1590 12th St SE
Salem, OR 97302

PROJECT DATA

LOT NO: 073W35BC-06800
LOT SIZE: 0.43 ACRES (18,600 SQ FT)
ZONING: CG (GENERAL COMMERCIAL)
FLOOD RISK: AE
OWNER:
SONI SINGH, SHARMEN LLC
1420 17TH STREET NE
SALEM, OR 97301

SCOPE OF WORK

REMODEL OF EXISTING RETAIL (AUTO PARTS STORE) TO NEW RETAIL (CONVENIENCE STORE)

CODE COMPLIANCE

BUILDING INFORMATION
GROSS AREA:4588 SQ FT
BUILDING HEIGHT: 15 FT
CONSTRUCTION TYPE: III-B
OCCUPANCY: M (COMMERCIAL RETAIL)
OCCUPANT LOAD: OSSC 1004

BUILDING OCCUPANCY CALCULATIONS

USE	AREA	OCCUPANT LOAD FACTOR (TABLE 1004.5)	OCCUPANCY
RETAIL/MERCH	2379 SQ FT	60 SQFT/PP	39.65
KITCHEN	348 SQ FT	200 SQFT/PP	1.74
OFFICE/BUSINESS	157 SQ FT	150 SQFT/PP	1.05
STORAGE/STOCK	1431 SQ FT	300 SQFT/PP	4.77
		TOTAL LOAD	47.21

EGRESS REQUIREMENTS
COMMON PATH OF EGRESS < 75 FT, 1 EXIT REQUIRED PER OSSC TABLE 1006.2.1. 2X PROVIDED

FIRE/SMOKE PROTECT COMPLIANCE
AUTOMATIC SPRINKLERS: NONE- OSSC 903.2.7
EXTERIOR WALL FIRE RATING- OSSC 705

EXTERIOR WALL FIRE RATING ANALYSIS

DIRECTION	FIRE SEPERATION DISTANCE	POINT OF MEASUREMENT	WALL RATING	% OPENINGS	% OPENINGS ALLOWED (TABLE 705.8)
NORTH	39.33 FT	CENTER OF ALLEY ROW	2 HOUR	4.6%	NO LIMIT
EAST	1 FT	PROPERTY LINE	2 HOUR	0.0%	0%
SOUTH	30.5 FT	CENTER OF OXFORD ROW	2 HOUR	4.6%	NO LIMIT
WEST	127 FT	CENTER OF 12TH STREET ROW	2 HOUR	47.5%	NO LIMIT

GENERAL CODES USED FOR DESIGN
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2022 OREGON PLUMBING SPECIALTY CODE (OPSC)

GENEREAL NOTES

*Mechanical, Electrical and Plumbing permits to be pulled separately

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

1. MATERIALS AND WORKMANSHIP TO CONFORM TO THE CURRENT EDITION OF THE WASHINGTON STRUCTURAL SPECIALTY BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DRAWINGS TO SCALE ON 24x36 PAPER.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. VISITS TO THE SITE BY THE DESIGNER/ENGINEER WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE DESIGNER OR ENGINEER. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE DESIGNER OR ARCHITECT.

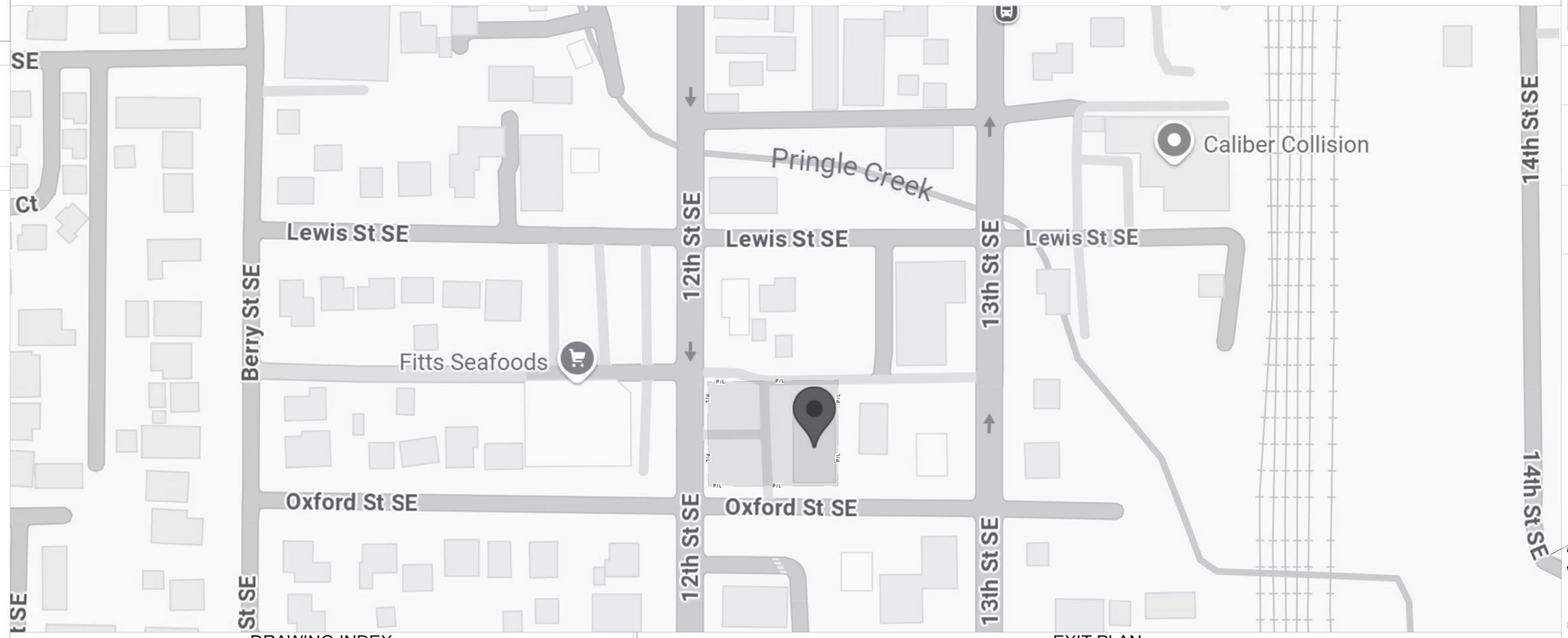
8. COORDINATE THE SIZE AND LOCATION OF FLOOR, ROOF, AND/OR WALL OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES.

9. THE DRAWINGS INDICATE THE STRUCTURE IN ITS FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, SHORING, AND SEQUENCING TO MAINTAIN STABILITY.

10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

11. ASSUMPTIONS HAVE BEEN MADE CONCERNING THE SOUNDNESS OF EXISTING STRUCTURAL COMPONENTS TO REMAIN WITHIN THE BUILDING. IT IS FURTHER ASSUMED THAT THESE EXISTING STRUCTURAL COMPONENTS WERE ORIGINALLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AT THAT TIME. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS CONCERNING THE PRESERVATION OF THE EXISTING STRUCTURAL COMPONENTS TO REMAIN, UNO.

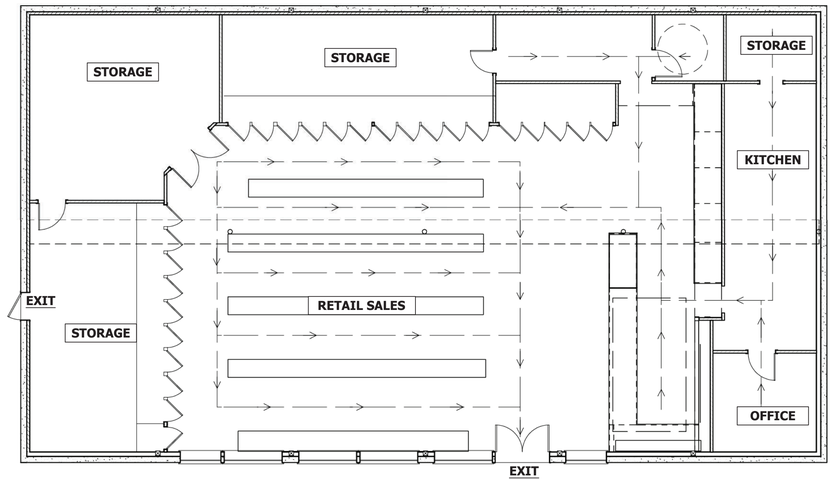
VICINITY MAP



DRAWING INDEX

CS	COVER SHEET
SP-0	EXISTING SITE PLAN
SP-1	PROPOSED SITE PLAN
LP-1	LANDSCAPE PLAN
A1.0	EXISTING FLOOR PLAN
A2.1	NEW FLOOR PLAN
A3.0	REFLECTIVE CEILING PLAN
A4.0	EXTERIOR ELEVATIONS (EAST/SOUTH)
A4.1	EXTERIOR ELEVATIONS (NORTH/WEST) & SECTION
A4.2	INTERIOR ELEVATIONS
A5.0	ADA RESTROOM DETAILS
MP.01	MECHANICAL & PLUMBING PLAN (FOR REFERENCE ONLY)
E.01	ELECTRICAL/LIGHTING PLAN (FOR REFERENCE ONLY)
S00	STRUCTURAL NOTES
S01	FRAMING PLAN
S02	STRUCTURAL DETAILS

EXIT PLAN



1 Egress Plan
1/8" = 1'-0"

MIRANDA CHRISTINE DESIGN

DESIGNER:
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6421 NW Mckinley Dr
Vancouver, WA 98665
541-870-3586

STRUCTURAL:
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JANUARY 01, 2010
WILLIAM COLE LATHROP
RENEWS: 12/31/2026

PROPERTY OWNER:
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DATE: 9/4/2025

REV:

REV:

DRAWING:
Cover Sheet

SHEET #
CS

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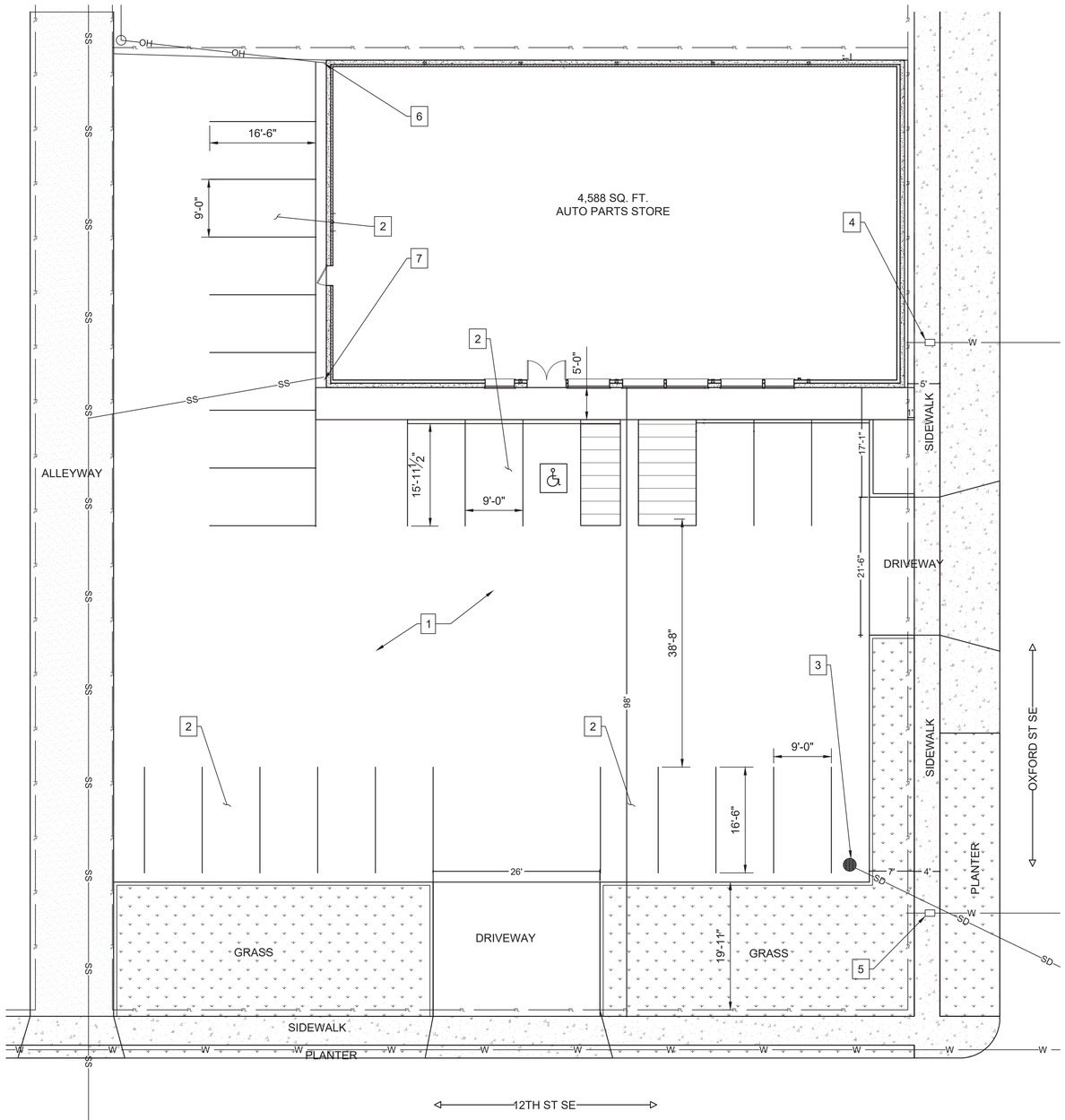

2 EXISTING SITE PLAN

Scale: 1"=20'

PLAN NOTES

1. EXISTING AC PAVEMENT.
2. EXISTING PARKING SPACE MARKINGS.
3. EXISTING AREA DRAIN.
   3.1. AREA DRAIN DISCHARGES TO CITY MANHOLE LOCATED AT INTERSECTION OF OXFORD & 12TH.
4. EXISTING ⅝" WATER METER SERVICING BUILDING.
5. EXISTING ⅝" WATER METER SERVICING LANDSCAPING.
6. EXISTING OVERHEAD POWER LINES & BUILDING CONNECTION.
7. EXISTING 6" SANITARY SEWER CLEANOUT AND LATERAL.

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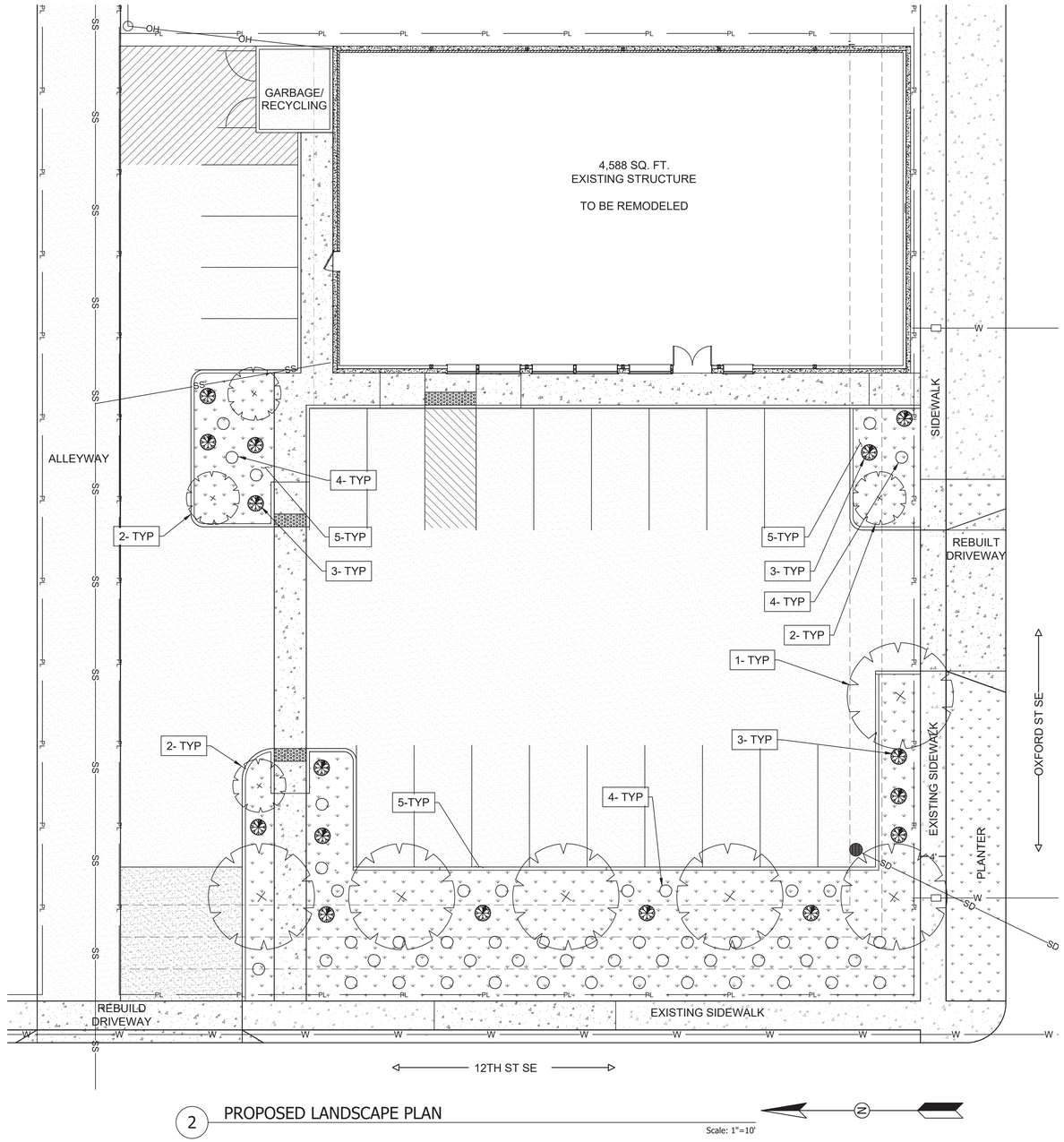

2 PROPOSED LANDSCAPE PLAN

Scale: 1"=10'

PLAN NOTES

1. INSTALL NEW 1.5 CALIPER CASCARA TREE.
2. INSTALL NEW 1 IN CALIPER VINE MAPLE TREE.
3. INSTALL NEW "OCEANSPRAY" LARGE SHRUBS. INSTALL IN LOCATIONS INDICATED ON PLANS.
4. INSTALL NEW "SNOWBERRY" AND "OREGON GRAPE" SMALL SHRUBS, IN LOCATIONS SHOWN ON PLANS. PROVIDE 50% "SNOWBERRY AND 50% "OREGON GRAPE." ALTERNATING LOCATIONS.
5. PROVIDE 2" MIN BARKMULCH IN ALL PLANTER AREAS.
6. CONNECT IRRIGATION SYSTEM W/ NEW BACKFLOW DEVICE PER CITY OF SALEM REQUIREMENTS.
   6.1. CONTRACTOR TO OBTAIN SEPARATE PLUMBING PERMIT AS REQUIRED.

PLANTING LEGEND

- CASCARA TREE, 1.5 IN CALIPER MINIMUM
- VINE MAPLE TREE, 1 IN CALIPER MINIMUM
- OCEANSPRAY LARGE SHRUB, 3 GALLON MINIMUM
- OREGON GRAPE SMALL SHRUB, 1 GALLON MINIMUM
- SNOWBERRY SMALL SHRUB, 1 GALLON MINIMUM

LANDSCAPING REQUIREMENTS

PER SRC 523.010.d, 15% LANDSCAPING REQUIRED.
TOTAL LANDSCAPE AREA PROVIDED : 2937.5 SQ FT (15.8% OF TOTAL SITE)
ALL AREAS TO BE TYPE A AREAS (1 PU / 20 SQ FT)
TOTAL OF 147 PU'S REQUIRED.

PLANT UNITS COUNTS- SRC 807					
NAME	TYPE	SIZE	PLANT UNITS	QUANTITY	TOTAL PU
CASCARA	SHADE TREE	1.5 IN CALIPER	10	6	60
VINE MAPLE	ORNAMENTAL TREE	1 IN CALIPER	2	3	6
OCEANSPRAY	LARGE SHRUB	3 GALLON	2	16	32
SNOWBERRY	SMALL SHRUB	1 GALLON	1	51	51
OREGON GRAPE	SMALL SHRUB	1 GALLON	1	0	0
				TOTAL	149
				REQUIRED	147

GENERAL PLANTING REQUIREMENTS

INSTALLATION

- LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION, UNLESS SEASONAL CONDITIONS OR TEMPORARY SITE CONDITIONS MAKE INSTALLATION IMPRACTICAL; IN WHICH CASE, AN ACCEPTABLE PERFORMANCE GUARANTEE TO ENSURE INSTALLATION OF THE LANDSCAPING SHALL BE PROVIDED AS SET FORTH IN SRC 807.050.
- LANDSCAPING SHALL BE INSTALLED IN A MANNER THAT CONFORMS TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

IRRIGATION

- A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH AN APPROVED BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS REQUIRED UNDER THE UDC; PROVIDED, HOWEVER, A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM IS NOT REQUIRED FOR
  - (1)EXISTING HEALTHY VEGETATION THAT HAS BEEN ESTABLISHED FOR AT LEAST TWO YEARS AND THAT IS BEING PRESERVED TO MEET THE LANDSCAPING REQUIREMENTS UNDER THIS CHAPTER
  - (2)NEW VEGETATION THAT IS DROUGHT RESISTANT, IN WHICH CASE A TWO-YEAR PLANT ESTABLISHMENT SCHEDULE SHALL BE PROVIDED WITH THE LANDSCAPING PLAN DESCRIBING THE AMOUNT OF WATER TO BE APPLIED OVER A TWO-YEAR TIME PERIOD AND HOW THAT WATER WILL BE DISTRIBUTED TO THE PLANT MATERIAL; AND
  - (3)NEW VEGETATION LOCATED WITHIN STORMWATER FACILITIES AS REQUIRED BY THE PUBLIC WORKS DESIGN STANDARDS, IN WHICH CASE A TWO-YEAR PLANT ESTABLISHMENT SCHEDULE SHALL BE PROVIDED WITH THE LANDSCAPING PLAN DESCRIBING THE AMOUNT OF WATER TO BE APPLIED OVER A TWO-YEAR TIME PERIOD AND HOW THAT WATER WILL BE DISTRIBUTED TO THE PLANT MATERIAL.
- WHEREVER FEASIBLE, SPRINKLER HEADS IRRIGATING LAWNS OR OTHER HIGH-WATER-DEMAND LANDSCAPE AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON A SEPARATE ZONE OR ZONES FROM THOSE IRRIGATING TREES, SHRUBBERY, OR OTHER REDUCED-WATER-REQUIREMENT AREAS.

MAINTENANCE

- THE OWNER AND TENANT SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE.
- UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.

PERFORMANCE ASSURANCE

- PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY; PROVIDED, HOWEVER, A CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE COMPLETE INSTALLATION OF ALL REQUIRED LANDSCAPING IF A PERFORMANCE GUARANTEE EQUAL TO 100 PERCENT OF THE COST OF PLANT MATERIALS AND LABOR, AS DETERMINED BY THE PLANNING ADMINISTRATOR, IS FILED WITH THE CITY ASSURING SUCH INSTALLATION WITHIN 12 MONTHS AFTER THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- A PERFORMANCE GUARANTEE SHALL CONSIST OF A SURETY BOND, CASH, CERTIFIED CHECK, TIME CERTIFICATE OF DEPOSIT, AN IRREVOCABLE LETTER OF CREDIT, OR ASSIGNMENT OF SAVINGS ACCOUNT IN A FORM APPROVED BY THE CITY ATTORNEY AND RECORDED IN THE DEED RECORDS OF THE APPROPRIATE COUNTY.
- IF THE INSTALLATION OF THE REQUIRED LANDSCAPING IS NOT COMPLETED WITHIN THE SPECIFIED PERIOD, THE PERFORMANCE GUARANTEE MAY BE USED BY THE CITY TO COMPLETE THE INSTALLATION. UPON COMPLETION OF THE INSTALLATION, ANY PORTION OF THE REMAINING SECURITY DEPOSITED WITH THE CITY SHALL BE RETURNED. THE FINAL LANDSCAPE INSPECTION SHALL BE MADE PRIOR TO ANY SECURITY BEING RETURNED. ANY PORTIONS OF THE PLAN NOT INSTALLED, NOT PROPERLY INSTALLED, OR NOT PROPERLY MAINTAINED SHALL CAUSE THE INSPECTION TO BE POSTPONED UNTIL THE PROJECT IS COMPLETED OR CAUSE THE SECURITY TO BE USED BY THE CITY TO COMPLETE THE PROJECT.

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JANUARY 01, 1987
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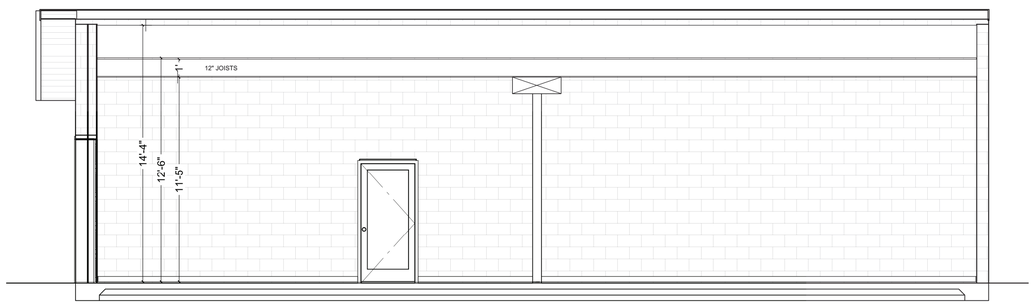
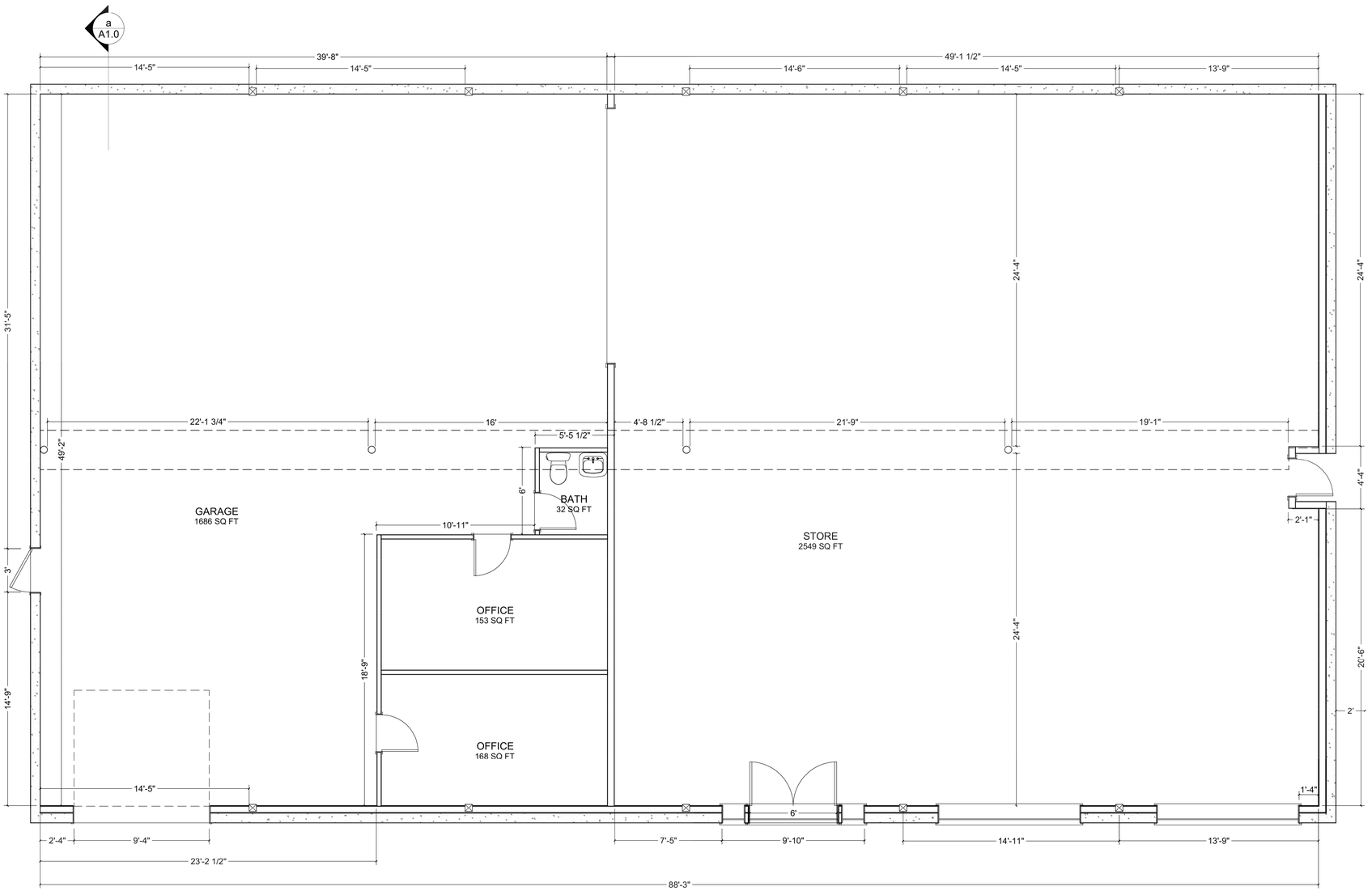
DRAWING:
PROPOSED SITE PLAN

SHEET #
SP-1



a North Section Elevation

SCALE: 1/4"= 1'-0"



Main Floor As-Built

SCALE: 1/4"= 1'-0"

N

wall legend: (scale: 1'-0" = 1/4")

- (E) CONCRETE WALL
- (E) 2X6 INTERIOR
- (N) 2X6 INTERIOR
- DEMO WALL
- PARTIAL HEIGHT WALL
- (1) HOUR FIRE WALL

general notes

GENERAL:
-CONTRACTOR TO VERIFY EXISTI
LOCATIONS OF ALL UTILITIES
WHETHER SHOWN HEREIN OR NO
AND PROTECT THEM FROM
DAMAGE.
-CONTRACTOR IS SOLELY
RESPONSIBLE FOR ALL MEANS A
METHODS AND SHALL MAINTAIN
STRUCTURAL INTEGRITY OF ANY
CONSTRUCTION UNTIL ALL FINAL
LATERAL AND VERTICAL LOAD
CARRYING SYSTEMS ARE
COMPLETED.
CONTRACTOR SHALL KEEP THE
CONSTRUCTION SITE IN A BROOM
CLEAN CONDITION AT ALL TIMES
DURING THE PROJECT

DIMENSIONS ARE FINISH TO FINIS
UNO; CONTRACTOR IS
RESPONSIBLE FOR VERIFICATION
AND IS TO REPORT ANY
DISCREPANCIES TO DESIGNER
BEFORE PROCEEDING.

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REV:

REV:

DRAWING:
Existing Floor Plan

SHEET #
A1.0

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FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
1	HANDWASH SINK	2	321026.02
2	ADA TOILET	1	215AA104.020
3	3 COMPARTMENT SINK	1	600S316201GR
4	MOP SINK	1	Z1996-36--AW

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
5	AUTOFRY	1	AUTOFRY® MTI-10X/10XL/XL3
6	3 DOOR FREEZER	2	CFD-3FF-E-HC
7	COOLER	1	Atosa MGF8403GR

WINDOW SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2	4770FX	55 "	84 "	FIXED GLASS
W02	4	6670FX	78 "	84 "	FIXED GLASS

DOOR SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	1	6090 L/R EX	72 "	108 "	EXT. DOUBLE HINGED-GLASS
D02	1	3068 L IN	36 "	80 "	HINGED-PANEL
D03	1	3068 R EX	36 "	80 "	EXT. HINGED-PANEL
D04	2	3068 R IN	36 "	80 "	HINGED-PANEL
D05	1	2668 R IN	30 "	80 "	HINGED-PANEL
D06	1	6068 L/R IN	72 "	80 "	DOUBLE HINGED-GLASS

Door hardware to comply with 1008.1.9 Door operations. Door handles shall be installed 34" - 48" max above finished floor.

404.2.6 Docr Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides

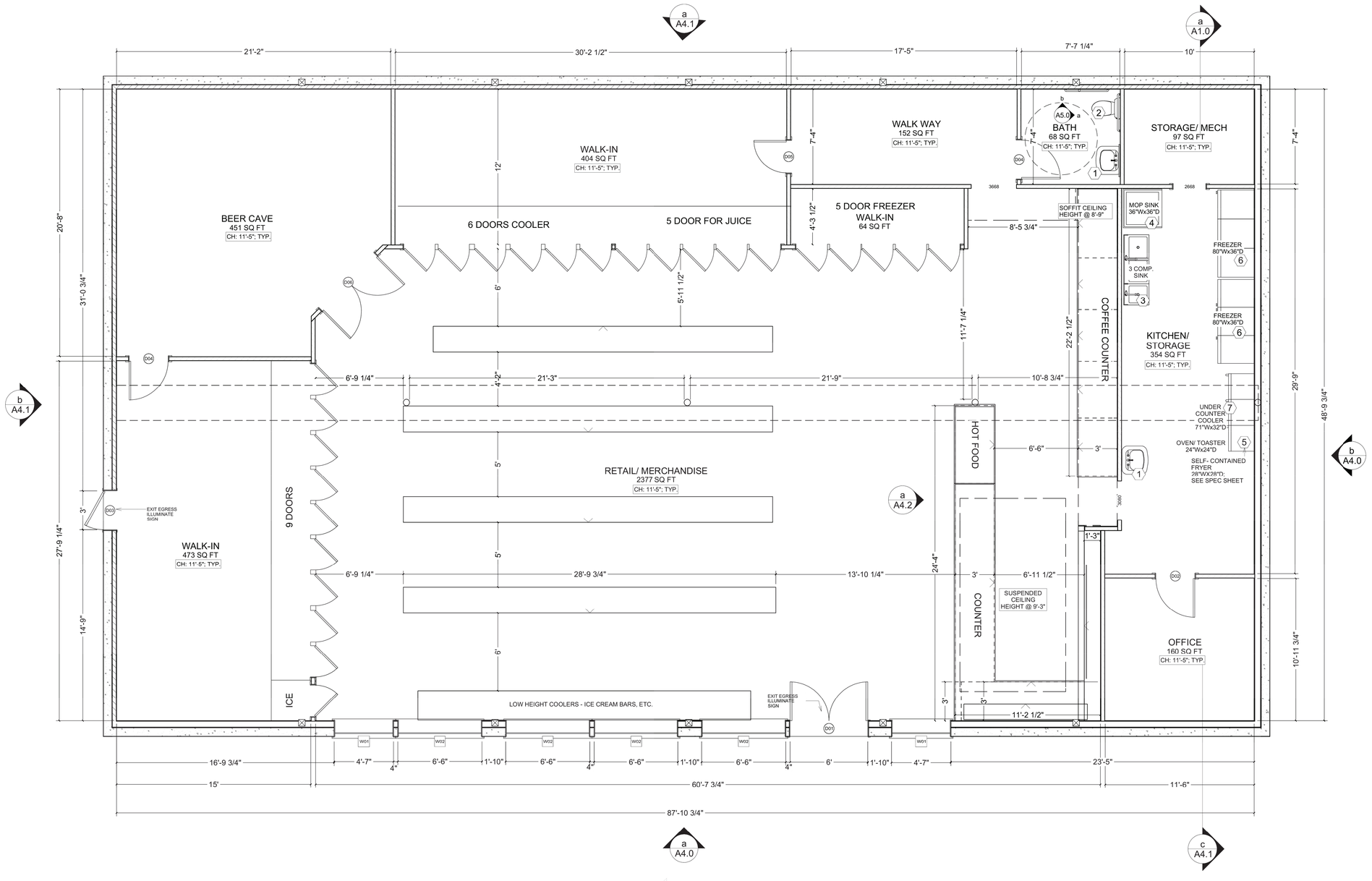
wall legend: (scale: 1'-0" = 1/4")

- (E) CONCRETE WALL
- (E) 2X6 INTERIOR
- (N) 2X6 INTERIOR
- DEMO WALL
- PARTIAL HEIGHT WALL

general notes

GENERAL:
-CONTRACTOR TO VERIFY EXISTING LOCATIONS OF ALL UTILITIES WHETHER SHOWN HEREIN OR NOT AND PROTECT THEM FROM DAMAGE.
-CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.
CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT

DIMENSIONS ARE FINISH TO FINISH UNO; CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND IS TO REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.



New Main Floor Plan

SCALE: 1/4"= 1'-0"

SEE ENGINEERING FOR ALL FRAMING DETAILS

N

MIRANDA CHRISTINE DESIGN

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REV:

REV:

DRAWING:
(N) Main Floor Plan

SHEET #
A2.1

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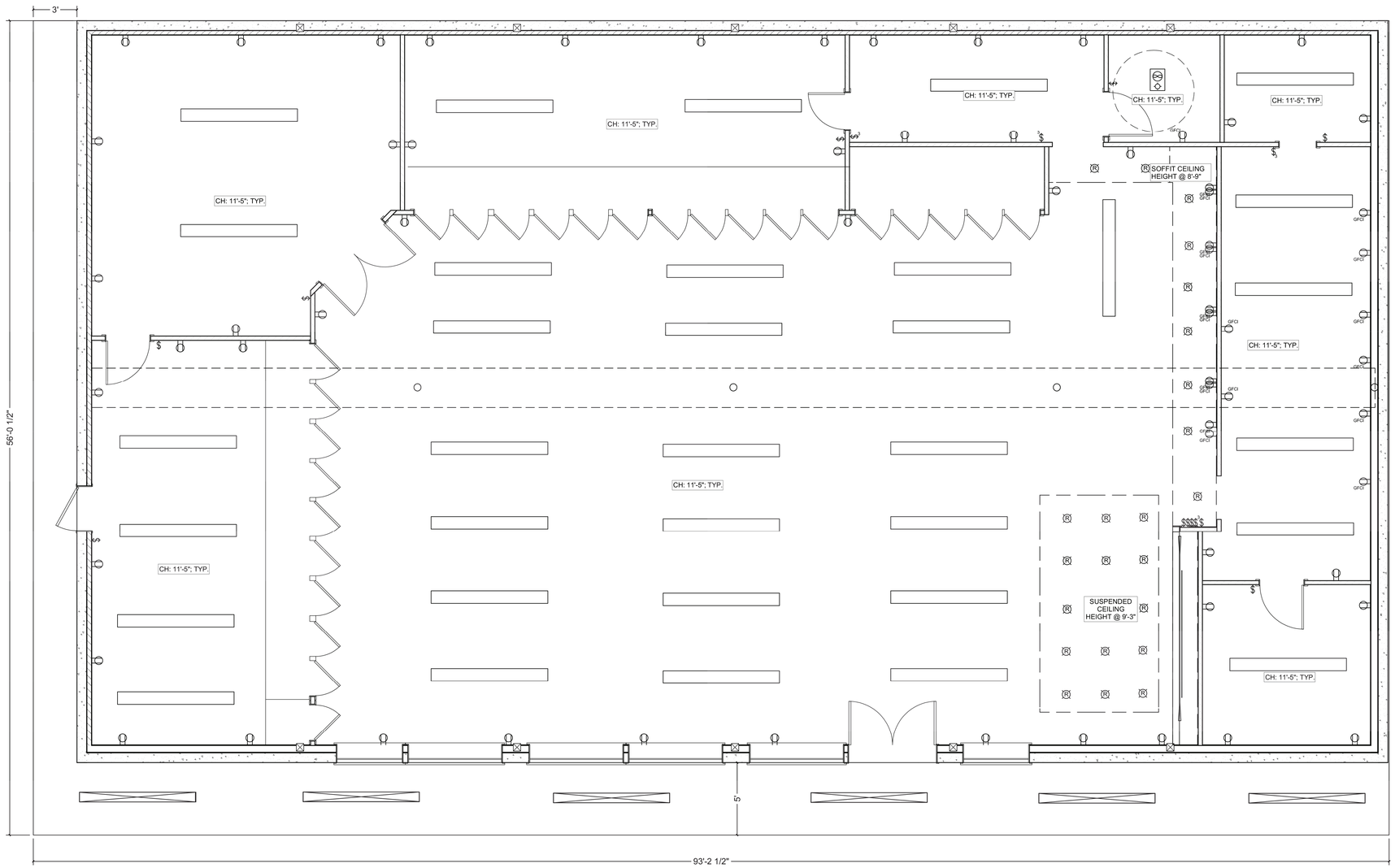
lighting legend

	wall sconce
	exhaust fan with light
S	wall switch
S3	3 way switch
	110v duplex outlet
	220+v duplex outlet
H	hood vent outlet
R	refrigerator outlet
SCMD	smoke and carbon monoxide detector
EP	electrical panel
wall register	wall register
	tube light



New Exterior Canopy & Reflected Ceiling Plan

SCALE: 1/4"= 1'-0"

N

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REV:

REV:

DRAWING:
New Exterior Canopy & Reflected Ceiling Plan

SHEET #
A3.0

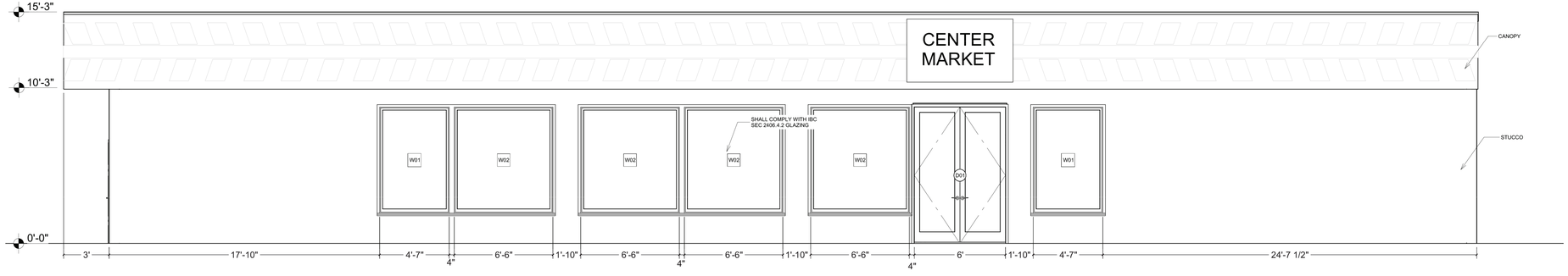
WINDOW SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2	4770FX	55 "	84 "	FIXED GLASS
W02	4	6670FX	78 "	84 "	FIXED GLASS

DOOR SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	1	6090 L/R EX	72 "	108 "	EXT. DOUBLE HINGED-GLASS
D02	1	3068 L IN	36 "	80 "	HINGED-PANEL
D03	1	3068 R EX	36 "	80 "	EXT. HINGED-PANEL
D04	2	3068 R IN	36 "	80 "	HINGED-PANEL
D05	1	2668 R IN	30 "	80 "	HINGED-PANEL
D06	1	6068 L/R IN	72 "	80 "	DOUBLE HINGED-GLASS

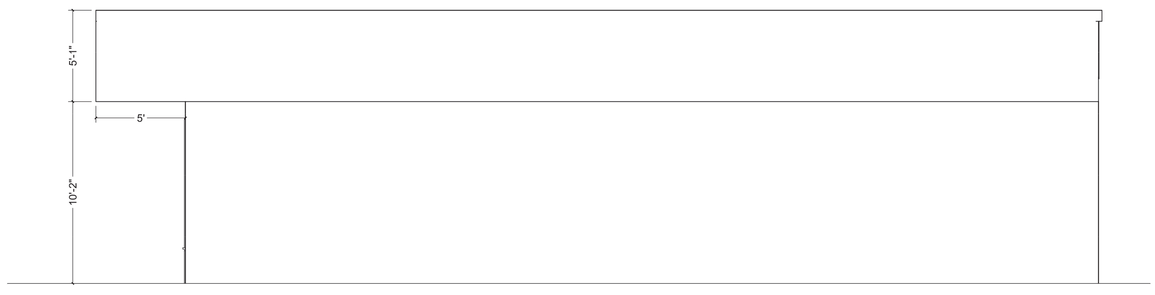
SAFETY GLAZING
GLAZING SHALL COMPLY WITH OSSC SECTION 2406, SPECIFICALLY GLAZED PANELS SHALL BE CPSC 16 CFR PART 1201 CATEGORY II OR ANSI Z97.1 CATEGORY A IMPACT RESISTANT.

ENERGY EFFICIENCY
DOORS & WINDOWS SHALL HAVE A U-FACTOR OF U-0.29 AND SHGC OF 0.30 OR BETTER.

ENTRY DOORWAY
ENTRY DOORWAYS SHALL HAVE A SELF CLOSING DEVICE



a West Exterior Elevation
SCALE: 1/4"= 1'-0"



b South Exterior Elevation
SCALE: 1/4"= 1'-0"

MIRANDA CHRISTINE DESIGN

DESIGNER:
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JANUARY 01, 2008
WILLIAM COLE LATHROP

RENEWS: 12/31/2026

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DATE: 9/4/2025

REV:

REV:

DRAWING:
Exterior Elevations

SHEET #
A4.0

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WINDOW SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2	4770FX	55 "	84 "	FIXED GLASS
W02	4	6670FX	78 "	84 "	FIXED GLASS

DOOR SCHEDULE					
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	1	6090 L/R EX	72 "	108 "	EXT. DOUBLE HINGED-GLASS
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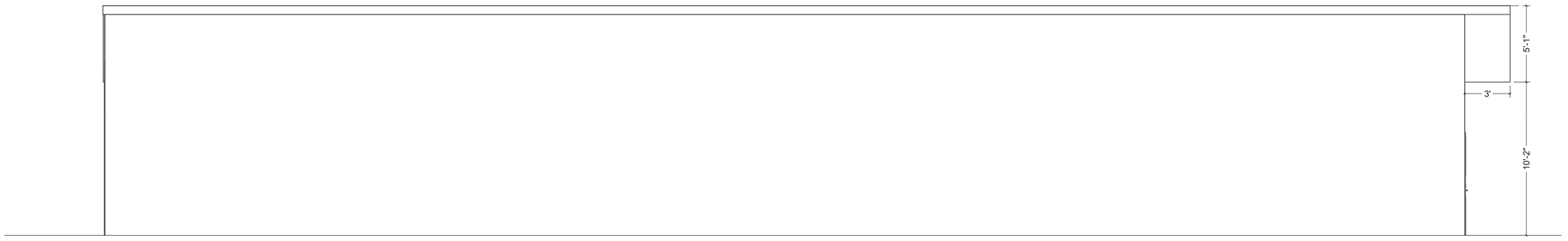
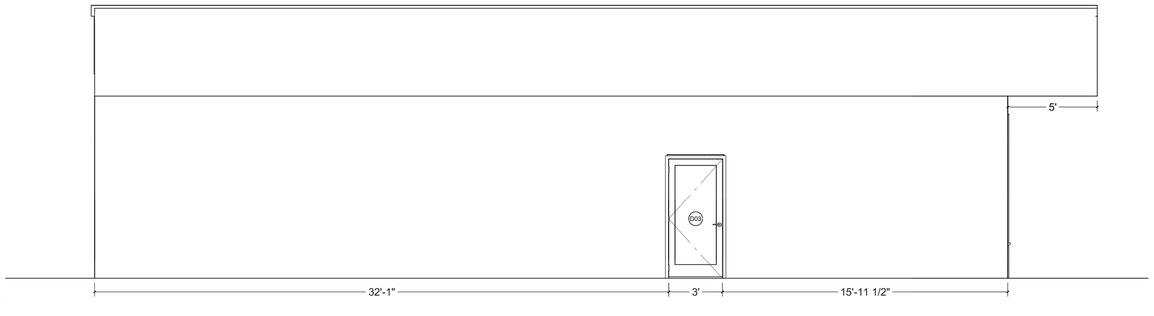
D03	1	3068 R EX	36 "	80 "	EXT. HINGED-PANEL
D04	2	3068 R IN	36 "	80 "	HINGED-PANEL
D05	1	2668 R IN	30 "	80 "	HINGED-PANEL
D06	1	6068 L/R IN	72 "	80 "	DOUBLE HINGED-GLASS



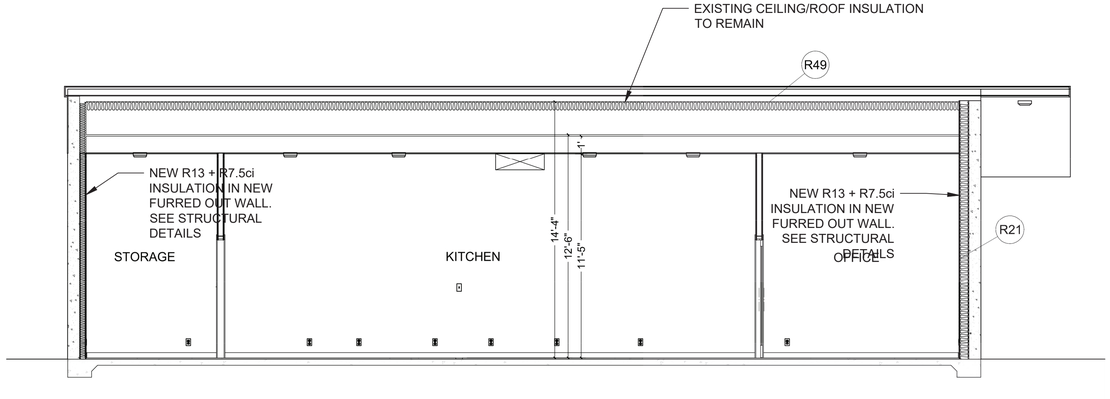
a East Exterior Elevation

SCALE: 1/4"= 1'-0"



b North Exterior Elevation

SCALE: 1/4"= 1'-0"



c South Section-Elevation

SCALE: 1/4"= 1'-0"

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REV:

REV:

DRAWING:
Exterior Elevations & Section - Elevations

SHEET #
A4.1

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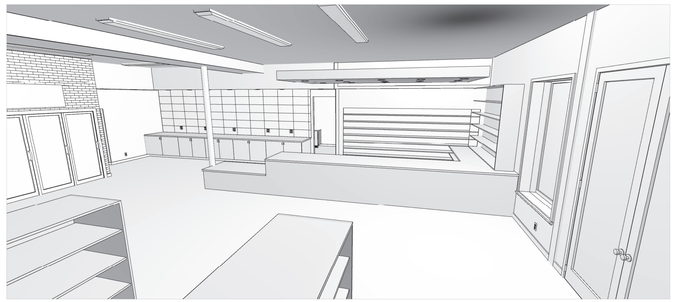
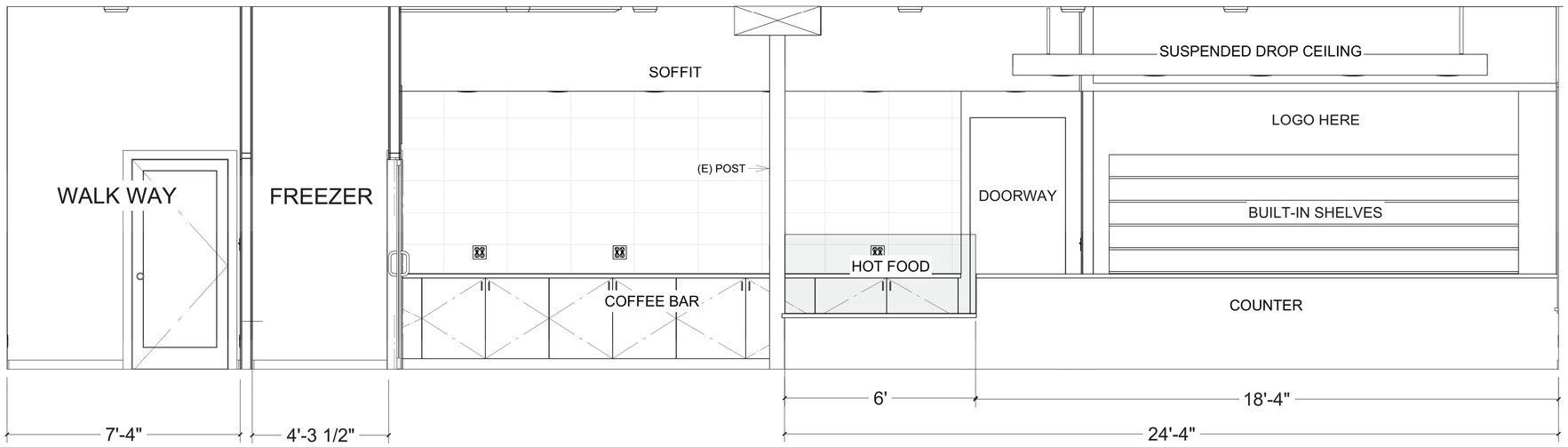


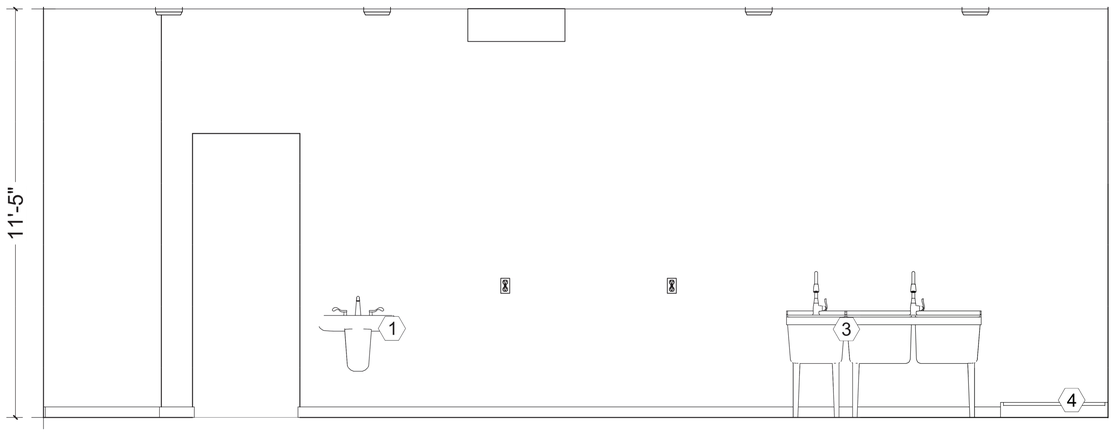
FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
1	HANDWASH SINK	2	321026.02
2	ADA TOILET	1	215AA104.020
3	3 COMPARTMENT SINK	1	600S316201GR
4	MOP SINK	1	Z1996-36--AW

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
5	AUTOFRY	1	AUTOFRY® MTI-10X/10XL/XL3
6	3 DOOR FREEZER	2	CFD-3FF-E-HC
7	COOLER	1	Atosa MGF8403GR



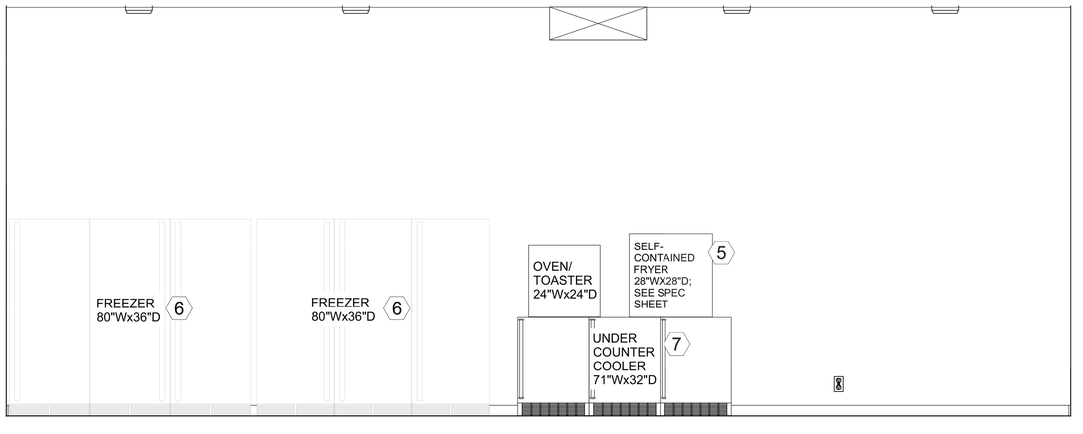
a Interior Front Counter Elevation

SCALE: 1/2"= 1'-0"



b Kitchen Elevation

SCALE: 1/2"= 1'-0"



c Kitchen Elevation

SCALE: 1/2"= 1'-0"

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REV:

REV:

DRAWING:
Interior Elevation & Soffit Heights

SHEET #
A4.2

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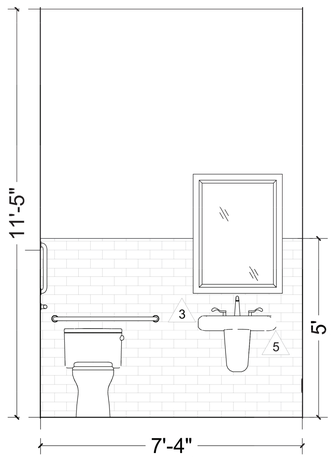
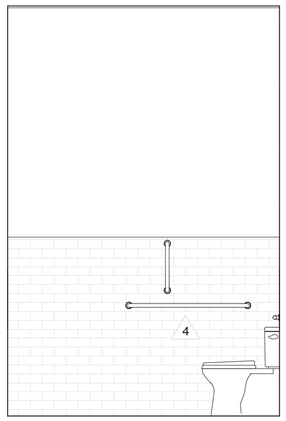
ADA Bathroom

SCALE: 1/2"= 1'-0"



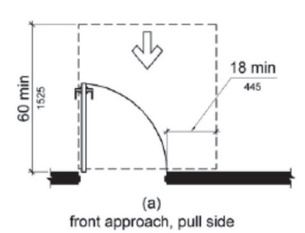
a Sink Elevation

SCALE: 1/2"= 1'-0"



b Toilet Elevation

SCALE: 1/2"= 1'-0"



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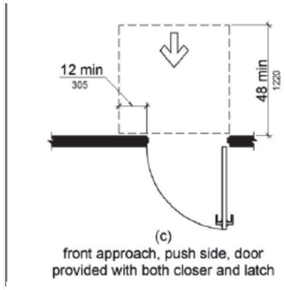

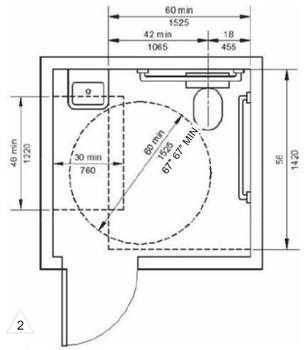

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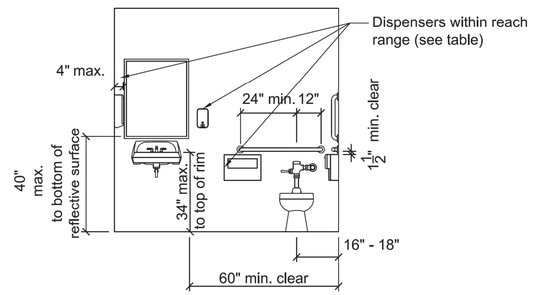

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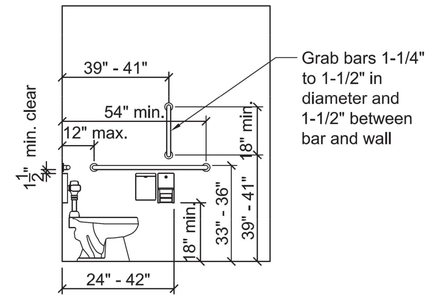

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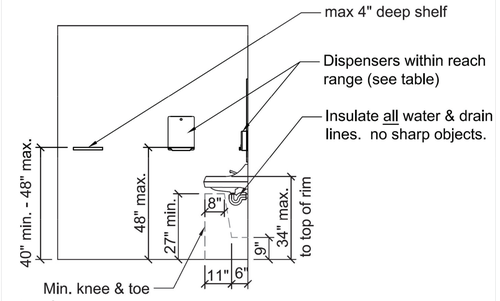

5

OBSTRUCTION DEPTH, MAX	DISPENSER REACH HT. MAX.
0.5 IN	48 IN
2 IN	46 IN
5 IN	42 IN
6 IN	40 IN
9 IN	36 IN
11 IN	34 IN

REACH RANGE TABLE 603.6

Where dispensers, outlets, or controls are installed above obstructions (lavatories, etc), ensure max. depth and height in accordance with ICC/ANSI A117.1 Table 603.6

TABLE 604.9.3.1—DOOR OPENING LOCATION

Door Opening Location	Measured From	Dimension
Front Wall or Partition	From the side wall or partition closest to the water closet	56 inches (1420 mm) minimum
	or	
	From the side wall or partition farthest from the water closet	4 inches (100 mm) maximum
Side Wall or Partition Wall-Hung Water Closet	From the rear wall	52 inches (1320 mm) minimum
	or	
	From the front wall or partition	4 inches (100 mm) maximum
Side Wall or Partition Floor-Mounted Water Closet	From the rear wall	55 inches (1395 mm) minimum
	or	
	From the front wall or partition	4 inches (100 mm) maximum

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WILLIAM COLE LATHROP

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DATE: 9/4/2025

REV:

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ADA Bathroom

SHEET #
A5.0

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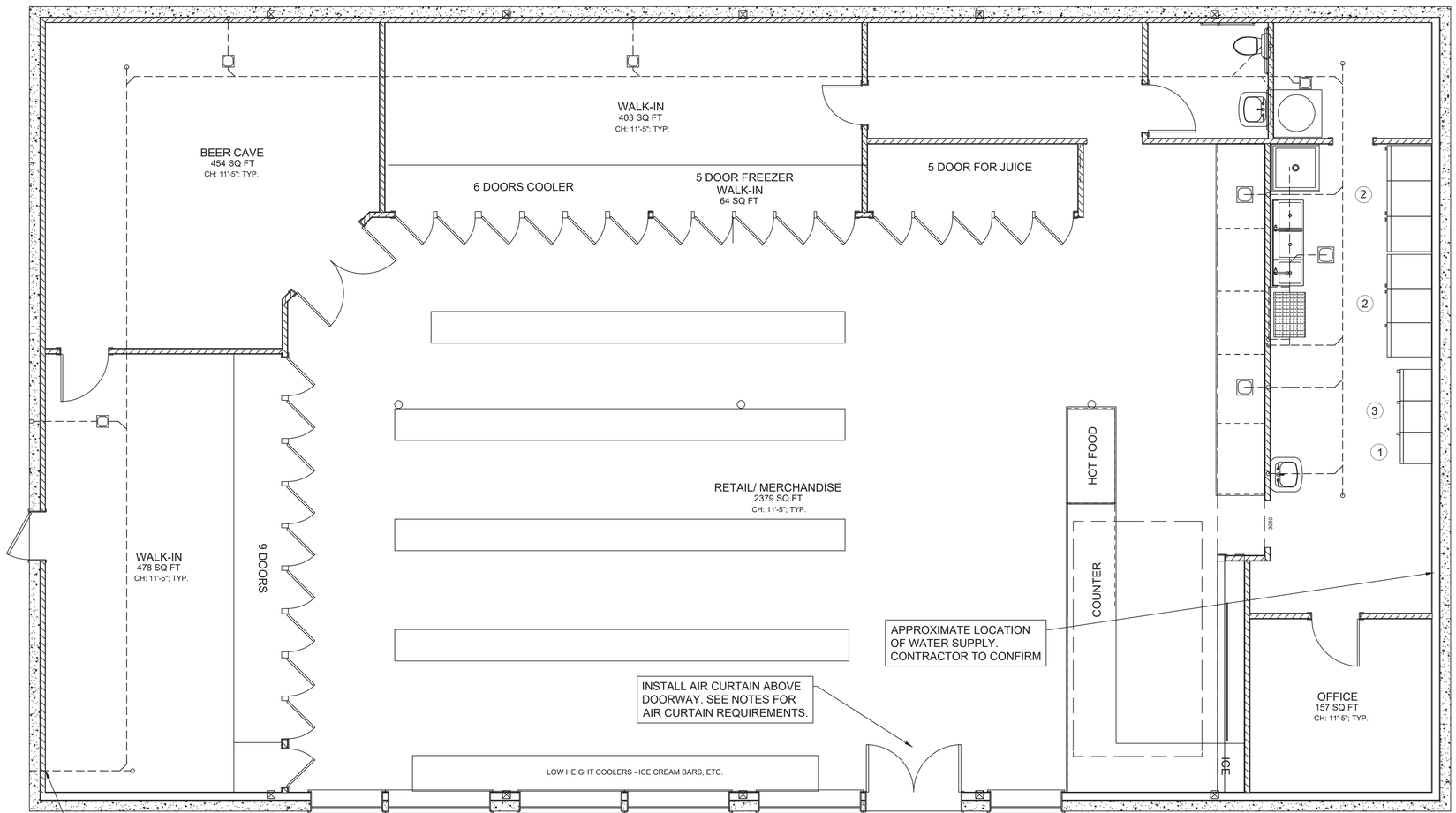
PLUMBING FIXTURE SCHEDULE

Symbol	Type	Maufacture	Model	Notes
	Water Closet	American Standard	215AA104.020	1.28 gpf / ada compliant
	Handwash Sink	American Standard	321026.02	w/ American Standard 5500170.002 Faucet
	3-Compartment Sink	Regency	600S316201GR	W/ T&S B-0133-ADF12-B Faucet
	Mop Sink	Zurn Elkay	Z1996-36-AW	w/ Regency 600FMS86 Faucet
	Grease Trap	Watts	GI-75-K 150	150 lbs / 75 gpm
	Floor Sink	Zurn Elkay	FD2375-NH3-T	N/A
	Water Heater	AO Smith	LTE-120 250	See Detail

KITCHEN EQUIPMENT SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
①	AUTOFRY	1	AUTOFRY® MTI-10X/10XL/XL3
②	3 DOOR FREEZER	2	CFD-3FF-E-HC
③	COOLER	1	Atosa MGF8403GR

EXHAUST FAN INFORMATION
BATHROOM FAN- MINIMUM EXHAUST= 70 CFM/WC = 70 CFM
USE BROAN A80 OR EQUAL
KITCHEN FAN- MINIMUM EXHAUST= 0.7 CFM/SQFT = 244 CFM
USE BROAN L250E OR EQUAL

AUTOFRY INFORMATION
AUTOFRY TO HAVE SELF CONTAINED FIRE SUPPRESSION SYSTEM. SEE PRODUCT SPECIFICATION SHEET FOR MORE INFORMATION.



1 MECHANICAL/PLUMBING PLAN

Scale: 1/4" = 1'-0"

GENERAL NOTES

THESE PLANS ARE THE BASE OF DESIGN FOR REFERENCE ONLY. ALL COMPONENTS TO BE INSTALLED PER THE FOLLOWING CODES:

- 2022 OREGON MECHANICAL SPECIALTY CODE
- 2023 OREGON PLUMBING SPECIALTY CODE
- 2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2023 NEC AND 2023 OREGON ELECTRICAL SPECIALTY CODE
- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2022 OREGON FIRE CODE

CONTRACTOR TO COORDINATE FINAL INSTALLATION AND OBTAIN ALL REQUIRED APPROVALS, PERMITS AND INSPECTIONS.

PROVIDE DISCONNECTS FOR ALL EQUIPMENT PER NEC.

VENTILATION
BUILDING TO BE MECHANICALLY VENTILATED. CONTRACTOR TO CONFIRM EXISTING HVAC SYSTEM MEETS MINIMUM REQUIREMENTS OF OSSC 1202. IF MODIFICATIONS ARE REQUIRED, CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES.

TEMPERATURE CONTROL
CONTRACTOR TO CONFIRM EXISTING MECHANICAL SYSTEM MEETS TEMPERATURE CONTROL REQUIREMENTS PER OSSC 1203. IF MODIFICATIONS ARE REQUIRED CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES.

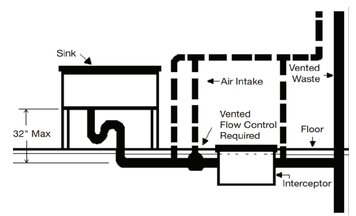
AIR CURTAIN
AIR CURTAINS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AMCA 220 OR ISO 27327-1 AND SHALL HAVE A JET SPEED OF NOT LESS THAN 2.0 M/S AT 15 CM ABOVE THE FINISH FLOOR.
AUTOMATIC CONTROLS SHALL BE PROVIDED THAT WILL OPERATE THE AIR CURTAIN UNIT WITH THE OPENING AND CLOSING OF THE DOOR.
AIR CURTAINS SHALL NOT HAVE INTEGRATED HEATING OR COOLING.
EACH AIR CURTAIN SHALL BE COMMISSIONED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS, INCLUDING AIRSTREAM SPLIT LOCATION AND DIRECTION.

EXHAUST FANS
VENT EXHAUST FANS VERTICAL TO ROOF. PROVIDE VENT HOOD AND ROOF FLASHING AS REQUIRED.

DUCTS
CONTRACTOR TO RECONFIGURE DUCTING FOR NEW FLOORPLAN.
ALL DUCTS TO BE LOW PRESSURE DUCTS
ALL DUCTWORK TO BE CONSTRUCTED AND SEALED PER OMSC.
ALL METAL DUCTS TO BE 24 GAUGE
CONTRACTOR TO INSTALL MANUAL BALANCING DAMPERS AT AS REQUIRED TO BALANCE SYSTEM FOR DESIGN FLOWS ON PLAN. DESIGN FLOWS ARE BASED ON MAXIMUM AIRFLOW FROM SYSTEM.

WALK-IN COOLERS (WIC)
WALK IN COOLERS TO BE REMOTE CONDENSING AIR COOLED SYSTEMS (BOHN BCH OR EQUAL) WITH COOLER HEADS (BOHN BEL OR EQUAL). CONTRACTOR TO COORDINATE WITH OWNER ON OVERALL SIZE AND DEMAND REQUIREMENTS.
WALK IN COOLERS TO HAVE A TOTAL MAXIMUM ENERGY USAGE OF 0.82XTDA+4.07 KWh PER DAY.
CONTRACTOR TO VERIFY FULL ASSEMBLY.
CONTRACTOR TO ENSURE REFRIGERANT COMPLIANCE WITH ALL STATE AND LOCAL REQUIREMENTS PRIOR TO ORDERING.
CONDENSING HEADS TO BE 120V/60HZ MAX. PROVIDE 20A DEDICATED CIRCUIT FOR EACH COOLER.
REF INLET SIZE: ½", SUCTION SIZE: ⅞"
ALL REFRIGERANT PIPING TO BE INSULATED PER MANUFACTURE'S REQUIREMENTS.

ALL PENETRATIONS IN FIREWALL TO COMPLY WITH 2021 WSBC 714.4.2. SPECIFICALLY:
BOXES TO BE STEEL RATED BOXES NOT EXCEEDING 16 SQ. IN.
AGGREGATE AREA OF OPENINGS NOT TO EXCEED 100 SQ IN. IN ANY 100 SQ FT OF WALL AREA
BOXES TO BE MINIMUM OF 24" APART, REGARDLESS OF SIDE OF WALL

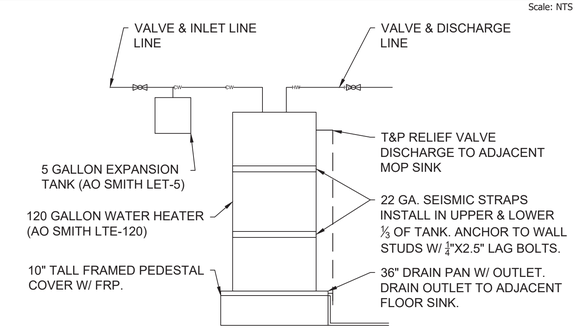


GREASE TRAP LOAD CALCULATIONS	3-COMP. SINK	MOP SINK	FLOOR SINK
SINK WIDTH (IN)	16	36	12
SINK LENGTH (IN)	20	24	12
SINK DEPTH (IN)	12	10	6
VOLUME	15.62	37.40	3.74
FILL FACTOR (UPC 1014.2)	0.75	0.75	0.75
LOAD PER SINK (GPM)	12.47	28.05	2.81
TOTAL LOAD PER FIXTURE (GPM)	37.40	28.05	2.81
		TOTAL LOAD (GPM)	**68.226**

SEE MANUFACTURE'S INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT INSTALLATION.

2 GREASE INTERCEPTOR INSTALLATION

Scale: NTS



3 HOT WATER HEATER INSTALLATION

NTS

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WILLIAM COLE LATHROP

RENEWS: 12/31/2026

PROPERTY OWNER:
Soni Singh
1590 12th St SE
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DATE: 9/5/2025

REV:

REV:

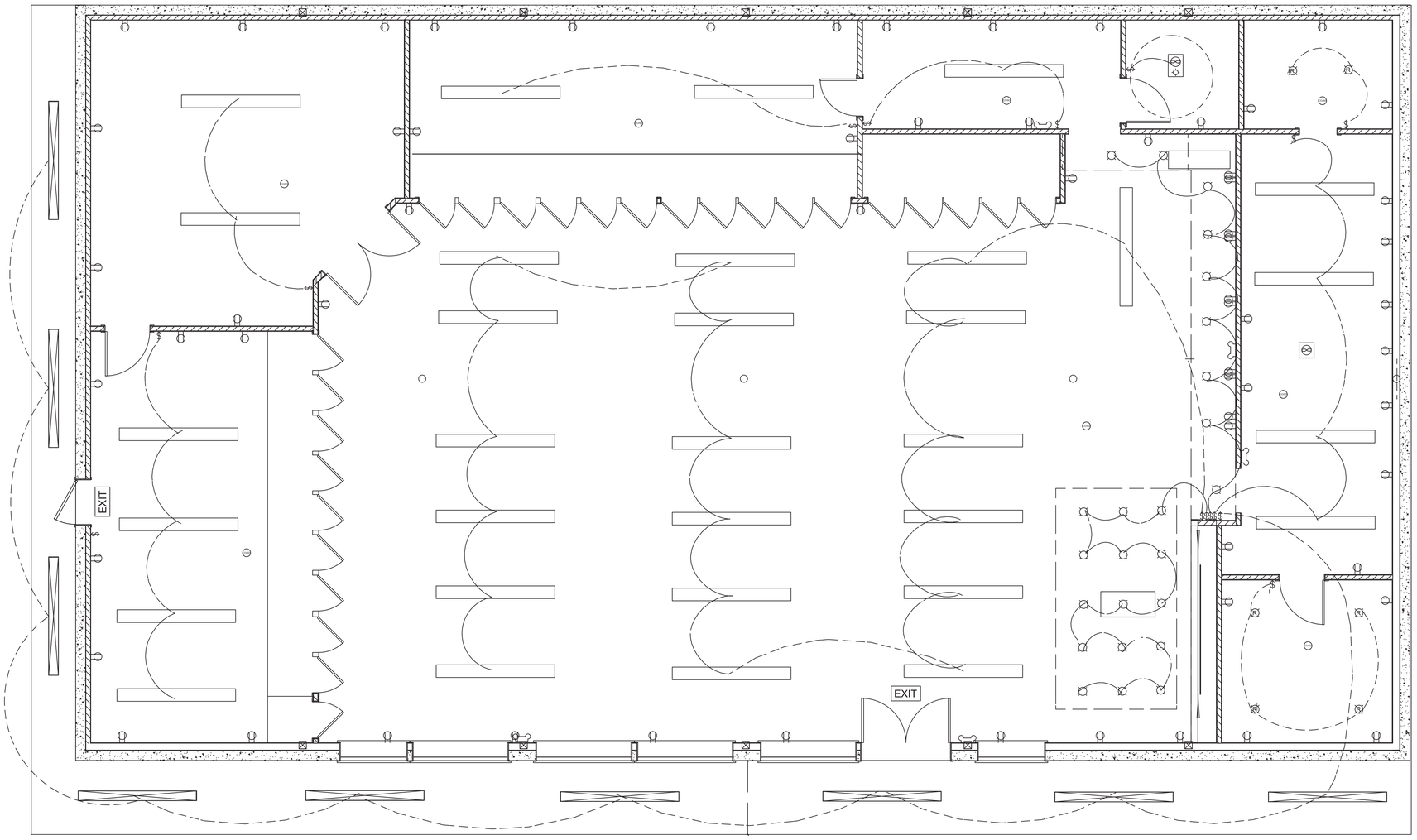
DRAWING:
Mechanical & Plumbing Plan

SHEET #
MP.01

legend	
	wall sconce
	exhaust fan with light
	wall switch
3	3 way switch
	110v duplex outlet
	220+v duplex outlet
H	hood vent outlet
R	refrigerator outlet
	smoke and carbon monoxide detector
EP	electrical panel
wall register	wall register
	8 ft linear led- interior
	8 ft linear led- exterior

LIGHTING FIXTURE SCHEDULE

Symbol	Type	Maufacture	Model	Lumens	Volts	Watts/fixture	Color	Total number
	8 ft linear LED- Interior	Lithonia	CSS-L96-8000LM-MVOLT-40K-80CRI	8596	120	72	4000k	32
	8 ft linear LED- Exterior	Lithonia	CLX-L96-6000LB-SEF-FDL-MVOLT-GZ10-40K-80CRI	8596	120	35	4000K	12
	6" Can LED Light	Juno	WF6 ALO20 SWW5 90CRI CP6 MW M2	1050	120	16	4000K	20
	Carbon Monoxide/Smoke Detector	Universal Security Instruments	AMIC1510SB	N/A	120	N/A	N/A	8
EXIT	Exit Sign	Lithonia	LQMSW3GELN	N/A	120	N/A	N/A	2
	Emergency Lighting	Lithonia	EU2C M6	N/A	120	2	5000k	4



1 ELECTRICAL/LIGHTING PLAN

Scale: 1/4" = 1'-0"

GENERAL NOTES

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- 2023 OREGON PLUMBING SPECIALTY CODE
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- 2023 NEC AND 2023 OREGON ELECTRICAL SPECIALTY CODE
- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2022 OREGON FIRE CODE

CONTRACTOR TO COORDINATE FINAL INSTALLATION AND OBTAIN ALL REQUIRED APPROVALS, PERMITS AND INSPECTIONS.

EMERGENCY EXIT SIGNS TO BE POWERED BY LIGHTING CIRCUITS. ALL EXIT SIGNS TO HAVE BATTERY BACKUP. PROVIDE LITHONIA LQMSW3GELN OR EQUAL.

CONTRACTOR TO CONFIRM ALL RECEPTACLE CIRCUIT REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.

PROVIDE DISCONNECTS FOR ALL EQUIPMENT PER NEC.

LABEL ALL RECEPTACLES, EQUIPMENT DISCONNECTS, LIGHTING SWITCHES, ETC. WITH PANEL AND CIRCUIT ID.

CONTRACTOR TO CONFIRM ALL REQUIRE CONDUCTOR SIZES. MAXIMUM VOLTAGE DROP <5%

ALL PENETRATIONS IN FIREWALL TO COMPLY WITH 2021 WSBC 714.4.2. SPECIFICALLY:
BOXES TO BE STEEL RATED BOXES NOT EXCEEDING 16 SQ. IN.
AGGREGATE AREA OF OPENINGS NOT TO EXCEED 100 SQ IN. IN ANY 100 SQ FT OF WALL AREA
BOXES TO BE MINIMUM OF 24" APART, REGARDLESS OF SIDE OF WALL

LIGHTING CONTROLS
BATHROOMS AND OFFICES TO HAVE OCCUPANCY SENSING SWITCHES THAT TURN LUMINARES 100% OFF WHEN UNOCCUPIED.
HALLWAY, KITCHENS AND WALK IN COOLERS TO HAVE OCCUPANCY SENSING SWITCHES THAT TURN LUMINARES TO 50% WHEN UNOCCUPIED.
RETAIL, STORAGE AND EXTERIOR LIGHTING TO HAVE TIME SWITCH CONTROLS COMPLYING WITH THE FOLLOWING:

- HAVE A MINIMUM 7-DAY CLOCK
- BE CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK
- INCORPORATE AN AUTOMATIC HOLIDAY "SHUTOFF" FEATURE, WHICH TURNS OFF ALL CONTROLLED LIGHITNG LOADS FOR NOT FEWER THAN 24 HOURS AND THEN RESUMES NORMALLY SCHEDULED OPERATIONS
- HAVE PROGRAM BACKUP CAPABILITIES WHICH PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS FOR NOT FEWER THAN 10 HOURS, IF POWER IS INTERRUPTED.
- INCLUDE AN OVERRIDE SWITCH THAT COMPLIES WITH THE FOLLOWING:
  - THE OVERRIDE SWITCH SHALL BE A MANUAL CONTROL
  - WHEN INITIATED, OVERRIDE SWITCH SHALL PERMIT THE CONTROLLED LIGHTING TO REMAIN ON FOR NO MORE THAN 2 HOURS.

EXTERIOR LIGHTING TO HAVE DAYLIGHT SENSING THAT TURNS LUMINARES 100% OFF WHEN LIGHTING LEVELS ARE MET.

DESIGNER:
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541-870-3586

ENGINEER:
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PROPERTY OWNER:
Soni Singh
centermarket36@gmail.com
503-409-7664

REGISTERED PROFESSIONAL ENGINEER
87276PE
OREGON
JANUARY 01, 2005
WILLIAM COLE LATHROP

RENEWS: 12/31/2026

PROPERTY OWNER:
Soni Singh
1590 12th St SE
Salem, OR 97302

DATE: 9/5/2025

REV:

REV:

DRAWING:
Electrical & Lighting Plan

SHEET #
E.01

GENERAL STRUCTURAL NOTES

STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HTE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

THESE GENERAL NOTES SUPPLEMENT THE PROJECT DRAWINGS AND SPECIFIC NOTES. NOTES AND ETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

CODE REQUIREMENTS

CONFORM TO THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC), BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)

TEMPORARY CONDITIONS

THE STRUCTURE IS DESIGNED to FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SHORING THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS AND METHODS.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

EXISTING CONDITIONS:

ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINER OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.

DESIGN CRITERIA

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE OSSC. IN ADDITION TO THE DEAD LOADS, LOADS AND OTHER DESIGN CRITERIA WERE USED FOR DESIGN PER OSSC/ASCE-7 CAN BE FOUND IN THE DESIGN CRITERIA TABLE ON THIS SHEET.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE:

WIDE FLANGE SHAPES:	ASTM A992, GRADE 50
CHANNELS, PLATES AND ANGLES:	ASTM A36
HOLLOW STRUCTURAL SECTIONS:	ASTM A500, GRADE B Fy=46KSI

DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS WITH "COMMENTARY" AND THE "CODE OF STANDARD PRACTICE", WITH EXCEPTIONS NOTED IN THE CONTRACT DOCUMENTS.

BOLTS SHALL CONFORM TO THE ASTM AND RCSC FOR JOINTS USING A325 OR A490 HIGH STRENGTH BOLTS. BOLTS SHALL BE SNUG-TIGHT UNLESS NOTED OTHERWISE. HIGH STRENGTH BOTLS USED AS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) NOTED ON THE DRAWINGS AND DETAILS SHALL BE FULLY TENSIONED AND ALL FAYING SURFACES SHALL BE PREPARED AS REQUIRED FOR CLASS A OR BETTER SLIP-CRITICAL JOINTS.

WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELD PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 AND APPROVED BY THE STRUCTURAL ENGINEER. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-MATERIAL MANUFACTURER. FOR MEMBERS INCLUDED IN THE SEISMIC LOAD RESISTING SYSTEM (SLRS), REQUIREMENT OF AWS D1.8 SHALL APPLY.

ALL WELDS USED IN MEMBERS AND CONNECTIONS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOT (CVN) TOUGHNESS OF 20 FT-LBS AT 0 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION. ALL COMPLETE JOINT PENETRATION WELDS DESIGNATED AS DEMAND CRITICAL SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT MINUS 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F. FOR COMPLETE JOINT PENETRATION WELDS ASSOCIATED WITH MEMBER SPLICES AND CONNECTIONS NOT PART OF THE SLRS, WELDS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 40 DEGREES F.

FOR MEMBERS AND CONNECTIONS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM, DISCONTINUITIES CREATED BY ERRORS OR BY FABRICATION OR ERECTION OPERATIONS, SUCH AS TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING, AND FLAME CUTTING, SHALL BE REPAIRED.

WELDS SHALL BE MADE USING USING E70XX ELECTRODES AND SHALL BE $\frac{3}{16}$" MINIMUM, UNLESS OTHERWISE NOTED. WELDING SHALL BE BY AWS CERTIFIED WELDERS MEETING CITY OF PORTLAND STANDARDS.

PROVIDE WEEP HOLES AT EXTERIOR CLOSED SECTIONS WHERE MOISTURE MAY ACCUMULATE.

SAWN LUMBER

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. UNLESS OTHERWISE NOTED, LUMBER SHALL BE KILN DRIED AND BE THE SPECIES AND GRADE NOTED BELOW:

DIMENSIONAL LUMBER 2" TO 4" THICK: DOUGLAS FIR LARCH NO. 2
BEAMS/HEADERS, 5" AND GREATER: DOUGLAS FIR LARCH NO. 2 POSTS: DOUGLAS FIR LARCH NO. 2

ALL LUMBER EXPOSED TO EXTERIOR, IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED, UNLESS AN APPROVED MOISTURE BARRIER IS PROVIDED.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR APPROVED EQUAL) AND OF THE SIZE AND TYP SHOWN ON THE DRAWINGS. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURES REQUIREMENTS.

ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES AND STAPLES" AND NER-272 "POWER DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILS SHALL BE IDENTIFIED BY LABELS (ATTACHED TO THEIR CONTAINERS) THAT SHOW THE MANUFACTURER'S NAME AND NES REPORT NUMBER, NAIL SHANK DIAMETER, AND LENGTH. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.10.2

BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. ALL A307 BOLTS SHALL HAVE CUT THREADS.

CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO OSSC SECTION 2308.4.3, 2308.5.9AND 2308.7.4.

SALVAGED LUMBER SHALL BE GRADED BY AN APPROVED GRADING AGENCY PRIOR TO USE AND SHALL MEET MINIMUM BENDING STRESSES AS OUTLINED BY THE AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS-2015) TABLES 4A AND 4D FOR DOUGLAS FIR LARCH NO.2 OR BETTER.

WOOD STRUCTURAL PANELS:

WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARDS PS1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", "U.S. PRODUCT STANDARDS PS 2 PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS", OR "APA PRP-108 PERFORMANCE STANDARDS". UNLESS NOTED, PANELS SHALL BE RATED APAP RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW $\frac{1}{8}$" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE DRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.

ROOF SHEATHING SHALL EITHER BE BLOCKED, TOUNGE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SEE THE LATERAL PLANS FOR ADDITIONAL BLOCKING REQUIREMENTS. WHEN ROOF SHEATHING IS NAILED TO BLOCKING, BLOCKING TO BE NAILED TO SUPPORT MEMBERS WITH A MINIMUM OF 8D NAILS AT 6" O.C., OR PER LATERAL PLAN.

SHEAR WALL SHEATHING SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY AND, SEE LATERAL PLAN FOR BLOCKING REQUIREMENTS AT PANEL EDGES. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON NAILS EXCEPT USE RING SHANK FOR ROOF SHEATHING.

SPECIAL INSPECTION AND TESTING

SPECIAL INSPECTION WILL BE PROVIDED BY THE CONTRACTOR BASED ON THE REQUIREMENTS OF THE OSSC AS SUMMARIZED IN THE SPECIAL INSPECTION AND TESTING PROGRAM LISTED BELOW. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS AND PROVIDING SUFFICIENT ACCESS FOR INSPECTOR TO PERFORM THESE INSPECTIONS.

SEE THE SPECIAL INSPECTION TABLE ON THIS SHEET FOR REQUIRED SPECIAL INSPECTIONS ON THIS PROJECT.

DESIGN CRITERIA		
GRAVITY SYSTEM CRITERIA		
LIVE LOADS- PER OSSC 1603.1.1	DISTRIBUTED	CONCENTRATED
ROOF	20 PSF	300 LBS
RESIDENTIAL FLOOR	40 PSF	-
DECKS/BALCONIES SERVING RESIDENTIAL	60 PSF	-
CORRIDORS	100 PSF	-
VERTICAL FLOOR DEFLECTION	L/360	
VERTICAL ROOF DEFLECTION	L/240	
SNOW LOAD CRITERIA		
DESIGN ROOF SNOW LOAD	25 PSF (PER OSSC)	
GROUND SNOW LOAD	Pg= 10 PSF	
SNOW EXPOSURE FACTOR	Ce= 1.0	
SNOW LOAD IMPORTANCE FACTOR	I = 1.0	
THERMAL FACTOR	Ct= 1.0	
SOLAR READY ROOF AREAS		
ADDED DEAD LOAD (OSSC 311.4.7)	5 PSF	-
GEOTECHNICAL CRITERIA		
ALLOWABLE BEARING PRESSURE	1500 PSF	
LATERAL EARTH PRESSURE	100 PSF/FT	
WIND CRITERIA		
RISK CATEGORY	II	
BASIC DESIGN WIND SPEED	V= 97 MPH	
EXPOSURE CATEGORY	B	
IMPORTANCE FACTOR	Iw= 1.0	
GUST/INTERNAL PRESSURE	Gcpi= +/- 0.18	
SEISMIC CRITERIA		
RISK CATEGORY	II	
SEISMIC DESIGN CATEGORY	D	
SITE CLASS	D	
IMPORTANCE FACTOR	Ie= 1.0	
MCE SPECTRAL ACCELERATION	Ss= 0.888	S1= 0.427
SITE COEFFICIENT	Fa= 1.20	Fv= N/A
DESIGN SPECTRAL ACCELERATION	SDS = 0.710	SD1= N/A
ANALYSIS PROCEDURE (EQUIVELANT LATERAL FORCE PER ASCE 7-22 12.8)		
	X DIRECTION	Y DIRECTION
SEISMIC LOAD RESISTING SYSTEM	LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTASNCE OR STEEL SHEETS	LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTASNCE OR STEEL SHEETS
RESPONSE MODIFICATION FACTOR	R= 6.5	R= 6.5
SEISMIC RESPONSE COEFFICIENT	Cs= 0.108	Cs= 0.108
DESIGN BASE SHEAR	20.9 KIPS	20.9 KIPS
TOTAL DESIGN STORY DRIFT	Δ= 0.08"	Δ= 0.04"

SHEET INDEX	
S00	STRUCTURAL NOTES
S01	FRAMING PLAN
S02	STRUCTURAL DETAILS

Special inspections

Special inspection Type	Continuous	Periodic	Reference Standards	IBC Reference
Inspect anchors cast in concrete. Inspect anchors post-installed in hardened concrete members.	—	X	ACI 318: 17.2.5	—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	X	—	ACI 318: 17.2.5	—
b. Mechanical anchors and adhesive anchors not defined in a.	—	X	ACI 318: 17.2.5	—
Nailing, bolting, anchoring and other fastening of elements of the seismic force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.	—	X	N/A	—

Oregon Structural Specialty Code (OSSC) 2022

2304.10.2 Fastener Requirements

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners connecting wood members shall be not less than that set forth in Table 2304.10.2.

TABLE 2304.10.2

FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[f]	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3"14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2½" × 0.131"; 2-3" × 0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-16 d common (3½" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3½" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"; or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" × 0.148"); or 3-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss[c]
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3½" × 0.162"); or 3-16d box (3½" × 0.135"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
	3-10d common (3½" × 0.148"); or 4-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
Wall		
8. Stud to stud (not at braced wall panels)	16d common (3½"; 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
	3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3½" × 0.162")	16" o.c. each edge, face nail
	16d box (3½" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 5-8d box (2½" × 0.113")	Toenail
12. Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
	16d box (3½" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3½" × 0.162"); or 3-16d box (3½" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-8d box (2½" × 0.113"); or 4-3" 14 gage staples, 7/16" crown	Toenail
	2-16d common (3½" × 0.162"); or 3-16d box (3½" × 0.135"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19. 1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-1¼" 16 gage staples, 1" crown	Face nail
20. 1" × 8" and wider sheathing to each bearing	3-8d common (2½" × 0.131"); or 3-8d box (2½" × 0.113"); or 3-10d box (3" × 0.128"); or 3-1¼" 16 gage staples, 1" crown	Face nail
	Wider than 1" × 8" 3-8d common (2½" × 0.131"); or 4-8d box (2½" × 0.113"); or 3-10d box (3" × 0.128"); or 4-1¼" 16 gage staples, 1" crown	
Floor		
21. Joist to sill, top plate, or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
	8d box (2½" × 0.113")	4" o.c., toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2-1¼" 16 gage staples, 1" crown	Face nail
24. 2 subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
25. 2" planks (plank & beam — floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (3½" × 0.162"); or 4-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]

		Edges (inches)	Intermediate supports (inches)
30. 3/8" — 1/2"	6d common or deformed (2" × 0.113"); or 2⅜" × 0.113" nail (subfloor and wall)	6	12
	8d common or deformed (2½" × 0.131"× 0.281" head) (roof) or RSRS-01 (2¼" × 0.113") nail (roof)[d]	6[e]	6[e]
	1⅝" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2⅜" × 0.113"× 0.266" head nail (roof)	3[f]	3[f]
	1⅝" 16 gage staple, 7/16" crown (roof)	3[f]	3[f]
31. 19/32" — 3/4"	8d common (2½" × 0.131") (subfloor and wall)	6	12
	8d common or deformed (2½" × 0.131"× 0.281" head) (roof) or RSRS-01 (2¾" × 0.113") nail (roof)[d]	6[e]	6[e]
	2⅜" × 0.113"× 0.266" head nail; or 2" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
32. 7/8" — 1 1/4"	10d common (3" × 0.148"); or deformed (2½" × 0.131" × 0.281" head)	6	12
Other exterior wall sheathing			
33. 1/2" fiberboard sheathing[b]	1½" × 0.120", galvanized roofing nail (7/16" head diameter); or 1½" 16 gage staple with 7/16" or 1" crown	3	6
34. 25/32" fiberboard sheathing[b]	1¾" × 0.120" galvanized roofing nail (7/16" diameter head); or 1½" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. 3/4" and less	8d common (2½" × 0.131"); or deformed (2" × 0.113"); or deformed (2" × 0.120")	6	12
36. 7/8" — 1"	8d common (2½" × 0.131"); or deformed (2½" × 0.131"); or deformed (2½" × 0.120")	6	12
37. 1 1/8" — 1 1/4"	10d common (3" × 0.148"); or deformed (2½" × 0.131"); or deformed (2½" × 0.120")	6	12
Panel siding to framing			
38. 1/2" or less	6d corrosion-resistant siding (1¾" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
39. 5/8"	8d corrosion-resistant siding (2⅜" × 0.128"); or 8d corrosion-resistant casing (2½" × 0.113")	6	12

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]

		Edges (inches)	Intermediate supports (inches)
Interior paneling			
40. 1/4"	4d casing (1½" × 0.080"); or 4d finish (1½" × 0.072")	6	12
41. 3/8"	6d casing (2" × 0.099"); or 6d finish (2" × 0.092") (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted :o be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and tc intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.

f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.

g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved undsr Section 104.10.

Notes:

ABBREVIATIONS

ARCH	ARCHITECTURAL
DF-xx	DOUGLAS FIR-LARCH- xx= GRADE OF LUMBER
HF-xx	HEM FIR- xx= GRADE OF LUMBER
PT	PRESSURE TREATED
EX	EXISTING
O.C.	ON CENTER
PCC	PORTLAND CEMENT CONCRETE
TYP	TYPICAL

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JANUARY 01, 2026
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RENEWS: 12/31/2026

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TITLE: Structural Notes

SCALE:	DATE:	DRAWING PLOT SIZE:
N/A	9/5/2025	ARCH D (36.00 X 24.00 INCHES)
PROJECT NO:	DRAWING NO:	REVISION:
N/A	S00	N/A

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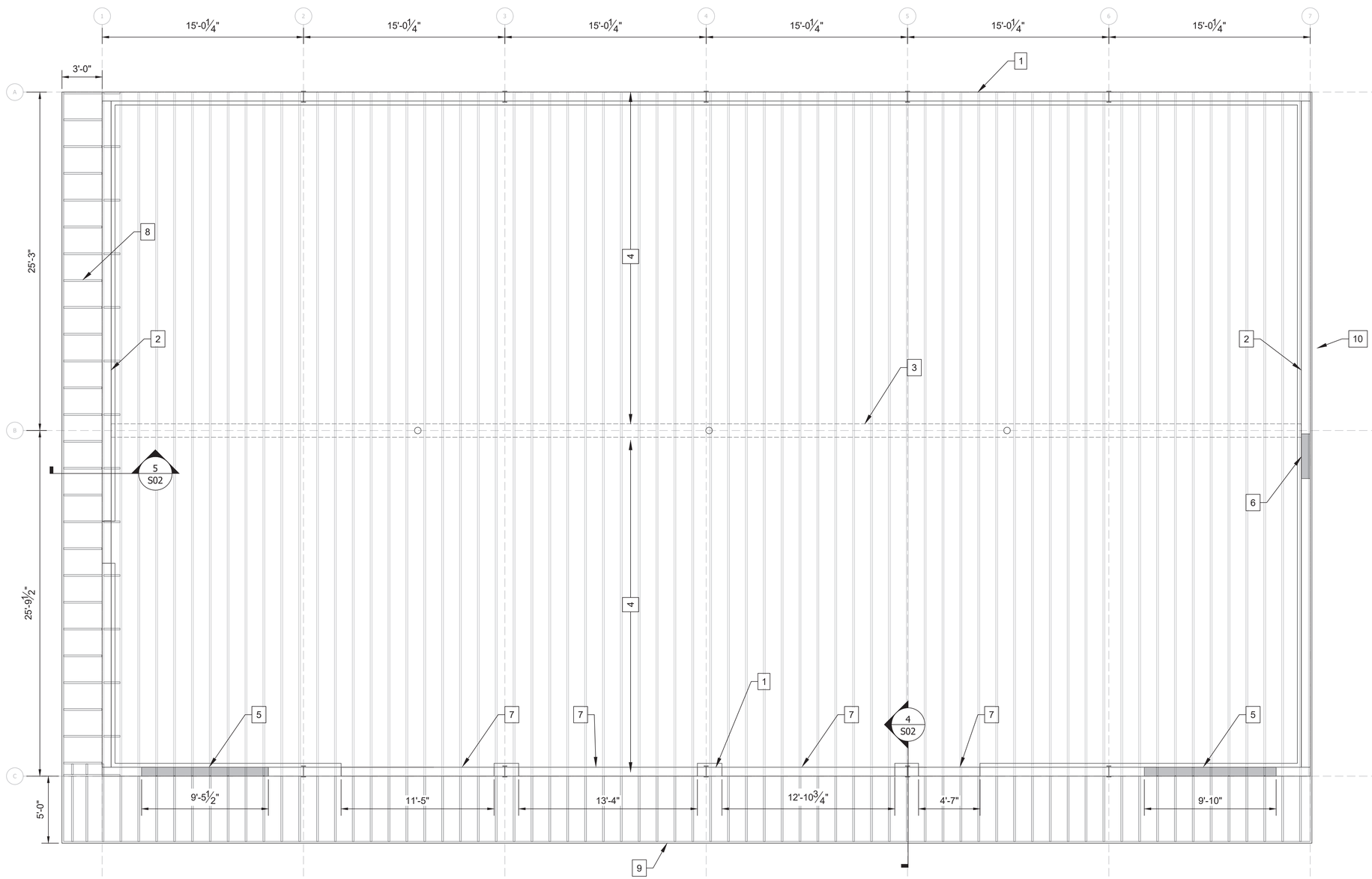

1 FRAMING PLAN

Scale: 1/4" = 1'-0"

SHEET NOTES

1. PROTECT EXISTING PRECAST CONCRETE WALLS AND COLUMNS.
   1.1. SEE NOTES BELOW FOR MODIFICATIONS TO OPENINGS.
2. PROTECT EXISTING CMU ENDEWALLS.
   2.1. SEE NOTES BELOW FOR MODIFICATIONS TO OPENINGS.
3. PROTECT EXISTING 12X20 BEAM & COLUMNS.
4. PROTECT EXISTING ROOF ASSEMBLY (AS FOLLOWS):
   4.1. EXISTING 2X12 CEILING JOISTS @ 16" O.C.
   4.2. EXISTING 14" TJI 210'S @ 16" O.C.
5. INFILL OPENING IN CONCRETE WALL PER DETAIL 1/S02.
6. INFILL OPENING IN CMU WALL PER DETAIL 1/S02.
7. CREATE/MODIFY OPENING IN CONCRETE WALL PER DETAIL 2/S02.
8. INSTALL NEW AWNING FASTENED TO CMU WALL PER DETAIL 4/S02.
9. INSTALL NEW AWNING FASTENED TO CONCRETE WALL PER DETAIL 5/S02.
10. REMOVE EXISTING SIDING ON EXISTING AWNING, INSTALL NEW VERTICAL SIDING TO MATCH WEST/NORTH AWNINGS.

Notes:

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PROJECT NO:	DRAWING NO:	REVISION:
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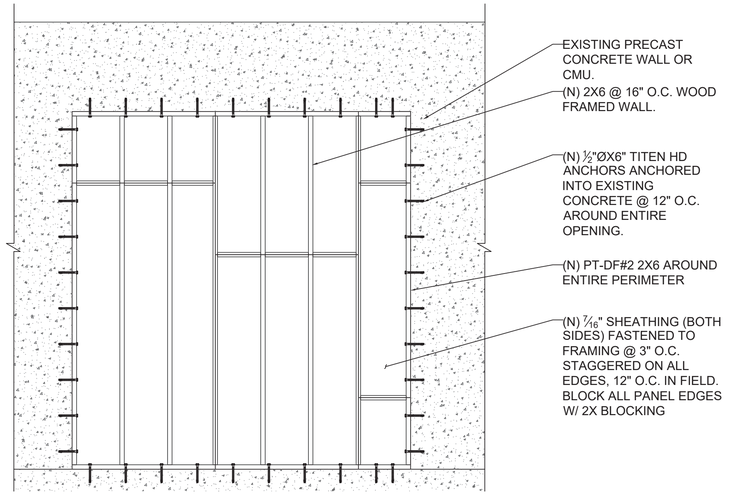
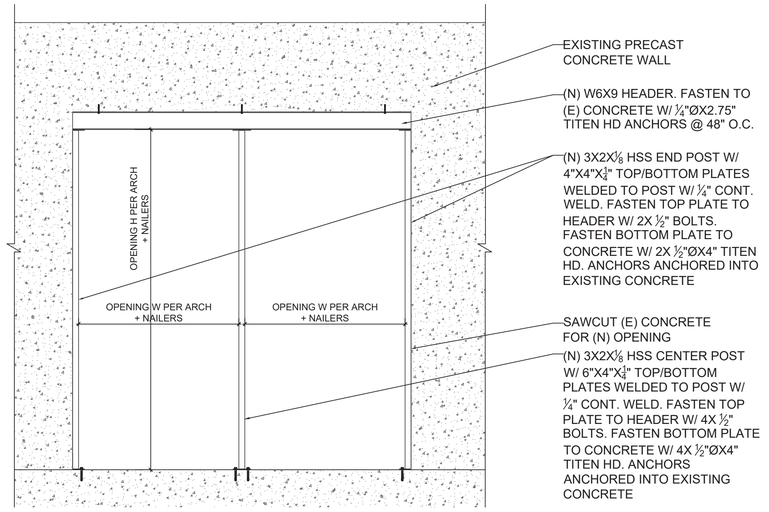


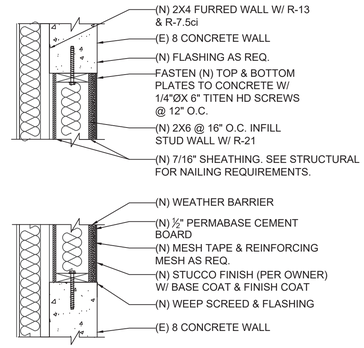
1 TYPICAL WALL INFILL

Scale: NTS



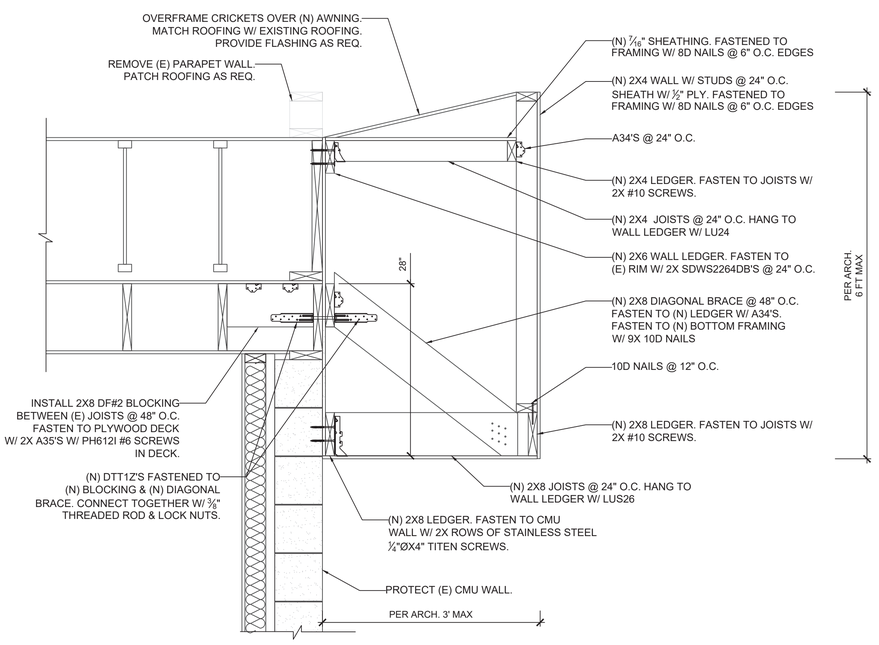
2 TYPICAL WALL OPENING

Scale: NTS



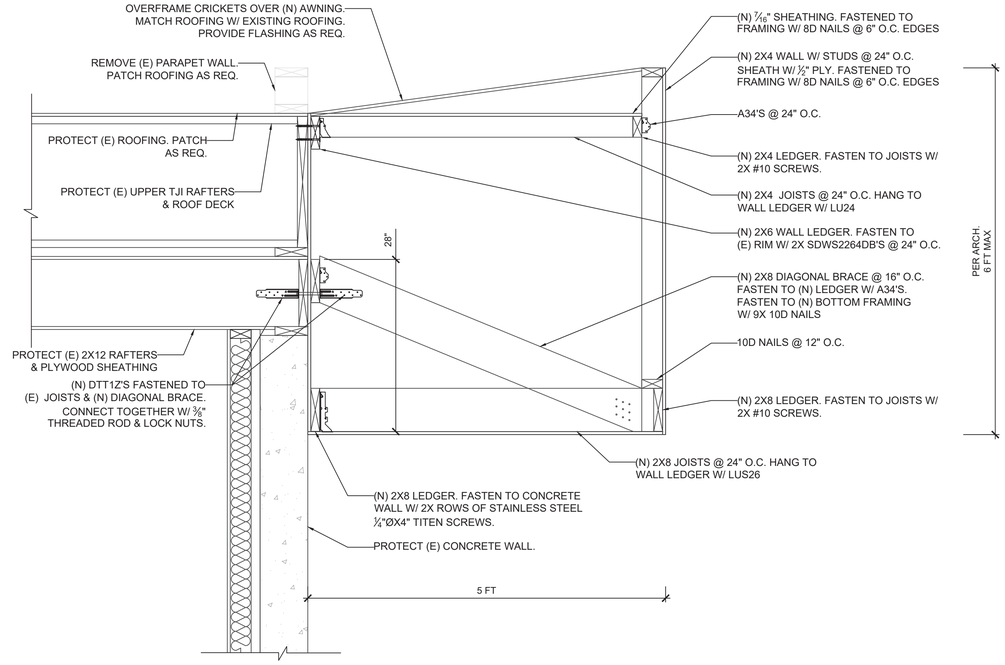
3 TYPICAL WALL INFILL- SECTION

Scale: NTS



4 TYPICAL AWNING- SIDEWALLS

Scale: NTS



5 TYPICAL AWNING- FRONT WALL

Scale: NTS

Notes:

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PROJECT NO:	DRAWING NO:	REVISION:
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