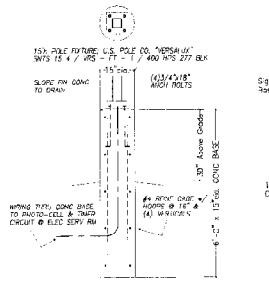
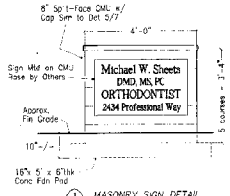


2/1 POLE MT'D SITE LIGHT & CONC BASE
SCALE: 1/2" = 1'-0"



1 MASONRY SIGN DETAIL
SCALE: 1/2" = 1'-0"

GENERAL NOTES & OUTLINE SPECIFICATIONS

PROJECT DESCRIPTION: CONSTRUCT A NEW SINGLE STORY ORTHODONTIC OFFICE WITH STORAGE ATTIC WITHIN AN EXISTING PROFESSIONAL OFFICE COMPLEX. THE PROJECT INCLUDES CONSTRUCTION OF A VEHICLE PARKING AREA THAT IS A CONTINUATION OF AN EXISTING PARKING AREA, SITE EXCAVATION REQUIRING LOW (48"± MAX) RETAINING WALLS, LANDSCAPING AND SITE IMPROVEMENTS

BLDG CODE OCCUPANCY GROUP - "B" (PROFESSIONAL OFFICE)

CONSTRUCTION TYPE: 5-b (NON-RATED WOOD-FRAME)

LAND DEVELOPMENT CODE USE CLASS DISTRICT: "M-2A" (PROFESSIONAL & ADMINISTRATIVE OFFICE) ACCESSOR'S MAP NO. 11-5-27AB, TAX LOT 4701 DEVELOPMENT OF SITE GOVERNED BY DETAILED DEVELOPMENT PLAN FOR LOT 4, PARCEL 4 of the TIMBERHILL PROFESSIONAL PARK (PD-89-6)

BLDG AREA = 3,867 sf < PD-89-6 APPROVED AREA (LOT #6) = 3,288 + ICS = 3,616 sf

PARKING: MEDICAL SERVICES: 3,114 sf/200 sf + STORAGE: 453 sf/5,000 sf = 16 VEHICLE SPCS
BICYCLE PARKING: 2 REQ'D SPCS + 4 ADD'L SPCS = 6 COVERED SPCS / ALLOWS
VEHICLE SPACE REDUCTION = 15 TOTAL VEHICLE PARKING SPACES PROVIDED

CONSTRUCTION CONTRACT: THE PROJECT SCOPE CONSISTS OF THE WORK INDICATED IN THE PROJECT DRAWINGS AND THE AIA DOCUMENT "A201-1997, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", WHICH IS ADOPTED BY REFERENCE. A COPY OF THIS DOCUMENT IS AVAILABLE BY CONTACTING THE ARCHITECT. MONTHLY PAYMENTS PER ARTICLE 9 OF THE GENERAL CONDITIONS WILL INCLUDE A 5% (FIVE PERCENT) RETAINAGE & WILL BE REDUCED TO 2% (TWO PERCENT) RETAINAGE AT SUBSTANTIAL COMPLETION.

PERMITS & FEES: A BUILDING PERMIT HAS BEEN APPLIED FOR AND THE APPLICATION FEE PAID BY THE OWNER. PERMIT ISSUANCE IS EXPECTED TO BE ON OR ABOUT 01 OCTOBER, 1998. ALL PERMIT COSTS & OTHER MISCELLANEOUS REGULATORY FEES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 2: SITE WORK

155 cu yds.

CLEAR SITE AS REQ'D FOR NEW CONSTRUCTION; EXCAVATE EXISTING SOILS TO REQ'D DEPTH, ALL NEW FOUNDATIONS & BASE TO BEAR ON FIRM NATIVE SOIL. CONTACT THE ARCHITECT IF OVER-EXCAVATION OR OTHER UN-ANTICIPATED SITE CONDITIONS ARE ENCOUNTERED BEFORE PROCEEDING

ALL UTILITIES ARE PRESENT ON OR NEAR THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS & ARRANGING FOR NECESSARY TRENCHING, SERVICE LINES AND CAPACITIES, & CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.

CONCRETE PAVING OF THE PARKING AREA IS TO BE 6"thk / 3000 psi OVER 6" COMPACTED GRAVEL BASE; CURBS ARE TO BE 6" EXTRUDED CONCRETE. DRAINAGE OF THE PARKING AREA IS TO BE TO THE EAST, ACROSS AN EXISTING PARKING AREA & INTO AN EXISTING CATCH BASIN DESIGNED FOR THE ADDITIONAL "PHASE 2" AREA BEING CONSTRUCTED UNDER THIS CONTRACT.

THE DESIGN OF LANDSCAPING & RELATED IRRIGATION SYSTEM WILL NOT BE COMPLETED UNTIL MID NOVEMBER, 1998. THE CONTRACTOR IS TO INCLUDE A $15,000 (FIFTEEN-THOUSAND DOLLAR) ALLOWANCE FOR THIS WORK. ANY NECESSARY CHANGES TO THE CONTRACT COST OR COMPLETION DATE WILL BE MADE BY CHANGE ORDER AS SPECIFIED IN ARTICLE 7 OF THE GENERAL CONDITIONS.

DIVISION 3: CONCRETE

ALL BUILDING FOUNDATIONS AND SLABS HAVE BEEN DESIGNED PER 2500 psi CONCRETE; CONTRACTOR TO USE 3000 psi MIN STRENGTH CONCRETE MIX FOR ALL APPLICATIONS (NO SPECIAL INSPECTION REQ'D)

DIVISION 4: MASONRY

SPLIT-FACE CMU BUILDING WALL VENEER & RETAINING WALLS THROUGHOUT THE SITE AS INDICATED ON THE DRAWINGS: "SPLIT BLOCK" AS MANUFACTURED BY WILLAMETTE GRAYSTONE, INC. OF NOTHOR REQUIRED THICKNESS & SHAPE; ALL EXPOSED SURFACES TO BE THE SPLIT-FACE TEXTURE & INSTALLED IN A RUNNING BOND PATTERN; MEDIUM WOOD" / COLOR "RAM" (VERIFY w/ ARCHITECT)

CMU VENEER WALL CAP TO BE 3x8x8 (NOM.) BRICK UNITS AS MANUFACTURED BY MUTUAL MATERIALS CO.; COLOR "SEA GRAY" (MSM-Y w/ ARCHITECT); INSTALL IN SLOPING "ROWLOCK" POSITION, SAW CUT & MITER CORNERS, NEATLY TOOL ALL MORTAR JOINTS CONCAVE

DIVISION 5: STEEL - SEE SHT 3 FOR EMBEDDED TUBE STEEL POSTS IN PRIVACY SCREEN

DIVISION 6: WOOD

ALL WOOD FRAMING TO BE No. 2 DFL & INSTALLED PER UBC CHAPTER 23 UNLESS OTHERWISE NOTED

USE PRESSURE TREATED MATERIAL WHERE IN DIRECT CONTACT WITH SOIL OR CONCRETE MATERIALS

ROOF FRAMING TO BE WOOD TRUSSES DESIGNED BY THE MANUFACTURER; CONTRACTOR TO SUBMIT TRUSS LAYOUT PLAN, TRUSS DIAGRAMS, & DESIGN CALCULATIONS TO ARCHITECT FOR APPROVAL PRIOR TO DEFERRED SUBMITTAL TO CITY FOR PERMIT APPROVAL

EXTERIOR WOOD TRIM: PRE-PRIMED "SPF" OF SIZE INDICATED ON THE DRAWINGS OR AS REQ'D

DIVISION 7: THERMAL & MOISTURE PROTECTION

BITUMINOUS DAMPPROOFING: APPLY 2 COATS TO CONCRETE WALLS @ CRAWL SPACE

WATER REPELLANT COATING: APPLY 2 COATS SONNEBORN "WHITE ROC 7" OR APPROVED EQUAL TO ALL EXPOSED CMU VENEER AND WALL SURFACES

LAPPED SIDING: JAMES HARDIE BUILDING PRODUCTS, INC. "HARDIPLANK" PER DETAIL 2/6; INSTALL PER MANUFACTURER'S RECOMMENDATIONS

EXTERIOR INSULATION & FINISH SYSTEM ("EIFS"): "DRYVIT" OR APPROVED EQUAL; INSTALL PER MANUFACTURER'S RECOMMENDATIONS & PER DETAIL 8/7; SUBMIT PRODUCT DATA FOR ARCHITECT APPROVAL

METAL ROOFING: SEE SHT 3 FOR ROOFING SPECIFICATIONS

FLASHING & SHEET METAL: AS NOTED ON THE DRAWINGS OR AS OTHERWISE REQ'D; VERIFY ALL PRE-FINISHED MATERIAL COLORS & FINISHES w/ ARCHITECT

JOINT SEALENTS: MULTI-COMPONENT POLYURETHANE EQUAL TO TROMCO "DYNAMIC"; SUBMIT PRODUCT DATA & STANDARD COLOR SELECTION TO ARCHITECT FOR APPROVAL

DIVISION 8: DOORS & WINDOWS - SEE SHT 5 FOR EXTERIOR DOORS, ALUM STOREFRONT & WOOD WINDOWS

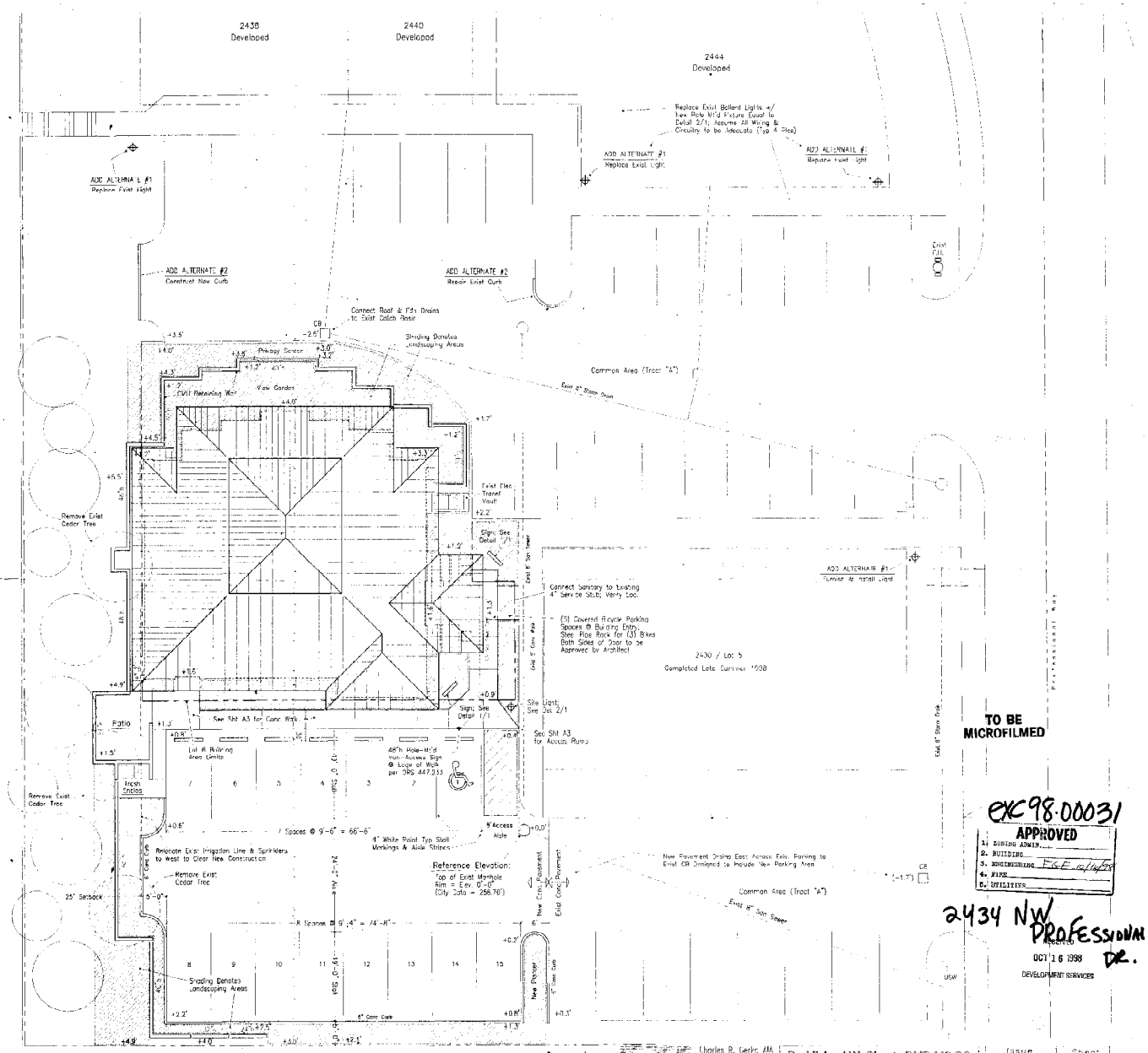
DIVISION 9: FINISHES

SEE INTERIOR DESIGN DRAWINGS BY JOYCE MATLACK DESIGN FOR INTERIOR FINISHING REQUIREMENTS

GYPSUM WALL BOARD: SHEATHE ALL INTERIOR WALLS & CEILINGS WHERE INDICATED w/ 5/8"thk GWB INSTALLED PER GYPSUM ASSOC RECOMMENDATIONS; VERIFY JOINT TAPING & TEXTURING w/ SPECIFIED FINISH

SEE SHT 5 FOR EXTERIOR PAINTING SCHEDULE

DIVISIONS 15 & 16: MECHANICAL & ELECTRICAL - TO BE CONTRACTOR "DESIGN-BUILD" HEATING-UNIT FIXTURES & OTHER REQUIREMENTS INDICATED ON THE PROJECT DRAWINGS & AS REQUIRED BY GOVERNING CODES & REGULATIONS. SUBMIT PLANS, PRODUCT DATA & DESIGN CALCULATIONS TO ARCHITECT FOR COORDINATION & APPROVAL PRIOR TO DEFERRED SUBMITTAL TO CITY FOR BLDG PERMIT APPROVAL



SITE PLAN
Scale: 1" = 10'-0"

TO BE MICROFILMED

EXC98-00031
APPROVED
1. ZONING ADMIN.
2. BUILDING
3. ENGINEERING FGE 10/16/98
4. FIRE
5. UTILITIES

2434 NW PROFESSIONAL DR.

RECEIVED
OCT 16 1998
DEVELOPMENT SERVICES

REGISTERED ARCHITECT
CHARLES R. GERHARDT
STATE OF OREGON

Charles R. Gerhardt AIA
ARCHITECT
2375 Professional Way
Corvallis, OR 97331
Tel (541) 754-1234 Fax 754-2401

Dr. Michael W. Sheets DMD, MS, PC
Orthodontic Office

Issue: Permit Application & Const Proposal
Date: 01 Sep 98

Sheet 1 of 8