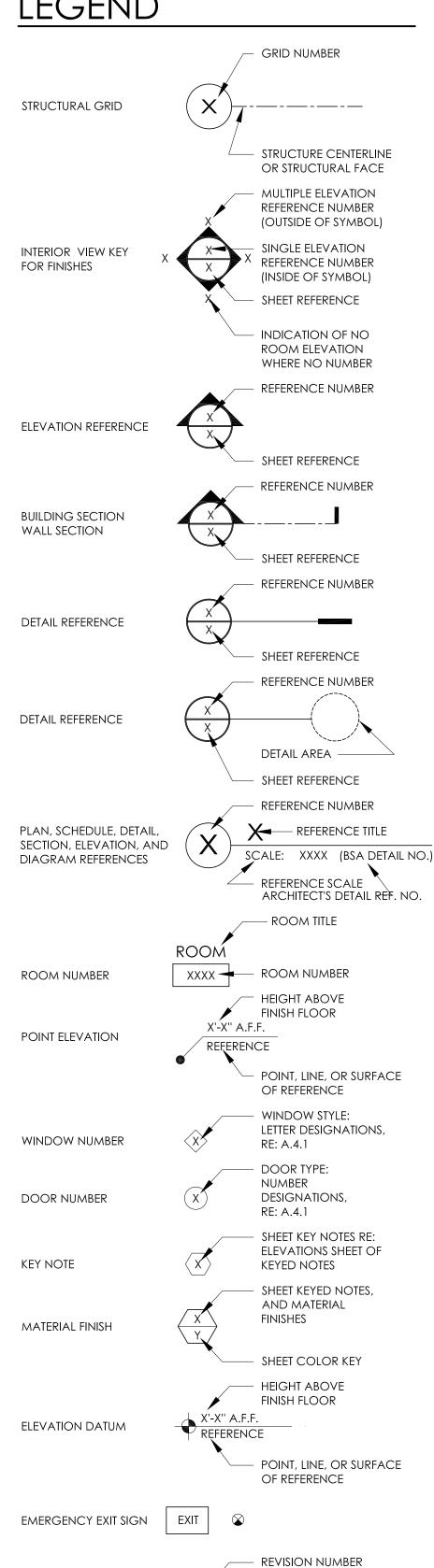
TUESDAY MORNING

HILFIKER SQUARE

LEGEND



PLAN CHANGE

SHEET REFERENCE

BUILDING NUMBER-

DISCIPLINE

COL.

AFTER BID

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.
- NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES or REGULA-TIONS. 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 DEPART-
- MENT FIELD INSPECTOR. DURING CONSTRUCTION, PROVIDE A PORTABLE FIRE EXTIN-GUISHER 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
- 7. PROVIDE BLOCKING at ALL PLYWOOD and GYPSUM BOARD SHEATHING
- 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/
- 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

and/OR TO THE EDGE OF CONCRETE SLABS.

- 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 BUILIDNG 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 OF 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

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

INSTALLATION

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

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

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

CODE ANALYSIS

HIFIKER SQURE RETAIL CENTER PROJECT LOCATION: INTERSECTION OF COMMERCIAL STREET SE & 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 CR (COMMERCIAL RETAIL) ZONE CLASSIFICATION: 9,000 SF BASIC ALLOWABLE AREA: INCREASE w/SPRINKLERS (x3): 27,000 SF

GROSS PROPOSED AREA: 9,069 SF (LEASED SPACE) NUMBER OF STORIES - TABLE 503 (IBC) M = 1 STORYMAXIMUM ALLOWABLE STORIES **ACTUAL NUMBER OF STORIES:**

OPENINGS IN WALLS @ PROPERTY LINE ARE CONSIDERED FROM CENTERLINE OF PUBLIC WAY PER IBC 704.3

"M" (MERCANTILE) TENANT AREA: (Calculated by inside face of walls - usable space) SALES AREA /CORR. 8,739 SF / 30 = 291.00 occupants80 SF / 100 = 1.0 occupantsRESTROOMS (120 SF

TOTAL 292.00 Total Occupants EXITS REQUIRED (TABLE 1015.1): >49 = 2 exitsMIN. REQ'D (292)(.15)= 43.8" (3'-8") TOTAL EXIT WIDTH (TABLE 1005.1): PROVIDED 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 29a): 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 subsituted for 1-hr fire-restance-rated construction, provide such system is not otherwise required by other provisions of the code or used for an 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 Tokarsk EMAIL: jim@mwinv.com

ARCHITECT

BENNER STANGE ASSOCIATES ARCHITECTS, P.C. 5200 S.W. MEADOWS RD. STUITE B130 LAKE OSWEGO, OREGON 97035 PHONE: (503) 670-0234 FAX: (503) 670-0235 CONTACT: THOMAS F. FALLON E-MAIL: tfallon@bsaarch.com

BUILDING PLAN REVIEW

CITY OF SALEM 555 LIBERTY ST. SE, ROOM 320 SALEM, OREGON 97301 PHONE: (503) 588-6256 FAX: (503) 588-6115

EXISTING SHOPPING CENTER PYLON SIGN EXISTING DRIVE TRADER JOE'S PETCOC **PROPOSED** TENANT LOCATION

HILFIKER ROAD

SALEM, OREGON

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

201 Ferry Street, SE Suite 200 Salem, OR 97301

(503)

• — S

PROJECT NO. 12-126 DRAWN BY: KMG/JMP CHECKED BY DATE: 10-9-2012 REVISION 10.30.2012 PLAN CHECK



BENNER ARCHITECTS, INC 5200 S.W. MEADOWS RD. LAKE OSWEGO, OR 97035

FAX (503) 670-023

bsa@bsaarch.com

COVER SHEET

TO.

ABBREVIATIONS

w	Al	CONC.
A.B.	ANCHOR BOLT	COND.
ACOUST.	ACOUSTIC/ACCOUSTICAL	CONN.
ADJ.	ADJACENT	CONST.
A.F.F.	ABOVE FINISHED FLOOR	CONT.
AGG.	AGGREGATE	CORR.
ALUM.	ALUMINUM	CU.
ANOD.	anodized	C.F.M.
APPROX.	APPROXIMATE	C.I.
ARCH.	ARCHITECTURAL	C.J.
ASPH.	ASPHALT	C.M.U.
AUTO.	AUTOMATIC	
A.N.S.I.	AMERICAN NATIONAL	Ø or DI
	Standards institute	(D)
		DBL.
BRD.	BOARD	DEPT.
BLDG.	BUILDING	DIM.
BLK. / BLK'G.	BLOCKING	DISP.
BM.	BEAM	DN.
BOT.	BOTTOM	DR.
B.O.	by owner	DWG.
		DTL.
CAB.	CABINET	D.S.
CER.	CERAMIC	D.F.
Q	CENTER LINE	
CLG.	CEILING	(E)
CLR.	CLEAR	EA.

COLUMN

CONC. COND. CONN. CONST. CONT. CORR.	CONCRETE CONDITION CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR	EQ. EXIST. EXP. EXTING. EXT. E.J.
CU.	CUBIC	E.W.
C.F.M.	CUBIC FEET PER MINUTE	
C.I.	CAST IRON	FDTN.
C.J.	CONTROL JOINT	F.F.E.
C.M.U.	CONCRETE MASONRY UNIT	FIN.
		F.F.
Ø or DIA.	DIAMETER	FLR.
(D)	DEMOLISH	FT.
DBL.	DOUBLE	FTG.
DEPT.	DEPARTMENT	F.E.C.
DIM.	DIMENSION	F.O.F.
DISP.	DISPENSER	F.O.M.
DN.	DOWN	F.O.S.
DB	$D \cap CP$	E \/

DRAWING

DOWNSPOUT

DOUGLAS FIR

ELECTRIC/ELECTRICAL

ELEVATION/ELEVATOR

DETAIL

EXISTING

EQUIPMENT

ELECT.

EL./ELEV.

EQUIP.

	EXT. E.J.	EXTERIOR EXPANSION JOINT
	E.W.	EACH WAY
UTE		
	FDTN.	FOUNDATION
	F.F.E.	FINISH FLOOR ELEVATION
RY UNIT	FIN.	FINISH
	F.F.	FINISH FLOOR
	FLR.	FLOOR
	FT.	FOOT
	FTG.	FOOTING
	F.E.C.	FIRE EXTINGUISHER CABINET
	F.O.F.	FACE OF FINISH
		FACE OF MASONRY
	F.O.S.	FACE OF STUD / SHEATHING
	F.V.	FIELD VERIFY
	GALV.	GALVANIZED
	GA.	GAUGE
	G.D.	GUTTER DRAIN
	GEN.	GENERAL

GLASS

GLU-LAM

GYP. BRD. GYPSUM BOARD

EQUAL

EXISTING

EXPANSION

EXTINGUISH/EXTINGUISHER

	H.M. HVAC	HOLLOW METAL HEATING VENTILATION and AIR CONDITIONING
	IN.	INCH
	INSUL.	Insulation
	INT.	INTERIOR
	JT.	JOINT
T	JST.	JOIST
•		
	LAM.	LAMINATED
G	LAV.	LAVATORY
	MANUF./MFR.	MANUFACTURER
	MAS.	MASONRY
	MAT.	MATERIAL
	MAX.	MAXIMUM
	M.D.O.	medium density overlaid
	MECH.	MECHANICAL

MEMBRANE

MEZZANINE

HANDICAPPED

HEADER

HOUR

HEIGHT

HOSE BIBB

HORIZONTAL

HOLLOW CORE

HC/HCAP.

HDR.

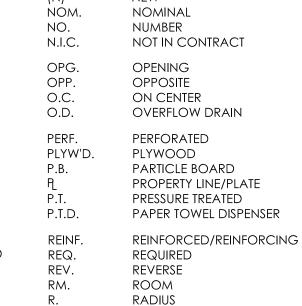
HORIZ.

HR.

H.B.

MEMB.

MEZZ.



ROUGH OPENING

MANHOLE

MINIMUM

METAL

MODIFY

MISCELLANEOUS

MASONRY OPENING

MH.

MISC.

M.O.

MTL.

STD. RAIN DRAIN/ROOF DRAIN

SITE PLAN

SCHED.

SECT.

SHT'G.

SQ. FT.

STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYS. SYSTEM S. and S. STAIN and SEAL STAIN and VARNISH S. and V SOAP DISPENSER SHEET METAL STAINLESS STEE THICK TYPICAL T&G

SCHEDULE

SECTION

SQUARE

SIMILAR

SHEATHING

SQUARE FEET

STANDARD

SPECIFICATION

SHEET

SAW CUT/SOLID CORE

TONGUE and GROOVE TOP OF CURB

TROWEL JOINT/TOOL JOINT

U.N.O. UNLESS NOTED OTHERWISE VEN. VENEER VERTICAL V.C.T. VINYL COMPOSITION TILE with WD. WOOD WIN. WINDOW WATERPROOF WEIGHT WATER CLOSET TILE COUNCIL INSTITUTE W.F.

WIDE FLANGE W.H. WATER HEATER

T.O.A. TOP OF ASPHALT PARKING

T.O.C. TOP OF CONCRETE / CURB

TOP OF FRAMING

T.O.D. TOP OF DECK

T.O.P. TOP OF PLATE

T.O.M. TOP OF MASONRY

T.O.S. TOP OF SHEATHING

TUBE STEEL

UG. UNDERGROUND

TOILET PAPER

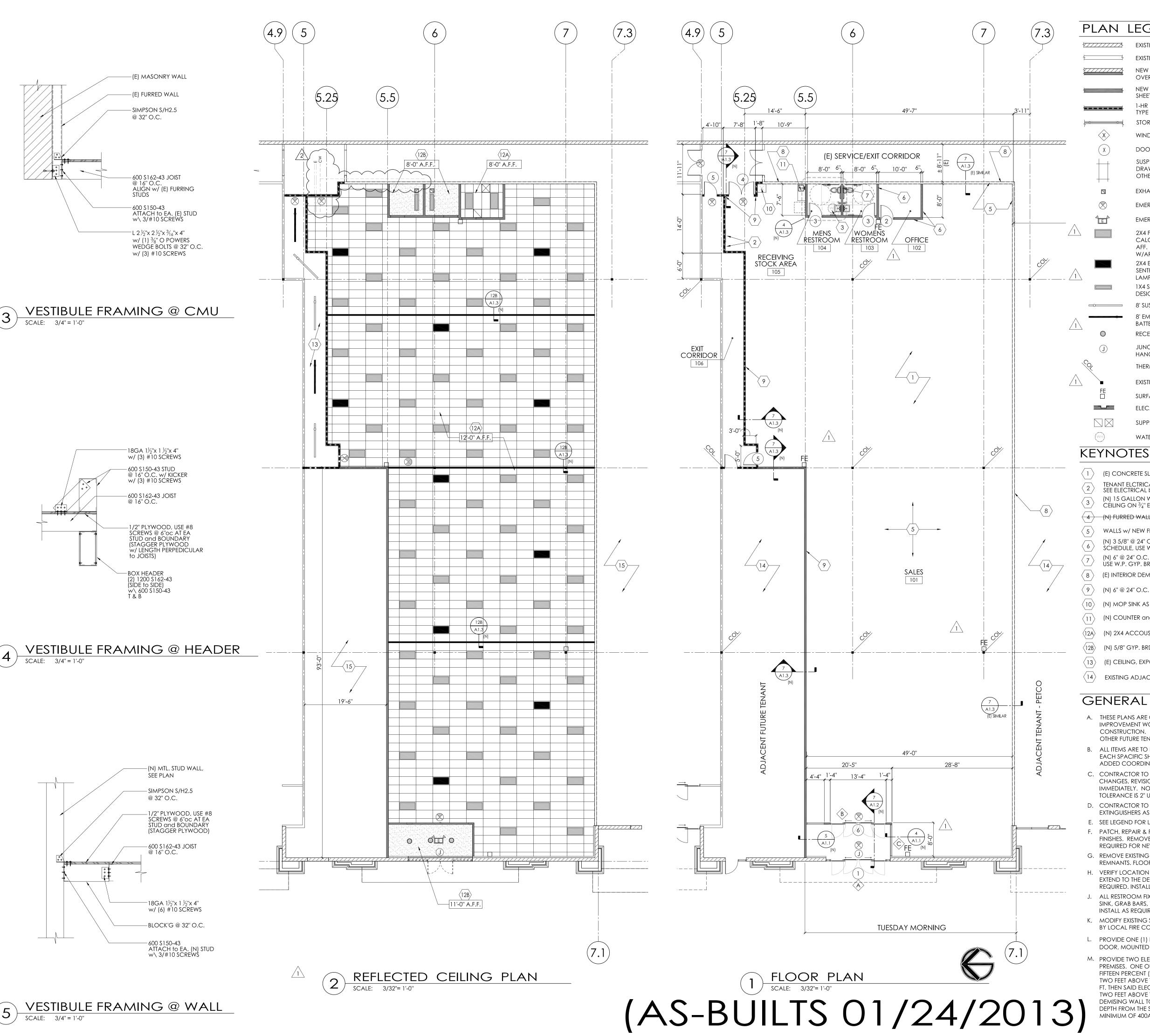
T.P.D. TOILET PAPER DISPENSER

U.B.C. UNIFORM BUILDING CODE

T.O.F.

PROJECT LOCATION VICINITY MAP

(AS-BUILTS 01/24/2013)



PLAN LEGEND

EXISTING CMU WALL

EXISTING WALL

NEW FURRED WALL W/ INSULATION OVER EXISTING CMU - FIELD VERIFY EXISITING CONDITION

NEW METAL STUD FULL HEIGHT WALL w/ $\frac{5}{8}$ " TYPE 'X' SHEET ROCK ON BOTH SIDES - PAINT AS DIRECTED.

1-HR RATED WALL - NEW METAL STUD FULL HEIGHT WALL $\text{w}/\ 5\%$ " 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

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

2X4 EMERGENCY EGRESS FLUORESCENT LIGHT FIXTURE W/ POWER SENTRY FLUORESCENT BATTERY PACK PS1400QD, 2 (32W) T8

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 COLUNN LOCATIONS

SURFACE MOUNTED FIRE EXTINGUISHER TYPE SA10BC

ELEC. PANEL by DESIGN/BUILD

SUPPLY/RETURN GRILLES - SEE MECHANICAL DWGS. by OTHERS WATER HEATER ON PLATFORM ABOVE RESTROOM

LANDLORD SCOPE OF WORK

 \langle 1 \rangle (e) concrete slab TENANT ELCTRICAL PANEL & TELEPHONE BOARD LOCATION, SEE ELECTRICAL by DESIGN/BUILD

(N) 15 GALLON WATER HEATER ABOVE CEILING ON $\frac{3}{4}$ " EXT.PLY. DECK, SEE DETAIL $\frac{3}{4}$ 1.3

4 > (N) FURRED WALL w/ RIGID INSULATION and 5/4" GYP. BRD. FINISHES

WALLS W/ NEW FINISHES, SEE INTERIOR FINISH SCHEDULE

(N) 3 5/8" @ 24" O.C. w/ $\frac{5}{8}$ " 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/ $\frac{5}{8}$ " 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)

 \langle 9 \rangle (N) 6" @ 24" O.C. w/ $\frac{5}{8}$ " GYP. BRD. w/ (N) FINISHES, SEE SECTION 7/A1.3

 $\langle 10 \rangle$ (N) MOP SINK AS REQUIRED BY CODE.

 \langle $_{11} \rangle$ (N) COUNTER and SINK, SEE DETAIL 1/A1.2

 $\langle 12A \rangle$ (N) 2X4 ACCOUSTIC CEILING, SEE DETAIL 12/A1.3

(12B) (N) 5/8" GYP. BRD. CEILING (USE W.P. at RESTROOMS) SEE DETAIL 3/A1.3

(13) (E) CEILING, EXPOSED TO STRUCTURE

 $\langle 14 \rangle$ 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



201 Ferry Street, SE

Suite 200

(503)

Salem, OR 97301

• — O

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

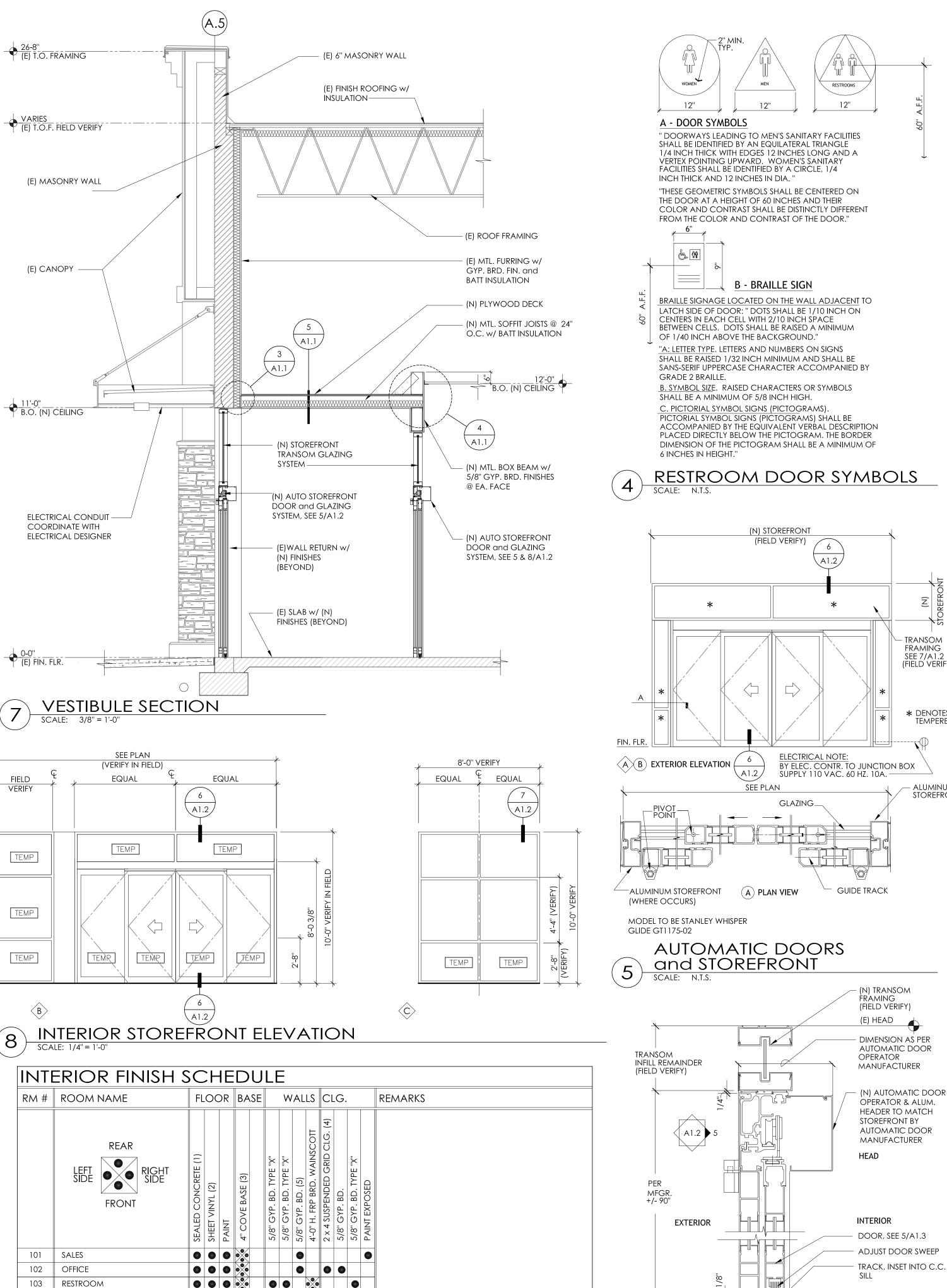
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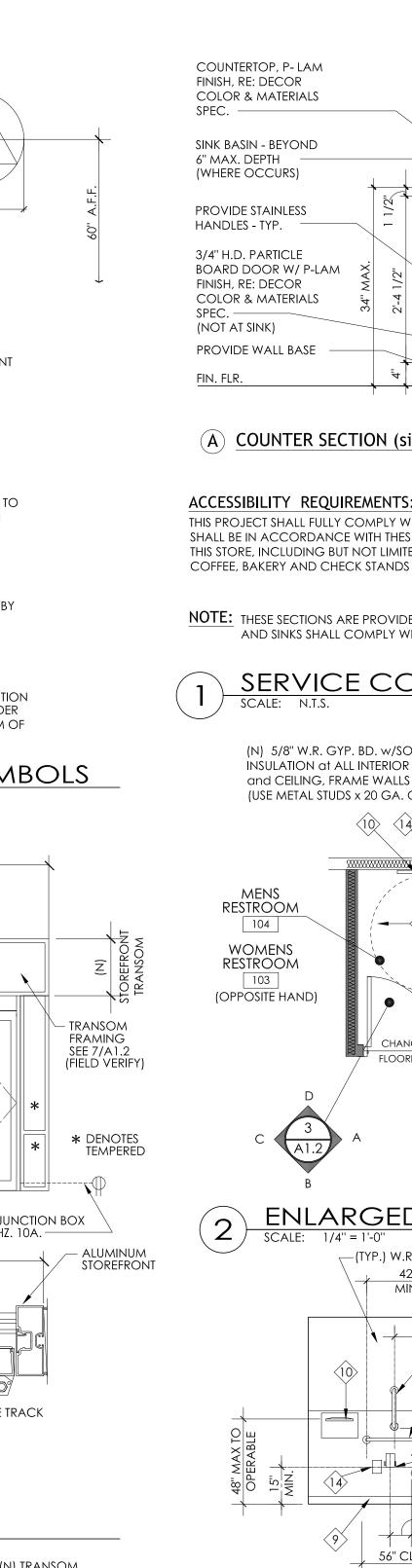
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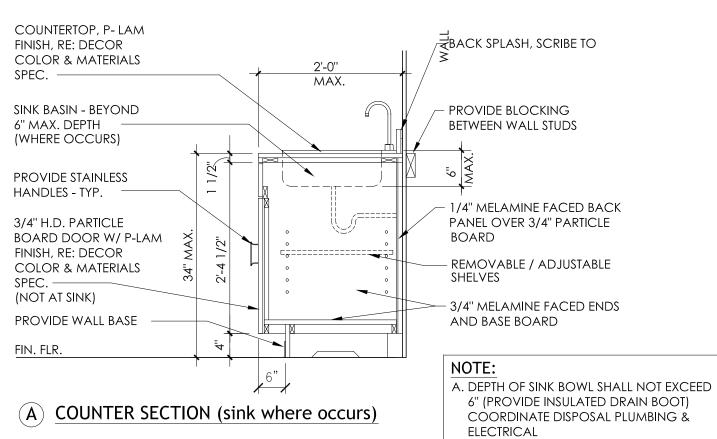
REVISION: 10.30.2012 PLAN CHECK

BENNER STANGE **ASSOCIATES** ARCHITECTS, INC. 5200 S.W. MEADOWS RD. SUITE B-130 LAKE OSWEGO, OR 97035 (503) 670-0234 FAX (503) 670-0235

Floor, Reflected Clg. Plans, Restrooms, & Finish Scheds.



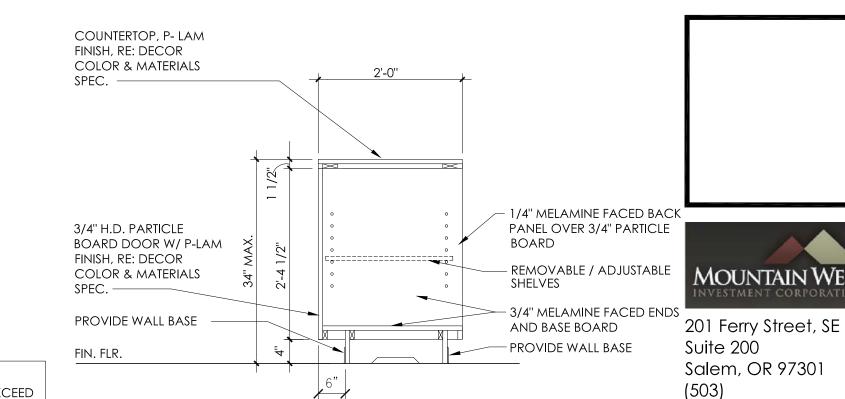




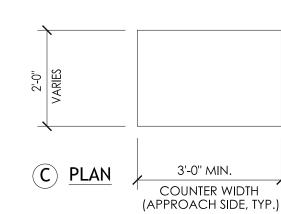
B. PROVIDE 4 SIDE DRAWERS MIN. w/ BEARING CASTER SLIDES

THIS PROJECT SHALL FULLY COMPLY WITH OSSC CHAPTER 11 & SECTION 1109, ACCESSIBILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. ACCESSIBILITY REQUIREMENTS FOR SERVICE COUNTERS IN THIS STORE, INCLUDING BUT NOT LIMITED TO THE PHARMACY, FLOWER, CUSTOMER SERVICE, DELI, STARBUCKS COFFEE, BAKERY AND CHECK STANDS SHALL COMPLY WITH THESE STANDARDS

NOTE: THESE SECTIONS ARE PROVIDED FOR AS A GUIDELINE FOR "ADA" ACCESSIBILITY ALL SERVICE COUNTERS AND SINKS SHALL COMPLY WITH THESE STANDARDS. CONFIGURATION VARIATIONS MAY OCCUR.



B SERVICE COUNTER SECTION



KEY # ITEM DESCRIPTION

(APPROACH SIDE, TYP.)

BATHROOM KEYNOTES (#)

PAPER TOWEL DISPENSER

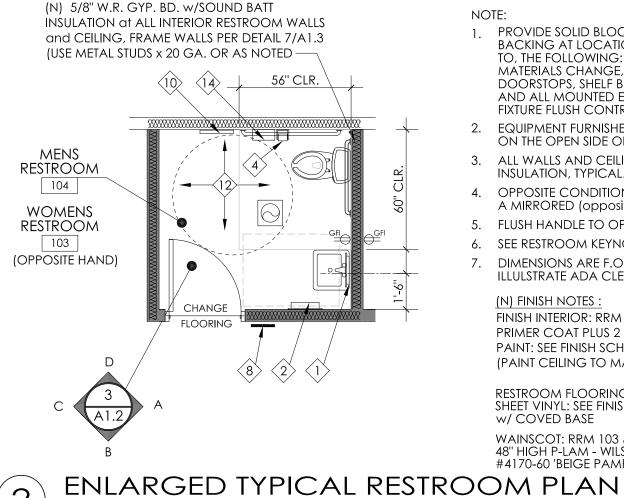
24" X 36" TILT MIRROR W/SHELF

"BOBRICK" Model: B-166 2436

"BOBRICK" Model: B-2620 ClassicSeries

SERVICE COUNTER and COUNTER SINK (ADA REQUIREMENTS)

WAINSCOT -



-(TYP.) W.R. GYP. BD. FINISH

1. PROVIDE SOLID BLOCKING OR OTHER SUITABLE BACKING AT LOCATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: EDGES WHERE FINISH MATERIALS CHANGE, GRAB BARS, TOILET, PARTITIONS, DOORSTOPS, SHELF BRACKETS, HANDRAILS AND ALL MOUNTED EQUIPMENT, INCLUDING TOILET FIXTURE FLUSH CONTROL VALVES SHALL BE LOCATED.

2. EQUIPMENT FURNISHED BY OWNER. ON THE OPEN SIDE OF THE FIXTURE SPACE.

3. ALL WALLS AND CEILING SHALL HAVE SOUND BATT INSULATION, TYPICAL. 4. OPPOSITE CONDITION OCCURS WHERE RESTROOM ARE A MIRRORED (opposite hand).

5. FLUSH HANDLE TO OPEN SIDE OF W.C., REQUIRED by CODE. 6. SEE RESTROOM KEYNOTES FOR ADDITIONAL INFORMATION. DIMENSIONS ARE F.O. FINISH THIS DETAIL TO PROPERLY ILLULSTRATE ADA CLEARANCES.

(N) FINISH NOTES: FINISH INTERIOR: RRM 105 & 106 PRIMER COAT PLUS 2 FINISH COATS PAINT: SEE FINISH SCHEDULE (PAINT CEILING TO MATCH WALL COLOR)

RESTROOM FLOORING: RRM 105 & 106 SHEET VINYL: SEE FINISH SCHEDULE w/ COVED BASE WAINSCOT: RRM 103 & 104 48" HIGH P-LAM - WILSONART

#4170-60 'BEIGE PAMPAS'

18" VERT. GRAB BAR by "BOBRICK" or "EQUAL" TOILET TISSUE DISPENSER "BOBRICK" Model: B-274 Classic Series 1-1/2" S.S. GRAB BARS "BOBRICK" and or "EQUAL PRODUCT" (N) 48" HIGH P-LAM by WILSONART #4170-60 INSULATED DRAIN FOR LAVATORY PROJECT NO. RESTROOM WALL MOUNTED SYMBOLS, 12-126 SEE DETAIL 4/A1.2 (AT EXTERIOR WALL)

4" WALL BASE PER SPECIFICATION SANITARY SEAT COVER DISPENSER
"BOBRICK" Model: B-4221 ConturaSeries (N) WALL MOUNTED S.S. COAT RACK

(N) WALLS and CEILING w/SOUND BATT INSULATION

"BOBRICK" Model: B-4112 ConturaSeries SANITARY NAPKIN DISPOSAL "BOBRICK" Model: B-270 ConturaSeries

-WAINSCOT 6" MIN. TOE CLEARANCE -8" MIN. KNFF CLEARANCE

RESTROOM ELEVATIONS

	DULE	-		0074111 2			17 (10) 7 77 (1	INE FOR INE	111277 10 11127110	CHITECT PRIOR TO OI	, A
	SIZE DOOR FRAME			REMARKS							
NO. LOCATION	I I I I I I I I I I I I I I I I I I I	(SEE FLOOR PLAN FOR ACTUAL DOOR SWINGS)									
1 ENTRY / EXIT	13'-3 1/2	" MFR.	MFR.	1	_	METAL	TEMP.	CLEAR	METAL	DRK. BRONZE	AUTOMATIC SLIDER SET, SEE DETAIL 5 & 8/A1.2, "THIS DOOR TO REMAIN" SIG BREAKAWAY EGRESS FUNCTION, NOTE#1
2 OFFICE	3'-0''	7'-0''	1 3/4"	2	_	WOOD		STAIN	METAL	PAINT	VERIFY DOOR STAIN COLOR W/ TENANT
3 RESTROOM (UNISEX)	3'-0''	7'-0''	1 3/4"	2	_	WOOD		STAIN	METAL	PAINT	VERIFY DOOR STAIN COLOR W/ TENANT
4 EXIT	(2)3'-0"	7'-0''	1 3/4"	4	60 MIN.	METAL		PAINT	METAL	PAINT	PROVIDE PANIC HARWARE and DOOR ASTRIGALS
5 EXIT	3'-0''	7'-0''	1 3/4"	3	60 MIN.	METAL		PAINT	METAL	PAINT	PROVIDE PANIC HARWARE and DOOR ASTRIGALS
6 ENTRY / EXIT	13'-3 1/2	" MFR.	MFR.	MFR.	_	METAL	TEMP.	CLEAR	METAL	DRK. BRONZE	AUTOMATIC SLDR SET, SEE DETAIL 5, 8/A1.2 W/ BREAKAWAY EGRESS, NO LOC

BREAKAWAY EGRESS FUNCTION (1) MORTISE ENTRY LOCK HARDWARE SIGN ABOVE DOOR "THIS DOOR TO REMAIN OPEN..." WEATHERSTRIPPING, PUSH/PULLS, CONCEALED CLOSERS AND HOLD-OPEN ARM OPTIONS, ETC. BY MANUFACTURER

BREAKAWAY FUNCTION HARDWARE SET NO. 2 (RESTROOM & OFFICE DOOR) 1) MORTISE PRIVACY LOCK (ADA COMPLIANT)

NOTE: OPPOSITE CONDITION OCCURS WHERE RESTROOM ARE A MIRRORED CONDITION

(1) PASSAGE LATCH (1) WALL STOP (1) SECURITY ASTRAGAL HARDWARE SET NO. 4 (PAIR EXIT DOORS): (2½) PR BB NRP BUTTS (1/2) PR BB NRP CONDUIT BUTT

(1½ PR) BB BUTTS

(1) BAR EXIT DEVICE

(1) AUTOMATIC FLUSH BOLT (1) MANUAL FLUSH BOLT

. AT RETAIL/MERCANTILE ENTRY DOORS, PROVIDE A SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR SHALL REMAIN UNLOCKED WHEN OCCUPIED". THE SIGN SHALL BE IN LETTER NOT LESS THAN 1 INCH HIGH AND A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT ANY OPERATION OF ANY LATCHING DEVICE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOOR, CABINETS, PLUMBING

fixtures and storage facilities shall have lever or other shape permitting operation by wrist OR ARM PRESSURE AND NOT REQUIRING GRASPING, PINCHING OR TWISTING TO OPERATE. THE FORCE REQUIRED TO ACTIVATE SUCH EQUIPMENT, OTHER THAN EXTERIOR DOORS, SHALL BE NO GREATER THAN FIVE POUNDS FORCE. 3. ALL NON FERROUS HINGES TO BE STAINLESS METAL

4. ALL DOOR HARDWARE ITEMS TO BE SPECIFIED BY THE DOOR HARDWARE SUPPLIER AND APPROVED BY THE BUILDING OWNER / ARCHITECT. ALL DOOR HARDWARE SHALL MEET REQUIREMENTS PER STATE AND

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6 AUTOMATIC DOOR (HEAD)
SCALE: N.T.S. (AS-BUILTS 01/24/2013)

(E) FIN. FLR.

BY ELEC. CONTR. TO JUNCTION BOX, SUPPLY 110 VAC. 60 HZ. 10A.

F:\2012 BSA Projects\Hilfiker Tenants\Tuesday Morning TI-1_As Blts.dwg

106

104 RESTROOM

RECIEVING / STOCK AREA

(2) ARMSTRONG IMPERIAL TEXTURE STANDADRD EXCELON 51903 "BLUE/GRAY" 12"x12"x1/8"

EXIT CORRIDOR

BENNER STANGE **ASSOCIATES** ARCHITECTS, INC. 5200 S.W. MEADOWS RD. SUITE B-130 LAKE OSWEGO, OR 97035

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S

DRAWN BY :

CHECKED BY

KMG/JMP

10-9-2012

REVISION :

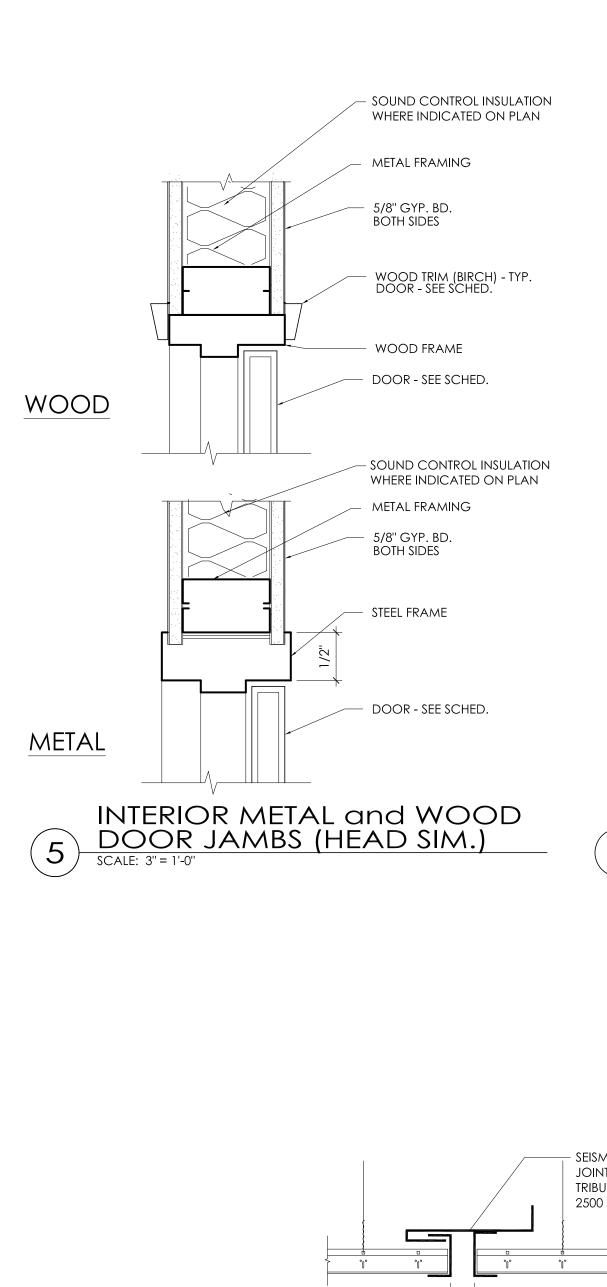
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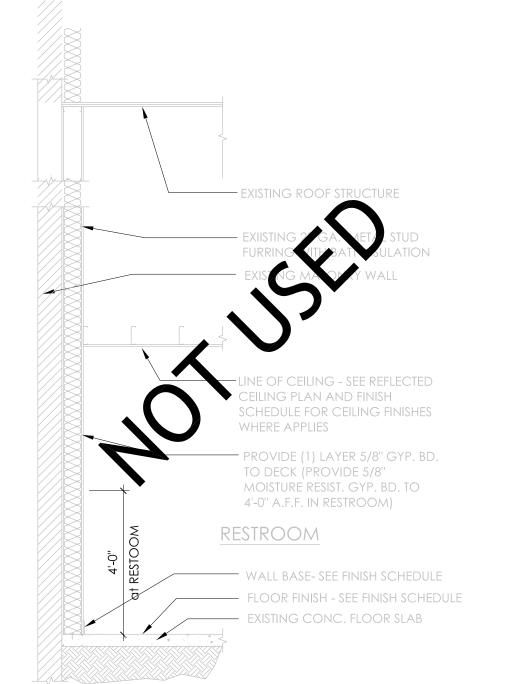
PLAN CHECK

DATE:

(503) 670-0234 FAX (503) 670-0235 bsa@bsaarch.com

<u>Details,</u> Restrooms, & Finish Scheds.





(WALL PARTITION 03.dwg)

PROVIDE PERIMETER

WIRES 8" OUT FROM

CONNECT HANGER WIRE TO UNDERSIDE OF FLOOR OR

AT METAL FRAMING: #8 X 5/8"

NOTE: FOOR ADDED INFORMATION

SUSPENDED

CEILING at WALL

SEE DETAILS 8, 9, 10 & 12/A1.3

METAL TAPPING SCREW

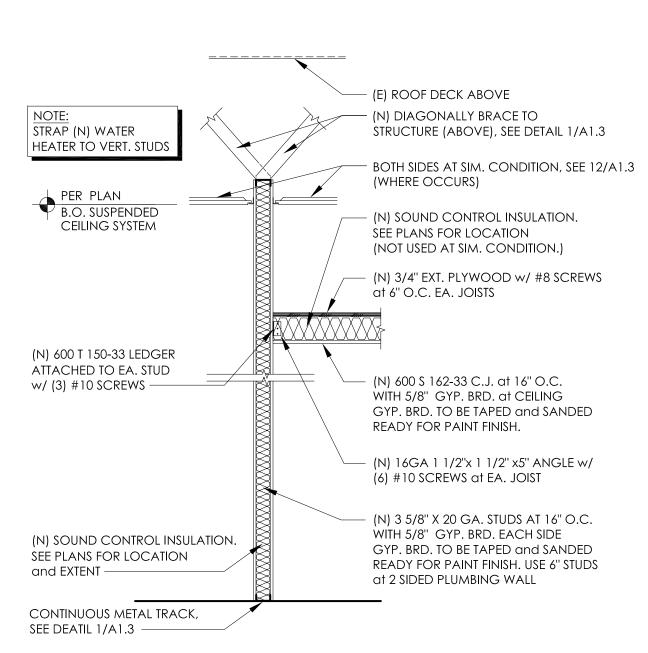
FASTENERS: AT WOOD FRAMING #8 X 3/4"

ROOF STRUCTURE.

WOOD SCREW.

WALL, MAX., TYP.

RESTROOM



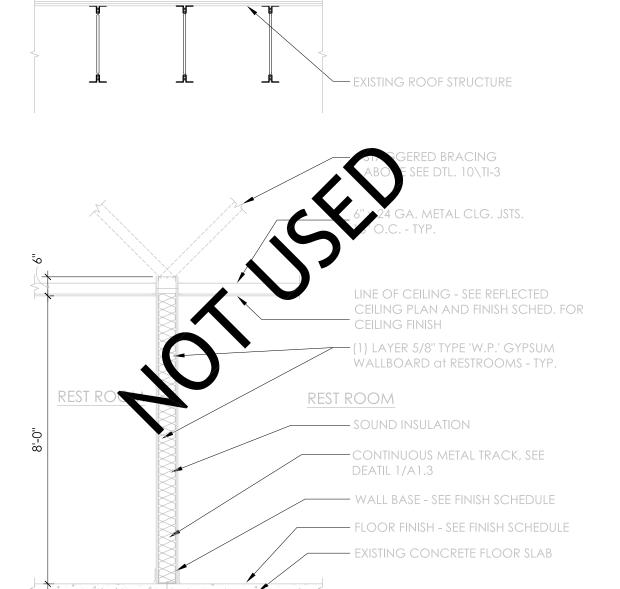
NEW INTERIOR PARTITION WALL

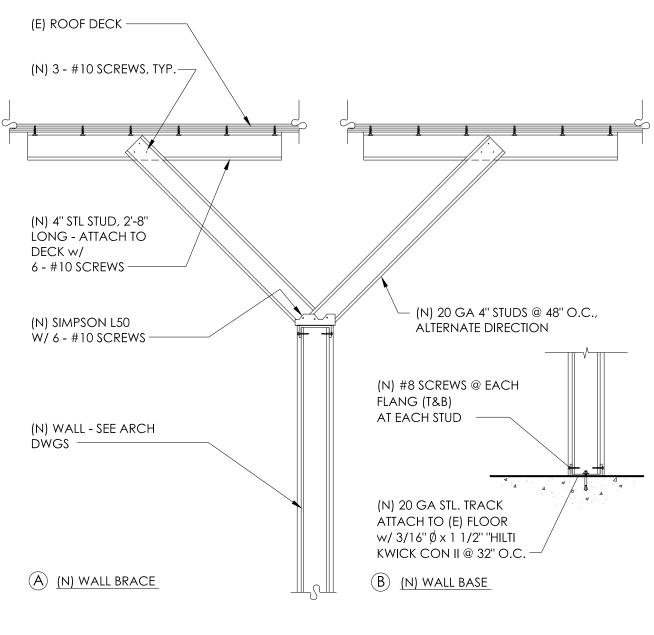
WALL ANGLE -

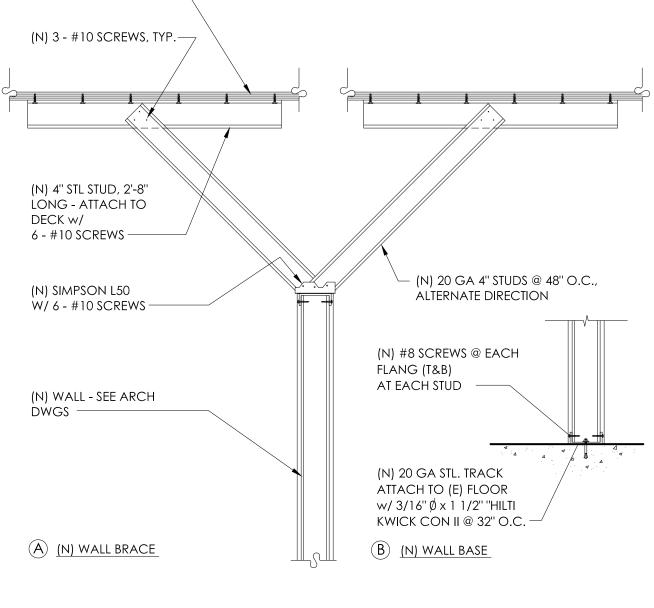
ACOUSTICAL

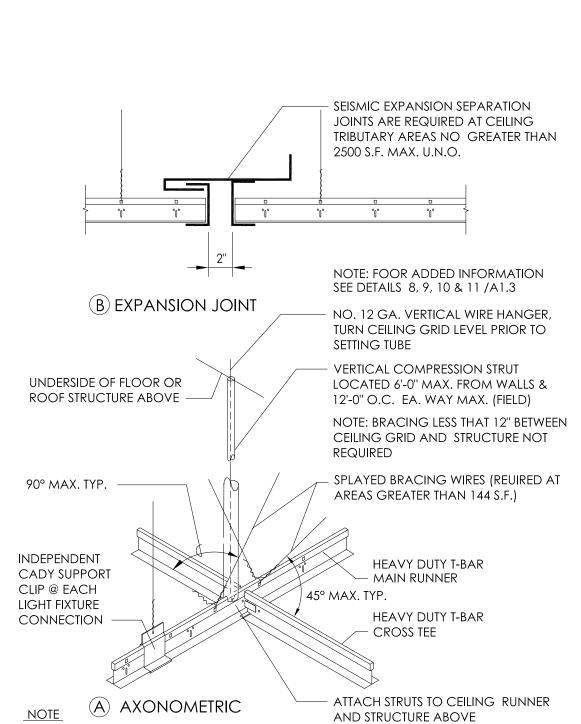
LAY-IN PANEL

(SUSP CLG 01.dwg)

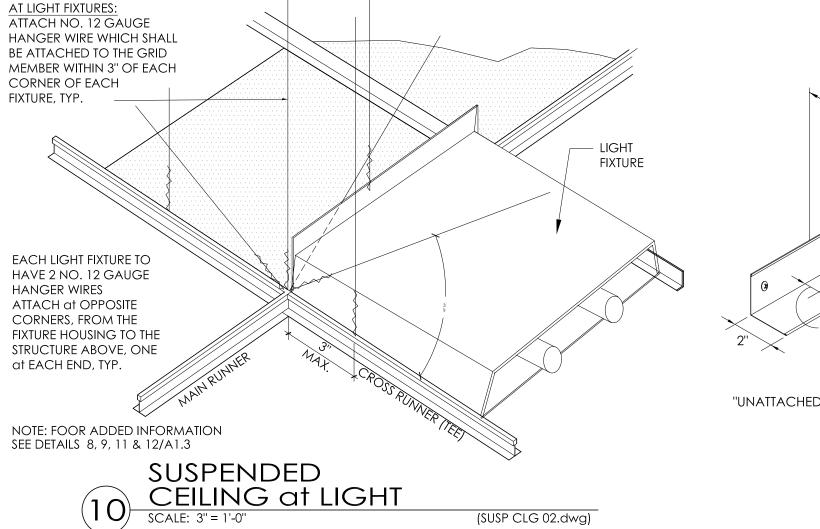


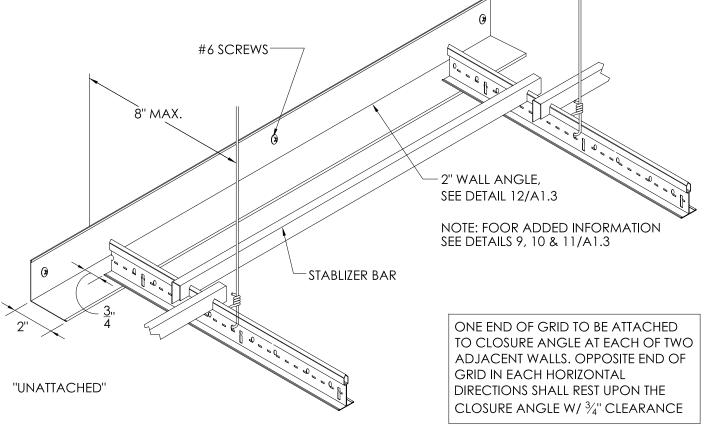






- A. WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4 INCH CLEARANCE FROM WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON CLOSURE ANGLE.
- B. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH OVER-SIZED RING, SLEEVE. OR ADAPTOR THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS.
- VERTICAL COMPRESSION STRUTS
- 1. 1'-0" TO 5'-10" USE 1/2" DIAMETER CONDUIT (EMT)
- 2. 5'10" TO 7'-8" USE 3/4" DIAMETER CONDUIT (EMT)
- 3. 7'-8" TO 9'-9" USE 1" DIAMETER CONDUIT (EMT) 4. 9'-9" TO 12'-0" USE SINGLE 162S125-33 METAL STUD (1-5/8" X 20 GAUGE)
- 5. 12'-0" TO 15'-0" USE BACK TO BACK 162S125-33 METAL STUDS (1-5/8" X 20 GA) 6. ALT: 13-'6" USE SINGLE 250S125-33 METAL STUD (2-1/2" X 20 GAUGE)
- 7. ALT: 15-'0" USE BACK TO BACK 250S125-33 METAL STUDS (2-1/2" X 20 GAUGE)
- 1. PRESCRIPTIVE DESIGN PER ASTM C 635 (IBC / 25 / #2)\ 2. SEE ALSO DETAILS 8,9,10,11 FOR ADDITIONAL CEILING/FIXTURE CRITERIA THIS SHEET.



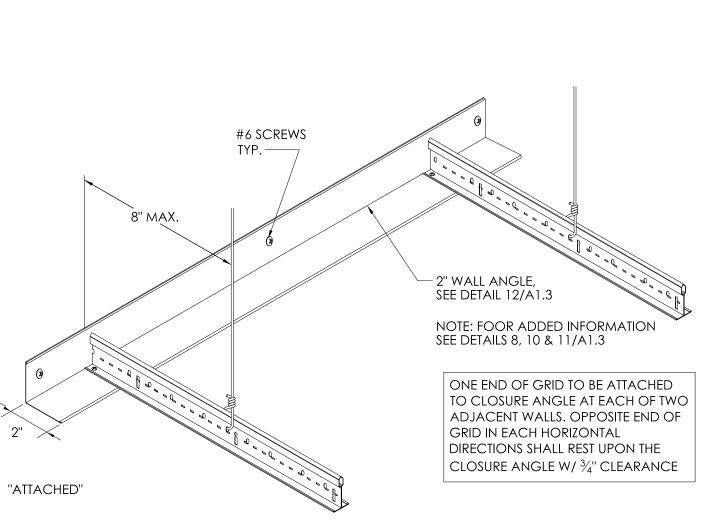


NON-BEARING

6" METAL STUD WALL

(WALL PARTITION 08.dwg)



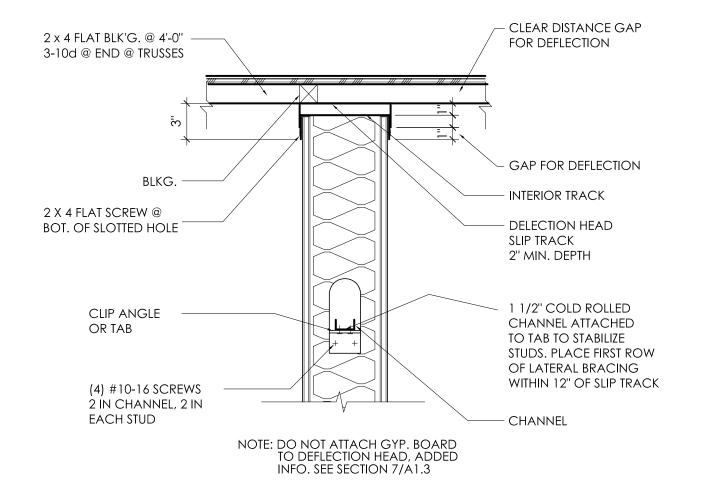




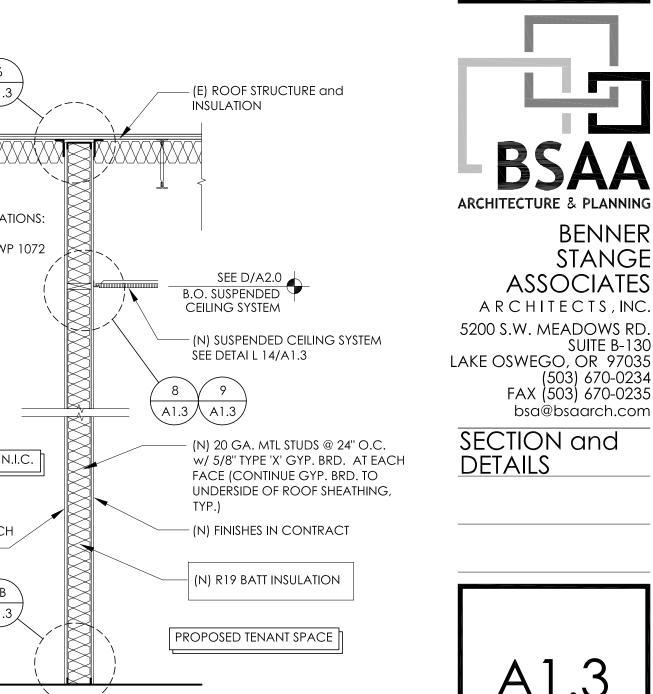
AT 1-HOUR RATED WALL LOCATIONS: 1-HOUR RATED ASSEMBLY IN ACCORDANCE W/ GA FILE WP 1072 B.O. SUSPENDED CEILING SYSTEM - (N) SUSPENDED CEILING SYSTEM SEE DETAIL 14/A1.3 (N) 20 GA. MTL STUDS @ 24" O.C. EXISTING ADJ. TENANT SPACE - N.I.C. FACE (CONTINUE GYP. BRD. TO UNDERSIDE OF ROOF SHEATHING, (N) FINISHES IN CONTRACT - (N) FINISHES IN CONTRACT at ADJ. EXIT HALLWAY TO MATCH WHERE APPLIES -(N) R19 BATT INSULATION PROPOSED TENANT SPACE

(AS-BUILTS 01/24/2013) 7 DEMISING WALL





DEFLECTION HEAD DETAIL



BENNER

STANGE

(503) 670-0234

FAX (503) 670-0235

ASSOCIATES

201 Ferry Street, SE

PROJECT NO.

DRAWN BY:

CHECKED BY

KMG/JMP

12-126

DATE:

10-9-2012

10.30.2012

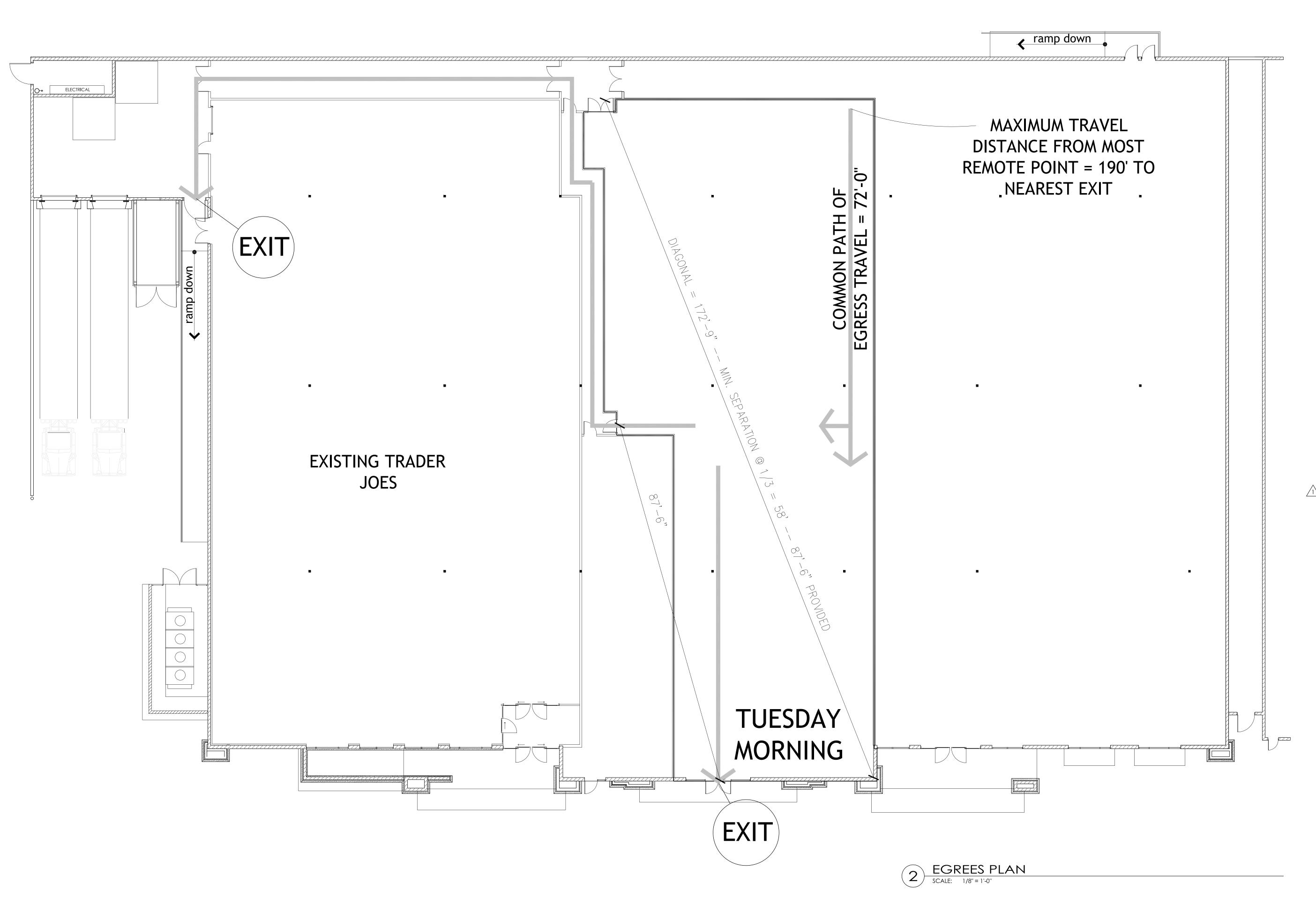
PLAN CHECK

REVISION:

Salem, OR 97301

Suite 200

(503)



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

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

DATE : 10-9-2012 REVISION:

10.30.2012 PLAN CHECK

BENNER STANGE ASSOCIATES

5200 S.W. MEADOWS RD. SUITE B-130 LAKE OSWEGO, OR 97035 (503) 670-0234 FAX (503) 670-0235

<u>PLAN</u>

(AS-BUILTS 01/24/2013)

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