APPROVED
By Freddy Marin at 2:34 pm, Mar 22, 2024

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Freddy Gerard Marin, BSCE
Commercial Plans Examiner
State of Oregon
Lic No: 6090PEA, 6022PEF, 5995MIA
"Reviewed for Code Compliance"

VIEW FROM WEST

PROJECT TEAM

Owner:
City of Umatilla, Oregon
David Stockdale, City Manager
Melissa Ince, Finance & Admin. Services Dir.
Brandon Seitz, Community Dev. Dir.
Scott Coleman, Public Works Director
Esmeralda Perches, Community Development Manager
Kevin Roth, Building Official

Umatilla City Council
Mayor Caden Sipe
Roak TenEyck, Council President
Corinne Funderburk
Daren Dufloth
Katie McMillan
Ashley Wheeler
Dennis McMillan

Architect-Urban Designer:
Seder Architecture + Urban Design LLC
Mark A. Seder AIA, LEED ap, Architect / Urban Designer

Structural Engineers:
KPFF Consulting Engineers
Jerry Abdie, PE, Principal-Structural
Michael Arellano, PE, Project Engineer

Systems Engineers:
MKE & Associates
Rick Dusa PE, Mechanical Principal
Brendan Arnold PE, Electrical Principal
Jacob Pen PE, Project Mechanical Engineer
Hank Barleen PE, Project Electrical Engineer

Civil Engineers /Landscape Architect:
J-U-B Engineers, Inc.
Vince Loftus PE, Principal
Lisa Siefken P.E. Project Manager
Paul Inwards PE, Project Engineer

Food Facilities Designer:
Bargreen Ellingson:
Juan Equihua, Project Manager-Designer

Utility Provider:
Pacific Corp (Pacific Power)

FUNDING

State Legislative Funding House Bill 5006 Grant

Economic Development Administration

American Rescue Plan Act Funds

Umatilla County

Ducote Consulting, Nick Ducote, Funding Administrator

U.S. EDA Funding
07-79-07876

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

DOWNTOWN UMATILLA

CITY OF UMATILLA, OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

COVER SHEET

A1.0

PROJECT DESCRIPTION

The goal of the City of Umatilla for their UMATILLA BUSINESS CENTER & Associated Improvements is to strengthen & enliven the downtown core area and Civic Center of Umatilla, Oregon. Through the renovation of an existing and unoccupied former single story Post Office (approximately 4,000 sf) and the construction of an attached two story new (approximately 7,400 sf) structure, the Business Center Building (approximately 11, 400 interior gsf) will provide a very visible structure offering much needed business incubator and office space, additional city offices, and meeting & community facilities.

Project improvements to the adjacent Village Square Park to become a multi-functioning urban plaza, improvements to an existing thru-block alley to become a pedestrian walkway with four food truck pads, and construction of a new parking lot on an empty quarter block to the south of the Business Center Building will add further value and support to the Business Center building and adjacent urban land uses. Full and half-street and streetscape improvements on portions of three of the four bounding streets of the project block will create more formalized on-street parking as well as streetscape amenities & beautification.

Major construction systems of the new 2-story building include a moment-resisting steel frame structure, concrete slab first floor, wood tongue & groove decking/plywood second floor and roof, rigid board & batt insulations, powder-coated metal roofing & exterior wall finish, exterior veneer plaster wall finish, steel stud & sheetrocked new walls, and storefront aluminum window & openings systems throughout including new and replacement openings. Almost all new construction ceiling areas will be structure exposed to view from below, with new sheetrock ceilings in much of the existing one-story building portion of the center. A new two-stop hydraulic elevator as well as a new stairway will connect the two floor levels within a tall 2 ½ story new public lobby/atrium space.

The new and existing remodeled portions of the Business Center will function as a single facility and will be fully fire sprinklered, as a mixed occupancy, Type VB non-separated building without the requirement for fire walls. The existing north exterior wall of the former post office will, become predominantly an interior wall with new building space adjoining it.

Site construction includes a combination of concrete plaza & walkways/curbs, vegetated & landscaped areas, asphalt pavement and markings at streets and parking lot, a variety of streetscape furnishings, and an outdoor open air screened enclosure for trash & certain storage. New site utilities and extensions of existing utilities will serve building and site areas alike. A major component of the overall project scope is the undergrounding of all overhead utilities on the overall project site, specifically those currently running above the pedestrian alley.

The overall project including building, site and street rights of way areas will be constructed in a single phase and contract. The City of Umatilla, as the owner is very committed to the Business Center and dedicated to providing all support to facilitate smooth and efficient project construction including all staging, desired site access, circulation re-routing and closures, surrounding businesses notifications and facilitations, and interface with the utility providers including the undergrounding of existing overhead utilities, and otherwise.
The new Umatilla Business Center & Associated Improvements will greatly enhance and in fact, create a Civic Center in the heart of downtown Umatilla, working in conjunction with the existing City Hall and Library. Fronting on Sixth Street, the well traveled State highway that serves as Umatilla's Main Street, the Civic Center buildings and activity and use of Village Square Plaza and the Pedestrian Alley walkway, coupled with public art murals on the street & Village Square- facing façade of an existing warehouse building, will visibly enhance and facilitate much greater activity and use of this core area of downtown.

ARCHITECTURAL GENERAL NOTES

1) The "Contract Documents" for the project include the entire A&E team set of drawings and written specifications, including any and all addendums to the contract documents during the bidding period, and all executed changes to the project scope, extent and systems following contractor selection and contract signing.
2) Contractor to have verified all existing improvements and conditions in the project area prior to start of construction. Notify architect of any discrepancies between observed and verified existing conditions and those shown on drawings, and/or those that may adversely effect the project construction and final configurations and project.
3) See Structural for all footing, retaining wall, beam & column sizes, footing & foundation depths, reinforcing, connections & separation requirements between new and existing structures. Architectural indicates plan locations of structural columns only.
4) See Site Civil Drawings for all final locations, layouts of elements not in, on or attached at any location above first floor/adjacent grade level, to the existing renovated/remodeled & new building that constitutes the business center facility.
5) Use architectural drawings to locate all new columns, including those supported from new footings under areas of the site but attached to & supporting elements attached to the building facility. Use architectural for footprint line, overhangs and projections above grade and beyond the building footprint line. Use Site Civil for all grading outside building footprint line, all site utilities and systems.
6) See Mechanical systems drawings for duct and mechanical equipment sizes & general locations. See architectural for final locations if, as and where specified beyond those shown on mechanical drawings, with architectural taking precedence in such cases.
7) See Electrical systems drawings for electrical & lighting fixture types & general locations. See architectural for final dimensioned or otherwise indicated locations, spacings, alignments and otherwise, of electrical & lighting fixtures.
8) See Plumbing systems drawings for plumbing fixtures types & general locations. See architectural for final dimensioned or otherwise indicated locations of plumbing fixtures.
9) See Food Service drawings for all food service equipment, sizes & types, & locations.
10) See Landscape drawings for all planting materials and requirements & for landscape irrigation systems and controls.
11) Architectural dimensions, notes and other indications of locations, elevations, spacings, amounts and quantities, etc. take precedence over drawn information if and as in conflict. Do not scale drawings. Indicated drawing scales are approximate.
12) Contractors, sub-contractors & suppliers to notify architect of any conflicts of drawing information including within any discipline and between disciplines, that affect construction scope, extent, materials, systems and their integration and coordination into the final configurations and built project as depicted in drawings, text and as specified.
13) Contractor is solely responsible for the means, methods, and processes for achieving the final project scope, extent and configuration as depicted in the contract documents.
14) Any and all demolition work of, in and on existing building and site improvements that are shown on any drawings and otherwise specified is general in nature and for general guidance only. Contractor is responsible for determination of full scope and extent of demolition work required to produce the final project.
15) Larger scale and more detailed architectural drawing information governs and takes precedence over smaller scale and more general drawings in any cases of conflict of information, systems, dimensions, configurations & products used.
16) All specifications to be incorporated into the project whether shown and noted on drawings or otherwise. Specifications govern over drawn information in all cases of any conflicts of information, completeness and otherwise.
17) Larger scale drawings govern over smaller scale drawings in all cases of conflicts of information and/or intent, completeness and otherwise.
18) Report all discrepancies of information, dimensions and other indications to architect prior to construction.
19) Demolition drawings and references to demolition and removal of any existing improvements are for general understandings and convenience of the construction team and are not represented to depict all demolition that is required, and may in some cases indicate demolition that a contractor may determine is not needed. Contractor is to verify and determine scope of all demolition, re-construction, repair, new construction and other work to achieve the final project as shown and specified in the contract documents.
20) The finished project shall be "like new" in appearance and functions, both in areas of new construction and in areas of remodeled existing building, as well as the entire site area within the project boundary.

DRAWING SHEETS INDEX

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

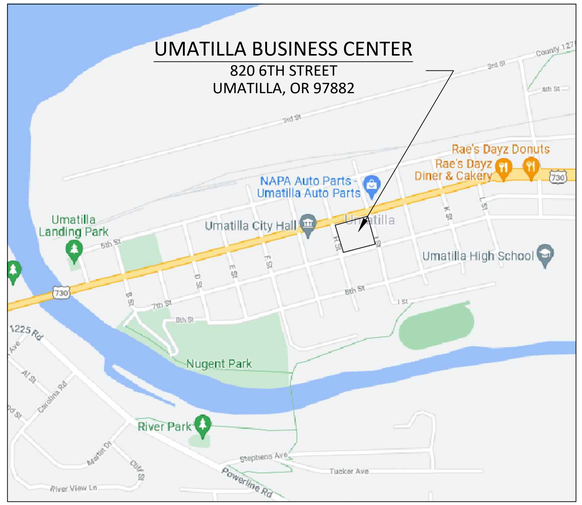
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

PROJECT DESCRIPTION, DRAWINGS INDEX & GENERAL NOTES

A1.1



LOCATION MAP

ABBREVIATIONS

(NOT ALL ABBREVIATIONS USED)

ABB	DESCRIPTION	ABB	DESCRIPTION	ABB	DESCRIPTION	ABB	DESCRIPTION	ABB	DESCRIPTION	ABB	DESCRIPTION
AB	ANCHOR BOLT	DEMO	DEMOLITION	FOM	FACE OF MASONRY	LG	LONG	PT	POINT	T	TRANSPARENT
AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	FAS	FACE OF STUD	LLV	LONG LEG VERTICAL	POLCON	POLISHED CONCRETE	TEL	TELEPHONE
AL	ALUMINUM	DIAG	DIAGONAL	FT	FOOT/FEET	MAX	MAXIMUM	R	RISER	TO	TOP OF
APPROX	APPROXIMATELY	DIM	DIMENSION	GA	GAUGE	MB	MACHINE BOLT	(R)	RELOCATED	TOC	TOP OF CURE
BD	BOARD	DN	DOWN	GALV	GALVANIZED	MECH	MECHANICAL	RAD	RADIUS	TOJ	TOP OF JOIST
BLDG	BUILDING	DWG	DRAWING	GI	GALVANIZED IRON	MET	METAL	RD	ROOF DRAIN	TOS	STOP OF STEEL
BM	BEAM	€	EXISTING	GL	GLASS	MFR	MANUFACTURER	REF	REFERENCE	TOW	TOP OF WALL
BOT	BOTTOM	EA	EACH	GND	GROUND	MIN	MINIMUM	RENF	REINFORCEMENT/REINFORCED	TYP	TYPICAL
BRG	BEARING	ELEV	ELEVATION	GWB	GYPSUM WALL BOARD	MO	MASONRY OPENING	RESIL	REISILENT	UNO	UNLESS NOTED OTHERWISE
CJ	CONTROL/CONSTRUCTION JOINT	EMB	EMBEDDED	H	HIGH	(N)	NEW	REQ	REQUIREMENT	VCT	VINYL COMPOSITION TILE
CLG	CEILING	EQ	EQUAL	HC	HOLLOW CORE WOOD DOOR	NIC	NOT IN CONTRACT	RO	ROUGH OPENING	VERT	VERTICAL
CLR	CLEAR	EXP	EXPANSION	HB	HOSE BIB	NO	NUMBER	RU	RUBBER	W	WIDE
CMU	CONCRETE MASONRY UNIT	(F)	FUTURE	HM	HOLLOW METAL OR HERMAN MILLER	NTS	NOT TO SCALE	RWC	RAIN WATER CONDUCTOR OR DOWNSPOUT	W/	WITH
COL	COLUMN	FB	FLAT BAR	HORIZ	HORIZONTAL	OC	ON CENTER	SC	SOLID CORE WOOD DOOR	WD	WOOD
CONC	CONCRETE	FD	FLOOR DRAIN	HP	HIGH POINT	OD	OUTSIDE DIAMETER	SECT	SECTION	WO	WIDTH OF OPENING
CONN	CONNECTION	FEC	FIRE EXTINGUISHER CABINET	HR	HOUR	OH	OPPOSITE HAND	SIM	SIMILAR	WP	WEATHERPROOF
CONT	CONTINUOUS	FF	FINISH FLOOR	HS	HIGH STRENGTH	OPMLT	OPENING METAL GRILLE	SHT	SHEET	WS	WOOD SCREW
CONTR	CONTRACTOR	FIN	FINISH	HT	HEIGHT	OPNG	OPENING	SPEC	SPECIFICATION	W/S	WORK SURFACE
CPT	CARPET	FLASH	FLASHING	ID	INSIDE DIAMETER	OPP	OPPOSITE	SQ	SQUARE	WT	WEIGHT
CSWK	CASEWORK	FLR	FLOOR	INSUL	INSULATION	P	PAINT	STD	STANDARD	WWF	WELDED WIRE FABRIC
CTR	CENTER	FOB	FACE OF BRICK	JT	JOINT	PL	PLATE	STL	STEEL	60S	"S" DENOTES SMOKE RATING
DBL	DOULBE	FOF	FACE OF FOUNDATION	KD	KNOCK DOWN	PROJ	PROJECTION	STRL	STRUCTURAL		

PROJECT CONSTRUCTION TRACKING & ACCOUNTING REQUIREMENTS:

Project Tracking Instructions for the Construction Team (General Contractor and all subcontractors & suppliers) for Materials and Labor Costs:
This multi-funding source project is herein divided for funding accounting, tracking and overview purposes only (NOT for construction purposes as the Umatilla Business Center & Associated Improvements Project is a single phase construction project). And thus the project is to be tracked and accounted for in response to two different funder groups; those being :

TRACKING & ACCOUNTING SOURCE GROUPS DEFINED:

Group 1): The Federal E.D.A. funding, as a single entity/group.

Group 2): All other funding sources current and future, as a single group.

These two groups and no others, comprise the entire project construction scope and extent including all materials, systems and labor, and including all building and site selective demolition as well as all re-construction and new construction. These groups are identified and divided as follows:

Group 1): The Federal E.D.A. Funding Group includes:

- Certain selected areas of the Project site and improvements including the new parking lot and certain half-street improvements, as indicated and defined on Sheet A 1.3 Site Plan.
- All rooms within the project building structure that are so indicated on the Room Finish Schedule on Sheet A 2.0 & A 2.1. This includes all finishes, surfacing, etc. The Floor slab and any ceiling construction within that room as defined herein. NOTE: slab sub-base work and footings, foundations as well as under-slab utilities and all grading and excavation to be wholly attributed to Group 2 regardless of location on project.
- All systems support work that is wholly inside a Group 1 room including light fixtures, switches and conduit to and supplying such, all wall outlets, lengths of ductwork totally within that room.
- All building fixed equipment, with the exception of that equipment demonstrably only serving rooms that are not Group 1. An example of this would be the new Kitchen and its fixed equipment, air systems and exhausts, which would all be Group 2.
- The entire new roof north of Grid D.
- One half of the new second floor level, as this is also the ceiling of much of the Group 1 rooms.

Group 2): All other Funding Sources Group includes:

- All building rooms that are not indicated in the Room Finish Schedule as being in Group 1. This includes all finishes, surfacing, etc.
- All slab sub-base work and footings, foundations as well as under-slab utilities and all grading and excavation to be wholly attributed to Group 2 regardless of location on project, including underneath Group 1 rooms and areas.
- One half of the new second floor.
- The entire new existing building roofing and associated work on top of the existing remodeled building south of Grid D.
- All Site Improvements not indicated as Group 1 Improvements.
- All exterior wall finish enclosure materials of the building, regardless of the rooms or areas they are enclosing, and on all levels and enclosing the new building as well as all upgrades and additions to the exterior wall enclosure of the existing renovated building.
- All fixed equipment and systems that serve only Group 2 rooms and in no way tie into nor receive support from Group 1 Rooms.

DEFINITIONS FOR FUNDING TRACKING PURPOSES:

1) **Site Improvements:** are those upgrades, new and other features, surfaces, utilities and otherwise, including the site demolition, site preparation and new construction to achieve them, that are within the project boundary but outside of the building, with the building being as defined in #2 below. Site improvements include trash enclosure and any site-mounted equipment, features, streetscape furnishings and otherwise.

2) **The Building:** includes the existing remodeled and upgraded structure, and the adjoining new structure that forms the building as a whole. The building extent is to the face of and including the exterior above-grade finish materials of the structure (including but not limited to metal, glass/frames, doors/frames, plaster and all roofing and flashing materials as well as all permanently affixed equipment). Also included as "Building" are overhangs and projections from the building beyond the footprint line of the building at grade, and other columns, decks, and features that over their full extent, are connected to the building at any point (applying specifically to the west-side feature "sign band" and the second floor exterior deck).

   The "building" also includes all below finish first floor and below finish grade work that is needed for the building itself including excavation, footings & foundations, and below slab sub-base work as well as all under-slab utilities within the building footprint as herein defined.

   The work to achieve the building as defined in the documents includes all existing building and new building site selective demolition, excavation, and the respective remodeling and new building construction then required to achieve the final unified structure as defined by the drawings and contract documents.

3) **Building Rooms:** Are those indicated and scheduled as rooms achieved by the project construction. Rooms are defined for these purposes as being from the centerline of *interior party walls* between rooms with thus, ½ of the party wall assigned to each respective room. And to the inside face of exterior sheathing, glazing and finish materials at *exterior walls* of a room. Thus, a room with an exterior wall would include the studs, concrete, masonry or other material that encloses the exterior wall of that room including wall insulation, interior finish and all glazing materials and systems. However, it would not include the exterior finish material itself.

SELECTED EXAMPLES OF FUNDING TRACKING:

1) HVAC system serving multiple rooms including both Group 2 and Group 1 Rooms as defined herein: The HVAC unit would be Group 2 as it is serving both groups. Some of the ductwork would be group 2 where it goes to and supplies Group 2 rooms. Some of the ductwork would be group 1 where it branches off and serves Group 1 rooms.
2) Construction of a party wall between a Group 1 and a Group 2 Room: Unless the finish is scheduled as being different on each side of the party wall, include exactly ½ of its construction in Group 1 and ½ in Group 2. Party walls between two Group 1 Rooms are of course, fully group 1 while between two Group 2 Rooms, are fully Group 2.
3) Construction of the new second floor over a first floor Group 1 room: This would be ½ Group 1 and ½ Group 2 construction including columns (regardless of any location in Group 1 rooms), beams between columns, and second floor decking and sheathing.
4) Construction of new/replacement ceiling in existing remodeled building, over a Group 1 Room. All ceiling work and ceiling finish is Group 1 as it is required for that room function.
5) Paving, curbs, striping of certain whole and half streets and of the new parking lot, including curb cuts/ramps between street and parking. All Group 1 as defined on the Site Plan, but all sub-asphalt preparation, utilities, trenching, etc. is Group 2, similar in that regard to under-slab work within the building.

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DATE: 3-6-2024

ABBREVIATIONS & LOCATION MAP

A1.2

SITE PLAN GENERAL NOTES:

1. See Site Civil for all dimensions and other layout criteria not specifically noted on this Architectural Partial Site Plan, for site improvements.
2. See civil for all improvements in public street ROW's.
3. See Site Civil for all drainages and slopes of all site areas including plaza, walkways and streets.

SITE PLAN KEYNOTES:

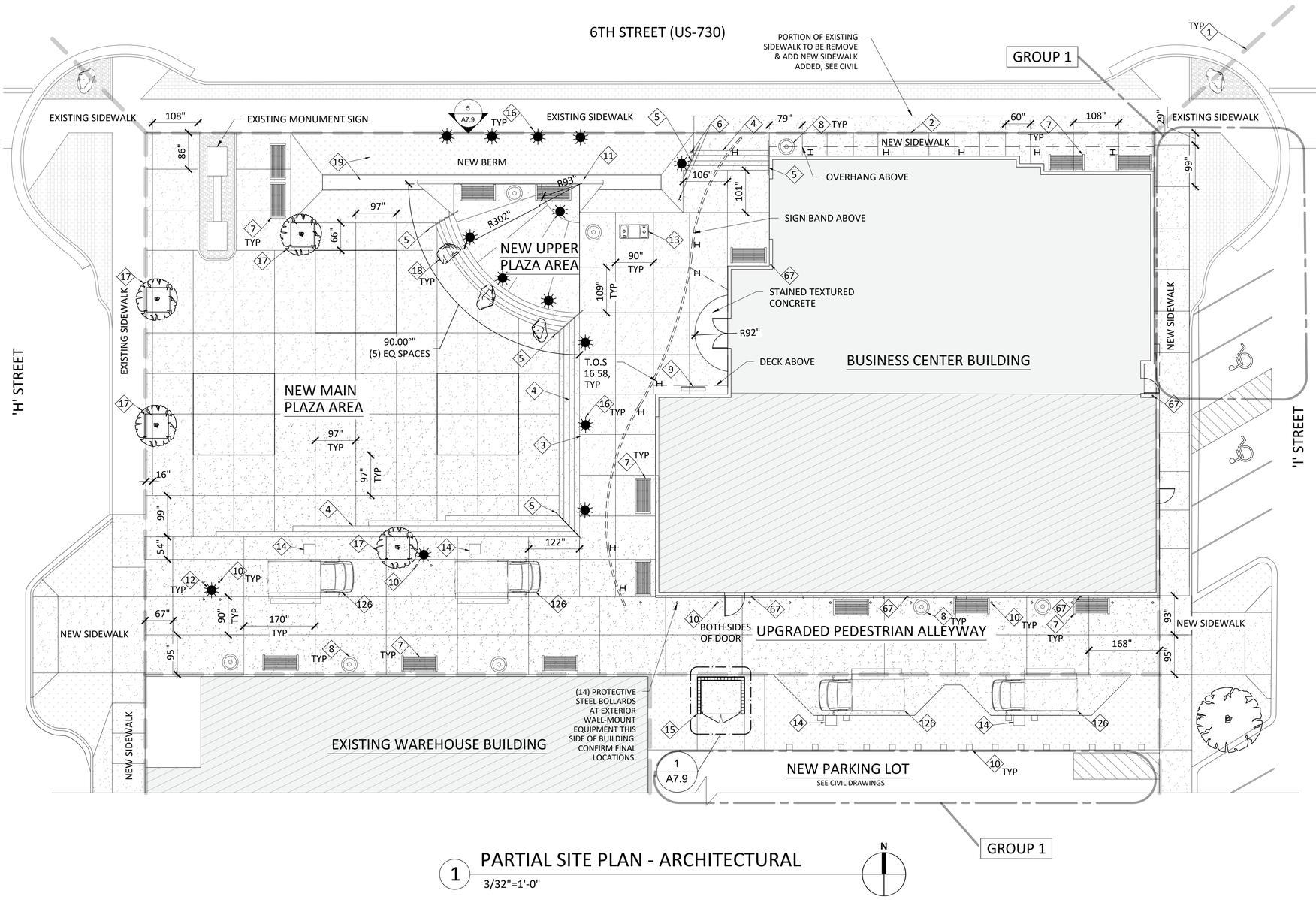
◇ (note that not all keynotes are necessarily shown on drawings)

1 Property line or other bounding line as noted.
2 Official project boundary line, see drawings and specifications for any exceptions for work that may extend beyond project boundary.
3 Exterior plaza & walkway concrete, specified broom finish in checkerboard alternating directional pattern shown, see Site Civil.
4 Concrete exterior stair, see Site Civil.
5 Exterior handrails at new exterior stairs.
6 Flagpole, see specifications.
7 Bench
8 Receptacle
9 Bike Rack
10 Bollard
11 Exterior retaining wall & stone facing & berming against with 12" individual aluminum letters, see details.
12 Light pole, see Civil & Electrical
13 Exterior Drinking Fountain.
14 Food Truck pedestal, see Site Civil.
15 Exterior trash & maintenance enclosure, see drawings & details.
16 Bollard Light, see Civil & Electrical for final location and light type.
17 New tree & grate
18 Rocks chosen placed by owner, at owner option, then poured into stair construction
19 Flat top of berm flower planting area & Sloped planted berm, see Landscape drawings

NOTE:

Funding Group 1: Site areas called out on plan.

Funding Group 2: All Site improvements not indicated as Group 1 Improvements.



1 PARTIAL SITE PLAN - ARCHITECTURAL
3/32"=1'-0"

UMATILLA BUSINESS CENTER

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ARCHITECTURAL SITE PLAN

A1.3

CODE COMPLIANCE ANALYSIS

DEVELOPMENT CODE:

Zone:
Uses: Business, office & Community, Park, Parking (all allowed)
Setbacks: None
Allowable Area:
Maximum Height:
Parking Requirements:
Bicycle Parking Requirements:
Signage Requirements:
Other Requirements:

BUILDING CODE:

Building Areas:

- Existing Remodeled: 4,000 sf (of which 1,280 sf is meeting room Type A-3 occupancy)
- New Building First Floor: 3,700 sf
- Total Building First Floor: 7,700 sf
- New Building Second Floor: 2,780 sf
- Total Building Area: 10,480 sf

Side Separations (at project completion): Over 30 ft. separations on all sides, with property on three of four sides under same ownership as building and either public ROW or public park or dedicated to open space use as parking. The fourth side is owned by the Oregon Department of Transportation (ODOT) and is permanently dedicated ROW as State Highway which is also City Main Thoroughfare.

Occupancy Type(s): IBC Chapter 3

- Group B, Business overall occupancy, with
- Group A-3 Community Meeting Room, as it has more than 50 occupants and must be a separate classification.

Occupant Loads & Exits: IBC 1004, 1006.2

- Second Floor Office: 2,700 sf (nic restroom) @ 1 occup/100 sf = 27 occupants = 1 exit (< 50 occup)
- Second Floor Private Deck: 200 sf @ 1 occup/15 sf= 14 occupants = 1 exit (< 50 occup)
- **Total Second Floor Occupant Load: 41 occupants = 1 exit required, one provided**

- First Floor Business: 3,700 sf + 2,720 sf (nic meeting room)= 6,400 sf @ 1 occup/100 sf = 64 occupants = 2 exits required, as over 50 occupants,
- First Floor Lease Commerical (as part of overall First Floor B occupancy)
- First Floor Meeting: 1,280 sf @ 1 occup/7 sf = 183 occupants = 2 exits (> 50 occupants, < 500 occupants)
- **Total First Floor Occupant Load: 288 occupants (including entire first floor and all of second floor occupants exiting thru first floor) = 2 exits required, four provided**

- Total Building Occupant Load (assuming fully occupied) = 288 occupants
- Total Building exits required: 2 exits required as over 50 occupants, but three exits are not required as even with all tributary rooms and areas, building has less than 500 occupants.
- Total exits proposed: 4 exits, two being from public circulation and main collector hallway & lobby, with two other exits from first floor office area (one additional exit) and from Community Meeting room (one additional exit). Both additional exits lead directly on grade to the public way.

Separation of Occupancies: None required as project is using non-separated occupancy path as indicated below.

Construction Types: IBC Chapter 6

- Existing Building: Type VB or IIIB
- New Building: Type VB proposed
- Both buildings to be type VB fully sprinklered and will function as a single structure

Basic VB Allowable Areas & Increases: IBC 506.3

	Basic	Sprinklered	sides sep	Multi-story	Total
• A-3 Occupancy allowed (spinklered)	6,000	18,000	not used	2	18,000
• B Occupancy allowed (spinklered)	9,000	27,000	not used	3	27,000

- Conclusion: Building is well under maximum area allowed, even without utilizing sides separation increases, for A-3, its most restrictive occupancy, with that occupancy also confined to the first floor.

Fire Resistance Based on location on property: IBC Chapter 7

- No rated walls nor rated openings required due separation of 30 feet plus on all sides, including to centerline of all bounding streets.
- No parapets required due to separation & non-combustible roofing.

Accessibility: The entire building, including all public entries and all first floor exits, whether public or otherwise, will be entirely accessible, with the exception of three of the six new single occupant restrooms which are not required to be accessible (see below).

Area of Refuge is not required: Stairways: IBC Section 1007.3
In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches minimum between handrails and shall either incorporate an Area of Refuge within an enlarged floor-level landing or shall be accessed from either an Area of Refuge complying with Section 1007.6 or a horizontal exit.
Exceptions:
1. The clear width of 48 inches (1219 mm) between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Vestibules:
Not required, as the two primary public accesses to the building enter a common atmosphere that is less than 3,000 sf in floor area (including space on both levels that is in this common atmosphere).

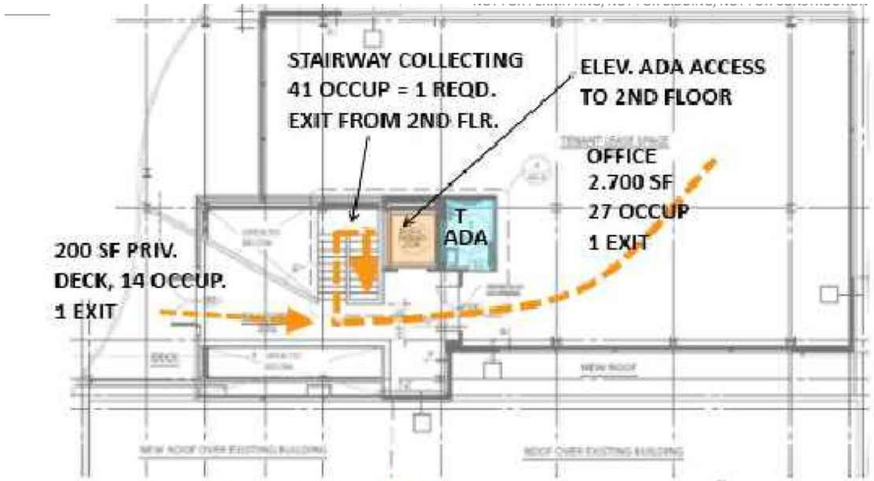
Commercial Stairs Built for the General Public: IBC, stairways with an occupant load of fewer than 50 people must be at least 36 **inches** wide.

Maximum distance to at least one exit:
Maximum travel distance to at least one exit shall not exceed 150 feet in buildings not sprinklered or exceed 200 feet in buildings protected throughout by an approved supervised sprinkler system.

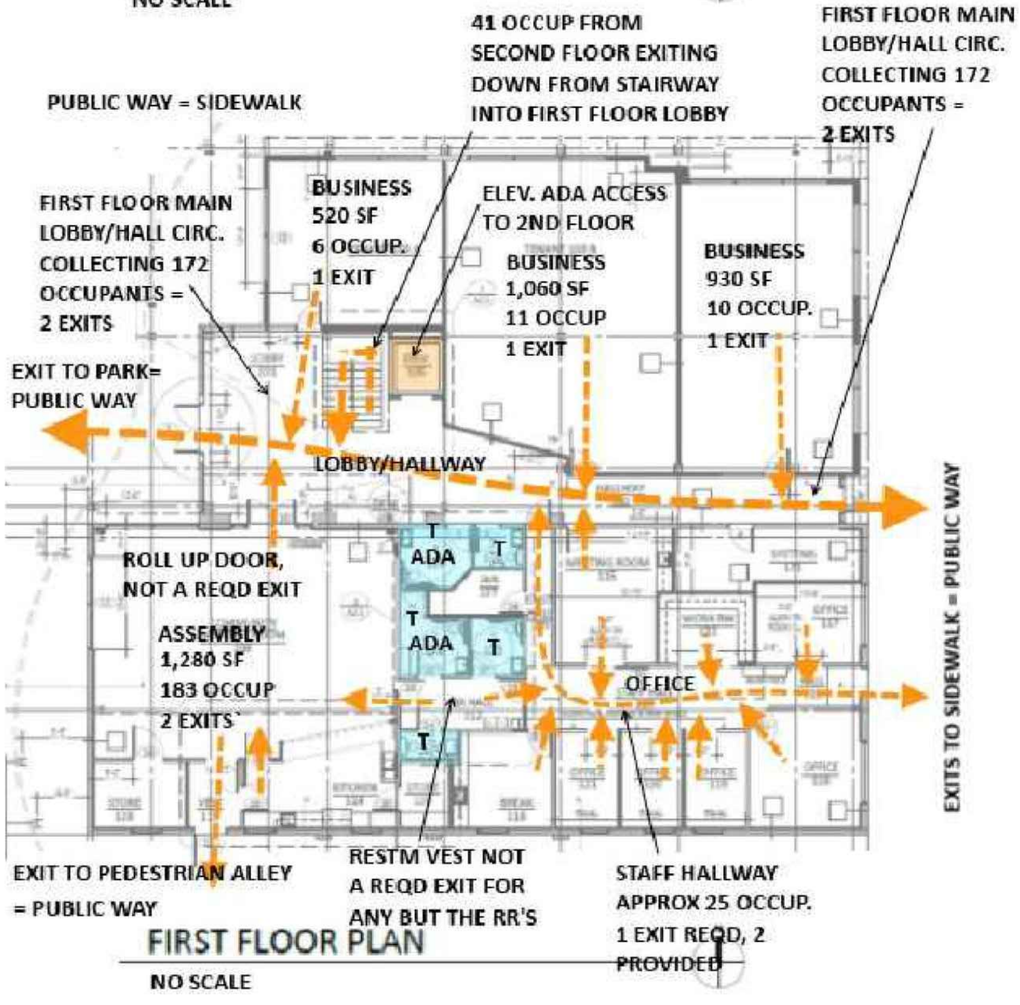
- Maximum travel distance on second floor to point at which two exits are available is 95 feet.
- Maximum travel distance on first floor to a point at which two exits are available is 39 feet.

Plumbing Fixture Requirements: (Assume common spaces are occupied by tenants, i.e. no extra counts)
Business: WC's 1/25 occupants first 50, then 1/50 occupants after that = 3 WC's
Lavs 1/40 occupants for first 80 occupants = 2 Lavs
Meeting Room: Assume 183 occupants are equal between genders =92 each
WC's 1/125 men = 1 WC 1/65 women = 2 WC's
Lavs 1/200 occupants = 1 Lav.
Total Building: 6 WC's, 3 Lavs, 1 drinking fountain, 1 service sink

Accessible Restrooms, 1109.2, exception 1:
Since one each of two common restrooms are clustered, one each of these is not required to be ADA accessible. A fifth restroom on the first floor is also not required to be accessible, as two First floor restrooms are accessible and the single second floor restroom is also accessible.



SECOND FLOOR PLAN
NO SCALE



FIRST FLOOR PLAN
NO SCALE

UMATILLA BUSINESS CENTER

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CODE & ZONING COMPLIANCE

A1.4

DEMOLITION PLAN KEYNOTES: ◇ (note that not all keynotes are necessarily shown on drawings)

20 Remove existing plywood and place new building materials as shown on drawings

21 Demolish canopy off back to flush with the exterior face of existing exterior wall

22 Remove railing at the step down

23 Demolish sidewalk to face of building

24 Remove existing mechanical units

25 Demolish existing parking lot asphalt to sidewalk edge to north & east sides

26 Demolish section of existing wall for new door or opening. See floor plans for dimensions and location of opening

27 Demolish section of roof for new clerestory & Community Meeting Room roof opening. See floor plans for dimensions and location of openings. Ceiling joist at celestory to remain.

28 Replace existing windows with storefront aluminum windows as indicated on the drawings

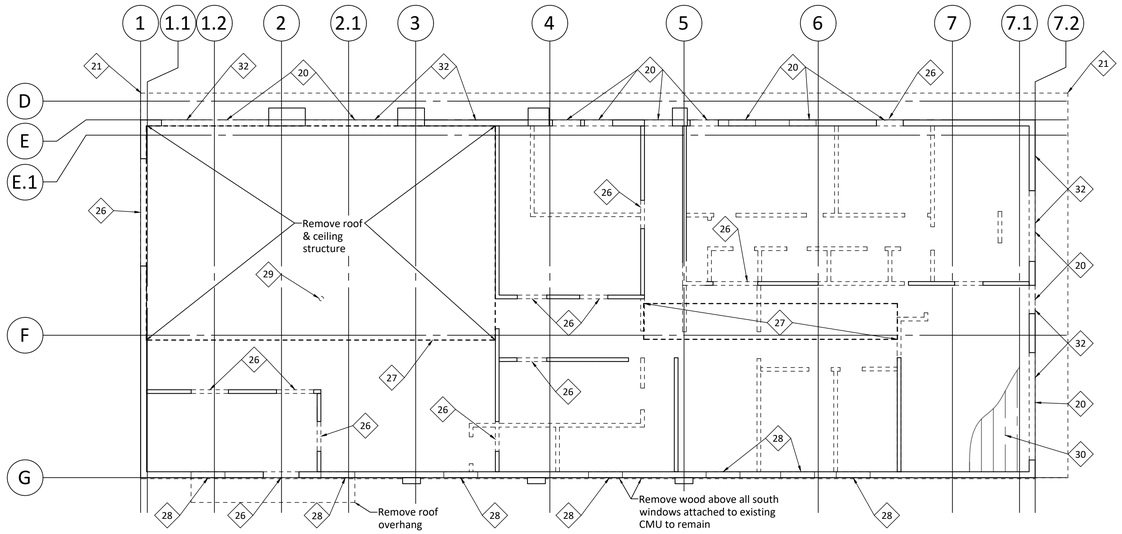
29 Remove existing column, field verify location

30 Existing to remain ceiling joists with finish ceiling previously removed by owner. See ceiling plans and drawings for new ceiling work

31 Grade at building exterior face of exterior wall typ, see Site Civil.

32 Remove all existing non-structural face brick on existing building.

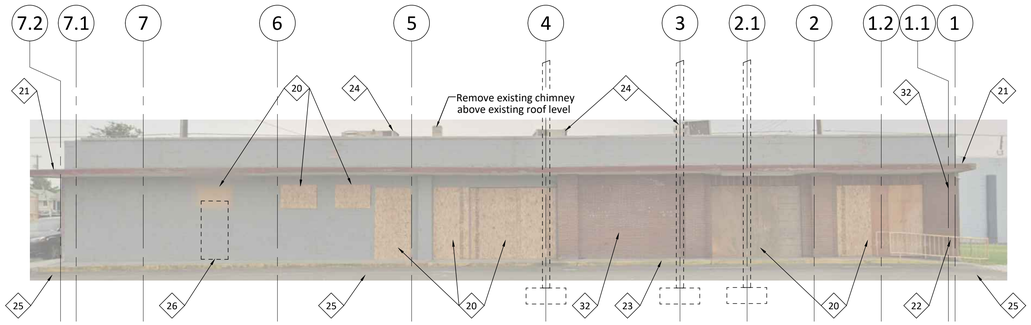
NOTE:
Selective demolition shown and otherwise indicated is for guidance and general scope and extent only, and is not represented to show all demolition required to produce the final project as drawn and specified in the full set of contract documents. Contractor is responsible for determining full extent and scope of demolition required.



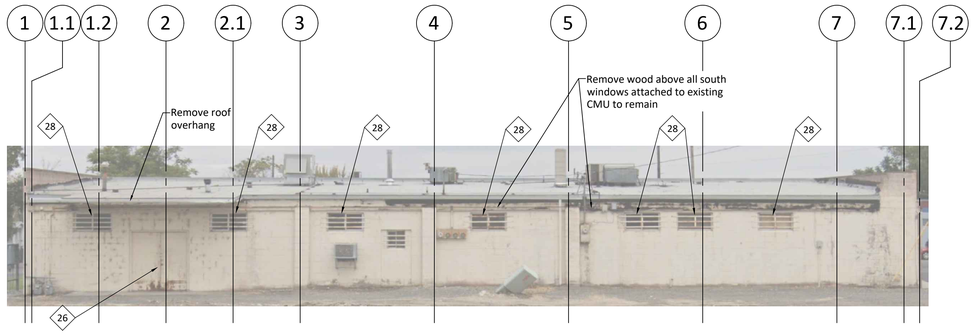
1 SELECTIVE DEMOLITION GUIDANCE PLAN
1/8"=1'-0"

DEMO LEGEND:
- WALL TO REMAIN
- DEMO WALL

Note: Remove all existing exterior systems work not otherwise indicated in documents as being retained and otherwise being part of finished project.



2 NORTH ELEVATION PHOTOGRAPH SHOWING SELECTIVE DEMOLITION
1/8"=1'-0" (Gridlines shown are approximate, use plans and other drawings to accurately locate in relation to existing building)



3 SOUTH ELEVATION PHOTOGRAPH SHOWING SELECTIVE DEMOLITION
1/8"=1'-0" (Gridlines shown are approximate, use plans and other drawings to accurately locate in relation to existing building)

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

DEMOLITION PLAN & KEYNOTES

A1.5

ROOM FINISH SCHEDULE:

New Construction Portion of Overall Building Project

No.	*Room*	*North*	*East*	*South*	*West*	*Floor/Base*	*Ceiling*	*Notes*
101	**Lobby**	gwb/p	gwb/p	cmu/pl/p	gwb/p	polcon/rub	wood/stl	see plans for walkoff
102	Hallway	gwb/p	gwb/p	cmu/pl/p	open	polcon/rub	wood/stl	see plans for walkoff
103 A	**Tenant A**	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	
103 B	**Tenant B**	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	
103 C	**Tenant C**	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	
104	Desk	cswk	cswk	gwb/p	cswk	polcon/rub	open above	See Lobby 101, sub area within
105	Elevator (shaft)	gwb/p	gwb/p	gwb/p	opmtl	conc	open to above	
106 & 107 (not used at this time)								

Existing Remodeled Portion of overall Building Project

No.	*Room*	*North*	*East*	*South*	*West*	*Floor/Base*	*Ceiling*	*Notes*
108	**Community**	gwb/p	gwb/p	gwb/p	gwb/p	cpt/wood	wood/stl & gwb/p	New & exist clgs, see drawings
109	Exist Hall	cmu/pl/p	gwb/p	open	gwb/p	cpt/rub	gwb/p	
110	Staff Hall	gwb/p	open	gwb/p	gwb/p	cpt/rub	gwb/p	See dwgs for partial ht. walls
111	Hall	gwb/p	gwb/p	gwb/p	open	cpt/rub	gwb/p	see plans for walkoff
112	RR Hall	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
113	Vest	gwb/p	gwb/p	gwb/p	gwb/p	conc/rub	gwb/p	
114	**Kitchen**	gwb/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	See food service drwgs for cswk
115	Meeting	cmu/pl/p	gwb/p	gwb/p	gwb/p	cpt/wood	gwb/p	
116	Break	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
117	Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
118	Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
119	Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
120	Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
121	Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
122	Work	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	gwb/p	
123	Toilet	cmu/pl/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	
124	Toilet	cmu/pl/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	
125	Toilet	gwb/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	
126	Toil/Shwr	gwb/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	
127	Janitor	gwb/p	gwb/p	gwb/p	gwb/p	conc/rub	gwb/p	
128	Store	gwb/p	gwb/p	gwb/p	gwb/p	resil/rub	gwb/p	
129	Store	gwb/p	gwb/p	gwb/p	gwb/p	resil/rub	gwb/p	
130	Toilet	gwb/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	
131	Systems	cmu/pl/p	gwb/p	gwb/p	gwb/p	conc/rub	wd joist/p	Remove exist gwb ceiling for access

NOTE:

Funding Group 1 Rooms are highlighted on the Room Finish Schedule.

Funding Group 2 Rooms are not highlighted on the Room Finish Schedule.

Abbreviations	**Abr. Meaning**
gwb	Gypsum Wall Board
p	Paint
conc	Concrete
polcon	Polished Concrete
opmtl	Metal Grille
stl	Steel (beam, painted)
resil	Resilient
rub	Rubber
cpt	Carpet
cmu	Concrete Masonry Units
wd	Wood
cswk	Casework
pl	plaster

General Notes

1) See drawings for actual extents of walls, floors & ceilings; breaks in these, multiple materials, etc.

2) See drawings for doors, windows, lights, grilles, and other items affecting walls & ceilings.

3) Finish schedule may indicate finish that is not the primary wall finish, for instance, indication of "gwb/p" may apply to only a percentage of a wall that is mostly glass and doors. Always see drawings for actual extents of finishes. Note that window walls generally not scheduled, see dwgs.

4) Verify all Existing finishes indicated & otherwise. Contractor responsibility for means & methods of achieving final product applies to determination of scope & extent of saving of exist finishes indicated as remaining. Regardless, all exist to remain to be patched & repaired/infilled to be "like new."

5) See drawings for casework applied to and against walls, fixtures on walls, floors, etc.

6) See drawings for wall types, items applied to walls and surfaces, etc.

WALL TYPES

Desination	*Name*	*Description*
A	Typical New Exterior Wall	Indicated exterior siding or finish (see exterior elevations), on exterior gypsum sheathing over vapor barrier, on 6" non-load bearing metal studs @ 16" o.c. with minimum R-21 batt insulation, with 5/8" Type 'X' gypsum wallboard at interior side with specified interior finish per room finish schedule.
B	New Exterior Parapet Wall at existing building	Indicated exterior face siding or finish (see exterior elevations), on exterior gypsum sheathing on 6" non-load bearing metal studs @ 16" o.c. with exterior gypsum sheathing at parapet backside with indicated sheet metal finish on backside.
C	New Exterior wood frame wall @ rooftop monitor	Indicated exterior siding or finish (see exterior elevations), on exterior gypsum sheathing over vapor barrier, on 6" wood studs @ 16" o.c. with minimum R-21 batt insulation, with 5/8" Type 'X' gypsum wallboard at interior side with specified interior finish per room finish schedule.
D	Typical New Interior Wall	5/8" type 'X' gypsum wallboard each side of 3 ½" non-load bearing metal studs @ 16" o.c. with specified interior finishes per room finish schedule.
D.1	Typical New Interior Wall	5/8" type 'X' fire rated gypsum wallboard each side of 3 ½" metal studs @ 16" o.c. with specified batt insulation between studs where noted.
E	New Interior Sound Wall	5/8" type 'X' gypsum wallboard each side of 3 ½" non-load bearing metal studs @ 16" o.c. with 3 ½" thick sound deadening insulation in all stud spaces.
F	New Interior furred insulated wall on existing to remain exterior wall	5/8" type 'X' gypsum wallboard at interior side of 3 ½" non-load bearing metal studs @ 16" o.c. with 3 ½" insulation. Specified interior finish per room finish schedule.
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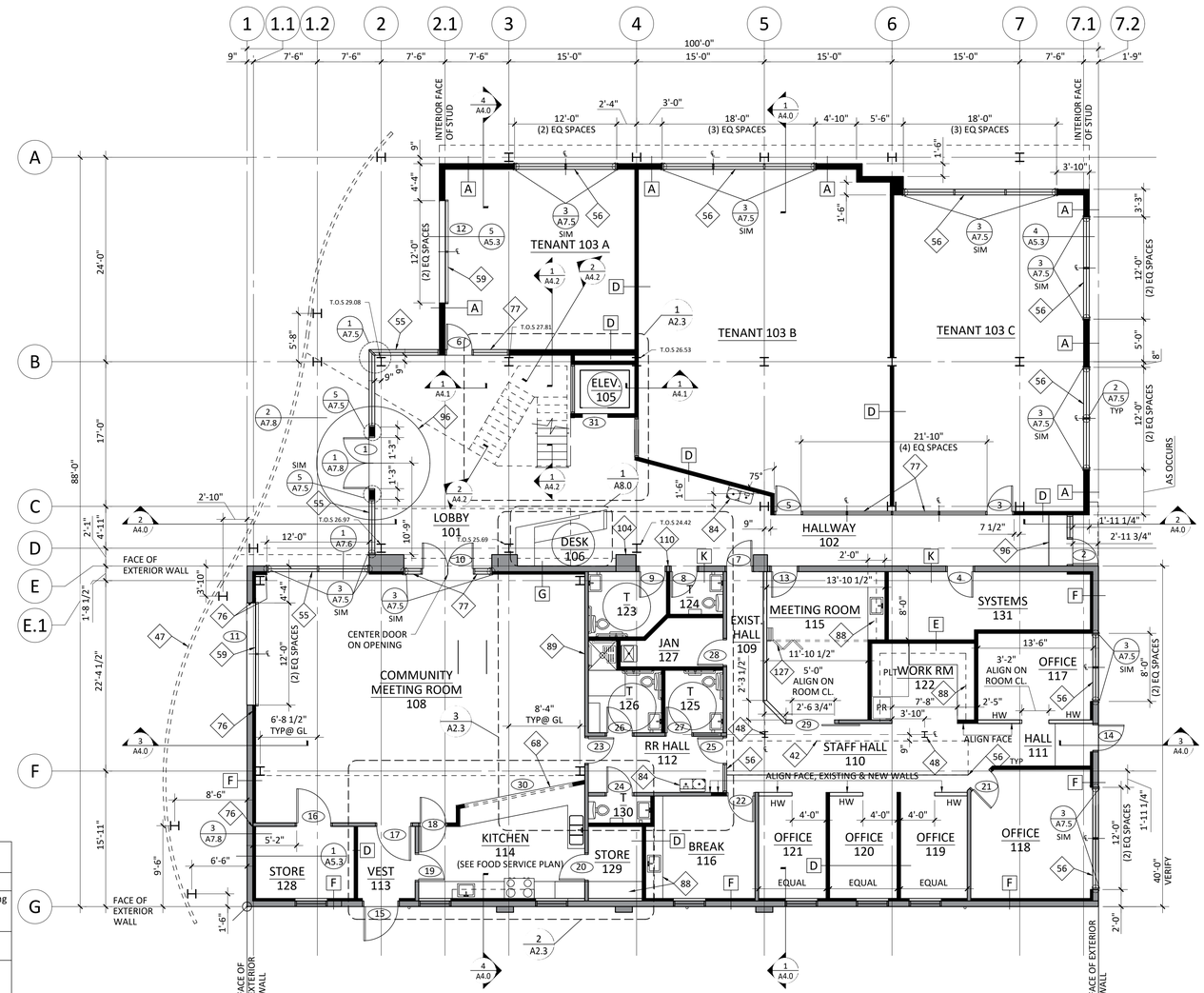
H	New Exterior furred uninsulated wall on existing to remain exterior parapet wall	5/8" type 'X' gypsum wallboard at interior side of 4" non-load bearing metal studs @ 16" o.c. with specified interior finish per room finish schedule.
I	New Interior furred uninsulated wall on existing to remain exterior wall	5/8" type 'X' gypsum wallboard at interior side of 4" non-load bearing metal studs @ 16" o.c. with specified interior finish per room finish schedule.
J	New Exterior CMU exterior wall	8"x16"x8" Concrete Masonary Block
K	Existing CMU w/ plaster & paint.	



1 FIRST FLOOR PLAN

1/8"=1'-0"

N

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

SEDER ARCHITECTURE + URBAN DESIGN LLC

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

DATE: 3-6-2024

FIRST FLOOR PLAN, ROOM FINISH SCHEDULE & WALL TYPES

A2.0

ROOM FINISH SCHEDULE:

New Construction Portion of overall Building Project (note: no existing remodeled building space at this level)

No.	*Room*	*North*	*East*	*South*	*West*	*Floor/Base*	*Ceiling*	*Notes*
201	Balcony	gwb/p	gwb/p	gwb/p	glass	cpt/rub	wood/stl	@ overall Lobby ceiling
202	Tenant	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	
203	Toilet	gwb/p	gwb/p	gwb/p	gwb/p	resil/cove	gwb/p	susp/framed ceiling system
204	Elevator (shaft)	gwb/p	gwb/p	gwb/p	opmtl	open to below	wood/stl	
205	Park & Rec/Open Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	
206	Parks & Rec/Storage	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	
207	Park & Rec/ Dir. Office	gwb/p	gwb/p	gwb/p	gwb/p	cpt/rub	wood/stl	

Abbreviations	Abr. Meaning
gwb	Gypsum Wall Board
p	paintP
conc	Concrete
polcon	Polished Concrete
opmtl	Metal Grille
stl	Steel (beam, painted)
resil	Resilient
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cpt	Carpet
cmu	Concrete Masonry Units
wd	Wood
cswk	Casework

General Notes

1) See drawings for actual extents of walls, floors & ceilings; breaks in these, multiple materials, etc.

2) See drawings for doors, windows, lights, grilles, and other items affecting walls & ceilings.

3) Finish schedule may indicate finish that is not the primary wall finish, for instance, indication of "gwb/p" may apply to only a percentage of a wall that is mostly glass and doors. Always see drawings for actual extents of finishes. Note that window walls generally not scheduled, see dwgs.

4) Verify all Existing finishes indicated & otherwise. Contractor responsibility for means & methods of achieving final product applies to determination of scope & extent of saving of exist finishes indicated as remaining. Regardless, all exist to remain to be patched & repaired/infilled to be "like new."

5) See drawings for casework applied to and against walls, fixtures on walls, floors, etc.

6) See drawings for wall types, items applied to walls and surfaces, etc.

DOOR SCHEDULE

DOOR NO.	DOOR ROOM NO.	DOOR ROOM NAME	DOOR TYPE	DOOR OPENING SIZE (WXH)	DOOR SINGLE / PAIR	DOOR MATERIAL	DOOR FINISH	FIRE RATING	HDWR. GROUP	FRAME MATERIAL	FRAME FINISH	REMARKS
FIRST FLOOR												
1	101	Lobby	C	6'-0" X 8'-0"	PR	AL			01	AL		
2	102	Hallway	B	3'-0" X 8'-0"	S	AL			02	AL		
3	103 C	Tenant	A	3'-0" X 8'-0"	S	SC			03	AL		
4	131	Systems	B	3'-0" X 8'-0"	S	SC			04	AL		
5	103 B	Tenant	A	3'-0" X 8'-0"	S	SC			03	AL		
6	103 A	Tenant	A	3'-0" X 8'-0"	S	SC			05	AL		
7	109	Existing Hallway	A	3'-0" X 8'-0"	S	SC			06	AL		
8	124	Toilet	B	3'-0" X 8'-0"	S	SC			07	AL		
9	123	Toilet	B	3'-0" X 8'-0"	S	SC			07	AL		
10	108	Community Meeting Room	C	6'-0" X 8'-0"	PR	SC			08	AL		
11	108	Community Meeting Room										
12	103 A	Tenant										
13	115	Meeting Room	A	3'-0" X 8'-0"	S	SC			09	AL		
14	111	Hallway	B	3'-0" X 6'-8"	S	HM			10	HM		
15	113	Vestibule	B	4'-0" X 8'-0"	S	HM			10	HM		
16	128	Storage	B	4'-0" X 8'-0"	S	SC			04	AL		
17	108	Community Meeting Room	B	4'-0" X 8'-0"	S	SC			11	AL		
18	114	Kitchen	B	3'-0" X 8'-0"	S	SC			12	AL		
19	114	Kitchen	B	3'-0" X 8'-0"	S	SC			13	AL		
20	129	Storage	B	3'-0" X 8'-0"	S	SC			13	AL		
21	118	Office	A	3'-0" X 8'-0"	S	SC			09	AL		
22	116	Break	A	3'-0" X 8'-0"	S	SC			14	AL		
23	108	Community Meeting Room	A	3'-0" X 8'-0"	S	SC			14	AL		
24	130	Toilet	B	3'-0" X 8'-0"	S	SC			07	AL		
25	112	Restroom Hallway	A	3'-0" X 8'-0"	S	SC			09	AL		
26	126	Toilet	B	3'-0" X 8'-0"	S	SC			07	AL		
27	125	Toilet	B	3'-0" X 8'-0"	S	SC			07	AL		
28	127	Janitorial	B	3'-0" X 8'-0"	S	SC			04	AL		
29	115	Meeting Room		5'-0" X 8'-0"		SC			15	AL		
30	114	Kitchen										
31	105	Elevator										
SECOND FLOOR												
32	203	Toilet	B	3'-0" X 8'-0"	S	SC			07	AL		
33	201	Balcony	C	6'-0" X 8'-0"	PR	AL			16	AL		
34		NOT USED										
35	204	Elevator										
36	202	Tenant Lease Space	C	6'-0" X 8'-0"	PR	AL			17	AL		
37	205	Park & Rec Office/Open Office	A	3'-0" X 8'-0"	S	SC			05	AL		
38	206	Park & Rec Office/Storage	B	3'-0" X 8'-0"	S	SC			13	AL		
39	207	Park & Rec Office/Dir. Office	A	3'-0" X 8'-0"	S	SC			14	AL		

ABBREVIATIONS:

AL	Aluminum	KD	Knock Down (Steel Door Frame)
FF	Factory Finish	MFR	Manufacturer
GL	Glass	P	Paint
HC	Hollow Core (Wood Door)	SC	Solid Core (Wood Door)
HM	Hollow Metal (Steel Door/Frame)	STL	Steel
60S	"S" Denotes Smoke Rating	T	Transparent

LIST OF REMARKS

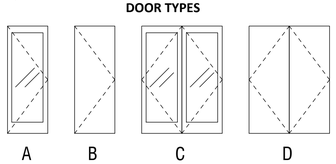
1 Glass Relite

NOTE:

Funding Group 1 Rooms are highlighted on the Door Schedule.

Funding Group 2 Rooms are not highlighted on the Door Schedule.

DOOR TYPES



WALL TYPES

Desination	*Name*	*Description*
A	Typical New Exterior Wall	Indicated exterior siding or finish (see exterior elevations), on exterior gypsum sheathing over vapor barrier, on 6" non-load bearing metal studs @ 16" o.c. with minimum R-21 batt insulation, with 5/8" Type 'X' gypsum wallboard at interior side with specified interior finish per room finish schedule.
B	New Exterior Parapet Wall at existing building	Indicated exterior face siding or finish (see exterior elevations), on exterior gypsum sheathing on 6" non-load bearing metal studs @ 16" o.c. with exterior gypsum sheathing at parapet backside with indicated sheet metal finish on backside.
C	New Exterior wood frame wall @ rooftop monitor	Indicated exterior siding or finish (see exterior elevations), on exterior gypsum sheathing over vapor barrier, on 6" wood studs @ 16" o.c. with minimum R-21 batt insulation, with 5/8" Type 'X' gypsum wallboard at interior side with specified interior finish per room finish schedule.
D	Typical New Interior Wall	5/8" type 'X' gypsum wallboard each side of 3 ½" non-load bearing metal studs @ 16" o.c. with specified interior finishes per room finish schedule.
D.1	Typical New Interior Wall	5/8" type 'X' fire rated gypsum wallboard each side of 3 ½" metal studs @ 16" o.c. with specified batt insulation between studs where noted.
E	New Interior Sound Wall	5/8" type 'X' gypsum wallboard each side of 3 ½" non-load bearing metal studs @ 16" o.c. with 3 ½" thick sound deadening insulation in all stud spaces.
F	New Interior furred insulated wall on existing to remain exterior wall	5/8" type 'X' gypsum wallboard at interior side of 3 ½" non-load bearing metal studs @ 16" o.c. with 3 ½" insulation. Specified interior finish per room finish schedule.
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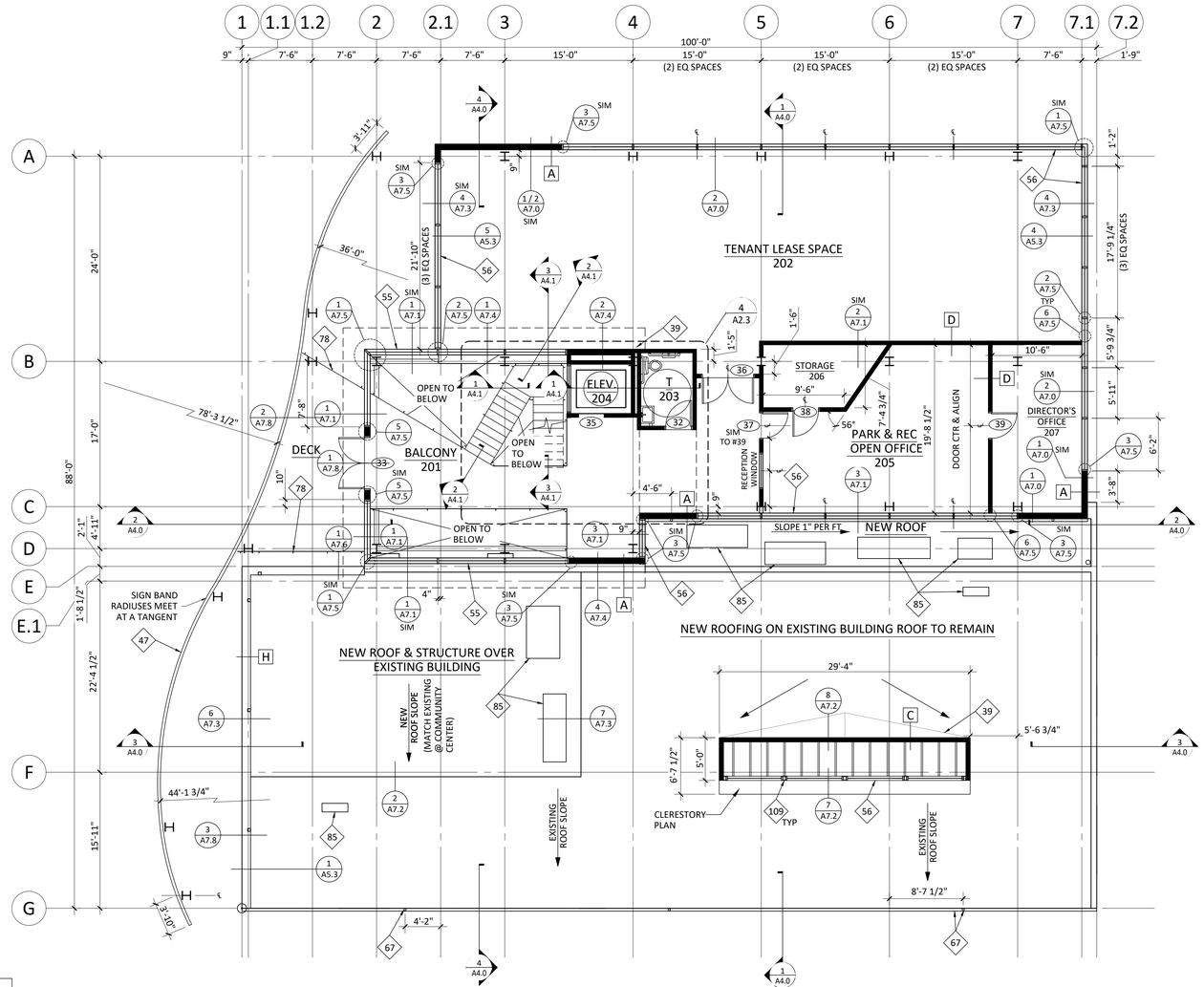
H	New Exterior furred uninsulated wall on existing to remain exterior parapet wall	5/8" type 'X' gypsum wallboard at interior side of 4" non-load bearing metal studs @ 16" o.c. with specified interior finish per room finish schedule.
I	New Interior furred uninsulated wall on existing to remain exterior wall	5/8" type 'X' gypsum wallboard at interior side of 4" non-load bearing metal studs @ 16" o.c. with specified interior finish per room finish schedule.
J	New Exterior CMU exterior wall	8"x16"x8" Concrete Masonary Block
K	Existing CMU w/ plaster & paint.	



1 SECOND FLOOR & EXISTING BUILDING ROOF PLAN

1/8"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

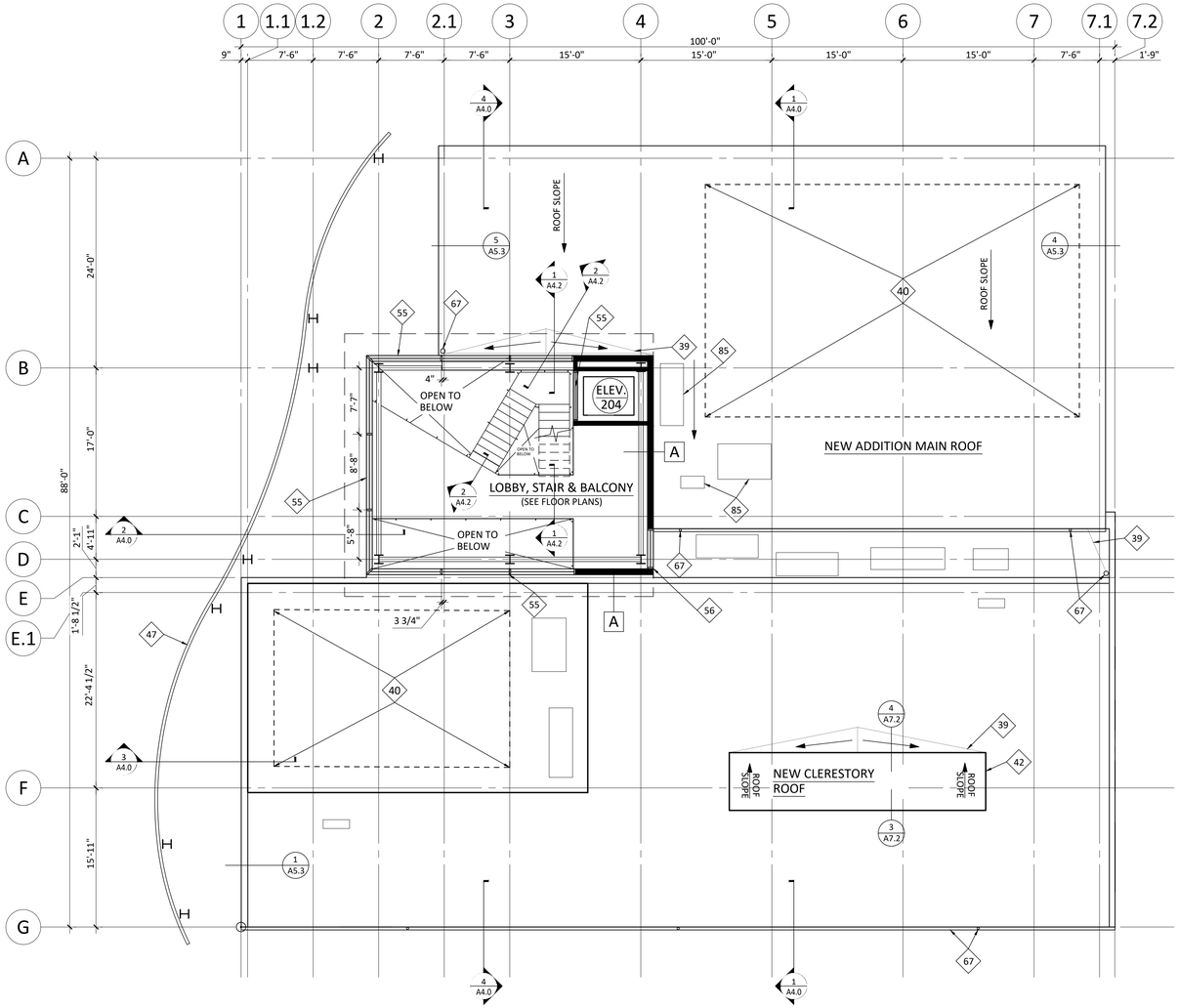
SEDER ARCHITECTURE + URBAN DESIGN LLC

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

DATE: 3-6-2024

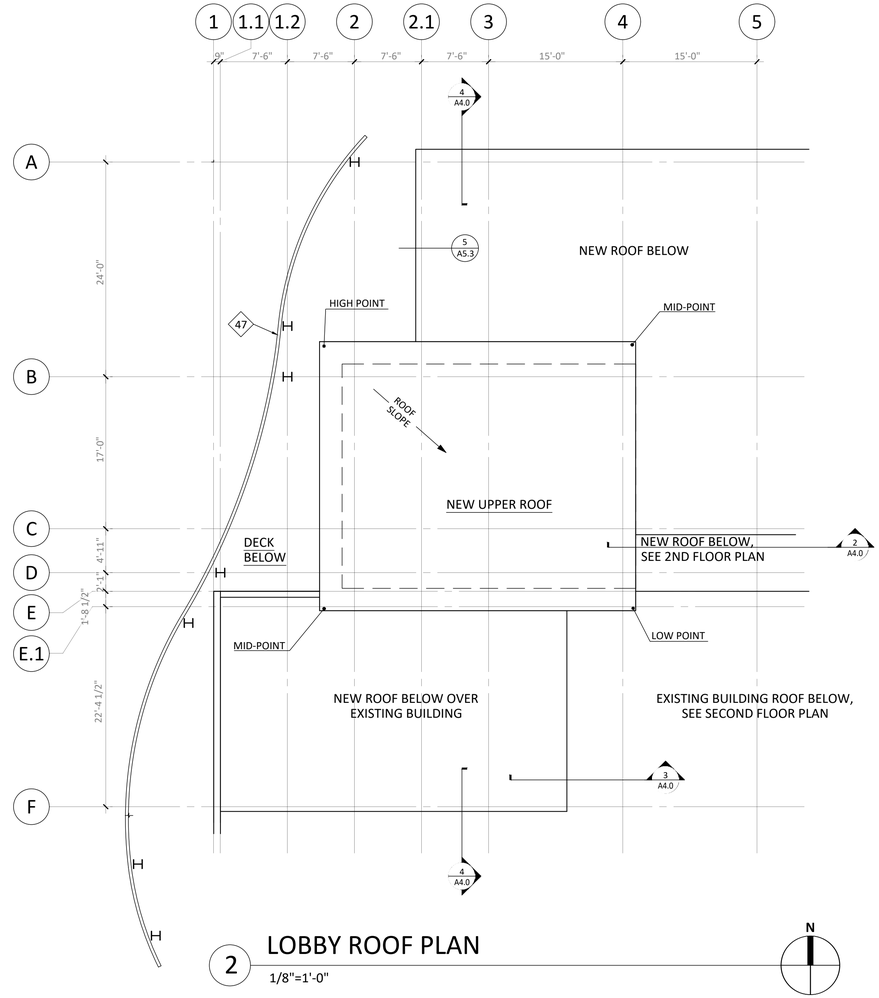
SECOND FLOOR PLAN, ROOM FINISH SCHEDULE, WALL TYPES & DOOR SCHEDULE

A2.1



1 NEW ROOF/UPPER LOBBY PLAN

1/8"=1'-0"



2 LOBBY ROOF PLAN

1/8"=1'-0"

WALL TYPES

Desination	*Name*	*Description*
A	Typical New Exterior Wall	Indicated exterior siding or finish (see exterior elevations), on exterior gypsum sheathing over vapor barrier, on 6" non-load bearing metal studs @ 16" o.c. with minimum R-21 batt insulation, with 5/8" Type 'X' gypsum wallboard at interior side with specified interior finish per room finish schedule.
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C	New Exterior wood frame wall @ rooftop monitor	Indicated exterior siding or finish (see exterior elevations), on exterior gypsum sheathing over vapor barrier, on 6" wood studs @ 16" o.c. with minimum R-21 batt insulation, with 5/8" Type 'X' gypsum wallboard at interior side with specified interior finish per room finish schedule.
D	Typical New Interior Wall	5/8" type 'X' gypsum wallboard each side of 3 ½" non-load bearing metal studs @ 16" o.c. with specified interior finishes per room finish schedule.
D.1	Typical New Interior Wall	5/8" type 'X' fire rated gypsum wallboard each side of 3 ½" metal studs @ 16" o.c. with specified batt insulation between studs where noted.
E	New Interior Sound Wall	5/8" type 'X' gypsum wallboard each side of 3 ½" non-load bearing metal studs @ 16" o.c. with 3 ½" thick sound deadening insulation in all stud spaces.
F	New Interior furred insulated wall on existing to remain exterior wall	5/8" type 'X' gypsum wallboard at interior side of 3 ½" non-load bearing metal studs @ 16" o.c. with 3 ½" insulation. Specified interior finish per room finish schedule.
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J	New Exterior CMU exterior wall	8"x16"x8" Concrete Masonary Block
K	Existing CMU w/ plaster & paint.	

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

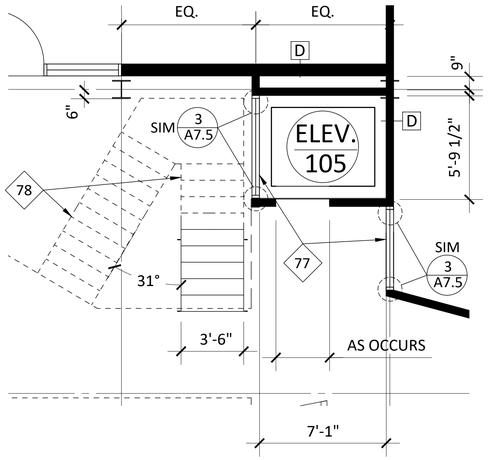
DATE: 3-6-2024

NEW MAIN ROOF & UPPER LOBBY PLAN, LOBBY ROOF PLAN& WALL TYPES

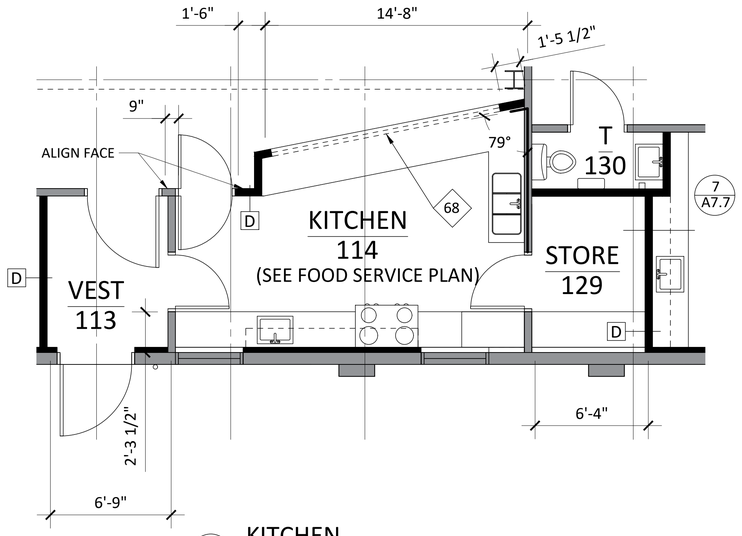
A2.2

ARCHITECTURAL KEYNOTES: ◇ (note that not all keynotes are necessarily shown on drawings)

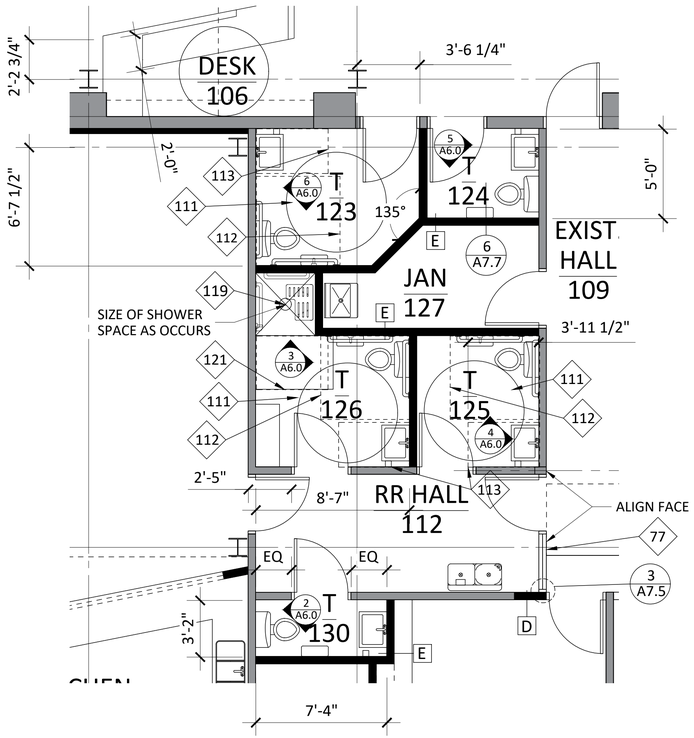
33 New footing or foundation wall, see structural for all dimensions, locations, reinforcing, etc.
34 Assumed existing footing, verify & see structural (not all assumed existing footings shown on drawings)
35 Interior storefront window wall system featuring frosted glass
36 New slab on grade, see structural for thickness & reinforcing
37 Existing slab on grade (verify)
38 Existing wall
39 Rigid insulation cricket for water shedding
40 General location for new solar PV panels to meet State mandates for percentage of construction dedicated to alternative energy sources. Location and size may be adjusted.
41 Typical existing roof construction with new roofing
42 New clerestory roof construction including typical new metal roofing
43 Painted G.I. metal flashing.
44 New painted G.I. continuous gutter with downspouts as shown, connect to site civil storm drainage.
45 Exterior deck construction
46 Exterior deck guardrail system, see details
47 48" tall Sign Band
48 Building new columns & beams typical or connection, see structural framing plans & details
49 Exterior Metal wall Siding System
50 Exterior Soffit System
51 Exterior veneer plaster system on new or existing prepared wall.
52 Leader box and down spout
53 New membrane roofing system in limited low-slope roof area.
54 New wall raising existing exterior parapet, see details.
55 Exterior Curtain window wall system including exterior door frames & doors, including all attachments of system to existing & new bounding walls and to steel structure.
56 Exterior Storefront window wall system including exterior door frames & doors, including all attachments of system to existing & new bounding walls
57 Exterior Storefront replacement window wall and door system, with existing windows replaced within existing structural openings except as noted otherwise.
58 See drawings for breakups of multi paned areas of replacement and new windows.
59 Exterior overhead all-glass electric operated doors, in new wall opening thru existing wall and in new wall construction.
60 Steel channel per structural
61 Sealant applied at window heads and sills
62 Vertical flashing to prevent water and other debris being blown up under the flashings
63 Typical partial height wall cap, see details
64 4" rubber back splash at counters
65 Treated wood plate installed on top of existing masonry wall
66 Compressible filler material
67 Gutter & down spout system
68 Overhead coiling door, see specs.
69 Roof overhang or floor overhang above
70 Lobby desk
71 Seismic joint, see Structural Plans
72 Overhead Door Track
73 1-1/2" wood end caps
74 Back side of upper parapet
75 Steel 4X4 Strongback Post to support build-up parapet
76 Existing or new concrete floor, see finish schedules for any treatments and/or new floor coverings.
77 Interior storefront window wall system, including interior door frames & relites
78 Interior guardrail & handrail system, see details
79 Existing building ceiling & roof structure & joist space to remain, see notes for any added new insulation in existing roof spaces.
80 Existing building ceiling & roof structure & joist space removed for new raised roof. See structural for new roof.
81 New Building second floor structure; wood nailing plate on steel beams with specified wood t&g decking & plywood flooring system with finish floor materials.
82 New Building roof structure, see plans & structural for slopes & directions. Nailing plate on steel beams with specified wood t&g decking & plywood sheathing system with rigid insulation, vapor barrier & specified metal or membrane roofing.
83 Light fixture, see electrical for type & mounting height. Center lights between beams or within the room as shown on ceiling plan.
84 Plumbing fixture, see MEP systems drawings & specifications. Locate as shown.
85 Mechanical unit, duct, pipe, conduit or other systems, see MEP systems drawings & specs.
86 New gypsum board ceiling directly apply to wood, joists, suspension system or existing building. See specs & finish schedule.
87 Plastic Laminate, see indicated number
88 Countertop, see indicated number
89 Wood panel accent wall, see specs for type.
90 Tackable fabric-covered wall panel, dimensions & locations as shown
91 Video screen, location as shown
92 Scheduled interior base
93 12" deep shading fin extension of exterior storefront by system manufacturer
94 Interior package signage, see specifications & sign schedule
95 Interior individual letters signage, see notes and specs.
96 Walkoff carpet.
97 Rigid insulation under the floor slab 24" in from building face
98 Base rock under rigid insulation
99 Rubber thermal break installed between concrete slabs
100 Exterior stone veneer
101 Attachment of non-bearing metal wall stud framing to steel & wood main structural framing of new building, design-build by contractor
102 Add blocking as required and shown.
103 Logo metal art supplied by owner, installed by contractor
104 Existing brick pilaster to remain, plaster finish
105 4" long break in otherwise continuous wood nailer plate, for electrical conduit & other systems to be installed tight to bottom of wood decking. Three equally spaced breaks per beam span, each direction
106 High aluminum letters, font to be selected, space as shown.
107 Joints between metal bar grid panels.
108 Metal bar grid panels attached to steel columns per details
109 4 x 6 post for new clerestory support
110 Upper wall to be filled in with new wall
111 ADA 60" turning radius
112 ADA 60" x 56" clear floor area @ toilet
113 ADA 36" x 48" clear floor area @ wall lav.
114 Toilet paper dispenser in location & height as shown
115 Hand dryer or paper towel dispenser in location & height as shown
116 Fold-down baby changing station in location and mounting height as shown.
117 Wall mirror, location & mounting height as shown
118 Interior bench, see specifications and/or details
119 Pre-manufactured ADA accessible stand-up shower unit
120 Clothes hook or towel bar
121 ADA 48" x 36" with a 12" extension from seat wall clear floor area @ shower
122 4 x 4 metal post for Trash Enclosure
123 4' x 5'-4" metal gate
124 Foundnation/Ftg, see Structural Plans
125 See Civil for final grading elevations
126 Portable food truck parked location
127 Folding wall partition



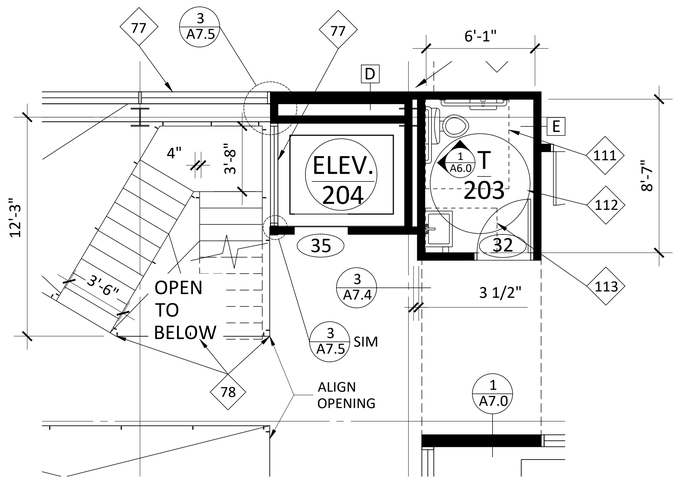
1 FIRST FLOOR
1/4"=1'-0"



2 KITCHEN
1/4"=1'-0"



3 FIRST FLOOR
1/4"=1'-0"



4 SECOND FLOOR
1/4"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

DOWNTOWN UMATILLA

CITY OF UMATILLA, OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

ENLARGED FLOOR PLANS & KEYNOTES

A2.3

ARCHITECTURAL KEYNOTES: ◇ (note that not all keynotes are necessarily shown on drawings)

33 New footing or foundation wall, see structural for all dimensions, locations, reinforcing, etc.
34 Assumed existing footing, verify & see structural (not all assumed existing footings shown on drawings)
35 Interior storefront window wall system featuring frosted glass
36 New slab on grade, see structural for thickness & reinforcing
37 Existing slab on grade (verify)
38 Existing wall
39 Rigid insulation cricket for water shedding
40 General location for new solar PV panels to meet State mandates for percentage of construction dedicated to alternative energy sources. Location and size may be adjusted.
41 Typical existing roof construction with new roofing
42 New clerestory roof construction including typical new metal roofing
43 Painted G.I. metal flashing.
44 New painted G.I. continuous gutter with downspouts as shown, connect to site civil storm drainage.
45 Exterior deck construction
46 Exterior deck guardrail system, see details
47 48" tall Sign Band
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49 Exterior Metal wall Siding System
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58 See drawings for breakups of multi paned areas of replacement and new windows.
59 Exterior overhead all-glass electric operated doors, in new wall opening thru existing wall and in new wall construction.
60 Steel channel per structural
61 Sealant applied at window heads and sills
62 Vertical flashing to prevent water and other debris being blown up under the flashings
63 Typical partial height wall cap, see details
64 4" rubber back splash at counters
65 Treated wood plate installed on top of existing masonry wall
66 Compressible filler material
67 Gutter & down spout system
68 Overhead coiling door, see specs.
69 Roof overhang or floor overhang above
70 Lobby desk
71 Seismic joint, see Structural Plans
72 Overhead Door Track
73 1-1/2" wood end caps
74 Back side of upper parapet
75 Steel 4X4 Strongback Post to support build-up parapet
76 Existing or new concrete floor, see finish schedules for any treatments and/or new floor coverings.
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78 Interior guardrail & handrail system, see details
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87 Plastic Laminate, see indicated number
88 Countertop, see indicated number
89 Wood panel accent wall, see specs for type.
90 Tackable fabric-covered wall panel, dimensions & locations as shown
91 Video screen, location as shown
92 Scheduled interior base
93 12" deep shading fin extension of exterior storefront by system manufacturer
94 Interior package signage, see specifications & sign schedule
95 Interior individual letters signage, see notes and specs.
96 Walkoff carpet.
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98 Base rock under rigid insulation
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107 Joints between metal bar grid panels.
108 Metal bar grid panels attached to steel columns per details
109 4 x 6 post for new clerestory support
110 Upper wall to be filled in with new wall
111 ADA 60" turning radius
112 ADA 60" x 56" clear floor area @ toilet
113 ADA 36" x 48" clear floor area @ wall lav.
114 Toilet paper dispenser in location & height as shown
115 Hand dryer or paper towel dispenser in location & height as shown
116 Fold-down baby changing station in location and mounting height as shown.
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118 Interior bench, see specifications and/or details
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121 ADA 48" x 36" with a 12" extension from seat wall clear floor area @ shower
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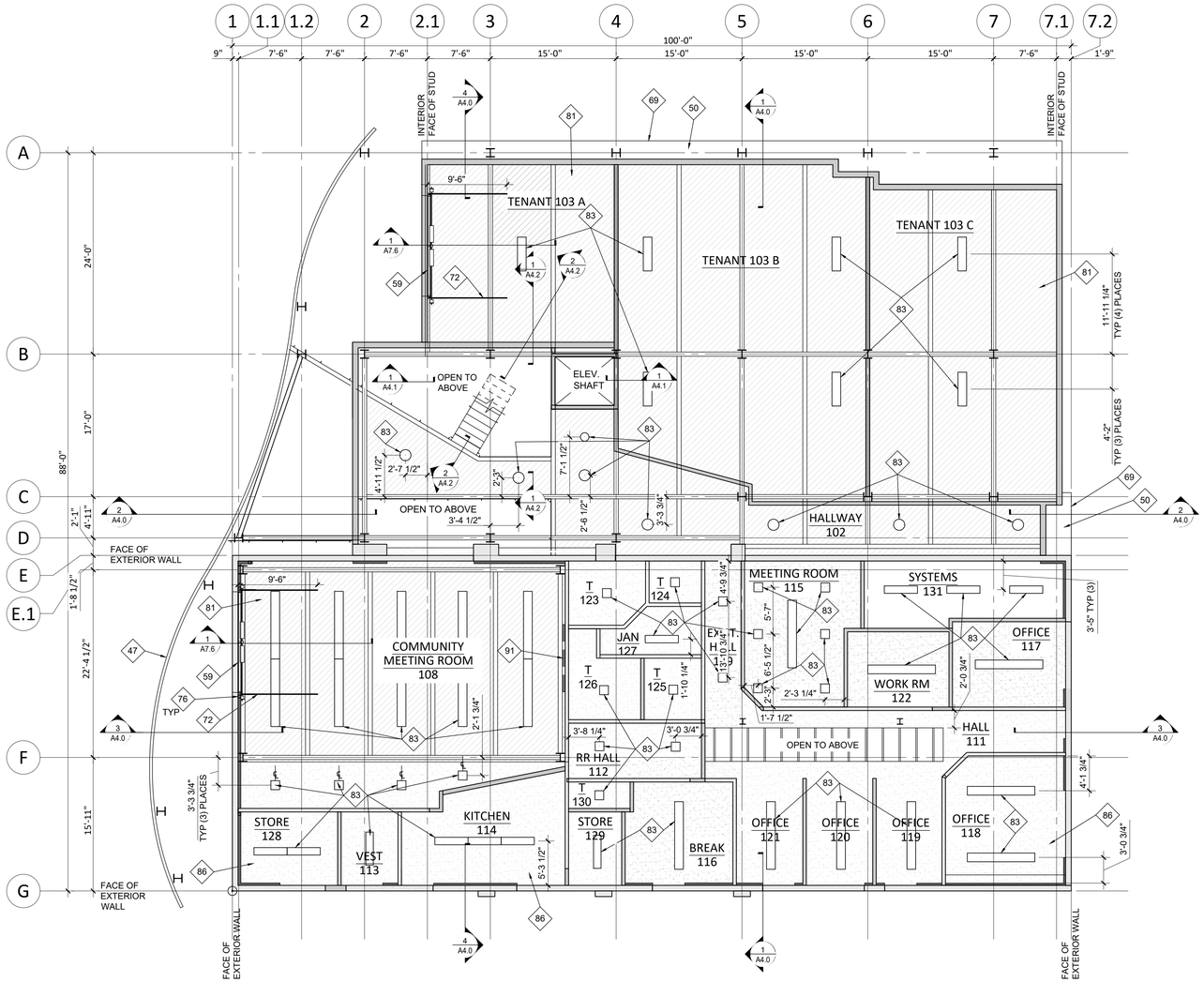
125 See Civil for final grading elevations
126 Portable food truck parked location
127 Folding wall partition



1 FIRST FLOOR REFLECTED CEILING PLAN

1/8"=1'-0"

N

REGISTERED ARCHITECT
MARK KOEN
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

FIRST FLOOR CEILING PLAN & KEYNOTES

A2.4

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126 Portable food truck parked location
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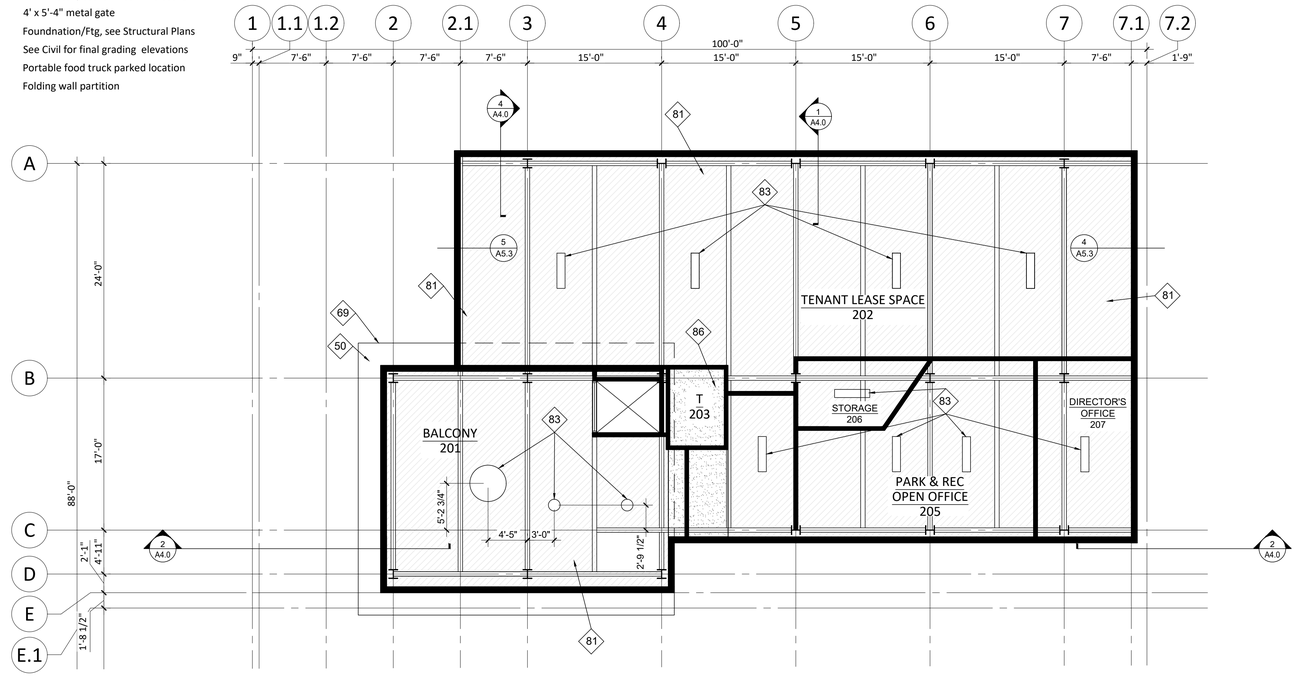


1 SECOND FLOOR REFLECTED CEILING PLAN
1/8"=1'-0"

PROJECT CONSTRUCTION TRACKING & ACCOUNTING REQUIREMENTS:

Project Tracking Instructions for the Construction Team (General Contractor and all subcontractors & suppliers) for Materials and Labor Costs:

This multi-funding source project is herein divided for funding accounting, tracking and overview purposes only (NOT for construction purposes as the Umatilla Business Center & Associated Improvements Project is a single phase construction project). And thus the project is to be tracked and accounted for in response to two different funder groups; those being :

TRACKING & ACCOUNTING SOURCE GROUPS DEFINED:

Group 1): The Federal E.D.A. funding, as a single entity/group.
Group 2): All other funding sources current and future, as a single group.

These two groups and no others, comprise the entire project construction scope and extent including all materials, systems and labor, and including all building and site selective demolition as well as all re-construction and new construction. These groups are identified and divided as follows:

Group 1): The Federal E.D.A. Funding Group includes:

- Certain selected areas of the Project site and improvements including the new parking lot and certain half-street improvements, as indicated and defined on Sheet A 1.3 Site Plan.
- All rooms within the project building structure that are so indicated on the Room Finish Schedule on Sheet A 2.0 & A 2.1. This includes all finishes, surfacing, etc. The Floor slab and any ceiling construction within that room as defined herein. NOTE: slab sub-base work and footings, foundations as well as under-slab utilities and all grading and excavation to be wholly attributed to Group 2 regardless of location on project:
- All systems support work that is wholly inside a Group 1 room including light fixtures, switches and conduit to and supplying such, all wall outlets, lengths of ductwork totally within that room.
- All building fixed equipment, with the exception of that equipment demonstrably only serving rooms that are not Group 1. An example of this would be the new Kitchen and its fixed equipment, air systems and exhausts, which would all be Group 2.
- The entire new roof north of Grid D.
- One half of the new second floor level, as this is also the ceiling of much of the Group 1 rooms.

Group 2): All other Funding Sources Group includes:

- All building rooms that are not indicated in the Room Finish Schedule as being in Group 1. This includes all finishes, surfacing, etc.
- All slab sub-base work and footings, foundations as well as under-slab utilities and all grading and excavation to be wholly attributed to Group 2 regardless of location on project, including underneath Group 1 rooms and areas.
- One half of the new second floor.
- The entire new existing building roofing and associated work on top of the existing remodeled building south of Grid D.
- All Site Improvements not indicated as Group 1 Improvements.
- All exterior wall finish enclosure materials of the building, regardless of the rooms or areas they are enclosing, and on all levels and enclosing the new building as well as all upgrades and additions to the exterior wall enclosure of the existing renovated building.
- All fixed equipment and systems that serve only Group 2 rooms and in no way tie into nor receive support from Group 1 Rooms.

DEFINITIONS FOR FUNDING TRACKING PURPOSES:

1) **Site Improvements:** are those upgrades, new and other features, surfaces, utilities and otherwise, including the site demolition, site preparation and new construction to achieve them, that are within the project boundary but outside of the building, with the building being as defined in #2 below. Site improvements include trash enclosure and any site-mounted equipment, features, streetscape furnishings and otherwise.

2) **The Building:** includes the existing remodeled and upgraded structure, and the adjoining new structure that forms the building as a whole. The building extent is to the face of and including the exterior above-grade finish materials of the structure (including but not limited to metal, glass/frames, doors/frames, plaster and all roofing and flashing materials as well as all permanently affixed equipment). Also included as "Building" are overhangs and projections from the building beyond the footprint line of the building at grade, and other columns, decks, and features that over their full extent, are connected to the building at any point (applying specifically to the west-side feature "sign band" and the second floor exterior deck).

The "building" also includes all below finish first floor and below finish grade work that is needed for the building itself including excavation, footings & foundations, and below slab sub-base work as well as all under-slab utilities within the building footprint as herein defined.

The work to achieve the building as defined in the documents includes all existing building and new building site selective demolition, excavation, and the respective remodeling and new building construction then required to achieve the final unified structure as defined by the drawings and contract documents.

3) **Building Rooms:** Are those indicated and scheduled as rooms achieved by the project construction. Rooms are defined for these purposes as being from the centerline of *interior party walls* between rooms with thus, ½ of the party wall assigned to each respective room. And to the inside face of exterior sheathing, glazing and finish materials at *exterior walls* of a room. Thus, a room with an exterior wall would include the studs, concrete, masonry or other material that encloses the exterior wall of that room including wall insulation, interior finish and all glazing materials and systems. However, it would not include the exterior finish material itself.

SELECTED EXAMPLES OF FUNDING TRACKING:

1) HVAC system serving multiple rooms including both Group 2 and Group 1 Rooms as defined herein: The HVAC unit would be Group 2 as it is serving both groups. Some of the ductwork would be group 2 where it goes to and supplies Group 2 rooms. Some of the ductwork would be group 1 where it branches off and serves Group 1 rooms.
2) Construction of a party wall between a Group 1 and a Group 2 Room: Unless the finish is scheduled as being different on each side of the party wall, include exactly ½ of its construction in Group 1 and ½ in Group 2. Party walls between two Group 1 Rooms are of course, fully group 1 while between two Group 2 Rooms, are fully Group 2.
3) Construction of the new second floor over a first floor Group 1 room: This would be ½ Group 1 and ½ Group 2 construction including columns (regardless of any location in Group 1 rooms), beams between columns, and second floor decking and sheathing.
4) Construction of new/replacement ceiling in existing remodeled building, over a Group 1 Room. All ceiling work and ceiling finish is Group 1 as it is required for that room function.
5) Paving, curbs, striping of certain whole and half streets and of the new parking lot, including curb cuts/ramps between street and parking. All Group 1 as defined on the Site Plan, but all sub-asphalt preparation, utilities, trenching, etc. is Group 2, similar in that regard to under-slab work within the building.

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER
AND RELATED IMPROVEMENTS

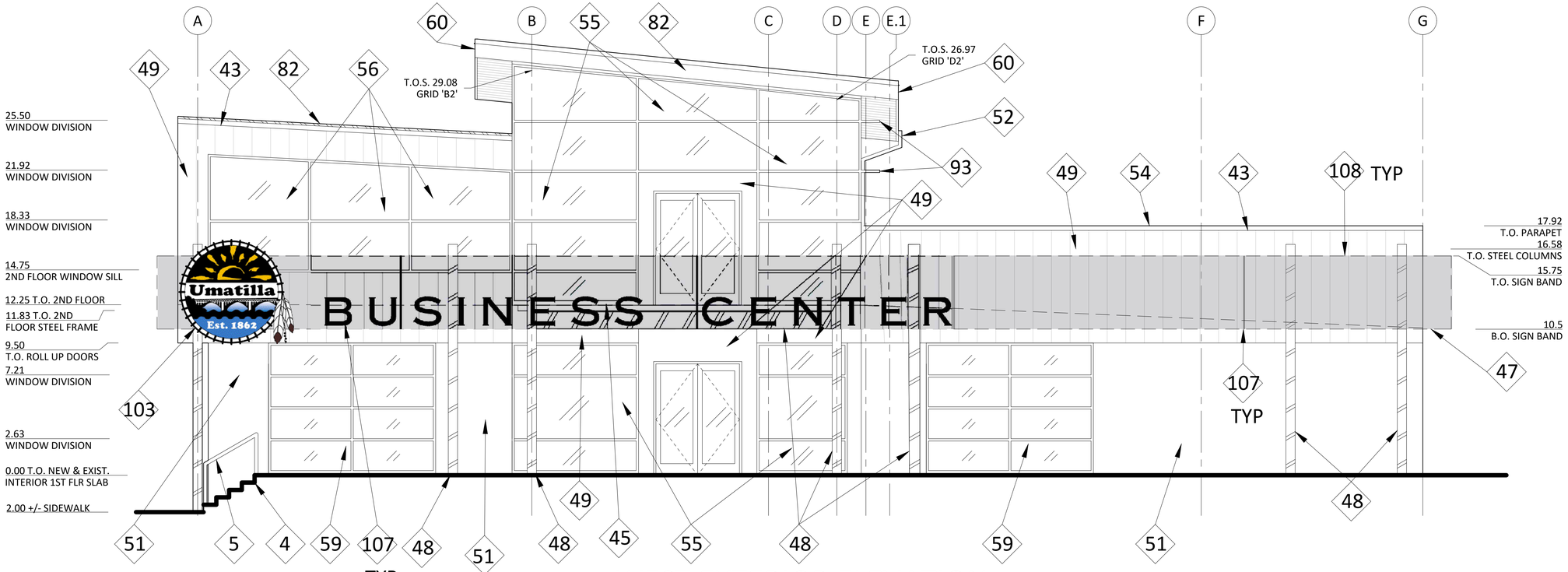
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

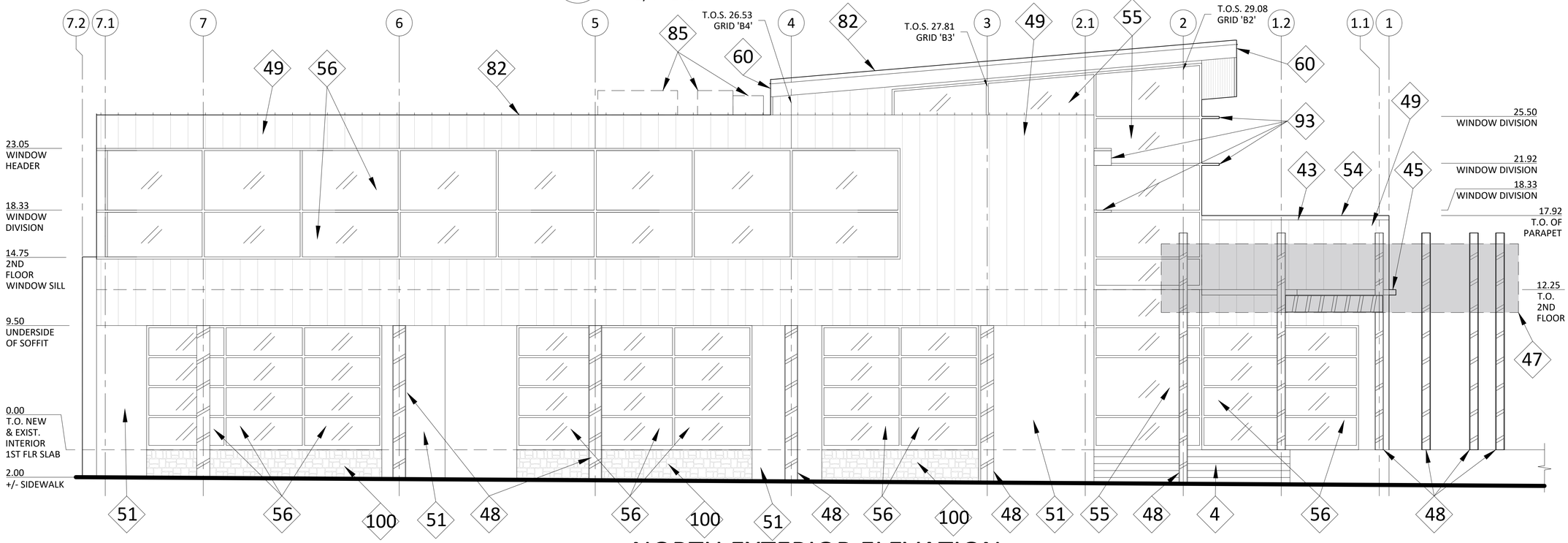
SECOND FLOOR CEILING PLANS & KEYNOTES

A2.5



1 WEST EXTERIOR ELEVATION

1/4"=1'-0"



2 NORTH EXTERIOR ELEVATION

1/4"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
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UMATILLA BUSINESS CENTER

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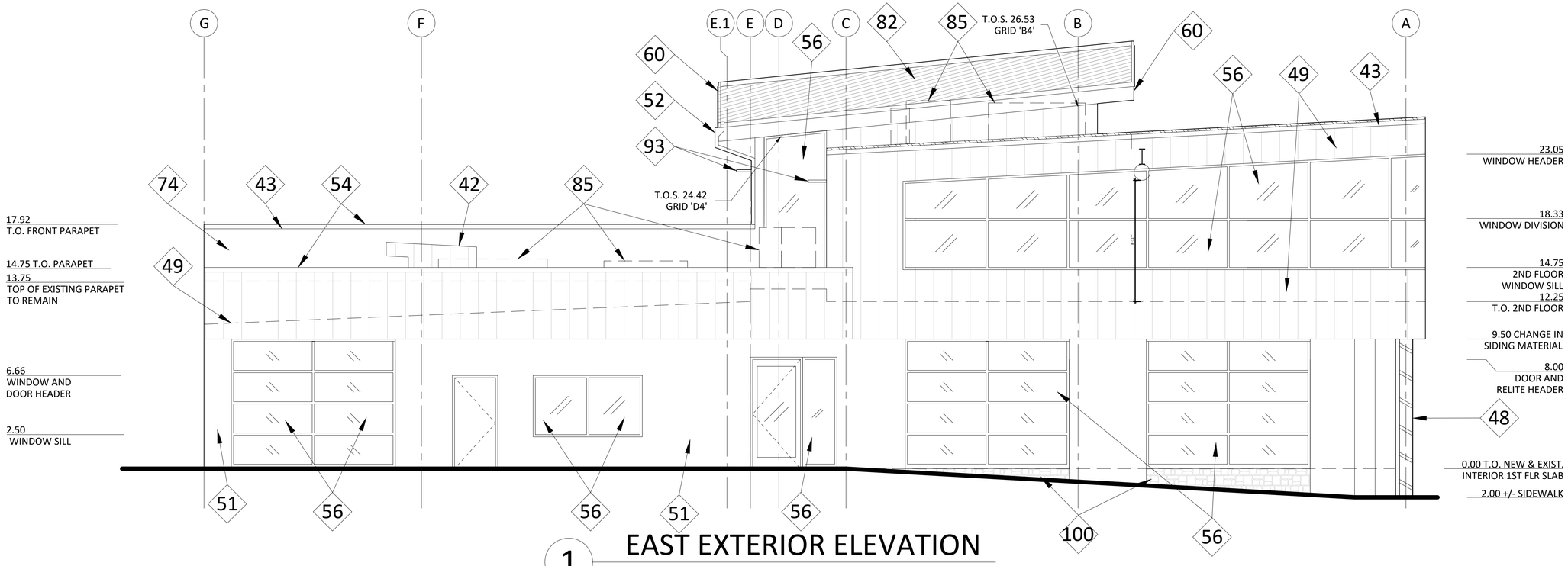
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

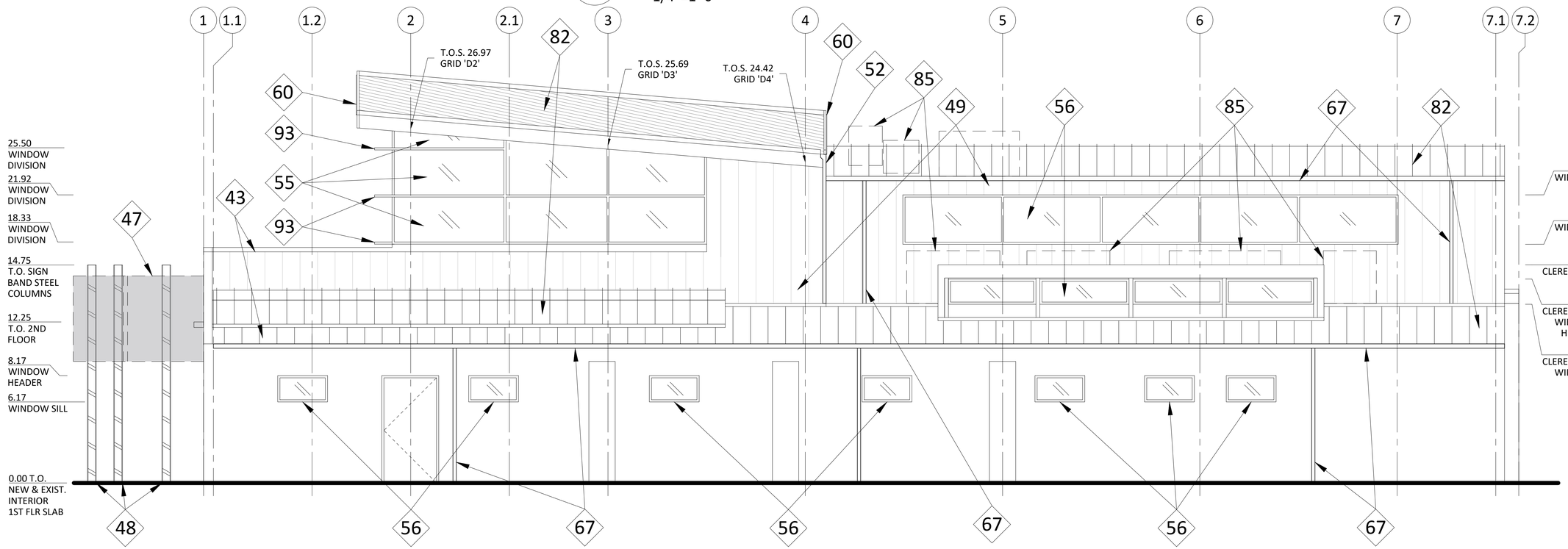
WEST & NORTH
EXTERIOR ELEVATION

A3.0



1 EAST EXTERIOR ELEVATION

1/4"=1'-0"



2 SOUTH EXTERIOR ELEVATION

1/4"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

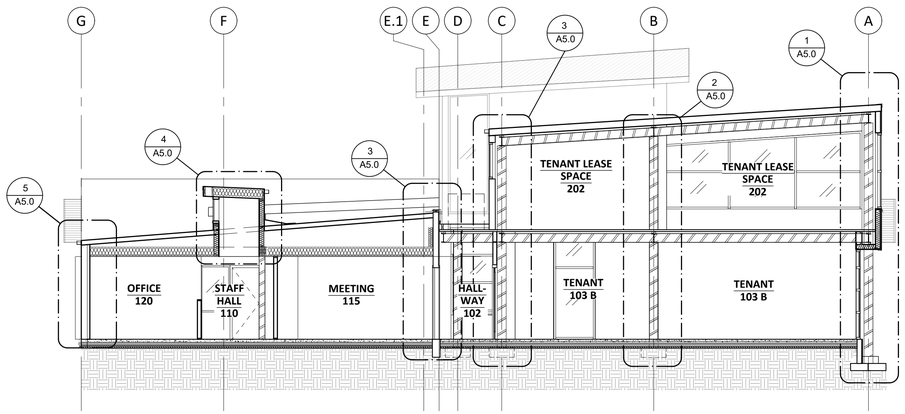
REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

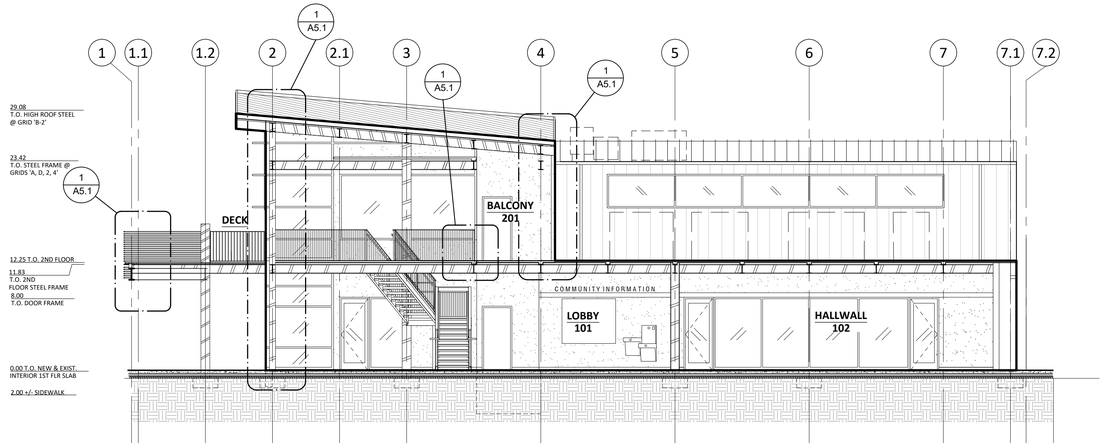
EAST & SOUTH
EXTERIOR ELEVATION

A3.1



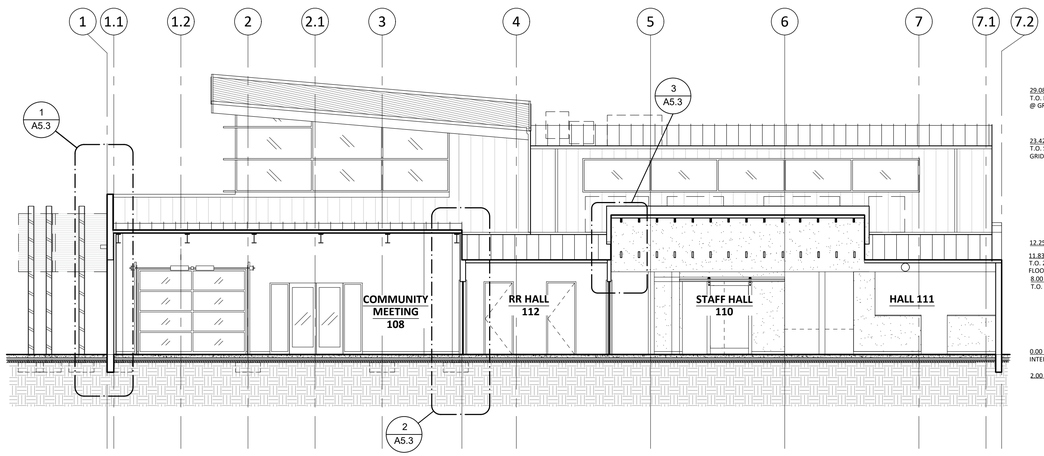
1 BUILDING SECTION

1/8"=1'-0"



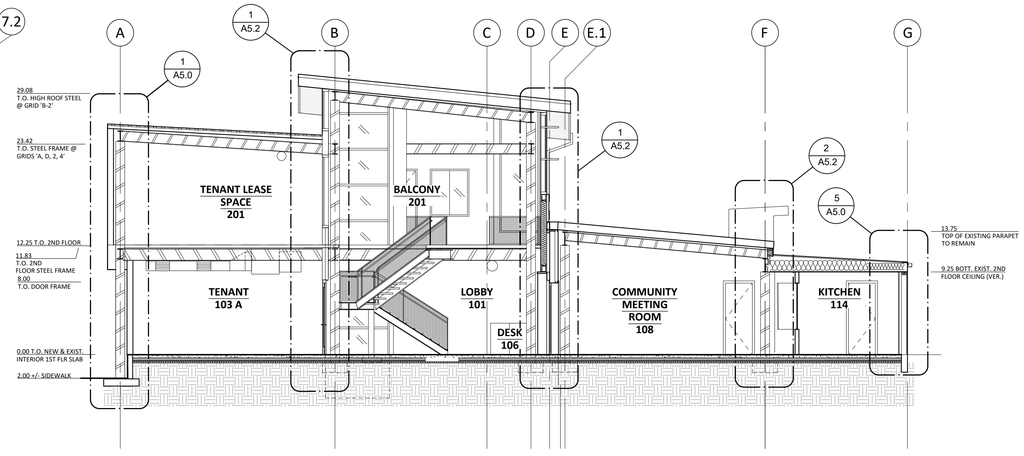
2 BUILDING SECTION

1/8"=1'-0"



3 BUILDING SECTION

1/8"=1'-0"



4 BUILDING SECTION

1/8"=1'-0"

0 5 ft 10 ft 20 ft

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

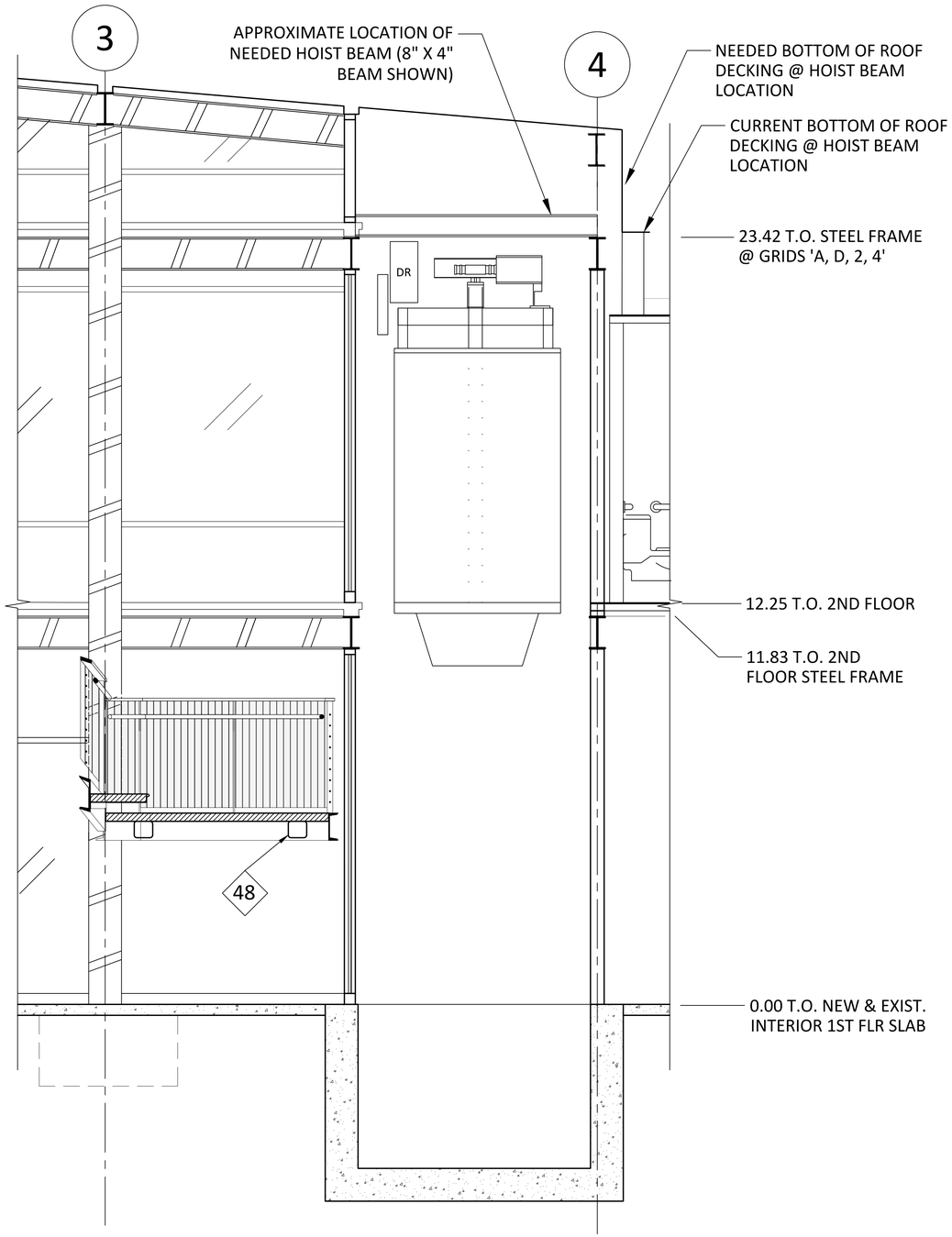
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

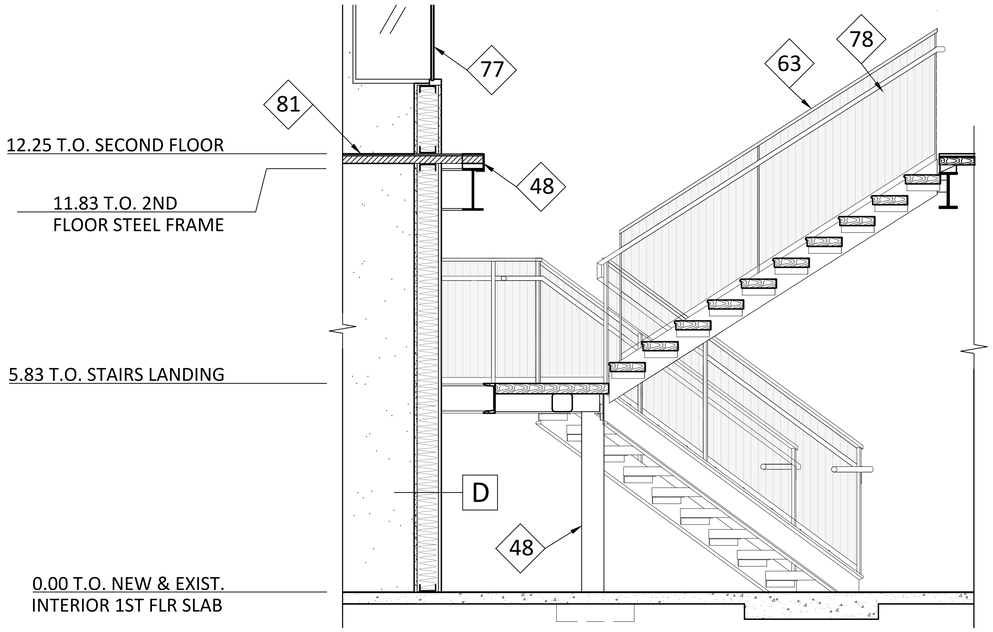
BUILDING SECTIONS

A4.0



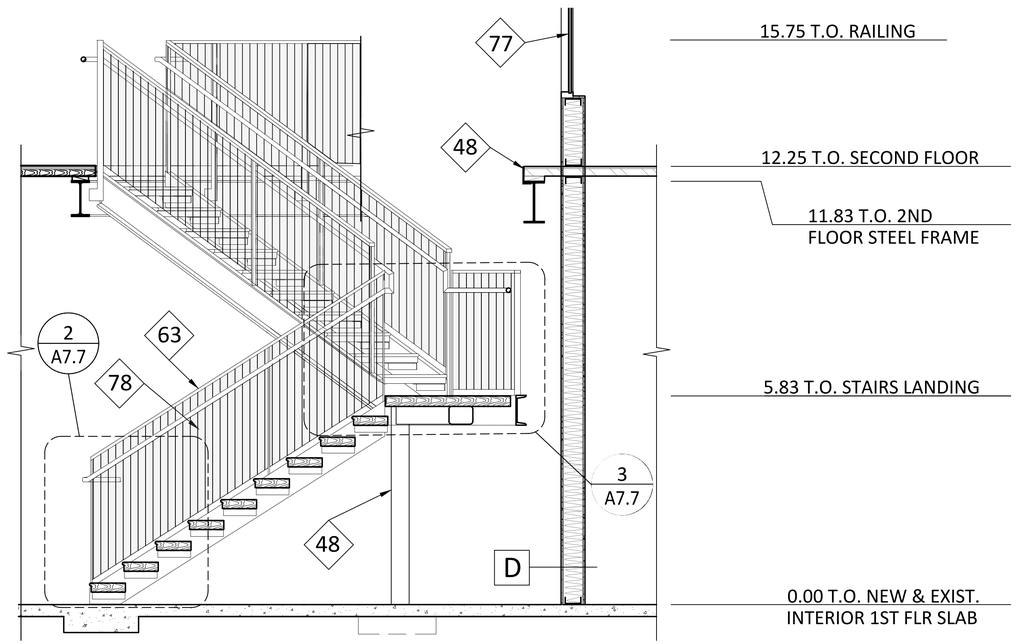
1 ELEVATOR SECTION

1/2"=1'-0"



2 STAIRS SECTION

1/2"=1'-0"



3 STAIR SECTION

1/2"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

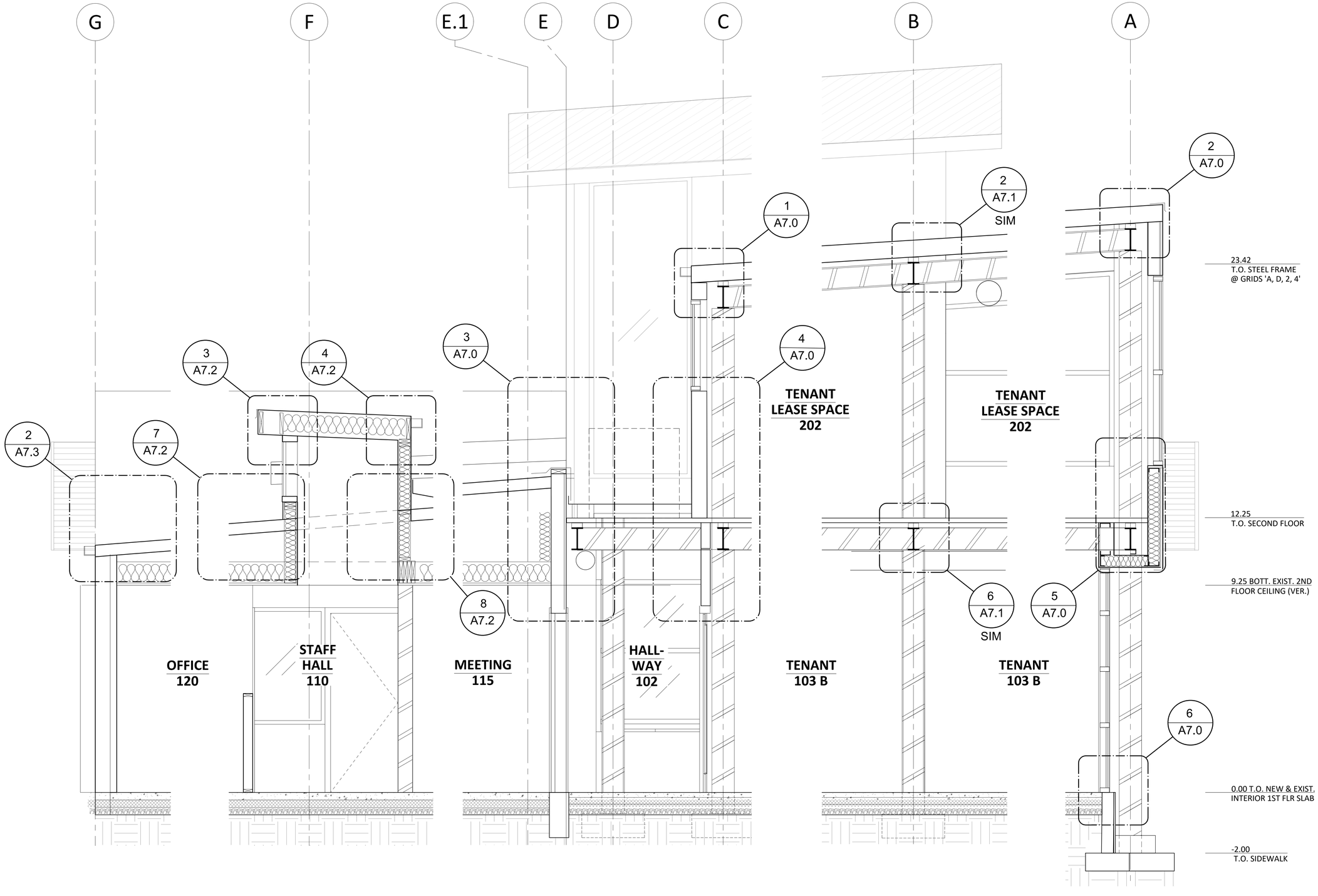
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

ELEVATOR & STAIRS SECTION

A4.1



5 WALL SECTION
1"=2'-0"

4 WALL SECTION
1"=2'-0"

3 WALL SECTION
1"=2'-0"

2 WALL SECTION
1"=2'-0"

1 WALL SECTION
1"=2'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

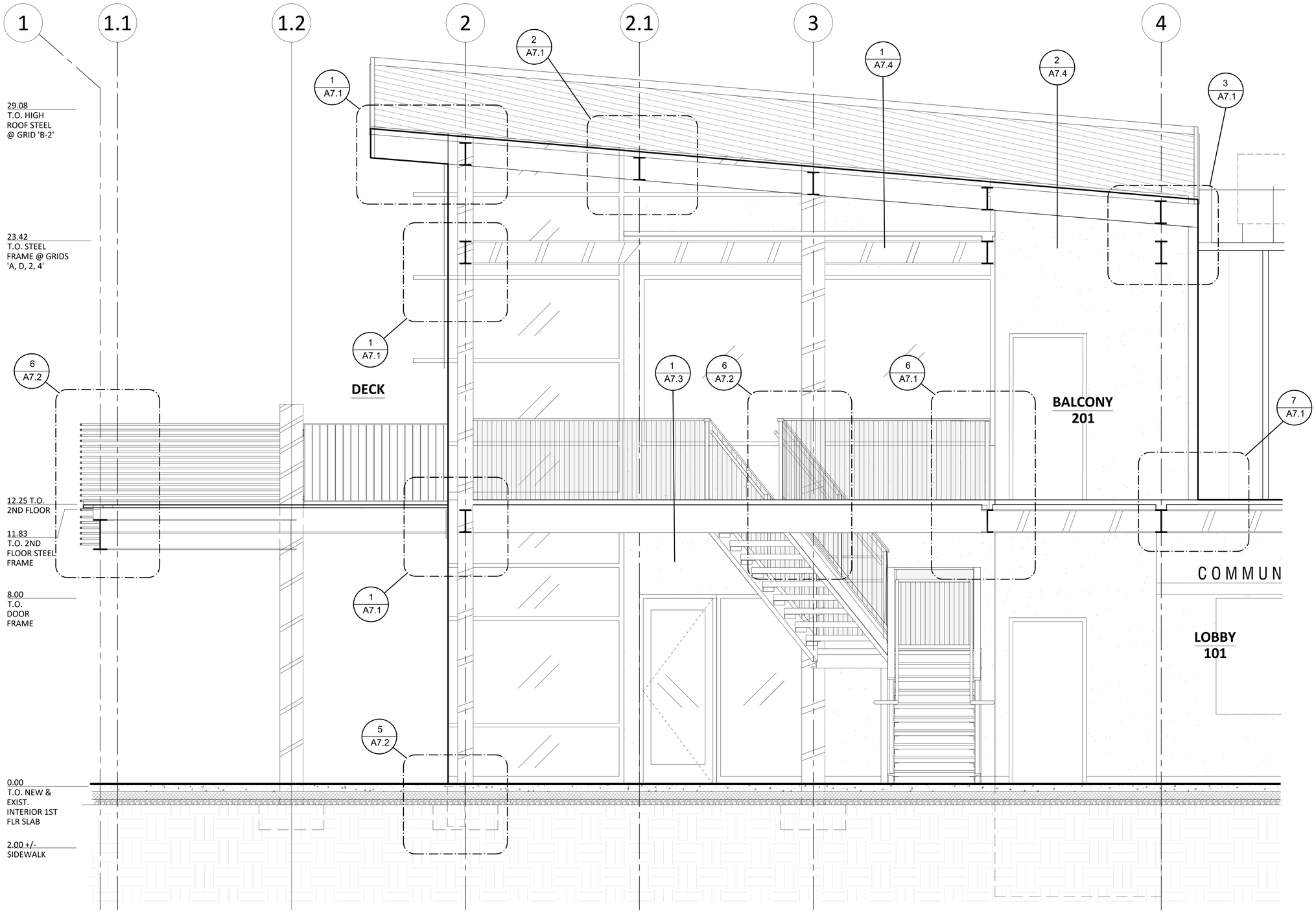
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

WALL SECTIONS A

A5.0



1 WALL SECTION (LOOKING NORTH)

1"=2'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

DOWNTOWN UMATILLA

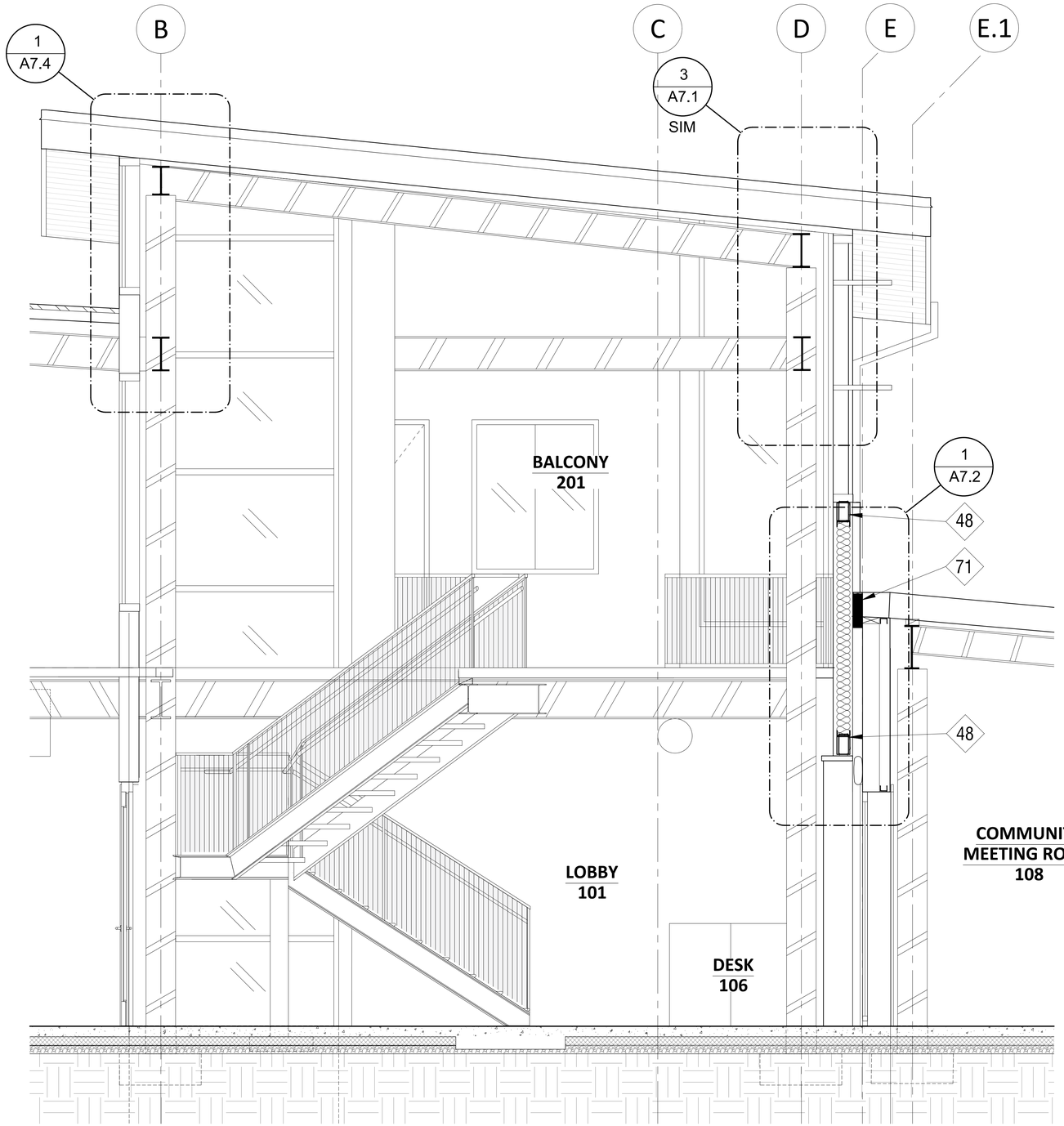
CITY OF UMATILLA, OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

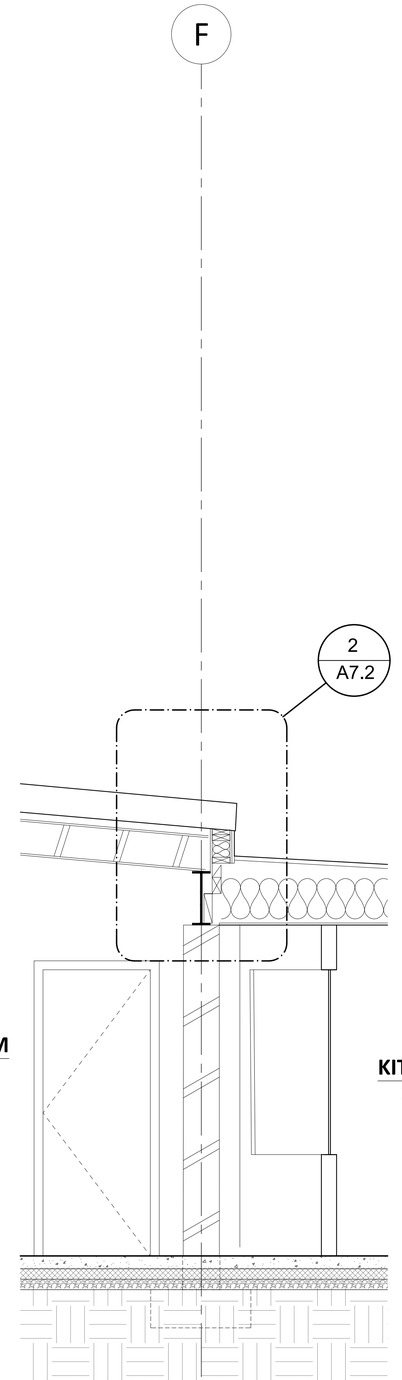
WALL SECTIONS B

A5.1



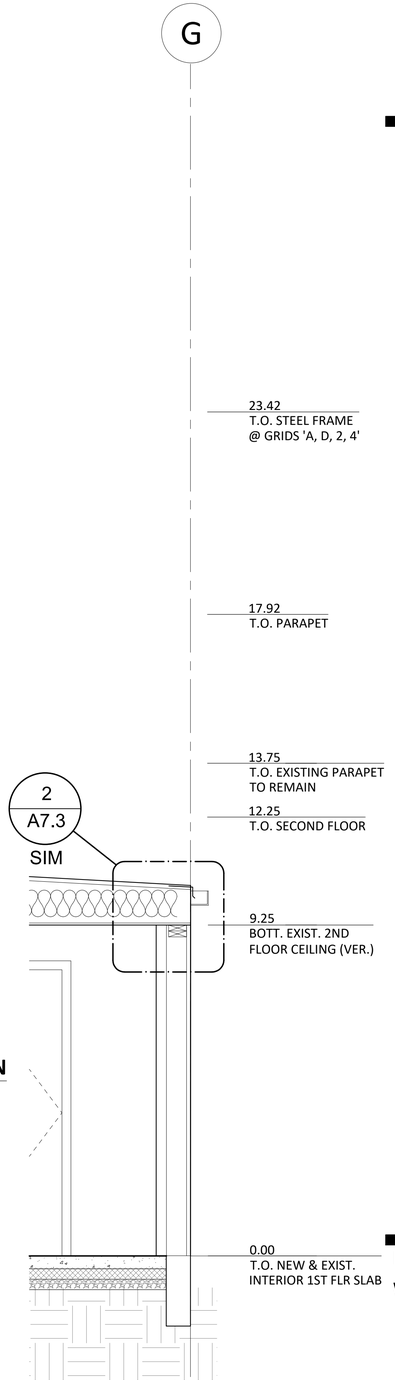
1 WALL SECTION (LOOKING EAST)

1"=2'-0"



2 WALL SECTION

1"=2'-0"



3 WALL SECTION

1"=2'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

DOWNTOWN UMATILLA

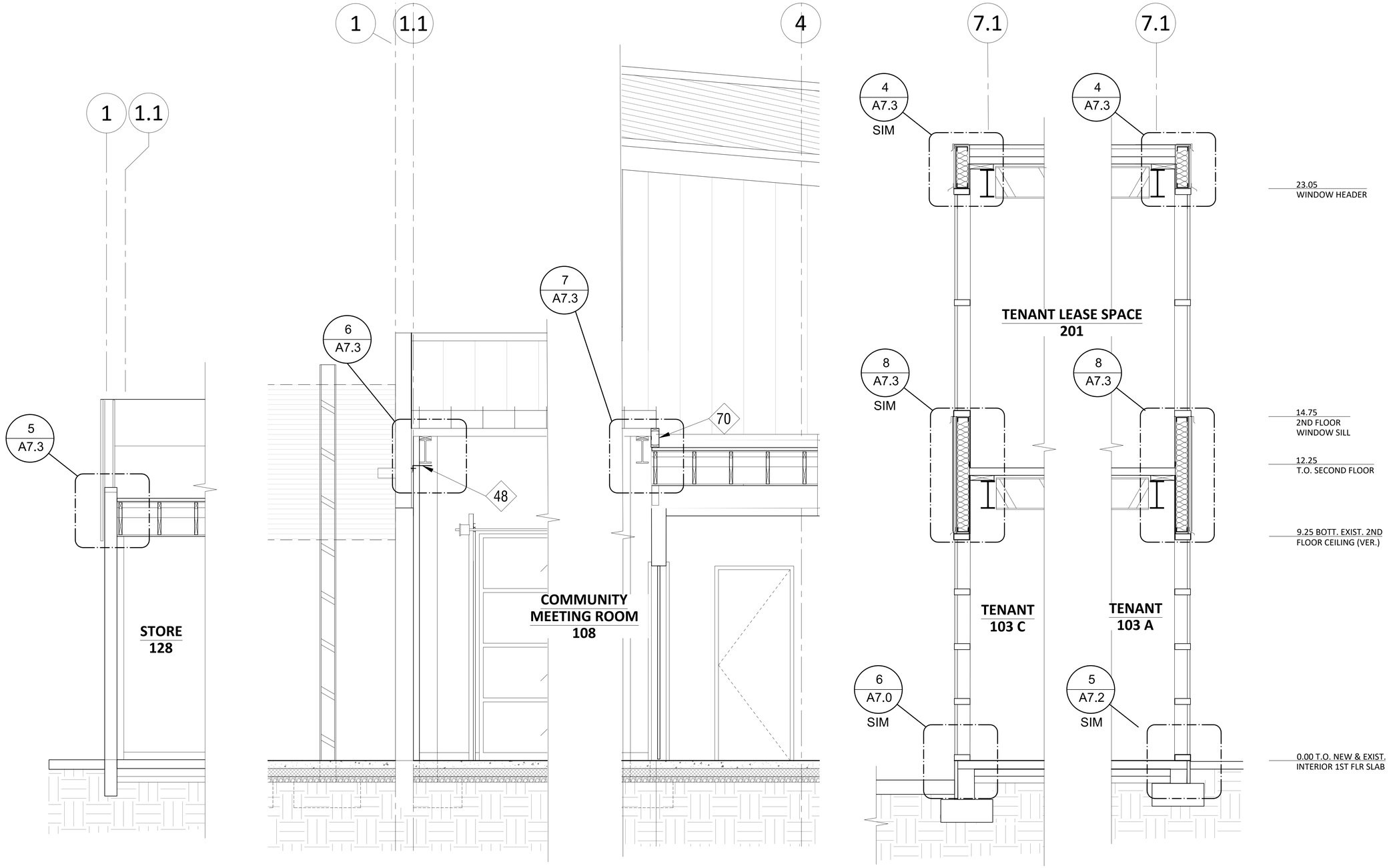
CITY OF UMATILLA, OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

WALL SECTIONS C

A5.2



1 WALL SECTION
1"=2'-0"

2 WALL SECTION
1"=2'-0"

3 WALL SECTION
1"=2'-0"

4 WALL SECTION
1"=2'-0"

5 WALL SECTION
1"=2'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

DOWNTOWN UMATILLA

CITY OF UMATILLA, OREGON

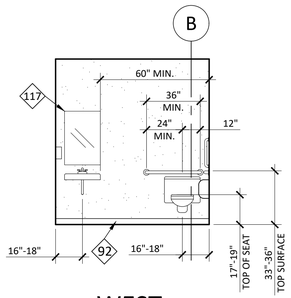
SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

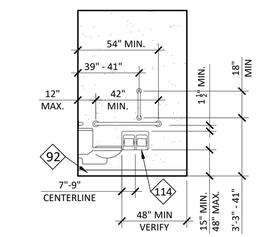
WALL SECTIONS D

A5.3

T 203 ADA



WEST

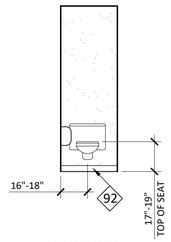


NORTH

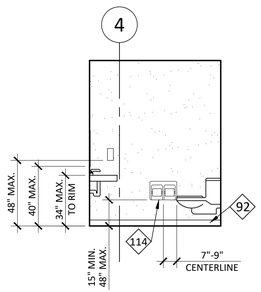
1 RESTROOM 203

1/4"=1'-0"

T 130



WEST

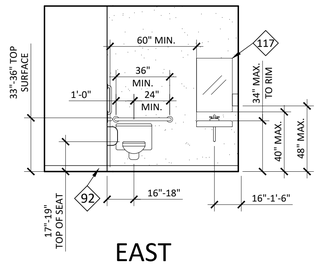


SOUTH

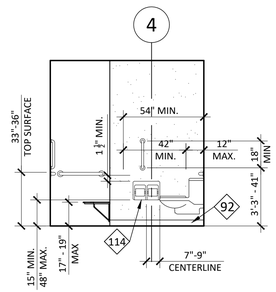
2 RESTROOM 130

1/4"=1'-0"

T 126 ADA



EAST

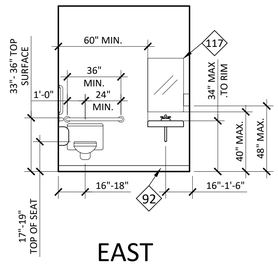


NORTH

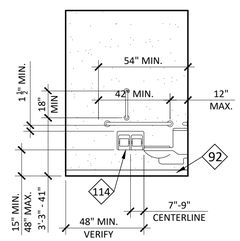
3 RESTROOM 126

1/4"=1'-0"

T 125 ADA



EAST

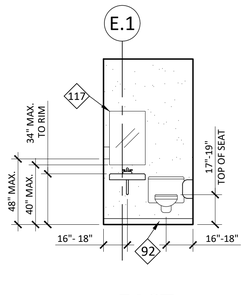


NORTH

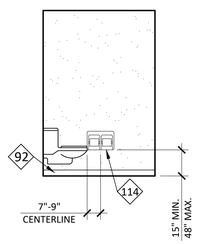
4 RESTROOM 125

1/4"=1'-0"

T 124



EAST

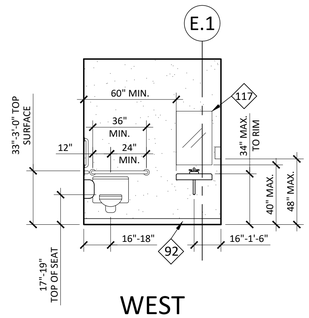


SOUTH

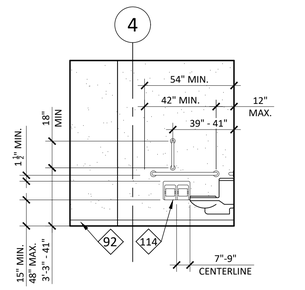
5 RESTROOM 124

1/4"=1'-0"

T 123 ADA



WEST

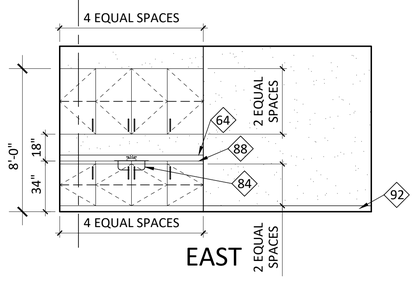


SOUTH

6 RESTROOM 123

1/4"=1'-0"

E.1 MEETING ROOM 115

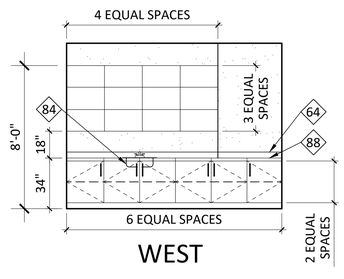


EAST

7 MEETING RM. 115

1/4"=1'-0"

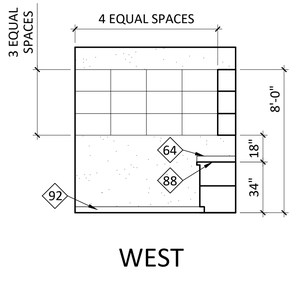
BREAK 116



WEST

8 BREAK RM. 116

1/4"=1'-0"

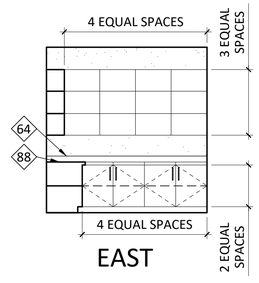


WEST

9 WORK RM 122

1/4"=1'-0"

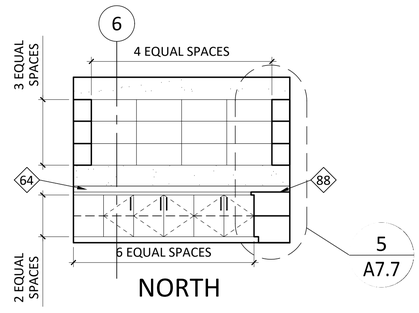
WORK RM 122



EAST

10 WORK RM 122

1/4"=1'-0"



NORTH

11 WORK RM 122

1/4"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

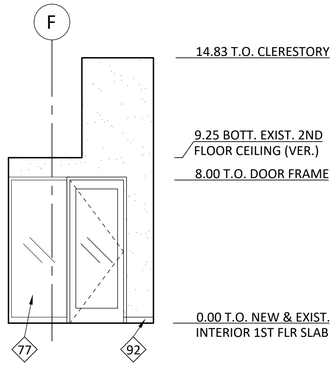
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

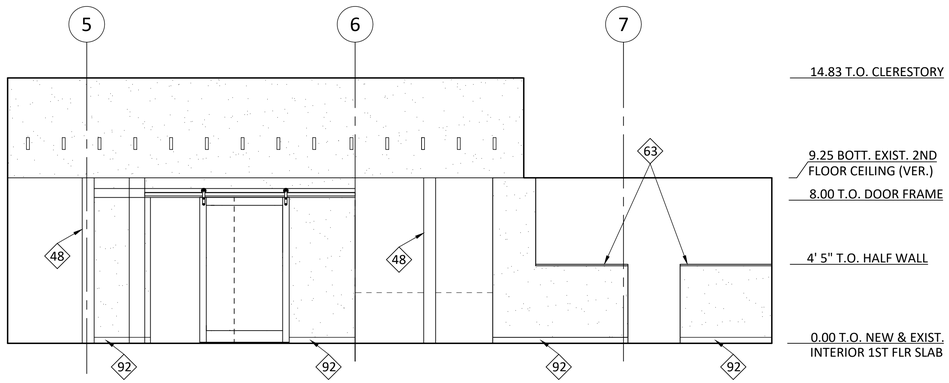
DATE: 3-6-2024

INTERIOR ELEVATIONS & CASEWORK ELEVATIONS

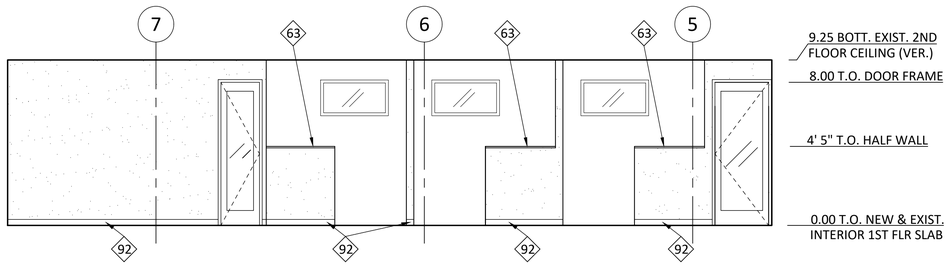
A6.0



WEST



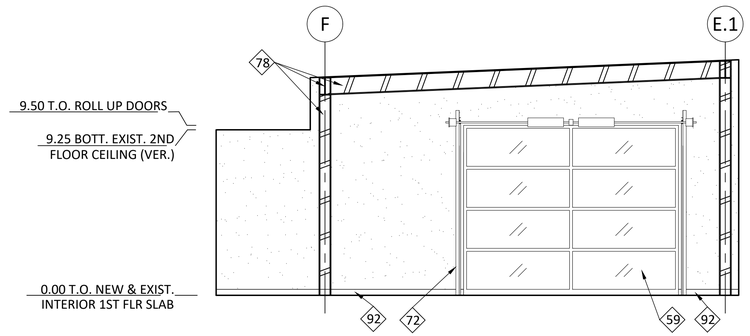
NORTH



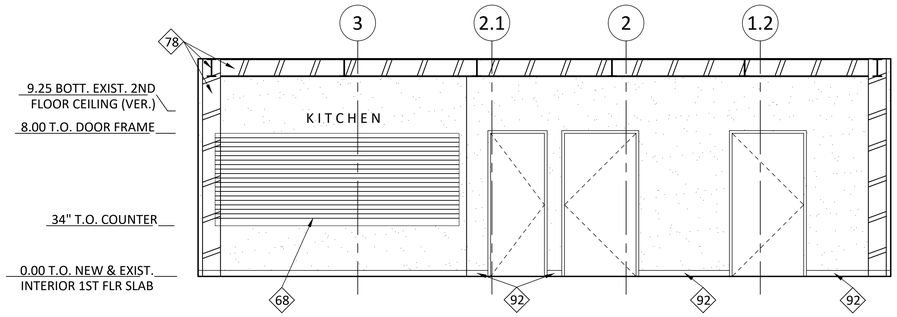
SOUTH

1 HALLWAY 110

1 1/2"=1'-0"



WEST



SOUTH

2 COMMUNITY MEETING RM 108

1 1/2"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
OREGON
JULY 10, 2007

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

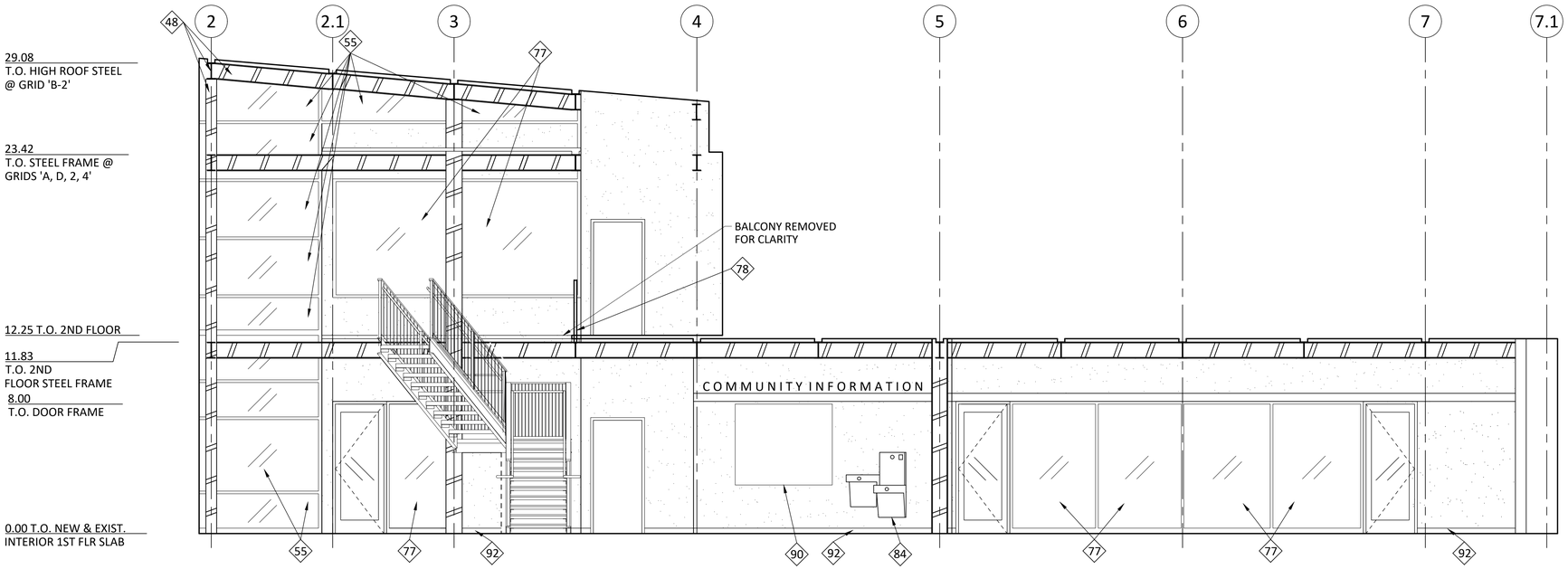
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

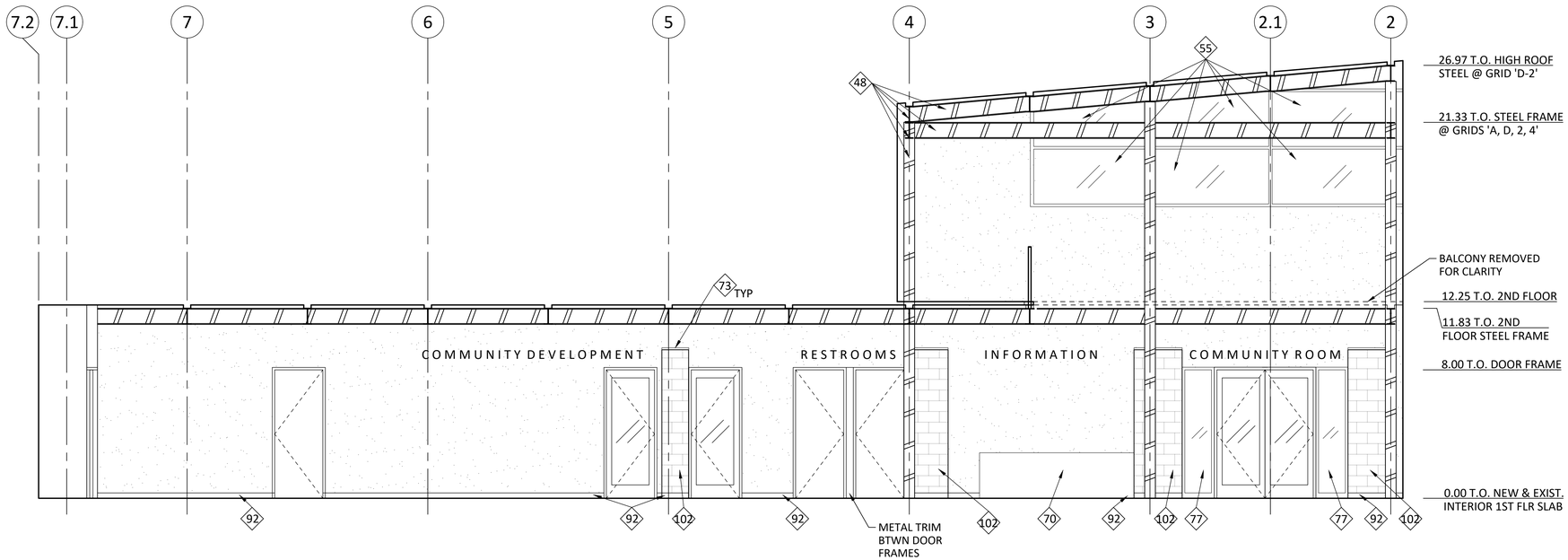
DATE: 3-6-2024

INTERIOR ELEVATIONS & CASEWORK ELEVATIONS

A6.1



NORTH



SOUTH

1 LOBBY & HALLWAY 102

1 1/2"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

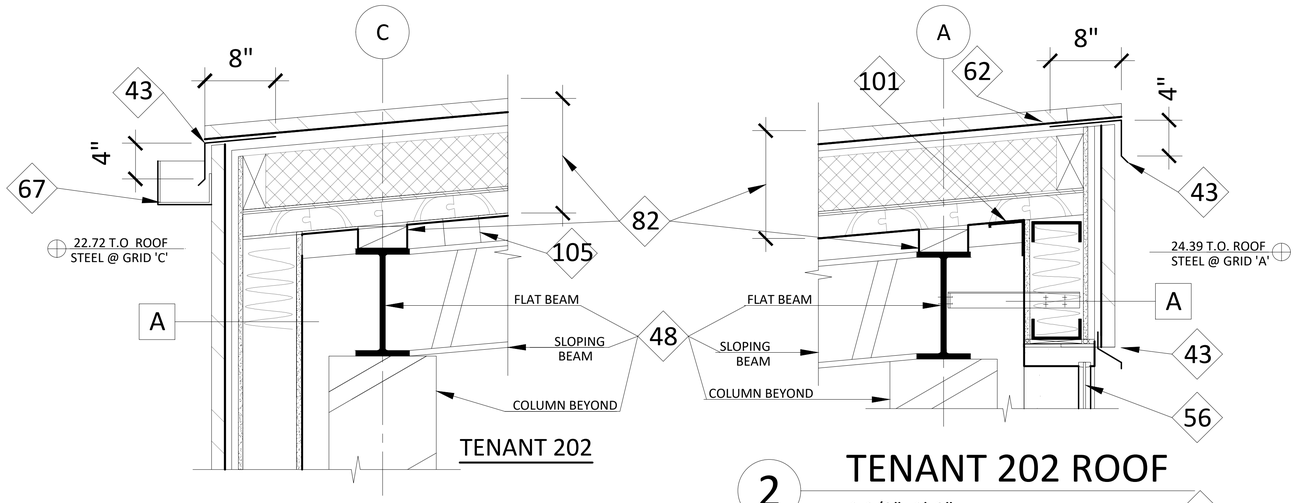
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

INTERIOR ELEVATIONS &
CASEWORK ELEVATIONS

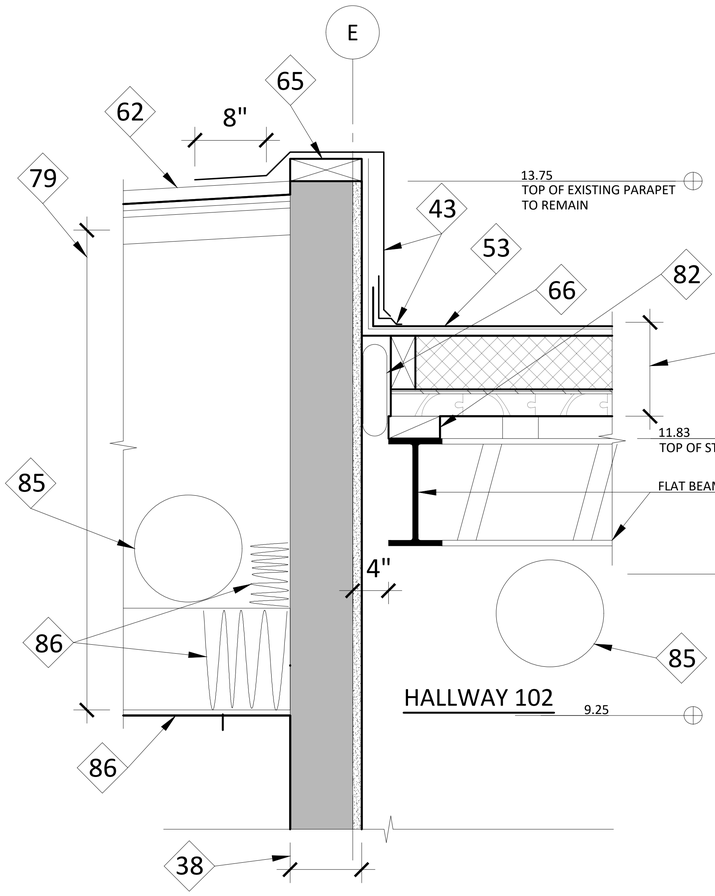
A6.2



TENANT 202

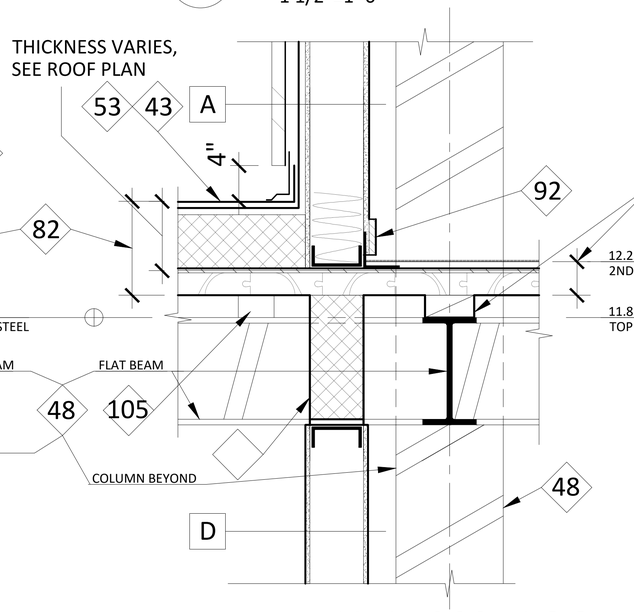
2 TENANT 202 ROOF

1 1/2"=1'-0"



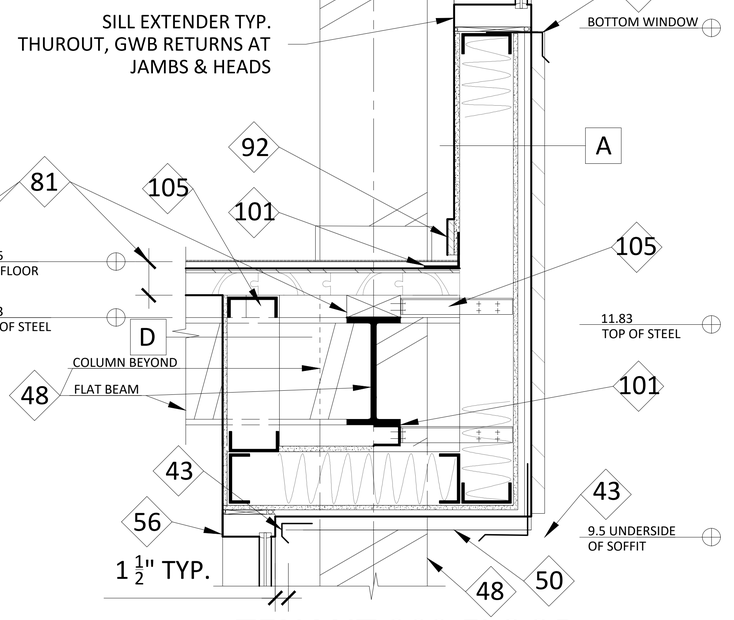
3 HALLWAY 102 ROOF

1 1/2"=1'-0"



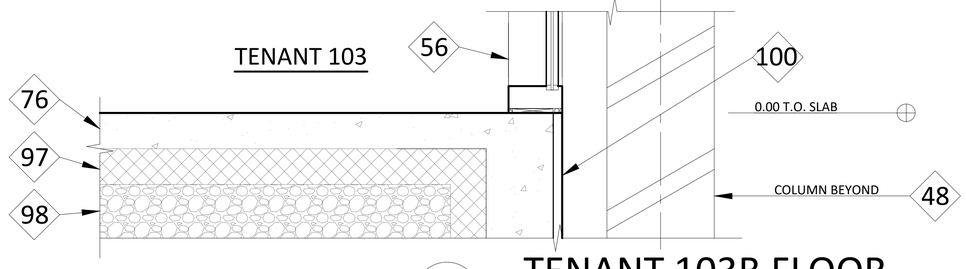
4 TENANT 202 FLOOR

1 1/2"=1'-0"



5 TENANT 202 FLOOR

1 1/2"=1'-0"



6 TENANT 103B FLOOR

1 1/2"=1'-0"

UMATILLA BUSINESS CENTER

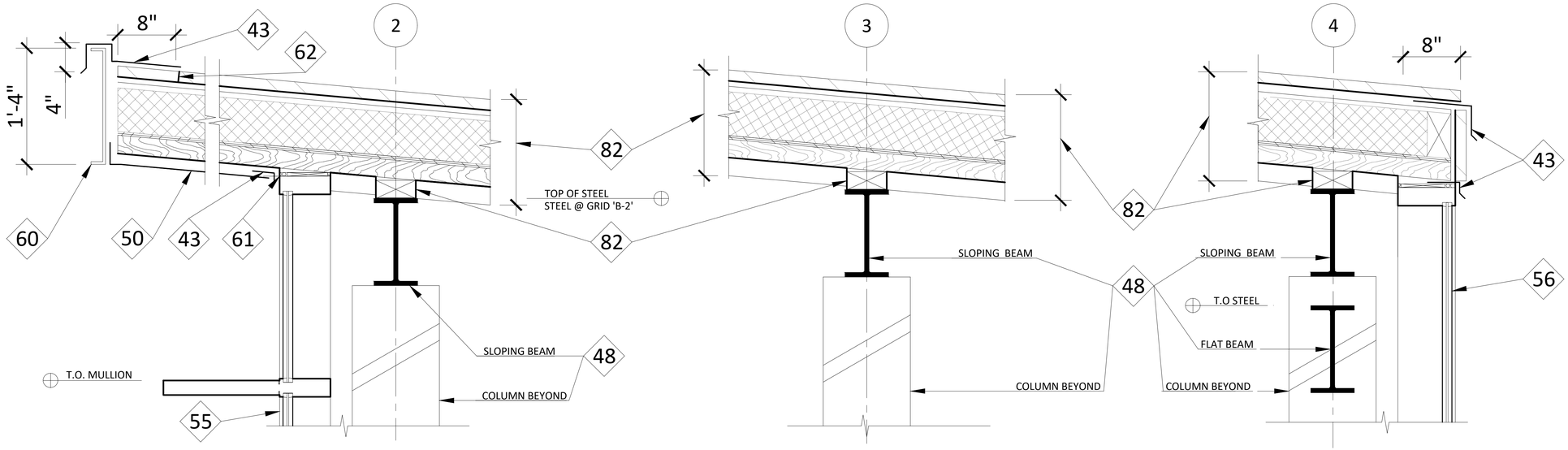
AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

DETAILS

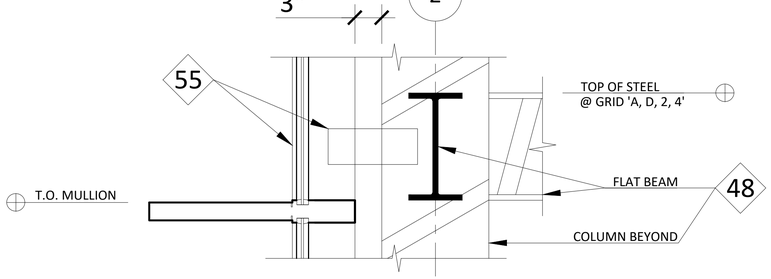
A7.0



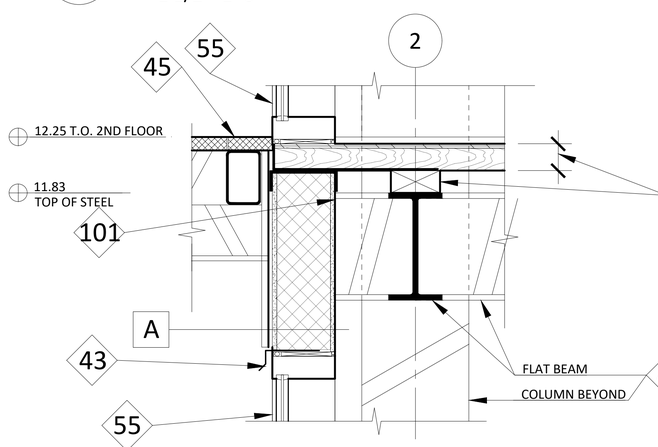
1 LOBBY ROOF
1 1/2"=1'-0"

2 LOBBY ROOF
1 1/2"=1'-0"

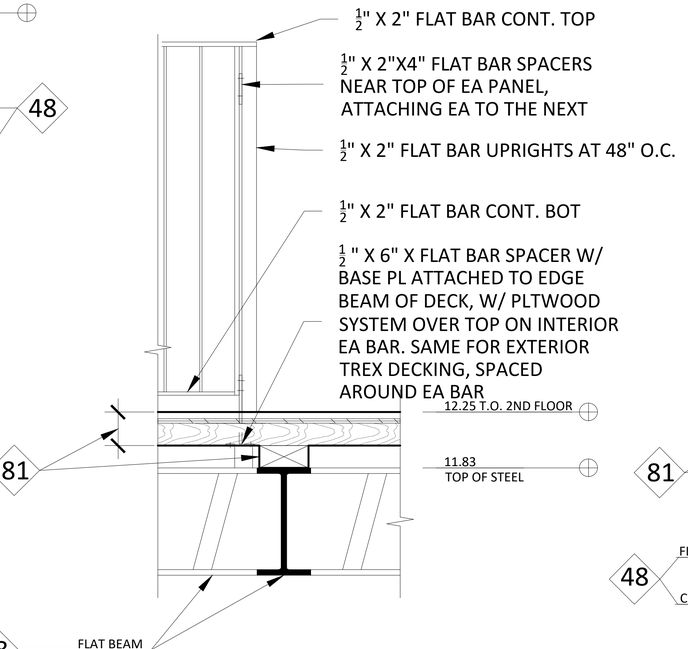
3 LOBBY ROOF
1 1/2"=1'-0"



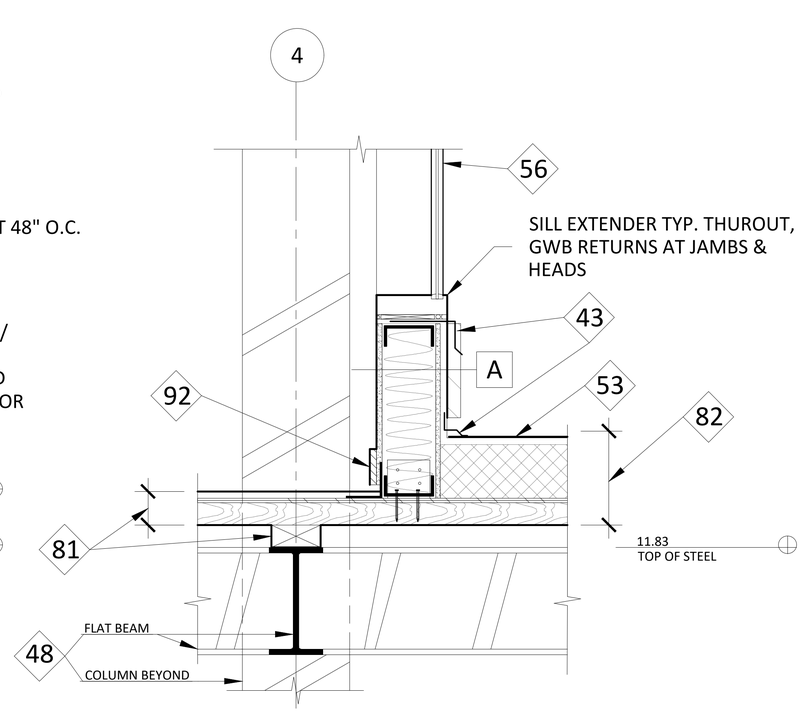
4 LOBBY BEAM
1 1/2"=1'-0"



5 BALCONY 201 FLOOR
1 1/2"=1'-0"



6 BALCONY 201
RAILING & FLOOR
1 1/2"=1'-0"



7 BALCONY 201 FLOOR
1 1/2"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

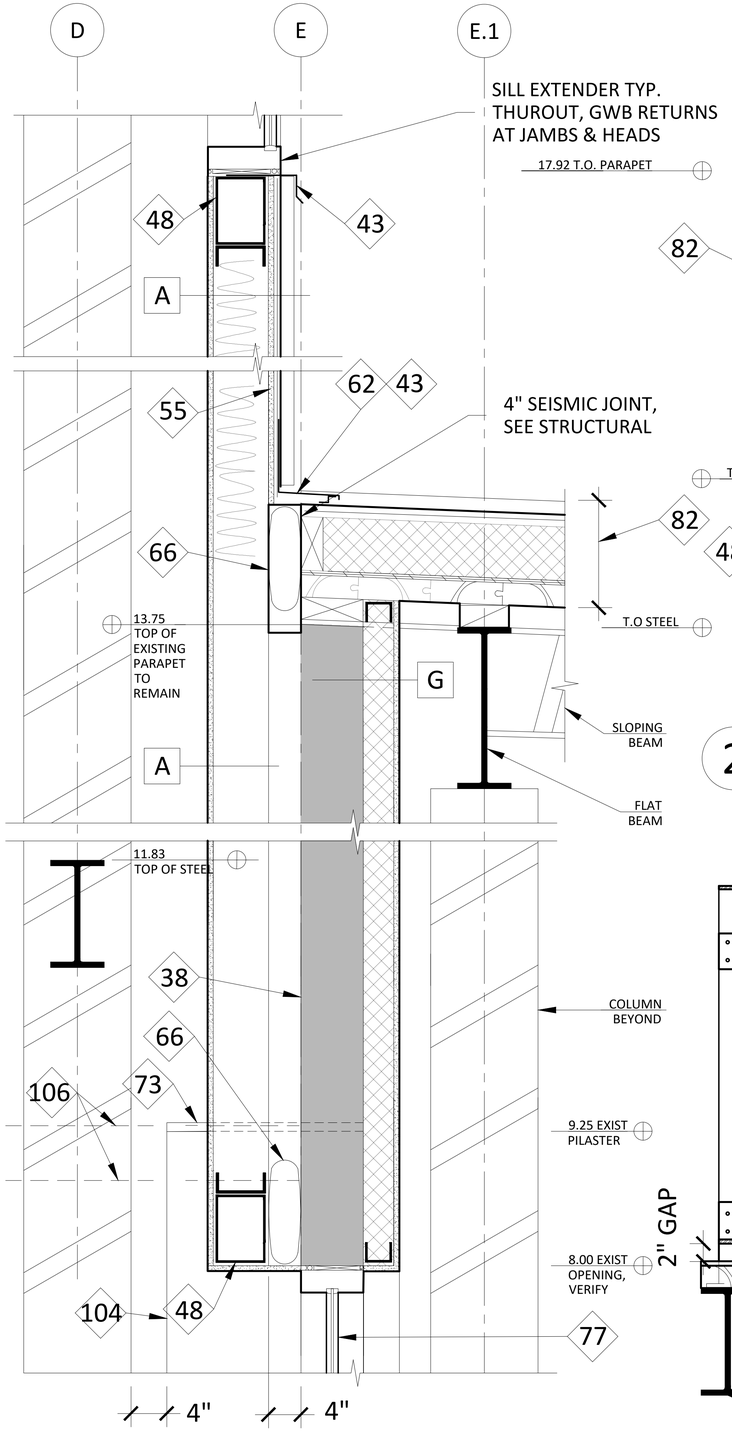
AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

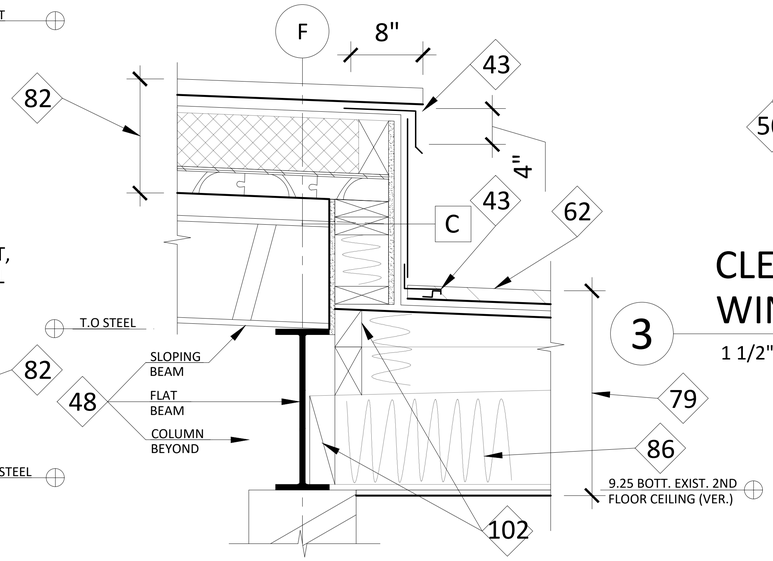
DETAILS

A7.1



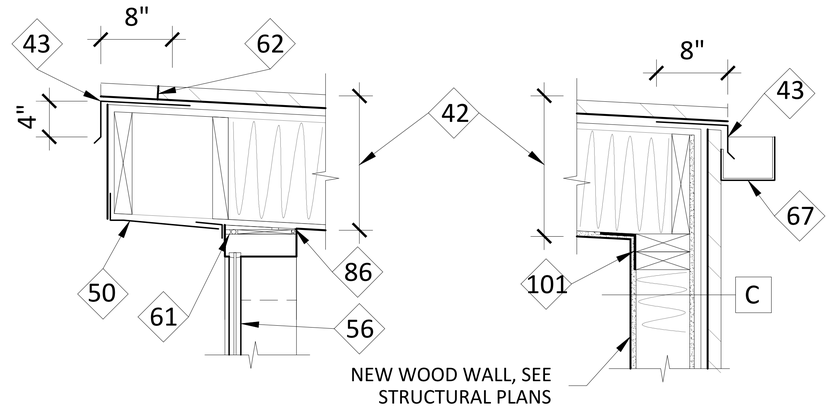
1 COMMUNITY RM ROOF

1 1/2"=1'-0"



2 COMMUNITY RM ROOF

1 1/2"=1'-0"

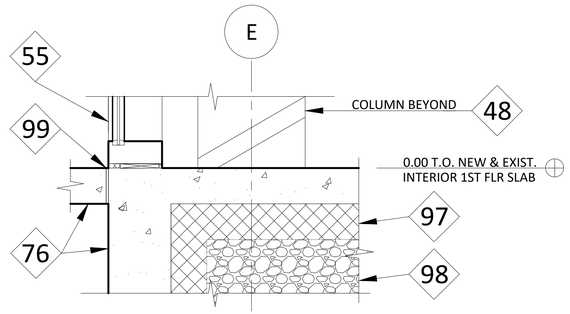


3 CLERESTORY WINDOW HEAD

1 1/2"=1'-0"

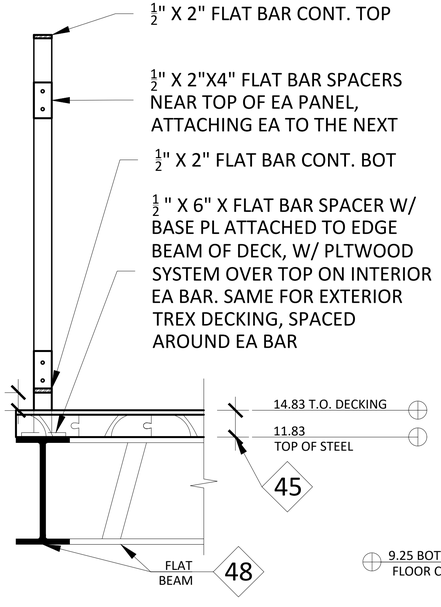
4 CLERESTORY

1 1/2"=1'-0"



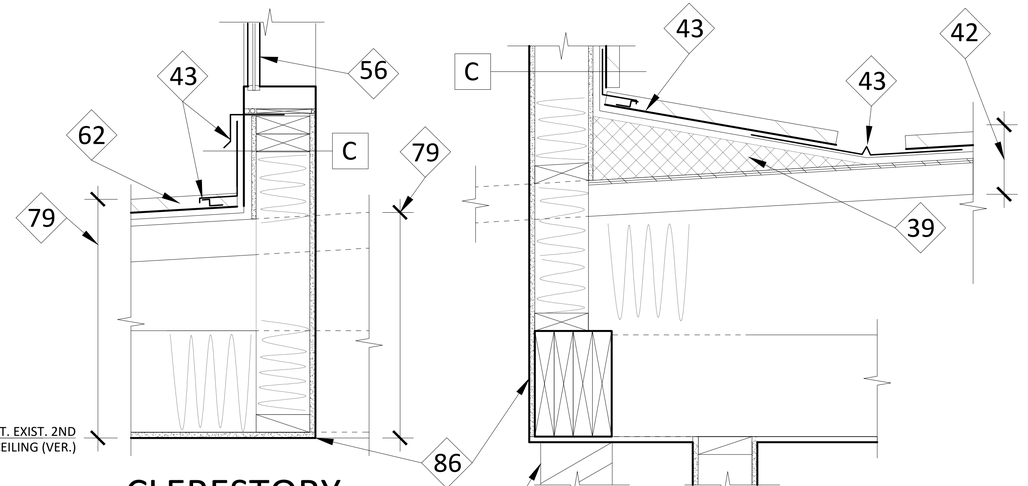
5 LOBBY FLOOR

1 1/2"=1'-0"



6 DECK FLOOR

1 1/2"=1'-0"



7 CLERESTORY WINDOW SILL

1 1/2"=1'-0"

8 CLERESTORY

1 1/2"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

DOWNTOWN UMATILLA

CITY OF UMATILLA, OREGON

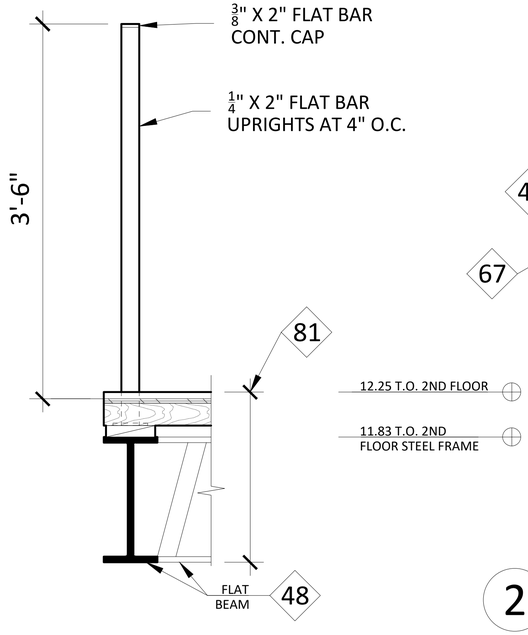
SEDER ARCHITECTURE + URBAN DESIGN LLC

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

DATE: 3-6-2024

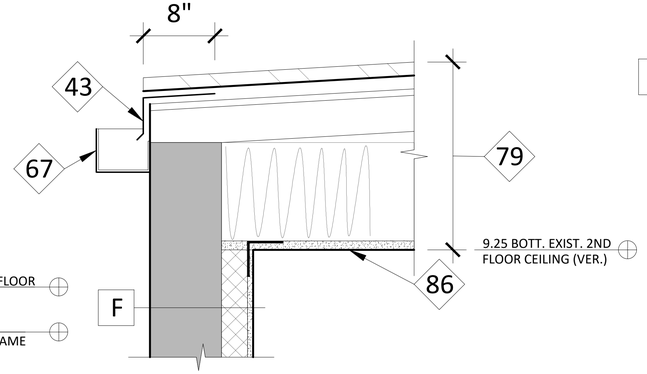
DETAILS

A7.2



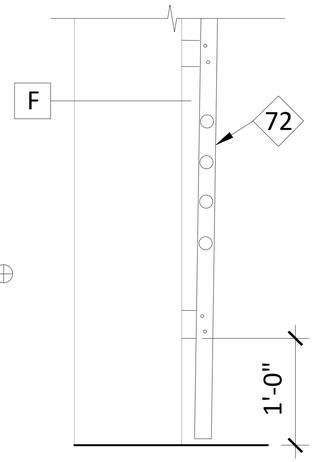
BALCONY RAILING & FLOOR

1 1/2"=1'-0"



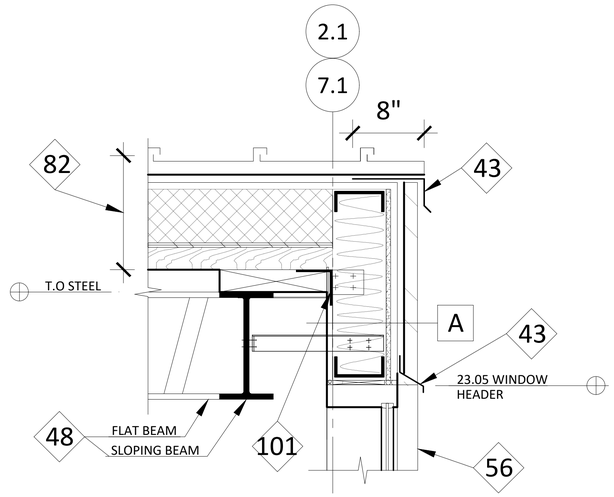
SOUTH WALL & ROOF

1 1/2"=1'-0"



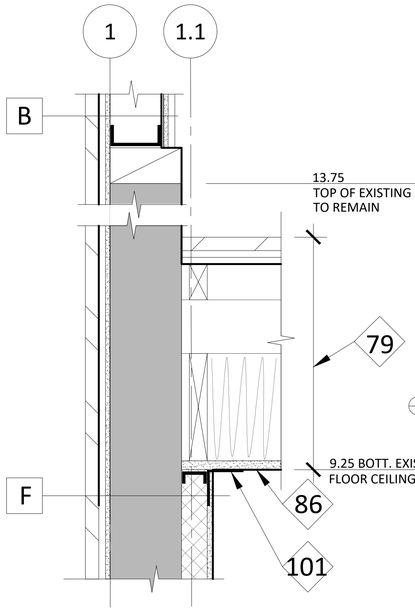
GARAGE DOOR TRACK

1 1/2"=1'-0"



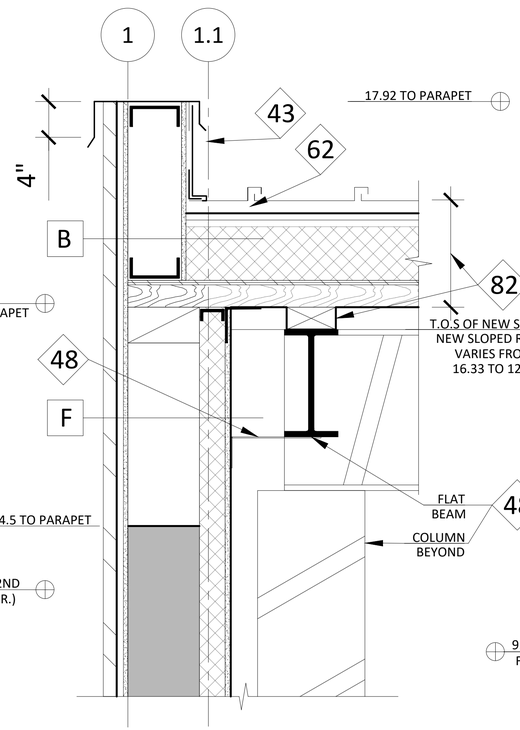
TENANT 202 ROOF

1 1/2"=1'-0"



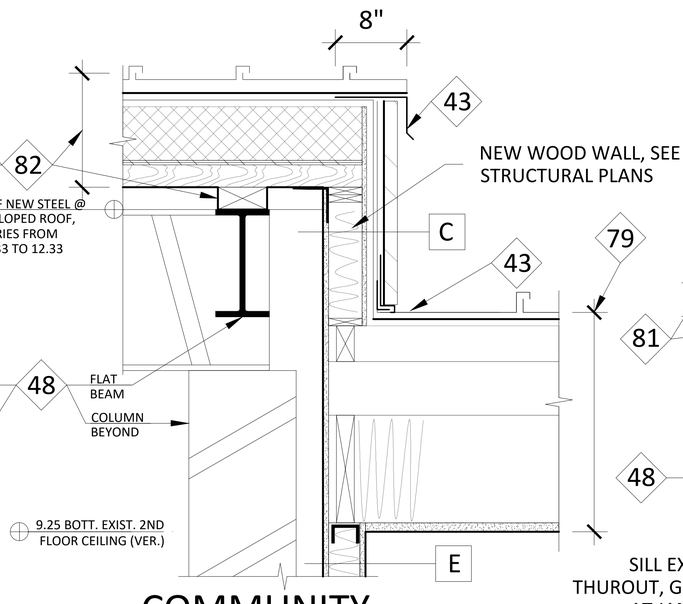
STORE 128 ROOF

1 1/2"=1'-0"



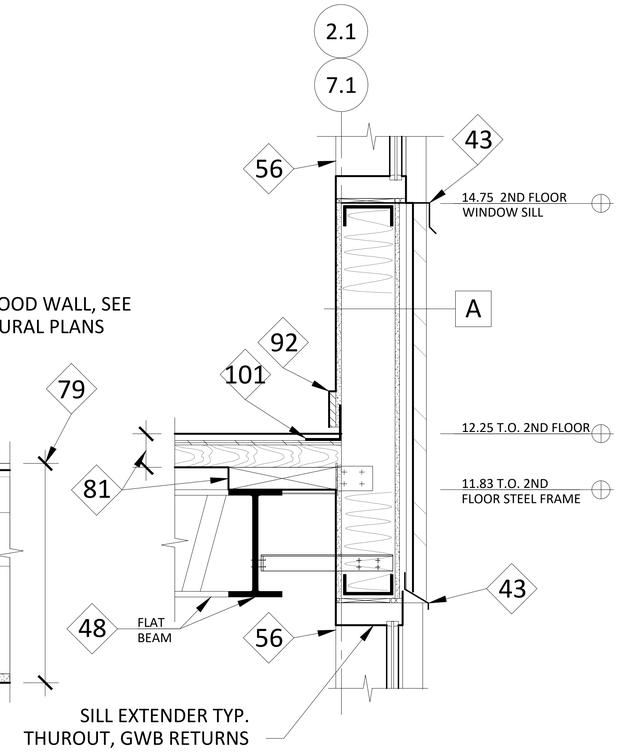
COMMUNITY RM ROOF

1 1/2"=1'-0"



COMMUNITY RM/T126 ROOF

1 1/2"=1'-0"



TENANT 202 FLOOR

1 1/2"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

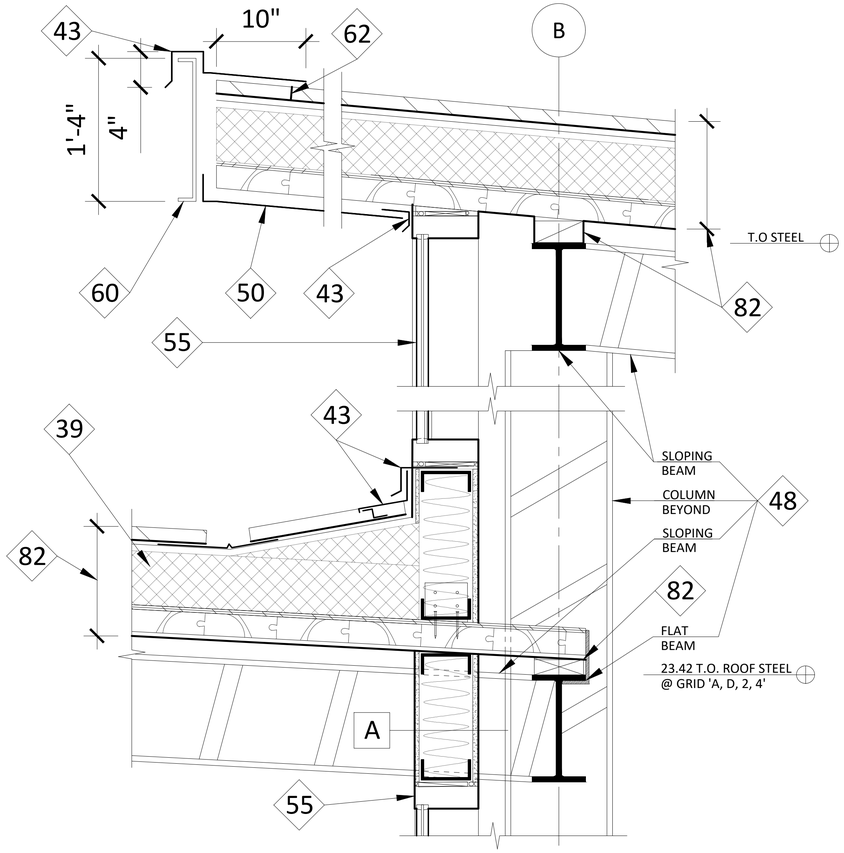
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

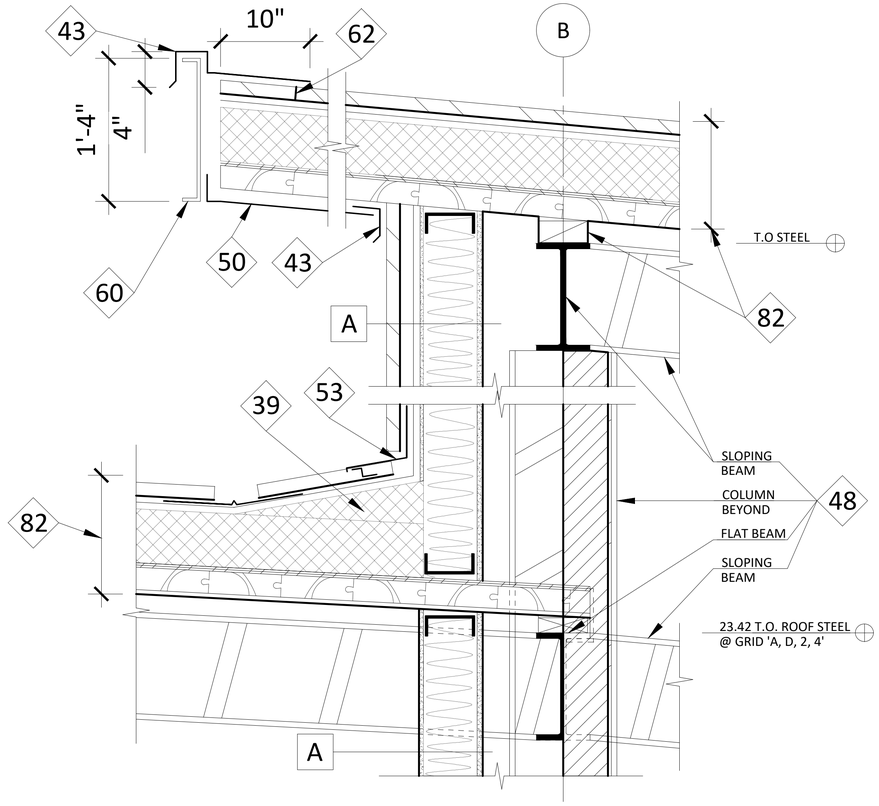
DETAILS

A7.3



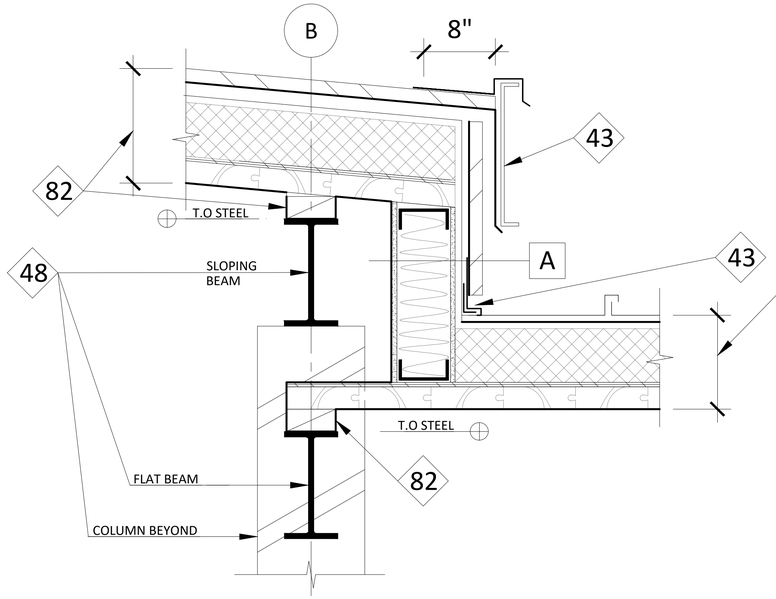
1 LOBBY TO MAIN ROOF

1 1/2"=1'-0"



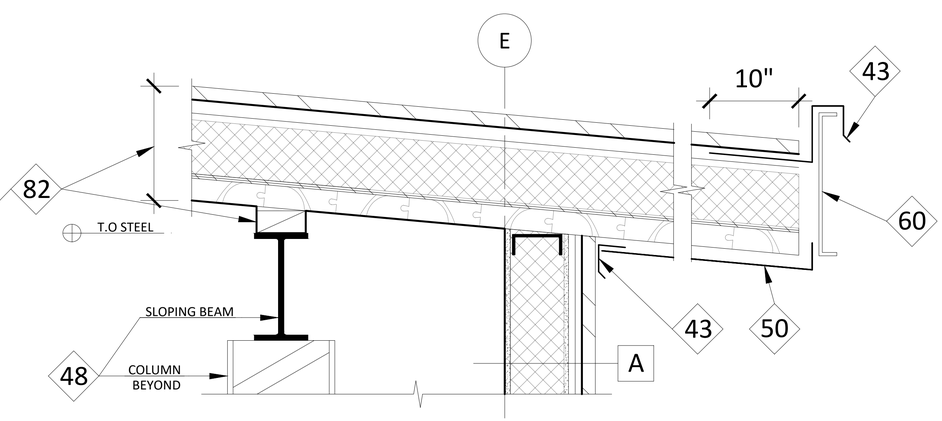
2 LOBBY TO MAIN ROOF

1 1/2"=1'-0"



3 LOBBY TO MAIN ROOF

1 1/2"=1'-0"



4 LOBBY TO MAIN ROOF

1 1/2"=1'-0"

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

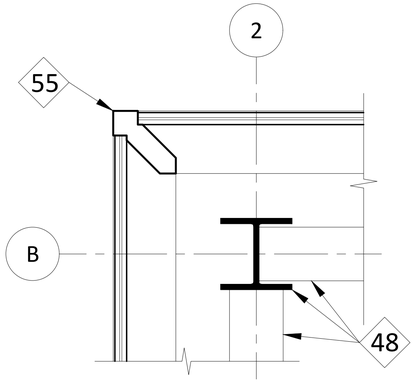
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

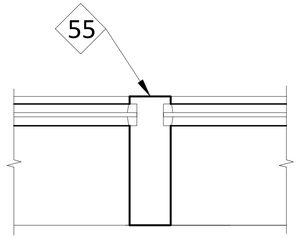
DETAILS

A7.4



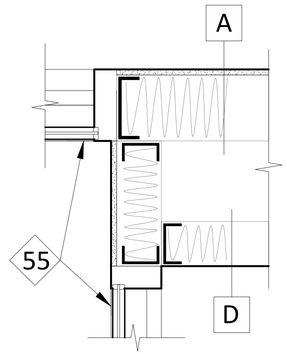
1 LOBBY CORNER MULLION

1 1/2"=1'-0"



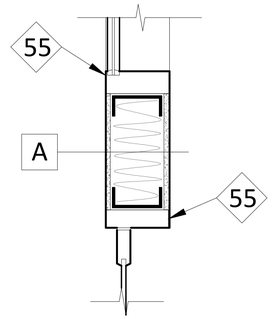
2 CENTER MULLION

3"=1'-0"



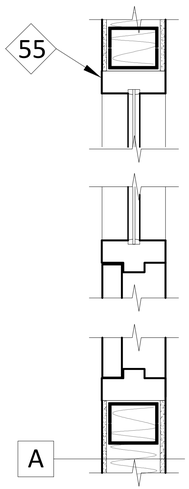
3 LOBBY MULLION

1 1/2"=1'-0"



4 DOOR WALL & MULLION

1 1/2"=1'-0"



5 INTERIOR DOOR JAMB

1 1/2"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
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UMATILLA BUSINESS CENTER

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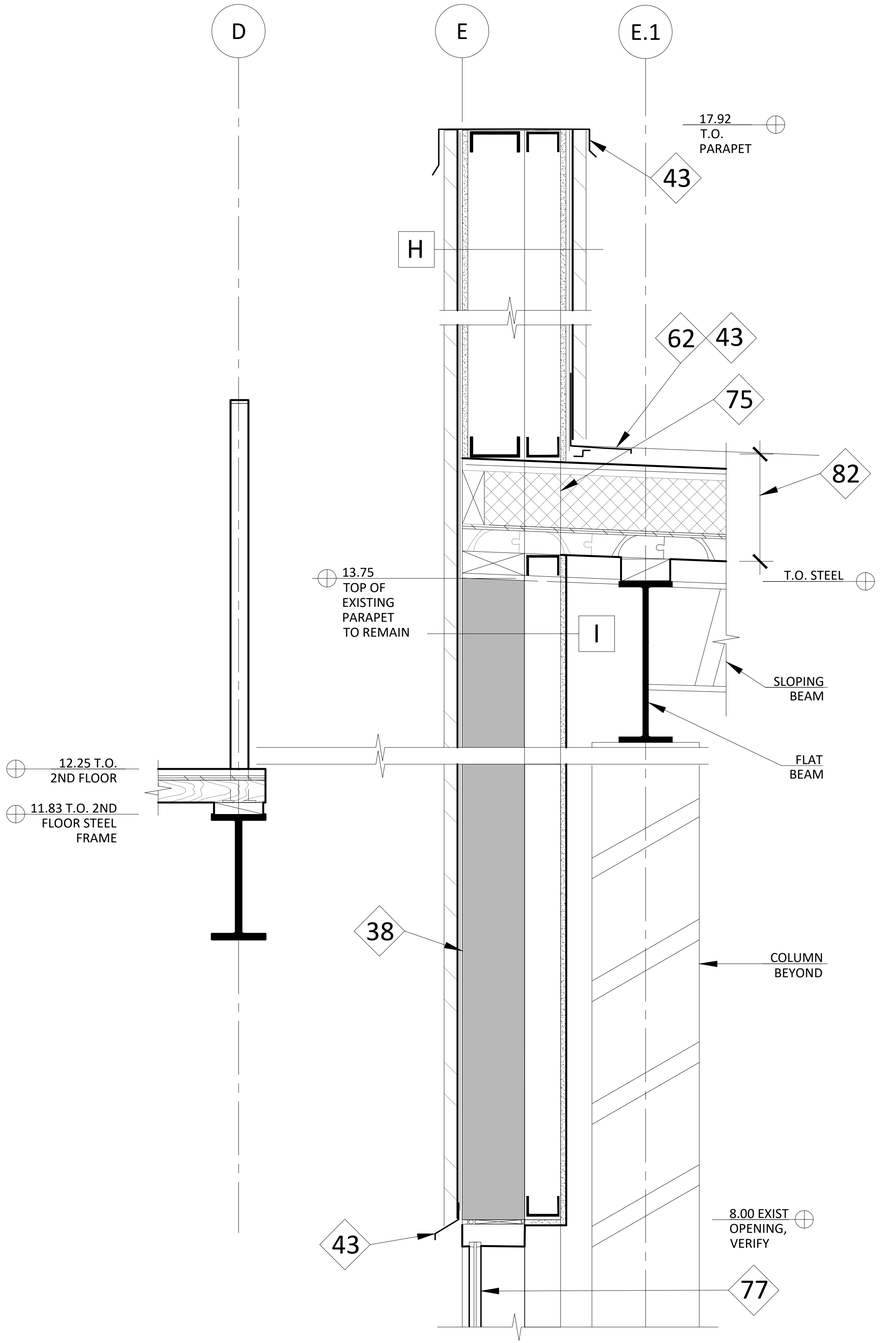
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

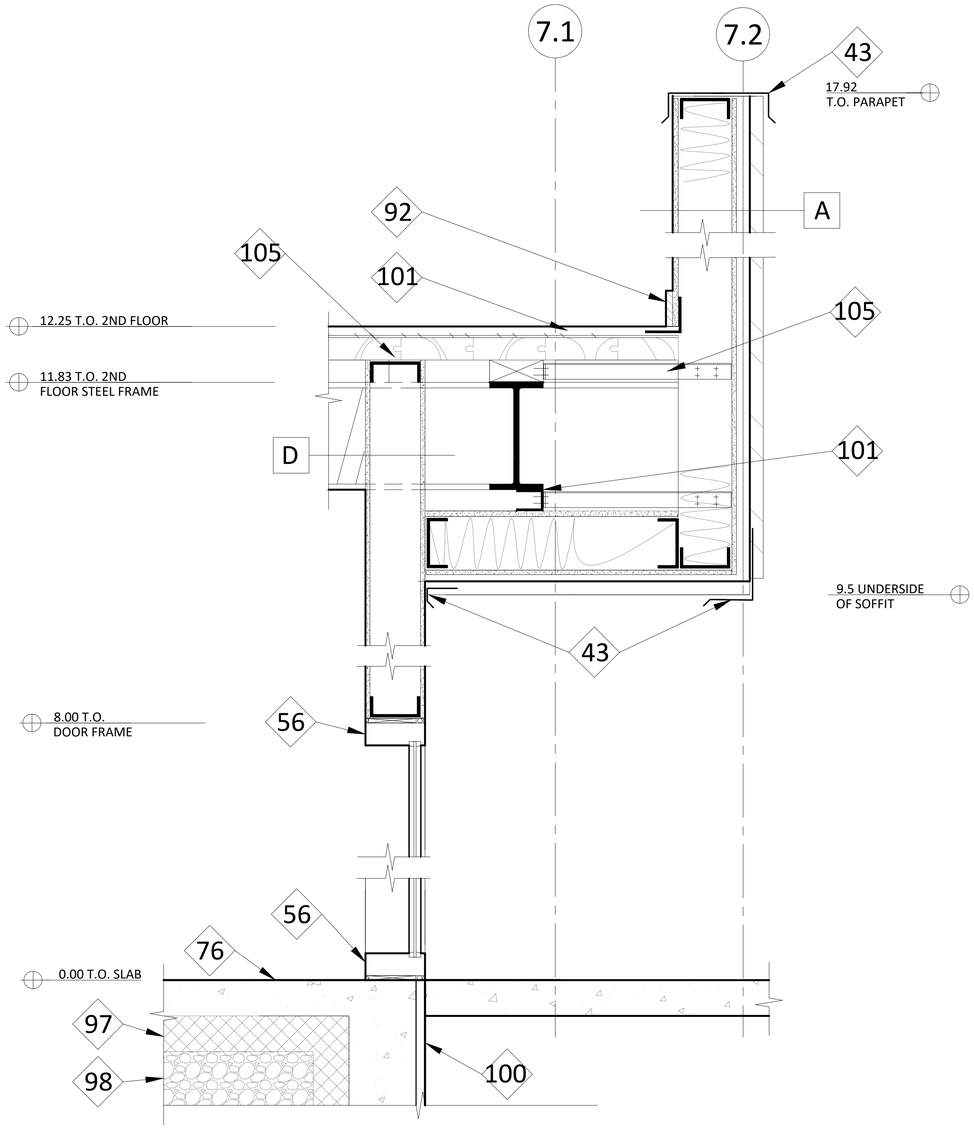
DETAILS

A7.5



1 COMMUNITY RM ROOF AT DECK

1 1/2"=1'-0"



2 HALLWAY 102 AT EAST DOOR

1 1/2"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

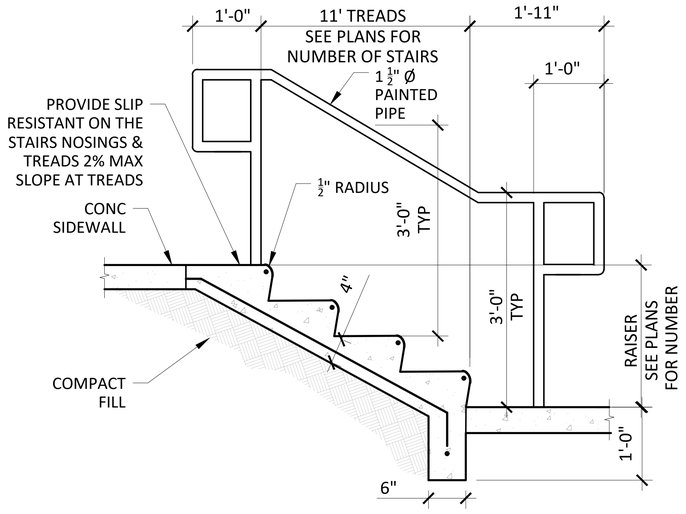
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

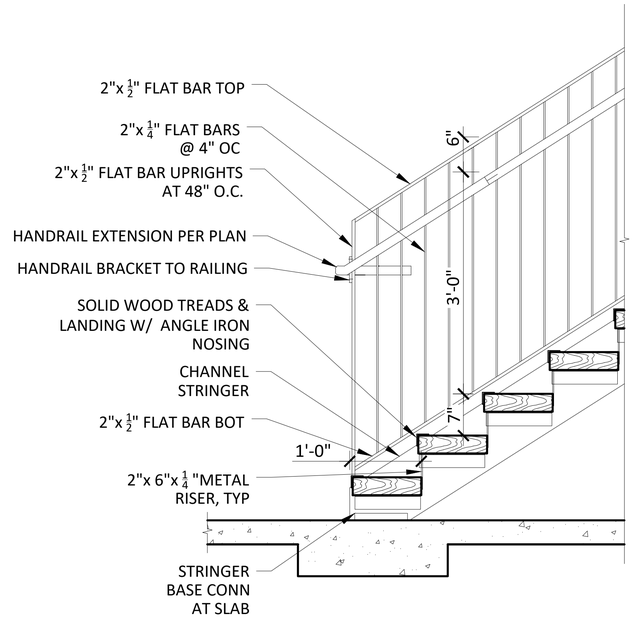
DETAILS

A7.6



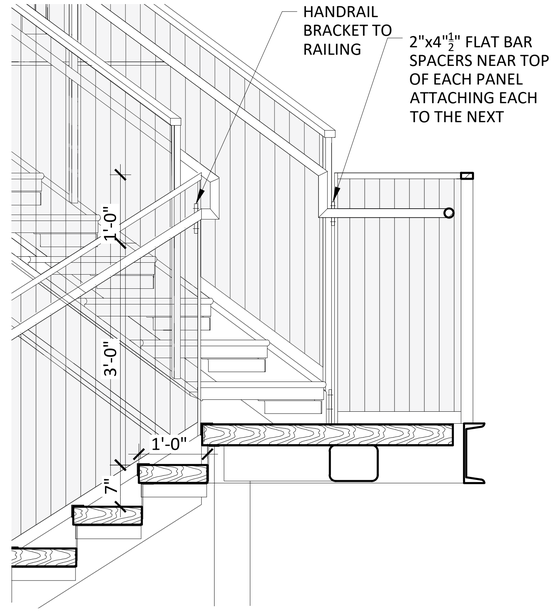
1 TYP CONCRETE STAIRS

1"=1'-0"



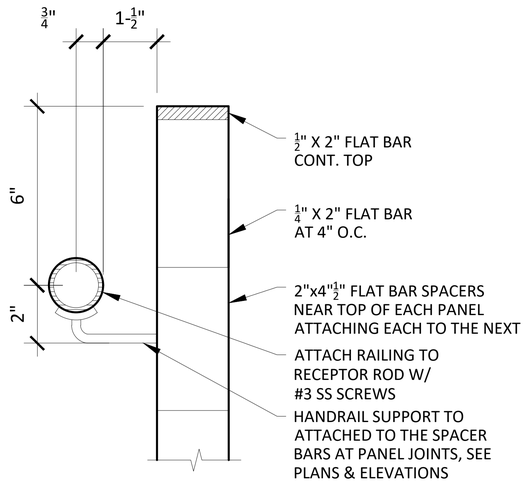
2 STAIRS AT BOTTOM LANDING

1"=1'-0"



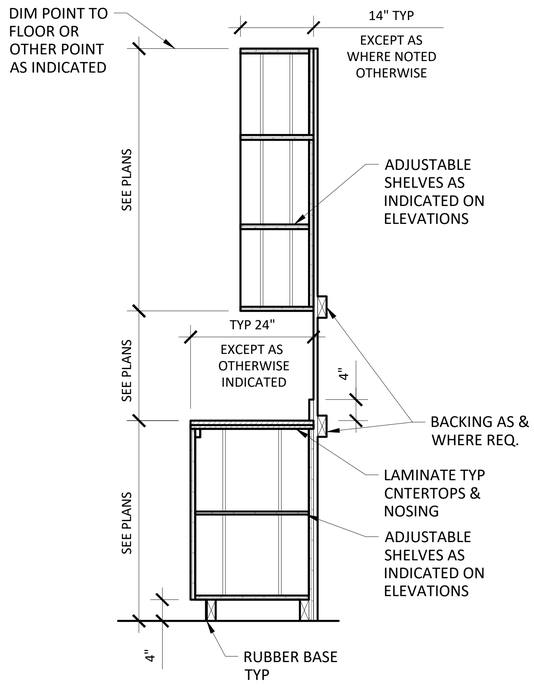
3 STAIRS AT MID-LANDING

1"=1'-0"



4 HANDRAIL SECTION

6"=1'-0"



5 TYP CABINET SECTION

1"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

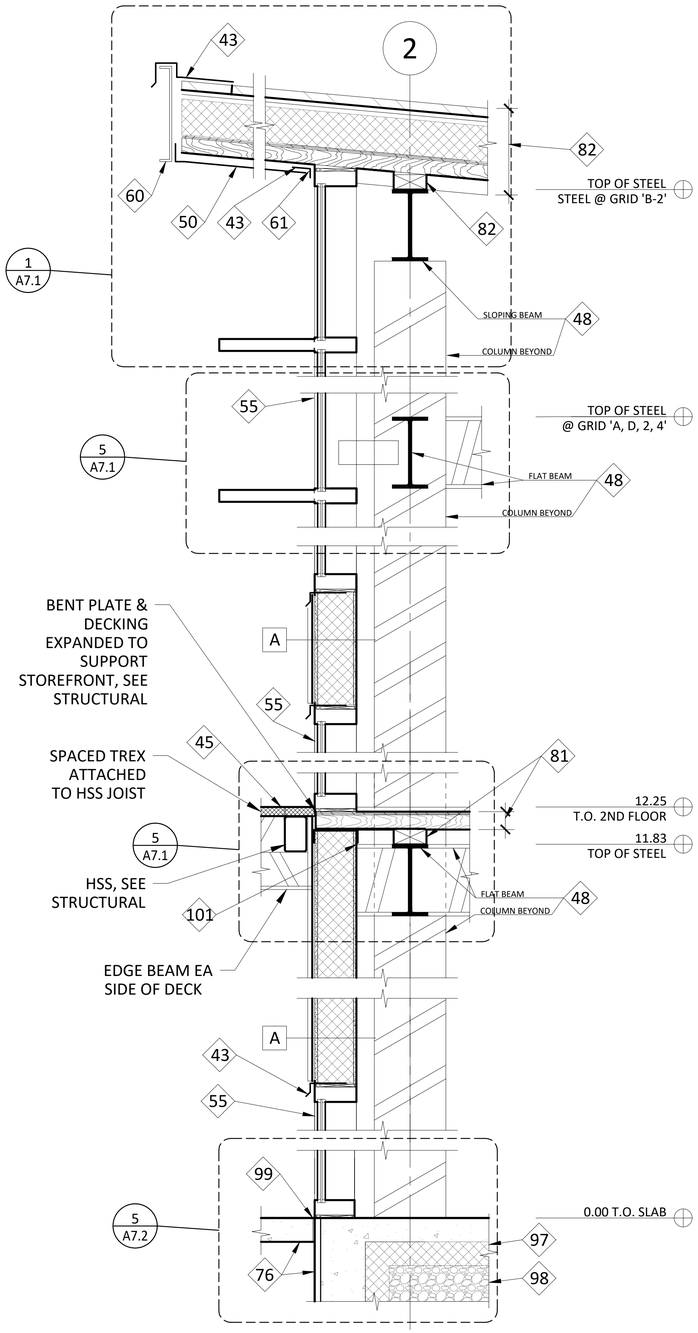
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

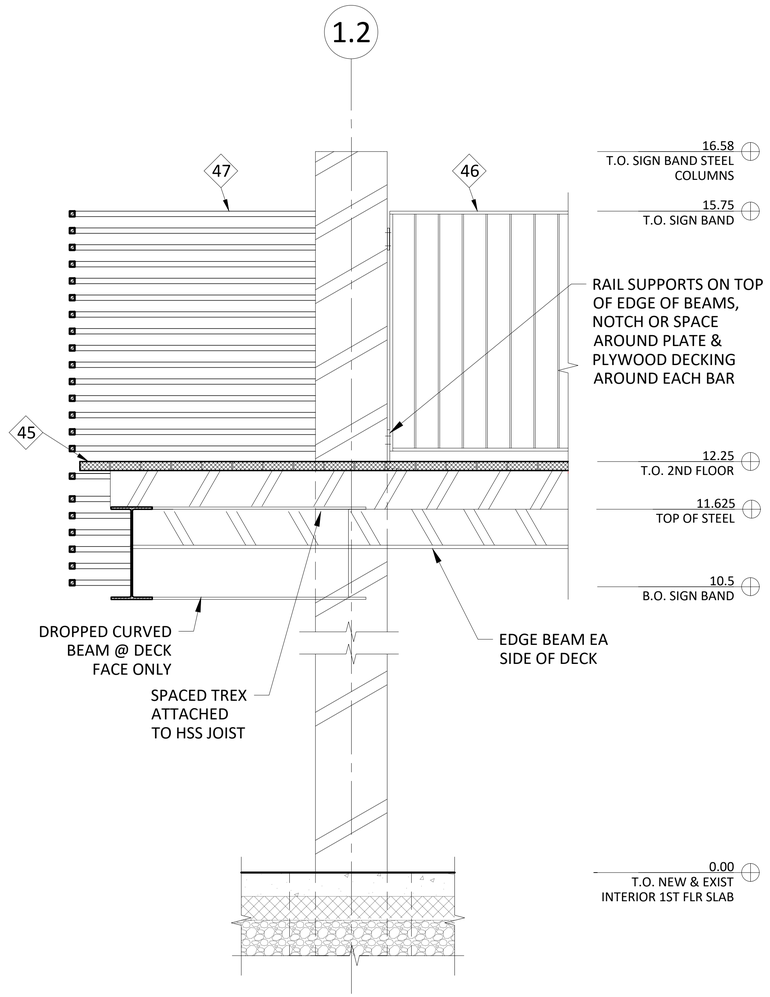
DETAILS

A7.7



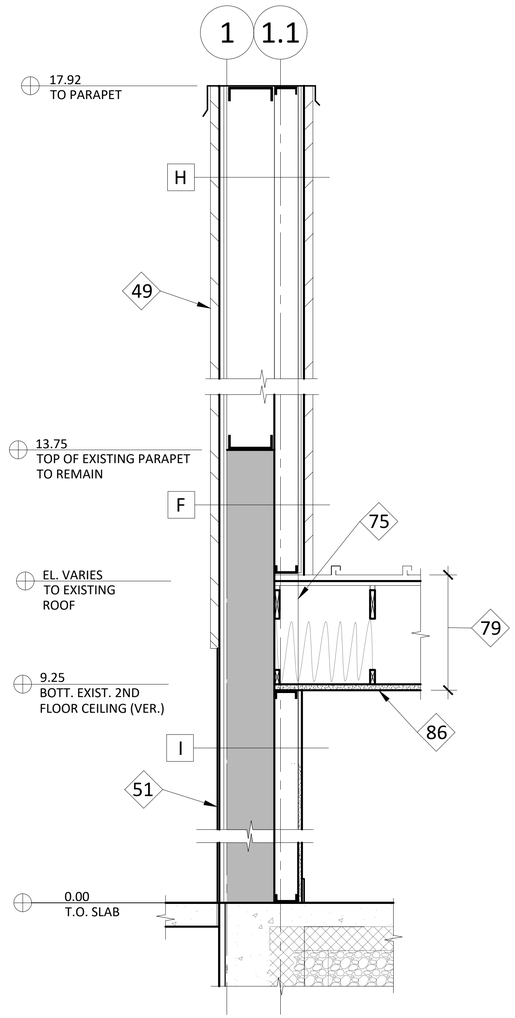
1 FRONT ENTRY SECTION

1"=1'-0"



2 DECK TO SIGN BAND SECTION

1"=1'-0"



3 COMMUNITY RM ROOF WEST

1"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
OREGON

UMATILLA BUSINESS CENTER

AND RELATED IMPROVEMENTS

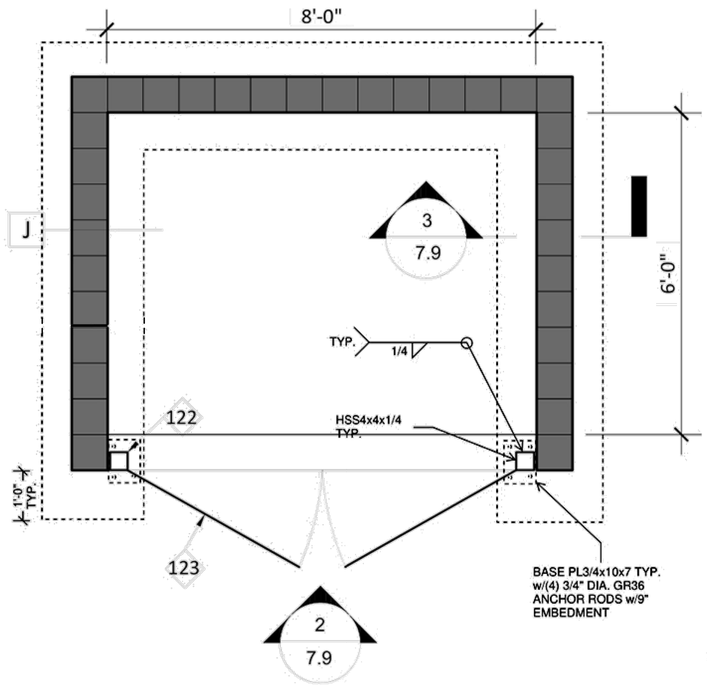
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

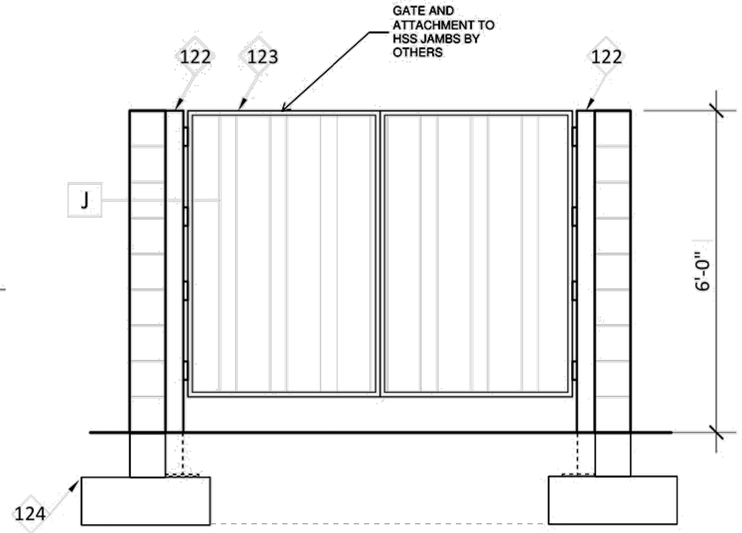
DETAILS

A7.8



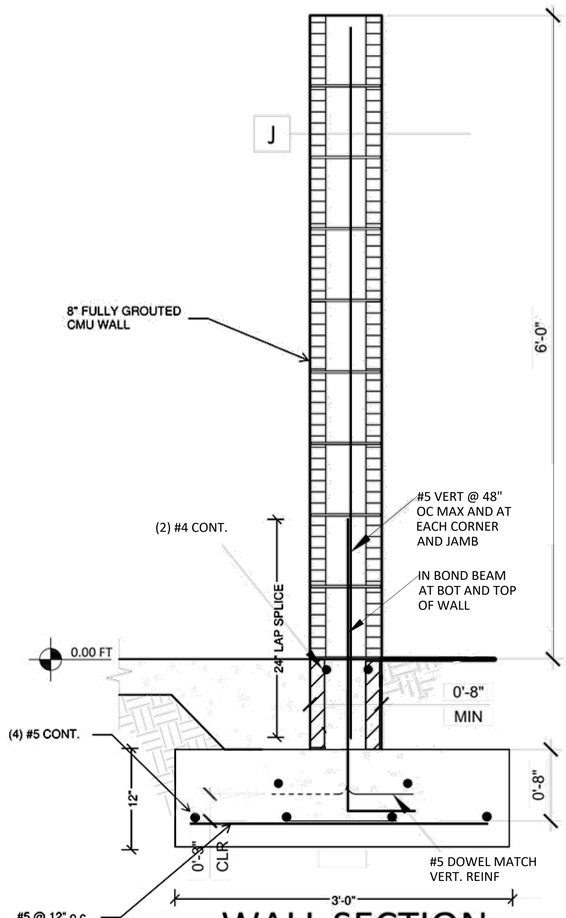
1 DUMPSTER ENCLOSURE

3/4"=1'-0"



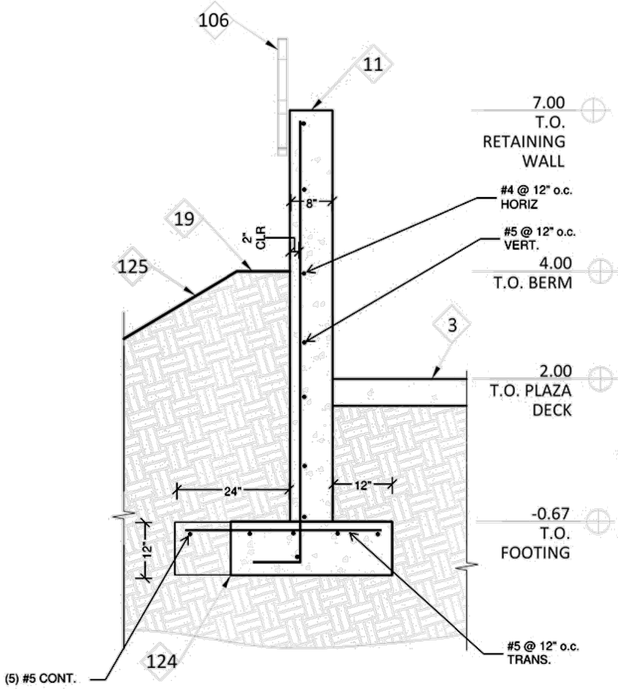
2 DUMPSTER ENCLOSURE ELEV.

3/4"=1'-0"



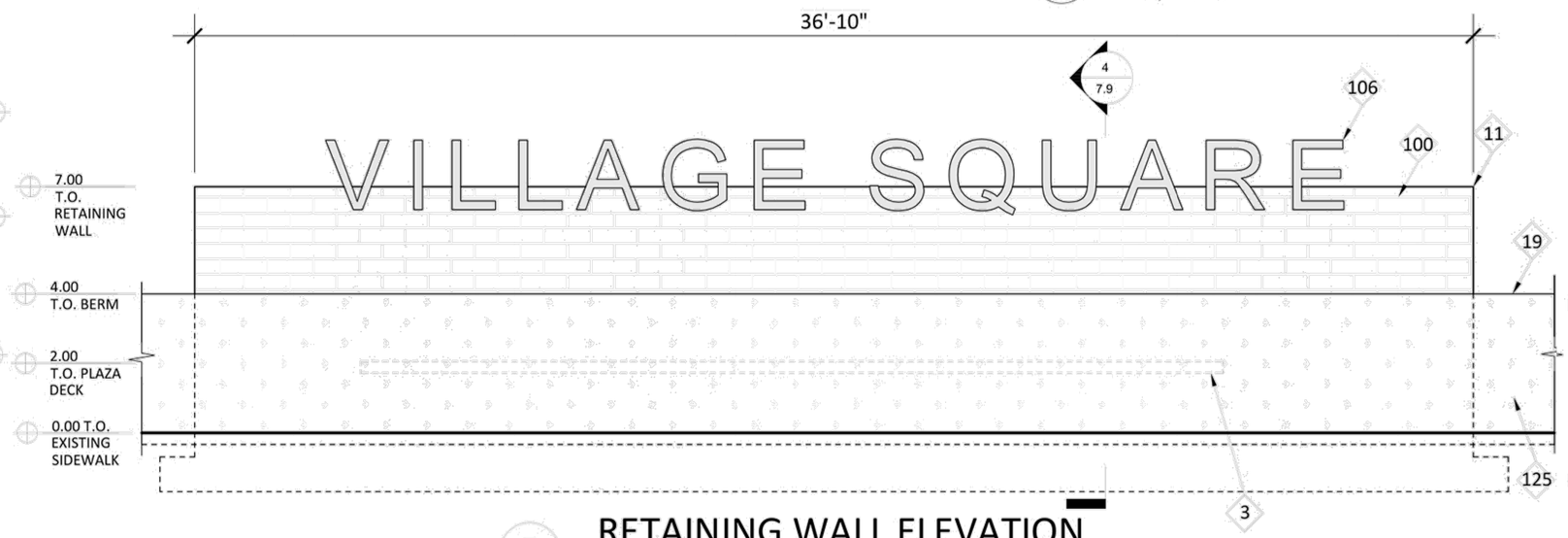
3 WALL SECTION

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



4 RETAINING WALL SECTION

3/4"=1'-0"



5 RETAINING WALL ELEVATION

1/2"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER

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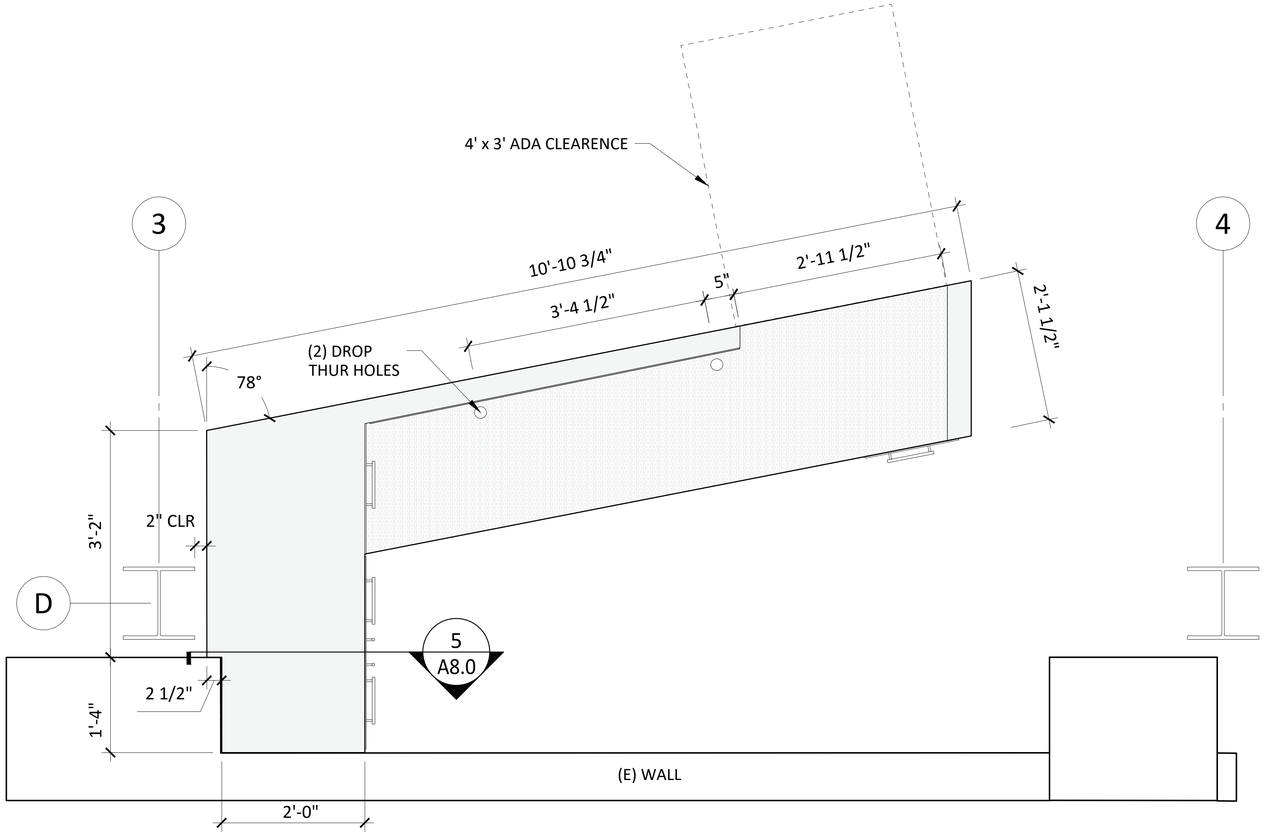
SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

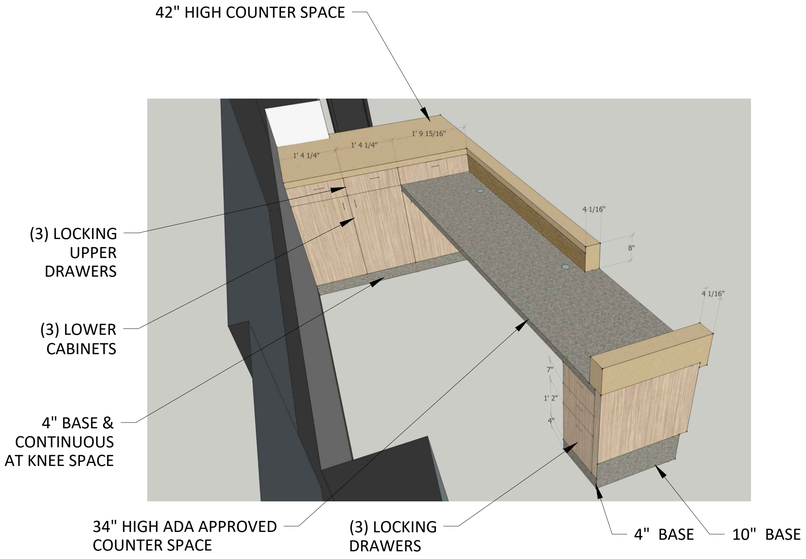
DETAILS

A7.9

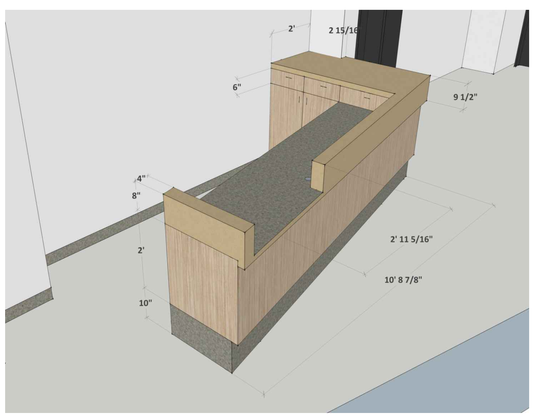
NOTE:
FRONT DESK TO INCLUDE (4) LAMINATE COLORS AS SHOWN IN RENDERINGS @ LAMINATE BASE, MAIN COUNTER FRONT, UPPER FRONT AND TRANSACTION TOP, AND THE COUNTER SURFACE.



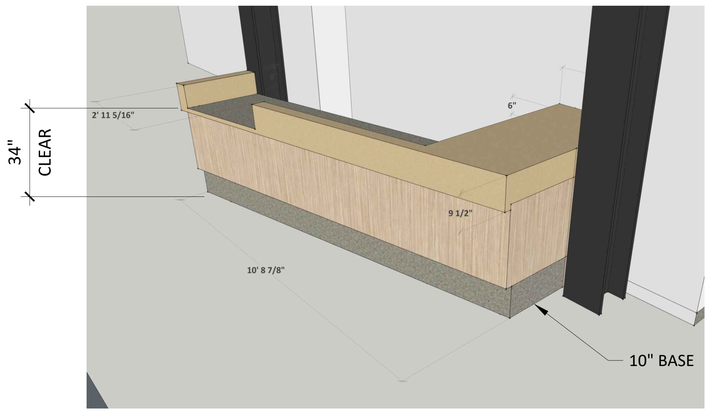
1 ENLARGED PLAN VIEW
1"=1'-0"



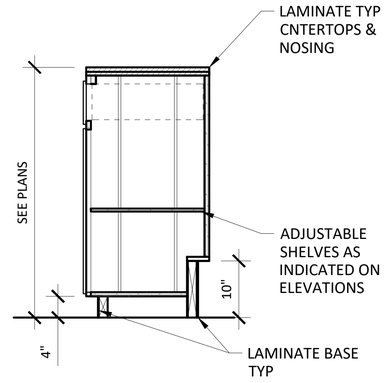
2 EAST VIEW
NTS



3 NE VIEW
NTS



4 NW VIEW
NTS



5 FRONT DESK CABINET SECTION
1"=1'-0"

REGISTERED ARCHITECT
MARK SEDER
PORTLAND, OREGON
STATE OF OREGON

UMATILLA BUSINESS CENTER
AND RELATED IMPROVEMENTS

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024

DETAILS

A8.0

DRAWING INDEX

		ISSUE LOG			
		BENCHMARK PROGRESS DRAWINGS	PERMIT SUBMITTAL	PLAN REVIEW	CONSTRUCTION DOCUMENTS
S0.1	DRAWING INDEX AND LIST OF ABBREVIATIONS	X	X	X	X
S0.2	GENERAL STRUCTURAL NOTES	X	X	X	X
S0.3	GENERAL STRUCTURAL NOTES CONT.	X	X	-	X
S0.4	SPECIAL INSPECTIONS	X	X	-	X
S0.5	SPECIAL INSPECTIONS CONT.	X	X	-	X
S0.6	SPECIAL INSPECTIONS CONT.	X	X	-	X
S0.7	SPECIAL INSPECTIONS CONT.	X	X	-	X
S1.1	FOUNDATION PLAN	X	X	-	X
S1.2	SECOND FLOOR FRAMING PLAN	X	X	-	X
S1.3	ROOF FRAMING PLAN	X	X	-	X
S3.1	MOMENT FRAME ELEVATIONS	X	X	-	X
S3.2	MOMENT FRAME ELEVATIONS	X	X	-	X
S5.1	TYPICAL CONCRETE DETAILS	X	X	-	X
S5.2	CONRETE DETAILS	X	X	-	X
S6.1	TYPICAL STEEL DETAILS	X	X	-	X
S6.2	TYPICAL STEEL DETAILS	X	X	-	X
S6.3	STEEL DETAILS	X	X	-	X
S6.4	STEEL DETAILS	-	X	-	X
	DATE	12/30/2021	02/06/2023	06/13/2023	03-06-2024

ISSUE LOG KEY:
' X ' ISSUED AS PART OF A SET
' - ' NOT A PART OF ISSUED SET
' * ' FOR INFORMATION ONLY

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L.	ADDITIONAL
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECT / ARCHITECTURAL
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRENGTH DESIGN LOAD LEVEL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLDG.	BUILDING
BOT.	BOTTOM
BRBF	BUCKLING RESTRAINED BRACED FRAME
C.G.	CENTER OF GRAVITY
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
C.J.P.	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR.	CLEAR
CLT	CROSS LAMINATED TIMBER
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
db	BAR DIAMETER
DBA	DEFORMED BAR ANCHOR
DET.	DETAIL
DIA., Ø	DIAMETER
DIAG.	DIAGONAL
D.L.	DEAD LOAD
DLT	DOWEL LAMINATED TIMBER
DWG.	DRAWING
ELEC.	ELECTRICAL
EL.	ELEVATION
EQ.	EQUAL
EXIST., (E)	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL	GLULAM
HORIZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
IBC	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIAMETER
IN.	INCHES
INT.	INTERIOR
K	KIPS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
LBS.	POUNDS
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC.	LOCATION
LONG.	LONGITUDINAL
LSL	LAMINATED STRAND LUMBER
LVF	LOW VELOCITY FASTENER
LVL	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MBMA	METAL BUILDING MANUFACTURERS ASSOCIATION
MECH.	MECHANICAL
MEPF	MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MPH	MILES PER HOUR
MPP	MASS PLYWOOD PANELS
MT	MAGNETIC PARTICLE TESTING
(N)	NEW
N.I.C.	NOT IN CONTRACT
NLT	NAIL LAMINATED TIMBER
NOM.	NOMINAL
NO.	NUMBER
N.T.S.	NOT TO SCALE
o.c.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
OSL	ORIENTED STRAND LUMBER
OWJ	OPEN WEB JOIST
PAF	POWDER ACTUATED FASTENER
PART.	PARTITION
P/C	PRECAST
PCF	POUNDS PER CUBIC FOOT
PERIM.	PERIMETER
PL	PLATE
PP	PARTIAL PENETRATION
PSF	POUNDS PER SQUARE FOOT
PSL	PARALLEL STRAND LUMBER
PSI	POUNDS PER SQUARE INCH
P/T	POST-TENSIONED
P.T.	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
R, RAD.	RADIUS
RCSC	RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
REF.	REFERENCE
RET.	RETURN
REINF.	REINFORCING
REQ'D.	REQUIRED
REQ'MTS.	REQUIREMENTS
SCHED.	SCHEDULE
S.C.	SLIP CRITICAL
SCL	STRUCTURAL COMPOSITE LUMBER
SIM.	SIMILAR
SFRS	SEISMIC FORCE RESISTING SYSTEM
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
SSMA	STEEL STUD MANUFACTURERS ASSOCIATION
STD.	STANDARD
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
THRU	THROUGH
T&G	TONGUE AND GROOVE
TRANS.	TRANSVERSE
TS	LIGHT GAUGE TUBE STEEL
TYP.	TYPICAL
ULT.	ULTIMATE STRENGTH DESIGN LOAD LEVEL
U.N.O.	UNLESS NOTED OTHERWISE
U.T.	ULTRASONIC TESTING
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
w/	WITH
WF	WIDE FLANGE
w/o	WITHOUT
W.P.	WORK POINT
WPS	WELDING PROCEDURE SPECIFICATION
WWF	WELDED WIRE FABRIC

See Architectural Sheet A-1.1 for Project Construction Tracking and Accounting Requirements, including those that may apply to the work indicated within these Structural drawings and specifications.

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.227.3251
F: 503.227.7980
www.kpff.com
10021900202R21

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JERALD L ABDIE
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UMATILLA BUSINESS CENTER
AND RELATED IMPROVEMENTS
DOWNTOWN UMATILLA
CITY OF UMATILLA, OREGON
SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024
DRAWING INDEX AND LIST OF ABBREVIATIONS

S0.1

GENERAL STRUCTURAL NOTES

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

THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS 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 SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

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 OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.

ASSUMED FUTURE CONSTRUCTION:

VERTICAL: NONE
HORIZONTAL: NONE

DESIGN CRITERIA:
DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE OSSC. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS AND ALLOWABLES WERE USED FOR DESIGN, WITH LIVE LOADS (L.L.) REDUCED PER OSSC:

DESIGN CRITERIA		
GRAVITY SYSTEM CRITERIA		
ROOF LIVE/SNOW LOAD	**27 PSF L.L. (ALSO SEE SNOW LOAD CRITERIA BELOW)**	
FLOOR LIVE LOADS:	**UNIFORM LOAD**	**CONCENTRATED LOAD**
OFFICES	80 PSF L.L.	2,000 LBS.
VERTICAL FLOOR DEFLECTION (CLADDING DESIGN)	0.75" OR L/360 WHICHEVER IS LESS LONG TERM DEAD LOAD PLUS LIVE LOAD; 0.375" OR L/600 WHICHEVER IS LESS AT BRICK VENEER SUPPORTS	
VERTICAL FLOOR DEFLECTION (INTERIOR)	L/360 LIVE LOAD PER OSSC TABLE 1604.3	
NOTES:	1. LIVE LOADS REDUCED PER OSSC.	
	2. MEMBER DESIGNED FOR MORE CRITICAL OF UNIFORM OR CONCENTRATED LOAD.	
SNOW CRITERIA		
DESIGN ROOF SNOW LOAD	25 PSF MINIMUM IN ACCORDANCE WITH OSSC	
SNOW DRIFT	PER OSSC AS SHOWN ON PLANS	
GROUND SNOW LOAD	Pg= 11 PSF IN ACCORDANCE WITH 2007 SNOW LOAD ANALYSIS FOR OREGON	
FLAT ROOF SNOW LOAD	Pf = 7.0 PSF	
SNOW EXPOSURE FACTOR	Ce = 1.0	
SNOW LOAD IMPORTANCE FACTOR	Is = 1.0	
THERMAL FACTOR	Ct = 1.0	
GEOTECHNICAL CRITERIA		
DESIGN BASED ON REPORT BY:	GEOPROFESSIONAL INNOVATION, DATED NOVEMBER 12, 2029	
ALLOWABLE SOIL PRESSURE:		
ON GRANULAR PADS	3,000 PSF	
SHORT TERM LOADING	4,000 PSF	
WIND CRITERIA		
RISK CATEGORY	II	
MAIN WIND FORCE RESISTING SYSTEM	Vult = 135 MPH ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)	
COMPONENTS AND CLADDINGS	Vult = 135 MPH ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)	
EXPOSURE CATEGORY	D	
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 = 0.399	S1 = 0.153
SITE COEFFICIENT	Fa = 1.48	Fv = 2.29
DESIGN SPECTRAL ACCELERATION	SDS = 0.394	SD1 = 0.234
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PER ASCE 7-10, SECTION 12.8	
	X DIRECTION (E / W)	Y DIRECTION (N / S)
SEISMIC FORCE RESISTING SYSTEM (SFRS)	SPECIAL MOMENT FRAMES	SPECIAL MOMENT FRAMES
RESPONSE MODIFICATION FACTOR	R = 8	R = 8
SEISMIC RESPONSE COEFFICIENT	Cs = 0.049	Cs = 0.049

SEISMIC FORCE-RESISTING SYSTEM:
THE SEISMIC FORCE-RESISTING SYSTEM (SFRS) FOR THE COMPLETED STRUCTURE IS AS FOLLOWS:

EXISTING BUILDING: FLEXIBLE WOOD ROOF DIAPHRAGM TRANSFERS LOAD TO NEW WOOD SHEAR WALLS AND EXISTING CONCRETE SHEAR WALLS. NEW WOOD SHEAR WALLS ARE PART OF VOLUNTARY SEISMIC UPGRADE.

WELCOME CENTER: METAL ROOF DECK DIAPHRAGM TRANSFERS LOAD TO STEEL MOMENT FRAMES AND CONCRETE SHEAR WALLS.

OUTDOOR DINING CANOPY: METAL ROOF DECK DIAPHRAGM TRANSFERS LOAD TO CANTILEVERED COLUMNS.

REFERENCE PLANS FOR ADDITIONAL SFRS COMPONENTS AND DETAILS.

REFER TO THE GENERAL STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR DETAILING, INSTALLATION, TESTING AND INSPECTION REQUIREMENTS FOR MEMBERS THAT ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS).

DESIGN AND DETAILING WAS BASED ON CRITERIA FOR SEISMIC DESIGN CATEGORY D.

STRUCTURAL OBSERVATION:
THE STRUCTURAL ENGINEER OF RECORD (SEOR) WILL PERFORM STRUCTURAL OBSERVATION BASED ON THE REQUIREMENTS OF THE OSSC AT THE STAGES OF CONSTRUCTION LISTED BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SEOR TO PERFORM THESE OBSERVATIONS.

STRUCTURAL OBSERVATIONS			
ITEM	**OBSERVED BY (2)**		**COMMENTS**
	AOR	**SEOR**	
PRIOR TO FIRST CONCRETE POUR		X	REF. NOTES 1,3,4,5
DURING INITIAL STEEL ERECTION		X	REF. NOTES 1,3,4
AS REQUIRED TO ADDRESS STRUCTURAL ISSUES		X	REF. NOTES 1,3,4

TABLE FOOTNOTES:
1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SEOR IN ADVANCE.
2. SEOR - STRUCTURAL ENGINEER OF RECORD.
   AOR - ARCHITECT OF RECORD.
3. A FIELD REPORT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOLLOWING EACH SITE VISIT.
4. STRUCTURAL OBSERVATION IS FOR THE GENERAL CONFORMANCE OF THE STRUCTURAL DRAWING, SPECIAL INSPECTION IS STILL REQUIRED.
5. AFTER REINFORCING STEEL HAS BEEN INSTALLED.

SPECIAL INSPECTION AND TESTING:
SPECIAL INSPECTION WILL BE PROVIDED BY THE OWNER BASED ON THE REQUIREMENTS OF THE OSSC AS SUMMARIZED IN THE SPECIAL INSPECTION AND TESTING PROGRAM ON SHEET S0.04 THROUGH S0.06. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SPECIAL INSPECTOR TO PERFORM THESE INSPECTIONS.

SUBMITTALS:
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

SUBMITTALS			
ITEM	**SUBMITTAL (1,4)**	**DEFERRED SUBMITTAL (2,4)**	**COMMENTS**
CONCRETE MIX DESIGNS	X		
CONCRETE REINFORCEMENT	X		
CONCRETE ANCHORAGES	X		
EMBEDDED STEEL ITEMS	X		
STRUCTURAL STEEL	X		
STEEL WELDING PROCEDURES	X		
STEEL DECKING	X		
STEEL FASTENERS	X		
WOOD DECKING	X		
EXTERIOR COLD FORMED METAL FRAMING		X	
CURTAIN WALL, WINDOW WALL AND OTHER GLAZING SYSTEMS, AND SKYLIGHTS		X	
STAIRS, LADDERS, AND RAILINGS		X	
MEP EQUIPMENT ANCHORAGE AND BRACING		X	REF. NOTE 3

TABLE FOOTNOTES:
1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF STRUCTURAL ITEMS. IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE SEOR.
2. DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED ON THE REQUIREMENTS OF THE OSSC AND AS NOTED UNDER "DESIGN CRITERIA".
3. THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7-10 CHAPTER 13, BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.
4. FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
5. THE USE OF REPRODUCTIONS OR PHOTOCOPIES OF THE CONTRACT DRAWINGS SHALL NOT BE PERMITTED. WHEN CAD OR REVIT FILES ARE PROVIDED TO THE CONTRACTOR OR SUBCONTRACTORS, IT IS THE RESPONSIBILITY OF THE DETAILERS TO REMOVE ALL INFORMATION NOT DIRECTLY RELEVANT TO THE CREATION OF THE PLACING DRAWINGS AS WELL AS ALL REFERENCES TO THE OUTSIDE SOURCE FILES.

CONCRETE:
CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE OSSC. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS PER ASTM C39. MIX DESIGNS SHALL BE AS FOLLOWS:

CONCRETE MIX DESIGNS				
USE	f'c (PSI)	TEST AGE (DAYS)	MAX. W/CM RATIO (NOTE 1)	MAX. AGGREGATE SIZE
MISC. CONCRETE, CURBS, SIDEWALKS, ETC.	3,000	28	0.50	1"
EXPOSED SLABS ON GRADE (NOTE 3)	3,500	28	0.42	1-1/2"
INTERIOR SLABS ON GRADE	4,000	28	0.50	1"
FOUNDATIONS	4,000	28	0.45	1"

TABLES NOTES:
1. VERIFY WATER-CEMENTITIOUS MATERIAL RATIO WITH FLOOR COVERING MANUFACTURER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS.
2. ESTABLISH WATER-CEMENTITIOUS MATERIAL RATIO PER ACI 318-11 CHAPTER 5.
3. REFERENCE EXPOSED SLAB GENERAL NOTES FOR ADDITIONAL MIX REQUIREMENTS.
4. POST-TENSIONED OR PRESTRESSED CONCRETE SHALL NOT CONTAIN MORE THAN 0.06% CHLORIDE IONS BY WEIGHT OF CEMENT.

PORTLAND CEMENT CONTENT MAY BE REPLACED UP TO 20% WITH FLY ASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A) TYPE F OR TYPE C OR UP TO 50% WITH SLAG CEMENT CONFORMING TO ASTM C989, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA. FOR MIX DESIGNS WITH f'c = 5,000 PSI OR LESS, SLAG CEMENT MAY BE SUBSTITUTED FOR FLY ASH AT A 1:1 RATIO WITHOUT TEST DATA. WHEN SLAG CEMENT IS SUBSTITUTED IN HIGHER STRENGTH MIXES OR AT DIFFERENT RATIO, THE MIX STRENGTH MUST BE SUBSTANTIATED BY TEST DATA.

A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494 USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494 TYPE F OR G MAY BE USED IN CONCRETE MIXES PROVIDING THAT THE SLUMP DOES NOT EXCEED 10". AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR ALL CONCRETE EXPOSED TO WEATHER. THE AMOUNT OF ENTRAINED AIR BY VOLUME SHALL BE 5.0% ± 1.5%:

THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS ALONG WITH TEST DATA COMPLIANT WITH ACI 318-11 OSSC SECTION 1905 A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE. NO WATER MAY BE ADDED TO CONCRETE IN THE FIELD UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER IN CONJUNCTION WITH THE CONCRETE MIX DESIGN.

SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE PLACING CONCRETE. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.

WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM 1/4" AMPLITUDE PER ACI 318 SECTION 11.6.9. PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE.

VERIFY ALL BLOCK OUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS.

EXPOSED SLABS:
REFERENCE ARCHITECTURAL DRAWINGS FOR SLABS ON GRADE AND SLABS ON DECK THAT ARE INTENDED TO BE EXPOSED TO VIEW. IN ADDITION TO THE REQUIREMENTS ABOVE UNDER CONCRETE NOTES, FINE AGGREGATE GRADING SHALL CONFORM TO ASTM C33 AND COMBINED AGGREGATE GRADING SHALL CONFORM TO ACI 302.1R. CONCRETE SHRINKAGE SHALL BE LESS THAN 0.04% AT 28 DAYS WHEN TESTED PER ASTM C157. SHRINKAGE TEST DATA TO BE SUBMITTED FOR APPROVAL WITH THE MIX DESIGN.

THE CONTRACTOR SHALL PROTECT EXPOSED SLABS FROM DAMAGE DUE TO EQUIPMENT AND OTHER UNINTENDED LOADING DURING CONSTRUCTION.

REFERENCE SLAB ON GRADE DETAILS AND THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON SUBGRADE REQUIREMENTS. REFERENCE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS INCLUDING CURING, FINISHING AND VAPOR BARRIER.

SHORING AND RE-SHORING:
SHORING AND RE-SHORING DESIGN IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL CONFORM TO 347R-14 AND ACI 347.2R-05. SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH IS AT LEAST 70 PERCENT OF DESIGN STRENGTH, AS DETERMINED BY FIELD CURED CYLINDERS. IN ADDITION, SHORING SHALL NOT BE REMOVED SOONER THAN THE FOLLOWING CUMULATIVE TIME PERIODS WITH SURROUNDING TEMPERATURE GREATER THAN OR EQUAL TO 50 DEGREES FAHRENHEIT:

SHORING AND RE-SHORING		
ELEMENT	**MINIMUM REMOVAL TIME**	**COMMENTS**
WALLS	12 HOURS	WHERE FORMS ALSO SUPPORT FORMWORK FOR SLABS OR SOFFITS, THE REMOVAL TIME OF THE LATTER GOVERNS.

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.227.3251
F: 503.227.7980
www.kpff.com
1002190020202R21

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DATE: 3-6-2024
GENERAL STRUCTURAL NOTES

S0.2

GENERAL STRUCTURAL NOTES CONT.

REINFORCING STEEL:

ALL LONGITUDINAL FLEXURAL REINFORCEMENT IN BEAMS, COLUMNS AND SHEAR WALLS SHALL BE ASTM A706, GRADE 60. ALL OTHER DEFORMED BAR REINFORCEMENT MAY BE ASTM A615 GRADE 60 OR ASTM A706 GRADE 60. ASTM A615 REINFORCEMENT MAY BE SUBSTITUTED FOR ASTM A706 REINFORCEMENT PROVIDED THAT THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED 78,000 PSI AND THE RATIO OF ACTUAL TENSILE STRENGTH TO ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25. MILL TESTS CERTIFICATIONS FOR SUBSTITUTED BARS SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR AND EOR PRIOR TO PLACEMENT.

SMOOTH WELDED WIRE FABRIC (WWF) SHALL BE ASTM A1064, UNLESS NOTED OTHERWISE. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. WELDING SHALL COMPLY WITH AWS D1.4. COLUMN SPIRALS SHALL BE PLAIN OR DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.

BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL OR PLASTIC CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315. SHOP DRAWINGS SHALL INCLUDE ELEVATIONS OF ALL BEAMS, WALLS AND COLUMNS SHOWING BAR LOCATIONS. LAP ALL REINFORCING BARS PER THE TYPICAL LAP SPLICE LENGTH SCHEDULES, EXCEPT AS NOTED ON DRAWINGS. USE LAP LENGTH FOR SMALLER BAR WHEN SPLICING DIFFERENT BAR SIZES. BARS SPLICED WITH NONCONTACT LAPS SHALL BE SPACED NO FARTHER THAN 1/5TH THE LAP LENGTH OR 6 INCHES. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON SUPERIOR BAR-LOCK (ICC ESR-2495) OR TAPER-LOCK COUPLERS (IAPMO ES-0319) OR APPROVED WITH A CURRENT EVALUATION APPROVAL REPORT.

TYP. WALL AND SLAB LAP SPLICE LENGTH SCHEDULE (IN.)

BAR SIZE	WALL VERTICAL AND SLAB BOTTOM BARS (NOTE 7)		WALL HORIZONTAL AND SLAB TOP BARS (NOTE 7)	
	f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 3,000 PSI	f'c = 4,000 PSI
#3	18	16	24	20
#4	30	26	38	34
#5	36	32	48	42
#6	44	38	58	50
#7	70	62	92	78
#8	86	74	112	98

TYP. FOUNDATION LAP SPLICE LENGTH SCHEDULE (IN.)

BAR SIZE	BOTTOM BARS (NOTE 7)		TOP BARS (NOTE 7)	
	f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 3,000 PSI	f'c = 4,000 PSI
#3	18	14	22	20
#4	22	20	28	26
#5	28	24	36	32
#6	34	28	42	38
#7	48	42	62	54
#8	54	48	70	62

TABLE NOTES:

1. MINIMUM LAP SPLICES NOTED ARE FOR NON-LATERAL LOAD RESISTING ELEMENTS. FOR REBAR LAPS SPLICES AT LATERAL LOAD RESISTING ELEMENTS, REFERENCE PLANS AND ELEVATIONS.
2. ASTM A615 OR ASTM A706, GRADE 60 DEFORMED REINFORCING BARS
3. MINIMUM CLEAR COVER AND BAR SPACING of 4db TO BE PROVIDED.
4. NORMAL WEIGHT CONCRETE, FOR LIGHT-WEIGHT CONCRETE MULTIPLY TABLE VALUES BY 1.3.
5. UNCOATED BARS, FOR EPOXY-COATED BARS MULTIPLY TABLE VALUES BY 1.5.
6. COMBINATIONS OF EFFECTS DUE TO CONCRETE STRENGTH, CONCRETE WEIGHT, AND EPOXY COATING ARE CUMULATIVE.
7. SLAB AND FOUNDATION TOP BARS ARE BARS CAST ABOVE MORE THAN 12" OF FRESH CONCRETE. ALL OTHER SLAB BARS MAY BE CONSIDERED BOTTOM BARS.

REINFORCING STEEL SHALL HAVE PROTECTION AS FOLLOWS:

REINFORCING STEEL CONCRETE COVER

USE	CLEAR COVER
SLABS	3/4"
WALLS: INTERIOR FACES	3/4"
EXPOSED TO EARTH OR WEATHER	1-1/2" (#5 AND SMALLER)
	2" (#6 AND LARGER)
CONCRETE CAST AGAINST AND EXPOSED TO EARTH	3"

INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED SHALL BE PERFORMED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER AS CERTIFIED THROUGH ACI/CRSI AND IN ACCORDANCE WITH ACI 318-11 SECTION D.9.2.2. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE SEOR PRIOR TO INSTALLATION.

ALL-THREAD ROD FOR ADHESIVE ANCHORS SHALL CONFORM TO ASTM F1554 GRADE 55, U.N.O. ANCHORS EXPOSED TO EARTH OR WEATHER SHALL BE PROTECTED FROM CORROSION BY HOT-DIP GALVANIZING OR USE OF STAINLESS STEEL. PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, U.N.O.

NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING. IN ACCORDANCE WITH ACI 318-11 SECTION D.2.2 ADHESIVE ANCHORS SHALL NOT BE INSTALLED FOR A MINIMUM OF 21 DAYS AFTER CASTING CONCRETE.

CONCRETE WALL REINFORCING:
CONCRETE WALL REINFORCEMENT SHALL BE AS NOTED ON PLANS:

CONCRETE REINFORCING DETAILS:
CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS AND INTERSECTING WALLS. AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF TWO #5 BARS OVER, UNDER AND AT THE SIDES OF THE OPENINGS. EXTEND THESE BARS LAP DISTANCE OR A MINIMUM OF 2'-0" PAST THE OPENING. PROVIDE ONE #5 FOR SINGLE-LAYER REINFORCING AND ONE #5 EACH FACE FOR DOUBLE-LAYER REINFORCING, 4'-0" LONG, DIAGONALLY AT EACH CORNER OF ALL OPENINGS. REFER TO TYPICAL DETAILS FOR DISPOSITION OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS, OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE TWO #4, 4'-0" LONG DIAGONALLY AT EACH RE-ENTRANT CORNER IN SLABS. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING, UNLESS NOTED OTHERWISE. SHOP DRAWINGS SHALL INCLUDE ALL SPECIAL REINFORCEMENT LISTED ABOVE.

CONCRETE ACCESSORIES:

CAST-IN-PLACE ANCHOR BOLTS SHALL BE HEADED BOLTS CONFORMING TO ASTM F1554 GRADE 55, MEETING SUPPLEMENTAL REQUIREMENT S1 (WELDABLE) U.N.O.

POST-INSTALLED ANCHORS SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED ON THE DRAWINGS:

POST INSTALLED CONCRETE ANCHORS

TYPE	APPROVED ANCHORS
EXPANSION	HILTI KWIK BOLT TZ (ICC ESR-1917) SIMPSON STRONG-BOLT 2 (ICC ESR-3037) DEWALT POWER-STUD+ SD2 (ICC ESR-2502)
CONCRETE SCREW	HILTI KWIK HUS-EZ (ICC ESR-3027) SIMPSON TITEN HD (ICC ESR-2713) DEWALT SCREW-BOLT+ (ICC ESR-3889)
ADHESIVE ANCHORS	HILTI HIT-HY 200 (ICC ESR-3187) HILTI HIT-RE 500 V3 (ICC ESR-3814) SIMPSON SET-XP (ICC ESR-2508) DEWALT PURE110+ (ICC ESR-3298)

ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PRODUCT EVALUATION REPORTS. EMBEDMENTS SPECIFIED ON DRAWINGS ARE "EFFECTIVE" EMBEDMENTS. REFERENCE MANUFACTURER LITERATURE FOR CORRESPONDING ACTUAL EMBEDMENT DEPTHS.

REQUESTS FOR ANCHOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE SEOR IN WRITING ALONG WITH EVIDENCE OF EQUAL OR GREATER CAPACITY TO THE SPECIFIED CONNECTION. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.

EPOXY ADHESIVE FOR CRACK REPAIR:
EPOXY REPAIR ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO-COMPONENT, LIQUID EPOXY WITH NON-SAG CONSISTENCY AND A LONG POT LIFE. THE EPOXY ADHESIVE SHALL BE SUITABLE FOR USE ON DRY OR DAMP SURFACES. EPOXY SHALL MEET REQUIREMENTS OF A "TYPE IV" BONDING SYSTEM WITH A MINIMUM TENSILE STRENGTH OF 7,000 PSI. NOTIFY ARCHITECT AND SEOR BEFORE BEGINNING ANY EPOXY REPAIR WORK. SUBMIT PRODUCT DATA AND REPAIR PROCEDURE TO ARCHITECT FOR REVIEW.

EPOXY ANCHORS FOR UNREINFORCED MASONRY:
ADHESIVE ANCHORS IN UNREINFORCED MASONRY SHALL BE HILTI HIT HY-270 (ICC ESR-4144) OR SIMPSON SET (ICC ESR-1772). TYPICAL ANCHOR INSTALLATION SHALL BE AS SHOWN ON PLANS. ALL HOLES SHALL BE DRILLED WITH A ROTARY DRILL. NO IMPACT/HAMMERING ACTION IS ALLOWED. ALL THREAD ROD SHALL CONFORM TO ASTM F1554 GRADE 55, U.N.O.

EPOXY ANCHORS

ALLOWABLE ANCHOR CAPACITY IN TENSION IS:	X LBS.
ALLOWABLE ANCHOR CAPACITY IN SHEAR IS:	X LBS.

SUBSTITUTIONS MAY BE MADE PROVIDED TESTING IS COMPLETED IN ACCORDANCE WITH THE PREQUALIFIED TESTING PROCEDURES USED FOR THE SPECIFIED ANCHORS, AND THE RESULTS ARE EQUIVALENT TO THE VALUES SHOWN ABOVE.

STRUCTURAL STEEL:
STRUCTURAL STEEL SHALL BE:

STRUCTURAL STEEL

MATERIAL GRADE	SHAPE
ASTM A992, GRADE 50	WIDE FLANGE SHAPES
ASTM A572, GRADE 50	PLATES WHERE NOTED
ASTM A36	CHANNELS, PLATES AND ANGLES, EXCEPT AS NOTED
ASTM A500, GRADE b (FY=46KSI)	HOLLOW STRUCTURAL SECTIONS (RECTANGULAR)
ASTM A53, GRADE B (FY=35 KSI)	PIPES

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 SPECIFICATIONS. REFERENCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR MEMBERS PART OF THE SEISMIC FORCE RESISTING SYSTEM (SFRS).

BOLTS SHALL CONFORM TO THE ASTM AND RCSC SPECIFICATIONS FOR JOINTS USING ASTM F3125, GRADE A325 OR GRADE A490 HIGH STRENGTH BOLTS. BOLTS SHALL BE SNUG-TIGHT UNLESS NOTED OTHERWISE. HIGH STRENGTH BOLTS USED AS PART OF THE SFRS 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 WELDED 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-METAL MANUFACTURER. FOR MEMBERS INCLUDED IN THE SFRS, REQUIREMENTS OF AWS D1.8 (SEISMIC SUPPLEMENT) SHALL APPLY.

ALL WELDS USED IN MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCH (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 SFRS, 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 SFRS, 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 AS REQUIRED BY THE STRUCTURAL ENGINEER.

WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM, UNLESS OTHERWISE NOTED. WELDING SHALL BE BY AWS CERTIFIED WELDERS.

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

SAWN LUMBER:
SAWN LUMBER SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE CURRENTLY ACCEPTED NATIONAL DESIGN SPECIFICATION (NDS) DESIGN VALUES FOR WOOD CONSTRUCTION AND CONFORMING TO THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE THE SPECIES, GRADE, AND MOISTURE CONTENT NOTED BELOW:

SAWN LUMBER

USE	SPECIES AND GRADE	MOISTURE CONTENT
LUMBER 2" TO 4" THICK x 5" OR WIDER (JOISTS/RAFTERS)	DOUGLAS FIR-LARCH NO. 2 & BTR	MC/KD 15
LUMBER 2" TO 3" THICK x 4" TO 6" WIDE (STUDS)	DOUGLAS FIR-LARCH STUD	S-DRY, MC/KD 15
LUMBER 5x5 AND GREATER (BEAMS)	DOUGLAS FIR-LARCH NO. 1	S-DRY
LUMBER 5x5 AND GREATER (POSTS)	DOUGLAS FIR-LARCH NO. 1	S-DRY

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

FRAMING ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE 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 MANUFACTURERS REQUIREMENTS. IF A SUBSTITUTION IS MADE, A DOCUMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL OUTLINING THE FRAMING ACCESSORIES BEING REPLACED AND THE SUBSTITUTED FRAMING ACCESSORIES. ALLOWABLE LOADS FOR THE SIMPSON ACCESSORIES SHALL BE TABULATED ALONG WITH ALLOWABLE LOADS FOR THE SUBSTITUTED ACCESSORIES, WHICH CLEARLY INDICATE THE SUBSTITUTED ACCESSORIES HAVING AN EQUAL OR GREATER CAPACITY.

ALL FRAMING NAILS SHALL BE OF THE SIZE AND QUANTITY INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES AND ICC-ES REPORT ESR-1539 "POWER-DRIVEN STAPLES AND NAILS". NAILS SHALL BE IDENTIFIED BY LABELS (ATTACHED TO THEIR CONTAINERS) THAT SHOW THE MANUFACTURER'S NAME AND ICC-ES REPORT NUMBER, NAIL SHANK DIAMETER, AND LENGTH AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FRAMING. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.9.1 OR ESR-1539. THE FOLLOWING NAIL SIZES SHALL BE USED WITH THE NAIL LENGTH DETERMINED BY MINIMUM PENETRATION INTO FRAMING MEMBER:

FRAMING NAILS

NAIL TYPE	SHANK DIAMETER (IN.)	MINIMUM PENETRATION INTO FRAMING MEMBER (IN.)
6d	0.113	1.125
8d	0.131	1.375
10d	0.148	1.5
12d	0.148	1.5
16d	0.148	1.5

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

CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO THE TYPICAL WOOD DETAILS PROVIDED OR OSSC SECTIONS 2308.4.2.4, 2308.5.9 AND 2308.7.4 WHERE NO DETAILS ARE SPECIFIED.

SALVAGED LUMBER IS ACCEPTABLE PROVIDED IT IS GRADED BY AN APPROVED GRADING AGENCY PRIOR TO USE AND MEETS A MINIMUM ALLOWABLE BENDING STRESS (Fb) OF 1,000 PSI. CONTRACTOR TO SUBMIT A GRADING REPORT ON EACH MEMBER TO THE ARCHITECT PRIOR TO INSTALLATION.

WOOD STRUCTURAL PANELS:
THE TERM "WOOD STRUCTURAL PANEL" REFERS TO A WOOD-BASED PANEL PRODUCT BONDED WITH A WATERPROOF ADHESIVE. INCLUDED UNDER THIS DESIGNATION ARE BOTH PLYWOOD AND ORIENTED STRAND BOARD (OSB). WOOD STRUCTURAL PANELS SHALL CONFORM TO U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARDS PS1 OR PS2 FOR WOOD-BASED STRUCTURAL USE PANELS, OR APA PERFORMANCE STANDARD PRP-108 (ICC-ES ESR-2586). PANELS SHALL BE APA RATED SHEATHING OR APA RATED STURD-I-FLOOR, EXTERIOR OR EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PANELS SHALL BE STAMPED WITH THE APA TRADEMARK.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND FLOOR SHEATHING SHALL BE INSTALLED WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. WHERE BLOCKING IS SPECIFICALLY INDICATED ON THE DRAWINGS, T&G EDGES OR PLYCLIPS MAY NOT BE SUBSTITUTED. SHEATHING SHALL BE UNBLOCKED, EXCEPT AS INDICATED ON DRAWINGS. FLOOR SHEATHING SHALL BE FIELD GLUED TO THE FRAMING USING ADHESIVES MEETING APA SPECIFICATION AFG-01 OR ASTM D3498. TONGUE AND GROOVE PANELS SHALL ALSO BE GLUED AT THE T&G JOINT.

2x TONGUE-AND-GROOVE DECKING
TONGUE-AND-GROOVE DECK SHALL BE RANDOM LENGTH, LAID WITH WELL SCATTERED JOINTS. THE DISTANCE BETWEEN END JOINTS IN ADJACENT COURSES SHALL BE AT LEAST 2 FEET. JOINTS WITHIN 6 INCHES OF BEING IN LINE SHALL BE SEPARATED BY AT LEAST TWO INTERVENING COURSES. WHEN AN END JOINT OCCURS IN THE END BAY, THE NEXT PIECE IN THE SAME COURSE SHALL CONTINUE OVER THE FIRST INNER SUPPORT FOR AT LEAST 2 FEET. EACH BOARD SHALL BEAR ON AT LEAST ONE SUPPORT.

DECKING SHALL BE INSTALLED WITH TONGUES UP ON SLOPED OR PITCHED ROOFS AND WITH PATTERN FACES DOWN. EACH PIECE SHALL BE TOENAILED THROUGH THE TONGUE AT EACH SUPPORT WITH ONE 16d COMMON NAIL AND FACE NAILED AT EACH SUPPORT WITH ONE 16d COMMON NAIL. COURSES SHALL BE TOENAILED TO EACH OTHER WITH 8d COMMON NAILS AT INTERVALS NOT EXCEEDING 30 INCHES AND WITH ONE NAIL AT A DISTANCE NOT EXCEEDING 12 INCHES FROM EACH END OF EACH PIECE.

3x TONGUE-AND-GROOVE DECKING
TONGUE-AND-GROOVE DECK SHALL BE RANDOM LENGTH, LAID WITH WELL SCATTERED JOINTS. THE DISTANCE BETWEEN END JOINTS IN ADJACENT COURSES SHALL BE AT LEAST 4 FEET. JOINTS WITHIN 6 INCHES OF BEING IN LINE SHALL BE SEPARATED BY AT LEAST TWO INTERVENING COURSES. WHEN AN END JOINT OCCURS IN THE END BAY, THE NEXT PIECE IN THE SAME COURSE SHALL CONTINUE OVER THE FIRST INNER SUPPORT FOR AT LEAST 2 FEET. EACH BOARD SHALL BEAR ON AT LEAST ONE SUPPORT.

DECKING SHALL BE INSTALLED WITH TONGUES UP ON SLOPED OR PITCHED ROOFS AND WITH PATTERN FACES DOWN. EACH PIECE SHALL BE TOENAILED THROUGH THE TONGUE AT EACH SUPPORT WITH ONE 40d COMMON NAIL AND FACE NAILED AT EACH SUPPORT WITH ONE 60d COMMON NAIL. COURSES SHALL BE SPIKED TO EACH OTHER WITH 8 INCH SPIKES AT INTERVALS NOT EXCEEDING 30 INCHES THROUGH PREDRILLED EDGE HOLES AND WITH ONE SPIKE AT A DISTANCE NOT EXCEEDING 10 INCHES FROM EACH END OF EACH PIECE.

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.227.3251
F: 503.227.7980
www.kpff.com
1002190020 2R21

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 15,773 OREGON JAN. 21, 1982 JERALD L ABDYE
EXPIRES 12-31-24

UMATILLA BUSINESS CENTER
AND RELATED IMPROVEMENTS
CITY OF UMATILLA, OREGON
SEDER ARCHITECTURE + URBAN DESIGN LLC
DOWNTOWN UMATILLA

DATE: 3-6-2024

GENERAL STRUCTURAL NOTES CONT.

S0.3

STATEMENT OF SPECIAL INSPECTION NOTES:

1. SPECIAL INSPECTIONS SHALL CONFORM TO SECTION 1705 OF THE 2019 OSSC, CONTRACT DOCUMENTS AND APPROVED SUBMITTALS. REFER TO TABLES 1 THROUGH 5 FOR SPECIAL INSPECTION AND TABLES 6, 7 AND 7A FOR TESTING REQUIREMENTS.

2. SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E329 (MATERIALS). THE INSPECTION AND TESTING AGENCY SHALL FURNISH TO THE STRUCTURAL ENGINEER A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE APPROVED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWS D1.1.

3. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS.

4. THE SPECIAL INSPECTOR AND GEOTECHNICAL ENGINEER SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER, ARCHITECT, CONTRACTOR, AND OWNER. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.

5 FOR STEEL INSPECTIONS PER AISC 360 AND 341 (TABLES 2A AND 4A):
QUALITY ASSURANCE (QA) IS REQUIRED FOR EACH ITEM IN TABLES UNLESS SPECIFICALLY NOTED OTHERWISE.

QUALITY CONTORL (QC) TO BE PROVIDED BY THE FABRICATOR, ERECTOR OR OTHER RESPONSIBLE CONTRACTOR AS APPLICABLE. CONTRACTOR AND SPECIAL INSPECTOR TO DOCUMENT QUALITY CONTROL AS REQUIRED IN AISC 360 SECTION N3 AND AISC 341 SECTION J2.

6 INSPECTION TYPES
CONTINUOUS : THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
PERIODIC : THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.
OBSERVE : OBSERVE THESE FUNCTIONS ON A RANDOM, DAILY BASIS. OPERATIONS NEED NOT BE DELAYED PENDING OBSERVATIONS.
PERFORM : INSPECTIONS SHALL BE PERFORMED PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM.

7 PERFORM INSPECTION PRIOR TO FINAL ACCEPTANCE OF THE ITEM FOR TEN WELDS TO BE MADE BY A GIVEN WELDER, WITH THE WELDER DEMONSTRATING UNDERSTANDING OF REQUIREMENTS AND POSSESSION OF SKILLS AND TOOLS TO VERIFY THESE ITEMS, THE PERFORM DESIGNATION OF THIS TASK SHALL BE REDUCED TO OBSERVE, AND THE WELDER SHALL PERFORM THIS TASK. SHOULD THE INSPECTOR DETERMINE THAT THE WELDER HAS DISCONTINUED PERFORMANCE OF THIS TASK, THE TASK SHALL BE RETURNED TO PERFORM UNTIL SUCH TIME AS THE INSPECTOR HAS RE-ESTABLISHED ADEQUATE ASSURANCE THAT THE WELDER WILL PERFORM THE INSPECTION TASKS LISTED

8 SPECIAL INSPECTION OF MECHANICAL POST INSTALLED ANCHORS SHALL BE IN STRICT CONFORMANCE WITH THE ICC REPORT AND MANUFACTURERS INSTALLATION REQUIREMENTS. ANCHOR INSTALLERS SHALL BE QUALIFIED AS REQUIRED BY JURISDICTION REQUIREMENTS.

- INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.
- SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATIONS STATING THAT THE ANCHORS WERE INSPECTED PER APPROVED ANCHOR EVAULATION REPORT.

9 **TABLE 7 ABBREVIATIONS:**
NDT - NON-DESTRUCTIVE TESTING
CJP - COMPLETE JOINT PENETRATION
MT - MAGNETIC PARTICLE TESTING
RBS - REDUCED BEAM SECTION

10 DOCUMENT (D): INDICATES CONTRACTOR AND SPECIAL INSPECTOR TO PROVIDE DOCUMENTATION IN ACCORDANCE WITH AISC 341.

CONTRACTOR RESPONSIBILITY:

THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND-OR SEISMIC-FORCE-RESISTING SYSTEM, OR A WIND-OR SEISMIC-RESISTING COMPONENT LISTED IN TABLES 4, 4A, 5, 7, 7A, N2, AND N4 SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

1. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.

2. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.

3. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

TABLE 1 - REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARDS REFERENCE	FREQUENCY (NOTE 6)		
			CONTINUOUS	PERIODIC	
SOILS					
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	1705.6	GEOTECHNICAL REPORT		X	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL				X	
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS				X	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL			X		
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY				X	

TABLE 2A - REQUIRED STRUCTURAL STEEL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION						REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	INSPECTION (NOTES 5 AND 6)				
			CONTINUOUS	PERIODIC	OBSERVE	PERFORM	
STEEL							
CONTRACTOR QUALITY CONTROL REQUIREMENTS		AISC 360 CHAPTER N			X	X	CONTRACTOR TO PROVIDE QUALITY CONTROL FOR ALL ITEMS INDICATED TO BE OBSERVE AND/OR PERFORM IN TABLE BELOW
STEEL FABRICATION							
FABRICATION OF STRUCTURAL ELEMENTS	1704.2.5.2	AISC 360 N2		X			REFER TO INSPECTION OF FABRICATOR REQUIREMENTS
MATERIAL VERIFICATION OF STRUCTURAL STEEL	1705.2.1 2203.1 TABLE 1705.2	ASTM A6 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS AISC 360 A3.1 AISC 360 N3.2		X			CERTIFIED MILL TEST REPORTS
FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	TABLE 1705.2	APPLICABLE ASTM STANDARDS		X			MANUFACTURER'S CERTIFIED TEST REPORTS
MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, NUTS, AND WASHERS		AISC 360 A3.3 AISC 360 N3.2 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS RCSC 2.1		X			MANUFACTURER'S CERTIFIED TEST REPORTS

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.227.3251
F: 503.227.7980
www.kpff.com
10021900202R21

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SEDER ARCHITECTURE + URBAN DESIGN LLC

DATE: 3-6-2024
SPECIAL INSPECTIONS

S0.4

TABLE 2A - REQUIRED STRUCTURAL STEEL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION		INSPECTION (NOTES 5 AND 6)				REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	CONTINUOUS	PERIODIC	OBSERVE	PERFORM	
STEEL							
MATERIAL VERIFICATION OF ANCHOR BOLTS AND THREADED RODS		AISC 360 A3.4 AISC 360 N3.2 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS		X			MANUFACTURER'S CERTIFIED TEST REPORTS
MATERIAL VERIFICATION OF WELD FILLER METALS	TABLE 1705.2	AISC 360 A3.5 AISC 360 N3.2 APPLICABLE AWS A5 DOCUMENTS		X			MANUFACTURER'S CERTIFIED TEST REPORTS
STRUCTURAL STEEL WELDING							
VERIFYING USE OF PROPER WPS'S		AISC 360 N3.2					RETAIN A RECORD OF WELDING PROCEDURE SPECIFICATIONS
VERIFYING WELDER QUALIFICATIONS	1705.2.2.1			X			RETAIN A RECORD OF QUALIFICATION CARDS
COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS	TABLE 1705.2	AWS D1.1 SECTION 6	X				
MULTIPASS FILLET WELDS			X				
SINGLE PASS FILLET WELDS GREATER THAN 5/16"			X				ALL WELDS VISUALLY INSPECTED PER AWS D1.16.9
PLUG AND SLOT WELDS			X				
SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16"				X			
WELDING STAIR AND RAILING SYSTEMS	1705.2(2.5)	AWS D1.1 SECTION 6		X			ALL WELDS VISUALLY INSPECTED PER AWS D1.1 6.9
VERIFICATION OF FRAME JOINT DETAILS INCLUDING MEMBER AND COMPONENT LOCATIONS, BRACING, AND STIFFENERS	TABLE 1705.2	AISC 360 N5.7		X			
HIGH-STRENGTH BOLTING							
SNUG-TIGHT HIGH STRENGTH BOLT INSTALLATION	1705.2.1	RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 9 AISC 360 SECTION M2.5		X			ALL CONNECTIONS VISUALLY INSPECTED AND VERIFIED SNUG
PRETENSIONED HIGH STRENGTH BOLT INSTALLATION USING TURN-OF-THE-NUT METHOD WITH MATCH MARKING, DIRECT TENSION INDICATOR METHOD, OR TWIST-OFF TYPE TENSION CONTROL BOLT METHOD	1705.2.1			X			ALL CONNECTIONS VISUALLY INSPECTED. CONNECTIONS USING DIRECT TENSION INDICATORS, ALL BOLTS SHALL BE INSPECTED AFTER SNUGGING AND AFTER PRETENSIONING
PRETENSIONED HIGH STRENGTH BOLT INSTALLATION USING TURN-OF-THE-NUT METHOD WITHOUT MATCH MARKING OR CALIBRATED WRENCH METHOD	1705.2.1		X				ALL CONNECTIONS VISUALLY INSPECTED
INSPECTION TASKS PRIOR TO BOLTING	1705.2	AISC 360 TABLE N5.6-1					
MANUFACTURER"S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS						X	
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS					X		
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH, IF THREADS ARE TO BE EXCLUDED FROM THE SHEAR PLANE)					X		
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL					X		
CONNECTING ELEMENTS< INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS					X		
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED					X		
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS					X		
INSPECTION TASKS DURING BOLTING	1705.2	AISC 360 TABLE N5.6-2 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 9					
FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED					X		
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION					X		
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING					X		
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES					X		
INSPECTION TASKS AFTER BOLTING	1705.2	AISC 360 TABLE N5.6-3					
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS						X	

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CITY OF UMATILLA, OREGON

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SPECIAL INSPECTIONS CONT.

S0.5

TABLE 4 - REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6)		
			CONTINUOUS	PERIODIC	
GENERAL					
DESIGNATED SEISMIC LOAD-RESISTING SYSTEMS (SLRS) IN STRUCTURES WITH RISK CATEGORIES III AND IV OF SEISMIC DESIGN CATEGORY C, D, E OR F	1704.3.2 1705.11				REFERENCE GENERAL STRUCTURAL NOTES FOR OUTLINE OF (SLRS) SYSTEM. REFERENCE TABLE 4 FOR MATERIAL SPECIFIC INSPECTIONS REQUIREMENTS
DESIGNATED SEISMIC SYSTEMS (SECONDARY) IN STRUCTURES WITH RISK CATEGORIES III AND IV OF SEISMIC DESIGN CATEGORY D, E OR F					REFERENCE TABLE N1 AND N2 FOR INSPECTION REQUIREMENTS
STEEL					
REFERENCE TABLE 4A FOR REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE OF STRUCTURAL STEEL					
COLD-FORMED STEEL FRAMING					
PERIODIC SPECIAL INSPECTION IS REQUIRED FOR SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEIMIC-FORCE-RESISTING SYSTEM, INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS (DRAG STRUTS)AND HOLD-DOWNS	1705.11.3			X	

TABLE 4A - REQUIRED SPECIAL INSPECTIONS AND QUALITY CONTROL FOR SEISMIC RESISTANCE OF STRUCTURAL STEEL

SYSTEM OR MATERIAL	INSPECTION		QA/QC TASKS (NOTES 5,6,10)		REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	OBSERVE	PERFORM	
VISUAL INSPECTION TASKS PRIOR TO WELDING					
MATERIAL IDENTIFICATION (TYPE/GRADE)	1705.11.1	AISC 341 TABLE J6-1 AWS D1.8/D1.8M	X		
WELDER IDENTIFICATION SYSTEM			X		
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)					
JOINT PREPARATION			X (QA)	X (QC)	NOTE 7
DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)			X (QA)	X (QC)	
CLEANLINESS (CONDITION OF STEEL SURFACES)			X (QA)	X (QC)	
TACKING (TACK WELD QUALITY AND LOCATION)			X (QA)	X (QC)	
BACKING TYPE AND FIT (IF APPLICABLE)			X (QA)	X (QC)	
CONFIGURATION AND FINISH OF ACCESS HOLES			X		
FIT-UP OF FILLET WELDS					
DIMENSIONS (ALIGNMENT, GAPS AT ROOT)			X (QA)	X (QC)	NOTE 7
CLEANINESS(CONDITION OF STEEL SURFACES)			X (QA)	X (QC)	
TACKING (TACK WELD QUALITY AND LOCATION)			X (QA)	X (QC)	
VISUAL INSPECTION TASKS DURING WELDING					
WPS FOLLOWED	1705.11.1	AISC 341 TABLE J6-2 AWS D1.8/D1.8M			
SETTINGS ON WELDING EQUIPMENT			X		
TRAVEL SPEED			X		
SELECTED WELDING MATERIALS			X		
SHIELDING GAS TYPE/FLOW RATE			X		
PREHEAT APPLIED			X		
INTERPASS TEMPERATURE MAINTAINED (MIN/MAX.)			X		
PROPER POSITION (F, V, H, OH)			X		
INTERMIX OF FILLER METALS AVOIDED UNLESS APPROVED			X		
USE OF QUALIFIED WELDERS			X		
CONTROL AND HANDLING OF WELDING CONSUMABLES					
PACKAGING			X		
EXPOSURE CONTROL			X		
ENVIRONMENTAL CONDITIONS					
WIND SPEED WITHIN LIMITS			X		
PRECIPITATION AND TEMPERATURE			X		
WELDING TECHNIQUES					
INTERPASS AND FINAL CLEANING			X		
EACH PASS WITHIN PROFILE LIMITATIONS			X		
EACH PASS MEETS QUALITY REQUIREMENTS			X		
NO WELDING OVER CRACKED TACKS			X		
WELDS CLEANED			X		
VISUAL INSPECTION TASKS AFTER WELDING					
SIZE, LENGTH, AND LOCATION OF WELDS	1705.11.1	AISC 341 TABLE J6-3 AWS D1.8/D1.8M		X(D)	
WELDS MEET VISUAL ACCEPTANCE CRITERIA					THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
CRACK PROHIBITION				X(D)	
WELD/BASE-METAL FUSION				X(D)	
CRATER CROSS SECTION				X(D)	
WELD PROFILE AND SIZE				X(D)	
UNDERCUT				X(D)	
POROSITY				X(D)	
PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)				X(D)	
BACKING REMOVED, WELD TABS REMOVED AND FINISHED, AND FILLET WELDS ADDED (IF REQUIRED)				X(D)	
REPAIR ACTIVITIES				X(D)	
INSPECTION TASKS PRIOR TO BOLTING					
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL	1705.11.1	AISC 341 TABLE J7-1 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS	X		
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL			X		
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS			X		
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED FOR FASTENER ASSEMBLIES AND METHODS USED			X (QA)	X (QC)(D)	THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS			X		

TABLE 4A - REQUIRED SPECIAL INSPECTIONS AND QUALITY CONTROL FOR SEISMIC RESISTANCE OF STRUCTURAL STEEL CONT.

SYSTEM OR MATERIAL	INSPECTION		QA/QC TASKS (NOTES 5,6,10)		REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	OBSERVE	PERFORM	
INSPECTION TASKS DURING BOLTING					
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	1705.11.1	AISC 341 TABLE J7-2 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS	X		
JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION			X		
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING			X		
BOLTS ARE PRETENSIONED PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES			X		
INSPECTION TASKS AFTER BOLTING					
DOCUMENT ACCEPTED AND REJECTED CONNECTION	1705.11.1	AISC 341 TABLE J7-3		X(D)	THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
OTHER INSPECTION TASKS					
PROTECTED ZONE - NO HOLES AND UNAPPROVED ATTACHMENTS MADE BY FABRICATOR OR ERECTOR, AS APPLICABLE	1705.11.1	AISC 341 TABLE J8-1 AISC 341 D1.3 AISC 341 I2.1		X(D)	THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

TABLE 5 - REQUIRED SPECIAL INSPECTIONS FOR WIND RESISTANCE

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6)		
			CONTINUOUS	PERIODIC	
		GENERAL			
ROOF CLADDING AND WALL CLADDING	1705.10.3			X	

TESTING

TABLE 6 - REQUIRED TESTING FOR SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6)		
			CONTINUOUS	PERIODIC	
GEOTECHNICAL					
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1705.6	VARIES; GEOTECHNICAL REPORT OR MINIMUM PER IBC APPENDIX J107.5, WHICHEVER IS GREATER		X	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X	BY THE GEOTECHNICAL ENGINEER
CONCRETE					
CONCRETE STRENGTH	1705.3 ASTM C172 ASTM C 31 ACI318:5.6,5.8	ASTM C39	EACH 150 CY NOR LESS THAN EACH 5000 SF OF SLAB OR WALL PLACED EACH SHIFT		FABRICATE SPECIMENS AT TIME FRESH CONCRETET IS PLACED
CONCRETE SLUMP		ASTM C143			
CONCRETE AIR CONTENT		ASTM C231			
CONCRETE TEMPERATURE		ASTM C1064			
STEEL					
ULTRASONIC (UT) TESTING OF WELDS	1705.2.2	AWS D1.1 6.13 & 6.14.3			ALL C.J.P. WELDS 5/16" AND THICKER REQUIRE UT TESTING.
MAGNETIC PARTICLE (MT) TESTING OF WELDS	1705.2.2	AWS D1.1 6.14.4 AISC360 N5.5c			REQUIRED AT THERMALLY CUT ACCESS HOLES WHERE FLANGE THICKNESS EXCEEDS 2" FOR ROLLED SHAPES OR WHEN THE WEB THICKNESS EXCEEDS 2" FOR BUILT-UP SHAPES. REQUIRED WHERE SPECIFICALLY NOTED ON DRAWINGS OR AS DIRECTED BY KPFF AT WELDS IDENTIFIED TO BE IN QUESTION BASED ON INSPECTIONS
PRE-INSTALLATION VERIFICATION OF PRETENSIONED HIGH STRENGTH BOLTS	1705.2.2	RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 7	EACH COMBINATION OF DIAMETER, LENGTH, GRADE, AND LOT TO BE USED IN THE WORK		

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SPECIAL INSPECTIONS CONT.

S0.6

TABLE 7 - REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTIONS				
SYSTEM OR MATERIAL	INSPECTION			REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY	
STEEL				
REFERENCE TABLE 7A FOR REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTIONS OF STRUCTURAL STEEL				

TABLE 7A - REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTIONS OF STRUCTURAL STEEL				
SYSTEM OR MATERIAL	INSPECTION			REMARKS
	OSSC CODE REFERENCE	CODE OR STANDARD REFERENCE	DESCRIPTION/FREQUENCY	
2a) k-AREA NDT AT WELDING OF DOUBLER PLATES, COINTINUTITY PLATES OR STIFFENERS	1705.12.2	AISC 341 SECTION J6	WEB SHALL BE TESTED FOR CRACKS USING MT INCLUDING BASE METTAL WITHIN 3 IN OF WELD.	MT SHALL BE PERFORMED NO SOONER THAN 48 HOURS AFTER COMPLETION OF WELDING
2b) CJP GROOVE WELD NDT			UT SHALL BE PERFORMED ON 5/16" THICKNESS AND GREATER. MT SHALL BE PEROFMED ON 25% OF ALL BEAM-TO-COLUMN CJP GROOVE WELDS.	WELD DISCONTINUITIES SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF CRITERIA OF AWS D1.1/D1.1M TABLE 6.2. UT TESTING NOT REQUIRED ON THICKNESS LESS THAN 5/16"
2c) BASE METAL NDT FOR LAMELLAR TEARING AND LAMINATIONS			FOR BASE METAL THICKNESS (t) OF 1 1/2" AND GREATER AND CONNECTED MATERIAL THICKNESS OF 3/4" AND GREATER, UT FOR DISCONTINUITIES BEHIND AND ADJACENT TO THE FUSION LINE.	ANY BASE METAL DISCONTINUITIES FOUND WITHIN t/4 OF THE STEEL SURFACE SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF THE CRITERIA OF AWS D1.1/D1.1M TABLE 6.2
2d) BEAM COPE AND ACCESS HOLE NDT			MT OR PENETRANT TESTING OF WELD SPLICES AND CONNECTIONS, THERMALLY CUT SURFACES OF BEAM COPES AND ACCESS HOLES WHERE FLANGE THICKNESS EXCEEDS 1 1/2" FOR ROLLED SHAPES OR WHEN THE WEB THICKNESS EXCEEDS 1 1/2" FOR BUILT-UP SHAPES	
2e) WELD TAB REMOVAL SITES			AT THE END OF WELDS WHERE WELD TABS HAVE BEEN REMOVED, MT SHALL BE PERFORMED ON THE SAME BEAM-TO-COLUMN JOINTS RECEIVING UT AS REQUIRED UNDER ITEM 2b	MT OF CONTINUTITY PLATE WELD TABS REMOVAL SITES IS NOT REQUIRED.

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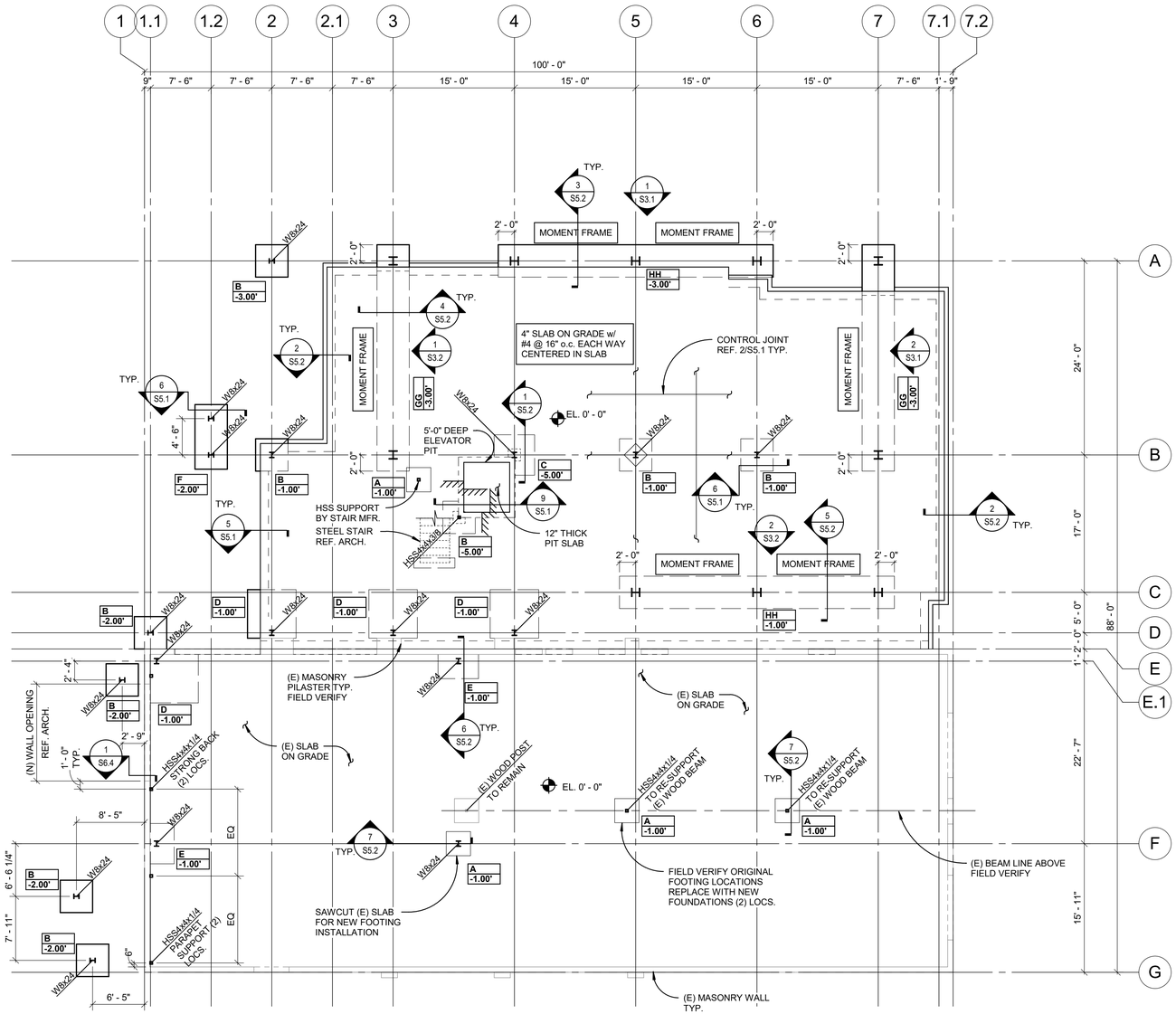
SPECIAL INSPECTIONS CONT.

S0.7



1 FOUNDATION PLAN
1/8" = 1'-0"

NOTES:

1. (E) INDICATES EXISTING.
2. INDICATES EXISTING STRUCTURE.
3. X / -XX.XX' INDICATES FOOTING TYPE. REF. BELOW FOR SCHEDULE. INDICATES TOP OF FOOTING ELEVATION.
4. EL. XXX'-XX" INDICATES TOP OF SLAB ELEVATION.
5. REF. S5.1 AND S5.2 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
6. CONCTACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATION. NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES FROM THAT SHOWN ON THE DRAWINGS.
7. CONTRACTOR TO SHORE ALL EXISTING FRAMING AS REQUIRED FOR DEMOLITION AND RE-FRAMING WORK.
8. ALL EXPOSED FRAMING LUMBER SHALL BE INSPECTED FOR CRACKS AND DAMAGE BY THE CONTRACTOR AND FINDINGS REPORTED TO THE ARCHITECT.

FOOTING SCHEDULE

MARK	SIZE "A"	SIZE "B"	THICKNESS	REINFORCING
A	3' - 0"	3' - 0"	1' - 0"	(4) #5 EACH WAY BOTTOM
B	4' - 0"	4' - 0"	1' - 0"	(5) #5 EACH WAY BOTTOM
C	5' - 0"	5' - 0"	1' - 0"	(6) #5 EACH WAY BOTTOM
D	6' - 0"	6' - 0"	1' - 0"	(5) #5 EACH WAY BOTTOM
E	5' - 0"	3' - 0"	1' - 0"	(6) #5 SHORT BOTTOM (4) #5 LONG BOTTOM
F	8' - 0"	4' - 0"	1' - 0"	(9) #5 SHORT BOTTOM (5) #5 LONG BOTTOM

MOMENT FRAME FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	REINFORCING
GG	4'-0"	1'-6"	(8) #8 LONG. TOP AND #6 @ 24" o.c. SHORT TOP (4) #6 LONG. BOTTOM AND #6 @ 12" o.c. SHORT BOTTOM
HH	4'-0"	1'-6"	(8) #8 LONG. TOP AND #6 @ 24" o.c. SHORT TOP (4) #6 LONG. BOTTOM AND #6 @ 12" o.c. SHORT BOTTOM

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CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

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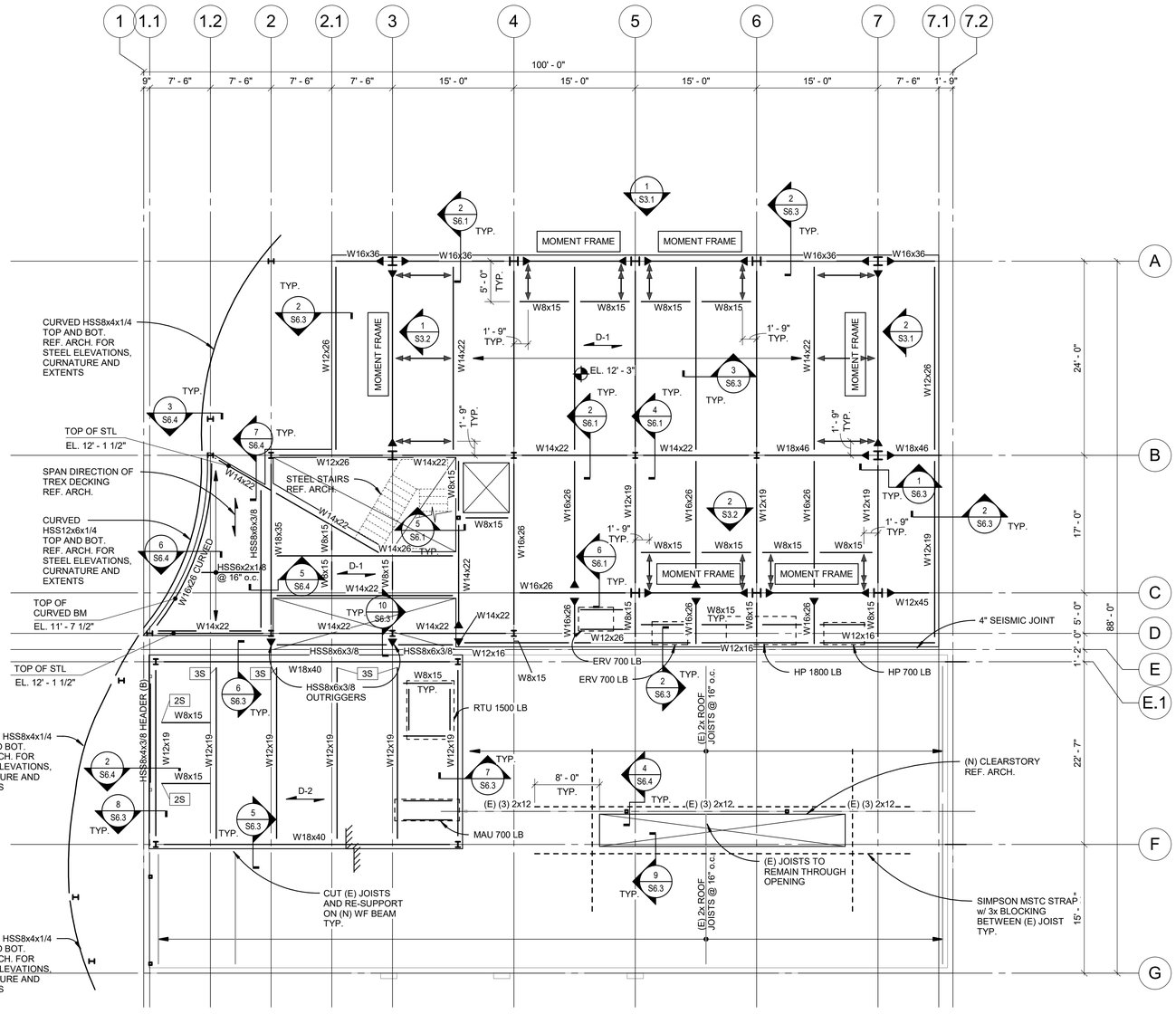
FOUNDATION PLAN

S1.1



1 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

NOTES:

1. REF. SHEET S6.1 THROUGH S6.3 FOR TYPICAL STEEL DETAILS.
2. BEAMS ARE EQUALLY SPACED IN BAYS U.N.O.
3. BEAMS ARE CENTERED ON COLUMNS, WALLS AND/OR GRID LINES, U.N.O
4. [X] INDICATES CONNECTION TYPE. REF. SHEETS S6.1 FOR SCHEDULES AND CONNECTION DETAILS. REF. NOTE 7 WHERE CONNECTION TYPES ARE NOT SHOWN.
5. PROVIDE THE FOLLOWING CONNECTION TYPES UNLESS NOTED OTHERWISE ON THE PLANS:

BEAM DESIGNATION	CONNECTION TYPE
W8, W10	2
W12, W14	3
W16, W18	4

6. <X"> INDICATES UPWARD CAMBER AT MID SPAN.
7. D-1 INDICATES SPAN DIRECTION OF 1/2" PLYWOOD OVER 3" T&G DECKING. ATTACH 1/2" PLYWOOD TO DECKING w/ 0.148"Ø x1 1/2" NAILS @ 6" o.c. ALONG EDGES AND @ 12" o.c. IN THE FIELD.
8. D-2 INDICATES SPAN DIRECTION OF 1/2" PLYWOOD OVER 2" T&G DECKING. ATTACH 1/2" PLYWOOD TO DECKING w/ 0.148"Ø x1 1/2" NAILS @ 6" o.c. ALONG EDGES AND @ 12" o.c. IN THE FIELD.
9. EL. XXX'-XX" INDICATES TOP OF SHEATHING ELEVATION.
10. EL. XXX'-XX" INDICATES BOTTOM OF DECK ELEVATION.
11. INDICATES MOMENT CONNECTION. REF. 7/S6.1 AND S6.2 FOR DETAILS.
12. INDICATES DIAGONAL BRACING AT WF BEAM. REF. 7/S6.1.
13. (A) INDICATES ABOVE.
14. (B) INDICATES BELOW
15. (E) INDICATES EXISTING.

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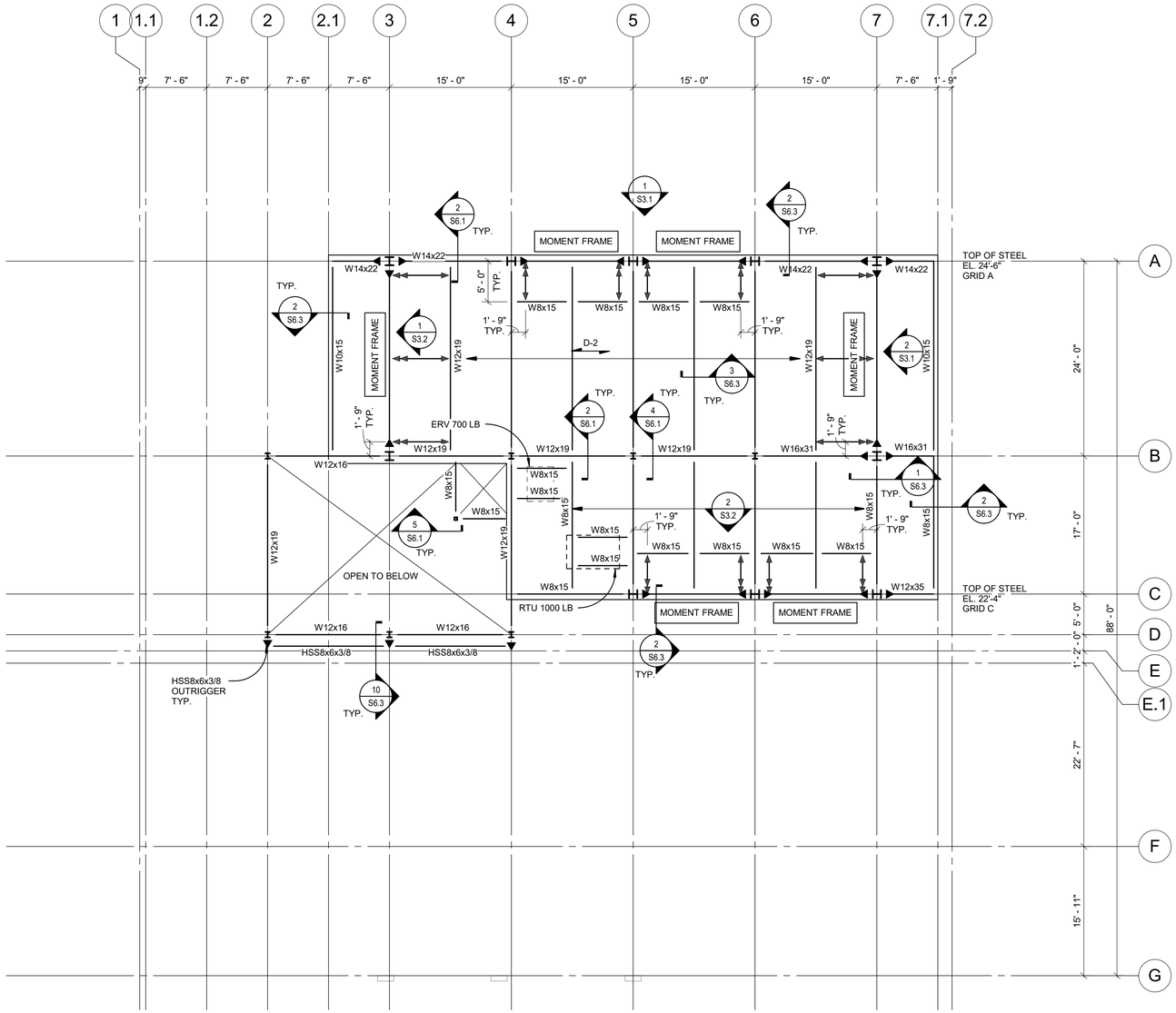
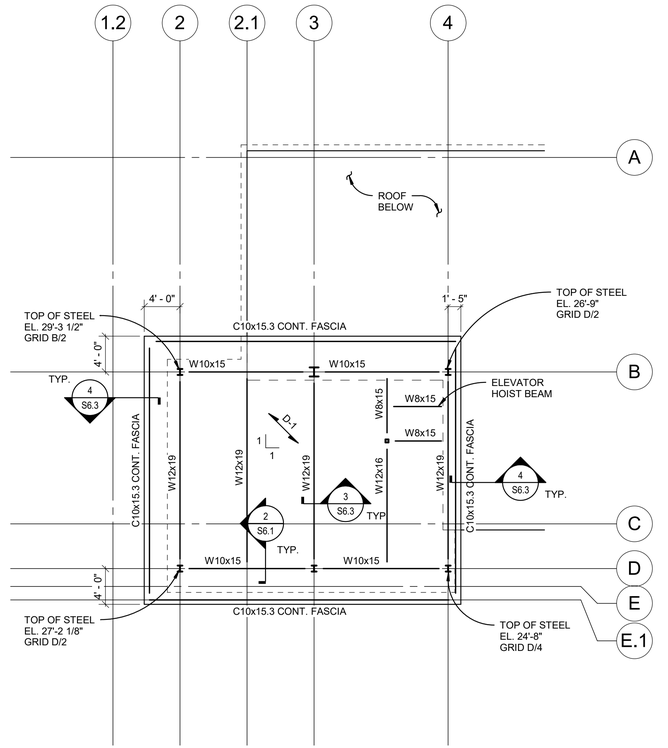
SECOND FLOOR FRAMING PLAN

S1.2



1 ROOF FRAMING PLAN

1/8" = 1'-0"



2 UPPER ROOF FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REF. SHEET S6.1 THROUGH S6.3 FOR TYPICAL STEEL DETAILS.
2. BEAMS ARE EQUALLY SPACED IN BAYS U.N.O.
3. BEAMS ARE CENTERED ON COLUMNS, WALLS AND/OR GRID LINES, U.N.O
4. [X] INDICATES CONNECTION TYPE. REF. SHEETS S6.1 FOR SCHEDULES AND CONNECTION DETAILS. REF. NOTE 7 WHERE CONNECTION TYPES ARE NOT SHOWN.
5. PROVIDE THE FOLLOWING CONNECTION TYPES UNLESS NOTED OTHERWISE ON THE PLANS:

BEAM DESIGNATION	CONNECTION TYPE
W8, W10	2
W12, W14	3
W16, W18	4

6. <X"> INDICATES UPWARD CAMBER AT MID SPAN.
7. D-1 INDICATES SPAN DIRECTION OF 1/2" PLYWOOD OVER 3" T&G DECKING. ATTACH 1/2" PLYWOOD TO DECKING w/ 0.148"Ø x1 1/2" NAILS @ 6" o.c. ALONG EDGES AND @ 12" o.c. IN THE FIELD.
8. D-2 INDICATES SPAN DIRECTION OF 1/2" PLYWOOD OVER 2" T&G DECKING. ATTACH 1/2" PLYWOOD TO DECKING w/ 0.148"Ø x1 1/2" NAILS @ 6" o.c. ALONG EDGES AND @ 12" o.c. IN THE FIELD.
9. EL. XXX'-XX" INDICATES TOP OF SLAB ELEVATION.
10. EL. XXX'-XX" INDICATES BOTTOM OF DECK ELEVATION.
11. INDICATES MOMENT CONNECTION. REF. 7/S6.1 AND S6.2 FOR DETAILS.
12. INDICATES DIAGONAL BRACING AT WF BEAM. REF. 7/S6.1.
13. (A) INDICATES ABOVE.
14. (B) INDICATES BELOW
15. (E) INDICATES EXISTING.

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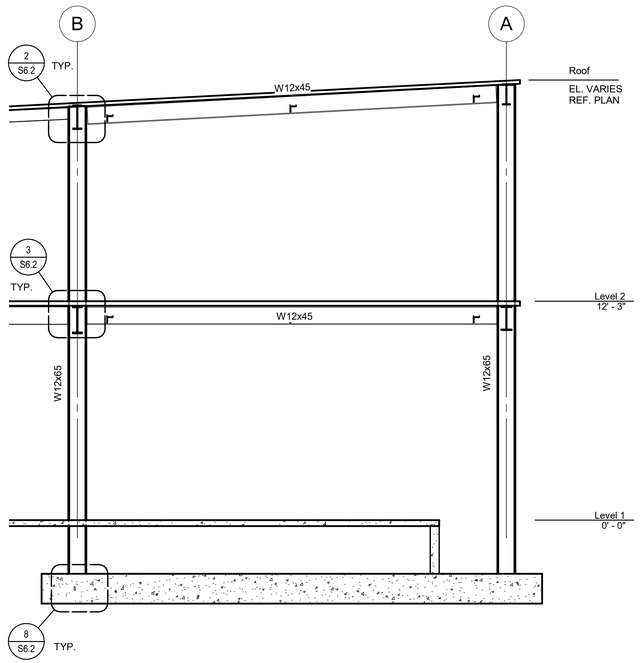
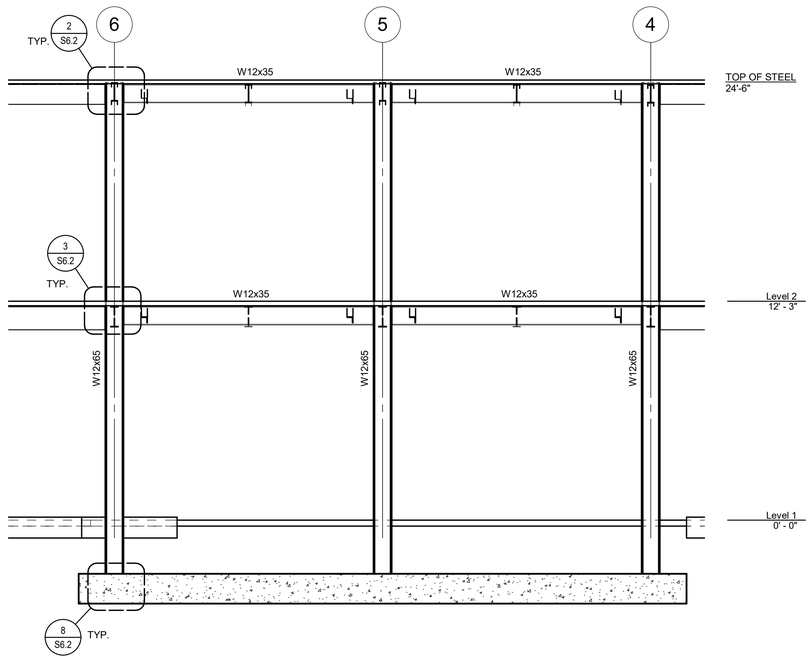
ROOF FRAMING PLAN

S1.3



2 MOMENT FRAME AT GRID 7
1/4" = 1'-0"



1 MOMENT FRAME AT GRID A
1/4" = 1'-0"

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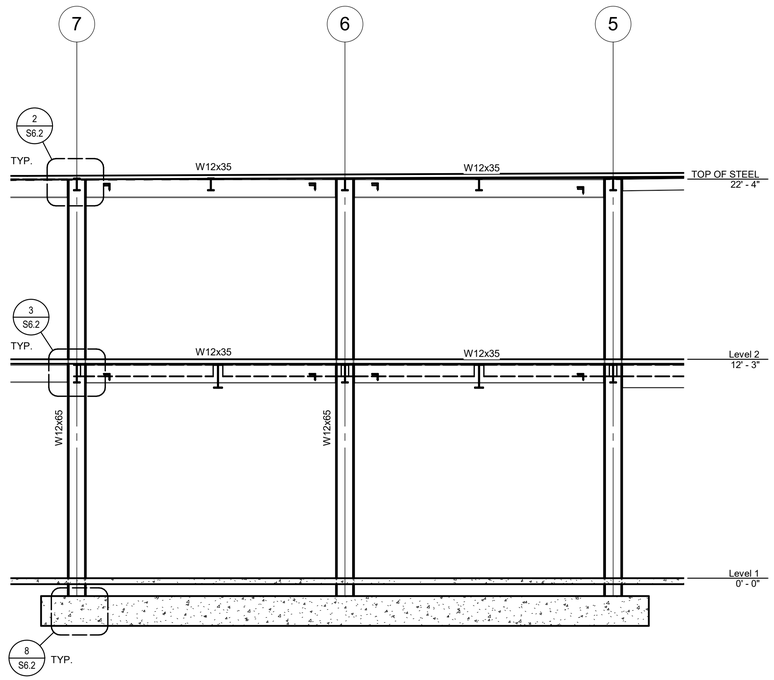
CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA SEDER ARCHITECTURE + URBAN DESIGN LLC

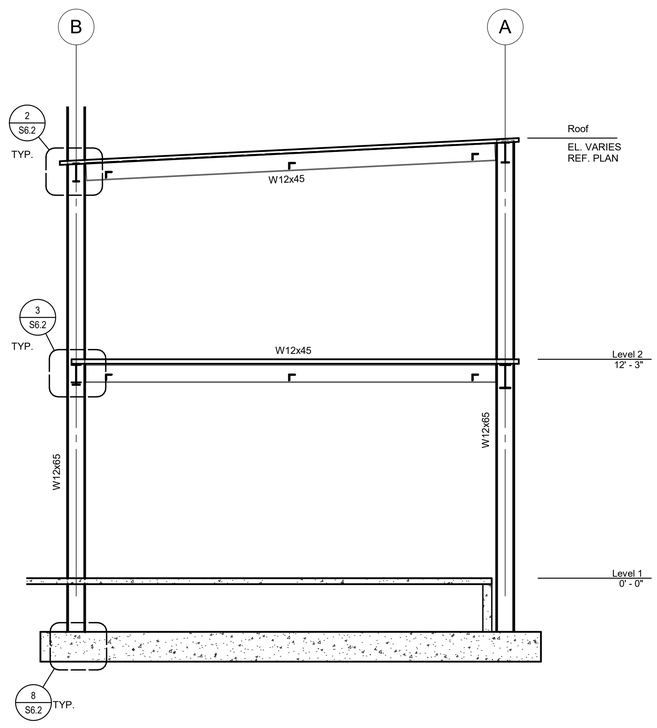
DATE: 3-6-2024

MOMENT FRAME ELEVATIONS

S3.1



2 MOMENT FRAME AT GRID C
1/4" = 1'-0"



1 MOMENT FRAME AT GRID 3
1/4" = 1'-0"

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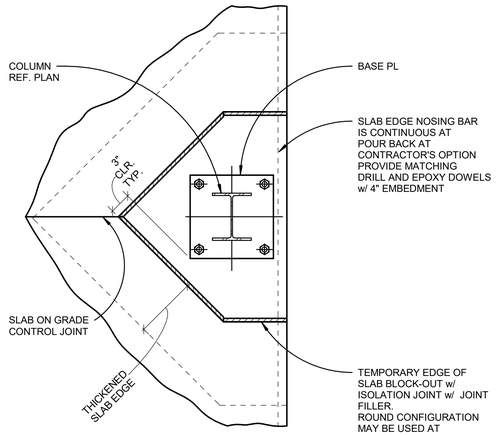
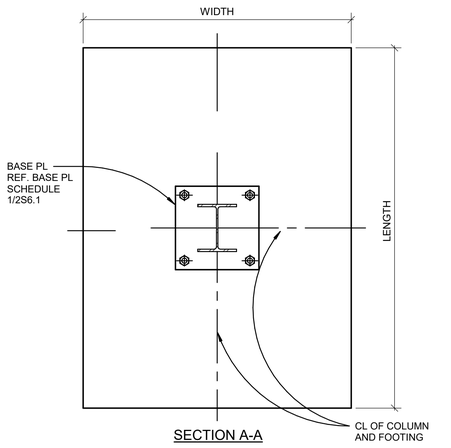
MOMENT FRAME ELEVATIONS

S3.2

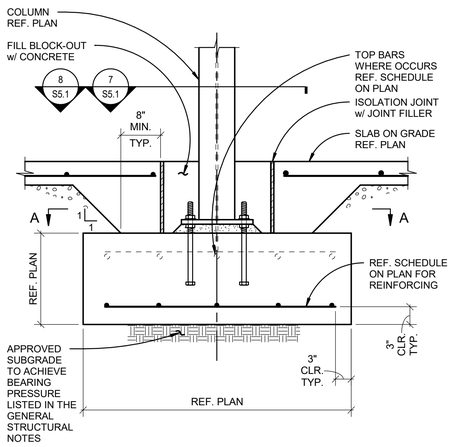


8 ISOLATION JOINT AT EDGE COLUMN

1" = 1'-0"

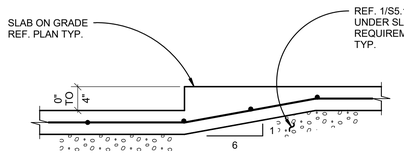


SECTION A-A

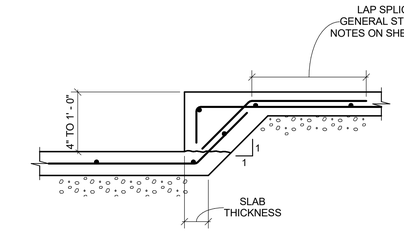


6 FOOTING DETAIL AT STEEL COLUMN

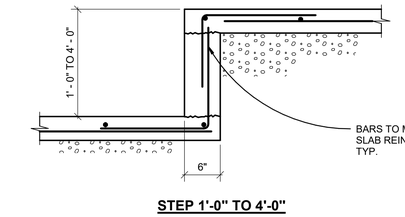
1" = 1'-0"



STEP 0" TO 4"



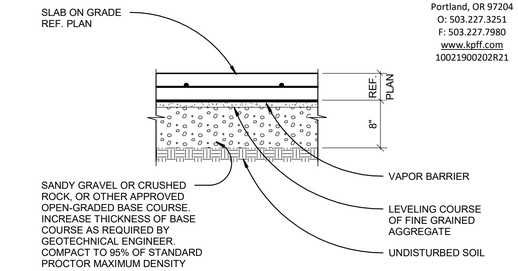
STEP 4" TO 1'-0"



STEP 1'-0" TO 4'-0"

4 TYP. STEP IN SLAB ON GRADE DETAILS

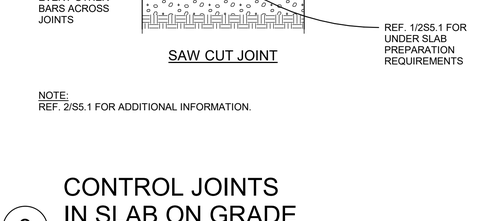
1" = 1'-0"



NOTE:
REF. 2/S5.1 FOR ADDITIONAL INFORMATION.

1 UNDER SLAB PREPARATION AT SLAB ON GRADE

1" = 1'-0"

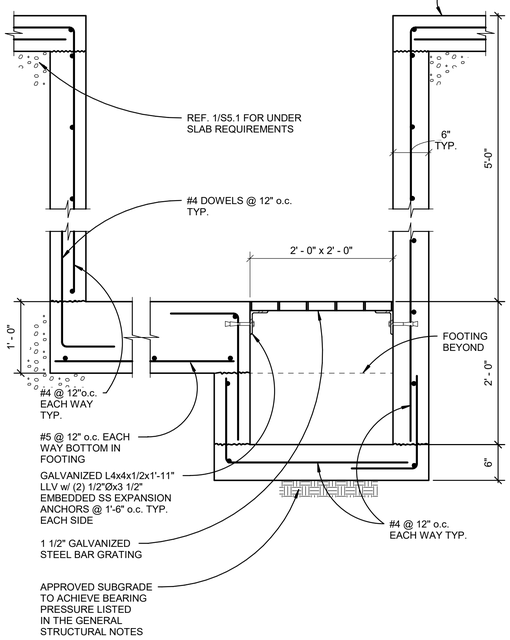


NOTES:

1. REF. PLAN FOR SLAB ON GRADE THICKNESS AND REINFORCEMENT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING JOINT LAYOUT FOR REVIEW AND APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER.
3. FOR SLAB NOT EXPOSED PROVIDE JOINTS ON ALL COLUMN LINES AND AT A MAXIMUM SPACING OF 12'-0" o.c. EACH WAY BETWEEN COLUMN LINES. PROVIDE JOINTS AT RE-ENTRANT CORNERS
4. FOR EXPOSED SLABS REF. ARCH. DRAWINGS FOR SPECIAL JOINT LAYOUT WITH JOINT SPACING NOT TO EXCEED 8'-0" o.c. AT 4" SLABS AND CONCRETE OVER METAL DECK AND NOT TO EXCEED 12'-0" AT 6" SLABS.
5. SAWED JOINTS SHALL BE MADE AS SOON AS THE JOINT CAN BE CUT WITHOUT EDGES RAVELING AND WITHIN 12 HOURS OF SLAB PLACEMENT.

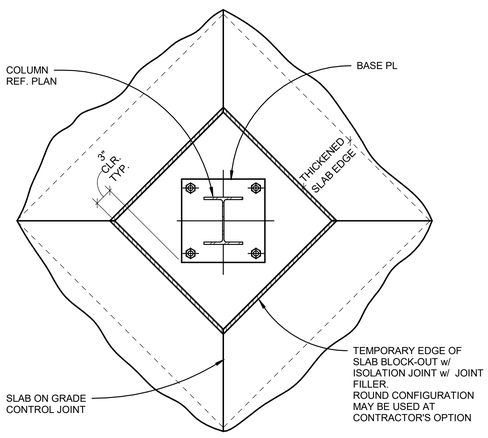
2 JOINTS AT SLAB ON GRADE

1" = 1'-0"



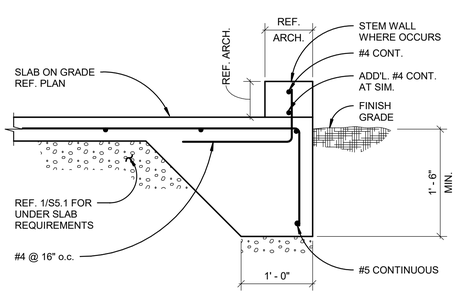
9 SECTION AT ELEVATOR PIT AND SUMP

1" = 1'-0"



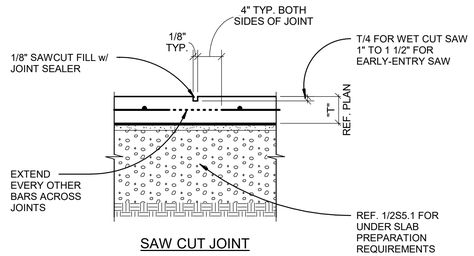
7 ISOLATION JOINT AT COLUMN

1" = 1'-0"



5 THICKENED SLAB ON GRADE EDGE DETAIL

1" = 1'-0"



SAW CUT JOINT

NOTE:
REF. 2/S5.1 FOR ADDITIONAL INFORMATION.

3 CONTROL JOINTS IN SLAB ON GRADE

1" = 1'-0"

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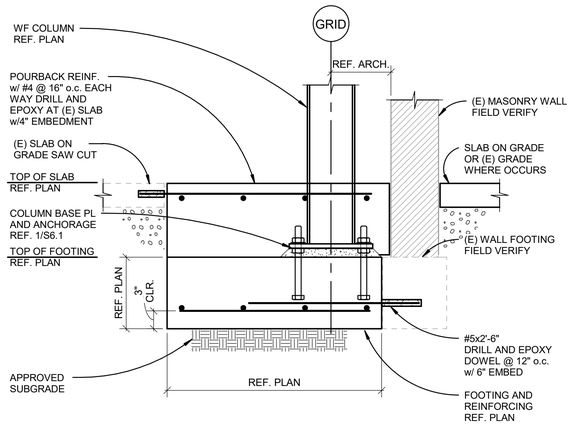
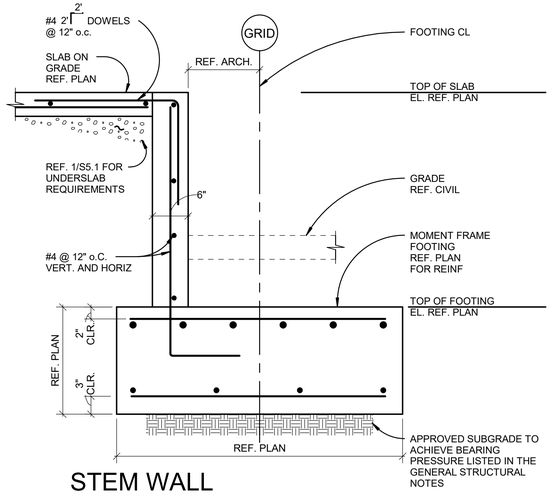
TYPICAL CONCRETE DETAILS

S5.1



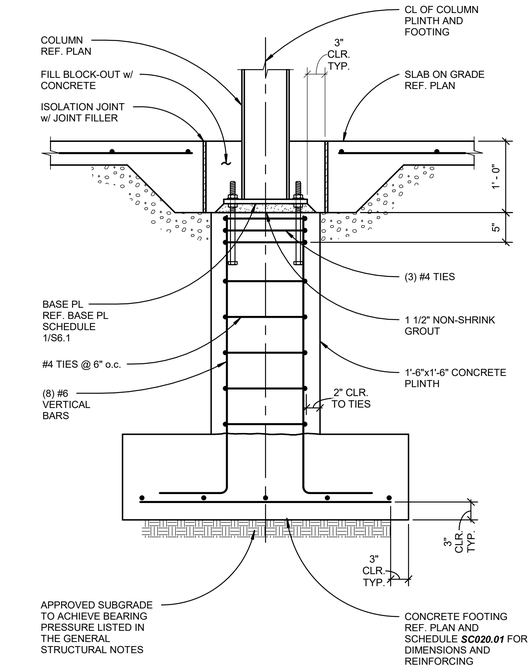
6 FOOTING DETAIL AT (E) WALL

1" = 1'-0"



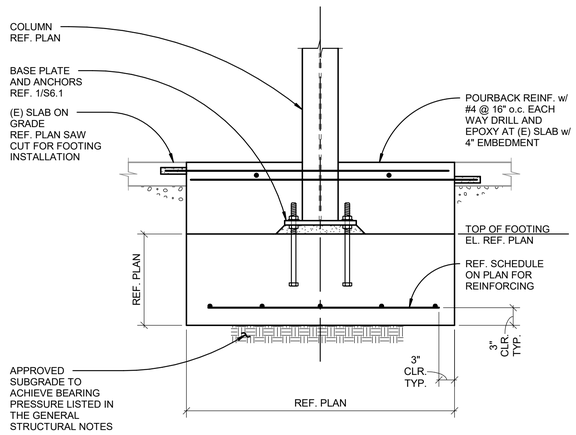
3 STEM WALL AT MOMENT FRAME FOOTING

1" = 1'-0"



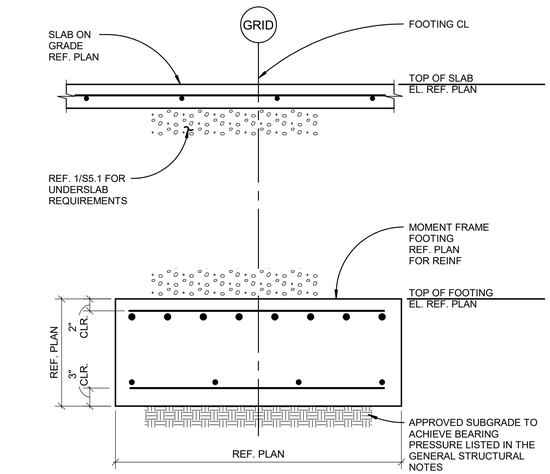
1 TYP. FOOTING AT STEEL COLUMN

1" = 1'-0"



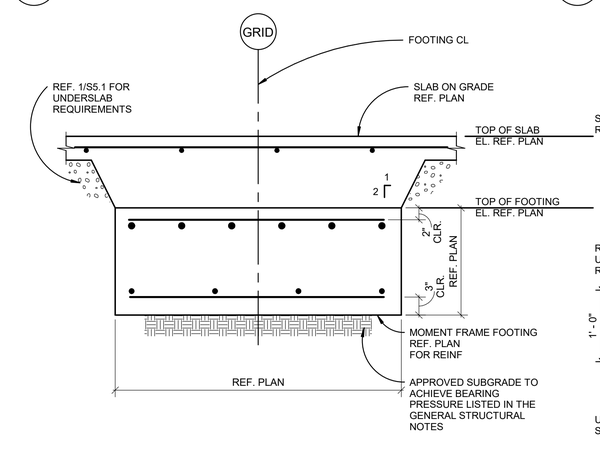
7 FOOTING DETAIL AT (E) SLAB

1" = 1'-0"



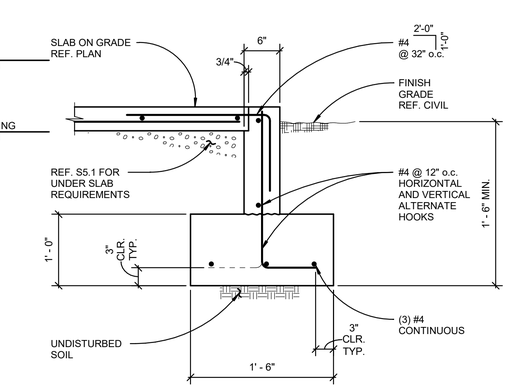
4 MOMENT FRAME FOOTING SECTION

1" = 1'-0"



5 MOMENT FRAME FOOTING SECTION

1" = 1'-0"



2 STEM WALL DETAIL

1" = 1'-0"

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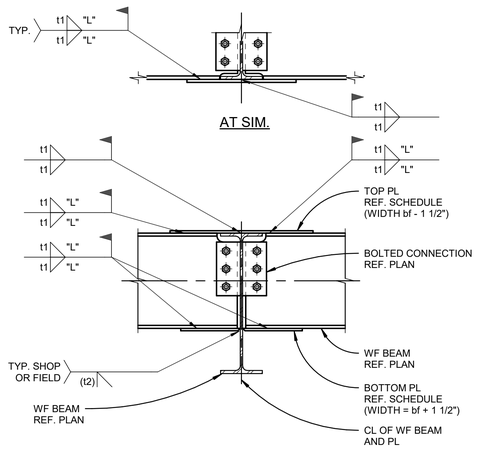
CONRETE DETAILS

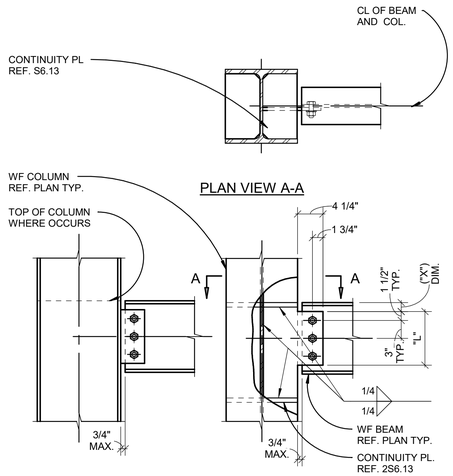
S5.2



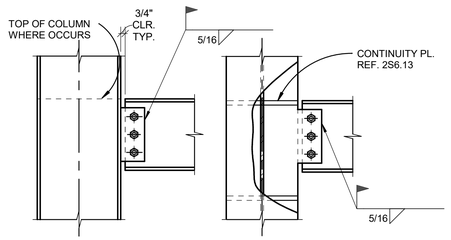
TYP. BEAM TO BEAM MOMENT CONNECTION SCHEDULE						
BEAM SIZE	BOLTED CONNECTION TYPE	TOP PL THICKNESS x WIDTH	BOTTOM PL THICKNESS x WIDTH	WELD t1		WELD t2
				THICKNESS	LENGTH "L"	
W8/W10	2	3/8x3	1/4x5	1/4	6"	3/16
W12/W14	3	1/2x4	3/8x6	5/16	8"	5/16

TYP. BEAM TO BEAM MOMENT CONNECTION

6 — 1" = 1'-0"



TYP. BEAM TO COLUMN DESIGNATED [X]



WELDED BEAM TO
COLUMN SHEAR PL - DESIGNATED [XW]

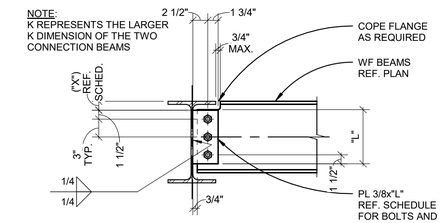
NOTES:

1. FOR INFORMATION NOT SHOWN REF. TYP. BEAM TO COLUMN DETAIL.
2. FOR PL LENGTH ("L") AND BOLTS REF. SCHEDULE 3/2S6.1. FOR WELDS NOT SHOWN, PL THICKNESS, AND ("X") DIMENSION REF. DETAIL 2/2S6.1.

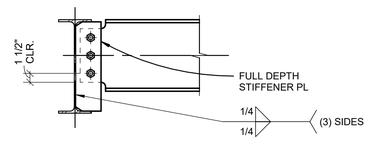
TYP. BOLTED WF BEAM TO WF COLUMN DETAILS

4 — 1" = 1'-0"

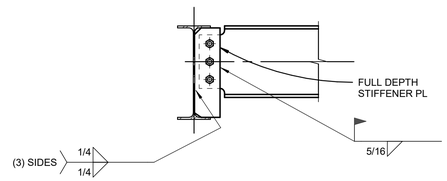
K	"X"
K ≤ 1 1/2"	1 1/2"
1 1/2" < K ≤ 2"	2"
2" < K ≤ 3"	3"
K ≥ 3"	K



TYP. BEAM TO BEAM DESIGNATED [X]



FULL DEPTH SHEAR PL DESIGNATED [XS]



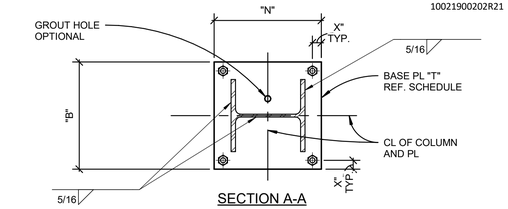
FULL DEPTH WELDED SHEAR PL DESIGNATED [XW]

NOTES:

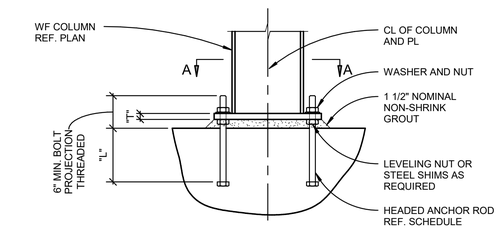
1. FOR SCHEDULE REF. 3/2S6.1.
2. FOR INFORMATION NOT SHOWN ON [XS] AND [XW] REFERENCE CONDITION [X].

TYP. BOLTED BEAM TO BEAM CONNECTION

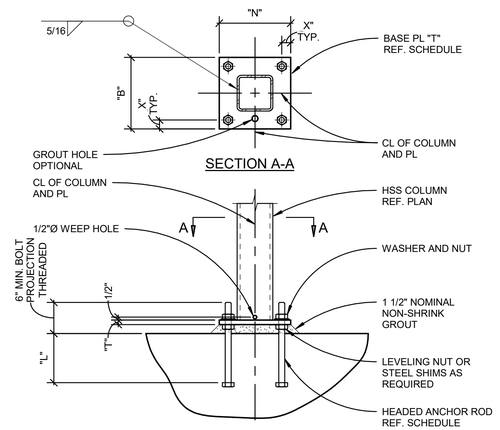
2 — 1" = 1'-0"



SECTION A-A



W-FLANGE COLUMN



HSS COLUMN

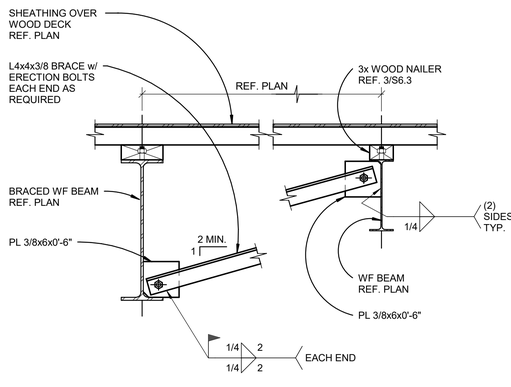
TYP. GRAVITY COLUMN BASE PL SCHEDULE						
COLUMN SIZE	N (IN.)	B (IN.)	T (IN.)	X (IN.)	L (IN.)	ANCHOR RODS (NO.) DIAMETER
HSS4x4	10"	10"	3/4"	1 1/2"	9"	(4) 3/4"
W8	14"	14"	3/4"	1 1/2"	9"	(4) 3/4"

NOTES:

1. ANCHOR RODS SHALL BE HEADED ASTM F1554 GRADE 36 U.N.O. THREADED ROD MAY BE USED AT CONTRACTOR'S OPTION PROVIDED THAT NUT IS TACK WELDED TO ROD.
2. ANCHOR ROD HOLE DIAMETERS (dh) SHALL BE AS FOLLOWS:
   db ≤ 1" : dh = db + 5/16"
   1" < db ≤ 2" : dh = db + 1/2"
   db > 2" : dh = db + 1"
3. PROVIDE MILLED BEARING SURFACE FINISH AT BOTTOM OF COLUMN AND TOP OF BASE PL
4. ACCEPTABLE TO SLOT HOLES RADIALLY WITH X" MINIMUM DISTANCE FROM EDGE OF HOLE TO EDGE OF PLATE TO ALLOW FOR CONSTRUCTION TOLERANCE WITH SQUARE OR CIRCULAR PL WASHERS (ASTM A36). MINIMUM WASHER SIZES SHALL BE IN ACCORDANCE WITH AISC TABLE 14-2.

TYP. GRAVITY COLUMN BASE PLATE DETAIL

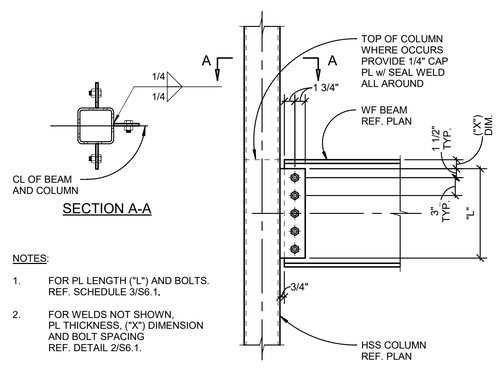
1 — 1" = 1'-0"



AT WOOD DECK

TYP. DIAGONAL BRACING AT WF BEAM

7 — 1" = 1'-0"



SECTION A-A

NOTES:

1. FOR PL LENGTH ("L") AND BOLTS. REF. SCHEDULE 3/S6.1.
2. FOR WELDS NOT SHOWN, PL THICKNESS, ("X") DIMENSION AND BOLT SPACING REF. DETAIL 2/S6.1.

TYP. BOLTED WF BEAM TO HSS COLUMN AT MULTIPLE SIDED CONNECTIONS - DESIGNATED X

5 — 1" = 1'-0"

SINGLE ROW BEARING BOLTED BEAM CONNECTION SCHEDULE			
CONNECTION TYPE	NO. OF 3/4"Ø A325 BOLTS	PL LENGTH "L"	HOLE SIZE
[2]	2	6"	STANDARD HOLE
[3]	3	9"	STANDARD HOLE
[4]	4	12"	STANDARD HOLE
[5]	5	15"	STANDARD HOLE

NOTE:

1. [X] INDICATES BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE (A325N).

SINGLE ROW BEARING BOLTED BEAM CONNECTION SCHEDULE

3 — 1" = 1'-0"

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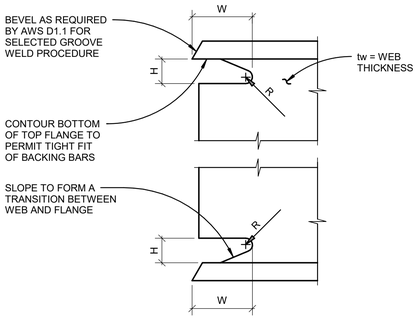
TYPICAL STEEL DETAILS

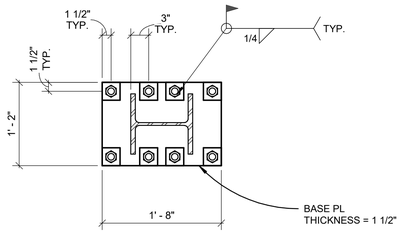
S6.1



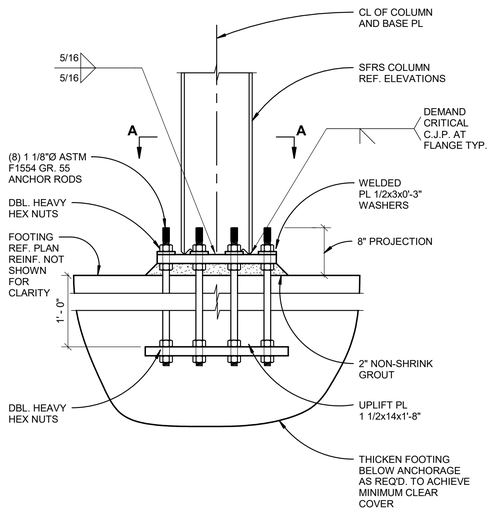
W = GREATER OF 1.5tw OR 1 1/2" (TOLERANCE = +/- 1/4")
H = GREATER OF 1.5tw OR 1" BUT NOT GREATER THAN 2".
R = 3/8" RADIUS MINIMUM

NOTE:
REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH DEMAND CRITICAL WELDS.

7 WELD ACCESS HOLE
1" = 1'-0"



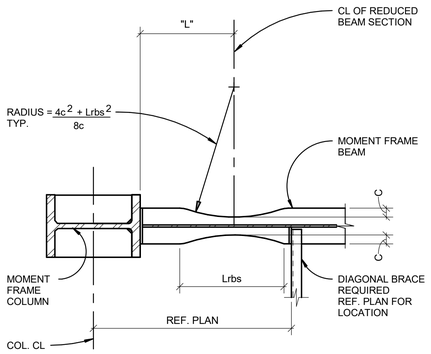
SECTION A-A



NOTES:

1. ALL PLATE STEEL fy = 50 KSI.
2. REF. GENERAL STRUCTURAL NOTES AND SPECIFICATIONS FOR DEMAND CRITICAL WELD REQUIREMENTS.

8 BASE CONNECTION
1" = 1'-0"

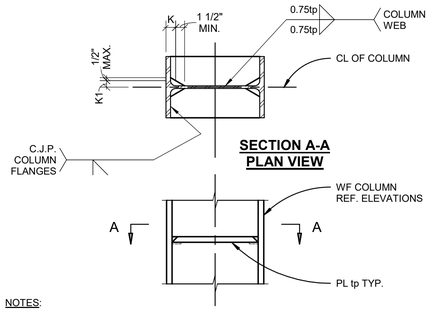


SPECIAL MOMENT FRAME REDUCED BEAM SECTION DIMENSIONS			
BEAM SIZE	**"L"**	**Lrbs**	**C**
W12x35	7 3/4"	8 1/2"	1 1/2"
W12x45	8 1/4"	8"	2"

NOTES:

1. DO NOT ATTACH HEADED STUDS OR PERIMETER PL WITHIN ZONE OF RBS. REF. PROTECTED ZONE DETAILS 1/S6.2 FOR ADDITIONAL INFORMATION.
2. REF. SPECIFICATIONS FOR RBS FABRICATION REQUIREMENTS AND ALLOWABLE TOLERANCES.
3. FOR DIAGONAL BRACE REF. 7/S6.1.

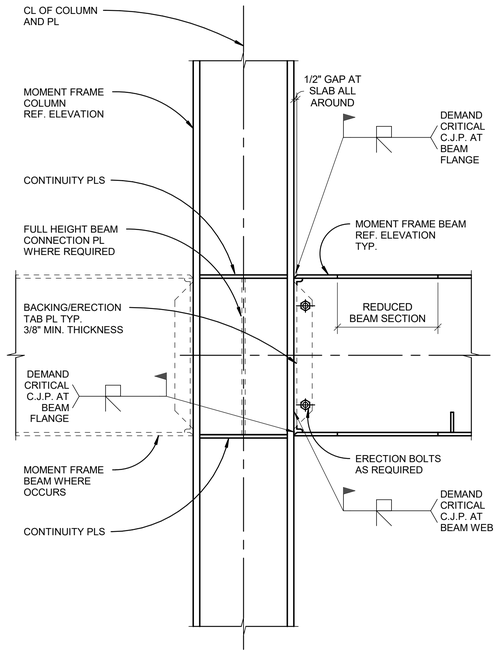
5 REDUCED BEAM SECTION DETAIL/SCHEDULE
1" = 1'-0"



NOTES:

1. tp= THICKER OF THE TWO BEAM FLANGES FRAMING INTO EACH SIDE OF COLUMN (TWO SIDED MOMENT CONNECTIONS) OR BEAM FLANGE THICKNESS FOR SINGLE SIDED MOMENT CONNECTION.
2. REF. SPECIFICATIONS FOR BACKING BAR AND WELD RUNOFF TAB REQUIREMENTS.
3. ALL CONTINUITY PL'S TO BE GR 50.

6 COLUMN CONTINUITY PLATE DETAIL
1" = 1'-0"

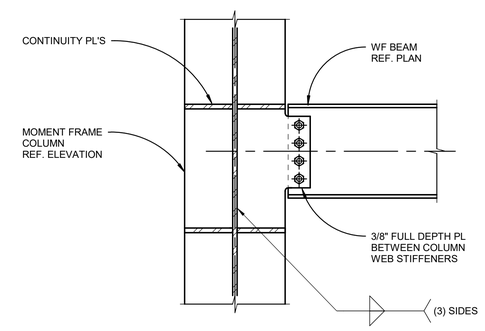


BEAM TO COLUMN FLANGE

NOTES:

1. REF. FRAME ELEVATIONS FOR ALL BEAM AND COLUMN SIZES.
2. FOR LOCATIONS AND REQUIREMENTS FOR PROTECTED ZONES REF. 1/S6.2 AND SPECIFICATIONS.
3. FOR REDUCED BEAM SECTION REF. 5/S6.2.
4. FOR CONTINUITY PLATES REF. 6/S6.2.
5. FOR WELD ACCESS HOLE REQUIREMENTS REF. 7/S6.2.

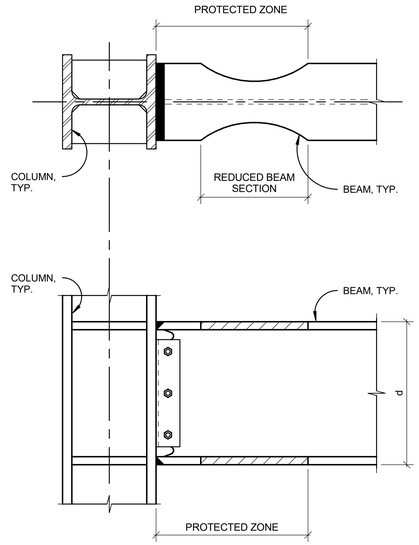
3 TYP. SPECIAL MOMENT FRAME RBS JOINT CONNECTION
1" = 1'-0"



NOTES:

1. FOR BEAM CONNECTION REF. PLAN AND S6.1.
2. FOR CONTINUITY PLS REF. 6/S6.2.

4 NON-FRAME BEAM TO MOMENT FRAME COLUMN WEB
1" = 1'-0"



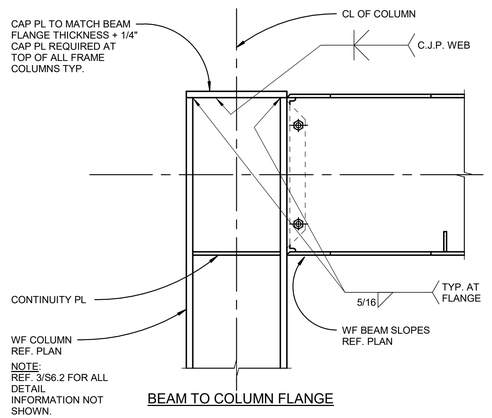
PROTECTED ZONE REQUIREMENTS

(1) WITHIN THE PROTECTED ZONE, DISCONTINUITIES CREATED BY FABRICATION OR ERECTION OPERATIONS, SUCH AS TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING AND THERMAL CUTTING SHALL BE REPAIRED AS REQUIRED BY ENGINEER OF RECORD.

(2) WELDED SHEAR STUDS AND DECKING ATTACHMENTS THAT PENETRATE THE BEAM FLANGE SHALL NOT BE PLACED ON BEAM FLANGES WITHIN THE PROTECTED ZONE. DECKING ARC SPOT WELDS AS REQUIRED TO SECURE DECKING SHALL BE PERMITTED.

(3) WELDED, BOLTED, SCREWED OR SHOT-IN ATTACHMENTS FOR PERIMETER EDGE ANGLES, EXTERIOR FACADES, PARTITIONS, DUCK WORK, PIPING OR OTHER CONSTRUCTION SHALL NOT BE PLACED WITHIN THE PROTECTED ZONE.

1 PROTECTED ZONE REQ'MTS AT TYP. REDUCED BEAM SECTION MOMENT CONNECTIONS
1" = 1'-0"



NOTE:
REF. 3/S6.2 FOR ALL DETAIL INFORMATION NOT SHOWN.

BEAM TO COLUMN FLANGE

2 TYP. SPECIAL MOMENT FRAME RBS JOINT CONNECTION AT ROOF
1" = 1'-0"

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EXPIRES 12-31-24

UMATILLA BUSINESS CENTER
AND RELATED IMPROVEMENTS

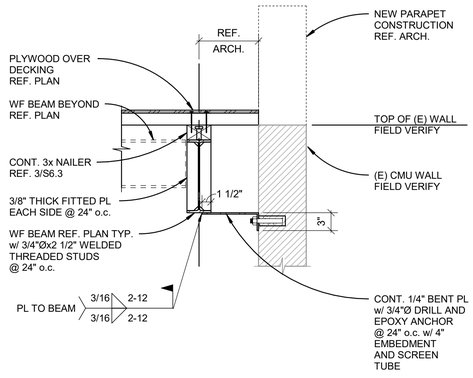
SEDER ARCHITECTURE + URBAN DESIGN LLC

CITY OF UMATILLA, OREGON DOWNTOWN UMATILLA

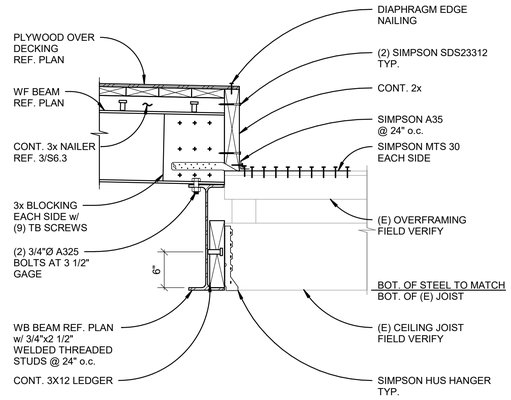
DATE: 3-6-2024

TYPICAL STEEL DETAILS

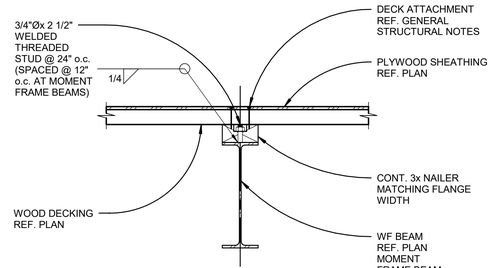
S6.2



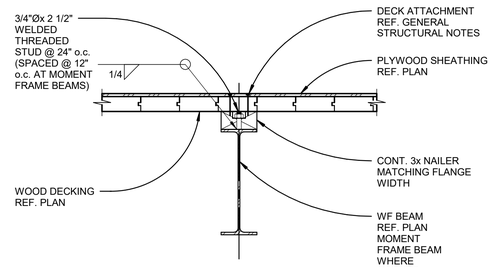
8 WF BEAM AT (E) WALL
1" = 1'-0"



5 WF BEAM AT (E) ROOF
1" = 1'-0"

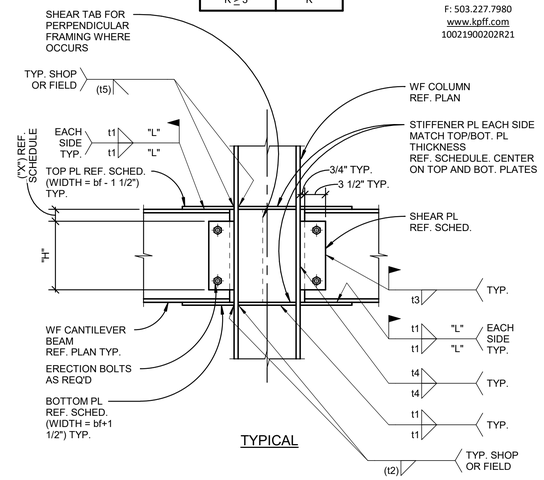


DECK PERPENDICULAR

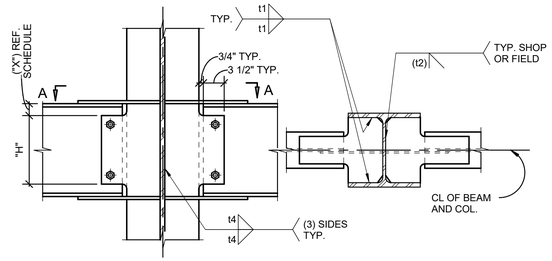


DECK PARALLEL

K	"X"
K ≤ 1 1/2"	1 1/2"
1 1/2" < K ≤ 2"	2"
2" < K ≤ 3"	3"
K ≥ 3"	K



TYPICAL

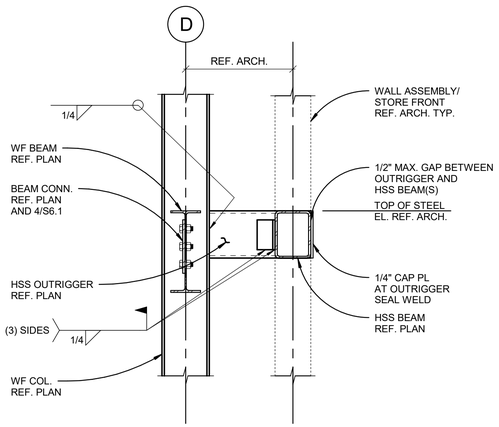


AT COLUMN WEB SECTION A-A

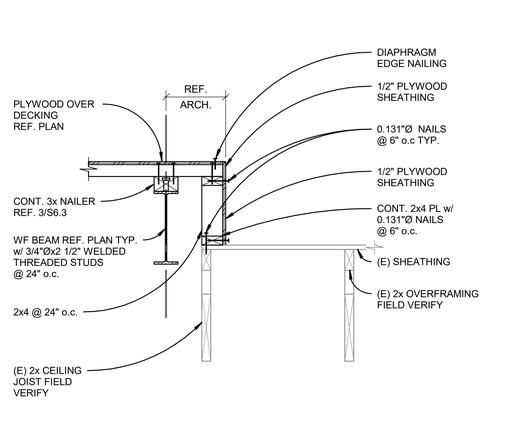
NOTES:

1. PERPENDICULAR FRAMING NOT SHOWN FOR CLARITY.
2. FOR SCHEDULE, WELD SIZE, AND WELD LENGTH REF. 6/S6.1
3. FOR INFORMATION NOT SHOWN ON "AT COLUMN WEB" REFERENCE TYPICAL CONDITION.

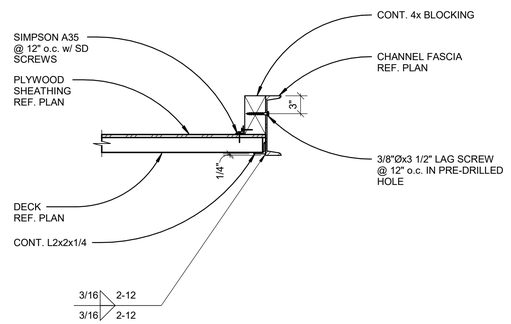
1 TYP. BEAM TO COLUMN MOMENT CONNECTION
1" = 1'-0"



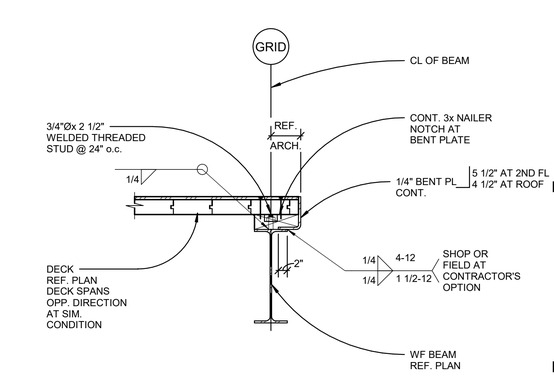
10 HSS BEAM CONNECTION
1" = 1'-0"



7 WF BEAM AT (E) ROOF
1" = 1'-0"



4 EDGE OF DECK DETAIL
1" = 1'-0"



NOTE:
REF. GENERAL STRUCTURAL NOTES FOR DECK ATTACHMENT.

2 TYP. EDGE OF DECK
1" = 1'-0"

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CITY OF UMATILLA, OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

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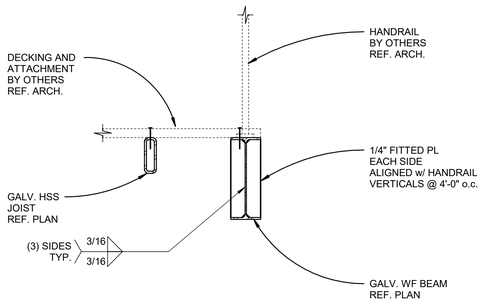
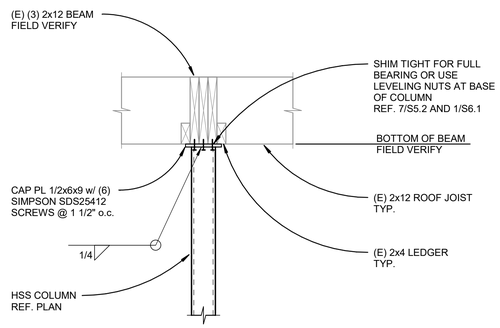
STEEL DETAILS

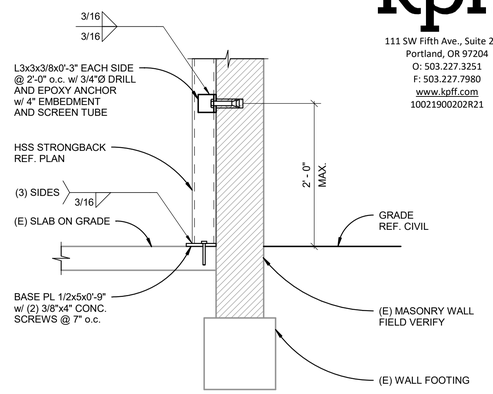
S6.3



7 DECK EDGE AT WF BEAM
1" = 1'-0"



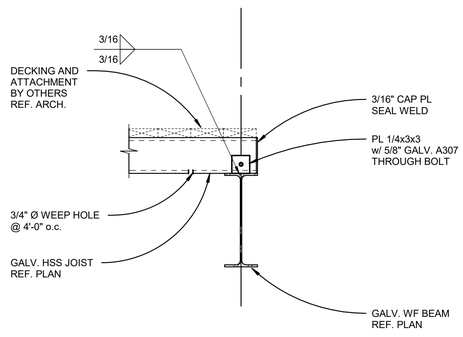
4 (E) ROOF BEAM AT (N) HSS COLUMN
1" = 1'-0"



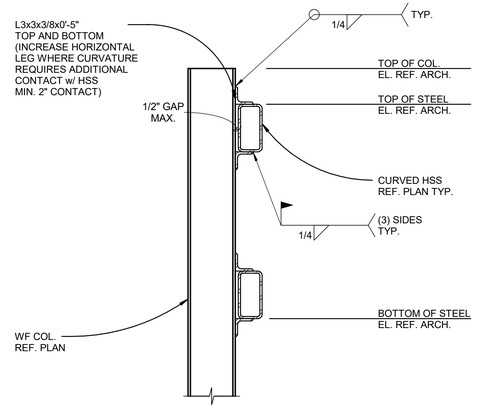
1 HSS STRONGBACK TO (E) SLAB AND WALL
1" = 1'-0"

5 SECTION AT DECK TRANSITION
1" = 1'-0"

2 HSS STRONGBACK AND HEADER
1" = 1'-0"



6 HSS TO WF BEAM
1" = 1'-0"



3 SIGNAGE HSS TO WF COLUMN
1" = 1'-0"

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S6.4