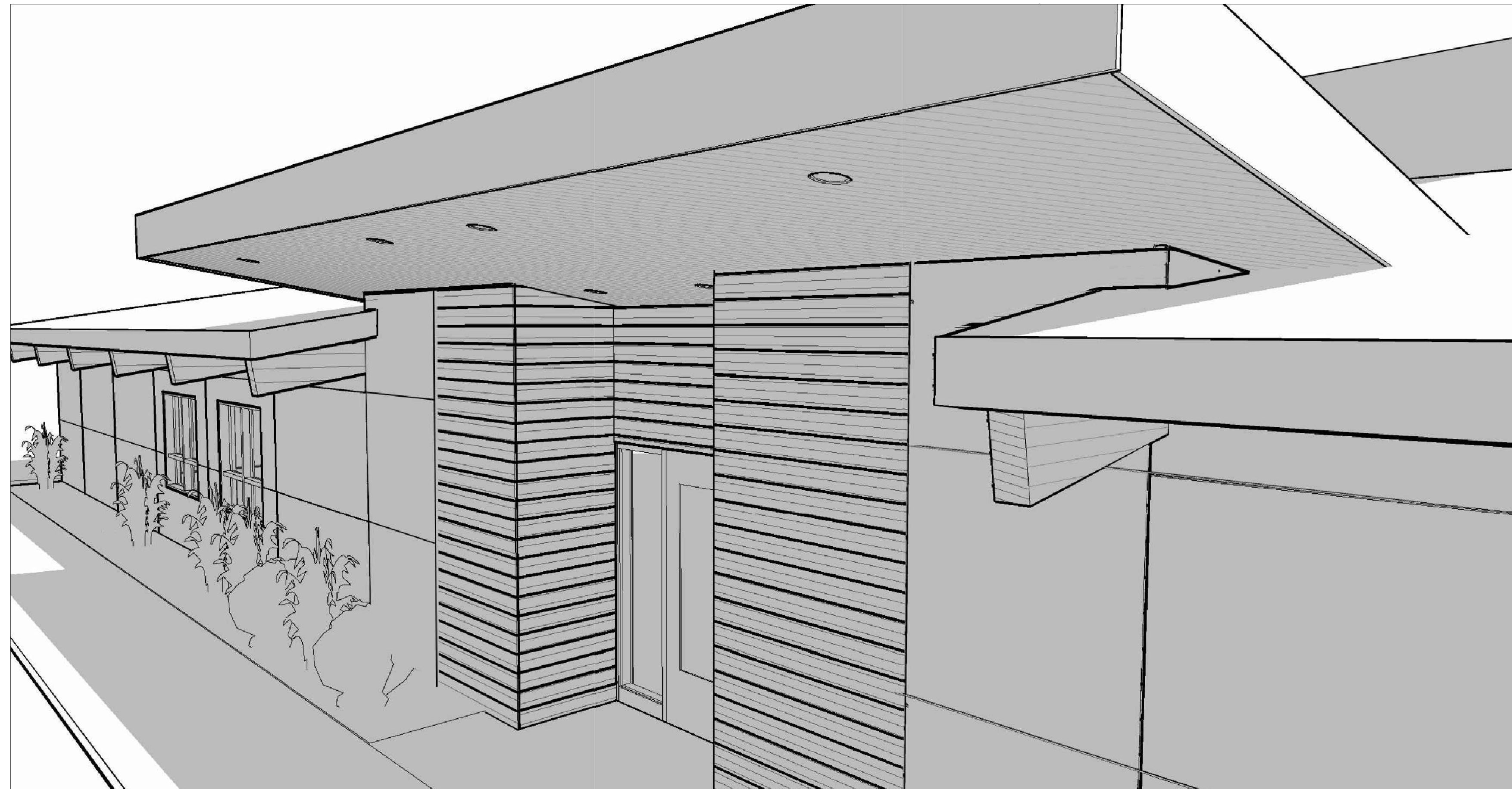
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4 ROOF DRAIN
A7.2 3"=1'-0"



5 EXTERIOR WALL AT CANOPY



11 CANOPY PERSPECTIVE FOR INFORMATION ONLY

[illegible]



1. ALL COUNTERTOPS TO HAVE SQUARE EDGE
2. SEE FINISH SCHEDULE ON SHEET A2.0 FOR PLAM FINISHES AND DOOR HARDWARE.
3. GRAINED PLAM TO RUN VERTICAL.
4. SEE ELEVATIONS FOR CABINET HEIGHT AND DIMENSIONS
5. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF CASEWORK
6. CONTRACTOR TO PROVIDE IN-WALL BLOCKING FOR TALL AND WALL HUNG CABINETS. COORDINATE LOCATIONS WITH CASEWORK MANUFACTURER AND INSTALLER.
7. BASE CABINETS TO HAVE 2"x4" CONTINUOUS BASE.



PROJECT STRUCTURAL NOTES: (OREGON CITY/CLACKAMAS COUNTY, OREGON)

- GENERAL INFORMATION:
- GOVERNING CODE IS THE 2014 OREGON STRUCTURAL SPECIALTY CODE.
 - THE PROJECT WAS DESIGNED FOR THE FOLLOWING LOADS:
 - ROOF LIVE: 25 PSF SNOW LOAD WITH SNOW DRIFT
 - ROOF DEAD: 15 PSF
 - FLOOR LIVE: 40 PSF
 - FLOOR DEAD: 40 PSF
 - GROUND SNOW LOAD: 25 PSF
 - WIND LOAD: 130 MPH EXPOSURE B $I_w = 1.0$ SEISMIC DESIGN CATEGORY: D SEISMIC SITE CLASS: D $S_{0.5} = 0.625$ $S_{1.0} = 0.425$ $V = 22.1$ $K (R = 6.5)$
 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK.
 - ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW OF THE ENGINEER OF RECORD.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS, RESPONSIBILITY SHALL INCLUDE BUT IS NOT LIMITED TO DEMOLITION AND CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED TO COMPLETE CONSTRUCTION.
 - ALL ERECTION BRACING, TEMPORARY SHORINGS AND CONSTRUCTION SEQUENCING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL WATERPROOFING, DAMP PROOFING AND WEATHERPROOFING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- SPECIAL INSPECTION:
- SPECIAL INSPECTIONS REQUIRED SHALL BE PROVIDED PER OSSC CHAPTER 17 AND AS REQUIRED BY LOCAL JURISDICTION. PLEASE SEE SPECIAL INSPECTION CHECKLIST PROVIDED BY ZCS ENGINEERING DATED 09/15/17


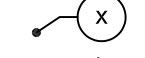

- FRAMING LUMBER:
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH AND SHALL BE GRADED UNDER THE MOST RECENTLY ADOPTED RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLB).
 - ALL BEAMS AND JOISTS SHALL BE NUMBER 2 (UNLESS NOTED OTHERWISE).
 - ALL STUDS AND BLOCKING SHALL BE NUMBER 2.
 - ALL LUMBER IN CONTACT WITH CONCRETE OR EXPOSED SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2 AND SHALL BEAR THE AWPA QUALITY MARK.
 - ALL FRAMING CONNECTIONS TO BE MADE WITH SIMPSON FRAMING HARDWARE. COORDINATE SELECTION W/ ENGINEER PRIOR TO CONSTRUCTION.

- PLYWOOD SHEATHING:
- ALL PLYWOOD SHALL BE C-D GRADE WITH EXTERIOR GLUE MANUFACTURED IN ACCORDANCE WITH THE UNITED STATES PRODUCT STANDARD PS-1 (SPANS A195.1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD) AND SHALL CONFORM TO UBC STANDARD 23-2 AND SHALL BEAR THE TRADEMARK OF THE APA.
 - PLYWOOD SHALL BE Laid WITH END JOINTS STAGGERED.
 - BLOCK ALL SHEAR WALL SHEATHING WITH 2X BLOCKING AT ALL EDGES UNLESS NOTED OTHERWISE.
 - OSB MAY BE SUBSTITUTED FOR PLYWOOD WITH SAME SPAN RATING.

- TIMBER FASTENERS:
- ALL TIMBER MATERIAL SHALL BE FASTENED PER OSSC TABLE 2304.9.1, "FASTENING SCHEDULE" U.N.O.


- CONCRETE ACCESSORIES:
- EXPANSION BOLTS SHALL BE HILTI KWIK TZ, SIMPSON STRONG BOLT, POWERS POWER STUD®, OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EXPANSION BOLTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
 - EPOXY ADHESIVE SHALL BE HILTI RE200-SD, SIMPSON SET XP, POWERS 1000+, OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EPOXY ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
 - 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.

FOUNDATION AND FRAMING PLAN NOTES

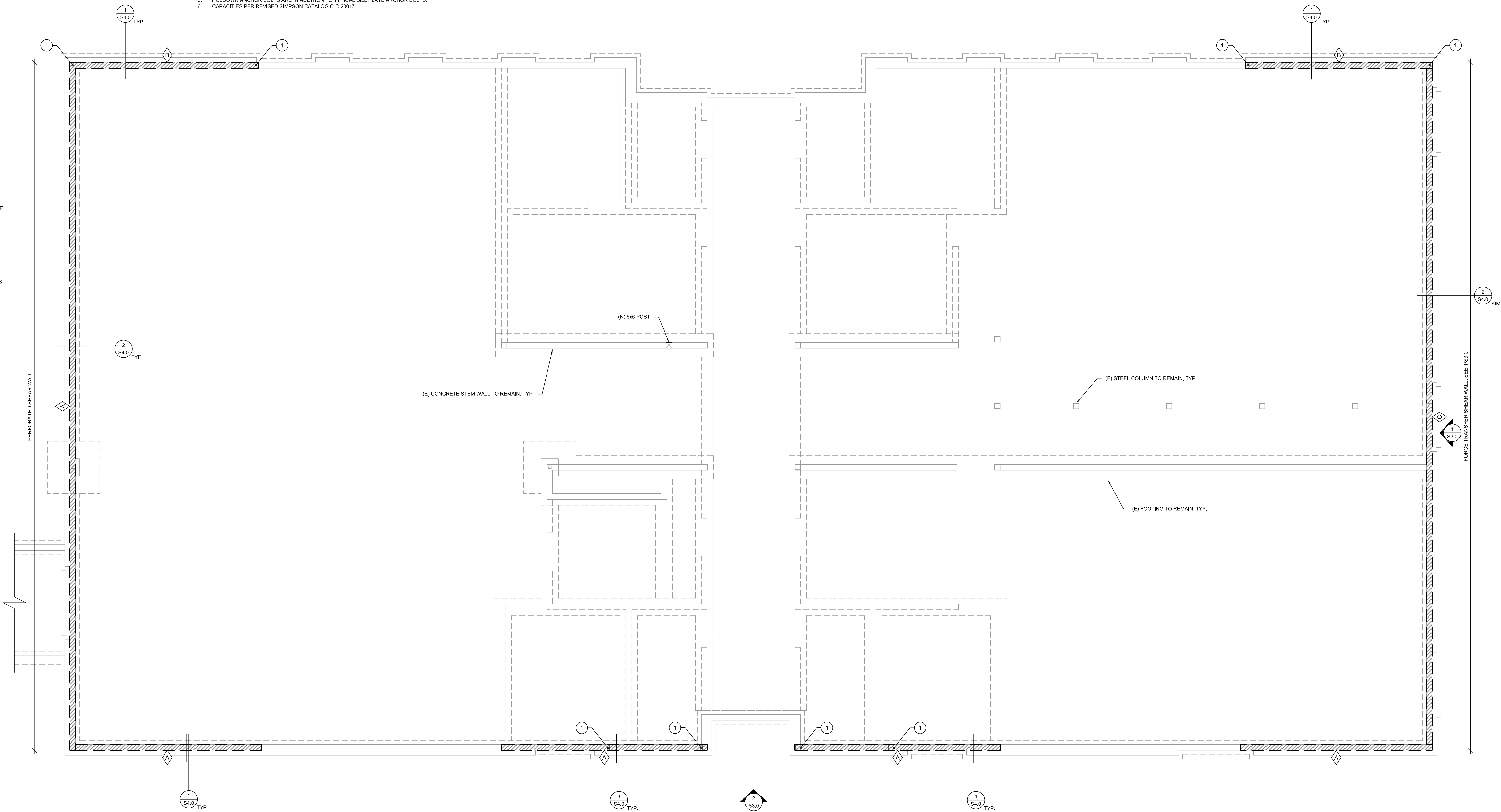
- DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONFIRM W/ ARCHITECTURAL PLAN & DETAILS.
-
-  INDICATES SHEAR WALL ABOVE FOUNDATION
-  INDICATE HOLDOWN TYPE & LOCATION AT END OF SHEARWALL, TYPICAL U.N.O. ON PLAN.
-  SYMBOL INDICATES SHEAR WALL TYPE, TYP.
- SEE PROJECT STRUCTURAL NOTES ON THIS PAGE FOR ADDITIONAL INFORMATION.

HOLDOWN SCHEDULE						
Y	SIMPSON MODEL	ALLOWABLE LOAD (LBS.)	MINIMUM POST THICKNESS	FASTENERS	ANCHORS	REMARKS
1	DTT22	2145	(2) 2x STUD	(8) 1/4" x 1-1/2" SD6	1/2" Ø THREADED ROD	EMBED THREADED ROD MIN. 6" INTO EXISTING FOOTING. USE HILTI HIT-RE 900 V3 EPOXY SIMPSON CATALOG C-C-20017

- HARDWARE IS TO BE SIMPSON, U.N.O.
- HOLDOWN HARDWARE CAN BE EXTENDED WITH A307 THRD ROD AND COUPLER.
- ALIGN ALL HOLDOWNS FOR THE FULL HEIGHT OF STRUCTURE.
- ALL HARDWARE TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
- HOLDOWN ANCHOR BOLTS ARE IN ADDITION TO TYPICAL SILL PLATE ANCHOR BOLTS.
- CAPACITIES PER REVISED SIMPSON CATALOG C-C-20017.

SHEARWALL SCHEDULE											
	SHEATHING	SHEAR (PLF)	NAIL SIZE	EDGE NAILS (O.C.)	FIELD NAILS (O.C.)	MAX. STUD SPACING	PANEL EDGE STUD DIMENSION	MUDSILL DIMENSION	TOP PLATE A35 (O.C.)	5/8" x 6-1/2" TITEN ANCHOR BOLT	REMARKS
A	(E) 1/2" PLYWOOD, ONE SIDE	155	10d	6"	6"	24"	2x	2x	4'-0"	4'-0"	UNBLOCKED SHEAR WALL
B	(E) 1/2" PLYWOOD, ONE SIDE	310	10d	4"	6"	24"	2x	2x	2'-0"	2'-6"	PROVIDE HORIZONTAL EDGE BLOCKING
C	(E) 1/2" PLYWOOD, ONE SIDE	600	10d	3"	6"	24"	2x	2x	1'-0"	1'-4"	SEE 2/53.1 FOR BLOCKING & STRAPPING REQUIREMENTS

- ALL PLYWOOD TO BE APA RATED STRUCTURAL 1 EXTERIOR SHEATHING
- ALL NAILS TO BE COMMON OR GALVANIZED BOX TYPE.
- ROOF DAMPPRAGMS TO BE NAILED WITH 16d NAILS @ 6" O.C. EDGE NAILING AND 12" ON CENTER FIELD NAILING. USE PLYWOOD THICKNESS AS INDICATED ON PLAN.
- ALL WALL SHEATHING TO EXTEND FULL HEIGHT OF WALL, TOP PLATE TO BOTTOM PLATE.
- ALL SHEARWALLS AND HOLDOWNS MUST HAVE CONTINUOUS LOAD PATH TO FOUNDATION.
- USE 3" x 3" x 1/4" PLATE WASHER TYPICAL AT ALL ANCHOR BOLTS.
- ALL SHEAR WALLS TO BE FULLY BLOCKED U.N.O. BLOCKING TO MATCH REQUIREMENTS FOR PANEL EDGE STUDS.
- FOR SHEARWALLS W/ STUDS SPACED AT 24" O.C. MAX, INSTALL SHEATHING WITH LONG DIMENSION ACROSS STUDS.



FOUNDATION PLAN
1/4"= 1'-0"

IF THIS BAR DOES NOT MEASURE 1-ARCH IN LENGTH THEN THE DRAWING IS NOT TO SCALE

DATE

REVISIONS

NO

CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPT. TI
1232 LINN AVE OREGON CITY 97045

ZCS
ENGINEERING
524 Main Street - Suite 102, Oregon City, OR 97045
(503) 992-5559
www.zcs-engineering.com

PROJECT NO: P-2195-17
DRAWN: SDW
CHECKED: MRS
DATE: 09-15-17

REGISTERED PROFESSIONAL ENGINEER
Matthew R. Smith
No. 2003
EXPIRES: 06-30-18

FOUNDATION PLAN

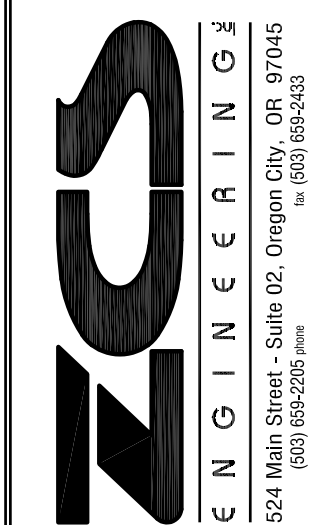
S1.0

IF THIS BAR DOES NOT MEASURE
1-INCH IN LENGTH, THEN THE
DRAWING IS NOT TO SCALE

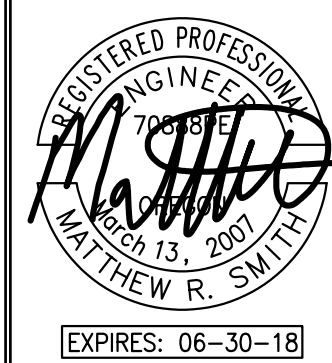
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PROJECT NO:	P-2195-1
DRAWN:	SDV
CHECKED:	MR
DATE:	09-15-1



ROOF FRAMING PLAN

S2.1

100% CONSTRUCTION DOCUMENTS

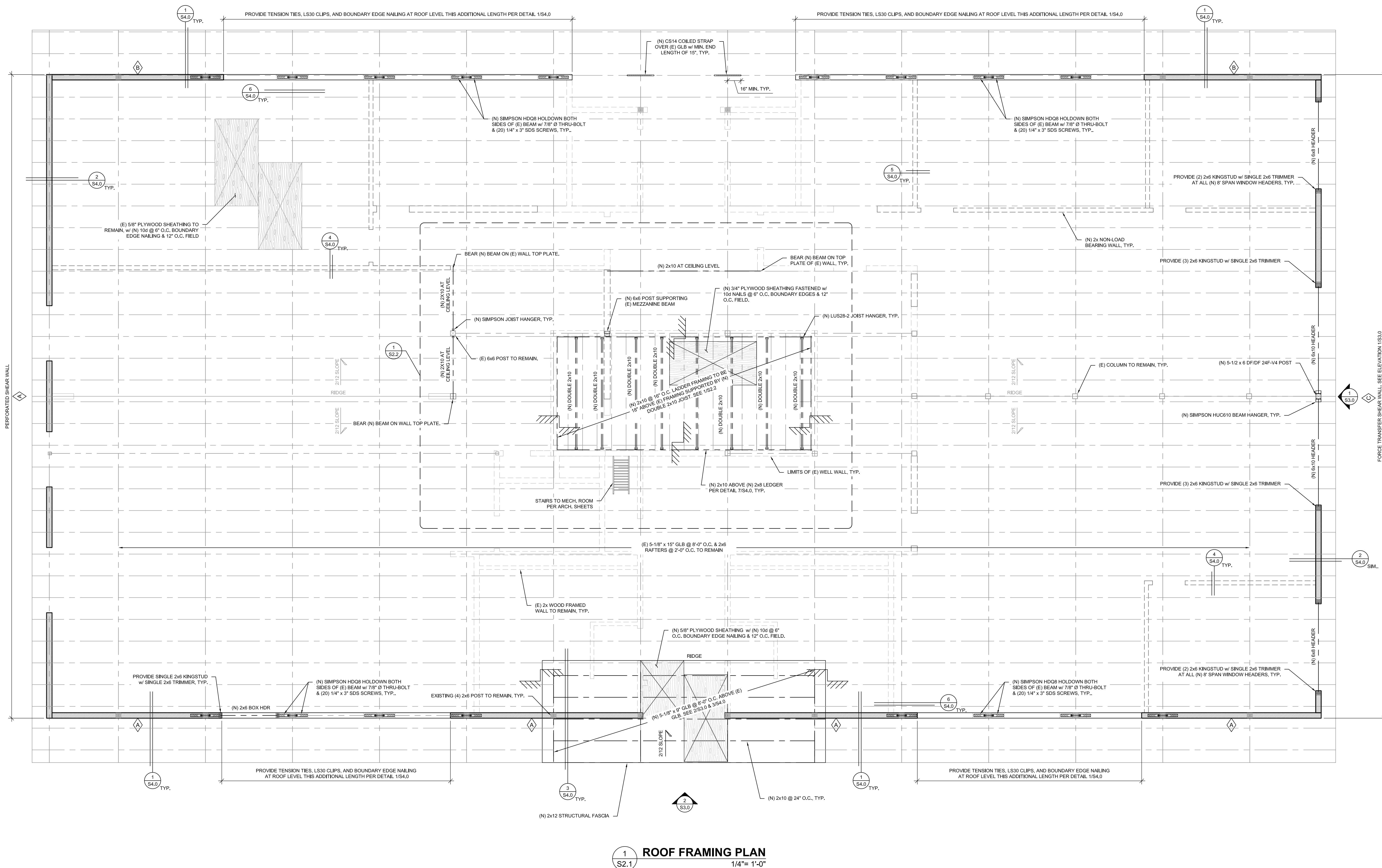
FLOOR / ROOF FRAMING NOTES

- | | |
|----|--|
| 1. | COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH ARCHITECT. |
| 2. | INDICATES SHEAR WALL TYPE, SEE SHEARWALL SCHEDULE. |
| 3. | INDICATES SHEARWALL LOCATION BELOW FRAMING. SEE SCHEDULE. |
| 4. | ALL SHEAR WALLS INDICATED AS "PERFORATED" THE CONTRACTOR SHALL PROVIDE NAILING PATTERN AROUND ALL WALL PENETRATIONS AS CALLED OUT ON FRAMING PLANS IN CORRESPONDENCE WITH THE SHEAR WALL SCHEDULE. |
| 5. | ALL SHEAR WALLS INDICATED AS "FORCE TRANSFER" THE CONTRACTOR SHALL PROVIDE HORIZONTAL BLOCKING AND STRAPPING PER THE ELEVATION PROVIDED. |
| 6. | SEE PROJECT STRUCTURAL NOTES ON S1.0 FOR MORE INFORMATION. |

SHEARWALL SCHEDULE

	SHEATHING	SHEAR (PLF)	NAIL SIZE	EDGE NAILS (O.C.)	FIELD NAILS (O.C.)	MAX. STUD SPACING	PANEL EDGE STUD DIMENSION	MUDSILL DIMENSION	TOP PLATE A35 (O.C.)	5/8" x 6-1/2" TITEN ANCHOR BOLT	REMARKS
A	(E) 1/2" PLYWOOD, ONE SIDE	155	10d	6"	6"	24"	2x	2x	4'-0"	4'-0"	UNBLOCKED SHEAR WALL
B	(E) 1/2" PLYWOOD, ONE SIDE	310	10d	4"	6"	24"	2x	2x	2'-0"	2'-8"	PROVIDE HORIZONTAL EDGE BLOCKING
C	(E) 1/2" PLYWOOD, ONE SIDE	600	10d	3"	6"	24"	2x	2x	1'-0"	1'-4"	SEE 2/S3.0 FOR BLOCKING & STRAPPING REQUIREMENTS

1. ALL PLYWOOD TO BE APA RATED STRUCTURAL I EXTERIOR SHEATHING
2. ALL NAILS TO BE COMMON OR GALVANIZED BOX TYPE.
3. ROOF DIAPHRAGMS TO BE NAILIED WITH 10d NAILS @ 8" O.C. EDGE NAILING, USE PLYWOOD THICKNESS AS INDICATED ON PLAN.
4. ALL WALL SHEATHING TO EXTEND FULL HEIGHT OF WALL, TOP PLATE TO BOTTOM PLATE.
5. ALL SHEARWALLS AND HOLD-DOWNS MUST HAVE CONTINUOUS LUD NAIL PATH TO FOUNDATION.
6. USE 3" x 4" 1/4" PLATE WASHERS TYPICAL AT ALL ANCHOR BOLTS.
7. SUGAR WAFER TO BE FULLY BLOCKED W/ 2" O.D. BLOCKING TO MATCH REQUIREMENTS FOR PANEL EDGE STUDS.
8. FOR SHEARWALLS W/ STUDS SPACING AT 24" O.C. MAX, INSTALL SHEATHING WITH LONG DIMENSION ACROSS STUDS.



1 **ROOF FRAMING PLAN**
S2.1 1/4" = 1'-0"

THIS BAR DOES NOT MEASURE
-INCH IN LENGTH, THEN THE
DRAWING IS NOT TO SCALE

							DATE
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[illegible]

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[illegible]

[illegible][illegible]

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[illegible]

NO.					
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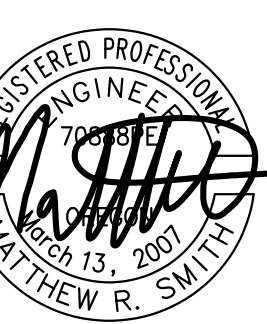


PROJECT NO: P-2195-17

IN:	SDW
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BOOKED: MRS

09-15-17

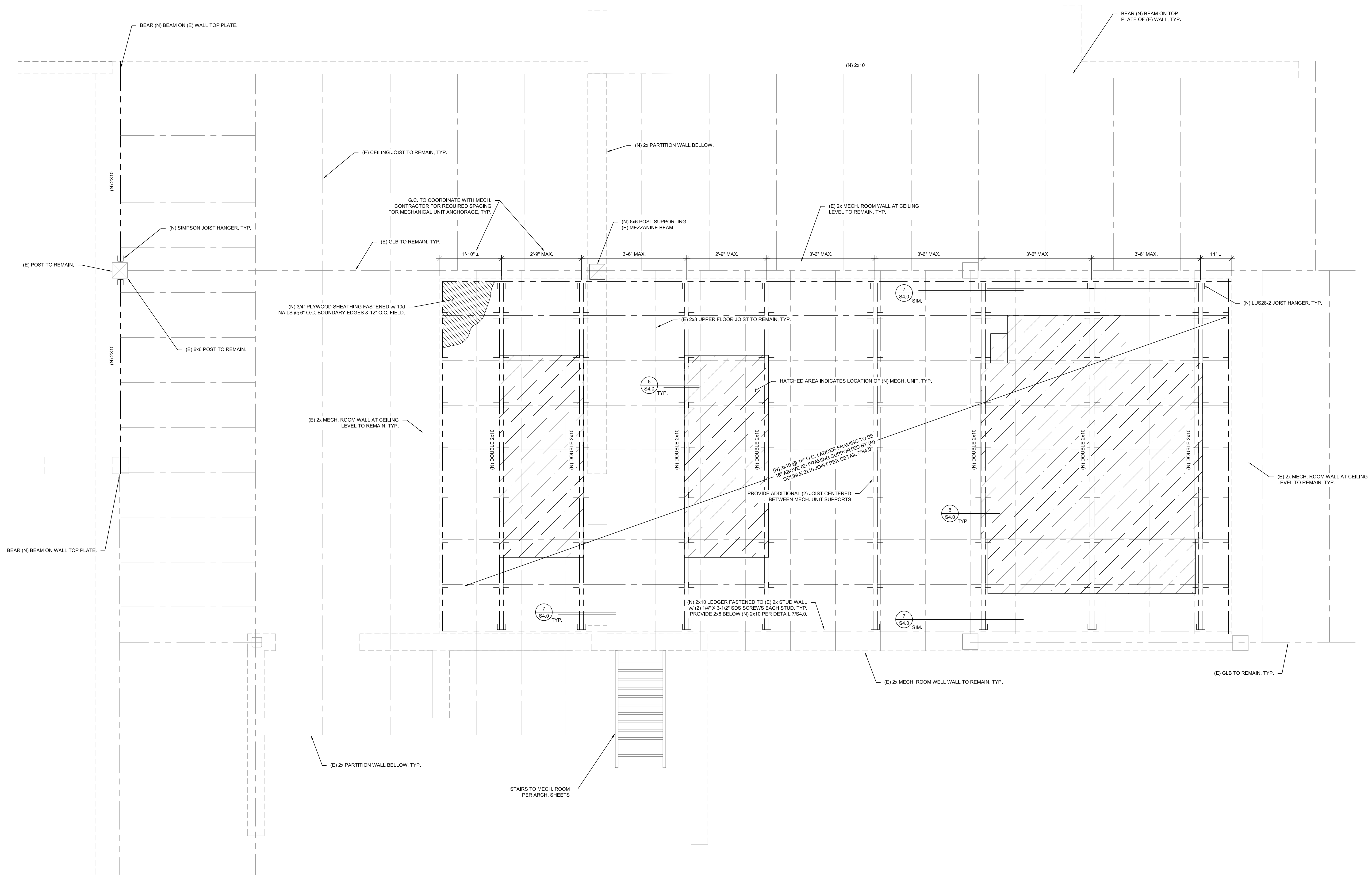


EXPIRES: 06-30-18

PARTIAL CEILING FRAMING PLAN

2.2

100% CONSTRUCTION DOCUMENTS



1 PARTIAL CEILING FRAMING PLAN
S2.2 1/4"= 1'-0"

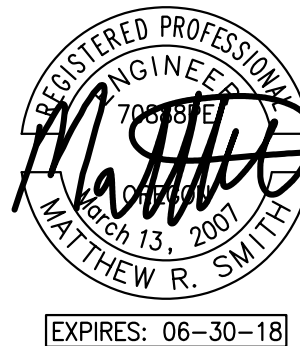
IF THIS BAR DOES NOT MEASURE
1' INCH IN LENGTH THEN THE
DRAWING IS NOT TO SCALE

100% CONSTRUCTION DOCUMENTS

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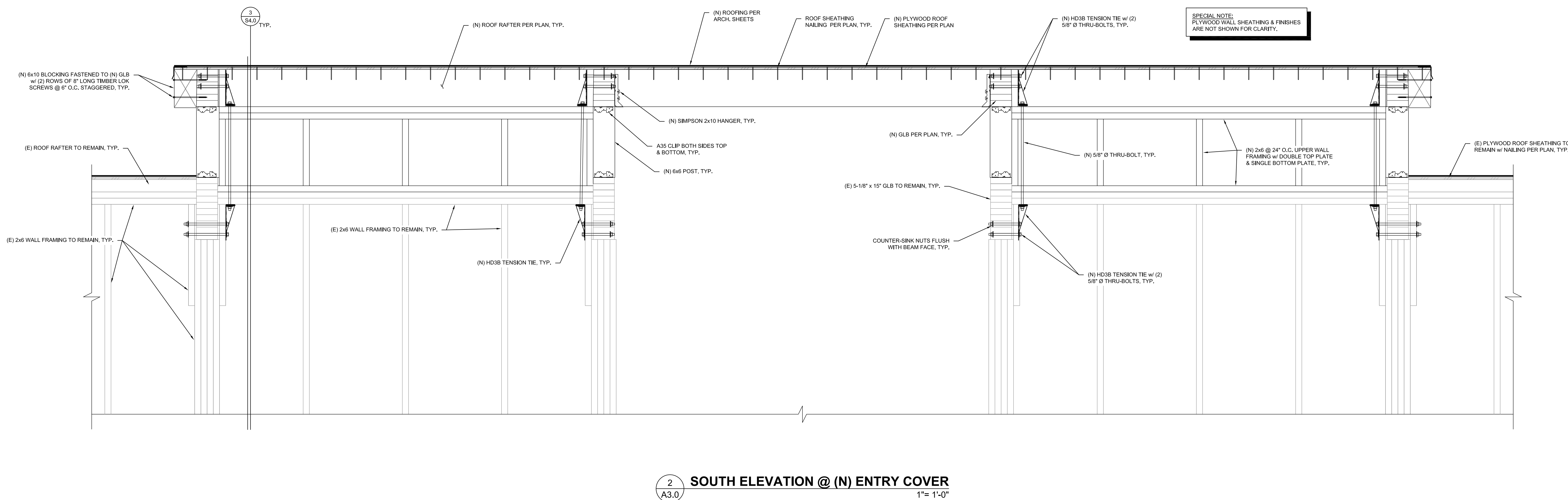
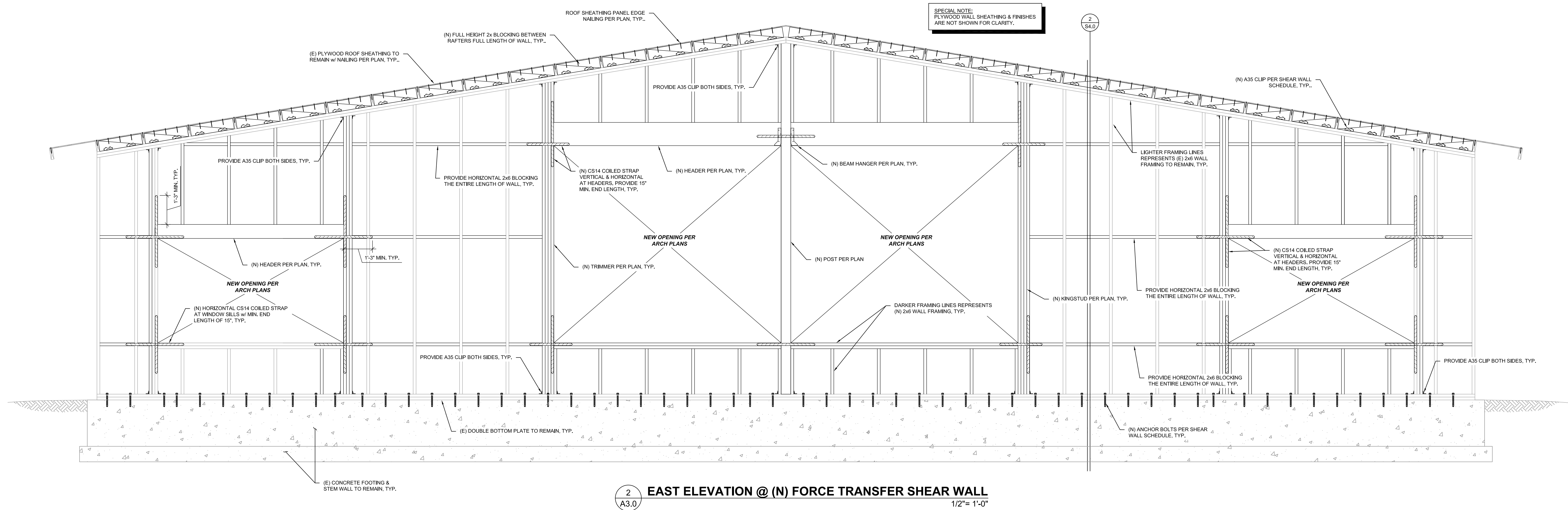


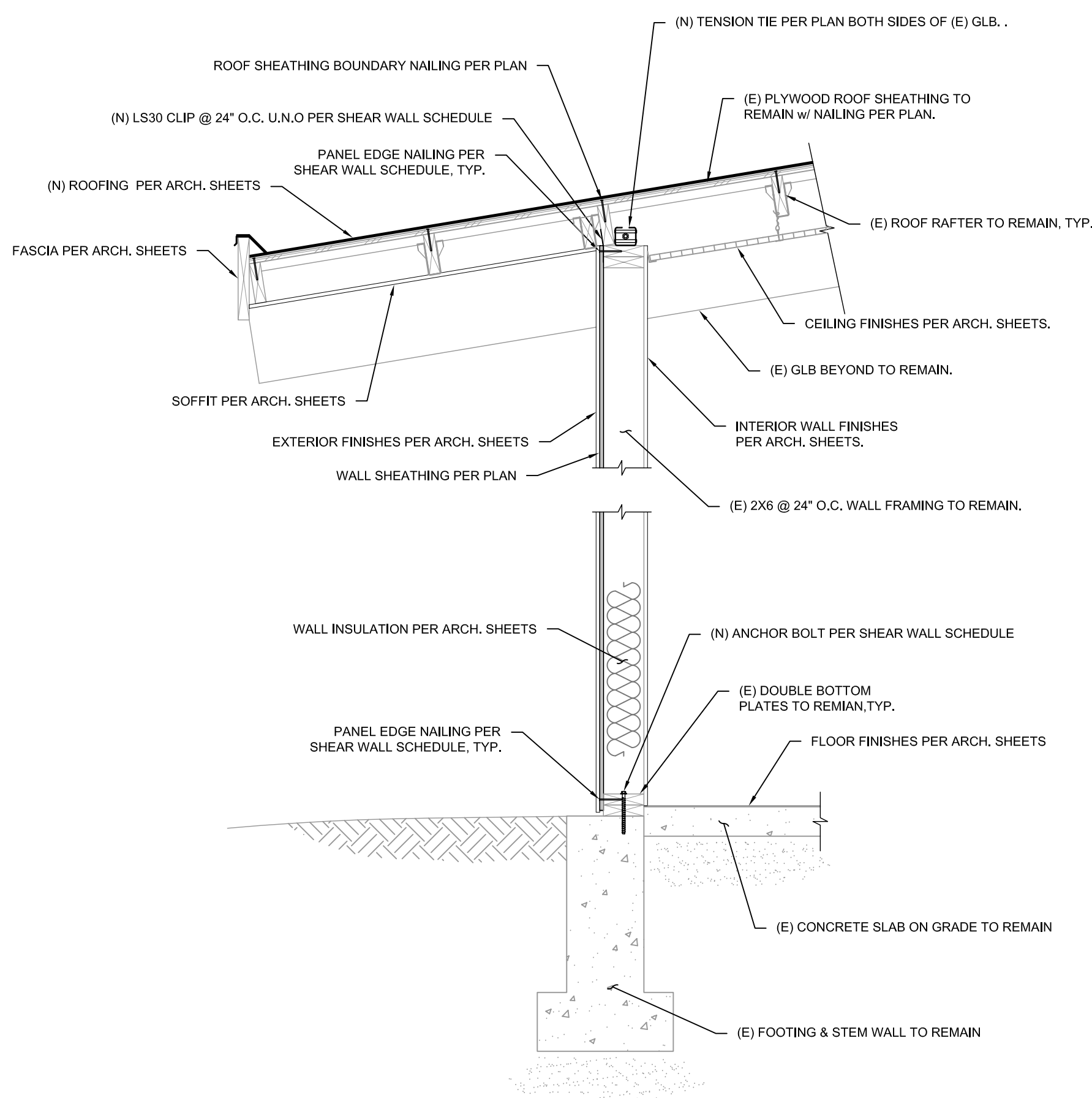
PROJECT NO: P-2195-17
DRAWN: SDW
CHECKED: MRS
DATE: 09-15-17



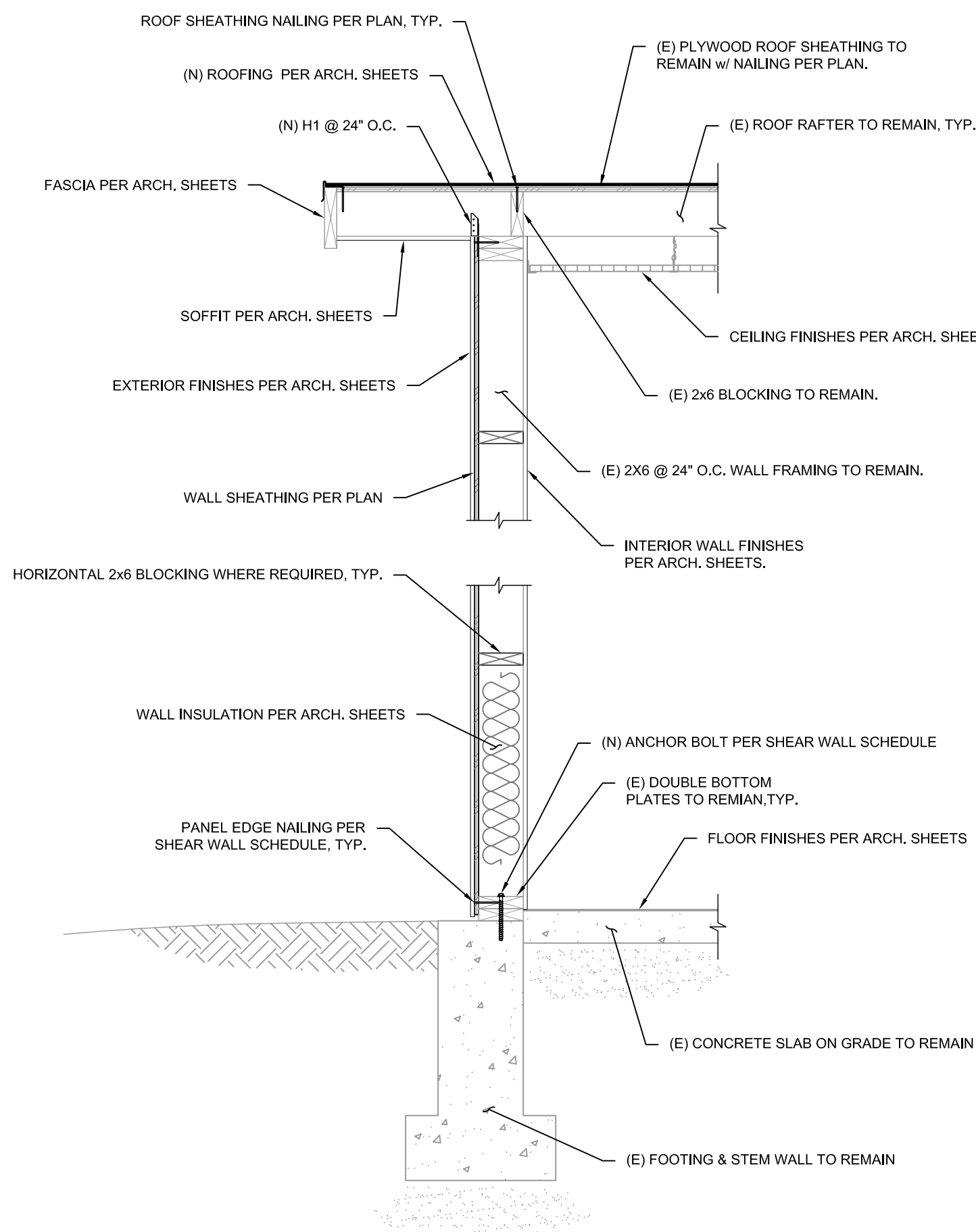
EAST & SOUTH
STRUCTURAL
ELEVATIONS

S3.0

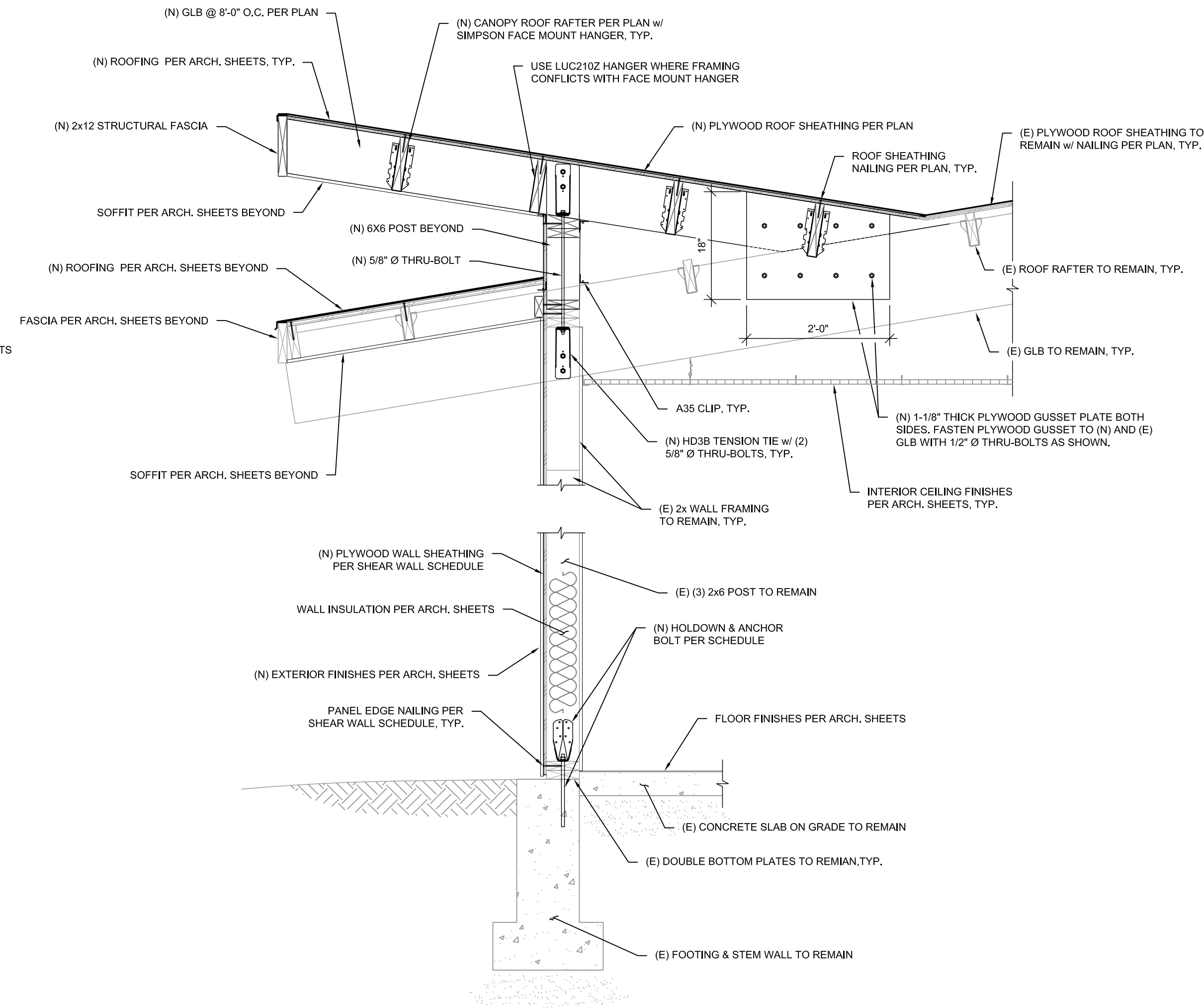




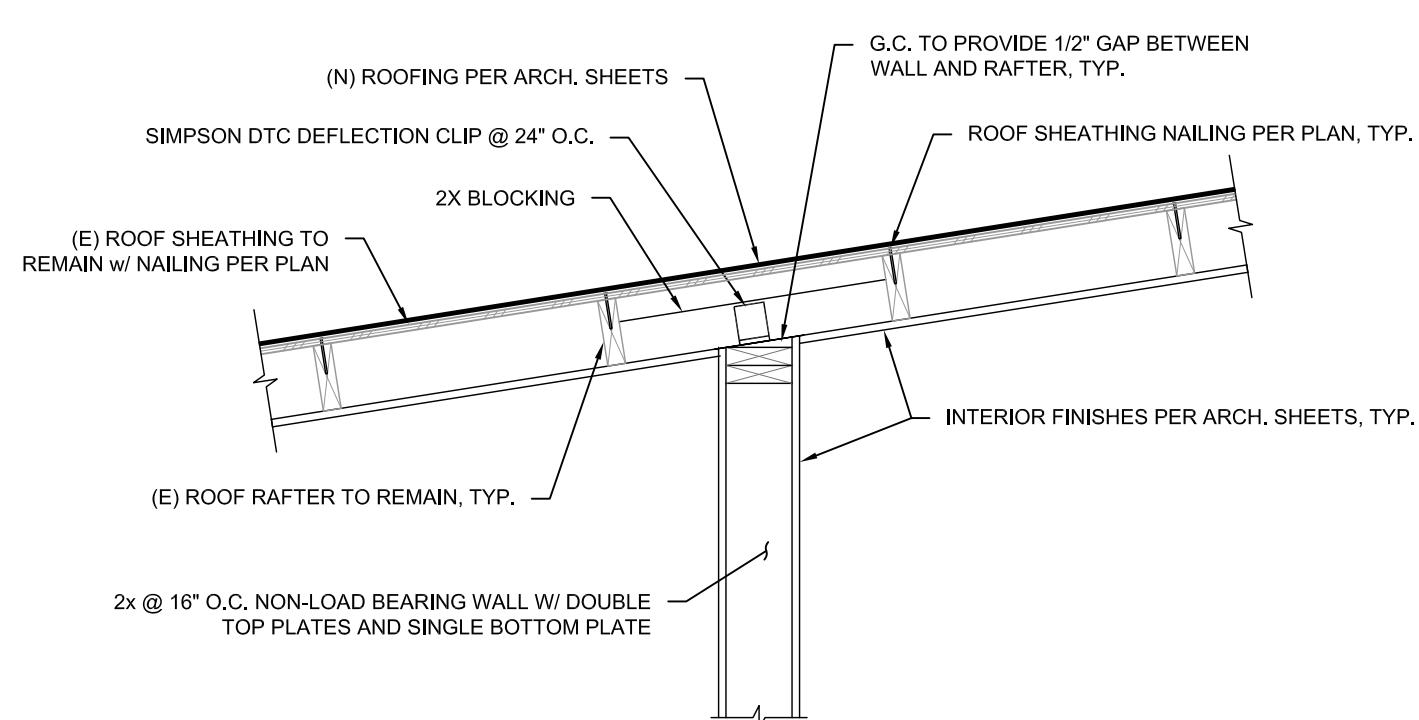
1 TYP. LONG. EXTERIOR SHEAR WALL SECTION
3/4" = 1'-0"



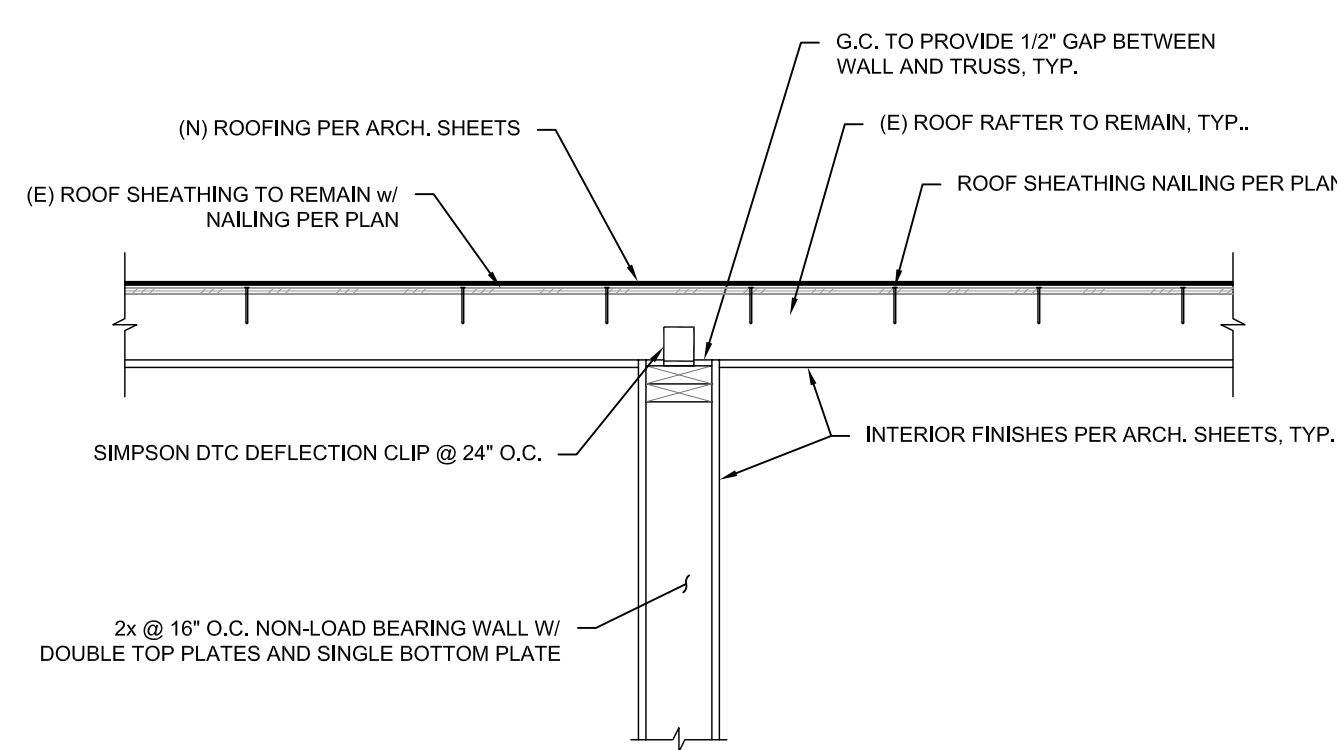
2 TYP. TRANSVERSE EXTERIOR SHEAR WALL SECTION
3/4" = 1'-0"



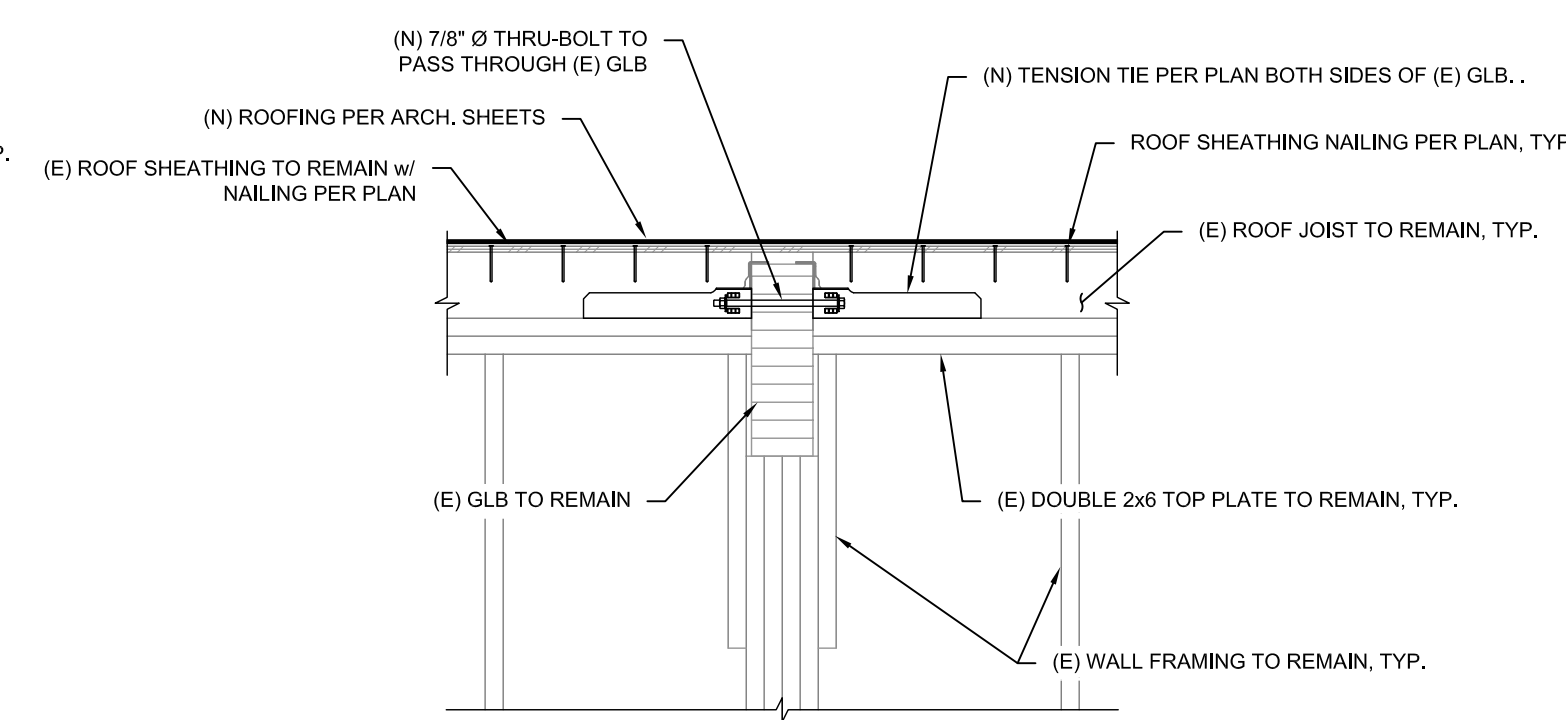
3 WALL SECTION @ (N) CANOPY
3/4" = 1'-0"



4 RAFTER PARALLEL TO PARTITION
3/4" = 1'-0"



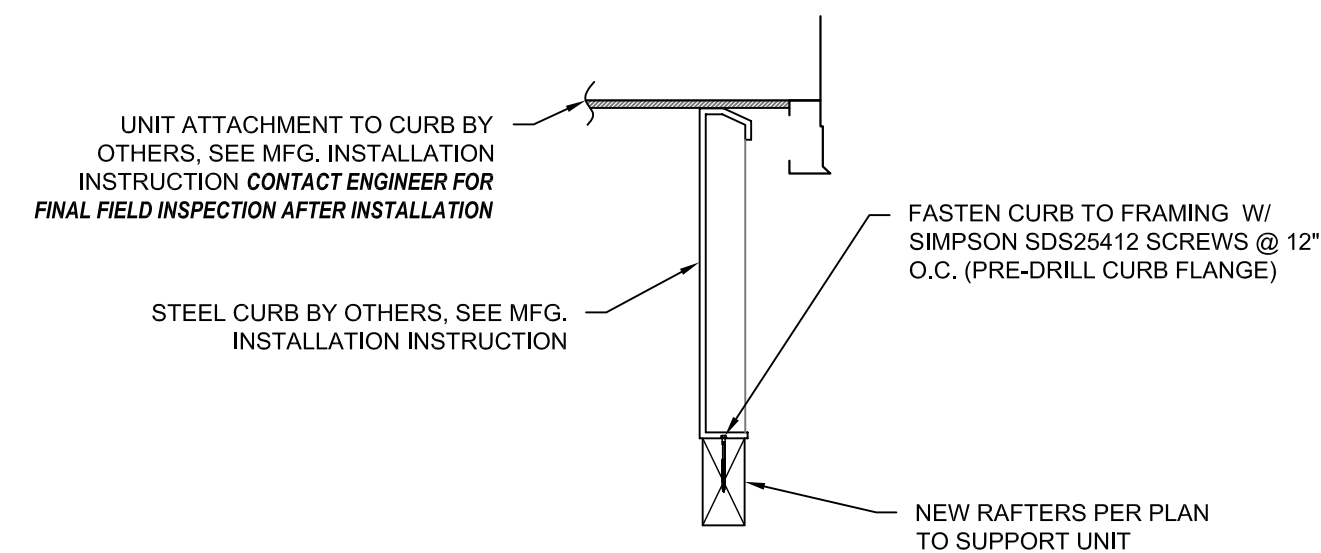
5 RAFTER PERP. TO PARTITION
3/4" = 1'-0"



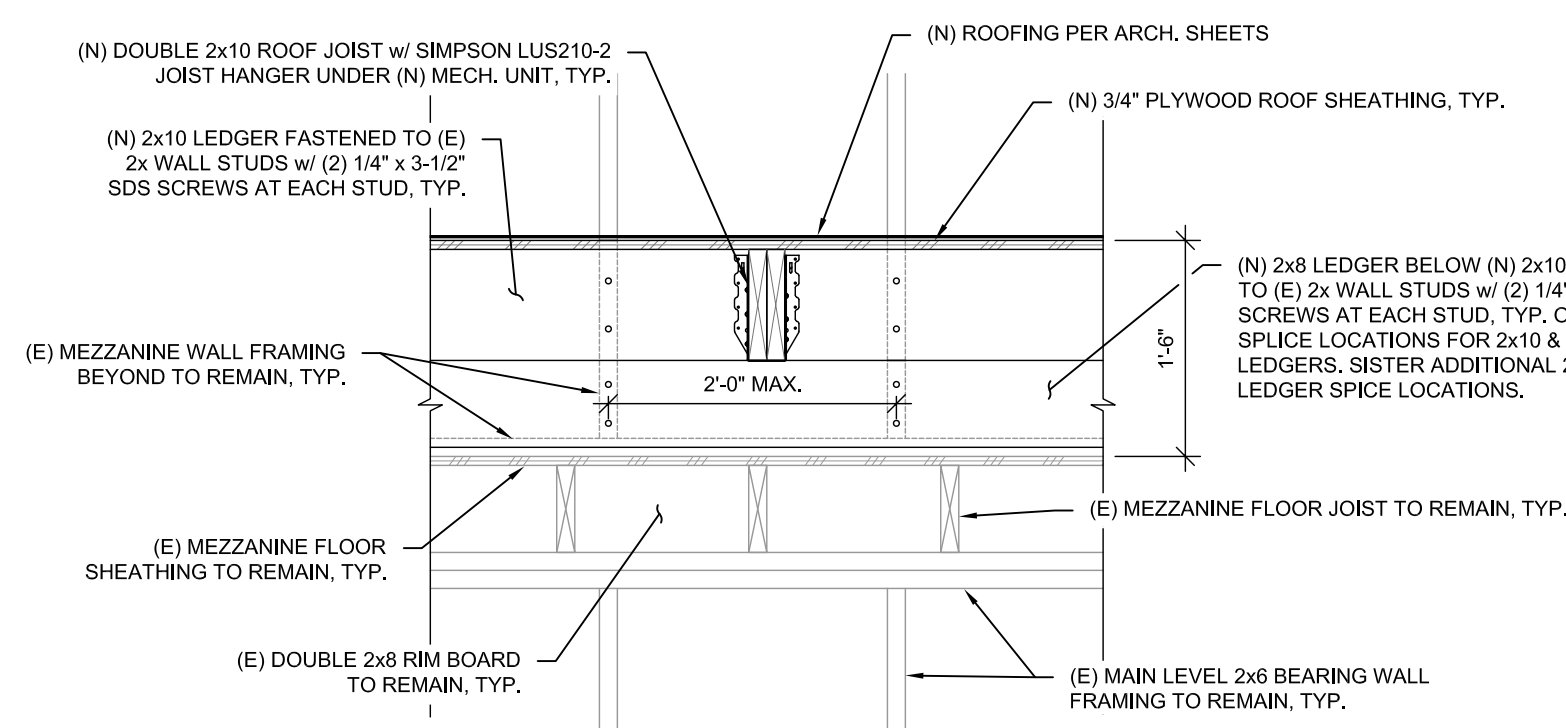
6 TYP. EXTERIOR WALL AT (E) GLB
3/4" = 1'-0"

SPECIAL NOTE:
G.C. TO COORDINATE STRENGTHENING REQUIREMENTS W/ ENGINEER OF RECORD FOR ALL MECHANICAL DUCT PENETRATIONS THROUGH THE EXISTING DECKING PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTE:
SEE CURB MANUFACTURE INSTALLATION INSTRUCTION FOR ORIENTATION REQ'TS. PER MFG. G.C. SHALL SUBMIT LOCATION OF CURB PLACEMENT ON NEW ROOF WITH FIELD DIMENSIONS TO ENGINEER FOR REVIEW AND APPROVAL.



7 CURB ATTACHMENT TO ROOF @ NEW ROOFTOP UNIT
3/4" = 1'-0"

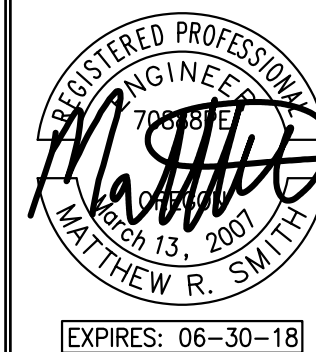


8 ROOF AT MECH. EQUIPMENT WELL ELEVATION
3/4" = 1'-0"

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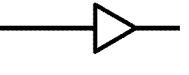
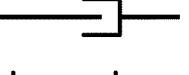
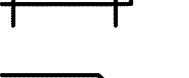
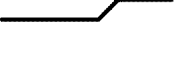

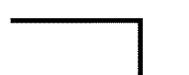

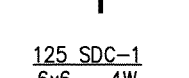

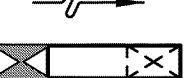
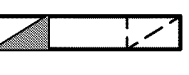
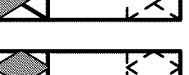
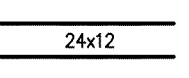
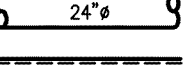
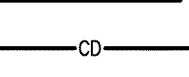
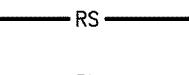
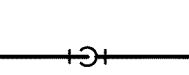
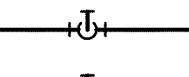
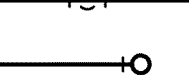
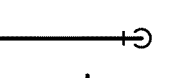
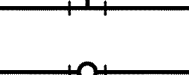
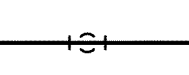
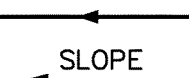
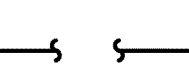
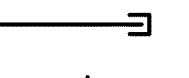
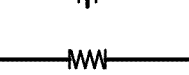














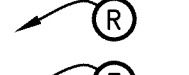
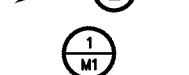
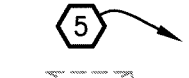
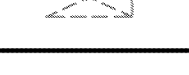















PROJECT NO: P-2195-17
DRAWN: SDW
CHECKED: MRS
DATE: 09-15-17



STRUCTURAL WALL
SECTIONS & DETAILS

S4.0

MECHANICAL SYMBOLS LIST		
SYMBOL	ABBR.	DESCRIPTION
		DUCT TRANSITION
		DUCT DROP/RISE
		MANUAL DAMPER
		DUCTWORK – DOUBLE LINE SYMBOL TO SINGLE LINE SYMBOL
		DUCT WITH RADIUS LBOW
		DUCT WITH RECTANGULAR ELBOW AND TURNING VANES
		TAKE-OFF WITH TWIST-LOCK FITTING
		AIR FLOW (CFM) – TYPE / NECK SIZE – PATTERN
		THERMOSTAT WITH ZONE/UNIT CONTROLLED
		DIRECTION OF AIR FLOW
		SUPPLY DUCT UP AND DOWN
		RETURN DUCT UP AND DOWN
		EXHAUST DUCT UP AND DOWN
		OUTSIDE AIR DUCT UP AND DOWN
		RECTANGULAR DUCT – 1ST DIMENSION IS SIDE SHOWN
		ROUND DUCT
		DUCT WITH INTERNAL LINER
	CD	COOLING COIL CONDENSATE DRAIN
	RS	REFRIGERANT SUCTION PIPE
	RL	REFRIGERANT LIQUID PIPE
		VERTICAL PIPE DROP OR RISER
		PIPE TAKE OFF – UP
		PIPE TAKE OFF – DOWN
		90 DEGREE ELBOW UP
		90 DEGREE ELBOW DOWN
		BRANCH TEE
		TEE UP
		TEE DOWN
		DIRECTION OF FLOW
		SLOPE PIPE DOWN IN DIRECTION OF ARROW
		BREAK IN LINE – SHOWN FOR CLARITY
		PIPE CAP
		PIPE UNION
		FLEXIBLE PIPE CONNECTOR
	SDC	SUPPLY DIFFUSER CEILING
	SRW	SUPPLY REGISTER WALL
	RGC	RETURN GRILLE CEILING
	RGW	RETURN GRILLE WALL
	EGC	EXHAUST GRILLE CEILING
	TGC	TRANSFER GRILLE CEILING
	HP	HEAT PUMP
	AC	AIR CONDITIONING UNIT
	CU	CONDENSING UNIT
	ERV	ENERGY RECOVERY VENTILATOR
	FC	FAN COIL UNIT
	EF	EXHAUST FAN
	AFF	ABOVE FINISHED FLOOR
	AD	ACCESS DOOR
	OSA	OUTSIDE AIR
	SA	SUPPLY AIR
	RA	RETURN AIR
	EA	EXHAUST AIR
	(R)	REMOVE
	(E)	EXISTING
		DETAIL & SHEET NUMBER
		KEYED NOTE REFERENCE
		MAINTENANCE ACCESS AREA

VARIABLE REFRIGERANT FLOW HEAT PUMPS - INDOOR UNITS																			
TAG	MODEL NO.	LOCATION	TYPE	NOMINAL COOLING CAPACITY (BTU/HR)	NOMINAL HEATING CAPACITY (BTU/HR)	COOLING DESIGN ENTERING TEMP DB/WB (DEG F)	HEATING DESIGN ENTERING TEMP DB/WB (DEG F)	CORRECTED CAPACITY				REFRIG PIPE DIM LIQUID/SUCTION (IN)	FAN AIRFLOW (CFM) (LOW-MID-HIGH)	MAX FAN ESP SETTING 208V (IN WG)	VOLTAGE/PHASE	ELECTRICAL MCA/MOCP	APPROX WEIGHT (LBS)	NOTES	
								COOLING DIVERSITY FULL/PARTIAL (SEE NOTE 4)	COOLING TOTAL CAPACITY (BTU/HR)	COOLING SENSIBLE CAPACITY (BTU/HR)	HEATING DIVERSITY FULL/PARTIAL (SEE NOTE 4)	HEATING CAPACITY (BTU/HR)							
FC-1	PEFY-P12NMAU-E3	LARGE CONFERENCE	CEILING CONCEALED TYPE (DUCTED)	12,000	13,500	80/67	70	FULL DEMAND	10,329	7,675	FULL DEMAND	8,024	1/4 / 1/2	265-318-371	0.6	208V/1-PHASE	1.2(208V) / 15	55	(1) (2) (3) (4) (5)
FC-2	PEFY-P06NMAU-E3	BREAK ROOM	CEILING CONCEALED TYPE (DUCTED)	8,000	9,000	80/67	70	FULL DEMAND	6,886	6,001	FULL DEMAND	5,349	1/4 / 1/2	212-265-300	0.6	208V/1-PHASE	1.05(208V) / 15	55	(1) (2) (3) (4) (5)
FC-3	PEFY-P18NMAU-E3	LOBBY	CEILING CONCEALED TYPE (DUCTED)	18,000	20,000	80/67	70	FULL DEMAND	15,494	12,767	FULL DEMAND	11,887	1/4 / 1/2	424-512-600	0.6	208V/1-PHASE	1.56(208V) / 15	70	(1) (2) (3) (4) (5)
FC-4	PEFY-P12NMAU-E3	SMALL CONFERENCE	CEILING CONCEALED TYPE (DUCTED)	15,000	17,000	80/67	70	FULL DEMAND	12,912	10,578	FULL DEMAND	10,104	1/4 / 1/2	353-424-494	0.6	208V/1-PHASE	1.45(208V) / 15	70	(1) (2) (3) (4) (5)
FC-5	PEFY-P12NMAU-E3	BUILDING OFFICIAL	CEILING CONCEALED TYPE (DUCTED)	12,000	13,500	80/67	70	FULL DEMAND	11,718	8,238	FULL DEMAND	8,823	1/4 / 1/2	265-318-371	0.6	208V/1-PHASE	1.2(208V) / 15	55	(1) (2) (3) (4) (5)
FC-6	PEFY-P12NMAU-E3	DIRECTOR	CEILING CONCEALED TYPE (DUCTED)	15,000	17,000	80/67	70	FULL DEMAND	12,912	10,578	FULL DEMAND	10,104	1/4 / 1/2	353-424-494	0.6	208V/1-PHASE	1.45(208V) / 15	70	(1) (2) (3) (4) (5)
FC-7	PEFY-P12NMAU-E3	OPEN OFFICE	CEILING CONCEALED TYPE (DUCTED)	15,000	17,000	80/67	70	FULL DEMAND	12,912	10,578	FULL DEMAND	10,104	1/4 / 1/2	353-424-494	0.6	208V/1-PHASE	1.45(208V) / 15	70	(1) (2) (3) (4) (5)
FC-8	PEFY-P15NMAU-E3	PLANNER	CEILING CONCEALED TYPE (DUCTED)	15,000	17,000	80/67	70	FULL DEMAND	14,647	11,250	FULL DEMAND	11,110	1/4 / 1/2	353-424-494	0.6	208V/1-PHASE	1.45(208V) / 15	70	(1) (2) (3) (4) (5)
FC-9	PEFY-P48NMAU-E3	GYM	CEILING CONCEALED TYPE (DUCTED)	48,000	54,000	80/67	70	FULL DEMAND	46,871	35,174	FULL DEMAND	35,291	3/8 / 7/8	989-1201-1412	0.6	208V/1-PHASE	3.51(208V) / 15	90	(1) (2) (3) (4) (5)
NOTES: BASIS OF DESIGN: MITSUBISHI (1) NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80/67 DEG F (DB/WB), OUTDOOR OF 95 DEG F (DB). (2) NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70 DEG F (DB), OUTDOOR OF 43 DEG F (WB). (3) SEE OUTDOOR UNIT SCHEDULE FOR OUTDOOR AMBIENT CONDITIONS, CONNECTED CAPACITY, AND OTHER FACTORS ASSOCIATED WITH CORRECTED CAPACITIES. (4) FULL DEMAND CORRECTED CAPACITY INCLUDES DE-RATE ASSOCIATED WITH INDOOR VS. OUTDOOR CONNECTED CAPACITY INDICATED ON OUTDOOR UNIT SCHEDULE FOR ASSOCIATED SYSTEM. PARTIAL CORRECTED CAPACITY ASSUMES SUFFICIENT DIVERSITY EXISTS SUCH THAT THE CONNECTED CAPACITY DE-RATE DOES NOT APPLY. (5) SEE OUTDOOR UNIT SCHEDULE FOR CONTROLS AND SEQUENCE OF OPERATIONS.																			

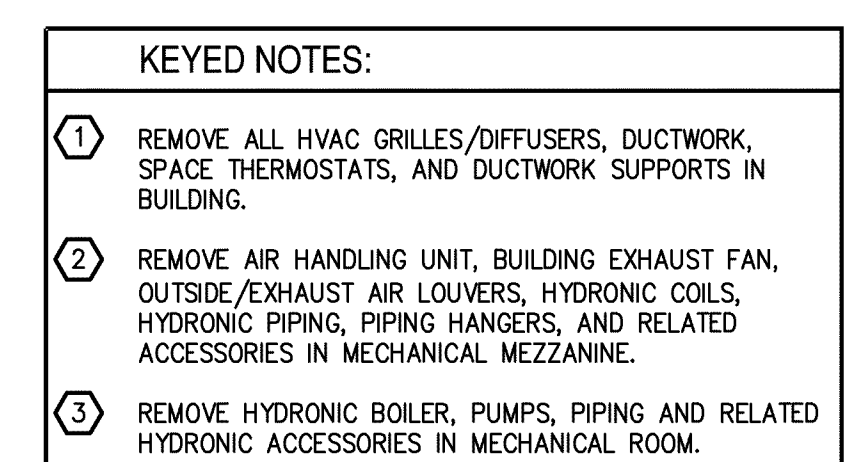
VARIABLE REFRIGERANT FLOW HEAT PUMPS - OUTDOOR UNITS																			
TAG	MODEL NO.	LOCATION	MODULES	NOMINAL COOLING CAPACITY (BTU/HR)	NOMINAL HEATING CAPACITY (BTU/HR)	COOLING EFFICIENCY IEER/IEER	HEATING COP @ 47 DEG F	NOM SYSTEM CONNECTED CAPACITY (% OF NOM)	DESIGN COOLING OUTDOOR TEMP DB (DEG F)	DESIGN HEATING OUTDOOR TEMP WB (DEG F)	REFRIG PIPE DIM HIGH/LOW PRESSURE (IN)	CORRECTED COOLING TOTAL CAPACITY (BTU/HR)	CORRECTED HEATING CAPACITY (BTU/HR)	INVERTER DRIVEN COMPRESSOR TYPE / QUANTITY	VOLTAGE / PHASE	ELECTRICAL-PER MODULE		APPROX WEIGHT (LBS)	NOTES
																MCA	MOCP		
HP-1	PURY-P168TLMU-A	ROOF	P168	168,000	188,000	19.8/11.2	3.49	100%	89	15.5	3/4 / 1-1/8	237,284	166,995	SCROLL/1	208 / 3-phase	68	110	1400	(1) (2) (3) (4) (5)
NOTES: BASIS OF DESIGN: MITSUBISHI (1) NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80/67 DEG F (DB/WB), OUTDOOR OF 95 DEG F (DB) (2) NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70 DEG F (DB), OUTDOOR OF 43 DEG F (WB) (3) EFFICIENCY VALUES FOR IEER, IEER, COP ARE BASED ON AHRI 1230 TEST METHOD FOR MIXTURE OF DUCTED & NON-DUCTED INDOOR UNITS. (4) PROVIDE 24-INCH RAISED BASE PER MANUFACTURER'S INSTALLATION REQUIREMENTS. (5) PROVIDE FACTORY PROGRAMMABLE THERMOSTATS AND CONTROLLER FOR HEAT PUMP UNIT. SEQUENCE OF OPERATION: SPACE TEMPERATURE IS TO BE MAINTAINED BY THE PROGRAMMABLE THERMOSTAT FOR EACH ZONES' FAN COIL UNIT. VRF HEAT PUMP UNIT WILL OPERATE BASED ON MANUFACTURER'S PACKAGED CONTROLS AND AS DETERMINED BY THE HEATING OR COOLING LOAD OF THE CONNECTED FAN COIL UNITS. SYSTEM TO RUN DURING SCHEDULED OCCUPIED HOURS. INTERLOCK ERV UNIT TO RUN WHENEVER THE VRF SYSTEM IS ENERGIZED.																			

VARIABLE REFRIGERANT FLOW - BRANCH CONTROLLER								
TAG	MODEL NO.	TYPE	NUMBER OF PORTS	MAX CONNECTED ALL BRANCHES	VOLTAGE / PHASE	ELECTRICAL MCA	APPROX WEIGHT (LBS)	NOTES
BC-1	CMB-P1010NU-HA1	SINGLE	10	194,000	208/1	1.6	150	(1)
NOTES: BASIS OF DESIGN: MITSUBISHI (1) INCLUDE SERVICE VALVES.								

ELECTRIC DUCT HEATERS											
TAG	MODEL NO.	LOCATION	SERVICE	CFM	SIZE (IN)		CAPACITY (KW)	VOLT	PHASE	STAGES	REMARKS
					FL	FH					
EDH-1	HF	ATTIC	BATHROOMS	400	12	10	3.3	208	1	1	[A] [B]
NOTES: BASIS OF DESIGN: MARKEL [A] AIRFLOW SWITCH [B] DUCT MOUNTED THERMOSTAT											

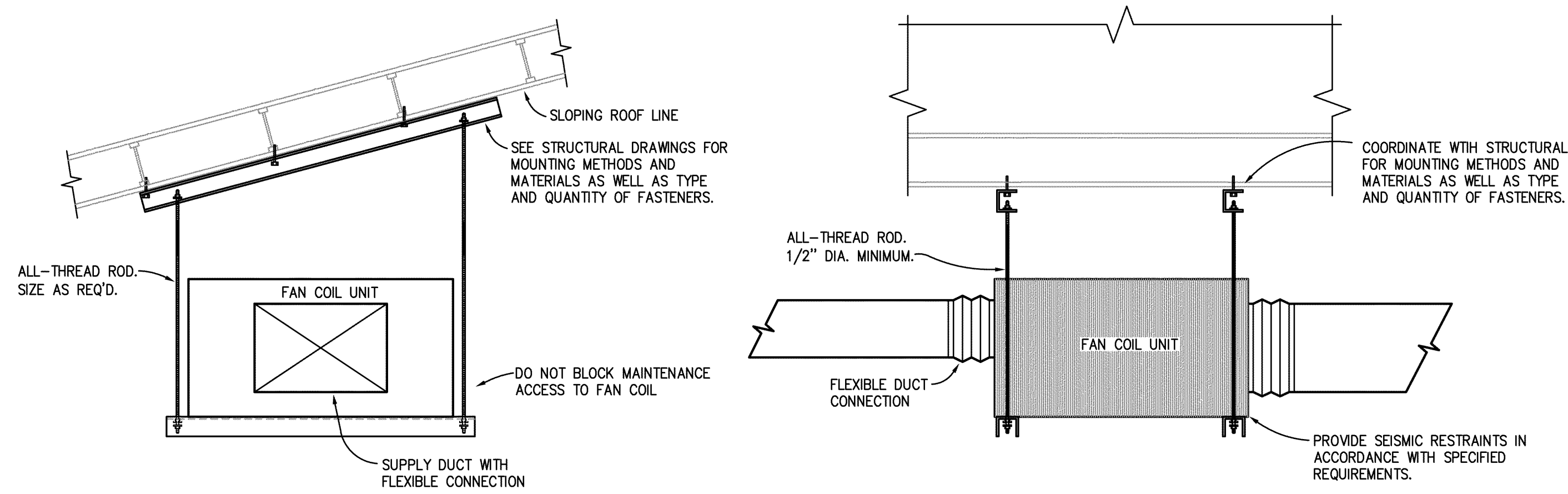
AIR INLETS & OUTLETS				
TAG	MODEL	MATERIAL	MOUNTING TYPE	SIZE
SDC-1	PRICE - SMDA	STEEL	LAY-IN	SEE PLANS
SDC-2	PRICE - SMDA	STEEL	SURFACE	SEE PLANS
SRW-1	PRICE - 520D	STEEL	DUCT	SEE PLANS
RGC-1	PRICE - PDDR	STEEL	LAY-IN	SEE PLANS
RGC-2	PRICE - PDDR	STEEL	SURFACE	SEE PLANS
RGW-1	PRICE-630	STEEL	SURFACE	SEE PLANS
EGC-1	PRICE - PDDR	STEEL	LAY-IN	SEE PLANS
EGC-2	PRICE - PDDR	STEEL	SURFACE	SEE PLANS
TGC-1	PRICE - PDDR	STEEL	SURFACE	SEE PLANS

VENTILATION AIR COMPLIANCE																
TAG	ROOM NUMBER	SPACE TYPE	USE AREA (SQ. FT.)	ZONE POPULATION	PEOPLE OA RATE - CFM / PERSON	AREA OA RATE - CFM / SF	ZONE DISTRIBUTION EFFECTIVENESS	OS AIRFLOW TO ZONE	PRIMARY ZONE CFM	PRIMARY OS FRACTION	SYSTEM POPULATION	OCCUPANT DIVERSITY	UNCORRECTED OS CFM	SYSTEM VENTILATION EFFICIENCY	MINIMUM OA - CFM	TOTAL OA FOR UNIT - CFM
FC-1	113	LARGE CONF.	498	10	5	0.06	0.8	80	370	0.22	10	1	80	0.8	100	100
FC-2	114	BREAK	206	3	5	0.06	0.8	27	300	0.09	3	1	27	0.8	34	50
FC-3	108	FRONT DESK	344	2	5	0.06	0.8	31	150	0.21	2	1	75	0.8	94	100
	109	LOBBY	786	0	-	0.06	0.8	44	450	0.10						
FC-4	102	COPY ROOM	119	1	5	0.06	0.8	12	130	0.09	7	1	57	0.8	71	100
	103	SMALL CONF.	247	6	5	0.06	0.8	45	240	0.19						
FC-5	104	BUILDING OFFICIAL	180	1	5	0.06	0.8	16	130	0.12	3	1	37	0.8	46	50
	105	OFFICE SPACE	180	2	5	0.06	0.8	21	240	0.09						
FC-6	105	OFFICE SPACE	180	2	5	0.06	0.8	21	240	0.09	3	1	37	0.8	46	50
	106	DIRECTOR	181	1	5	0.06	0.8	16	130	0.12						
FC-7	105	OFFICE SPACE	955	4	5	0.06	0.8	77	371	0.21	4	1	77	0.8	97	100
FC-8	105	OFFICE SPACE	280	3	5	0.06	0.8	32	494	0.06	3	1	32	0.8	40	50
FC-9	112	GYM	1793	18	20	0.06	0.8	468	1412	0.33	18	1	468	0.8	585	600
NOTES:																
REQUIREMENTS REFERENCED FROM ASHRAE STANDARD 62-2010																

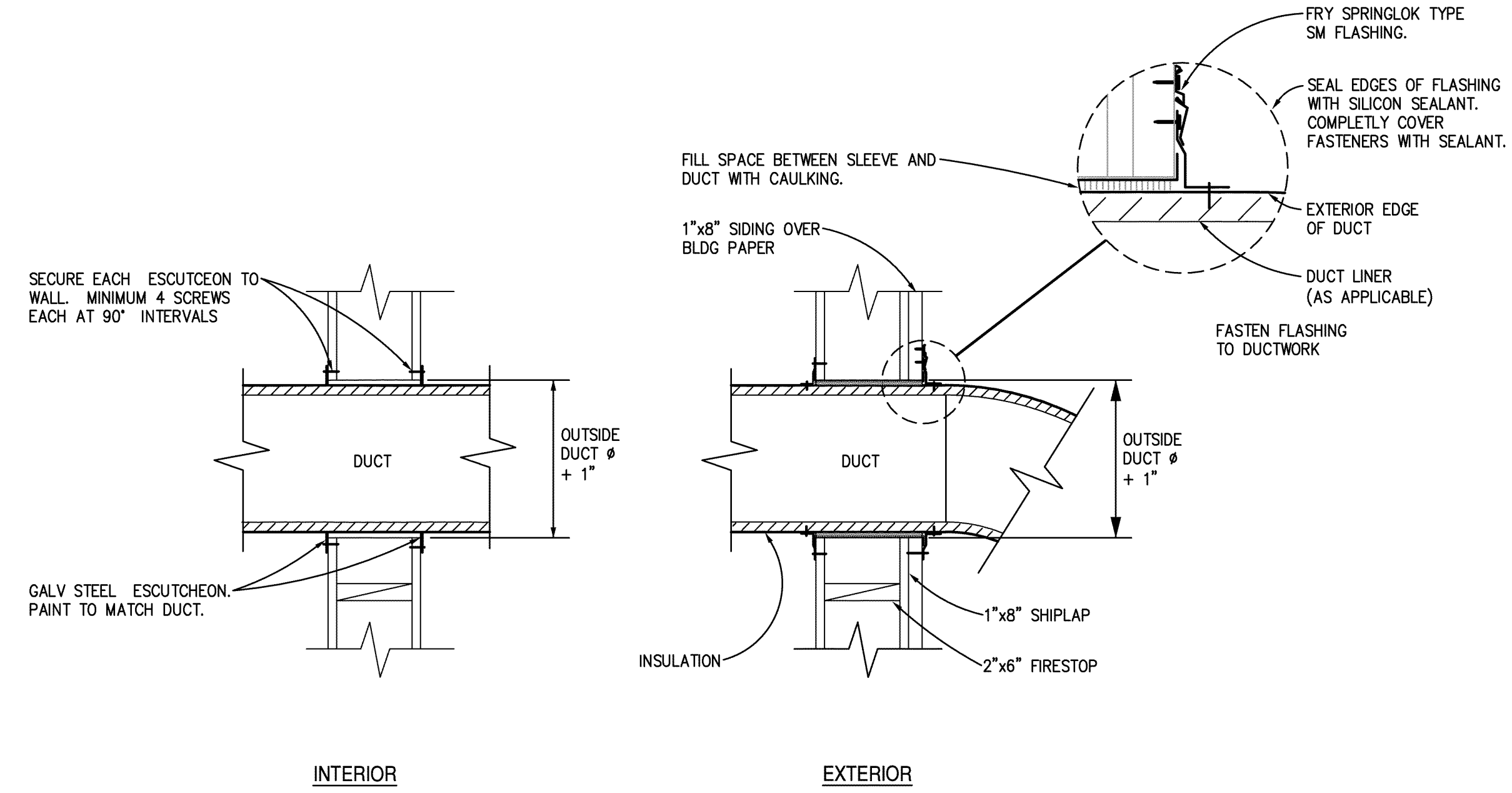


MD1.1

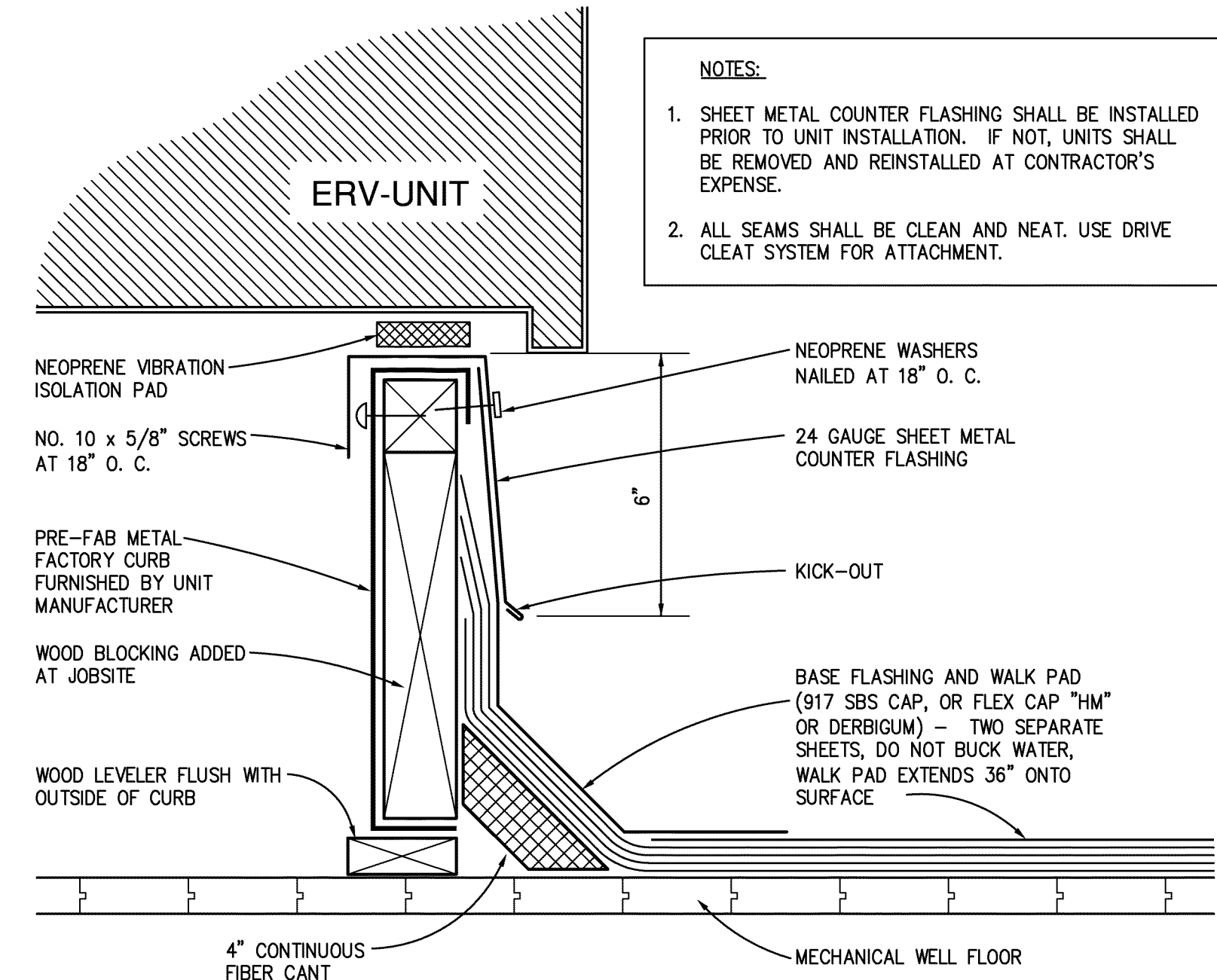




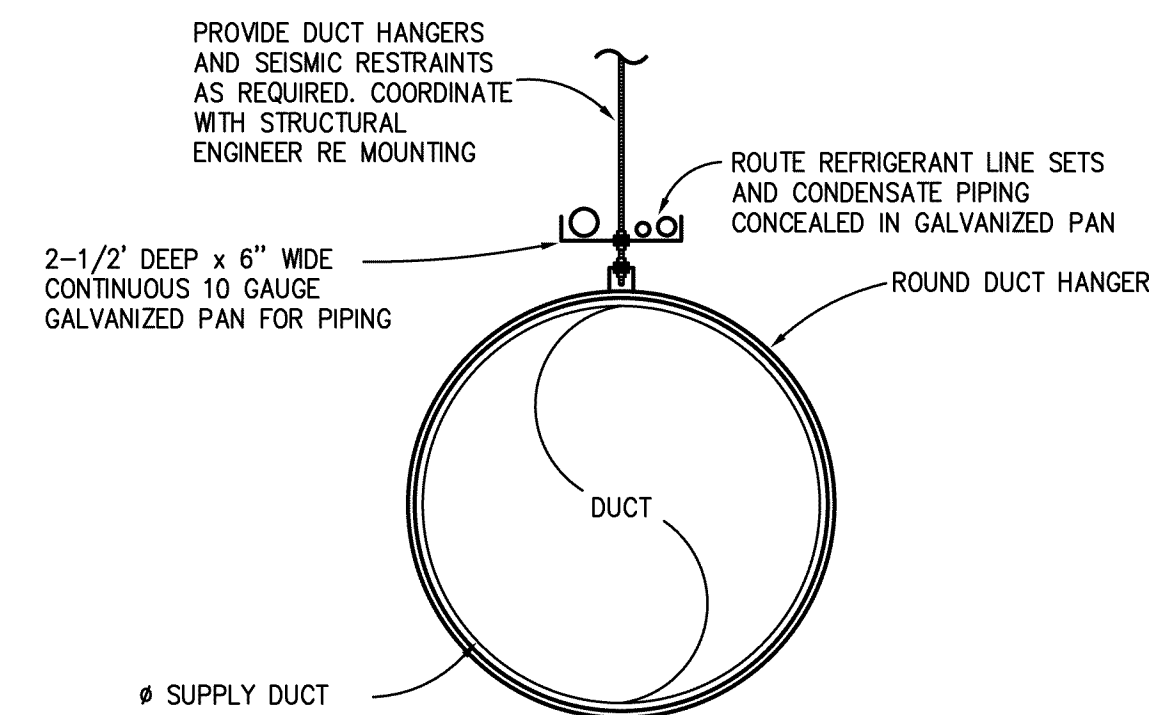
4 FAN COIL MOUNTING DETAIL
NO SCALE



1 DUCT PENETRATION THROUGH WALL
NO SCALE



2 AC UNIT FACTORY METAL CURB
NO SCALE



3 REFRIGERATION LINE SET ROUTING
NO SCALE