

T E N A N T I M P R O V E M E N T

# FIRST ROUND BOBA AND CREPE

112 HRUBETZ ROAD SE SUITE \_\_\_\_ SALEM , OREGON

## VICINITY GRAPHIC MAP:

PROJECT LOCATION



## DRAWING LIST:

A0	TITLE SHEET
A1	GENERAL NOTES
A2	SITE PLAN
A3	FLOOR PLAN
A4	REFLECTED CEILING PLAN
A5	INTERIOR DETAILS AND FINISH SCHEDULE
A6	DETAILS
A7	DETAILS
A8	DETAILS

## PERMITS BY OTHERS:

- MECHANICAL
- ELECTRICAL
- PLUMBING

## CODE REVIEW:

### GOVERNING CODES:

- Structural - Life Safety: 2022 Oregon Structural Specialty Code (OSSC)
- Mechanical: 2022 Oregon Mechanical Specialty Code
- Plumbing: 2022 Oregon Plumbing Specialty Code
- Electrical: 2022 Oregon Electrical Specialty Code
- Energy: 2022 Energy Efficiency Specialty Code
- Fire Code: 2022 Oregon Fire Code
- Gas Code: 2022 International Fuel Gas Code

### USE AND OCCUPANCY CLASSIFICATION:

- "B" "Restaurant" (Less than 50)

### CONSTRUCTION TYPE:

- TYPE V-B

ALLOWABLE AREA : B @ NS

Building Area = 3,335 s.f. < 9,000 s.f. Permitted

Building Common Areas: Toilets and Mechanical = 280 s.f.

Boba = 1,105 s.f.  
630 s.f. seating area / 15 = 42  
475 s.f. service - kitchen / 200 = 2

OCCUPANT LOAD: 44 Occupants

OCCUPANCY SEPARATIONS: Adjoining "S" to proposed "B" occupancy, No separation required, but one/two hour wall provided for future tenant mix.

### ALLOWABLE HEIGHT CALCULATIONS: for "B" in Type V-B Construction NS:

- Allowable Height: = 1 story and 40 feet.

### FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS IN HOURS per Table 601 and 602

Structural Frame Including Columns, Girders and trusses:	0 hrs
Bearing Walls, Exterior:	0 hrs
Bearing Walls, Interior:	0 hrs
Non-bearing Walls, Exterior:	< 5' to property line 1 hrs
Non-bearing Walls, Exterior:	> 5' but < 10' to property line 1 hrs
Non-bearing Walls, Exterior:	> 10' but < 30' to property line 0 hrs
Non-bearing Walls, Exterior:	≥30' to property line 0 hrs
Non-bearing Walls and Partitions, Interior:	0 hrs
Floor Construction Including supporting beams and joists:	0 hrs
Roof Construction:	0 hrs

### ACCESSIBILITY:

- New building shall be fully accessible
- Site is fully accessible as of 2022

### CHAPTER 29:

One toilet and sink provided for each gender to be shared with future tenant.

## PROJECT TEAM:

### OWNER:

LAIKE, LLC

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### TENANT:

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### ARCHITECT:

STUDIO 3 ARCHITECTURE, Inc.

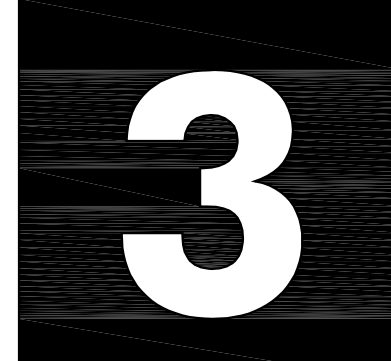
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IN THE EVENT CONFLICTS ARE DISCOVERED  
BETWEEN THE ORIGINAL SIGNED AND SEALED  
DOCUMENTS PREPARED BY THE ARCHITECTS  
AND/OR THEIR CONSULTANTS, AND ANY COPY OF  
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,  
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL  
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2024-103

DATE: 5 AUG 2024

REVISIONS

T E N A N T I M P R O V E M E N T  
FIRST ROUND BOBA AND CREPE  
112 HRUBETZ ROAD SE SUITE \_\_\_\_ SALEM, OREGON

SHEET

A0

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 OREGON STRUCTURAL SPECIALTY CODE. CONSTRUCTION SHALL COMPLY WITH ANY TITLES/RULES/LAWS THE LOCAL JURISDICTION ENFORCES UP TO AND BEYOND THE 2019 OREGON STRUCTURAL SPECIALTY CODE. ACCESSIBILITY SHALL COMPLY WITH THE ANS/ICC A117.1-2009.
- CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENT AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER.
- WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS: EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
  - CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED
  - OFCI OWNER FURNISHED - CONTRACTOR INSTALLED
  - OFOI OWNER FURNISHED - OWNER INSTALLED
  - NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, UNLESS OTHERWISE NOTED, THOSE INDICATED AS CLEAR SHALL BE FROM FINISH.
- THESE DRAWINGS HAVE BEEN ASSEMBLED FOR USE AT THEIR CURRENT SIZE AND SCALE. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR WORK NOT CONFORMING TO THESE DOCUMENTS DUE TO THE USE OF REDUCED SCALE DRAWINGS FOR ESTIMATING OR CONSTRUCTION PURPOSES.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE WORK SHALL BE EXECUTED CONSISTENT WITH THE INTENT DEMONSTRATED BY DETAILS PROVIDED FOR OTHER WORK. IF QUESTIONS REMAIN ABOUT INTENT, CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ALL SURFACES AND MATERIALS SHALL BE THOROUGHLY PREPARED SMOOTH, CLEAN, LEVEL AND EVEN. BY COMMENCING FINISH INSTALLATION, THE FINISH CONTRACTOR SIGNIFIES ITS ACCEPTANCE OF THE SUBSTRATE AND THEREBY ASSUMES RESPONSIBILITY FOR THE QUALITY OF THE INSTALLATION.
- WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS, OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
- THE CONTRACTOR SHALL LAYOUT THE WORK PRIOR TO PROCEEDING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES WITH THE LAYOUT. SUCH INSPECTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO CONFORM TO THE INTENT OF THE CONTRACT DOCUMENTS.
- UNLESS OTHERWISE NOTED, DIMENSIONS, PLACEMENTS AND ALIGNMENTS SHOWN ARE CRITICAL FOR THE INSTALLATION OF FURNITURE AND EQUIPMENT AS WELL AS FOR THE USE OF THE SPACE BY OCCUPANTS. FINISHED DIMENSIONS MAY VARY UPWARD BY 1/4" BUT MAY NOT VARY DOWNWARD. WHERE +/- IS INDICATED VARIATION OF UP TO 3% SHALL BE ALLOWABLE. ALIGNMENTS OF NEW AND EXISTING CONDITIONS SHALL BE FINISHED TO A SMOOTH AND MONOLITHIC APPEARANCE (GAP SHALL BE OVERLAPPED TO AN INSIDE OR OUTSIDE CORNER WHERE PRACTICABLE TO AVOID CRACKING).
- DO NOT DEViate FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. THE CONTRACTOR AGREES TO DEFEND INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIMS ARISING AS A RESULT OF CHANGES TO THE WORK WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- IF REQUIRED CONSTRUCTION BARRIERS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR, PAINTED, DETAILED, AND ILLUMINATED AS PER THE ARCHITECT'S DIRECTION. NO SIGNS OTHER THAN THOSE AUTHORIZED BY THE ARCHITECT OR OWNER WILL BE PERMITTED ON THIS BARRICADE.
- 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.
- ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- THE GENERAL CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF HIS/HER WORK.
- THE GENERAL CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED BY THE LOCAL JURISDICTION, STATE AGENCY AND/OR COUNTY.
- MECHANICAL HVAC, PLUMBING, LOW VOLTAGE AND ELECTRICAL WORK REQUIRE SEPARATE PERMITS. TRADE SUBCONTRACTORS SHALL SECURE ALL REQUIRED PERMITS AFFECTING THEIR SCOPE OF WORK.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD GREATER THAN 50.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, HAND RAILS, WINDOW COVERING TRACKS, EQUIPMENT RACKS, ETC.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATHTUB/SOWER WALLS AND BATHROOM CEILINGS.
- ARCHITECT SHOWS FIRE EXTINGUISHERS IN GENERAL LOGICAL LOCATION: VERIFY REQUIREMENTS AND LOCATIONS WITH LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AND CABINETS (WHERE CALLED OUT).
- SPECIFICATIONS OF MATERIAL AND EQUIPMENT BY THE USE OF NAME, MODEL NUMBER, AND/OR GENERAL COORDINATE INSTALLATIONS WITH EQUIPMENT DIMENSIONS, INCLUDING EQUIPMENT TO BE INSTALLED BY THE TENANT.
- ALL WORK SHALL CONFORM TO STANDARDS OF THE INDUSTRY FOR FIRST QUALITY WORKMANSHIP AND MATERIALS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- MATERIALS ARE SPECIFIED BY NAME, MODEL NUMBER AND DESCRIPTION WERE PRACTICABLE IN ORDER TO AVOID INACCURACIES. THE CONTRACTOR SHALL REVIEW ALL SPECIFICATIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THESE DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
- FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS EXCEPT WHERE NOTES. SEE THRESHOLD DETAILS FOR SPECIAL CONDITIONS (IF ANY).
- BLOCKING AND GROUNDS AT AREAS WHICH HAVE MILLWORK, SHELVING, AND TENANT FURNISHED FURNITURE WALL CABINETS INDICATED ON THE DRAWINGS SHALL BE INCLUDED WITH THE WORK.

SUBMITTALS:

- GENERAL: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES.
- THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW AND CHECK ALL SUBMITTALS, COORDINATING SEPARATE TRADES AND VERIFYING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE DESIGNER SHALL NOT REVIEW AND WILL RETURN WITHOUT REVIEW ANY DRAWINGS OR SUBMITTALS NOT REVIEWED AND NOTED BY THE GENERAL CONTRACTOR.
- SUBMITTALS SHALL INCLUDE SHOP DRAWINGS, SCHEDULES AND MANUFACTURERS PRODUCT AND EQUIPMENT CUTS FOR ALL FIXTURES, EQUIPMENT, FINISHES, SPECIAL MATERIALS, SPECIALTIES, MILLWORK & CASEWORK, DOORS, FRAMES, AND HARDWARE.
- FINISH MATERIALS: CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES AND MATERIALS, FINISHES SHALL BE ON ACTUAL MATERIALS.
- CUT SHEETS: CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS AND SPEC SHEETS FOR ALL FIXTURES, INCLUDING LIGHTING, EQUIPMENT, SPECIAL MATERIALS, SPECIALTIES, DOORS, FRAMES AND HARDWARE.
- MINIMUM SAMPLE SIZE:
  - WOOD VENEERED PRODUCTS - 8 1/2" X 11" X 1/4"
  - SOLID LUMBER - 50 SQ INCHES
  - OTHER FINISHES AND MISC. MATERIALS - 6" X 6"
- QUANTITY OF SUBMITTALS:
  - MATERIAL SAMPLES: 3
  - SHOP DRAWINGS: 1 pdf
  - ERECTION DRAWINGS: 1 pdf
- SUBMITTAL MARKINGS: THE SAMPLES SHALL BEAR IDENTIFICATION OF THE PROJECT, DESIGNER, GENERAL CONTRACTOR, AND THE MANUFACTURER.
- QUALITY GRADE OF MILLWORK AND CASEWORK: AWI QUALITY STANDARDS AND SPECIFICATIONS SHALL GOVERN ACCORDING TO THE FOLLOWING GRADES:
  - CASEWORK: PREMIUM GRADE
  - NATURAL FINISH MILLWORK: PREMIUM GRADE
  - RUNNING TRIM: CUSTOM GRADE
  - ARCHITECTURAL FLUSH DOORS (NATURAL FINISH): PREMIUM GRADE

DESIGN BUILD / PERMITS BY OTHERS:

DESIGN/BUILD/PERMITS BY OTHERS - ELECTRICAL/MECHANICAL/PLUMBING

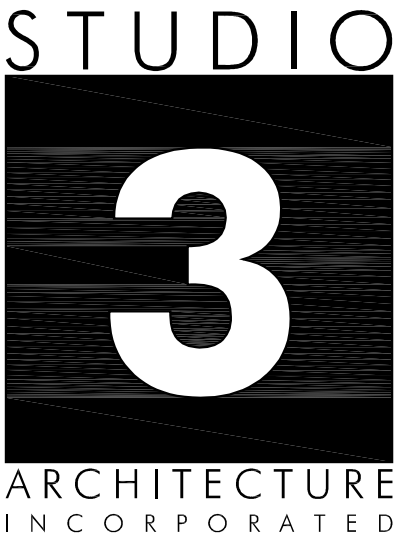
- DESIGN/BUILD SERVICES SHALL BE REQUIRED OF THE CONTRACTOR FOR THE ELECTRICAL, MECHANICAL, AND PLUMBING PORTIONS OF THE WORK. ALL SYSTEMS NEW AND EXISTING SHALL BE DESIGNED, MODIFIED, PROVIDED AND/OR INSTALLED AS REQUIRED BY THE NEW LAYOUT. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND PRODUCT SUBMITTALS FOR ALL DESIGN/BUILD SYSTEMS TO THE DESIGNER AND THE BUILDING FOR REVIEW AND APPROVAL.
- CONFORM TO APPLICABLE CODES, ORDINANCES, SPECIFIC BUILDING STANDARDS AND INDUSTRY STANDARDS FOR FIRST CLASS INSTALLATIONS OF ALL SYSTEMS. COMPLY WITH BUILDING AND LEASE SPECIFIC REQUIREMENTS FOR EMERGENCY LIGHTING, ELECTRICAL SERVICE AND SUB-METERING (CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ADEQUACY OF SERVICE AND PANEL SPACE). CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH THE BUILDING PRIOR TO SUBMITTING THEIR BID FOR THE WORK.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DESIGN AND DOCUMENTATION (INCLUDING REQUIRED DESIGN DOCUMENTS PROFESSIONALLY SEALED BY AN ENGINEER WHERE AND AS REQUIRED BY THE LOCAL JURISDICTION) AS MAY BE REQUIRED FOR THE FULL AND COMPLETE INSTALLATION OF POWER AND LIGHTING, AS WELL AS APPLYING AND OBTAINING ALL PERMITS, APPROVALS, INSPECTIONS AND CERTIFICATES REQUIRED FOR THE COMPLETION OF THE PROJECT FOR OCCUPANCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AS-BUILT DOCUMENTS AT THE COMPLETION OF THE PROJECT AND SHALL SUBMIT REPRODUCIBLE COPIES TO THE OWNER FOR THEIR RECORDS.

DEFERRED SUBMITTALS & SEPARATE PERMITS:

- DEFERRED SUBMITTAL AND SEPARATE PERMITS REVIEW PROCESS: THE PORTIONS OF THE PROJECT LISTED BELOW WILL BE CONSTRUCTED USING A DESIGN/BUILD APPROACH.
- THE DRAWINGS INCLUDED IN THIS PACKAGE ARE PRELIMINARY TO PROVIDE A BASIS FOR BIDDING AND PLANNING.
- CONSTRUCTION DRAWINGS FOR THE PORTIONS LISTED ARE TO BE PROVIDED BY THE CONTRACTOR AS "DEFERRED SUBMITTAL" OR "SEPARATE PERMIT" DRAWINGS.
- "DEFERRED SUBMITTAL" AND "SEPARATE PERMIT" DRAWINGS REQUIRE APPROVAL OF BOTH ARCHITECT/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION PER O.S.S.C. 2019 PARAGRAPH 107.3.4.2.
- THE PROCEDURE FOR DEFERRED SUBMITTAL AND SEPARATE PERMITS IS AS FOLLOWS:
  - CONTRACTOR TO REVIEW AND PROVIDE SUBMITTAL STAMP OF APPROVAL.
  - DEFERRED SUBMITTAL/SEPARATE PERMIT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
  - FOLLOWING THE COMPLETION OF THE ARCHITECTS REVIEW THE CONTRACTOR SHALL SUBMIT TO THE AUTHORITY HAVING JURISDICTION.
  - WORK RELATED TO DEFERRED SUBMITTAL AND SEPARATE PERMIT ITEMS SHALL NOT BE PERFORMED UNTIL THE DEFERRED SUBMITTAL/SEPARATE PERMIT DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING DEFERRED SUBMITTALS AND SEPARATE PERMITS:
  - ELECTRICAL SERVICE DESIGN
  - ROOF TRUSSES
- DESIGN-BUILD COORDINATION, DESIGN BUILD SERVICES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
  - ELECTRICAL SYSTEM AND SERVICE DESIGN
  - MECHANICAL
  - PLUMBING
- FINAL DESIGN, ENGINEERING AND SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING, SHOP DRAWINGS SHALL INCLUDE ALL MATERIALS, CONFIGURATIONS, ATTACHMENTS, AND FINISHES.

ELECTRICAL GENERAL NOTES:

- ELECTRICAL WORK FOR THIS PROJECT IS SHOWN FOR DESIGN-BUILD GUIDANCE.
- LIGHT FIXTURES AND ELECTRIC HEATING DEVICES ARE LOCATED ON DRAWINGS FOR GENERAL LOCATION ONLY. SIZING OF LUMEN OUTPUT AND POWER CONSUMPTION IS THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR. CONFIRM FIXTURE SELECTION WITH OWNER PRIOR TO INSTALLATION.
- CONTRACTOR AND SUBCONTRACTORS ARE REQUIRED TO REVIEW THE DRAWINGS FOR ALL DIVISIONS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THIS WORK AND THE WORK OF ALL SUBCONTRACTORS WITH ALL DIVISIONS OF WORK INCLUDING ELECTRICAL DEMOLITION. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL THE SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
- CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER.
- ELECTRICAL INFORMATION PROVIDED ON ARCHITECTURAL FLOOR PLANS IS FOR REFERENCE ONLY, ELECTRICAL DESIGN BUILD SUB-CONTRACTOR TO CONFIRM AND COORDINATE ALL WORK.
- PLACEMENT OF LIGHT FIXTURES IN CEILING PLANES TAKES PRECEDENCE OVER ALL OTHER SERVICES INCLUDING FIRE PROTECTION OR SUPPRESSION DEVICES.
- PLACEMENT OF RECEPTACLES, CONVENIENCE OUTLETS, SWITCHES, SMOKE DETECTORS, ETC MUST MEET ELECTRICAL CODE REQUIREMENTS, ACCESSIBILITY REQUIREMENTS AND AND MUST BE RATIONALLY LAID OUT IN THE SPACE AVAILABLE.
- CIRCUITING INDICATED ON PLAN IS PARTIALLY DIAGRAMMATIC FOR CLARITY. CIRCUITING SHALL BE 'THRU-WIRING' WHERE AND WHENEVER POSSIBLE.
- FIELD VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF ALL HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ORDERING RELATED ELECTRICAL EQUIPMENT.
- COORDINATE WITH TENANT'S EQUIPMENT POWER REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS REQUIRED FOR A FULLY COMPLETE AND OPERABLE SYSTEM.
- ALL STUB-UP DIMENSIONS FROM FINISHED FLOOR TO CENTER OF BOX.
- EQUIPMENT LISTED ON EQUIPMENT SCHEDULE WILL BE UNCRATED AND SET IN PLACE ONLY. ROUGH IN AND FINAL HOOKUP WILL PERFORMED BY THE ELECTRICAL CONTRACTOR.
- ALL ELECTRICAL OUTLETS AND CONNECTIONS TO BE GROUNDED TYPE.
- ELECTRICAL CONTRACTOR TO FURNISH DISCONNECTS WHERE CODE REQUIRES.
- EQUIPMENT LISTED ON THE EQUIPMENT SCHEDULE DOES NOT INCLUDE ELECTRICAL FITTINGS SUCH AS RELAYS OR DISCONNECTS TO THE ELECTRICAL SERVICE.
- PLUGS SHOULD ENTER RECEPTACLE FROM THE DIMENSION SIDE OF SYMBOLS UNLESS NOTED OTHERWISE.



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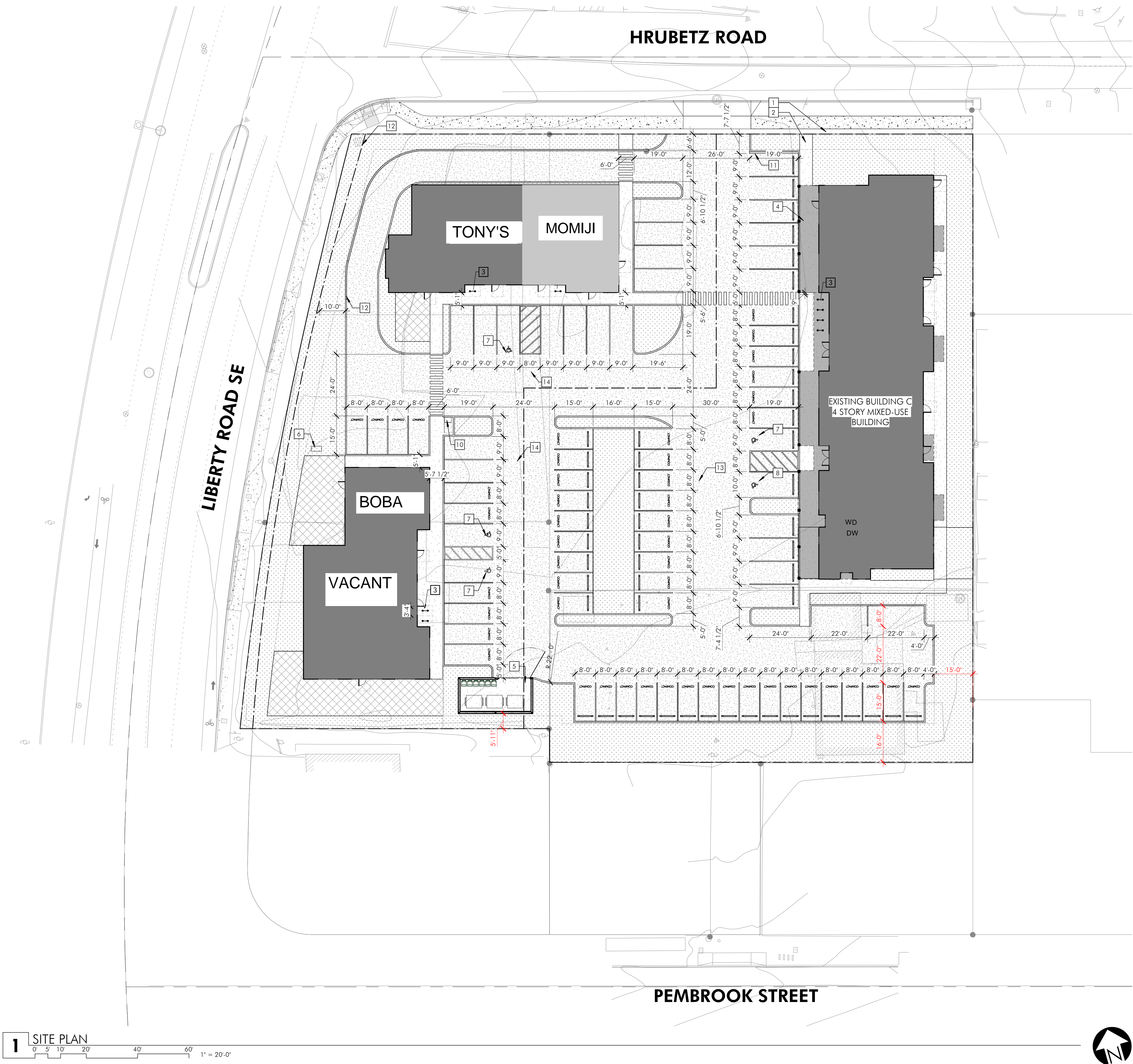
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2024-103  
DATE: 5 AUG 2024  
REVISIONS

TENANT IMPROVEMENT  
FIRST ROUND BOBA AND CREPE  
112 HRUBETZ ROAD SE SUITE 100 SALEM, OREGON

SHEET

A1



1 SITE PLAN  
0' 5' 10' 20' 40' 60' 1" = 20'-0"

SITE PLAN KEYNOTES:

- 1

PROPERTY LINE
- 2

EXISTING CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3

EXISTING BICYCLE RACKS
- 4

EXISTING CANOPY ABOVE
- 5

EXISTING SHARED TRASH ENCLOSURE, PERMITTED UNDER 19-116110-00-BP
- 6

EXISTING SIGN
- 7

EXISTING ACCESSIBLE PARKING SIGN, TYP.
- 8

EXISTING ACCESSIBLE VAN PARKING SIGN

9

NOT USED

10

EXISTING PEDESTAL MOUNT MAILBOX CLUSTER

11

EXISTING 8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.

12

48'-0" ROW DEDICATION

13

ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1

14

EXISTING 12'-0" x 30'-0" LOADING SPACE, DELEVRY VEHICLE NOT TO EXCEED 8,000 POUNDS

12

NOT USED

SITE PLAN GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
FUTURE BLDG A:	3,428 sf RETAIL
FUTURE BLDG B:	3,335 sf RETAIL
BLDG C:	3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
BLDG A:	25'-0"
BLDG B:	25'-0"
EXISTING BLDG C:	50'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	80 SPACES 6 HANDICAP / 1 VAN 51 COMPACT (64%) 24 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,042 sf
RQD LANDSCAPING:	MIN. 5% = 1,452 sf
PROVIDED:	2,155 sf

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	40,822 SF	63.73 %
LANDSCAPE	9,608 SF	15.00 %
TOTAL SITE AREA	64,053 SF	100 %

STUDIO

3

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IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2024-103  
DATE: 31 JULY 2024  
REVISIONS

T E N A N T I M P R O V E M E N T

FIRST ROUND BOBA AND CREPE

112 HRUBETZ ROAD SE SUITE --- SALEM, OREGON

SHEET

A2

## PLAN NOTES:

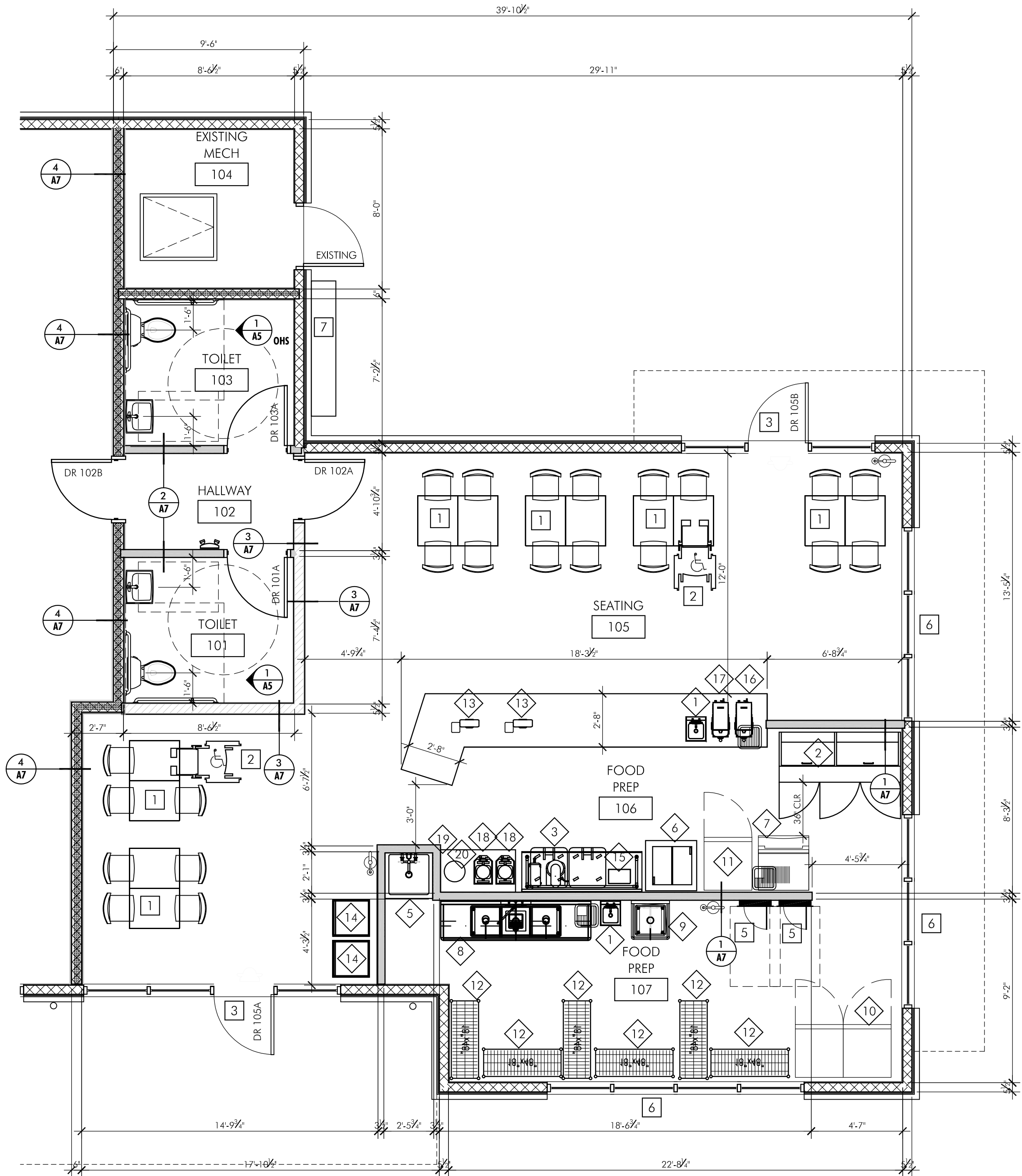
- 1 SEATING, BOOTHS AND TABLES, SHOWN FOR REFERENCE ONLY, COORDINATE WITH TENANT
- 2 ACCESSIBLE SEATING AREA
- 3 EXISTING STOREFRONT ALUMINUM DOORS 3'-0" x 7'-0" PULL HANDLE AT EXTERIOR AND PANIC HARDWARE AT THE INTERIOR.
- 4 DEMISING WALL TO UNDERSIDE OF ROOF DECK ABOVE, DESIGNED AS ONE HOUR, POTENTIAL FOR 2 HOUR DEPENDING ON ADJOINING TENANT
- 5 PROPOSED SURFACE MOUNT ELECTRICAL PANEL
- 6 EXISTING STOREFRONT TO REMAIN
- 7 EXISTING BUILDING ELECTRICAL SERVICE

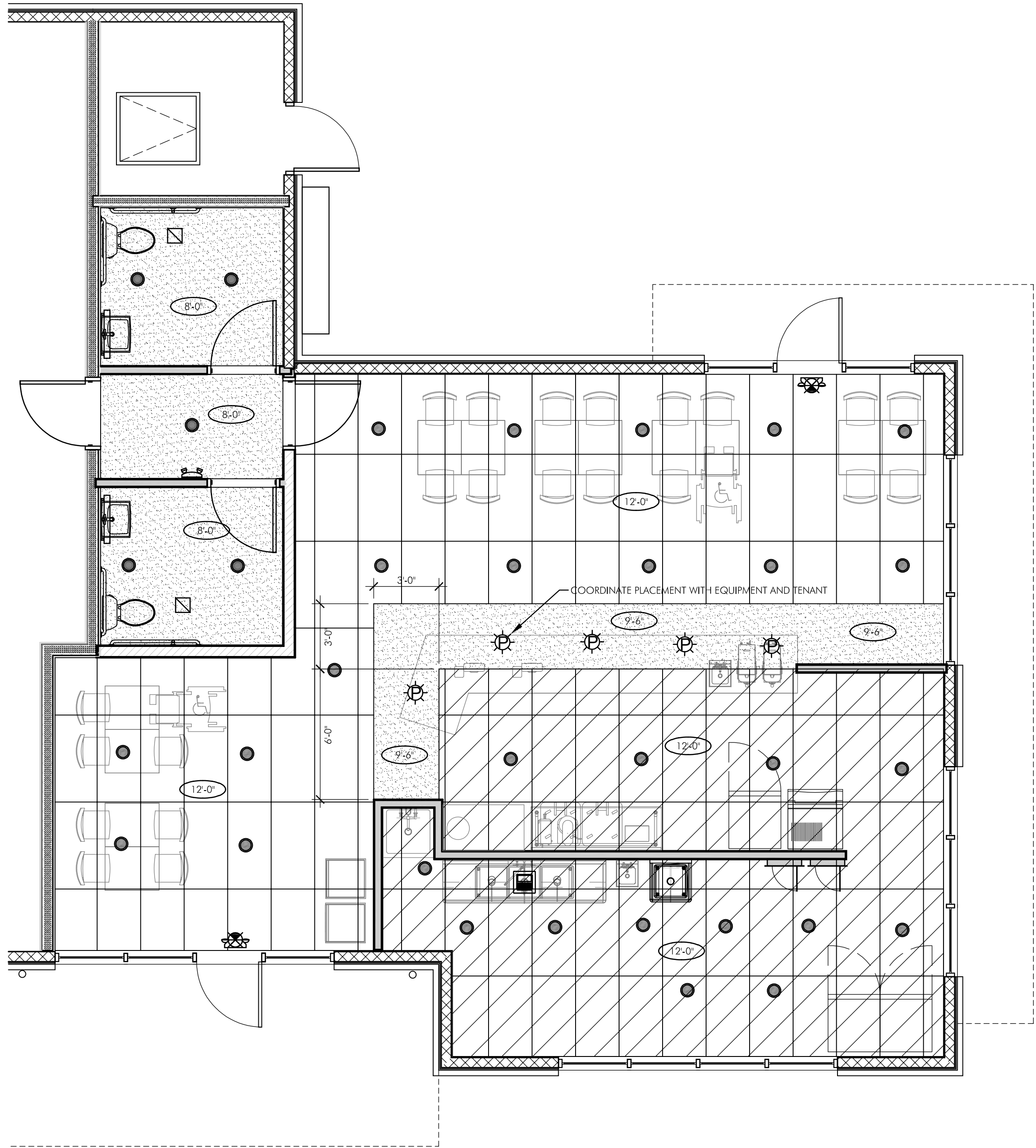
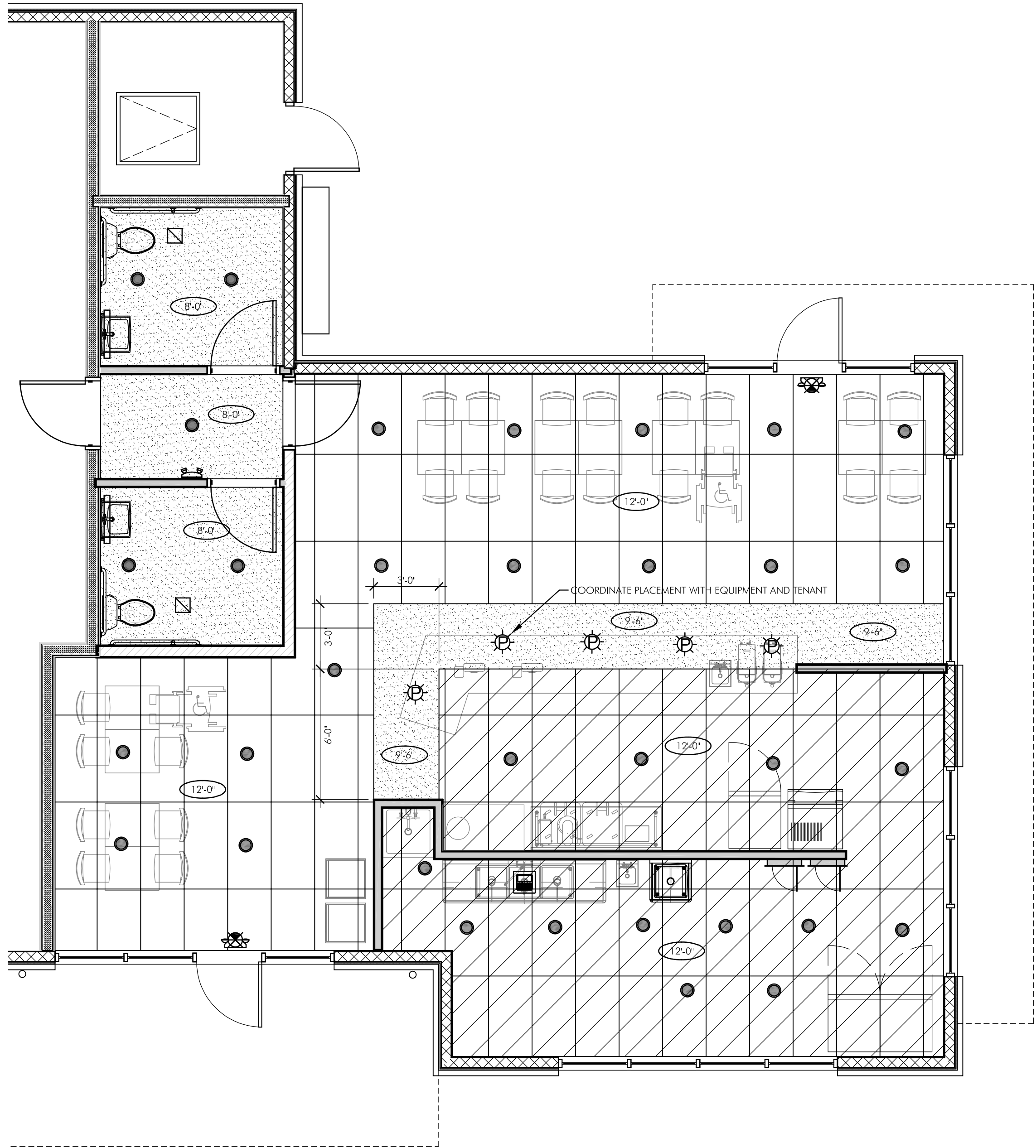
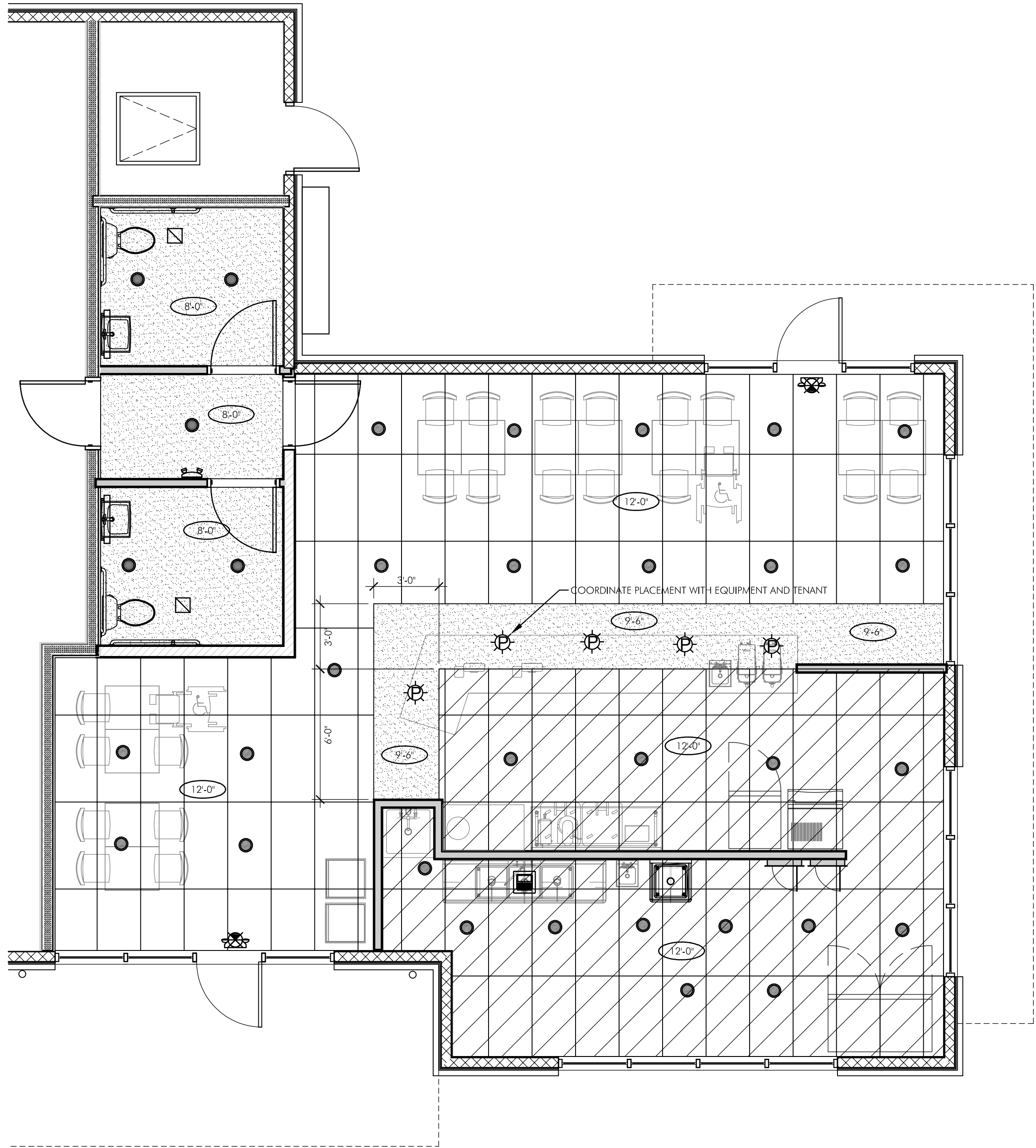
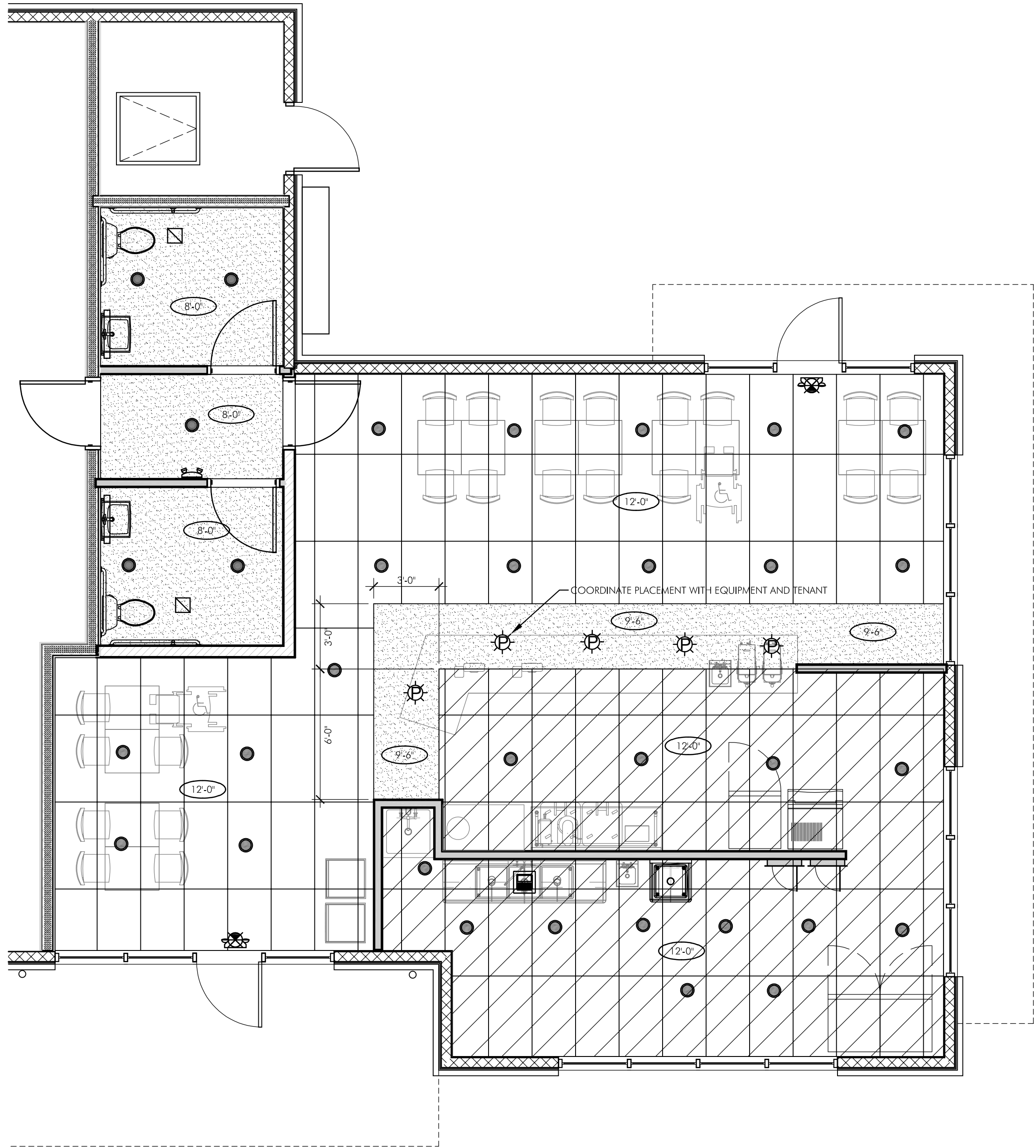
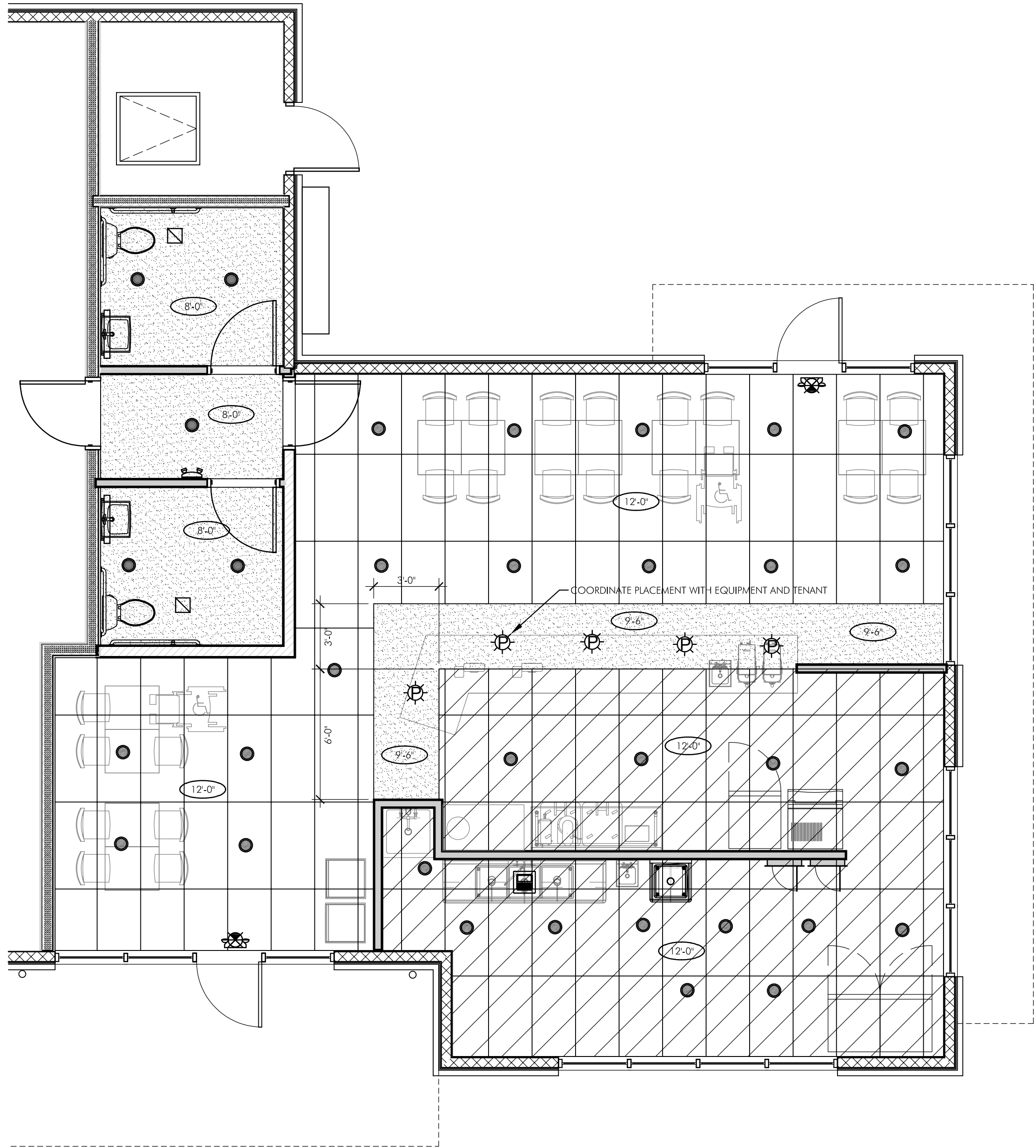
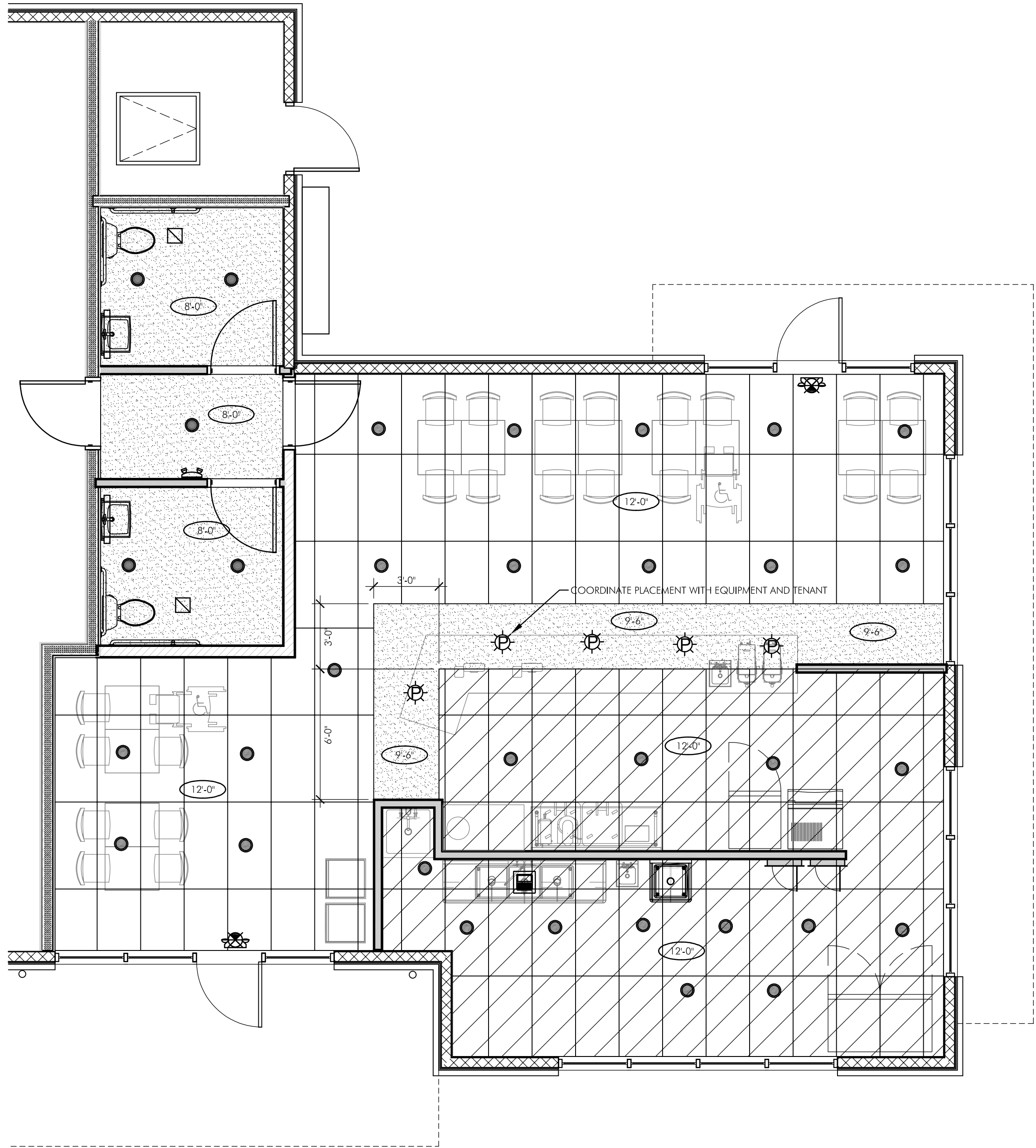
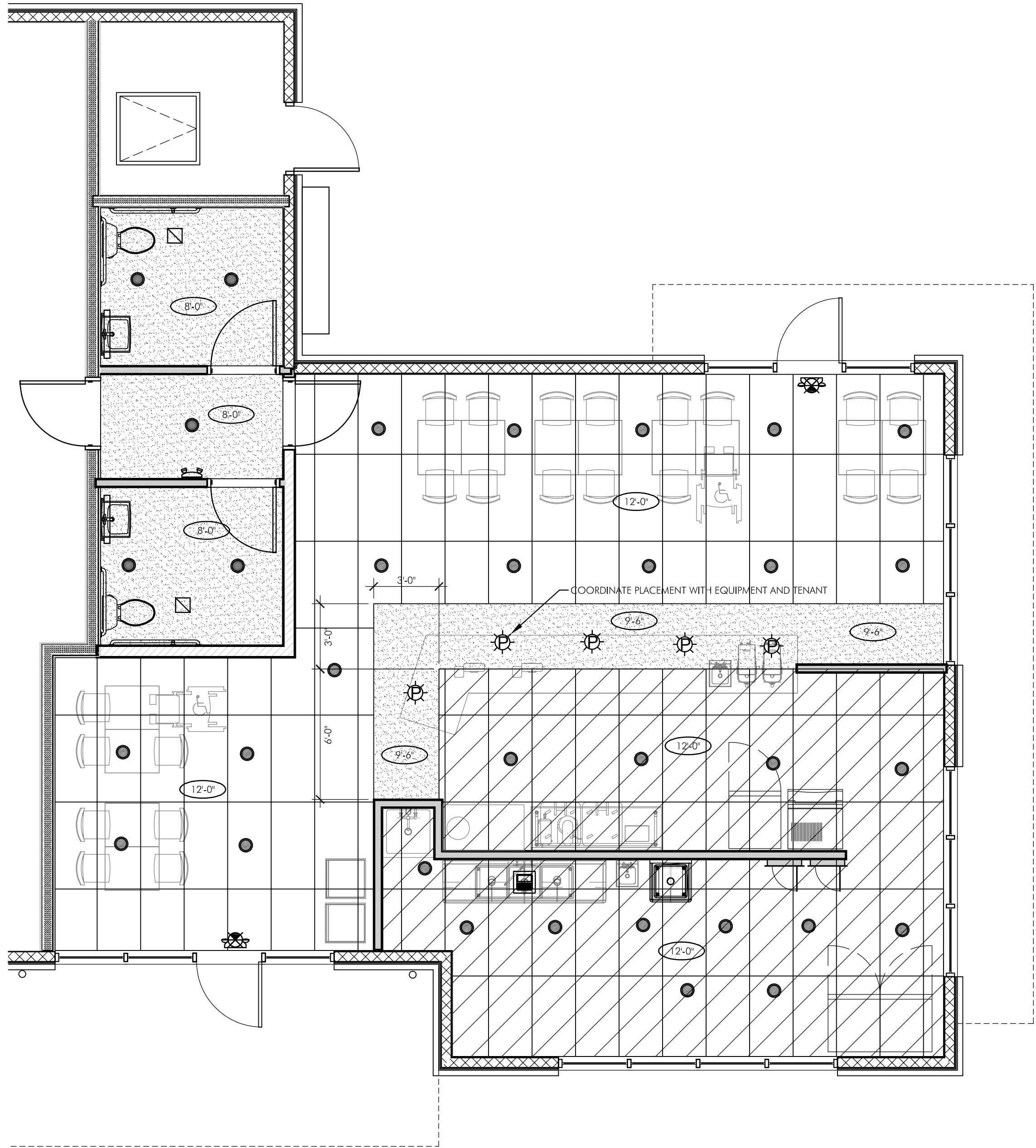
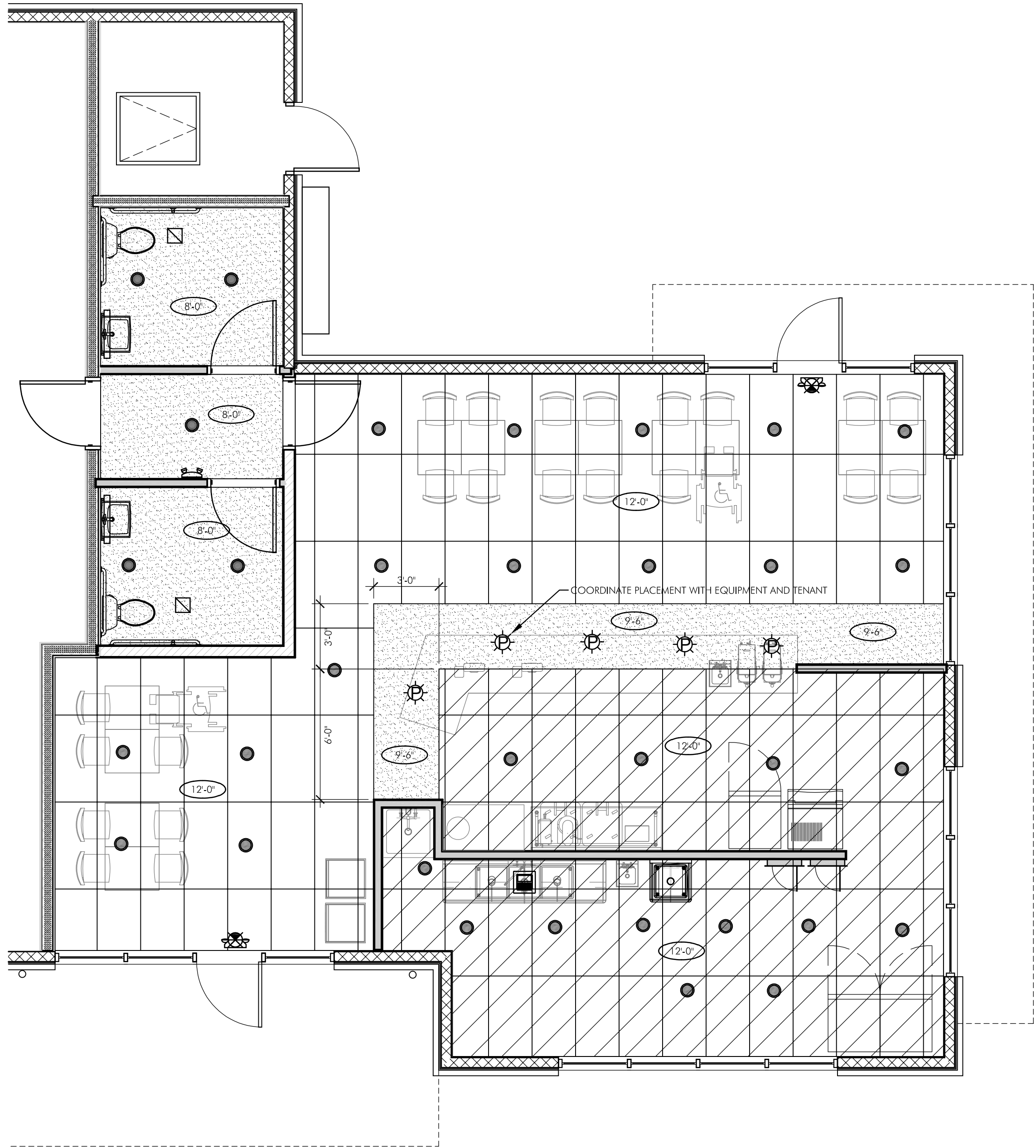
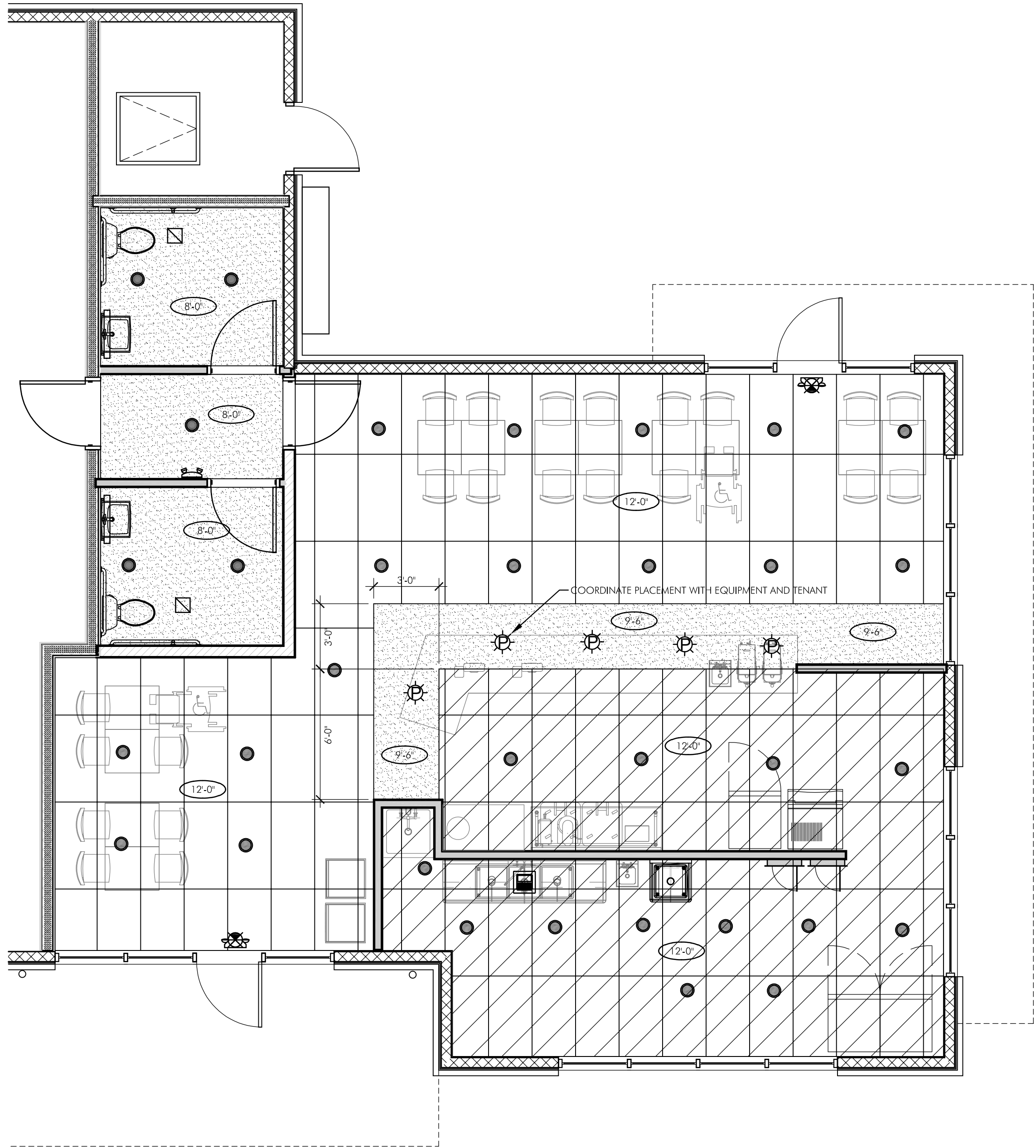
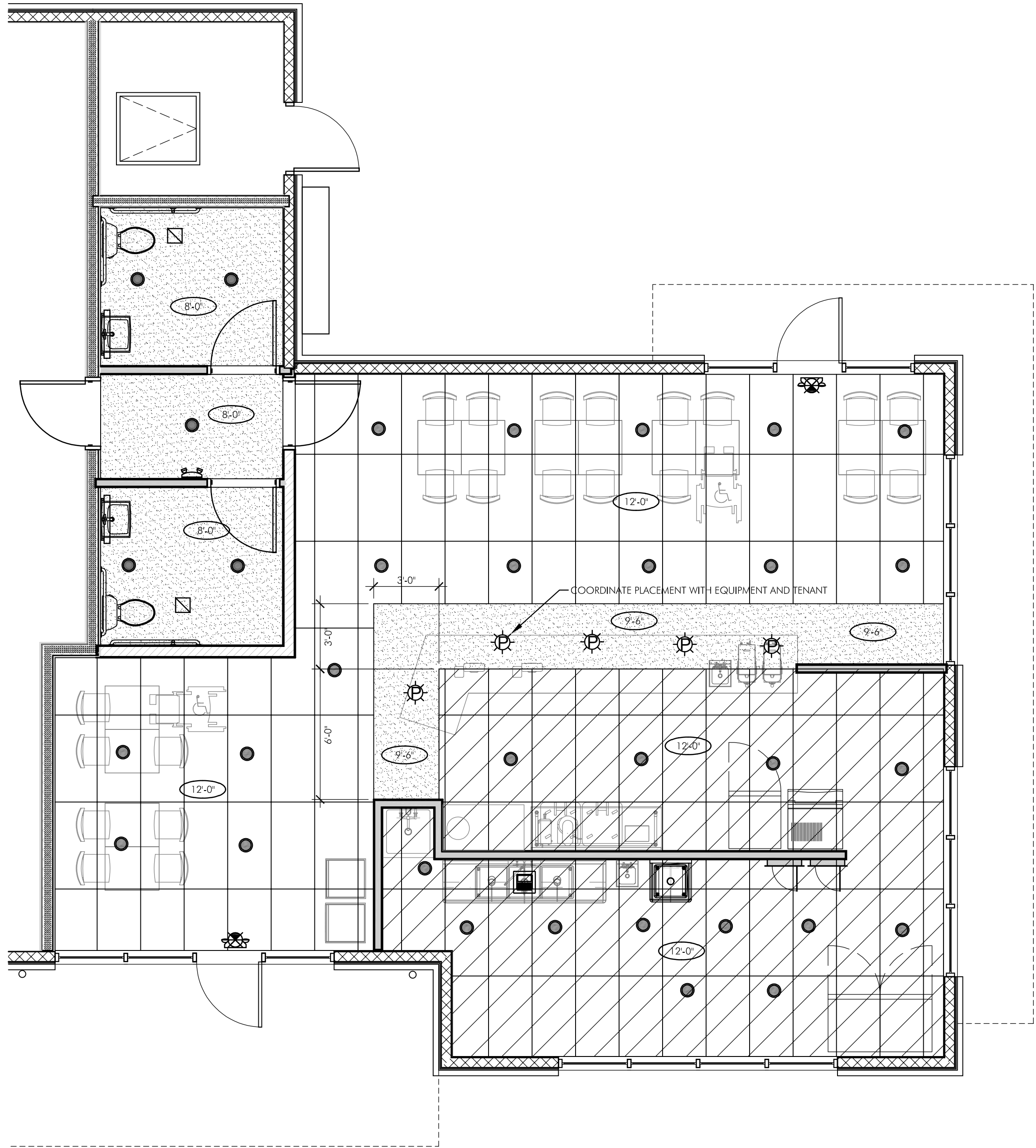
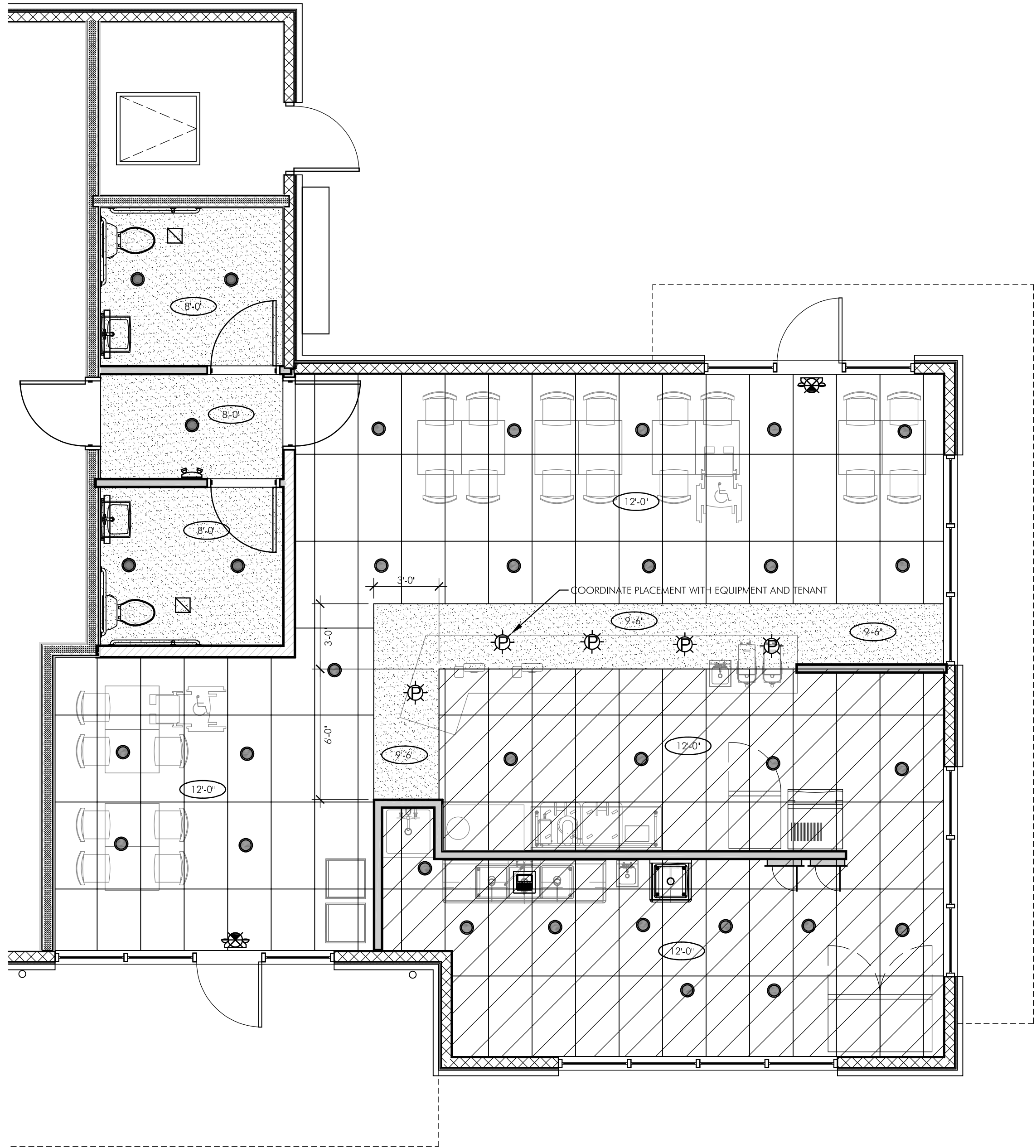
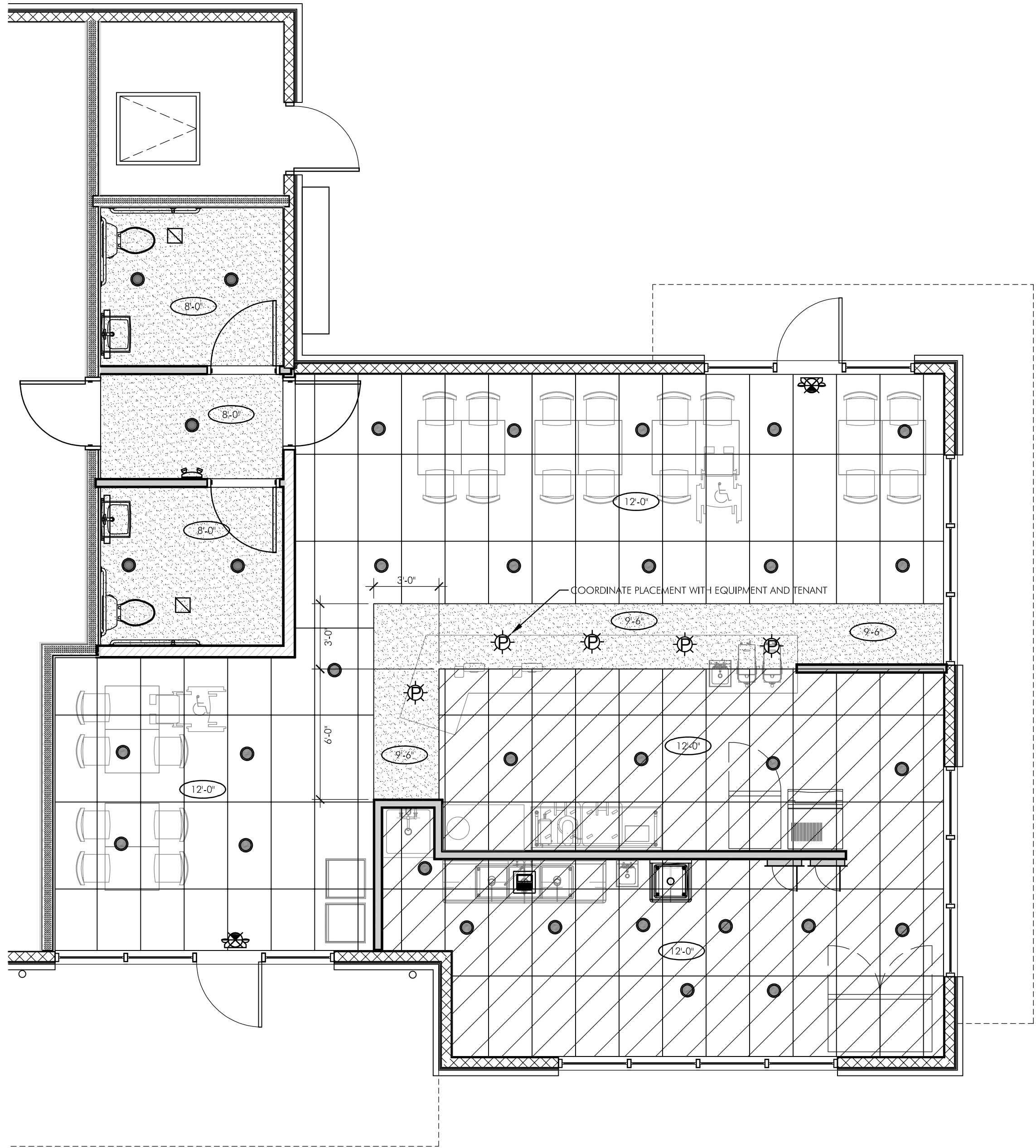
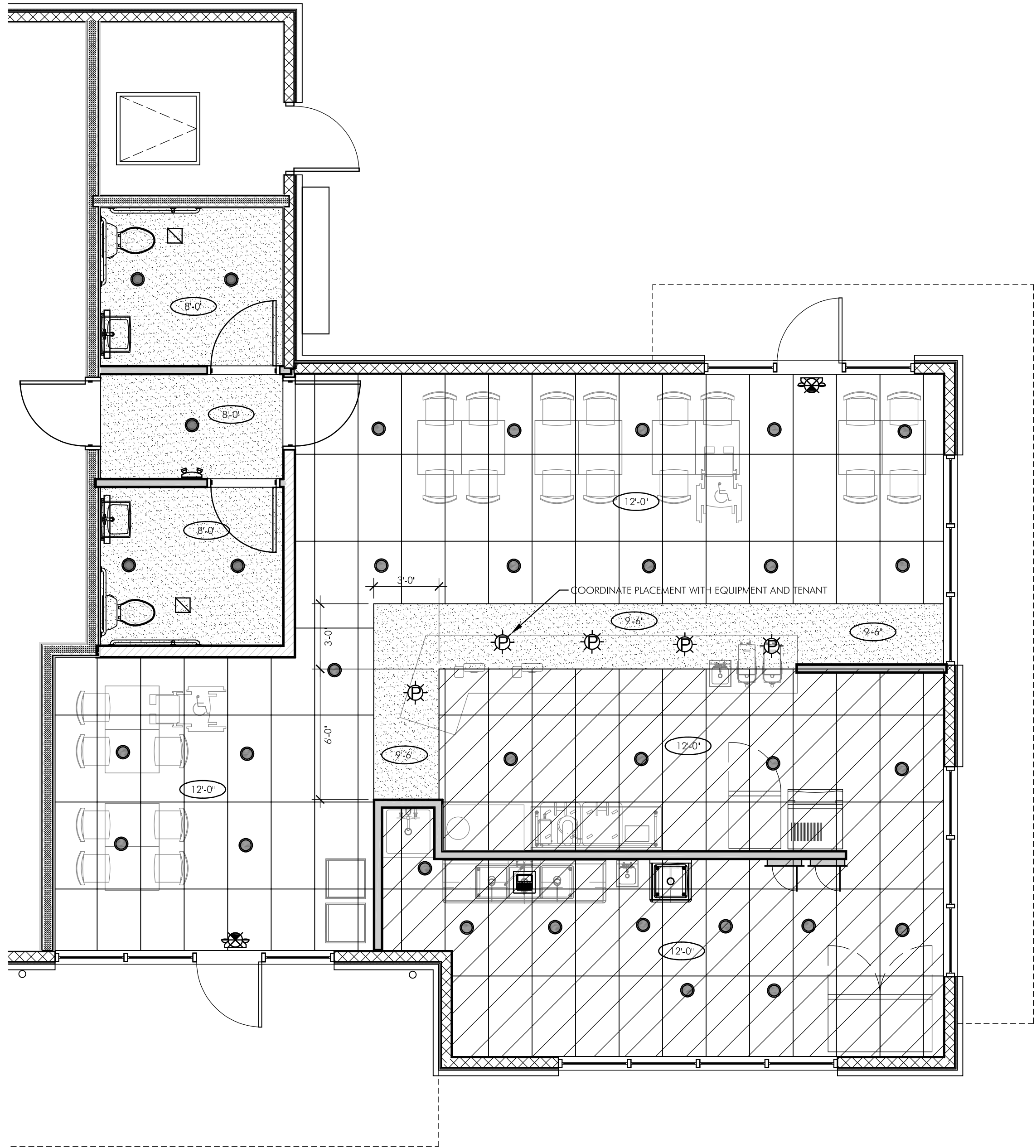
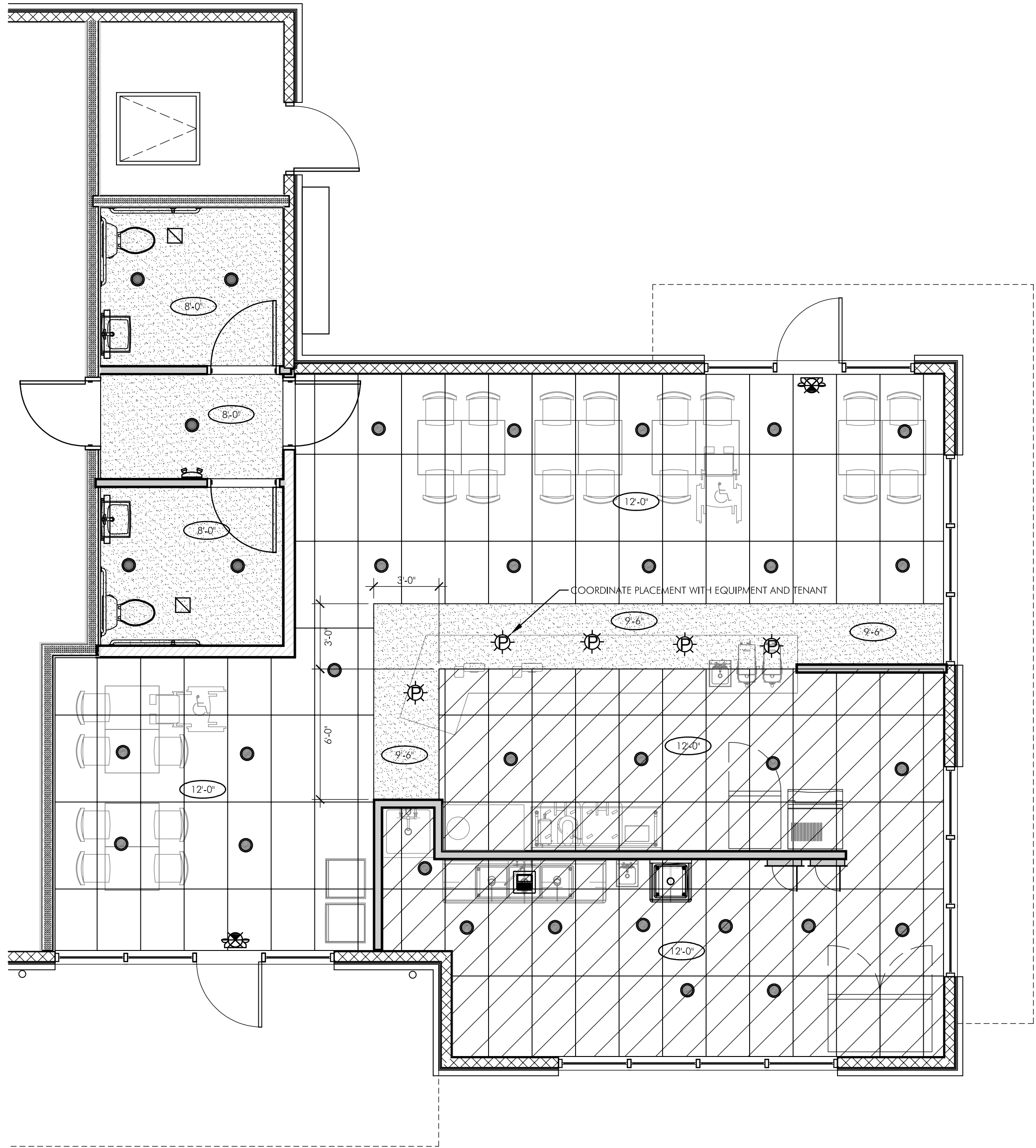
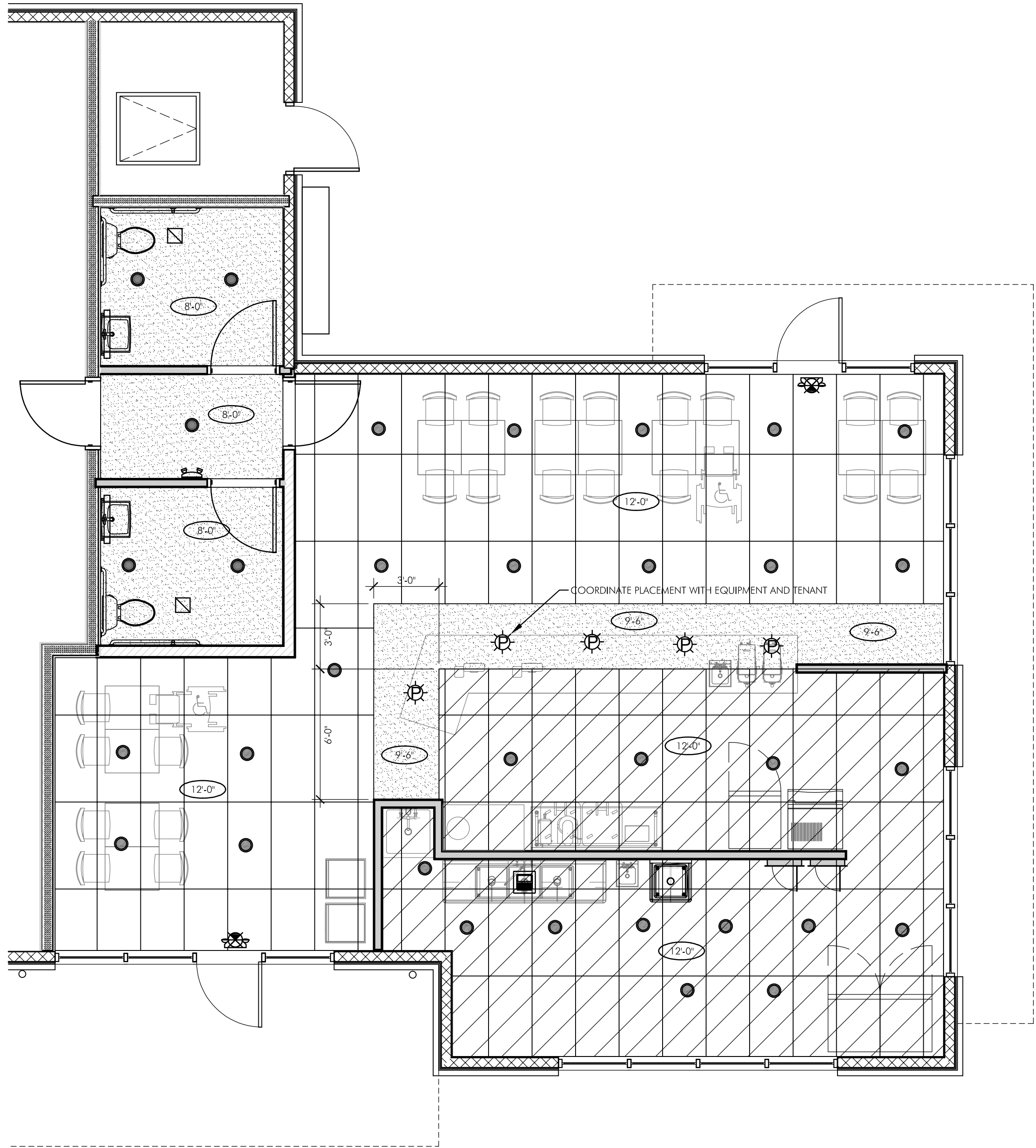
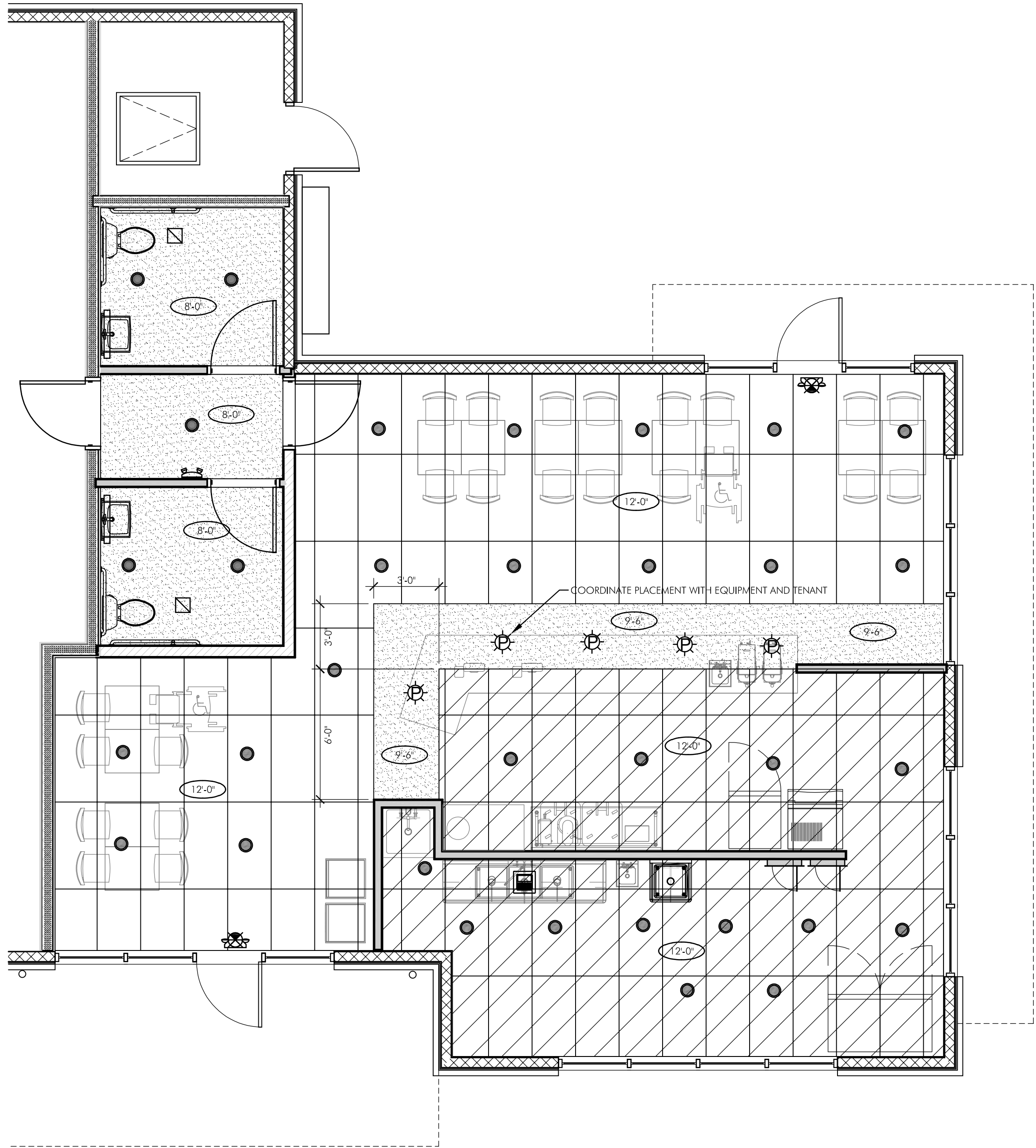
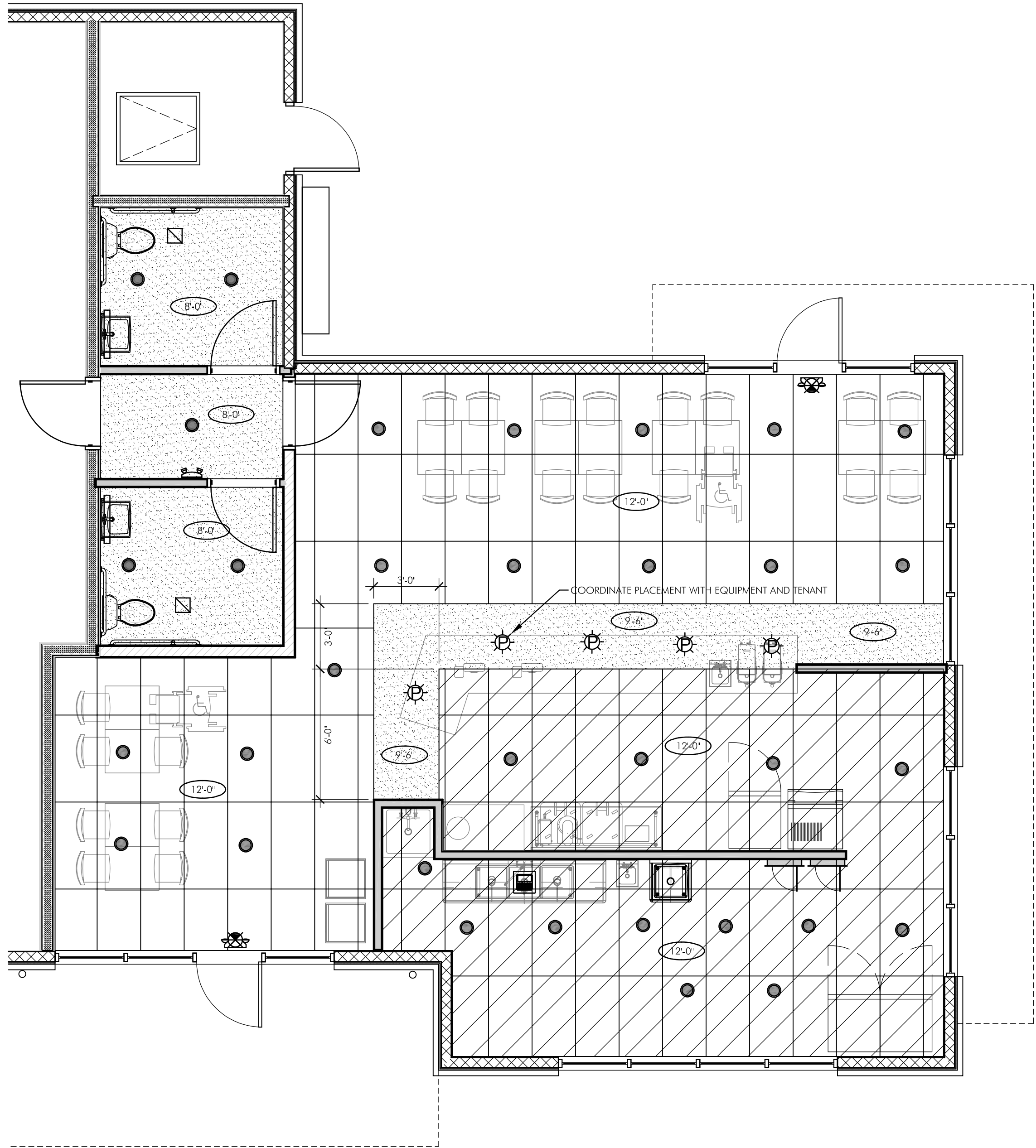
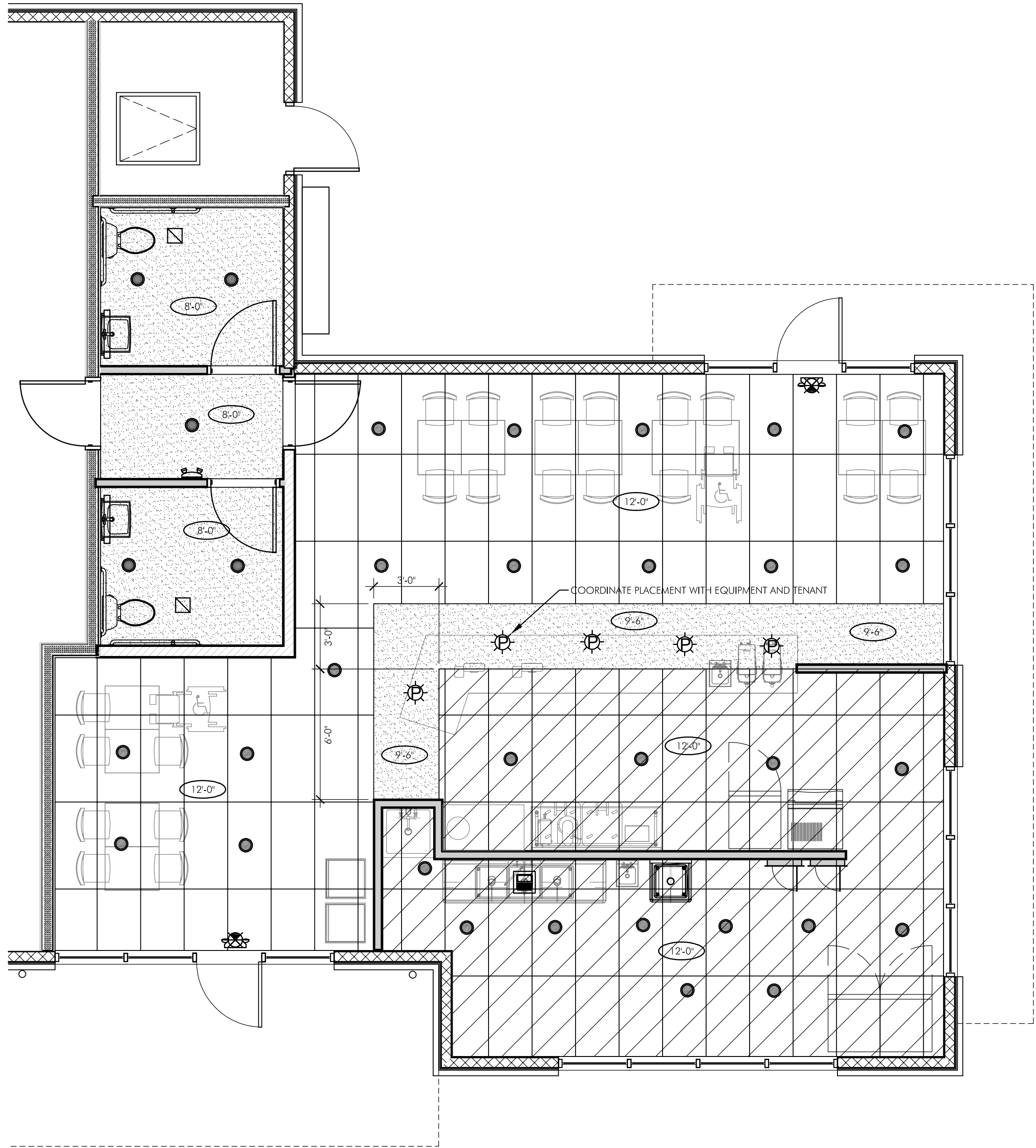
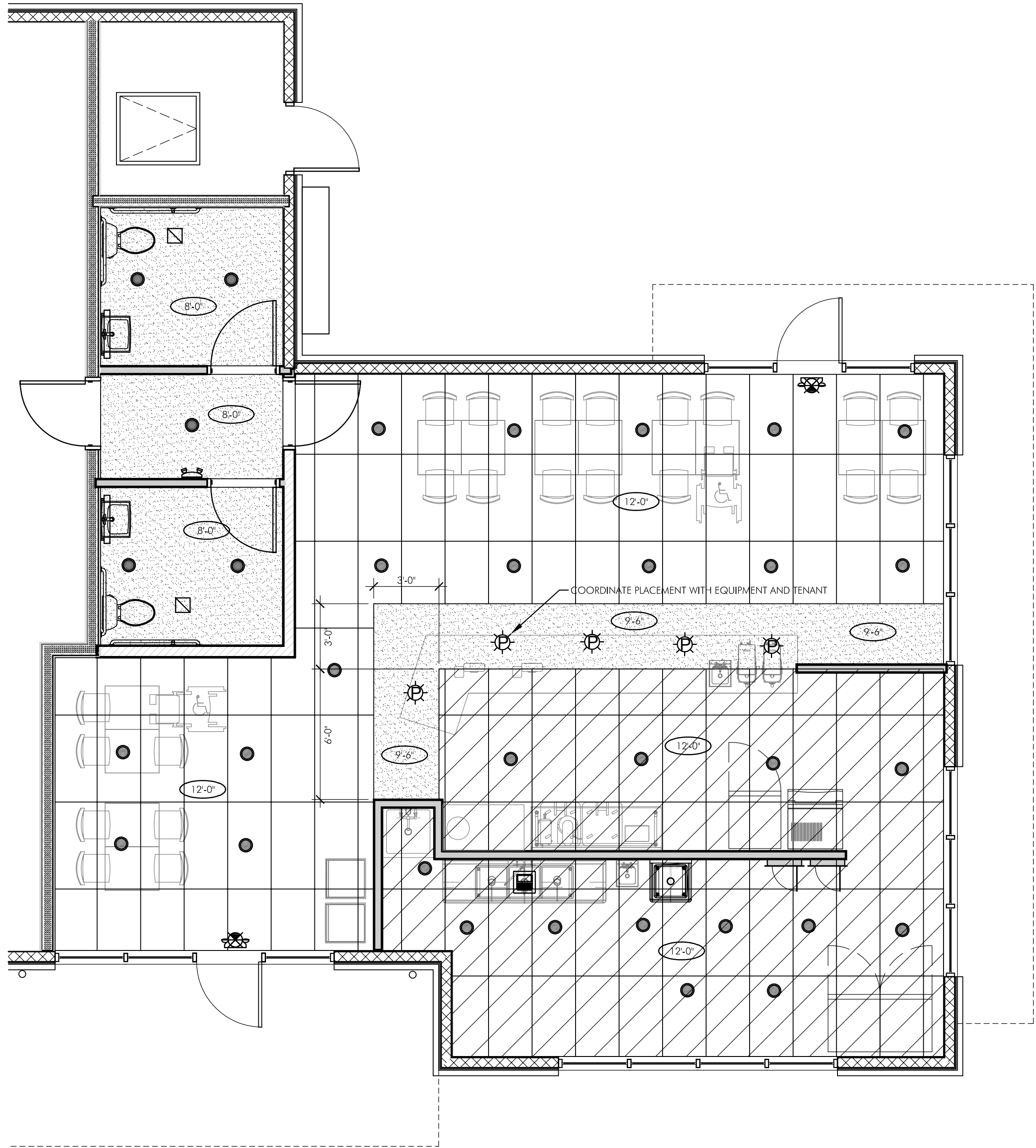
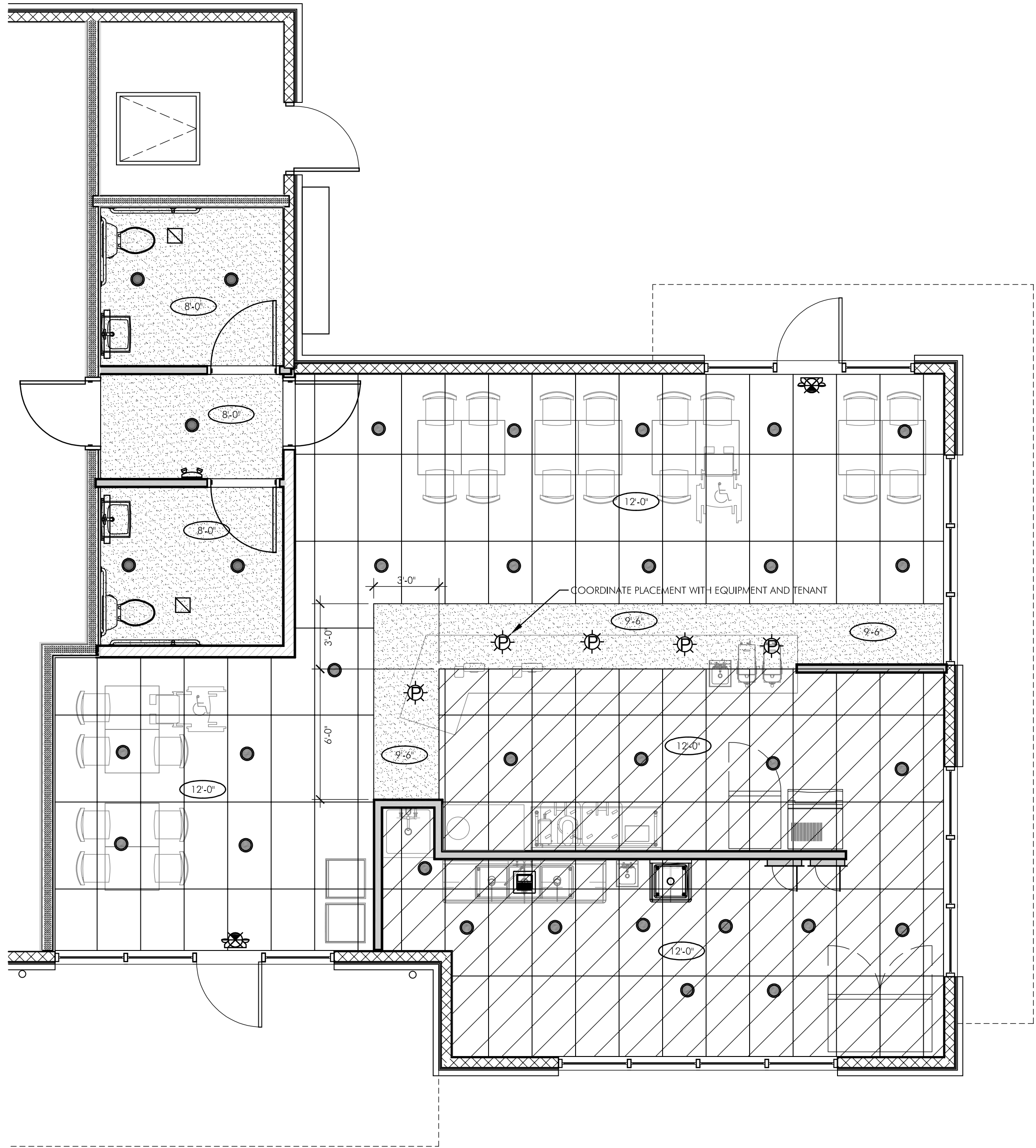
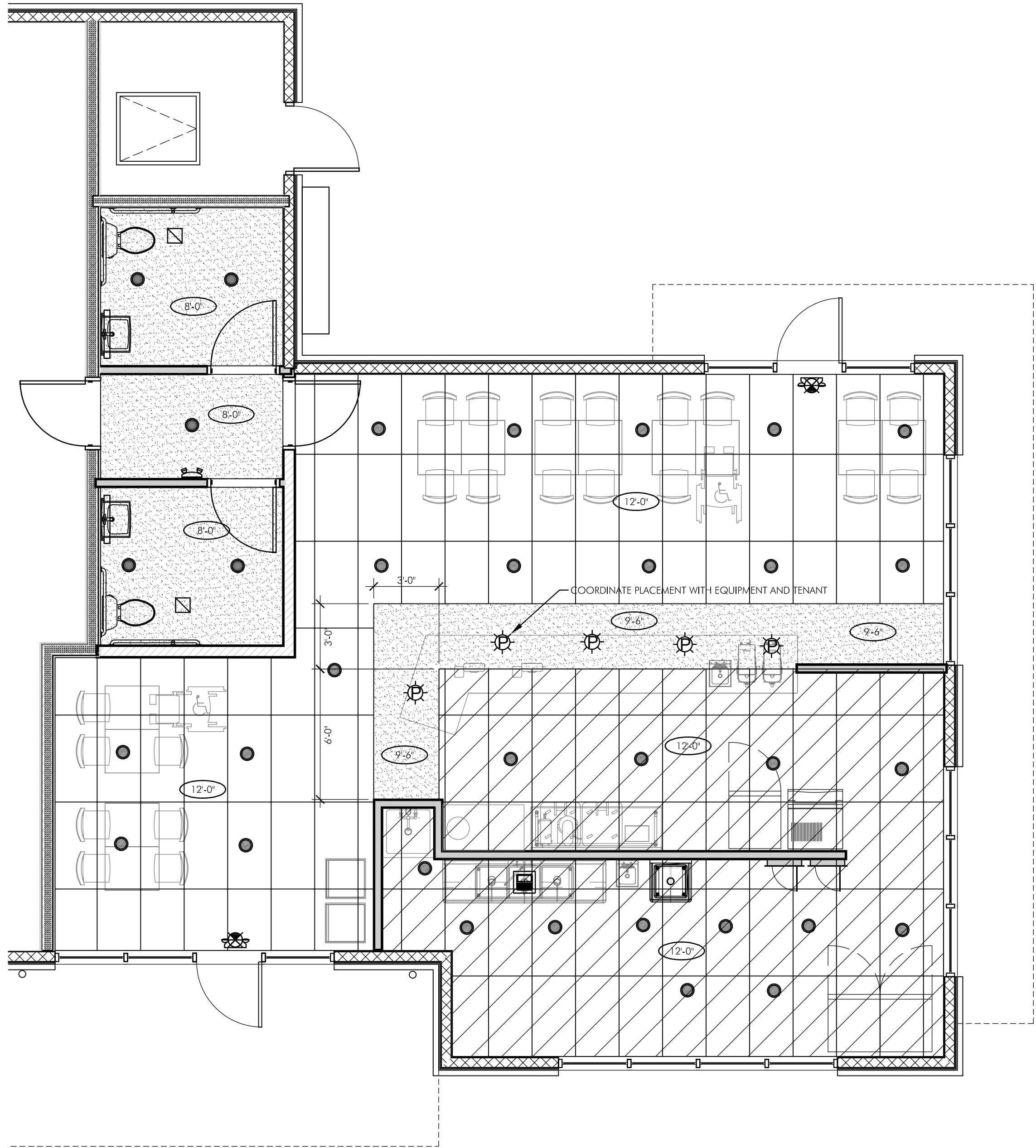
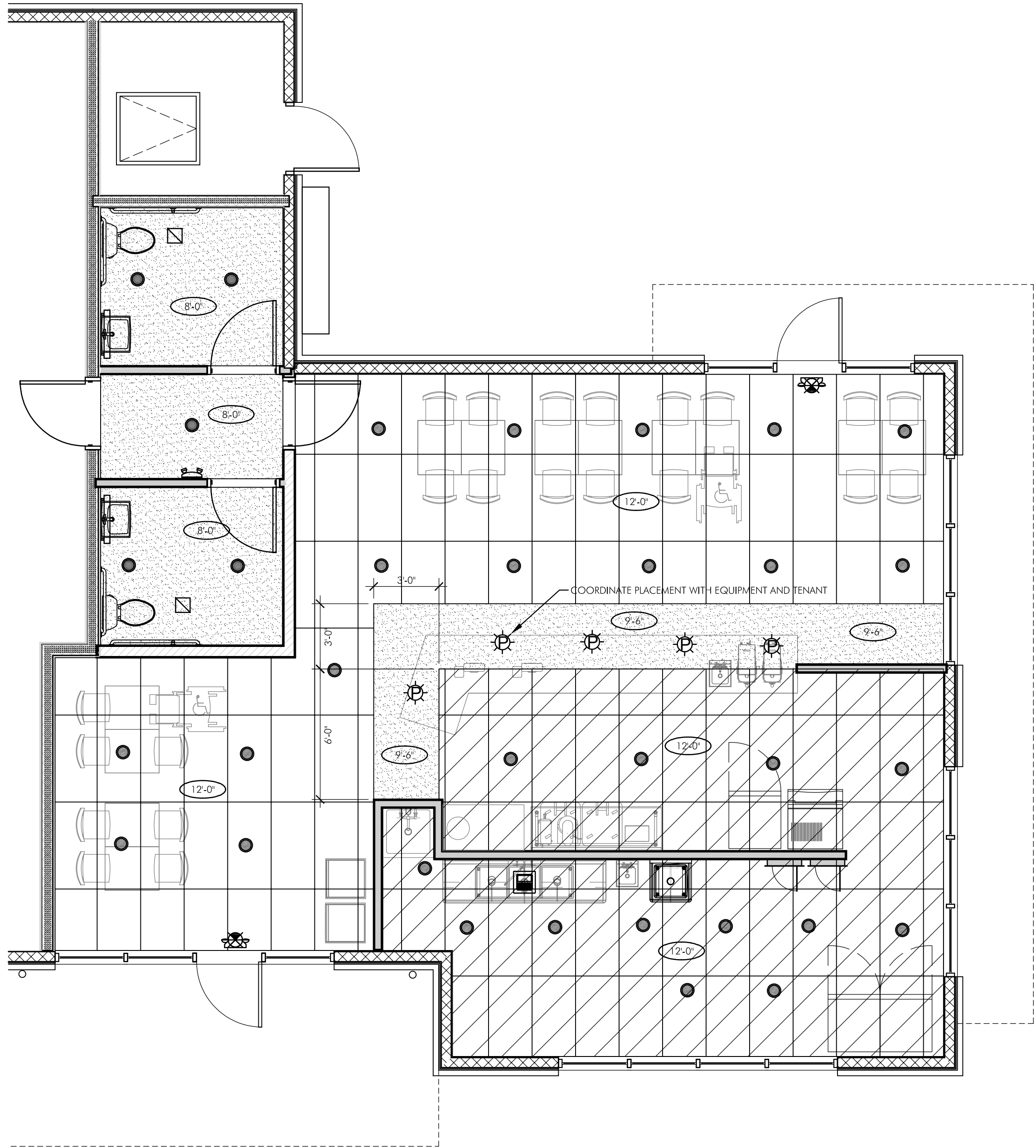
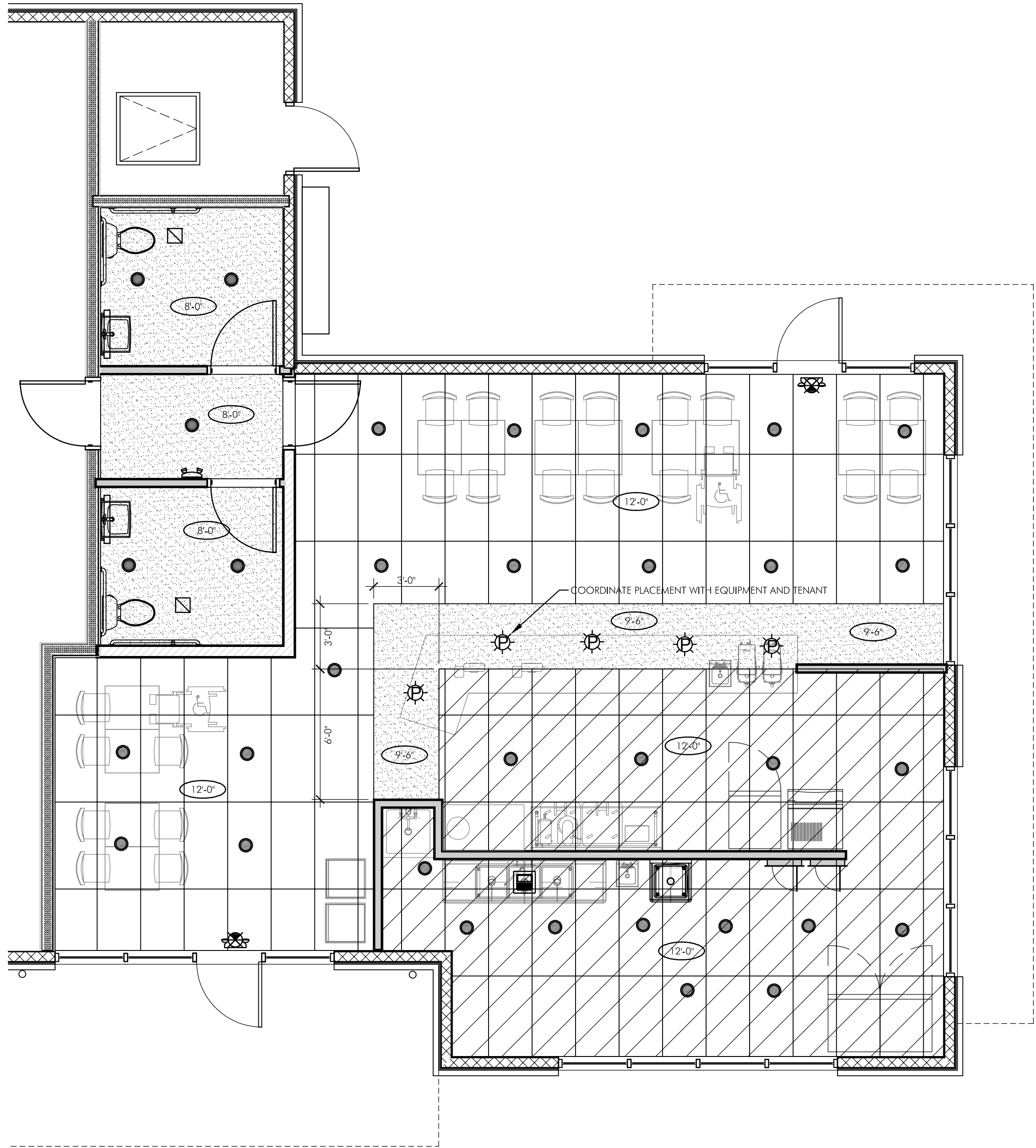
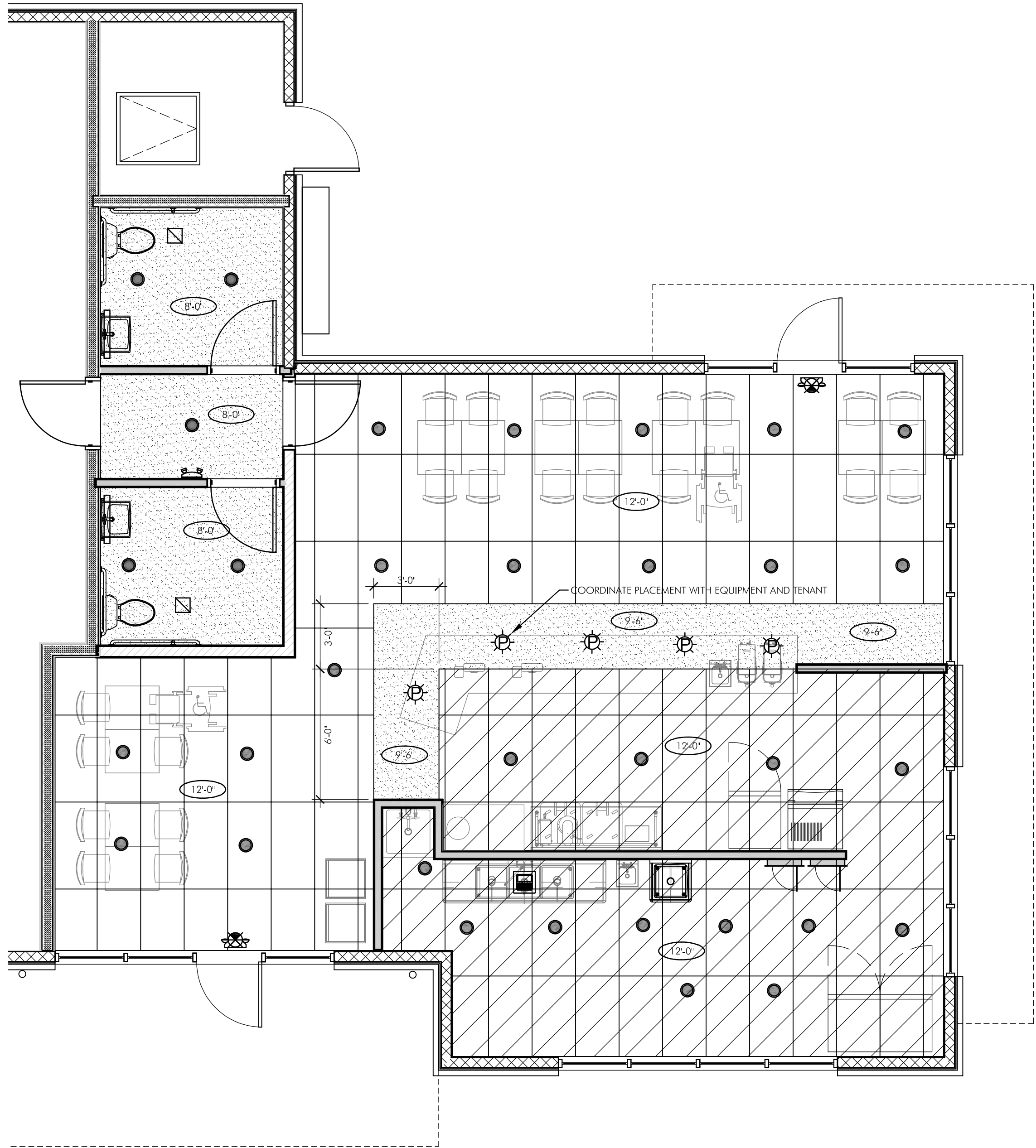
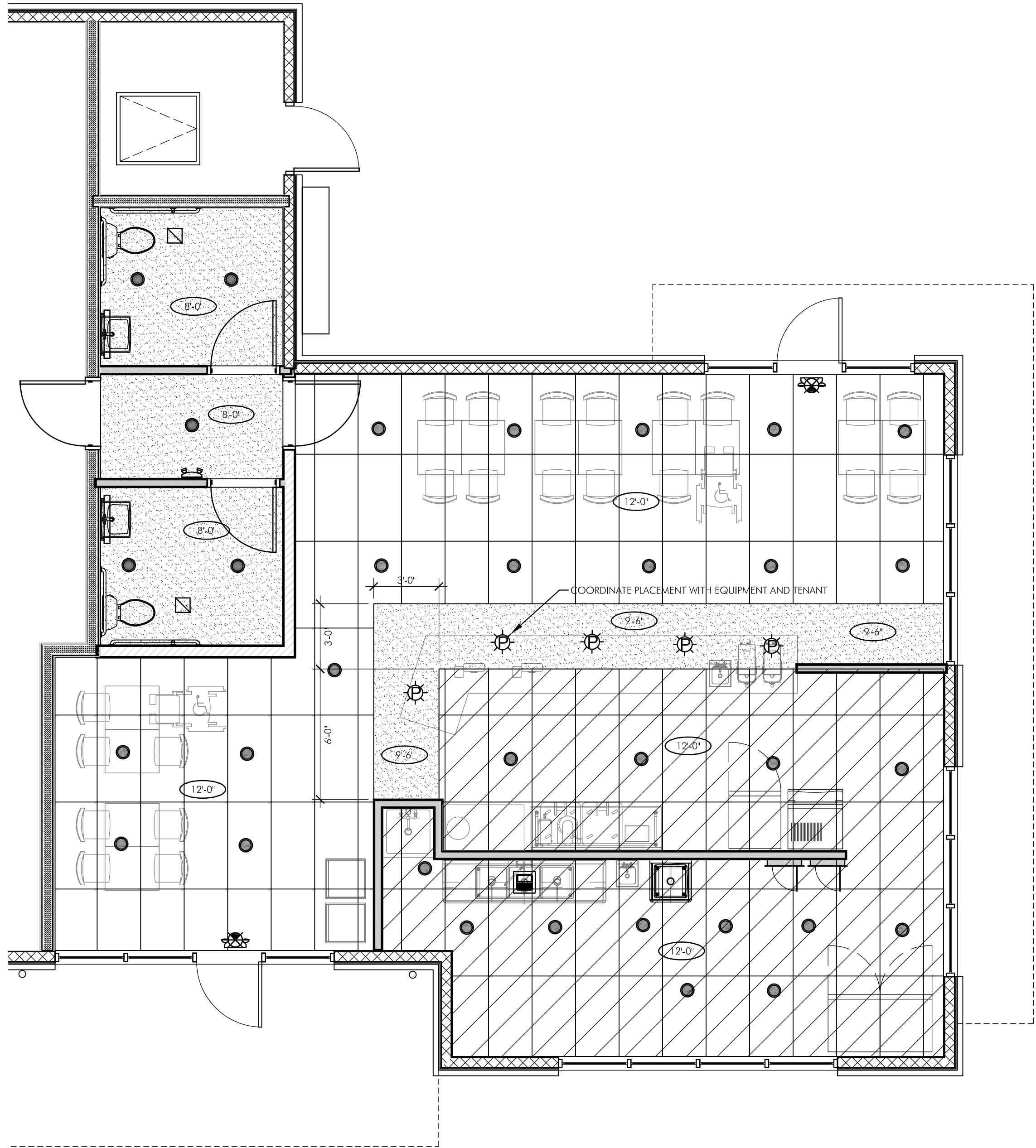
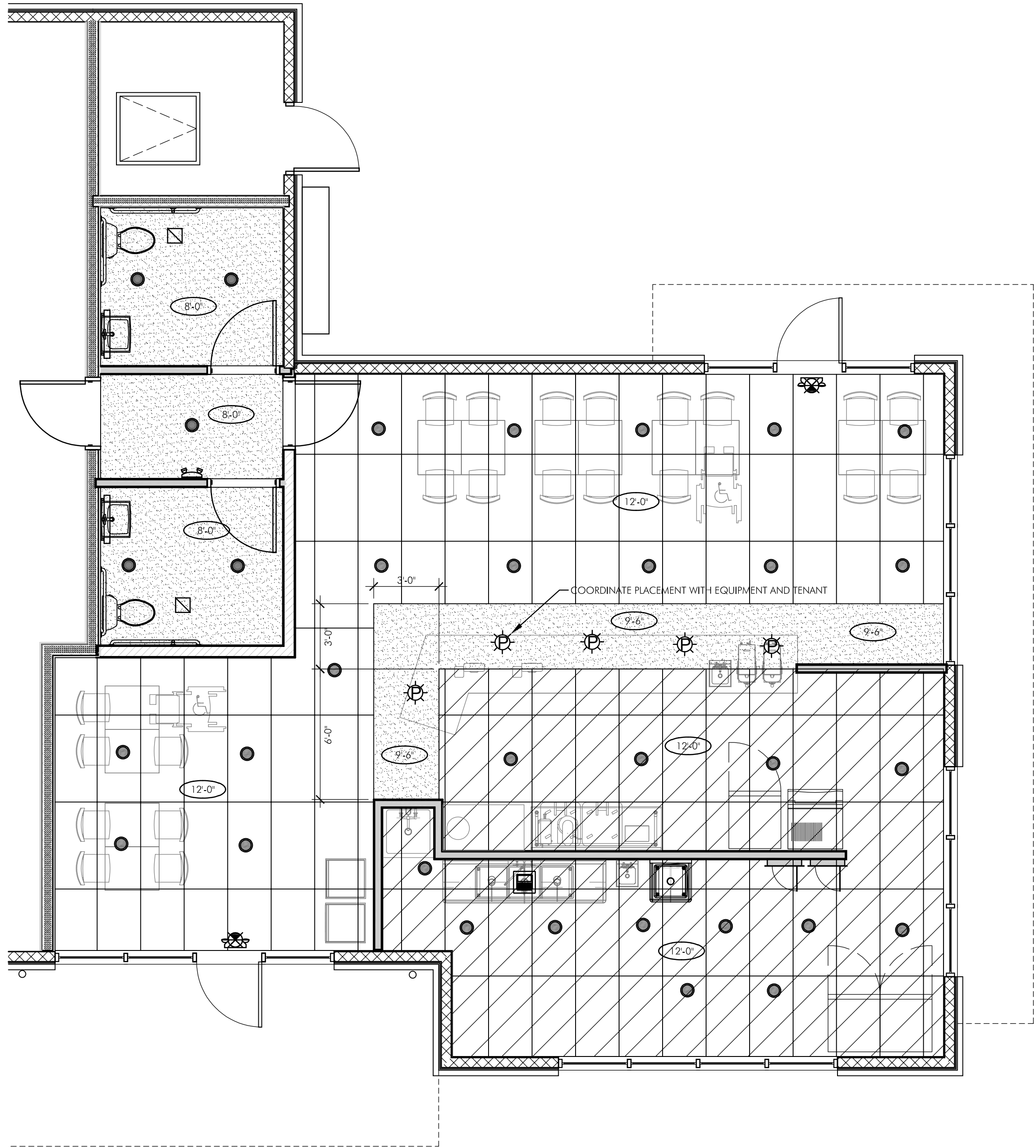
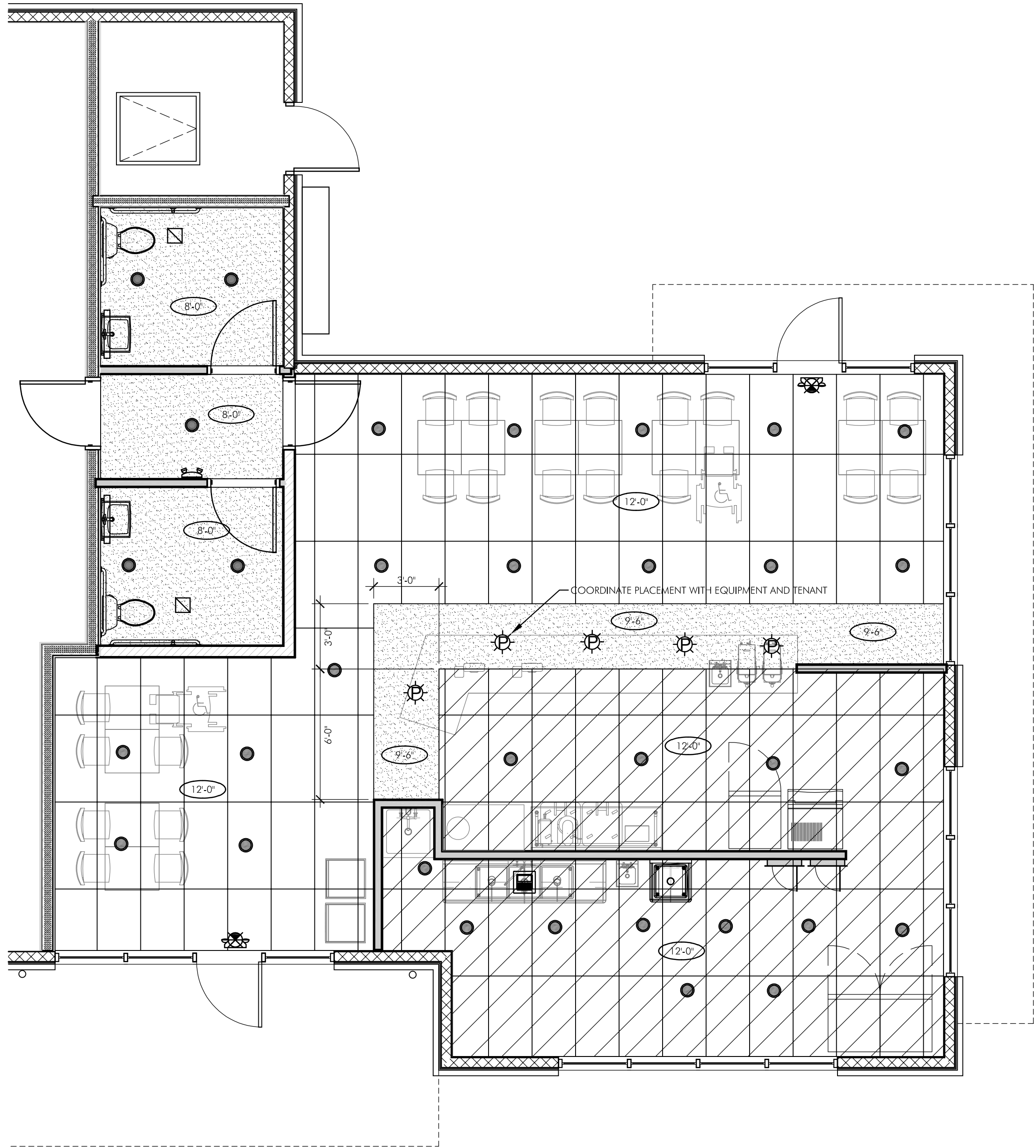
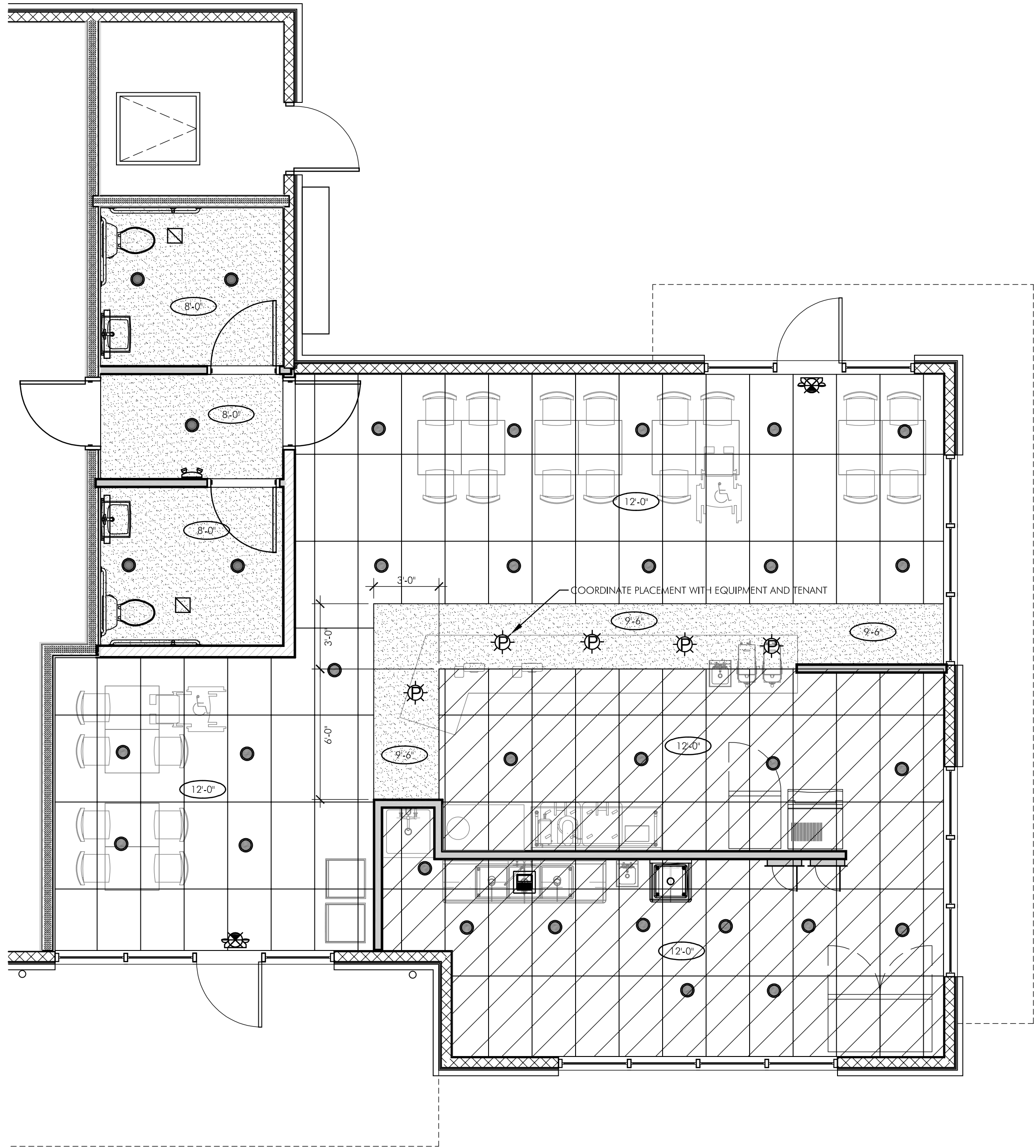
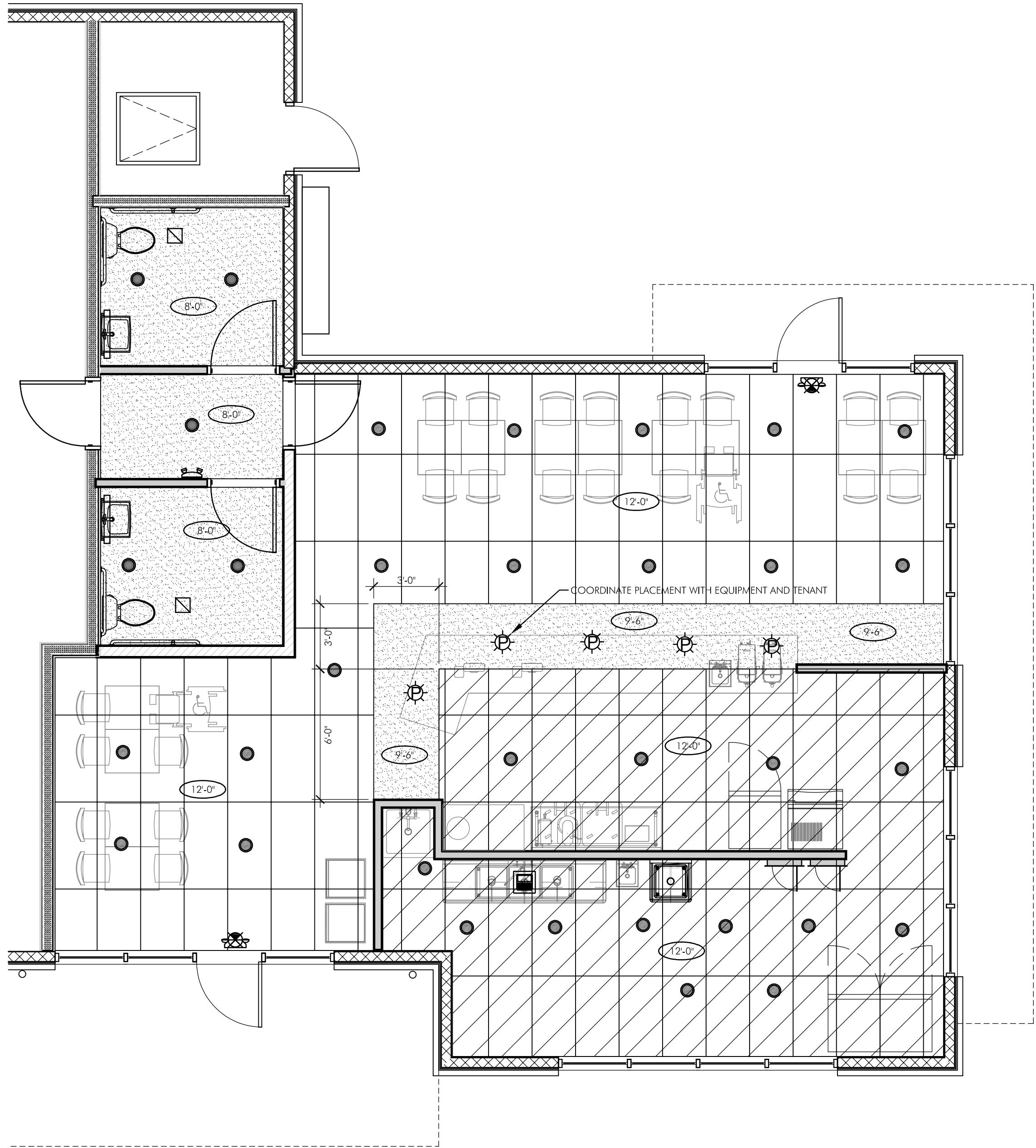
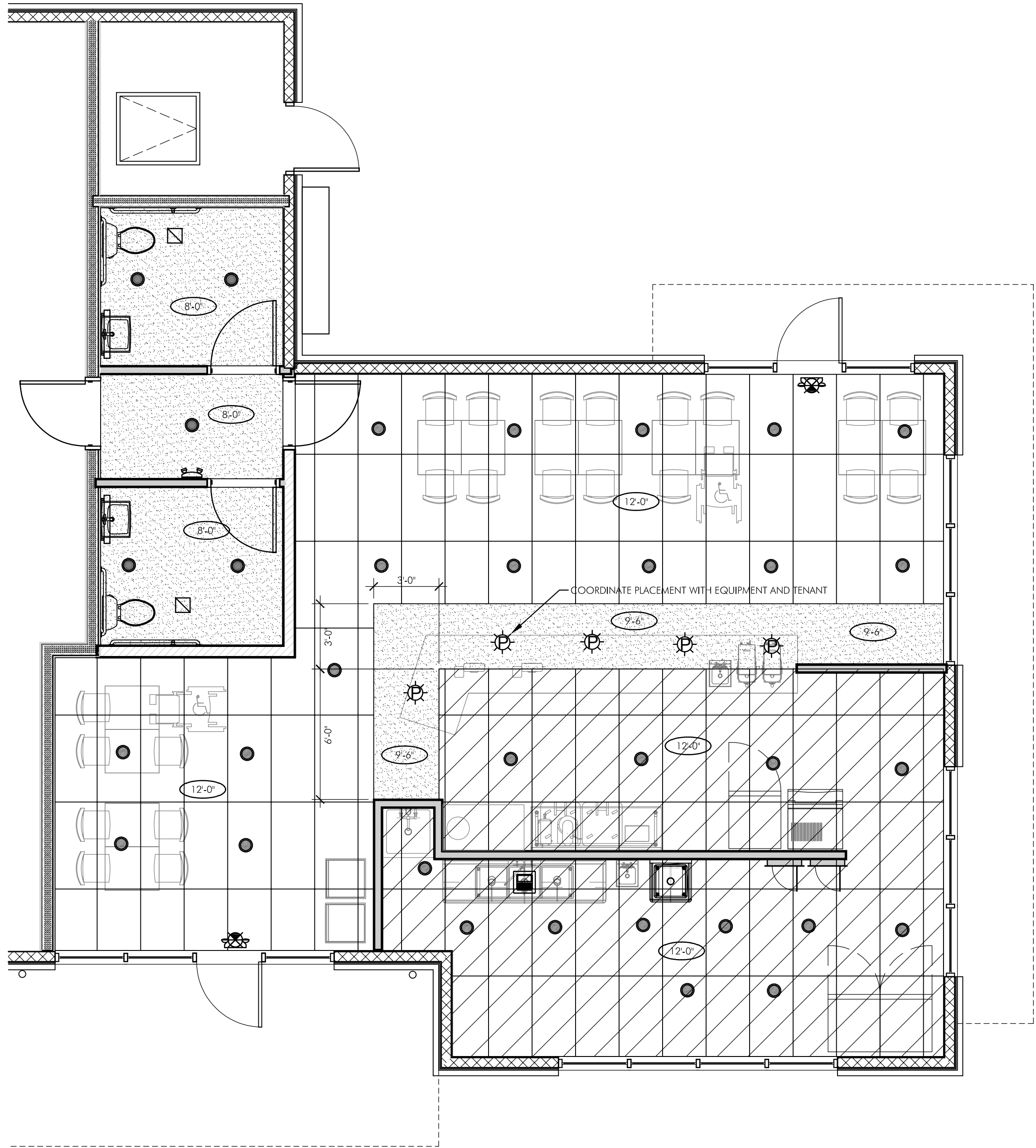
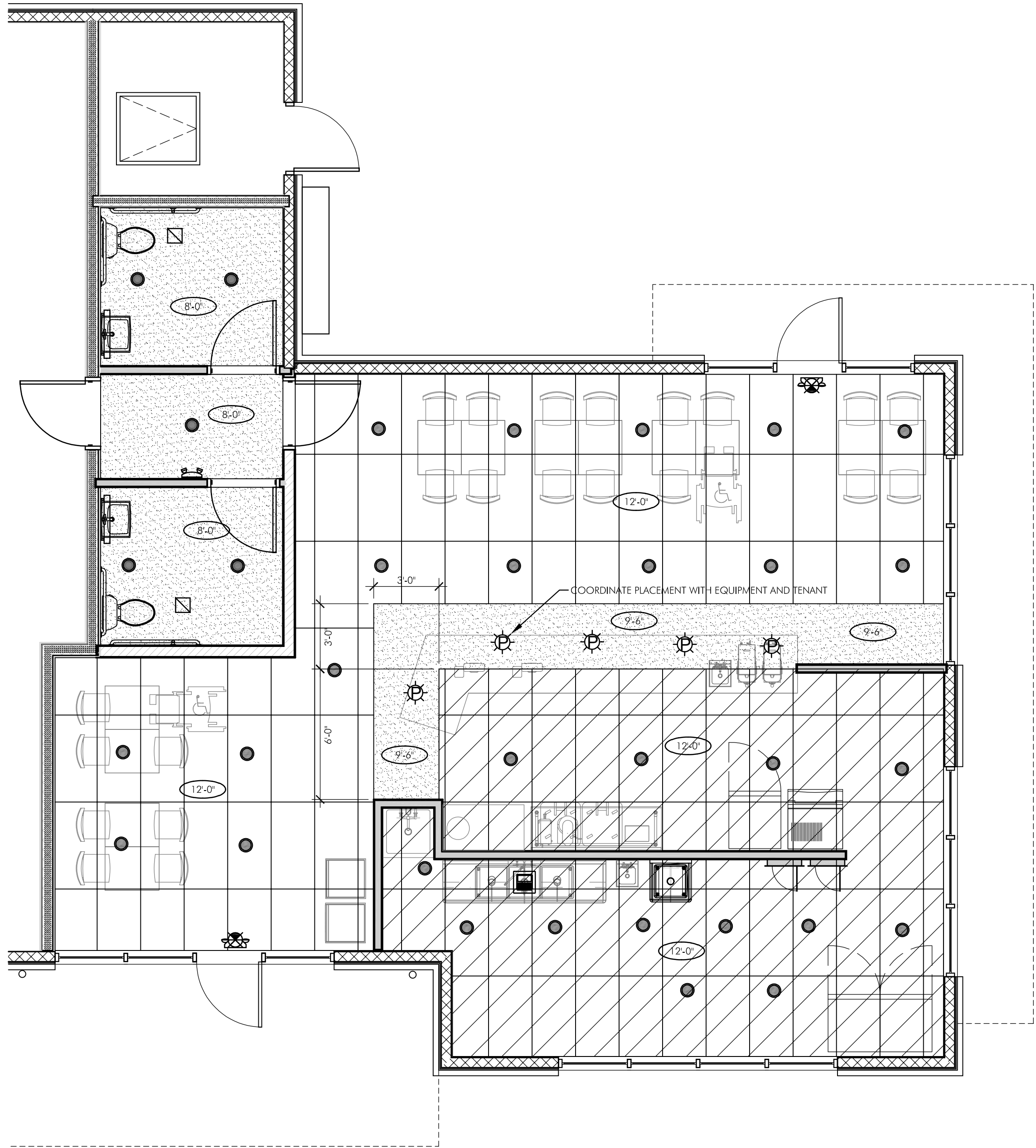
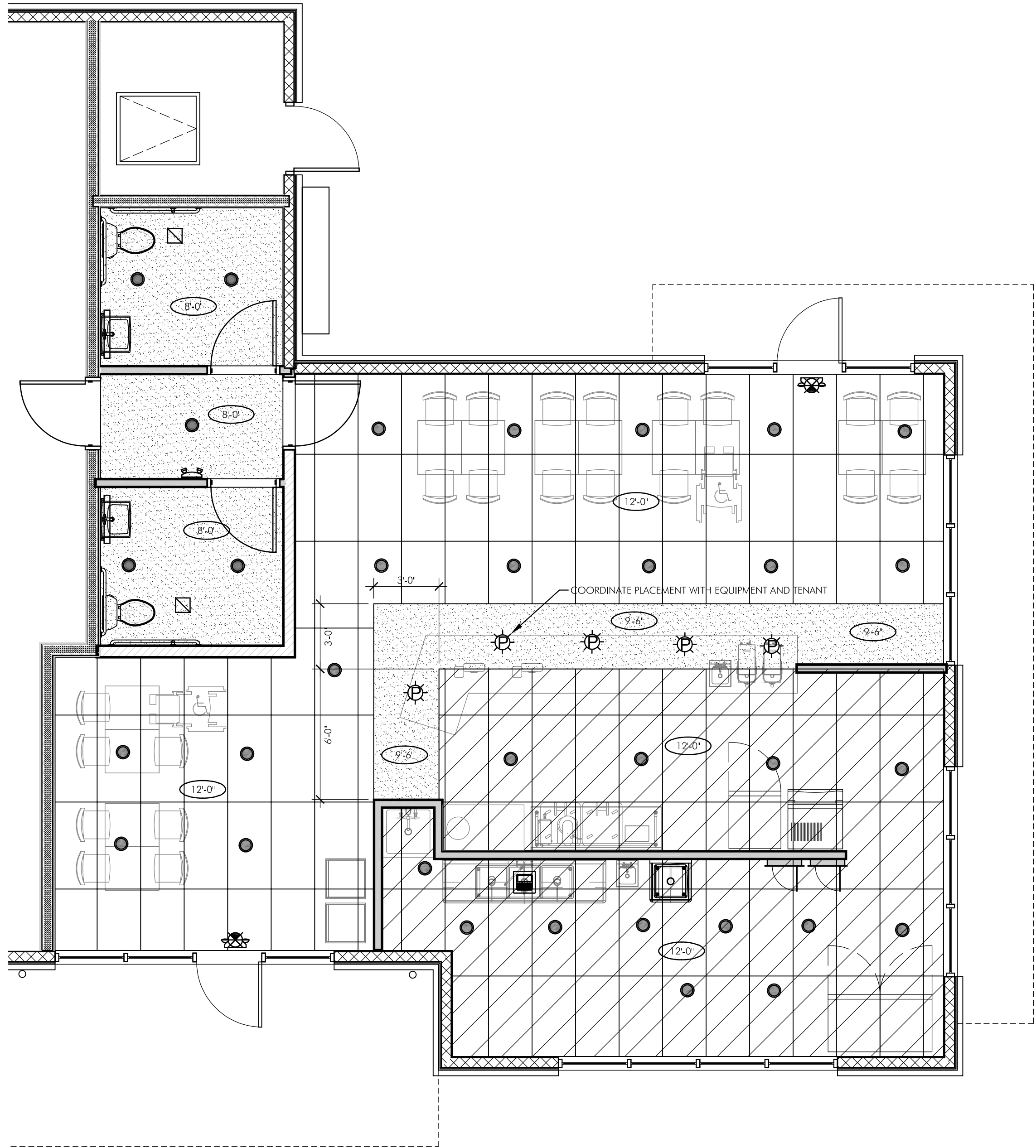
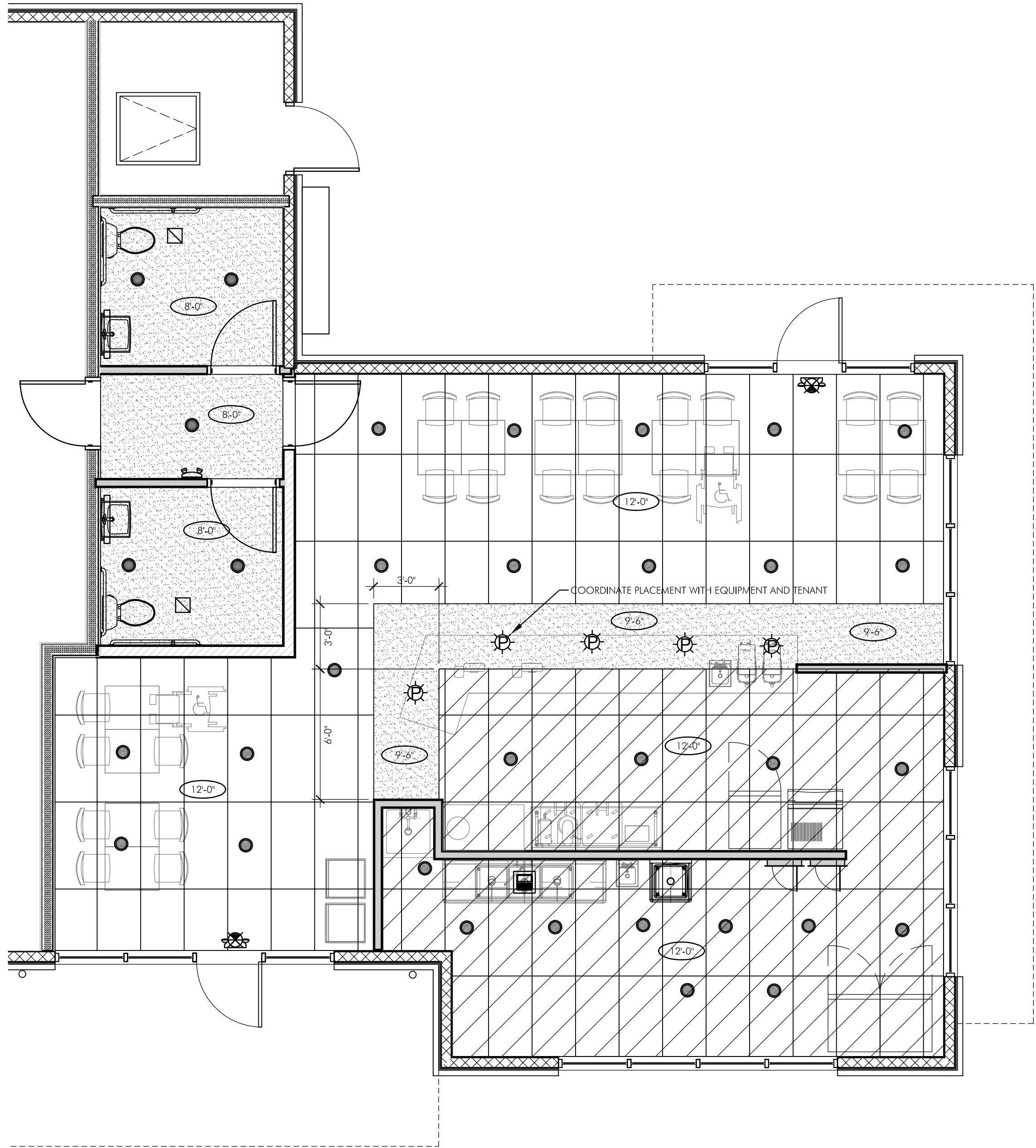
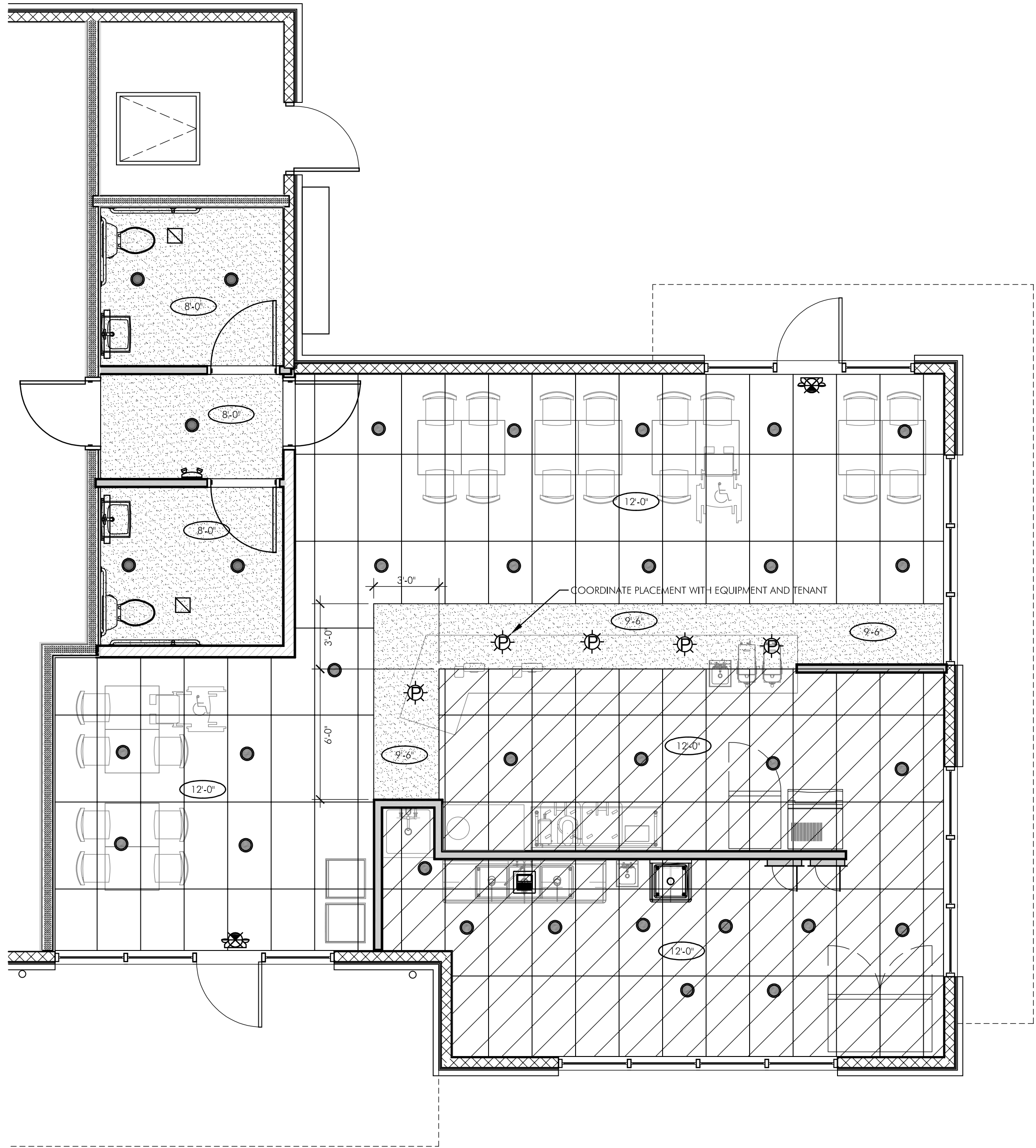
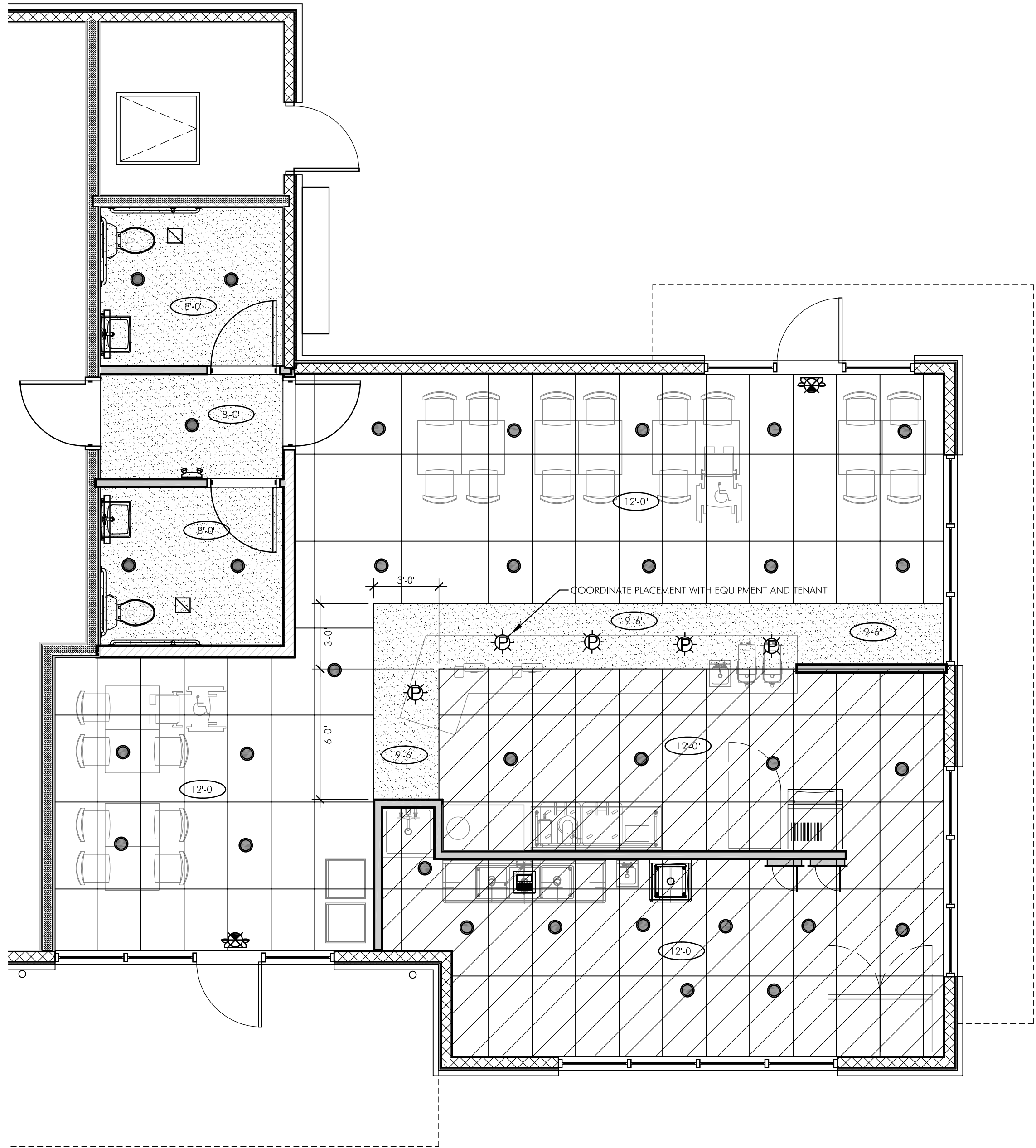
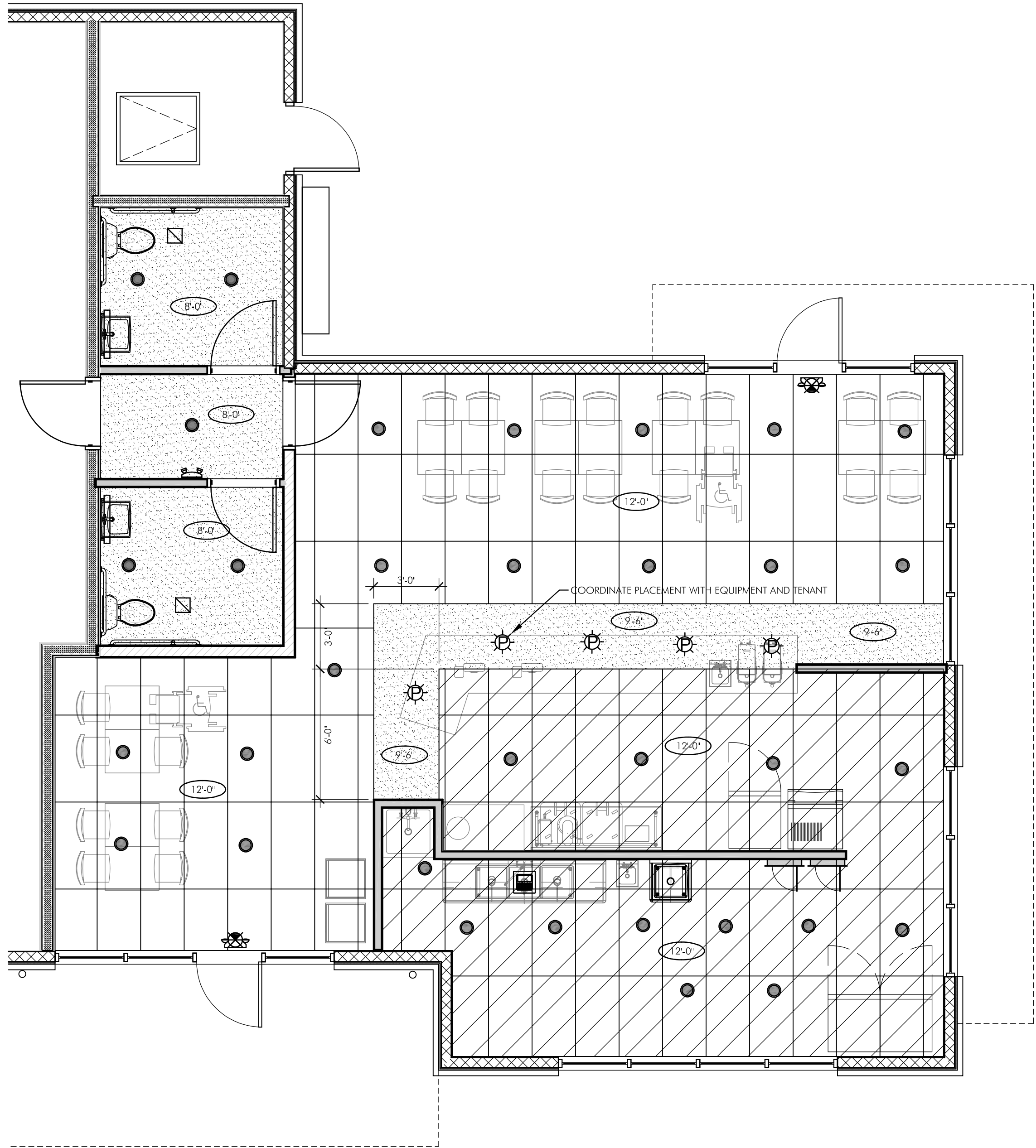
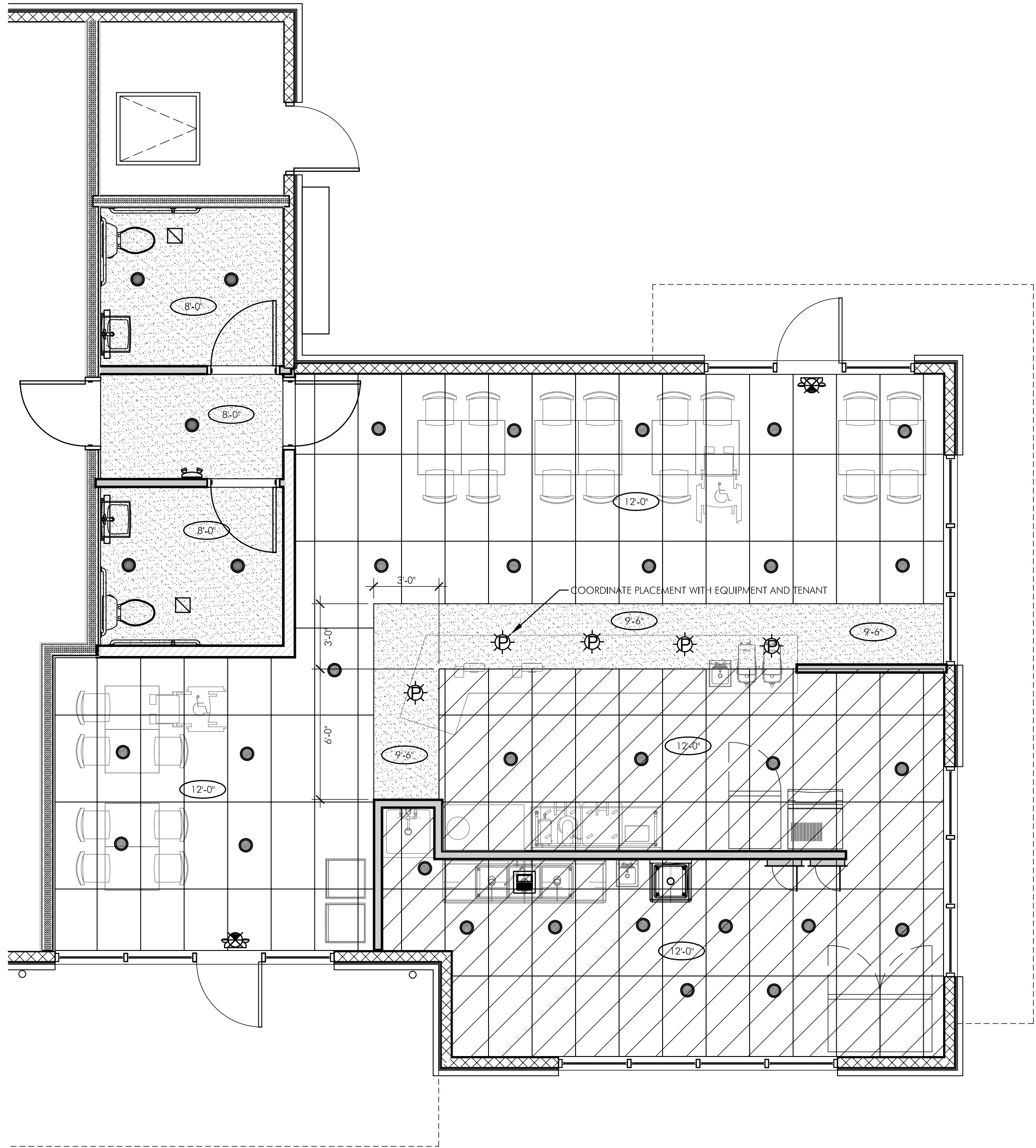
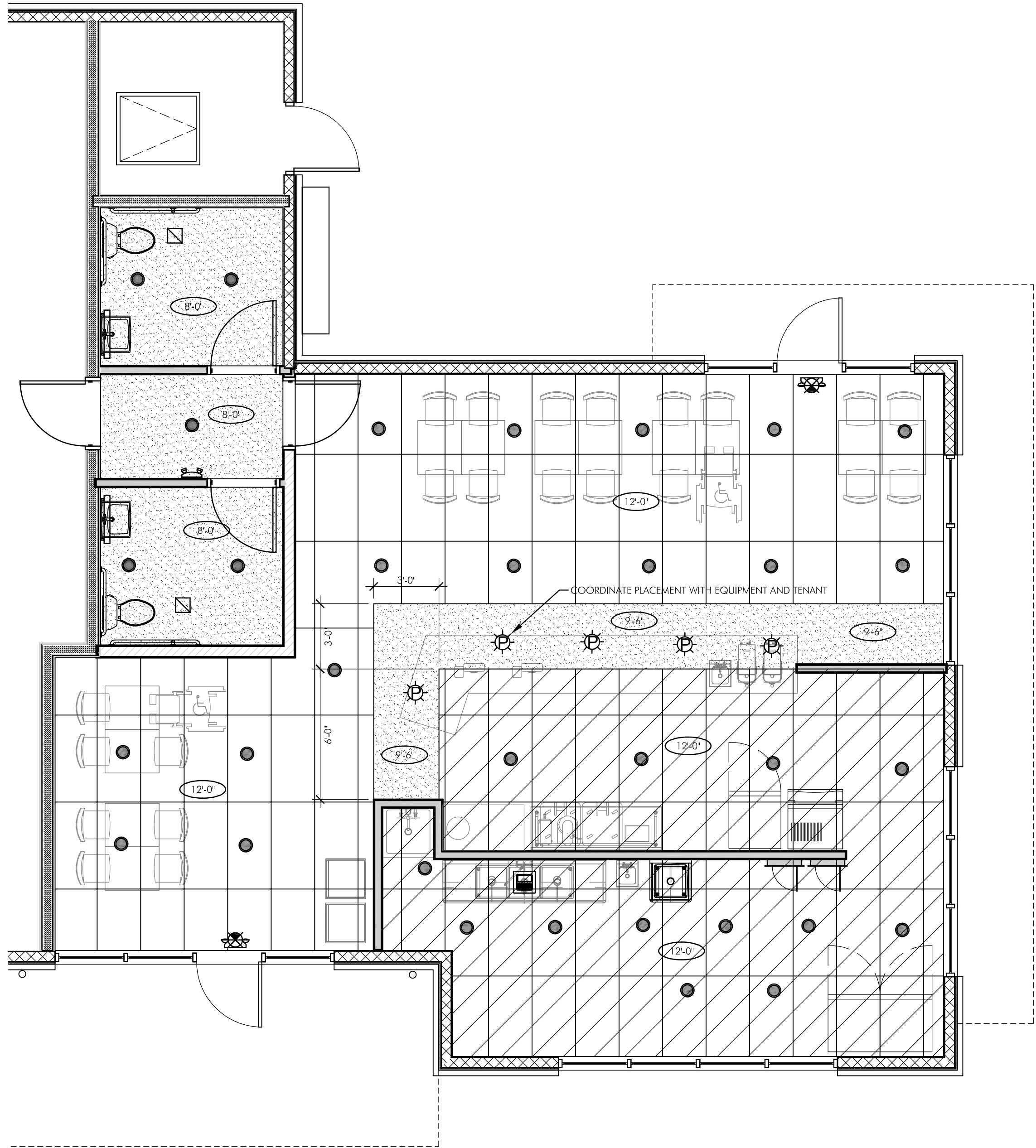
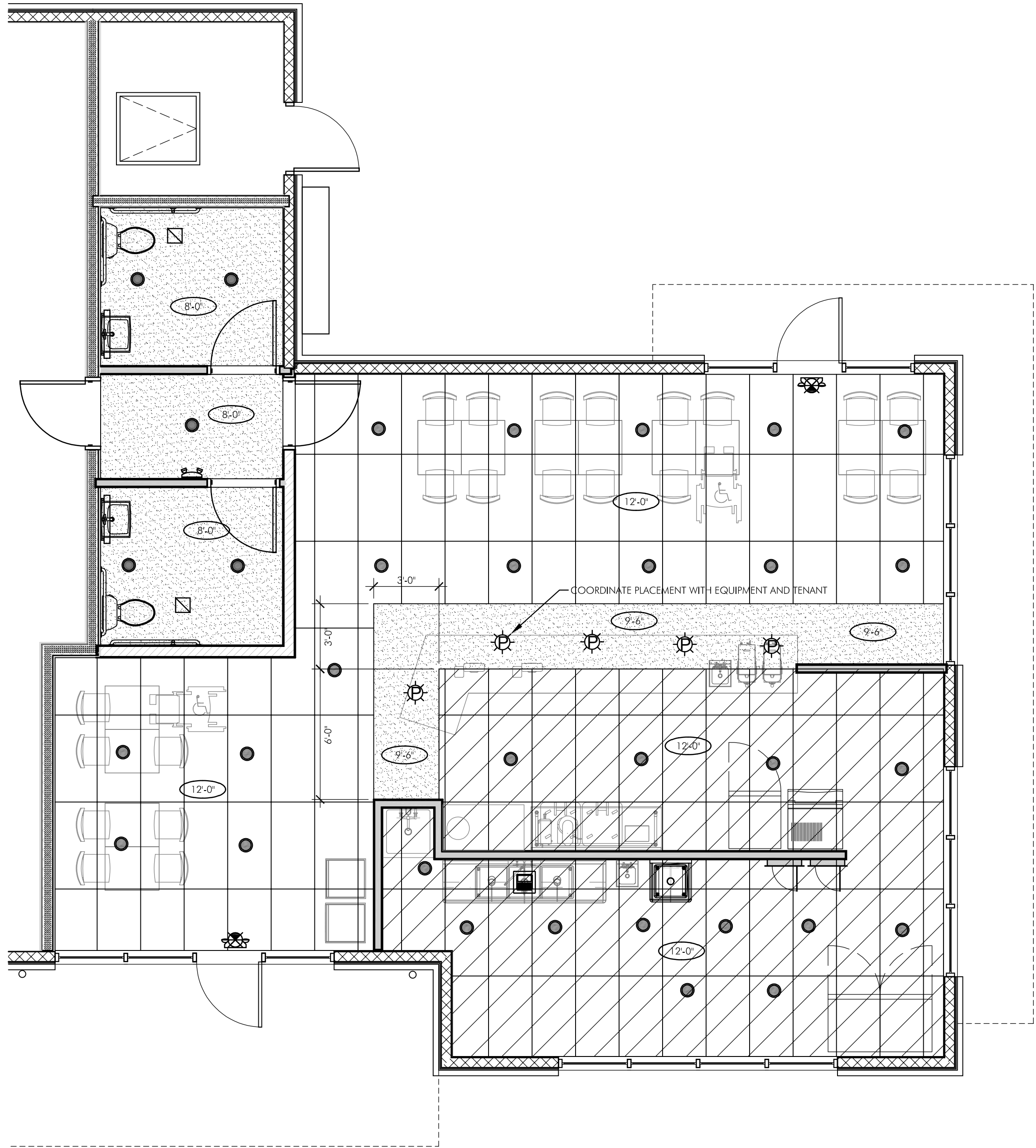
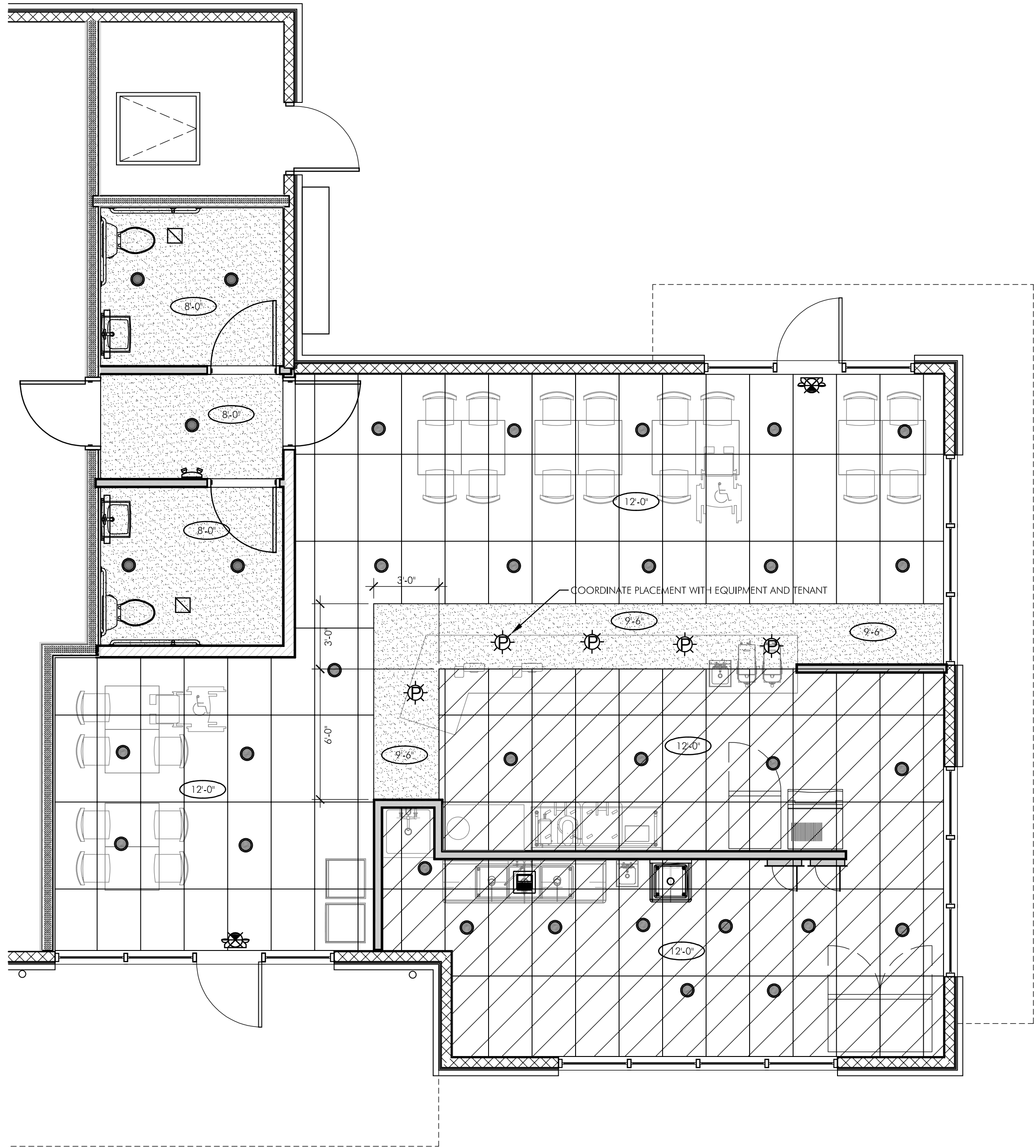
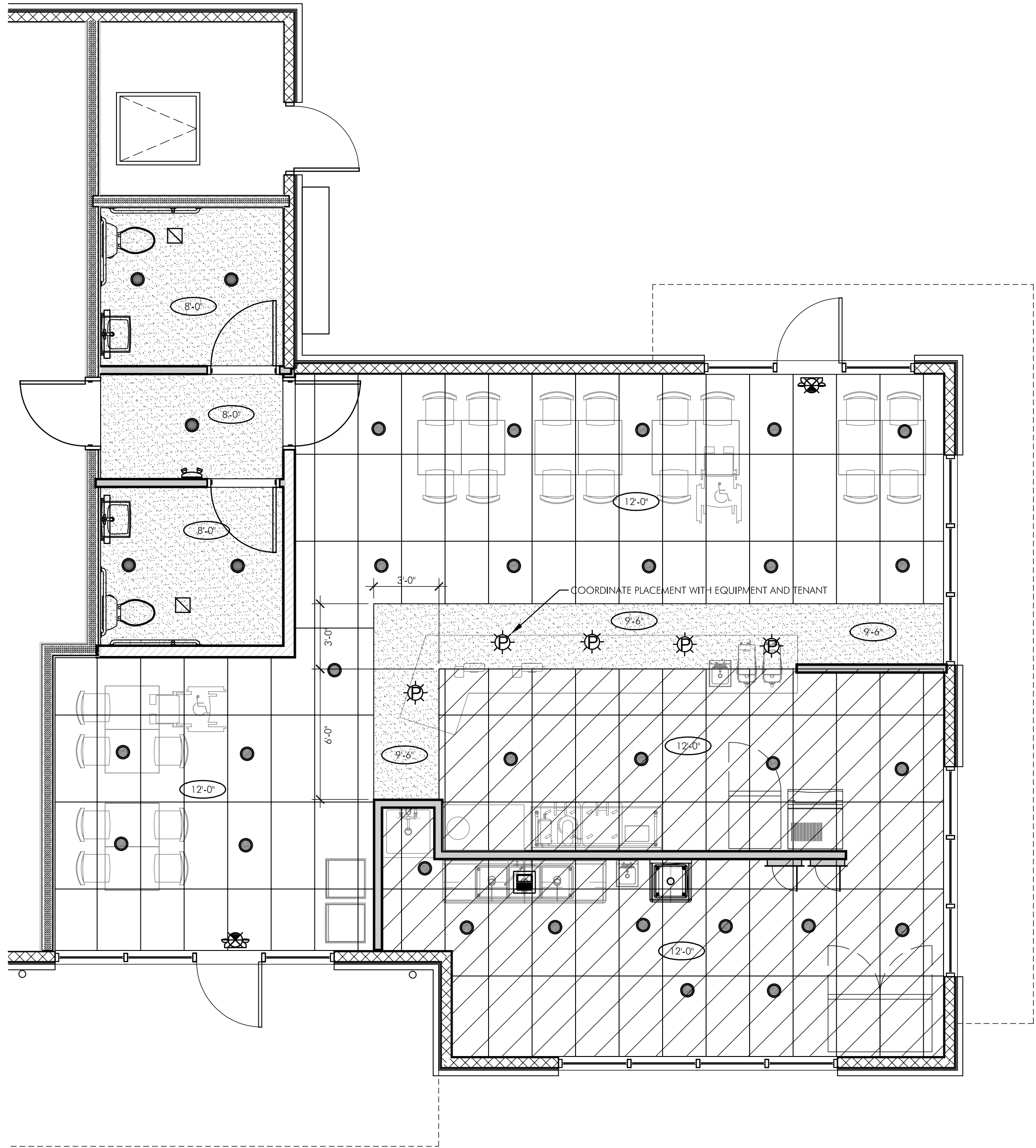
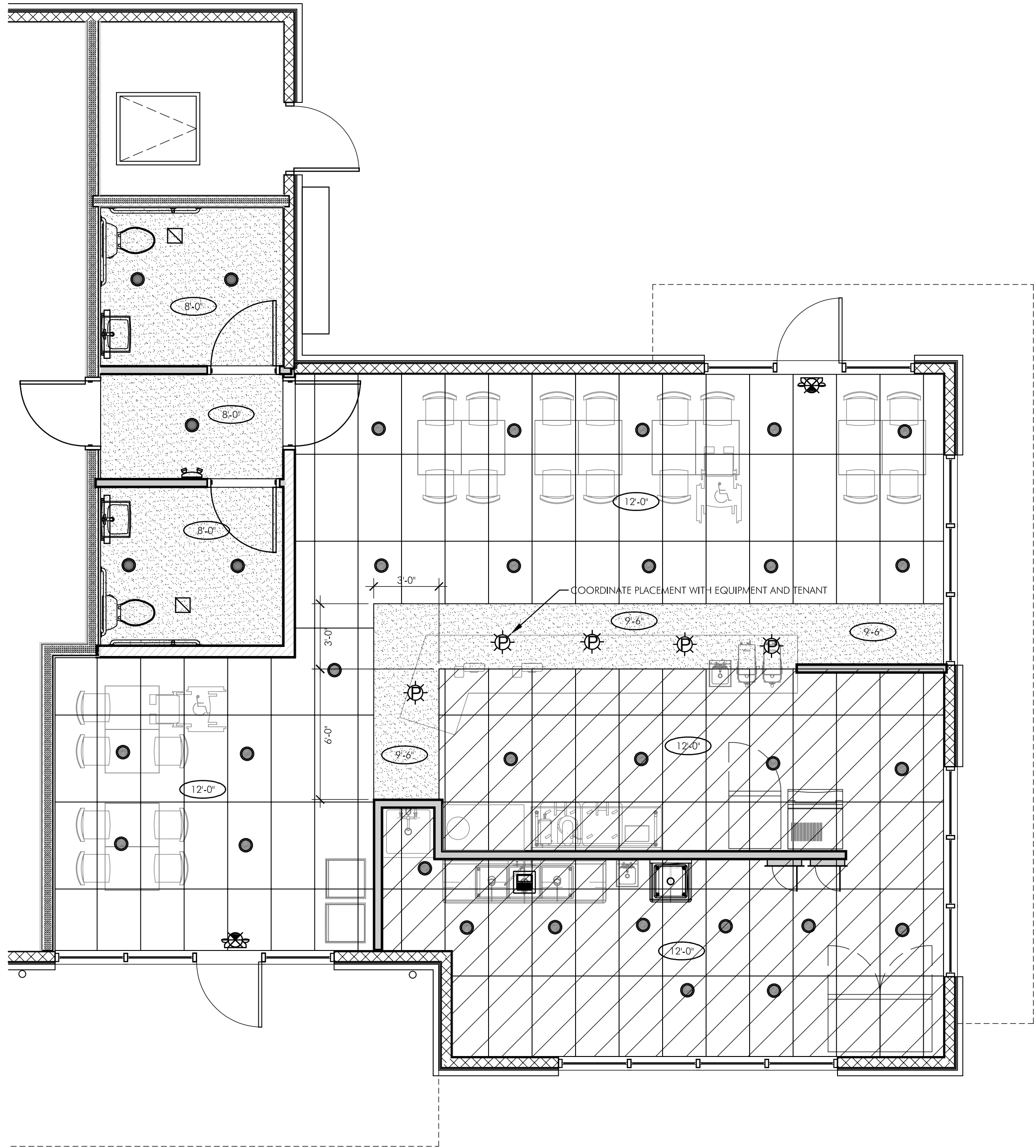
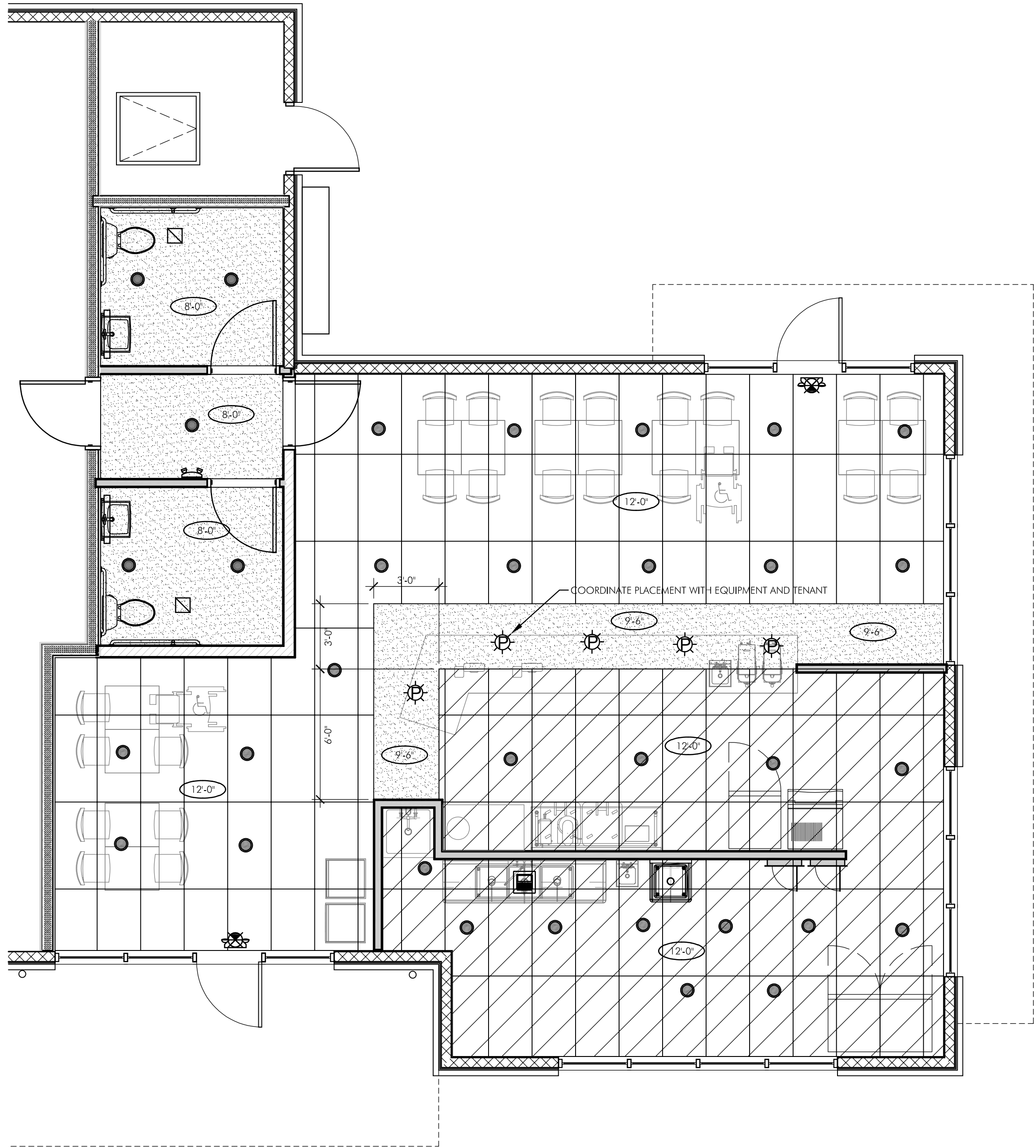
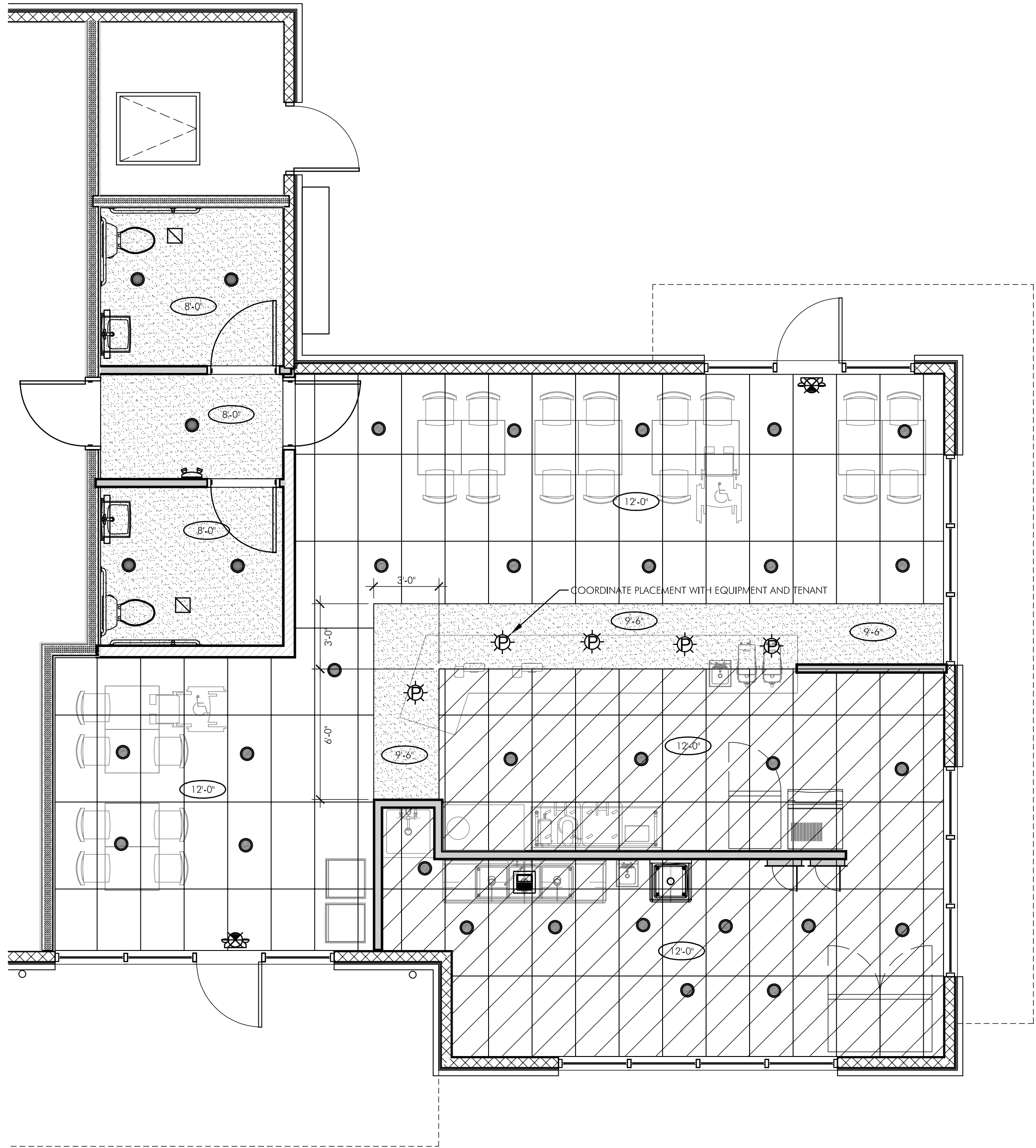
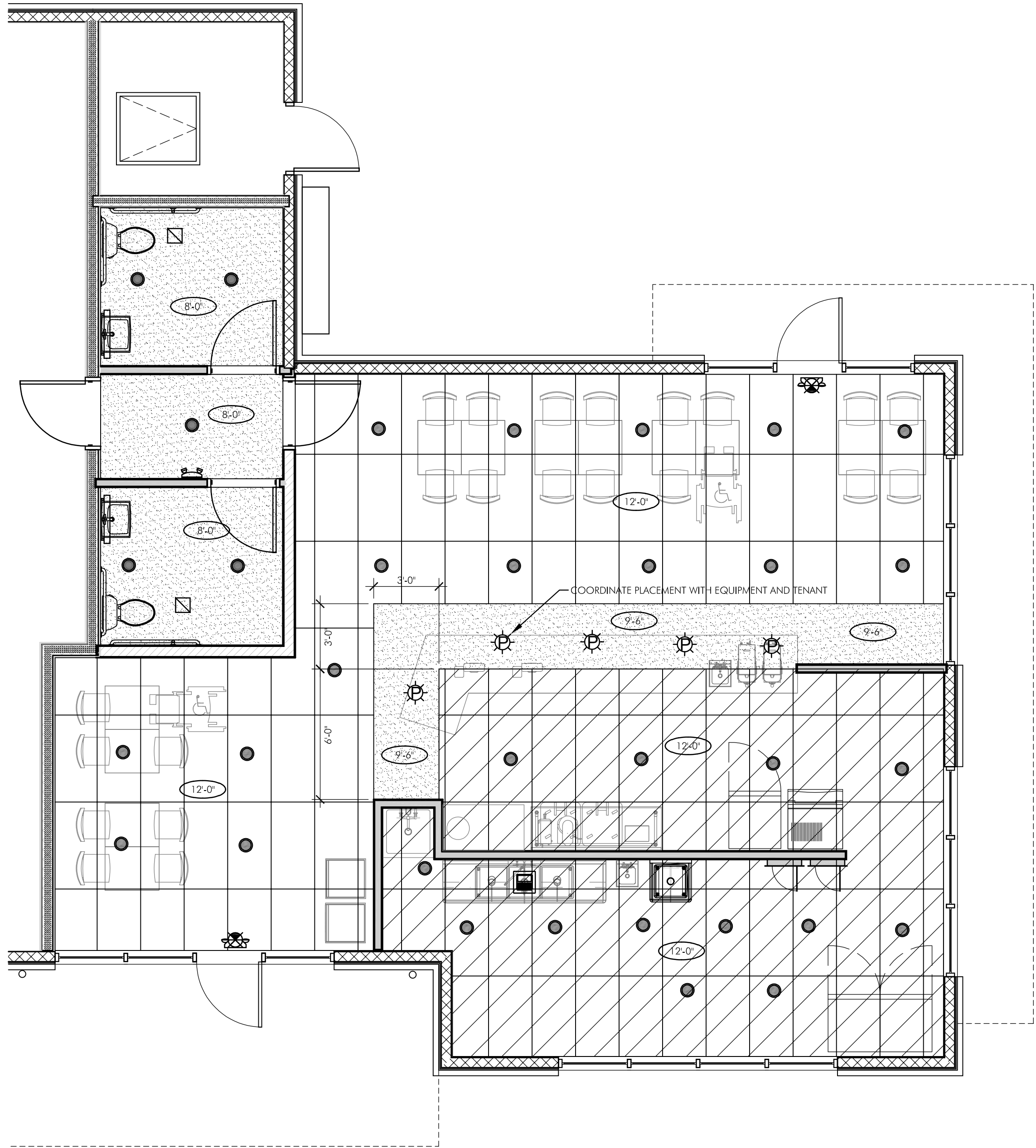
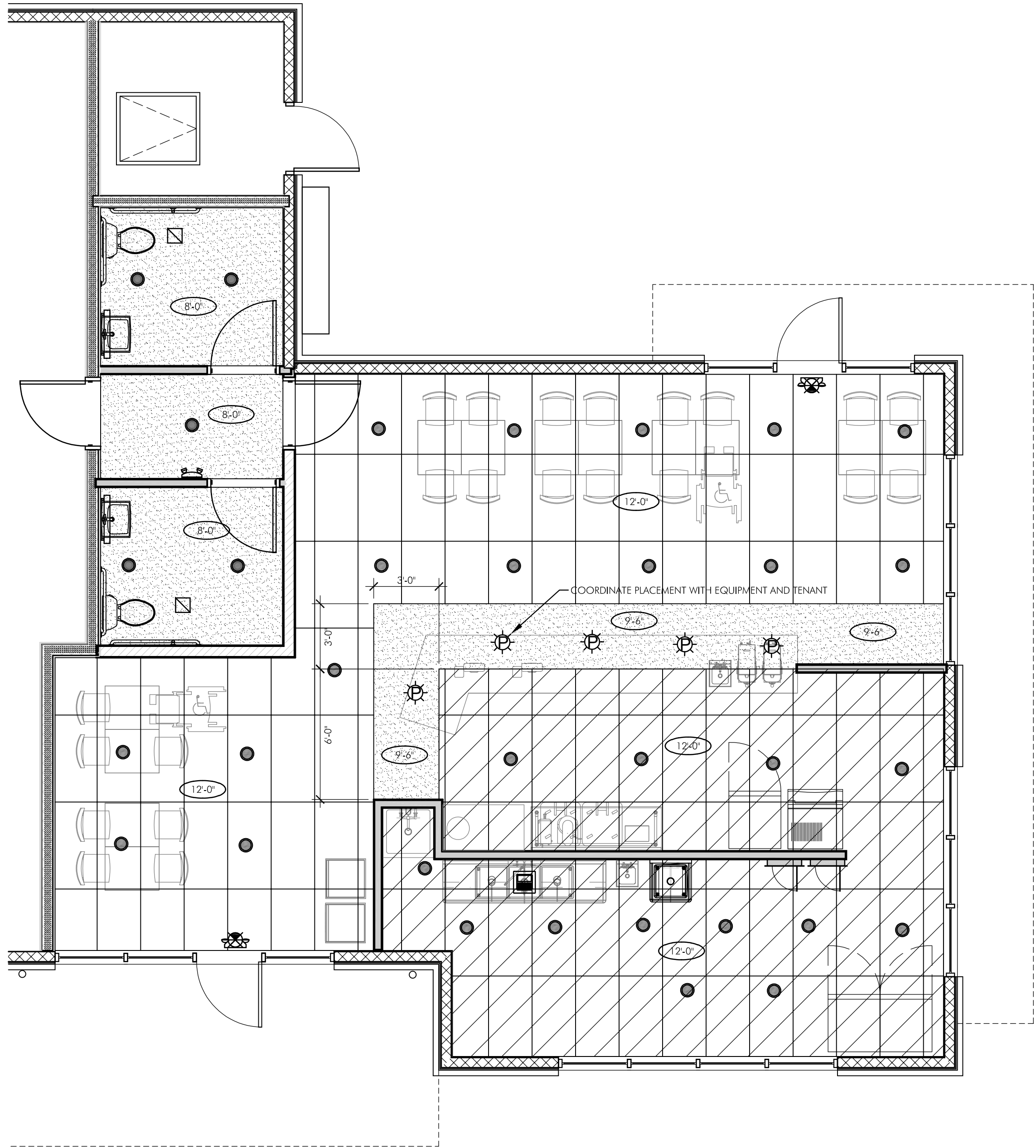
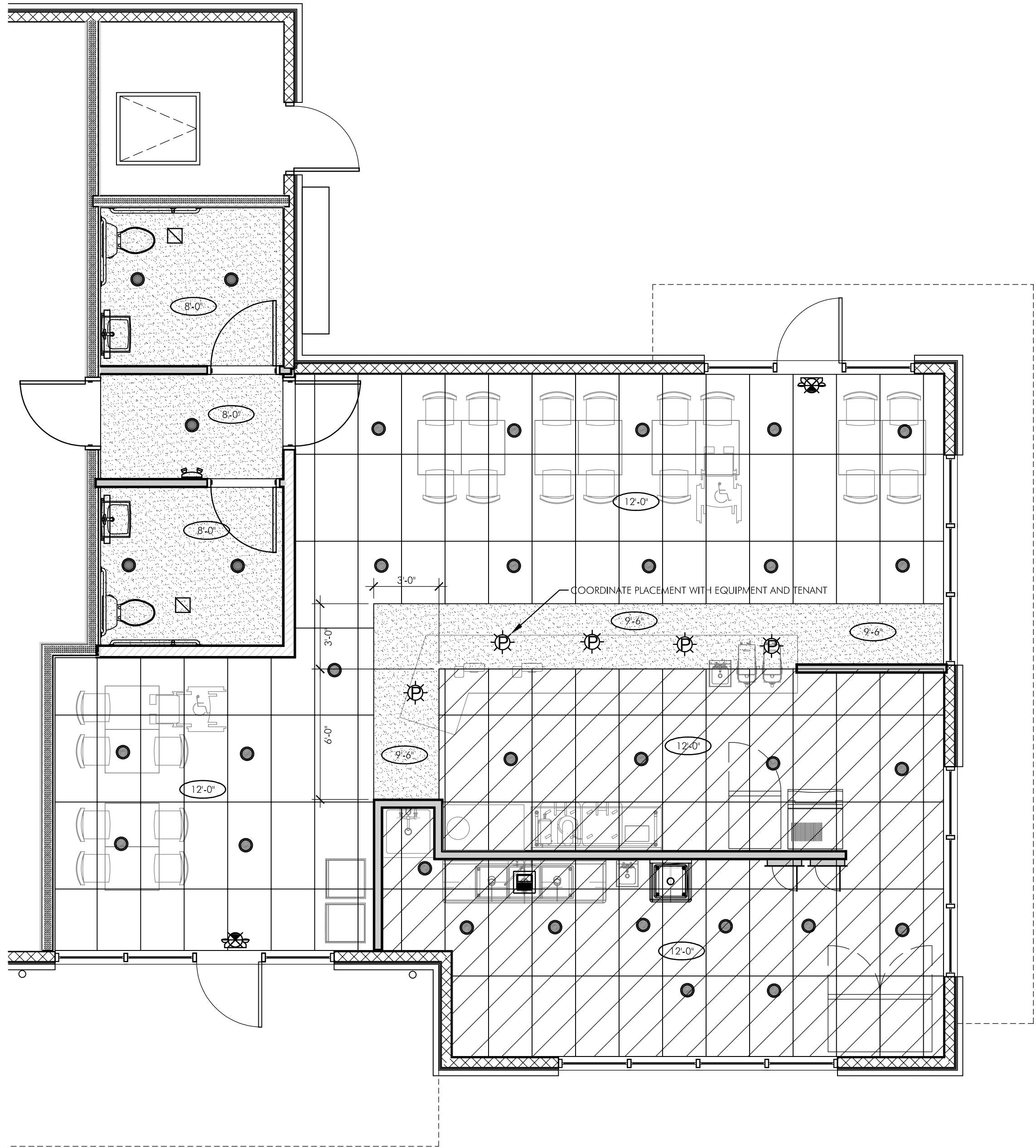
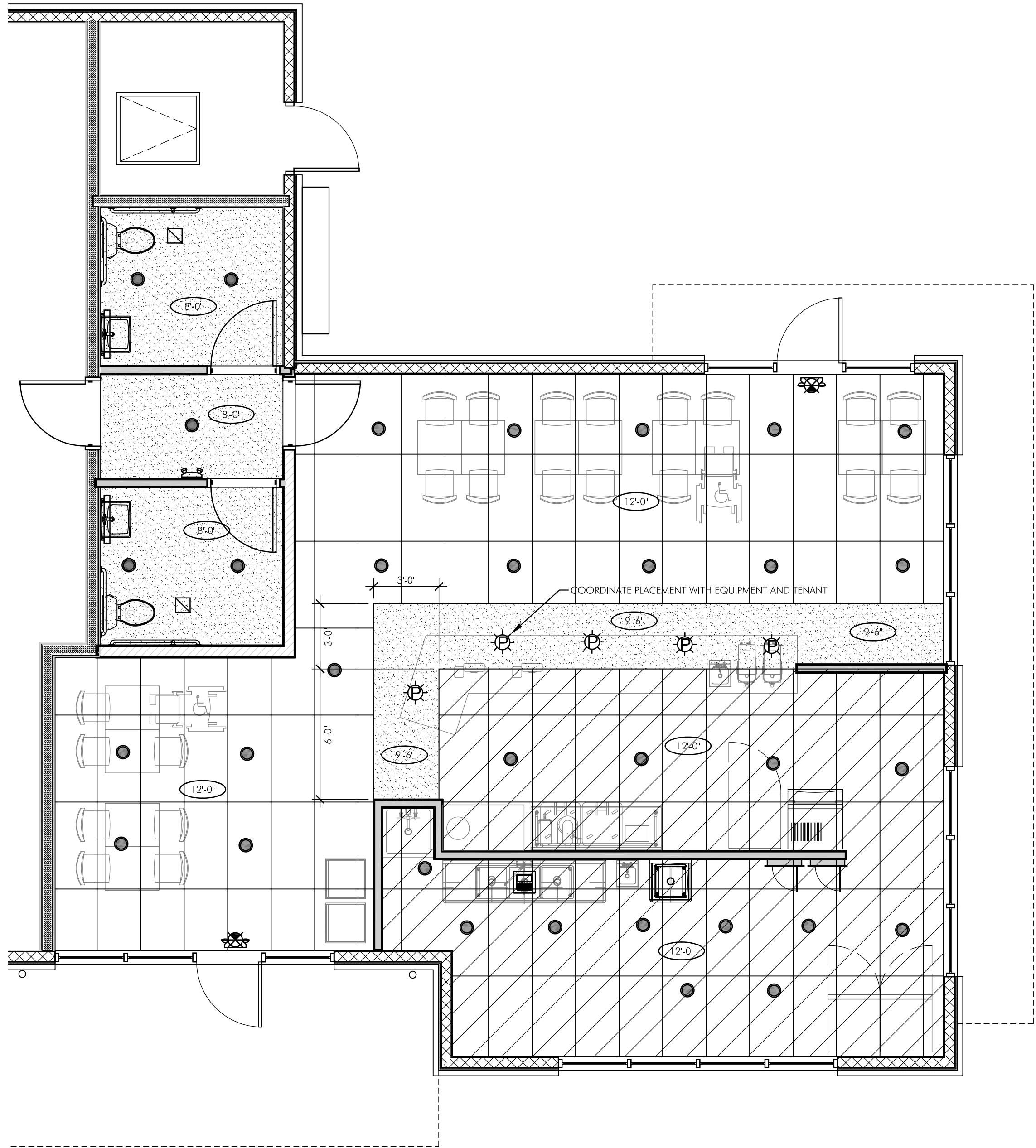
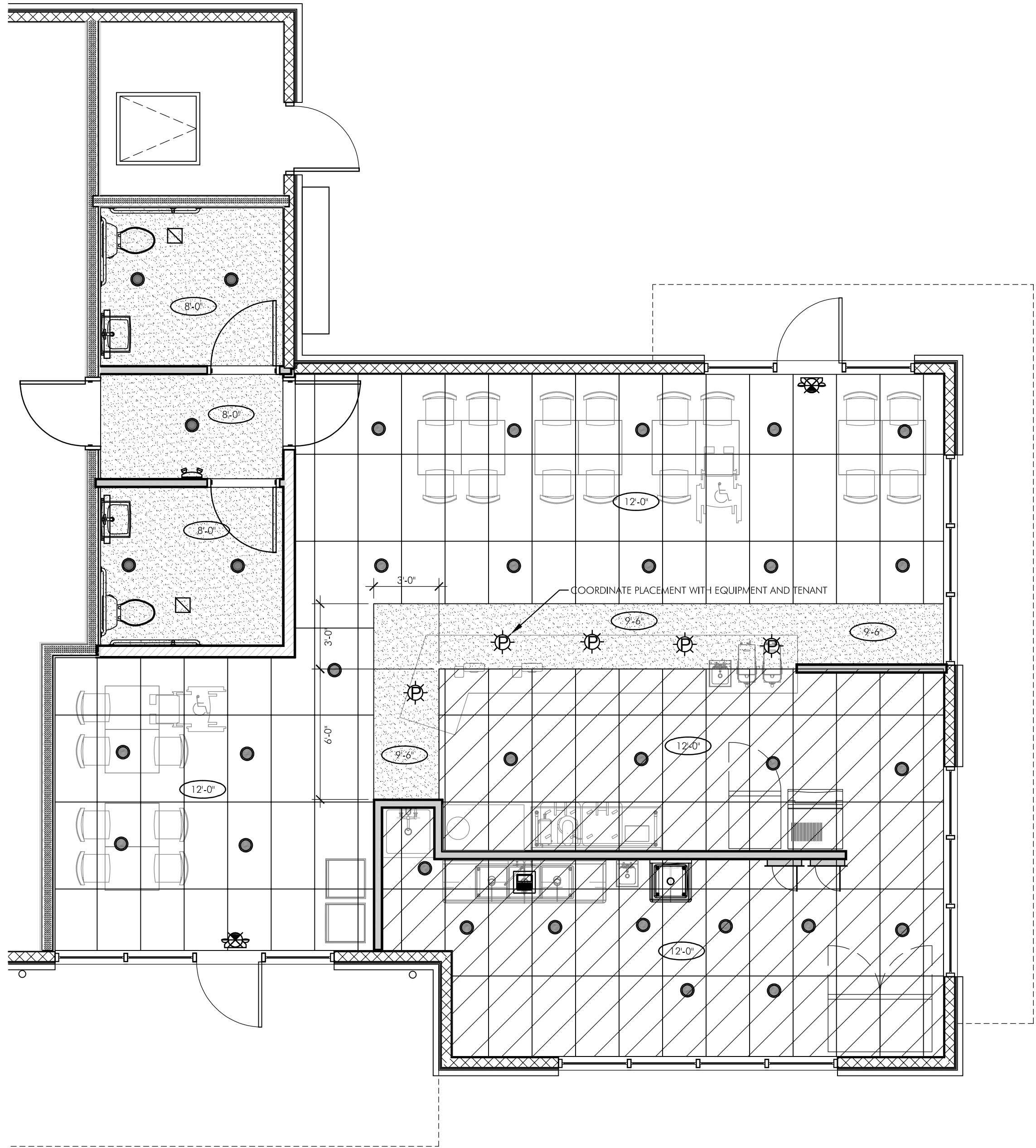
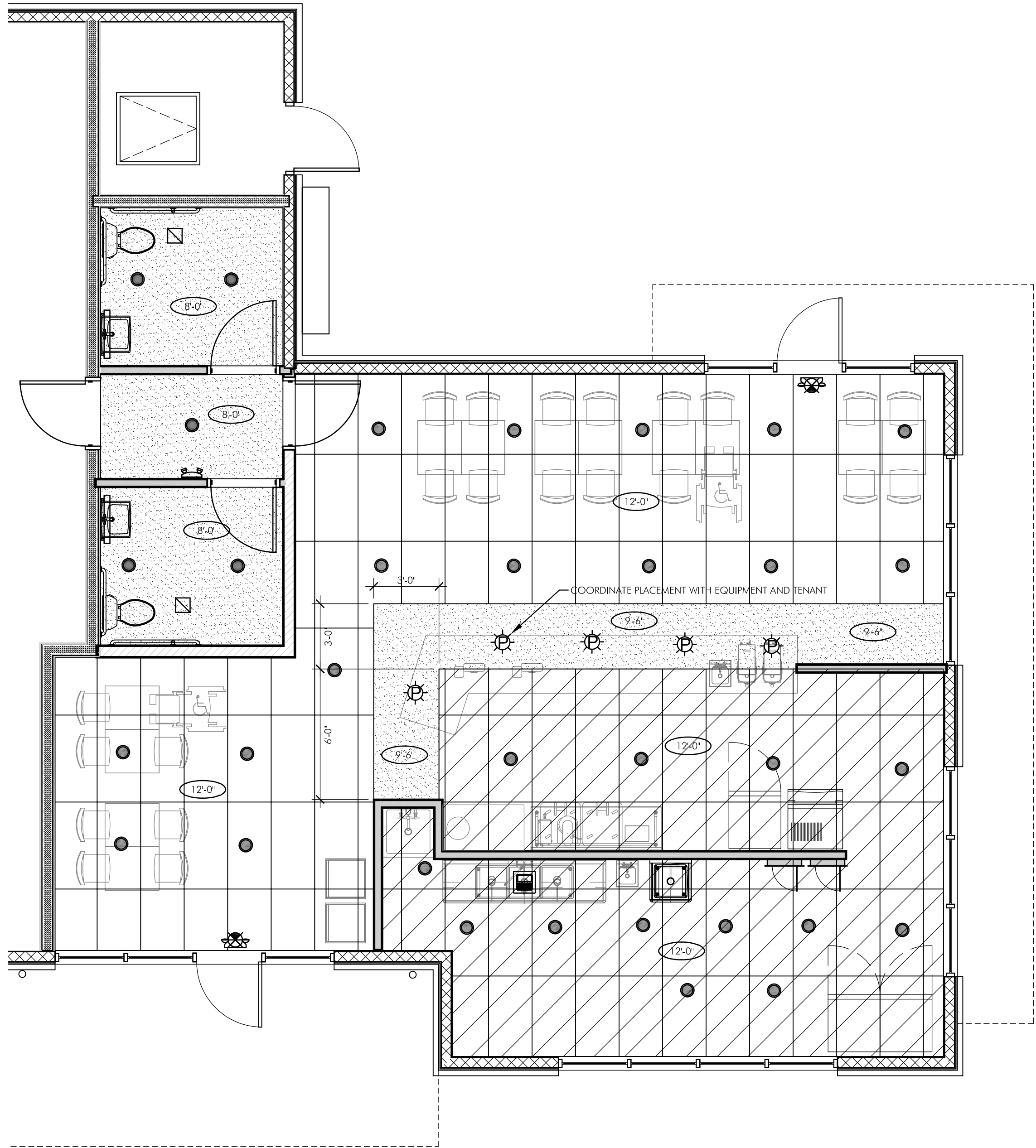
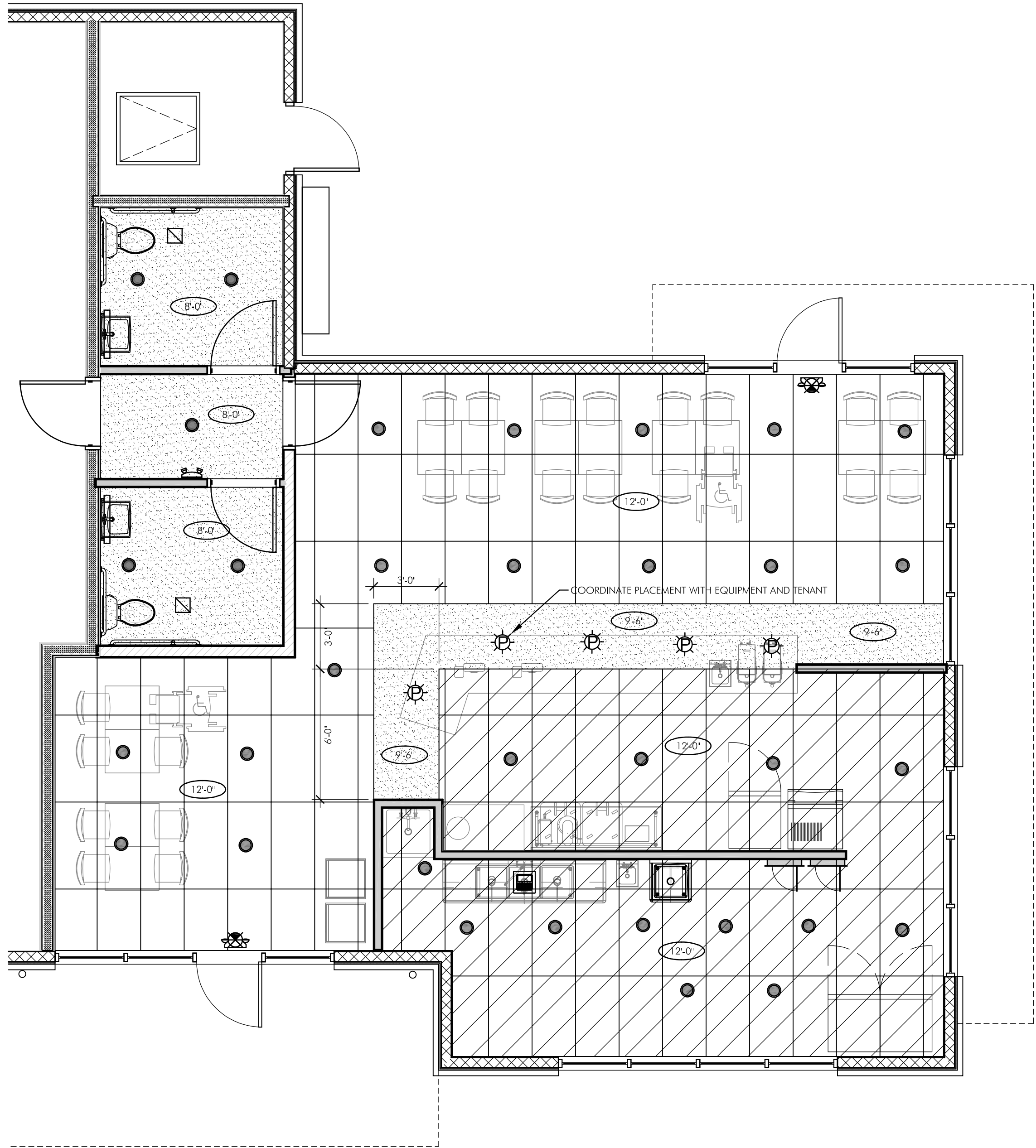
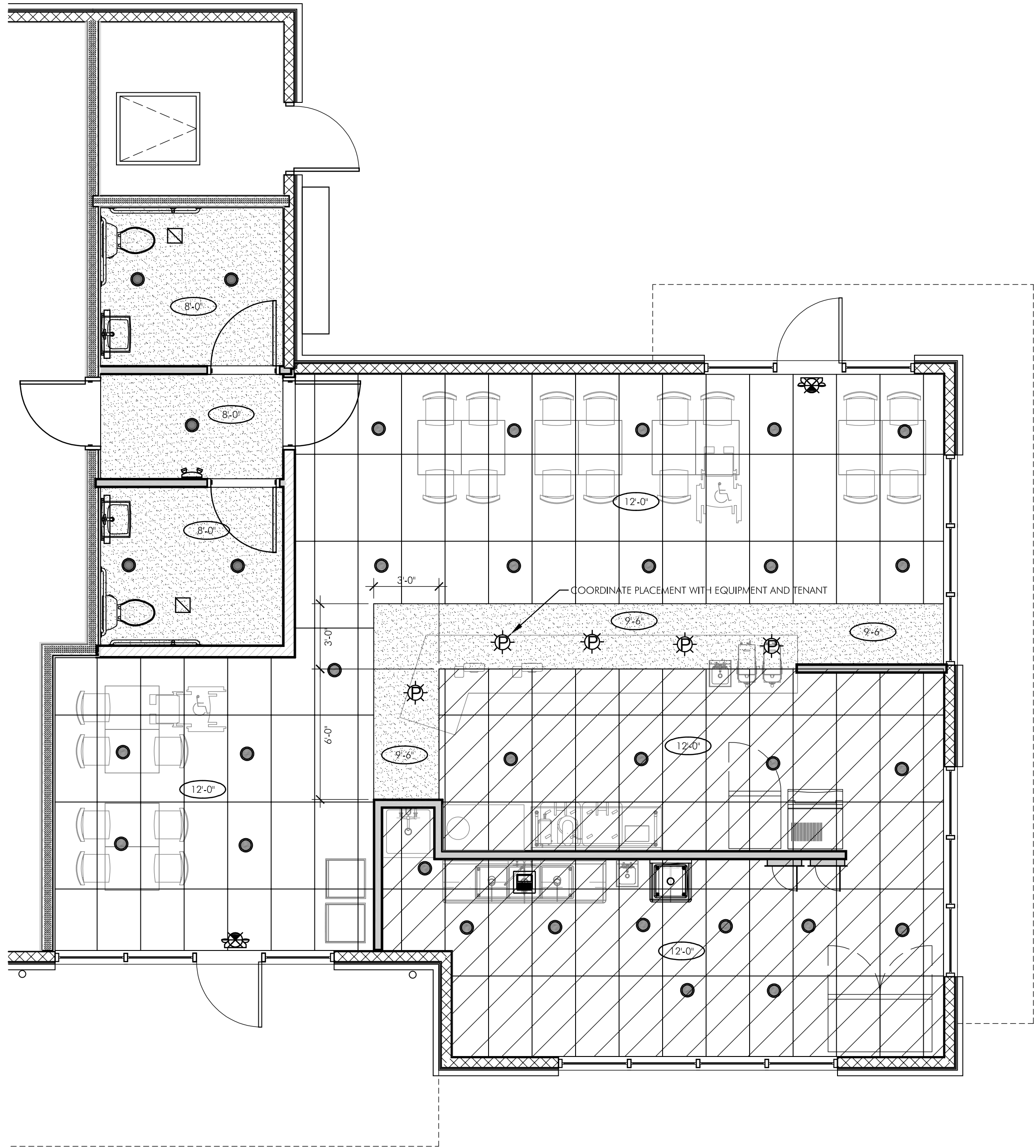
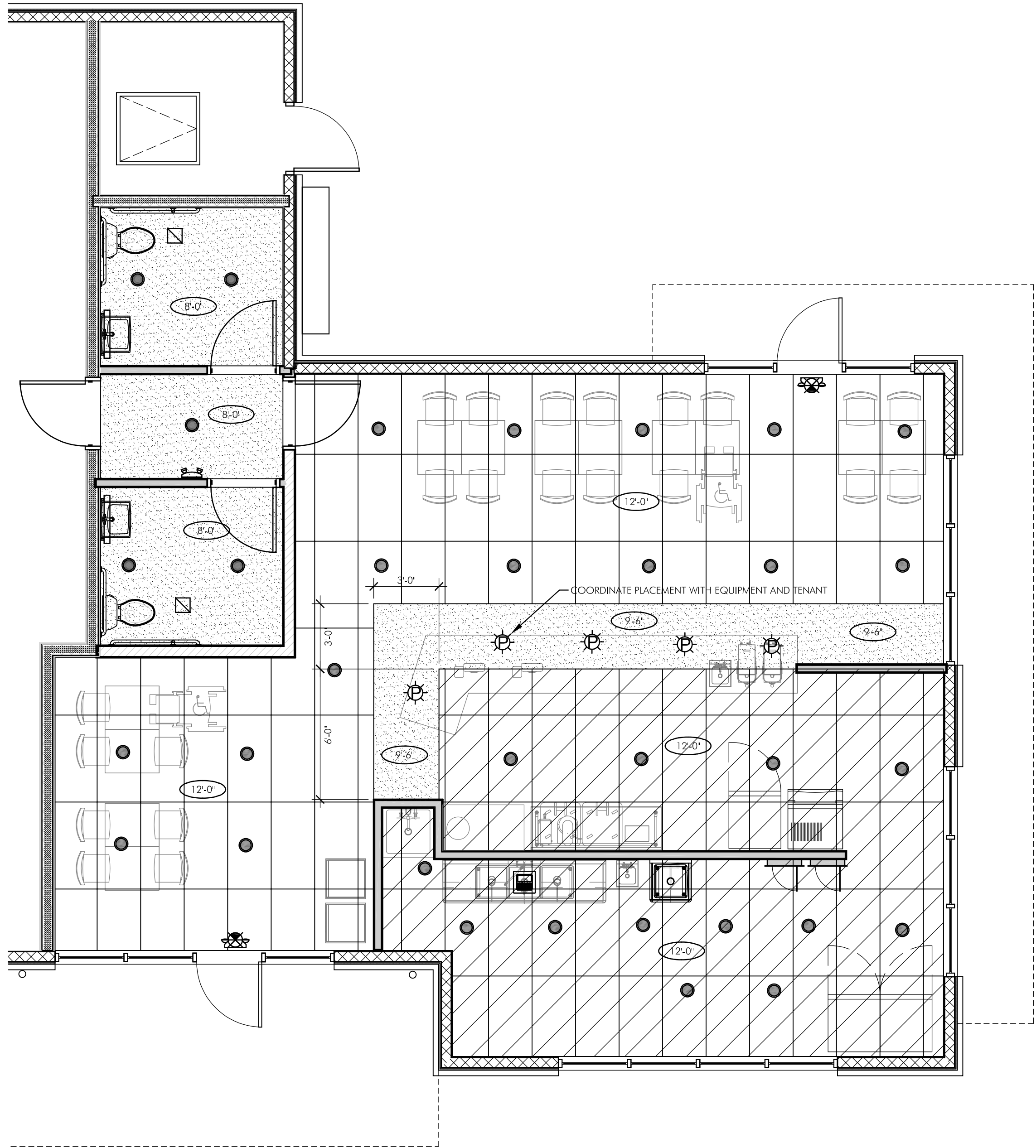
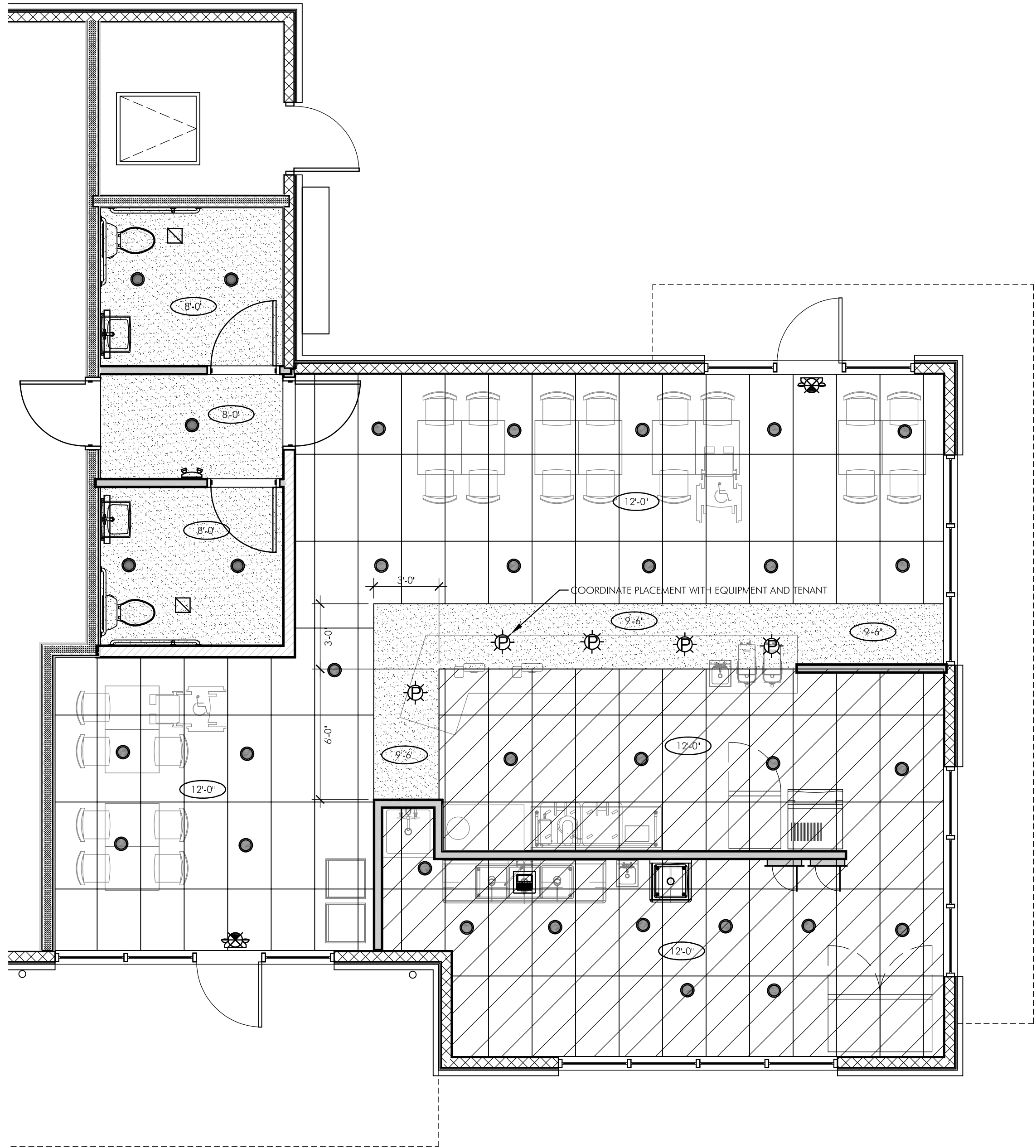
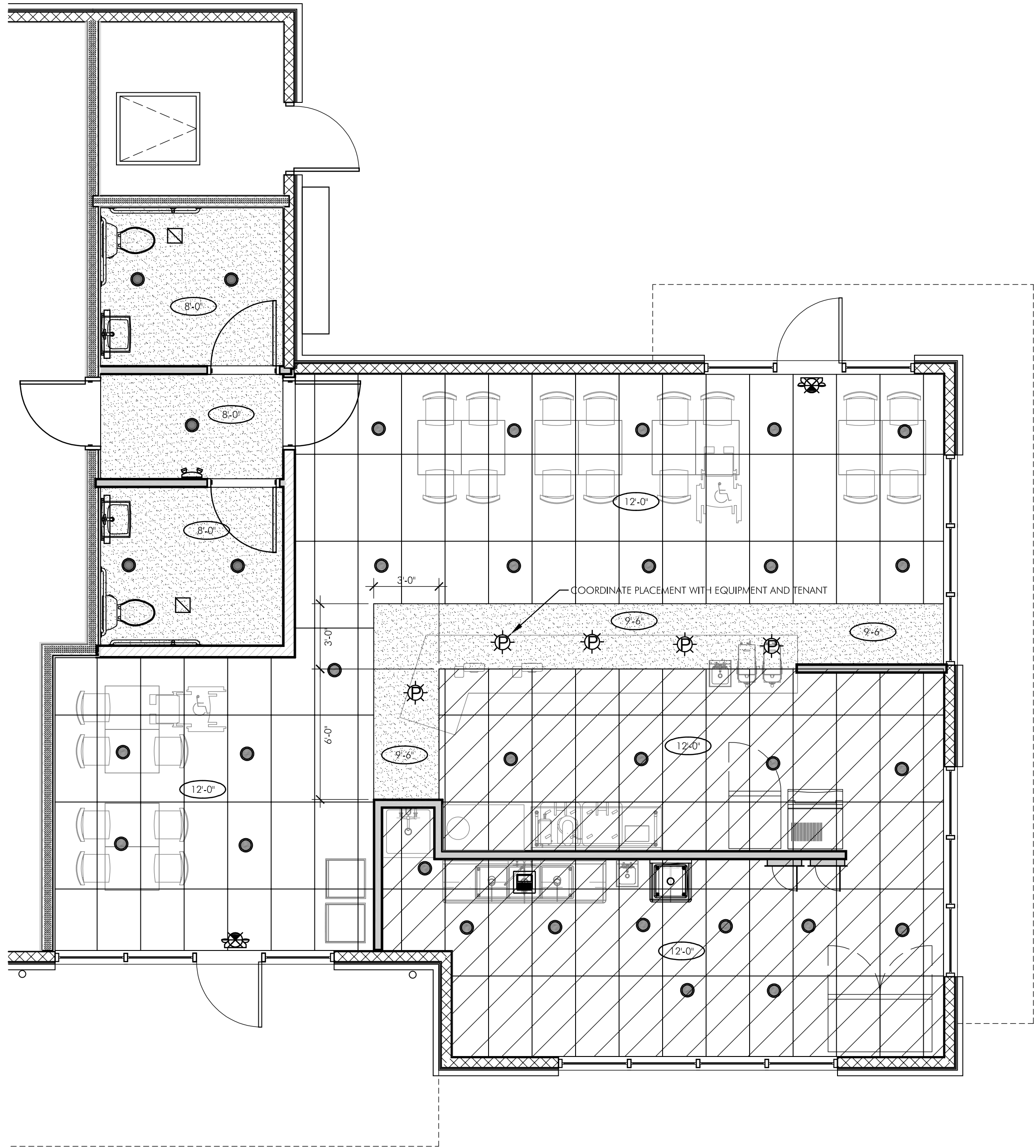
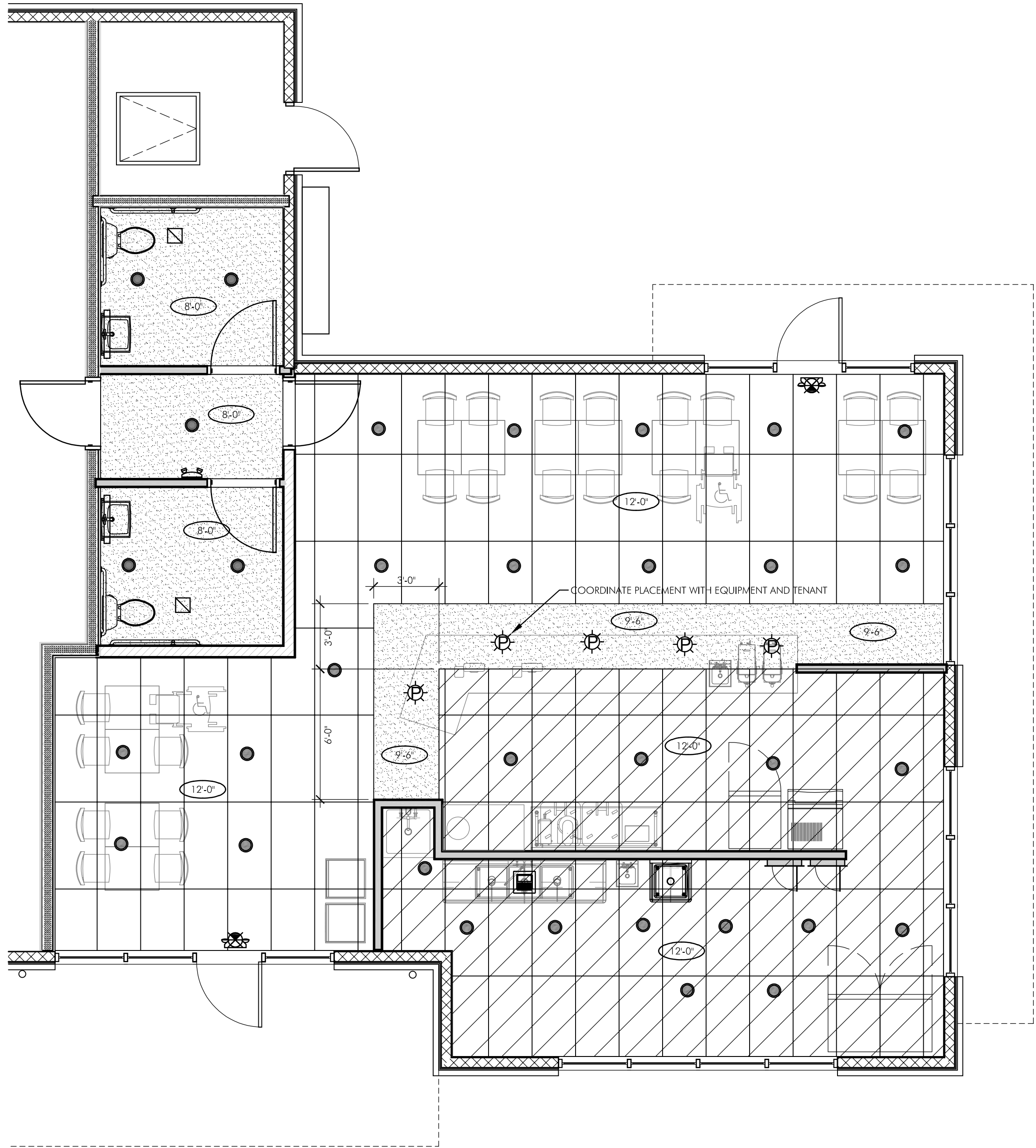
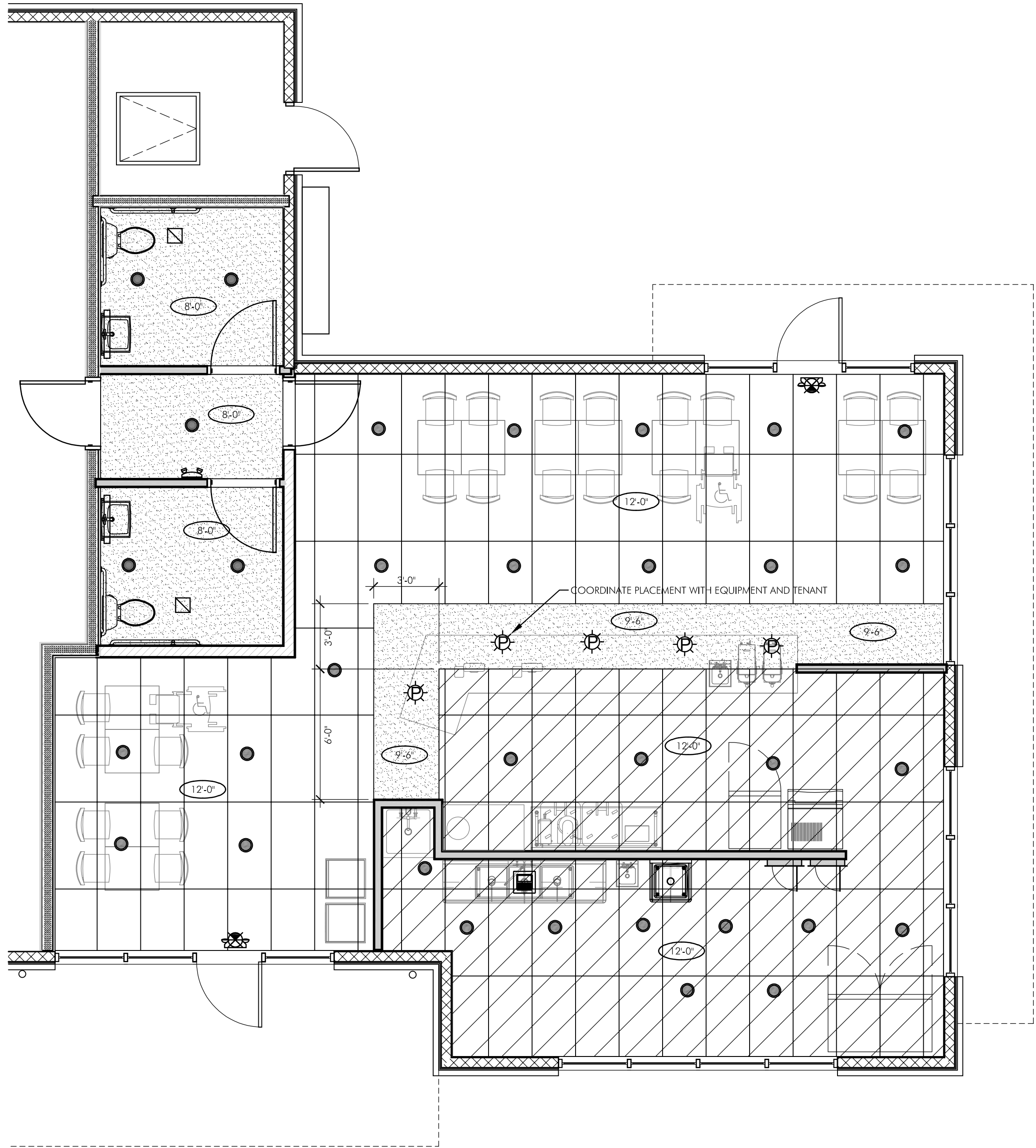
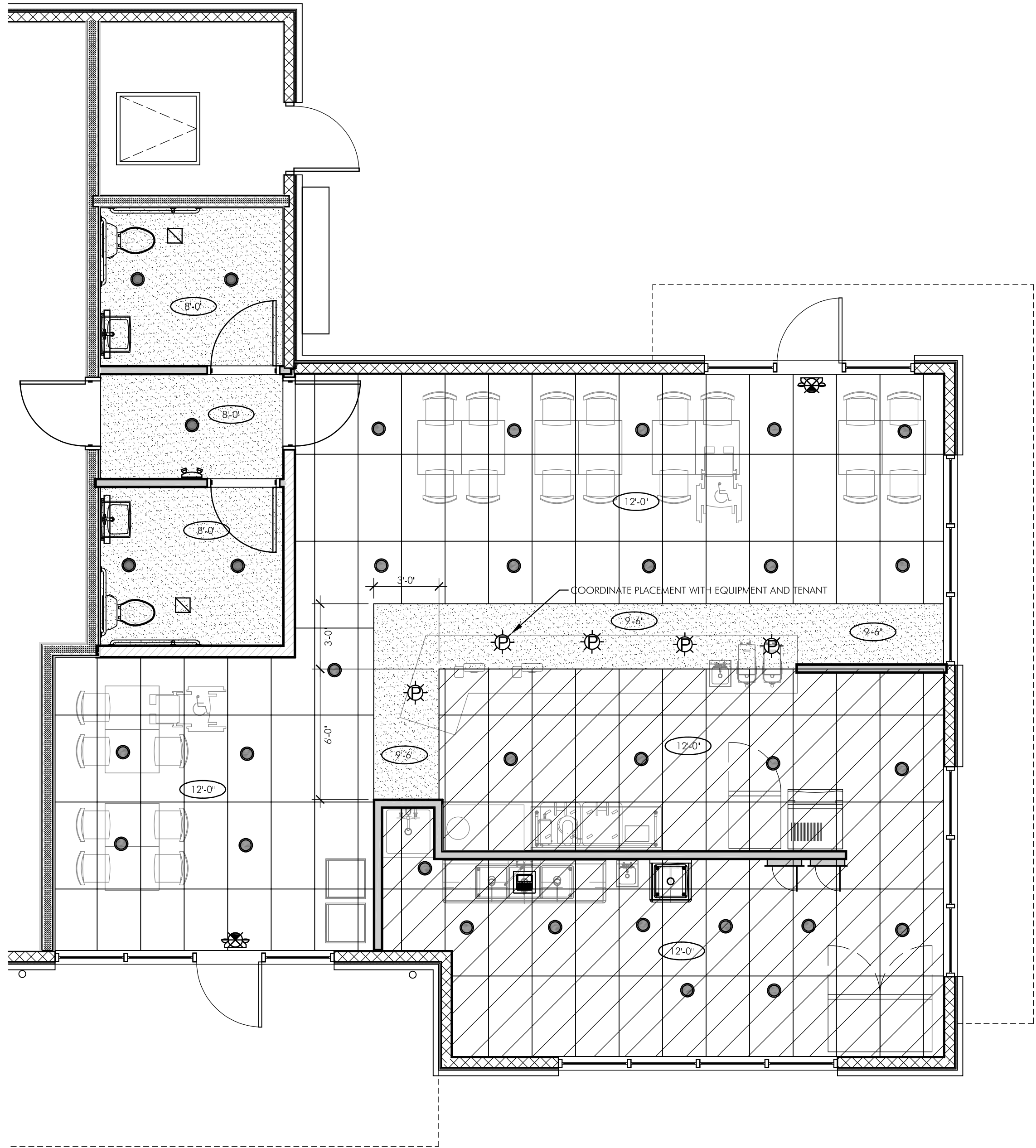
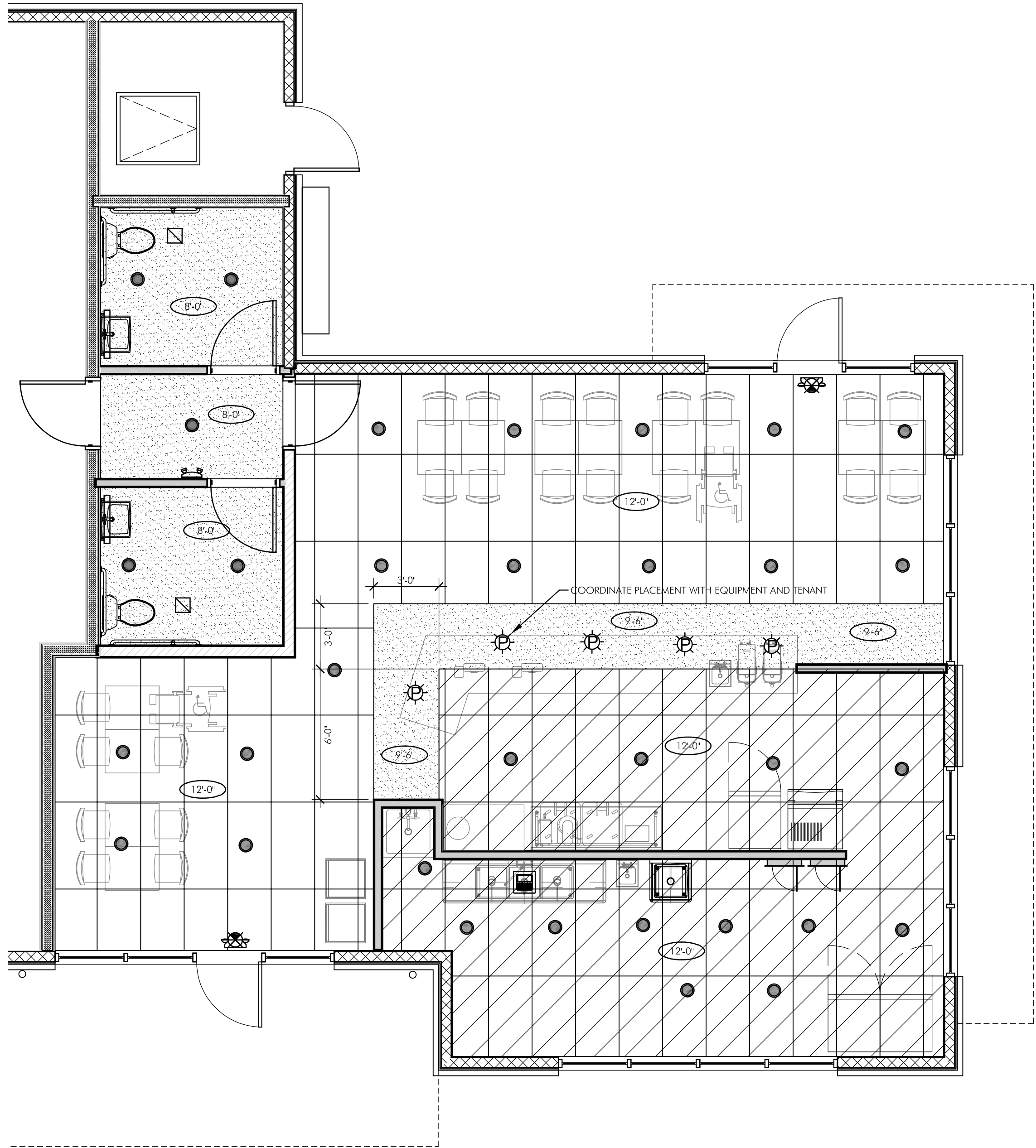
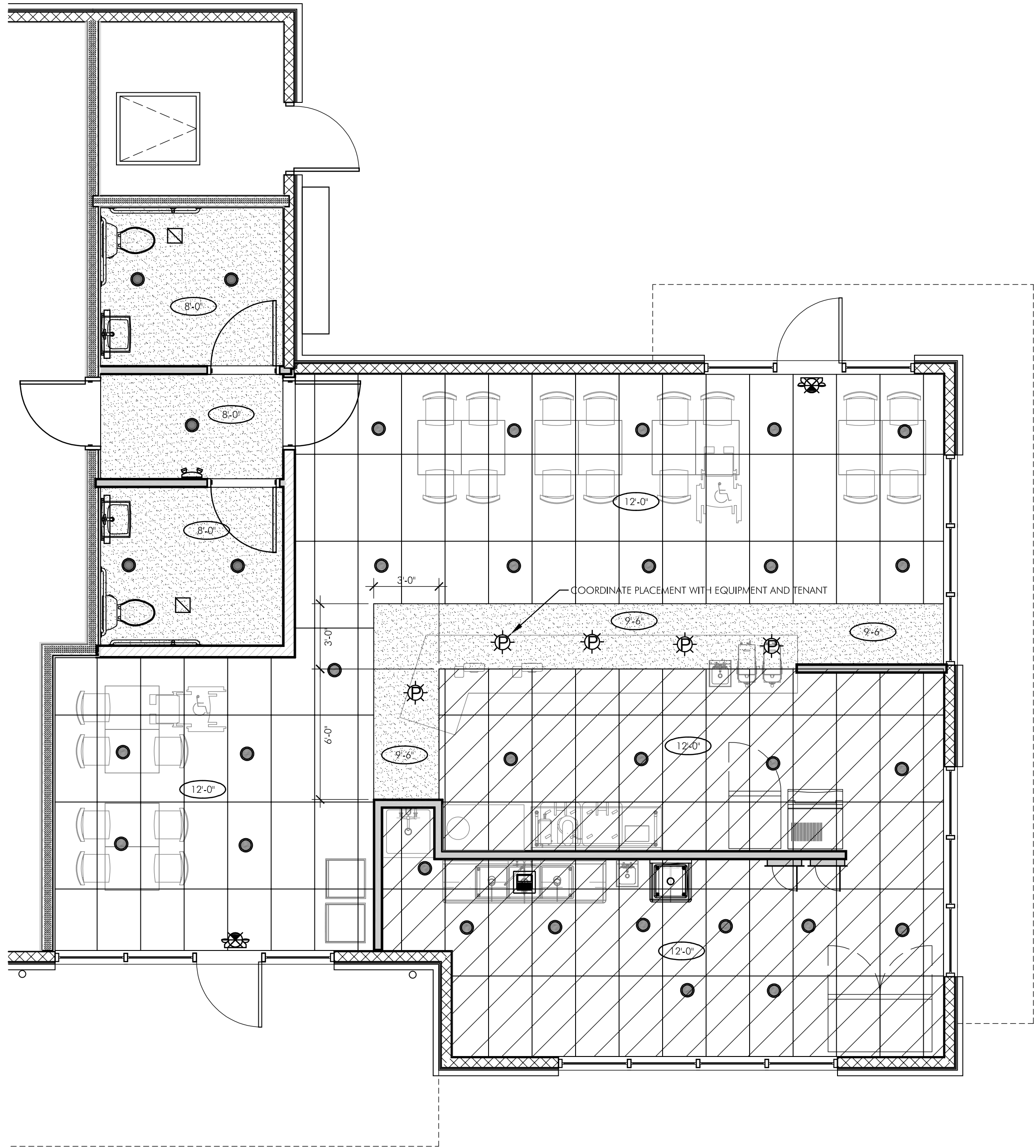
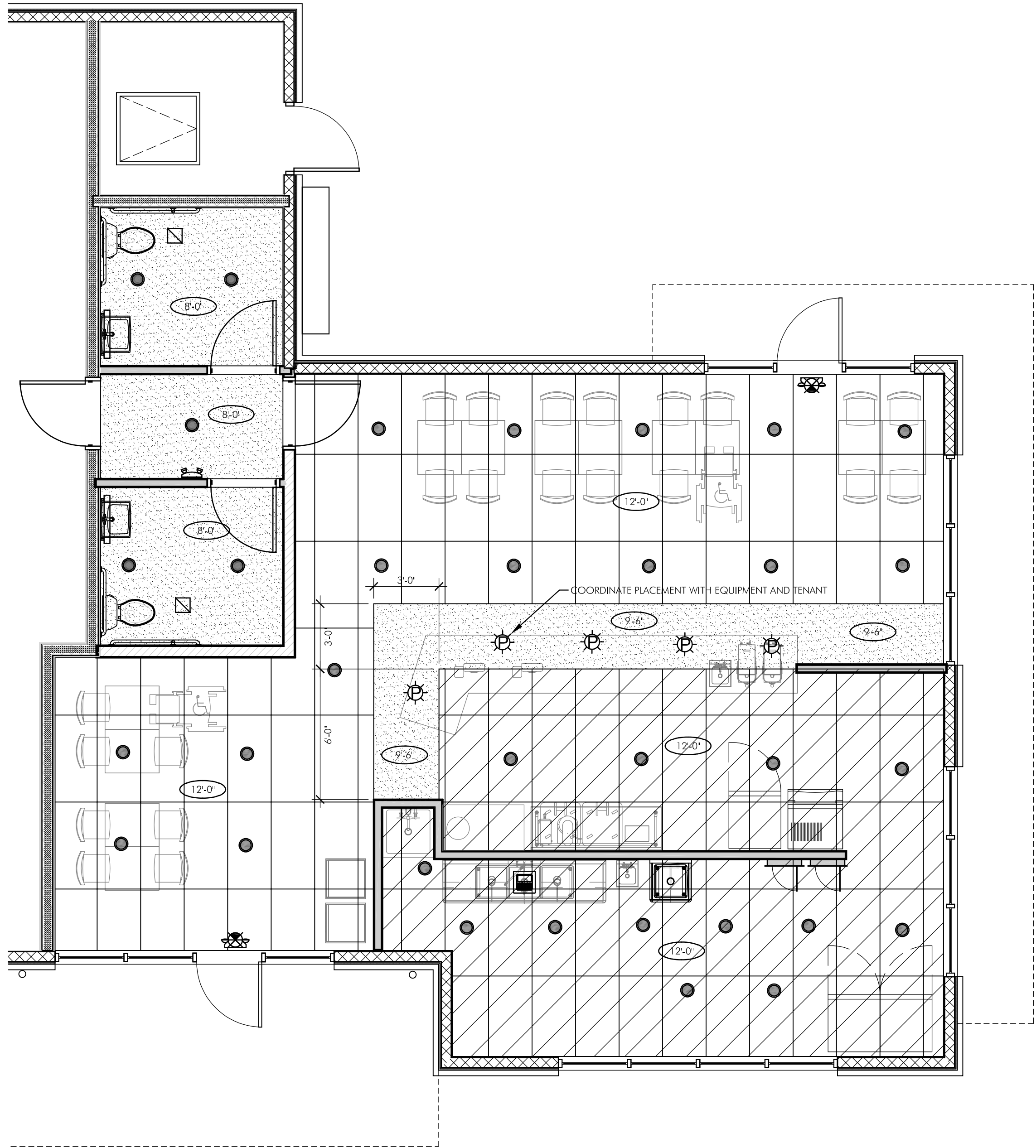
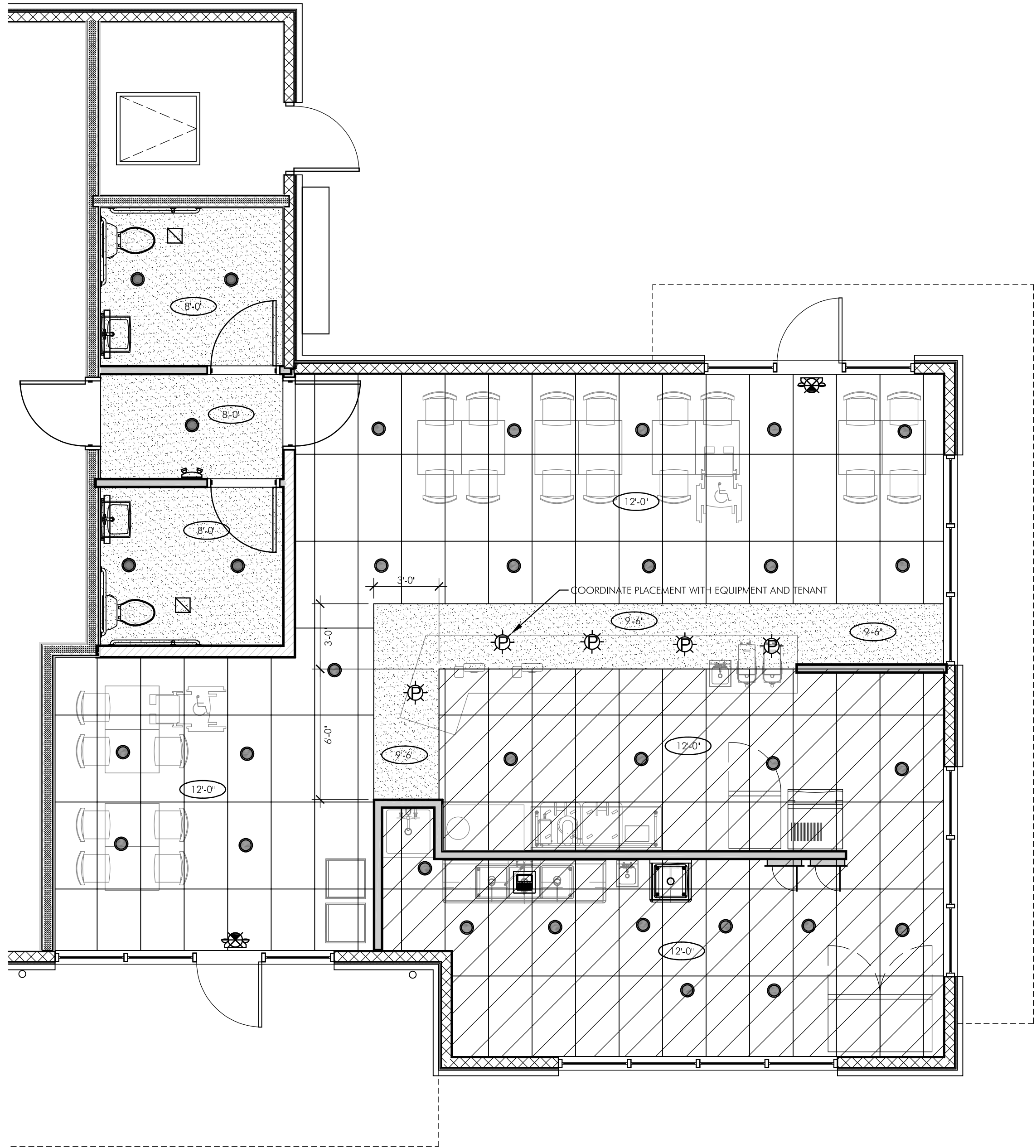
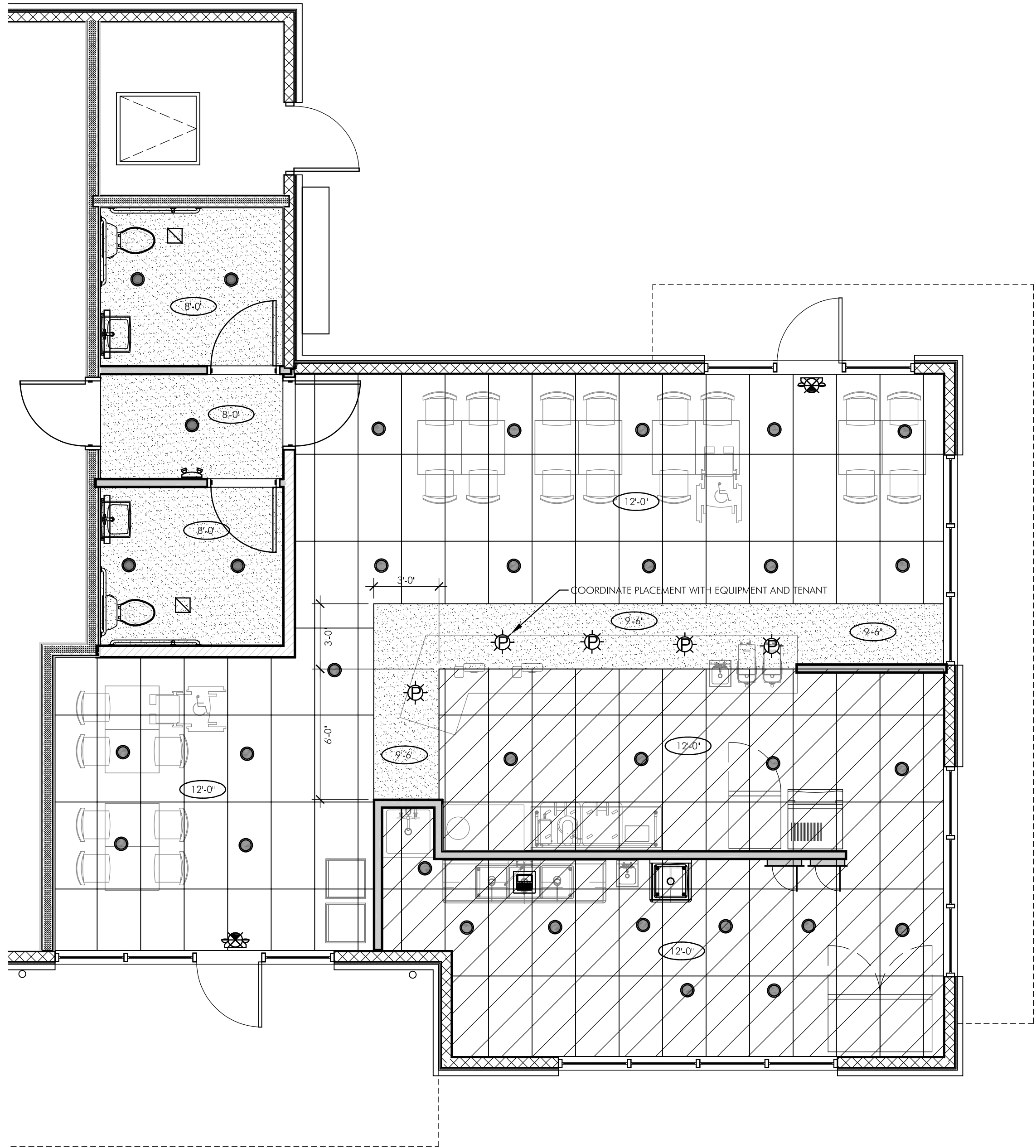
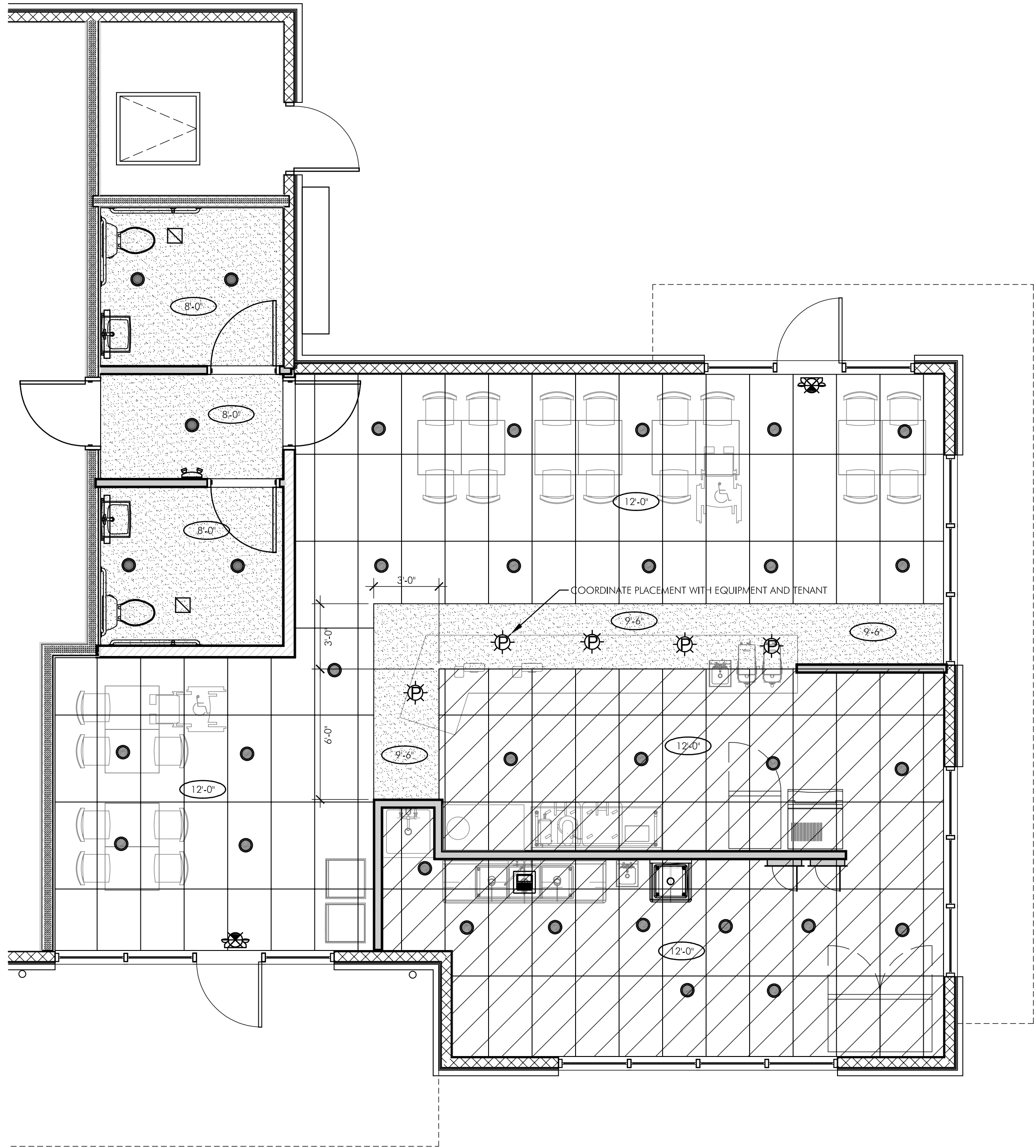
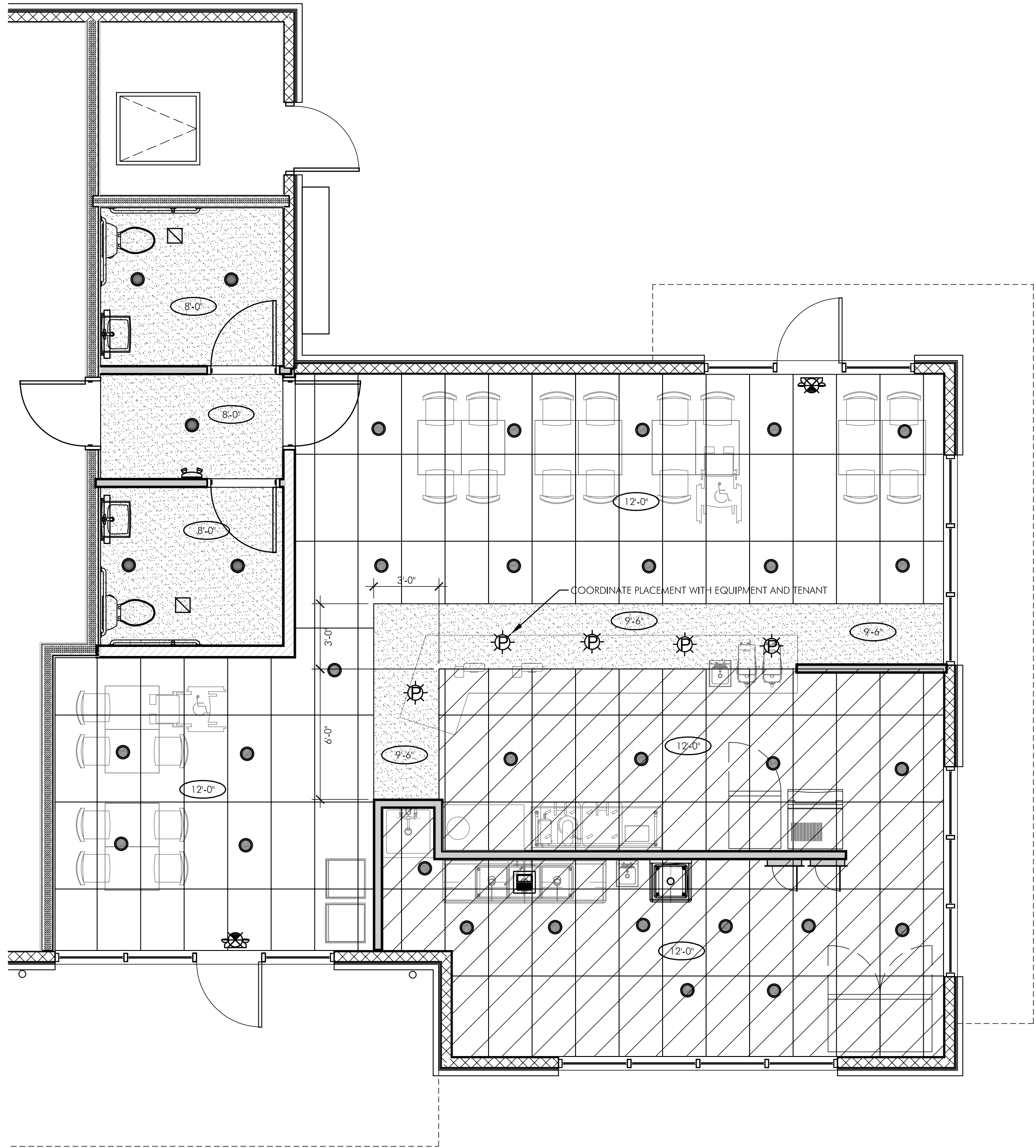
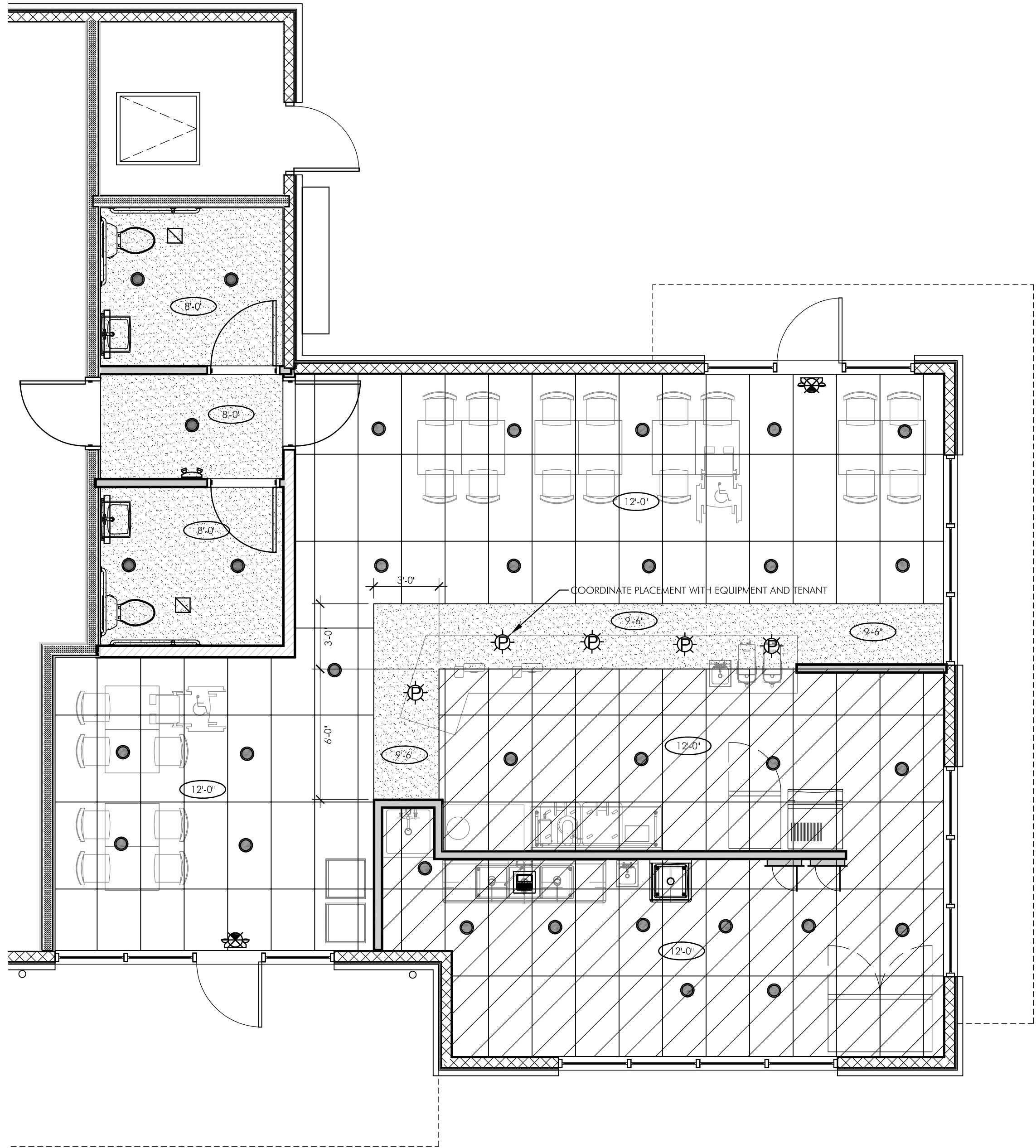
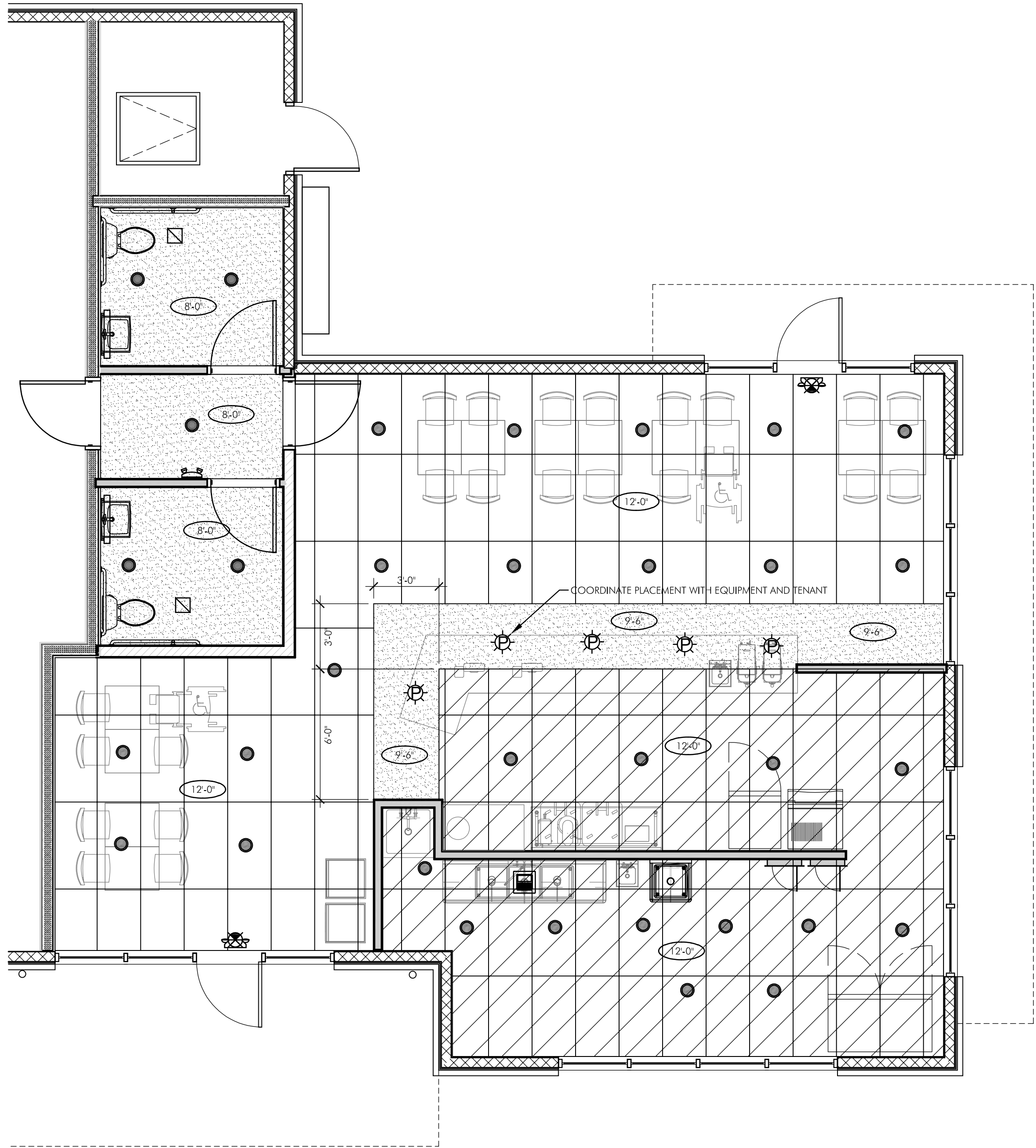
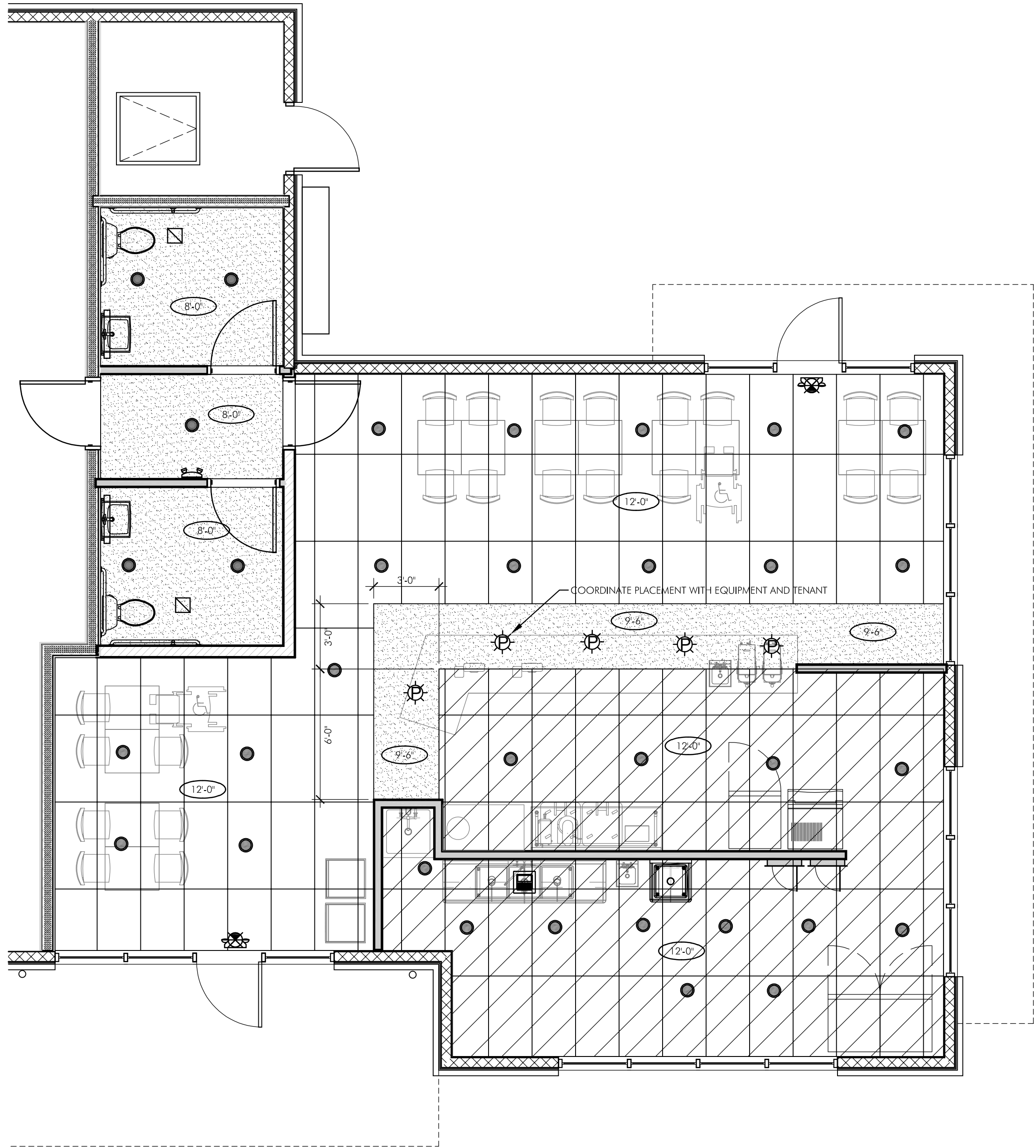
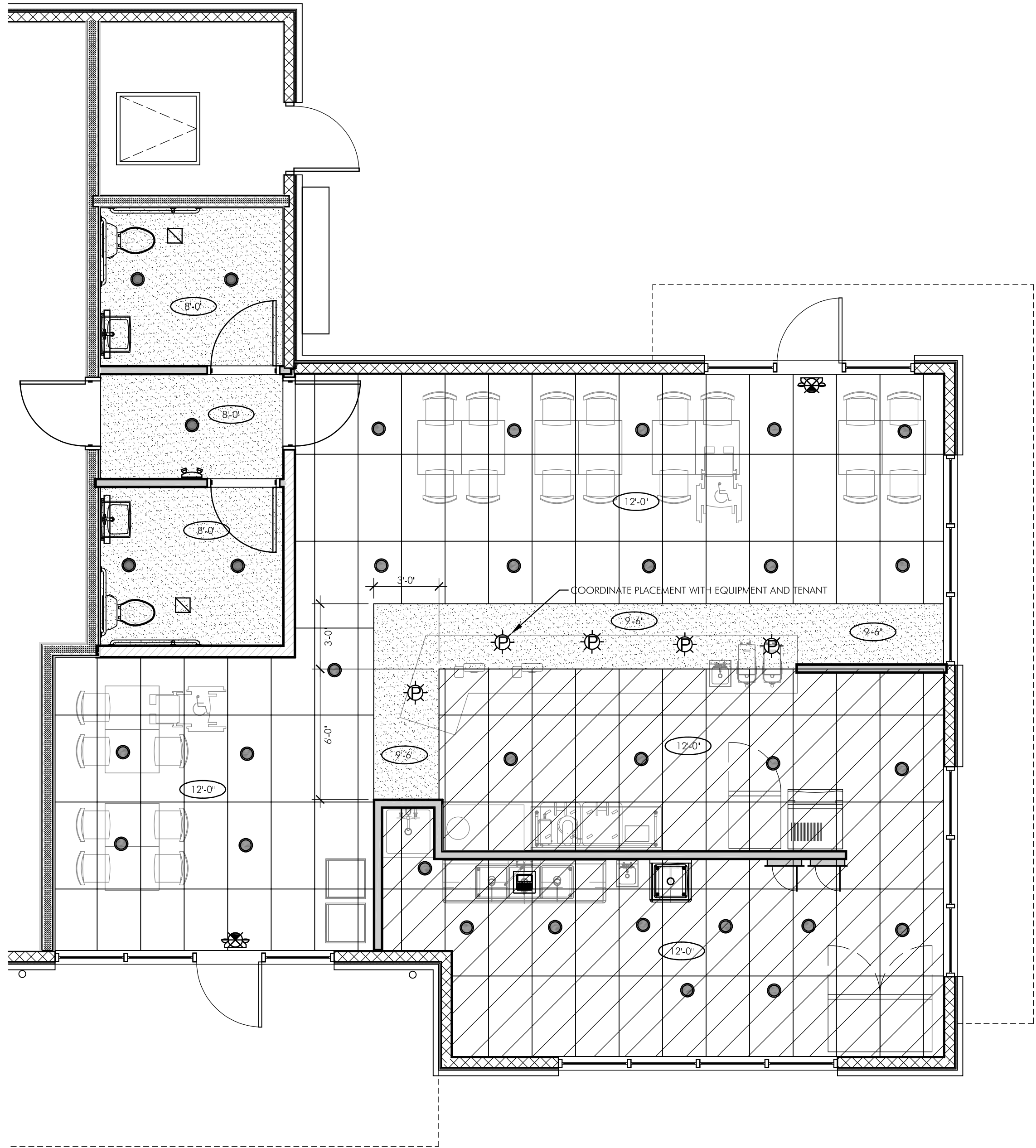
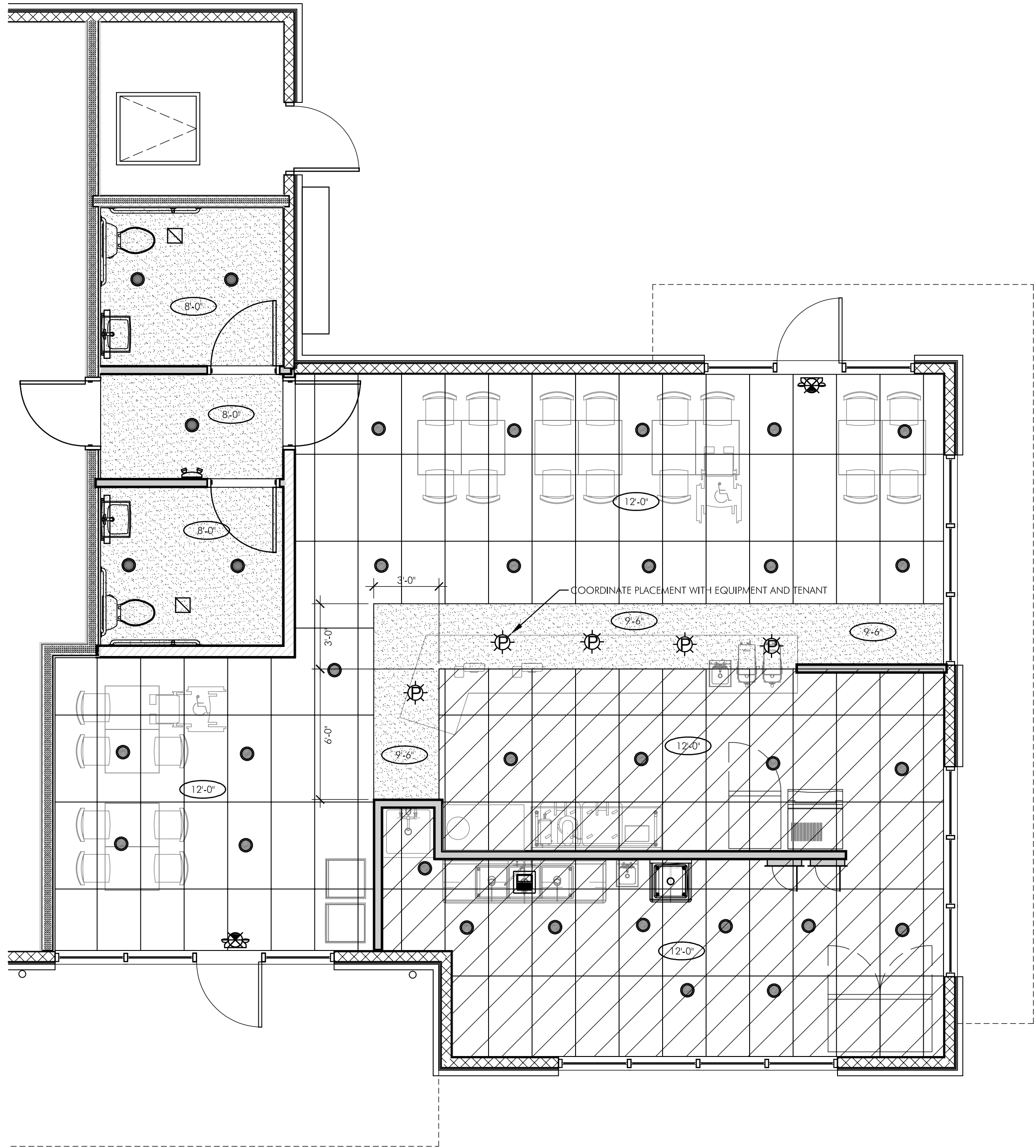
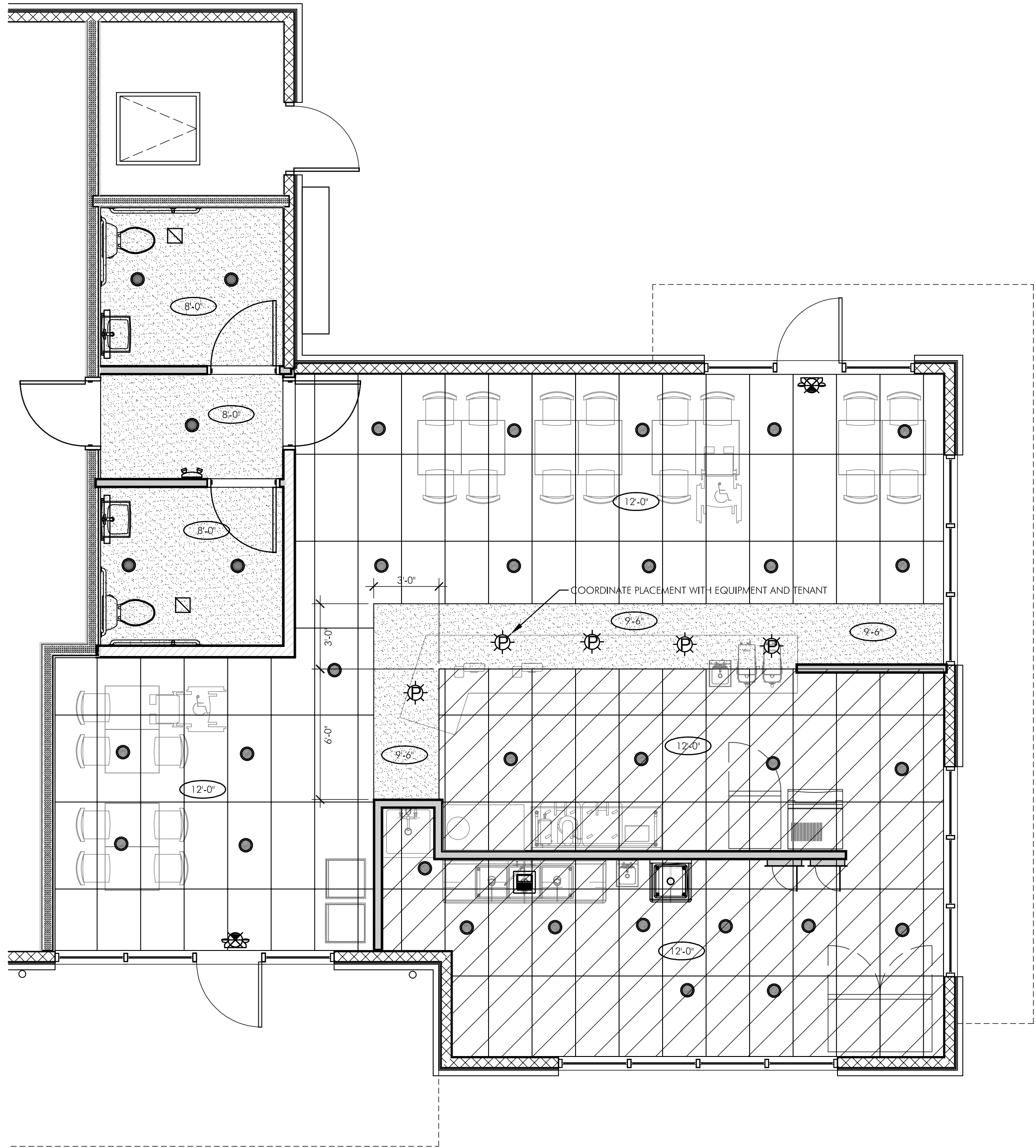
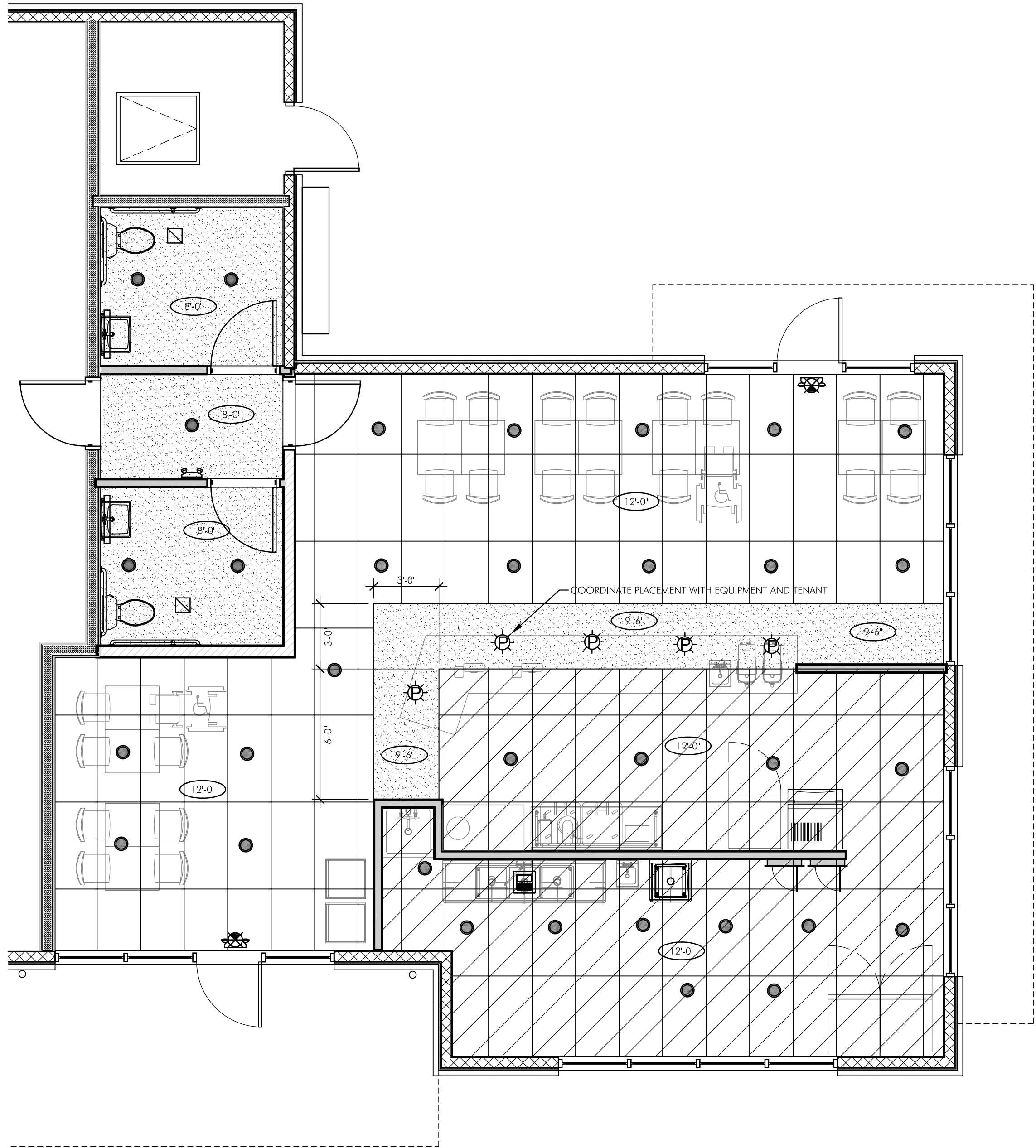
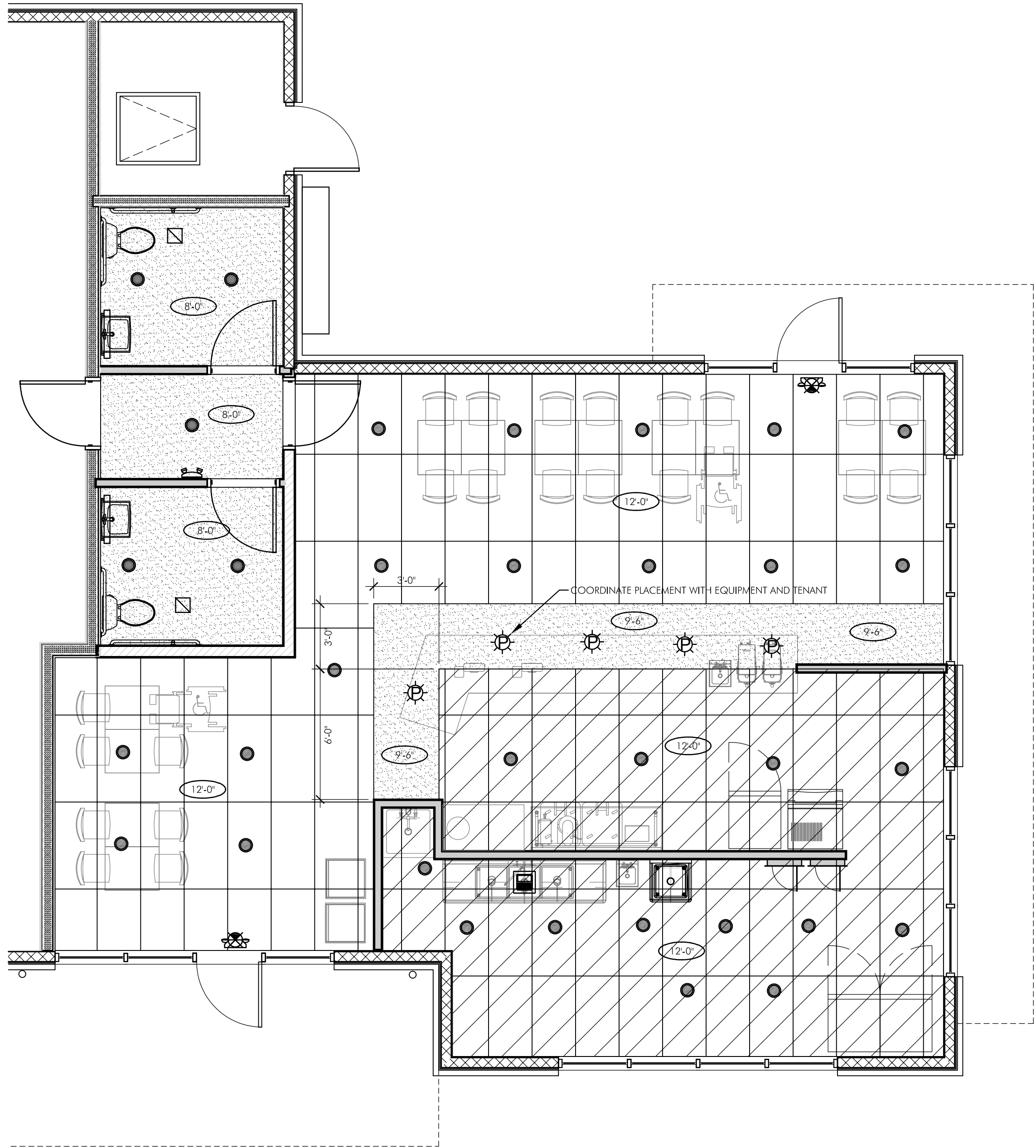
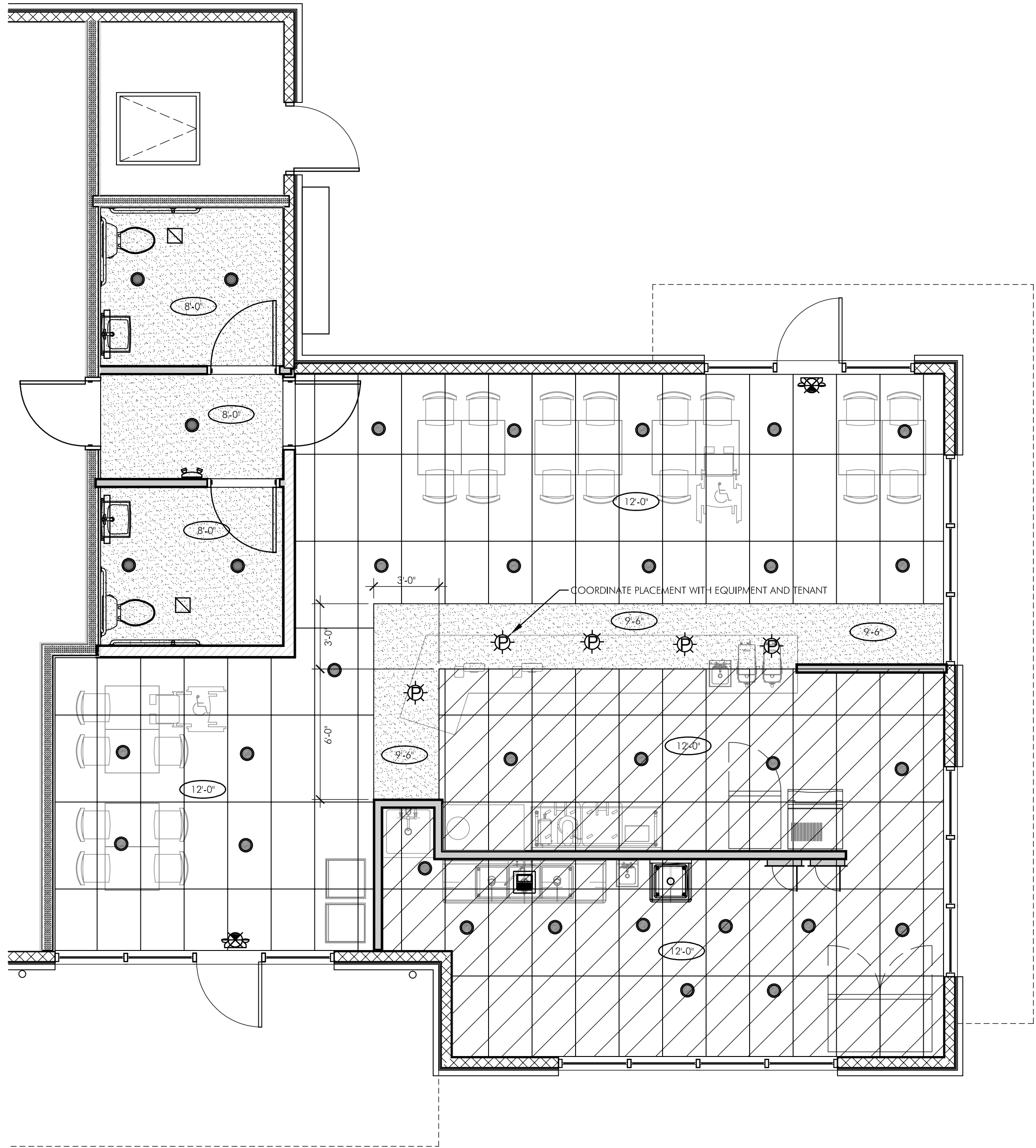
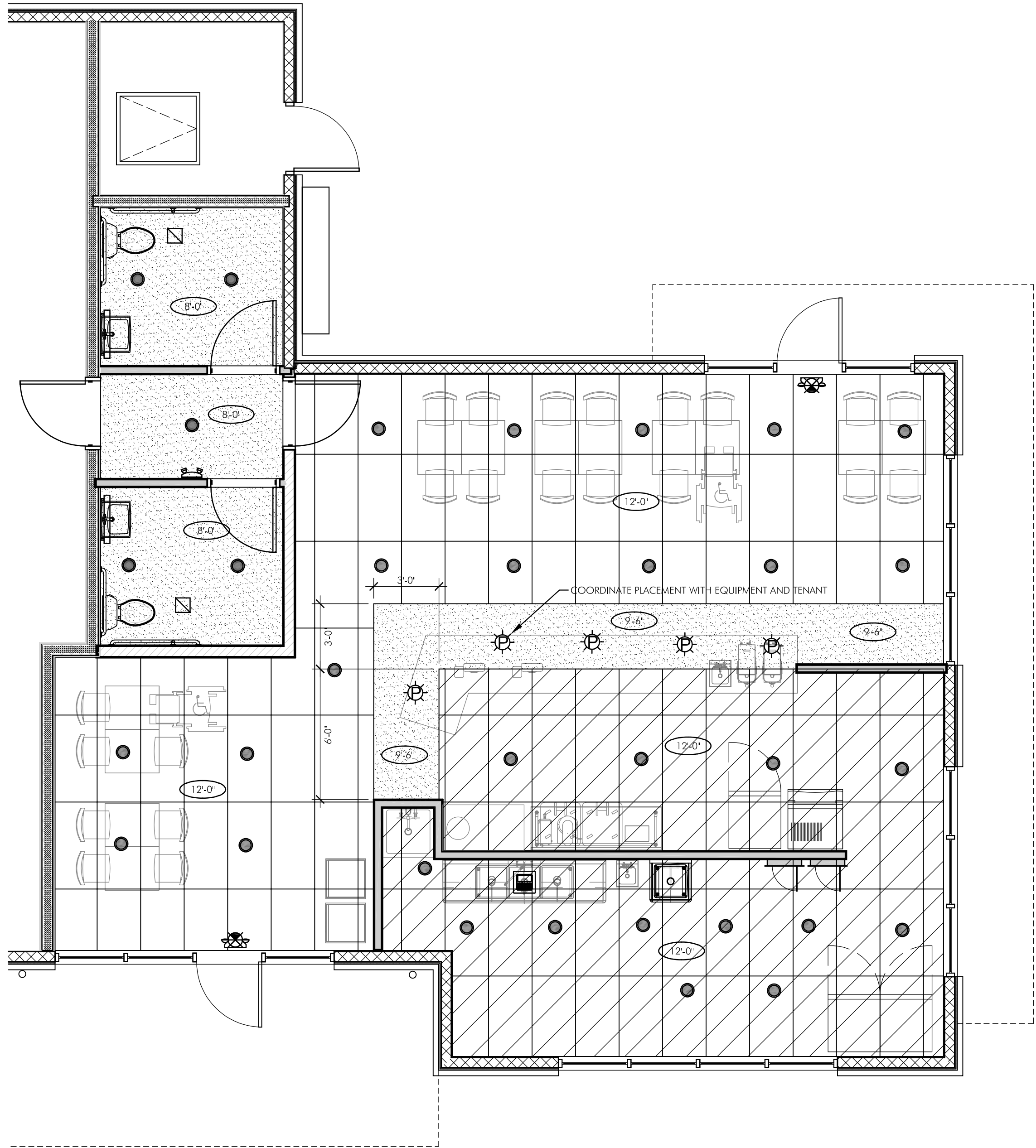
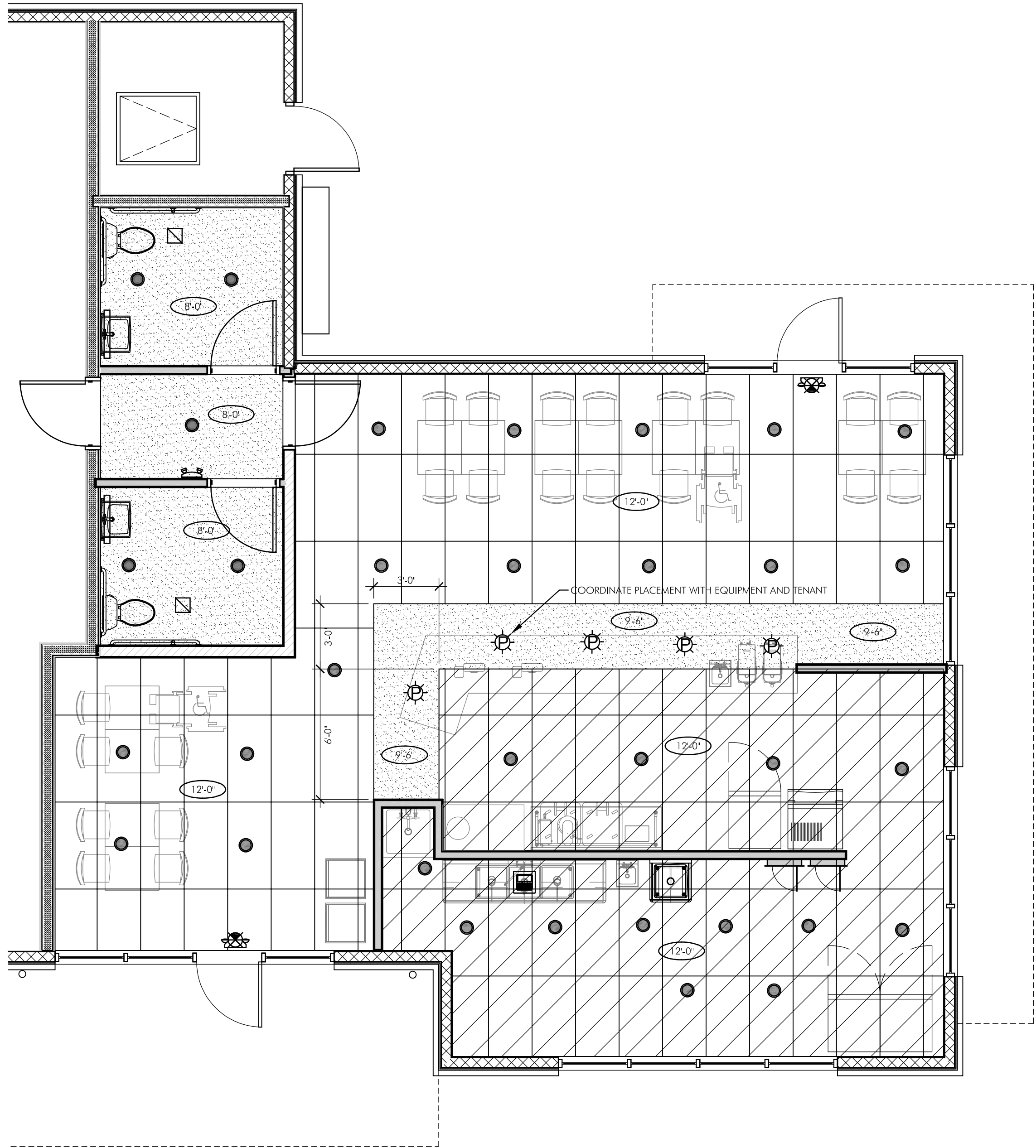
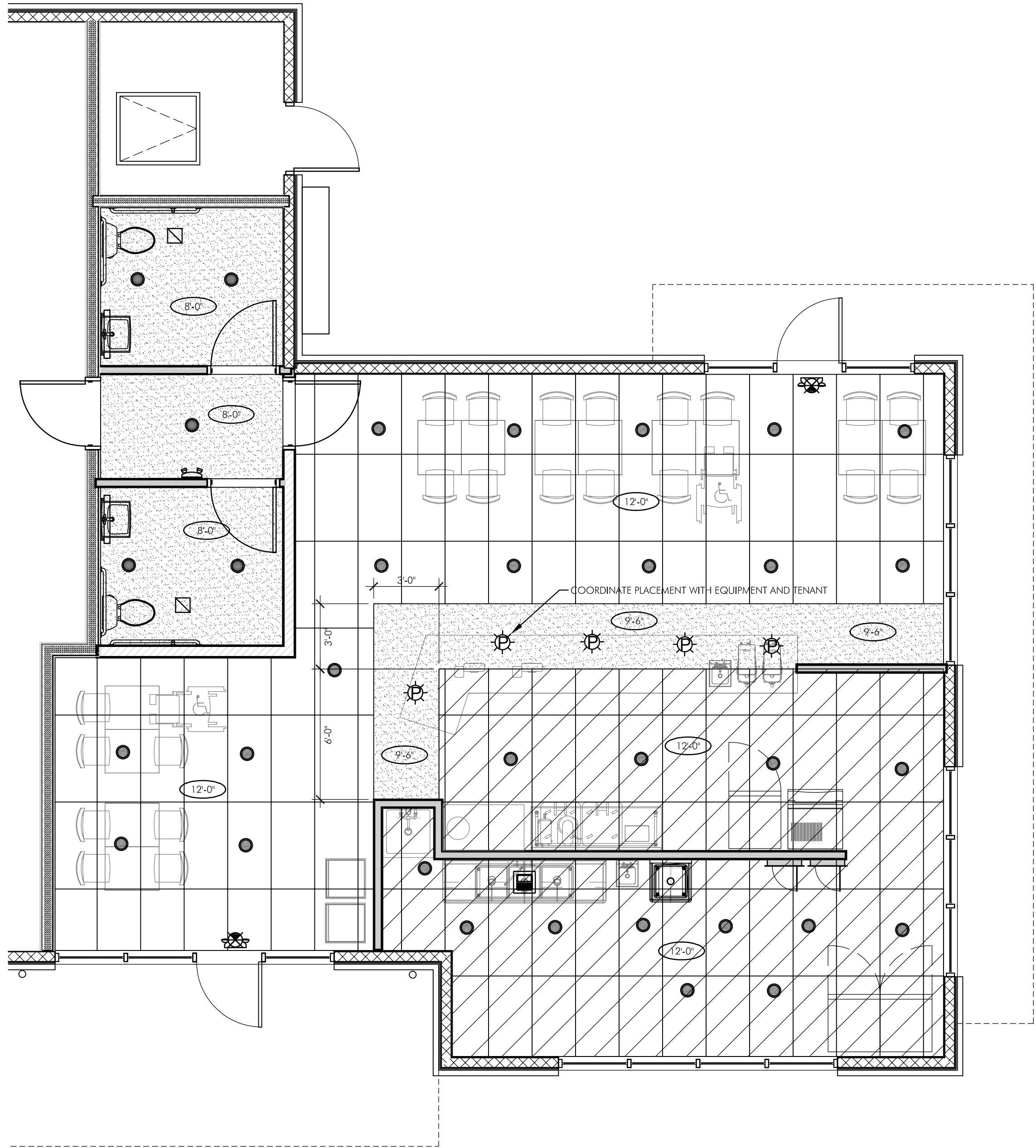
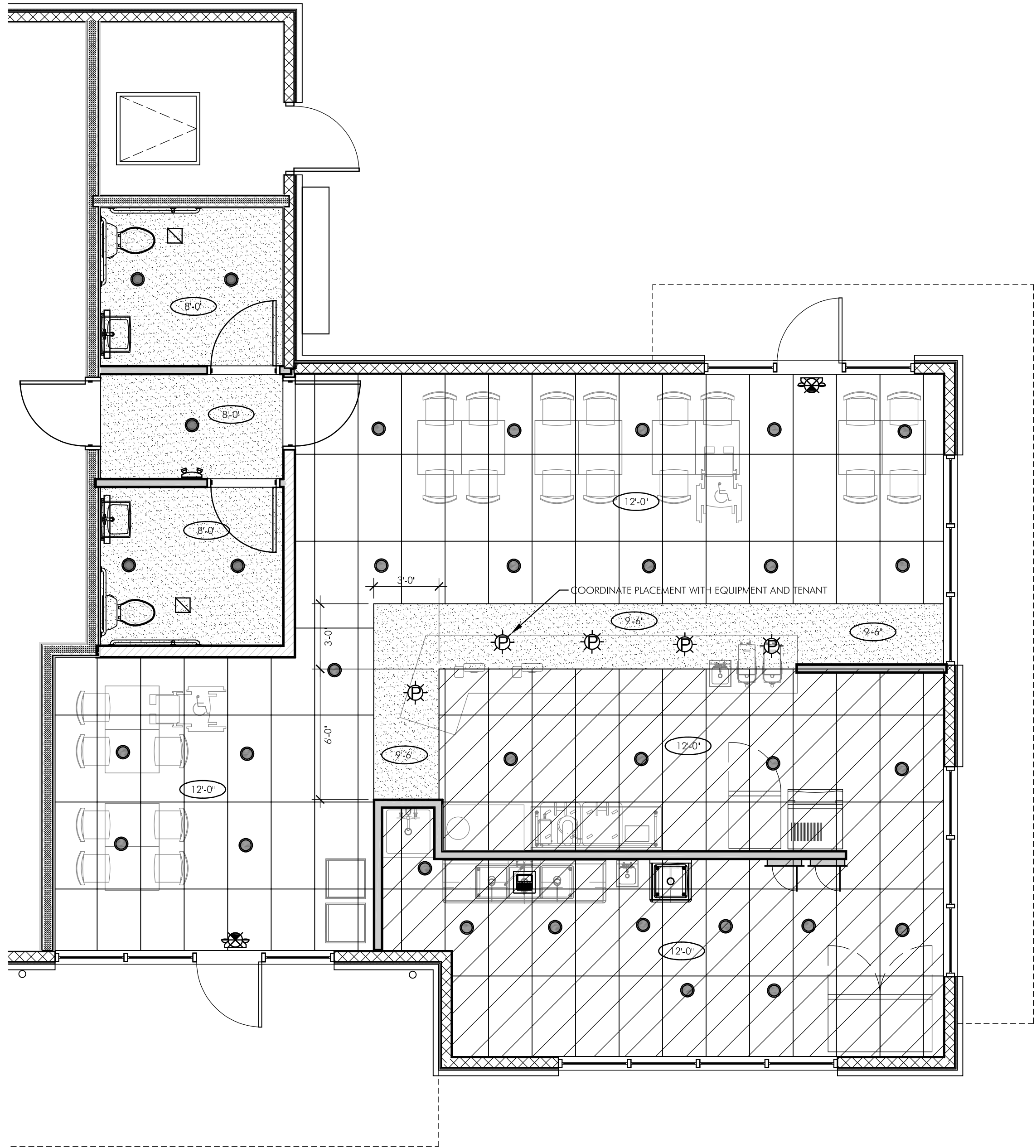
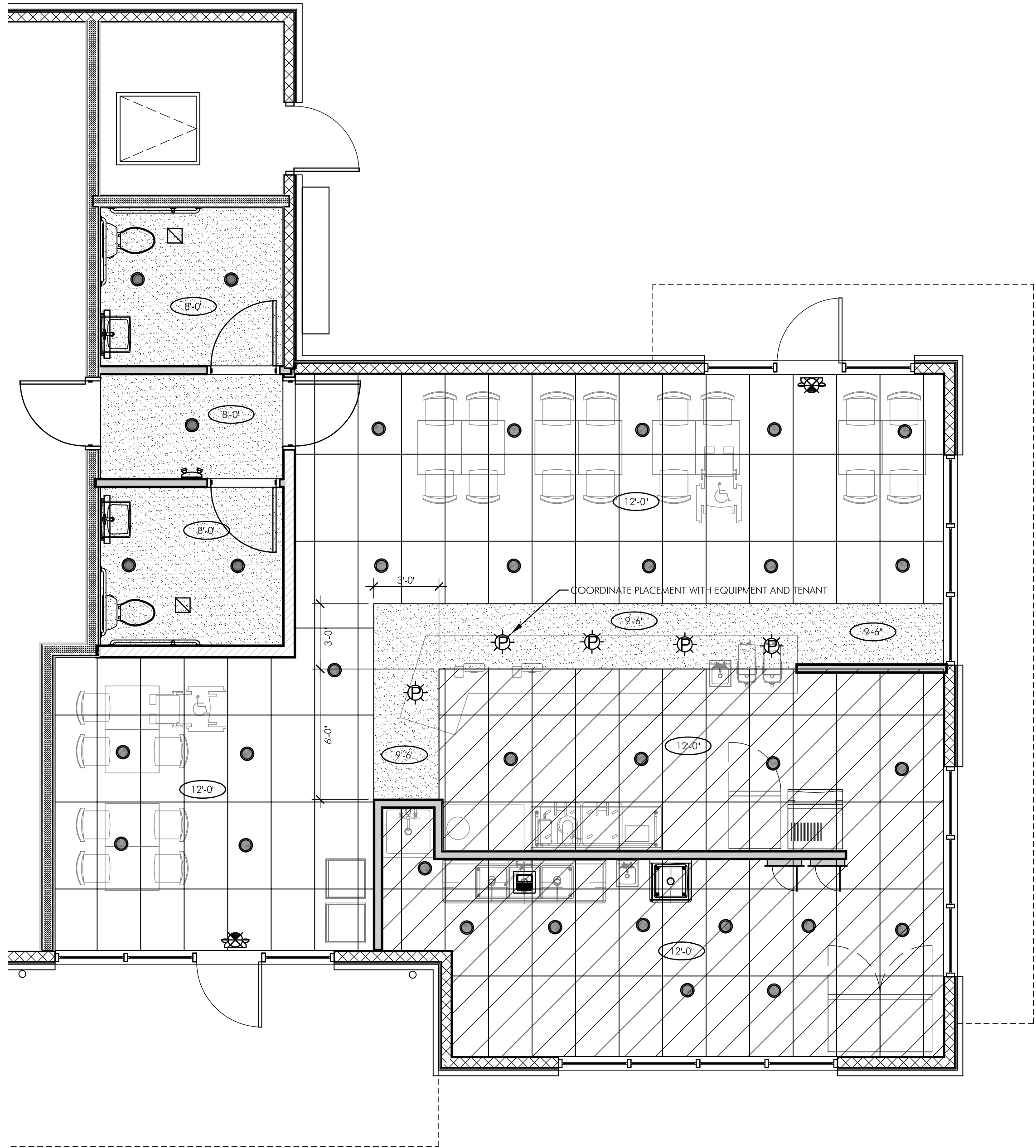
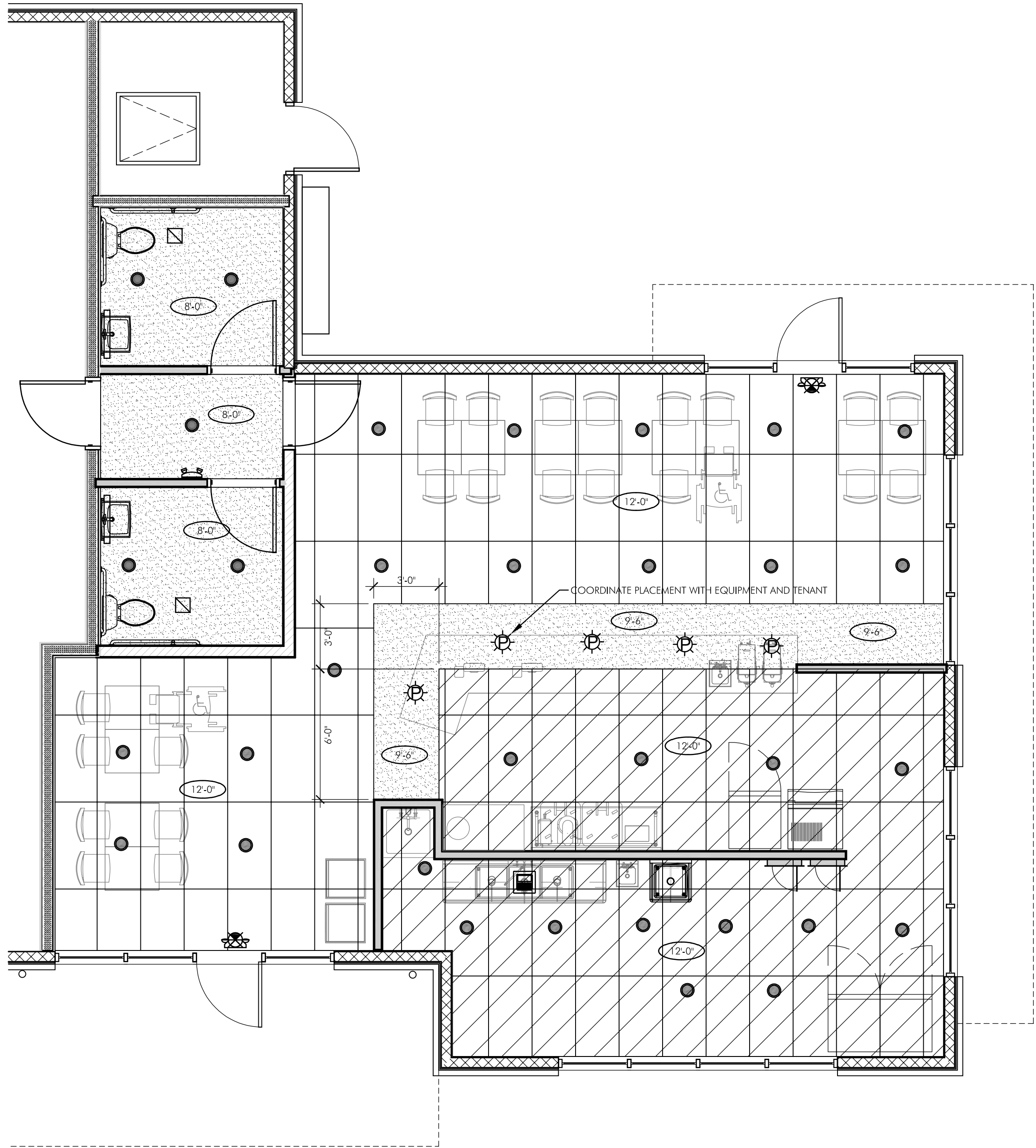
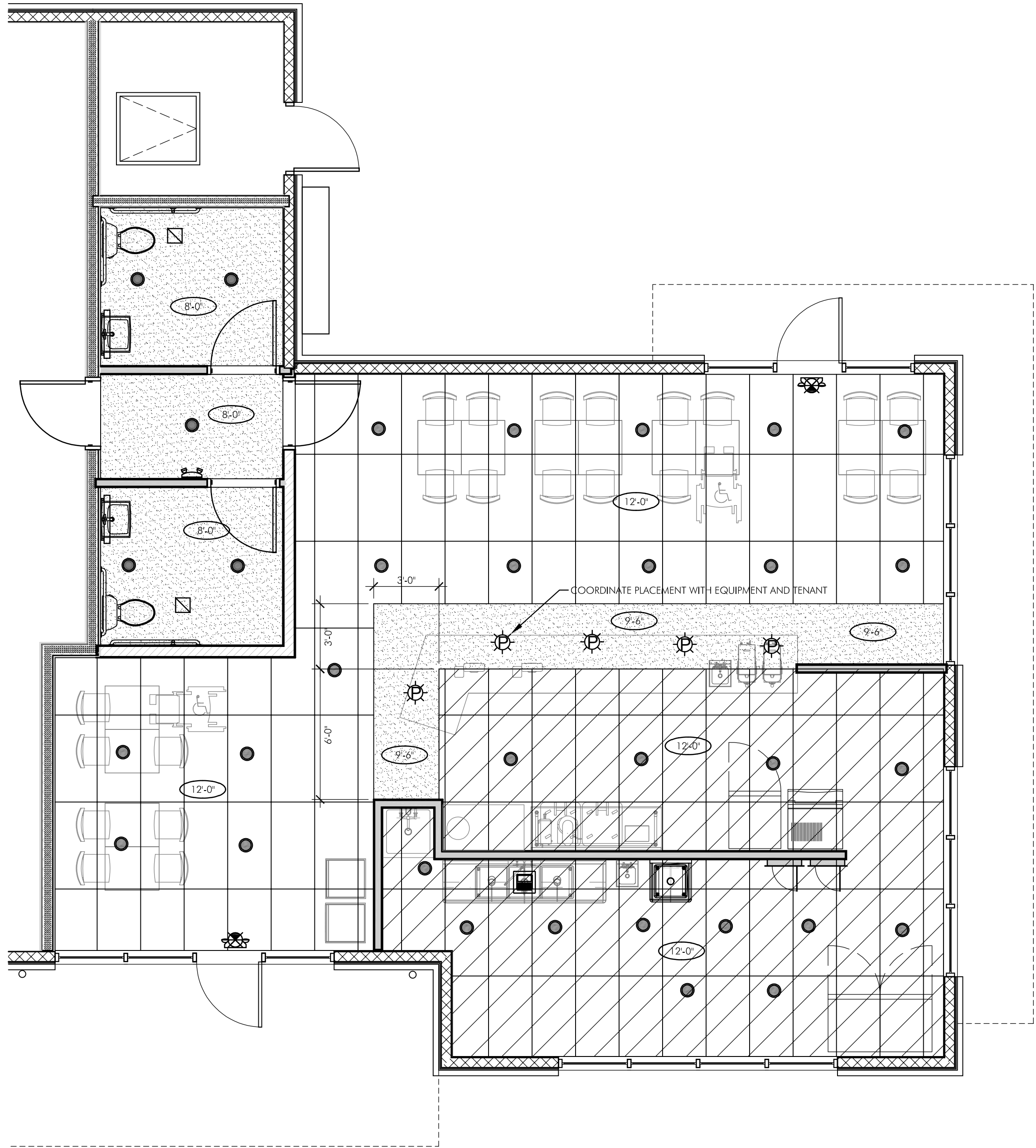
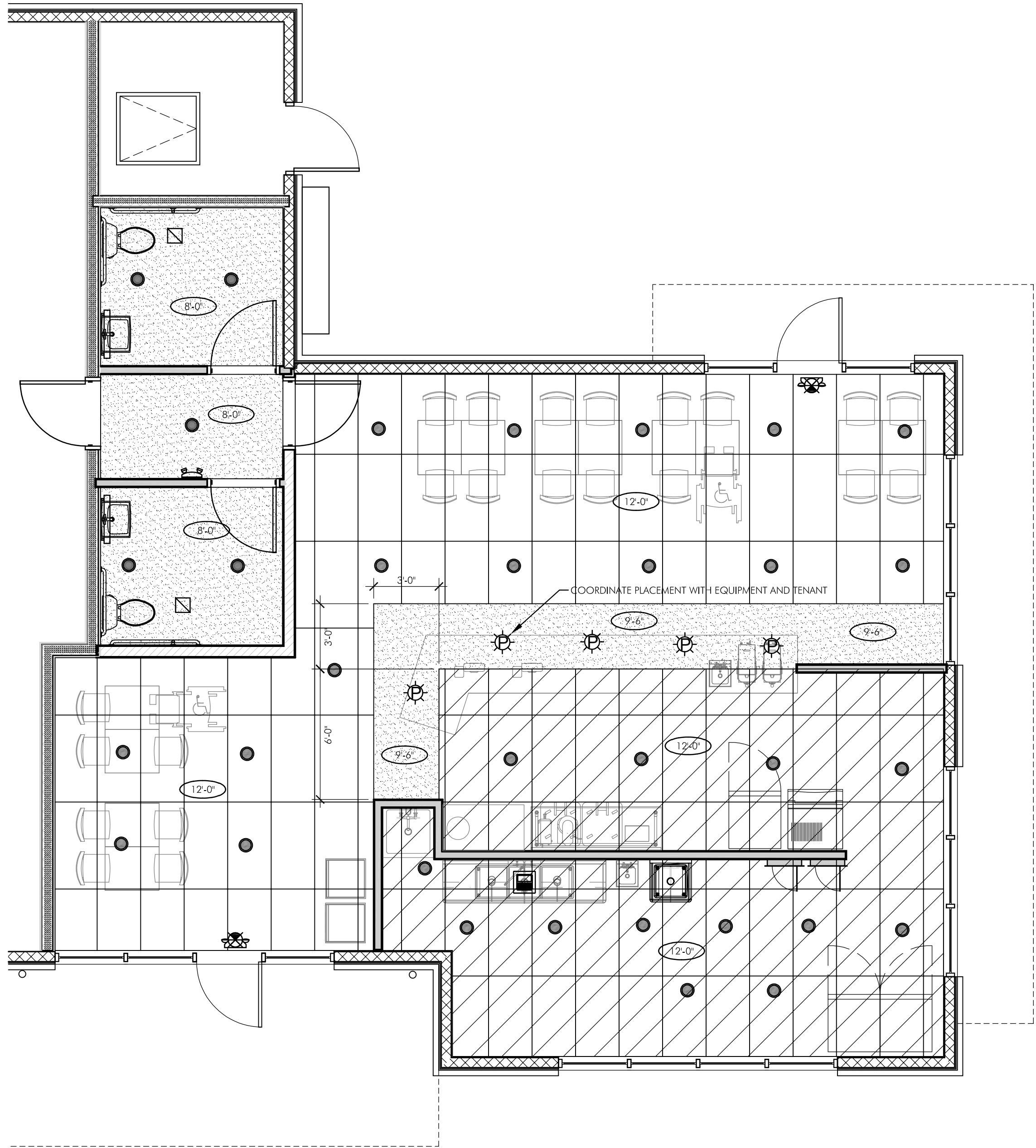
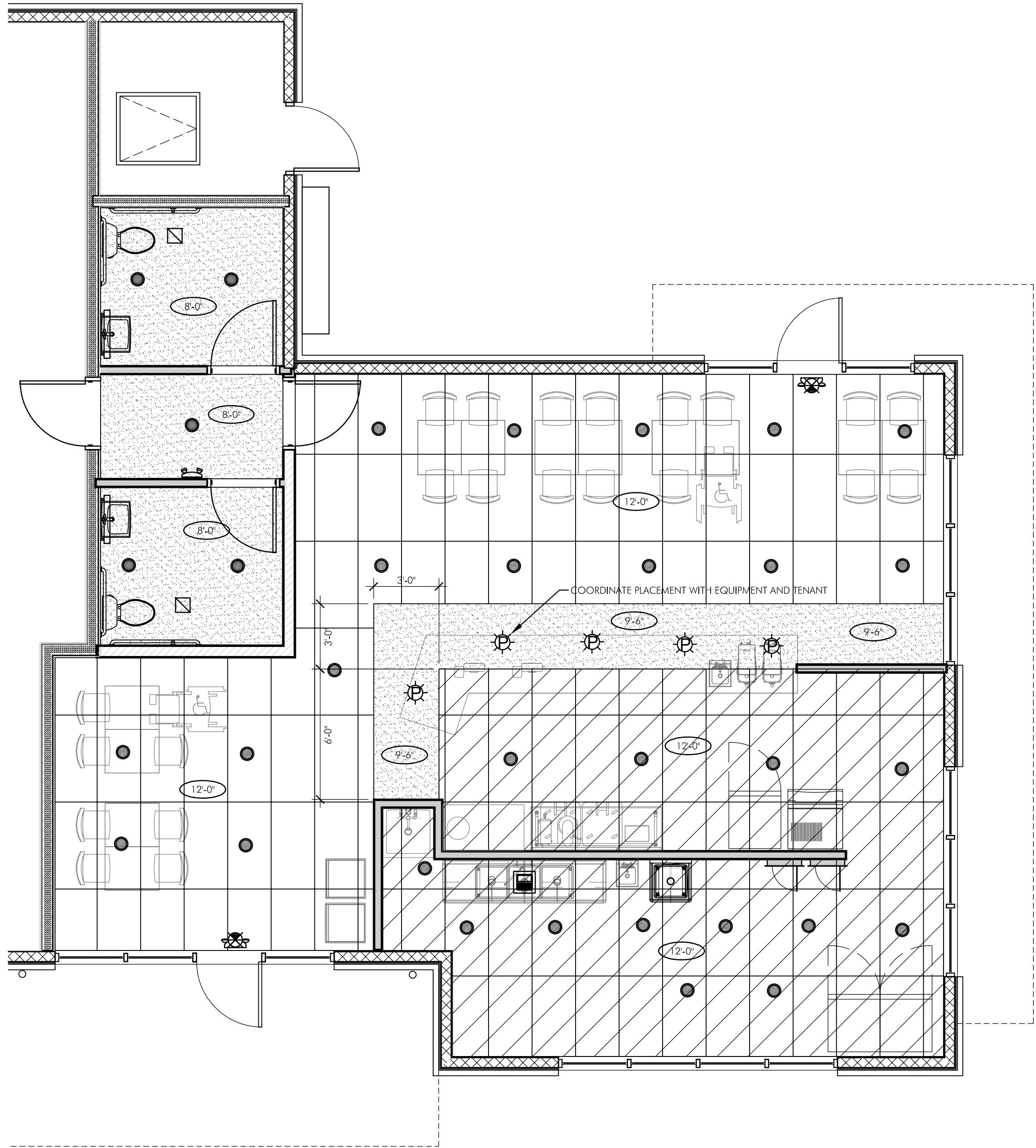
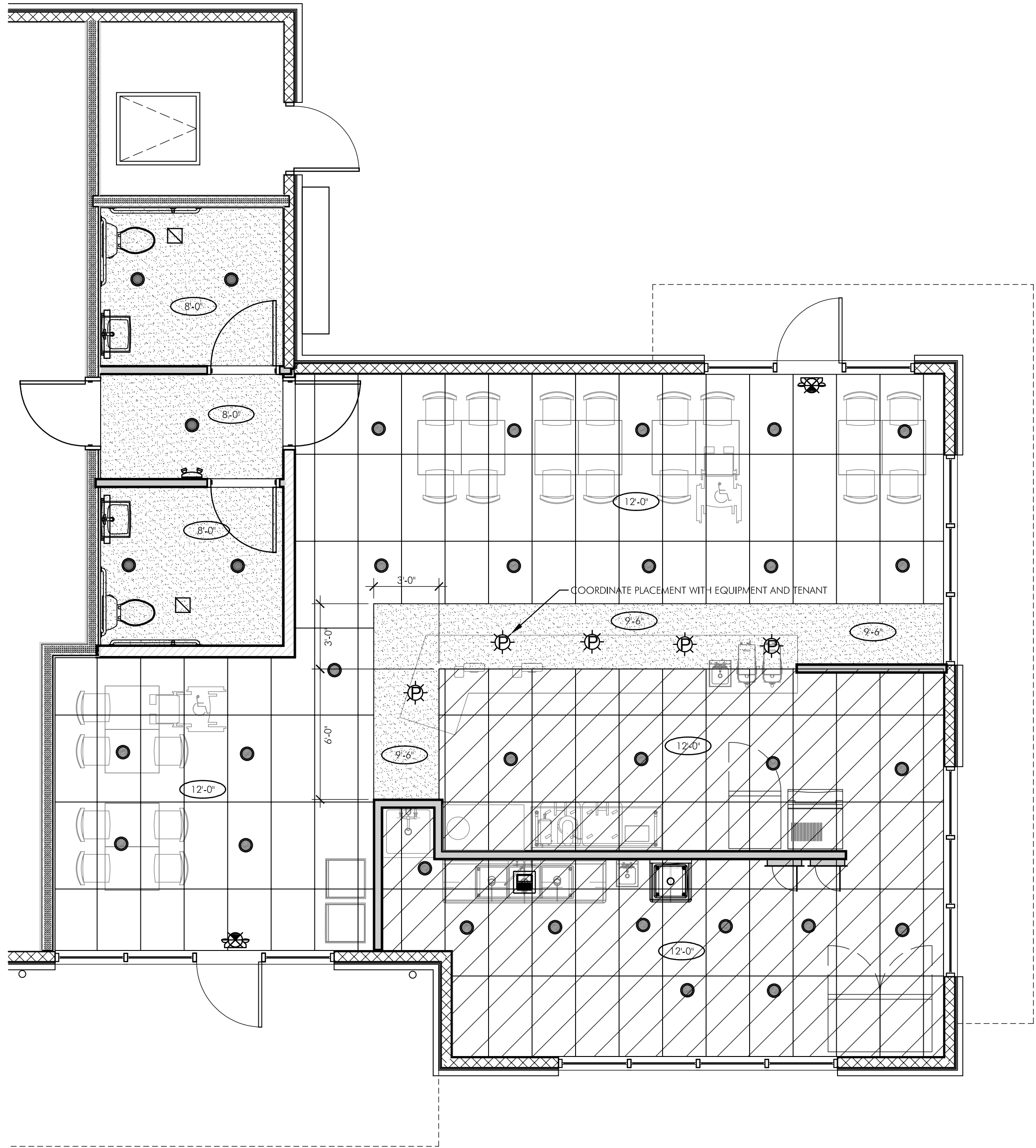
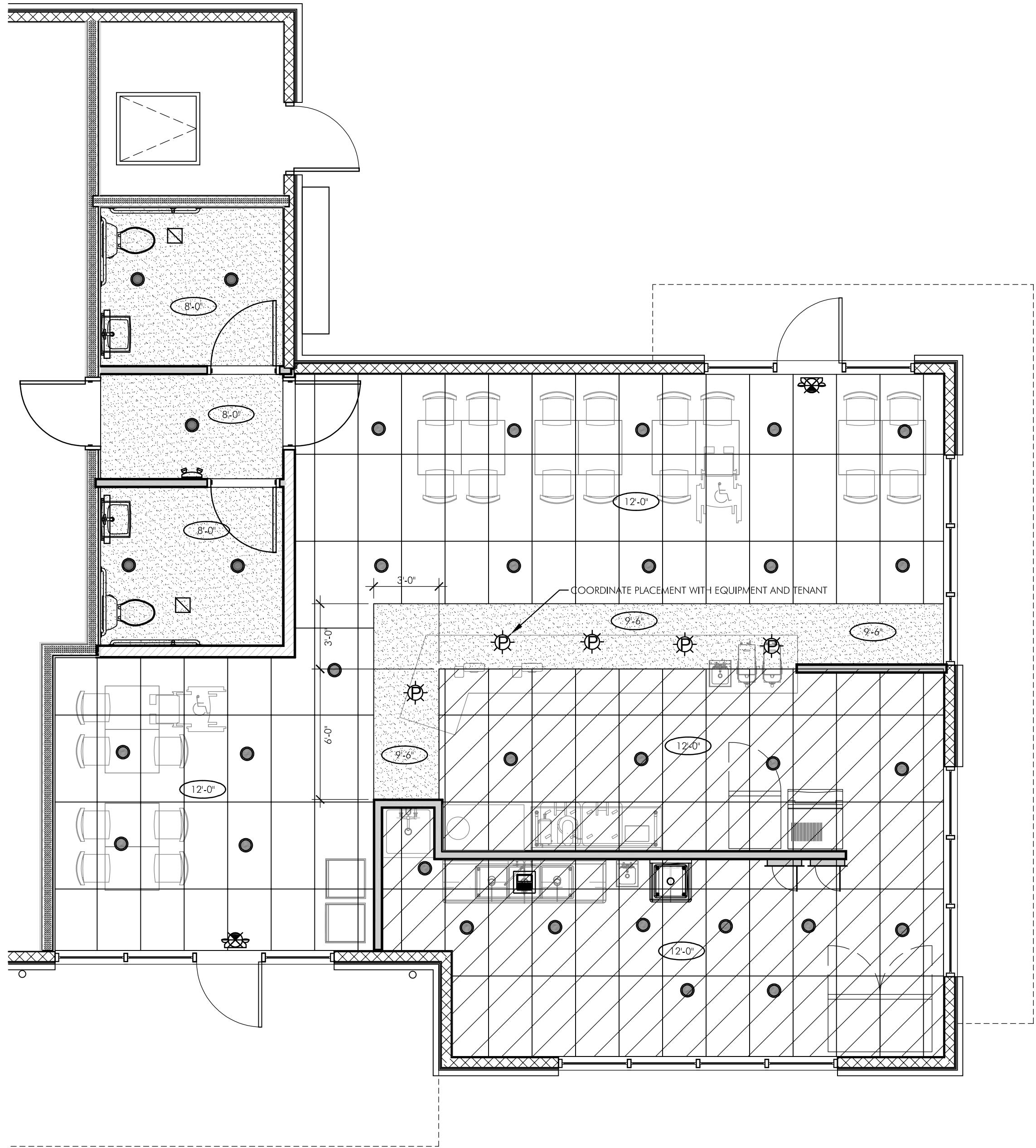
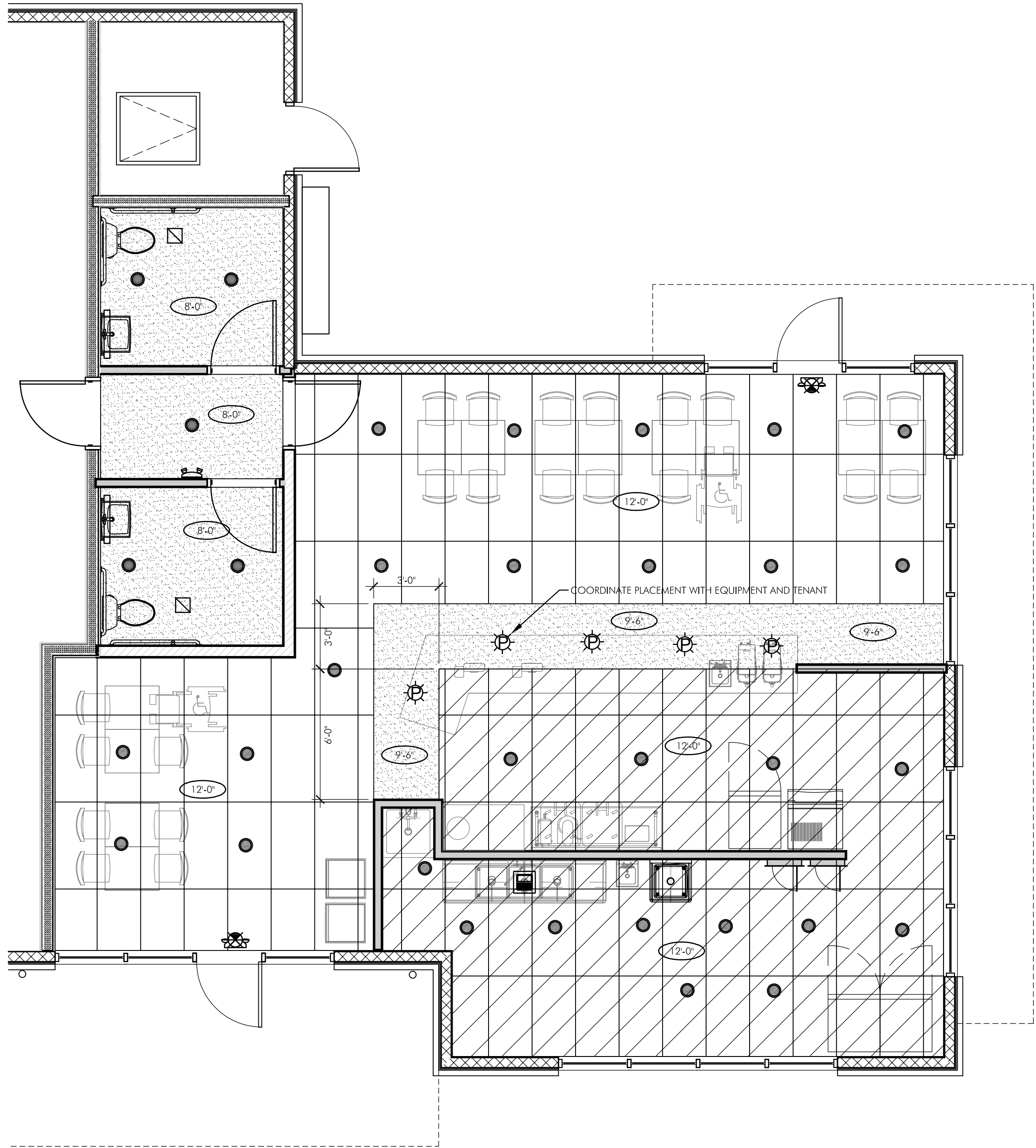
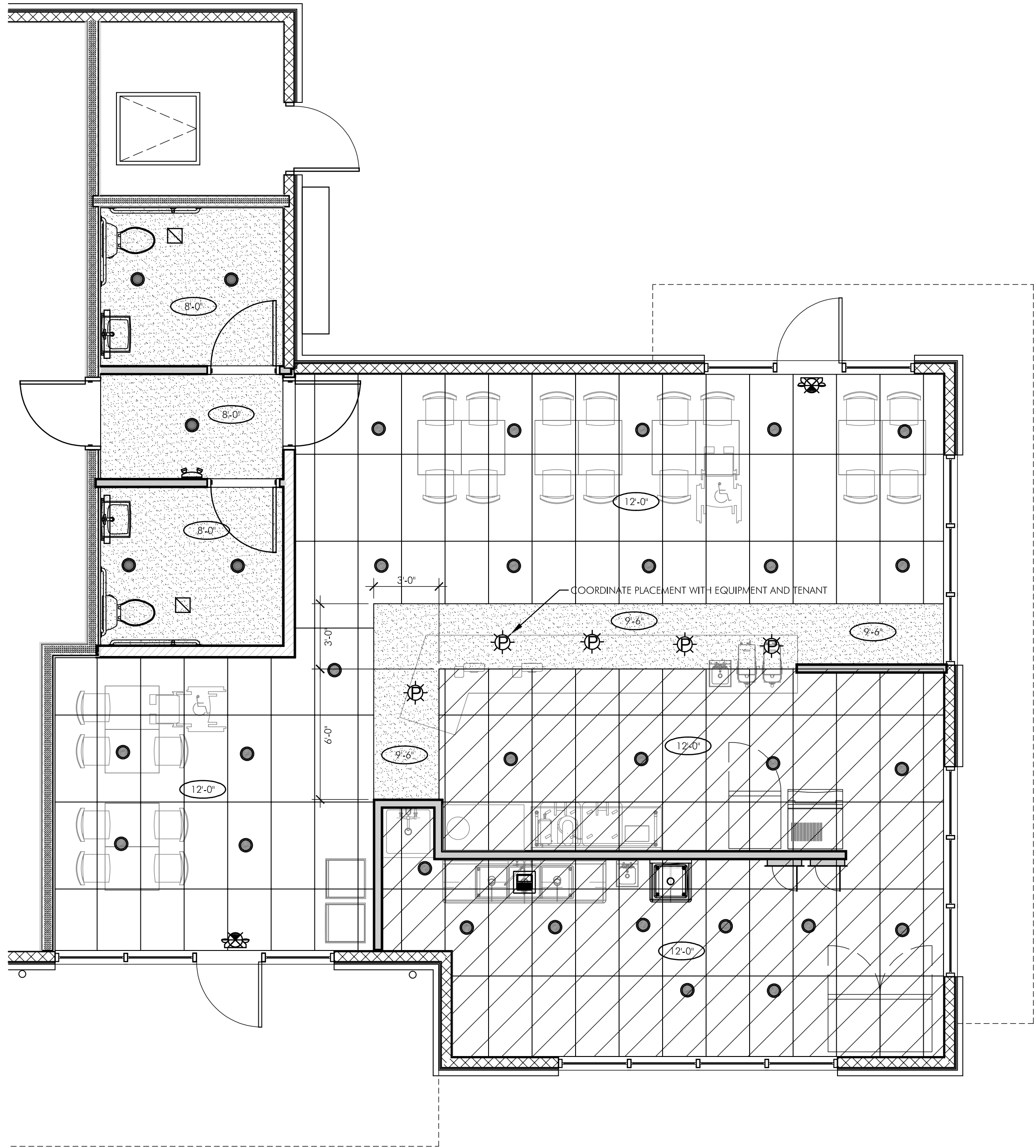
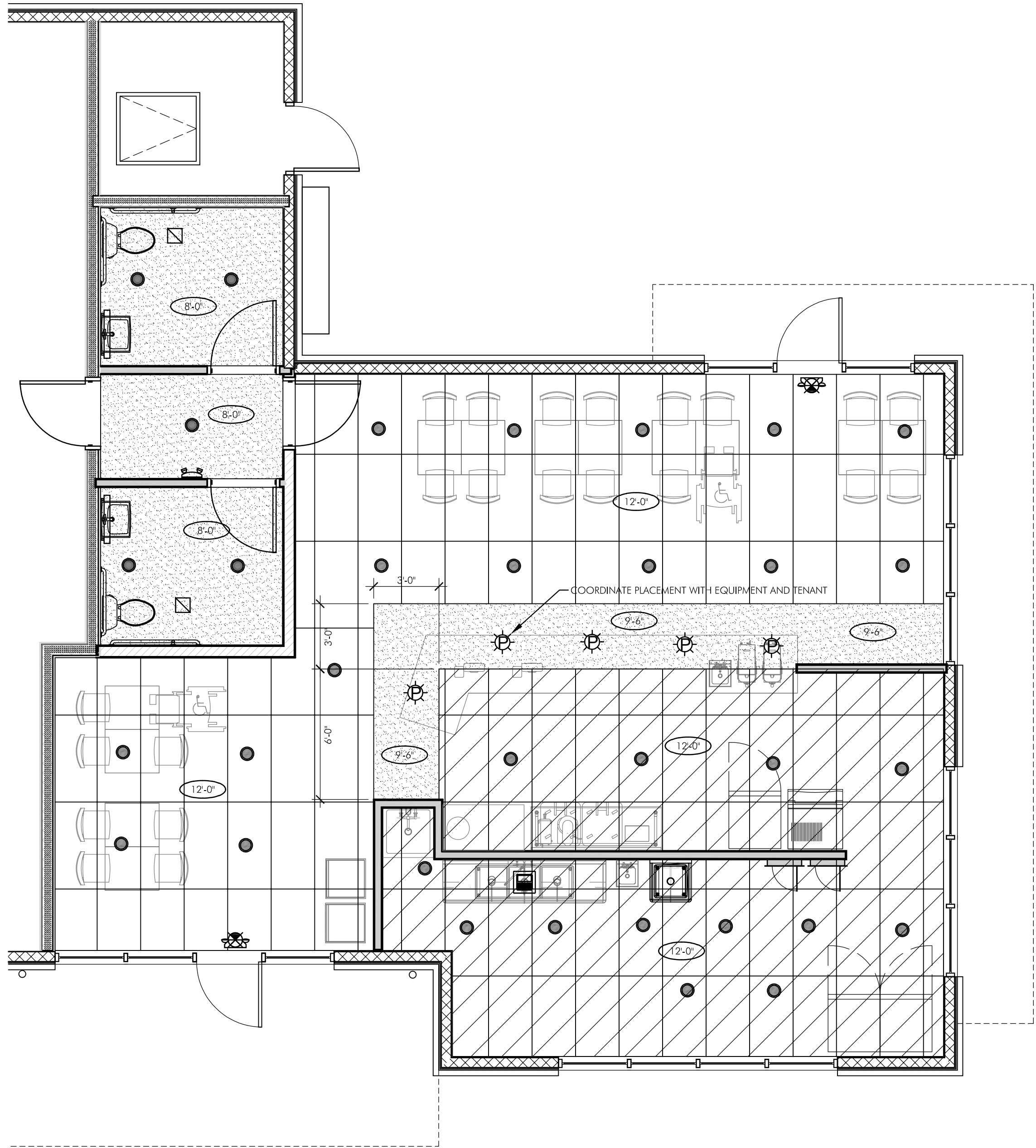
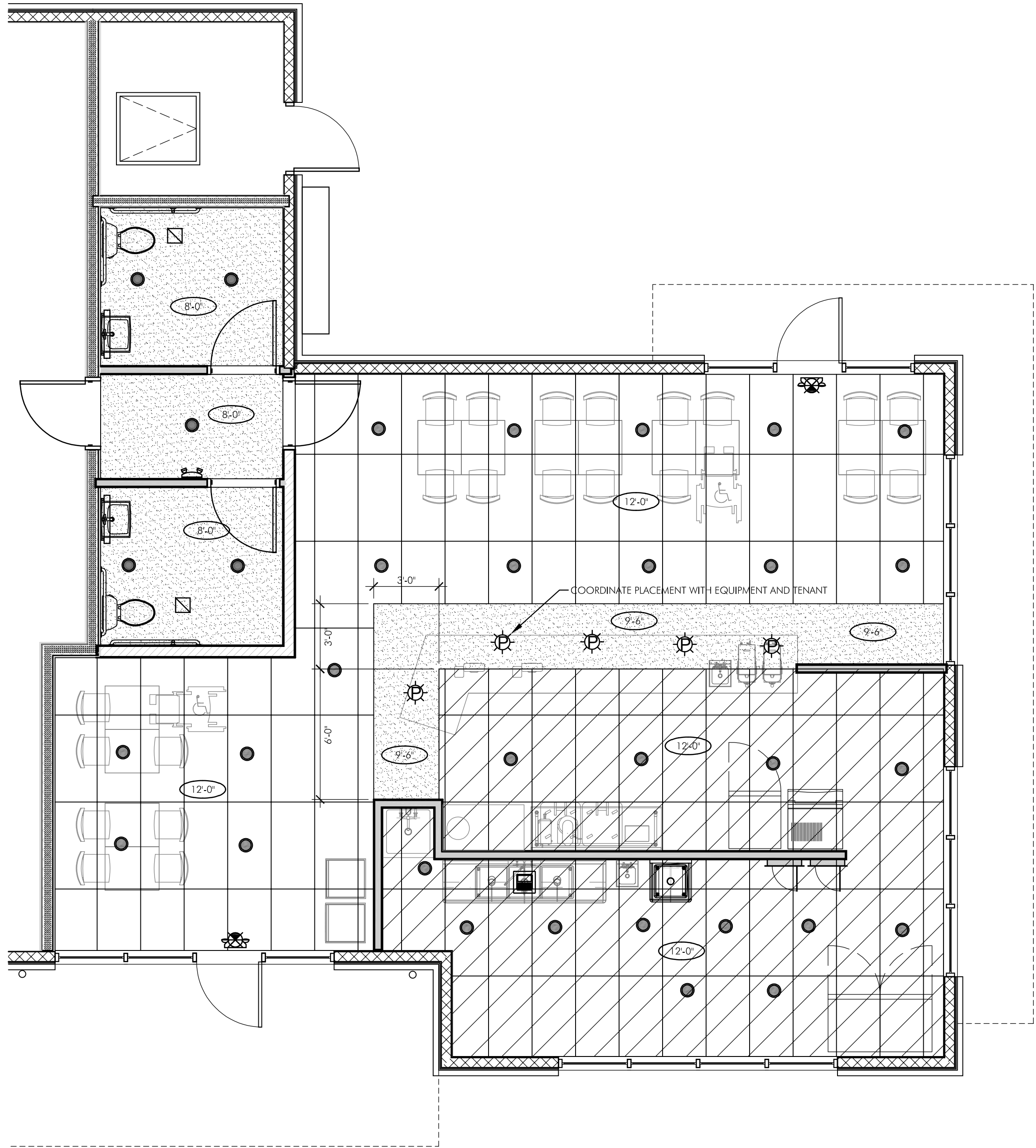
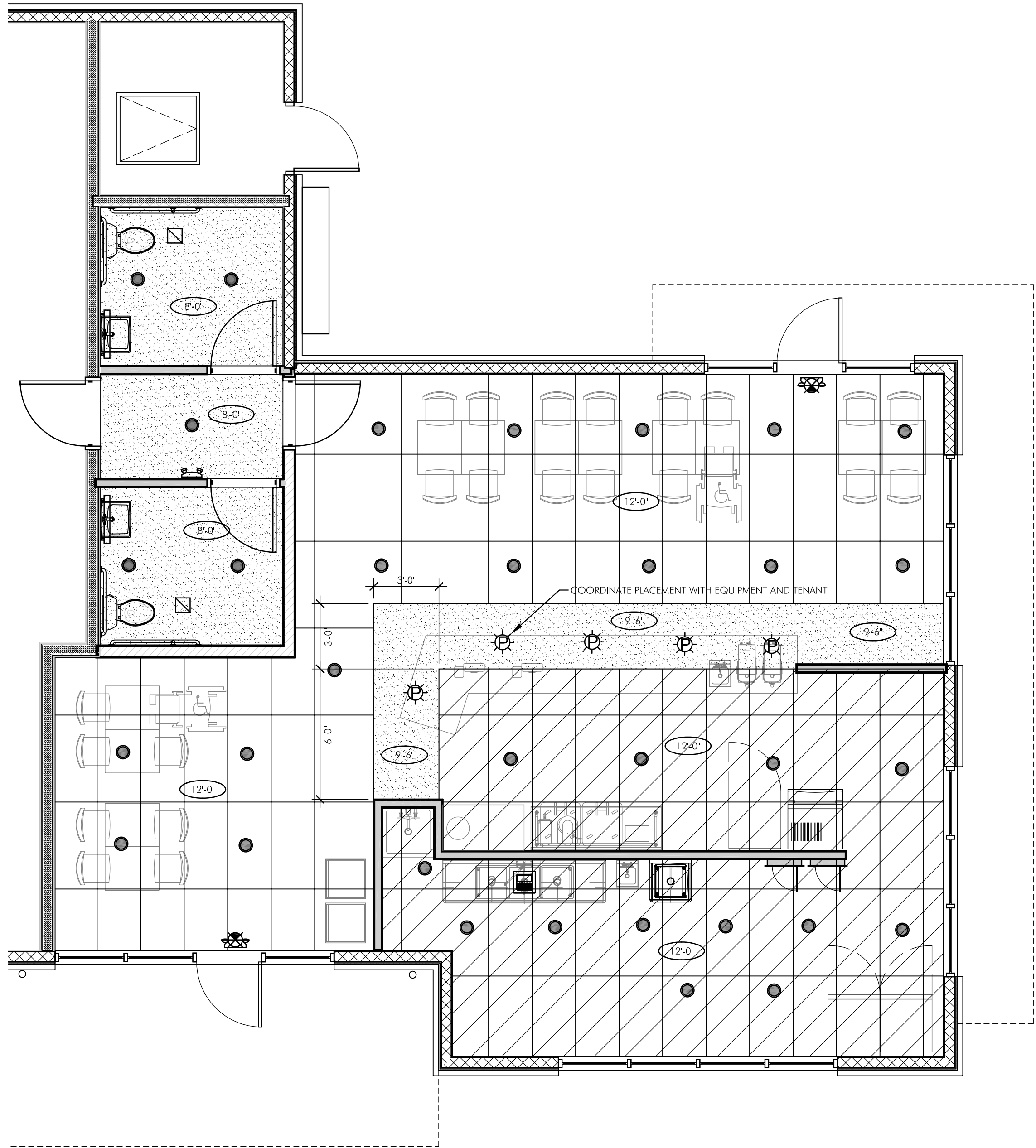
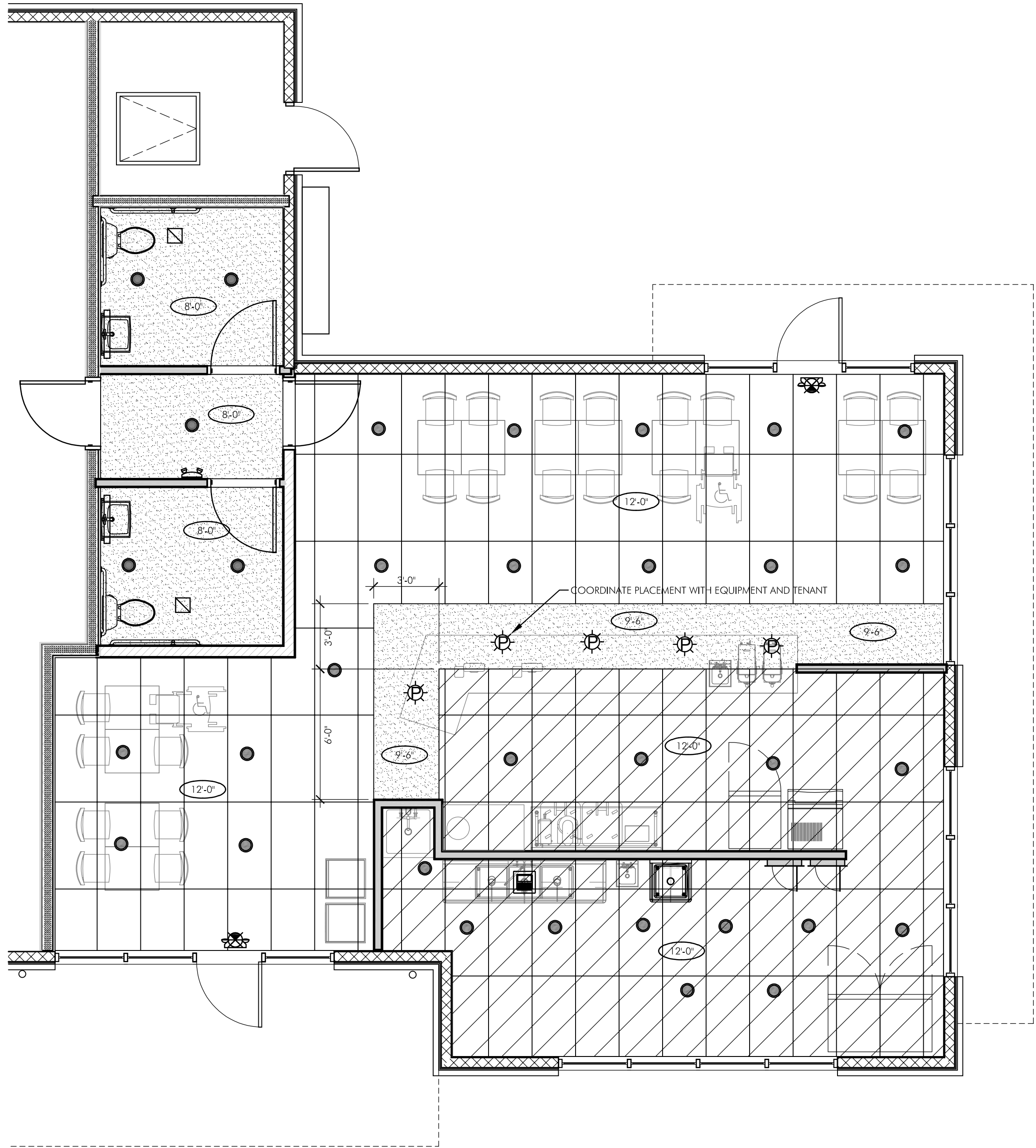
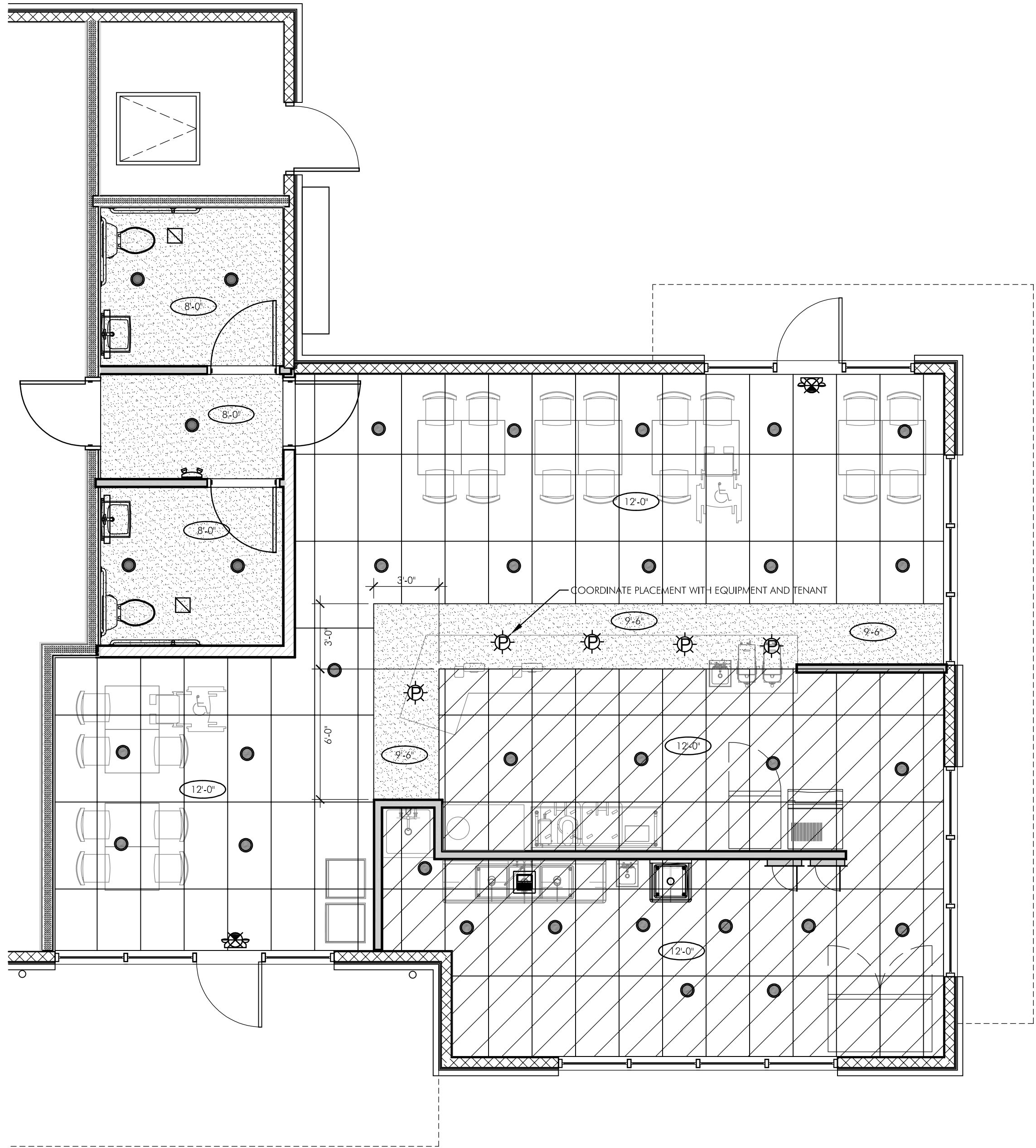
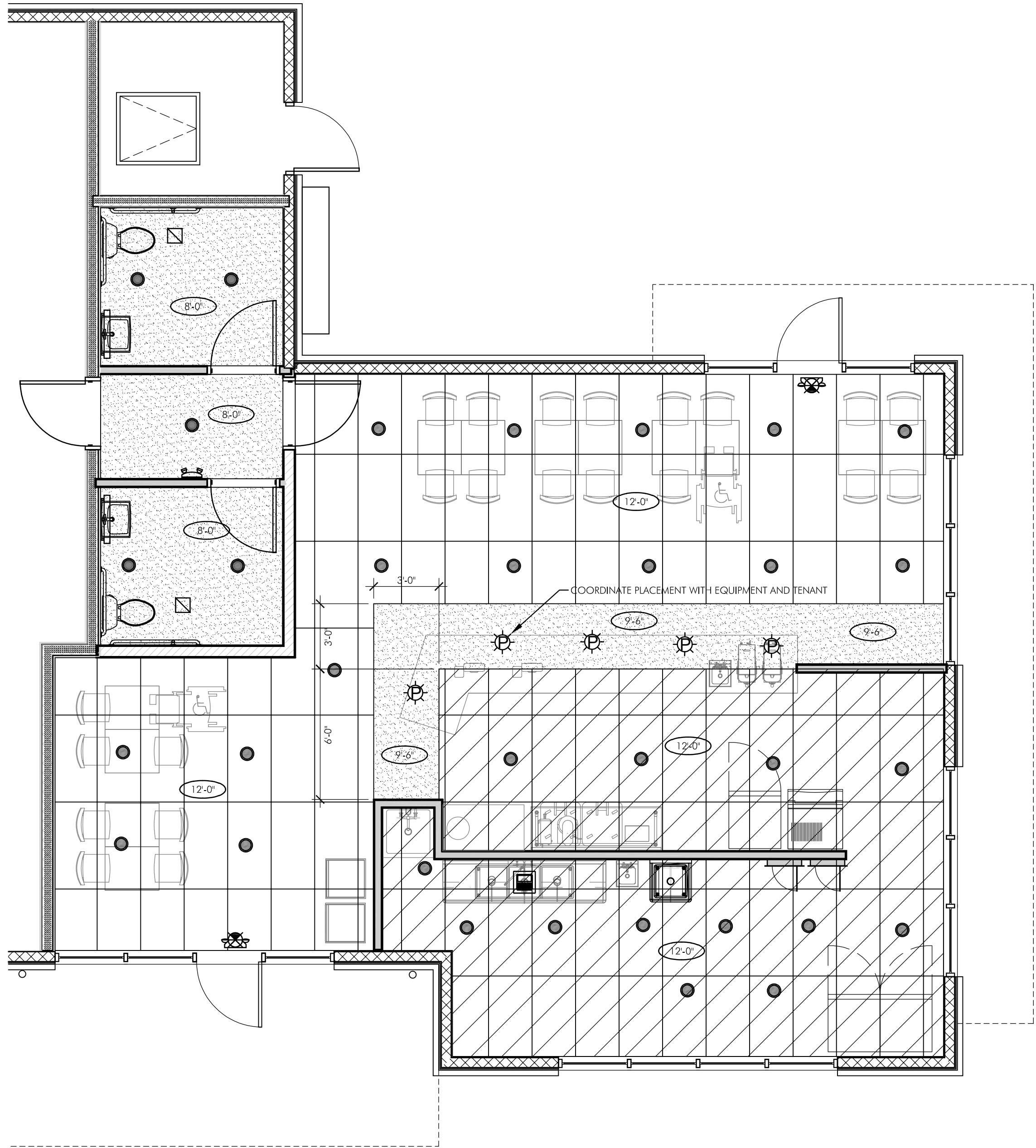
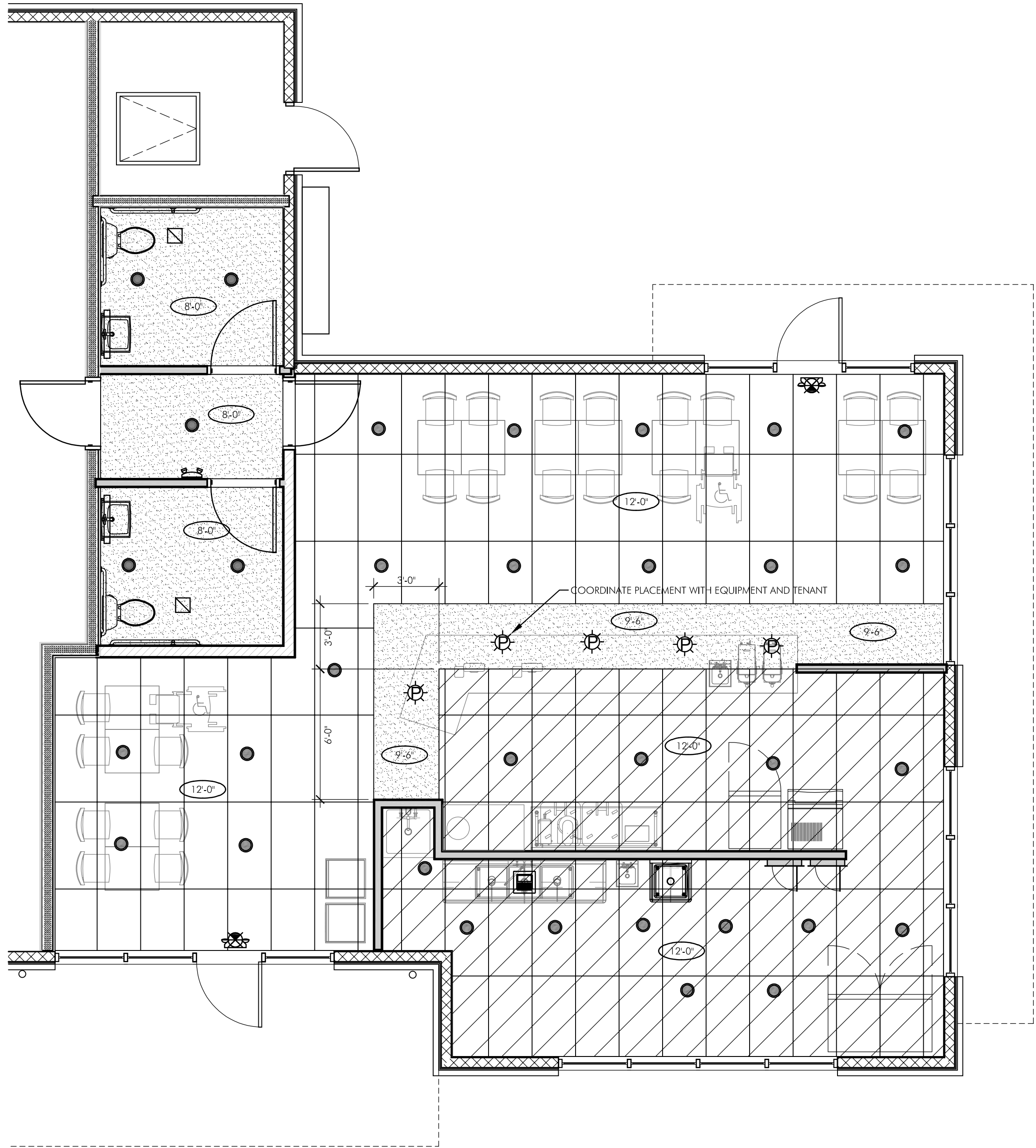
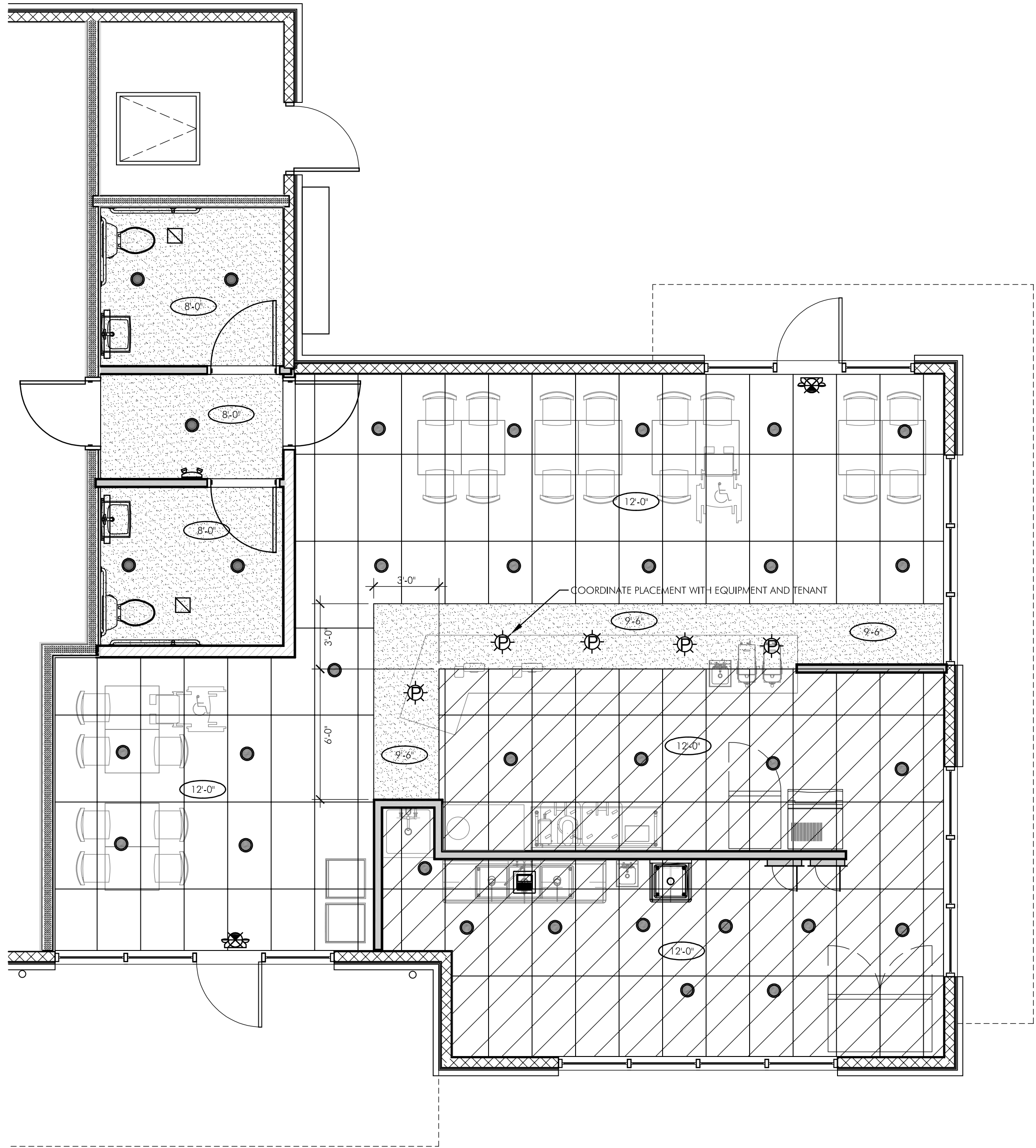
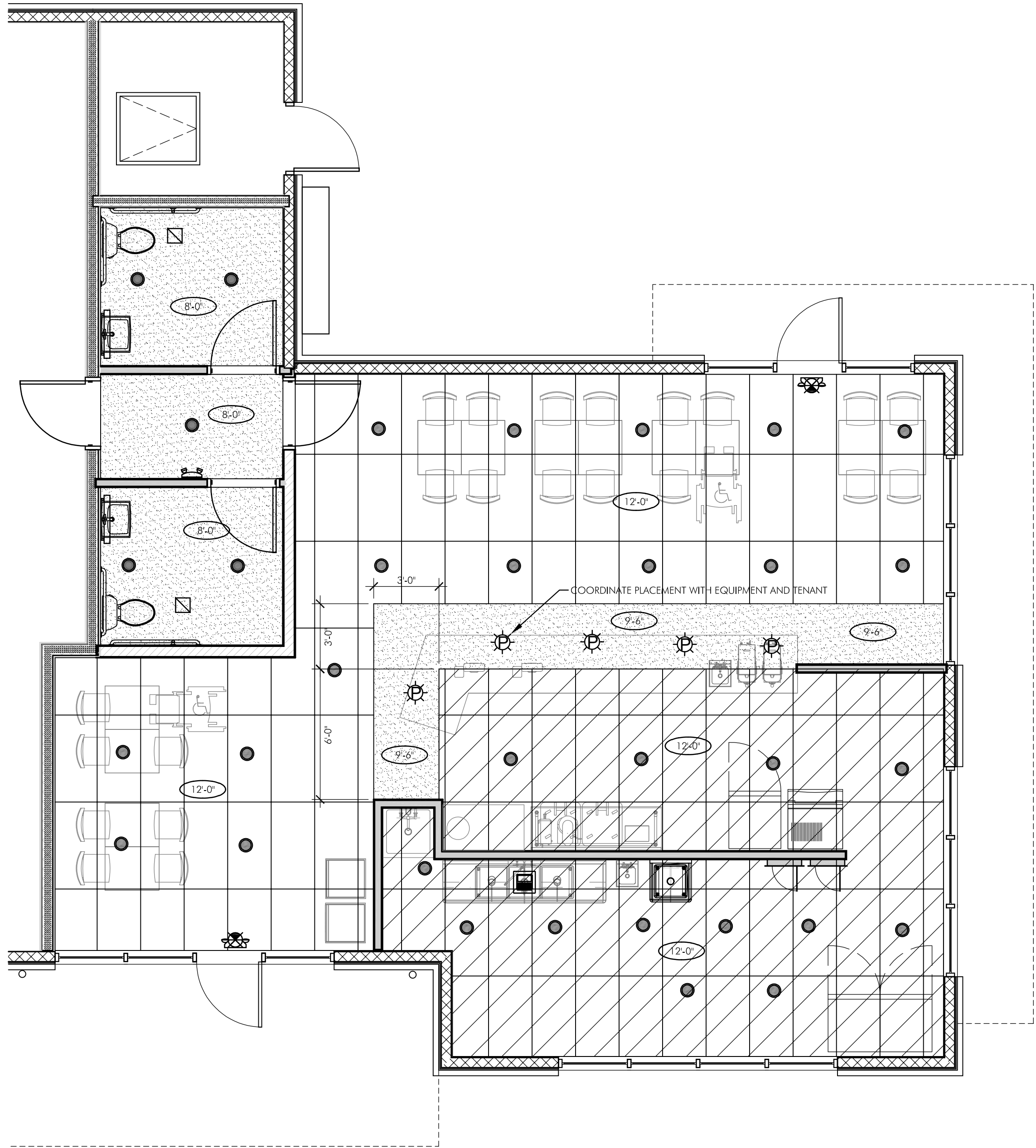
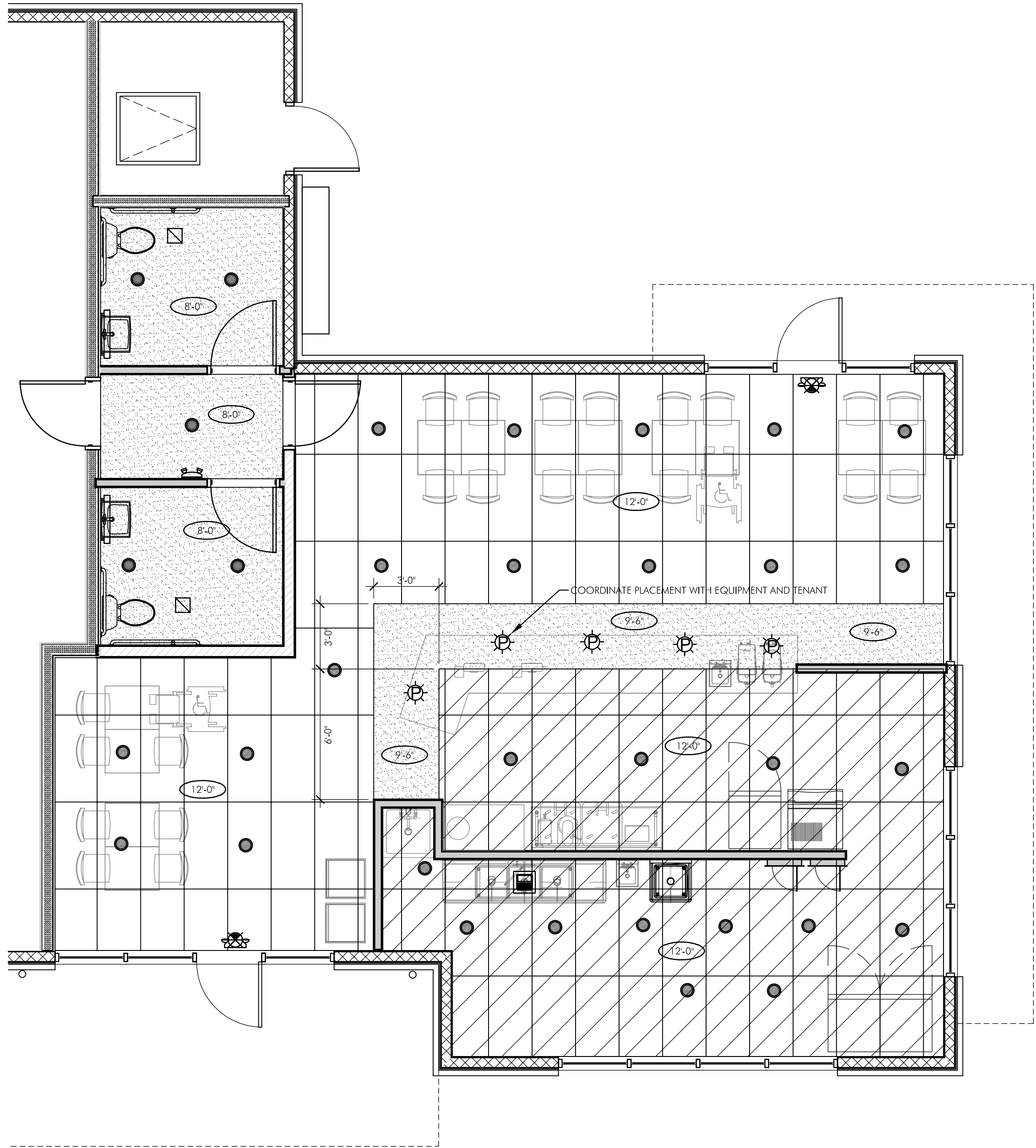
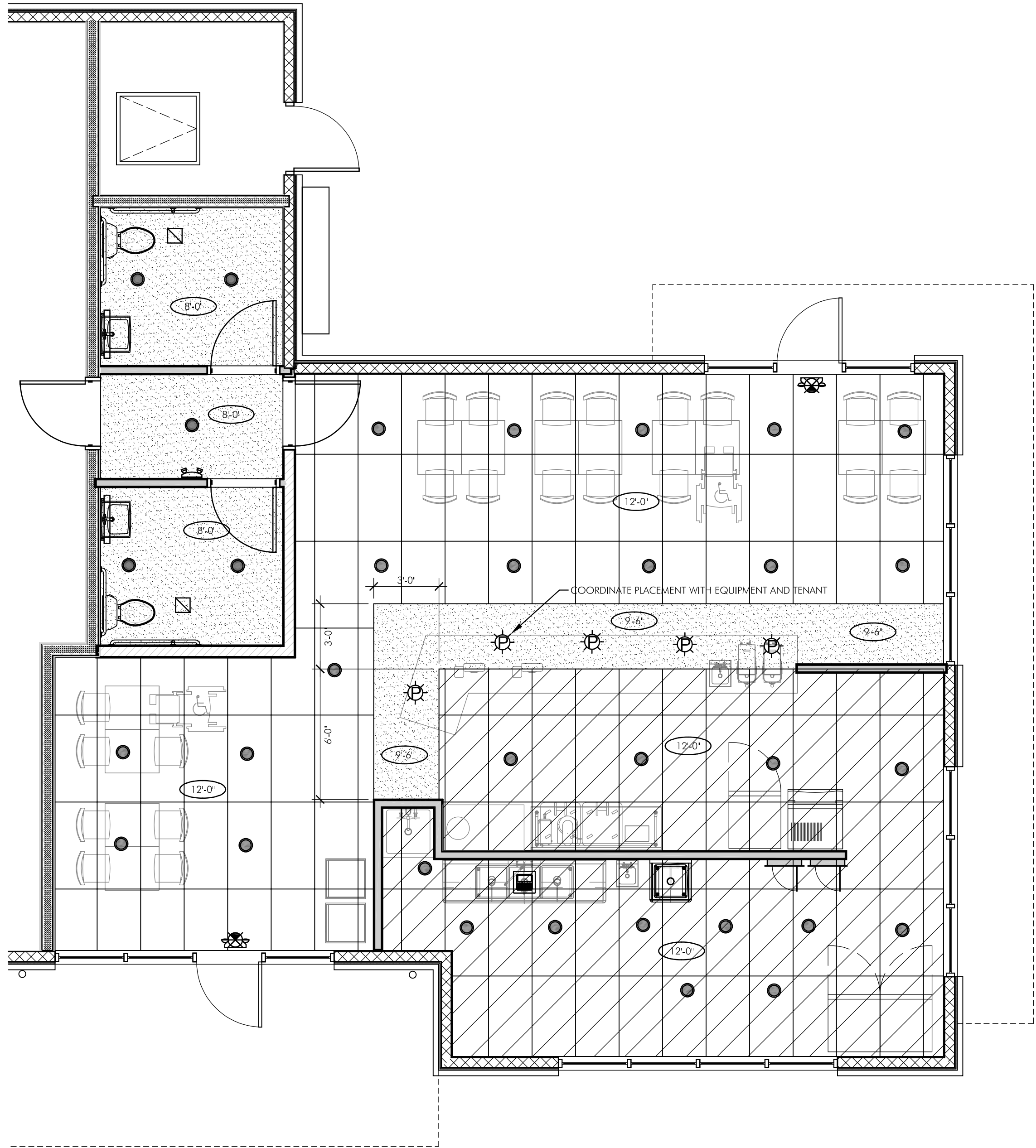
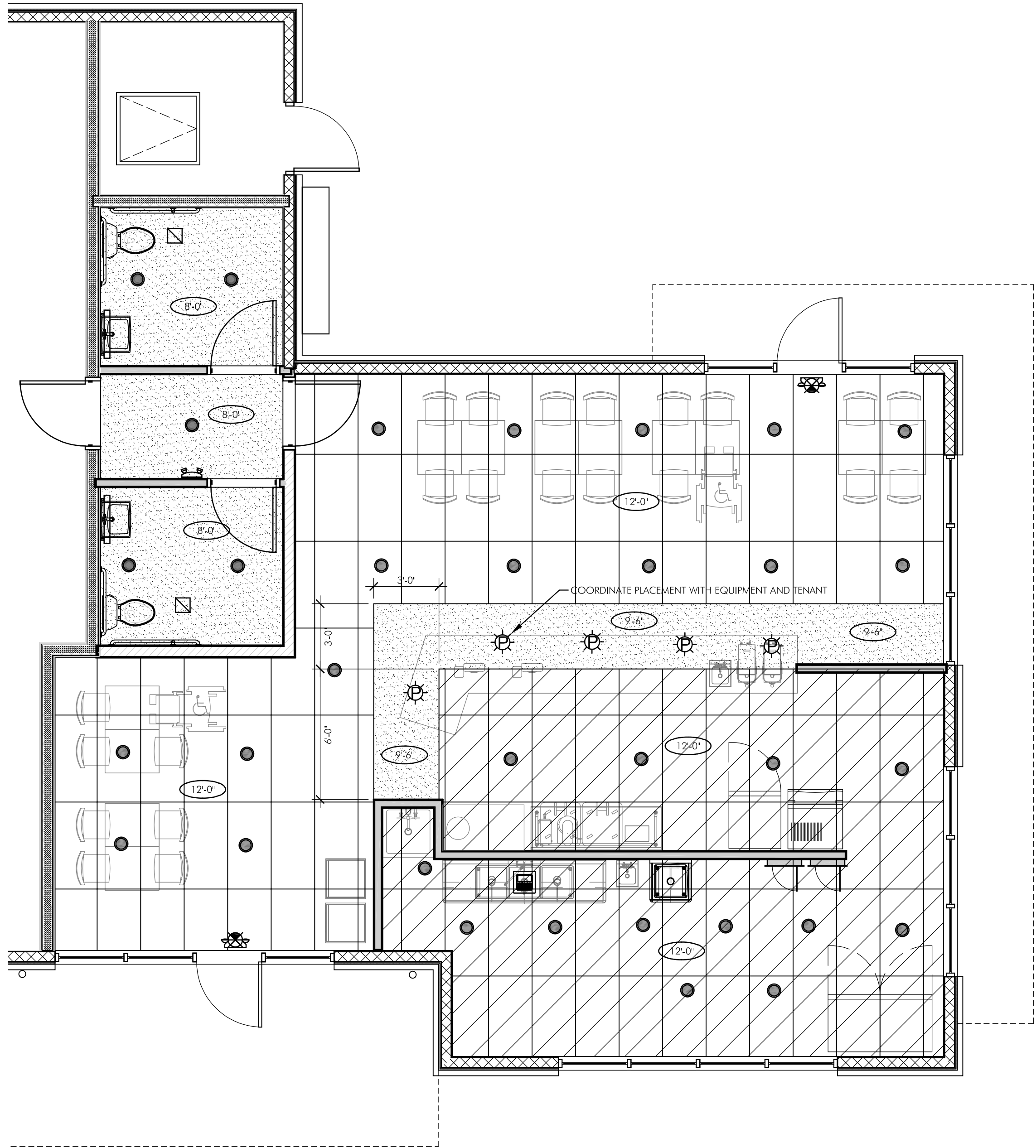
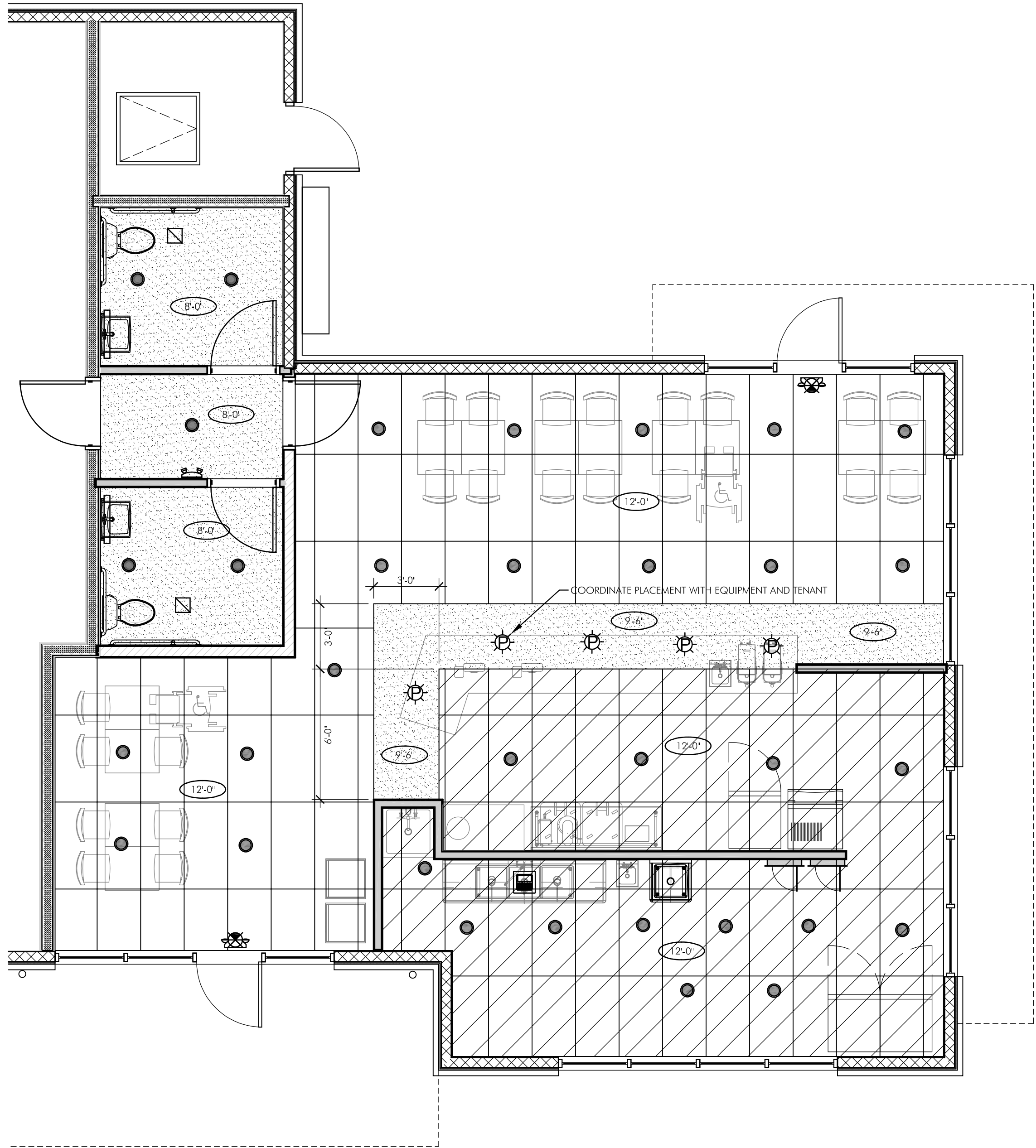
## PLAN LEGEND:

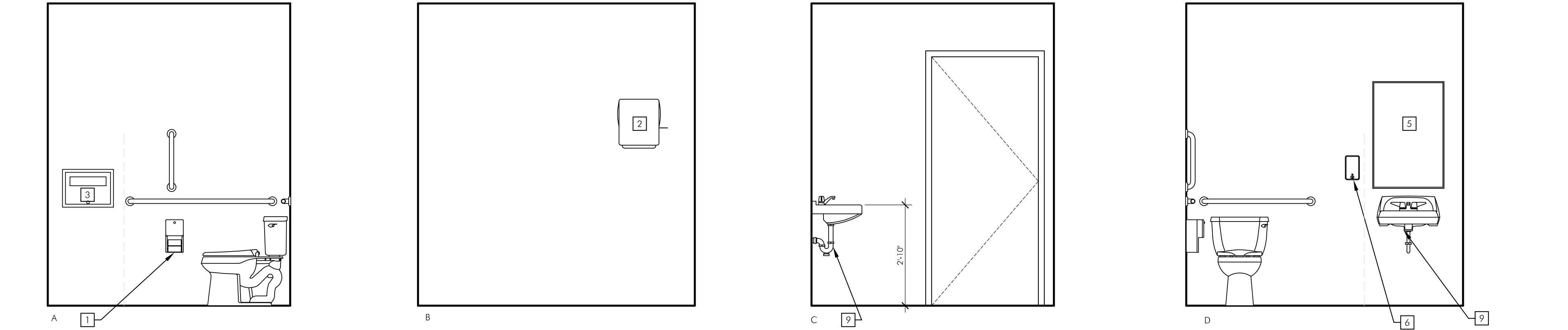
- EXISTING EXTERIOR WALL, 2 x WOOD STUDS, EXTERIOR STRUCTURAL SHEATHING, WEATHER BARRIER AND EXTERIOR FINISHES. ADD R-21 BATT INSULATION AT INTERIOR, INSTALL  $\frac{5}{8}$ " GYPSUM BOARD TO 6" ABOVE FINISH CEILINGS OR TO UNDERSIDE OF ROOF DECK AT ALL EXPOSED TO VIEW AREAS, TYP
- 2 x 6 WOOD STUD WALL WITH TWO LAYERS  $\frac{5}{8}$ " TYPE X GYPSUM BOARD ON THIS TENANTS SIDE AND ONE LAYER  $\frac{5}{8}$ " TYPE X GYPSUM BOARD ON FUTURE TENANTS SIDE, EXTEND TO ROOF DECK ABOVE (ONE HOUR RATED WALL NOW WITH A POTENTIAL OF 2 HOUR BASED ON FUTURE TENANT)
- 2x WOOD STUD WALL @ 16" o.c. WITH  $\frac{5}{8}$ " TYPE X GYPSUM BOARD EACH SIDE TO ROOF DECK ABOVE, SOUND INSULATION AT TOILET ROOMS
- 2x WOOD STUD WALL @ 16" o.c. WITH  $\frac{5}{8}$ " GYPSUM BOARD EACH SIDE TO 6" ABOVE FINISH CEILING, , SOUND INSULATION AT TOILET ROOMS
- WALL MOUNT FIRE EXTINGUISHER
- RECESSED FLOOR SINK, VERIFY LOCATION WITH TENANT, ROUTE TO GREASE INTERCEPTOR, TYP
- FLOOR DRAIN, ROUTED THROUGH GREASE INTERCEPTOR

## EQUIPMENT NOTES:

- 1 HAND SINK
- 2 SANDWICH PREP TABLE
- 3 BOBA TEA PREP TABLE
- 4 TEA PREP TABLE
- 5 MOP SINK 24" x 24" WITH FRP UP TO 48" IN HEIGHT BEHIND, WATER HEATER ABOVE
- 6 ICE CREAM STORAGE
- 7 500 LBS ICE MAKER
- 8 3 COMPARTMENT SINK
- 9 CLEAN SINK
- 10 DOUBLE WIDE STAND UP FRIDGE
- 11 DISPLAY FRIDGE
- 12 WIRE SHELVES
- 13 POINT OF SERVICE
- 14 TRASH RECEPTACLE
- 15 MICROWAVE OVEN 1000 WATTS
- 16 TEA DISPENSER
- 17 COFFEE MAKER
- 18 CREPE MAKER
- 19 2 DOOR COUNTER FRIDGE
- 20 RICE COOKER



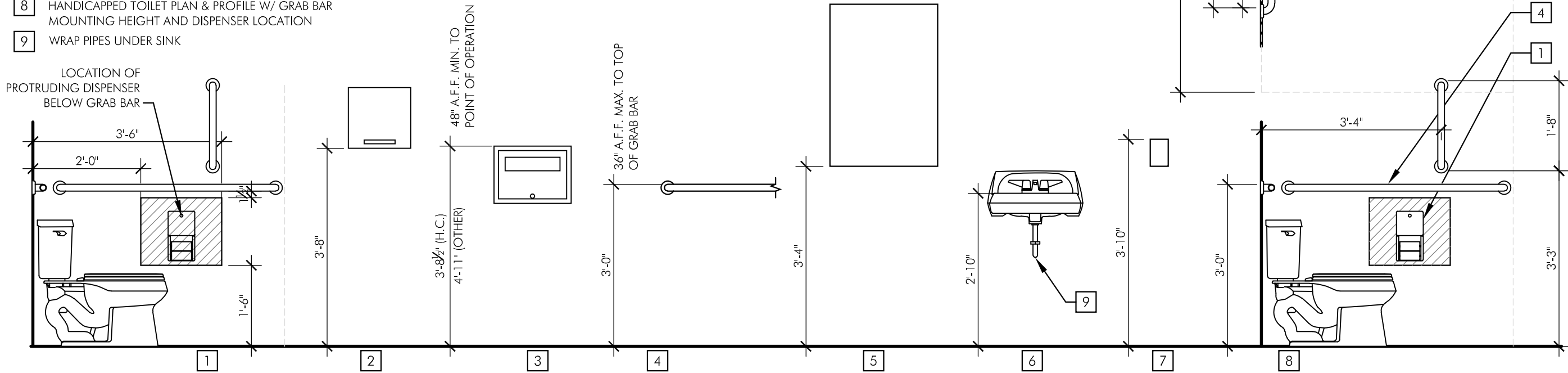




1 TOILET ROOM INTERIOR ELEVATIONS

TOILET ACCESSORIES NOTES

- 1 PROTRUDING TOILET PAPER DISPENSER
- 2 PAPER TOWEL DISPENSER
- 3 SEAT COVER DISPENSER
- 4 GRAB BAR
- 5 3'-0" HIGH MIRROR 24" WIDE
- 6 ACCESSIBLE WALL HUNG SINK
- 7 FOAM HAND SOAP DISPENSER
- 8 HANDICAPPED TOILET PLAN & PROFILE W/ GRAB BAR MOUNTING HEIGHT AND DISPENSER LOCATION
- 9 WRAP PIPES UNDER SINK



2 TOILET ACCESSORIES MOUNTING HEIGHTS DETAIL

ROOM FINISH SCHEDULE:

NO.	ROOM	FLOOR		WALLS				CEILING		REMARKS
		MATERIAL	BASE	NORTH WALL MATERIAL	EAST WALL MATERIAL	SOUTH WALL MATERIAL	WEST WALL MATERIAL	MATERIAL	HEIGHT	
101	TOILET	CONC	TILE	TILE	TILE	TILE	TILE	GYP BOARD PAINT	8'-0"	
102	HALLWAY	CONC	4" RUBBER	GYP PAINT	GYP PAINT	GYP PAINT	GYP PAINT	GYP BOARD PAINT	8'-0"	
103	TOILET	CONC	TILE	TILE	TILE	TILE	TILE	GYP BOARD PAINT	8'-0"	
104	MECH	CONC	4" RUBBER	GYP PAINT	GYP PAINT	GYP PAINT	GYP PAINT	EXPOSED	--	
105	SEATING	CONC	4" RUBBER	GYP PAINT	GYP PAINT	GYP PAINT	GYP PAINT	ACT	12'-0"	
106	FOOD PREP	CONC	4" RUBBER	GYP PAINT	GYP PAINT	GYP PAINT/FRP	GYP PAINT	ACT	12'-0"	FRP TO 8'-0" VINYL CEILING TILE AT FOOD PREP
107	FOOD PREP	CONC	4" RUBBER	GYP PAINT/FRP	GYP PAINT/FRP	GYP PAINT/FRP	GYP PAINT/FRP	ACT	12'-0"	FRP TO 8'-0" VINYL CEILING TILE AT FOOD PREP

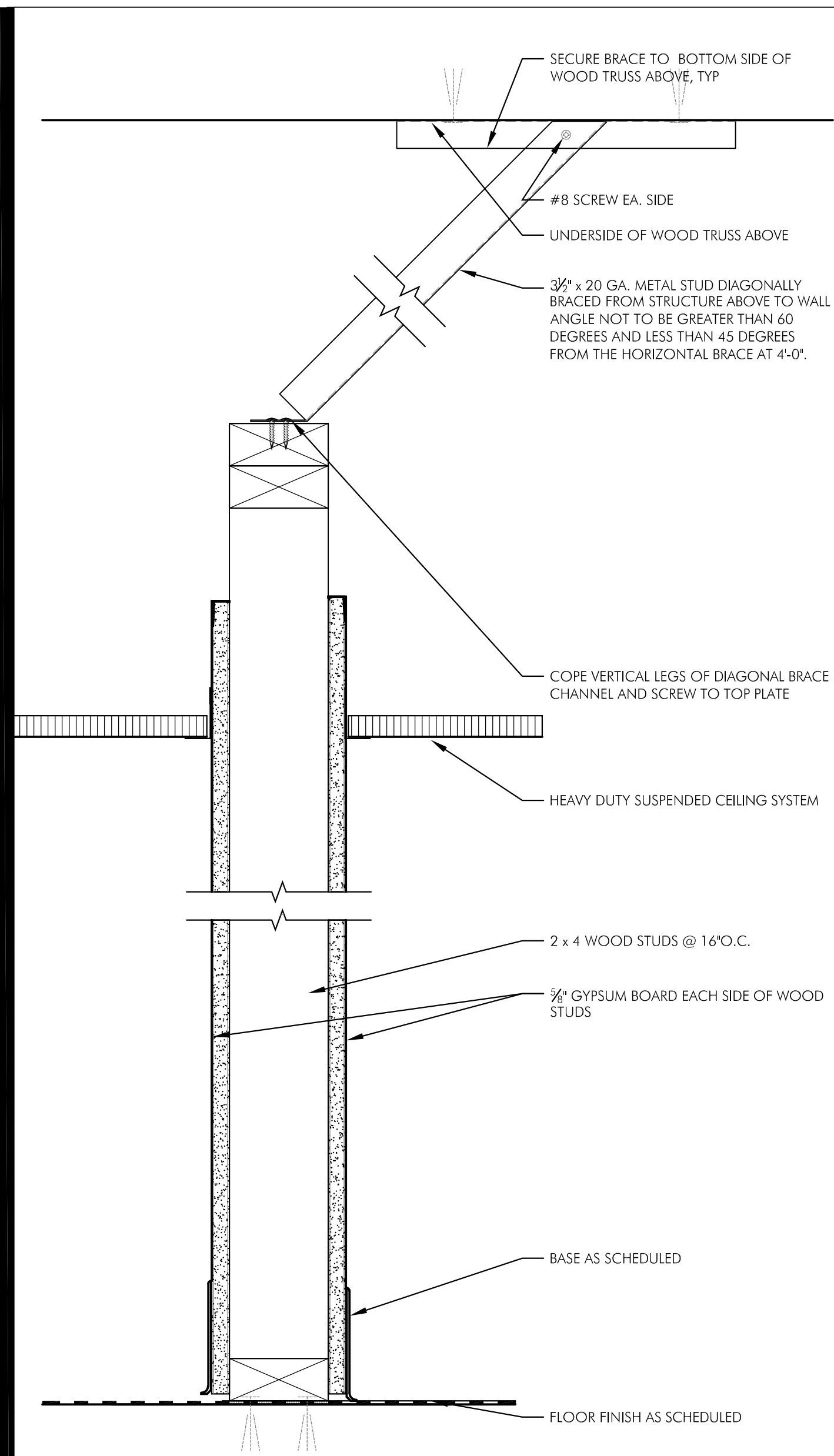
VERIFY FINISHES WITH TENANT\*\*\*



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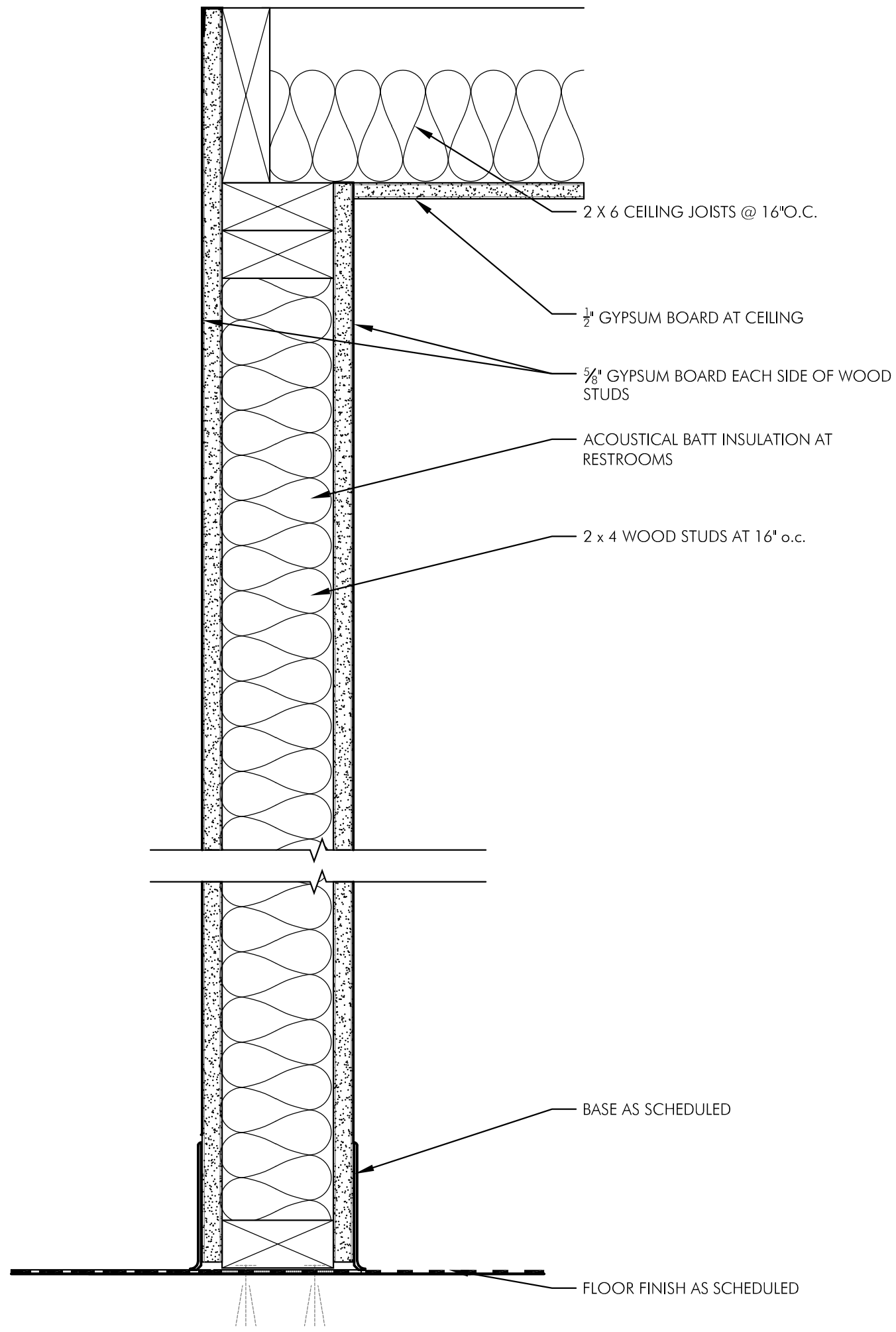
TENANT IMPROVEMENT  
FIRST ROUND BOBA AND CREPE  
112 HRUBETZ ROAD SE SUITE \_\_\_\_ SALEM, OREGON



**1** PARTITION SECTION AT CEILING DETAIL

0" 1" 2" 4" 6" 1'-0" 3" = 1'-0"

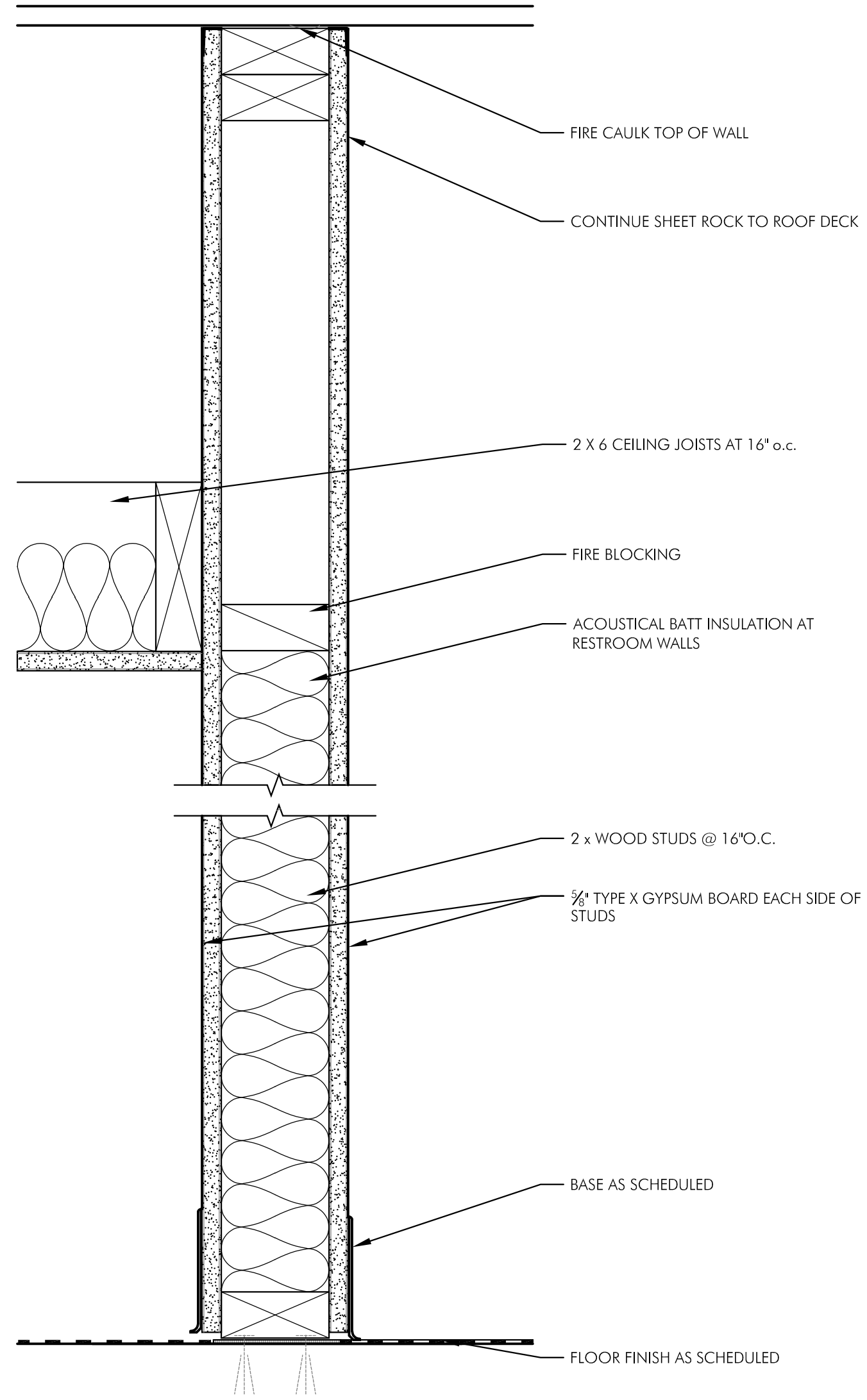
X-Wood Stud Partition to Susp Clng.dwg



**2** PARTITION SECTION WITH HARD LID

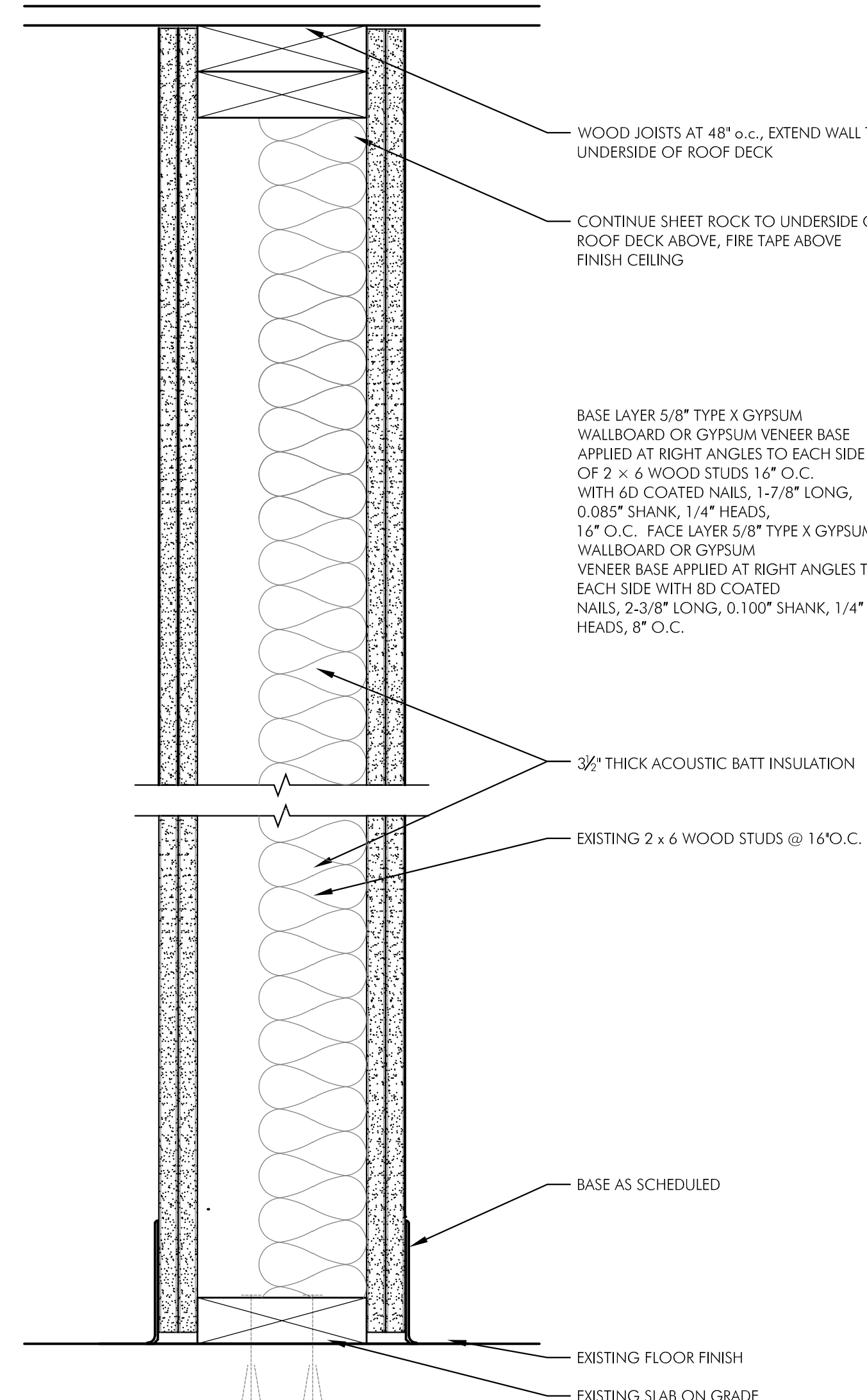
0" 1" 2" 4" 6" 1'-0" 3" = 1'-0"

X- Wood Stud Partition with Hard Lid.dwg



**3** PARTITION SECTION ONE HOUR

0" 1" 2" 4" 6" 1'-0" 3" = 1'-0"



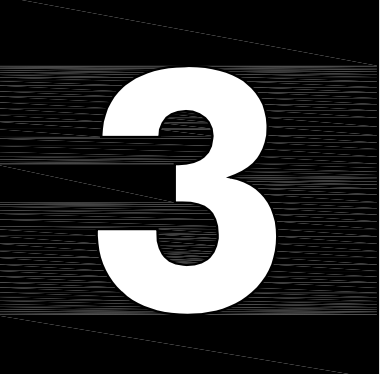
**4** PARTITION SECTION 2 HOUR OCCUPANCY

0" 1" 2" 4" 6" 1'-0" 3" = 1'-0"

XY 5-5 WStud Partition to Structure

GA-600 2021 - GA FILE NO. WP 4135

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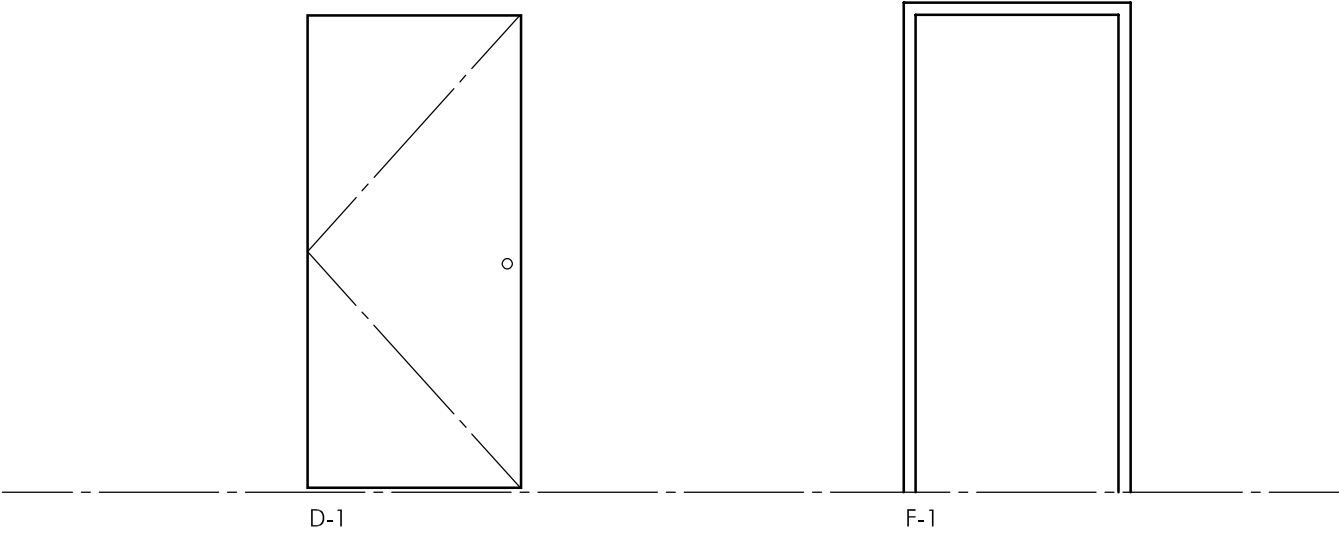
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TENANT IMPROVEMENT  
**FIRST ROUND BOBA AND CREPE**  
112 HRUBETZ ROAD SE SUITE \_\_\_\_ SALEM, OREGON

SHEET

**A6**

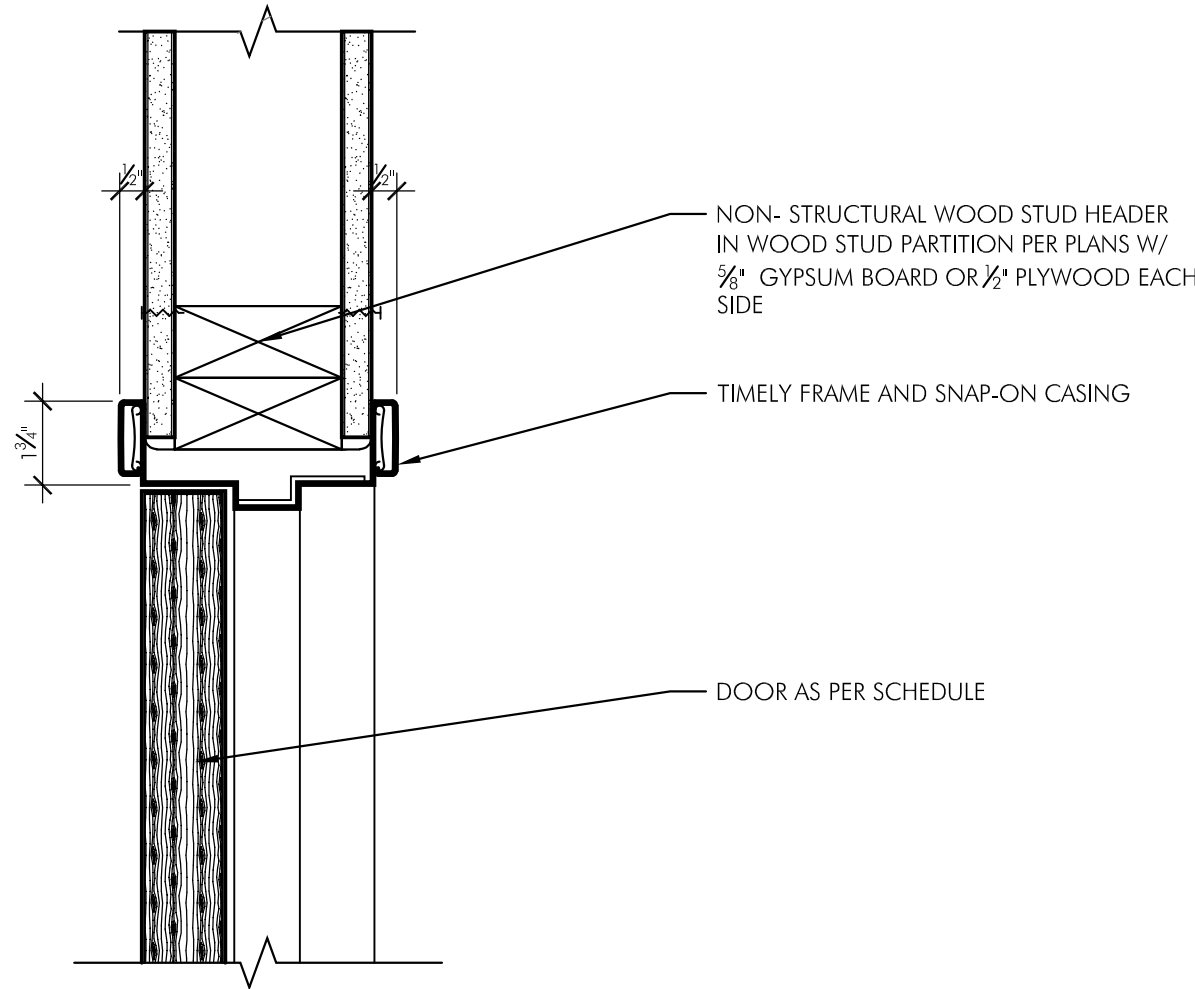


1 DOOR AND FRAME ELEVATIONS

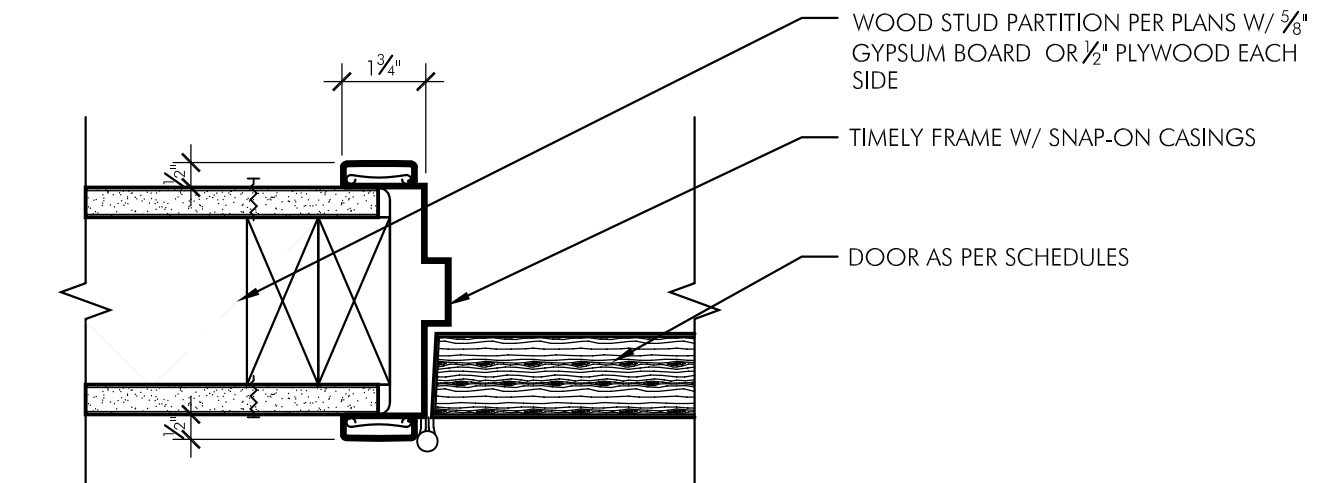
DOOR AND FRAME SCHEDULE											ALL DOORS TO BE 1 3/4" THICK UNLESS OTHERWISE NOTED.		
TYPE:	DOOR				FRAME			DETAILS			HDWR. GROUP	LABEL	REMARKS
	NOMINAL SIZE	TYPE	MAT'L	GLASS	TYPE	MAT'L	GLASS	H	J	S			
DR 105A	EX 3'-0" x 7'-0"	EX	AL	EX	EX	AL	EX	--	--	--	HW-1	--	
DR 105B	EX 3'-0" x 7'-0"	EX	AL	EX	EX	AL	EX	--	--	--	HW-1	--	
DR 101A	3'-0" x 7'-0"	D1	HM	--	F1	HM	--	2/A7	3/A7	--	HW-2	--	
DR 102A	3'-0" x 7'-0"	D1	HM	--	F1	HM	--	2/A7	3/A7	--	HW-3	20	
DR 102B	3'-0" x 7'-0"	D1	HM	--	F1	HM	--	2/A7	3/A7	--	HW-3	90	
DR 103A	3'-0" x 7'-0"	D1	HM	--	F1	HM	--	2/A7	3/A7	--	HW-2	--	

DOOR HARDWARE SCHEDULE:

HW-1	HW-2	HW-3
EXISTING HARDWARE; DOOR PROVIDE WITH PUSH/PULL BAR, MAINTAIN. DOOR TO BE PROVIDED WITH SIGN ABOVE INDICATING DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.	1.5 PAIR HINGES 1 LEVER HANDLE WITH INTEGRAL OCCUPANCY SLIDE LOCK 1 FRAME SILENCERS 1 CLOSER 1 WALL STOP	1.5 PAIR HINGES 1 LEVER HANDLE 1 PASS THRU 1 SMOKE SEAL 1 CLOSER 1 WALL STOP



2 TYPICAL WOOD HEAD DETAIL



3 TYPICAL WOOD JAMB DETAIL



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CEILING BRACING NOTES:

INSTALLATION MUST CONFORM TO CISCA RECOMMENDATIONS FOR AREAS SUBJECT TO SEVERE SEISMIC ACTIVITY.

IBC CATEGORIES D, E AND F MUST ALSO MEET THESE ADDITIONAL REQUIREMENTS:

- MINIMUM 2" WALL MOLDING OR ALTERNATE CLIP SYSTEM AS INDICATED.
- GRID MUST BE ATTACHED TO TWO ADJACENT WALLS - OPPOSITE WALLS MUST HAVE A 3/4" CLEARANCE
- ENDS OF MAIN BEAMS AND CROSS TEES MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING
- HEAVY-DUTY GRID SYSTEM
- CEILING AREAS OVER 1,000 SF MUST HAVE HORIZONTAL RESTRAINT WIRE OR RIGID BRACING
- CEILING AREAS OVER 2,500 SF MUST HAVE SEISMIC SEPARATION JOINTS OR FULL HEIGHT PARTITIONS
- CEILINGS WITHOUT RIGID BRACING MUST HAVE 2" OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS
- CHANGES IN CEILING PLANE MUST HAVE POSITIVE BRACING
- CABLE TRAYS AND ELECTRICAL CONDUITS MUST BE INDEPENDENTLY SUPPORTED AND BRACED
- SUSPENDED CEILINGS WILL BE SUBJECT TO SPECIAL INSPECTION
- PERIMETER SUPPORT WIRES

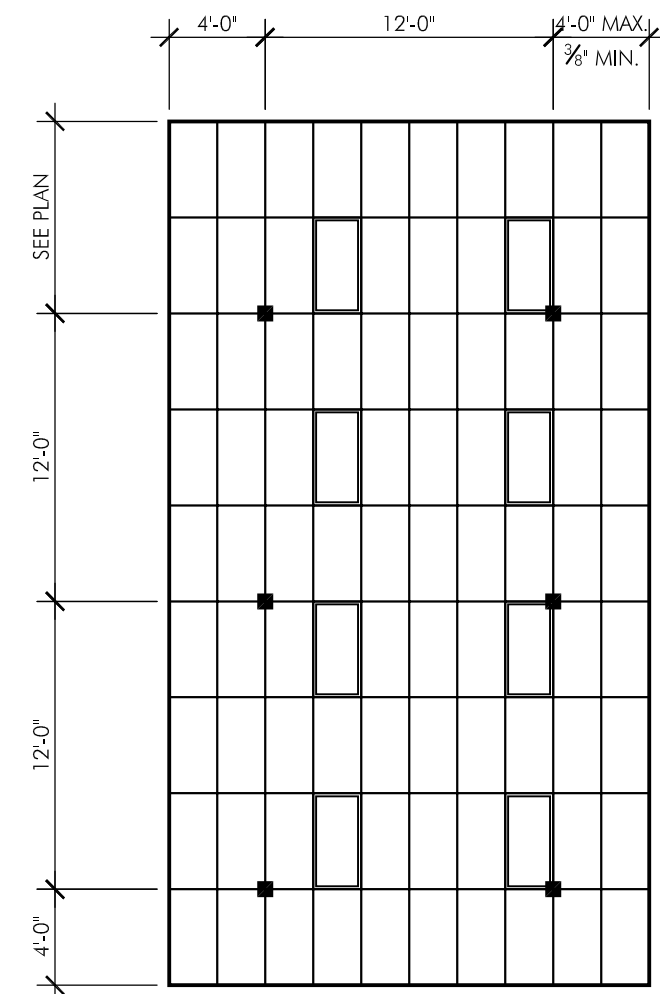
- THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 IN. IN EACH ORTHOGONAL HORIZONTAL DIRECTION OR PROVIDE CLIPS AS SHOWN IN DETAIL 2/A5.1. ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
- FOR CEILING AREAS EXCEEDING 1000 FT<sup>2</sup>, HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.
- EXCEPTION: RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 1/4" FOR THE LOADS PRESCRIBED IN ASCE 7-05, CHAPTER 13.
- FOR CEILING AREAS EXCEEDING 2500 FT<sup>2</sup>, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 FT<sup>2</sup> SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES WHICH DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ADDITIONAL MOVEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM 1 AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM 2.
- CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- SUSPENDED CEILING SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF ASCE 7-05 APPENDIX 11A.

VERTICAL COMPRESSION STRUTS:

- UP TO 8'-0" USE 1- 3/8" 25 GA. MTL. STUD @ 12" O.C.
- 8'-0" TO 10'-0" USE 2- 1 5/8" 25 GA. MTL. STUDS @ 12'-0" O.C. FASTENED BACK TO BACK AT EA. SIDE OF MAIN RUNNER, TYP.
- 10'-0" TO 15'-0" USE 2- 2 1/2" 25 GA. MTL. STUDS @ 12'-0" O.C. FASTEN SAME AS NOTE #2 ABOVE.
- ALTERNATE: UP TO 5'-0" USE 3/4"Ø EMT CONDUIT

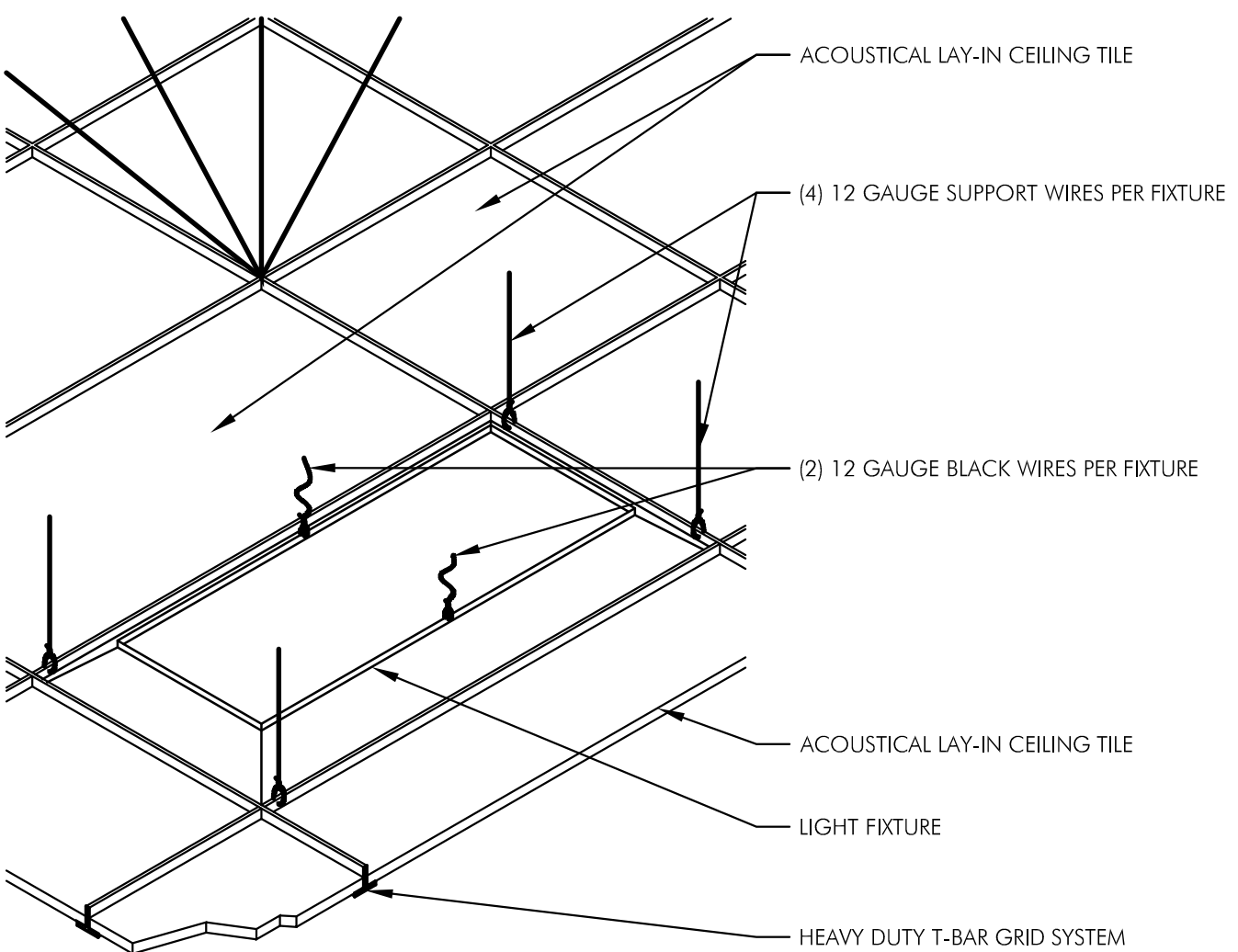
NOTES:

- CEILING TO BE TIED TO TWO ADJACENT WALLS CEILING, AND TO BE INDEPENDENT OF TWO OTHER WALLS.
- SUSPENDED CEILING SUPPORT AND SPLAY WIRES TO BE WITHIN 4'-0" OF PERIMETER WALLS AND 12'-0" O.C., E.W.



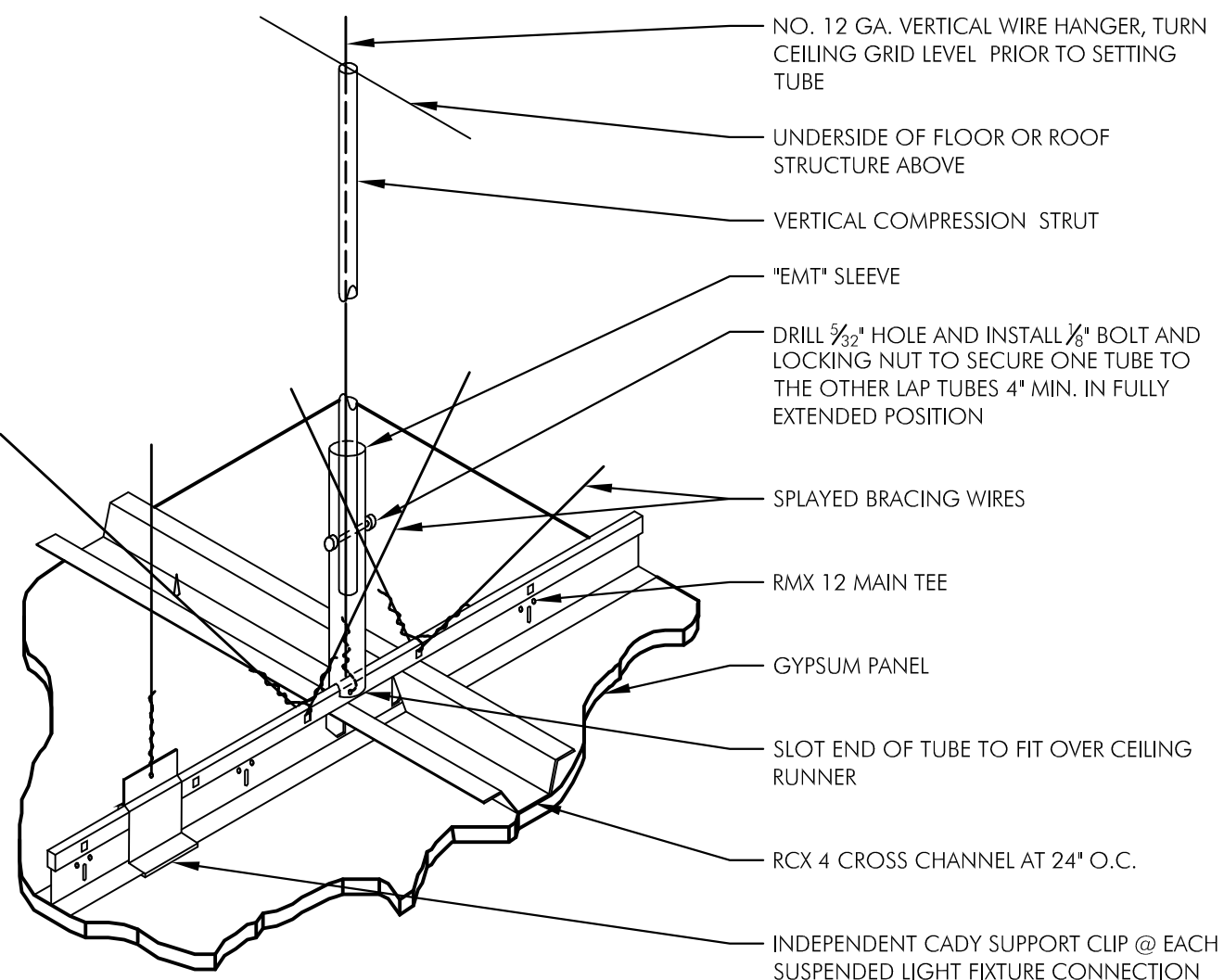
1 CEILING BRACE PLAN DETAIL

XY-Ceiling Brace Notes - Plan.dwg



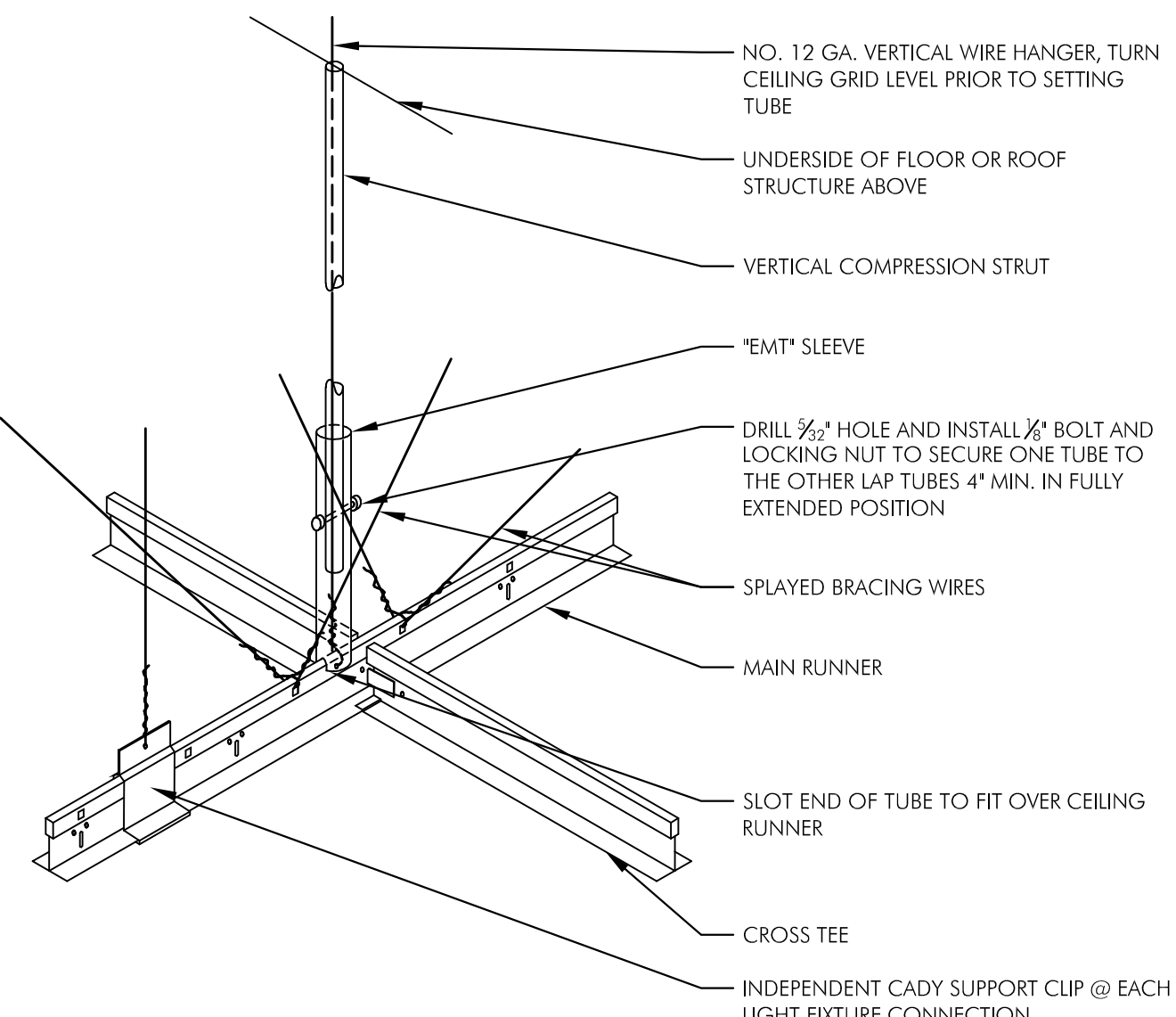
5 RECESSED CEILING LIGHT SUPPORT DETAIL

XY-Ceiling Light Support Detail.dwg



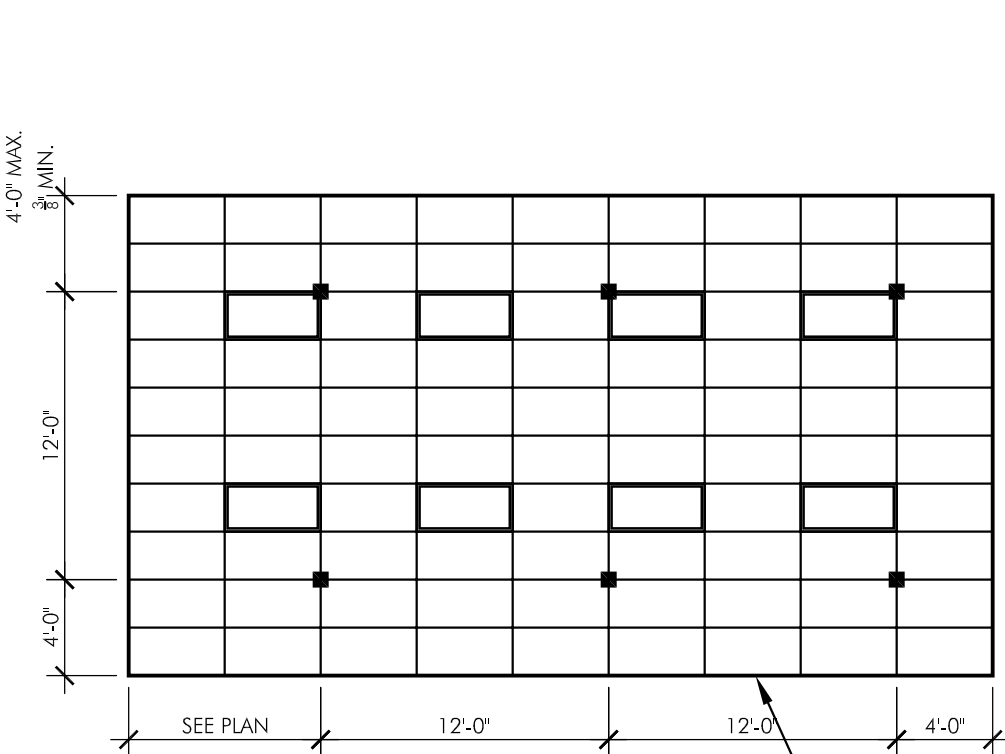
2 SUSPENDED GYP. BRD. CEILING BRACING DETAIL

XY-Ceiling Brace Details.dwg



4 SUSPENDED ACOUSTIC CEILING BRACING DETAIL

XY-Ceiling Brace Details.dwg

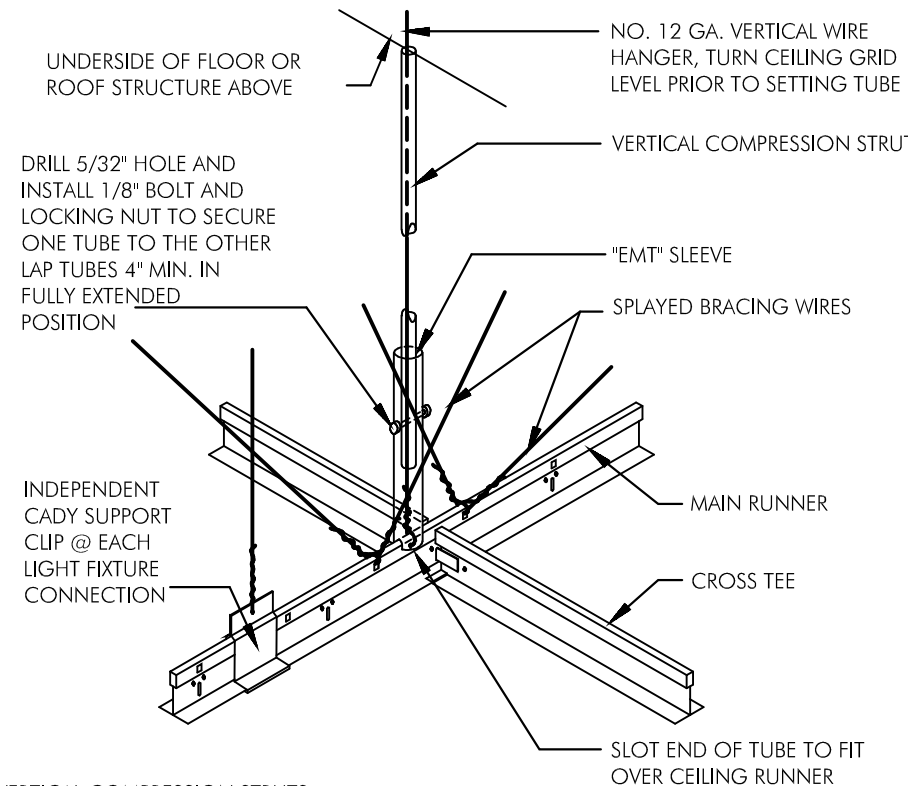


- NOTES:
- CEILING TO BE TIED TO TWO ADJACENT WALLS CEILING TO BE INDEPENDENT OF TWO OTHER WALLS.
  - SUSPENDED CEILING SUPPORT AND SPLAY WIRES TO BE WITHIN 4'-0" OF PERIMETER WALLS AND 12'-0" O.C., E.W.

SUSPENDED CEILING GRID

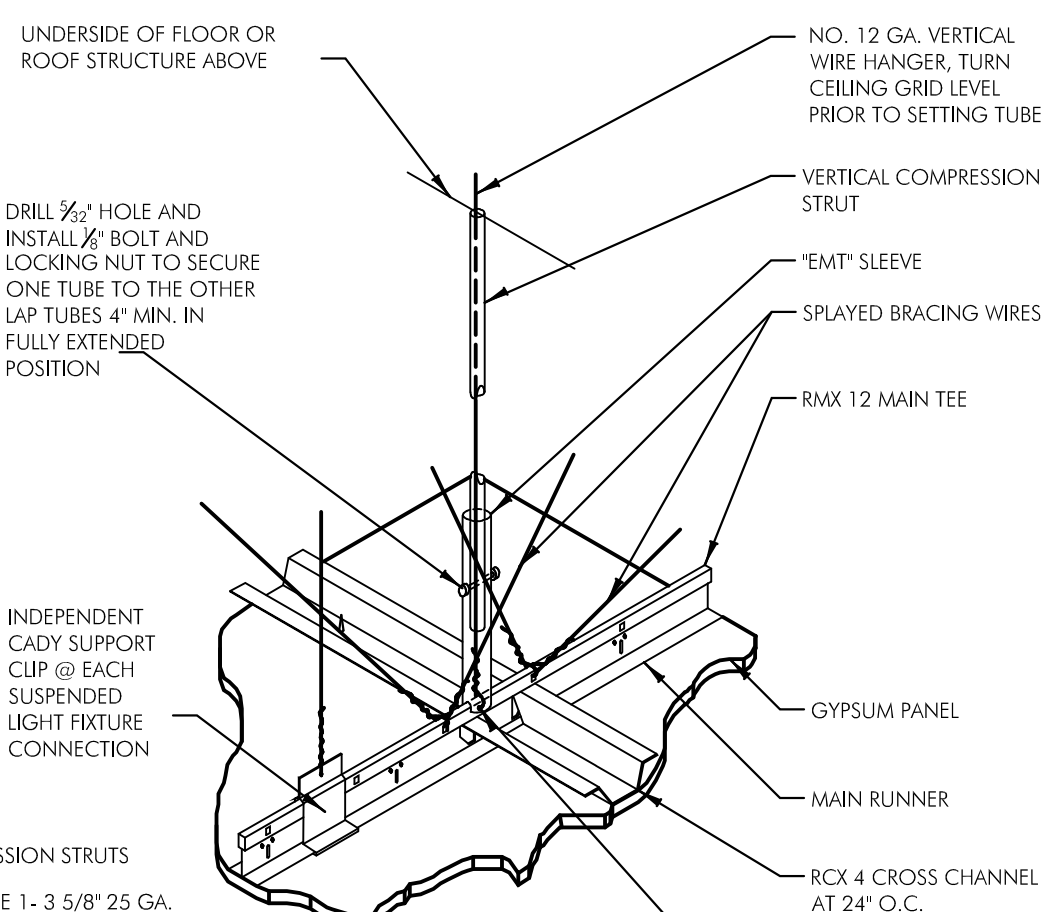
3 TYP. LIGHT FIXTURE BRACING DETAIL (WHERE GRID IS REPLACED)

Ceiling Brace Detail.dwg



VERTICAL COMPRESSION STRUTS

- UP TO 8'-0" USE 1- 3 5/8" 25 GA. MTL. STUD @ 12" O.C.
- 8'-0" TO 10'-0" USE 2- 1 5/8" 25 GA. MTL. STUDS @ 12'-0" O.C. FASTENED BACK TO BACK AT EA. SIDE OF MAIN RUNNER, TYP.
- 10'-0" TO 15'-0" USE 2- 2 1/2" 25 GA. MTL. STUDS @ 12'-0" O.C. FASTEN SAME AS NOTE #2 ABOVE.
- ALTERNATE: UP TO 5'-0" USE 3/4"Ø EMT CONDUIT



VERTICAL COMPRESSION STRUTS

- UP TO 8'-0" USE 1- 3 5/8" 25 GA. MTL. STUD @ 12" O.C.
- 8'-0" TO 10'-0" USE 2- 1 5/8" 25 GA. MTL. STUDS @ 12'-0" O.C. FASTENED BACK TO BACK AT EA. SIDE OF MAIN RUNNER, TYP.
- 10'-0" TO 15'-0" USE 2- 2 1/2" 25 GA. MTL. STUDS @ 12'-0" O.C. FASTEN SAME AS NOTE #2 ABOVE.
- ALTERNATE: UP TO 5'-0" USE 3/4"Ø EMT CONDUIT

NOTES:

- THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LEASS THAN 2.0 IN. 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" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE GFREE TO SLIDE ON A CLOSURE ANGLE
- FOR CEILING AREAS EXCEEDING 1000 FT<sup>2</sup>, HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL. EXCEPTION: RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 1/4" FOR THE LOADS PRESCRIBED CHAPTER 7.

- FOR CEILING AREAS EXCEEDING 2500 FT<sup>2</sup>, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 FT<sup>2</sup> SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES WHICH DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ADDITIONAL MOVEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM 1 AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM 2.
- EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEAD AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS ARE PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

- CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- SUSPENDED CEILING SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 1.

6 TYP. LIGHT FIXTURE BRACING DETAIL

Ceiling Brace Detail.dwg

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SHEET

A8