

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 1 SITE PLAN REVIEW

APPLICATION NO.: 24- 121516-PLN

NOTICE OF DECISION DATE: October 24, 2024

REQUEST: A Class 1 Site Plan Review to establish an *Office* use with associated interior tenant improvements. The subject property is 1.01 acres in size, zoned CB (Central Business District) and located at 454 Church Street NE, Suite 120 (Marion County Assessor Map and Tax Lot 073W22DD / 3100).

APPLICANT: Joey Clark, Box Studios

CONTACT: Same as applicant

LOCATION: 454 Church Street NE, Suite 120

FINDINGS: The findings are in the attached Decision dated October 24, 2024.

DECISION: The **Planning Administrator APPROVED** the application based upon the submitted materials and the findings as presented in the decision.

The rights granted by the attached decision, which are effective as of the date of this decision, must be exercised by October 24, 2028, or this approval shall be null and void.

Case Manager: Quincy Miller, Planner I, qmillier@cityofsalem.net, (503) 584-4676

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301, **not later than 21 days** after **October 24, 2024**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 24 121516.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
CLASS 1 SITE PLAN REVIEW)
24-121516-PLN)
454 CHURCH STREET NE, SUITE 120) OCTOBER 24, 2024

In the matter of the application for a Class 1 Site Plan Review, the Planning Administrator, having received and reviewed the evidence and application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A Class 1 Site Plan Review to establish an *Office* use with associated interior tenant improvements. The subject property is 1.01 acres in size, zoned CB (Central Business District) and located at 454 Church Street NE, Suite 120 (Marion County Assessor Map and Tax Lot 073W22DD / 3100).

PROCEDURAL FINDINGS

1. On October 17, 2024, an application for a Class 1 Site Plan Review was submitted for property located at 454 Church Street NE, Suite 120.
2. On October 23, 2024, the application was deemed complete.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed Class 1 Site Plan Review affects property located at the 454 Church Street NE, Suite 120 (**Attachment A**). The Class 1 Site Plan Review proposes establishing an Office use with interior tenant improvements within an existing building (**Attachment B**).

DECISION CRITERIA FINDINGS

2. Analysis of Class 1 Site Plan Review Approval Criteria

The purpose of Site plan review is to provide a unified, consistent, and efficient means to review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Pursuant to SRC 220.005(b)(1), Class 1 Site Plan Review is required for any development that requires a building permit, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves a change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required.

SRC 220.005(f)(1) provides that an application for Class 1 Site Plan Review shall be granted if:

(a) The application involves only a change of use or a change of occupancy, and there is no pending application for an associated land use decision or limited land use decision;

Finding: The applicant is requesting an interior-only tenant improvement and change of use. There are no associated land use or limited land use decisions with this request.

(b) Only construction or improvements to the interior of the building or structure will be made;

Finding: The scope of work for the project only includes interior improvements to the existing building.

(c) The new use or occupancy will not require exterior improvements to the building or structure or alteration to existing parking, landscaping, or buffer yards.

Finding: Modification to the exterior of the site is not in the scope of work for the proposed change of use.

(d) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the site plan review application; and

Finding: Only clear and objective standards apply to the proposed development. Complete findings are included in section e below.

(e) The application meets all applicable standards of the SRC.

Finding: The subject property is zoned CB (Central Business District). Development of the property is therefore subject to the use and development standards of the CB zone (SRC Chapter 524) and all other applicable standards of the UDC. The proposal conforms to SRC Chapter 524 and all other applicable development standards of the UDC as follows:

Development Standards – CB (Central Business District) Zone:

SRC 524.005(a) – Uses:

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CB zone are set forth in Table 524-1.

Finding: The proposed development includes establishing an *Office* use, which is a permitted use in the CB zone per SRC Chapter 524, Table 524-1.

Off-Street Parking and Driveways

SRC 806.015 – Amount of Off-Street Parking.

(a) Maximum off-street parking. Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set

forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Finding: The proposed use is located within an existing building. No existing parking areas are proposed for modification; therefore, this standard is not applicable.

Bicycle Parking

SRC 806.045 – General Applicability.

- (a) Bicycle parking shall be provided as required under this chapter for each proposed new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity.
- (b) *Applicability to change of use of existing building in Central Business District (CB) zone.* Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.
- (c) *Applicability to nonconforming bicycle parking area.* When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 – Amount of Bicycle Parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Finding: SRC 806.045(b) provides that the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. As there are more than eight bicycle parking spaces present in the right-of-way along the block face of the existing building within the CB zone, the standard is met.

Off-Street Loading Areas

SRC 806.065 – General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 – Amount of Off-Street Loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Finding: No additional off-street loading spaces are required for the proposed change of use.

3. Conclusion

Based on the conformance with the preceding requirements the Planning Administrator certifies that the proposed Class 1 Site Plan Review is in conformance with the UDC and the approval criteria provided in SRC 220.005(f)(1), provided compliance occurs with any applicable items noted above.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

IT IS HEREBY ORDERED

The proposed Class 1 Site Plan Review is consistent with the provisions of SRC Chapter 220 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.

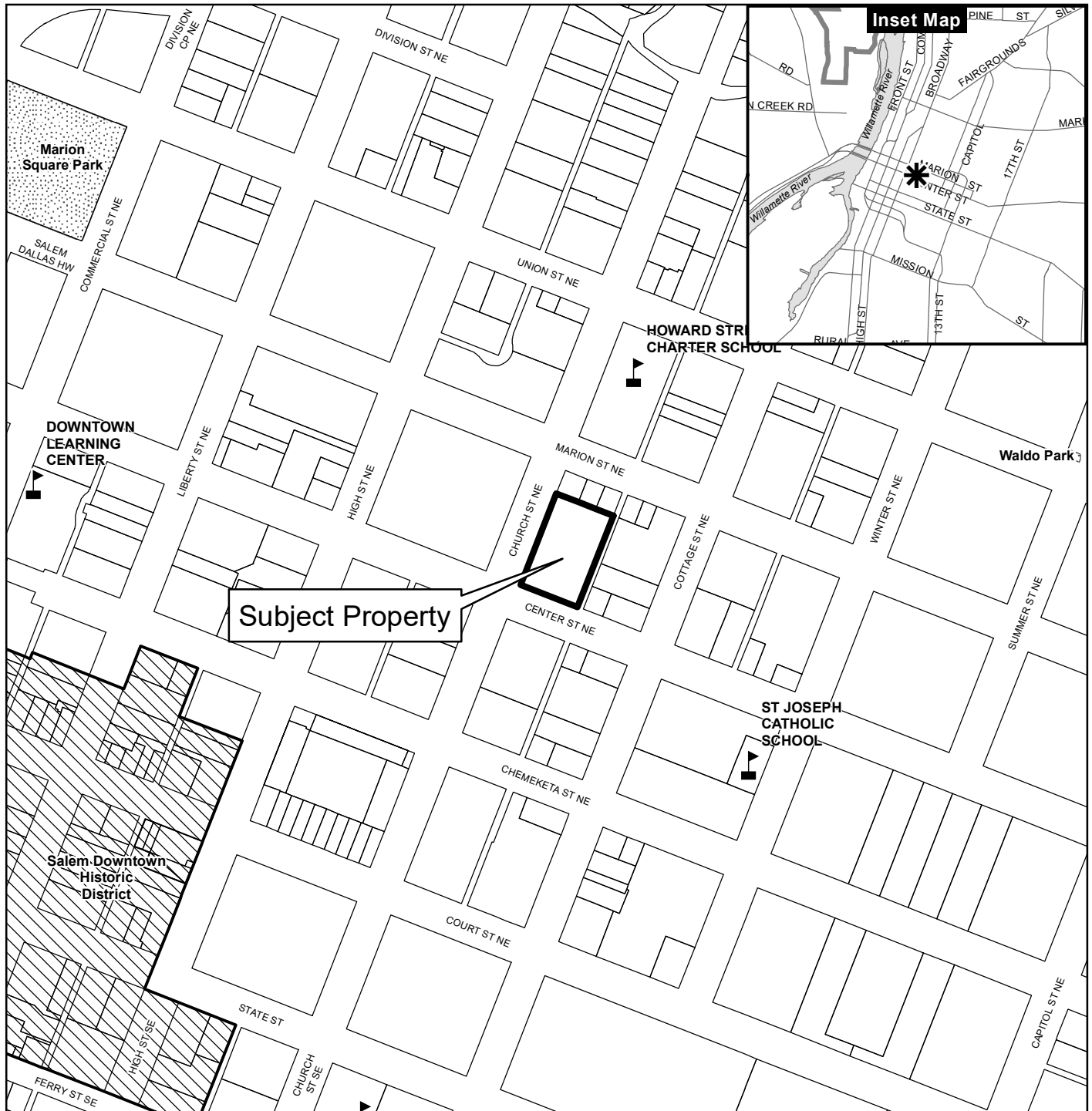


Quincy Miller, Planner I, on behalf of
Lisa Anderson-Ogilvie, AICP Planning
Administrator

Attachments: A. Vicinity Map
 B. Site Plans

Vicinity Map

454 Church Street NE, Suite 120



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



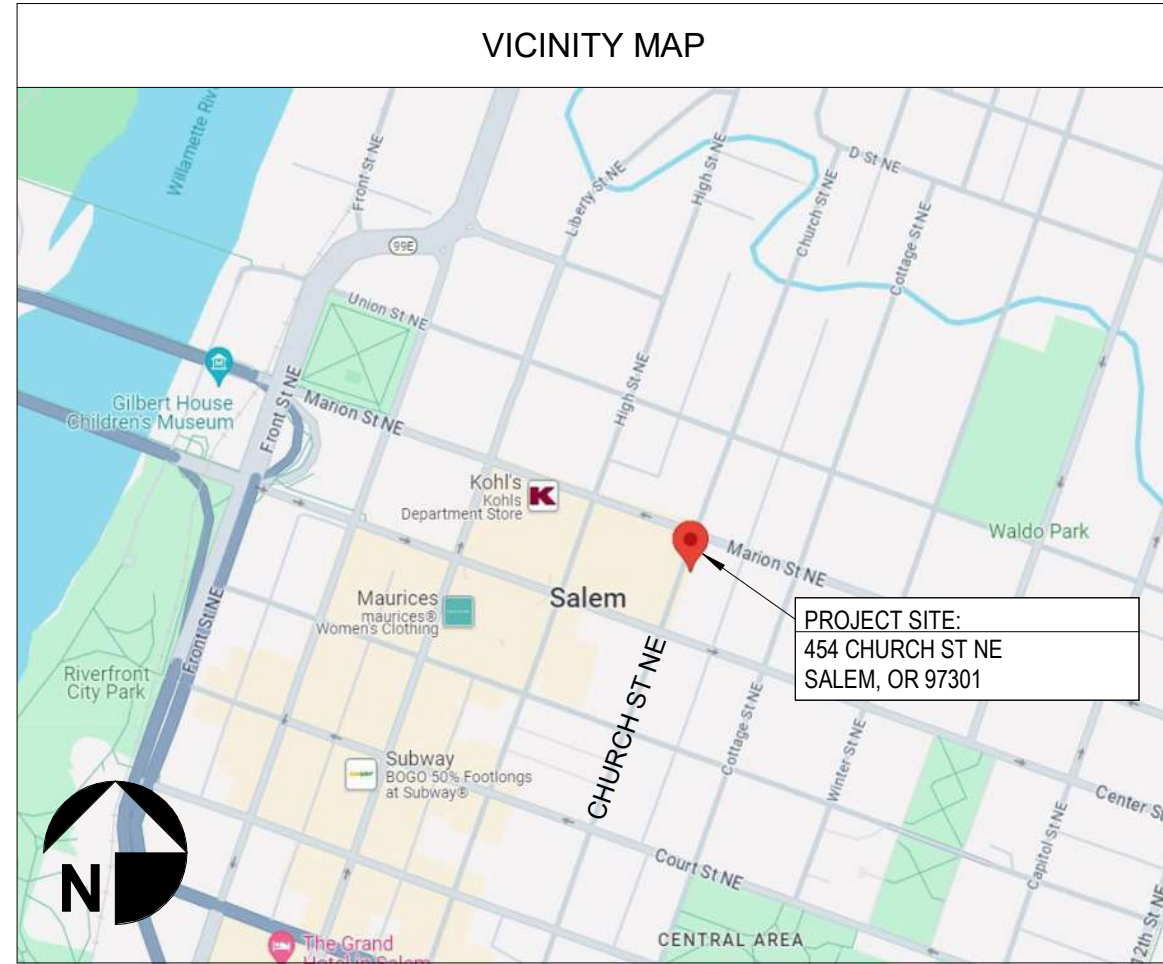
CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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EXPRESS EMPLOYMENT

454 CHURCH ST NE SUITE 120

SALEM, OR 97301



GENERAL NOTES	
1.	EXISTING DOCUMENTATION FURNISHED BY THE OWNER WAS USED IN THE DEVELOPMENT OF THESE CONSTRUCTION DOCUMENTS. NAOS DESIGN GROUP, LLC AND/OR BOX STUDIOS MAKES NO WARRANTIES REGARDING THE ACCURACY OF THE INFORMATION PROVIDED IN THE EXISTING DOCUMENTS.
2.	THE ARCHITECT IS THE PRIMARY SOURCE FOR INFORMATION REGARDING EACH DISCIPLINE, I.E. ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, ETC. THE GENERAL CONTRACTOR IS NOT TO DIRECTLY CONTACT THE ARCHITECT'S CONSULTANTS.
3.	THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND BASE THE BID ON THE EXISTING CONDITIONS IN ADDITION TO THE CURRENT COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES IN THE FIELD CONDITIONS OR DIMENSIONS PRIOR TO SUBMITTING THE BID.
4.	THE CONTRACTOR SHALL VERIFY THE LAYOUT AND THE EXACT LOCATION OF ALL PARTITIONS, DOORS, TELEPHONE AND ELECTRICAL OUTLETS AND LIGHT SWITCHES WITH THE ARCHITECT. SHOULD ANY QUESTIONS REGARDING LOCATION COME UP IN THE FIELD, WHICH ARE NOT RESOLVED IN THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
5.	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY REQUIREMENTS, BUILDING CODES, AND ORDINANCES.
6.	THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES OF ALL SPECIAL CONSTRUCTION, ETC. IN A TIMELY MANNER FOR THE INTERIOR DESIGNER AND ARCHITECT TO REVIEW PRIOR TO CONSTRUCTION.
7.	DO NOT SCALE DRAWINGS.
8.	ALL HEIGHTS ARE MEASURED FROM THE TOP OF CONCRETE SLAB, UNLESS NOTED OTHERWISE.
9.	ALL FINISHES ARE NOTED ON THE ROOM FINISH SCHEDULE AND PLANS. ALL FINISH AND CONSTRUCTION MATERIALS USED SHALL MEET MINIMUM REQUIRED FIRE CLASS AND SMOKE DEVELOPMENT RATINGS, IE CLASS A, S.D.O
10.	MANUFACTURED MATERIALS, EQUIPMENT, ETC. SPECIFIED FOR THE CONTRACT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE.
11.	ALL REQUESTS FOR SUBSTITUTIONS OF ANY ITEM SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND INTERIOR DESIGNER DURING THE BIDDING PROCESS AND PER THE SUBSTITUTION REQUIREMENTS IN THE SPECIFICATIONS. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF BETTER SERVICE FACILITIES, MORE ADVANTAGEOUS DELIVERY DATE, OR A LESSER PRICE FOR THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
12.	"TYP" OR "TYPICAL" MEANS ALL SAME CONDITIONS, UNLESS NOTED OTHERWISE.
13.	"ALIGN" MEANS THAT SIMILAR COMPONENTS OF CONSTRUCTION, SUCH AS WALLS, JAMBS, ETC. SHALL ALIGN ACROSS VOIDS OR ADJACENT TO EXISTING CONDITION.
14.	ALL MATERIALS USED FOR THE NEW CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, INSULATION, ADHESIVES, COATINGS, ETC. SHALL BE 100% NON-ASBESTOS CONTAINING MATERIALS.
15.	CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS, QUANTITIES, MEANS AND METHODS, TECHNIQUES, AND PROCEDURES FOR THE PROPER FIT AND COMPLETE INSTALLATION OF THE WORK INCLUDING THE COORDINATION OF THE REMOVAL AND REINSTALLATION OF MATERIALS, ASSEMBLIES OR SYSTEMS IN ORDER TO DEMOLISH OR INSTALL WORK.
16.	ALL WOOD BLOCKING PER IBC SECTION 603.1 EXCEPTION 14
17.	CONTRACTOR IS RESPONSIBLE FOR NOTIFYING, IN WRITING, THE OWNERS OF ADJACENT PROPERTIES REGARDING THE WORK SCHEDULED NEXT TO THE PROPERTY AND THAT THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTION FROM DAMAGE TO THE ADJACENT PROPERTY.
18.	CONTRACTOR IS RESPONSIBLE FOR KEEPING A SAFE AND CLEAN WORKING ENVIRONMENT. ALL EXISTING AND INSTALLED MATERIALS ARE TO BE PROTECTED TILL CONSTRUCTION IS COMPLETE.

SYMBOL LEGEND	
	VIEW TITLE
	BUILDING SECTION
	WALL SECTION
	GRID BUBBLE
	DETAIL CALLOUT
	MATCHLINE
	INTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	PARTITION TYPE
	NORTH ARROW
	ROOM DESIGNATION
	DOOR DESIGNATION
	REVISION
	SPECIALTY EQUIPMENT
	FINISH DESIGNATION

PROJECT DATA & CODE ANALYSIS	
PROJECT ADDRESS:	454 CHURCH ST NE SALEM, OR 97301
APPLICABLE CODES:	2022 OREGON STRUCTURAL SPECIALTY CODE 2022 OREGON MECHANICAL SPECIALTY CODE 2023 OREGON ELECTRICAL SPECIALTY CODE 2023 OREGON PLUMBING SPECIALTY CODE 2021 OREGON FIRE CODE 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE [ASHRAE 90.1-2019] 2022 OSSC / ICC A117.1-2017 [ACCESSIBILITY CODE]
BUILDING ANALYSIS	
ALLOWABLE BUILDING HEIGHT:	70' - 0" [ACTUAL: 36'-0"]
BUILDING STORIES:	3-STORY [EXISTING]
SF OF TENANT SPACE:	2,025 SF
TENANT OCCUPANCIES:	B
OCCUPANCY SEPARATION REQUIRED PER IBC 508.4:	NONE
CONSTRUCTION TYPE:	V-A, SPRINKLERED
BASE ALLOWABLE SF/STORIES PER OSSC TABLE 506.2	\$1: 72,000 SF; SM: 54,000 SF / 3 STORIES
HEIGHT AND AREA INCREASES:	NO
SPRINKLED IN ACCORDANCE WITH 903.3.1.1	YES, SPRINKLERED
PROJECT SCOPE	
NEW INTERIOR TENANT IMPROVEMENT. SCOPE OF WORK INCLUDES NON-BEARING OR RATED INTERIOR PARTITION WALLS, CASEWORK AND INTERIOR FINISHES.	
DELEGATED DESIGN / DEFERRED SUBMITTAL	
THE FOLLOWING DELEGATED DESIGNS AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PRODUCT MANUFACTURER. PLANS WILL BE SUBMITTED SEPARATELY TO THE CITY FOR REVIEW AND PERMITTING.	
SIGNAGE FIRE ALARM FIRE SPRINKLER	

SHEET INDEX			
SHEET	SHEET NAME	REVISION DATE	REVISION #
GENERAL			
G0.1	COVER SHEET		
G0.2	CODE ANALYSIS / EGRESS PLAN		
G0.3	ACCESSIBILITY & MOUNTING HEIGHT DETAILS		
G0.5	SHEET SPECIFICATIONS		
G0.6	SHEET SPECIFICATION		
G1.0	SITE PLAN		
ARCHITECTURE			
A1.0	FLOOR PLAN		
A3.0	REFLECTED CEILING PLAN		
A4.0	FLOOR FINISH PLAN		
A7.0	INTERIOR ELEVATIONS		
A8.0	DETAILS		
A9.0	SCHEDULE & DOOR TYPES		
MECHANICAL			
M0.0	MECHANICAL COVER SHEET		
M0.1	MECHANICAL SPECIFICATIONS		
M1.0	MECHANICAL FLOOR PLAN		
M2.0	MECHANICAL DETAILS		
PLUMBING			
P0.1	PLUMBING COVER SHEET		
P1.1	PLUMBING FLOOR PLAN		
ELECTRICAL			
E0.0	ELECTRICAL COVER SHEET		
E0.1	ELECTRICAL LEGEND		
E1.0	ELECTRICAL LIGHTING PLAN		
E2.0	ELECTRICAL POWER PLAN		
E3.0	ELECTRICAL ONE-LINE & SCHEDULE		

PERMITS REQUIRED
SEPARATE PERMITS MUST BE OBTAINED FOR THE FOLLOWING, WHERE APPLICABLE:

- ELECTRICAL
- MECHANICAL
- PLUMBING
- FIRE SYSTEMS
- SIGNAGE
- SOLAR ARRAYS
- EV INFRASTRUCTURE

All work under scope of this permit is to be inspected and approved by City of Salem inspector prior to cover.

PREMISE IDENTIFICATION.
Approved numbers of addresses shall be placed on all new and existing premises in such a manner as to be plainly visible from the street or road fronting the property;
Number shall contrast background.
Address numbers shall be Arabic numbers or alphabetical letters.
Numbers shall be minimum 4" high w/ a minimum stroke width of 0.5"

Premise Identification
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and shall not be less than 4" inches high with a minimum stroke width of 1/2" inch. (2022 OFC Sec. 505.1)

PERMITS REQUIRED
Separate permit(s) for new, alteration of, relocation of, or removal of, the system(s) listed below must be obtained when applicable to the project:

- FIRE ALARM SYSTEMS
- SPRINKLER SYSTEMS
- GENERATOR INSTALLS
- HOOD SUPPRESSION SYSTEMS
- SPECIAL SUPPRESSION SYSTEMS
- ABOVE/BELOW GROUND TANKS
- PRIVATE FIRE SERVICE MAINS

PROJECT INFORMATION			
TENANT	INTERIOR DESIGNER	MECHANICAL	ELECTRICAL
THE STOLLER GROUP 7401 SW WASHO CT, SUITE 200 TUALATIN, OR 97062 PHONE: (503) 612-1583 EMAIL: WAYNE.MARSHALL@THESTOLLERGROUP.COM	BOX STUDIOS, INC 4949 S. SYRACUSE STREET DENVER, CO 80237 ATTN: JOEY CLARK PHONE: (303) 864-1700	3 CONSULTING ENGINEERS 1415 PARK AVENUE WEST DENVER, CO 80205 ATTN: JOHN HOWE (303)357-1998 EMAIL: JH@3CONSULTINGENGINEERS.COM	3 CONSULTING ENGINEERS 1415 PARK AVENUE WEST DENVER, CO 80205 ATTN: CHAD SMITH (303)357-1998 EMAIL: CS@3CONSULTINGENGINEERS.COM
ARCHITECT OF RECORD		PLUMBING	
NAOS DESIGN GROUP, INC 4949 S. SYRACUSE STREET, SUITE 460 DENVER, CO 80237 ATTN: MARC BREETZ PHONE: (303) 864-1700		3 CONSULTING ENGINEERS 1415 PARK AVENUE WEST DENVER, CO 80205 ATTN: BRUCE PACHIKARA (303)357-1998 EMAIL: BP@3CONSULTINGENGINEERS.COM	

Attachment B

BOX STUDIOS

4949 S. SYRACUSE STREET
SUITE 460
DENVER, CO 80237
303.864.1700
WWW.BXSTUDIOS.COM

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ARCHITECT OF RECORD - MARC BREETZ

naos

NAOS DESIGN GROUP, LLC
4949 S. SYRACUSE STREET
SUITE 460
DENVER, CO 80237
303.864.1700
WWW.NAOSDG.COM

REGISTERED ARCHITECT

MARC J. BREETZ

AURORA, CO
ARI-12177
09/03/24

STATE OF OREGON

MEP CONSULTANT

3CONSULTING ENGINEERS

1415 PARK AVENUE WEST
DENVER, CO 80205
(p) 303.357.1998
3consultingengineers.com

EXPRESS EMPLOYMENT

454 CHURCH ST NE SUITE 120
SALEM, OR 97301

No.	Description	Date
PERMIT		08/30/2024

Project No.	Project Number
Drawing	

COVER SHEET

G0.1



GENERAL NOTES

- ALL EXISTING EXITS ARE TO REMAIN OPEN AND UNBLOCKED DURING ALL CONSTRUCTION, UNLESS THE DOOR IS SCHEDULED FOR DEMOLITION. IF THE DOOR IS SCHEDULED FOR DEMOLITION, IT IS TO REMAIN OPEN UNTIL THE DEMOLITION PHASE.
- IF AN EXIT MUST BE CLOSED, A MEETING WITH THE FIRE MARSHAL AND BUILDING INSPECTOR MUST BE SCHEDULED AT LEAST 2 WEEKS PRIOR TO THE SHUTTING OF AN EXIT. THE MEETING IS TO DISCUSS THE CONSTRUCTION SCHEDULE AS IT RELATES TO THE CLOSING OF ANY EXIT AND THE TEMPORARY EXITING STRATEGY IN THE AREAS AROUND THE CLOSED EXIT.
- FIRE SPRINKLER AND FIRE ALARM SHUT DOWN SHALL OCCUR ONLY WITH THE FIRE DEPARTMENT APPROVAL. APPROVAL MUST BE RECEIVED AT LEAST 2 WEEKS PRIOR TO THE SHUT DOWN.
- EQUIPMENT CALLED OUT AS OWNER PROVIDED AND INSTALLED IS NOT PART OF PERMIT/ BID DOCUMENTS OR PERMITTING PROCESS
- FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 4A:10BC RATING TO BE INSTALLED WITH MAXIMUM TRAVEL DISTANCE OF 75'-0". UNLESS DIRECTED OTHERWISE BY THE FIRE MARSHALL. THE EXTINGUISHERS WILL BE PROVIDED WITH CURRENT CERTIFICATION TAGS AND SIGNS.
- REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND LIGHTING RESPONSIBILITIES.

SYMBOL LEGEND

- DIAGONAL DISTANCE / EXIT SEPARATION / EGRESS PATH
- DIRECTION OF EGRESS PATH
- START OF EGRESS PATH
- INDICATES ACCESSIBLE EGRESS DOOR
- 1-HOUR RATED WALL

PATH	TRAVEL DISTANCE
------	-----------------

DIAGONAL DISTANCE	78' - 8 27/32"
DOOR SEPARATION	74' - 8 27/32"
EXIT EGRESS 1	60' - 0 7/16"
EXIT EGRESS 2	45' - 2 19/32"

CODE ANALYSIS NOTES

- MAX EXIT ACCESS TRAVEL DISTANCE (PER OSSC TABLE 1017.2): 250'-0"
- COMMON PATH OF TRAVEL DISTANCE: 75'-0"
- MEANS OF EGRESS COMPONENTS, OTHER THAN STAIRWAYS, SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.20
- EXIT SEPARATION SHALL BE NO LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL
- A BUILDING WITH AN OCCUPANT LOAD GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT, THAT MAIN EXIT SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE NOT LESS THAN ONE-HALF OF THE OCCUPANT LOAD (1029.2)

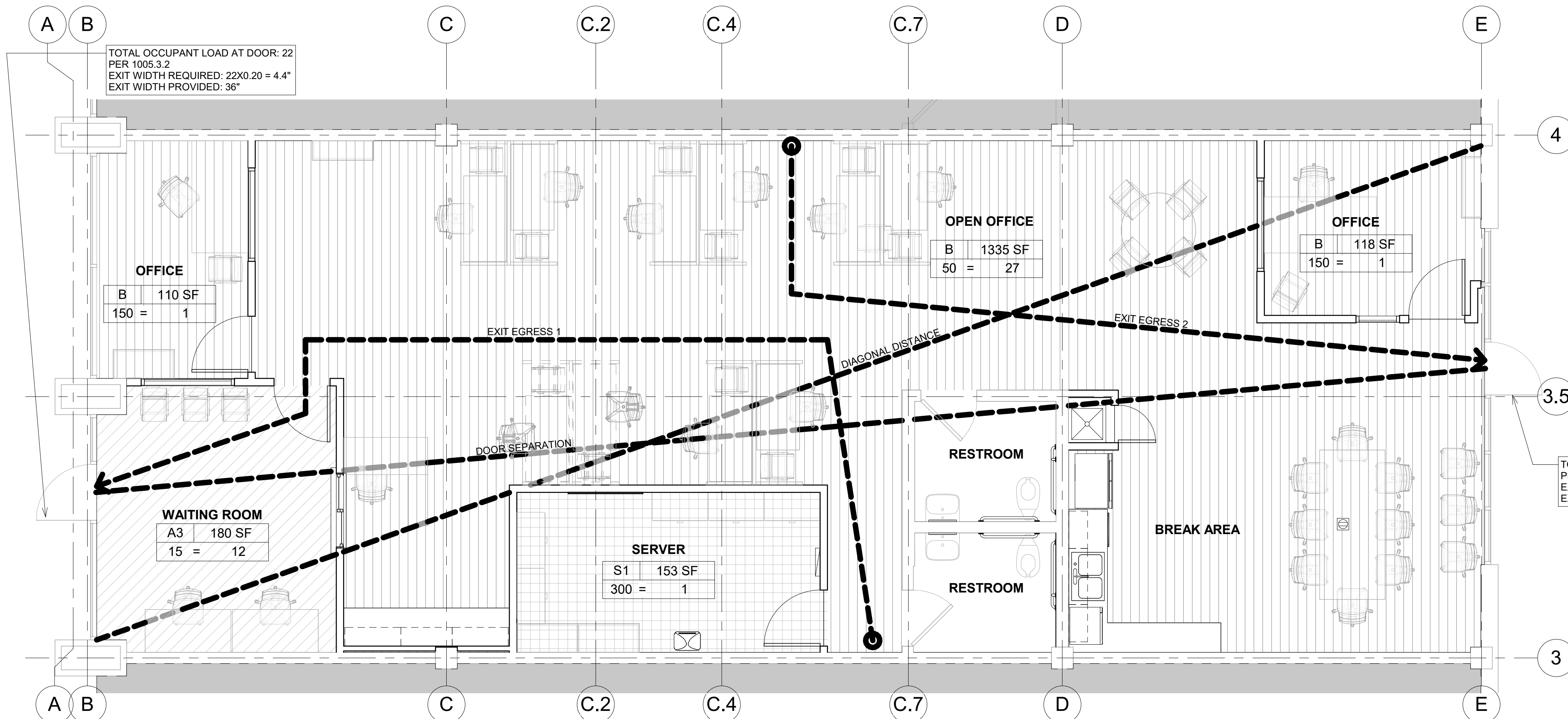
CODE ANALYSIS

ROOM	OCC TYPE	OCC FACTOR	AREA	OCC LOAD
WAITING AREA	A3	15	180 SF	12
OFFICE	B	150	110 SF	1
OFFICE	B	150	118 SF	1
OPEN OFFICE	B	50	1335 SF	27
SERVER	S1	300	153 SF	1
				42

PLUMBING FIXTURE CALCULATIONS

OCC TYPE	TOTAL OCC	WC/ URINALS		LAVATORIES		DF	SERV SINK
		WOMEN	MEN	WOMEN	MEN		
A-3	11	.15	.08	.05	.05	.04	1
B	30	.5	.5	.3125	.3125	.02	1
S	1	.005	.005	.005	.005	.001	1
TOT REQ FIXT:		[.655]1	[.585]1	[.3675]1	[.3675]1	[.061]1	1
TOT PRVDD FIXT:		1	1	1	1	0*	1

*DRINKING WATER PROVIDED FREE OF CHARGE



1 LEVEL 1 CODE ANALYSIS FLOOR PLAN
1/4" = 1'-0"

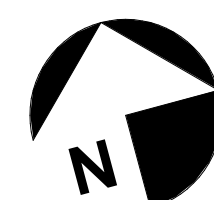
EXPRESS EMPLOYMENT

454 CHURCH ST NE
SALEM, OR 97301

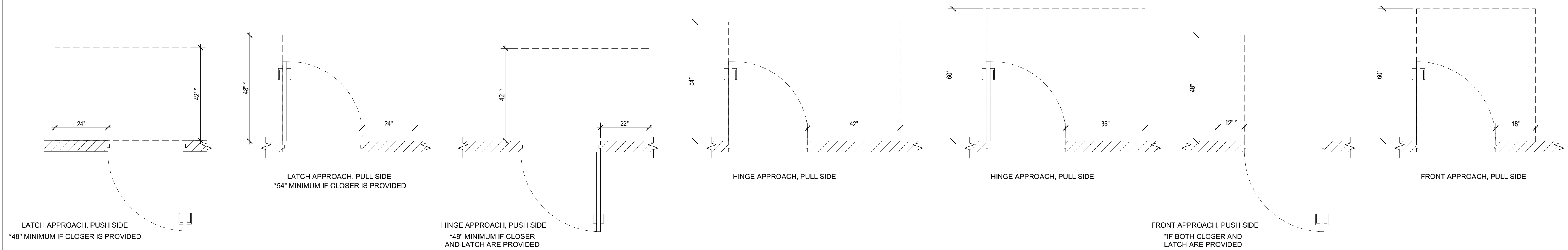
No.	Description	Date
PERMIT		08/30/2024

Project No. Project Number
Drawing

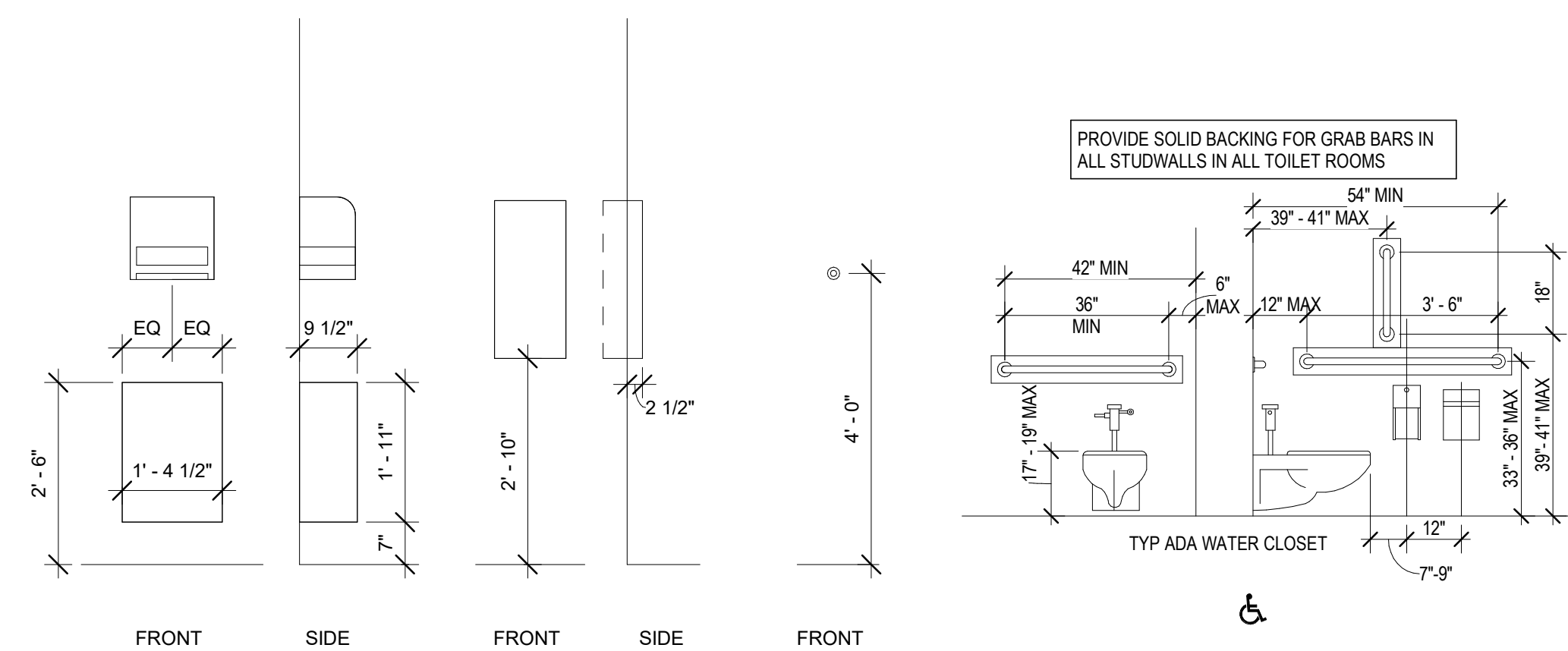
CODE ANALYSIS / EGRESS
PLAN



G0.2

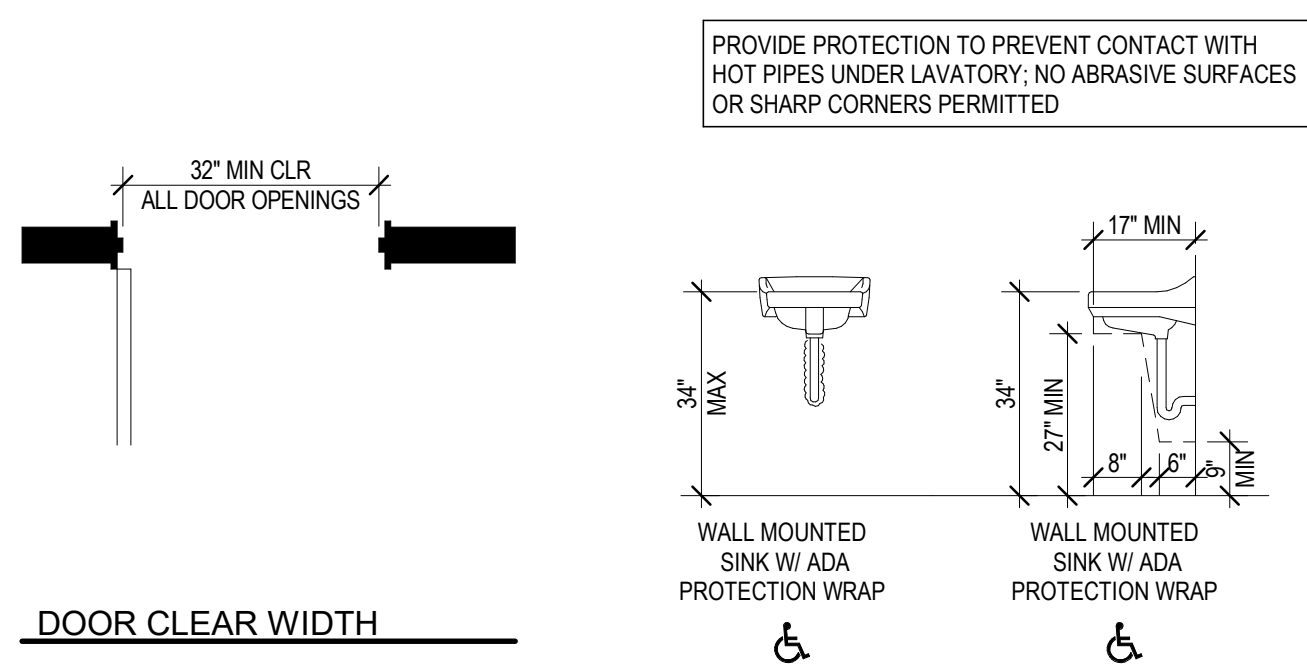


TYPICAL SWING DOORS AND GATES MANEUVERING CLEARANCES

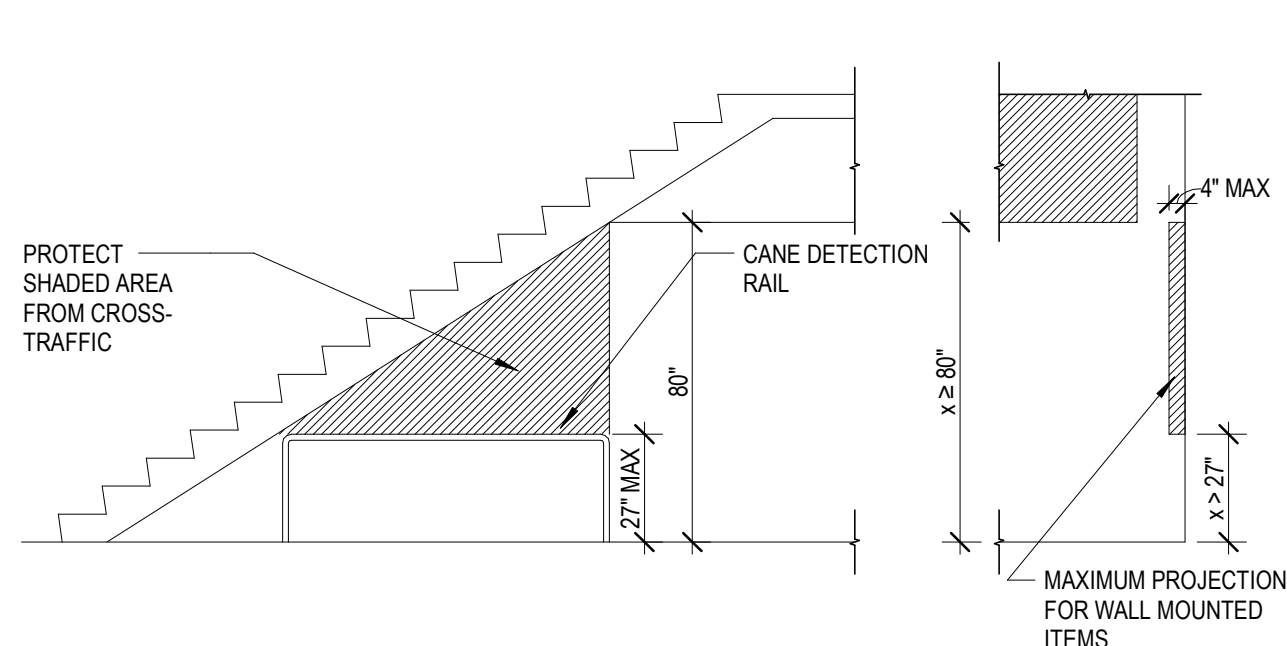


TYPICAL ACCESSORY MOUNTING HEIGHTS

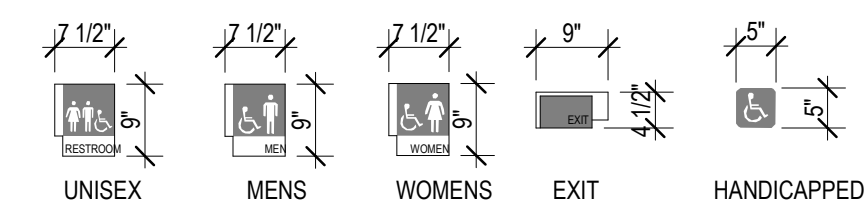
TYPICAL ADA WATER CLOSET



DOOR CLEAR WIDTH



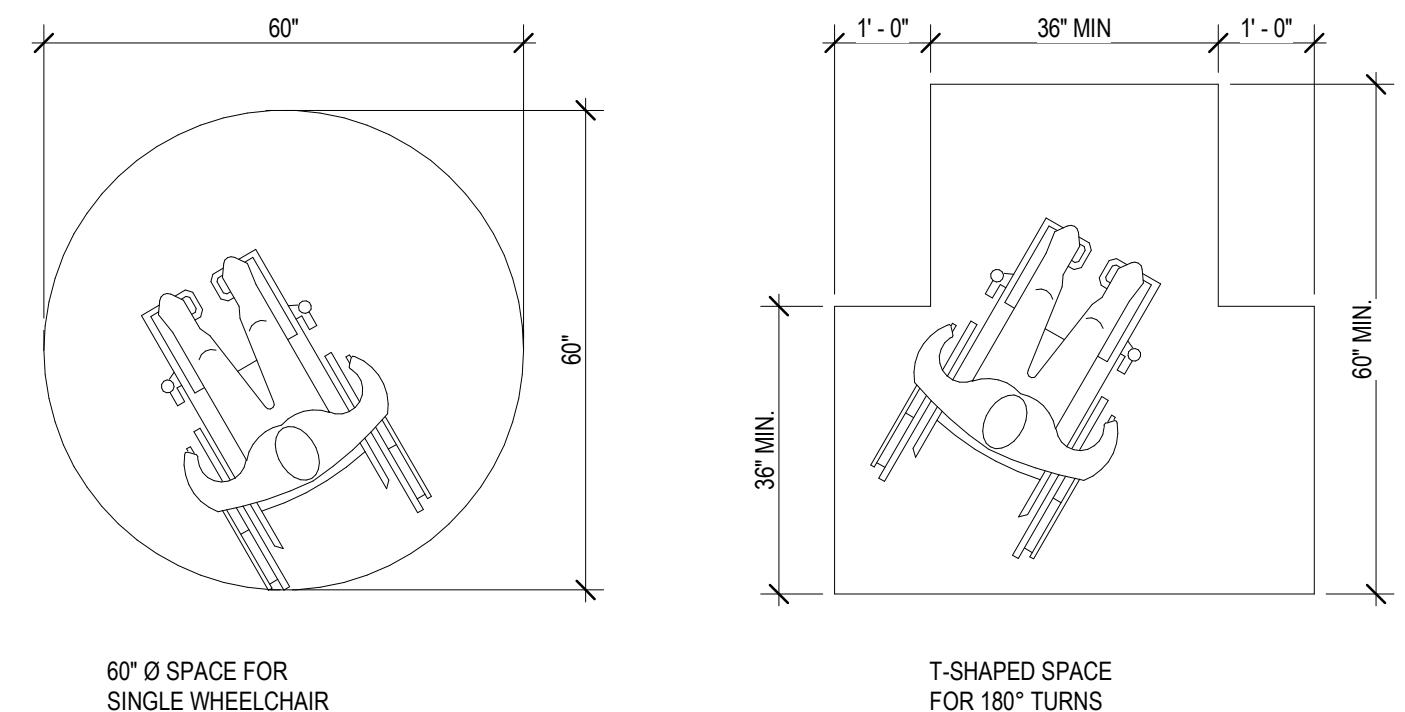
PROJECTION AND CLEARANCES



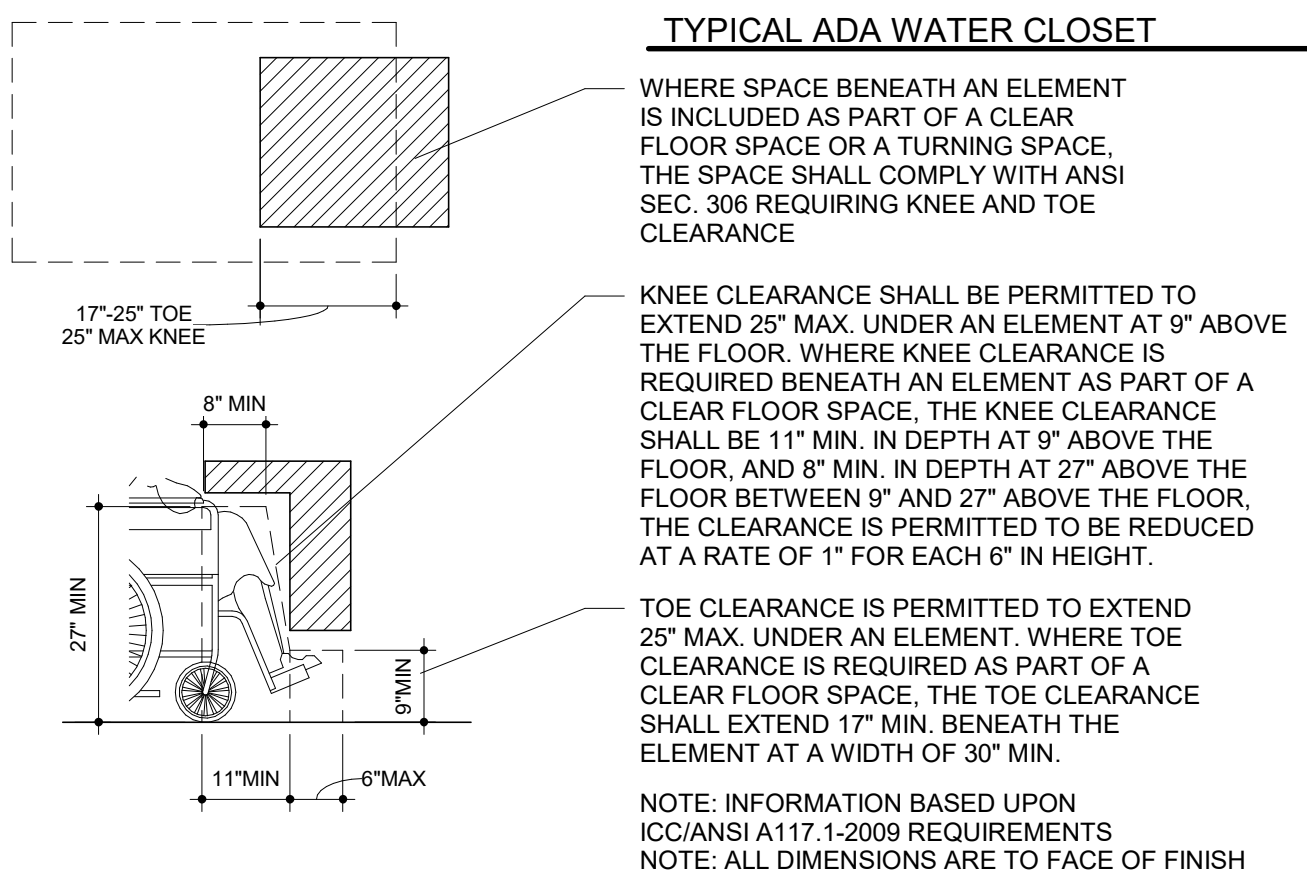
SIGNAGE NOTES PER ANSI 703:

1. PER ANSI 703.4.5 MOUNTING HEIGHT BRAILLE SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF RAISED CHARACTERS.
2. SIGNAGE SHALL BE 1/4" THICK
3. CHARACTERS AND SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH
4. VISUAL AND RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T". STROKE THICKNESS OF THE UPPERCASE LETTER "T" SHALL BE 1/16" AND 20% OF THE HEIGHT OF THE UPPERCASE LETTER "O".
5. RAISED CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE
6. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH
7. BRAILLE SHALL BE PLACED AT A MAXIMUM OF 1/2" DIRECTLY BELOW THE RAISED TACTILE CHARACTERS, FLUSH LEFT OR CENTERED

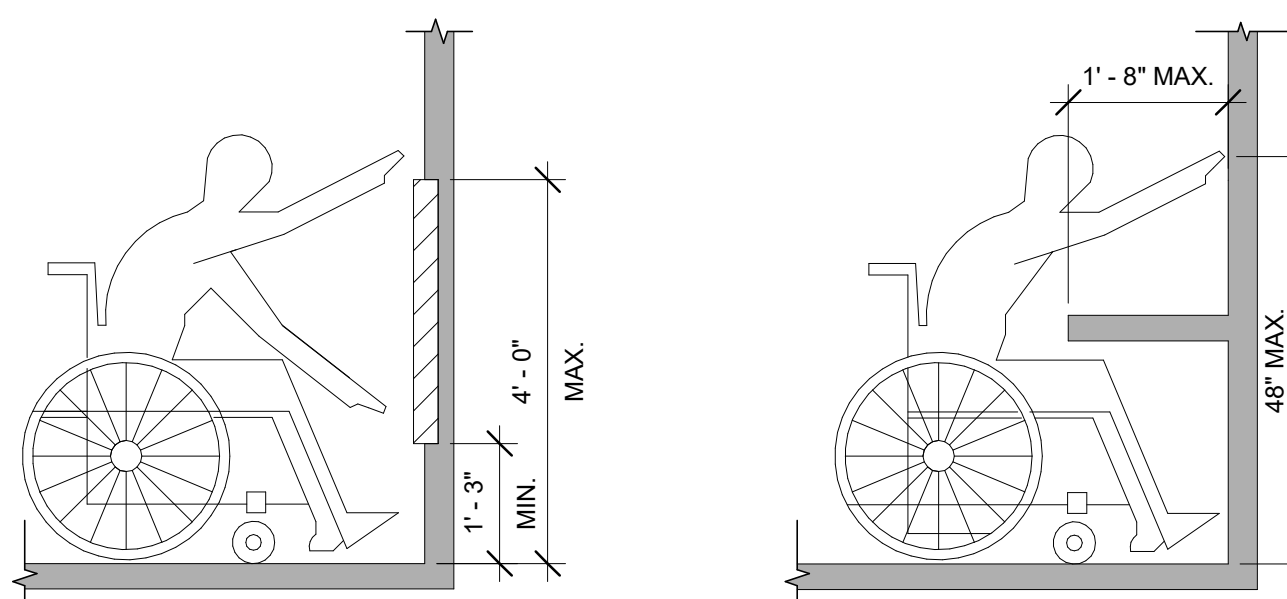
ADA SIGNAGE



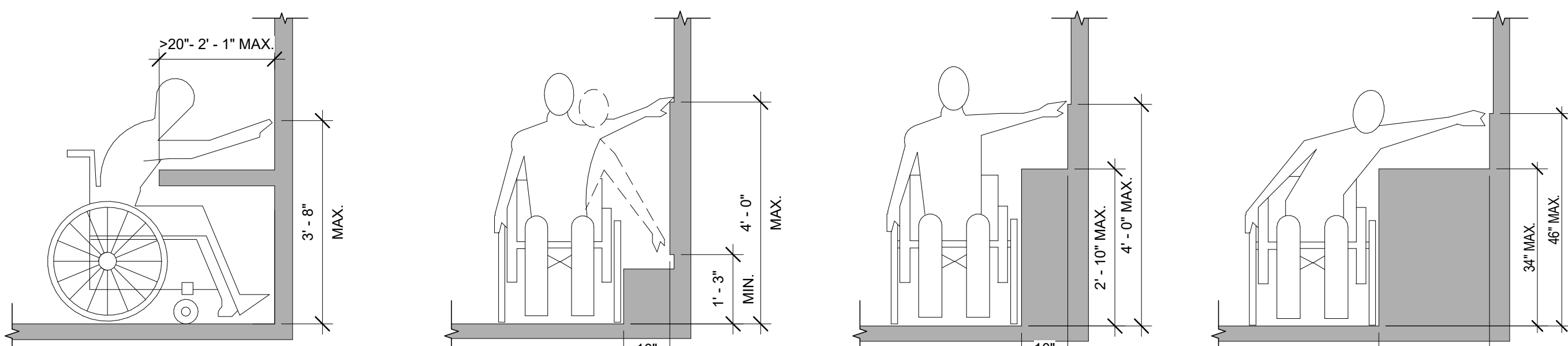
TYPICAL DRINKING FOUNTAIN



ACCESSIBLE KNEE CLEARANCE



UNOBSTRUCTED FORWARD REACH



OBSTRUCTED SIDE REACH

OBSTRUCTED HIGH SIDE REACH

[illegible]

Project No.	Project Number
Drawing	

ACCESSIBILITY & MOUNTING HEIGHT DETAILS

DIVISION 01 – GENERAL CONDITIONS

SECTION 01000 – GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION

1. THE CONTRACTOR DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN TENANT AND CONTRACTOR, THE GENERAL CONDITIONS OF THE CONTRACT, DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONSTRUCTION CONTRACT, AND OTHER DOCUMENTS ISSUED AFTER THE EXECUTION OF THE CONTRACT.

2. GENERAL CONDITIONS OF THE CONTRCAT SHALL BE AIA DOCUMENT A201-2007

3. SPECIFICATIONS ARE INCLUDED ON THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWING SHEETS.

4. REQUESTS FOR INFORMATION (RFI) RESPONSES SHALL BECOME PART OF THE CONTRACT DOCUMENTS. RFIS ARE CLARIFICATIONS TO THE DOCUMENTS, AND ARE TYPICALLY NOT CONSIDERED CHANGES TO THE DOCUMENTS.

5. CHANGES TO THE DOCUMENTS SHALL BE ISSUED AS ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS BASIO ASIS MAY INCLUDE BOTH CLARIFICATIONS TO THE DOCUMENTS AND CHANGES IN SCOPE REQUIRING AN ADJUSTMENT TO THE CONTRACT SUM.

SECTION 01010 – SUMMARY OF WORK

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, DEVICES AND SUPERVISION REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK FOR THE PROJECT SCOPE DESCRIBED ON THE DRAWINGS AND SPECIFIED HEREIN. PRIOR TO BIDDING AND COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF, THE SUBCONTRACTORS, MATERIAL SUPPLIERS AND TRADESPEOPLE WITH ALL CONSTRUCTION DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS, AND SHALL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CLARIFICATIONS FROM THE ARCHITECT.

SECTION 01025 – MEASUREMENT AND PAYMENT

MONTHLY PAY REQUESTS WILL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND TENANT FOR REVIEW AND APPROVAL. PAY IS DUE AS SPECIFIED IN THE TENANT/ CONTRACTOR AGREEMENT.

REFER TO THE TENANT/ CONTRACTOR AGREEMENT FOR RETAINAGE SPECIFICATIONS.

SECTION 01040 – COORDINATION

1. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION OPERATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF THE WORK.
2. THE CONTRACTOR SHALL SCHEDULE OPERATIONS IN THE SEQUENCE REQUIRED TO OBTAIN THE BEST RESULTS WHERE INSTALLATION OF ONE PART DEPENDS ON INSTALLATION OF OTHER COMPONENTS.
3. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF COMPONENTS TO ASSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE AND REPAIR.
4. THE CONTRACTOR COORDINATE OPERATIONS TO ASSURE THAT OPERATIONS ARE CARRIED OUT WITH CONSIDERATION GIVEN TO CONSERVATION OF ENERGY, WATER, AND MATERIALS.
5. THE CONTRACTOR SHALL REQUIRE EACH INSTALLER TO INSPECT THE SUBSTRATE AND CONDITIONS FOR WHICH THE WORK IS TO BE PERFORMED. DO NOT PROCEED WITH ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
6. THE CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION OPERATIONS TO ASSURE THAT NO PART OF THE CONSTRUCTION, COMPLETED OR IN PROGRESS, IS SUBJECT TO HARMFUL, DANGEROUS, OR DAMAGING EXPOSURE DURING THE CONSTRUCTION PERIOD.

SECTION 01060 – REGULATORY REQUIREMENTS

THE WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION. REFER TO SHEET A0.2 FOR APPLICABLE CODES AND JURISDICTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY POSSIBLE CONFLICTS OR DISCREPANCIES BETWEEN REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND APPLICABLE CODES, STANDARDS AND REGULATIONS, ETC.

THE CONTRACTOR SHALL PAY ALL PERMIT CHARGES AND FEES ASSOCIATED WITH THE WORK, WHICH HAVE NOT BEEN IDENTIFIED AS BEING PAID BY THE TENANT. THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND PAY ALL INSPECTION FEES ASSOCIATED WITH THE WORK.

SECTION 01100 – SPECIAL PROJECT PROCEDURES

CERTAIN PROFESSIONAL SERVICES MAY BE PERFORMED BY INDEPENDENT CONSULTANTS UNDER SEPARATE AGREEMENTS WITH THE TENANT AND GENERAL CONTRACTOR. THE ARCHITECT WILL NOT BE PROFESSIONALLY LIABLE OR RESPONSIBLE FOR WORK OF INDEPENDENT CONSULTANTS, WHERE INFORMATION OR DOCUMENTS HAVE BEEN PROVIDED BY INDEPENDENT CONSULTANTS, THE CONTRACTOR SHALL DIRECT ALL INQUIRES AND SUBMITTALS TO SUCH CONSULTANTS WITH COPIES TO THE ARCHITECT FOR INFORMATION ONLY.

CERTAIN ITEMS SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS MAY BE FURNISHED BY THE TENANT, AT THEIR DISCRETION, FOR INSTALLATION BY THE CONTRACTOR. THE TENANT MAY CHOOSE TO FURNISH AND INSTALL CERTAIN ITEMS THEMSELVES.

EXISTING STRUCTURES: THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED FROM TENANT FURNISHED INFORMATION AND USING SITE OBSERVATION AS PERMITTED BY AGENCIES RESTRICTIONS DURING DESIGN. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT NOW KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL CONDITIONS NOT PER THE CONTRACT DOCUMENTS. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: SIZES OR DIMENSIONS OTHER THAN THOSE SHOWN; DIMENSIONS OF MATERIALS AND COMPONENTS; CONDITIONS OF INSTABILITY OR LACK OF SUPPORT.

SECTION 01200 – PROJECT MEETINGS AND REPORTS

1. THE CONTRACTOR SHALL PREPARE A WEEKLY REPORT SUMMERIZING CONSTRUCTION ACTIVITIES AND IDENTIFYING THE NEXT WEEK'S SCHEDULED ACTIVITIES. REPORT SHALL INCLUDE PHOTOGRAPHS OF THE WORK PROGRESS.
2. THE CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION MEETING WITH HIS/ HER SUB-CONTRACTORS BEFORE EACH MAJOR CONSTRUCTION ACTIVITY AND FOR COORDINATION WITH OTHER CONSTRUCTION. A SUMMARY OF THE MEETING SHALL BE INCLUDED IN THE WEEKLY REPORT.
3. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE WHICH IS UPDATED WEEKLY, AND INCLUDED IN THE WEEKLY REPORT.

SECTION 01300 – SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT TO ARCHITECT ENGINEER PRODUCT DATA, SHOP DRAWINGS AND SAMPLES REQUIRED IN OTHER SECTIONS OF THESE SPECIFICATIONS. THE CONTRACTOR SHALL REVIEW EACH SUBMITTAL PRIOR TO SENDING THEM TO THE ARCHITECT FOR REVIEW.
2. SUBMISSION OF SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL CONSTITUTE A REPRESENTATION BY CONTRACTOR THAT HE/ SHE HAS RECEIVED THE SUBMITTAL AND THAT ALL MEASUREMENTS, CONDITIONS, AND RELEVANT CRITERIA OF THE CONTRACT DOCUMENTS HAVE BEEN CHECKED, VERIFIED, AND CORROBORATED.
3. THE ARCHITECT'S REVIEW OF SUBMITTALS IS FOR OVERALL DESIGN CONFORMANCE, COLOR, TEXTURE, ETC. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DIMENSIONAL ACCURACY, QUANTITY, PERFORMANCE, ERRORS AND OMISSIONS OF SUBMITTALS. ANY DISCREPANCIES BETWEEN SUBMITTALS AND THE CONSTRUCTION DOCUMENTS SHALL BE SPECIFICALLY IDENTIFIED ON THE SUBMITTAL AT THE TIME OF SUBMISSION.
4. THE ARCHITECT'S REVIEW SHALL NTO RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL COORDINATE THE PREPARATION AND PROCESSING OF SUBMITTALS WITH THE PERFORMANCE OF CONSTRUCTION ACTIVITIES TO AVOID DELAY.
6. THE CONTRACTOR SHALL COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITY THAT REQUIRESEQUAL ACTIVITY.
7. THE ARCHITECT'S REVIEW IS NOT FOR THE PURPOSE OF COORDINATING THE WORK OF VARIOUS TRADES WITHIN THE SUBMITTAL, WHERE COORDINATION IS REQUIRED BUT NOT INDICATED, SUBMITTALS SHALL BE RETURNED AS INCOMPLETE.

8. THE CONTRACTOR SHALL ALLOW A MINIMUM OF (8) BUSINESS DAYS FROM ARCHITECT'S RECEIPT OF THE SUBMITTAL FOR REVIEW AND PROCESSING.
9. THE CONTRACTOR SHALL NOT REQUEST ADDITIONAL TIME OR COMPENSATION RELATED TO DELAYS CAUSED BY INCOMPLETE SUBMITTALS, AND/ OR RESUBMITTALS.
10. SUBMITTALS SHALL BE INDIVIDUALLY LABELED, NUMBERED, AND SHALL INDICATE THE NAME OF THE PROJECT, DATE, NAME OF ARCHITECT, NAME OF CONTRACTOR, NAME OF SUB-CONTRACTOR, MANUFACTURER, SPECIFICATION SECTION, AND SHALL REFERENCE CONTRACT DOCUMENT DRAWINGS.
11. THE ARCHITECT REQUIRES A MINIMUM OF SIX (6) COPIES OF EACH SUBMITTAL FOR REVIEW. SUBMITTALS SHALL BE TRANSMITTED TO THE ARCHITECT VIA ELECTRONIC MEANS, AND BE DELIVERED ENTIRELY.
12. ARCHITECT'S ACTION STAMPED HAS THE FOLLOWING 'ACTIONS': "REVIEWED" - CONTRACTOR MAY PROCEED WITH THE WORK WITHOUT CORRECTIONS. "FURNISH AS CORRECTED" – CONTRACTOR MAY PROCEED WITH THE WORK IF THE CORRECTIONS NOTED ARE MADE.
13. "REVISE AND RESUBMIT" – SOME PORTION OF THE WORK SUBMITTED DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS AND REQUIRES A RESUBMITTAL. HOWEVER, OTHER PARTS DO COMPLY AND MAY PROCEED AS NOTED. THE WHMITTAL RESPONSE WILL CLARIFY WHAT PORTION NEED TO BE RESUBMITTED AND WHY.
14. "REJECTED" – SUBMITTAL FAILS TO MEET THE INTENT OF THE CONTRACT DOCUMENT AND NEEDS TO BE RESUBMITTED ENTIRELY.
15. "SPECIFIED ITEM" – CONTRACTOR TO PROVIDE A SAMPLE FOR ARCHITECT APPROVAL PRIOR TO PROCEEDING.
16. THE FOLLOWING SUBMITTALS ARE TO BE PROVIDED FOR ARCHITECT AND OWNER APPROVAL:

- a. CONCRETE MIX DESIGNS, PRODUCT DATA, ETC., PER SECTION 03300
- b. METAL FABRICATIONS PER DIVISION 05 SECTIONS
- c. ARCHITECTURAL MILLWORK PER DIVISION 06 SECTIONS (TO BE REVIEWED CONCURRENTLY WITH METAL FABRICATION)
- d. DOORS, DOOR HARDWARE AND FRAMES PER DIVISION 08 SECTIONS
- e. GYPSUM BOARD SYSTEMS PER SECTION 09250
- f. PAINT PER SECTION 09900
- g. TOILET ACCESSORIES PER SECTION 10800
- h. HVAC, PLUMBING AND FIRE PROTECTION PER DIVISION 15 SECTIONS
- i. LIGHTING AND ELECTRICAL SERVICE GEAR PER DIVISION 16 SECTIONS
- j. OTHER MISCELLANEOUS FINISHES LISTED IN THE MATERIAL AND FINISH LEGEND
- k. SEALANTS
- l. OTHER SCOPE OF WORK ITEMS NOT SPECIFICALLY LISTED ABOVE BUT INCLUDED IN THE CONTRACT DOCUMENTS

SECTION 01400 – QUALITY CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY CONTROL OF THE CONSTRUCTION. ALL ACQUISITION OF MATERIALS, SEQUENCE OF CONSTRUCTION, AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING COMPLIANCE WITH THE QUALITY STANDARDS INDICATED IN THE CONTRACT DOCUMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF SUBMITTALS PRIOR TO THEIR BEING FORWARDED TO THE ARCHITECT FOR REVIEW. FINAL INSPECTION VERIFICATION OF COMPLETION OF PUNCH LIST ITEMS PRIOR TO CALLING FOR VERIFICATION INSPECTION BY ARCHITECT AND TENANT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETESTING WHERE RESULTS OF INSPECTIONS, TESTS, OR OTHER QUALITY CONTROL SERVICES PROVE UNSATISFACTORY WORK OR INDICATE NON-COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING WORK WHICH DOES NOT COMPLY WITH CONTRACT DOCUMENTS, INCLUDING COMPLETE REMOVAL AND REPLACEMENT.
5. THE CONTRACTOR SHALL FOLLOW THE HIGHEST GENERALLY ACCEPTED CONSTRUCTION INDUSTRY STANDARDS FOR MATERIALS, PRODUCTS, QUALITY, AND WORKMANSHIP. WORK AND MATERIALS WHICH FAILS TO MEET ACCEPTED STANDARDS OF QUALITY OR APPEARANCE SHALL BE BROUGHT INTO COMPLIANCE OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.
6. UNLESS INDICATED OTHERWISE, MATERIALS AND PRODUCTS SHALL BE NEW, OF BEST QUALITY, AND WITHOUT FLAWS OR DEFECT, DELIVERED UPON COMPLETION IN AN UNDamaged CONDITION.
7. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY BACK UP CONSTRUCTION, MISCELLANEOUS SCREWS AND BOLTS, FASTENERS, TRIM, HANGERS, AND OTHER ACCESSORIES REQUIRED FOR THE COMPLETION OF ALL PARTS OF THE WORK. MISCELLANEOUS AND ACCESSORY ITEMS SHALL BE THE SIZE, TYPE, AND FINISH APPROPRIATE TO THE TASK AND COMPATIBLE WITH THE FINISHES OF MATERIALS WITH WHICH THEY ARE USED.
8. THE CONTRACTOR WILL VERIFY DIMENSIONS WHICH MAY AFFECT THE ASSEMBLY OF VARIOUS PARTS OF THE PROJECT, WHERE THE TYPICAL FIELD DIMENSIONS PREVENT A PROPER INSTALLATION OF THE ASSEMBLY, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT.
9. THE CONTRACTOR SHALL COOPERATE WITH TENANT OR OTHER AGENCIES PERFORMING REQUIRED INSPECTIONS, TEST, AND SIMILAR SERVICES. CONTRACTOR SHALL SCHEDULE TIMES FOR INSPECTIONS, TESTS, AND SIMILAR ACTIVITIES AND SHALL COORDINATE SUCH ACTIVITIES TO AVOID DELAYS IN THE WORK.
10. THE CONTRACTOR SHALL CONDUCT THE FOLLOWING SITE WALK-THROUGH CONFERENCES WITH TENANT AND ARCHITECT:
 - a. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL DEVICES FOR TENANT PROVIDED EQUIPMENT
 - b. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF LIGHT FIXTURES
 - c. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF ALL FIRE ALARM AND FIRE PROTECTION DEVICES
 - d. VERIFICATION OF ALL LOCATIONS WHERE SHARP CORNERS ARE TO BE MODIFIED SUCH THAT A SAFETY HAZARD IS NO LONGER PRESENT
 - e. VERIFICATION OF LOCATIONS AND SCOPE FOR ALL CORNERGUARDS
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ABOVE SITE WALK THROUGH CONFERENCES IN A TIMELY MANNER SUCH THAT DISRUPTION TO THE NORMAL CONSTRUCTION SEQUENCES ARE MINIMIZED

SECTION 01500 – CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. ALL TEMPORARY FACILITIES SHALL BE INSTALLED AS REQUIRED BY APPLICABLE CODE, OSHA, AND LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL HAVE ACCESS TO BUILDING UTILITIES INCLUDING ELECTRICAL POWER AND WATER NECESSARY TO COMPLETE THE WORK, SUBJECT TO TENANT APPROVAL. THE CONTRACTOR SHALL COORDINATE SHARED USE OF UTILITIES WITH THE LANDLORD AS REQUIRED.
3. CONTRACTOR SHALL KEEP TEMPORARY FACILITIES CLEAN, NEAT IN APPEARANCE, AND WILL PREVENT ANY HAZARDOUS, DANGEROUS, UNSANITARY CONDITIONS, OR PUBLIC NUISANCES.
4. CONTRACTOR SHALL ARRANGE FOR ANY AND ALL ADDITIONAL TEMPORARY UTILITIES NEEDED FOR THE COMPLETION OF THE WORK, BEYOND WHAT CAN BE ARRANGED DIRECTLY FROM THE EXISTING BUILDING FACILITY AND APPROVED BY THE LANDLORD.
5. CONTRACTOR SHALL CONTROL DUST, EROSION, WATER ACCUMULATION AND DEBRIS ON THE PROJECT SITE.
6. CONTRACTOR SHALL UTILIZE REASONABLE NOISE REDUCTION TECHNIQUES AND WILL COORDINATE NOISE CONTROL ACTIVITIES WITH THE TENANT TO MINIMIZE IMPACT ON OPERATIONS AND NEARBY PARTIES.
7. CONTRACTOR SHALL COMPLY WITH INDUSTRY STANDARDS, APPLICABLE LAWS, AND REGULATIONS OF THE LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: BUILDING CODES, HEALTH AND SAFETY REGULATIONS, UTILITY COMPANY REGULATIONS, POLICE AND FIRE DEPARTMENT RULES, AND ENVIRONMENTAL PROTECTION REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY TOILETS IN COMPLIANCE WITH GOVERNING REGULATIONS.
8. CONTRACTOR SHALL PROVIDE TEMPORARY TELEPHONE SERVICE FOR PERSONNEL ENGAGED IN CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL CONDUCT SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS OF ENVIRONMENTAL HAZARDS AND SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
10. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF EXCAVATIONS, BEAMS, COLUMNS, MASONRY WALLS, ETC. DURING ERECTION, DEMOLITION, OR DURING ETC. AS APPROPRIATE FOR EACH TASK, AND SHALL PROVIDE ENGINEERING WHERE REQUIRED FOR SHORING AND BRACING.
11. CONTRACTOR SHALL PROVIDE TEMPORARY DOORS, WALLS, AND OTHER CLOSURES ON PARTIALLY COMPLETED WORK TO PROTECT AND SECURE AREAS FROM UNAUTHORIZED ENTRY.
12. THE CONTRACTOR IS TO SECURE ALL PERTAINANT CONSTRUCTION GUIDELINES GOVERNING TENANT CONSTRUCTION FROM THE LANDLORD PRIOR TO COMMENCEMENT OF WORK.
13. THE CONTRACTOR SHALL PROVIDE PAPER ON ALL OF THE EXTERIOR WINDOWS TO CONCEAL THE PROGRESS OF WORK FROM PUBLIC, COMING SOON SIGNAGE, ARCHITECTS SIGNAGE, AND CONTRACTOR SIGNAGE SHALL BE PROVIDED AT STREET FRONT WINDOWS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT ON THE EXACT SIGNAGE TO BE PLACED AT THE WINDOWS.
- 14.

SECTION 01600 – MATERIALS AND EQUIPMENT

1. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR SHALL OBTAIN AND DISTRIBUTE COPIES OF SUCH INSTRUCTIONS TO PARTIES INVOLVED IN THE INSTALLATION OF PRODUCTS, INCLUDING (1) COPY TO THE ARCHITECT.
2. ALL PRODUCTS SHALL BE HANDLED AND STORED AS PER MANUFACTURER'S RECOMMENDATIONS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING TIEFT.

SECTION 01700 – CONTRACT CLOSEOUT

1. CONTRACTOR SHALL INSPECT THE WORK TO CERTIFY COMPLETION OF ALL CONTRACT REQUIREMENTS. CONTRACTOR SHALL THEN NOTIFY ARCHITECT AND TENANT IN WRITING OF HIS/ HER CLAIMS FOR COMPLETION AND WILL INCLUDE A LIST OF OUTSTANDING OR INCOMPLETE ITEMS. SUCH WRITTEN NOTIFICATION SHALL CONSTITUTE CONTRACTOR'S CERTIFICATION OF INSPECTION, ACCEPTANCE, AND SUITABILITY OF THE WORK FOR ARCHITECT'S REVIEW.
2. PRIOR TO REQUESTING ARCHITECT OBSERVATION, CONTRACTOR SHALL HAVE PERFORMED THE FOLLOWING TASKS:
 - a. CONTACT LOG OF ALL SUB-CONTRACTORS, MATERIALS, AND PRODUCT SUPPLIERS
 - b. SUMMARY STATEMENT OF ALL ACCOUNTING CHANGES TO ORIGINAL CONTRACT SUM
 - c. OBTAIN RELEASES, OCCUPANCY PERMITS, CERTIFICATES, ETC.
 - d. SUBMIT INSPECTION REPORTS AND CERTIFICATES FROM AGENCIES HAVING JURISDICTION
 - e. SUBMIT MAINTENANCE MANUALS AND WARRANTIES
 - f. DELIVER TOOLS, SPARE PARTS, EXTRA STOCK, ETC
 - g. TRANSMIT KEYS FIR PERMANENT LOCKS
 - h. COMPLETE START UP TESTING FOR SYSTEMS
 - i. REMOVE TEMPORARY FACILITIES
3. UPON RECEIPT OF CLOSE OUT SUBMITTAL, ARCHITECT SHALL PROVIDE INITIAL WALK-THROUGH.
4. ARCHITECT AND TENANT SHALL REVIEW THE WORK AND PREPARE A "PUNCH LIST" OF ITEMS TO BE CORRECTED.
5. CONTRACTOR SHALL CORRECT PUNCH LIST ITEMS TO THE SATISFACTION OF ARCHITECT AND TENANT, AND WILL SCHEDULE A FINAL REVIEW. SHOULD MORE THAN (1) FINAL REVIEW BE REQUIRED, CONTRACTOR SHALL COMPENSATE ARCHITECT AND TENANT WITH DEDUCT FROM THE FINAL PAYMENT TO CONTRACTOR.
6. CONTRACTOR SHALL SUBMIT ALL GUARANTEES AD WARRANTIES WHICH BEAR THE EFFECTIVE DATE OF THE FINAL ACCEPTANCE. A WRITTEN WARRANTY ADDRESSED TO TENANT, PROPERLY SIGNED AND NOTARIZED, WARRANTING THAT CONTRACTOR AND EACH SUB-CONTRACTOR SHALL REMEDY AND DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY CONSEQUENTIAL DAMAGES RESULTING THEREFROM, WHICH APPEAR IN THE WORK WITHIN A PERIOD OF (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL SUBMIT FINAL APPLICATION FOR PAYMENT, CONSENT OF SURETY TO FINAL PAYMENT, AND CERTIFICATE OF OCCUPANCY TO THE TENANT.
7. CONTRACTOR SHALL MAINTAIN A CLEAN, UNDamaged SET OF CONTRACT DOCUMENTS MARKED TO SHOW THE ACTUAL INSTALLATION WHERE ITEMS FROM THE PUNCH LIST ARE CORRECTED. SUCH DRAWINGS SHALL BECOME THE "PROJECT RECORD COPY".
8. THE CONTRACTOR WARRANTS TO THE TENANT THAT ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK IS NEW UNLESS OTHERWISE SPECIFIED, AND THAT THE WORK IS OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS IN MATERIALS AND WORKMANSHIP, AND IN CONFORMANCE WITH CONTRACT DOCUMENTS.
9. IN ADDITION, THE CONTRACTOR HEREBY WARRANTS TO THE TENANT COEXTENSIVELY WITH A SPECIAL WARRANTY REQUIRED OF SUBCONTRACTORS OR SUPPLIERS BY THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN ORIGINAL COPIES OF SPECIAL WARRANTY REQUIRED OF SUBCONTRACTORS OR SUPPLIERS AND SHALL INCLUDE THESE WARRANTIES WITH THE CLOSEOUT DOCUMENTS PROVIDED TO THE TENANT.
10. IF, WITHIN ONE YEAR AFTER THE DATE OF FULL AND FINAL ACCEPTANCE OR SUCH LONGER PERIOD OF TIME AS MAY BE PRESCRIBED BY LAW OR BY THE TERMS OF ANY APPLICABLE CONTRACT DOCUMENTS, ANY OF THE WORK IS FOUND BY THE TENANT TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT THE DEFECTIVE OR NON-CONFORMING WORK PROMPTLY AFTER RECEIPT OF NOTICE FROM THE TENANT TO DO SO. THE TENANT WILL GIVE SUCH NOTICE PROMPTLY AFTER DISCOVERY OF THE CONDITION.

DIVISION 01 – GENERAL CONDITIONS

SECTION 02050 – DEMOLITION

THE CONTRACTOR SHALL MAINTAIN SAFE AND CONVENIENT ACCESS TO AND EGRESS FROM EXISTING OCCUPIED STRUCTURES AND AREAS DURING NORMAL OPERATIONAL DAYS AND TIMES. TEMPORARY WALKS AND BARRICADES ARE TO BE ERCTED AS REQUIRED BY LOCAL JURISDICTIONS.

1. QUALITY ASSURANCE
 - A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT HAS SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
 - B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATIONS BEFORE BEGINNING SELECTIVE DEMOLITION, COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - C. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.
2. PROJECT CONDITIONS
 - A. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
 - B. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK.
 1. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND TENANT. TENANT WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
 - C. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
 - D. UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
3. WARRANTY
 - A. EXISTING WARRANTIES: REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.
4. EXAMINATION
 - A. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
 - B. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
 - C. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT.
 - D. ENGAGE A PROFESSIONAL ENGINEER OR SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ADJACENT STRUCTURES.
 - E. SURVEY OF EXISTING CONDITIONS: RECORD EXISTING CONDITIONS BY USE OF MEASURED DRAWINGS, PRE-CONSTRUCTION PHOTOGRAPHS, PRE-CONSTRUCTION VIDEOTAPES AND TEMPLATES.
 - F. PREPARATION OF SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
5. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
 - A. EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
6. PREPARATION
 - A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALLS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
 1. COMPLY WITH REQUIREMENTS FOR ACCESS AND PROTECTION SPECIFIED IN DIVISION 01 SECTION "TEMPORARY FACILITIES AND CONTROLS."
 - B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

- C. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
7. SELECTIVE DEMOLITION
 - A. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 1. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS AND CHIPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARY COVER OPENINGS TO REMAIN.
 2. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 3. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS, ALL CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE DURING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
 4. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 8. DISPOSAL OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY.
 9. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND RETURNED TO ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE IN SUBMITTAL.
 10. SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS
 - A. MASONRY: DEMOLISH IN SMALL SECTIONS. CUT MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE MASONRY BETWEEN SAW CUTS.
 - B. CONCRETE: SLABS-ON-GRADE: SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED, THEN BREAK UP AND REMOVE.
 - C. RESILIENT FLOOR COVERINGS: REMOVE FLOOR COVERINGS AND ADHESIVE ACCORDING TO RECOMMENDATIONS IN RFI-CWP AND ITS ADDENDUM.
 11. DISPOSAL OF DEMOLISHED MATERIALS
 - A. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REMOVED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN TENANTS' PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
 - B. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF TENANT'S PROPERTY AND LEGALLY DISPOSE OF THEM.
 12. CLEANING
 - A. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS IN MATERIALS ADJACENT TO DEMOLITION. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

SECTION 02780 - POWER AND COMMUNICATIONS

ALL BUILDING SIGNAGE TO BE REMOVED AND INSTALLED BY THE TENANT OR TENANTS REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE POWER AS SPECIFIED ON THE ELECTRICAL POWER PLAN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXTERIOR SIGNAGE WITH THE TENANT AND ARCHITECT.

ALL CONDUITS AND SIGN ATTACHMENTS PENETRATING THE EXTERIOR BUILDING ENVELOPE SHALL BE FULLY WEATHERPROOFED AND SEALED BY THE CONTRACTOR.

DIVISION 03 – CONCRETE

SECTION 03300 – CAST IN PLACE CONCRETE

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO EXECUTION OF ANY WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS. ALL CONCRETE WORK SHALL COMPLY WITH THE PUBLISHED STANDARDS FOR GOOD PRACTICE INCLUDING, BUT NOT LIMITED TO, ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 308 "CONCRETE STEEL REINFORCING INSTITUTE 'MANUAL OF STANDARD PRACTICE' AND ACI 318 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.'

THE GENERAL CONTRACTOR SHALL PROVIDE (2) MOCK-UPS OF CONC1 FOR TENANT AND ARCHITECT REVIEW. THE MOCK-UP SHALL BE A MINIMUM OF 24"x24" AND SHALL BE LOCATED IN A CONCRETE SLAB. ONE MOCK-UP SHOULD BE LOCATED ON THE EXISTING CONCRETE SLAB AND 1 MOCK-UP SHOULD BE LOCATED ON THE NEW CONCRETE SLAB.

SUBMITTALS: PRODUCT DATA, DESIGN MIXES, SHRINKAGE TESTING, STEEL REINFORCEMENT SHOP DRAWINGS, MATERIAL TEST REPORTS IN ACCORDANCE WITH SECTION 01300.

PLACEMENT NOTIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE.

DIVISION 04 – MASONRY

NOT USED

DIVISION 05 – METALS

SECTION 05300 – METAL COATINGS

ALL FINISHED STEEL SURFACES ARE TO BE FINISHED WITH A CLEAR POLYURETHANE WATER-BASED FINISH. MINIMUM THREE COATS. ALL CLEAR URETHANE FINISHES ARE TO HAVE A MAXIMUM VOC CONTENT OF 170 GRAMS/LITER.

PRODUCT DATA AND SAMPLES TO BE SUBMITTED IN ACCORDANCE WITH SECTION 01300.

SECTION 05120 – STRUCTURAL STEEL

MINIMUM WELDS: AISC SPECIFICATION, NOT LESS THAN 3/16" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED. WELD SIZES AND LENGTHS CALLED FOR ON THE PLANS ARE THE NET EFFECTIVE REQUIRED. INCREASE WELD SIZES IF GAPS EXIST AT THE LAPPING SURFACE. ALL WELDS SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE WELDING SECTION OF THE AISC "STRUCTURAL WELDING CODE." REFER TO THE CONSTRUCTION DOCUMENTS FOR MISCELLANEOUS STEEL FABRICATIONS AT COUNTERS AND EATING SURFACES. ALL WELDS AT COUNTERS AND EATING SURFACES ARE TO BE GROUND SMOOTH AND POLISHED PRIOR TO FINISHING.

SECTION 05580 - SHEET METAL FABRICATIONS

ALL EXPOSED EDGES AND CORNERS ARE TO BE GROUND SMOOTH AND PREPARED FOR CLEAR FINISH COATINGS. THE CONTRACTOR SHALL PROVIDE FINISHED SAMPLES TO THE ARCHITECT FOR REVIEW AND APPROVAL.

ALL STAINLESS STEEL SHEET PANELS FOR KITCHEN, SCULLERY AND PREP AREAS ARE TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

DIVISION 06 – WOOD AND PLASTICS

SECTION 06100 - ROUGH CARPENTRY

THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING IN PARTITIONS BEHIND ALL WALL-MOUNTED MILLWORK, SHELVING STANDARDS, CABINETS, WALL STOPS, ETC. ALL WOOD SHALL CONFORM TO THE AIA PLYWOOD DESIGN SPECIFICATIONS PDS, LATEST EDITION.

ALL MEDIUM-DENSITY FIBERBOARD SHALL BE FORMALDEHYDE-FREE, MANUFACTURED WITH PMDI BINDERS.

SECTION 06150 - WOOD PANELING

SUBMITTALS:

1. IN ACCORDANCE WITH SECTION 01300.
2. PROVIDE A MINIMUM OF 4 SAMPLES WITH FINISH STAIN AND SEAL.

SECTION 06400 - ARCHITECTURAL MILLWORK

PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

PREPARATION

- A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALLS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
 1. COMPLY WITH REQUIREMENTS FOR ACCESS AND PROTECTION SPECIFIED IN DIVISION 01 SECTION "TEMPORARY FACILITIES AND CONTROLS."
- B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

SECTION 07190 - VAPOR RETARDERS

THE CONTRACTOR SHALL PROVIDE AND INSTALL VAPOR BARRIERS AS INDICATED ON THE CONSTRUCTION DOCUMENTS.

VAPOR BARRIER: BASIS OF DESIGN IS REEF INDUSTRIES, INC., GRIFFOLYN TYPE-55 FR OR APPROVED EQUAL.

THE CONTRACTOR SHALL SEAL JOINTS.

THE CONTRACTOR SHALL PROVIDE JOINT SEALERS, CAULKING AND BACKER ROD WHERE NECESSARY TO MAINTAIN WATERTIGHT JOINTS AND CONNECTIONS. ALL SEALANT AND CAULKING ARE TO BE PAINTED TO MATCH THE ADJACENT FINISHED SURFACE OR AS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

ALL SEALANTS SHALL CONFORM TO THE BELOW MAXIMUM VOC LEVELS:

EXTERIOR, GENERAL USE: ONE-PART SILICON SEALANT: 15 GRAMS/LITER

ACRYLIC/SILICON WATER-BASE SEALANT: 31 GRAMS/LITER

INTERIOR, NON-WET AREAS: 42 GRAMS/LITER

INTERIOR, WET AREAS: CONFORM TO ASTM C920, TYPE S, CLASS 25,

SUBMITTALS:

1. IN ACCORDANCE WITH SECTION 01300.
2. PROVIDE MANUFACTURER'S PRODUCT DATA AND MSDS.

DIVISION 08 – DOORS AND WINDOWS

SECTION 08100 – METAL DOORS AND FRAMES

EXCEPT AS NOTED, DOOR FRAMES SHALL BE STANDARD, WELDED HOLLOW METAL FRAMES. REFER TO FLOOR PLAN AND DOOR SCHEDULE.

ALL DOORS AND FRAMES SHALL BE SET ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND SQUARE TO THE SURFACE OF THE ADJACENT FINISHED SURFACE.

PERMANENTLY IN THE OPENING AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL SUBMIT A DOOR AND FRAME SCHEDULE WITH MANUFACTURER'S PRODUCT INFORMATION AND FINISH SAMPLES TO THE ARCHITECT FOR REVIEW AND APPROVAL. REFER TO SECTION 01300.

SECTION 08200 - WOOD DOORS

UNLESS OTHERWISE NOTED, DOORS SHALL BE SIZED AS SHOWN ON THE DOOR SCHEDULE, SOLID CORE, FLUSH WOOD FACE MATERIAL. CONSTRUCTION FREE FROM ANY SCRATCHES, IRREGULARITIES OR WARPING, AND SHALL CONFORM TO A W.I. CUSTOM GRADE STANDARDS. ALL WOOD DOORS ARE TO BE PLAIN SLICED WITH CLEAR URETHANE FINISH, 3 COATS MIN. ALL WOOD DOORS ARE TO BE FULLY SEALED ALL SIDES. PROVIDE FINISH SAMPLES IN SUBMITTAL.

SECTION 08700 - DOOR HARDWARE

EXCEPT AS NOTED OTHERWISE AND NOT OTHERWISE REQUIRED BY GOVERNING CODES, ALL DOOR HARDWARE NECESSARY FOR NEW OR EXISTING OWNER INTERIOR DOORS SHALL COMPLY WITH A.D.A. REQUIREMENTS.

ALL DOORS TO OR FROM PUBLIC AREAS SHALL BE PROVIDED WITH A.D.A. COMPLIANT HARDWARE SETS AND DELAYED ACTION DOOR CLOSERS, UNLESS OTHERWISE NOTED. PROVIDE COMPLETE HARDWARE SETS FOR EACH DOOR, INCLUDING, BUT NOT LIMITED TO, HINGES, FLUSH BOLTS, DEAD BOLTS, PANIC PUSH BARS, MORTISED CYLINDERS, BLOCKING RINGS CLOSERS, DUST-PROOF STRIKE PLATES, WEATHER-STRIPPING, DOOR THRESHOLD, AND DOOR CLOSERS. REFER TO THE DOOR SCHEDULE FOR ADDITIONAL DOOR HARDWARE AND CUSTOM DOOR HARDWARE INFORMATION.

DIVISION 09 – FINISHES

SECTION 09100 - CERAMIC TILE

SUPPORT SYSTEMS

ALL METAL STUD FRAMING AND ACCESSORIES ARE TO BE GALVANIZED, 20 GA. MINIMUM UNLESS OTHERWISE NOTED.

SECTION 09250 - GYPSUM BOARD SYSTEMS

ALL GYPSUM WALL BOARD SHALL MEET THE FOLLOWING RECYCLED CONTENT CRITERIA:

1. ALL GYPSUM BOARD 100% RECYCLED CONTENT
2. GYPSUM: USE THE HIGHEST LEVEL OF POST-INDUSTRIAL AND POST-CONSUMER RECYCLED CONTENT THAT IS READILY AVAILABLE.

FOR GYPSUM BOARD ASSEMBLIES WITH FIRE RESISTANCE RATINGS, PROVIDE MATERIALS AND CONSTRUCTION WHERE INDICATED ON THE CONSTRUCTION DOCUMENTS WHICH HAVE BEEN TESTED BY ULTM. REFER TO INTERIOR PARTITION TYPES ON A0.05 FOR LOCATIONS OF FIRE-RATED GYPSUM BOARD.

UNLESS OTHERWISE NOTED OR REQUIRED BY SPECIFIC APPLICATION, GYPSUM BOARD SHALL BE 5/8" THICK, TYPE X.

ALL GYPSUM BOARD SURFACES IN PUBLIC AREAS ARE TO HAVE A LEVEL 5 FINISH UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD SURFACES IN STORAGE AND MECHANICAL ROOMS ARE TO HAVE A LEVEL 3 FINISH UNLESS OTHERWISE NOTED.

ALL SUSPENDED GYPSUM BOARD CEILING ASSEMBLY HANGERS SHALL BE DESIGN/BUILD BY THE GENERAL CONTRACTOR PER ALL APPLICABLE CODES.

SUBMITTALS:

1. IN ACCORDANCE WITH SECTION 01300.
2. PROVIDE MANUFACTURER'S PRODUCT DATA AND MSDS.

SECTION 09310 - CERAMIC TILE

PROVIDE AND INSTALL TILE AS INDICATED ON THE DRAWINGS. TILE ASSEMBLIES SHALL INCLUDE FINISH TILE, WATERPROOF MEMBRANES, AND OTHER TILE ACCESSORIES.

SUBMITTALS:

PROVIDE FULL-SIZE TILE UNIT SAMPLES FOR VERIFICATION, MINIMUM OF FIVE UNITS FOR EACH TYPE AND COLOR INDICATED. PROVIDE FULL-SIZE UNITS OF EACH TYPE OF TRIM AND ACCESSORIES FOR EACH COLOR AND FINISH INDICATED. PROVIDE GROUT SAMPLES FOR SELECTION; MANUFACTURER'S COLOR CHARTS WILL NOT BE ACCEPTED FOR REVIEW. SUBMITTALS SHALL INCLUDE PRODUCT DATA AND TEST REPORTS FOR VERIFICATION OF TILE INDICATED AND FOR EACH TYPE OF SETTING AND GROUTING PRODUCTS.

QUALITY ASSURANCE

PROVIDE FULL-SCALE MOCK-UPS TO VERIFY SELECTIONS FOR TENANT AND ARCHITECT REVIEW.

PROOF OF MEMBRANE: PROVIDE MANUFACTURER'S STANDARD PRODUCTS THAT COMPLY WITH ANSI A118.10. INCLUDE REINFORCEMENT AND ACCESSORIES AS RECOMMENDED BY MANUFACTURER.

SETTING MATERIALS: LATEX PORTLAND CEMENT MORTAR PER ANSI A118.4.

GROUT MATERIALS: TO BE DETERMINED.

PROVIDE FULL-SIZE GROUT SAMPLES FOR VERIFICATION. GROUT MATERIALS SHALL BE AS RECOMMENDED BY TILE MANUFACTURER.

PROVIDE MANUFACTURER'S STANDARD SILICONE PRODUCT FOR SEALING ALL GROUT JOINTS AND THAT DOES NOT CHANGE COLOR OR APPEARANCE OF GROUT. PROVIDE CURED SAMPLES FOR COLOR COMPARISON TO GROUT.

TILE INSTALLATION SHALL COMPLY WITH TCA'S "HANDBOOK OF CERAMIC TILE INSTALLATION" AND MANUFACTURER'S WRITTEN INSTRUCTIONS. MIX TILE FROM SEVERAL CARTONS DURING INSTALLATION.

INSTALL CEMENTITIOUS BACKER UNITS AND TREAT JOINTS ACCORDING TO ANSI A108.11 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

VERIFY ALL GROUT WIDTH WITH THE ARCHITECT PRIOR TO INSTALLATION.

ACCURATELY FORM INTERSECTIONS AND RETURNS. PER

DIVISION 11 – EQUIPMENT
SECTION 11130 – AUDIO-VISUAL EQUIPMENT
ALL A/V EQUIPMENT IS TO BE PROVIDED AND INSTALLED BY THE TENANT.
THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL A/V EQUIPMENT WITH THE TENANT.
THE CONTRACTOR SHALL PROVIDE CONDUIT STUBS TO THE TENANT PROVIDED A/V EQUIPMENT AS INDICATED ON THE DRAWINGS.
SECTION 11400 - KITCHEN EQUIPMENT
ALL KITCHEN EQUIPMENT IS TO BE PROVIDED BY THE TENANT, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL RELATED M.E.P. HOOK-UPS.

DIVISION 12 – FURNISHINGS
SECTION 12494 - ROLLER SHADES
INSTALL WINDOW SHADES PROVIDED BY TENANT.
SUBMITTALS
PROVIDE PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
2. STYLES, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS, PROFILES, FEATURES, FINISHES AND OPERATING INSTRUCTIONS.
3. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
4. MOUNTING DETAILS AND INSTALLATION METHODS.
SHOP DRAWINGS: PLANS, ELEVATIONS, SECTIONS, PRODUCT DETAILS, INSTALLATION DETAILS, OPERATIONAL CLEARANCES AND RELATIONSHIP TO ADJACENT WORK.
WINDOW TREATMENT SCHEDULE: FOR ALL ROLLER SHADES. COORDINATE WITH TENANT.
QUALITY ASSURANCE
MOCK-UP: PROVIDE A MOCK-UP OF ONE ROLLER SHADE ASSEMBLY FOR EVALUATION OF MOUNTING, APPEARANCE AND ACCESSORIES.
1. LOCATE MOCK-UP IN WINDOW DESIGNATED BY ARCHITECT.
2. DO NOT PROCEED WITH REMAINING WORK UNTIL, MOCK-UP IS ACCEPTED BY ARCHITECT

MANUFACTURER QUALIFICATIONS: OBTAIN ROLLER SHADES THROUGH TENANT.
PROJECT CONDITIONS
ENVIRONMENTAL LIMITATIONS: INSTALL ROLLER SHADES AFTER FINISH WORK INCLUDING PAINTING IS COMPLETE AND AMBIENT TEMPERATURE AND HUMIDITY CONDITIONS ARE MAINTAINED AT THE LEVELS INDICATED FOR PROJECT WHEN OCCUPIED FOR ITS INTENDED USE.
SECTION 12600 - FURNITURE AND ACCESSORIES
THE OWNER WILL PROVIDE AND INSTALL ALL ARTWORK AND OTHER MISCELLANEOUS INTERIOR SIGNAGE, UNLESS OTHERWISE NOTED.
THE CONTRACTOR WILL PROVIDE ALL FURNITURE.

DIVISION 13 – SPECIAL CONSTRUCTION
DIVISION 14 – CONCEYING SYSTEMS
DIVISION 15 – MECHANICAL
SECTION 15050 - MECHANICAL MEANS AND METHODS
REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS. REFER TO CONSTRUCTION DOCUMENTS FOR LOCATIONS OF ALL HVAC DEVICES. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL MECHANICAL DIFFUSERS, VENTS, GRILLES, ETC. WITH THE ARCHITECT PRIOR TO INSTALLATION.
SECTION 15990 - TESTING, ADJUSTING AND BALANCING
THE CONTRACTOR SHALL PROVIDE A SYSTEM TESTING AND BALANCING REPORT FOR THE ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW WITH THE CONTRACTOR'S FINAL PUNCH LIST.
DIVISION 16 – ELECTRICAL
SECTION 16050 - ELECTRICAL MEANS AND METHODS
REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
SECTION 16140 - WALL SWITCHES AND RECEPTACLES
THE CONTRACTOR SHALL FIELD VERIFY WITH THE ARCHITECT ON THE COLOR OF ALL ELECTRICAL RECEPTACLE AND SWITCH PLATES. WALL PLATES AT WOOD AND METAL WALLS ARE TO BE BLACK. WHITE PLATES ARE ONLY PERMITTED ON WHITE WALLS OR AREAS THAT ARE NOT VISIBLE TO THE PUBLIC.
SECTION 16500 - LIGHTING
REFER TO CONSTRUCTION DOCUMENTS FOR LIGHTING PLAN. ALL LIGHT FIXTURES ARE TO BE LOCATED AS SHOWN. ALL MOUNTING HEIGHTS OF PENDANT FIXTURES ARE TO BE FIELD VERIFIED WITH THE OWNER AND ARCHITECT. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ELECTRICAL AND ARCHITECTURAL PLANS PRIOR TO PROCEEDING WITH WORK.
SUBMIT PRODUCT DATA FOR ALL LIGHTING SYSTEM COMPONENTS INCLUDING, BUT NOT LIMITED TO, COLOR, FINISH, MOUNTING HARDWARE, AND LAMPING; PROVIDE DETAILS FOR ANY NON-STANDARD MOUNTING CONFIGURATIONS. STANDARD FIXTURE MOUNTING IS ASSUMED TO BE MANUFACTURER'S STANDARD OR CUSTOM LENGTH SUSPENSION SYSTEM AND POWER CORD CONNECTION DIRECTLY TO THE CEILING MOUNTED J-BOXES, WHERE APPLICABLE.

ABBREVIATIONS									
A		FRP	FIBER REINFORCED	PP	POWER POLE				
@			PANEL	PR	PAIR				
AB	ANCHOR BOLT	FRT	FIRE RETARDANT	PSF	POUNDS PER SQUARE FOOT				
ABV	ABOVE	FT	TREATED WOOD	PSI	POUNDS PER SQUARE INCH				
AC	AIR CONDITIONER	FTG	FOOTING	PT	PRESSURE TREATED				
ACT	ACOUSTIC TILE CEILING			PTD	PAPER TOWEL				
ADD	ADDENDUM	G			DISPENSER				
ADJ	ADJACENT	GA	GAUGE	PTR	PAPER TOWEL				
ADJT	ADJUSTABLE	GALV	GALVANIZED		RECEPTOR				
AFF	ABOVE FINISHED FLOOR	GB	GRAB BARS						
		GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE				
ALT	ALTERNATE			PVMT	PAVEMENT				
ALUM	ALUMINUM	GI	GALVANIZED IRON	PWD	PLYWOOD				
AMP	AMPERES	GL	GLASS						
ANCR	ANCHOR	GR	GRADE	R					
ANOD	ANODIZED	GWH	GAS WATER HEATER	RA	RETURN AIR				
APPROX	APPROXIMATE	GYP BD	GYPSUM BOARD	RAD	RADIUS				
ARCH	ARCHITECTURAL			RB	RUBBER BASE				
ASPH	ASPHALT	H		RD	ROOF DRAIN				
		HB	HOSE BIBB	REC	RECESSED				
B		HC	HOLLOW CORE	REF	REFERENCE/REFER				
B.O.	BOTTOM OF	HD	HEAD	REFL	REFLECTED				
BD	BOARD	HDN	HOLD-DOWN	REIN	REINFORCED				
BLDG	BUILDING	HDR	HEADER	REQ'D	REQUIRED				
BLK	BLOCK	HGR	HANGER	RET	RETAINING				
BLKG	BLOCKING	HM	HOLLOW METAL	REV	REVISION				
BM	BEAM	HMF	HOLLOW METAL DOOR	RM	ROOM				
BM.	BENCH MARK	HORZ	HORIZONTAL FRAME	RO	ROUGH OPENING				
BOT	BOTTOM	HRD	HARD	ROW	RIGHT OF WAY				
BP	BASE PLATE	HSS	HOLLOW STRUCTURAL STEEL SECTION	RS	ROUGH SAWN				
BRG	BEARING			RSC	ROUGH SAWN CEDAR				
BRZ	BRONZE	HT	HEIGHT	S					
BTU	BRITISH THERMAL UNIT	HTG	HEATING	S	SOUTH				
BUR	BUILT-UP ROOF	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	S&V	STAIN AND VARNISH				
				S.DISP.	SOAP DISPENSER				
C				SAT	SUSPENDED ACOUSTICAL CEILING				
CAB	CABINET								
CB	CATCH BASIN	I		SC	SOLID CORE				
CBM.	CEMENT	ID	INSIDE DIAMETER	SCH	SCHEDULE				
CFT	CUBIC FOOT	IN	INCH(ES)	SD	STORM DRAIN				
CI	CAST IRON	INCL	INCLUDE	SEC	SECTION				
CIP	CAST IN PLACE	INSUL	INSULATION	SF	SQUARE FOOT				
CJ	CONTROL JOINT	INT	INTERIOR	SHT	SHEET				
CL	CENTER LINE			SHTHG	SHEATHING				
CLR	CLEAR(ANCE)	J		SIM	SIMILAR				
CMU	CONCRETE MASONRY UNIT	JC	JANITOR CLOSET	SOG	SLAB ON GRADE				
		JST	JOIST	SPA	SPACE(S)				
CO	CASED OPENING	JT	JOINT	SPEC	SPECIFICATION				
COL	CLEAN OUT			SQ.	SQUARE				
COL	COLUMN	K		SS	SANITARY SEWER				
CONC	CONCRETE	k	KIPS	SSK	SERVICE SINK				
CONN	CONNECTION	KSF	KIPS PER SQUARE FOOT	SST	STAINLESS STEEL				
CONST	CONSTRUCTION			ST	STEEL				
CONT	CONTINUOUS			STD	STANDARD				
CORR	CORRUGATED	L		STOR	STORAGE				
CPT	CARPET(ED)	LAM	LAMINATED	STRUCT	STRUCTURAL				
CYD	CUBIC YARD	LAV	LAVATORY	SUSP	SUSPENDED				
		LF	LINEAL FOOT	SYM	SYMMETRICAL				
D		LG	LONG	SYN	SYNTHETIC				
D	DRYER	LL	LIVE LOAD						
DBL	DOUBLE	LLH	LONG LEG HORIZONTAL	T					
DEM	DEMOLITION	LLV	LONG LEG VERTICAL	T					
DEV	DEVELOPMENT	LT	LIGHT	T&B	TOP AND BOTTOM				
DF	DRINKING FOUNTAIN	LVR	LOUVER	T&G	TONGUE AND GROOVE				
DH	DOUBLE HUNG	LW	LIGHT WEIGHT	T.O.	TOP OF				
DI	DROP INLET	LWB	LIGHT WEIGHT BLOCK	T.O.S.	TOP OF STEEL				
DIA	DIAMETER			TCX	TOP CHORD				
DIAQ	DIAGONAL	M			EXTENSION				
DIM	DIMENSION	MAS	MASONRY	TEL	TELEPHONE				
DIST	DISTRIBUTED	MATL	MATERIAL	TEMP	TEMPERED				
DIV	DIVISION	MAX	MAXIMUM	THK	THICK				
DL	DEAD LOAD	MCJ	MASONRY CONTROL JOINT	THRD	THREADED				
DN	DOWN			TV	TELEVISION				
DR	DOOR	MECH	MECHANICAL	TYP	TYPICAL				
DS	DOWN SPOUT	MFG	MANUFACTURING						
DTL	DETAIL	MFR	MANUFACTURER	U					
DW	DISHWASHER	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE				
DWG	DRAWING	MIN	MINIMUM	UR	URINAL				
		MIR	MIRROR						
E		MISC	MISCELLANEOUS						
E		MO	MASONRY OPENING	V					
EA	EAST	MTD	MOUNTED	VAR	VARIES				
EF	EACH FACE	MTL	METAL	VCT	VINYL COMPOSITION TILE				
EIFS	EXTERIOR INSULATION FINISH SYSTEM	MULL	MULLION	VERT	VERTICAL				
				VIF	VERIFY IN FIELD				
EJ	EXPANSION JOINT	N		VR	VAPOR RETARDER				
ELEC	ELECTRICAL	N	NORTH	VWC	VINYL WALL COVERING				
ELEV	ELEVATION	NIC	NOT IN CONTRACT						
EMER	EMERGENCY	NO, #	NUMBER						
EQ	EQUAL	NOM	NOMINAL	W					
EW	EACH WAY	NTS	NOT TO SCALE	W	WEST				
EWI	ELECTRICE WATER HEATER			W.F.M.	WELDED FRAME				
		O		W/	WITH				
EXH	EXHAUST	OA	OVERALL	W/O	WITHOUT				
EXP	EXPOSED	OC	ON CENTER	WB	WOOD BASE				
EXT	EXTERIOR	OD	OUTSIDE DIAMETER OR	WC	WATER CLOSET				
				WD	WOOD				
F		OFCI	OWNER FURNISHED CONTRACTOR	WF	WIDE FLANGE				
FB	FACE BRICK			WH	WALL HYDRANT				
FBO	FURNISHED BY OTHERS			WHS	WELDED HEADED STUD				
FD	FLOOR DRAIN	OH	OVER HEAD	WIN	WINDOW				
FDN	FOUNDATION	OPNG	OPENING	WP	WATERPROOFING				
FE	FIRE EXTINGUISHER	OPP	OPPOSITE	WT	WEIGHT				
FEC	FIRE EXTINGUISHER AND CABINET	OVN	OVEN	WTW	WALL TO WALL				
		OWSJ	OPEN WEB STEEL JOIST	WWF	WELDED WIRE FABRIC				
FF	FINISHED FLOOR								
FFE	FINISHED FLOOR ELEVATION	P							
FIN	FINISH	PC	PRECAST						
FLR	FLOOR(ING)	PEJ	PREMOLDED EXPANSION JOINT						
FLSH	FLASHING								
FOC	FACE OF CONCRETE	PERF	PERFORATED						
FOF	FACE OF FINISH	PF	PRE-FINISHED						
FOM	FACE OF MASONRY	PL	PLATE						
FOS	FACE OF STUD	PL	PROPERTY LINE						
FR	FIRE RATED	PLAM	PLASTIC LAMINATE						
FR GYP	FIRE RATED GYPSUM BOARD	PNT	PAINT(ED)						
BD		POS	POINT OF SALE						

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REGISTERED ARCHITECT

MARC J. BREETZ

AURORA, CO

ARI-12177

09/03/24

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EXPRESS EMPLOYMENT

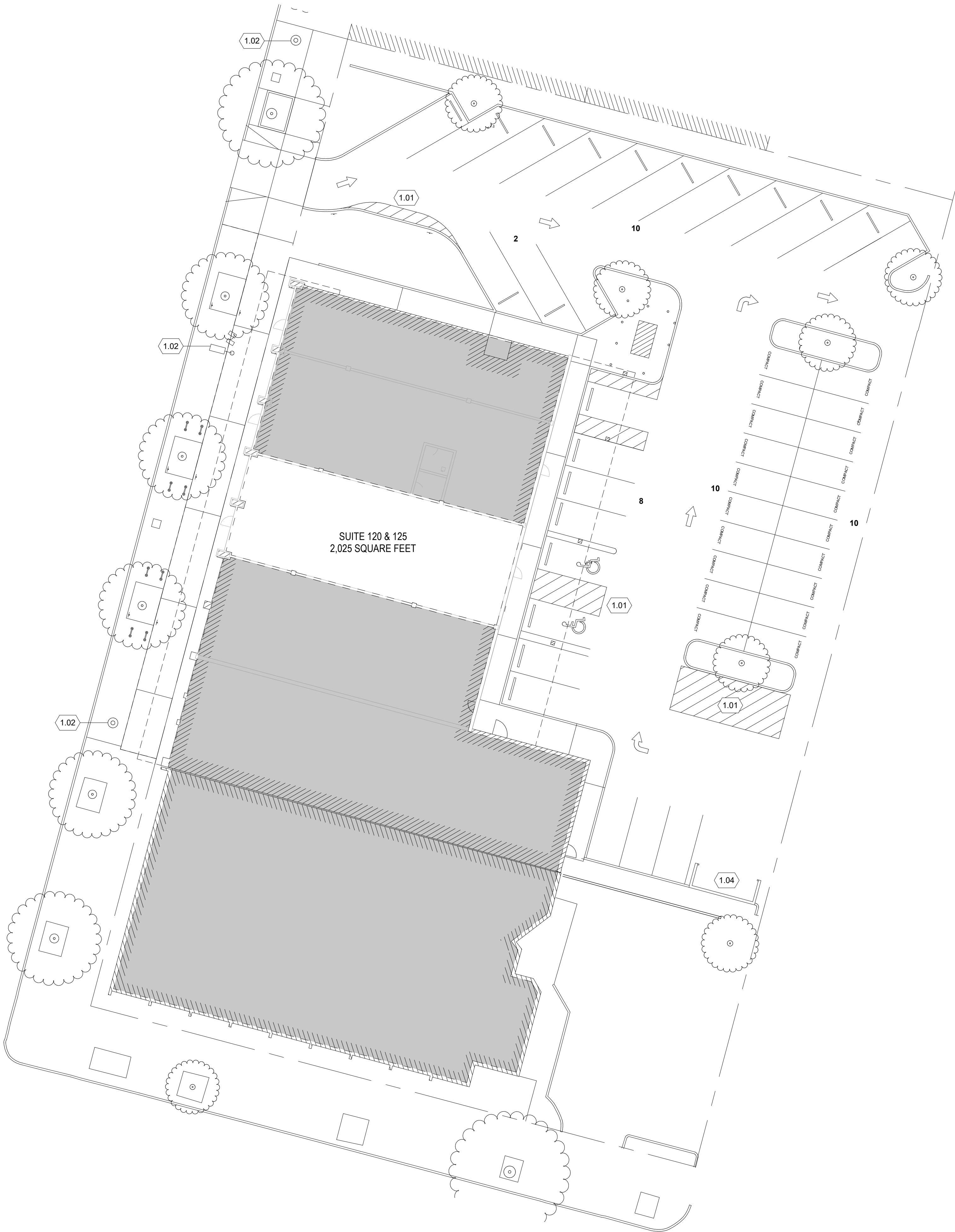
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No.	Description	Date
	PERMIT	08/30/2024

Project No.	Project Number
Drawing	

SHEET SPECIFICATION

G0.6



PARKING CALCULATIONS	
REQUIRED PARKING SPACES:	OFFICE - 1:370 [2,025 TENANT AREA / 370] = 5.47
AVAILABLE PARKING SPACES:	40 SPACES [EXISTING]
BIKE PARKING:	2 SPACES [EXISTING]
ACCESSIBLE PARKING SPACE CALCULATIONS:	
40 PARKING SPACES [MINIMUM 2 SPACE FOR 26-50 SPACES] = 2 REQUIRED ACCESSIBLE SPACE	
PROVIDED ADA SPACES:	2 SPACES
PLAN LEGEND	
	NOT IN CONTRACT [N.I.C.]
	ADA PARKING SPACE
KEYNOTE	
MARK	TEXT
1.01	EXISTING STRIPE STALLS TO REMAIN
1.02	EXISTING LIGHTING
1.04	EXISTING TRASH ENCLOSURE

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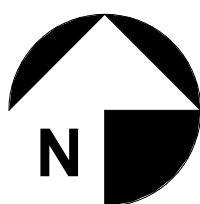
EXPRESS EMPLOYMENT

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Drawing	

SITE PLAN



G1.0

1 SITE PLAN
1/16" = 1'-0"

Locks & Latches

1. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

1. The locking device is readily distinguishable as locked.

2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

3. The use of the key-operated locking device is revocable by the fire code official for due cause.

(2022 OFC, Sec. 1010.2.4 line item 3)

Hardware

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

(2022 OFC, Sec. 1010.2.2)

Door Operations and Unlatching

1. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

2. The unlatching of any door or leaf for egress shall require not more than one motion in a single linear or rotational direction to release all latching and all locking devices.

(2022 OFC Sec. 1010.2 and 1010.2.1)

Floors & Landings

Thresholds at doorways shall not exceed 1/2 inch above the finished floor or landing. Landings shall have a length measured in the direction of travel of not less than 44" inches.

(2022 OFC, 1010.1.6)

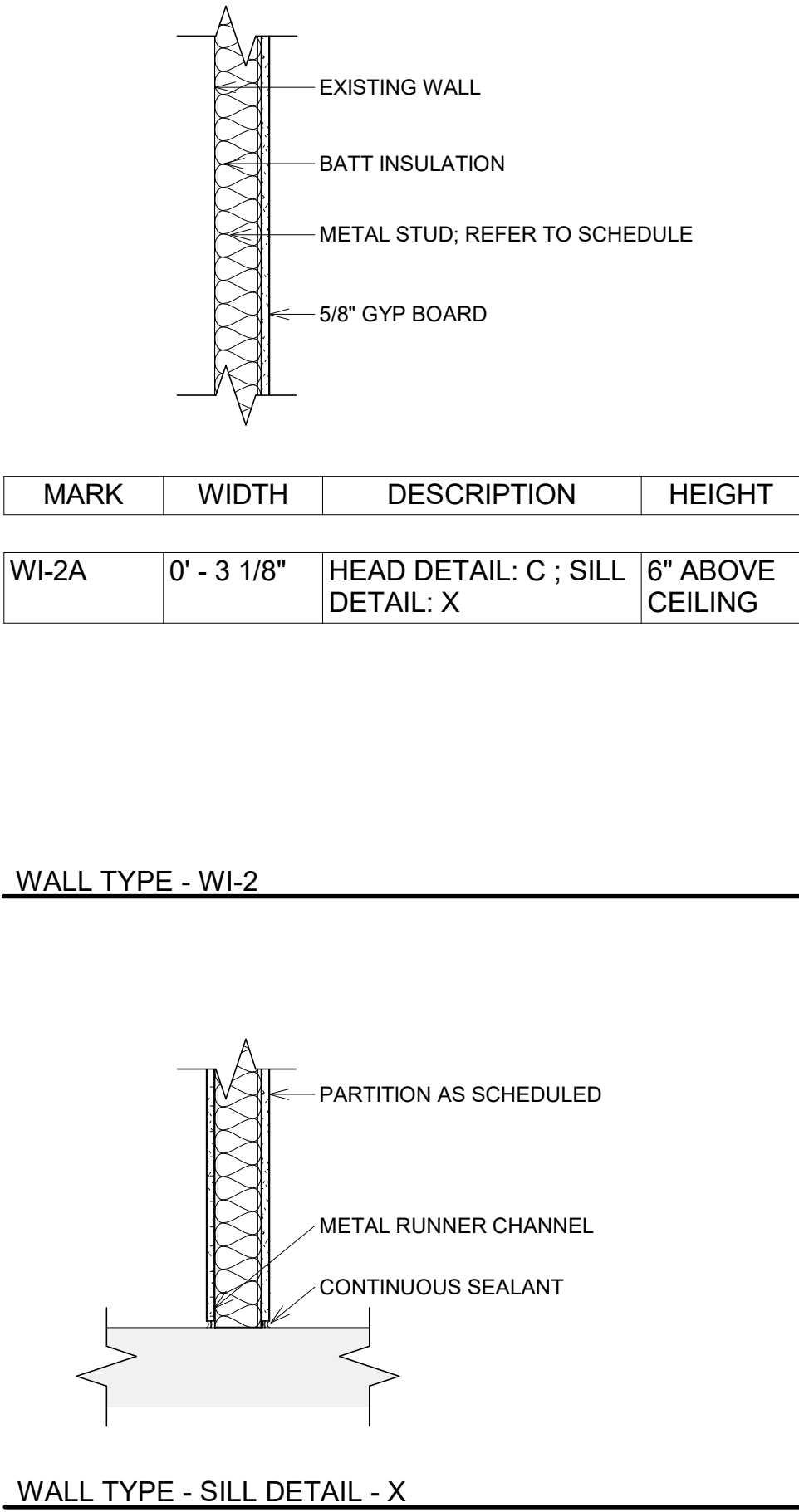
Fire Extinguisher Installation

Extinguishers weighing 40 pounds or less.
Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

Extinguishers weighing more than 40 pounds.
Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor.

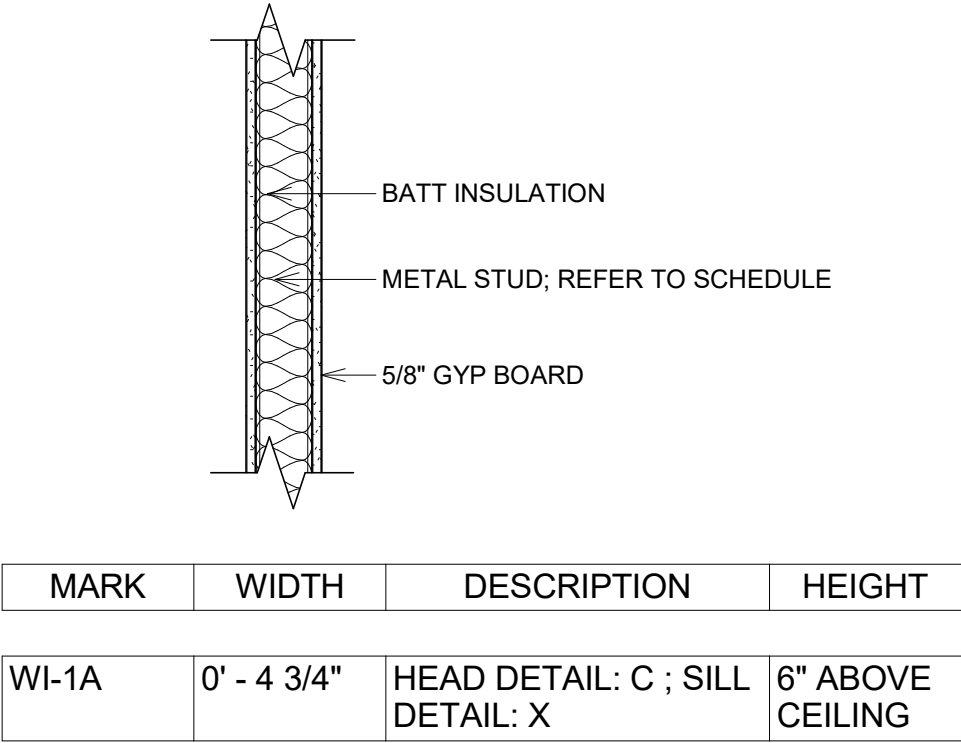
Floor clearance. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall not be less than 4 inches (102 mm).

(2022 OFC, Sec. 906.9 - 906.9.3)



GENERAL NOTES

- GYPSUM WALL CONTROL JOINTS ARE TO BE INSTALLED AT 30'-0" ON CENTER, MAXIMUM. JOINT WIDTH TO BE 3/8" AND CAULKED TO MATCH WALL FINISH COLOR.
- AT WET LOCATION, MOISTURE RESISTANT GYPSUM BOARD TO BE USED.
- AT LOCATION RECEIVING TILE, CEMENT BACKER BOARD IS TO BE USED.
- AT RATED WALLS, TYPE X GYPSUM BOARD IS TO BE USED.

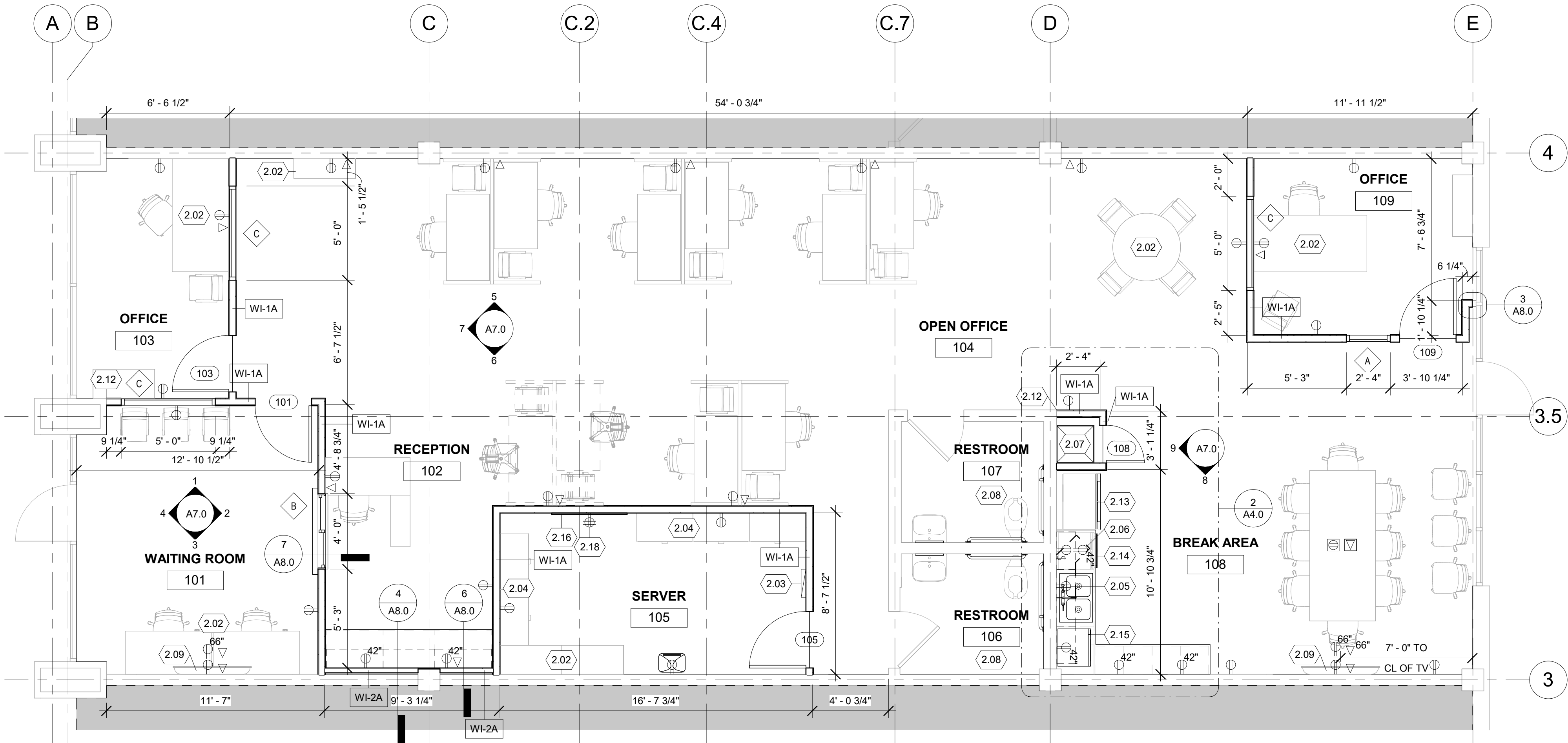


GENERAL NOTES

- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
- IN THE EVENT OF AN OMITTED NECESSARY DIMENSION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
- VERIFY SIZE, LOCATION AND CHARACTERISTICS OF WORK AND EQUIPMENT FURNISHED BY OWNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO COMMENCING CONSTRUCTION ON WORK PERTAINING TO THE SAME.
- VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
- ERRORS AND OR OMISSIONS IN DOOR OR STOREFRONT SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.
- INSTALL FIRE RETARDANT TREATED 2X6 SOLID WOOD BLOCKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.
- INTERIOR DIMENSIONS ARE GIVEN FROM FINISH FACE OF EXISTING WALL OR FROM FACE OF STUD TO FACE OF STUD.
- CONTRACTOR REQUIRED TO PROVIDE NECESSARY BLOCKING FOR ALL OWNER PROVIDED SIGNAGE.
- FOR ALL AIR CONDITIONING EQUIPMENT, EXHAUST AND SUPPLY FANS, HVAC, CONTRACTOR TO PROVIDE AND INSTALL SUITABLE BLOCKING IN WALLS AND CEILINGS TO SUPPORT FIXTURES AND/OR EQUIPMENT.
- ALL EXTERIOR LANDINGS TO BE 1/4" MAX BELOW FINISH FLOOR, TYPICAL.
- PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE AS REQUIRED BY CODE AT ALL EXIT DOORS.
- ALL INTERIOR DOORS SHALL BE 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30'-0".
- ALL EXISTING EXPOSED COLUMNS TO BE PAINTED P-3

PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW STUD WALL
	WALL TAG
ROOM	
	ROOM TAG
	KEYNOTE TAG
	DOOR TAG
	SPECIALTY EQUIPMENT TAG
	INTERIOR ELEVATION TAG
	WINDOW [REF: A9.0]
KEYNOTE	
MARK	TEXT

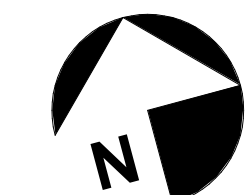
2.02	FURNITURE PROVIDED AND INSTALLED BY TENANT. SHOWN FOR REFERENCE TO LOCATE POWER AND DATA
2.03	NEW ELECTRICAL PANEL
2.04	LATERAL FILE CABINETS PURCHASED AND INSTALLED BY TENANT
2.05	UNDER COUNTER OUTLET FOR GARBAGE DISPOSAL; PROVIDE WALL SWITCH
2.06	SAWCUT EXISTING CONCRETE AS REQUIRED, TO ATTACH NEW WASTE LINE TO EXISTING 4" MAIN. CONTRACTOR TO VERIFY LOCATION AND SCOPE.
2.07	UTILITY SINK; CENTRAL HOT WATER SYSTEM AND DOMESTIC WATER EXISTING
2.08	NEW FINISHES IN EXISTING RESTROOM BUILD-OUT. CONFIRM EXISTING RESTROOM FIXTURES AND ACCESSORIES ARE CODE COMPLIANT
2.09	MOUNT TELEVISION AT 5'-6" ON CENTER, ABOVE FINISH FLOOR. PROVIDE BLOCKING IN WALL FOR TV MOUNT
2.12	ALIGN WALL TO EXISTING
2.13	FRIDGE WITH WATER/ ICE DISPENSER; PROVIDED BY TENANT, INSTALLED BY GC
2.14	DISHWASHER; PROVIDED BY TENANT, INSTALLED BY GC
2.15	MICROWAVE; PROVIDED BY TENANT, INSTALLED BY GC
2.16	PLYWOOD BACKER 8'-0" TALL INSTALLED 6" AFF
2.18	DEDICATED CIRCUIT



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

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Project No.	Project Number
Drawing	



GENERAL NOTES

- REFER TO MECHANICAL DRAWINGS FOR HVAC PLAN, SECTIONS, DUCT SIZES, SUPPLY AND RETURN AIR GRILLE SIZES.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT, REQUIREMENTS AND ADDITIONAL FIXTURE INFORMATION.
- DIMENSIONS ARE TAKEN FROM FACE OF FINISH MATERIAL.
- LIGHT FIXTURES IN SUSPENDED CEILING SYSTEM SHALL BE FASTENED TO METAL GRID SYSTEM WITH (1) 1/8" BLIND RIVET AT EACH CORNER. EACH CORNER OF THE LIGHT SHALL BE SUPPORTED FROM THE ROOF STRUCTURE WITH #12 GA GALVANIZED ANNEALED WIRE.
- SUPPLY AND RETURN DIFFUSERS IN SUSPENDED CEILINGS SHALL HAVE STRAPS AT OPPOSITE SIDES.
- COORDINATE LIGHT FIXTURE PLACEMENT WITH MECHANICAL AND STRUCTURAL DRAWINGS.
- COORDINATE LIGHT FIXTURE PLACEMENT WITH OVERHEAD DOORS TO ENSURE THAT LIGHTS ARE NOT BLOCKED BY DOORS IN THE OPEN POSITION.

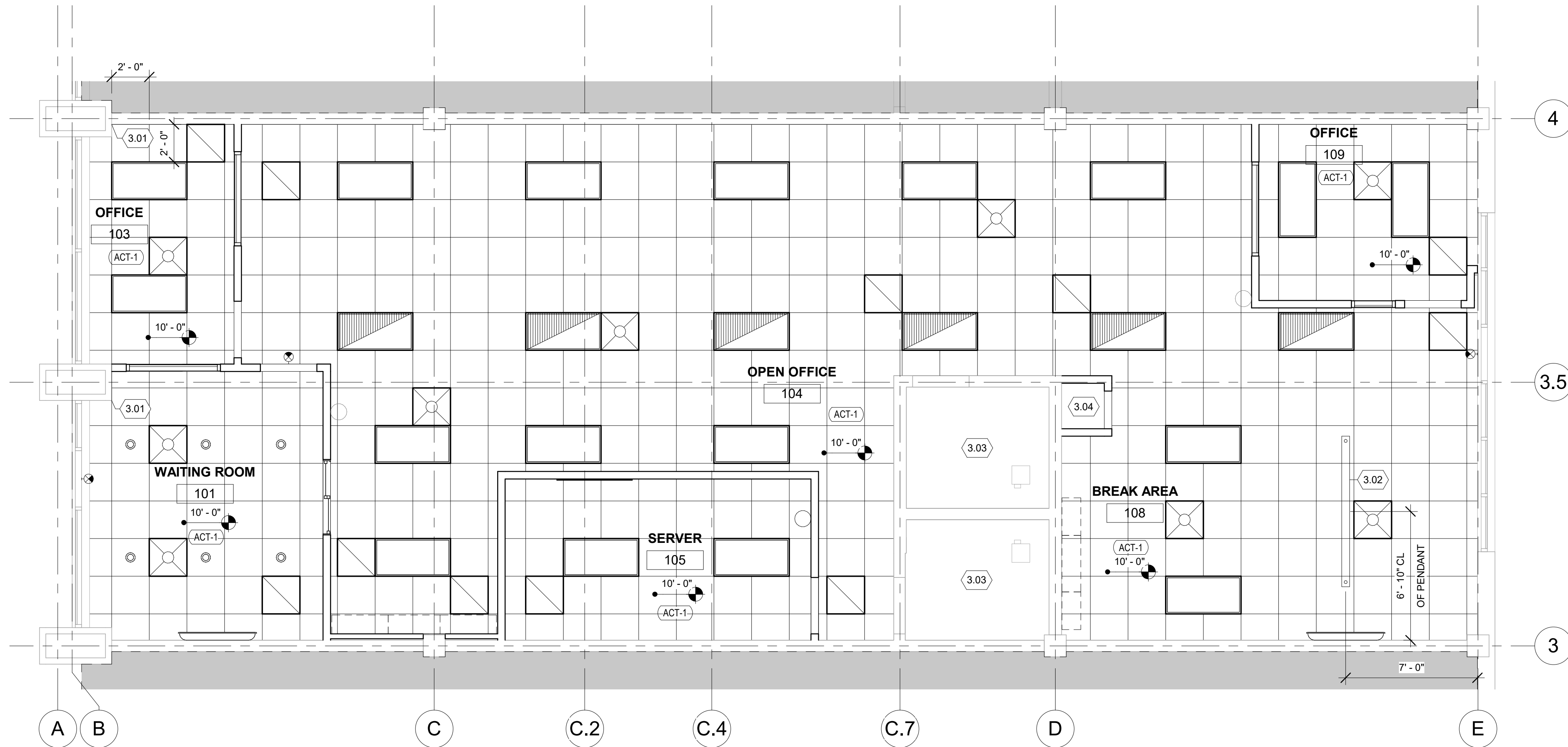
PLAN LEGEND

- RECESSED MOUNTED CEILING FIXTURE
- SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- WALL OR END MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE

KEYNOTE

MARK	TEXT
------	------

3.01	ALIGN NEW SUSPENDED CEILING SYSTEM GRID WITH WALL
3.02	BOTTOM OF PENDANT 7'-0" AFF
3.03	RESTROOMS COMPLETED BY LANDLORD PRIOR TO TENANT IMPROVEMENT BUILD OUT
3.04	OPEN TO STRUCTURE ABOVE



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

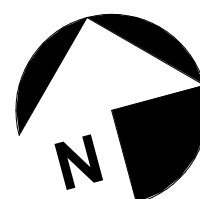
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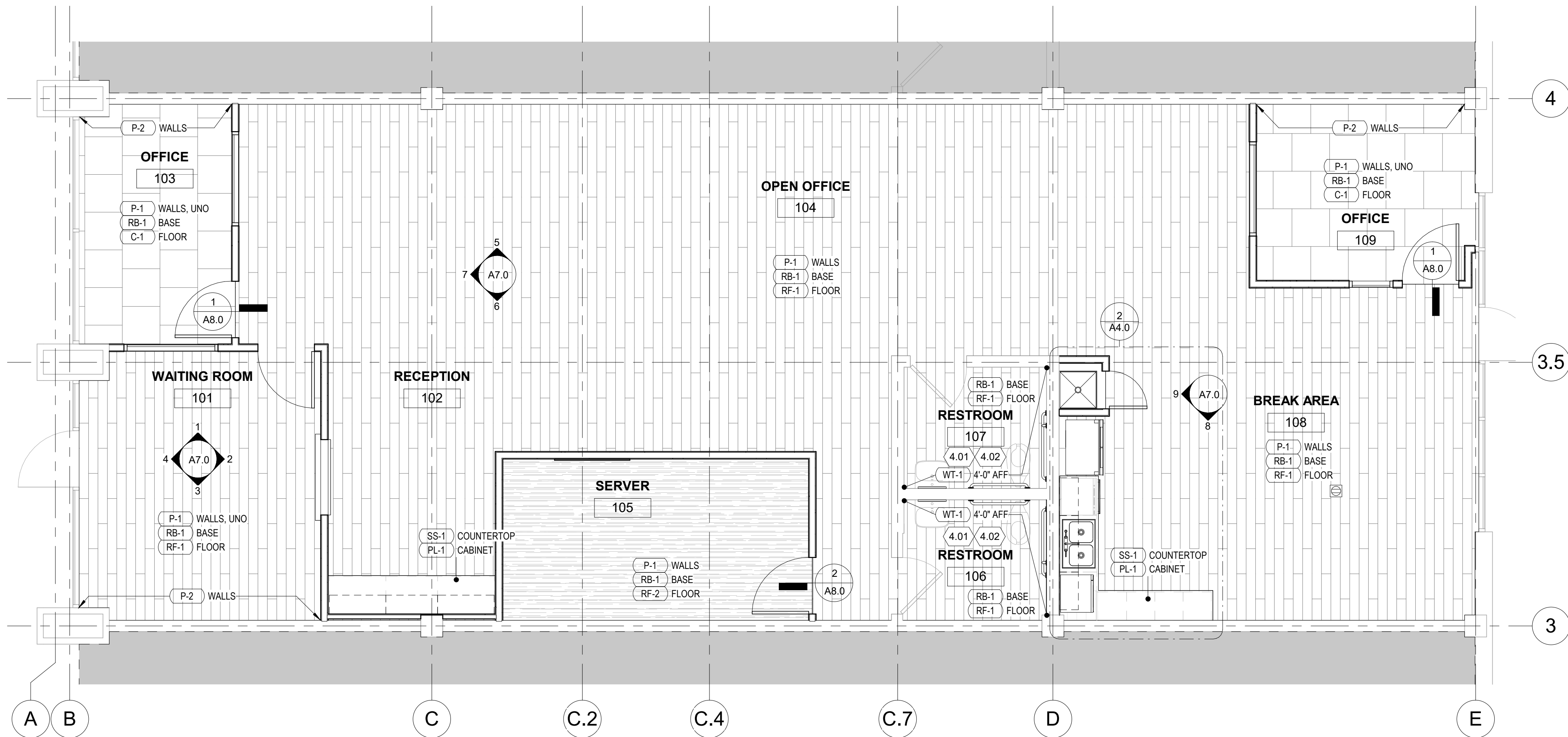
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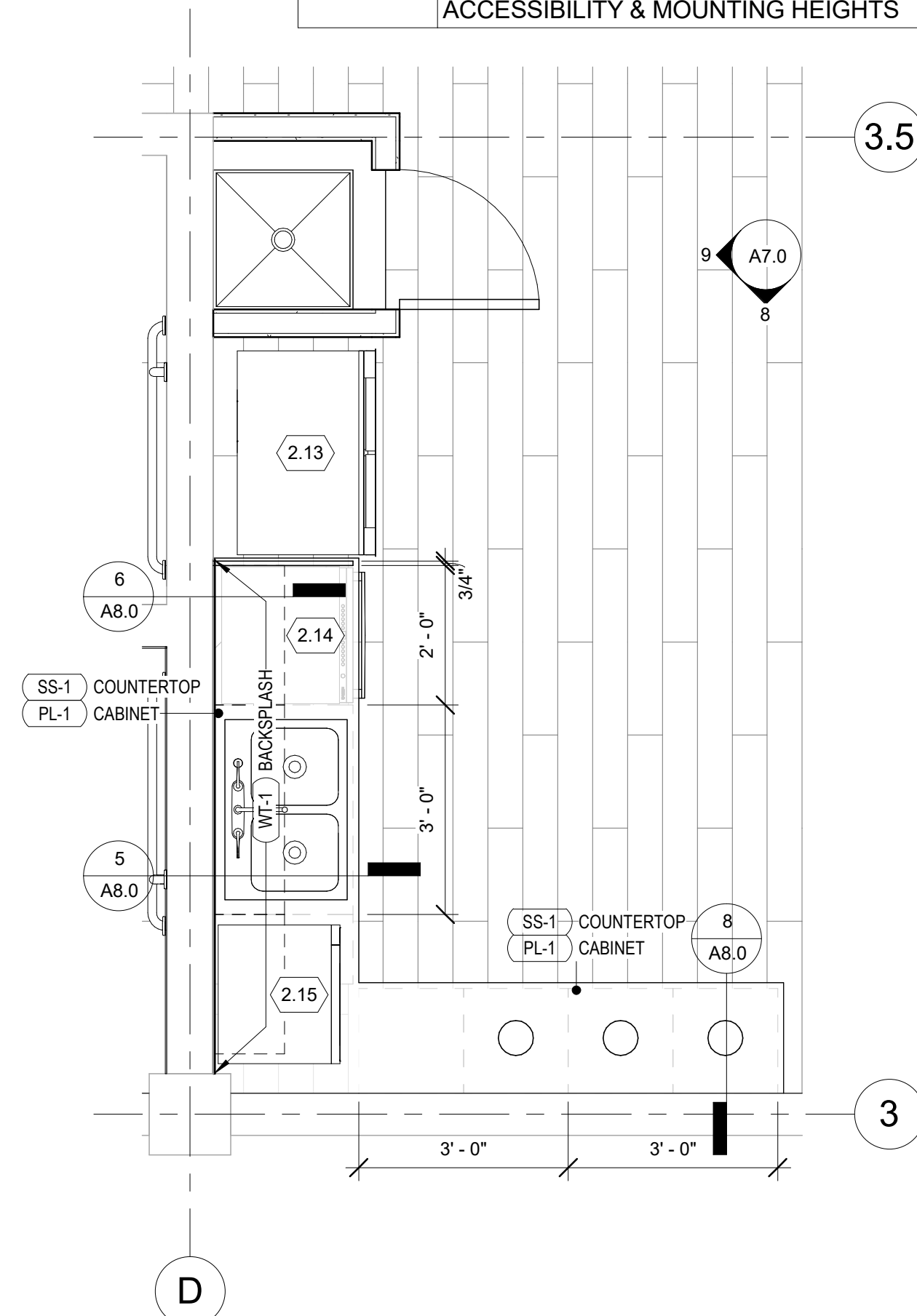
REFLECTED CEILING PLAN



A3.0



1 LEVEL 1 FINISH FLOOR PLAN
1/4" = 1'-0"



2 KITCHENETTE ENLARGED PLAN
1/2" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
- IN THE EVENT OF OMITTED NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND/OR ARCHITECT.
- VERIFY ALL DIMENSIONS, CONDITIONS AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
- ALL WALL PAINT TO BE EGGSHELL FINISH, UNLESS NOTED OTHERWISE.
- ALL CEILING AND SOFFITS TO BE FLAT FINISH PAINT, EXCEPT IN WET AREAS OR AS NOTED OTHERWISE.
- PAINT TO GO ALL THE WAY TO DECK WHEN STRUCTURE IS EXPOSED.
- ALL EXPOSED COLUMNS TO BE PAINTED SEMI-GLOSS.
- ALL FINISHED TO BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE RUBBER BASE ON ALL MILLWORK, UNO. REF: INTERIOR ELEVATIONS.
- CONTRACTOR TO PROVIDE TRANSITIONS AT ALL MATERIAL CHANGES AS INDICATED. ALL TRANSITIONS TO BE AT THE CENTER OF THRESHOLD OR ALIGNED AT ADJACENT WALL, WERE APPLICABLE.

PLAN LEGEND

- SEALED CONCRETE
- RESILIENT FLOOR - SHEET VINYL
- 24" X 24" CARPET TILE [ASHLAR]
- RESILIENT FLOOR [1/3 OFFSET]

KEYNOTE

MARK	TEXT
2.13	FRIDGE WITH WATER/ ICE DISPENSER; PROVIDED BY TENANT, INSTALLED BY GC
2.14	DISHWASHER; PROVIDED BY TENANT, INSTALLED BY GC
2.15	MICROWAVE; PROVIDED BY TENANT, INSTALLED BY GC
4.01	PROVIDE TILE TO 4'-0" AFF ON PLUMBING WALL AND ADJACENT WALL(S) WITHIN 4'-0" OF THE TOILET.
4.02	PROVIDE GRAB BARS PER G0.3 ACCESSIBILITY & MOUNTING HEIGHTS

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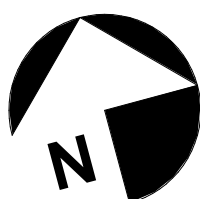
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FLOOR FINISH PLAN



A4.0