BEND COMMERCIAL GLASS

TENANT IMPROVEMENT
1004 SW EMKAY DRIVE
BEND, OREGON 97702

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER — OREGON — JAN. 18, 1994 — LENNIE BRANT — EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

COVER SHEET

VICINITY MAP (NOT TO SCALE)

N

SITE (NOT TO SCALE)

N

PROJECT DATA

PROJECT NAME:	TENANT IMPROVEMENT, BEND COMMERCIAL GLASS
OWNER	LYON PROPERTY HOLDINGS LLC 70 SW CENTURY DR. #100-289 BEND, OR 97702
PROJECT ADDRESS:	1004 SW EMKAY DRIVE BEND, OR 97702
TAX LOT:	181206A001700
BUILDING AGENCY/JURISDICTION:	CITY OF BEND
DESIGN CRITERIA:	PROJECT LOCATED IN SEISMIC DESIGN CATEGORY D 99 MPH WIND (EXPOSURE C) 25 PSF SNOW LOAD
BUILDING OCCUPANCY:	S-1/S-2/B/F-2
CURRENT ZONING:	MU (MIXED URBAN)
LOT SIZE:	±0.99 ACRES (±43,124 SF)

BUILDING DATA

EXISTING BUILDING AREA:	17,708 SF (NOT INCLUDING 417 SF MEZZANINE IN NE CORNER)
PROPOSED ADDITION:	0 SF (NO ADDITIONAL SQUARE FOOTAGE IS BEING PROPOSED)
NUMBER OF STORIES:	2
BUILDING HEIGHT:	24'-0"
AREA OF WORK:	2,400 SF
CONSTRUCTION TYPE:	TYPE V-B, PARTIALLY SPRINKLERED OFFICE AREA NON-SPRINKLERED, WAREHOUSE SPRINKLERED AREAS SEPARATED BY EXISTING 1 HOUR FIRE BARRIER

APPLICABLE BUILDING CODES

2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2019 OREGON MECHANICAL SPECIALTY CODE (OSMC)
2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2014 OREGON FIRE CODE (OFC)
ANSI/ASHRAE/IES STANDARD 90.1-2016
2009 ICC/ANSI A117.1 ACCESSIBILITY CODE

*IEBC PRESCRIPTIVE COMPLIANCE METHOD IS THE COMPLIANCE PATH FOR THIS PROJECT.

SHEET INDEX

INSPECTION REQUIREMENTS

INSPECTIONS:
ALL INSPECTIONS PER OSSC AND CITY OF BEND

SPECIAL INSPECTIONS
PER SHEET S0.1

DESIGN BY OTHERS (NOT BY LB ENGINEERING, INC)

LB ENGINEERING INC. SHALL REVIEW ALL DEFERRED DESIGN SUBMITTALS AND SHALL BE IN CONFORMANCE WITH THE DESIGN INTENT PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT. SUBMIT SHOP DRAWINGS TO LB ENGINEERING, INC. FOR REVIEW OF DESIGN INTENT COMPLIANCE PRIOR TO FABRICATION.

ELECTRICAL
PLUMBING
MECHANICAL

DEFERRED SUBMITTAL

NONE

ADA UPGRADES

- UPDATE/CONSTRUCT ALL RESTROOMS TO MEET ACCESSIBILITY REQUIREMENTS.
- UPDATE ADA PARKING STALL SIGNAGE (TWO LOCATIONS).
- UPDATE ADA PARKING STALL PAVEMENT MARKINGS TO MEET CURRENT STANDARDS.
- ADDITION OF ACCESSIBLE AISLE STRIPING TO THE PARKING LOT.

SCOPE OF WORK

- NEW RESTROOM LAYOUTS FOR SHOP AND OFFICE.
- OFFICE AREA BUILD-OUT FOR NEW OFFICES AND FINISHES.
- RACKING AND EQUIPMENT LAYOUT.
- DEMOLITION PLAN

BUILDING OCCUPANCY NOTE

THIS BUILDING IS NOT TO BE OCCUPIED UNTIL FINAL OCCUPANCY HAS OBTAINED FROM THE CITY OF BEND. ALL WORK SHALL CONFORM TO THE APPLICATIONS REQUIREMENTS OF THE CODE AND EDITIONS LISTED.

DISCLOSURE NOTE

THESE DRAWINGS ARE BASED ON DESIGN BUILD WITH A SELECTED CONTRACTOR. DESIGN IS BASED ON INFORMATION AND DIMENSIONS SUPPLIED TO LB ENGINEERING, INC. EXISTING CONDITIONS MAY VARY. THEREFORE, CHANGES MAY BE REQUIRED BY USERS (OWNER, CONTRACTOR AND SUB CONTRACTORS, ENGINEERS, ETC.) OF THESE DRAWINGS.

L B ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO CHANGES OF ENGINEERING REQUIRED. LB ENGINEERING, INC. SHALL BE GIVEN ADEQUATE TIME TO RESPOND TO ALTERNATE DESIGN NEEDS.

L B ENGINEERING, INC. HAS APPRAISED OWNER OF POSSIBLE CHANGES. CONTRACTOR SHALL NEGOTIATE WITH OWNER, PRIOR TO CONSTRUCTION, OF THE POSSIBLE CHANGES AND INVESTIGATE REQUIREMENTS FOR THIS PROJECT.

PLUMBING, MECHANICAL, AND ELECTRICAL DESIGNS ARE BY OTHERS. THEY SHALL BE INTEGRATED INTO THE OVERALL DESIGN INTENT OF THESE DRAWINGS AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. STRUCTURAL DETAILING AND REQUIREMENTS WILL HAVE PRECEDENCE OVER THE DESIGN DRAWINGS. SEE STRUCTURAL DRAWINGS FOR DIMENSIONS, CONNECTORS, ETC.
2. BUILDING DIMENSIONS ARE TAKEN TO FACE OF STUD, GRIDLINES, FACE OF MASONRY, AND FINISH FLOOR LEVELS UNLESS OTHERWISE NOTED.
3. SEE MECHANICAL DRAWINGS FOR LAYOUT, PLACEMENT, AND MOUNTING OF EQUIPMENT AND ASSOCIATED PARTS. VERIFY LOCATION OF FIRE RATED WALLS AND DAMPERS AND DAMPER TYPES REQUIRED.
4. ALL WORK TO BE IN STRICT COMPLIANCE WITH PERTINENT CODES.
5. DIMENSIONS AND CONDITIONS TO BE VERIFIED BY CONTRACTOR AND DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF L/B ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION OR PORTION THEREOF.
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DEVELOPMENT. (NOT BY LB ENGINEERING. COORDINATE WITH DEVELOPER)
7. SEE ELECTRICAL FOR PANEL LOCATION, LIGHTING REQUIREMENTS AND ELECTRICAL LOADS.
8. SEE MECHANICAL DRAWINGS FOR EQUIPMENT DESIGN AND LAYOUT
9. SEAL, CAULK, GASKET, AND WEATHERSTRIP BUILDING EXTERIOR FOR A WEATHER-TIGHT STRUCTURE AS REQUIRED BY THESE DRAWINGS
10. WORK AT THE SITE SHALL COMMENCE WITHIN 180 DAYS AFTER BUILDING PERMIT IS ISSUED OR BUILDING PERMIT WILL BECOME NULL AND VOID. ANY CITY FEES THAT BECOME EFFECTIVE DURING THAT 180 DAYS MUST BE PAID WHEN BUILDING PERMIT IS RENEWED.
11. A COMPLETE SET OF STAMPED APPROVED CONSTRUCTION DOCUMENTS (E.G., DRAWINGS, SPECIFICATIONS, ENERGY COMPLIANCE CERTIFICATES, CALCULATIONS AND ATTACHMENTS) MUST BE ON THE JOB SITE.
12. CHANGES TO, OR DEVIATIONS FROM, THE APPROVED CONSTRUCTION DOCUMENTS, SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR APPROVAL BEFORE SUCH CHANGES ARE INCORPORATED IN THE WORK. SUCH CHANGES OR DEVIATIONS MADE WITHOUT WRITTEN APPROVAL FROM THE BUILDING DIVISION SHALL BE REJECTED AND MAY CAUSE ASSESSMENT OF ADDITIONAL FEES, REQUIRE REMOVAL FROM THE WORK OR DELAY FINAL APPROVAL OF THE PROJECT.
13. BEFORE REQUESTING FINAL INSPECTION FROM THE BUILDING DEPT., EACH TESTING AGENCY, OR APPROVED FABRICATOR IF APPLICABLE, SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE TESTING AGENCY'S OR APPROVED FABRICATOR'S KNOWLEDGE, IN CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE OSSC.
14. ALL UTILITIES FOR THIS BUILDING ARE EXISTING BOTH ON SITE AND WITHIN THE BUILDING. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. LB ENGINEERING, INC. IS NOT RESPONSIBLE FOR LOCATING EXISTING UTILITY LOCATIONS NOR HAVE LOCATIONS BEEN VERIFIED BY LB ENGINEERING, INC.

LB ENGINEERING, INC. SCOPE OF WORK

THESE DRAWINGS ARE INTENDED TO PROVIDE THE PROPOSED LAYOUT OF MASON-RE'S OPERATIONS. ALL INTERIOR DEVELOPMENT NOT NOTED ON THESE PLANS , FINISHES, FINISH MATERIAL, DOORS, ELECTRICAL, MECHANICAL AND PLUMBING ITEMS ARE NOT THE RESPONSIBILITY OF L.B. ENGINEERING, INC. REVIEW OR DESIGN.

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS
1	REVISION 8-25-2021

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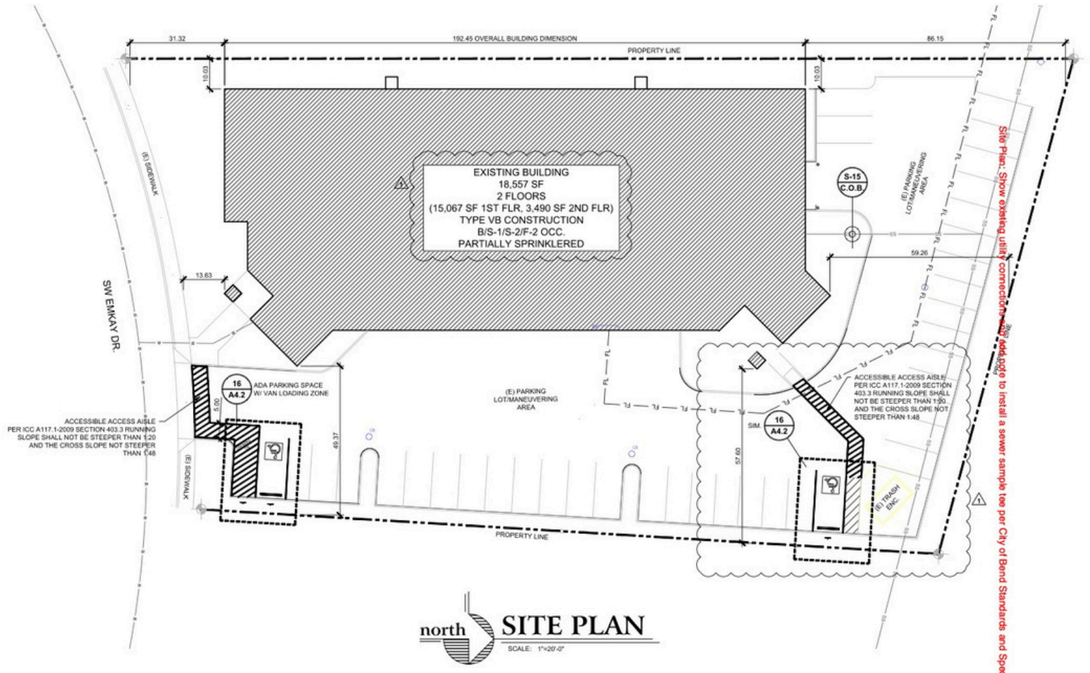
11-21

Z:\2021 JOB FILES\1004 SW EMKAY DR, (RICHARD LYON) 11-21\+LB DWG\A0-COVER SHEET-BCG.DWG 8/25/2021 3:41 PM



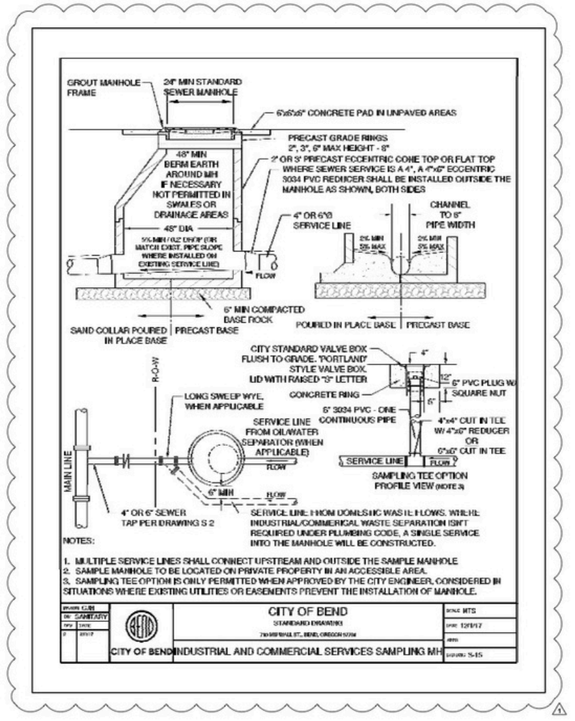
north **SITE PLAN**

SCALE: 1"=20'-0"

Site Plan: Show existing utility connection and add note to install a sewer sample tee per City of Bend Standards and Specifications.

PLAN LEGEND

- PROPERTY LINE
- INDICATES EXISTING BUILDING/AREA OF WORK
- INDICATES PROPERTY MARKER
- DETAIL MARKER (REFERENCES DETAIL AND SHEET NUMBER)
- EXISTING SEWER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE



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BEND, OREGON 97701
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BCG TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

SITE PLAN

MARK	REVISIONS
1	REVISION 8-25-2021

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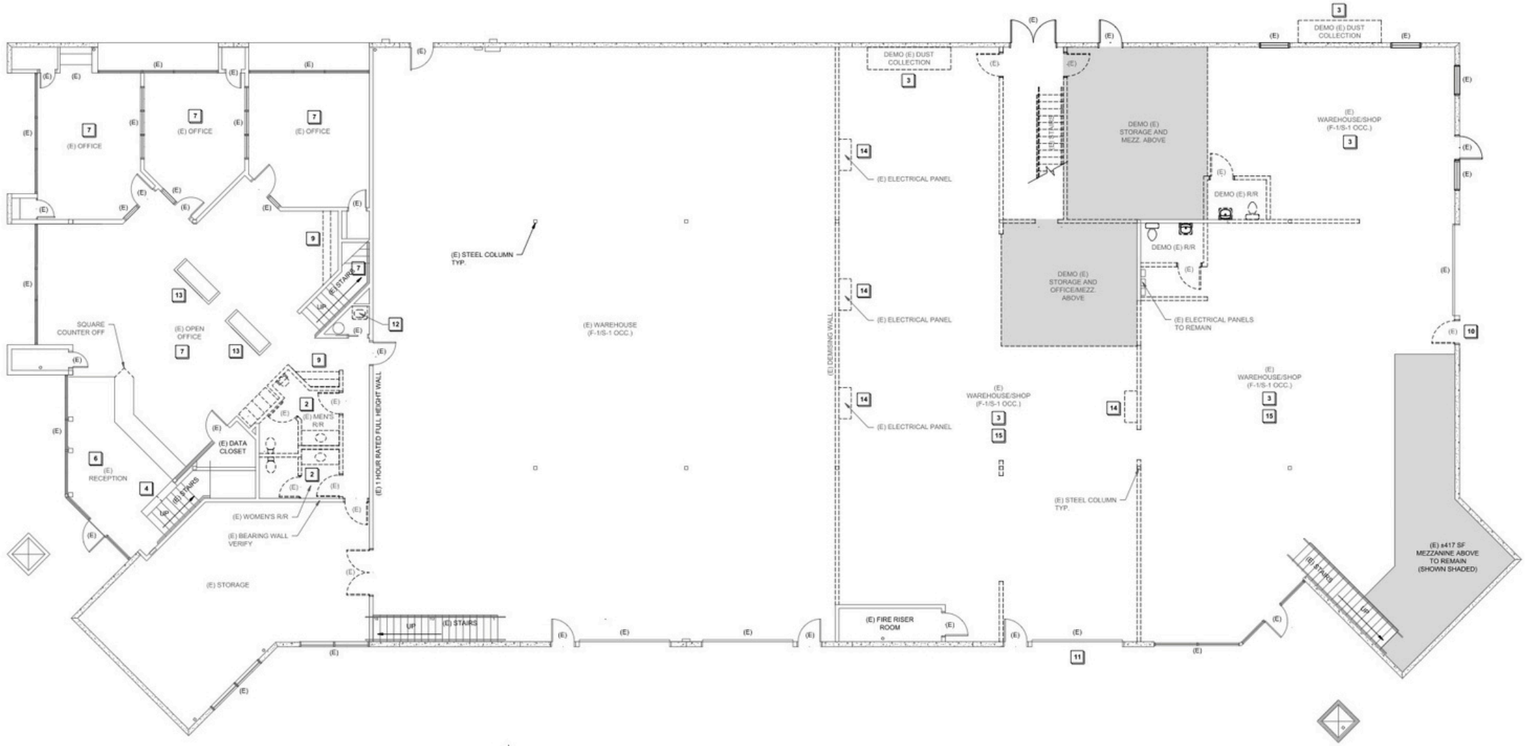
11-21



north

EXISTING AND DEMO PLAN, FIRST FLOOR

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

IMPORTANT NOTES:	
1	DEMO DOOR
2	DEMO RESTROOM WALLS, CABINETS, VINYL FLOORING, BASE MOLD, FIXTURE
3	REMOVE ALL EXISTING DUST COLLECTION EQUIPMENT, DUCTING, AND SUPPORTING STRUCTURE
4	REMOVE STEP IN STAIR HALFWALL AND REPLACE WITH GRADUAL SLOPING HALFWALL.
5	STORAGE HEIGHT SHALL NOT EXCEED 8 FEET ABOVE FINISHED FLOOR IN STORAGE AREA PER 2019 OSSC 414.2.5.1.1.2
6	DEMO ORIGINAL FLOOR TILE
7	DEMO CARPET AND BASE
8	DEMO CASEWORK AND SOFFIT ABOVE
9	CASEWORK TO BE REUSED/REORIENTED PER PLAN
10	DEMO HOLLOW METAL DOOR AND FRAME
11	REMOVE DAMAGED OVERHEAD DOOR PANELS AND REPLACE
12	DEMO MOP SINK
13	TRIM CAPS TO MATCH RECEPTION COUNTER.
14	REMOVE AND CAP OFF ELECTRICAL PANELS AND METAL CONDUIT RUNS UP TO CEILING.
15	REMOVE ALL EXISTING AIR LINES

WALL LEGEND	
	EXISTING WALL (INTERIOR OR EXTERIOR)
	EXISTING WALL OR COMPONENT TO BE DEMOLISHED

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 12935 OREGON JAN. 18, 1994 ENNIE BRANT

EXPIRATION DATE: 12/31/2021

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BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

EXISTING/DEMO PLAN, 1ST

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ISSUE DATE	
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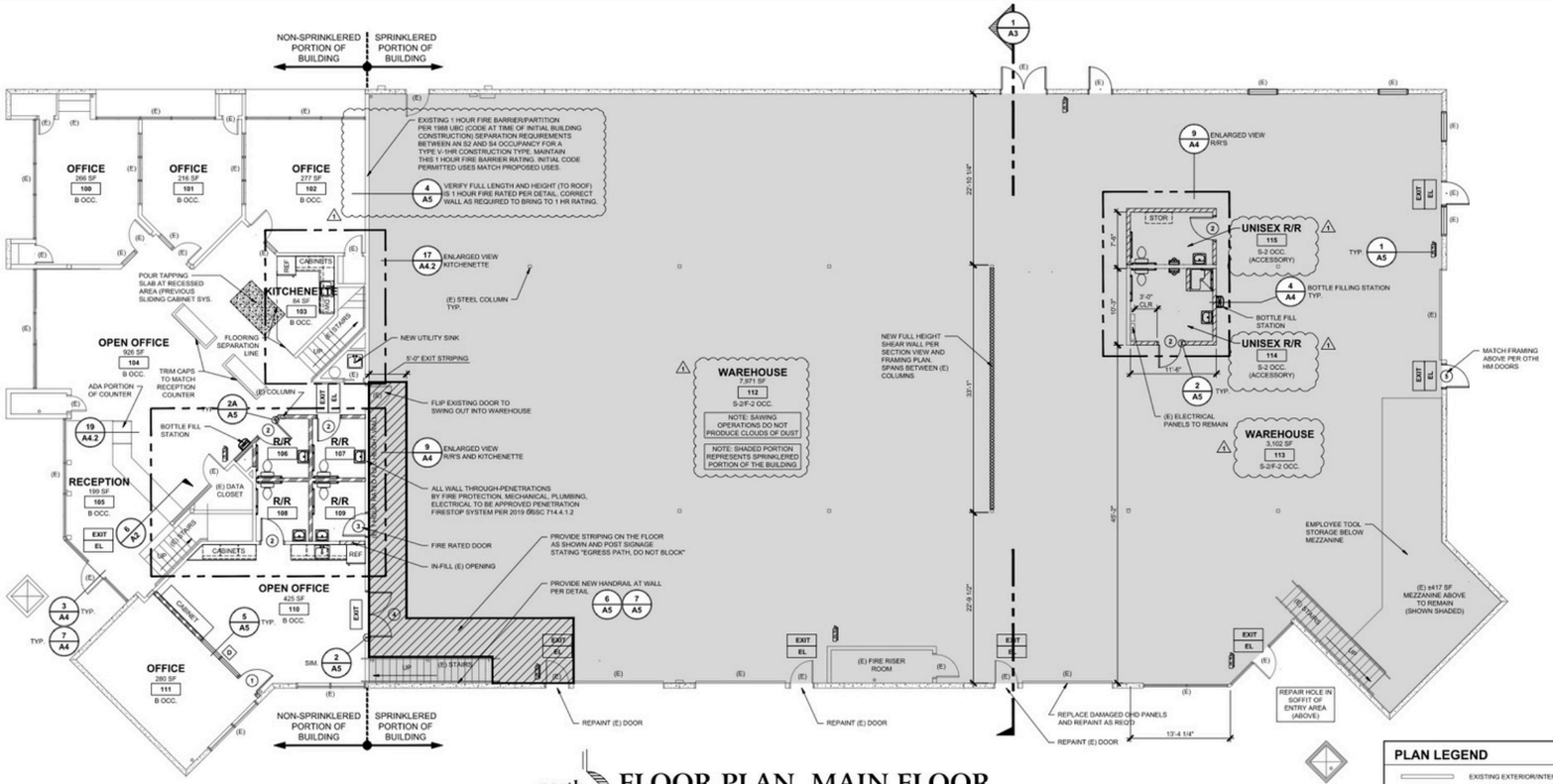

north

FLOOR PLAN, MAIN FLOOR

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

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 18, 1994
LENTZ BRAD
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

FLOOR PLAN, MAIN FLOOR

OCCUPANCY CALCULATIONS

OCCUPANCY	ROOM(S)	USE	AREA	OCCUPANCY CALC	OCCUPANT LOAD	EXITS REQ'D	EXITS PROVIDED
FIRST FLOOR							
S-1	113, 114, 115 MEZZANINE	WAREHOUSE /STORAGE	3,698 SF	3,698/500 GROSS	8	1	2
S-1	105	WAREHOUSE	7,572 SF	7,572/500 GROSS	16	1	2
F-1	105	LIGHT FAB & ASSY	399 SF	399/100 GROSS	4		
B	108, 109, 110, 111	BUSINESS	803 SF	803/150 GROSS	6	1	1
B	100-106 INCLUDING STAIRCASES, CLOSETS, ETC.	BUSINESS	2,462 SF	2,462/150 GROSS	16	1	2
SECOND FLOOR							
B	200-208 INCLUDING, CLOSETS, ETC.	BUSINESS	2,215 SF	2,215/150 GROSS	15	1	2
S-1	209	WAREHOUSE	724 SF	724/500 GROSS	2	1	1
BUILDING TOTALS:					67	2	7

FIXTURE CALCULATIONS PER OSSC CHAPTER 29

USE	TOTAL OCC.	MALE OCC.	FEMALE OCC.	WATER CLOSET		LAVATORY	
				MALE	FEMALE	MALE	FEMALE
INDUSTRIAL/ STORAGE SHIPPING & RECEIVING	30	15	15	1 PER 100 1/100 x (15) = 0.15		1 PER 100 1/100 x (15) = 0.15	
OFFICE	37	19	19	1 PER 25 FOR THE FIRST 50 1/25 x (19) = 0.76		1 PER 40 FOR THE FIRST 80 1/40 x (19) = 0.48	
		TOTAL FACILITIES REQUIRED:		1 WATER CLOSET PER SEX		1 LAVATORY REQUIRED PER SEX	
		SUPPLIED FACILITIES SIX (6) UNISEX RESTROOMS W/ ONE (1) WATER CLOSET AND ONE (1) LAVATORY PER RESTROOM.					

GENERAL NOTES:

GENERAL: CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT

VENTILATION: PROVIDE VENTILATION PER APPLICABLE CODE. (DESIGN BY OTHERS).

INSULATION: ALL EXPOSED INSULATION SHALL HAVE A MIN. OF 1-PERM MOISTURE BARRIER AND A FLAME SPREAD INDEX NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX NOT MORE THAN 450 PER 2019 OSSC SECT. 720.3.

WALLS AND CEILING FINISHES: FLAME SPREAD CLASS OR FINISH MATERIALS USED ON INTERIOR WALL AND CEILING SHALL HAVE A MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEX PER 2019 OSSC SECTION 803.1.1 AND TABLE 803.13 - INTERIOR FINISH AND CEILINGS REQUIRED = CLASS "C"

GENERAL: VERIFY ALL DOOR TYPES, FINISHES, PAINT, AND WINDOW TYPES W/ OWNER PRIOR TO PURCHASING MATERIALS. ALL DOORS ARE TO BE PLACED 6" FROM STUD WALLS (U.N.O.) DIMENSIONS SHOWN ARE BASED ON DWG'S. SUPPLIED TO LB ENGINEERING, INC.

ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO BIDDING.

ANY ALTERATIONS OR DEVIATIONS FROM THE PLANS SHALL BE COORDINATED WITH ENGINEER PRIOR TO ANY MODIFICATION CONSTRUCTION.

ALL ALARMS AND MONITORING SYSTEMS BY OTHERS.

MEANS OF EGRESS ILLUMINATION: MEANS OF EGRESS ILLUMINATION, LIGHTING DESIGN IS BY OTHERS. TESTING AND APPROVAL BY LOCAL JURISDICTION. DESIGN SHALL COMPLY WITH 2019 OSSC SECTION 1008.

ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE PER 2019 OSSC 1008.2 WITH ALL EQUIPMENT AND INTERIOR FURNISHINGS INSTALLED.

ILLUMINATION EMERGENCY POWER SUPPLY SHALL BE PROVIDED PER 2019 OSSC 1008.3.

IN THE EVENT OF EMERGENCY POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SECTION 1027.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS AS REQUIRED IN 2019 OSSC SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7

CONCEALED WALL SPACES (718.2.2): FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"

PLAN LEGEND

- EXISTING EXTERIOR/INTERIOR WALL
- NEW INTERIOR, 2X6 DF#2 STUD WALL AT 16" O.C.: PER STRUCTURAL PLANS w/R-19 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
- NEW INTERIOR, NON-BEARING (VERIFY) 6" METAL STUD WALL (600S162-33) AT 16" O.C.: PER STRUCTURAL PLANS w/R-19 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
- NEW INTERIOR, 4" METAL STUD WALL (400S162-33) AT 16" O.C.: PER STRUCTURAL PLANS w/R-15 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
- NEW INTERIOR, FULL HEIGHT 2X6 DF#2 DEMISING WALL AT 16" O.C.: PER STRUCTURAL PLANS AND SECTION VIEW (SHEET A3). w/R-19 SOUND INSULATION AND SHEATHING PER SHEAR WALL SCHEDULE ON THIS SHEET. VERIFY ALL FINISHES AND REQUIREMENTS.

PLAN LEGEND

- XX — INDICATES ROOM NUMBER W/ FINISHES PER SCHEDULE ON SHEET A4
- EXIT — EXIT SIGNS PER OSSC 2019 SECTION 1013.1 THROUGH 1013.6.3. SIGNS SHALL BE ILLUMINATED PER OSSC 2019 SECTION 1013.3-1013.6.3 AT AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLE. PER OSSC 2019 SECTION 1008.2.1 THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. PER OSSC 2019 SECTION 1010.1.9.4 ALSO PROVIDE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" . MAIN DOOR OR DOORS PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE. DOORS SHALL COMPLY WITH OSSC 2019 SECTION 1010.1.1 AT ALL REQ'D EXISTS PROVIDE TACTILE SIGN STATING "EXIT" PER OSSC 2019 SECTION 1013.4. NOTE: INTERIOR EGRESS LIGHTING SHALL COMPLY W/ CODE REQUIREMENTS. COORD. W/ ELECTRICAL CONTRACTOR AND AHJ FOR COMPLIANCE.
- EL — WHERE (2) OR MORE EXITS ARE REQUIRED. EXIT SIGNS SHALL PROVIDE CONTINUOUS ILLUMINATION FOR NOT LESS THAN 90 MIN IN CASE OF PRIMARY POWER LOSS PER OSSC 2019 SECTION 1013.6.3.
- EXL — EXTERIOR EGRESS LIGHTING TO MEET CURRENT CODE AND COMPLY WITH CURRENT ELECTRICAL CODE. COORDINATED LOCATIONS WITH ELECTRICAL DRAWING
- (X) — INDICATES DOOR NUMBER PER SCHEDULE ON A4. VERIFY ALL OPENINGS, SPECIFICATIONS AND CONDITIONS.
- X / XX — DETAIL NUMBER / SHEET NUMBER
- X / XX — SECTION NUMBER / SHEET NUMBER
- A / D XX / C — WALL ELEVATION PER FINISH SCHEDULE / SHEET NUMBER
- X'-XX" — DIMENSION TO FACE OF STRUCTURE EXCEPT BATHROOM FIXTURES AND CASEWORK TO GYP. OR STRUCTURE
- FE — FIRE EXTINGUISHER MINIMUM 2A-10B C RATING. VERIFY LOCATIONS AND TYPE WITH FIRE DEPARTMENT, PRIOR TO BIDDING

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ISSUE DATE	
MARK	REVISIONS
1	REVISION 8-25-2021

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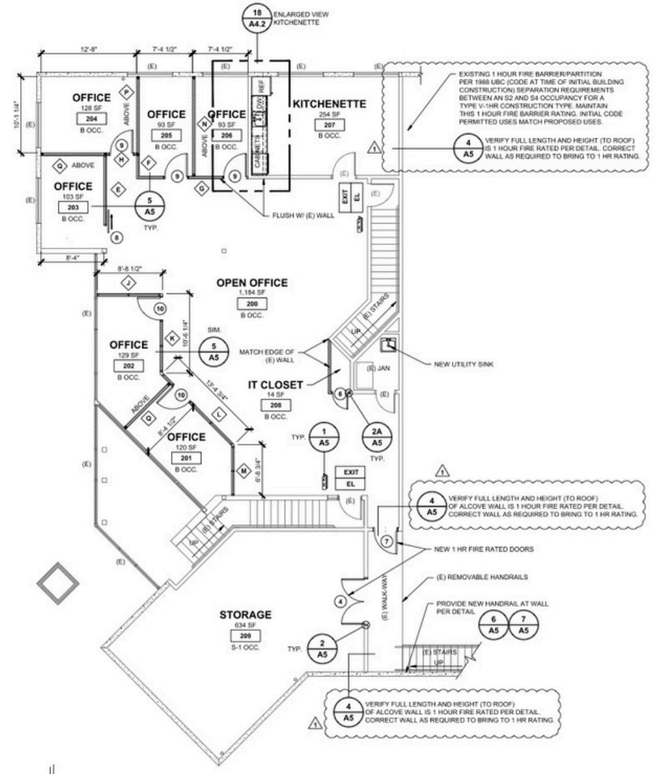


north

FLOOR PLAN, SECOND FLOOR

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

GENERAL NOTES:

GENERAL:	CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT
VENTILATION:	PROVIDE VENTILATION PER APPLICABLE CODE. (DESIGN BY OTHERS).
INSULATION:	ALL EXPOSED INSULATION SHALL HAVE A MIN. OF 1-PERM MOISTURE BARRIER AND A FLAME SPREAD INDEX NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX NOT MORE THAN 450 PER 2019 OSSC SECT. 720.3.
WALLS AND CEILING FINISHES:	FLAME SPREAD CLASS OR FINISH MATERIALS USED ON INTERIOR WALL AND CEILING SHALL HAVE A MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEX PER 2019 OSSC SECTION 803.1.1 AND TABLE 803.13 - INTERIOR FINISH AND CEILINGS REQUIRED = CLASS "C"
GENERAL:	VERIFY ALL DOOR TYPES, FINISHES, PAINT, AND WINDOW TYPES W/ OWNER PRIOR TO PURCHASING MATERIALS. ALL DOORS ARE TO BE PLACED 6" FROM STUD WALLS (U.N.O.) DIMENSIONS SHOWN ARE BASED ON DWG'S. SUPPLIED TO LB ENGINEERING, INC. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO BIDDING. ANY ALTERATIONS OR DEVIATIONS FROM THE PLANS SHALL BE COORDINATED WITH ENGINEER PRIOR TO ANY MODIFICATION CONSTRUCTION. ALL ALARMS AND MONITORING SYSTEMS BY OTHERS.
MEANS OF EGRESS ILLUMINATION:	MEANS OF EGRESS ILLUMINATION, LIGHTING DESIGN IS BY OTHERS. TESTING AND APPROVAL BY LOCAL JURISDICTION. DESIGN SHALL COMPLY WITH 2019 OSSC SECTION 1008. ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE PER 2019 OSSC 1008.2 WITH ALL EQUIPMENT AND INTERIOR FURNISHINGS INSTALLED. ILLUMINATION EMERGENCY POWER SUPPLY SHALL BE PROVIDED PER 2019 OSSC 1008.3. IN THE EVENT OF EMERGENCY POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: · AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. · CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. · EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. · INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SECTION 1027.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. · EXTERIOR LANDINGS AS REQUIRED IN 2019 OSSC SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
FIREBLOCKING:	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7
CONCEALED WALL SPACES (718.2.2):	FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS. 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"

PLAN LEGEND

	EXISTING EXTERIOR/INTERIOR WALL
	NEW INTERIOR, 2X6 DF#2 STUD WALL AT 16" O.C.: PER STRUCTURAL PLANS w/R-19 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
	NEW INTERIOR, NON-BEARING (VERIFY) 6" METAL STUD WALL (600S162-33) AT 16" O.C.: PER STRUCTURAL PLANS w/R-19 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
	NEW INTERIOR, 4" METAL STUD WALL (400S162-33) AT 16" O.C.: PER STRUCTURAL PLANS w/R-15 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
	NEW INTERIOR, FULL HEIGHT 2X6 DF#2 DEMISING WALL AT 16" O.C.: PER STRUCTURAL PLANS AND

PLAN LEGEND

XX	INDICATES ROOM NUMBER W/ FINISHES PER SCHEDULE ON SHEET A4
EXIT	EXIT SIGNS PER OSSC 2019 SECTION 1013.1 THROUGH 1013.6.3. SIGNS SHALL BE ILLUMINATED PER OSSC 2019 SECTION 1013.5-1013.6.3 AT AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLE. PER OSSC 2019 SECTION 1008.2.1 THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. PER OSSC 2019 SECTION 1010.1.9.4 ALSO PROVIDE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" . MAIN DOOR OR DOORS PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE. DOORS SHALL COMPLY WITH OSSC 2019 SECTION 1010.1.1 AT ALL REQ'D EXISTS PROVIDE TACTILE SIGN STATING "EXIT" PER OSSC 2019 SECTION 1013.4. NOTE: INTERIOR EGRESS LIGHTING SHALL COMPLY W/ CODE REQUIREMENTS. COORD. W/ ELECTRICAL CONTRACTOR AND AHJ FOR COMPLIANCE.
EL	WHERE (2) OR MORE EXITS ARE REQUIRED. EXIT SIGNS SHALL PROVIDE CONTINUOUS ILLUMINATION FOR NOT LESS THAN 90 MIN IN CASE OF PRIMARY POWER LOSS PER OSSC 2019 SECTION 1013.6.3.
EXL	EXTERIOR EGRESS LIGHTING TO MEET CURRENT CODE AND COMPLY WITH CURRENT ELECTRICAL CODE. COORDINATED LOCATIONS WITH ELECTRICAL DRAWING
X	INDICATES DOOR NUMBER PER SCHEDULE ON A4. VERIFY ALL OPENINGS, SPECIFICATIONS AND CONDITIONS.
X / XX	DETAIL NUMBER SHEET NUMBER
X / XX	SECTION NUMBER SHEET NUMBER
A / D XX B / C	WALL ELEVATION PER FINISH SCHEDULE SHEET NUMBER
X'-XX"	DIMENSION TO FACE OF STRUCTURE EXCEPT BATHROOM FIXTURES AND CASEWORK TO GYP. OR STRUCTURE
	FIRE EXTINGUISHER MINIMUM 2A-10B C RATING. VERIFY LOCATIONS AND TYPE WITH FIRE DEPARTMENT, PRIOR TO BIDDING

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 17 195 OREGON JAN. 18 1994 DENNIS BRANT

EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

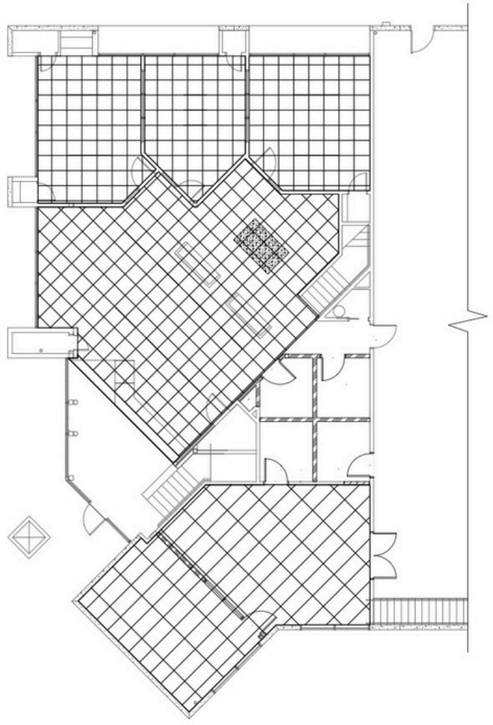
1004 SW EMKAY DR
BEND, OREGON

FLOOR PLAN, 2ND FLOOR

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS
1	REVISION 8-25-2021

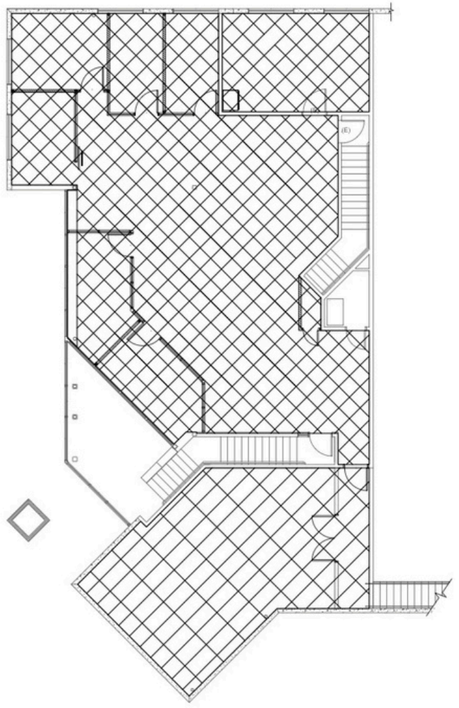
A1.1

11-21



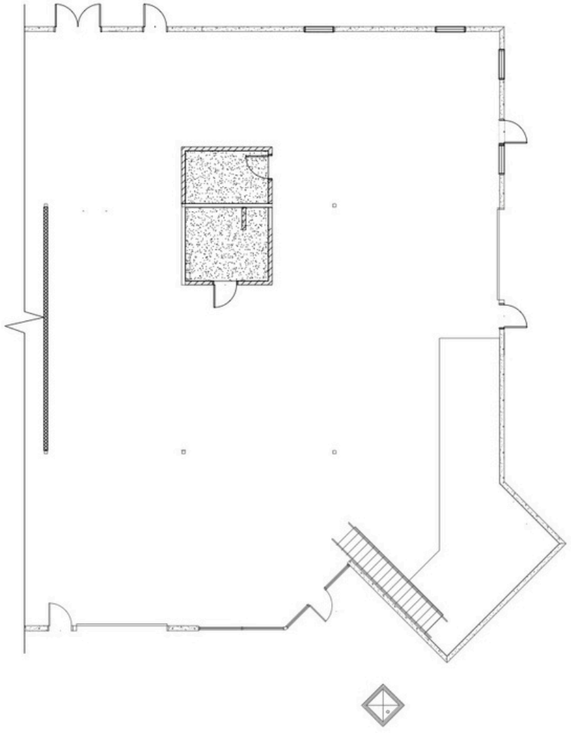
RCP, FIRST FLOOR OFFICE

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



RCP, SECOND FLOOR OFFICE

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



RCP, WAREHOUSE R/R

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

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER OREGON JAN. 18, 1994 LYNNIE BRANT

EXPIRATION DATE: 12/31/2021

ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

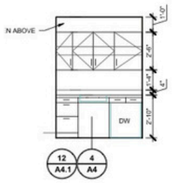
1004 SW EMKAY DR
BEND, OREGON

REFLECTED CEILING PLAN

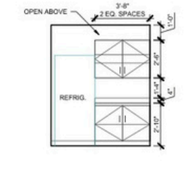
DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

A1.3

11-21



1 **INT. ELEVATION**
SCALE: 1/4"=1'-0"



2 **INT. ELEVATION**
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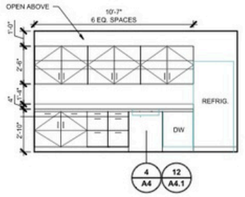

3 **INT. ELEVATION**
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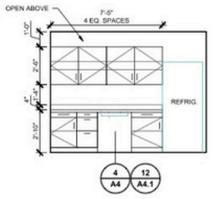
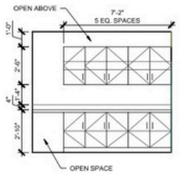
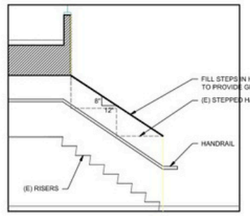


4 **INT. ELEVATION**
SCALE: 1/4"=1'-0"



5 **INT. ELEVATION**
SCALE: 1/4"=1'-0"



6 **INT. ELEVATION**
SCALE: 1/4"=1'-0"

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL ENGINEER
REGISTERED PROFESSIONAL
OREGON
JAN. 18, 1994
LENNIE BRANT
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

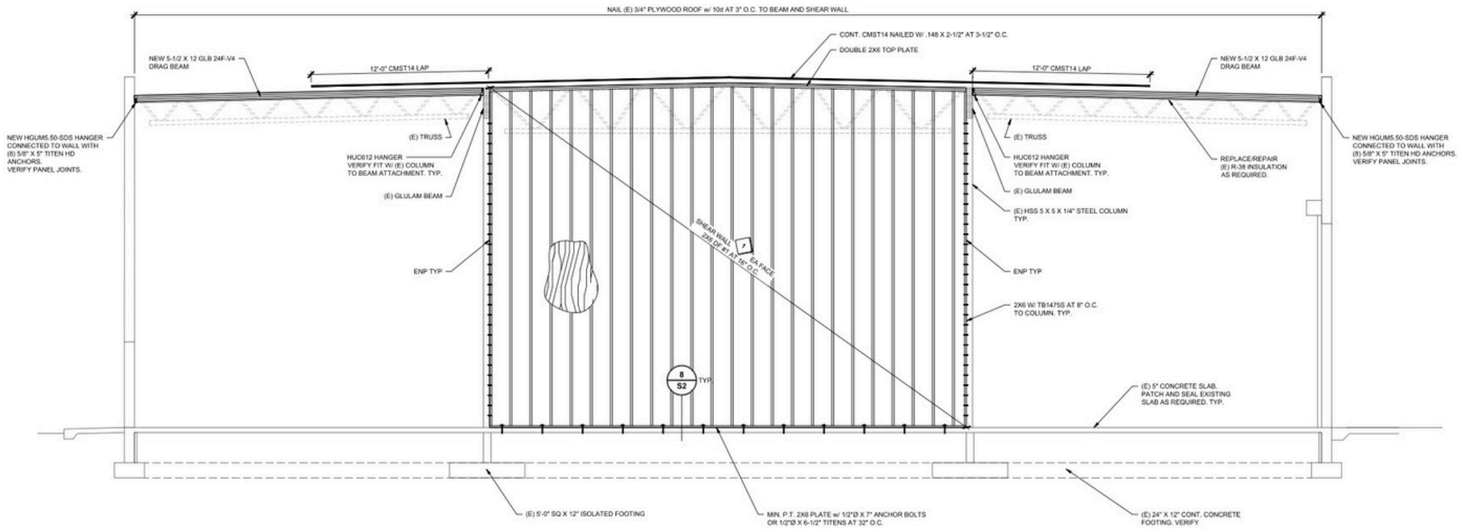
BCG TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

INTERIOR ELEVATIONS

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

A2

11-21



1 BUILDING SECTION

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

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER OREGON JULY 10, 1992 RICHARD LYON

EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

SECTIONS

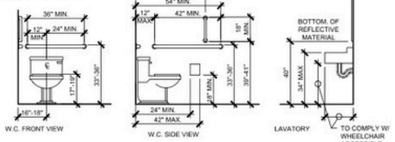
DRAWN BY	
ISSUE DATE	

MARK	REVISIONS

A3

11-21

NOTE:
PROVIDE BLOCKING IN WALLS FOR
FIXTURE AND GRAB BAR ATTACHMENT



NOTES:

WATER CLOSET:
THE HEIGHT OF THE WATER CLOSET SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" TO 18" FROM THE SIDE WALL/PARTITION.

LAVATORY:
FAUCET AND SOAP DISPENSER CONTROLS OR AUTOMATIC SENSORS SHALL HAVE A REACH DEPTH OF 11" MAX. FROM THE FRONT EDGE OF THE LAVATORY. BOTTOM. OF SINKS SHALL COMPLY w/ WHEELCHAIR ACCESSIBLE TOE AND KNEE CLEARANCES. HAND OPERATED FAUCETS SHALL REMAIN OPEN FOR MIN. 10 SECONDS.

GRAB BARS:
HORIZ. GRAB BARS FOR WATER CLOSETS SHALL BE 33"-36" A.F.F. MEASURED TO TOP OF GRIPPING SURFACE. GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" OR MORE THAN 2" AND SHALL PROVIDE A CLEARANCE OF 1-1/2" BETWEEN THE HANDRAIL OR GRAB BAR.

EXPOSED PIPES AND SURFACES:
HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

TOILET PAPER DISPENSERS:
TOILET PAPER DISPENSERS SHALL BE INSTALLED 24-42" FROM THE BACK WALL OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15" MIN. AND 48" MAX. ABOVE FINISHED FLOOR AND WITHIN THE REQUIRED CLEARANCES OF GRAB BARS

MIRRORS:
MIRRORS SHALL BE MOUNTED WITH BOTTOM. EDGE OF REFLECTIVE MATERIAL, NO HIGHER THAN 40" FROM THE FLOOR.

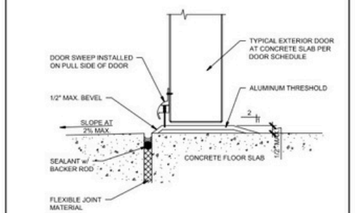
SWITCHES/CONTROLS/THERMOSTATS: INSTALLED MAXIMUM 48" ABOVE FINISH FLOOR SURFACE

RECEPTACLE OUTLETS: INSTALLED A MINIMUM OF 15" ABOVE FINISH FLOOR.

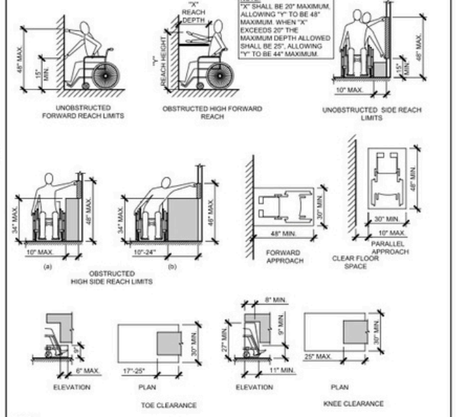
VERIFY ALL NOTES, DIMENSIONS, AND FIXTURE LAYOUT MEET CURRENT LOCAL CODES PRIOR TO BIDDING AND CONSTRUCTION

1 ADA ACCESSIBLE RESTROOM REQUIREMENTS
SCALE: NOT TO SCALE

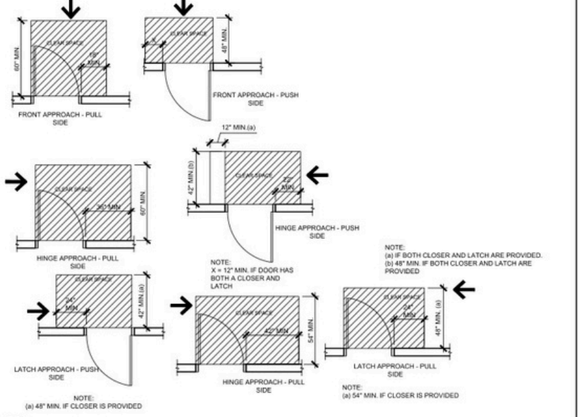
2 FLOOR TRANSITION
SCALE: NOT TO SCALE



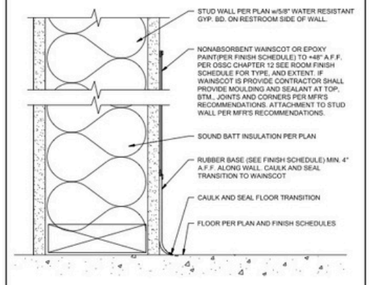
3 DOOR THRESHOLD DETAIL
SCALE: NOT TO SCALE



4 TYPICAL ACCESSIBLE REACH RANGES
SCALE: NOT TO SCALE



5 TYPICAL ACCESSIBLE DOOR CLEARANCE PER FIG. 404.2.3.2 ICC/ANSI A117.1-2009
SCALE: NOT TO SCALE



6 RESTROOM WALL
SCALE: NOT TO SCALE

NOTES: INSTALL APPROPRIATE ACCESSIBLE SIGNS WHERE REQUIRED BY LOCAL JURISDICTION. VERIFY ALL NOTES AND DIMENSIONS AND FIXTURE LAYOUT MEET CURRENT LOCAL CODES PRIOR TO BIDDING AND CONSTRUCTION.

APPLICABLE CODES: CURRENT ICC/ANSI A117.1-2009

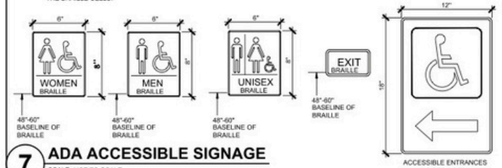
703.2 VISUAL CHARACTERS:
FONTS SHALL HAVE CHARACTERS COMPLYING WITH SECTIONS 703.2.1 THROUGH 703.2.10.
VISUAL CHARACTERS COMPLYING WITH SECTION 703.3 SHALL NOT BE REQ. TO COMPLY WITH SECTION 703.2

703.3 TACTILE CHARACTERS:
FONTS SHALL HAVE CHARACTERS COMPLYING WITH SECTIONS 703.3.1 THROUGH 703.3.12

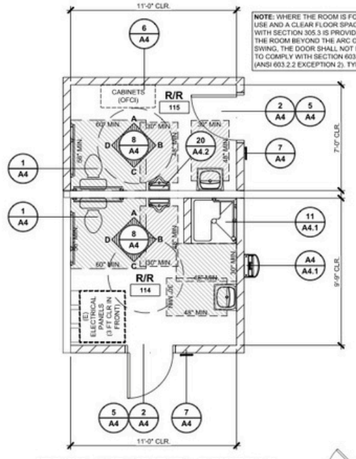
703.3.10 AND MOUNTING HEIGHT AND LOCATION:
703.3.11 SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. TACTILE CHARACTERS SHALL BE 48" MIN. A.F.F., MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER, AND 60" MAX. A.F.F., MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

703.3.12 FINISH AND CONTRAST:
CHARACTERS AND THEIR BACKGROUND SHALL HAVE NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

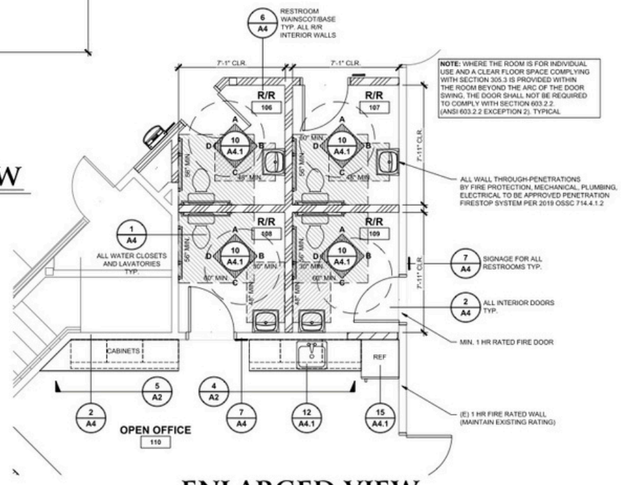
703.4 BRAILLE CHARACTERS:
WHERE TACTILE CHARACTERS AND SEPARATE TACTILE AND VISUAL CHARACTERS ARE REQUIRED THEY SHALL BE DUPLICATED IN BRAILLE. BRAILLE SHALL BE 48" MIN. AND 60" MAX. A.F.F., MEASURED TO THE BASELINE OF THE BRAILLE CELLS.



7 ADA ACCESSIBLE SIGNAGE
SCALE: NOT TO SCALE



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



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

9 R/R ENLARGED: PLAN VIEW
SCALE: 3/8"=1'0"

NOTES:

PROVIDE H.C. IDENTIFICATION SYMBOLS BESIDE RESTROOM DOORS. SYMBOLS SHALL BE OF THE SHAPE, DIMENSION, AND COLORS ICC/ANSI A117.1-2009 THEY SHALL BE MOUNTED REQUIRED BY 60" A.F.F. ALSO PROVIDE BRAILLE SIGNS AT EACH DOOR AT 60" AF.F. AND CLEAR APPROACH TO WITHIN 36" OF SIGN.

PROVIDE REQUIRED EXHAUST VENTILATION PER MECHANICAL CODE.

PROVIDE WATER RESISTANT GYPSUM.

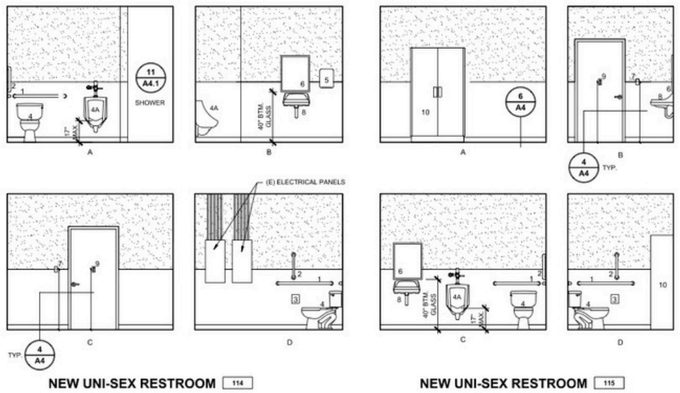
FOR ACCESSIBLE RESTROOM FIXTURE REQUIREMENTS SEE DETAIL 1/A4

ALL DISPENSERS AND RECEPTACLES SHALL BE INSTALLED TO SATISFY REACH RANGES PER 4/A4 U.N.O.

VERIFY ALL FIXTURE TYPES w/OWNER PRIOR TO BIDDING. COORD. GRAB BAR REQ'S.

LEGEND:

1. GRAB BAR
2. VERTICAL BAR (SEE DETAIL 1/A4)
3. TOILET PAPER HOLDER
4. WATER CLOSET
4A. URINAL
5. PAPER TOWEL DISPENSER
6. MIRROR
7. LIGHT SWITCH
8. LAVATORY AND FAUCET
9. COAT HOOK
10. CABINET/STORAGE



8 RESTROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

NEW UNI-SEX RESTROOM 114

NEW UNI-SEX RESTROOM 115

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
17705
OREGON
JAN. 18, 1994
ENNIE BRAHY
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

ACCESSIBILITY

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

A4

11-21

Z:\2021 JOB FILES\1004 SW EMKAY DR. (RICHARD LYON) 11-21\+LB DWG\A4-A4.1-ACCESSIBILITY-BCG.DWG 5/18/2021 1:27 PM

NOTES:

PROVIDE H.C. IDENTIFICATION SYMBOLS BESIDE RESTROOM DOORS. SYMBOLS SHALL BE OF THE SHAPE, DIMENSION, AND COLORS ICC/ANSI A117.1-2009 THEY SHALL BE MOUNTED REQUIRED BY 60" A.F.F. ALSO PROVIDE BRAILLE SIGNS AT EACH DOOR AT 60" AT F. AND CLEAR APPROACH TO WITHIN 36" OF SIGN.

PROVIDE REQUIRED EXHAUST VENTILATION PER MECHANICAL CODE.

PROVIDE WATER RESISTANT GYPSUM.

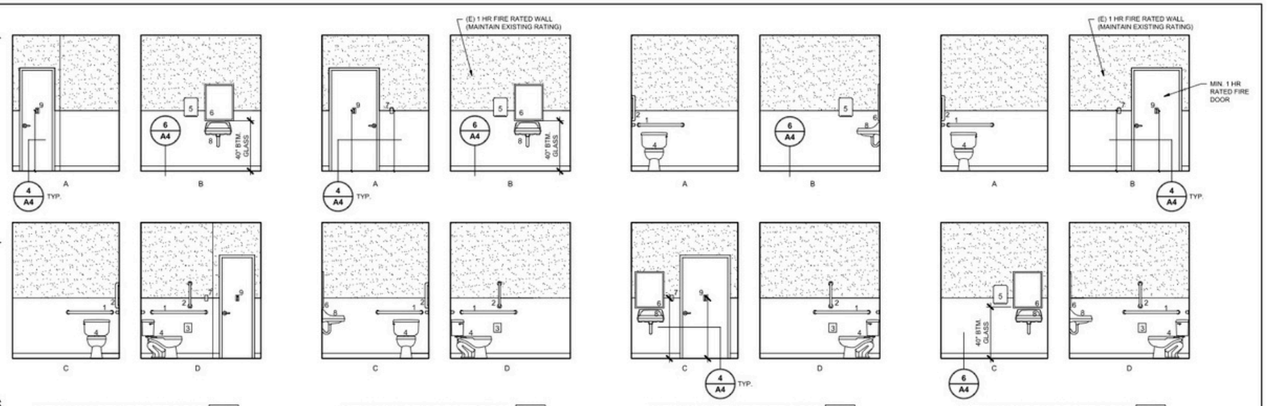
FOR ACCESSIBLE RESTROOM FIXTURE REQUIREMENTS SEE DETAIL 1/A4

ALL DISPENSERS AND RECEPTACLES SHALL BE INSTALLED TO SATISFY REACH RANGES PER 4/A4 U.N.O.

VERIFY ALL FIXTURE TYPES w/OWNER PRIOR TO BIDDING. COORD. GRAB BAR REQ'S.

LEGEND:

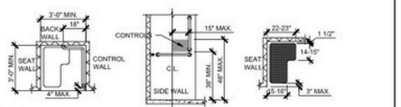
1. GRAB BAR
2. VERTICAL BAR (SEE DETAIL 1/A4)
3. TOILET PAPER HOLDER
4. WATER CLOSET
5. PAPER TOWEL DISPENSER
6. MIRROR
7. LIGHT SWITCH
8. LAVATORY AND FAUCET
9. COAT HOOK
10. CABINET/STORAGE



10 RESTROOM ELEVATIONS

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

NEW UNI-SEX RESTROOM 106 | NEW UNI-SEX RESTROOM 107 | NEW UNI-SEX RESTROOM 108 | NEW UNI-SEX RESTROOM 109



NOTES:
608.5.1 TRANSFER-TYPE SHOWERS. IN TRANSFER-TYPE SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE CONTROL WALL OPPOSITE THE SEAT, 38 INCHES (965 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE SHOWER FLOOR, WITHIN 15 INCHES (380 MM), LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT.

608.6 HAND SHOWERS. A HAND SHOWER WITH A HOSE 59 INCHES (1500 MM) MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

608.8 SHOWER ENCLOSURES. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

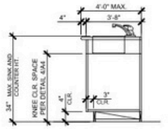
GRAB BARS:
609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1½ INCHES (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1½ INCHES (38 MM) MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 INCHES (305 MM) MINIMUM.

609.4 POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES (840 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

SEATS:
610.3.2 L-SHAPED SEATS. THE REAR EDGE OF AN L-SHAPED SEAT SHALL BE 2½ INCHES (64 MM) MAXIMUM AND THE FRONT EDGE 15 INCHES (380 MM) MINIMUM TO 16 INCHES (405 MM) MAXIMUM FROM THE SEAT WALL. THE REAR EDGE OF THE "L" PORTION OF THE SEAT SHALL BE 1½ INCHES (38 MM) MAXIMUM FROM THE WALL AND THE FRONT EDGE SHALL BE 14 INCHES (355 MM) MINIMUM AND 15 INCHES (380 MM) MAXIMUM FROM THE WALL. THE END OF THE "L" SHALL BE 22 INCHES (560 MM) MINIMUM AND 23 INCHES (585 MM) MAXIMUM FROM THE MAIN SEAT WALL.

11 ADA SHOWER DETAIL

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



NOTED
SINK HEIGHT: SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" ABOVE FINISH FLOOR PER ICC/ANSI A117.1-2009 SECTION 606.3

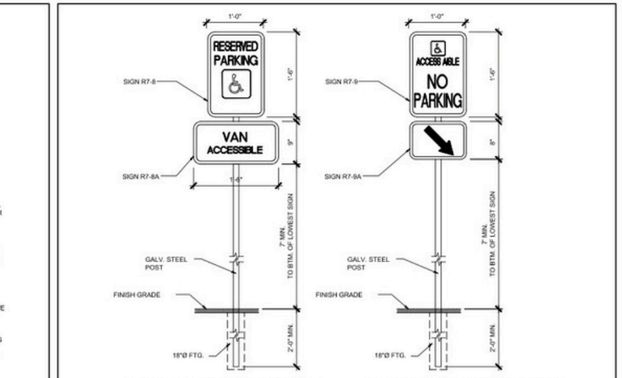
CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE (48" MIN. LENGTH AND 30" MIN. WIDTH), POSITIONED FOR A FORWARD APPROACH TO THE SINK, SHALL BE PROVIDED. PER ICC/ANSI A117.1-2009 SECTION 606.2

EXPOSED PIPES AND SURFACES: WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. ICC/ANSI A117.1-2009 SECTION 606.6

FAUCETS: FAUCETS SHALL HAVE CONTROLS AND OPERATING MECHANISMS OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE PER ICC/ANSI A117.1-2009 SECTION 309.

12 COUNTER w/SINK

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

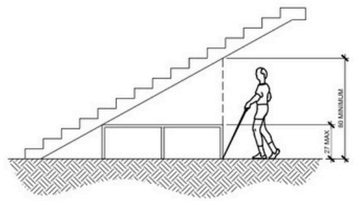


SIGN BACKGROUND: WHITE, RETROREFLECTIVE SHEETING
SIGN LEGEND: GREEN, RETROREFLECTIVE SHEETING
SIGN SYMBOL: WHITE ON BLUE, RETROREFLECTIVE SHEETING

SIGN BACKGROUND: WHITE, RETROREFLECTIVE SHEETING
SIGN LEGEND: RED, RETROREFLECTIVE SHEETING
SIGN SYMBOL: WHITE ON BLUE, RETROREFLECTIVE SHEETING

13 ADA PARKING SIGNS

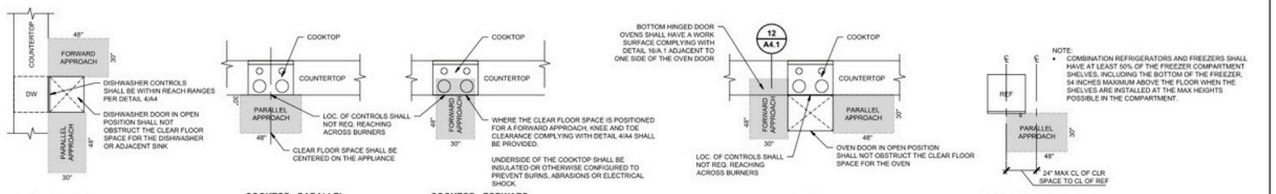
SCALE: NTS



VERTICAL CLEARANCE: VERTICAL CLEARANCE SHALL BE 80 INCHES MINIMUM. RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES. THE LEADING EDGE OF SUCH RAILS OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR PER ICC/ANSI A117.1-2009 SECTION 307.4

14 CANE DETECTION/VERTICAL CLEARANCE

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



DISHWASHER | COOKTOP - PARALLEL APPROACH | COOKTOP - FORWARD APPROACH | OVEN | REFRIGERATOR/FREEZER

15 APPLIANCES

SCALE: NTS

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 18, 1994
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

ACCESSIBILITY, CONT.

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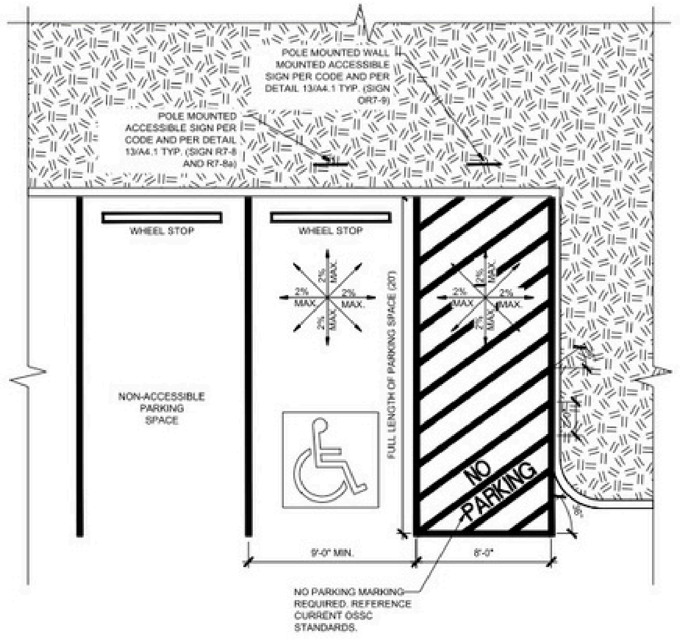
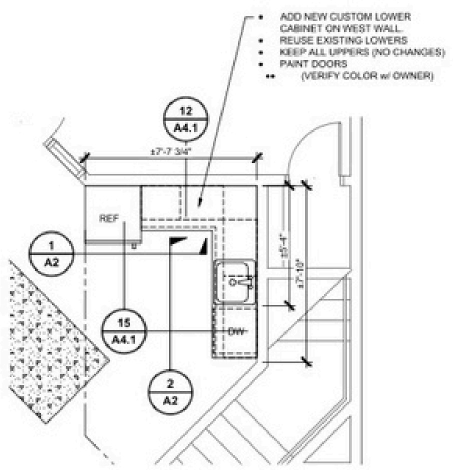
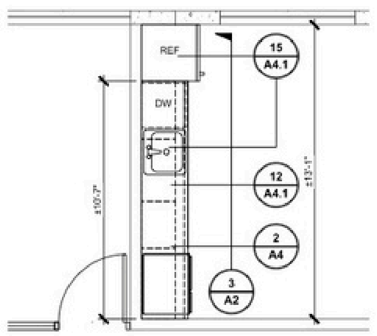
11-21



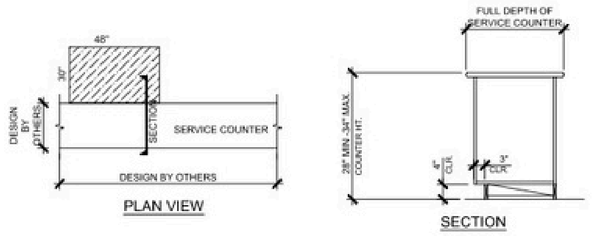
16 ACCESSIBLE PARKING SPACE
SCALE: 3/16"=1'-0"



17 ENLARGED KITCHEN PLAN VIEW
SCALE: 1/4"=1'-0"



18 ENLARGED KITCHEN PLAN VIEW
SCALE: 1/4"=1'-0"



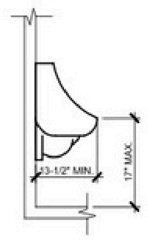
ACCESSIBLE SERVICE COUNTER NOTES:

SECTION 904.3: SALES AND SERVICE COUNTER: SALES AND SERVICE COUNTERS SHALL COMPLY WITH SECTION 904.3.1 OR 904.3.2. THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE SALES AND SERVICE COUNTERTOP.

SECTION 904.3.1: PARALLEL APPROACH: A PORTION OF THE COUNTER SURFACE 36" MIN. IN LENGTH AND 34" MAX. IN HEIGHT ABOVE FINISH FLOOR SHALL BE PROVIDED. WHERE THE COUNTER SURFACE IS LESS THAN 36" IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 34" IN HEIGHT ABOVE THE FLOOR. A 30" X 48" CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER.

SECTION 904.3.2: FORWARD APPROACH: A PORTION OF THE COUNTER SURFACE 30 INCHES (760 MM) MINIMUM IN LENGTH AND 34 INCHES (915 MM) MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.

19 ADA SERVICE COUNTER
SCALE: 1/4"=1'-0"



NOTE:
- CLEAR FLOOR SPACE
  - A CLEAR FLOOR SPACE COMPLYING WITH DETAIL 4/A4, POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
- FLUSH CONTROLS
  - SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH DETAIL 4/A4.

20 WALL HUNG URINALS
SCALE: 1/4"=1'-0"

BEND
REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER STRUCTURAL
OREGON
JAN. 19, 1994
LONNIE BRANT
5/18/21
EXPIRATION DATE: 12/31/2021

L B ENGINEERING, INC.
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BCG TENANT IMPROVEMENT
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BEND, OREGON

ACCESSIBILITY, CONT.

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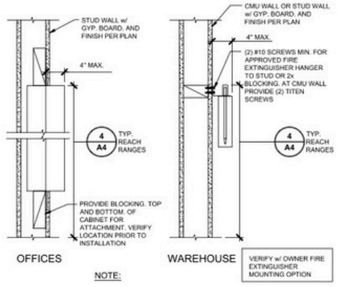
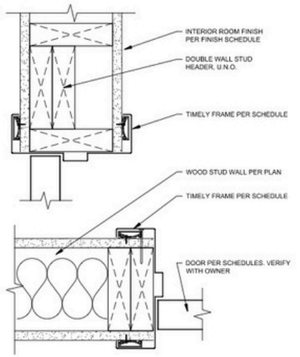
Z:\2021 JOB FILES\1004 SW EMKAY DR. (RICHARD LYON) 11-21\LB DWG\A4-A4.1-ACCESSIBILITY-BCG.DWG 5/18/2021 1:27 PM



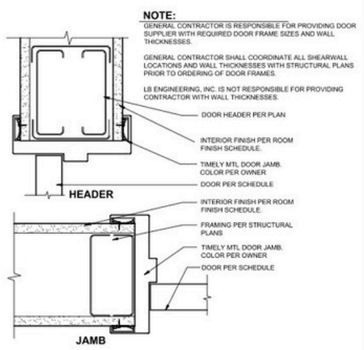
1 TYP. FIRE EXTINGUISHER

SCALE: N.T.S.



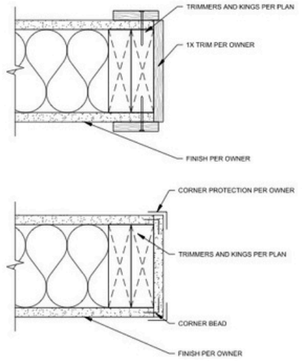
2 INTERIOR TIMELY DOOR

SCALE: N.T.S.



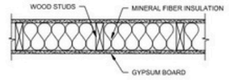
2A INTERIOR PERSONNEL DOOR - TIMELY

SCALE: N.T.S.



3 FRAMED OPENING

SCALE: NTS



GA FILE NO. WP 3661 GENERIC 1-HOUR FIRE RATED WALL ASSEMBLY

OVERALL THICKNESS: 6-3/4"

ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2x6 WOOD STUDS 16" O.C. WITH 2-1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 5 1/2" MINERAL FIBER INSULATION, NOMINAL 2.5 PCF. FRICTION FIT IN STUD SPACE.

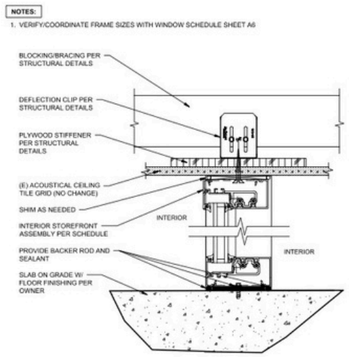
VERTICAL JOINTS STAGGERED 16" O.C. HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES.

TESTED AT 5,156 LBS PER STUD OR 100 PERCENT OF DESIGN LOAD. (LOAD BEARING)

APPROXIMATE WEIGHT: 8-1/2 PSF
FIRE TEST: ITS J99-22441.1, 10-99

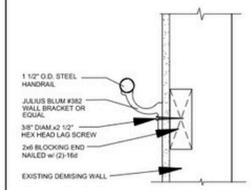
4 GA FILE NO. WP 3661 (1-HR RATED WALL)

SCALE: N.T.S.



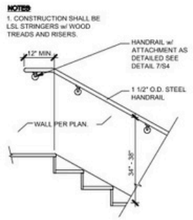
5 INTERIOR STORE FRONT

SCALE: NTS



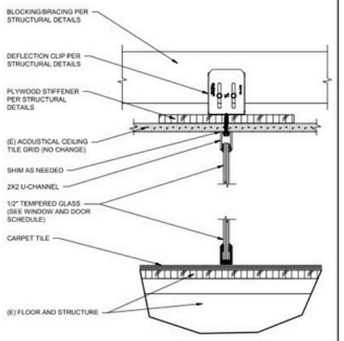
6 HANDRAIL SECTION

SCALE: N.T.S.



7 STAIR SECTION AND HANDRAIL

SCALE: N.T.S.



8 GLAZING SYSTEM ATTACHMENT

SCALE: N.T.S.

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 18, 1994
JENNIE BRAY
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

MISC DETAILS

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ISSUE DATE	

MARK	REVISIONS
1	REVISION 8-25-2021

A5

11-21

ROOM FINISH SCHEDULE

NO.	ROOM/USE	FLR.	BASE	WALL ELEVATIONS				CLG.	HT.	NOTES:
				A	B	C	D			
	FIRST FLOOR									
100	OFFICE	B	E	I	I	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
101	OFFICE	B	E	I	I	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
102	OFFICE	B	E	I	I	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
103	KITCHENETTE	C	E	I	I	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
104	OPEN OFFICE	B	E	I	I	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
105	RECEPTION	C1	E	I	I	I	I	L	VARIES	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
106	UNI-SEX R/R	C	D	F	F	F	F	J	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
107	UNI-SEX R/R	C	D	F	H	F	F	J	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
108	UNI-SEX R/R	C	D	F	F	F	F	J	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
109	UNI-SEX R/R	C	D	F	H	F	F	J	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
110	OPEN OFFICE/CREW KITCHETTE	A	E	I	H	I.G	I.G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
111	OFFICE	A	E	G	G	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
112	WAREHOUSE	A	-	I	I	I	G	L	VARIES	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
113	WAREHOUSE	A	-	I	G	I	I	L	VARIES	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
114	UNI-SEX R/R	A	D	F	F	F	F	J	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
115	UNI-SEX R/R	A	D	F	F	F	F	J	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
	SECOND FLOOR									
200	OPEN OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
201	OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
202	OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
203	OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
204	OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
205	OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
206	OFFICE	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
207	KITCHENETTE	C	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
208	IT CLOSET	B	E	G	G	G	G	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.
209	STORAGE	EXISTING	E	I	I	I	I	K	9'-0"	VERIFY ALL FINISHES w/ OWNER PRIOR TO CONST.

NOTES:

FLOOR:

A. EXPOSED POLISHED AND SEALED CONCRETE SLAB. VERIFY WITH TENANT/OWNER.

B. COMMERCIAL CARPET. INTERFACE CT101 ONYX

C. MARMOLEUM FLOORING, 3030 BLUE

C1. TILE, GREY HEX

BASE:

D. 4" RUBBER BASE PER OSSC RESTROOM REQUIREMENTS. VERIFY TYPE AND COLOR WITH TENANT/OWNER.

E. RUBBER BASE, 4", BLACK

WALLS:

F. WATER RESISTANT 5/8" GYPSUM BOARD TAPED, TEXTURED, AND PAINTED PER OWNER WITH EPOXY PAINT.

G. 5/8" GYPSUM BOARD TAPED, TEXTURED, AND PAINTED PER OWNER.

H. EXISTING TYPE "X", 5/8" GYPSUM BOARD TAPED, TEXTURED, AND PAINTED PER OWNER. SEE DETAIL 3/A4 FOR HORIZONTAL FIRE BARRIER REQUIREMENTS.

I. EXISTING WALLS. PAINTED AND FINISHED PER OWNER.

CEILING:

J. 5/8" GYPSUM BOARD TAPED, TEXTURED, AND PAINTED PER OWNER.

K. ACOUSTICAL CEILING TYPE/SUSPENDED CEILING.

L. EXISTING BUILDING CEILING. FINISH AS REQUIRED PER OWNER

BEND
REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 18, 1994
ENNIE BRANT
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

SCHEDULES

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

A6

11-21

DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FRAME	REMARKS: (VERIFY ALL DOOR TYPES, HARDWARE, ALARMS, RE-LITES. FINISHES w/OWNER PRIOR TO CONSTRUCTION). DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING.
1	3/0 x 6/8	A	STOREFRONT	STOREFRONT	FULL LITE, TEMPERED GLASS, LOCKING HARDWARE. DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING. DOOR HARDWARE OWNER SUPPLIED, OWNER INSTALLED
2	3/0 x 6/8	B	WOOD	TIMELY	OCCUPANCY INDICATOR, PRIVACY HARDWARE. DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING. DOOR HARDWARE OWNER SUPPLIED, OWNER INSTALLED
3	3/0 x 6/8	B	HOLLOW METAL	METAL	MIN. 1 HR FIRE RATED DOOR. OCCUPANCY INDICATOR. PRIVACY HARDWARE. CLOSER INSTALL PER MFG RECOMMENDATIONS. MUST BE LISTED FIRE STOP METHOD. DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING. DOOR HARDWARE OWNER SUPPLIED, OWNER INSTALLED
4	6/0 x 6/8 (DOUBLE DOOR)	C	HOLLOW METAL	METAL	1 HOUR FIRE RATED DOOR, 1/2 LITE, DOUBLE DOOR, CLOSER, 2/0 X 2/6 INSULATED TEMPERED GLASS. FIRE RATED GLAZING MARKING D-H-T-60 OR D-H-T-W-60 TEST REQUIREMENTS/MARKINGS FOR THE DOOR VISION PANEL (GREATER THAN 100 SQUARE INCHES). INSTALL PER MFG RECOMMENDATIONS. MUST BE LISTED FIRE STOP METHOD. DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING. DOOR HARDWARE OWNER SUPPLIED. OWNER INSTALLED
5	3/0 x 6/8	B	INSULATED HOLLOW METAL	METAL	LOCKING HARDWARE. CLOSER. DOOR SWEEP AND THRESHOLD. **PER ASHRAE 90.1-2016 ENSURE TOTAL ASSEMBLY U-FACTOR = 0.37 OR BETTER.** DOOR HARDWARE OWNER SUPPLIED. OWNER INSTALLED
6	2/0 x 6/8	D	WOOD	TIMELY	SINGLE PANEL, LOCKING HARDWARE. DOOR HARDWARE OWNER SUPPLIED, OWNER INSTALLED
7	3/0 x 6/8	E	HOLLOW METAL	METAL	1 HOUR FIRE RATED DOOR, 1/2 LITE, SINGLE PANEL, CLOSER, 2/0 X 2/6 INSULATED TEMPERED GLASS. FIRE RATED GLAZING MARKING D-H-T-60 OR D-H-T-W-60 TEST REQUIREMENTS/MARKINGS FOR THE DOOR VISION PANEL (GREATER THAN 100 SQUARE INCHES). INSTALL PER MFG RECOMMENDATIONS. MUST BE LISTED FIRE STOP METHOD. DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING. DOOR HARDWARE OWNER SUPPLIED, OWNER INSTALLED
8	3/0 x 6/8	F	TEMPERED GLASS	-	CRL LAGUNA SLIDER, SINGLE PANEL, FULL GLASS (TEMPERED), "U" TYPE HANDLE PER ACCESSIBILITY REQUIREMENTS, NO LATCH, HARDWARE FINISH PER OWNER. VERIFY DOOR SIZE, FINISH AND TYPE W/ OWNER. DOOR HARDWARE OWNER SUPPLIED, OWNER INSTALLED
9	3/0 x 6/8	G	TEMPERED GLASS	-	SINGLE PANEL, FULL GLASS (TEMPERED), "U" TYPE HANDLE PER ACCESSIBILITY REQUIREMENTS, NO LATCH. DOOR STOP, HINGE TYPE AND CLOSER PER MFG AND OWNER. HARDWARE FINISH PER OWNER. VERIFY DOOR SIZE, FINISH AND TYPE W/ OWNER.
10	3/0 x 6/8	H	WOOD, TEMPERED GLASS	STORE FRONT / ALUMINUM	SINGLE PANEL, FULL LITE (TEMPERED), HINGE STOP, OPERATING HARDWARE PER ACCESSIBILITY REQUIREMENTS. HARDWARE FINISH PER OWNER. VERIFY DOOR SIZE, FINISH AND TYPE W/ OWNER.
11	10/0 x 8/0	J	TEMPERED GLASS	ALUMINUM	SLIDER TYPE DOOR AND PANELS, TEMPERED GLASS, OPERATORS PER ACCESSIBILITY STANDARDS, VERIFY DOOR SIZE, FINISH AND TYPE W/ OWNER

NOTES:

1. OPERATION OF LEVER HANDLES SHOULD BE POSSIBLE WITHOUT ANY SPECIAL INSTRUCTION PER CURRENT OSSC.

2. ALL DOOR LOCKING DEVICES SHALL BE SELF-RELEASING DOOR LEVER/DEAD BOLT COMBINATION OR PANIC HARDWARE FROM THE EGRESS SIDE PER CURRENT OSSC.

3. DOOR OPENING FORCE ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH OSSC CHAPTER 11;
   a) EXTERIOR DOORS = 8 1/2 LBF.
   b) INTERIOR DOORS = 5 LBF.
   c) STAIRWAY EXTERIOR DOORS AT PRESSURIZED ENCLOSURES = 15 LBF.
   d) WHERE ENVIRONMENTAL CONDITIONS REQUIRE GREATER CLOSING PRESSURE POWER OPERATED DOORS SHALL BE USED
   e) FIRE DOORS SHALL HAVE THE MIN. FORCE NECESSARY TO CLOSE AND LATCH THE DOOR
   f) COORDINATE WITH OSSC SECTION 2009 ICC ANSI-A117.1 AND SECTION 404.2.8 FOR ADDITIONAL COMPLIANCE.

4. PROVIDE ACCESSIBLE DOOR CLEARANCE AT ALL DOORS PER 2009 ICC ANSI-A117.1 SECTION 404.1.

5. 2009 ICC ANSI-A117.1 SECTION 404.2.7 THE CLOSING SPEED FOR DOORS w/ CLOSURES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEG., THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEG. SHALL BE 5 SECONDS MINIMUM. FOR SPRING HINGES THE DOOR SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEG., THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

6. ALL DOOR HARDWARE SHALL COMPLY WITH OSSC SECTION AND 1008.1.9 2009 ICC ANSI-A117.1 SECTION 404.2.6.

7. DOOR AND HARDWARE TO BE VERIFIED WITH OWNER PRIOR TO BIDDING AND ORDERING.

8. COORDINATE ALL DOOR OPENINGS WITH FRAMING PLAN (S1). ENSURE ALL DOOR FRAMES HAVE ABILITY TO SPAN WALL AND SHEAR WALL PANELING/PLYWOOD.

WINDOW SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FRAME	SILL HEIGHTS	REMARKS: (VERIFY w/ OWNER PRIOR TO CONSTRUCTION)
A	NOT USED	1	-	-	-	-
B	NOT USED	2	-	-	-	-
C	NOT USED	3	-	-	-	-
D	10/2 x 6/10	4	STORE FRONT	STOREFRONT	0'-0"	INTERIOR WINDOW. FIXED, TEMPERED GLASS. VERIFY HEIGHTS (SILL AND HEADER) FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
E	12/4 x 8/0	5	TEMPERED GLASS	-	0'-0"	ALL GLASS (TEMPERED) WALL ASSEMBLY. INSTALLATION / MOUNTING PER MANUFACTURER. MOUNTING HARDWARE FINISH PER OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
F	3/1 x 8/0	6	TEMPERED GLASS	-	0'-0"	ALL GLASS (TEMPERED) WALL ASSEMBLY. INSTALLATION / MOUNTING PER MANUFACTURER. MOUNTING HARDWARE FINISH PER OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
G	14/9 x 8/0	7	TEMPERED GLASS	-	0'-0"	ALL GLASS (TEMPERED) WALL ASSEMBLY. INSTALLATION / MOUNTING PER MANUFACTURER. MOUNTING HARDWARE FINISH PER OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
H	3/0 x 1/4	8	TEMPERED GLASS	-	6'-8"	ALL GLASS (TEMPERED) WALL ASSEMBLY. INSTALLATION / MOUNTING PER MANUFACTURER. MOUNTING HARDWARE FINISH PER OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
J	8/4 x 8/0	9	TEMPERED GLASS	STOREFRONT	0'-0"	INTERIOR WINDOW. FIXED, TEMPERED GLASS. VERIFY HEIGHTS (SILL AND HEADER) FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
K	10/0 x 8/0	10	TEMPERED GLASS	STOREFRONT	0'-0"	INTERIOR WINDOW. FIXED, TEMPERED GLASS. VERIFY HEIGHTS (SILL AND HEADER) FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
L	13/0 x 8/0	11	TEMPERED GLASS	STOREFRONT	0'-0"	INTERIOR WINDOW. FIXED, TEMPERED GLASS. VERIFY HEIGHTS (SILL AND HEADER) FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
M	6/6 x 8/0	12	TEMPERED GLASS	STOREFRONT	0'-0"	INTERIOR WINDOW. FIXED, TEMPERED GLASS. VERIFY HEIGHTS (SILL AND HEADER) FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
N	13/2 x 1/8	13	GLASS	U-CHANNEL	6'-4"	INTERIOR WINDOW. FIXED. VERIFY HEIGHTS (SILL AND HEADER), FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
P	10/1 x 1/8	14	GLASS	U-CHANNEL	6'-4"	INTERIOR WINDOW. FIXED. VERIFY HEIGHTS (SILL AND HEADER), FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.
Q	8/4 x 1/8	15	GLASS	U-CHANNEL	6'-4"	INTERIOR WINDOW. FIXED. VERIFY HEIGHTS (SILL AND HEADER), FINISH AND TYPE w/ OWNER. VERIFY ALL DIMENSIONS PRIOR TO INSTALL.

NOTES:

1. FIELD VERIFY ALL WINDOW OPENING DIMENSIONS PRIOR TO FABRICATION.

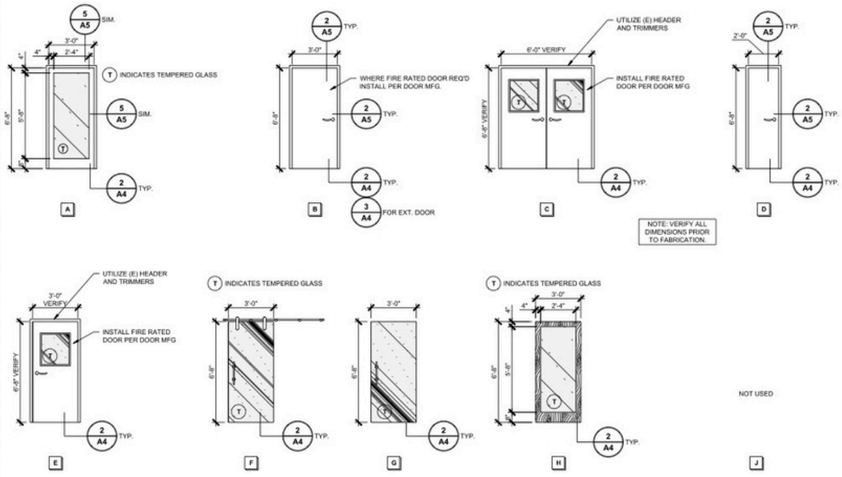
2. ALL WINDOW GLAZING SHALL MEET THICKNESS, AREA AND SAFETY REQUIREMENTS OF 2019 OSSC CHAPTER 24.

3. TYPICAL INTERIOR WINDOW: SINGLE GLAZED WINDOW, TEMPERED AS INDICATED PER SCHEDULE AND REQUIREMENTS OF 2019 OSSC CHAPTER 24, FINISH FRAME AND TRIM PER OWNER

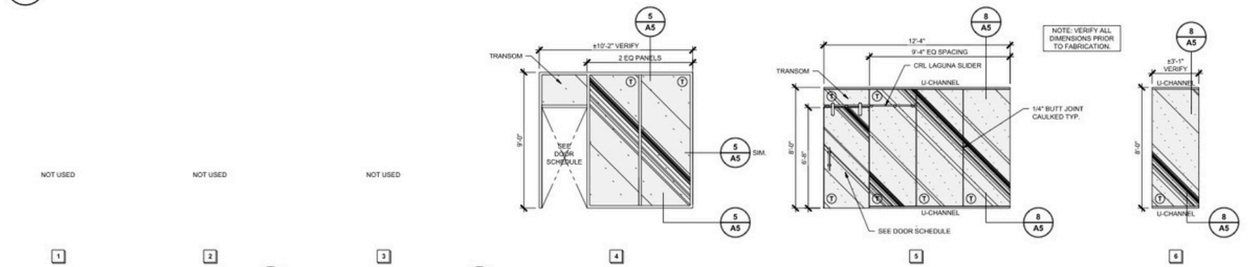
5. WINDOW SUPPLIER TO PROVIDE FRAME AND GLASS CALCULATIONS TO BE SUBMITTED TO OWNER AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY BUILDING DEPARTMENT PRIOR TO THE ACCEPTANCE AND INSTALLATION OF THE WINDOW SYSTEMS. WINDOW FRAMES ARE TO MEET THE GENERAL REQUIREMENTS OF 2019 OSSC SECTION 2403 AND ANY ADDITIONAL LOADING THAT OCCURS DUE TO LOCAL WIND DESIGN CRITERIA. TESTING AND PERFORMANCE REQUIREMENTS SHALL MEET THE ANSI/AAMA STANDARDS FOR INFILTRATION, WATER RESISTANCE AND UNIFORM LOAD STRUCTURAL TEST.

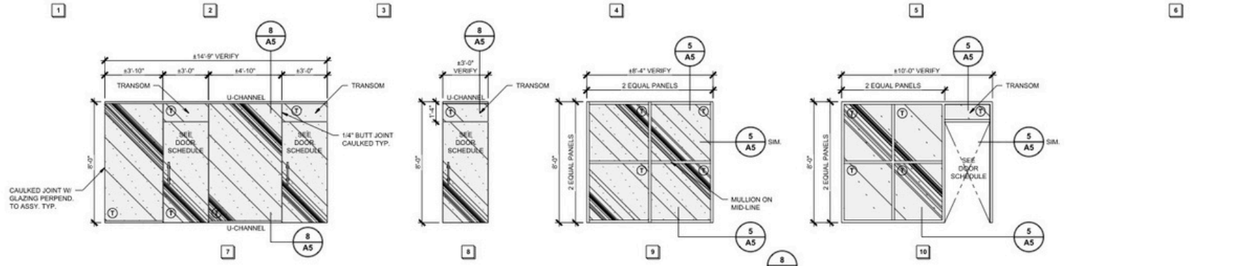
6. SUBMITTAL REQUIREMENTS:
A. SUBMIT MANUFACTURER'S SPECIFICATIONS, ANY RECOMMENDATIONS AND STANDARD PRODUCT DETAILS FOR ALUMINUM AND TIMELY WINDOW UNITS. INCLUDE INDEPENDENT CERTIFIED TEST REPORTS AS NECESSARY TO SHOW COMPLIANCE WITH REQUIREMENTS. TEST REPORTS SHALL BE NO MORE THAN 4 YEARS OLD.

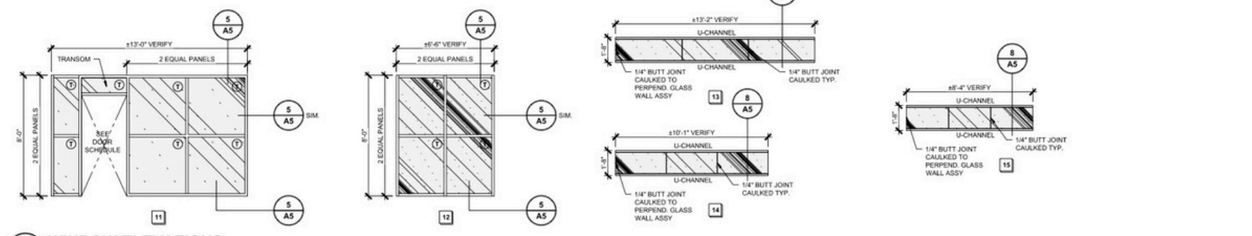
B. SUBMIT SHOP DRAWINGS, INCLUDING TYPICAL UNIT ELEVATIONS AND SHOWING FULL SCALE DETAILS OF UNIT'S HEAD, JAMB AND SILL BEING SUPPLIED AND TYPICAL INSTALLATION DETAIL. SHOW ANCHOR TYPE AND LOCATIONS AND OTHER COMPONENTS NOT INCLUDED IN MANUFACTURER'S STANDARD LITERATURE.CALL OUT GLAZING, SCREENING AND WINDOW FINISH THAT WILL BE SUPPLIED.



A DOOR ELEVATIONS
SCALE: 1/4"=1'-0"







B WINDOW ELEVATIONS
SCALE: 1/4"=1'-0"

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1902 NE 4TH ST
BEND, OREGON 97701
(541) 317-2939 FAX: 317-2940

BCG TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

SCHEDULES

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

A6.1

11-21

PLUMBING SCHEDULE

ID/MARK	DESCRIPTION	MANUFACTURER	MODEL	MIN BRANCH SIZE				WATER SERVICE FIXTURE UNITS		DRAIN CONN.	FIXTURE UNITS	NOTES
				W	V	CW	HW	CW WSFU	HW WSFU		SEWER DFU	
BS-01	BREAK ROOM SINK	AMERICAN STANDARD	COLONY 22X25 SS	2"	1-1/2"	1/2"	1/2"	1.5	1.5	SS	2.0	
BS-01A	BREAK ROOM SINK FAUCET		COLONY PRO 7074.300									
BS-02	BREAK ROOM SINK	AMERICAN STANDARD	COLONY 22X25 SS	2"	1-1/2"	1/2"	1/2"	1.5	1.5	SS	2.0	
BS-01A	BREAK ROOM SINK FAUCET		COLONY PRO 7074.300									
BS-03	BREAK ROOM SINK	AMERICAN STANDARD	COLONY 22X25 SS	2"	1-1/2"	1/2"	1/2"	1.5	1.5	SS	2.0	
BS-03A	BREAK ROOM SINK FAUCET		COLONY PRO 7074.300									
BTL-01	BOTTLE FILLING STATION	ELKAY	EZH20 LZSG8WSLK	1-1/4"	1-1/2"	3/8"	---	0.15	---	SS	---	
BTL-02	BOTTLE FILLING STATION	ELKAY	EZH20 LZSG8WSLK	1-1/4"	1-1/2"	3/8"	---	1.15	---	SS	---	
DW-01	DISH WASHER, UC	TBD	TBD	1-1/2"	1-1/2"	1/2"	1/2"	---	1.5	SS	2.0	
DW-02	DISH WASHER, UC	TBD	TBD	1-1/2"	1-1/2"	1/2"	1/2"	---	1.5	SS	2.0	
DW-03	DISH WASHER, UC	TBD	TBD	1-1/2"	1-1/2"	1/2"	1/2"	---	1.5	SS	2.0	
REF-01	REFRIGERATOR W/ICE MAKER	TBD	TBD	---	---	1/4"	---	0.1	---	---	---	
REF-02	REFRIGERATOR W/ICE MAKER	TBD	TBD	---	---	1/4"	---	0.1	---	---	---	
REF-03	REFRIGERATOR W/ICE MAKER	TBD	TBD	---	---	1/4"	---	0.1	---	---	---	
LAV-01	LAVATORY W/ FAUCET	AMERICAN STANDARD	0355.12 LUCERNE / 7385.004.002 RELIANT	1-1/2"	1-1/2"	1/2"	1/2"	0.75	0.75	SS	1.0	
LAV-02	LAVATORY W/ FAUCET	AMERICAN STANDARD	0355.12 LUCERNE / 7385.004.002 RELIANT	1-1/2"	1-1/2"	1/2"	1/2"	0.75	0.75	SS	1.0	
LAV-03	LAVATORY W/ FAUCET	AMERICAN STANDARD	0355.12 LUCERNE / 7385.004.002 RELIANT	1-1/2"	1-1/2"	1/2"	1/2"	0.75	0.75	SS	1.0	
LAV-04	LAVATORY W/ FAUCET	AMERICAN STANDARD	0355.12 LUCERNE / 7385.004.002 RELIANT	1-1/2"	1-1/2"	1/2"	1/2"	0.75	0.75	SS	1.0	
LAV-05	LAVATORY W/ FAUCET (WAREHOUSE)	AMERICAN STANDARD	0355.12 LUCERNE / 7385.004.002 RELIANT	1-1/2"	1-1/2"	1/2"	1/2"	0.75	0.75	SS	1.0	
LAV-06	LAVATORY W/ FAUCET (WAREHOUSE)	AMERICAN STANDARD	0355.12 LUCERNE / 7385.004.002 RELIANT	1-1/2"	1-1/2"	1/2"	1/2"	0.75	0.75	SS	1.0	
UTL-01	UTILITY SINK	AMERICAN STANDARD	FIAT TAT1 LAUNDRY TUB	1-1/2"	1-1/2"	1/2"	1/2"	1.5	1.5	SS	2.0	
WC-01	WATER CLOSET (1.6 GPF)	AMERICAN STANDARD	215CA.004.020	3"	2"	1/2"	---	1.0	---	SS	3.0	
WC-02	WATER CLOSET (1.6 GPF)	AMERICAN STANDARD	215CA.004.020	3"	2"	1/2"	---	1.0	---	SS	3.0	
WC-03	WATER CLOSET (1.6 GPF) (WAREHOUSE)	AMERICAN STANDARD	215CA.004.020	3"	2"	1/2"	---	1.0	---	SS	3.0	
WC-04	WATER CLOSET (1.6 GPF) (WAREHOUSE)	AMERICAN STANDARD	215CA.004.020	3"	2"	1/2"	---	1.0	---	SS	3.0	
UR-01	MAYBROOK UNIVERSAL URINAL	AMERICAN STANDARD	6581.001 TOP SPUD	2"	2"	3/4"	---	2.0	---	SS	2.0	
UR-02	MAYBROOK UNIVERSAL URINAL	AMERICAN STANDARD	6581.001 TOP SPUD	2"	2"	3/4"	---	2.0	---	SS	2.0	
SHWR-01	FIBERGLASS ADA SHOWER (WAREHOUSE)	TBD	TBD	2"	1-1/2"	1/2"	1/2"	1.5	1.5	SS	2.0	
WH-01	WATER HEATER 40 GAL (ELECTRIC)	BRADFORD WHITE	RE340S6			3/4"	3/4"	---	---	---	---	*1*
FD-01	FLOOR DRAIN (EMERGENCY)			2"	---	3/8"	---	---	---	---	---	*2*
FD-02	FLOOR DRAIN (EMERGENCY)			2"	---	3/8"	---	---	---	---	---	*2*
TP-01	TRAP PRIMER	JR SMITH	TRAP DEFENDER 2694	---	---	1/2"	---	---	---	---	---	
TP-02	TRAP PRIMER	JR SMITH	TRAP DEFENDER 2695	---	---	1/2"	---	---	---	---	---	
RP-01	HOT WATER RECIRCULATION PUMP	GRUNDFOS	UP10-16 A PM BN5/LC	---	---	1/2"	---	---	---	---	---	
	EXISTING PLUMBING FIXTURES											
(E) WC	WATER CLOSET (1.6 GPF) (WAREHOUSE)			3"	2"	1/2"	---	1.0	---	SS	3.0	
(E) WC	WATER CLOSET (1.6 GPF) (WAREHOUSE)			3"	2"	1/2"	---	1.0	---	SS	3.0	
(E) WH	WATER HEATER 30 GAL (GAS)	BRADFORD WHITE	M30T6FBN2	---	---	1/2"	1/2"	---	---	---	---	*3*
(E) WH	WATER HEATER 6 GAL (ELECTRIC) (WAREHOUSE	RHEEM	XE06P06PU20U0	---	---	1/2"	1/2"	---	---	---	---	*4*
							BUILDING TOTAL WSFU	**23.6**	**16.5**			
										BUILDING TOTAL DFU (SEWER)	**44.0**	

NOTES:
1. INCLUDE DRIP PAN AND DRAIN LINE FOR WATER HEATER. INSTALL ABOVE RR LID. CONFIRM ADEQUATE SUPPORT WITH STRUCTURAL. WH-01 WEIGHS APPROX. 450 LBS WHEN FULL.
2. TRAP PRIMER REQUIRED FOR EACH WAREHOUSE FLOOR DRAIN. PC TO VERIFY BEST LOCATION FOR TRAP PRIMER INSTALLATION.
3. INSTALL RECIRCULATION PUMP TO EXISTING 30 GAL GAS WATER HEATER AND HOT WATER RETURN LOOP AS SHOWIN IN PLUMBING DRAWINGS.
4. RELOCATE EXISTING 6 GAL WATER HEATER FROM RR FLOOR TO ABOVE RR LID. INCLUDE DRIP PAN AND DRAIN LINE.

PLUMBING SCHEDULE AND NOTES

REVIEWED FOR CODE COMPLIANCE

Manufacturer's product cut sheets and Installation instructions required on site for inspections

CODE SUMMARY
THIS WORK SHALL CONFORM TO ALL CURRENT, ADOPTED AND APPLICABLE LOCAL CODES, CITY OF BEND STANDARDS & SPECIFICATIONS, OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION DEPARTMENT STANDARDS, DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, OREGON STRUCTURAL SPECIALTY CODE, OREGON MECHANICAL SPECIALTY CODE, OREGON PLUMBING SPECIALTY CODE, OREGON ENERGY CODE, AND OREGON FIRE CODE.

BUILDING CODE REQUIREMENTS

2017 OREGON PLUMBING SPECIALTY CODE AND AMENDMENTS (OPSC)

2019 OREGON STRUCTURAL SPECIALTY CODE AND AMENDMENTS (OSSC)

2017 OREGON ELECTRICAL SPECIALTY CODE AND AMENDMENTS (OESC)

2019 OREGON MECHANICAL SPECIALTY CODE AND AMENDMENTS (OMSC)

2018 INTERNATIONAL FIRE CODE (IFC)

2019 OREGON ZERO ENERGY READY COMMERCIAL CODE

2018 INTERNATION ENERGY CONSERVATION CODE (IECC)

PROJECT SPECIFIC PLUMBING NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PLUMBING DETAILS.
2. INSTALLATION OF PLUMBING FIXTURES AND ACCESSORIES, INCLUDING FLUSH CONTROL VALVES INTENDED FOR PEOPLE WITH DISABILITIES, SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
3. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION INCLUDING RECOMMENDED SHUT OFF VALVES.
4. INSTALLATION OF PLUMBING PIPING SHALL BE FULLY COORDINATED WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND HVAC DRAWINGS TO AVOID CONFLICT.
5. NO PLUMBING (WATER, DRAINS, VENT, OR GAS PIPING) SHALL BE INSTALLED DIRECTLY ABOVE ANY ELECTRICAL PANELS. COORDINATE WITH OTHER DIVISIONS BEFORE PROCEEDING WITH INSTALLATION.
6. HOT WATER SUPPLY AND HOT WATER RETURN PIPING SHALL BE THERMALLY INSULATED PURSUANT 2019 ASHRAE 90.1 USING MIN. 1" THICK OWENS CORNING SSL II WITH ASJ MAX FIBERGLASS PIPE INSULATION
7. REFER TO CITY OF BEND SPECIFICATIONS FOR WATER METER AND DOUBLE CHECK VALVE ASSEMBLIES. FOR ALL NON-RESIDENTIAL POTABLE SERVICES A MINIMUM OF A D.C.V.A. (DOUBLE CHECK VALVE ASSEMBLE) IS REQUIRED FOR PREMISE ISOLATION. THE PREMISE ISOLATION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH OAR (OREGON ADMINISTRATIVE RULES) 333-061-0050, OREGON PLUMBING SPECIALTY CODE CHAPTER 6, AND CITY OF BEND STANDARDS AND SPECIFICATIONS BEFORE THE METER IS SET BY THE CITY OF BEND PERSONAL.
8. WATER PIPING: COPPER OR PEX
   - 8.1. PEX UNDER SLAB:
     - 8.1.1. ONLY CONTINUOUSLY-RUN LENGTHS OF TUBING WITHOUT FITTINGS SHALL BE USED WHEN INSTALLING PEX UNDER A SLAB. ALL CONNECTIONS SHALL BE OUTSIDE OR ABOVE THE SLAB. TUBING SHALL BE COMPLETELY BURIED BY A SUITABLE, EASILY COMPACTED, BACKFILL MATERIAL SUCH AS SAND OR PEA GRAVEL. PEX TUBING SHOULD BE INSTALLED UNDER THE REBAR, RE-MESH, OR TENSIONING CABLES IN THE SLAB. PEX TUBING SHALL BE COVERED OR FASTENED TO PREVENT THE TUBING FROM FLOATING OR BEING PULLED UP TO THE SLAB SURFACE. PEX TUBING DOES NOT HAVE TO BE SLEEVED ITS ENTIRE LENGTH WHERE IT LIES BENEATH A SLAB. PEX TUBING SHALL BE PROTECTED WITH A NON-METALLIC SLEEVE WHERE IT COMES THROUGH THE SLAB.
9. PEX RUNS IN WALLS, CEILING/FLOOR JOISTS AND ATTIC SPACE:
   - 9.1. ONLY CONTINUOUSLY-RUN LENGTHS OF PEX TUBING BETWEEN REQUIRED FITTINGS FOR BRANCHES. LIMIT NUMBER OF FITTINGS AND INSTALL ALL PIPING (PEX OR COPPER) UNDER ATTIC INSULATION WHERE POSSIBLE; INSULATE HOT WATER AND HOT WATER RETURN RUNS; INSULATE COLD RUNS NOT LOCATED WITHIN CONDITIONS SPACE/SUBJECT TO FREEZING.
10. HOT WATER RECIRCULATION:
    - 10.1. THIS PROJECT INCLUDES A HOT WATER CIRCULATION LOOP. THE CONTINUOUSLY INSULATED PIPING LOOP BEGINS AT (E) 40 GAL WATER HEATER, IS ROUTED TO WITHIN 24" OF EACH FIXTURES HW CONNECTION AND ENDS AT (E) 40 GAL WATER HEATER DRAIN CONNECTION. THE DEDICATED 3/4" HOT WATER RETURN ("HWR") BEGINS AT 2ND FLOOR DISHWASHER (DW-03) AND ENDS AT THE (E) 40 GAL WATER HEATER DRAIN CONNECTION. ALL IN-HOUSE WATER LINES TO BE INSTALLED OVERHEAD OR WITHIN INTERIOR WALLS UNLESS OTHERWISE NOTED.
    - 10.2. INSTALL THE HW CIRCULATION PUMP (RP) WATER HEATER DRAIN CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
11. PROVIDE WATER HAMMER ARRESTERS AT PLUMBING FIXTURES AND GROUPS OF PLUMBING FIXTURES THAT ARE SUBJECT TO WATER HAMMER. SELECT ARRESTERS IN ACCORDANCE WITH THE PLUMBING AND DRAINAGE INSTITUTE STANDARD.
12. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, LABOR AND EQUIPMENT PERMIT FEES, REQUIRED FOR, OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATIONAL PLUMBING SYSTEM AS INDICATED IN THE CONTRACT DOCUMENTS INCLUDING SPECIFICATIONS.
13. ALL PLUMBING SERVICES GOING INTO THE BUILDING AND LEAVING THE BUILDING SHALL BE CONNECTED TO THE SITE UTILITIES, COORDINATE WITH SITE UTILITIES DWGS. COORDINATE ALL EXTERIOR UNDERGROUND PLUMBING WORK WITH THE SITE UTILITIES BEFORE COMMENCING WORK. COORDINATE ALL UNDERGROUND PIPING WITH FOUNDATION DRAWINGS.
14. INSTALL BALL VALVE AT EACH WATER HEATER COLD WATER CONNECTION AND ON EACH BRANCH AND RISER SERVING PLUMBING EQUIPMENT AND FIXTURES TO ALLOW FOR ISOLATION AND REPAIR/REPLACE OF ALL FIXTURES.
15. INSTALLATION OF ANY OVERHEAD WATER SERVICE LINES SHALL BE IN ACCORDANCE WITH OPSC CHAPTER 3 SECTIONS 313.0 THROUGH 313.6
16. ALL HORIZONTAL WASTE LINES TO HAVE MINIMUM OF 1/4 INCH PER FOOT SLOPE UNLESS OTHERWISE NOTED.
17. ALL DRAINAGE LINE CHANGE IN FLOW DIRECTION CONNECTIONS SHALL BE IN ACCORDANCE WITH 2017 OREGON PLUMBING SPECIALTY SECTION 706.0. CHANGES IN DIRECTION OF DRAINAGE FLOW.
18. WHERE BRANCH SIZES ARE NOT SHOWN, BRANCH SIZE SHALL BE SAME AS THAT SHOWN IN PLUMBING FIXTURE SCHEDULE.
19. ANY HORIZONTAL WET VENTING FOR BATHROOM GROUPS SHALL BE IN ACCORDANCE WITH OPSC 908.2
20. WASTE, VENT, AND DRAIN PIPING:
    - 20.1. SOIL, WASTE, DRAIN, AND VENT (ABOVE GRADE) PIPE SHALL BE ABS DWV SCHEDULE 40.
    - 20.2. BELOW GRADE SOIL WASTE, DRAIN AND VENT PIPE SHALL BE ABS.
    - 20.3. ALL VENT PIPING SHALL BE ABS.
    - 20.4. THE USE OF OFFSET TOILET FLANGES IS PROHIBITED.
21. DRAWING IS SHOWN TO SCALE AS NOTED TO AID IN DETERMINING GENERAL SIZE AND PROPORTION. ALL MEASUREMENTS SHOULD BE VERIFIED IN FIELD PRIOR TO BIDDING OR CONSTRUCTION.
22. SEE P1 FOR HOT/COLD DISTRIBUTION AND P2 FOR PLUMBING WASTE & VENT DETAILS.

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 10, 1998 — ROGER SHANE WHITAKER — EXPIRES: 06/30/22

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320 SW Century Drive,
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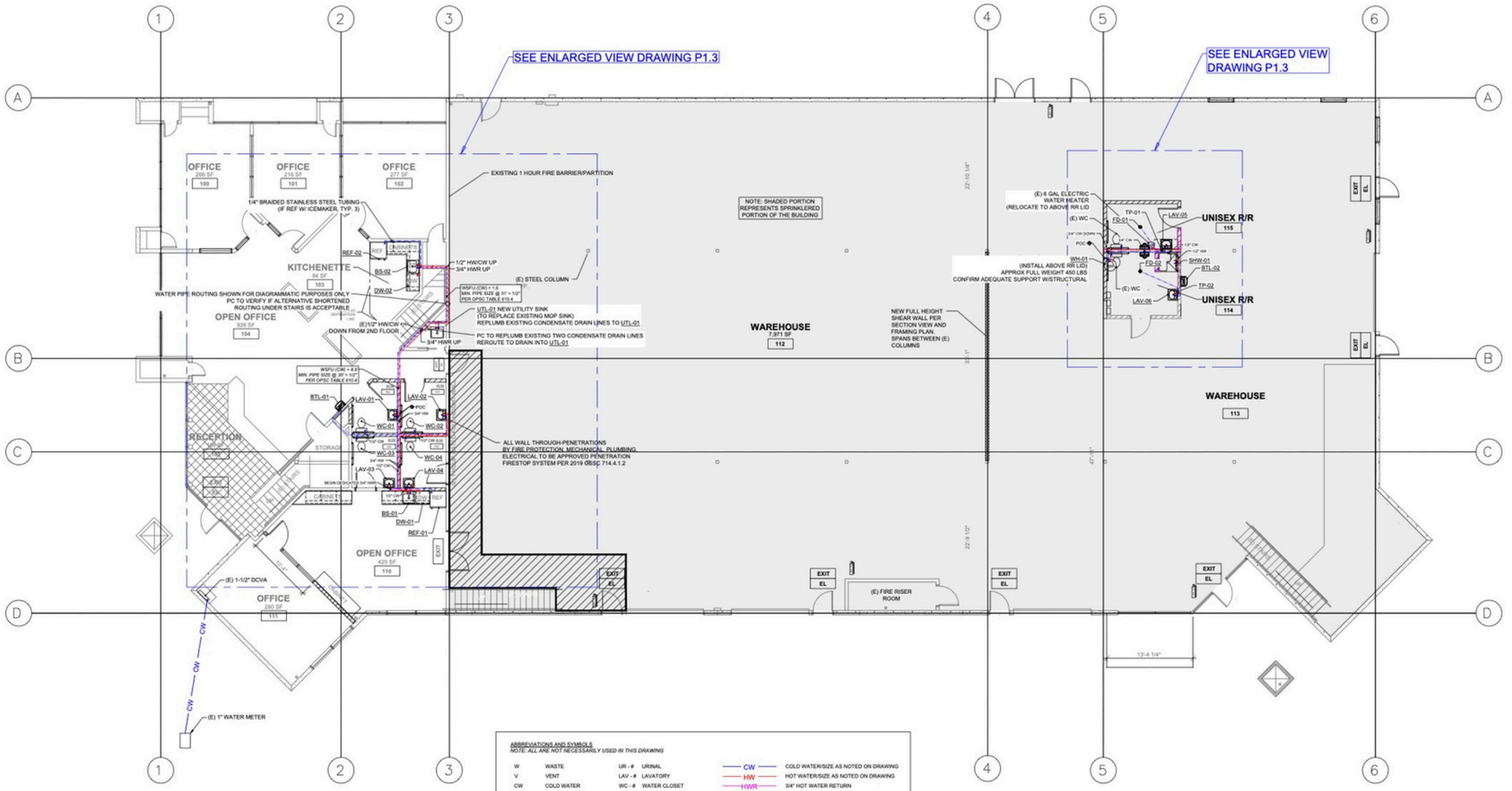
Bend, Oregon 97702
(541) 640-9146
RSWHITAKER@GMAIL.COM

BEND COMMERICIAL GLASS
TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

DRAWING	DATE	BY
DESIGN	05/11/2021	RSW
REVISIONS		

PLUMBING SCHEDULES

P0.0



1 HOT/COLD DISTRIBUTION (1ST FLOOR)

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

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER 15039PE OREGON NOV. 10, 1995 ROBERT SHANE WHITAKER EXPIRES: 06/30/22

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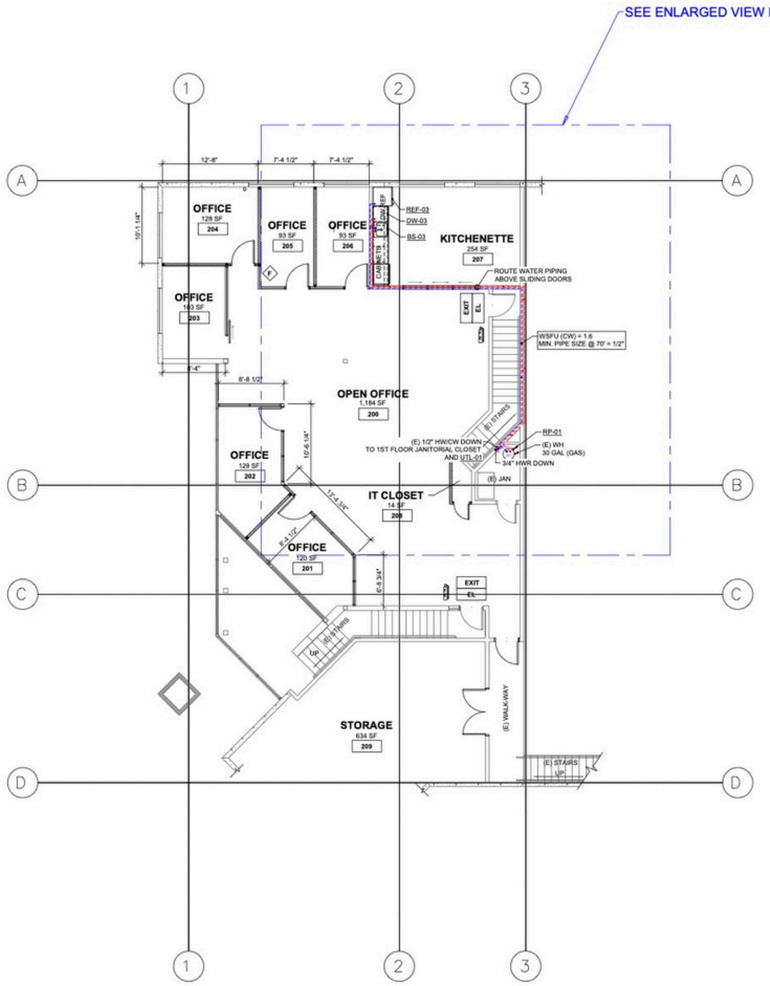
BEND COMMERICIAL GLASS
TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

DRAWING	DATE	BY
DESIGN	05/11/2021	RSW
REVISIONS		

PLUMBING HOT/COLD

P1.1



ABBREVIATIONS AND SYMBOLS
NOTE: ALL ARE NOT NECESSARILY USED IN THIS DRAWING

W	WASTE	UR - #	URINAL	CW	COLD WATER/SIZE AS NOTED ON DRAWING
V	VENT	LAV - #	LAVATORY	HW	HOT WATER/SIZE AS NOTED ON DRAWING
CW	COLD WATER	WC - #	WATER CLOSET	HWR	3/4" HOT WATER RETURN
HW	HOT WATER	HB - #	HOSE BIB	SS	SANITARY SEWER/SIZE AS INDICATED
HWR	DEDICATED HW RETURN	RP	HW CIRCULATION PUMP	V	VENT/SIZE AS INDICATED
FCW	FILTERED COLD WATER	FD/FS	FLOOR DRAIN/FLOOR SINK		PIPE UP
CO	CLEAN OUT	DCVA	DOUBLE CHECK VALVE		PIPE DOWN

1 HOT/COLD DISTRIBUTION (2ND FLOOR)

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

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER
19638PE
OREGON
July 10, 1998
ROGER SHANE WHITAKER
EXPIRES: 06/30/22

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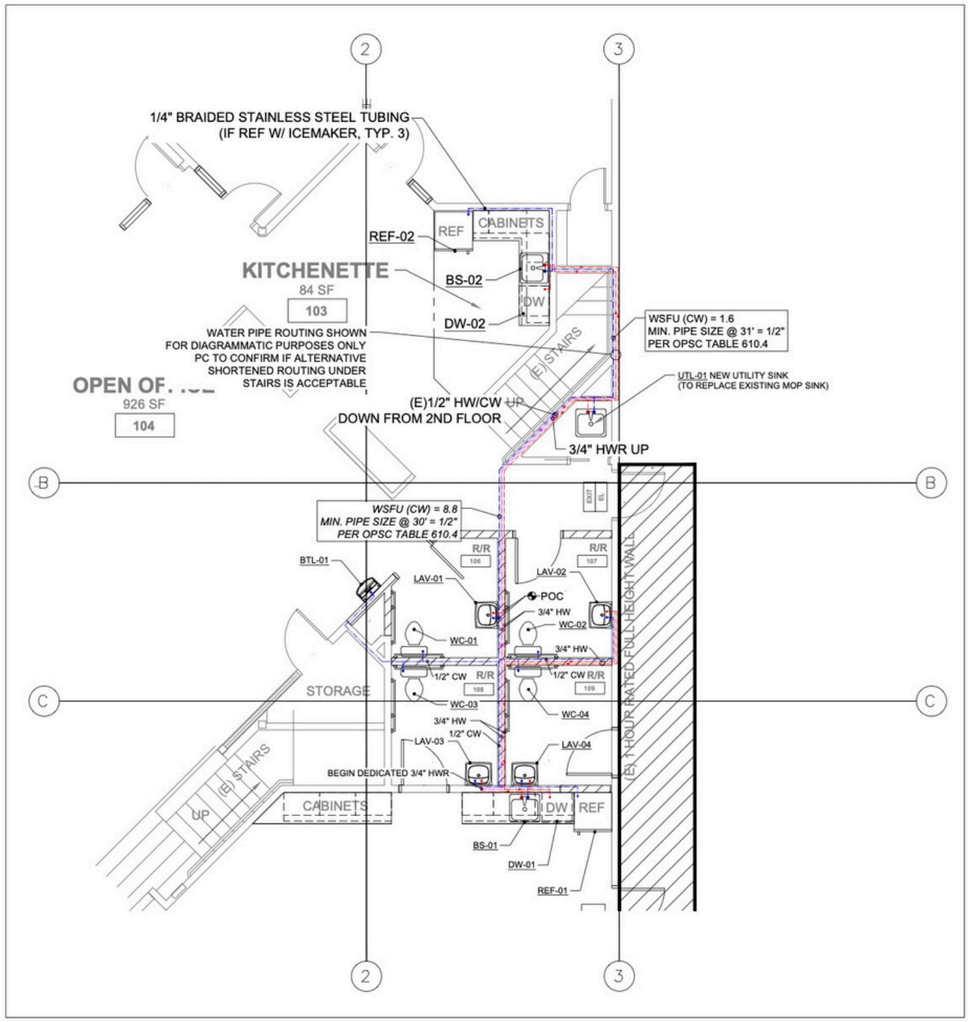
BEND COMMERICIAL GLASS
TENANT IMPROVEMENT

1004 SW EMKAY DR
BEND, OREGON

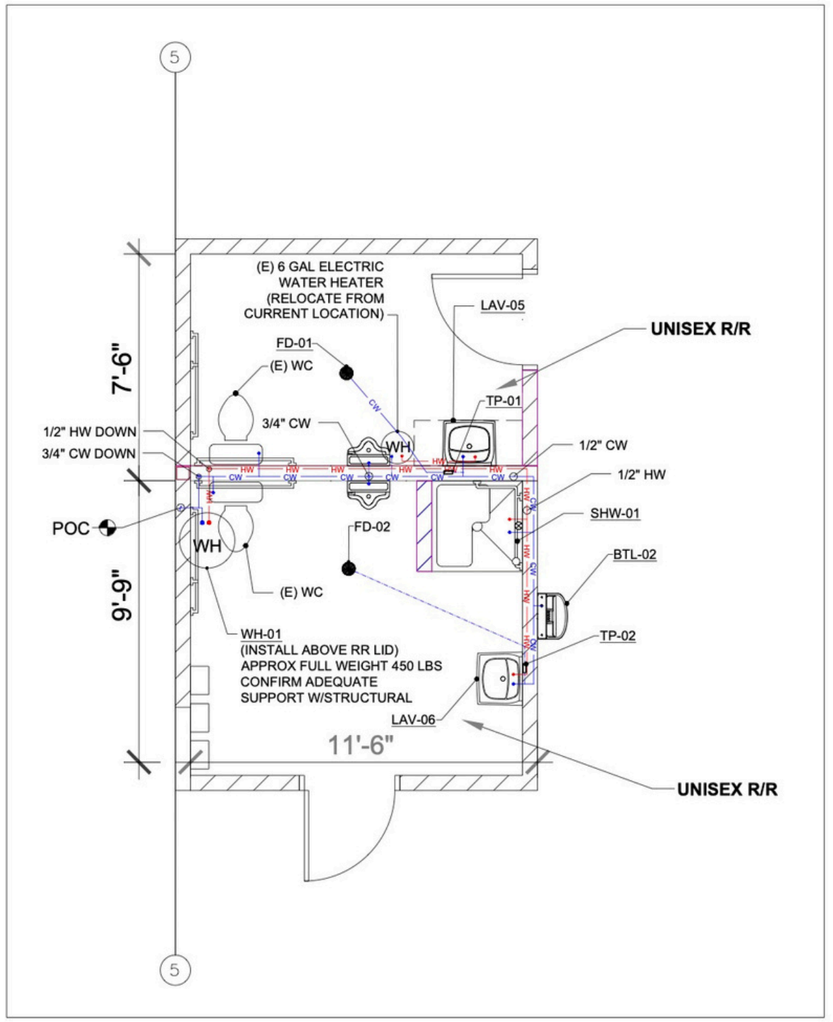
DRAWING	DATE	BY
DESIGN	05/11/2021	RSW
REVISIONS		

PLUMBING
HOT/COLD

P1.2



1 ENLARGED VIEW HOT/COLD DISTRIBUTION (1ST FLOOR)
SCALE: 1/4" = 1'-0"



2 ENLARGED VIEW HOT/COLD DISTRIBUTION (WAREHOUSE)
SCALE: 1/2" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER
OREGON
ROGER SHANE WHITAKER
EXPIRES: 06/30/22

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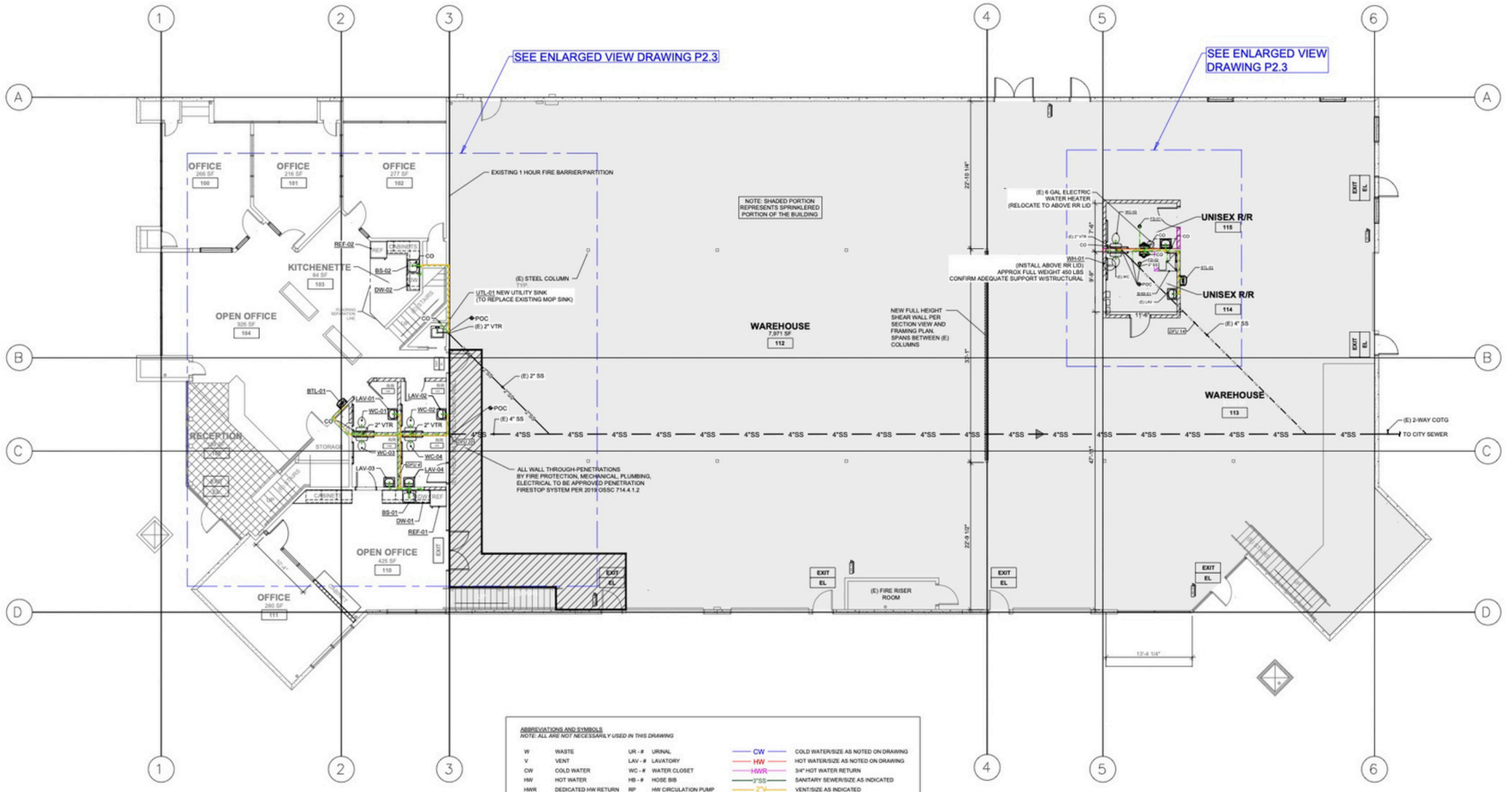
BEND COMMERICIAL GLASS
TENANT IMPROVEMENT
1004 SW EMKAY DR
BEND, OREGON

DRAWING	DATE	BY
DESIGN	05/11/2021	RSW
REVISIONS		

PLUMBING
HOT/COLD

P1.3

ALL HORIZONTAL WASTE LINES TO HAVE MINIMUM OF 1/4 INCH PER FOOT SLOPE UNLESS OTHERWISE NOTED



1 WASTE & VENT (1ST FLOOR)

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

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER 19638PE OREGON JULY 10, 1998 ROGER SHANE WHITAKER EXPIRES: 06/30/22

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DRAWING	DATE	BY
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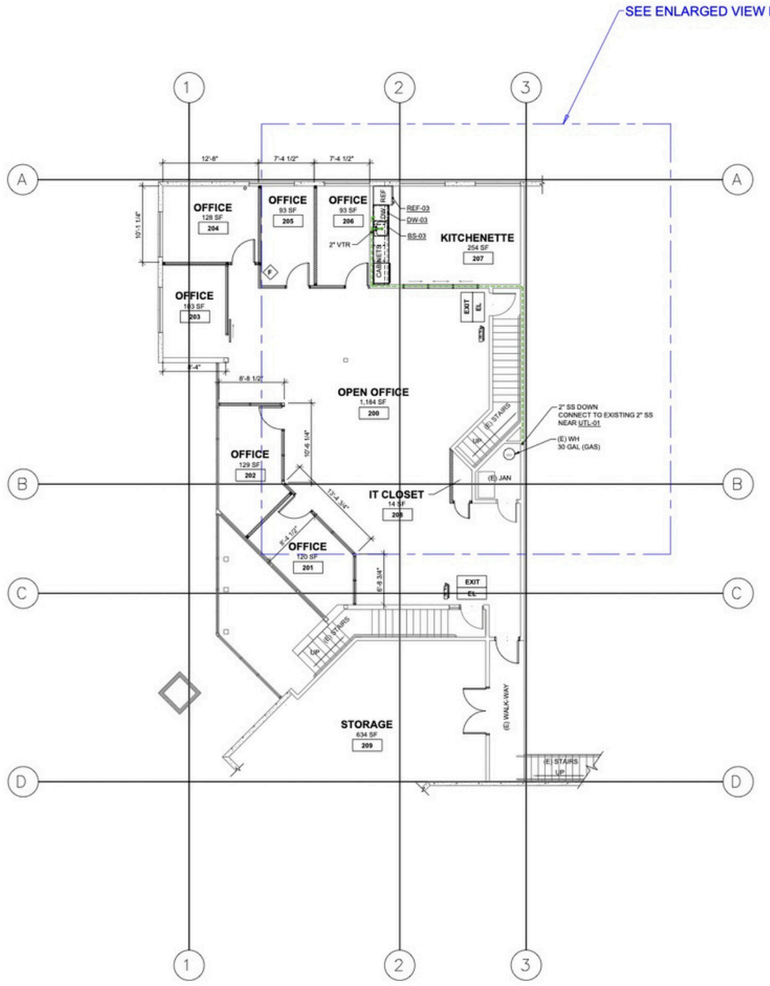
REVISIONS		

PLUMBING WASTE/VENT

P2.1

ALL HORIZONTAL WASTE LINES TO HAVE MINIMUM OF 1/4 INCH PER FOOT SLOPE UNLESS OTHERWISE NOTED



ABBREVIATIONS AND SYMBOLS
NOTE: ALL ARE NOT NECESSARILY USED IN THIS DRAWING

W	WASTE	UR - #	URINAL	CW	COLD WATER/SIZE AS NOTED ON DRAWING
V	VENT	LAV - #	LAVATORY	HW	HOT WATER/SIZE AS NOTED ON DRAWING
CW	COLD WATER	WC - #	WATER CLOSET	HWR	3/4" HOT WATER RETURN
HW	HOT WATER	HB - #	HOSE BIB	3"SS	SANITARY SEWER/SIZE AS INDICATED
HWR	DEDICATED HW RETURN	RP	HW CIRCULATION PUMP	3"	VENT/SIZE AS INDICATED
FCW	FILTERED COLD WATER	FD/FS	FLOOR DRAIN/FLOOR SINK		PIPE UP
CO/COTG	CLEAN OUT TO GRADE	DCVA	DOUBLE CHECK VALVE		PIPE DOWN

1 WASTE & VENT (2ND FLOOR)

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

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER 100390PE OREGON July 10, 1998 ROGER SHANE WHITAKER EXPIRES: 06/30/22

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DRAWING	DATE	BY
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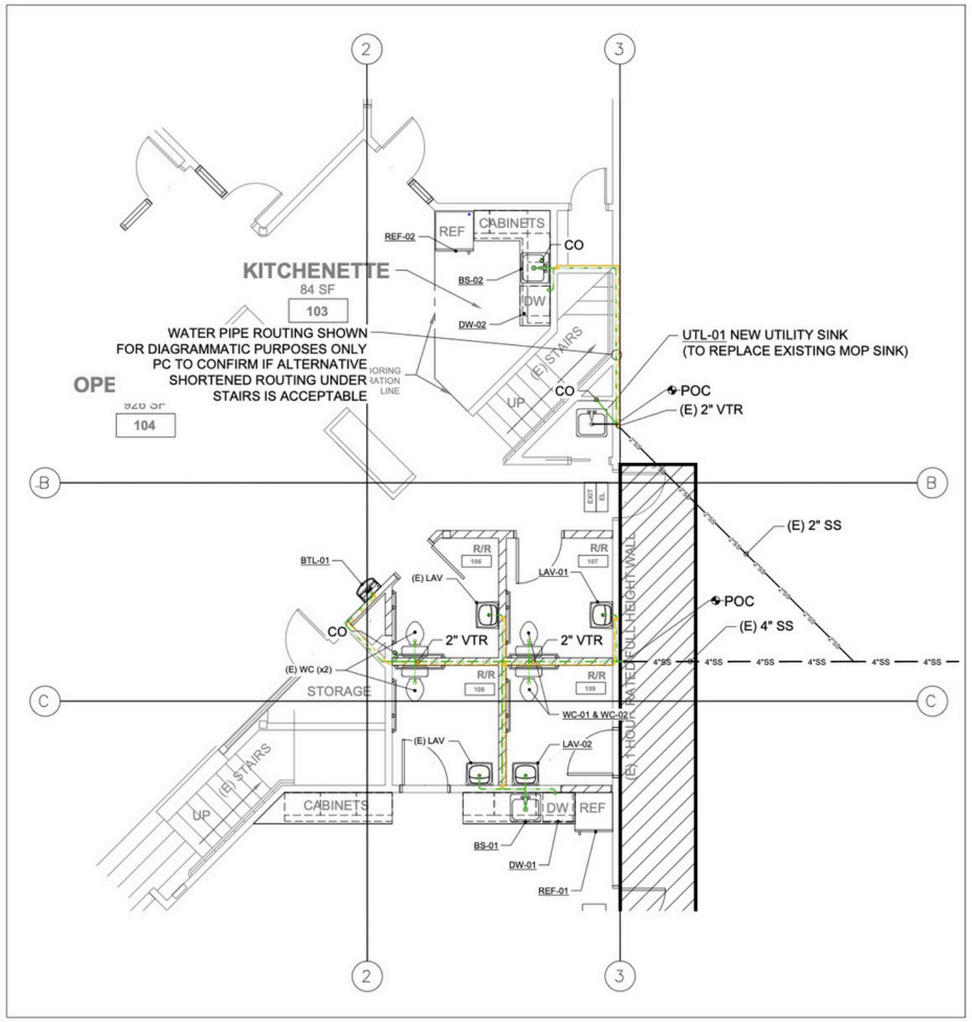
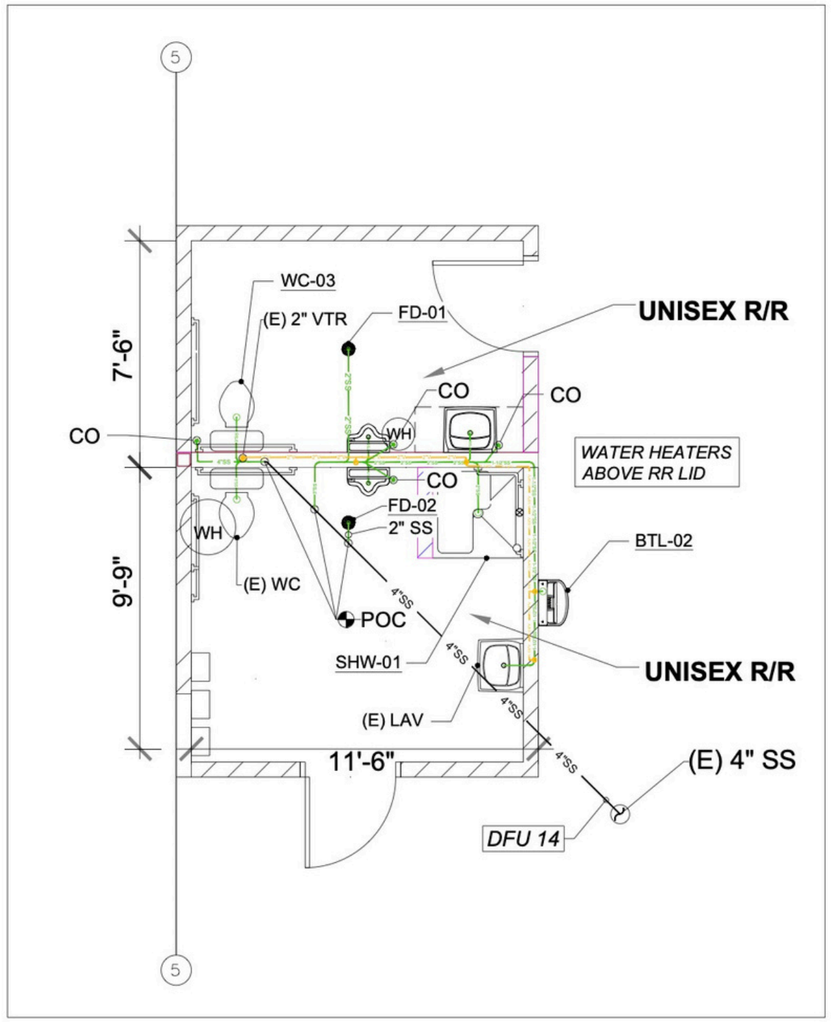
PLUMBING WASTE/VENT

P2.2

ALL HORIZONTAL WASTE LINES TO HAVE MINIMUM OF 1/4 INCH PER FOOT SLOPE UNLESS OTHERWISE NOTED



1 ENLARGED VIEW WASTE & VENT (1ST FLOOR)
SCALE: 1/4" = 1'-0"



2 ENLARGED VIEW WASTE & VENT (WAREHOUSE)
SCALE: 1/2" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER
10639PE
OREGON
JULY 10, 1998
ROBERT SHANE WHITAKER
EXPIRES: 06/30/22

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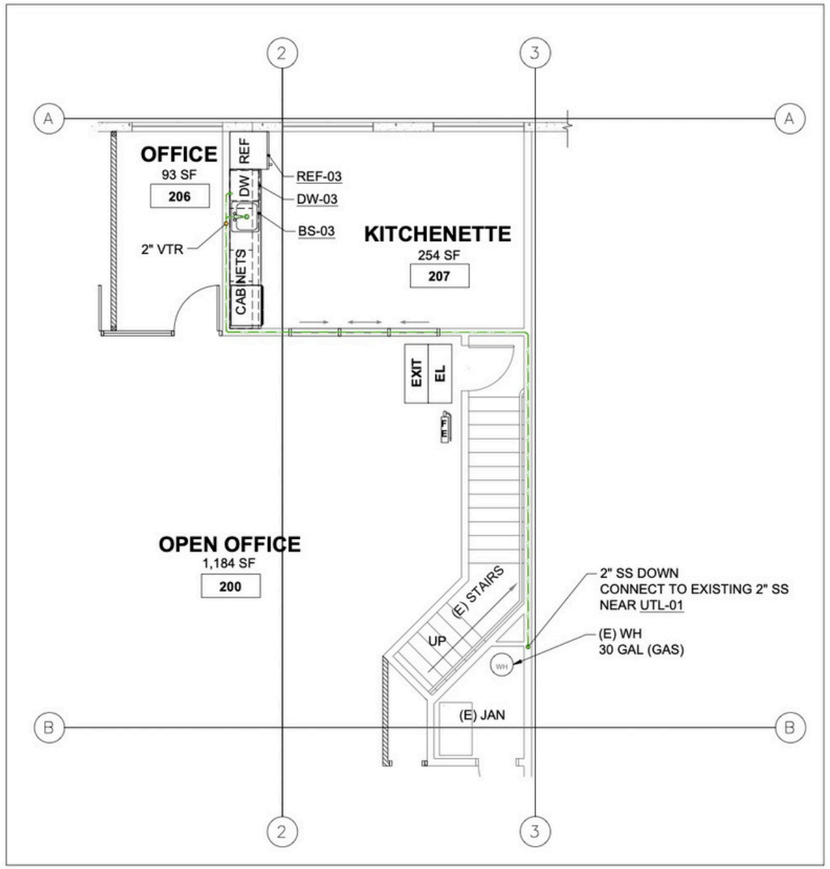
PLUMBING
WASTE/VENT

P2.3

ALL HORIZONTAL WASTE LINES TO HAVE MINIMUM OF 1/4 INCH PER FOOT SLOPE UNLESS OTHERWISE NOTED



1 ENLARGED VIEW WASTE & VENT (2ND FLOOR)
SCALE: 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 10, 1998
ROGER SHANE WHITAKER
EXPIRES: 06/30/22

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PLUMBING
WASTE/VENT

P2.4

GENERAL:

ALL METHODS, MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PLANS, THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND CURRENT IBC STANDARDS, AS AMENDED AND ADOPTED BY THE LOCAL GOVERNING BUILDING CODE AUTHORITY.

VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. CALL DISCREPANCIES TO THE ATTENTION OF THE OWNER AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO DETAILS SHOWN FOR RESPECTIVE MATERIALS AND SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER.

SUBMIT SHOP DRAWINGS OF ALL FABRICATED STRUCTURAL ITEMS FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION, INCLUDING: REINFORCING STEEL, STRUCTURAL AND MISCELLANEOUS STEEL, PREFABRICATED TRUSSES, GLUE LAMINATED MEMBERS, DOORS, AND WINDOWS. TRUSS AND STEEL BUILDING MANUFACTURERS SHALL SUBMIT 1 SET OF DRAWINGS AND CALCULATIONS SEALED BY A STRUCTURAL OR CIVIL ENGINEER REGISTERED IN THE STATE IN WHICH THE BUILDING IS TO BE CONSTRUCTED.

DESIGN CRITERIA:

BUILDING CODE	2019 OSSC
RISK CATEGORY	II
DEAD LOADS	ACTUAL
MAXIMUM GROUND SNOW	25 PSF
EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.0
IMPORTANCE FACTOR	1.0
ROOF SNOW LOADS	25 PSF
FLOOR LIVE LOADS	40 PSF
DECK LIVE LOADS	SAME AS OCCUPANCY SERVED
WIND	WIND SPEED = 110 MPH (ULTIMATE)
EXPOSURE CATEGORY	C
WIND PRESSURE	AS CALCULATED PER ASCE7-16
SEISMIC	
Ss	39.7%
S1	16.5%
SEISMIC IMPORTANCE FACTOR	1.0
SOIL SITE CLASS	D
Sds	0.392
Sd1	0.236
DESIGN CATEGORY	D
RESISTING SYSTEM	LIGHT FRAMED WALL w/ WOOD STRUCT. PANELS
R	6.5
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
Cs	0.06
BASE SHEAR	(Cs)(W)(ρ)
FROST DEPTH	18 INCHES
FROST EXPOSURE	SEVERE

FLOOR JOIST / CEILING JOIST NOTES:

1. FLOOR JOISTS SHALL BE DESIGNED FOR:
   FLOOR LIVE LOAD = 40 PSF
   FLOOR DEAD LOAD = 20 PSF
   DEFLECTION FOR LIVE LOAD = L/480; TOTAL LOAD = L/360
   VERIFY MECH., ELEC., IN ADDITION TO ABOVE LOADS.

ARCHITECTURAL FINISHES:

ALL ARCHITECTURAL FINISHES, FLASHING, SEALING, WEATHERPROOFING, INSULATION, AND VENTING ARE BY OTHERS, AND HAVE NOT BEEN REVIEWED OR APPROVED BY LB ENGINEERING, INC.

ARCHITECTURAL DESIGNER AND CONTRACTOR SHALL PROVIDE PROPER DESIGN AND DETAILING OF ARCHITECTURAL FINISHES TO ALLOW FOR EXPANSION, CONTRACTION, SHRINKAGE, AND DEFLECTION OF THE FINISHES AND THEIR SUPPORTING STRUCTURE.

DOORS AND WINDOWS:

SUPPLIERS OF WINDOWS, UPWARD-ACTING SECTIONAL DOORS AND ROLL-UP DOORS SHALL PROVIDE SHOP DRAWINGS AND ENGINEER CALCULATIONS OR TEST DATA SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE BUILDING IS TO BE CONSTRUCTED. CALCULATIONS OR TEST DATA SHALL SHOW THAT THE WINDOW OR ROOD CAN SAFELY WITHSTAND ALL LOADS SPECIFIED IN THE DESIGN CRITERION, AS PER IBC REQUIREMENTS.

CONCRETE:

THE SELECTION OF MATERIALS FOR, AND THE MIXING AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT I.B.C.. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 1/2".

THE CEMENT CONTENT AND MAXIMUM SLUMP SHALL BE AS SHOWN BELOW FOR INDICATED CONCRETE STRENGTHS (f'c), UNLESS ALTERNATE MIX DESIGNS ARE SUBMITTED BY THE CONCRETE SUPPLIER AND APPROVED BY THE ENGINEER. SUCH MIX DESIGNS MUST BE SUBSTANTIATED BY STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS IF REQUIRED.

LOCATION	MINIMUM 28-DAY STRENGTH, f'c	CEMENT SACKS PER CUBIC YARD OF CONCRETE	WATER/CEM. RATIO	MAXIMUM SLUMP
VERTICAL WALLS:	4,500 PSI	5-1/2	0.45	4"
INTERIOR SLABS:	4,000 PSI	5-1/2	0.45	4"
FOOTINGS:	2,500 PSI	5-1/2	0.45	4"
CURBS & SIDEWALKS:	4,500 PSI	5-1/2	0.45	4"
EXTERIOR SLABS:	4,500 PSI	5-12	0.45	4"

ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL CONTAIN AN ACCEPTABLE AIR ENTRAINING AGENT, CONFORMING TO ASTM SPECIFICATION C-260, TO ATTAIN NOT LESS THAN 5% OR MORE THAN 7% ENTRAINED AIR BY VOLUME.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES FOR AT LEAST 7 DAYS, IN ACCORDANCE WITH ACI 301. NO ALUMINUM (CONDUIT, MISCELLANEOUS ITEMS, ETC.) SHALL BE EMBEDDED IN ANY CONCRETE.

PROVIDE CONTROL JOINTS IN ALL CONCRETE SLABS WITH SPACING NOT EXCEED 10' O.C. FOR UNEXPOSED SLABS, OR 10' O.C. FOR EXPOSED SLABS, UNLESS OTHER JOINT SPACINGS ARE SHOWN ON THE PLANS.

COLD WEATHER PLACING: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH WHICH COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES, IN COMPLIANCE WITH ACI 306. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.

HOT WEATHER PLACING: WHEN HOT WEATHER CONDITIONS EXIST (90 DEGREES FAHRENHEIT AND ABOVE) WHICH WOULD SERIOUSLY IMPAIR THE QUALITY AND STRENGTH OF CONCRETE, PLACE THE CONCRETE IN ACCORDANCE WITH ACI 305R.

NONSHRINK GROUT: GROUT SHALL BE MASTER BUILDERS "MASTERLFOW 928" OR "MASTERFLOW 713", SIKA CORPORATION'S "SIKAGROUT 212", BURKE COMPANY'S "NONFERROUS NONSHRINK GROUT", OR APPROVED EQUAL. GROUT SHALL BE MIXED, APPLIED, AND CURED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES.

METALS:

REINFORCING STEEL (BLOCK AND CONCRETE): REINFORCEMENT SHALL CONFORM TO ASTM A-615, GRADE 60. DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 318. SPLICES SHALL BE 48 BAR DIAMETERS, 24" MINIMUM FOR CONCRETE AND MASONRY. SUPPORT ALL REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

WELDED WIRE FABRIC: CONFORM TO ASTM A-82 AND A-185. LAP ONE FULL MESH ON SIDES AND ENDS. PLACE AT MID-DEPTH OF SLAB UNLESS SHOWN OTHERWISE.

STRUCTURAL STEEL: CONFORM TO THE LATEST EDITION OF THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." SHOP PAINT AFTER FABRICATIONS WITH AN APPROVED PRIMER (SEE PAINTING SPECIFICATION). GALVANIZE AFTER FABRICATION ALL MISCELLANEOUS STEEL SPECIFICALLY CALLED TO BE GALVANIZED ON PLANS.

WIDE FLANGE BEAMS:	ASTM A-992 (Fy=50KSI)
ANGLES, CHANNELS, PLATES:	ASTM A-36 (Fy=36KSI)
STEEL TUBING (HSS):	ASTM A-500 GRADE B (Fy=46KSI)
STEEL PIPES:	ASTM A-53 GRADE B (Fy=35KSI)
BOLTS:	ASTM A-307

DRILLED IN CONCRETE ANCHORS OR EXPANSION BOLTS: "SIMPSON" FASTENERS OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON DRAWINGS. EMBED BOLT INTO CONCRETE OR GROUTED MASONRY SEVEN DIAMETERS MINIMUM, UNLESS SHOWN OTHERWISE.

WELDING: ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARDS FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ALL WELDS SHALL BE DONE BY CERTIFIED WELDERS, USING E70 ELECTRODES, AND 3/16" MINIMUM SIZE UNLESS NOTED OTHERWISE. NO WELDING OF REINFORCING STEEL SHALL BE DONE WITHOUT SPECIFIC APPROVAL OF THE ENGINEER. WHEN APPROVED WELD REINFORCING STEEL IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY'S "REINFORCING STEEL WELDING CODE". IN NO CASE WILL A WELD BE MADE WITHIN 6 BAR DIAMETERS OF A "COLD BEND". SPECIAL INSPECTORS SHALL BE PROVIDED DURING ALL STRUCTURAL FIELD WELDING INCLUDING THE WELDING OF REINFORCING STEEL. (PER CURRENT I.B.C.) AND WELDS PERFORMED IN A SHOP NOT HAVING AN APPROVED QUALITY CONTROL PROGRAM.

EACH SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL SHOW COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR THE PARTICULAR OPERATION. ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH THE PROJECT NAME AND ADDRESS (PER CURRENT I.B.C.).

WOOD:

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER CURRENT IBC, EXCEPT AS NOTED ON PLANS. PRESSURE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR WITHIN 6 INCHES OF EARTH. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREWS BEAR ON WOOD (EXCEPT AS NOTED ON PLANS). ALL NAILS SHALL BE "COMMON" NAILS U.N.O.

FRAMING LUMBER: ALL LUMBER SHALL BE VISUALLY GRADED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). EACH PIECE SHALL BEAR THE WCLIB OR WWPA GRADE TRADEMARK. ALL LUMBER SHALL BE USED AT A MAXIMUM MOISTURE CONTENT OF 19 PERCENT. SPECIES AND GRADE SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE.

3x OR LAGER MEMBERS:	DOUGLAS FIR LARCH NO.1
POSTS OR COLUMNS:	DOUGLAS FIR LARCH NO.1
JOISTS, PURLINS:	K.D. DOUGLAS FIR LARCH NO.2
FRAMING EXPOSED TO EARTH OR WEATHER:	P.T. HEM. FIR NO.2
GLULAM BEAMS:	24F-V4 DF
GLULAM COLUMNS:	EWS3 DF L2D
STUD WALLS, BLOCKING, AND MISC. FRAMING:	K.D. DOUGLAS FIR LARCH NO.2 OR BETTER

FRAMING CONNECTORS SHALL HAVE ICBO APPROVAL AND BE MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY ON NAILS OR BOLTS PER MANUFACTURER, UNLESS NOTED OTHERWISE.

PLYWOOD: PLYWOOD PANELS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 FOR PLYWOOD. (APPROVED APA RATED SHEATHING MAY BE SUBSTITUTED FOR PLYWOOD, PROVIDED IT HAS THE SAME THICKNESS, GRADE, SPAN RATING, AND NAILING, AND MEETS THE REQUIREMENTS OF THE LATEST "PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL-USE PANELS", PRP-108. SUBMIT SUPPORTING DOCUMENTATION FOR APPROVAL OF SUBSTITUTION. ALL OF THE FOLLOWING SPECIFICATIONS FOR PLYWOOD SHALL ALSO APPLY TO APA RATED SHEATHING.) EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN CONFORMANCE WITH APA SPECIFICATION. INSTALL SHEATHING WITH LONG DIRECTION (STRONG AXIS) PERPENDICULAR TO SUPPORTS, UNLESS NOTED OTHERWISE. ALL ROOF SHEATHING SHALL BE EXPOSURE 1. PROVIDE PLYWOOD WITH THICKNESS, GRADE, SPAN RATING AND NAILING AS SHOWN ON THE DRAWINGS. WHERE NAILING IS NOT INDICATED, PROVIDE 8d COMMON AT 6" O.C. AT EDGES, AND 12" O.C. IN FIELD. ALL PLYWOOD SHEAR WALLS SHALL BE BLOCKED. PROVIDE 1/8" SPACE BETWEEN PANEL EDGE AND END JOINTS.

PREFABRICATED TRUSSES: SHALL BE MANUFACTURED ONLY IN A TRUSS MANUFACTURERS PLANT UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER RESIDENT AT THE PLANT IN ACCORDANCE WITH APPROVED SHOP DRAWINGS. TRUSSES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED UPON APPROVAL OF THE OWNER AND OWNER'S ENGINEER. THE ENTIRE TRUSS ASSEMBLY, INCLUDING BEARING CLIPS, ANCHORING NAILS OR LAGS, AND BRIDGING CLIPS, SHALL BE AS APPROVED BY CURRENT ICBO REPORT. TRUSSES SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS. PRIOR TO FABRICATION, SUBMIT DESIGN CALCULATIONS AND SHOP AND INSTALLATION DRAWINGS FOR APPROVAL, SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE BUILDING IS TO BE CONSTRUCTED IN CONFORMANCE WITH THE TRUSS DESIGN DRAWINGS. DETAIL DRAWINGS TO INDICATE TYPES, SIZE, SPACING, BRIDGING, CONNECTIONS, ANCHORING, BEARING, PLATES, AND OTHER PERTINENT DETAILS.

LOADS HUNG FROM TRUSSES SHALL NOT EXCEED 30 POUNDS AT ANY ONE POINT, UNLESS APPROVED BY MANUFACTURER. ATTACHMENT OF LOADS EXCEEDING 100 POUNDS SHALL BE APPROVED PRIOR TO INSTALLATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY OSSC OR AS APPROVED PRIOR TO INSTALLATION. SPRINKLERS LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13A AND TRUS-JOIST PUBLICATION "GUIDELINES FOR SPRINKLER SYSTEM INSTALLATION WITH TRUS-JOIST".

STRUCTURAL COMPOSITE LUMBER MATERIALS: MEMBERS OF LSL, LVL, PSL, AND RIM BOARD TYPES, SHALL MEET OR EXCEED THE REQUIREMENTS OF TRUS JOIST, INC. MANUFACTURERS FOR THESE MEMBERS AND LIMITATIONS PER ESR-1387 EVALUATION REPORT.

ALL NON-STRUCTURAL FINISHES ARE BY OTHERS, AND SHALL BE DESIGNED AND INSTALLED TO ALLOW FOR WOOD SHRINKAGE AND SETTLING. (NOT THE RESPONSIBILITY OF L.B. ENGINEERING, INC.)

PER ORSC SECTION R109.1.4.1, THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL IN WRITING THAT ALL MOISTURE-SENSITIVE WOOD FRAMING MEMBERS USED IN CONSTRUCTION HAVE A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT OF THE WEIGHT OF DRY WOOD FRAMING MEMBERS.

PRESERVATIVE-TREATED WOOD SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWPA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1. POSTS AND POLES EMBEDDED IN EARTH OR CONCRETE SHALL BE TREATED IN ACCORDANCE WITH AWPA U1 FOR SAWN TIMBER POSTS (COMMODITY SPECIFICATION A, USE CATEGORY 4B) AND FOR ROUND TIMBER POSTS (COMMODITY SPECIFICATION B, USE CATEGORY 4B).

STANDARD NAIL DIMENSIONS:

ALL NAILS SPECIFIED ON THE PLANS OR DETAILS SHALL BE "COMMON" UNLESS NOTED OTHERWISE. NAILS SHALL HAVE THE FOLLOWING DIMENSIONS AS SPECIFIED:

16d COMMON - 3.5"x0.162"
16d SINKER - 3.25"x0.148"
16d BOX - 3.5"x0.135"

10d COMMON - 3"x0.148"
10d SINKER - 2.875"x0.12"
10d BOX - 3"x0.128"

8d COMMON - 2.5"x0.131"
8d SINKER - 2.375"x0.113"
8d BOX - 2.5"x0.113"

FOUNDATION AND FLOOR FRAMING NOTES:

1. BOTTOM OF ALL EXTERIOR FOOTINGS MIN. 18" BELOW FINISHED GRADE.
2. VERIFY ALL DIMENSIONS, MECHANICAL, AND ELECTRICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. CENTER FOOTING ON STRUCTURAL WALL, U.N.O.
4. PROVIDE FULL BEARING BELOW ALL BEAMS TO FOUNDATION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE PROPER CONTROL JOINTS AND UNDERLAYMENT TO ALLOW FOR PROPER EXPANSION AND CONTRACTION OF THE FLOOR.
6. PLACE LAP STUD EACH SIDE OF BEAMS ON POSTS AND NAIL WITH (3)-16d COMMON TO BEAM IF POST CAP OS NOT SPECIFIED.
7. E.N.P. INDICATES TO NAIL SHEATHING TO FULL LENGTH OF MEMBER WITH SPACING REQUIRED AT PANEL EDGES.
8. FLOOR JOISTS SHALL BE BLOCKED, BRACED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

FRAMING NOTES:

1. FLOOR JOISTS SHALL BE BLOCKED, BRACED, AND INSTALLED PER MFR'S RECOMMENDATIONS.
2. FLOOR SHEATHING SHALL BE AS NOTED ON PLAN. COORDINATE FINAL FLOOR FINISHES FOR FLOOR ASSEMBLY AND MAXIMUM DEFLECTIONS WITH ENGINEER.
3. PROVIDE FULL BEARING BELOW ALL BEAMS TO FOUNDATION.
4. TYPICAL BEARING SUPPORT - (1) 2x TRIMMER STUD AND (1) 2x KING STUD U.N.O. PER PLAN OR DETAILS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE PROPER CONTROL JOINTS AND UNDERLAYMENT TO ALLOW FOR PROPER EXPANSION AND CONTRACTION FOR THE FLOOR SYSTEM.
6. POSTS: MATCH WALL AND BEAM WIDTHS U.N.O.
7. PLACE LAP STUD EACH SIDE OF BEAMS ON POSTS AND NAIL WITH (3)-16d COMMON TO BEAM IF POST CAP IS NOT SPECIFIED.
8. VERIFY ALL DIMENSIONS AND MECHANICAL AND ELECTRICAL LOCATIONS PRIOR TO CONSTRUCTION.
9. ALL EXISTING AND NEW CONDITIONS SHALL BE VERIFIED PRIOR TO BIDDING AND CONSTRUCTION. ALLOW TIME FOR ENGINEER TO REVISE DRAWINGS AND DETAILS FOR EXISTING CONDITIONS.
10. FIRE BLOCKING MATERIALS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL
    B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL
    C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THEY OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
11. ALL SIMPSON OR OTHER BRAND PARTS AND CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS USING THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER LITERATURE U.N.O.
12. ALL EXTERIOR WALL STUDS SHALL BE 2x6 DF#2 AT 16" O.C. UNLESS NOTED OTHERWISE.
13. EXTERIOR WALLS SHALL BE SHEATHED AND FASTENED PER SHEAR WALL TYPE "WSP" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE.

LIGHT GAGE STEEL MEMBER FRAMING:

FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE, AND GAUGE AS SHOWN ON THE PLANS, AND SHALL BE MANUFACTURED BY SCAFCO STEEL STUD MANUFACTURING CO. OR APPROVED EQUAL. ALL 18 GAUGE AND HEAVIER GALVANIZED STRUCTURAL MEMBERS SHALL BE FORMED FROM STEEL THAT MEETS THE REQUIREMENTS OF ASTM A-446, GRADE D- MINIMUM 50 KSI YIELD. ALL 18 GA. AND LIGHTER GALV. STRUCTURAL MEMBERS SHALL BE FORMED FROM STEEL THAT MEETS THE REQUIREMENTS OF ASTM A-446, GRADE A, MINIMUM 33 KSI YIELD. ALL 25 GAUGE MATERIAL SHALL MEET THE REQUIREMENTS OF ASTM C-645. BRIDGING PER MANUFACTURER'S REQUIREMENTS SHALL BE IN PLACE PRIOR TO PLACING OF ANY CONSTRUCTION LOADS. ALL RUNS SHALL BE RIGIDLY ANCHORED TO END WALLS. PROVIDE BRACING AT MAXIMUM 8 FEET SPACING FROM TOPS OF UNSUPPORTED WALLS TO STRUCTURE OR TO PERPENDICULAR WALLS. PROVIDE DEFLECTION CHANNELS AT TOPS OF NON-STRUCTURAL WALLS WHERE CONNECTED TO FLOOR OR ROOF STRUCTURE ABOVE TO ALLOW UP TO L/240 INCH MAXIMUM DEFLECTION. ALL NONBEARING PARTITION STUDS SHALL BE OF SUFFICIENT GAUGE TO RESIST A 5 PSF HORIZONTAL LOAD WITH A MAXIMUM DEFLECTION OF L/240. PREPARE AND SUBMIT SHOP DRAWINGS SHOWING ALL SIZES, GAUGES, LENGTHS, LOCATIONS, BRIDGING, BRACING, AND CONNECTIONS.

GENERAL NOTES:

1. ALL DRAWINGS SHALL BE REVIEWED BY THE BUILDING AGENCY, GENERAL CONTRACTOR, DESIGNER, AND OWNER PRIOR TO BIDDING. CONTRACTOR AND GENERAL CONTRACTORS SHALL VERIFY SITE CONDITIONS AND COORDINATE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS PRIOR TO BIDDING. ALL ISSUES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. IF CHANGES ARE REQUIRED, THEY SHALL BE PART OF THE CONTRACTOR'S BID.
2. STRUCTURAL ENGINEER SHALL BE SUPPLIED WITH SHOP DRAWINGS OF THE BEAMS, TRUSSES AND REINFORCEMENT PRIOR TO BEGINNING OF PROJECT TO VERIFY DESIGN LOADS AND CONNECTIONS. IF CHANGES ARE REQUIRED, TIME SHALL BE ALLOWED TO REVISE DRAWINGS TO REFLECT ALTERATIONS. ALTERATIONS TO DRAWINGS AND DETAILS DURING AND PRIOR TO CONSTRUCTION REQUIRING ADDITIONAL WORK SHALL NOT BE AT THE EXPENSE OF THE ENGINEER.
3. STRUCTURAL DETAILING DIMENSIONS AND REQUIREMENTS SHALL HAVE PRECEDENCE OVER THE DESIGN DRAWINGS. COORDINATE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. BUILDING DIMENSIONS ARE TAKEN TO FACE OF STUD, GRIDLINES, FACE OF MASONRY, AND FINISH FLOOR LEVELS UNLESS OTHERWISE NOTED.
5. DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION OR THE PORTION THEREOF.
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DEVELOPMENT (WHERE APPLICABLE).
7. SEE ELECTRICAL DRAWINGS FOR PANEL LOCATION, LIGHTING REQUIREMENTS, AND ELECTRICAL LOADS.
8. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND DESIGN LAYOUT.
9. SEAL, CAULK, GASKET, AND WEATHERSTRIP BUILDING EXTERIOR FOR A WEATHER-TIGHT STRUCTURE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS.

DISCLOSURE NOTE:

THESE DRAWINGS ARE BASED ON DESIGN BUILD WITH A SELECTED CONTRACTOR. DESIGN IS BASED ON INFORMATION AND DIMENSIONS SUPPLIED TO LB ENGINEERING, INC., EXISTING CONDITIONS MAY VARY. THEREFORE, CHANGES MAY BE REQUIRED BY USERS (OWNER, CONTRACTOR AND SUB CONTRACTORS, ENGINEERS, ETC.) OF THESE DRAWINGS.

L B ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO CHANGES OF ENGINEERING REQUIRED. LB ENGINEERING, INC. SHALL BE GIVEN ADEQUATE TIME TO RESPOND TO ALTERNATE DESIGN NEEDS.

L B ENGINEERING, INC. HAS APPRAISED OWNER OF POSSIBLE CHANGES. CONTRACTOR SHALL NEGOTIATE WITH OWNER, PRIOR TO CONSTRUCTION, OF THE POSSIBLE CHANGES AND INVESTIGATE REQUIREMENTS FOR THIS PROJECT. SPRINKLER, PLUMBING, MECHANICAL AND ELECTRICAL DESIGNS ARE BY OTHERS. THEY SHALL BE INTEGRATED INTO THE OVERALL DESIGN INTENT OF THESE DRAWINGS AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

INSULATION:

1. THE THERMAL RESISTANCE (R-VALUE) OF THE INSULATION SHALL BE AS INDICATED PER PLAN.
2. BLANKET INSULATION SHALL BE OWENS-CORNING FS25 OR APPROVED EQUAL ON ALL EXPOSED APPLICATIONS OR WHERE THERE IS A DEAD AIR SPACE AT THE INSULATED FACING.
3. BLANKET INSULATION SHALL BE OWENS-CORNING KRAFT FACED OR APPROVED EQUAL WHEN COVERED WITH GYP BOARD.
4. ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. NO INSULATION SHALL BE COMPRESSED AROUND DUPLEX RECEPTACLES, CONDUIT, PIPE, OR OTHER IN WALL EQUIPMENT. WHEREVER SUCH ITEMS ARE ENCOUNTERED CUT THE INSULATION FOR A SNUG FIT WITH A MINIMUM OF WASTE.
6. AFTER INSULATION INSTALLATION IS COMPLETE ANY SCRAP PIECES SHALL BE BAGGED AND PLACED IN JOB SITE TRASH RECEPTACLES.

PAINTING:

1. GENERAL PROVISIONS: THE SPECIFICATION SHALL COVER THE PAINTING AND FINISHING OF ALL GENERAL CONSTRUCTION WORK, HEATING, AIR CONDITIONING AND VENTILATION ITEMS, PLUMBING INSTALLATION AND ELECTRICAL ITEMS THROUGHOUT THE ENTIRE PROJECT, BOTH INTERIOR AND EXTERIOR, ON WOOD, METAL, DRYWALL OR OTHER SURFACES AS REQUIRED, TO MAKE A THOROUGH AND COMPLETE JOB IN EVERY RESPECT, WHETHER EVERY ITEM IS HEREIN SPECIFICALLY MENTIONED OR NOT.
2. THE PAINTING CONTRACTOR SHALL:
   A. EXAMINE THE SPECIFICATIONS FOR THE VARIOUS OTHER TRADES AND FAMILIARIZE HIMSELF WITH THEIR PROVISIONS REGARDING PAINTING.
   B. PAINT ITEMS LEFT UNFINISHED BY OTHER TRADES WHICH REQUIRE PAINTING.
   C. PROVIDE SCAFFOLDING, STAGING (ETC.) AND PLACE SO AS NOT TO INTERFERE WITH OTHER WORK.
   D. FURNISH DROP CLOTHS, AND PLACE IN ALL AREAS WHERE PAINTING IS OCCURRING
   E. PROTECT ADJOINING WORK AND MAKE GOOD ANY DAMAGE AS A RESULT OF HIS WORK
   F. PROVIDE SPECIFIED CAULKING AND CAULKING ALL ITEMS THAT REQUIRE CAULKING.
   G. G. CLEAN UP AS FAR AS HIS WORK IS CONCERNED, SUBJECT TO APPROVAL BY THE OWNER
   H. H. EACH COAT OF MATERIAL SHALL BE APPLIED WITH MILL THICKNESS NECESSARY TO ACHIEVE FULL COVERAGE.

MATERIALS:
PAINT AND STAINS AS SPECIFIED SHALL BE USED. MATERIALS EQUAL TO SPECIFIED SHALL BE USED. MATERIALS EQUAL TO SPECIFIED PRODUCTS IN QUALITY, PERFORMANCE AND COLOR MAY BE USED ONLY IF APPROVED IN WRITING BY THE OWNER, AND SUCH APPROVAL SHALL BE AT THE OWNER'S SOLE DISCRETION. FINISH COLORS AS PER COLOR SCHEDULE OR AS NOTED.

SUGGESTED PRODUCT IDENTIFICATION AND SUPPLIERS:
PAINTING CONTRACTOR TO PROVIDED FILLER, CAULKING, PRIMERS AND ALL PAINTS. VERIFY ALL MATERIAL TYPE AND COLORS WITH OWNER PRIOR TO BIDING OR PURCHASING.

BEND
REVIEWED FOR CODE COMPLIANCE

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
17535
OREGON
JAN. 18, 1994
JENNIE BRANT
5/18/21
EXPIRATION DATE: 12/31/2021

LB ENGINEERING, INC.
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BEND, OREGON

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SPECIAL INSPECTIONS GENERAL INFORMATION:

THE CONTRACTOR SHALL MAKE AVAILABLE ALL MEANS AND METHODS NECESSARY FOR THE SPECIAL INSPECTOR TO PERFORM THE REQUIRED INSPECTIONS. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF 48 HOURS BEFORE THE TIME AT WHICH THE SPECIFIED SPECIAL INSPECTIONS MAY BE PERFORMED.

EACH SPECIAL INSPECTION AND MATERIAL TESTING REPORT SHALL BE DISTRIBUTED TO THE OWNER, CONTRACTOR, BUILDING OFFICIAL, AND LB ENGINEERING, INC. IN A TIMELY FASHION.

AN INDEPENDENT TESTING LABORATORY, SELECTED AND ENGAGED BY THE OWNER, SHALL PROVIDE INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) AND OF THE TYPE AND FREQUENCY OUTLINED IN THE QUALITY CONTROL SECTION OF THESE GENERAL NOTES FOR THE FOLLOWING AREAS OF WORK (PER TABLES BELOW):

SPECIAL CASES (OSSC 1705.1.1)

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS
1. INSPECTION OF POST-INSTALLED ANCHORS IN CONCRETE		X	SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPLICABLE CODE REPORT FOR REQUIRED INSPECTIONS

REVIEWED FOR CODE COMPLIANCE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 15, 1994
JEANNIE BRANT
EXPIRATION DATE: 12/31/2021

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SPECIAL INSPECTIONS

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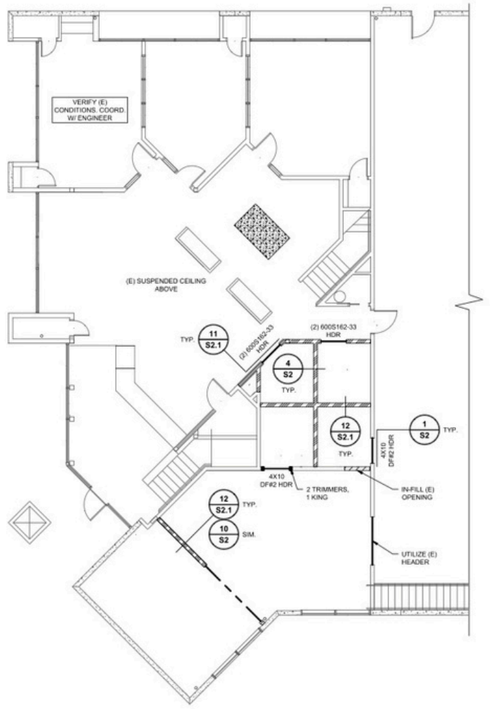
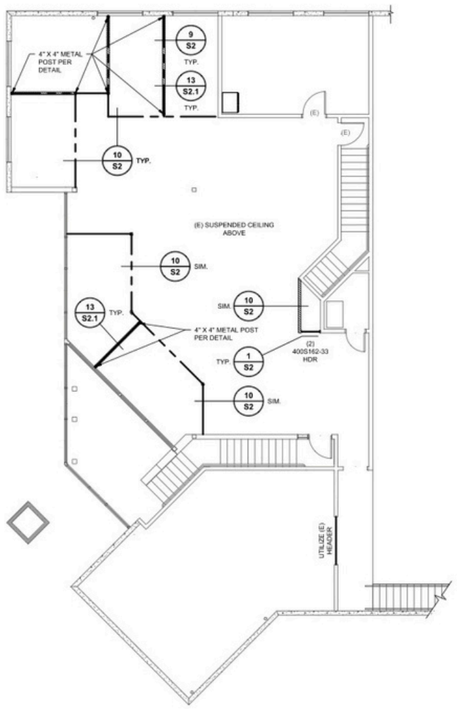


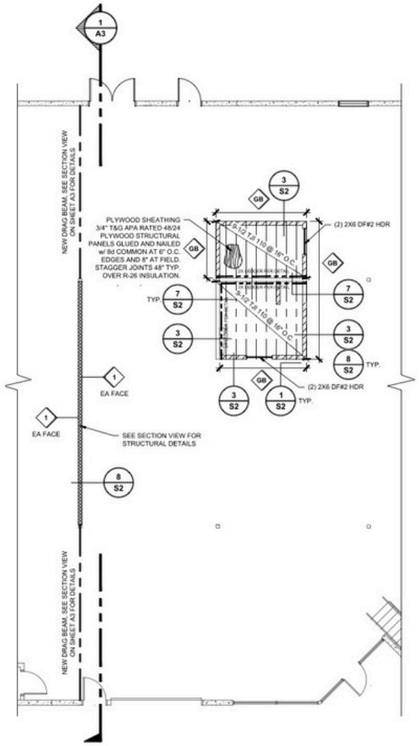
FRAMING PLAN, 1ST FLOOR OFFICE

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



FRAMING PLAN, 2ND FLOOR OFFICE

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



FRAMING PLAN, WH RESTROOMS

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

REVIEWED FOR CODE COMPLIANCE

PLAN LEGEND

- EXISTING EXTERIOR/INTERIOR WALL
- NEW INTERIOR, 2X6 DF#2 STUD WALL AT 16" O.C.: PER STRUCTURAL PLANS w/R-19 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
- NEW INTERIOR, NON-BEARING (VERIFY) 6" METAL STUD WALL (600S162-33) AT 16" O.C.: PER STRUCTURAL PLANS w/R-19 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
- NEW INTERIOR, 4" METAL STUD WALL (400S162-33) AT 16" O.C.: PER STRUCTURAL PLANS w/R-15 SOUND INSULATION AND 5/8" GYPSUM EA. FACE FINISH PER SCHEDULE SHEET A6. VERIFY ALL FINISHES AND REQUIREMENTS.
- NEW INTERIOR, FULL HEIGHT 2X6 DF#2 DEMISING WALL AT 16" O.C.: PER STRUCTURAL PLANS AND SECTION VIEW (SHEET A3) w/R-19 SOUND INSULATION AND SHEATHING PER SHEAR WALL SCHEDULE ON THIS SHEET. VERIFY ALL FINISHES AND REQUIREMENTS.
- INDICATES BEAM OR HEADER PER PLAN
- INDICATES JOIST PER PLAN
- X / XX — INDICATES STRUCTURAL DETAIL NUMBER AND SHEET WHERE DETAIL CAN BE FOUND.

FRAMING NOTES

1. JOISTS PER PLAN TO BE BLOCKED, BRACED AND INSTALLED PER MFR.'S RECOMMENDATION.
2. PROVIDE FULL BEARING BELOW ALL BEAMS TO FOUNDATION.
3. TYPICAL BEARING SUPPORT - (2) 2XTRIMMER STUD W/ (2) 2XKING STUD (U.N.O) PER TYPICAL HEADER DETAIL. SEE PLAN.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE PROPER CONTROL JOINT AND UNDERLAYMENT TO ALLOW FOR PROPER EXPANSION AND CONTRACTION FOR THE FLOOR SYSTEM.
5. POSTS: U.N.O., MATCH WALL AND BEAM WIDTHS. BUILT UP STUD POSTS SHALL BE NAILED TOGETHER PER TYPICAL BUILT UP STUD POST DETAIL.
6. PLACE LAP STUD EACH SIDE OF BEAMS ON POSTS AND NAIL W/ (3) - 16D COMM TO BEAM IF POST CAP IS NOT SPECIFIED.
8. VERIFY ALL DIMENSIONS AND MECHANICAL AND ELECTRICAL LOCATIONS PRIOR TO CONSTRUCTION. VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
7. ALL EXISTING AND NEW CONDITIONS SHALL BE VERIFIED PRIOR TO BIDDING AND CONSTRUCTION. ALLOW TIME FOR ENGINEER TO REVISE DRAWINGS AND DETAILS FOR EXISTING CONDITIONS.
8. FIRE BLOCKING MATERIALS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
   B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THEY OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
9. ALL SIMPSON OR OTHER BRAND PARTS AND CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS USING THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER LITERATURE U.N.O.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.

CEILING/FLOOR JOIST NOTES

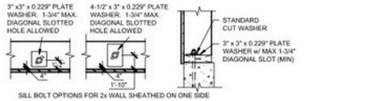
1. CEILING JOIST SHALL BE DESIGNED FOR :
   CEILING LIVE LOAD = 125 PSF
   CEILING DEAD LOAD = 15 PSF
2. SPECIAL LOADS (SEE LEGEND AND DESIGN FLOOR PLAN DEFLECTIONS)
   LIVE LOAD = L/480, TOTAL LOAD = L/360
   VERIFY MECH., ELEC., AND SPRINKLER LOADS ADDITIONAL TO ABOVE LOADS.

SHEARWALL SCHEDULE

MARK	PANEL NAILING	SILL FASTENERS	RIM FASTENERS
	BLOCK ALL EDGES OF PLYWOOD TYPICAL		
GB	1/2" GYPSUM BOARD WITH #6 SCREWS AT 7" O.C. AT EDGES AND 7" O.C. AT FIELD (EA FACE FULL HEIGHT)	TYPICAL ANCHOR BOLTS AT 72" O.C. OR TYPICAL SILL NAILS 16d AT 8"	16d COMMON TOE-NAILS AT 8" O.C.
1	7/16" A.P.A. RATED SHEATHING NAILED WITH 8d COMM. AT 3" O.C. AT EDGES AND 12" O.C. AT FIELD (EA FACE FULL HEIGHT)	TYPICAL ANCHOR BOLTS AT 32" O.C. OR TYPICAL SILL NAILS 16d AT 4"	SIMPSON A35 AT 16" O.C.

NOTES:

- APA RATED STRUCTURAL PLYWOOD SHEATHING OR O.S.B. SHEATHING OF SAME OR GREATER THICKNESS MAY USED FOR SHEATHING. NAIL AS SPECIFIED. DO NOT SUBSTITUTE STAPLES.
- ALL STUDS ARE SPACED A MAXIMUM OF 16" O.C.
- BLOCK ALL SHEATHING PANEL EDGES.
- AT WALL TYPE "CSW", SHEATH AND BLOCK ALL AREAS OF WALL, INCLUDING ABOVE AND BELOW ALL OPENINGS. (TYPICAL)



SILL BOLT OPTIONS FOR 2x WALL SHEATHED ON ONE SIDE

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 22335 OREGON JAN. 18, 1994 JENNIE BRAHY
EXPIRATION DATE: 12/31/2021

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FRAMING PLAN

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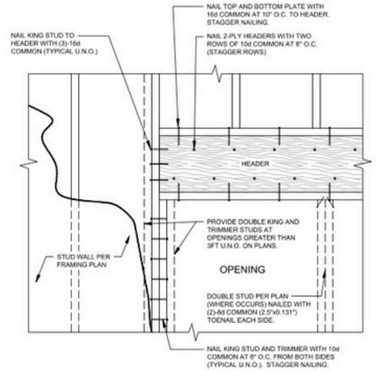
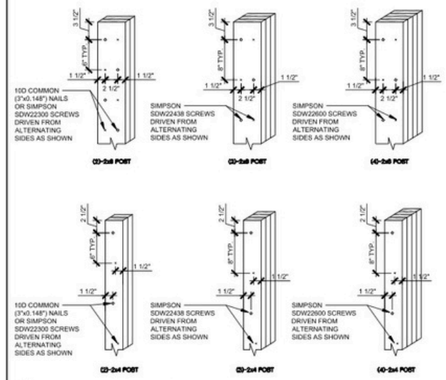


1 TYPICAL HEADER FRAMING

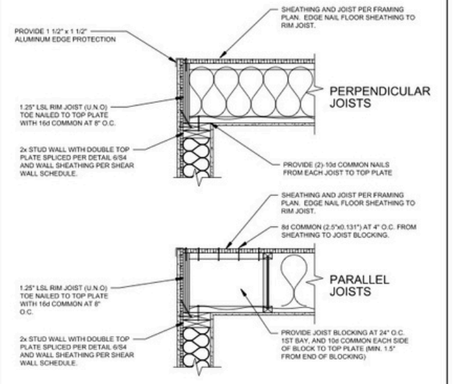
SCALE: N.T.S.

ALL FLASHING, SEALING, WEATHERPROOFING, INSULATION, AND FINISHES ARE BY OTHERS.



2 BUILT UP STUD COLUMN

SCALE: N.T.S.



3 INTERIOR WALL TO JOIST

SCALE: NTS

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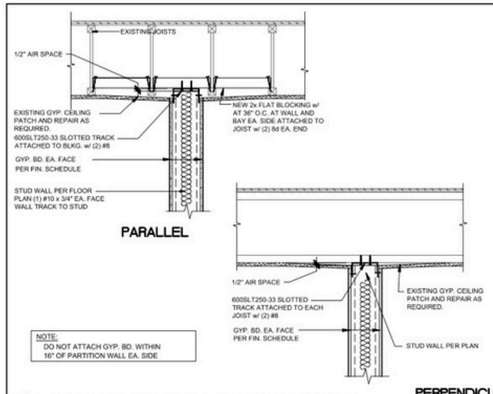
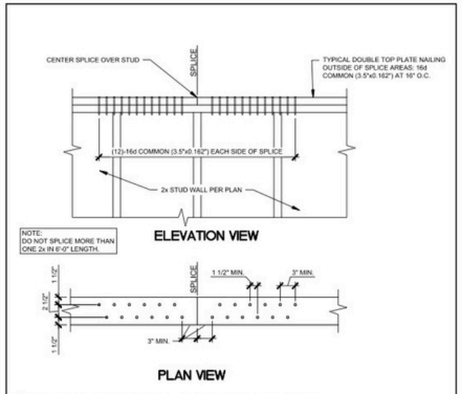


4 NON-BEARING WALL AT FLOOR JOISTS

SCALE: N.T.S.

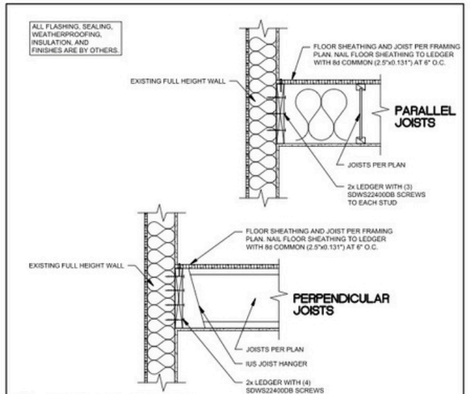
5 NOT USED

SCALE: N.T.S.



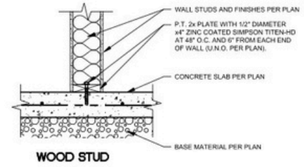
6 WALL DOUBLE TOP PLATE SPLICE

SCALE: N.T.S.



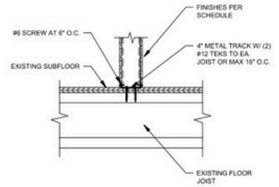
7 FRAMING AT WALL

SCALE: N.T.S.



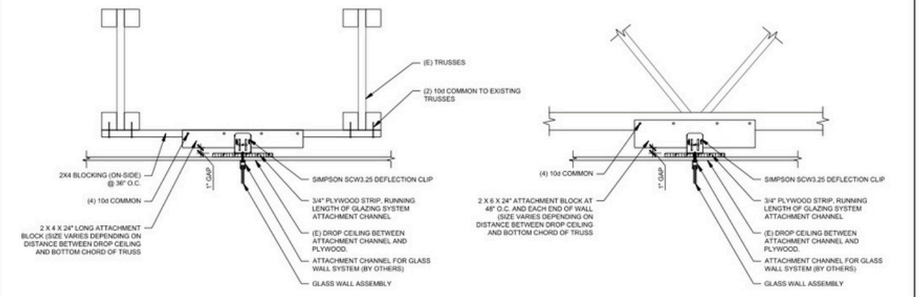
8 WALL TO SLAB

SCALE: NTS



9 STUDWALL TO BOTTOM PLATE

SCALE: N.T.S.



10 GLAZING SYSTEM TO ROOF TRUSS CONNECTION

SCALE: N.T.S.

STRUCTURAL ENGINEER — REGISTERED PROFESSIONAL — OREGON — JAN. 15, 1993 — LENNIE BRANT — 17 08 — EXPIRATION DATE: 12/31/2021

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FRAMING DETAILS

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