



PROJECT NUMBER: 1485459ED4
CLIENT PROJECT NUMBER: 23424P459ED4

PROJECT TEAM

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS.

KEY PLAN

US BANK
RETAIL
4466 SF

COMMERCIAL ST. SE

MADRONA AVE SE

LEGEND

GENERAL AREA
OF WORK

N
PLAN NORTH

N
TRUE NORTH

CODE SUMMARY

PROJECT DESCRIPTION

EXTERIOR AND INTERIOR REMODEL FOR U.S. BANK OF THEIR EXISTING 4466 GROSS SQUARE FOOT SINGLE-TENANT BUILDING OCCUPANCY IS BUSINESS GROUP B AND IS UNCHANGED.

APPLICABLE CODES

BUILDING CODE:	2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
EXISTING BUILDING CODE:	2021 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
MECHANICAL CODE:	2021 OREGON MECHANICAL SPECIALTY CODE (OMSC)
PLUMBING CODE:	2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
ELECTRICAL CODE:	2021 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2020 NATIONAL ELECTRICAL CODE (NEC) / NFPA 70
FIRE CODE:	2022 OREGON FIRE CODE (OFC)
ENERGY CODE:	2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
ACCESSIBILITY:	2017 ICC / ANSI 117.1

REFER TO SHEET G101 FOR COMPLETE LIFE SAFETY PLAN AND CODE ANALYSIS.

DEFERRED SUBMITTALS

THE FOLLOWING SUBMITTALS WILL BE SUBMITTED DIRECTLY TO THE BUILDING OFFICIAL
AND ARE NOT INCLUDED WITHING THIS DRAWING SET:

A. FIRE ALARM SYSTEM NEW INSTALL OR ALTERATIONS TO EXISTING SYSTEM.
B. SITE SIGNAGE AND INTERIOR REGULATORY SIGNAGE.

WHERE APPLICABLE

C. REQUIRED ACCESSIBLE CIVIL UPGRADES

DOCUMENT PACKAGE

ISSUED: 6/5/2024

PACKAGE: SITE PLAN REVIEW COMMENTS

SHEET INDEX

		DRAWINGS				ISSUES			
SHEET NO.	NAME	ISSUE KEY:	DD SET: 09/06/2023	95% BID SET: 10/20/2023	PERMIT SET 12/08/2023	SITE PLAN REVIEW 6/5/24			
									1 - ISSUED (WITH SIGNATURE)
GENERAL									
G000	COVER SHEET		3	3	1	2			
G001	ABBREVIATIONS, DRAWING SYMBOLS, GENERAL NOTES			3	1				
G002	MATERIALS SCHEDULE		3	3	1				
G010	MOUNTING HEIGHTS AND DETAILS			3	1				
G101	FIRE AND LIFE SAFETY PLAN, CODE ANALYSIS			3	1				
SURVEY									
SVY101	ALTA SURVEY				1				
CIVIL									
C100	SITE PLAN				1	2			
C200	DEMOLITION PLAN				1	2			
C300	IMPROVEMENT PLAN				3	1			
C400	IMPROVEMENT DETAILS				3	1			
L100	LANDSCAPE NOTES				1	2			
L101	LANDSCAPE PLAN				1	2			
L200	IRRIGATION PLAN				1	2			
L201	GENERAL SPECIFICATIONS				1	2			
L202	GENERAL SPECIFICATIONS				1	2			
ARCHITECTURAL SITE									
A001	ARCHITECTURAL SITE PLAN		3	3	1	2			
DEMOLITION									
D101	DEMOLITION FLOOR PLAN		3	3	1				
D201	DEMOLITION REFLECTED CEILING PLAN		3	3	1				
D401	DEMOLITION EXTERIOR ELEVATIONS		3	3	1				
D402	DEMOLITION EXTERIOR ELEVATIONS		3	3	1				
ARCHITECTURAL									
A101	FLOOR PLAN		3	3	1				
A110	ROOF PLAN			3	1				
A201	REFLECTED CEILING PLAN			3	1				
A301	DOOR SCHEDULE, DOOR TYPES, DOOR HARDWARE, FRAME TYPES, DETAILS		3	3	1				
A310	PARTITION TYPES AND DETAILS			3	1				
A320	SEISMIC INTERIOR DETAILS			3	1				
A401	EXTERIOR ELEVATIONS		3	3	1				
A402	EXTERIOR ELEVATIONS		3	3	1				
A510	WALL SECTIONS			3	1				
A601	INTERIOR DETAILS			3	1				
A602	PNEUMATIC TUBE DETAILS			3	1				
A610	EXTERIOR DETAILS			3	1				
A801	ENLARGED RESTROOM PLANS AND ELEVATIONS		3	3	1				
A901	INTERIOR ELEVATIONS		3	3	1				
A930	MILLWORK DETAILS			3	1				
A940	CASEWORK DETAILS			3	1				
A941	CASEWORK DETAILS			3	1				
A944	CSS V2 DETAILS		3	3	1				
A950	CEILING DETAILS			3	1				
INTERIORS									
I101	FINISH PLAN		3	3	1				
I301	FURNITURE PLAN			3	1				
I501	POWER AND COMMUNICATIONS PLAN		3	3	1				
I502	SAFE 8 - EQUIPMENT CUTSHEETS - FOR INFORMATION ONLY				3	3			
I503	ITM 9L- EQUIPMENT CUTSHEETS - FOR INFORMATION ONLY				3	3			
I504	PNEUMATIC TUBES (PTS) - EQUIPMENT CUT SHEETS - FOR INFORMATION ONLY				3	3			
STRUCTURAL									
S001	GENERAL STRUCTURAL NOTES		3	1	2				
S101	SLAB ON GRADE PLAN			3	1	2			
S501	FOUNDATION DETAILS		3	1					
MECHANICAL									
M000	MECHANICAL LEGEND			3	1				
M101	MECHANICAL FIRST FLOOR HVAC PLAN			3	1				
M102	MECHANICAL ROOF HVAC PLAN			3	1				
M201	MECHANICAL FIRST FLOOR HVAC CONTROL PLAN			3	1				
M300	MECHANICAL SCHEDULES AND DETAILS			3	1				
MD101	MECHANICAL DEMOLITION FLOOR PLAN			3	1				
MD102	MECHANICAL DEMOLITION ROOF PLAN - HVAC			3	1				
MP001	MECHANICAL AND PLUMBING SPECIFICATIONS			3	1				
PLUMBING									
P000	PLUMBING LEGEND		3	1					
P101	PLUMBING FIRST FLOOR DOMESTIC WATER PLAN			3	1				
P201	PLUMBING FIRST FLOOR SANITARY AND VENT PLAN			3	1				
P301	PLUMBING ROOF PLAN			3	1				
P400	PLUMBING SCHEDULES AND DETAILS			3	1				
P500	PLUMBING RISERS			3	1				
PD101	PLUMBING FIRST FLOOR DEMOLITION PLAN			3	1				
PD301	PLUMBING ROOF DEMOLITION PLAN			3	1				
ELECTRICAL									
E000	ELECTRICAL GENERAL NOTES AND SYMBOLS			3	1				
E001	ELECTRICAL SPECIFICATIONS			3	1				
E101	ELECTRICAL POWER PLAN			3	1				
E102	ELECTRICAL MECHANICAL COORDINATION PLAN			3	1				
E110	ELECTRICAL ROOF PLAN			3	1				
E201	ELECTRICAL LIGHTING PLAN			3	1	2			
E300	ELECTRICAL ONELINE AND SCHEDULES			3	1	2			
ED101	ELECTRICAL DEMOLITION POWER PLAN			3	1				
ED110	ELECTRICAL DEMOLITION ROOF PLAN			3	1				
ED201	ELECTRICAL DEMOLITION LIGHTING PLAN			3	1				

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License Number ABI-12877

Date Signed **06/05/2024**

Project For



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Project No. 1485459ED4

Drawn By NM

Checked By BP

Date 12/08/2023

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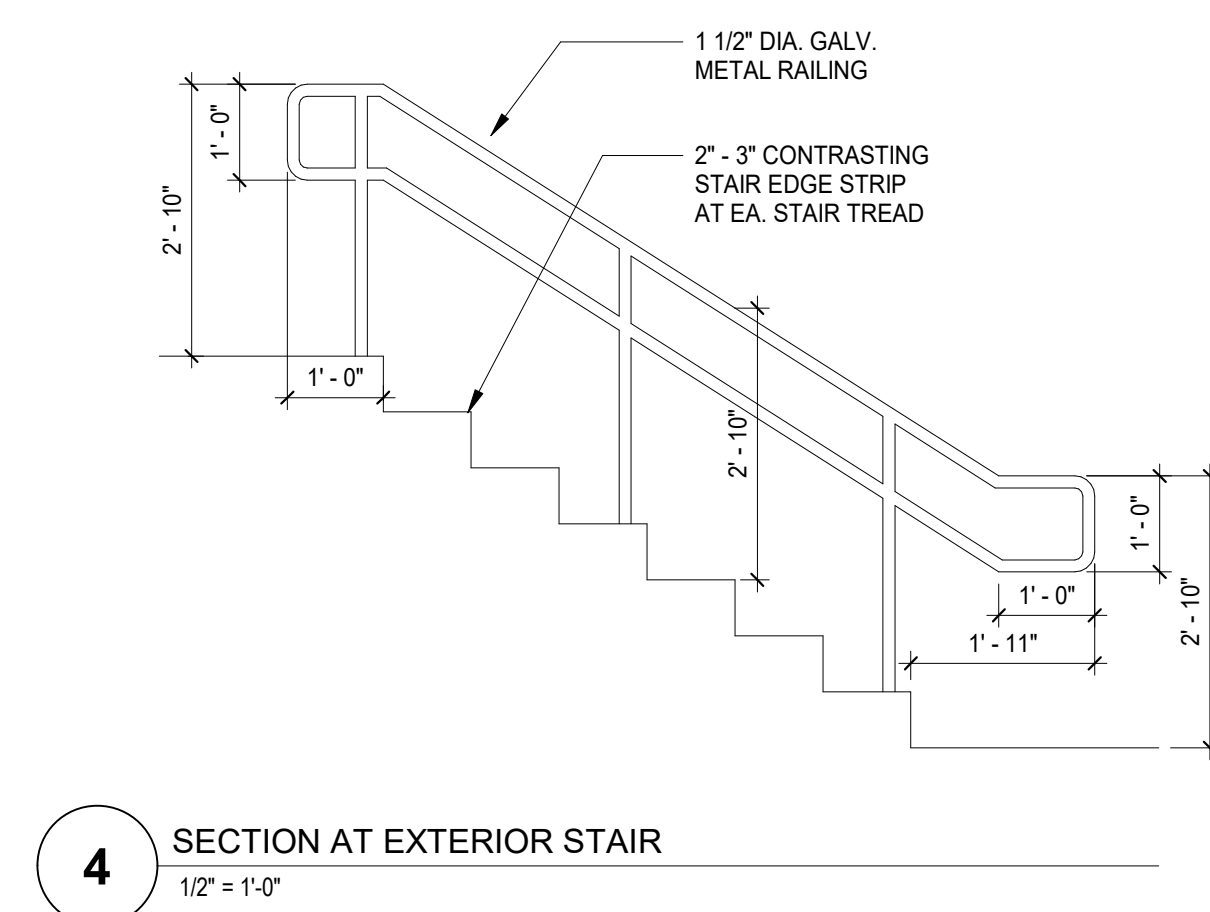
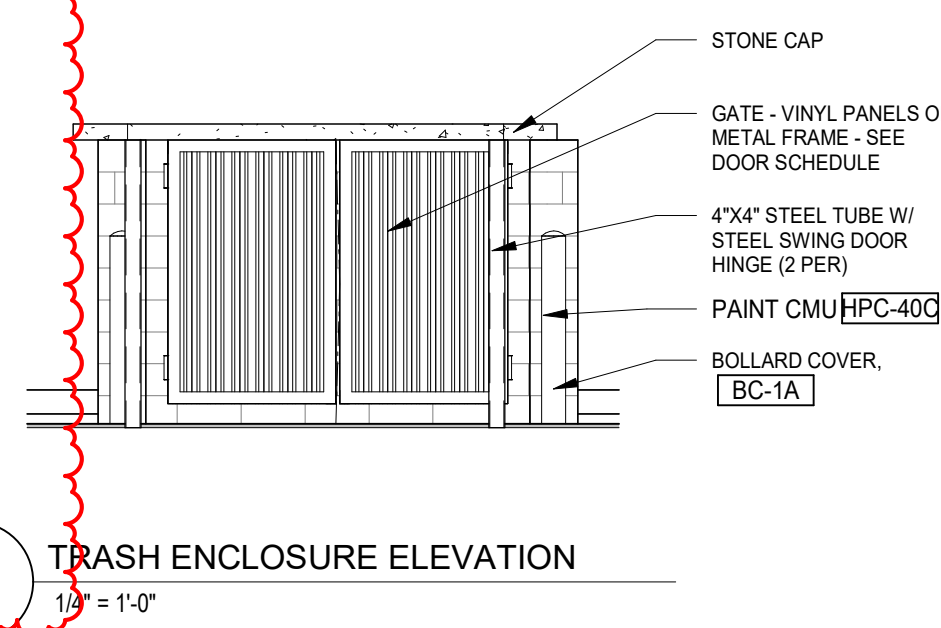
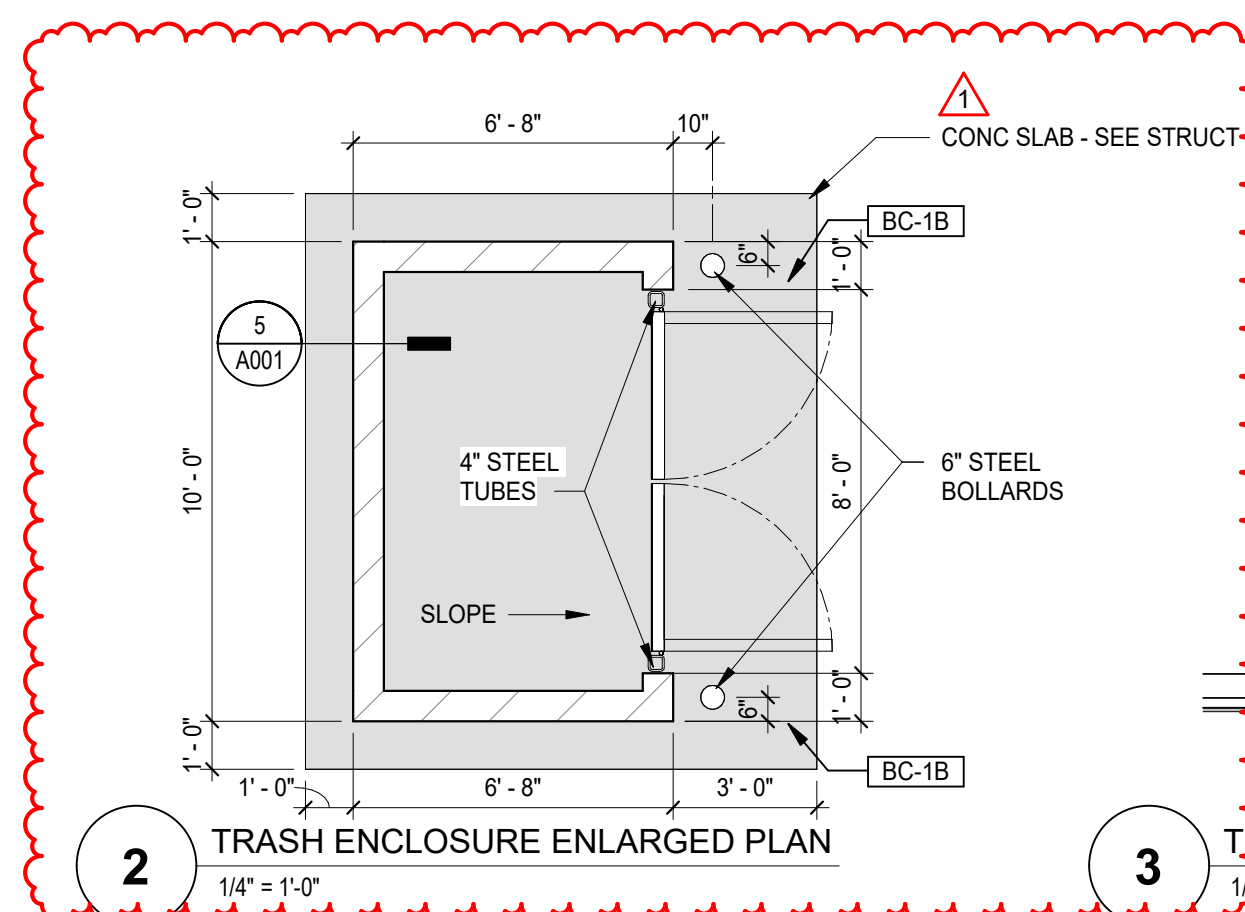
Sheet Issues / Revisions

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**ALL BIDDING QUESTIONS TO BE
DIRECTED TO THE JLL PROJECT
MANAGERS. SEE SHEET G000.**

COVER SHEET


G000



- ## GENERAL NOTES - SITE PLAN
1. ACCESSIBLE ROUTES TO BE VERIFIED IN THE FIELD FOR COMPLIANCE WITH ACCESSIBLE REQUIREMENTS.
 2. LANDSCAPING TO BE SHAPED TO PROVIDE USE OF SIDEWALKS AND VISIBILITY OF SIGNAGE AND WINDOWS.
 3. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING PATH OF TRAVEL FROM STREET SIDEWALK AND EXISTING ACCESSIBLE PARKING STALLS TO THE BUILDING ENTRANCE COMPLIES WITH THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) CHAPTER 11 - SECTION 1104 REQUIREMENTS.
 4. TO THE BEST OF OUR KNOWLEDGE, NO ABRUPT CHANGES IN ELEVATION EXIST ALONG THE PATH OF TRAVEL AND THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL DOES NOT EXCEED 5% AND 2% RESPECTIVELY.
 5. 8'-2" CLEAR VERTICAL CLEARANCE PROVIDED FOR ACCESSIBILITY TO ACCESSIBLE PARKING.
 6. ALL PARKING STALLS AND SIGNAGE ARE EXISTING. TO THE BEST OF OUR KNOWLEDGE, EXISTING STALLS AND SIGNAGE COMPLY WITH CURRENT REQUIREMENTS SHOWN ON THIS SHEET.
 7. IF EXISTING ELEMENTS ARE FOUND TO BE NON-COMPLIANT, PROVIDE NEW ELEMENTS COMPLYING WITH CURRENT REQUIREMENTS SHOWN ON THIS SHEET.
 8. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 9. REFER TO US BANK'S SIGNAGE VENDOR DRAWINGS FOR ALL SITE AND BUILDING SIGNAGE. SUBMITTED UNDER SEPARATE PERMIT SUBMISSION
 10. UPGRADE SITE LIGHTING TO LED

KEYNOTES - SITE PLAN	
NO.	DESCRIPTION
1	OUTLINE OF CANOPY ABOVE
2	CUSTOMER PARKING SIGNAGE - UNDER SEPARATE SIGNAGE PACKAGE BY US BANK'S SIGNAGE VENDOR (STRATUS)
3	BUILDING FOOTPRINT
4	EXISTING BIKE RACK - REPAINT TO MATCH BUILDING
5	EXISTING COLUMN, TYP
6	NEW BOLLARD W/ WAVE SENSOR
7	NEW PYLON SIGN - UNDER SEPARATE SIGNAGE PACKAGE BY US BANK'S SIGNAGE VENDOR (STRATUS)
8	EXISTING LIGHT POLE
9	EXISTING TRASH ENCLOSURE - SEPARATE TENANT
10	NEW CANOPY
11	NEW TRUNCATED DOMES
12	NEW STRIPING AT DRIVE THRU - SEE CIVIL
13	NEW WALL MOUNTED ACCESSIBLE PARKING SIGNAGE - SEE CIVIL
14	NEW ACCESSIBLE POST MOUNTED SIGNAGE - SEE CIVIL
15	NEW DIRECTIONAL SIGNAGE - UNDER SEPARATE PACKAGE BY US BANK'S SIGNAGE VENDOR (STRATUS) - EXISTING SIGNAGE TO BE REMOVED.
16	NEW EMPLOYEE PARKING SIGNAGE - UNDER SEPARATE SIGNAGE PACKAGE BY US BANK'S SIGNAGE VENDOR (STRATUS)
17	NEW 'DO NOT ENTER' SIGNAGE - UNDER SEPARATE SIGNAGE PACKAGE BY US BANK'S SIGNAGE VENDOR (STRATUS)
18	ADD 2" - 3" CONTRASTING STAIR EDGE STRIPS TO EACH STAIR TREAD
19	REMOVE EXISTING STAIR RAILING AND PROVIDE TWO NEW METAL STAIR RAILINGS
20	NEW ACCESSIBLE CURB RAMP - SEE CIVIL
21	NEW STRIPING FOR ACCESSIBLE PATH - SEE CIVIL
22	NEW CONCRETE CURB - SEE CIVIL
23	NEW CONCRETE WHEEL STOP - SEE CIVIL
24	SET BACK LINES - SEE LAND SURVEY FOR MORE INFORMATION
25	LOCATION OF EASEMENT - SEE LAND SURVEY FOR MORE INFORMATION

PARKING COUNT	
ACCESSIBLE PARKING STALLS	01
VAN ACCESSIBLE PARKING STALLS	01
<u>STANDARD PARKING STALLS</u>	<u>46</u>
TOTAL PARKING STALLS	48

LANDSCAPE LEGEND	
	LANDSCAPE AREA
TOTAL SITE AREA: 54,245 SF	
LANDSCAPE AREA: 18,500 SF - 34% OF TOTAL AREA (15% MINIMUM)	

