

# PORT OF KLICKITAT - LOT 39

## BID SET - SEPTEMBER 14, 2020

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**MACKENZIE**  
DESIGN DRIVEN • CLIENT FOCUSED

Client  
**PORT OF KLICKITAT**

154 E BINGEN POINT  
WAY SUITE A, COOK,  
WA 98605

Project  
**SPECULATIVE  
INDUSTRIAL  
DEVELOPMENT**

12861  
REGISTERED  
ARCHITECT  
SCOTT J. MOORE  
STATE OF WASHINGTON

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**TITLE  
SHEET/PROJECT  
DATA/SHEET  
LIST**

DRAWN BY: REW

CHECKED BY: REW/SJM

SHEET:

**G0.01**

JOB NO.  
**2190380.01**

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PROJECT SITE



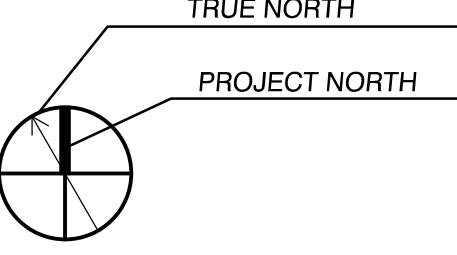


ABBREVIATIONS


@	AT	EN	EDGE NAIL	KSF	KIPS PER SQUARE FOOT	RB	RUBBER BASE
AB	ANCHOR BOLT	ENGR	ENGINEER	KSI	KIPS PER SQUARE INCH	RBE	ROOF BASE ELEVATION
AC	ASPHALTIC CONCRETE	EOP	EDGE OF PANEL	L	ANGLE	RCP	REFLECTED CEILING PLAN
ACI	AMERICAN CONCRETE INSTITUTE	EP	EPOXY PAINT/EDGE OF PAVEMENT	LAM	LAMINATE	RD	ROOF DRAIN
ADA	AMERICANS WITH DISIBILITIES ACT	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	LAV	LAVATORY	RECEPT	RECEPTION(IST)
ADD'L	ADDITIONAL	EQ	EQUAL	LB	LAG BOLT	REF	REFERENCE/REFRIGERATOR
ADJ	ADJACENT/ADJUSTABLE	ES	EACH SIDE	LL	LIVE LOAD	REINF	REINFORCING
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	ETC	EPOXY TRAFFIC COATING/ ETCETERA	LLV	LONG LEG VERTICAL	REQ/REQ'D	REQUIRED
AFF	ABOVE FINISH FLOOR	EW	EACH WAY	LONG/LONGIT	LONGITUDINAL	REV	REVISION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	EXP	EXPOSED STRUCTURE	LP	LOWPOINT	RM	ROOM
AL/ALUM	ALUMINUM	EXP JT/EJ	EXPANSION JOINT	LSL	LAMINATED STRAND LUMBER	RO	ROUGH OPENING
ALT	ALTERNATE	EXT	EXTERIOR	LVL	LAMINATED VENEER LUMBER	ROW	RIGHT OF WAY
APPROX	APPROXIMATE	F/	FACE OF	LWC	LIGHTWEIGHT CONCRETE	S	STAIN
ARCH	ARCHITECT(URAL)	F/STUD	FACE OF STUD	M	MIRROR	SAT	SUSPENDED ACOUSTICAL TILE
ATR	ALL-THREAD ROD	FB	FLAT BAR	M/E/P	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS	SC	SEALED CONCRETE/SOLID CORE WOOD
B/	BOTTOM OF	FC	FACE OF CURB	MANF	MANUFACTURER	SCHED	SCHEDULE
BATT	BATTEN INSULATION	FD	FLOOR DRAIN	MAS	MASONRY	SCM	STRUCTURAL CLAY MASONRY
BD	BOARD	FDC	FIRE DEPARTMENT CONNECTION	MATL	MATERIAL	SF	STORE FRONT/SQUARE FEET
BLD/BLDG	BUILDING	FE	FIRE EXTINGUISHER	MAX	MAXIMUM	SFRS	SEISMIC FORCE RESISTING SYSTEM
BLK	BLOCK	FF	FACTORY FINISH/FINISHED FACE	MB	MACHINE BOLT	SHTG/SHT'G	SHEATHING
BLKG	BLOCKING	FFE	FINISH FLOOR ELEVATION	MDF/MDO	MEDIUM DENSITY FIBERBOARD/OVERLAY	SIM	SIMILAR
BM	BENCHMARK/BEAM	FIN	FINISH(ED)	MECH	MECHANICAL	SLRS	SEISMIC LOAD RESISTIVE SYSTEM
BN	BOUNDARY NAIL	FL	FLUSH	MFG	MANUFACTURED	SLV	SHORT LEG VERTICAL
BOT/BOTT	BOTTOM	FLR	FLOOR	MFR	MANUFACTURING	SMS	SHEET METAL SCREW
BRG	BEARING	FM	FACTORY MUTUAL	MGR	MANUFACTURER	SOG	SLAB ON GRADE
BSMT	BASEMENT	FN	FIELD NAILING	MH	MANAGER	SP	SPACE(D)(S)
BTWN	BETWEEN	FND	FOUNDATION	MIN	MAN HOLE	SPEC(S)	SPECIFICATION(S)
BUR	BUILT UP ROOFING	FOC	FACE OF CONCRETE	MISC	MINIMUM	SQ	SQUARE
CAB	CABINET	FOF	FACE OF FINISH	MK	MISCELLANEOUS	SS	STAINLESS STEEL/SOLID SURFACE
CB	CATCH BASIN	FOIC	FURNISH BY OWNER INSTALL BY CONTRACTOR	MLP	MARK	ST	STONE
CDF	CONTROLLED DENSITY FILL	FOM	FACE OF MASONRY	MO	METAL LINEAR PANEL	STA PT	STATION POINT
CIP	CAST IRON	FOS	FACE OF STUD	MOD BIT	MASONRY OPENING	STAGG	STAGGERED
CJ	CONTROL JOINT	FOW	FACE OF WALL	MP	MODIFIED BITUMINOUS METAL PANEL	STD	STANDARD
CL/ℓ	CENTERLINE	FS	FAR SIDE	MTL	METAL	STIFF	STIFFENER
CLNG	CEILING	FT	FEET/FOOT FIRE TREATED	(N)	NEW	STL	STEEL
CLR	CLEAR	FTG	FOOTING	NFPA	NATIONAL FIRE PROTECTION AGENCY	STRUCT	STRUCTURAL
CMP	CORRUGATED METAL PIPE	GA	GAUGE	NIC	NOT IN CONTRACT	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	NO./#	NUMBER	SV	SHEET VINYL
CNTR	CENTER	GEN	GENERAL	NOM	NOMINAL	T	TEMPERED
CO	CLEAN OUT	GLB	GLULAM BEAM	NR	NON RATED	T&B	TOP AND BOTTOM
COL	COLUMN	GLZ	GLAZING	NS	NEAR SIDE	T/	TOP OF
CONC	CONCRETE	GR	GRADE	NTE	NOT TO EXCEED	TC	TOP OF CURB
CONF	CONFERENCE	GRD	GRID ONLY	NTS	NOT TO SCALE	TEMP	TEMPERATURE/TEMPORARY
CONN	CONNECTION	GSA	U.S. GENERAL SERVICES ADMINISTRATION	O/A	OVERALL	THK	THICK/THICKNESS
CONN	CONNECTION			OC	ON CENTER	TL	TOTAL LOAD
CONST	CONSTRUCTION	GYP BD	GYPSUM BOARD	OD	OUTSIDE DIAMETER	TN	TOE NAIL
CONT	CONTINUOUS	HB	HOSE BIB	OCI	OWNER FURNISHED, CONTRACTOR INSTALLED	TO	TOP OF
CONTR	CONTRACTOR	HC	HOLLOW CORE/HANDICAP	OFOI	OWNER FURNISHED, OWNER INSTALLED	TOF	TOP OF FOOTING
COORD	COORDINATE	HCM	HOLLOW CLAY MASONRY	OH	OPPOSITE HAND	TOS	TOP OF STEEL
CORR	CORRUGAT(ED) (ION)	HDPE	HIGH DENSITY POLYETHELENE	OHD	OVERHEAD DOOR	TOW	TOP OF WALL
CPT	CARPET	HDR	HEADER	OPNG	OPENING	TPO	THERMOPLASTIC POLYOLEFIN
CRC	CHEMICAL RESISTANT COATING	HDWR	HARDWARE	OPP	OPPOSITE	TRANS/TRANSV	TRANSVERSE
CSK	COUNTERSINK	HGR	HANGER	OSF/O/FACE	OUTSIDE FACE	TS	TUBE STEEL
CSP	CONCRETE SEWER PIPE	HL	HALF LITE	OSSC	OREGON STRUCTURAL SPECIALTY CODE	TYP	TYPICAL
CTOP	COUNTERTOP	HM	HOLLOW METAL	OTS	OPEN TO STRUCTURE	U/S	UNDERSIDE
CTR/CNTR	CENTER	HMK	HOLLOW METAL KNOCKDOWN	P	PAINT	UC	UNDER COUNTER
CW	CONCRETE WALL	HMW	HOLLOW METAL WELDED	P.E.	PROFESSIONAL ENGINEER	UL	UNDER WRITERS LABORATORIES
d	PENNY(NAILS)	HORIZ	HORIZONTAL	PB	PARTICLE BOARD	UNO/UON	UNLESS NOTED OTHERWISE
DBA	DEFORMED BAR ANCHOR	HR(S)	HOURL(S)	PDA/PAF	POWDER DRIVEN ANCHORS/POWDER ACTUATED FASTENER	USG	UNITED STATES GYPSUM
DBL	DOUBLE	HS	HEADED STUD	PJ	PANEL JOINT	VCT	VINYL COMPOSITION TILE
DC	DEMAND CRITICAL WELD	HSB	HIGH STRENGTH BOLT	PL/ℓ	PLATE	VERT	VERTICAL
DET/DTL	DETAIL	HSS	HOLLOW STRUCTURAL STEEL	P-LAM	PLASTIC LAMINATE	VEST	VESTIBULE
DF	DRINKING FOUNTAIN / DOUGLAS FIR	HTG	HEATING	PLB	PARALLAM BEAM	VFY	VERIFY
		HVAC	HEATING, VENTILATION AND AIR CONDITIONING	PLMB	PLUMBING	VIF	VERIFY IN FIELD
DIA/Ø	DIAMETER			PLY/PLYWD	PLYWOOD	VP	VISION PANEL
DIAPH	DIAPHRAGM			PNL	PANEL	W/	WITH
DIM	DIMENSION			PR	PAIR	W/CRC	COATING WITH CHEMICAL RESISTANCE
DL	DEAD LOAD			PS	POUR STRIP	W/O	WITHOUT
DN	DOWN			PSF	POUNDS PER SQUARE FOOT	WB	WOOD BASE
DP	DEEP			PSI	POUNDS PER SQUARE INCH	WC	WATER CLOSET/WALL COVERING
DR	DOOR			PSL	PARALLEL STRAND LUMBER	WD	WOOD
DS	DOWN SPOUT			PT	PRESSURE TREATED/ PORCELAIN TILE	WF	WIDE FLANGE BEAM
DWG	DRAWING			PVC	POLY VINYL CHLORIDE	WH	WATER HEATER
DWLS	DOWELS			PVMT	PAVEMENT	WP	WATER PROOF/WOOD PANELING/WORK POINT
(E)/EXIST	EXISTING			R	RADIUS	WR	WATER RESISTANT
E/	EDGE OFF			RAD	RADIUL	WRGB	WATER RESISTANT GYPSUM BOARD
EA	EACH					WS	WATER STOP/WELDED STUD
EF	EACH FACE					WWF	WELDED WIRE FABRIC
EIFS	EXTERIOR INSULATION FINISH SYSTEM					WWR	WELDED WIRE MESH
ELECT	ELECTRICAL						
ELEV	ELEVATION						

SYMBOLS AND REFERENCES

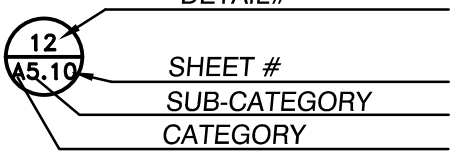
NORTH ARROW



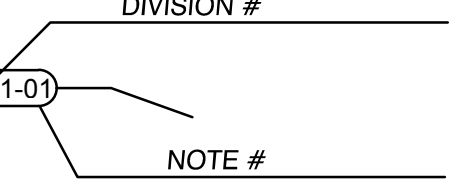
GRID LINE



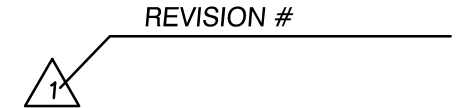
DETAIL REFERENCE MARKS



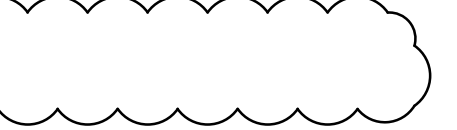
KEYNOTE



REVISION MARK



REVISION CLOUD



TRUE NORTH

PROJECT NORTH

DETAIL #

SHEET #

SUB-CATEGORY

CATEGORY

DIVISION #

NOTE #

REVISION #

12

10

11

01-01

1

PROJECT GENERAL NOTES

- A.

THE DRAWINGS LOCATE PRODUCTS, SURFACES, AND MATERIALS AND THE NOTES CONVEY DESIGN INTENT. THE PROJECT INTENT IS TO PROVIDE FOR A COMPLETE, WORKING SYSTEM.
- B.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE EDITION, AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
- C.

VERIFY AND CONFIRM ALL CONDITIONS, DIMENSIONS, AND LAYOUT INFORMATION PRIOR TO START OF CONSTRUCTION. NOTIFY MACKENZIE OF ANY DISCREPANCIES PRIOR TO START OF WORK. ANY CORRECTION WORK REQUIRED AS A RESULT OF NOT REPORTING SUCH DISCREPANCIES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- D.

CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS OF THE ENTIRE WORK. INCONSISTENCIES IN THE PLANS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF MACKENZIE.
- E.

REFER TO ENLARGED PLANS AND ELEVATIONS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENCE OVER PLANS OF SMALLER SCALE, AND DETAILS TAKE PRECEDENCE OVER PLANS. IN THE CASE OF A CONFLICT, THE HIGHEST COST OPTION SHOULD BE PRICED.
- F.

DETAIL REFERENCES SHALL BE APPLIED TO ALL INSTANCES WHERE THE SAME CONDITIONS OCCUR, UNLESS NOTED OTHERWISE.
- G.

THE TERMS "ABOVE FINISH FLOOR" (AFF) AND "FINISH FLOOR ELEVATION" (FFE) REFER TO FINAL FINISHED FLOOR ELEVATION, WHETHER BUILT-UP SLAB, COMPOSITE DECK, OR RAISED ACCESS FLOOR.
- H.

DO NOT SCALE DRAWINGS.
- I.

CUTTING AND DRILLING OF STRUCTURAL MEMBERS NOT DETAILED REQUIRES THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD.
- J.

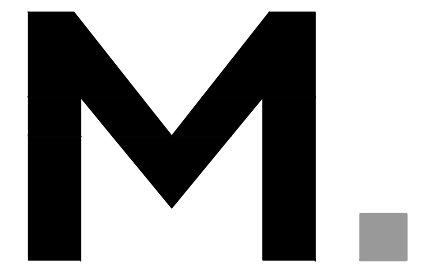
FINISH FLOOR ELEVATION OF 0'-0" = 209.00' AS INDICATED ON CIVIL DRAWINGS.
- K.

SAVE AND RECYCLE DEMOLITION DEBRIS AS APPLICABLE. ALL DEMOLISHED OR REMOVED EXISTING MATERIAL SHALL BE LEGALLY DISPOSED. COORDINATE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS FOR RECYCLING/RE-USE OF DEMOLITION DEBRIS.
- L.

THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR WORK. THE CONTRACTOR WILL COORDINATE CLEAN UP OF ALL AREAS AFFECTED BY DUST OR ANY MATERIALS, BOTH DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT, INCLUDING THE INSIDE OF ALL WINDOWS AS NECESSARY SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT.
- M.

ALL DESIGN-BUILD ITEMS, SYSTEMS, AND ELEMENTS ARE TO BE SUBMITTED FOR REVIEW AND APPROVED BY MACKENZIE.
- N.

EXISTING MATERIAL NOTED TO BE RETURNED TO THE OWNER SHALL BE SAFELY STORED AND PROTECTED UNTIL IT IS REMOVED FROM THE SITE BY THE OWNER. CONTRACTOR SHALL COORDINATE WITH THE OWNER.



Architecture = Interiors  
Planning = Engineering

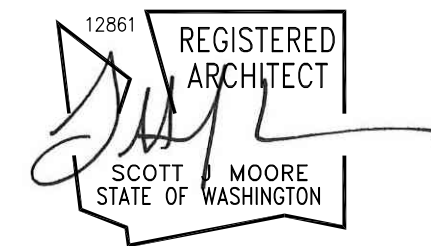
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CHECKED BY:                REW/SJM  
SHEET:

G0.02  
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BID SET - SEPTEMBER 14, 2020

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# PORT OF KLICKITAT

## 151 S PARALLEL AVENUE

### SHEET INDEX

C0.00	CIVIL COVER SHEET
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C5.12	SITE DETAILS

### SITE AREA NOTE

NET LOT AREA OF SITE CONSIDERED TO BE 5.83 AC  
PER SURVEY

### CIVIL ENGINEER

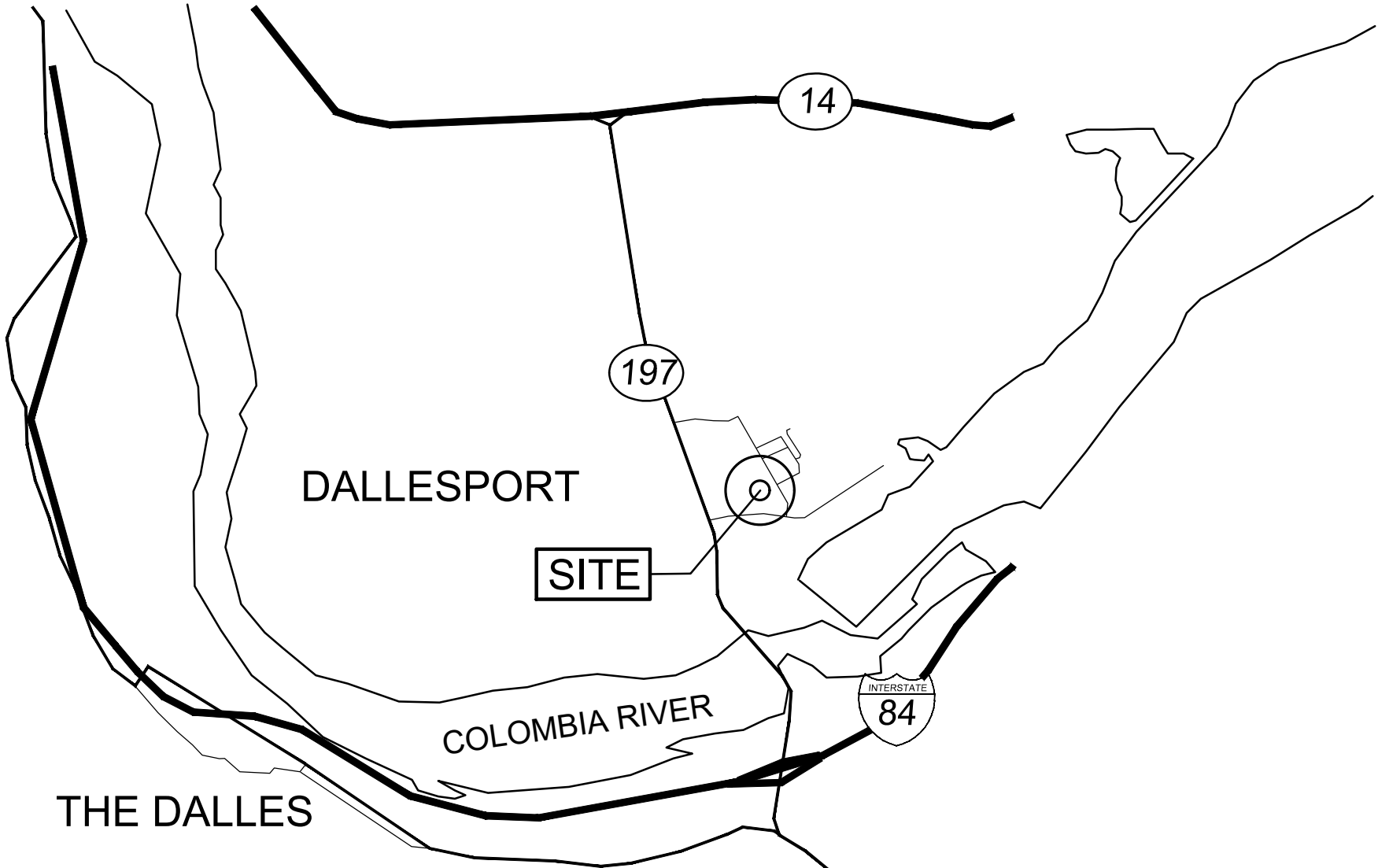
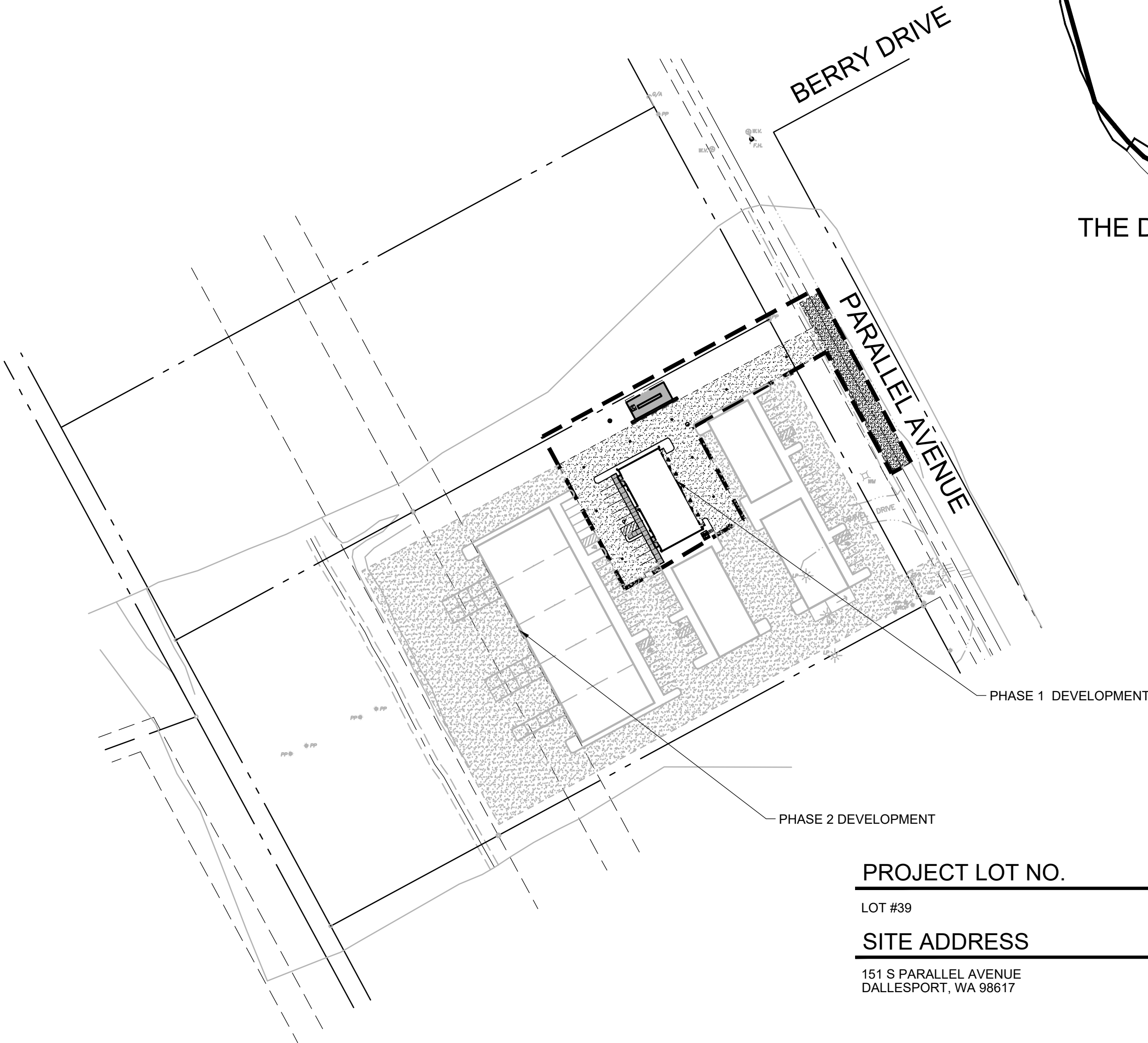
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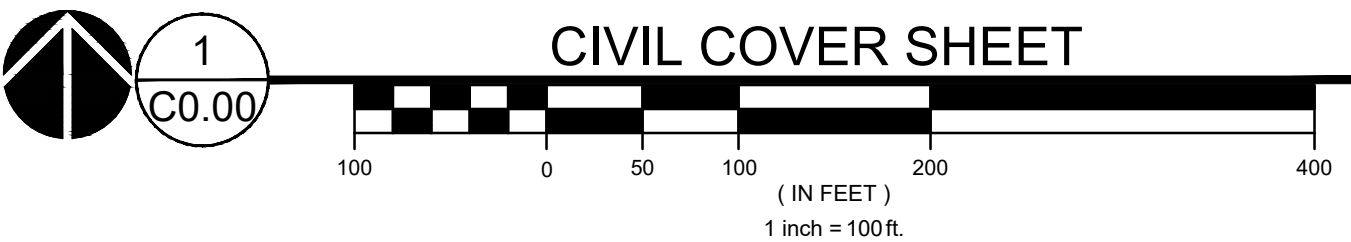


### PROJECT LOT NO.

LOT #39

### SITE ADDRESS

151 S PARALLEL AVENUE  
DALLESPORT, WA 98617



REVISION SCHEDULE		
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GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE LOCAL JURISDICTION AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN IS BASED ON A SURVEY BY TENNESON ENGINEERING CORP AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS TO NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
- REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT.
- CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AS-BUILT PLANS AT LEAST 2 WEEKS PRIOR TO REQUIRING AGENCY SIGN OFF ON PERMITS FOR OCCUPANCY.

DEMOLITION NOTES

- INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES.
- DEMOLISH AND REMOVE ALL STRUCTURES AND ASSOCIATED FEATURES (APPURTENANCES), AS SHOWN.
- DEMOLISH ALL PAVED AREAS ON SITE AS SHOWN, DOWN TO NATIVE SUBGRADE.
- ALL VEGETATION AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF WORK SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING WORK, UNLESS NOTED OTHERWISE (I.E. PROTECTED TREES).
- PROTECT ALL EXISTING LANDSCAPING AT AND BEYOND LIMITS OF WORK.
- PROTECT ALL UNDERGROUND UTILITY SERVICES AND CONDUIT UNLESS NOTED OTHERWISE.
- WHERE APPLICABLE, VERIFY DISCONNECT OF GAS AND ELECTRIC WITH UTILITY. CUT/CAP UTILITY SERVICES (STORMWATER AND SANITARY WITHIN 5 FEET OF EDGE OF R.O.W.) CAP WATERLINE ON OWNER'S SIDE OF METER AND PERFORM OTHER DEMOLITION TASKS AS REQUIRED. ADDITIONAL REMOVALS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACTOR SHALL CONFIRM ACCORDINGLY PRIOR TO BID.

GRADING NOTES

- ROUGH GRADING:** ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS.
- FINISH GRADING:** BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ABUTTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
- EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL AGENCY AND STATE AGENCY REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL..
- DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE ENGINEER AND/OR GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION.
- 2% MAXIMUM SLOPE AT ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES.
- 5% MAXIMUM SLOPE (8.33% FOR DESIGNATED RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.

UTILITY NOTES

- ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF LOCAL AGENCY, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
- ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
- ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 1.0% MINIMUM UNLESS NOTED OTHERWISE.
- VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
- IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
- IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS.
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
- CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE.
- WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS.
- PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM/MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCT'S CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS.

EROSION CONTROL NOTES

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE LOCAL AGENCY INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY LAND IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
- THE EROSION CONTROL DRAWING IS FOR GENERAL GUIDANCE ONLY. THE CONTRACTOR SHALL KEEP THE PLAN CURRENT FOR ALL PHASES OF CONSTRUCTION AND MEET ALL CITY LOCAL AGENCY EROSION/SEDIMENT CONTROL REQUIREMENTS. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, THE PLANS, AND THE PROJECT SPECIFICATIONS.
- CONSTRUCT EROSION CONTROL IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- METHOD OF INSTALLATION FOR SEDIMENT FENCE SHALL NOT CAUSE DAMAGE TO VEGETATED SLOPE EXCEPT AT POINT OF INSTALLATION. SIDECAST MATERIAL SHALL BE KEPT TO A MINIMUM AND SHALL BE TO THE UPHILL SIDE OF THE SEDIMENT FENCE. THE FENCE SHALL BE INSTALLED AT LEAST 4 FEET FROM ADJACENT TREES.
- ALL EROSION CONTROL DEVICES SHALL BE EXAMINED AND REPAIRED AFTER EACH STORM OCCURRENCE, AND INLETS SHALL BE CLEANED OF SEDIMENT WHENEVER NECESSARY.
- HYDROSEED AND MULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE INSPECTOR.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION TRAFFIC TO PAVED AREAS TO PREVENT AND MINIMIZE SEDIMENT TRACKING OFF-SITE. CONTRACTOR SHALL SWEEP OR VACUUM PAVED AREAS IF SEDIMENT ACCUMULATION OCCURS. DO NOT TRACK SEDIMENT TO THE PUBLIC STREET.
- INSTALL TEMPORARY EROSION PREVENTION SUCH AS JUTE NETTING OR GEOTEXTILE ON DISTURBED AREAS STEEPER THAN 4H:1V.
- STAGING AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION.

SITE WORK NOTES

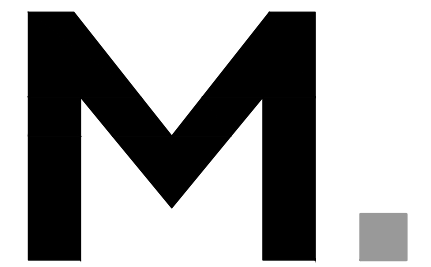
- ALL CURB RADII TO BE 3 FEET UNLESS NOTED OTHERWISE.
- STAIR RISERS TO BE 4 INCH MINIMUM AND 7 INCH MAXIMUM. ALL RISERS TO BE THE SAME HEIGHT, EXCEPT THE BOTTOM RISER MAY VARY BETWEEN THE MINIMUM AND MAXIMUM TO MATCH GRADE.
- GUARDRAIL SHALL BE INSTALLED WHEREVER A PEDESTRIAN WALKING PATH IS WITHIN 36 INCHES OF A VERTICAL DROP OF 30 INCHES OR GREATER. GUARDRAIL SHALL BE 42 INCHES MINIMUM HEIGHT AND MEET THE REQUIREMENTS OF THE LOCAL BUILDING CODE.

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
CENTERLINE		
PROPERTY LINE		
CURB		
WETLAND BOUNDARY		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
TRAFFIC SIGNAL WIRE		
TELEPHONE LINE		
TELEVISION LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
TREE		
CONTROL MANHOLE		
DRYWELL		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER BLOWOFF/AIR RELEASE		
WATER METER		
WATER VALVE		
BACKFLOW PREVENTOR		
WATER VAULT		
MONITORING WELL		
STORM/SANITARY MANHOLE		
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT		
GAS VALVE		
GAS METER		
SIGN		
MAIL BOX		
FOUND SURVEY MONUMENT		
GUY WIRE ANCHOR		
UTILITY POLE		
HVAC UNIT		
POWER VAULT		
ELECTRICAL METER		
POWER JUNCTION BOX		
POWER TRANSFORMER		
LIGHT POLE		
TELEPHONE/TELEVISION VAULT		
TELEPHONE/TELEVISION JUNCTION BOX		
TELEPHONE/TELEVISION RISER		
SIGNAL JUNCTION BOX		
BOLLARD		
ADA COMPLIANT CURB RAMP SLOPE ARROW		
SLOPE ARROW		
DRIVE IN DOOR		

ABBREVIATIONS

C	CENTER LINE	IE	INVERT ELEVATION
P	PROPERTY LINE	LT	LEFT
AC	ASPHALT CONCRETE	ME	MATCH EXISTING ELEVATION
BC	BOTTOM OF CURB ELEVATION	MH	MANHOLE
BCR	BEGIN CURB RETURN	MJ	MECHANICAL JOINT
BMP	BEST MANAGEMENT PRACTICE	OC	ON CENTER
BS	BOTTOM OF STEP ELEVATION	ODOT	OREGON DEPARTMENT OF
BW	BACK OF WALK ELEVATION		TRANSPORTATION
CB	CAST IRON	OSHA	OREGON STATE HEALTH AUTHORITY
CI	CLEANOUT	PC	POINT OF CURVATURE
CO	CLEAR	PCC	POINT OF COMPOUND CURVATURE
CLR	COVER	PR	PROPOSED
CVR	DUCTILE IRON	PRC	POINT OF REVERSE CURVATURE
DI	DOMESTIC WATER	PT	POINT OF TANGENCY
DW	END CURB RETURN	RD	ROOF DRAIN
ECR	ELEVATION	RIM	RIM ELEVATION
ELEV	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EP	EROSION/SEDIMENT CONTROL	RSKV	RESILIENT SEAT GATE VALVE
ESC	EACH WAY	RT	RIGHT
EW	EXISTING	SS	SANITARY SEWER
EX	FIRE DEPARTMENT CONNECTION	STA	STATION
FDC	FINISH FLOOR	SW	SIDEWALK
FF	FINISHED GRADE ELEVATION	TC	TOP OF CURB ELEVATION
FG	FIRE HYDRANT	TH	THRESHOLD ELEVATION
FH	FIELD INLET	TS	TOP OF STEP ELEVATION
FI	FLOWLINE ELEVATION	TW	TOP OF WALL ELEVATION
FL	FINISHED SURFACE ELEVATION	TYP	TYPICAL
FS			
FW			
G			
GB			



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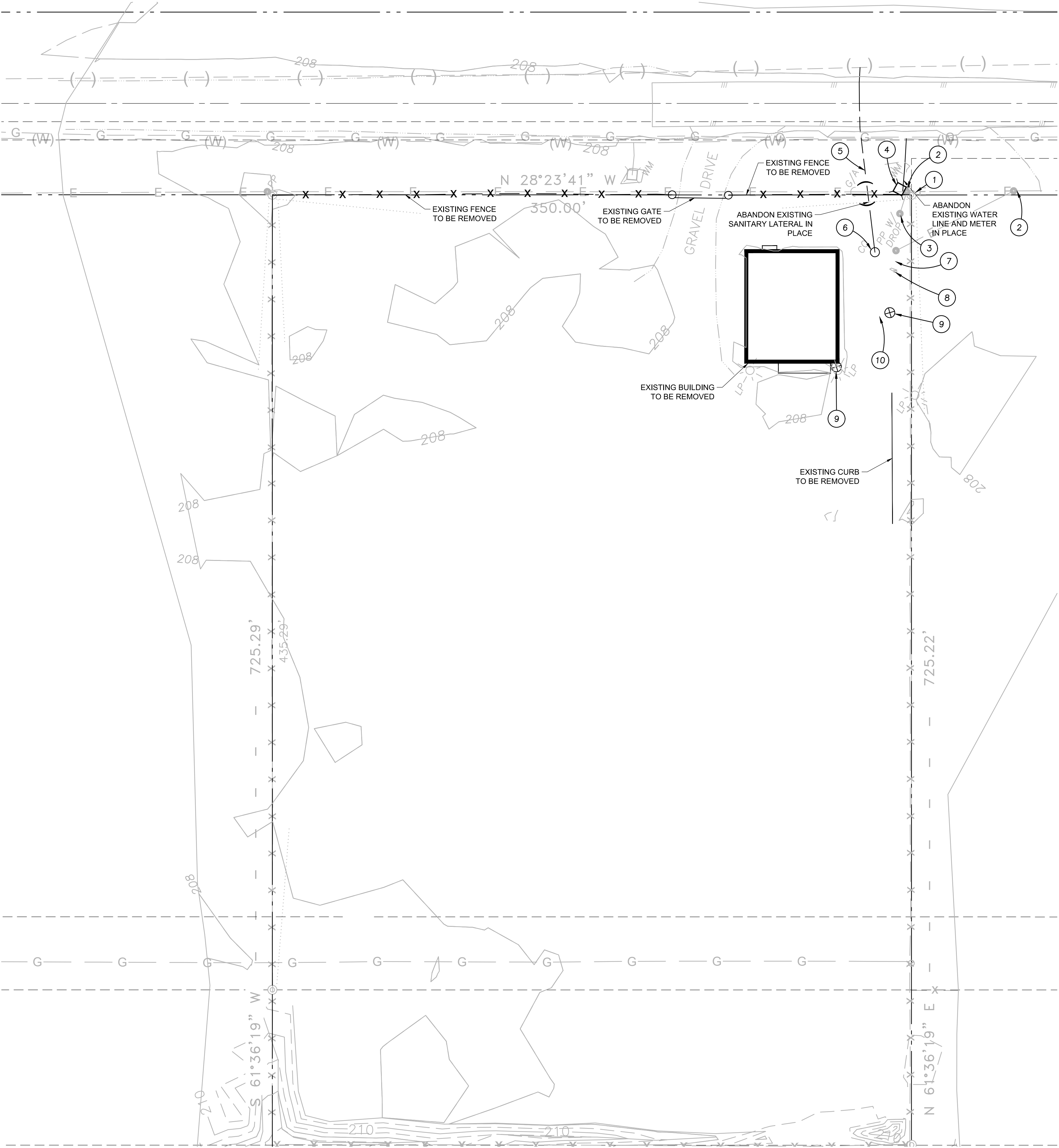
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SHEET:

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JOB NO. 2190380.01

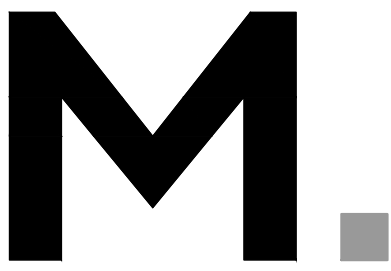
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## EXISTING NOTES

- ① FND. 5/8" REBAR WITH ALUM. CAP AS FND. IN BSP 2014-01. S12°21'18"W-0.17' FROM CALC. POS. FALLS BETWEEN TWO FENCE CORNER POSTS.
- ② EXISTING POWER POLE WITH TRANSFORMER
- ③ EXISTING POWER POLE WITH SERVICE DROP
- ④ EXISTING 1" WATER METER
- ⑤ EXISTING 8" PVC SANITARY SEWER SERVICE LINE
- ⑥ (E) SAN. CLEAN OUT RIM= 207.22 I.E.= 204.7±
- ⑦ EXISTING POWER POLE WITH SERVICE DROP AND METER
- ⑧ EXISTING CONTROL VALVE BOX, USE UNKNOWN
- ⑨ EXISTING HOSE BIB
- ⑩ 2@3" BLACK ABS SEWER PIPE, BELIEVED TO BE SAN. SEWER FOR RV CONNECTIONS



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AND  
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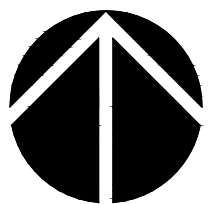
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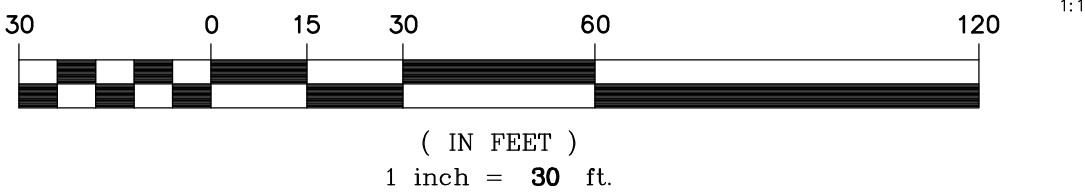
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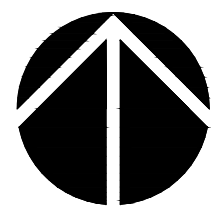
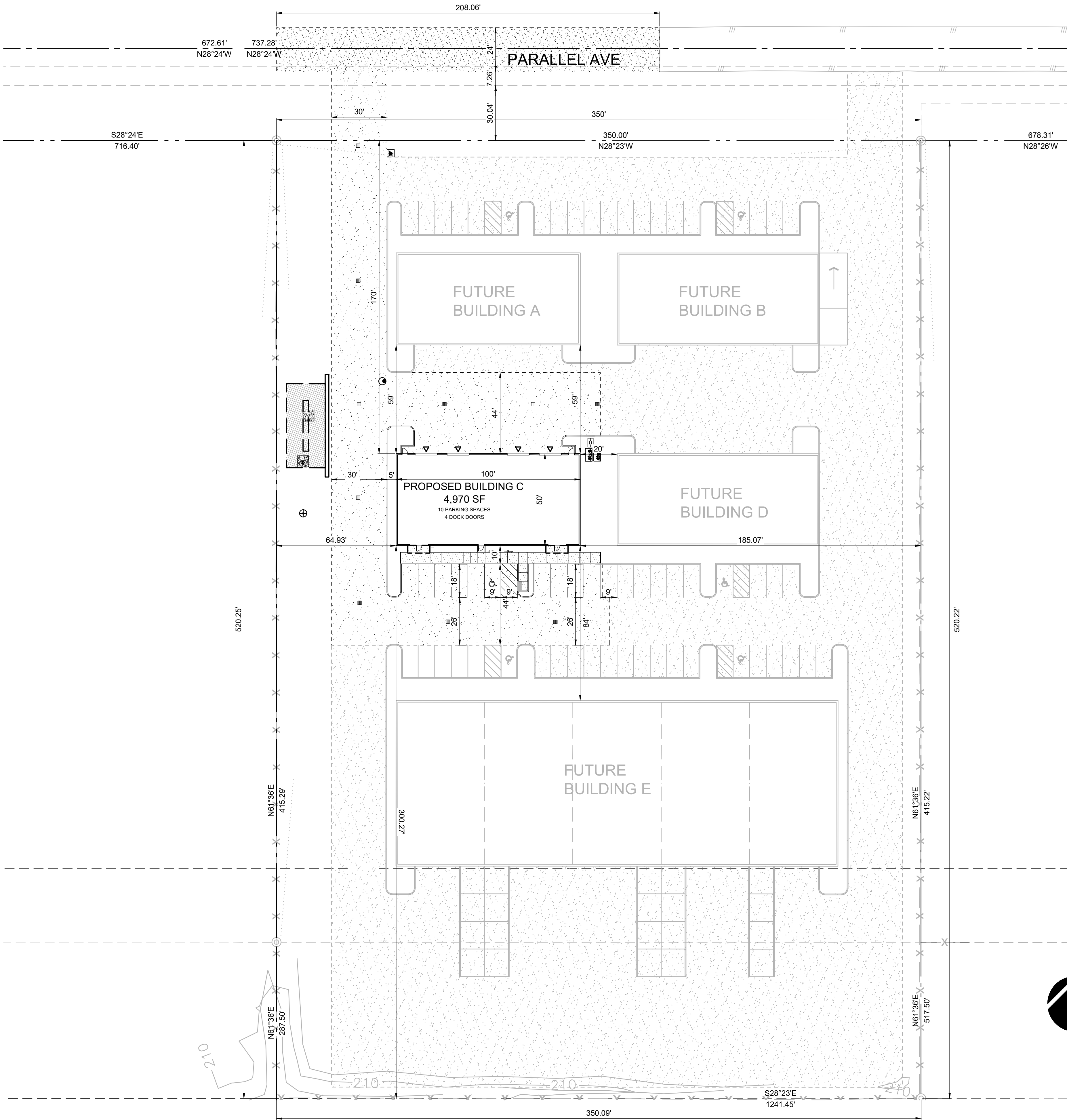
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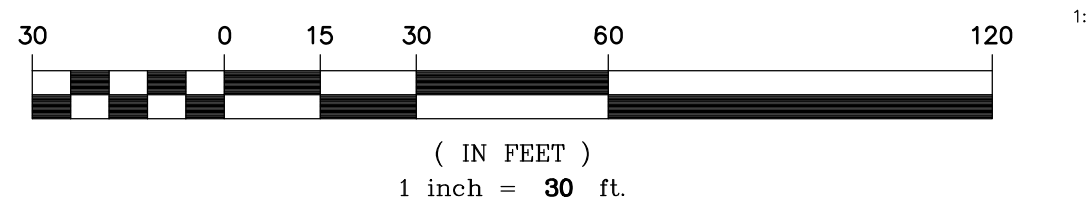
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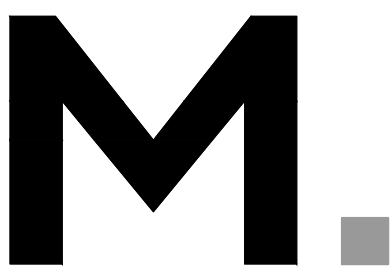


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## OVERALL SITE PLAN



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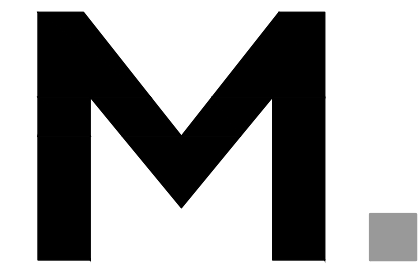
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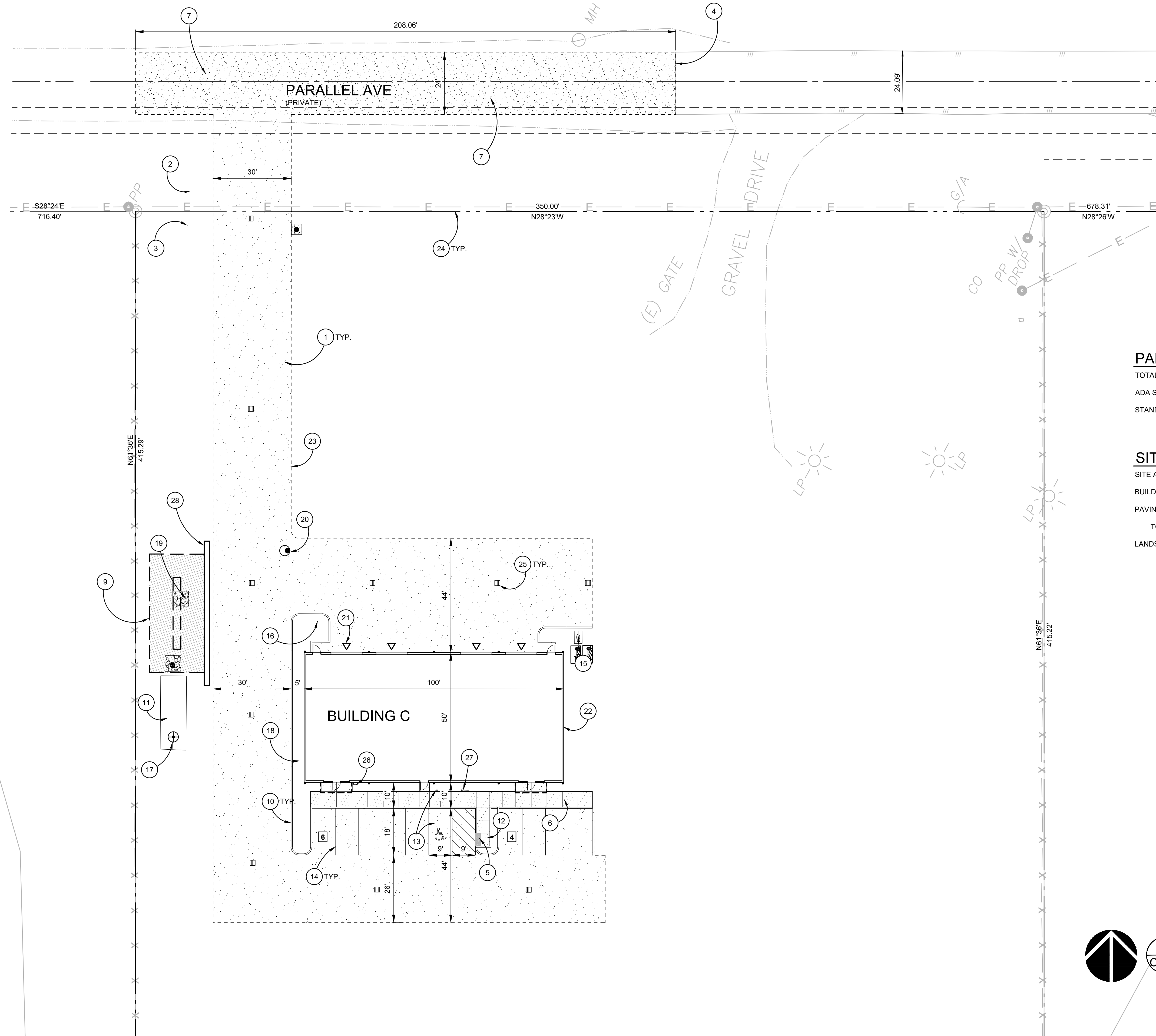
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KEYNOTES

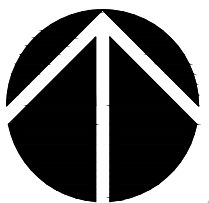
1. ASPHALT PAVEMENT PER 7/C5.10
2. WATER METER, SEE UTILITY PLAN
3. DOUBLE CHECK VALVE ASSEMBLY, SEE UTILITY PLAN
4. SAWCUT EXISTING ASPHALT, SEE 3/C5.11
5. TRUNCATED DOMES, SEE 6/C5.10
6. SIDEWALK, SEE 3/C5.10
7. 24' PAVED PRIVATE ROAD EXTENSION
8. NOT USED
9. BIOINFILTRATION SWALE, SEE UTILITY PLAN
10. CONCRETE VERTICAL CURB, SEE 4/C5.10
11. GRAVEL INFILTRATION TRENCH, SEE UTILITY PLAN
12. PARALLEL CURB RAMP, SEE 2/C5.10
13. ACCESSIBLE PARKING STALL AND SIGNAGE, SEE 1/C5.10
14. 4" WIDE WHITE PARKING STALL STRIPING
15. FIRE HYDRANT, SEE UTILITY PLAN
16. FIRE DEPARTMENT CONNECTION, SEE UTILITY PLAN
17. DRYWELL, SEE UTILITY PLAN
18. LANDSCAPED AREA, SEE LANDSCAPING PLANS
19. RIPRAP OUTFALL, SEE 8/C5.10
20. SANITARY MANHOLE, SEE UTILITY PLAN
21. DRIVE IN DOOR
22. PROPOSED BUILDING, SEE ARCHITECTURAL PLANS
23. EDGE OF ASPHALT
24. PROPERTY LINE
25. CATCH BASIN, SEE 4/C5.11
26. PROPOSED KNOX BOX
27. PROPOSED ACCESSIBLE AISLE SIGN, SEE 9/C5.10
28. PROPOSED RETAINING WALL - SEE GRADING PLAN

PARKING DATA

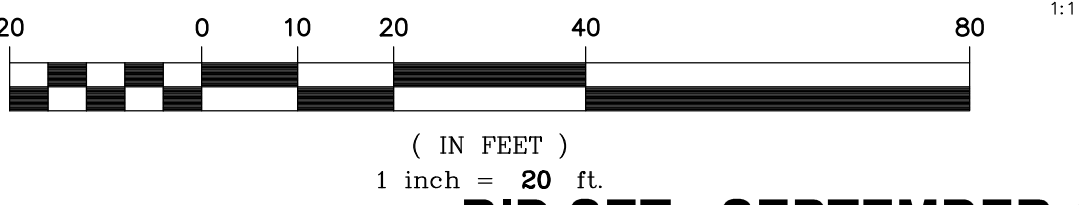
TOTAL SPACES	10 SPACES
ADA SPACES	1 SPACE
STANDARD SPACES	9 SPACES

SITE AREA

SITE AREA	253,839 SF (5.83 AC)
BUILDING AREA	4,970 SF (0.11 AC)
PAVING AREA	18,809 SF (0.43 AC)
TOTAL IMPERVIOUS AREA	23,809 SF (0.54 AC)
LANDSCAPE AREA	230,030 SF (5.29 AC)



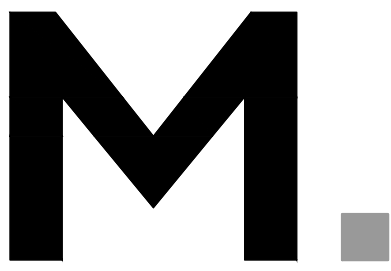
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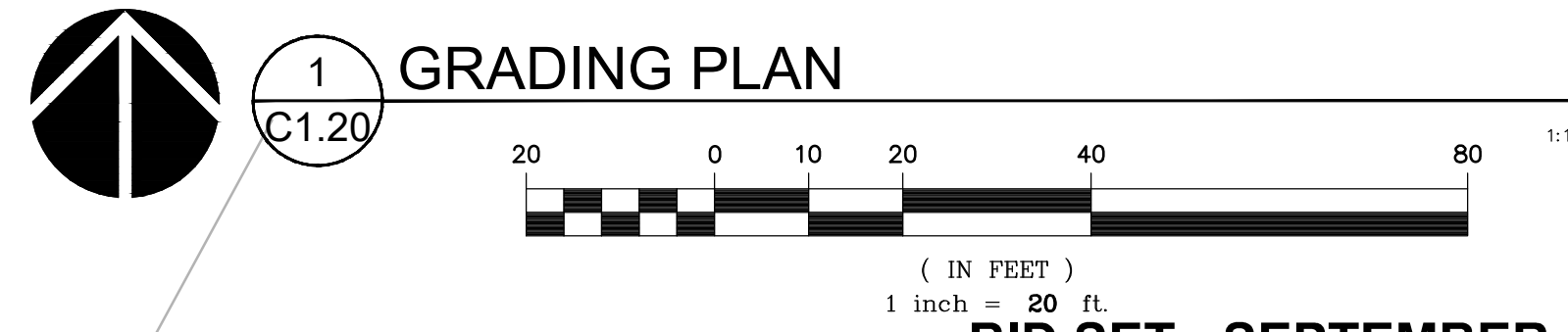
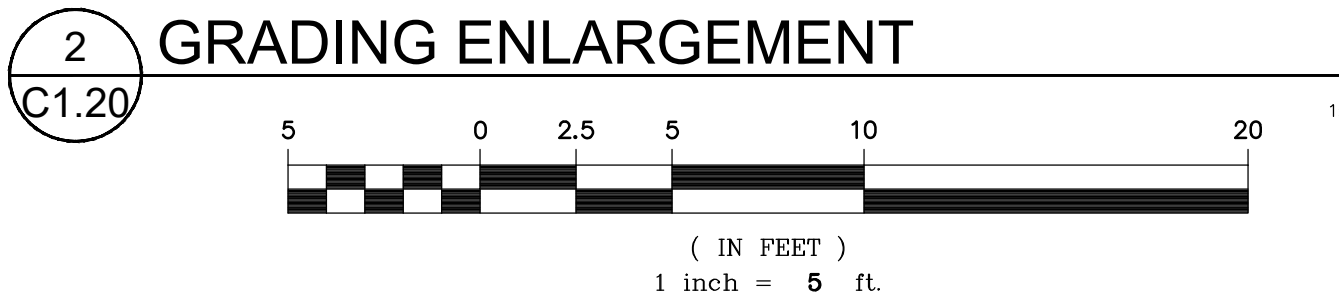
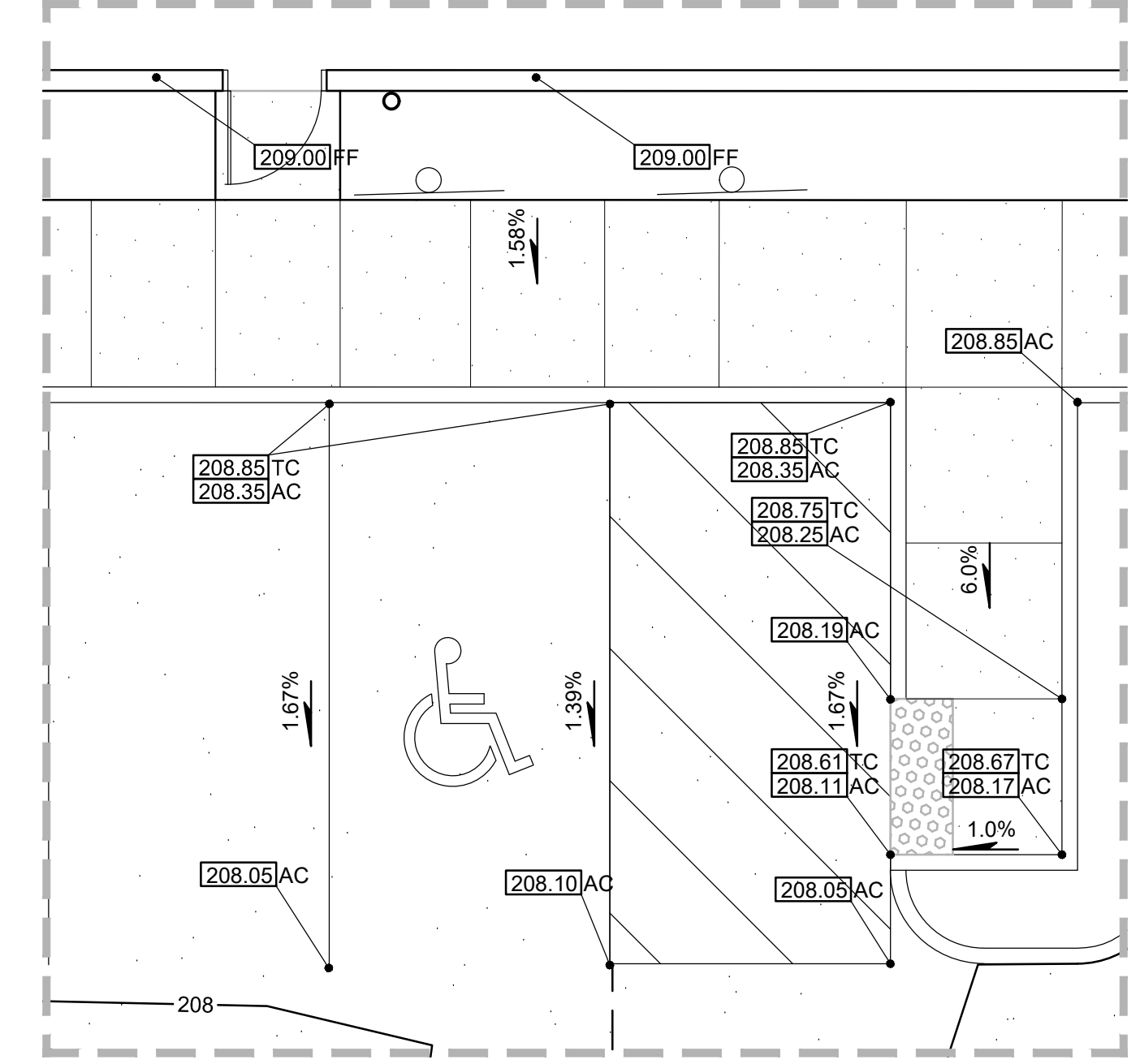
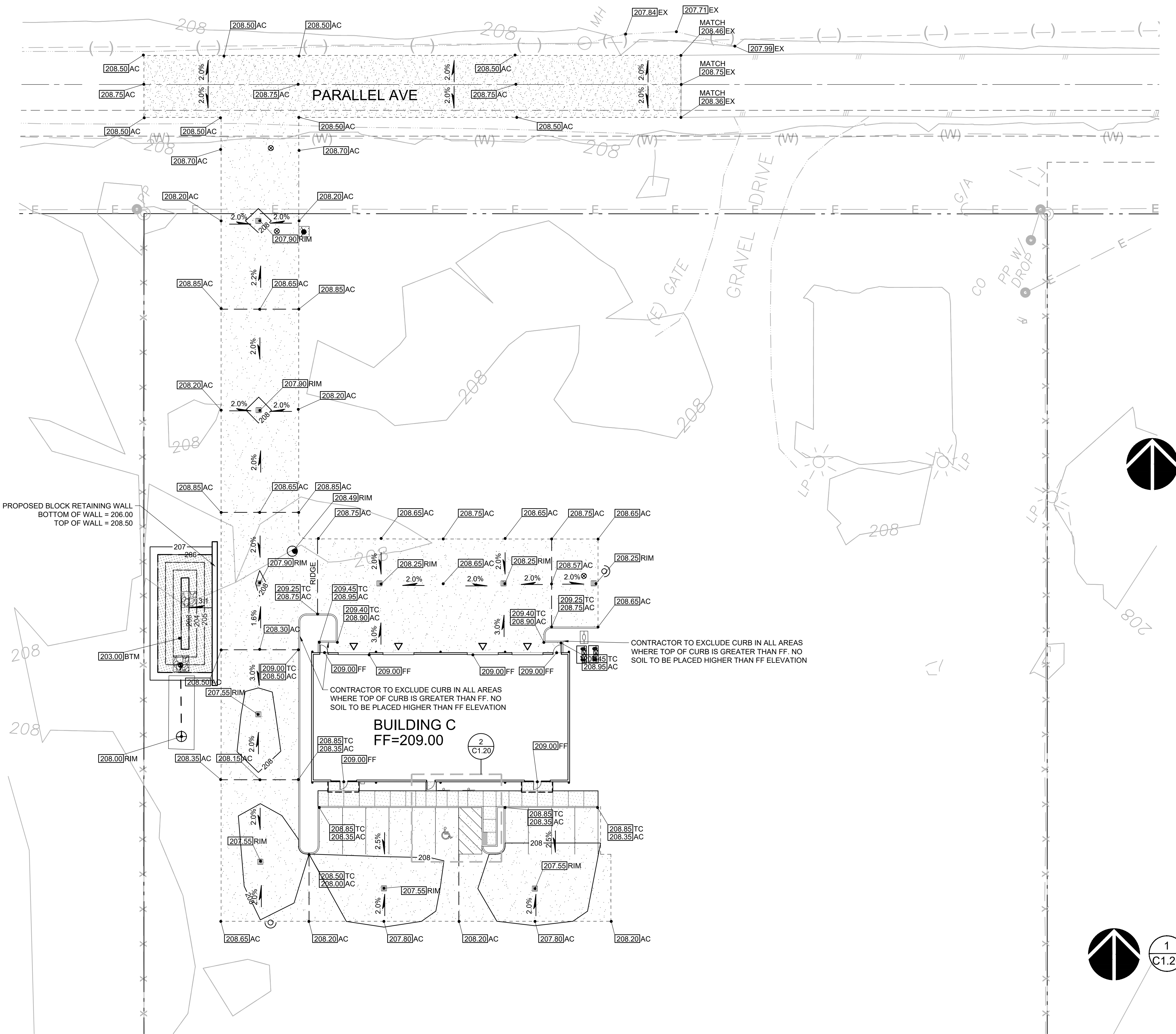
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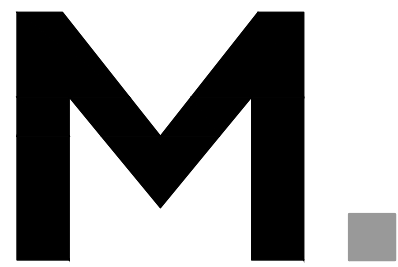
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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

**STORMWATER  
PLAN**

DRAWN BY: CTL

CHECKED BY:

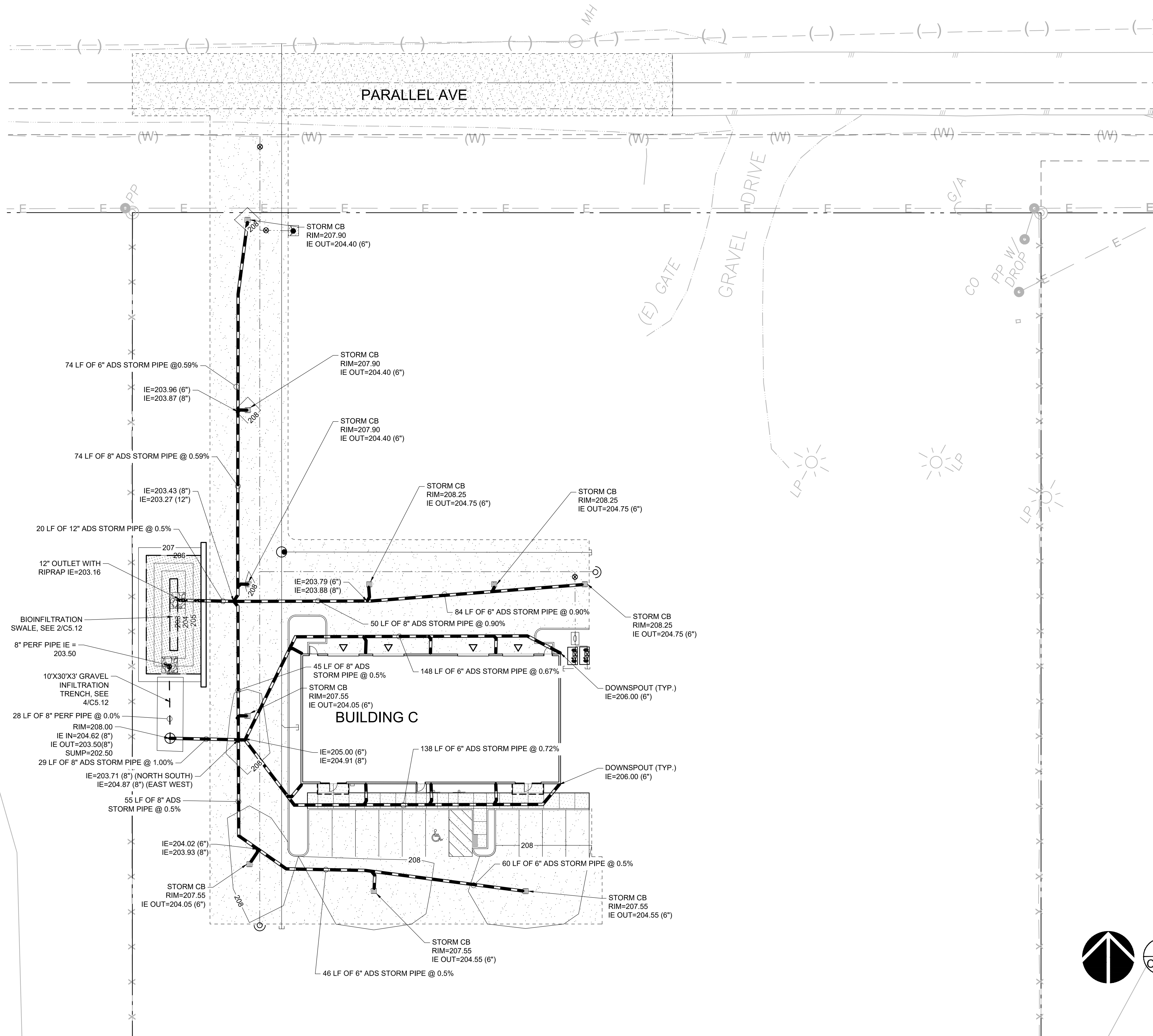
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**C1.30**

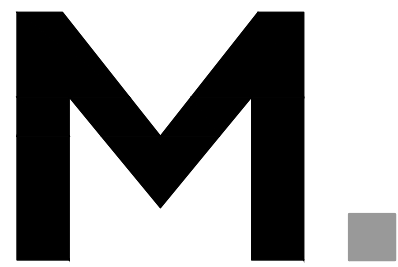
JOB NO. **2190380.01**

**BID SET - SEPTEMBER 14, 2020**

219038001DRAWINGS\CIVIL\380-C1.30.DWG CTL 09/11/20 13:50 1:20







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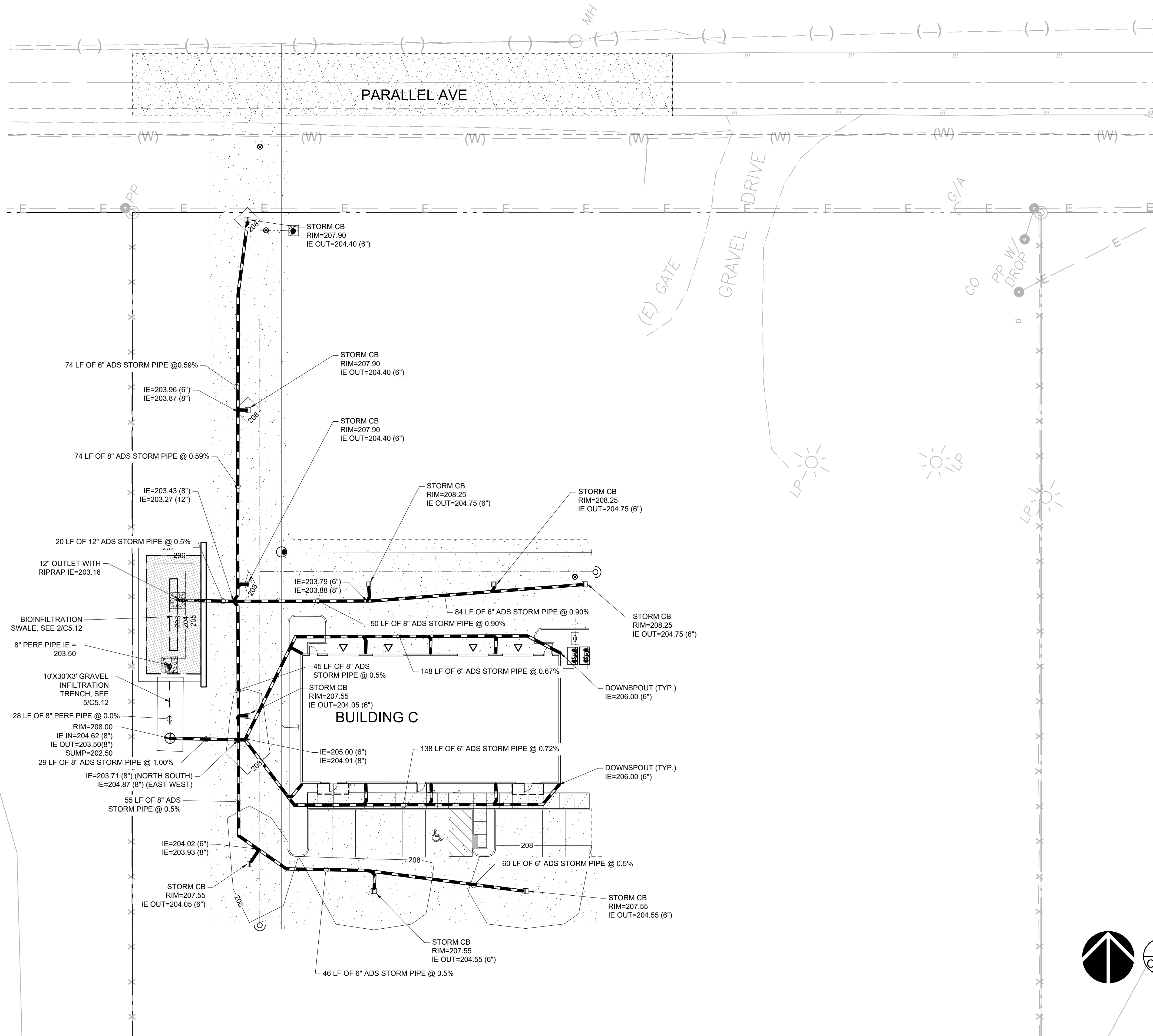
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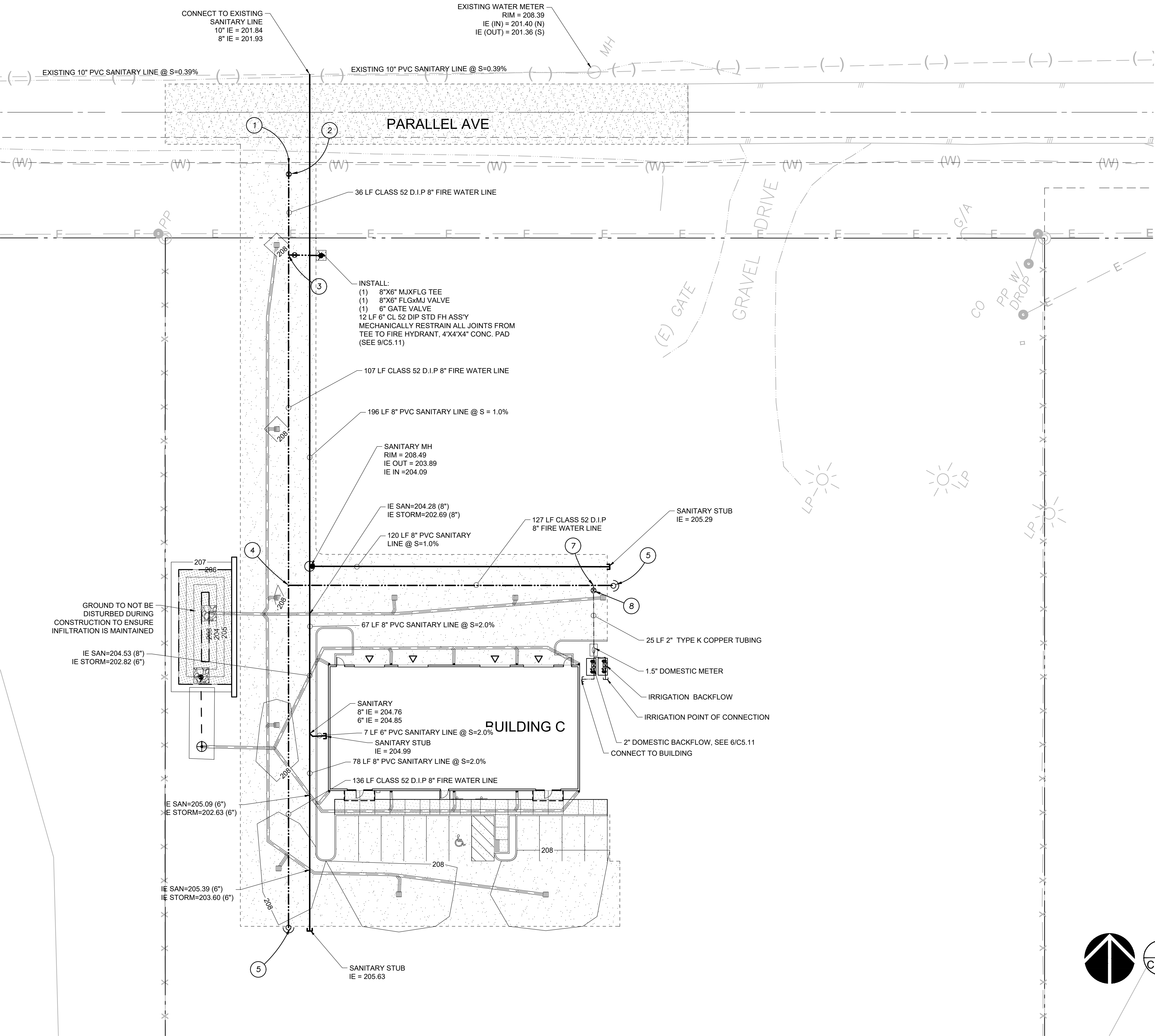
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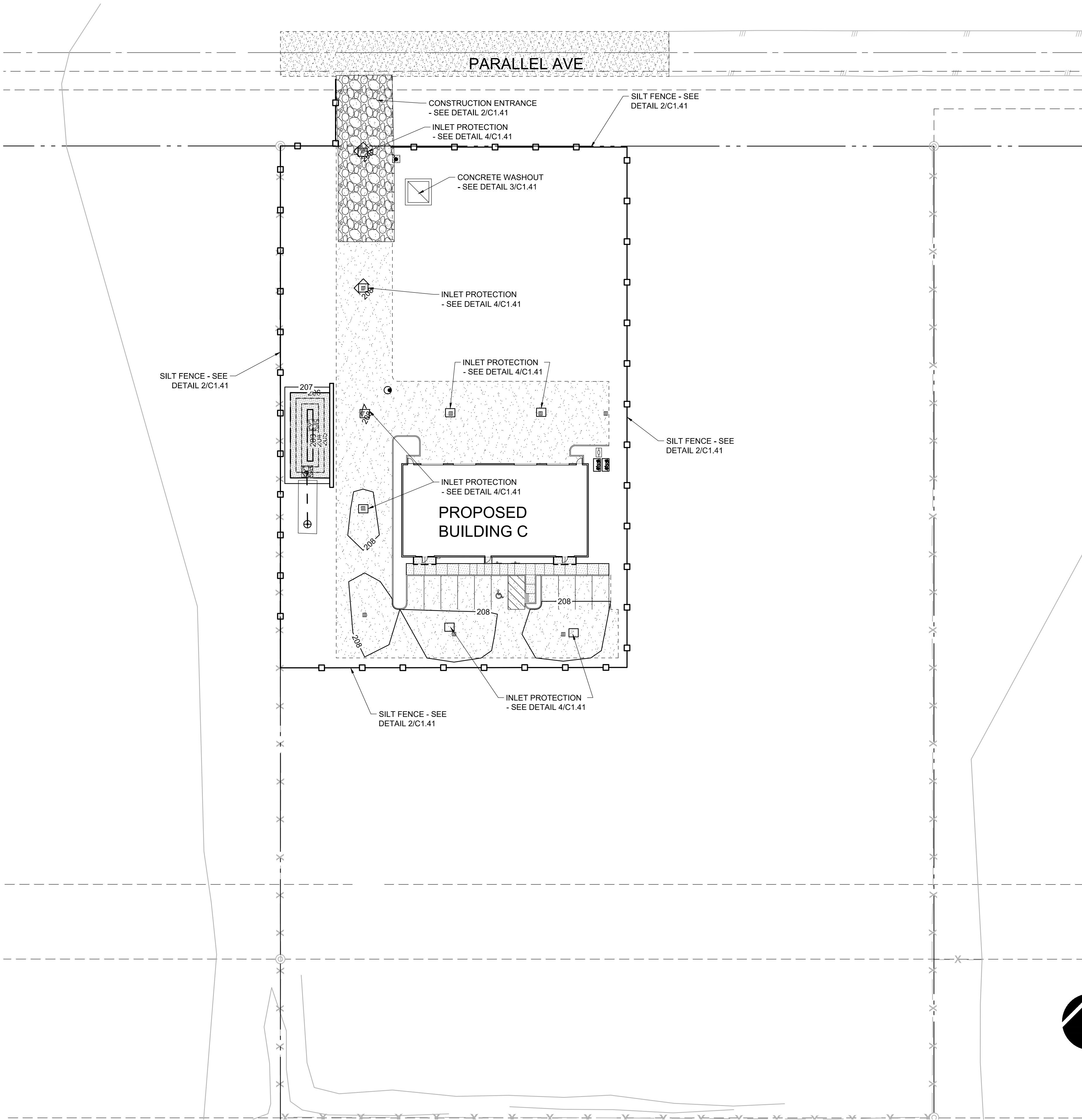
KEYNOTES

- 12"x8" LIVE TAP
- 8" MJ GATE VALVE
- 8"x6" WATER TEE
- 8"x8" WATER TEE
- 8" TEMPORARY STUB AND BLOW OFF FOR FUTURE DEVELOPMENT
- NOT USED
- 2" CORP. STOP CONNECTION
- 2" GATE VALVE


- ALL 8" CLASS 52 D.I.P TO BE FULLY MECHANICALLY RESTRAINED

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**LEGEND**



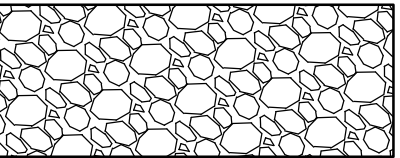
CONCRETE WASHOUT



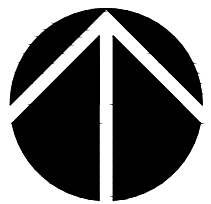
INLET PROTECTION



SEDIMENT FENCE

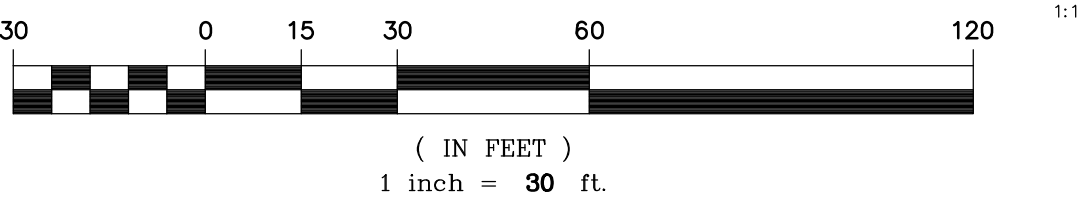


CONSTRUCTION ENTRANCE



1  
C1.40

**EROSION AND SEDIMENT CONTROL PLAN**



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SHEET TITLE:  
**EROSION AND  
SEDIMENT  
CONTROL PLAN**

DRAWN BY: JAZ

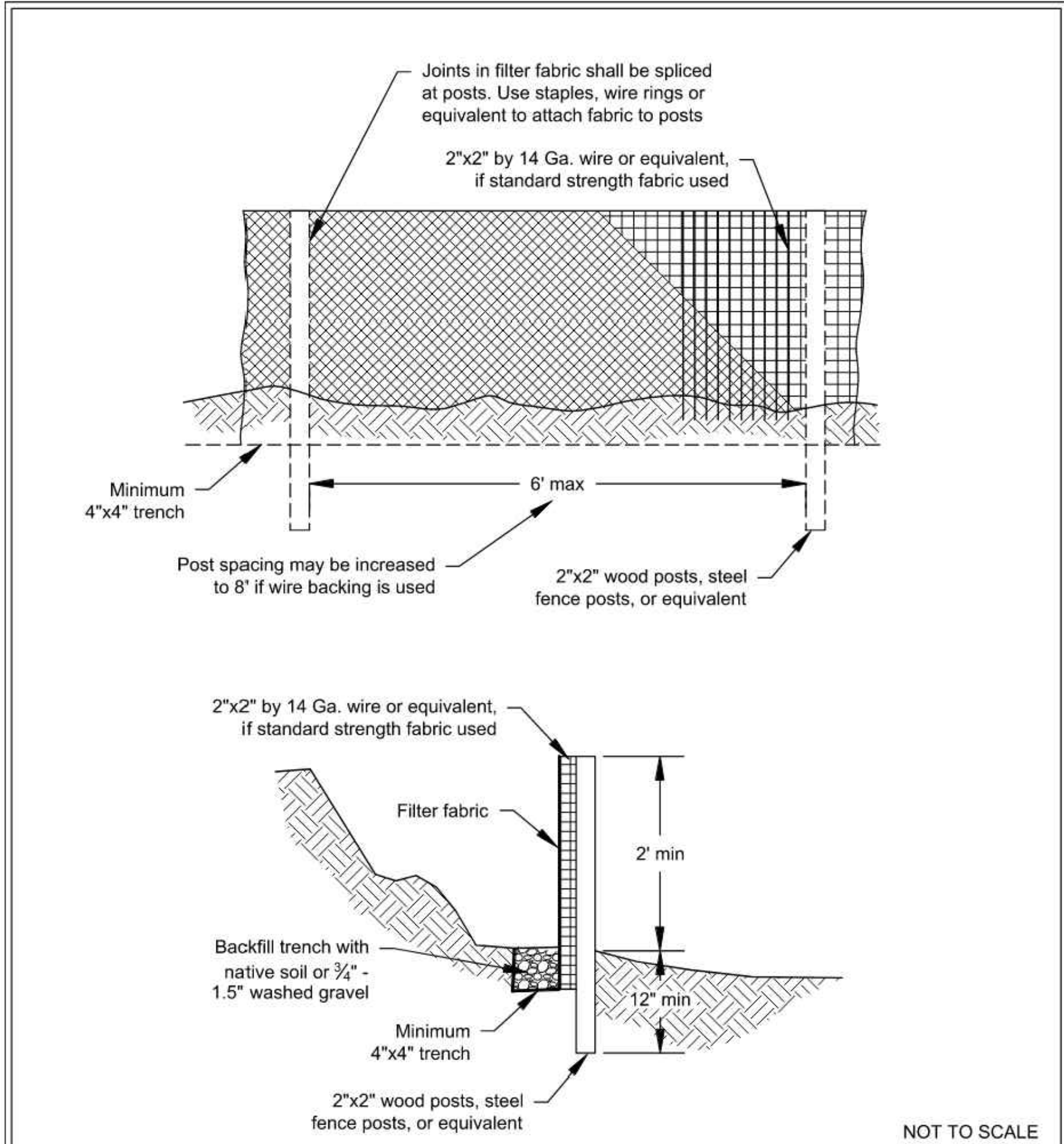
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SHEET:

**C1.40**

JOB NO.  
**2190380.01**





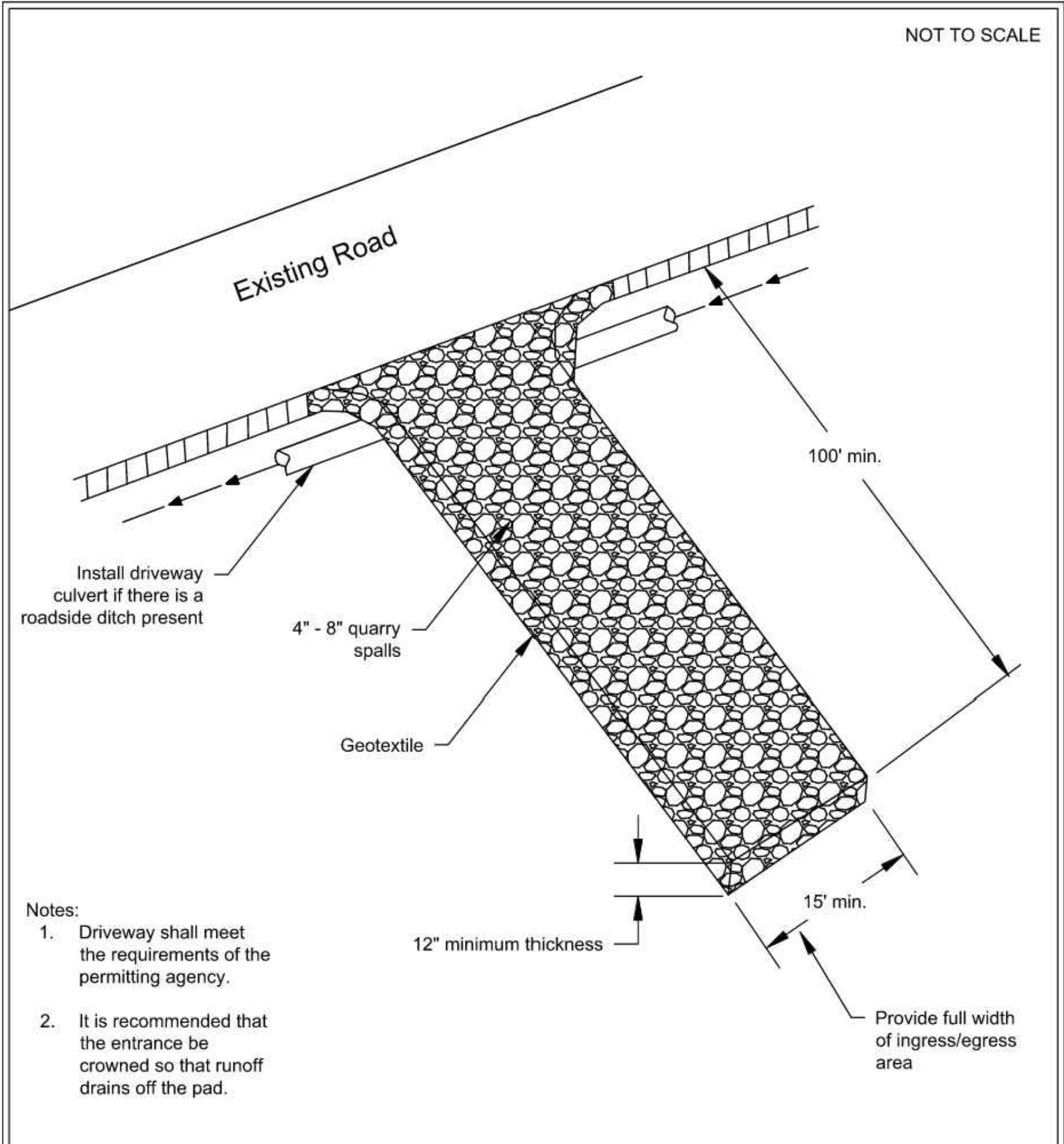
**Figure II-4.2.12**  
**Silt Fence**

1  
C1.41

Revised October 2014

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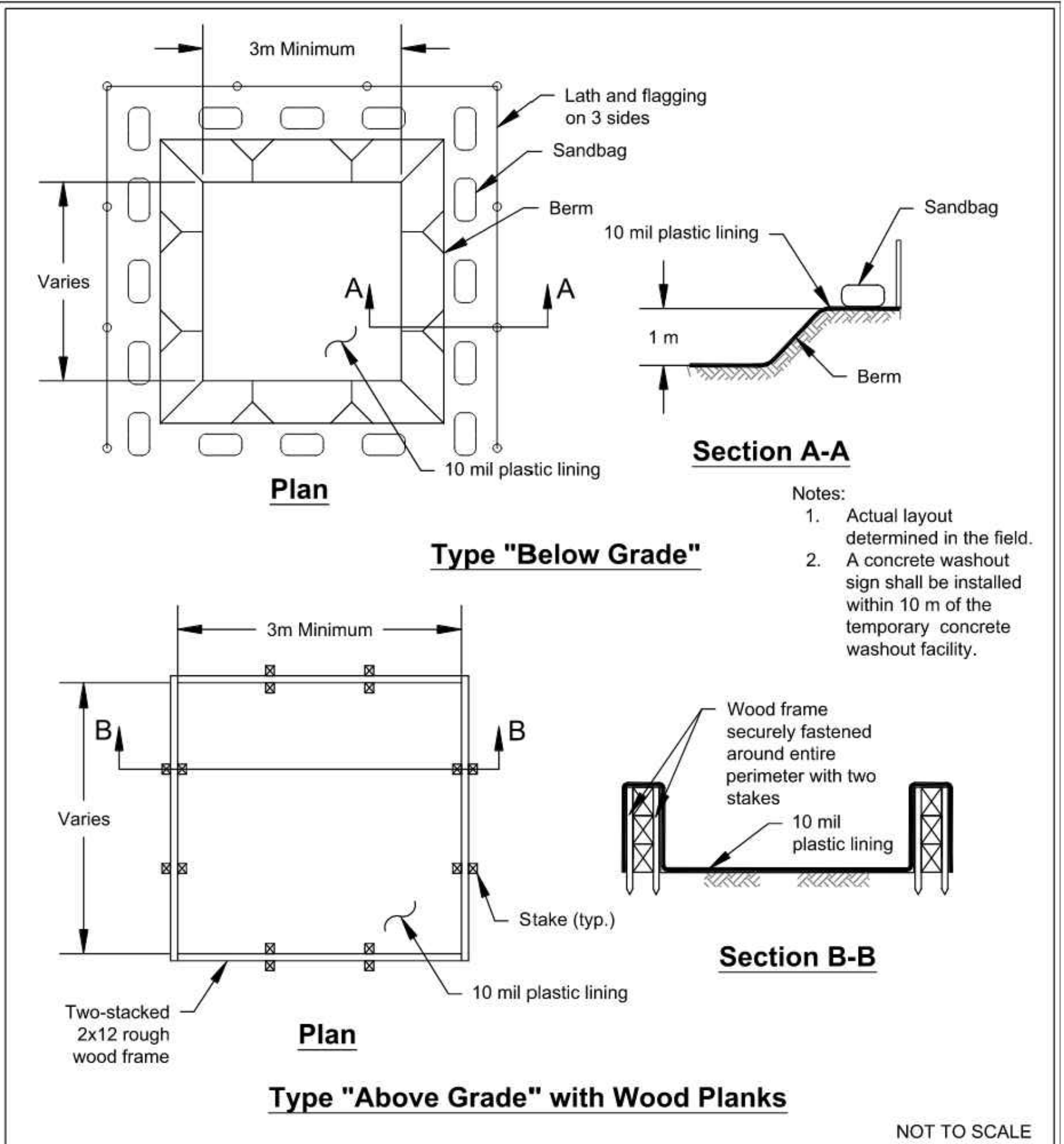
**Figure II-4.1.1**  
**Stabilized Construction Entrance**

2  
C1.41

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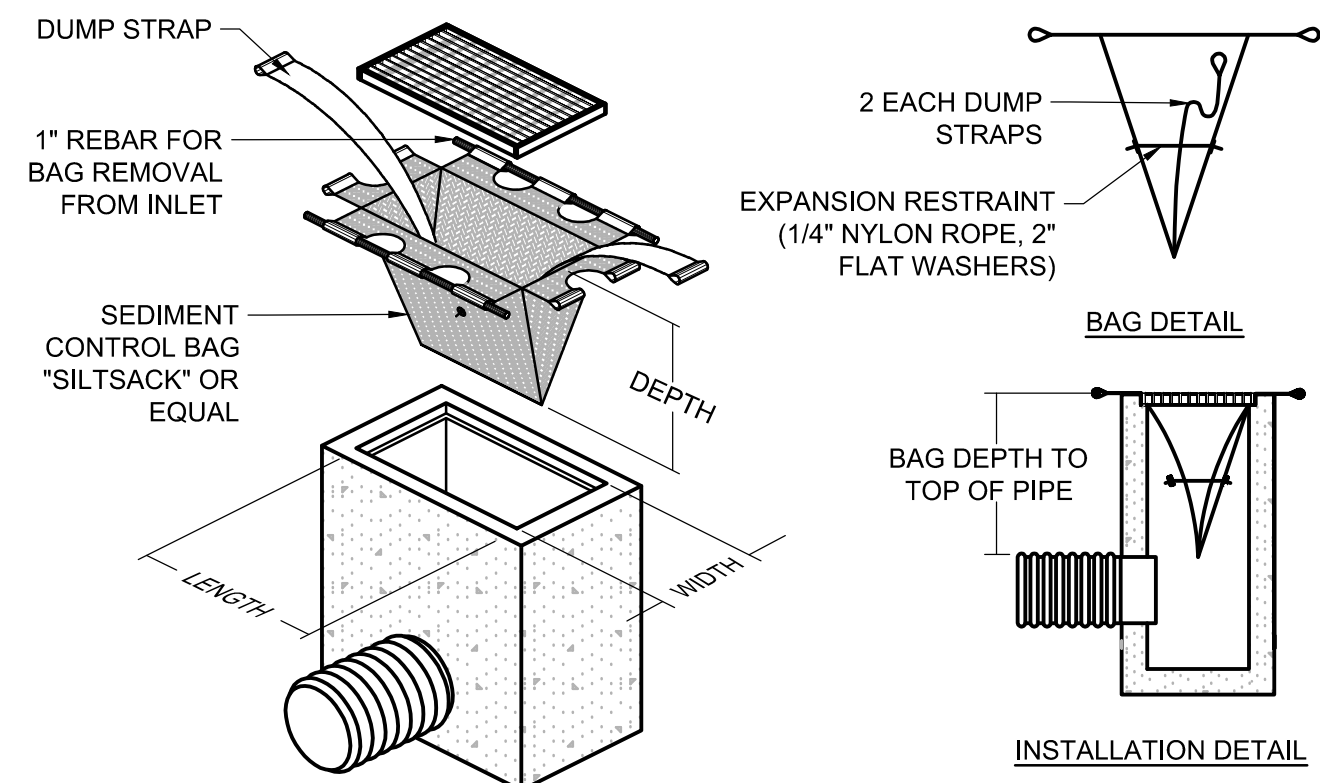
**Figure II-4.1.7a**  
**Concrete Washout Area**

3  
C1.41

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- NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET
  - THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF NORMAL FLOW DESIGN, 40 GAL/MIN/SF WITH NO OVERFLOWS
  - THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM OF ONCE PER MONTH AND WITHIN THE 24 HOURS FOLLOWING A STORM EVENT
  - SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED

**4**  
**CATCH BASIN SEDIMENT FILTER BAG**

4  
C1.41

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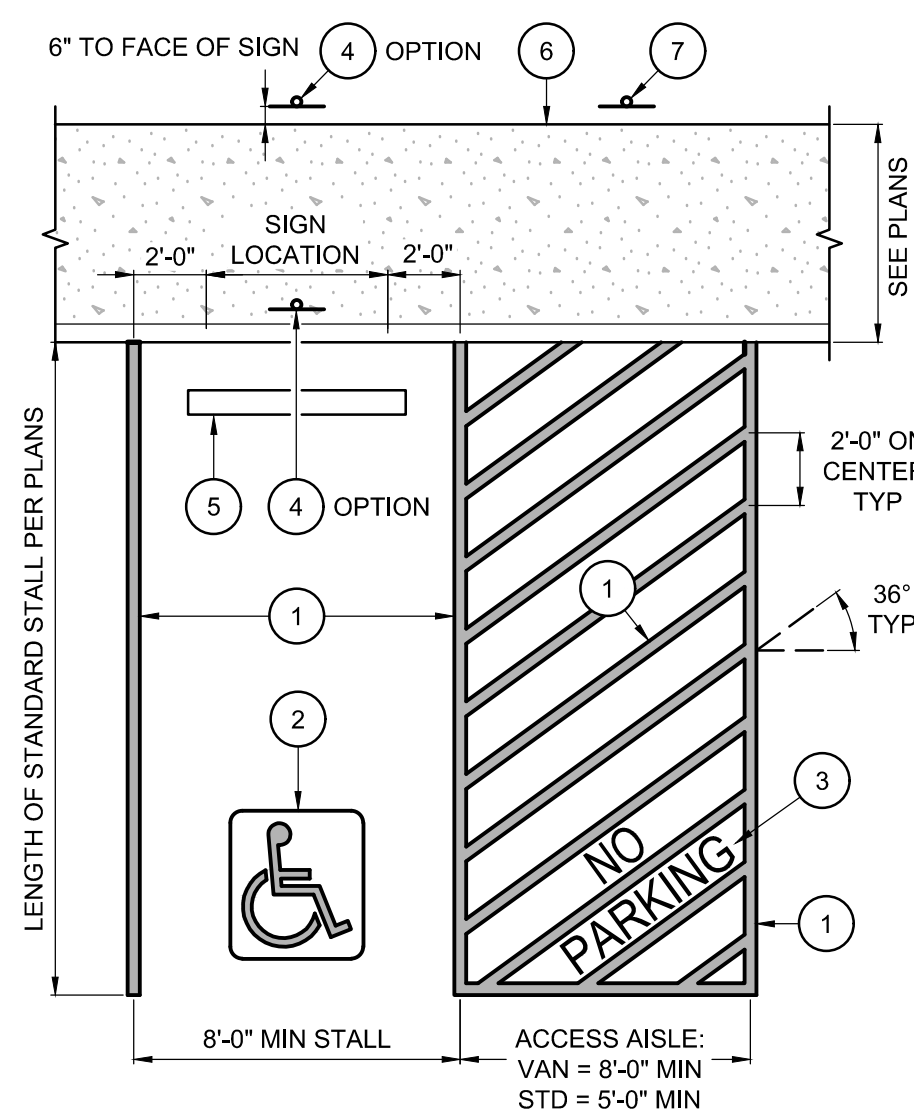
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**EROSION AND**  
**SEDIMENT**  
**CONTROL**  
**DETAILS**

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SHEET:

**C1.41**

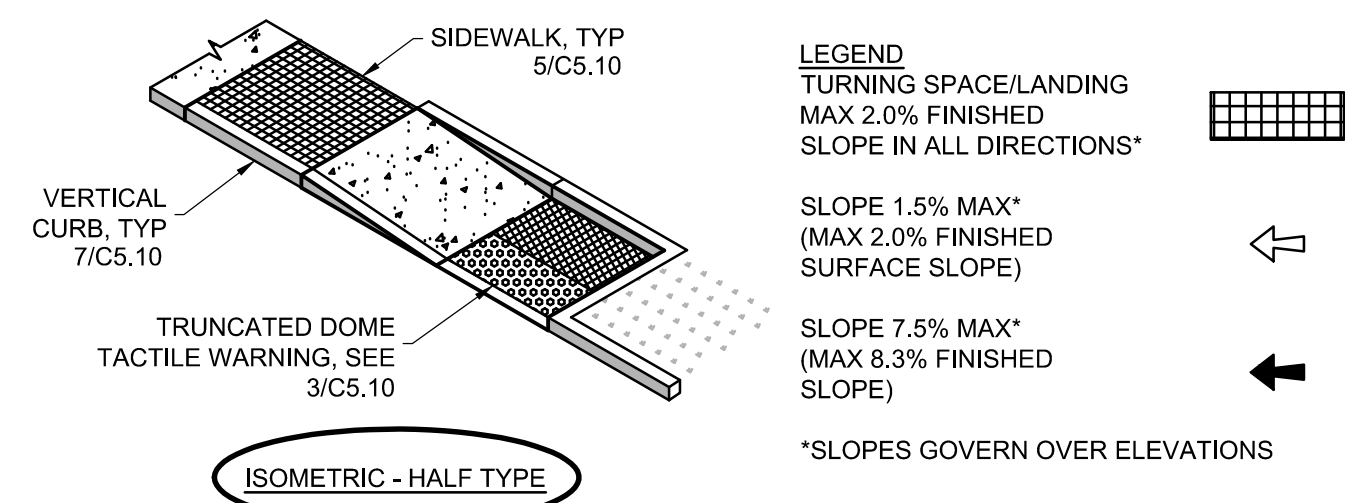
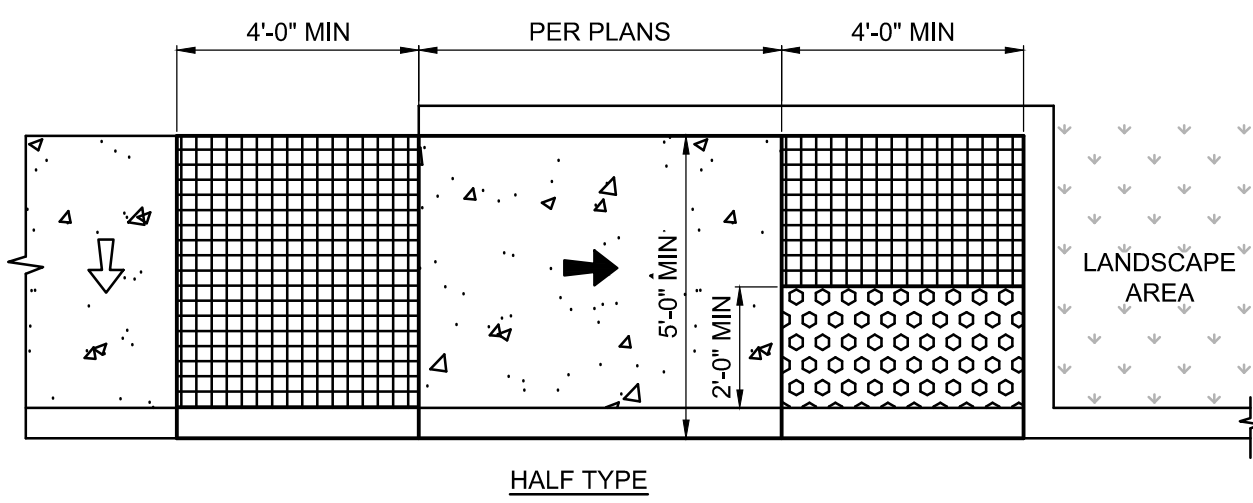
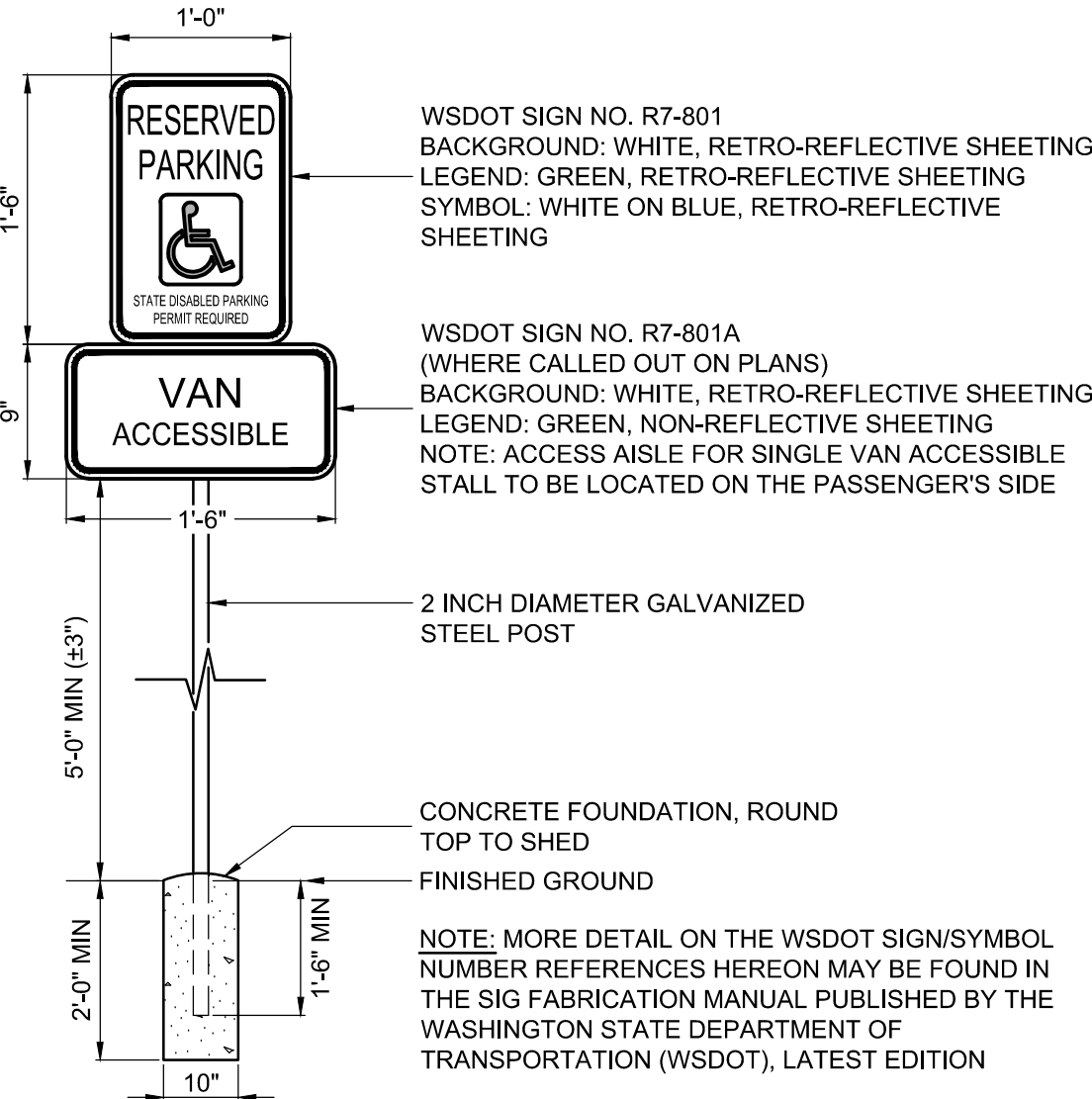
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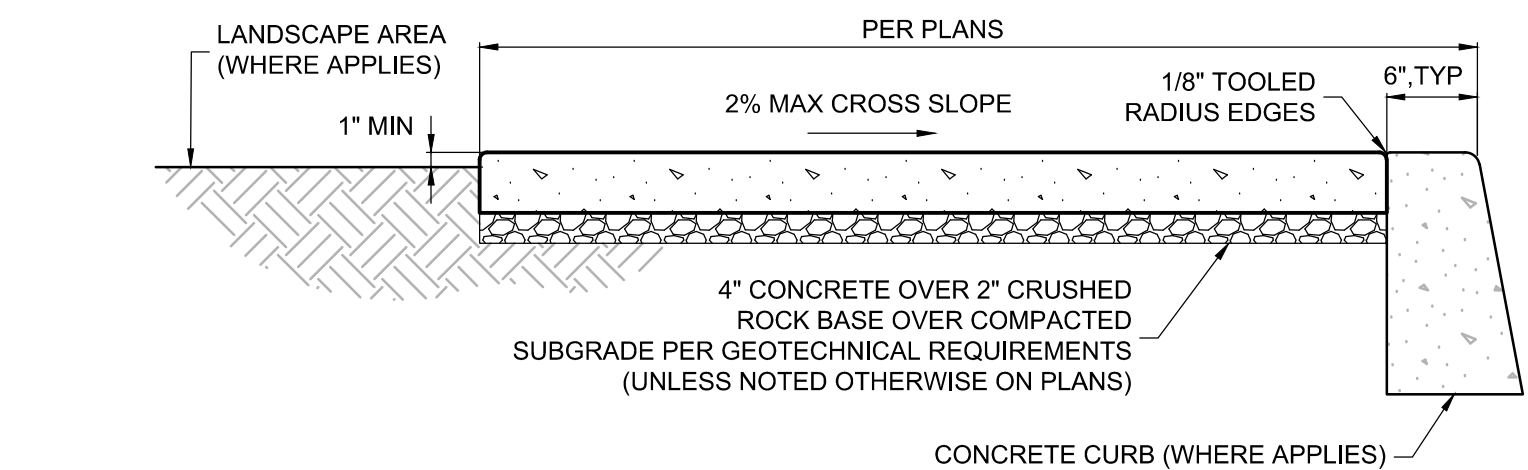


- KEYNOTES:**
- 4" WIDE WHITE STRIPE
  - WHITE RETROREFLECTIVE PAVEMENT MARKING SYMBOL (FHWA 3B-22) WITH BLUE RETROREFLECTIVE BACKGROUND (41" TALL x 36" WIDE WITH 4" STROKE WIDTH). OFFSET BACKGROUND LIMIT 4" FROM SYMBOL
  - YELLOW RETROREFLECTIVE "NO PARKING" PAVEMENT MARKING LEGEND ("NO" SHALL BE 12" TALL x 18" WIDE AND "PARKING" SHALL BE 12" TALL x 60" WIDE)
  - ACCESSIBLE PARKING SPACE SIGNAGE PER DETAIL HEREON. MAINTAIN 48" CLEAR ACCESS AROUND SIGN. INSURE NO INTERFERENCE WITH PARKING STALL OVERHANG
  - WHEEL STOP
  - SEE PLANS FOR PROPOSED CURB/SIDEWALK/RAMPS/ETC IMPROVEMENTS TO ACCOMMODATE ACCESSIBLE PARKING STALL ACCESS
  - ACCESSIBLE PARKING AISLE SIGN. SEE 9/C5.10

**NOTE:** MORE DETAIL ON THE FHWA SYMBOL NUMBER REFERENCES HEREON MAY BE FOUND IN THE STANDARD HIGHWAY SIGNS BOOK PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA), LATEST EDITION

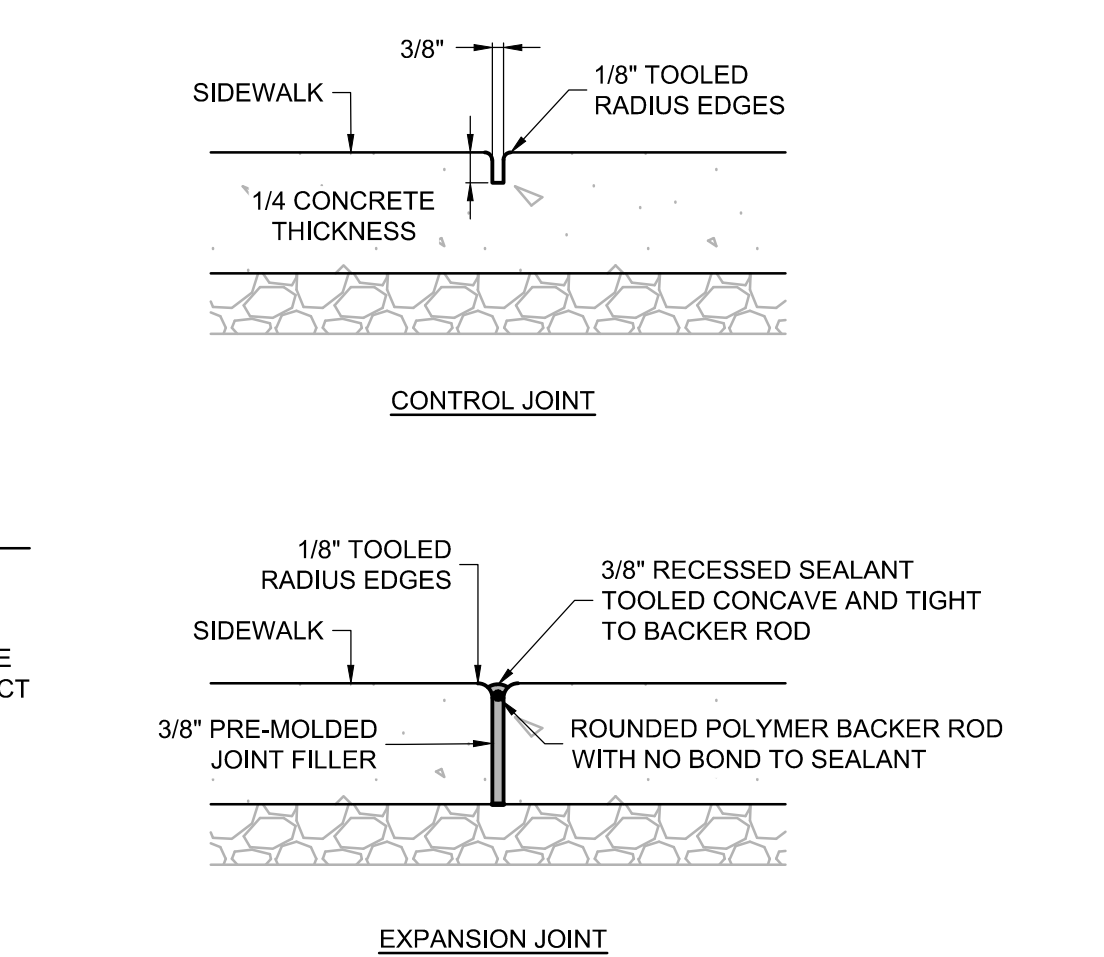


## 1 ACCESSIBLE PARKING STALL

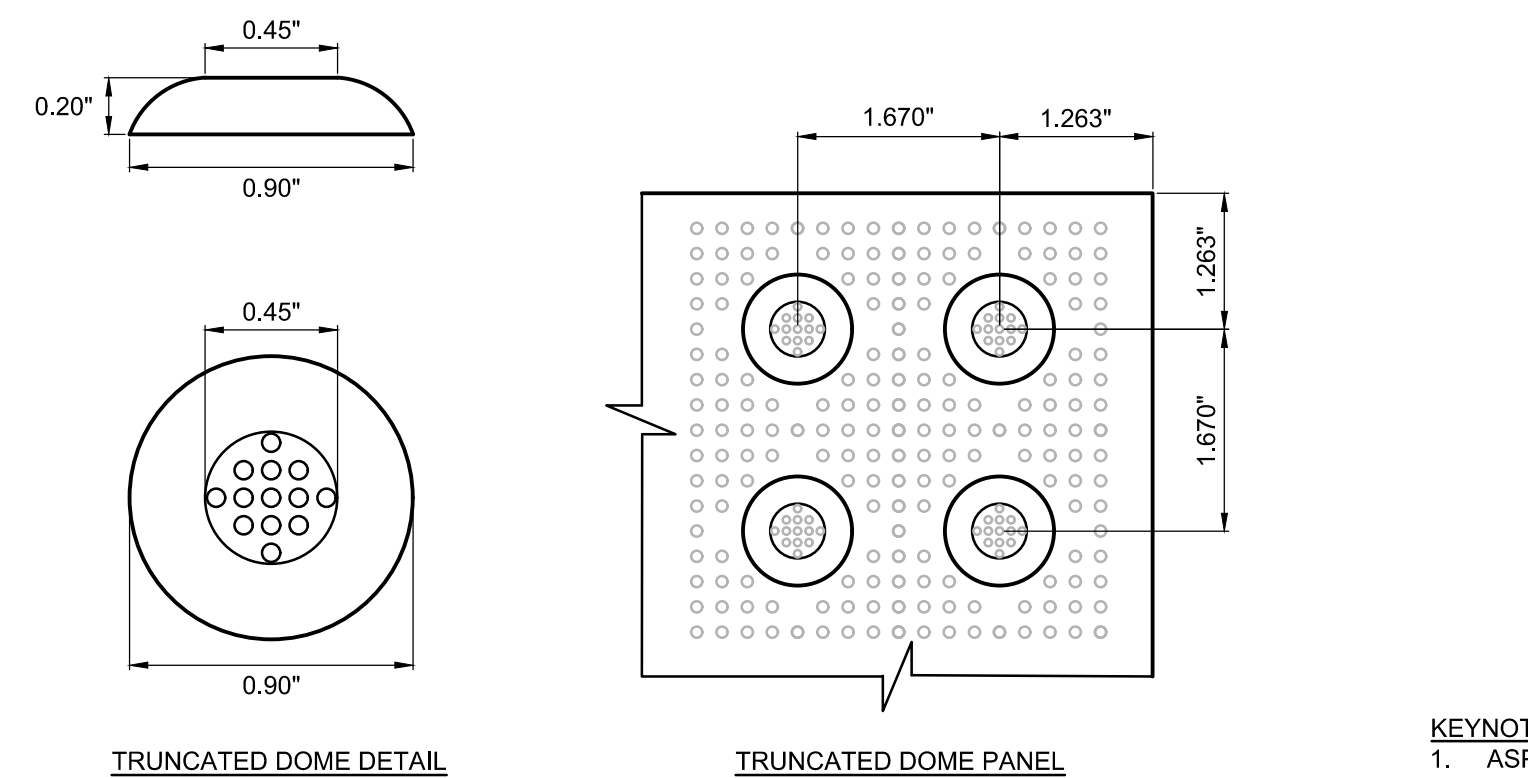


- NOTES:**
- CONCRETE SIDEWALK SHALL BE BROOM FINISHED UNLESS OTHERWISE NOTED ON PLANS
  - SEE PROJECT SPECIFICATIONS FOR CONCRETE, AGGREGATE BASE, AND JOINT MATERIALS
  - WHERE SIDEWALK ABUTS CURBING, SURFACE SHALL BE FLUSH WITH TOP OF CURB UNLESS NOTED OTHERWISE ON PLANS. WHERE SIDEWALK ABUTS LANDSCAPE OR OTHER PERVIOUS AREA, GRADE SHALL BE RECESSED 1" MINIMUM OR AS OTHERWISE DICTATED BY THE LANDSCAPE ARCHITECT OR NOTED ON PROJECT PLANS
  - DO NOT USE SHINERS ON TOOLED EDGES UNLESS NOTED OTHERWISE
  - CONTROL JOINTS SHALL BE EVENLY SPACED AND LOCATED EVERY 5' MAXIMUM, WITH EXPANSION JOINTS EVERY FOURTH JOINT, OR PER PLAN. SIDEWALK JOINTS SHALL BE ALIGNED WITH CURB JOINTS OR WHERE PERPENDICULAR CURBING INTERSECTS.

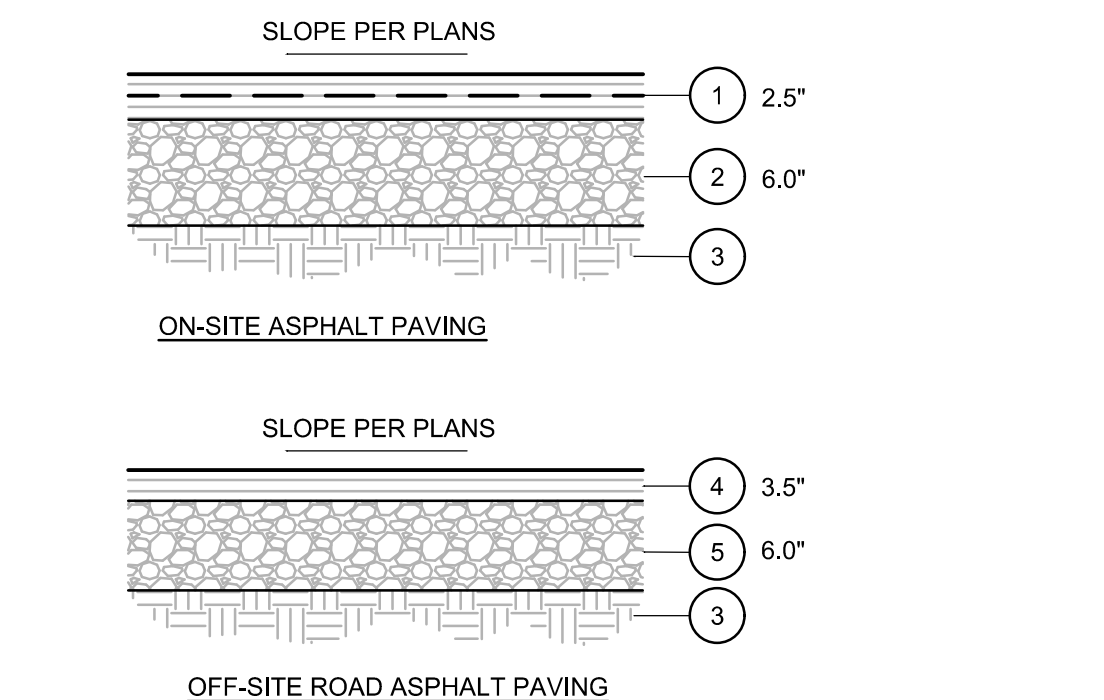
## 2 PARALLEL CURB RAMPS



## 3 CONCRETE SIDEWALK AND JOINTS



## 4 VERTICAL CURB



- NOTES:**
- PLACE TRUNCATED DOME DETECTABLE WARNING TEXTURE (OR CAST-IN-PLACE PANELS) IN THE LOWER 24" FOR THE FULL WIDTH OF THE RAMP
  - ARRANGE DOMES USING AN INLINE PATTERN AS SHOWN IN THE DETAIL ABOVE
  - COLOR OF DOME TEXTURE (OR PANELS) TO BE SAFETY YELLOW, UNLESS NOTED OTHERWISE ON PLANS
  - SURFACE APPLIED PANELS SHALL ONLY BE ALLOWED IN RETROFIT CONDITIONS AND WITH THE PRIOR APPROVAL OF THE ENGINEER

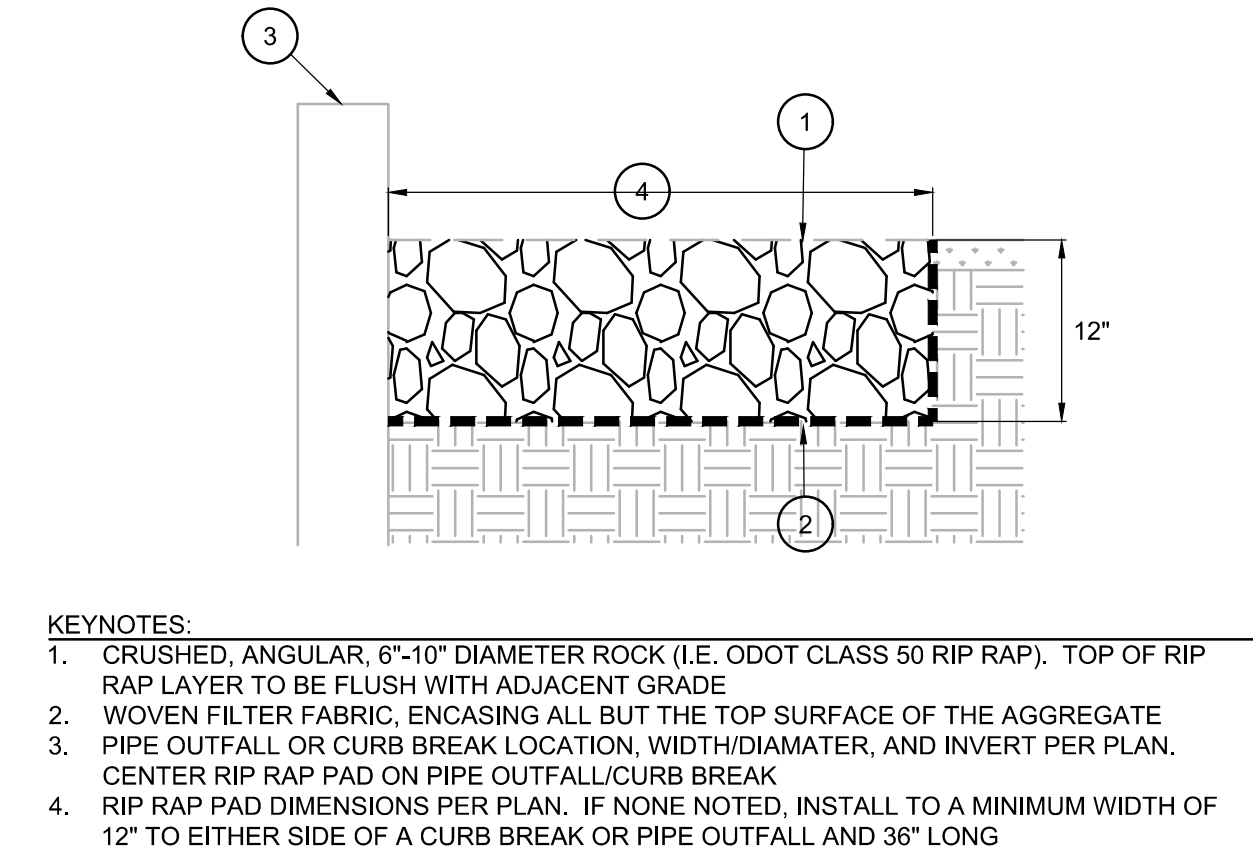
## 6 TRUNCATED DOMES

- KEYNOTES:**
- ASPHALT PAVEMENT SECTION PER GETECHNICAL SPECIFICATIONS
  - CRUSHED ROCK BASE SECTION PER GEOTECHNICAL SPECIFICATIONS
  - COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

- NOTES:**
- SEE PLANS FOR LOCATIONS OF ASPHALT PAVING
  - SEE PROJECT GEOTECHNICAL REPORT FOR PAVEMENT AND SUBGRADE PREPARATION RECOMMENDATIONS

## 7 PAVEMENT SECTIONS

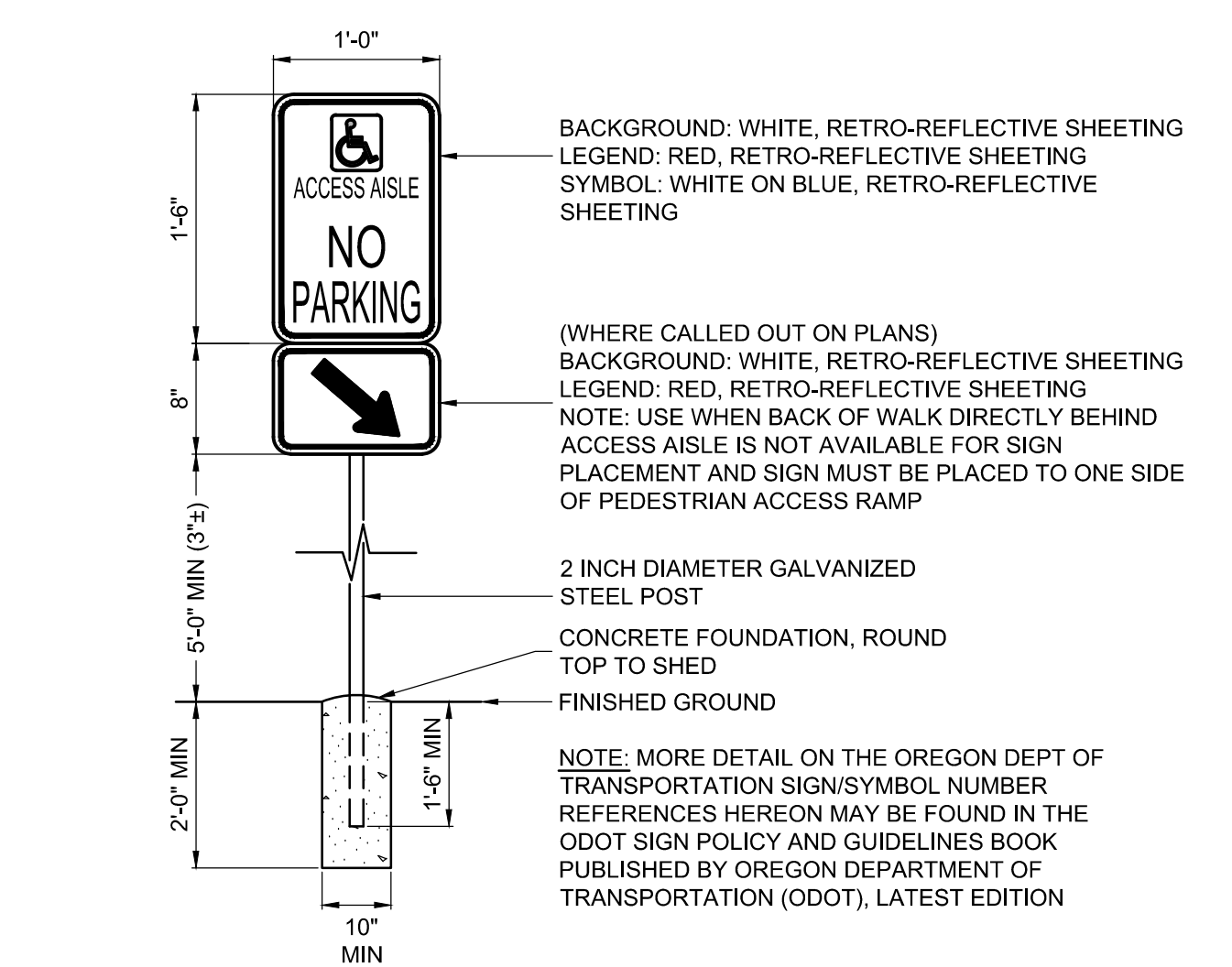
## 5 STOP SIGN



- NOTES:**
- ALL FEATURES SHOWN OTHER THAN THE RIP RAP PAD ARE SHOWN FOR REFERENCE ONLY TO PROVIDE CONTEXT OF THE RIP RAP'S RELATIONSHIP TO ITS SURROUNDINGS. REFER TO THE PLANS FOR PROJECT SPECIFIC RELATIONSHIPS TO OTHER SITework ELEMENTS

## 8 RIP RAP PAD

## 9 ACCESSIBLE PARKING AISLE SIGN



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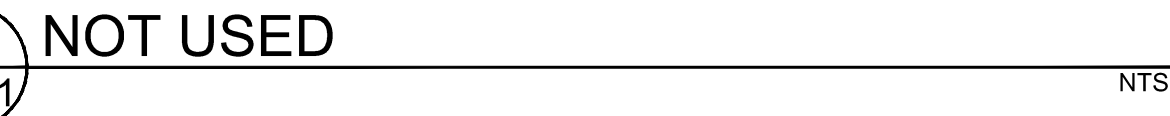
DRAWN BY: JAZ  
CHECKED BY:  
SHEET:

**C5.10**  
JOB NO. **2190380.01**

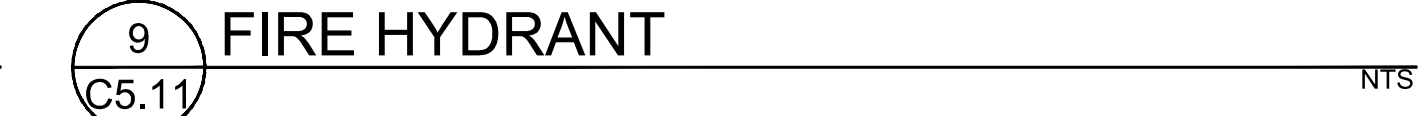
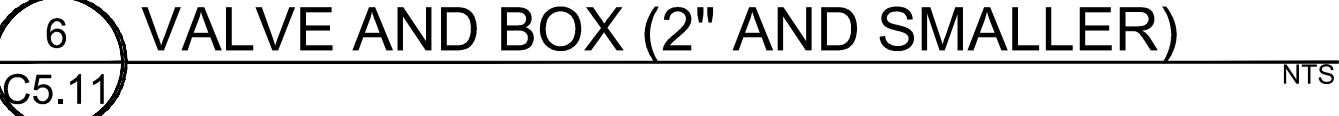
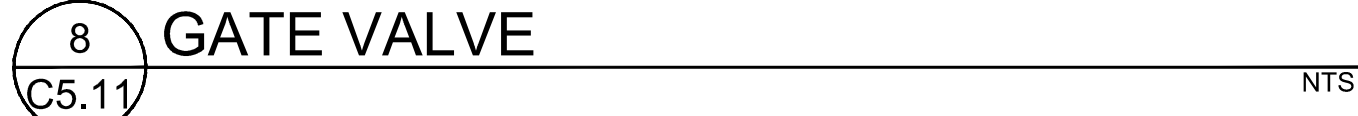
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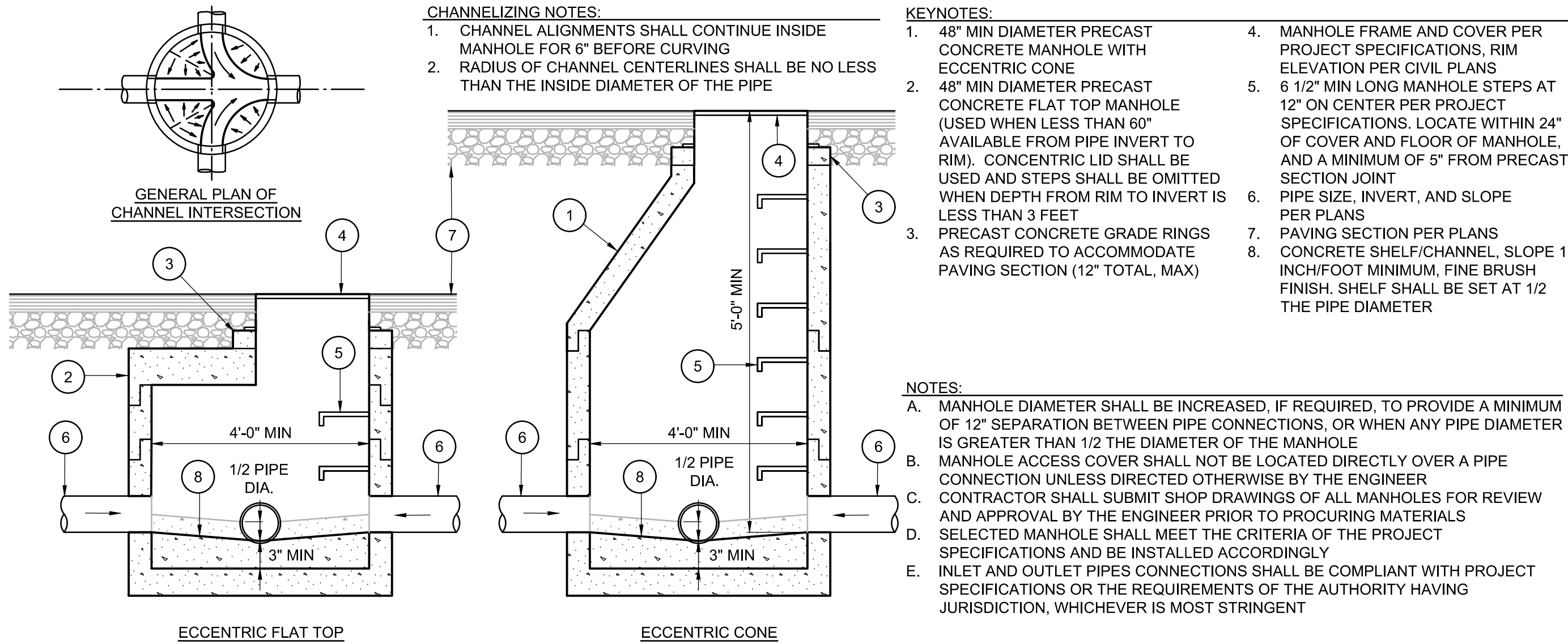




2 NOT USED  
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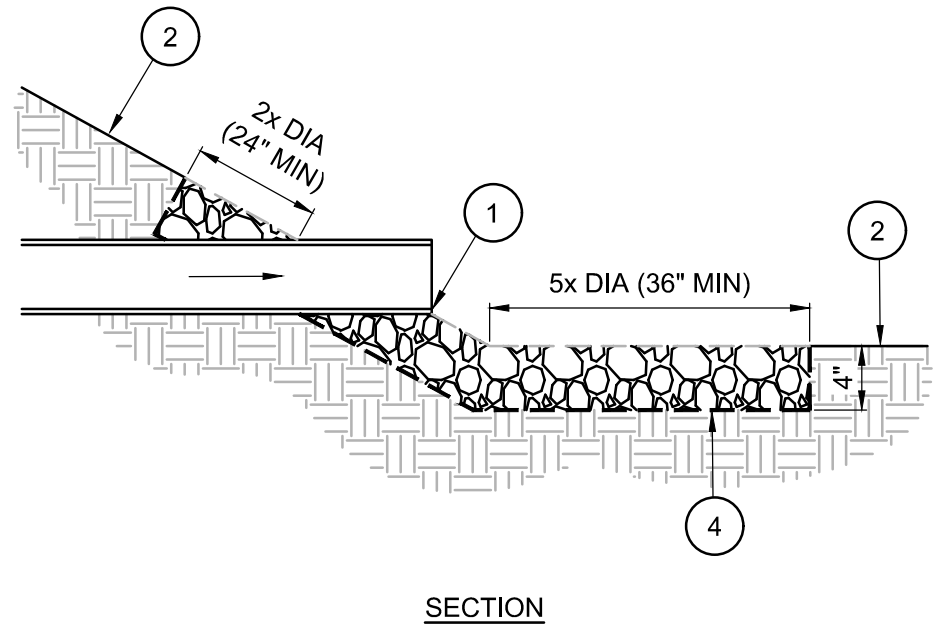






1 SANITARY SEWER MANHOLES

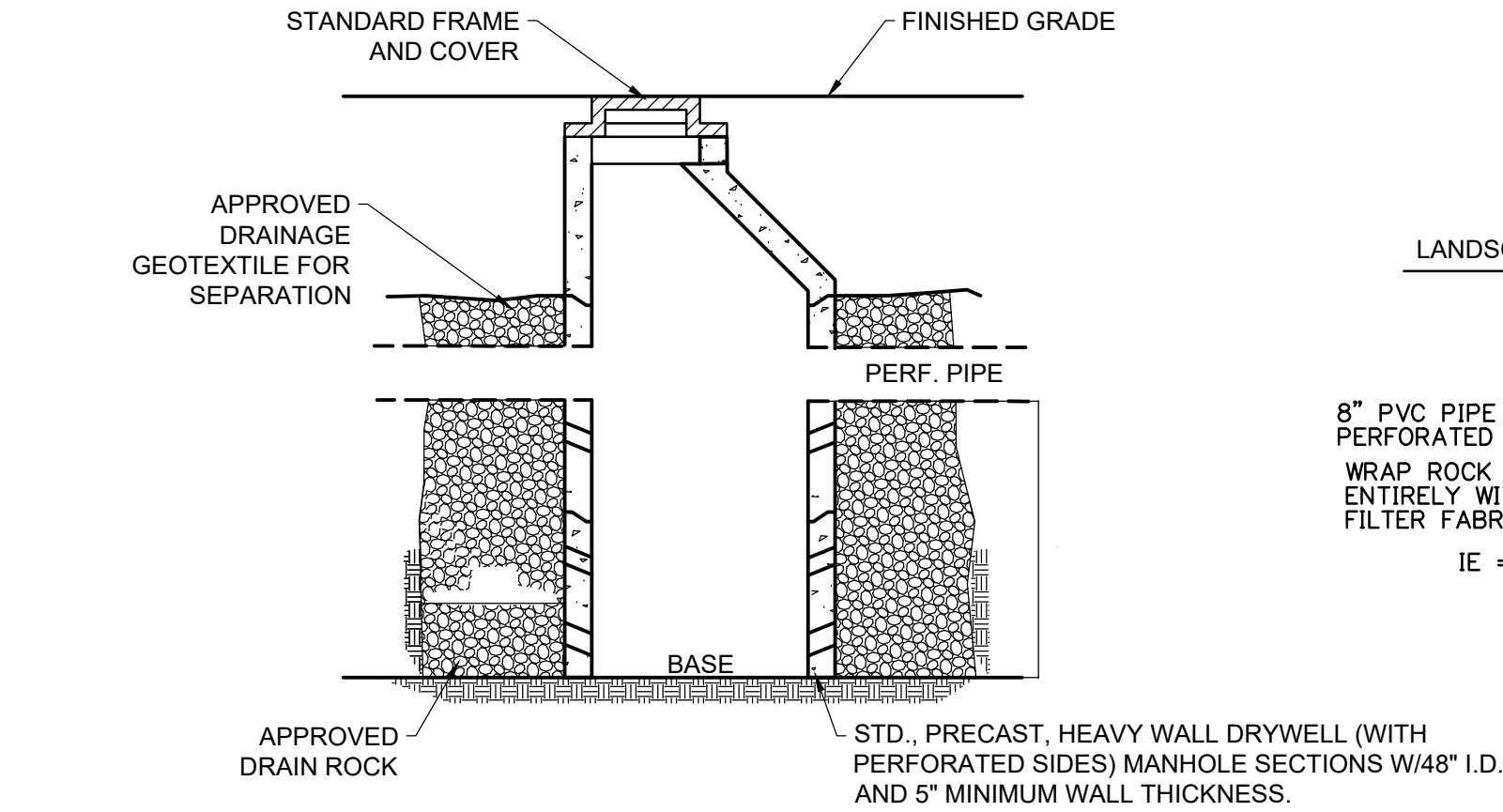
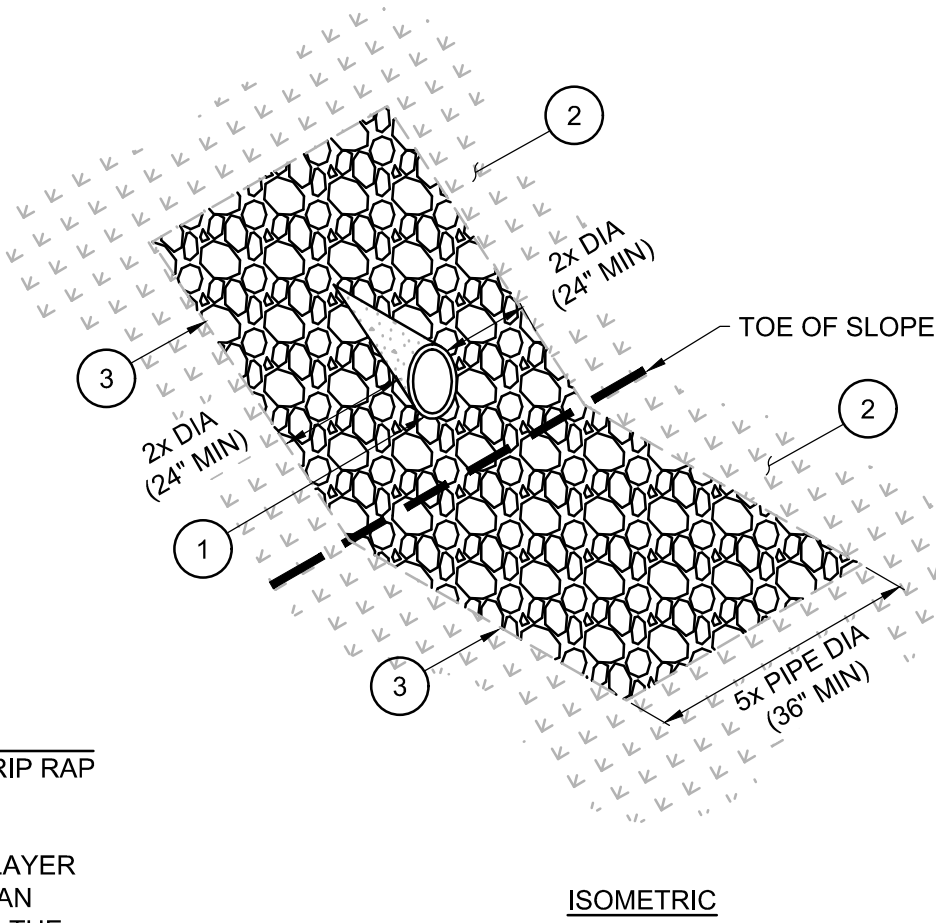
C5.12 NTS



- KEYNOTES:
1. PIPE SIZE AND INVERT PER PLAN. WHERE NOT NOTED, PIPE SHALL DISCHARGE 6-12" ABOVE RIP RAP FINISHED GRADE
  2. FINISHED GRADE AND SLOPE PER PLAN. PLANTING PER LANDSCAPE PLANS
  3. CRUSHED, ANGULAR, 6"-10" DIAMETER ROCK (I.E. ODOT CLASS 50 RIP RAP). TOP OF RIP RAP LAYER TO BE FLUSH WITH ADJACENT GRADE. IF INDICATED, DIMENSIONS OF RIP RAP SHOWN ON PLAN SHALL SUPERCEDE THOSE SHOWN ON THIS DETAIL. DIAMETER (DIA) REFERENCES REFER TO THE INSIDE DIAMETER OF THE OUTFALL PIPE
  4. WOVEN FILTER FABRIC ENCASING ALL BUT THE TOP SURFACE OF THE RIP RAP

3 PIPE OUTFALL - RIP RAP

C5.12 NTS

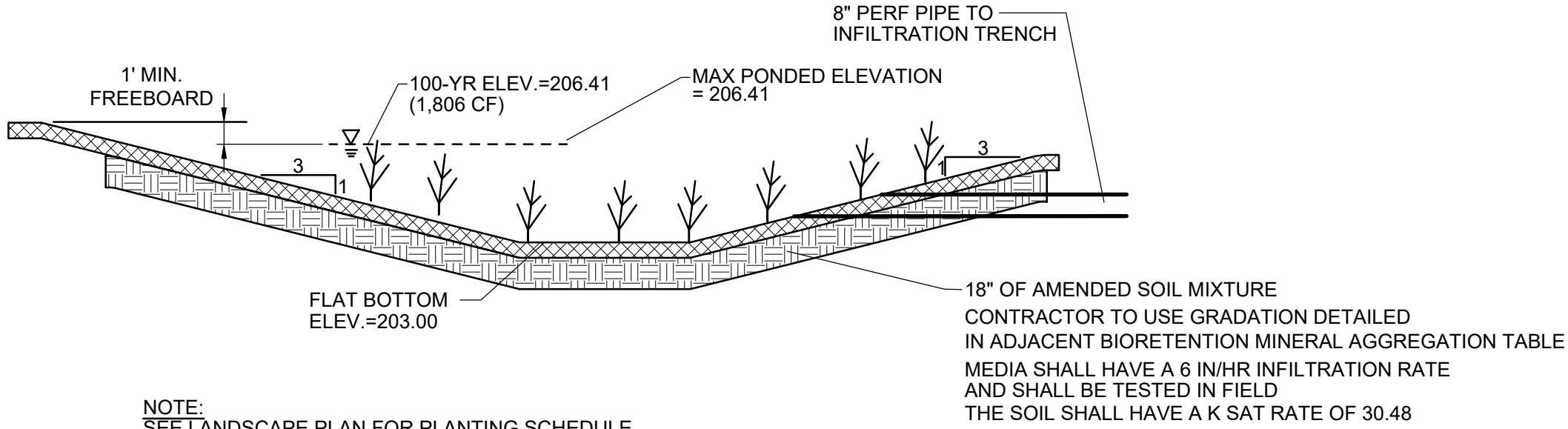


4 DRYWELL AND INFILTRATION TRENCH

C5.12 NTS

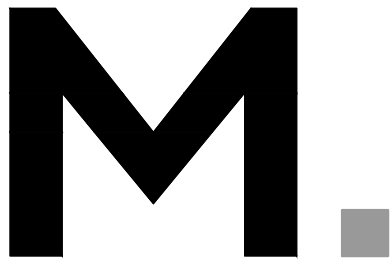
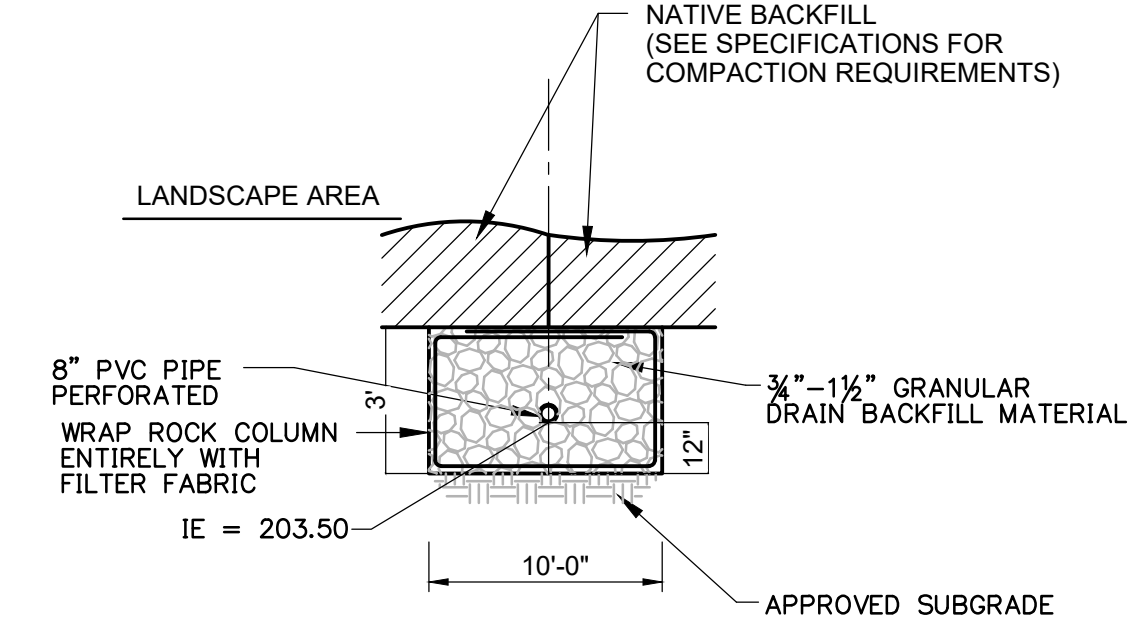
BIORETENTION SOIL AGGREGATE GRADATION	
SIEVE #	% PASSING
3/8"	100%
#4	95-100%
#10	75-90%
#40	25-40%
#100	4-10%
#200	2-5%

CONTRACTOR SHALL PROTECT INFILTRATION BASINS BY INSTALLING ORANGE CONSTRUCTION FENCING AROUND THE PERIMETER FOLLOWING EXCAVATION TO AND PREVENT CONSTRUCTION TRAFFIC OTHER ACTIVITIES WHICH MAY POTENTIALLY REDUCE INFILTRATION. CEC >= 5 MEQ/100 GRAMS OF DRY SOIL; 8-10 PERCENT ORGANIC MATTER CONTENT; 2-5 PERCENT FINES PASSING THE 200 SIEVE



2 POND SCHEMATIC

C5.12 N.T.S.



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CALCULATIONS

TOTAL NEW LANDSCAPE AREA: 15,836 SF

GENERAL NOTES

- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS NOTED OTHERWISE.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABRATORY AND AS OUTLINED IN THE SPECIFICATION.
- PROVIDE ALTERNATE PRICING FOR PROVIDING ALL TYPICAL PLANTING AREAS TO BE COVERED BY A LAYER OF MEDIUM-GRIND HEMLOCK MULCH TO A DEPTH OF 2 INCHES.
- GC TO PROVIDE SEED MIX AT STORM POND

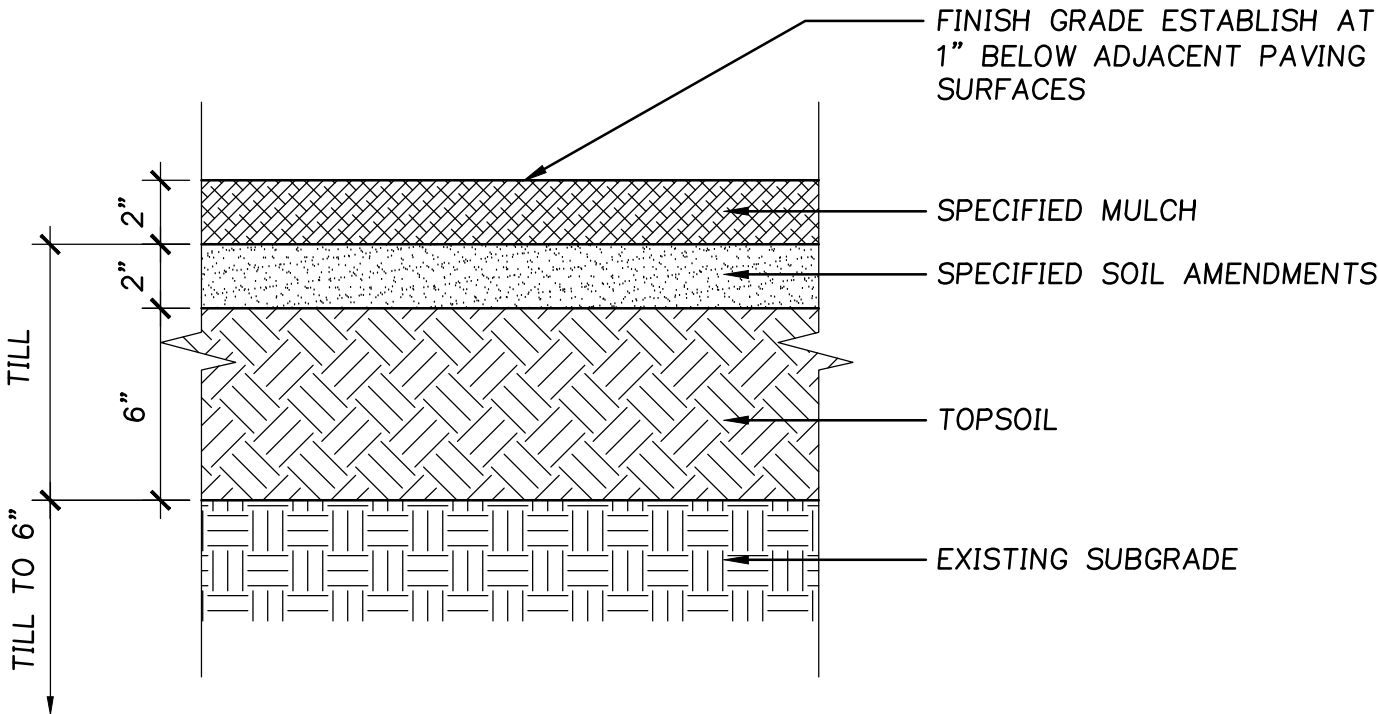
IRRIGATION NOTES

- ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY PERMANENT FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- ZONE STORMWATER AREA SEPARATELY FROM OTHER LANDSCAPE AREAS.
- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION OF SYSTEM. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT A MINIMUM SCALE OF 1"=20'
- THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A MANNER TO ACCOMMODATE FUTURE EXPANSION.
- CONTRACTOR SHALL VERIFY AVAILABLE GPM/PSI AND ADJUST SYSTEM ACCORDINGLY.
- INSTALL ISOLATION VALVES AT EACH REMOTE CONTROL VALVE.
- CONTRACTOR TO COORDINATE FINAL IRRIGATION CONTROLLER LOCATION WITH OWNER PRIOR TO INSTALLATION.
- REF. CIVIL DETAILS AND DETAILS ON L5.11 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
- SEE SHEET L5.11 FOR ALL IRRIGATION DETAILS.

Reference Only - By Owner

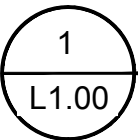
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE		REMARKS
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6'-8' HT. MIN. B&B		
	PARROTIA PERSICA PERSIAN PARROTIA	2" CAL., B&B		
	PICEA PUNGENS 'GLAUCA' COLORADO BLUE SPRUCE	6'-8' HT. MIN., FULLY BRANCHED		
	POPULUS TREMULOIDES QUAKING ASPEN	1.5" CAL. B&B		
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	BERBERIS THUNBERGII 'MONOMB' TM CHERRY BOMB JAPANESE BARBERRY	3 GAL	36" o.c.	
	CISTUS CORBARIENSIS WHITE ROCKROSE	3 GAL	48" o.c.	
	CORNUS SERICEA 'KELSEY' KELSEY DWARF REDTWIG DOGWOOD	3 GAL	36" o.c.	
	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL.	36" o.c.	
	NANDINA DOMESTICA 'GULF STREAM' TM GULF STREAM HEAVENLY BAMBOO	3 GAL	36" o.c.	
	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	1 GAL	36" o.c.	
	PINUS MUGO 'MOPS' MUGO PINE	3 GAL.	48" o.c.	
	SALIX PURPUREA 'NANA' DWARF ARCTIC WILLOW	3 GAL	48" o.c.	
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	3 GAL	36" o.c.	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	3 GAL.	36" o.c.	
	SEED MIX STORMWATER BLEND	---		SEEDING RATES AS PURE SEED: BROMUS MARGINATUS - 10 LB/ACRE FESTUCA OVINA - 2LB/ACRE



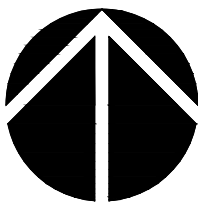
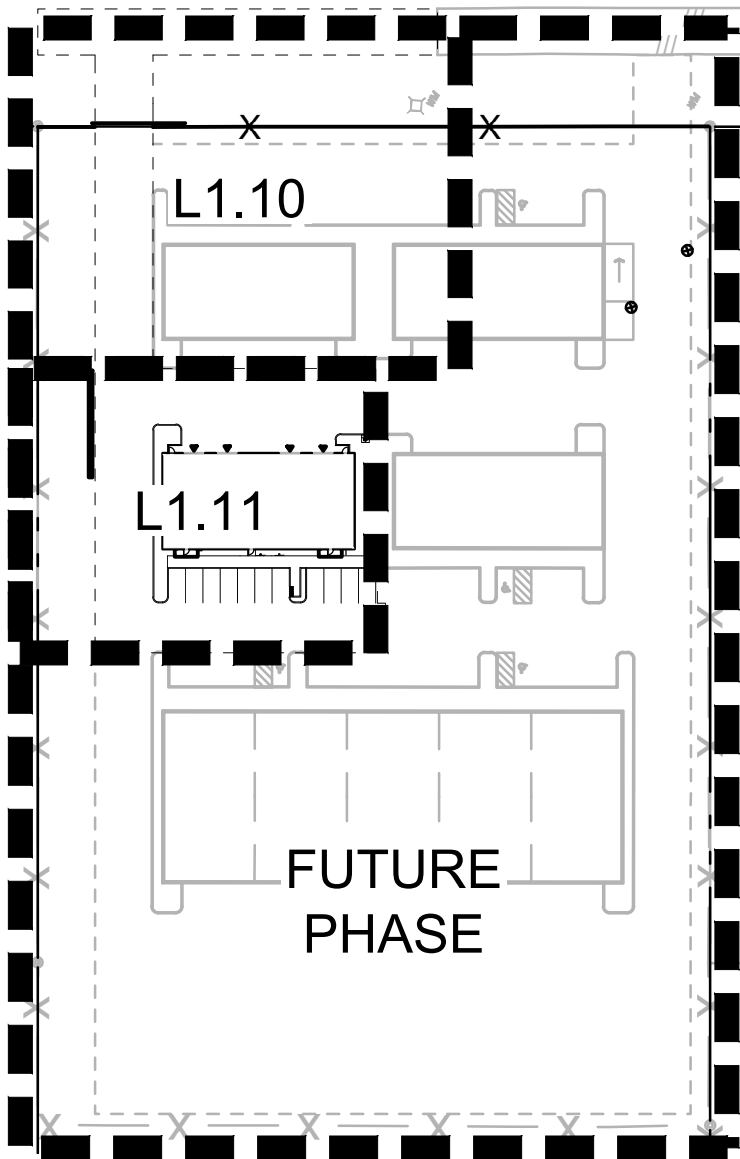
NOTES:

- REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL.
- RIP AND TILL SUBGRADE TO 6" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
- TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 12" DEPTH.
- SUBMIT SAMPLE OF MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.



SOIL PREP. DETAIL

SCALE: NTS



KEY MAP

SCALE: NTS



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Client

PORT OF KLICKITAT

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WAY SUITE A, COOK,  
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Project

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

NOTES AND  
PLANT  
SCHEDULE

DRAWN BY: ADS

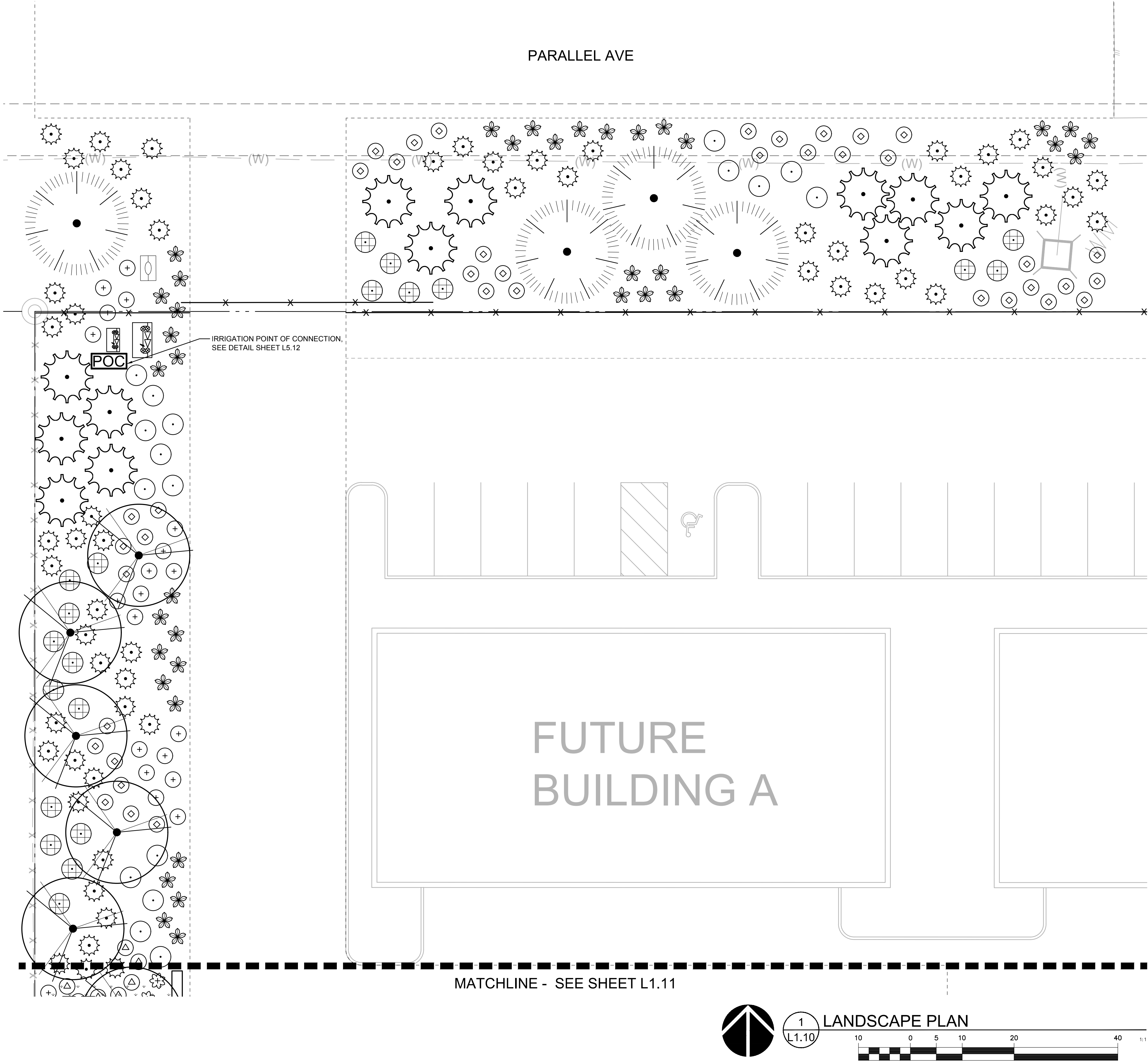
CHECKED BY: SPT

SHEET:

L1.00

JOB NO. 2190380.01



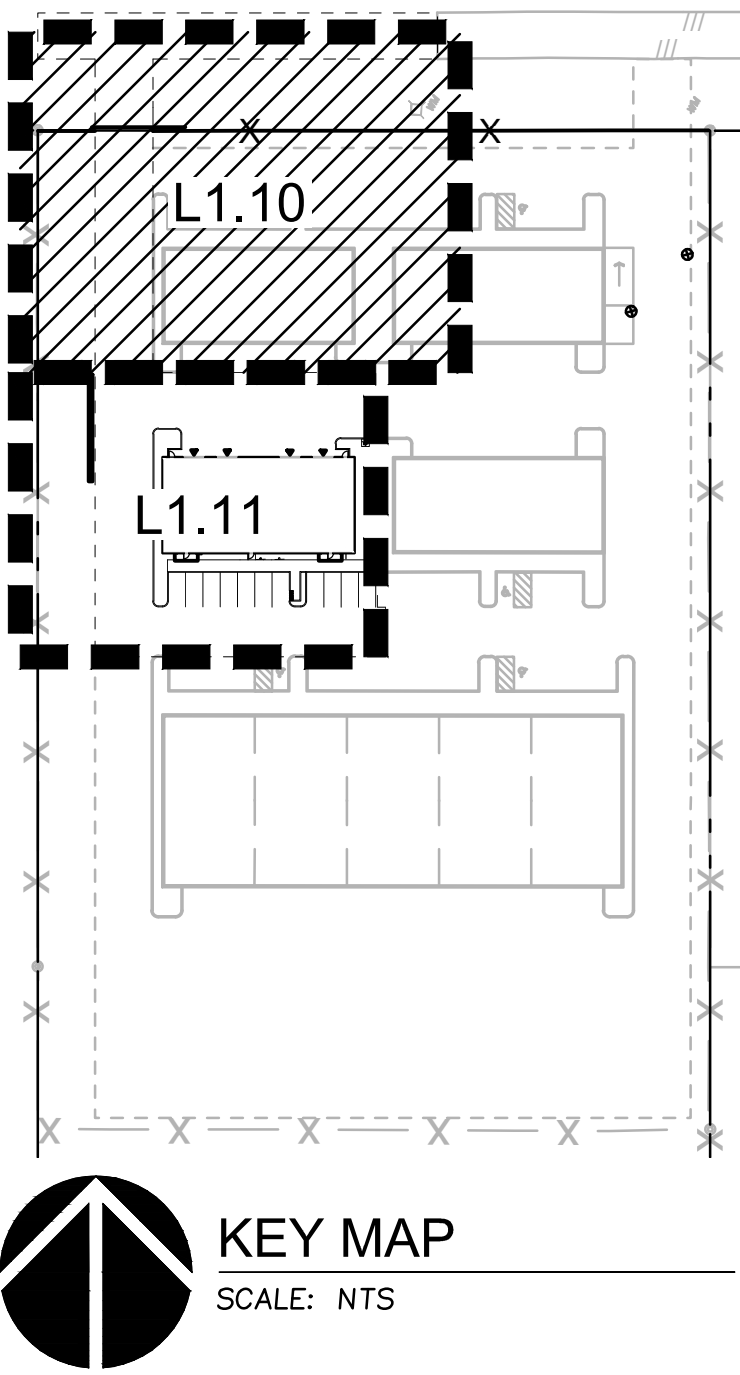


- NOTES
- SEE SHEET L0.01 FOR NOTES AND PLANT SCHEDULE
  - ALL NEW LANDSCAPE AREAS TO RECEIVE PERMANENT IRRIGATION, SEE SHEET L0.01 AND L5.11 FOR ADDITIONAL INFORMATION.

REVISION SCHEDULE		
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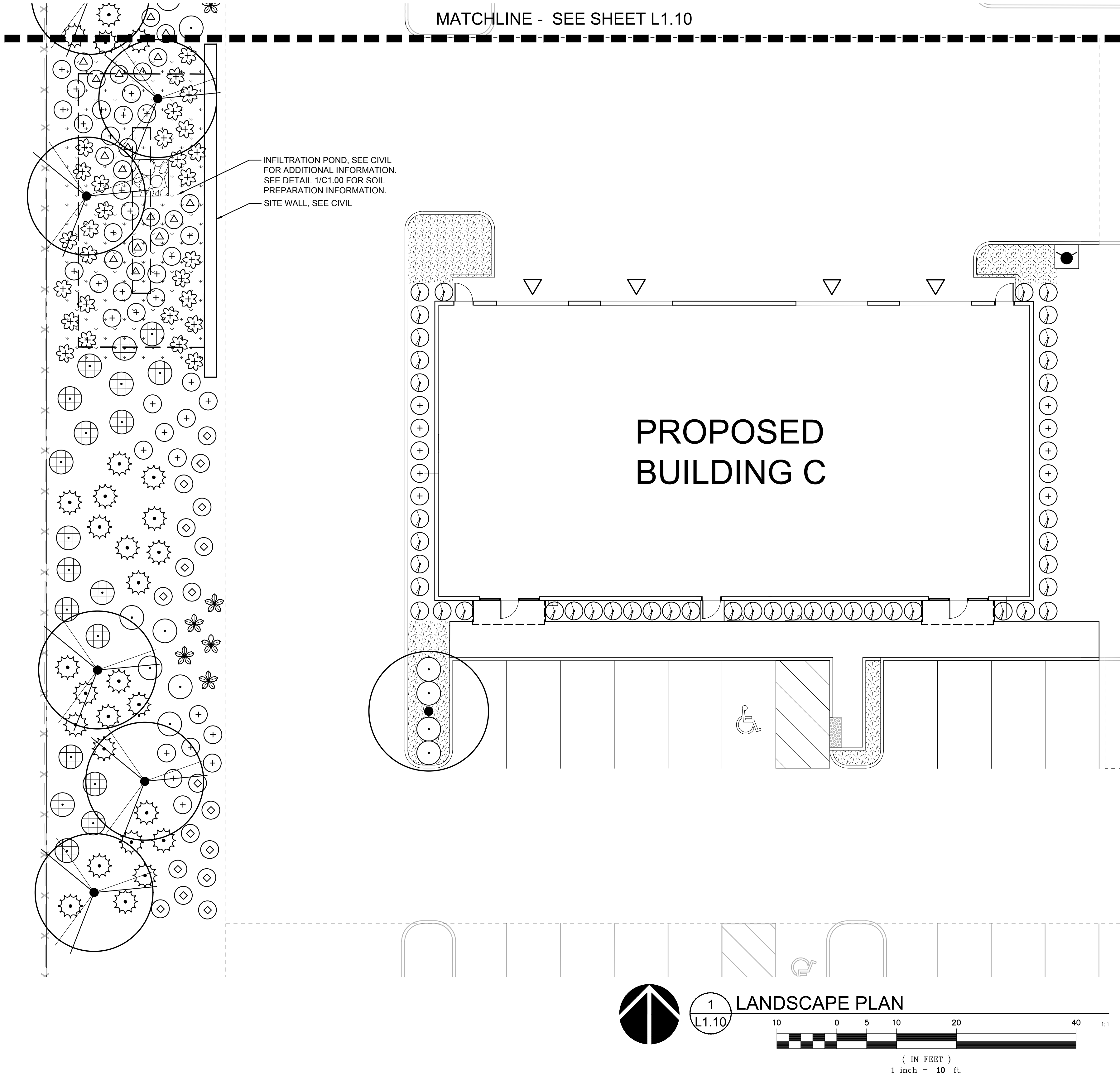
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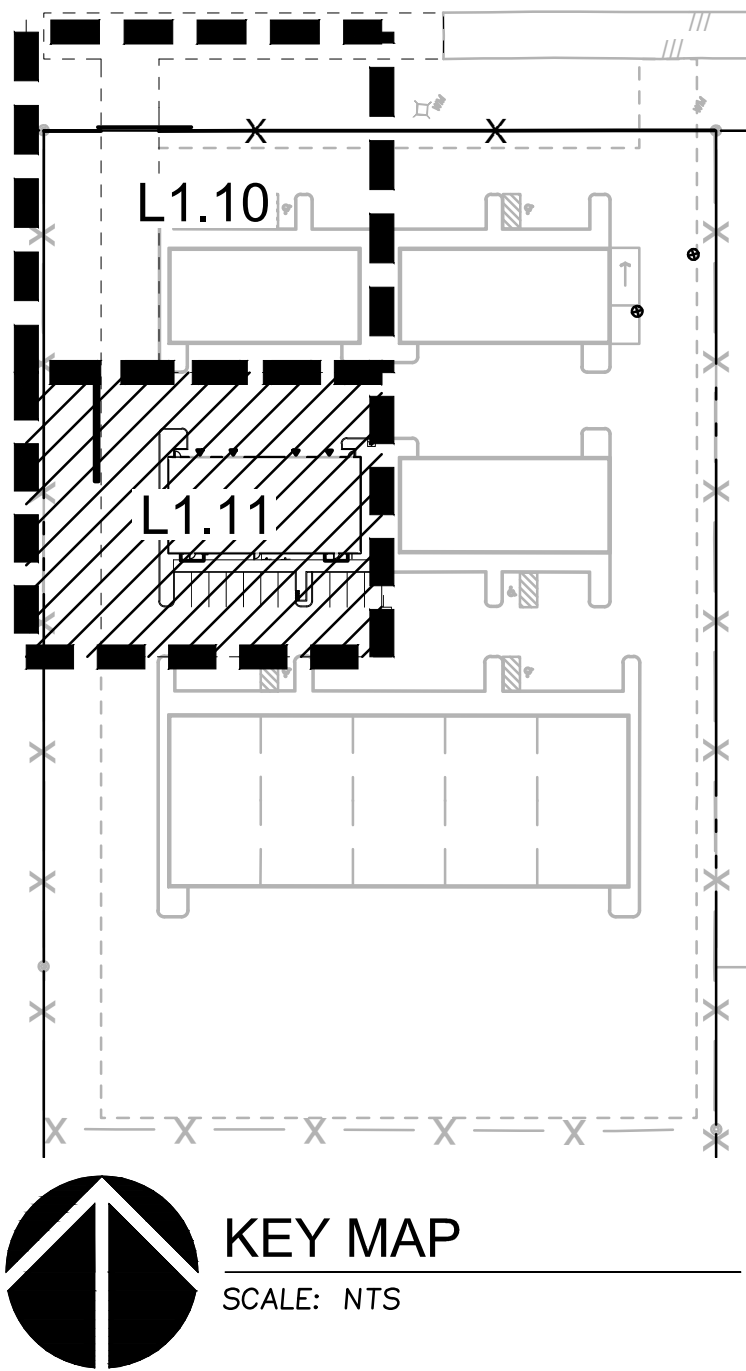


REFERENCE ONLY - PORT TO INSTALL ALL PLANTING/GC TO PROVIDE DESIGN BUILD IRRIGATION





- NOTES
- SEE SHEET L0.01 FOR NOTES AND PLANT SCHEDULE
  - ALL NEW LANDSCAPE AREAS TO RECEIVE PERMANENT IRRIGATION, SEE SHEET L0.01 AND L5.11 FOR ADDITIONAL INFORMATION.



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SHEET TITLE:  
**LANDSCAPE  
PLAN**

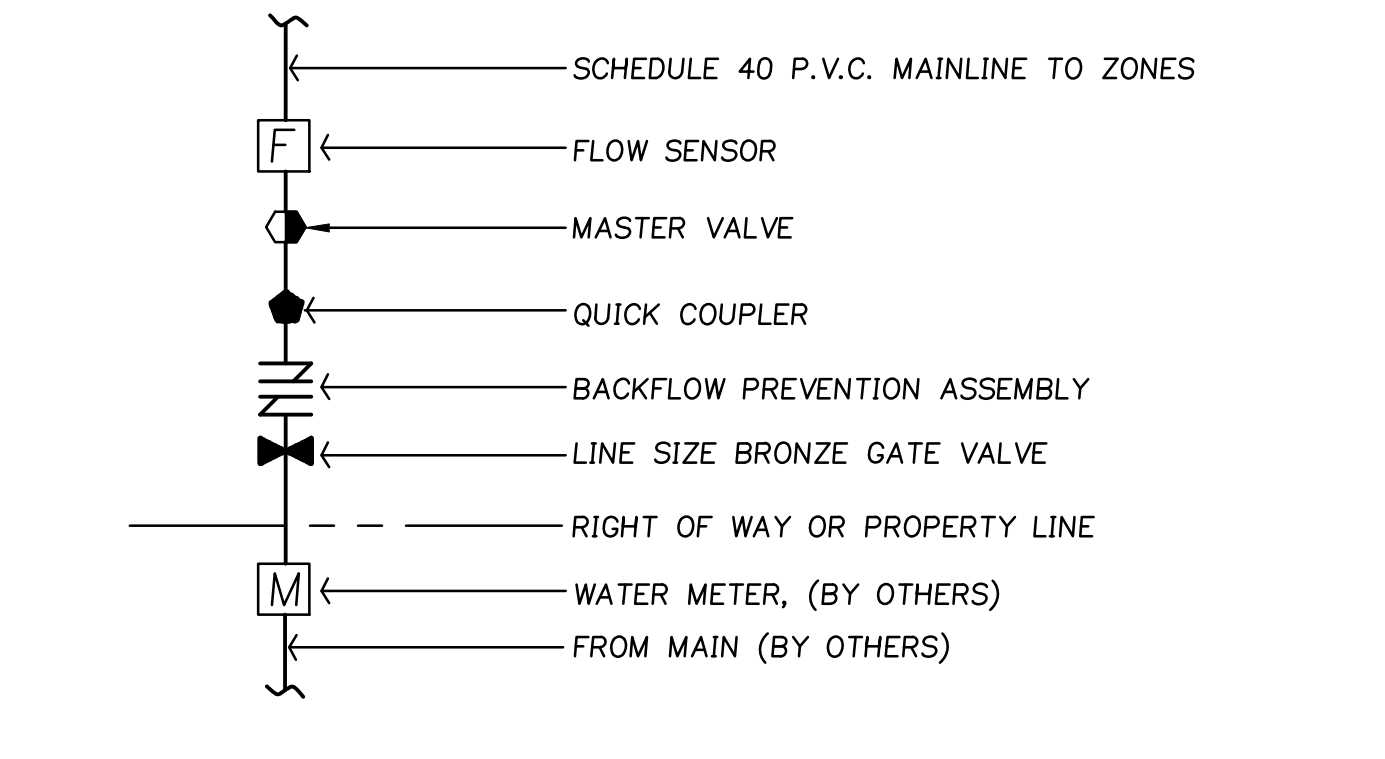
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**L1.11**

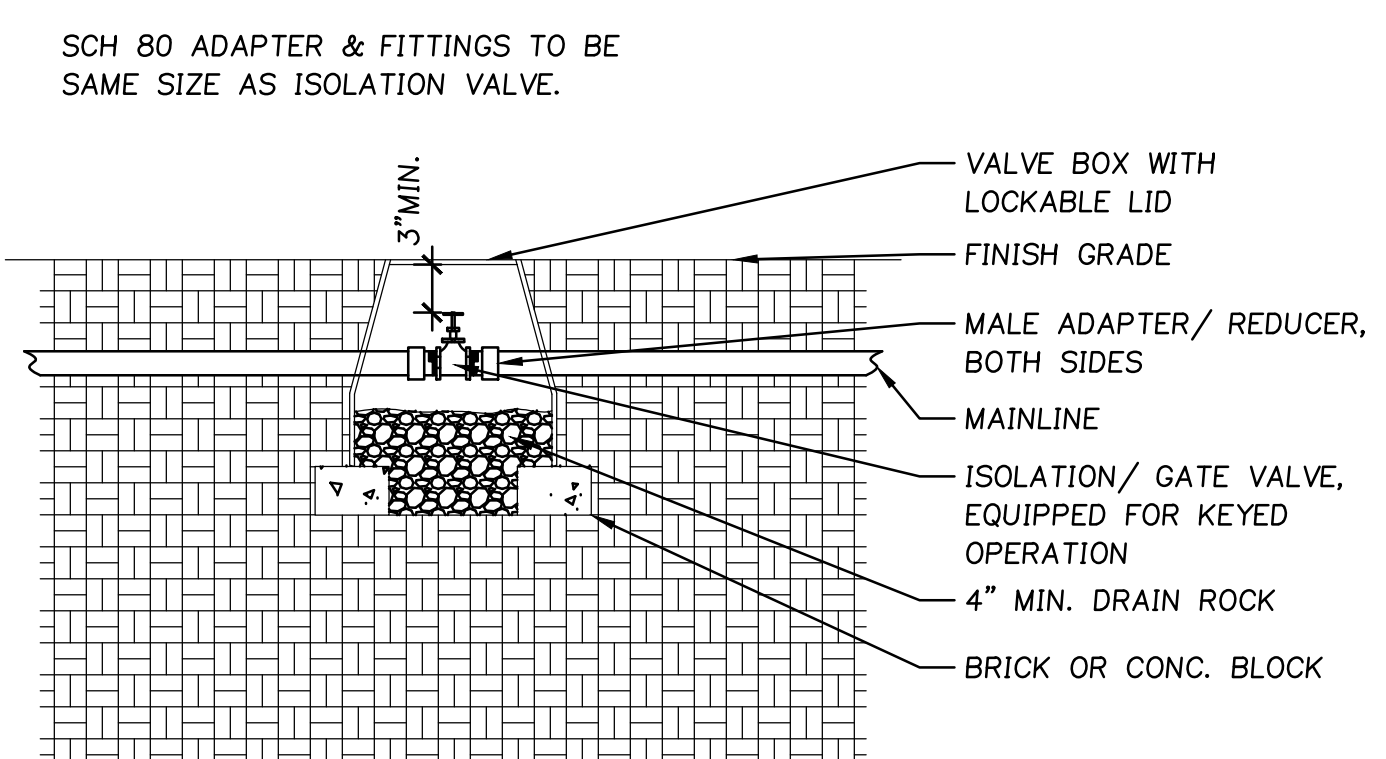
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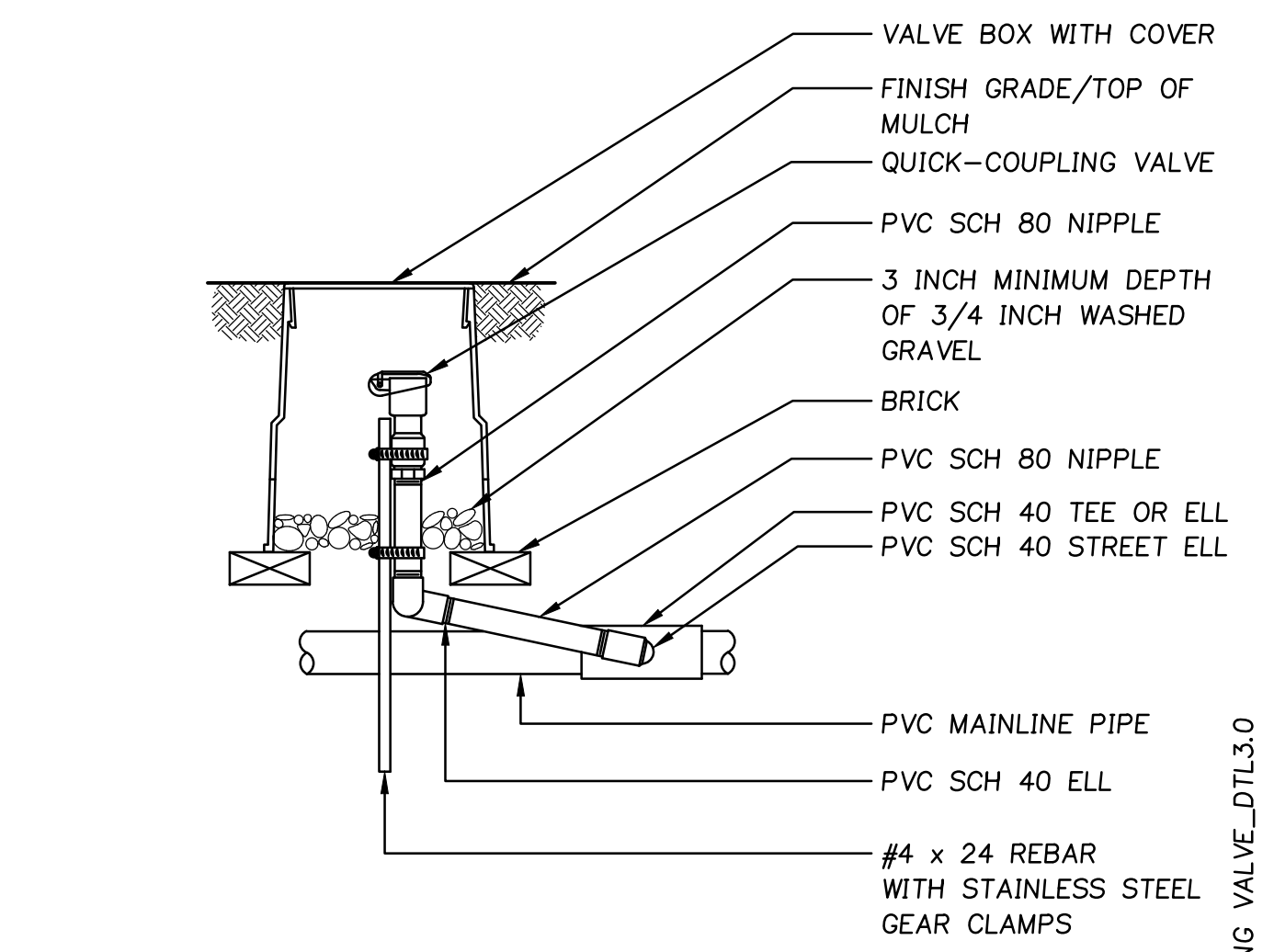




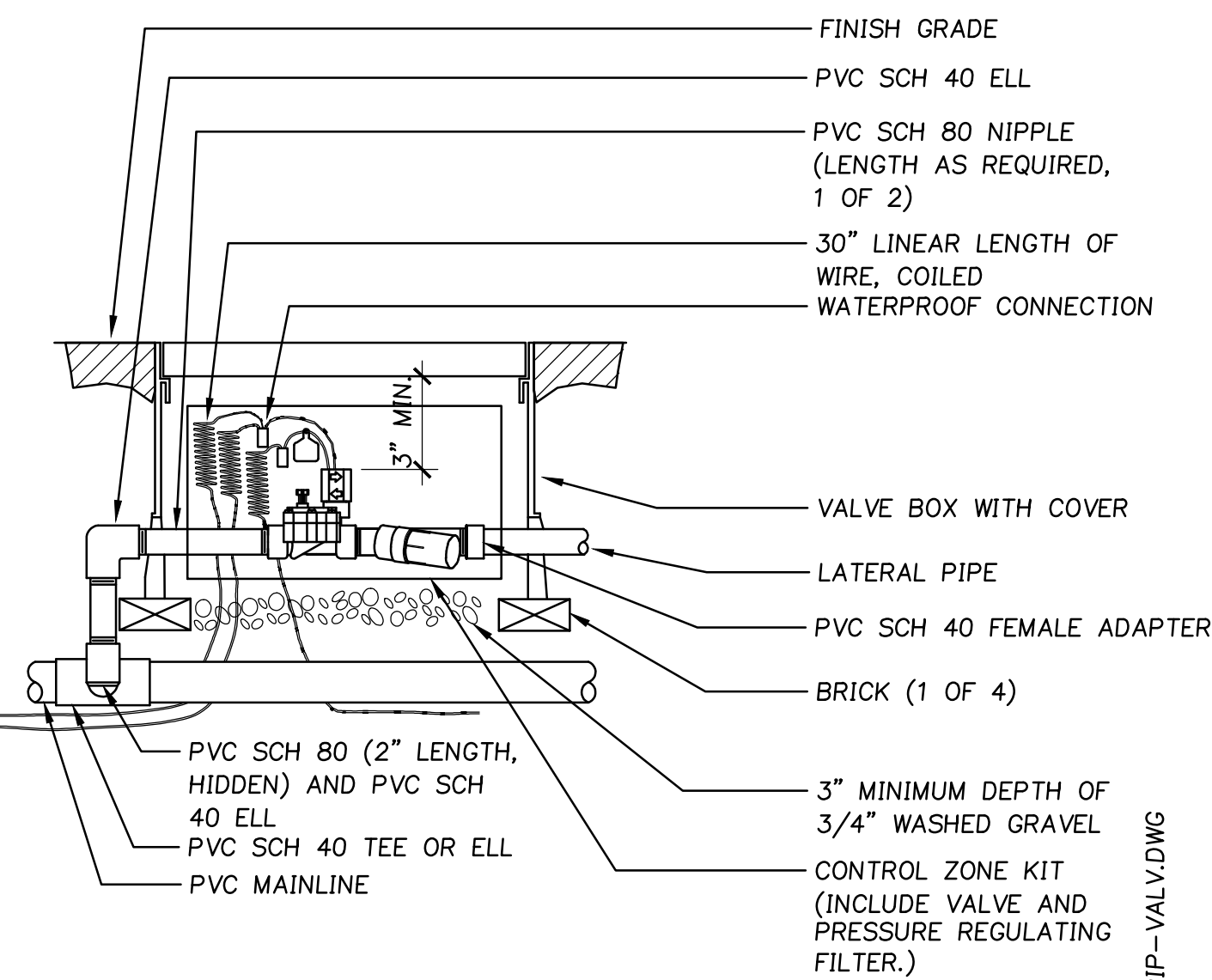
1 POINT OF CONNECTION  
L5.11 SCALE: NTS  
LI-DETL-GEN-POC



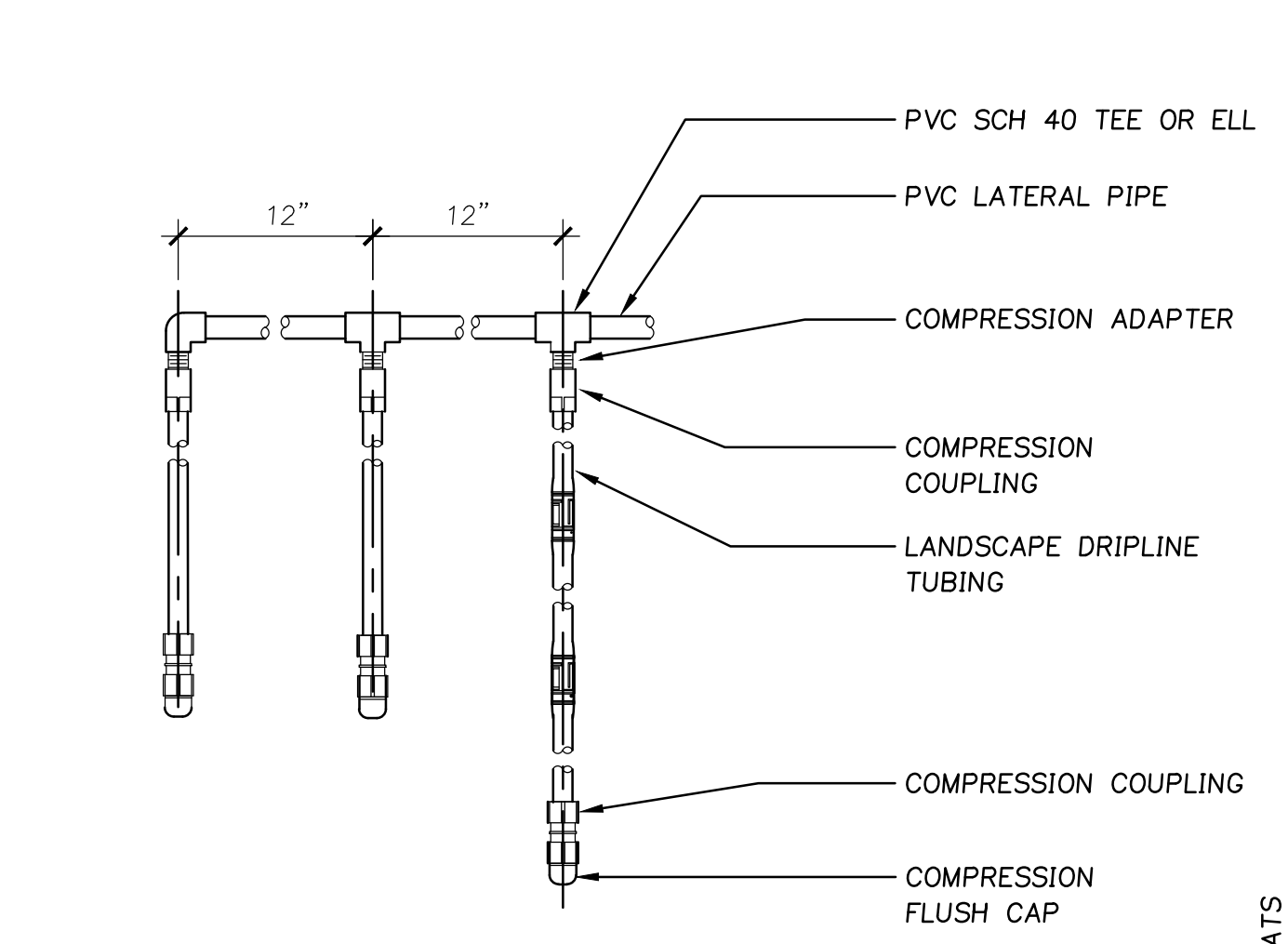
2 ISOLATION/GATE VALVE  
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ISOLATIONGATEVALVE-DTL



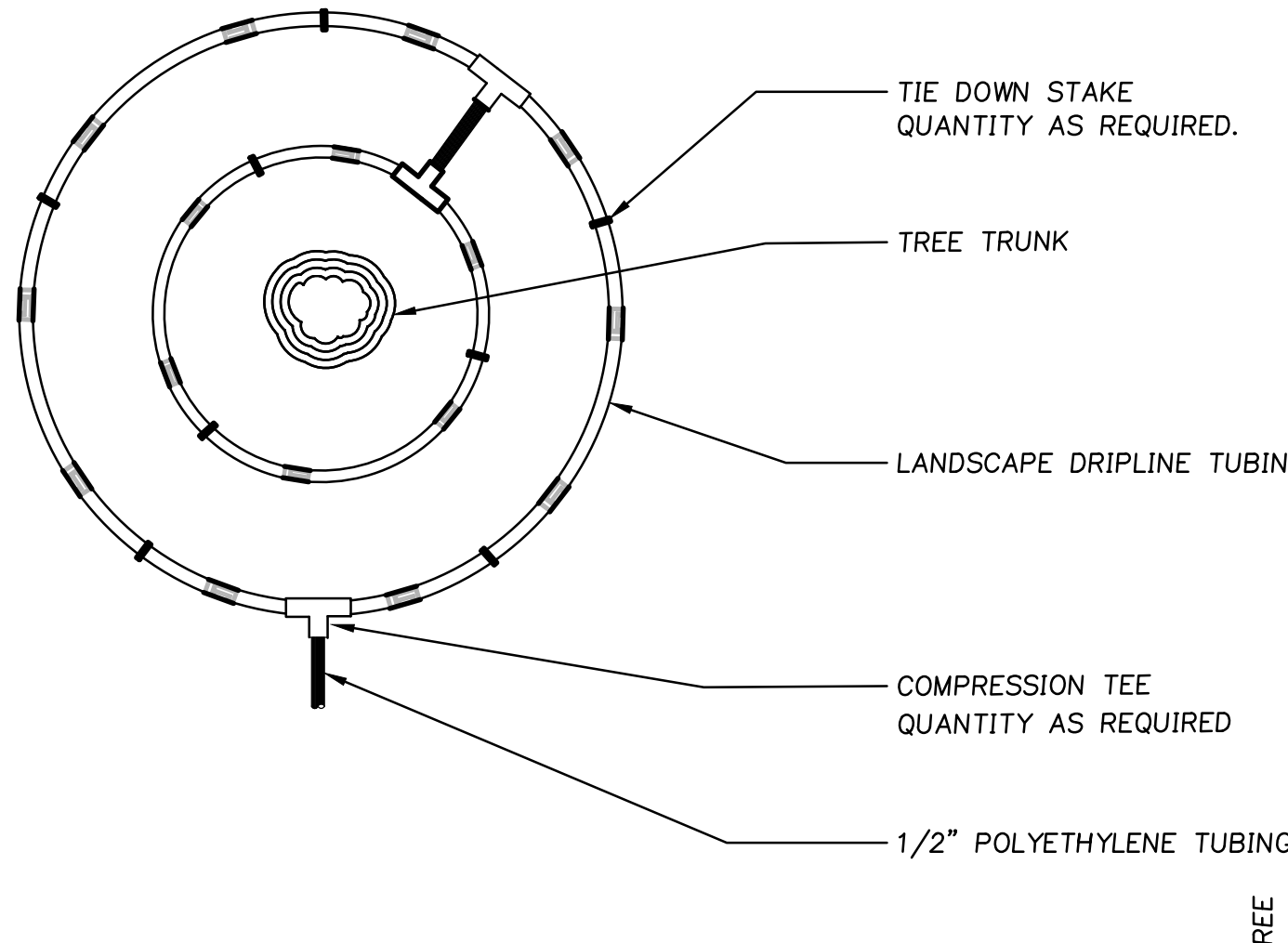
3 QUICK COUPLING VALVE  
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QUICK COUPLING VALVE-DTL3.0



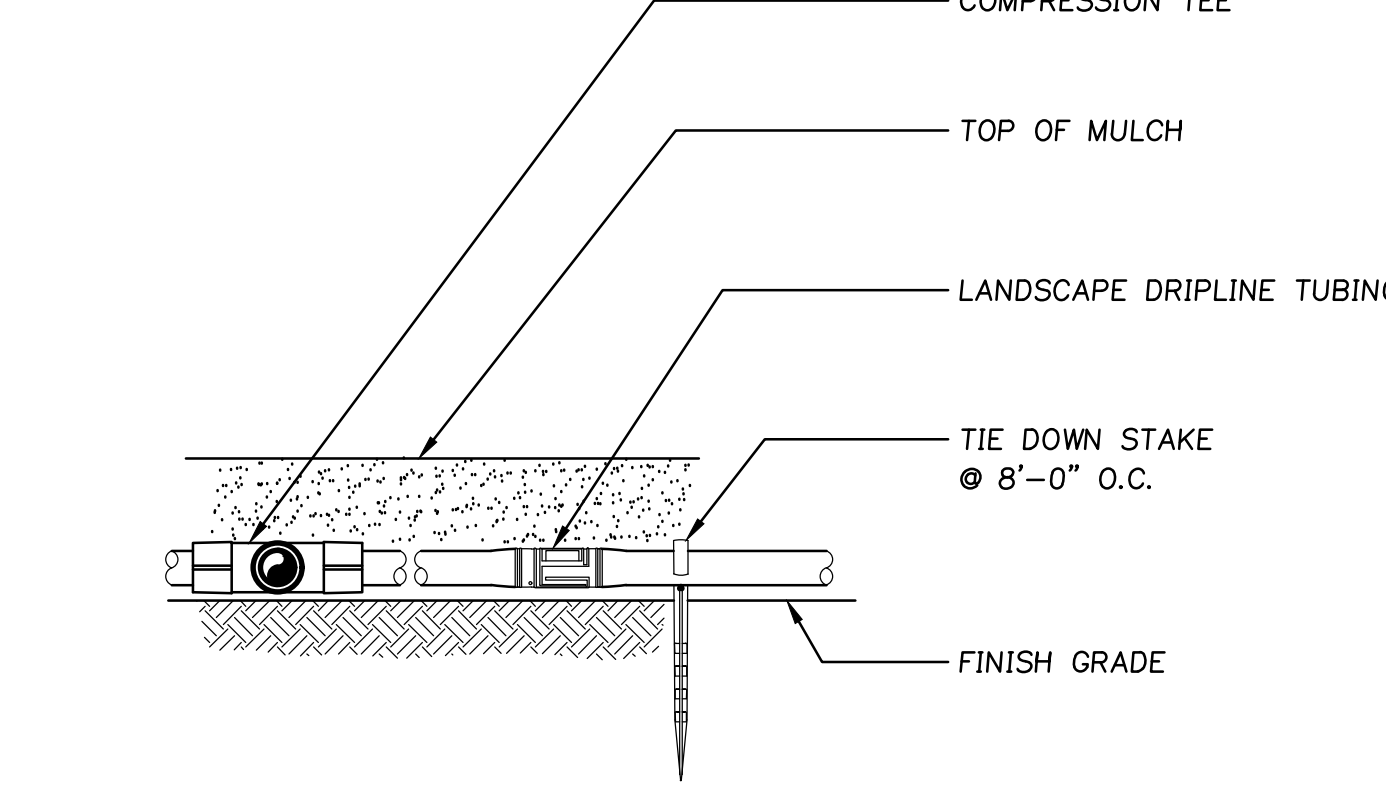
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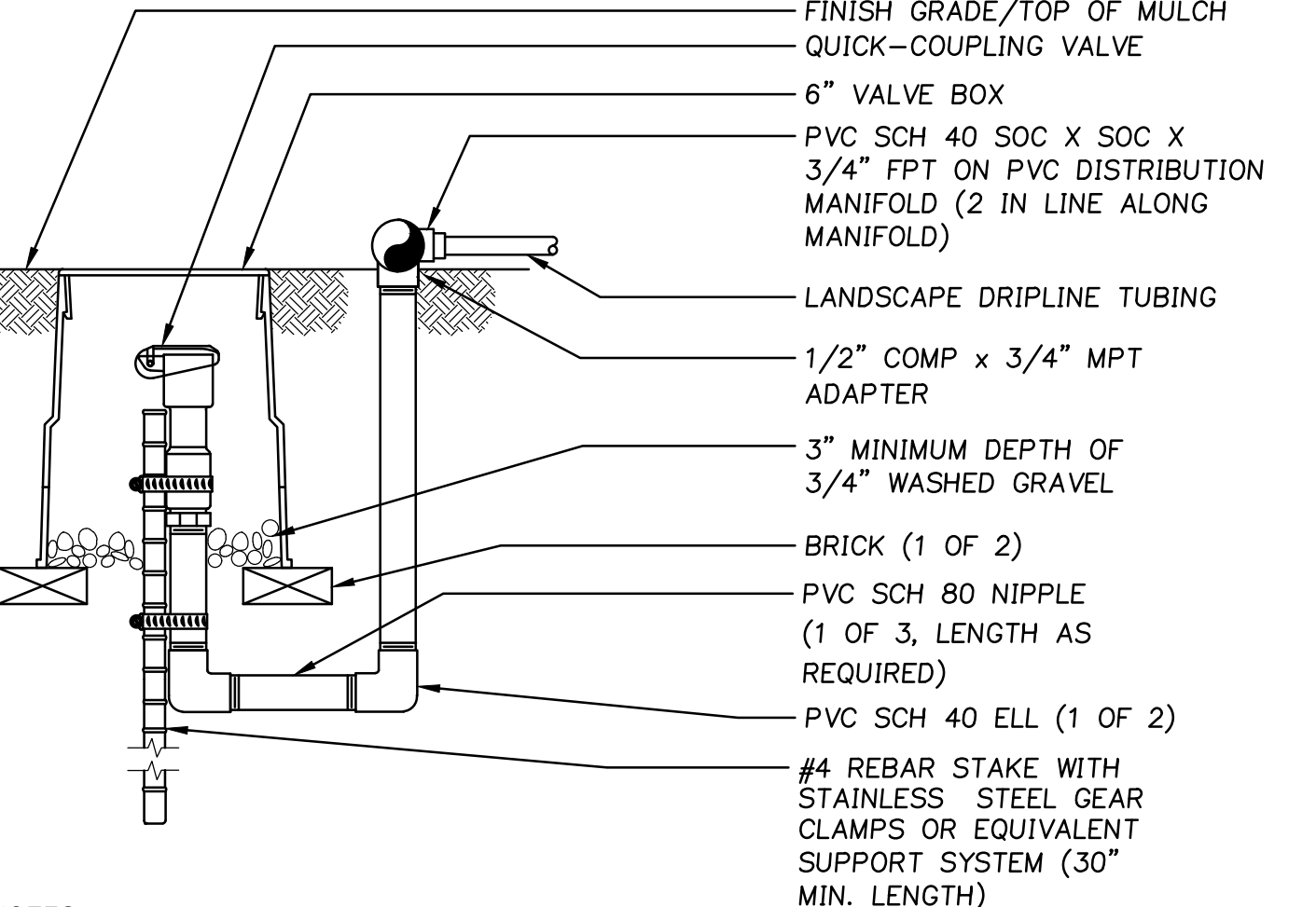
5 LANDSCAPE DRIPLINE LATERALS  
L5.11 POTABLE SYSTEM NTS  
LI-DETL-DRIP-LATS



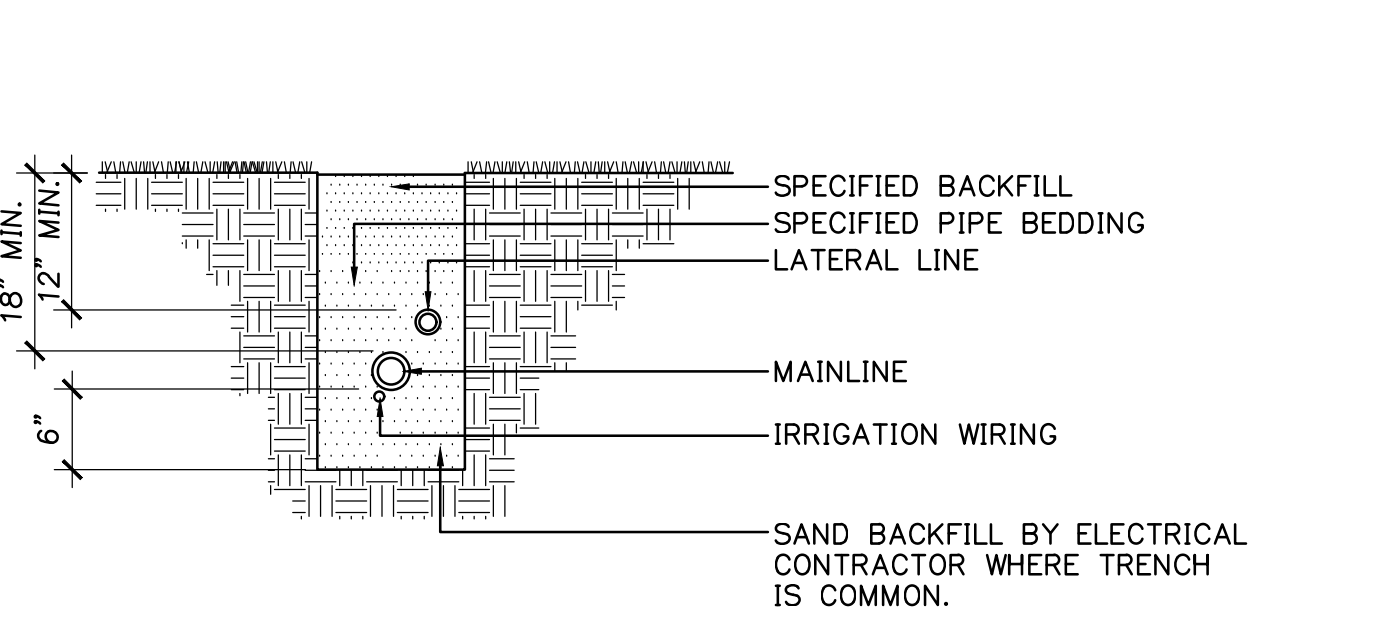
6 DRIPLINE AROUND TREE  
L5.11 NTS  
LI-DETL-DRIP-TREE



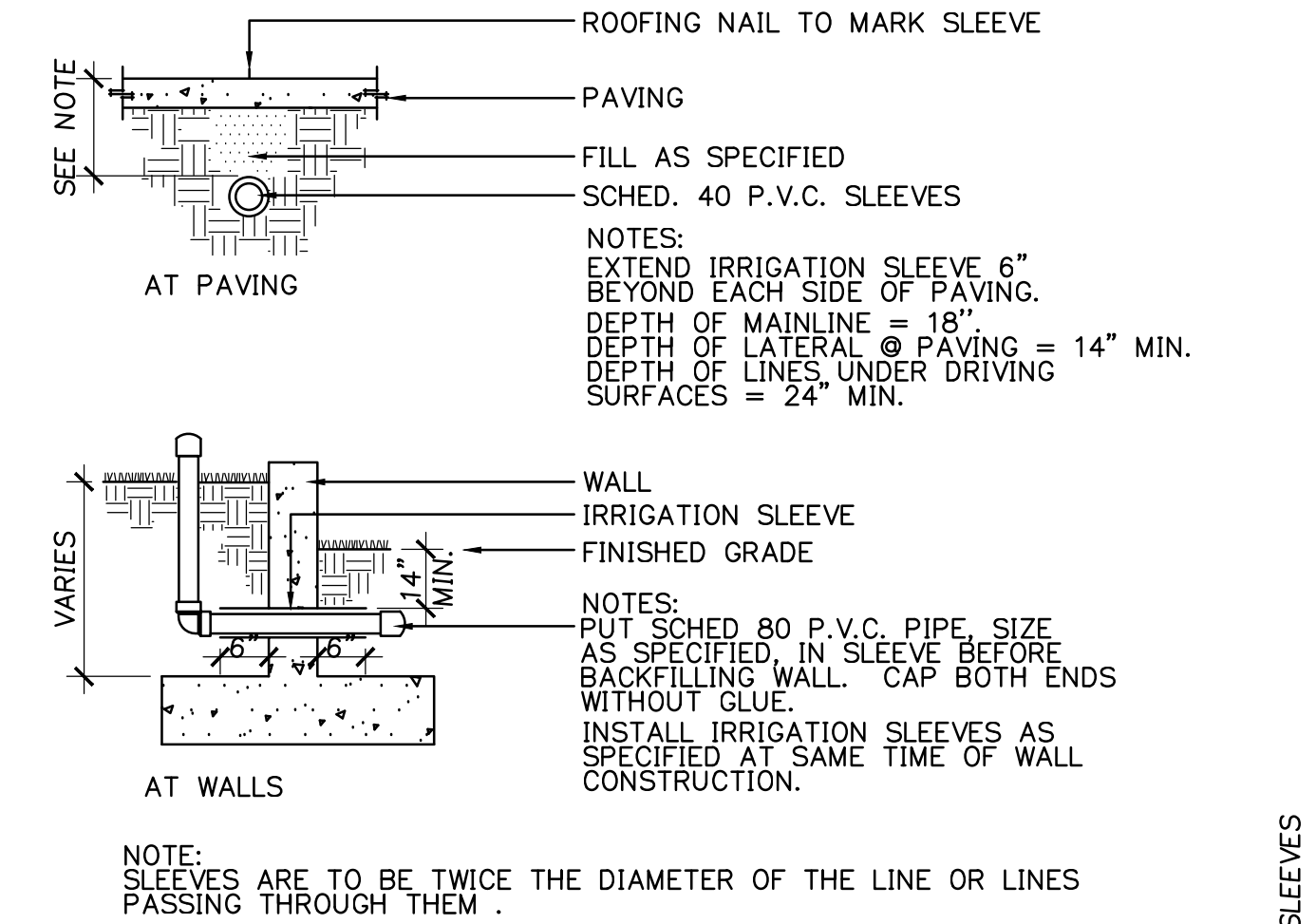
7 LANDSCAPE DRIPLINE ON GRADE  
L5.11 POTABLE SYSTEM NTS  
LI-DETL-DRIP-DWG



8 LANDSCAPE DRIPLINE FLUSH POINT  
L5.11 POTABLE SYSTEM NTS  
LI-DETL-DRIP-FLUSH



9 TYPICAL IRRIGATION TRENCHING  
L5.11 N.T.S.  
LA-TYP-TRENCH



10 IRRIGATION SLEEVES  
L5.11 N.T.S.  
LA\_IRRIGATION SLEEVES



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SHEET TITLE:  
DETAILS

Design Build Irrigation

DRAWN BY: ADS  
CHECKED BY: SPT  
SHEET:

L5.11  
JOB NO. 2190380.01



## DESIGN CRITERIA

1.	GOVERNING BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE w/ WASHINGTON STATE AMMENDMENTS		
2.	RISK CATEGORY		II
3.	LIVE		
4.	ROOF	20 PSF	
4.	SNOW		
	GROUND SNOW (Pg)	35 PSF	
	SLOPED ROOF SNOW (Ps)	35 PSF	
	IMPORTANCE FACTOR	1.0	
	(SNOW BUILD-UP IN ACCORDANCE w/ IBC)		
5.	WIND		
	BASIC WIND SPEED (3 SECOND GUST)	110MPH	
	EXPOSURE		C
6.	SEISMIC		
	0.2 SEC. SPECTRAL RESPONSE ACCELERATION (Ss)	0.536	
	1.0 SEC. SPECTRAL RESPONSE ACCELERATION (S1)	0.245	
	DESIGN SPECTRAL ACCELERATION (SDS)	0.490	
	DESIGN SPECTRAL ACCELERATION (SD1)	0.31	
	SITE CLASSIFICATION		D
	SEISMIC DESIGN CATEGORY		D
	IMPORTANCE FACTOR		1.0
	SEISMIC FORCE RESISTING SYSTEM (SFRS):		
	BUILDING:		
	ORDINARY STEEL MOMENT FRAMES		
	R	3.5	
	DESIGN RESPONSE COEFFICIENT (Cs)	0.14	
	BASE SHEAR (V)		V=Cs * W
	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE		

1. THE PROJECT SPECIFICATIONS, DRAWINGS, STANDARD DETAILS, DETAILS IN THE DRAWINGS, AND THE STRUCTURAL NOTES ARE TO BE COMPLEMENTARY, IN THE CASE OF AN INCONSISTENCE NOT CLARIFIED BY THE DESIGNER OF RECORD THE MOST STRINGENT, HIGHEST QUALITY, AND BEST QUALITY PROVISIONS SHALL BE PROVIDED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. DO NOT SCALE DRAWINGS; COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE WITH AMENDMENTS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
  - A. SIZE AND LOCATION OF ALL OPENINGS, EXCEPT AS NOTED.
  - B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING WALLS
  - C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
  - D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS, EXCEPT AS SHOWN.
  - E. FLOOR AND ROOF FINISHES.
  - F. STAIR FRAMING AND DETAILS, EXCEPT AS SHOWN.
  - G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
  - A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
  - B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
  - C. CONCRETE INSERTS FOR FIXTURES.
  - D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
  - E. SEISMIC BRACING REQUIREMENTS
7. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE THE DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND VISITORS DURING CONSTRUCTION. SUCH MEASURE SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION LOADS, ETC. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE REVIEW OF THE ABOVE ITEMS.
9. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAIL OR APPROVED BY THE STRUCTURAL ENGINEER.
10. CONSTRUCTION LOAD (MATERIAL AND EQUIPMENT) SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/ OR BRACING WHERE STRUCTURES HAVE NOT ATTAINED DESIGN STRENGTH.
11. WHEN A DETAIL IS IDENTIFIED, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS MADE IN EVERY INSTANCE.
12. ANY REFERENCES TO THE RECOMMENDATIONS, GUIDELINES, OR REQUIREMENTS IN NATIONAL PUBLICATIONS, SUCH AS BUT NOT LIMITED TO ASTM, AISC, IBC, ACI, AISC, NDS, OR AWS, IN THE CONSTRUCTION DOCUMENTS SHALL BE FOLLOWED AS IF THEY ARE MANDATORILY SPECIFIED.

1. THE SUBSURFACE INFORMATION AND FOUNDATION DESIGN ARE BASED ON THE FOLLOWING  
GEOTECHNICAL REPORT:  
REPORT PREPARED BY ..... EARTH ENGINEERING, INC.  
DATED ..... JUNE 15, 2020  
(REVISED JULY 6, 2020)

2. FOUNDATIONS FOR THE STRUCTURE HAVE BEEN DESIGNED USING THE FOLLOWING VALUES:  
LONG-DURATION ALLOWABLE SOIL BEARING ..... 3000 PSF  
SHORT-DURATION ALLOWABLE SOIL BEARING ..... 43/3 (LONG DURATION)

3. THE CONTRACTOR SHALL PERFORM EXCAVATIONS, FOOTING CONSTRUCTION AND PREPARATION OF THE  
SUB GRADE UNDER THE SLAB ON GRADE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN  
THE GEOTECHNICAL REPORT AND THE PROJECT SPECIFICATIONS.

4. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN  
THE GEOTECHNICAL REPORT, SHALL BE REPORTED TO THE STRUCTURAL ENGINEER AND/OR  
GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

5. CONTRACTOR WILL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE, GROUND, OR  
SEEPAGE WATER.

6. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE  
REMOVED.

7. SITE PREPARATION, OVEREXCAVATION/RECOMPACTMENT OF SOILS, AND THE INSTALLATION OF  
FOUNDATION AND WALL DRAINS AS REQ'D SHALL BE PERFORMED IN ACCORDANCE WITH  
THE RECOMMENDATIONS PRESENTED IN THIS REPORT.

8. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND  
SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.

CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND REVIEWED BY THE ENGINEER. MIX DESIGNS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

2. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C330. PORTLAND CEMENT SHALL BE TYPE I OR TYPE II AND SHALL CONFORM TO ASTM C150. MINIMUM COARSE AGGREGATE SIZE IS 1/2 INCH (1 1/2" FOR S.O.G.). ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER SEALING THE MIX DESIGN. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. CALCIUM CHLORIDE SHALL NOT BE USED.

3. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:

4. FOOTINGS, SLAB ON GRADE ..... **3500 PSI**

5. CONCRETE SLUMP SHALL BE 4 INCHES +/- 1 INCH. EXCEPTION: MIX DESIGNED WITH PLASTICISER OR WATER REDUCER.

6. MAXIMUM WEIGHT OF NORMAL-WEIGHT CONCRETE SHALL BE 150 PCF AND MAXIMUM WEIGHT OF LIGHT-WEIGHT CONCRETE SHALL BE 115 PCF.

7. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI 304R AND SPECIAL SPECIFICATIONS. ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE THOROUGHLY CLEANED. LAITANCE AND STANDING WATER SHALL BE REMOVED.

8. REINFORCING BARS, ANCHORS, WIRING, ANCHOR BOLTS, EMBEDDED PLATES AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED. "PULLING-UP" WELDED WIRE FABRIC WITH HOOKS DURING CONCRETE PLACEMENT IS NOT PERMITTED.

9. CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS:  
(SEE ACI 318 SECTION 7.7 FOR CONDITIONS NOT NOTED.)

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... **3"**

B. CONCRETE EXPOSED TO EARTH OR WEATHER:  
BARS #6 AND LARGER ..... **2"**  
BARS #4 AND SMALLER ..... **1 1/2"**

C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:  
SLABS, WALLS, JOISTS - #11 BARS AND SMALLER ..... **3/4"**  
BEAMS, COLUMNS - TIES, STIRRUPS, SPIRALS ..... **1 1/2"**

10. REINFORCING STEEL FOR CONCRETE SHALL BE GRADE 60 OR GRADE 75 AS SPECIFIED AND SHALL CONFORM TO ASTM A615 OR ASTM A616. ANCHORS AND REINFORCING STEEL REINFORCING BARS SHALL NOT BE TACK WELDED, WELDED, HEATED, OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

11. WELDING REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D.14. LATEST EDITION E70XX ELECTRODES SHALL BE USED IN WELDING A706 REINFORCING BARS TO STRUCTURAL STEEL.

12. DETAILED OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST EDITION OF THE ACI 313 DETAILING MANUAL.

13. GROUT SHALL BE NON-SHRINKABLE GROUT CONFORMING TO ASTM C1107 AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PRE GROUTING OF BASE PLATES WILL NOT BE PERMITTED.

14. FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE FOR THE REQUIRED CAMBERS/SLOPES. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED THE SPECIFIED 28 DAY STRENGTH OR EXCEEDS 1500 PSI TO CARRY ITS OWN WEIGHT AND SUPERIMPOSED LOADS PER THE APPLICABLE PROVISIONS OF ACI 307.

15. CONDUIT OR PIPE SIZE (OD) SHALL NOT EXCEED 30 PERCENT OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATION OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.

16. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. CORING THROUGH CONCRETE IS NOT PERMITTED EXCEPT WHERE SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.

17. CURE AND PROTECT CONCRETE IMMEDIATELY AFTER PLACEMENT IN ACCORDANCE WITH ACI 308, ACI 305, AND ACI 306. CURING COMPOUNDS USED ON CONCRETE THAT IS TO RECEIVE A RESILIENT TILE FINISH SHALL BE APPROVED BY THE TILE MANUFACTURER BEFORE USE.

18. PROVIDE CONSTRUCTION OR CONTROL JOINTS IN SLABS-ON-GRADE AS SHOWN IN SQUARE DETAILS SO AS TO DIVIDE SLABS INTO APPROXIMATELY RECTANGULAR AREAS NOT OVER 225 SQUARE FEET WITH A RATIO LONG TO SHORT SIDE OF NOT OVER 1.5 AND SPACING NOT EXCEEDING 15'-0" ON CENTER. IN ADDITION, PROVIDE CONTROL JOINTS OFF OF ALL REINTEGRANT CORNERS TO INTERSECTION OF CONTROL JOINTS. BEYOND. PROVIDE CONTROL JOINTS TO CONNECT OFFSET COLUMNS, PITS AND OTHER INTERRUPTIONS TO THE SLAB.

19. AN INDEPENDENT TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TEST. PROVIDE FREE ACCESS TO CONCRETE OPERATIONS AT PROJECT SITE AND COOPERATE WITH APPOINTED FIRM, SUBMIT REQUEST FOR TESTS TO THE TESTING AGENCY. PROVIDE ACCESS TO THE FOLLOWING TESTS: COMPRESSIVE TESTS PRIOR TO COMMENCEMENT OF CONCRETE OPERATIONS, COMPRESSIVE STRENGTH TESTS, ASTM C39/C39M, FOR EACH TEST, MOLD, AND CURE THREE CONCRETE TEST CYLINDERS, OBTAIN TEST SAMPLES FOR EVERY 100 CU YD OR LESS OF EACH CLASS OF CONCRETE PLACED. TAKE ONE ADDITIONAL THREE TEST CYLINDERS DURING COLD & HOT WEATHER CONCRETING AS DEFINED BY ACI 305 AND ACI 306, CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS. PERFORM ONE SLUMP TEST FOR EACH SET OF TEST CYLINDERS TAKEN, FOLLOWING PROCEDURES OF ASTM C143/C143M. PERFORM ONE AIR CONTENT TEST FOR EACH CLASS OF CONCRETE PLACED. PROVIDE ONE TEMPERATURE RECORDING AND ONE WHERE INDICATED ON THE DRAWINGS, INTENTIONALLY ROUGHENED CONCRETE SHALL BE CLEAN AND FREE OF LAITANCE AND ROUGHENED TO A FULL AMPLITUDE OF 1/4".

1. GENERAL DESIGN REQUIREMENTS: COMPLY WITH THE LATEST EDITION OF THE IBC, THE AISC, "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," AND THE METAL BUILDING MANUFACTURERS ASSOCIATION "RECOMMENDED GUIDE SPECIFICATIONS FOR PRE-ENGINEERED METAL BUILDINGS" AND "DESIGN PRACTICES MANUAL" AND "LOW RISE BUILDING SYSTEMS MANUAL."

2. DESIGN LOADS - DESIGN THE BUILDING IN CONFORMANCE WITH THE LATEST EDITION OF THE IBC WITH THE FOLLOWING LOAD CRITERIA:

ROOF:

SNOW (IN ACCORDANCE W/ IBC 2015) .....	25 PSF
COLLATERAL .....	5 PSF

WIND:

BASIC WIND SPEED ((3) SEC GUST) .....	110 MPH
EXPOSURE .....	C
IMPORTANCE FACTOR .....	1.0

SEISMIC:

1.0 SEC. SPECTRAL RESPONSE ACCELERATION (S <sub>1</sub> ) .....	0.536
0.2 SEC. SPECTRAL RESPONSE ACCELERATION (S <sub>s</sub> ) .....	0.245
IMPORTANCE FACTOR .....	1.0
SITE CLASSIFICATION .....	D
BUILDING TYPE R - ORDINARY STEEL MOMENT FRAMES .....	3.5

3. THE DRIFT OF PRIMARY TIE R - TO BE LIMITED TO L/90 FOR THE SUPPORT OF NON-RIGID ROOF & WALL SYSTEMS, FOR RIGID EXTERIOR WALL SYSTEMS, SUCH AS CONCRETE TILT PANEL OR BRICK VENEER, THE DRIFT OF PRIMARY RIGID WALL SYSTEMS IS TO BE COMPATIBLE WITH THE RIGIDITY OF THE WALL SYSTEMS.

4. CONSIDER THE BASES OF MOMENT FRAMES AS PINNED. CALCULATIONS FOR DEFLECTIONS SHALL BE DONE USING ON THE BARE FRAME METHOD. REDUCTION BASED ON ENGINEERING JUDGMENT USING THE ASSUMED COMPOSITE STIFFNESS OF THE BUILDING ENVELOPE SHALL NOT BE PERMITTED.

1. ALL W-SECTION SHAPES SHALL CONFORM TO ASTM A992. CHANNEL SHAPES AND PLATES SHALL CONFORM TO ASTM A36, (UNLESS OTHERWISE NOTED ON THE DWG).
2. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B, (Fy = 35 KSI). MILL TEST REPORTS FOR STEEL PIPE SHALL BE SUBMITTED FOR APPROVAL.
3. HIGH STRENGTH STRUCTURAL SEAMLESS PIPE SHALL CONFORM TO ASTM A500, GRADE B (Fy = 46 KSI).
4. ANCHOR BOLTS SHALL CONFORM TO ASTM A1554 GR 36, UNLESS NOTED OTHERWISE.
5. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" WITH AMENDMENTS, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," WITH AMENDMENTS.
6. BUCKLING-RESTRAINED BRACED FRAMES SHALL CONFORM TO THE REQUIREMENTS OF AISI 341, SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS AS WELL AS THE DESIGN PARAMETERS SET FORTH IN THE DRAWINGS. STRUCTURAL CALCULATIONS AND DETAILS FOR THE BRB CONNECTIONS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECTS TO ARCHITECT/ENGINEER BEFORE ANY CONSTRUCTION TO BEING FOR THE PROJECT.
7. BOLTS 3/4" AND GREATER TO BE ASTM A325 OR ASTM F1582, TYPE 1 (TWIST - OFF TENSION CONTROL BOLTS) WITH THREADS INCLUDED IN SHEAR PLANE. INSTALL PER SECTION 8. MINIMUM PRETENSION AS STATED IN TABLE 8.1 AND INSPECTED PER SECTION 9 OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS. PROVIDE ASTM A490 BOLTS OR ASTM F2280 TWIST-OFF TENSION CONTROL BOLTS WHEN ASTM A490 BOLTS ARE INDICATED ON PLANS OR DETAILS. CONNECTION TYPE IS PRE-TENSIONED UNLESS NOTED OTHERWISE. BOLTS NOTED AS TC (SLIP-CRITICAL) IN DETAILS SHALL BE INSTALLED AS SLIP-CRITICAL WITH FAYING SURFACES PREPARED AS CLASS A SURFACE PER AISI 360. FOR BOLTS 3/4" AND GREATER, THE 3/4" UNF, AISI 307.
8. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
9. HEADED CONCRETE ANCHORS SHALL BE NELSON HEADED CONCRETE ANCHORS (OR APPROVED EQUAL), AND SHALL CONFORM TO ASTM A108. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE STUD WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY.
10. DEFORMED BEAR ANCHORS (OR ANCHORS THAT BE NELSON HEADED BEAR ANCHORS (OR APPROVED EQUAL), AND SHALL BE MADE FROM LOW CARBON STEEL CONFORMING TO ASTM A996. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY.
11. WELDS USED IN MEMBERS & CONNECTIONS DESIGNATED IN THE DRAWINGS AS SEISMIC FORCE RESISTING SYSTEM (SFRS) SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS IN AWS D1.8 SECTION 6.3. (AISC341-10 SECTIONS 4.3.4a&b). WELDS USED IN MEMBERS & CONNECTIONS DESIGNATED IN THE DRAWINGS AS DEMAND CRITICAL (DC) SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS IN AWS D1.8 SECTION 6.3, INCLUDING SUB-CLAUSES 6.3.5, 6.3.6, 6.3.7, & 6.3.8.
12. STRUCTURES & 0° F FOR OUTDOOR UNCONDITIONED STRUCTURES. THE LATEST EDITION OF AWS D1.1, WHERE WELDS ARE FOR MEMBERS DESIGNATED PART OF THE SFRS OR LABELED DEMAND CRITICAL, WELDING PROCEDURES SHALL CONFORM TO AWS D1.8 AND MANUFACTURER'S RECOMMENDATIONS (WHERE APPLICABLE). APPROVED PROCEDURES TO BE SUBMITTED TO SPECIAL INSPECTOR FOR REVIEW AND APPROVAL THEN TO THE ENGINEER FOR REVIEW.
13. SEE FRAME ELEVATIONS FOR LOCATION OF PROTECTED ZONES FOR LATERAL RESISTIVE FRAMES. NO CONNECTIONS OR ATTACHMENTS ARE PERMITTED WITHIN PROTECTED ZONES.
14. LOWEST ANTICIPATED SERVICE TEMPERATURE (LAST) SHALL BE 50° F FOR INDOOR CONDITIONED STRUCTURES & 0° F FOR OUTDOOR UNCONDITIONED STRUCTURES.
15. ALL EXTERIOR STEEL TO BE GALVANIZED, PLUG GALLY HOLES W/ ALUMINUM PLUGS.
16. HEADED SHEAR CONNECTION STUDS ON COMPOSITE STEEL BEAMS SHALL BE UNIFORMLY SPACED U.O.N. DO NOT USE MORE THAN ONE STUD PER RIB WHERE THE NUMBER OF STUDS REQUIRED IS LESS THAN OR EQUAL TO THE NUMBER OF RIBS AVAILABLE. PLACE A MINIMUM OF ONE STUD PER RIB FULL LENGTH OF THE BEAM. PLACE ADDED STUDS IN EACH RIB BEGINNING AT THE SUPPORTS AT EACH AND MOVING TOWARDS THE MID-SPAN UNTIL REQUIRED NUMBER OF STUDS IS SUPPLIED. FOR MULTIPLE STUDS TRANSVERSE TO THE LONGITUDINAL AXIS OF THE BEAM, THE MINIMUM STUD SPACING TO BE 3" OC AND 1" MINIMUM CLEAR FROM THE FLANGE EDGE. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO THE INSTALLATION OF THE HEADED STUDS.
17. OPEN WEB STEEL JOISTS & JOIST GIRDERS WITH THEIR BRIDGING, BRACING, END SUPPORTS AND ANCHORAGE, AND ERECTION STABILITY AND HANDLING REQUIREMENTS SHALL CONFORM TO THE APPLICABLE STEEL JOIST INSTITUTE STANDARD SPECIFICATIONS FOR STEEL JOISTS AND JOIST GIRDERS, LATEST EDITION. TOP CHORDS OF JOISTS AND JOIST GIRDERS SHALL CONSIST OF ANGLES OR TEES.
18. SUBMIT ERECTION DRAWINGS AND CALCULATIONS (BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT) FOR THE DESIGN OF THE STEEL JOISTS AND JOIST GIRDERS. PER SECTION 2207 OF THE IBC, PROVIDE A CERTIFICATE OF COMPLIANCE FROM THE MANUFACTURER TO SECTION 2207. THE APPROVED ERECTION DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED TO JURISDICTION FOR REVIEW AND PERMITTING. CONTRACTOR TO COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER LOADS WITH THE JOIST DESIGNER.
19. WELDS SHALL CONFORM TO AWS SPECIFICATIONS. WELDERS SHALL BE CERTIFIED UNDER AWS SPECIFICATIONS. E70xx ELECTRODES SHALL BE USED FOR ALL WELDS.

POST-INSTALLED ANCHOR SYSTEMS SHALL COMPLY WITH THE LATEST REVISION OF ICC-ES ACCEPTANCE CRITERIA AND HAVE A VALID ICC-ES REPORT (OR APPROVED EQUIVALENT) IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.

2. UNLESS OTHERWISE NOTED ON THE DRAWINGS USE ANCHORS LISTED BELOW:

- EXPANSION ANCHORS IN CONCRETE SHALL BE ONE OF THE FOLLOWING:
  - HILTI HSL-3 CARBON STEEL HEAD & DUTY EXPANSION ANCHOR (ICC-ES REPORT ESR-1545)
  - HILTI HDA CARBON STEEL HEAD & DUTY EXPANSION ANCHOR (ICC-ES REPORT ESR-1546)
  - HILTI KWIK BOLT TZ CARBON AND STAINLESS STEEL ANCHORS (ICC-ES REPORT ESR-1917)
  - DeWALT POWER-STD+SD2 ANCHOR (ICC-ES REPORT ESR-2502)
  - SIMPSON STRONG-TIE STRONG-BOLT 2 ANCHOR (ICC-ES REPORT ESR-3037)
- ADHESIVE ANCHORS IN CONCRETE SHALL BE ONE OF THE FOLLOWING:
  - HILTI HIT-RE 500 V3 ADHESIVE ANCHOR (ICC-ES REPORT ESR-3814)
  - HILTI HIT-HY 200 ADHESIVE ANCHOR (ICC-ES REPORT ESR-3187)
  - DeWALT PURE 110+ EPOXY ADHESIVE ANCHOR (ICC-ES REPORT ESR-3298)
  - DeWALT AC208+ ADHESIVE ANCHOR (ICC-ES REPORT ESR-402)
  - SIMPSON STRONG-TIE AT-XP EPOXY ADHESIVE ANCHOR (APMO UES ESR-2508)
  - SIMPSON STRONG-TIE AT-XP EPOXY ADHESIVE ANCHOR (APMO UES ESR-263)
- SCREW ANCHORS IN CONCRETE SHALL BE ONE OF THE FOLLOWING:
  - DeWALT SCREW-BOLT+ SCREW ANCHOR (ICC-ES REPORT ESR-3889)
  - HILTI KWIK HUS-EZ SCREW ANCHOR (ICC-ES REPORT ESR-3027)
  - SIMPSON STRONG-TIE TITEN HD SCREW ANCHOR (ICC-ES REPORT ESR-2713)
- ANCHORS IN CONCRETE OVER STEEL DECK SHALL BE ONE OF THE FOLLOWING:
  - HILTI KWIK BOLT TZ CARBON AND STAINLESS STEEL ANCHORS (ICC-ES REPORT ESR-1917)
  - HILTI HIT-RE 500 V3 ADHESIVE ANCHORS (ICC-ES REPORT ESR-3814)
  - DeWALT POWER-STD+SD2 EXPANSION ANCHOR (ICC-ES REPORT ESR-2502)
  - DeWALT POWER-STD+SD1 EXPANSION ANCHOR (ICC-ES REPORT ESR-2818)
  - DeWALT SCREW-BOLT+ SCREW ANCHOR (ICC-ES REPORT ESR-3889)
  - SIMPSON STRONG-TIE STRONG-BOLT 2 WEDGE ANCHOR (ICC-ES REPORT ESR-3037)
  - SIMPSON STRONG-TIE TITEN HD SCREW ANCHOR (ICC-ES REPORT ESR-2713)
- EXPANSION ANCHORS IN MASONRY SHALL BE ONE OF THE FOLLOWING:
  - HILTI KWIK BOLT 3 (KB3) ANCHORS (ICC-ES ESR-1385)
  - DeWALT POWER-STD+SD1 (ICC-ES ESR-2818)
  - SIMPSON STRONG-TIE WEDGE-ALL ANCHOR (ICC-ES REPORT ESR-1396)
  - SIMPSON STRONG-TIE STRONG-BOLT 2 WEDGE ANCHOR (APMO UES ESR-240)
- ADHESIVE ANCHORS IN MASONRY SHALL BE ONE OF THE FOLLOWING:
  - HILTI HIT-HY 70 ADHESIVE ANCHOR (ICC-ES REPORT ESR-2682)
  - DeWALT AC100+ GOLD ADHESIVE ANCHOR (ICC-ES REPORT ESR-3200 FOR CMU & ICC-ES REPORT ESR-4105 FOR UNREINFORCED MASONRY)
  - SIMPSON STRONG-TIE SET EPOXY ADHESIVE ANCHOR (ICC-ES REPORT ESR-1772)
  - SIMPSON STRONG-TIE SET-XP EPOXY ADHESIVE ANCHOR (APMO UES ESR-265)
  - SIMPSON STRONG-TIE AT-XP EPOXY ADHESIVE ANCHOR (APMO UES ESR-281)
- SCREW ANCHORS IN MASONRY SHALL BE ONE OF THE FOLLOWING:
  - HILTI KWIK HUS-EZ SCREW ANCHOR (ICC-ES REPORT ESR-3056)
  - DeWALT SCREW-BOLT+ SCREW ANCHOR (ICC-ES REPORT ESR-4042)
  - SIMPSON STRONG-TIE TITEN HD SCREW ANCHOR (ICC-ES REPORT ESR-1056)

3. ANCHORS INSTALLED IN THE BOTTOM OF CONCRETE OVER STEEL DECK SHALL BE INSTALLED IN THE BOTTOM FLUTE ONLY.

4. ANCHORS ARE NOT TO BE INSTALLED UNTIL CONCRETE HAS REACHED ITS DESIGN STRENGTH.

5. FOR ANCHOR EMBEDMENT, SEE DRAWINGS OR TYPICAL DETAIL. USE EMBEDMENT RECOMMENDED BY MANUFACTURER WHERE NO EMBEDMENT IS SHOWN.

6. MANUFACTURER'S INSTALLATION TRAINING AND CERTIFICATION IS REQUIRED ON ALL POST-INSTALLED ANCHORS FOR ANCHOR INSTALLER.

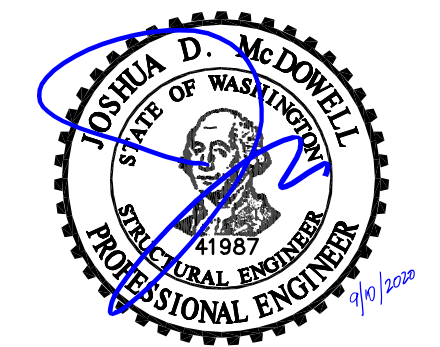
7. CONTRACTOR COORDINATE ANCHOR AND REINFORCING LOCATION. IT IS UNACCEPTABLE TO CUT REBAR FOR POST INSTALLED ANCHORS WITHOUT PRIOR APPROVAL FROM A&E.

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SHEET TITLE:  
**STRUCTURAL  
GENERAL  
NOTES**

DRAWN BY: JMB

CHECKED BY: ACR

SHEET

**\$0.00**

JOB NO. **2190380.00**

## CONTACT INFORMATION

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JOB NO. **2190380.00**

**BID SET 09/14/2020**

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STRUCTURAL OBSERVATIONS

IN ACCORDANCE W/ IBC CH 17 & AT THE DIRECTION OF THE ENGINEER OF RECORD, THE FOLLOWING ITEMS REQUIRE PERIODIC STRUCTURAL OBSERVATION. NOTIFY ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE A DESIGNATED WORK IS TO BE COVERED.

ITEM	DESCRIPTION
1. FOUNDATION	REINFORCING STEEL

ENGINEER OF RECORD REVIEWED DOCUMENTS

CONTRACTOR TO SUBMIT THE FOLLOWING BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT TO ARCHITECT / ENGINEER. SUBMISSION TO THE CITY/JURISDICTION IS NOT REQUIRED.

ITEM
1. CONCRETE MIX DESIGN*

\*NOTE: CONCRETE MIX DESIGN(S) REQUIRE AN ENGINEER'S STAMP

STRUCTURAL DEFERRED SUBMITTALS

CONTRACTOR TO SUBMIT DRAWINGS & CALCULATIONS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT TO ARCHITECTURE / ENGINEER BEFORE SUBMITTING TO JURISDICTION FOR REVIEW & PERMITTING

ITEM
1. PRE ENGINEERED METAL BUILDING

\*NOTE: CONCRETE MIX DESIGN(S) REQUIRE AN ENGINEER'S STAMP BUT DOES NOT NEED TO BE SUBMITTED TO JURISDICTIONS

SPECIAL INSPECTION

IN ACCORDANCE WITH IBC CHAPTER 17, THE FOLLOWING TYPES OF WORK REQUIRE SPECIAL INSPECTION. SEE THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR INSPECTION AND TESTING. SPECIAL INSPECTION SHALL BE PAID FOR AND PROVIDED BY THE OWNER.

MATERIAL	TASK	FREQUENCY		RESPONSIBLE FIRM
		CONTINUOUS	PERIODIC	
CAST-IN-PLACE CONCRETE	REINFORCING STEEL, INCLUDING PRESTRESSING STEEL, AND PLACEMENT	-	INSP	SPECIAL INSPECTOR
	USE OF REQUIRED CONCRETE DESIGN MIX	-	INSP	SPECIAL INSPECTOR
	SHAPE, LOCATION, & DIMENSIONS OF CONCRETE MEMBER	-	INSP	SPECIAL INSPECTOR
	BOLTS INSTALLED IN CONCRETE	INSP	-	SPECIAL INSPECTOR
	REINFORCED CONCRETE PLACEMENT	INSP	-	SPECIAL INSPECTOR
	ADHESIVE ANCHORS	INSP	-	SPECIAL INSPECTOR
	EXPANSION ANCHORS	-	INSP	SPECIAL INSPECTOR
	SPECIFIED CURING TECHNIQUES	-	INSP	SPECIAL INSPECTOR
	CONCRETE MATERIALS	-	TEST	TESTING LAB
	SHOP FABRICATION	-	-	NOTE 1
STRUCTURAL STEEL, STEEL DECK, & PRECAST CONCRETE	SHOP WELDING	-	-	NOTE 1
	STEEL FRAME FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS	-	INSP	SPECIAL INSPECTOR
	FIELD WELDED CONNECTIONS			
	SINGLE-PASS FILLET WELDS EQUAL TO OR LESS THAN 5/16"	-	INSP	SPECIAL INSPECTOR
		INSP	-	SPECIAL INSPECTOR
	SINGLE-PASS FILLET WELDS GREATER THAN 5/16"	INSP	-	SPECIAL INSPECTOR
	MULTI-PASS FILLET WELDS	INSP	-	SPECIAL INSPECTOR
	PJP GROOVE WELDS	INSP	-	SPECIAL INSPECTOR
	CJP GROOVE WELDS	BEFORE	-	INSP
		DURING	-	TESTING LAB
		AFTER	-	TESTING LAB
	DECK WELDS	-	INSP	SPECIAL INSPECTOR
	WELDING OF REINFORCING STEEL	INSP	-	NOTE 2
	HEADED STUDS	-	TEST	SPECIAL INSPECTOR
		-	TEST	SPECIAL INSPECTOR
	HIGH-STRENGTH BOLT INSTALLATION (BEARING TYPE)	-	INSP	SPECIAL INSPECTOR
		-	TEST	TESTING LAB
	HIGH-STRENGTH BOLT INSTALLATION (SLIP-CRITICAL)	-	INSP	SPECIAL INSPECTOR
		-	TEST	TESTING LAB
	ERECTION OF PRECAST CONCRETE MEMBERS	-	INSP	SPECIAL INSPECTOR
COLD-FORMED STEEL FRAMING	FIELD WELDED CONNECTIONS	-	INSP	SPECIAL INSPECTOR
	ADHESIVE ANCHORS	INSP	-	SPECIAL INSPECTOR
	EXPANSION ANCHORS	-	INSP	SPECIAL INSPECTOR
	SCREWS	-	INSP	SPECIAL INSPECTOR
	FIELD WELDED CONNECTIONS	-	INSP	SPECIAL INSPECTOR
METAL FABRICATIONS, METAL-483/42 STAIRS, RAILINGS, & HANDRAILS	ADHESIVE ANCHORS	INSP	-	SPECIAL INSPECTOR
	EXPANSION ANCHORS	-	INSP	SPECIAL INSPECTOR
	CONCRETE PLACEMENT	-	INSP	SPECIAL INSPECTOR
	CONCRETE MATERIALS	-	TEST	TESTING LAB

NOTES:

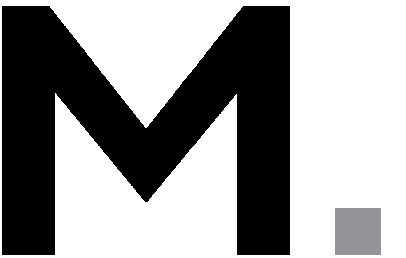
1.

SPECIAL INSPECTION OF SHOP FABRICATION AND SHOP WELDING SHALL MATCH THE REQUIREMENTS FOR FIELD FABRICATION AND FIELD WELDING UNLESS SHOP CERTIFICATION DOCUMENTS ARE REVIEWED AND ACCEPTED BY THE OWNER. IF APPROVED BY THE OWNER, SPECIAL INSPECTION OF SHOP FABRICATION AND SHOP WELDING SHALL NOT BE REQUIRED FOR CERTIFIED FABRICATORS AS REQUIRED BY THE STRUCTURAL STEEL SECTION OF THE GENERAL STRUCTURAL NOTES. EXCEPTIONS: ALL COMPLETE-PENETRATION WELDS ARE REQUIRED TO BE ULTRASONICALLY TESTED BY AN INDEPENDENT TESTING LAB.
2.

CONTINUOUS INSPECTION REQUIRED FOR WELDING OF REINFORCING STEEL RESISTING FLEXURAL & AXIAL FORCES IN INTERMEDIATE & SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALL OF CONCRETE, & SHEAR REINFORCEMENT. PERIODIC INSPECTION IS ACCEPTABLE FOR WELDING OF OTHER REINFORCING STEEL.

ABBREVIATIONS

@	AT	JST	JOIST
AB	ANCHOR BOLT	K	KIPS
ACI	AMERICAN CONCRETE INSTITUTE	KSF	KIPS PER SQUARE FOOT
ADD'L	ADDITIONAL	KSI	KIPS PER SQUARE INCH
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	L	ANGLE
AFF	ABOVE FINISH FLOOR	LL	LIVE LOAD
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LLH	LONG LEG HORIZONTAL
ALT	ALTERNATE	LLV	LONG LEG VERTICAL
APPROX	APPROXIMATE	LONG	LONGITUDINAL
ARCH	ARCHITECT(URAL)	LSL	LAMINATED STRAND LUMBER
ATR	ALL-THREAD ROD	LVL	LAMINATED VENEER LUMBER
B/	BOTTOM OF	MAS	MASONRY
BE	BOUNDARY ELEMENT	MATL	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MB	MACHINE BOLT
BM	BEAM	MECH	MECHANICAL
BN	BOUNDARY NAIL(ING)	MFR	MANUFACTURER
BOTT	BOTTOM	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTL	METAL
CFS	COLD FORMED STEEL	(N)	NEW
CIP	CAST-IN-PLACE	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NO. / #	NUMBER
CL /	CENTER LINE	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
CMU	CONCRETE MASONRY UNIT	NTE	NOT TO EXCEED
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONN	CONNECTION	OD	OUTSIDE DIAMETER
CONST JOINT	CONSTRUCTION JOINT	OF / OSF	OUTSIDE FACE
CONT	CONTINUOUS	OH	OPPOSITE HAND
COORD	COORDINATE	OPNG	OPENING
CTR / CNTR	CENTER	OPP	OPPOSITE
d	PENNY (NAILS)	OWWJ	OPEN WEB WOOD JOIST
DBA	DEFORMED BAR ANCHOR	PDA	POWDER DRIVEN ANCHOR
DBL	DOUBLE	PJ	PANEL JOINT
DC	DEMAND CRITICAL WELD	PL /	PLATE
DET / DTL	DETAIL	PLB	PARALLAM BEAM
DFL	DOUGLAS FIR/LARCH	PLYWD / PLY	PLYWOOD
DIA / Ø	DIAMETER	PNL	PANEL
DIAPH	DIAPHRAGM	PS	POUR STRIP
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DL	DEAD LOAD	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PSL	PARALLEL STRAND LUMBER
E/	EDGE OF	PT	PRESSURE TREATED
EA	EACH	REF	REFERENCE
EF	EACH FACE	REINF	REINFORCING
EIFS	EXTERIOR INSULATED FINISH...	REQ / REQ'D	REQUIRED
ELECT	ELECTRICAL	REV	REVISION
ELEV	ELEVATION	SCHED	SCHEDULE
EN	EDGE NAIL(ING)	SFRS	SEISMIC FORCE RESISTING SYSTEM
ENGR	ENGINEER	SHTG / SHT'G	SHEATHING
EQ	EQUAL	SIM	SIMILAR
ES	EACH SIDE	SLRS	SEISMIC LOAD RESISTIVE SYSTEM
EW	EACH WAY	SLV	SHORT LEG VERTICAL
EXIST / ( E )	EXISTING	SMS	SHEET METAL SCREW
EXP JT / EJ	EXPANSION JOINT	SOG	SLAB ON GRADE
EXT	EXTERIOR	SP	SPACE (D)(S)
F/	FACE OF	SPEC(S)	SPECIFICATION
FB	FLAT BAR	STAGG	STAGGERED
FIN	FINISHED)	STD	STANDARD
FLR	FLOOR	STIFF	STIFFENER
FND	FOUNDATION	T&B	TOP & BOTTOM
FOW	FACE OF WALL	T/	TOP OF
FS	FAR SIDE	THK	THICK / THICKNESS
FT	FEET / FOOT	TL	TOTAL LOAD
FTG	FOOTING	TN	TOE NAIL
GA	GAUGE	TRANS / TRANSV	TRANSVERSE
GALV	GALVANIZED	TS	TUBE STEEL
GLB	GLULAM BEAM	TYP	TYPICAL
HCM	HOLLOW CLAY MASONRY	UON / UNO	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HORIZ	HORIZONTAL	W/	WITH
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	W/O	WITHOUT
HWS	HEADED WELD STUD	WD	WOOD
IBC	INTERNATIONAL BUILDING CODE	WF	WIDE FLANGE BEAM
ID	INSIDE DIAMETER	WP	WORK POINT
IF	INSIDE FACE	WWF	WELDED WIRE FABRIC
INSP	INSPECTION / INSPECTOR		
INT	INTERIOR		



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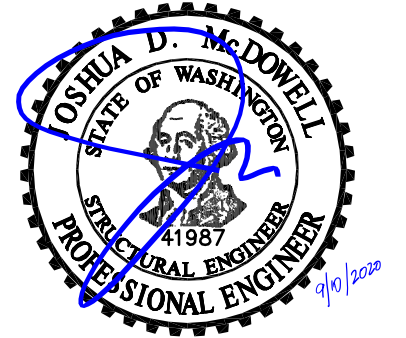
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Revision Schedule	
Revision Delta	Issue Date

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NOTES

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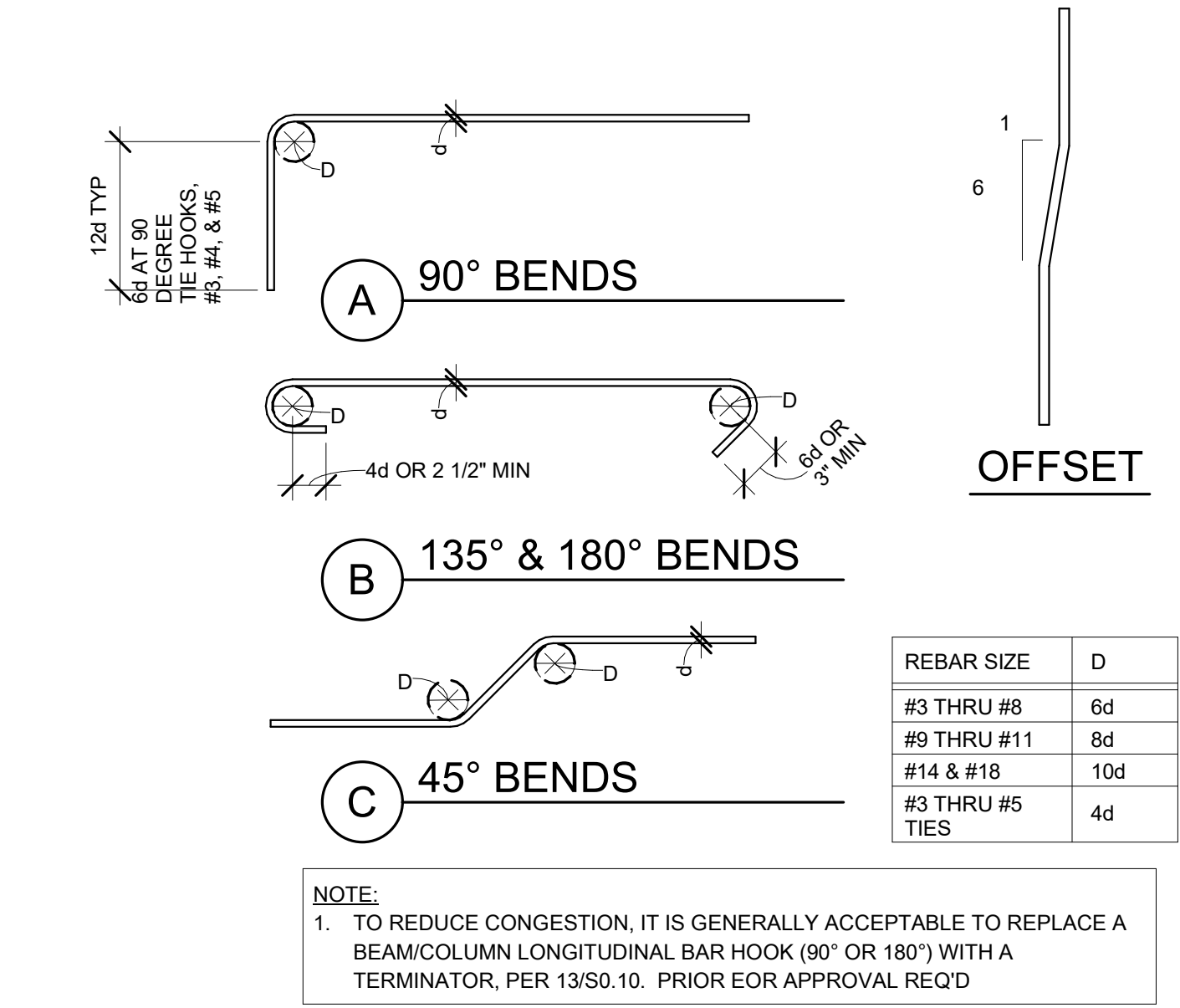
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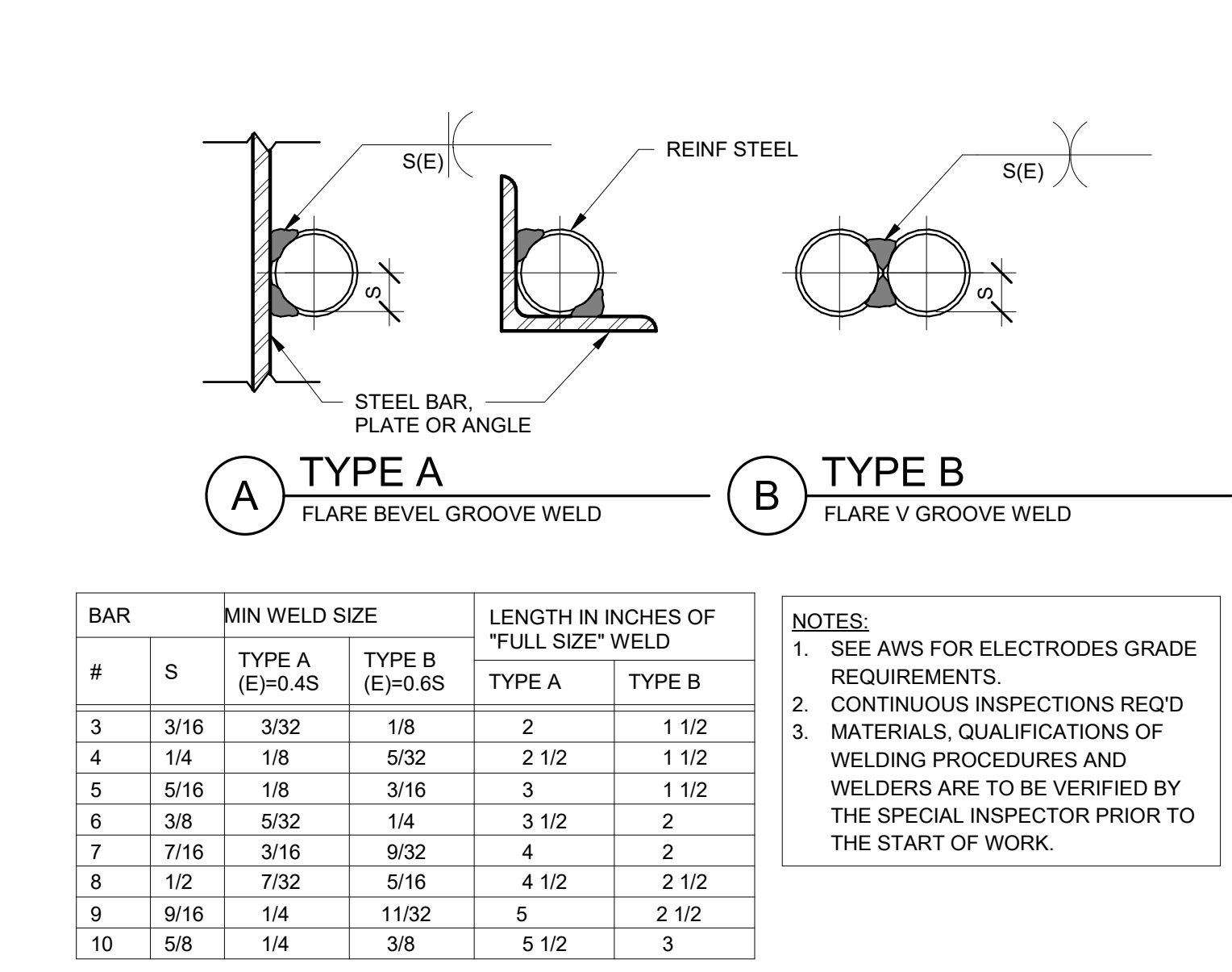
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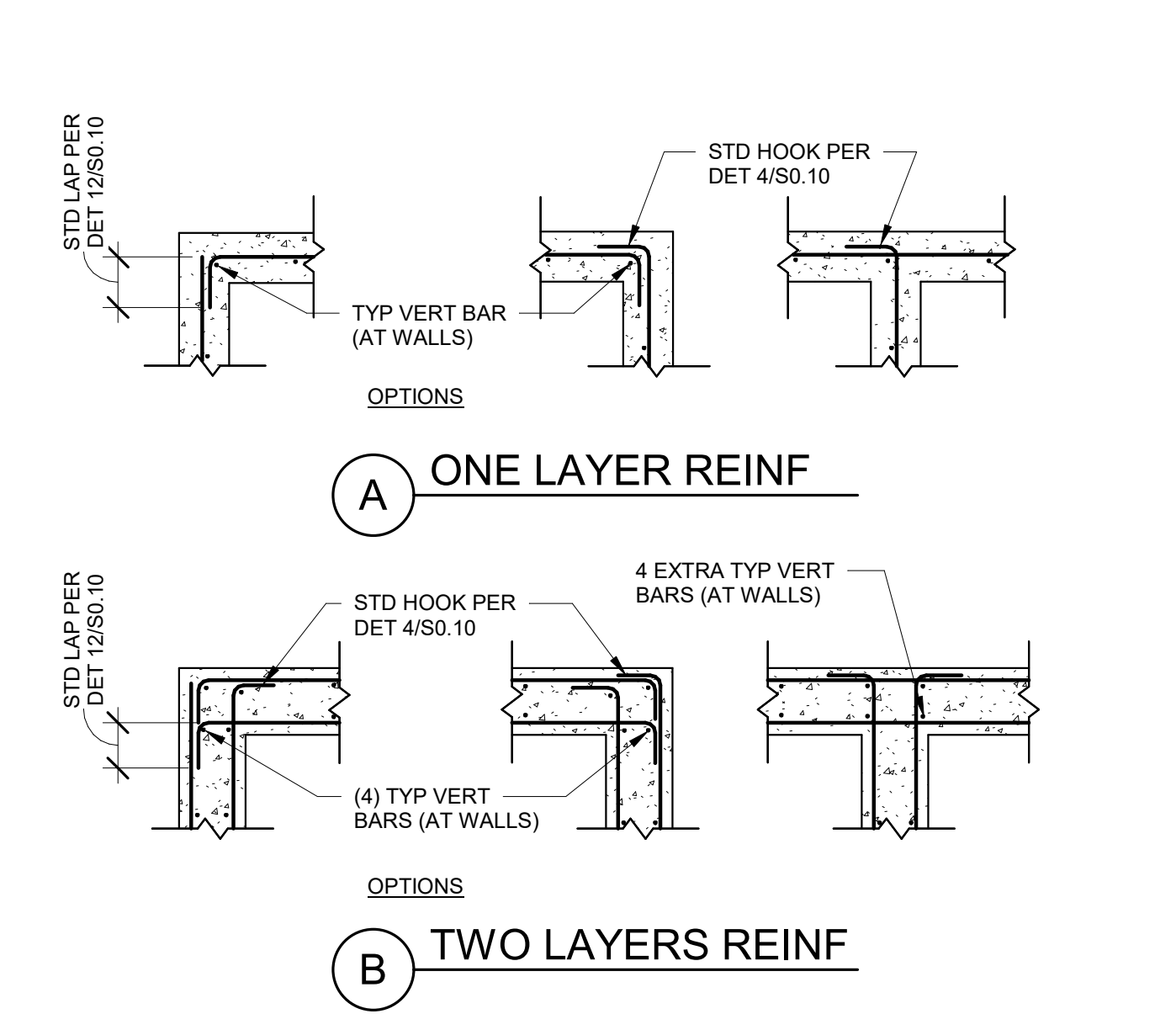




**1 TYPICAL REINFORCING BAR BENDS**  
1 1/2" = 1'-0"



**2 WELDING OF REINFORCED STEEL**  
1 1/2" = 1'-0"

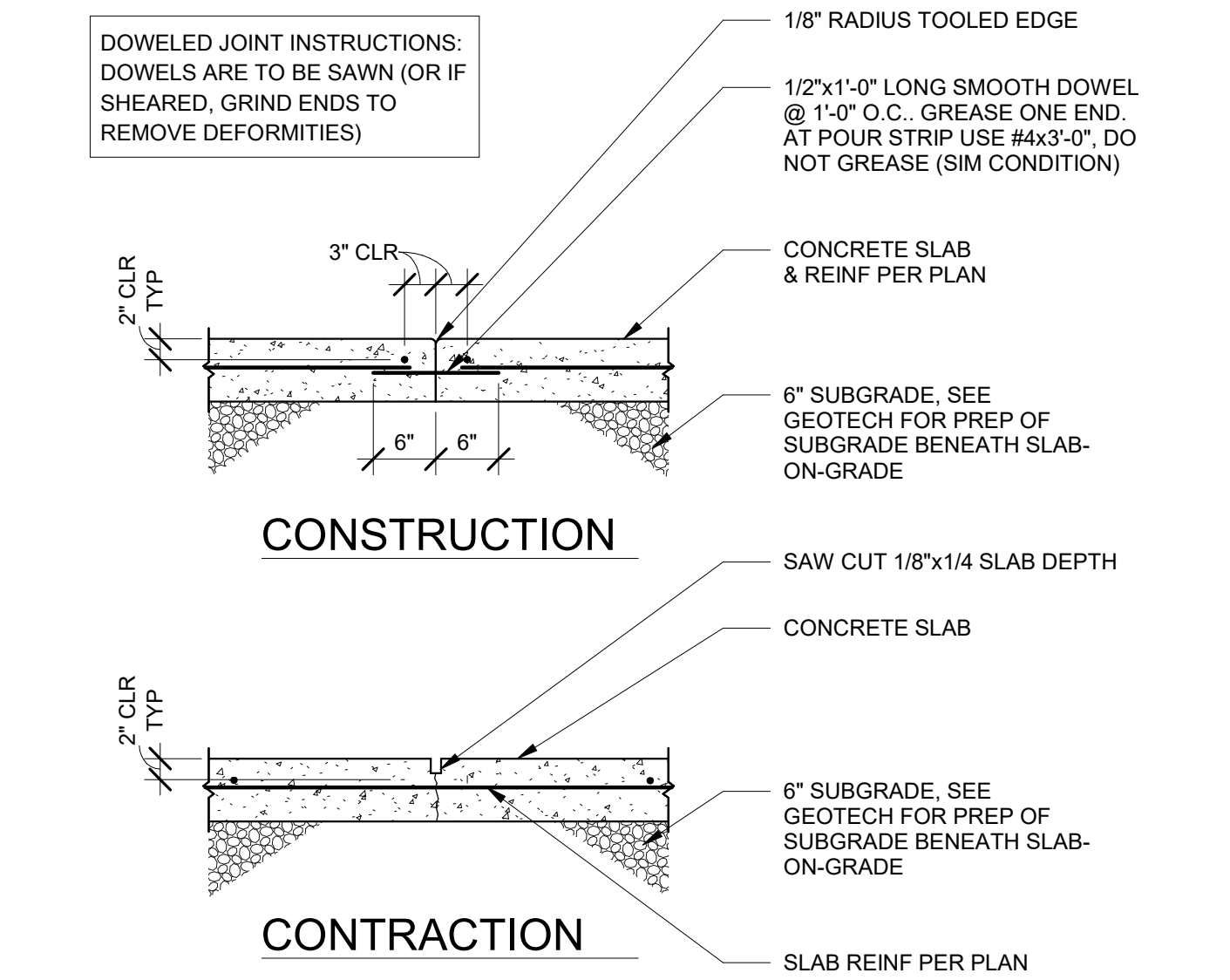


**3 REINF @ CONC WALL, BEAM, & FTG INTERSECTIONS**  
1 1/2" = 1'-0"

CONCRETE LAP SPLICES						
BAR	LENGTH (U.O.N.) IN INCHES					
	F'c = 3000 PSI		F'c = 4000 PSI		F'c = 5000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	36	21	33	19	29	17
#4	50	29	43	25	39	23
#5	61	36	55	32	48	28
#6	73	43	63	37	56	33
#7	107	63	93	55	83	49
#8	122	72	105	62	93	55
#9	137	81	120	71	107	63

**NOTES:**  
1. WHEN TWO BAR SIZES ARE SPLICED, USE LAP LENGTH FOR SMALLER BAR.  
2. TABLE IS FOR CLASS B SPLICES.  
3. TABLE DOES NOT APPLY TO SPLICES WITH EPOXY-COATED BARS.  
4. FOR LIGHTWEIGHT CONCRETE MULTIPLY VALUES BY 1.3.  
5. YIELD STRENGTH OF THE STEEL BARS IS ASSUMED TO BE 60,000 PSI.  
6. TOP BARS ARE DEFINED AS HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE BARS.  
7. SEE DRAWINGS FOR EXCEPTIONAL CASES.  
8. AT CONTRACTOR'S OPTION, USE MECHANICAL COUPLERS PER 13/S0.10 TO REDUCE CONGESTION

**4 TYPICAL LAP SPLICE - CONCRETE**  
1 1/2" = 1'-0"



**5 CONTRACTION/CONSTRUCTION JOINTS**  
3/4" = 1'-0"



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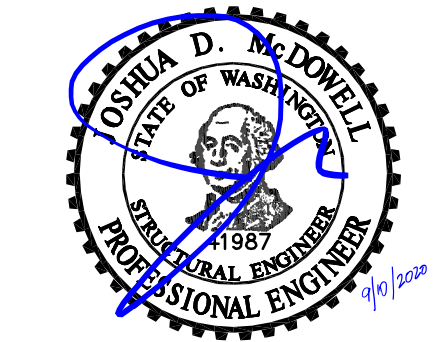
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Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:  
**TYPICAL  
DETAILS**

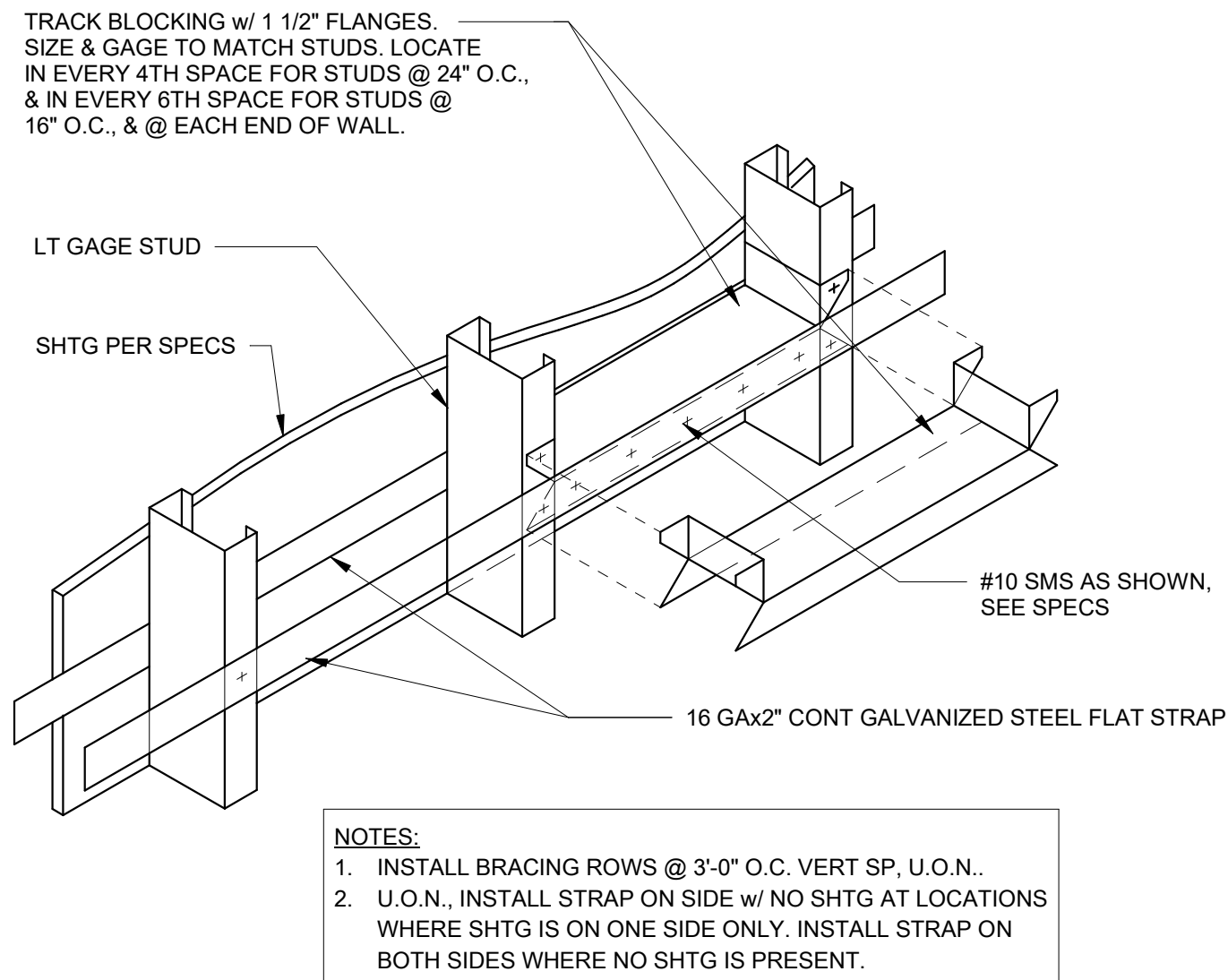
DRAWN BY: JMB  
CHECKED BY: ACR  
SHEET

**S0.10**

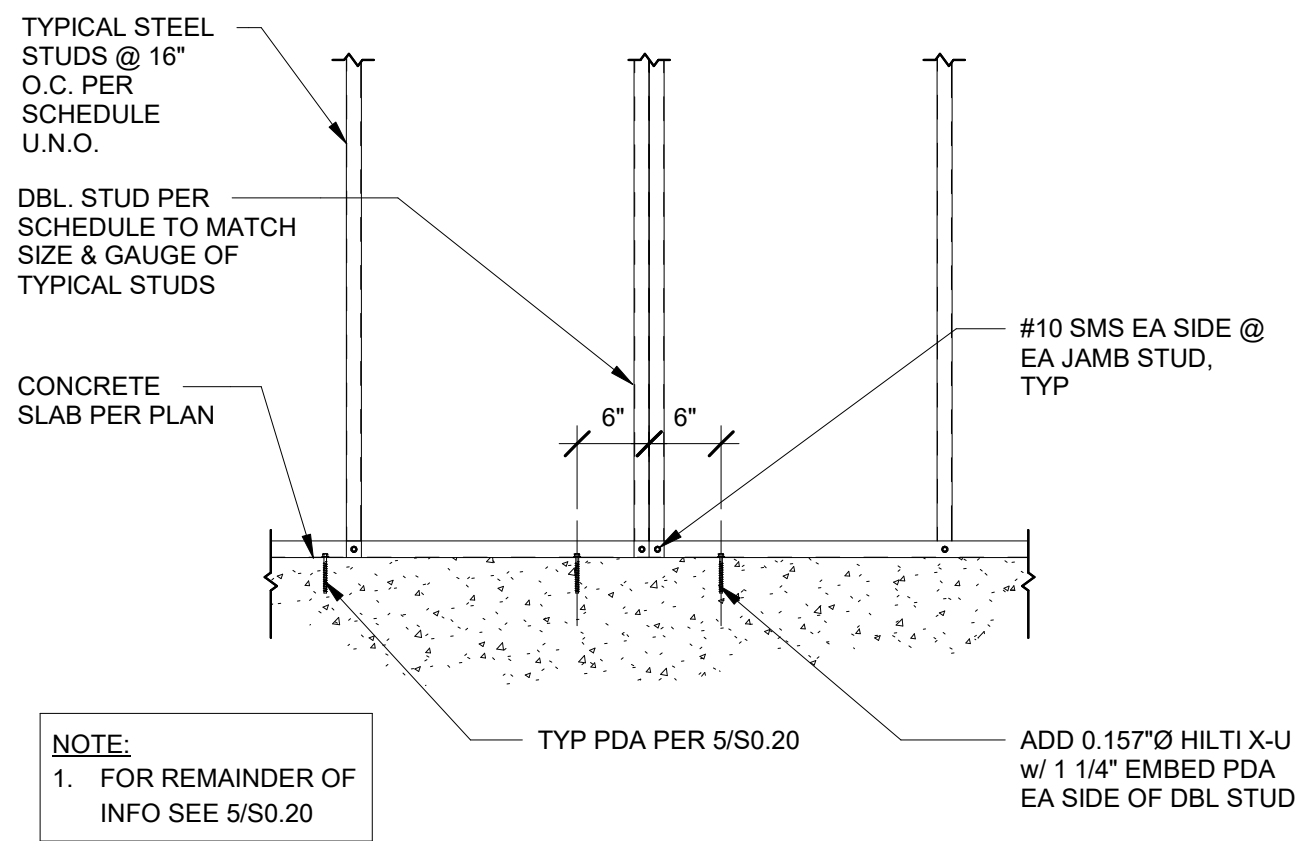
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**BID SET 09/14/2020**  
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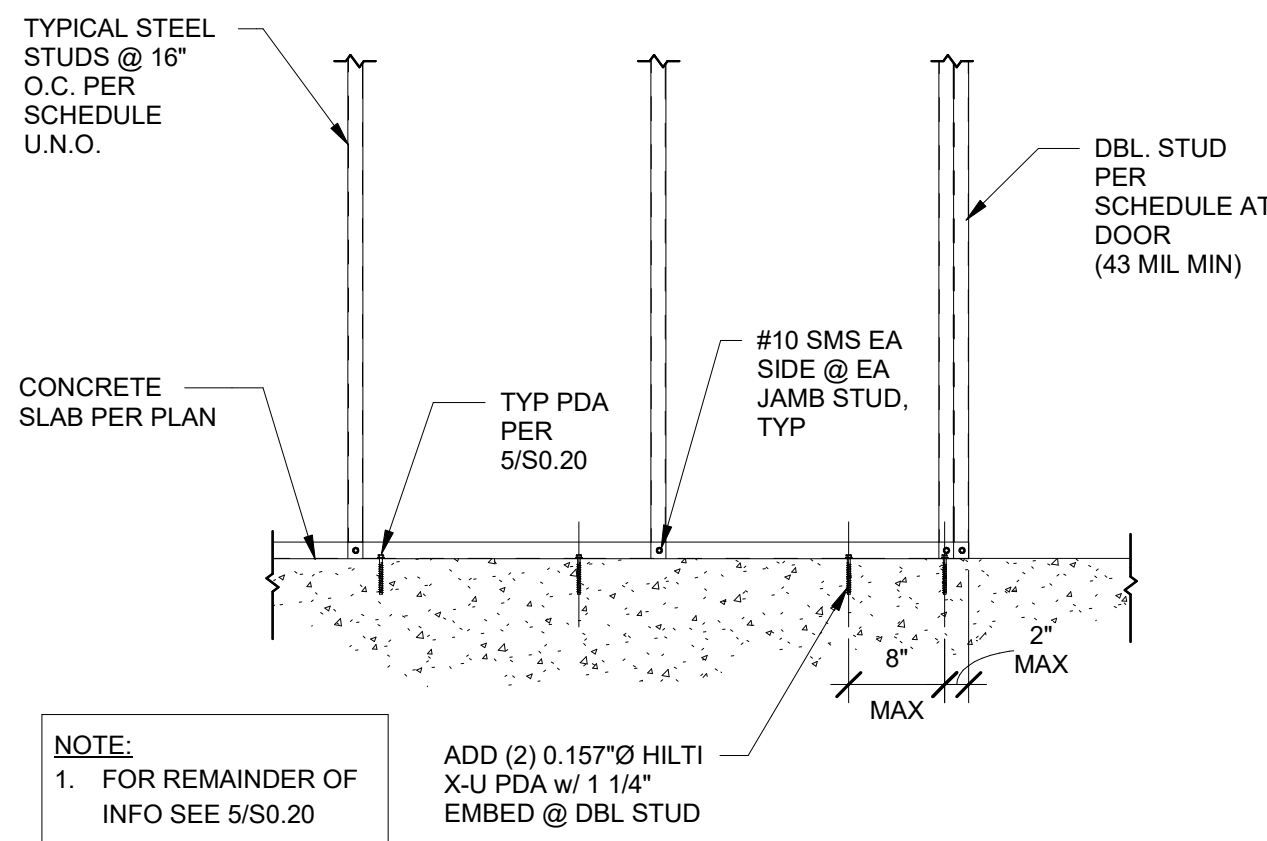




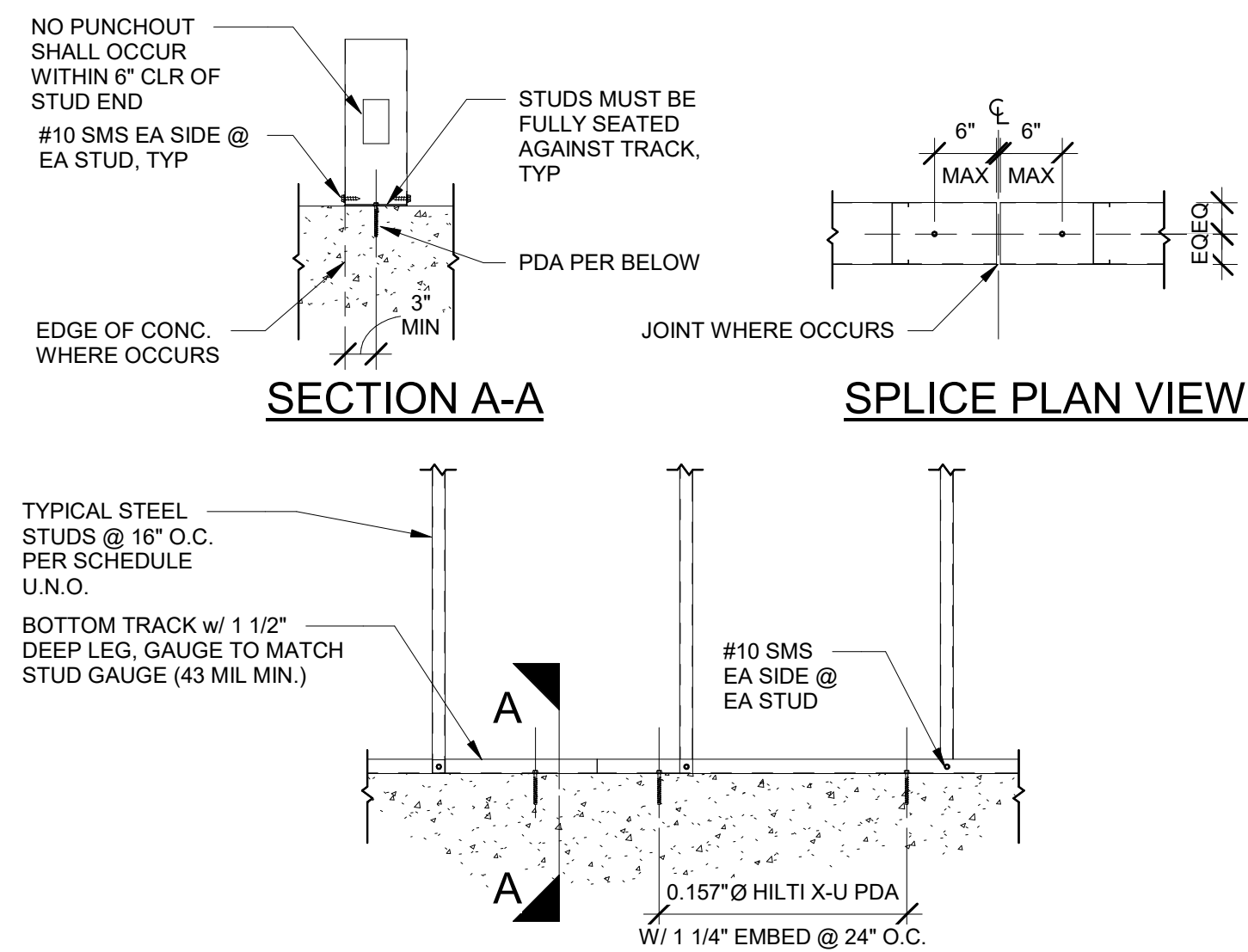
1 STUD WALL LATERAL BRACING LOCATIONS  
1 1/2" = 1'-0"



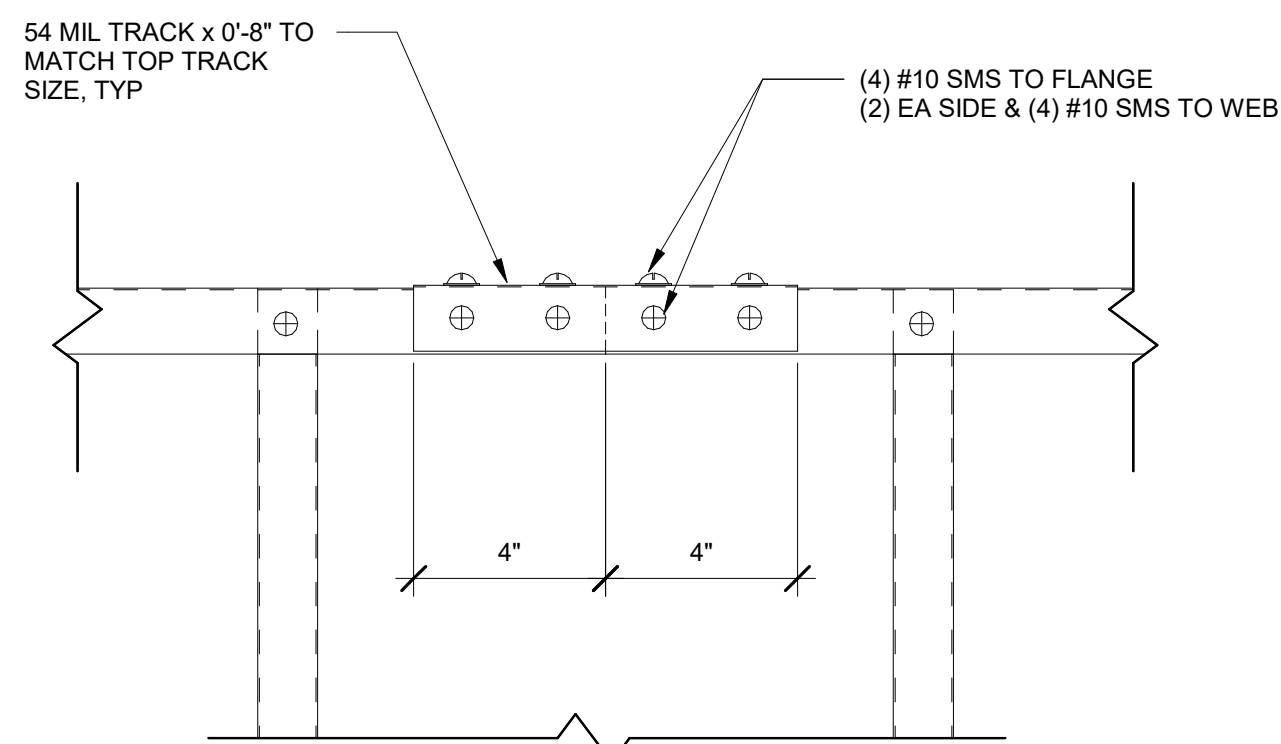
2 TYP BOTTOM TRACK ANCHORAGE @ WINDOW  
3/4" = 1'-0"



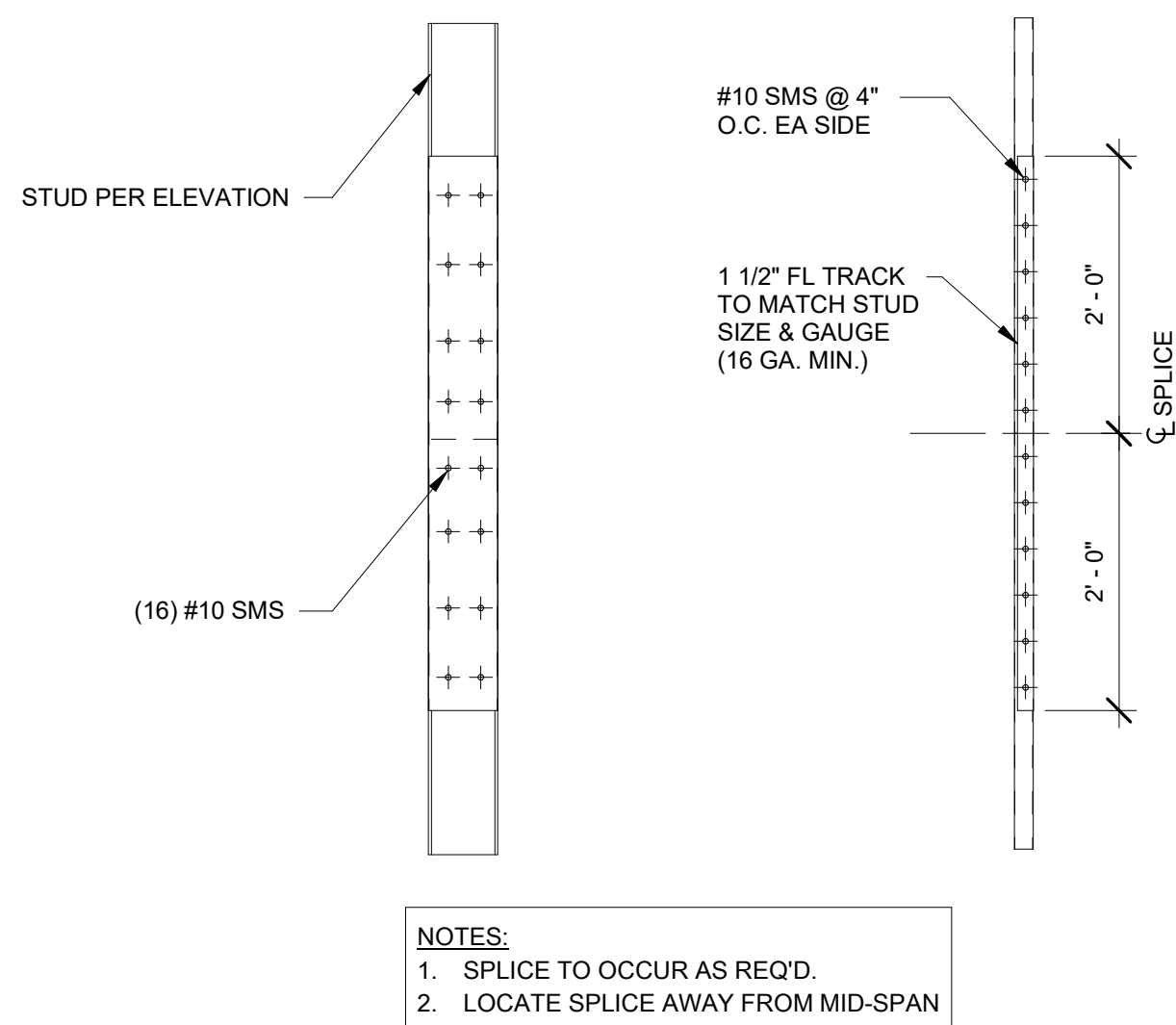
3 TYP @ DOOR BOTTOM TRACK ANCHORAGE  
3/4" = 1'-0"



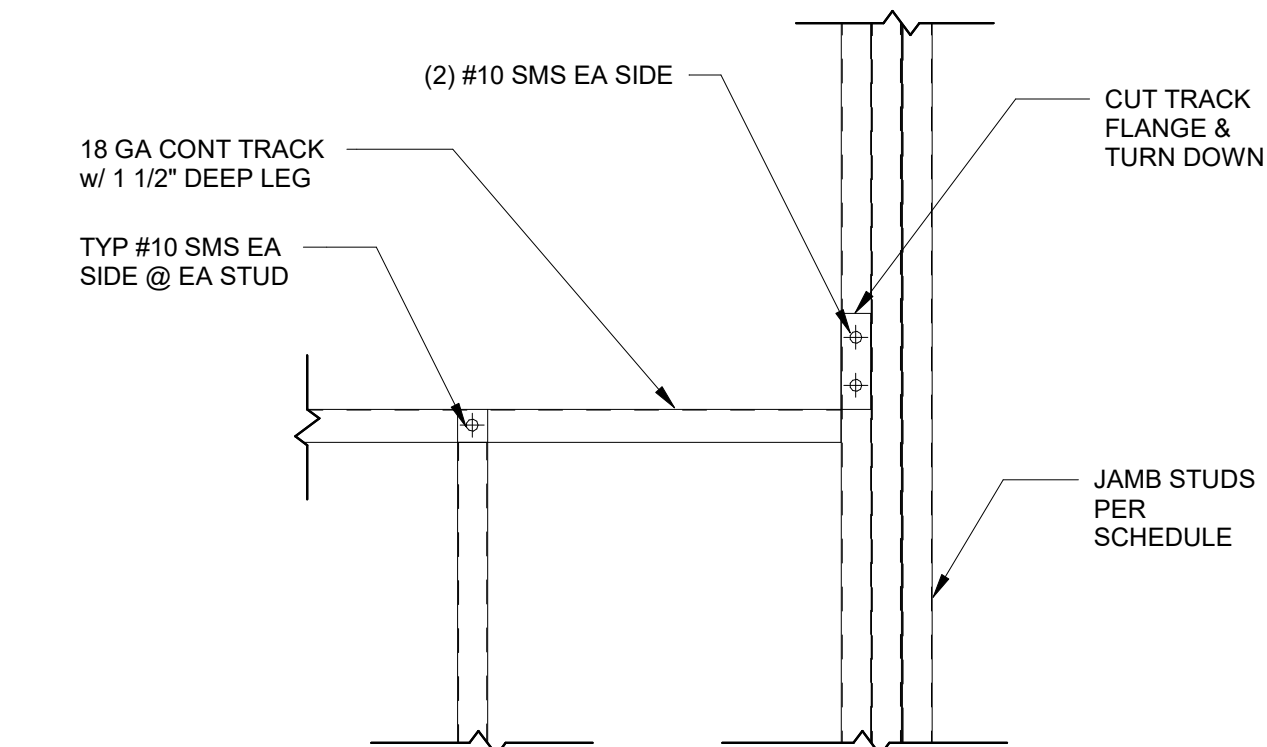
4 TYP BOTTOM TRACK SPLICE & ANCHORAGE  
3/4" = 1'-0"



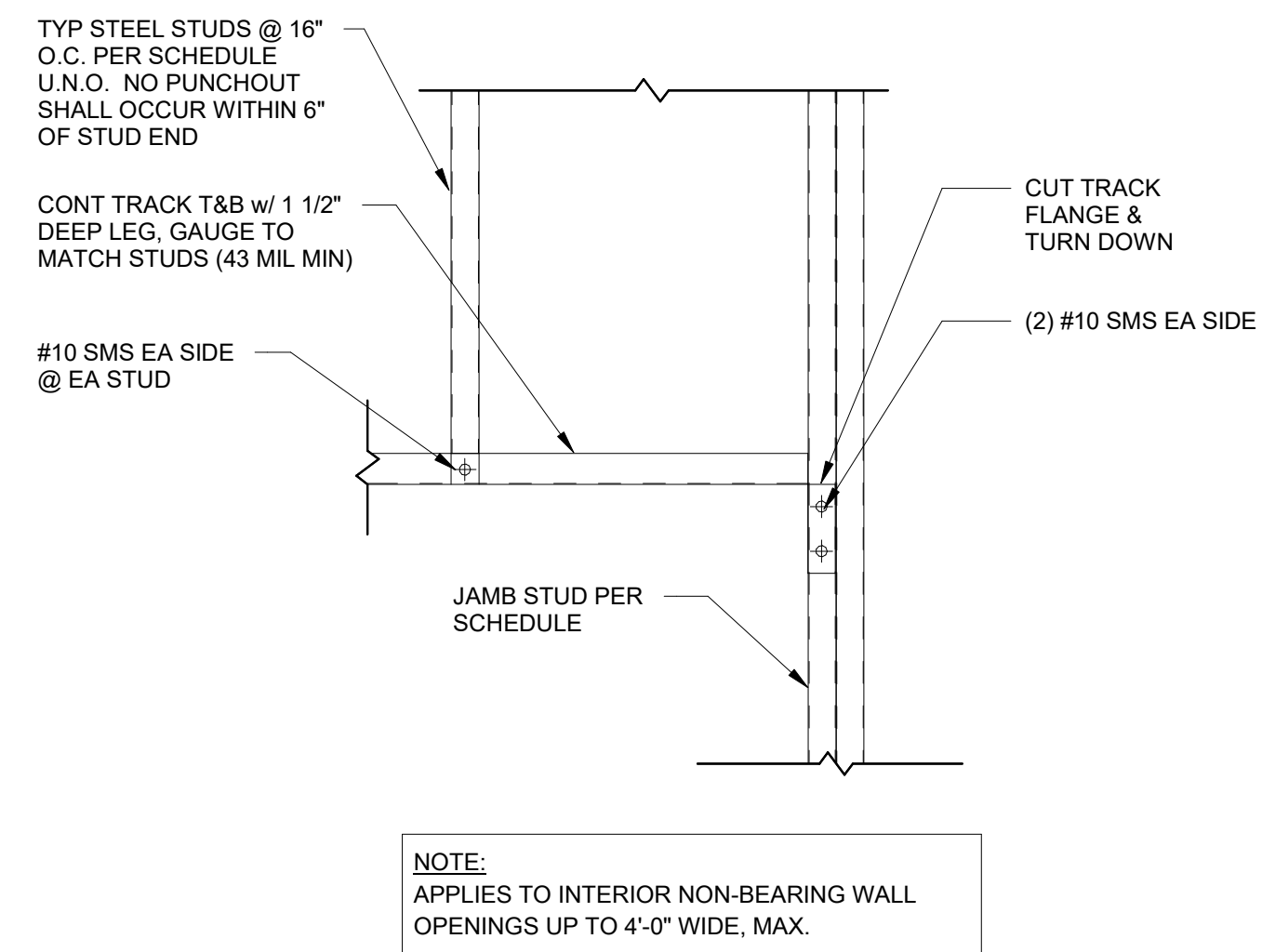
5 TYPICAL TOP TRACK SPLICE  
3" = 1'-0"



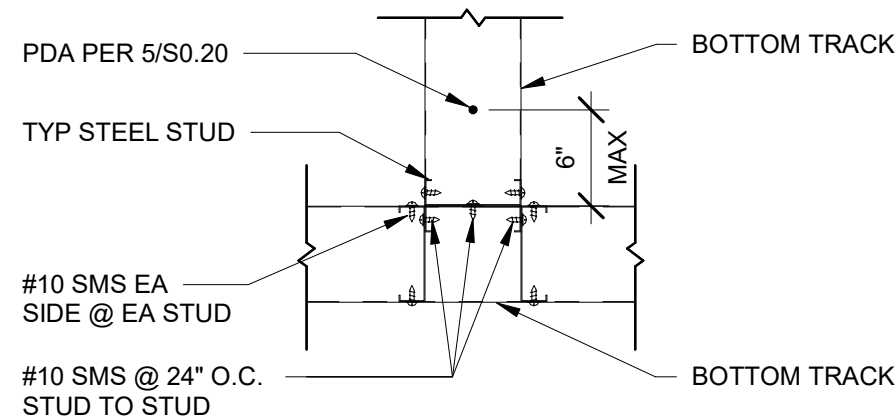
6 STUD SPLICE DETAIL  
3/4" = 1'-0"



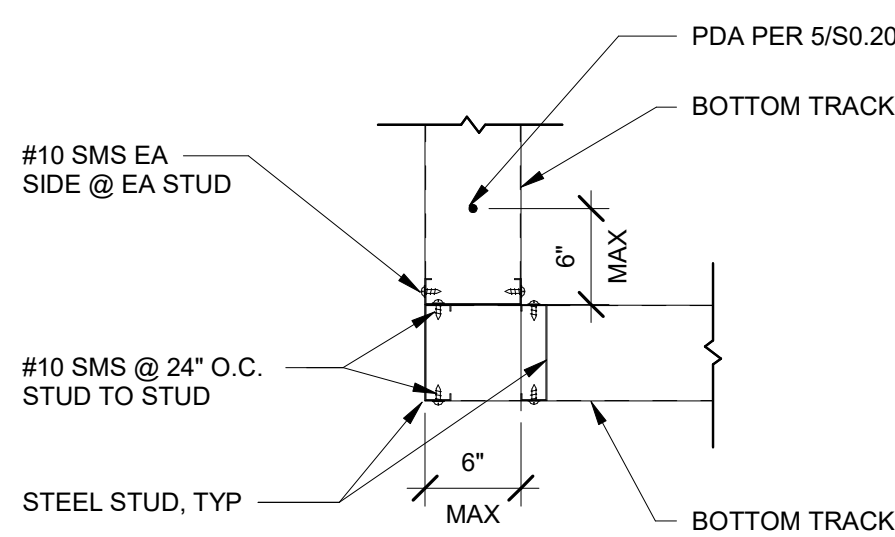
7 TYPICAL SILL CONNECTION  
1 1/2" = 1'-0"



8 TYPICAL TRACK HEADER CONNECTION  
1 1/2" = 1'-0"



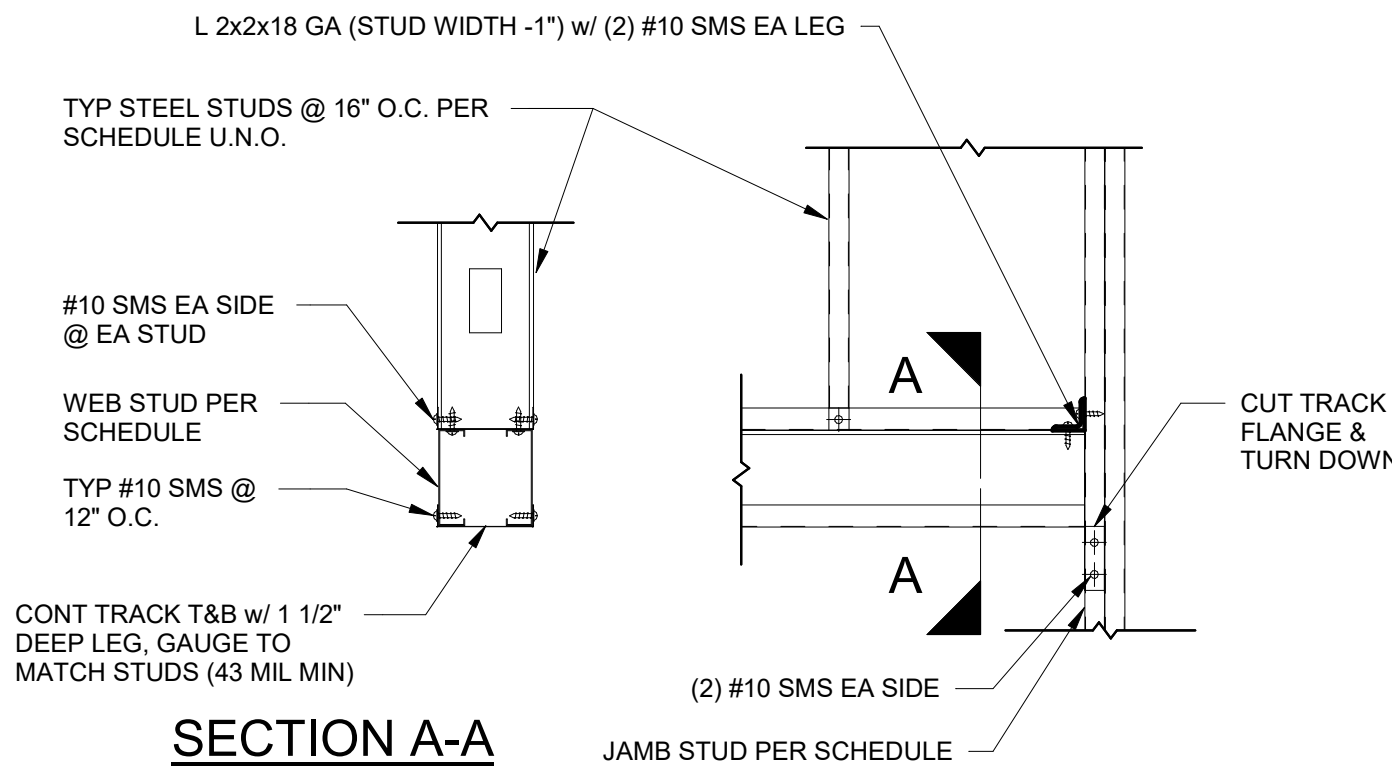
#### PLAN VIEW, INTERSECTION OF STUDS



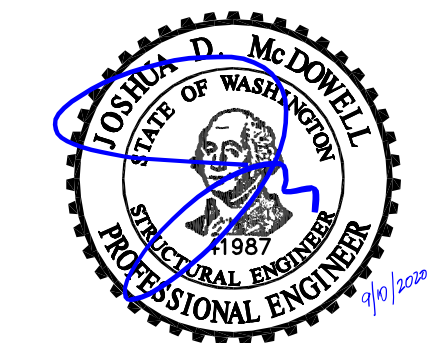
#### PLAN VIEW, CORNER CONDITION

9 TYP. STUD FRAMING @ INTERSECTIONS  
1" = 1'-0"

HEADER SCHEDULE	
OPENING SIZE (L)	WEB STUD
L < 6'-0"	(2) 362 S162-43
6'-0" < L ≤ 10'-0"	(2) 800 S162-43
10'-0" < L ≤ 12'-0"	(2) 1000 S162-54

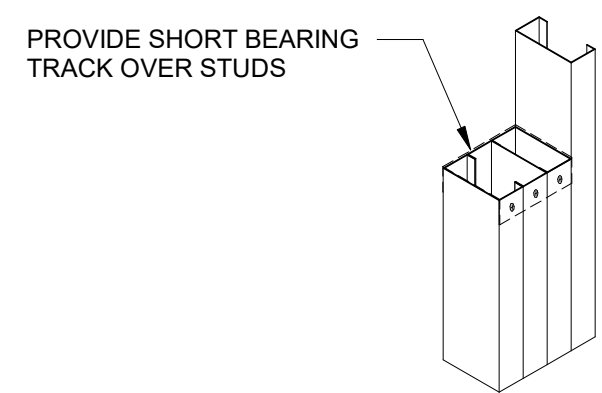
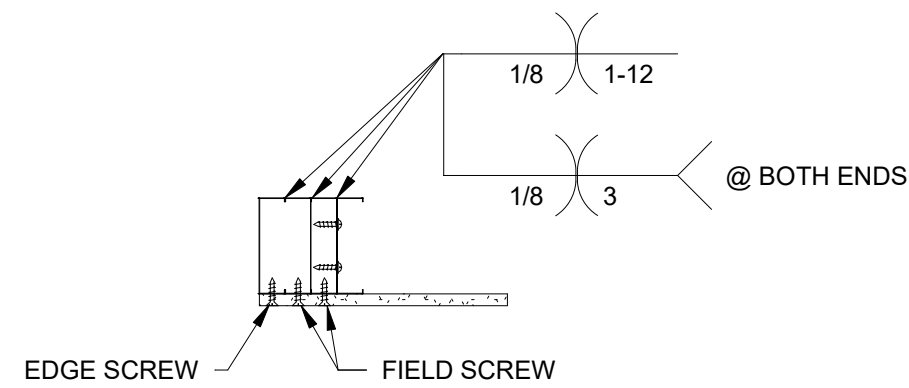


10 TYPICAL BOX HEADER  
1" = 1'-0"



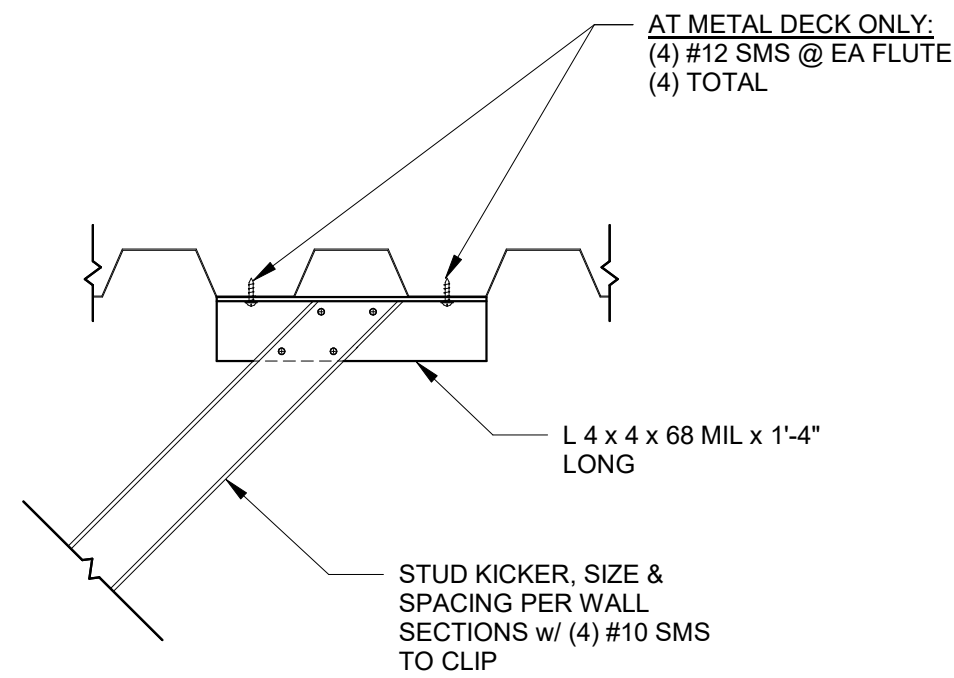
REVISION SCHEDULE		
Delta	Issued As	Issue Date



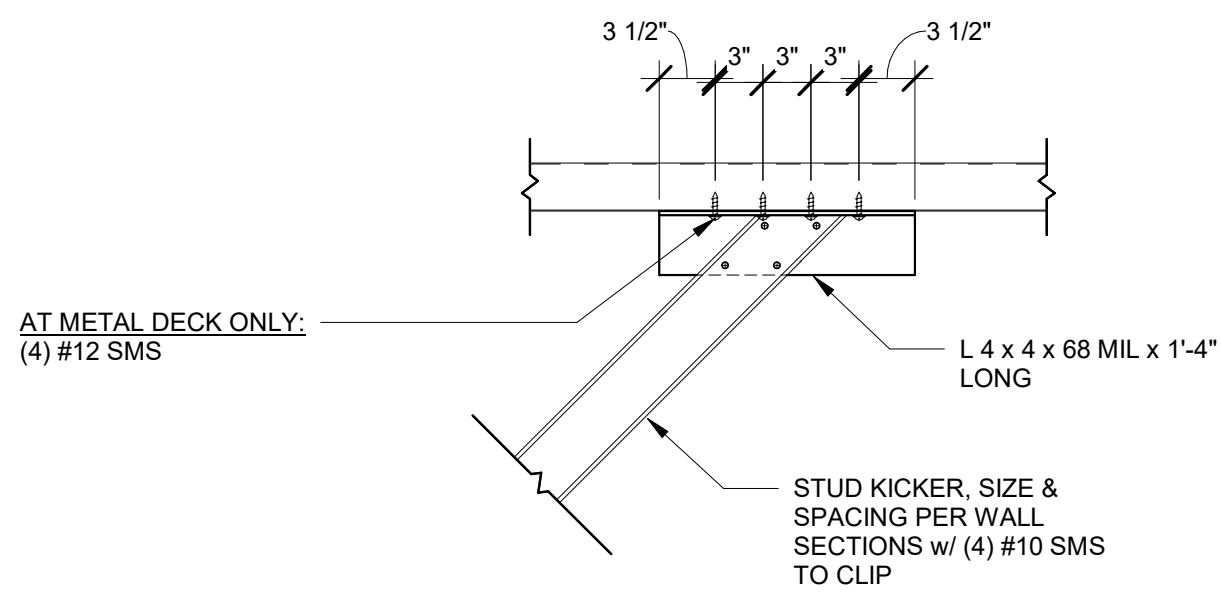
ISOMETRIC VIEW

PLAN VIEW

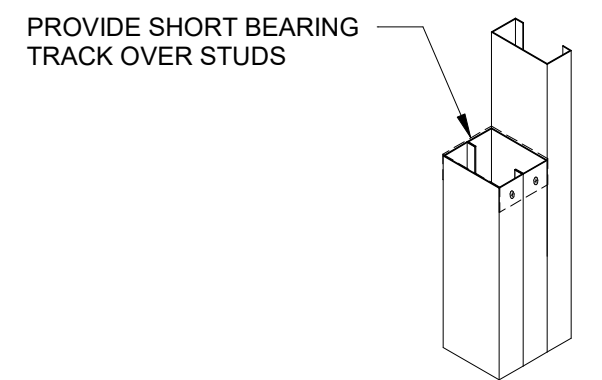
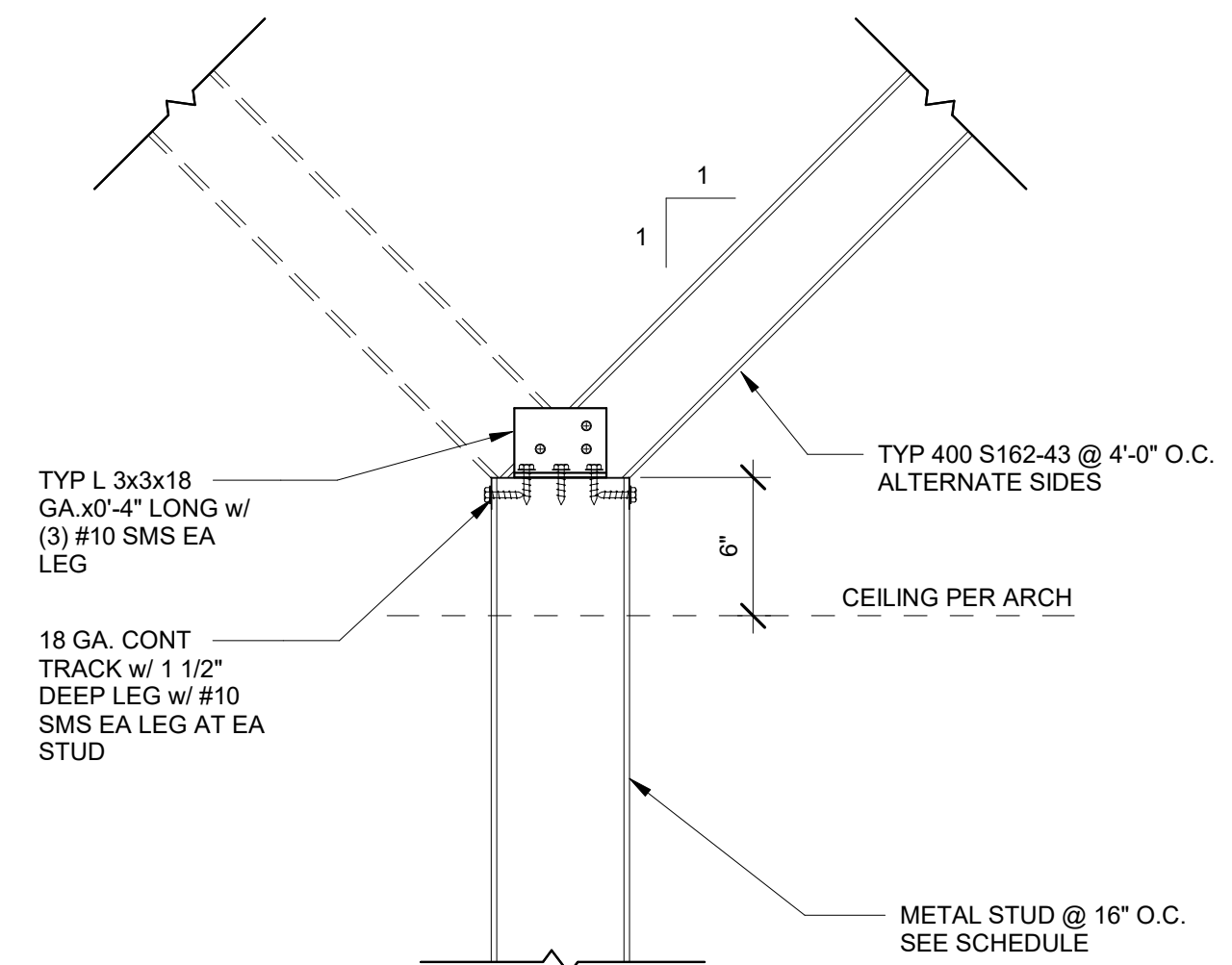
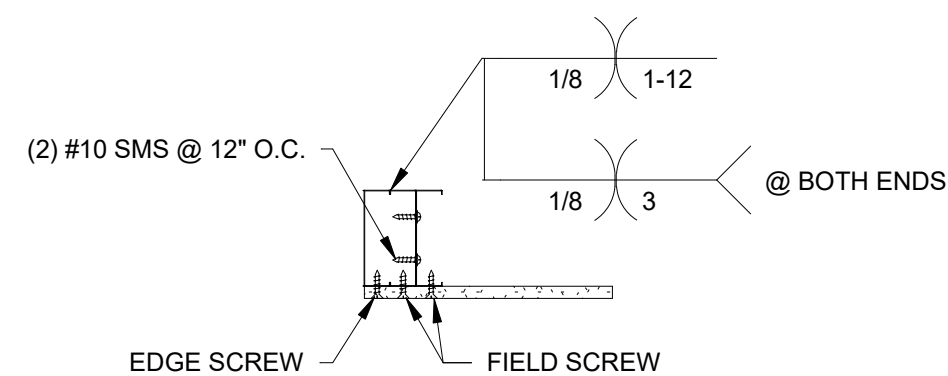
#### 4-STUD JAMB



PERPENDICULAR  
TO FLUTES

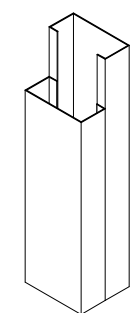
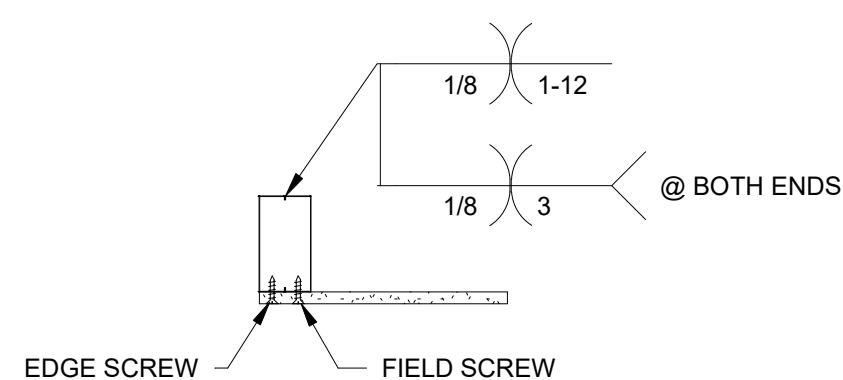


PARALLEL  
TO FLUTES

ISOMETRIC VIEW

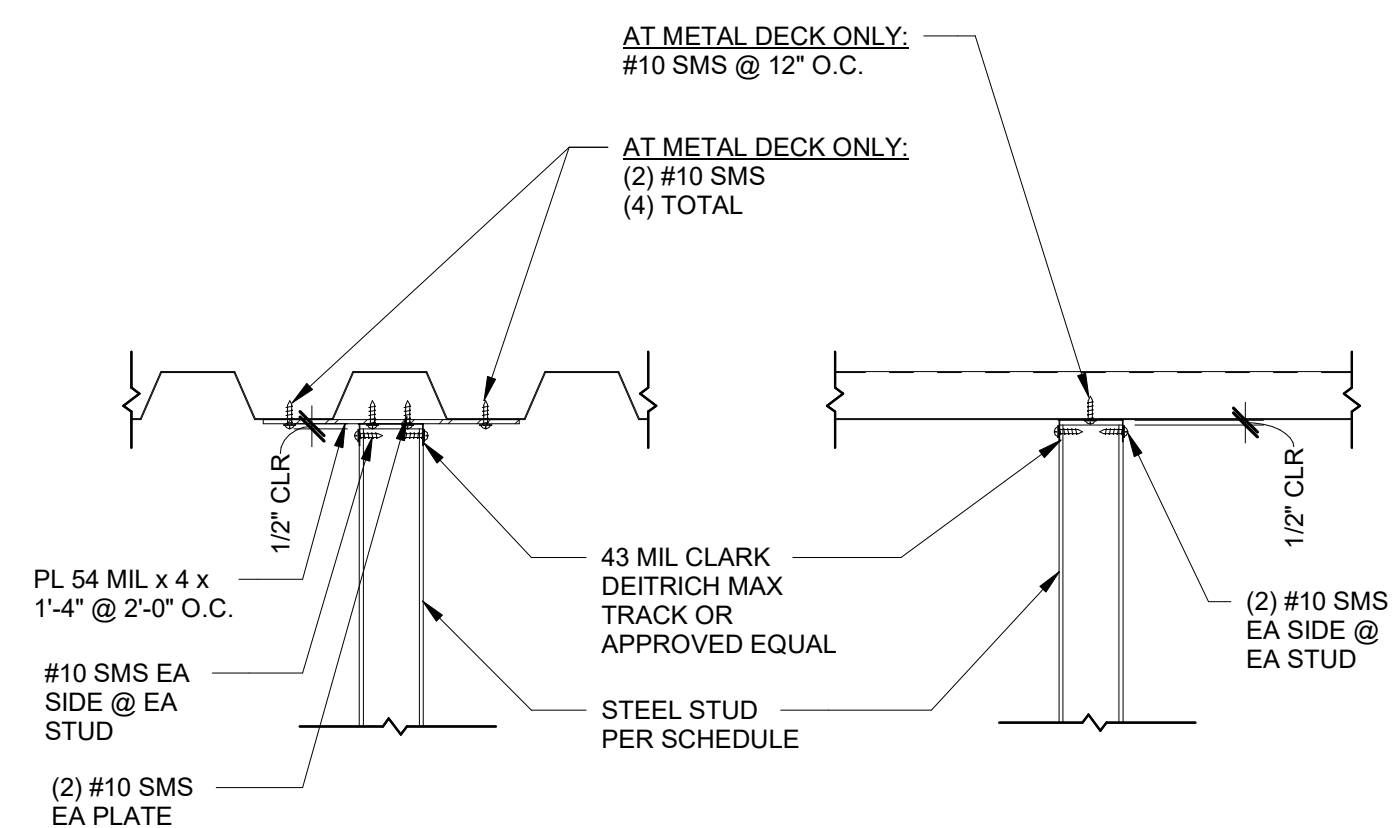
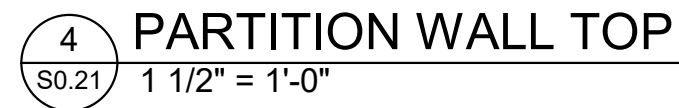
PLAN VIEW

### 3-STUD JAMB

ISOMETRIC VIEW

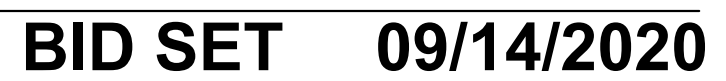
PLAN VIEW

### 2-STUD JAMB



## PARALLEL TO FLUTES

PERPENDICULAR  
TO FLUTES



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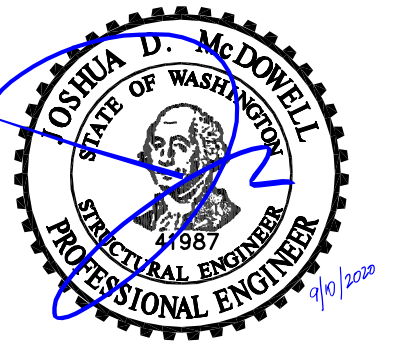
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[illegible]

SHEET TITLE:

## TYPICAL INTERIOR LIGHT GAGE STEEL DETAILS

RAWN BY: CEJ

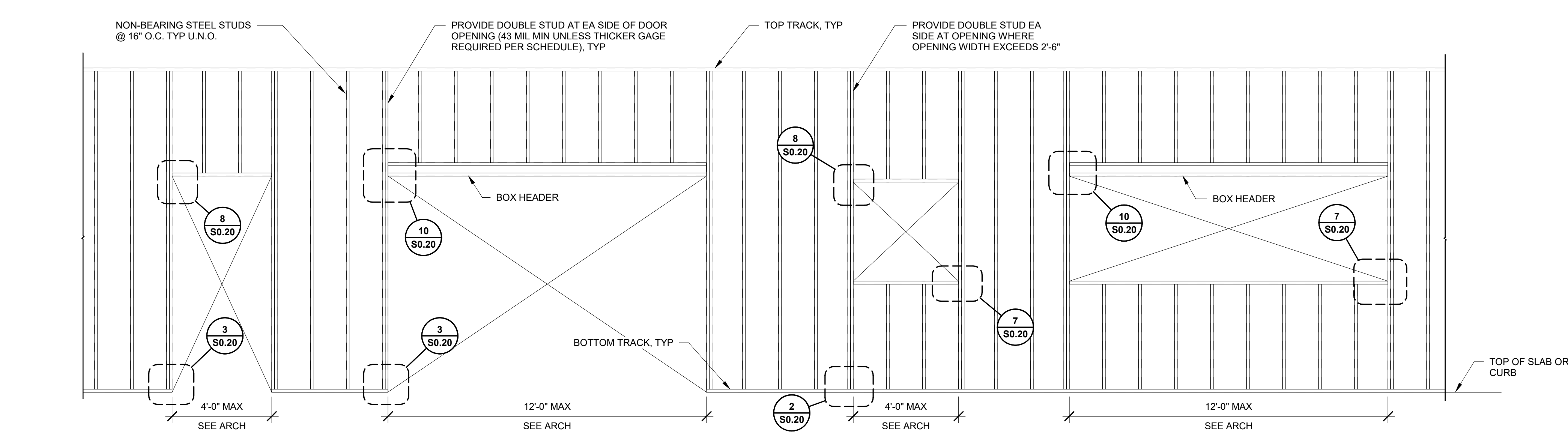
HECKED BY: ACR

SHEET

## S0.21

OB NO. **2190380.00**





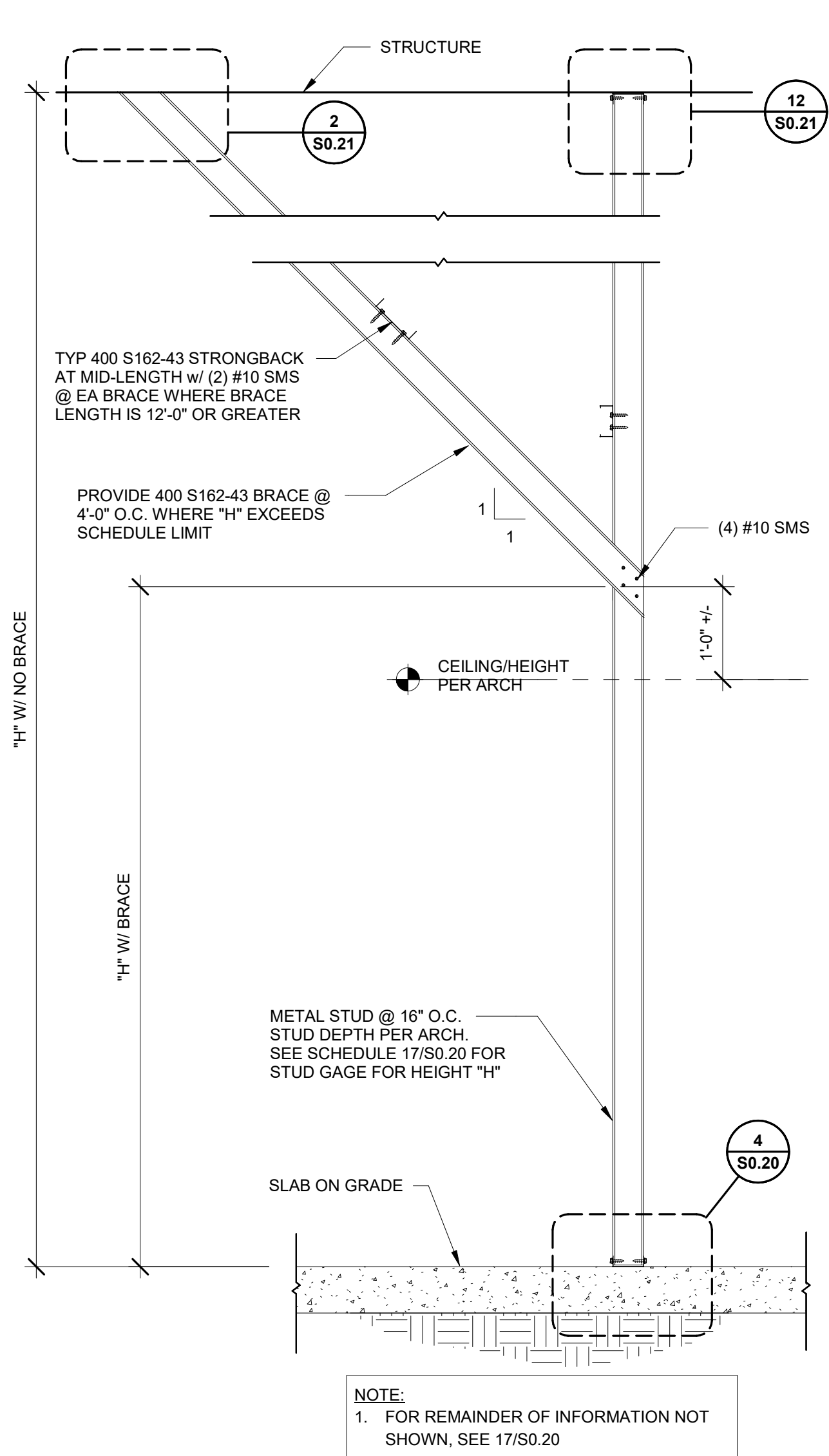
1  
S0.22  
TYP NON-BEARING STUD WALL FRAMING  
3/8" = 1'-0"

STEEL STUD SIZE				
GAUGE	H			
	3 5/8"	4"	6"	8"
14 (68 MIL)	19'-9"	21'-3"	29'-9"	30'-0"
16 (54 MIL)	18'-6"	20'-0"	27'-9"	30'-0"
18 (43 MIL)	17'-3"	18'-9"	26'-0"	30'-0"
21 (33 MIL)	15'-9"	17'-0"	23'-6"	--

- NOTES:
- STEEL STUDS SHALL CONFORM TO ICC-ER #3064P OR APPROVED EQUAL.
  - MAXIMUM STUD HEIGHT "H" FOR STUDS @ 16" O.C.
  - STEEL STUDS SHALL HAVE 1 1/4" FLANGE MIN.
  - PROVIDE BRIDGING PER 2/S0.20 OR PER MANUFACTURER WHERE GYPSUM BOARD IS NOT APPLIED TO BOTH SURFACES.
  - SEE ARCHITECTURAL DRAWINGS FOR OTHER CONDITIONS.

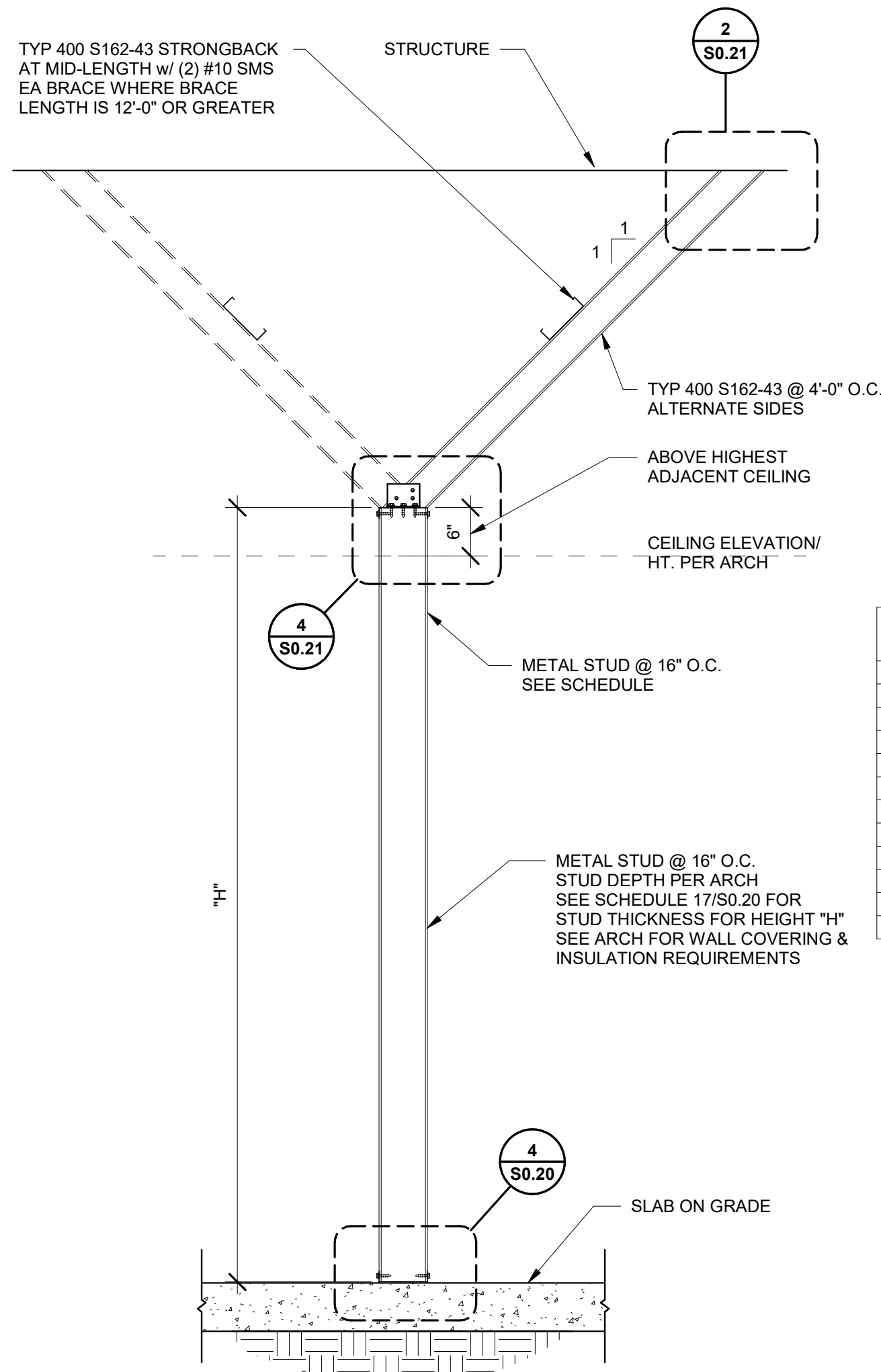
JAMB SCHEDULE	
OPENING SIZE	# OF JAMB STUDS
4'-0" TO 6'-0"	2
6'-0" TO 10'-0"	2
10'-0" TO 12'-0"	3

- NOTES:
- JAMB STUDS TO MATCH SIZE & GAGE OF TYP STUDS
  - SEE 11/S0.21 FOR JAMB STUD TO STUD CONNECTION



NOTE:  
1. FOR REMAINDER OF INFORMATION NOT SHOWN, SEE 17/S0.20

11  
S0.22  
TYPICAL FULL HEIGHT PARTITION WALL  
3/4" = 1'-0"



NOTE:  
1. FOR REMAINDER OF INFORMATION NOT SHOWN, SEE 17/S0.20

12  
S0.22  
PARTIAL-HEIGHT PARTITION WALL  
3/4" = 1'-0"



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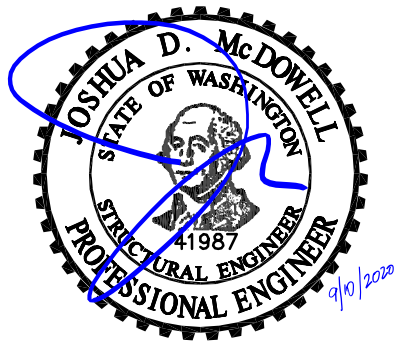
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SHEET TITLE:  
**TYPICAL  
INTERIOR  
LIGHT GAGE  
STEEL  
DETAILS**

DRAWN BY: CEJ

CHECKED BY: ACR

SHEET

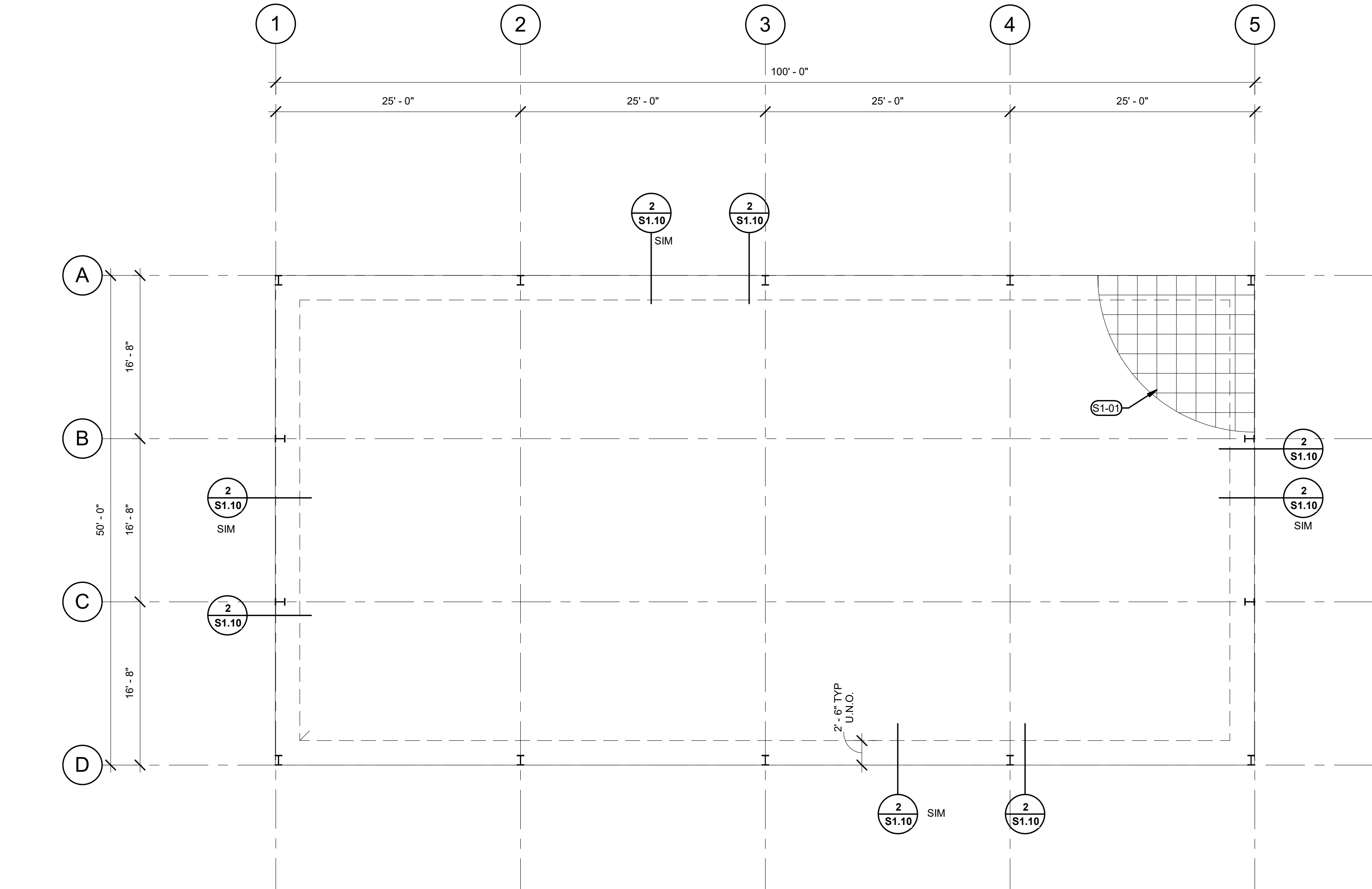
**S0.22**

JOB NO. **2190380.00**

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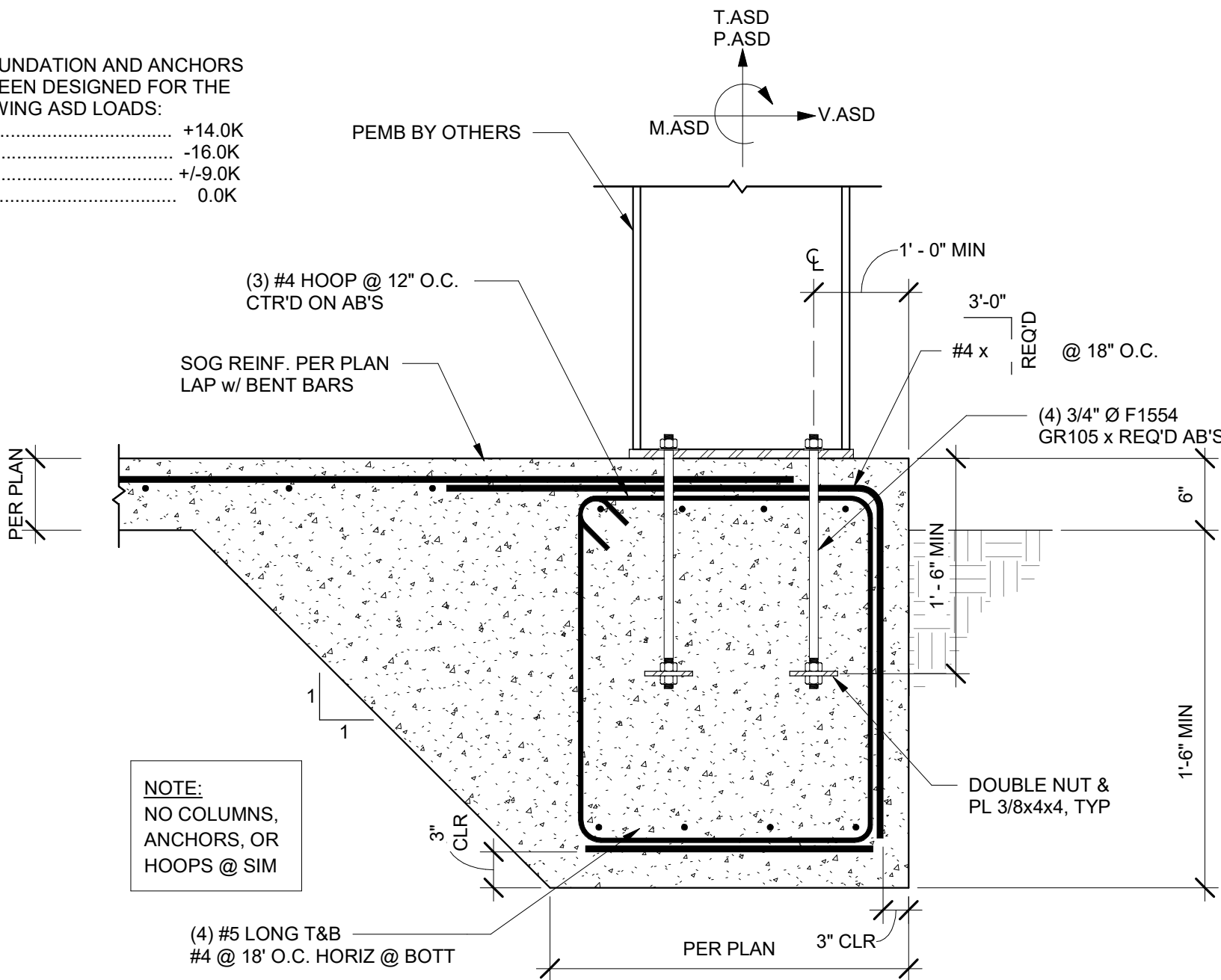
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1 FOUNDATION PLAN  
1/8" = 1'-0"

NOTE:  
THE FOUNDATION AND ANCHORS  
HAVE BEEN DESIGNED FOR THE  
FOLLOWING ASD LOADS:  
T.ASD..... +14.0K  
P.ASD..... -16.0K  
V.ASD..... +/-9.0K  
M.ASD..... 0.0K



2 THICKENED SLAB EDGE  
1" = 1'-0"

## FOUNDATION GENERAL NOTES

- A. FOR GENERAL STRUCTURAL NOTES SEE S0.00 & S0.01
- B. FOR TYPICAL STRUCTURAL DETAILS SEE S0.10
- C. LOCATE CL OF FOOTINGS AT CL OF METAL BUILDING COLUMN BOLT GROUPS
- D. SEE TYPICAL DETAILS FOR REINFORCEMENT LAP SPLICE LENGTH.
- E. CHAIR SLAB REINFORCING AS REQ'D, LIFTING OF BARS WHILE PLACING OF CONC NOT ALLOWED
- F. CONTRACTOR TO COORDINATE W/ METAL BUILDING MANUFACTURER FOR FINAL COLUMN SIZE, LOCATION, & BOLT GROUP

## FOUNDATION LEGEND

- GRID LINE
- KEYNOTE

## KEYNOTES

S1-01 6" CONCRETE SLAB-ON-GRADE W/ #3 @ 18" O.C. EA WAY. DO NOT CUT BARS AT CONTROL JOINTS, COORD W/ TYPICAL DETAILS.



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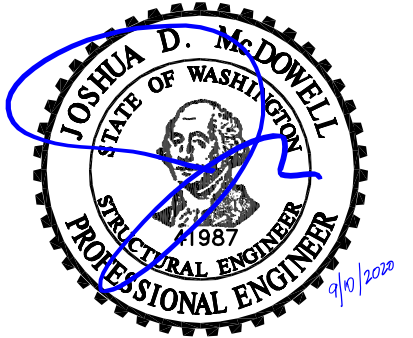
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Revision Delta	Issue Date

SHEET TITLE:

## FOUNDATION PLAN

DRAWN BY: JMB

CHECKED BY: ACR

SHEET

# S1.10

JOB NO. **2190380.00**

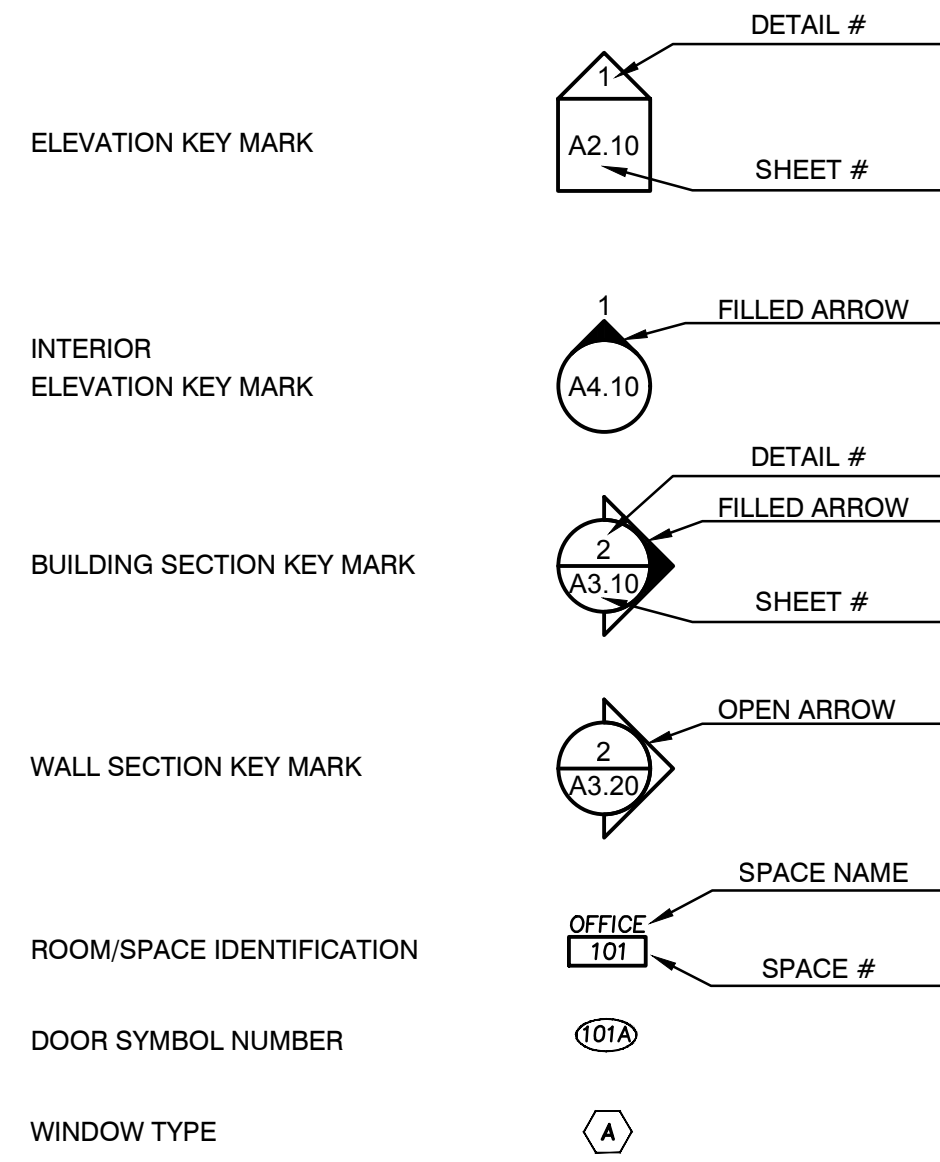
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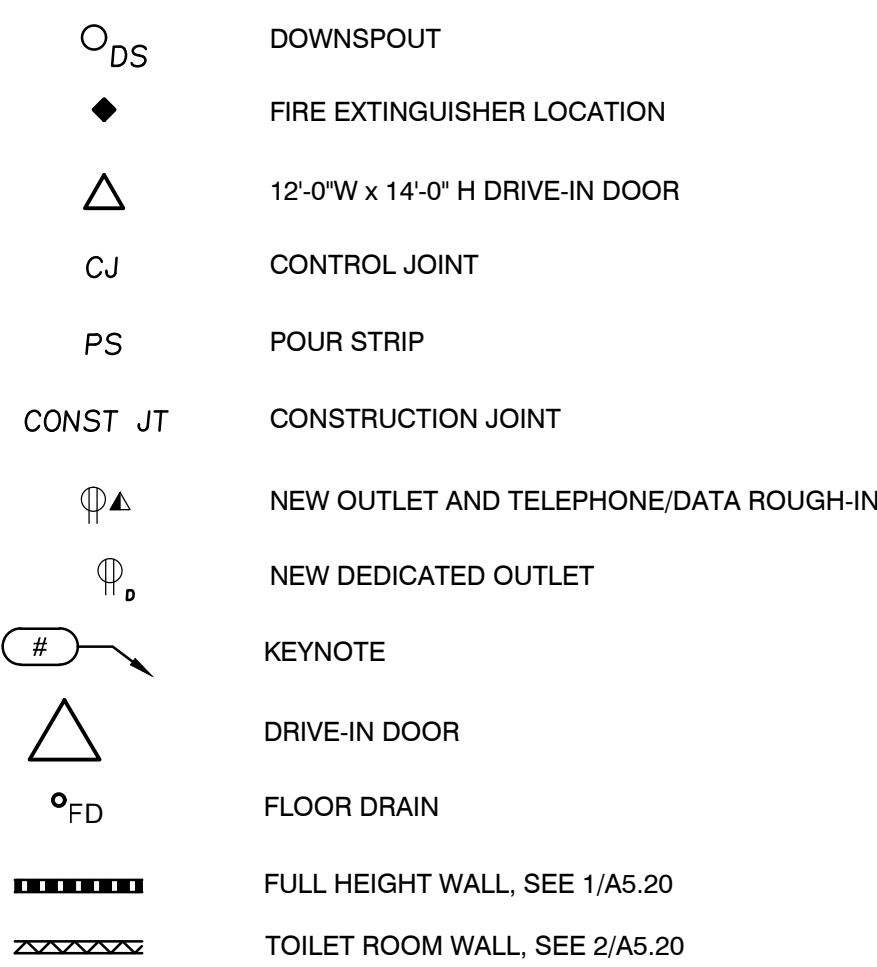


ARCHITECTURAL LEGEND

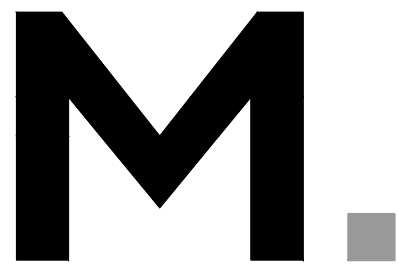
ANNOTATION SYMBOLS



MISC. SYMBOLS







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12861  
REGISTERED  
ARCHITECT  
SCOTT J. MOORE  
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**FIXTURE  
MOUNTING  
HEIGHTS AND  
ACCESSIBILITY  
CLEARANCES**

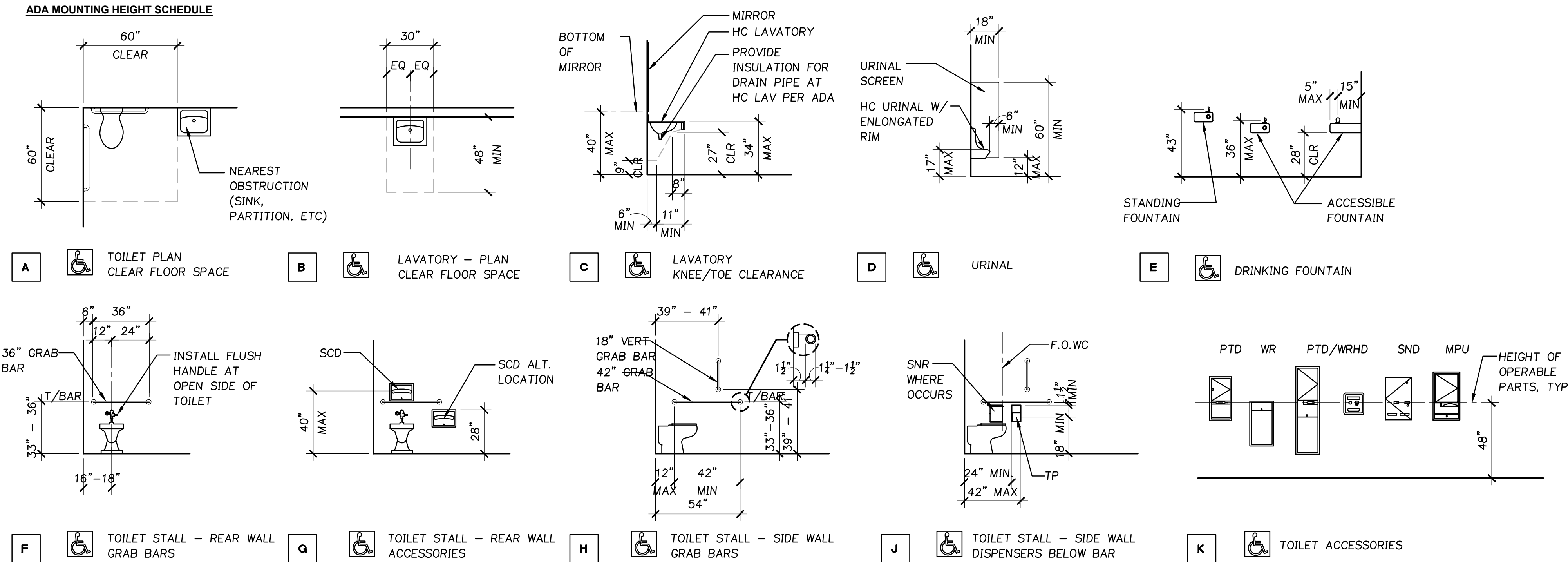
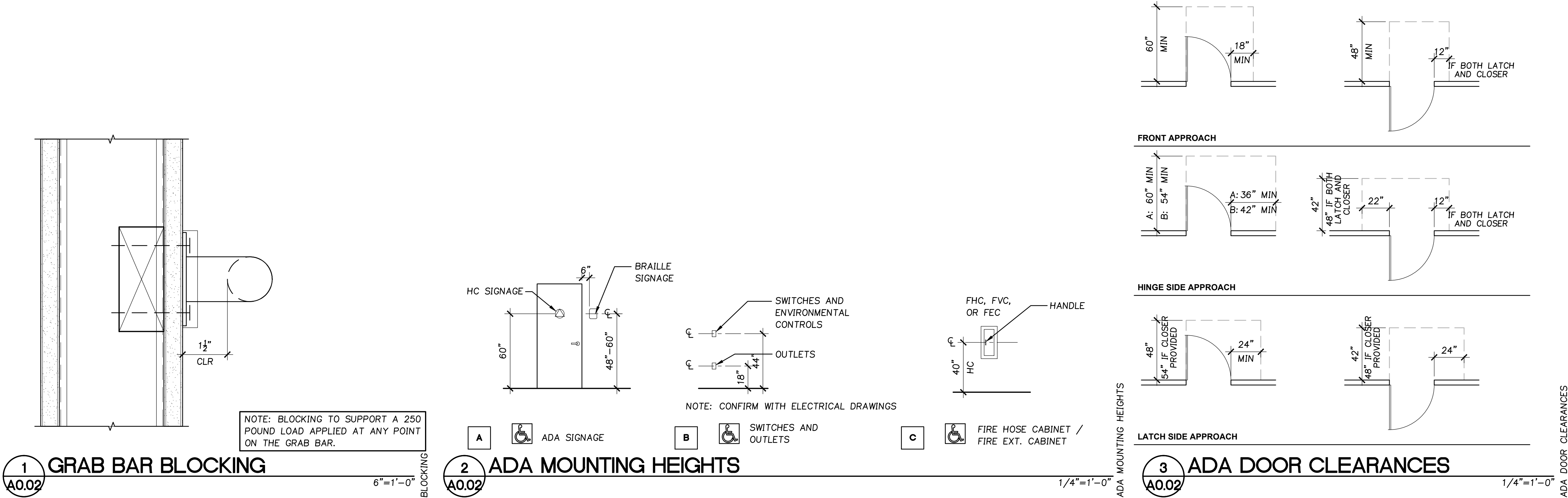
DRAWN BY: REW  
CHECKED BY: REW  
SHEET:

**A0.02**

JOB NO. **2190380.01**

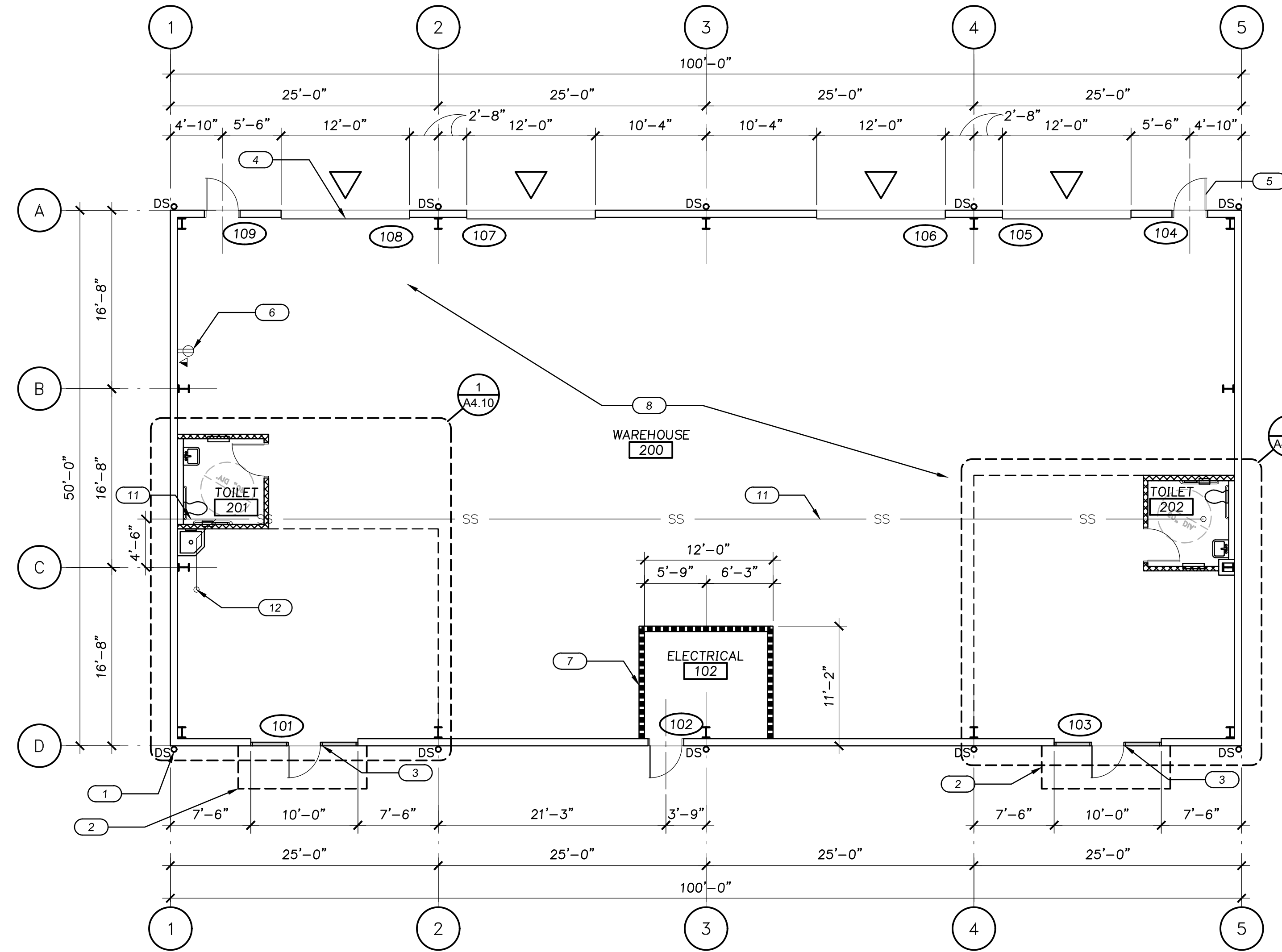
**BID SET - SEPTEMBER 14, 2020**

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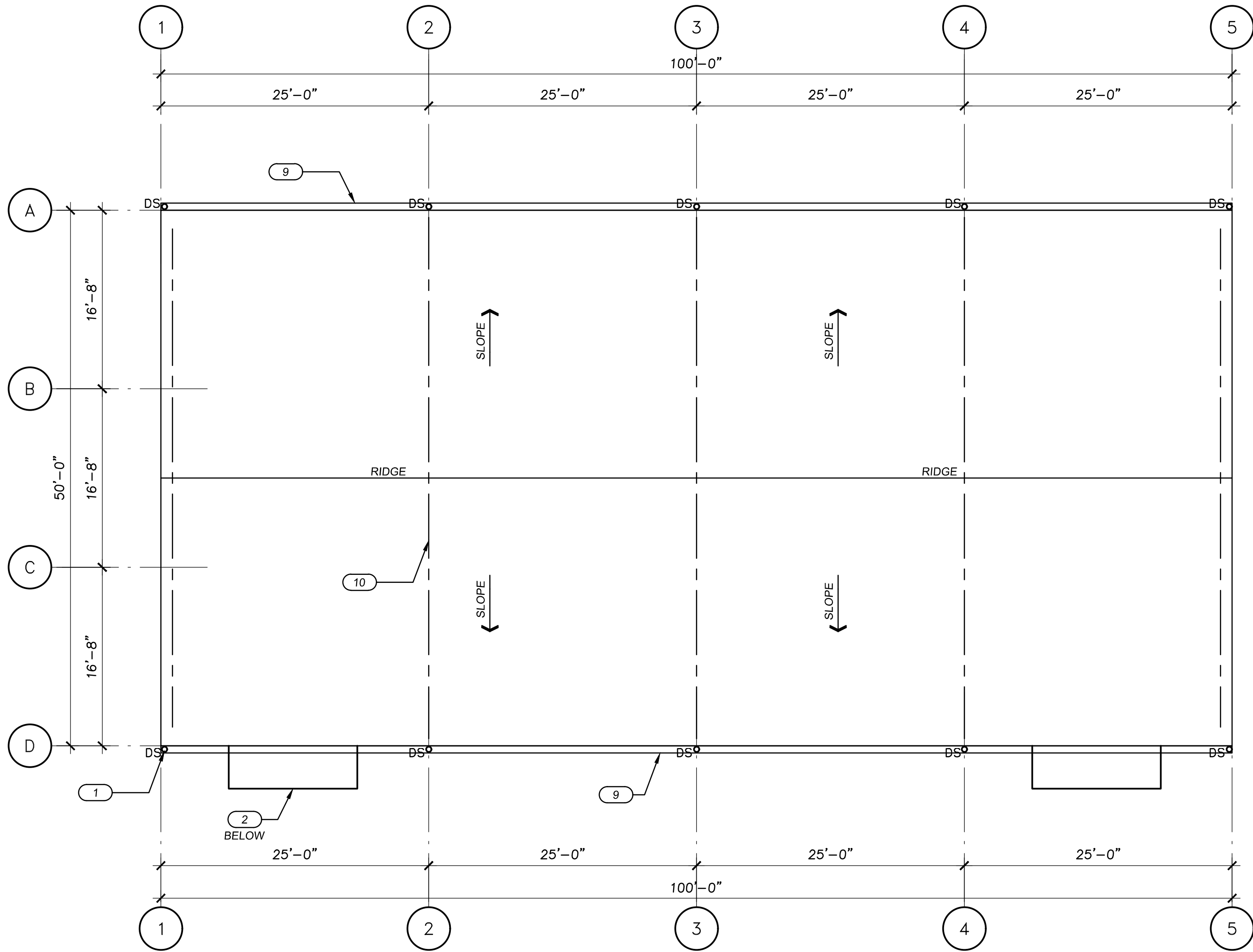


**4 ADA TOILET ROOM FIXTURE MOUNTING HEIGHTS AND CLEARANCES**  
A0.02  
1/4"=1'-0" ADA TOILET ROOMS





**1 FLOOR PLAN**  
A1.10  
1/8"=1'-0"



**2 ROOF PLAN**  
A1.10  
1/8"=1'-0"

### KEYNOTES

- 6" DOWNSPOUT
- STEEL CANOPY ABOVE
- ANODIZED STOREFRONT ENTRY
- 12'-0" X 12'-0" DRIVE-IN DOOR
- 3'-0" X 7'-0" HOLLOW METAL INSULATED MAN DOOR
- ELECTRICAL SHOWN FOR REFERENCE ONLY, BY DESIGN BUILD ELECTRICAL
- FULL HEIGHT WALL
- PRE-ENGINEERED METAL BUILDING
- 8" SHEET METAL GUTTER
- BEAM BELOW
- 6" SANITARY SEWER LINE BELOW SLAB
- STUB FOR FUTURE TOILET.

### GENERAL NOTES

- COMMON NOTES:**
- SEE ARCHITECTURAL GENERAL NOTES ON A0.01 FOR ADDITIONAL INFORMATION
  - ALL DIMENSIONS ARE TO FACE OF WALL, CENTERLINE OF COLUMN OR OUTSIDE FACE OF WALL, UNO.
- ROOF PLANS**
- MAINTAIN 1" PER FOOT MINIMUM SLOPE THROUGHOUT ROOF.
  - ALL ROOF ELEVATIONS TO TOP OF STEEL/BOTTOM OF DECK.
  - CONTRACTOR TO PROVIDE COVERS, ENCLOSURES, AND/OR SEALANTS AT ALL ROOF PENETRATIONS, PIPES, CURBS, DUCTS, AND CONNECTIONS. COORDINATE AND REFER TO MECHANICAL/ELECTRICAL DISCIPLINES FOR ADDITIONAL INFORMATION.

NOTE: DESIGN BUILD PRE-ENGINEERED METAL BUILDING BY OTHERS, SHOWN FOR REFERENCE/STYLE ONLY

REVISION SCHEDULE		
Delta	Issued As	Issue Date

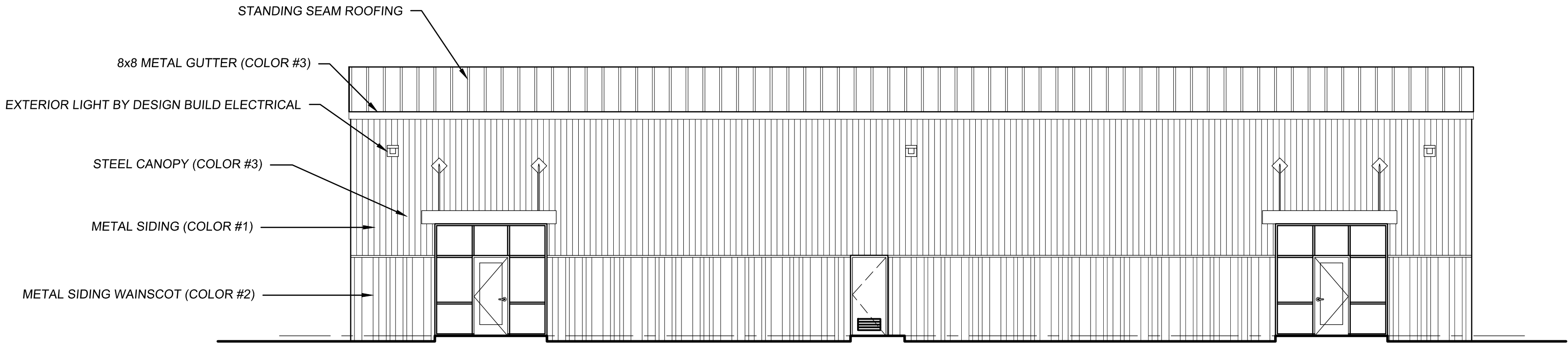
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**FLOOR PLAN**

DRAWN BY: REW  
CHECKED BY: REW/SJM  
SHEET:

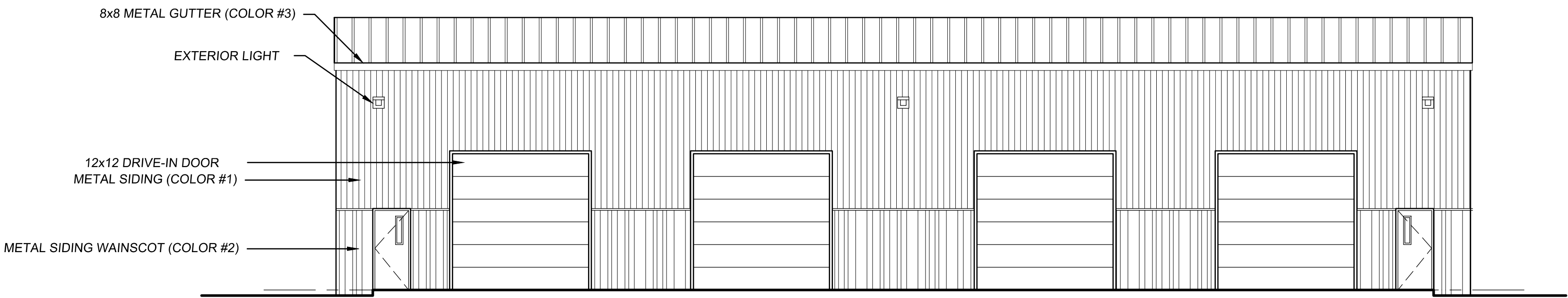
**A1.10**  
JOB NO.  
**2190380.01**



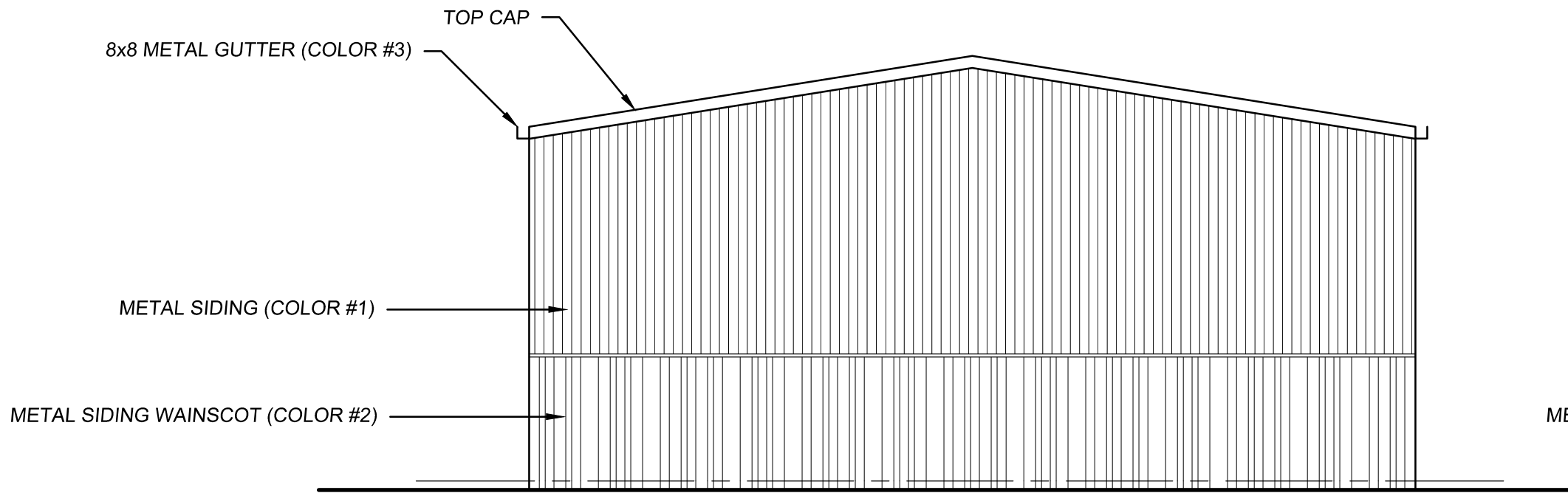
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Delta	Issued As	Issue Date



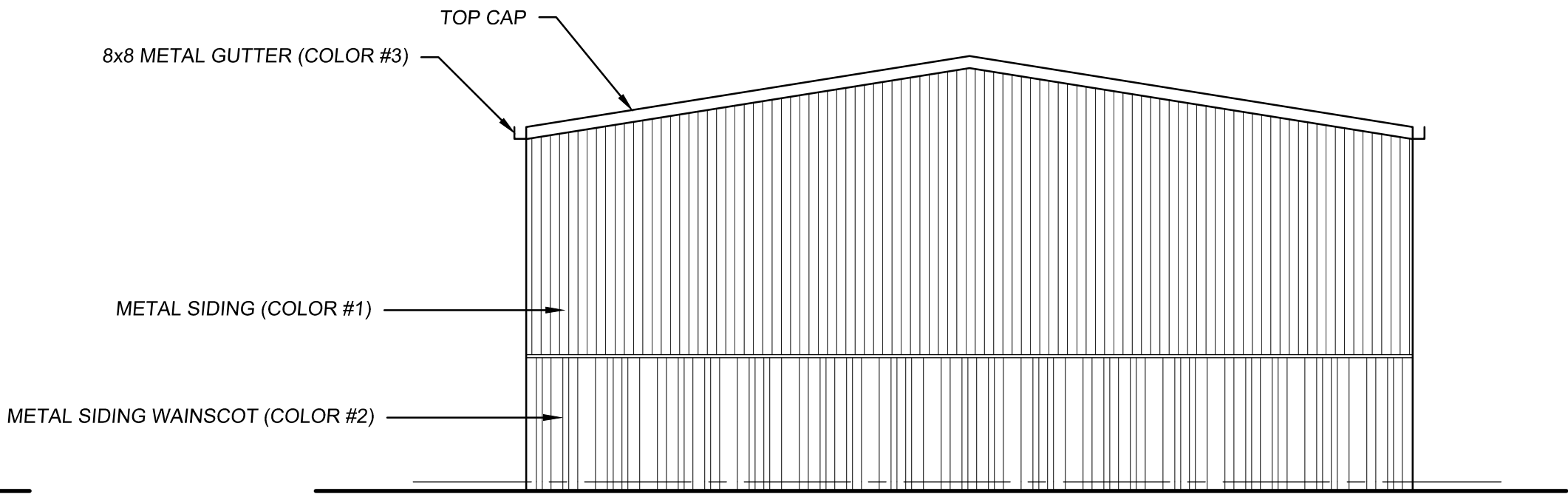
1 SOUTH ELEVATION  
A2.10 1/8"=1'-0"



2 NORTH ELEVATION  
A2.10 1/8"=1'-0"



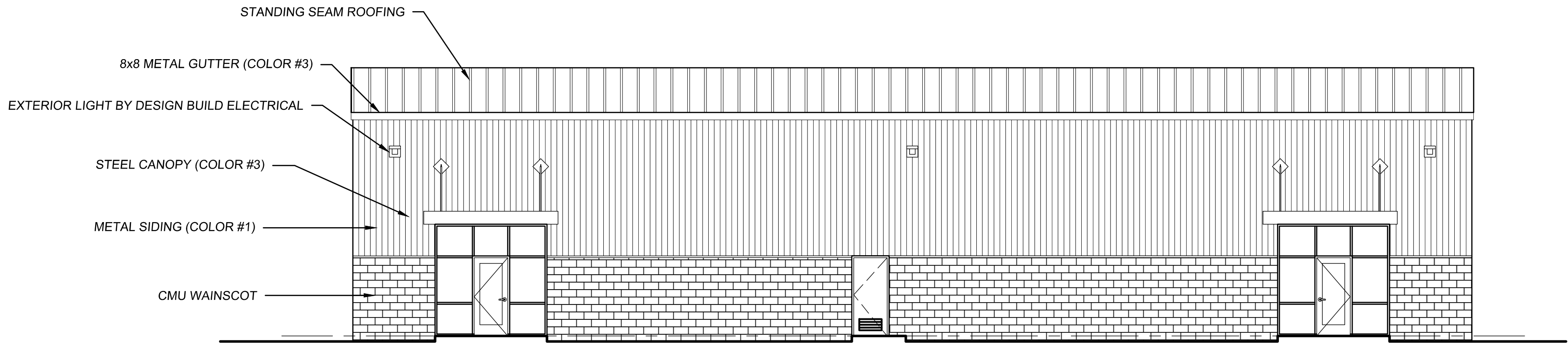
3 EAST ELEVATION  
A2.10 1/8"=1'-0"



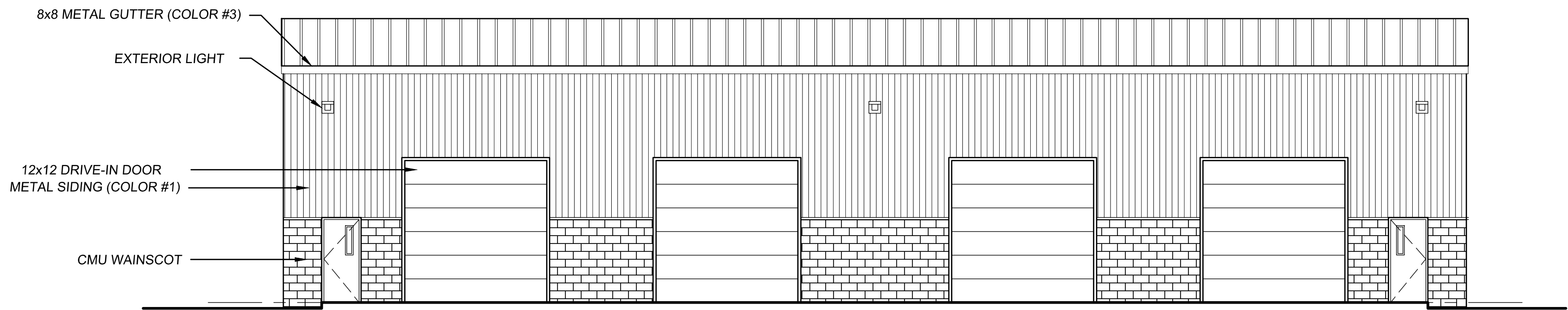
4 WEST ELEVATION  
A2.10 1/8"=1'-0"

NOTE: DESIGN BUILD PRE-ENGINEERED  
METAL BUILDING BY OTHERS, SHOWN  
FOR REFERENCE/STYLE ONLY

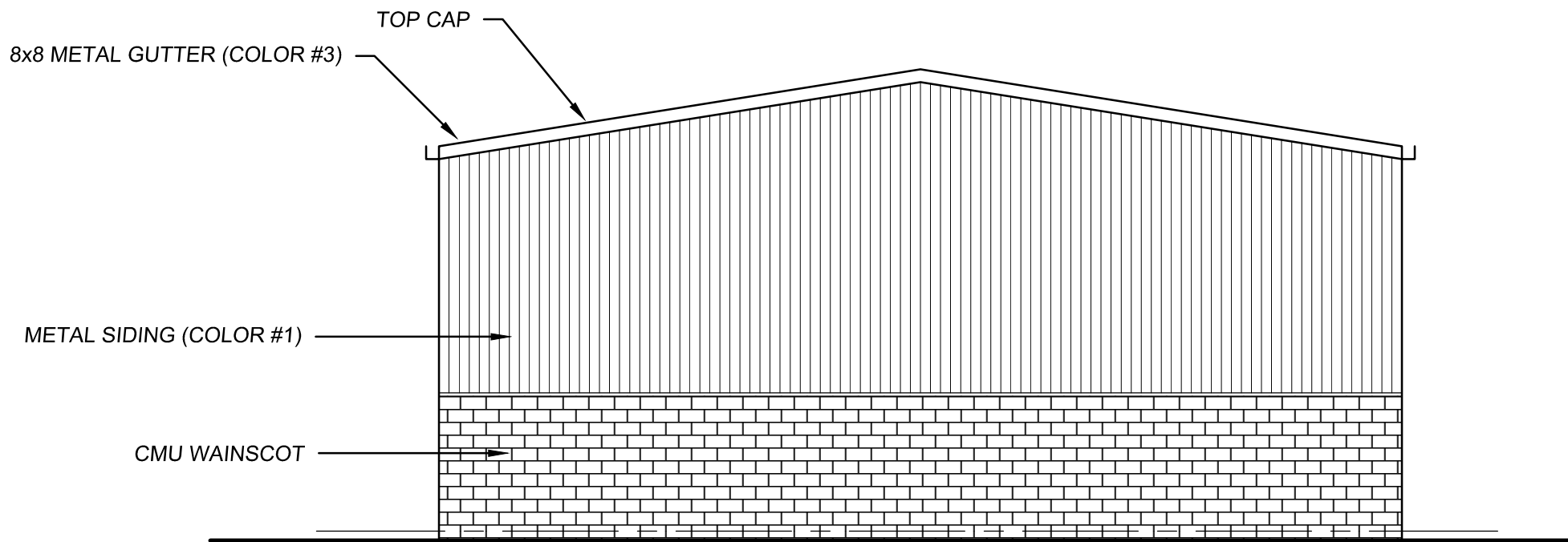
REVISION SCHEDULE		
Delta	Issued As	Issue Date



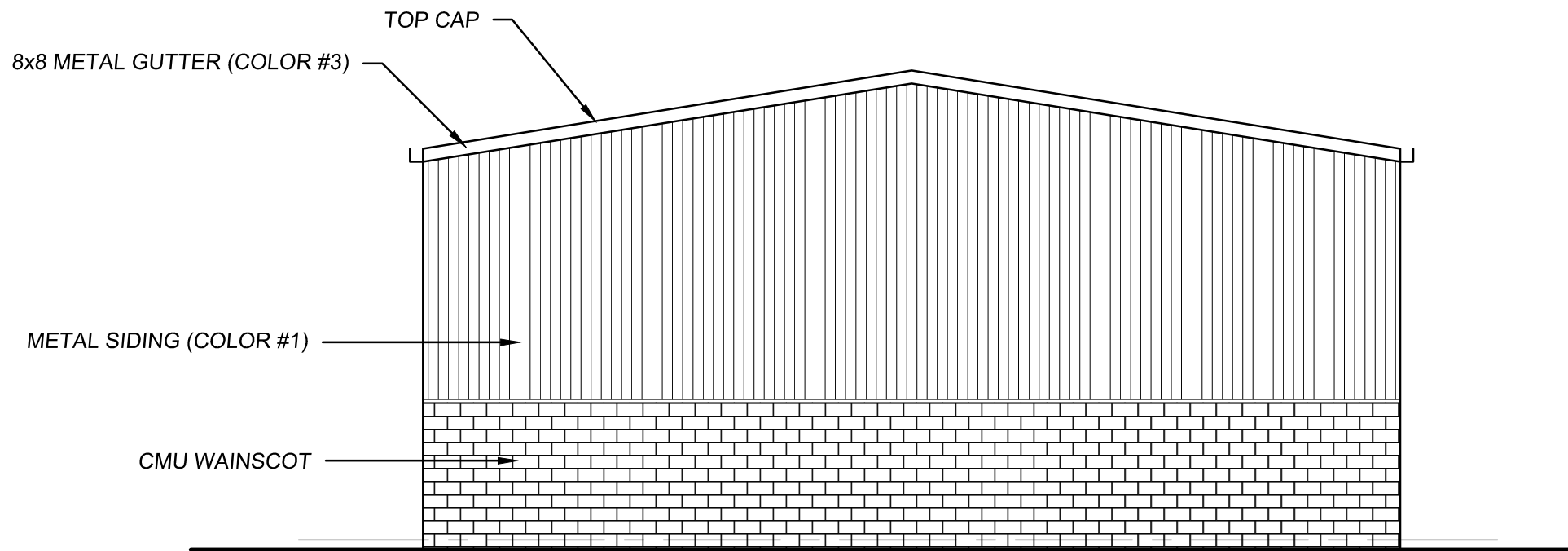
1 SOUTH ELEVATION  
A2.10 1/8"=1'-0"



2 NORTH ELEVATION  
A2.10 1/8"=1'-0"



3 EAST ELEVATION  
A2.10 1/8"=1'-0"



4 WEST ELEVATION  
A2.10 1/8"=1'-0"

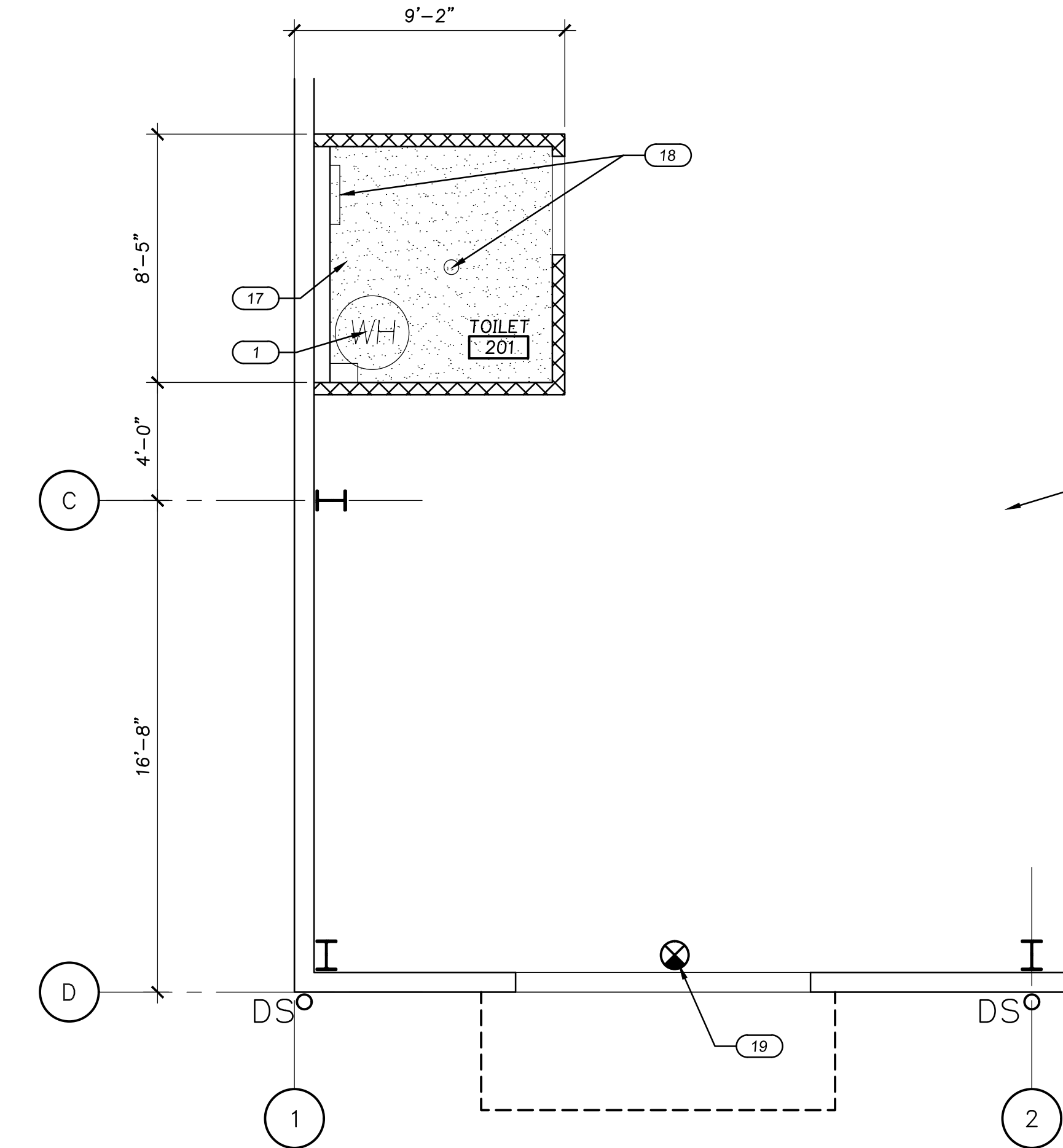
NOTE: DESIGN BUILD PRE-ENGINEERED  
METAL BUILDING BY OTHERS. SHOWN  
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GENERAL NOTES

- COMMON NOTES:
- A. SEE ARCHITECTURAL GENERAL NOTES ON A0.01 FOR ADDITIONAL INFORMATION
  - B. SEE [A0.01] FOR WALL TYPES
- RESTROOM/CABINETRY PLANS
- A. SEE A0.02 FOR ADDITIONAL INFORMATION ON FIXTURE MOUNTING HEIGHTS. ALL REQUIRED ADA CLEARANCES ARE TO FACE OF FINISH.
  - B. ALL DIMENSIONS THIS SHEET ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
  - C. INSULATE ALL UNDER COUNTER HOT WATER AND WASTE LINES.
  - D. COORDINATION OF BLOCKING REQUIREMENTS FOR WALL-MOUNTED SPECIALTIES BY CONTRACTOR
- FINISH PLANS
- A. CENTER FLOORING TRANSITIONS AT CENTER OF DOOR JAMBS, UNLESS OTHERWISE NOTED.
  - B. PROVIDE VINYL REDUCER AT ALL FLOORING MATERIAL TRANSITIONS, UNLESS OTHERWISE NOTED.
  - C. ALL WALLS TO BE PAINTED P-1 UNLESS OTHERWISE NOTED.

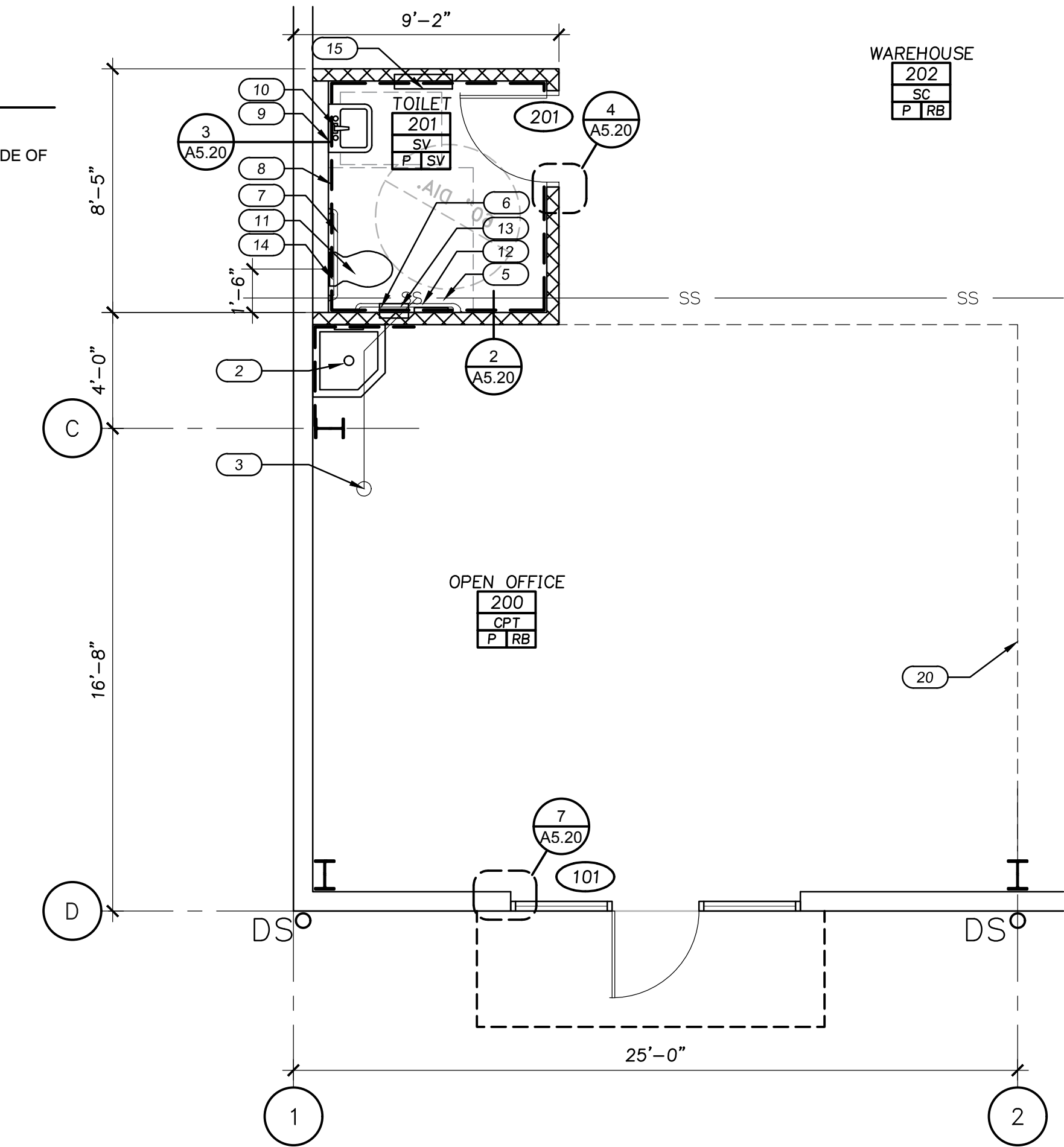
- REFLECTED CEILING PLANS
- A. SUSPENDED ACOUSTICAL TILE CEILINGS AT 10'0" AFF, UNLESS OTHERWISE NOTED.
  - B. PROVIDE HOLE FOR PENETRATION THROUGH SUSPENDED ACOUSTICAL TILE FOR ELEMENTS INCLUDING, BUT NOT LIMITED TO, CONDUITS, ETC., OF SUFFICIENT SIZE TO ACCOMMODATE ONE (1) INCH OF LATERAL MOVEMENT IN EVERY DIRECTION OF ASSEMBLY PENETRATING CEILING PLANE. PROVIDE ESCUTCHEON TO CONCEAL GAP BETWEEN CEILING TILE AND PENETRATING ELEMENT.
  - C. CENTER ALL CEILING GRIDS WITHIN ROOM UNLESS OTHERWISE NOTED.
  - D. CENTER ALL DOWN LIGHTS, SMOKE DETECTORS AND ALL OTHER CEILING PENETRATIONS IN CENTER OF 2X2 PORTION OF 2X4 TILE. UNLESS OTHERWISE NOTED.
  - E. LIGHTING FIXTURES AND LAYOUT SHOWN FOR PRELIMINARY DESIGN INTENT ONLY. DESIGN-BUILD ELECTRICIAN RESPONSIBLE FOR FINAL LAYOUT AND CONFIRMATION OF COMPLIANCE WITH WASHINGTON ENERGY CODE.
  - F. SEE 889/A5.20 FOR STANDARD CEILING DETAILS



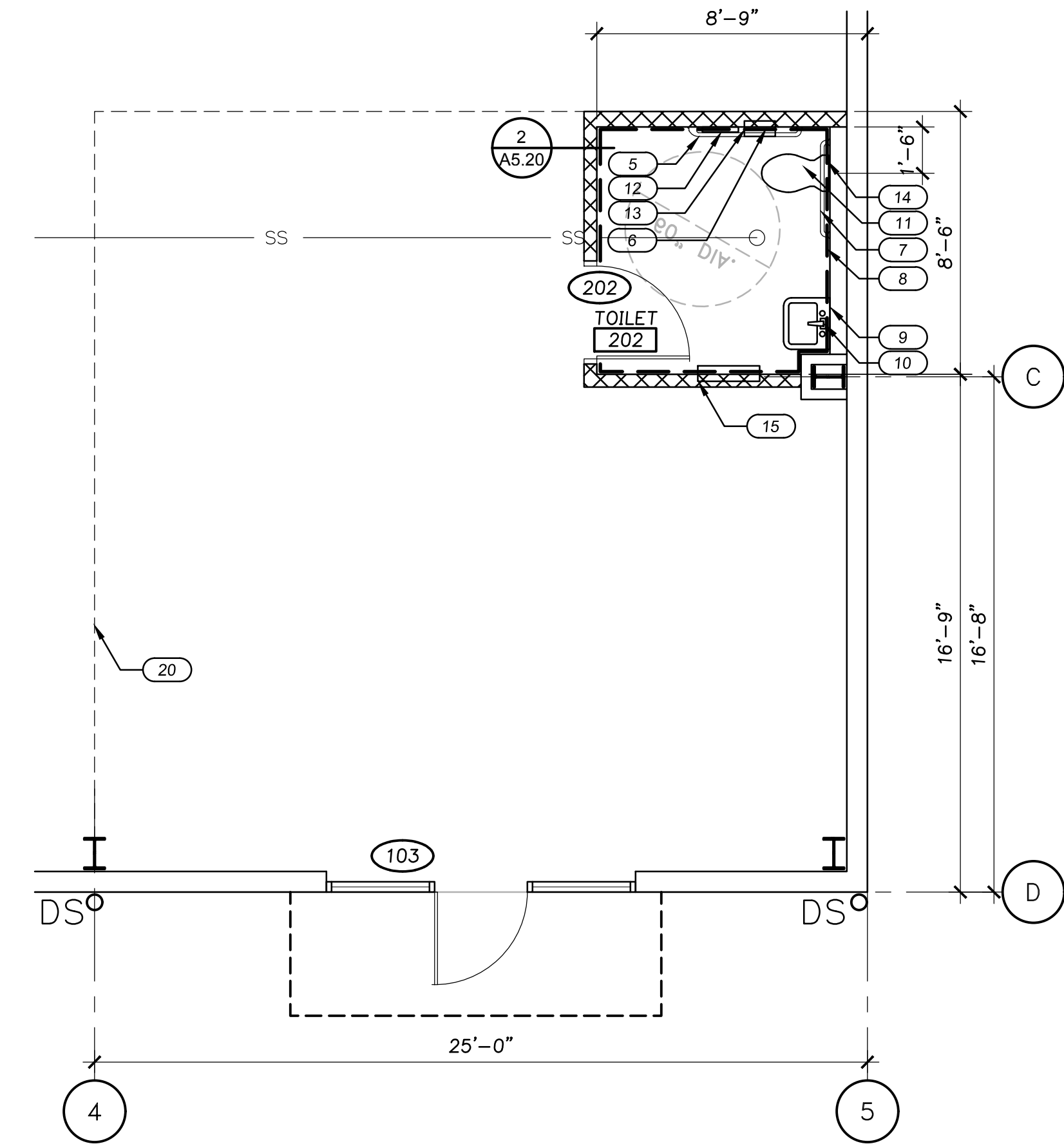
3 A4.10 ENLARGED RCP PLAN 1/4"=1'-0"

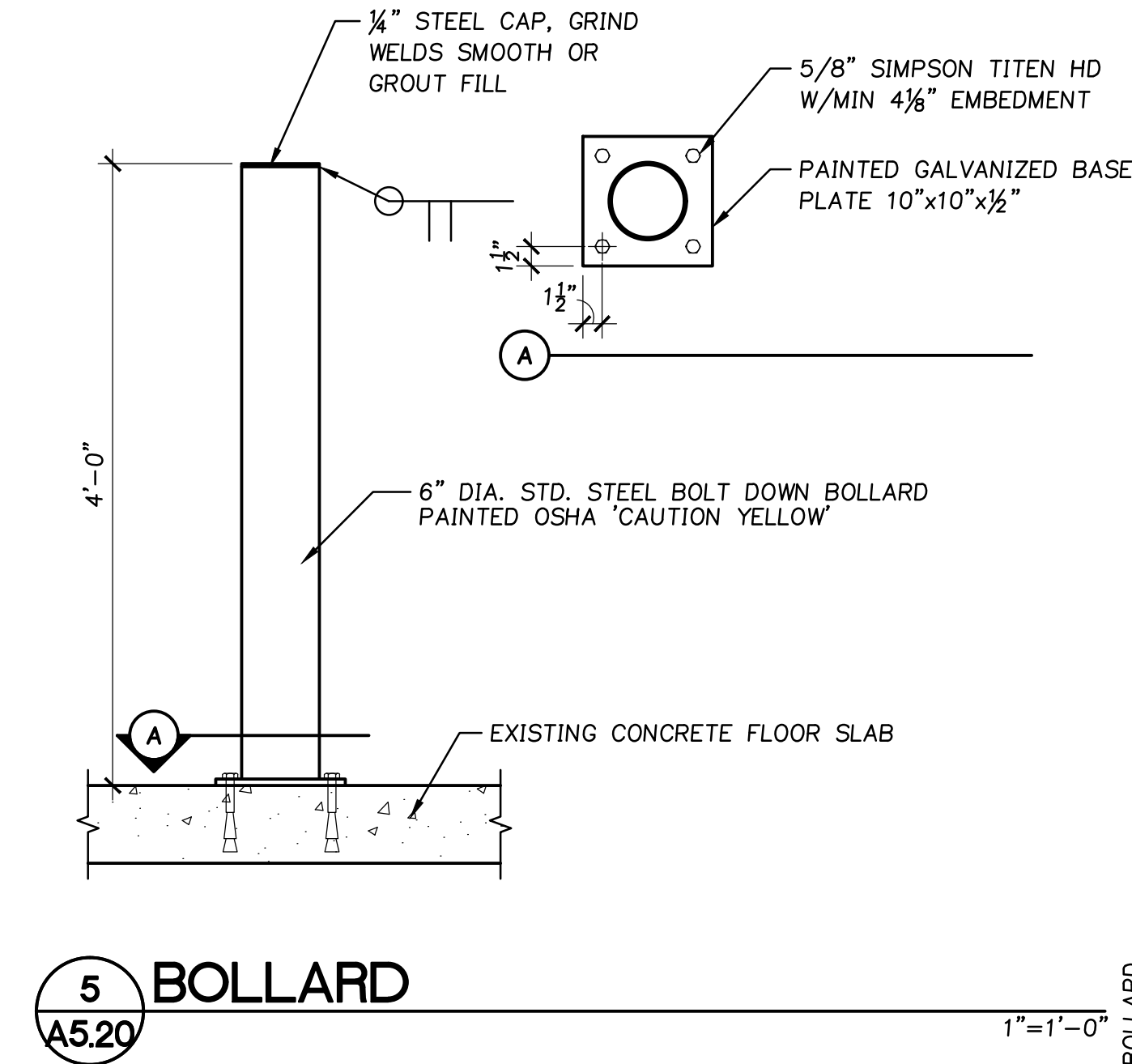
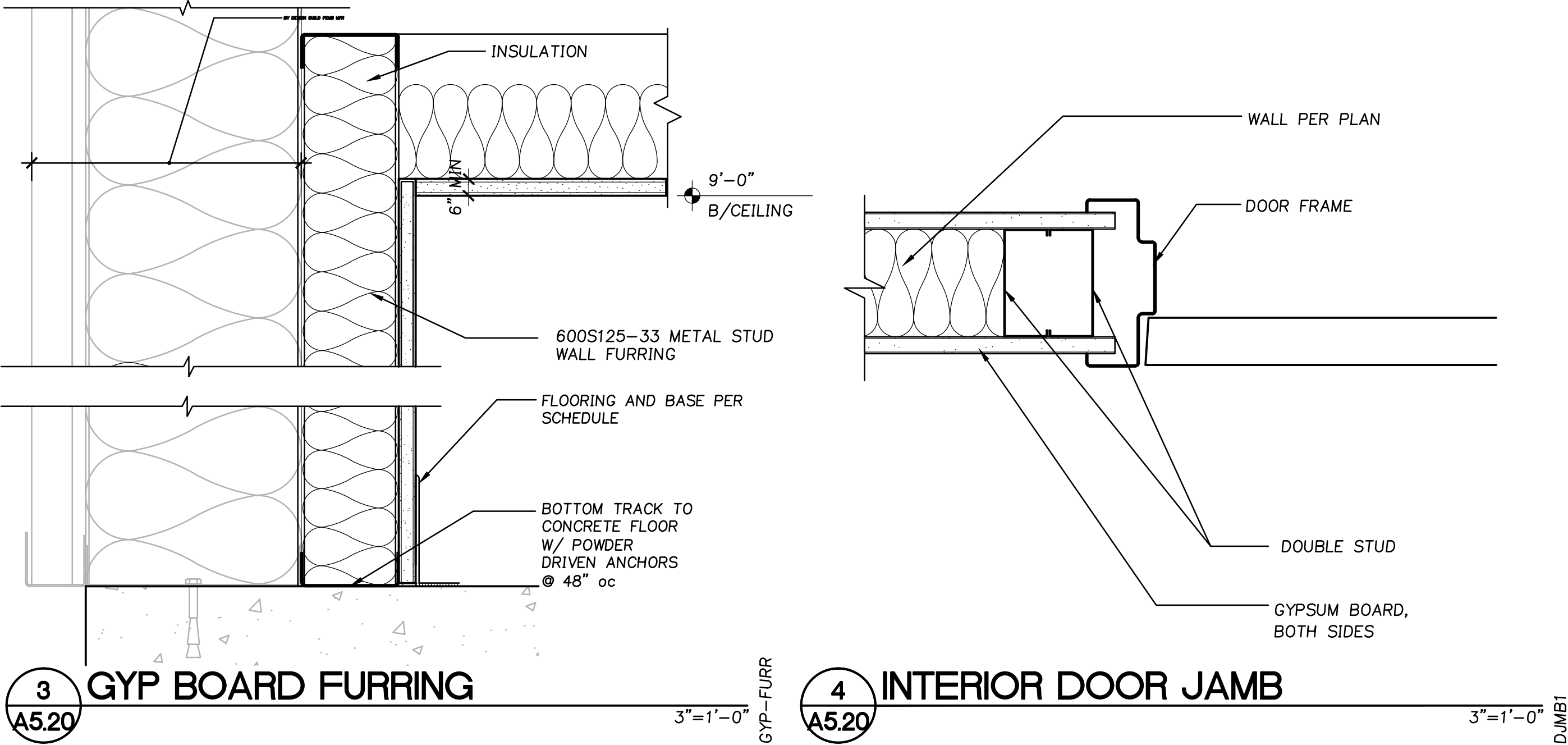
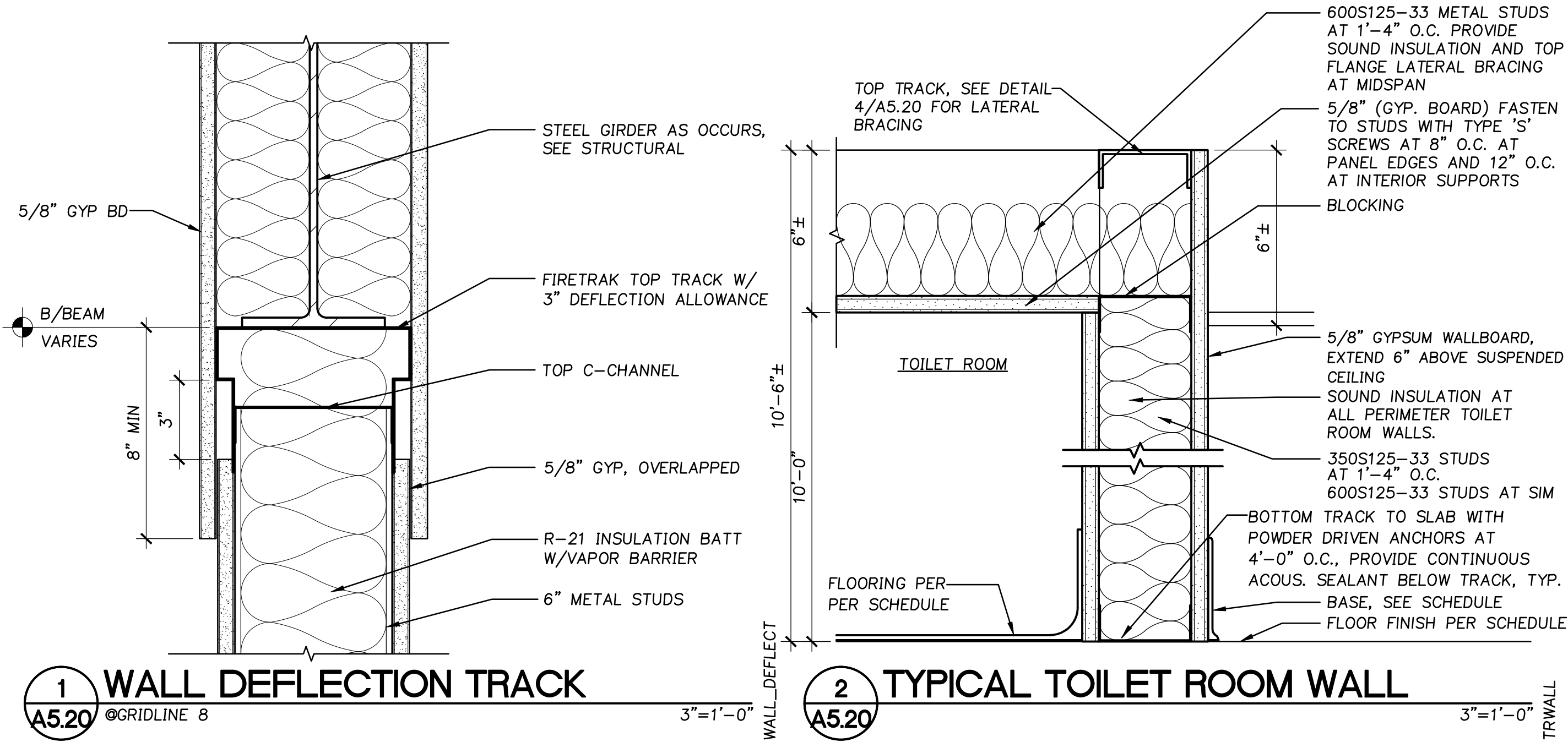
KEYNOTES

1. WATER HEATER, BY DESIGN BUILD PLUMBING
2. JANITOR SINK WITH FRP WAINSCOT 48" TALL AND 18" PAST EACH SIDE OF SINK
3. STUB FOR FUTURE TOILET
4. OPEN TO STRUCTURE
5. 42" GRAB BAR, MOUNTED AT 36" AFF
6. 18" GRAB BAR, SEE A0.01
7. 36" GRAB BAR, MOUNTED AT 36" AFF
8. 4'-6" TALL FRP WAINSCOT, START ABOVE 6" COVED BASE
9. 24"x48" FIXED MIRROR, CENTER ABOVE SINK
10. WALL MOUNTED LAVATORY
11. FLOOR MOUNTED FLUSHOMETER TOILET
12. DUAL TOILET PAPER HOLDER
13. SANITARY NAPKIN DISPOSAL
14. SURFACE MOUNTED SEAT COVER DISPENSER
15. SEMI RECESSED PAPER TOWEL DISPENSER
16. ACT CEILING AT 10'-0" AFF
17. PAINTED GYPSUM BOARD CEILING AT 9'-0" AFF
18. LIGHTING SHOWN FOR REFERENCE ONLY
19. LIGHTED EXIT SIGN, BY DESIGN BUILD ELECTRICAL
20. POSSIBLE FUTURE OFFICE



1 A4.10 ENLARGED OFFICE PLAN 1/4"=1'-0"





SPAN TABLE FOR METAL STUDS	
DESIGNATION	STUD CONDITIONS - INTERIOR PARTITIONS
362S125-18	ALL WALLS 11'-0" TO 12'-0" IN HEIGHT - 16" OC
362S125-18	ALL WALLS UNDER 11'-0" IN HEIGHT - 24" OC
362S162-43	ALL WALLS 12'-0" TO 16'-0" IN HEIGHT - 16" OC ALL WALLS WITH TILE FINISH ALL MIRRORED WALLS IN TOILET ROOMS
362S162-68	ALL WALLS 16'-0" TO 24'-0" IN HEIGHT - 12" OC

6 SPAN TABLE FOR METAL STUDS

M.

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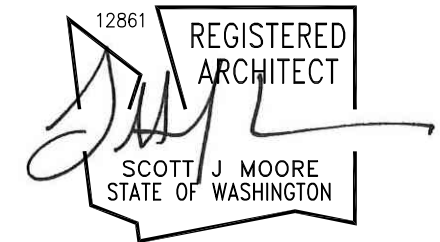
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
DETAILS

DRAWN BY: REW  
CHECKED BY: SJM  
SHEET:

A5.20

JOB NO.  
2190380.01



SPECIFICATIONS

- 22 00 00 PLUMBING
- A. The design-build plumbing contractor shall furnish and install a complete and operative plumbing system to meet all local and state codes.
- B. Plumbing design to include sanitary sewer pump at interior of building and any required permitting.
- C. Provide underground sewer/plumbing for four future single occupant toilet rooms at each building.
- D. Provide four separate sub meters at each building for tenant division.
- E. Provide plumbing submittals and plans for Owner's review prior to construction.
- 23 00 00 HVAC
- A. The design-build HVAC contractor shall furnish and install a complete and operative HVAC system to meet all local and state codes.
- B. Freeze protection only (warehouse and future tenant spaces)
- C. Provide standard heating at office.
- D. Natural Gas System.
- E. System designed for future capabilities for office space or if needed per bay.
- F. Provide HVAC submittals and plans for Owner's review.
- G. All work shall include a one-year parts and labor warranty and a 90-day service contract from the date of the Notice of Completion.
- 26 00 00 ELECTRICAL
- A. The electrical work shall be performed on a design-build basis. The design-build electrical contractor shall furnish and install a complete and operative electrical system to meet all local and state codes.
- B. 1600 AMP per building.
- C. Provide sub metering for (4) tenants each building (400 AMP each tenant).
- D. Provide Panel at each tenant (4) per building.
- E. Provide electrical plans for Owner's review.
- F. Provide lighting at suite 100 for office and warehouse. Standard LED, 30 fc at Warehouse.
- G. Provide energy compliance code lighting calculations where required by code.
- H. All lighting and switching shall be per code requirements.

SUBCONTRACTORS ARE RESPONSIBLE FOR SUBMITTING, PAYING AND OBTAINING NECESSARY "TRADE" PERMITS (I.E. PLUMBING, MECHANICAL, FIRE ALARM, ELECTRICAL AND FIRE PROTECTION)

SCHEDULE OF INTERIOR FINISHES

- CPT: PATCHRAFT: TBD  
COLOR: TBD
- SV: MANNINGTON COMMERCIAL: TBD  
6" COVED INTEGRAL BASE.  
SHERWIN WILLIAMS: TBD
- P: NOTE: EGGSHELL WASHABLE FINISH AT CEILING AND SOFFITS, SATIN WASHABLE FINISH AT WALLS. SEMI-GLOSS FINISH AT ALL TOILET ROOM WALLS AND CEILINGS.  
JOHNSONITE: TBD  
4" COVED AT CARPET.
- RB-1: WHITE
- OUTLET/SWITCH(S) AND COVER: TIMELY, BLACK
- FRAME: PANOLAM, CLASSIC COLLECTION, WHITE-SMOOTH
- FRP-1: ARMSTRONG 2767D 24x48 SECOND LOOK II
- SAT-1:

- TOILET ROOM ACCESSORIES:
- TOILET PAPER DISPENSER: BOBRICK B-2740
- PAPER TOWEL DISPENSER: BOBRICK B-262
- SANITARY NAPKIN DISPOSAL: BOBRICK B-270
- SEAT COVER DISPENSER: BOBRICK B-4221
- SOAP DISPENSER: BOBRICK B-221
- MIRROR: BOBRICK B-165 2448
- GRAB BAR: BOBRICK B-5806.99 (x36, 42, 18)
- MOB SHELF/RACK: BOBRICK B-239-34

- TOILET ROOM FIXTURES:
- LAVATORY: GERBER, 12-314 PLYMOUTH WALL HUNG OR SIMILAR, BY DESIGN BUILD PLUMBING
- LAVATORY FAUCET: DELTA, CLASSIC SERIES, SINGLE HANDLE, 3 HOLE SINK, 4" CENTER SET OR SIMILAR, BY DESIGN BUILD PLUMBING
- WATER CLOSET: AMERICAN STANDARD, CADET RIGHT HEIGHT ELONGATED TOILET WITH BEMIS COMMERCIAL HEAVY-DUTY PLASTIC TOILET SEAT, 1955SSCT OR SIMILAR, BY DESIGN BUILD PLUMBING

DOOR SCHEDULE - NORTH BLDG

DOOR NO.	DOOR						FRAME		HARDWARE GROUP	GLAZING	RATING	REMARKS
	WIDTH	HEIGHT	THK.	TYPE	DOOR MAT.	DOOR FIN.	FRAME MAT.	FRAME FIN.				
101	3'0"	7'0"	1-3/4"	A	ALM	FF	ALM	FF	2	SF	-	-
102	3'0"	7'0"	1-3/4"	C	HM	PA	HM	PA	3	VP	-	-
103	3'0"	7'0"	1-3/4"	A	ALM	FF	ALM	FF	2	SF	-	-
104	3'0"	7'0"	1-3/4"	B	HM	PA	HM	PA	3	VP	-	-
105	12'0"	12'0"	2"	D	MTL	PA	MTL	PA	1	VP	-	-
106	12'0"	12'0"	2"	D	MTL	PA	MTL	PA	1	VP	-	-
107	12'0"	12'0"	2"	D	MTL	PA	MTL	PA	1	VP	-	-
108	12'0"	12'0"	2"	D	MTL	PA	MTL	PA	1	VP	-	-
109	3'0"	7'0"	1-3/4"	B	HM	PA	HM	PA	3	VP	-	-
201	3'0"	7'0"	1-3/4"	-	WD	ST	TIMELY	FF	4	-	-	-
202	3'0"	7'0"	1-3/4"	B	WD	ST	TIMELY	FF	4	-	-	-

DOOR ABBREVIATIONS

- AL ALUMINUM
- AN ANODIZED
- FF FACTORY FINISH
- FL FULL LITE GLAZING
- GL GLASS
- HC HOLLOW CORE
- HL HALF LITE GLAZING
- HM HOLLOW METAL
- HMI HOLLOW METAL - INSULATED
- HMK HOLLOW METAL KNOCKDOWN
- HMW HOLLOW METAL WELD

- MFR MANUFACTURER
- MTL METAL DOOR
- OHD OVERHEAD DOOR
- PA PAINT
- PC POWDER COATED
- S STAINED
- SC SOLID CORE
- SF STOREFRONT
- SL SINGLE DOOR
- STL STEEL
- U UNFINISHED
- VP VISION PANEL
- W WOOD

HARDWARE GROUPS

- GROUP 1
- 1 MANUFACTURES HARDWARE
- 1 WEATHER SEALS (AT DOCK HIGH)
- 1 MOTORIZED (ALTERNATE)
- 1 LOCKING FUNCTION
- 1 THRESHOLD

GROUP 2 (STOREFRONT ENTRY)

- 1 PUSH/PULL
- 1 CLOSER
- 1 PANIC BAR
- 1 SEE SPECIFICATIONS
- 1 THRESHOLD

GROUP 3 (EXTERIOR DOORS)

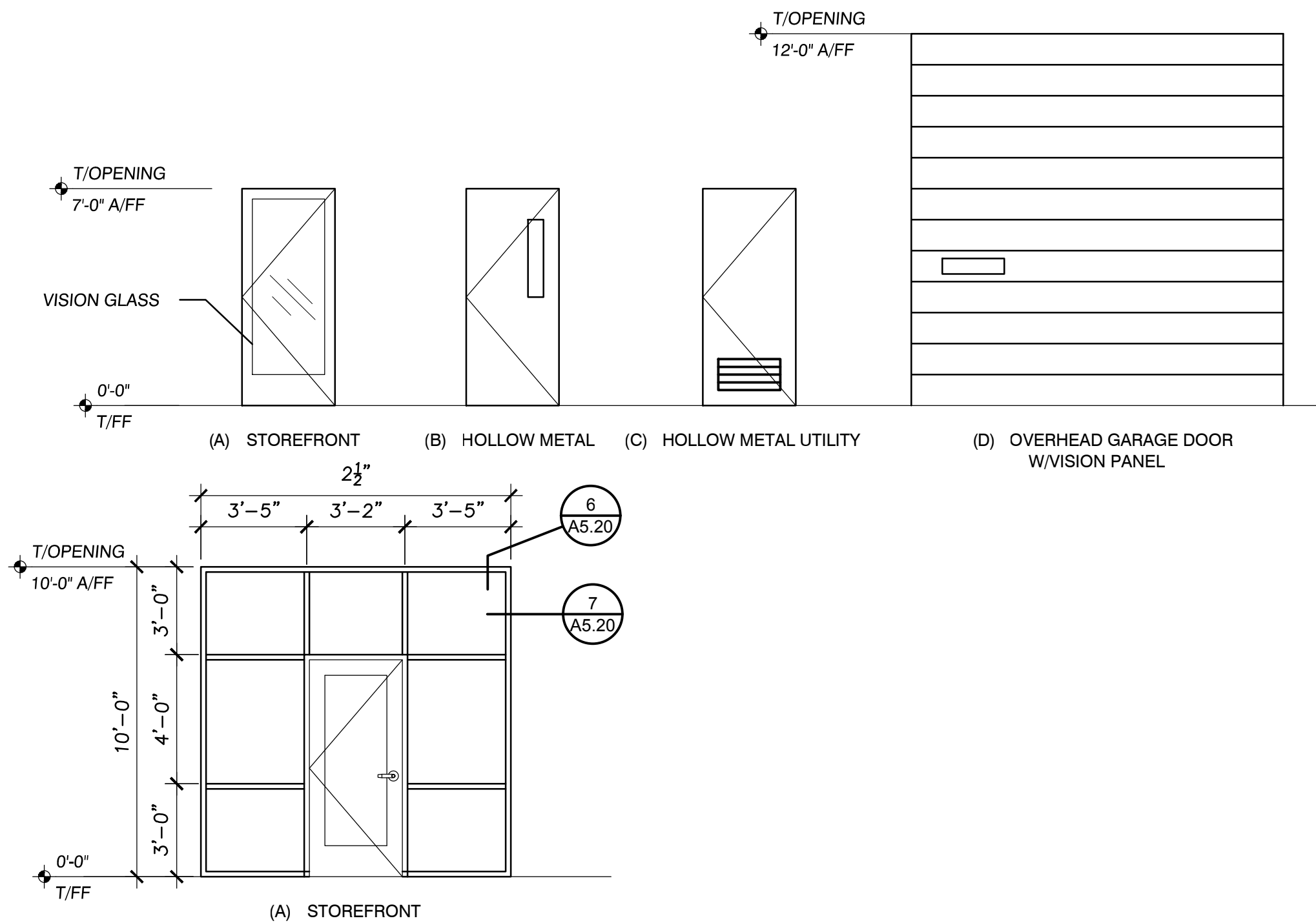
- 1 ENTRY LOCKSET
- 1 WEATHER SEAL
- 1 CLOSER
- 1.5 PAIR BUTTS
- 1 PANIC
- 1 THRESHOLD

GROUP 4 (SINGLE OCCUPANT TOILET ROOM)

- 1.5 PAIR BUTTS
- 1 PRIVACY LOCKSET
- 1 DOOR CLOSER
- 1 10" KICK PLATE
- 1 DOOR STOP
- 3 SILENCER
- 1 COAT HOOK
- 1 GASKETING
- 1 UNISEX ACCESSIBLE TOILET ROOM SIGN

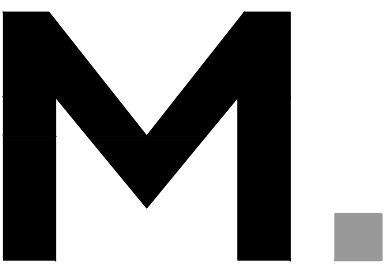
GROUP 5 (OFFICE/WAREHOUSE DOOR)

- 1.5 PAIR BUTTS
- 1 OFFICE LOCKSET (KEY)
- 1 CLOSER
- 2 10" KICK PLATE
- 1 GASKETING



BID SET - SEPTEMBER 14, 2020

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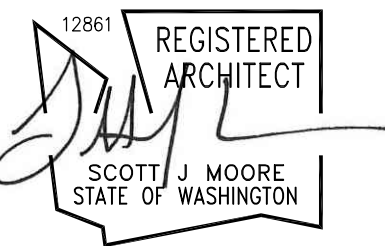
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
SCHEDULES  
AND MEPF  
GENERAL  
SPECIFICATIONS

DRAWN BY: REW  
CHECKED BY: SJM  
SHEET:

A6.10

JOB NO.  
2190380.01