STANDARD HEIGHTS AND CLEARANCES / TYPICAL BARRIER FREE REQUIREMENTS

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

LEGEND SYMBOLS

- TYPICAL SECTION TAG — DETAIL NUMBER / SHEET NUMBER (1 / A5–02)
- TYPICAL ELEVATION TAG — DETAIL NUMBER / SHEET NUMBER (1 / A5–02)
- TYPICAL DETAIL TAG — DETAIL NUMBER / SHEET NUMBER (1 / A5–02)
- ROOM # — TYPICAL ROOM IDENTIFICTION, ROOM NAME & NUMBER
- # DETAIL # — TYPICAL WALL ELEVATION TAG, SHEET AND DETAIL NUMBER
- # — PARTITION TYPE
- A — WINDOW / BORROWED LITE TYPE
- L# — LOUVER TYPE
- 01 — DOOR TYPE
- ELEVATION

GENERAL NOTES

1. All work included in these drawings and specifications shall conform to all state, national, and other codes and ordinances.
2. The General Contractor shall be responsible for obtaining building permits and for payment of all fees and hook–ups. Owner will obtain State Fire Marshal approval.
3. General contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings, work from dimensions only.
4. The General Contractor shall obtain approval from the owner for staging areas and hours of allowable work times.
5. Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, water coolers, cubbies, fire extinguishers, lighting, and other wall mounted equipment or appliances indicated in documents.
6. All doors shall be located a minimum of 3" (wall to frame) off adjoining stud walls, except where noted or dimensioned otherwise.
7. All handicapped toilet rooms, grab bars, and door openings shall meet the requirements of ANSI 117.1 latest edition, and the American Disability Act (ADA) for handicapped accessibility.
8. Provide ADA insulation under sinks at exposed pipes.
9. All exposed pipes and conduits shall be painted, color to be chosen by Architect.
10. All exposed structure shall be painted, color to be chosen by Architect.
11. All gypsum wall board within 3'–0" of plumbing fixtures shall be moisture resistant.
12. Before penetrating or otherwise modifying joists, beams, or other structural members, consult with the Architect on maximum size and location of penetrations.
13. Provide double studs at all door frames over 3'–0" wide.
14. All materials in this building shall be new and not previously used, unless noted as "Existing to be relocated."
15. All penetrations through rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.
16. Location of every exit shall be clearly indicated by exit signs placed, if required, at an angle with the exit opening. Install directional signs to serve as guides form all portions of the corridor or floor.

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

NOTES

1. Life safety equipment and locations shall conform to all applicable codes.
2. Fully test and inspect sprinkler system.
3. Provide smoke detectors on both sides of doors with magnetic hold opens.
4. Provide pull station at each assembly door egress.
5. Provide duct smoke detectors at each 2,000 CFM supply duct.
6. Provide duct smoke detectors at each 15,000 CFM supply and exhaust duct.
7. Obtain water supply flow test if available within last three years, if not available test must be conducted.
8. All sprinkler heads must be quick response type.
9. Integrate kitchen smoke/fire detection/suppression system with main fire panel. Provide automatic cooking fuel shut–off mechanism.
10. Electrical outlets shall be provided for all plug–in equipment. All other outlets shall be located per all applicable codes.
11. Refer to food service drawings for all equipment requiring direct wiring.
12. All switches, outlets and covers to be white unless otherwise noted. See lighting plans for switch locations.
13. Fire alarm system notification shall be via approved voice communication, or public address system that is audible above the ambient noise level of assembly occupancy. Notification shall be by means of voice announcements, either live or prerecorded initiated by the person in the constantly attended location.

Room Finish Schedule

		Ceiling		Floor		Wall Type	Remarks
No.	Name	Height	Type	Type	Base		
01	Reception	8'–0"	ACT	Carpet	4" VWB	GWB, Pnt	
02	Waiting	8'–0"	ACT	CT	4" VWB	GWB, Pnt	
03	Public Relations	8'–0"	ACT	CT	4" VWB	GWB, Pnt	
04	Conference Room	8'–0"	ACT	Carpet	4" VWB	GWB, Pnt	
05	Supplies	8'–0"	ACT	Carpet	4" VWB	GWB, Pnt	
06	Office	8'–0"	ACT	Carpet	4" VWB	GWB, Pnt	
07	Office	8'–0"	ACT	Carpet	4" VWB	GWB, Pnt	
08	Open Offices	8'–0"	ACT	Carpet	4" VWB	GWB, Pnt	

DRAWING LIST

A.1	Floor Plan, Notes and Finish Schedule
A.2	Reflected Ceiling Plan
A.3	Interior Elevations and Cabinet Details
A.4	Door and Storefront Details
D.1	Demolition Plan

Finish Legend

ACT	Acoustical Ceiling Tile
AR	Abuse Resistant
C	Carpet
CT	Ceramic Tile
GWB	Gypsum Wall Board
Manuf	Manufacturer
Pnt	Paint
Pre	Prefinished
PTM	Patch to Match

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Reviewed for Code Compliance Inspections Division Approved with Conditions
Date: 01/09/14

Plan N

Consultants

Revisions

Portland Water District - Office Renovation

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Job Number: 13.000
Date: 01.08.13
Scale: 1/4" = 1'-0"

Drawing Title:

Floor Plan and Finish Schedule

A.1

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