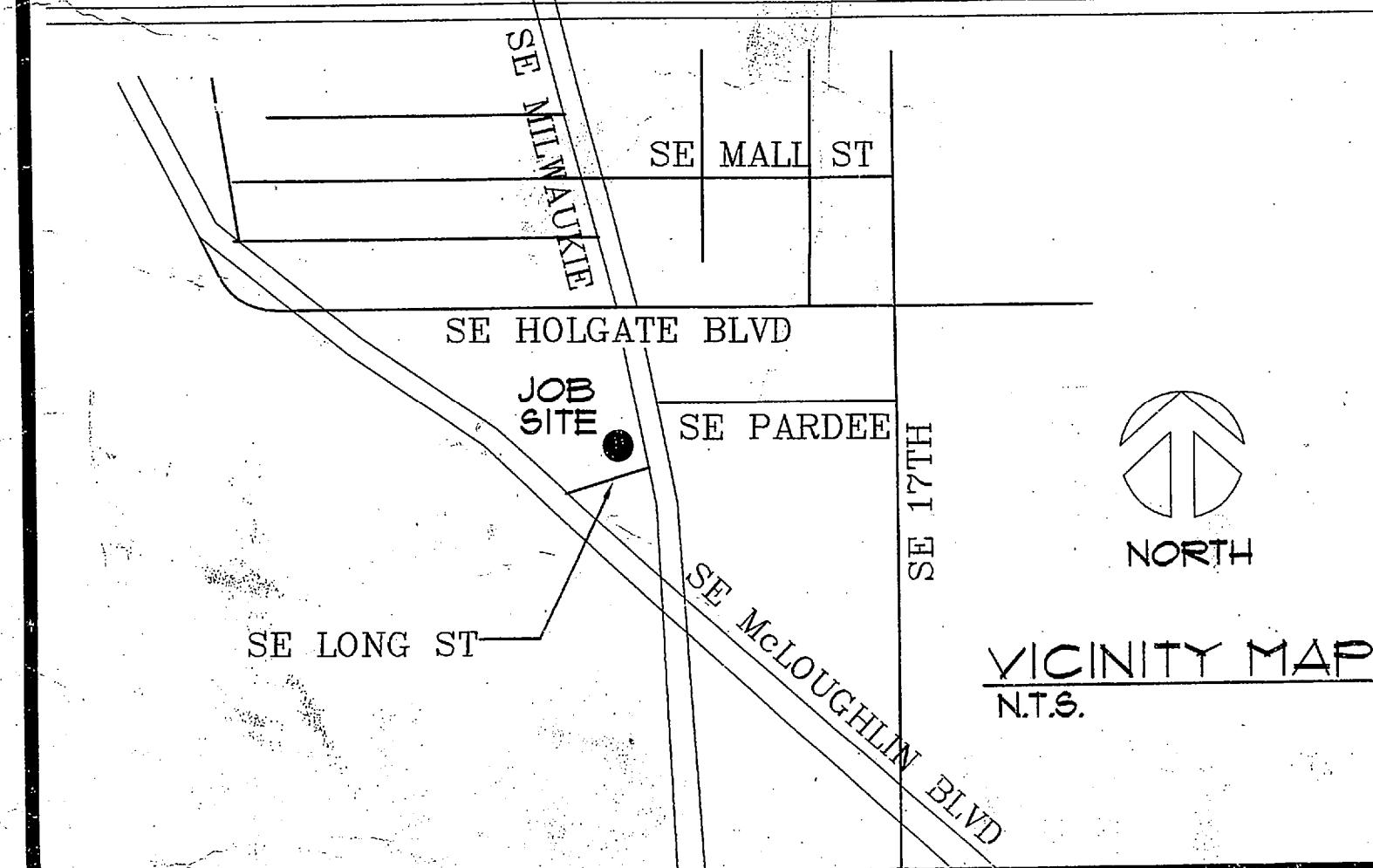


BARBON MACHINERY COMPANY

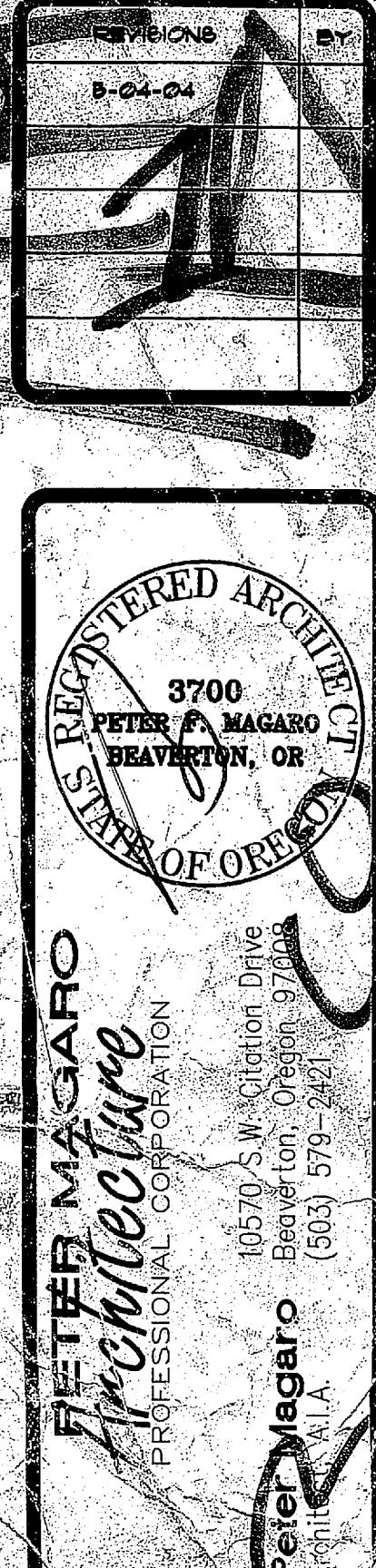
4617 S. E. MILWAUKIE AVE
PORTLAND, OREGON

BUILDING CODE CRITERIA:	CONSTRUCTION TEAM:	DESIGN TEAM:	SHEET INDEX:
OCCUPANCY GROUP: FIRST FLOOR SHOWROOM M FIRST & SECOND FLOOR OFFICES B CONSTRUCTION TYPE: A) BUILDING STRUCTURE TYPE 3-N (NON-SPRINKLERED) B) 0' SETBACK & MB/SI BUILDING CONN- 4 HOUR RATED 3-HOUR OPENING NOT LESS THAN 5' SETBACK - 2 HOUR RATED 1 HR PROTECED OPENINGS NOT LESS THAN 20' SETBACK - 2-HOUR RATED - NON-PROTECTED OPENINGS C) NO RATING ELSEWHERE D) EXITING - 2 REQUIRED, SECOND FLOOR VIA STAIRS APPLICABLE CODES: A) STATE OF OREGON STRUCTURAL SPECIALTY CODE AND UNIFORM BUILDING CODE (UBC) 1991 EDITION B) UNIFORM MECHANICAL CODE, 1993 EDITION C) OREGON STATE PLUMBING CODE, 1993 EDITION D) NATIONAL ELECTRIC CODE, 1993 EDITION E) UNIFORM FIRE CODE, 1993 EDITION F) AMERICANS WITH DISABILITIES ACT (ADA), 1/26/92 G) COMPLY WITH ALL LOCAL CODES AND REGULATIONS STRUCTURAL DESIGN CRITERIA: A) SEISMIC ZONE 3 (THREE) B) WIND LOAD ± 80 MPH . EXPOSURE B C) FLOOR LOAD: 1) STAIRS, LANDINGS, & EXIT CORRIDORS 100 PSF 2) FLOORS 50 PSF (UNIFORM) TYPICAL OFFICE D) ROOF LOAD: 1) SNOW LIVE LOAD 25 PSF 2) DEAD LOAD 15 PSF AND 2 PSF (EQUIPMENT) E) SOIL BEARING PRESSURE: 2500 PSF (SOIL REPORT) F) FROST DEPTH: 18' DEEP , ASSUMED	GENERAL CONTRACTOR: JOSEPH HUGHES CONSTRUCTION CO. 1035 SW HAMPTON TIGARD, OREGON 97223 503-624-7100 HVAC CONTRACTOR: DC HEATING 1110 NE. 157th AVENUE VANCOUVER, WASHIGTON 98682 360-772-1664 BUSINESS 360-944-0307 FAX ELECTRICAL CONTRACTOR: VIKING ELECTRIC 4328 SE WOODSTOCK, PMB PORTLAND, OR 97206 503-775-3479 BUSINESS 503-319-8666 MOBILE 503-629-5577 FAX PLUMBING CONTRACTOR: ASSOCIATED PLUMBING CO.	PROJECT OWNER: RAND ROBINSON 4611 SE MILWAUKEE AVE PORTLAND, OREGON ARCHITECT: PETER MAGARO ARCHITECTURE, P.C. 10510 SW CITATION DR. BEAVERTON, OREGON 97008 503-579-2421 STRUCTURAL ENGINEER: CSA CONSULTING ENGINEERS 321 SW 4TH, 4TH FLOOR PORTLAND, OREGON 97204 503-228-3848 RYAN PADDOCK DESIGN CONSULTANT: KWD DESIGN INC. 51923 MOUNTAIN VIEW RD. SCAPPOOSE, OREGON 97056 503-543-3642 LANDSCAPE DESIGN:	TITLE SHEET & PROJECT INFO ARCHITECTURAL S1 S2 S3 S4 S5 S6 XX STRUCTURAL STRUCTURAL NOTES/SCHEDULES STRUCTURAL FRAMING PLANS SECOND FLOOR FRAMING PLAN ROOF FRAMING PLAN STRUCTURAL SHEAR WALL PLANS FIRST FLOOR SHEAR WALL PLAN SECOND FLOOR SHEAR WALL PLAN STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS FLOOR AND ROOF TRUSS LAYOUT EXISTING & DEMOLITION EX1 EXISTING FIRST FLOOR PLAN EX2 EXISTING FIRST FLOOR PLAN EX3 EXISTING SECTIONS EX4 EXISTING ELEVATIONS 'Plumbing materials shall be installed as per the Oregon State Plumbing Specialty Code, and the Oregon State Structural Specialty Code.' INSTALL PLUMBING PRODUCTS APPROVED BY THE STATE PLUMBING BOARD OR APPROVED LISTING AGENCY
			TITLE ARCHITECTURAL S100 ARCHITECTURAL SITE PLAN A100 ARCHITECTURAL SPECIFICATIONS A100.1 SPECIFICATIONS AND NOTES A101 WALL DESIGNATION DETAILS A102 FIRST FLOOR PLAN - OVERALL A103 SECOND FLOOR PLAN - OVERALL A104 ROOF PLAN - OVERALL A105 FIRST FLOOR PLAN - ENTRY/SHOWROOM A106 FIRST FLOOR PLAN - ADMINISTRATIVE A107 SECOND FLOOR PLAN - ENTRY/LOW ROOF A108 SECOND FLOOR PLAN - LOW ROOF/OFFICES A109 ENLARGED FLOOR PLANS - FIRST FLOOR TOILET ROOMS/STAIR - SECOND FLOOR LUNCH ROOM - STAIR A110 FIRST FLOOR REFLECTED CL'G AND DETAILS A201 BUILDING SECTIONS A & B A202 BUILDING SECTION C, D, & E A203 BUILDING SECTION F & G A301 FRONT AND RIGHT SIDE ELEVATIONS A302 REAR AND LEFT SIDE ELEVATIONS A401 INTERIOR ELEVATIONS A402 PLUMBING FIXTURE & SPECIALTIES, ADA GENERAL DIAGRAMS, & FINISH SCHEDULE A501 EXTRUDED ALUMINUM STOREFRONT



A rectangular stamp with a double-line border. The top half contains the text "City of Portland" on the first line and "APPROVED" on the second line, both in a bold, sans-serif font. The bottom half contains the date "AUG 1 2004" on the left and a long serial number "04-010283-60" on the right, also in a bold, sans-serif font.

**Water Closet Bowls Shall
Be Elongated Bowls
Equipped with Open-Fro
Seats.**



<u>STRUCTURAL</u>	
S1	STRUCTURAL NOTES / SCHEDULES
S2	STRUCTURAL FRAMING PLANS SECOND FLOOR FRAMING PLAN ROOF FRAMING PLAN
S3	STRUCTURAL SHEAR WALL PLANS FIRST FLOOR SHEAR WALL PLAN SECOND FLOOR SHEAR WALL PLAN
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS
XX	FLOOR AND ROOF TRUSS LAYOUT

EXISTING & DEMOLITION

EX1 EXISTING FIRST FLOOR PLAN
EX2 EXISTING FIRST FLOOR PLAN
EX3 EXISTING SECTIONS
EX4 EXISTING ELEVATIONS

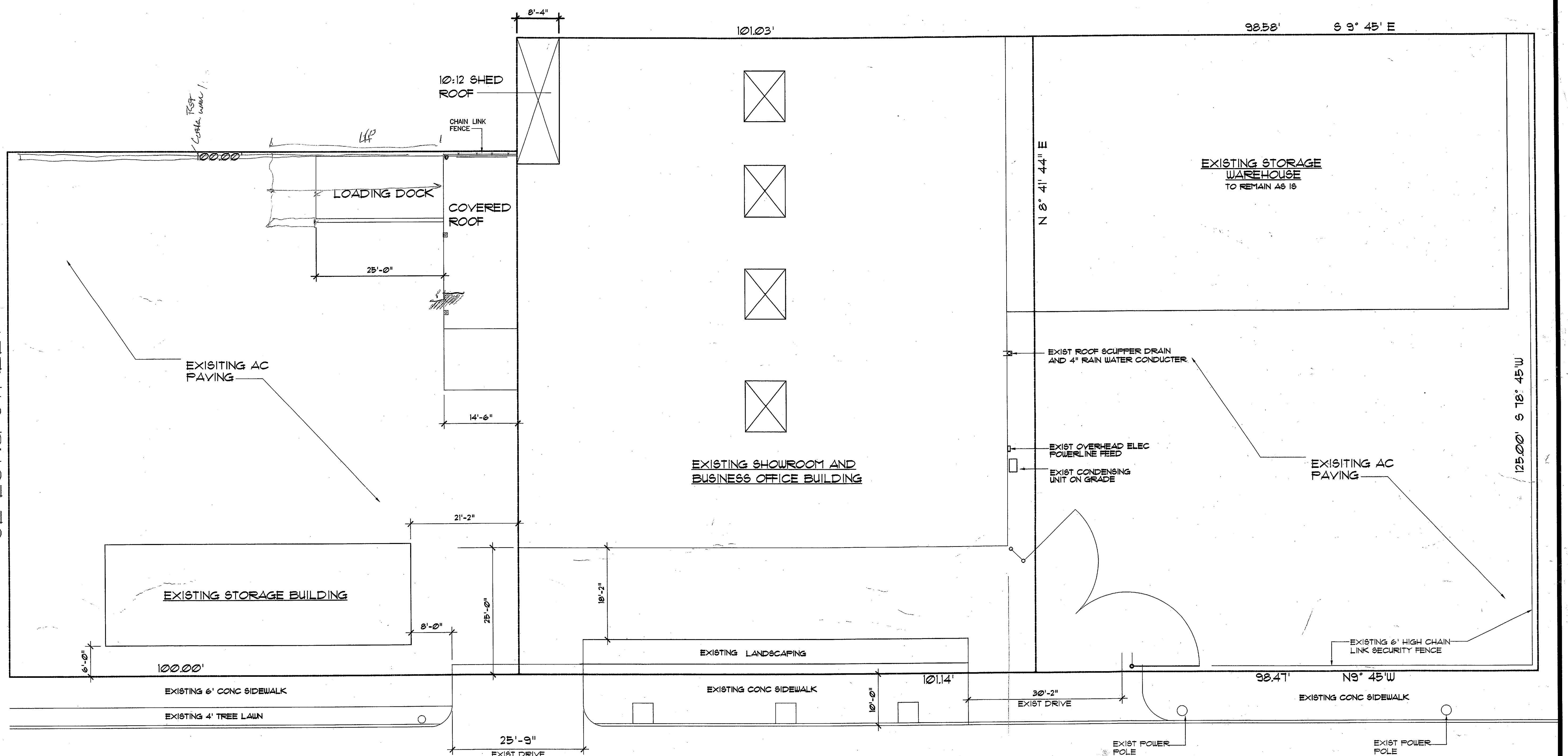
'Plumbing materials shall be installed as per the Oregon State Plumbing Specialty Code, and the Oregon State Structural Specialty Code.'

INSTALL PLUMBING PRODUCTS
APPROVED BY THE STATE PLUMBING
CODE OR APPROVED LISTING AGENCIES

This drawing has been approved.
It reflects any redlines and/or
changes that are required by the
Plumbing Section, City of Portland.
Date: 8/16/04
Per: JPB

Equipped With Open Top Seats.

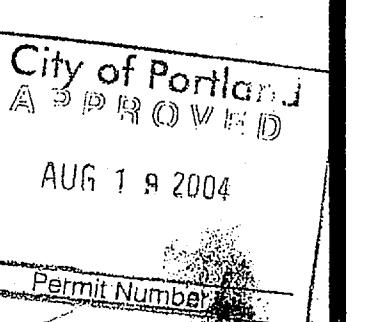
SE LONG STREET



S.E. MILWAUKIE AVE

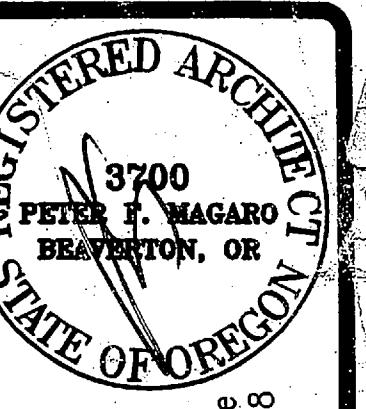
SITE PLAN

SCALE 1"=10'-0"



DRAWN	_____
CHECKED	_____
DATE	3-10-04
SCALE	1"=10'-0"
JOB NO.	[redacted]
HEET	[redacted]

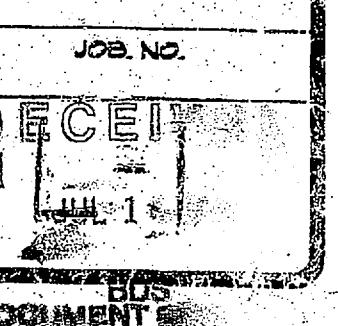
EX-1



PETER MAGARO
Architecture
A PROFESSIONAL CORPORATION
Architect, A.I.A.

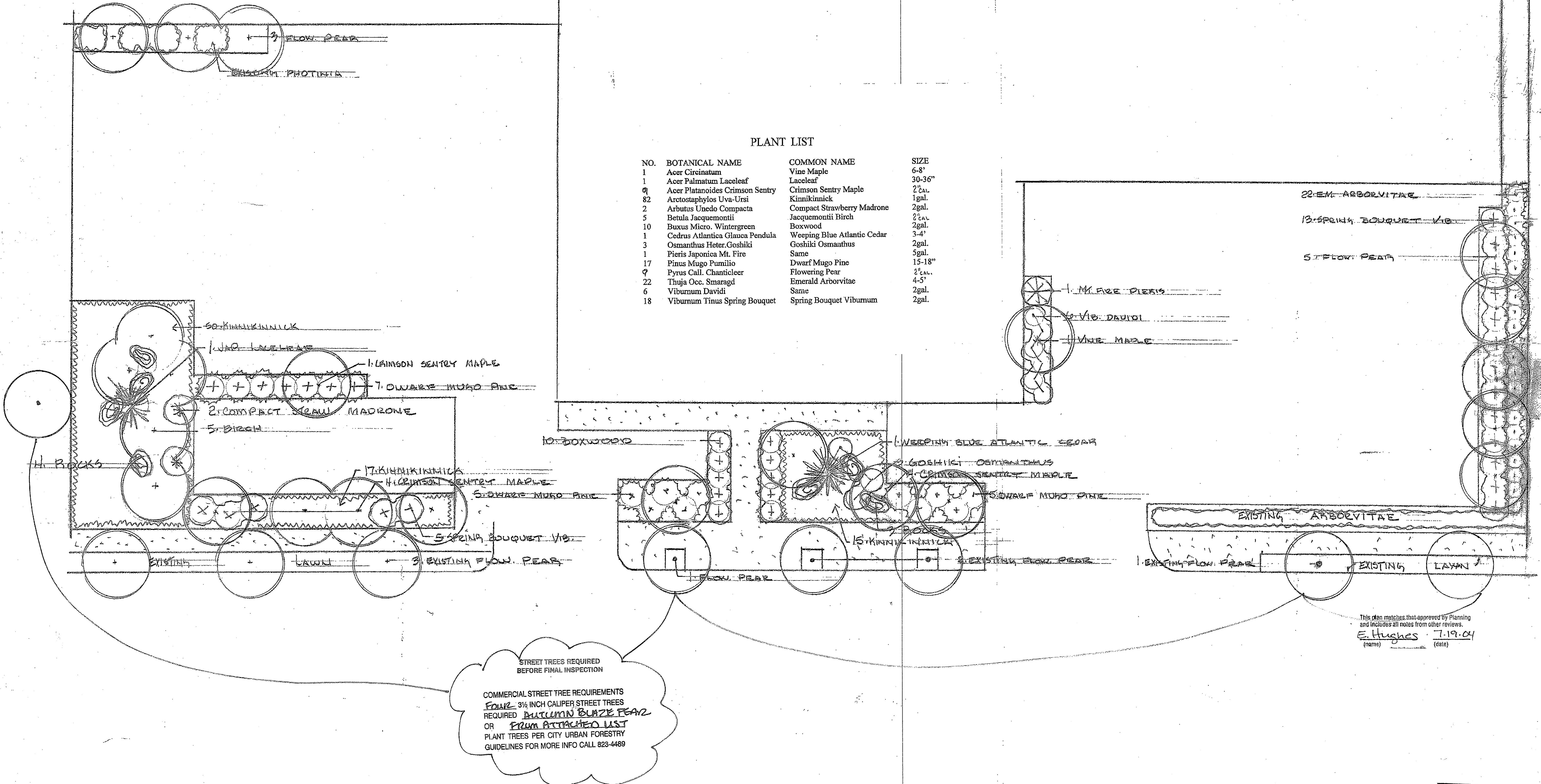
10570 S.W. Citation Drive
Beaverton, Oregon 97008
(503) 578-2421

BARBO MACHINERY COMPANY
4611 S.E. MILWAUKIE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

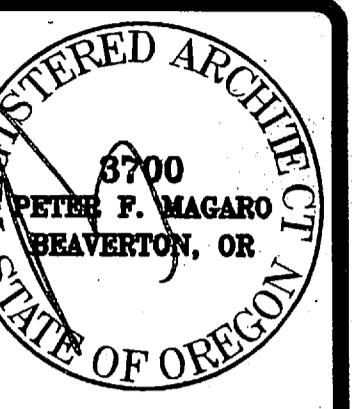


PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE
1	Acer Circinatum	Vine Maple	6'-8"
1	Acer Palmatum Laceleaf	Laceleaf	30-36"
8	Acer Platanoides Crimson Sentry	Crimson Sentry Maple	2'6"
82	Arctostaphylos Uva-Ursi	Kinnikinnick	1gal.
2	Arbutus Unedo Compacta	Compact Strawberry Madrone	2gal.
5	Betula Jacquemontii	Jacquemontii Birch	2'6"
10	Buxus Micro Wintergreen	Boxwood	2gal.
1	Cedrus Atlantica Glauca Pendula	Weeping Blue Atlantic Cedar	3-4'
3	Osmanthus Heter. Goshiki	Goshiki Osmanthus	2gal.
1	Pieris Japonica Mt. Fire	Same	5gal.
17	Pinus Mugo Pumilio	Dwarf Mugo Pine	15-18"
9	Pyrus Call. Chanticleer	Flowering Pear	2'6"
22	Thuja Occ. Smaragd	Emerald Arborvitae	4-5'
6	Viburnum Davidi	Same	2gal.
18	Viburnum Tinus Spring Bouquet	Spring Bouquet Viburnum	2gal.



REVISIONS	BY



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BARBO MACHINERY
COMPANY
4617 SE MILWAUKEE AVE.
PORTLAND, OREGON
JOSEPH HUGHES CONST, CO

GENERAL
NOTES

DRAWN
CHECKED
DATE 3-10-04
SCALE
JOB NO.
SHEET

A100

GENERAL ACCESSIBILITY INTERIOR NOTES

1. The minimum clear space for a single wheelchair shall not be less than 30 inches wide by 48 inches long. Per 1994 UBC Section 1109.2.1.
2. Spaces under obstructions, work surfaces or fixtures may be included in the clear floor space if they are at least 30 inches wide, a minimum of 21 inches high and not more than 15 inches deep. Clear toe space shall be not less than 9 inches high and may extend a maximum of 6 inches beyond the knee space. Per 1997 UBC Section 1109.2.3.
3. Where the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall not be higher than 48 inches. Reach obstructions 20 inches or less deep may project into the clear space provided that knee clearance is maintained according to Section 1109.2.3. Reach obstructions greater than 20 inches deep may project into the clear space provided that the reach obstruction shall not exceed 28 inches deep and the maximum high forward reach shall not exceed 44 inches high. The minimum low forward reach shall not be lower than 15 inches. Per 1997 UBC Section 1109.2.3.
4. Where the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall not be higher than 54 inches. Obstructions no greater than 34 inches high and no more than 24 inches deep may be located in the side reach area provided that when such obstructions are present the side reach shall not be higher than 48 inches. The minimum low side reach shall not be lower than 9 inches. Per 1997 UBC Section 1109.2.3.
5. Door, cabinet, storage and plumbing fixture hardware shall have a lever for operation by arm or wrist with a force no greater than 5 pounds. Exterior doors excluded. Per UBC Section 1109.3.
6. Doors shall have a clear minimum width of 32 inches. Per 1994 UBC Section 1109.9.2.
7. Carpeting and floor mats shall be securely fastened to provide a firm, stable and smooth surface. Per 1997 UBC Section 1109.6.2.
8. Showers and toilet rooms shall have slip resistant flooring. Per 1997 UBC Section 1109.6.3.
9. Door closers shall be adjusted to close from an open position of 70 degrees in not less than 3 seconds, to a point 3 inches from latch. Per 1997 UBC Section 1109.9.7.
10. Door hardware shall be lever type mounted at a maximum height of 48 inches above finished floor. Per 1997 UBC Section 1109.9.8. Doors along accessible routes shall comply with the following opening forces. Per 1997 UBC Section 1109.9.
 - Exterior Doors: 8-1/2 pounds
 - Interior Doors: 5 pounds
11. There shall be an unobstructed floor space of 5 feet diameter within a toilet room. Entry door way encroach by a maximum of 12 inches. Per 1997 UBC Section 1109.10.2.
12. The clear lateral distance from the centerline of a water closet to the nearest obstruction shall not be less than 18 inches on either side. Per 1997 UBC Section 1109.10.3.
13. The height of water closets shall be between 17-19 inches as measured from finished floor to top of seat. Per 1997 UBC Section 1109.10.5.2.
14. Grab bars shall be installed on the wall at one side and at the back of the water closet. The top of grab bars shall not be less than 33 inches and not more than 36 inches above and parallel to the floor. Grab bars located at the side of the water closet shall be a minimum of 42 inches in length and located not more than 12 inches from the rear wall and extend at least 54 inches from the rear wall. Grab bars located at the back of the water closet shall be a minimum of 36 inches in length and shall extend at least 12 inches beyond the center of the water closet toward the side wall and at least 24 inches toward the open side of the water closet. Per 1997 UBC Section 1109.10.5.3.
15. Flush controls shall be hand operated or automatic and be mounted for use from the wide side of the water closet area and not more than 44 inches above the floor. Controls and operating mechanisms shall be operable with the wrist or arm and not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall not be greater than 5 pounds-force. Per 1997 UBC Section 1109.10.5.4.
16. Toilet paper and other stall dispensers or receptacles shall be installed within easy reach of the water closet, and shall not interfere with unobstructed floor space or grab bar use. Toilet paper dispensers shall be installed within the reach range in Section 1109.2.3 and a minimum of 36 inches from the wall behind the water closet. Other dispensers shall have reach ranges as specified in Sections 1109.2.3 and 1109.2.3.6. Per UBC Section 1109.10.5.5.
17. A clear floor space of at least 30 inches by 48 inches shall be provided in front of lavatories and may include knee and toe clearance. Per 1997 UBC Section 1109.10.7.1.
18. Lavatories shall be mounted no higher than 34 inches from finished floor to rim or counter surface. Per 1997 UBC Section 1109.10.12.
19. The total depth of clear space beneath a lavatory shall be at least 17 inches of which toe clearance shall not be more than 6 inches of the total depth. Knee clearance shall be at least 29 inches at the edge of the rim and 27 inches high measured 8 inches under the rim and 30 inches wide. Toe clearance shall be 9 inches high and extend under the rim of the lavatory a minimum of 17 inches. Per 1997 UBC Section 1109.10.13.
20. Hot water and drain pipes exposed under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Per 1997 UBC Section 1109.10.14.
21. Faucet control handles shall be located no more than 17 inches from the front edge of the lavatory or counter, and shall comply with Section 1109.3. Self-closing valves shall remain open for at least 10 seconds per operation. Per 1994 UBC Section 1109.10.15.
22. Mirrors and medicine cabinets shall be installed so the bottom of the reflective surface is within 40 inches of the floor. Other dispensers shall have reach ranges as specified in Sections 1109.2.3.8 and 1109.2.3.6. Per 1997 UBC Section 1109.10.8.
23. Urinals shall have a clear space measuring 30"X48" in front of the urinal. Urinal shields that do not extend beyond the front of the urinal rim may be provided with 28" clearance between them. Urinals shall be stall type or wall hung with the rim at a maximum of 17" above the floor. Flush controls shall be mounted not more than 44" above the floor.
24. Grab bars shall have an outside diameter of not less than 1-1/4 inches or more than 1-1/2 inches. Handrails shall have an outside diameter of not less than 1-1/4 inches or more than 2 inches. Handrails and grab bars shall provide a clearance of 1-1/2 inches between the handrail or grab bar and the wall.
25. The structural strength of handrails, grab bars, tub shower seats, fasteners and mounting devices shall meet the following specifications:
 - A. Bending stress in a handrail, grab bar or seat induced by the maximum bending moment from the application of 250 pounds shall be less than the allowable stress for the material of handrail, grab bar or seat.
 - B. Shear stress induced in a handrail, grab bar or seat by the application of 250 pounds shall be less than the allowable shear stress for the material of the handrail, grab bar or seat. If the connection between the handrail, grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.
 - C. Shear force induced in a fastener or mounting device from the application of 250 pounds shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
 - D. Tensile force induced in a fastener by a direct tension force of 250 pounds plus the maximum moment from the application of 250 pounds shall be less than the allowable withdrawal load between the fastener and the supporting structure.
26. Accessible sinks in lunch rooms, classrooms, community kitchens and similar common areas shall comply with this subsection.
27. Sinks shall be mounted with the counter or rim no higher than 34 inches above the finish floor.
28. Knee clearance that is at least 27 inches high, 30 inches wide & 8 inches deep shall be provided underneath sinks.
29. Handrails shall be continuous along both sides of the stairs. The inside handrail on switchback or dogleg stairs shall always be continuous.
30. If handrails are not continuous, they shall extend at least 12 inches beyond the top riser and at least 12 inches plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser. The remainder of the extension shall be horizontal.
31. The clear space between the handrails and the wall shall be 1-1/2 inches.
32. Gripping surfaces shall be uninterrupted by newel posts, other construction elements or obstructions.
33. Top of handrail gripping surface shall be mounted between 34 inches and 38 inches above stair nosings.
34. Ends of handrails shall be returned to the floor, wall or post.
35. Handrails shall not rotate within their fittings.
36. Where two doors are in series, the minimum distance between two hinged or pivoted doors shall be 48 inches plus the width of any door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors.
37. Thresholds at doors shall comply with Section 1109.4.4. Thresholds at doorway shall not exceed 3/4 inch in height for exterior sliding doors or 1/2 inch for other types of doors. Raised thresholds and floor level changes at accessible doorway shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope).
38. Door closers or power operators are not mandatory, but when used shall be operable as required by this section and Section 1004.8.
39. The opening force of doors along an accessible route shall be as follows:
 - A. Exterior doors: 8-1/2 pounds-force (37.8N).
 - B. Interior doors: 5 pounds-force (22.2N).
 - C. Stairway doors at pressurized stair enclosures: 15 pounds at exterior doors.
 - D. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route.
 - E. Fire doors shall have the minimum force necessary to close and latch the door.

GENERAL NOTES

NOTE TO PLANS EXAMINER: BEAM KEYNUMBER IN PARENTHESIS IN FRONT OF BEAM SIZE ON DOCUMENTS REFERENCES PAGE OF STRUCTURAL CALCULATIONS WHERE LOADING SUMMARY AND CALCULATION FOR THAT MEMBER IS LOCATED.

THESE NOTES ARE GENERAL IN NATURE AND INTENDED TO STIPULATE MINIMUM STANDARDS OF CONSTRUCTION. THE DRAWINGS SHALL GOVERN OVER THE NOTES IN ALL MATTERS SPECIFICALLY INDICATED. THESE DRAWINGS ARE FOR A SINGLE SPECIFIC CLIENT TO BE USED FOR CONSTRUCTING A SINGLE PROJECT. PETER MAGARO ARCHITECTURE, PC, IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW AND STATUTORY RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY ANY PARTY OTHER THAN THE ORIGINAL CLIENT, EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

THE ARCHITECT SHALL NOT HAVE CONTROL OR NOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS USED OR REQUIRED IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THEIR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

IF THE CONTRACTOR DISCOVERS ANY DEFECTS IN THE CONSTRUCTION DOCUMENTS, HE SHALL PROVIDE WRITTEN NOTICE OF THAT DEFECT TO THE ARCHITECT SO THAT THE ARCHITECT MAY CORRECT SUCH DEFECT. IF THE CONTRACTOR FAILS TO DO SO, HE SHALL BEAR ALL COSTS ASSOCIATED WITH PROCEEDING CAUSED BY SUCH DEFECT. IF THE CONTRACTOR DISCOVERS A DEFECT IN CONSTRUCTION RESULTING FROM THE WORK OF THE ARCHITECT, HE SHALL NOTIFY THE ARCHITECT IN WRITING, AND ALLOW ARCHITECT TIME TO SUGGEST REPAIRS. IF THE CONTRACTOR DOES NOT NOTIFY THE ARCHITECT IN WRITING, OR ALLOW REASONABLE TIME TO SUGGEST REPAIRS, OR DOES THE REPAIRS NOT IN CONFORMANCE WITH THE ARCHITECT SUGGESTED METHODS, THEN THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH DEFECT.

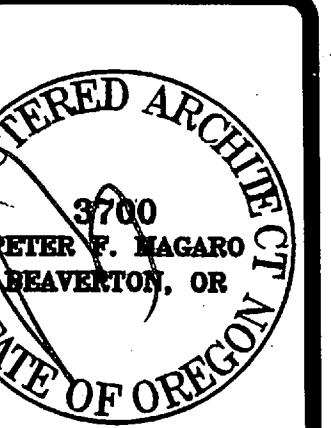
THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONDITIONS AT THE JOB SITE AND FOR TEMPORARY SUPPORT OF THE STRUCTURE PRIOR TO COMPLETION OF THE VERTICAL AND LATERAL LOAD SYSTEMS. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE GOVERNING STATE AND LOCAL CODES AND ORDINANCES. VERIFY ALL DIMENSIONS PRIOR TO ERECTION.

LIGHT GAGE STEEL FRAMING

1. Steel is to be:
 - a. ASTM A-446 Grade D ($F_y = 50$ KSI) for 16 gage and heavier.
 - b. ASTM A-446 Grade A ($F_y = 33$ KSI) for 18 gage and lighter.
2. All fabrication, erection and identification of light gage steel framing shall conform to U.B.C. Standard 21-9 and A136 specifications.
3. Fastening of components shall be with self-tapping screws.
4. Steel studs or joists shall be "C" studs or joists with stiffened lips as manufactured by Inryco/Milcor, Angeles Metal Systems, Kinnor or approved. Size and gage are as noted on drawings or as required by code.
5. Provide all accessories including, but not necessarily limited to, tracks, clips, web stiffeners, anchors, fastening devices and other accessories required for a complete and proper installation.
6. End blocking shall be provided where joist ends are not otherwise restrained from rotation.
7. Joists shall be located directly over bearing studs, unless otherwise noted.
8. Splices in axially loaded studs shall not be permitted.
9. Studs shall be securely attached to flanges of both upper and lower tracks.
10. Provide 16 gage cont. metal stud bridging at top and bottom of ceiling joists at 48" O.C., secure to perimeter walls typical.

City of Portland
APPROVED
AUG 19 2004
PERMIT NUMBER

REVISIONS	BY



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Peter Magaro
Architect, AIA

BARBO MACHINERY
COMPANY
4617 SE. MILWAUKEE AVE.,
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

STRUCTURAL SPECIFICATIONS

DRAWN
CHECKED
DATE 3-10-04
SCALE
JOB NO.
SHEET
AUG 19 2004
JUN 2 2004
FILE NUMBER
A100.1

Plywood Sheathing

1. All plywood sheathing shall be C-D grade, unless otherwise noted, with exterior glue manufactured in accordance with United States Product Standard PS 1-83/ANSI A195, "For Construction and Industrial Plywood", conform to UBC, Standard 23-2, and bear the APA, trademark of the American Plywood Association.

A. Roof Sheathing 5/8" Index 32/16
B. Mechanical Floor 5/8" Index 40/20
C. Floor 1-1/8" 2-4-1 T4G
D. Walls 1/2" Index 24/20

2. Plywood sheathing shall be laid with end joints staggered.
3. Block all wall sheathing with a 2 x 4 flat blocking at all edges.
4. Nail as per schedule and drawings.
5. Lay out plywood to eliminate any width less than 1'-0".

Nailing and Connection Schedule

Minimum Number of Nails for Wood Members
(Except as Noted on Drawings)

Connection

Common

Studs to plates - end nail or - toe nail 2-16d
Top Plates & Bottom Plates - Spike together 10d at 8" O.C.
- Lap and Intersections 4-10d each side joint
Floor joists (Roof Joists) (ceiling joists) - to plates or beams - toe nail 2-10d
Blocking to plate - toe nail 2-10d
Blocking to joists - each end 2-10d
Corner Studs 10d at 12" O.C.
2x Laminated Beams Each board to supporting members 1-toe nail and 1-face nail 6" O.C.
Plywood Sheathing
1. Roof sheathing (5/8" Index 32/16)
At edges of each sheet, blocking & walls 8d at 6" O.C.
At interior of sheet 8d at 12" O.C.
At boundaries of roof 8d at 6" O.C.
2. Floor Sheathing (1 1/8" 2-4-1 T4G)
At edges of each sheet, blocking & walls 10d at 6" O.C.
At interior of sheet 10d at 10" O.C.
At boundaries of floor 10d at 6" O.C.
Apply 1/4" diameter continuous bead of construction adhesive conforming to AFG-201 to tops of all joists, blocking and plates immediately prior to placing panels.

3. Wall Sheathing (1/2" Index 24/20)
Block all edges with 2 x 4 flats
At edges of each sheet to studs, blocking & walls 8d at 6" O.C.
At interior of each sheet 8d at 12" O.C.
At boundaries of wall 8d at 6" O.C.

Other Wood Connections

1. All plates and ledgers shall be anchored with a minimum of three (3) anchors per piece.
2. Plates to Concrete Foundation 5/8" Dia. x 10" A bolt at 4'-0" O.C.
Walls 1/2" Dia. bolt = 5/8" Dia. hole
5/8" Dia. bolt = 13/32" Dia. hole
3/4" Dia. bolt = 1/2" Dia. hole
1" Dia. bolt = 11/16" Dia. hole
Pre-drill holes for Lag threads

Soap threads of lags immediately prior to installing with wrench only.
4. All framing connectors shall be Simpson or approved.
5. Connect all beam and joists with Simpson hanger to develop strength of members.

6. Provide standard plate washers under heads of nuts of bolts

Minimum Size and Maximum Spacing

Glue Laminated Members

1. Glue laminated members shall be western species conforming to UBC Standards 25-10 and 25-11 A.I.T.C. 117 and be manufactured in accordance with United States Product Standard PS 56-13, 24F-V4.
2. All glue laminated members shall be notched, shaped and finished as per plans and specifications and shall be fabricated with waterproof glues.
3. Erection of members shall conform to A.I.T.C. specifications.
4. Provide standard 1600 foot radius camber unless otherwise noted.
5. A certificate of conformance in addition to attachments #1 and #2 from A.I.T.C. or inspection by an independent testing laboratory will be required.
6. Beams cantilevering or continuous over one (1) or more supports shall have equal bending stress rating in the top and bottom faces, and shall be 24F-V8.

Light Metal Plate Connected Wood Trusses

1. Trusses shall comply with UBC, ANSI/TPI 1 National Design Standard for Metal Plate Connected Wood Trusses, ANSI/TPI 2 Standard for Testing Performance for Metal Plate Connected Wood Trusses, and all provisions of the design specifications for light metal plate connected wood trusses of the True Plate Institute, except as otherwise noted.
2. All truss and compressive member stay bracing and connections shall be manufactured by an approved manufacturer.
3. Members shall not exceed a live load deflection of L/360 for roofs or working stresses for the appropriate material under a total load of 48 PSF for roof member.
4. Truss manufacturer shall furnish complete engineering shop drawings with registered structural engineer's seal. Shop drawings shall clearly show erection plan and all stay bracing for truss compressive members and required connections. Truss designs shall include all member forces and combined stresses for verification. Submittal shall also include all ICBO approval information.
5. All connection plates shall develop the full stress in a member with minimum transfer at any member of 2000 lbs.

6. The truss manufacturer shall submit certificate from an independent testing company that all trusses delivered to job site conform to approved shop drawings. Cost of all test certificates shall be borne by the truss manufacturer and shall be submitted prior to the start of erection.

7. Connect all trusses to supporting members with 1-Simpson H25 anchor and two (2) 10d toe nails, unless otherwise noted.

8. Double trusses under mechanical units, unless otherwise noted.

Framing Lumber

1. All framing lumber shall be douglas fir-larch as noted below and shall conform to the provisions of UBC.

Size Classification

Design Value (PSI)

A. Exterior Wall Studs	$F_b = 525$
No. 3	$F_c = 715$
Or Stud Grade	$E = 1,400,000$
B. Interior Wall Studs	$F_b = 575$
Standard or Better	$F_c = 850$
Or Stud Grade	$E = 1,400,000$
C. Joists	$F_b = 900$
No. 2	$F_c = 95$
	$E = 1,600,000$
D. Beams	$F_b = 1350$
No. 1	$F_c = 25$
	$F_c = 925$
	$E = 1,600,000$
E. Posts	$F_b = 1200$
No. 1	$E = 1,600,000$
F. Blocking, Plates, Bridging	$F_b = 575$
Standard or Better	$F_c = 250$
Or Stud Grade	$E = 1,400,000$

2. All members 3X or less (least dimensions) shall be maximum 15% moisture content.
3. Provide solid blocking (same depth of member) at all points of bearing. Solid bridging at 8'-0" O.C. maximum shall be required where joists have a five (5) to one (1) or greater depth to thickness ratio and where one (1) edge is not held in line by sheathing, wallboard, bracing, etc.
4. All plates and ledgers in contact with concrete or masonry shall be pressure treated. Pressure treated lumber shall bear the AWPF. (American Wood Preservers Bureau) quality mark.
5. Double all joists under parallel partitions.
6. For nailing see schedule and drawings.

Concrete Reinforcing Steel

1. All reinforcing steel for concrete shall conform to UBC, Standard No. 26-4 and ASTM A-615 grade 60.
2. Reinforcing (minimum unless otherwise noted on plans)
A. Place two (2) #4 continuous at bottom, top and at discontinuous ends of all foundations and walls.
B. Place 2'-0" x 2'-0" bars at corners and intersections for walls and foundations equal in size and number to horizontal reinforcing.
3. All reinforcing steel shall be detailed, fabricated and placed in accordance with A.C.I. Detailing Manual 315.

A. All reinforcing steel shall be accurately and securely placed.
B. Reinforcing steel shall not be bent or displaced for the convenience of other trades, unless approved by the permitting authority. These structural notes are to be used as a supplement to the specifications.

C. Minimum cover from concrete surfaces to reinforcing steel shall be:

3" +/- 1/2" to bottom of footing
2" +/- 1/4" to earth face of wall
1 1/2" +/- 1/4" to inside face of wall

D. Lap all bars a minimum of 36 diameters, except as otherwise noted.

E. Electrical conduit shall be placed near center of slab.

F. Reinforcement bars shall not be tack welded, welded, heated or cut, unless indicated on the contract documents or approved by the structural engineer.

Brick and Masonry Anchored Veneer

1. All ledger angle which support brick or masonry shall be hot-dipped galvanized.

2. Provide approved veneer anchors in compliance with UBC, Chapter 30, and not less than one (1) per each two (2) square feet of wall area, at not over 24" O.C. spacing. Provide additional ties as required, and spaced not over 3' apart and within 12" of the edge around all openings, and at each third course at jamb. Install anchors in second course above and below ledger angles.

3. Brick anchors to be: hot-dipped galvanized, two-piece adjustable tie and anchor system, 3/16" diameter steel wire and 14 Ga. bent steel sheet. Size as required to extend within 3/4" of outside masonry face.

A. Wood stud backing: DW-10 by Holmann and Barnard, Inc. with Holmann and Barnard, Inc.'s byna-tie and sealmclip. Attach to wood studs with a minimum two (2) 8" x 1-1/2" wood screws.

B. Concrete backing: #315 flexible dovetail brick tie with byna-tie and sealmclip clip with #305 anchor slot by Holmann and Barnard.

4. All hot-dipped galvanizing shall have a minimum coating of 15 ounces of zinc per square foot of surface area, in accordance with Chapter 30 of the UBC.

Structural Steel and Miscellaneous Iron

1. Structural steel shall conform to ASTM A-36.

2. Structural tubes shall conform to ASTM A-500, Gr. B, $F_y = 46$ KSI. Structural pipe shall conform to A-53, Grade B, Type E or type 3 $F_y = 35$ KSI.

3. All fabrication, erection, identification and painting of structural steel shall conform to A.I.S.C. specifications and UBC Standards No. 21-2.

4. All welding shall conform to A.W.S. specifications.

B. Welds shall be made with 70 series electrodes, unless otherwise noted.

5. All members shall be connected with semi-finished machine bolts, unless noted otherwise on plans. Machine bolts shall conform to ASTM A-307, Grade A.

6. Anchor bolts shall conform to ASTM A-307, Grade A, and shall be provided with washers and nuts. Galvanize exterior bolts. Galvanizing shall be in accordance with ASTM A133.

7. Bolt heads or nuts bearing on sloping flanges shall be equipped with beveled washers.

8. Erection aids such as bolts, clips, shims, seats or any others required to facilitate construction are the responsibility of the contractor to design and provide.

Prefabricated Floor and Roof Joists

1. All floor members shall be manufactured by Trus Joist Corp. or approved.

2. All joists shall conform to all provisions of the Uniform Building Code.

3. Joists shall not exceed a live load deflection of L/600 at floors, or the working stresses as shown in the UBC standards for appropriate materials.

4. Joist manufacturer shall furnish complete engineering shop drawings with registered structural engineer's seal.

TJI Series

Manufacturer shall furnish all end and intermediate stiffeners, blocking and/or shear panels, bridging, and hangers as required to provide a complete floor or roof structural system.

5. Double all joists under parallel partitions.

6. Double all joists under mechanical units, unless otherwise noted.

7. Sprinkler line attachments shall conform to NFPA Pamphlet 13A and True Joist Publication "Guidelines for Sprinkler System Installation with True Joist". Loads hung from true joists shall not exceed thirty (30) pounds at any one (1) joist point, nor shall total loads 10 pounds on any one (1) joist exceed six (6) times the span in feet, unless detailed otherwise on the drawings. Attachment of loads exceeding one hundred (100) pounds shall be approved prior to installation. Do not notch or drill structural members, except as allowed by UBC or as approved prior to installation.

STRUCTURAL NOTES

Live Loads

Roof 25 PSF minimum roof snow load (now build-up loading as per SEA.O. snow load analysis)

Floor 50 PSF Typical Office
100 PSF Corridors and Stairs

Floor Partition Allowance 20 PSF

Wind U.B.C. 80 mph exposure "B"
Seismic U.B.C. Zone 3 1991 edition

General

1. Unless otherwise noted, material and design specifications cited herein shall be those conforming to the version of the applicable specification or code most recently adopted by the permitting authority. These structural notes are to be used as a supplement to the specifications.

2. General contractor shall verify all dimensions and conditions.

3. Shop drawings shall be required on reinforcing steel, structural steel, and glue laminated members and shall be reviewed prior to fabrication.

B. Shop drawings, stamped by a licensed structural engineer in the state of Oregon, shall be required on light metal plate connected wood trusses. Unless stated otherwise in the specifications, submit one (1) print and one reproducible for approval or corrections.

4. First floor shall be permanently attached to walls or shores walls prior to backfilling against structure.

5. This structure and all of its parts must be adequately braced against wind, lateral, earth seismic forces until the permanent lateral force resisting systems have been constructed and all attachments and connections necessary for the stability of the structure and its parts have been made.

6. All features of construction not fully shown shall be of the same type and character as shown for similar conditions, subject to review by the architect and engineer.

7. All products and materials used by the contractor shall be applied, placed, erected or installed in strict accordance with the manufacturer's instructions.

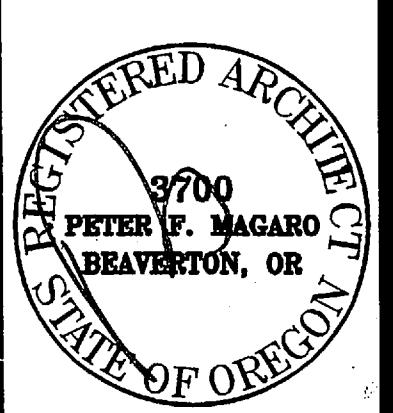
8. Special inspection in accordance with the U.B.C. shall be provided for this structure, and shall include:

- A. Concrete
- B. Bolt installed into concrete
- C. Reinforcing steel
- D. Welding

Structural Fill or Backfill

All fill and backfill placed in the building area beneath paved surfaces shall be densely compacted. Such filling and backfilling shall be accomplished after removing all vegetation, rubbish bed, existing fill, stripping all topsoil (6" minimum) and piling within the building and parking areas or following over-excavation in footing areas. If old fill or soft natural subgrade material is encountered, over-excavate and replace with compacted fill. All structural fill shall be placed in loose lifts not exceeding 8" in thickness and compacted to a density of at least 95% of maximum dry density, as determined by ASTM D-551. The adequacy of the field compaction shall be verified by random field density tests. Structural fill shall consist of a sand and gravel mixture or crushed rock well graded with a maximum particle size of less than 10% by weight of the mix and 3/4" fraction passing the 7000# sieve and shall be free of organics, rubbish, clay balls and rocks larger

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1/10/04	
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6/23/04	



3700
PETER F. MAGARO
BEAVERTON, OR

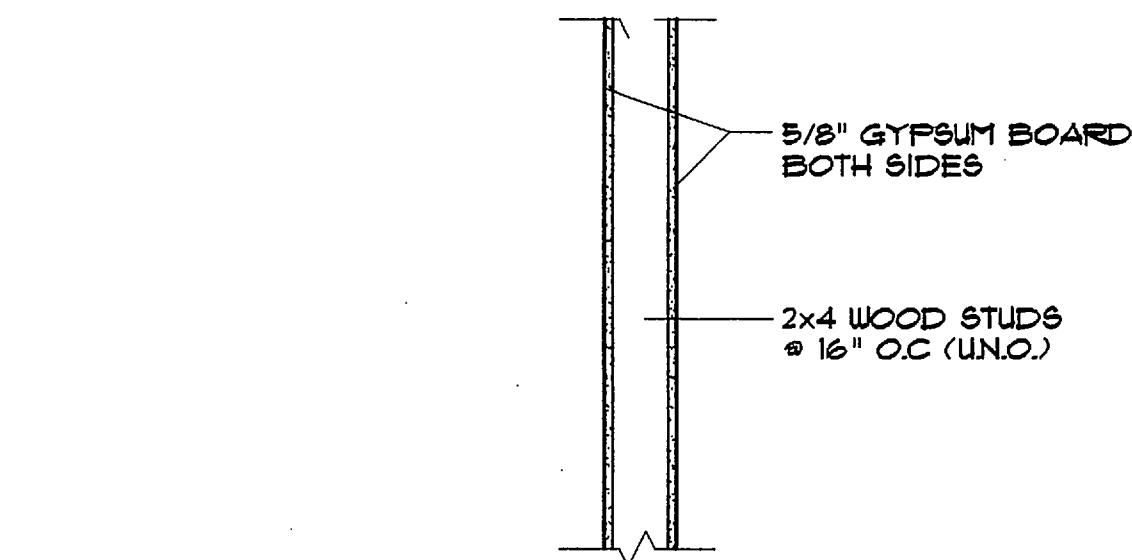
Peter Magaro
Architect, AIA

BARBO MACHINERY COMPANY
4611 SE MILWAUKEE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

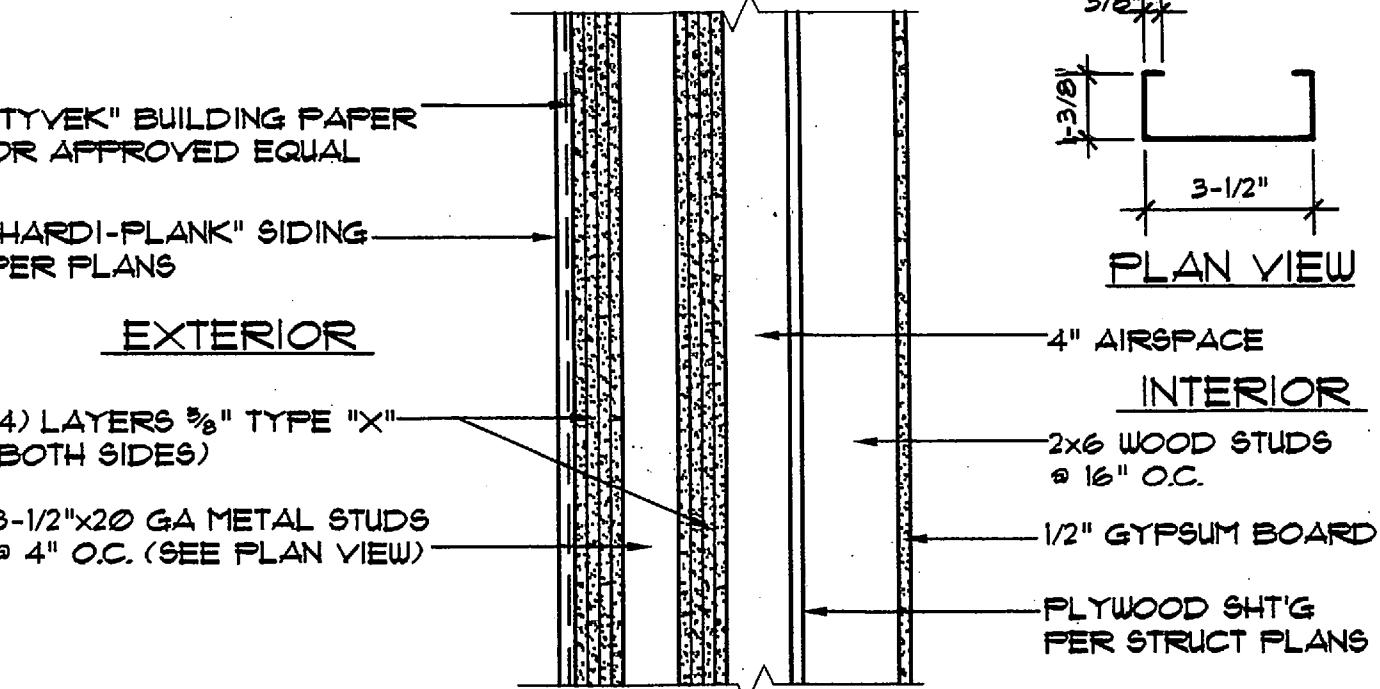
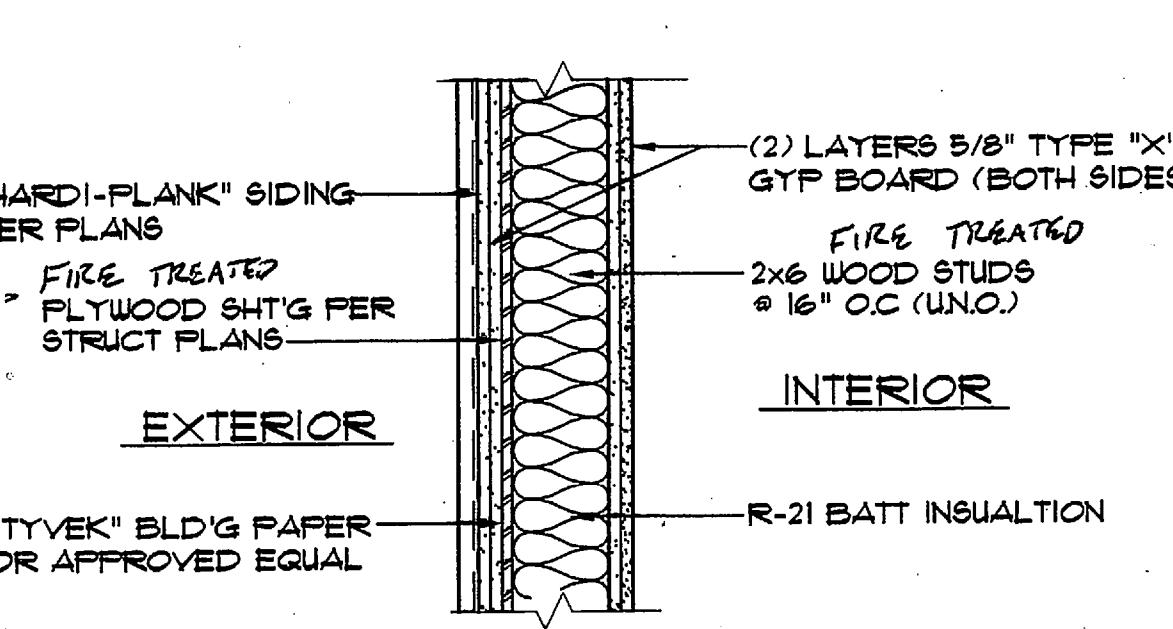
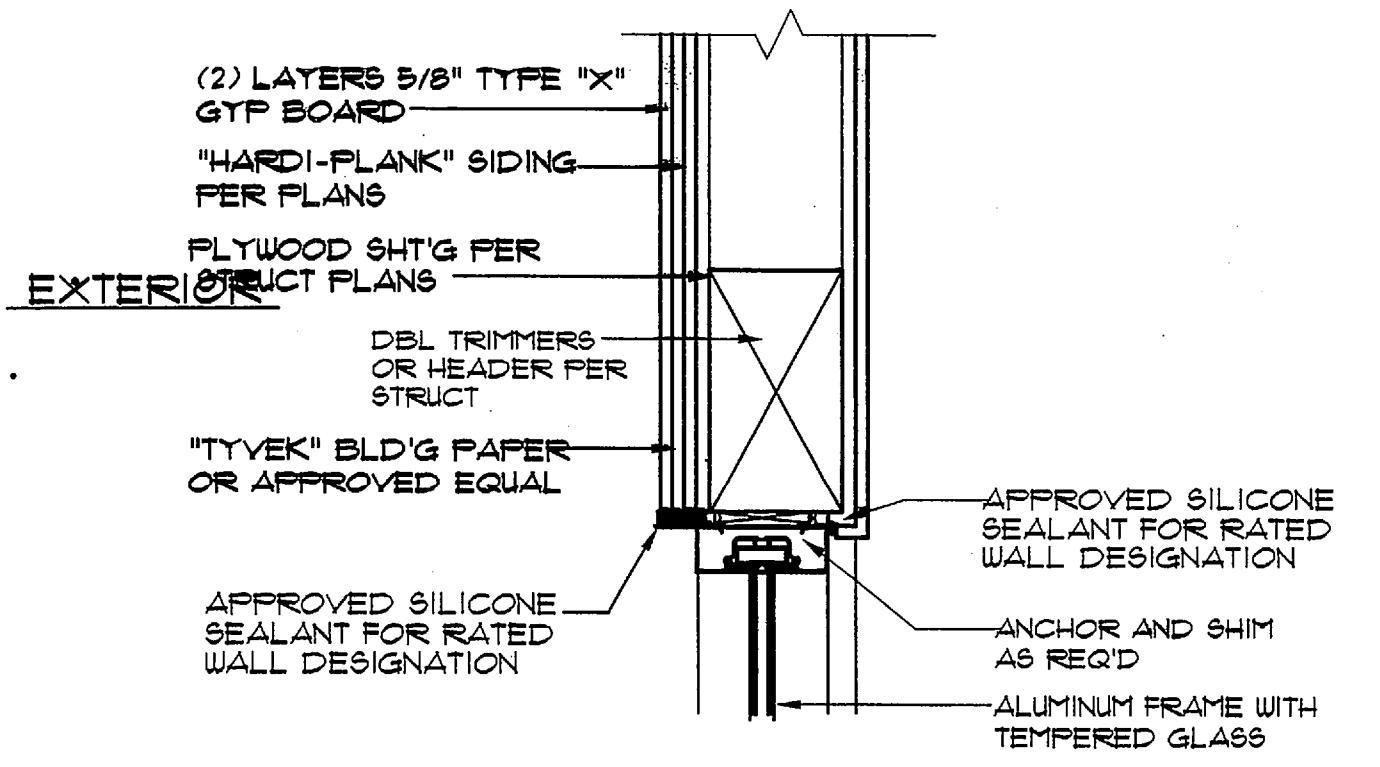
WALL DESIGNATION DETAILS

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SHEET	

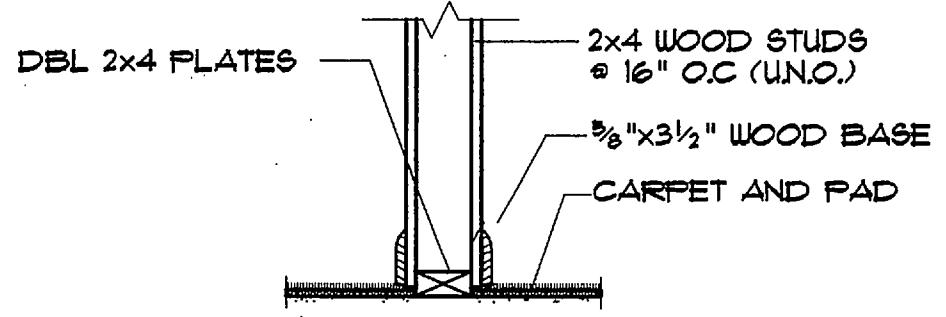
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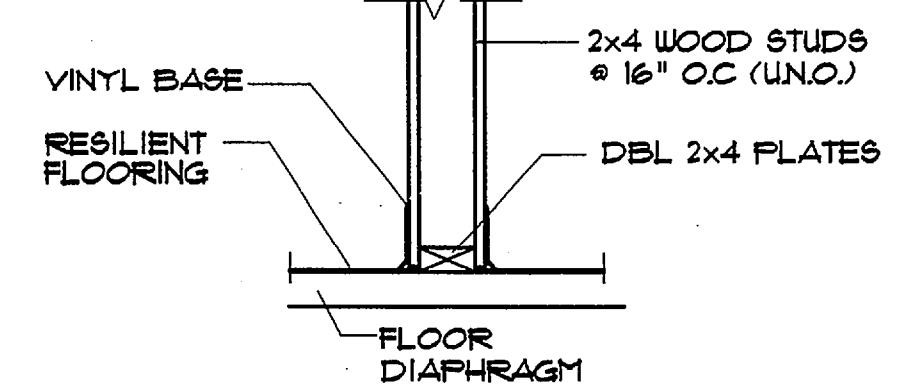
(P) TYPICAL INTERIOR WALL
SCALE 1"-1'-0"



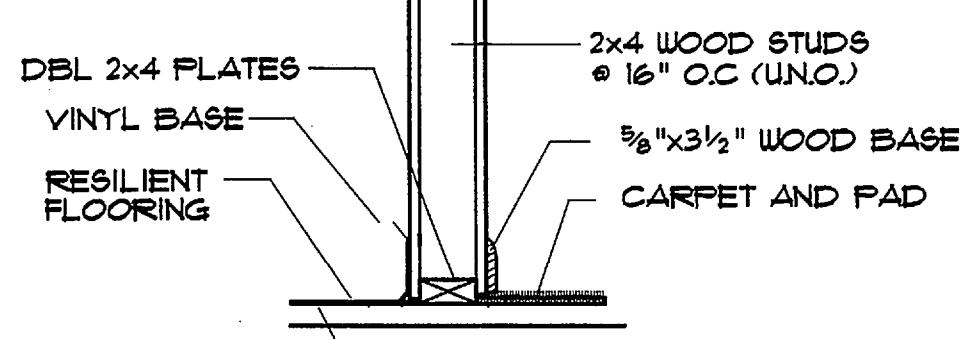
(E) 2-HR RATED EXT SHEAR WALL
SCALE 1"-1'-0"
NEW



(F) 2-HR GLAZED PANEL JAMB
NO SCALE

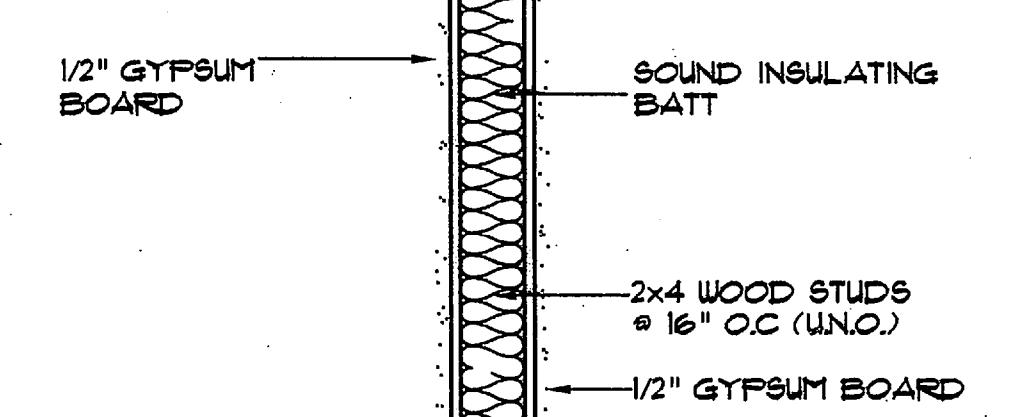


(G) 2-HR GLAZED PANEL SILL
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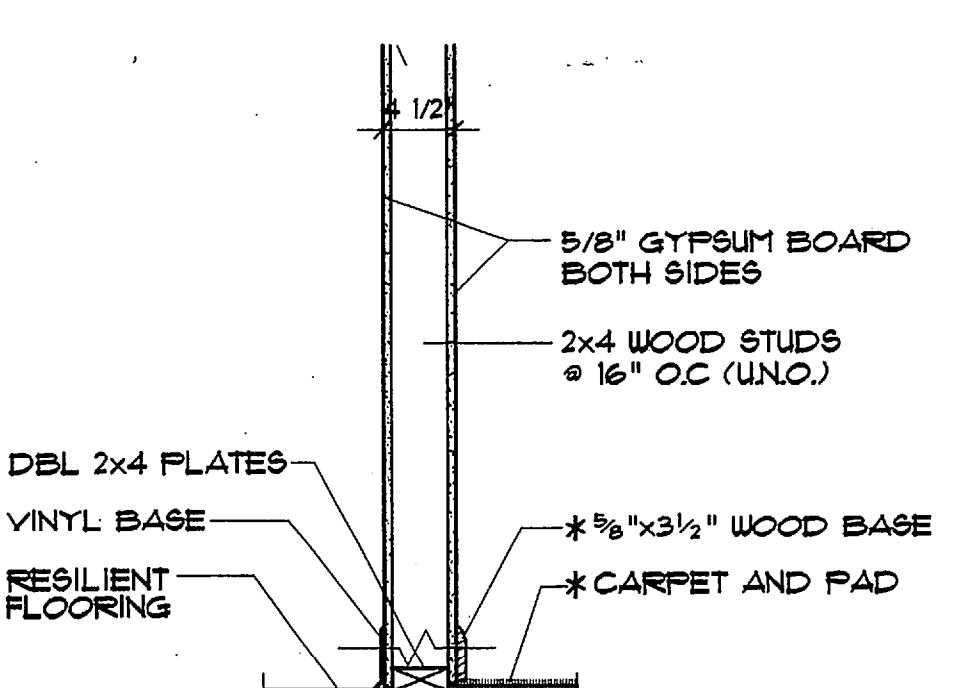


TOILET SIDE NON-TOILET SIDE

(L) SOUND WALL @ TOILETS
SCALE 1"-1'-0"

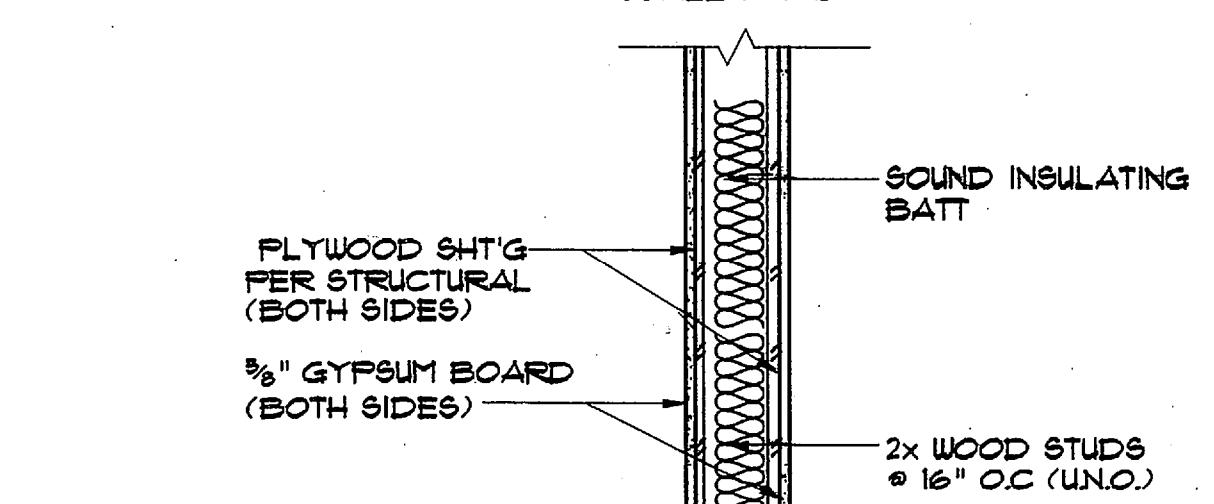


(O) FLOOR BASES
SCALE 1"-1'-0"



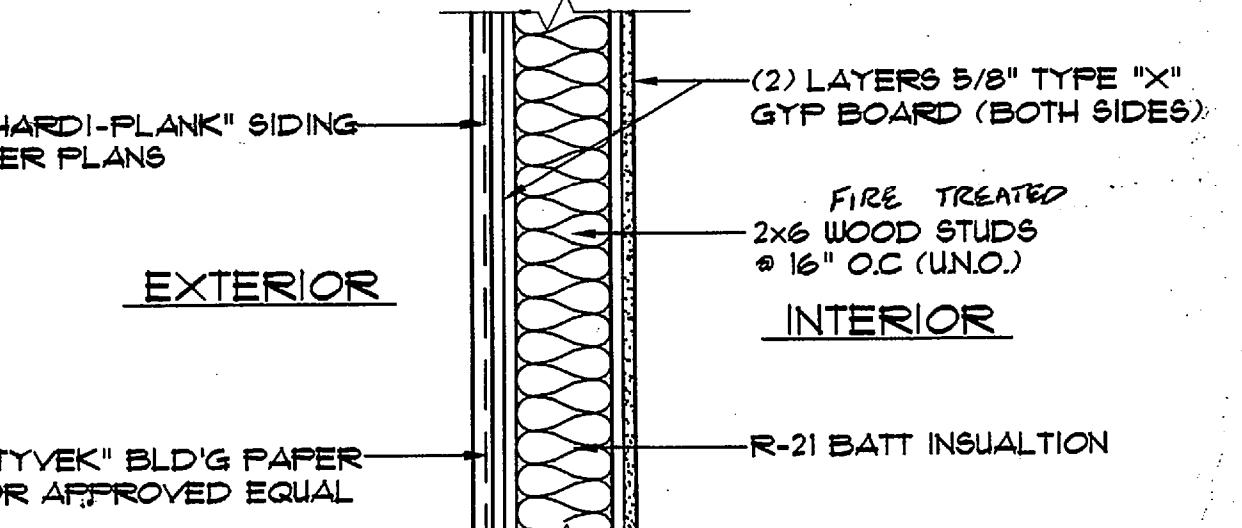
(P) INTERIOR PARTITION WALL
SCALE 1"-1'-0"

(M) TYPICAL SOUND WALL
SCALE 1"-1'-0"



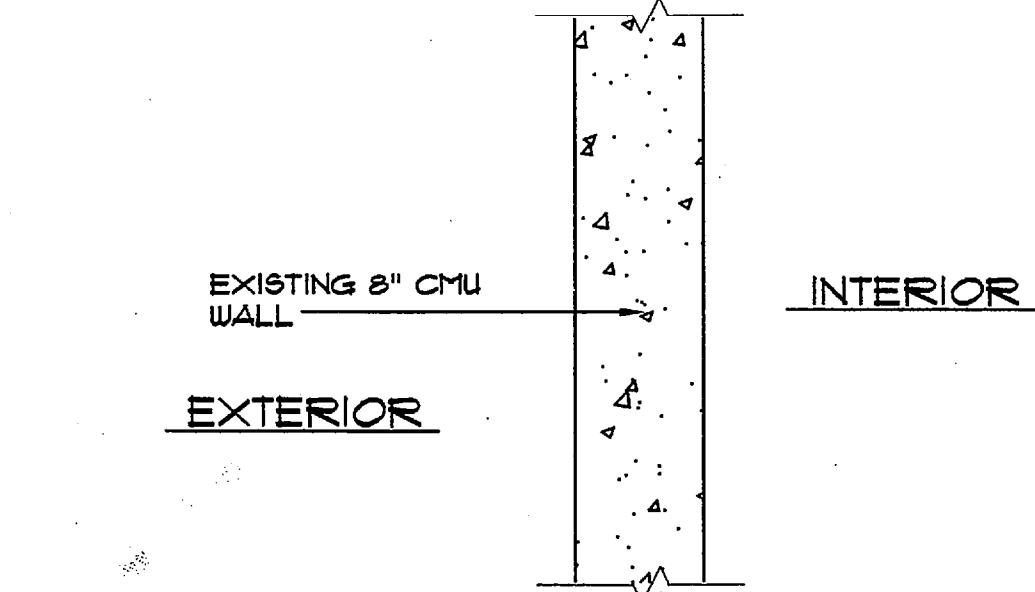
(O) INT SHEAR/SOUND WALL
SCALE 1"-1'-0"

(F) 2-HR RATED EXT SHEAR WALL
SCALE 1"-1'-0"
NEW

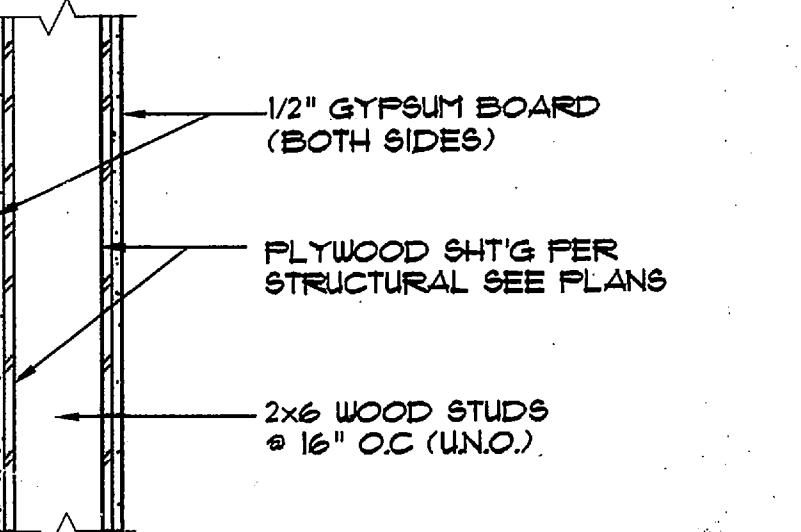


(G) 2-HR RATED EXT WALL
SCALE 1"-1'-0"
NEW

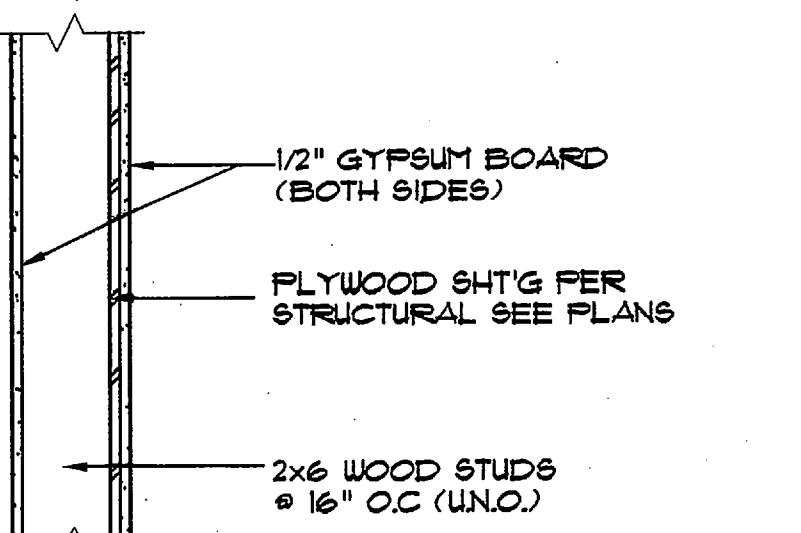
(B) 4-HOUR RATED EXT WALL
SCALE 1"-1'-0"
EXISTING MODIFIED



(C) EXIST CMU NON-RATED WALL
SCALE 1"-1'-0"
MODIFIED

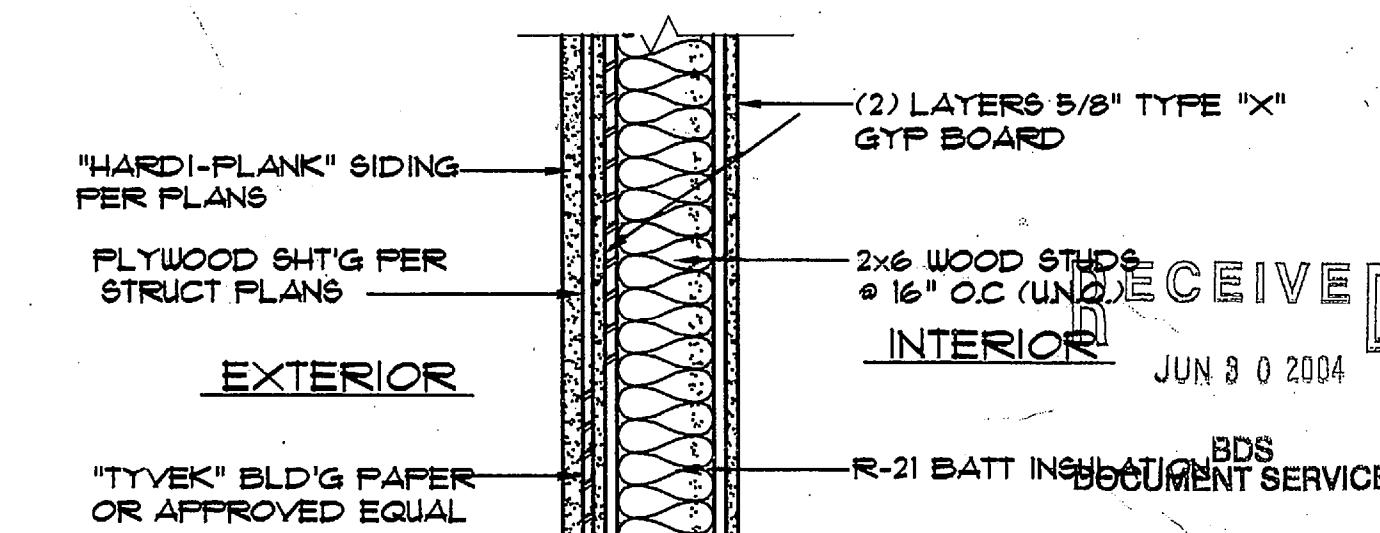


(I) NON-RATED INT SHEAR WALL
SCALE 1"-1'-0"
BOTH SIDES



(J) NON-RATED INT SHEAR WALL
SCALE 1"-1'-0"
BOTH SIDES

(D) NEW CMU NON-RATED WALL
SCALE 1"-1'-0"
MODIFIED

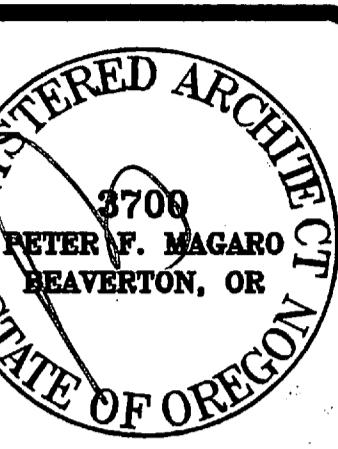


(E) 2-HR RATED EXT SHEAR WALL
SCALE 1"-1'-0"
NEW

JUN 23 2004

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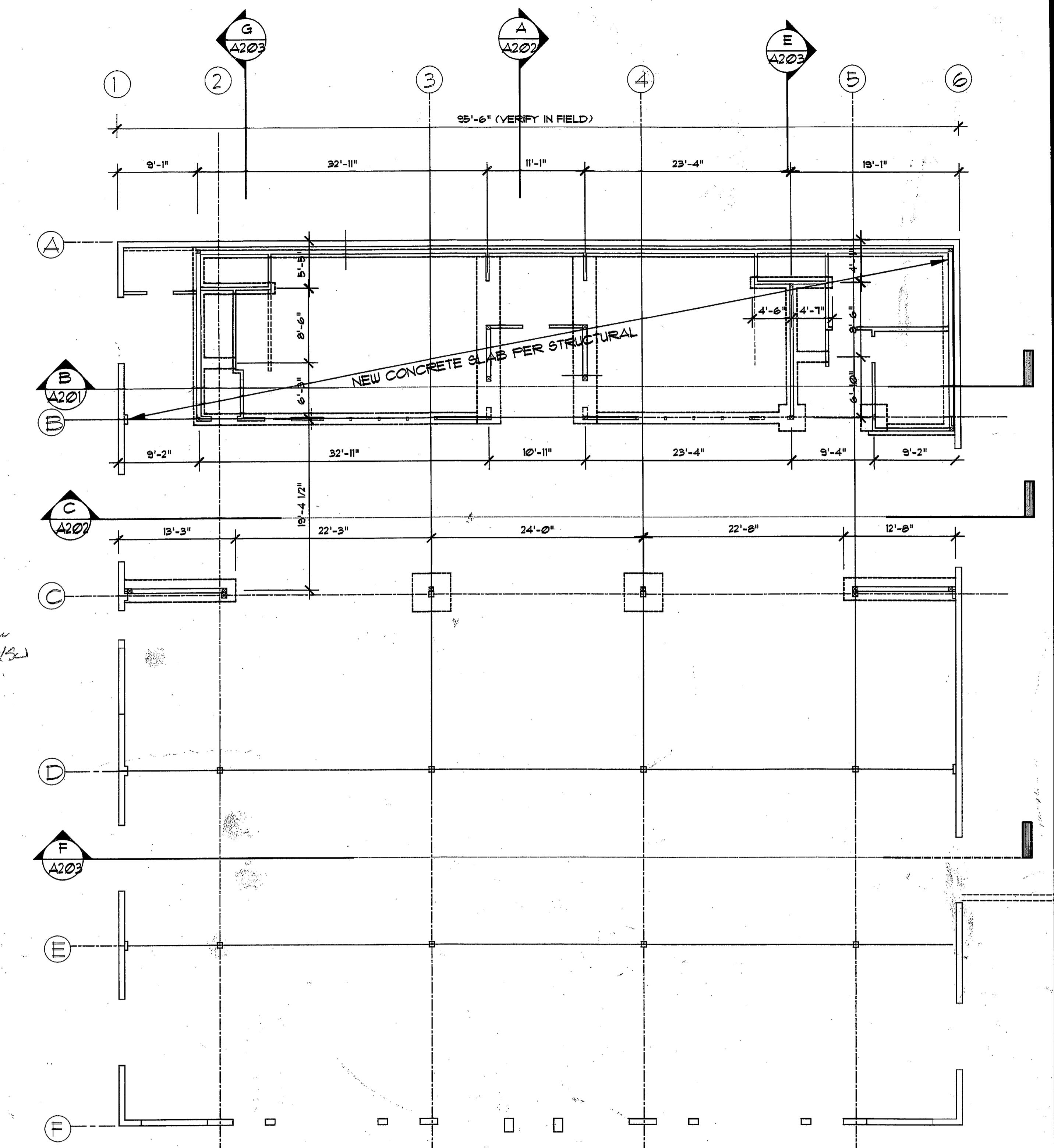
PETER MAGARO
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10570 S.W. Clinton Drive
Beaverton, Oregon 97008
(503) 579-2421

BARBO MACHINERY
COMPANY
4611 S.E. MILWAUKEE AVE
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FIRST FLOOR FOUNDATION PLAN
(ARCHITECTURAL)

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CHIEF
A102



FOUNDATION PLAN

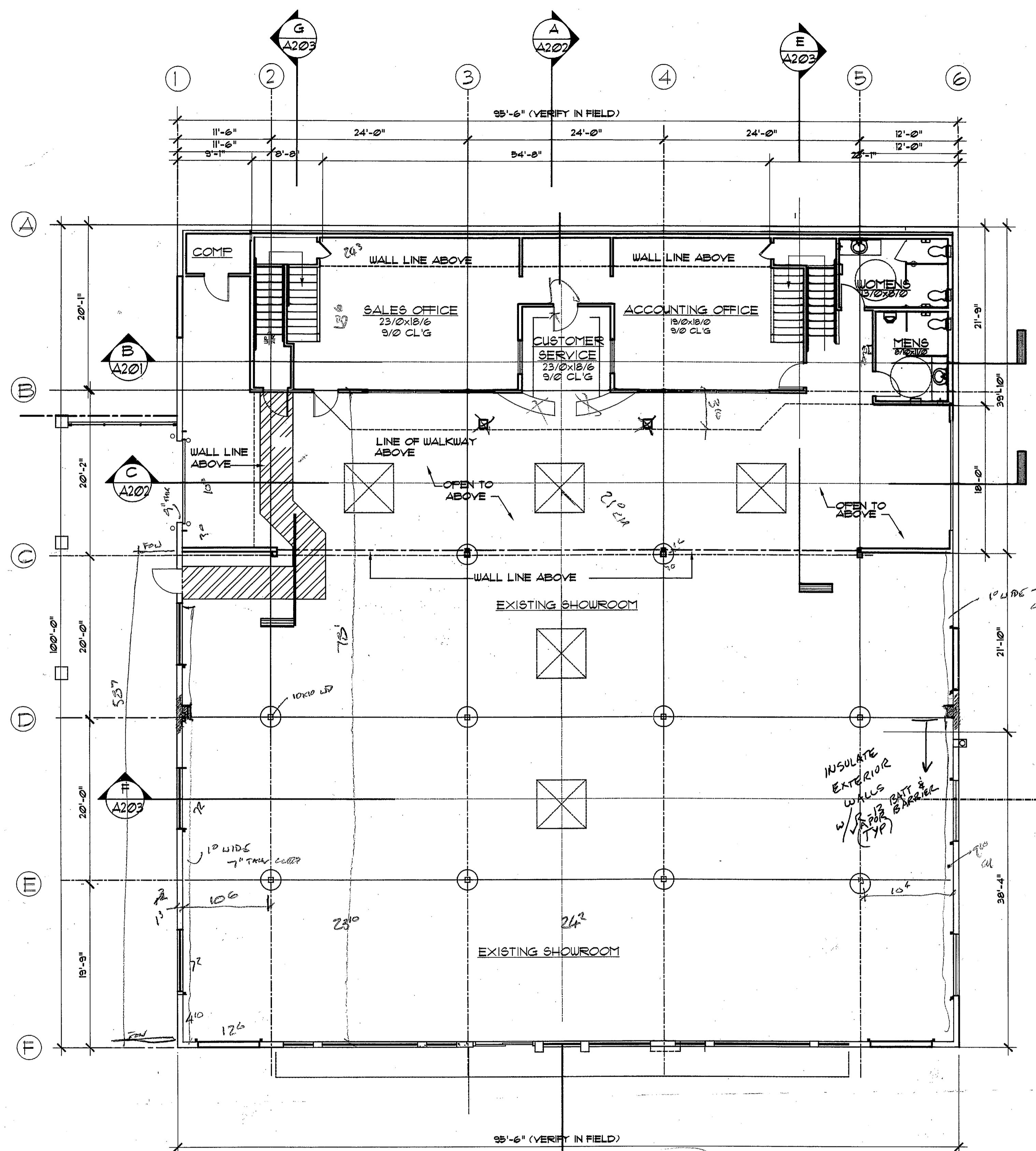
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FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

REFER TO 1/4" PLANS, STRUCTURAL PLANS
FOR FURTHER INFORMATION. THIS PLANS
INTENTION IS AS A DIMENSIONAL OVERVIEW
OF THE PROJECT

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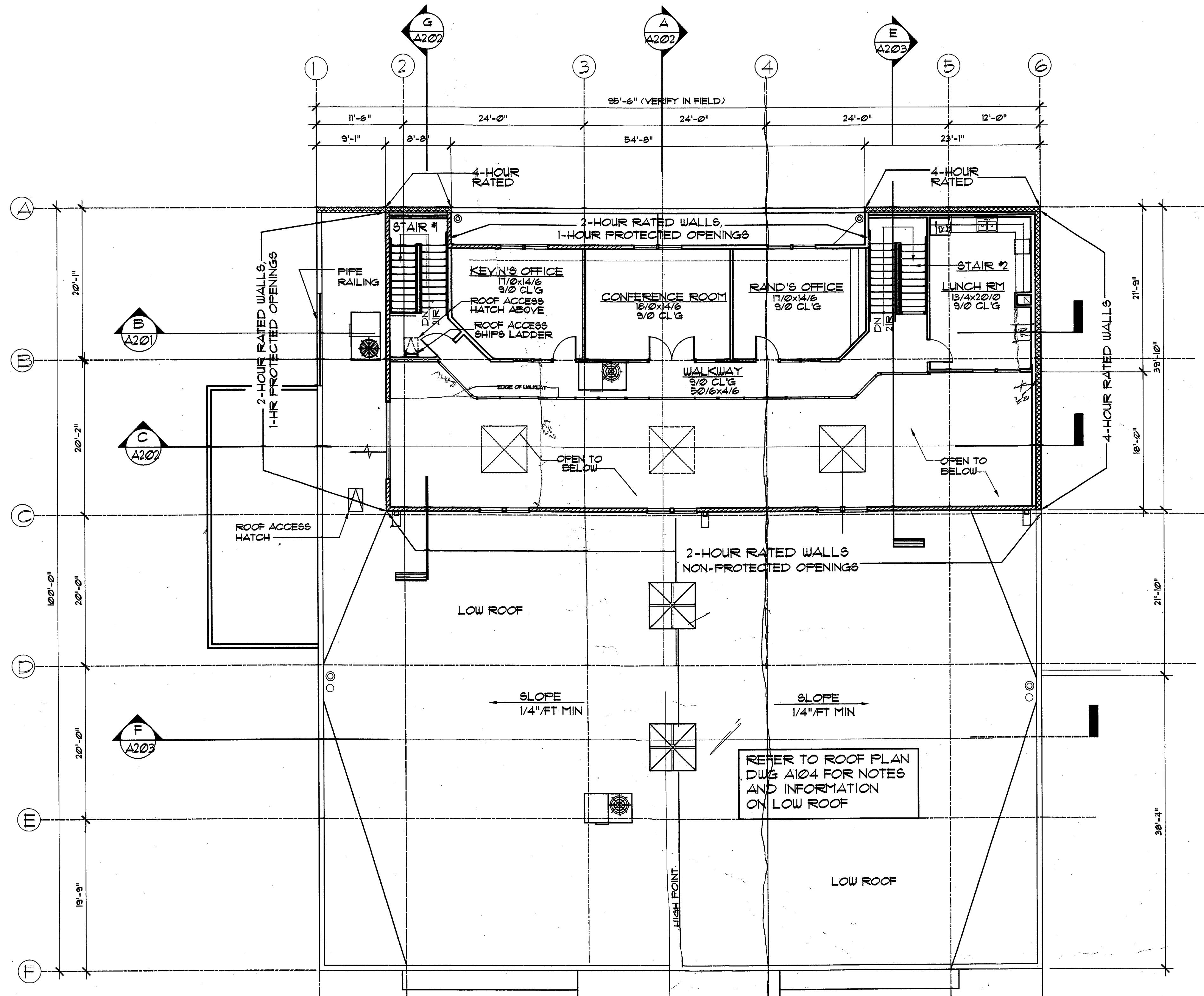


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SECOND FLOOR PLAN



SECOND FLOOR PLAN

SCALE 12'-1-0"

1432'

WALL LEGEND

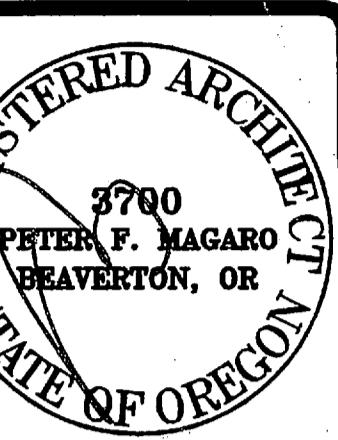
- 2-HR RATED WALL
- 4-HR RATED WALL
- NON-RATED WALL

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Peter Magaro
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OVERALL ROOF PLAN

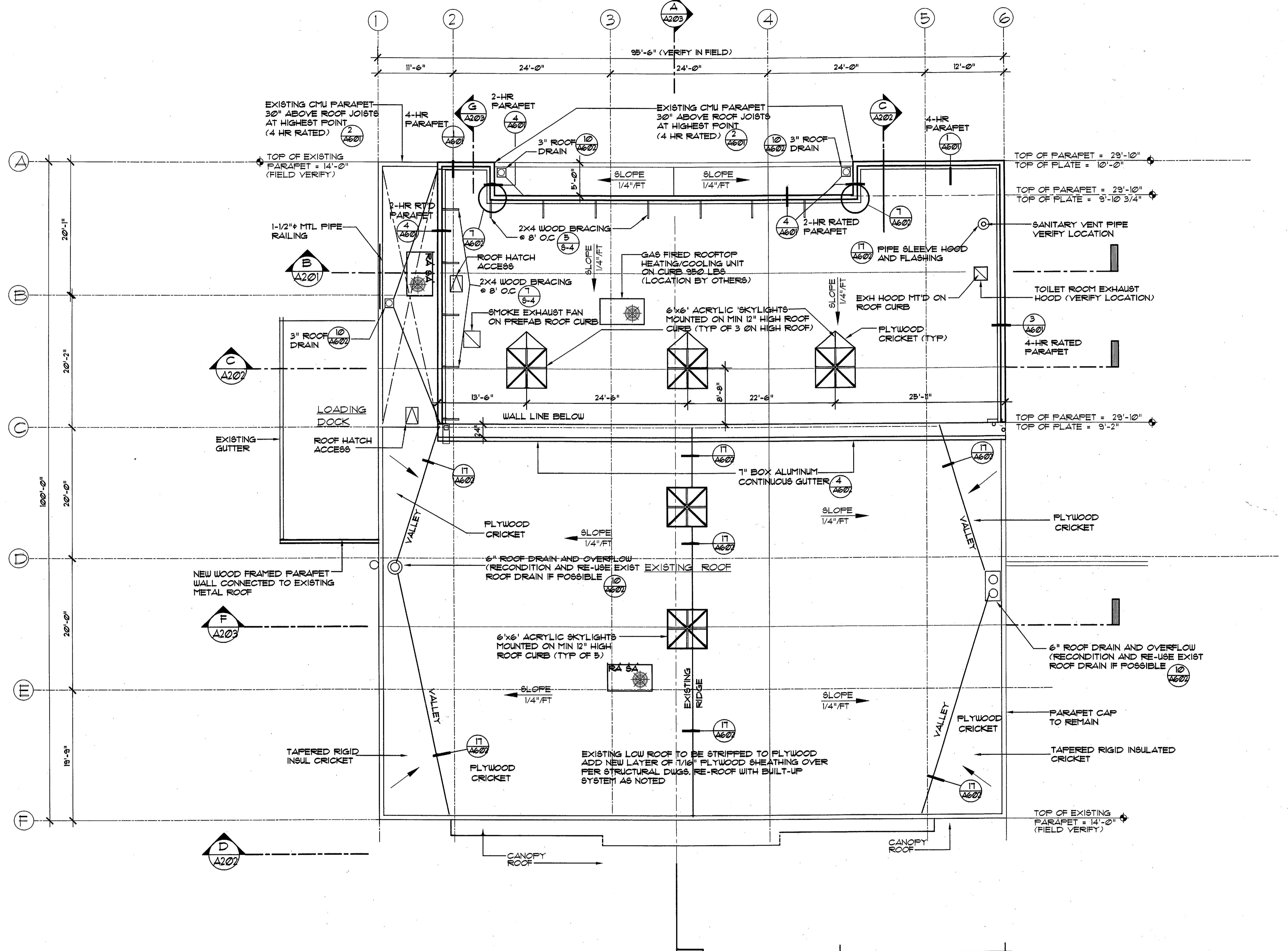
A rectangular stamp with a double-line border. Inside, the words "City of Portland" are written vertically along the top edge, and "APPROVED" is written horizontally across the middle.

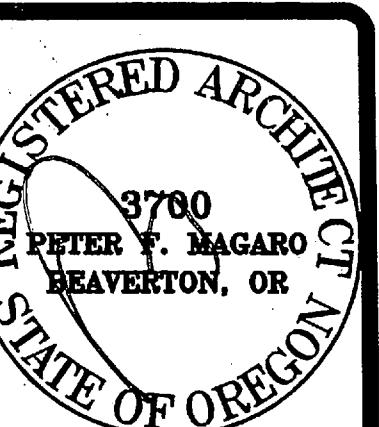
TOP OF EXISTING
PARAPET = 14'-0"

**ROOF DIAPHRAGM
BUILT-UP ROOFING SYSTEM
1/PLYWOOD CRICKETING OVER
1/16" PLYWOOD SHTG OYER
PREMANUFACTURED ROOF
JOISTS SLOPED @ 1/4" FT**

ROOF PLAN

SCALE 1/8" = 1'-0"





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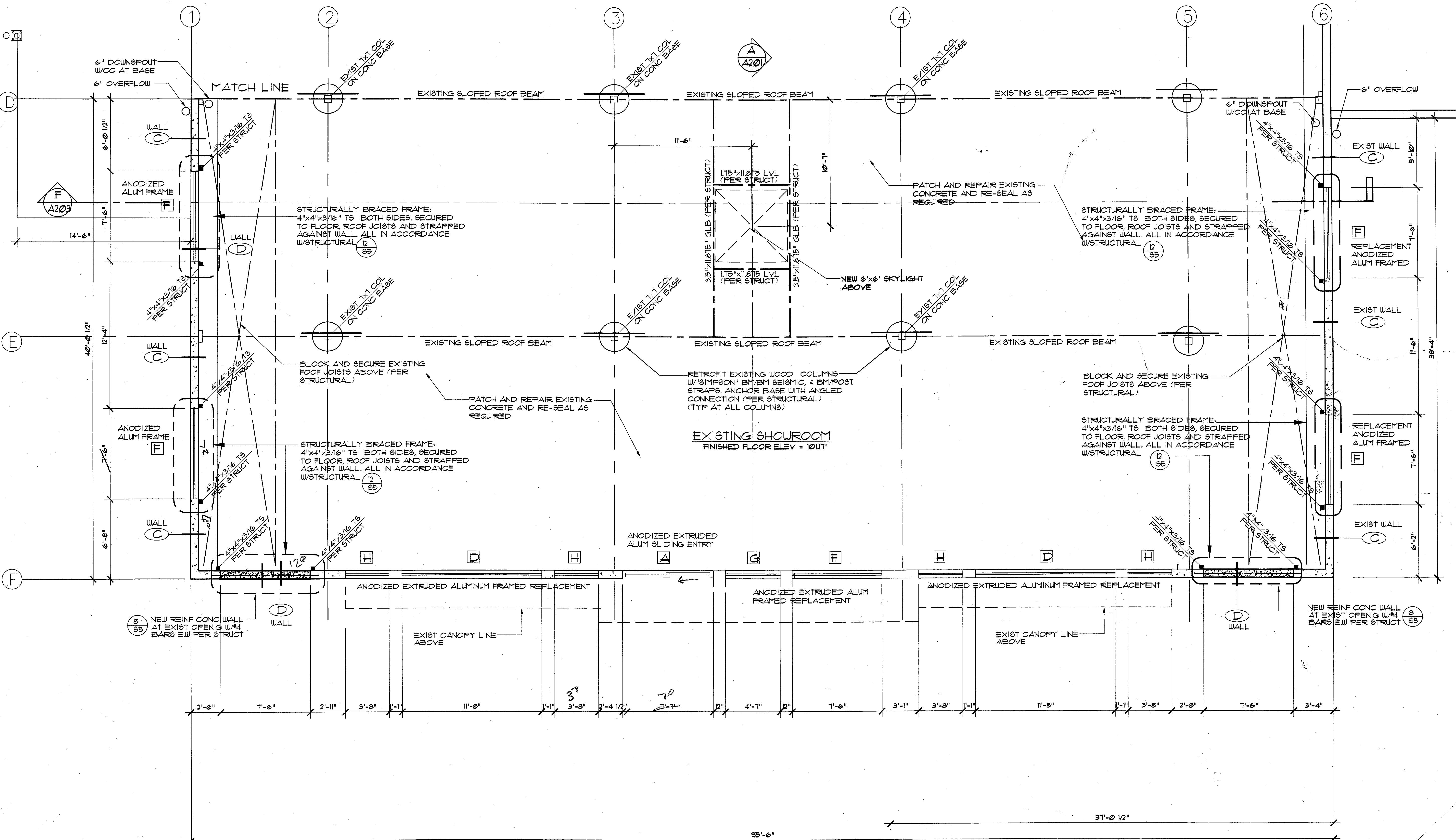
Peter Magaro
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FIRST FLOOR PLAN ENTRY/SHOWROOM

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A105



FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

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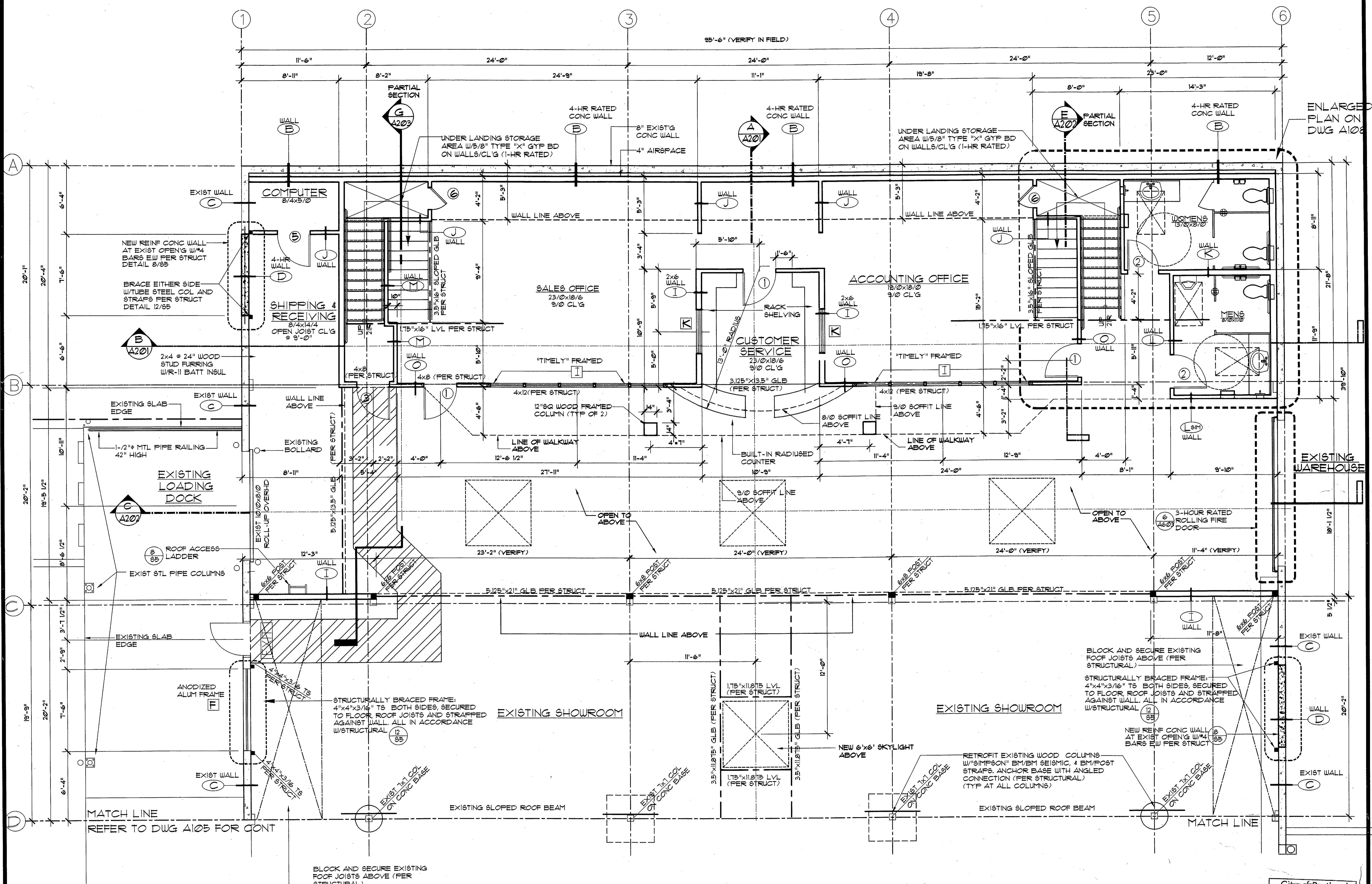


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FIRST FLOOR
SHOWROOM/OFFICES



FIRST FLOOR PLAN - REAR

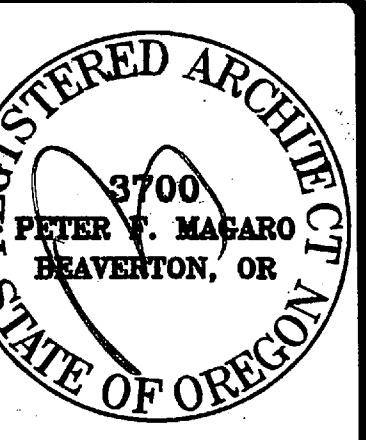
SCALE 1/4"=1'-0"

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DATE 3-10-04
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JOB NO.
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BARBO MACHINERY COMPANY 4617 S.E. MILWAUKEE AVE PORTLAND, OREGON JOSEPH HUGHES CONST. CO.

SECOND FLOOR
ENTRY/LOW ROOF

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

GENERAL NOTE

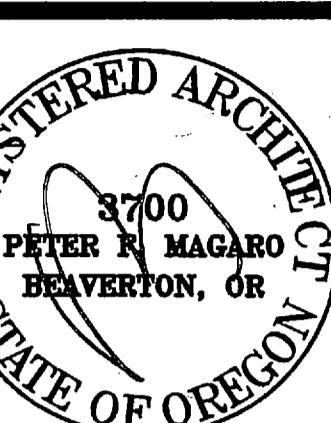
STRUCTURAL BEAMS, POSTS, CONNECTIONS, & NOTES SPECIFIC TO STRUCTURE ARE SHOWN ON PLAN AS REFERENCE. VERIFY ALL OF THE ABOVE W/STRUCT DRAWINGS. SHOULD DISCREPANCIES ARISE THE ARCHITECT OF RECORD IS TO BE NOTIFIED PRIOR FURTHER COMMENCEMENT, FOR VERIFICATION AND COORDINATION

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Permit Number
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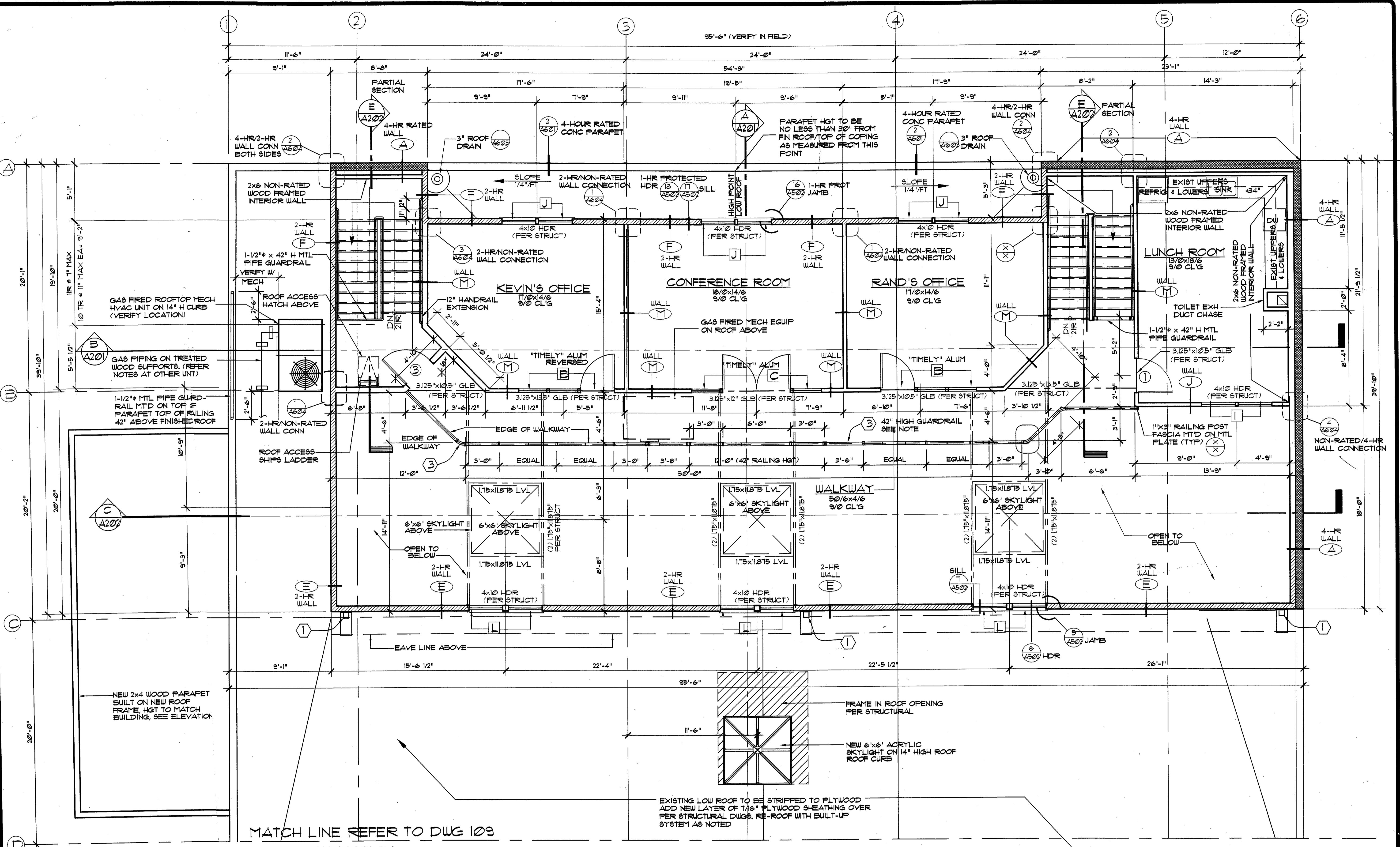
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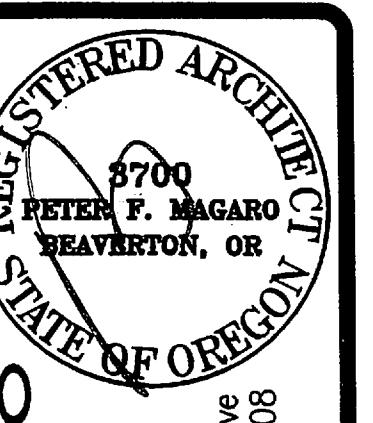
SECOND FLOOR
LOW ROOF/OFFICES



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SHEET	

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Architecture
A PROFESSIONAL CORPORATION

BY
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OR & CT
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PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

TOLLET RMS/STAR @2
LUNCH ROOM/STAR #2

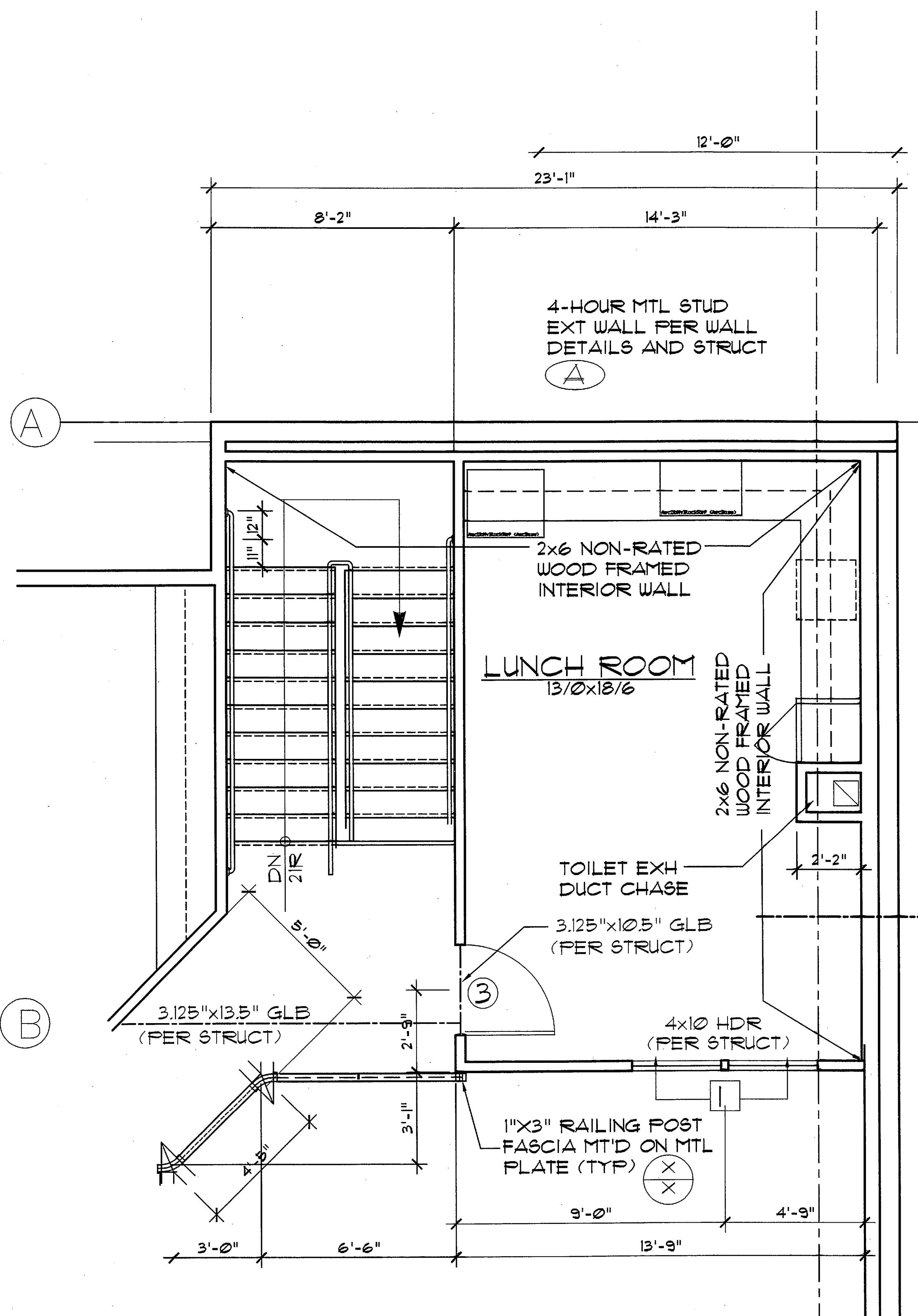
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DATE 3-10-04
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JOB. NO.
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A109

LUNCH ROOM - STAIR #2 ENLARGED PLAN

SCALE 3/8"=1'-0"

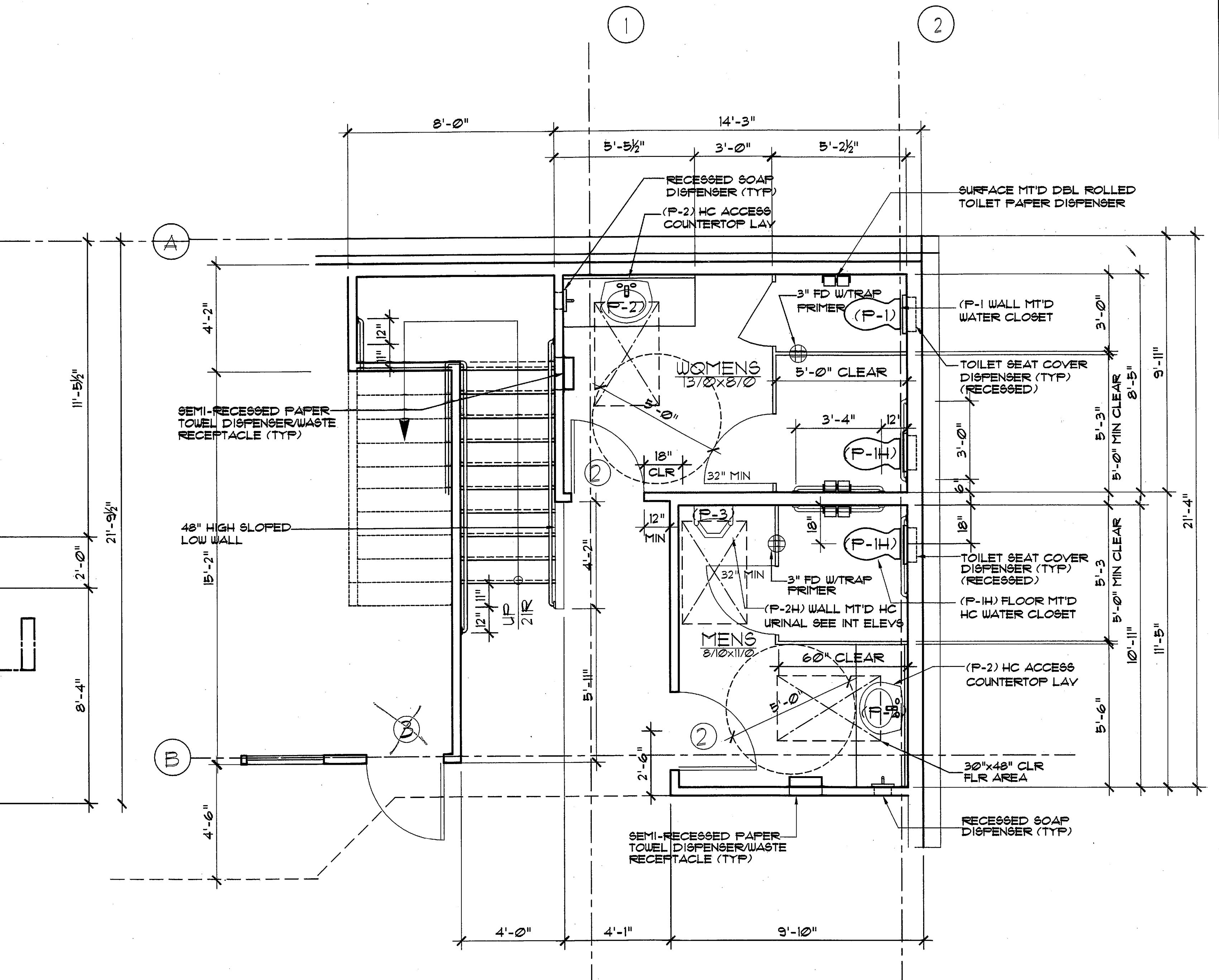
SECOND FLOOR



TOILET ROOMS - STAIR #2 ENLARGED PLAN

SCALE 3/8" = 1'-0"

PST FLOOR

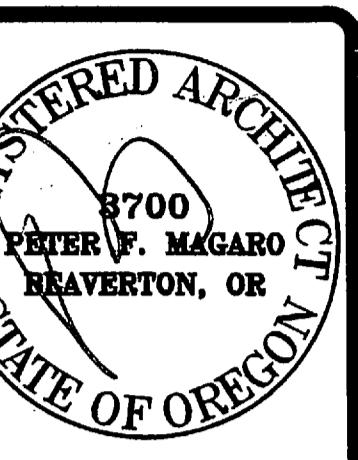


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JUN 23 2004

A109

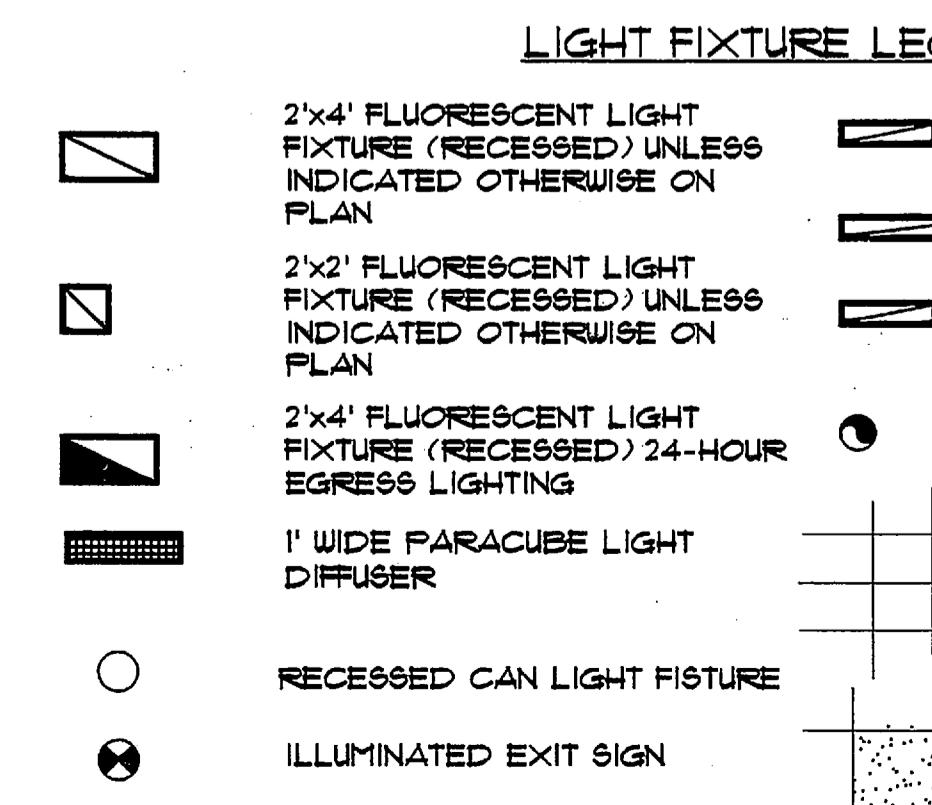
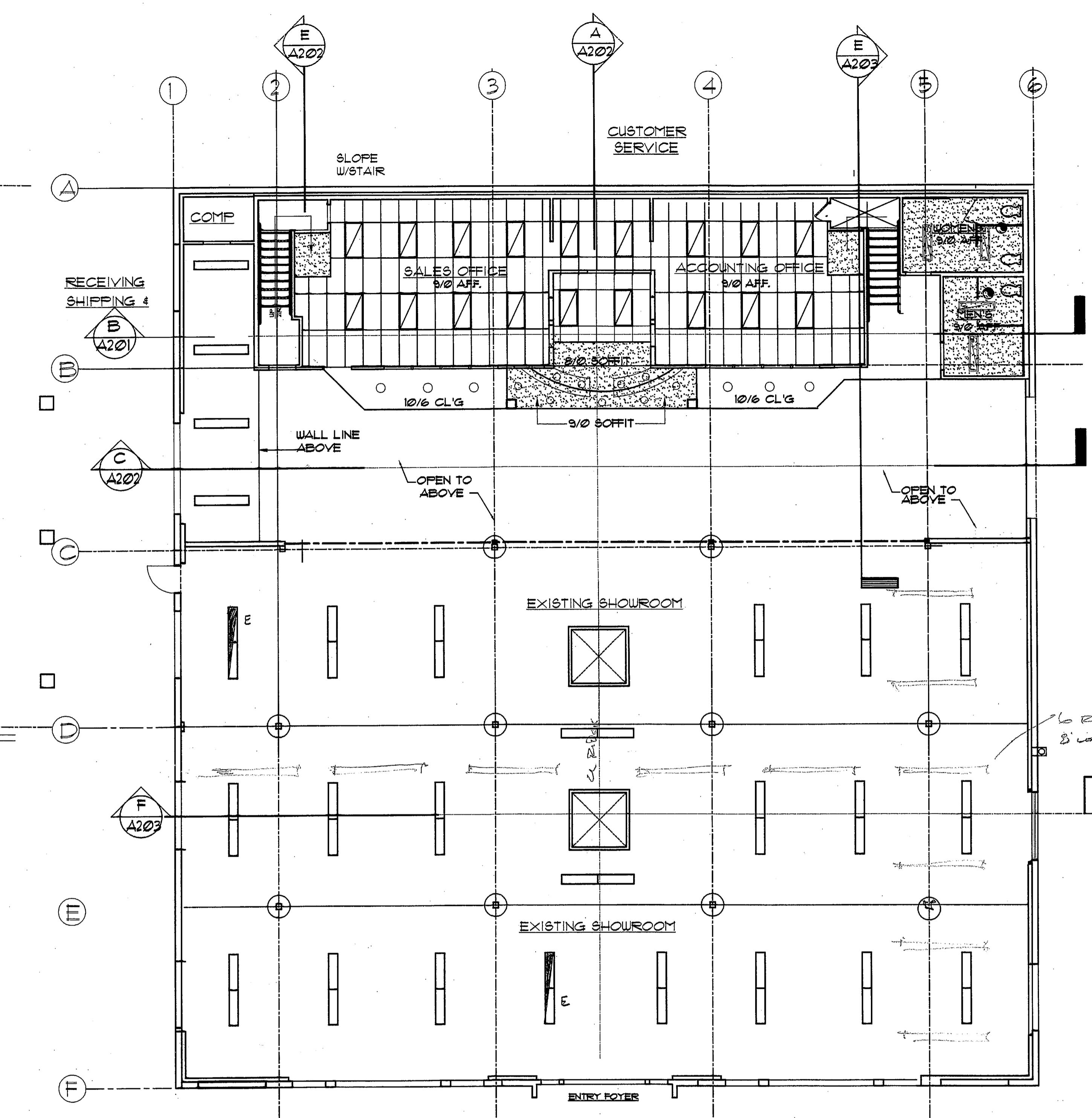
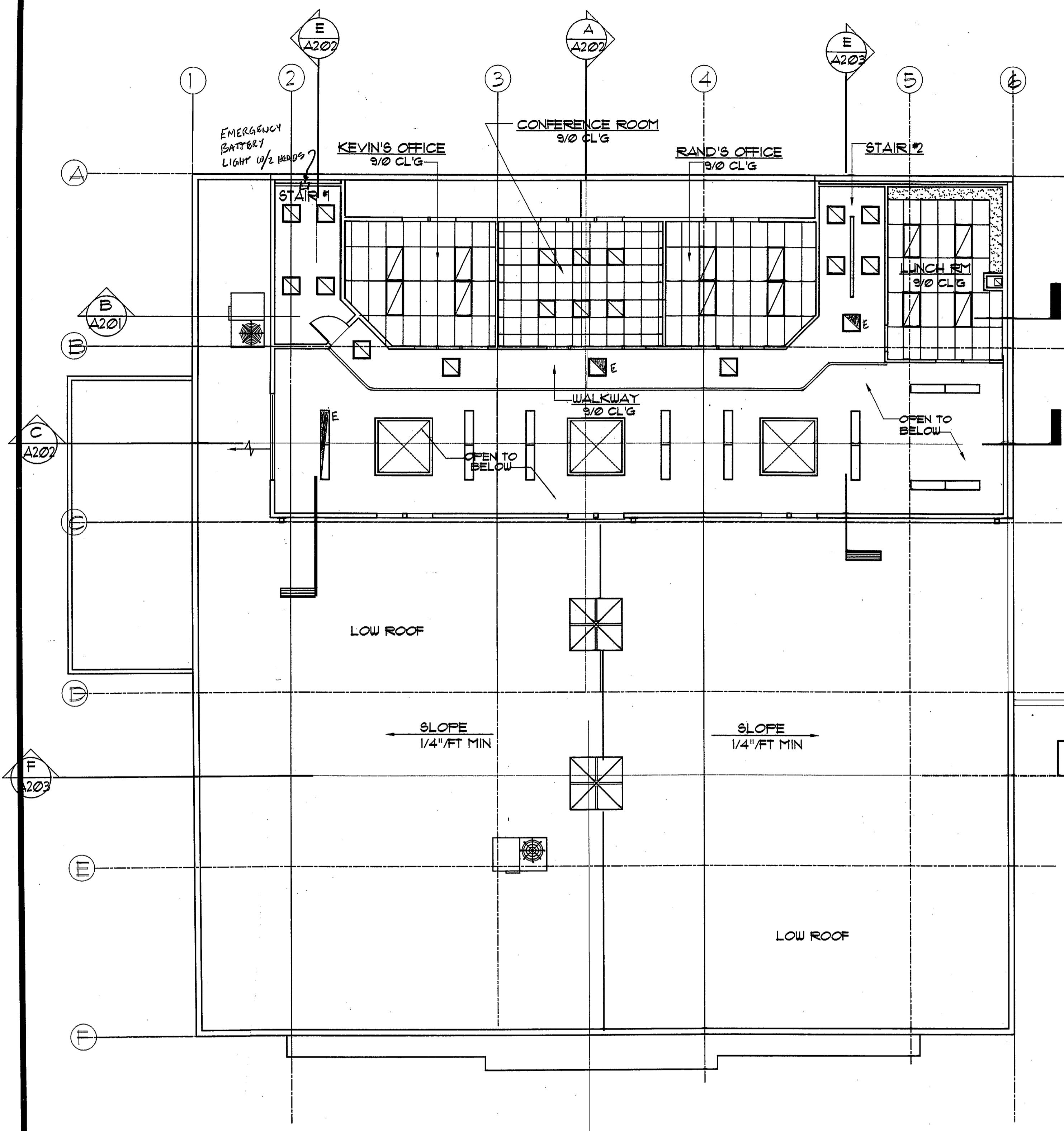
REVISIONS	BY
2 5/04/04	
3 6/23/04	



PETER MAGARO Architecture A PROFESSIONAL CORPORATION Peter Magaro Architect, A.I.A.

BARBO MACHINERY COMPANY 4617 S.E. MILWAUKEE AVE PORTLAND, OREGON JOSEPH HUGHES CONST. CO.

REFLECTED CEILING PLANS (ARCHITECTURAL)



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3	6/23/04



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Architecture
A PROFESSIONAL CORPORATION

10570 S.W. Citation
Beaverton, Oregon 9
(503) 579-2421

(503) 579-2421

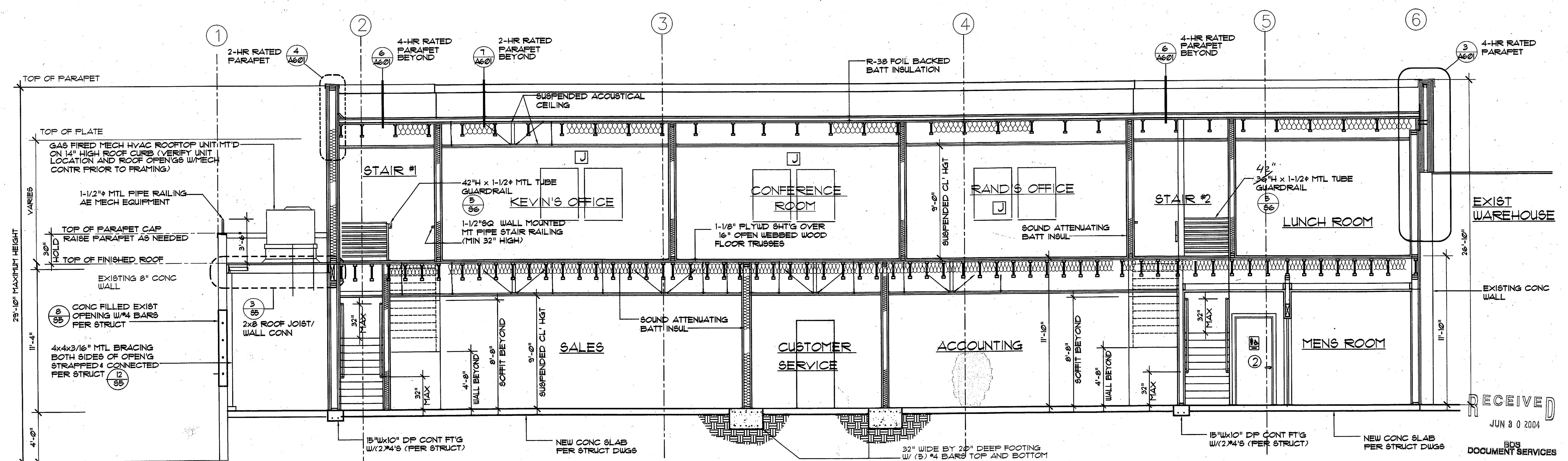
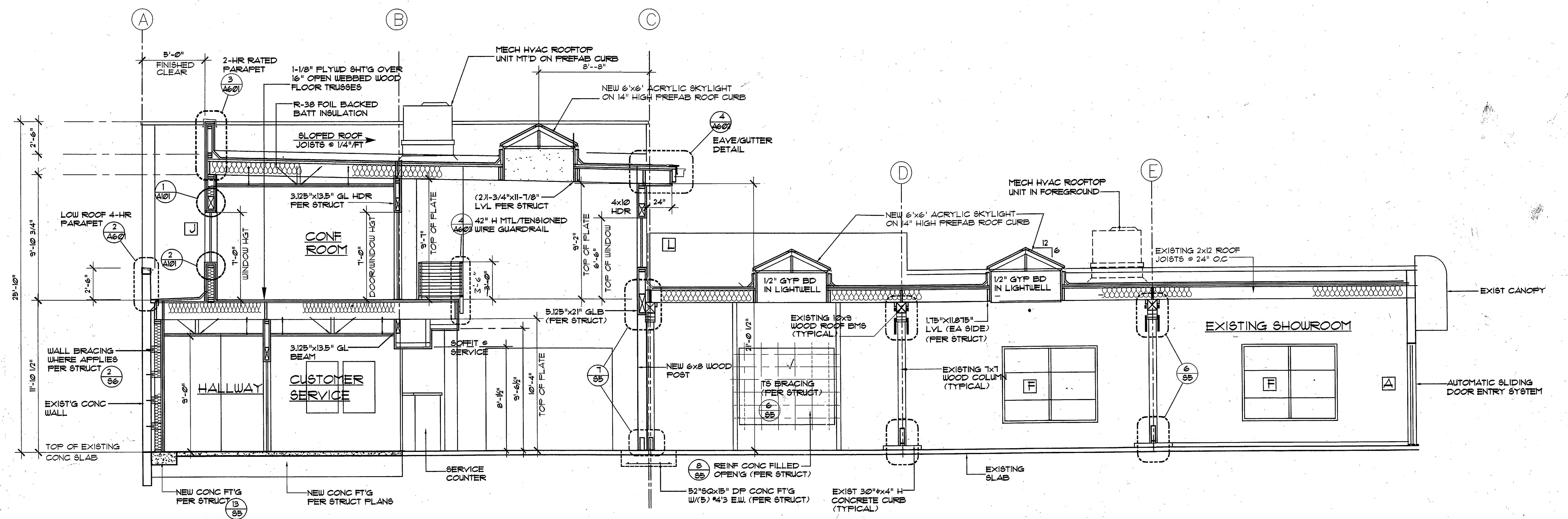
Architect, A.I.A.

461 E. FLUAGANIE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

SECTION A SECTION B

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SECTION

City of Portland
BUILDING DEPARTMENT

AUG 1 2004

Permit Number 100-123456789

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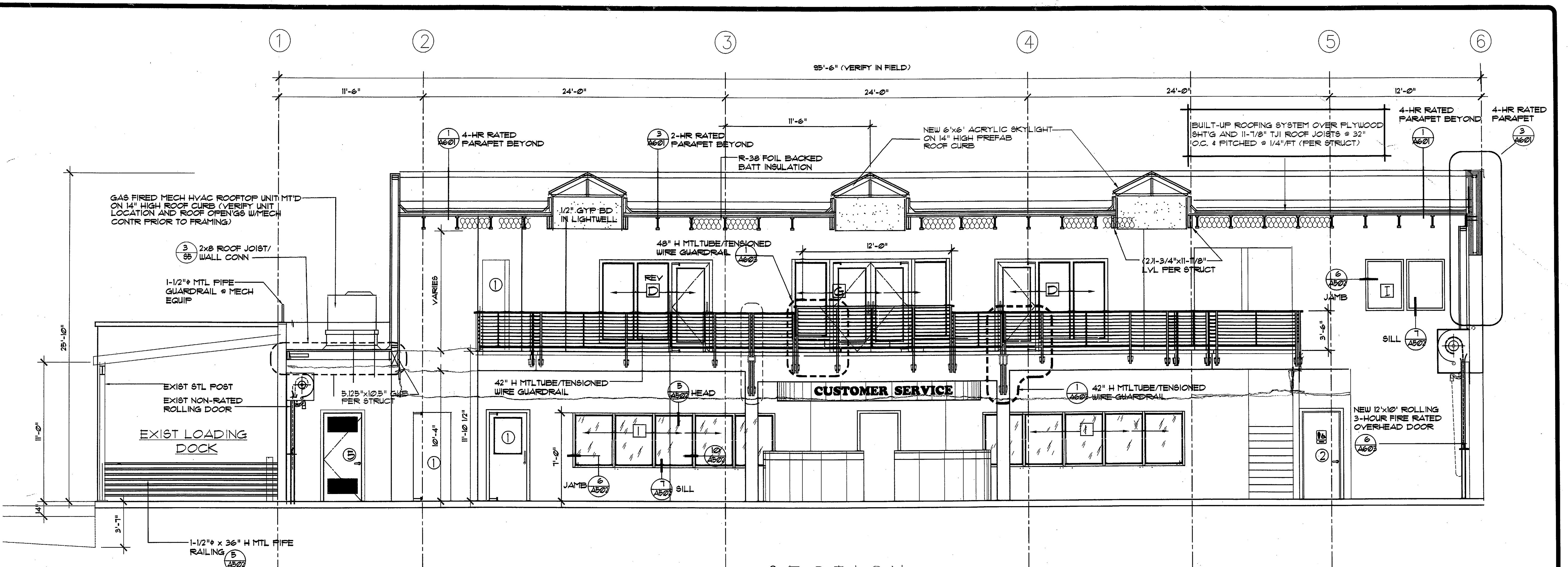
0570 S.W. Citation Drive
Beaverton, Oregon 97008
(503) 579-2421

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A PROFESSIONAL
Peter Magaro
Architect, A.I.A.
COMPANY
4617 S.E. MILWAUKIE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

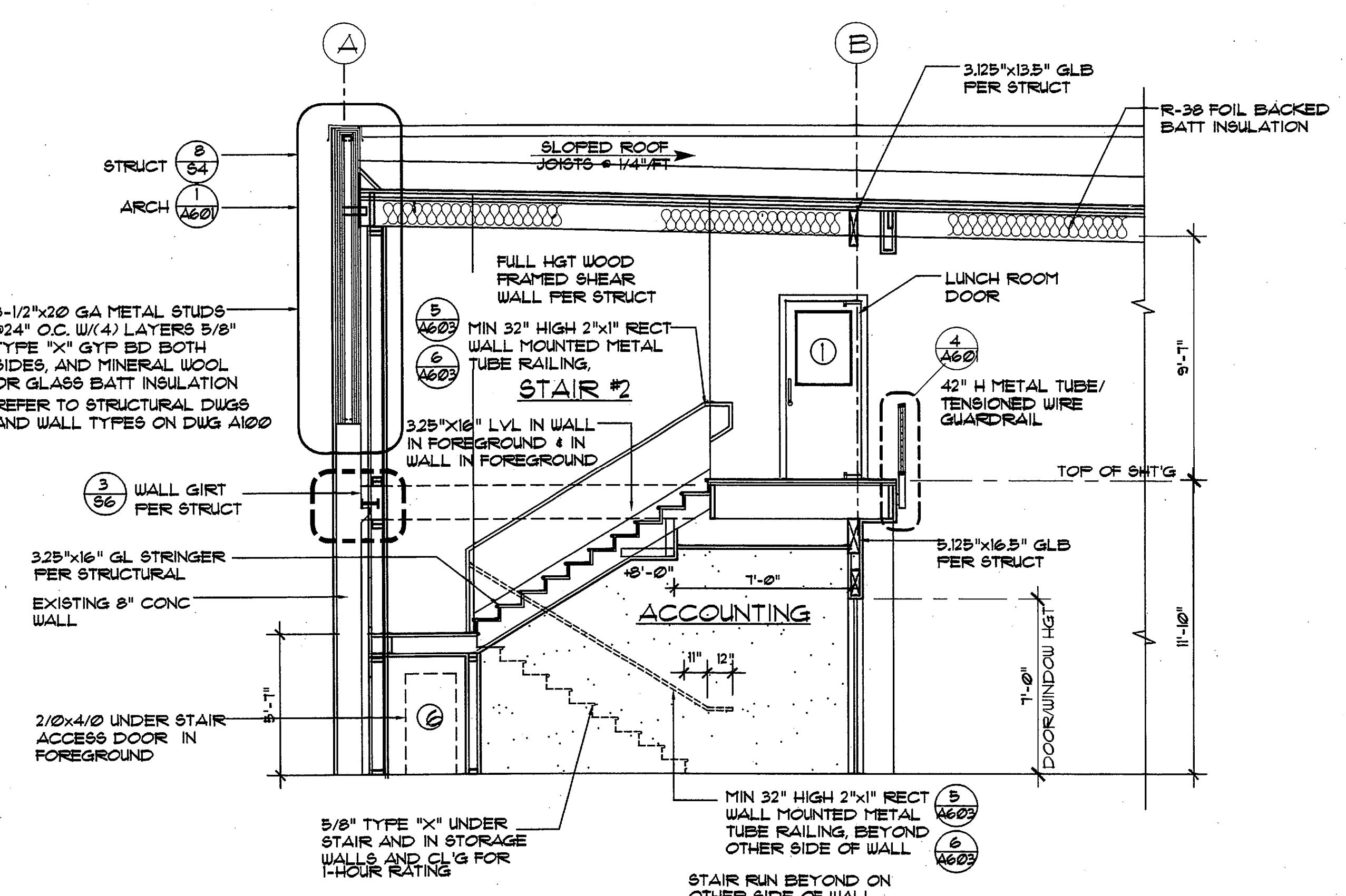
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SECTION C



SECTION 

City of Portland
APPROVAL
AUG 19 2004
Permit Number 100-123456789

23 2004

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3	6/23/04



Architecture

PROFESSIONAL CORPORATION

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(503) 579-2421

Architect, A.I.A.

DANCO COMPANY
4617 S.E. MILWAUKEE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

SECTION

SCALE 1/4"=1'-0"

This detailed architectural section drawing illustrates the construction of a building's roof and exterior wall. The drawing shows a cross-section from point 1 on the left to point 6 on the right. Key features include:

- Roof:** A built-up roofing system over $\frac{1}{16}$ " APA rated plywood sheathing (per struct).
- Exterior Wall:** 12" horizontal Hardi-Plank non-combustible siding, 10-3/4" exposed, existing sloped roof beyond, new wood framed parapet wall.
- Windows:** Double-hung windows with dimensions ± 20'-0" and 20'-0".
- Skylights:** 6'x6' acrylic skylight mounted on min 14" high roof curb, and a 6'x6' skylight mounted on min 14" high roof curb.
- Downspouts:** 6x6 alum downspout.
- Parapets:** 4-HR rated parapet (beyond), 2-HR rated parapet (beyond), and 4-HR rated parapet (beyond).
- Lightwell:** Wrap lightwell with 5/8" Gyp Bd, 3.5"x11.875" LVL all sides.
- Existing Structure:** Existing 2x12 roof rafters @ 24" O.C., 2x12 nailed on each side of exist joist (per struct), existing 7x7 wood column, and existing 30"x4" high conc curb.
- Bracing:** 4x4x3/16" MTL bracing both sides of opening strapped & connected per struct.
- Annotations:** Labels include "EXISTING SHOWROOM", "VERIFY IN FIELD", and various callouts for dimensions and materials.

SECTION

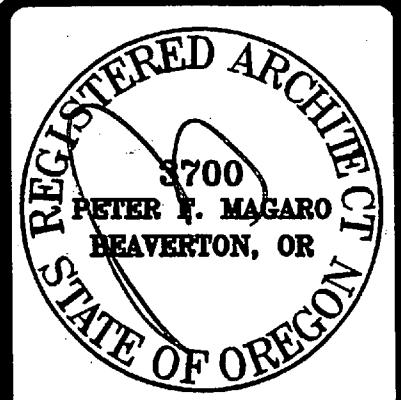
SCALE 1/4"=1'-0"

A rectangular stamp with a double-line border. The top line reads "City of Portland" and the bottom line reads "APPROVED". In the center, the date "AUG 19 2004" is stamped. At the bottom, there is a line for a permit number which is partially visible as "PERMIT NUMBER".

A203

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2 5/04/04



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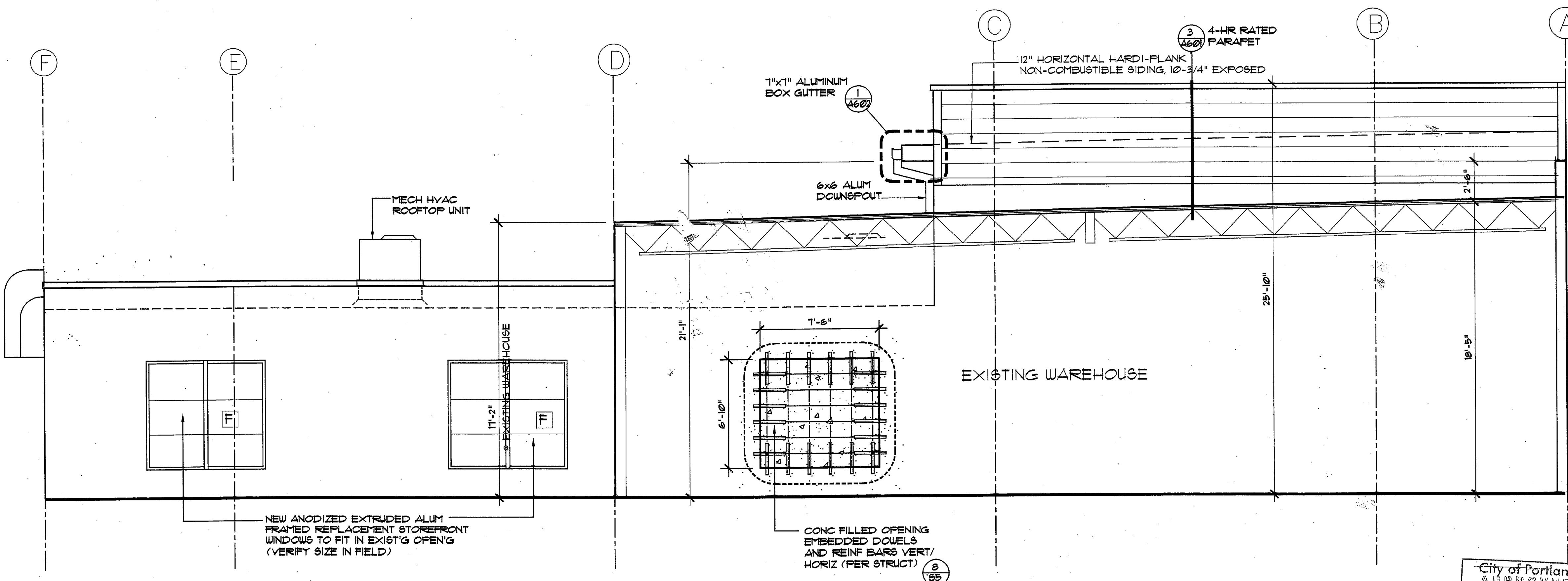
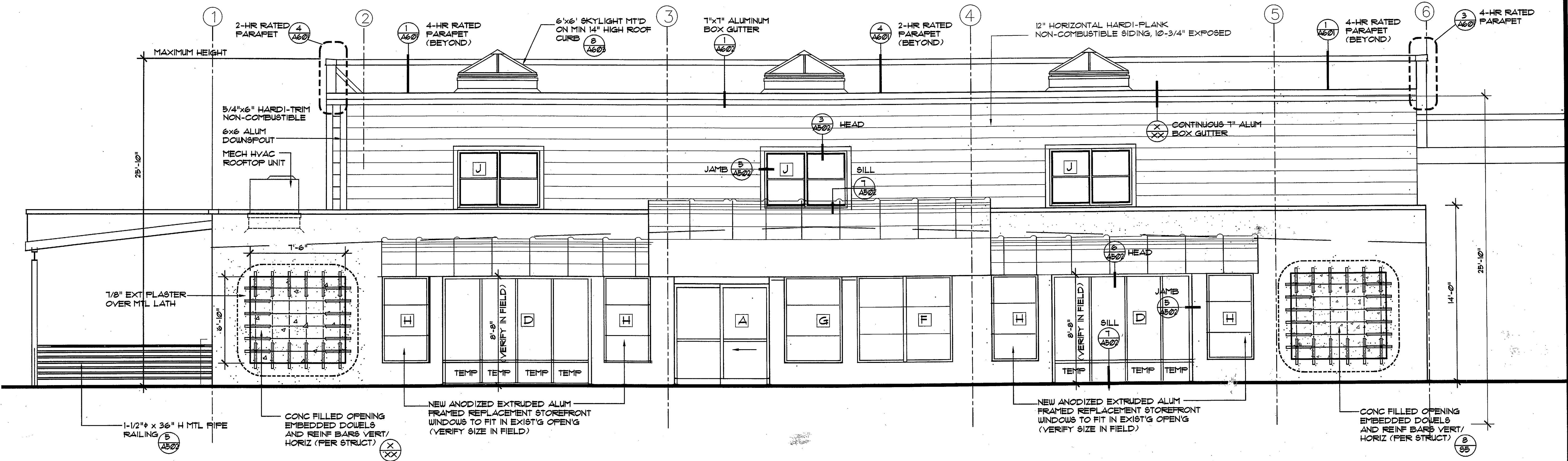
Peter Magaro
Architect, A.I.A.

BARBO MACHINERY COMPANY
4617 S.E. MILWAUKEE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

NEW ELEVATIONS

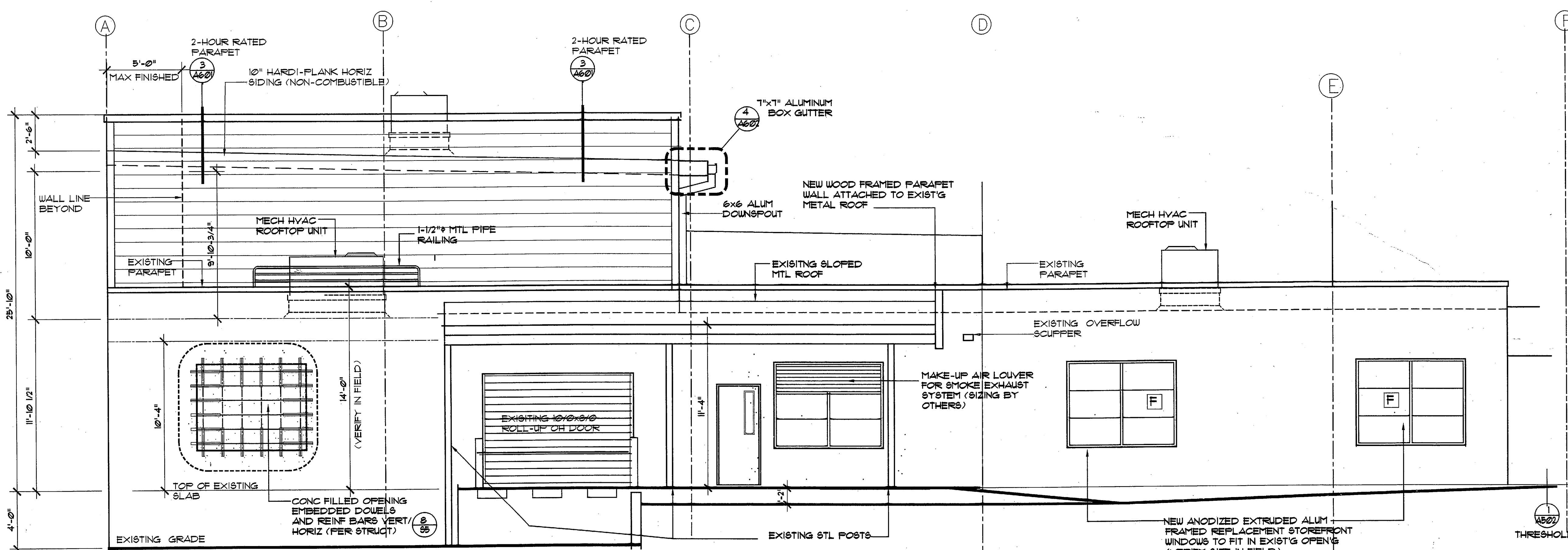
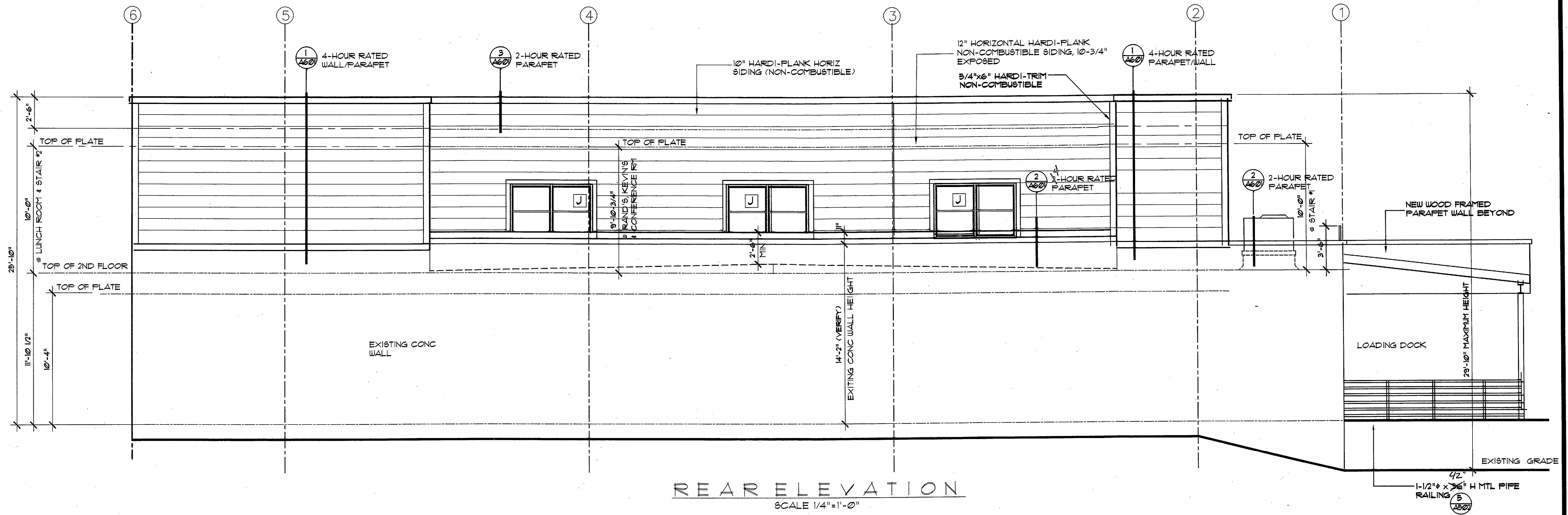
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Permit Number:

JUN 23 2004



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"

JUN 23 2004

A302

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3-10-04
SCALE

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COMPANY
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PORTLAND, OREGON

NEW ELEVATIONS

**City of Portland
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**BDS
DOCUMENT SERVICES**

DOCUMENT SERVICE

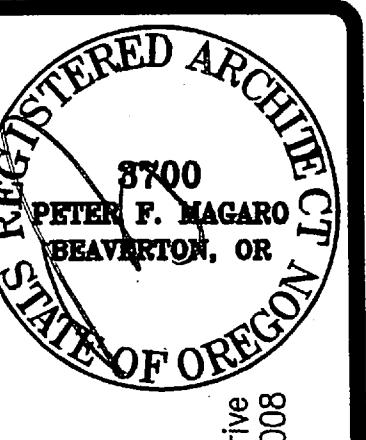
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JUN 23 2000

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3	6/23/04



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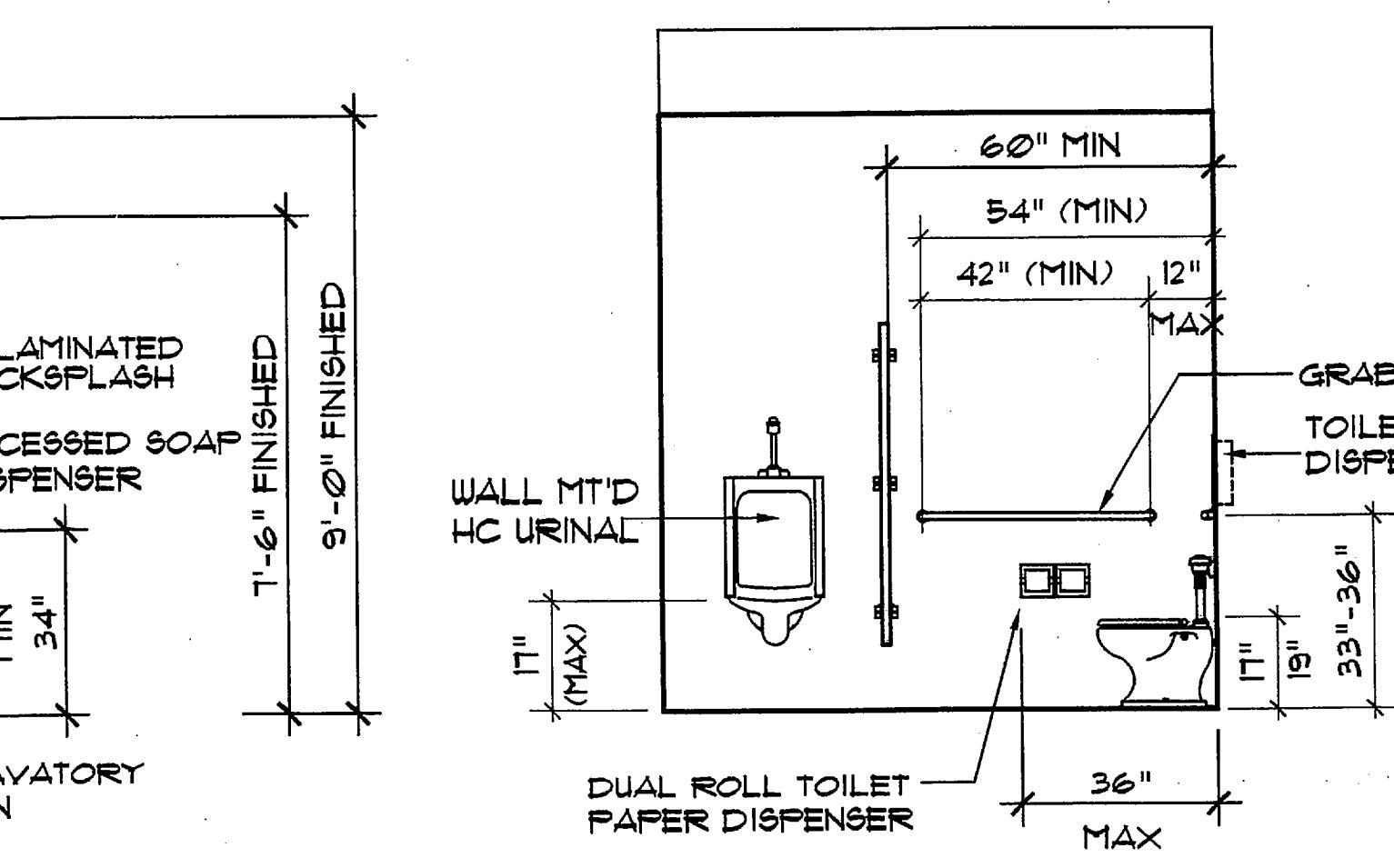
INTERIOR
ELEVATIONS

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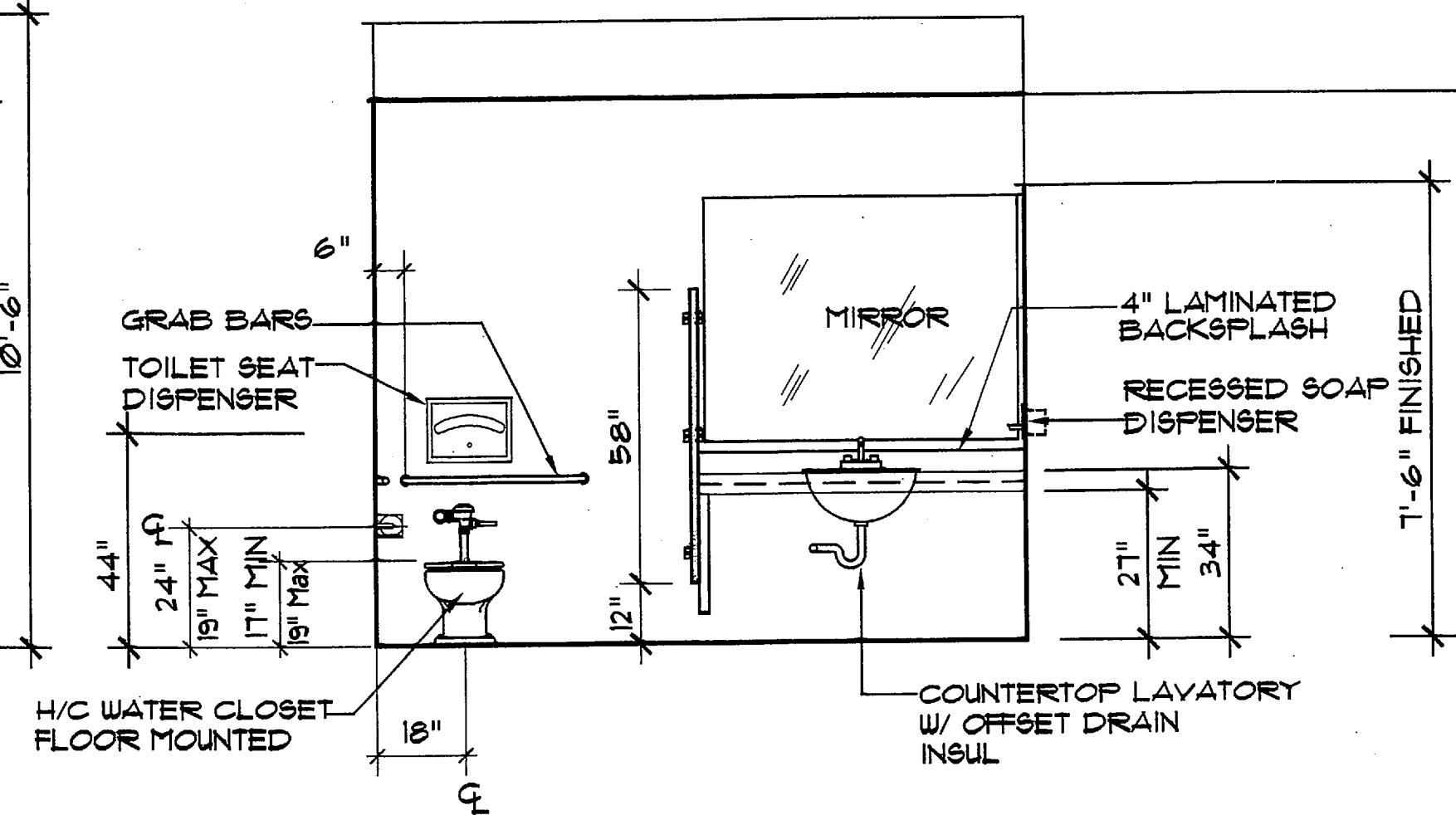
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APPROVED
AUG 19 2004
Permit Number:

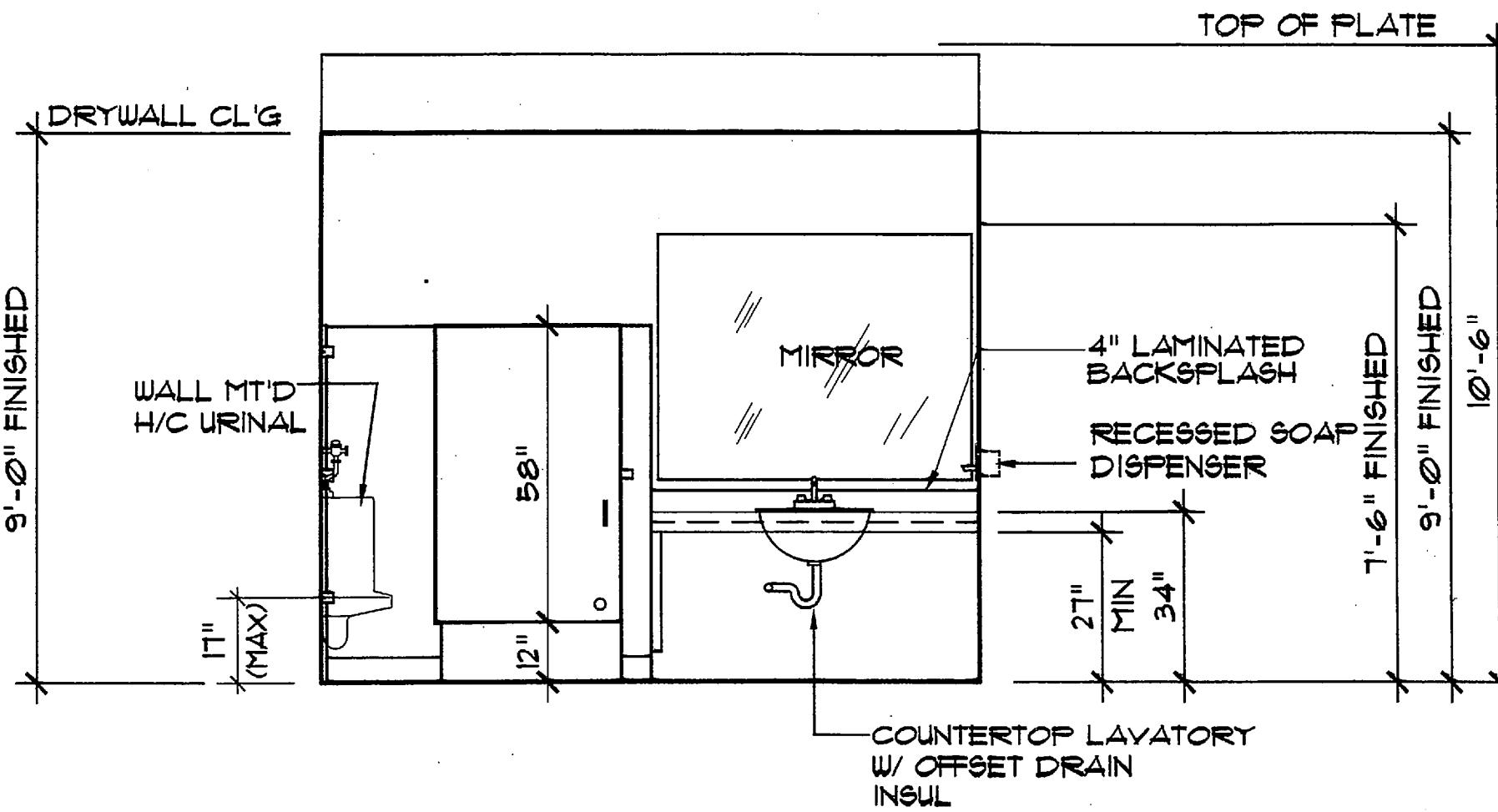
JUN 23 2004



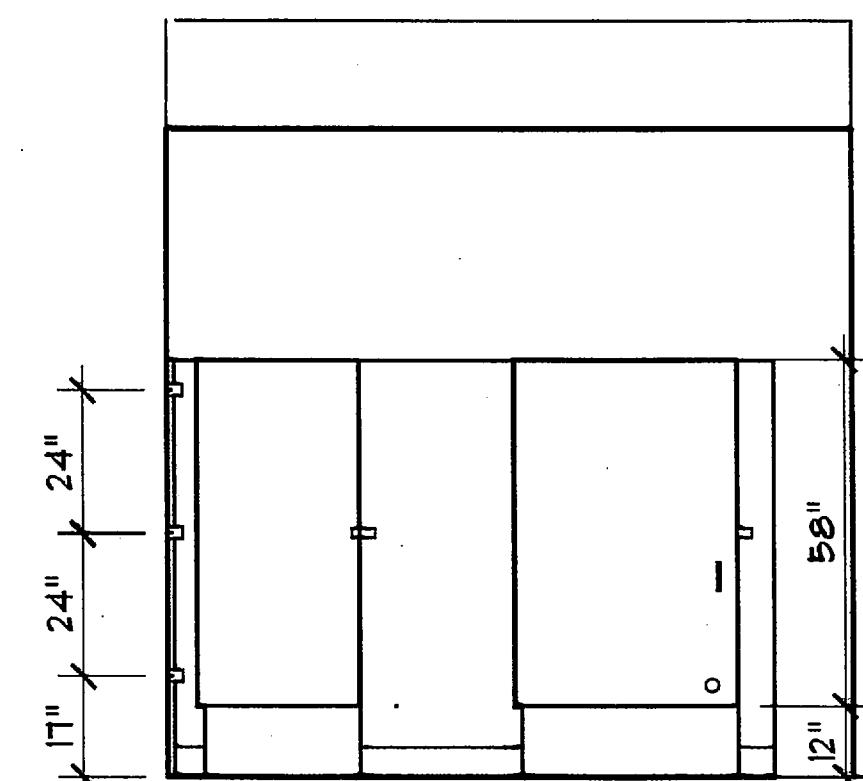
(A) MENS' ROOM
SCALE 3/8"=1'-0"



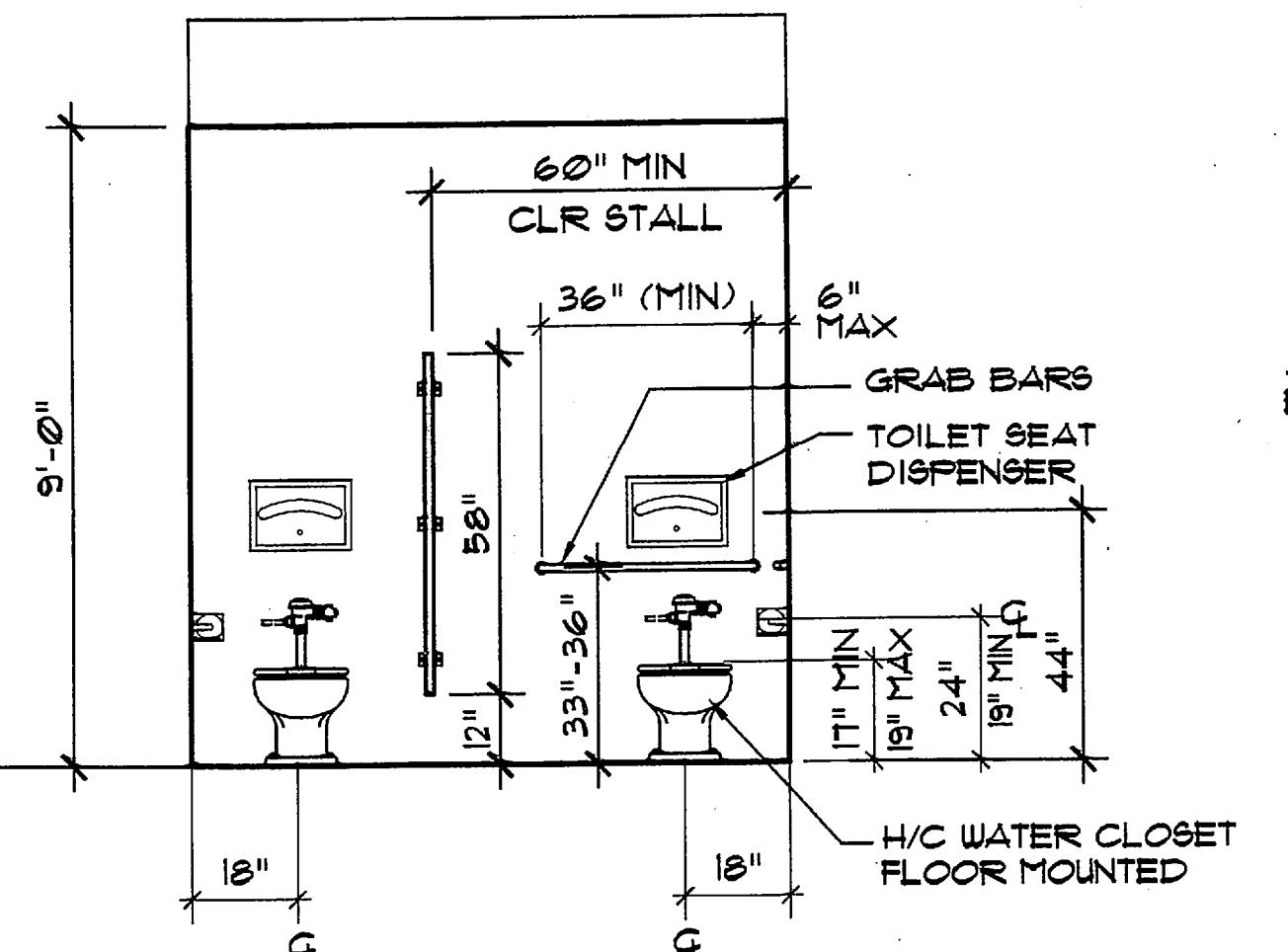
(B) MENS' ROOM
SCALE 3/8"=1'-0"



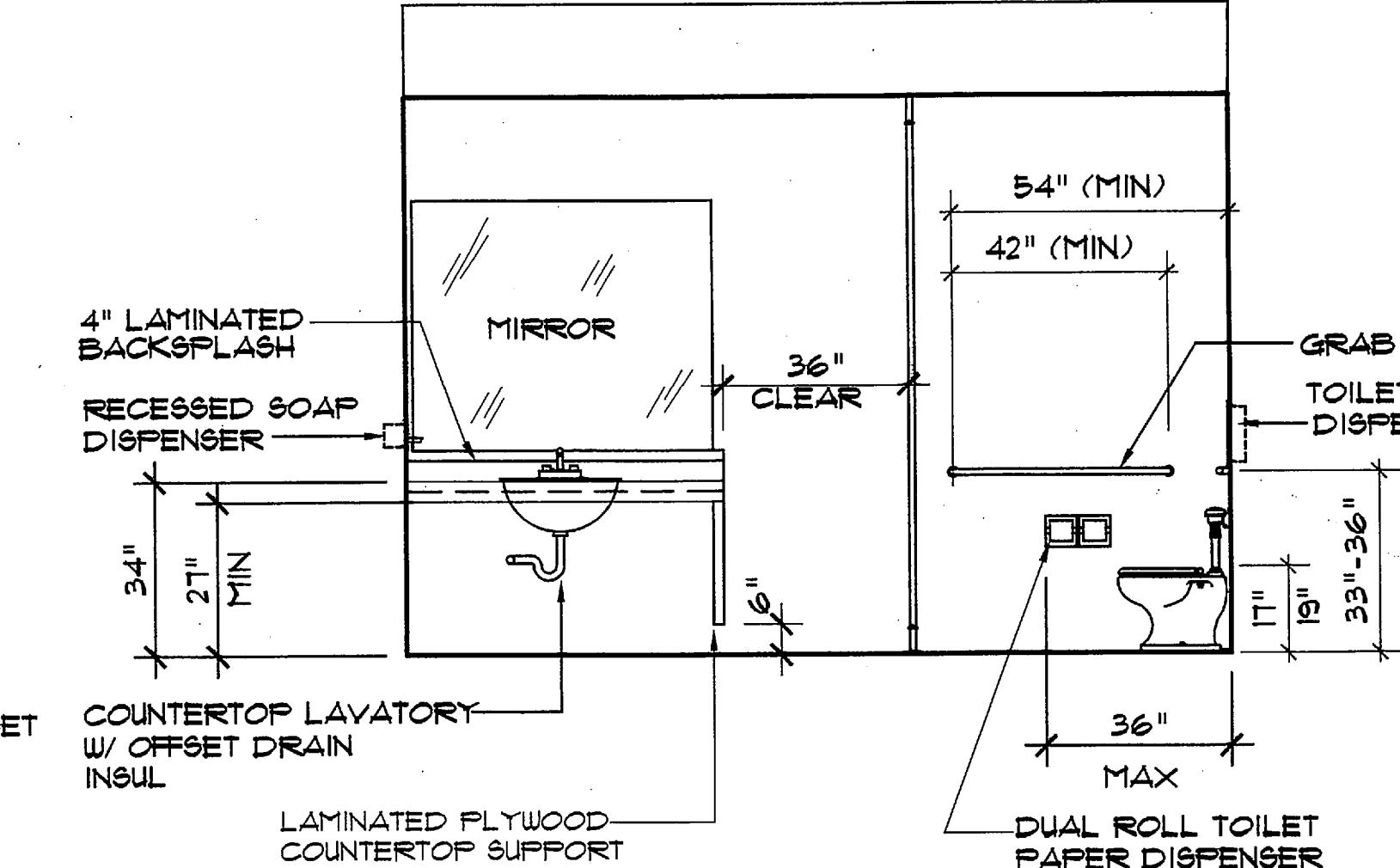
(C) MENS' ROOM
SCALE 3/8"=1'-0"



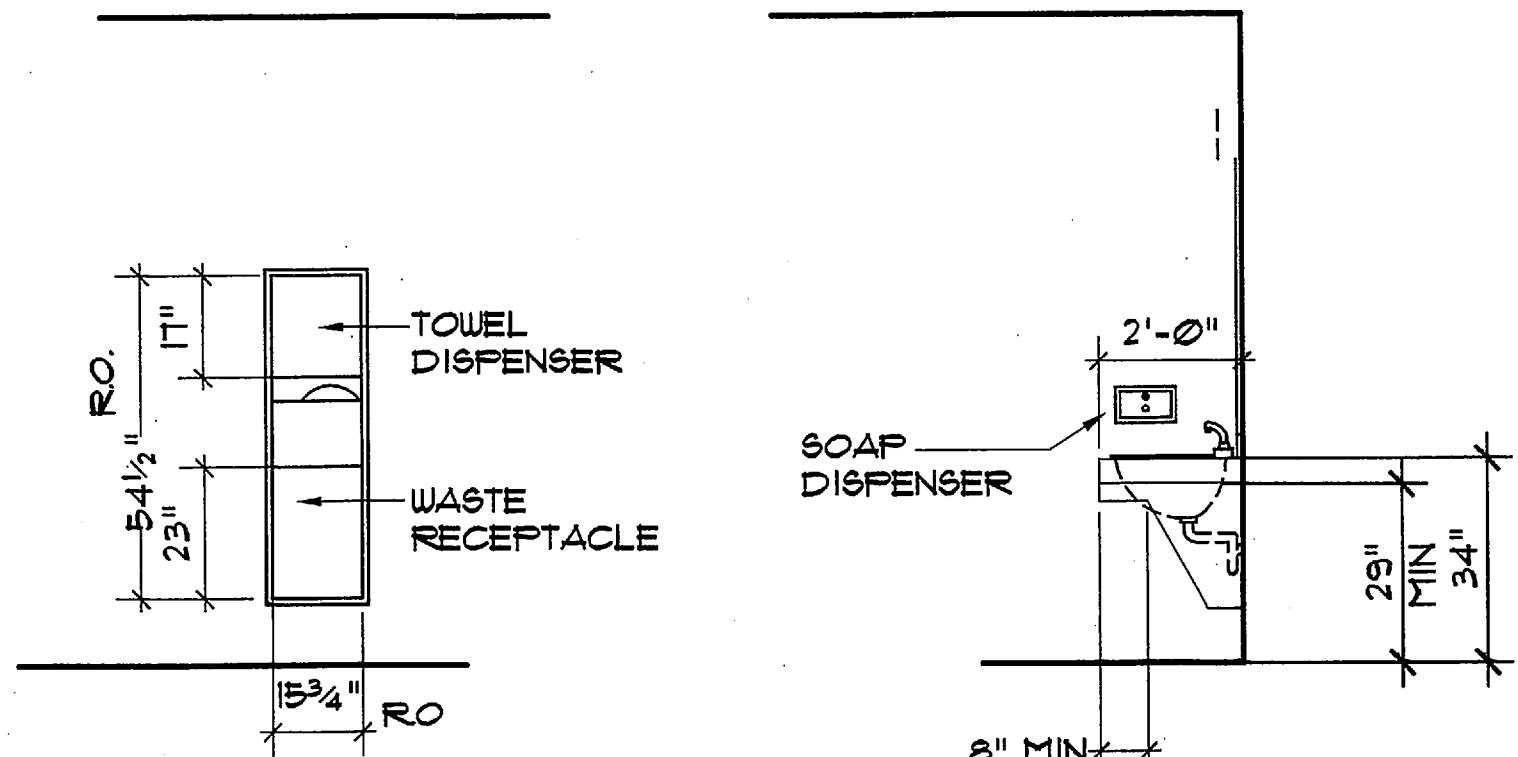
(F) WOMENS ROOM
SECOND FLOOR



(H) WOMENS ROOM
SECOND FLOOR



(D) WOMENS' ROOM
SECOND FLOOR

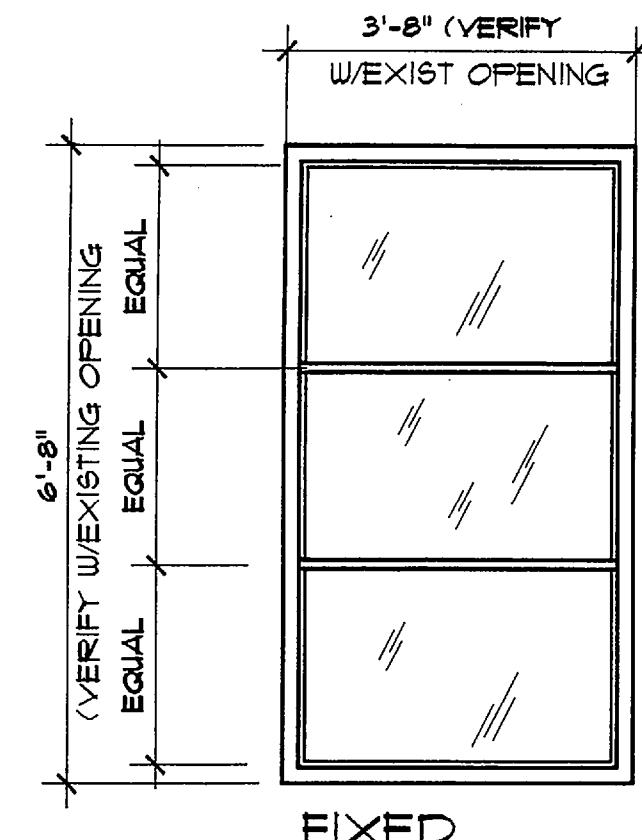


(I) WASTE/TOWEL

(G) TYP SIDE VIEW
FIRST FLOOR

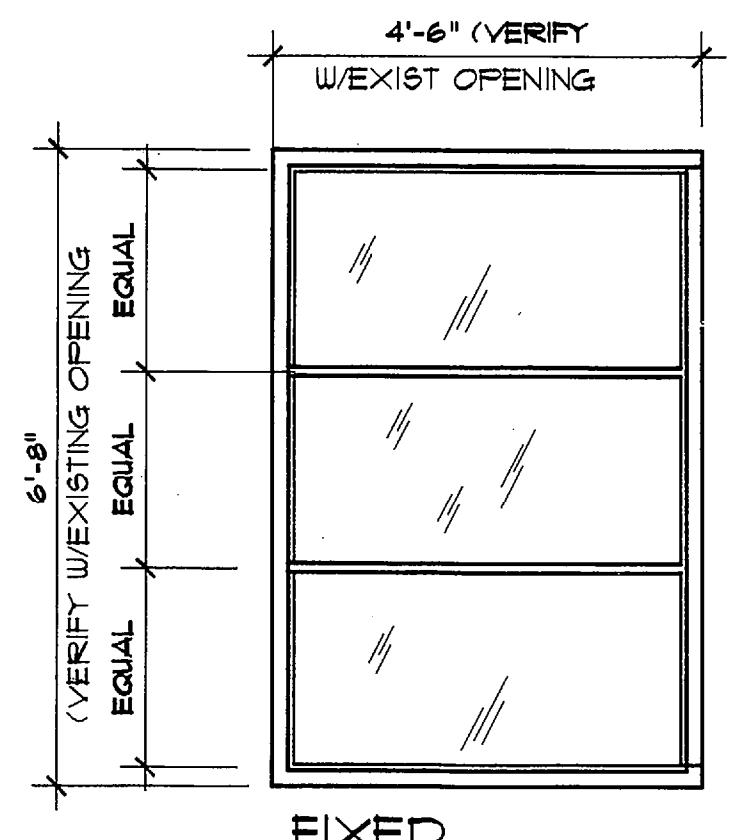
SCALE 3/8" = 1' - 0"

INTERIOR ELEVATIONS



GLAZING	1" INSULATED
THERMAL U- VALUE	PER MANUFACTURER SPECS
FRAME MATERIAL	EXTRUDED ALUMINUM
FRAME THICKNESS	PER MANUFACTURER SPECS
FRAME FINISH	ANODIZED COLOR BY OWNER
CASING	PER PLANS
FIRE RATING	-

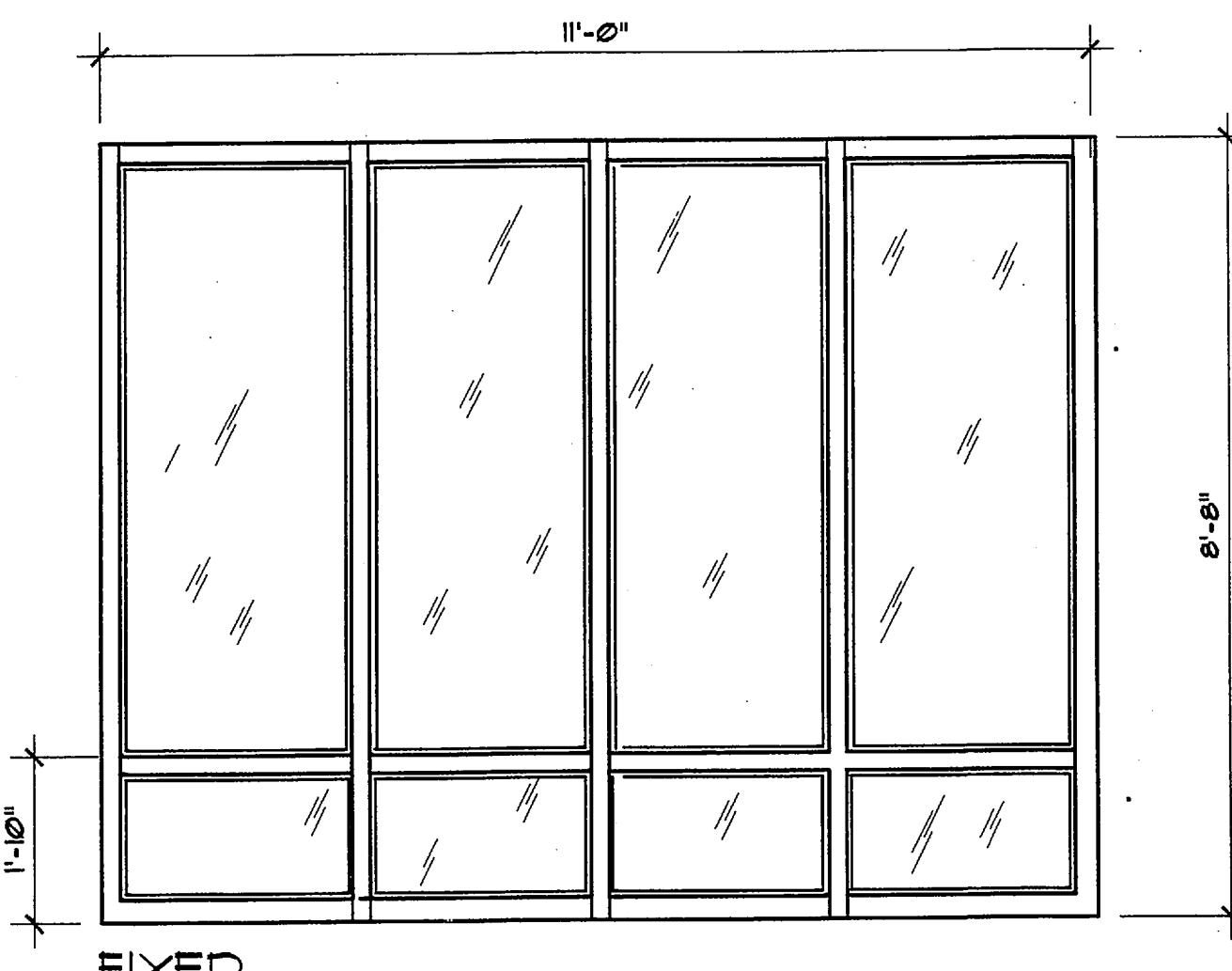
H ENTRY DISPLAY



GLAZING	1" INSULATED
THERMAL U- VALUE	PER MANUFACTURER SPECS
FRAME MATERIAL	EXTRUDED ALUMINUM
FRAME THICKNESS	PER MANUFACTURER SPECS
FRAME FINISH	ANODIZED COLOR BY OWNER
CASING	PER PLANS
FIRE RATING	-

FRONT SHOWROOM

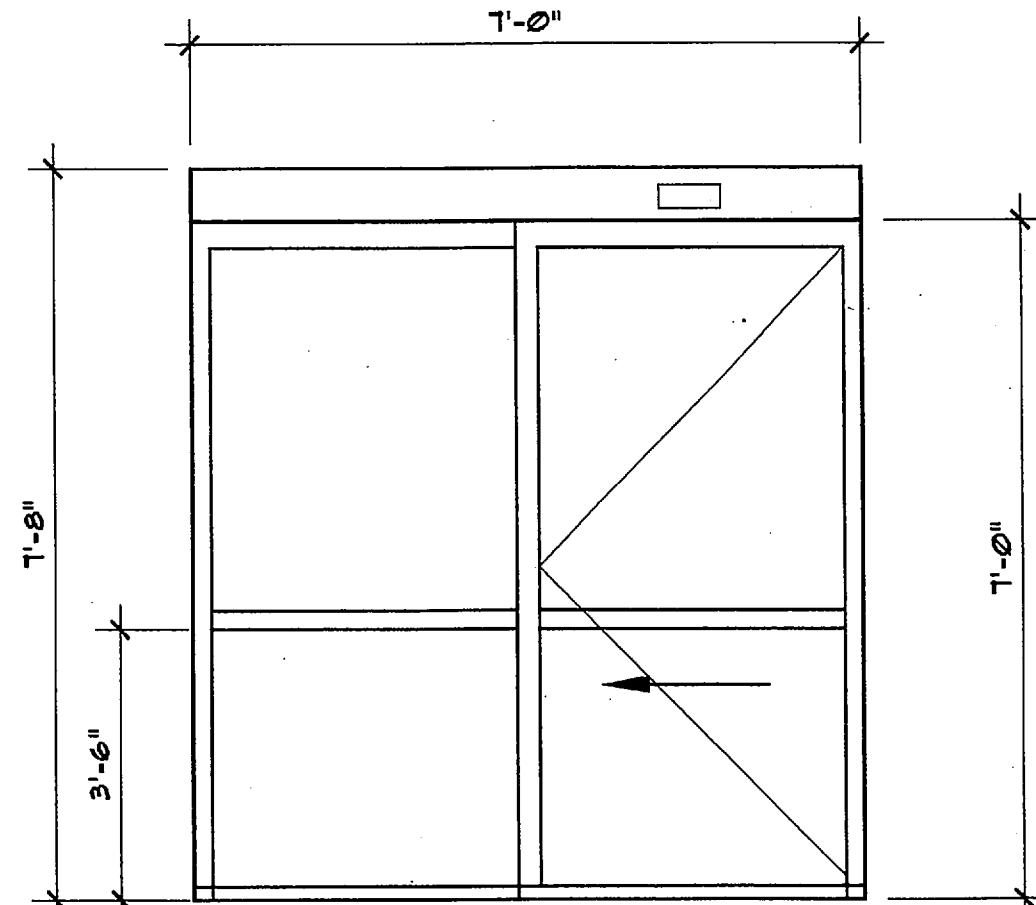
王國維《宋詞二集序》



FIXED

GLAZING	1" INSULATED
THERMAL U- VALUE	PER MANUFACTURER SPECS
FRAME MATERIAL	EXTRUDED ALUMINUM
FRAME THICKNESS	PER MANUFACTURER SPECS
FRAME FINISH	ANODIZED COLOR BY OWNER
CASING	PER PLANS
FIRE RATING	-

$v = .38$ TYP.

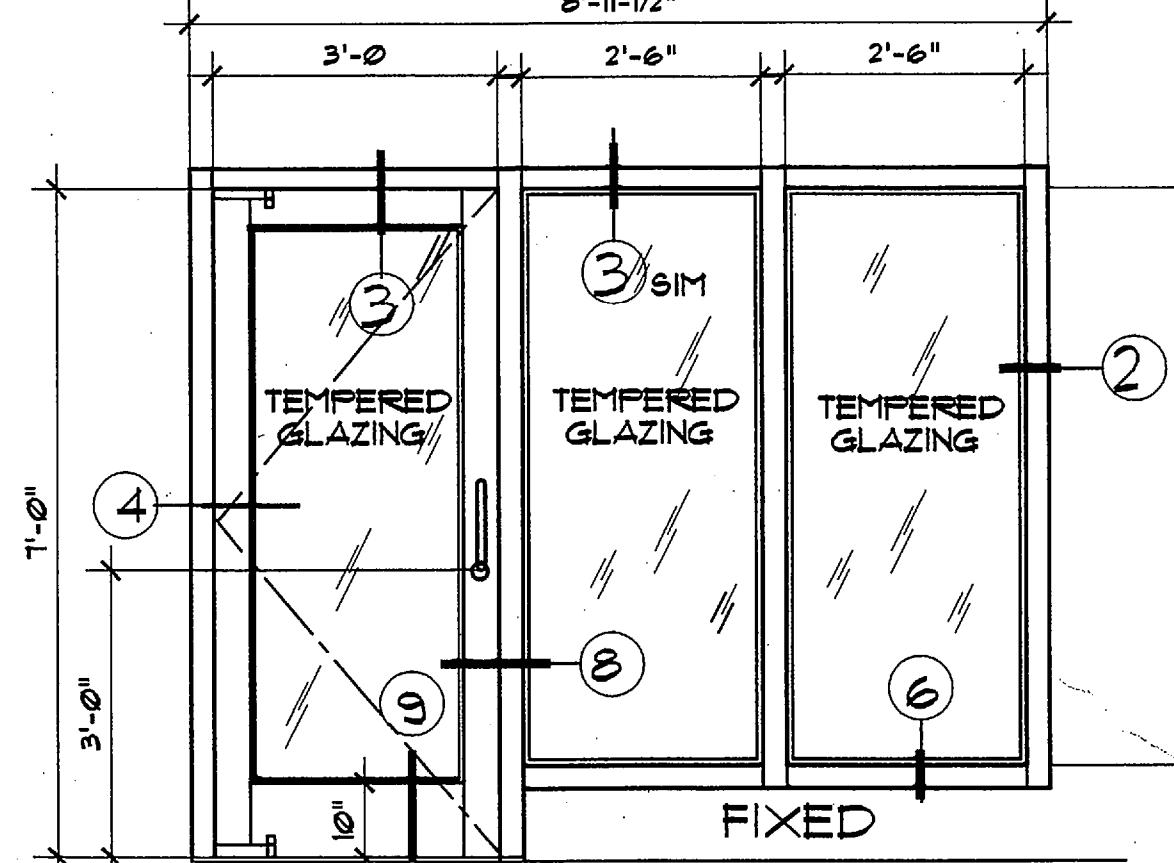


PROVIDE EMERGENCY BREAK OUT

DOOR GLAZING	1" INSULATED TEMPERED
THERMAL U- VALUE	PER MANUFACTURER SPECS
FRAME MATERIAL	EXTRUDED ALUMINUM
FRAME THICKNESS	PER MANUFACTURER SPECS
DOOR MATERIAL	EXTRUDED ALUMINUM
DOOR THICKNESS	1-3/4"
DOOR FINISH	ANODIZED COLOR BY OWNER
CASING	PER PLANS
FIRE RATING	-
HC/ ACCESSIBILITY	YES

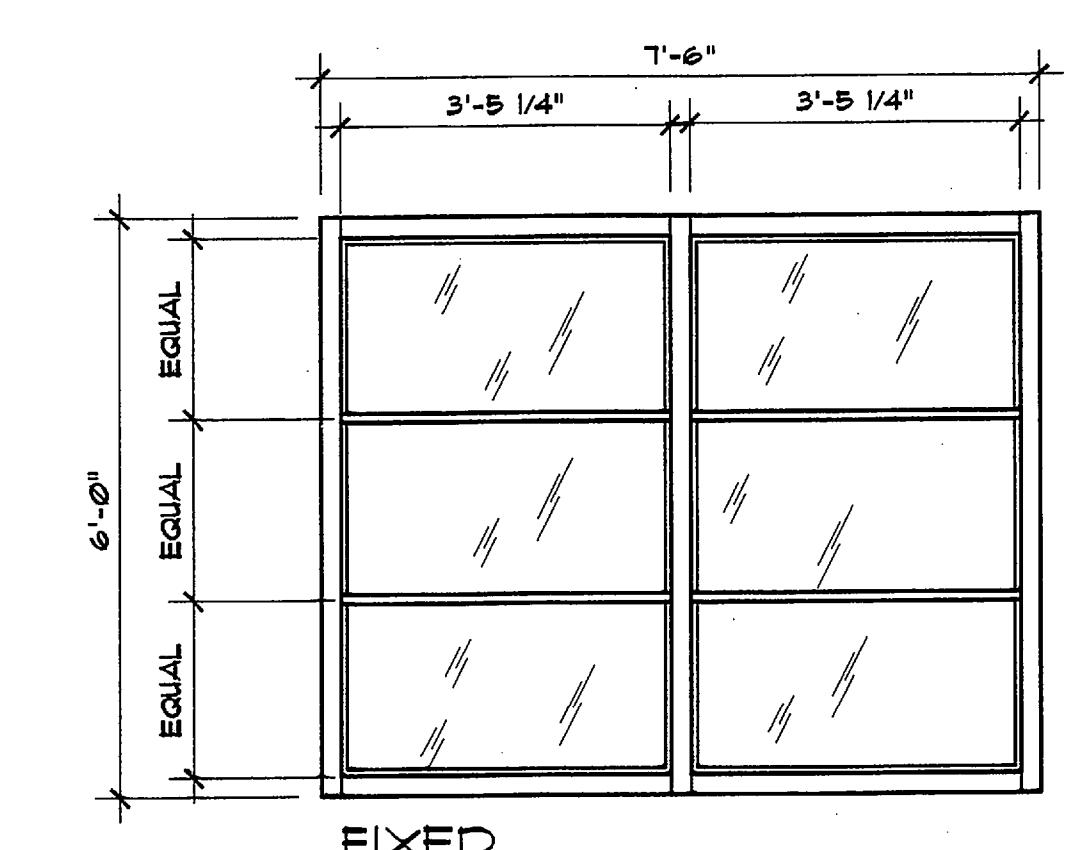
A CUSTOMER ENTRY SLIDING DOOR
EXTERIOR FIRST FLOOR

8'-11-1/2"

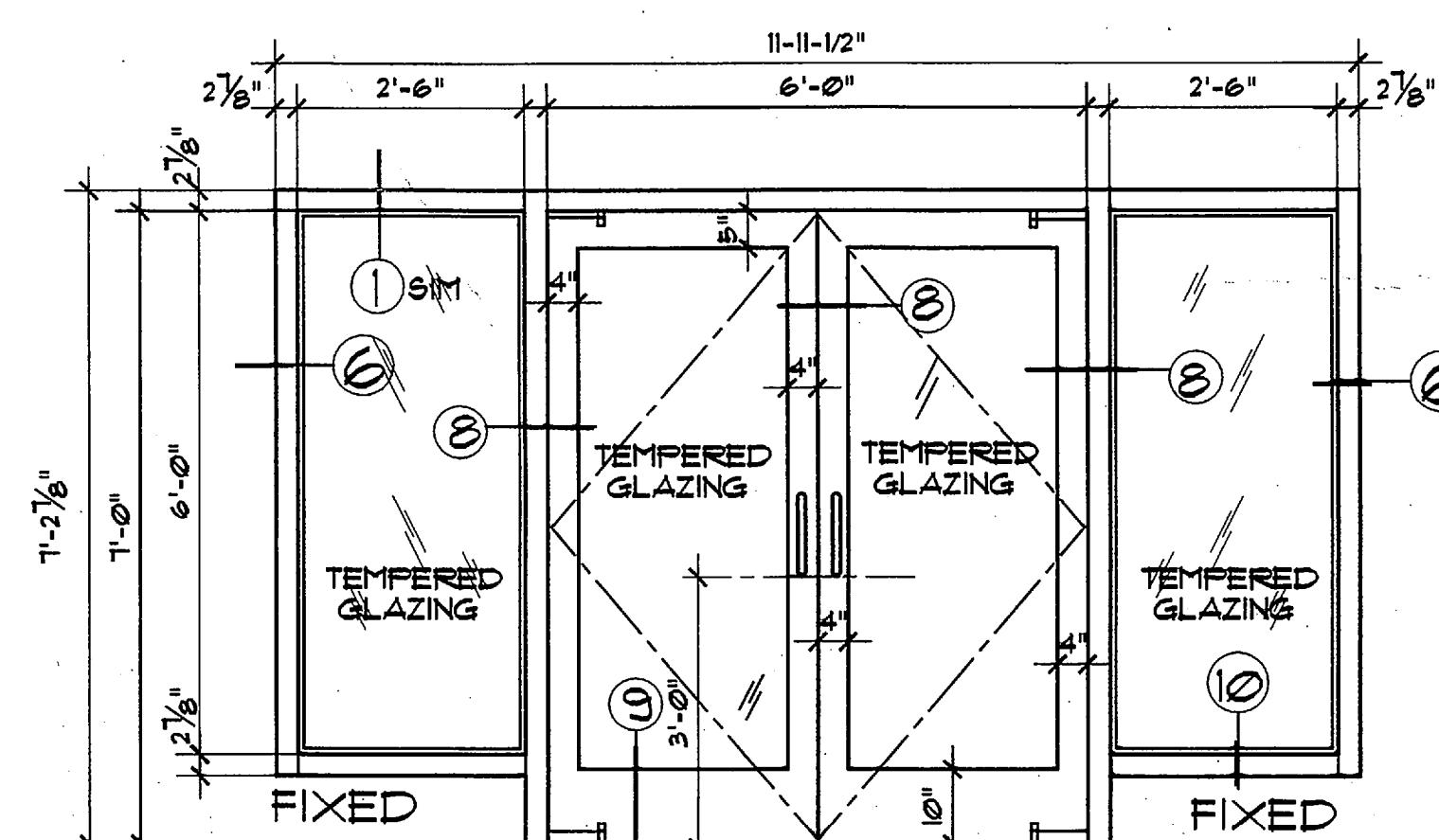


DOOR GLAZING	1" INSULATED TEMPERED PER MANUFACTURER SPECS
THERMAL U- VALUE	"TIMELY"
FRAME MATERIAL	PER MANUFACTURER SPECS
FRAME THICKNESS	PER MANUFACTURER SPECS
DOOR MATERIAL	WOOD
DOOR THICKNESS	1-3/4"
DOOR FINISH	COLOR BY OWNER
CASING	PER PLANS
FIRE RATING	-
HC/ ACCESSIBILITY	YES

KR KEVIN & RANDS OFFICE



INSULATION	1" INSULATED
PERMANT U- VALUE	PER MANUFACTURER SPECS
NAME MATERIAL	EXTRUDED ALUMINUM
NAME THICKNESS	PER MANUFACTURER SPECS
NAME FINISH	ANODIZED COLOR BY OWNER
SPACING	PER PLANS



DOOR GLAZING	1" INSULATED TEMPERED
THERMAL U- VALUE	PER MANUFACTURER SPECS
FRAME MATERIAL	"TIMELY"
FRAME THICKNESS	PER MANUFACTURER SPECS
DOOR MATERIAL	WOOD
DOOR THICKNESS	1-3/4"
DOOR FINISH	COLOR BY OWNER
CASING	PER PLANS
FIRE RATING	-
HC/ ACCESSIBILITY	YES

**City of Portland
APPROVED**

**ALUMINUM FRAMED
\$ HOLLOW MTL
DOOR/WINDOW
SCHEDUE**

DRAWN
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DATE
6-18-03
SCALE
JOB. NO.
SHEET

A50-

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PETER MAGARO
Architecture
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Architect, A.I.A.

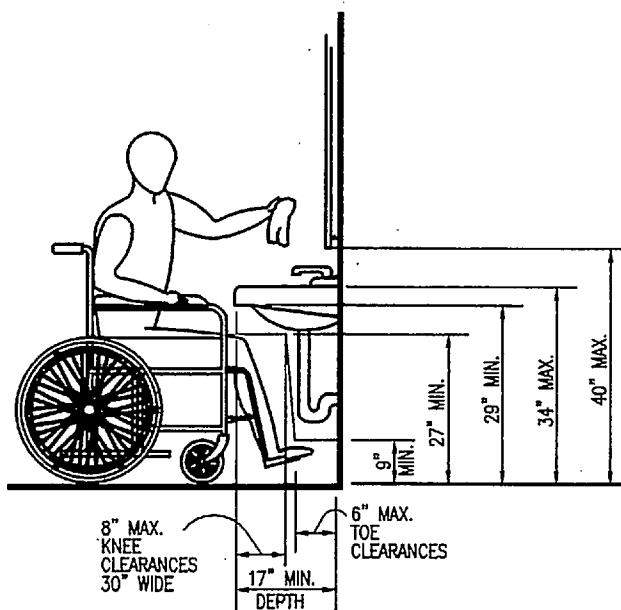
Peter Magaro
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BARBO MACHINERY
COMPANY
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PLUMBING FIXTURES
SPECIALTIES
ADA REQUIREMENTS

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- LAVATORY NOTES**
- A. MINIMUM 30" X 48" CLEAR SPACE IS PROVIDED IN FRONT OF SINK THAT ALLOWS FORWARD APPROACH. 3105A(b) 4A(1) 4.19.3
 - B. REQUIRED CLEAR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE AND EXTENDS 18" MAX. UNDER LAVATORY. 3105A(b) 4A(1) 4.19.3
 - C. LAVATORIES ADJACENT TO SIDEWALL SHALL HAVE 18" MIN. FROM WALL TO COUNTER OF LAV. 1504(A)
 - D. SINK IS A MAXIMUM OF 6-1/2" DEEP. 424.4 FIG. 92
 - E. KNEE CLEARANCE UNDER SINK IS A MINIMUM OF 21" HIGH AND 30" WIDE, AND PROVIDES AN ABSOLUTE DEPTH OF 19" UNDERNEATH THE SINK. 424.3 FIG. 92
 - F. DRAIN AND HOT WATER PIPING IS INSULATED OR CONFIGURED TO PREVENT BUILDING 1504(b) 4.19.4
 - G. THERE ARE NO SHARP OR ABRASIVE ELEMENTS UNDER SINK. 1504(b) 4.19.4
 - H. FAUCETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW). 1504(c) 4.19.5
 - I. FAUCETS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST 1504(c) 4.21.4
 - J. 5 LB. MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS. 1504(c) 4.21.4
 - K. MIRROR SHALL BE MOUNTED SO BOTTOM EDGE IS NO HIGHER THAN 40" AFF.

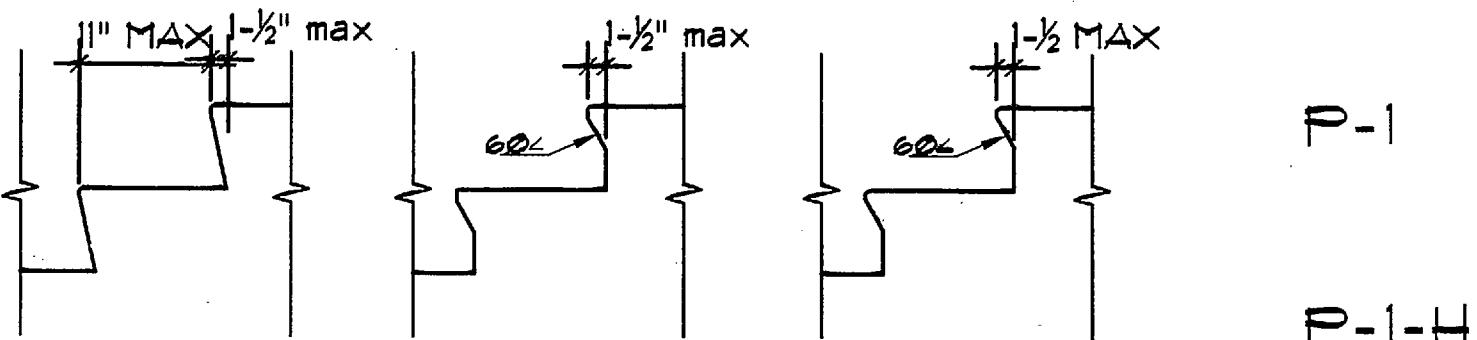
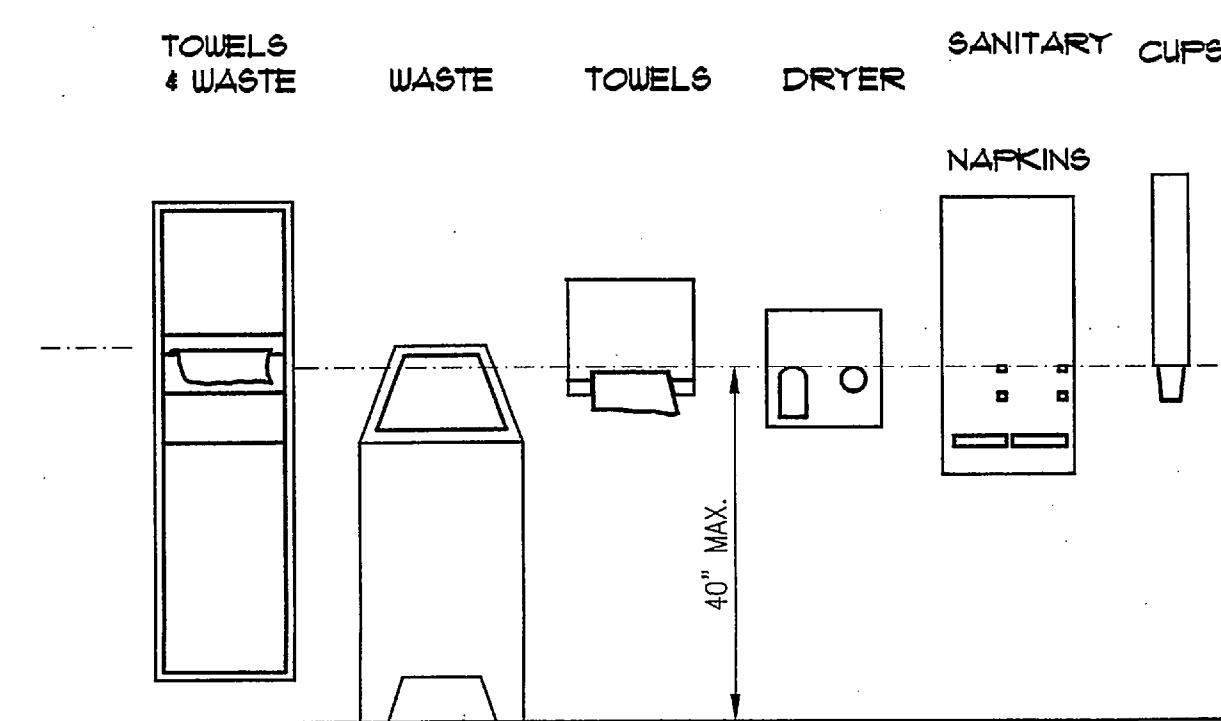


30" WIDE

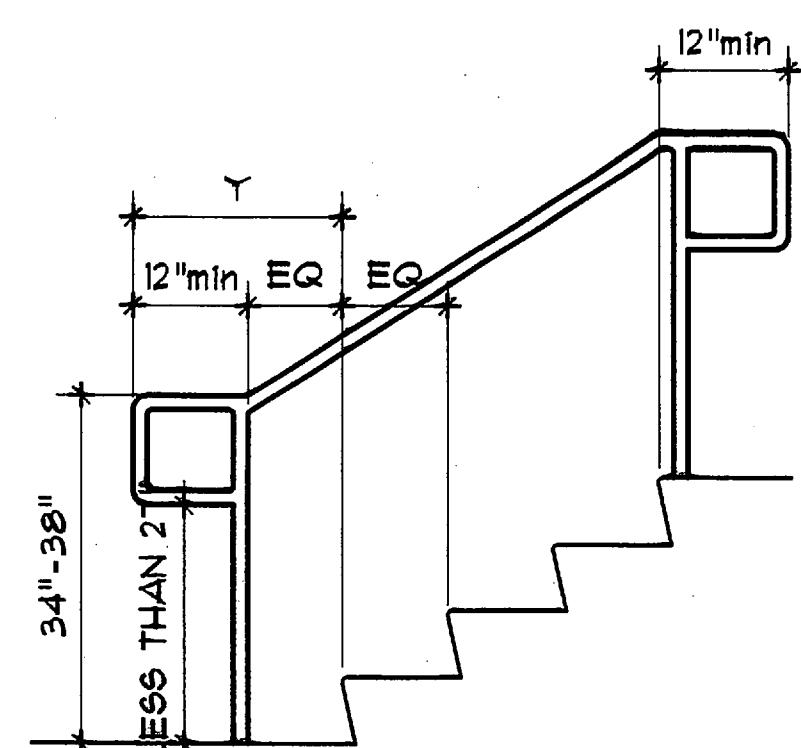
LAVATORY CLEARANCES

- RESTROOM NOTES:**
- A. 30" WIDE X 48" DEEP MINIMUM CLEAR ACCESS IN FRONT OF FIXTURE (ONE FIXTURE ONLY REQUIRED). 3105A(b)4D 4.18.3
 - B. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. 3105A(h)4B 4.2.4
 - C. 11" MAXIMUM RIM HEIGHT ABOVE FLOOR. 1503(a) 4.18.2
 - D. 44" MAXIMUM HEIGHT OF FLUSH VALVE ABOVE FLOOR. 1503(b) 4.18.4
 - E. 5 LB. MAXIMUM PRESSURE TO OPERATE FLUSH VALVE. 1503(b) 4.21.4
 - F. 14" MINIMUM PROJECTION FROM WALL. 1503(a) FIG. 88
 - G. FLOOR SURFACES ARE SMOOTH, HARD AND NON-ABSORBENT EXPANDING UPWARD A MINIMUM OF 5" ONTO WALLS. 3105A(b)5
 - H. WALLS WITHIN 24" OF FRONT AND SIDES OF URINAL ARE SMOOTH, HARD AND NON-ABSORBENT TO 48" HEIGHT, AND ARE NOT ADVERSELY Affected BY MOISTURE. 3105A(b)5

- A. MINIMUM 30" X 48" CLEAR FLOOR OR GROUND SPACE IS PROVIDED TO ALLOW FORWARD OR PARALLEL APPROACH TO ACCESSORIES. 3105A(h)4A 4.22.1
- B. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. 3105A(h)4B 4.2.4
- C. MIRROR IS MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR. 3105A(h)4A(1) 4.19.6
- D. OPERABLE PARTS (INCLUDING COIN SLOTS) OF ALL FIXTURES OR ACCESSORIES ARE LOCATED A MAXIMUM OF 40" ABOVE FLOOR (I.E., SOAP DISPENSERS, TOWELS, TOILET SEAT COVERS, AUTO-DRYERS, SANITARY NAPKIN DISPENSERS, WASTE RECEPTECIES, ETC.). 3105A(b)4B 4.23.1
- E. CONTROLS AND OPERATING MECHANISMS ARE OPERATED WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 3105A(h)4 4.21.4
- F. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS 5 LBS. MAXIMUM. 3105A(h)4 4.21.4
- G. COAT HOOKS AND SHELVING ARE LOCATED WITHIN APPROPRIATE REACH RANGES (48" MAX. ABOVE FLOOR RECOMMENDED). 3105A(h)4A THRU D 4.2.5
- H. IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE HAS A USABLE SHELF NO HIGHER THAN 44" ABOVE FLOOR. 4.23.9



(a) FLUSH RISER (b) ANGLED NOSING (c) ROUNDED NOSING



NOTE:
Y is the minimum handrail extension of 12"
plus the width of one tread that is required
at the bottom riser.

STAIR HANDRAILS

TOILET ROOM SPECIALTIES AND ACCESSORIES	
PAPER TOWEL DISPENSER/ "BRADLEY" #237 WASTE RECEPTACLE	TYPE 304 STAINLESS STEEL FINISH FACE AND CABINET SEMI-RECESSED
SEAT COVER DISPENSER	"BRADLEY" #584 RECESSED
DUAL ROLL TISSUE DISPENSER	"BRADLEY" #5125 RECESSED
SOAP DISPENSER	"BRADLEY" #643 RECESSED
<u>FLOOR DRAIN</u>	"J.R. SMITH CO."
NOTES:	
1. GRAB BARS AT WATER CLOSET (511.1A-9) ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET; ONE AT REAR OF WATER CLOSET 36" LONG; BOTH MOUNTED 33" ABOVE FLOOR. (EXCEPTION: REAR GRAB BAR OVER TANK TYPE WATER CLOSER MAY BE UP TO 36" ABOVE FLOOR) BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL. 2. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS. POINT LOAD IN BENDING, SHEAR TENSION. ROTATION IN FITTING NOT ALLOWED. SURFACE OF WALL ADJACENT TO GRAB BAR IS TO BE FREE OF SHARP OR ABRASIVE ELEMENTS	
2. PROVIDE BLOCKING AS REQ'D	1 1/2"
3. 1 1/4" TO 1 1/2" DIA. GRAB BAR	1 1/4" TO 1 1/2" DIA. GRAB BAR
4. WALL/DISPENSER	WALL/DISPENSER
	33" TO FIN. FLR.
GRAB BAR DETAIL	
SCALE 1"=1'-0"	
TYPICAL RESTROOM DOOR SIGNAGE	
1. ON DOORWAYS LEADING TO SANITARY FACILITIES, THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, OR 12" DIAMETER CIRCLE FOR WOMEN, 1/4" THICK CENTERED ON DOOR 60" ABOVE FLOOR, CONTRASTING COLOR WITH DOOR. (511.1A-6)	DOOR-MOUNTED SIGNAGE APPROPRIATE TO ROOM USE
2. City of Portland APPROVED AUG 19 2004 Permit Number	60"
PLUMBING FIXTURES SPECIALTIES ADA REQUIREMENTS	

PLUMBING FIXTURE SCHEDULE

"KOHLER" WELLCOMME K-4350-ET WATER GUARD TOILET, VIT CHINA, FLOOR MOUNTED WATER CLOSET WITH ELONGATED BOWL, SIPHON JET ACTION & 1-1/2" TOP SPUD WATER SAVER COMPLETE WITH "SLOAN ROYAL" #10-3 FLUSH VALVE, K-4610-C SOLID PLASTIC OPEN FRONT SEAT LESS COVER

"KOHLER" HIGHCLIFF K-4368-ET WATER GUARD TOILET, VIT CHINA, FLOOR MOUNTED WATER CLOSET WITH ELONGATED BOWL, SIPHON JET ACTION & 1-1/2" TOP SPUD WATER SAVER COMPLETE WITH "SLOAN ROYAL" #10-3 FLUSH VALVE, K-4610-C SOLID PLASTIC OPEN FRONT SEAT LESS COVER (HANDICAPPED)

"KOHLER" K-2195 "PENNINGTON", 20" X 17", OVAL, VIT. CHINA, SELF-RIMMING COUNTERTOP LAV W/4" FAUCET CENTERS AND FRONT OVERFLOWS WITH "KOHLER" K-1552-5 "CORALAIR" FAUCET W/4" CENTERS SINGLE LEVER HANDLE, AERATOR WITH 2- 1/2" GPM FLOW RESTRICTOR W/K-13225 OFFSET DRAIN, 1- 1/4" TAILPIECE AND ADJUSTABLE P-TRAP, 3/8" ANGLE SUPPLY COCK AND RISERS ADJUSTABLE P-TRAP, 3/8" ANGLE SUPPLY COCK & RISERS

"KOHLER" K-4360T "BARDON" WATER-GUARD URINAL, VIT. CHINA, WALL HUNG WITH 3/4" TOP SPUD WITH "SLOAN ROYAL" #186 FLUSH VALVE W/ACCUMULATOR BREAKER, "J.R. SMITH" FIXTURE SUPPORT FIG. #634. REFER TO INTERIOR ELEVATIONS FOR MTG HGT

"ELKAY" 221T 22"X17" COUNTERTOP SINK, 18 GA STAINLESS STEEL SELF-RIMMING SINK W/2 HOLES

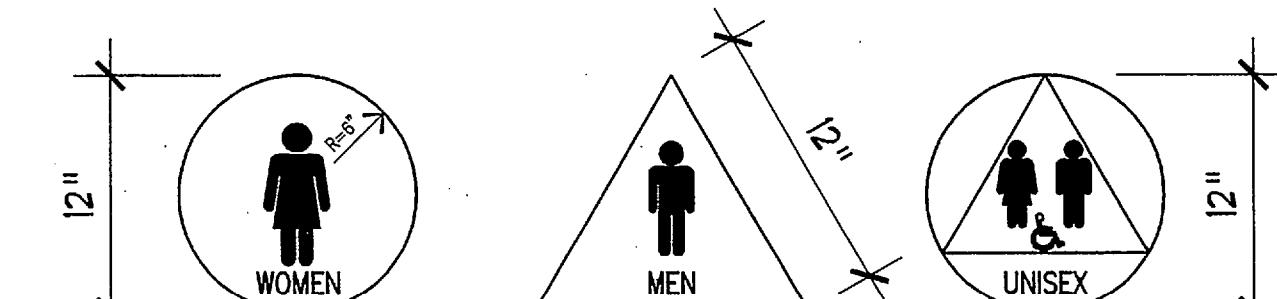
TYPE 304 STAINLESS STEEL
FINISH FACE AND CABINET
SEMI-RECESSED

"BRADLEY" #584
RECESSED

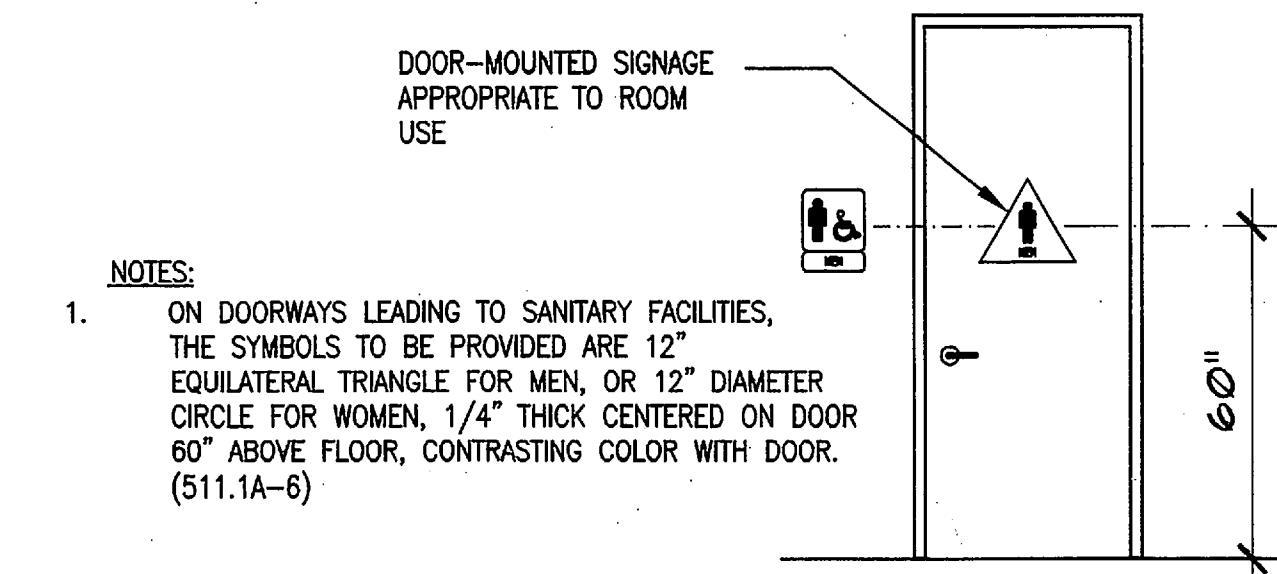
"BRADLEY" #5125
RECESSED

"BRADLEY" #643
RECESSED

"J.R. SMITH CO."



TYPICAL RESTROOM DOOR SIGNAGE



DOOR-MOUNTED SIGNAGE
APPROPRIATE TO ROOM
USE

60"

12"

12"

12"

12"

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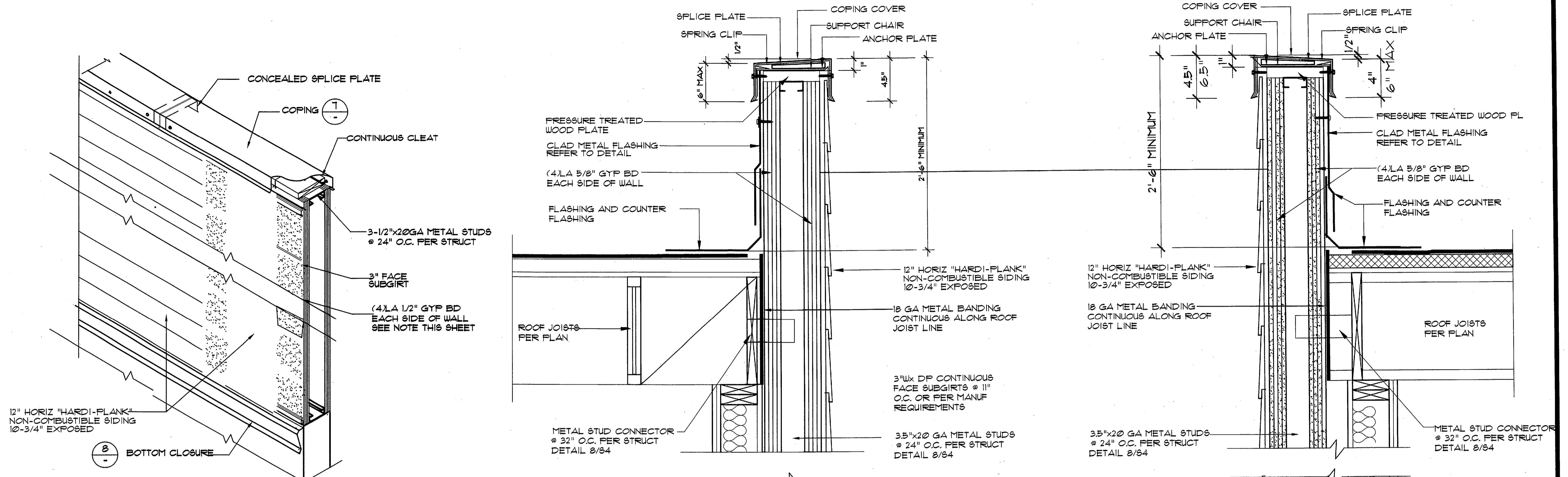
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2	5/04/04



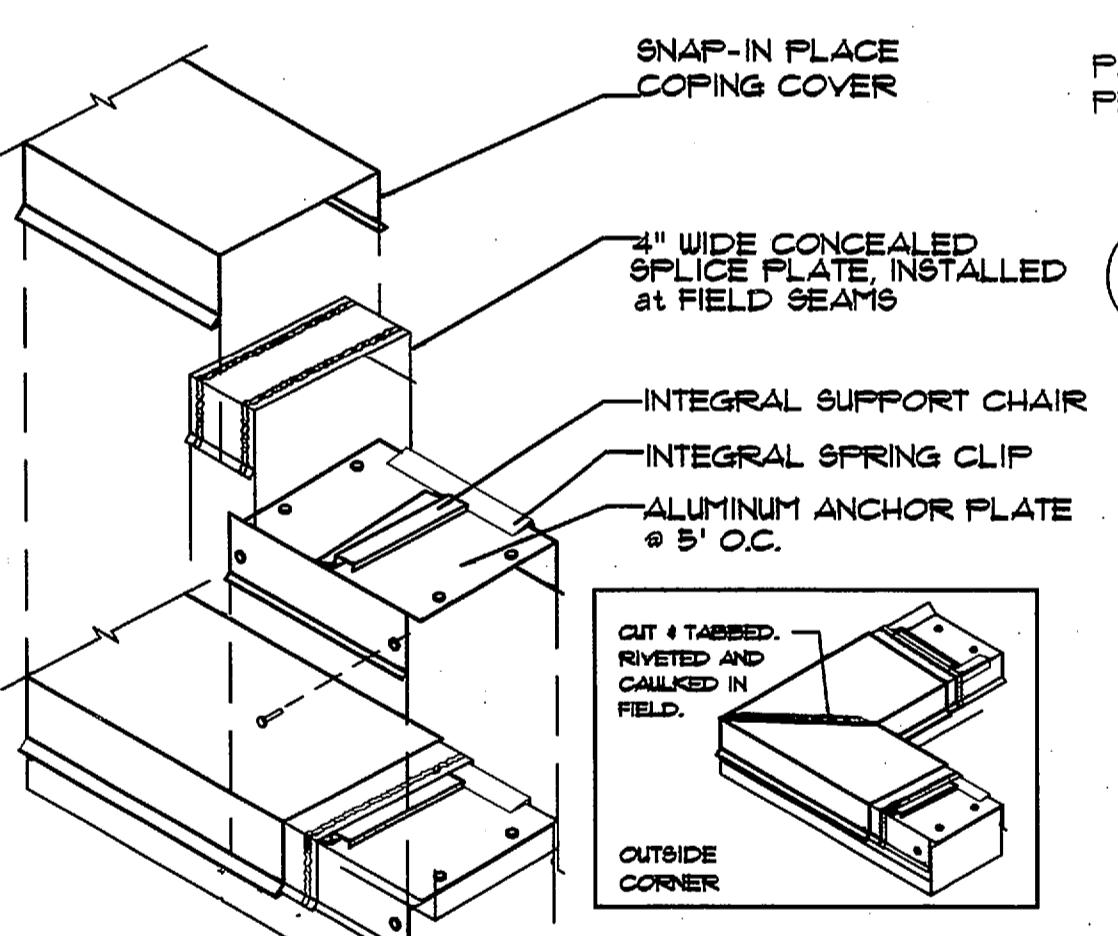
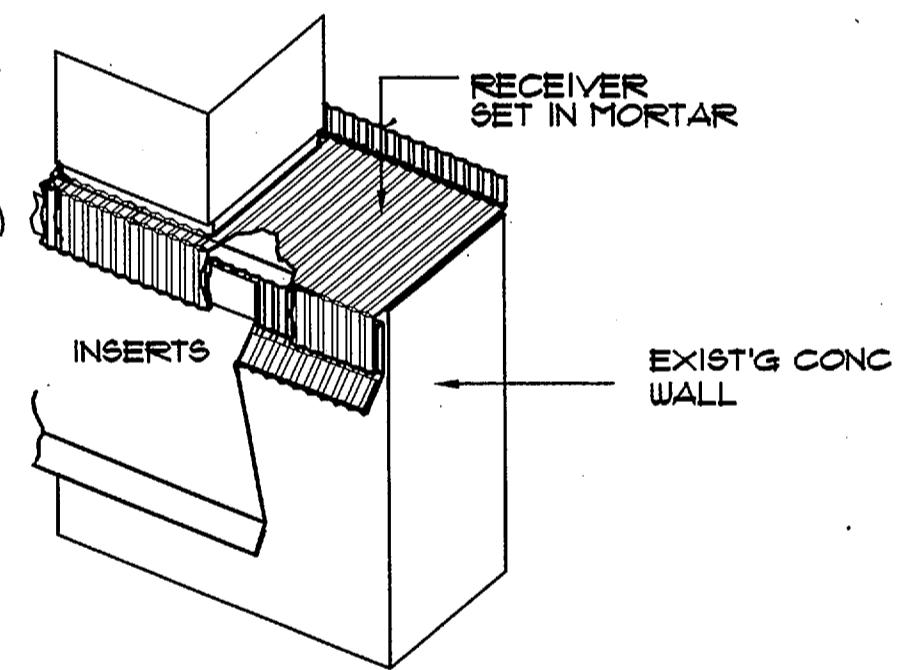
PETER MAGARO
Architectural Corporation
A PROFESSIONAL CORPORATION

Peter Magaro
Architect, A.I.A.

RATED WALLS & PARAPET DETAILS

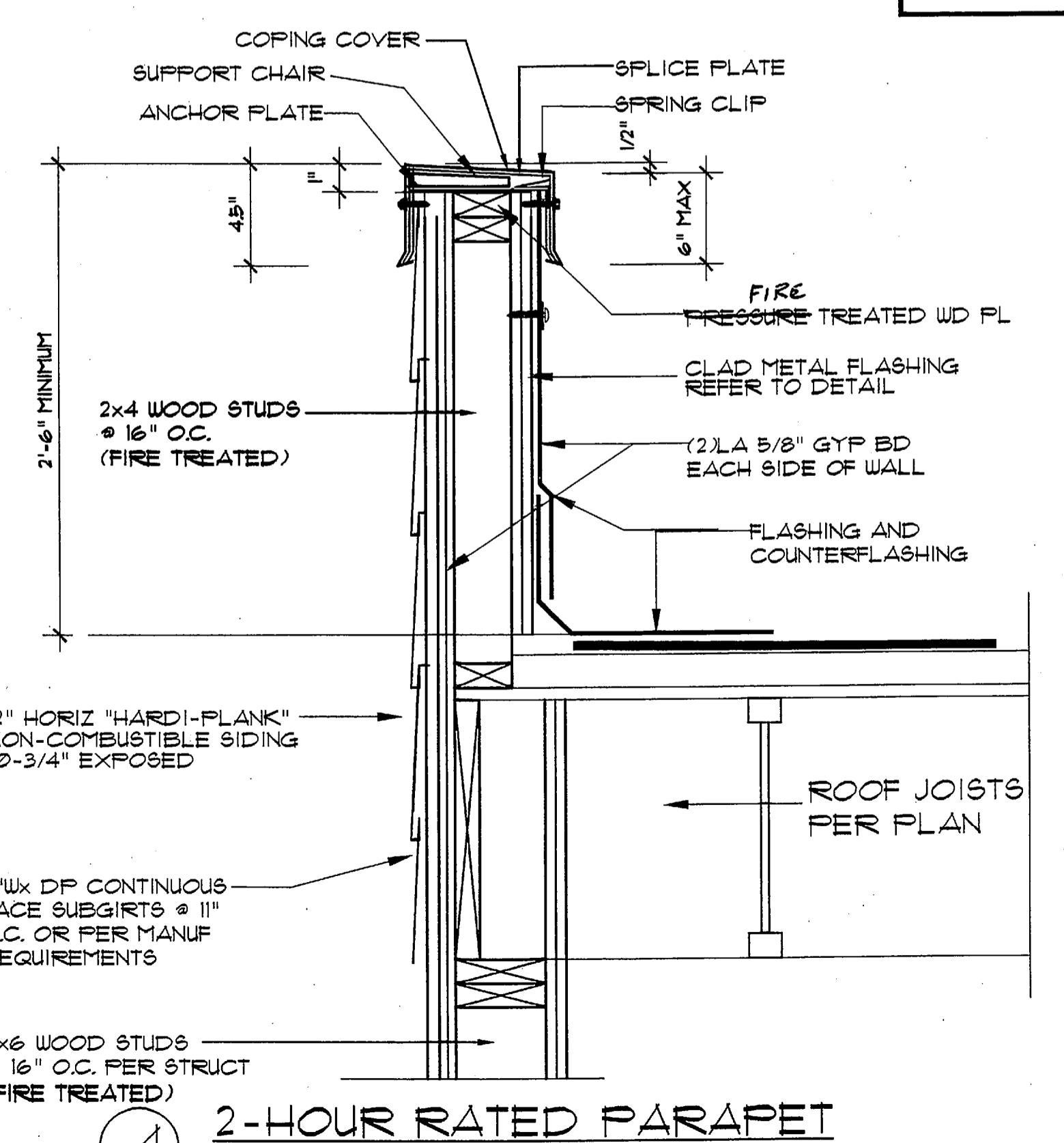


⑥ 4-HR RATED WALL DIAGRAM
NO SCALE

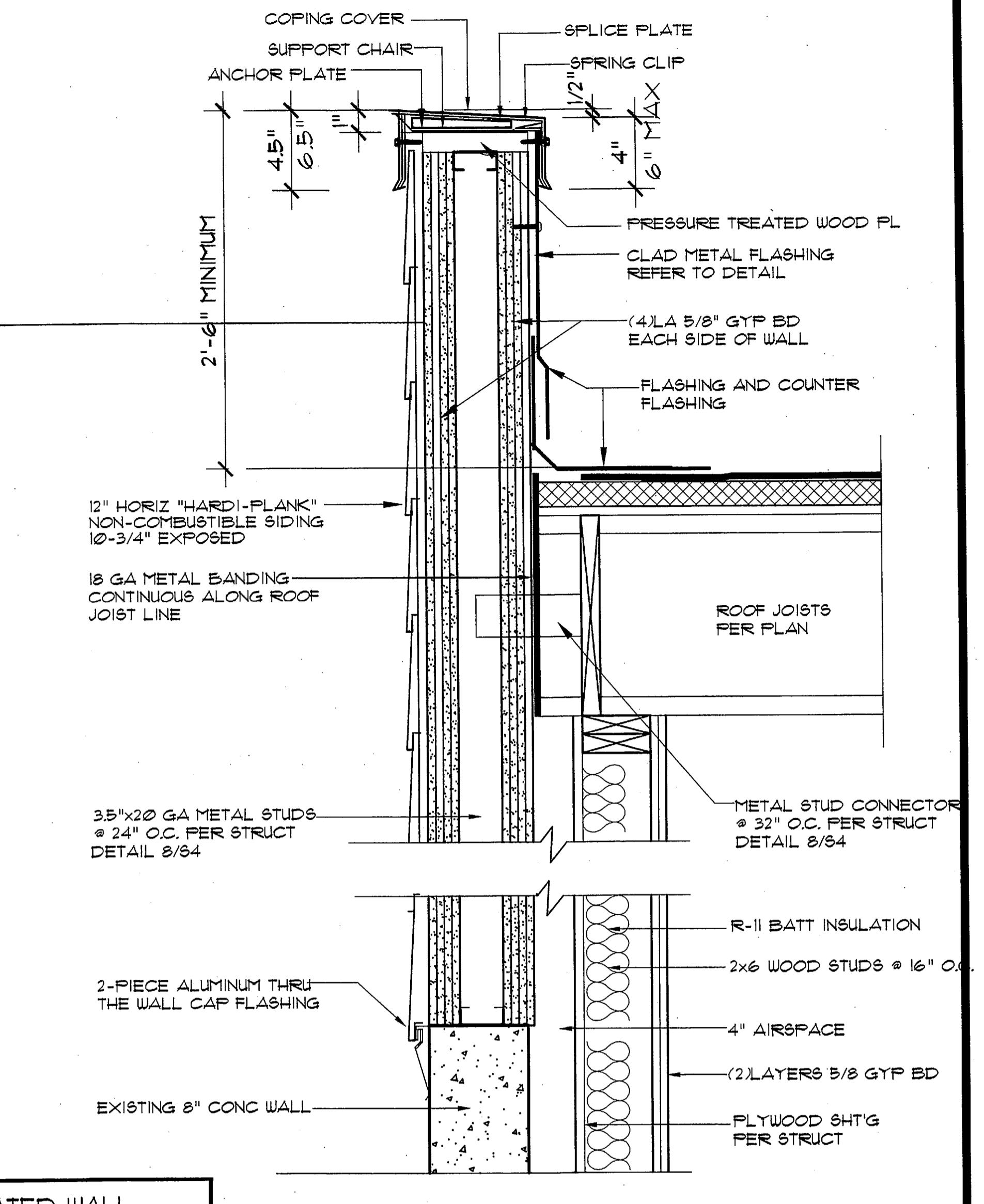


⑧ BOTTOM CLOSURE DIAGRAM
NO SCALE

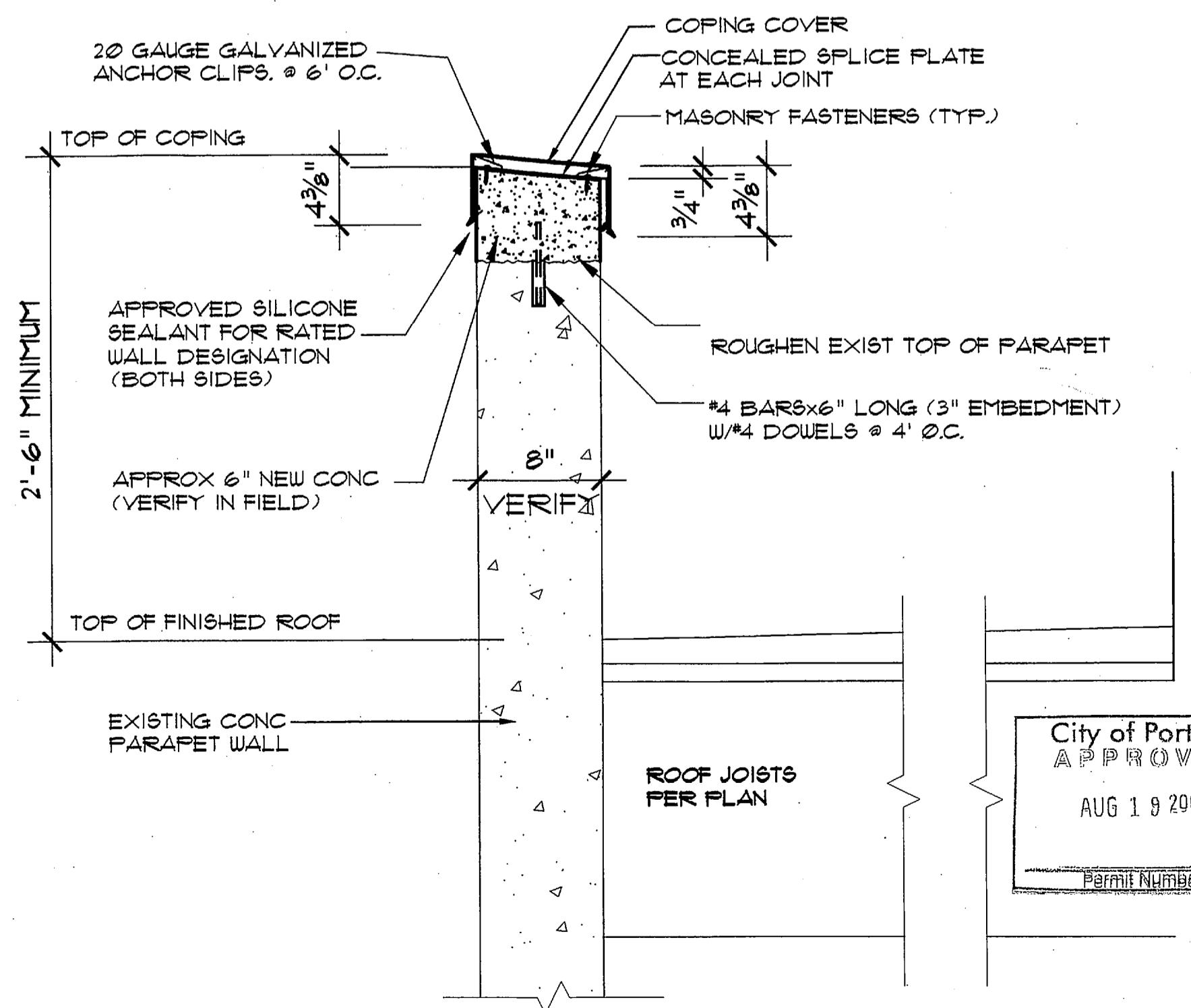
⑦ CAP FLASHING DIAGRAM
NO SCALE



④ 2-HOUR RATED PARAPET
SCALE 1/2"=1'-0"



① 4-HOUR RATED PARAPET WALL
SCALE 1/2"=1'-0"



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② 4-HOUR RATED PARAPET
SCALE 1/2"=1'-0"

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3-10-04
SCALE
JOB NO.
SHEET
A601

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3	6/23/04



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Architecture

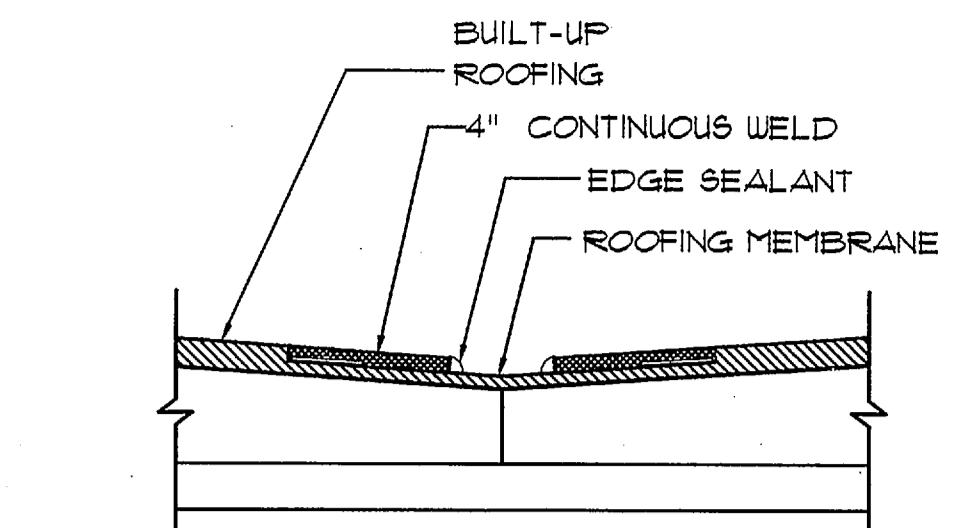
A PROFESSIONAL CORPORATION
10570 S.W. Citation Drive
Beaverton, Oregon 97008
(503) 579-2421

Peter Magaro
Architect, A.I.A.

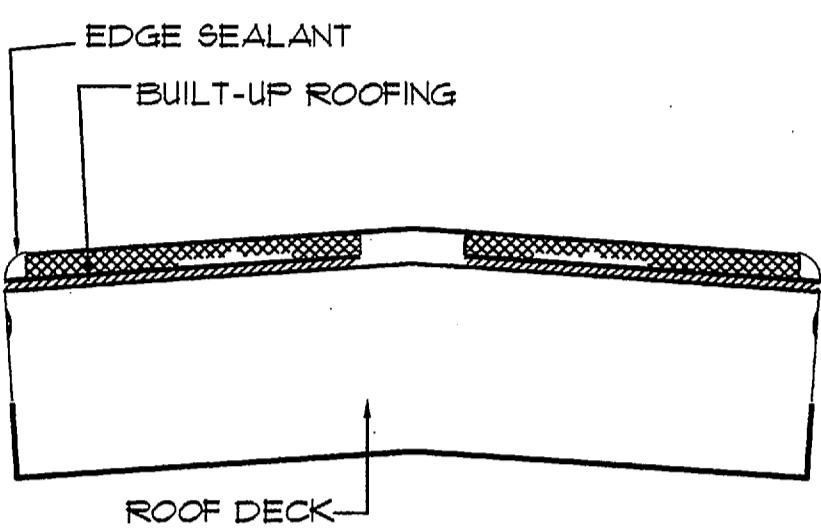
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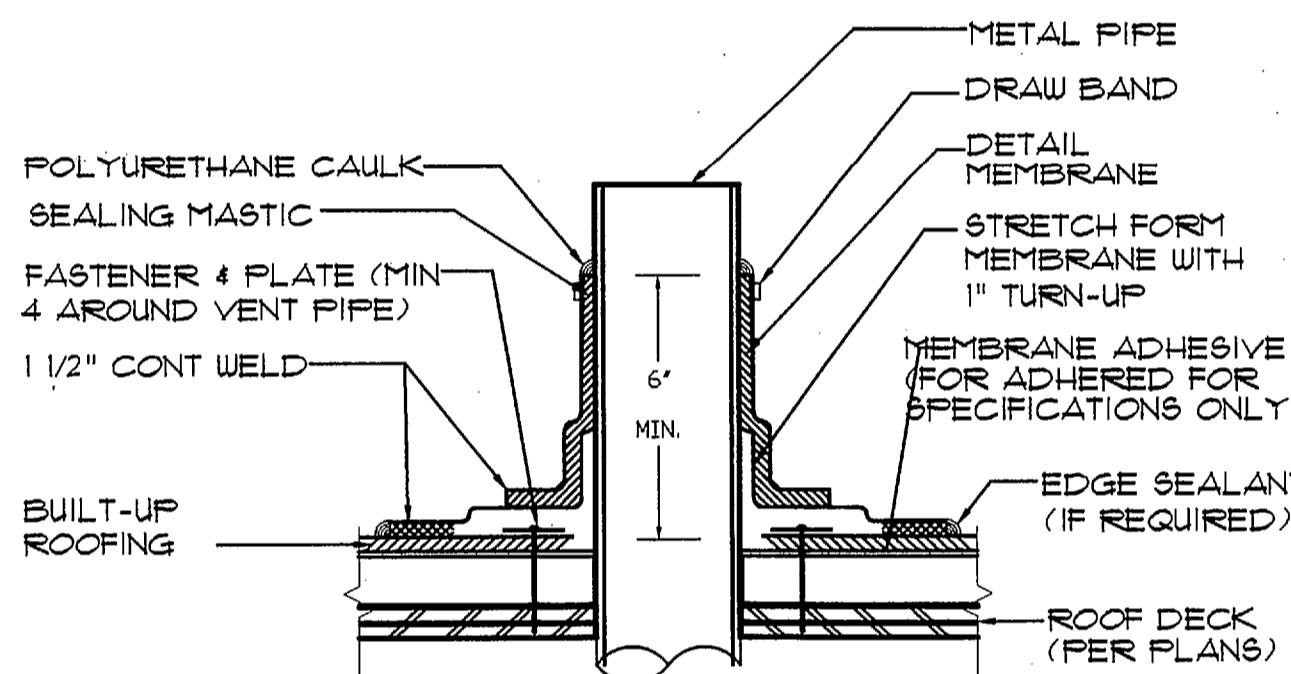
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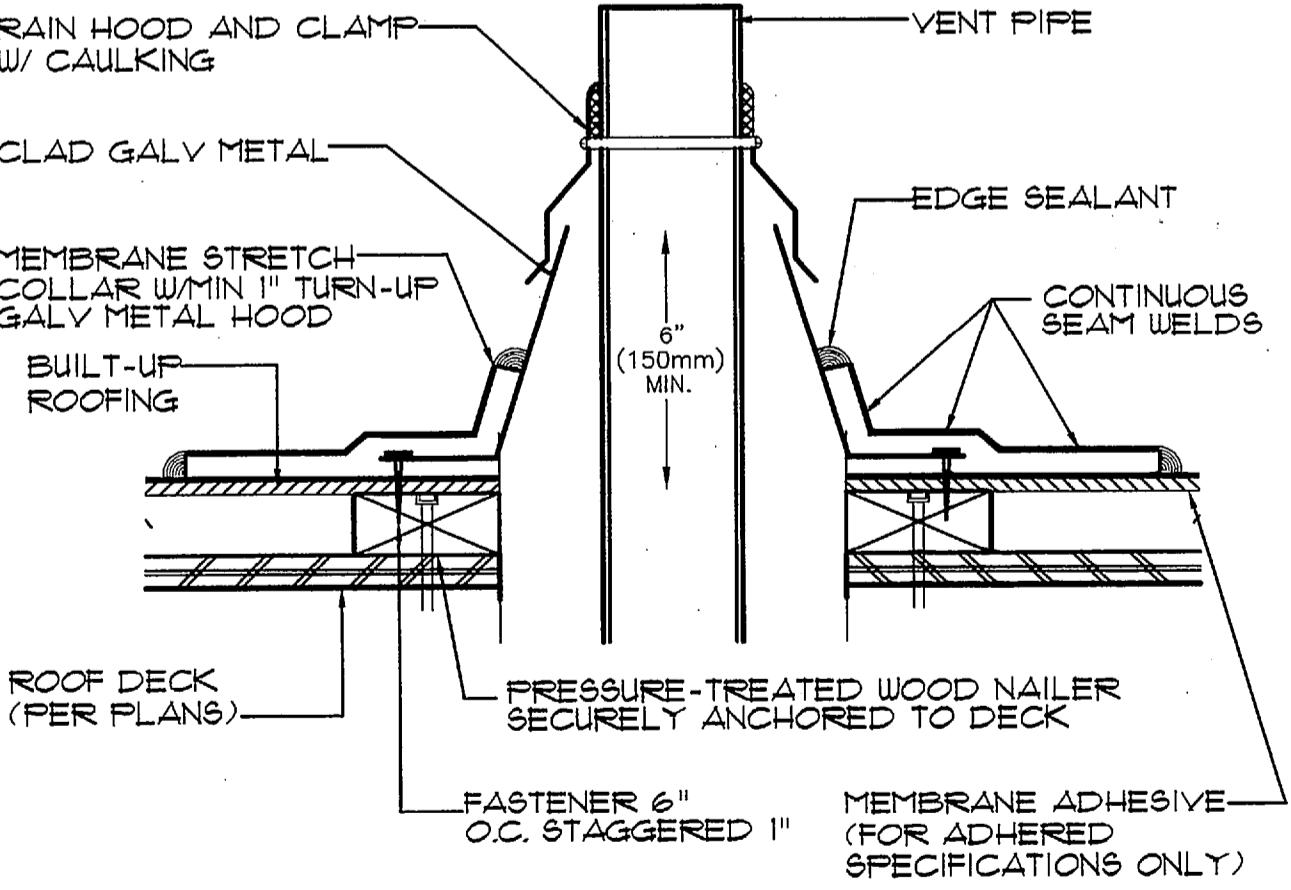
16 ROOF VALLEY DETAIL
NO SCALE



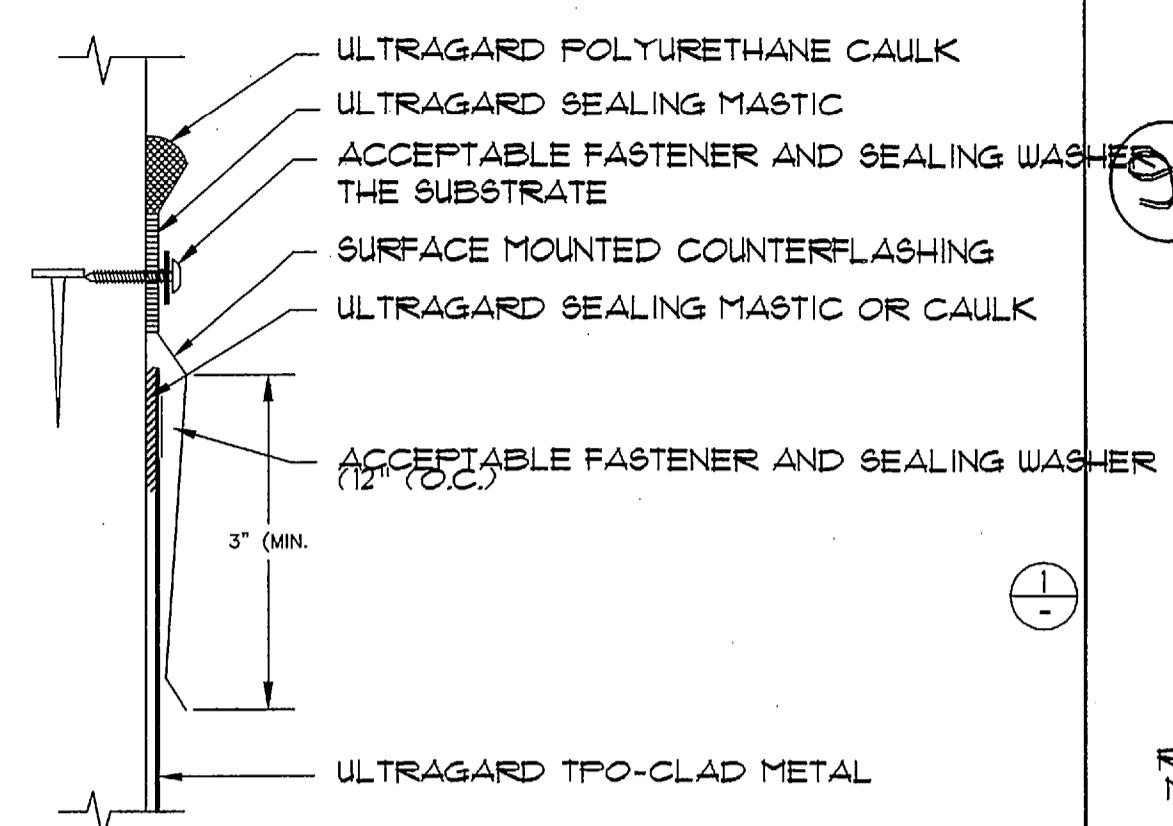
17 ROOF RIDGE DETAIL
NO SCALE



16 VENT PIPE FLASHING DETAIL
NOT TO SCALE
FIELD FABRICATED

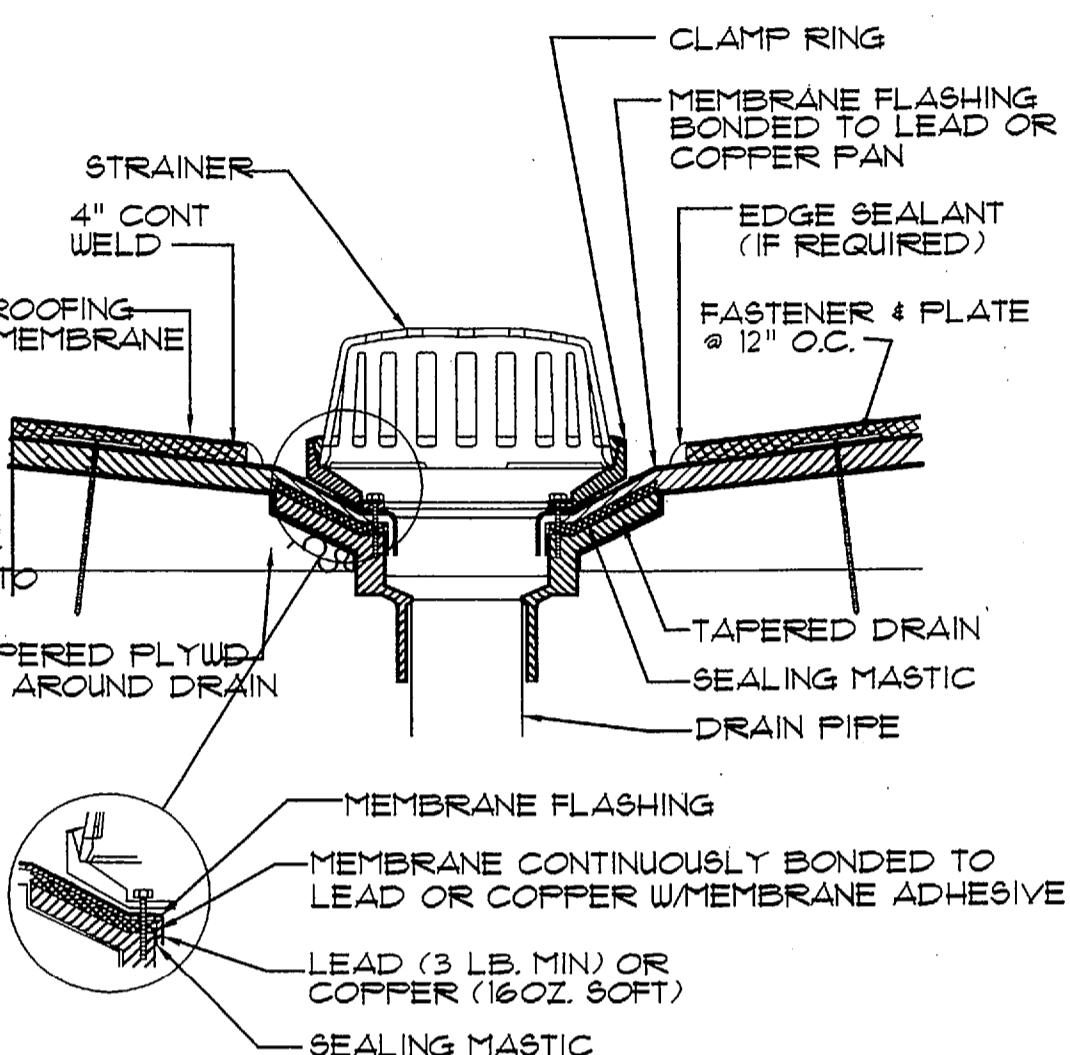


16 VENT PIPE DETAIL
NOT TO SCALE

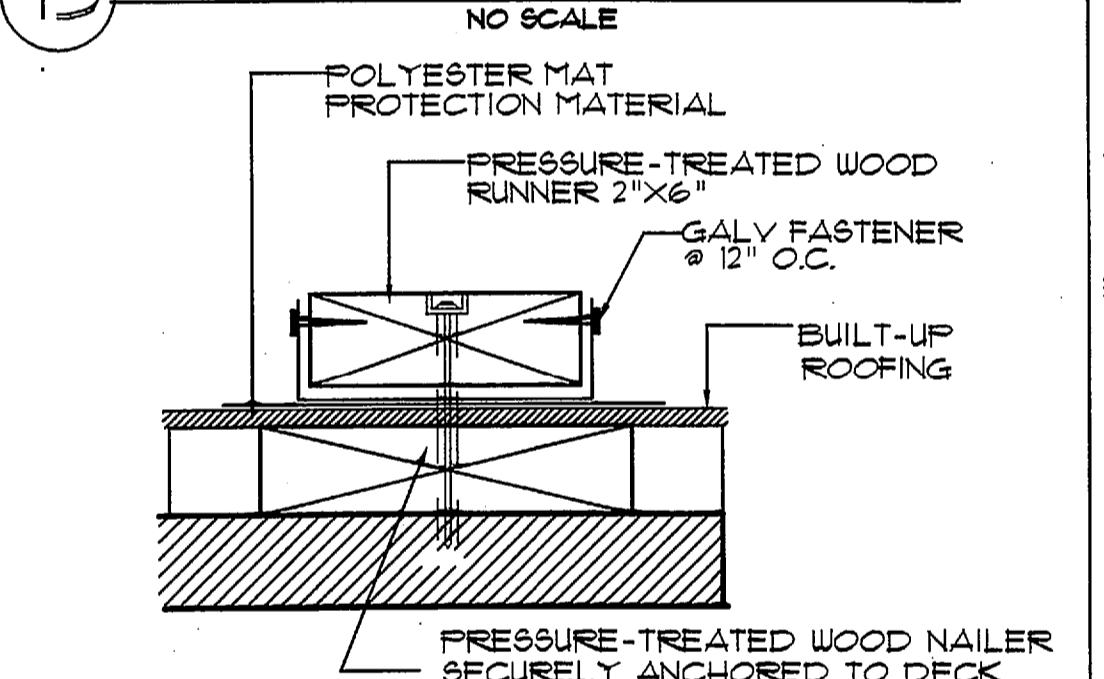


16 BOX GUTTER DETAIL
NO SCALE

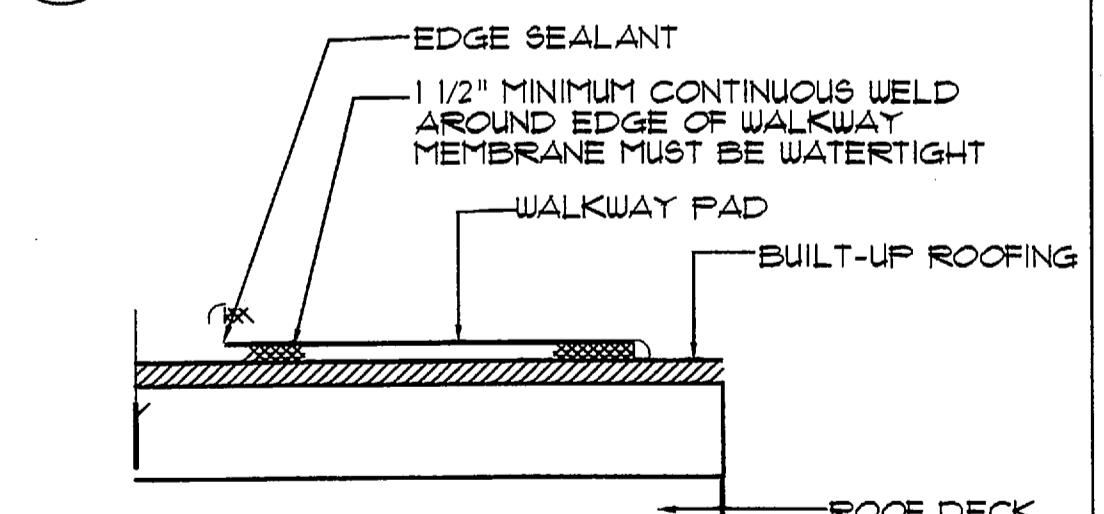
12 SURFACE MT'D COUNTERFLASHING
6" O.C. OR SCALE REQUIRED TO MAINTAIN A SEAL TO



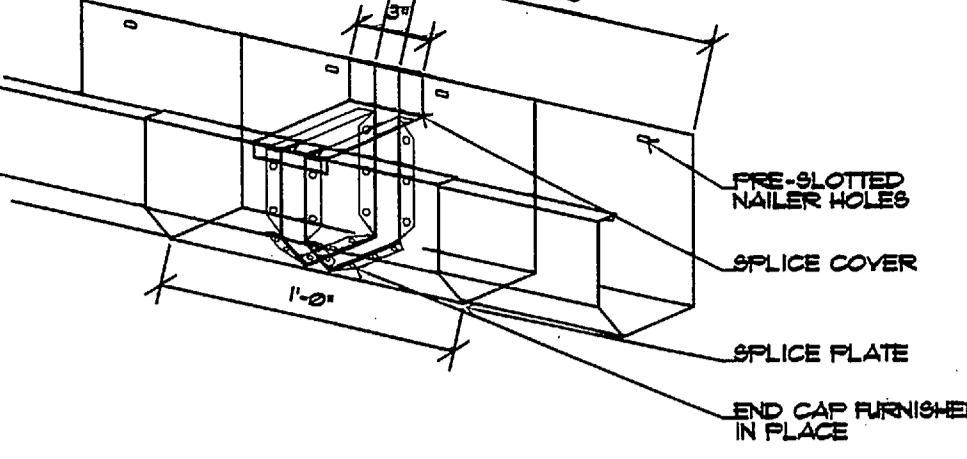
13 ROOF NAILER DETAIL
NO SCALE



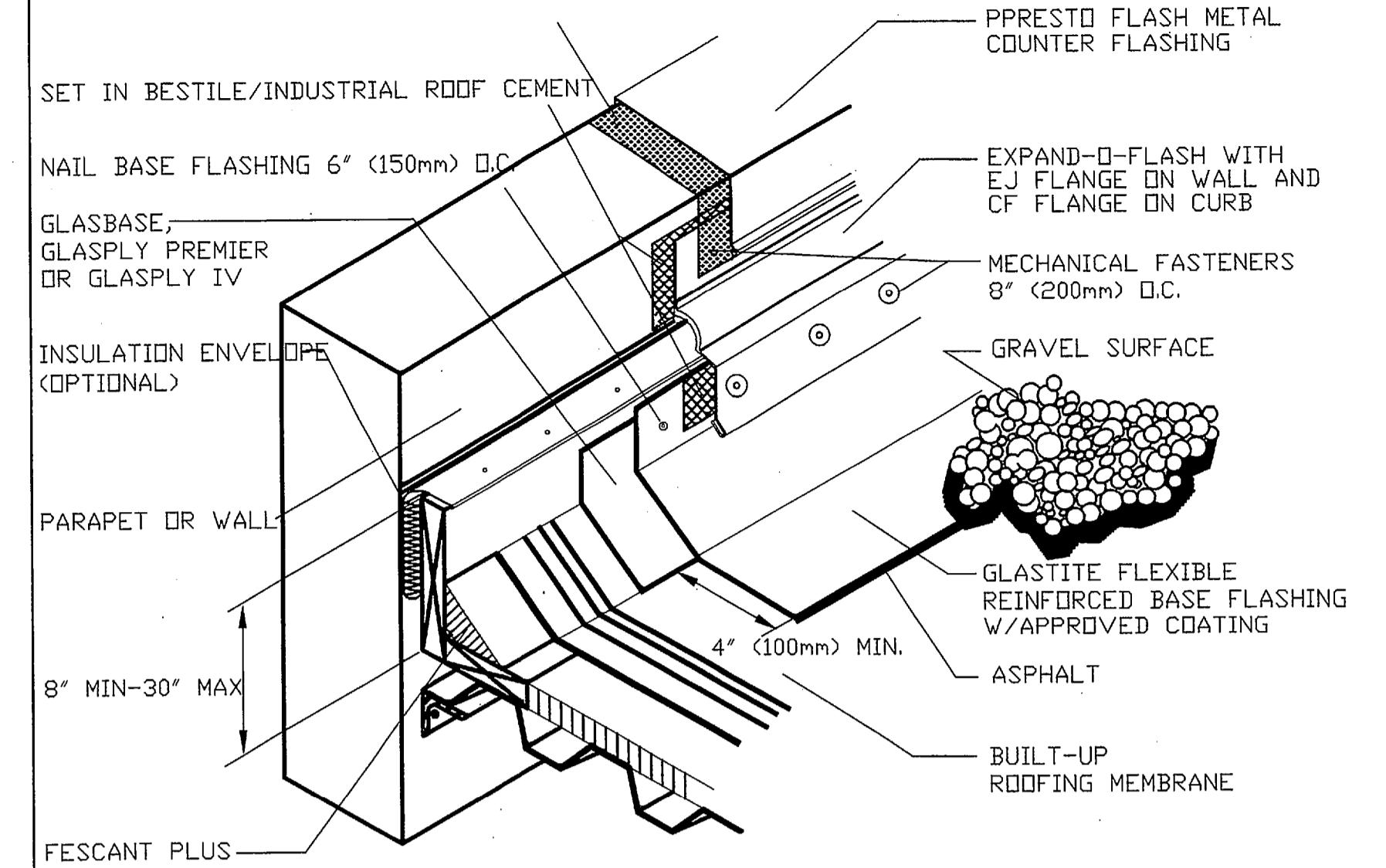
14 PARAPET BRACE BASE
NO SCALE



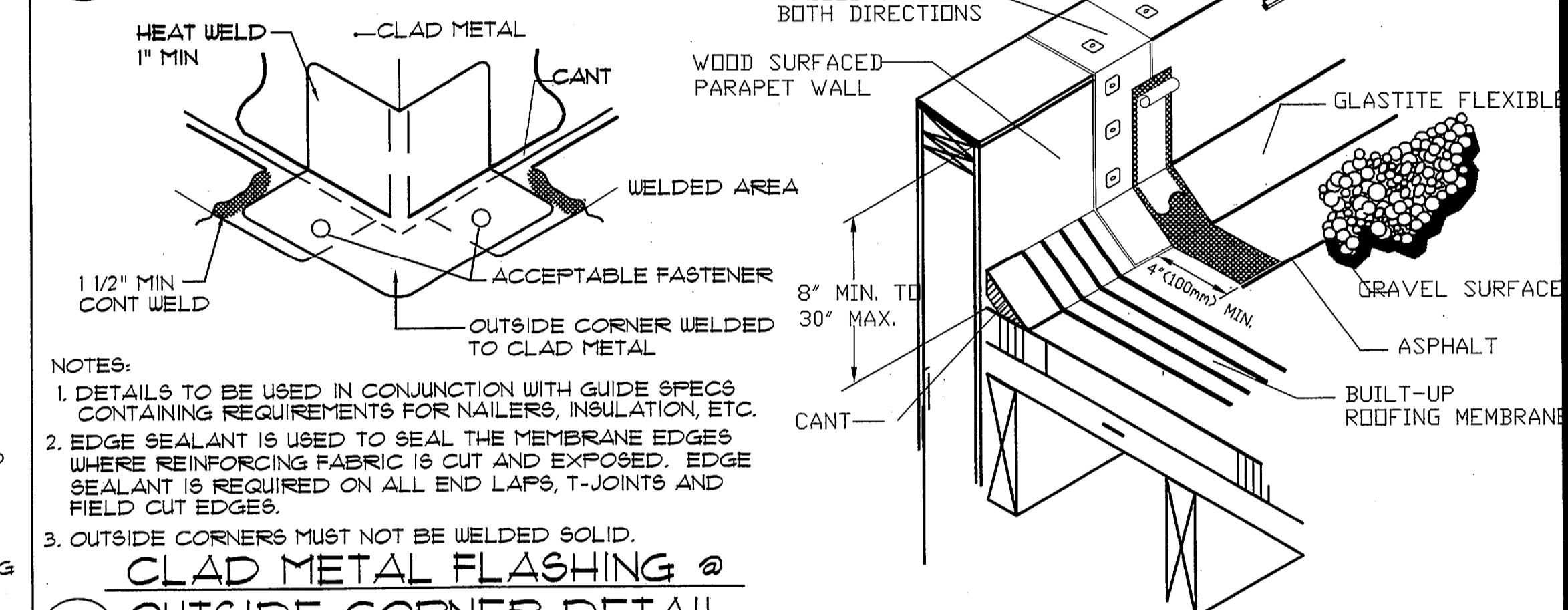
14 ROOF WALKWAY PAD DETAIL
NO SCALE



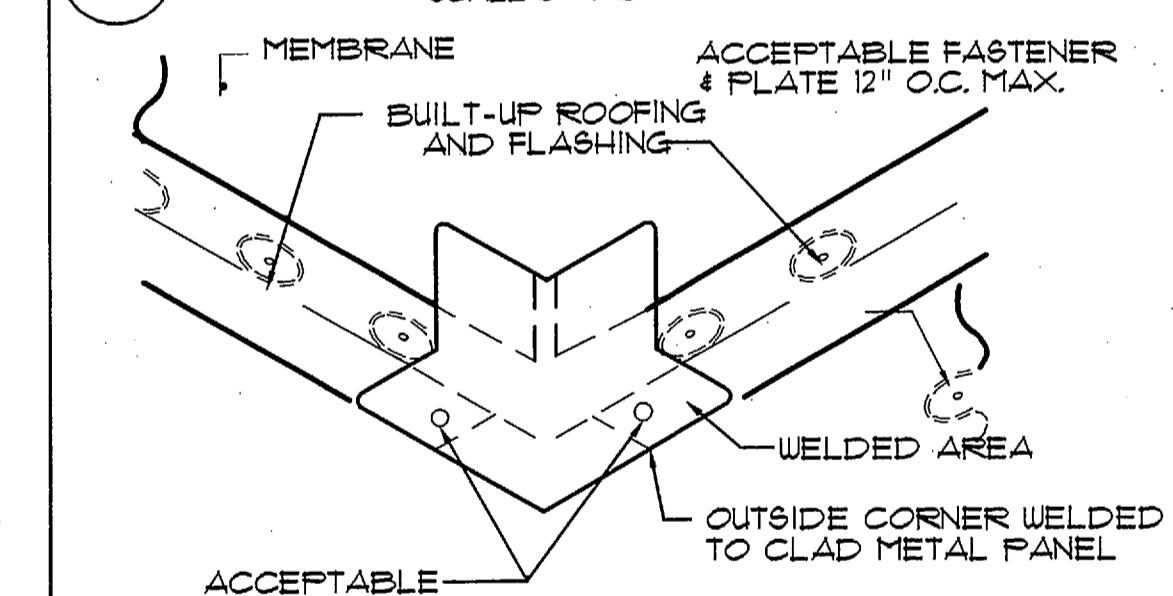
11 SCUPPER THRU WALL
NO SCALE



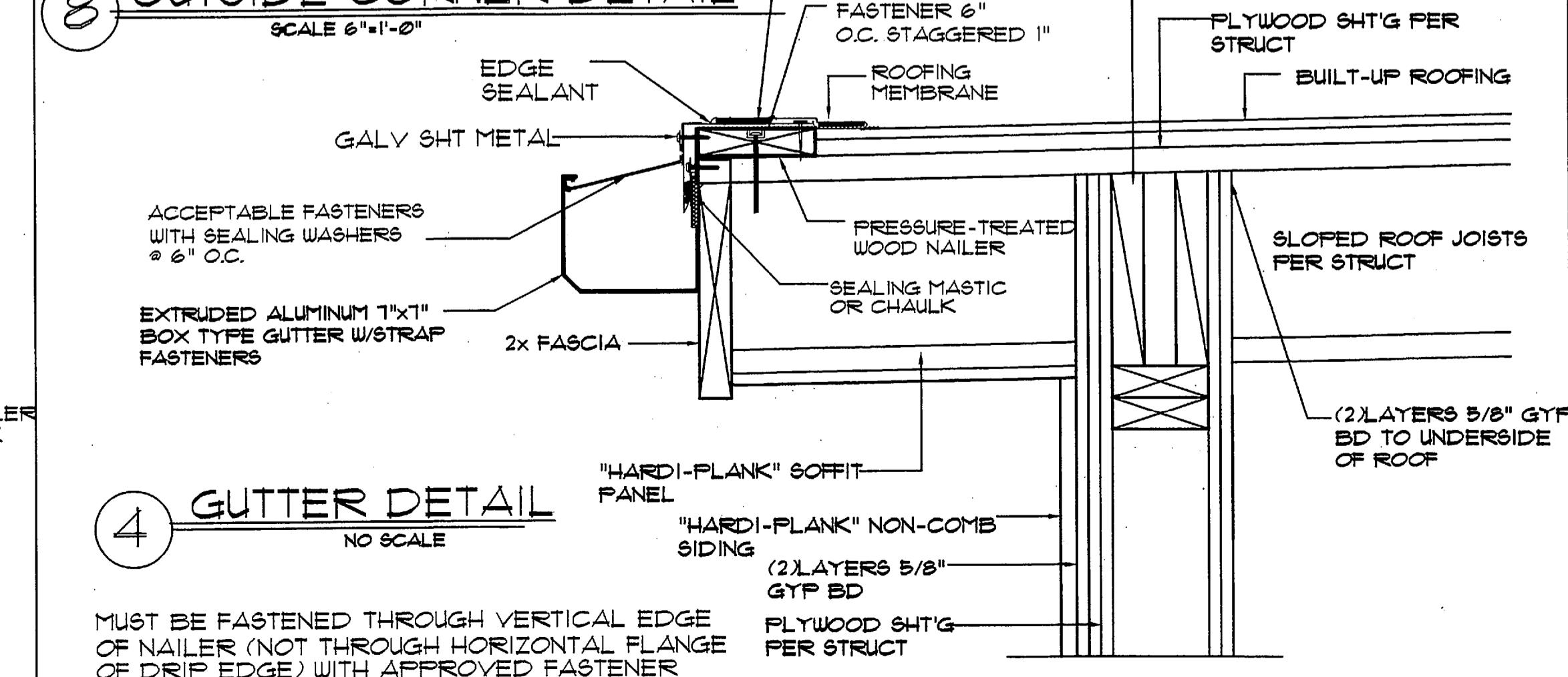
5 CLAD MTL FLASHING BASE



7 CLAD METAL FLASHING @ OUTSIDE CORNER DETAIL
SCALE 6"-1'-0"



5 BASE FLASHING DETAIL
SCALE 6"-1'-0"



4 GUTTER DETAIL
NO SCALE

MUST BE FASTENED THROUGH VERTICAL EDGE OF NAILER (NOT THROUGH HORIZONTAL FLANGE OF DRIP EDGE) WITH APPROVED FASTENER AND SEALING WASHER

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AUG 19 2004
Permit Number

JUN 23 2004

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 1 CHECK SET 4/10/04 KWD
 2 5/10/04
 3 6/23/04



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Beaverton, OR
10570 S.W. Citation Drive
97008

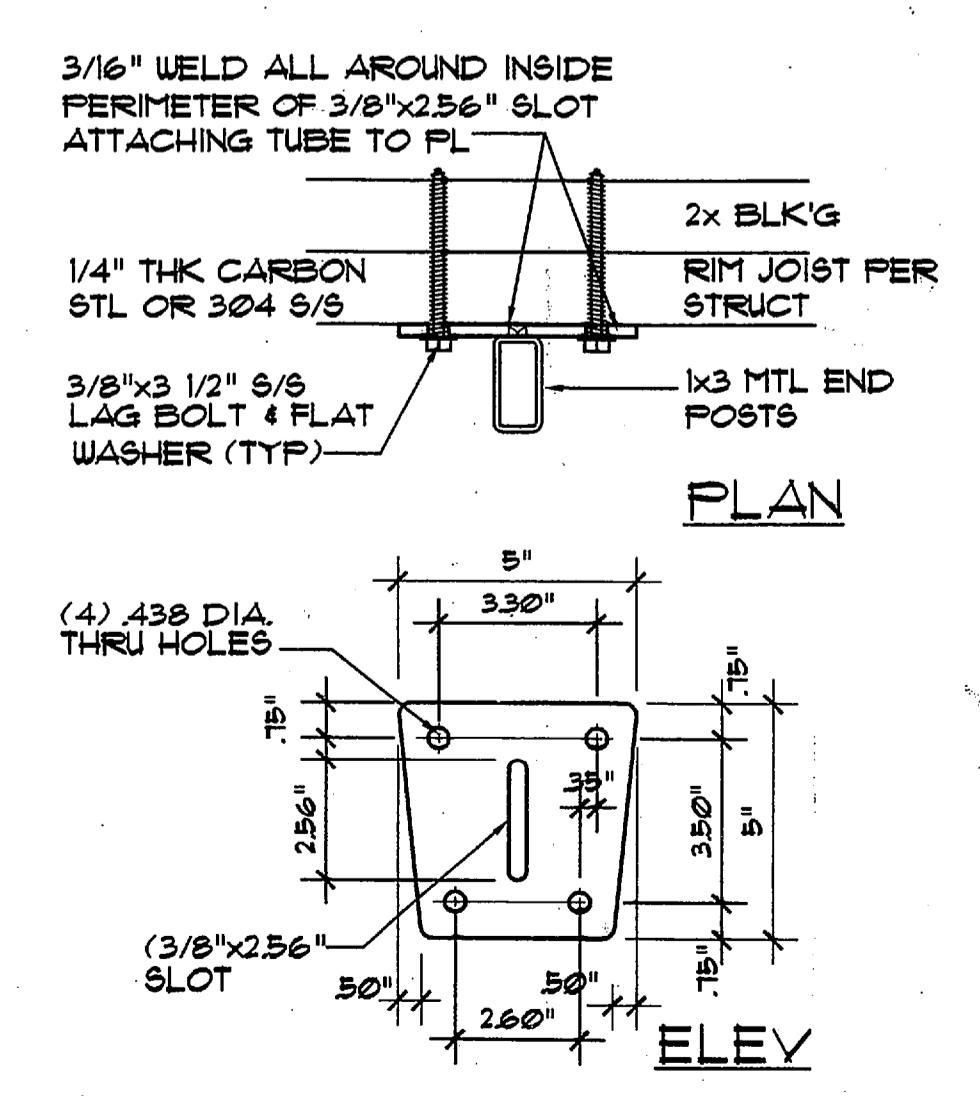
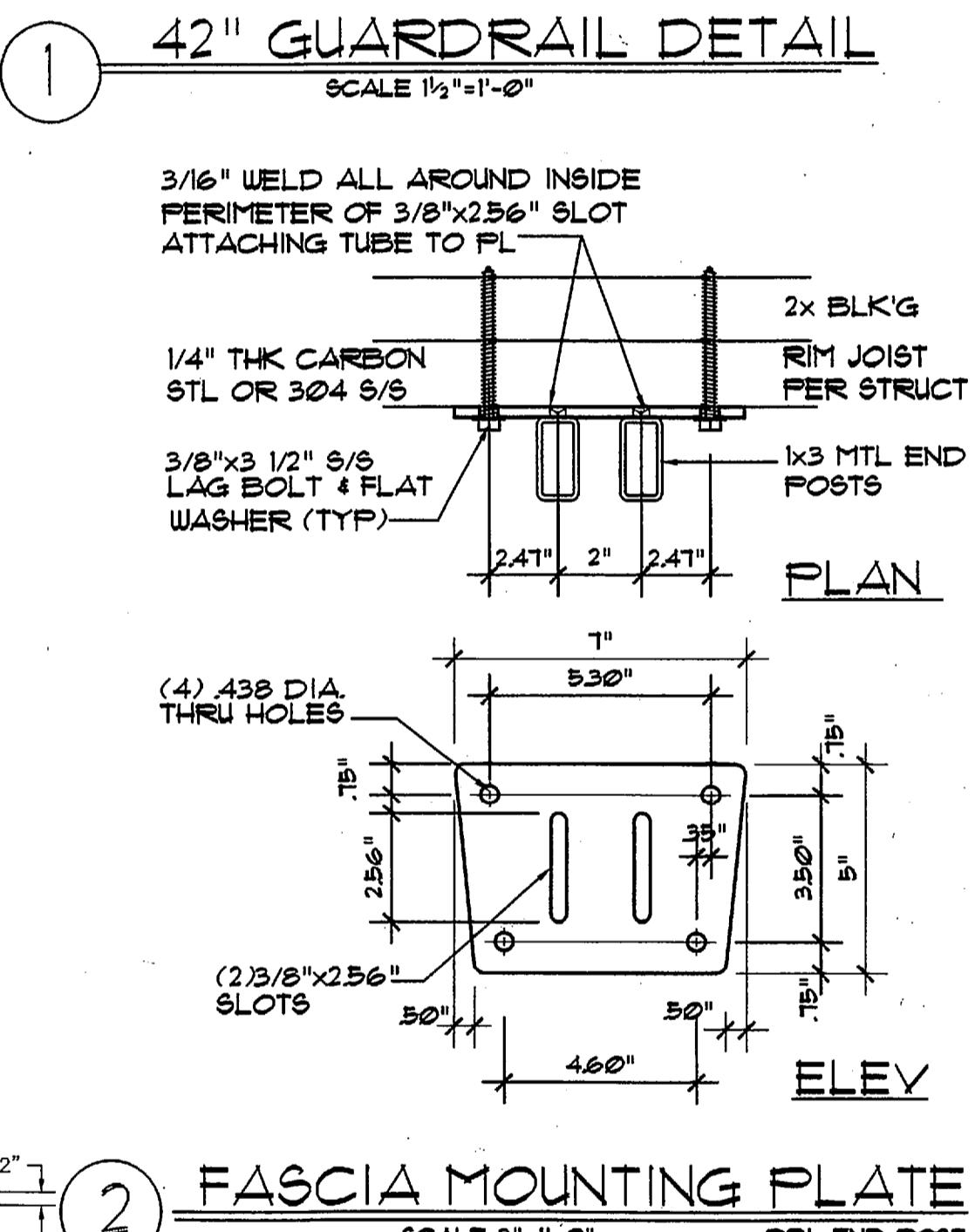
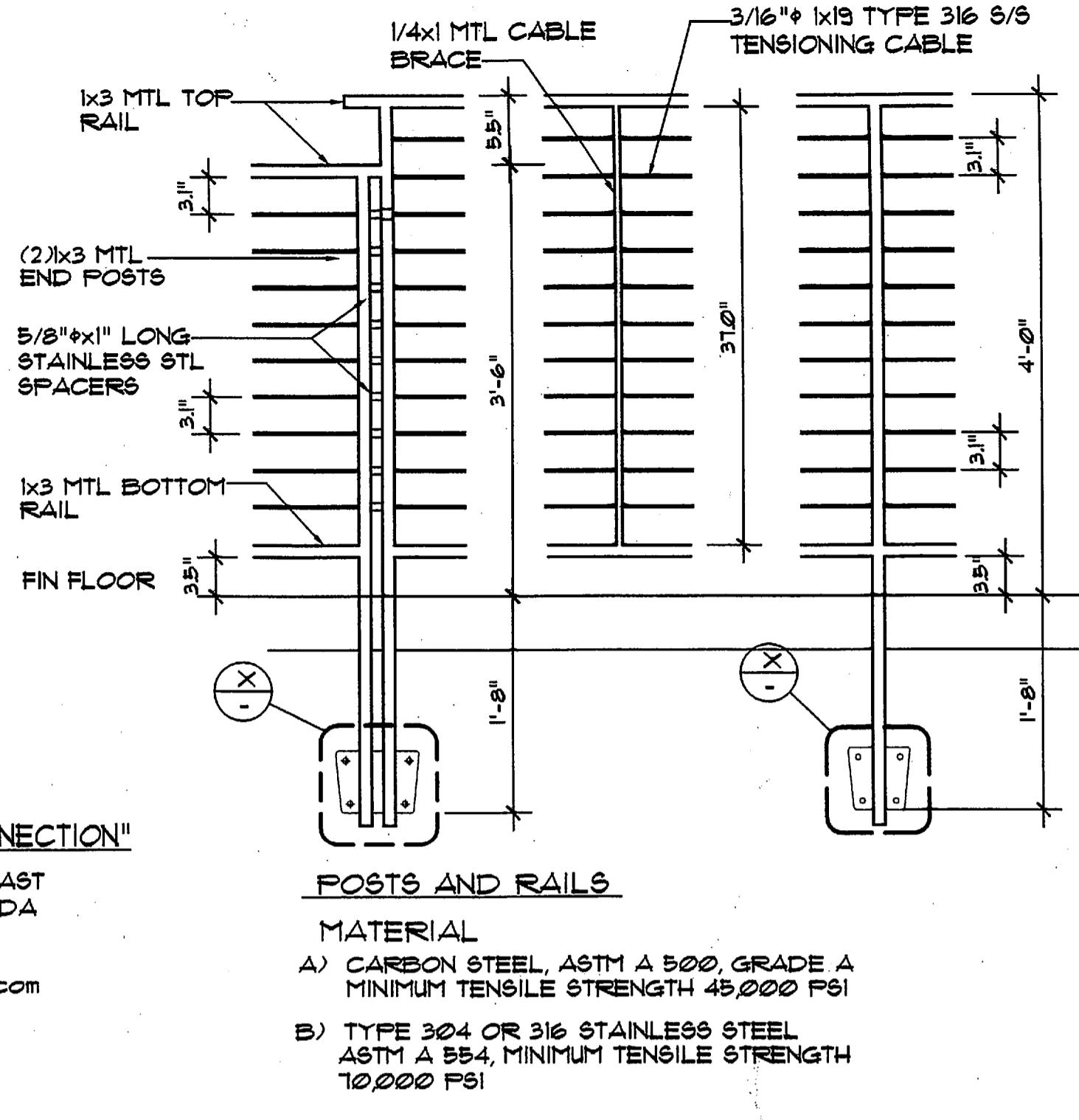
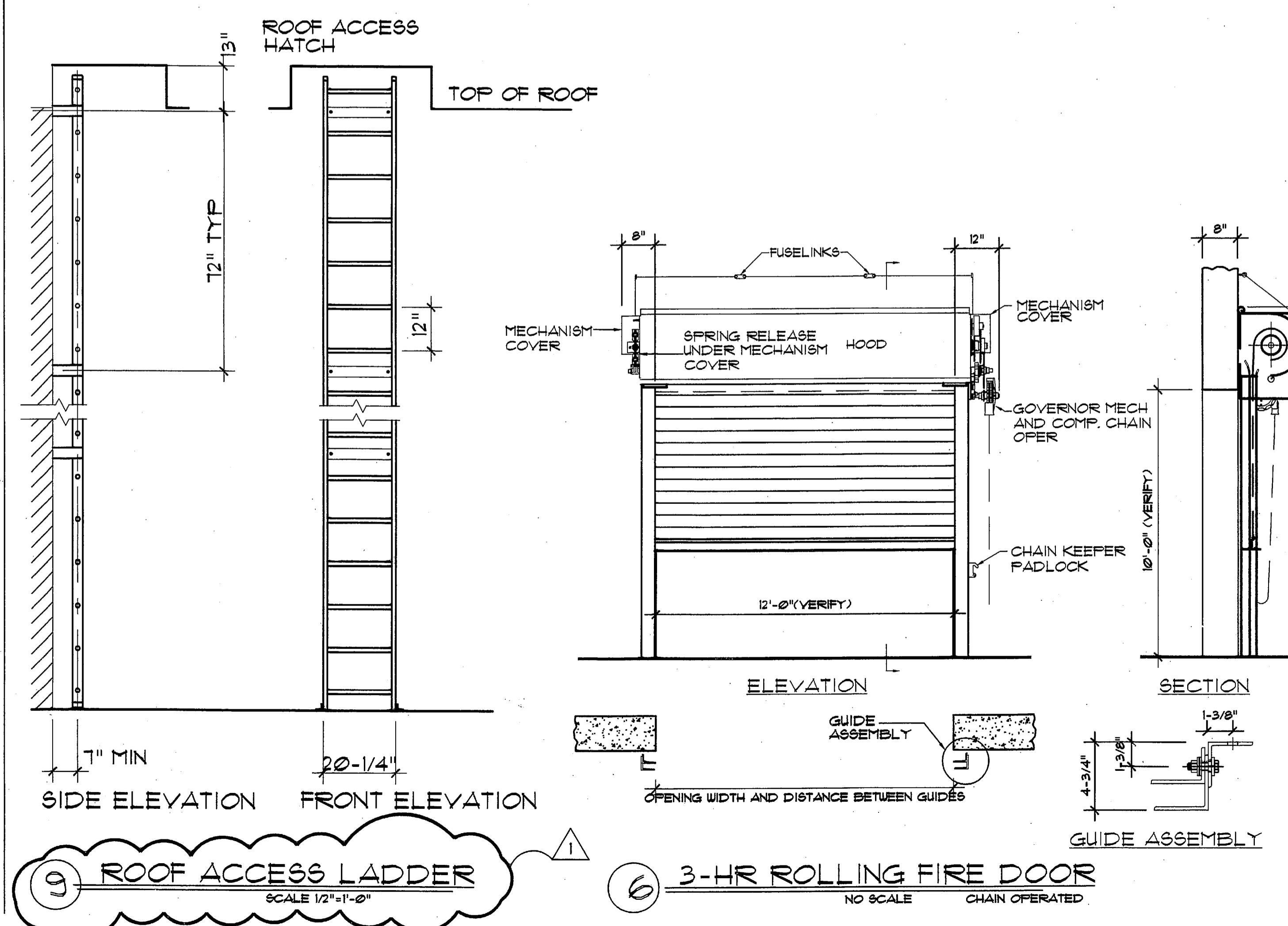
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Peter Magaro
Architect, A.I.A.

BARBO MACHINERY
COMPANY
4617 SE MILWAUKEE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

City of Portland
APPROVED
AUG 19 2004
Permit Number

DETAILS
DRAWN
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DATE
3-10-04
SCALE
NO SCALE
JOB NO.
A603

DRAWN
CHECKED
DATE
3-10-04
SCALE
NO SCALE
JOB NO.
A603



JUN 23 2004

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1 CHECK SET 4/10/04	
2 5/10/04	

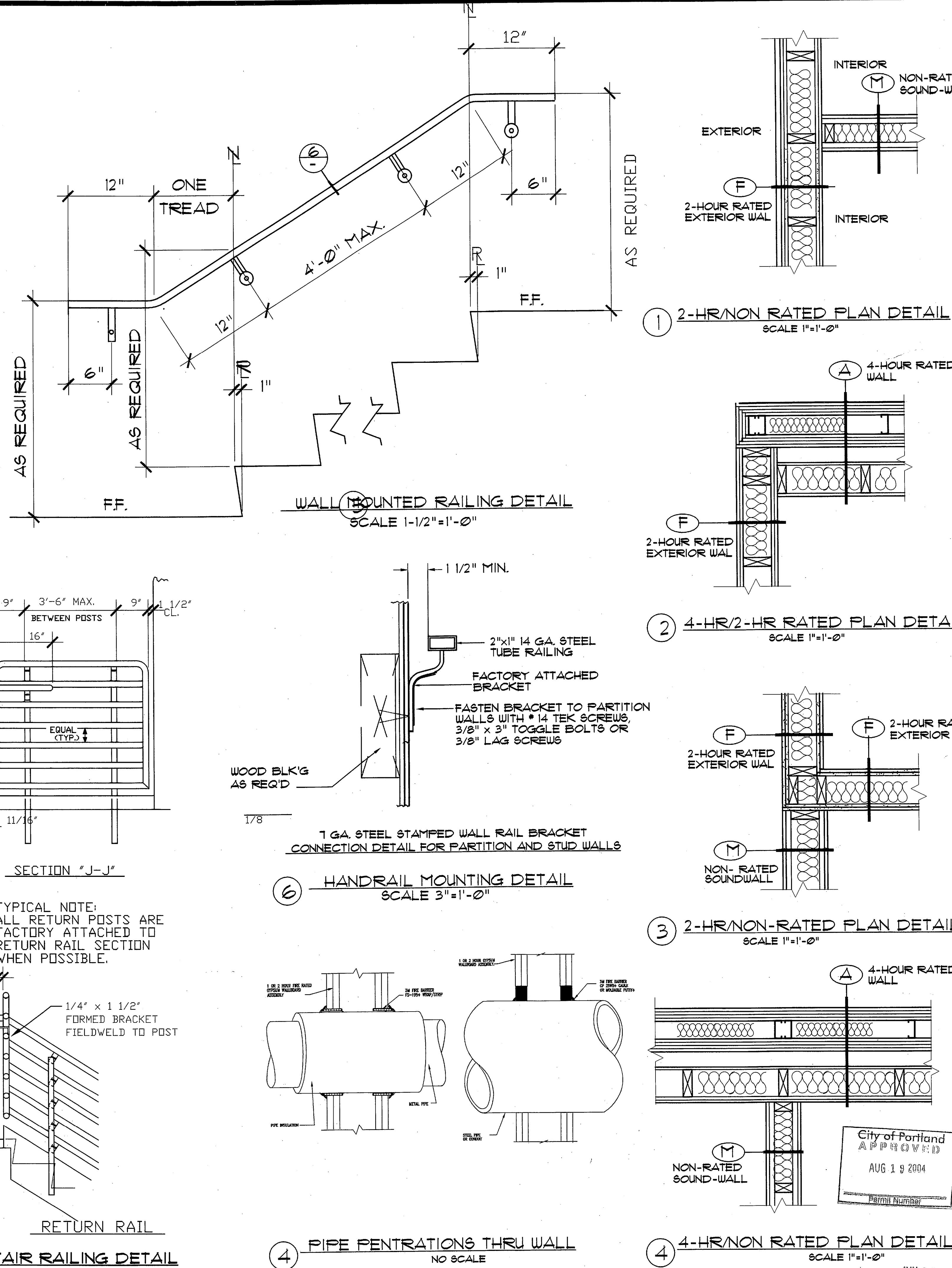
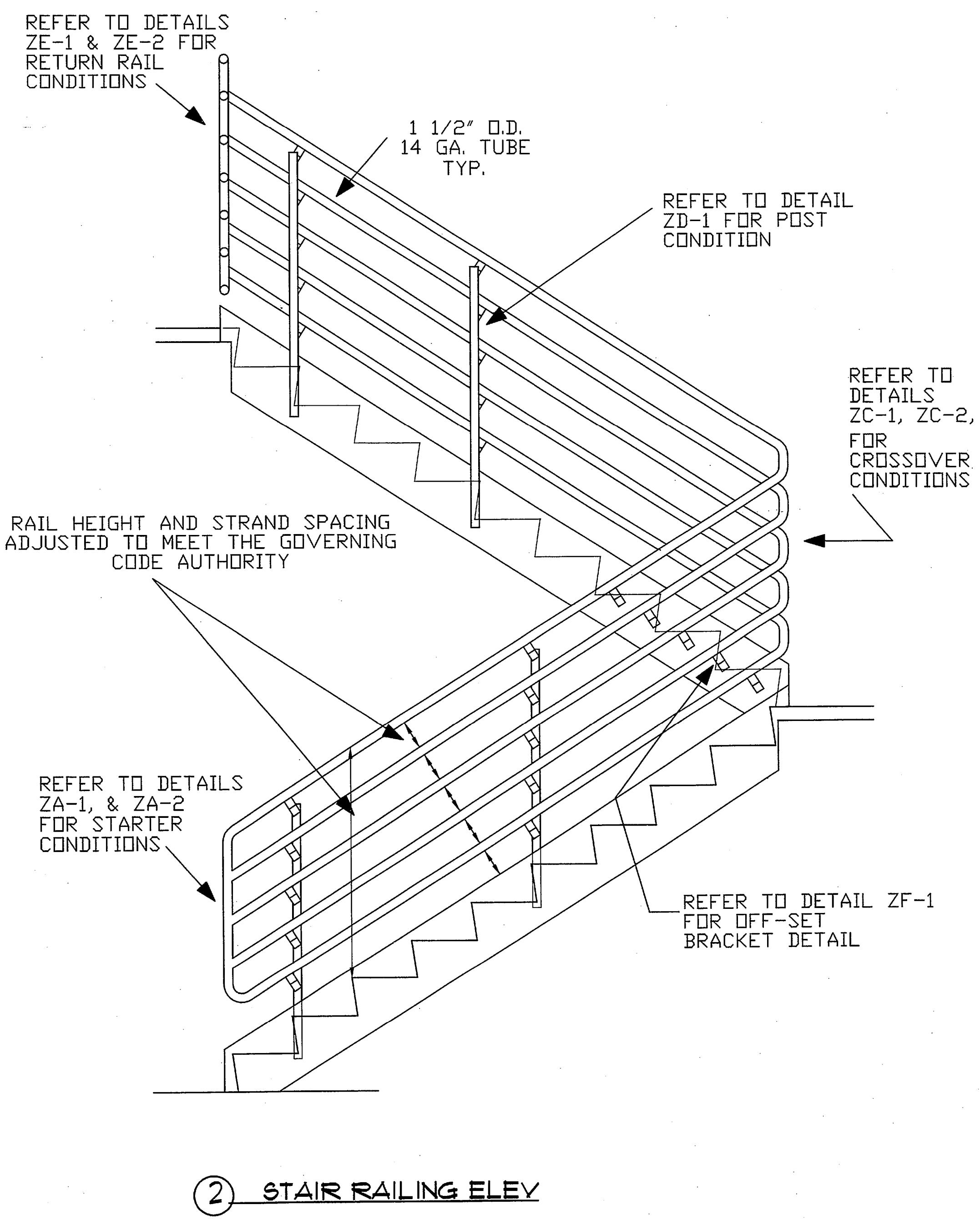
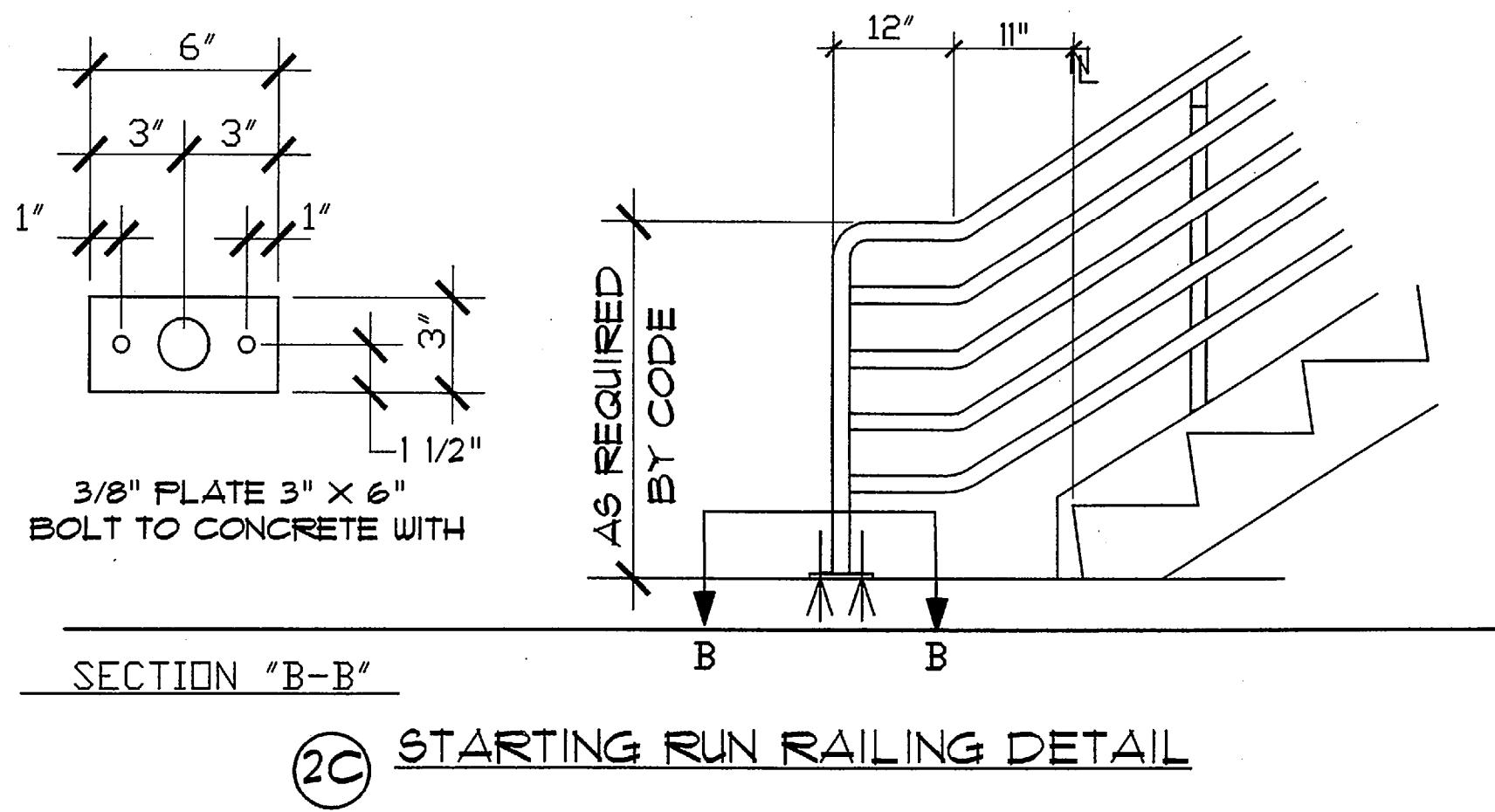


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A PROFESSIONAL CORPORATION
4617 S.E. MILWAUKEE AVE
PORTLAND, OREGON
JOSEPH HUGHES CONST. CO.

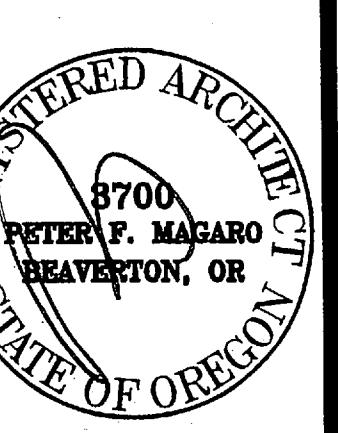
ARCHITECTURAL DETAILS

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DATE	3-10-04
SCALE	NO SCALE
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SHEET	



A604

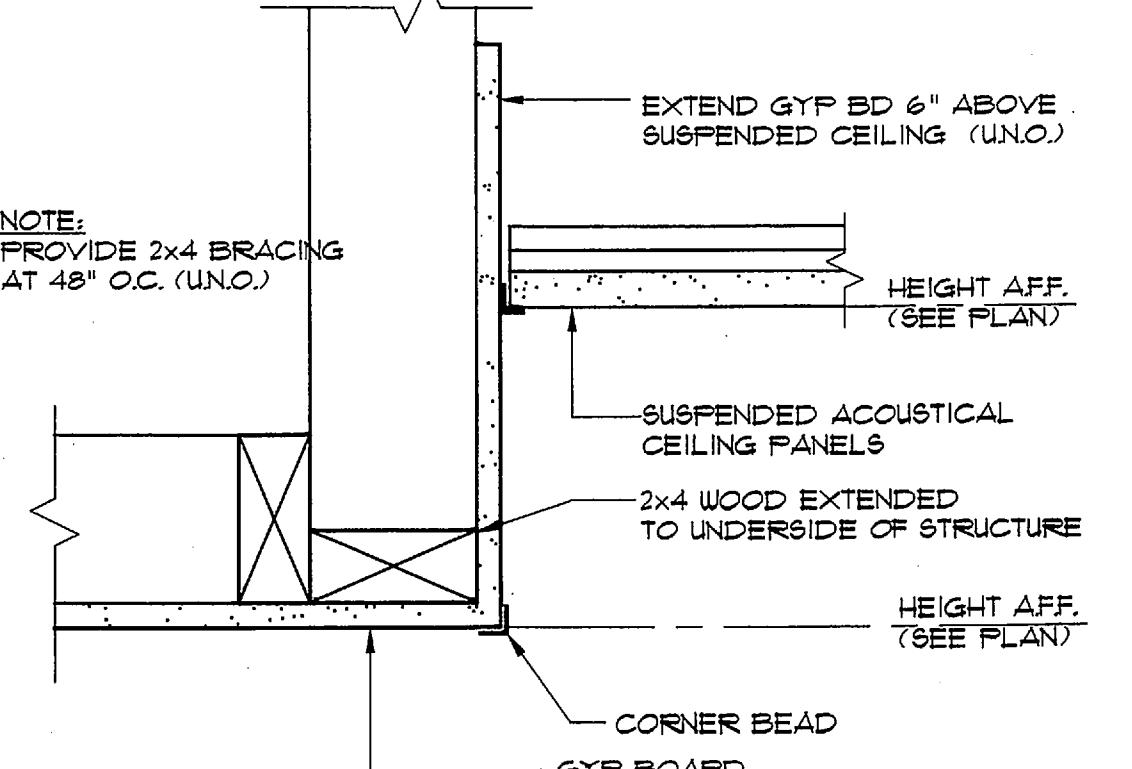
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2	5/04/04



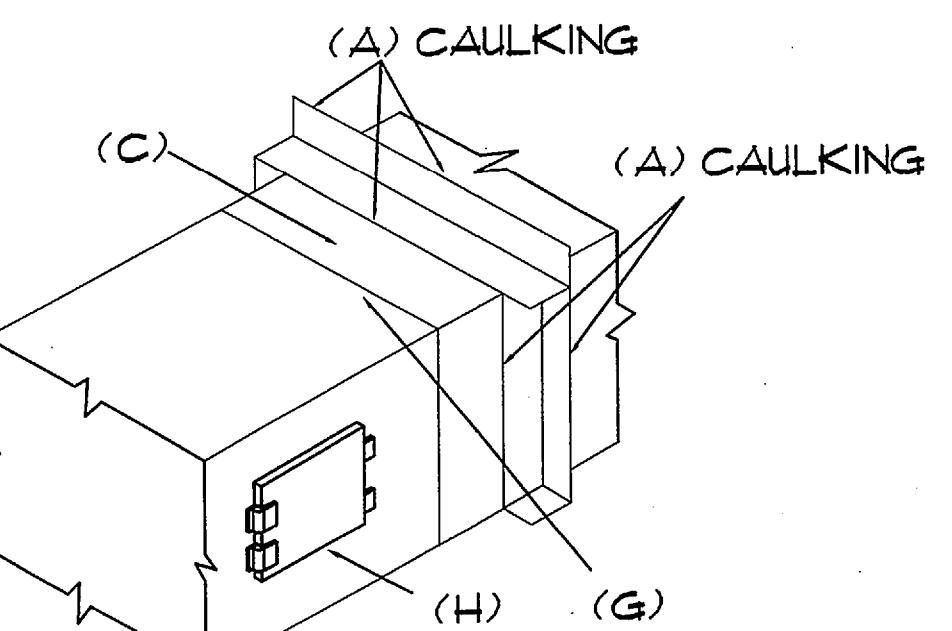
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Architecture
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Peter Magaro
Architect, AIA

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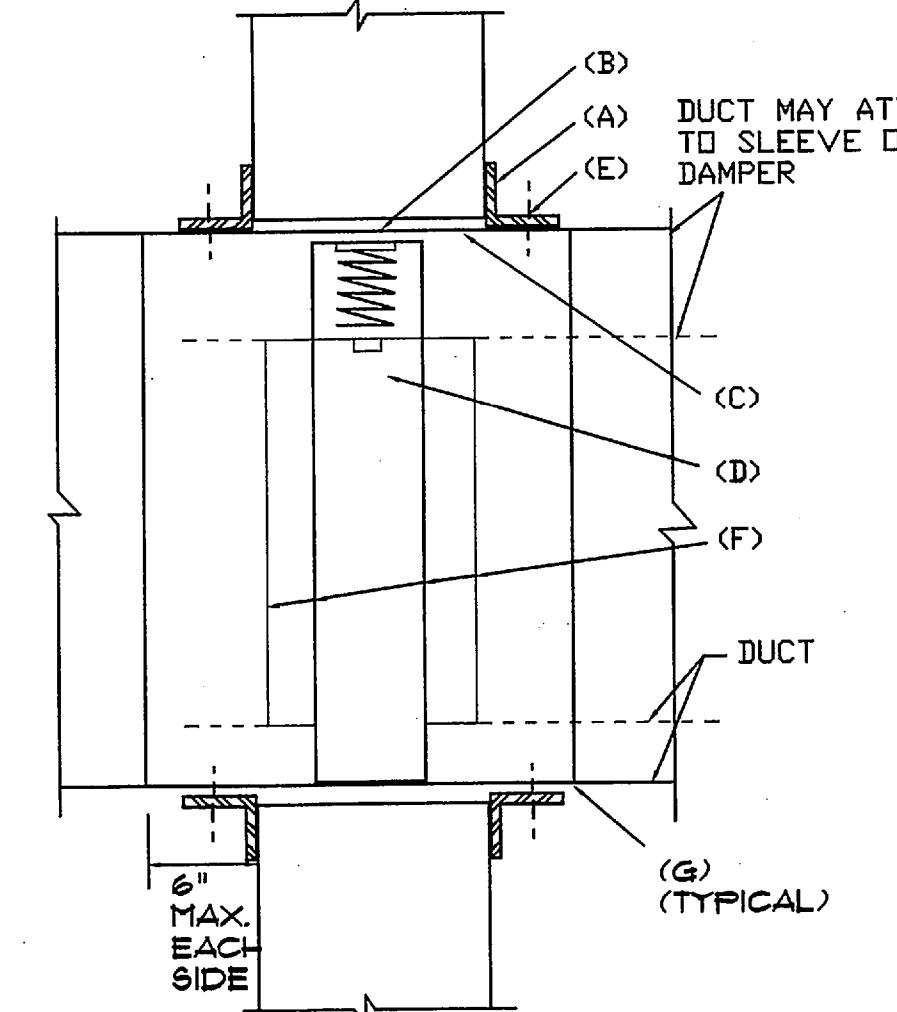
Peter Magaro
Architect, AIA



6 CEILING TRANSITION DETAIL
SCALE 3"-1'-0"



NOTE: NO CAULKING IS REQUIRED ON FIRE DAMPERS OR FIRE DAMPER RETAINING ANGLES



VERTICAL POSITION IS SHOWN. HORIZONTAL INSTALLATION IS SIMILAR.

FOLLOW INSTALLATION INSTRUCTION FOR FUSIBLE LINKS.

NOTES:

1. FIRE DAMPER SLEEVE CLEARANCE WITHIN WALL OPENING. CLEARANCE IS BASED ON 1/8 INCH PER FOOT OF WIDTH OR HEIGHT UNLESS OTHERWISE STATED IN THE LISTING. THE SLEEVE MAY REST ON THE BOTTOM OF THE OPENING AND NOT BE CENTERED. (FRACTIONAL DIMEN SHALL BE TAKEN AS THE NEXT LARGEST WHOLE FT.)

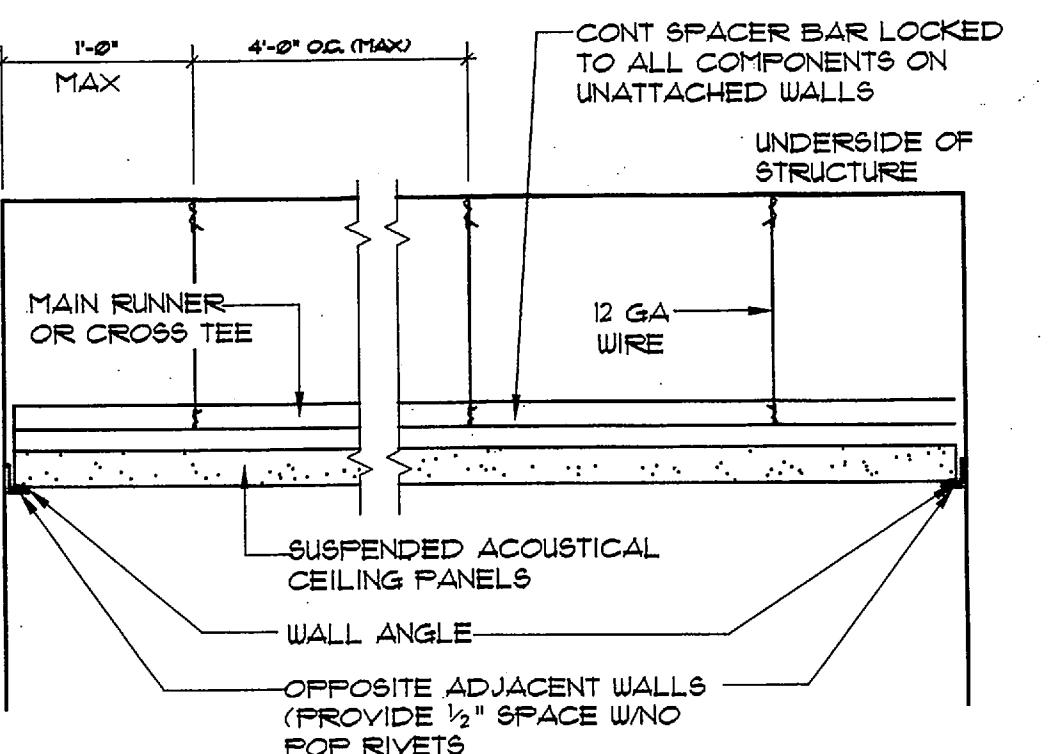
EXAMPLE: A 30 INCH X 24 INCH FIRE DAMPER SLEEVE IS INSTALLED IN A WALL OPENING. THE OPENING SHALL BE 30-3/8 INCHES WIDE (1/8 INCH X 3 FEET) BY 24-1/2 INCHES HIGH (1/8 INCH X 2 FEET).

THE SLEEVE IS RETAINED IN THE WALL OPENING BY THE USE OF STEEL RETAINING ANGLES (A). THESE MUST OVER-LAP THE EDGE OF THE FRAMING BY A MINIMUM OF ONE (1) INCH OVER AND BEYOND ALL MATERIAL IN THE OPENING. THIS MEANS THAT THE MINIMUM WIDTH OF THE RETAINING ANGLE WOULD BE 1-5/8 INCHES.

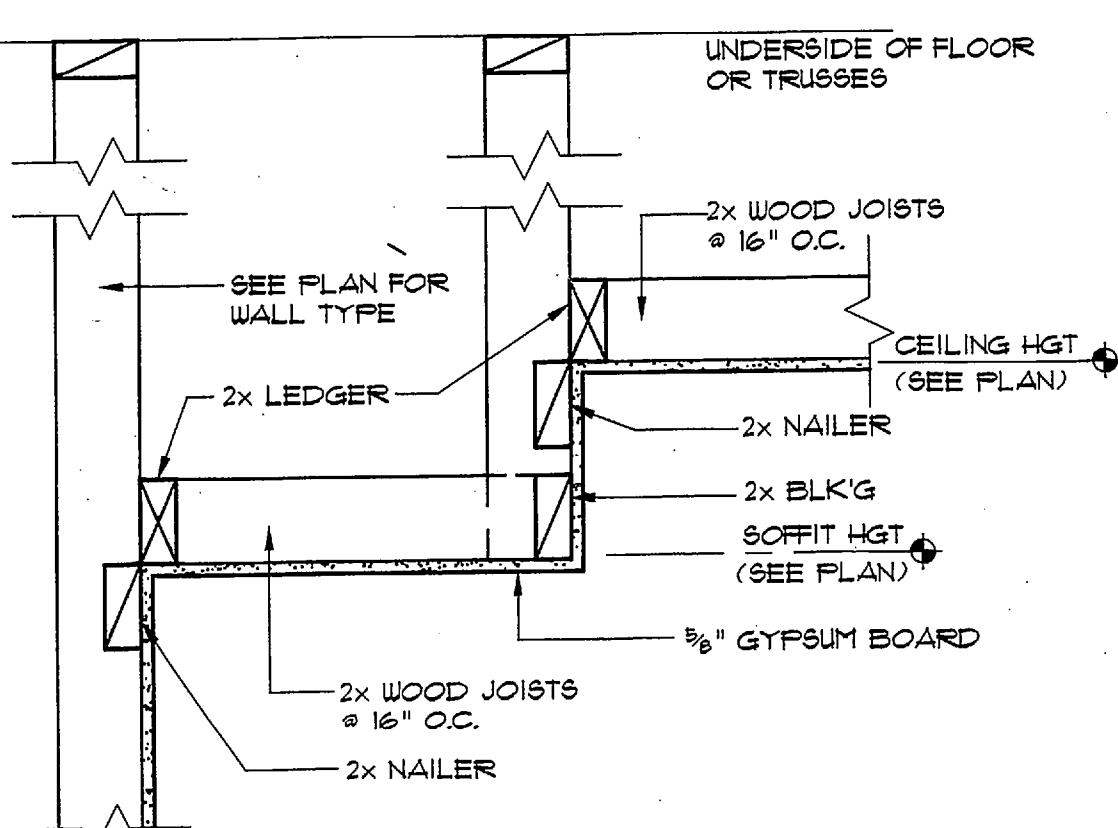
THE DIMENSIONS REQUIRED FOR THE OPENING SHALL BE THOSE REMAINING AFTER THE PENETRATION HAS BEEN MADE AND FIRE RESISTIVE MATERIALS ARE USED WHERE REQUIRED. THE FIRE RESISTIVE MATERIALS SHALL BE EQUAL TO THE REQUIREMENTS FOR FIRE RESISTIVE MATERIALS USED IN THE CONSTRUCTED WALL SO THAT A CONTINUOUS RATING EXISTS AT THE WALL PENETRATION.

2. MANUFACTURER'S INSTALLATION DETAILS. THE FIRE DAMPER MANUFACTURER'S INSTALLATION DETAILS AND INSTRUCTIONS AS TESTED AND APPROVED BY UL MUST BE USED IN LIEU OF THE ABOVE DETAILS WHERE APPLICABLE. PROVIDE A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT THE HRS INSPECTION.

1 FIRE DAMPER DETAIL NO SCALE



2 CEILING END WALL DETAIL
SCALE 3"-1'-0"



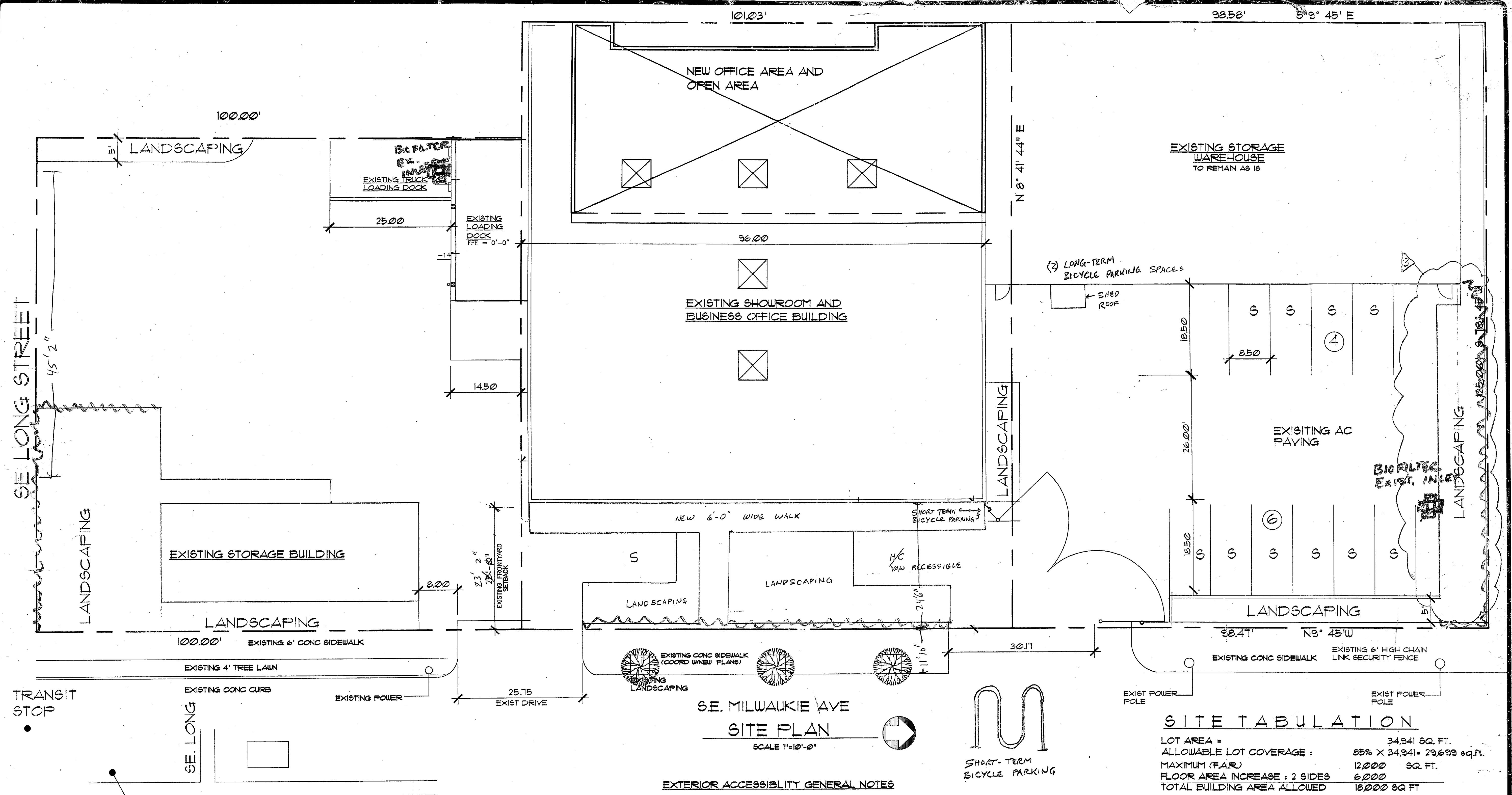
5 GYP BD CEILING/SOFFIT DET
SCALE 3"-1'-0"

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DATE 6-18-03
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ARCHITECTURAL DETAILS

A605
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S.E. MILWAUKEE AVE

SITE PLAN

SCALE 1" = 10'-0"

EXTERIOR ACCESSIBILITY GENERAL NOTES

- The minimum clear width of an accessible route shall be 36 inches except at doors. See Section 1109.92. Where an accessible route includes a 180-degree turn around an obstruction which is less than 48 inches wide, the clear width of the accessible route around the obstruction shall be 42 inches minimum. 9.

Where an accessible route is less than 60 inches wide, passing spaces at least 60 inches by 60 inches shall be located at intervals not to exceed 200 feet. A T-shaped intersection of two corridors or walks may be used as a passing space. Per 1994 UBC Section 1109.4.1.

Accessible routes shall have a clear height of not less than 80 inches. Where the vertical clearance of an area adjoining an accessible route is less than 80 inches, but more than 27 inches, a continuous permanent barrier shall be installed to prevent traffic into such areas of reduced clearance. Per 1994 UBC Section 1109.4.2.

An accessible route shall have a running slope not greater than 1 unit vertical in 12 units horizontal (8.33% slope). An accessible route with a running slope greater than 1 unit vertical in 20 units horizontal (5% slope) shall comply with Section 1109.7. Cross slopes of an accessible route shall not exceed 1 unit vertical in 50 units horizontal (2% slope). Per 1994 UBC Section 1109.4.3.

Accessible routes and accessible spaces shall have continuous common floor or ramp surfaces. Abrupt changes in height greater than 1/4 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Changes in level greater than 1/2 inch shall be accomplished by means of a ramp meeting the requirements of Section 1109.7. Per 1994 UBC Section 1109.4.4.

The maximum slope of a ramp shall be 1 unit vertical in 12 units horizontal (8.33% slope). The maximum rise for any run shall be 30 inches. Per 1994 UBC Section 1109.7.2.

The cross slopes of a ramp shall be a maximum 1 unit vertical in 50 units horizontal (2% slope). Per 1994 UBC Section 1109.7.3.

The minimum clear width of a ramp shall not be less than 36 inches. Per 1994 UBC Section 1109.7.4.

Ramps within the accessible route shall have landings at the top and bottom, and at least one intermediate landing for each 30 inches of rise. Landings shall be level and have a minimum dimension measured in the direction of ramp run of not less than 60 inches. Where the ramp changes direction at a landing, the landing shall be not less than 60 inches by 60 inches. The width of any landing shall be not less than the width of the ramp. Per 1994 UBC Section 1109.7.5.

10.

Ramps having slopes steeper than 1 unit vertical in 20 units horizontal (5% slope) shall have handrails on both sides. Handrails shall be continuous, except they shall not be required at any point of access along the ramp. Handrails shall extend at least 12 inches beyond the top and bottom of any ramp segment. Per 1994 UBC Section 1109.7.6.

Any portion of the edge of a ramp and its associated landings which is more than 1/2 inch above adjacent grade or floor shall be provided with edge protection in accordance with the following:

 - A. Walls and curbs. When used, walls or curbs shall be not less than 2 inches in height above the surface of the ramp and landings.
 - B. Railings. When used, railings shall comply with Section 1109.7.5 and shall also comply with one of the following:
 - C. An intermediate rail mounted 17 inches to 19 inches above the ramp or landing surfaces or
 - D. Unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches, which are more than 30 inches abv grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail. The top of guardrails shall not be less than 42 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. Per 1994 UBC Section 509.

11. Exposed ramps and their approaches shall be constructed to prevent the accumulation of water on walking surfaces. Per 1994 UBC Section 1109.7.8.

12. Ramps on accessible routes shall have a slip-resistant surface. Per 1994 UBC Section

13. Thresholds at doors shall comply with Section 1109.4.4. Thresholds at doorways shall not exceed 3/4 inch in height for exterior sliding doors or 1/2 inch for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Per 1994 UBC Section 1109.9.5.

SITE TABULATION

LOT AREA =	34,941 SQ. FT.
ALLOWABLE LOT COVERAGE :	$85\% \times 34,941 = 29,699$ sq.ft.
MAXIMUM (F.A.R)	12,000 SQ. FT.
FLOOR AREA INCREASE : 2 SIDES	6,000
TOTAL BUILDING AREA ALLOWED	18,000 SQ FT

PARKING TABULATION

PARKING REQUIRED : TRANSIT ACCESS ROUTE

XISTING PARKING

**12 STANDARD SPACES
5 COMPACT SPACES
2 VAN ACCESSIBLE SPACE
19 TOTAL STALLS**

atches that approved by Planning
all notes from other reviews.

BUILDING TABULATION

WILLING OFFICE SPACE ABEAS.

FIRST FLOOR - SHOWROOM/ENTRY 169
OFFICE AREA 169

TOTAL FIRST FLOOR DING AREA 856

STAR FIRST FLOOR BUILDING AREA 550

SECOND FLOOR OFFICES
INCLUDING WALKWAY

INCLUDING WALKWAY
NOT INCLUDING STAIRS

010-1111-1111 | info@sample.com | www.sample.com

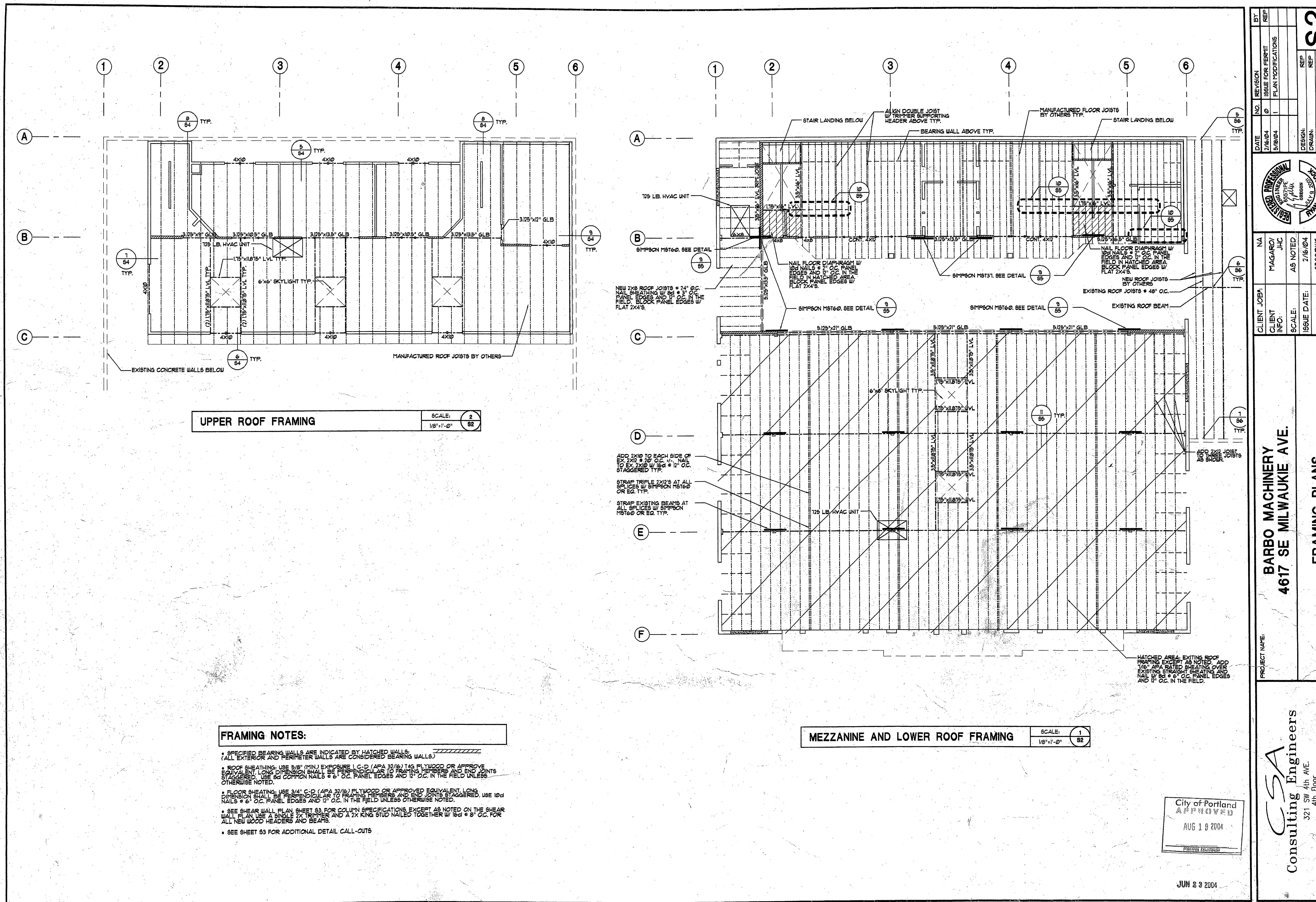
ON THE FIRST & SECOND FLOOR AFTER
WAREHOUSE AREA

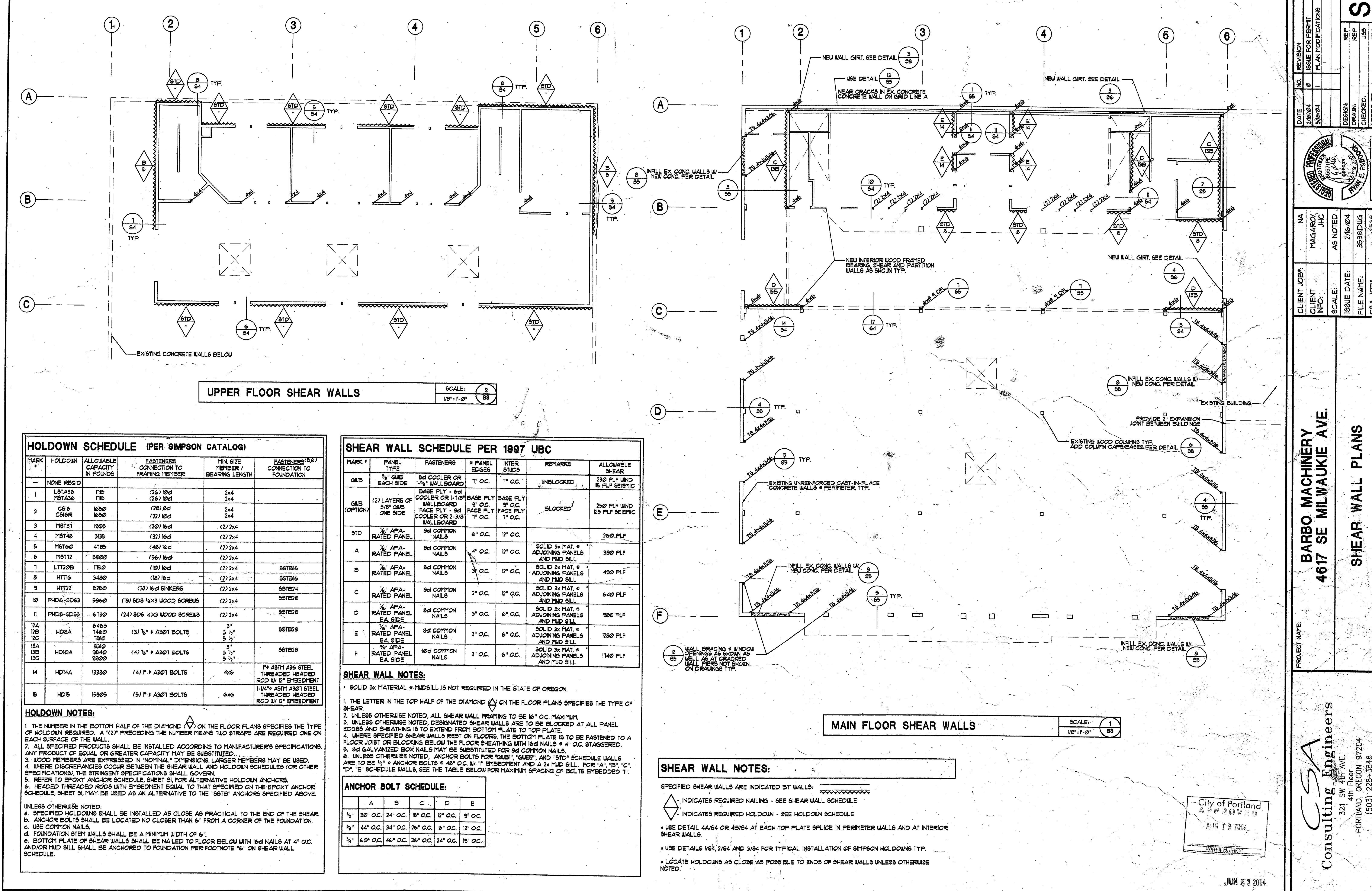
STORAGE BUILDING

STATE BUILDING AREA 186

A rectangular stamp with a double-line border. Inside, the words "City of Portland" are written in a large, bold, sans-serif font, with "APPROVED" printed directly below it in a slightly smaller font.

Q FT	Permit Number
Q FT	
Q FT	
SQ FT	
JUN 23 2004	





BY
REF
DATE
NO.
REVISION
ISSUE FOR PERMIT
2/16/2004

CLIENT JOB:
MAGARO JJC
CLIENT INFO:
AS NOTED
SCALE:

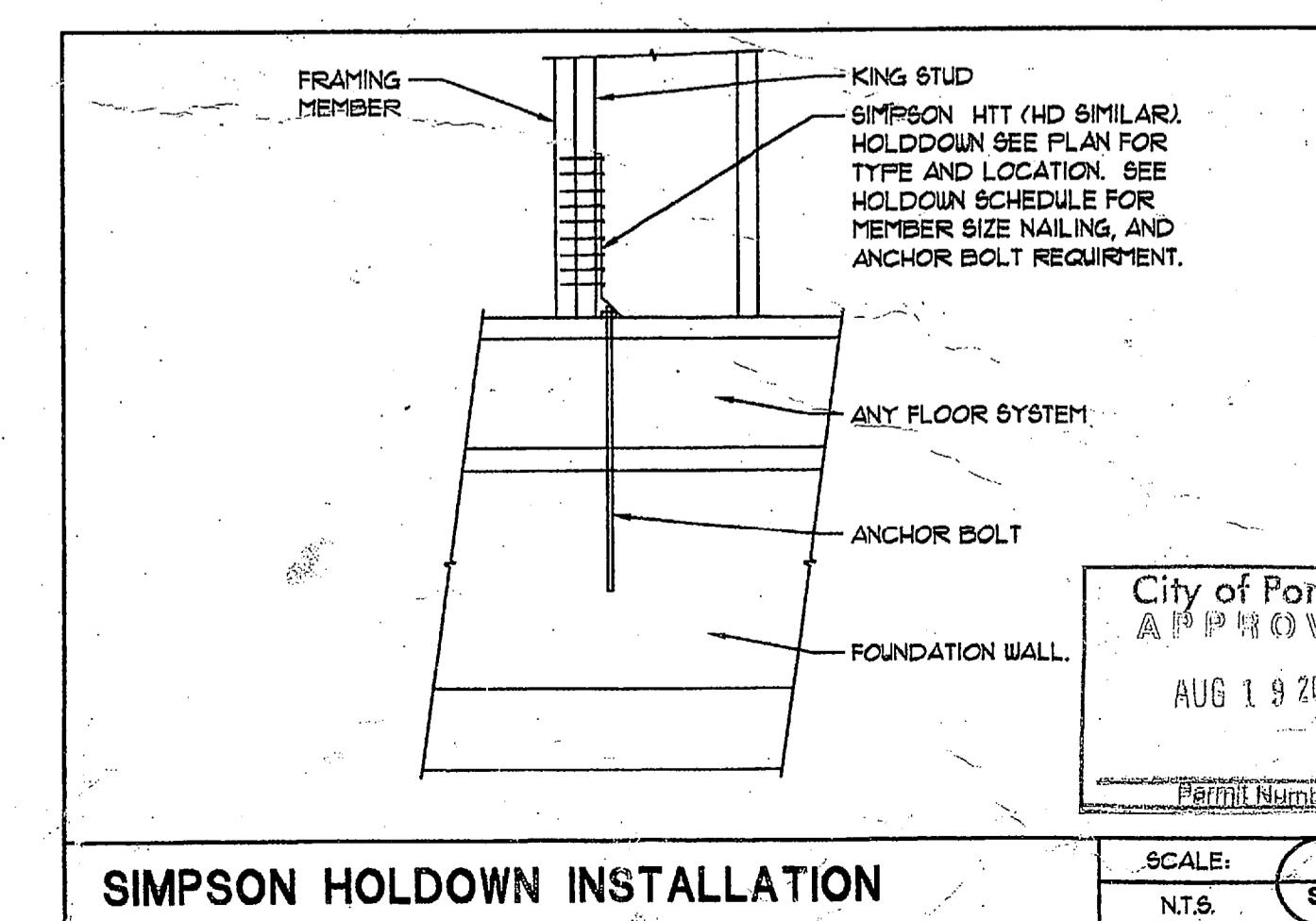
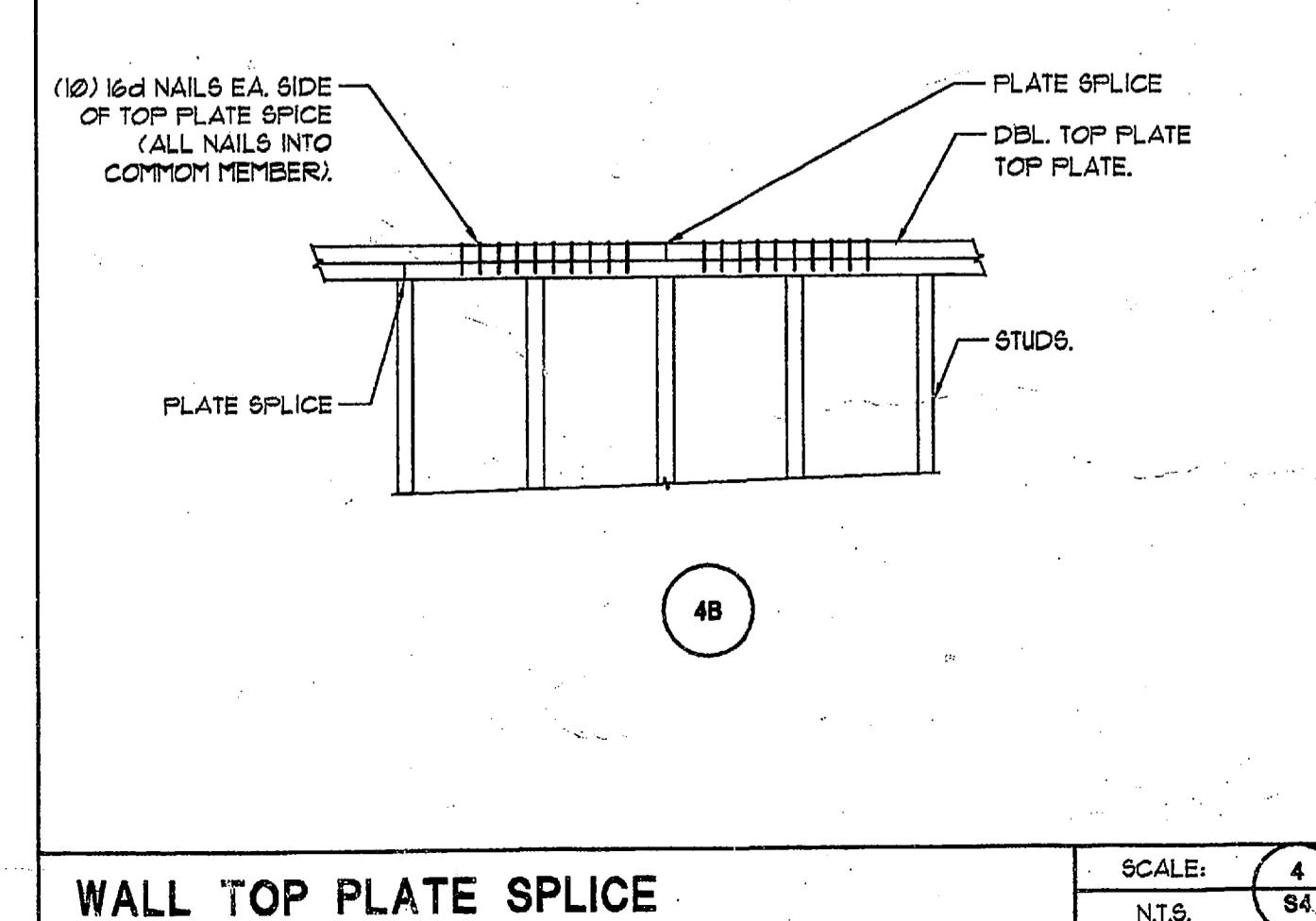
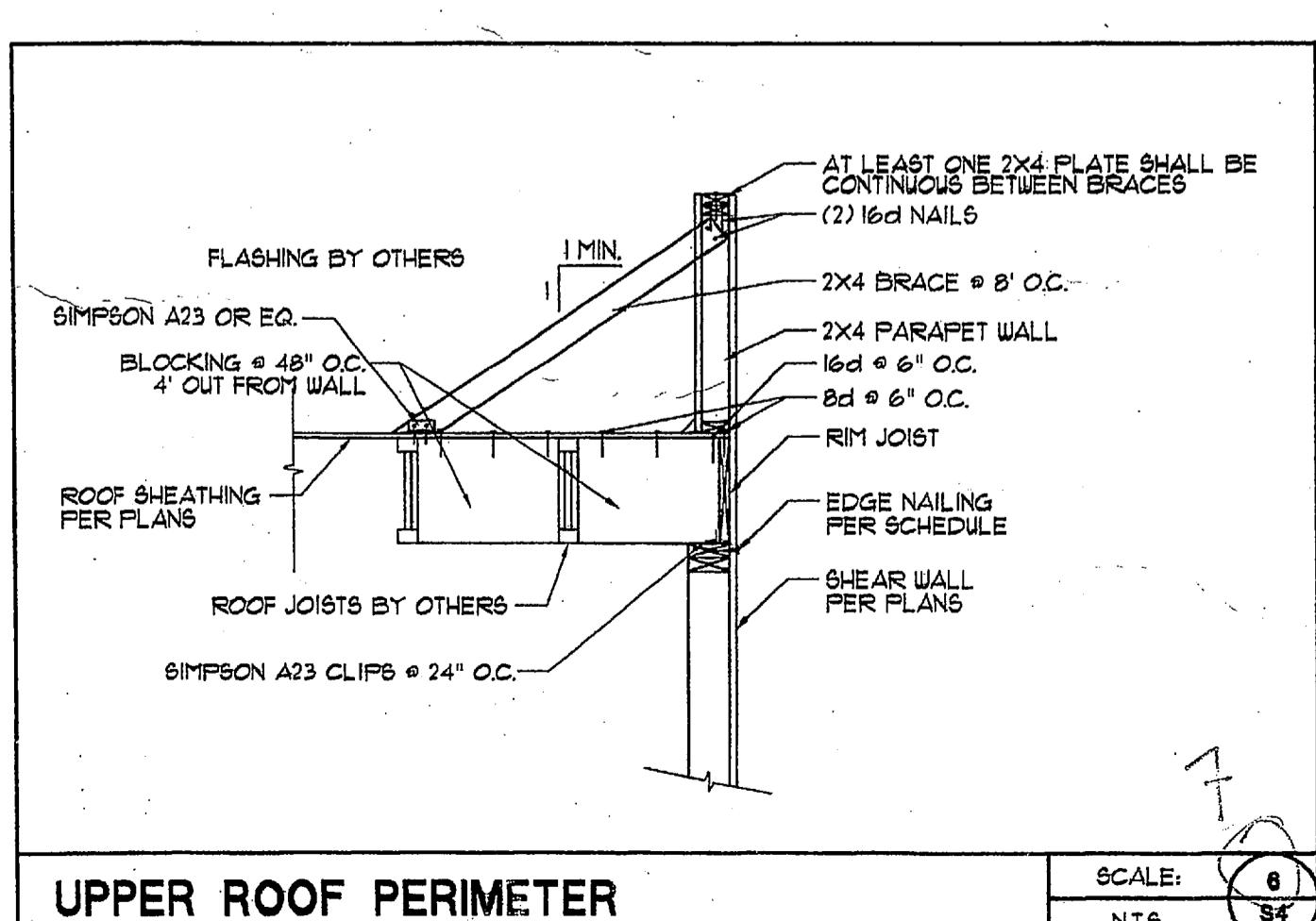
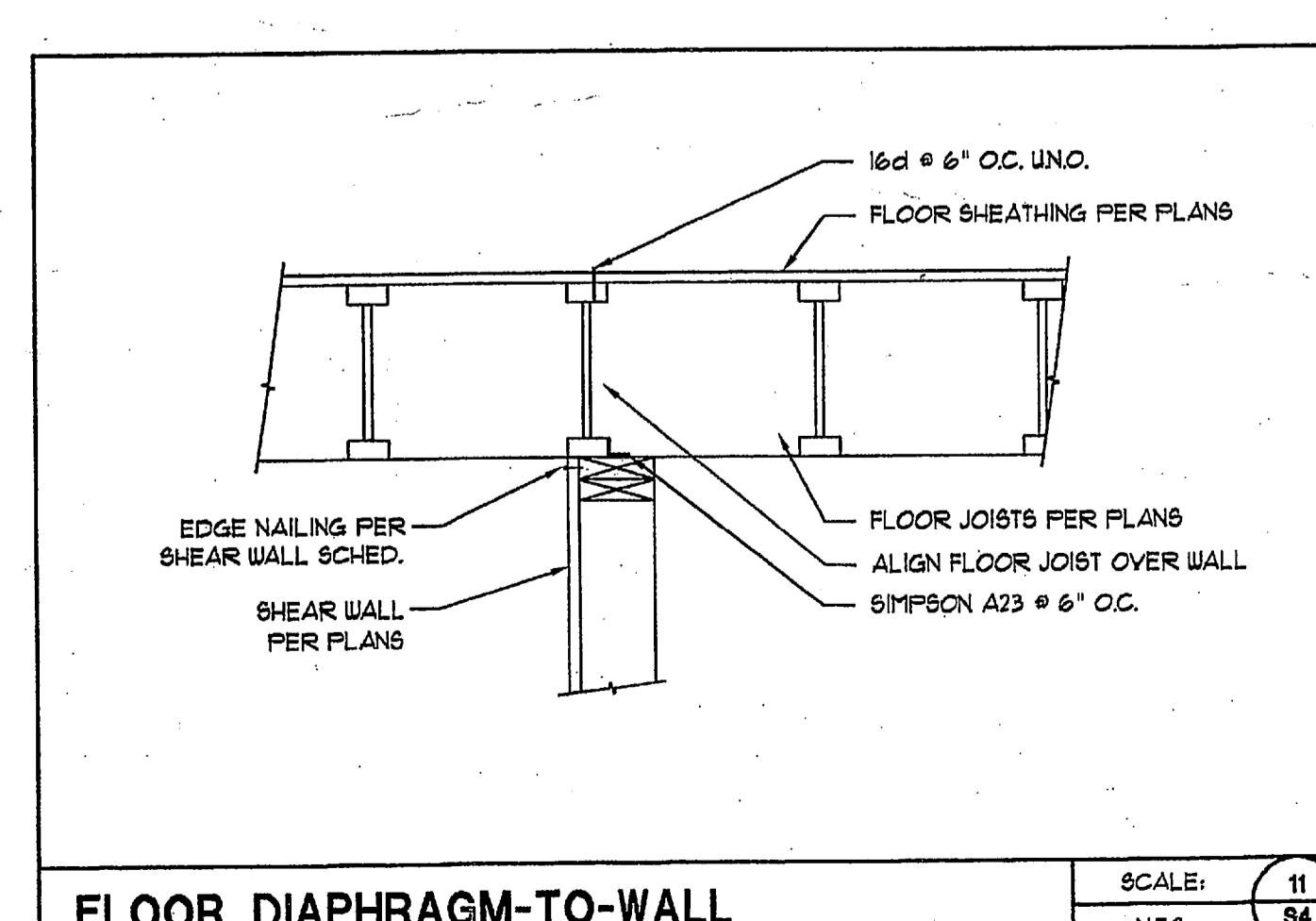
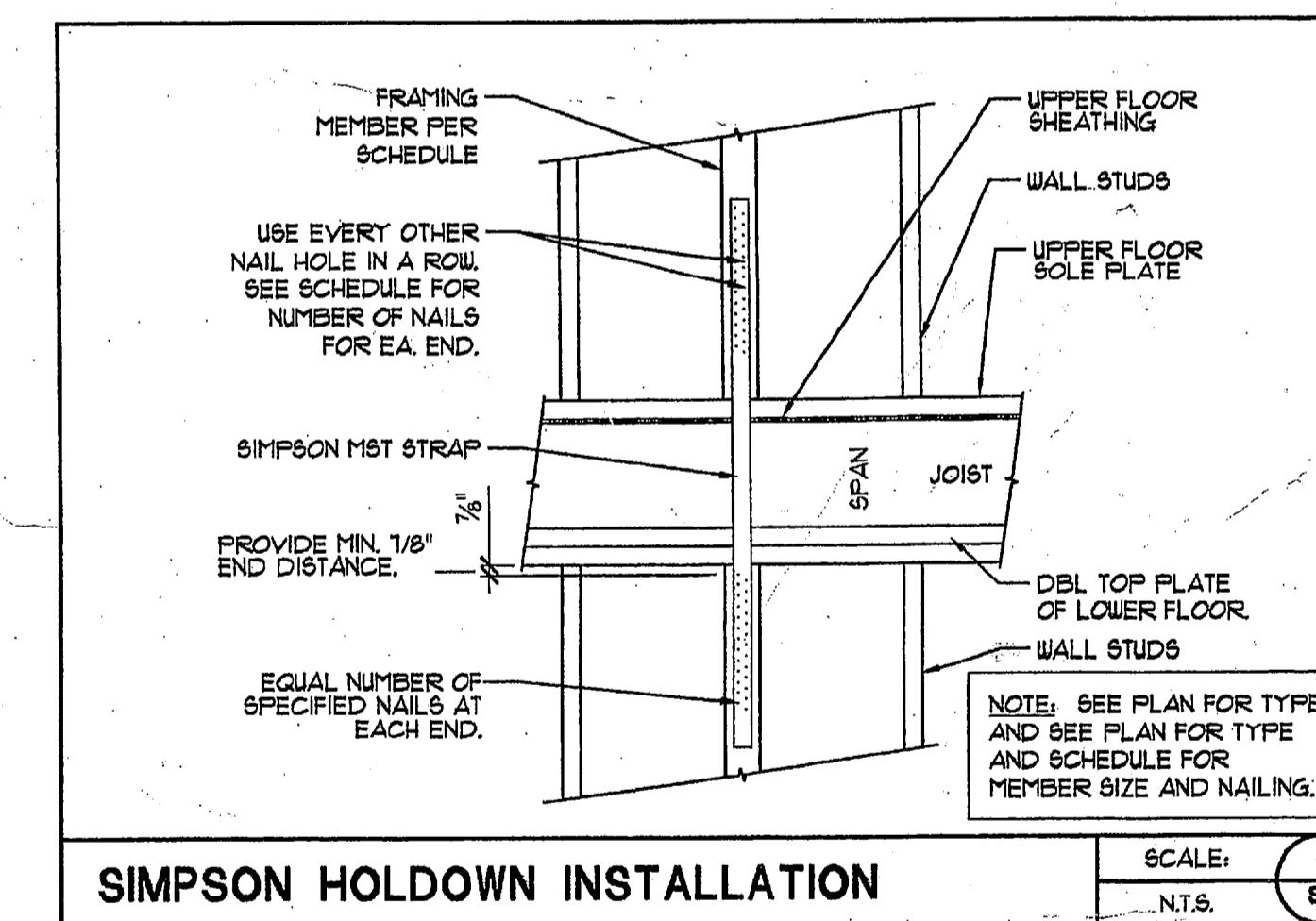
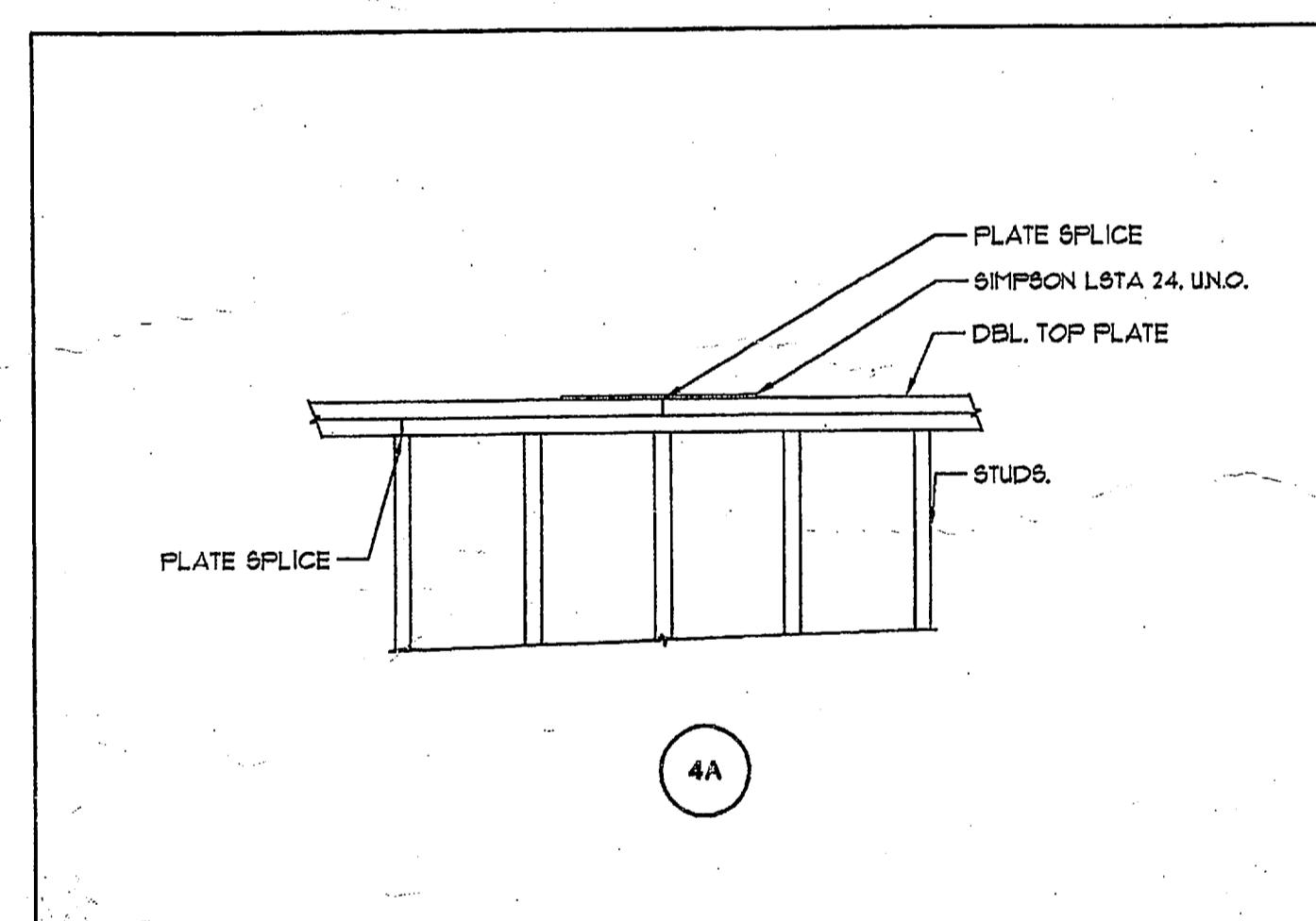
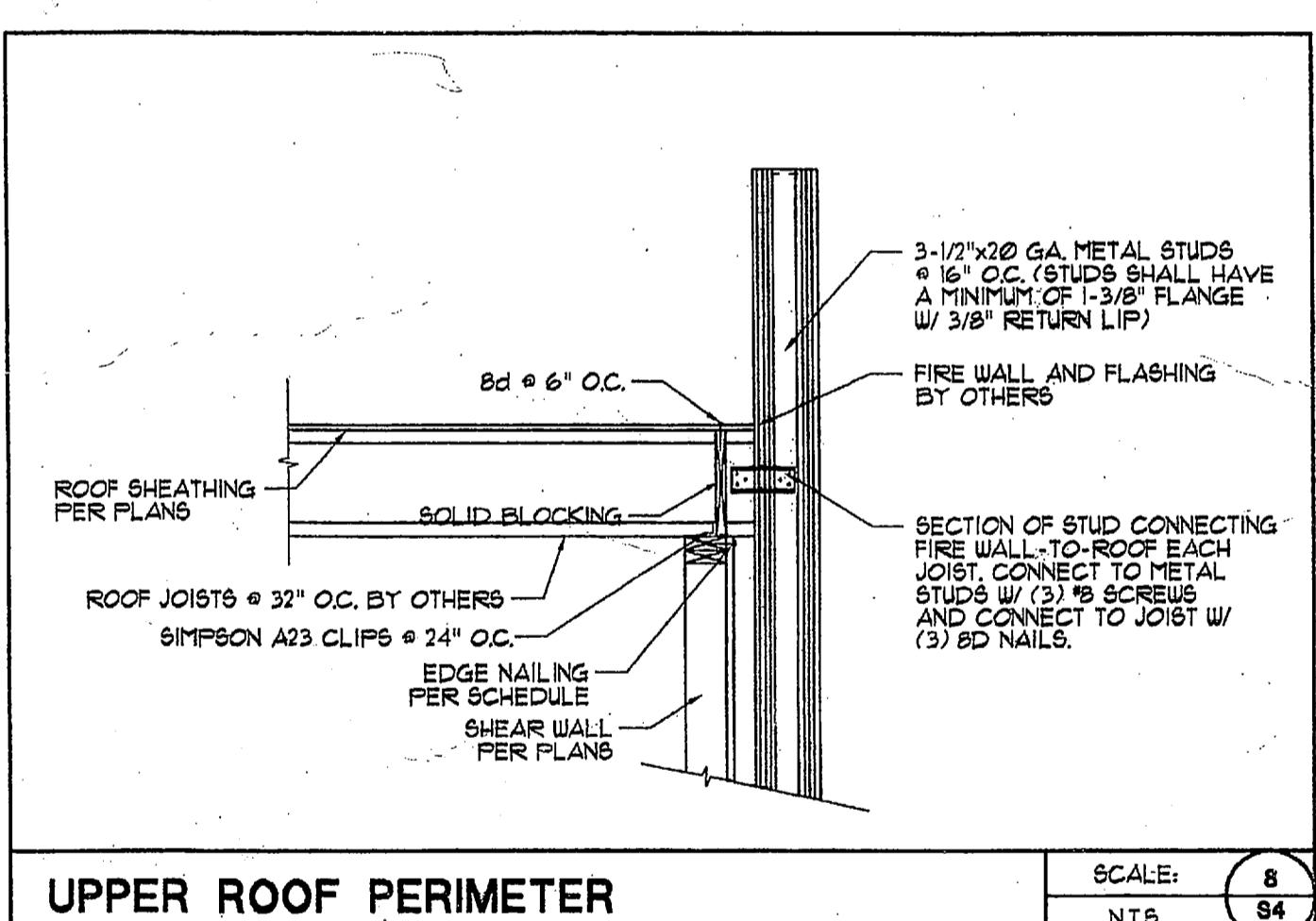
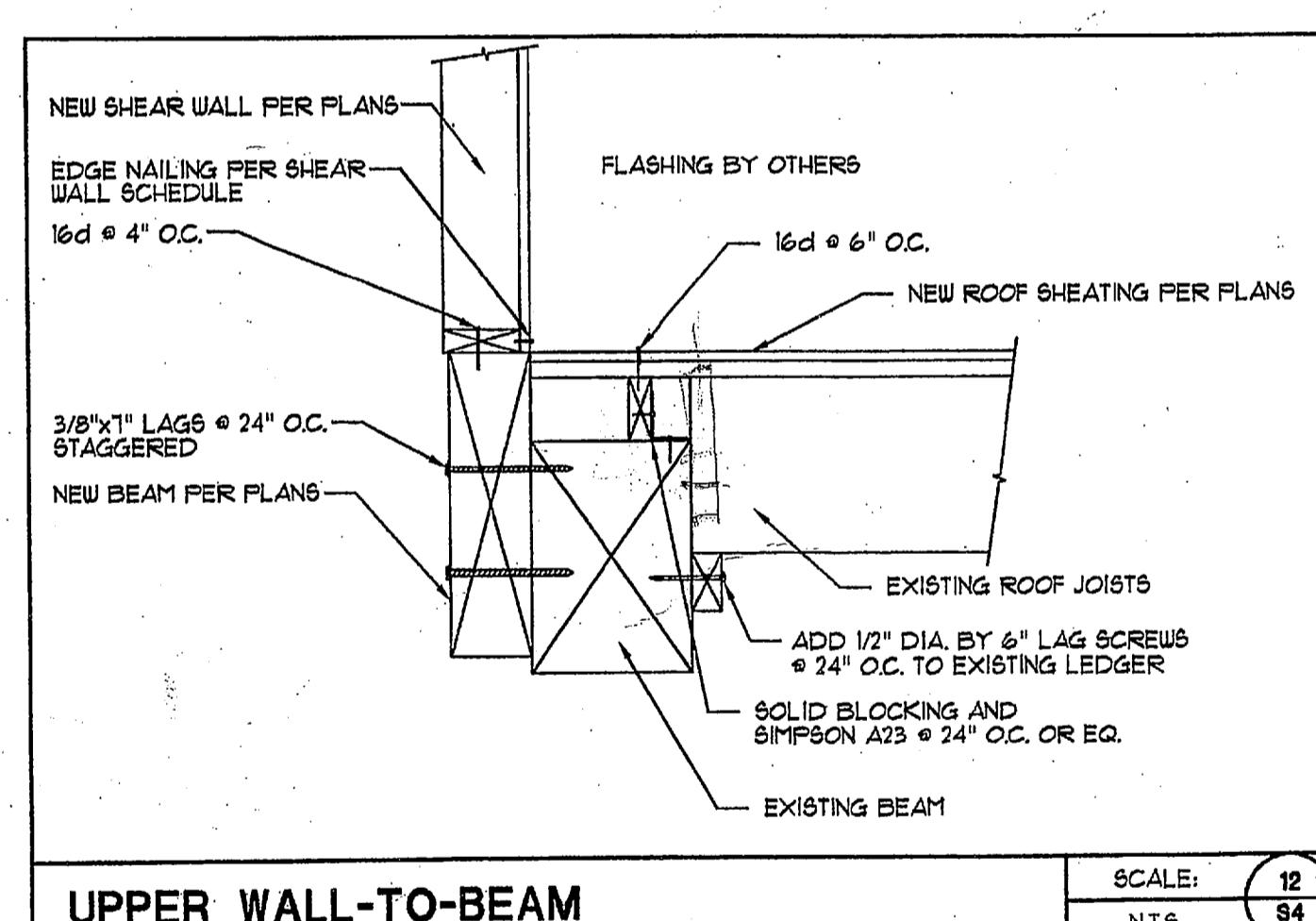
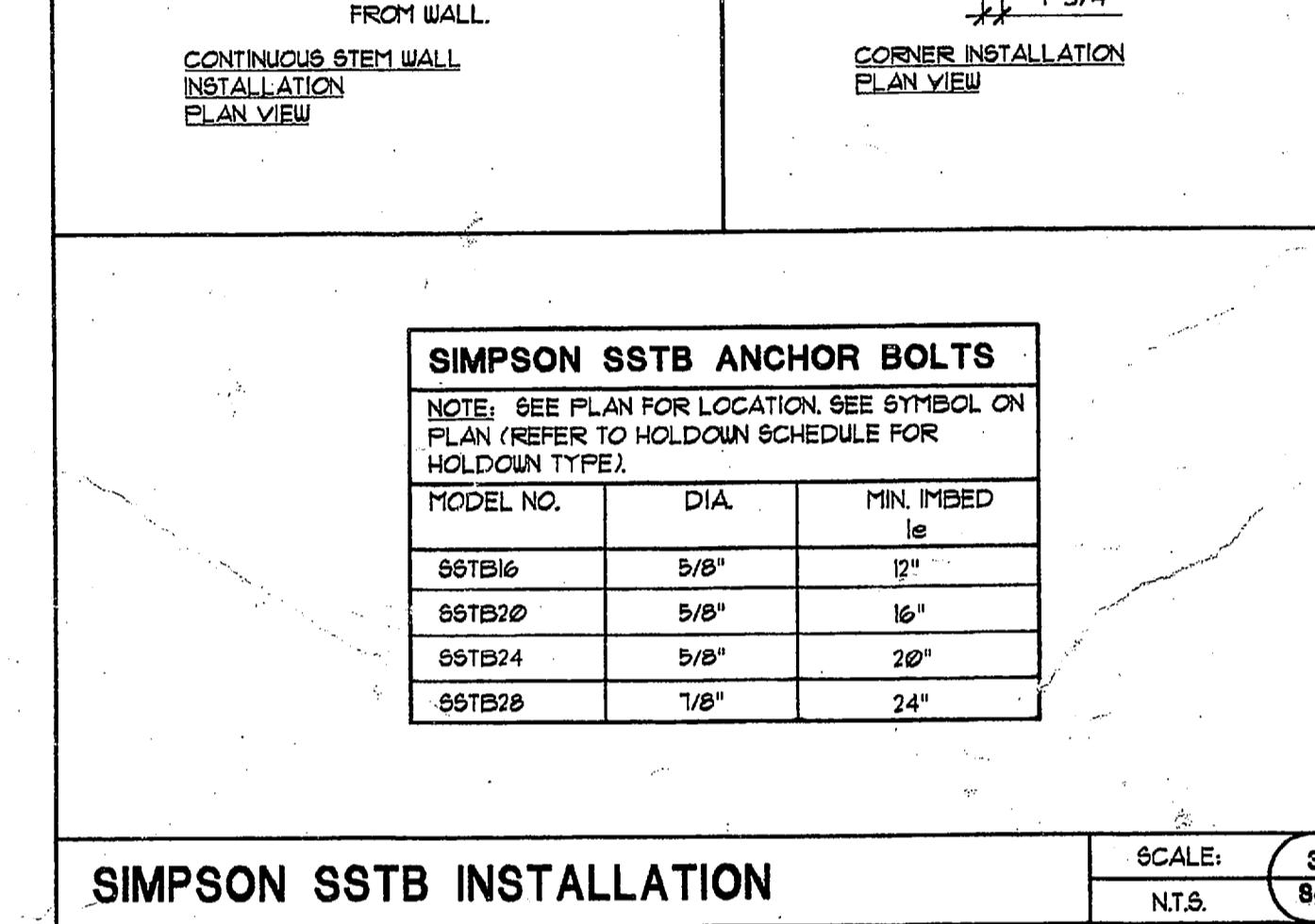
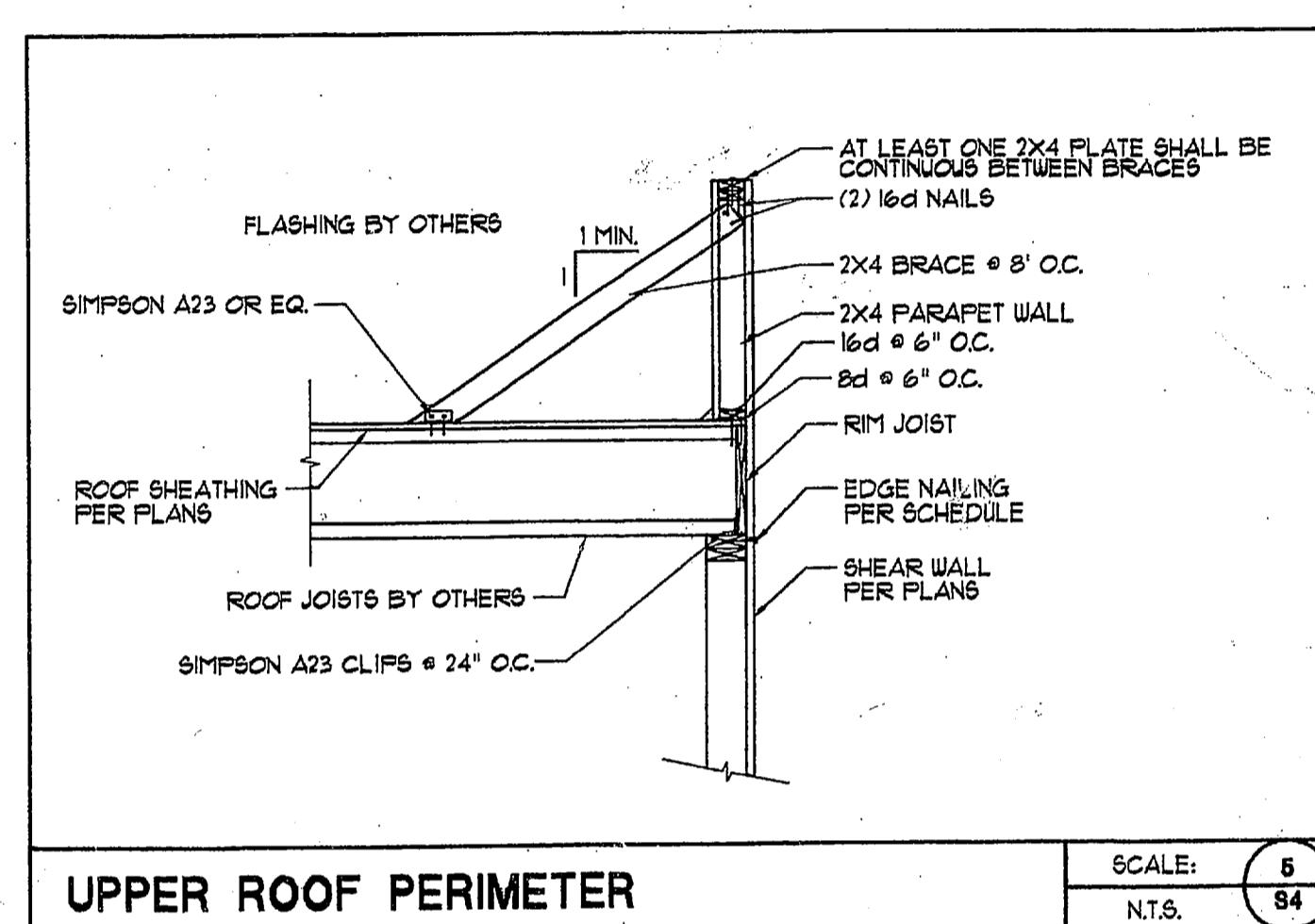
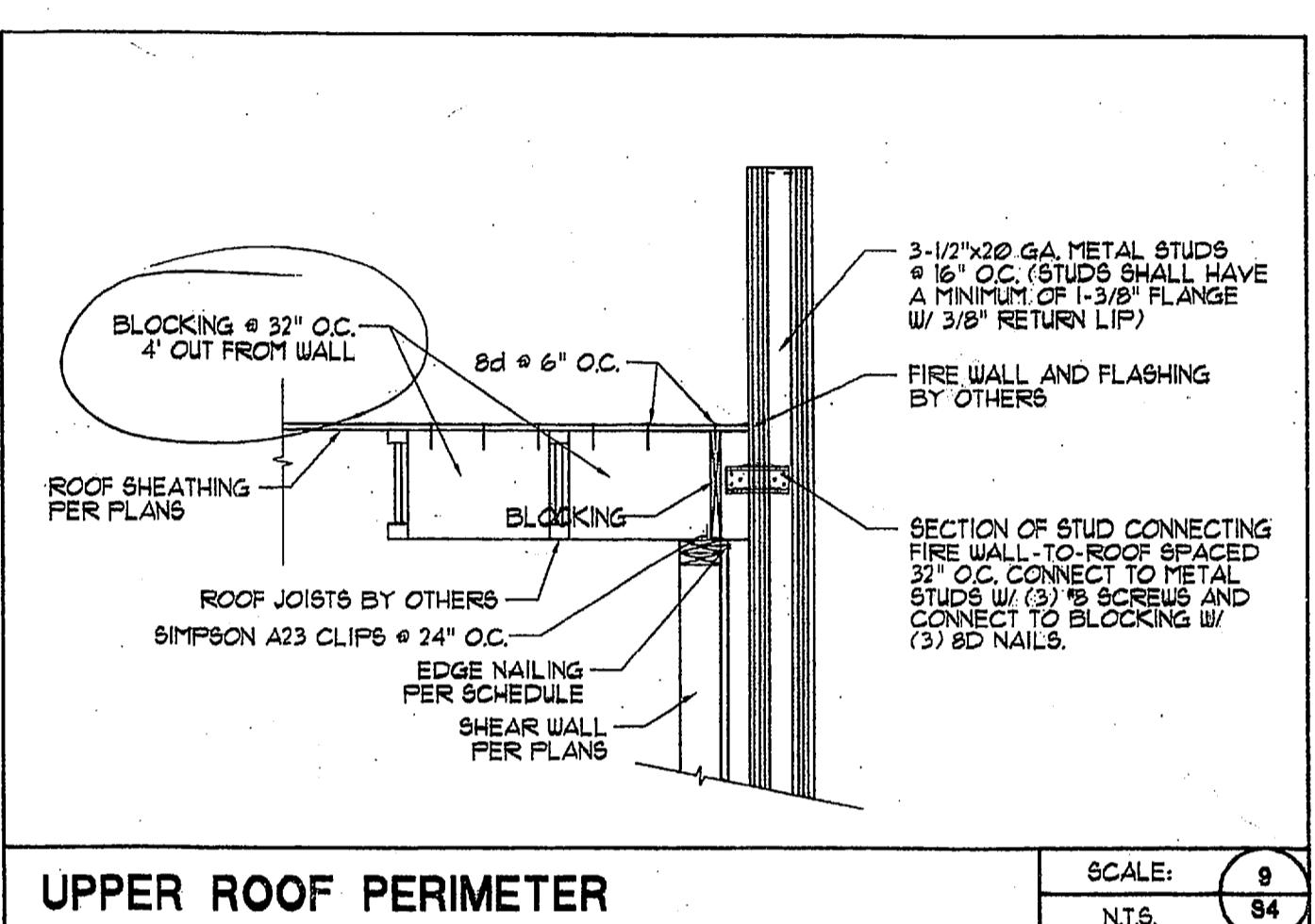
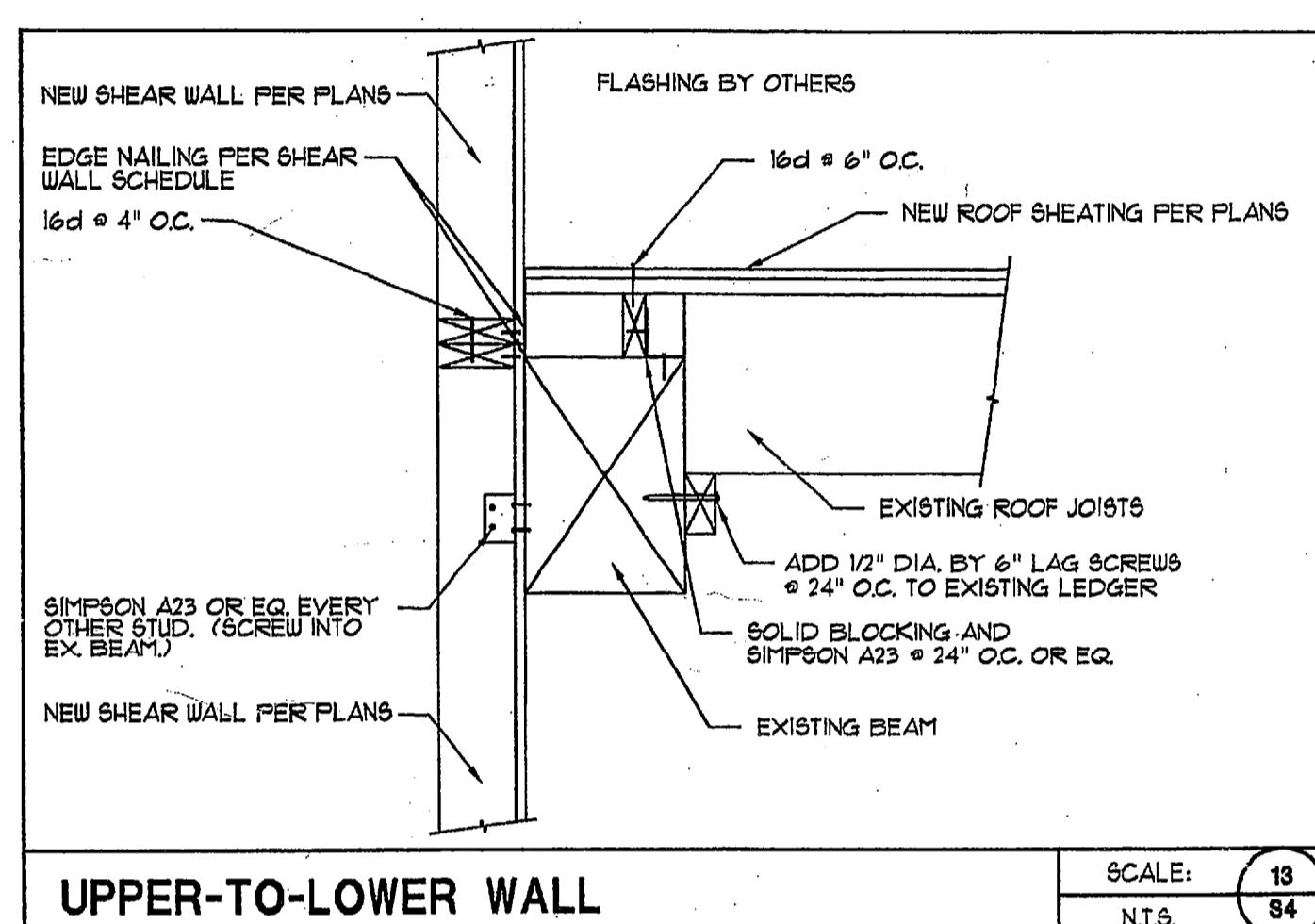
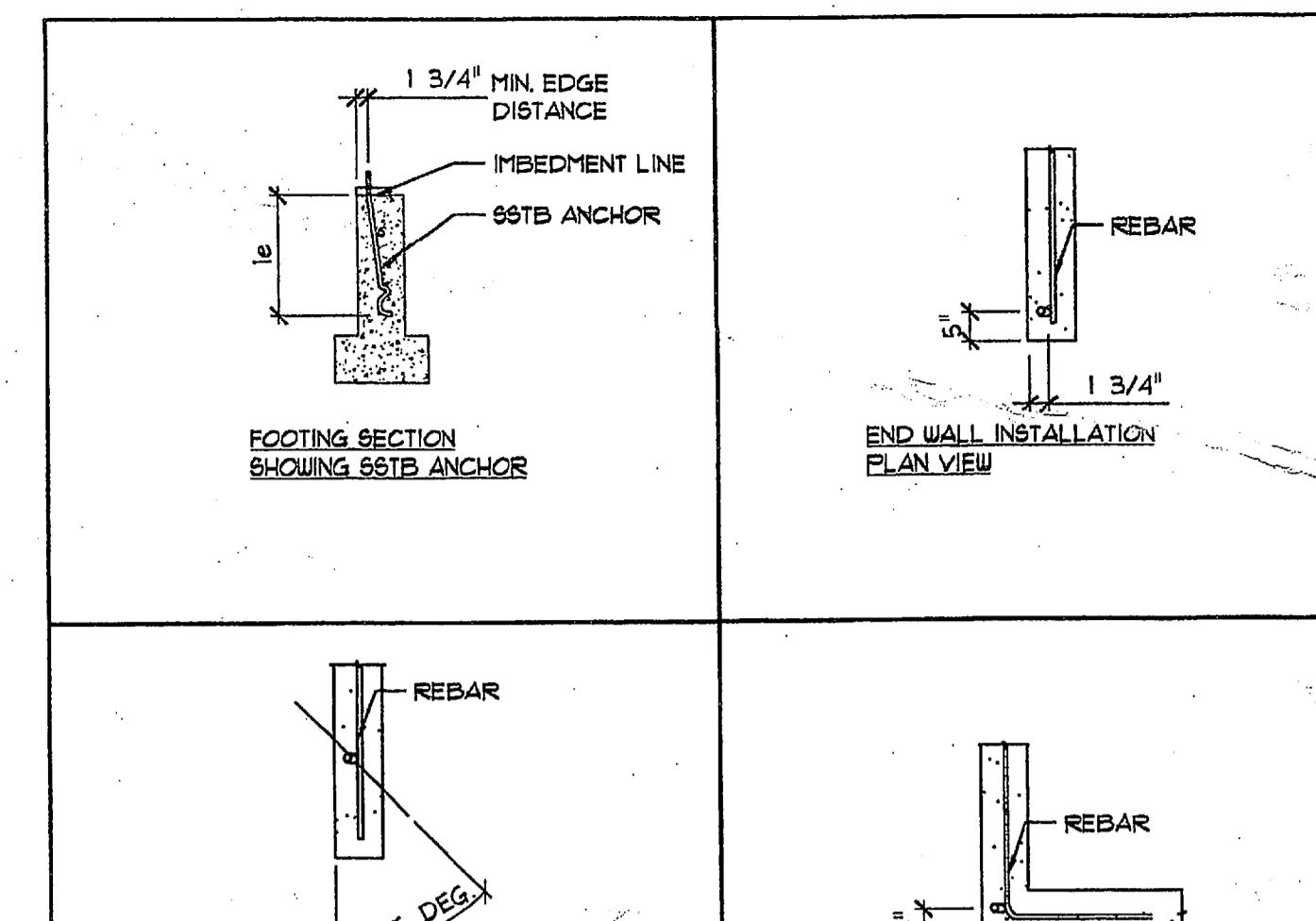
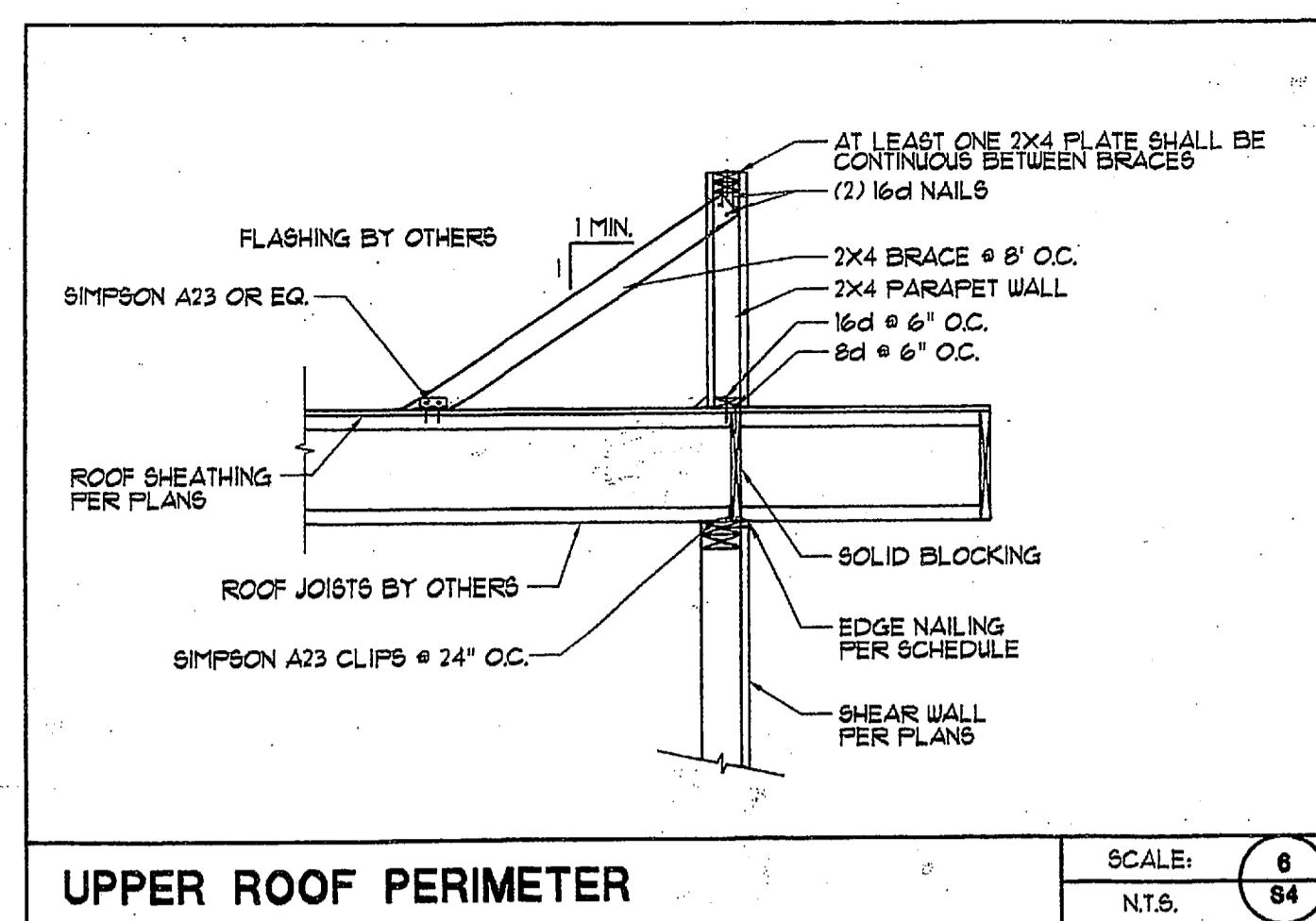
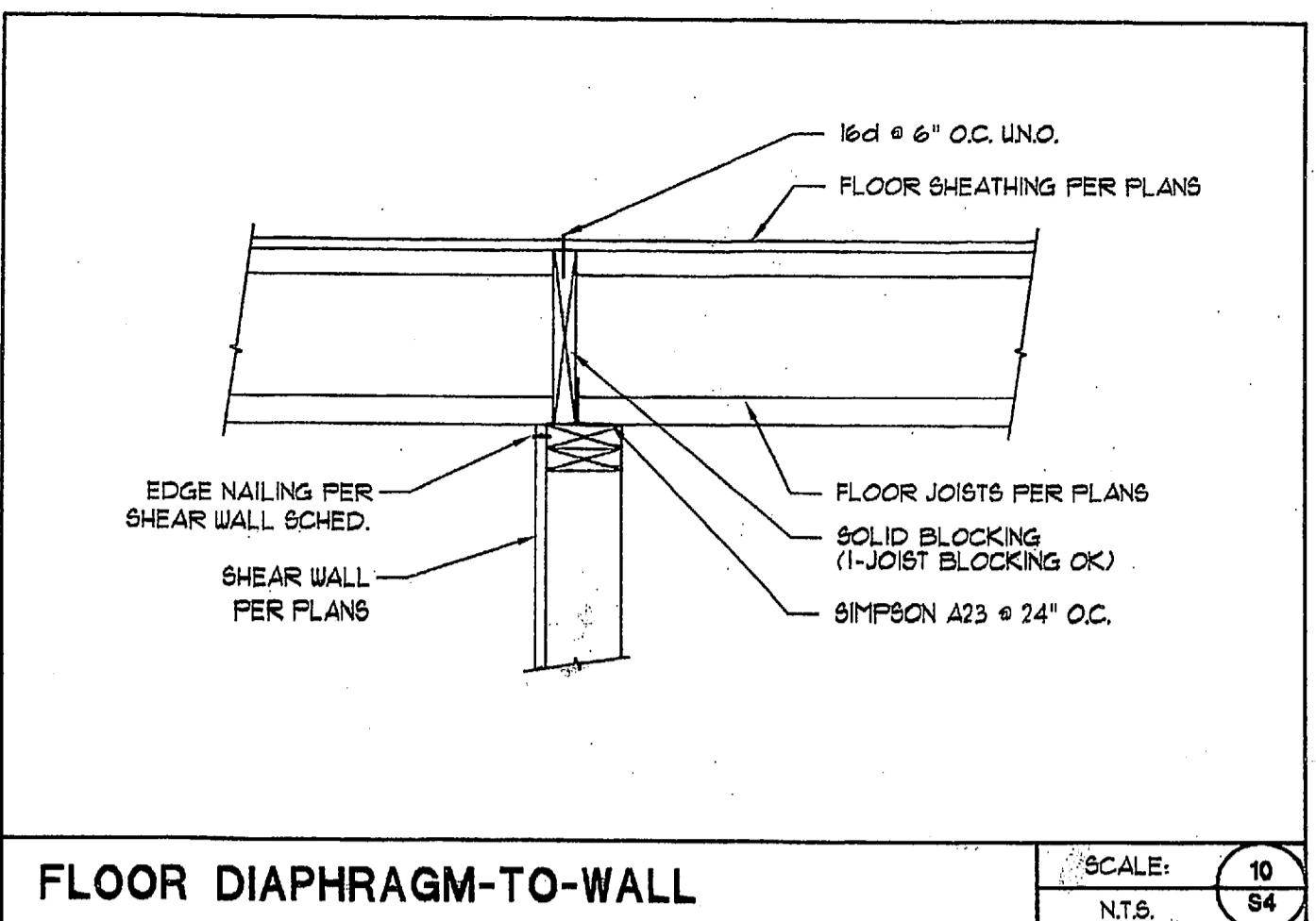
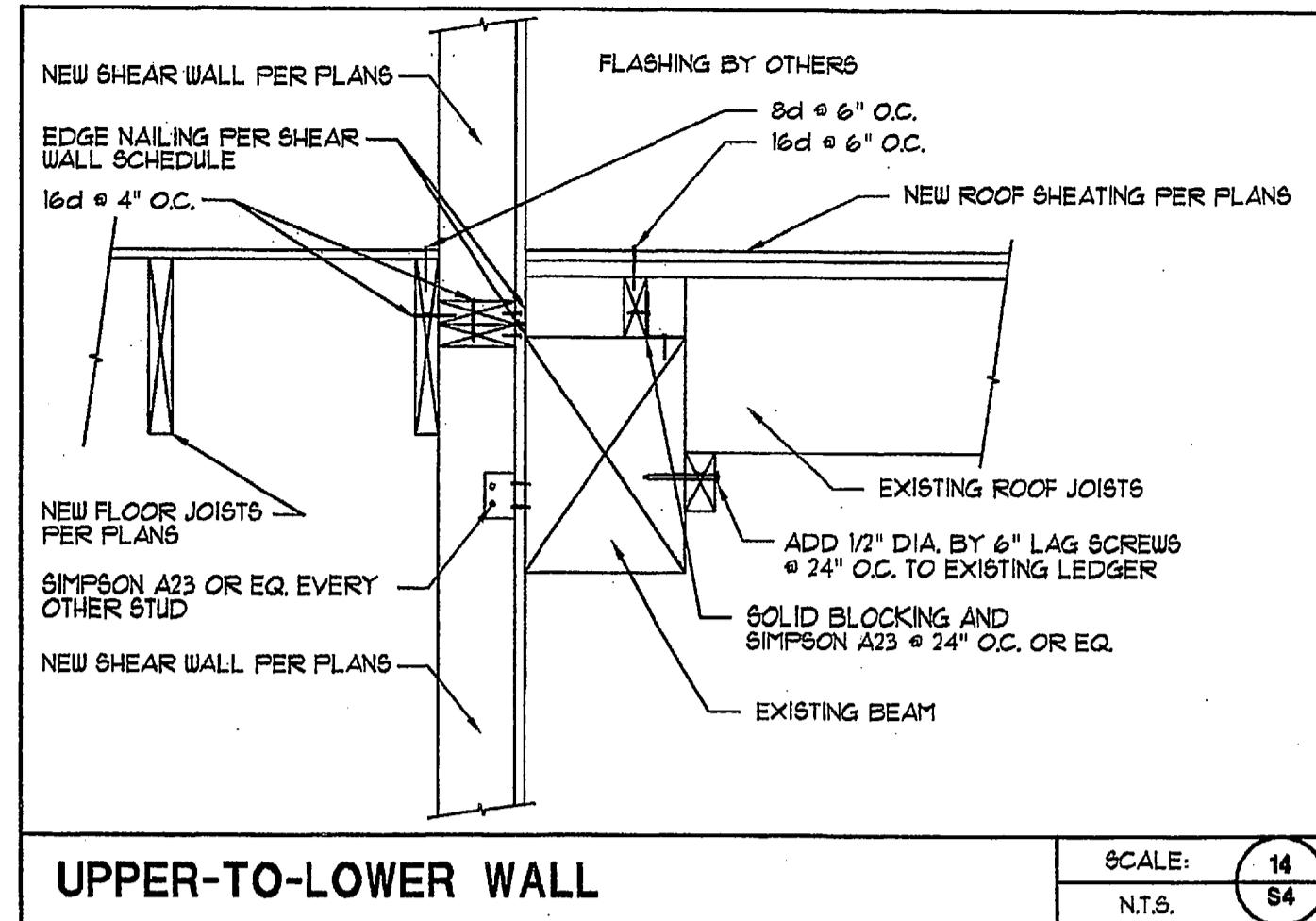
PROJECT NAME:
BARBO MACHINERY
4617 SE MILWAUKIE AVE.

PROJECT NAME:

CSA Consulting Engineers

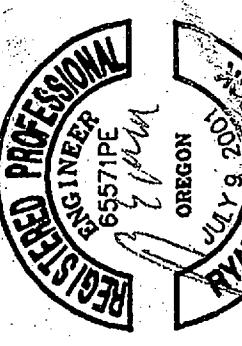
City of Portland
APPROVED
AUG 19 2004
Permit Number:

JUN 23 2004



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	APPROVED:



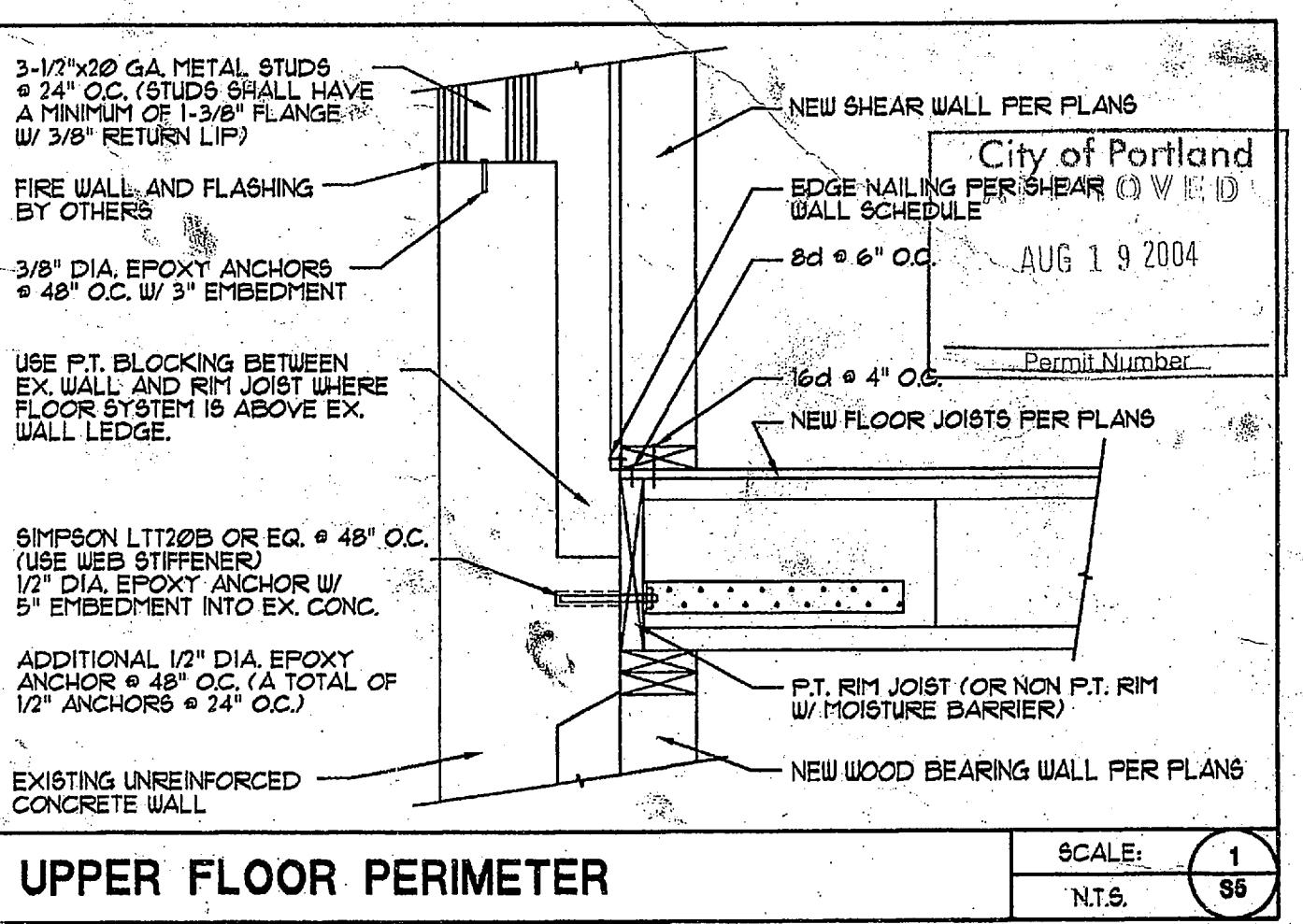
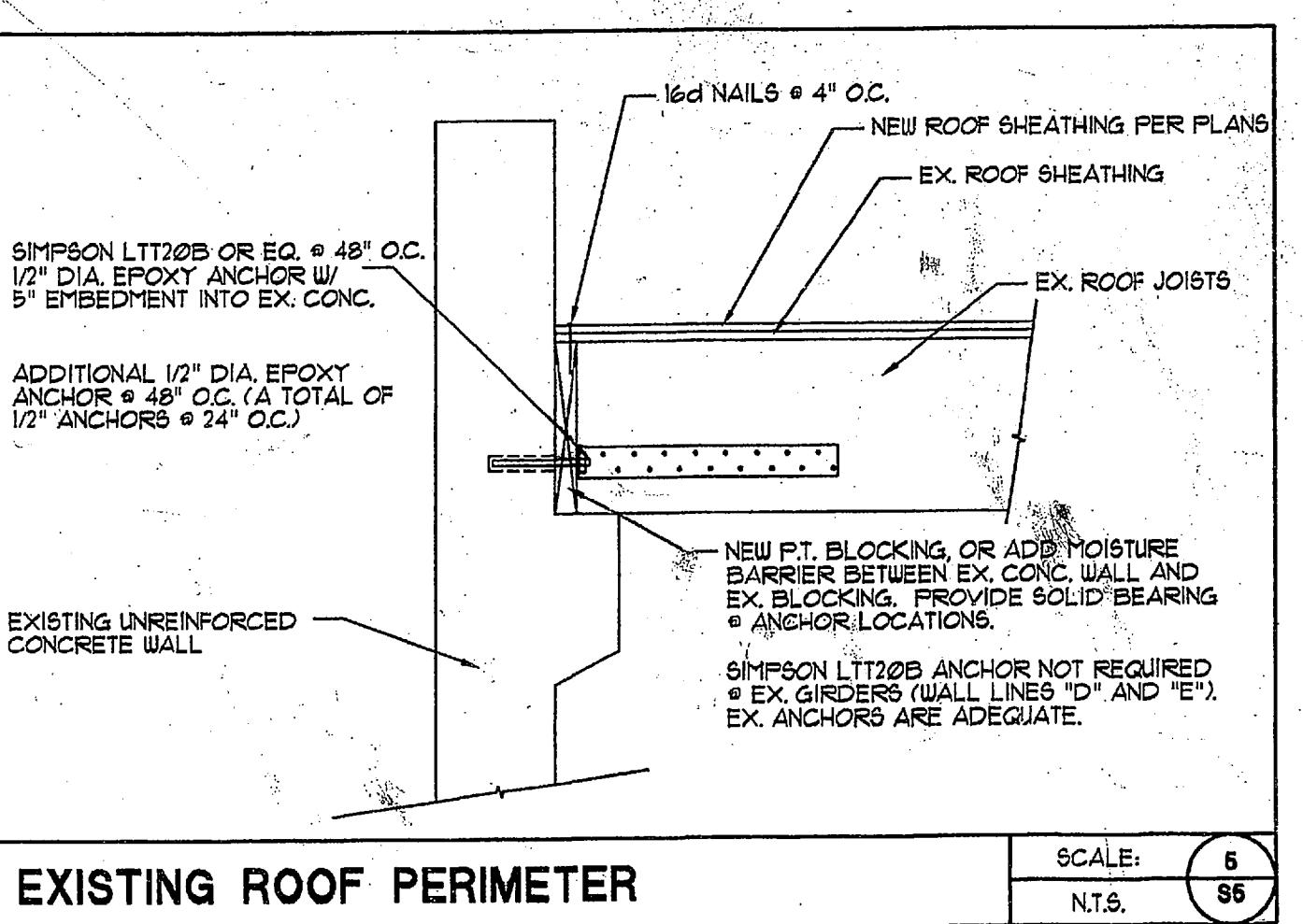
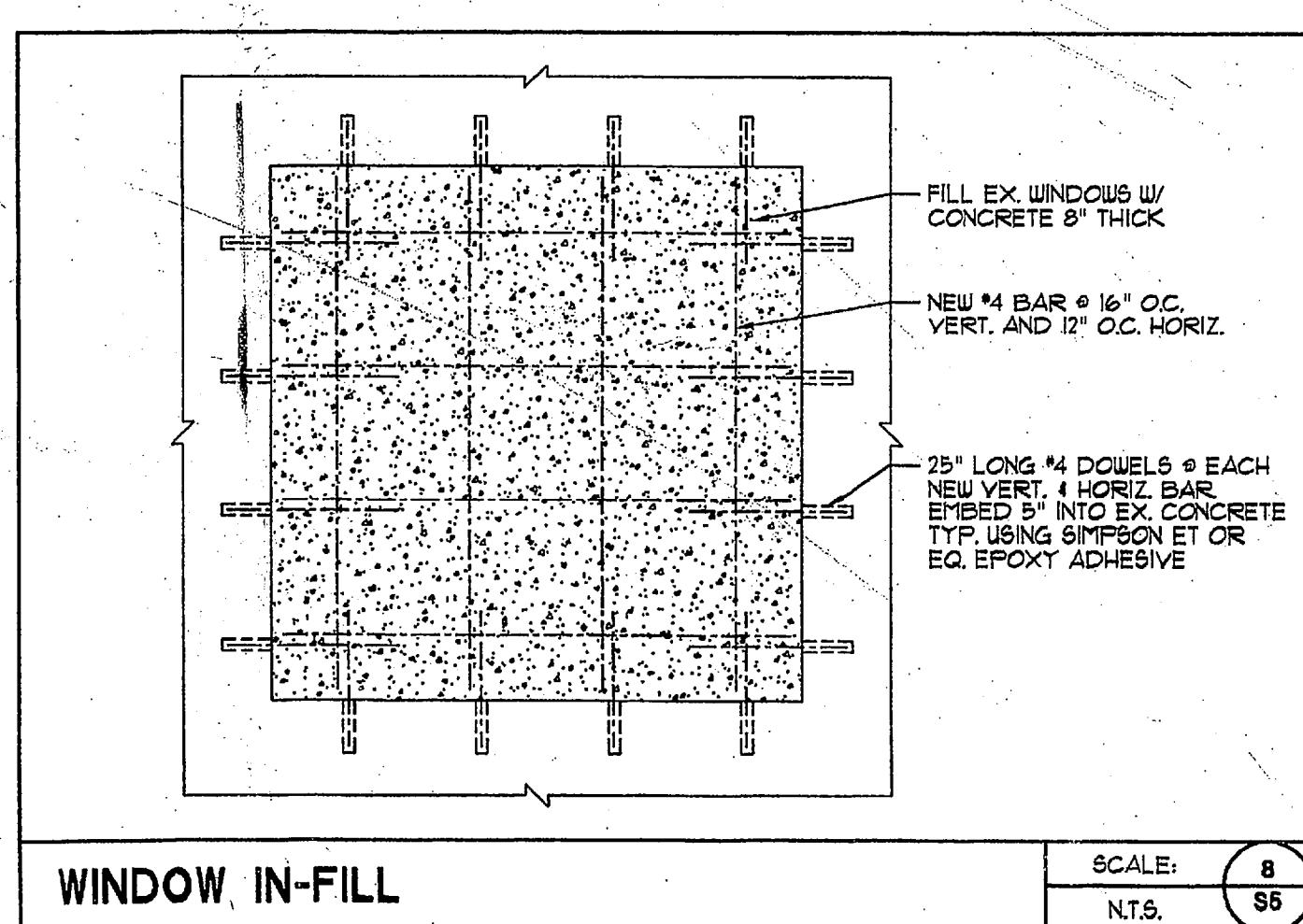
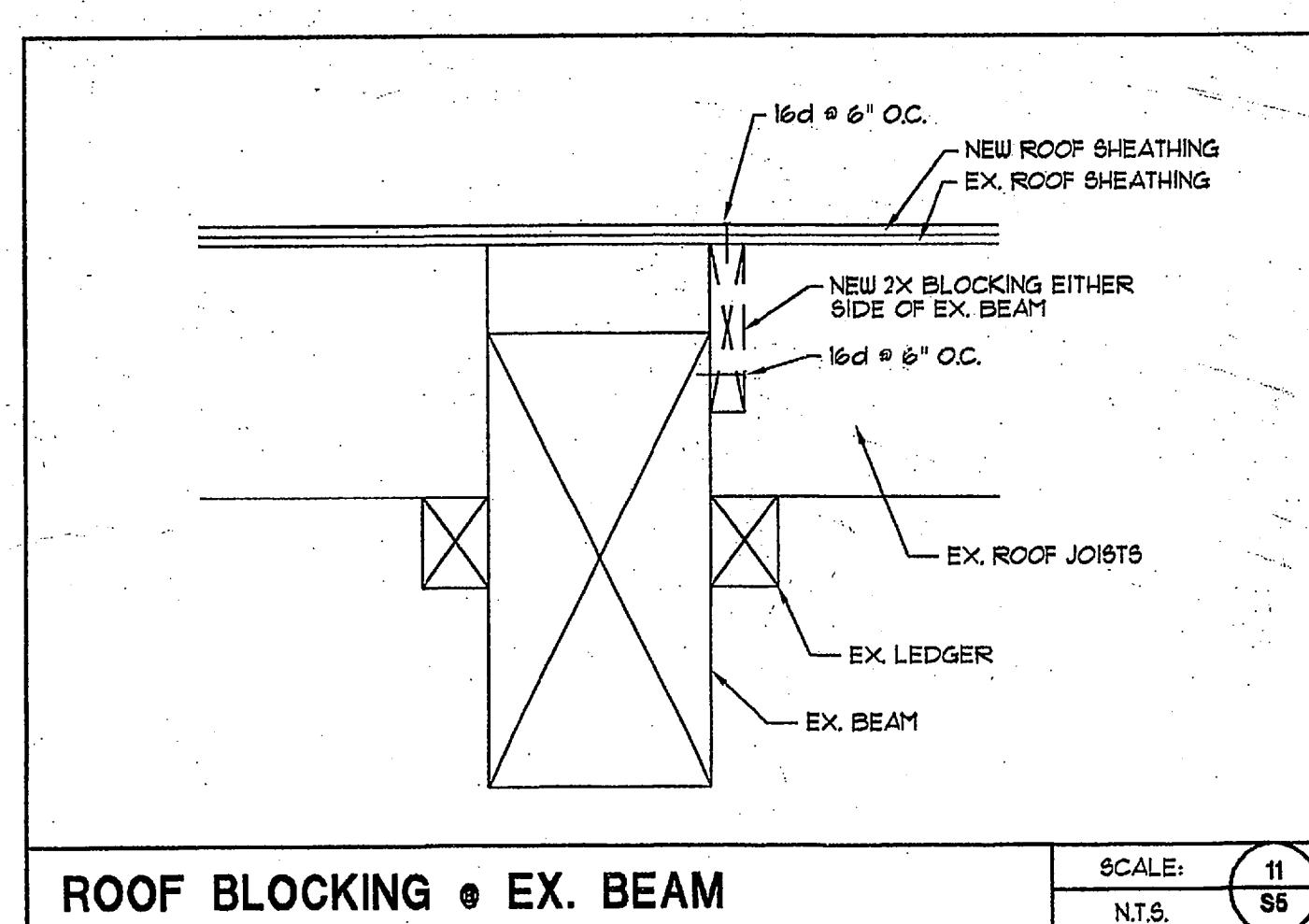
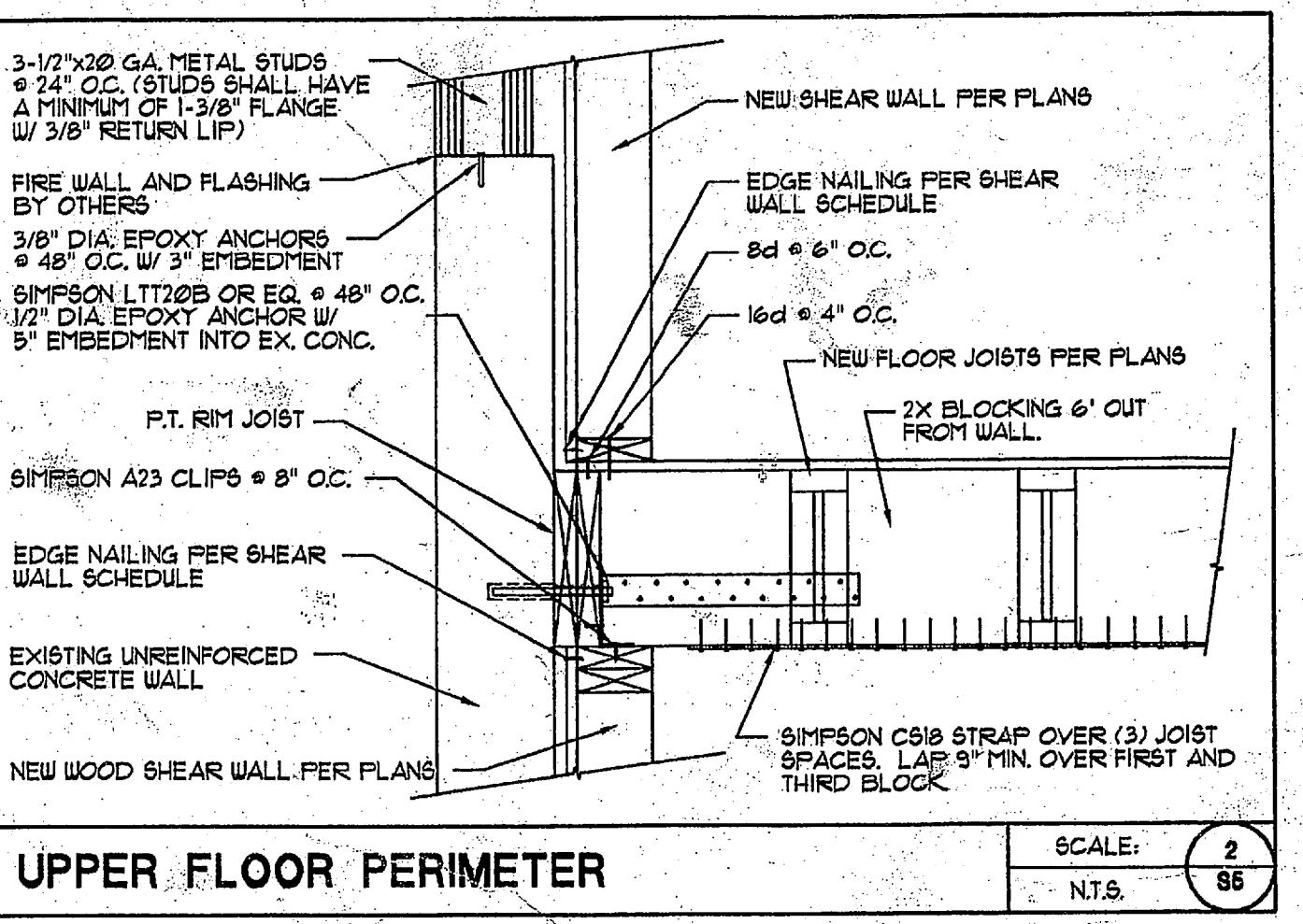
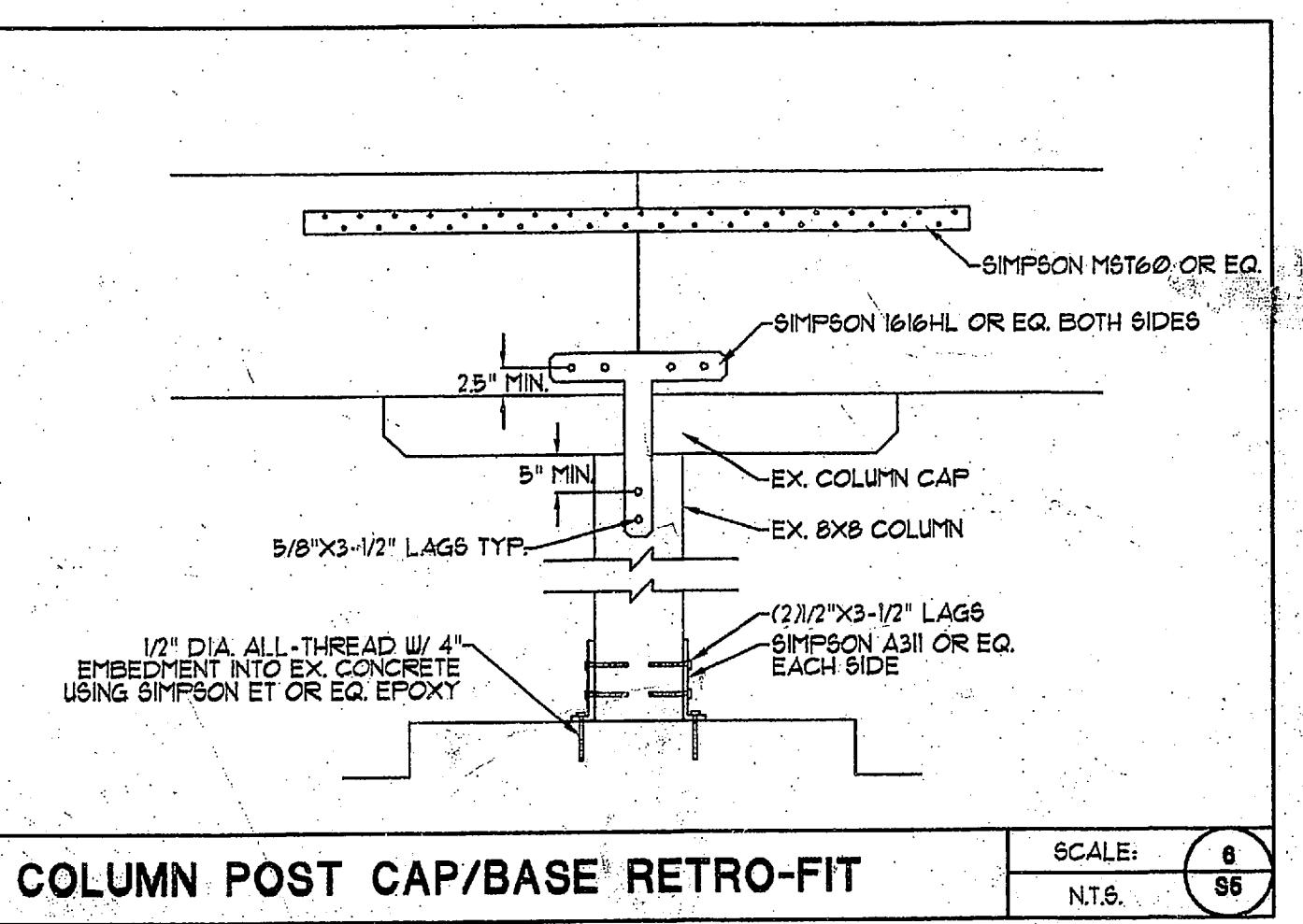
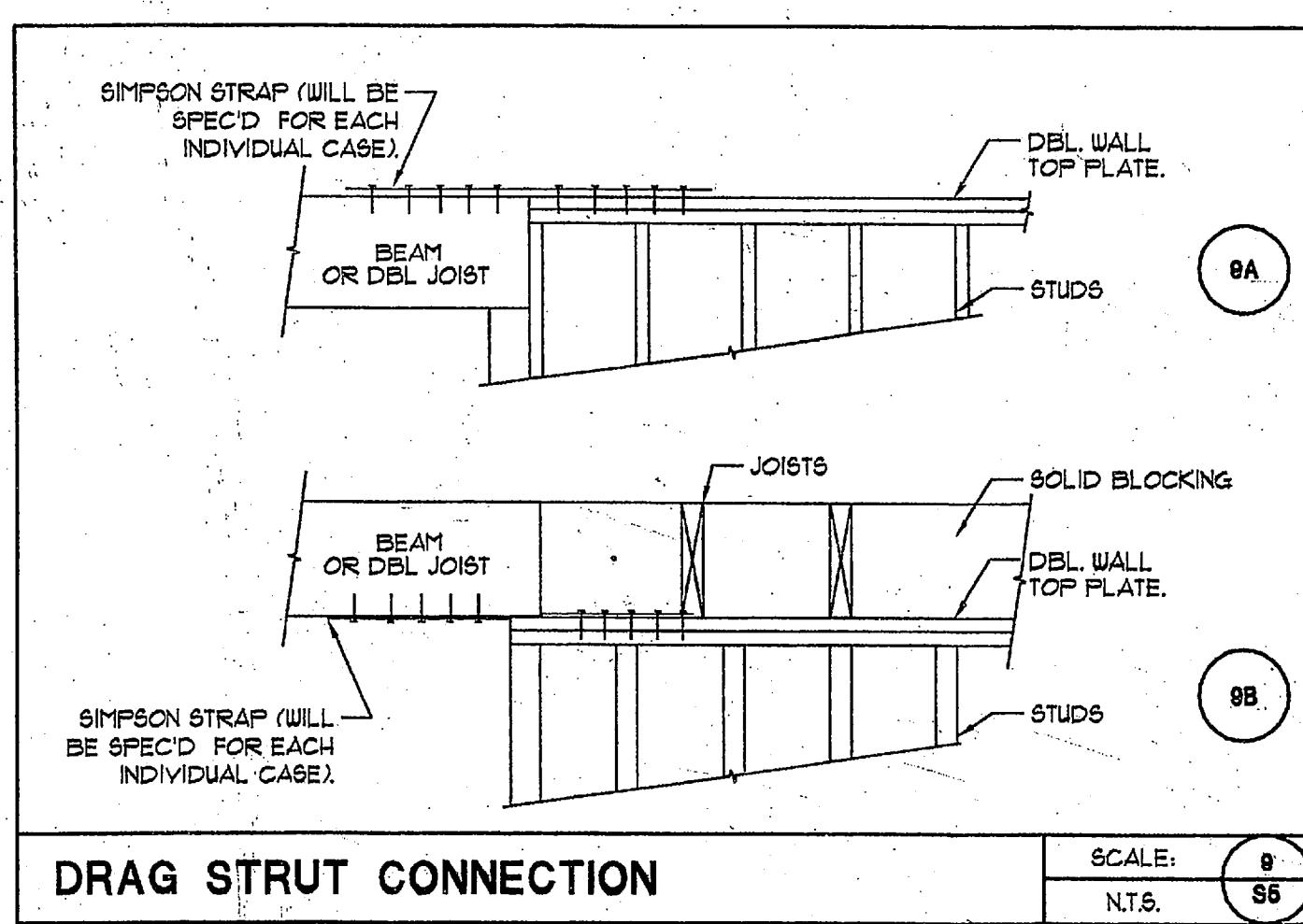
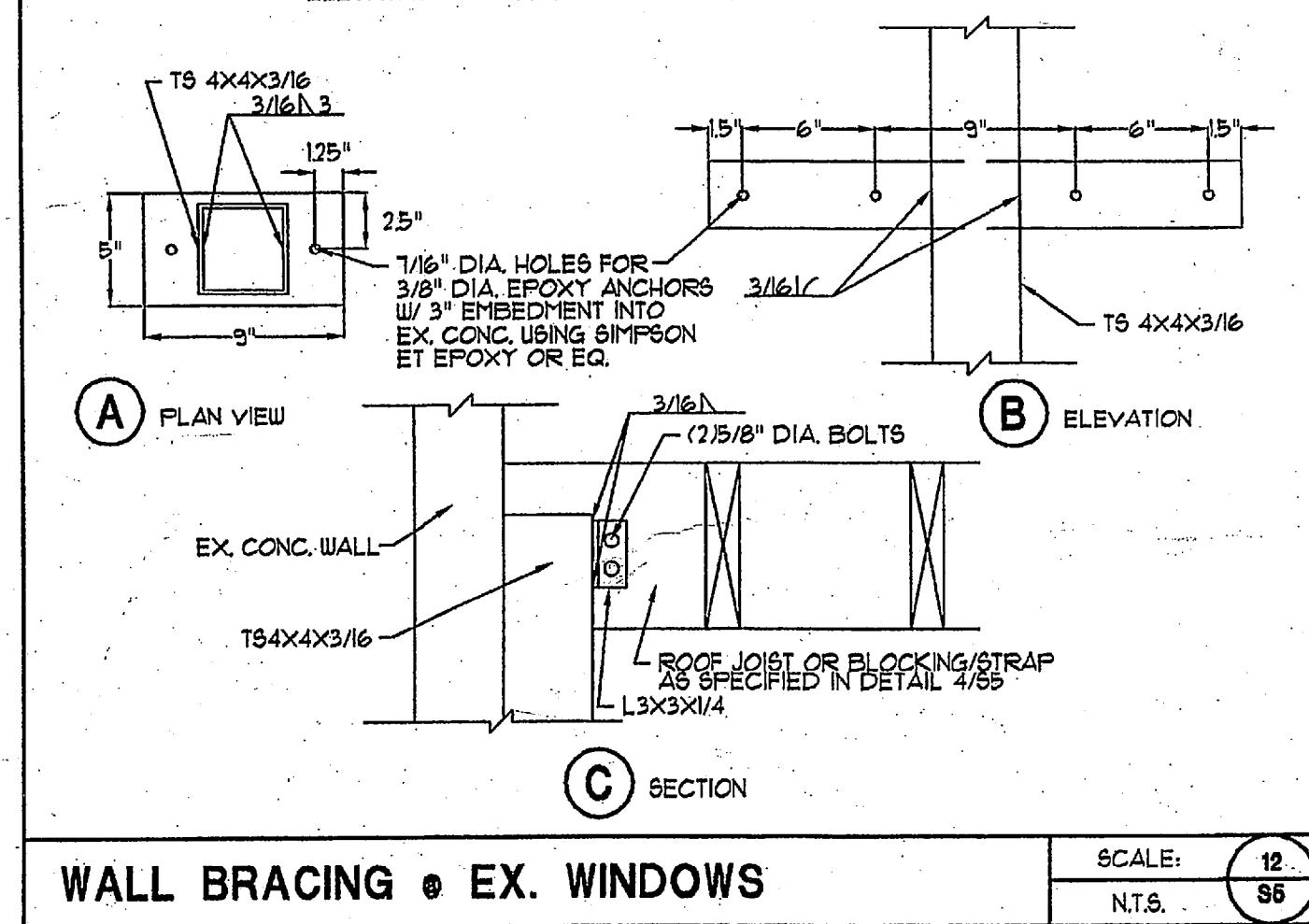
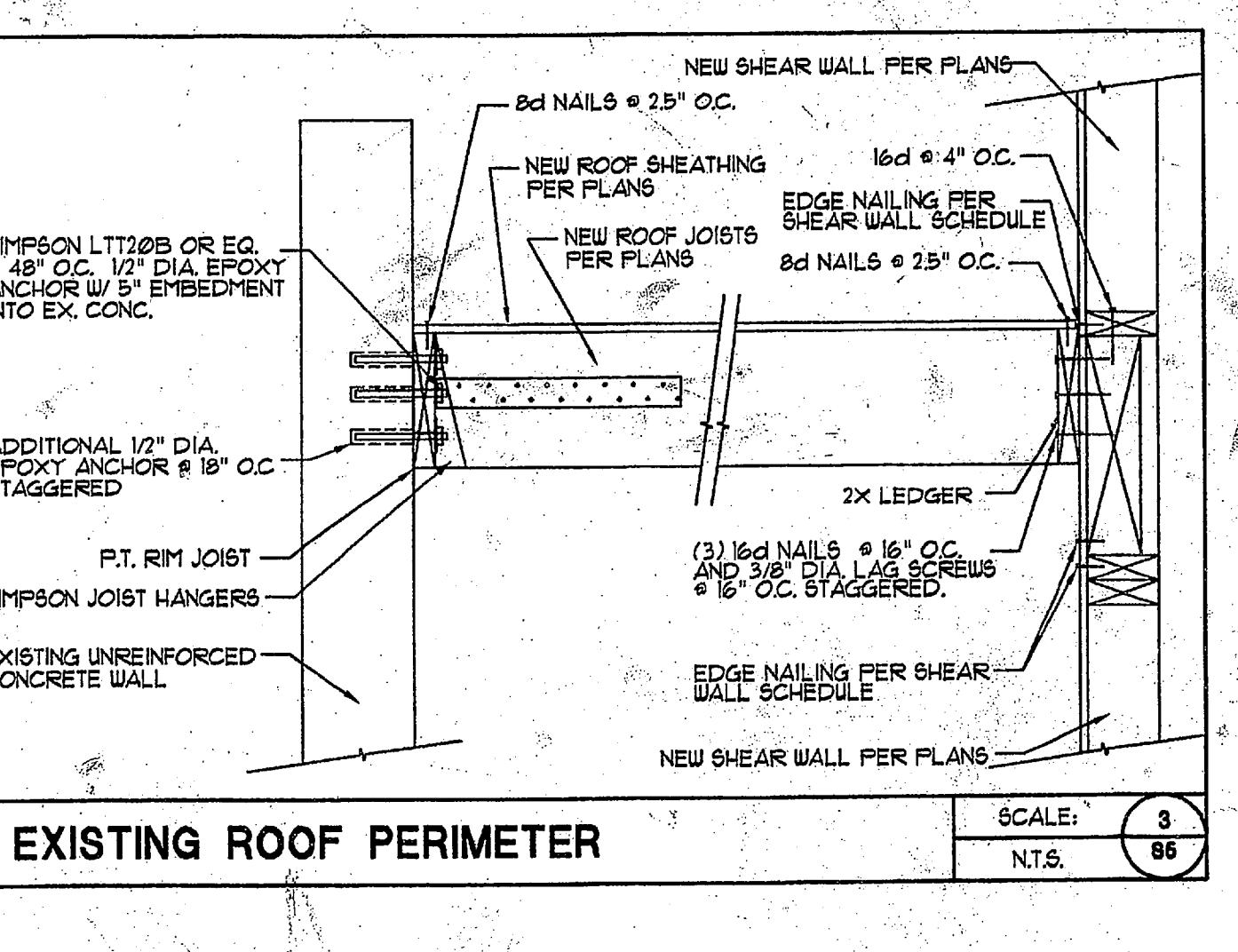
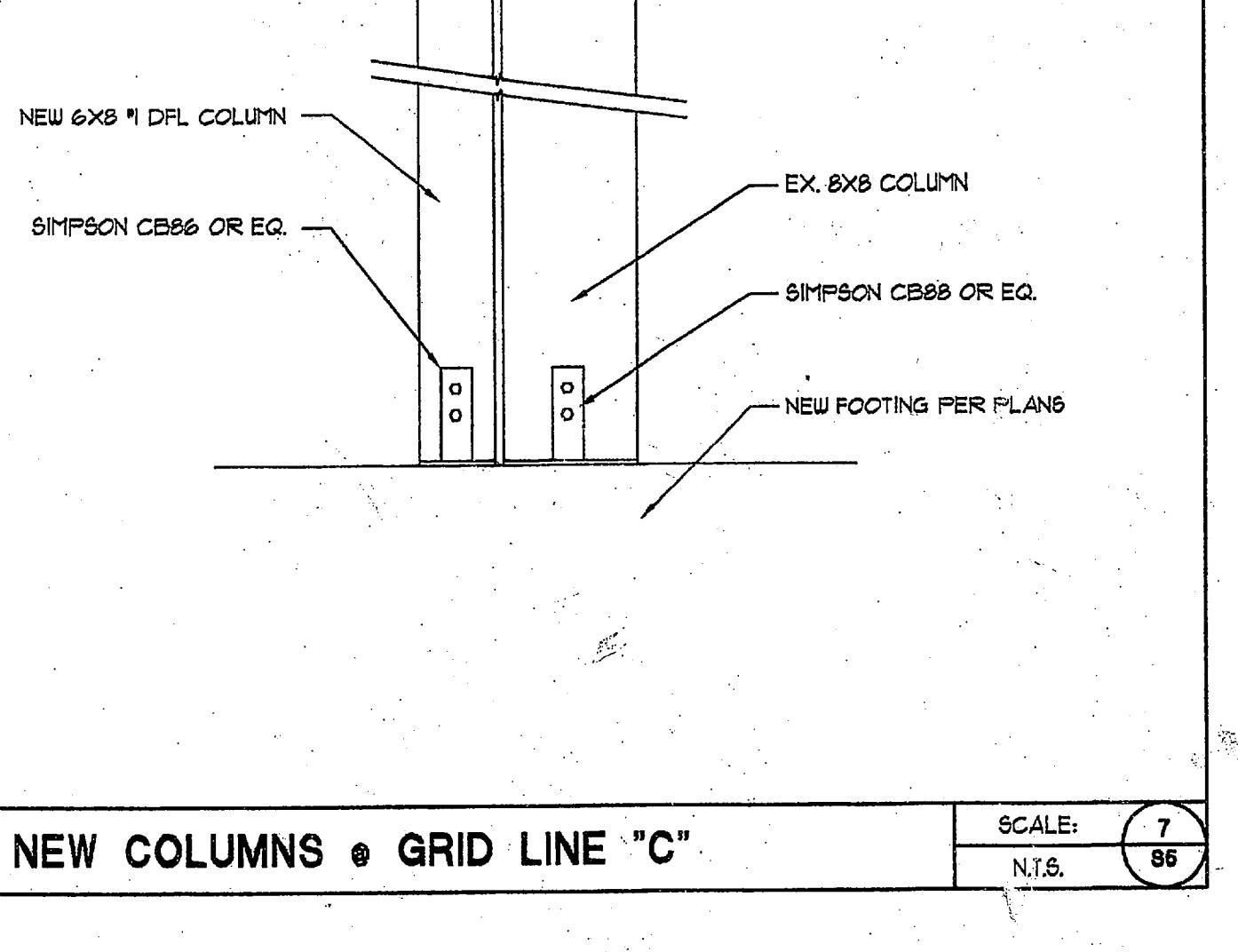
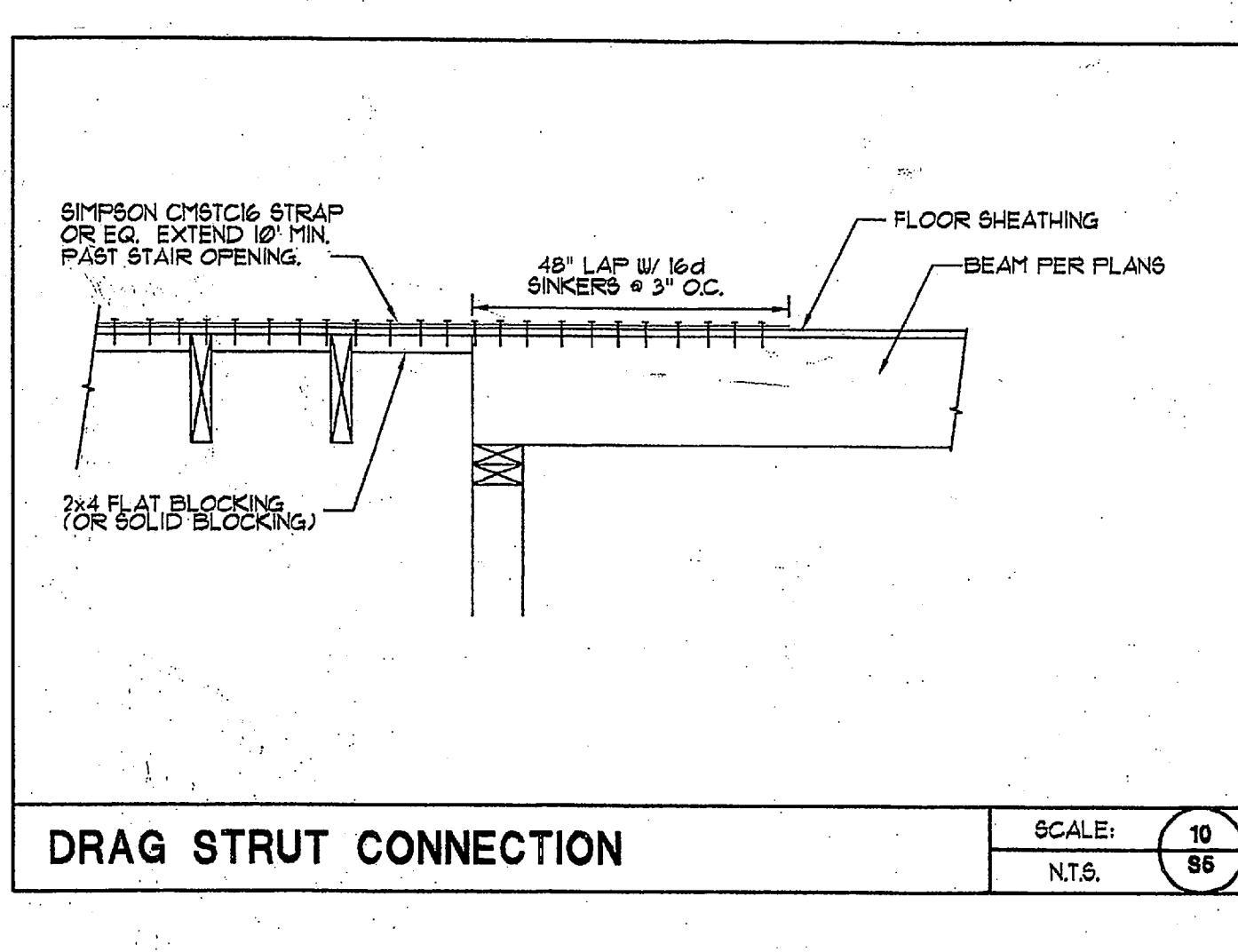
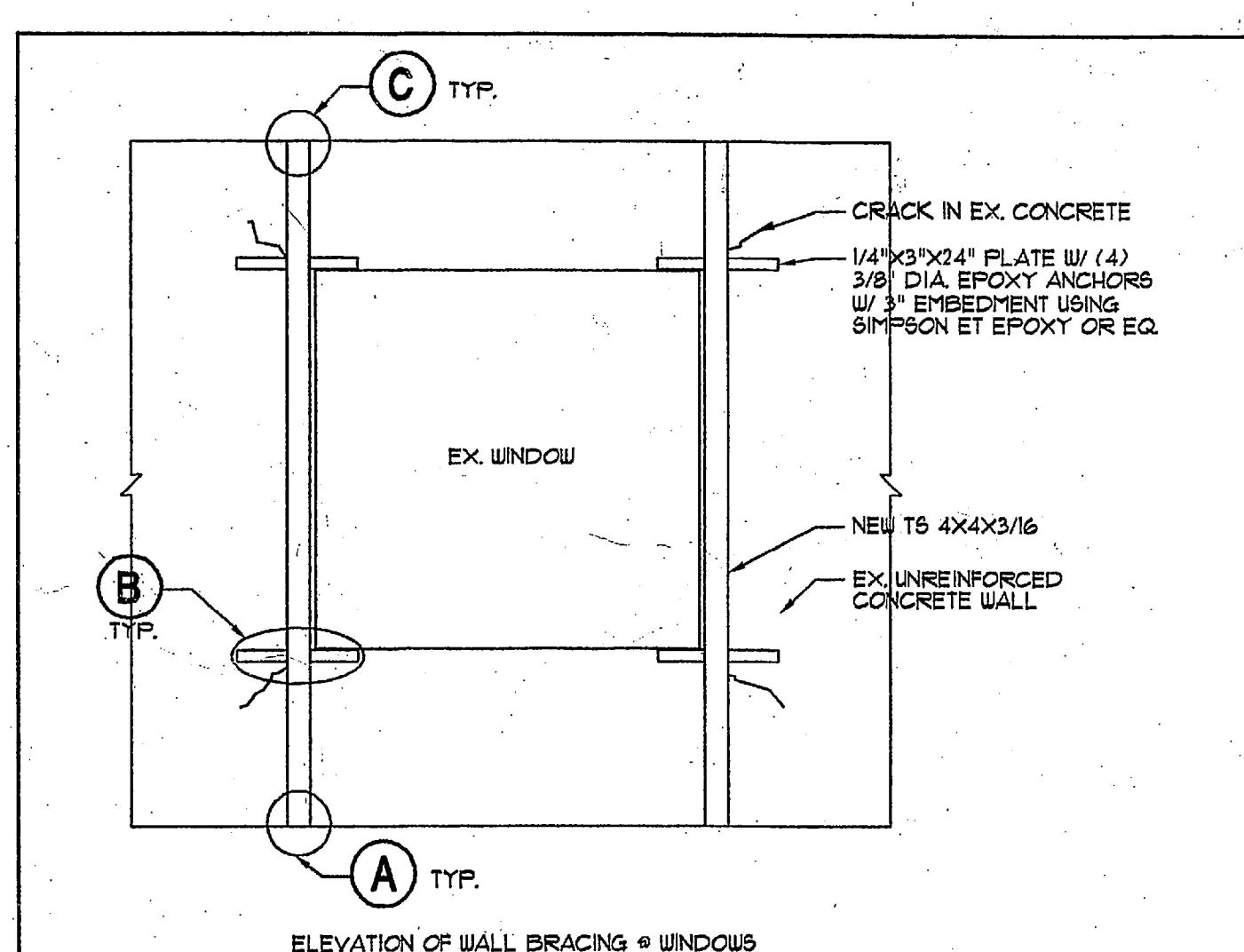
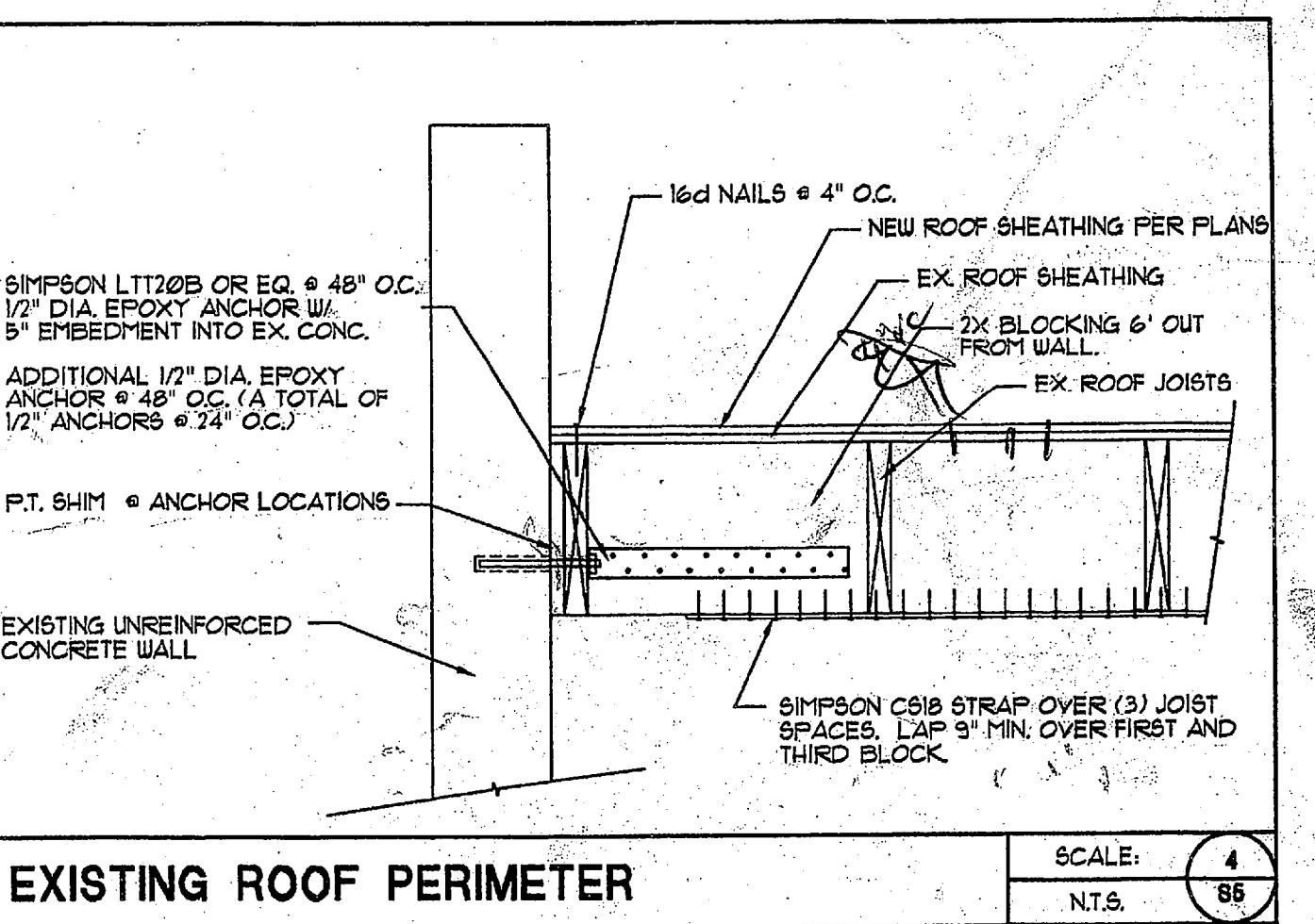
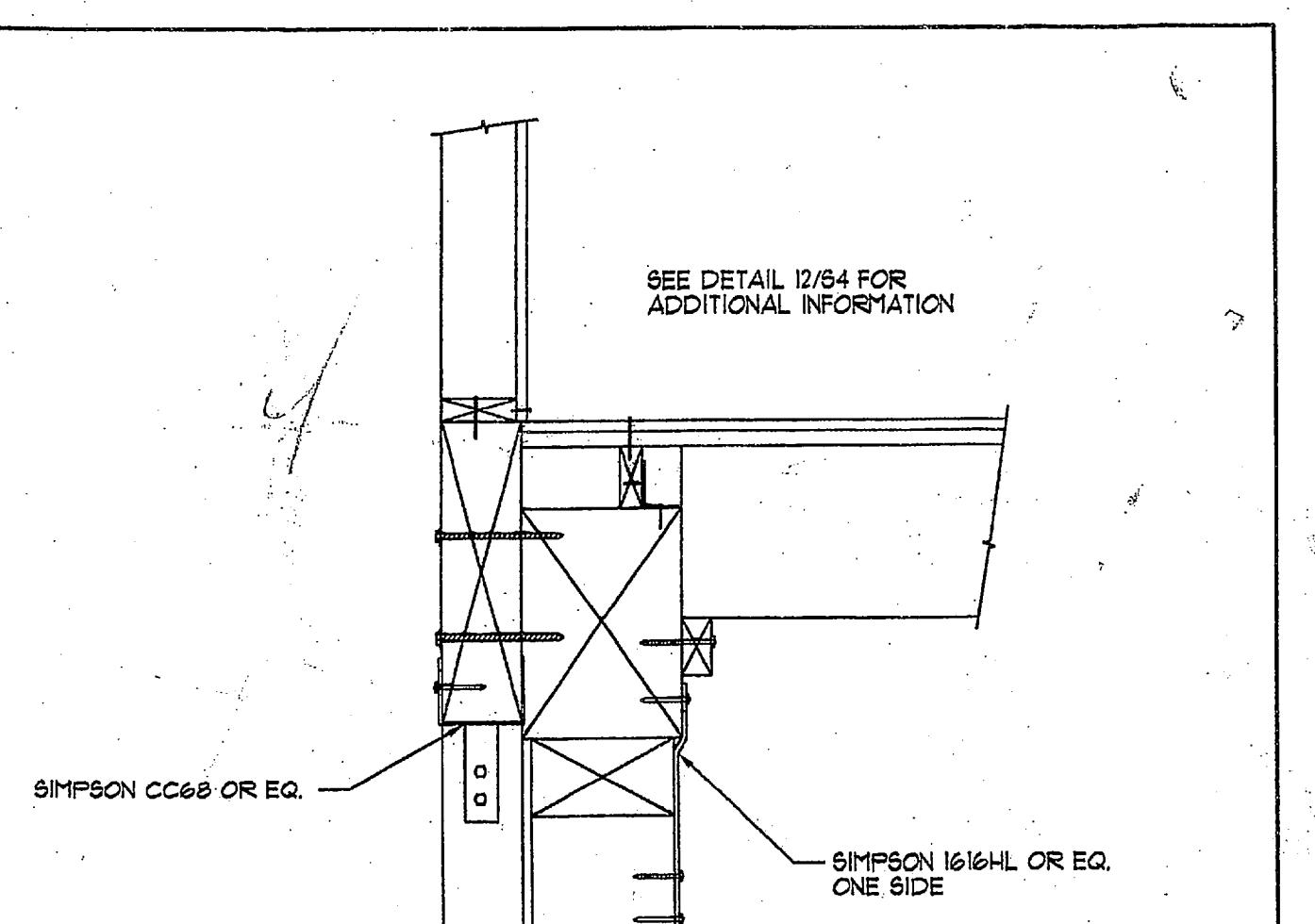
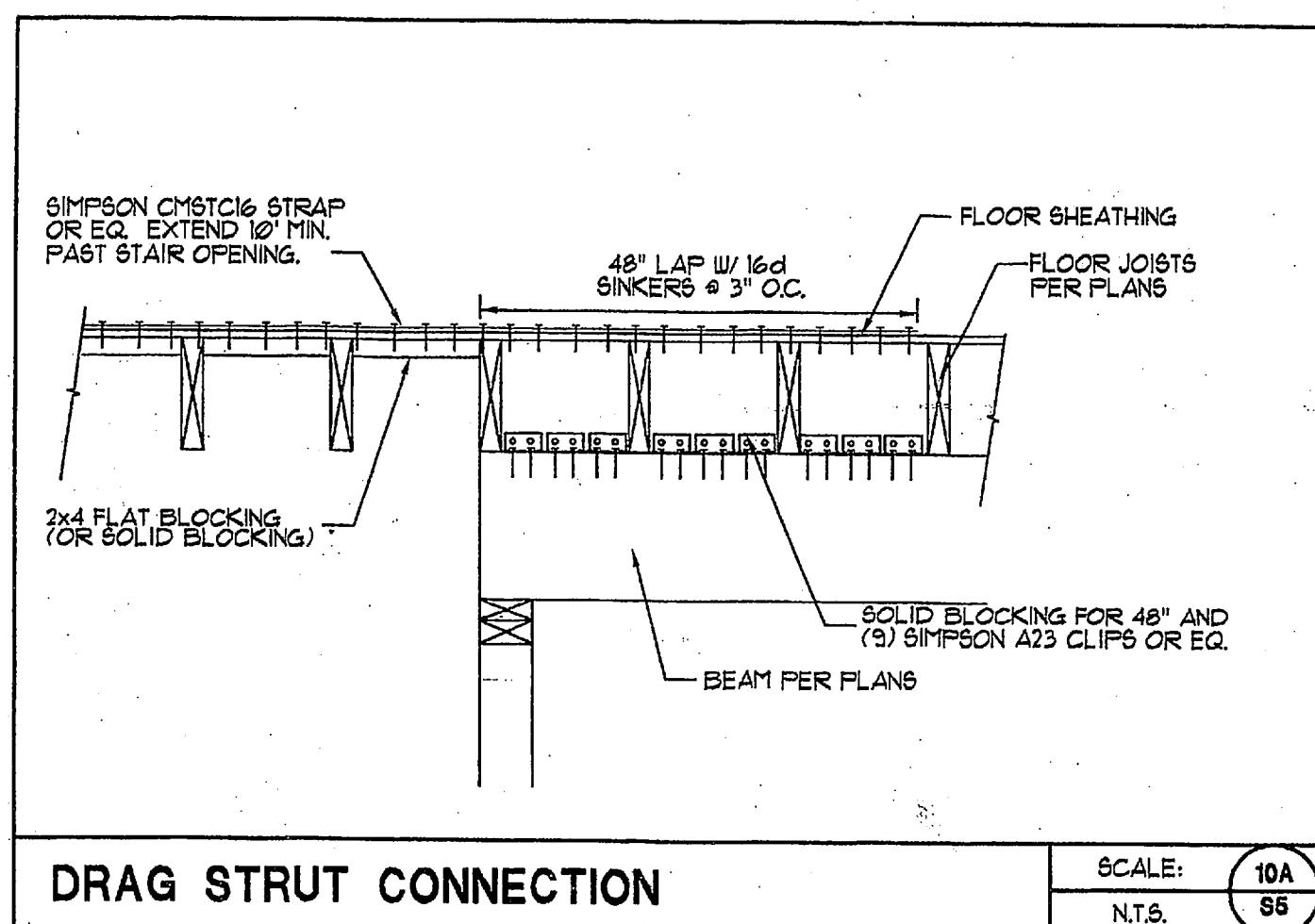
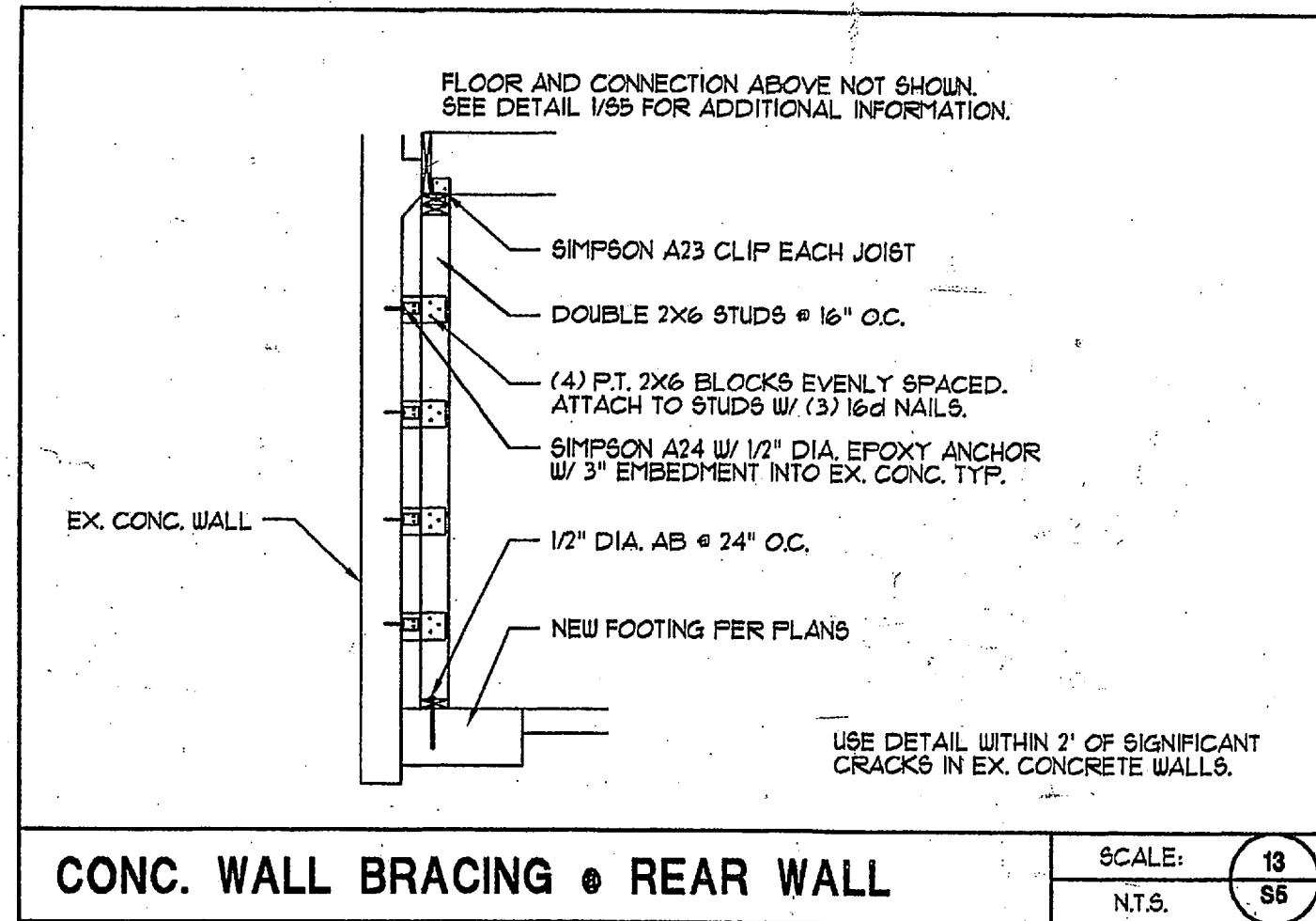
EFFECTIVE: 12-31-2004

STRUCTURAL DETAILS

BARBO MACHINERY 4617 SE MILWAUKEE AVE.

PROJECT NAME:

CSA Consulting Engineers
321 SW 4th AVE.
PORTLAND, OR 97204
(503) 228-3848



JUN 23 2004

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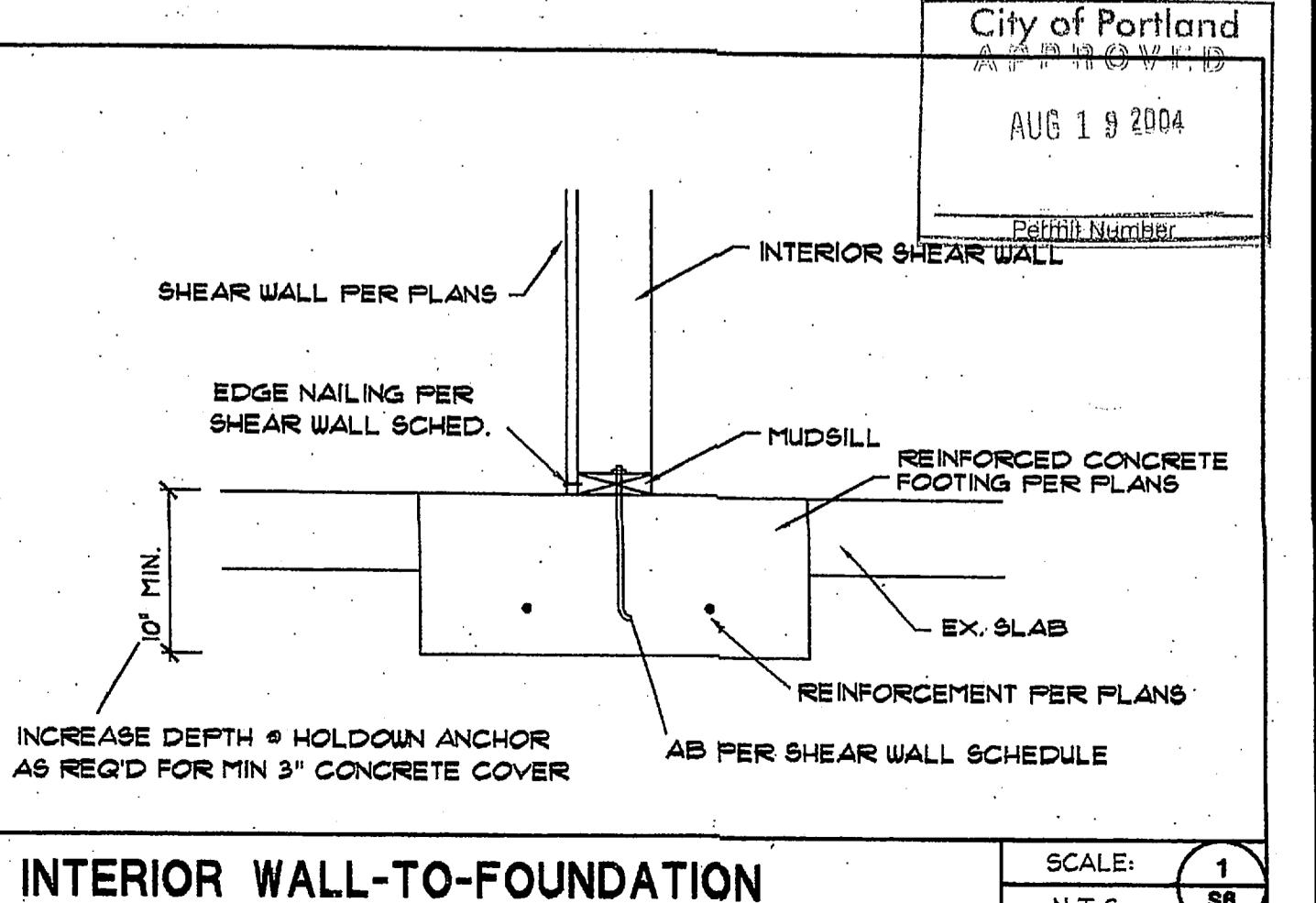
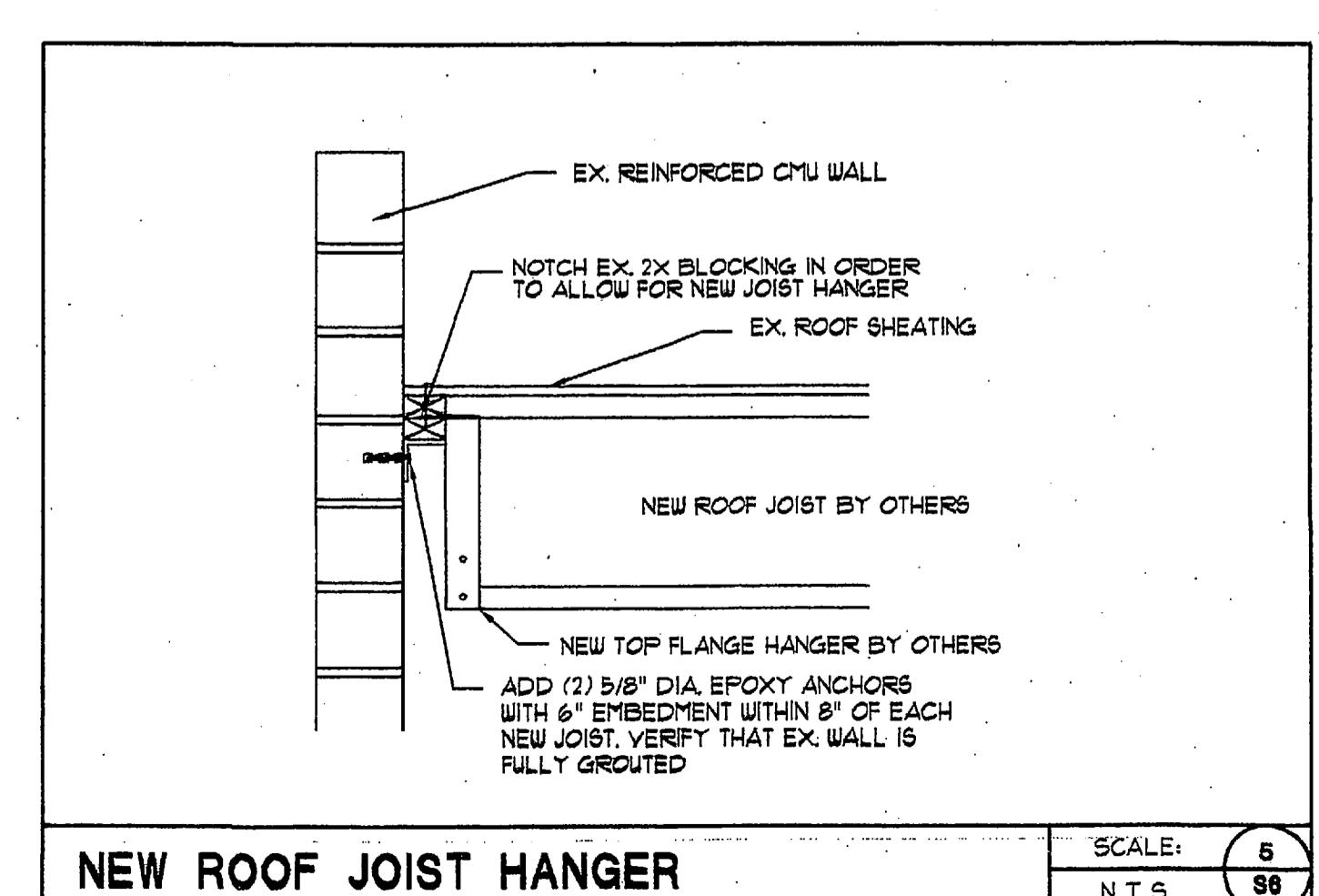
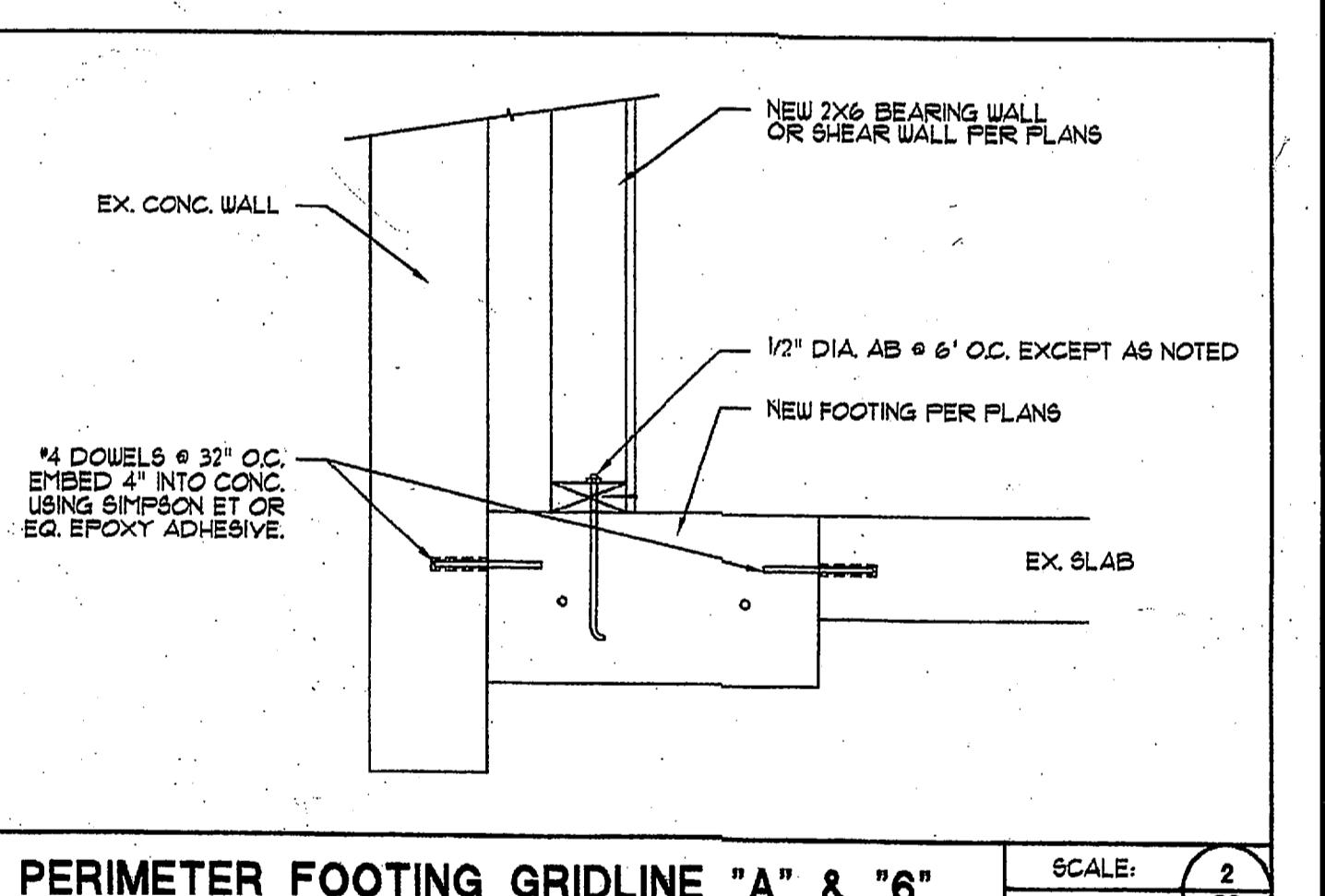
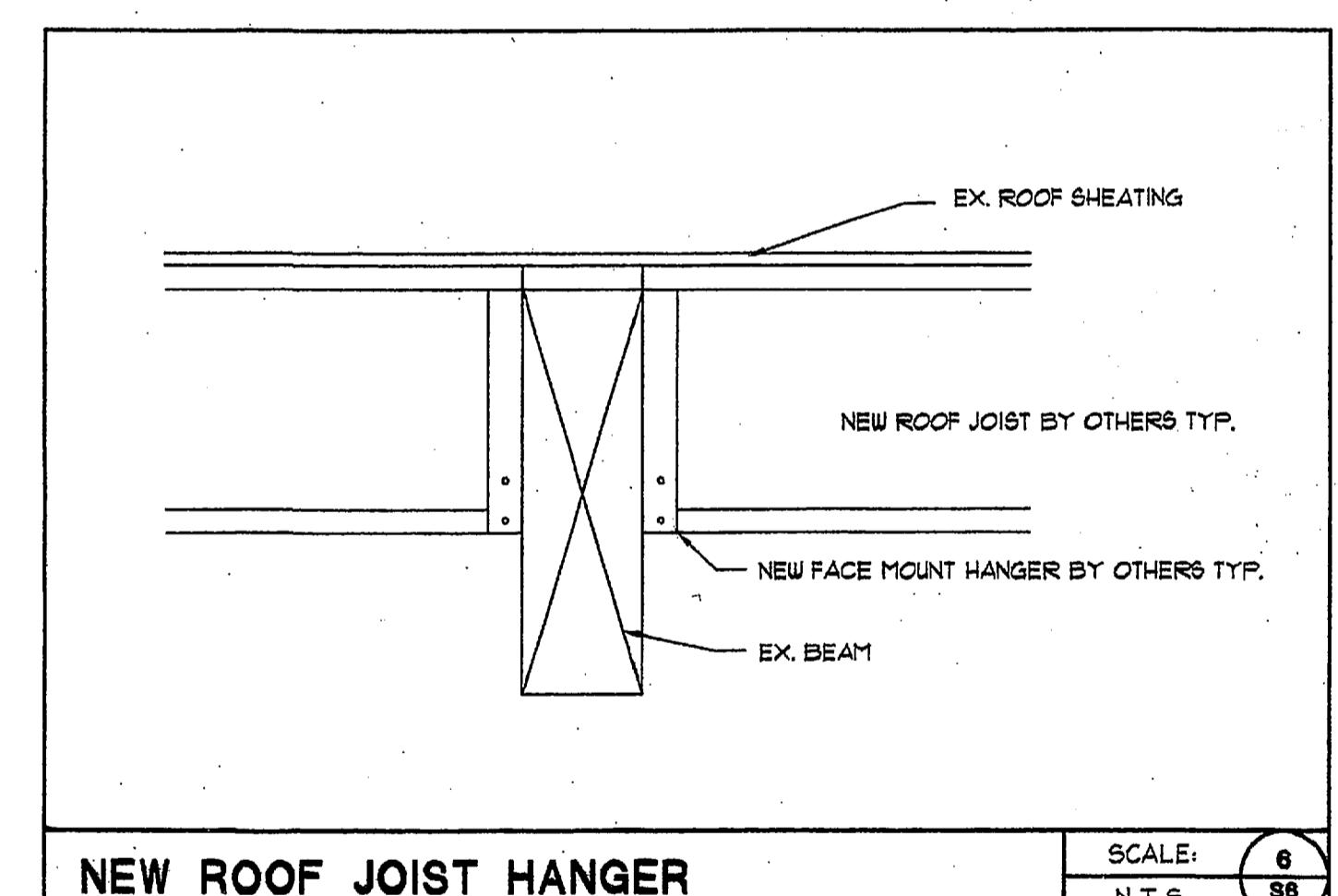
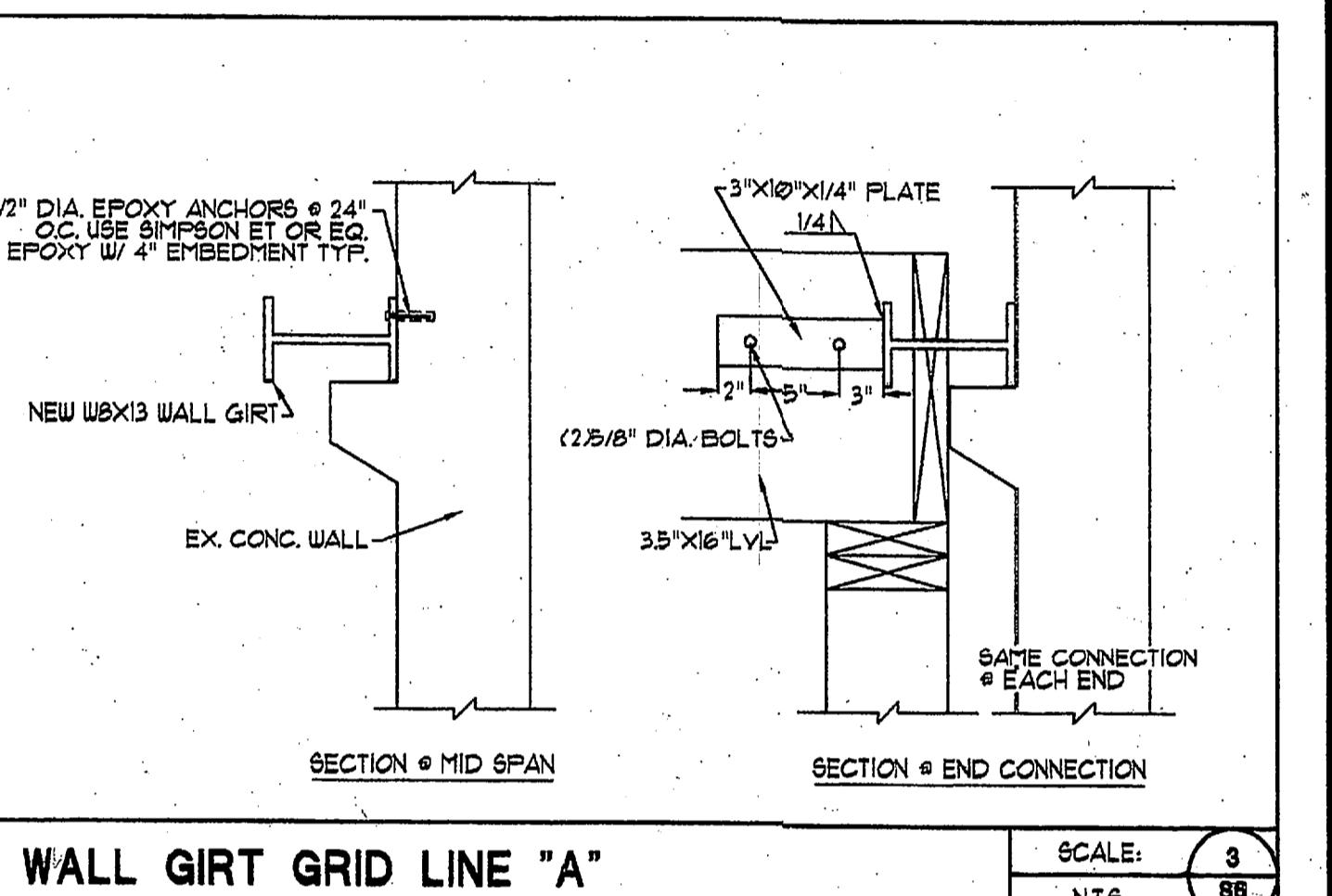
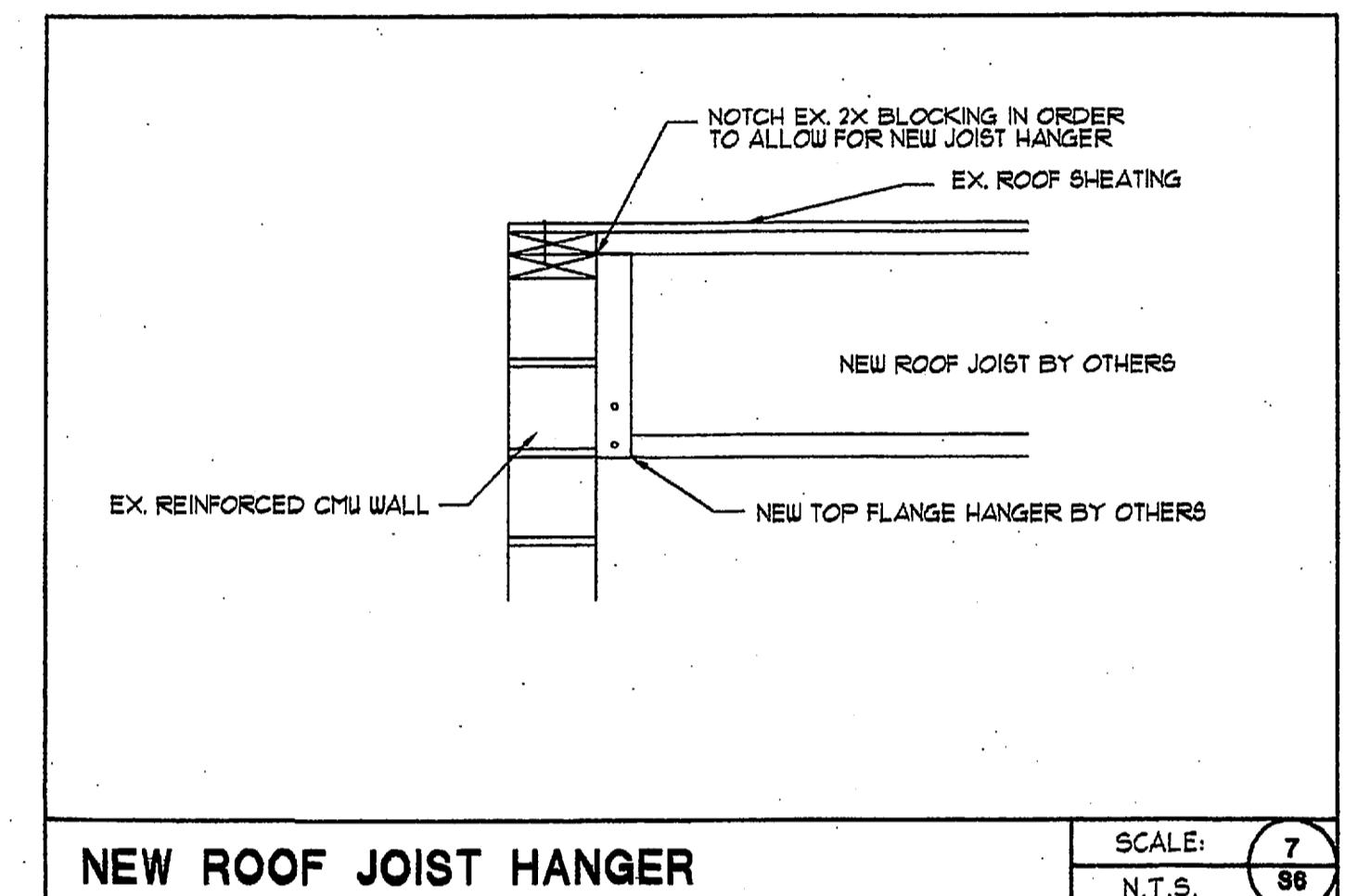
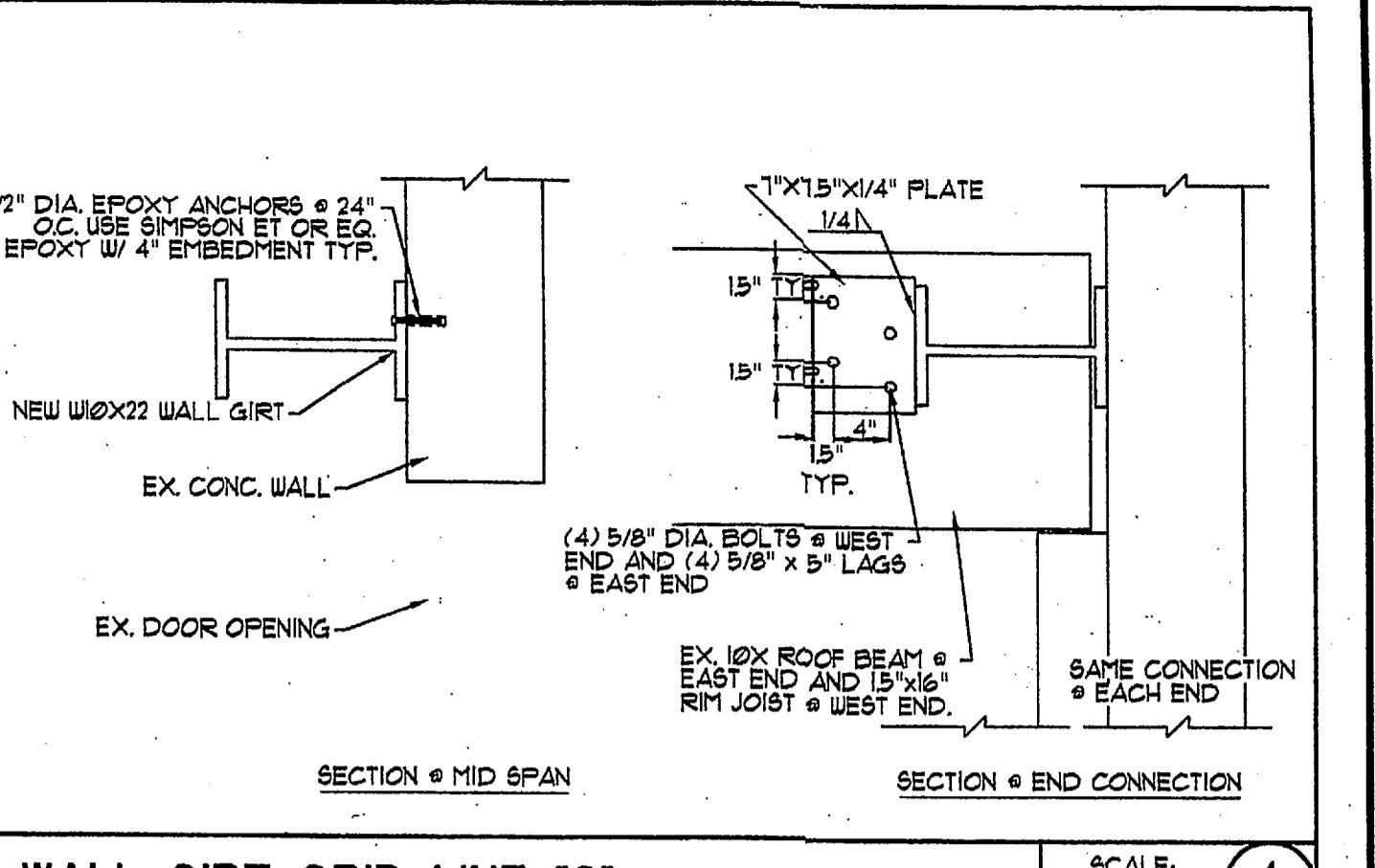
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DRAUL:	REP	CHECKED:	
APPROVED:			
EXPIRES: 12-31-2004			

STRUCTURAL DETAILS

CSA Consulting Engineers
 321 SW 4th Ave.
 Portland, Oregon 97204
 (503) 228-3848

City of Portland

AUG 1 9 2004
 Permit Number



PROJECT NAME: BARBO MACHINERY 4617 SE MILWAUKIE AVE.			
CLIENT INFO:	MAGARDO/JHC	AS NOTED	
SCALE:	1/8"=1'-0"		
ISSUE DATE:	2/16/04		
FILE NAME:	3538.DWG		
CSA JOB#:	3538		

JUN 23 2004

TJI® JOIST INSTALLATION INFORMATION

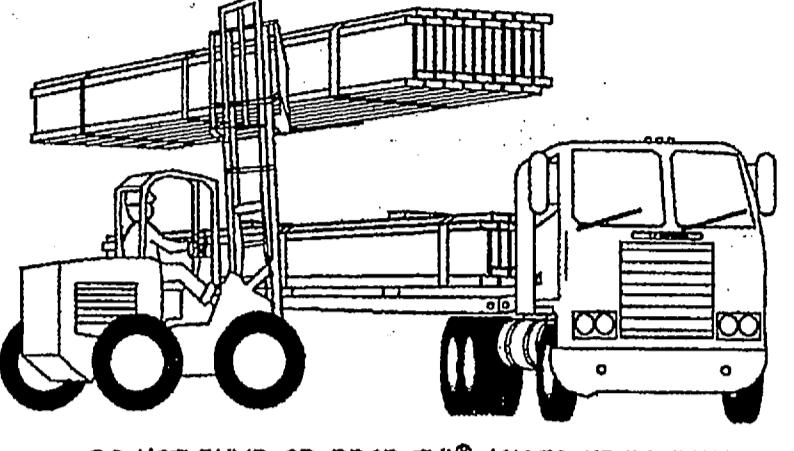
PERSONAL INJURY OR DEATH
MAY RESULT FROM FAILURE TO READ AND FOLLOW THIS INFORMATION



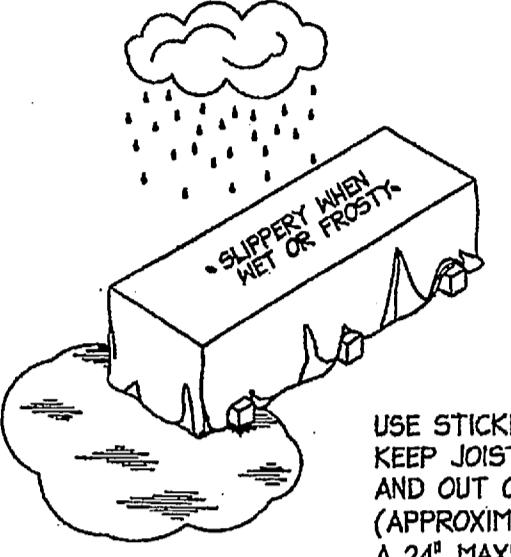
Trus Joist
A Weyerhaeuser Business

ATTENTION BUILDER
Enclosed is IMPORTANT information for the
safe and proper use of Trus Joist's
FrameWorks® Building System

1 JOBSITE HANDLING



2 JOBSITE STORAGE



USE STICKERS ADEQUATE TO
KEEP JOISTS ABOVE GROUND
AND OUT OF MUD AND WATER
(APPROXIMATELY 10' O.C. WITH
A 24" MAXIMUM CANTILEVER).

PROTECT (COVER) JOISTS FROM EXTENDED
EXPOSURE TO SUN AND WATER



DO NOT STORE FLAT

LEAVE JOISTS BANDED TOGETHER UNTIL READY TO INSTALL

WARNING
WORKERS SHOULD STAY CLEAR WHEN CUTTING THE
BANDING TO AVOID POSSIBLE INJURY FROM FLYING
BANDING OR TOPPLING JOISTS



5 WEB STIFFENER REQUIREMENTS

WEB STIFFENER MATERIALS, SIZES AND ATTACHMENT

TJI® joists with 13/16" to 23/16" wide flanges

Web stiffener material shall be sheathing
meeting the requirements of PS 1 or PS 2
or of CSA Standards O51, O925 or O437
with face grain vertical.

Minimum web stiffener size is:
13/16" x 23/16" for joists with 13/16" wide flanges.
23/16" x 23/16" for joists with 23/16" wide flanges.
1" x 23/16" for joists with 23/16" wide flanges.

Use #8 (23/16") box nails minimum,
spaced at 2" on-center maximum,
clinched when possible. N

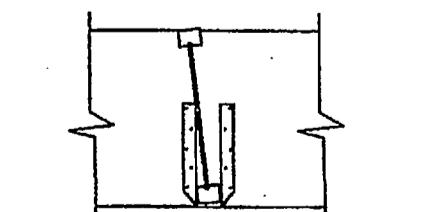
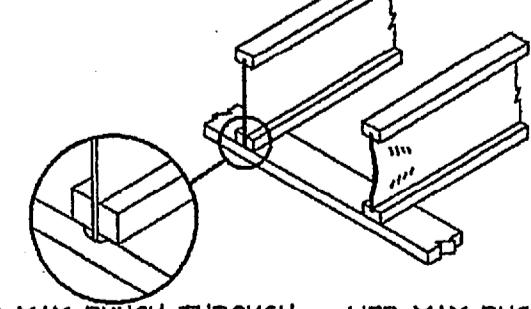
TJI® joists with 31/2" wide flanges

Web stiffener material shall be 2x4
construction grade or better.

Use #8 (31/2") box nails minimum,
spaced at 2" on-center maximum.
At intermediate supports with joist
depths of 22" and greater, use 2
rows of #8 (31/2") box nails minimum,
spaced at 3" on-center maximum.

(1) For dealer-stocked TJI® joists sized using the current
residential product literature, attach web stiffeners (when
required) with 2 rows of nails, equally spaced. See current
residential product literature for additional information.

IF WEB STIFFENERS ARE NOT INSTALLED PROPERLY



JOIST MAY ROLL IN THE HANGERS

WEB STIFFENERS AT CONCENTRATED LOADS EXCEEDING 1500 POUNDS WITHIN THE JOIST SPAN

Load bearing wall or other concentrated
load area, within the joist span. See
plans/details for specific requirements.

Web stiffener both sides - must be
tight against top flange. Attach with
#8 (31/2") box nails minimum at
joists with 31/2" wide flanges. Attach
with #8 (23/16") box nails minimum
at all other joists.

Minimum attachment to be 1-10d (3") box nail each side
of TJI® joist at bearing. 1/2" minimum from end
to minimize splitting.

TJI® blocking panel (or equal) required at each side of
TJI® joist for lateral stability and to transfer full load
above (as occurs) to bearing wall below. See
plans/details for specific applications.

Minimum attachment to be #8 (3") box nails at 12" o.c.
each side of TJI® blocking panel. When used for shear transfer,
nail to bearing plate with connections equivalent to decking
nail schedule.

WEB STIFFENERS AT BEARING POINTS

Nails spaced
equally at 2" o.c.
maximum.

Web stiffeners
must be tight
against bottom
flange.

Minimum attachment to be #8 (3") box nails at 12" o.c.
each side of TJI® blocking panel. When used for shear transfer,
nail to bearing plate with connections equivalent to decking
nail schedule.

(1) The full length of the top (or compression) flange on the TJI® joist must be nailed to the
sheathing with the widest spacing of nails as follows:

♦ 18" o.c. for TJI® joists with flange widths less than 2".
♦ 24" o.c. for TJI® joists with flange widths greater than 2".

(2) 14 gauge staples may be a direct substitute for #8 (3") nails when having a
minimum penetration of 1 inch into the main member.

(3) If more than one row of nails is used, the rows must be offset at least 1/2" and staggered.

LOAD TRANSFER AT CONCENTRATED LOADS

Nails spaced
equally at 2" o.c.
maximum.

Web stiffeners
must be tight
against bottom
flange.

Minimum attachment to be #8 (3") box nails at 12" o.c.
each side of TJI® blocking panel. When used for shear transfer,
nail to bearing plate with connections equivalent to decking
nail schedule.

(1) The full length of the top (or compression) flange on the TJI® joist must be nailed to the
sheathing with the widest spacing of nails as follows:

♦ 18" o.c. for TJI® joists with flange widths less than 2".
♦ 24" o.c. for TJI® joists with flange widths greater than 2".

(2) 14 gauge staples may be a direct substitute for #8 (3") nails when having a
minimum penetration of 1 inch into the main member.

(3) If more than one row of nails is used, the rows must be offset at least 1/2" and staggered.

SIDE OF FLANGE

Nails spaced
equally at 2" o.c.
maximum.

Web stiffeners
must be tight
against bottom
flange.

Minimum attachment to be #8 (3") box nails at 12" o.c.
each side of TJI® blocking panel. When used for shear transfer,
nail to bearing plate with connections equivalent to decking
nail schedule.

(1) The full length of the top (or compression) flange on the TJI® joist must be nailed to the
sheathing with the widest spacing of nails as follows:

♦ 18" o.c. for TJI® joists with flange widths less than 2".
♦ 24" o.c. for TJI® joists with flange widths greater than 2".

(2) 14 gauge staples may be a direct substitute for #8 (3") nails when having a
minimum penetration of 1 inch into the main member.

(3) If more than one row of nails is used, the rows must be offset at least 1/2" and staggered.

For light framing only. #8 (31/2") maximum, 3" o.c. staggered (#8 (31/2") box maximum at TJI® joists with flange widths less than 2"). Attachment to filter blocks may be required. See plans/details.

3 INSTALLATION BRACING

WARNING

WITHOUT CORRECTLY INSTALLED BRACING AS
SHOWN BELOW, JOISTS CAN BUCKLE SIDWAYS
OR ROLL OVER CAUSING DEATH OR SERIOUS
PERSONAL INJURY AND PROPERTY DAMAGE.

NOTICE

INSTALLATION BRACING AND PROCEDURES, AS
WELL AS THE SAFETY OF WORKERS, ARE THE
RESPONSIBILITY OF THE INSTALLER. THE
INSTALLER SHOULD MAKE SURE THAT THIS
INSTALLATION INFORMATION IS UNDERSTOOD BY
ALL PERSONS INVOLVED IN THE JOIST
INSTALLATION.



DO NOT ALLOW WORKERS TO WALK ON JOISTS
UNTIL BRACED. INJURY MAY RESULT.



DO NOT STACK BUILDING MATERIALS ON UNSHEATHED
JOISTS. STACK ONLY OVER BEAMS OR WALLS.

IMPORTANT

Strut lines must be tied to braced
end wall, beam or sheathing.

Strut lines (14d minimum)
♦ 6" o.c. for joists with 13/16" wide Timberstrand® LSL flanges
♦ 8" o.c. for joists with 13/16" wide Microlam® LVL flanges
♦ 9" o.c. for joists with 23/16" and 23/16" wide flanges
♦ 10" o.c. for joists with 31/2" wide flanges

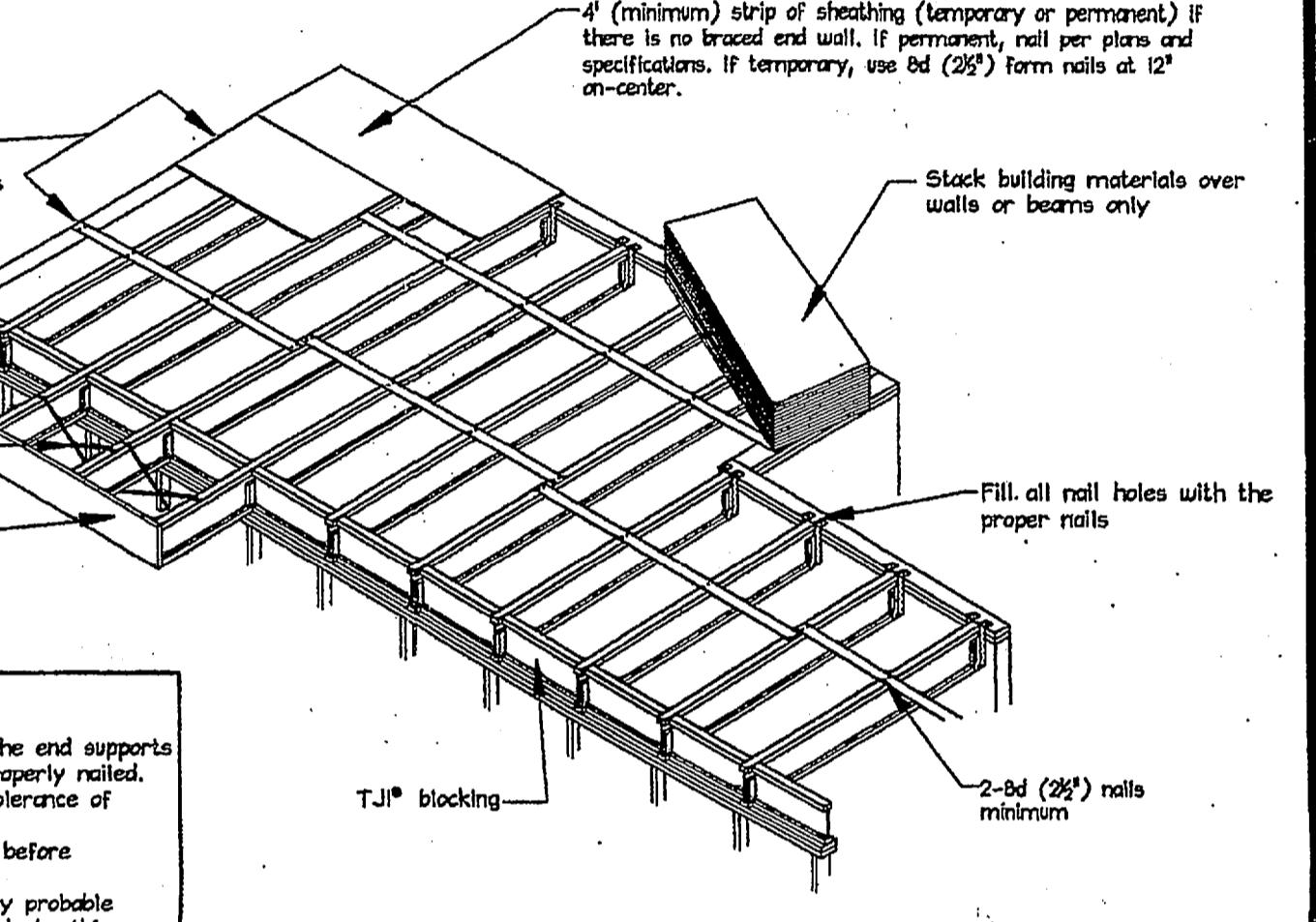
Strut lines are required
at all bearing locations
where joists are not
otherwise braced.

Cantilever bracing may be
required. See plan.

Ends of cantilevers must be
laterally stabilized with blocking,
bracing or rim joist

Fill all nail holes with the
proper nails

2-ad (23/16") nails
minimum



Stack building materials over
walls or beams only

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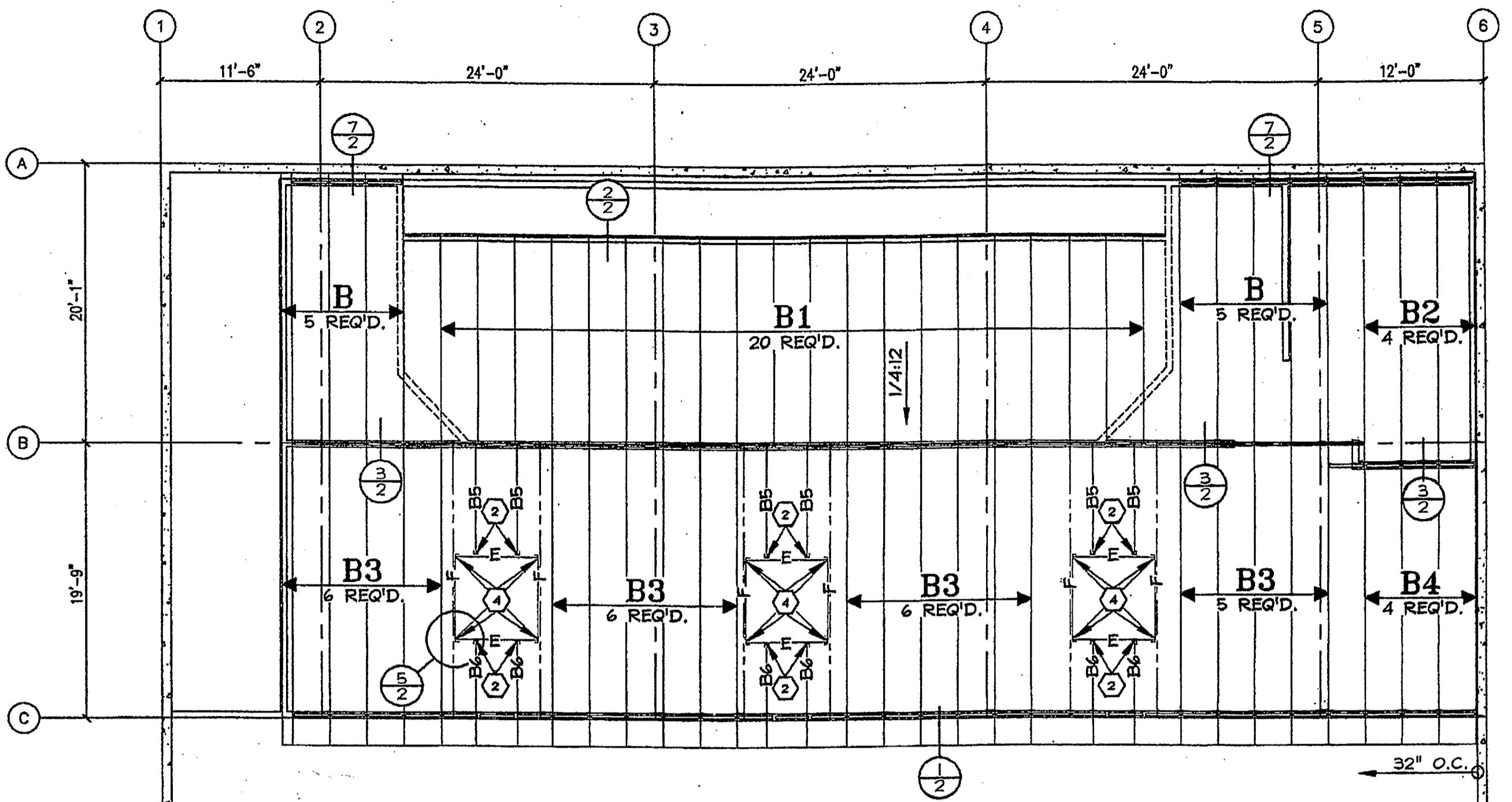
Stack building materials over
walls or beams only

Fill all nail holes with the
proper nails

2-ad (23/16

DO NOT SCALE THIS DRAWING

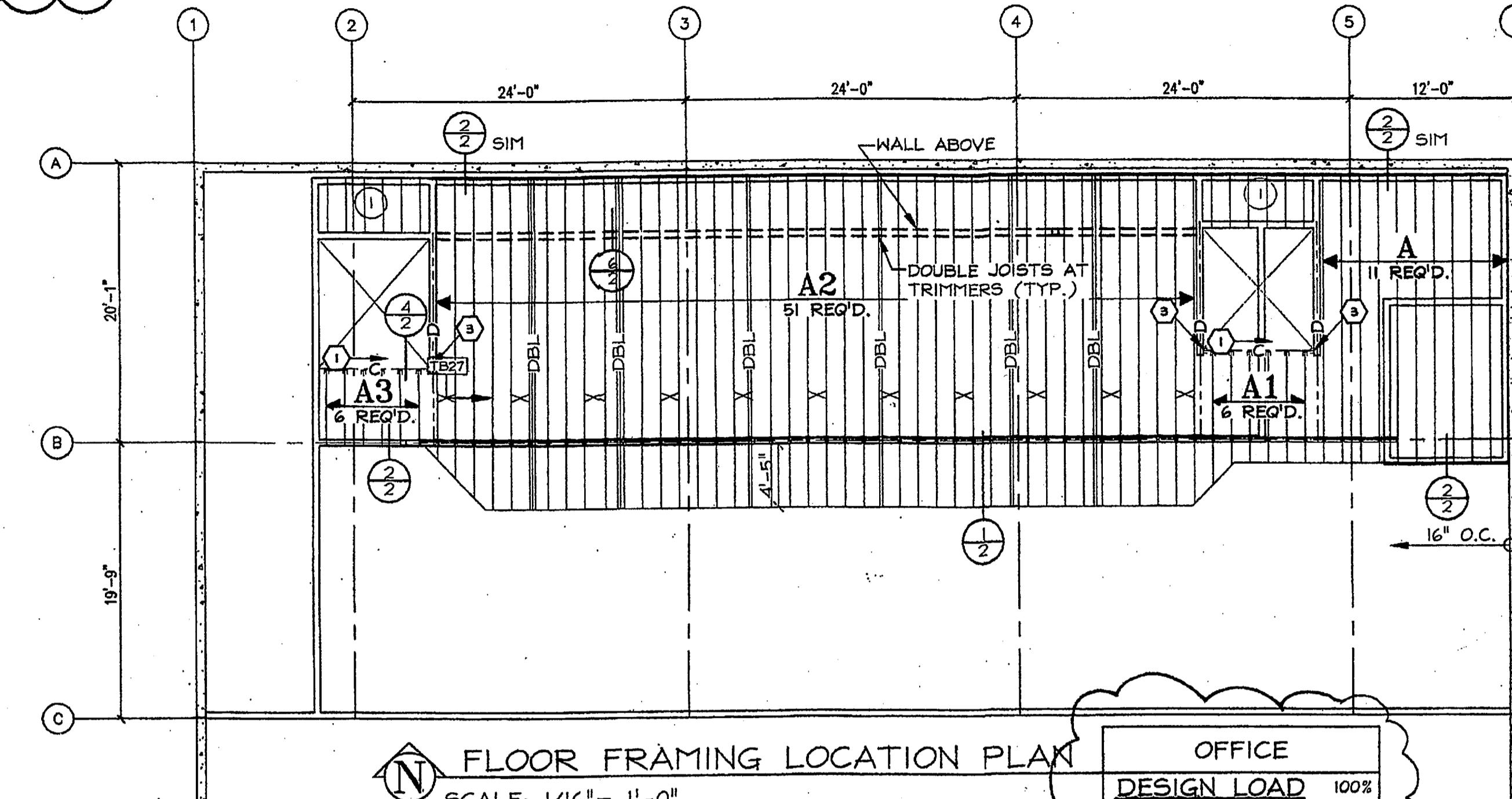
CONTRACTOR TO VERIFY
ALL MATERIAL LENGTHS
AND/OR QUANTITIES.



ROOF FRAMING LOCATION PLAN

SCALE: 1/16" = 1'-0"

SNOW		
DESIGN LOAD 115%		
LIVE LOAD	25 PSF	
DEAD LOAD	20 PSF	
TOTAL LOAD	45 PSF	



FLOOR FRAMING LOCATION PLAN

SCALE: 1/16" = 1'-0"

Review of Shop Drawings
 Approved
 Re-Approved
 Approved W/ amendments as shown
 Re-Submit
 Reviewed by: [Signature] Date: 5/26/04
 CSA Consulting Engineers

Verifying roof top mechanical equipment prior to construction

PRELIMINARY
DRAWINGS
ONLY
DO NOT USE FOR CONSTRUCTION

OFFICE	
DESIGN LOAD	100%
LIVE LOAD	50 PSF
PARTITION LOAD	50 PSF
DEAD LOAD	90 PSF
TOTAL LOAD	190 PSF
CORRIDOR	
DESIGN LOAD	100%
LIVE LOAD	100 PSF
PARTITION LOAD	N/A PSF
DEAD LOAD	30 PSF
TOTAL LOAD	130 PSF

GENERAL NOTES & LEGEND

TJI NOTES

- SECTIONS AS DRAWN, SHOW ACTUAL BEARING CONDITIONS ONLY. TRUSS CONFIGURATION MAY VARY. SEE PLAN AND TRUSS TYPE CHART FOR DEPTHS, SLOPES, ETC...
- ALL TJI's WILL BE SENT LONG TO BE FIELD-CUT AND WEB STIFFENERS ARE TO BE FIELD-INSTALLED.
- FOR ATTACHMENT OF WEB STIFFENERS, SEE TJI COVER SHEET.

CONTINUOUS HANGER TYPE. SEE HANGER INFO.

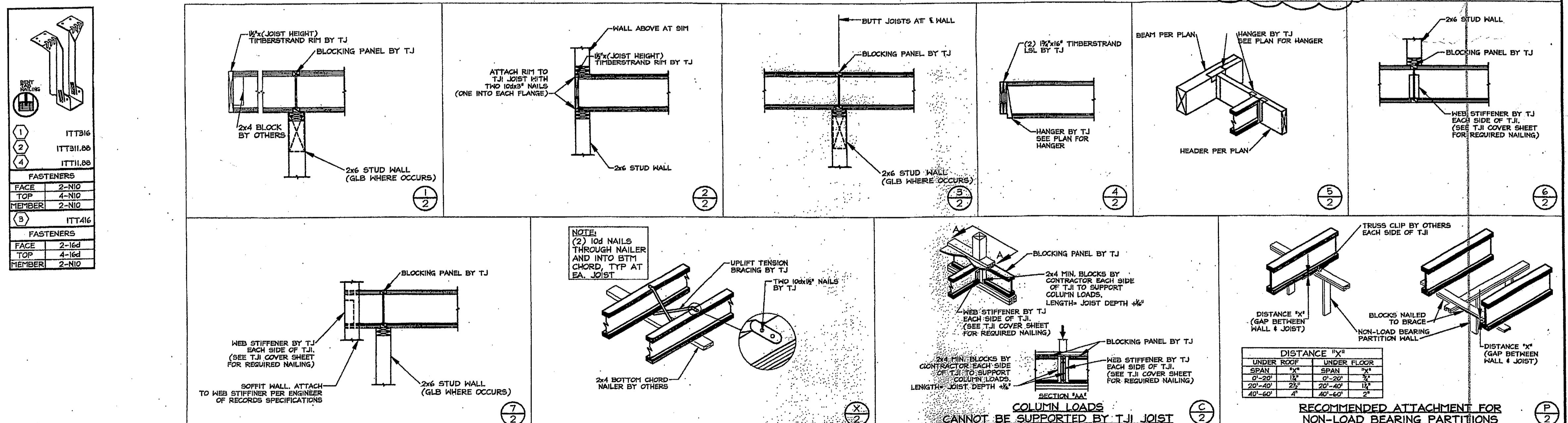
INTERMITTENT ROW SIMPSON TB METAL TENSION BRIDGING BY TJI. ATTACHED JOIST-TO-JOIST. SPACE TENSION BRIDGING IN ROWS WHERE SHOWN ON PLAN. SEE DETAIL X/2.

MISCELLANEOUS NOTES

- INDICATES FRAMING BY OTHERS.
- FOR RECOMMENDED ATTACHMENT OF NON-LOAD BEARING PARTITION WALLS UNDER TJI JOISTS, SEE DETAIL P/2.
- ALL BEAMS ARE AS SPECIFIED BY OTHERS AND SUPPLIED BY TJI AND HAVE NOT BEEN VERIFIED BY TJI ENGINEERING.
- ALL BEAMS TO BEAM CONNECTIONS ARE TO BE AS SPECIFIED AND SUPPLIED BY OTHERS U.N.O..

CALLOUT	MEMBER TYPE
A	16" TJI/L65 JOIST
B	11.875" TJI/L65 JOIST
C	(2) 1.75"x16" TIMBERSTRAND LSL HEADER
D	3.5"x16" PARALLAM PSL BEAM
E	1.75"x11.875" TIMBERSTRAND LSL HEADER
F	3.5"x11.875" PARALLAM PSL BEAM

BEARING WALL
NON-BEARING WALL
BEAM BY OTHERS



SHOP DRAWINGS WERE PREPARED FROM A PARTIAL SET OF ARCHITECTURAL/STRUCTURAL DRAWINGS. TRUS JOIST IS NOT RESPONSIBLE FOR INACCURACIES, DEVIATION OR LOAD CONDITIONS NOT SHOWN HEREIN.

△	△	△
△	△	△
△	DATE	REMARKS

Barbo Machinery
Portland, OR

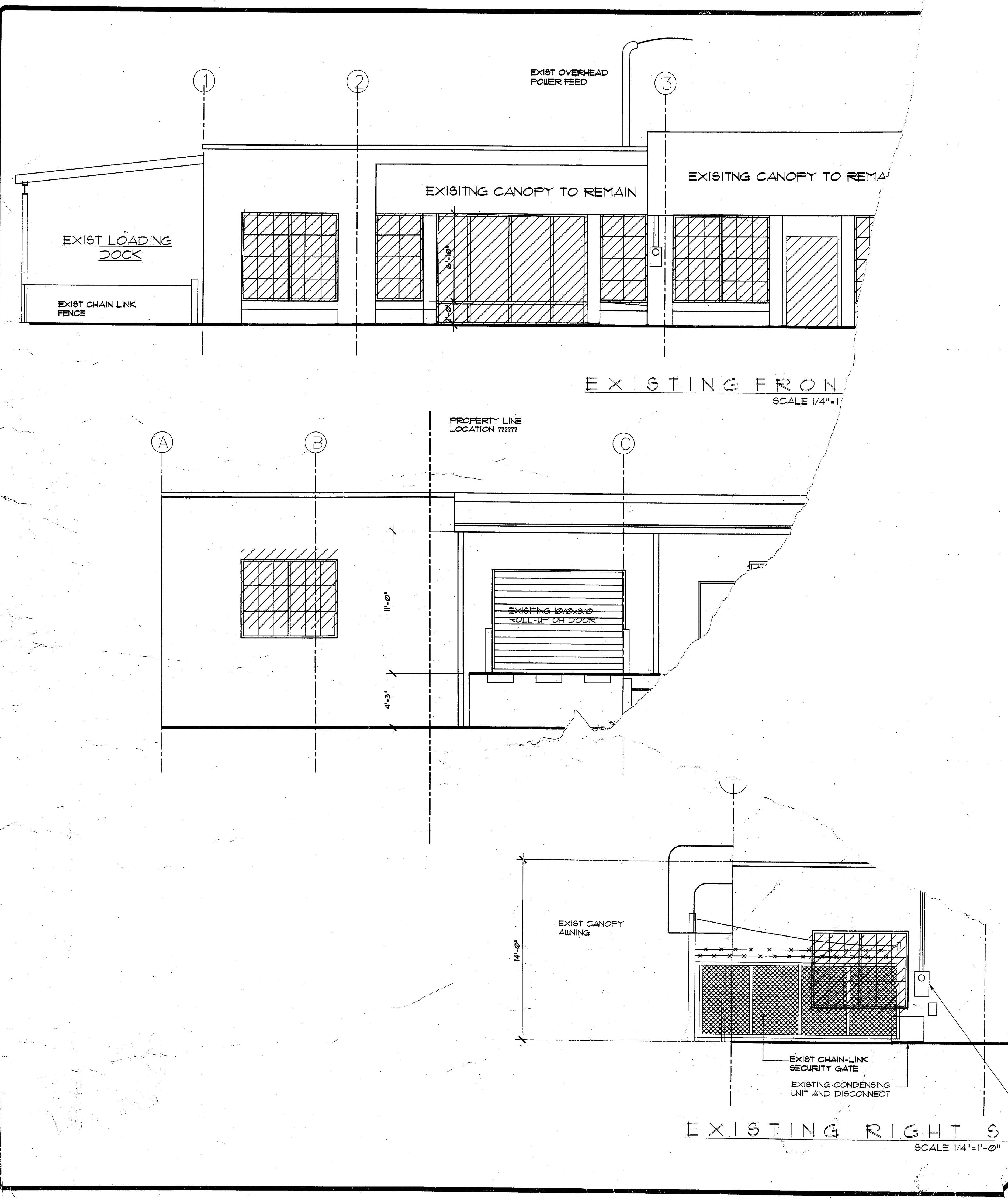
DRAWN	DATE	CHECKED	DATE	ORDER NO.
BSJ	2/25/04	HLM	4/15/04	CA02B04019
SHEET 2 OF 2				

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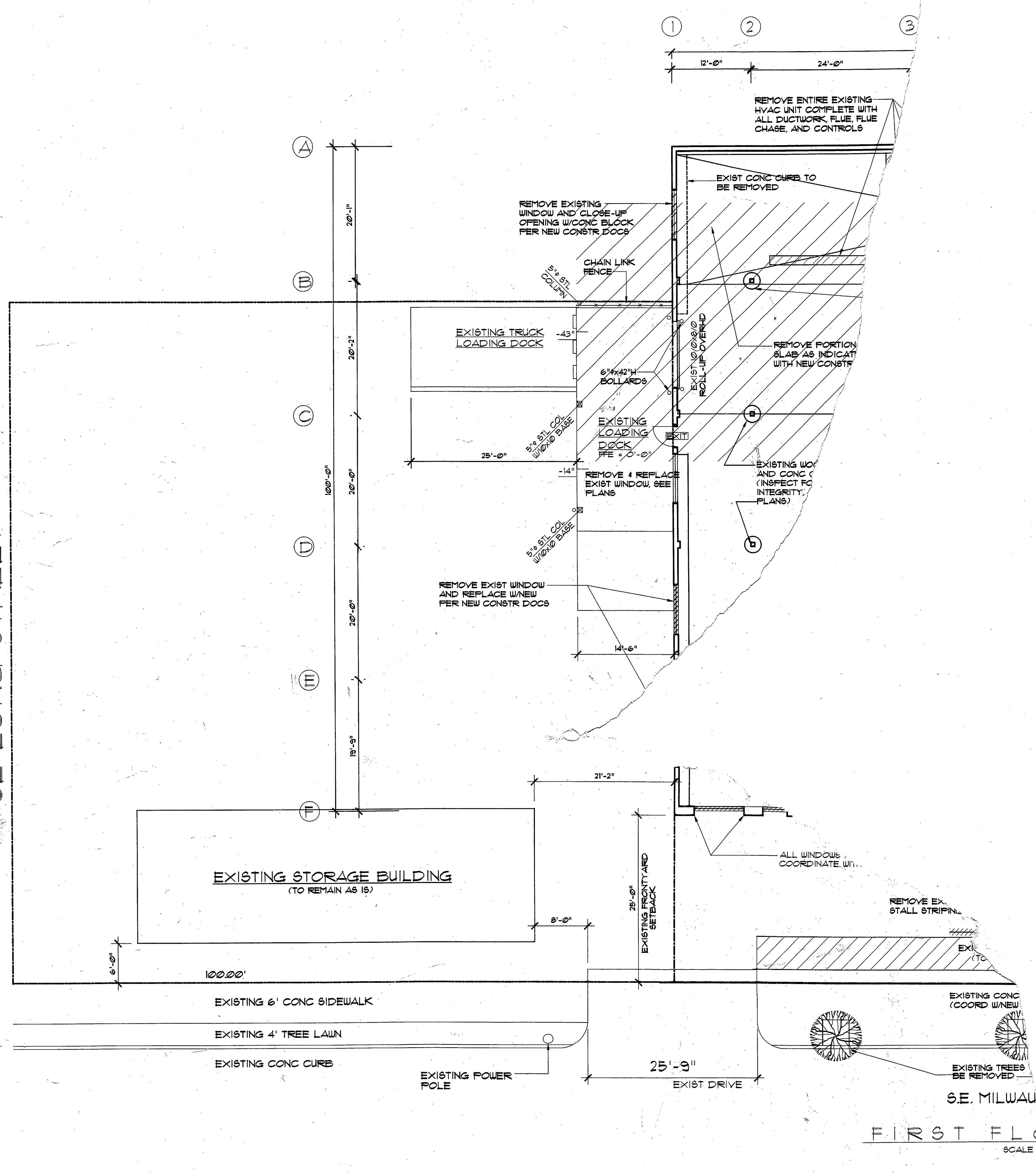
THINK SAFETY - READ INSTALLATION INFORMATION BEFORE PROCEEDING

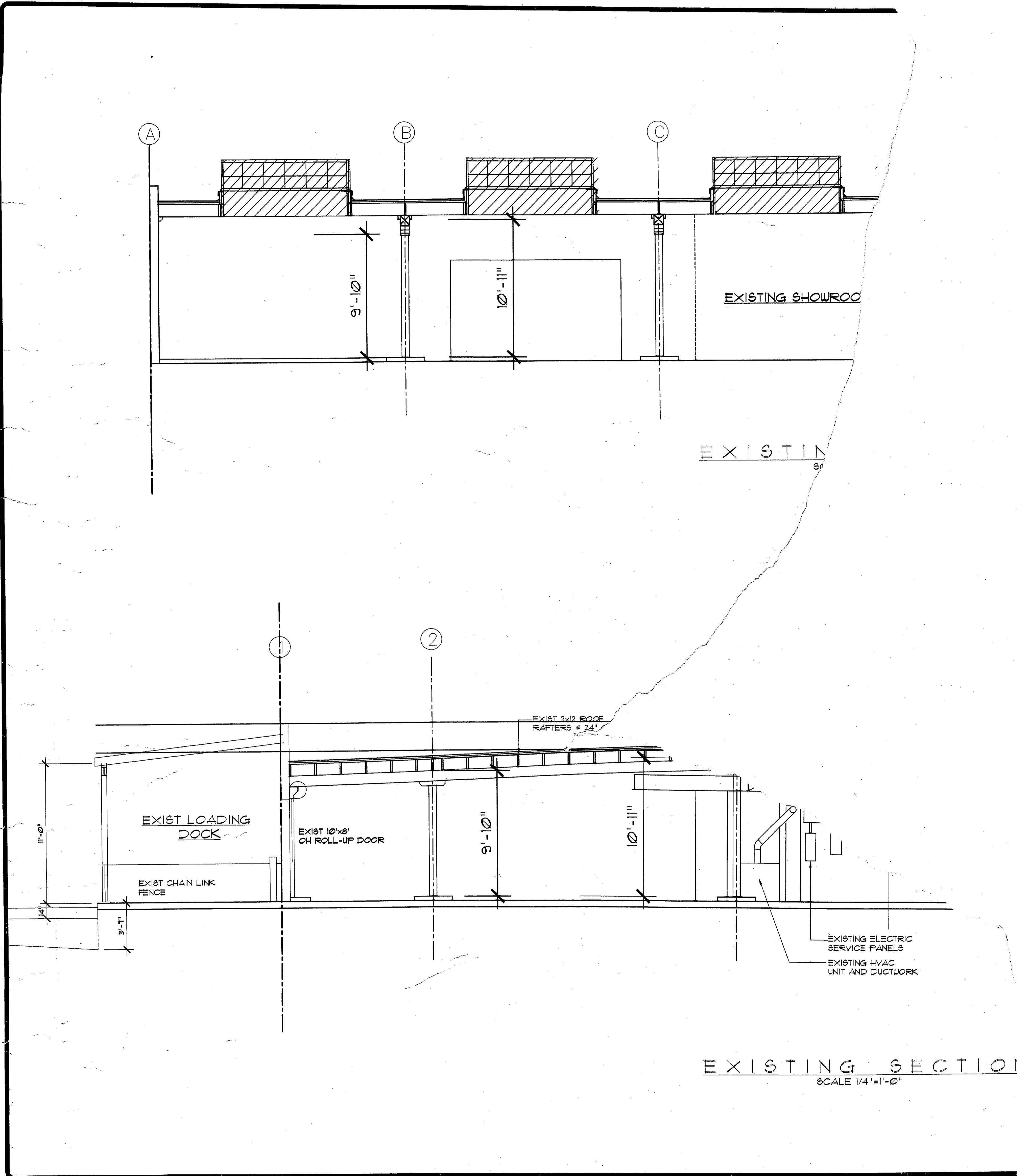
JUN 23 2004

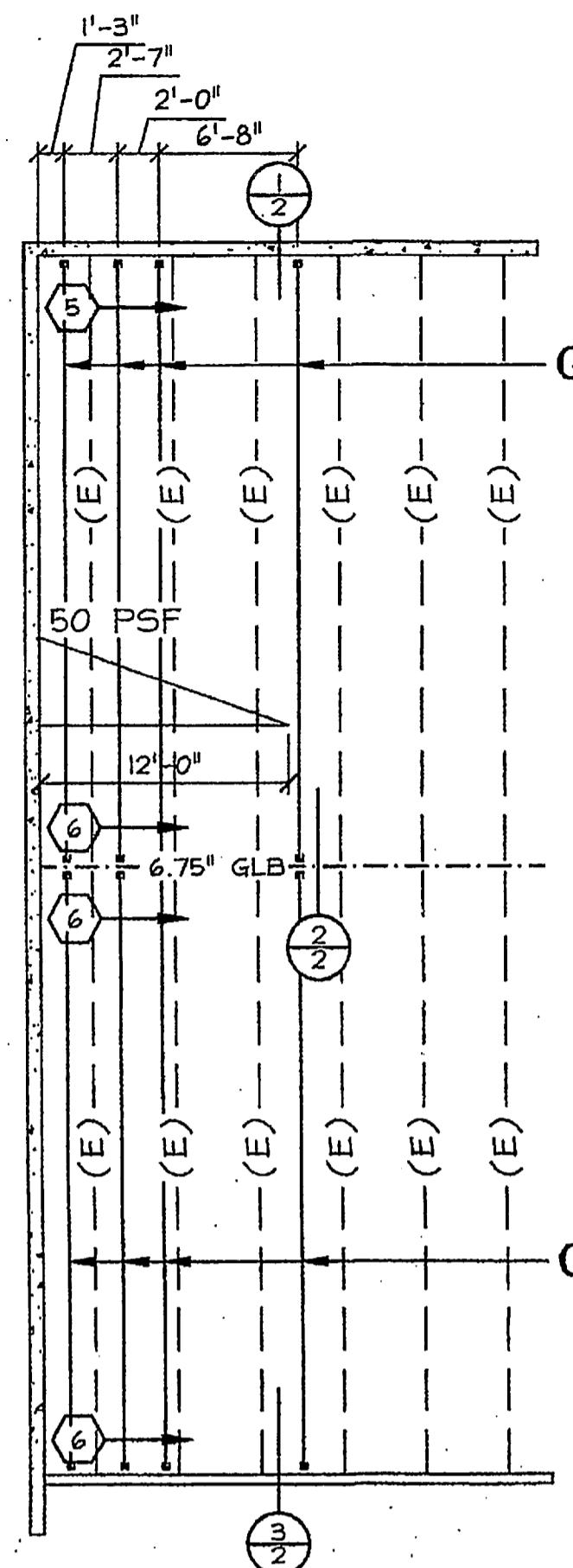
City of Portland
APPROVED
AUG 19 2004
Permit Number



~~ESTONIA~~







N EXISTING ROOF FRAMING LOCATION PLAN

SCALE: 1/8" = 1'-0"

SNOW		
DESIGN LOAD 115%		
LIVE LOAD	25 PSF	
DEAD LOAD	20 PSF	
TOTAL LOAD	45 PSF	

GENERAL NOTES & LEGEND

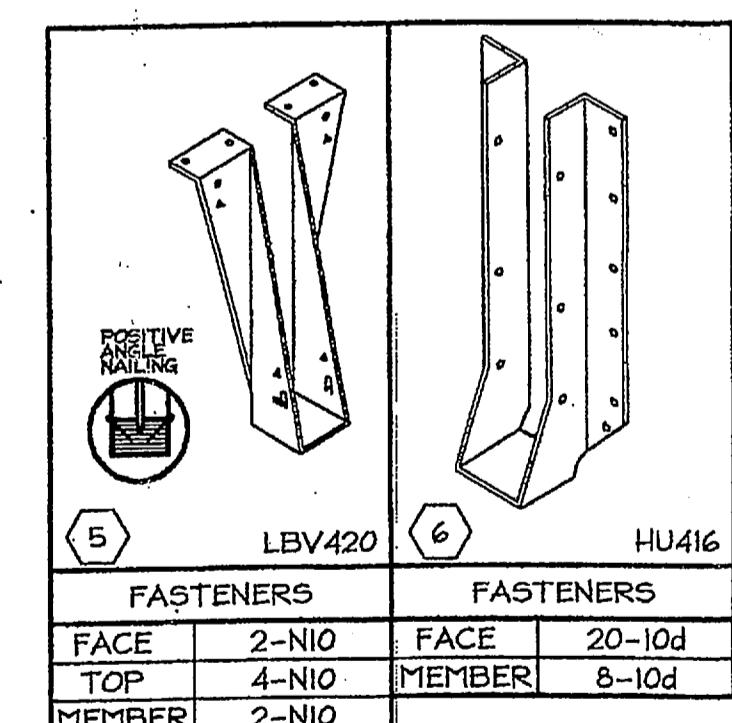
TJI NOTES

- SECTIONS AS DRAWN, SHOW ACTUAL BEARING CONDITIONS ONLY. TRUSS CONFIGURATION MAY VARY. SEE PLAN AND TRUSS TYPE CHART FOR DEPTHS, SLOPES, ETC...
- ALL TJI'S WILL BE SENT LONG TO BE FIELD-CUT AND WEB STIFFENERS ARE TO BE FIELD-INSTALLED.
- FOR ATTACHMENT OF WEB STIFFENERS, SEE TJI COVER SHEET.
- H H CONTINUOUS HANGER TYPE. SEE HANGER INFO.

MISCELLANEOUS NOTES

- ① INDICATES FRAMING BY OTHERS.
- FOR RECOMMENDED ATTACHMENT OF NON-LOAD BEARING PARTITION WALLS UNDER TJI JOISTS, SEE DETAIL P/2.
- ALL BEAMS ARE AS SPECIFIED BY OTHERS AND SUPPLIED BY TJI AND HAVE NOT BEEN VERIFIED BY TJI ENGINEERING.
- ALL BEAMS TO BEAM CONNECTIONS ARE TO BE AS SPECIFIED AND SUPPLIED BY OTHERS U.N.O..

CALLOUT	MEMBER TYPE
G	20" TJI/H40 JOIST

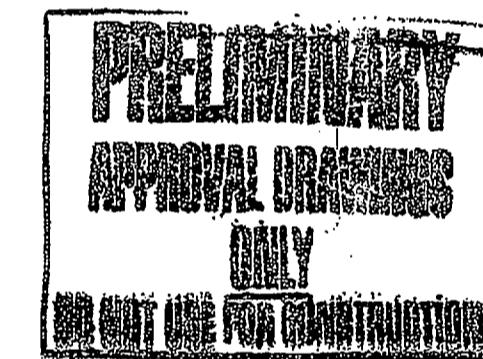


FASTENERS		FASTENERS	
FACE	2-N10	FACE	20-10d
TOP	4-N10	MEMBER	8-10d
MEMBER	2-N10		

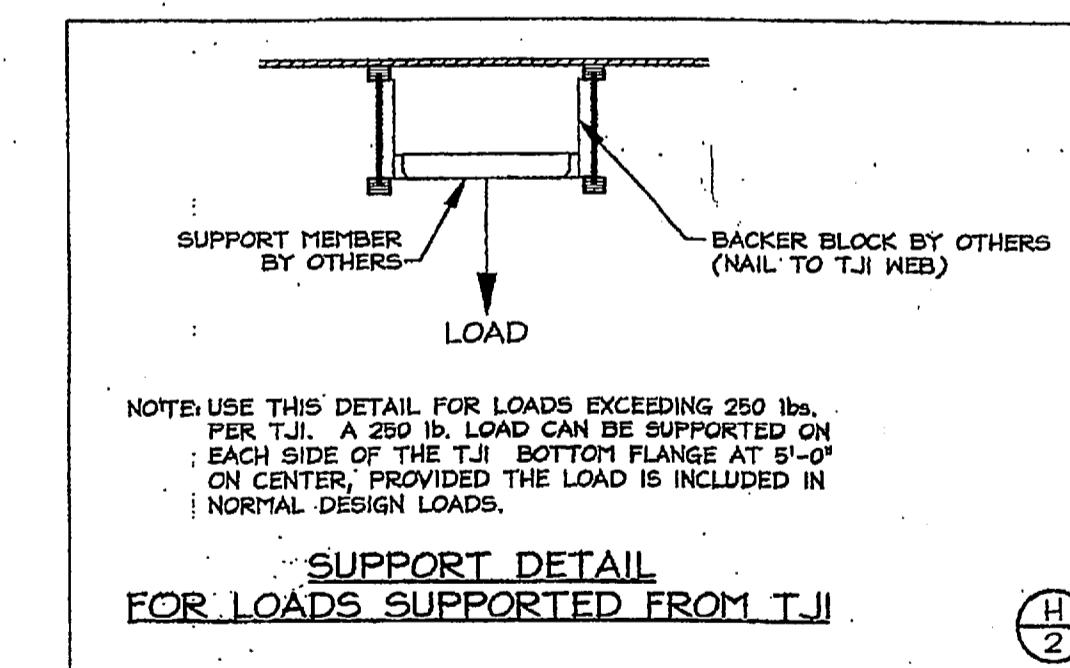
THINK SAFETY - READ INSTALLATION INFORMATION BEFORE PROCEEDING

Review of Shop Drawings
 Approved
 Not Approved
 Approved W/amendments as shown
 Re-Submit

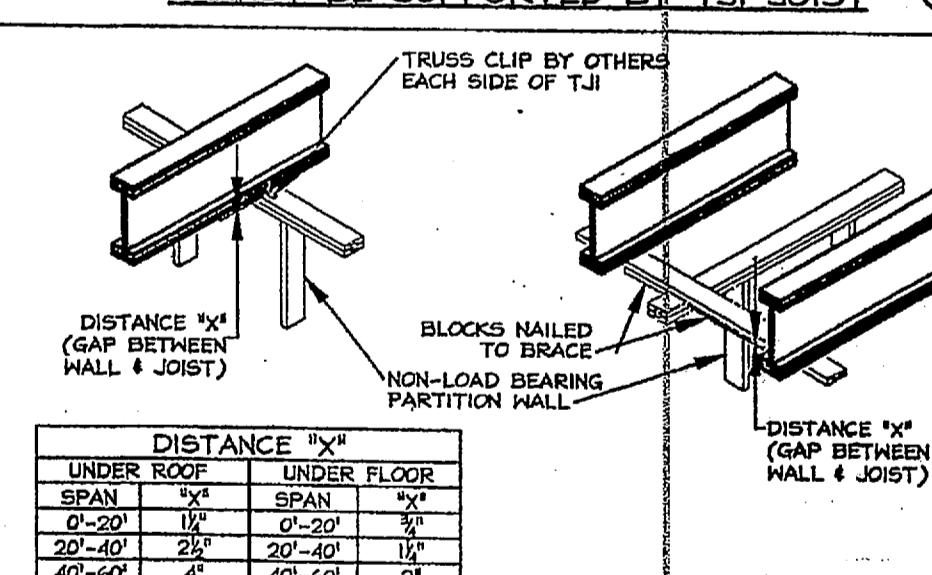
Reviewed by: [Signature] Date: 5/20/04
CSA Consulting Engineers



SECTION A-A
COLUMNS
CANNOT BE SUPPORTED BY TJI JOIST



SUPPORT DETAIL
FOR LOADS SUPPORTED FROM TJI



RECOMMENDED ATTACHMENT FOR
NON-LOAD BEARING PARTITIONS

△	△	△	△
△	△	△	△
△	△	△	△
△	BY DATE	REMARKS	
BARBO MACHINERY PORTLAND, OR			
DRAWN	DATE	CHECKED	DATE
BSJ	5/3/04		
ORDER NO CA02B04016		SHEET 2 OF 2	

JUN 23 2004

