

COQUILLE SCHOOL DISTRICT BUS MAINTENANCE BUILDING

CODE SUMMARY

APPLICABLE CODES:
2022 Oregon Structural Specialty Code (2021 IBC)

CONSTRUCTION TYPES (Table 601):
Type VB, non-sprinklered

BUILDING AREA (Gross Sq. Ft.):
Main Floor: 3,773 sq. ft.
Mezzanine: 341 sq. ft.
Building Total: 4,114 sq. ft.

OCCUPANCY CLASSIFICATIONS (Chapter 3):
S-1 Bus Shop & Accessory Areas
Section 903.2.9.1 - Building does not meet requirements for repair garage to be sprinklered.
B Offices, Classroom, & Accessory Areas

OCCUPANCY SEPARATION (Table 508.4):
B / S-1: No separation required
1 hr fire barrier required per section 406.8.6.2.

ALLOWABLE AREA & HEIGHT:
Using most restrictive provisions.
Height (Table 504.3): Type VB, non-sprinklered, Occupancy B
Allowable: 40 feet
Actual: 30 feet; OK

Stories (Table 504.4):
B (offices):
Allowable: 2 stories
Actual: 1 story; OK
S-1 (bus shop):
Allowable: 1 stories
Actual: 1 story; OK

Area (Table 506.2): Type VB, non-sprinklered, Occupancy B
Allowable: 9,000 sq. ft.
Actual: 4,114 sq. ft.; OK

TRAVEL DISTANCE MAXIMUM (Table 1017.2):
B (offices):
200 ft., non-sprinklered; OK
S-1 (bus shop):
200 ft., non-sprinklered; OK

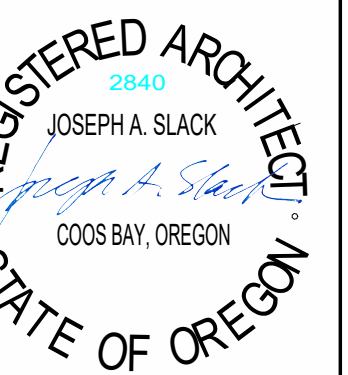
PLUMBING FIXTURES REQUIRED (Table 2902.1):
Total occupant load: 48
Required:
1 toilet per 25 for first 50, then 1 per 50; 2 total
1 lavatory per 40 for first 80, then 1 per 80; 2 total
1 drinking fountain required (storage)
Actual: 2 toilets, 2 lavatories (single-user), 1 drinking fountain; OK



3D VIEW FROM SOUTHEAST

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PROJECT TEAM

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ELECTRICAL
DOUBLE E ENGINEERING
315 ASH ST.
MYRTLE POINT, OR, 97458
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CONTACT: GREG PRIDE

BASE BID & ALTERNATES

Base Bid: All construction related to a "sealed-to-the-weather" type scope of work for a total completed exterior and all interior rough framing complete only. Refer to SECTION 01-1000 SUMMARY for complete description of Base Bid Work.

Alternate 1: Plumbing, Mechanical/HVAC, and Electrical Rough-In.

Alternate 2: Building Insulation.

Alternate 3: Building Interior Finishes.

Alternate 4: Plumbing, Mechanical/HVAC, and Electrical Complete.

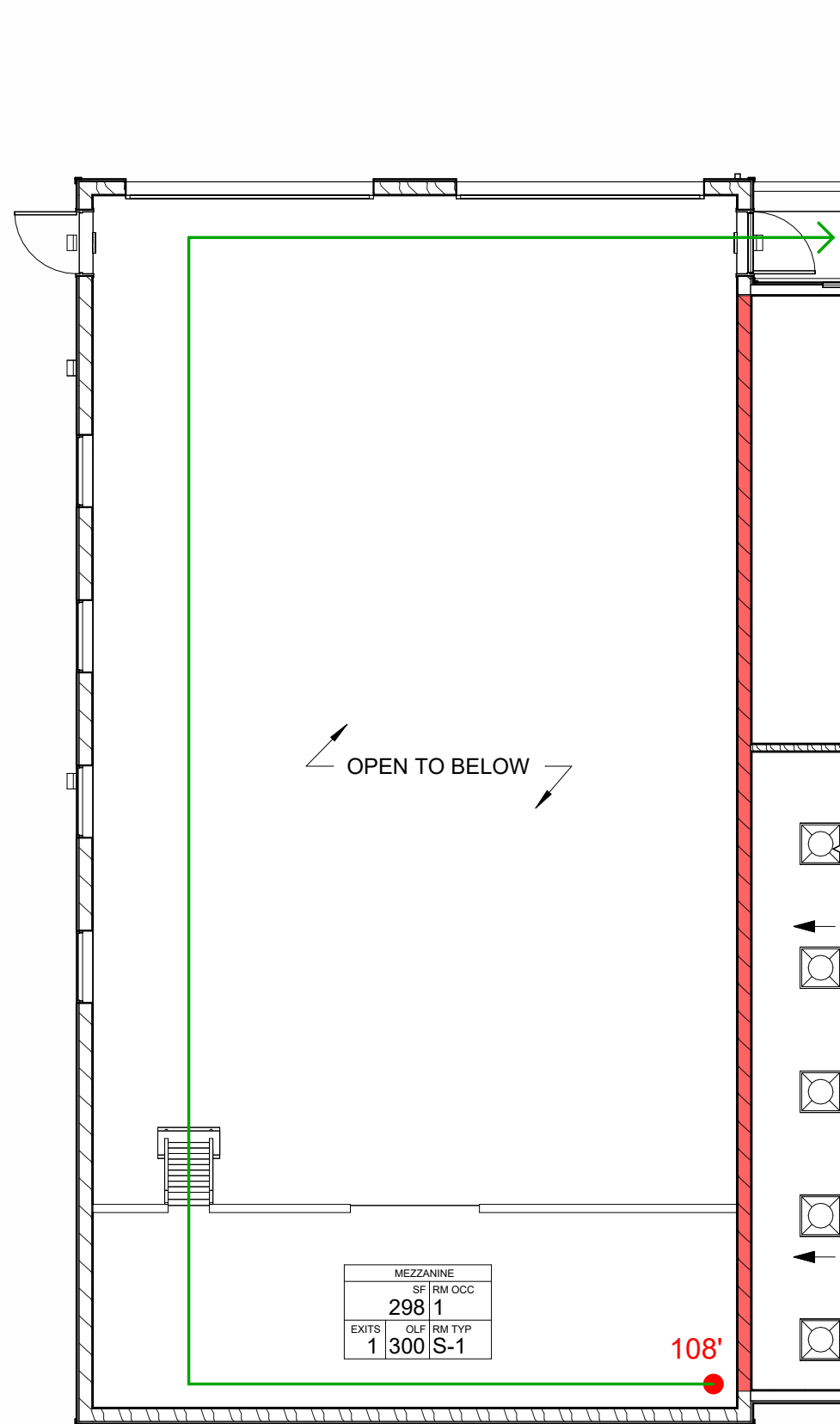
Refer to SECTION 01-2300 - ALTERNATES for complete description of Alternates.

It is the intent of the Owner to award Base Bid, and as many Alternates as budget allows. Upon the new budget year, July 2024, it is the intent to award the remaining Alternates through a change order process to complete the project.

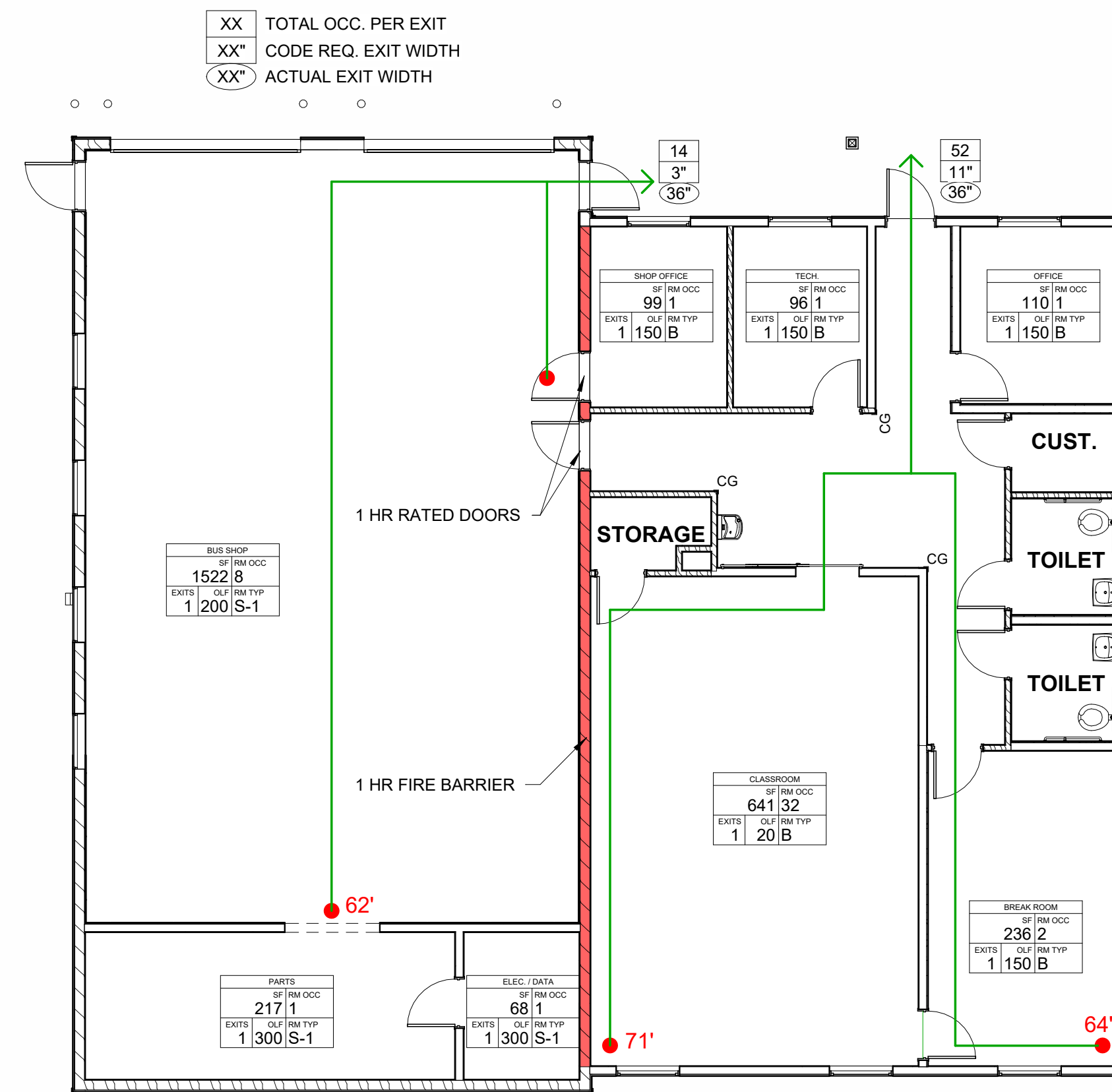
OCCUPANCY SCHEDULE						
NO.	ROOM NAME	AREA	TYPE	OLF	OCC. LOAD	EXITS
2	SHOP OFFICE	99 SF	B	150	1	1
3	TECH.	96 SF	B	150	1	1
4	OFFICE	110 SF	B	150	1	1
8	BREAK ROOM	236 SF	B	150	2	1
9	CLASSROOM	641 SF	B	20	32	1
11	BUS SHOP	1522 SF	S-1	200	8	1
12	PARTS	217 SF	S-1	300	1	1
13	ELEC. / DATA	68 SF	S-1	300	1	1
14	MEZZANINE	298 SF	S-1	300	1	1
TOTAL OCCUPANTS:					48	



3 VICINITY MAP
12" = 1'-0"



2 MEZZANINE CODE PLAN
1/8" = 1'-0"



1 MAIN FLOOR CODE PLAN
1/8" = 1'-0"

PROJECT NO.: 22-97

BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

REVISIONS:
DATE DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:
COVER SHEET

G0.0

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HGE ARCHITECTS, INC.

SURVEY FOR:
 COQUILLE SCHOOL DISTRICT
 USE: NC
 TAX MAP 27 13 36
 TAX LOT 201 TA# 735001
 INST# 2018-10746
 ZONING C-2 [COQUILLE]
 SITUS: 586 W. CENTRAL BLVD.

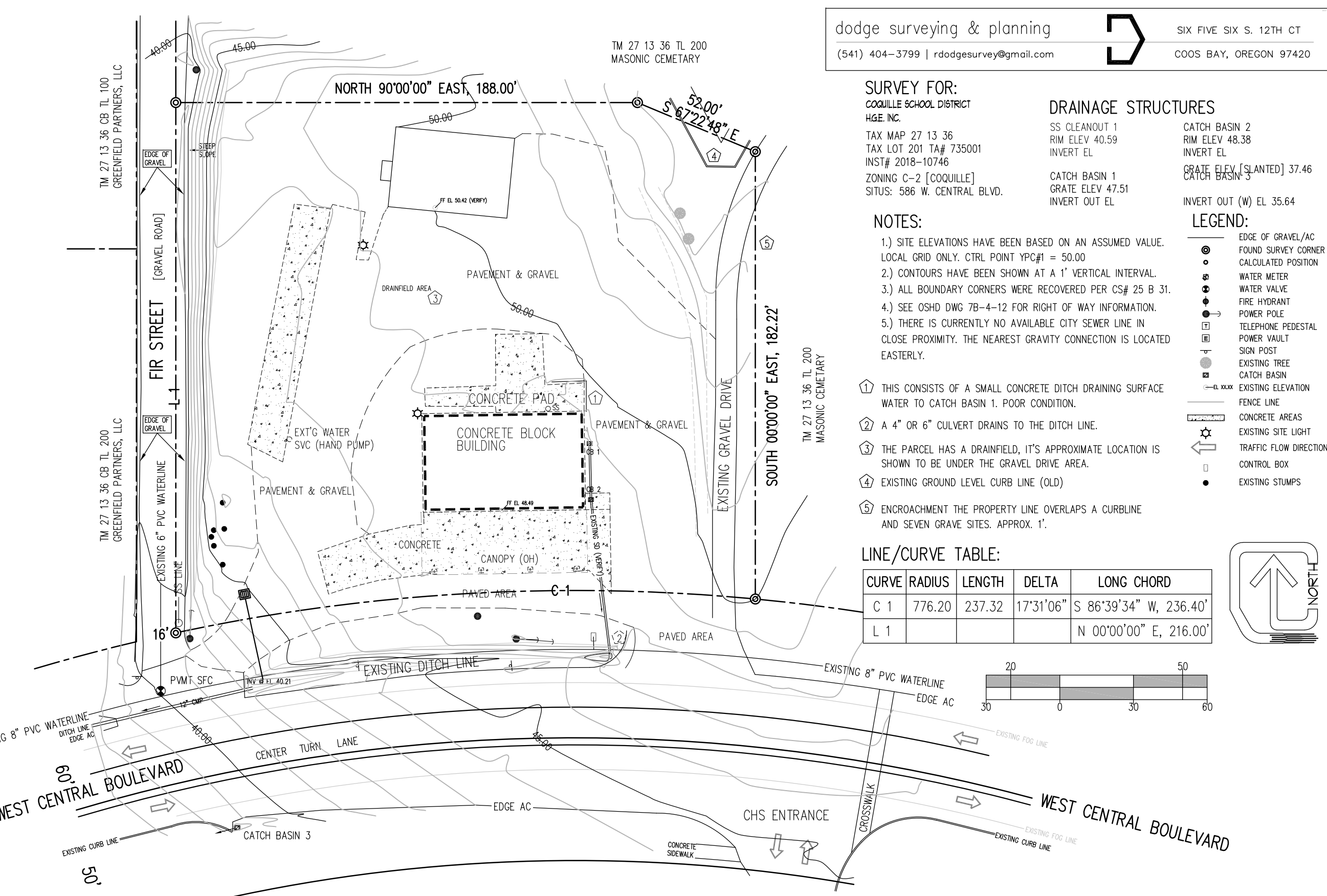
DRAINAGE STRUCTURES
 SS CLEANOUT 1
 RIM ELEV 40.59
 INVERT EL.
 CATCH BASIN 1
 GRATE ELEV 47.51
 INVERT OUT EL.
 CATCH BASIN 2
 RIM ELEV 48.38
 INVERT EL.
 GRATE ELEV [SLANTED] 37.46
 CATCH BASIN 3
 INVERT OUT (W) EL. 35.64

NOTES:
 1) SITE ELEVATIONS HAVE BEEN BASED ON AN ASSUMED VALUE. LOCAL GRID ONLY. CTRL. POINT YPC#1 = 50.00
 2) CONTOURS HAVE BEEN SHOWN AT A 1' VERTICAL INTERVAL.
 3) ALL BOUNDARY CORNERS WERE RECOVERED PER CS# 25 B 31.
 4) SEE OSMD DWG 78-4-12 FOR RIGHT OF WAY INFORMATION.
 5) THERE IS CURRENTLY NO AVAILABLE CITY SEWER LINE IN CLOSE PROXIMITY. THE NEAREST GRAVITY CONNECTION IS LOCATED EASTERLY.

THIS CONSISTS OF A SMALL CONCRETE DITCH DRAINING SURFACE WATER TO CATCH BASIN 1. POOR CONDITION.
 A 4" OR 6" CULVERT DRAINS TO THE DITCH LINE.
 THE PARCEL HAS A DRAINFIELD, ITS APPROXIMATE LOCATION IS SHOWN TO BE UNDER THE GRAVEL DRIVE AREA.
 EXISTING GROUND LEVEL CURB LINE (OLD).
 ENCROACHMENT OF THE PROPERTY LINE OVERLAPS A CURBLINE AND SEVEN GRAVE SITES. APPROX. 1'.

LINE/CURVE TABLE:

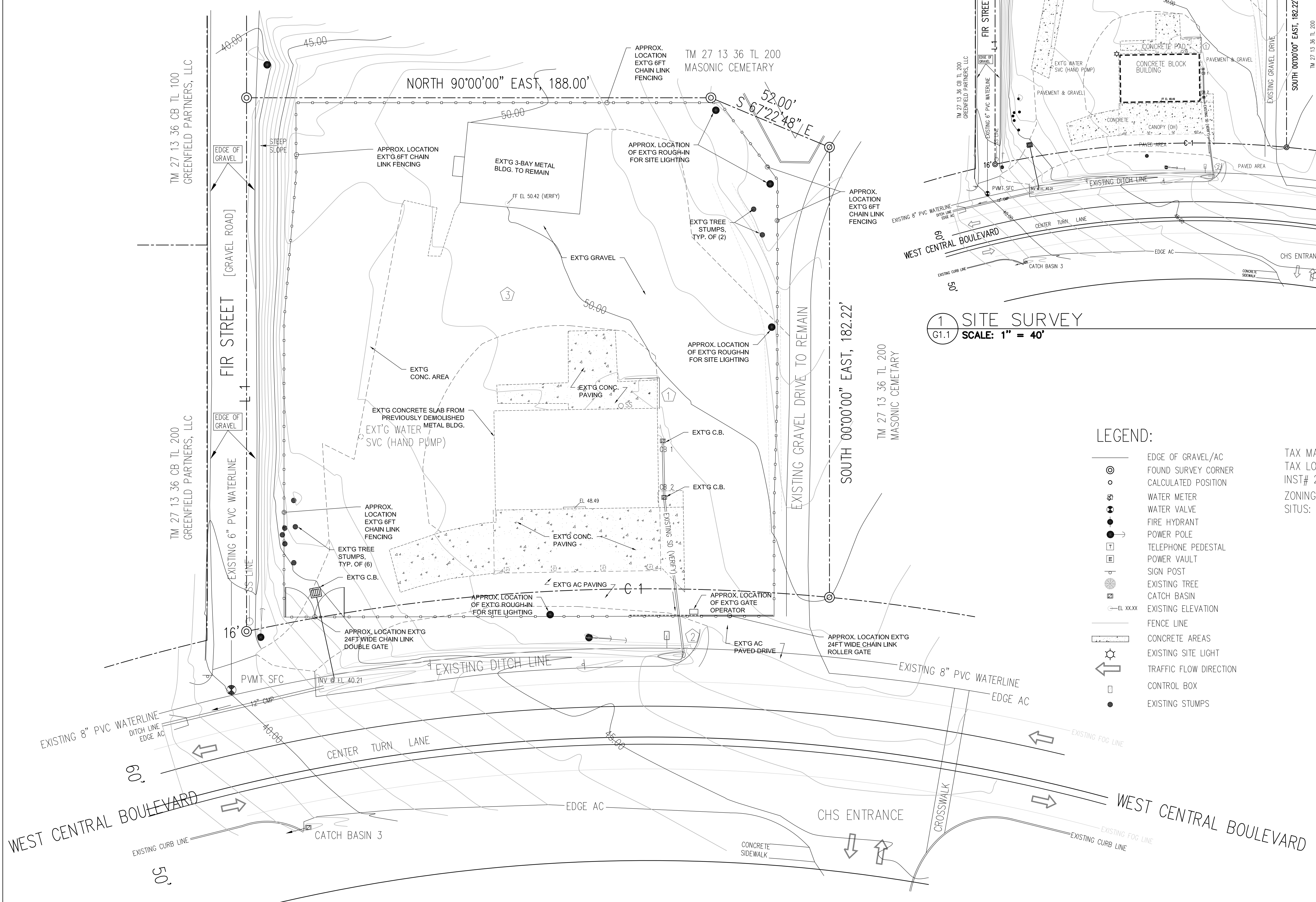
CURVE	RADIUS	LENGTH	DELTA	LONG CHORD
C 1	776.20	237.32	17°31'06"	S 86°39'34" W, 236.40'
L 1				N 00°00'00" E, 216.00'



1 SITE SURVEY
 G1.1 SCALE: 1" = 40'

- LEGEND:**
- FOUND SURVEY CORNER
 - CALCULATED POSITION
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ POWER POLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ POWER VAULT
 - ⊙ SIGN POST
 - ⊙ EXISTING TREE
 - ⊙ CATCH BASIN
 - EL. XXXX EXISTING ELEVATION
 - FENCE LINE
 - CONCRETE AREAS
 - ⊙ EXISTING SITE LIGHT
 - TRAFFIC FLOW DIRECTION
 - CONTROL BOX
 - EXISTING STUMPS

TAX MAP 27 13 36
 TAX LOT 201 TA# 735001
 INST# 2018-10746
 ZONING C-2 [COQUILLE]
 SITUS: 586 W. CENTRAL BLVD.



2 EXISTING CONDITIONS PLAN
 G1.1 SCALE: 1" = 20'

NOTE: SITE DEMOLITION HAS OCCURRED SINCE SITE WAS SURVEYED. EXISTING CONDITIONS NOTED BUT CONDITIONS MAY CHANGE PRIOR TO CONSTRUCTION.

REGISTERED ARCHITECT
 2840
 JOSEPH A. SLACK
 COOS BAY, OREGON
 STATE OF OREGON

PROJECT NO.: 22-97
BUS MAINTENANCE BUILDING
 COQUILLE SCHOOL DISTRICT
 W CENTRAL BLVD
 COQUILLE, OREGON

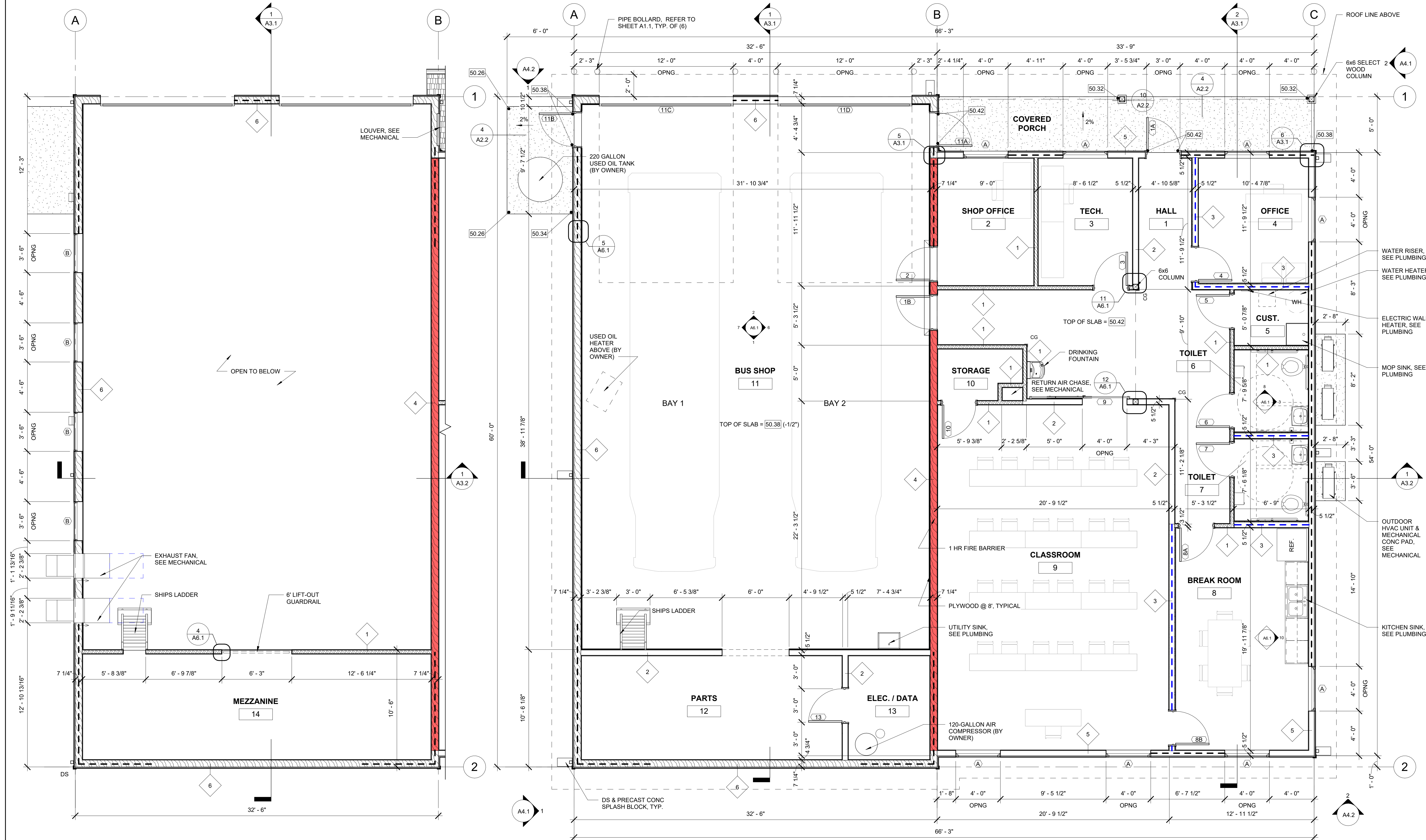
CONSTRUCTION

REVISIONS:

#	DATE	DESCRIPTION

DATE: FEBRUARY 2024
 SHEET TITLE:
EXISTING CONDITIONS

G1.1
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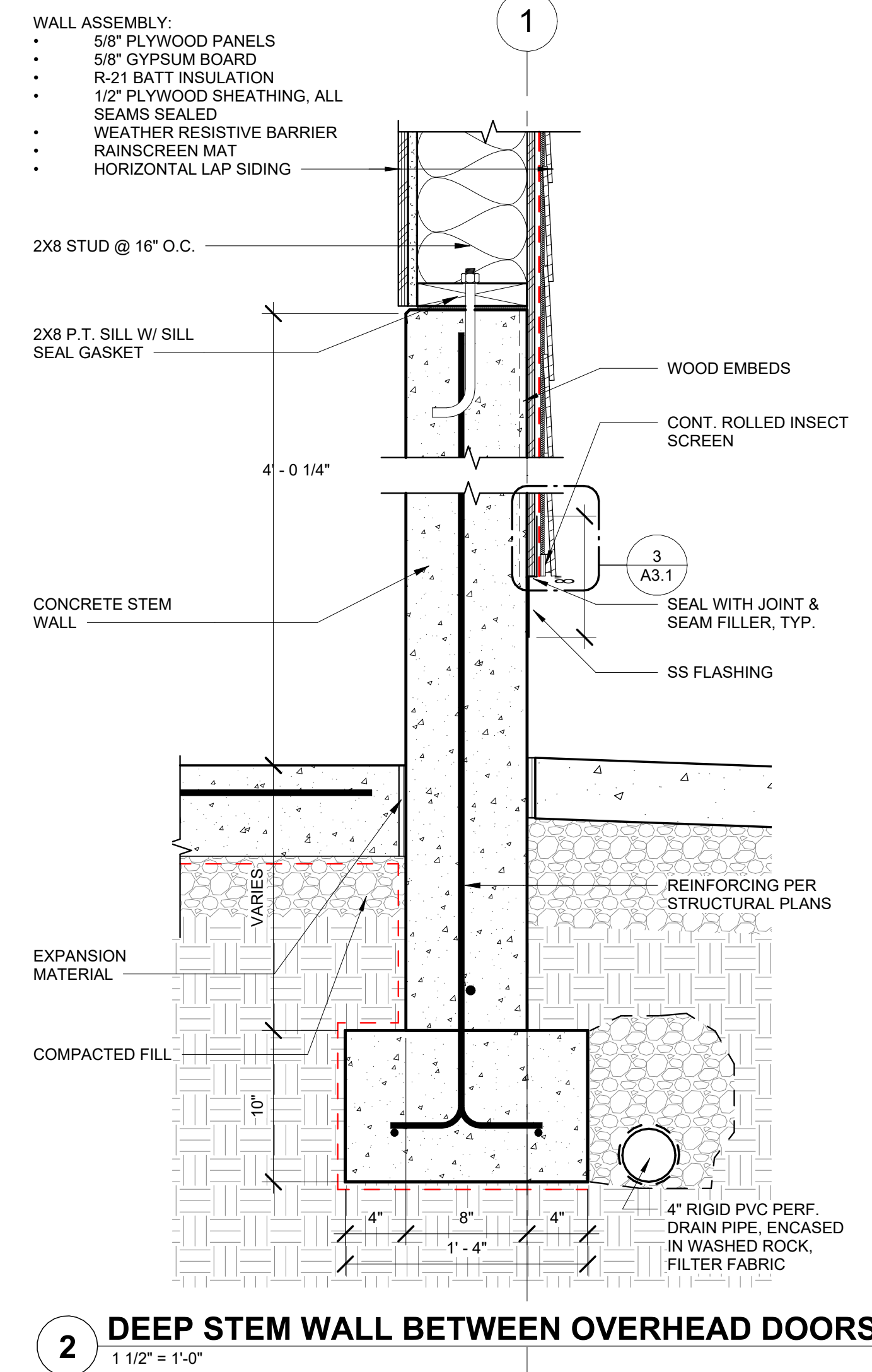
2 MEZZANINE FLOOR PLAN
1/4" = 1'-0"

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

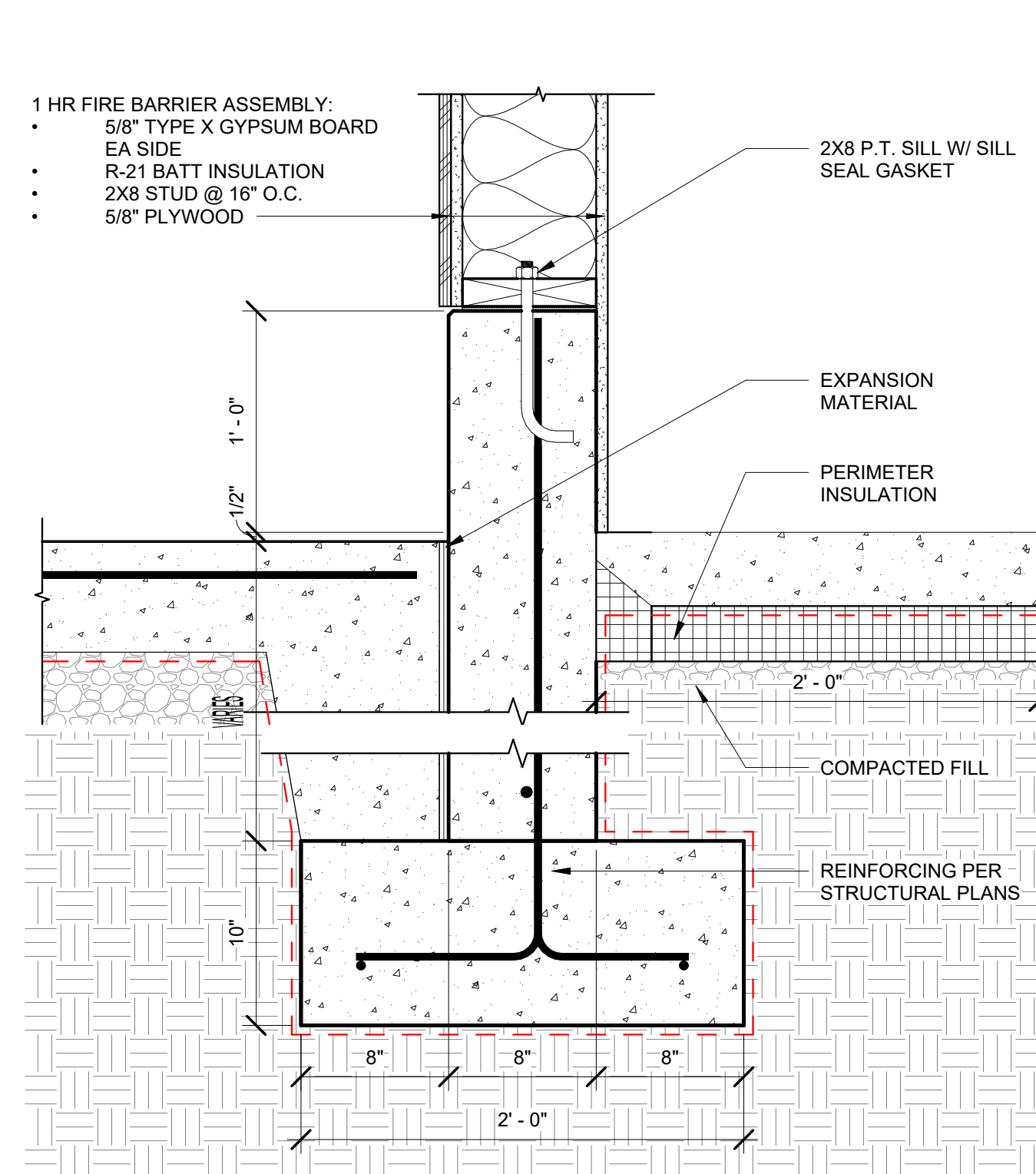
WALL TYPES AND LEGEND

- 1 2x4 @ 16" O.C. W/ 5/8" GYP BD EACH SIDE
- 2 2x6 @ 16 O.C. W/ 5/8" GYP BD EACH SIDE
- 3 GA WP 3371 (STC 50)
• ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
• 2" X 4" [38 X 89 MM] WOOD STUDS, STAGGERED, 8" O.C.
• 3-1/2" [89 MM] FIBERGLASS INSULATION
• TWO LAYERS 5/8" SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
- 4 2x8 @ 16" O.C. W/ 5/8" TYPE X GYP BD EACH SIDE
- 5 2x6 @ 16" O.C. W/ 5/8" GYP BD INTERIOR + R-21 MIN. BATT INSULATION + 1/2" PLYWOOD SHEATHING + WEATHER RESISTIVE BARRIER + RAINDRIP MAT + HORIZONTAL LAP SIDING
- 6 2x8 @ 16" O.C. W/ 5/8" GYP BD INTERIOR + R-21 MIN. BATT INSULATION + 1/2" PLYWOOD SHEATHING + WEATHER RESISTIVE BARRIER + RAINDRIP MAT + HORIZONTAL LAP SIDING
- - - SHEAR WALL. SEE STRUCTURAL
NOTE: REFER TO STRUCTURAL FOR SHEATHING
- CG CORNER GUARD

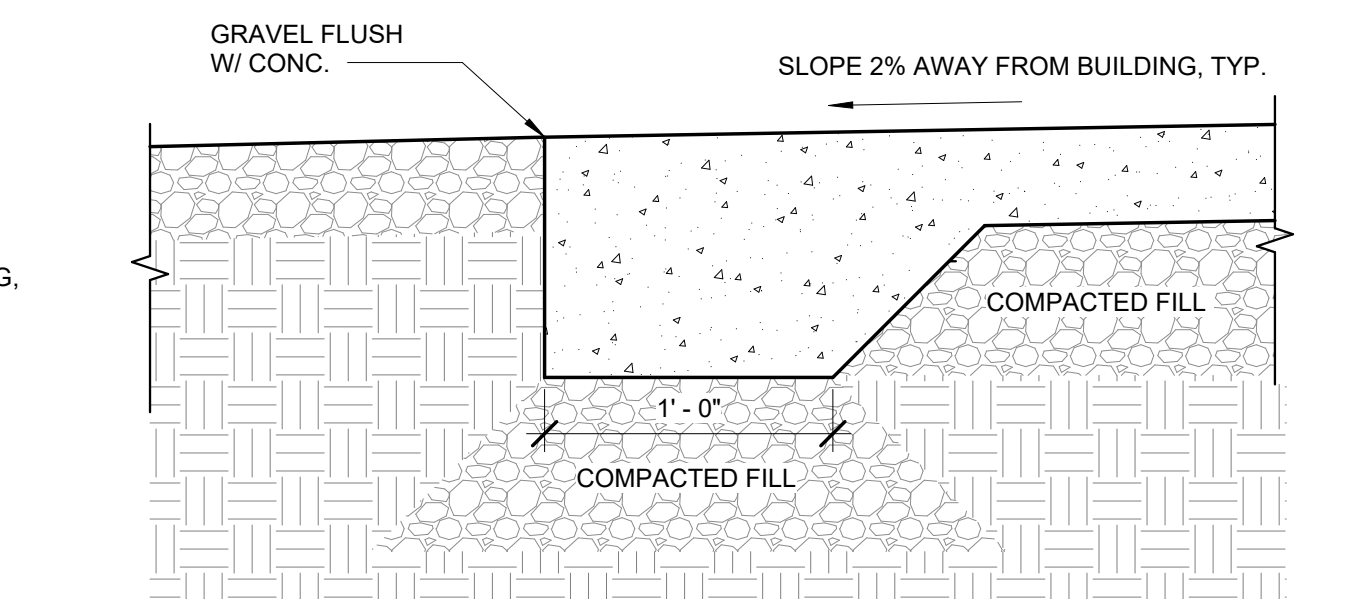
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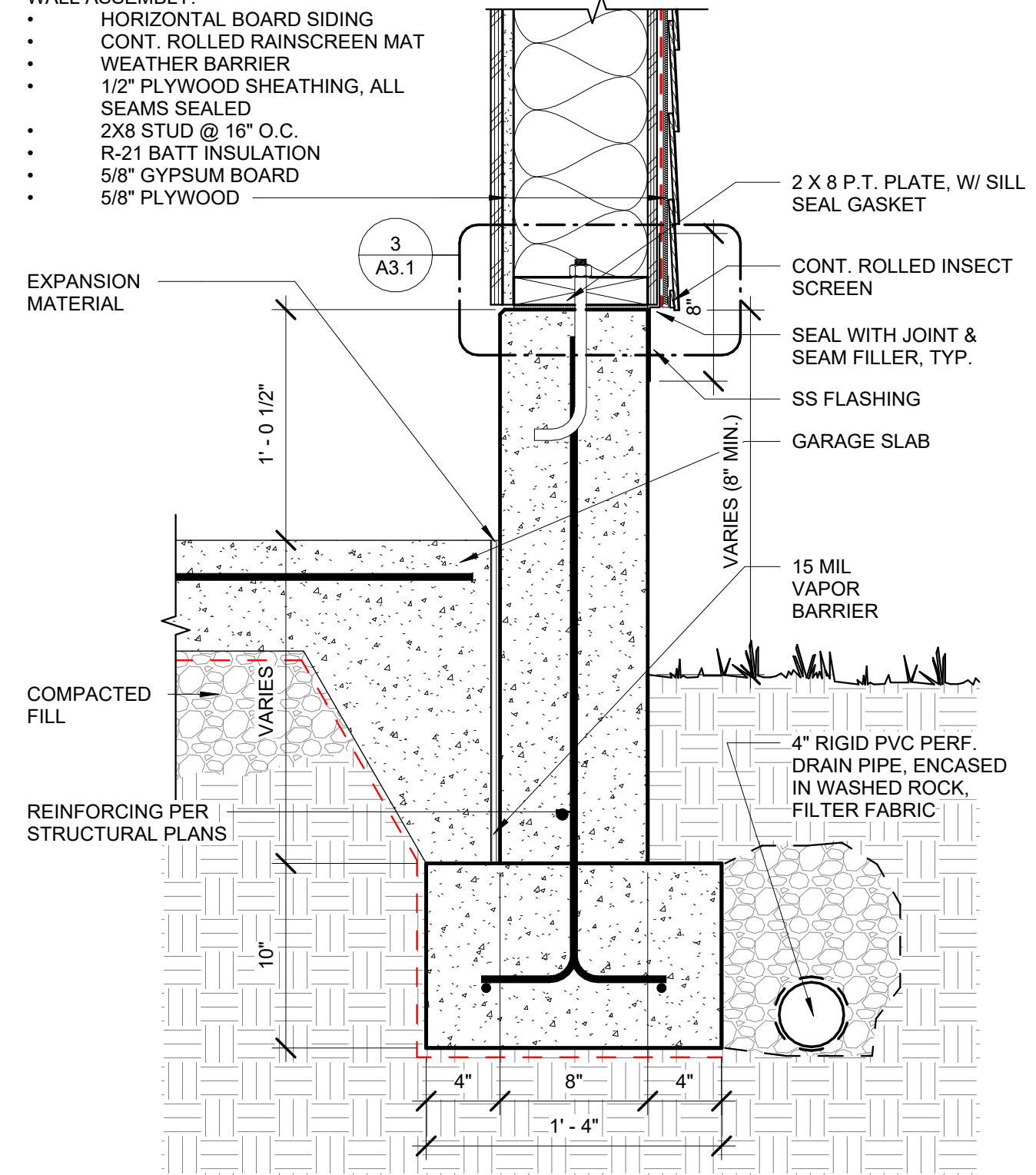
2 DEEP STEM WALL BETWEEN OVERHEAD DOORS
1 1/2" = 1'-0"



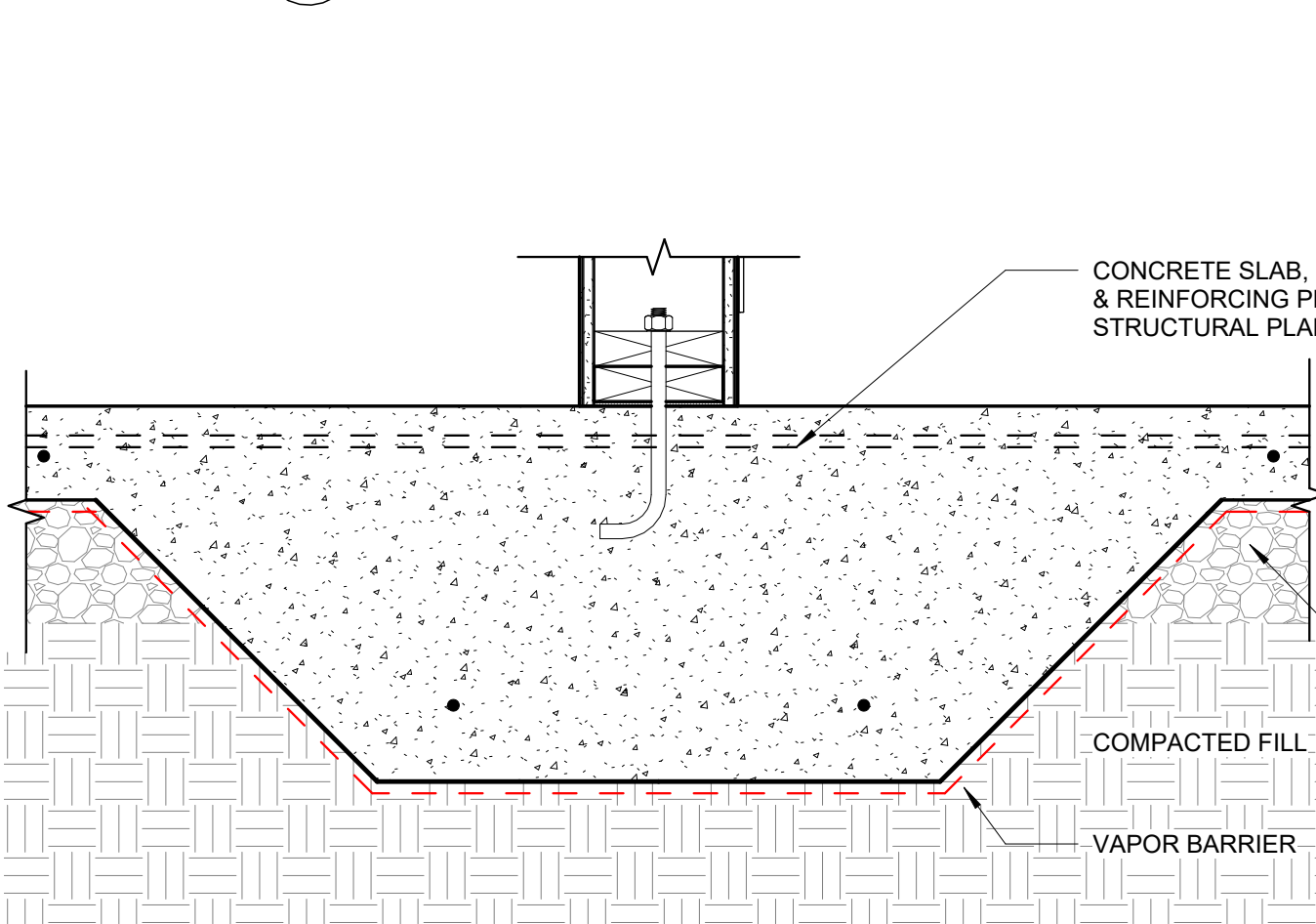
3 INTERIOR FOOTING @ GARAGE
1 1/2" = 1'-0"



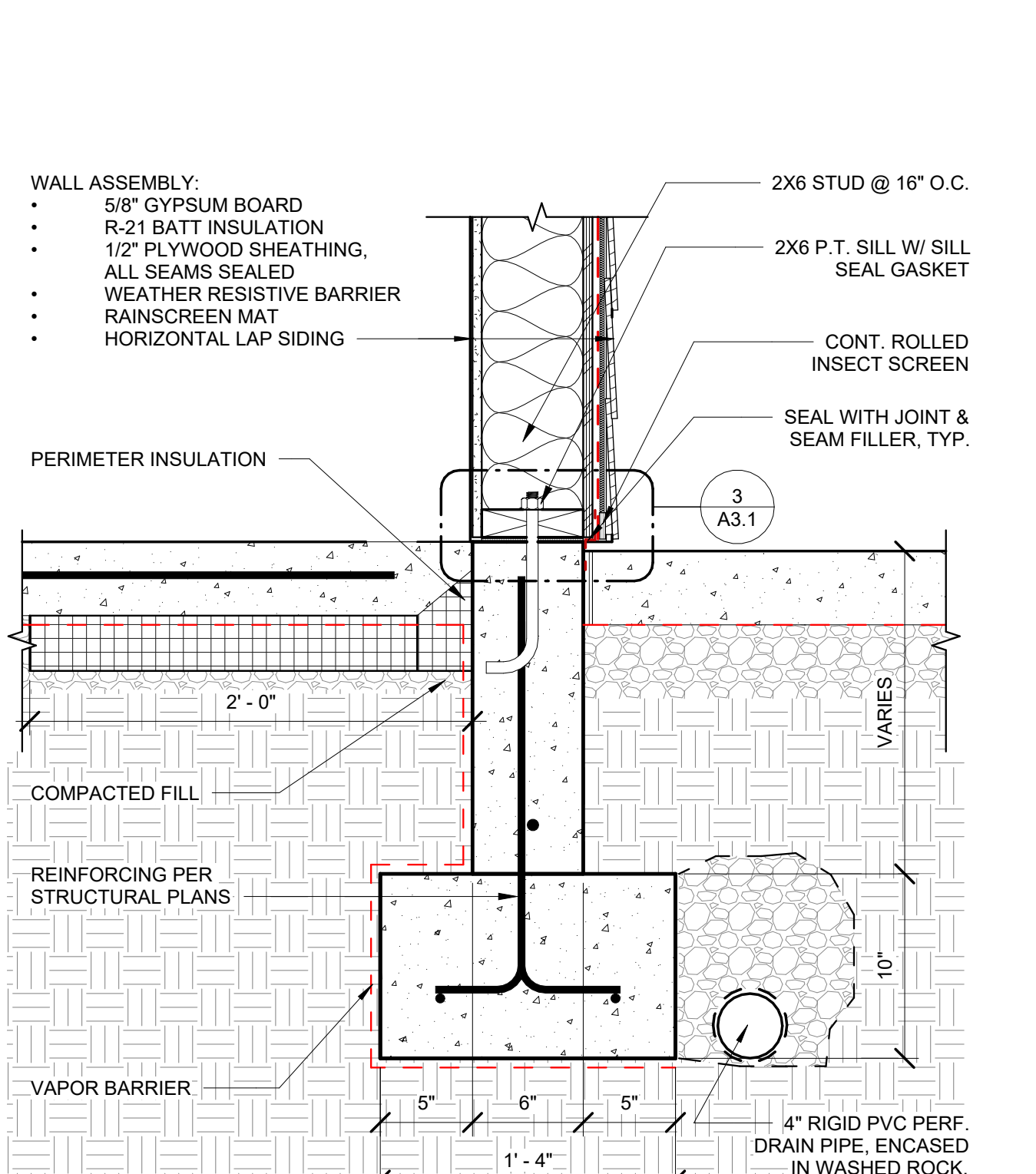
4 SLAB EDGE
1 1/2" = 1'-0"



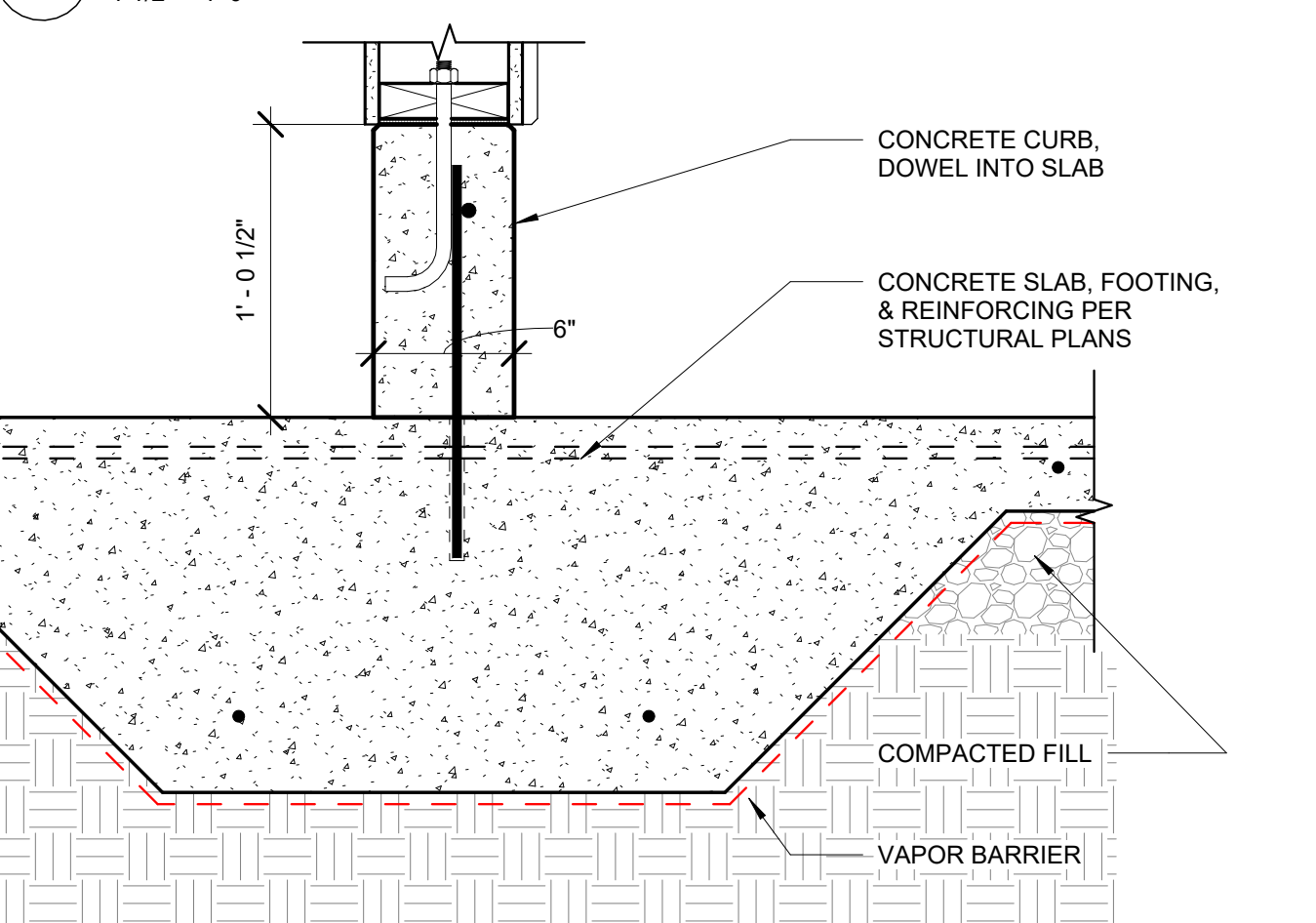
7 GARAGE FOOTING TYP.
1 1/2" = 1'-0"



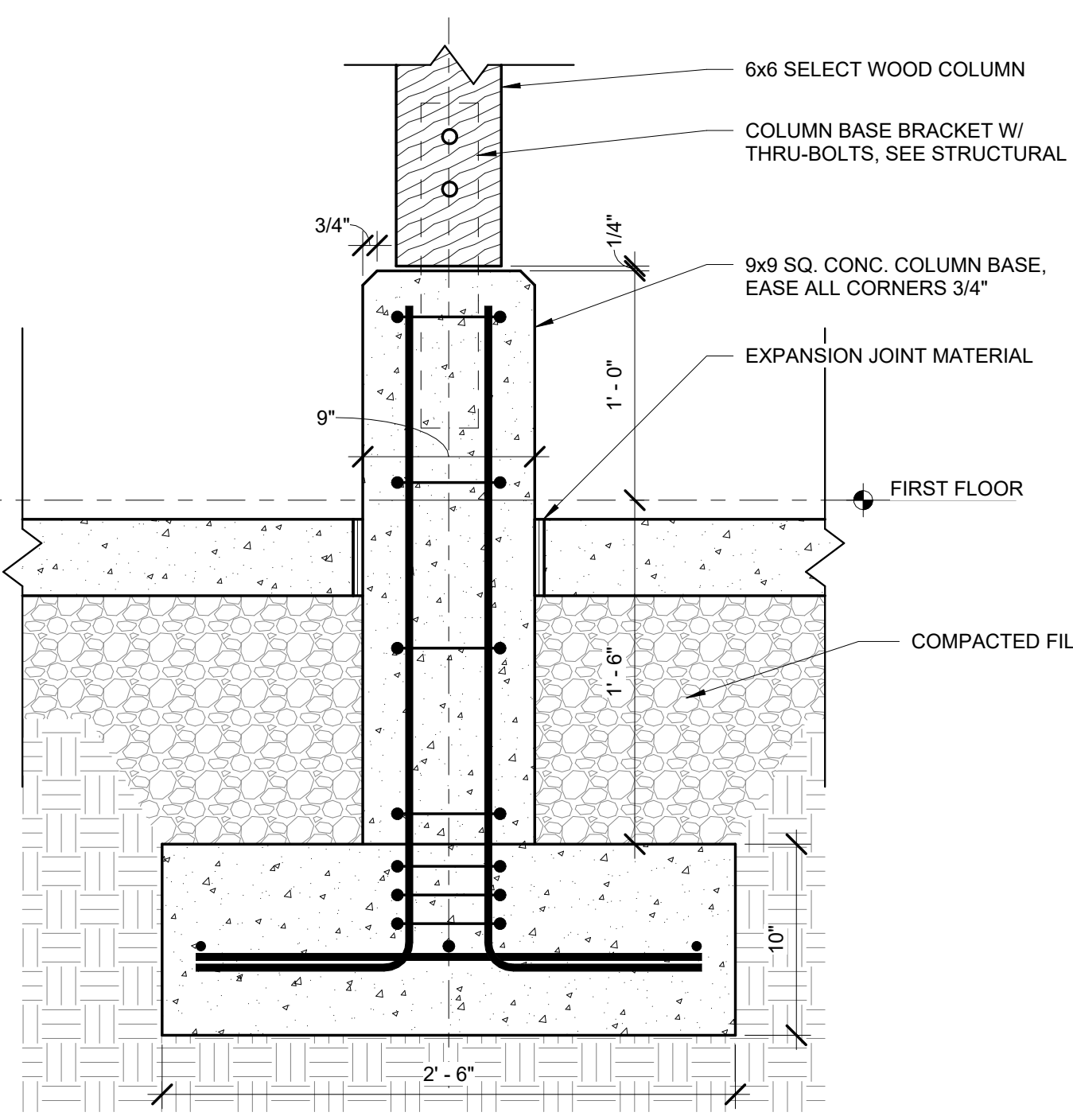
6 INTERIOR FOOTING
1 1/2" = 1'-0"



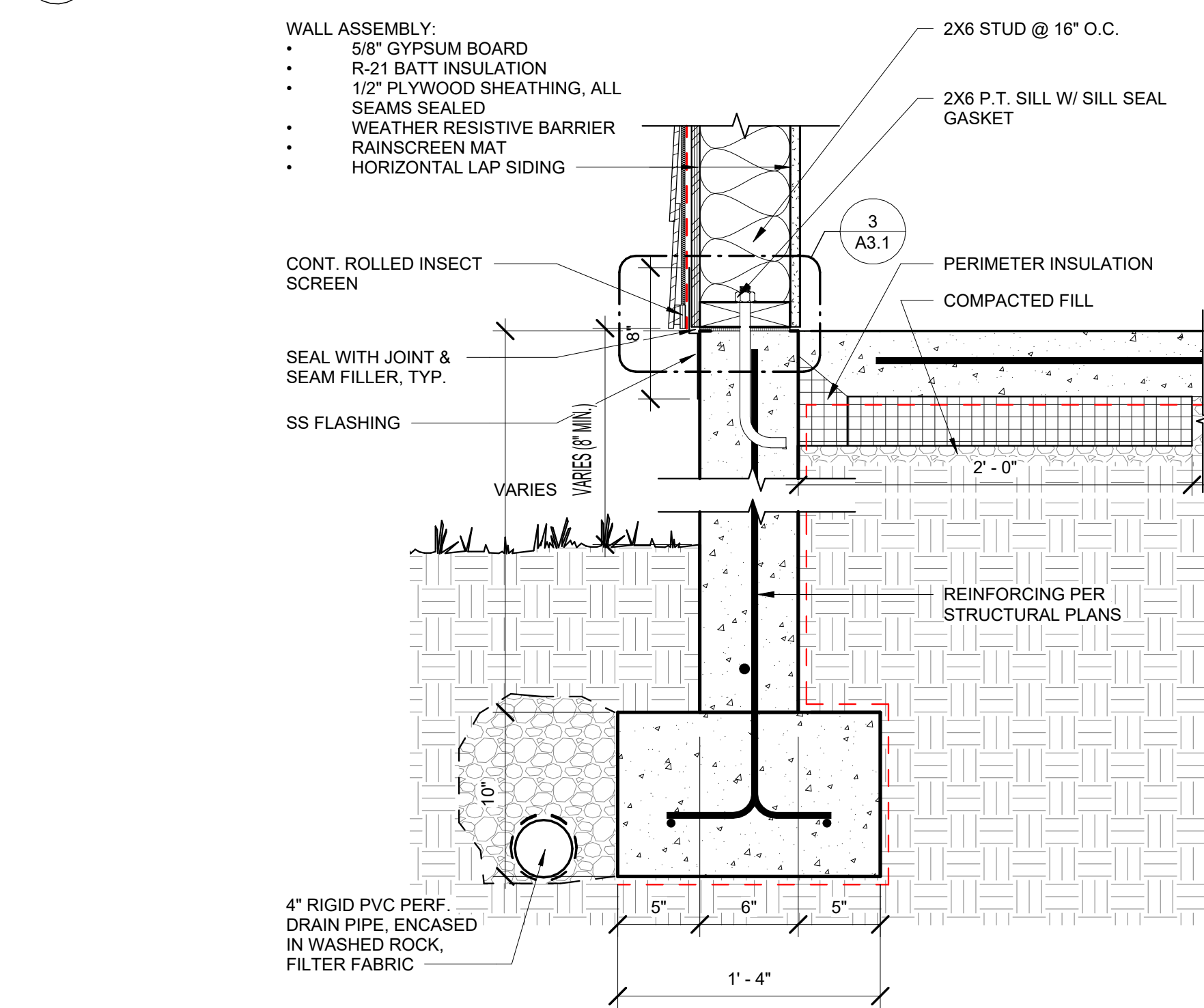
8 STEM WALL FOOTING @ PORCH
1 1/2" = 1'-0"



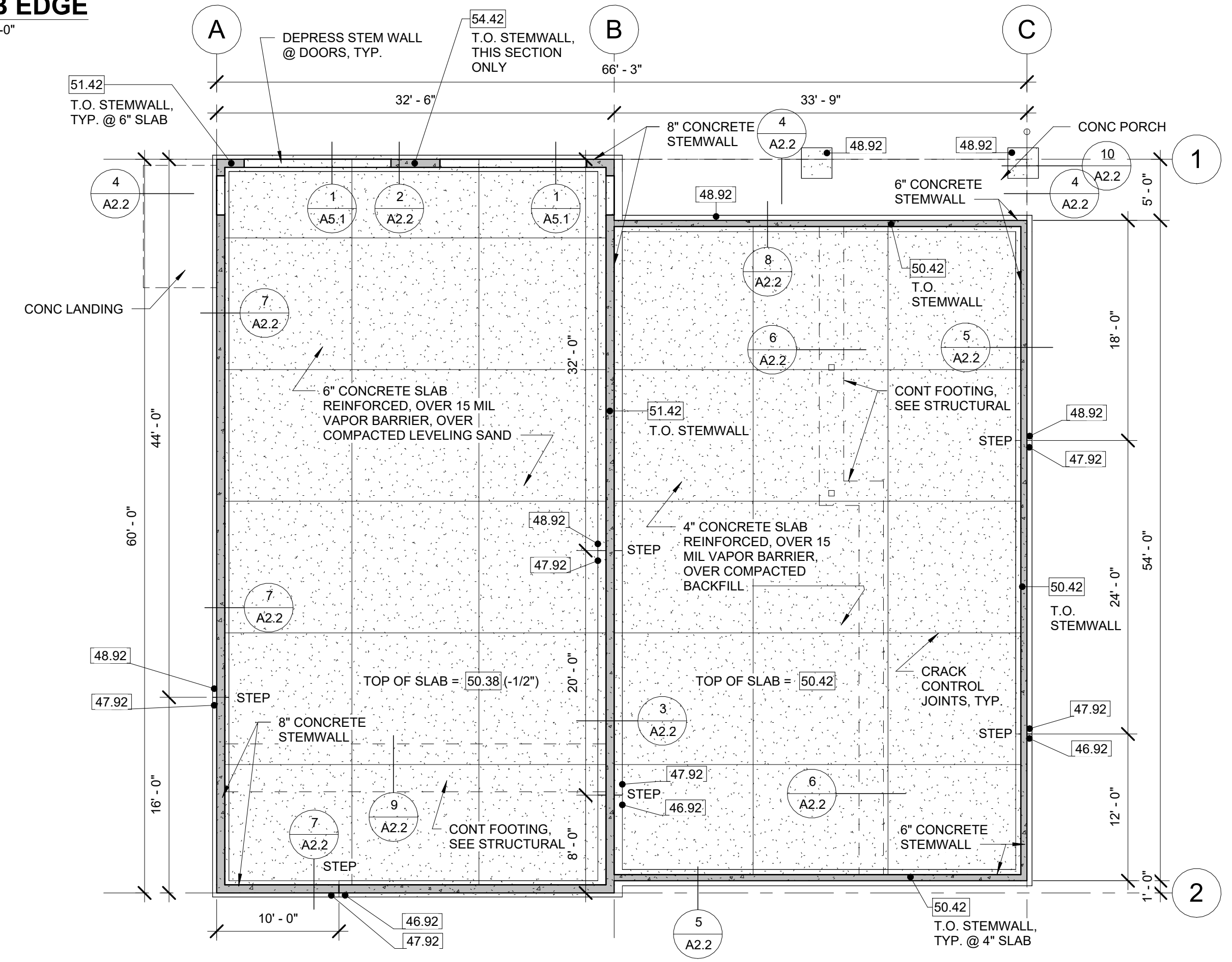
9 INTERIOR FOOTING @ MEZZANINE WALL
1 1/2" = 1'-0"



10 EXT. COLUMN FOOTING
1 1/2" = 1'-0"

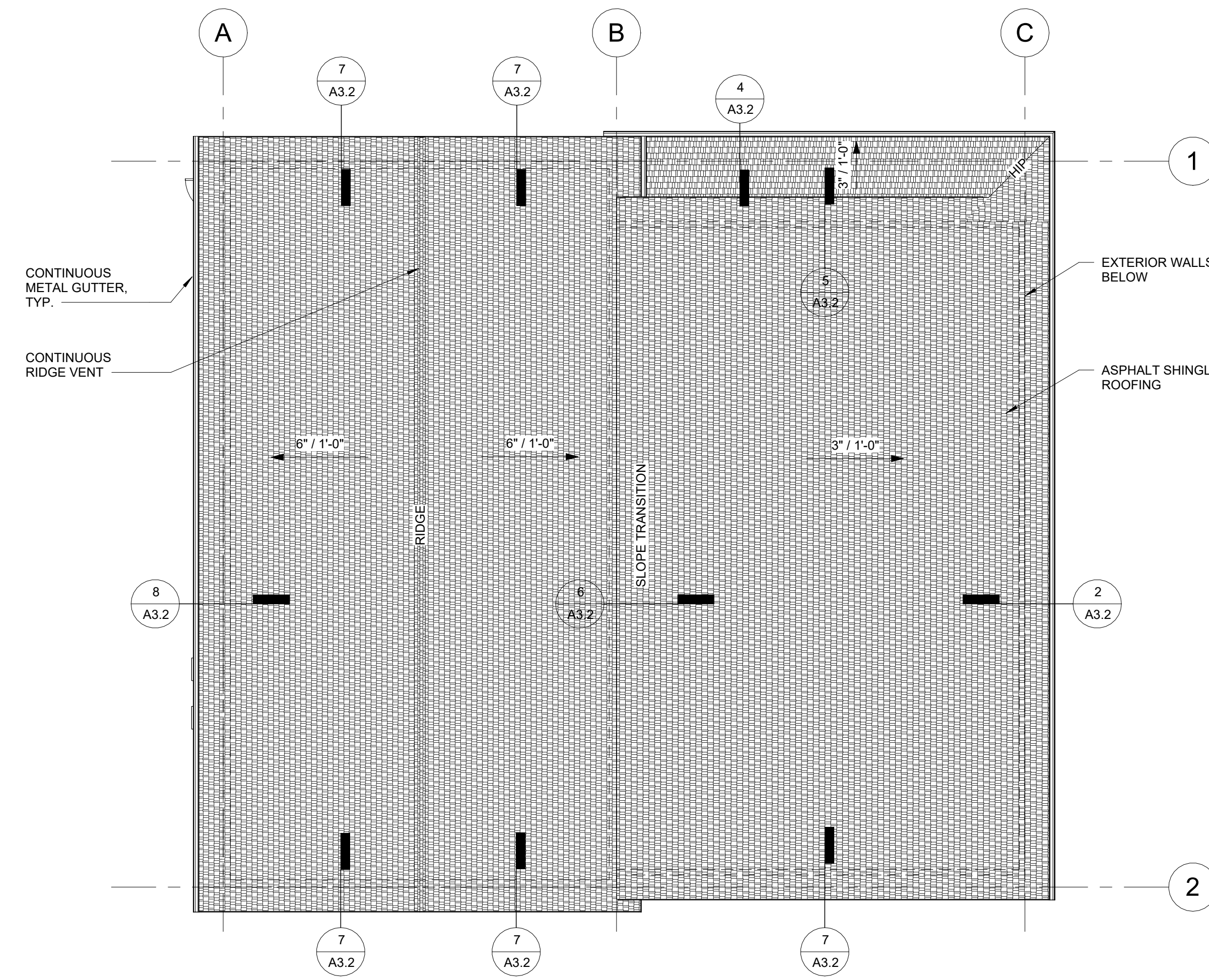
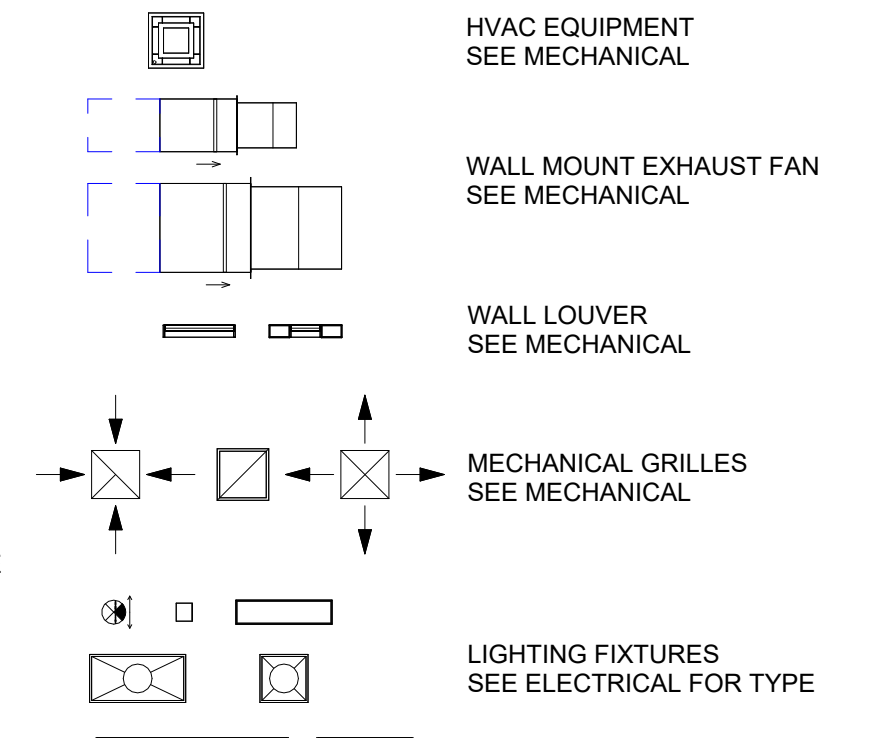


5 TYP. STEM WALL FOOTING @ OFFICES
1 1/2" = 1'-0"

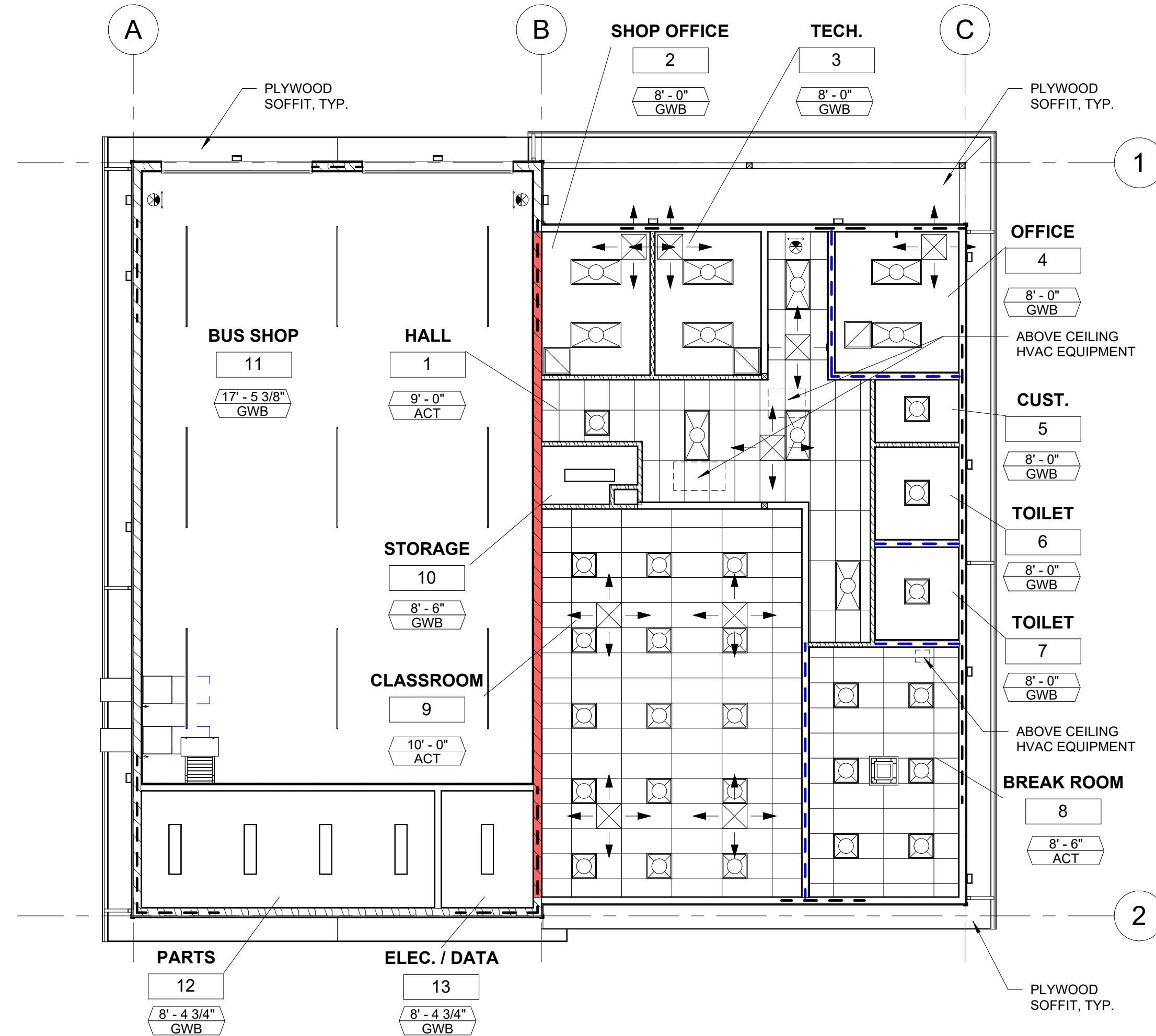


1 SLAB & FOOTING PLAN
1/8" = 1'-0"

LEGEND - SYMBOLS



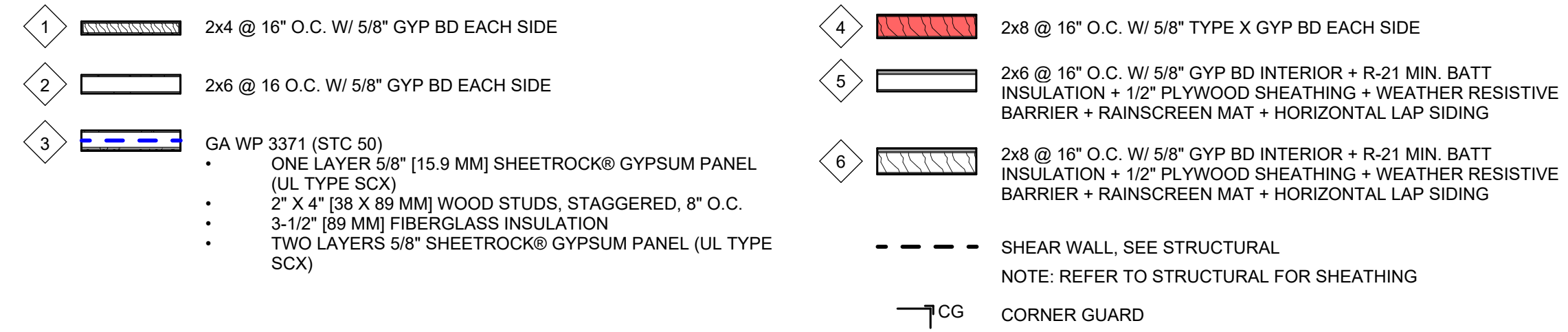
3 ROOF PLAN
1/8" = 1'-0"

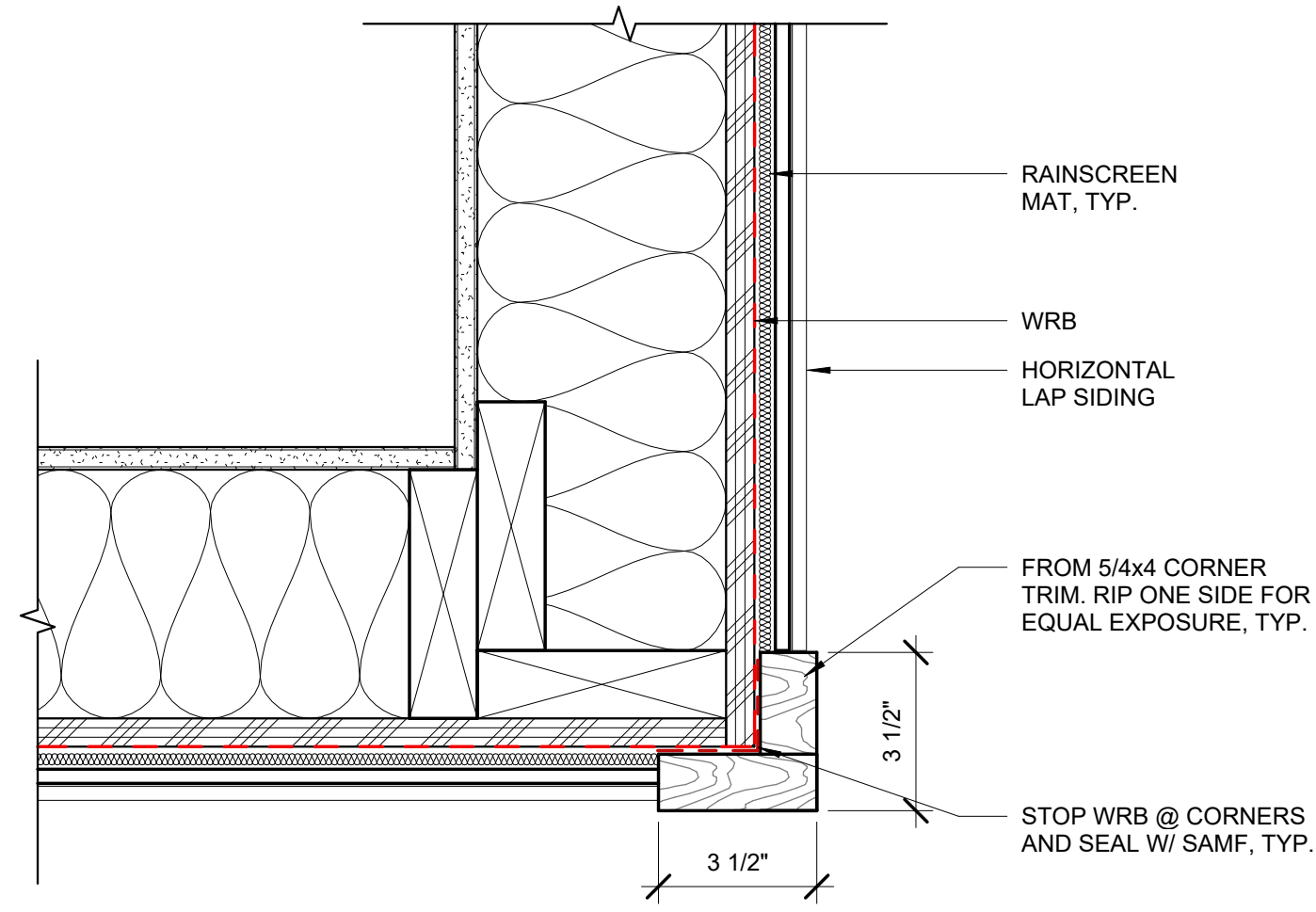


1 FIRST FLOOR RCP
1/8" = 1'-0"

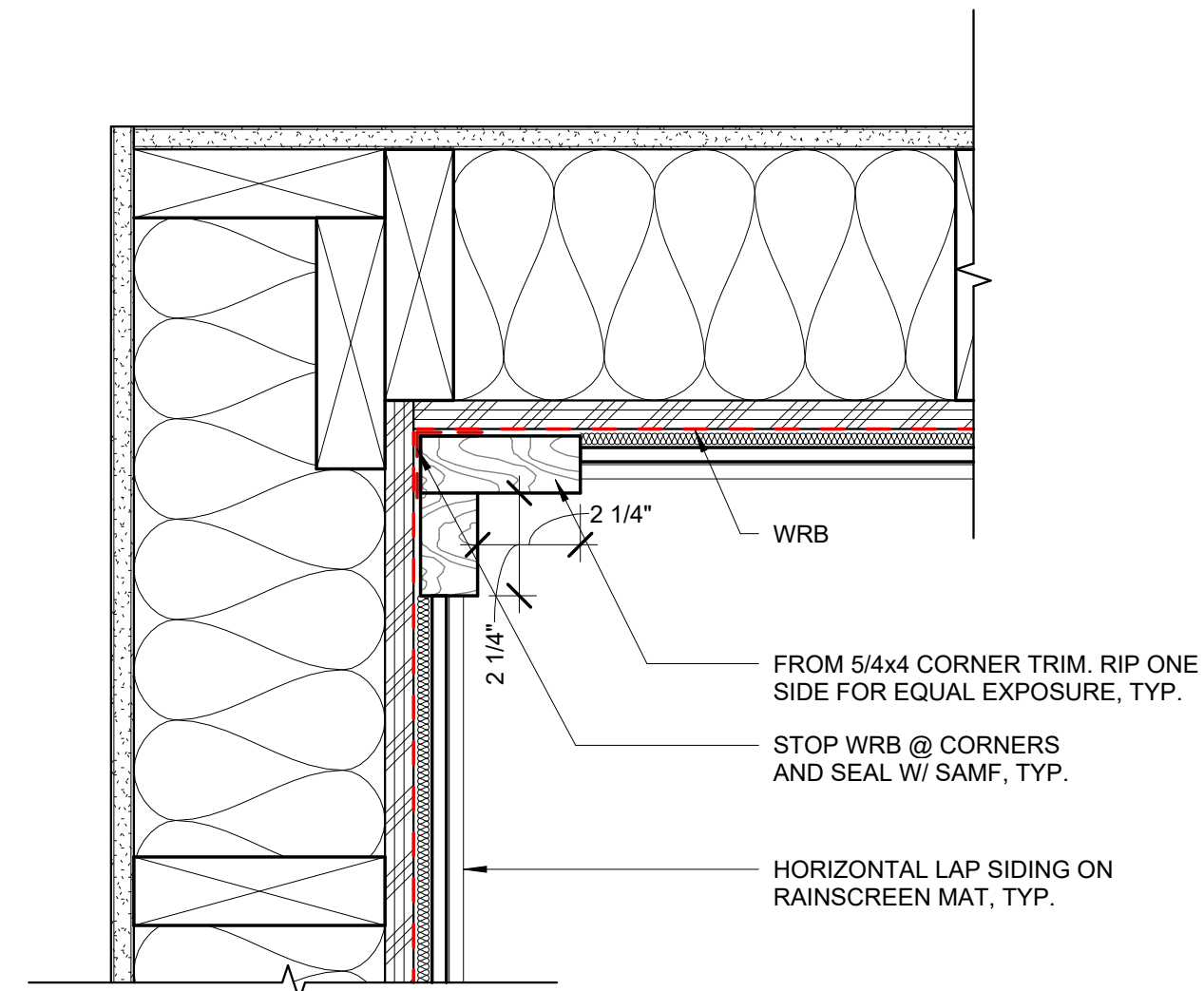
NOTE:
ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR OF OFFICE SLAB.
GARAGE SLAB HELD DOWN 1/2" (SEE FLOOR PLAN).

WALL TYPES AND LEGEND

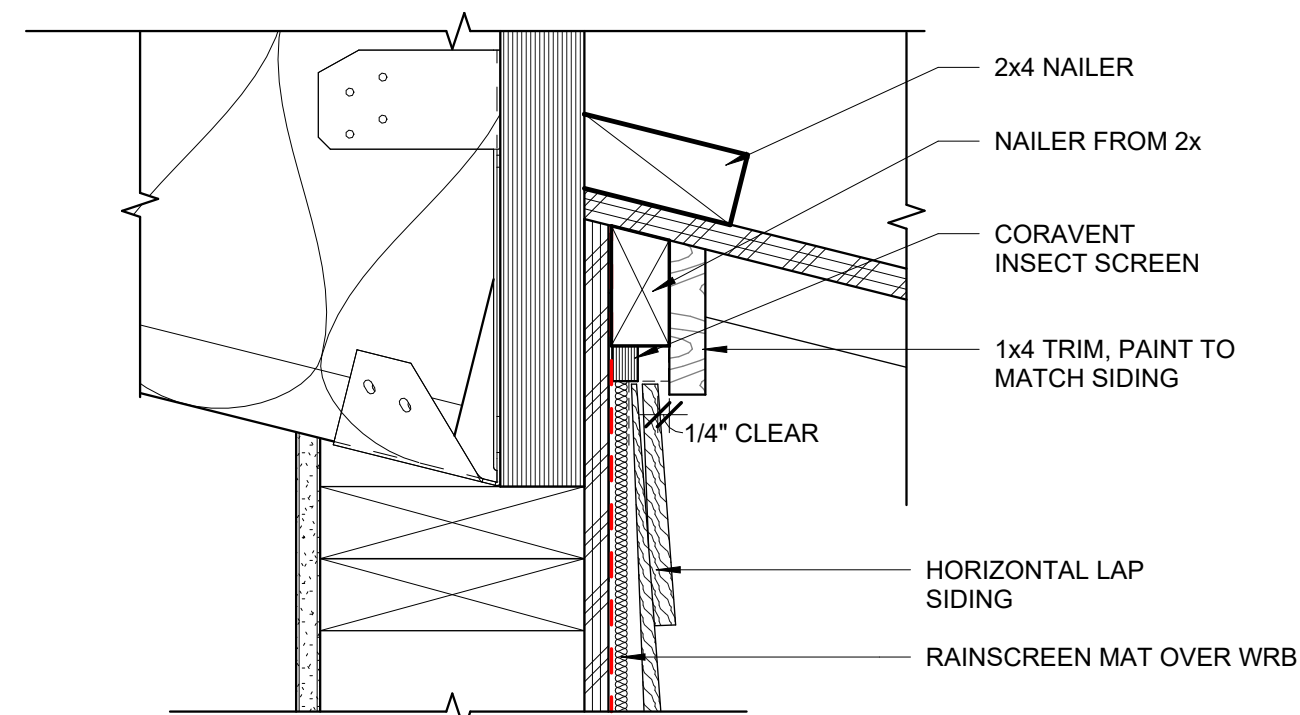




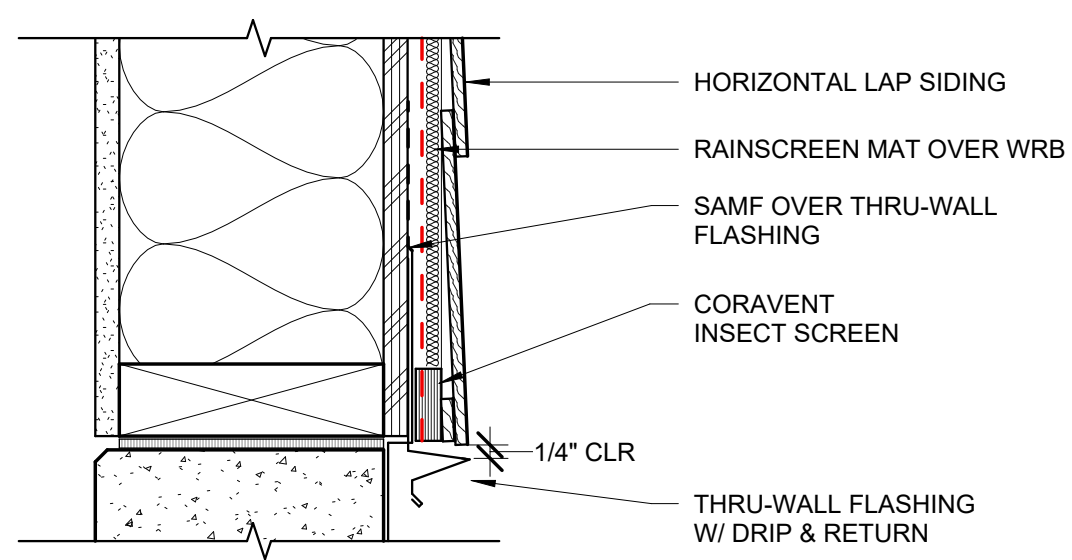
6 OUTSIDE CORNER @ HORIZONTAL SIDING
3" = 1'-0"



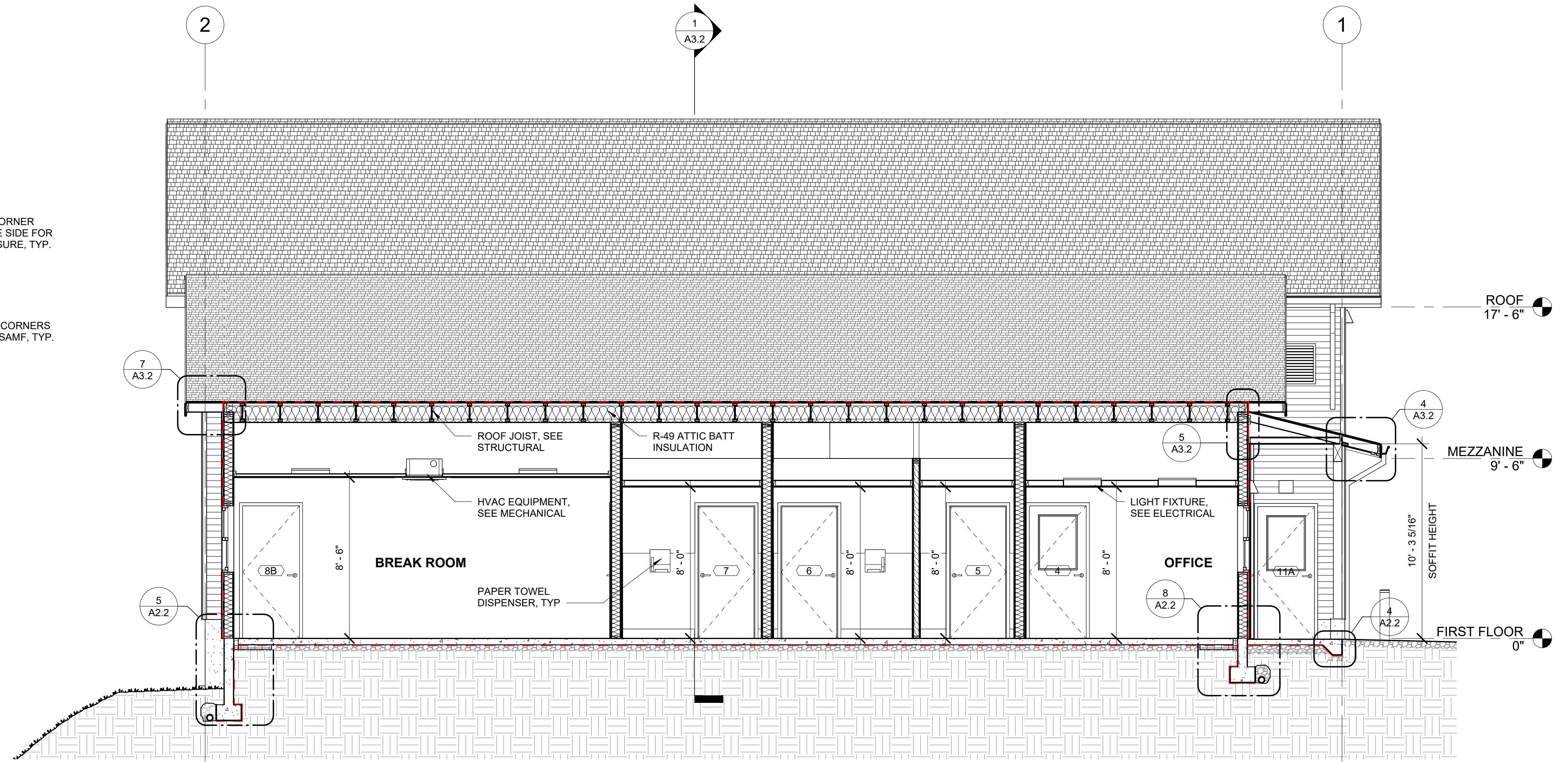
5 INSIDE CORNER @ HORIZONTAL BOARD SIDING
3" = 1'-0"



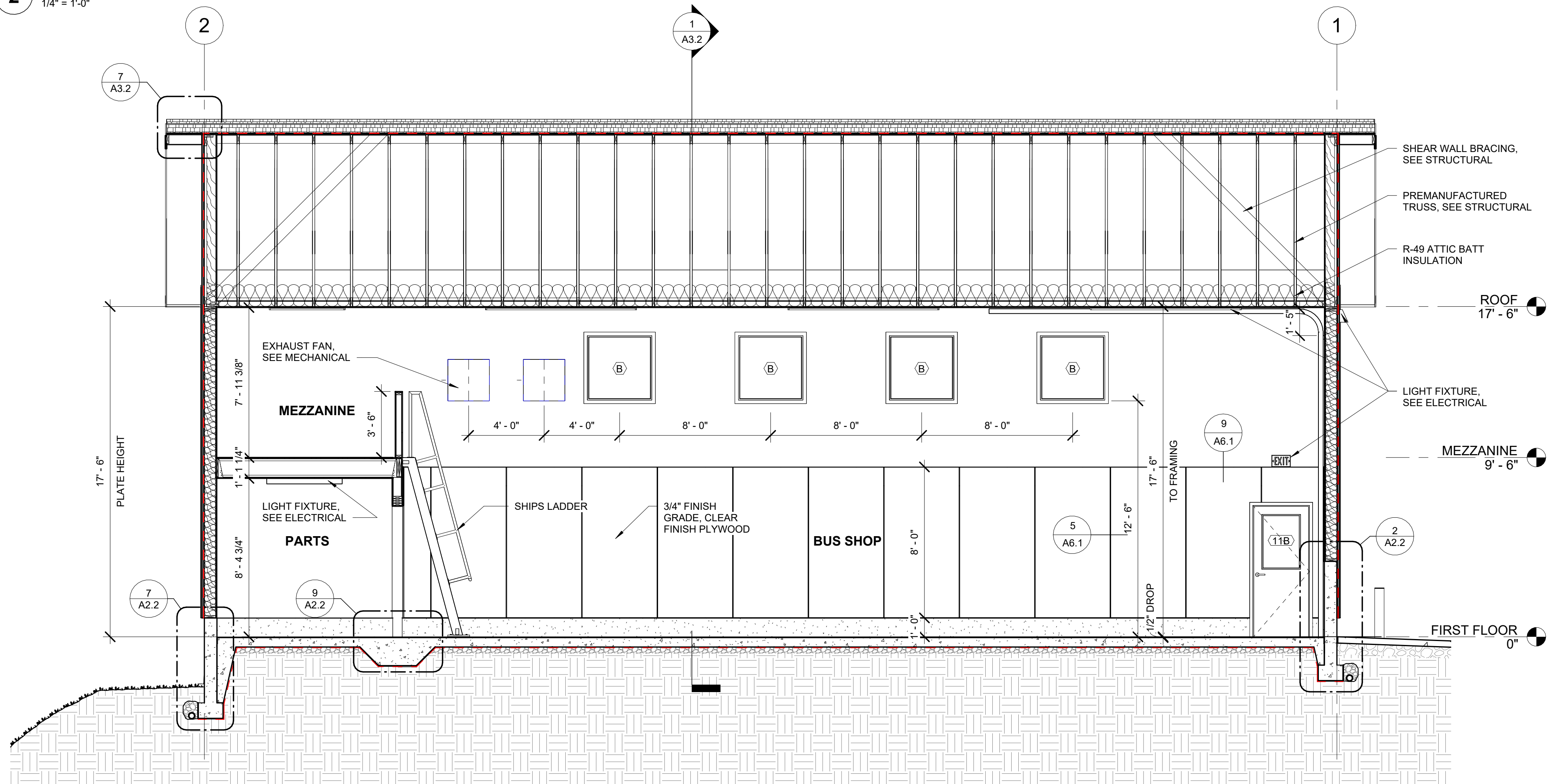
4 TOP OF RAINDCREEN
3" = 1'-0"



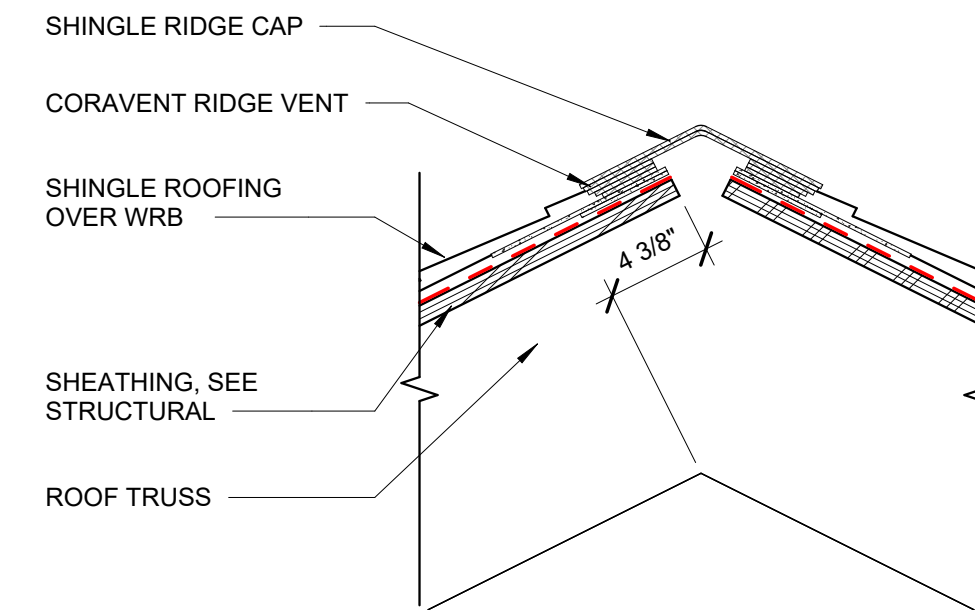
3 BOTTOM OF RAINDCREEN
3" = 1'-0"



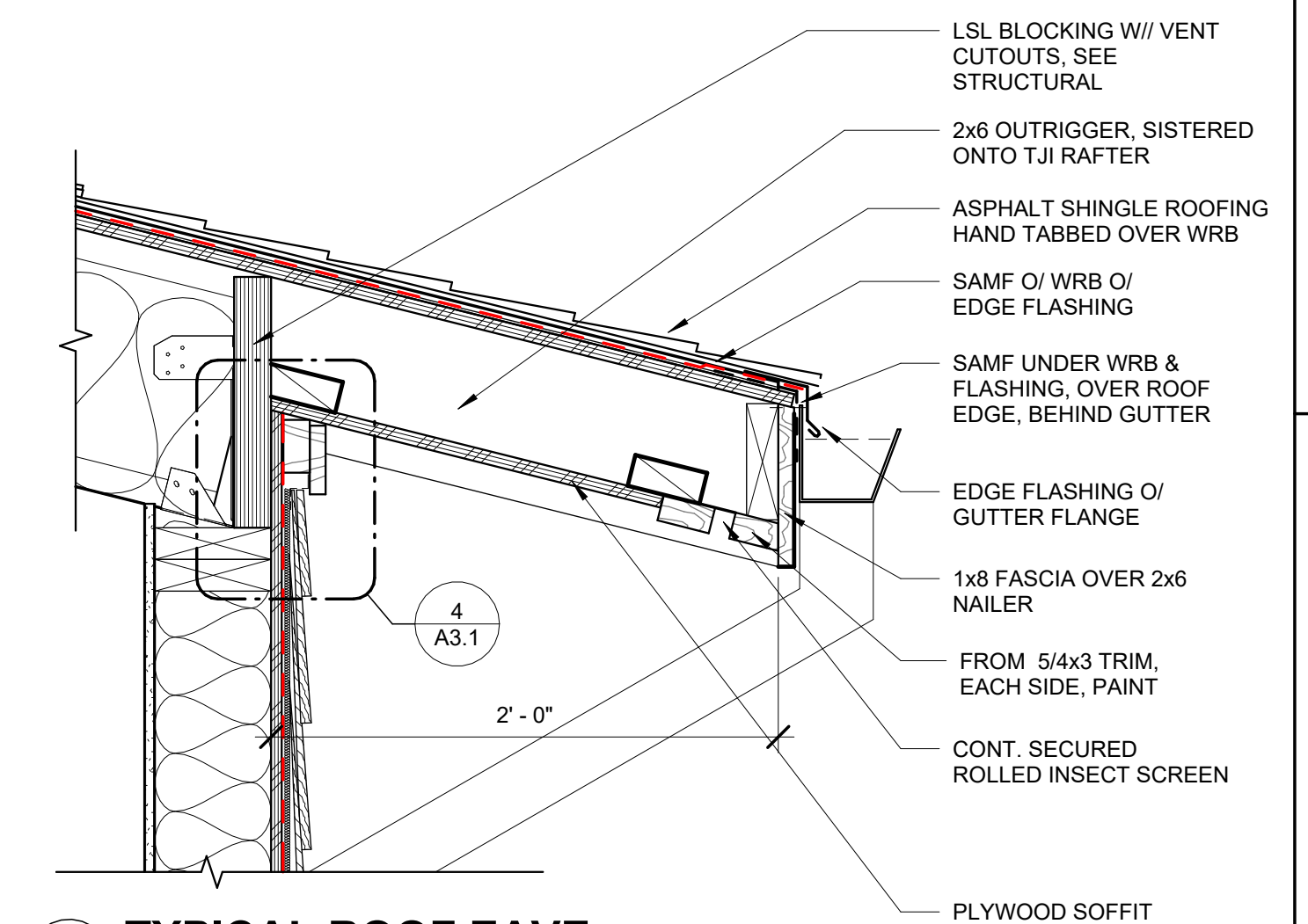
2 E-W SECTION @ BREAK ROOM / HALL / OFFICE
1/4" = 1'-0"



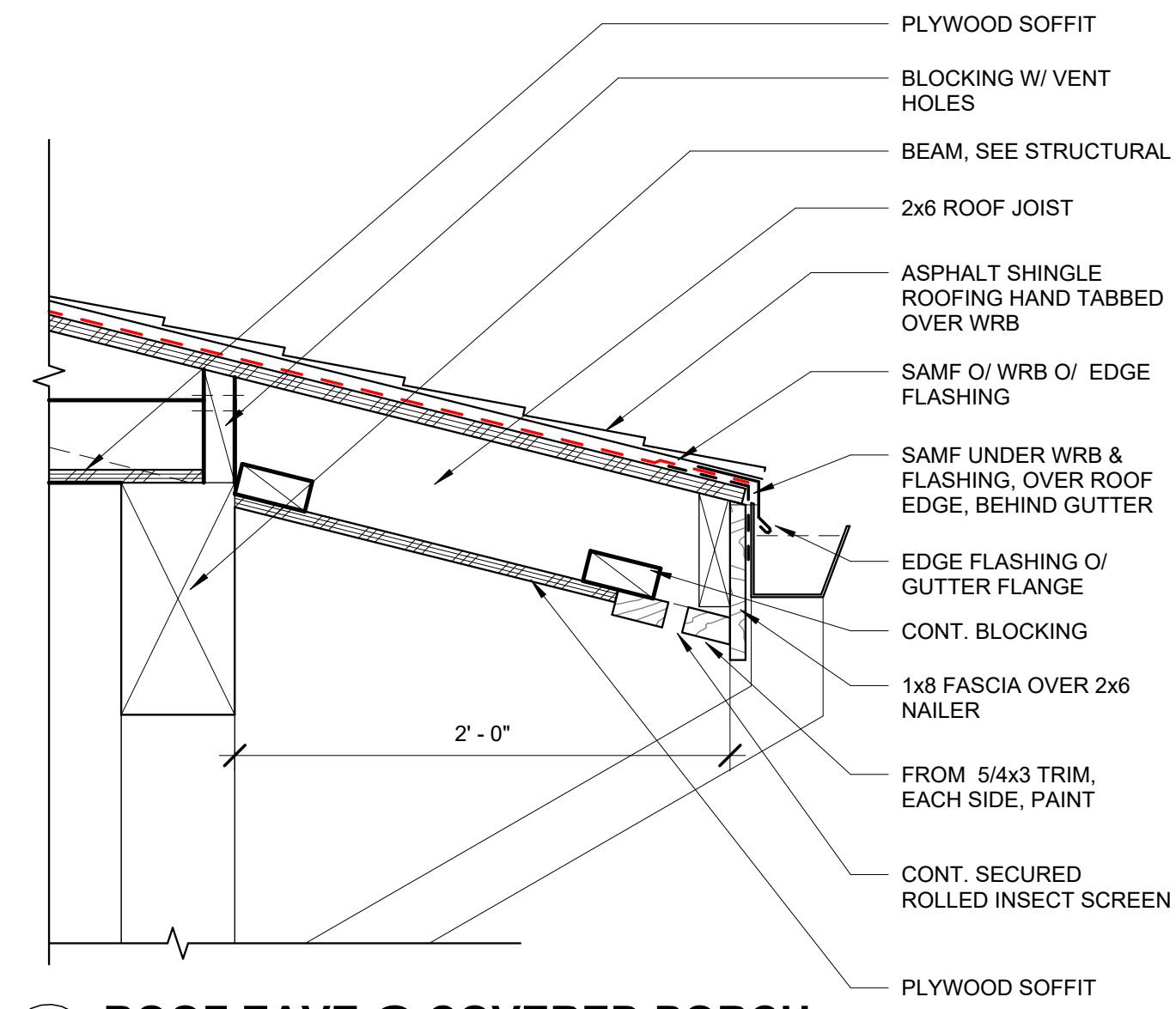
1 E-W SECTION @ BUS SHOP / PARTS / MEZZANINE
1/4" = 1'-0"



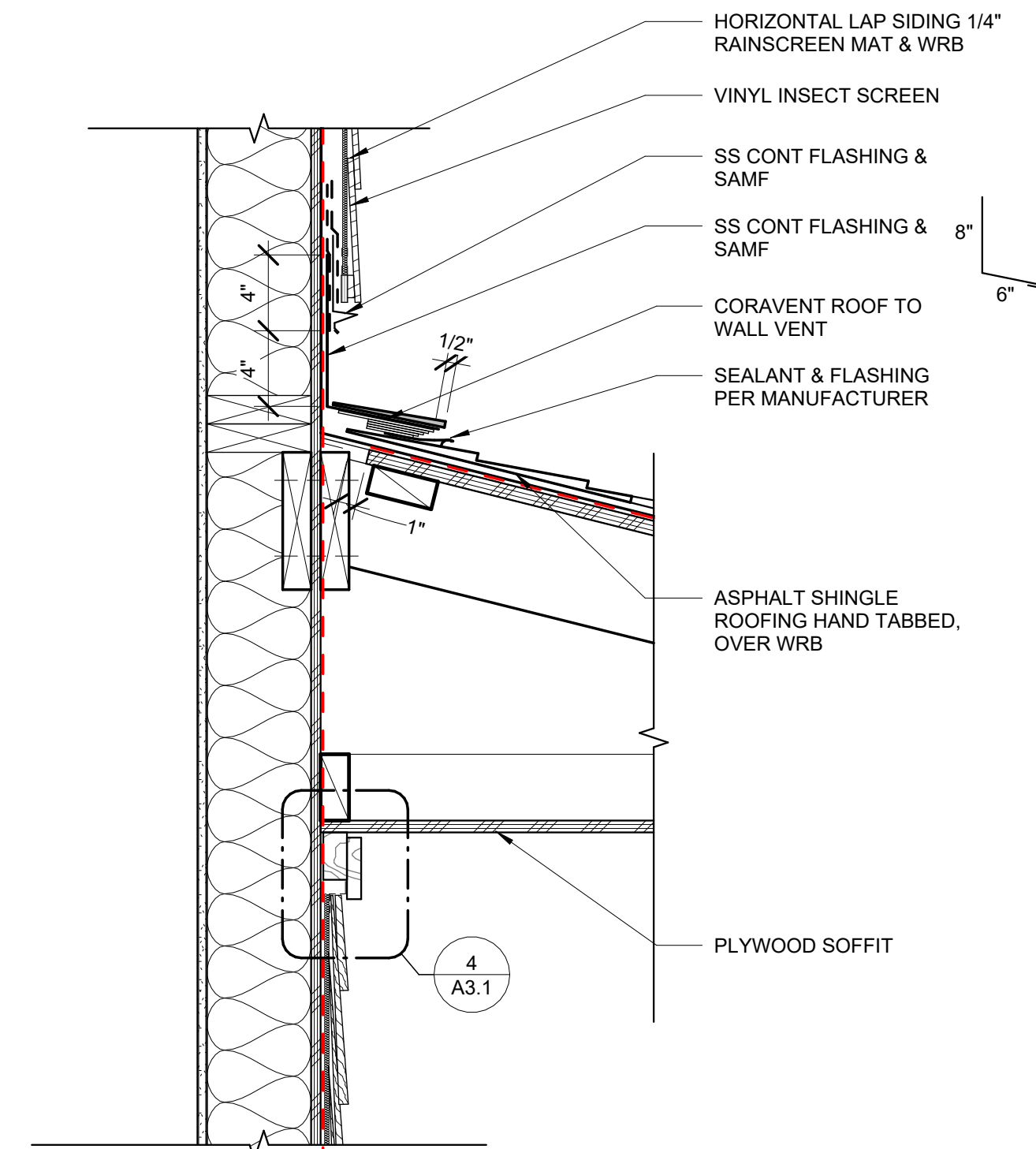
3 ROOF RIDGE VENT
1 1/2" = 1'-0"



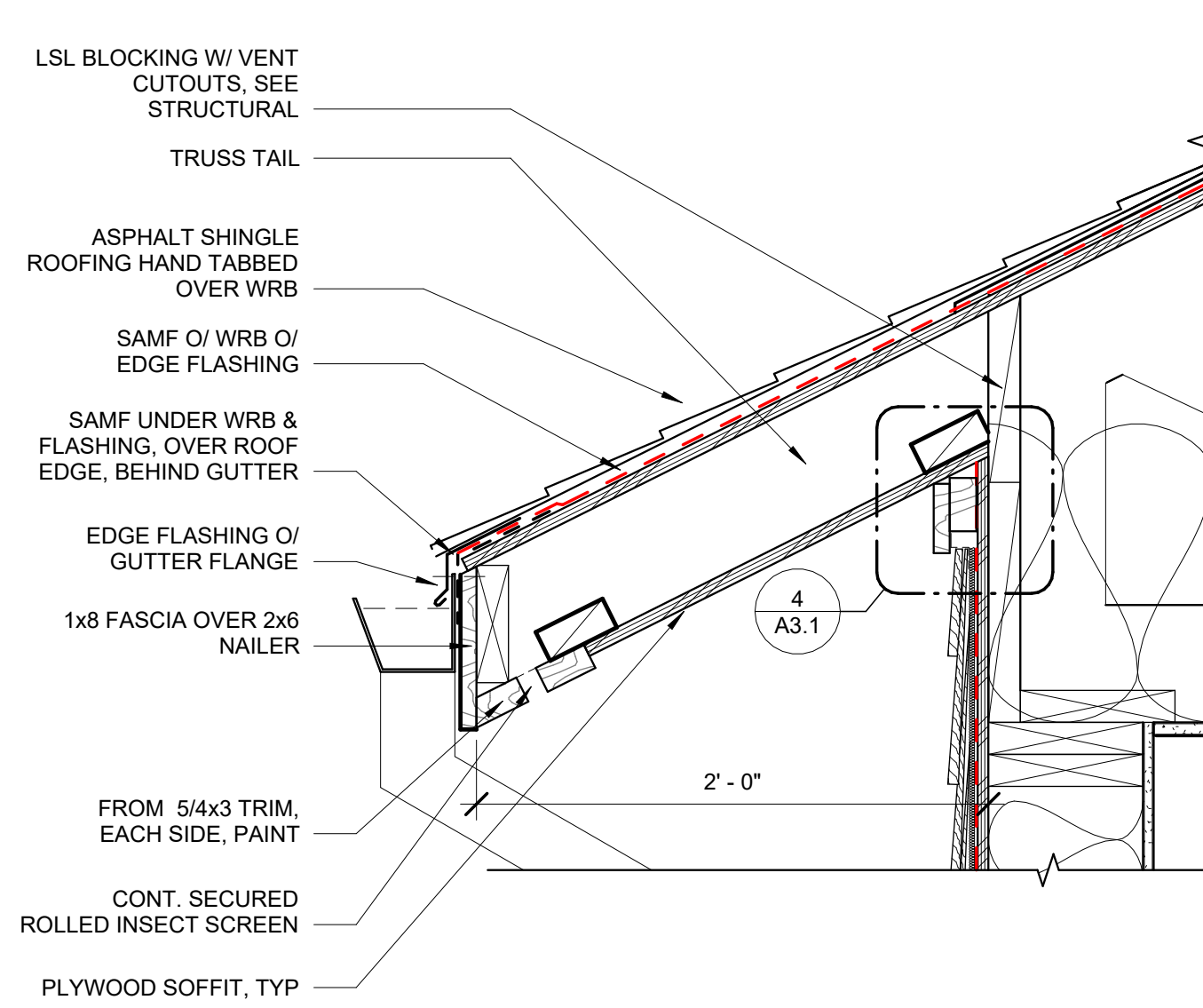
2 TYPICAL ROOF EAVE
1 1/2" = 1'-0"



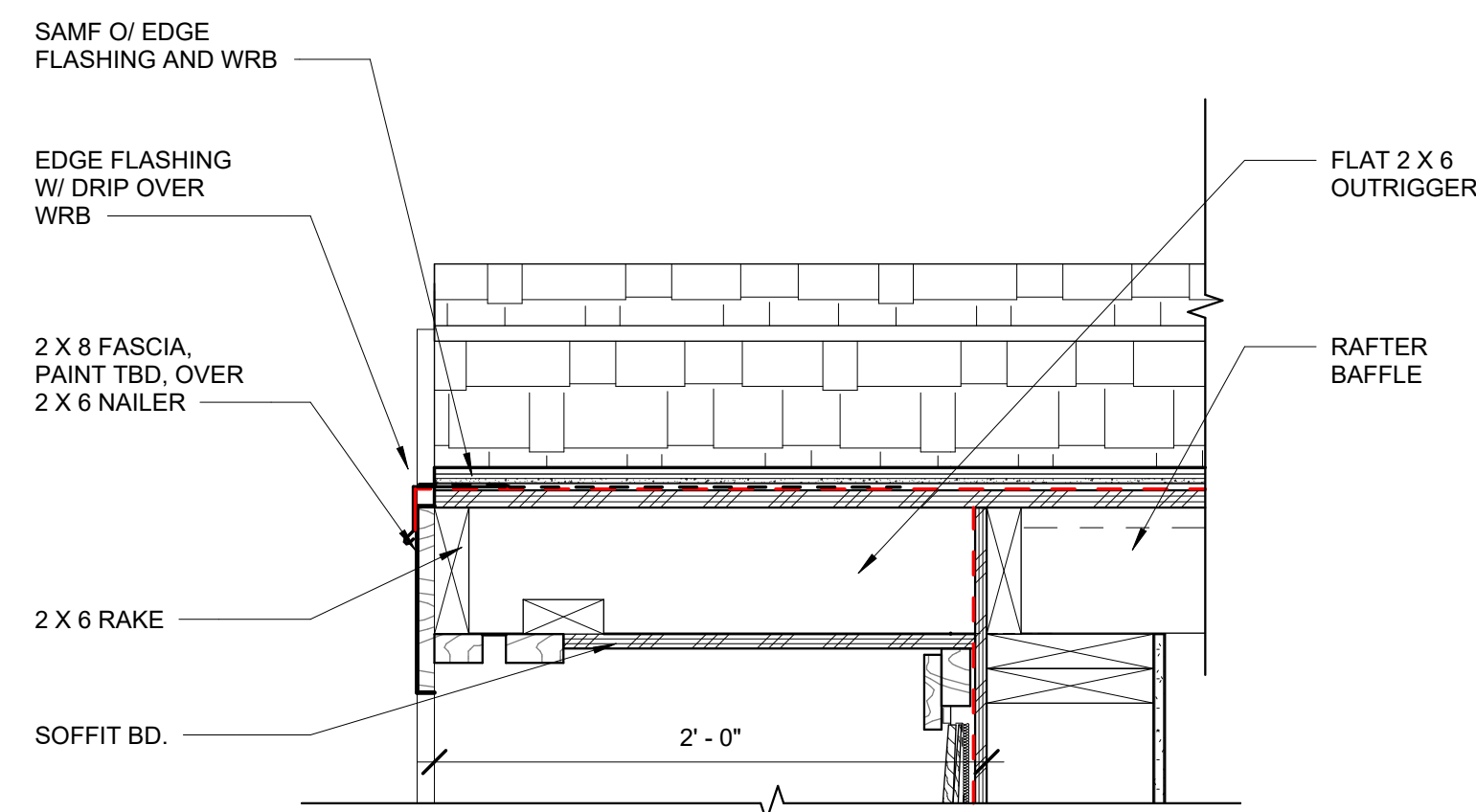
4 ROOF EAVE @ COVERED PORCH
1 1/2" = 1'-0"



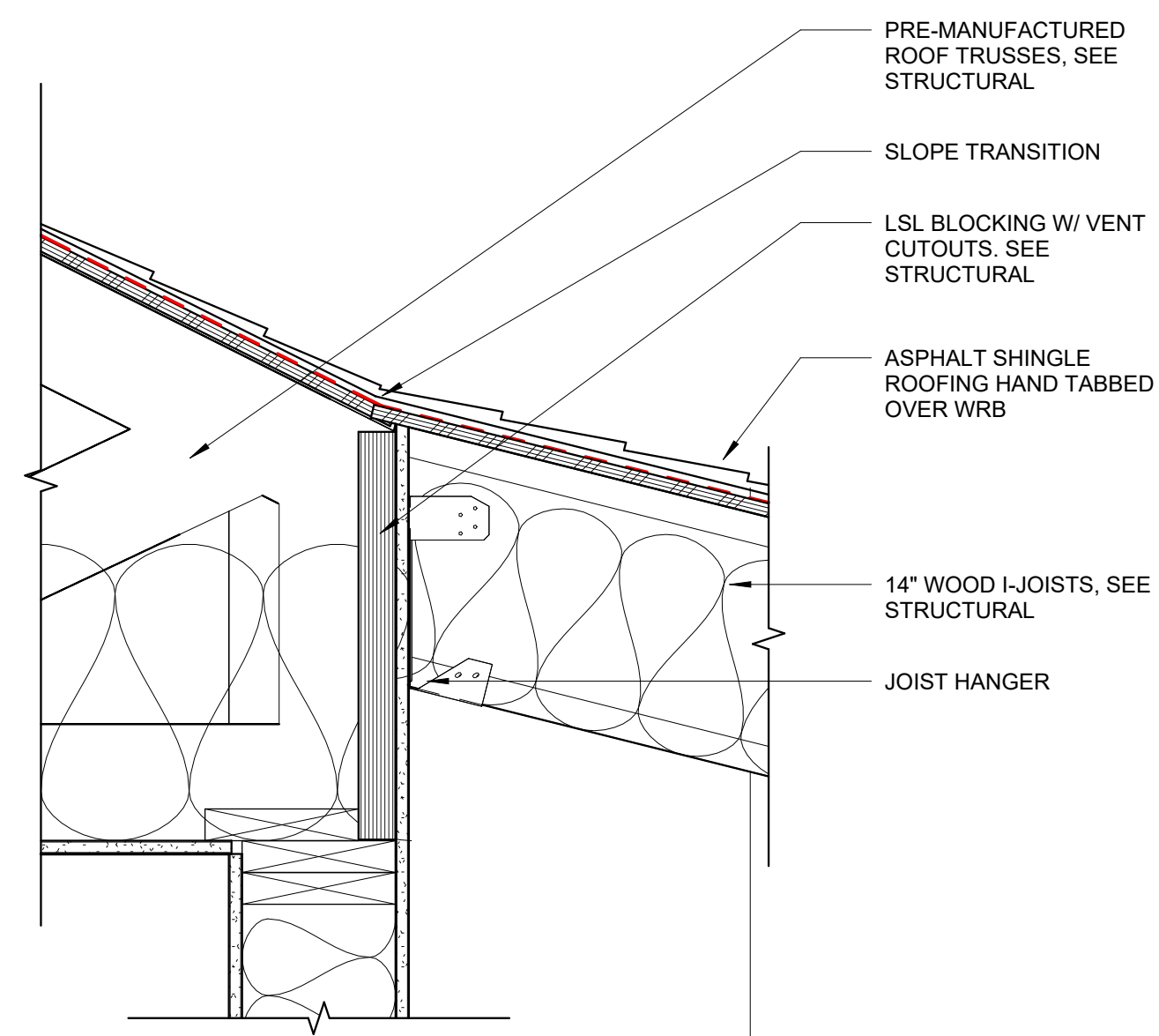
5 PORCH ROOF TO WALL TRANSITION
1 1/2" = 1'-0"



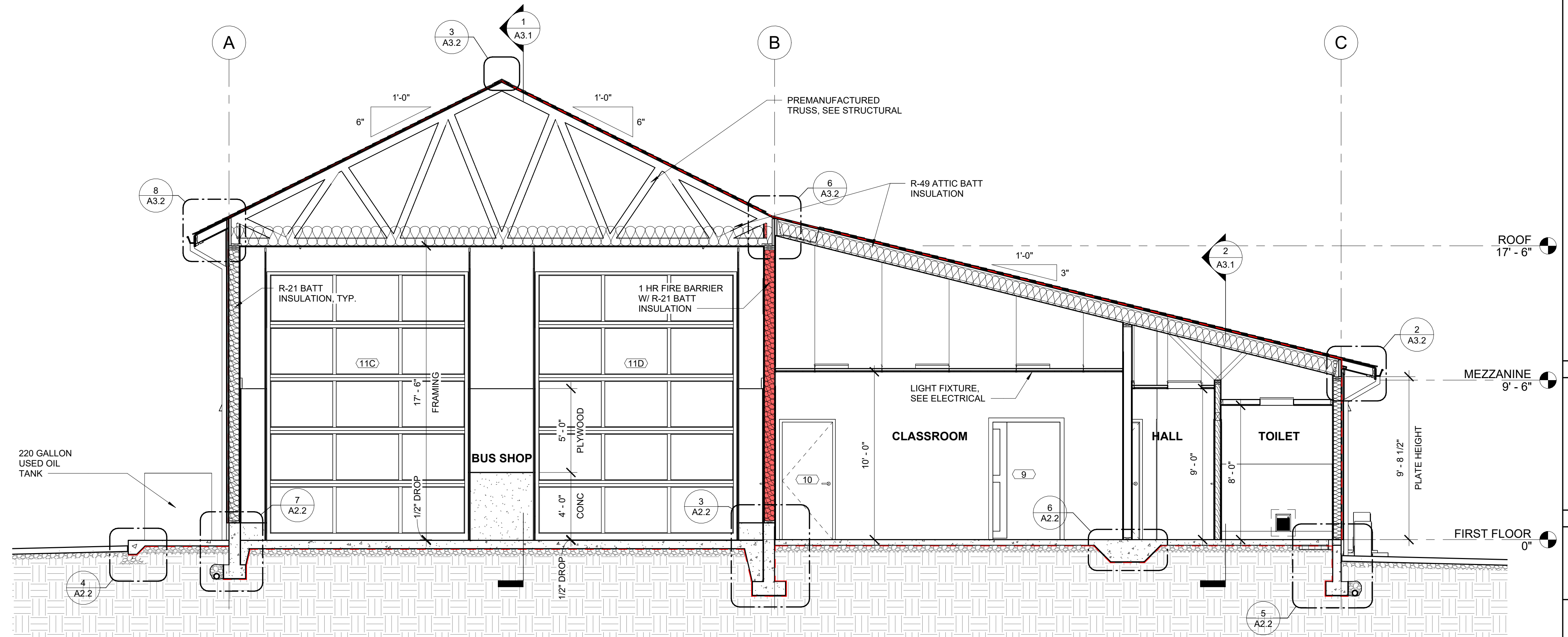
8 ROOF EAVE @ GARAGE
1 1/2" = 1'-0"



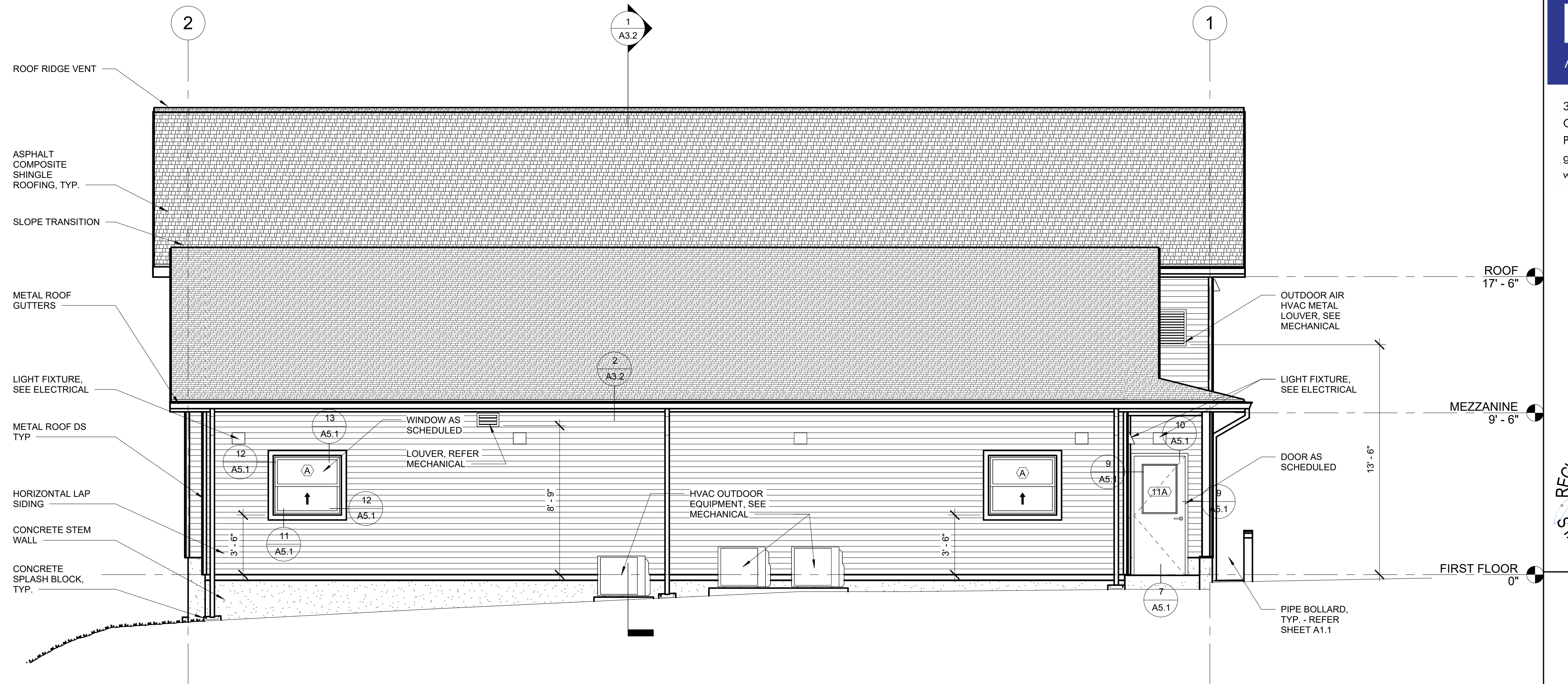
7 TYPICAL ROOF RAKE
1 1/2" = 1'-0"



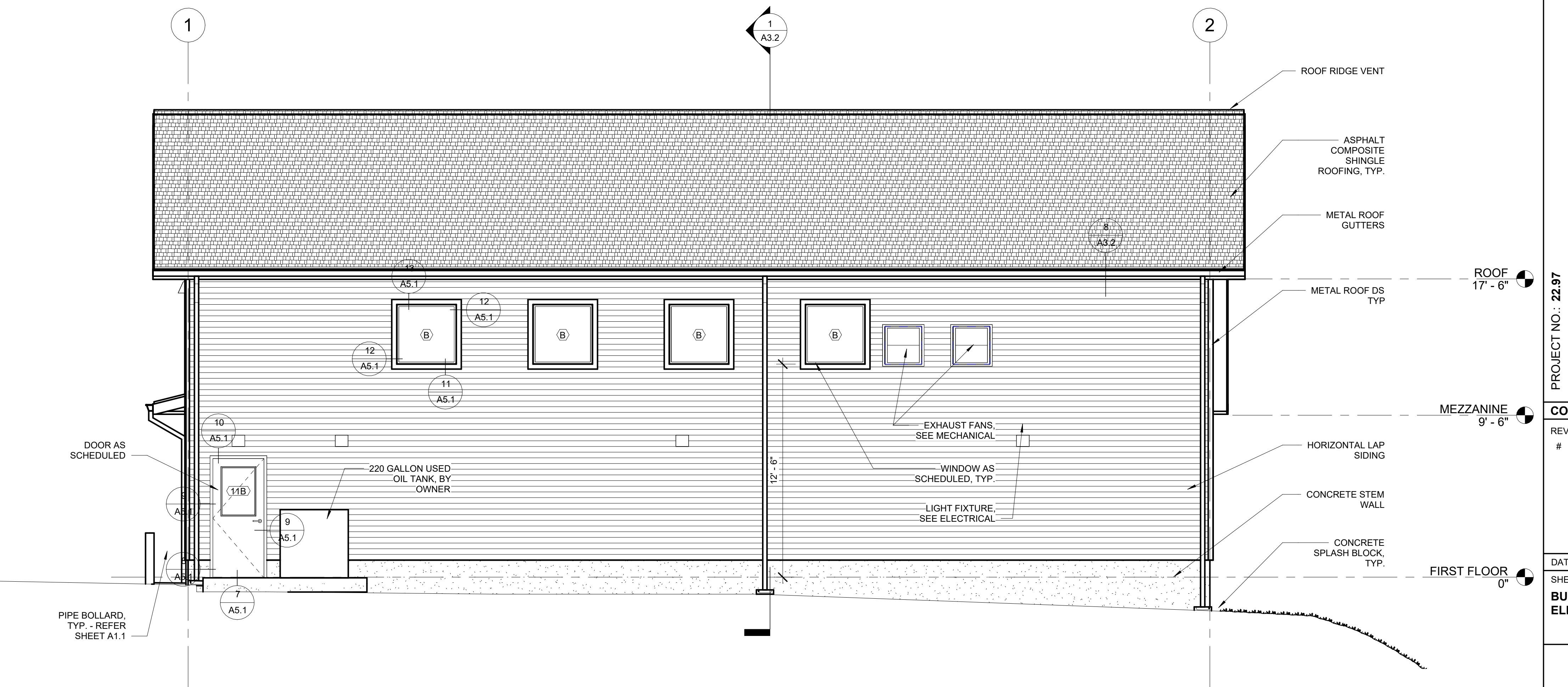
6 ROOF TRANSITION
1 1/2" = 1'-0"



1 N-S SECTION @ BUS SHOP / CLASSROOM / HALL / TOILET
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

PROJECT NO.: 22-97
BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

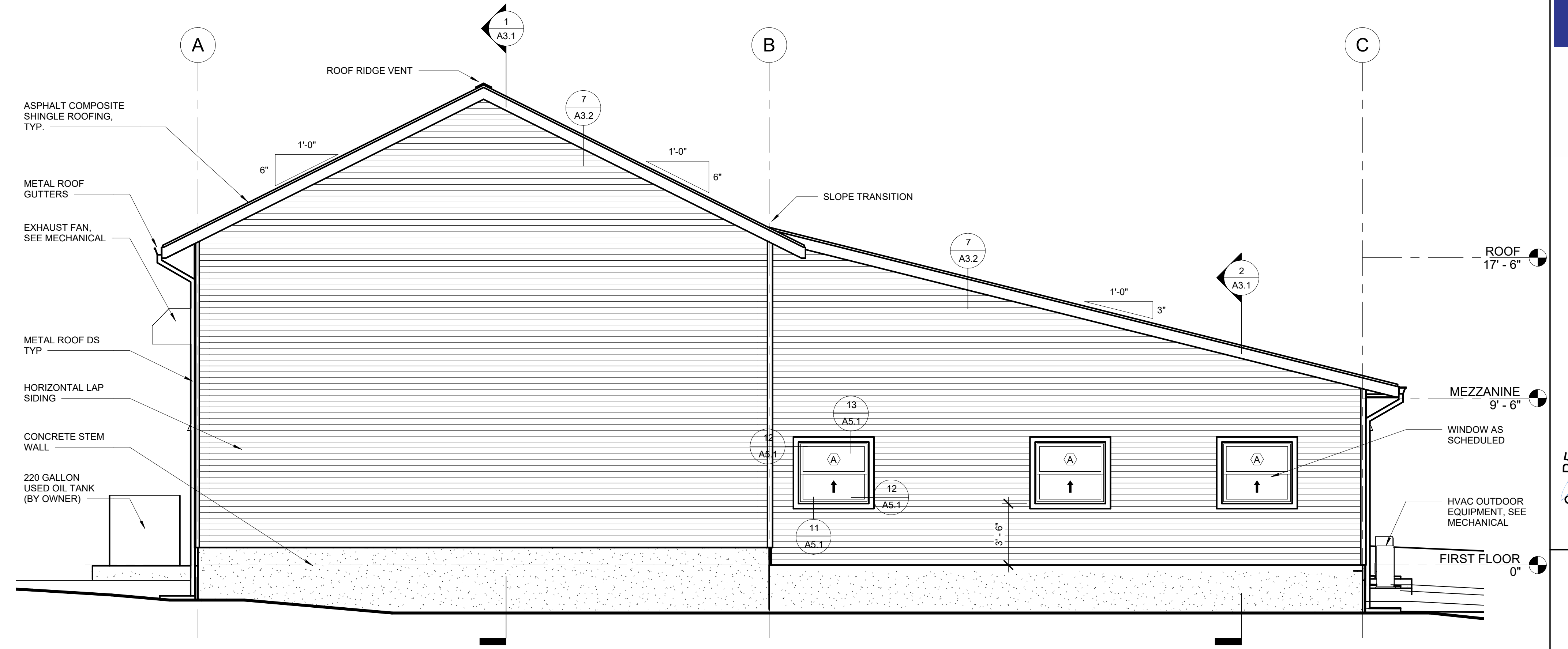
CONSTRUCTION

REVISIONS:

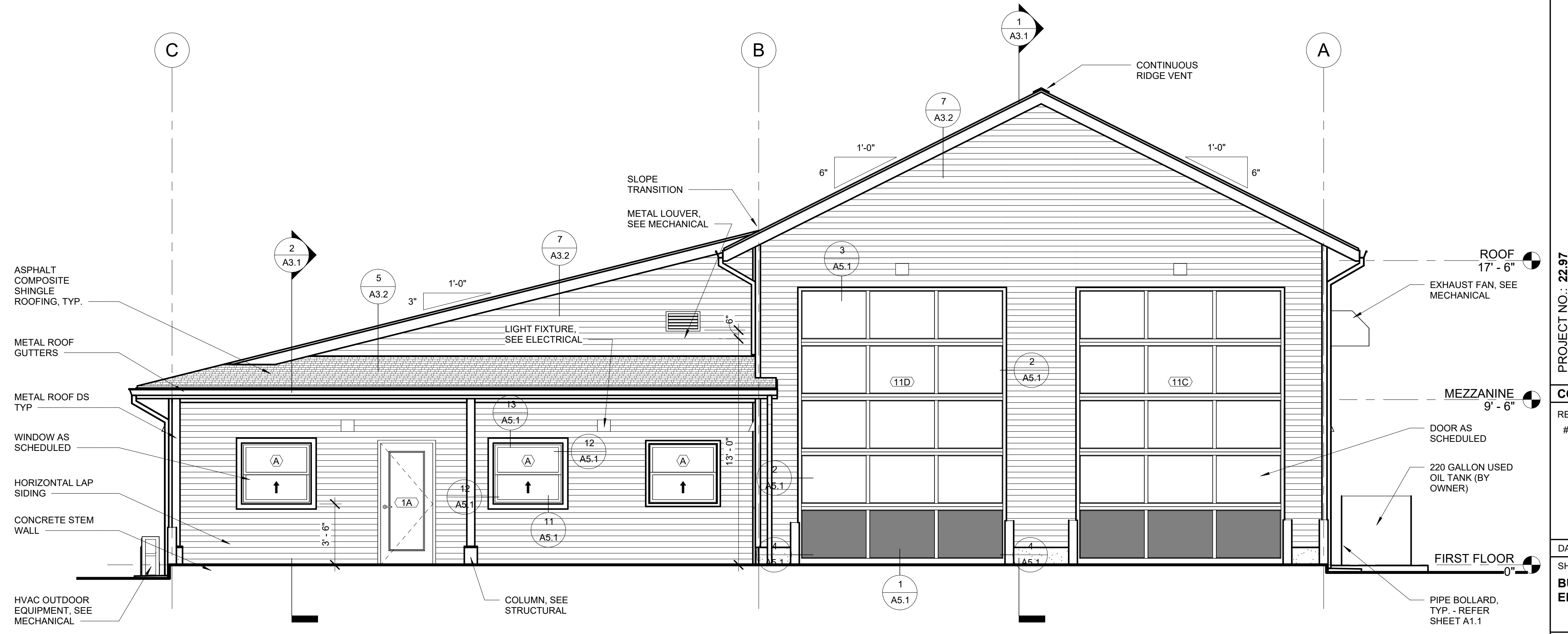
#	DATE	DESCRIPTION

DATE: FEBRUARY 2024
SHEET TITLE:
BUILDING ELEVATIONS

A4.1



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

PROJECT NO.: 22-97

BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

REVISIONS:

#	DATE	DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:
BUILDING ELEVATIONS

A4.2

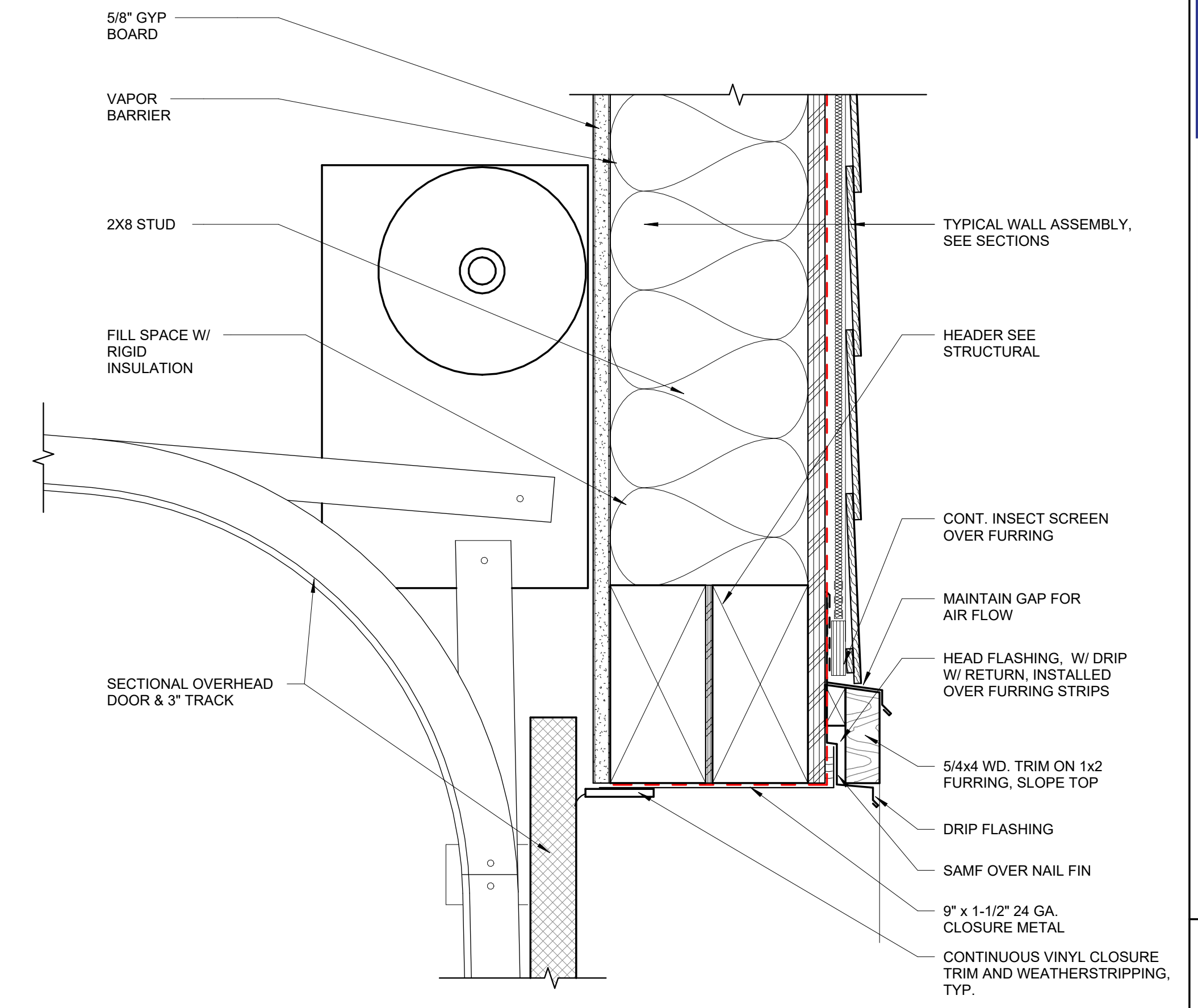
CONSTRUCTION

REVISIONS:

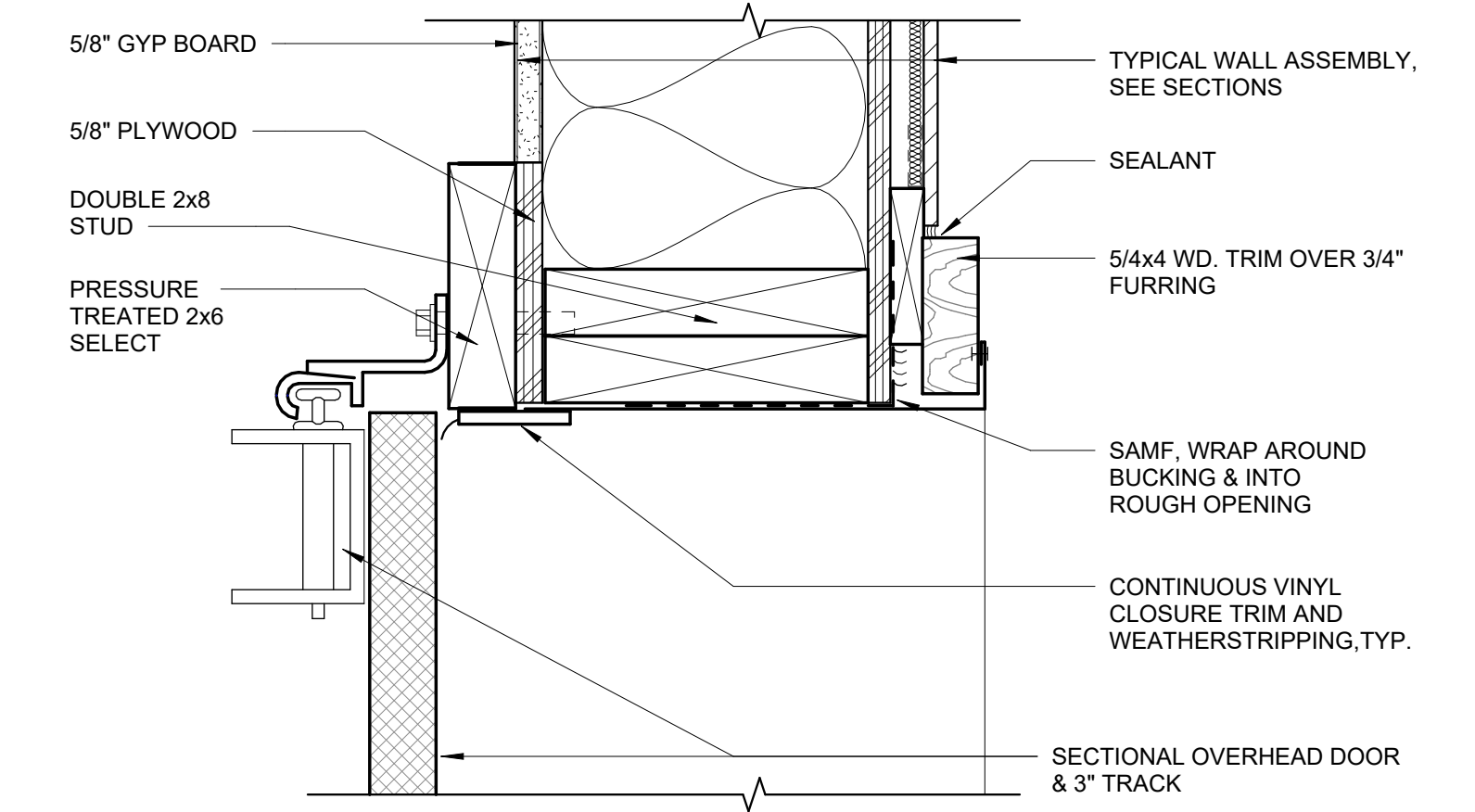
#	DATE	DESCRIPTION

DATE: FEBRUARY 2024

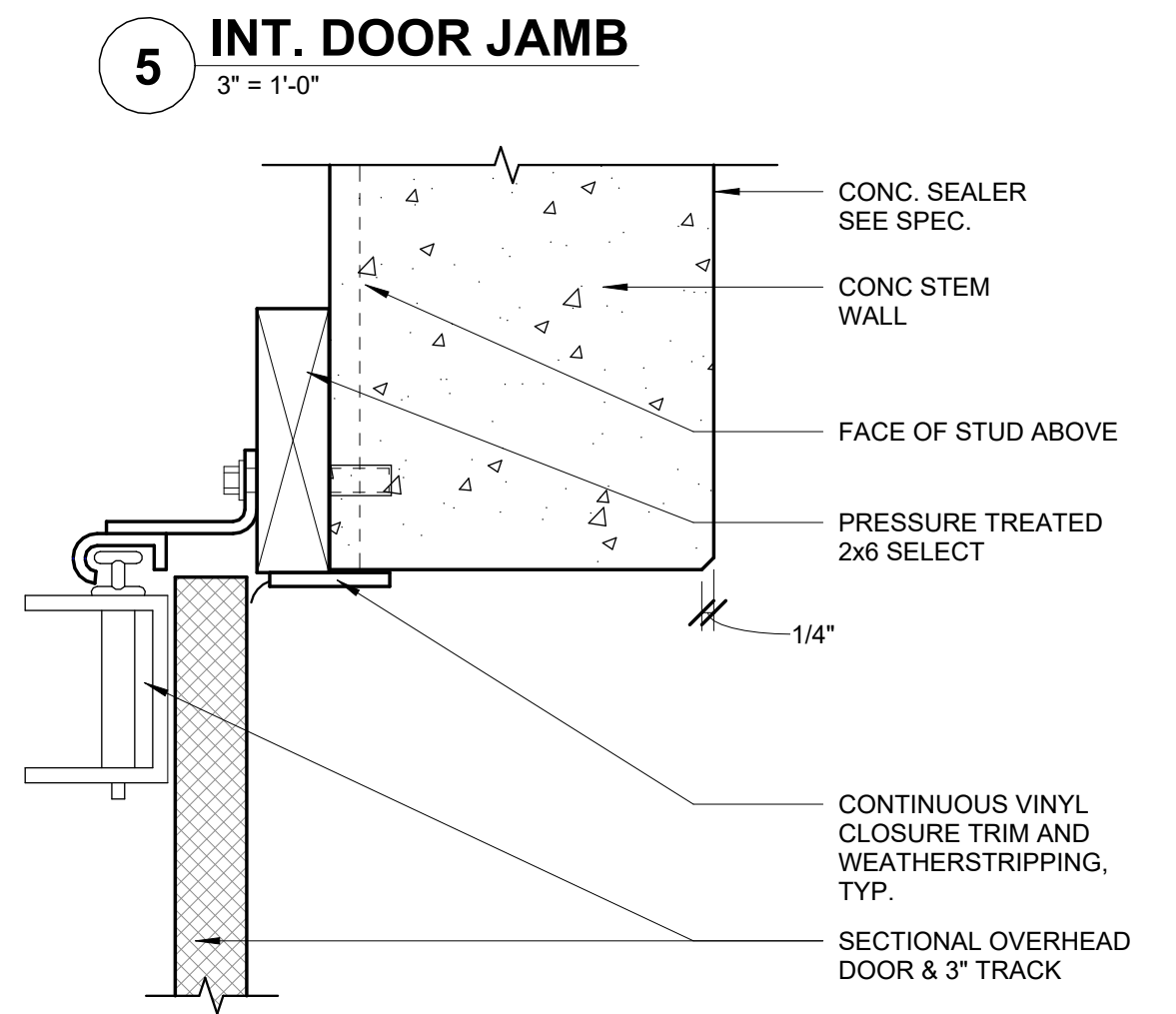
SHEET TITLE:
OPENINGS DETAILS



3 OVERHEAD DOOR HEAD
3" = 1'-0"

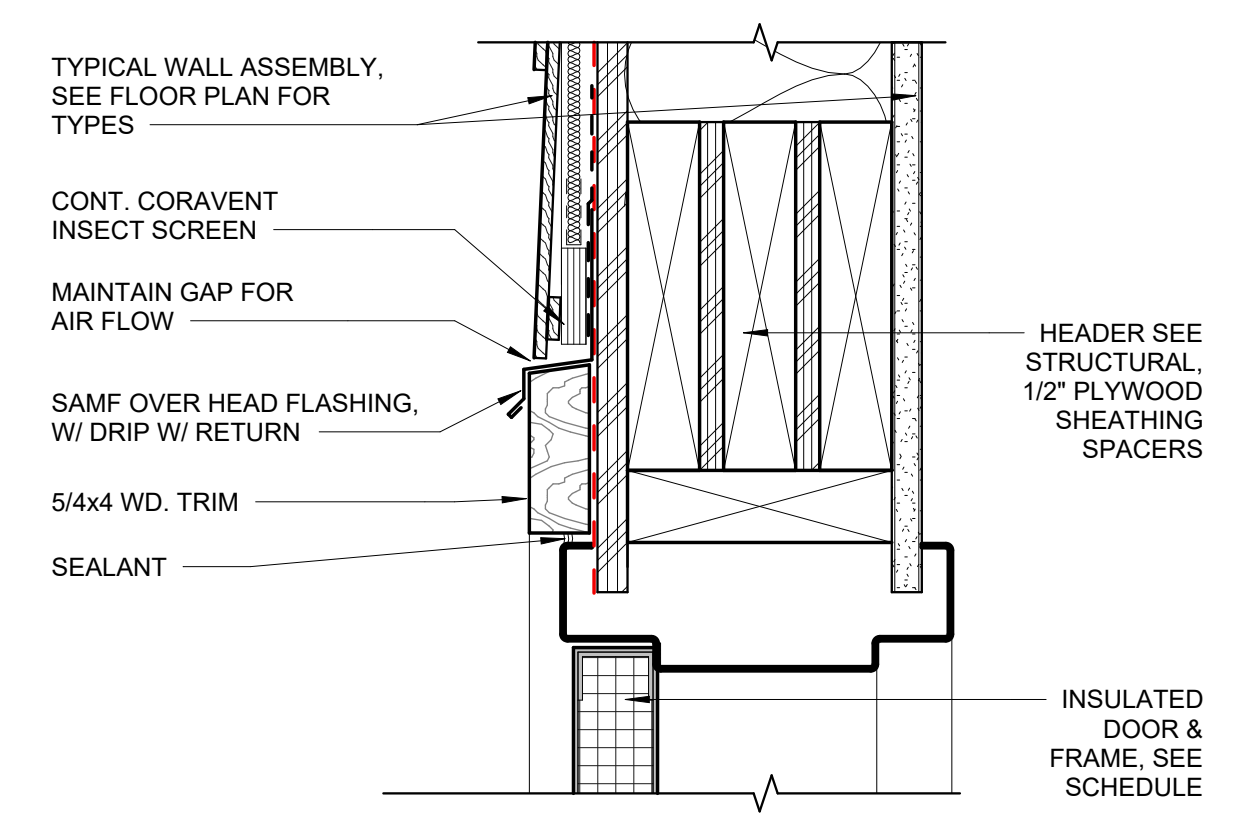


2 OVERHEAD DOOR JAMB @ PLANK SIDING
3" = 1'-0"

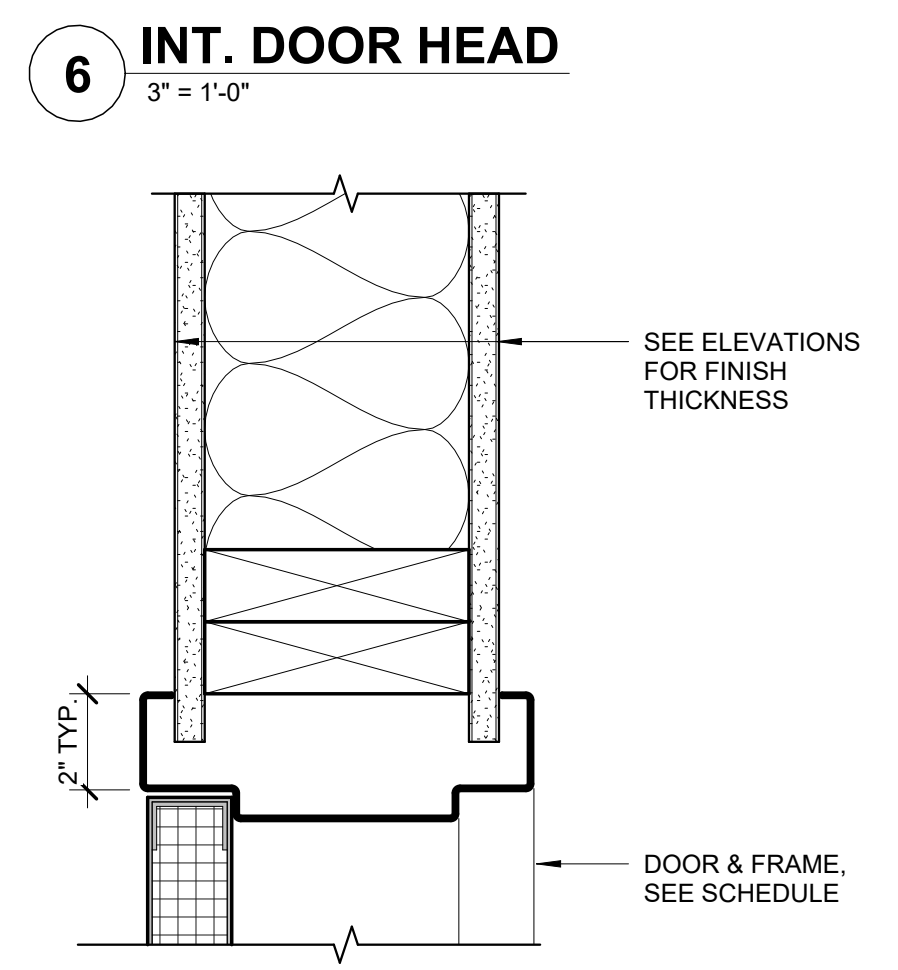


5 INT. DOOR JAMB
3" = 1'-0"

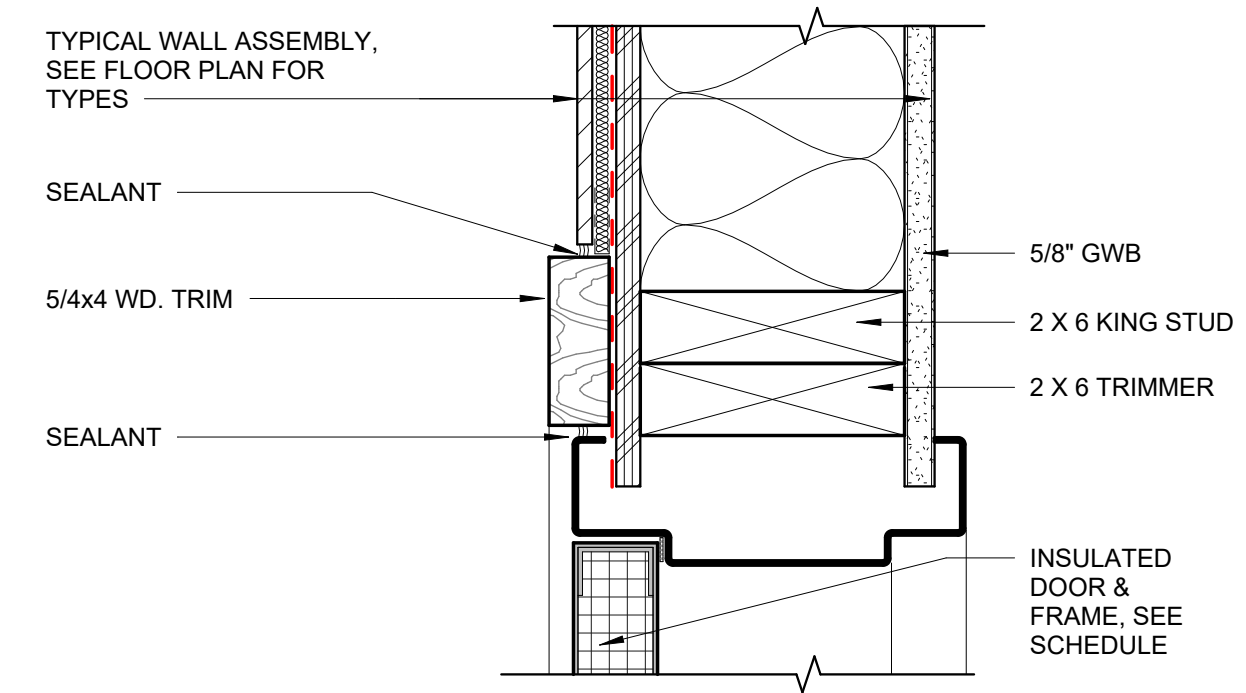
4 OVERHEAD DOOR JAMB @ CONCRETE
3" = 1'-0"



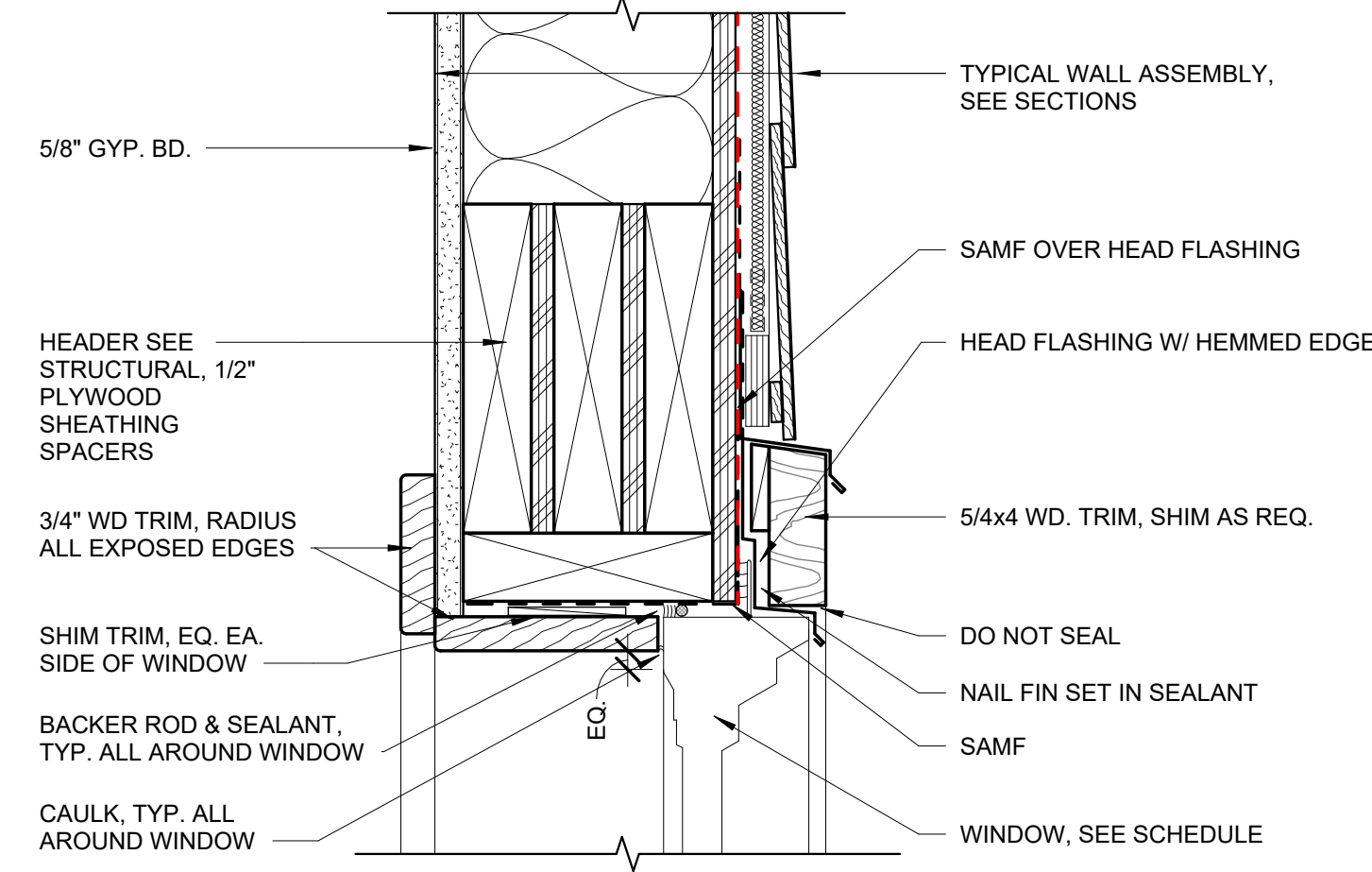
10 HM DOOR HEAD
3" = 1'-0"



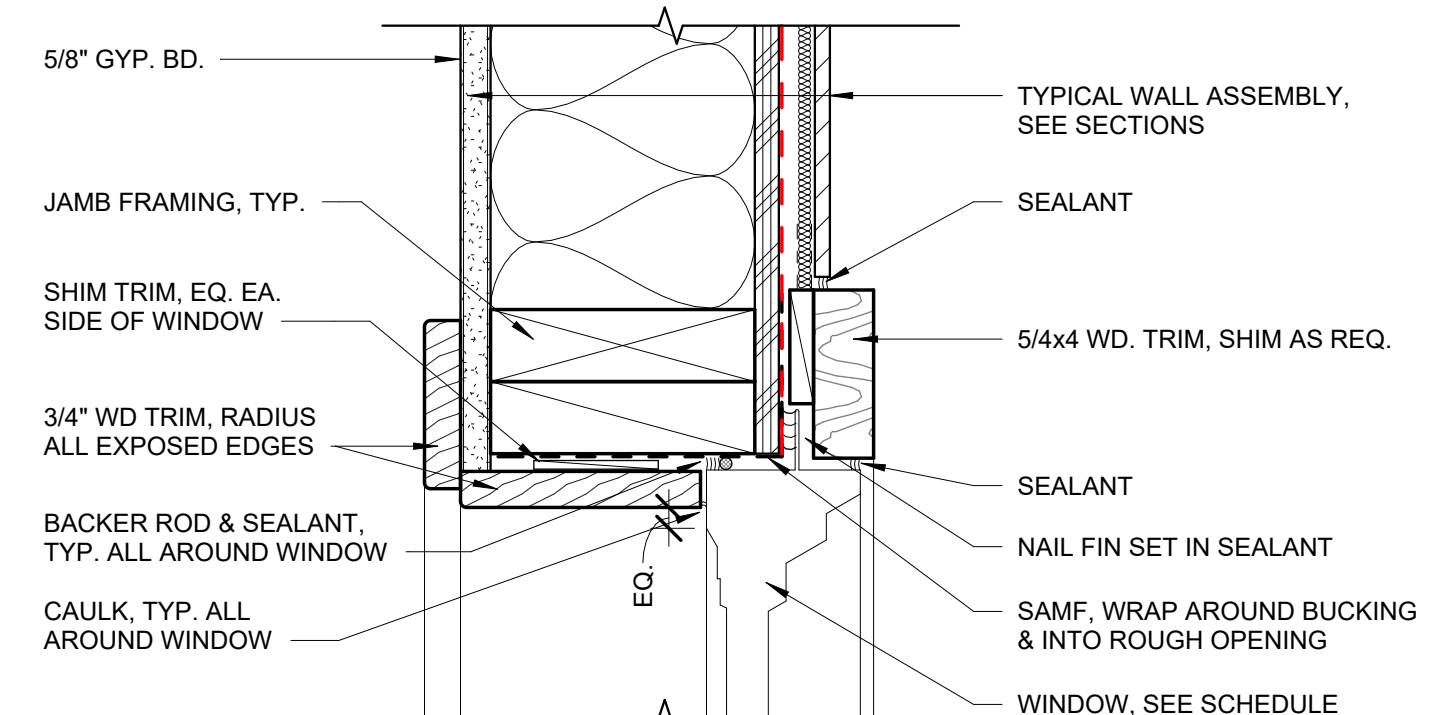
6 INT. DOOR HEAD
3" = 1'-0"



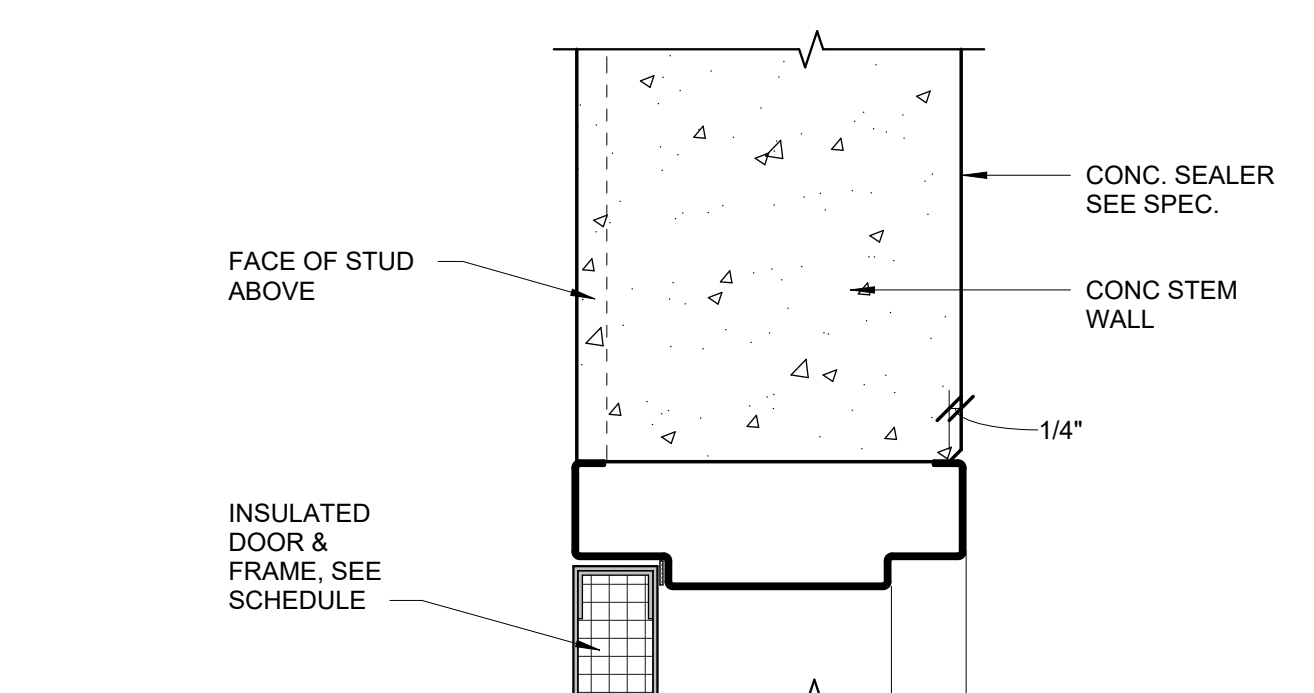
9 HM DOOR JAMB
3" = 1'-0"



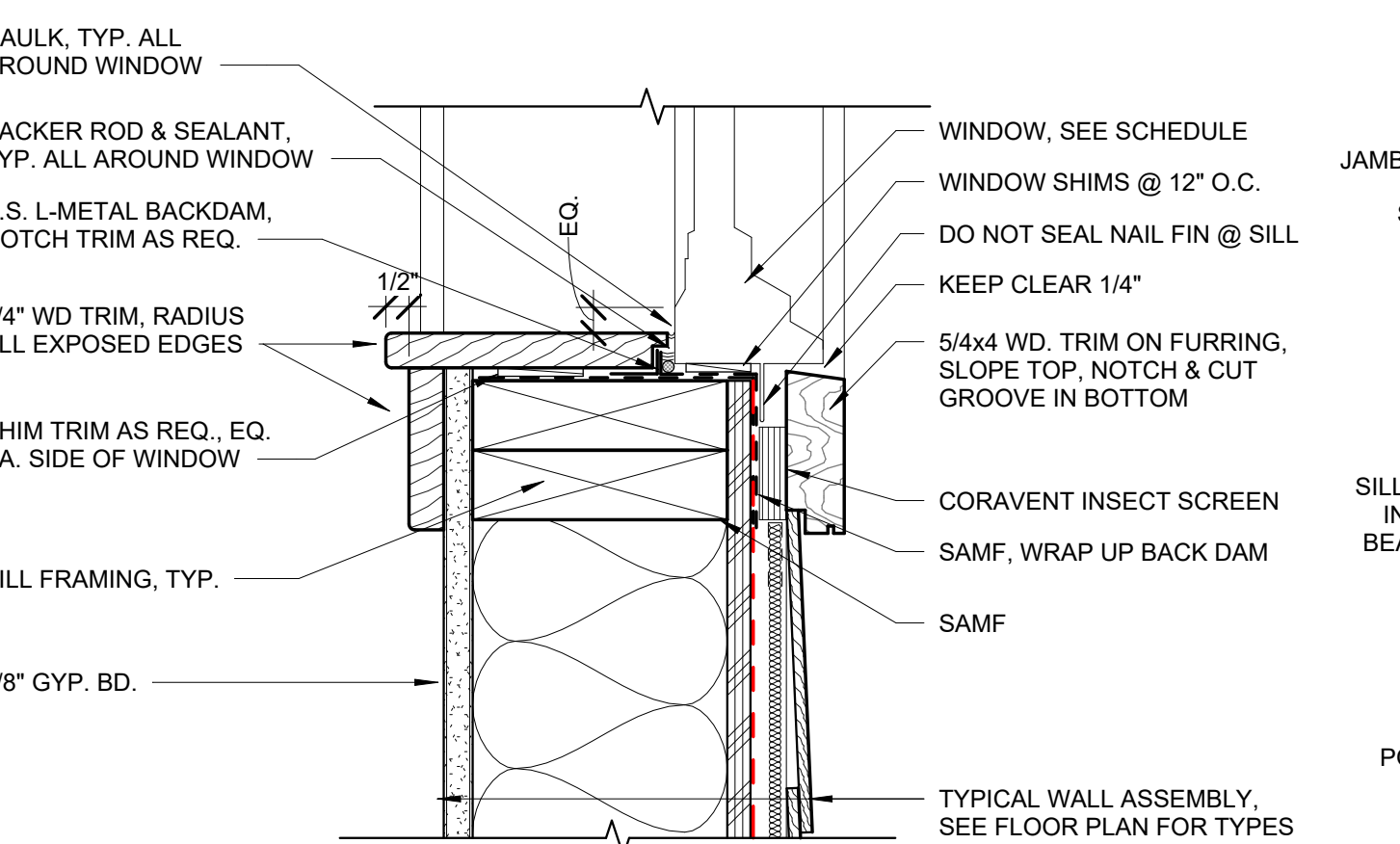
13 TYP. WINDOW HEAD
3" = 1'-0"



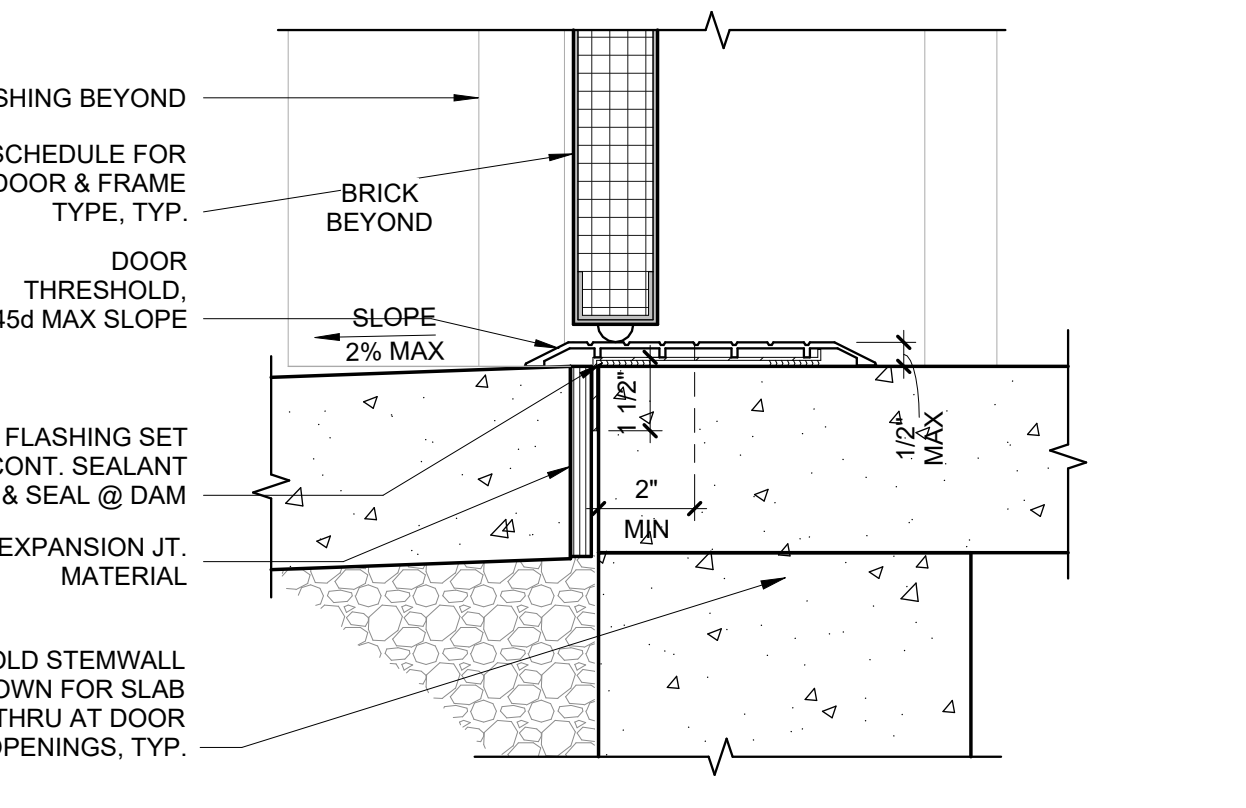
12 TYP. WINDOW JAMB
3" = 1'-0"



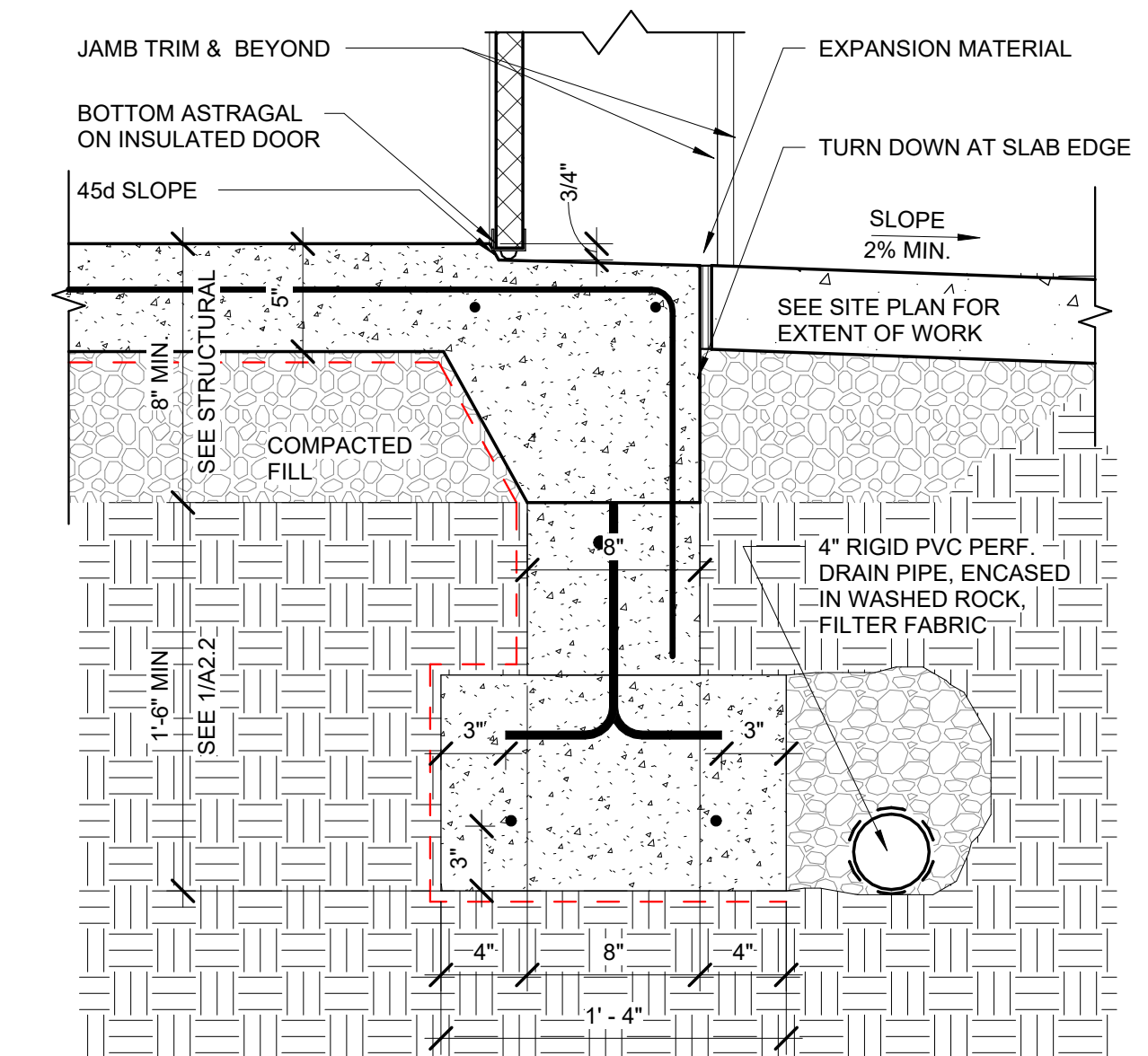
8 HM DOOR JAMB @ CONCRETE
3" = 1'-0"



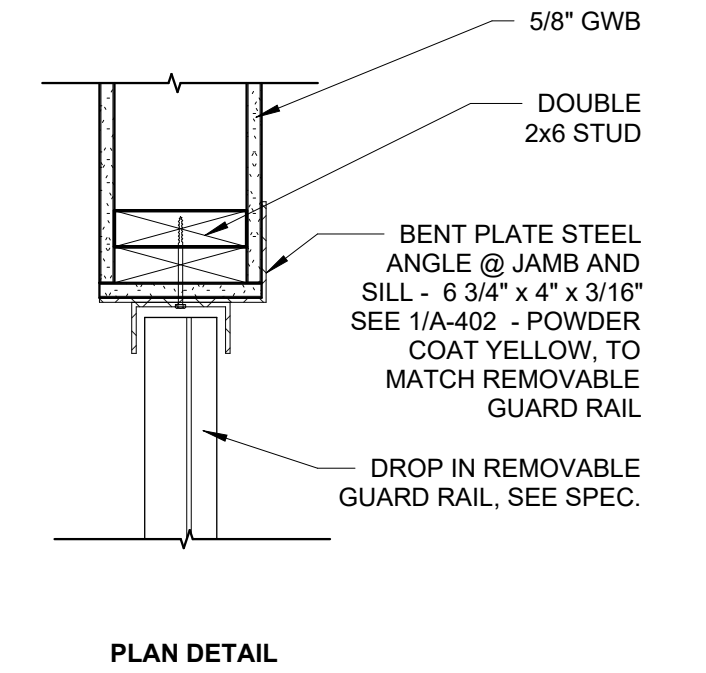
11 TYP. WINDOW SILL
3" = 1'-0"



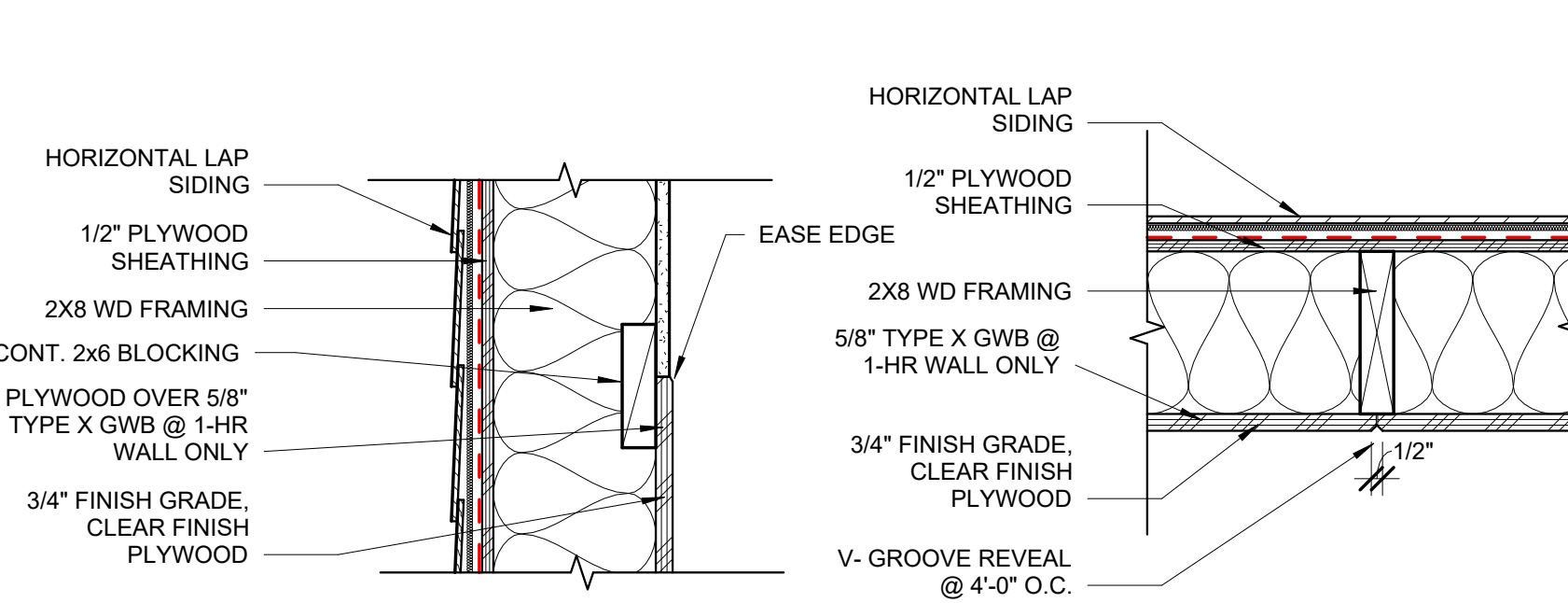
7 HM DOOR THRESHOLD
3" = 1'-0"



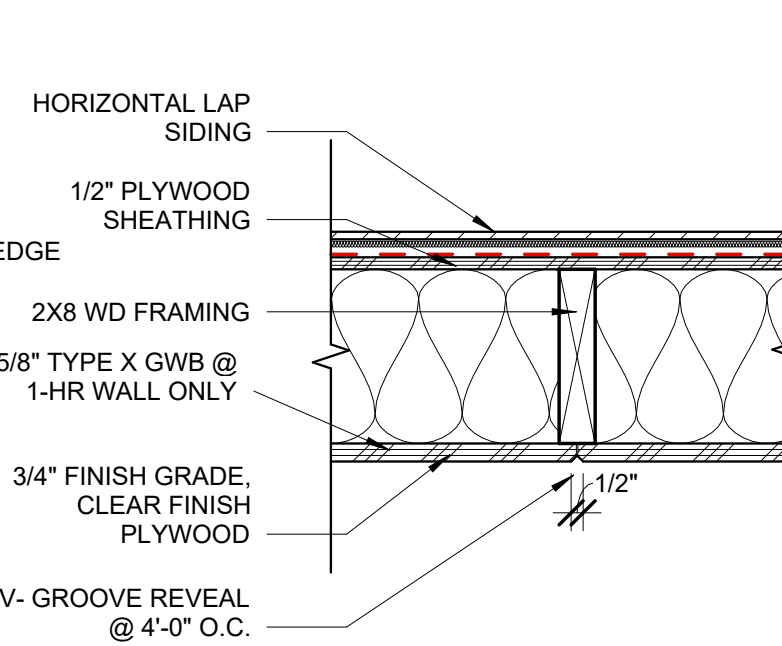
1 SLAB AT GARAGE DOOR
1 1/2" = 1'-0"



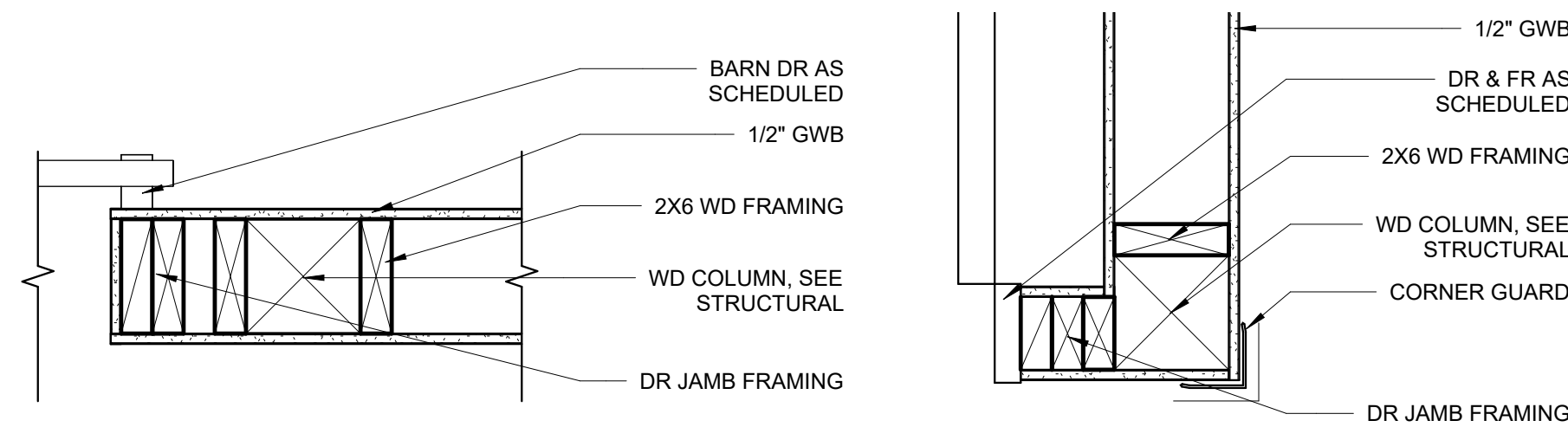
4 REMOVABLE GUARDRAIL
1 1/2" = 1'-0"



9 PLYWOOD DETAIL
1 1/2" = 1'-0"

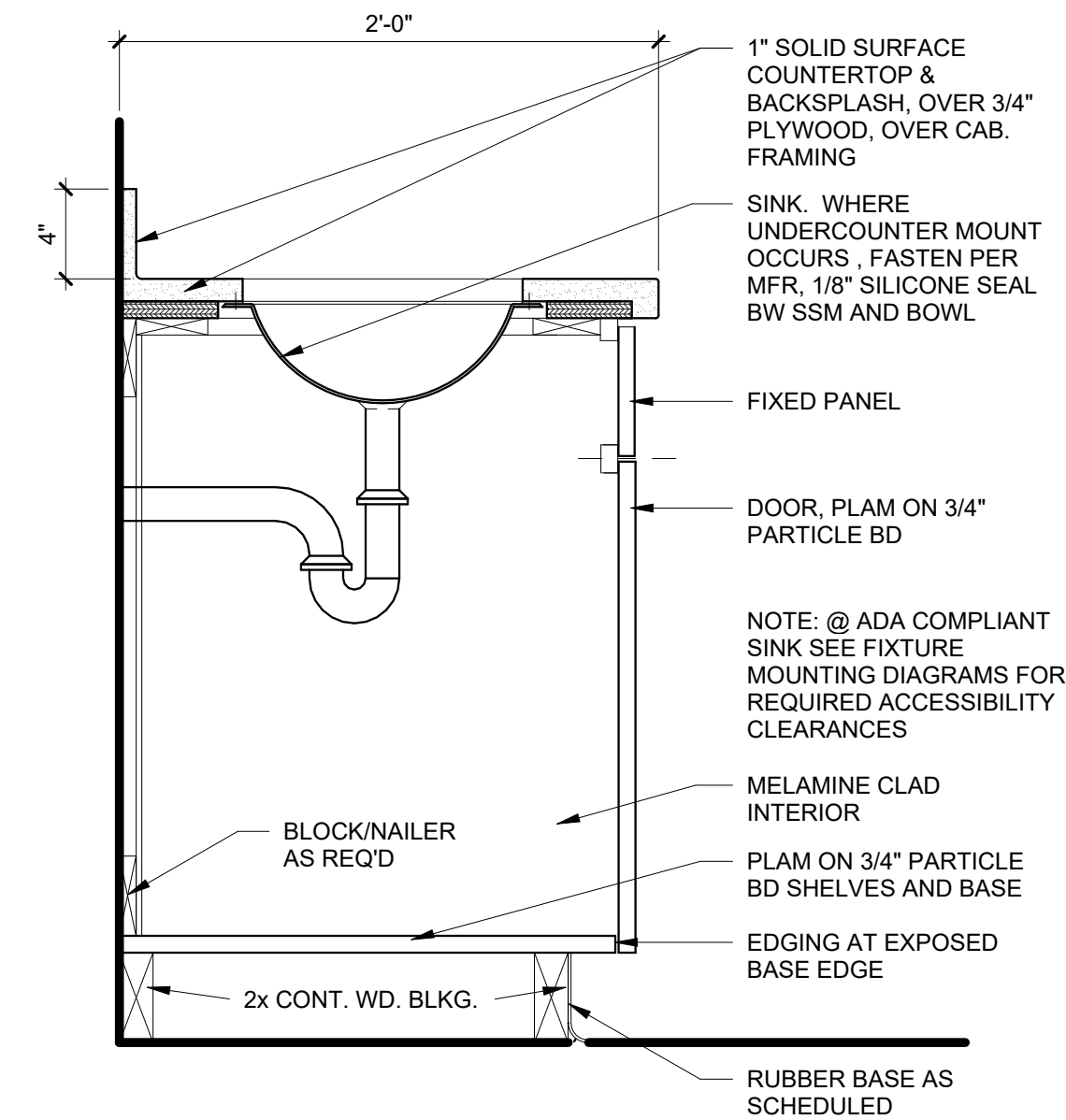


5 PLYWOOD REVEAL
1 1/2" = 1'-0"

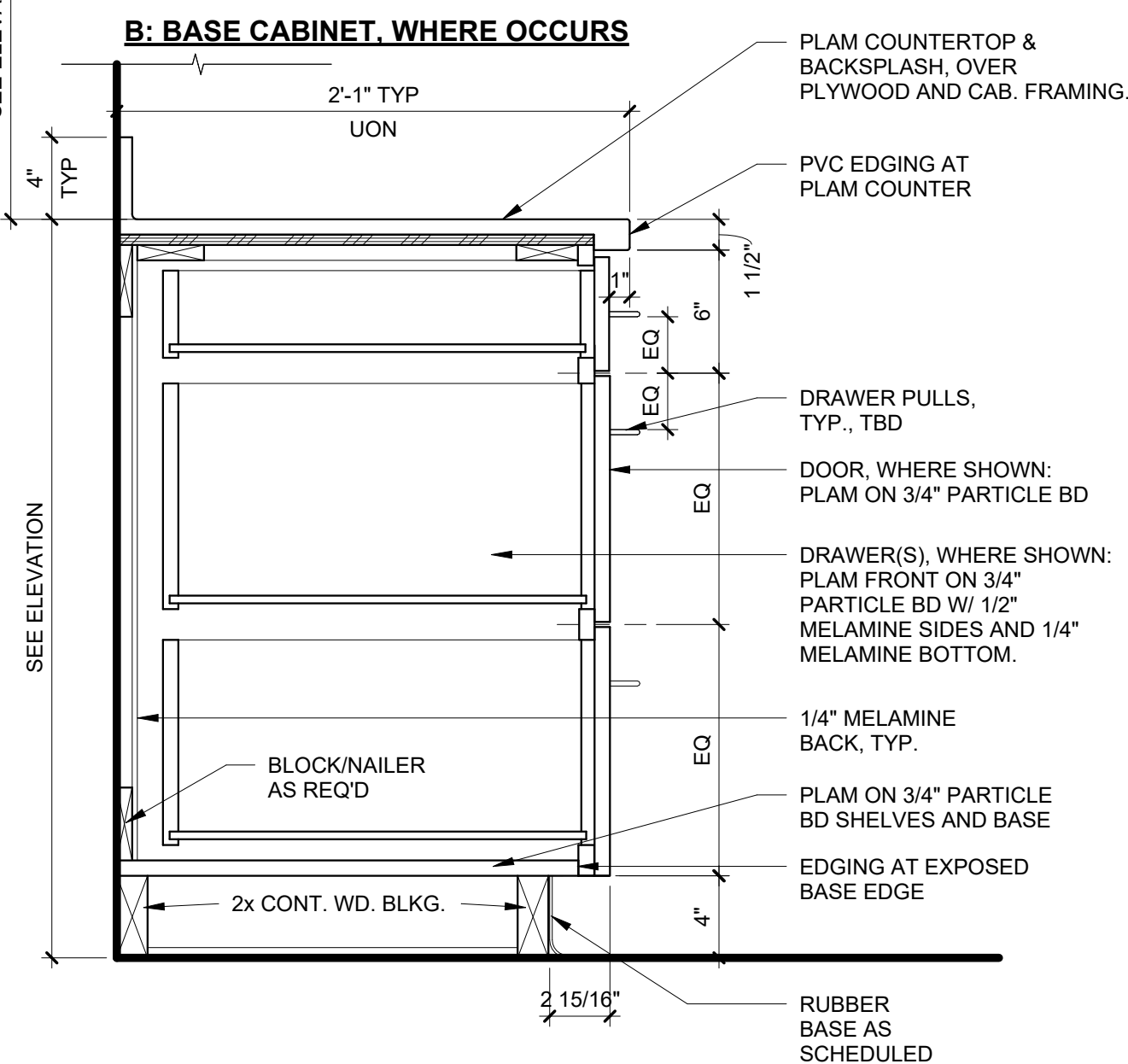
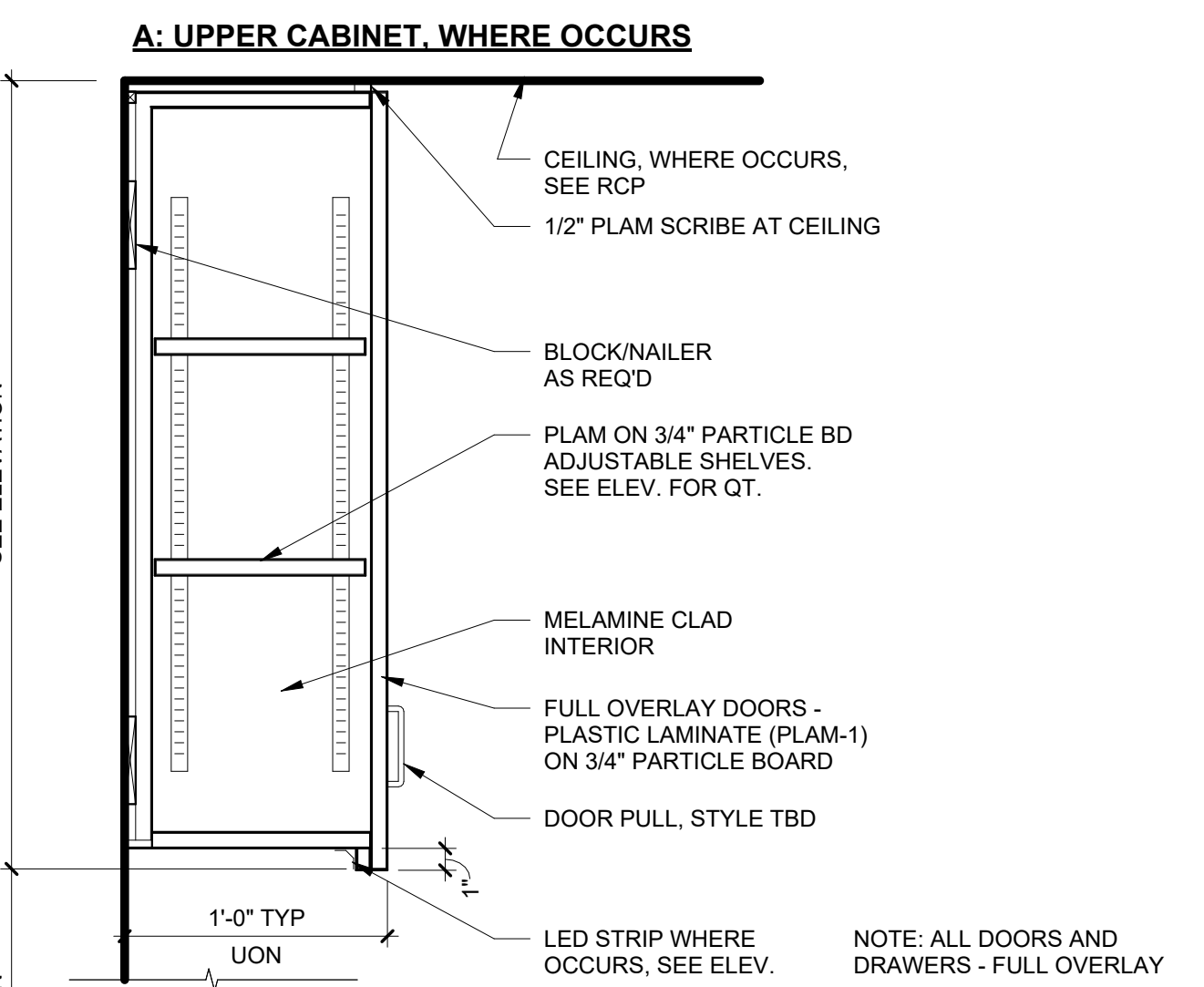


12 COLUMN @ CLASSROOM 9
1 1/2" = 1'-0"

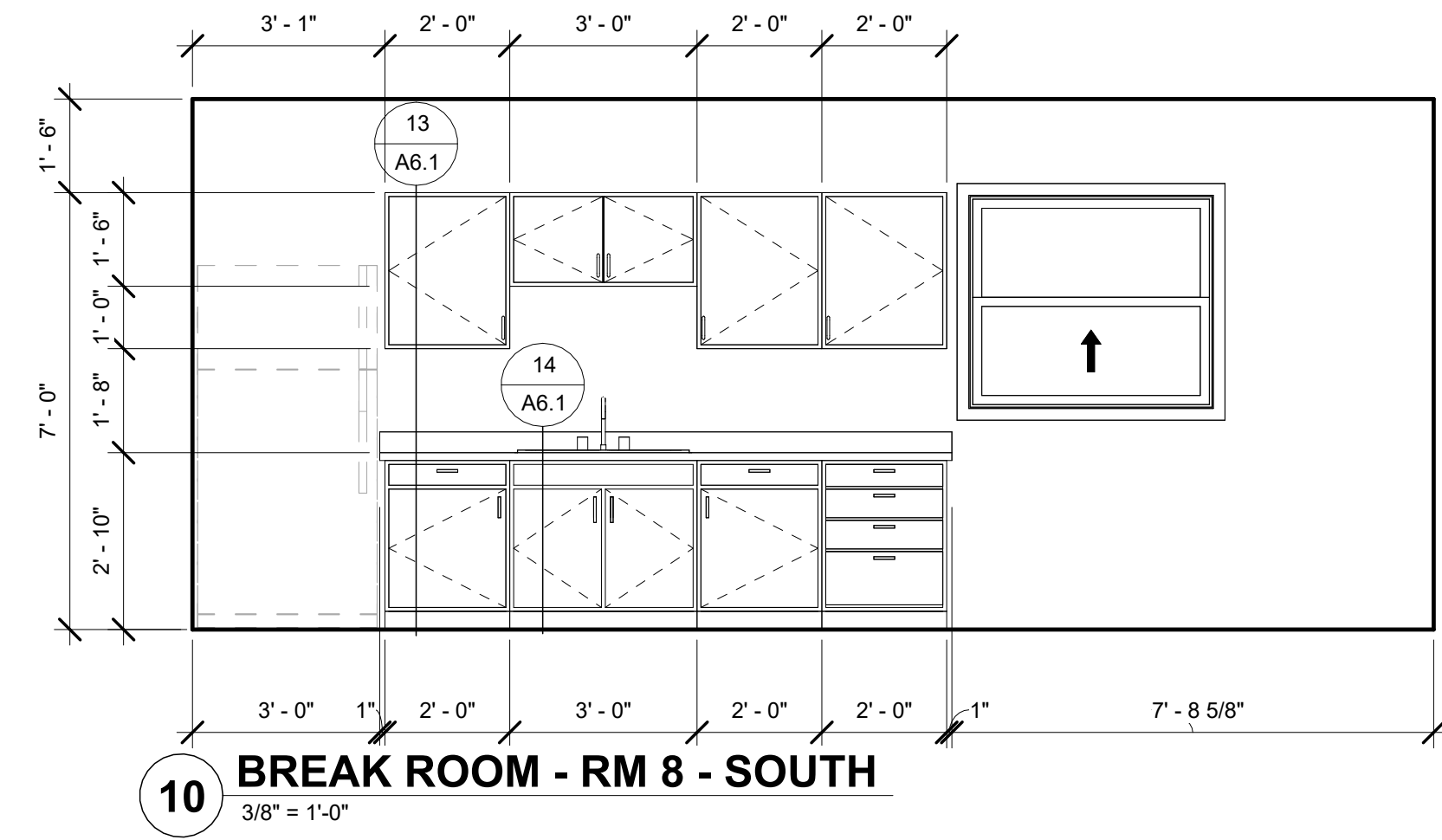
11 COLUMN @ HALL 1
1 1/2" = 1'-0"



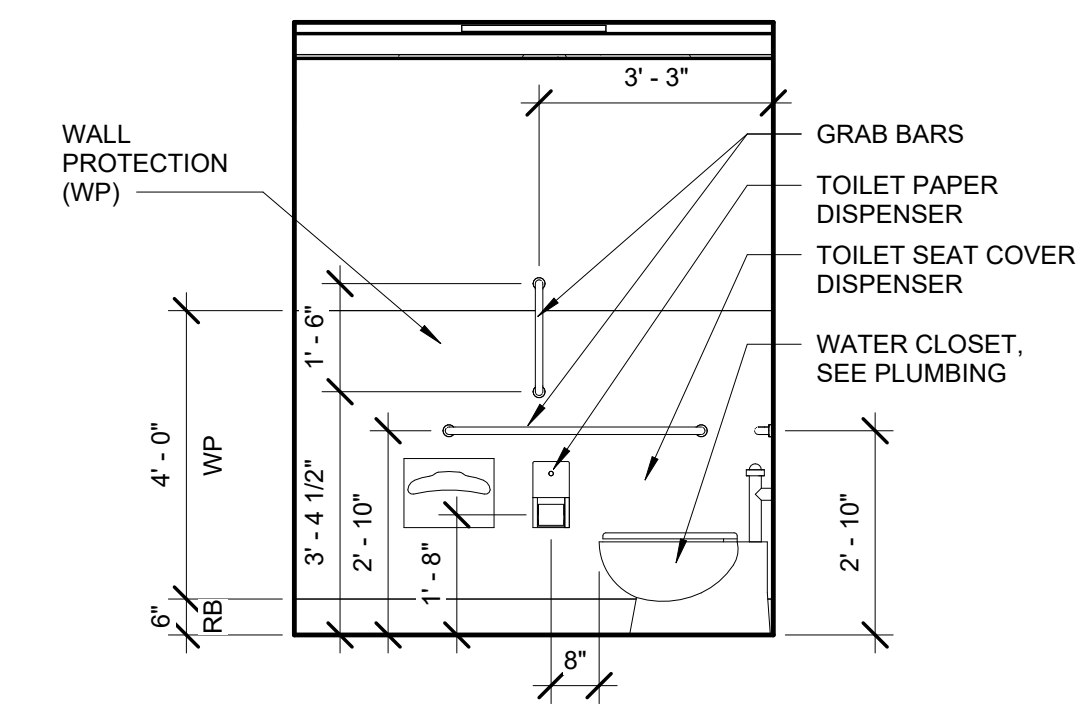
14 CABINTRY @ SINK SECTION
1 1/2" = 1'-0"



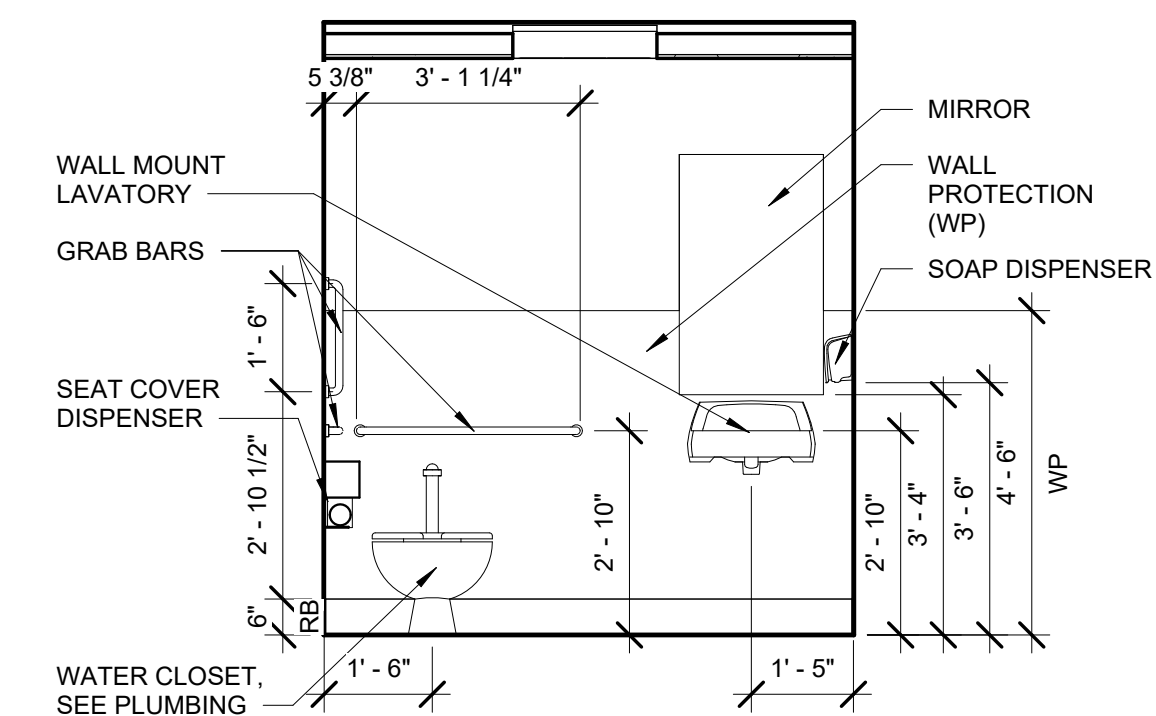
13 CABINTRY SECTION, TYPICAL
1 1/2" = 1'-0"



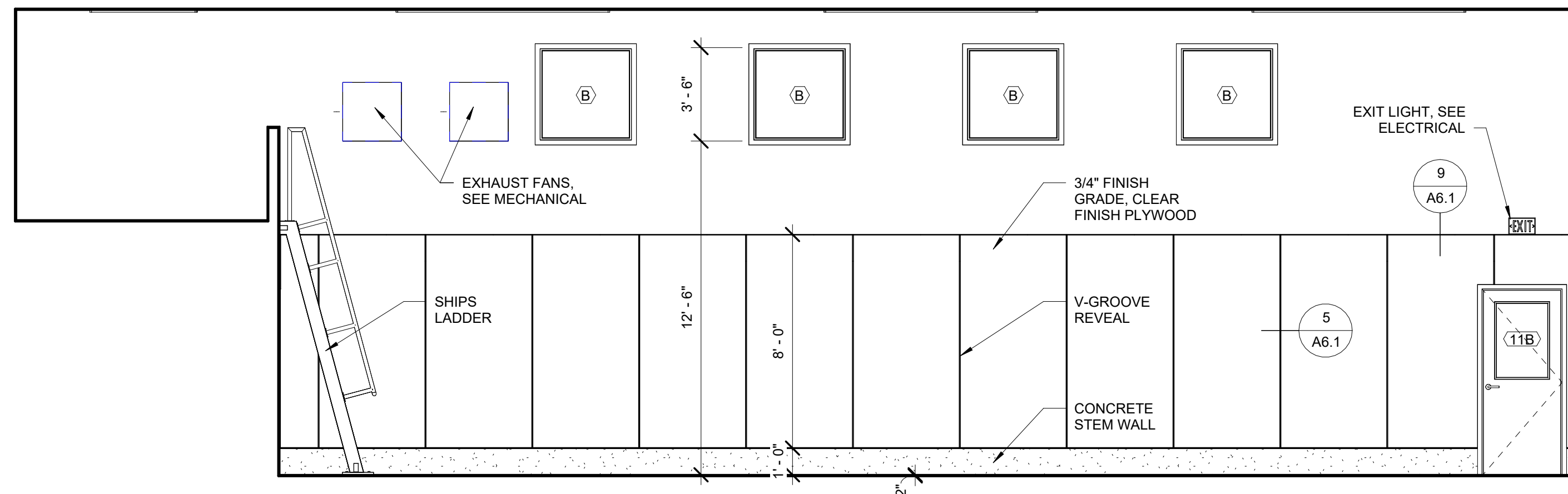
10 BREAK ROOM - RM 8 - SOUTH
3/8" = 1'-0"



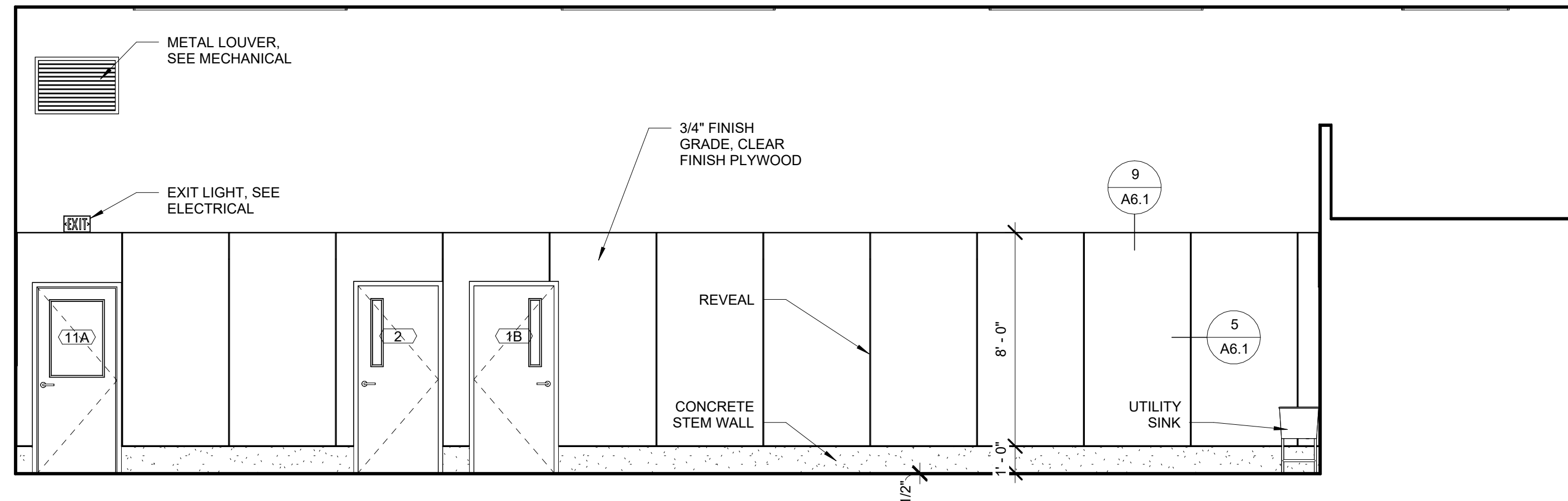
8 TOILET - RM 6 - EAST
3/8" = 1'-0"



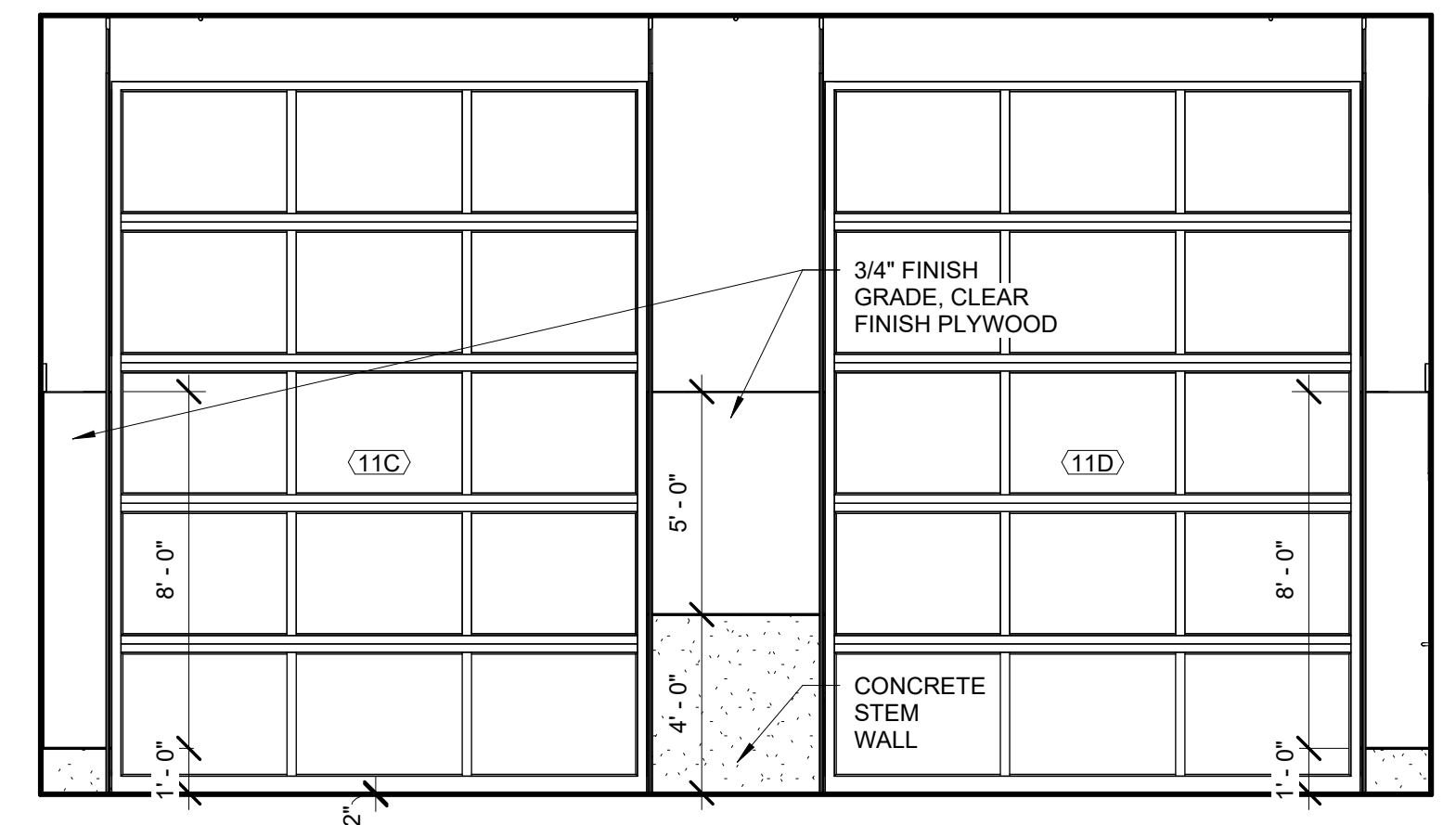
3 TOILET - RM 6 - SOUTH
3/8" = 1'-0"



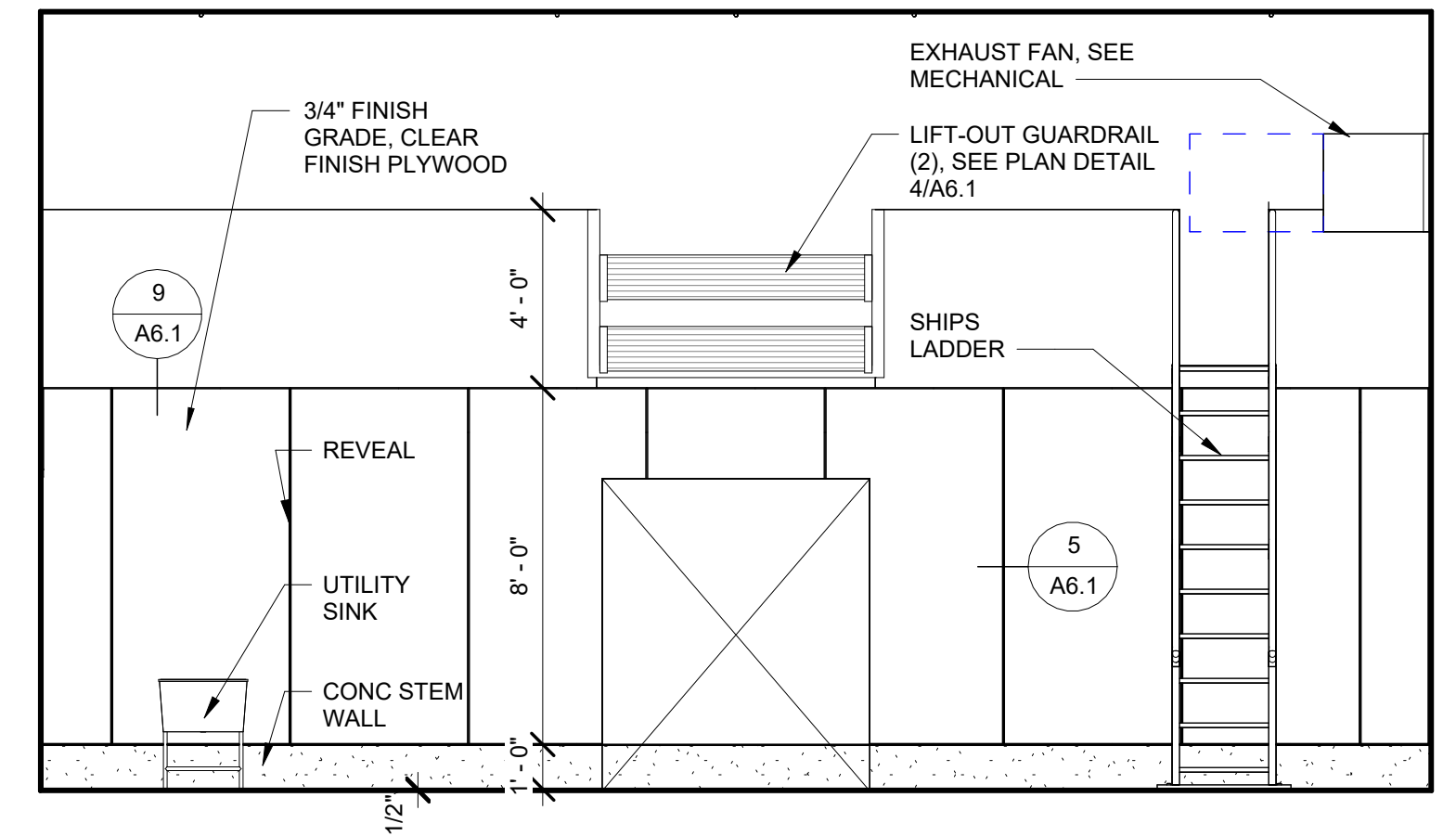
7 BUS SHOP - RM 11 - NORTH
1/4" = 1'-0"



6 BUS SHOP - RM 11 - SOUTH
1/4" = 1'-0"



2 BUS SHOP - RM 11 - EAST
1/4" = 1'-0"



1 BUS SHOP - RM 11 - WEST
1/4" = 1'-0"

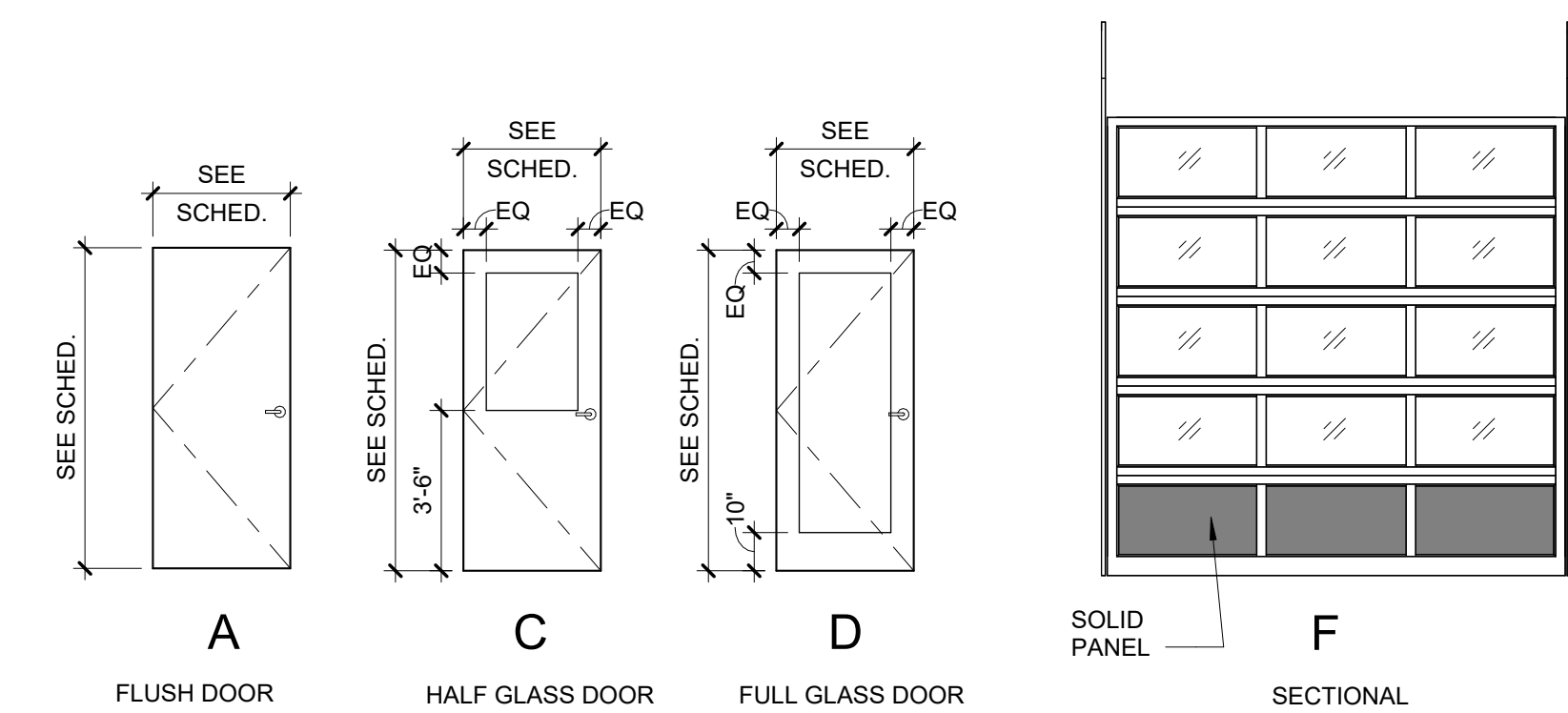
ROOM FINISH SCHEDULE									
ROOM NAME	ROOM NO.	FLOOR FINISH	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING FINISH	NOTES
HALL	1	SC	RB	GWB	GWB	GWB	GWB	ACT	
SHOP OFFICE	2	SC	RB	GWB	GWB	GWB	GWB	GWB	
TECH.	3	SC	RB	GWB	GWB	GWB	GWB	GWB	
OFFICE	4	SC	RB	GWB	GWB	GWB	GWB	GWB	
CUST.	5	SC	RB	GWB / WP	GWB / WP	GWB / WP	GWB / WP	GWB	
TOILET	6	SC	RB	GWB / WP	GWB / WP	GWB / WP	GWB / WP	GWB	
TOILET	7	SC	RB	GWB / WP	GWB / WP	GWB / WP	GWB / WP	GWB	
BREAK ROOM	8	SC	RB	GWB	GWB	GWB	GWB	ACT	
CLASSROOM	9	SC	RB	GWB	GWB	GWB	GWB	ACT	
STORAGE	10	SC	RB	GWB	GWB	GWB	GWB	GWB	
BUS SHOP	11	SC	SC	GWB / PLYWD	GWB / PLYWD	GWB / PLYWD	GWB / PLYWD	GWB	
PARTS	12	SC	SC	GWB	GWB	GWB	GWB	GWB	
ELEC. / DATA	13	SC	SC	GWB	GWB	GWB	GWB	GWB	
MEZZANINE	14	SC	RB	GWB	GWB	GWB	GWB	GWB	

ROOM FINISH LEGEND

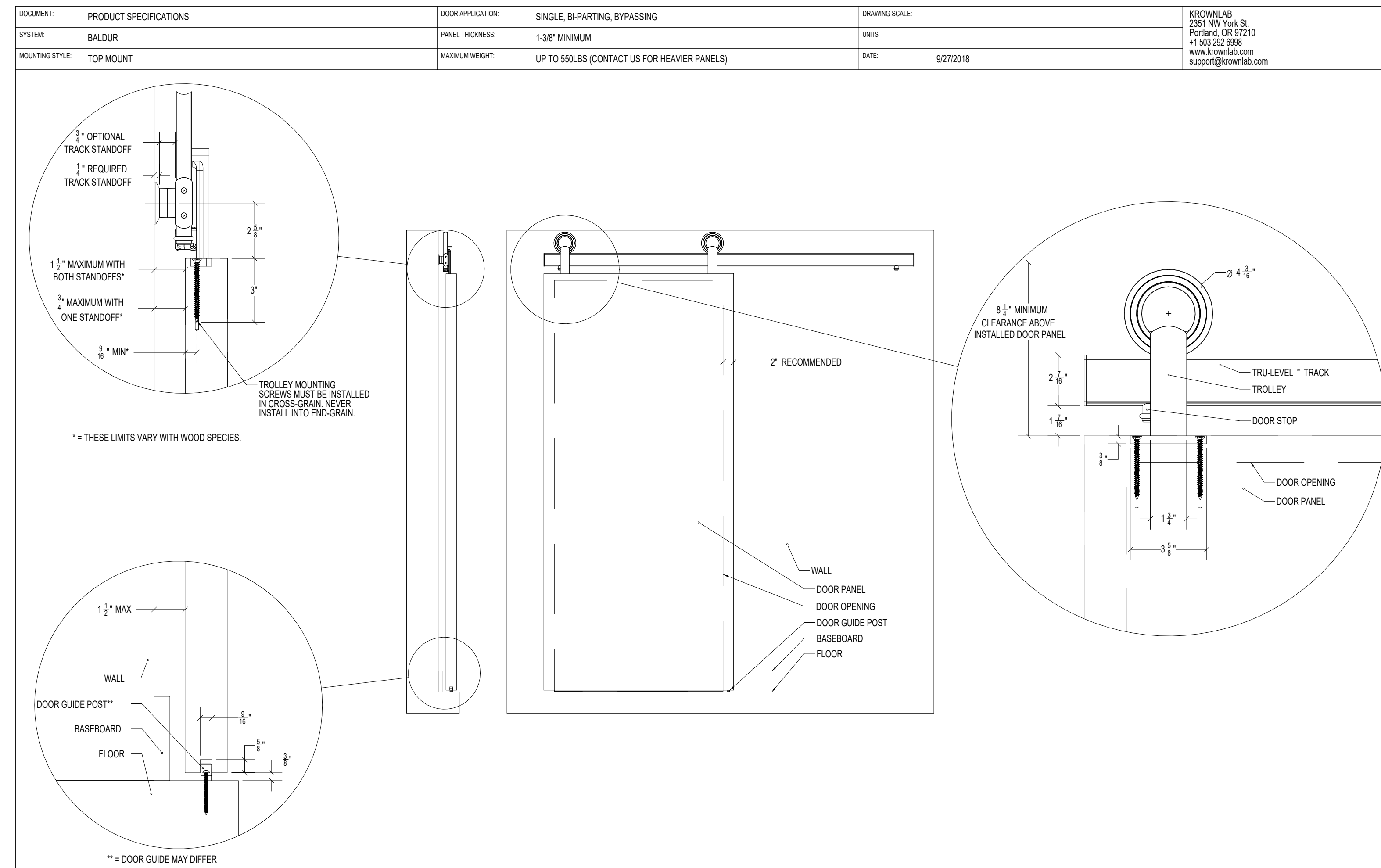
ACT - ACOUSTICAL CEILING TILE
WP - WALL PROTECTION
GWB - GYPSUM WALL BOARD
RB - RESILIENT BASE
SC - SEALED CONCRETE
-- NO WORK (UNO)
SEE REFLECTED CEILING PLANS FOR CEILING HEIGHTS

WINDOW SCHEDULE				
MARK	SIZE (WxH)	COUNT	TYPE	NOTES
A	4' - 0" x 3' - 6"	8	SINGLE HUNG W/ INSECT SCREEN	
B	3' - 6" x 3' - 6"	4	FIXED	

DOOR SCHEDULE								
DOOR NO.	ROOM NAME	SIZE (WxH)	TYPE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE GROUP	RATING	NOTES
1A	HALL	3' - 0" x 7' - 0"	D	HM / GL	HM	HW-58		EXTERIOR DOOR, FUTURE ACCESS CONTROL
1B	BUS SHOP	3' - 0" x 7' - 0"	11	WD / GL	HM	HW-20F	1 HR	
2	BUS SHOP	3' - 0" x 7' - 0"	11	WD / GL	HM	HW-20F	1 HR	
3	TECH.	3' - 0" x 7' - 0"	C	WD / GL	HM	HW-10		
4	OFFICE	3' - 0" x 7' - 0"	C	WD / GL	HM	HW-10		
5	CUST.	3' - 0" x 7' - 0"	A	WD	HM	HW-20		
6	TOILET	3' - 0" x 7' - 0"	A	WD	HM	HW-5		
7	TOILET	3' - 0" x 7' - 0"	A	WD	HM	HW-5		
8A	BREAK ROOM	3' - 0" x 7' - 0"	D	WD / GL	HM	HW-2		
8B	BREAK ROOM	3' - 0" x 7' - 0"	A	WD	HM	HW-9		
9	CLASSROOM	4' - 0" x 7' - 0"	A	WD	MANUF.	HW-SL-20		BARN DOOR, 4'-4" ACTUAL DOOR LEAF WIDTH
10	STORAGE	3' - 0" x 7' - 0"	A	WD	HM	HW-20		
11A	BUS SHOP	3' - 0" x 7' - 0"	C	HM / GL	HM	HW-58		EXTERIOR DOOR, FUTURE ACCESS CONTROL
11B	BUS SHOP	3' - 0" x 7' - 0"	C	HM	HM	HW-11		EXTERIOR DOOR
11C	BUS SHOP	12' - 0" x 16' - 0"	F	MANUF.	MANUF.	-		OVERHEAD DOOR
11D	BUS SHOP	12' - 0" x 16' - 0"	F	MANUF.	MANUF.	-		OVERHEAD DOOR
13	ELEC. / DATA	3' - 0" x 7' - 0"	A	WD	HM	HW-2		



DOOR TYPES
1/4" = 1'-0"



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1 BARN DOOR DETAIL
3" = 1'-0"

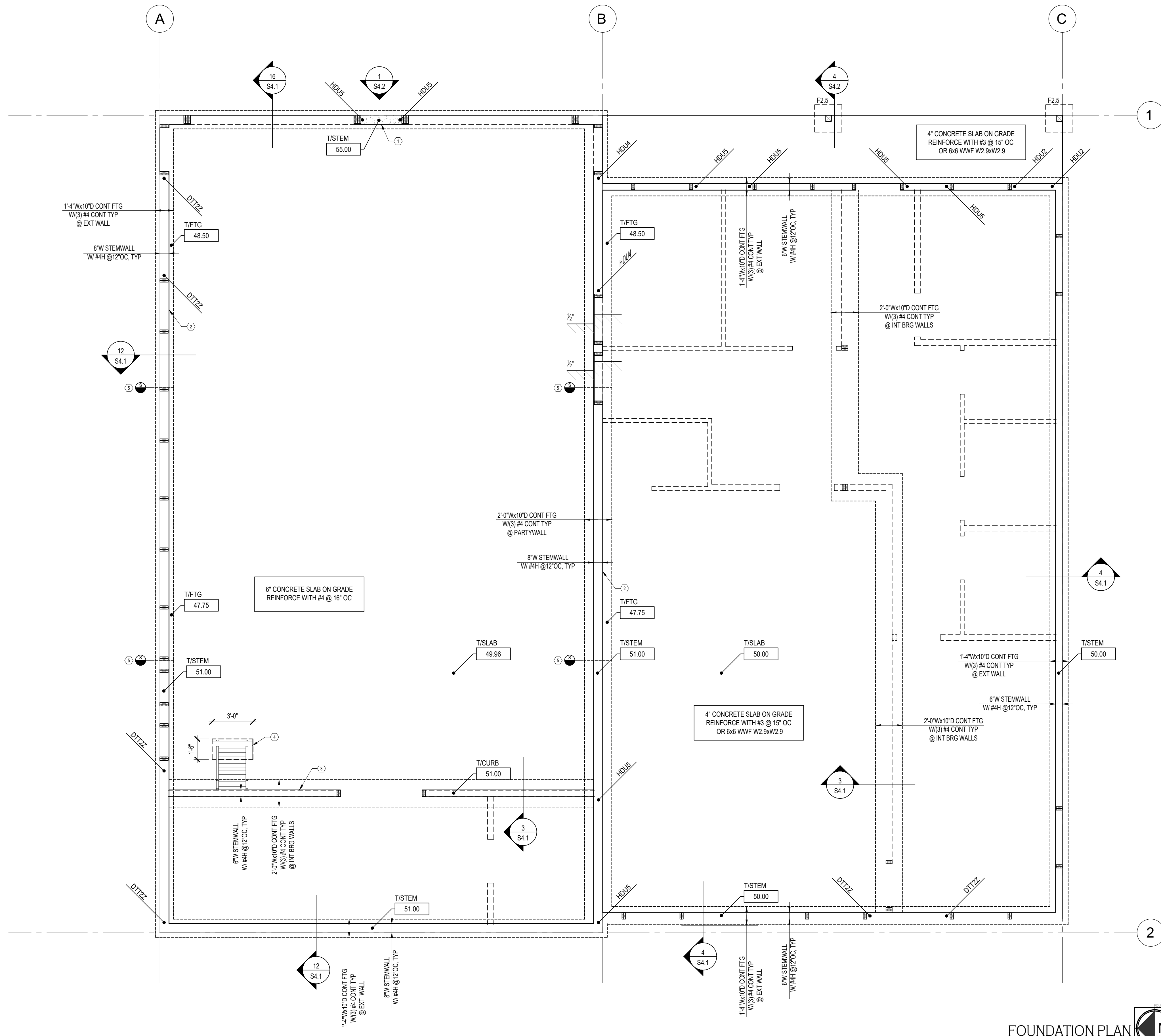
CONSTRUCTION

REVISIONS:
DATE DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:
SCHEDULES

A7.1



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

FOUNDATION PLAN NOTES:

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS, DRAINS AND SLOPES, BLOCKOUTS FOR PLUMBING, SPRINKLERS AND HVAC, ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS, STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS, CONCRETE CURBS AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
- TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER VAPOR BARRIER MANUFACTURER.
- TYPICAL TOP OF INTERIOR (T/INTERIOR) FOOTING ELEVATION = 50.00, UNO. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = 47.75, UNO.
- STEP EXTERIOR FOOTING PER DETAIL 13/S4.1. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FOUNDATION STEPS.
- ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, AND OTHER REQUIREMENTS AS NOTED IN THE STRUCTURAL GENERAL NOTES.
- CJ INDICATES CONTROL JOINT PER PLAN. CONTRACTOR TO PROVIDE CONSTRUCTION AND CONTROL JOINT PLAN TO EOR FOR REVIEW.
- HOLD DOWNS INDICATED AS REFERENCE FOR ANCHOR BOLT SIZE AND PLACEMENT. REFER TO HOLD DOWN SCHEDULE FOR ANCHOR BOLT SIZE AND EMBEDMENT.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT.
- STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- TYPICAL DETAILS PER:
 - 1/S4.1 STANDARD HOOKS AND BAR BENDS
 - 7/S4.1 TYPICAL DEPRESSED SLAB DETAIL
 - 6/S4.1 PLAN - TYPICAL CORNER REINFORCEMENT AT CONCRETE WALL
 - 10/S4.1 TYPICAL CORNER REINFORCEMENT AT CONCRETE FOOTINGS
 - 15/S4.1 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING
 - 5/S4.1 PLAN - TYPICAL SILL PLATE ANCHORAGE TO CONCRETE
 - 9/S4.1 TYPICAL SILL PLATE ANCHORAGE TO CONCRETE
 - 3/S4.2 TYPICAL LAP SPLICE AND DEVELOPMENT SCHEDULE

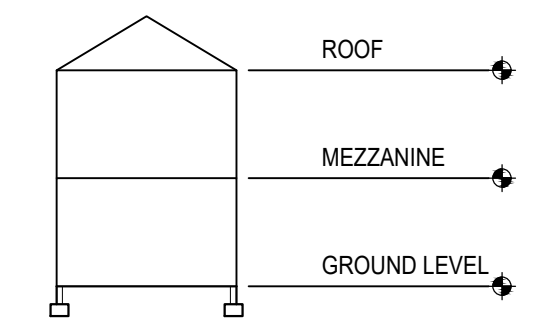
PLAN HEX NOTES:

- TOP OF STEM WALL 48" ABOVE SLAB ELEVATION. REFER TO 19/S4.1
- INTERIOR STEM WALL TO MATCH HEIGHT OF STEM WALL AT GARAGE PERIMETER
- 6"x12" CONCRETE CURBING PLACED AFTER CONCRETE SLAB. DOWEL CURB INTO SLAB WITH #4 DOWELS AT 18" OC. PLACE #4 CONT TOP OF CURB. CONFIRM CURB HEIGHT TO PERIMETER STEM WALL WITH ARCHITECT
- THICKEN SLAB TO 8" MINIMUM UNDER SHIPS LADDER FOR ANCHOR BOLTS BY OTHERS
- STEPPED FOOTING VERIFY LOCATION WITH ARCHITECTURAL AND CIVIL DRAWINGS

SPREAD FOOTING SCHEDULE

TYPE	SIZE	REINFORCING	REMARKS
F2.0	2'-0"SQx10"DP	(3) #4B EW	---
F2.5	2'-6"SQx10"DP	(4) #4B EW	---
F3.0	3'-0"SQx12"DP	(5) #4B EW	---
F3.5	3'-6"SQx12"DP	(5) #5B EW	---
F4.0	4'-0"SQx12"DP	(6) #5B EW	---

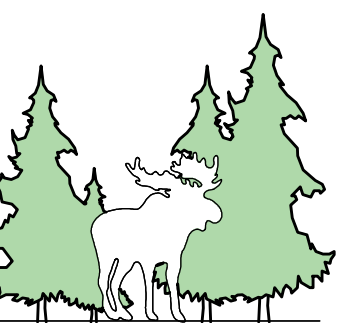
NOT ALL FOOTING MAY BE USED ON THIS PROJECT



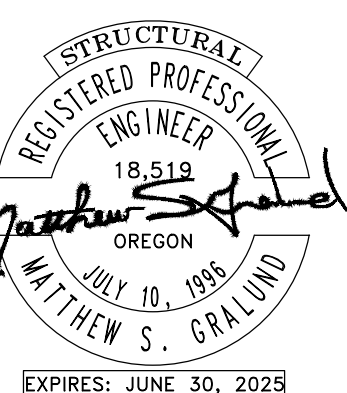
NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.



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PROJECT NO.: 22-97
BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

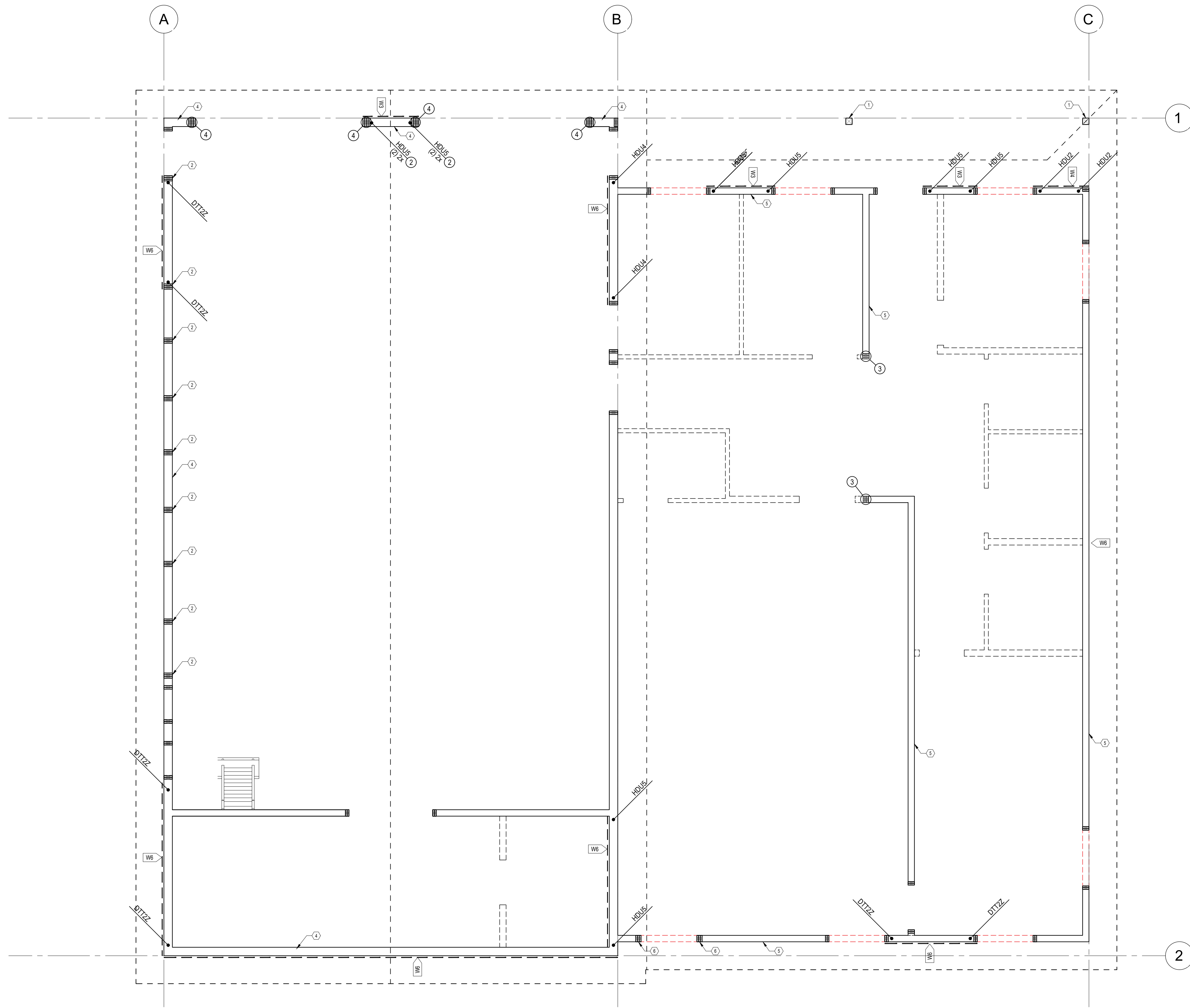
CONSTRUCTION

REVISIONS:

#	DATE	DESCRIPTION

DATE: JANUARY 2024
SHEET TITLE:
FOUNDATION PLAN

S2.1

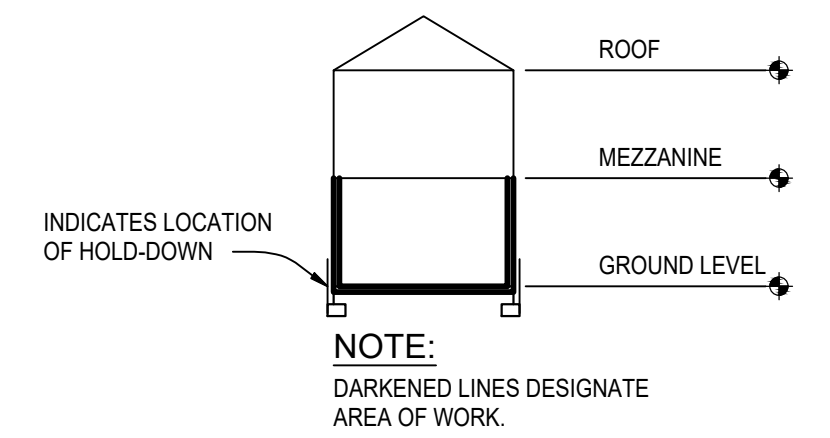


FIRST FLOOR
SHEAR WALL AND POST PLAN
SCALE: 1/4"=1'-0"

- STUD AND SHEAR WALL PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
 - LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
 - BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL 10'-0" WITH (2) 2x @ 16"OC.
 - ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
 - HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: (2). TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION.
 - BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: (3). BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION.
 - SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 2/S7.1.
 - SHEATH ALL EXTERIOR WALLS PER SHEAR WALL TYPE WB UNO.
 - TYPICAL SHEAR WALL ELEVATION PER 3/S7.1.
 - INDICATES HOLD-DOWN TYPE PER HOLD-DOWN SCHEDULE 15/S7.1. CIRCLED NUMBER INDICATES NUMBER OF TRIM STUDS REQUIRED AND BOTTOM NUMBER INDICATES NUMBER OF FULL HEIGHT (KING) STUDS REQUIRED IN ADDITION TO BUNDLED OR TRIM STUDS OR POSTS SHOWN ON PLAN.
 - TYPICAL HOLD-DOWN ELEVATION PER 5/7.1.
 - ANCHOR BOLTS TO BE 3/4"Ø x 7" MINIMUM EMBEDMENT PER 13/S4.1. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
 - TYPICAL DETAILS PER:

3/S7.1	TYPICAL SHEAR WALL ELEVATION
12/S6.1	TYPICAL STUD WALL OPENING (HEADER) DETAIL
2/S6.1	TYPICAL BUILT-UP HEADER DETAIL
4/S6.1	TYPICAL PLATE SPLICE DETAIL

- PLAN HEX NOTES:**
- 6x6 DF#1 POST WITH ABU POST BASE
 - (1) 2x8 JAMB (TRIMMER) STUD, (2) 2x8 KING STUDS
 - 2x6 OUTLOOKS @ 24"OC WITH SIMPSON JB26 TOP FLANGE HANGERS
 - 2x8 DF#2 STUDS @ 16"OC
 - 2x6 DF#2 STUDS @ 16"OC. STUD LENGTH GREATER THAN 15'-0" DOUBLE STUDS
 - (1) 2x6 JAMB (TRIMMER) STUD, (2) 2x6 KING STUD



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BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
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CONSTRUCTION

REVISIONS:

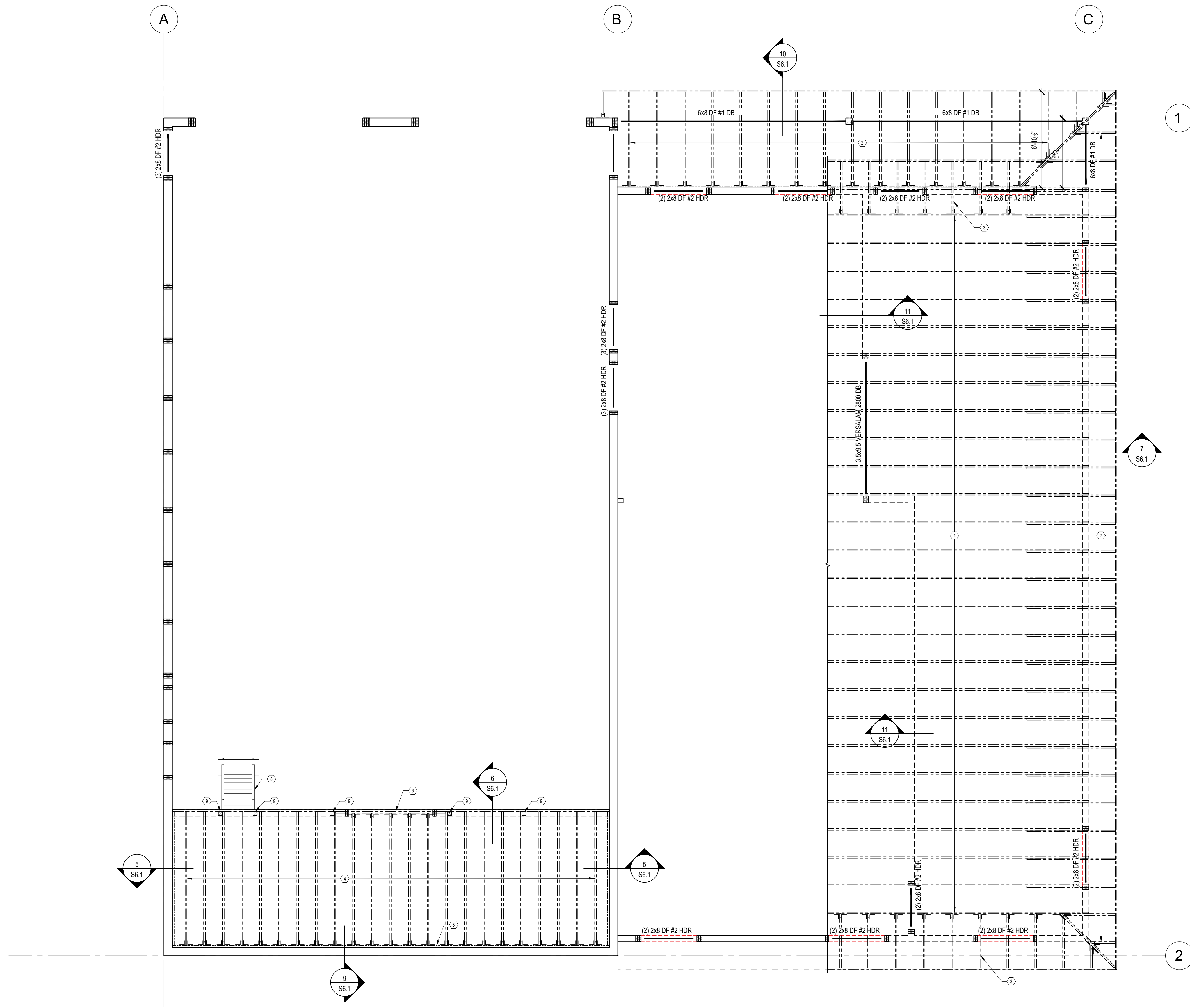
#	DATE	DESCRIPTION

DATE: JANUARY 2024

SHEET TITLE:
FIRST FLOOR
SHEAR WALL AND
POST PLAN

S2.1W

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SECOND FLOOR / LOWER ROOF
FRAMING PLAN
SCALE: 1/4"=1'-0"

FLOOR FRAMING PLAN NOTES:

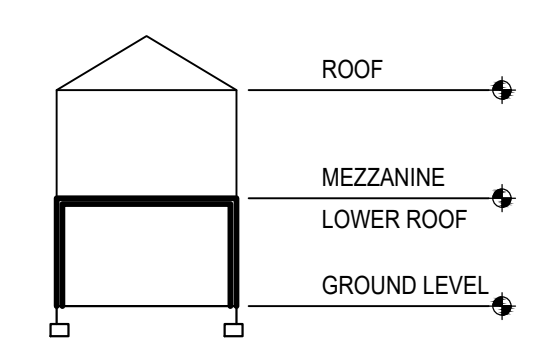
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS.
- FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"X2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD. UNO LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/4" SPACE BETWEEN PANEL ENDS AND EDGES.
- ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- ALL 2x HANGERS TO BE TOP FLANGE BEARING SIMPSON JB TYPE, UNO, GLULAM, PARALLAM AND MICROLAM HANGERS ARE AS SPECIFIED ON PLAN. "T" JOIST HANGERS TO BE TOP FLANGE BEARING SIMPSON MIT OR ITS TYPE, UNO.
- BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- ALL RIM JOISTS TO BE 1 1/2" LSL MINIMUM UNO.
- PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
- BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.

ROOF FRAMING PLAN NOTES:

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS.
- ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
- ROOF SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE NAILED TO ROOF FRAMING WITH 0.131"X2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD. UNO LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/4" SPACE BETWEEN PANEL ENDS AND EDGES.
- ALL 2x HANGERS TO BE TOP FLANGE BEARING SIMPSON JB TYPE, UNO, GLULAM, PARALLAM AND MICROLAM HANGERS ARE AS SPECIFIED ON PLAN. "T" JOIST HANGERS TO BE TOP FLANGE BEARING SIMPSON MIT OR ITS TYPE, UNO.
- HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2x8 MINIMUM. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
- BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON LEVEL BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
- PROVIDE SIMPSON H2.5A TIES AT ALL ROOF JOISTS, TYPICAL.
- PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN JOIST OR TRUSS OVER SHEAR WALL (ADDITIONAL JOISTS OR TRUSSES MAY BE REQUIRED).

PLAN HEX NOTES:

- 1 1/2" BCI 5000 1.70F ROOF JOISTS @ 24"OC
- 2x6 ROOF JOISTS @ 24"OC
- 2x6 OUTLOOKS @ 24"OC WITH SIMPSON JB26 TOP FLANGE HANGERS
- 1 1/2" BCI 5000 1.70F FLOOR JOISTS @ 16"OC. DESIGNED FOR A LIVE LOAD = 125 PSF
- 1 1/2" x 1 1/2" LVL LEDGER WITH (3) 1/2"X4 1/2" SDS SCREWS EACH STUD
- DOUBLE RIMBOARD OVER OPENING.
- 2x6 DF#2 CANTILEVERED RAFTER EXTENSIONS
- STEEL SHIPS LADDER ACCESS TO MEZZANINE BY OTHERS
- 4x4 POST TO STABILIZE PARTIAL WALL ABOVE. SECURE TO LEDGER WITH (2) 1/2"X4" SDS SCREWS



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PROJECT NO.: 22-97

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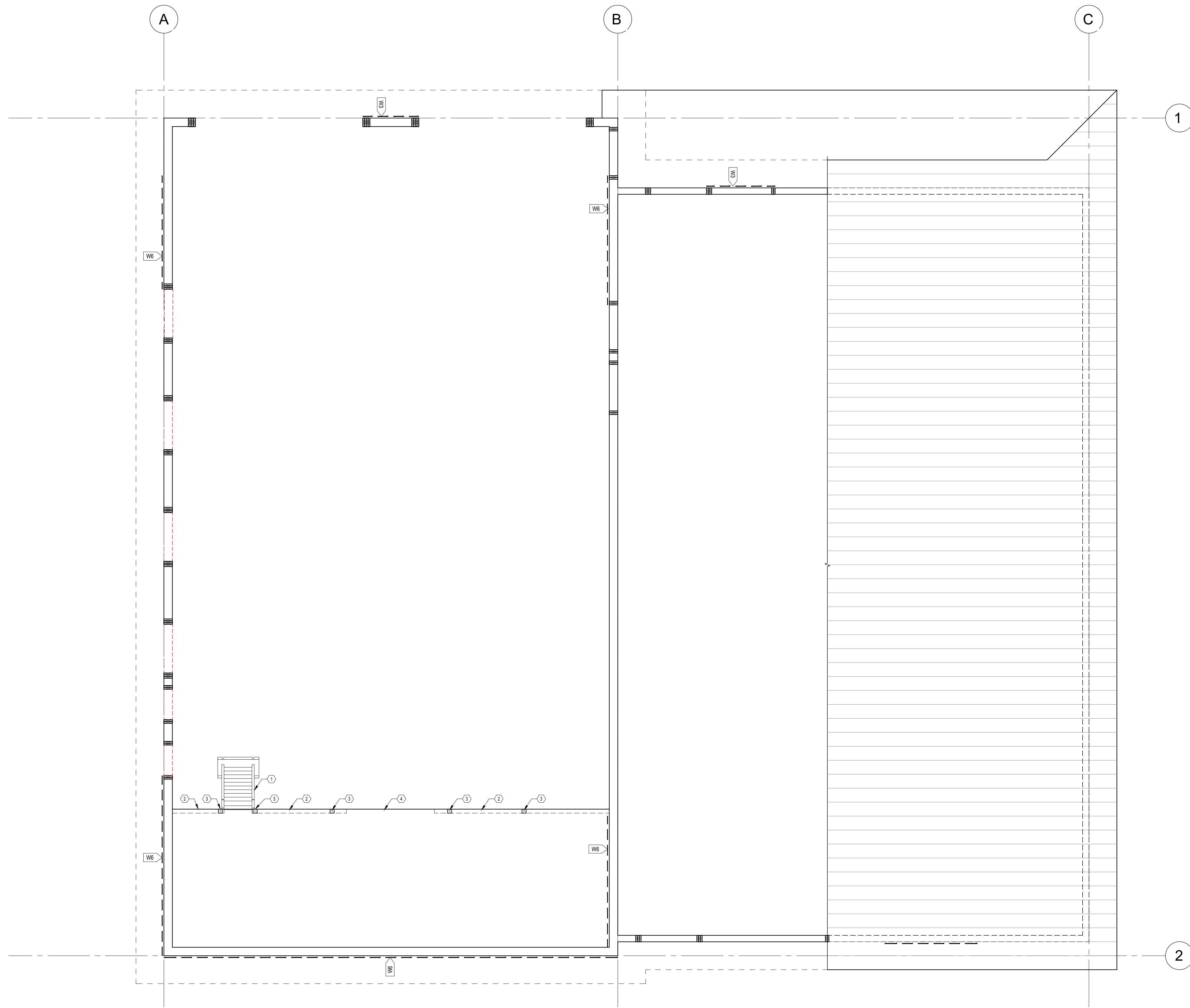
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DATE: JANUARY 2024

SHEET TITLE:
SECOND FLOOR /
LOWER ROOF
FRAMING PLAN

S2.2

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SECOND FLOOR
SHEAR WALL AND POST PLAN
SCALE: 1/4"=1'-0"

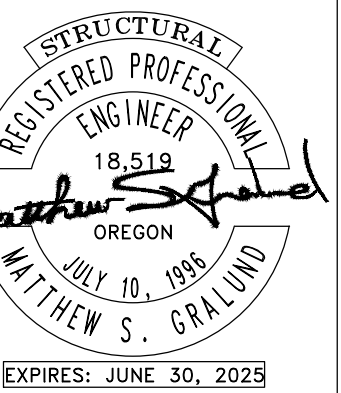
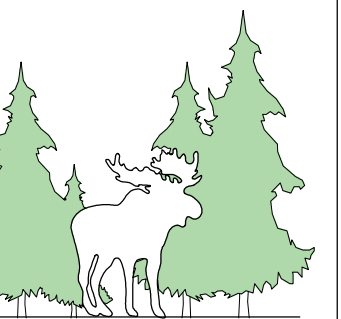
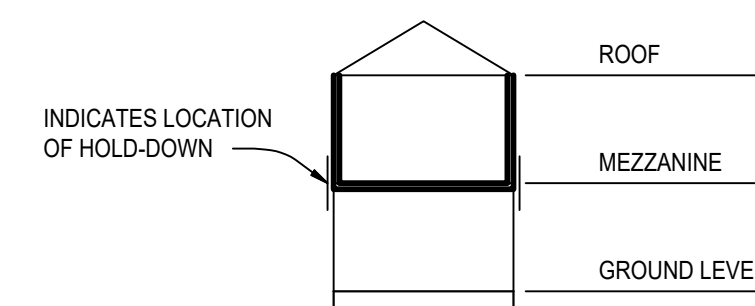
STUD AND SHEAR WALL PLAN NOTES:

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
- LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
- BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL 10'-0" WITH (2) 2x @ 16"OC.
- ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
- HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: (2). TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION.
- BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: (3). BUNDLED STUDS TO BE CONTINUOUS TO THE FOUNDATION.
- SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 2/S7.1.
- SHEATH ALL EXTERIOR WALLS PER SHEAR WALL TYPE WB UNO.
- TYPICAL SHEAR WALL ELEVATION PER 3/S7.1.
- INDICATES HOLD-DOWN TYPE PER HOLD-DOWN SCHEDULE 15/S7.1. CIRCLED NUMBER INDICATES NUMBER OF TRIM STUDS REQUIRED AND BOTTOM NUMBER INDICATES NUMBER OF FULL HEIGHT (KING) STUDS REQUIRED IN ADDITION TO BUNDLED OR TRIM STUDS OR POSTS SHOWN ON PLAN.
- TYPICAL HOLD-DOWN ELEVATION PER 5/7.1.
- ANCHOR BOLTS TO BE 3/8" x 7" MINIMUM EMBEDMENT PER 13/S4.1. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
- TYPICAL DETAILS PER:

3/S7.1	TYPICAL SHEAR WALL ELEVATION
12/S6.1	TYPICAL STUD WALL OPENING (HEADER) DETAIL
2/S6.1	TYPICAL BUILT-UP HEADER DETAIL
4/S6.1	TYPICAL PLATE SPLICE DETAIL

PLAN HEX NOTES:

- STEEL SHIPS LADDER ACCESS TO MEZZANINE BY OTHERS
- 4x4 POST TO STABILIZE PARTIAL WALL ABOVE. SECURE TO LEDGER WITH (2) 1/2"x4" SDS SCREWS. MAXIMUM SPACING 64 INCHES.
- PARTIAL HEIGHT WALL PARTITION PER ARCHITECT
- 6' LIFT OUT SECURITY GATE BY OTHERS



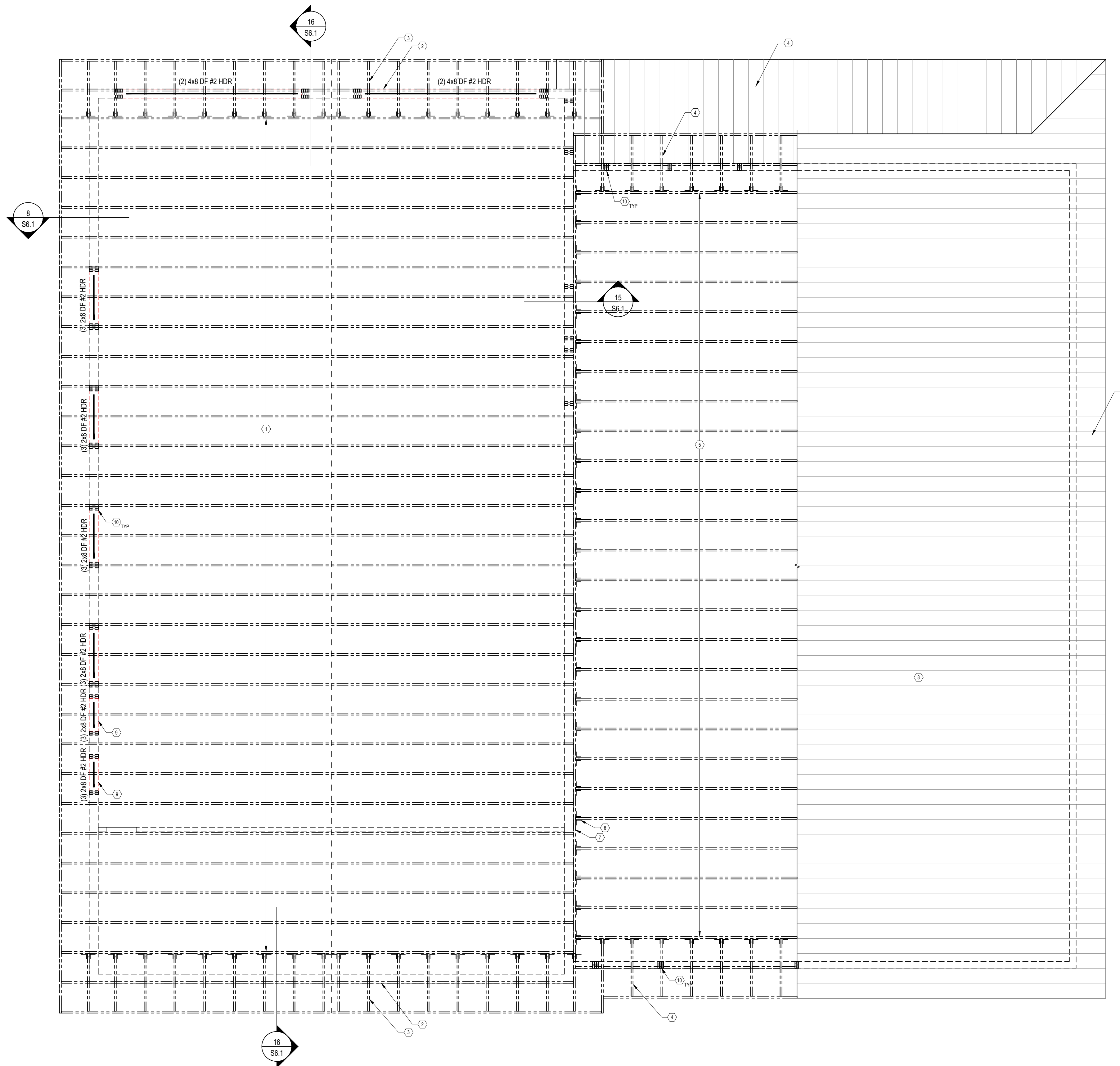
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#	DATE	DESCRIPTION

DATE: JANUARY 2024

SHEET TITLE:
SECOND FLOOR
SHEAR WALL AND
POST PLAN

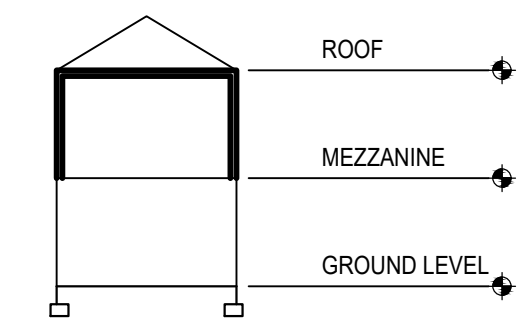
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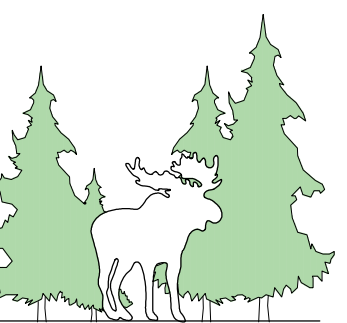
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

- ROOF FRAMING PLAN NOTES:**
- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
 - VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS.
 - ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
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 - ALL 2x HANGERS TO BE TOP FLANGE BEARING SIMPSON JB TYPE, UNO, GLULAM, PARALLAM AND MICROLAM HANGERS ARE AS SPECIFIED ON PLAN. "I" JOIST HANGERS TO BE TOP FLANGE BEARING SIMPSON MIT OR ITS TYPE, UNO.
 - HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE (2) 2x8 MINIMUM. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. REFER TO 2/S6.1
 - BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON LEVEL BELOW. PROVIDE A35 CLIP EACH SIDE OF FLUSH BEAMS THAT BEAR ON DOUBLE TOP PLATES.
 - PROVIDE SIMPSON H2.5A TIES AT ALL ROOF JOISTS, TRUSSES TYPICAL.
 - ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
 - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
 - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
 - STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION PER STRUCTURAL GENERAL NOTES.
 - SHADED REGION INDICATES APPROXIMATE AREA OF OVER-FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING THE OVER-FRAMING REQUIRED. TRUSSES SHALL BE DESIGNED TO SUPPORT OVER-FRAMING IN ADDITION TO THE SPECIFIED DESIGN LOADS.
 - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF TWO STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER GIRDER TRUSSES REACTIONS.
 - ALL MULTIPLE STUDS SUPPORTING HIP MASTER AND GIRDER TRUSSES TO CONTINUE TO FOUNDATION.
 - ROOF TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS FROM MECHANICAL UNITS, AND PIPING. CONTRACTOR TO PROVIDE THE TRUSS SUPPLIER WITH LOCATIONS AND SUPPORT CONDITIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER LOADS. SPECIAL TRUSS SHAPES AND OPENING REQUIREMENTS ARE AS DESIGNATED ON PLANS.
 - PROVIDE SIMPSON H1 OR H2.5A HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYPICAL.
 - TRUSS HANGERS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS SUPPLIER.
 - TRUSS MANUFACTURER TO DESIGN BEARING AT TOP PLATES FOR COMPRESSION PERPENDICULAR TO GRAIN $f_c = 625\text{psi}$.
 - BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN.

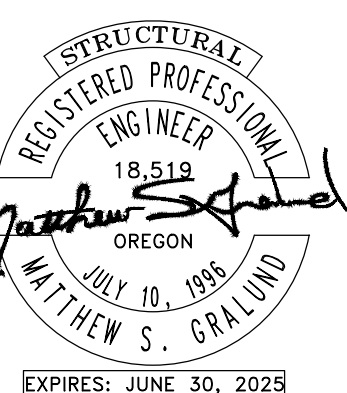
- PLAN HEX NOTES:**
- PRE ENGINEERED ROOF TRUSSES @ 24"OC WITH 2x6 TOP CHORDS
 - GABLE END TRUSSES. DROP TOP CHORD FOR 2x6 OUTLOOKS PER PLAN
 - 2x6 OUTLOOKS @24"OC WITH SIMPSON LUS6 FACE MOUNTED HANGERS TO TRUSSES
 - 2x6 OUTLOOKS @24"OC WITH SIMPSON JB26 TOP FLANGE HANGERS TO I-JOISTS
 - 1 1/2" BCI 5000 1.7DF ROOF JOIST @24"OC
 - SIMPSON HU2.1/9X SLD 14 TOP FLANGE HANGER EACH RAFTER
 - 1 1/2" x 1 1/2" LSL LEDGER. SECURE TO STUD WITH (2) 1/2"X4" SDS SCREWS EACH STUD.
 - LOWER ROOF BELOW
 - CONFIRM PENETRATION SIZE WITH MECHANICAL DRAWINGS.
 - JAMB AND KING STUD FULL HEIGHT



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.



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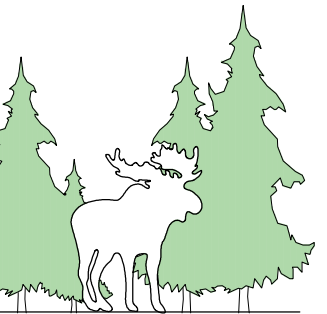
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DATE: JANUARY 2024
SHEET TITLE:
ROOF FRAMING PLAN

S2.3



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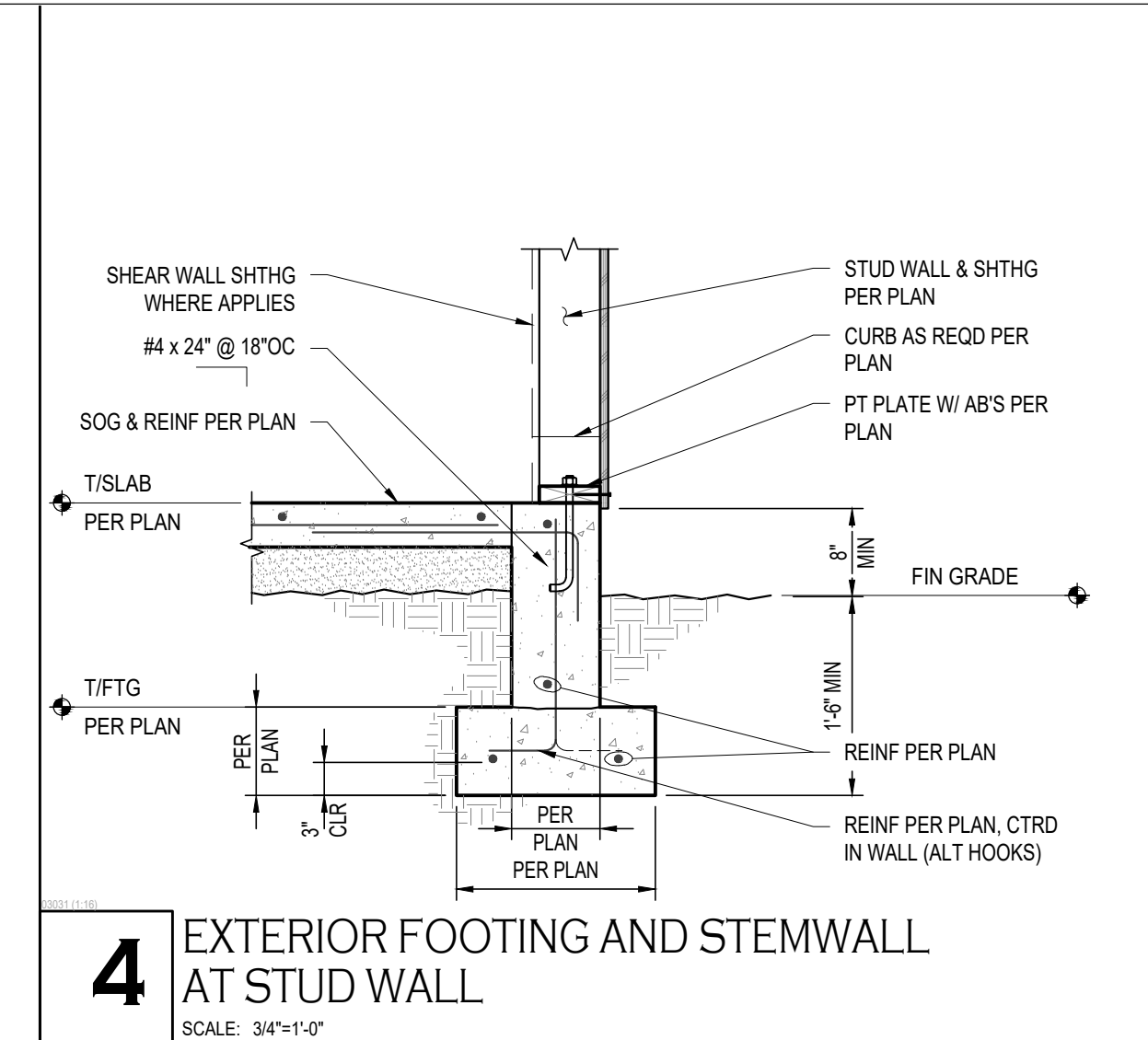
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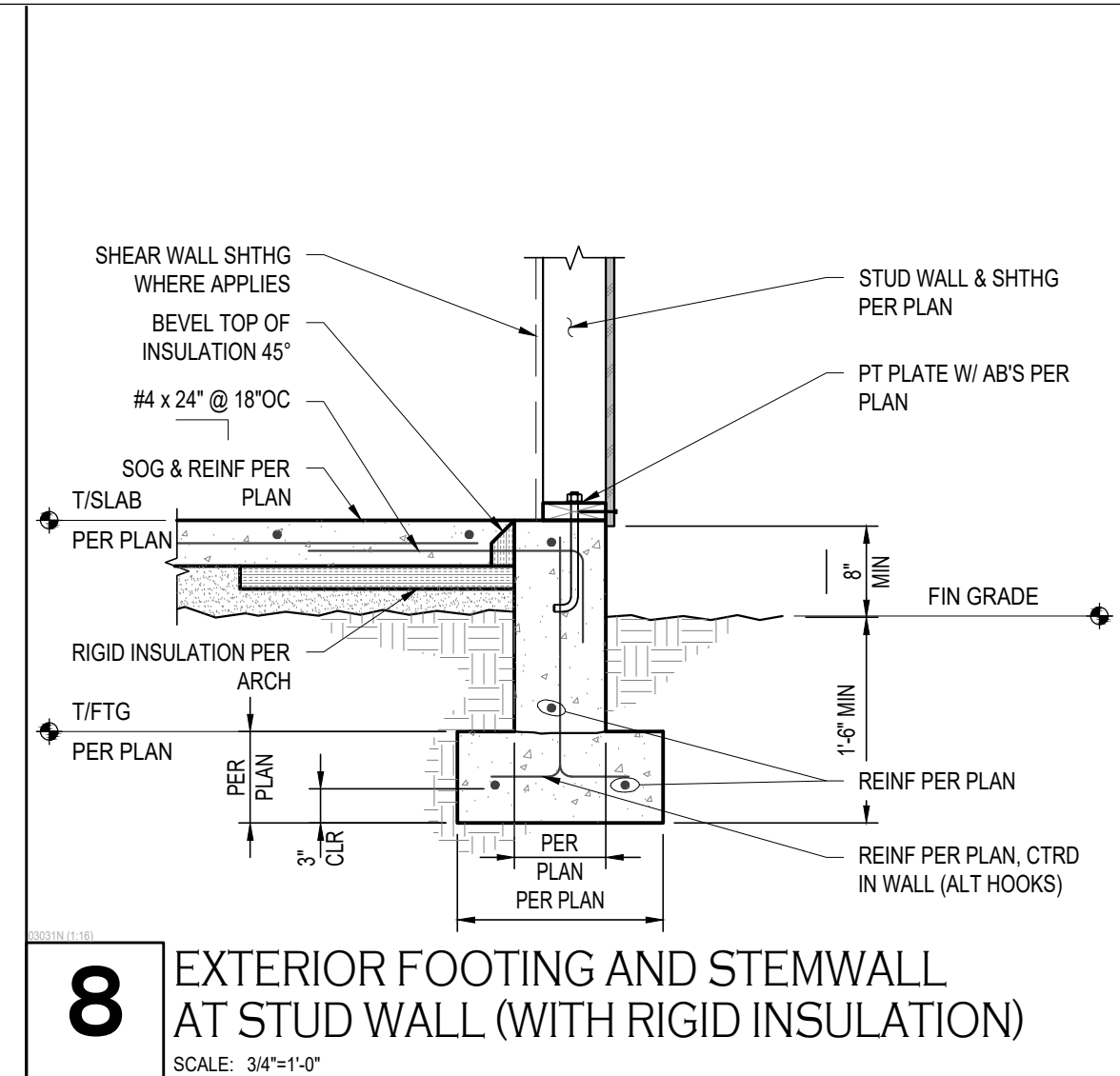
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FOUNDATION
DETAILS

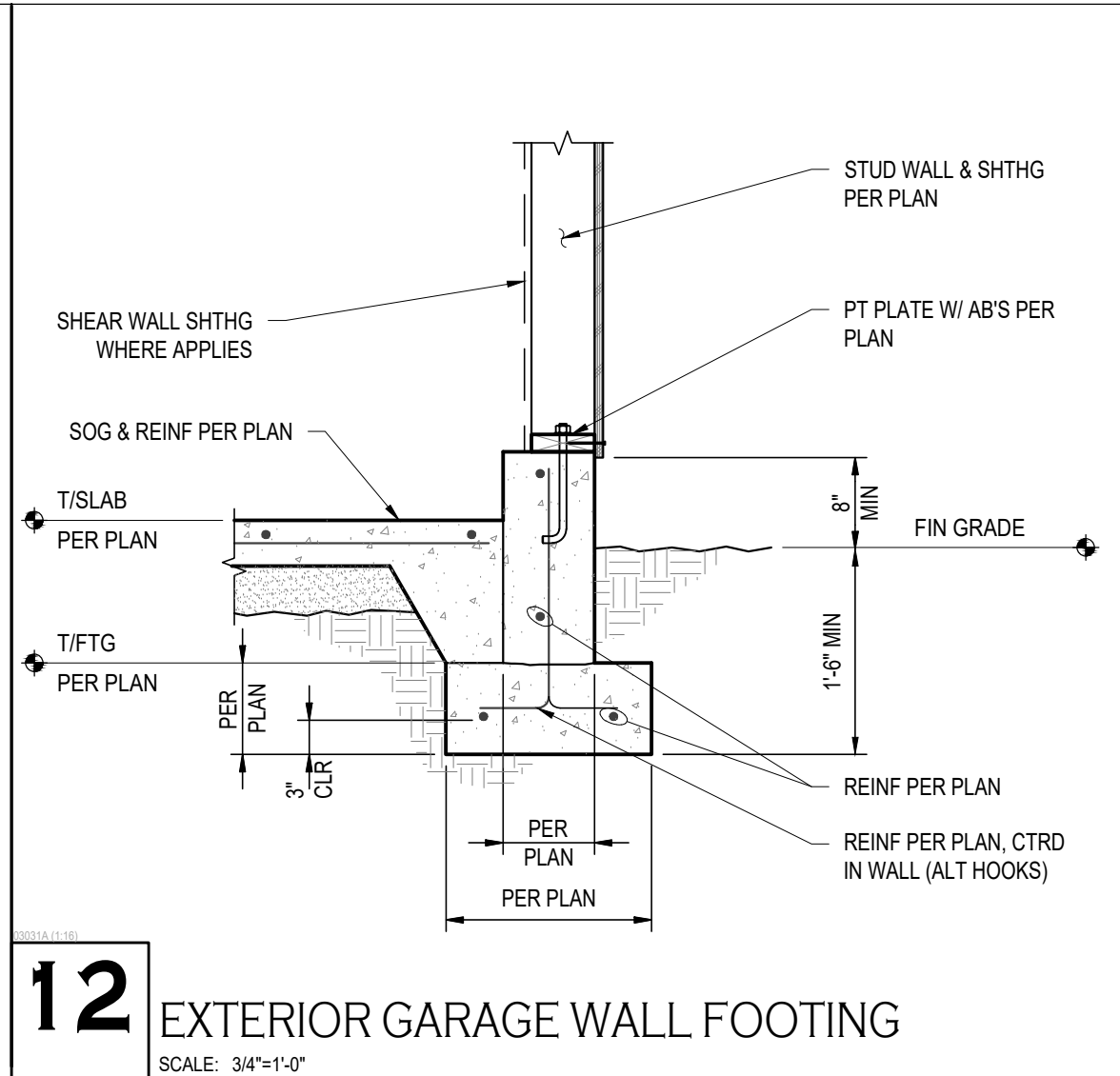
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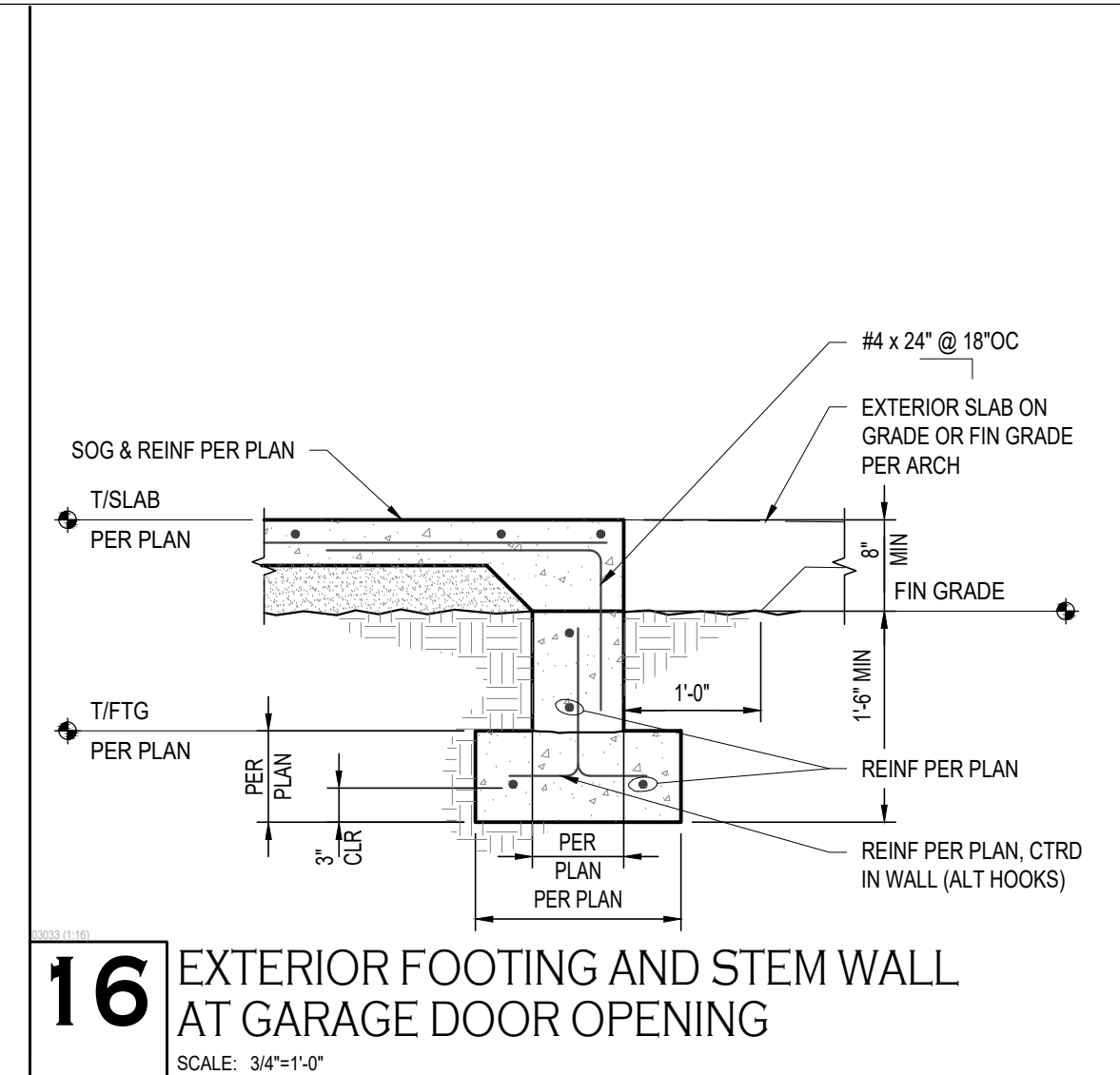
4 EXTERIOR FOOTING AND STEM WALL AT STUD WALL
SCALE: 3/4"=1'-0"



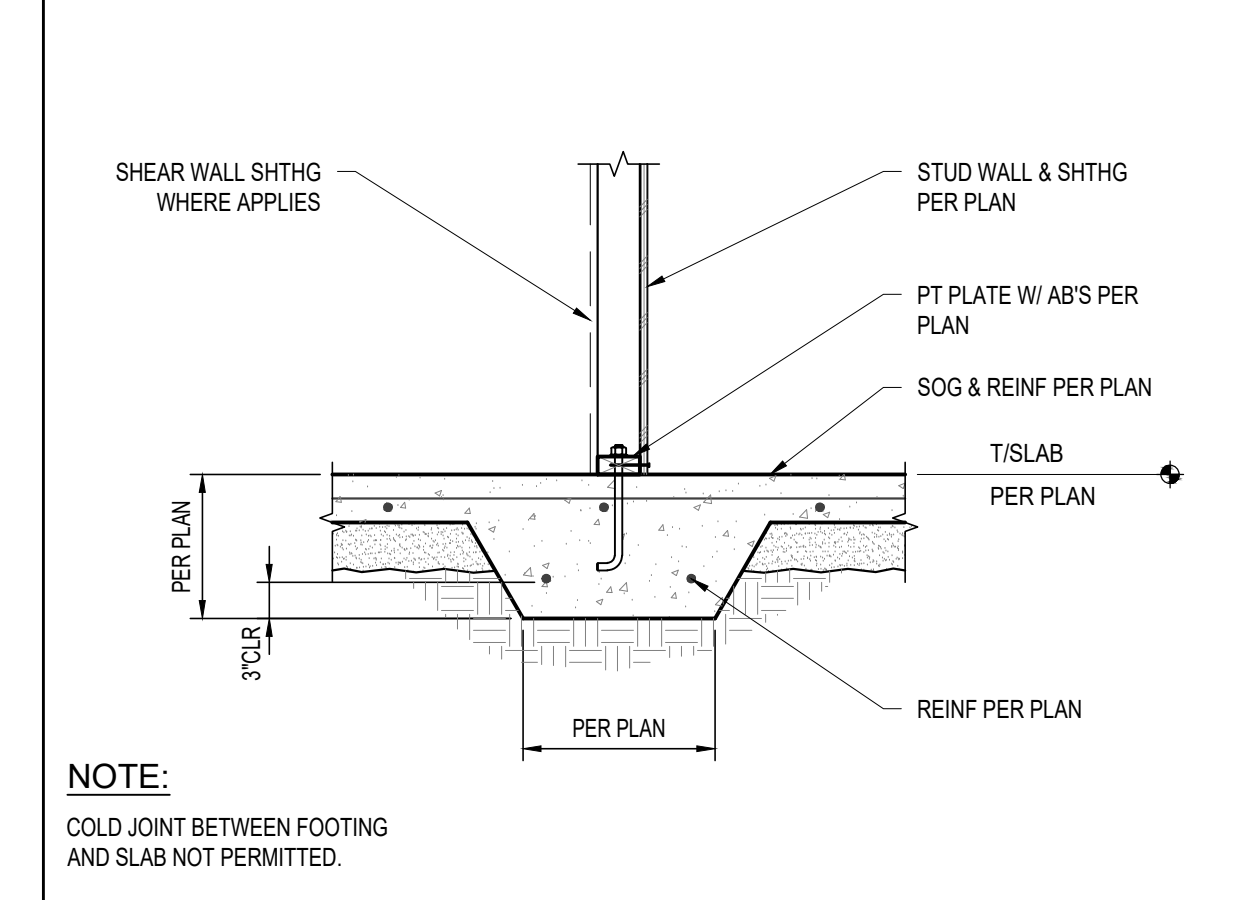
8 EXTERIOR FOOTING AND STEM WALL AT STUD WALL (WITH RIGID INSULATION)
SCALE: 3/4"=1'-0"



12 EXTERIOR GARAGE WALL FOOTING
SCALE: 3/4"=1'-0"

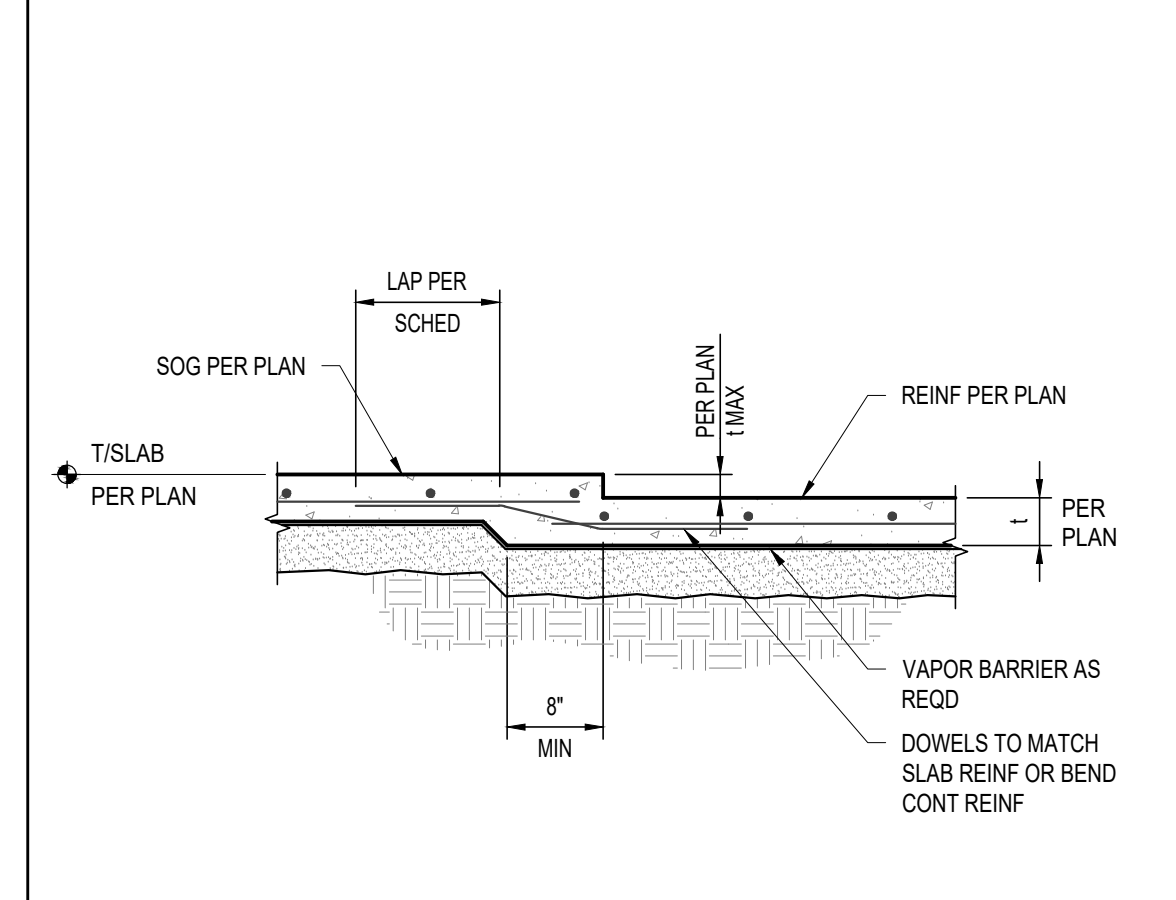


16 EXTERIOR FOOTING AND STEM WALL AT GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"

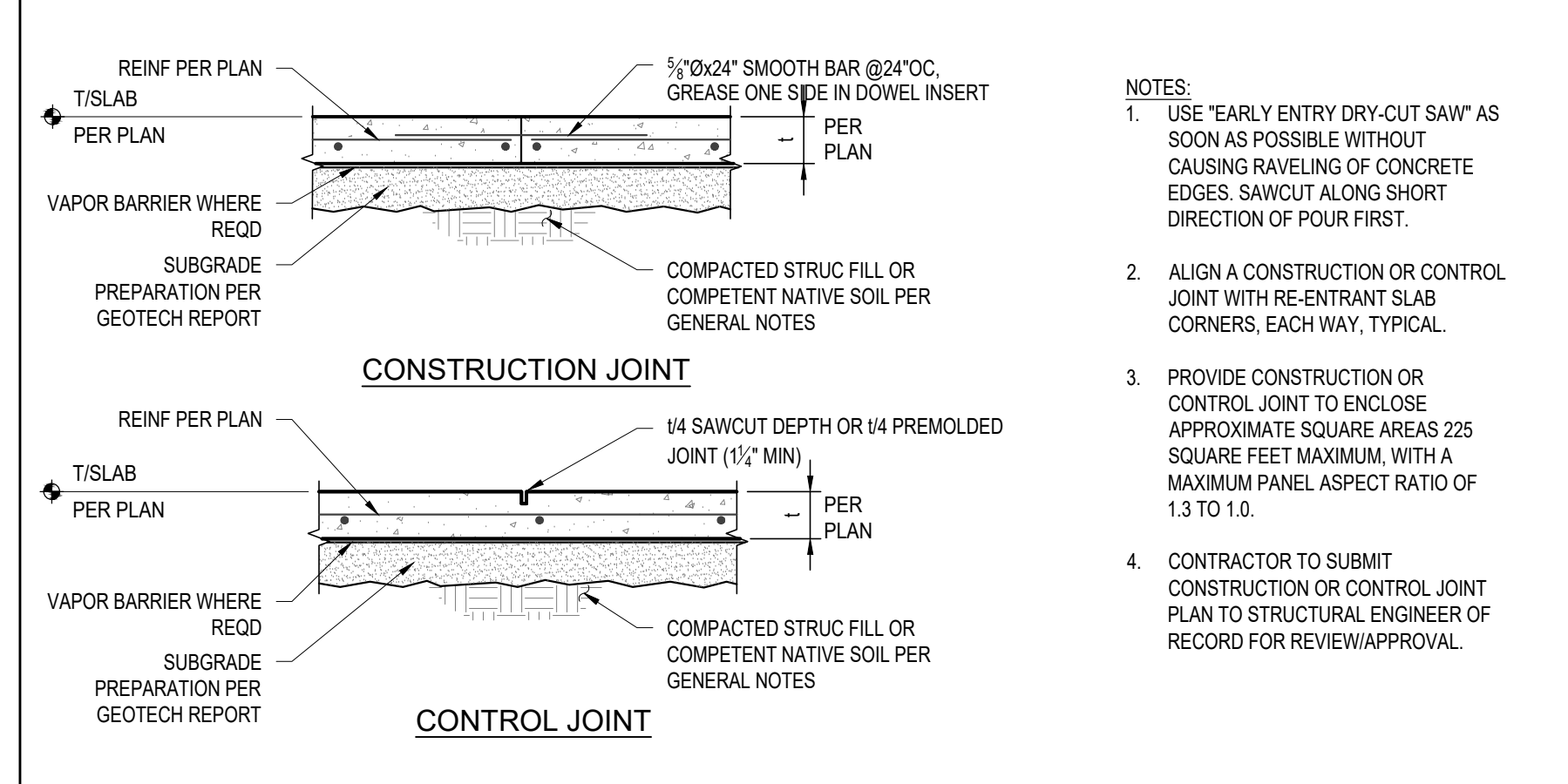


3 TYPICAL - INTERIOR THICKENED SLAB FOOTING AT STUD WALL
SCALE: 3/4"=1'-0"

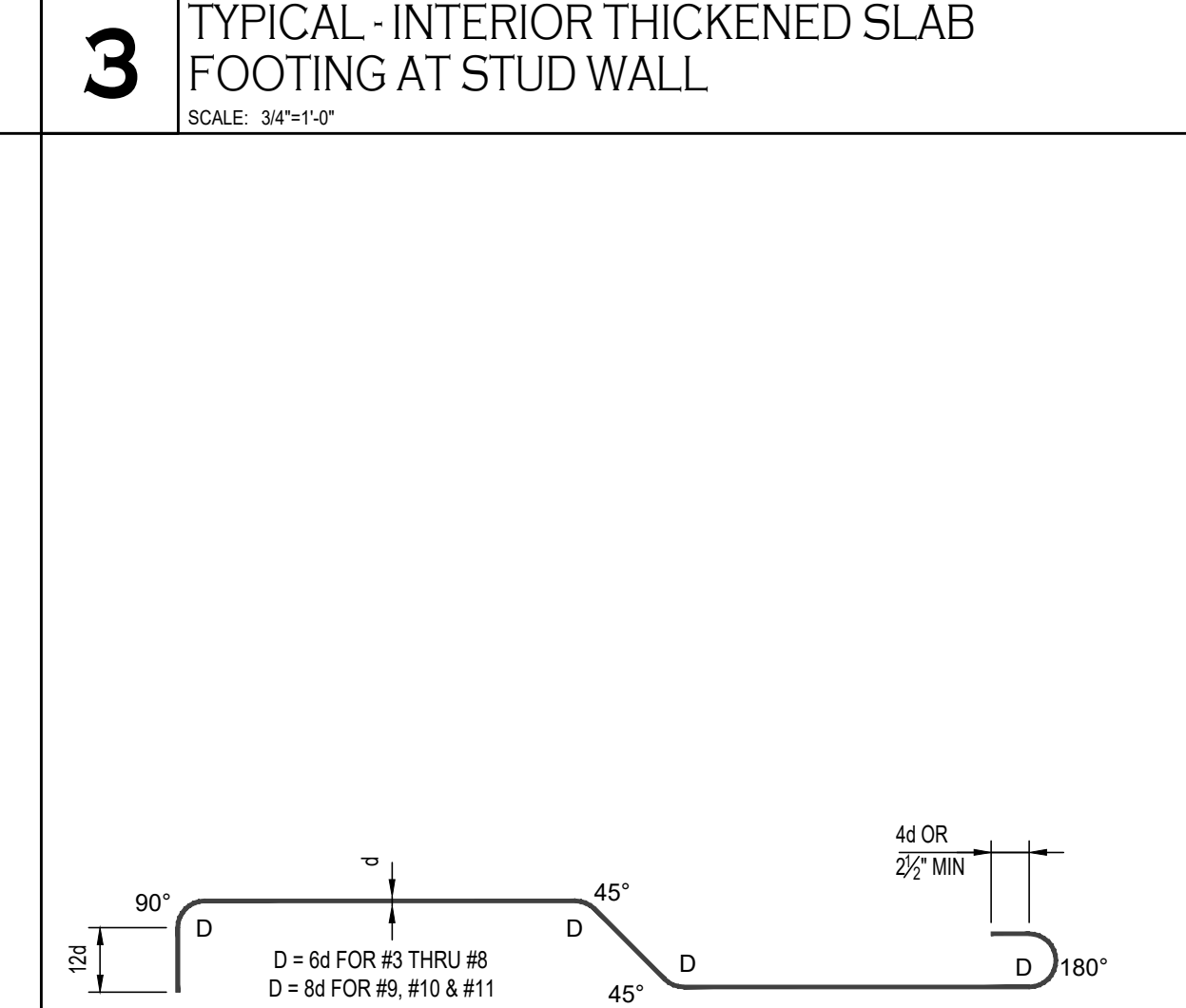
NOTE:
COLD JOINT BETWEEN FOOTING AND SLAB NOT PERMITTED.



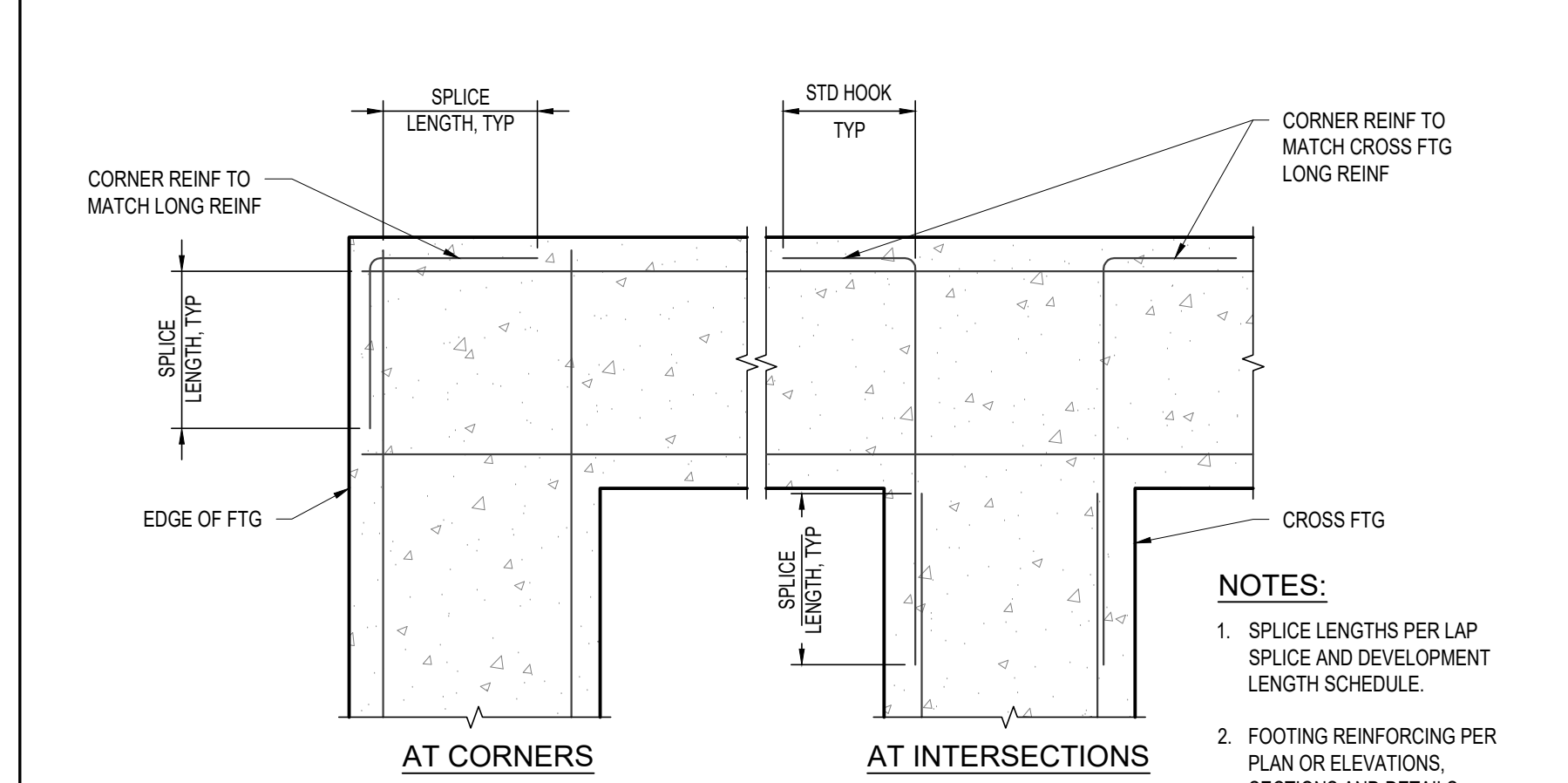
7 TYPICAL DEPRESSED SLAB DETAIL
SCALE: 3/4"=1'-0"



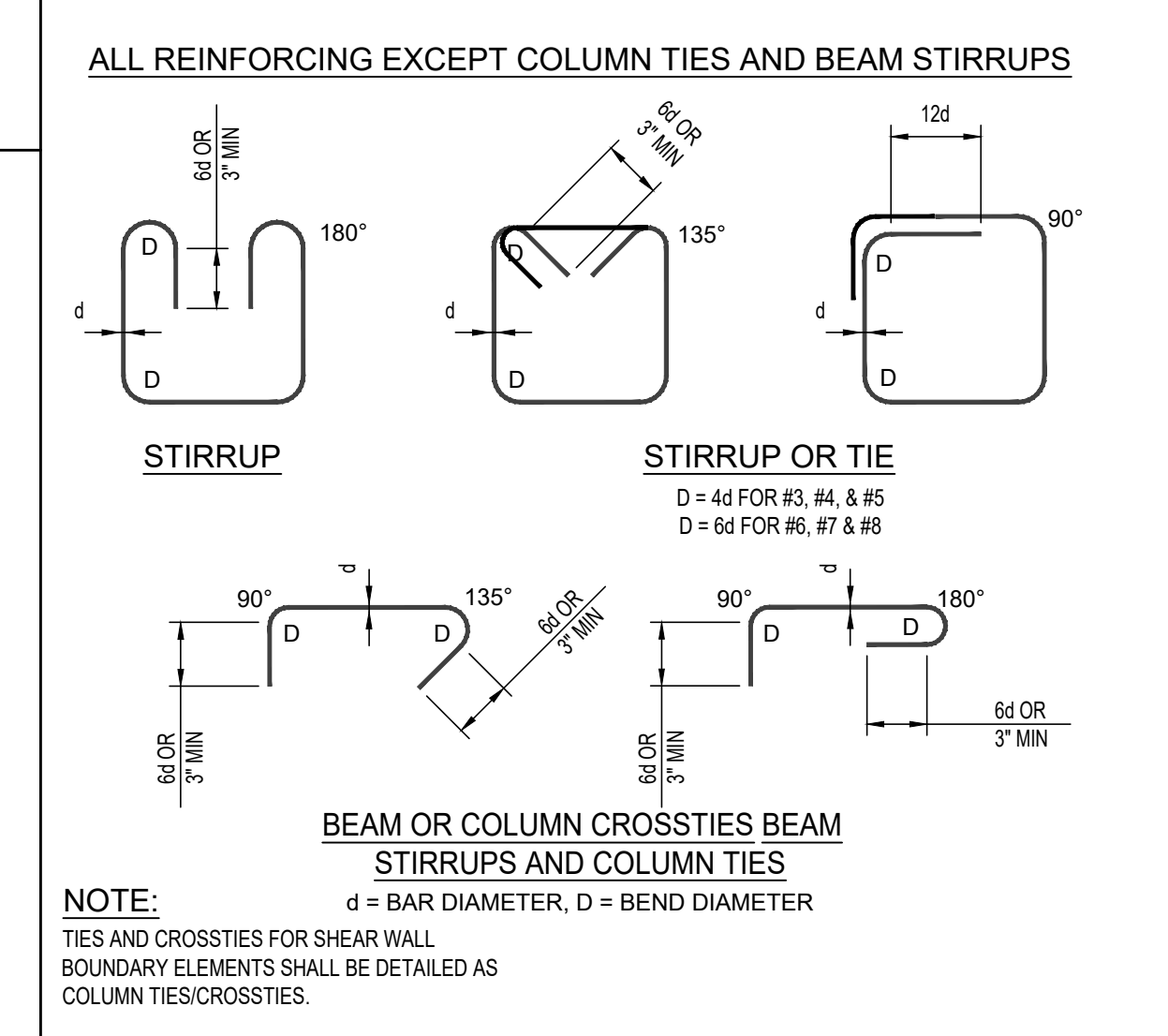
11 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING
SCALE: NTS



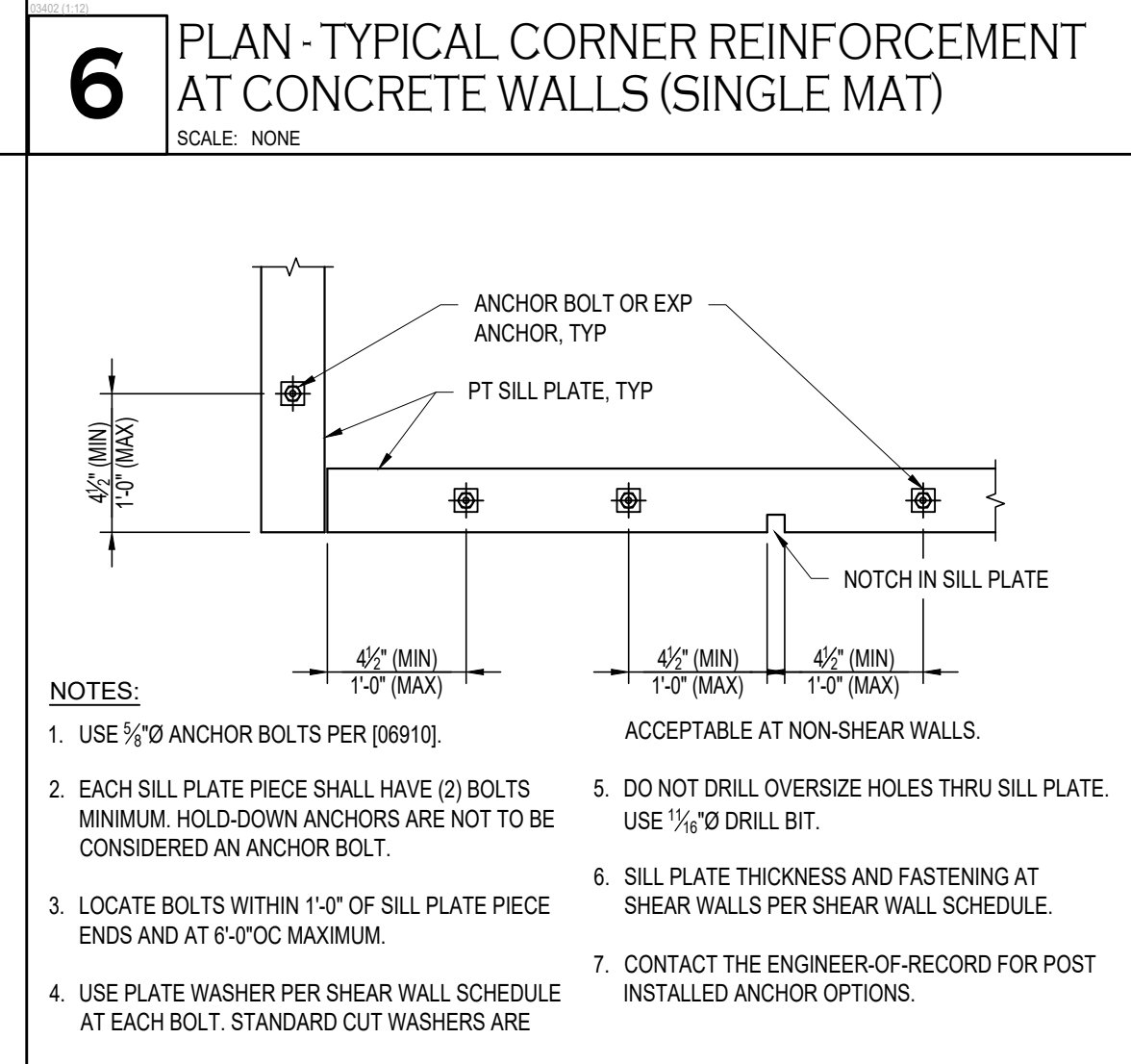
6 PLAN - TYPICAL CORNER REINFORCEMENT AT CONCRETE WALLS (SINGLE MAT)
SCALE: NONE



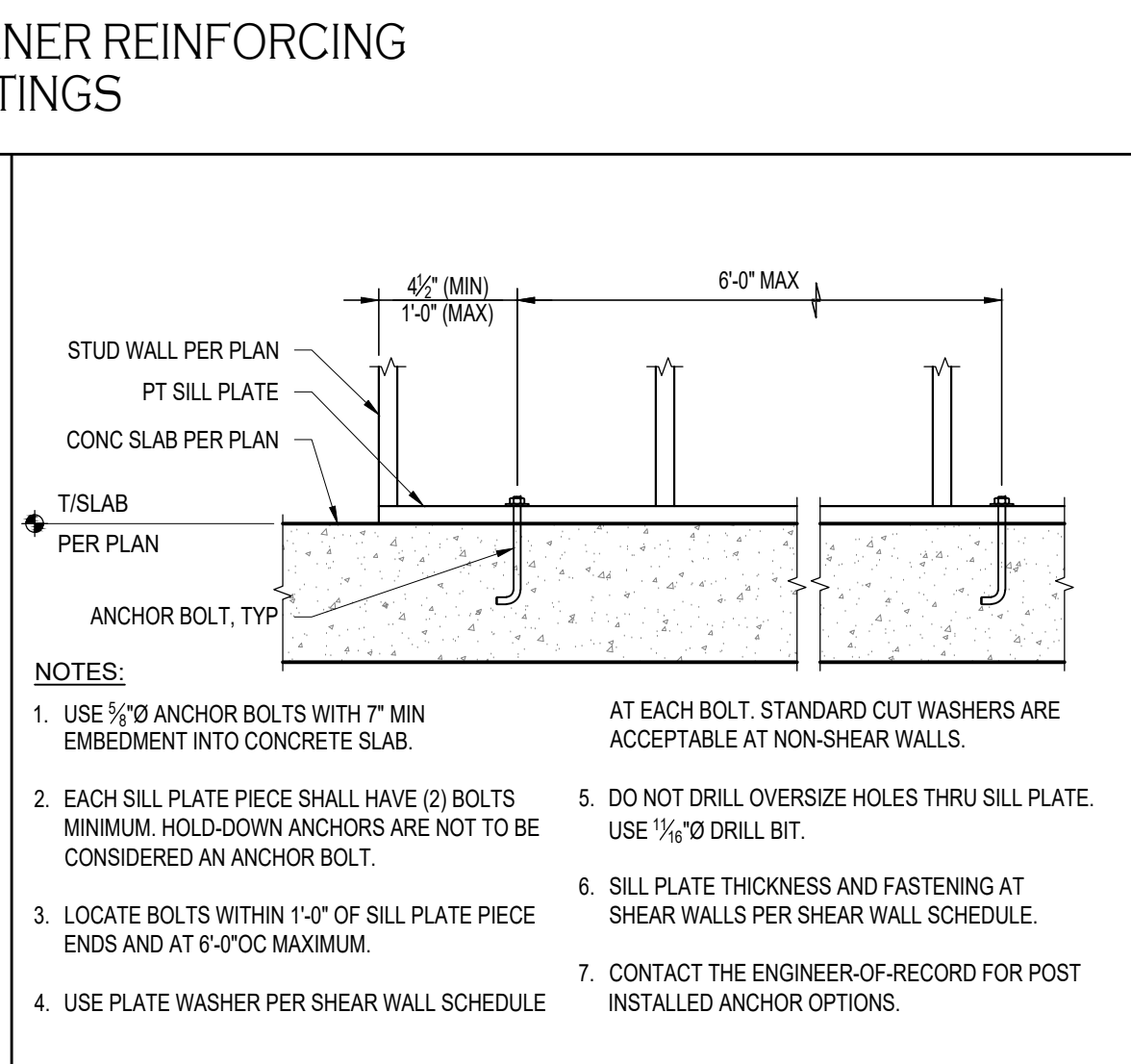
10 PLAN - TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS
SCALE: NONE



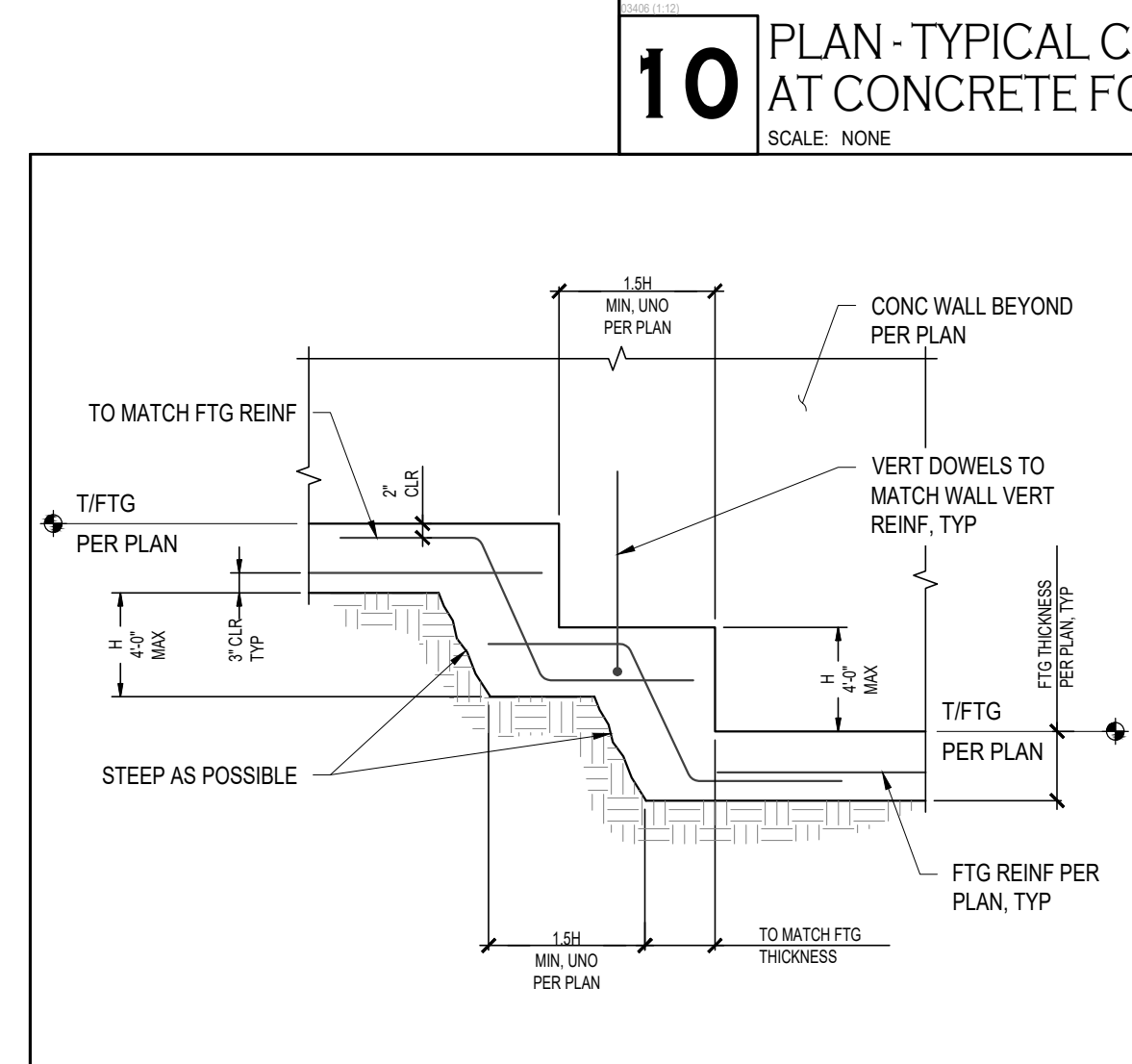
1 STANDARD HOOKS AND BENDS - BEAM STIRRUPS AND COLUMN TIES
SCALE: NONE (FOR REVISIONS TO STANDARD HOOKS AND BENDS REF TO CURRENT ACI)



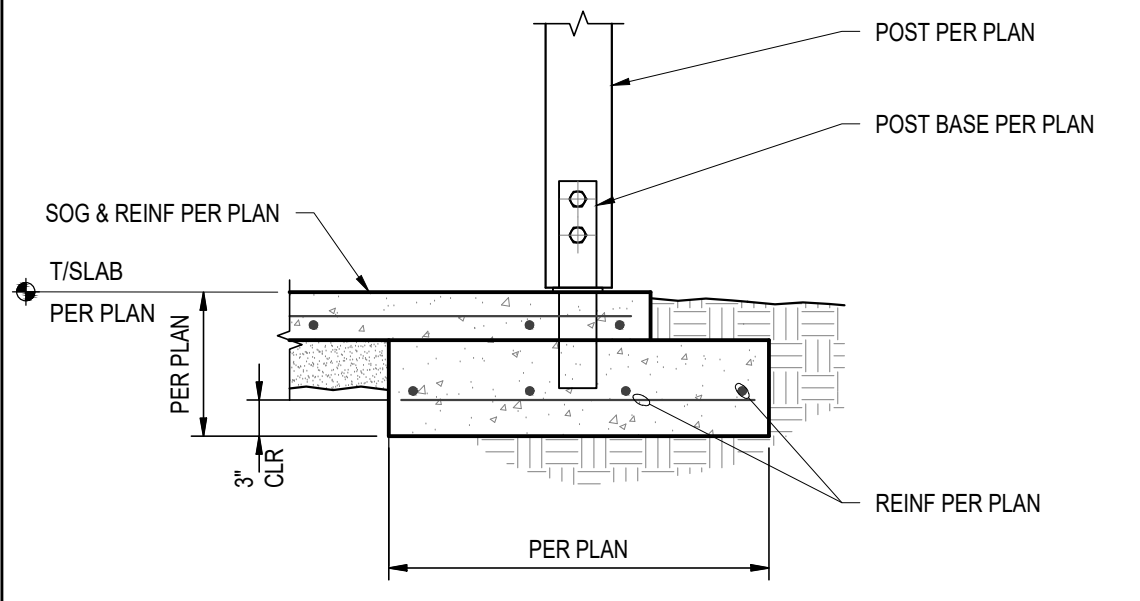
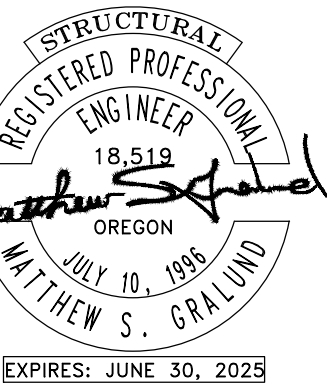
5 PLAN - TYPICAL SILL PLATE ANCHORAGE TO CONCRETE
SCALE: 3/4"=1'-0"



9 TYPICAL SILL PLATE ANCHORAGE TO CONCRETE
SCALE: 3/4"=1'-0"



13 TYPICAL STEPPED FOOTING
SCALE: NTS

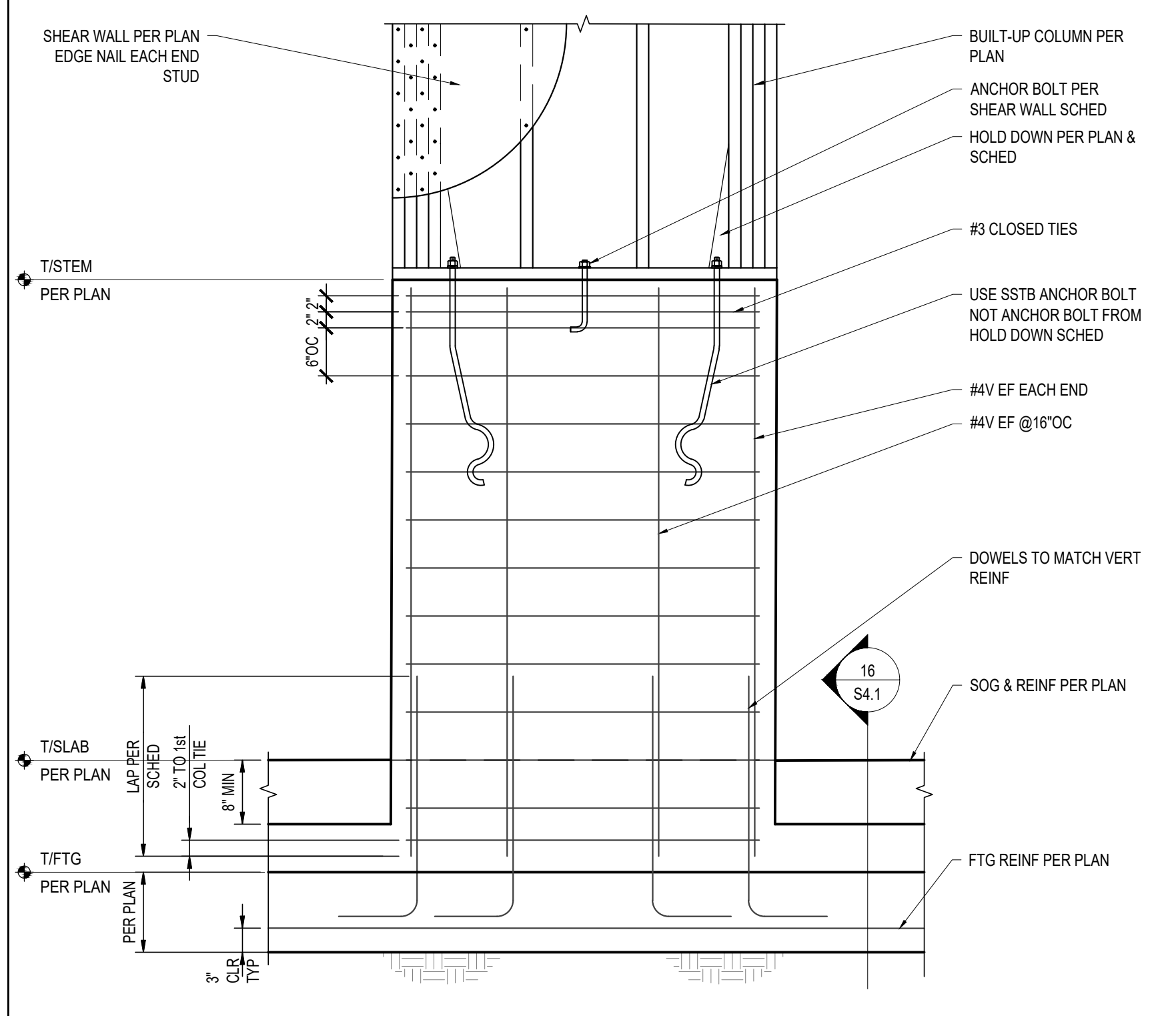


4 INTERIOR THICKENED SLAB FOOTING AT WOOD POST
SCALE: 3/4"=1'-0"

REINF SIZE	MISC BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	
fc = 3000psi, fy = 40 ksi					
#3	12	16	15	19	6
#4	15	19	19	25	8
#5	19	24	24	31	10
fc = 3000psi, fy = 60 ksi					
#3	17	23	22	29	9
#4	22	29	29	38	11
#5	28	37	36	47	14
#6	33	43	43	56	17
#7	48	63	63	82	20
#8	55	72	72	94	22
#9	62	81	81	106	25
#10	70	91	91	119	28
#11	78	102	101	132	31

- NOTES:**
- VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
 - REINFORCEMENT STRENGTH Fy=60 KSI FOR ALL BARS LARGER THAN #5. 40 KSI STRENGTH REINFORCEMENT FOR ONLY FOR TIES AND STIRRUPS, NOT USED IN BEAMS, COLUMNS, OR SLABS UNLESS NOTED ON PLANS.
 - DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
 - Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK.
 - TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW (EXCLUDING WALL HORIZONTAL REINFORCING) OR AS NOTED ON DOCUMENTS AS "TOP BAR".
 - ALL TABULATED VALUES ARE IN INCHES.
 - COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE PER [1302]
 - SHEAR WALL REINFORCING LAP SPLICE SCHEDULE PER [1304]
 - MOMENT FRAME REINFORCING LAP SPLICE SCHEDULE PER [1305]

3 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE
SCALE: NONE



1 EXTERIOR CONCRETE PIER WITH SHEAR WALL ABOVE
SCALE: 3/4"=1'-0"

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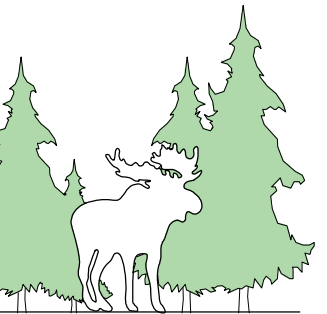
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REVISIONS:
DATE DESCRIPTION

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SHEET TITLE:
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S4.2

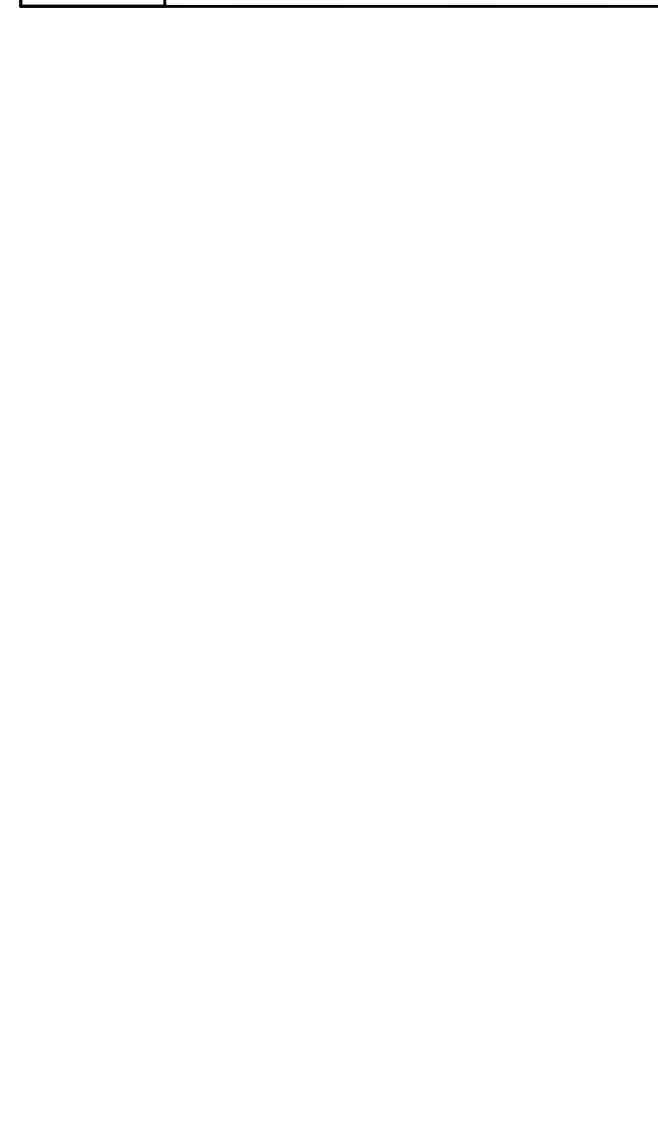
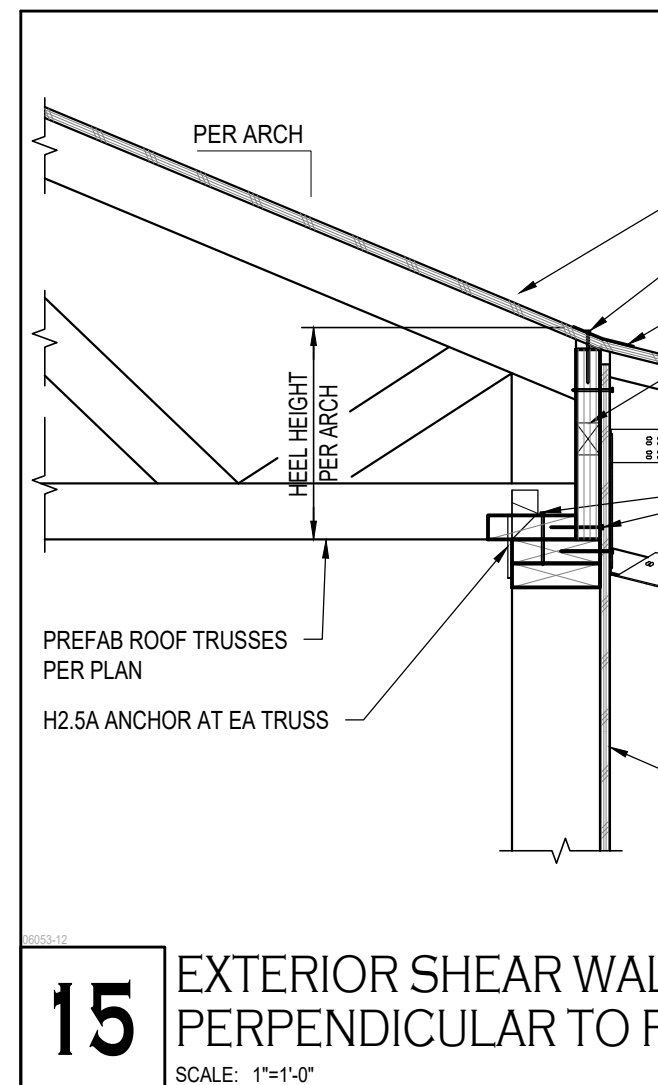
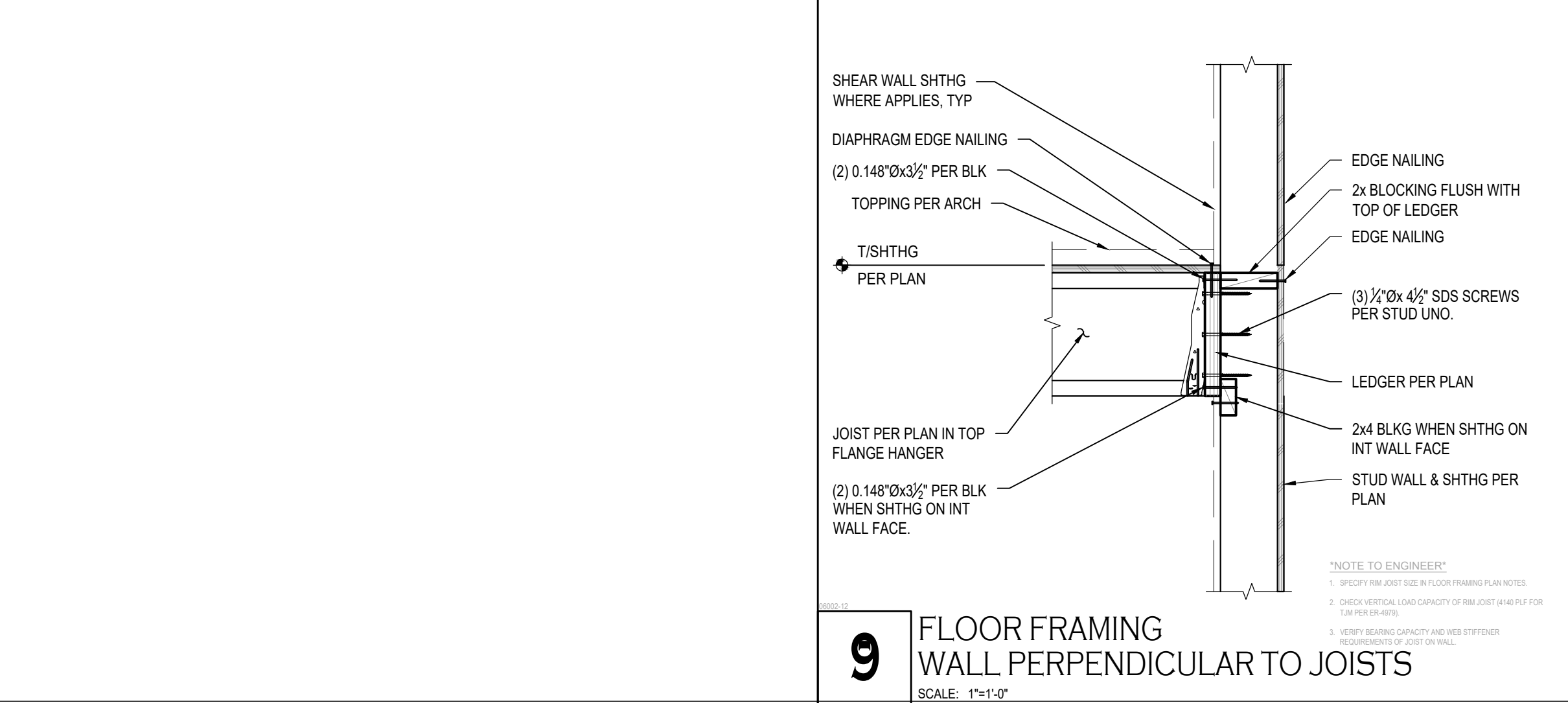
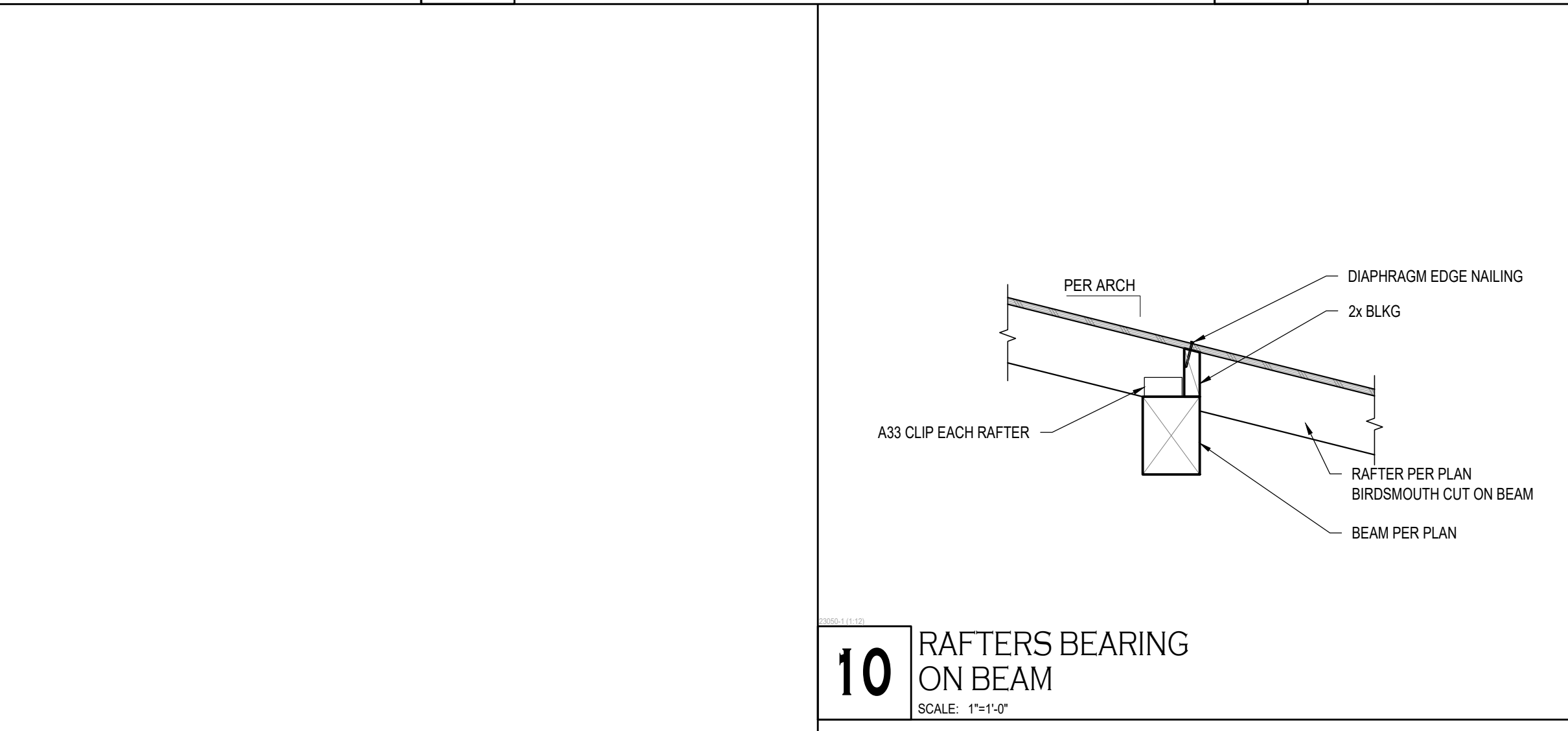
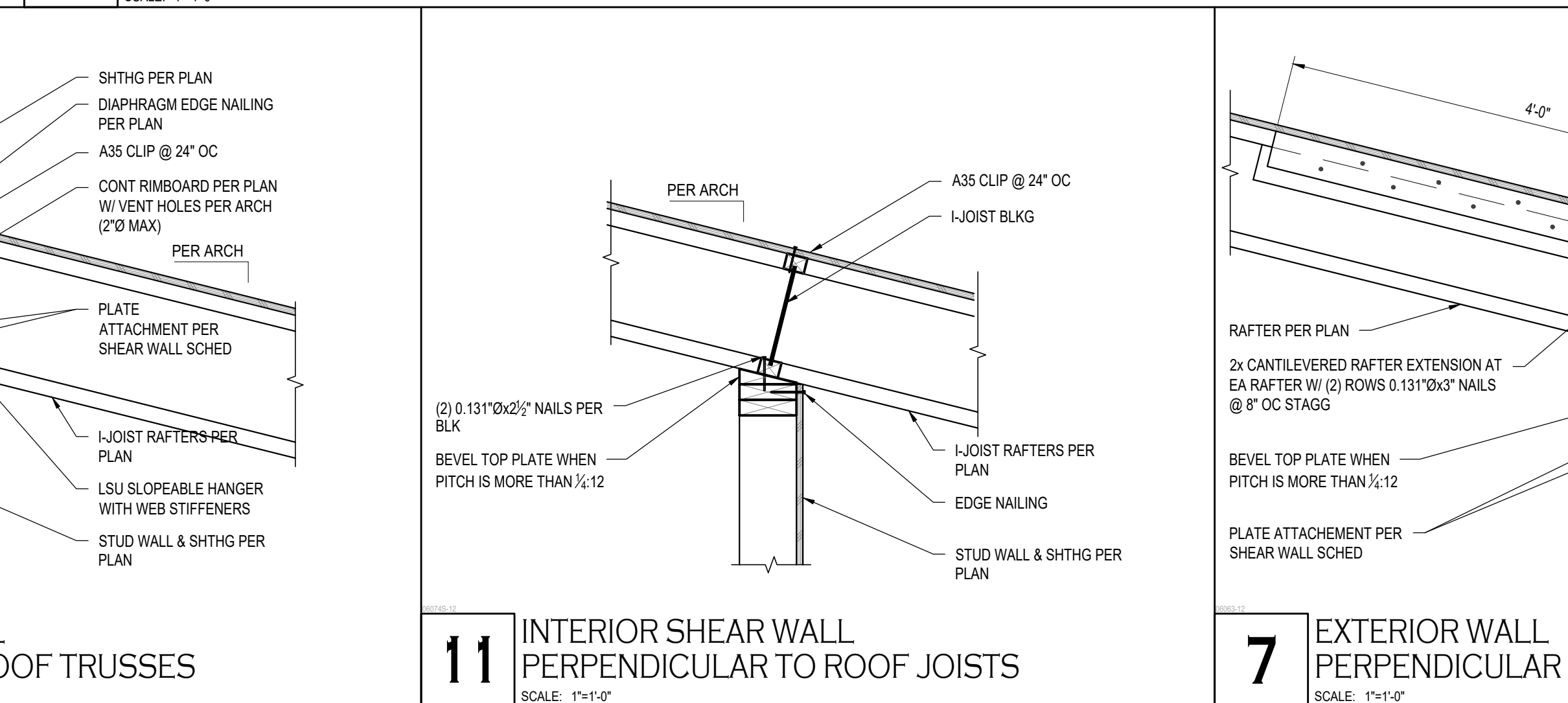
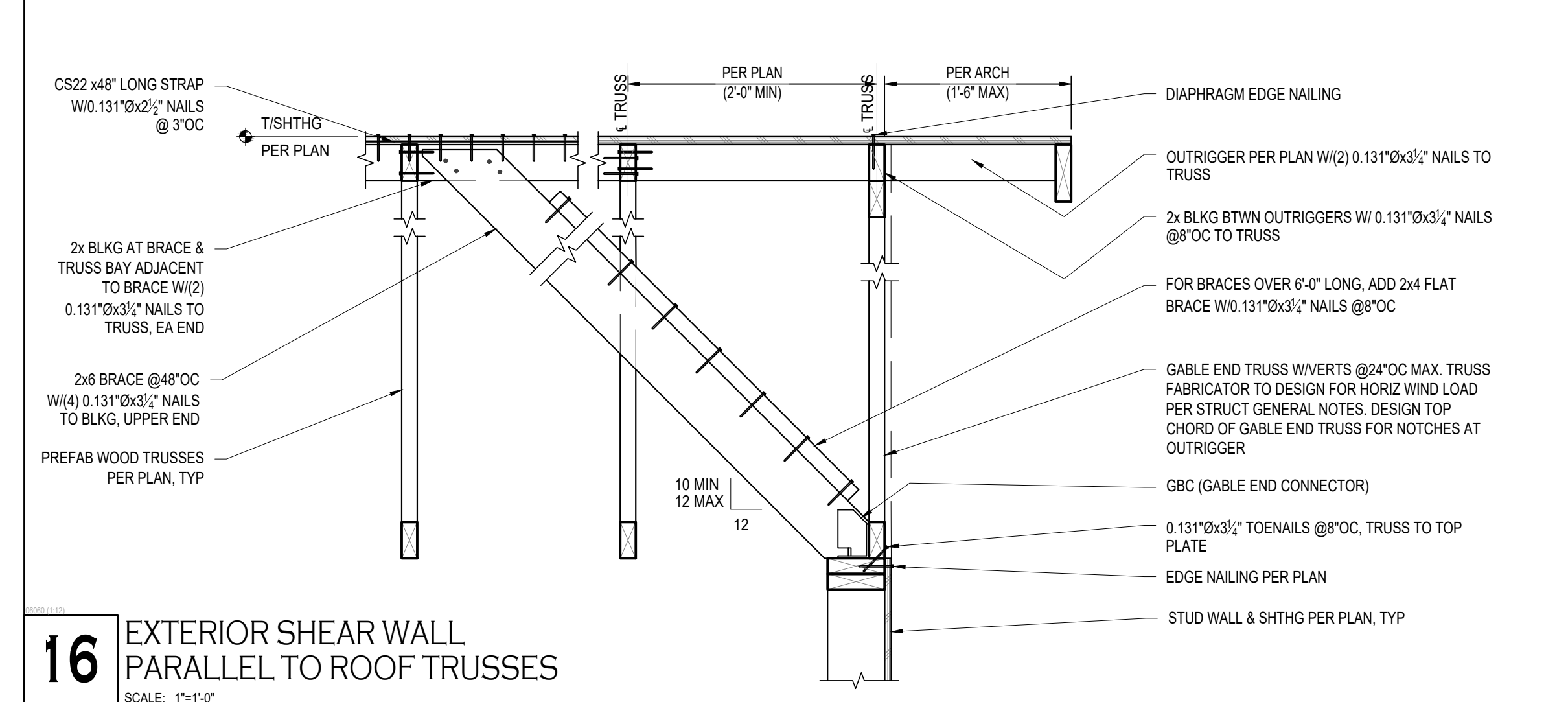
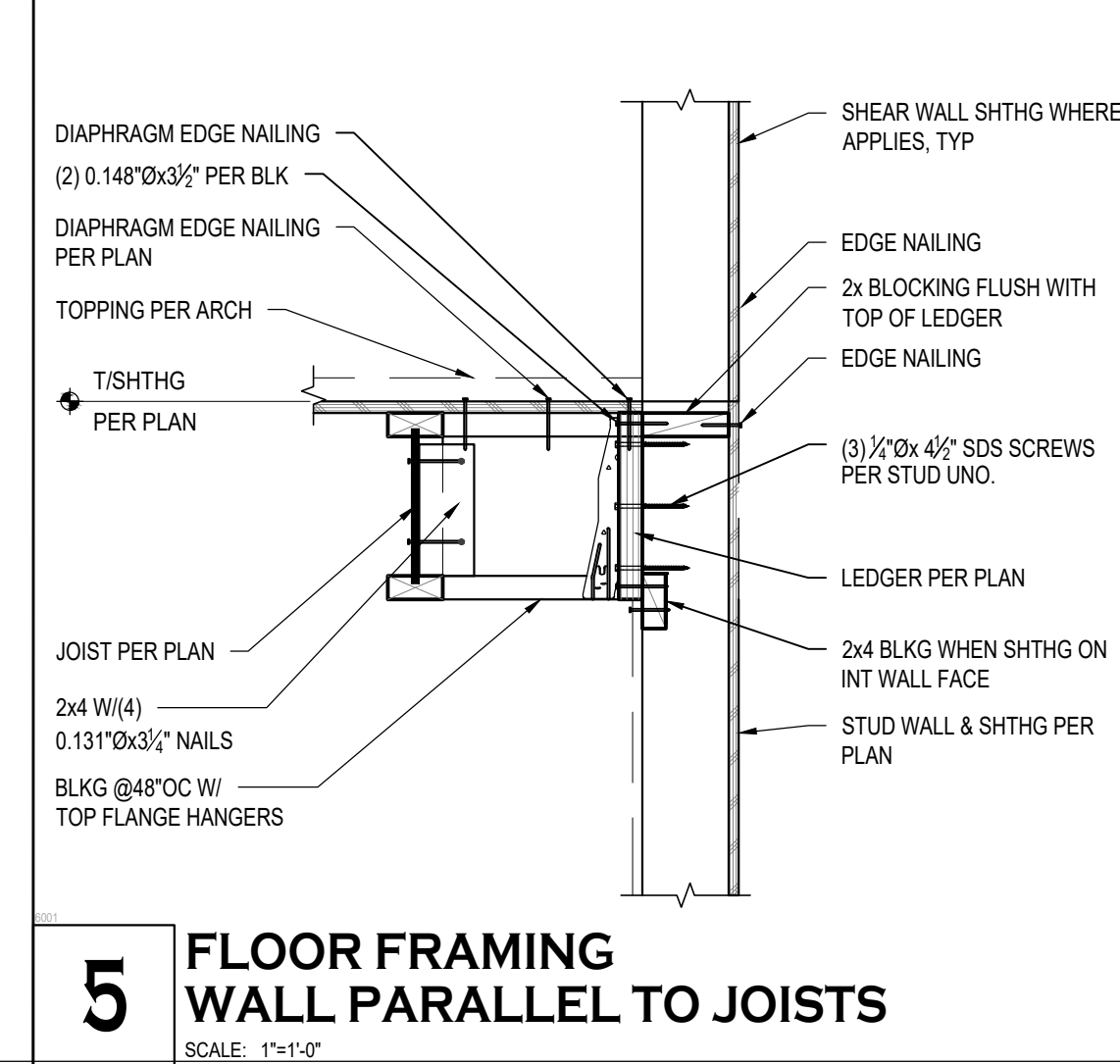
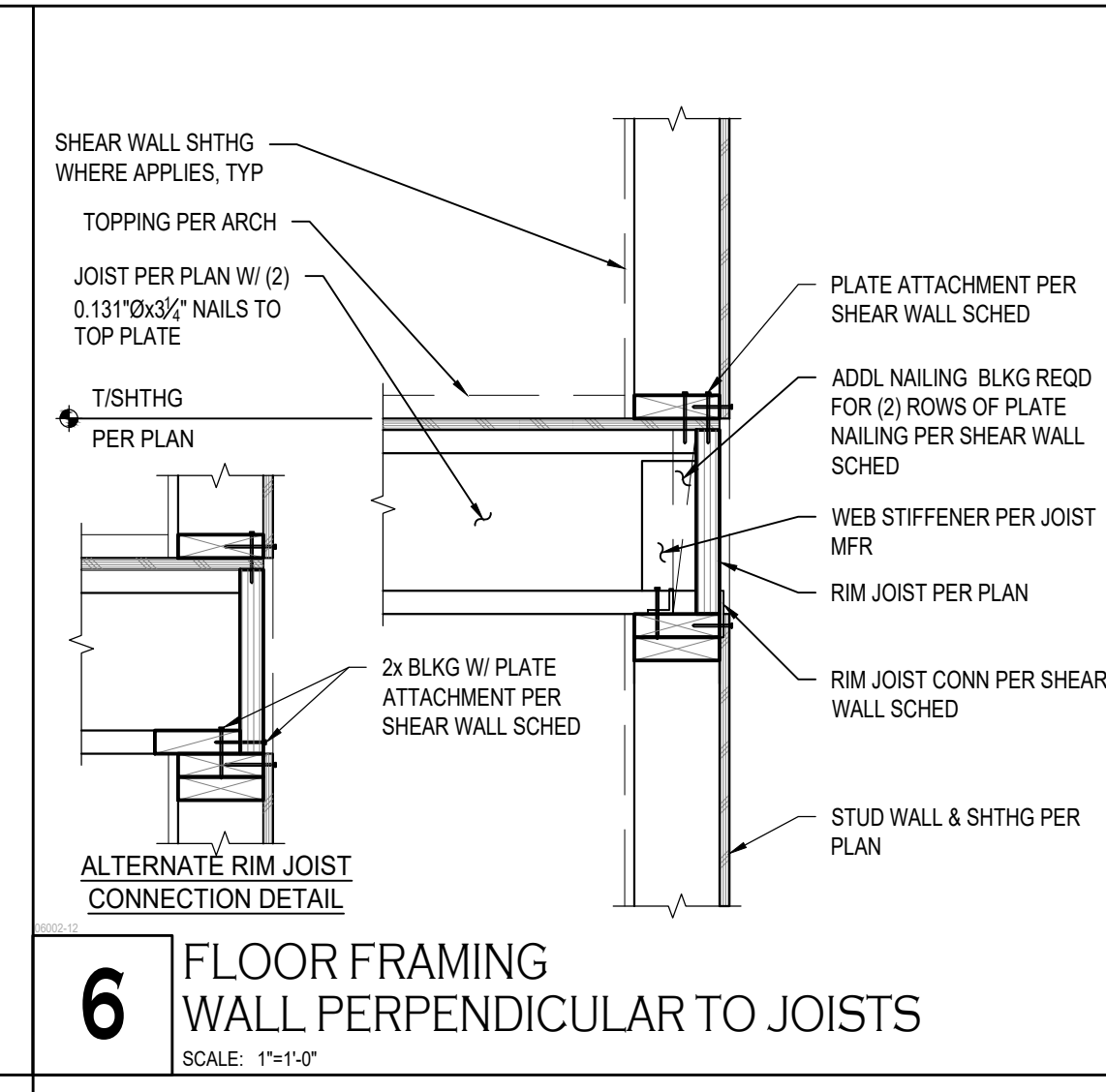
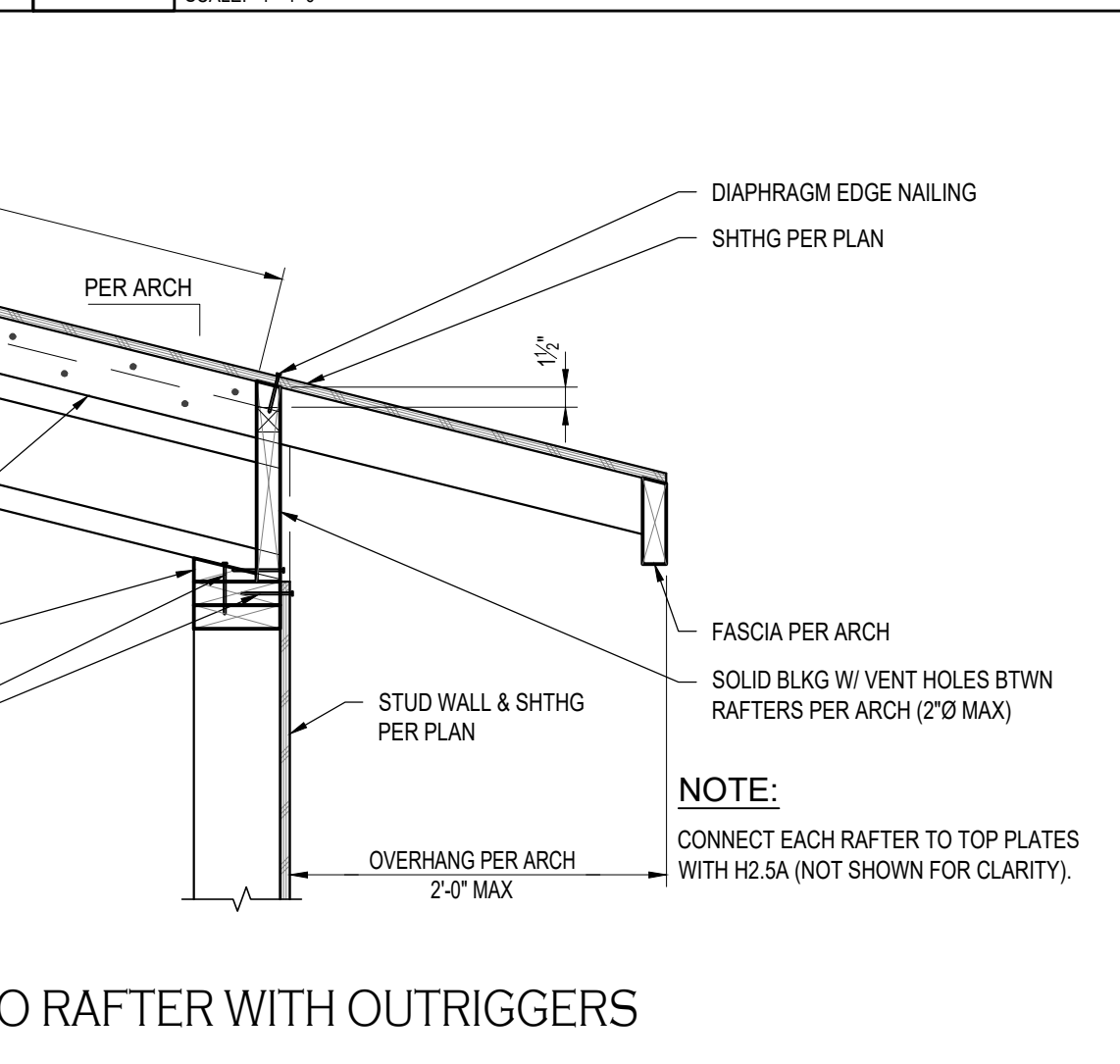
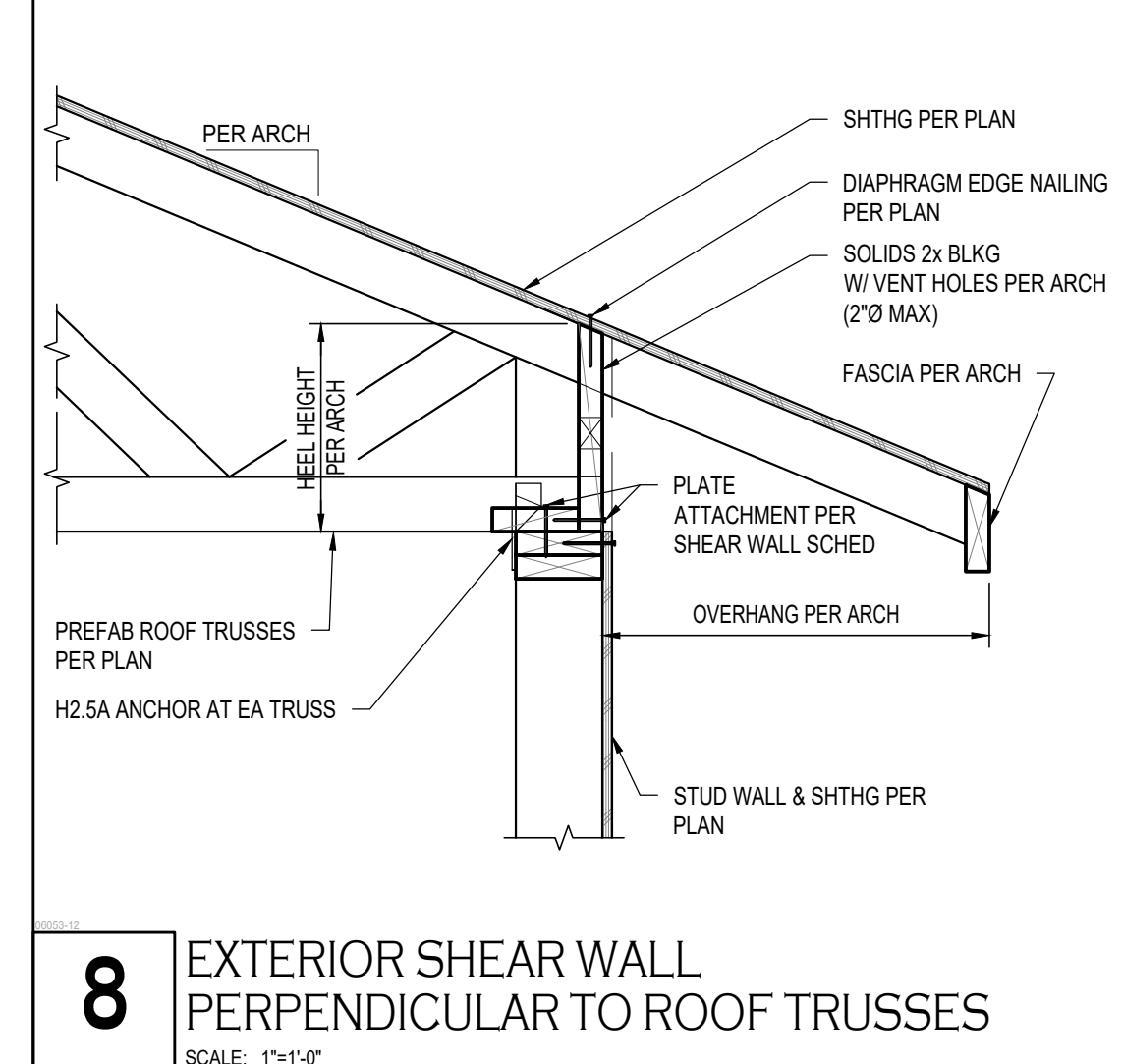
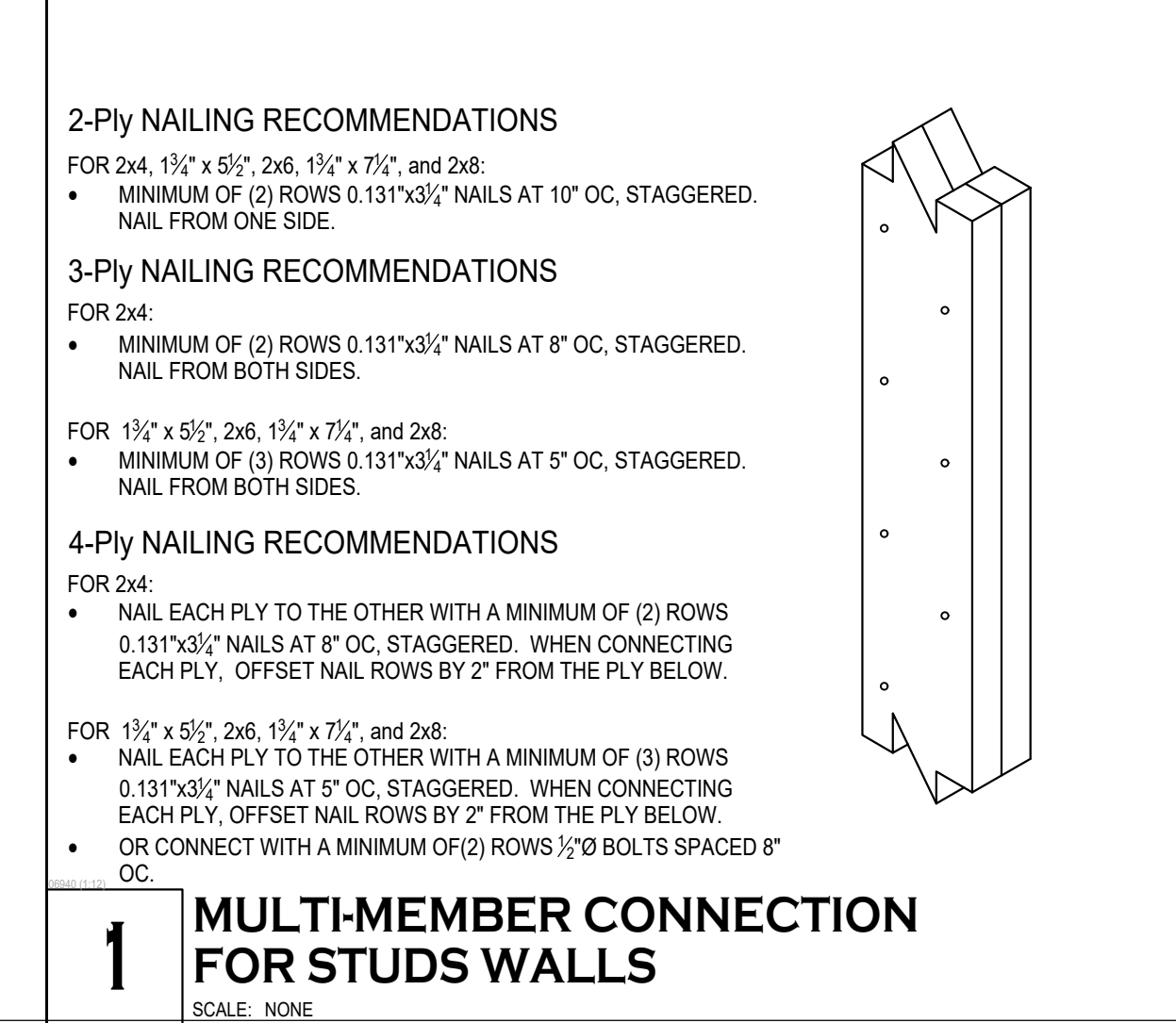
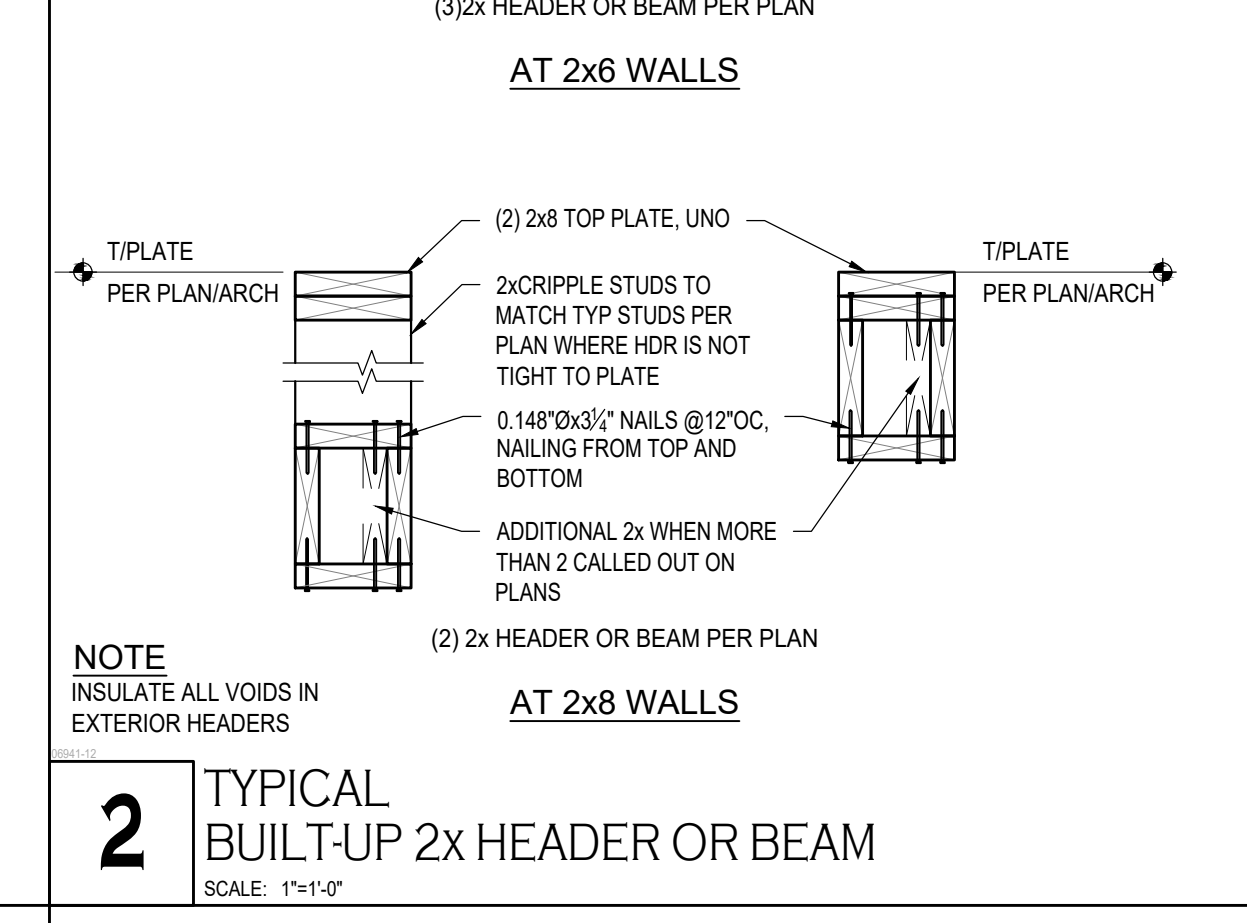
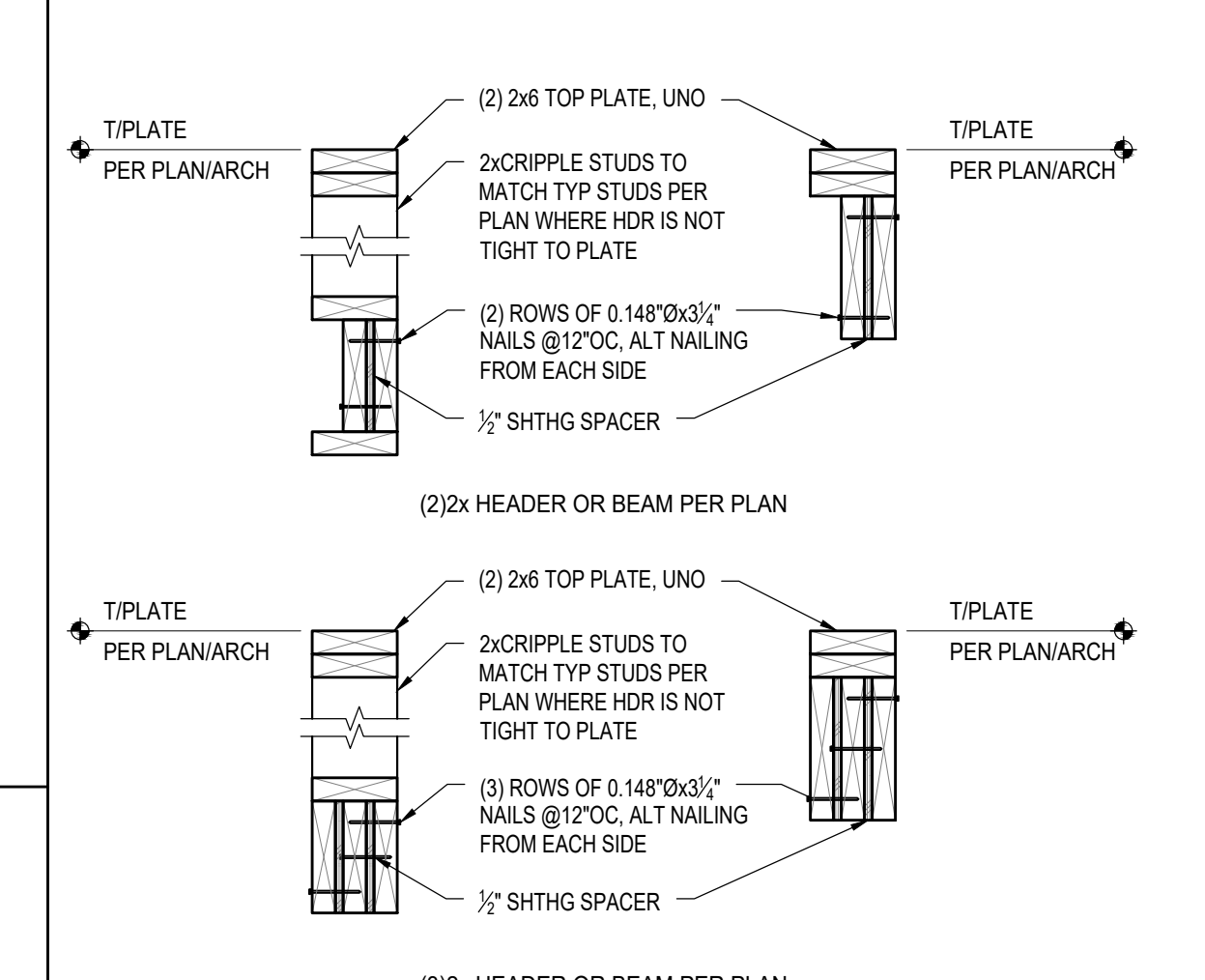
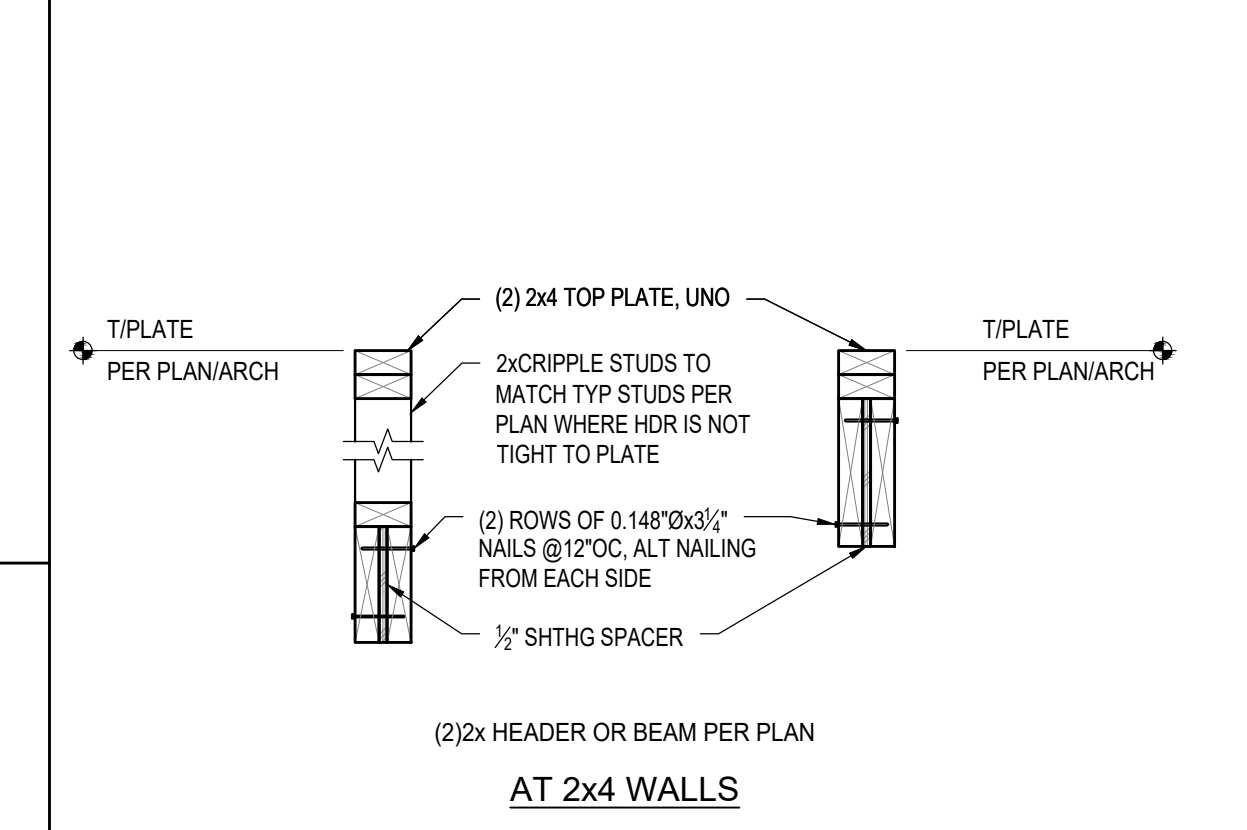
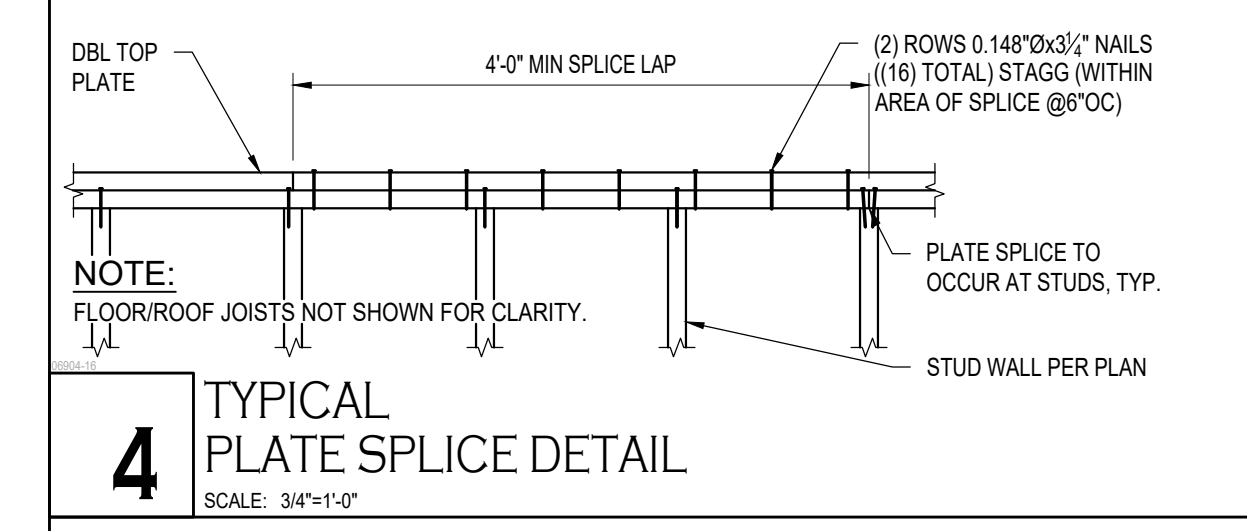


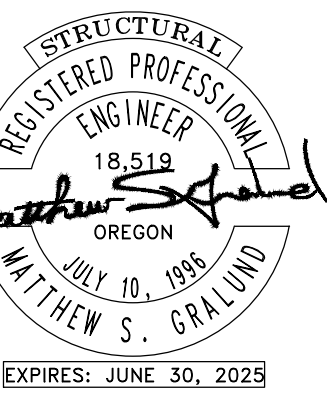
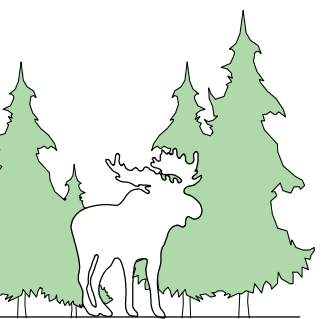
CONSTRUCTION

REVISIONS:	#	DATE	DESCRIPTION

DATE: JANUARY 2024
SHEET TITLE:
FRAMING DETAILS

S6.1



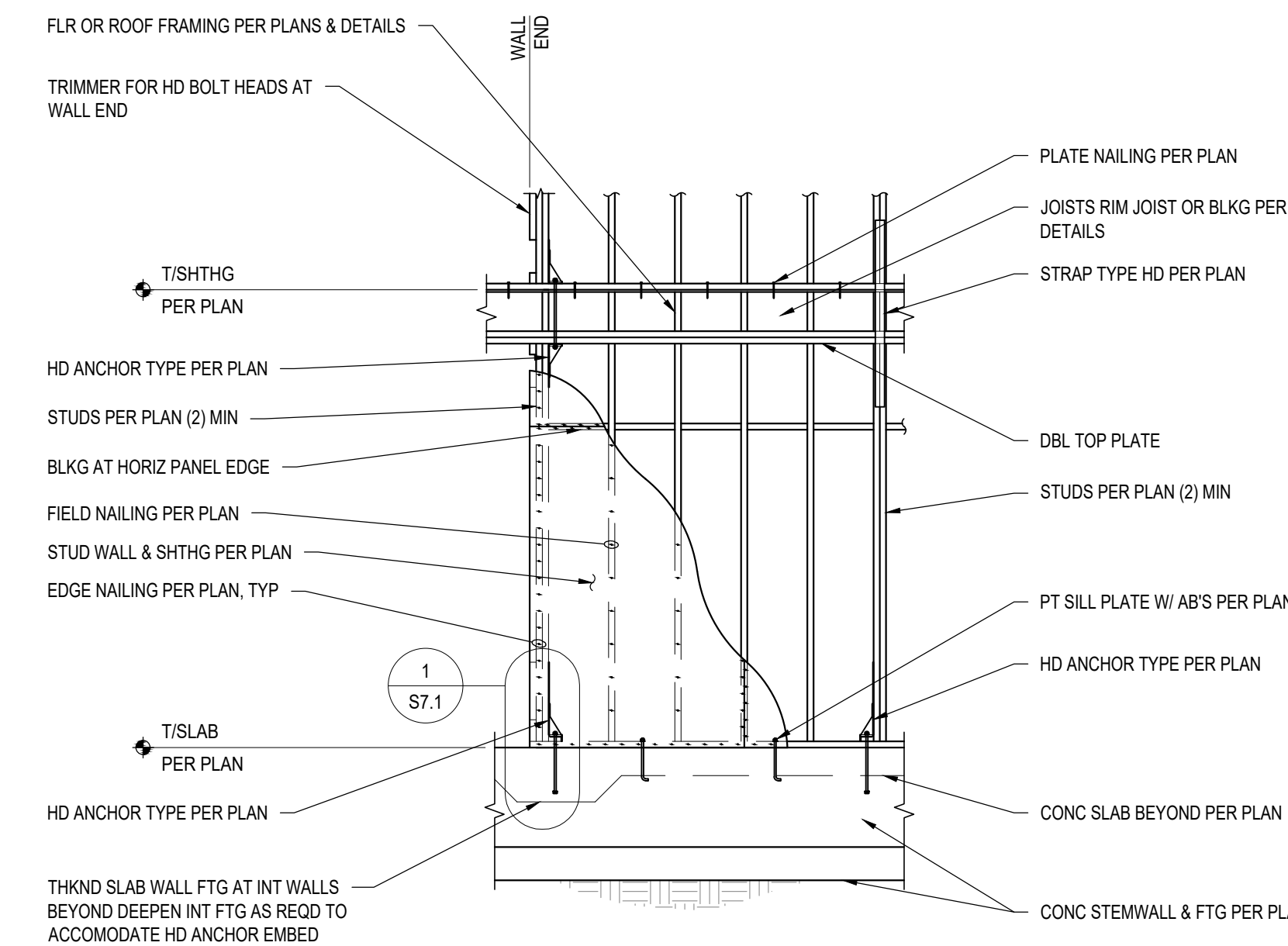


HOLD-DOWN/STRAP SCHEDULE										
[1, 2, 7, 11] — INDICATES FOOTNOTES DOUGLAS FIR-LARCH STUDS										
TYPE	STUDS POSTS [3, 12]	ATTACHMENT TO POST (NAILS OR SCREWS)	DIAMETER [10]	ANCHOR [4]				NOTES		
				CONCRETE EMBEDMENT/CAPACITY		FOOTING				
				STEM WALL EMBED CIP [6, 13]	CAPACITY	EMBED CIP [6]	CAPACITY			
CONCRETE TO WOOD OR FLOOR TO FLOOR (USING Z-HOLD-DOWNS)	DTT1Z	(1) 2x	(8) 0.148 x 1 1/2" NAILS	3/8"	6"	0.91k	6"	0.91k	---	
	DTT2Z	(2) 2x	(8) 1/2" x 2 1/2" SDS	1/2"	6"	1.8k	6"	1.8k	---	
	HDU2-SDS2.5	(2) 2x	(6) 1/2" x 2 1/2" SDS	3/8"	10"	3.0k	8"	3.0k	---	
	HDU4-SDS2.5	(2) 2x	(10) 1/2" x 2 1/2" SDS	3/8"	10" INT 18" END	4.5k	8"	4.5k	[5]	
	HDU5-SDS2.5	(2) 2x	(14) 1/2" x 2 1/2" SDS	3/8"	12" INT [14]	5.6k	8"	5.6k	[5]	
	HDU8-SDS2.5	(3) 2x	(20) 1/2" x 2 1/2" SDS	3/8"	21" INT [14]	7.8k	10"	7.8k	[5]	
	WOOD TO WOOD	HDU11-SDS2.5	(1) 4x6 (1) 4x8	(30) 1/2" x 2 1/2" SDS	1"	EXTEND ANCHOR ROD INTO FOOTING	9.6k	12"	11.2k	[5]
		HDU14-SDS2.5	(1) 4x8 OR (1) 6x6	(36) 1/2" x 2 1/2" SDS	1"	EXTEND ANCHOR ROD INTO FOOTING	15"	15"	14.4k	[5]
		CSHP20	(1) 2x	(12) 0.148 x 2 1/2" NAILS	---	---	---	---	1.2k	END LENGTH 8" [9]
	CS16	(1) 2x	(20) 0.148 x 2 1/2" NAILS	---	---	---	---	1.7k	END LENGTH 11" [9]	
CS14	(2) 2x	(26) 0.148 x 2 1/2" NAILS	---	---	---	---	2.5k	END LENGTH 15" [9]		
MST48	(1) 4x	(32) 0.162 x 2 1/2" NAILS	---	---	---	---	4.0k	[8, 9]		
MST60	(1) 4x	(46) 0.162 x 2 1/2" NAILS	---	---	---	---	6.2k	[8, 9]		
CMST14	(1) 4x	(56) 0.162 x 2 1/2" NAILS	---	---	---	---	6.5k	END LENGTH 26" [9]		

15 HOLD-DOWN / STRAP SCHEDULE
DOUGLAS FIR - LARCH STUDS
SCALE: NONE

- NOTES:**
- SOME HOLD-DOWN TYPES NOTED MAY NOT BE USED ON THIS PROJECT.
 - TYPICAL HOLD-DOWN DETAILS PER [X]X[X] AND [X]X[X]. ANCHOR REINFORCEMENT REQUIRED AT STEM WALLS.
 - PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHEDULE AT HOLD-DOWN STUDS/POST.
 - BASED ON MINIMUM $f_c = 3000$ PSI CONCRETE.
 - STEM WALLS SHALL BE 8" WIDE x 18" TALL MINIMUM.
 - CAST-IN-PLACE (CIP) TYPE THREADED RODS AT HOLD-DOWNS SHALL HAVE TWO HEX HEAD NUTS WITH OVERSIZED WASHER.
 - INCLUDES 1.6 LOAD DURATION INCREASE FOR WOOD.
 - BASED ON 1 1/8" DEEP FLOOR JOIST.
 - TOTAL NAILS SPECIFIED, USE HALF THE NAILS AT THE STUDS ABOVE AND BELOW LEVEL BEING CONNECTED.
 - AT PRESSURE TREATED SILLS, USE HOT DIPPED GALVANIZED BOLTS.
 - POST INSTALLED HOLD-DOWN OPTIONS MAY BE AVAILABLE AT SOME CONDITIONS. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
 - NAIL LAMINATE MULTIPLE 2x STUDS WITH PLATE NAILING PER SHEAR WALL SCHEDULE.
 - STUD WALLS SHALL BE 2x6, CENTER HOLD-DOWN IN STUD WALL.
 - EMBED DEPTH APPLIES TO ANCHOR BOLT INSTALLED IN CONTINUOUS STEMWALL. NOT APPLICABLE FOR END OF STEMWALL. EXTEND ANCHOR BOLT INTO FOOTING BELOW STEMWALL.

5 TYPICAL SHEAR WALL ELEVATION
CONCRETE STEMWALL/SLAB ON GRADE
SCALE: 1"=1'-0"



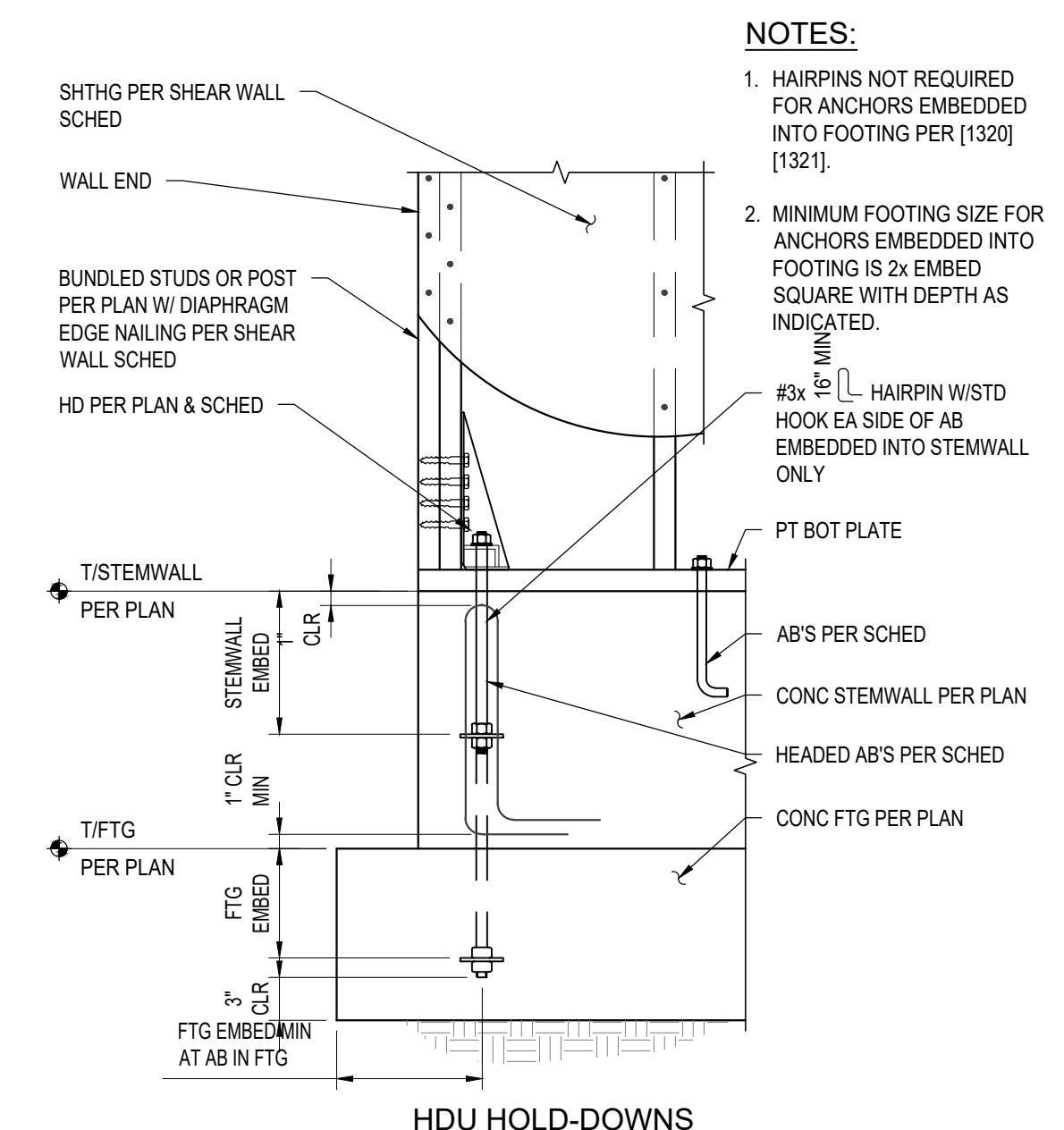
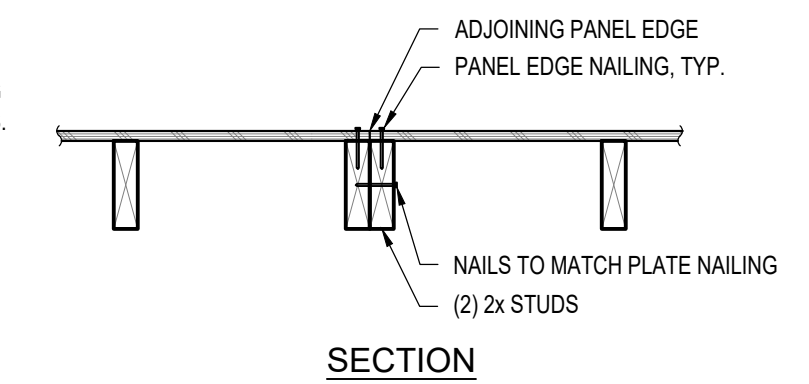
SHEAR WALL SCHEDULE

SOME SHEAR WALL TYPES NOTED MAY NOT BE USED ON THIS PROJECT.

FOR 0.148"x2 1/2" NAILS IN DOUG-FIR LARCH (2021 IBC)

WALL TYPE	WALL SHEATHING APA-RATED [1, 2, 12, 16]	NAIL SIZE & SPACING AT ALL PANEL EDGES [4, 5]	BLOCKING & STUD SIZE AT ADJOINING PANEL EDGES [3, 6, 13]	RIM JOIST OR BLOCKING CONN TO TOP PLATE BELOW [7, 8]	2x PLATE ATTACHMENT		SILL PLATE ATTACHMENT		SHEAR CAPACITY LBS/FT
					NAILING TO WOOD RIM JOIST OR BLOCKING BELOW [10]	ANCHOR BOLT TO CONCRETE BELOW [10]	SILL PLATE AT FOUNDATION [11]	ANCHOR BOLT TO CONCRETE BELOW [10]	
[W6]	1 1/2"	0.148"x2 1/2" @6"OC	2x	CLIP @16"OC	0.148"x3 1/2" @6"OC	3/8" @48"OC	2x	310	
[W4]	1 1/2"	0.148"x2 1/2" @4"OC STAGGERED	3x	CLIP @12"OC	0.148"x3 1/2" @4"OC	3/8" @32"OC 3/8" @48"OC	2x 3x [15]	460	
[W3]	1 1/2"	0.148"x2 1/2" @3"OC STAGGERED	3x	CLIP @8"OC	0.148"x3 1/2" @6"OC (2) ROWS [9]	3/8" @24"OC 3/8" @32"OC	2x 3x [15]	600	
[W2]	1 1/2"	0.148"x2 1/2" @2"OC STAGGERED	3x	CLIP @16"OC EACH SIDE	0.148"x3 1/2" @6"OC (2) ROWS [9]	3/8" @16"OC 3/8" @24"OC	2x 3x [15]	770	
[2W4]	1 1/2" BOTH SIDES	0.148"x2 1/2" @4"OC STAGGERED	3x	CLIP @12"OC EACH SIDE	0.148"x3 1/2" @4"OC (2) ROWS [9]	3/8" @24"OC	3x [15]	920	
[2W3]	1 1/2" BOTH SIDES	0.148"x2 1/2" @3"OC STAGGERED	3x	CLIP @8"OC EACH SIDE	0.148"x3 1/2" @4"OC (2) ROWS [9] OR (2) ROWS OF SDS 1/2"x5" SCREWS @8"OC [9]	3/8" @16"OC	3x [15]	1200	
[2W2]	1 1/2" BOTH SIDES	0.148"x2 1/2" @2"OC STAGGERED	3x	CLIP @8"OC EACH SIDE	CLIP @6"OC EACH SIDE [7, 8] OR (2) ROWS OF SDS 1/2"x5" SCREWS @8"OC [9]	3/8" @12"OC	3x [15]	1540	

- NOTES:**
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY.
 - WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
 - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLD-DOWN REQUIREMENTS PER PLANS. (ALTERNATE NOTE: WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING, ETC. ABOVE AND BELOW ALL OPENINGS).
 - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. ADDITIONAL INFORMATION PER HOLD-DOWN DETAILS.
 - INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH 0.148"x2 1/2" NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148"x2 1/2" NAILS AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
 - BASED ON 0.131"x2 1/2" NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131"x2 1/2" NAILS WHERE INSTALLED OVER SHEATHING.
 - FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT.
 - WHERE BOTTOM PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS OR SCREWS, PROVIDE DOUBLE JOIST, RIM JOIST OR EQUAL BELOW. STAGGER NAILS/SCREWS IN ROWS 1/2" APART MINIMUM.
 - ANCHOR BOLTS SHALL BE PROVIDED WITH HOT DIPPED GALVANIZED STEEL PLATE WASHERS 0.229"x3"x3" MIN. THE HOLE IN THE PLATE WASHER MAY BE DIAGONALLY SLOTTED 1/4"x1/2" PLATE WASHER AND NUT. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. INCREASE PLATE WASHER SIZE AS REQUIRED. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.
 - PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS. ADDITIONAL INFORMATION PER STRUCTURAL NOTES.
 - WHERE WOOD SHEATHING (W) IS APPLIED OVER GYPSUM SHEATHING (G), CONTACT THE ENGINEER OF RECORD FOR ALTERNATE NAILING REQUIREMENTS.
 - AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING, PER SECTION.
 - CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. SPECIAL INSPECTION MAY BE REQUIRED.
 - NAIL STUDS TO 3x SILL PLATES WITH EITHER (2) 0.148"x4" END NAILS OR (4) 0.131"x2 1/2" TOENAILS
 - WHERE "W" INDICATES WOOD SHEATHING AND "X" INDICATES EDGE NAIL SPACING.
 - 3x NAILS SHALL BE LOCATED 3/4" FROM PANEL EDGES.



1 TYPICAL HOLD-DOWN
CONCRETE STEMWALL
SCALE: 1"=1'-0"

CONSTRUCTION

REVISIONS:	#	DATE	DESCRIPTION

DATE: JANUARY 2024

SHEET TITLE:
LATERAL DETAILS
AND SCHEDULES

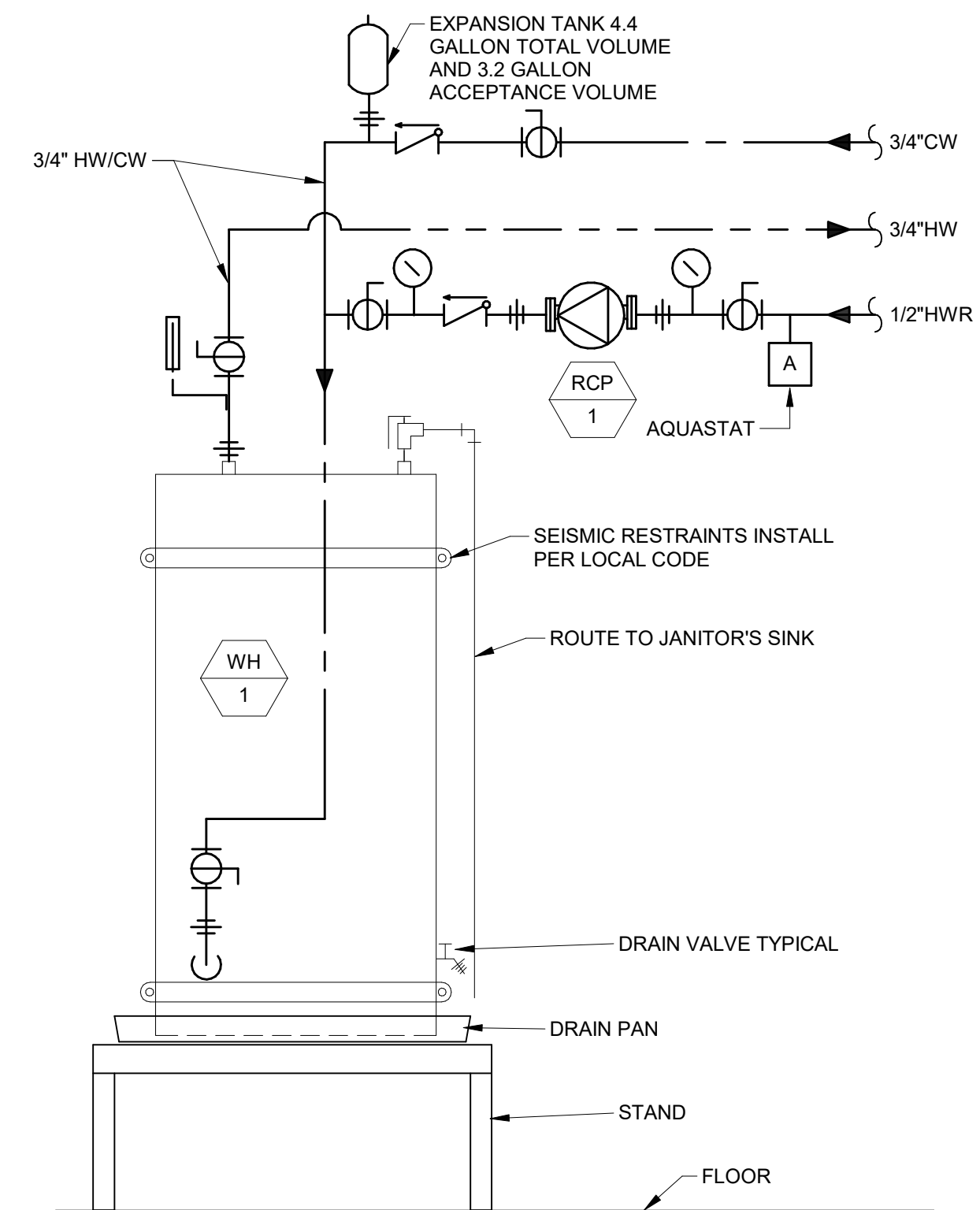
S7.1

PLUMBING LEGEND

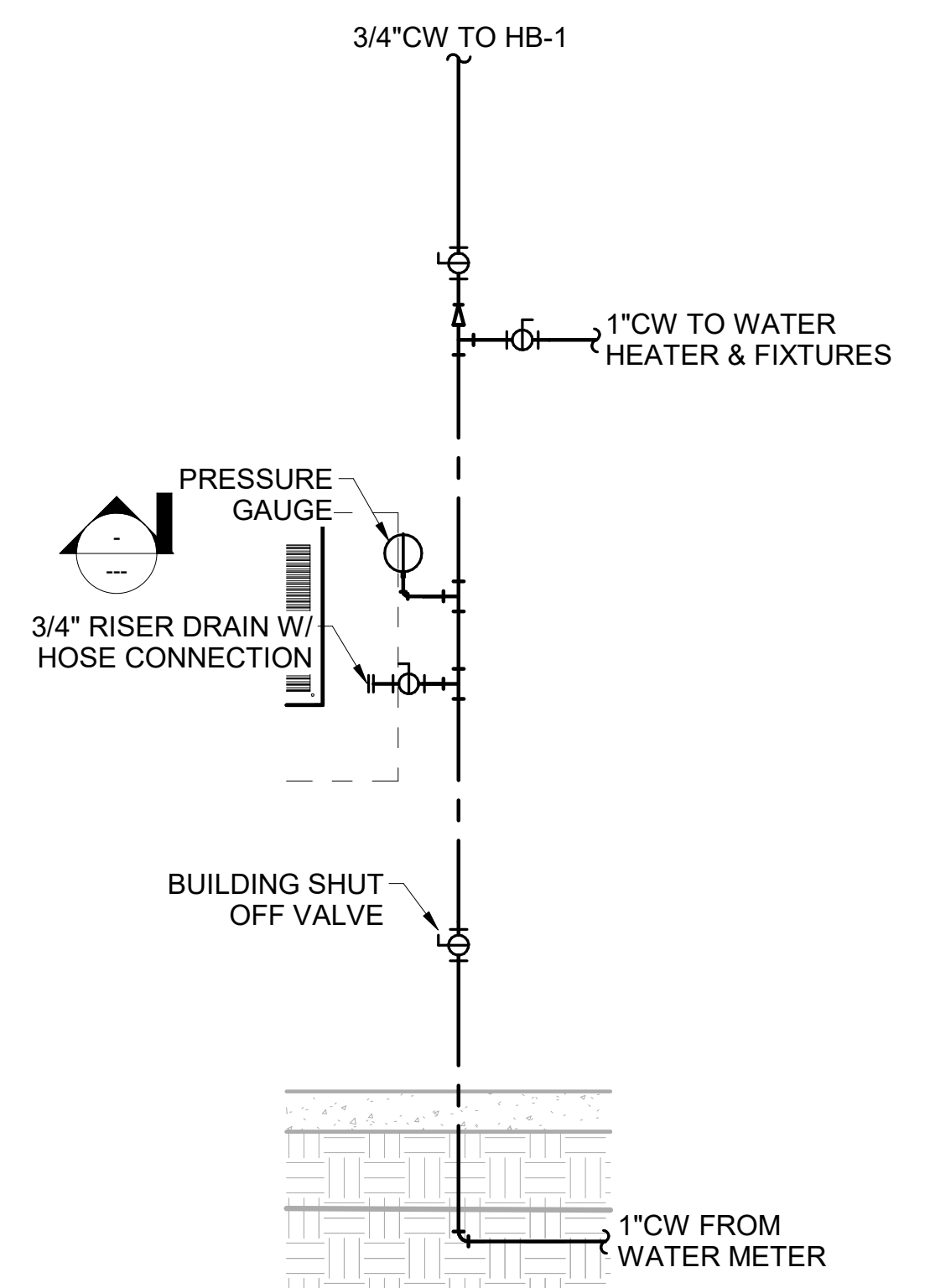
AFF	----	ABOVE FINISHED FLOOR	-----	CW - DOMESTIC COLD WATER PIPE
ARCH	----	ARCHITECTURAL	-----	HW - DOMESTIC HOT WATER PIPE
B.G.	----	BELOW GRADE	-----	HWR - DOMESTIC HOT WATER RECIRCULATION PIPE
BTU	----	BRITISH THERMAL UNIT	-----	RD - RAIN DRAINAGE PIPE
CAP.	----	CAPACITY	-----	W - DOMESTIC SANITARY WASTE PIPE
C.I.	----	CAST IRON	-----	V - DOMESTIC SANITARY VENT PIPE
CO	----	CLEANOUT	-----	
COMP.	----	COMPARTMENT	-----	
CONT.	----	CONTINUATION	-----	
CU.	----	CUBIC	-----	
DF	----	DRINKING FOUNTAIN	-----	
DI	----	DEIONIZED (WATER)	-----	
DIA.	----	DIAMETER	-----	
ELEV.	----	ELEVATION	-----	
EWC	----	ELECTRIC WATER COOLER	-----	
FD	----	FLOOR DRAIN	-----	
FDC	----	FIRE DEPARTMENT CONNECTION	-----	
F.F.	----	FINISH FLOOR	-----	
FLG.	----	FLANGE	-----	
FT	----	FOOT / FEET	-----	
G	----	GAS	-----	
GA.	----	GAUGE	-----	
GALV.	----	GALVANIZED	-----	
GPM	----	GALLONS PER MINUTE	-----	
G.V.	----	GATE VALVE	-----	
HP	----	HORSEPOWER	-----	
HR.	----	HOSE BIBB	-----	
I.E.	----	INVERT ELEVATION	-----	
kW	----	KILOWATT	-----	
LAV	----	LAVATORY	-----	
LBS	----	POUNDS	-----	
MAX.	----	MAXIMUM	-----	
MBH	----	THOUSANDS OF BTUs PER HOUR	-----	
MIN.	----	MINIMUM	-----	
M.J.	----	MECHANICAL JOINT	-----	
N.I.M.	----	NOT IN MECHANICAL	-----	
OS&Y	----	OUTSIDE STEM & YOKE	-----	
PROT.	----	PROTECTION	-----	
PRV	----	PRESSURE REDUCING VALVE	-----	
PSI, PSIG	----	POUNDS PER SQUARE INCH	-----	
P/T	----	PRESSURE / TEMPERATURE	-----	
RD	----	RAIN DRAIN / STORM DRAIN	-----	
REQ'D	----	REQUIRED	-----	
RPBP	----	REDUCED PRESSURE BACKFLOW PREVENTER	-----	
RPM	----	REVOLUTIONS PER MINUTE	-----	
TYP.	----	TYPICAL	-----	
UR	----	URINAL	-----	
VTR	----	VENT THROUGH ROOF	-----	
WC	----	WATER CLOSET	-----	
WCO	----	WALL CLEANOUT	-----	

⊙ OR ●	-----	CLEANOUT
⊕ OR ↓	-----	HOSE BIBB
⊙	-----	FLOOR DRAIN
△	-----	PRESSURE/TEMP RELIEF VALVE
∩	-----	BUTTERFLY VALVE
⊥	-----	GAS PRESSURE REGULATING VALVE
⊥ OR ⊥	-----	TOP CONNECTION
⊥	-----	BOTTOM CONNECTION
⊥	-----	PIPE TURNED UP, PIPE TURNED DOWN
⊥	-----	GATE VALVE
⊥	-----	BALL VALVE
⊥ OR ⊥	-----	BALANCING VALVE
⊥	-----	CHECK VALVE
⊥	-----	UNION
⊥	-----	DOUBLE CHECK ASSEMBLY

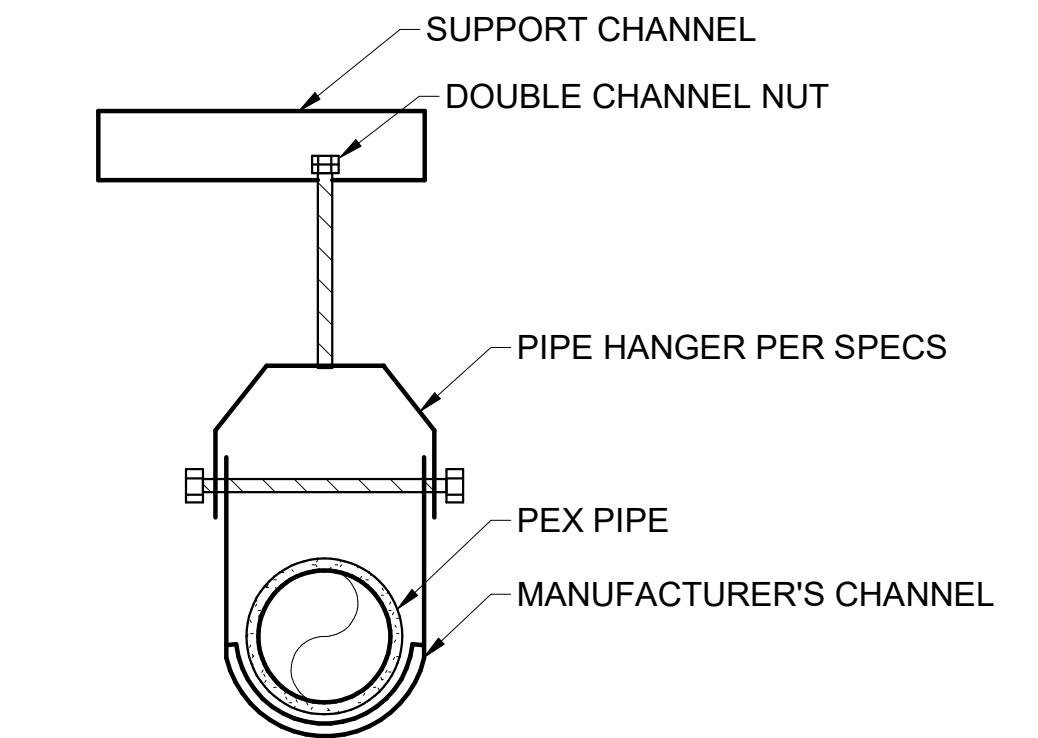
xxx	-----	FIXTURE MARK
xx #	-----	EQUIPMENT MARK NUMBER
#	-----	NOTE
↑	-----	CAP
⊥	-----	TEE
└	-----	ELBOW



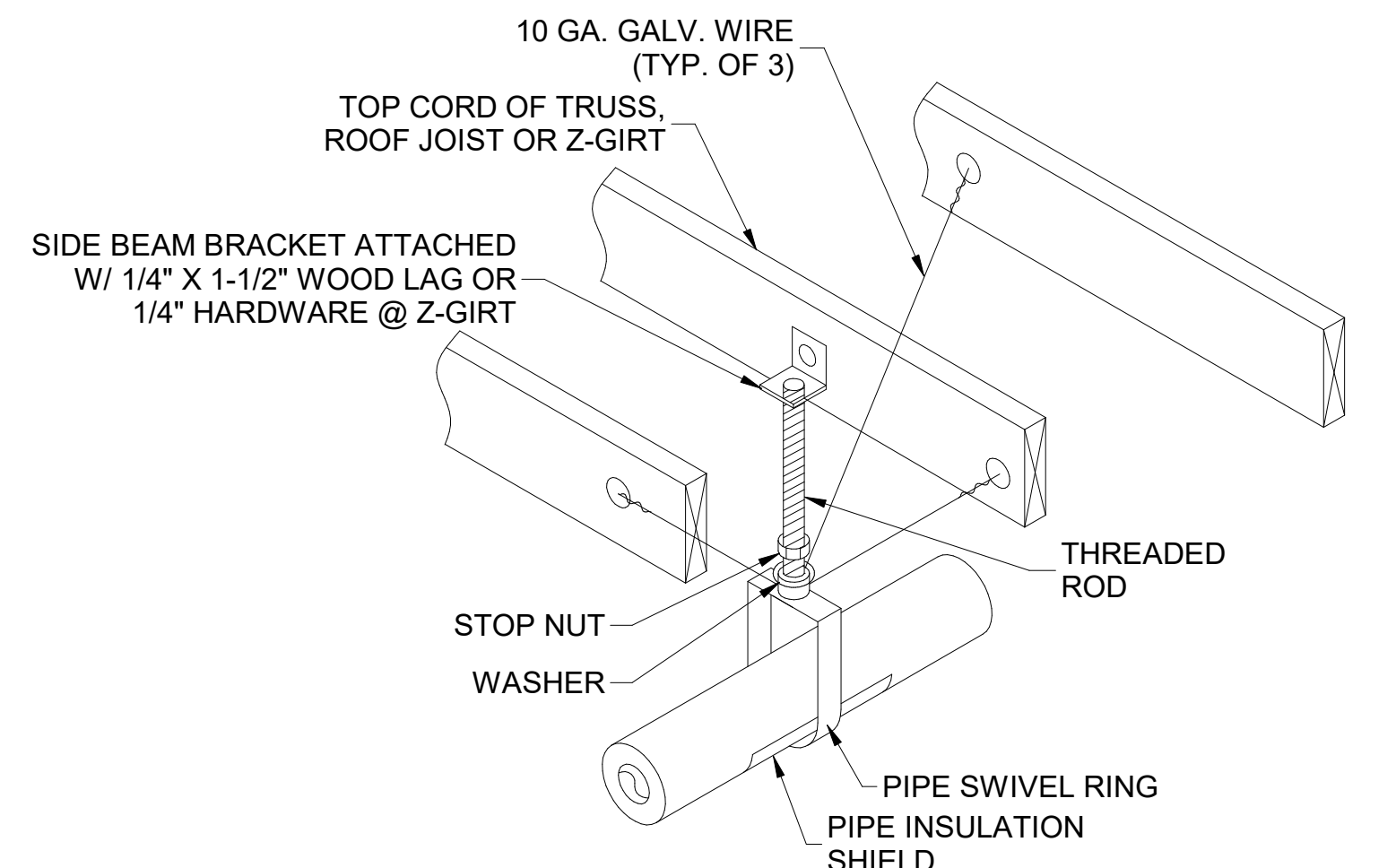
1 DETAIL - WATER HEATER



7 DETAIL - WATER RISER 3/4\"/>



4 DETAIL - PEX SUPPORT



2 DETAIL - NON-SEISMIC PIPE SUPPORT

WATER HEATER SCHEDULE

EQUIPMENT MARK/NUMBER	WH 1
TYPE	ELECTRIC
CAPACITY (GAL)	50
POWER (kW)	4.5
RECOVERY CAP. @100F TR (GPH)	18
ELECTRICAL (V/PH)	240/1
SHIPPING WEIGHT (LBS)	125
BASIS OF DESIGN: AO SMITH	DEN-40

PUMP SCHEDULE

EQUIPMENT MARK/NUMBER	RCP 1
SERVICE	HW RECIRC. (HWR)
TYPE	CIRCULATION
CONTROLLED BY	AQUASTAT
ARRANGEMENT	IN-LINE
FLOW RATE (GPM)	3.0
HEAD (FT)	15
MOTOR HP	90 WATTS
ELECTRICAL	115/1
DESIGN WEIGHT	20

PLUMBING CALCULATIONS - 2023 OPSC

FIXTURE TYPE	NUMBER OF FIXTURES	WATER FIXTURE UNITS	DOMESTIC WATER SERVICE			SANITARY WASTE	
			TOTAL WSFU	TOTAL CW FIXTURE UNITS	TOTAL HW FIXTURE UNITS	DRAINAGE FIXTURE UNITS	TOTAL DFU
DRINKING FOUNTAIN / WATER COOLER...	1	0.5	0.5	0.5	---	0.5	0.5
KITCHEN SINK (ONE 1-1/2" TRAP)	1	1.5	1.5	1.125	1.125	2	2
LAVATORY (SINGLE)	2	1	2	1.5	1.5	1	2
MOP BASIN	1	3	3	2.25	2.25	3	3
RECEPTOR (INDIRECT WASTE)	1	---	---	---	---	1	1
SHOP SINK	1	1.5	1.5	1.125	1.125	2	2
WATER CLOSET (1.6 GPF TANK-GENERAL)	2	2.5	5	5	0	4	8
HOSE BIBB (FIRST ONE)	1	2.5	2.5	2.5	0	---	---
HOSE BIBB	1	1	1	1	0	---	---
TOTAL	11		17	15	6		18.5

GPM	12.5	11	5	WASTE SIZE	4"
SUPPLY SIZE	1"	1"	3/4"		
METER SIZE	--	PER OREGON W-4			

PLUMBING CONNECTION SCHEDULE

FIXTURE TAG	FIXTURE	W	V	CW	HW	REMARKS
WC-1	WATER CLOSET	4"	2"	1/2"	--	FLOOR MOUNT, TANK STYLE
LV-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	WALL HUNG, SEE SPECS
MS-1	MOP SINK	2"	1-1/2"	1/2"	1/2"	SEE SPECS
S-1	BREAKROOM SINK	1-1/2"	1-1/2"	1/2"	1/2"	SEE SPECS
S-2	SHOP SINK	2"	1-1/2"	1/2"	1/2"	FLOOR MOUNTED LAUNDRY SINK, SEE SPECS
DF-1	DRINKING FOUNTAIN	1-1/2"	1-1/2"	1/2"	--	SEE SPECS
HB-1	HOSE BIBB	--	--	3/4"	--	FROST FREE, SEE SPECS

PLUMBING DRAWING INDEX

Sheet Number	Sheet Name
P0.1	PLUMBING SCHEDULES AND DETAILS
P1.1	PLUMBING UNDERSLAB PLAN
P1.2	PLUMBING FLOOR PLANS
P1.3	PLUMBING ROOF PLAN



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CONTACT: TAKAKO BAKER



PROJECT NO.: 22.97
BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

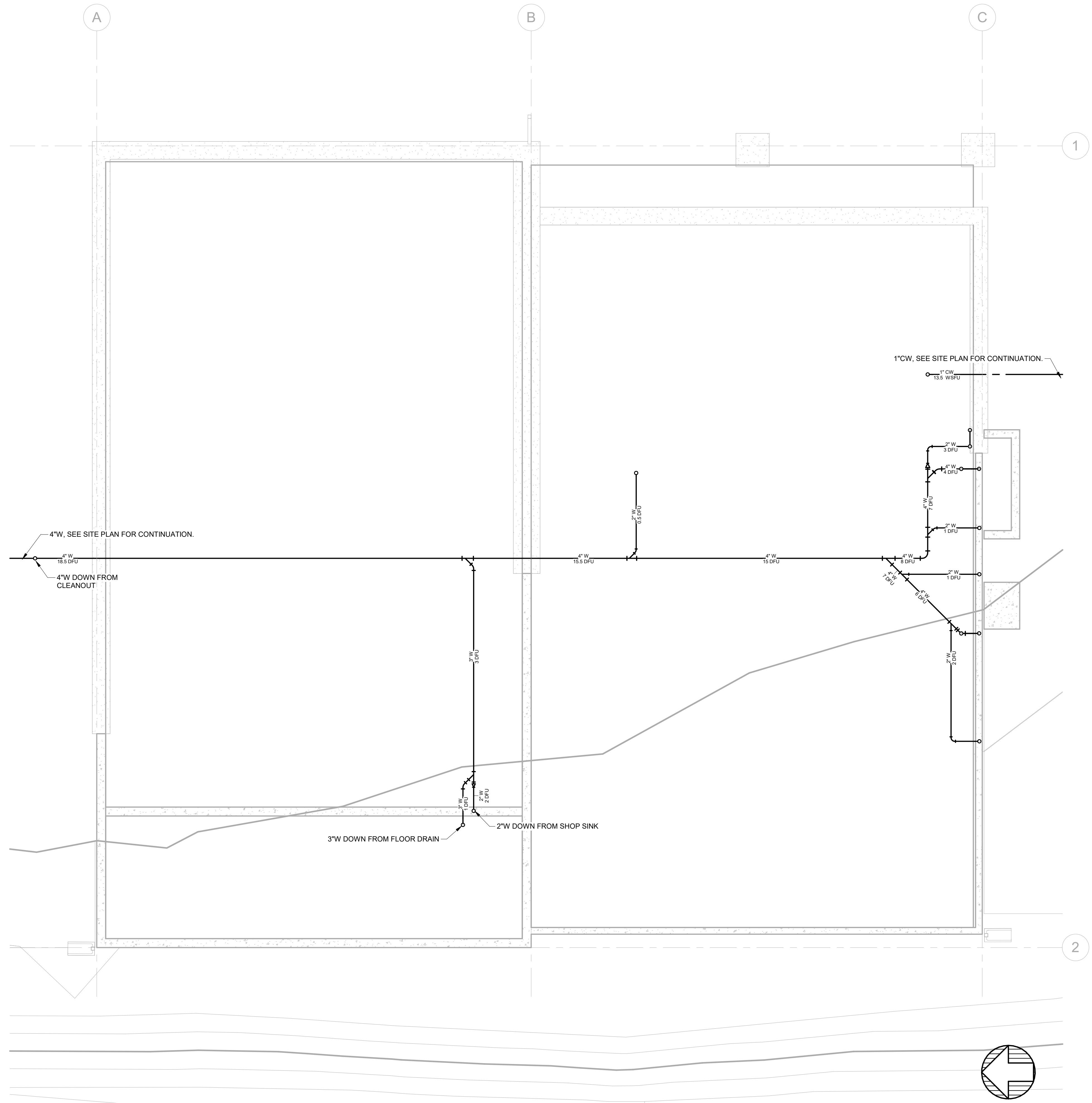
REVISIONS:
DATE DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:
PLUMBING SCHEDULES AND DETAILS

P0.1

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1 PLUMBING UNDERSLAB PLAN - ALL WORK BASE BID
1/4" = 1'-0"



PROJECT NO.: 22.97

BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

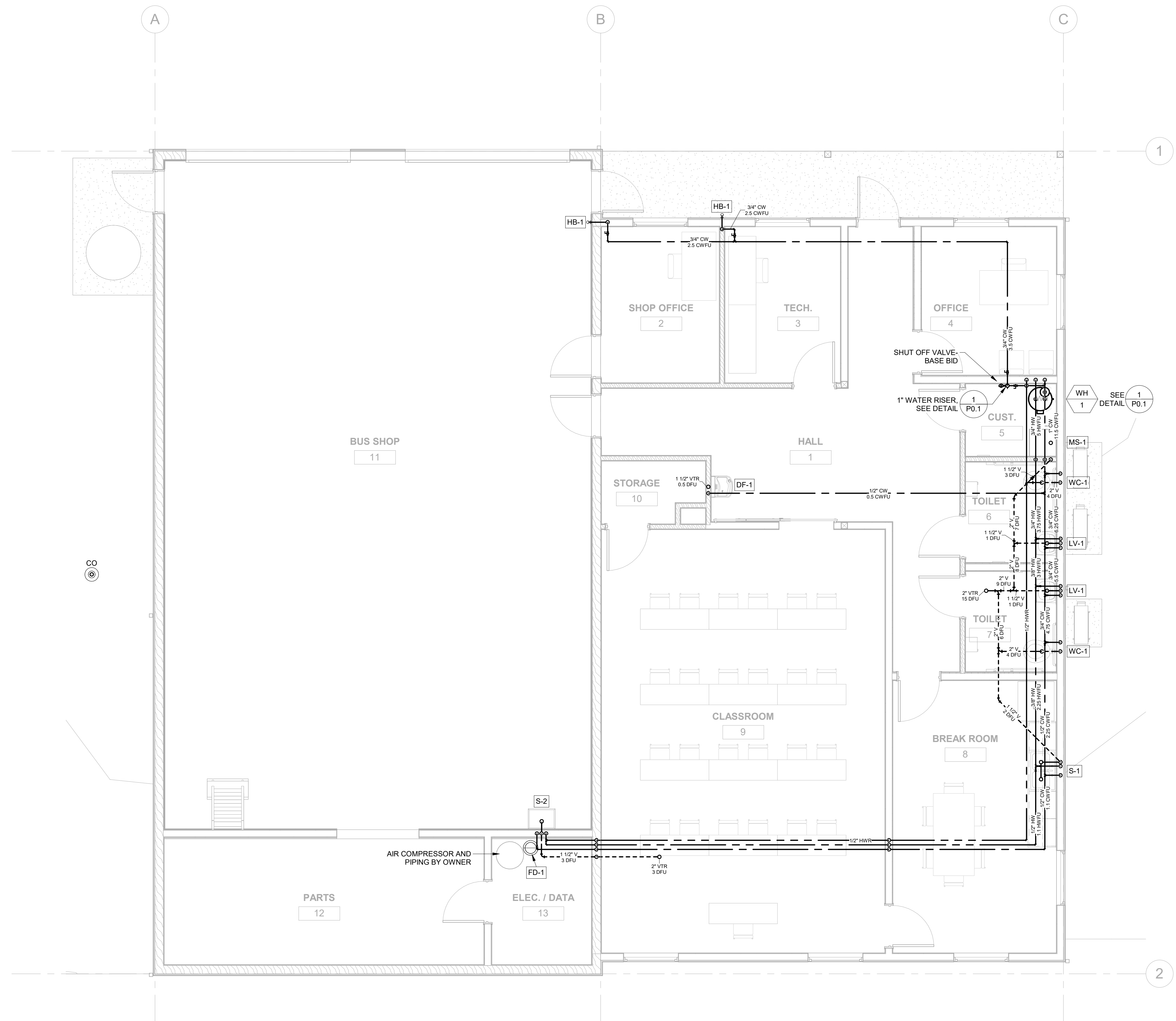
CONSTRUCTION

REVISIONS:	#	DATE	DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:
**PLUMBING
UNDERSLAB PLAN**

P1.1



PROJECT NO.: 22.97
BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

REVISIONS:

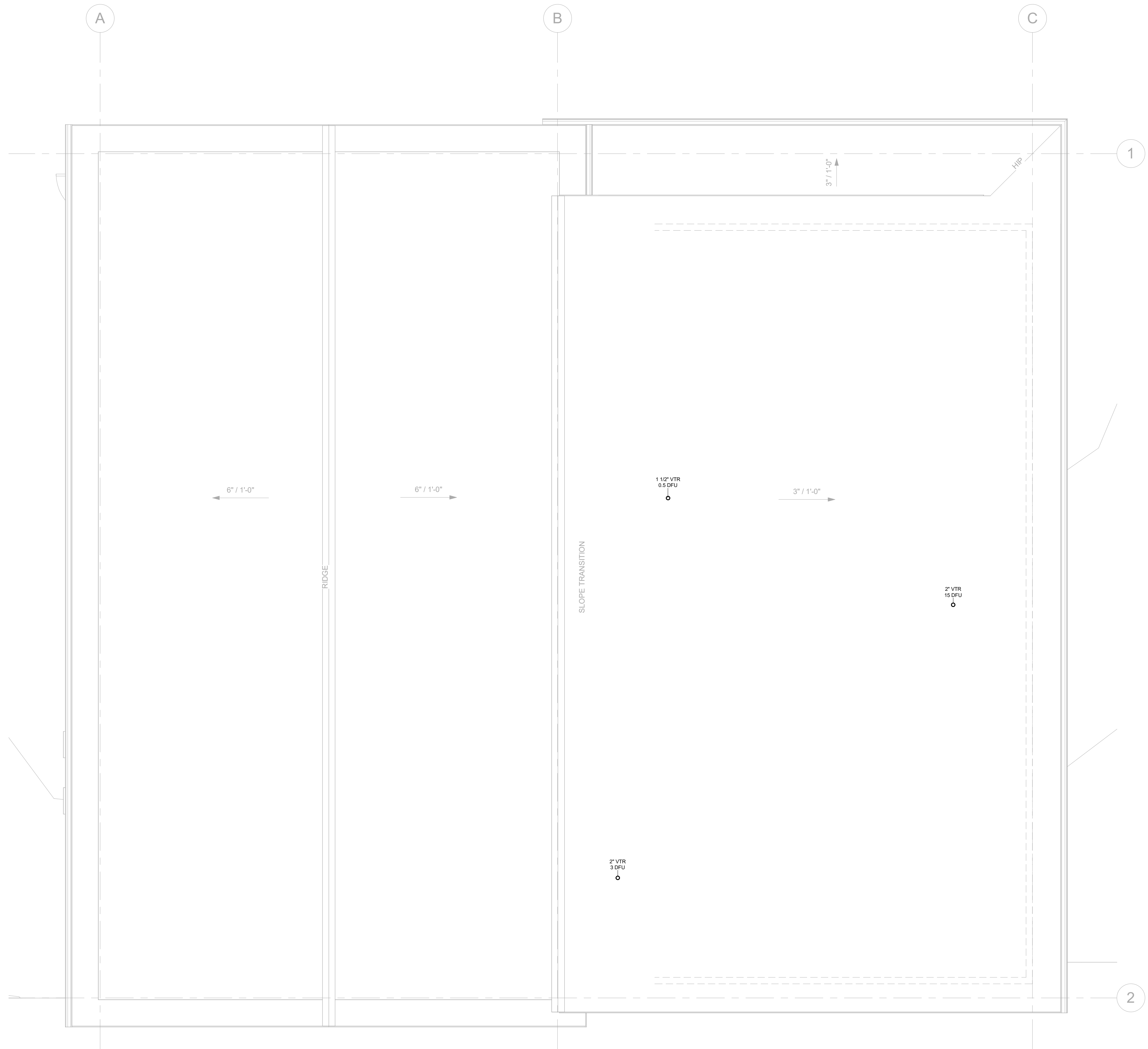
#	DATE	DESCRIPTION

DATE: FEBRUARY 2024
SHEET TITLE:
PLUMBING FLOOR PLANS

P1.2

1 PLUMBING MAIN FLOOR PLAN - ALTERNATE BIDS 1 & 4 - EXCEPT AS NOTED
1/4" = 1'-0"





PROJECT NO.: 22.97

BUS MAINTENANCE BUILDING

COQUILLE SCHOOL DISTRICT

W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

#	DATE	DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:
PLUMBING ROOF PLAN

P1.3

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MECHANICAL LEGEND

	--- SUPPLY AIR DIFFUSER	AFF - ABOVE FINISH FLOOR
	--- RETURN AIR GRILLE	AHU - AIR HANDLING UNIT
	--- EXHAUST AIR GRILLE	B.D. - BOTTOM OF DUCT
	--- PERFORATED RETURN AIR PANEL	BHP - BRAKE HORSEPOWER
	--- DIRECTIONAL AIR FLOW	BTU - BRITISH THERMAL UNITS
	--- MANUAL VOLUME DAMPER	CFM - CUBIC FEET PER MINUTE
	--- SUPPLY OR OUTSIDE AIR DUCT UP & DOWN	CONN. - CONNECTION
	--- RETURN AIR DUCT UP & DOWN	CONT. - CONTINUATION
	--- EXHAUST AIR DUCT UP & DOWN	CW - DOMESTIC COLD WATER
	--- SUPPLY OR OUTSIDE AIR DUCT UP & DOWN	DB - DRY BULB
	--- RETURN AIR DUCT UP & DOWN	DIA. - DIAMETER
	--- EXHAUST AIR DUCT UP & DOWN	DIST. - DISTRIBUTION
	--- VAV TERMINAL UNIT	EA - EXHAUST AIR
	--- VVT TERMINAL UNIT	EDB - ENTERING DRY BULB TEMPERATURE
	--- EXISTING	EWB - ENTERING WET BULB TEMPERATURE
	--- CONNECT TO EXISTING	EWT - ENTERING WATER TEMPERATURE
	--- THERMOSTAT OR TEMP. SENSOR	FF - FINISH FLOOR
	--- NOTE	FIXT. - FIXTURE
	--- EQUIPMENT DESIGNATOR	FPM - FEET PER MINUTE
	--- BALL VALVE	FPS - FEET PER SECOND
	--- GATE VALVE	FT. - FEET / FOOT
	--- CHECK VALVE	GA. - GAUGE
	--- BALANCING VALVE	GPM - GALLONS PER MINUTE
	--- THERMOMETER	H - HEIGHT
	--- DIRECTION OF FLOW	HP - HORSEPOWER
	--- PUMP	I.D. - INSIDE DIAMETER
	--- STRAINER	IN. - INCHES
	--- PRESSURE GAUGE	L - LENGTH
	--- PET'S PLUG	LBS. - POUNDS
	--- DOUBLE CHECK ASSEMBLY	LDB - LEAVING DRY BULB
	--- PRESSURE REDUCING VALVE	LWB - LEAVING WET BULB
	--- UNION	LWT - LEAVING WATER TEMPERATURE
	--- 2-WAY CONTROL VALVE	MAX. - MAXIMUM
	--- 3-WAY CONTROL VALVE	MBH - THOUSANDS OF BTUs PER HOUR
	--- CAP	MIN. - MINIMUM
	--- SMOKE DETECTOR	NC - NOISE CRITERIA
	--- MOTORIZED DAMPER	N.C. - NORMALLY CLOSED
		N.I.M. - NOT IN MECHANICAL
		NO. - NUMBER
		N.O. - NORMALLY OPEN
		O.A. - OUTSIDE AIR
		P - PERSON
		PSI - POUNDS PER SQUARE INCH
		P/T - PRESSURE / TEMPERATURE
		R.A. - RETURN AIR
		R - REFRIGERANT
		RECT. - RECTANGULAR
		REQ'D - REQUIRED
		S.A. - SUPPLY AIR
		S.P. - STATIC PRESSURE
		SQ. - SQUARE
		TEMP. - TEMPERATURE
		TYP. - TYPICAL
		VAV - VARIABLE AIR VOLUME
		W - WIDTH
		WB - WET BULB
		WPD - WATER PRESSURE DROP
		Ø - DIAMETER

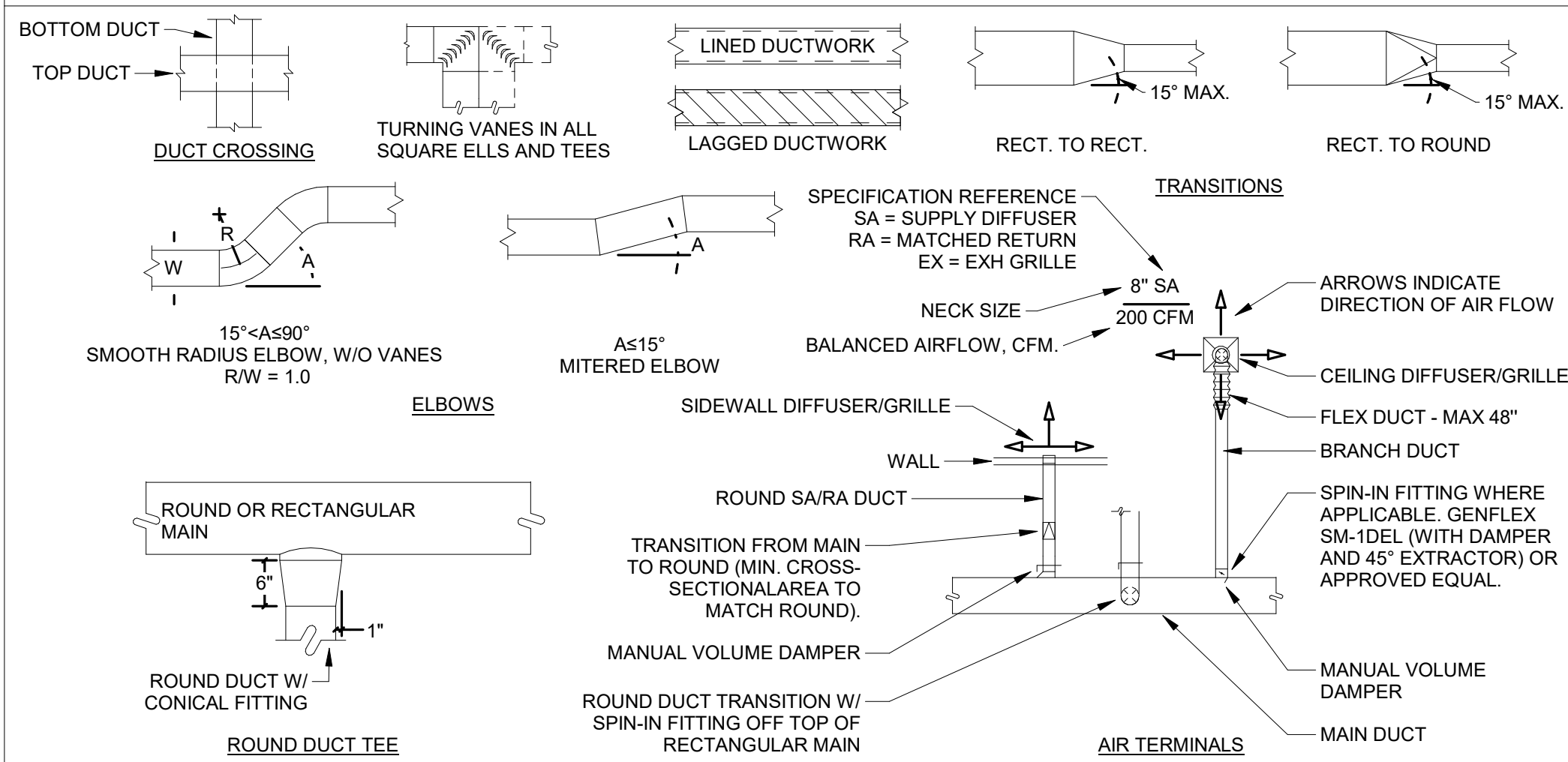
PIPING ABBREVIATIONS

(E) - EXISTING
(D) - DEMOLISH
CD - CONDENSATE DRAIN
G - GAS
HWS - HEATING WATER SUPPLY
HWR - HEATING WATER RETURN
R - REFRIGERANT
RAD - RADON

GENERAL NOTES

- THE DRAWINGS ARE DIAGRAMMATIC. PROVIDE ALL MATERIAL (NEW AND UNDATED) AND LABOR FOR A COMPLETE AND OPERABLE SYSTEM. VERIFY ALL BUILDING MEASUREMENTS AND EQUIPMENT LOCATIONS BEFORE PROCEEDING WITH ANY OF THE WORK.
- ALL INSTALLATIONS SHALL COMPLY WITH APPLICABLE FEDERAL AND STATE CODES INCLUDING, 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC), 2019 OREGON MECHANICAL SPECIALTY CODE (OMSC), 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE (OZERCC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), WHERE TWO CODES DIFFER THE MORE STRICT OF THE TWO SHALL BE FOLLOWED.
- OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION. SUBMIT ALL CERTIFICATES PRIOR TO ACCEPTANCE.
- COORDINATE WITH OTHER CRAFTS AS REQUIRED TO COMPLETE WORK IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- PROVIDE OWNER INSTRUCTION BY QUALIFIED PERSONNEL ON EQUIPMENT AND SYSTEMS AT OWNER'S REQUEST.
- CONTRACTOR TO PROVIDE TESTING, ADJUSTING AND BALANCING REPORT FOR THE AREAS AFFECTED BY THE REMODEL FOR ENGINEER'S REVIEW. SEE SPECS FOR ADDITIONAL TAB REQ'T.
- CONTRACTOR TO PROVIDE HVAC AS-BUILT DRAWINGS AND OPERATION AND MAINTENANCE MANUALS WITHIN 90 DAYS OF SYSTEM ACCEPTANCE.
- CONTRACTOR TO TEXT HVAC CONTROL SYSTEM TO ENSURE PROPER OPERATION, CALIBRATION AND ADJUSTMENT OF CONTROLS.

AIR DISTRIBUTION DETAILS



MECHANICAL DRAWING INDEX

Sheet Number	Sheet Name
M1.1	MECHANICAL COVER SHEET AND NOTES
M2.1	MECHANICAL FLOOR PLANS
M3.1	MECHANICAL PIPING FLOOR PLAN
M4.1	MECHANICAL SCHEDULES AND DETAILS
M5.1	MECHANICAL DETAILS

CONSTRUCTION

REVISIONS:

#	DATE	DESCRIPTION

DATE: FEBRUARY 2024

SHEET TITLE:

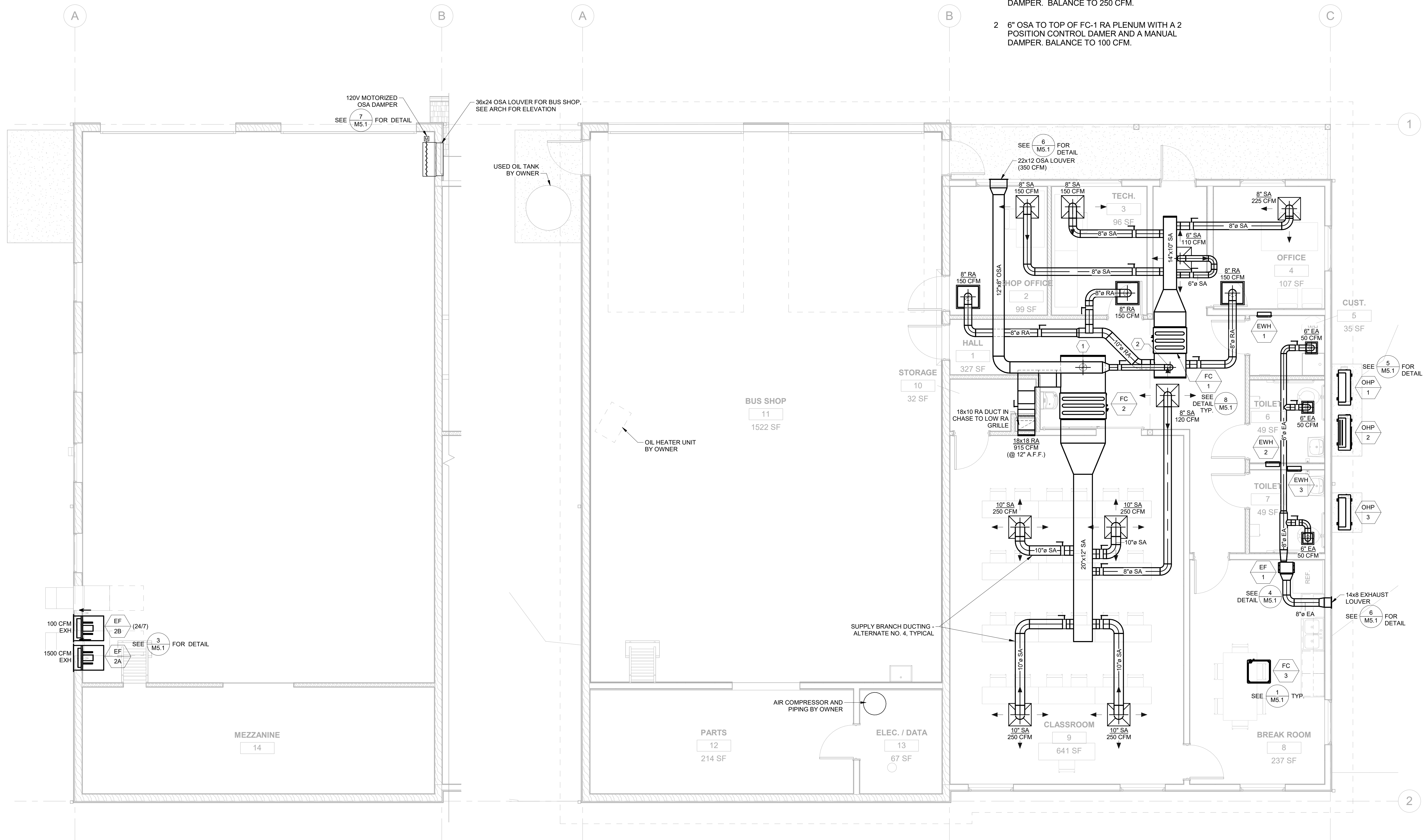
MECHANICAL COVER SHEET AND NOTES

M1.1

REVISIONS:	#	DATE	DESCRIPTION

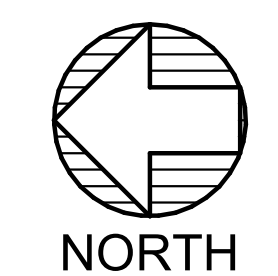
KEYNOTES

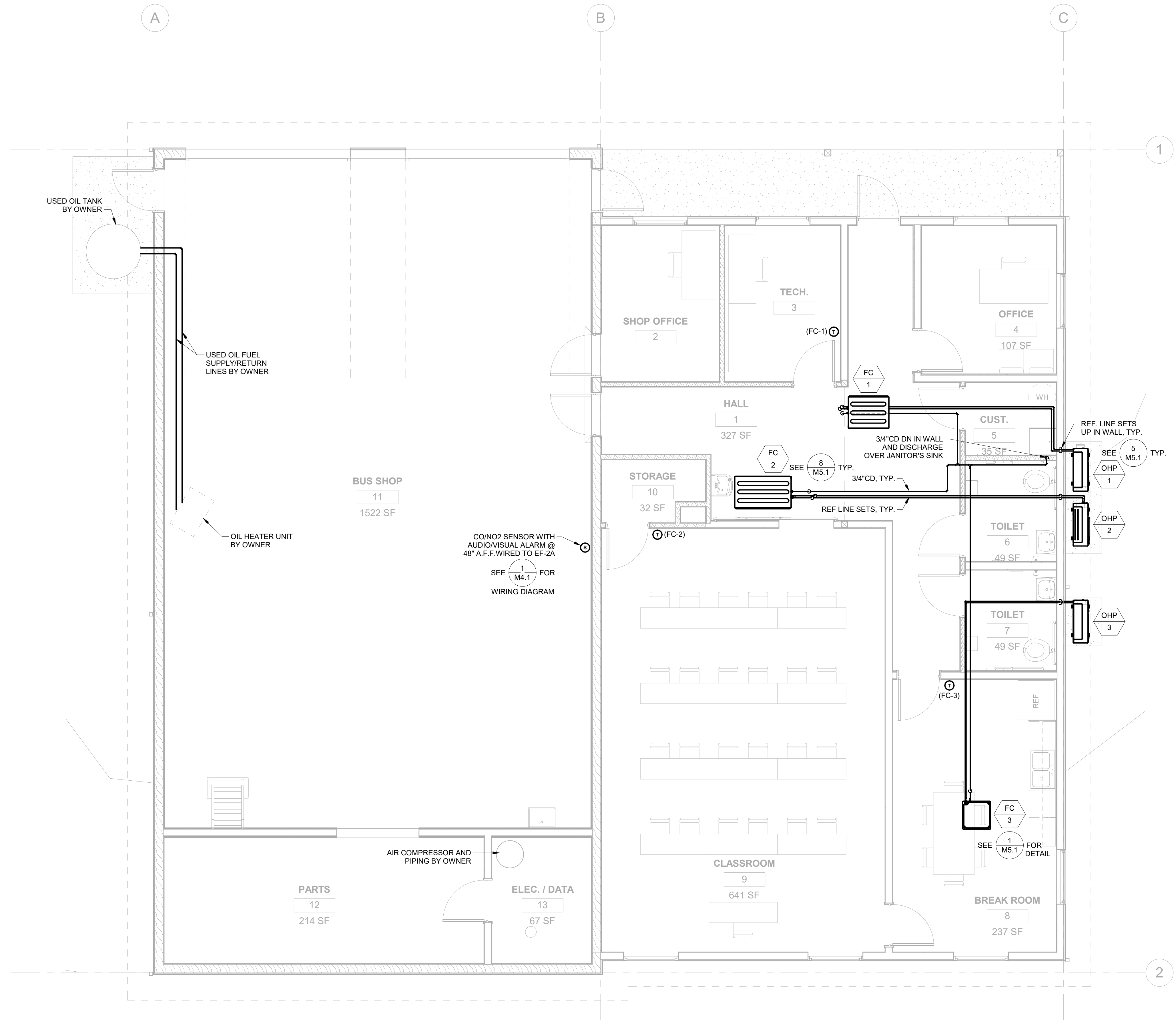
- 10" OSA TO TOP OF FC-2 RA PLENUM WITH A 2 POSITION CONTROL DAMPER AND A MANUAL DAMPER. BALANCE TO 250 CFM.
- 6" OSA TO TOP OF FC-1 RA PLENUM WITH A 2 POSITION CONTROL DAMPER AND A MANUAL DAMPER. BALANCE TO 100 CFM.



2 MECHANICAL MEZZANINE FLOOR PLAN - ALTERNATE BID 1
1/4" = 1'-0"

1 MECHANICAL MAIN FLOOR PLAN - ALTERNATE BID 1 EXCEPT AS NOTED
1/4" = 1'-0"





PROJECT NO.: 22.97
BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

REVISIONS:	#	DATE	DESCRIPTION

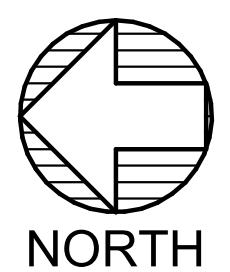
DATE: FEBRUARY 2024

SHEET TITLE:
**MECHANICAL
PIPING FLOOR PLAN**

M3.1

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① MECHANICAL PIPING MAIN FLOOR PLAN - ALTERNATE BID 1
1/4" = 1'-0"



SPLIT SYSTEMS - ALTERNATE BID 1

INDOOR UNIT MARK/NUMBER	FC 1 NOTES 3, 4	FC 2 NOTES 3, 4	FC 3 NOTE 3
HEAT PUMP/COOLING ONLY	HEAT PUMP	HEAT PUMP	HEAT PUMP
LOCATION	OFFICES	CLASSROOM	BREAKROOM
TYPE	DUCTED	DUCTED	CEILING CASSETTE
NOMINAL COOLING CAPACITY	2 TON	3 TON	1.5 TON
RATED HEATING CAPACITY	24,000	36,000	18,000
TOTAL SUPPLY CFM (H/M/L)	777/706/636	1,130/989/848	459/424/388
OSA CFM	100 CFM	250 CFM	NOTE 2
VOLT/PHASE	240/1 (NOTE 1)	240/1 (NOTE 1)	240/1 (NOTE 1)
CONDENSATE PUMP	YES	YES	YES
WEIGHT (lbs)	59	86	40
BASIS OF DESIGN - DAIKIN	LHN248HV	LHN368HV	LCN188HV4
OUTDOOR UNIT MARK/NUMBER	OHP 1	OHP 2	OHP 3
# OF INDOOR UNITS	1	1	1
EFFICIENCY (EER 2, SEER 2, HSPF2)	12/16.75/9.4	11.85/18.85/9.2	12.5/20.5/9.7
NOMINAL TONS	1.5T	3	2
NOMINAL COOLING CAPACITY...	23,000	36,000	18,000
NOMINAL HEATING CAPACITY...	27,000	40,000	18,500
REFRIGERANT	R410A	R410A	R410A
MAX PIPE LENGTH (FEET)	164	246	164
MAX PIPE HEIGHT (FEET)	98.4	98.4	98.5
VOLTS/PHASE	240/1	240/1	240/1
MCA/MOP	22/30	32/40	20/30
COMPRESSOR	INVERTOR	INVERTOR	INVERTOR
WEIGHT (lbs)	134	194	131
BASIS OF DESIGN - DAIKIN	LUU240HHV	LUU360HV	LUU180HV

NOTES:
1. POWERED FROM OUTDOOR UNIT.
2. DIRECTLY SUPPLIED TO SPACE VIA NATURAL VENTILATION.
3. PROVIDE WITH INTEGRAL CONDENSATE PUMP.
4. PROVIDE WITH MERV 8 FILTER AND FABRICATED FILTER RACK.

EXHAUST FAN SCHEDULE - ALTERNATE BID 1

EXHAUST FAN MARK/NUMBER	EF 1	EF 2A	EF 2B
TYPE	CEILING CABINET	PROP FAN	PROP FAN
SYSTEM	CUST, TOILETS	BUS SHOP	24/7 BUS SHOP
CFM	150 CFM	1500 CFM	100 CFM
WHEEL TYPE	FC	AER PROP	AER PROP
EXT. STATIC PRESS (IN WC)	0.4"	0.22"	0.20"
RPM	864	786	637
MOTOR HP	179 WATTS	1/2 HP	1/2 HP
CONTROLLED BY	--	CO SENSOR	OPERATES 24/7
INTERLOCK WITH	--	OSA DAMPER	--
BACKDRAFT DAMPER	YES	YES	YES
MOTORIZED DAMPER	NO	NO	NO
MAXIMUM INLET SONES	2.0	8.8	3.1
VOLTAGE/PH	115/1	115/1	115/1
OPERATING WEIGHT (LBS)	16	150	150
BASIS OF DESIGN - GREENHECK	CSP-B200	AER-20-VG	AER-20-VG

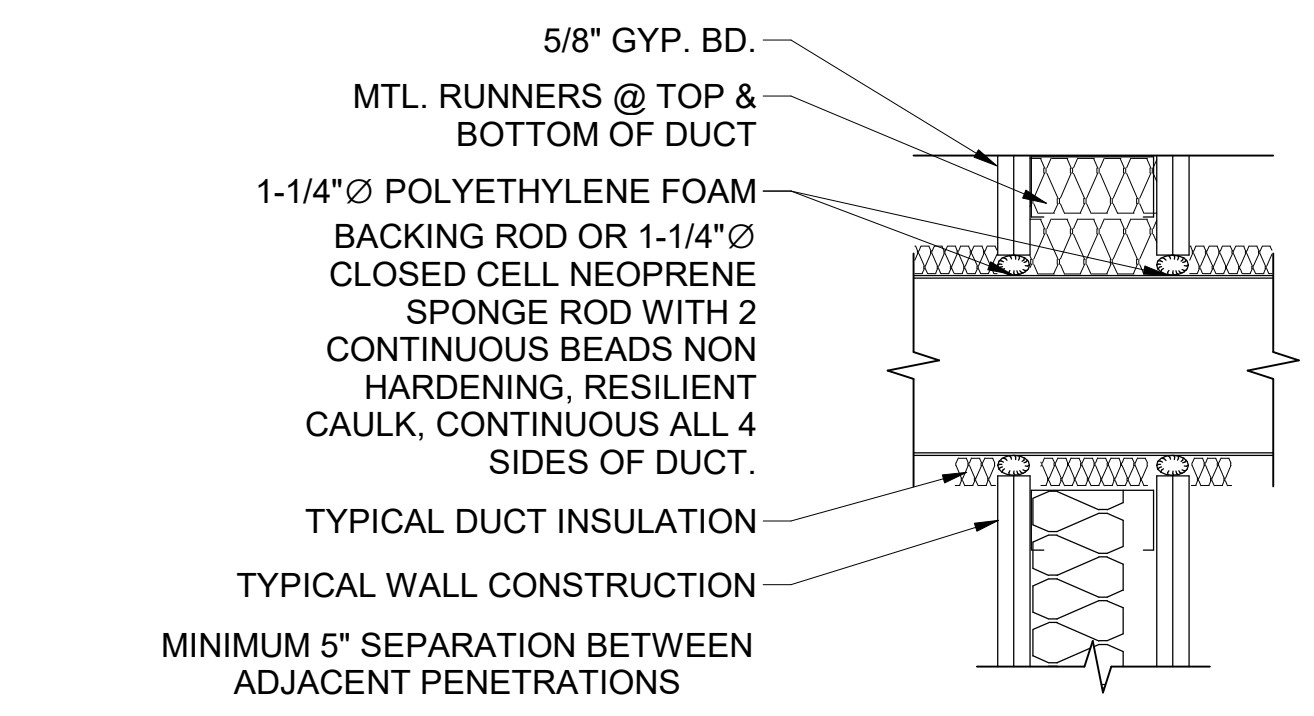
ELECTRIC HEATER SCHEDULE - ALTERNATE BID 1

EQUIPMENT MARK/NUMBER	EW1	EW2	EW3
WATTS		750	
VOLTS/PH		120/1	
AMPS		6.3	
AIRFLOW (CFM)		65	
LOCATION		CUST 05, TOILET 06, TOILET 07	
MOUNTING		WALL, RECESSED @ 12" A.F.F.	
OPERATING WEIGHT (LBS)		12	
BASIS OF DESIGN: QMARK		CWH1151DSF	
NOTES		1	

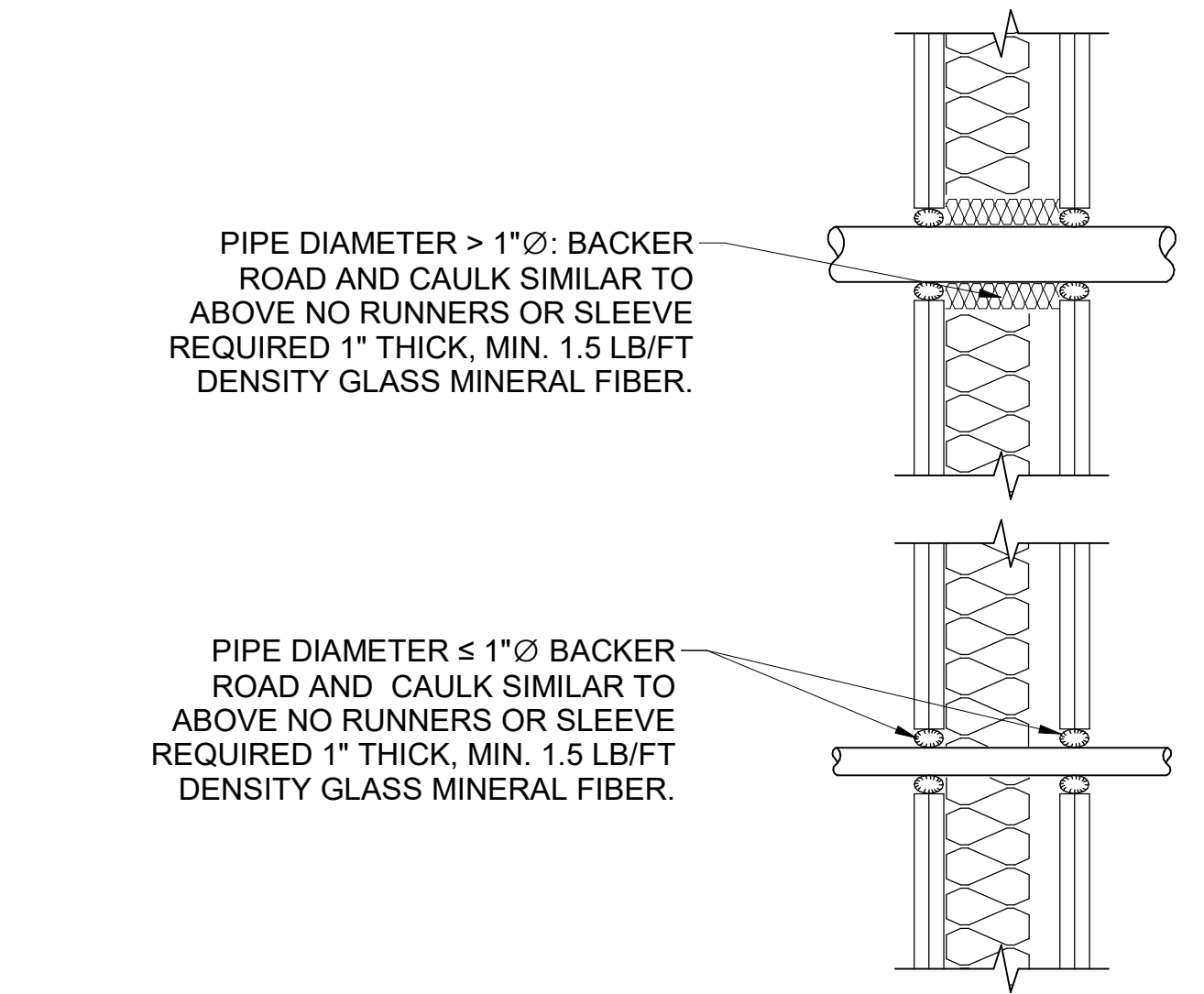
NOTES:
1. BUILT IN THERMOSTAT, SET AT 65°F.

VENTILATION AIR SCHEDULE

ROOM NAME AND NUMBER	AREA (SQ.FT.)	OCCUPANT LOAD (#/1000 SQ.FT.)	NUMBER OF OCCUPANTS	OUTSIDE AIR REQUIREMENT (CFM/P)	OUTSIDE AIR REQUIREMENT (CFM/SQ.FT.)	OUTSIDE AIR REQUIRED (CFM)	ZONE OSA (CFM)	EXHAUST AIR (CFM)	AIR SYSTEMS
	Az		Pz	Rp	Ra	Vbz	Ez	Voz	
CLASSROOM 9	642	40	26	7.5	0.06	234	1.0	234	FC-2
HALL 1	330	0	0	0	0.06	20	1.0	20	FC-1, FC-2
STORAGE 10	35	0	0	0	0.12	4	1.0	4	FC-2
OFFICE 2	99	5	1	5	0.06	11	1.0	11	FC-1
TECH 3	97	5	1	5	0.06	11	1.0	11	FC-1
OFFICE 4	113	5	1	5	0.06	12	1.0	12	FC-1
TOTAL	1316		29			291		291	Voz



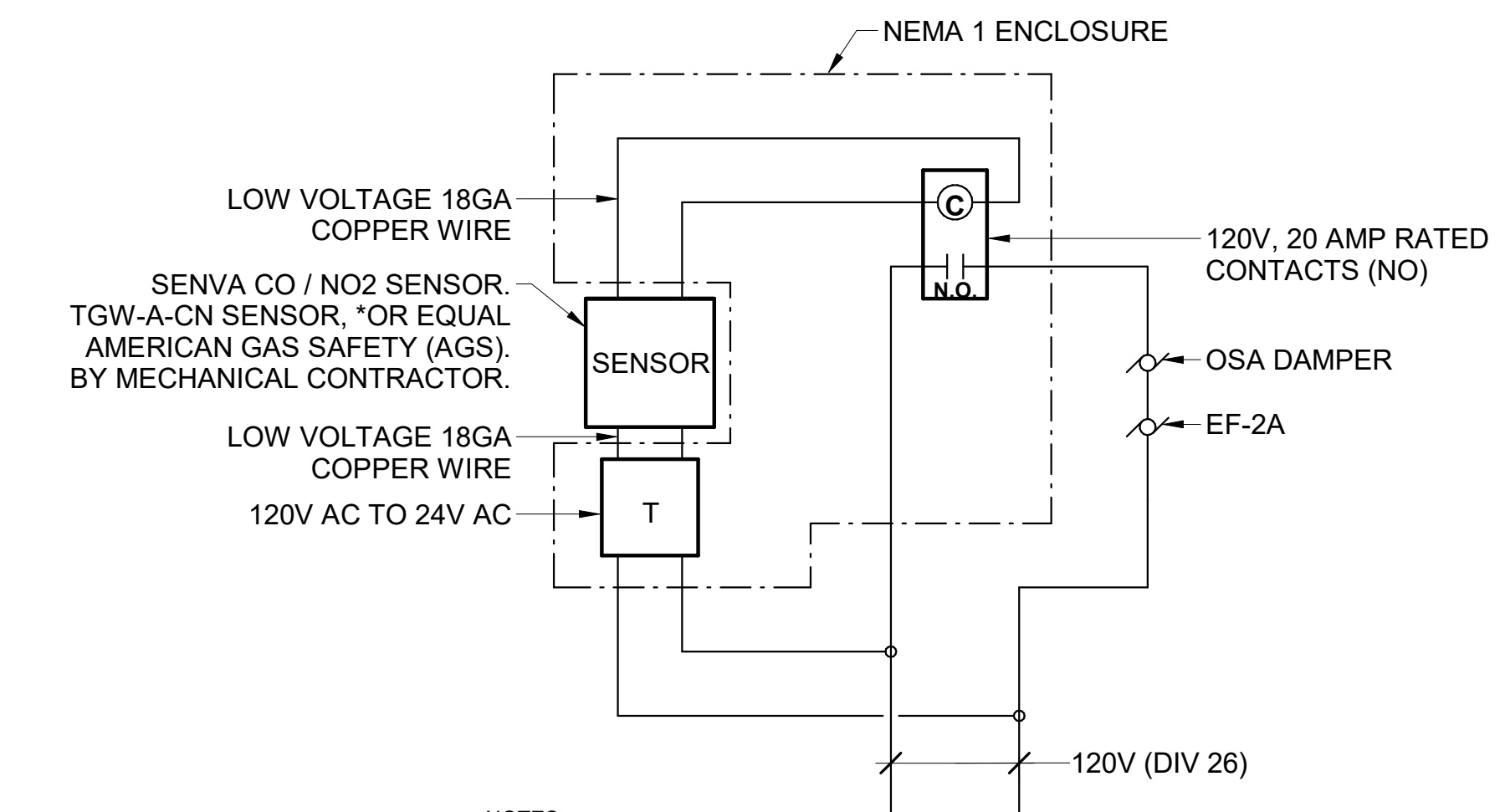
DUCT PENETRATION OF DRYWALL CONSTRUCTION
TO BE APPLIED TO WALLS WITH STC ≥ 49 AND CONCRETE WALLS.



PIPE/CONDUIT PENETRATION DRYWALL CONSTRUCTION
TO BE APPLIED TO WALLS WITH STC ≥ 49 AND CONCRETE WALLS.

SEE ARCHITECTURAL DRAWINGS FOR ACOUSTICALLY IMPORTANT WALLS (WALL TYPES). SEAL PENETRATIONS IN THOSE WALLS PER THESE DETAILS

CONCRETE WALLS REGARDLESS OR NOT OF LISTED STC VALUE ARE TO BE TREATED AS AN ACOUSTICALLY IMPORTANT WALL AND ARE TO RECEIVE THIS DETAIL FOR PIPE AND DUCT PENETRATIONS.



NOTES:
* - FAN RELAY ONLY IS BEING USED 0-10V OUTPUT SIGNAL IS NOT USED.
GENERAL NOTES
1. ALL WORK OUTSIDE OF SENSOR, INCLUDING TRANSFORMER, CONTACTS, NEMA 1 ENCLOSURE AND WIRING ARE BY OTHERS. SEE ELECTRICAL PLANS FOR ADDITIONAL DETAILS.

1 DETAIL - EF CONTROL

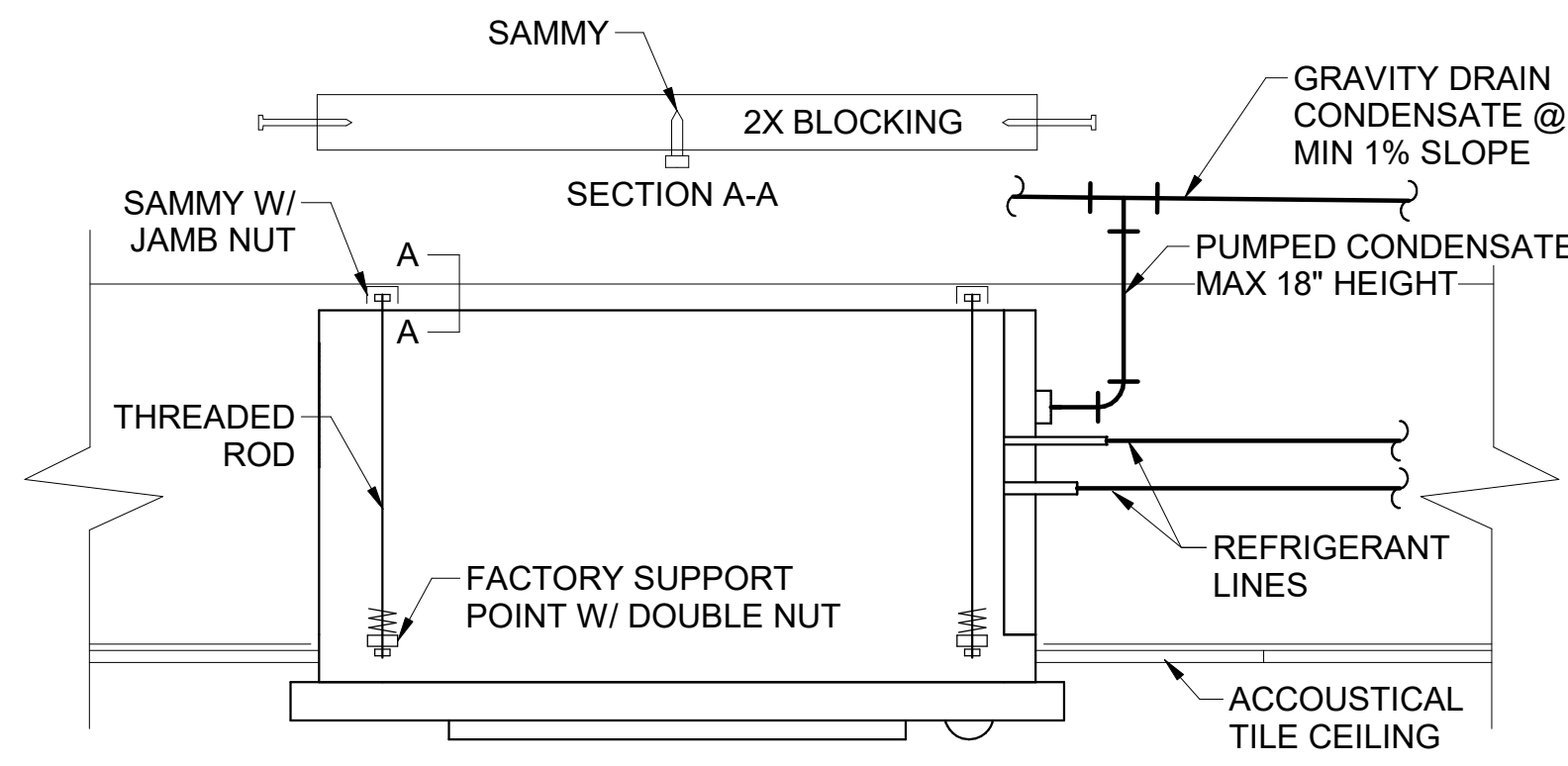
2 DETAIL - ACOUSTICAL PIPE PENETRATION

CONSTRUCTION

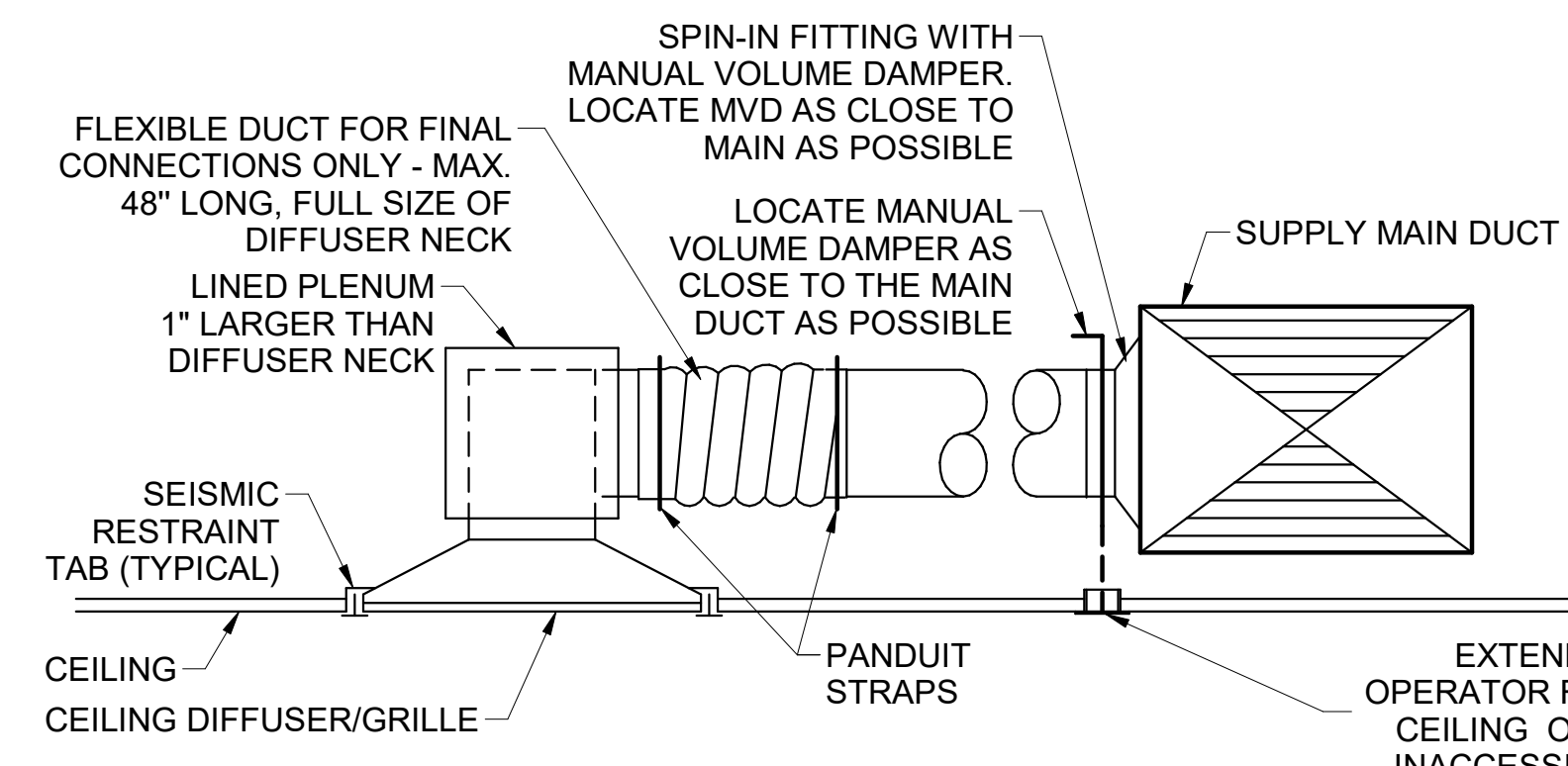
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DATE: FEBRUARY 2024

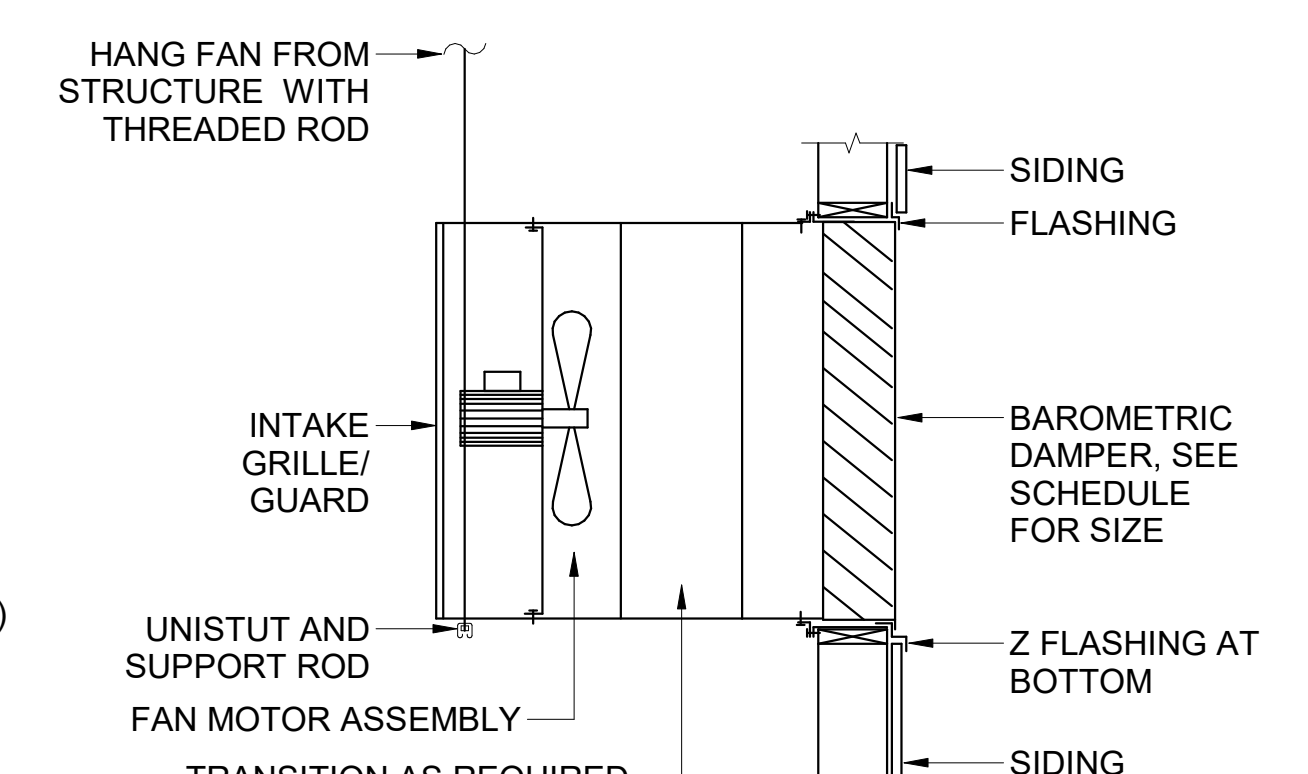
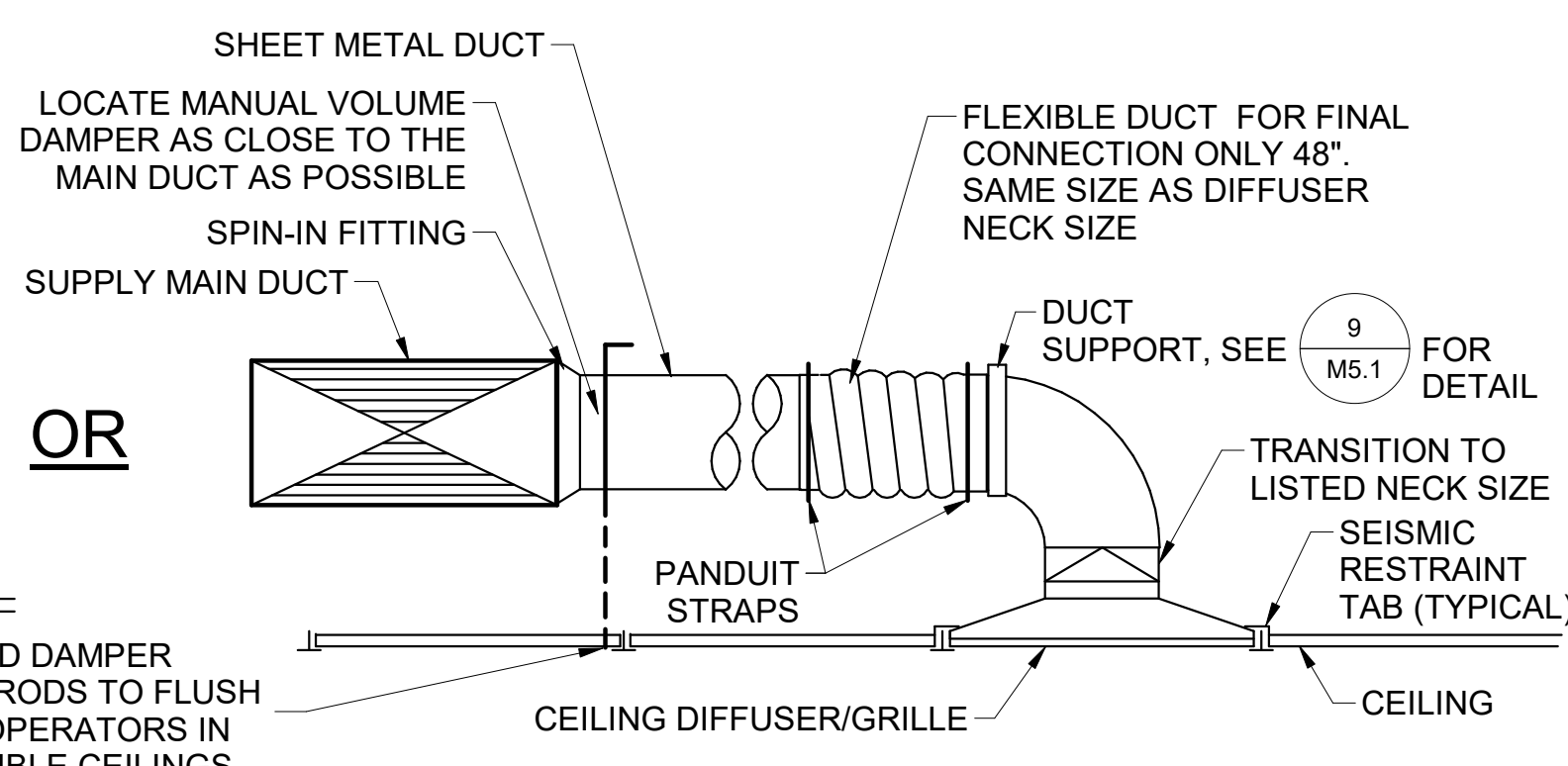
SHEET TITLE:
MECHANICAL SCHEDULES AND DETAILS



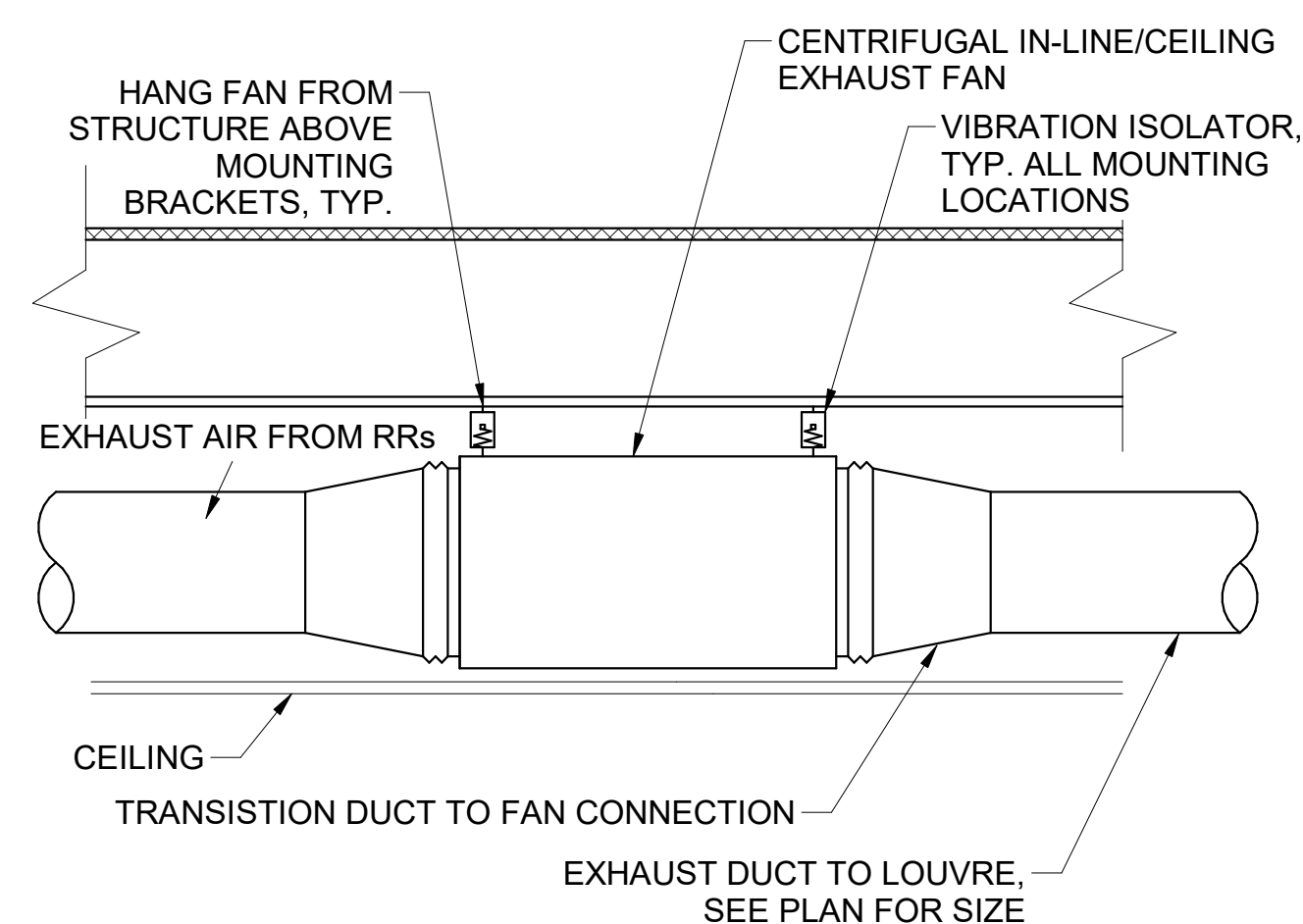
1 DETAIL - CEILING CASSETTE



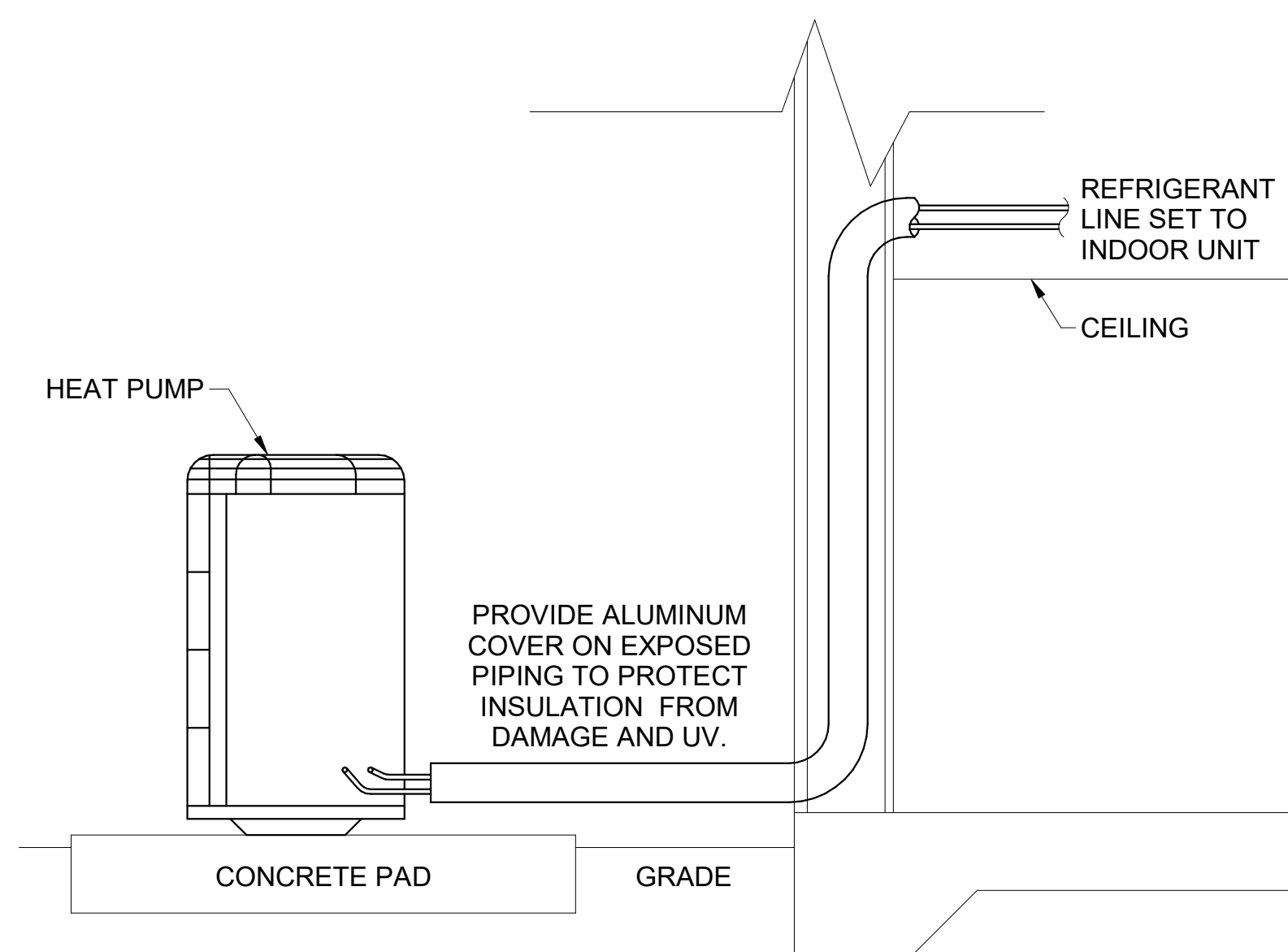
2 DETAIL - SUPPLY AIR DIFFUSER/GRILLE



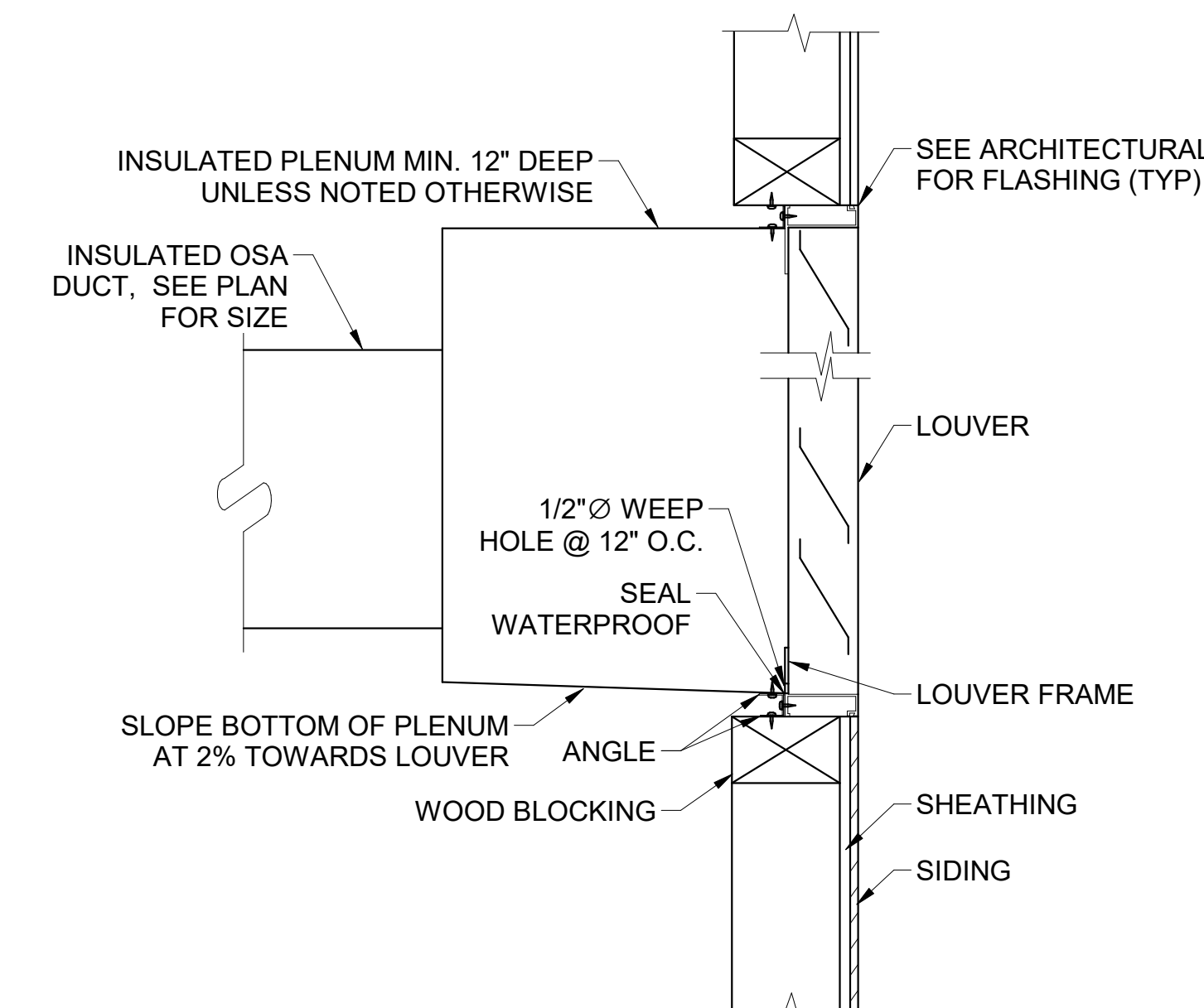
3 DETAIL - PROP FAN



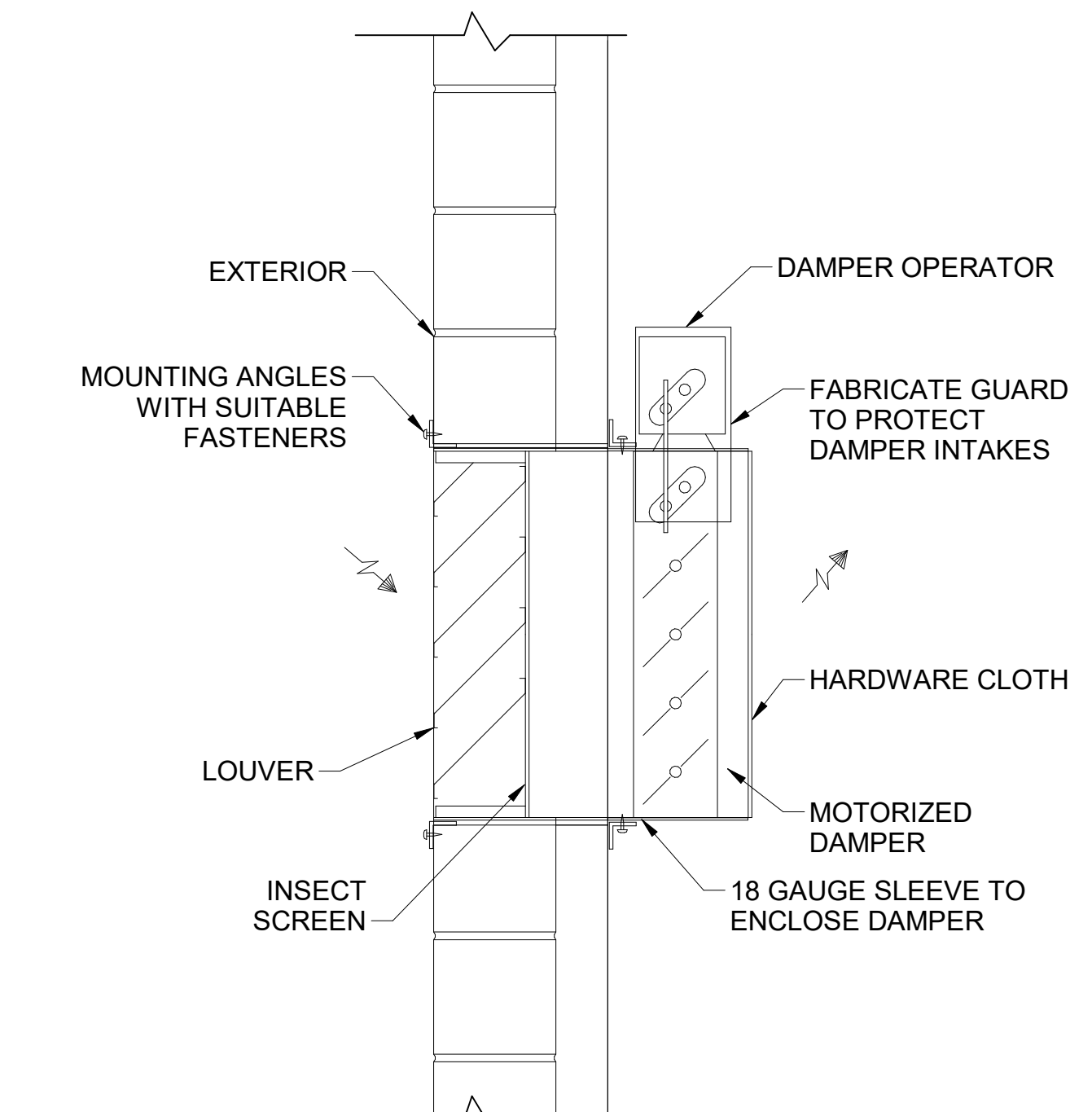
4 DETAIL - RESTROOM EXHAUST FAN



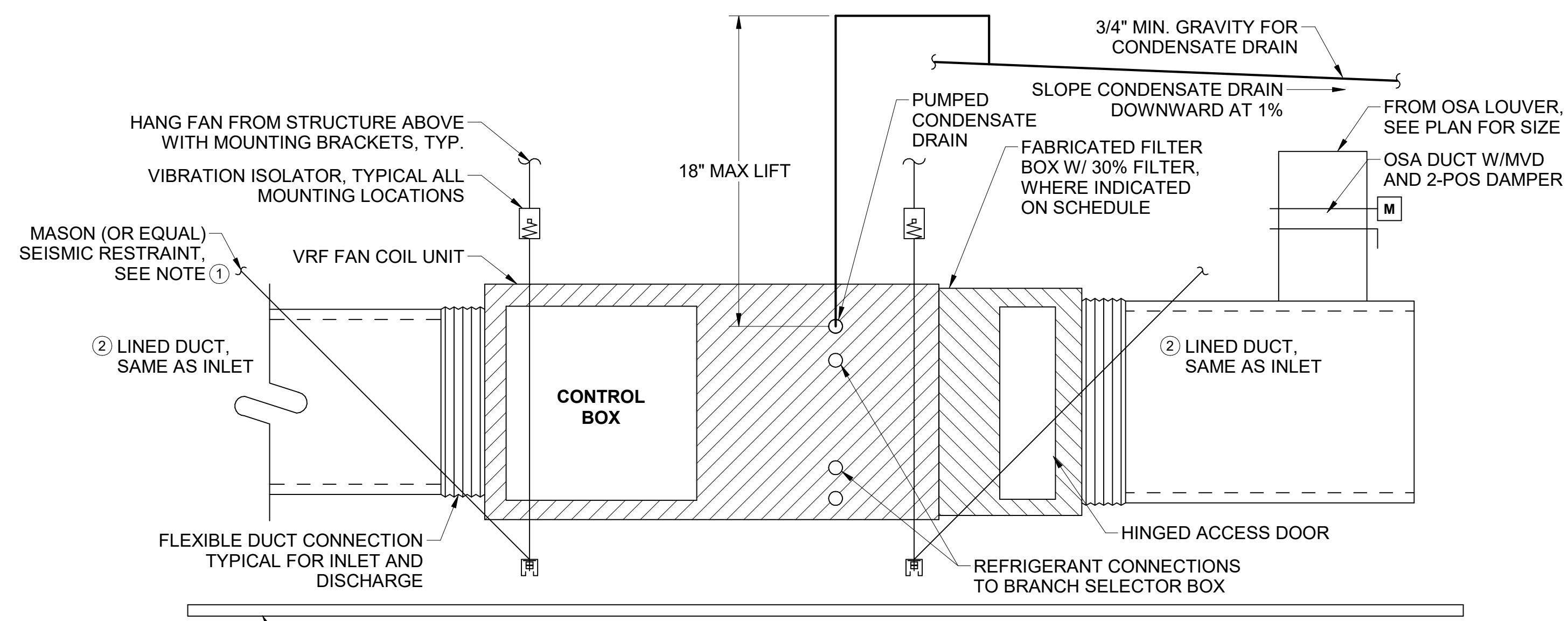
5 DETAIL - OUTDOOR UNIT



6 DETAIL - RELIEF/INTAKE LOUVER

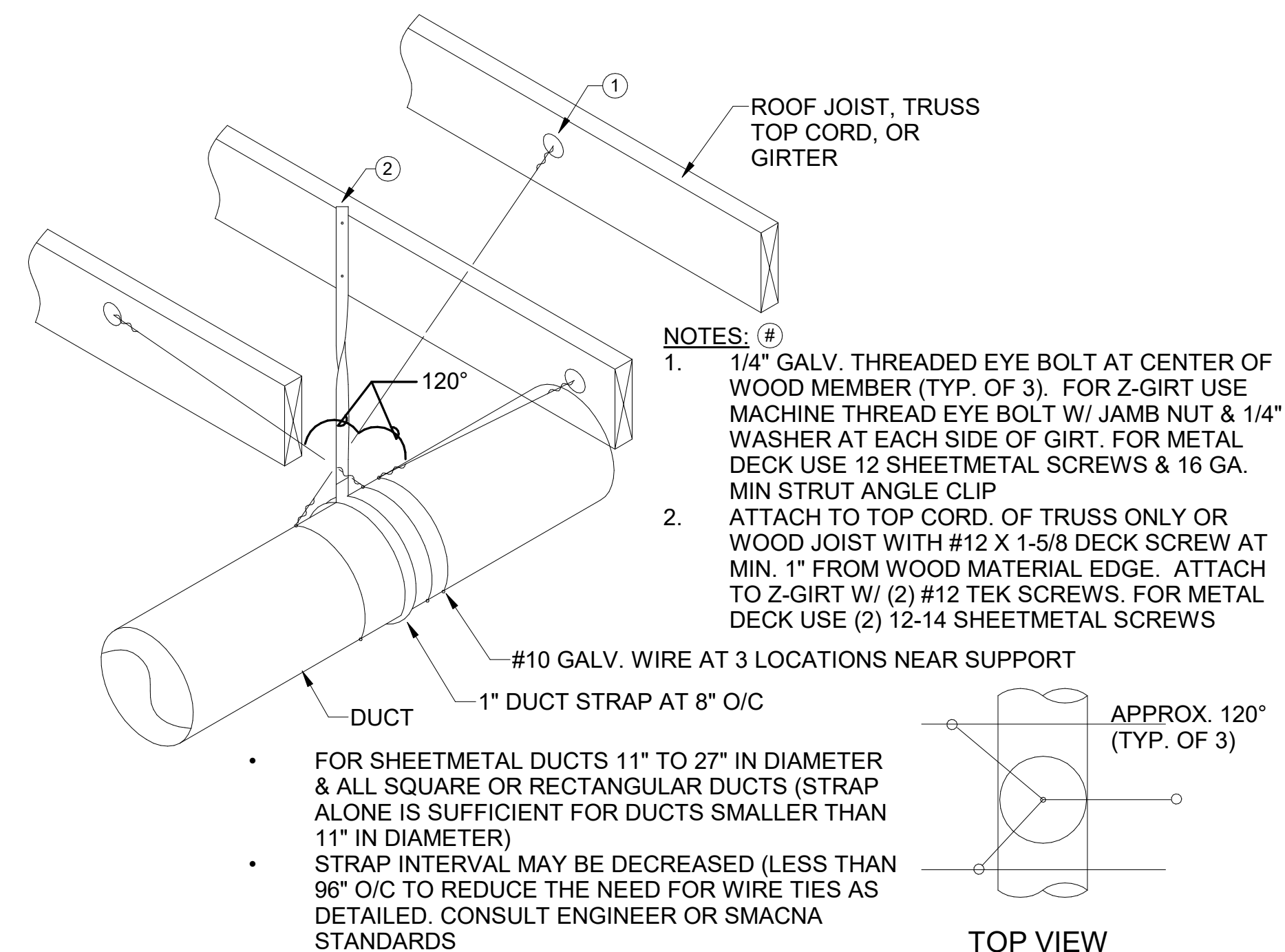


7 DETAIL - OUTDOOR AIR INTAKE LOUVER



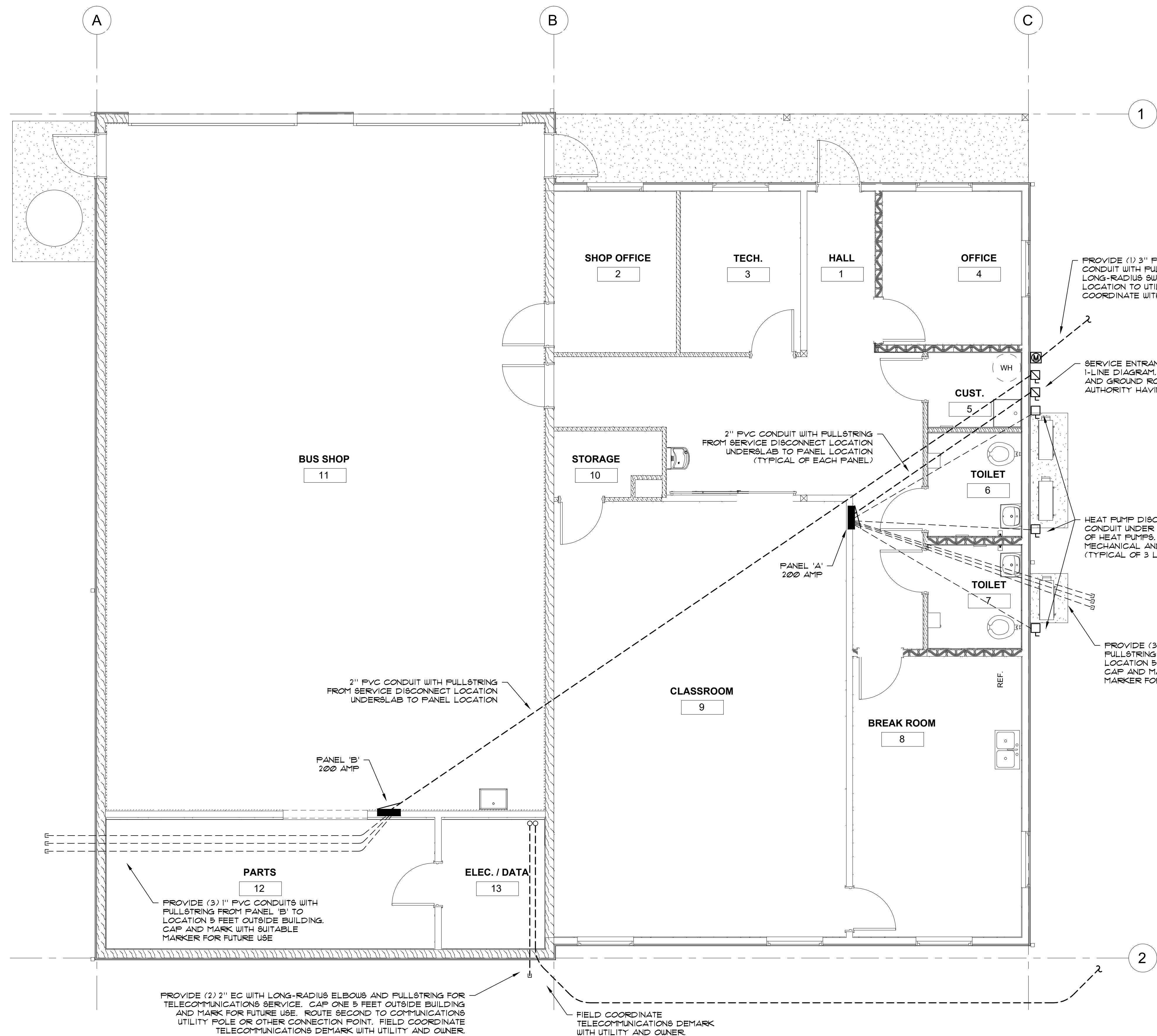
- NOTES: #
1. LOCATE SUPPORT & SEISMIC TO MAINTAIN UNHINDERED ACCESS FOR MAINTENANCE OF UNIT.
 2. LINE DUCT INTERNALLY FOR A DISTANCE OF 15FT FROM UNIT OUTLET/INLET CONNECTIONS.
 3. PROVIDE FLOAT AND LOCKOUT ON PRIMARY CONDENSATE DRAIN FOR ALL FAN COIL (FC) UNITS.
 4. PROVIDE MANUFACTURER REQUIRED CLEARANCES TO CONTROL BOX AND FAN COIL UNIT.
 5. CAP PUMPED CONDENSATE DRAIN OUTLET WHEN USING GRAVITY CONDENSATE DRAIN.
 6. SEE MANUFACTURER FOR VAPOR & LIQUID REF. LINE SIZES.
 7. LOCATE ACCESS SIDE ABOVE FULL CEILING W/ NO OBSTRUCTIONS. SEE FLOOR PLAN FOR MORE INFO.

8 DETAIL - VRF DUCTED FAN COIL (FCU)



9 DETAIL - DUCT SUPPORT

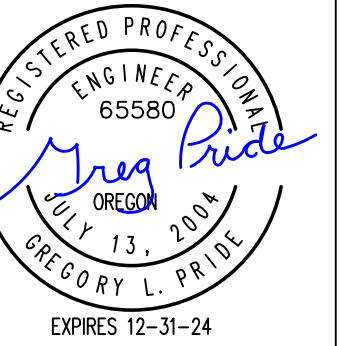
REVISIONS:	#	DATE	DESCRIPTION



1 ELECTRICAL PLAN - UNDERSLAB
E1.1 SCALE: 1/4" = 1'-0"

BIDDER'S NOTES

- BASE BID ELECTRICAL
- PROVIDE ALL UNDERSLAB CONDUITS FOR ELECTRICAL AND TELECOMMUNICATIONS SERVICE AND EXTEND TO RESPECTIVE UTILITY POLE OR OTHER CONNECTION POINT.
 - PROVIDE ALL UNDERSLAB CONDUITS AS INDICATED FOR HVAC EQUIPMENT AND FUTURE USE BY OWNER. SEE E11
 - ALTERNATE
- PROVIDE ELECTRICAL ROUGH-IN COMPLETE WITH J-BOXES, CONDUIT AND CONDUCTORS, READY FOR GYPSUM BOARD AND OTHER WALL AND CEILING AND FLOOR FINISHES
 - PROVIDE ELECTRICAL CONNECTION TO MECHANICAL HVAC EQUIPMENT INCLUDING EXHAUST FANS.



CONSTRUCTION

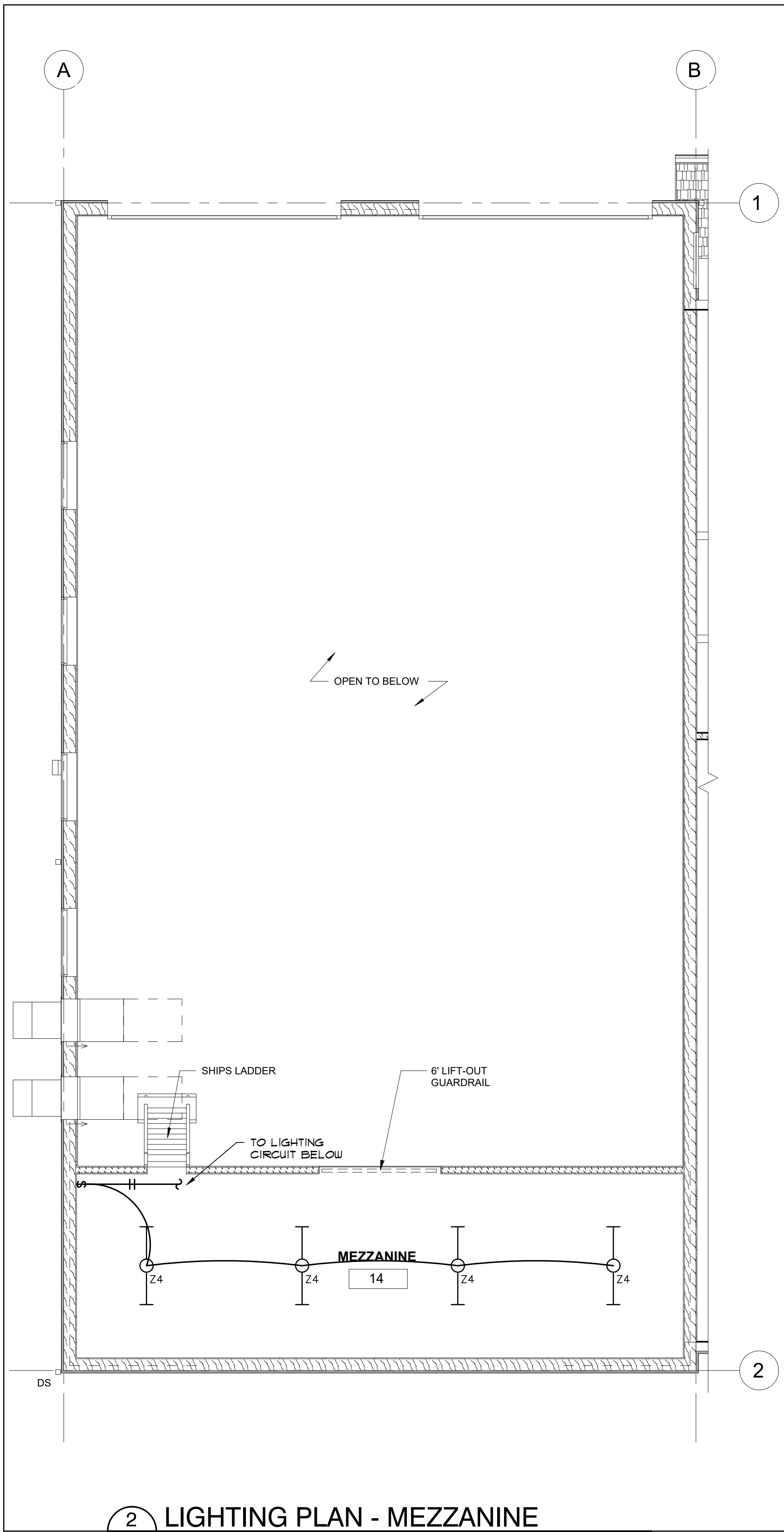
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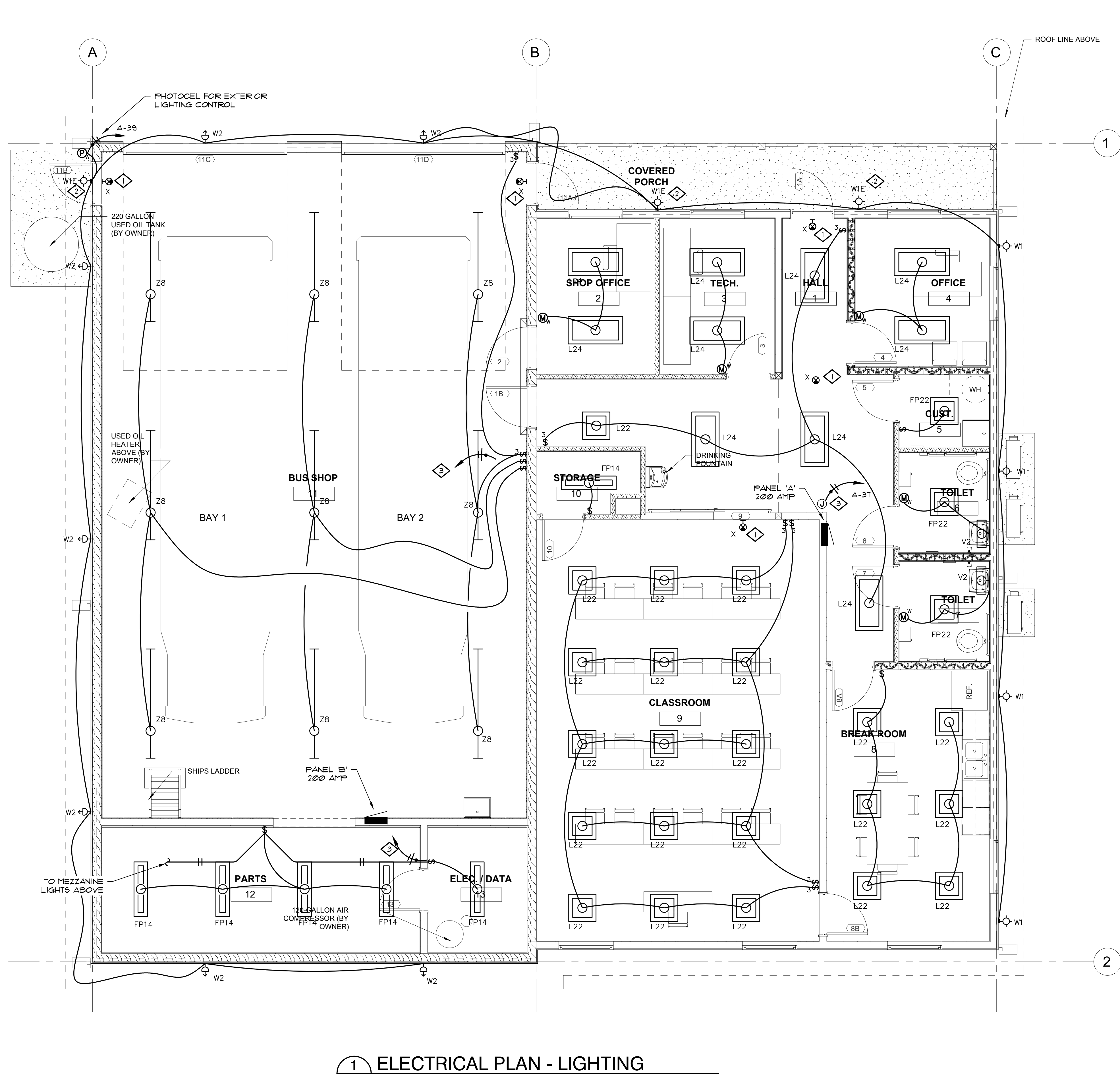
SHEET TITLE:

ELECTRICAL PLAN
UNDERSLAB

E1.1



2 LIGHTING PLAN - MEZZANINE
E2.0 SCALE: 1/4" = 1'-0"



1 ELECTRICAL PLAN - LIGHTING
E2.0 SCALE: 1/4" = 1'-0"

- KEYED NOTES**
- ◇ EXIT SIGN - CONNECT EXIT SIGN TO UNSWITCHED LIGHTING CIRCUIT SERVING THIS AREA.
 - ◇ EMERGENCY LIGHT - CONNECT BATTERY PACK TO UNSWITCHED CONDUCTOR SERVING FIXTURE. FIELD COORDINATE ALL REQUIREMENTS.
 - ◇ CONNECT ALL LIGHT FIXTURES IN THE ADMIN. AREA TO CIRCUIT A-37. FIELD COORDINATE ALL ROUTING AND REQUIREMENTS.

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EE

REGISTERED PROFESSIONAL ENGINEER
65580
OREGON
JULY 13, 2004
GREGORY L. PRIDE
EXPIRES 12-31-24

PROJECT NO.: 22.97

BUS MAINTENANCE BUILDING
COQUILLE SCHOOL DISTRICT
W CENTRAL BLVD
COQUILLE, OREGON

CONSTRUCTION

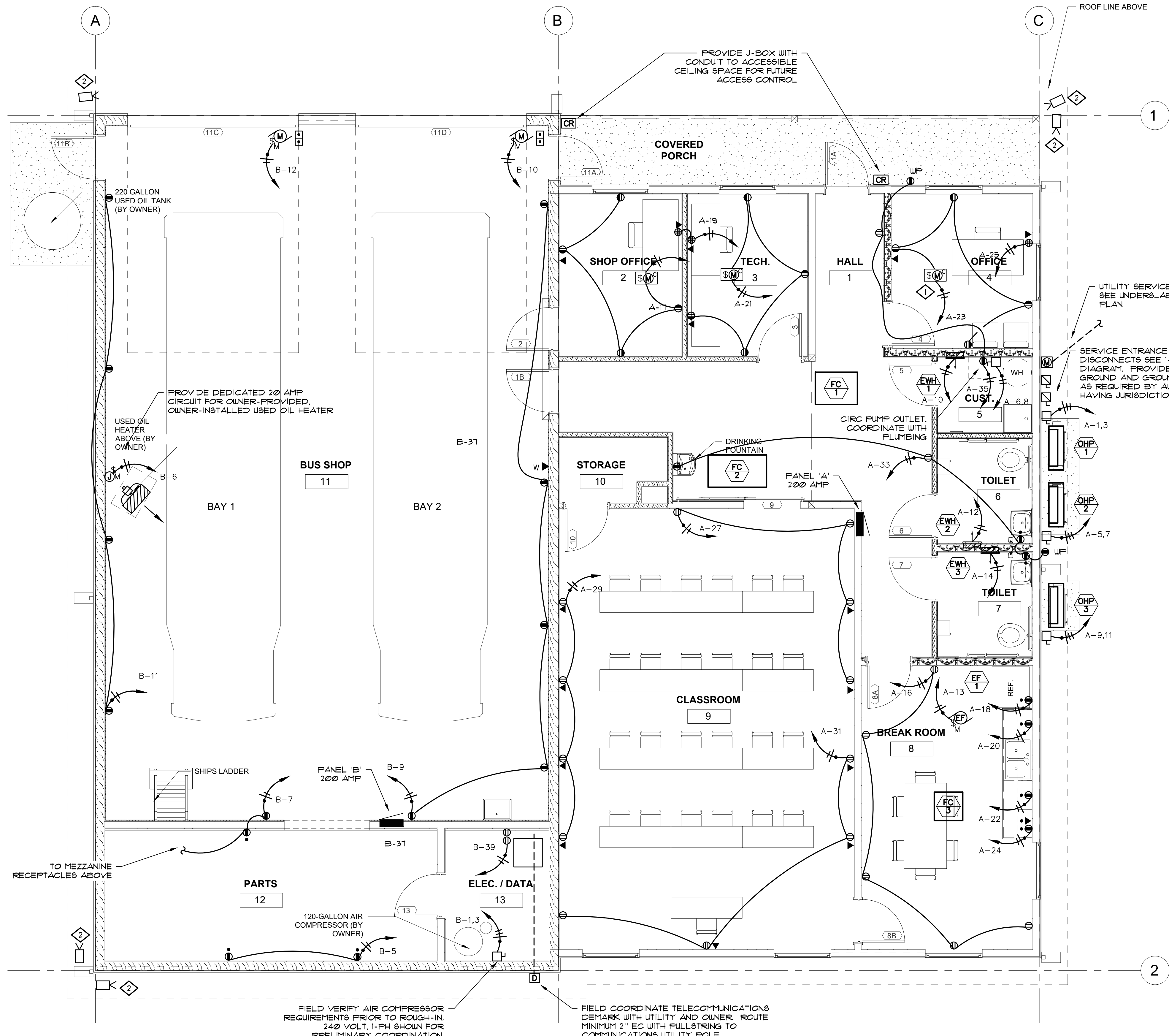
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DATE: FEBRUARY 2024

SHEET TITLE:
ELECTRICAL PLAN LIGHTING

E2.0

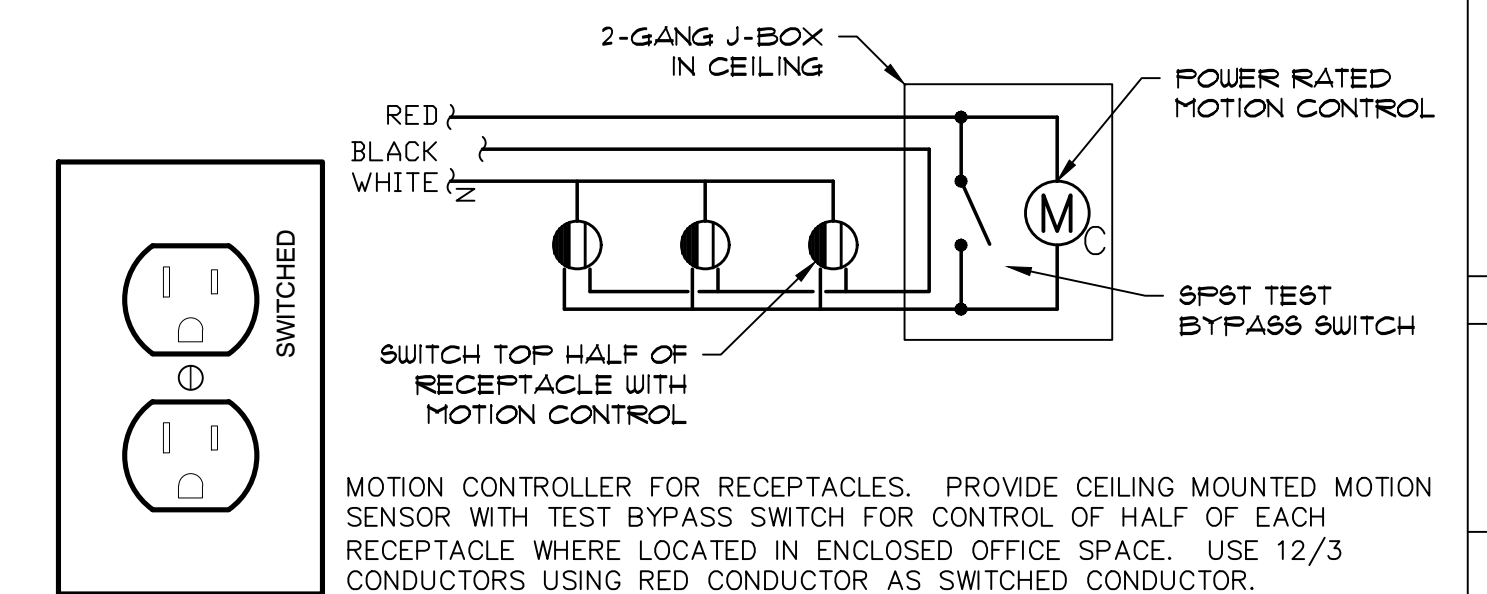
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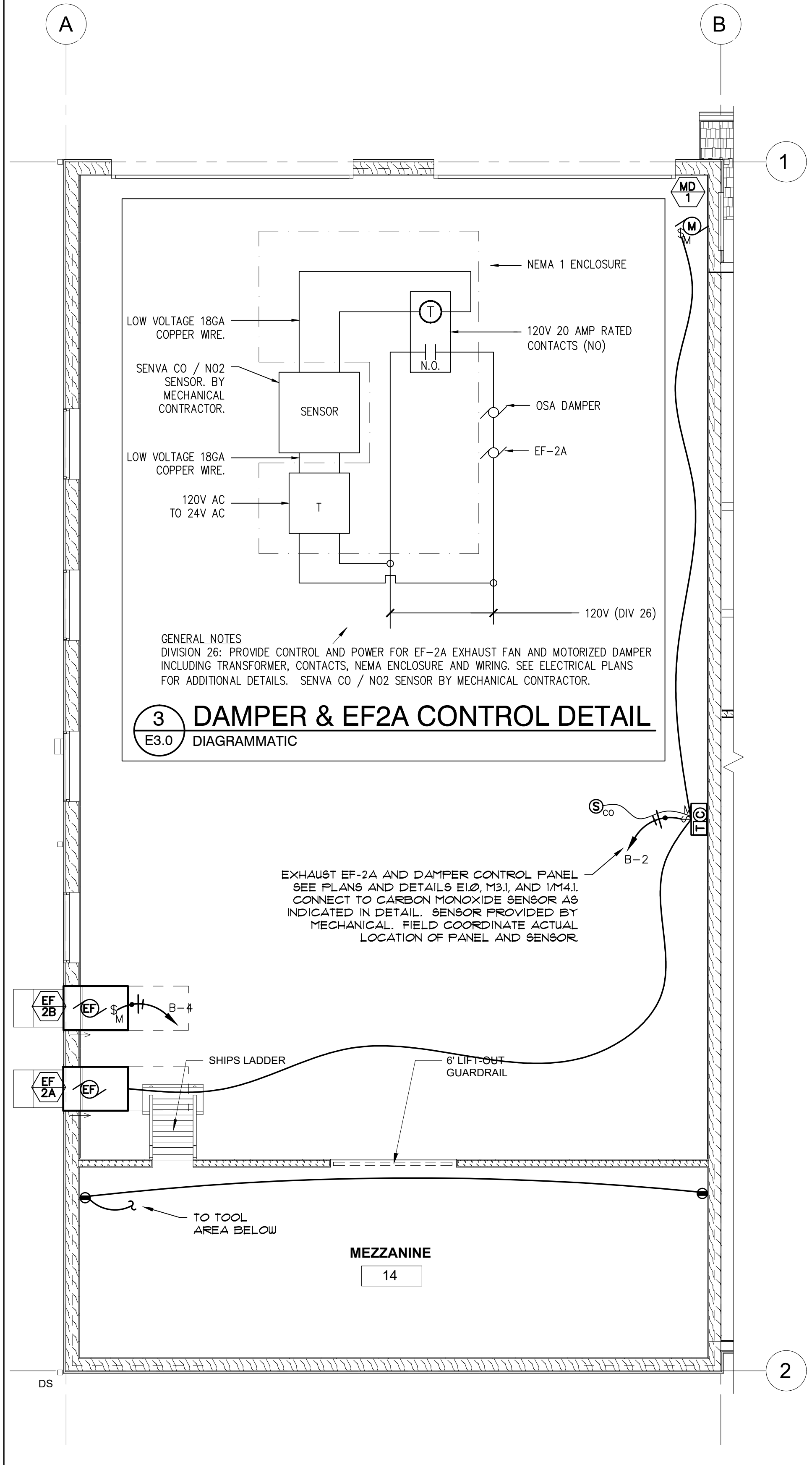
1 ELECTRICAL PLAN - POWER & SIGNAL
E3.0 SCALE: 1/4" = 1'-0"

KEYED NOTES

- ◇ OFFICE RECEPTACLE MOTION CONTROL WITH TEXT BYPASS SWITCH. SEE DETAIL 2/E3.0
- ◇ CAMERA LOCATION: PROVIDE J-BOXES WITH COVER AND CAT6 CABLE FOR FUTURE SECURITY CAMERAS. ROUTE CABLE TO DATA RACK. TYPICAL OF EACH CAMERA SYMBOL



2 MOTION CONTROL
E3.0 DIAGRAMMATIC



2 ELECTRICAL PLAN - MEZZANINE
E3.1 SCALE: 1/4" = 1'-0"

3 DAMPER & EF2A CONTROL DETAIL
E3.0 DIAGRAMMATIC