

TUESDAY MORNING
HILFIKER SQUARE

SALEM, OREGON

LEGEND

STRUCTURAL GRID: GRID NUMBER, STRUCTURE CENTERLINE OR STRUCTURAL FACE

INTERIOR VIEW KEY FOR FINISHES: MULTIPLE ELEVATION REFERENCE NUMBER (OUTSIDE OF SYMBOL), SINGLE ELEVATION REFERENCE NUMBER (INSIDE OF SYMBOL), SHEET REFERENCE, INDICATION OF NO ROOM ELEVATION WHERE NO NUMBER

ELEVATION REFERENCE: REFERENCE NUMBER, SHEET REFERENCE

BUILDING SECTION WALL SECTION: SHEET REFERENCE, REFERENCE NUMBER

DETAIL REFERENCE: SHEET REFERENCE, REFERENCE NUMBER

DETAIL REFERENCE: SHEET REFERENCE, REFERENCE NUMBER, DETAIL AREA

PLAN, SCHEDULE, DETAIL, SECTION, ELEVATION, AND DIAGRAM REFERENCES: REFERENCE NUMBER, REFERENCE TITLE, SCALE: XXXX [BSA DETAIL NO.], REFERENCE SCALE ARCHITECTS DETAIL REF. NO., ROOM TITLE

ROOM: ROOM NUMBER, ROOM TITLE, HEIGHT ABOVE FINISH FLOOR

POINT ELEVATION: X'-X" A.F.F., REFERENCE, POINT, LINE, OR SURFACE OF REFERENCE

WINDOW NUMBER: WINDOW STYLE: LETTER DESIGNATIONS, RE: A.4.1

DOOR NUMBER: DOOR TYPE: NUMBER DESIGNATIONS, RE: A.4.1

KEY NOTE: SHEET KEY NOTES RE: ELEVATIONS SHEET OF KEYED NOTES, SHEET KEYED NOTES, AND MATERIAL FINISHES

MATERIAL FINISH: SHEET COLOR KEY, HEIGHT ABOVE FINISH FLOOR

ELEVATION DATUM: X'-X" A.F.F., REFERENCE, POINT, LINE, OR SURFACE OF REFERENCE

EMERGENCY EXIT SIGN: EXIT

PLAN CHANGE AFTER BID: REVISION NUMBER

SHEET REFERENCE: BUILDING NUMBER, SERIES, SHEET, DISCIPLINE

GENERAL NOTES

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS and CONDITIONS ON THE DWGS, and ON THE JOB PRIOR TO EXECUTION OF ANY WORK and SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- 2. ALL MATERIALS and WORKMANSHIP SHALL CONFORM w/ ALL STATE and LOCAL JURISDICTIONAL BUILDING CODES, REGULATIONS and MANUFACTURER REQUIREMENTS.
- 3. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES or REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL, and MAINTAIN ALL SAFETY DEVICES and SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, and FEDERAL SAFETY and HEALTH STANDARDS, LAWS and REGULATIONS.
- 4. PROVIDE FIRE EXTINGUISHERS w/ REQUIRED SIGNAGE AS PER FIRE DEPARTMENT FIELD INSPECTOR. DURING CONSTRUCTION, PROVIDE A PORTABLE FIRE EXTINGUISHER w/ TYPE A.B.C. RATING w/IN 75 FOOT DISTANCE TO ALL PORTIONS OF THE BUILDING.
- 5. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH as STANDPIPES, SPRINKLER SYSTEMS, and FIRE ALARM SYSTEMS MUST BE SUBMITTED TO and APPROVED BY THE FIRE MARSHALL, BUILDING DEPARTMENT, FIRE SPRINKLER ENGINEER, ARCHITECT, and TENANT PRIOR TO INSTALLATION OF EQUIPMENT.
- 6. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED. DIMENSIONS BETWEEN DEMISING WALLS ARE TO CENTERLINE OF PARTITION. CONCRETE/MASONRY DIMENSIONS ARE TO FACE OF CONCRETE/MASONRY and/OR TO THE EDGE OF CONCRETE SLABS.
- 7. PROVIDE BLOCKING at ALL PLYWOOD and GYPSUM BOARD SHEATHING EDGES and at BUTTED SHEET EDGES.
- 8. THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR ALL OPENINGS and ROUGH-OUTS THROUGH SLABS, WALLS, CEILINGS and ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS and EQUIPMENT, and SHALL VERIFY SIZE and LOCATION BEFORE PROCEEDING w/ WORK.
- 9. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS and EQUIPMENT, FURNISHED and INSTALLED BY HIMSELF/HERSELF or OTHERS, PRIOR TO PROCEEDING w/ WORK.
- 10. ALL WOOD IN CONTACT w/ CONCRETE or MASONRY SHALL BE PRESSURE TREATED.
- 11. DO NOT SCALE DRAWINGS
- 12. DETAILED DRAWINGS and LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO ARCHITECT and ENGINEER FOR RESOLUTION, AS SOON as POSSIBLE AFTER DISCOVERY.
- 13. THIS PROJECT SHALL COMPLY w/ ALL ADA [CBC CHAPTER 11] REQUIREMENTS.
- 14. ONE SET OF THE APPROVED PLANS BEARING THE STAMPS OF THE JURISDICTION'S BUILDING DIVISION MUST BE MAINTAINED ON THE PROJECT SITE THROUGHOUT ALL PHASES OF CONSTRUCTION and MUST BE MADE AVAILABLE TO BUILDING and FIRE INSPECTORS FOR REFERENCE DURING INSPECTION.
- 15. THESE DRAWINGS ARE FOR SHELL BUILDING PERMIT ONLY, ALL OTHER WORK WILL REQUIRE SEPARATE PERMIT.
- 16. ALL MECHANICAL REQUIRES A SEPARATE PERMIT.
- 17. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS and BOUNDARY DECLINATIONS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS WILL VARY. THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE SITE and SATISFIED HIMSELF AS TO ACTUAL GRADES, LEVELS, DIMENSIONS and DECLINATIONS, and the TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- 18. ADDRESS NUMBERS SHALL BE POSTED ON THE BUILDING IN A LOCATION THAT IS CLEARLY VISIBLE FROM THE PUBLIC ROAD. ADDRESS NUMBERS SHALL BE ILLUMINATED at NIGHT. ADDRESS NUMBERING SHALL HAVE A MINIMUM HEIGHT as REQUIRED BY THE LOCAL JURISDICTION. NUMBERS SHALL BE OF A COLOR CONTRASTING w/ THEIR BACKGROUND. SUITE NUMBERS SHALL BE PROVIDED OVER EVERY EXTERIOR DOOR INTO A SUITE.

DEFERRED SUBMITTALS

PROJECT ARCHITECT or ENGINEER SHALL REVIEW ALL DEFERRED DRAWINGS. PLACE A SHOP DRAWING REVIEWED STAMP ON EACH SHEET. THE CONTRACTOR SHALL SUBMIT THE DOCUMENTS TO THE BUILDING DEPARTMENT FOR THEIR REVIEW and APPROVAL PER IBC 106.3.4.1

FIRE ALARM SYSTEM
CONTRACTOR SHALL PROVIDE TO "SALEM" BUILDING DEPARTMENT, NEW FIRE ALARM MECHANICAL/ELECTRICAL SYSTEM DESIGN PER "NFPA-72", FOR APPROVAL PRIOR TO INSTALLATION

MECHANICAL SYSTEM(S)
CONTRACTOR SHALL PROVIDE TO "SALEM" BUILDING DEPARTMENT, ALL NEW MECHANICAL SYSTEM PLANS FOR APPROVAL PRIOR TO INSTALLATION

ELECTRICAL SYSTEM(S)
CONTRACTOR SHALL PROVIDE TO "SALEM" BUILDING DEPARTMENT, ALL NEW ELECTRICAL SYSTEM PLANS FOR APPROVAL PRIOR TO INSTALLATION

PLUMBING SYSTEM(S)
CONTRACTOR SHALL PROVIDE TO "SALEM" BUILDING DEPARTMENT, ALL NEW ELECTRICAL SYSTEM PLANS FOR APPROVAL PRIOR TO INSTALLATION

ABBREVIATIONS

@	AT	CONC.	CONCRETE	EQ.	EQUAL	HC/HCAP.	HANDICAPPED	MH.	MANHOLE	SCHED.	SCHEDULE	T.O.A.	TOP OF ASPHALT PARKING
A.B.	ANCHOR BOLT	COND.	CONDITION	EXIST.	EXISTING	H.C.	HOLLOW CORE	MIN.	MINIMUM	SECT.	SECTION	T.O.C.	TOP OF CONCRETE / CURB
ACOUST.	ACOUSTIC/ACOUSTICAL	CONN.	CONNECTION	EXP.	EXPANSION	HDR.	HEADER	MISC.	MISCELLANEOUS	SHT.	SHEET	T.O.D.	TOP OF DECK
ADJ.	ADJACENT	CONST.	CONSTRUCTION	EXTING.	EXTINGUISH/EXTINGUISHER	HORIZ.	HORIZONTAL	M.O.	MASONRY OPENING	SHT'G.	SHEATHING	T.O.F.	TOP OF FRAMING
AGG.	AGGREGATE	CONT.	CONTINUOUS	EXT.	EXTERIOR	HR.	HOUR	MTL.	METAL	SQ.	SQUARE	T.O.A.	TOP OF MASONRY
ALUM.	ALUMINUM	CORR.	CORRIDOR	E.J.	EXPANSION JOINT	HT.	HEIGHT	(M)	MODIFY	SQ. FT.	SQUARE FEET	T.O.P.	TOP OF PLATE
ANOD.	ANODIZED	CU.	CUBIC	E.W.	EACH WAY	H.B.	HOSE BIBB	(N)	NEW	SIM.	SIMILAR	T.O.S.	TOP OF SHEATHING
APPROX.	APPROXIMATE	C.F.M.	CUBIC FEET PER MINUTE	FDIN.	FOUNDATION	H.M.	HOLLOW METAL	NOM.	NOMINAL	SPEC.	SPECIFICATION	T.P.	TOILET PAPER
ARCH.	ARCHITECTURAL	C.I.	CAST IRON	F.F.E.	FINISH FLOOR ELEVATION	HVAC	HEATING VENTILATION and AIR CONDITIONING	NO.	NOT IN CONTRACT	STD.	STANDARD	T.P.D.	TOILET PAPER DISPENSER
ASPH.	ASPHALT	C.J.	CONTROL JOINT	FIN.	FINISH	IN.	INSULATION	N.I.C.	NOT IN CONTRACT	STL.	STEEL	T.S.	TUBE STEEL
AUTO.	AUTOMATIC	C.M.U.	CONCRETE MASONRY UNIT	FLR.	FLOOR	INSUL.	INSULATION	OPG.	OPENING	STOR.	STORAGE	UG.	UNDERGROUND
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	Ø or DIA.	DIAMETER	FT.	FOOT	INT.	INTERIOR	OPP.	OPPOSITE	STRUCT.	STRUCTURAL	U.B.C.	UNIFORM BUILDING CODE
BRD.	BOARD	DBL.	DEMOLISH	FTG.	FOOTING	JT.	JOINT	O.C.	ON CENTER	SUSP.	SUSPENDED	U.N.O.	UNLESS NOTED OTHERWISE
BLDG.	BUILDING	DEPT.	DEPARTMENT	FLR.	FLOOR	JST.	JOIST	O.D.	OVERFLOW DRAIN	SYS.	SYSTEM		
BLK. / BLK'G.	BLOCKING	DN.	DOWN	FT.	FOOT	LAM.	LAMINATED	S. and S.	SAFETY and S.	S. and V.	STAIN and SEAL	VEN.	VENUE
BM.	BENCHMARK	DR.	DOOR	FIG.	FIRE EXTINGUISHER CABINET	LAV.	LAVATORY	S.C.	SAFETY CUT/SOLID CORE	S.D.	SOAP DISPENSER	V.C.T.	VINYL COMPOSITION TILE
B.O.	BOTTOM BY OWNER	DWG.	DRAWING	F.O.F.	FACE OF FINISH	MANUF./MFR.	MANUFACTURER	S.D.	SHEET METAL	S.M.	SHEET METAL		
CAB.	CABINET	DTL.	DETAIL	F.V.	FACE OF STUD / SHEATHING	MAS.	MASONRY	S.S.	STAINLESS STEEL	S.S.	STAINLESS STEEL		
CER.	CERAMIC	D.S.	DOWNSPOUT	GALV.	GALVANIZED	MAT.	MATERIAL	TEMP.	TEMPERED	THK.	THICK	w/	with
CLG.	CLEAR	DISP.	DISPENSER	G.A.	GAUGE	MAX.	MAXIMUM	TYP.	TYPICAL	WT.	WEIGHT	WD.	WOOD
CLR.	CLEAR	DN.	DOWN	GEN.	GENERAL	M.D.O.	MEDIUM DENSITY OVERLAID	T. & G	TONGUE and GROOVE	W.	WIDTH	WIN.	WINDOW
COL.	COLUMN	DR.	DOOR	GL.	GLASS	MECH.	MECHANICAL	T.C.	TOP OF CURB	W.C.	WATER CLOSET	WP.	WATERPROOF
		DWG.	DRAWING	GYP. BRD.	GYPSUM BOARD	MEMB.	MEMBRANE	T.C.I.	TILE COUNCIL INSTITUTE	W.F.	WIDE FLANGE	WT.	WATER HEATER
		EQUIP.	EQUIPMENT	G.L.	GLU-LAM	MEZZ.	MEZZANINE	T.J.	TROWEL JOINT/TOOL JOINT	W.H.	WATER HEATER		

CODE ANALYSIS

PROJECT LOCATION:	HIFIKER SQUIRE RETAIL CENTER INTERSECTION OF COMMERCIAL STREET SE and HIFIKER LANE SE
BUILDING CODE:	2010 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2010 OREGON MECHANICAL SPECIALTY CODE (OMSC) 2011 OREGON PLUMBING SPECIALTY CODE (OPSC) 2011 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2010 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2010 OREGON FIRE CODE (OFC)
OCCUPANCY GROUP:	'M' - MERCANTILE
CONSTRUCTION TYPE:	III-B - FULLY SPRINKLED
ZONE CLASSIFICATION:	CR [COMMERCIAL RETAIL]
BASIC ALLOWABLE AREA:	9,000 SF
INCREASE w/SPRINKLERS (x3):	27,000 SF
GROSS PROPOSED AREA:	9,069 SF (LEASED SPACE)
NUMBER OF STORIES - TABLE 503 (IBC)	M = 1 STORY
MAXIMUM ALLOWABLE STORIES	1
ACTUAL NUMBER OF STORIES:	1
OPENINGS IN WALLS @ PROPERTY LINE ARE CONSIDERED FROM CENTERLINE OF PUBLIC WAY PER IBC 704.3	
USE:	"M" (MERCANTILE)
TENANT AREA:	(Calculated by inside face of walls - usable space)
SALES AREA / CORR.	8,739 SF / 30 = 291.00 occupants
OFFICE	80 SF / 100 = 1.0 occupants
RESTROOMS (120 SF)	
TOTAL	292.00 Total Occupants
EXITS REQUIRED (TABLE 1015.1):	>49 = 2 exits
TOTAL EXIT WIDTH (TABLE 1005.1):	(292)(.15) = 43.8" (3'-6") 144" (12'-0")
EXIT TRAVEL DISTANCE W/ SPRINKLERS (TABLE 1016.1):	250 Feet
FIRE CORRIDOR RATING (TABLE 1017.7):	NOT REQUIRED
REQUIRED SEPARATION (TABLE 508.3.3):	NOT REQUIRED
RESTROOMS (CHAP. 29 / TABLE 2906):	8,819 SF / 200 SF = 44.09 MIN. REQ'D 1:1-50 One ea. PROVIDED (lav. / toilet) One ea.
DRINKING FOUNTAIN REQUIRED:	NOT REQUIRED
TABLE 601 2010 IBC, TYPE III-B (**)	
STRUCTURAL FRAME	0 HRS
EXTERIOR BEARING WALLS	2 HRS
INTERIOR BEARING WALLS	0 HRS
INTERIOR BEARING WALLS	0 HRS
NON-BEARING WALLS & PARTITIONS (INTERIOR)	0 HRS
FLOOR CONSTRUCTION	0 HRS
ROOF CONSTRUCTION	0 HRS

(**) An approved fire sprinkler system in accordance w/ 903.3.1.1 shall be allowed to be substituted for 1-hr fire-resistance-rated construction, provide such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance w/ Section 506.3 or an allowable height increase in accordance w/ Section 504.2. The 1-hr substitution for the fire resistance of exterior walls shall not be permitted.

DRAFTSTOPPING IN ATTICS (IBC 717.3.3) - not required in buildings equipped throughout w/ an automatic sprinkler system.

DIRECTORY

OWNER / DEVELOPER

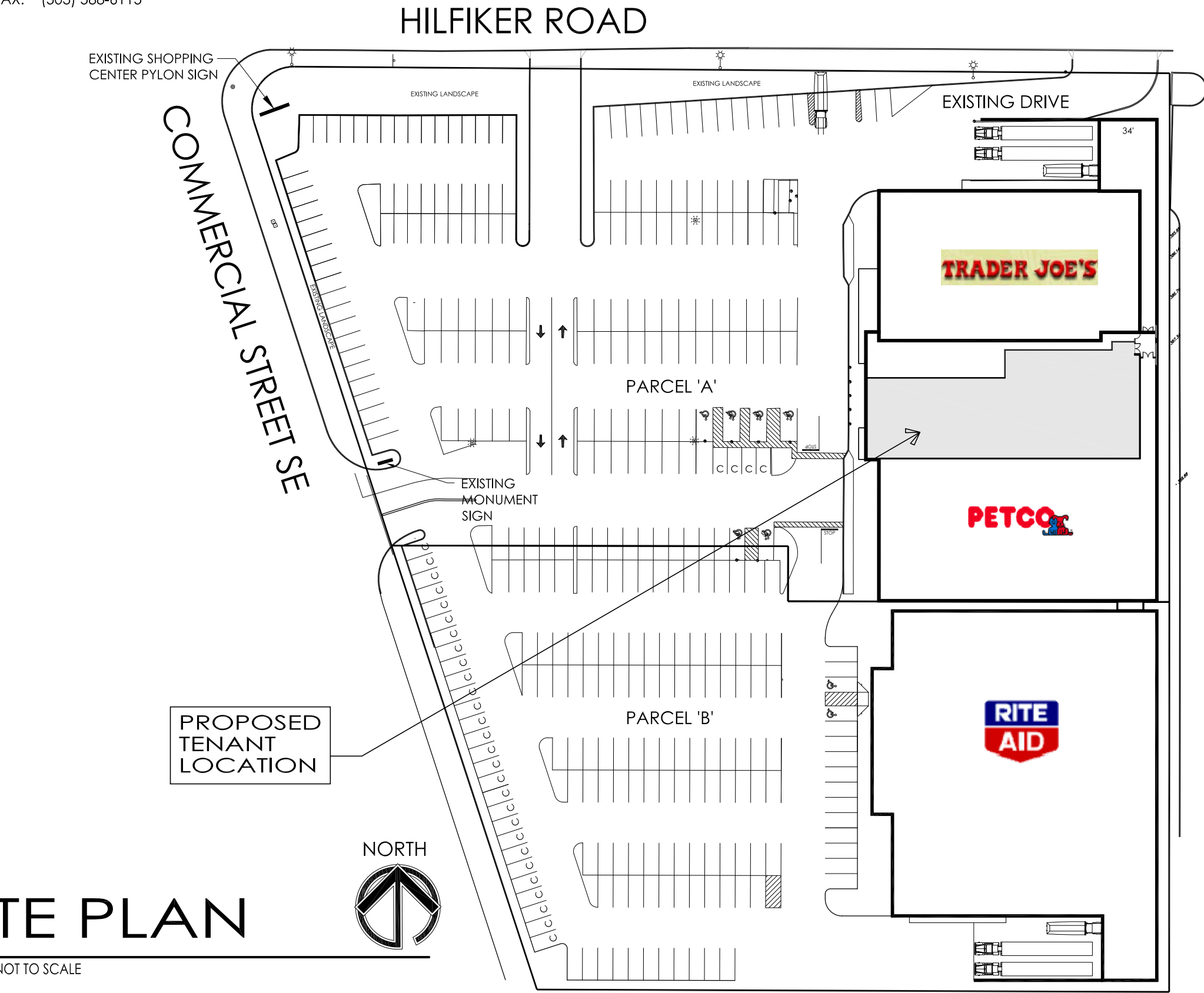
MOUNTAIN WEST INVESTMENT CORP.
201 FERRY STREET SE, SUITE 400
SALEM, OR 97301
TEL: (503) 584-4592
FAX: (503) 581-7061
CONTACT: Jim Tokarski
EMAIL: jim@mwinv.com

ARCHITECT

BENNER STANGE ASSOCIATES ARCHITECTS, P.C.
5200 S.W. MEADOWS RD.
SUITE B130
LAKE OSWEGO, OREGON 97035
PHONE: (503) 670-0234
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CONTACT: THOMAS F. FALLON
E-MAIL: tfallon@bsaarch.com

BUILDING PLAN REVIEW

CITY OF SALEM
555 LIBERTY ST. SE, ROOM 320
SALEM, OREGON 97301
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FAX: (503) 588-6115



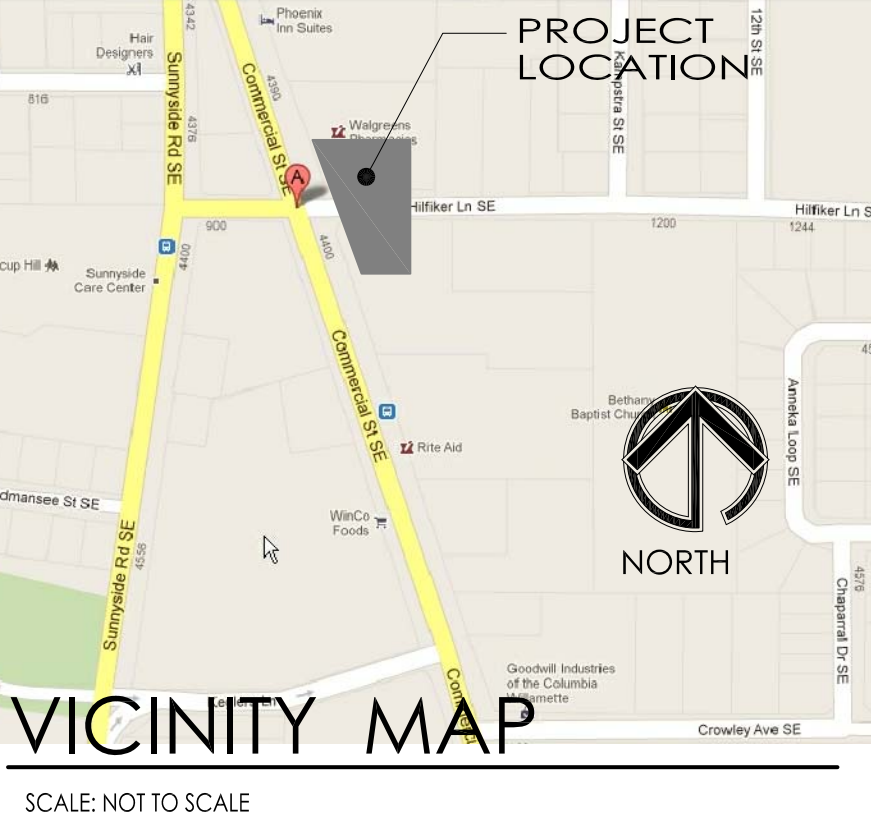
SITE PLAN

SCALE: NOT TO SCALE

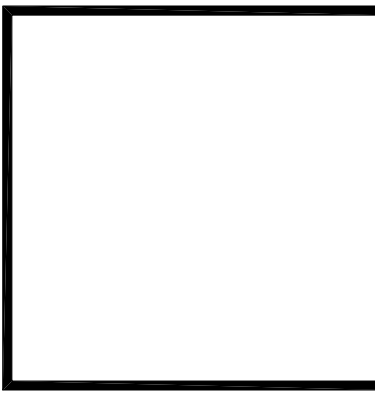
SHEET INDEX

ARCHITECTURAL

- TO.1 COVER SHEET and GENERAL PROJECT INFORMATION
- A1.1 FLOOR PLAN, REFLECTED CEILING PLAN and FRAMING DETAILS
- A1.2 ENLARGED RESTROOM PLAN, ELEVATIONS, SCHEDULES & DETAILS
- A1.3 WALL SECTIONS & DETAILS
- A1.4 EXIT EGRESS PLAN



SCALE: NOT TO SCALE



201 Ferry Street, SE
Suite 200
Salem, OR 97301
(503)

Tenant Improvements for:
Tuesday Morning
HilfiKER Square, Salem OR

PROJECT NO. 12-126
DRAWN BY : KMG/JMP
CHECKED BY :

DATE : 10-9-2012
REVISION : 10.30.2012
PLAN CHECK



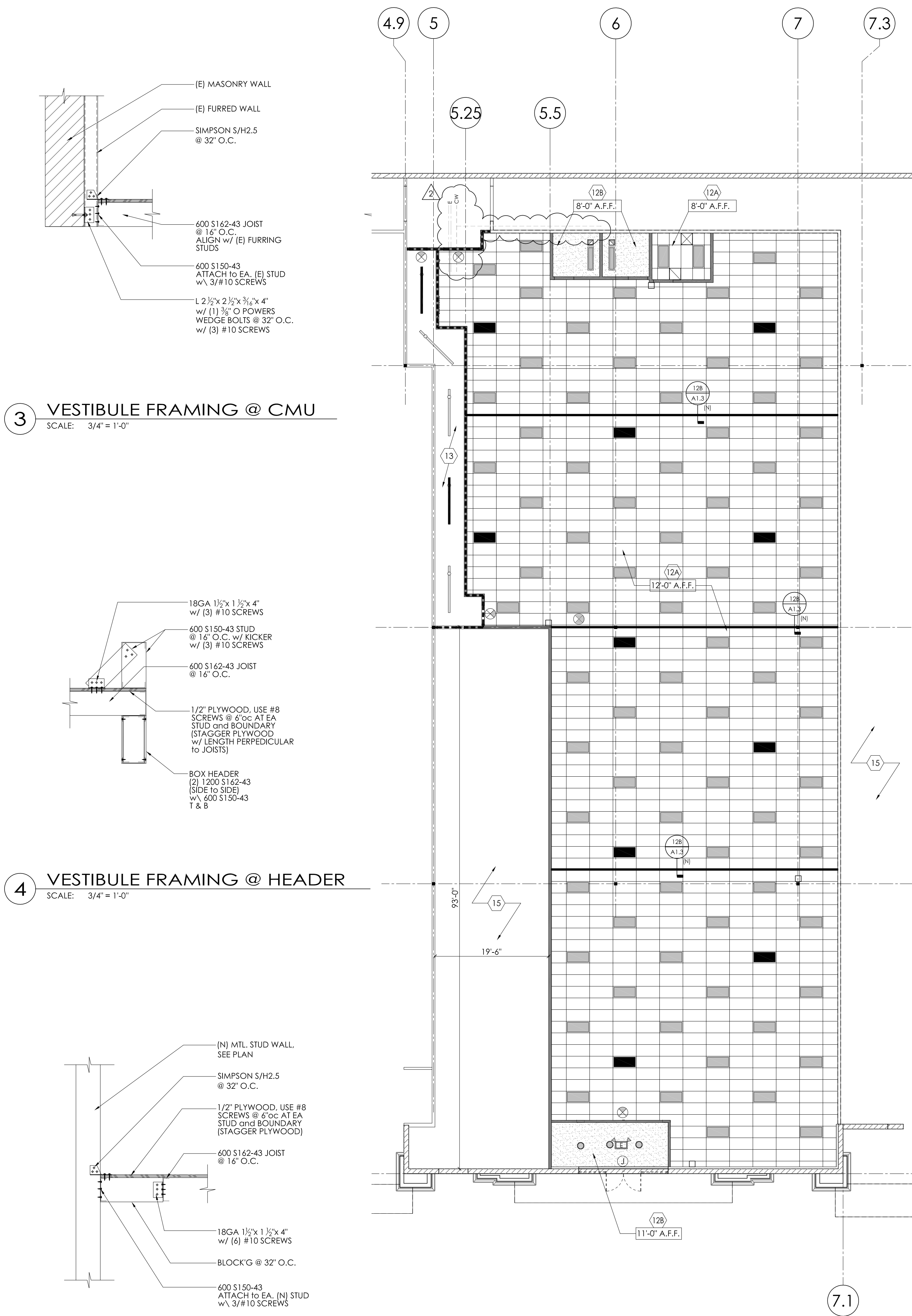
BENNER STANGE ASSOCIATES ARCHITECTS, INC.
5200 S.W. MEADOWS RD.
SUITE B-130
LAKE OSWEGO, OR 97035
FAX (503) 670-0234
bsa@bsaarch.com

COVER SHEET

TO.1

Permit Set 10-2-2012

(AS-BUILTS 01/24/2013)



PLAN LEGEND

- EXISTING CMU WALL
- EXISTING WALL
- NEW FURRED WALL w/ INSULATION OVER EXISTING CMU - FIELD VERIFY EXISTING CONDITION
- NEW METAL STUD FULL HEIGHT WALL w/ 5/8" TYPE 'X' SHEET ROCK ON BOTH SIDES - PAINT AS DIRECTED.
- 1-HR RATED WALL - NEW METAL STUD FULL HEIGHT WALL w/ 5/8" TYPE 'X' SHEET ROCK ON BOTH SIDES - PAINT AS DIRECTED.
- STOREFRONT SYSTEM
- WINDOW TYPE (SEE DETAILS 5 & 8/A1.2)
- DOOR NUMBER (SEE SCHEDULES)
- SUSP. CEILING GRID SEE SHEET A1.3 & ELECTRICAL DRAWINGS FOR ADD'L INFO. & ELECT. CONTROLS by OTHERS
- EXHAUST FAN - SEE ELECT. and MECHANICAL DWGS. DESIGN/BUILD
- EMERGENCY 'EXIT' LIGHTING W/ BATTERY BACKUP
- EMERGENCY 'EXIT' LIGHTING W/ EGRESS LIGHT AND BATTERY BACKUP
- 2X4 FLUORESCENT LIGHT FIXTURE BY D/B - FINAL LAYOUT, EGRESS CALC BY DESIGN/BUILD TO PROVIDE MIN. 75 FT-CANDLE AT 6' AFF. LIGHT FIXTURES TO BE MIN. 12" AFF MAX 14" AFF. - VERIFY W/ARCHITECT
- 2X4 EMERGENCY EGRESS FLUORESCENT LIGHT FIXTURE W/ POWER SENTRY FLUORESCENT BATTERY PACK PS1400QD, 2 (32W) T8 LAMPS
- 1X4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE BY DESIGN/BUILD
- 8" SUSPENDED FLUORESCENT LIGHT FIXTURE BY DESIGN/BUILD
- 8" EMERGENCY SUSPENDED FLUORESCENT LIGHT FIXTURE BY W/ BATTERY BACKUP
- RECESSED LIGHT FIXTURE BY DESIGN/BUILD
- JUNCTION BOX (VERIFY W/ TENANT FOR ANY INTERIOR HANGING SIGNAGE LOCATIONS) by DESIGN/BUILD
- THERMOSAT - SEE MECHANICAL DWGS.
- EXISTING STEEL COLUMN LOCATIONS
- SURFACE MOUNTED FIRE EXTINGUISHER TYPE SA108C
- ELEC. PANEL by DESIGN/BUILD
- SUPPLY/RETURN GRILLES - SEE MECHANICAL DWGS. by OTHERS
- WATER HEATER ON PLATFORM ABOVE RESTROOM

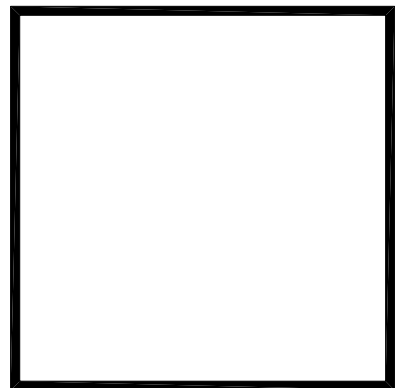
KEYNOTES

LANDLORD SCOPE OF WORK

- (E) CONCRETE SLAB
- TENANT ELECTRICAL PANEL & TELEPHONE BOARD LOCATION, SEE ELECTRICAL BY DESIGN/BUILD
- (N) 15 GALLON WATER HEATER ABOVE CEILING ON 3/4" EXT.FLY. DECK, SEE DETAIL 3/A1.3
- (N) FURRED WALL w/ RIGID INSULATION and 5/8" GYP. BRD. FINISHES
- WALLS w/ NEW FINISHES. SEE INTERIOR FINISH SCHEDULE
- (N) 3 5/8" @ 24" O.C. w/ 5/8" GYP. BRD. w/ (N) FINISHES. SEE INTERIOR FINISH SCHEDULE. USE W.P. GYP. BRD. AT RESTROOM INTERIOR, SEE DETAIL 3/A1.3
- (N) 6" @ 24" O.C. w/ 5/8" GYP. BRD. w/ (N) FINISHES. SEE INTERIOR FINISH SCHEDULE. USE W.P. GYP. BRD. AT RESTROOM INTERIOR, SEE DETAIL 3/A1.3
- (E) INTERIOR DEMISING WALL, SEE 7/A1.3 (EXISTING CONDITION SIMILAR)
- (N) 6" @ 24" O.C. w/ 5/8" GYP. BRD. w/ (N) FINISHES. SEE SECTION 7/A1.3
- (N) MOP SINK AS REQUIRED BY CODE.
- (N) COUNTER and SINK, SEE DETAIL 1/A1.2
- (N) 2X4 ACCOUSTIC CEILING, SEE DETAIL 12/A1.3
- (N) 5/8" GYP. BRD. CEILING (USE W.P. at RESTROOMS) SEE DETAIL 3/A1.3
- (E) CEILING, EXPOSED TO STRUCTURE
- EXISTING ADJACENT SPACE - N.I.C.

GENERAL NOTES

- A. THESE PLANS ARE ONLY FOR THE CONSTRUCTION OF LANDLORD'S TENANT IMPROVEMENT WORK. ALL WALLS TO BE VERIFIED w/ OWNER PRIOR TO CONSTRUCTION. (DEMISING WALLS, RESTROOMS, & CEILINGS.) ALL OTHER FUTURE TENANT INTERIOR WALLS BY OTHERS.
- B. ALL ITEMS ARE TO BE COMPLETED PER ARCHITECTS PLANS and as NOTED ON EACH SPACIFIC SHEET. SEE TENANT DRAWINGS and SPECIFICATIONS FOR ADDED COORDINATION.
- C. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS; IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL THE ARCHITECT IMMEDIATELY. NOTE: EXISTING and NEW PARTITION DIMENSION MAXIMUM TOLERANCE IS 2" UNLESS NOTED AS CLEAR OR HOLD.
- D. CONTRACTOR TO PROVIDE and INSTALL EXIT/EMERGENCY LIGHTS and FIRE EXTINGUISHERS AS REQUIRED BY LOCAL BUILDING CODES.
- E. SEE LEGEND FOR LIGHTING CALCULATION REQUIREMENTS.
- F. PATCH, REPAIR & PREP ALL EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES. REMOVE FRP THROUGHOUT. LAMINATE OR SKIM COAT WALLS AS REQUIRED FOR NEW FINISHES.
- G. REMOVE EXISTING FLOORING AS REQUIRED INCLUDING MASTICK and GLUE REMNANTS. FLOOR TO BE SMOOTH, LEVEL and READY TO ACCEPT NEW FINISHES.
- H. VERIFY LOCATION OF ALL EXISTING DEMISING PARTITIONS; CONFIRM THAT THEY EXTEND TO THE DECK & ARE INSULATED; EXTEND & ADD INSULATION AS REQUIRED. INSTALL FIRE CAULKING/BLOCKING AS REQUIRED.
- J. ALL RESTROOM FIXTURES SHALL BE ADA COMPLIANT IN 105 and 106 (TOILET, SINK, GRAB BARS, TOILET PAPER HOLDER, MIRROR and NAPKIN HOLDER); INSTALL AS REQUIRED.
- K. MODIFY EXISTING SPRINKLER SYSTEM PER NEW PARTITION PLAN AS REQUIRED BY LOCAL FIRE CODE.
- L. PROVIDE ONE (1) DUPLEX ELECTRICAL OUTLET WITHIN 10' OF THE CUSTOMER EXIT DOOR, MOUNTED NEAR THE FLOOR ON THE WALL ADJACENT TO THE DOOR.
- M. PROVIDE TWO ELECTRICAL OUTLETS TO BE ON EACH DEMISING WALL OF THE PREMISES. ONE OUTLET ON EACH DEMISING WALL TO BE PLACED WITHIN THE FIRST FIFTEEN PERCENT (15%) OF THE DEMISING WALL DEPTH FROM THE STORE FRONT TWO FEET ABOVE THE FLOOR SURFACE (FOR EXAMPLE IF THE DEMISING WALL IS 100 FT. THEN SAID ELECTRICAL OUTLET SHALL BE PLACE 15 FEET FROM THE STORE FRONT TWO FEET ABOVE THE FLOOR SURFACE), AND THE SECOND OUTLET ON EACH DEMISING WALL TO BE PLACED AT TWENTY PERCENT (20%) OF THE DEMISING WALL DEPTH FROM THE STORE FRONT TWO FEET ABOVE THE FLOOR SURFACE. PROVIDE MINIMUM OF 400AMP ELECTRICAL SERVICE TO THE LEASED PREMISES.



201 Ferry Street, SE
Suite 200
Salem, OR 97301
(503)

Tenant Improvements for:
Tuesday Morning
Hilfiker Square, Salem OR

PROJECT NO.
12-126

DRAWN BY :
KMG/JMP
CHECKED BY :

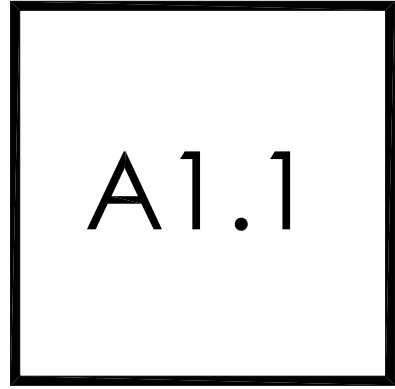
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10-9-2012

REVISION :
10.30.2012
PLAN CHECK



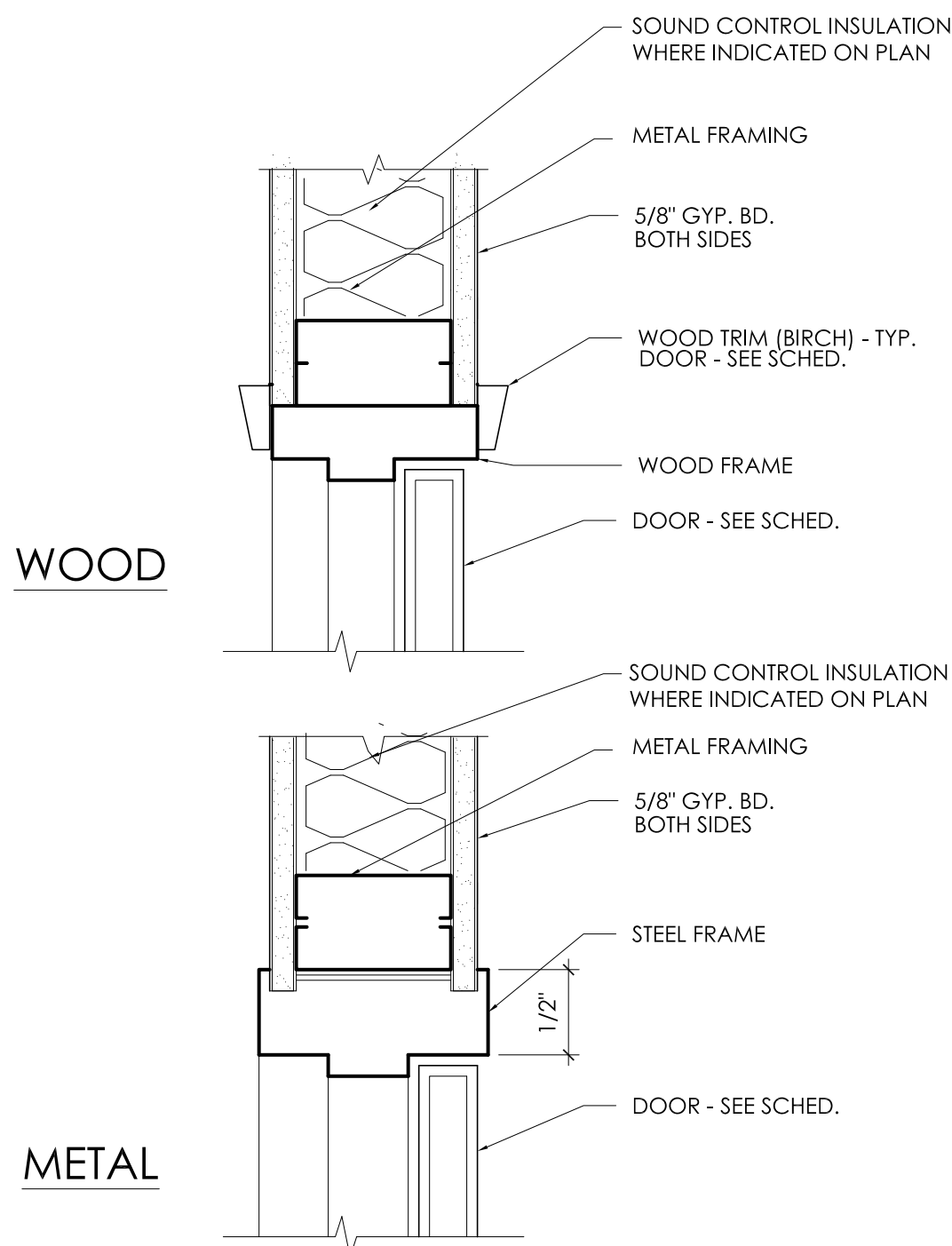
BENNER
STANGE
ASSOCIATES
ARCHITECTS, INC.
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Floor, Reflected
Clg. Plans,
Restrooms, &
Finish Scheds.

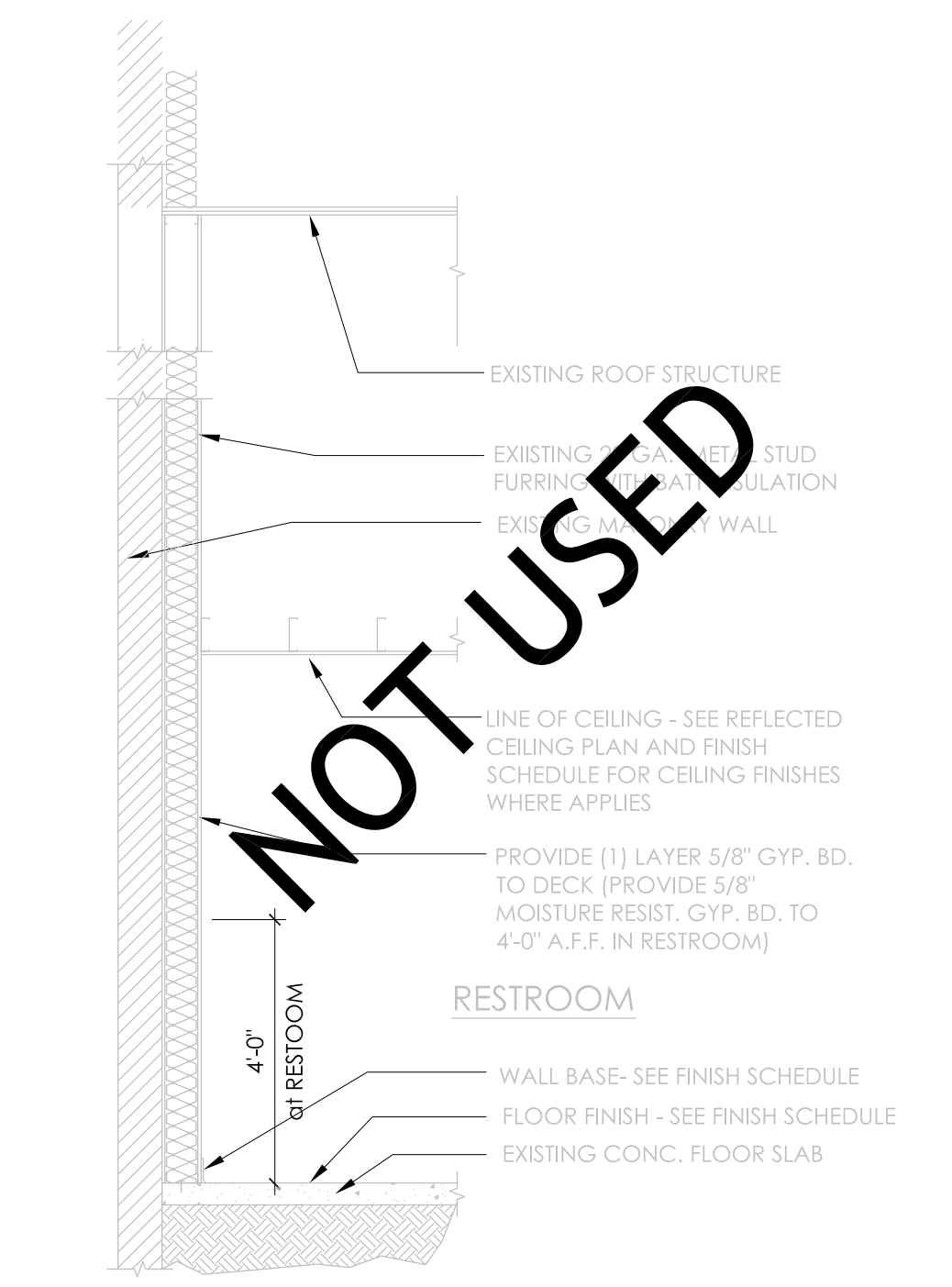


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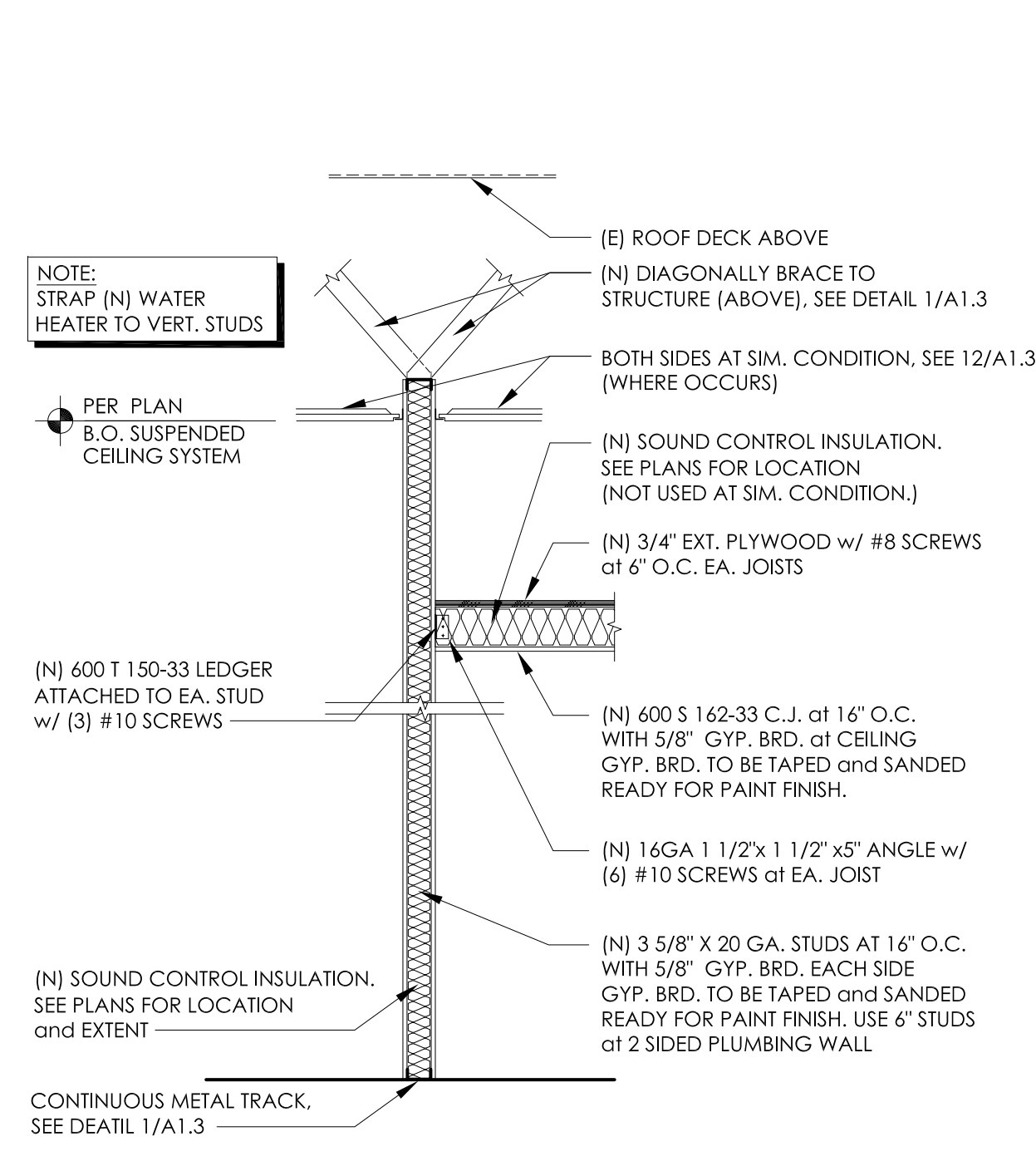
(AS-BUILTS 01/24/2013)



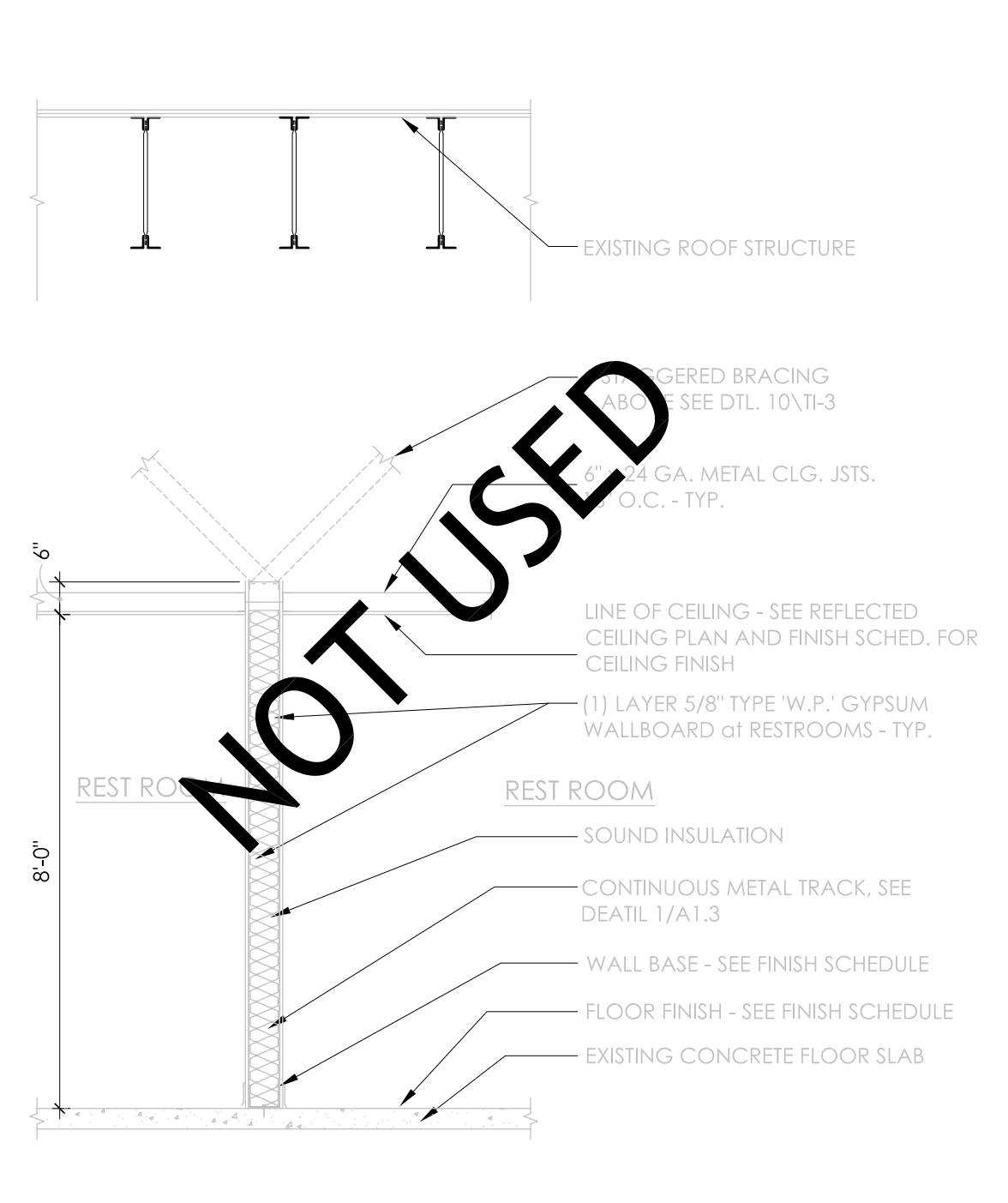
5 INTERIOR METAL and WOOD DOOR JAMBS (HEAD SIM.)
SCALE: 3" = 1'-0"



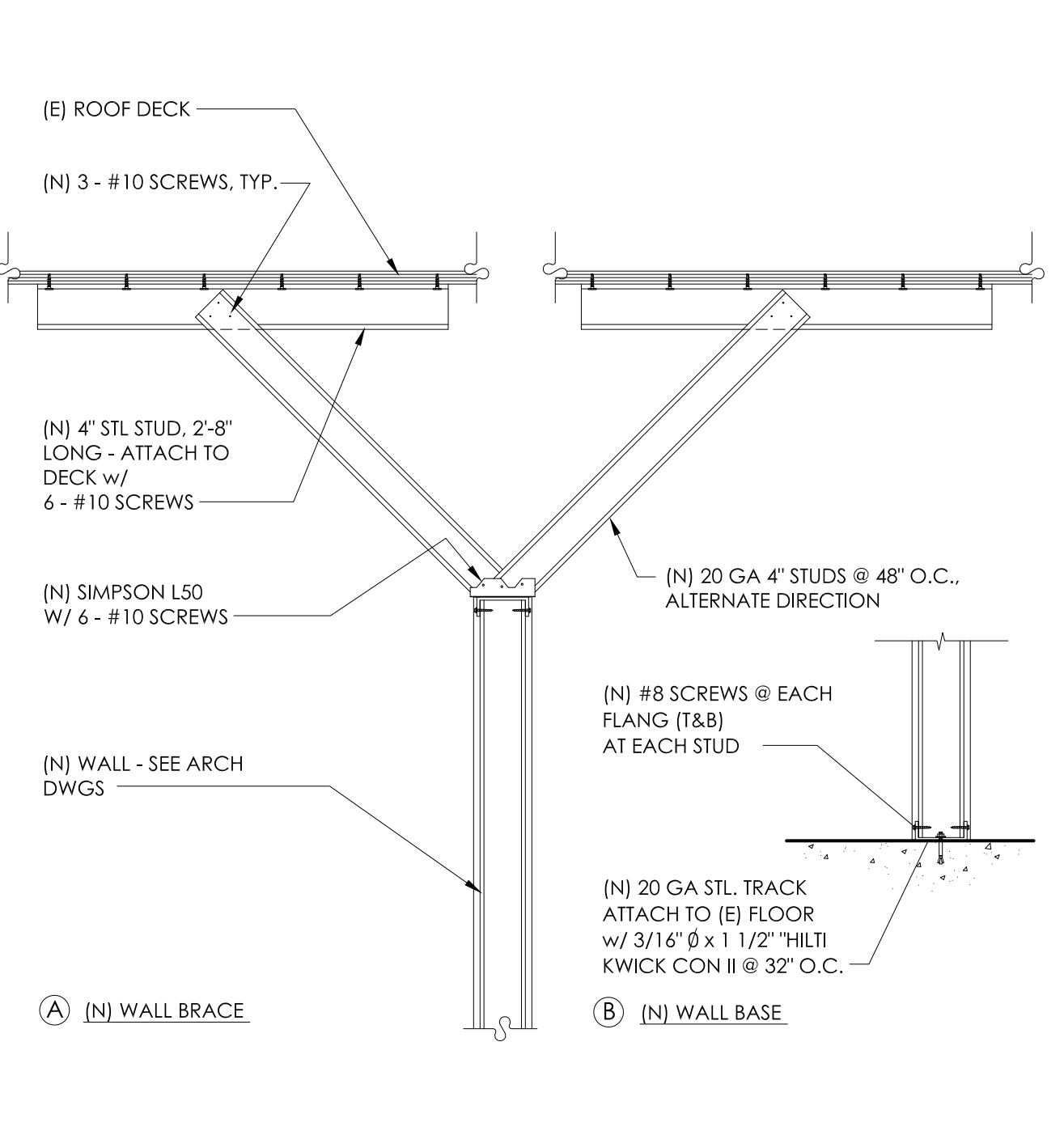
4 RESTROOM EXTERIOR FURRED WALL
SCALE: 3/8" = 1'-0"



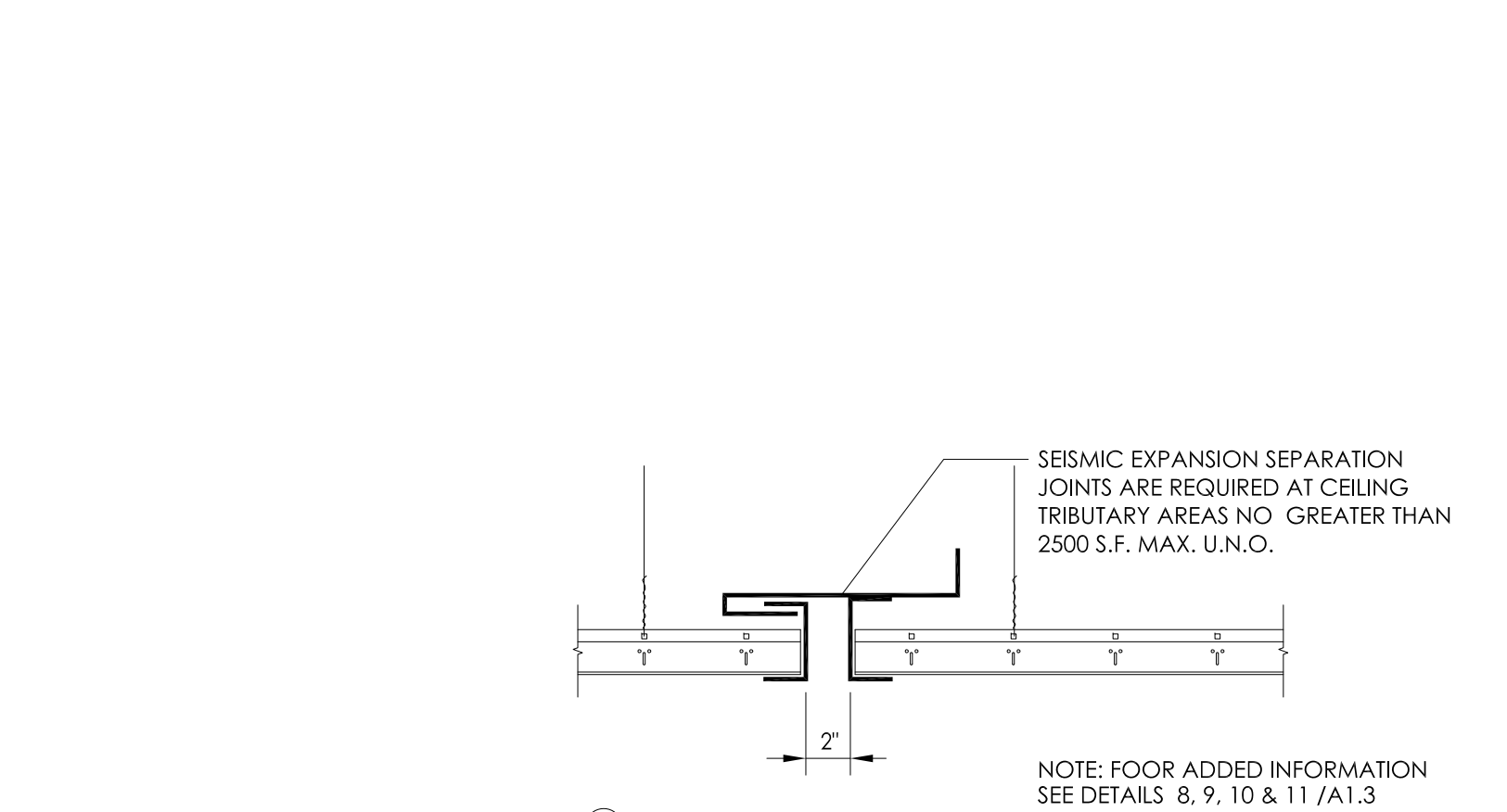
3 NEW INTERIOR PARTITION WALL
SCALE: 1/2" = 1'-0"



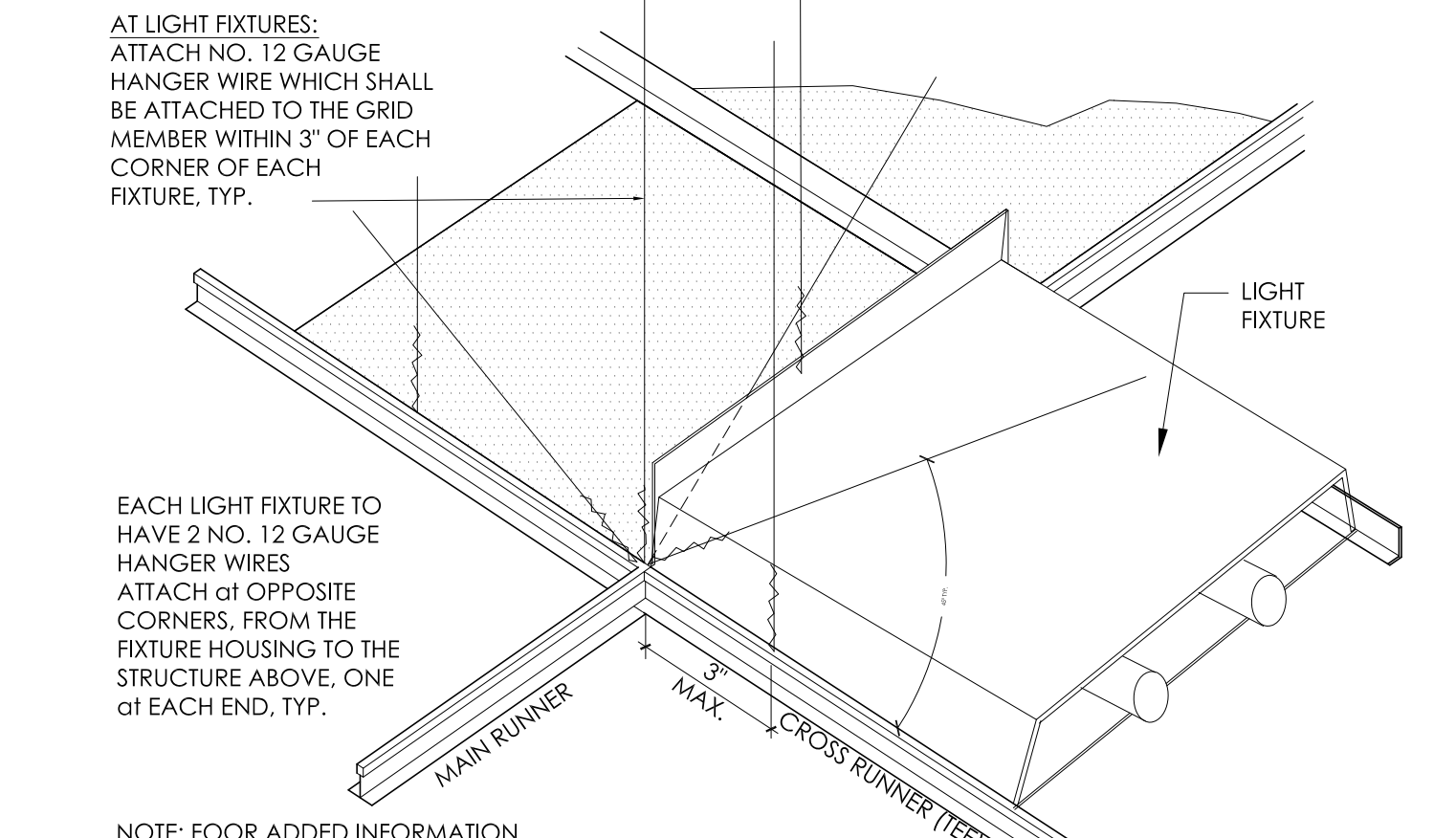
2 NON-BEARING 6" METAL STUD WALL
SCALE: 3/8" = 1'-0"



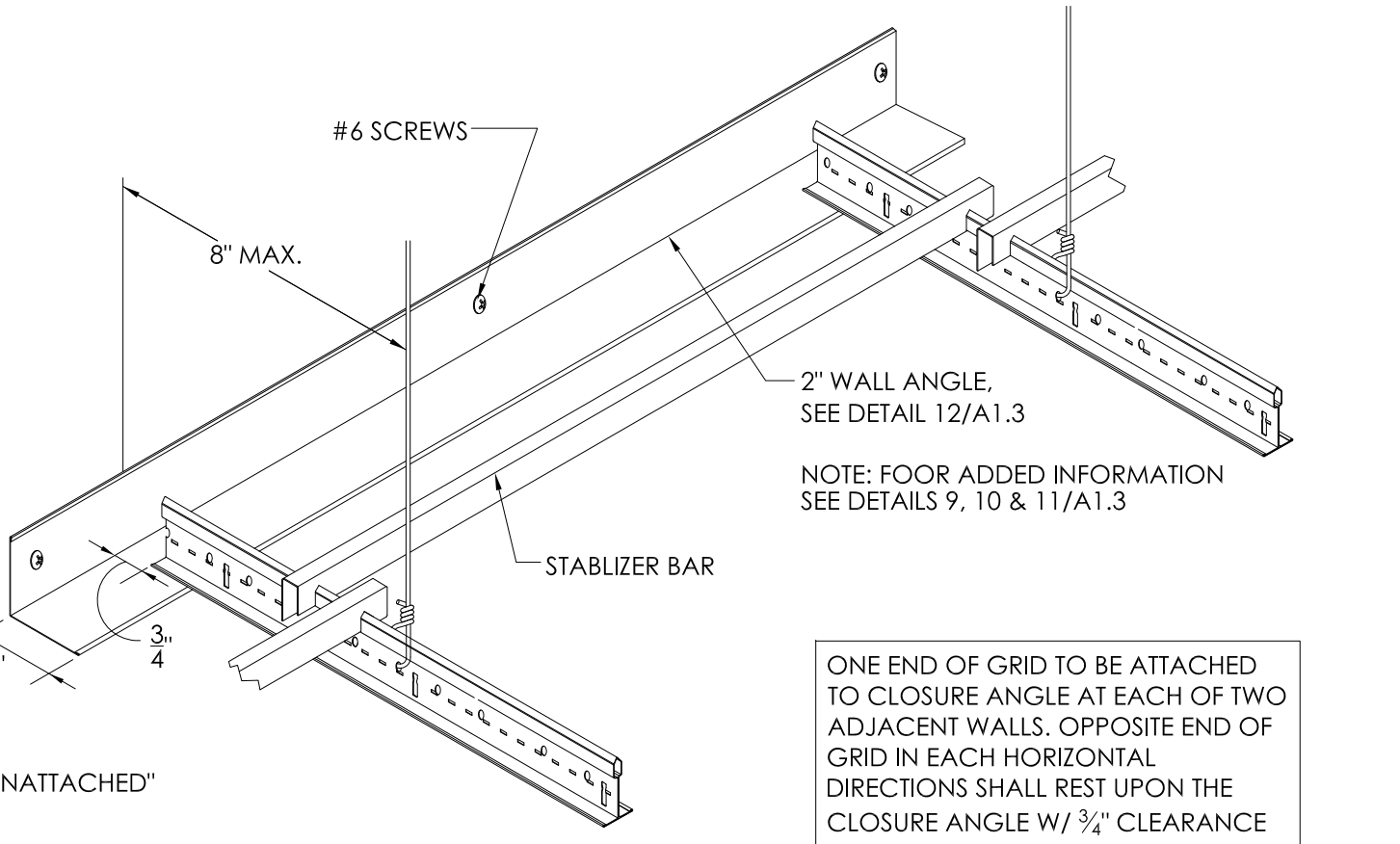
1 BRACE DETAIL
SCALE: 1" = 1'-0"



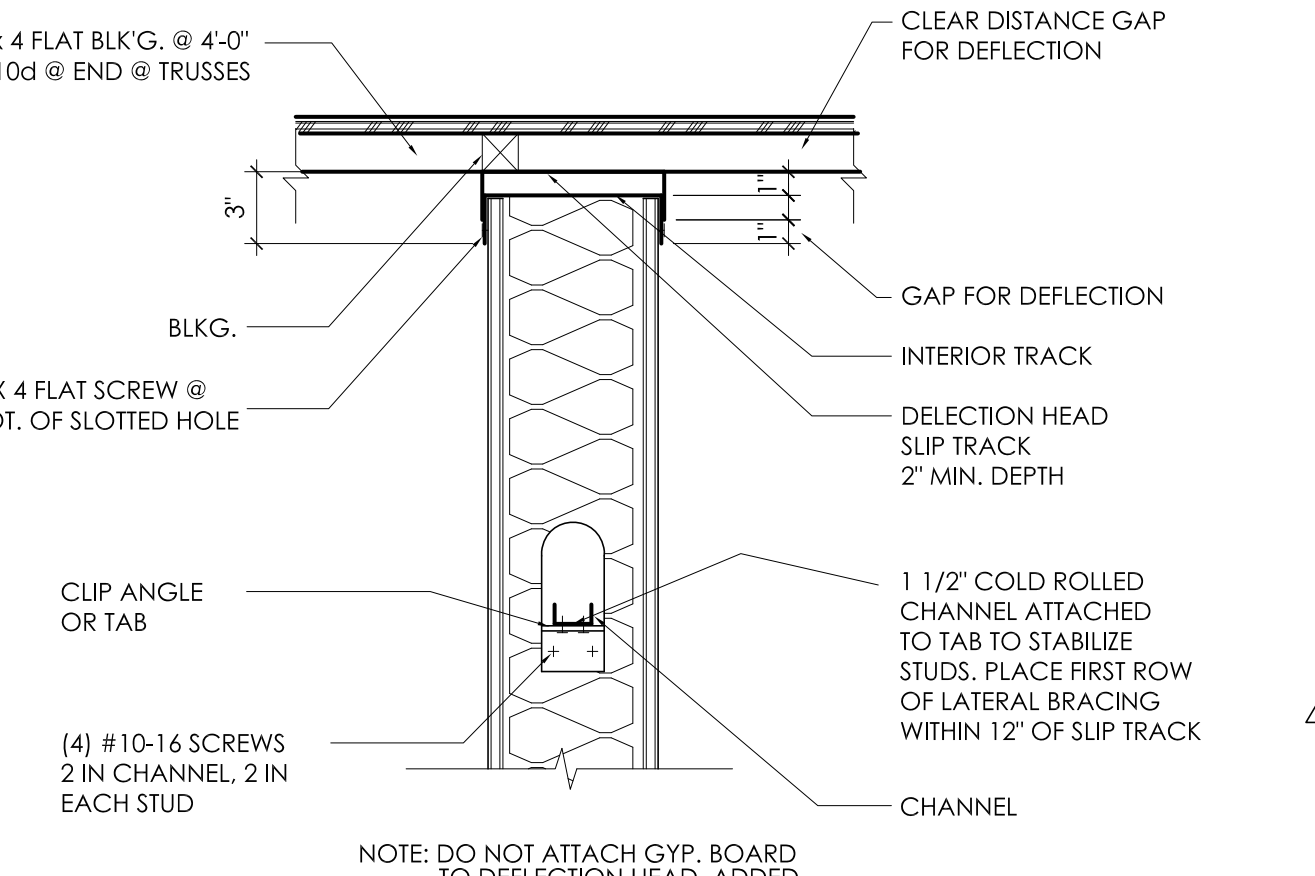
10 EXPANSION JOINT
SCALE: 3" = 1'-0"



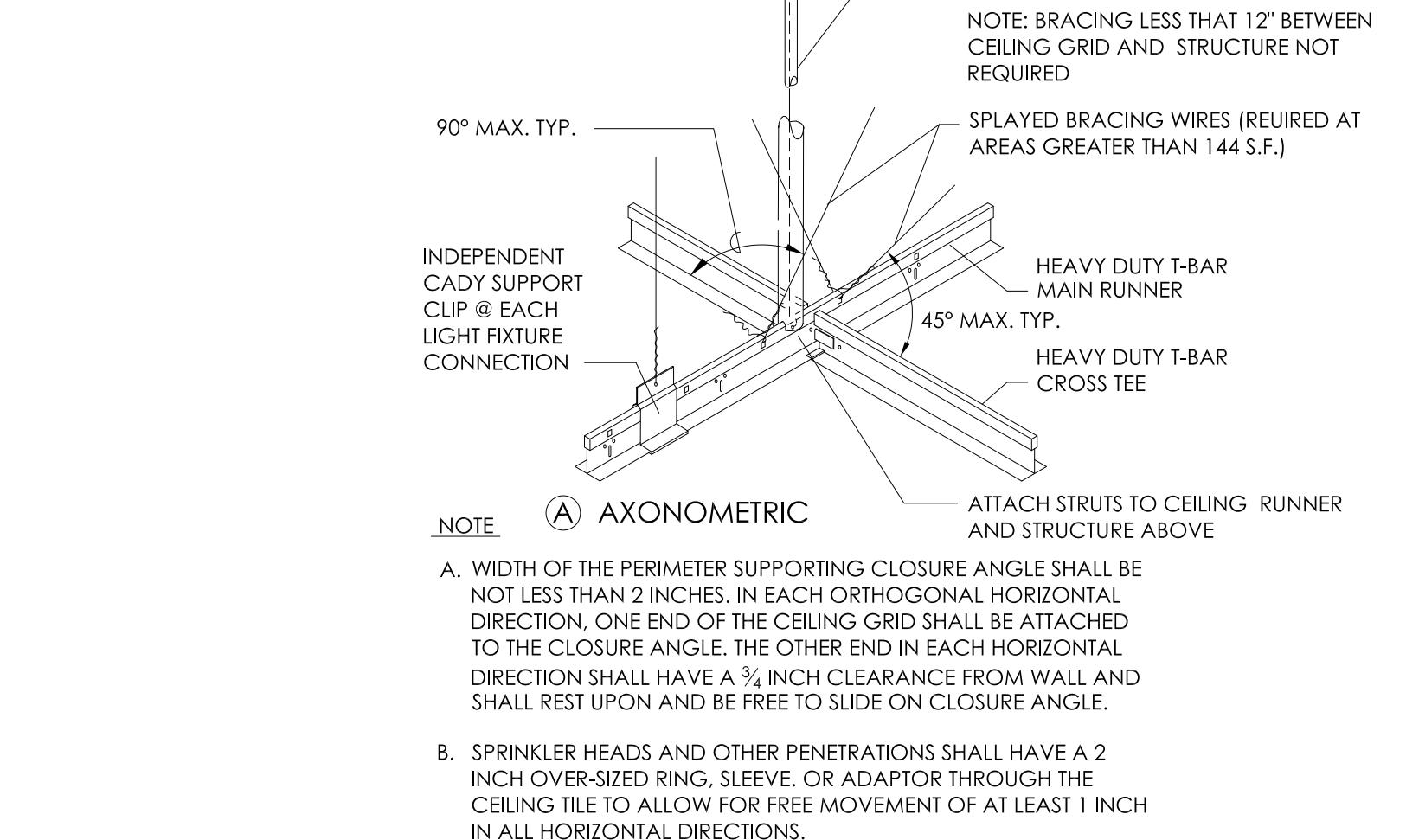
10 SUSPENDED CEILING at LIGHT
SCALE: 3" = 1'-0"



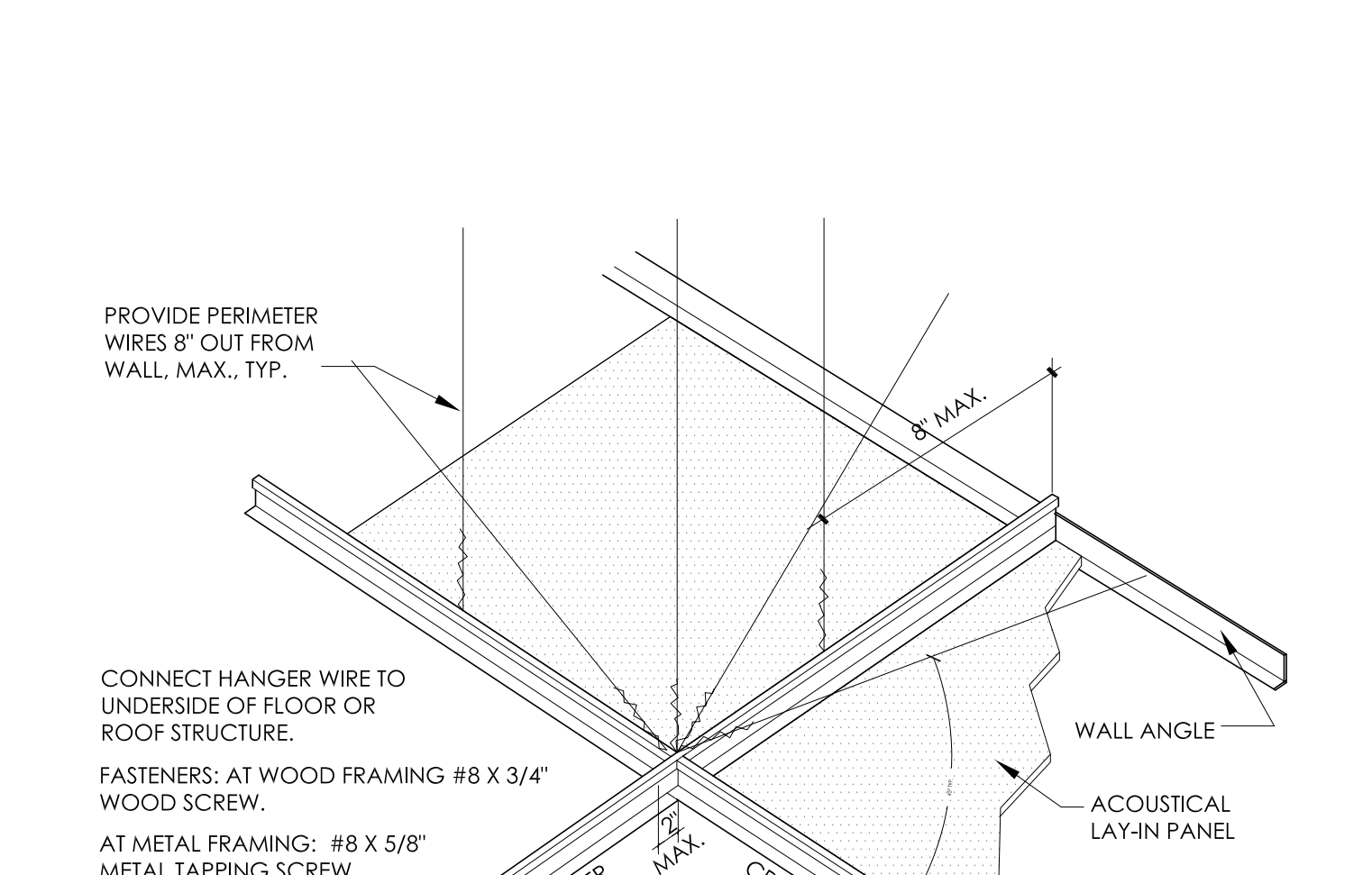
8 SUSPENDED CLG. UNATTACHED END OF GRID
SCALE: N.T.S.



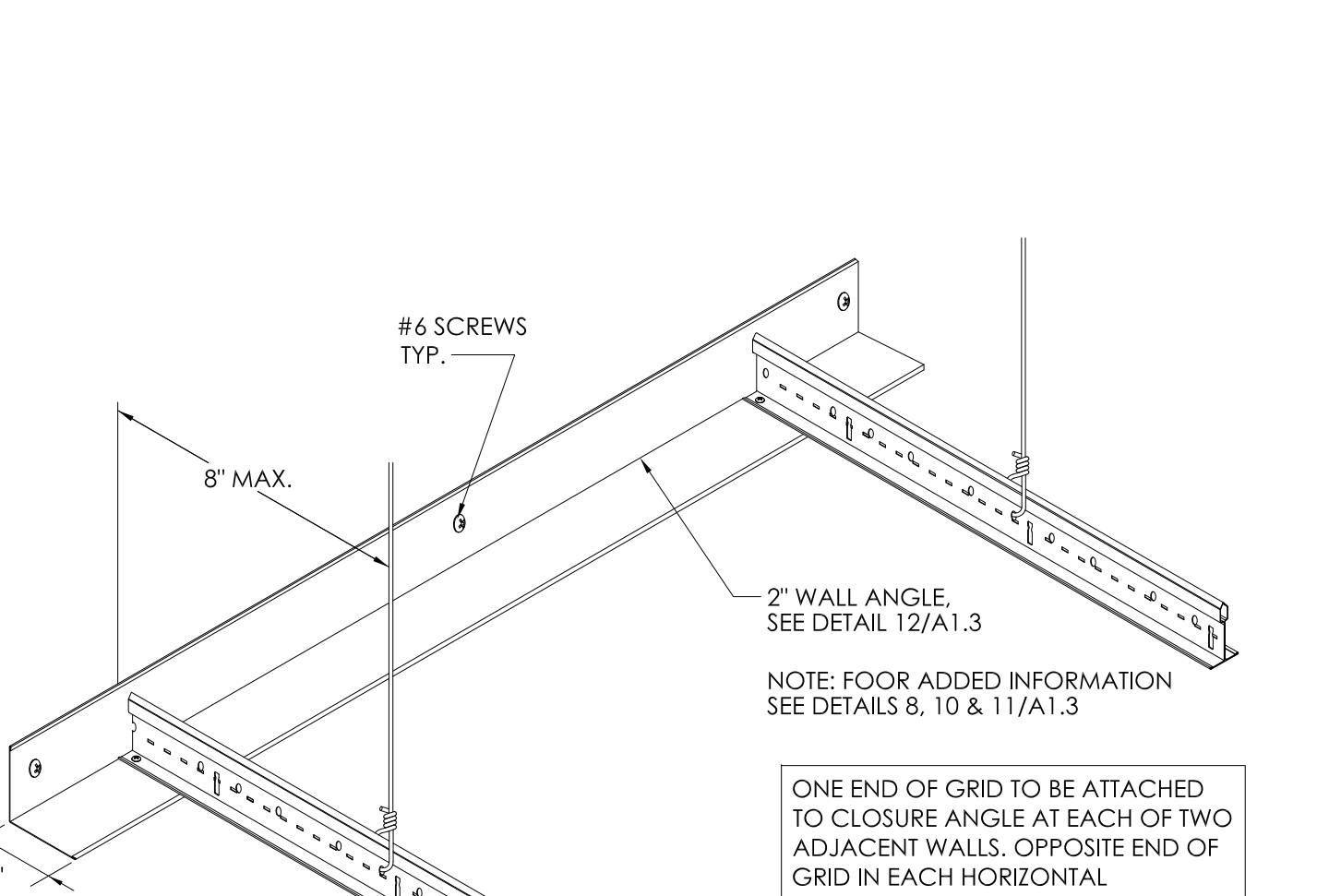
6 DEFLECTION HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



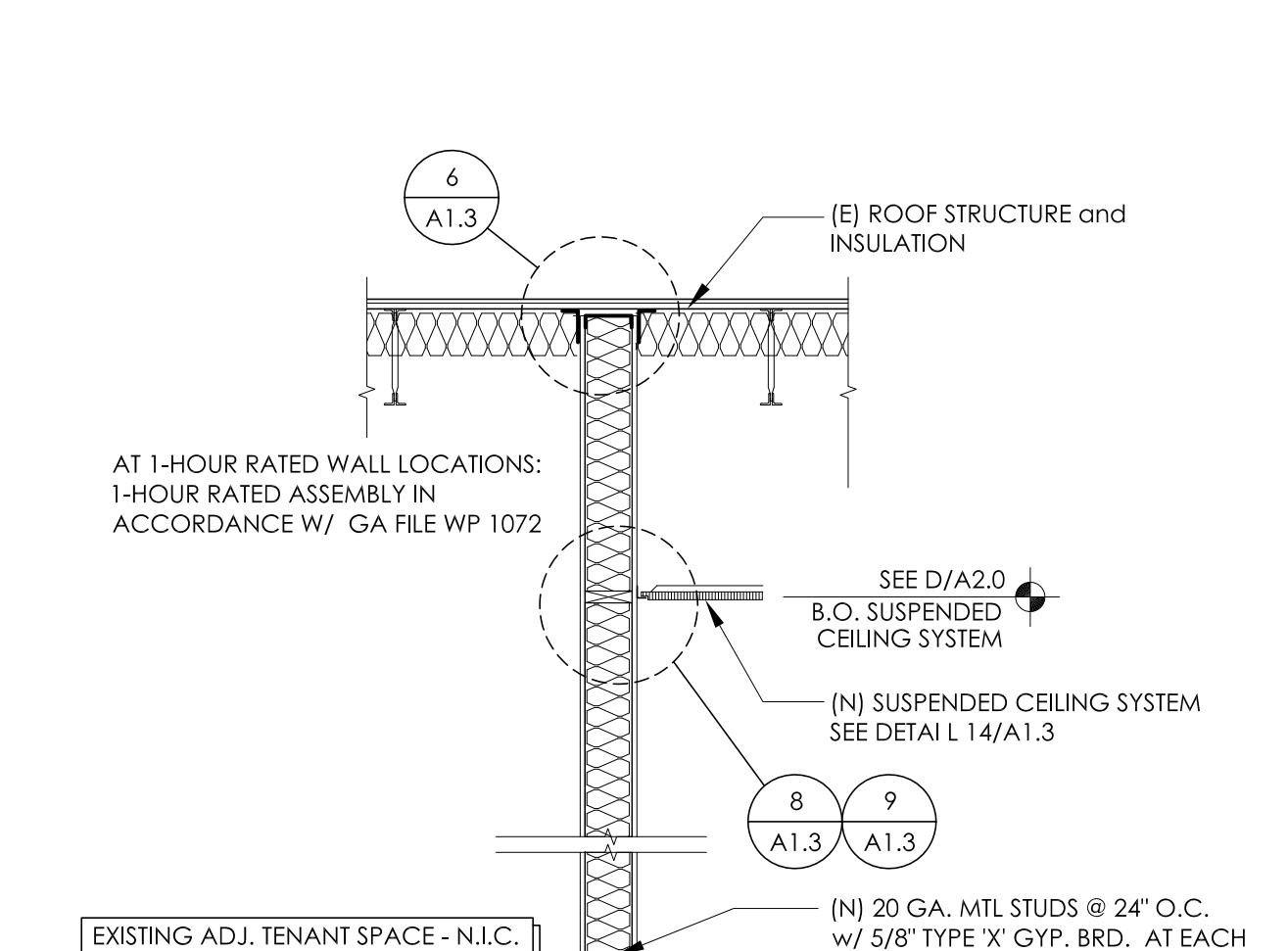
11 AXONOMETRIC
SCALE: 3" = 1'-0"



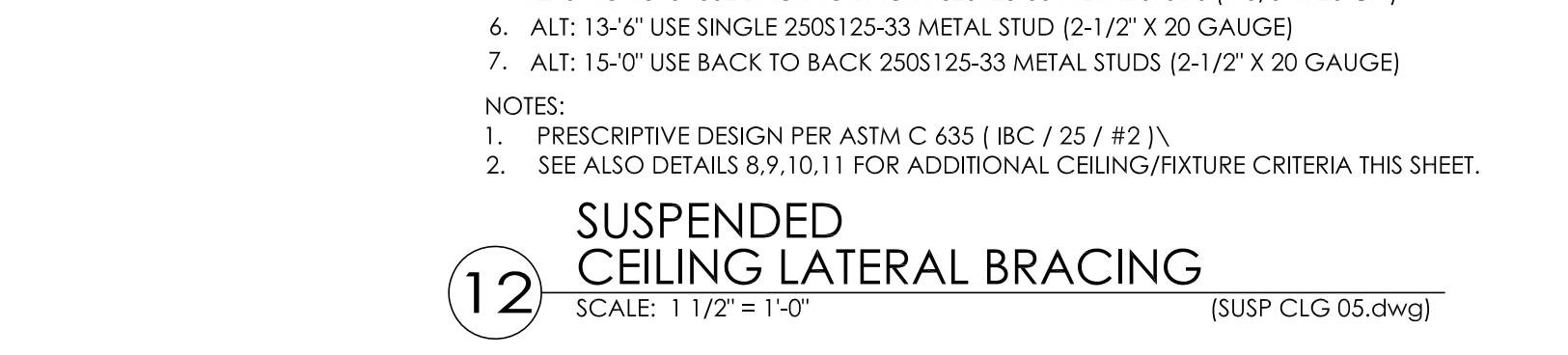
11 SUSPENDED CEILING at WALL
SCALE: 3" = 1'-0"



9 SUSPENDED CLG. ATTACHED END OF GRID
SCALE: N.T.S.



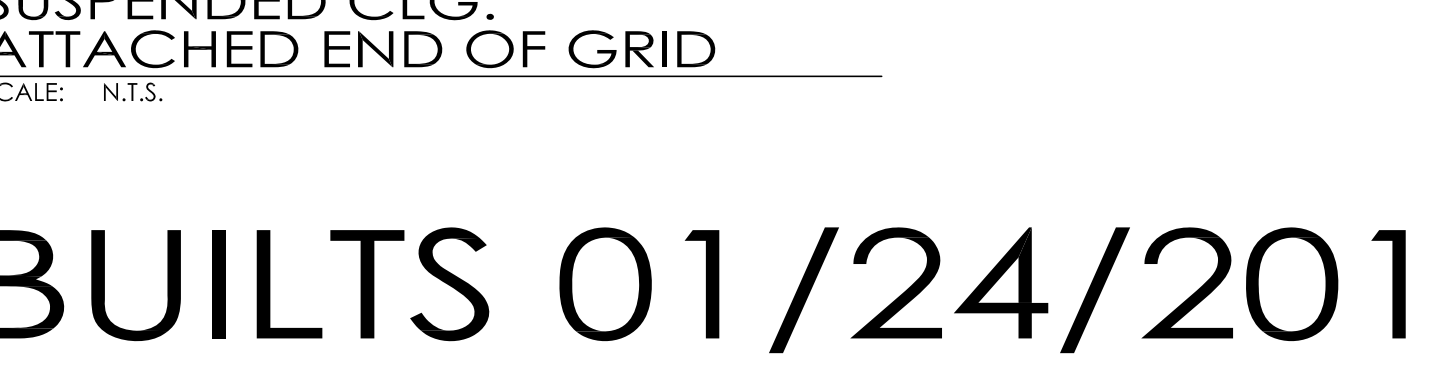
7 DEMISING WALL
SCALE: 1/2" = 1'-0"



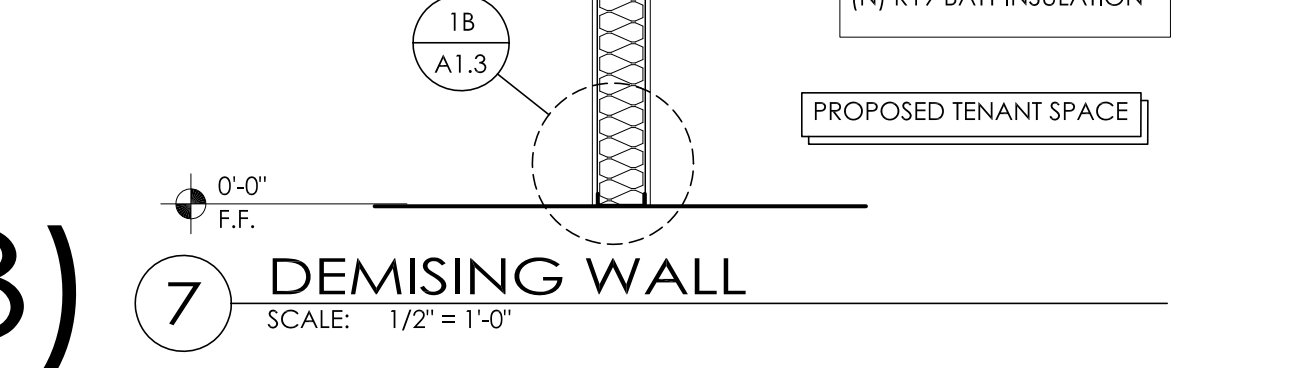
12 SUSPENDED CEILING LATERAL BRACING
SCALE: 1 1/2" = 1'-0"



11 SUSPENDED CEILING at WALL
SCALE: 3" = 1'-0"

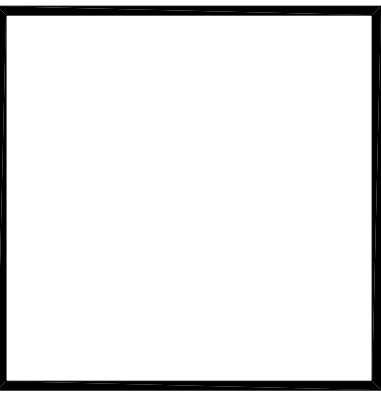


9 SUSPENDED CLG. ATTACHED END OF GRID
SCALE: N.T.S.



7 DEMISING WALL
SCALE: 1/2" = 1'-0"

(AS-BUILTS 01/24/2013)



201 Ferry Street, SE
Suite 200
Salem, OR 97301
(503)

Tenant Improvements for:
Tuesday Morning
Hilfiker Square, Salem OR

PROJECT NO. 12-126
DRAWN BY : KMG/JMP
CHECKED BY :

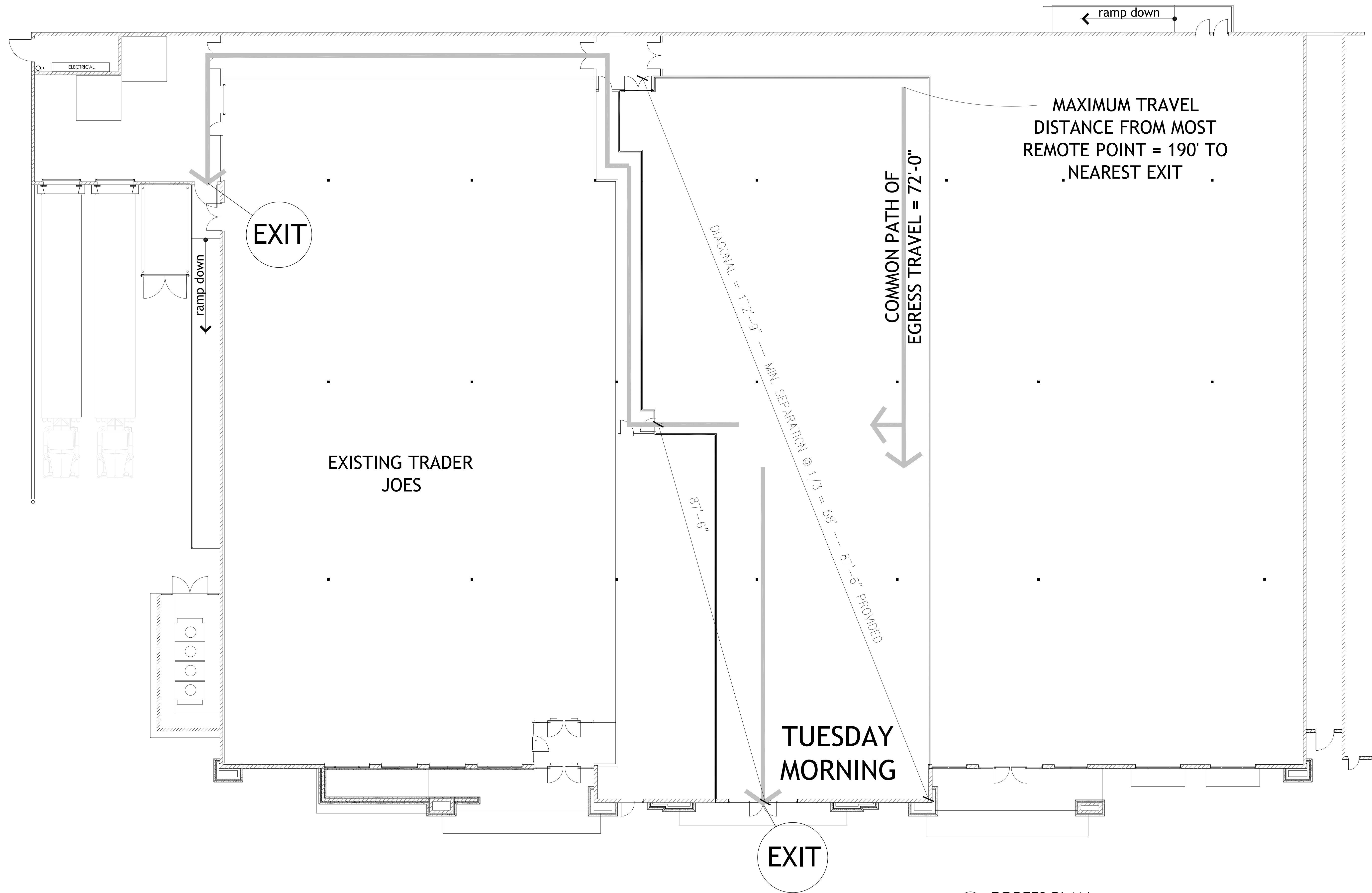
DATE : 10-9-2012
REVISION : 10.30.2012
PLAN CHECK

BSAA
ARCHITECTURE & PLANNING
BENNER STANGE ASSOCIATES
ARCHITECTS, INC.
5200 S.W. MEADOWS RD., SUITE B-130
LAKE OSWEGO, OR 97035
(503) 670-0234
FAX (503) 670-0235
bsa@bsaarch.com

SECTION and DETAILS

A1.3

Permit Set 10-2-2012



2 EGRES PLAN
SCALE: 1/8" = 1'-0"

(AS-BUILTS 01/24/2013)

A1.4



201 Ferry Street, SE
Suite 200
Salem, OR 97301
(503)

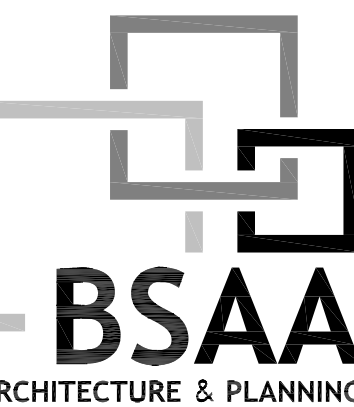
Tenant Improvements for:
Tuesday Morning
Hilfiker Square, Salem OR

PROJECT NO.
12-126

DRAWN BY :
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EGRESS
PLAN

Permit Set 10-2-2012