Community Development Department
Building | Planning | Code Enforcement
P.O. Box 9, 230 Davidson Avenue
(360) 225-7299, www.ci.woodland.wa.us

NOTICE OF DECISION

USNR – Site Plan and Building Expansion

Land Use Application Nos.:	SPR 21-006 (Site Plan Review – Type 1)
Applicant:	Daniel Snair 1001 SE Water Avenue #261 Portland, OR 97214
Property Owner:	USNR LLC PO Box 310 Woodland, WA 98674
Site Location:	1981 Schurman Way Woodland, WA 98674
Parcel & Size:	507880100, 7.49
Zoning Designation:	Light Industrial, I-1
Date Application Received:	May 27, 2021
Notice of Application & Likely DNS issued:	N/A
Comment Period & SEPA Appeal Period Ended:	N/A
Notice of Decision Issued:	July 9, 2021
DRC Decision:	Approve with Conditions

I. DESCRIPTION OF PROPOSAL

Tenant improvements are planned for the existing building including interior renovation, addition of 650 sq. ft. to the south side of the building, parking expansion of 2,800 sq. ft. and construction of a 2,600 sq. ft. patio.

II. LOCATION OF PROPOSED DEVELOPMENT

The site is located at 1981 Schurman Way, Woodland, WA. The parcel number of this proposal is 507880100.

III. REVIEW AUTHORITY

Per WMC 19.08.010, department staff as assigned by the director or the Development Review Committee shall have the authority to review and approve, deny, modify, or conditionally approve, land use or environmental permits or licenses required from the City for a project action, including, but not limited to, site plan review, boundary line adjustments, administrative temporary and conditional use permits, building permits and other construction permits, SEPA procedural and substantive determinations, short plats, binding site plans, minor variances, minor modifications to approved administrative conditional use permits and conditional use permits, phasing and expiration extensions of subdivision preliminary plats, sign permits, certificates of occupancy, critical area permits, floodplain development permits, and shoreline exemptions, and to provide interpretations of codes and regulations applicable to such projects.

IV. FINDINGS

Per Woodland Municipal Code (WMC) 19.08.030, site plan reviews shall be approved, approved with conditions, or denied by the Development Review Committee and decisions shall be issued by the Community Development Department.

Development Impact Fees – Fire | WMC 3.41

Finding 1: Fire Impact Fees are required for the proposed building addition. Fees are calculated based on $.51 per sq ft of building. Fees are calculated and due at the time of building permit issuance. Fee is estimated to be (650 X $0.51) = $331.50 for the project. A condition of approval has been added which requires the fees be calculated and paid at the time of building permit issuance. *See Conditions #1 and #2.*

Conclusion: As conditioned, the proposal can comply with this requirement.

Development Impact Fees – Transportation | WMC 3.42

Finding 2: Transportation Impact Fees (TIF) are required on new development to support future transportation improvements within the city per WMC 3.42. The TIF is calculated based on $838 per PM peak hour trip (PMPHT) generated by the project based on the project Traffic Study or where no study is prepared, based on trip generation in accordance with Institute of Transportation Engineers (ITE) published data.

Finding 3: For this proposal, trip generation was evaluated under the use classification "#140 – Manufacturing" from the ITE 10th Edition manual. The classification calls for 0.73 peak hour trips per 1,000 square feet.

Finding 4: The proposed building addition is 650 square feet. Peak hour trips are 0.73 x 0.65 or 0.4745 trips. The number of peak hour trips results in a calculated Transportation Impact Fee of (0.4745 X $838) = $397.63 for the project. *See Conditions #1 and #3.*

Conclusion: As conditioned, the project can comply with this requirement.

Streets and Sidewalks | WMC 17.44.210 & WMC 12

Finding 5: Street and sidewalk are complete along Schurman way. However, street trees are required in the public right of way between the sidewalk and street. Trees selected from the City of Woodland Street Tree list are required as frontage improvements. A condition is added to add street trees to the landscaping strip between the sidewalk and street. *See Conditions #4 and #5. See Attachment B.*

Conclusion: As conditioned, the project can comply with this requirement.

Water and Sewage | WMC 13

Finding 6: The proposal does not include service connections for water and sewer. Water and sewer connection fees will not be required.

Finding 7: Water and sewer main extensions are not applicable to this proposal.

Conclusion: The proposal can comply with the development standards.

Erosion Control Ordinance | WMC 15.10

Finding 8: A preliminary erosion control plan was submitted as part of the preliminary site plan submittal. The plan shows use of sediment fencing and inlet protection. The disturbed area shown on the plan is less than one acre. A condition of approval is added to meet all erosion control requirements of WMC 15.10 and follow the Woodland Design Standards for the erosion control plan. *See Condition #6.*

Finding 9: A fill and grade permit from the City's building department is required. *See Condition #7.*

Conclusion: As conditioned, the project can comply with this standard.

Stormwater Management | WMC 15.12

Finding 10: The applicant's submittal includes a preliminary stormwater technical information report (TIR), which demonstrates that the site development will utilize a combination of dispersion to the surrounding grassy field and an existing on-site detention swale for management of runoff. A final TIR should be submitted with final engineering. The final TIR should address water quality and quantity. It should also address required freeboard and more clearly demonstrate that adequate detention volume is provided. Based on the preliminary site plan it appears that the volume of the existing swale may be less than indicated and that additional detention volume may be needed. *See Condition #8.*

Conclusion: As conditioned, the proposal can comply with these standards.

Permitted Uses | WMC 17.46.020

Finding 11: No changes in use are proposed by the application.

Conclusion: As proposed, the project can comply with this standard.

Building Setbacks | WMC 17.44.070

Finding 12: The required setbacks in light industrial zones are:

- Front yard setback: 25 ft.
- Side yad setback: 10 ft. Where I-1 abuts a residential zone, the side yard setback shall be a minimum of 25 ft.
- Rear yard setback: 10 ft.

Finding 13: The existing building and proposal meet the setback requirements.

Conclusion: As proposed, the project can comply with this standard.

Building Height | WMC 17.44.080

Finding 14: On lots greater than one acre in the I-1 zoning district, building height is limited to 45 ft. eave height.

Finding 15: Proposal meets this requirement.

Conclusion: As proposed, the project can comply with this standard.

Landscape Design and Screening | WMC 17.46.133 – WMC 17.46.136

Finding 16: A landscaping plan guaranteeing the healthy growth of proposed landscaping in compliance with WMC 17.44 and signed by a certified landscaping professional is required prior to issuance of the preliminary site plan approval.

Finding 17: A landscaping plan was submitted with this preliminary site plan review application.

Finding 18: The proposed landscaping plan shall include tabulation showing the area and percentage of the following, per WMC 17.44.134:

A. Entire site;
B. Total landscaping areas;
C. Areas covered by groundcover;
D. Areas covered by nonplant materials;
E. Areas covered by tree canopy and shrubs;
F. Each required setback area;
G. Total parking area;
H. Parking landscaping; and
I. Other landscaping areas.

Finding 19: The landscaping plan set does not include the required calculations. A condition is added to include these calculations on Plan Set L and resubmit. *See Condition #9.*

Finding 20: Ten percent of the entire site must be landscaped per WMC 17.44.135. A condition is added to show that 10% of the site is landscaped on the landscaping plan. *See Condition #10.*

Finding 21: A combination of deciduous and evergreen trees, shrubs, and groundcovers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions per WMC 17.44.135 (C). All

landscaped area, whether or not required, that is not planted with trees and shrubs or not covered with nonplant material, shall have groundcover plants that are designed to achieve 50% coverage of the area not covered by tree canopy and shrubs per WMC 17.44.135 (D).

Finding 22: Proposed landscaping is appropriate for the Pacific Northwest and achieves at least 50% coverage in areas not covered by tree canopy.

Finding 23: Per WMC 17.44.15 (E), trees shall have a minimum diameter or caliper measured at four feet above grade of two inches or greater at time of planting and shall be densely planted as certified by a certified landscaping professional.

Finding 24: Not all trees indicated on the landscaping plan meet the size requirement. Revise the landscaping site plan to indicate that the size of trees to be planted is 2-inch caliper or more. *See Condition #11.*

Finding 25: Per WMC 17.44.135 (F), shrubs shall be planted from a five-gallon container or larger at the recommended spacing as certified by a certified landscaping professional.

Finding 26: Not all shrubs are indicated to be 5-gallons or larger. A condition is added to include the size of the shrubs (at least 5-gallon) on the landscaping plan. *See Condition #12.*

Finding 27: Per 17.44.135 (I), the use of drought-tolerant plant species is encouraged and shall be required when irrigation is not available. Irrigation shall be provided for plants that are not drought tolerant. If the plantings fail to survive, the property owner shall replace the with an equivalent specimen.

Finding 28: A plant survival guarantee was not included on the landscaping plan. A condition is added to include a guarantee on the site plan stating that the owner will replace plantings that fail to survive. *See Condition #13.*

Finding 29: Per WMC 17.44.136 (B), in the front yard landscaping area, trees, shrubs, and plant ground cover should be planted along the entire road frontage area and meet the requirements of WMC 17.44. This area can be counted toward the coverage requirements calculations in WMC 14.44.135 (B).

Finding 30: The plantings in the front yard setback meet the requirements of WMC 17.44.135 (B).

Finding 31: Per WMC 17.44.136 (F), a minimum of ten percent of the total surface area of all proposed parking areas, as measured around the perimeter of all parking spaces

and maneuvering areas, shall be landscaped. Such landscaping shall consist of "evenly distributed" shade trees with shrubs and/or groundcover plants that conform to the criteria in this chapter. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. These requirements can be included in the coverage requirement outlined in Section 17.46.125(B). At a minimum, one tree per five parking spaces shall be planted.

Finding 32: The parking lot consists of over 150 parking spaces. The percent coverage of the parking lot and parking lot trees must be added to the landscaping as stated in Condition #9.

Finding 33: At a minimum, one tree per five parking spaces shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than twenty spaces shall include landscape islands with trees at both ends and in between to break up the parking area into rows of not more than ten contiguous parking spaces. All parking area landscape islands shall have dimensions of not less than 24 sq. ft. of area or not less than 4 ft. by 6 ft. in length per WMC 17.44.136 (F)(2).

Finding 34: The new proposed parking area contains 10 parking spaces. There are four Black Tupelo and two Cedar trees proposed. By WMC 17.44.136 (F)(2), two trees would be required. The additional trees may count toward the remaining required parking lot trees.

Finding 35: A total of 30 trees (approximately) is required by WMC 17.44.136 (F)(2). A condition is added to revise the site plan showing calculations for the parking area, parking landscaping and number of parking spaces and number of trees. *See Conditions #9 and #14.*

Finding 36: Per WMC 17.44.136 (F)(3), where a parking or maneuvering area is proposed to be located within the required setback areas, such parking/maneuvering area shall not be located within the five feet from the property lines. An evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade, trellis, or similar partially opaque structure that is a minimum of four feet in height shall be established between the proposed parking/maneuvering area(s) and street. Any areas between the wall/hedge and the street/driveway line shall be landscaped with plants or other vegetative groundcover.

Finding 37: The parking lot along Schurman Way is not landscaped with an evergreen hedge or wall. If the parking is within the 25-ft. front setback, an evergreen hedge or wall is required. A condition is added to update the site plan to show that the parking is outside the 25-ft. front setback or update the landscaping plan with an opaque

structure or planting that meets the requirement of WMC 17.44.136 (F)(3). *See Condition #15.*

Finding 38: Per 17.44.136 (G), all mechanical equipment, outdoor storage and manufacturing areas, service and delivery areas, garbage receptacles and recycling containers shall be fully screened from view from all public streets and adjacent nonindustrial zoning district(s) and/or use(s) in a manner which is architecturally integrated with the structure. Such screening shall be a minimum of six feet provided by a decorative wall (i.e., masonry or similar quality material), evergreen hedge, opaque fence complying with the standards of this section, or a similar feature that provides an opaque barrier.

Finding 39: Equipment is currently screened, and no additional equipment is proposed.

Conclusion: As conditioned, the proposal can comply with these standards.

Lighting | WMC 17.44.140

Finding 40: The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.44.140. *See Condition #16.*

Conclusion: As conditioned, the proposal can comply with these standards.

Site Standards | WMC 17.44.160

Finding 41: All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state. *See Condition #17.*

Finding 42: All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration. *See Condition #18.*

Conclusion: As conditioned, the proposal can comply with these standards.

Performance Standards | WMC 17.48

Finding 43: The requirements of this section cover hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters.

The applicant will be responsible for ensuring that their operation is complying with all performance standards. S*ee Condition #19.*

Conclusion: As conditioned, the proposal can comply with this standard.

Fire Safety

All buildings must be constructed in accordance with WA Building and Fire Codes. Plan revisions and building plans must be submitted directly to Clark Cowlitz Fire Rescue for fire review.

Finding 44: CCFR reviewed the site plans for compliance with fire code. Building construction plans shall be submitted separately, along with any fire alarm and/or fire sprinkler alterations. *See Condition #20.*

Finding 45: All work subject to field inspection and correction as identified at the time of the on-site inspection; all work shall be compliant with the applicable standards and codes; to include the adopted edition of the International Fire Code and the City's Municipal Code. *See Condition #21.*

Finding 46: Approved access road shall be a minimum clear width of 20' (26' where a hydrant is located). CCFR finds that location marked on CCFR's review is less than 20 ft. in width. Fire Apparatus Access roads shall be at a minimum 20 ft. in width. A condition is added to revise the site plan to meet the minimum access road width and resubmit to the City and CCFR. *See Condition #22.*

Finding 47: Road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with all-weather driving surface per IFC 503/Appendix D. A condition is added to show how driving surface requirements will be met with the final engineering submission. *See Condition #23.*

Finding 48: Hydrants must be provided on fire access roadways so that average spacing does not exceed 500 ft. (400 ft. for Dead-end roads) and the maximum distance from any point on the street frontage to a hydrant is no more than 250 ft. (200 ft. for dead-end roads. A condition is added to revise the site plan to indicate location of fire hydrants in accordance to fire code. *See Condition #24.*

Finding 49: Per IFC C102, hydrants shall be installed with a 5" Storz connection adapter. Additionally, a Storz connection adapter must be installed on the hydrant east of the office at the main entrance. A condition is added to add a note to the site plan that hydrants will be installed with 5" Storz connections. *See Condition #25.*

Finding 50: During construction, hydrants shall continue to be accessible for emergency response. A condition is added to include a note on the site plan that hydrants shall remain accessible during construction. *See Condition #26.*

Finding 51: Turning radius for fire apparatus access roads shall be a minimum of 28 ft. or greater. The outside turning radius for access roads shall be 48 ft. or greater. A condition is added to meet CCFR turning radius requirements. *See Condition #27.*

Finding 52: "NO PARKING – FIRE LANE" shall be signed or marked at locations designated on the plan reviewed by CCFR. A condition is added to indicate No Parking/Fire Lane areas on the site plan. *See Condition #28.*

Finding 53: Locations at the NE and NW of the parking lots shall be kept free at all times for emergency response access as indicated on the plans reviewed by CCFR. A condition is added to include a note on the site plan to keep the NE and NW parking lots clear at all times for emergency response access. *See Condition #29.*

Conclusion: As conditioned, the proposal can comply with Fire Code.

Building

Finding 54: Five ADA parking spaces as shown on the site plan meets building code requirements.

Finding 55: HVAC, storefront and plumbing are required to be included at plan submittal and are not deferrable items. A condition is added to meet these requirements. *See Condition #30.*

Finding 56: Project must comply with Washington State Energy Code (WSEC) Sections 501, 502, and 503. *See Condition #31.*

Conclusion: As conditioned, the proposal can comply with Building Code.

Preliminary Site Plan Approval | WMC 19.10.070

Finding 57: The applicant submitted a preliminary site plan. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application. *See Condition #32.*

Conclusion: The preliminary site plan can be approved with conditions

V. DECISION

Per WMC 19.08.030, the above application for the preliminary Site Plan Review has been **APPROVED WITH CONDITIONS** by the City of Woodland's Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). *See Section IV for conditions of approval.*

V. CONDITIONS OF APPROVAL

1. Pay all impact fees when building permits are issued per WMC 3.41 and WMC 3.42.
2. Fire impact fees are calculated at the time of building permit issuance and are based on $.51 per sq. ft. of structure. Fee is estimated to be $331.50 ($.51 per square foot of commercial space).
3. The number of peak hour trips results in a calculated Transportation Impact Fee of (.4745 trips X $838) = $397.63 for the project.
4. Select street trees with Public Works' approval from the Woodland Street Tree list (Attachment B) and add to the landscaping plan. Street trees are required in the landscaping strip in the public right of way between the sidewalk and the street. The grass in the planting strip should be retained between the trees.
5. All public improvements shall be designed and constructed in accordance with Woodland Development Standards. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval. The details can be found at www.ci.woodland.wa.us/departments/public-works/standards.php.
6. A final erosion control plan will be required with final engineering. Applicant is required to install and maintain erosion control measures per the Best Management Practices as outlined in WMC 15.10.
7. Obtain a fill and grade permit from the City building department.
8. The applicant's submittal included a draft final stormwater technical memo which demonstrates that the development will utilize infiltration for final disposal of site runoff. Applicant will need to prepare a final design that is consistent with the adopted development standards for managing water quality and quantity. A final technical memo should be submitted which addresses water quantity and quality. Please note,

based on the preliminary site plan it appears that the volume of the existing swale may be less than indicated and that additional detention volume may be needed.

9. Revise the landscaping plan to show area and percentage for:
    a. Entire site;
    b. Total landscaping areas;
    c. Areas covered by groundcover;
    d. Areas covered by nonplant materials;
    e. Areas covered by tree canopy and shrubs;
    f. Each required setback area;
    g. Total parking area;
    h. Parking landscaping; and
    i. Other landscaping areas.

    Add these calculations to the landscaping plan and resubmit with the civil review submission.
10. Revise the landscaping plan to show that 10% of the site is landscaped per WMC 17.44.135.
11. Revise the landscaping site plan to indicate that the size of trees to be planted is 2-inch caliper or more.
12. Revise the landscaping site plan to indicate that the size of shrubs to be planted is 5-gallons or more.
13. Add a note to the landscaping plan that the owner is required to replace plantings that fail to survive.
14. Calculate the number of trees and parking spaces on the landscaping plan for all parking areas and show how WMC 17.44.136 (F)(2) is met. Trees proposed in the new parking area may count toward the total requirement.
15. Update the site plan to show that the parking is outside the 25-ft. front setback or update the landscaping plan with an opaque structure or planting that meets the requirement of WMC 17.44.136 (F)(3).
16. The operator shall be responsible for ensuring that lighting is installed and arranged to ensure that no reflection or glare shall conflict with the readability of traffic signs or control signs. Lighting shall also not rotate, glitter, or flash per WMC 17.46.140.
17. All buildings and yards shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state per WMC 17.44.160.
18. All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint, and other surface deterioration per WMC 17.44.160.
19. The applicant will be responsible for ensuring that their operation is complying with all performance standards of WMC 17.48 (hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters).
20. Building construction plans shall be submitted separately, along with any fire alarm and/or fire sprinkler alterations.
21. All work subject to field inspection and correction as identified at the time of the on-site inspection; all work shall be compliant with the applicable standards and codes; to

include the adopted edition of the International Fire Code and the City's Municipal Code.

22. Approved access road shall be a minimum clear width of 20' (26' where a hydrant is located). CCFR finds that location marked on CCFR's review is less than 20 ft. in width. Fire Apparatus Access roads shall be at a minimum 20 ft. in width. Revise the site plan to meet the minimum access road width and resubmit to the City and CCFR.
23. Road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with all-weather driving surface per IFC 503/Appendix D. Show how driving surface requirements will be met with the final engineering submission.
24. Revise the site plan to indicate location of fire hydrants in accordance to fire code.
25. Add a note to the site plan that hydrants will be installed with 5" Storz connections.
26. Include a note on the site plan that hydrants shall remain accessible during construction
27. Turning radius for fire apparatus access roads shall be a minimum of 28 ft. or greater. The outside turning radius for access roads shall be 48 ft. or greater. Revise the site plan to meet CCFR turning radius requirements.
28. Indicate "NO PARKING – FIRE LANE" on the site plan as instructed by CCFR.
29. Locations at the NE and NW of the parking lots shall be kept free at all times for emergency response access as indicated on the plans reviewed by CCFR. Include a note on the site plan to keep the NE and NW parking lots clear at all times for emergency response access.
30. HVAC, storefront and plumbing are required to be included at plan submittal and are not deferrable items.
31. Project must comply with Washington State Energy Code (WSEC) Sections 501, 502, and 503.
32. Per WMC 19.10.070, the applicant is required to submit for final civil plan approval and submit a final site plan application.

VI. APPEAL PROCEDURE

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within 14 days of the date this decision is issued. The appeal with grounds for appeal in writing shall be submitted to the Community Development Department **by 5:00 p.m., July 23, 2021.**

Staff Contact: Melissa Johnston, Associate Planner
City of Woodland
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Woodland, WA 98661
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VII. NEXT STEPS

If there is no appeal to the decision, the applicant may move forward to develop the site.

- Submit final civil plans addressing the conditions above. Include Woodland standard details for water, sewer, erosion control, etc. as required to support the civil design when you submit drawings for final civil approval.
    a. The details can be found at www.ci.woodland.wa.us/departments/public-works/standards.php.
    b. Submit final civil plans to: https://woodlandwa.seamlessdocs.com/f/civil_review
- Once civil plans are approved:
    a. Upload approved plans to Clark County Fire and Rescue for electronic signature: www.clarkfr.org. Print the plans once signed.
    b. Contact Public Works to arrange for signature: 360-225-7999. Then, bring plans signed by Clark County Fire and Rescue to Public Works for signature.
    c. Provide a .pdf to Public Works of signed plan set.
- Submit building, grading, and sign permits online: www.ci.woodland.wa.us/documents/
    a. Contact Janice Fisher, Permit Technician, for assistance: 360-225-7299.
    b. Pay any outstanding professional consulting services per Woodland Municipal Code, Ordinance 1097.
- Schedule a pre-construction meeting before beginning any construction activities. Contact Public Works at 360-225-7999 to schedule.
- Install all required landscaping and irrigation prior to applying for final occupancy.
- Submit one full-sized and one copy of reduced size (11" x 17") as-built drawings. In addition, submit a CD/thumb drive containing the as-built drawings in AutoCAD and pdf formats prior to applying for final occupancy.

Date: 7/9/2021 **Signature:** 

Melissa Johnston, Associate Planner

cc: Applicant
Parties of Record
File
Website
Mayor
City Administrator

ATTACHMENTS
A. Site Plan
B. Woodland Street Tree List

Attachment A

Site Plan

USNR

1981 Schurman Way
Woodland, WA 98674

PROJECT CONTACTS

DESIGN + BUILD

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DON BINGHAM

ARCHITECT OF RECORD

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LANDSCAPE ARCHITECT

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ABBREVIATIONS

@	AT
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	ADA ACCESSIBILITY GUIDELINES
ADJ.	ADJACENT
A.F.F	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
BATT.	BATTEN INSULATION
BLK.	BLOCKING
CAB.	CABINET
CL	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
CNT.	CENTER
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
COOR.	COORDINATE
C.O.W	CENTER OF WALL
CPT.	CARPET
CONSTR.	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
DEMO	DEMOLITION
DTL	DETAIL
DIA.	DIAMETER
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
(E)/EXIST.	EXISTING
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.P.	ELECTRICAL PANEL
EMER.	EMERGENCY
EQ.	EQUAL
EA.	EACH
EXT.	EXTERIOR
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F.D.	FLOOR DRAIN
FL.	FLUSH
FLR.	FLOOR
FND.	FOUNDATION
F.O.F.	FACE OF FINISH
F.O.W.	FACE OF WALL
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GEN.	GENERAL
GA.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GWB.	GYPSUM WALL BOARD
H.C.	HOLLOW CORE
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HGT.	HEIGHT
HORIZ.	HORIZONTAL
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
IFC	INTERNATIONAL FIRE CODE
IN	INCH
INFO	INFORMATION
IMC	INTERNATIONAL MECHANICAL CODE
INSUL	INSULATION
INT.	INTERIOR
IPC	INTERNATIONAL PLUMBING CODE
JNT	JOINT
JST	JOIST
LAM	LAMINATE
LAV	LAVATORY
MAT'L.	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
MTL.	METAL
M.O.	MASONRY OPENING
(N)	NEW
N/A	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION AGENCY
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NR	NON RATED
N.T.E.	NOT TO EXCEED
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OHD.	OVERHEAD DOOR
OPG.	OPENING
OPP.	OPPOSITE
OSSC	OREGON STRUCTURAL SPECIALTY CODE
PT.	PAINT
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY.	QUANTITY
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
REF.	REFERENCE/REFRIGERATOR
REINF.	REINFORCING
REQD.	REQUIRED
REV.	REVISED/REVISION
RM	ROOM
R.O.	ROUGH OPENING
R.R.	RESTROOM
S.A.T.	SUSPENDED ACOUSTICAL TILE
SCHED.	SCHEDULE
SF.	SQUARE FOOT
SHTG	SHEATHING
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SUSP.	SUSPENDED
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TBV	TO BE VERIFIED
TEMP.	TEMPORARY
THK	THICK
T.O.	TOP OF
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITE TILE
V.I.F	VERIFIED IN FIELD
VERT.	VERTICAL
W	WITH
W/C	WATER CLOSET/ WALL COVERING
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF

VICINITY MAP

SCALE: N.T.S.

NOT IN USE

SHEET INDEX

SHEET NUMBER	SHEET NAME	05.25.2021 ISSUE FOR PERMIT	REV 1	REV 2	REV 3		
01 ARCHITECTURAL							
G0.0.0	COVERSHEET	X					
G0.2.0	LIFE & SAFETY	X					
G0.3.0	SITE PLAN	X					
G0.4.0	CODE & ACCESSIBILITY	X					
DM1.0.0	DEMOLITION PLAN	X					
DM1.1.0	DEMOLITON RCP	X					
A1.0.0	PROPOSED FLOOR PLAN	X					
A1.1.0	DIMENSION PLAN	X					
A1.2.0	PROPOSED RCP	X					
A2.0.0	EXTERIOR ELEVATIONS	X					
A3.0.0	SECTIONS	X					
A5.0.0	INTERIOR ELEVATIONS	X					
A5.1.0	INTERIOR ELEVATIONS	X					
A6.0.0	WALLS + CEILING DETAILS	X					
A6.1.0	DOOR + GLAZING DETAILS	X					
A6.1.1	EXT STOREFRONT INSTALLATION SEQUENCE	X					
A6.2.0	ROOOF ASSEMBLY DETAILS	X					
A6.3.0	CABINET & FLOOR DETAILS	X					
A7.0.0	DOOR & WINDOW SCHEDULE	X					
02 CIVIL							
C1.0	OVERALL SITE PLAN	X					
C2.0	EXISTING CONDITIONS AND DEMO PLAN	X					
C3.0	GRADING AND ESC PLAN 1	X					
C4.0	GRADING AND ESC PLAN 2	X					
C5.0	GRADING AND ESC DETAILS 1	X					
C6.0	GRADING AND ESC DETAILS 2	X					
C7.0	GRADING AND ESC DETAILS 3	X					
C8.0	GRADING AND ESC DETAILS 4	X					
03 STRUCTURAL							
S1.0	STRUCTURAL NOTES	X					
S1.1	FOUNDATION PLAN	X					
S1.2	FOUNDATION DETAILS	X					
S2.1	ROOF FRAMING PLAN	X					
S2.2	FRAMING DETAILS	X					
04 LANDSCAPE							
L1.0	TERRACE PLAN	X					
L2.0	PARKING AREA PLAN	X					
L3.0	DETAILS	X					
PL2.0	AREA PLAN PLANTING PLAN	X					

BUILDING CODE ANALYSIS & NOTES

1. SCOPE OF WORK:
TENANT IMPROVEMENT: INTERIOR RENOVATION OF EXISTING 22,000 S.F. SINGLE STORY OFFICE BUILDING WITH A 650 S.F.BUILDING ADDITION TO THE SOUTH SIDE OF BUILDING.

SITE WORK: EXTERIOR WORK TO INCLUDE A 2,800 S.F. PARKING EXPANSION AND A 2,600 S.F. PATIO ADDITION TO NORTH SIDE OF EXISTING STRUCTURE.

2. GOVERNING CODES:
ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING (INCLUDING AMENDMENTS), AND ANY OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES THAT APPLY:

- 2018 INTERNATION AL BUILDING CODE (IBC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- NFPA 70 NATIONAL ELECTRIC CODE
- 2018 WASHINGTON STATE MECHANICAL CODE
- 2018 WASHINGTON STATE PLUMBING CODE
- 2018 WASHINGTON STATE FIRE CODE

3. JURISDICTION:
CITY OF WOODLAND BUILDING DIVISION
230 DAVIDSON AVENUE, P.O. BOX 9
WOODLAND, WA 98674

4. CONSTRUCTION TYPE:
TYPE : V-B (EXISTING)
FULLY SPRINKLERED (EXISTING)

5. OCCUPANT GROUP:
GROUP 'B' PROFESSIONAL BUSINESS (NO CHANGE)

6. BUILDING INFORMATION:
NUMBER OF STORIES: 1 (EXISTING)
BUILDING HEIGHT: 15'-0" (NO CHANGE)
BUILDING AREA: EXISTING: 22,400 S.F.
NEW: 23,050 S.F.

7. SITE INFORMATION:
APN:507880100
SITE AREA: 7.49 ACRES (NO CHANGE)

8. EXITS REQUIRED:
OCCUPANT LOAD < 500 REQUIRES MINIMUM OF 2 EXIT (PER 2018 IBC: SECTION 1006.2)
NUMBER OF EXITS REQUIRED BY OCCUPANT LOAD: 2
NUMBER OF EXITS PROVIDED: 6
MAXIMUM TRAVEL DISTANCE TO EXIT: 100 FT (PER 2018 IBC: SECTION 1006.2)
ACTUAL TRAVEL DISTANCES (REF. G0.2.0 - LIFE & SAFETY PLAN):

9. EXITS PROVIDED AND DATA:
SIX (6) EXITS PROVIDED

A. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
B. A CLEAR AISLE BETWEEN EXITS OF 36" SHALL BE MAINTAINED FREE OF FIXTURES, MERCHANDISE AND OTHER OBSTRUCTIONS.
C. ILLUMINATED EXIT SIGNS SHALL BE PROVIDED AND SHALL CONFORM TO 2018 IBC

10. FIRE RATED ASSEMBLIES:
A. EXISTING DEMISING PARTITIONS: 1-HR FIRE RATED PARTITION WITH 5/8" TYPE "X" FIRECODE CORE BOTH SIDES OF 3 5/8" 20 GAUGE METAL STUDS. FRAMING AND GYP. BD TO EXTEND TO BOTTOM OF METAL DECK ABOVE.FIRE-PROTECTION WHICH SHOULD REMAIN, WHERE SUCH FIRE PROTECTION IS DAMAGED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AND FIRE PROTECTION RATING. TENANT CEILING (NON-COMBUSTIBLE) DOES NOT FORM A PART OF THE LANDLORD RATED ROOF ASSEMBLY.
B. ALL PENETRATIONS (INCLUDING FOR PIPES AND CONDUITS) THROUGH RATED ASSEMBLIES SHALL BE SEALED WITH UL LISTED THROUGH PENETRATION FIRESTOP SYSTEMS AND FIRE-RATED SEALANT WITH RATINGS EQUAL TO THAT OF THE RATED ASSEMBLIES THROUGH WHICH THEY PASS.
C. COLUMNS, GIRDERS, BEAMS, JOISTS, DECKS AND SLABS ALL ARE PART OF LANDLORD ASSEMBLY AND HAVE EXISTING FIRE-PROTECTION WHICH SHOULD REMAIN, WHERE SUCH FIRE PROTECTION IS DAMAGED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AND FIRE PROTECTION RATING. TENANT CEILING (NON-COMBUSTIBLE) DOES NOT FORM A PART OF THE LANDLORD RATED ROOF ASSEMBLY.
D. ALL CEILING AND WALL MATERIALS MUST BE CLASS 'A'; INTERIOR FINISHES TO BE CLASS C OR GREATER. DOES NOT APPLY TO TRIM DEFINED AS BASEBOARDS AND MOLDINGS, OR TO MATERIALS LESS THAN 1/28 INCH IN THICKNESS APPLIED DIRECTLY TO SURFACE OF WALLS OR CEILINGS.

11. FIRE RESISTANCE RATING REQUIREMENT: (PER 2018 WASHINGTON STATE FIRE CODE, TABLE 601)

12. LIFE SAFETY SYSTEMS:
A. FIRE SPRINKLER SYSTEM - LANDLORD SYSTEM WITH MODIFICATIONS TO SUIT NEW TENANT WORK. SPRINKLER CONTRACTOR TO SUBMIT ENGINEERED PLANS FOR FINAL APPROVAL PRIOR TO ON-SITE WORK. CONTRACTOR TO PERFORM SITE VISIT TO VERIFY EXISTING CONDITIONS.
B. FIRE ALARM SYSTEM - LANDLORD SYSTEM WITH MODIFICATIONS TO SUIT NEW TENANT WORK. FIRE ALARM CONTRACTOR TO SUBMIT ENGINEERED PLANS FOR FINAL APPROVAL PRIOR TO ON-SITE WORK. CONTRACTOR TO PERFORM SITE VISIT TO VERIFY EXISTING CONDITIONS.
C. EMERGENCY LIGHTING - NEW, PROVIDED BY TENANT

13. FLAME SPREAD RATINGS FOR INTERIOR FINISHES:
FLAME SPREAD RATINGS FOR INTERIOR FINISHES SHALL COMPLY WITH 2018 WASHINGTON STATE FIRE CODE, TABLE 803.3 BUT IN NO CASE SHALL EXCEED CLASS B, MAX FLAME SPREAD INDEX OF 75; MAX SMOKE-DEVELOPED INDEX OF 450

14. FIRE EXTINGUISHERS: (PER 2018 WASHINGTON STATE FIRE CODE, TABLE 906.1, TABLE 906.3(1))
A. ONE FIRE EXTINGUISHER SHALL BE PROVIDED AT ONE PER 3,000 SF; COVERAGE NOT TO EXCEED 75 FEET IN ANY DIRECTION. TENANT SHALL HAVE AT LEAST ONE IN THE STOCK ROOM AREA.
B. PROVISIONS AND INSTALLATION IN THE QUANTITY, TYPE AND LOCATIONS REQUIRED BY THE FIRE MARSHALL SHALL PREVAIL.

15. HAZARDOUS MATERIALS:
TESTING, REMOVAL, AND/OR ENCAPSULATION ARE NOT PART OF THIS CONTRACT. IT IS NOT SUSPECTED ANY HAZARDOUS MATERIALS WILL BE FOUND. IF THE PRESENCE OF HAZARDOUS MATERIAL IS SUSPECTED OR DISCOVERED, NOTIFY THE BUILDING OWNER AND CLIENT IMMEDIATELY.

16. ACCESSIBILITY:
A. AN ACCESSIBLE ROUTE IS EXISTING FROM THE EXTERIOR TO THIS TENANTS SPACE. SEE ORIGINAL LANDLORD SITE AND BUILDING PLANS ON FILE.
B. THIS TENANT SPACE IS FULLY ACCESSIBLE TO ALL AREAS OCCUPIED BY THE PUBLIC, ACCESSIBLE EMPLOYEE WORK AREAS HAVE BEEN PROVIDED.
C. WHERE INDICATED PROVIDE INDUSTRY STANDARD ADA APPROVED SIGNAGE, PROPOERLY ADDRESSING RAISED AND BRAILLE CHARACTERS, PICTOGRAMS, FINISH AND CONTRAST, CHARACTER PROPORTION AND HEIGHT, AND MOUNTING HEIGHT.

PLAN NOTES

1. MAINTAIN 100% SPRINKLER COVERAGE
2. DESIGN OF ALL SEISMIC BRACING AND THE SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL, ELECTRICAL FEEDS ARE THE
3. RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF WOODLAND BUILDING CODE.
4. ALL TENANT STANDARD PARTITIONS ARE TO BE MIN 3-5/8"" METAL STUD @ 24" O/C W/ 5/8" TYPE 'X' GYPSUM WALL BOARD
5. EACH SIDE WITH ACOUSTICAL INSULATION WHERE INDICATED.
6. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF WOODLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL
7. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PLENUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL
8. SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FORM THE FIRE MARSHALL.
9. VERIFY CONTINUITY OF FIRE PROTECTION FEATURES PRESENT WITHIN SPACE AND REPAIR AND DAMAGE PRESENT OR
10. CAUSED DURING CONSTRUCTION.
11. ALL WOOD UTILIZED IN CONSTRUCTION TO BE FIRE TREATED

EGRESS GENERAL NOTES

1. A MINIMUM OF 1.0 FOOT-CANDLES SHALL BE MAINTAINED OVER THE ENTIRE EGRESS PATH. THE BUREAU INSPECTOR WILL METER THE LIGHT LEVELS PROVIDED BY THE INSTALLED SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN INSTALLATION, REQUESTING INSPECTIONS, AND MAKING CORRECTIONS AS REQUIRED.
2. ALL EMERGENCY LIGHTING, FIRE DETECTORS, COMMUNICATION DEVICES AND ALL OTHER REQUIREMENTS TO CONFORM TO THE LOCAL AHJ'S ADOPTED BUILDING CODES.
3. GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER WHEN CONNECTING TO EXISTING SPRINKLER AND ALARM SYSTEMS.
4. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION AS PER CODE.
6. ACCESS CONTROL SYSTEM SHALL:
A. NOT REQUIRE KEYS, TOOLS, OR SPECIAL KNOWLEDGE TO OPERATE DOORS OR LOCKS WHEN TRAVELING IN THE DIRECTION OF EGRESS;
B. ALLOW NORMAL AND EMERGENCY EGRESS THROUGH DOORS AT ALL TIMES;
C. ALLOW DOORS REQUIRED TO HAVE FIRE RATINGS TO LATCH AT ALL TIMES.

FIRE EXTINGUISHER NOTES

A. LOCATE FIRE EXTINGUISHERS (SOIC) AS DIRECTED BY FIRE MARSHALL.
B. FIRE MARSHALL SHALL DETERMINE SIZE AND TYPE OF EXTINGUISHERS.
C. IN GENERAL, PROVIDE:
A. ONE 2A: 10 BC FIRE EXTINGUISHER PER 3,000 SF AREA WITHIN 75 FOOT MAXIMUM TRAVEL DISTANCE
B. CLASS K FIRE EXTINGUISHER WITHIN 30 FEET OF COMMERCIAL FOOD HEAT PROCESSING EQUIPMENT
C. COMPLY WITH NFPA 10
D. PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION WHERE REQUIRED AS PER CODE

EXIT ACCESS

FULLY SPRINKLERED TYPE B OCCUPANCY IN ACCORDANCE WITH SECTION 903.3.1.1 ALLOW COMMON PATH TRAVEL DISTANCE OF 100'-0" TO EXIT ACCESS. MAXIMUM TRAVEL DISTANCE FOR TENANT SPACE TO EXIT DISCHARGE IS 300'-0".

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICITON. THE CURRENT EDITIONS OF THE BUILDING CODE ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADES PERSON NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY.
2. CONTRACTORS SHALL COORDINATE ALL REQUIRED INSPECTIONS BY AUTHORITY HAVING JURISDICTION AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
3. CONTRACTORS SHALL VERIFY AND CONFIRM EXISTING CONDITIONSSHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION OR ORDERING MATERIALS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
4. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
5. ALL CONSTRUCTION DEBRIS TO BE NEATLY STOCKPILED ON SITE UNTIL DISPOSAL. ALL DEBRIS IS TO BE DISPOSED OF IN LEGAL MANNER AT A LANDFILL OR RECYCLING CENTER. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
6. CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL REQUESTED CHANGES. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR AUTHORIZATION FROM THE DESIGNER AND A WRITTEN CHANGE ORDER.
7. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
8. ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER, ALONG WITH WRITTEN REQUESTS CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING COST.
9. SOLID WOOD BLOCKING, INSULATION, OR OTHER FIRE STOP MATERIALS IS TO BE PROVIDED, BETWEEN TOP STORY AND ROOF FACE
10. CONTRACTOR SHALL PROVIDE SAMPLE OF FINISHES AND STAIN COLORS FOR APPROVAL BY DESIGNER. THIS INCLUDES INTERIOR AND EXTERIOR PAINT, AND SHEET ROCK TEXTURES.
11. WRITTEN DIMENSIONS AND NOTES ON DRAWING SHALL TAKE PRIORITY OVER SCALE OF DRAWINGS. DO NOT MEASURE DRAWINGS TO DETERMINE ANY DIMENSIONS. DRAWINGS ARE IN SCALE FOR PURPOSES OF DESIGN AND INTENT ONLY. ALL DIMENSIONS SHOWN PLANS ARE FROM AND TO FACE OF FRAMING OR FROM AND TO CENTERLINE OF WALLS, UNLESS OTHERWISE NOTED.
12. ALL FEATURES OF THE WORK NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER OF THAT SHOWN FOR SIMILAR CONDITIONS. IN THE EVENT OF THAT ADDITIONAL WORK IS REQUIRED TO COMPLETE THE WORK AS INTENDED OR REQUIRED BY GOVERNING CODES, YET NOT FULLY SHOWN OR OMITTED BY IN THE DRAWINGS, CONTRACTOR(S) MUST STILL PROVIDE FOUNDATION, CARPENTRY, MECHANICAL, ELECTRICAL AND ORI PLUMBING AS REQUIRED FOR CERTIFICATE OF OCCUPANCY. INCONSISTENCIES, OR DISCREPANCIES.
13. VERIFY ALL DIMENSIONS AND MFR. SPECIFICATIONS OF OWNER FURNISHED EQUIPMENT PRIOR TO CONSTRUCTION.
14. DO NOT SCALE DRAWING

BIDDERS DESIGN, MECHANICAL, ELECTRICAL & PLUMBING CRITERIA

1. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE PROVIDED UNDER A SEPARATE CONTRACT AND PERMIT. SUBMITTALS SHALL BE DEFERRED
2. IT IS THE DESIGN/BUILD CONTRACTOR'S RESPONSIBILITY TO CONFORM TO ALL APPLICABLE BUILDING CODES AND TO PROVIDE ALL DOCUMENTATION REQUIRED TO OBTAIN PERMITS FOR WORK UNDER THEIR CONTRACT.
3. THE OWNER AND DESIGNER ARE NOT RESPONSIBLE FOR ADDITIONAL COSTS INCURRED DUE TO DESIGN/BUILD CONTRACTOR'S ERROR AND OMISSIONS.
4. ELECTRICAL DESIGN CONTRACTOR WILL COORDINATE POWER, SIGNAL AND LIGHTING DESIGN AND PROVIDE CALCULATIONS IN CONFORMANCE WITH STATE ELECTRICAL CODE, ENERGY CODE AND BUILDING CODE.
5. ELECTRICAL DESIGN CONTRACTOR WILL REVIEW THE PROGRAM DRAWING AND WILL MEET WITH THE TENANT TO FINALIZE THE EXACT POWER LOCATIONS AND REQUIREMENTS FOR EQUIPMENT. DESIGN WILL PROVIDE FOR CODE REQUIRED AND MAINTENANCE RECEPTACLES. DESIGN WILL INCLUDE FIRE ALARM SYSTEM IF REQUIRED, COORDINATED AND EXTENDED FROM BUILDING FIRE ALARM SYSTEM. OUTLETS, PHONE AND DATA JACKS SHOWN ON ARCHITECTURAL PLANS (IF ANY) ARE MINIMUM REQUIRED AND MAY NOT INCLUDE ADDITIONAL OUTLETS REQUIRED BY CODE OR FOR MAINTENANCE.
6. ELECTRICAL DESIGN CONTRACTOR WILL COORDINATE HIS WORK WITH THE ARCHITECT AND WITH THE HVAC AND FIRE SPRINKLER DESIGN/BUILD CONTRACTORS.
7. ELECTRICAL DESIGN CONTRACTOR WILL MEET WITH THE TENANT TO DETERMINE AND/OR CONFIRM THE LOCATION OF ALL DATA AND COMMUNICATION CONNECTIONS REQUIRED AND INCLUDE CONDUIT TO 6" ABOVE FIN CLG. BOX AND PULL STRING IN THE REQUIRED LOCATIONS UNDER THE T.I. CONTRACT.
8. CONFIRM LIGHTING SWITCHING REQUIREMENTS WITH OWNER
9. CONSTRUCTION AND AS-BUILT DRAWINGS TO BE PROVIDED ON ELECTRONIC MEDIA, AUTOCAD RELEASE 14 OR LATER, TO THE ARCHITECT FOR THE OWNER'S RECORDS.
10. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DEVICES, INCLUDING BUT NOT LIMITED TO: STROBES, ANNUNCIATERS AND EGRESS LIGHTING, REQUIRED BY ALL APPLICABLE CODES. POWER AND LIGHTING DRAWINGS INCLUDED IN THIS DOCUMENT ARE FOR DESIGN PURPOSES ONLY. ANY DEVICE REQUIRED BY CODE OR BY BUILDING OFFICIAL AND NOT INCLUDED IN ELECTRICAL DESIGN/BUILDERS BASE BID SHALL BE INSTALLED AT THE ELECTRICAL DESIGN CONTRACTOR'S EXPENSEDO NOT SCALE DRAWING

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION:
1. HVAC
2. ELECTRICAL
3. FIRE SPRINKLER
4. LOW VOLTAGE
5. STOREFRONT
6. FIRE ALARM
7. PLUMBING

DESIGN+BUILD
1001 SE WATER AVE
SUITE 261
PORTLAND, OR 97214
D AND B GROUP.COM

REVISIONS

No.	Description	Date

USNR

1981 Schurman Way
Woodland, WA 98674

Project Number 1850002

Date 5/25/2021

G0.0.0
COVERSHEET

OCCUPANCY LEGEND

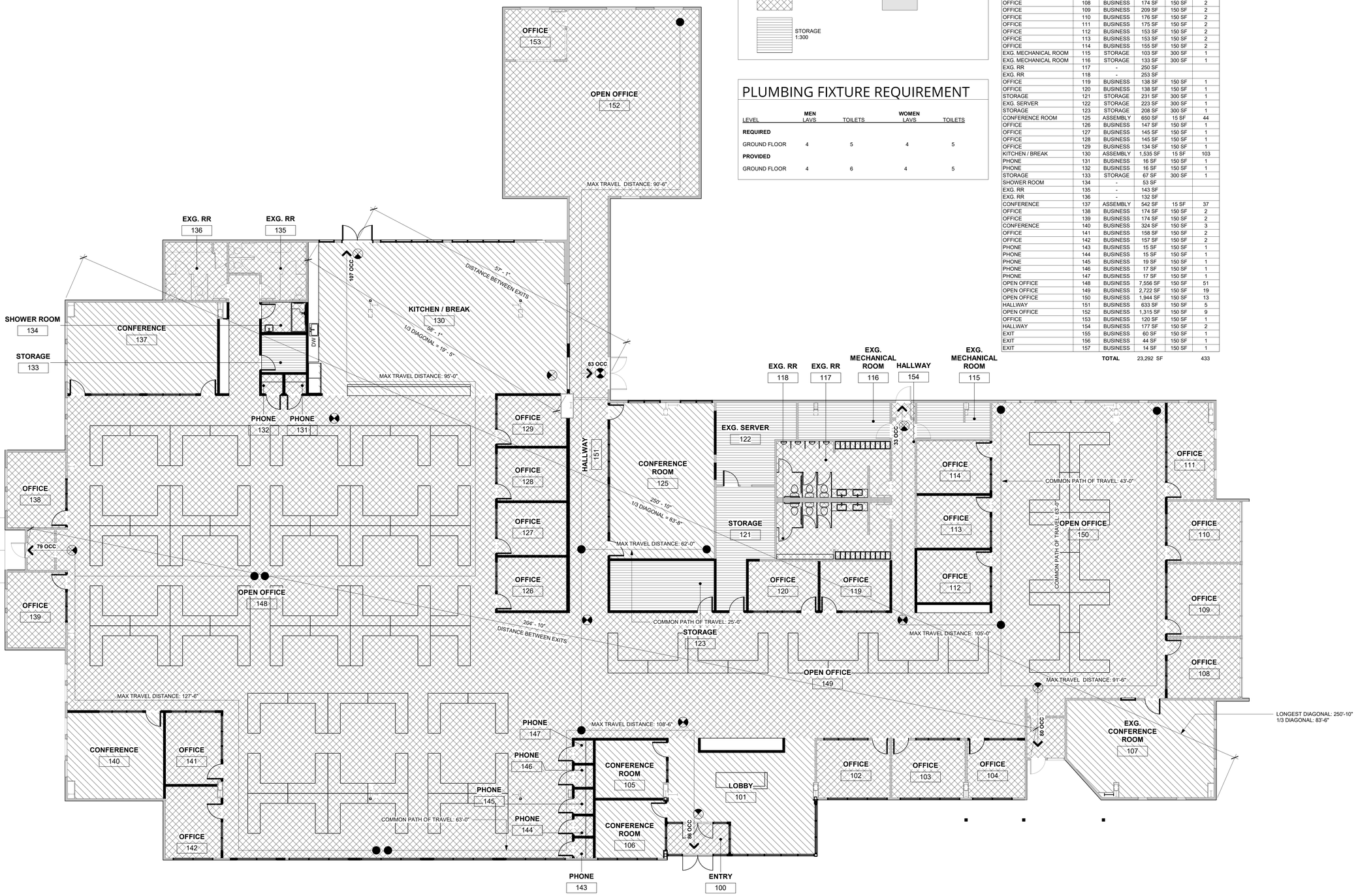
- ASSEMBLY 1:15
- BUSINESS 1:100
- STORAGE 1:300
- TRAINING 1:20
- NOT INCLUDED

PLUMBING FIXTURE REQUIREMENT

LEVEL	MEN LAVS	MEN TOILETS	WOMEN LAVS	WOMEN TOILETS
REQUIRED				
GROUND FLOOR	4	5	4	5
PROVIDED				
GROUND FLOOR	4	6	4	5

Occupancy

Name	Number	Occupancy	Area	Load Factor	Occupant Load
ENTRY	100	BUSINESS	81 SF	150 SF	1
LOBBY	101	ASSEMBLY	558 SF	15 SF	38
OFFICE	102	BUSINESS	167 SF	150 SF	2
OFFICE	103	BUSINESS	169 SF	150 SF	2
OFFICE	104	BUSINESS	132 SF	150 SF	1
CONFERENCE ROOM	105	ASSEMBLY	162 SF	15 SF	11
CONFERENCE ROOM	106	ASSEMBLY	162 SF	15 SF	11
EXG. CONFERENCE ROOM	107	ASSEMBLY	533 SF	15 SF	36
OFFICE	108	BUSINESS	174 SF	150 SF	2
OFFICE	109	BUSINESS	209 SF	150 SF	2
OFFICE	110	BUSINESS	176 SF	150 SF	2
OFFICE	111	BUSINESS	175 SF	150 SF	2
OFFICE	112	BUSINESS	153 SF	150 SF	2
OFFICE	113	BUSINESS	153 SF	150 SF	2
OFFICE	114	BUSINESS	155 SF	150 SF	2
EXG. MECHANICAL ROOM	115	STORAGE	103 SF	300 SF	1
EXG. MECHANICAL ROOM	116	STORAGE	133 SF	300 SF	1
EXG. RR	117	-	250 SF		
EXG. RR	118	-	253 SF		
OFFICE	119	BUSINESS	138 SF	150 SF	1
OFFICE	120	BUSINESS	138 SF	150 SF	1
STORAGE	121	STORAGE	231 SF	300 SF	1
EXG. SERVER	122	STORAGE	223 SF	300 SF	1
STORAGE	123	STORAGE	208 SF	300 SF	1
CONFERENCE ROOM	125	ASSEMBLY	650 SF	15 SF	44
OFFICE	126	BUSINESS	147 SF	150 SF	1
OFFICE	127	BUSINESS	145 SF	150 SF	1
OFFICE	128	BUSINESS	145 SF	150 SF	1
OFFICE	129	BUSINESS	134 SF	150 SF	1
KITCHEN / BREAK	130	ASSEMBLY	1,535 SF	15 SF	103
PHONE	131	BUSINESS	16 SF	150 SF	1
PHONE	132	BUSINESS	16 SF	150 SF	1
STORAGE	133	STORAGE	67 SF	300 SF	1
SHOWER ROOM	134	-	53 SF		
EXG. RR	135	-	143 SF		
EXG. RR	136	-	132 SF		
CONFERENCE	137	ASSEMBLY	542 SF	15 SF	37
OFFICE	138	BUSINESS	174 SF	150 SF	2
OFFICE	139	BUSINESS	174 SF	150 SF	2
CONFERENCE	140	BUSINESS	324 SF	150 SF	3
OFFICE	141	BUSINESS	158 SF	150 SF	2
OFFICE	142	BUSINESS	157 SF	150 SF	2
PHONE	143	BUSINESS	15 SF	150 SF	1
PHONE	144	BUSINESS	15 SF	150 SF	1
PHONE	145	BUSINESS	19 SF	150 SF	1
PHONE	146	BUSINESS	17 SF	150 SF	1
PHONE	147	BUSINESS	17 SF	150 SF	1
OPEN OFFICE	148	BUSINESS	7,556 SF	150 SF	51
OPEN OFFICE	149	BUSINESS	2,722 SF	150 SF	19
OPEN OFFICE	150	BUSINESS	1,944 SF	150 SF	13
HALLWAY	151	BUSINESS	633 SF	150 SF	5
OPEN OFFICE	152	BUSINESS	1,315 SF	150 SF	9
OFFICE	153	BUSINESS	120 SF	150 SF	1
HALLWAY	154	BUSINESS	177 SF	150 SF	2
EXIT	155	BUSINESS	60 SF	150 SF	1
EXIT	156	BUSINESS	44 SF	150 SF	1
EXIT	157	BUSINESS	14 SF	150 SF	1
		TOTAL	23,292 SF		433



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

DESIGN+BUILD
1001 SE WATER AVE
SUITE 261
PORTLAND, OR 97214
D AND B GROUP.COM

REVISIONS

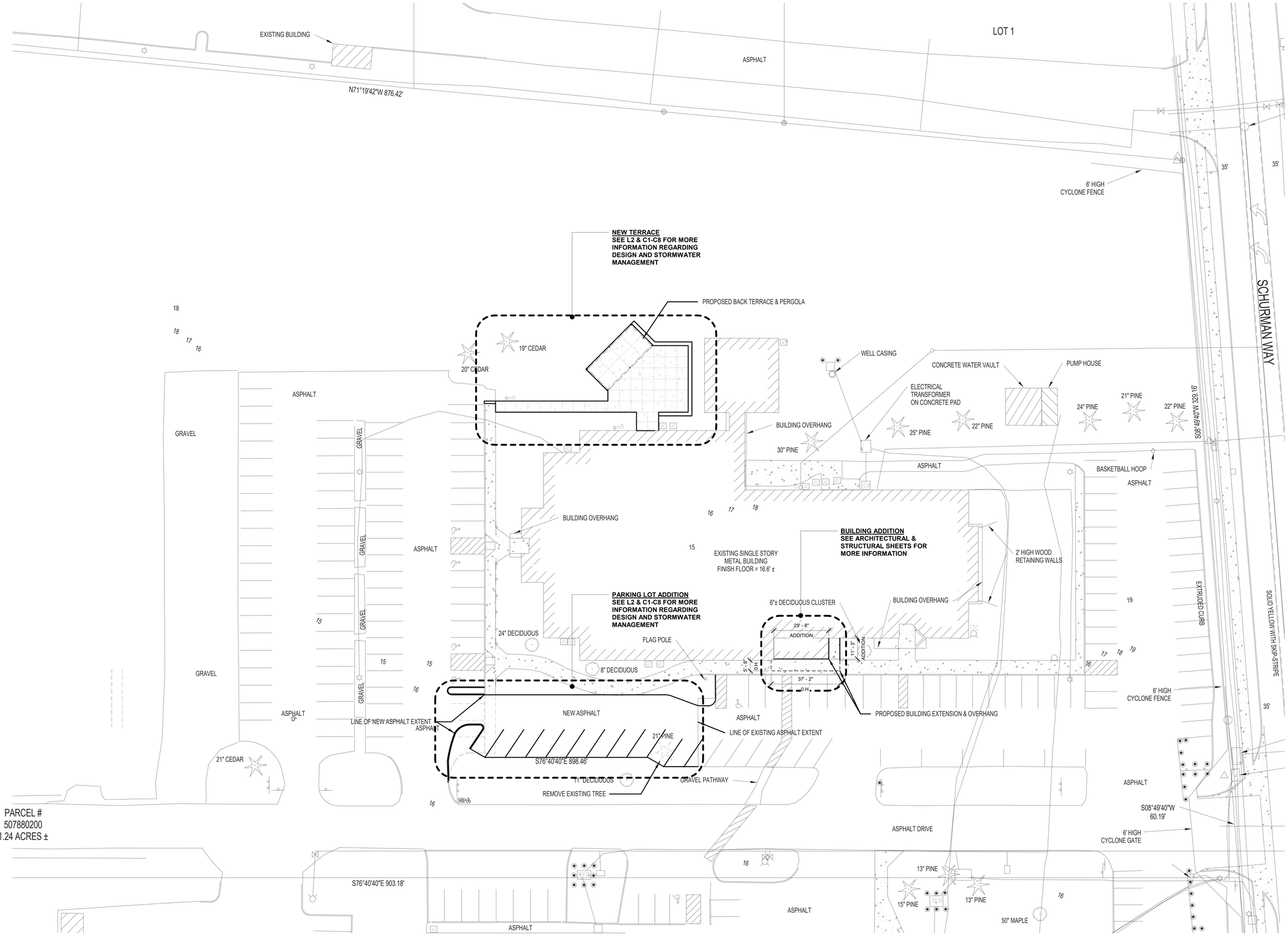
No.	Description	Date

USNR

1981 Schurman Way
Woodland, WA 98674

Project Number	1850002
Date	5/25/2021

G0.2.0
LIFE & SAFETY



1 Site Plan
1" = 20'-0"

DESIGN+BUILD
1001 SE WATER AVE
SUITE 261
PORTLAND, OR 97214
D AND B GROUP.COM

REVISIONS

No.	Description	Date

USNR

1981 Schurman Way
Woodland, WA 98674

Project Number	1850002
Date	5/25/2021

G0.3.0
SITE PLAN

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ACCESSIBILITY & USABILITY FOR THE PHYSICALLY HANDICAPPED SHALL BE PROVIDED IN PUBLIC AREAS. THE PROVISIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI A 117.1) 2009 AND TITLE III OF THE 2010 AMERICANS WITH DISABILITIES ACT AS REQUIRED BY THE CODE, SHOWN GRAPHICALLY ON THIS SHEET AND IN NOTES BELOW.

G.C. IS RESPONSIBLE FOR ALL SITE VERIFICATIONS

DOORS AND HARDWARE:

1. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OF EFFORT. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. S
2. ALL ENTRANCES AND EXIT DOORS TO BUILDING SHALL BE MADE ACCESSIBLE TO THE DISABLED.
3. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPERATING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32".
4. PER ADA SECTION 404.2, MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. DOOR CLOSERS TO BE SET TO TAKE AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF THE LATCH. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
5. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
6. THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
7. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND A LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" - 48" IN LENGTH, DEPENDENT UPON DIRECTION OF APPROACH AND EXISTENCE OF LATCH AND CLOSER.
8. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.

SIGNS AND IDENTIFICATIONS:

1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "I" FOR MEASUREMENT. (703.2)
2. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON TACTILE SIGNS SHALL BE RAISED 1/32" (0.8 MM) MINIMUM. RAISED LETTERS AND NUMBERS SHALL BE SANS SERIF UPPERCASE CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8" (16 MM) HIGH, BUT NO HIGHER THAN A NOMINAL 2" (51 MM). (703.3)

AUDIBLE ALARMS:

AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 DECIBELS, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DECIBELS.

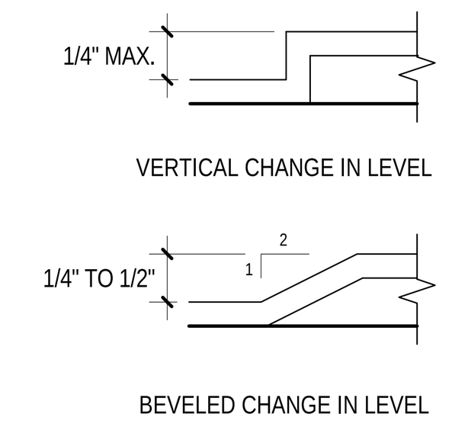
VISUAL ALARMS:

VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH THE AUDIBLE EMERGENCY ALARMS. THE FLASHING FREQUENCY OF VISUAL ALARMS SHALL BE APPROXIMATELY 1 HZ. SPECIALIZED SYSTEMS USING ADVANCED TECHNOLOGY MAY BE SUBSTITUTED IF EQUIVALENT PROTECTION IS AFFORDED HANDICAPPED USERS OF THE BUILDING OR FACILITY.

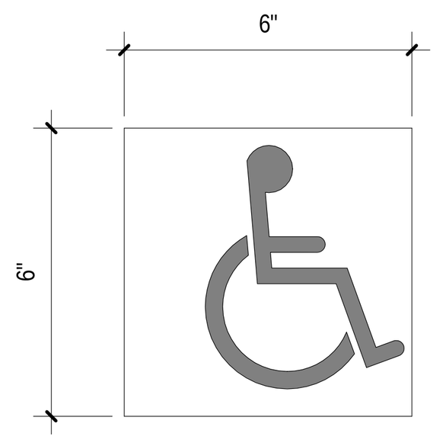
AUXILIARY ALARMS:

SENSORY ALARMS PROVIDED FOR PERSONS WITH HEARING IMPAIRMENTS SHALL BE CONNECTED TO THE BUILDING EMERGENCY SYSTEM OR THERE SHALL BE A STANDARD 1100-VOLT ELECTRICAL RECEPTACLE INTO WHICH AN ALARM UNIT CAN BE CONNECTED TO BE ACTIVATED BY THE BUILDING ALARM SYSTEM. INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTIONS SHALL BE PROVIDED.

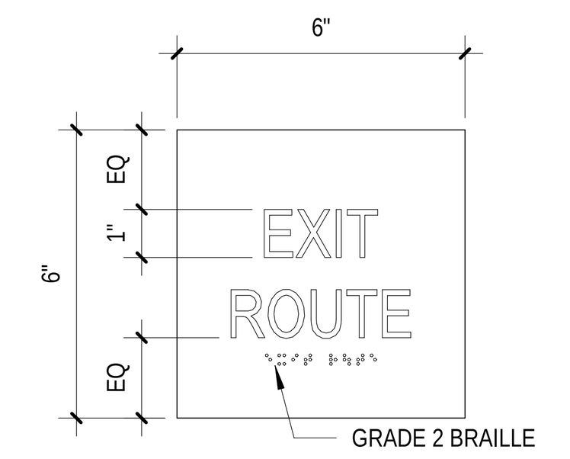
ACCESSIBILITY NOTES:



14 LEVEL CHANGES
12" = 1'-0"

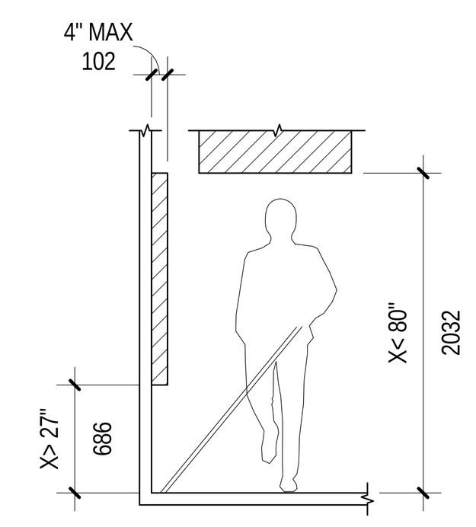


13 INTERNATION SYMBOL OF ACCESSIBILITY
3" = 1'-0"

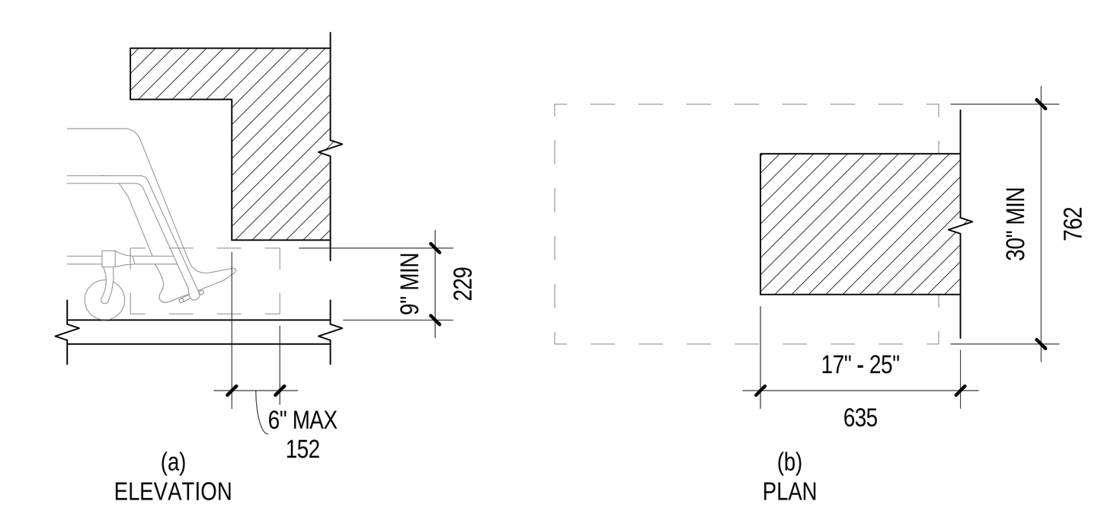


MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN; TACTILE EXIT SIGNAGE TO FULLY COMPLY WITH AMERICAN ACCESSIBILITY ACT

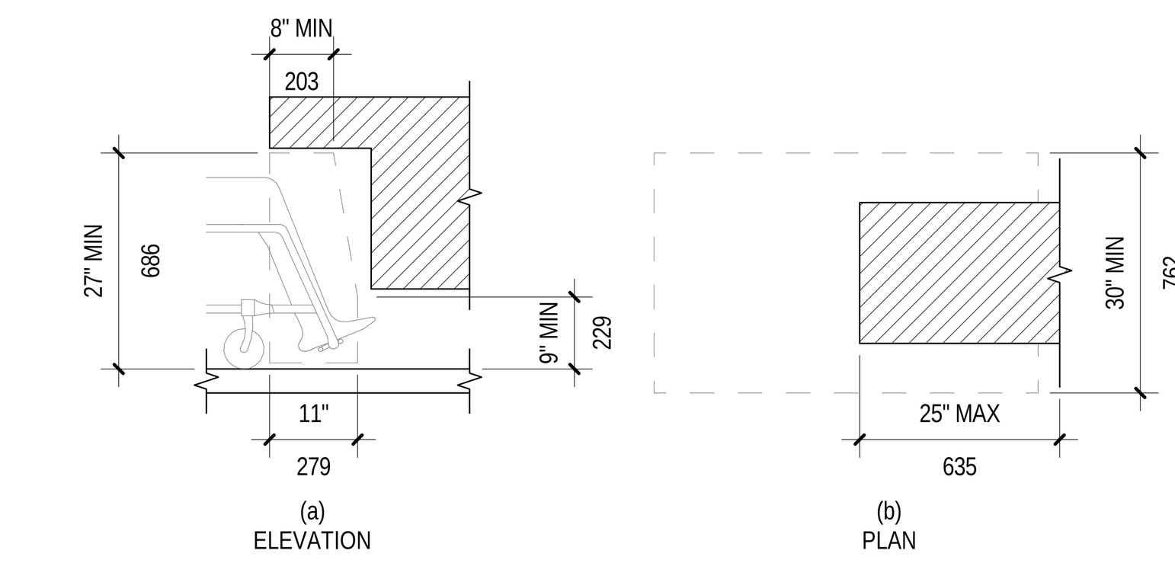
12 TACTILE SIGNAGE
3" = 1'-0"



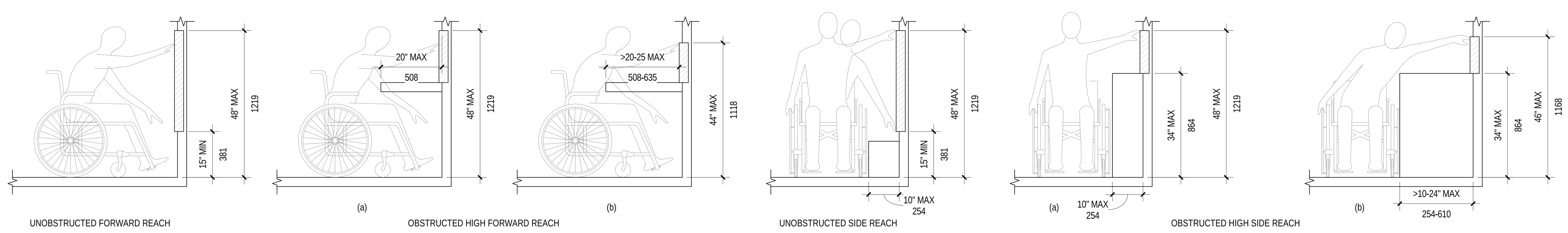
11 PROTRUDING
1/4" = 1'-0"



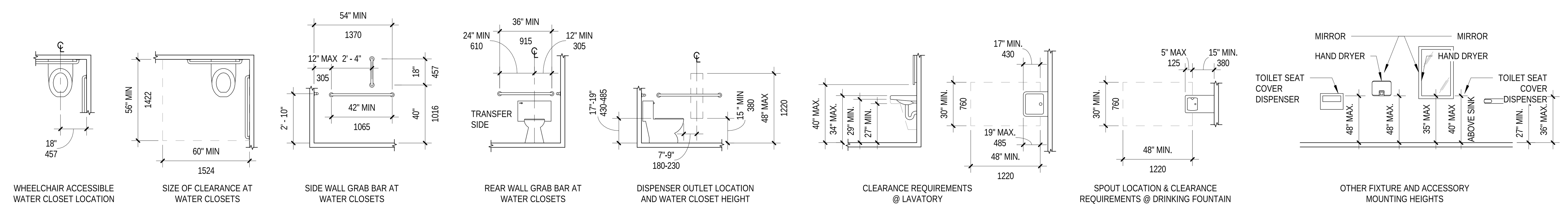
10 TOE CLEARANCE
1/2" = 1'-0"



9 KNEE CLEARANCE
1/2" = 1'-0"



8 REACH RANGES
1/2" = 1'-0"



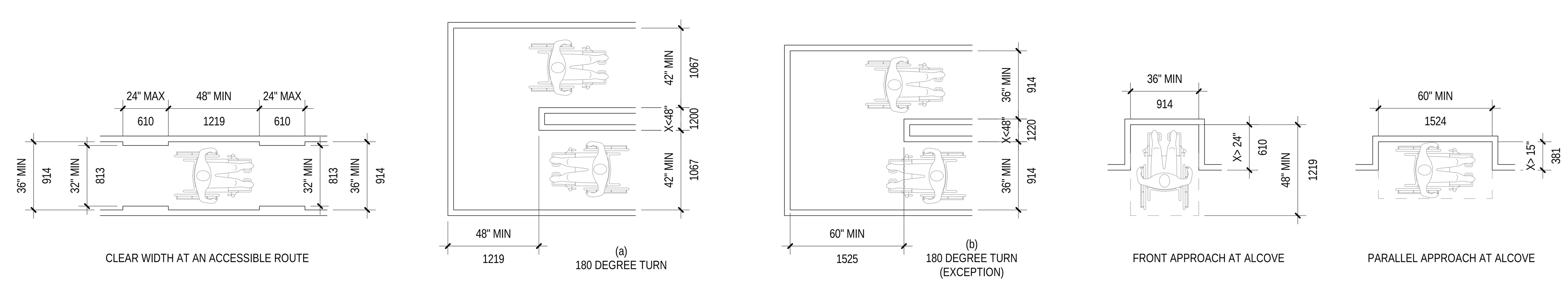
7 RESTROOM PLUMBING CLEARANCES
1/4" = 1'-0"

TOILET ACCESSORY ABBREVIATIONS LEGEND

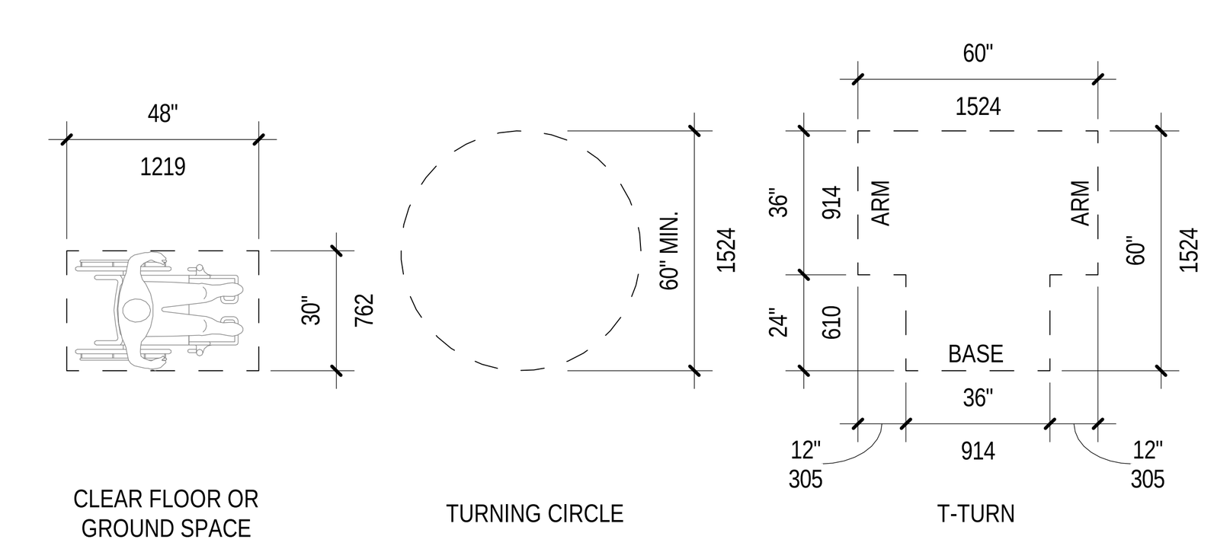
CSD	COMBINATION SEAT DISPENSER
FO	FACE OF
HD	HAND DRYER
HC	HANDICAP
MIN	MINIMUM
MPU	MIRRORED MULTI-PURPOSE UNIT
PTD	PAPER TOWEL DISPENSER
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SCD	SEAT COVER DISPENSER
TO	TOP OF
TYP	TYPICAL
TP	TOILET PAPER
WR	WASTE RECEPTACLE
WC	WATER CLOSET

1. ENER ALL STAINLESS STEEL ACCESSORIES TO BE SATIN FINISH UNLESS OTHERWISE NOTED.
2. MOUNT ALL TOILET ROOM ACCESSORIES PER MANUFACTURER'S RECOMMENDED MOUNTING HEIGHTS, WITHIN STATED ADA TOLERANCES.
3. FLOOR DRAINS TO BE LOCATED OUTSIDE OF ADA CLEAR FLOOR AREAS, COORDINATE WITH PLUMBING.
4. WRAP ALL EXPOSED WASTE AND HOT WATER LINES PER ADA CODE.

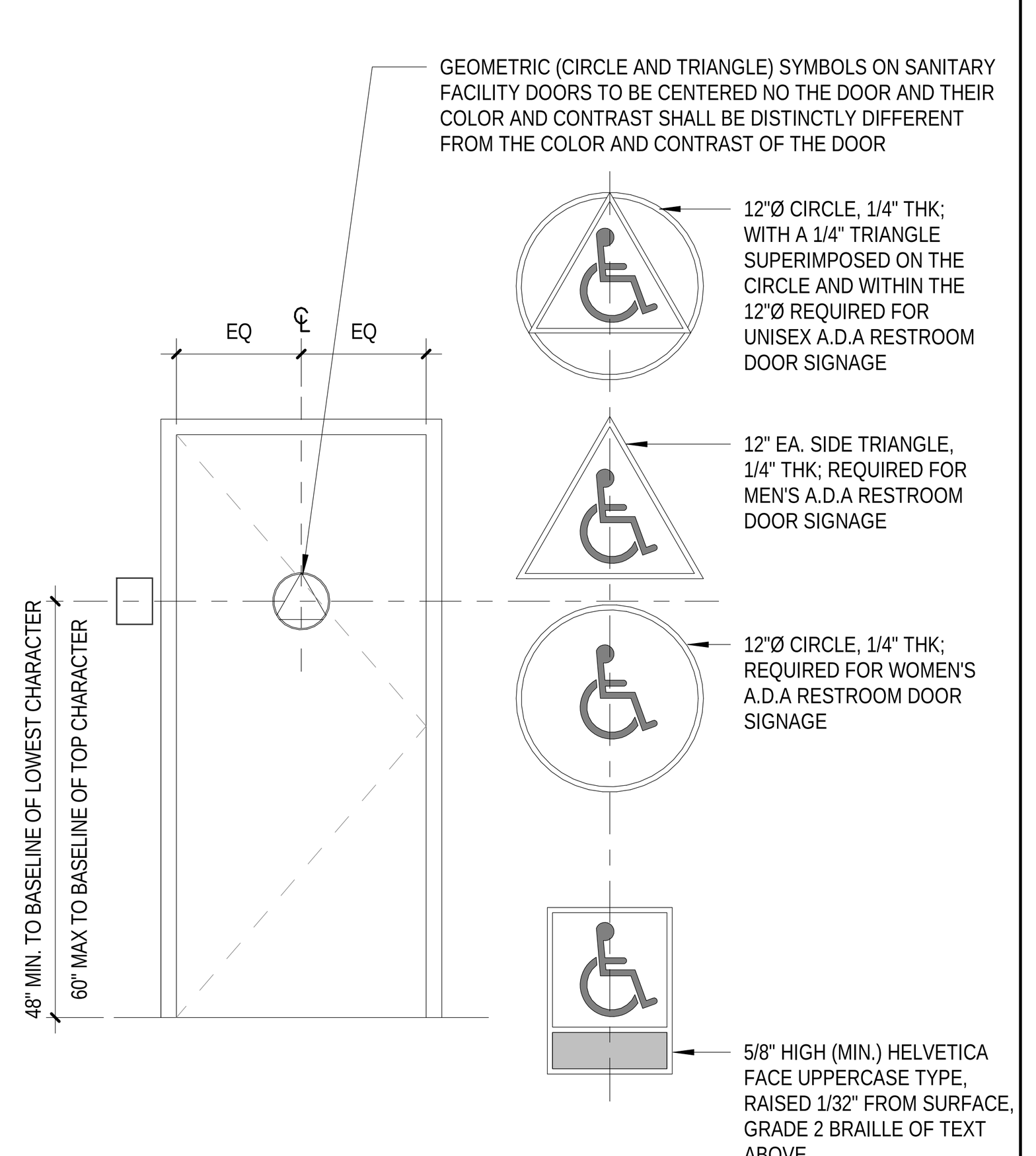
6 ABBREVIATION AND NOTES
1/4" = 1'-0"



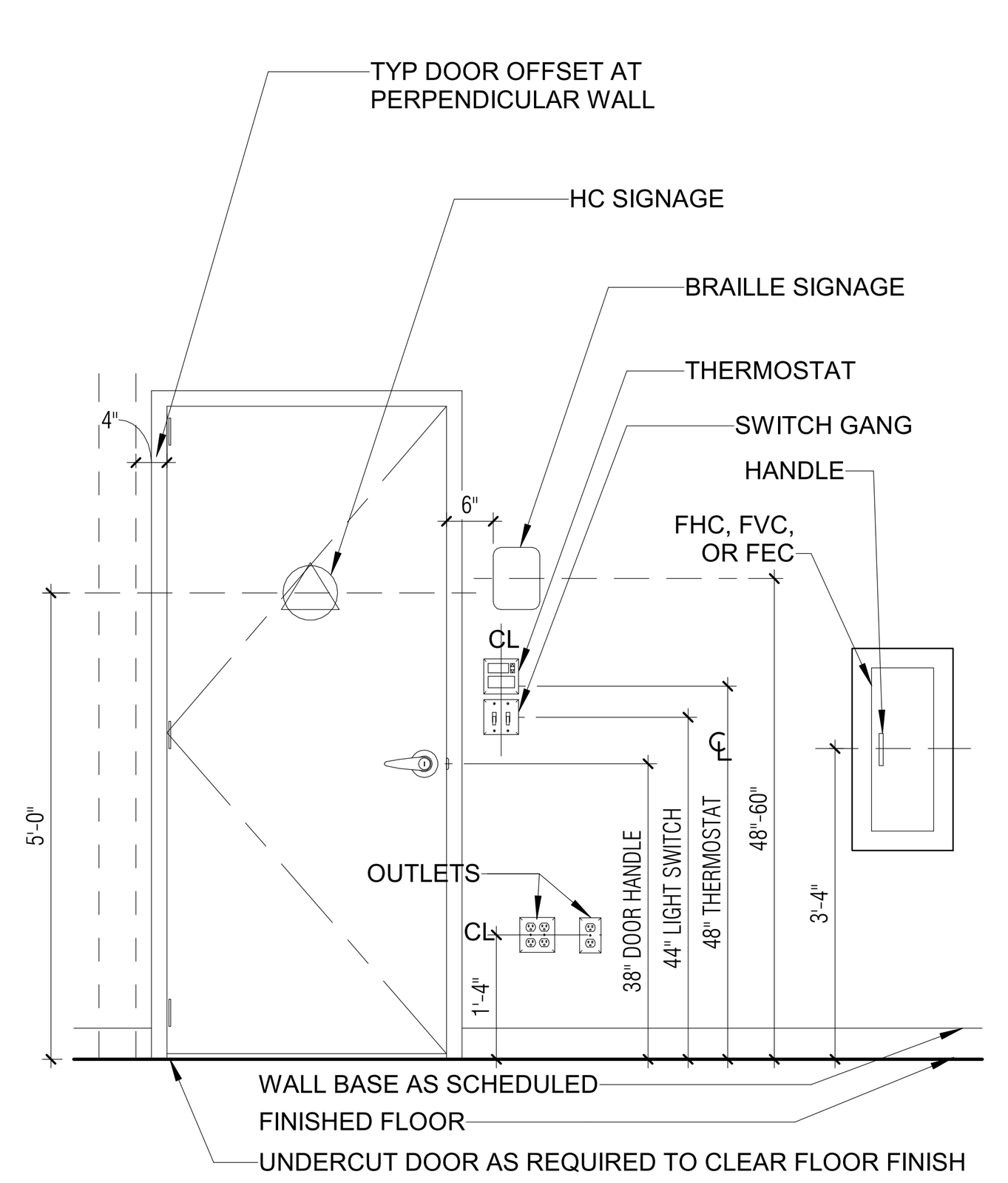
5 ACCESSIBILITY ROUTE REQUIREMENTS
1/4" = 1'-0"



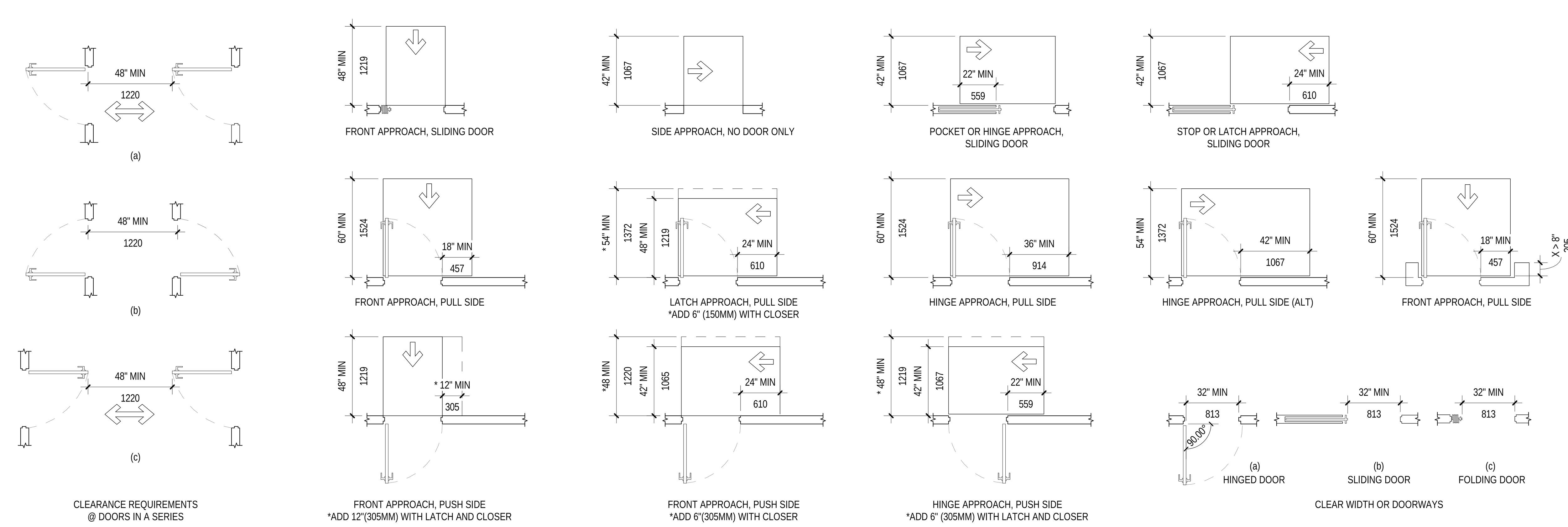
4 CLEAR FLOOR & TURNING SPACE
1/4" = 1'-0"



3 ADA DOOR SIGNAGE
1/2" = 1'-0"



2 STANDARD & ADA MOUNTING HEIGHTS1
1/2" = 1'-0"



1 MANEUVERING CLEARANCES AT DOORS AND OPENINGS
1/4" = 1'-0"

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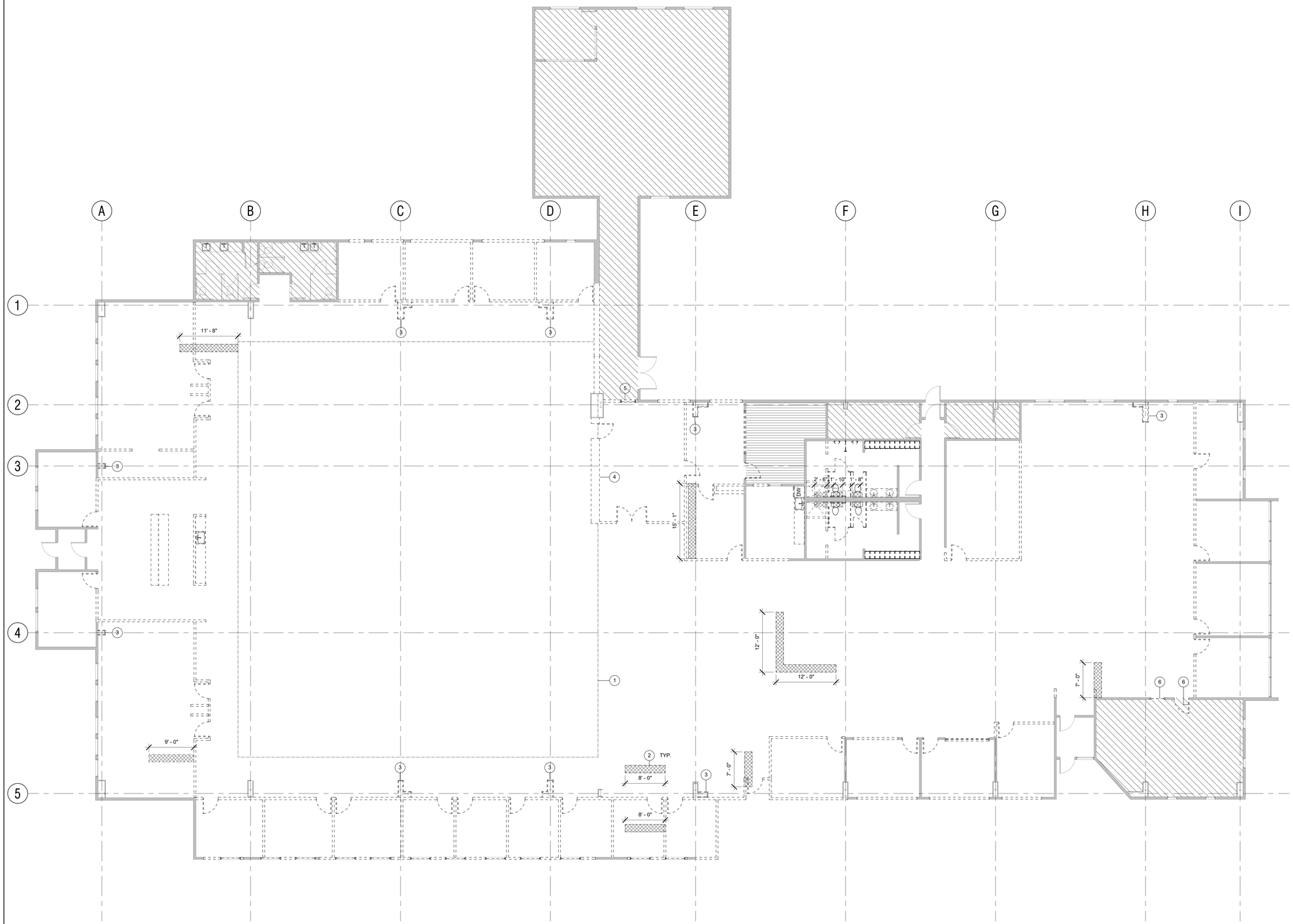
Date	5/25/2021

G0.4.0

CODE & ACCESSIBILITY



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

LEGEND

- EXISTING TO REMAIN
- WALL OR ITEM TO BE REMOVED - COORDINATE OR SALVAGE FOR NEW CONSTRUCTION
- N.I.C.
- LIMITED SCOPE OF WORK. CEILING AND LIGHTING WORK ONLY.
- TRENCHING. SEE KEYNOTE 2
- FEATHER CONCRETE. SEE KEYNOTE 5
- (#) KEYNOTE

GENERAL NOTES

1. PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO RETAIN UL RATING.
2. PROTECT WORK AREA INCLUDING NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, AS REQUIRED TO PROTECT THE PUBLIC AND BUILDING OCCUPANTS DURING CONSTRUCTION.
3. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL CONCRETE FLOOR SLAB AND PREPARE FOR NEW FINISHES.
4. ALL LIFE SAFETY DEVICES SHALL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION.
5. DEMOLITION CONTRACTOR IS NOT TO REMOVE ANY STRUCTURAL ELEMENTS WITHOUT PRIOR DIRECTION AND AUTHORIZATION BY A STRUCTURAL ENGINEER.
6. CARE HAS BEEN TAKEN TO FORESEE ALL PERTINENT CONSTRUCTION CONDITIONS. HOWEVER, FIELD CONDITIONS MAY OCCUR WHICH WILL CAUSE CONFLICT. SUBCONTRACTOR TO ALERT OF ANY SUCH DISCREPANCIES OR CONFLICTS PRIOR TO PERFORMING WORK. FAILURE TO DO SO MAY LEAD TO WORK IN QUESTION BEING REJECTED BY TENANT.
7. DISMANTLE AND REMOVE ALL ITEMS AND CONSTRUCTION WHICH ARE NOT TO BE INCLUDED OR RELISED AS A PART OF NEW CONSTRUCTION.
8. CARE SHOULD BE MADE IN CAPPING OFF ALL UNUSED ELECTRICAL AND PLUMBING FEEDS. WHERE POSSIBLE. PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO RETAIN UL RATING.
9. REMOVE ALL ELECTRICAL CIRCUITS NOT ATTACHED TO FUNCTIONING EQUIPMENT THAT IS TO REMAIN. REMOVE THEM BACK TO PANELS. ALSO REMOVE CONDUITS WHERE POSSIBLE.
10. CARE TO BE TAKEN DURING WALL DEMOLITION WHERE THE NEW WALL CONSTRUCTION IS PROPOSED TO INTERSECT OR JOIN EXISTING OR ADJACENT CONSTRUCTION.
11. THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND LEFT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREA AT THE END OF EACH WORKING DAY. PIPE AND DUCT SHAFTS, CHASES, FURRED SPACED AND SIMILAR SPACES SHALL BE CLEANED AND LEFT FREE OF RUBBISH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEOUS CONSTRUCTION MATERIAL, DIRT, AND DUST.
12. CONDUCT DEMOLITION TO AVOID DAMAGE TO EXISTING BUILDING SHELL/STRUCTURE. CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IF SHELL/ STRUCTURE APEARS TO BE IN DANGER.
13. ALL ABANDONED AND/OR UNUSED COMPONENTS CREATED OR EXPOSED DURING DEMOLITION, INCLUDING - BUT NOT LIMITED TO HVAC, CABLES, PIPING, WIRING, AND ASSOCIATED SUPPORTS AND/OR ATTACHMENTS SHALL BE REMOVED. REMOVED PIPES AND/ OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED. ALL ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING TO BE REMOVED BACK TO THEIR SOURCE.
14. G.C. TO VERIFY LOCATION AND CONDITION OF EXISTING MECHANICAL EQUIPMENT.
15. G.C. TO VERIFY LOCATION AND CONDITION OF EXISTING ELECTRICAL AND TELEPHONE PANELS.
16. G.C. TO VERIFY LOCATION AND CONDITION OF EXISTING PLUMBING FIXTURES.
17. G.C. TO REMOVE EXISTING FLOORING TO SUBFLOOR AND PREPARE SURFACE FOR NEW FLOORING.
18. G.C. TO REMOVE EXISTING BASE, CEILING, AND FLOOR MOLDING, AS WELL AS SHELVING AND FIXTURES AS NOTED.
19. G.C. TO REMOVE AND DISCARD ALL ABANDONED LOOSE FIXTURES, CEILING AND LIGHT FIXTURES.

KEYNOTES

NO.	DESCRIPTION
1	CEILING OPEN TO STRUCTURE
2	TRENCHING;PATCH AND LEVEL TO SURROUNDING CONCRETE AS REQUIRED
3	REVIEW CONDITION OF STRUCTURE W/ ARCHITECT WHERE COLUMN FURING DEMOLITION IS NOTED.
4	TWO ELECTRICAL PANELS NOT IN SERVICE TO BE REMOVED. REMAINING TWO ELECTRICAL PANELS IN SERVICE TO REMAIN IN EXISTING LOCATION. REVIEW W/ ARCHITECT.
5	DEMO WALL AS NOTED. REVIEW FLOOR CONDITION W/ ARCHITECT FOR POSSIBLE FLOOR LEVELING ISSUES.
6	REMOVE AND REPLACE AT EXISTING LOCATION

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Project Number	1850002
Date	5/25/2021

DM1.0.0
DEMOLITION PLAN

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1 DEMOLITION RCP
1/8" = 1'-0"

LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

N.I.C.

LIMITED SCOPE OF WORK. CEILING AND LIGHTING WORK ONLY.

X KEYNOTE

GENERAL NOTES

1. ALL EXISTING WORK TO REMAIN UNLESS OTHERWISE NOTED.
2. PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO RETAIN UL RATING.
3. PROTECT WORK AREA INCLUDING NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, AS REQUIRED TO PROTECT THE PUBLIC AND BUILDING OCCUPANTS DURING CONSTRUCTION.
4. REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED AND SAVE FOR REINSTALLATION U.O.N.
5. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL CONCRETE FLOOR SLAB AND PREPARE FOR NEW FINISHES.
6. ALL LIFE SAFETY DEVICES SHALL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION.
7. SALVAGE ALL DOOR AND RELITES.
8. REMOVE AND DISPOSE OF ALL FLOOR COVERINGS. RECYCLE ALL POSSIBLE.
9. G.C. TO MAINTAIN THE INTEGRITY OF THE FIRE AND LIFE SAFETY SYSTEMS THROUGHOUT THE SCOPE OF THE WORK WITHIN THE PREMISES.
10. G.C. SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY, NEATLY AND IN A SYSTEMATIC MANNER.
11. ALL EXISTING CONSTRUCTION AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DAMAGE AND SHALL MAKE ADDITIONAL REPAIRS WITHOUT ADDITIONAL COSTS TO OWNER.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DOING AN ACCURATE SURVEY OF ALL EXISTING UTILITIES/ SERVICES INCLUDING PLUMBING, GAS, ELECTRICAL CIRCUITS, ETC. AS TO ENSURE THE DEMOLITION WILL NOT IMPACT THE STRUCTURE TO REMAIN.
13. G.C. TO VERIFY LOCATION AND CONDITION OF EXISTING MECHANICAL EQUIPMENT.
14. G.C. TO VERIFY LOCATION AND CONDITION OF EXISTING ELECTRICAL AND TELEPHONE PANELS.
15. G.C. TO VERIFY LOCATION AND CONDITION OF EXISTING PLUMBING FIXTURES.
16. G.C. TO REMOVE EXISTING FLOORING TO SUBFLOOR AND PREPARE SURFACE FOR NEW FLOORING.
17. G.C. TO REMOVE EXISTING BASE, CEILING, AND FLOOR MOLDING, AS WELL AS SHELVING AND FIXTURES.
18. G.C. TO REMOVE AND DISCARD ALL ABANDONED LOOSE FIXTURES, CEILING AND LIGHT FIXTURES.
19. ALL ABANDONED AND/OR UNUSED COMPONENTS CREATED OR EXPOSED DURING DEMOLITION, INCLUDING - BUT NOT LIMITED TO HVAC, CABLES, PIPING, WIRING, AND ASSOCIATED SUPPORTS AND/OR ATTACHMENTS SHALL BE REMOVED. REMOVED PIPES AND/ OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED. ALL ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING TO BE REMOVED BACK TO THEIR SOURCE.
20. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA CLEAN AND SECURE AT THE END OF EACH WORKDAY. NO DEBRIS SHOULD BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER ANY DEBRIS REMOVAL REQUIREMENTS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

KEYNOTES

NO.	DESCRIPTION
1	REMOVE CEILING DROP AS REQUIRED.
2	CEILING TO REMAIN.

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DEMOLITON RCP

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NEW TERRACE [REFER TO SHEET L1 FOR MORE INFORMATION]

OFFICE 153 (153a)
OPEN OFFICE 152
EXG. RR 136
EXG. RR 135
KITCHEN / BREAK 130
HALF WALL WITH FRAMELESS GLAZING ABOVE
SHOWER ROOM 134
CONFERENCE 137
STORAGE 133
HALLWAY 151
EXG. MECHANICAL ROOM 116
HALLWAY 154
EXG. RR 118
EXG. RR 117
EXG. MECHANICAL ROOM 115
PHONE 132
PHONE 131
OFFICE 129
OFFICE 128
OFFICE 127
OFFICE 126
CONFERENCE ROOM 125
EXG. SERVER 122
STORAGE 121
STORAGE 123
OFFICE 120
OFFICE 119
OFFICE 114
OFFICE 113
OFFICE 112
OFFICE 111
OFFICE 110
OFFICE 109
OFFICE 108
OPEN OFFICE 150
OFFICE 138
OPEN OFFICE 148
OFFICE 139
OPEN OFFICE 149
CONFERENCE 140
OFFICE 141
OFFICE 142
PHONE 147
PHONE 146
PHONE 145
PHONE 144
PHONE 143
CONFERENCE ROOM 105
CONFERENCE ROOM 106
LOBBY 101
ENTRY 100
OFFICE 102
OFFICE 103
OFFICE 104
EXG. CONFERENCE ROOM 107

② PROPOSED FLOOR PLAN
1/8" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- PROPOSED
- N.I.C
- LIMITED SCOPE OF WORK. CEILING AND LIGHTING ONLY.
- 1 — WALL TYPE 1; SEE DETAIL 1/A6.0
- 2 — WALL TYPE 2; SEE DETAIL 2/A6.0
- XXX — DOOR TAG
- X — KEYNOTE

GENERAL NOTES

1. G.C. SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLAN(S) AND EXISTING CONDITIONS.
2. ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE OWNER.
3. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL OR COLUMN U.N.O. DO NOT SCALE DRAWINGS UNDER ANY CIRCUMSTANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER THE SCALE ON THE DWGS.DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" WITHOUT WRITTEN DIRECTION FROM DESIGNER.
4. ALL ABANDONED AND/OR UNUSED COMPONENTS CREATED OR EXPOSED DURING CONSTRUCTION, INCLUDING - BUT NOT LIMITED TO HVAC, CABLES, PIPING, WIRING, AND ASSOCIATED SUPPORTS AND/OR ATTACHMENTS SHALL BE REMOVED. REMOVED PIPES AND/ OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED. ALL ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING TO BE REMOVED BACK TO THEIR SOURCE.
5. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS. TAPE, PLASTER, AND SAND SMOOTH. MAINTAIN A LEVEL 4 FINISH AT ALL WALL LOCATIONS, TYP.
6. ACCESS PANELS IN WALL / CEILING FOR PLUMBING, MECHANICAL, ELECTRICAL ACCESS SHALL BE FLUSH FRAMELESS SQUARE CORNER GYP. BOARD PANELS, SEE RCP A-102 FOR SPECIFICATION.
7. METAL STUDS SHALL EXTEND UP TO THE DECK ABOVE WHERE NOTED AND APPLICABLE.
8. PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL DOORS, GLAZING HEADERS AND JAMBS, AND AS REQUIRED TO MAKE ASSEMBLY RIGID.
9. FOR ALL WOOD MEMBERS REQUIRED BY CODE TO BE FIRE-RETARDANT TREATED, PROVIDE PRESSURE IMPREGNATION WITH FIRE-RETARDANT CHEMICALS TO PROVIDE UL PRS FIRE HAZARD CLASSIFICATION. ALL SUCH WOOD MEMBERS SHALL BE IDENTIFIED WITH A UL LABEL.
10. G.C. TO COORD. NEW WORK W/ RCP.; REF. A-1.2.0 RCP FOR SOFFIT / LIGHTING INFORMATION.
11. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
12. FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQ'D BY LOCAL AUTHORITY HAVING JURISDICTION.
13. ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UL STANDARDS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE G.C. SHALL SUBMIT SHOP DRAWING DETAILS THAT THE INSPECTOR MAY REQUIRE. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES CLEARLY DEFINED.
14. ALL DAMAGED, DETERIORATED, COMPROMISED OR MISSING THERMAL INSULATION - CREATED OR EXPOSED DURING CONSTRUCTION - SHALL BE RESTORED TO FULL CAPACITY.
15. G.C. SHALL THOROUGHLY CLEAN THE ENTIRE PREMISES PRIOR TO FINAL REVIEW, INCLUDING BUT NOT LIMITED TO THE FLOORS, MILLWORK, FIXTURES, EQUIPMENT, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK. ALL SPLATTERS, SCRATCHES, MARKS, DEBRIS, AND DEFECTIVE MATERIALS OR PARTS SHALL BE REMOVED OR REPLACED. DELIVER PREMISES BROOM SWEPT CLEAN.
16. PROVIDE INSULATION FULL DEPTH OF STUD OF A TYPE AND IN LOCATIONS INDICATED IN THE PLAN. INSULATION AT RATED PARTITIONS TO BE NON-COMBUSTABLE, MINERAL WOOL OR EQUIVALENT APPROVED IN THE PROJECT JURISDICTION.
17. PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNT. EQUIPMENT, ETC.
18. WHERE EXISTING RATED ASSEMBLIES ARE SHOWN, CONTRACTOR IS REQUESTED TO FIELD VERIFY AS BUILT FIELD CONDITIONS TO CONFIRM RATINGS SHOWN. IF NON-COMPLIANT CONDITIONS ARE FOUND, DEMO AND REPLACE WITH NEW EQUIVALENT UL ASSEMBLY, OR REPORT FINDINGS TO OWNER/ARCHITECT IN WRITING WHO WILL PROVIDE WRITTEN DIRECTION.
19. ALL SUBCONTRACTORS TO PROCURE MATERIAL AND FINISH SUBMITTALS FOR APPROVAL BY INTERIOR DESIGNER.
20. SIGNAGE NOT INCLUDED IN SCOPE UNLESS OTHERWISE NOTED.
24. OWNER TO SUPPLY ALL TV MONITORS, PROJECTORS, AND MOUNTING BRACKETS UNLESS OTHERWISE NOTED

KEYNOTES

NO.	DESCRIPTION
1	LOCKER SCOPE: N.I.C.

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Project Number	1850002
Date	5/25/2021

A1.0.0
PROPOSED FLOOR PLAN

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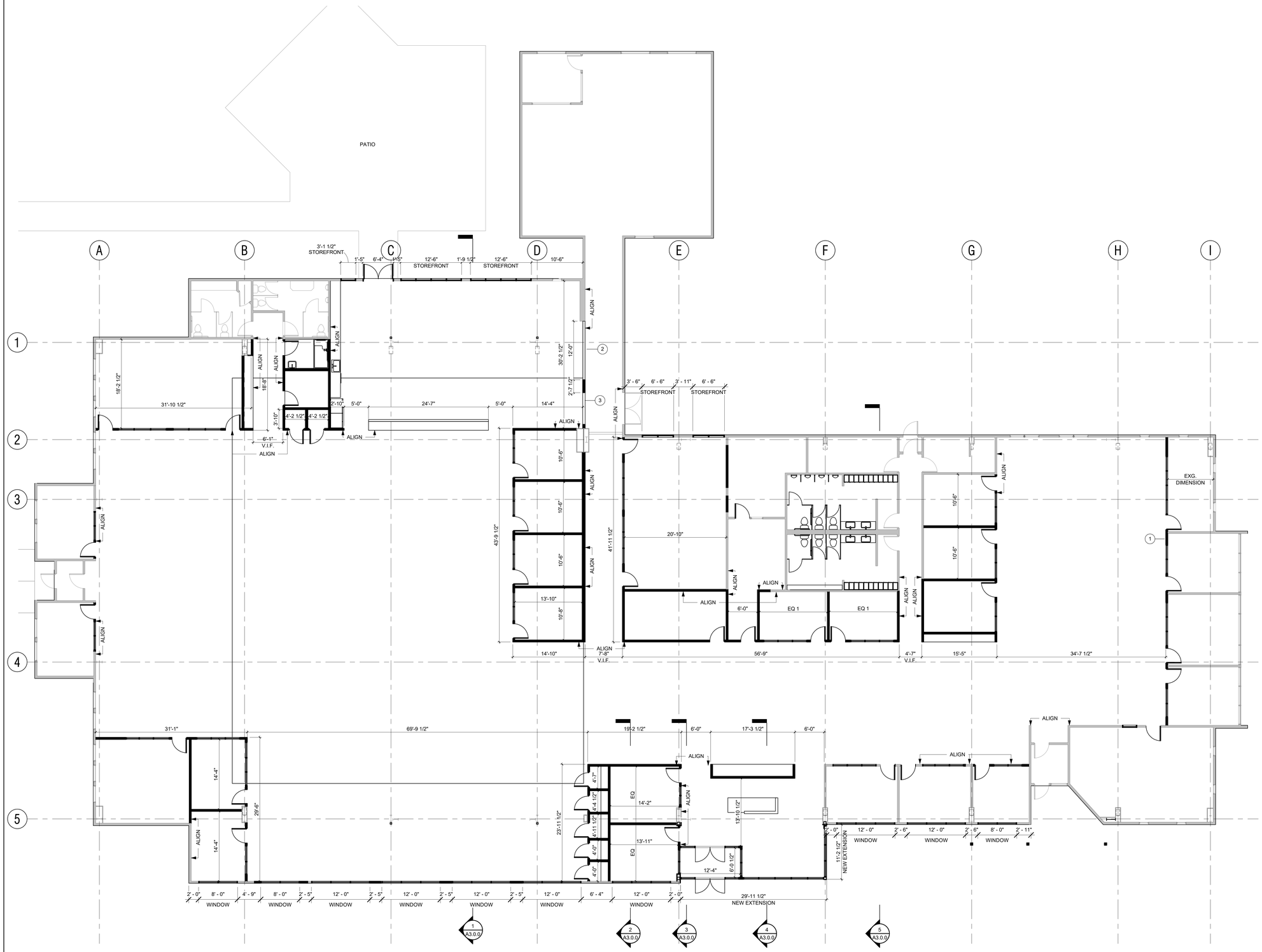

1 DIMENSION PLAN
1/8" = 1'-0"

LEGEND

DATA	
DUPLEX RECEPTACLE (WALL)	
DEDICATED DUPLEX RECEPTACLE (WALL)	
DUPLEX RECEPTACLE (FLOOR)	
QUADRUPLEX RECEPTACLE (WALL)	
QUADRUPLEX RECEPTACLE (FLOOR)	
$	SWITCH
T	THERMOSTAT
FS	FIRE STROBE
BC	BLANK COVER
BF	BASE FEED - WALL
BF	BASE FEED - FLOOR
WAP	WIRELESS ACCESS POINT, CEILING MOUNTED; REQUIRES 2 DATA CABLES
	DATA RECEPTACLE (CEILING)
	QUADRUPLEX (CEILING)
X	KEYNOTE
	NIC

GENERAL NOTES

1. RELOCATE FIRE STROBES AS NECESSARY.
2. RELOCATE THERMOSTATS AS NECESSARY.
3. RECEPTACLE LOCATIONS FOR REFERENCE ONLY. FINAL PLAN WILL BE SUBMITTED BY ELECTRICAL AND LOW VOLTAGE CONTRACTORS AND APPROVED BY INTERIOR DESIGNER.
4. EXISTING RECEPTACLES AND FACEPLATES TO REMAIN AS-IS. ALL NEW RECEPTACLES TO BE WHITE UNLESS OTHERWISE NOTED.
5. ALL TV MONITORS TO BE HORIZONTALLY CENTERED ON WALL UNLESS OTHERWISE NOTED.
6. LOW VOLTAGE BY OWNER.
7. ALL TV MONITORS AND MOUNTING BRACKETS BY OWNER.
8. APPLIANCES NOT IN CONTRACT.

KEYNOTES

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DIMENSION PLAN

5/26/2021 12:50:05 PM

1 PROPOSED REFLECTED CEILING PLAN
1/8" = 1'-0"

LIGHTING SCHEDULE

MARK	MANUFACTURER	MODEL		DESCRIPTION	FINISHES	NOTES
A1	Lithonia	BLT		2' x 4' Recessed LEDTroffer Light	TBD	OR SIMILAR
A2	Lithonia	LDN4		4" Recessed LED Can Light	TBD	OR SIMILAR
A3	Nulite	RF4	D	Recessed LED Linear Light	TBD	OR SIMILAR
B1	Nulite	Nulite RPP4-U	D	4' or 8' Suspended LED Linear Light	TBD	OR SIMILAR
B2	Gotham	EVO4CC		4" Suspended LED Can	TBD	OR SIMILAR
B3	Gotham	EVO4PCLW		4" Suspended LED Wall Washer	TBD	OR SIMILAR
C1	Lithonia	WL-LDN4		4" Exterior Grade LED Recessed Can	TBD	OR SIMILAR
D1	LumenArt	AWL 66.2		Wall Mounted Sconce	TBD	OR SIMILAR
E1	Lithonia	CLX		Surface Mounted LED Linear Light	TBD	OR SIMILAR
F1	Nulite	SERO	D	Decorative Linear Light	TBD	OR SIMILAR
F2	TBD	TBD		Decorative Pendant Light	TBD	OR SIMILAR

LEGEND

- OPEN TO STRUCTURE
- NEW 24" x 48" SUSPENDED ACOUSTING PANEL
- NEW GWB CEILING
- N.I.C

GENERAL NOTES

1. PROVIDE HOLE FOR PENETRATION THROUGH SUSPENDED ACOUSTICAL TILE FOR ELEMENTS INCLUDING, BUT NOT LIMITED TO, SPRINKLER HEADS, 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.
2. CENTER ALL CEILING GRIDS WITHIN ROOM UNLESS OTHERWISE NOTED.
3. AT AREAS OPEN TO STRUCTURE, PAINT METAL DECK, STRUCTURE, EXPOSED CONDUIT, MECHANICAL DUCT WORK, AND FIRE SPRINKLER COMPONENTS (EXCEPT HEADS), UNLESS OTHERWISE NOTED.
4. CENTER ALL DOWN LIGHTS, FIRE SPRINKLER HEADS, SMOKE DETECTORS AND ALL OTHER CEILING PENETRATIONS IN CENTER OF 2X2 PORTION OF 2X4 TILE, UNLESS OTHERWISE NOTED.
5. LIGHTING FIXTURES, MECHANICAL GRILLS, SECURITY DEVICES AND LAYOUT SHOWN FOR PRELIMINARY DESIGN INTENT ONLY. DESIGN-BUILDELECTRICIAN, MECHANICAL DESIGNER RESPONSIBLE FOR FINAL LAYOUT AND CONFIRMATION OF COMPLIANCE WITH WASHINGTON ENERGY CODE.
6. NEW FIRE SPRINKLER HEADS TO MATCH EXISTING.
7. HVAC CONTRACTOR TO PROVIDE FULL SHEET OF THE FLOOR AFFECTED UPON COMPLETION. CONTRACTOR IS RESPONSIBLE TO PROGRAM THE OVERRIDE HVAC BUTTON.
8. LIGHTING LAYOUT IS SHOWN FOR PRELIMINARY DESIGN INTENT ONLY. FINAL LIGHTING LAYOUT TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR AND IS DEPENDANT ON OREGON ENERGY CODE ALLOWANCES AND EXISTING BUILDING INFRASTRUCTURE IN CEILING. ELECTRICAL CONTRACTOR TO REVIEW ALL REQUIRED LIGHTING LEVELS AND DISTRIBUTION AND NOTIFY ARCHITECT OF ANY CONCERNS OF FOOTCANDLES OR FIXTURE PLACEMENT/LOCATION WITHIN ANY AREA OF THE SPACE. CONFIRM NEW LIGHT FIXTURE PLACEMENT DOES NOT INTERFERE WITH NEW WALL CONSTRUCTION AND ACT MAIN GRID LINES, RELOCATE IF REQUIRED. FINAL LAYOUT TO BE REVIEWED AND APPROVED BY LOCAL JURISDICTION THROUGH DEFERRED SUBMITTAL.
9. GRID LAYOUT AND RELATED DIMENSIONING AND SEISMIC AS REQUIRED. AESTHETIC PLACEMENT AND CONFIGURATION OF THE SEISMIC JOINT TO BE COORDINATED WITH THE INTERIOR DESIGNER.
10. PAINT ALL GYPSUM BOARD CEILINGS.
11. NEW LIGHTING AT CONFERENCE ROOMS TO BE ON DIMMERS.
12. DIMMABLE CONTROLS IN ALL CONFERENCE ROOMS
13. LOCATION OF ALL MECHANICAL, ELECTRICAL, FIRE SPRINKLER, AND FIRE ALARM DEVICES TO BE SUBMITTED AND APPROVED BY DESIGNER PRIOR TO INSTALLATION.
14. EMERGENCY LIGHTS TO BE INSTALLED ON SEPARATE CIRCUIT UNLESS OTHERWISE NOTED.
15. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO SUBMIT PLANS FOR MODIFICATION OF THE FIRE SPRINKLER SYSTEM AS REQUIRED TO ACCOMMODATE THE TENANT SPACE. SUBMIT SHOP DRAWINGS TO THE LANDLORD, OWNER, AND ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
16. THE CONTRACTOR SHALL USE A LASER LEVELING DEVICE FOR THE LEVELING OF ALL SOFFITS, CEILINGS, AND SUSPENDED GRIDS, TYPICAL.
17. THE ELECTRICAL CONTRACTOR IS TO VERIFY THAT THE EXISTING SERVICE IS ADEQUATE FOR THE DESIGN LOADS. IF NOT, NOTIFY THE ARCHITECT AND MEP ENGINEER IMMEDIATELY.
18. ENSURE THAT ALL EQUIPMENT INCLUDES / BARES UL LABELS.
19. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTS; ADDITIONAL EXIT AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIELD FIRE INSPECTOR AT THE TIME OF THE FINAL BUILDING INSPECTION.
20. ALL VENDORS TO BE COORD. BY G.C.
21. SPRINKLER HEADS AT GYPSUM BOARD CEILING MUST BE FULLY RECESSED AND COVERED WITH METAL PLATES FINISHED TO MATCH ADJACENT SURFACE. CENTER SPRINKLER HEADS IN CEILING TILES WHERE APPLICABLE.
22. ALL CEILING TILES ARE 9'-0" A.F.F. U.O.N.
23. LIGHT FIXTURES IN OPEN OFFICE AREA AND CORRIDORS SHALL HAVE A BATTERY BACKUP OPTION [QUANTITY AS REQUIRED FOR EMERGENCY EGRESS] OR SHALL BE WIRED TO AN EMERGENCY LIGHTIN CIRCUIT[S] AND POWERED BY A BACK-UP GENERATOR.
24. EMERGENCY LIGHT FIXTURE SHALL BE INCLUDED AS NOTED ABOVE IN LEGEN SHALL MEET ALL CODES [NOT SHOWN IN PLAN].
25. WASLL SWITCHES SHALL BE INCLUDED AS PER CODE.
26. OCCUPANCY SENSORS SHALL BE INCLUDED PER ENERGY CODE [PRIVATE OFFICES, CORRIDORS, COMPUTER STATION MINI ROOMS, CLOSETS, SMALL CONFERENCE ROOMS.

KEYNOTES

NO.	DESCRIPTION
1	PHONE BOOTH CEILING TO BE +8'-0" A.F.F.
2	METAL PANEL SOFFIT
3	NEW CANOPY
4	EXISTING CANOPY
5	SUSPENDED GWB CLOUD. OUTER PERIMETER OPEN TO STRUCTURE.
6	OPEN TO STRUCTURE
7	CEILING HEADER @ 8'-0" A.F.F. FOR DIFFERING CEILING HEIGHTS BETWEEN EXISTING CEILING AND PROPOSED CEILING. REVIEW W/ ARCHITECT.

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A1.2.0
PROPOSED RCP

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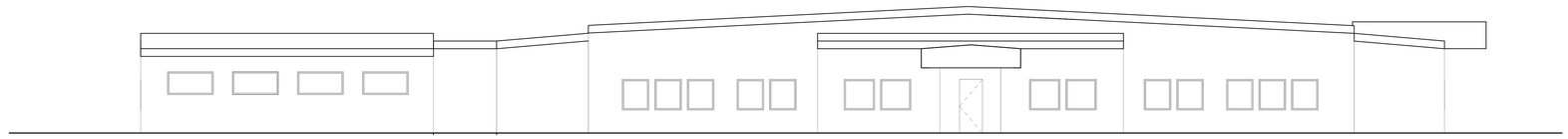
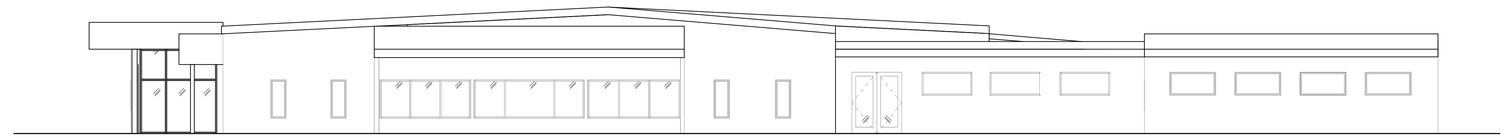
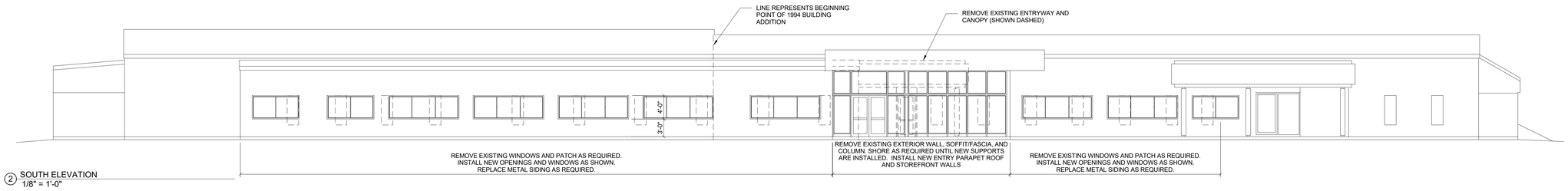


4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

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A2.0.0
EXTERIOR ELEVATIONS

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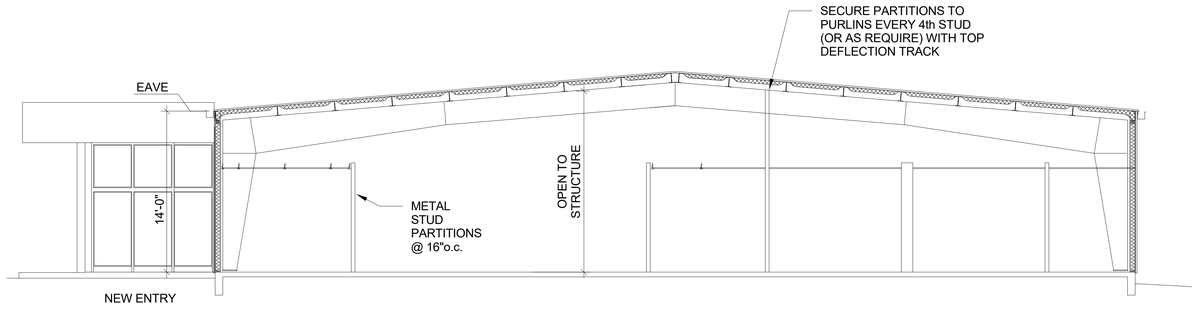
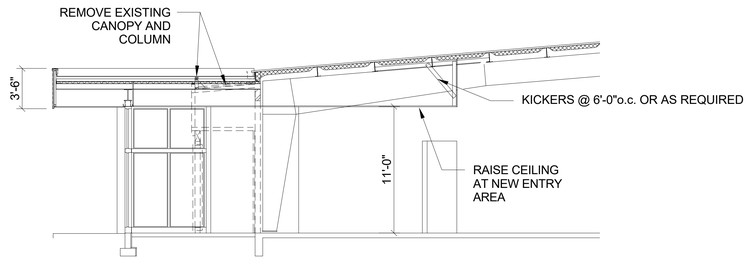
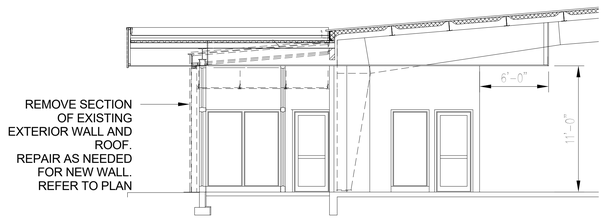


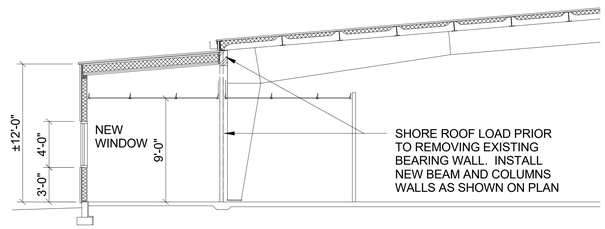
5 SECTION
3/16" = 1'-0"



4 SECTION
3/16" = 1'-0"



3 SECTION
3/16" = 1'-0"



2 SECTION
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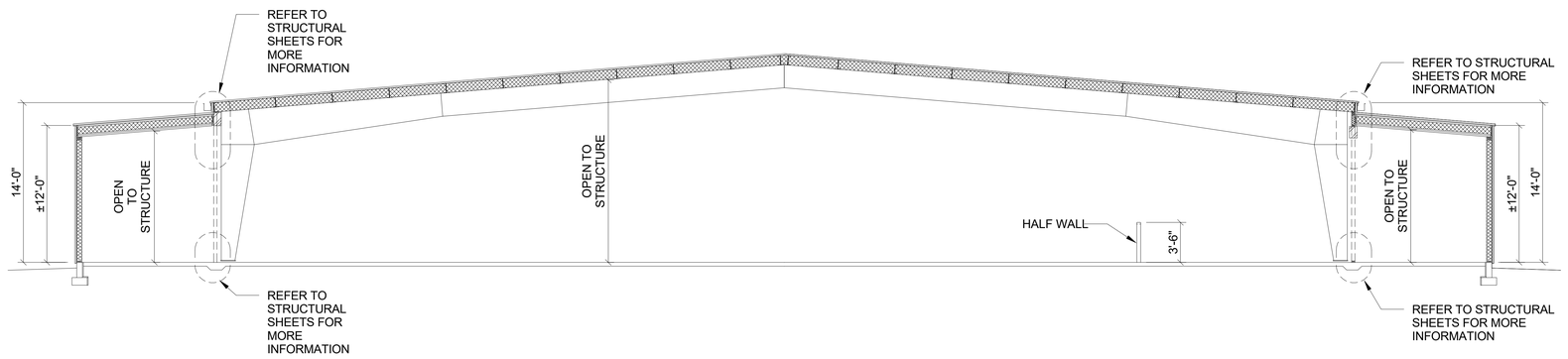

1 SECTION
1/8" = 1'-0"

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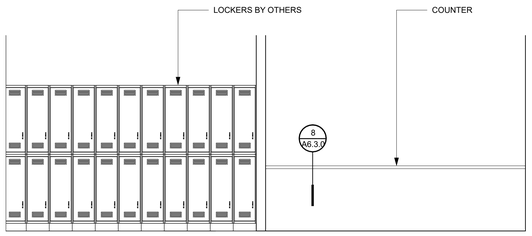
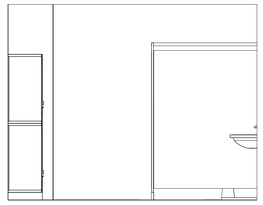
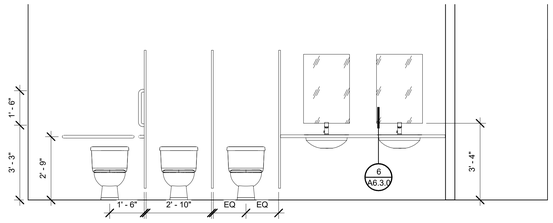
SECTIONS



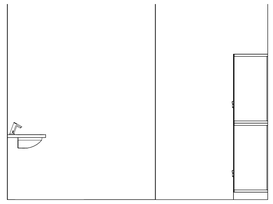
16 WOMEN'S RR SOUTH
3/8" = 1'-0"



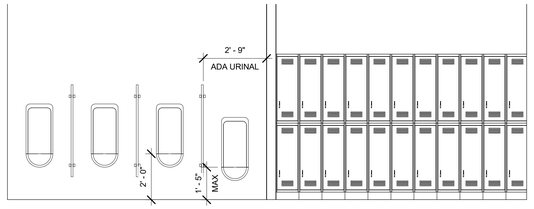
15 WOMEN'S RR WEST
3/8" = 1'-0"



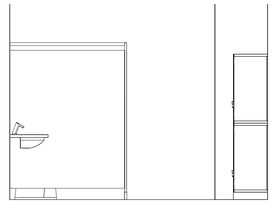
14 WOMEN'S RR NORTH
3/8" = 1'-0"



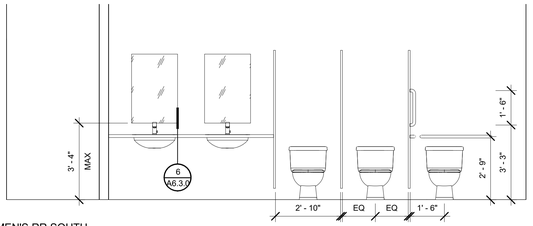
13 WOMEN'S RR EAST
3/8" = 1'-0"



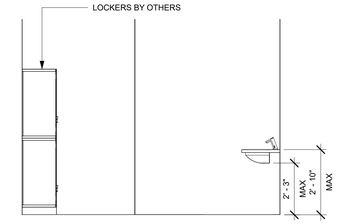
12 MEN'S RR NORTH
3/8" = 1'-0"



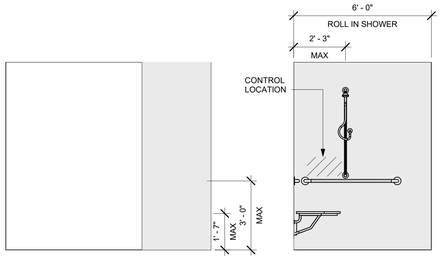
11 MEN'S RR WEST
3/8" = 1'-0"



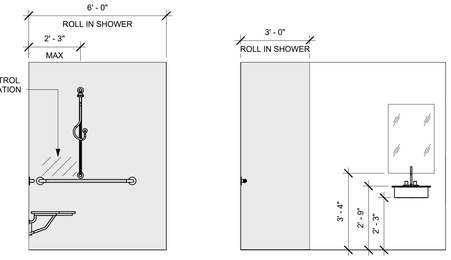
10 MEN'S RR SOUTH
3/8" = 1'-0"



9 MEN'S RR EAST
3/8" = 1'-0"

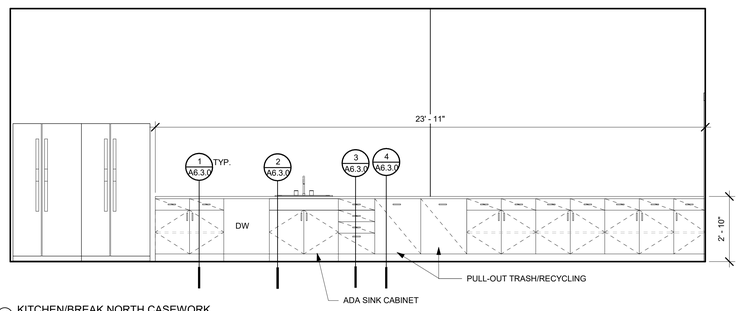


7 UNISEX SHOWER ROOM NORTH
3/8" = 1'-0"

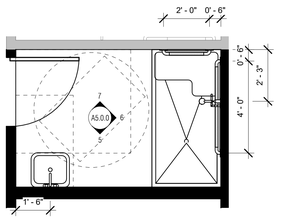


6 UNISEX SHOWER ROOM EAST
3/8" = 1'-0"

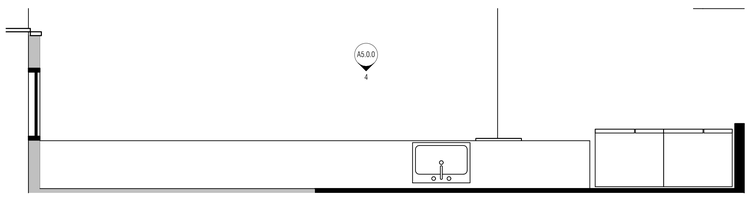
5 UNISEX SHOWER ROOM SOUTH
3/8" = 1'-0"



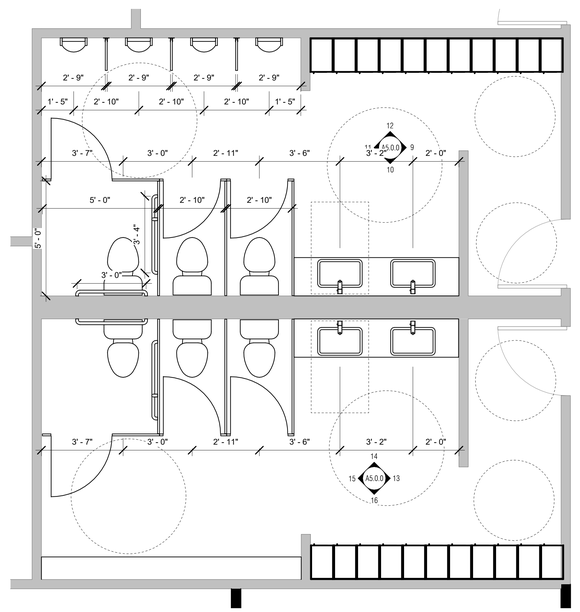
4 KITCHEN/BREAK NORTH CASEWORK
3/8" = 1'-0"



3 01 PROPOSED PLAN - SHOWER ROOM
3/8" = 1'-0"



2 01 PROPOSED PLAN - ENLARGED BREAKROOM
3/8" = 1'-0"



1 RR FLOOR PLAN
3/8" = 1'-0"

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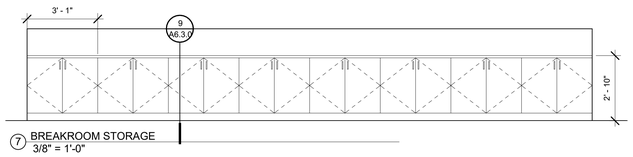
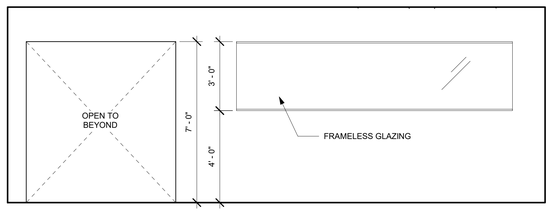
INTERIOR ELEVATIONS

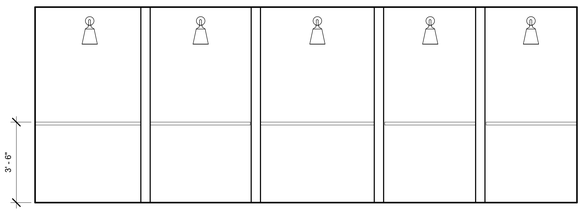


7 BREAKROOM STORAGE
3/8" = 1'-0"

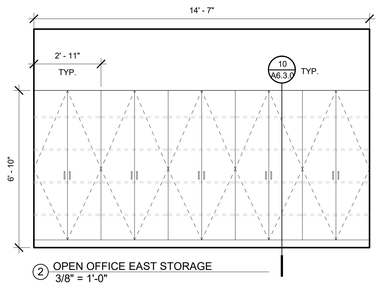
6 OPEN OFFICE WEST STORAGE
3/8" = 1'-0"



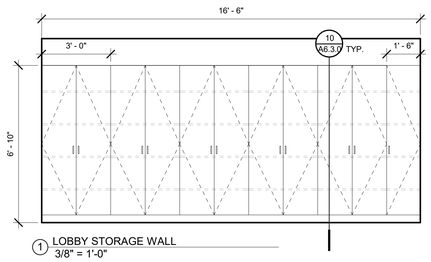
4 NORTH CORRIDOR GLAZING
3/8" = 1'-0"



3 PHONE ROOMS
3/8" = 1'-0"



2 OPEN OFFICE EAST STORAGE
3/8" = 1'-0"



1 LOBBY STORAGE WALL
3/8" = 1'-0"

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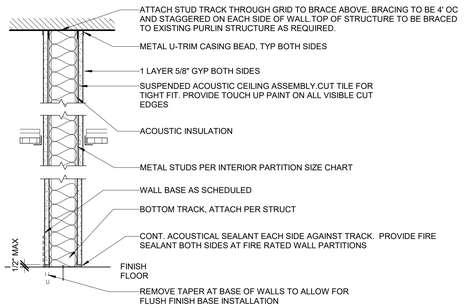
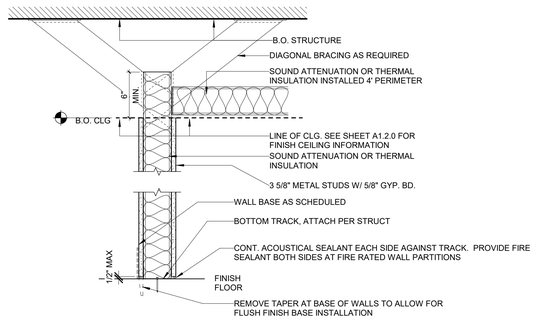
INTERIOR ELEVATIONS

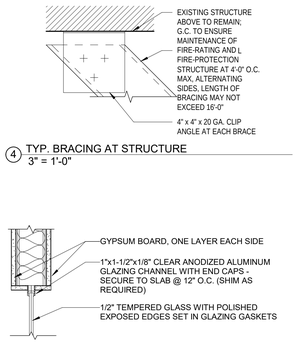


1 TYPICAL WALL TO CEILING GRID1
1 1/2" = 1'-0"



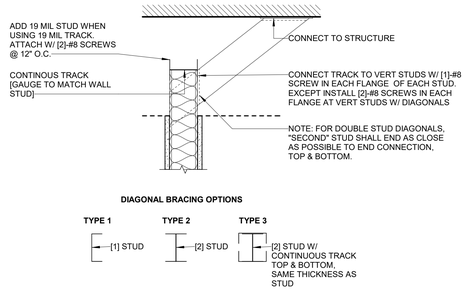
2 NON RATED PARTIAL HEIGHT PARTITION
1 1/2" = 1'-0"

3 NOT IN USE
N.T.S.

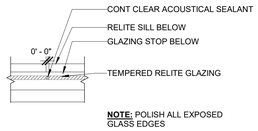


4 TYP. BRACING AT STRUCTURE
3" = 1'-0"

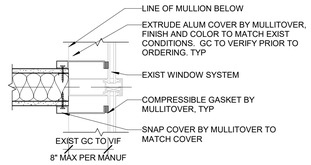
5 U-CHANNEL GLASS W/GWB HEADER1
1 1/2" = 1'-0"



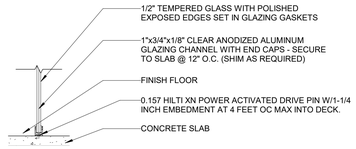
6 DIAGONAL BRACING
1 1/2" = 1'-0"



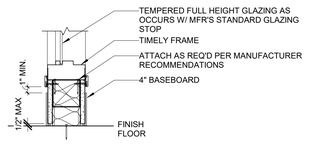
7 GLAZING BUTT JOINT
1 1/2" = 1'-0"



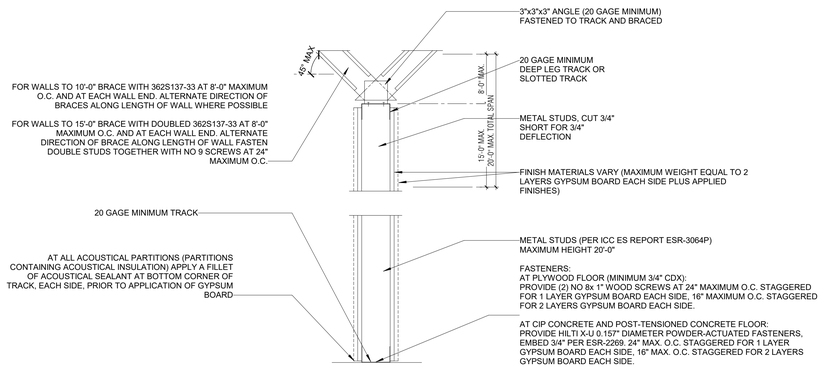
8 WALL TO EXT MULLION
1 1/2" = 1'-0"



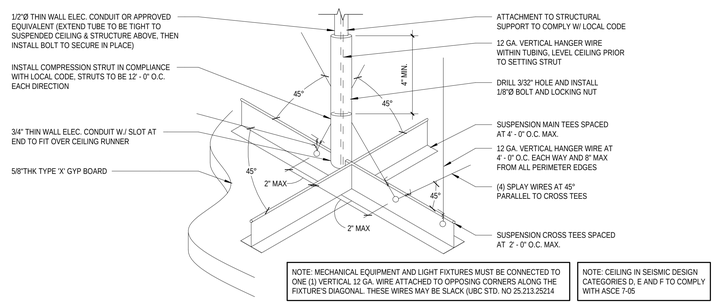
9 U-CHANNEL GLASS AT FLOOR1
1 1/2" = 1'-0"



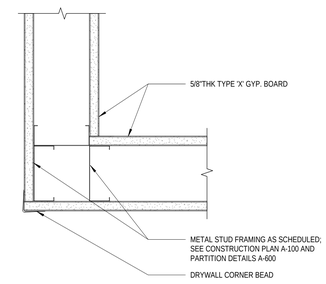
10 BASEBOARD AT NEW RELITE FRAME
1 1/2" = 1'-0"



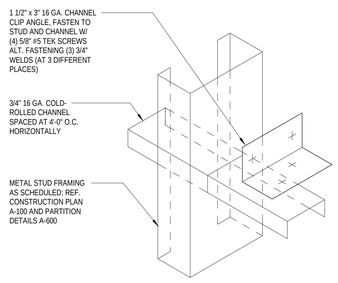
11 WALL ATTACHMENT
1 1/2" = 1'-0"



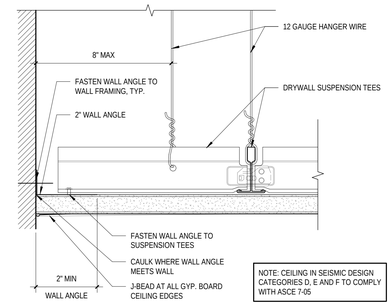
12 TYP. COMPRESSION STRUT CEILING ATTACHMENT
6" = 1'-0"



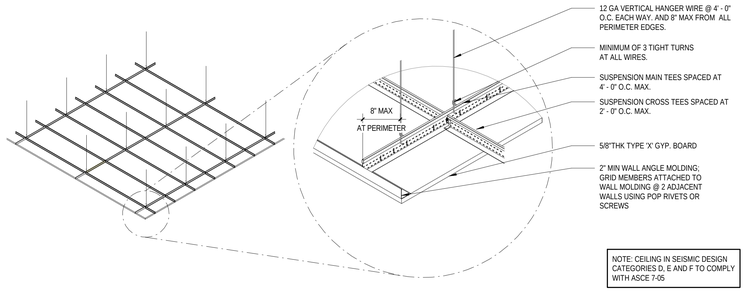
13 TYP. GYP. BOARD CORNER
3" = 1'-0"



14 TYP. HORZ. BRIDGING
6" = 1'-0"



15 TYP. SUSPENDED CEILING AT PERIMETER
6" = 1'-0"



16 TYP. SUSPENDED GYP. BOARD CEILING
1 1/2" = 1'-0"

INTERIOR PARTITION STUD SIZE CODE

		WALL HEIGHT	H > 12'	H < 12'
A	2 1/2" METAL STUD	@16" OC	43 MIL	33 MIL
B	3 5/8" METAL STUD	@16" OC	33 MIL	33 MIL
C	4" METAL STUD	@16" OC	33 MIL	33 MIL
D	6" METAL STUD	@16" OC	33 MIL	33 MIL
E	8" METAL STUD	@16" OC	43 MIL	43 MIL
F	7/8" FUR. CHANNEL	@16" OC	33 MIL	8'-0" MAX
G	1 1/2" FUR. CHANNEL	@16" OC	33 MIL	8'-0" MAX
H	2 1/2" C-H METAL STUD	@24" OC	NA	0.035 IN
I	4" C-H METAL STUD	@24" OC	0.035 IN	0.035 IN
J	6" C-H METAL STUD	@24" OC	0.035 IN	0.035 IN

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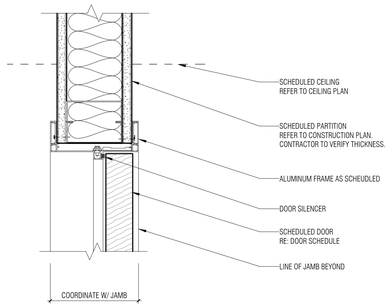
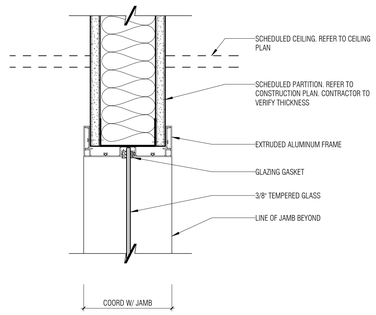
Project Number 1850002
Date 5/25/2021

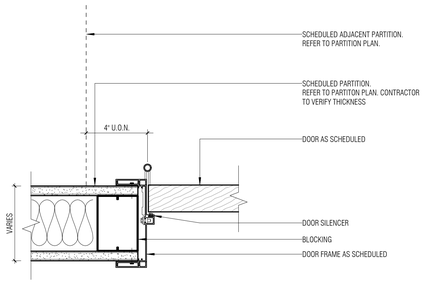
A6.0.0
WALLS + CEILING DETAILS



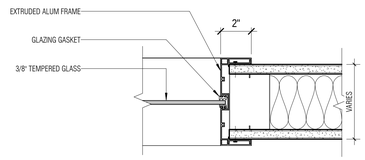
1 ALUMINUM DOOR HEAD
3" = 1'-0"



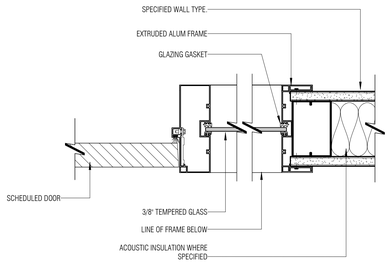
4 ALUMINUM GLAZING HEAD
3" = 1'-0"



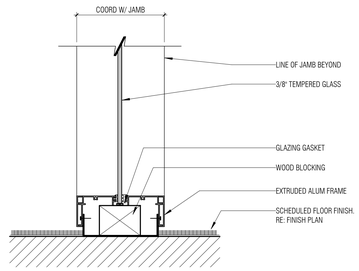
2 ALUMINUM DOOR JAMB
3" = 1'-0"



5 ALUMINUM FRAME GLAZING JAMB
3" = 1'-0"



3 ALUMINUM DOOR JAMB WITH SIDELIGHT
3" = 1'-0"



6 ALUMINUM GLAZING SILL
3" = 1'-0"

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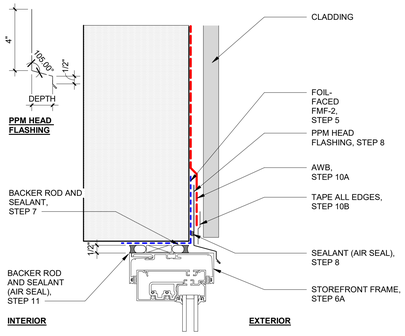
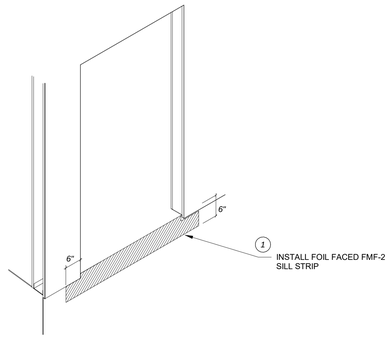
DOOR + GLAZING DETAILS

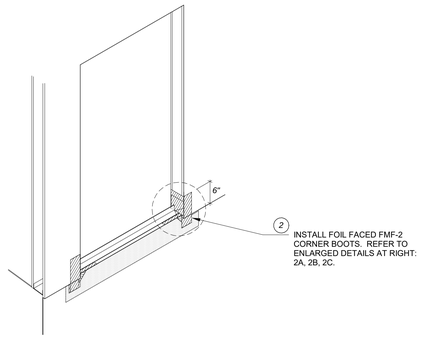


STOREFRONT HEAD FLASHING DIAGRAM

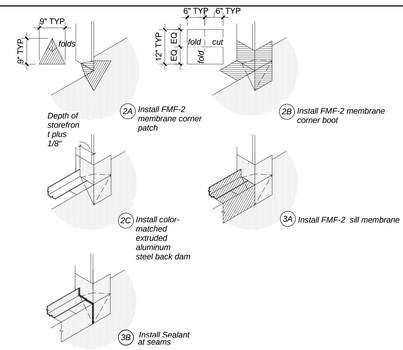
SCALE: 3" = 1'-0"



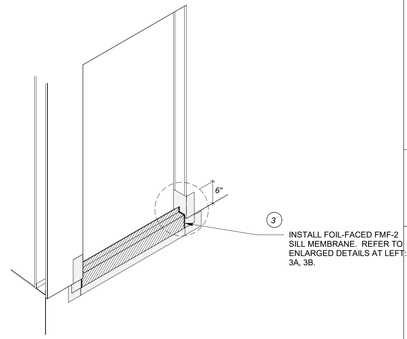
STEP 1: INSTALL FMF-2 STARTER STRIP



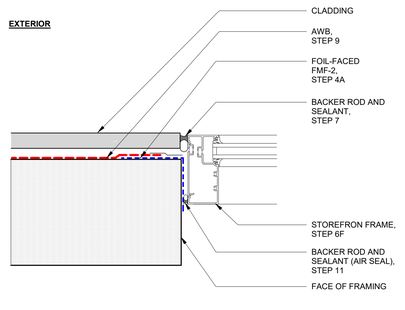
STEP 2: INSTALL FMF-2 CORNER BOOTS



SILL PAN DETAILS

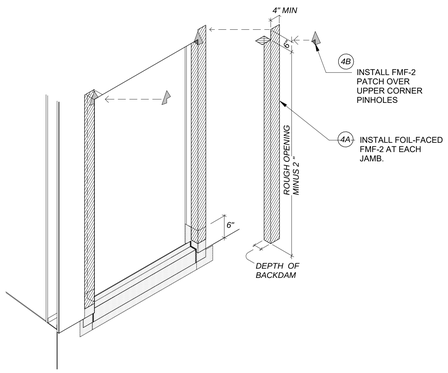


STEP 3: INSTALL FMF-2 SILL PAN

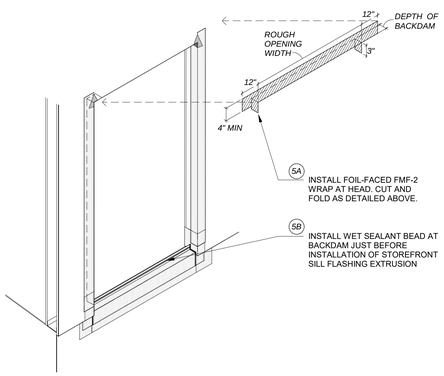


STOREFRONT JAMB FLASHING DIAGRAM

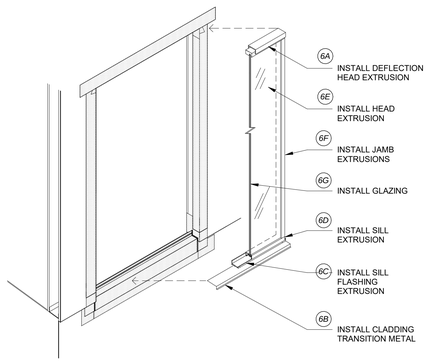
SCALE: 3" = 1'-0"



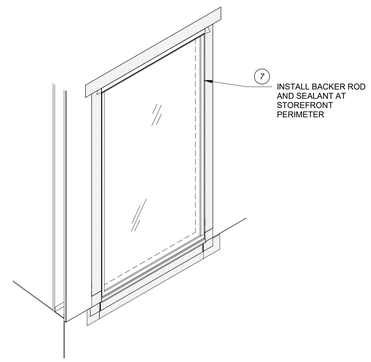
STEP 4: INSTALL FMF-2 JAMB WRAP



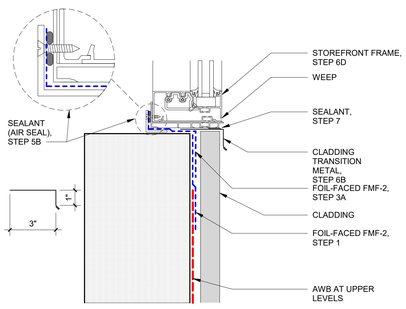
STEP 5: INSTALL FMF-2 HEAD WRAP



STEP 6: INSTALL STOREFRONT COMPONENTS

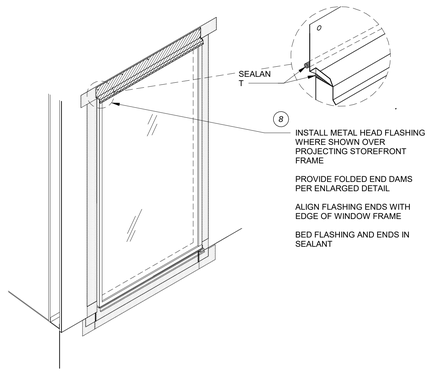


STEP 7: INSTALL EXT PERIMETER SEALANT

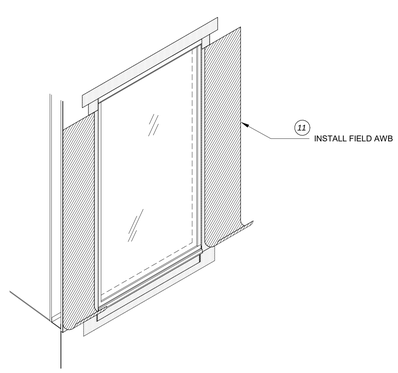


STOREFRONT SILL FLASHING DIAGRAM

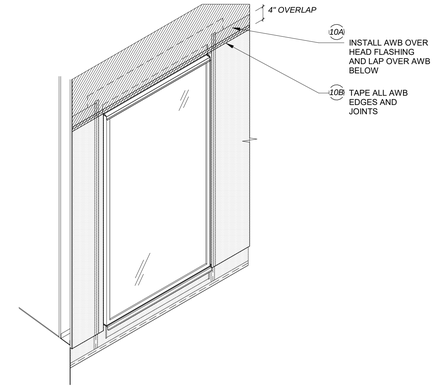
SCALE: 3" = 1'-0"



STEP 8: HEAD FLASHING WHERE SHOWN

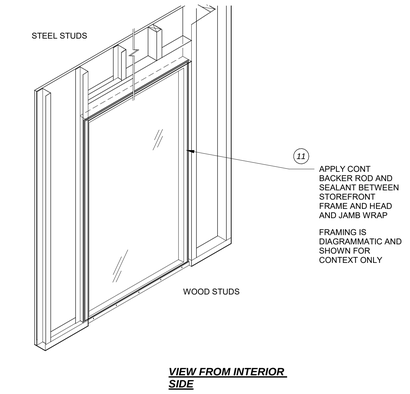


STEP 9: INSTALL FIELD AWB



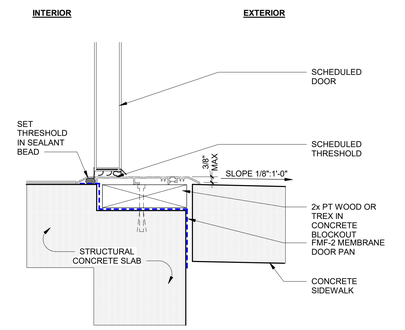
STEP 10: TAPE AWB

(STEP NOT APPLICABLE WITH SELF-ADHERING AWB)



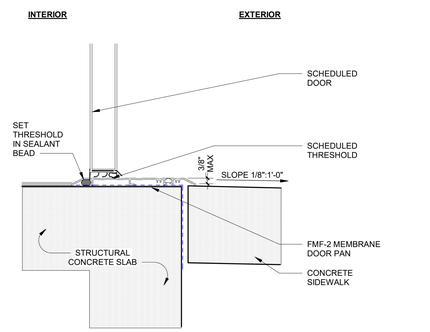
VIEW FROM INTERIOR SIDE

STEP 11: INSTALL INTERIOR AIR BARRIER SEAL



STOREFRONT DOOR SILL FLASHING DIAGRAM

SCALE: 3" = 1'-0"



STOREFRONT DOOR SILL FLASHING DIAGRAM - W/O PAN

SCALE: 3" = 1'-0"

NOTES:

1. Follow AWB MFR recommendations when more strict than requirements in details.
2. Verify compatibility of FMF, primer, and AWB materials
3. AWB must be lapped 6" min at horizontal seams, 12" min at vertical seams.
4. All AWB seams and edges to be taped with 3" min compatible tape
5. Pre-prime FMF substrates as recommended by FMF MFR, typ
6. Install FMF with laminate roller. Ensure adhesion to window mounting flanges & eliminate all air pockets, fishmouths, etc.
7. Verify bedding sealant compatibility with MFR(s) of all jamb & head flashing materials.
8. Follow window MFR's written instructions for fastening (I.E. Fastener type, fastener spacing, special reqts. at frame corners, supplemental anchoring clips, etc.)
9. Fasten head flashing with roofing nails @ 12" oc (use same fastener metal as flashing. If PPM, flashing fasteners shall be hot-dip galvanized). At stainless steel or aluminum flashing, use fasteners of same metal.
10. Head flashing to be continuous with no joints, except at windows greater than 9'-11" wide. Where joints are REQD, provide 12" wide backer plate at splice joint, with two parallel beads of non-curing sealant placed on backer plate on each side of joint
11. Head flashing to be sloped to drain to exterior - 15° from horizontal (min.)

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Date 5/25/2021

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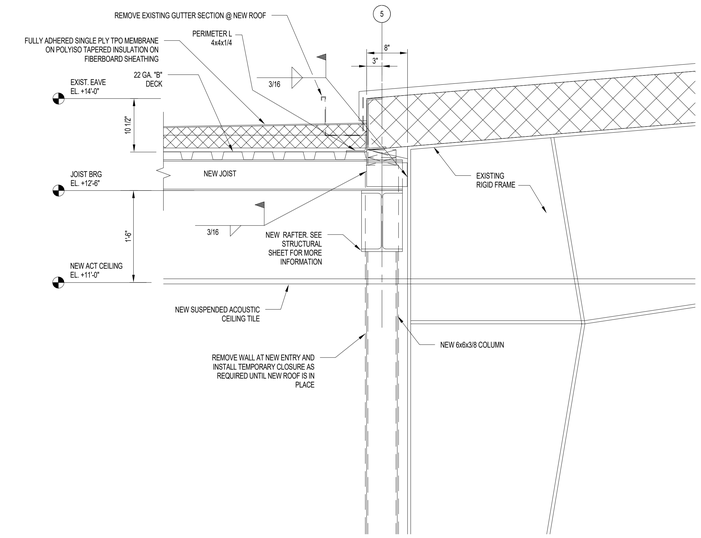
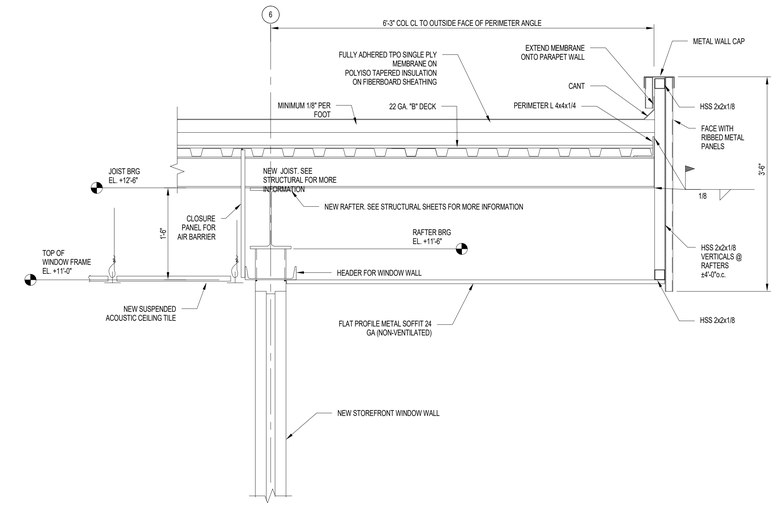
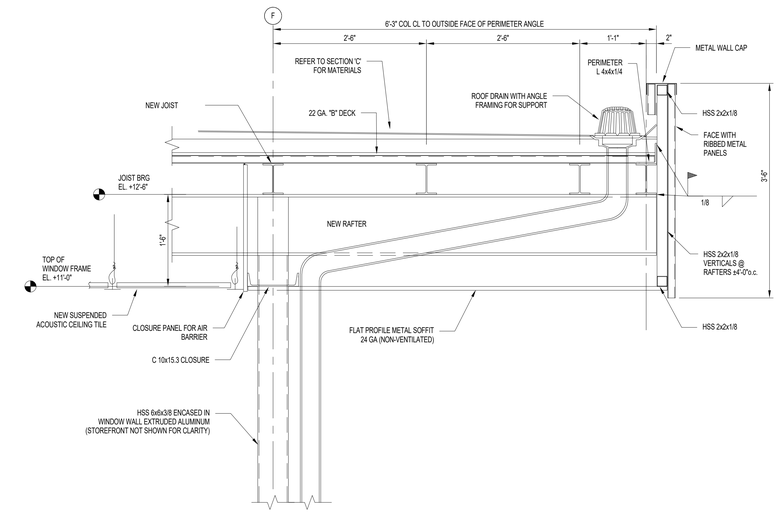
EXT STOREFRONT INSTALLATION SEQUENCE



1 ROOF 1
1" = 1'-0"



2 ROOF 2
1" = 1'-0"



3 ROOF 3
1" = 1'-0"

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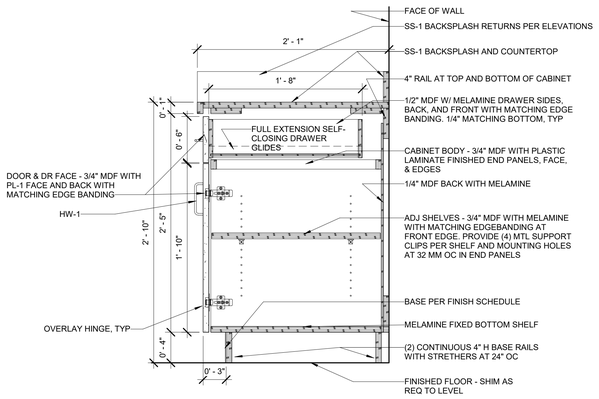
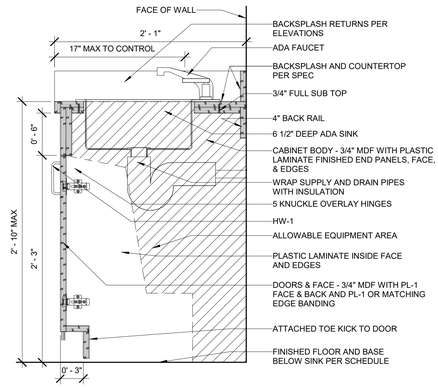
A6.2.0

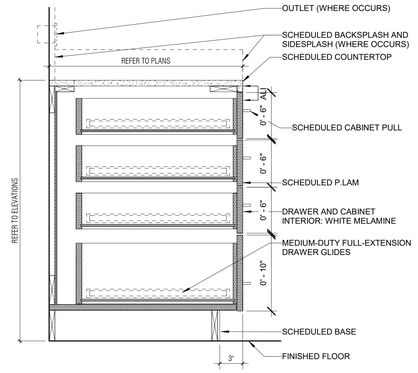
ROOOF ASSEMBLY DETAILS



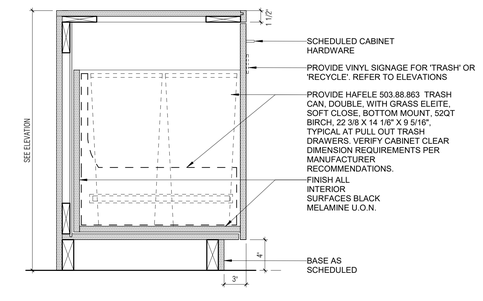
1 TYP. LOWER CABINET
1 1/2" = 1'-0"



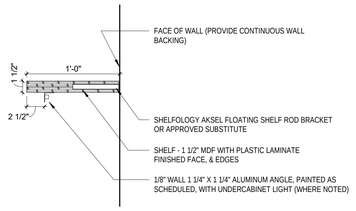
2 TYP. ADA SINK CABINET
1 1/2" = 1'-0"



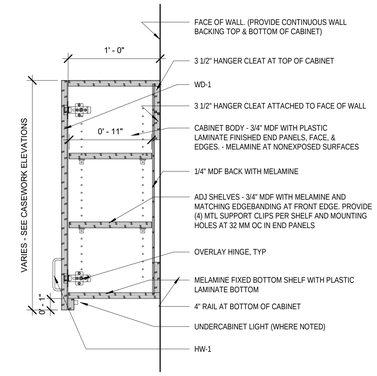
3 BASE CABINET WITH FOUR DRAWERS
1 1/2" = 1'-0"



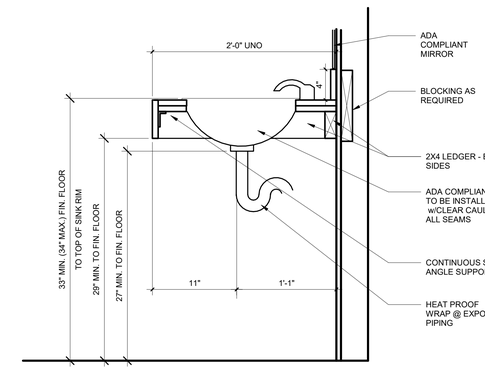
4 PULL OUT TRASH/RECYLCLE
1 1/2" = 1'-0"



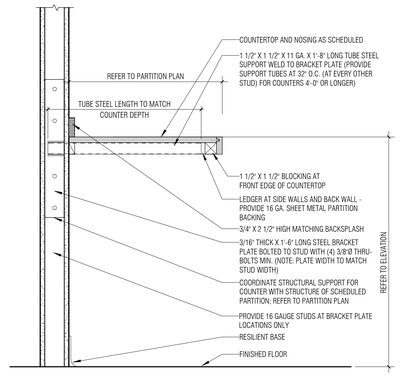
5 TYPICAL FLOATING SHELF1
1 1/2" = 1'-0"



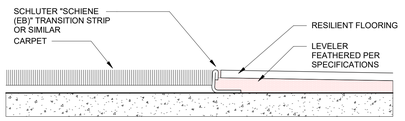
77 TYPICAL UPPER CABINET1
1 1/2" = 1'-0"



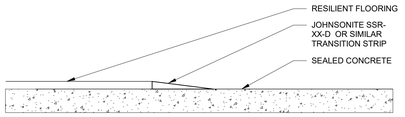
6 SECTION THROUGH VANITY
1 1/2" = 1'-0"



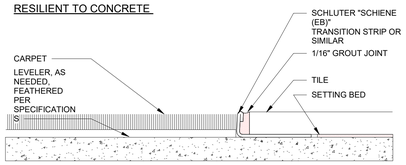
8 CANTILEVERED COUNTER
1 1/2" = 1'-0"



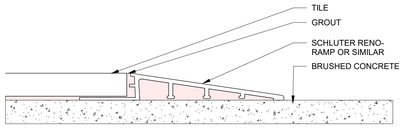
CARPET TO RESILIENT



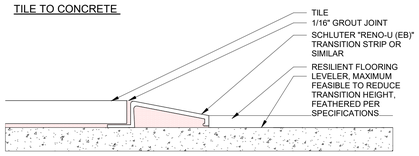
RESILIENT TO CONCRETE



CARPET TO TILE

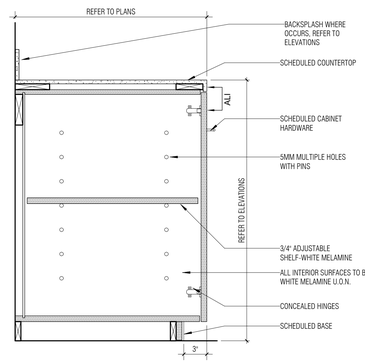


TILE TO CONCRETE

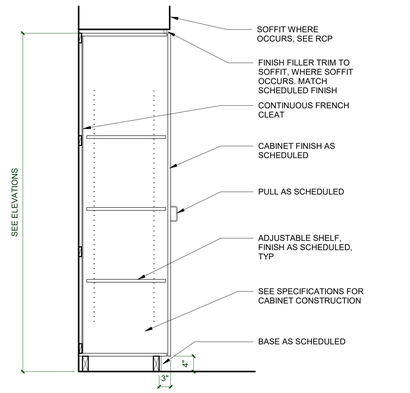


TILE TO RESILIENT (SIM AT WOOD TO TILE, WOOD TO CARPET)

7 TYPICAL FLOORING TRANSITIONS
12" = 1'-0"



9 TYPICAL BASE CABINET
1 1/2" = 1'-0"



10 TALL CABINET W/ DOOR
3/4" = 1'-0"

DESIGN+BUILD
1001 SE WATER AVE
SUITE 261
PORTLAND, OR 97214
D AND B GROUP.COM

REVISIONS

No.	Description	Date

USNR

1981 Schurman Way
Woodland, WA 98674

Project Number	1850002
Date	5/25/2021

A6.3.0

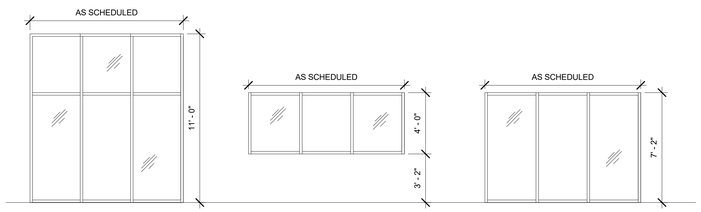
CABINET & FLOOR DETAILS

5/26/2021 12:51:37 PM

WINDOW SCHEDULE

STOREFRONT						
Mark	Type Mark	Width	Height	Description	Finish	Comments
1	B	8'-0"	4' - 0"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
2	B	12'-0"	4' - 0"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
3	A	16'-7"	11' - 0"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
4	A	10'-0"	11' - 0"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
5	C	6'-6"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
6	C	12'-6"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
7	C	3'-0"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
8	C	6'-6"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
9	C	10'-0"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
10	C	9'-0"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
11	C	12'-0"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
12	C	5'-0"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR
13	C	4'-0"	7' - 2"	1 3/4" X 4 1/2" MULLIONS W/ 1/4" CENTER GLAZING	Anodized Aluminum	OR SIMILAR

WINDOW LEGEND



TYPE A
EXTERIOR WINDOW

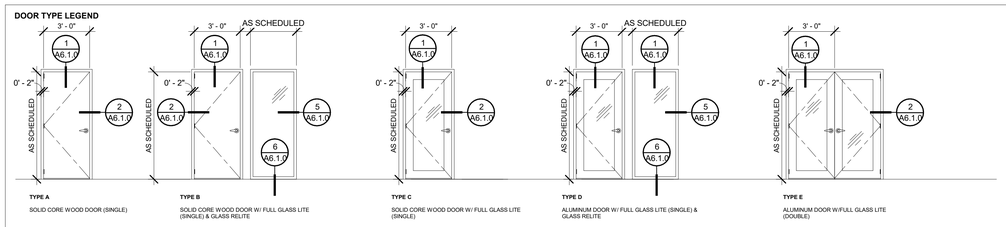
TYPE B
EXTERIOR WINDOW

TYPE C
INTERIOR WINDOW

DOOR SCHEDULE

		DOOR								FRAME				
NO.	ROOM NAME	WIDTH	HEIGHT	THICKNESS	HARDWARE	TYPE	CORE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	OPENING FIRE RATING	NOTES
01														
000a	ENTRY	6' - 0 1/4"	6' - 11"		1	E		METAL	ALUMINUM	METAL	ALUMINUM			
000b	EXIT	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
000c	EXIT	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
000d	HALLWAY	6' - 6"	8' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
000e	KITCHEN / BREAK	6' - 0"	7' - 0"	1 3/4"	1	E		METAL	ALUMINUM	METAL	ALUMINUM			
000f	EXIT	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
101a	LOBBY	6' - 0 1/4"	6' - 11"		4	E		METAL	ALUMINUM	METAL	ALUMINUM			
102a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
103a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
104a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
105a	CONFERENCE ROOM	3' - 0"	7' - 0"	1 3/4"	4	B		METAL	ALUMINUM	METAL	ALUMINUM			
106a	CONFERENCE ROOM	3' - 0"	7' - 0"	1 3/4"	4	B		METAL	ALUMINUM	METAL	ALUMINUM			
107a	EXG. CONFERENCE ROOM	3' - 0"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
107a	EXG. CONFERENCE ROOM	3' - 0"	7' - 0"	1 3/4"	(none)									
108a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
109a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
110a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
111a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
112a	OFFICE	3' - 0"	7' - 0"	1 3/4"	(none)									
113a	OFFICE	3' - 0"	7' - 0"	1 3/4"	(none)									
114a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
115a	EXG. MECHANICAL ROOM	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
115e	HALLWAY	6' - 6"	7' - 0"		(none)	-	-	-	-	-	-	-	-	DRYWALL WRAPPED OPENING
116a	EXG. MECHANICAL ROOM	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
117a	EXG. RR	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
118a	EXG. RR	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
119a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
120a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
121a	STORAGE	3' - 0"	7' - 0"	1 3/4"	3	A	SOLID	WOOD	TBD	METAL	ALUMINUM			
122a	EXG. SERVER	3' - 0"	7' - 0"	1 3/4"	3	A	SOLID	WOOD	TBD	METAL	ALUMINUM			
123a	STORAGE	3' - 0"	7' - 0"	1 3/4"	3	A	SOLID	WOOD	TBD	METAL	ALUMINUM			
125a	CONFERENCE ROOM	3' - 0"	7' - 0"	1 3/4"	4	B		METAL	ALUMINUM	METAL	ALUMINUM			
125b	CONFERENCE ROOM	3' - 0"	7' - 0"	1 3/4"	(none)	B								
126a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
127a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
128a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
129a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
131a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
132a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
133a	STORAGE	3' - 0"	7' - 0"	1 3/4"	3	A	SOLID	WOOD	TBD	METAL	ALUMINUM			
134a	SHOWER ROOM	3' - 0"	7' - 0"	1 3/4"	2	A	SOLID	WOOD	TBD	METAL	ALUMINUM			
135a	EXG. RR	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
136a	EXG. RR	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
137a	CONFERENCE	3' - 0"	7' - 0"	1 3/4"	4	B		METAL	ALUMINUM	METAL	ALUMINUM			
137b	CONFERENCE	3' - 0"	7' - 0"	1 3/4"	4	B		METAL	ALUMINUM	METAL	ALUMINUM			
138a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
139a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
140a	CONFERENCE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
141a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
142a	OFFICE	3' - 0"	7' - 0"	1 3/4"	3	B	SOLID	WOOD	TBD	METAL	ALUMINUM			
143a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
143c	EXG. SERVER	3' - 0"	7' - 0"	1 3/4"	(none)									
144a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
145a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
146a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
147a	PHONE	2' - 10"	7' - 0"	1 3/4"	4	C		METAL	ALUMINUM	METAL	ALUMINUM			
148a	OPEN OFFICE	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
150a	EXIT	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
153a	OFFICE	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
154a	HALLWAY	3' - 0"	7' - 0"	1 3/4"	(none)	-	-	-	-	-	-	-	-	EXISTING TO REMAIN

DOOR TYPE LEGEND



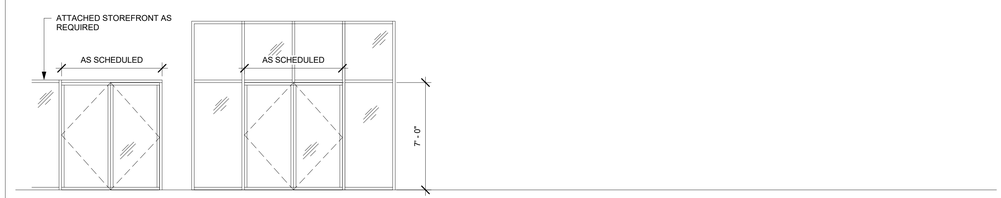
TYPE A
SOLID CORE WOOD DOOR (SINGLE)

TYPE B
SOLID CORE WOOD DOOR W/ FULL GLASS LITE (SINGLE) & GLASS RELITE

TYPE C
SOLID CORE WOOD DOOR W/ FULL GLASS LITE (SINGLE)

TYPE D
ALUMINUM DOOR W/ FULL GLASS LITE (SINGLE) & GLASS RELITE

TYPE E
ALUMINUM DOOR W/FULL GLASS LITE (DOUBLE)



TYPE E
STOREFRONT DOOR

TYPE F
STOREFRONT W/ DOOR COMBINATION

DOOR HARDWARE LEGEND

HW1 ENTRY LOCK (THUMBLATCH) W/EGRESS LATCH, SCHLAGE (OR APPROVED ALTERNATE), FINISH TBD

HW2 RESTROOM PRIVACY LATCH W/OCCUPANCY INDICATOR, SCHLAGE (OR APPROVED ALTERNATE), FINISH TBD

HW3 OFFICE LATCH WITH EGRESS LEVER, SCHLAGE (OR APPROVED ALTERNATE), FINISH TBD

HW4 PASSAGE LATCH W/EGRESS LEVER BOTH SIDES, SCHLAGE (OR APPROVED ALTERNATE), FINISH TBD

HW5 PUSH/PULL PLATES W/CLOSER (NO LATCH)

HW6 ELECTRONIC LOCK W/KEYCARD READER, LOCK TO BE FAILSAFE TO RELEASE UPON LOSS OF POWER OR ACTIVATION OF FIRE ALARM, CLOSER

DESIGN+BUILD
1001 SE WATER AVE
SUITE 261
PORTLAND, OR 97214
D AND B GROUP.COM

REVISIONS

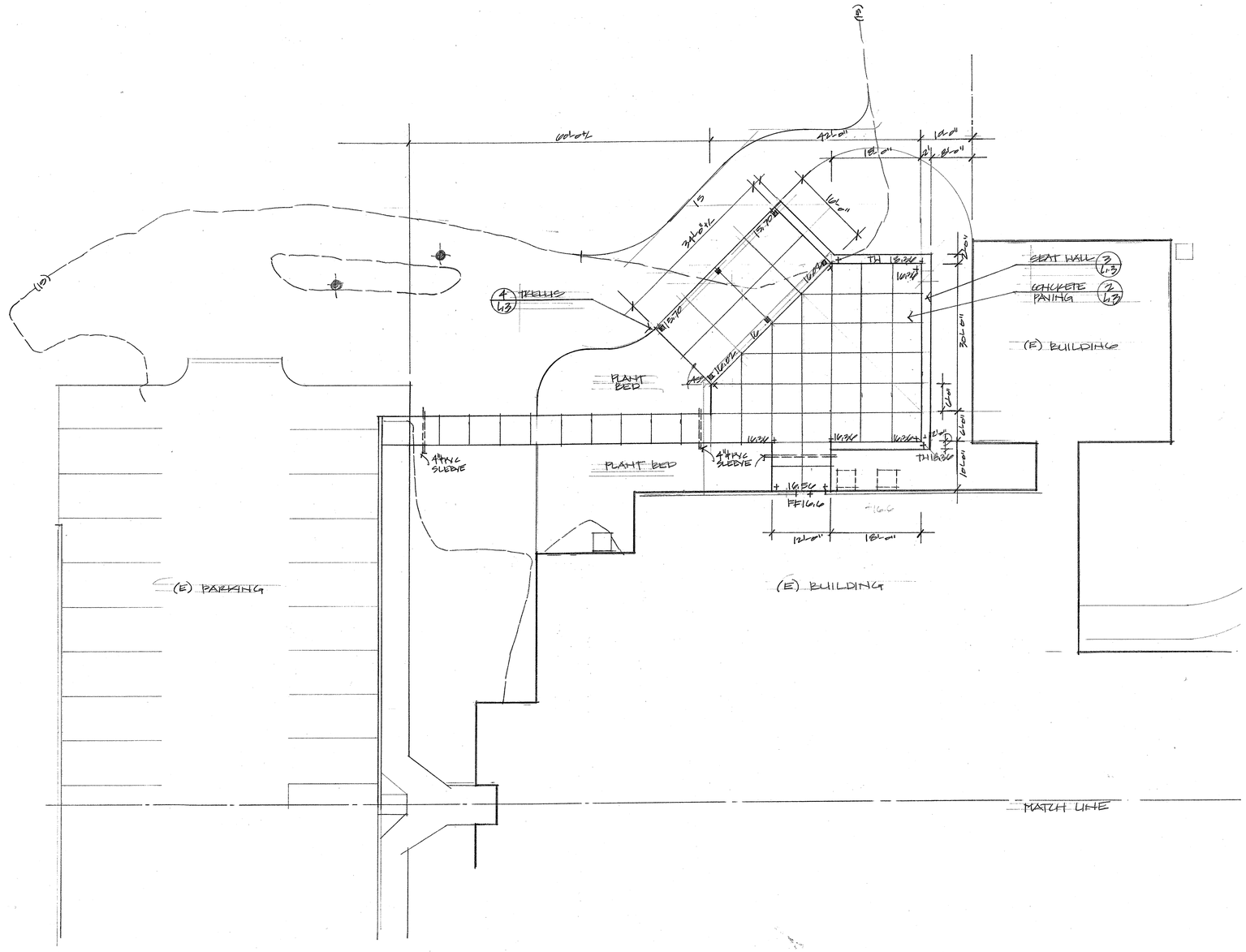
No.	Description	Date

USNR

1981 Schurman Way
Woodland, WA 98674

Project Number	1850002
Date	5/25/2021

A7.0.0
DOOR & WINDOW SCHEDULE



Quatrefoil Inc.
Design • Landscape Architecture • Space Planning
415 NE 6th Ave. Portland, Oregon 97213
Tel: (503) 236-8555

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

BRIAN BAINNSON
CERTIFICATE NO. 717

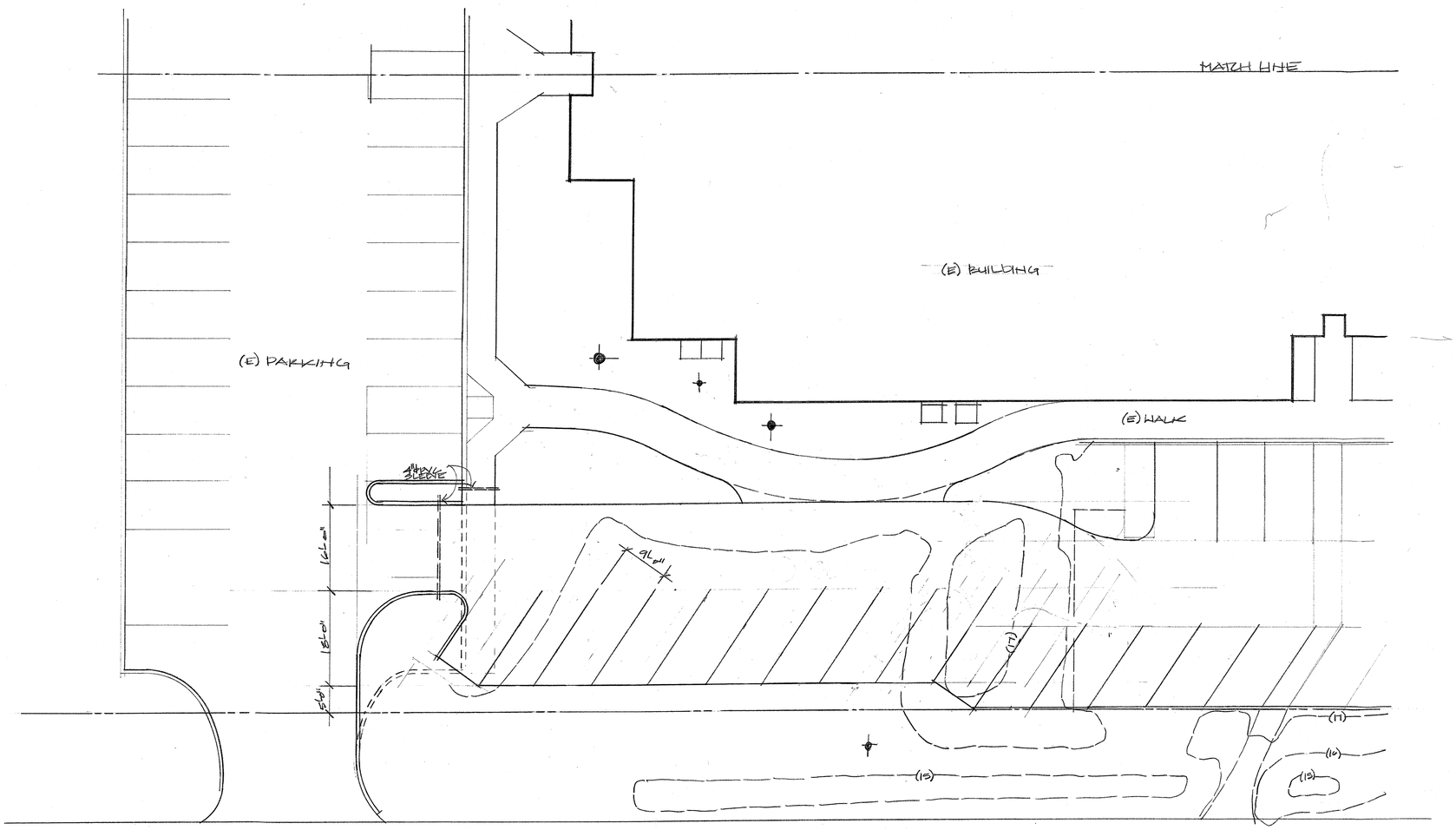
USNR Offices

1981 Schurman Way
Woodland, Washington 98674

TERRACE PLAN

REVISIONS:

DATE: 5/18/2021
SCALE: 1"=10'-0"
SHEET: L1



Quatrefoil Inc.
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415 NE 67th Ave. Portland, Oregon 97213
Tel: (503) 256-8955

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

BRIAN BAINNSON
CERTIFICATE NO. 717

USNR Offices
1981 Schurman Way
Woodland, Washington 98674

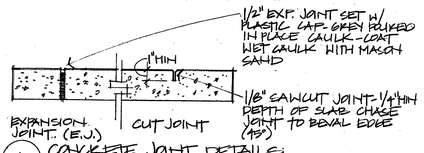
PARKING AREA PLAN

REVISIONS:
5.24.2021

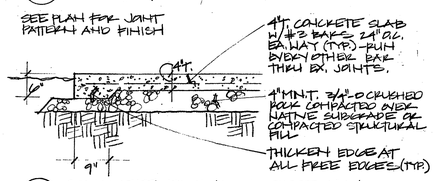
DATE: 5.18.2021
SCALE: 1"=10'-0"
SHEET: L2

CONCRETE NOTES:

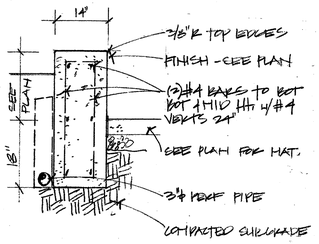
1. **Concrete** - All concrete paving shall be min. 3000 PSI in 28 days compressive strength. Cement content shall be 517 lb. per cu yd min. (5.5 sacks) with 4-6 % entrained air 2"-3" slump.
2. **Bituminous Expansion Joint** (ASTMD 1751-53) 1/2"" preformed bituminous, non extruding, resilient filler, self leveling caulk with sanded finish, install with plastic joint cap as shown on detail. Acceptable manufacturers – The Burke Co., Meadows, or Grace.
3. **Bond Breaker** - install bond breaker where concrete slabs abut vertical surfaces. (40 lbs asphalt impregnated felt, or Burke bond breaker.
4. **Score Joints** – joints shall be 1/8" w. and cut to a min. 1" depth; shallower joints shall be cause for rejection of concrete. Chase all joints to bevel edges at 45 deg. with carbide router bit.
5. **Acid Etched Finish** – Trowel concrete to hard, smooth even finish working sand cement paste to the surface, when concrete has adequately cured scrub surface with muriatic acid until desired finish is achieved. Provide sample of acid etched finish – all concrete to be sealed with penetrating acrylic sealer or approved sealer.



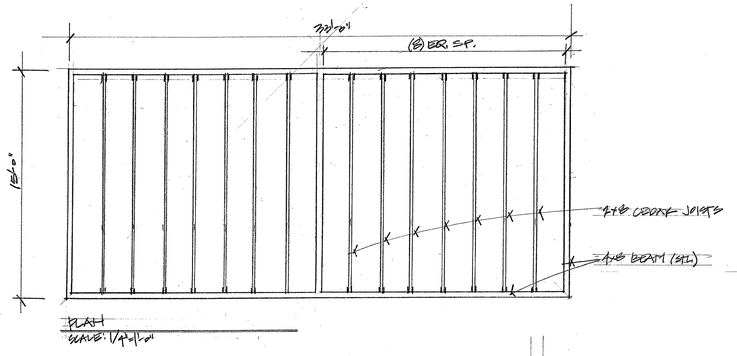
1 CONCRETE JOINT DETAILS
SCALE: 1 1/2" = 1'-0"



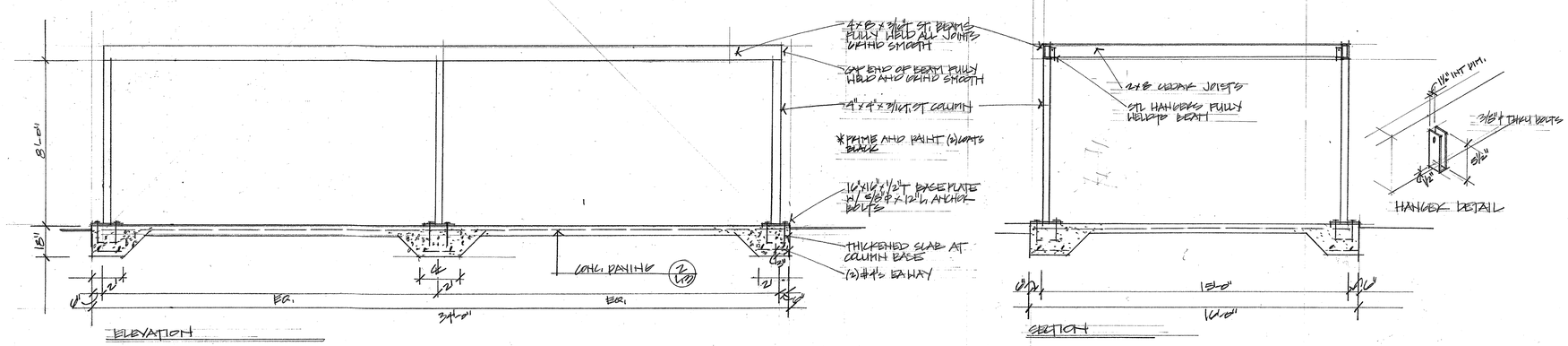
2 CONCRETE PAVING - PEDESTRIAN
SCALE: 3/4" = 1'-0"



3 CONCRETE SEAT WALL
SCALE: 3/4" = 1'-0"



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



4 TRELLIS
SCALE: 3/8" = 1'-0"

Quatrefoil Inc.
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415 NE 65th Ave. Portland, Oregon 97213
Tel: (503) 256-8555

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

BRIAN BAINNSON
CERTIFICATE NO. 717

USNR Offices

1981 Schurman Way
Woodland, Washington 98674

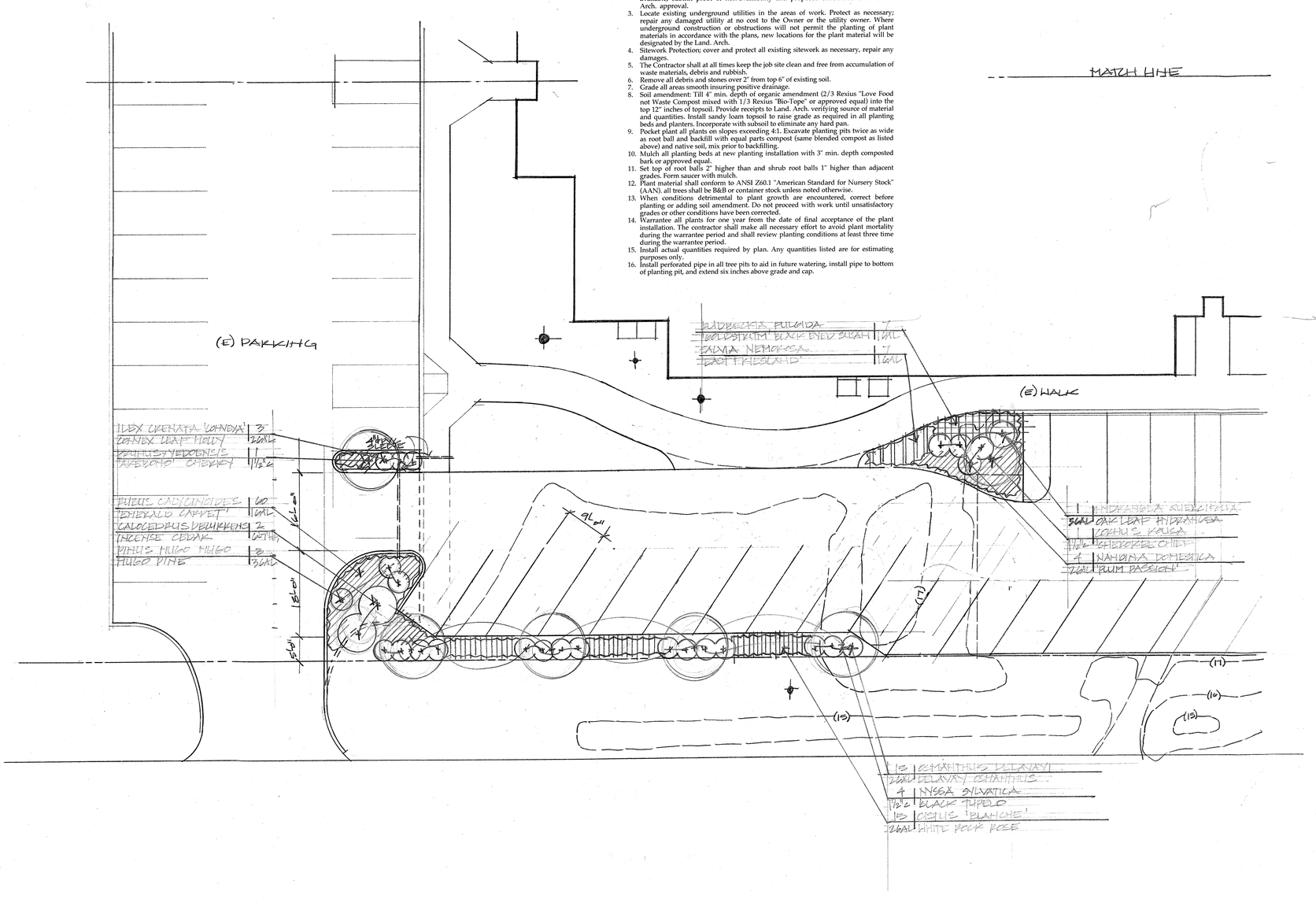
DETAILS

REVISIONS:

DATE: 3.18.2021
SCALE: AS SHOWN
SHEET: L3

PLANTING NOTES

1. Layout all plant material within a defined area at the same time, prior to planting, for layout and adjustment approval by Landscape Architect. Land. Arch. reserves the right to order adjustments and changes in plant locations. Notify Land. Arch. minimum of 72 hours in advance of inspection for layout.
2. **Submit within 7 days after contract award date**, a list of plant material and verification of source and quality specified. If specified plant material is not available, submit proof of non-availability and proposed substitutions for Land. Arch. approval.
3. Locate existing underground utilities in the areas of work. Protect as necessary; repair any damaged utility at no cost to the Owner or the utility owner. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Land. Arch.
4. Sitework Protection; cover and protect all existing sitework as necessary, repair any damages.
5. The Contractor shall at all times keep the job site clean and free from accumulation of waste materials, debris and rubbish.
6. Remove all debris and stones over 2" from top 6" of existing soil.
7. Grade all areas smooth insuring positive drainage.
8. Soil amendment: Till 4" min. depth of organic amendment (2/3 Rexius "Love Food not Waste Compost mixed with 1/3 Rexius "Bio-Tope" or approved equal) into the top 12" inches of topsoil. Provide receipts to Land. Arch. verifying source of material and quantities. Install sandy loam topsoil to raise grade as required in all planting beds and planters. Incorporate with subsoil to eliminate any hard pan.
9. Pocket plant all plants on slopes exceeding 4:1. Excavate planting pits twice as wide as root ball and backfill with equal parts compost (same blended compost as listed above) and native soil, mix prior to backfilling.
10. Mulch all planting beds at new planting installation with 3" min. depth composted bark or approved equal.
11. Set top of root balls 2" higher than and shrub root balls 1" higher than adjacent grades. Form saucer with mulch.
12. Plant material shall conform to ANSI Z60.1 "American Standard for Nursery Stock" (AAN). all trees shall be B&B or container stock unless noted otherwise.
13. When conditions detrimental to plant growth are encountered, correct before planting or adding soil amendment. Do not proceed with work until unsatisfactory grades or other conditions have been corrected.
14. Warrantee all plants for one year from the date of final acceptance of the plant installation. The contractor shall make all necessary effort to avoid plant mortality during the warrantee period and shall review planting conditions at least three time during the warrantee period.
15. Install actual quantities required by plan. Any quantities listed are for estimating purposes only.
16. Install perforated pipe in all tree pits to aid in future watering, install pipe to bottom of planting pit, and extend six inches above grade and cap.



Quatrefoil Inc.
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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

BRIAN BAINNSON

CERTIFICATE NO. 717

USNR Offices

1981 Schurman Way
Woodland, Washington 98674

PARKING AREA PLAN
PLANTING PLAN

REVISIONS:
5.24.2021

DATE: 5.18.2021

SCALE: 1"=10'-0"

SHEET: PL2

STRUCTURAL NOTES

GENERAL

1. These notes set minimum standards for construction. The drawings govern over these notes to the extent shown. Coordinate these drawings with architectural specifications and notify Lewis & Van Vleet Inc. Engineers (LVI) of any discrepancies prior to beginning work.
2. These drawings have been prepared solely for use in construction of the USNR Remodel project located in Woodland, Washington. Possession of these drawings does not grant license to construct or fabricate the whole or parts of this project in other locations.
3. The contractor shall verify all dimensions and conditions on drawings and in field. Coordinate locations of openings through floors, roofs, and walls with architectural, mechanical, plumbing and electrical drawings. Notify engineer of any discrepancies.
4. The contractor shall be responsible for providing all temporary support prior to completion of the vertical and lateral load systems. LVI has not been retained to provide any services pertaining to job site safety precautions, or to review means, methods techniques, sequences, or procedures for performing the work. Unless we are specifically retained and compensated to do otherwise, our work is limited to the design of work described on our drawings.
5. Where reference is made to ACI, AISC, ASTM, or other standards or codes, the latest edition shall apply.
6. Inspection and or job supervision is not provided by LVI.
7. All work shall be in strict compliance with the latest edition of the International Building Code (IBC) and all other state and local codes which apply
8. Any mechanical equipment, piping, ductwork, etc. which applies a load of 150 pounds or more shall be hung from a system approved by LVI.

DESIGN CRITERIA

1. Snow Loads:
a. Design Snow Load = 25 psf rain on snow
b. Drift lengths, loads and locations per roof framing plan.
2. Wind:
a. Basic Wind Speed: ASCE 7-10 110 mph (ultimate) – Cowlitz County, Washington
b. Occupancy Category II, Risk Category II
c. Exposure: B
d. Internal pressure coefficient GCPI = (+/-) 0.18
3. Seismic:
a. Risk Category II
b. Seismic Importance Factor: IE = 1.0
c. Mapped Spectral Response parameters SS = 0.911, S1 = 0.412
d. Site class D (Default)
e. Design Spectral Response parameters: SDS = 0.690, SD1 = 0.436
f. Seismic Design Category D
g. Design Seismic force-resisting system being modified: Wood Shear Panel Walls
h. Seismic Response Coefficient CS = 0.106
i. Response Modification Coefficient R = 6 1/2
j. Analysis Procedure: Equivalent Lateral Force

FOUNDATIONS

1. Design soil bearing pressure equals 1500 psf live plus dead load
2. All footings to bear on firm, undisturbed native soils or structural fill a minimum of 12" below finish exterior grade. Notify engineer before proceeding if any unusual conditions are encountered in footing excavations.
3. Do not excavate closer than 2:1 slope adjacent to footing excavations.
4. Clean all footing excavations of loose material by hand. Remove all wet, soft soil from footing excavations prior to placing concrete.
5. Excavations may be made under footings for pipes. Backfill to be "structural fill" as defined above.

CONCRETE

1. Average concrete strength to be as indicated below and determined by job cast lab cured cylinder at 28 days plus increase depending on plant's standard deviation as specified in ACI 318. Provide mix designs to engineer for review prior to placing any concrete. CLEARLY LABEL ALL MIX DESIGNS AS TO PROPOSED AREA OF USE. Supplier to label all mix designs with an identification number. Mix number should be referenced in all subsequent concrete test reports.
2. Minimum mix requirements:

Location	Compressive strength (psi)	Minimum cement content	Admixtures
Footings	3000	5	none
Slabs on grade (interior)	3500	5 1/2	WRA (a)
Slabs on grade (exterior)	3000	5 1/2	WRA,AE (b.)
Miscellaneous	3000	5	none

a. WRA= Water Reducing Admixture
b. AE= Air Entrainment
c. Provide an accelerator in all concrete placed below 40 degrees.

3. Use Type I cement, per ASTM C-150 unless otherwise approved. Water cement ratio to be 0.46 maximum for all slabs on grade, tilt walls, precast columns. Water cement ratio to be 0.50 maximum for all other concrete. Do not add water to mix at jobsite. Flyash meeting ASTM C 618 may be substituted for up to 20% of the cement content in all mixes.
4. Aggregate to be per ASTM C-33.
5. Water Reducing Agent (WRA). Comply with ASTM C-494.
6. Air Entrainment (AE) shall comply with ASTM C-260. Provide 3-5% when specified.
7. Accelerators: Dosage to be determined by contractor.
8. Calcium Chloride shall not be used in any concrete, for any purpose, on this project.

REINFORCING

1. All reinforcing steel to be ASTM A615, Grade 60.
2. Fabricate and install all reinforcing steel according to the "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" ACI Standard 315.
3. Provide 2'-0" x 2'-0" corner bars to match horizontal reinforcement in poured in place walls and footings at all corners and intersections.
4. Splices in slab on grade reinforcement shall be lapped 30 diameters or 2'-0" minimum and shall be staggered at least 4'-0" at alternate bars. All other splice locations for #6 bars or smaller, lap bars 58 diameters or 2' 0" minimum and stagger the splices at least 4'-0" at alternate bars.
5. Provide shop drawings of all reinforced concrete items to engineer for review prior to construction of these items.

WOOD FRAMING

1. All lumber to be species and minimum grades as follows (unless otherwise noted in drawings:
a. Beams and stringers, 4x and larger---------- Douglas Fir #1
b. Bucks, blocking, bridging & misc.----------Doug. Fir or Hem Fir #3
2. Roof and wall sheathing to be APA rated sheathing, Exposure 1, conforming to APA performance standard PS 1-83 and to ICC NER-108. See drawings for required thickness of sheathing and/or span rating. Install roof sheathing with long dimension perpendicular to supports and stagger end joints (unless noted otherwise on drawings). Use spacer tool to ensure 1/8" end and and edge joints. Install 2 x 4 or thicker blocking at unsupported joints in wall sheathing.
3. Framing hardware to be Simpson or prior approved equal. Fill all nail holes unless noted otherwise in drawings or manufacturer's literature. Use largest nail size indicated in manufacturer's literature. Provide hardware size to match member size (I.E. 'HU410' hanger for 4x10 header, 'LSSU28' for 2x8 rafter, etc.).
4. All bolt heads and nuts bearing on wood to be provided with a washer.
5. All fasteners (hangers, clips, screws, nails, bolts, washers etc.) in contact with pressure treated or fire treated wood to be stainless steel or hot dipped galvanized material. Do not mix stainless steel and galvanized steel in the same connection.
6. All nailing to be per IBC Table 2304.9.1. Obtain engineer's prior approval for all proprietary nailing or stapling systems.
7. All nails to be common wire unless noted otherwise. Staples are not an acceptable substitute without Engineer's prior written approval. Minimum nail diameters are as follows:
a. 8d = .131"
b. 10d = .148"
c. 12d = .148"
d. 16d = .162"
e. 20d = .192"
8. Cutting and notching of joists is not permitted without engineer's prior approval. One inch diameter holes may be drilled in the center 1/3 of the member depth, but all other holes to be approved prior to drilling.
9. Laminated beams to be Douglas Fir (Fb= 24 ksi) per AITC 117 specification. Unless noted otherwise, simple span beams to be Combination 24F-V4 and all other beams (beams cantilevered or continuous over supports, etc.) to be 24F-V8. Appearance grade to be architectural for all beams exposed to view and industrial elsewhere, unless noted otherwise in drawings. AITC or APA/EWS certificate required. Use waterproof glue.

POST-INSTALLED ANCHORS

1. All drilled expansion anchors in concrete to be "Kwik Bolt TZ" by Hilti, Inc. (ICC ESR-1917) or "Strongbolt 2 Wedge Anchor" by Simpson Strong Tie (ICC ESR-3037) only. Other expansion anchors in concrete with written approval of engineer only. All anchors to be installed following manufacturer's instructions. Provide minimum embedment, spacing, and edge distance as specified by the manufacturer for anchor size noted unless otherwise indicated on drawings. All drilled expansion anchors in concrete require special inspection during installation.
2. All drilled adhesive anchors in concrete to use "SET-XP Epoxy Adhesive" by Simpson Strong-Tie Company Inc. (ICC ESR-2508) or "HIT-HY 200 Adhesive Anchoring System" by Hilti, Inc. (ICC ESR-3187) only. Other adhesive anchors in concrete with written approval of engineer only. All anchors to be installed following manufacturer's instructions. Provide minimum embedment, spacing, and edge distance as specified by the manufacturer for anchor size noted unless otherwise indicated on drawings. All drilled adhesive anchors in concrete require special inspection during installation.
3. All Screw Anchors in concrete to be "Titen HD Screw Anchor" by Simpson Strong-Tie Company Inc. (ICC ESR-2713) or "KWIK HUS-EZ / KWIK HUS-EZ I Carbon Steel Screw Anchors" by Hilti, Inc. (ICC ESR-3027) only. Other screw anchors in concrete with written approval of engineer only. All anchors to be installed following manufacturer's instructions. Provide minimum embedment, spacing, and edge distance as specified by the manufacturer for anchor size noted unless otherwise indicated on drawings. All screw anchors in concrete require special inspection during installation.
4. All drilled adhesive anchored reinforcement dowels in concrete to use "SET-XP Epoxy Adhesive" by Simpson Strong Tie (ICC ESR-2508) or the "HIT HY 200 Adhesive Anchoring System" by Hilti, Inc. (ICC ESR-3187). Other adhesive anchored reinforcement with written approval of engineer only. Install all anchors per adhesive manufacturer's instructions using ASTM A615 grade 60 dowels unless noted otherwise on plans. Provide minimum edge distance and spacing indicated by manufacturer for anchor size noted unless otherwise indicated on drawings. Provide minimum embedment noted on plans. All drilled adhesive anchored reinforcement requires special inspection during installation.
5. See drawings for anchor types required. Substituting expansion anchors for adhesive anchors, screw anchors, or cast-in anchors; adhesive anchors for expansion anchors, screw anchors, or cast-in anchors; or cast-in anchors for adhesive anchors, expansion anchors, or screw anchors is acceptable with written approval of engineer only.
6. Contractors wishing to substitute alternate anchors should submit written request, including current ICC ESR reports to engineer for approval.

STRUCTURAL AND MISCELLANEOUS STEEL

1. Detailing, fabrication and erection of steel to conform to the Steel Construction Manual of the AISC.
2. All steel to be A36 except as noted.
3. All wide flange and WT sections to be A992.
4. All welds to be made with E70XX electrodes by welders certified by AWS Standards.
5. Unless noted otherwise, all bolts to be A325N for steel to steel connections and A307 for anchor bolts and connections to wood. All steel to steel connections to be snug tight only. Tensioning of bolts not required unless specifically noted in detail. Provide standard plate washers under all bolt heads and nuts bearing on wood. All anchor bolts in contact with pressure treated wood to be hot dipped galvanized.
6. All structural tubing to be ASTM A500 Grade B, Fy = 46 ksi. All steel pipe to be ASTM A501 (Fy = 36 ksi) or ASTM A53, Type E or S, Grade B (Fy = 35 ksi).
7. All light gauge steel 54 mil and heavier shall be formed from steel with a Fy = 50 ksi. Light gauge steel 43 mil and lighter shall be formed from steel with a Fy = 33 ksi. Detail and fabricate all light gauge steel per AISI Standards. All light gauge steel sections indicated on drawings to per the Steel Stud Manufacturers Association specification. Provide 54 mil thickness material minimum at all sections which are indicated on the drawings to be welded.
8. Do not oversize drilled or punched holes with a torch.
9. All welded reinforcing noted to be ASTM grade A706. All headed stud anchors to be Nelson or approved equal. Weld all studded anchors and reinforcing noted, all around, with 1/4" fillet weld for 1/2" diameter anchors, 5/16" fillet weld for 3/4" diameter anchors, and 3/8" fillet weld for 1" diameter anchors, or alternately, use a Nelson stud welding unit.
10. Provide shop drawings of all structural steel items to engineer for review prior to fabrication.

STRUCTURAL SPECIAL INSPECTIONS

The following special inspections are required and shall be performed by a qualified independent testing agency in compliance with the requirements of IBC Chapter 17. The testing agency shall provide copies of all test reports to the project engineer in a timely manner. Additional special inspections for non-structural elements not listed in this section are to be per the project specifications.
1. Special inspection and testing of concrete is required during the taking of test specimens and placing of all reinforced concrete per the special inspection table except slabs on grade, isolated spread footings for buildings three stories or less, continuous footings supporting light framed walls three stores or less, or concrete footings with specified f'c less than or equal to 2500 psi.
2. Special inspection is required for all structural welding and high strength bolting unless welding is performed in a shop approved by the building official. All field welding requires special inspection.
3. Special inspection is required of all post-installed anchors in concrete or masonry and drilled anchor bolts in concrete. Inspection to be continuous during the anchor installation to insure installation meets all manufacturer's instructions and minimum embedment noted on drawings. See "POST INSTALLED ANCHORS" section of notes for more information.
4. Periodic special inspection is required of all steel stud with wood panel shear walls, holdowns, sill plate anchorages at designated shear wall locations. Periodic special inspection is required of all collectors, collector strapping and/or attachment, blocking/rim joist attachments, and wall top plate splices in shear wall lines at all locations in the building.
5. Periodic special inspection is required of the anchorage of emergency power systems and piping or mechanical equipment, or ductwork containing flammable or hazardous materials. The anchorage shall be in compliance with details provided by LVI or by approved details provided by the component manufacturer.
6. Periodic special inspection is required of the anchorage of suspended ceilings, access floors, and steel storage racks 8 feet or taller. The anchorage shall be in compliance with details provided by LVI or by approved details provided by the component manufacturer.

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION		CONTINUOUS	PERIODIC	VERIFY	REFERENCED STANDARD
1. Material verification of high-strength bolts, nuts and washers:	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	–		X	AISC 360, Section A3.3 and applicable ASTM material standards.
	b. Manufacturer's certificate of compliance required	–		X	–
2. Inspection of high-strength bolting:	a. Snug-tight joints	–	X	–	AISC 360, Section M2.5
	b. Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist-off bolt or direct tension indicator methods of installation	–	X	–	
	c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation	X	–	–	
3. Material verification of structural steel:	a. For structural steel, Identification markings to conform to AISC 360	–	X	–	AISC 360, Section M5.5
	b. For other steel, Identification markings to conform to ASTM standards specified in the approved construction documents.	–	X	–	Applicable ASTM material standards
	c. Manufacturer's certified test reports	–	X	–	–
4. Material verification of cold-formed steel deck:	a. Manufacturer's certified test reports	–	X	–	–
5. Material verification of weld filler materials:	a. Identification markings to conform to AWS specification in the approved construction documents.	–	–	X	AISC 360, Section A3.5 and applicable AWS A5 documents.
	b. Manufacturer's certificate of compliance required.	–	–	X	–
6. Inspection of welding:	a. Structural steel and cold-formed steel deck: 1) Complete and partial penetration groove welds.	X	–	–	AWS D1.1
	2) Multipass fillet welds.	X	–	–	
	3) Single-pass fillet welds > 5/16"	X	–	–	
	4) Plug and slot welds.	X	–	–	
	5 Single-pass fillet welds ≤ 5/16"	–	X	–	
	6) Floor and roof deck welds.	–	X	–	AWS D1.3
	b. Reinforcing steel: 1) Verification of weldability of reinforcing steel other than ASTM A706	–	–	X	AWS D1.4, ACI 318: Section 3.5.2
	2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement	X	–	–	
	3) Shear reinforcement	X	–	–	
	4) Other reinforcing steel	–	X	–	
7. Inspection of steel frame joint details for compliance:	a. Details such as bracing and stiffening.	–	X	–	–
	b. Member location.	–	X	–	
	c. Application of joint details at each connection.	–	X	–	

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1) Inspection of reinforcing steel and placement.	–	X	ACI 318: 3.5, 7.1-7.7	1910.4
2) Inspection of reinforcing steel welding in accordance with required verification and inspection of steel construction.	–	X	AWS D1.4 ACE 318: 3.5.2	
3) Inspect bolts to be installed in concrete prior to and during placement of concrete where noted on drawings.	–	X	ACI 318: 8.1.3, 21.1.8	1908.5, 1909.1
4) Inspection of anchors post-installed in hardened concrete members.	–	X	ACI 318: 8.1.3, 21.1.8	1908.5, 1909.1
5) Verifying use of required design mix.	–	X	ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
6) At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	–	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.10
7) Inspection of concrete and shotcrete placement for proper application techniques.	X	–	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
8) Inspection for maintenance of specified curing temperature and techniques.	–	X	ACI 318: 5.11-5.13	1910.9
9) Inspection of prestressed concrete: a. Application of prestressing forces.	N/A	–	ACI 318: 18.20	
b. Grouting of bonded prestressing tendons in the seismic force-resisting system.	N/A	–	ACI 318: 18.18.4	
10) Erection of precast concrete members.	–	N/A	ACI 318: Ch. 16	
11) Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	–	N/A	ACI 318: 6.2	
12) Inspect formwork for shape, locations, and dimensions of the concrete member being formed.	–	N/A	ACI 318: 6.1.1	1910.6, 1910.7, 1910.8

THESE DRAWINGS AND DETAILS REPRESENT THE PROJECT ENGINEERS BEST KNOWLEDGE OF THE EXISTING BUILDING CONDITIONS. THE CONTRACTOR SHALL INVESTIGATE THE EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

GARY J. LEWIS
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 03-11-2023

REVISIONS 5/20/2021

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USNR REMODEL
1981 SCHURMAN WAY
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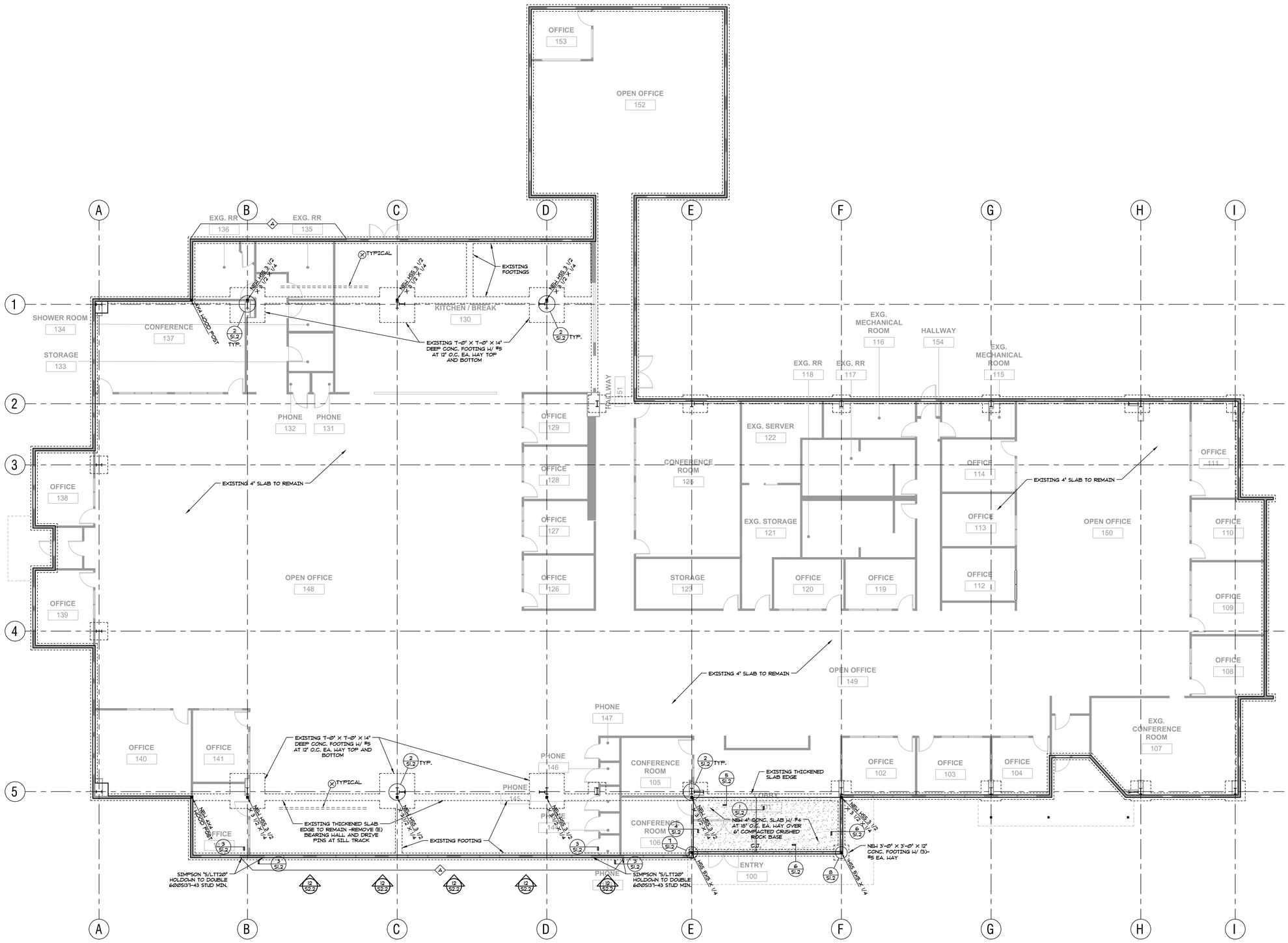
STRUCTURAL NOTES

DATE: 05.14.2021
PROJECT NO: 2060
SHEET NO
S1.0



FOUNDATION PLAN

1/8" = 1'-0"

NOTES:

1.) VERIFY ALL SLAB SLOPES, RECESSES, BLOCKOUTS, ETC. WITH ARCHITECTURAL DRAWINGS.

2.) VERIFY ALL DIMENSIONS WITH ARCH. DRAWINGS. SEE ARCH. DRAWINGS FOR ADDITIONAL DIMENSIONS.

3.) ⊗ -INDICATES SHORE EXISTING TJI JOISTS UNTIL NEW BEAMS ARE IN PLACE AND CONNECTIONS ARE COMPLETED. SHORE W/ 4X4 POSTS BEARING ON SLAB AT 8'-0" O.C. MAX. IN SIMPSON "BC40" BASE W/ CONC. NAILS OR SCREWS TO SLAB AND 4X6 BEAM W/ "BC4" CAPS.

SHEAR WALL TYPE - SEE SCHEDULE THIS SHEET. WALLS NOTED THIS PLAN OCCUR BETWEEN FOUNDATION AND ROOF.

INDICATES SIZE AND LOCATION OF SIMPSON HOLDOWN. -SEE 3 S1.2

THESE DRAWINGS AND DETAILS REPRESENT THE PROJECT ENGINEERS BEST KNOWLEDGE OF THE EXISTING BUILDING CONDITIONS. THE CONTRACTOR SHALL INVESTIGATE THE EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

SHEAR WALL SCHEDULE

MK	SHEATHING AND NAILING
1	15/32" or 1/2" APA RATED SHEATHING, ONE SIDE, UNSUPPORTED EDGES BLOCKED, WITH #8 SCREWS AT 6" O.C. ALL PANEL EDGES AND #8 SCREWS AT 12" O.C. FIELD.

SHEAR WALL NOTES:

1.) ALL SCREWS TO BE #8 X 1" FLAT HEAD SELF DRILLING SCREWS WITH A MINIMUM HEAD DIAMETER OF 0.292".

2.) BLOCK ALL UNSUPPORTED PANEL EDGES ALL WALLS WITH CONT. 2" X 18 GA. METAL STRAPPING. SPLICE STRAPPING BY LAPPING 16" AND SCREWING WITH (8) #8 SCREWS.

3.) ALL STUDS TO HAVE A MINIMUM FLANGE WIDTH OF 1 5/8". ALL TRACKS TO HAVE A MINIMUM WIDTH OF 1 1/4".

GARY J. LEWIS
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21060
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EXPIRES 03-11-2023

REVISIONS 5/20/2021

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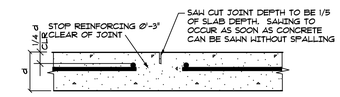
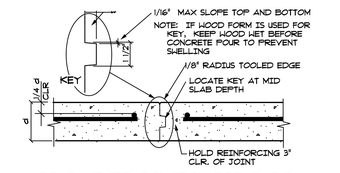
FOUNDATION PLAN

DATE: 05.14.2021
PROJECT NO: 21060
SHEET NO: S1.1



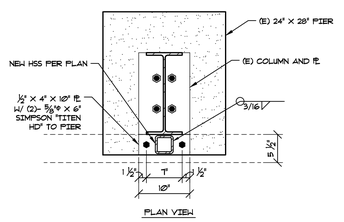
WET CONTROL JOINT (C.J.)



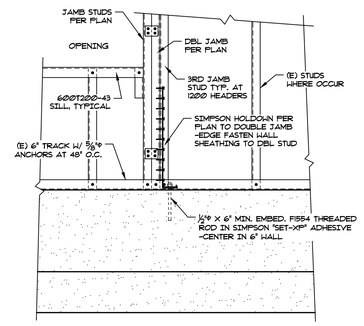
COLD KEYED CONTROL JOINT (C.J.)

NOTES: - ALL CONSTRUCTION (POUR) JOINTS TO BE COLD CONTROL JOINTS - SEE PLANS FOR LOCATIONS OF JOINTS
- CONTRACTOR POURING SCHEME WILL DETERMINE WHICH JOINTS ARE COLD C.J.'S AND WHICH ARE WET C.J.'S.

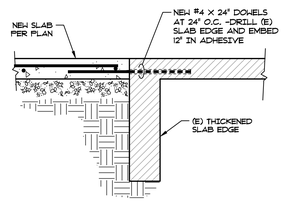
1 S1.2 TYPICAL CONTROL JOINTS — LVCJOINT — 1 1/2" = 1'-0"



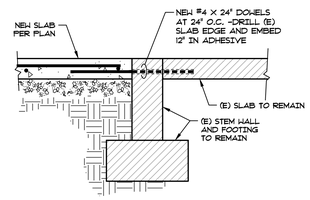
2 S1.2 FOOTING DETAIL — SS12-1 — 1" = 1'-0"



3 S1.2 HOLDOWN DETAIL — HOLDOWN-METAL — 1" = 1'-0"



4 S1.2 NEW SLAB AT EXIST — SS12-4 — 1" = 1'-0"



5 S1.2 NEW SLAB AT EXISTING FTG — SS12-5 — 1" = 1'-0"

6 S1.2 SLAB EDGE AT ENTRY — SS12-6 — 1" = 1'-0"

7 S1.2 PLAN SECT. AT COL. & FTG. — SS12-7 — 1" = 1'-0"

8 S1.2 PLAN SECT. AT COL. & FTG. — SS12-8 — 1" = 1'-0"

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21060
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REVISIONS 5/20/2021

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USNR REMODEL
1981 SCHURMAN WAY
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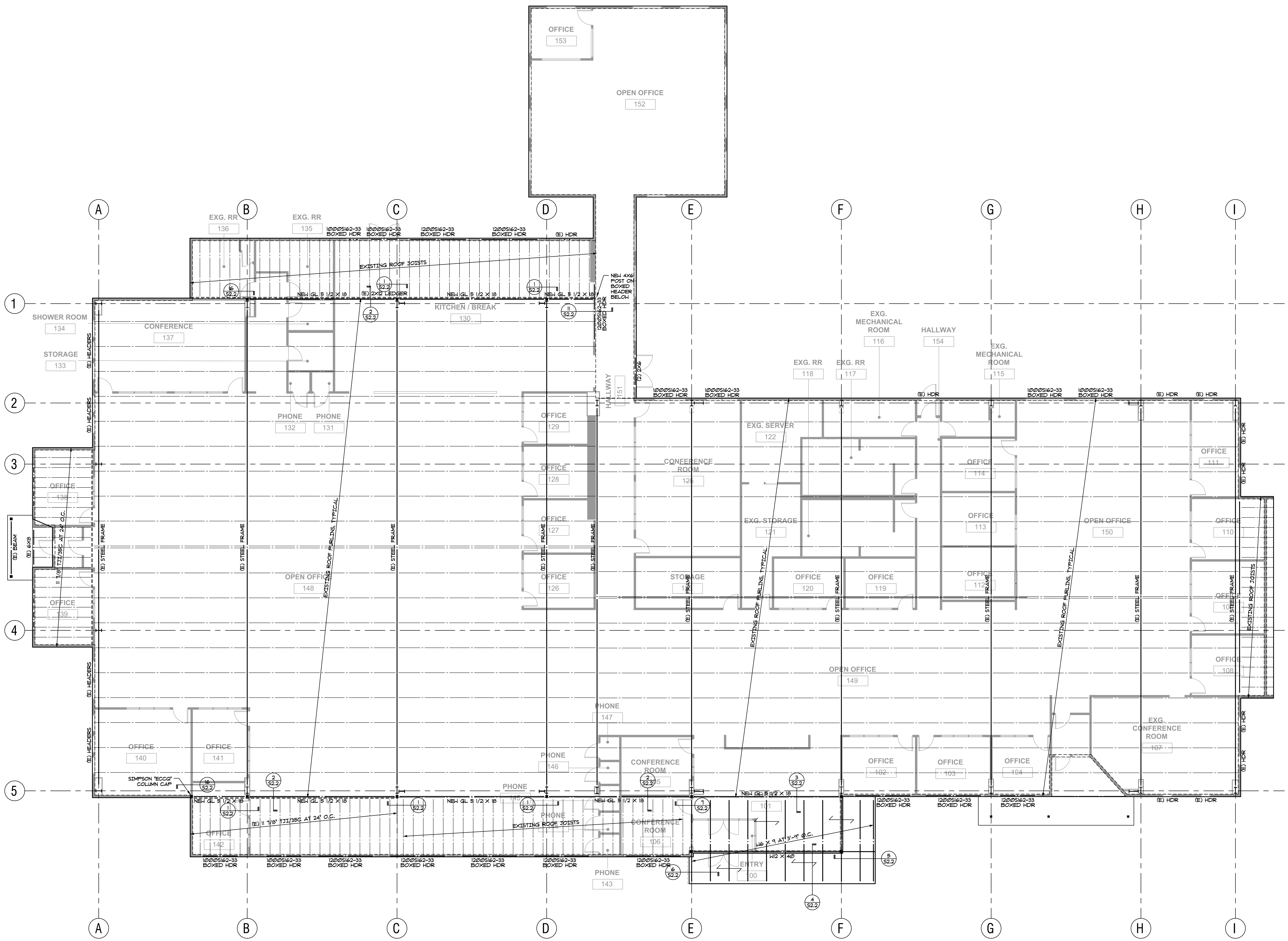
FOUNDATION DETAILS

DATE: 05.14.2021

PROJECT NO: 21060

SHEET NO

S1.2



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1 S2.1 ROOF FRAMING PLAN

1/8" = 1'-0"

NOTES:

1.) ROOF SHEATHING TO BE 19/32" APA RATED SHEATHING, MIN. PANEL INDEX 32/16. NAIL SHEATHING WITH 10d NAILS AT 6" O.C. ALL SUPPORTED PANEL EDGES AND 10d AT 12" O.C. FIELD.

2.) SEE DETAIL 8/S2.2 FOR TYPICAL DOOR/HEADER CONNECTION, U.N.O.

3.) ALL NEW 1000S162-33 BOXED HEADERS TO BE SUPPORTED BY (2) 600S162-43 METAL STUD JAMBS. NEW 1200 S162-33 BOXED HEADERS TO BE SUPPORTED BY (3) 600S162-43 METAL STUD JAMBS.

4.) SILLS FOR WINDOWS 8'-0" OR LESS IN WIDTH SHALL BE SINGLE 600T162-43, AND SILLS FOR WINDOWS BETWEEN 8'-0" AND 12'-0" SHALL BE (3)- 600T150-43. SEE 9/S2.2

5.) ⟵⟶ -INDICATES SPAN OF NEW METAL ROOF DECKING. DECKING TO BE 22 GA. VERCO TYPE "HSB-36" SIMPLE SPAN. WELD DECK W/ 1/2" DIA. PUDDLE WELDS (4) LOCATIONS EA. PIECE EA. SUPPORT AND AT 18" O.C. AT SUPPORTS PARALLEL TO DECK. BUTTON PUNCH SEAMS AT 24" O.C.

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EXPIRES: 01-11-2023
5/20/2021

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USNR REMODEL
1981 SCHURMAN WAY
WOODLAND, WA 98674

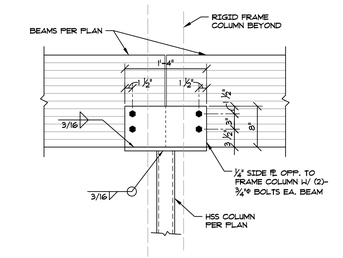
ROOF FRAMING PLAN

DATE: 05.14.2021

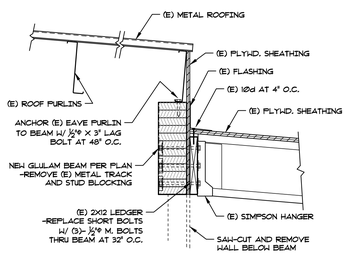
PROJECT NO: 21060

SHEET NO

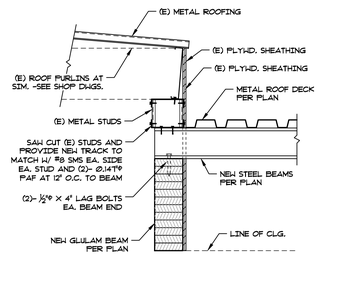
S2.1



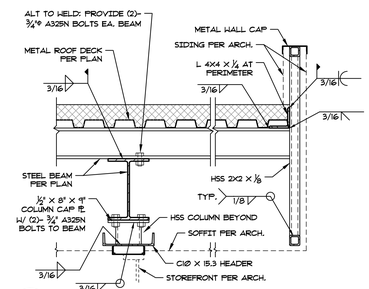
1 S2.2 **FRAMING DETAIL** SS22-1 1" = 1'-0"



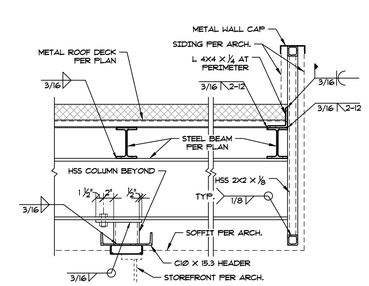
2 S2.2 **FRAMING DETAIL** SS22-2 1" = 1'-0"



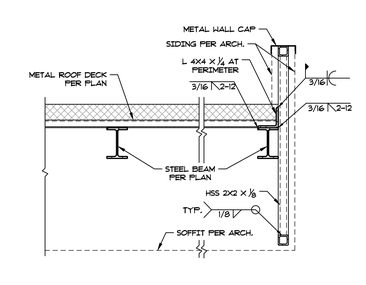
3 S2.2 **FRAMING DETAIL** SS22-3 1" = 1'-0"



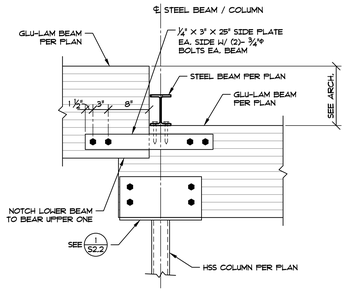
4 S2.2 **FRAMING DETAIL** SS22-4 1" = 1'-0"



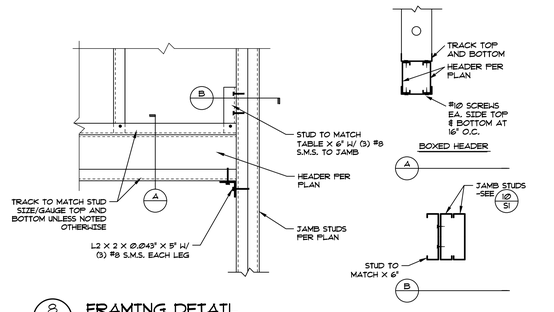
5 S2.2 **FRAMING DETAIL** SS22-5 1" = 1'-0"



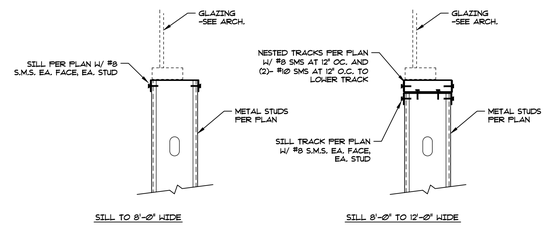
6 S2.2 **FRAMING DETAIL** SS22-6 1" = 1'-0"



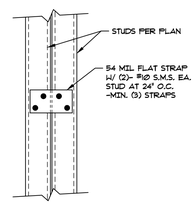
7 S2.2 **FRAMING DETAIL** SS22-7 1" = 1'-0"



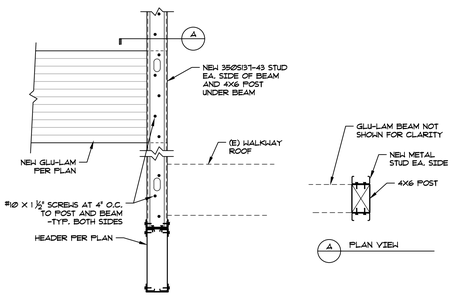
8 S2.2 **FRAMING DETAIL** 1" = 1'-0"



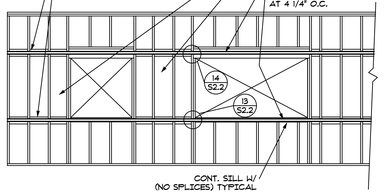
9 S2.2 **SILL FRAMING DETAIL** FD-15 1 1/2" = 1'-0"



10 S2.2 **JAMB STUD CONN.** NS16-6 3" = 1'-0"



11 S2.2 **FRAMING DETAIL** SS22-11 1" = 1'-0"



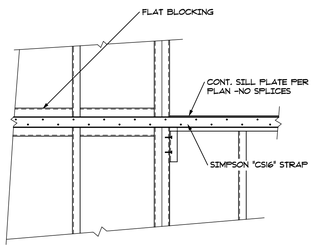
NOTES:

1.) SHEAR WALL TYPE INDICATED ON PLAN NOTES ATTACHMENT BETWEEN OPENINGS AS INDICATED ON PLAN.

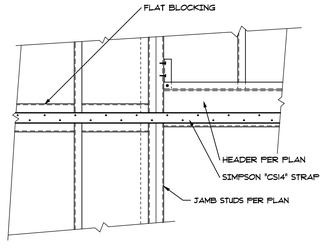
2.) SPLICE ALL 'CS' STRAPS AT HEADERS ONLY. FASTEN EACH STRAP TO HEADER WITH (14) #10 SCREWS MINIMUM. SEE 15 S2.2

3.) LOCATE 'C' STRAP ON OUTSIDE FACE OF WALL AND RUN FULL LENGTH ABOVE AND BELOW OPENINGS UNLESS NOTED OTHERWISE ON PLAN.

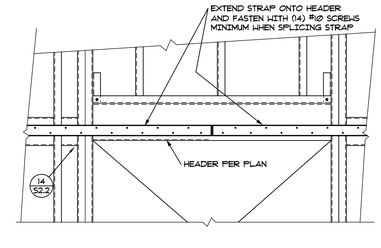
12 S2.2 **SHEAR WALL DETAIL** ELEVATION-MTL 1/4" = 1'-0"



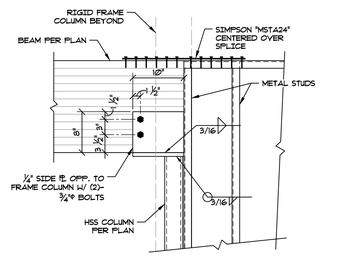
13 S2.2 **SHEAR WALL ELEVATION** SHEARSTRAP-MTL1 1" = 1'-0"



14 S2.2 **SHEAR WALL ELEVATION** SHEARSTRAP-MTL2 1" = 1'-0"



15 S2.2 **SHEAR WALL ELEVATION** SHEARSTRAP-MTL3 1" = 1'-0"



16 S2.2 **FRAMING DETAIL** SS22-16 1" = 1'-0"

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REVISIONS	5/20/2021

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USNR REMODEL

1981 SCHURMAN HWY
WOODLAND, WA 98674

FRAMING DETAILS

DATE: 05.14.2021

PROJECT NO: 21060

SHEET NO

S2.2

Attachment B

Woodland Street Tree List

CITY OF WOODLAND

RECOMMENDED STREET TREE PLANTING LIST

Right-of-Way Permit and Tree Approval Required Prior to Planting

Small Trees: Appropriate under lower wires/power lines. Good for planting strips with limited space.

Botanical name **Common Name**	**Height in feet**	**Spread in feet**	**Flowers**	**Fall Color**	**Comments/Notes**
*Acer ginnala 'F*lame' Amur Maple	20	20		red	Select or prune for single stem; can be multi-trunked.
Acer grandidentatum 'Schmidt' Rocky Mt. Glow Maple	25+	15		intense red	
Acer palmatum Japanese Maple	20	24	small red	yellow, orange, red	Hundreds of varied cultivars. Can be slow growing.
Acer platanoides 'Globosum' Globe Norway Maple	20	18		yellow	Rounded top, and compact growth.
Amelanchier grandiflora 'Princess Diana'	20	15	white	bright red	Good for limited space.
Amelanchier x *grandiflora* 'Autumn Brilliance' Serviceberry	20	15	white	bright red	Reliable bloom.
Cercis canadensis Eastern Redbud	25	30	red	yellow	Blooms before leaves are out.
Cornus kousa 'Chinensis' Chinese Kousa Dogwood	20	20	white	reddish to scarlet	Most resistant to disease of the dogwoods.
Fraxinus pennsylvanica 'Johnson' Leprechaun Ash	18	16		yellow	A miniature in every way.
Magnolia x *loebneri*	20	20	large white	yellow	Several cultivars.
Magnolia grandiflora 'Little Gem'	15	10	white	evergreen	Useful where larger varieties are inappropriate.
Malus 'Adirondack'	18	10	white		Red fruit. Excellent scab resistance.
Malus 'Red Barron'	18	8	red	yellow	Good for narrow spaces. Red berries.
Malus 'Golden Raindrops'	18	13	White	Yellow	Abundant yellow fruit.
Parrotia persica Persian Parrotia	30	20	showy stamens	yellow - orange red	Select or prune for single stem; can be multi-trunked.
Prunus 'Frankthrees' Mt. St. Helens Plum	20	20	pink		Purple foliage.
Prunus 'Newport' Newport Plum	20	20	light pink	reddish	Purple red foliage.
Prunus cerasifera 'Krauter Vesuvius' Flowering Plum	30	15	pink		Upright growth, darkest foliage of the plums.
Prunus 'Snowgoose' Snow Goose Cherry	20	20	white		white Upright when young, spreading when older.
Prunus serrulata 'Amanogawa' Flowering Cherry	20	6	pale pink double	bronze	Particularly useful for very narrow planting strips.
Prunus x *yedoensis* 'Akebono' Flowering Cherry	25	25	pink	yellow	

CITY OF WOODLAND

RECOMMENDED STREET TREE PLANTING LIST

Right-of-Way Permit and Tree Approval Required Prior to Planting

Small/Medium Trees: Appropriate under higher wires/power lines (management required to maintain clearance under lower power lines). Good for standard 5-foot planting strips.

Botanical name **Common Name**	**Height in feet**	**Spread in feet**	**Flowers**	**Fall Color**	**Comments/Notes**
Acer campestre Hedge Maple	30	30		yellow	
Acer campestre 'Evelyn' Queen Elizabeth Maple	35	30		yellow	More upright branching than the species.
Acer griseum Paperbark Maple	25	20			Smooth, peeling, cinnamon colored bark
Acer truncatum x *A.P**latanoides* 'Kiethsform' Norwegian Sunset	35	25	yellow	yellow-orange/red	
Acer truncatum x *A. platanoides* 'Warren's Red' Pacific Sunset-	30	25	yellow	yellow-orange/red	
Arbutus 'Marina'	25	15	pink	evergreen	Good substitute for Pacific Madrone. May exceed 25' height under some conditions.
Crataegus crus-galli 'Inermis' Thornless Cockspur Hawthorn	25	30	small white	orange to scarlet	Red persistent fruit.
Crataegus x *lavalii* Lavalle Hawthorne	28	20	small white	bronze	Thorns on younger trees.
Crataegus phaenopyrum Washington Hawthorn	25	20	Small white	scarlet	Thorny.
Koelreuteria paniculata Goldenrain Tree	30	30	bright yellow	yellow	Midsummer blooming.
Magnolia grandiflora 'Victoria'	25	20	white	evergreen	
Malus 'Tschonoskii'	28	14	white	scarlet	Sparse green fruit, pyramidal.
Prunus x *hillieri* 'Spire'	30	10	pink	orange-red	
Pyrus calleryana 'Capital' Pear	35	12	white	reddish purple	Smaller than 'Aristocrat', may break up in snow.
Pyrus calleryana 'Aristocrat' Pear	40	45	white	red	
Pyrus calleryana 'Redspire' Pear	35	25	white	yellow to red	Pyramidal.
Pyrus calleryana 'Autumn Blaze' Pear	30	25	white	scarlet	Vigorous.
Sorbus aucuparia 'Mitchred' Cardinal Royal Mt. Ash	35	20	white	rust	Bright red berries.
Sorbus x *hybridia* Oakleaf Royal Mt. Ash	30	20	white	rust	
Styrax japonica Japanese Snowbell	25	25	white	yellow	Plentiful, green 1/2" seeds.
Tilia cordata 'De Groot' Linden	30	20		yellow	Compact, suckers less than other Lindens.

CITY OF WOODLAND

RECOMMENDED STREET TREE PLANTING LIST

Right-of-Way Permit and Tree Approval Required Prior to Planting

Medium/Large Trees: Not appropriate under wires/power lines. Good for planting strips 5-feet or larger (wider planting strips recommended where space allows).

Botanical name **Common Name**	**Height in feet**	**Spread in feet**	**Flowers**	**Fall Color**	**Comments/Notes**
Acer freemanii Autumn Blaze Maple	50	40		orange	
Acer nigrum 'Green Column' Green Column Maple	50	20		yellow to orange	Good close to buildings
Acer platanoides 'Columnar'	40	15		yellow	Good close to buildings
Acer platanoides 'Emerald Queen'	50	40	yellow	yellow	
Acer platanoides 'Parkway'	40	25	yellow	yellow	
Acer rubrum 'Bowhall' Bowhall Maple	40	15		yellow-orange	
Acer rubrum 'Karpick' Karpick Maple	35-40	20			May work under very high power lines with city approval.
Acer rubrum 'Scarsen' Scarlet Sentinel Maple	40	20		yellow-orange	
Acer pseudoplatanus 'Atropurpureum' Spaethii Maple	40	30		not significant	Leaves green on top purple underneath.
Aesculus x *carnea* 'Briottii' Red Horsechestnut	30	35	large 10'' red clusters	no	Resists heat and drought better than other horsechestmuts.
Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	35	25		yellow	
Fagus sylvatica 'Dawyck Purple' Dawyck Purple Beech	40	12		no	Purple foliage.
Betula jacquemontii Jacquemontii Birch	40	30		yellow	White bark makes for good winter interest.
Fraxinus oxycarpa 'Raywood' Raywood Ash	35	25		reddish purple	
Fraxinus pennsylvanica 'Patmore' Patmore Ash	45	35		yellow	Extremely hardy, may be seedless.
Fraxinus americana 'Autumn Applause' Ash	40	25		purple	
Fraxinus pennsylvanica 'Urbanite' Ash	50	40		deep bronze	
Ginko biloba 'Autumn	45	35		yellow	
Ginko biloba 'Princeton Sentry'	40	15		yellow	Very narrow growth.
Nothofagus antarctica Southern Beech	50	35		none	Rugged twisted branching and petite foliage.
Oxydendron arboreum Sourwood	35	12	white, not noticeable	red	Consistent and brilliant fall color.

CITY OF WOODLAND

RECOMMENDED STREET TREE PLANTING LIST

Right-of-Way Permit and Tree Approval Required Prior to Planting

Medium/Large Trees: Not appropriate under wires/power lines. Good for planting strips 5-feet or larger (wider planting strips recommended where space allows).

Botanical name **Common Name**	**Height in feet**	**Spread in feet**	**Flowers**	**Fall Color**	**Comments/Notes**
Gleditsia triacanthos Shademaster Honeylocust	45	35	not noticeable	yellow	Do not confuse with 'Sunburst'.
Quercus 'Crimschmidt' Crimson Spire Oak	45	15			Hard to find.
Quercus Ilex Holly Oak	20	20			Prune to keep small, leave it alone to grow large.
Prunus sargentii 'Columnarus'	35	15	pink	orange to orange-red	The cherry with the best fall color.
Prunus cerasifera 'Thundercloud' Plum	20	20	light pink		Dark purple foliage.
Tilia americana 'Redmond'	35	20	fragrant	yellow	Pyramidal, needs water.
Robinia x *ambigua* 'Idahoensis' Pink Idaho Locust	35	25	rose pink	yellow	Fragrant flowers.
Tilia cordata 'Chancole' Chancelor Linden	35	20	not noticeable	yellow	Pyramidal.
Tilia cordata 'Greenspire' Greenspire Linden	40	30		yellowish	Symmetrical, pyramidal form.

Medium/Large Trees: Not appropriate under wires/ power lines. Approved for planting strips greater than 5-feet.

Acer saccharum 'Legacy' Sugar Maple	50	35		yellow or orange/red	Limited use - where sugar maple is desired in standard planting strips
Liquidambar styraciflua 'Festival' Festival Sweetgum	40	20		yellow orange/red	Light green foliage.
Liquidambar styraciflua 'Worplesdon' Worplesdon Sweetgum	40	25		purple orange	Finger like leaf lobing.
Liriodendron tulipifera 'Arnold' Tulip tree	40	10		yellow	Good next to buildings.
Quercus coccinea Scarlet Oak	50	40		red	
Quercus robur English Oak	50	40		yellow/brown	
Quercus robur 'fastigiata' Skyrocket Oak	45	15		yellow-brown	Columnar variety of oak.
Quercus rubra Red Oak	50	45		red	
Zelkova serrata 'Greenvase' Green Vase Zelkova	50?	50	not noticable	orange	Vigorous.
Zelkova serrata 'Village Green'	40	38		Rusty red	

CITY OF WOODLAND

RECOMMENDED STREET TREE PLANTING LIST

Right-of-Way Permit and Tree Approval Required Prior to Planting

Large Trees: Not appropriate under wires/power lines. Approved for planting strips greater than 5-feet.

Botanical name **Common Name**	**Height in feet**	**Spread in feet**	**Flowers**	**Fall Color**	**Comments/Notes**
Acer saccharum 'Bonfire'	50	40		bright orange red	Fastest growing sugar maple.
Acer saccharum 'Commemoration'	50	35		orange to orange-red	Resistant to leaf tatter.
Acer saccharum 'Green Mountain'	45	35		red to orange	
Cercidiphyllum japonicum Katsura Tree	40	40		red to orange	
Fagus sylvatica Green Beech	50	40		bronze	Silvery-grey bark.
Liriodendron tulipifera Tulip Tree	60	30	yellow-greenish	yellow	Fast growing bark.
Nothofagus antarctica Southern Beech					
Nyssa sylvatica Tupelo	70+	20	not noticeable	apricot to bright red	Handsomely chunky bark.
Platanus x *acerifolia* 'Liberty (Island)'	50	45		red	
Platanus x *acerifolia* 'Yarwood' Yarwood Planetree	50	40		yellow-brown	High resistance to powdery mildew
Quercus bicolor Swamp White Oak	100	80		varies	Shaggy peeling bark
Quercus palustris "Crownright'	80	40			More upright form of Pin Oak.
Ulmus 'Homestead' Homestead Elm	60	35	not noticeable	yellow	
Ulmus 'Pioneer' Pioneer Elm	60	50	not noticeable	yellow	Resistant to Dutch elm disease.

CITY OF WOODLAND

RECOMMENDED STREET TREE PLANTING LIST

Right-of-Way Permit and Tree Approval Required Prior to Planting

TREES PROHIBITED FOR STREET PLANTING IN WOODLAND

- *Albizia julibrissin* (silk tree, mimosa). Vulnerable to fatal canker attacks in Woodland.
- *Betula alba* (white birch, weeping white birch). Regular aphid infestations - probably will not kill the tree, but sticky "honeydew" drips and makes a mess. Do not plant where people park their cars. Note: Many trees get aphids, birch is always more heavily attacked. *Catalpa*. Brittle wood. Roots are tough on sidewalks.
- *Crataegus oxyacantha* a.k.a. *C. laevigata*. (Including Paul's Scarlet and several named varieties). Has aphid problem. Some cultivars are especially susceptible to the black spot fungus, which may defoliate the tree by July.
- *Gleditsia triacanthos* (honey locust). Thorny – select only named cultivars, such as "Shademaster", "Skyline" or "Imperial". Plant in wide planting strips.
- *Juglans nigra, J. regia* (black walnut, English walnut). Messy fruit. J. nigra roots are destructive.
- *Liquidambar styraciflua* (sweetgum). Roots are particularly destructive to sidewalks. They need an especially wide planting strip. Using named cultivars may lessen sidewalk conflicts.
- *Platanus spp*. (London plane, sycamore). Destructive to paving, roots heave sidewalks. May invade sewers; best with wide planting strips or cobble paving. They are susceptible to anthracnose diseases.
- *Quercus paulustris* (pin oak). Lower limbs keep growing downward, and require lots of pruning when used as street trees. 'Crownright' is a variety that should be used to avoid this problem.
- *Sophora japonica* (pagoda tree). In Woodland, it is highly susceptible to canker attack, which is often fatal.
- *Ulmus americana. U. parvifolia, U. pumila* (American elm, Chinese elm, Siberian elm). American elm is highly vulnerable to Dutch elm disease. This disease is expected to kill the elms in this area. Newer disease resistant varieties may be approved for street planting. Chinese and Siberian elms have brittle wood, and are prone to storm damage.
- *Conifer trees* are not typically recommended for standard 5' foot wide planting strips associated with residential street planting. The lower limbs can cause visibility/safety problems at driveways, alleys, intersections, signs, and signals. The planting of Conifers is encouraged on appropriate private property sites.
- *Acer negundo, Acer saccarinum, Acer macrophyllum* (boxelder, silver maple, and big leaf maple). Break badly in storms.
- *Ailanthus altissima* (tree of heaven). Roots are invasive, brittle wood, suckers freely, (produces new trees off of the root system, which may create a maintenance problem in the yard).
- *Alnus rubra* (red alder). Brittle wood. Favorite of tent caterpillars.
- *Malus*. Fruiting apples. Fruit on walks
- *Prunus*. Fruiting cherries. Fruit on walks
- *Pyrus*. Fruiting pears. Fruit on walks.
- *Populus spp*. (Poplars). Tops are brittle and break up easily in storms.
- *Robinia pseudoacacia* (black locust) Thorny, brittle.
- *Salix spp.* (willows, including weeping). Roots are particularly hard on sewers.