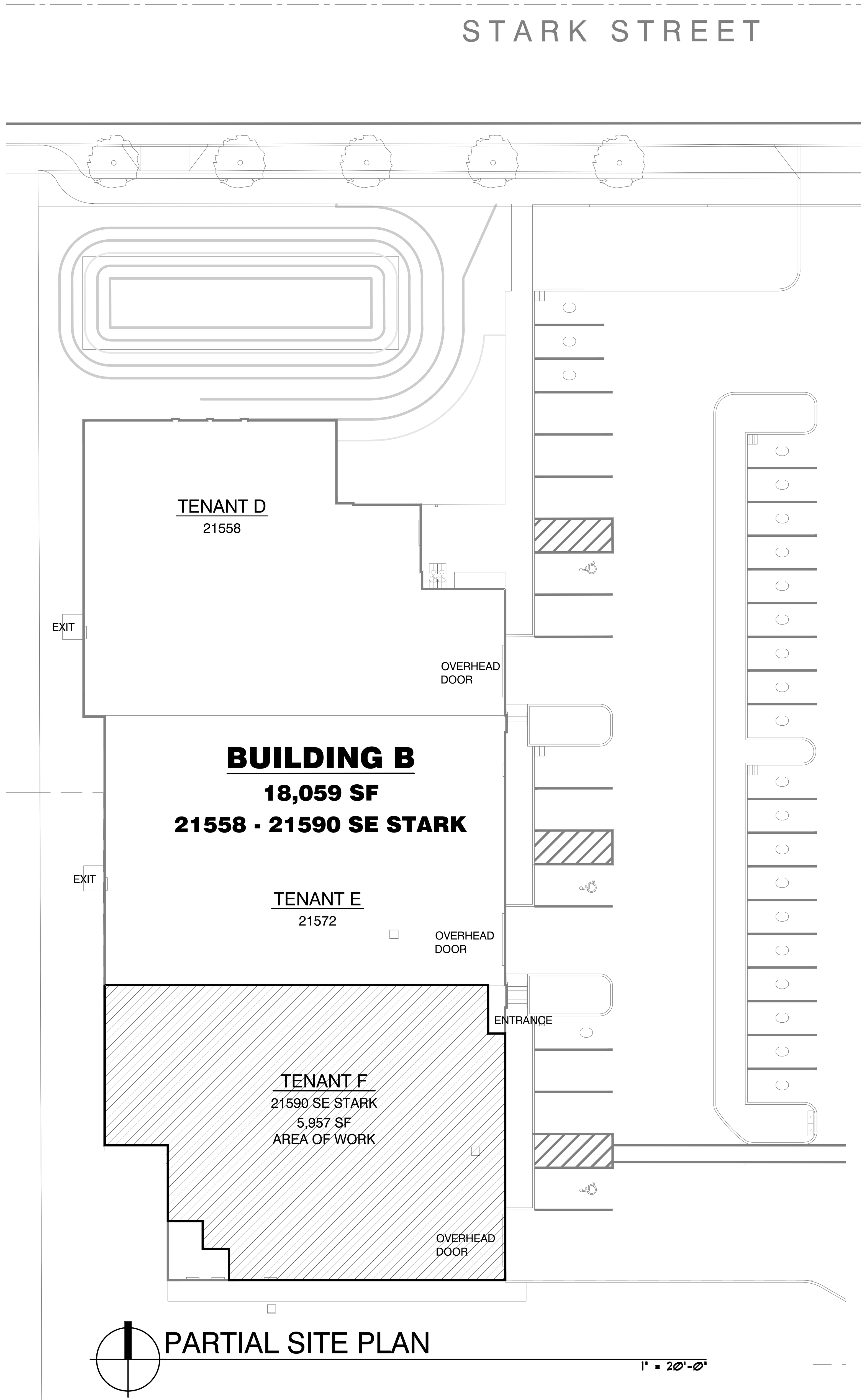
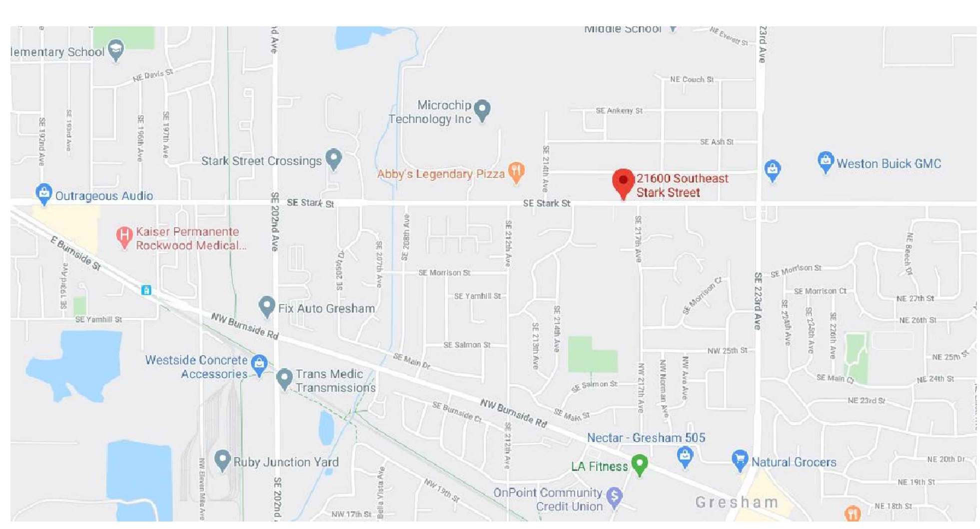


PARTIAL SITE PLAN
1" = 20'-0"



VICINITY MAP
NTS

PROJECT INFORMATION

PROJECT DESCRIPTION	TENANT IMPROVEMENT FOR TENANT SPACE F WITHIN BUILDING B.
PROPERTY LOCATION	1S 3E 04 AB 01400
ADDRESS	21632 SE STARK STREET GRESHAM, OR 97030
COUNTY	MULTNOMAH
ZONE	GI, GENERAL INDUSTRIAL
SITE AREA	2.46 ACRES
BUILDING SQUARE FOOTAGE	BUILDING 2 18,059 SF
TENANT SPACE F	5,957 SF

SEPARATE PERMITS
PLUMBING
ELECTRICAL
FIRE SPRINKLERS, BUILDING AND HIGH PILE STORAGE
FIRE ALARMS

OWNER / CONTRACTOR
CEDAR RIDGE HOMES
1905 SW 25TH AVENUE
TROUTDALE, OR 97060
503-666-4240
CONTACT: SCOTT CLAYTON

ARCHITECT
ISELIN ARCHITECTS, P.C.
1307 7TH ST
OREGON CITY, OR 97045
503-656-1942
CONTACT: TODD ISELIN

DRAWING INDEX

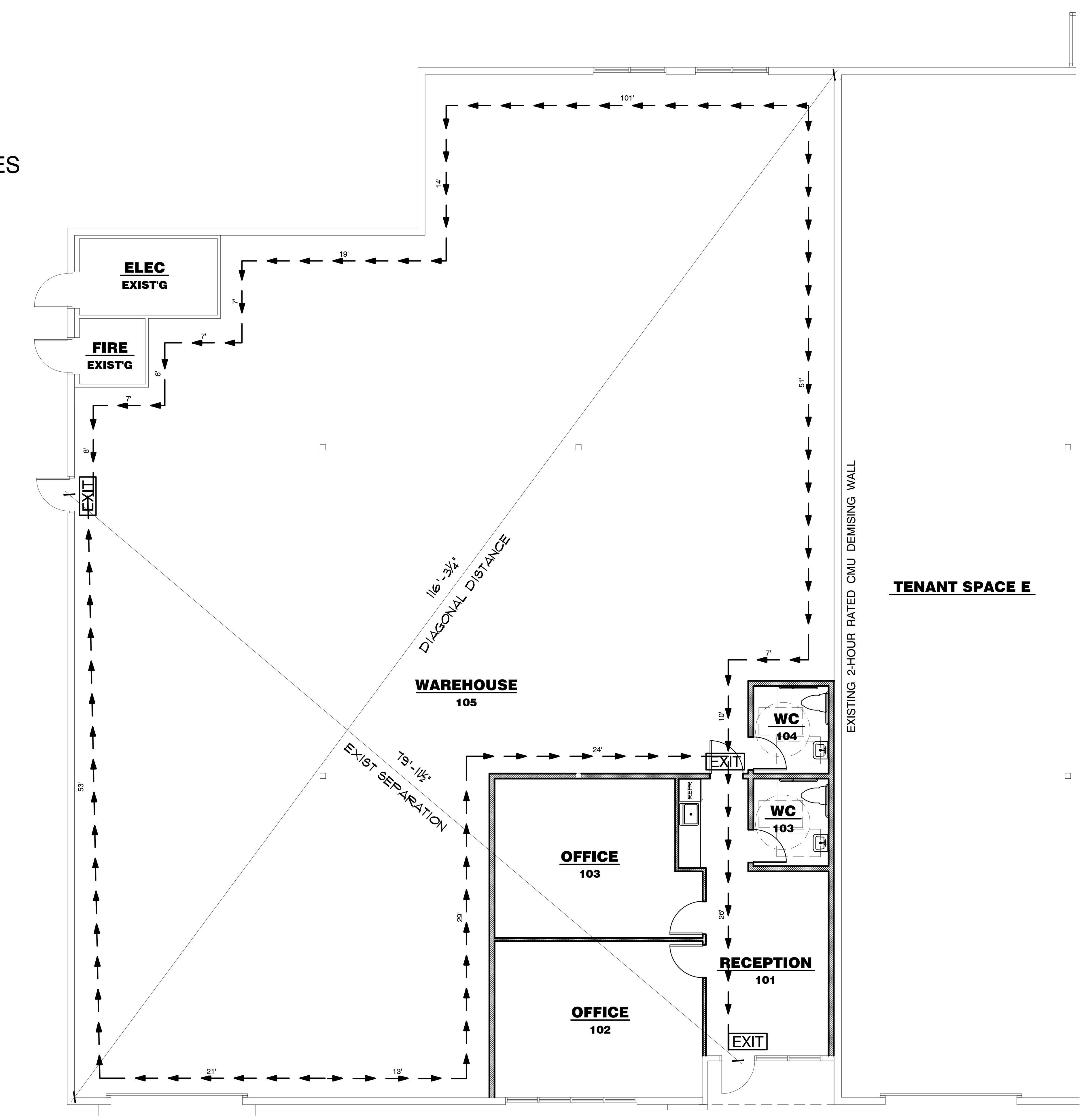
BUILDING CODE SUMMARY
2022 OSSC (MODIFIED 2021 IBC)

BUILDING SQUARE FOOTAGE	EXISTG
OVERALL BUILDING	18,059 S.F.
TENANT SPACE FLOOR AREA	5,957 S.F.
OFFICE AREAS (B OCCUPANCY)	950 S.F.
WAREHOUSE AREA (S-2 OCCUPANCY)	5,007 S.F.
NO. OF STORIES	1 STORY

OCCUPANCY	B/ S-2 (NON-SEPARATED)
CONSTRUCTION TYPE	V-B
SPRINKLERS	FULLY SPRINKLERED - NFPA 13 SYSTEM
OCCUPANCY SEPARATION	2 HR WALL (EXISTING CMU AT ADJACENT TENANT SPACE)
FIRE RESISTIVE RATINGS	2 HR CMU WALL EXISTING AT EAST SIDE- NO MODIFICATION PROPOSED
MAXIMUM EXIT ACCESS TRAVEL	300' ALLOWED, 102' PROPOSED
ACCESSIBILITY	FULLY ACCESSIBLE WITH TENANT IMPROVEMENTS
PLUMBING SYSTEMS	
WATER CLOSETS REQUIRED	1 PER 25 PERSONS/ 1st 50 = 2
LAVATORIES REQUIRED	1 PER 40 PERSONS/ 1st 80 = 2
PROVIDED	2 WC / 2 LAV
SPECIAL INSPECTIONS	POST INSTALLED CONCRETE AND MASONRY ANCHORS
DEFERRED SUBMITTALS	

EGRESS & OCCUPANCY

ROOM		AREA (SQ FT)	OLF	OCC LOAD	EXITS REQ'D	EXITS PROVIDED
100	RECEPTION	253	15 NET	17	1	1
101	OFFICE	286	150 GROSS	2	1	1
102	OFFICE	275	150 GROSS	2	1	1
103	WATER CLOSET	68	150 GROSS	1	1	1
104	WATER CLOSET	68	150 GROSS	1	1	1
105	WAREHOUSE	5,007	500 GROSS	10	1	2
	TOTAL	5,957		33	1	2



MAIN LEVEL FIRE & LIFE SAFETY PLAN - SUITE F
1/8" = 1'-0"

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Oregon City, OR 97045
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NOT FOR CONSTRUCTION
PRELIMINARY

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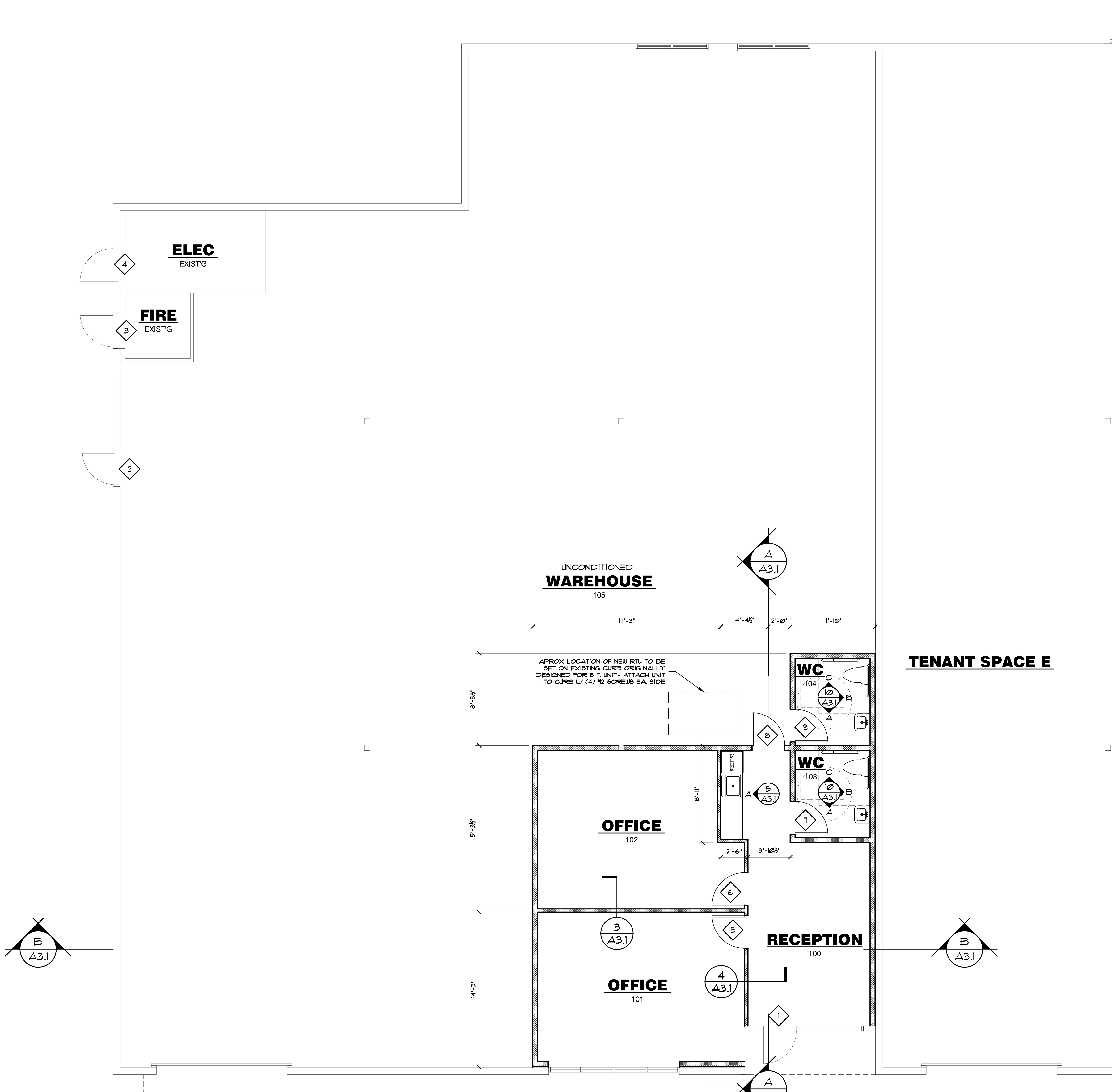
21590 SE STARK ST
GRESHAM, OR, 97030

PROJ. NO. :	1939.F
FILE :	A-FLS
DATE :	9/05/2024

REVISIONS
1: XX/XX/XX

SHEET #
A1.1

SITE/ FIRE & LIFE SAFETY, GENERAL NOTES



FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

NEW 2x6 @ 16" OC STUD WALL W/ ⅝" GYP BD EA. SIDE AND R-21 INSUL. AT NEW INTERIOR WALLS. USE 2x6 @ 24" O.C. W/ ½" AIR SPACE W/ R-21 INSUL AND ⅝" GYP BD AT INTERIOR AT EXTERIOR WALLS. NEW 2x4 @ 16" OC STUD WALL @ INT UNO

EXIST'G WALL TO REMAIN

DOOR SCHEDULE

				MATERIALS				
◆	SIZE	THK	TYPE	DOOR	FRAME	HDWR	DETAILS	NOTES
1	3'-0" x 7'-0"					1		EXIST'G STOREFRONT
2	3'-0" x 7'-0"					2		EXIST'G
3	3'-0" x 7'-0"					2		EXIST'G
4	3'-0" x 7'-0"					2		EXIST'G
5	3'-0" x 7'-0"	1¾"	VP	WD	TIM	5		
6	3'-6" x 7'-0"	1¾"	VP	WD	TIM	5		
7	3'-0" x 7'-0"	1¾"	VP	WD	TIM	8		
8	3'-0" x 7'-0"	1¾"	VP	HM	HM	4		
9	3'-0" x 7'-0"	1¾"	VP	WD	TIM	8		

FG = FULL GLAZED
FL = FLUSH
HG = HALF-GLAZED

HM = HOLLOW METAL
TEMP = TEMPERED GLAZING
VP - VISION PANEL

WD = WOOD
SF = STOREFRONT
TIM = "TIMELY" DOOR FRAME

HARDWARE GROUPS

1 EXIST'G HINGES, PUSH/PULLS, CLOSERS & DEADBOLTS TO REMAIN. RE-KEY DEADBOLT FOR NEW TENANT

2 HINGES
STORAGE LOCKSET
CLOSER
PANIC EXIT BAR
FLOOR STOP

3 HINGES
STORAGE LOCKSET
CLOSER
PANIC EXIT BAR
WALL STOP

4 HINGES
CLASSROOM LOCKSET
CLOSER
WALL STOP

5 HINGES
OFFICE LOCKSET
FLOOR STOP

6 HINGES
PASSAGE LATCHSET
WALL STOP

7 HINGES
OFFICE LOCKSET
WALL STOP

8 HINGES
PASSAGE LATCHSET TIED TO OCCUPANCY INDICATOR DEADBOLT
WALL STOP

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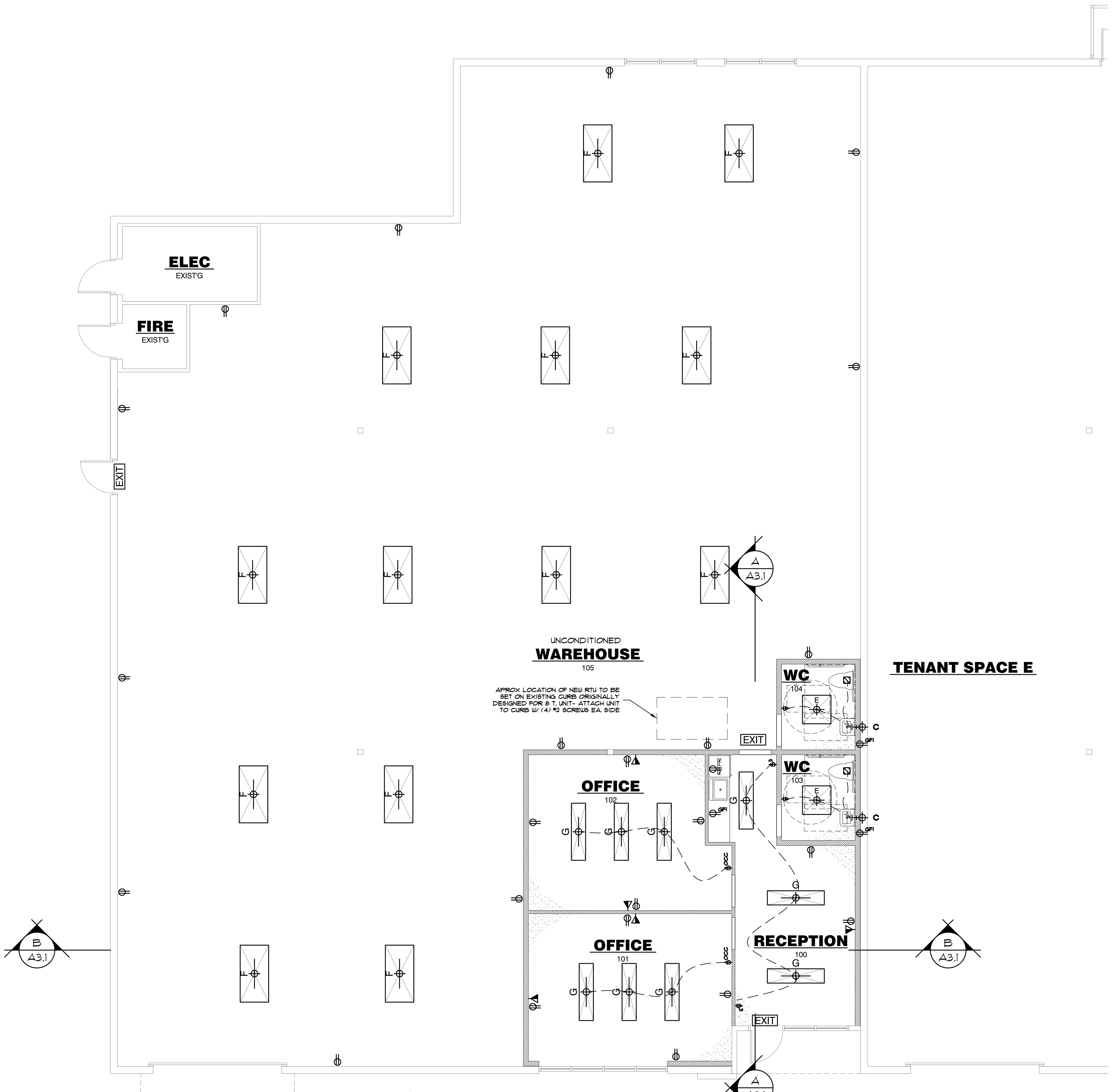
SHEET #
A1.2

FLOOR PLAN



REFLECTED CEILING PLAN

3/16" = 1'-0"

CEILING LEGEND

EXPOSED FRAMING TYP, U.N.O.

SMOOTH TEXTURE GYP BD - PAINT

ELECTRICAL LEGEND

C	LINEAR, WALLMOUNT, LED, 13W, LEDALITE MICROSQUARE GEN2 222-1-L-B-K-LN-04-7-D-T-SC, OR APPROVED
E	SURFACE PANEL, LED, 32W, OCCUPANCY SENSOR ACTIVATED, LITHONIA CPX 2X2-3200LM-80CRI-35K-SWL, OR APPROVED
F	PENDANT MOUNTED HIGH BAY, LED, 83W, OCCUPANCY SENSOR ACTIVATED, LITHONIA IBE-12LM-MVOLT-40K, OR APPROVED
G	PENDANT MOUNTED LINEAR, LED, 4', 80% DIRECT/20% INDIRECT, 32.6W, LEDALITE SONA, 77-1-1-LED-B-E-VG-04-7, OR APPROVED
EXIT	LED LIGHTED EXIST SIGN W/ BATTERY BACKUP
	RECESSED CEILING EXHAUST FAN/ LIGHT
$	TWO-WAY SWITCH
$3	THREE-WAY SWITCH
	110 V. WALL OUTLET
GFI	GROUND FAULT CIRCUIT INTERRUPTER
	TELEPHONE / DATA OUTLET

NOTES

1. PROVIDE FIXTURE TYPES AS NOTED OR EQUIVALENT FIXTURES AS APPROVED.
2. PROVIDE ALL ACCESSORIES, INCLUDING SUSPENSION STEMS & ADAPTORS AS REQ'D FOR INSTALLATION.
3. COORDINATE ALL FIXTURES, SWITCHING, ELECTRICAL OUTLETS & LOW VOLTAGE REQM'TS & LOCATIONS W/ OWNER VIA COMPLETE FACILITY WALK-THRU PRIOR TO WIRING.
4. SEAL ALL PENETRATIONS OF RECESSED LIGHT FIXTURES IN INSULATED WALLS/CEILINGS.
5. INTERNALLY ILLUMINATED EXIT SIGNS NOT TO EXCEED 5W PER FACE.
6. CONTRACTOR TO PROVIDE MIN 1 FC ILLUMINATION ALONG EXIT PATH WITH EITHER REMOTE BATTERY BACK-UP FIXTURES OR INTEGRATED WITH APPROPRIATE SPECIFIED FIXTURES.
7. CONTRACTOR TO PROVIDE EMERGENCY LIGHTING AND ILLUMINATED DIRECTIONAL SIGNAGE AT MAXIMUM 100' INTERVALS THROUGHOUT WAREHOUSE AREA.
8. ALL EXTERIOR LIGHTS TO BE CONTROLLED BY PHOTOCELL & TIMER.
9. CONTRACTOR TO COORDINATE & VFY POWER REQ'MNTS FOR HVAC & ALL OWNER EQUIPMENT.

LIGHTING CONTROLS:

LIGHTING CONTROLS SHALL BE INSTALLED TO MEET THE PROVISIONS OF ANSI/ASHRAE 90.1-2019, INCLUDING:

a. Local Control: there shall be one or more manual lighting controls in each space that controls all of the lighting in the space.
b. Manual on: none of the lighting shall be automatically turned on.
c. Restricted to partial automatic on: no more than 50% of the lightin power for the general lighting shall be allowed to be automatically turned on and none of the remaining lighting shall be automatically turned on.
d. Bilevel lighting control: the general lighting in the space shall be controlled so as to provide at least one intermediate step in lighting power or continuous dimming in addition to full on and full off. at least one intermediate step shall be between 30% and 70% of full lighting power.
e. Automatic daylight responsive controls for sidelighting: In any space where the combined input power of all general lighting completely or partially within the primary sidelighted areas is 150w or greater, the general lighting in the primary sidelighted areas shall be controlled by photocontrols. In any space where the combined input power of all general lighting completely or partially within the primary sidelighted area and secondary sidelighted area is 300w or greater, the general lighting in the primary sidelighted area and secondary sidelighted area shall be controlled independently of the general lighting in the primary sidelighted area.
f. Automatic daylight responsive controls for toplighting: In any space where the combined input power for all general lighting completely or partially within daylight area under skylights and daylight area under roof monitors is 150w or greater, general lighting in the daylight area shall be controlled by photocontrols.
g. Automatic partial off (full off complies): The general lighting power in the space shall be automatically reduced by at least 50% within 20 minutes of all occupants leaving the space.
h. Automatic full off: All lighting, including lighting connected to emergency circuits, shall be automatically shut off within 20 minutes of all occupants leaving the space. A control device meeting this requirement shall control no more than 5000 s.f.
i. Scheduled shutoff: All lighting in the space, including lighting connected to emergency circuits, shall be automatically shut off during periods when the space is scheduled to be unoccupied using either (1) a time-of-day operated control device that automatically turns the lighting off at specific programmed times or (2) a signal from another automatic control device or alarm\security system. The control device or system shall provide independent control sequences that (1) control the lighting for an area of no more than 25,000 s.f., (2) include no more than one floor and (3) shall be programmed to account for weekends and holidays. Any manual control installed to provide override of the scheduled shutoff control shall not turn the lighting on for more than two hours per activation during scheduled off periods and shall not control more than 5000 s.f.
j. Scheduled off during nonbusiness hours: Lighting shall be scheduled to provide automatic off control so that lights are turned off at the end of business hours, using either (1) a time-of-day operated control device that automatically turns the lighting off at specific programmed times or (2) a signal from another automatic control device or alarm\security system. Any manual control installed to provide override of the scheduled control shall not turn the lighting on for more than two hours per activation during scheduled off periods.

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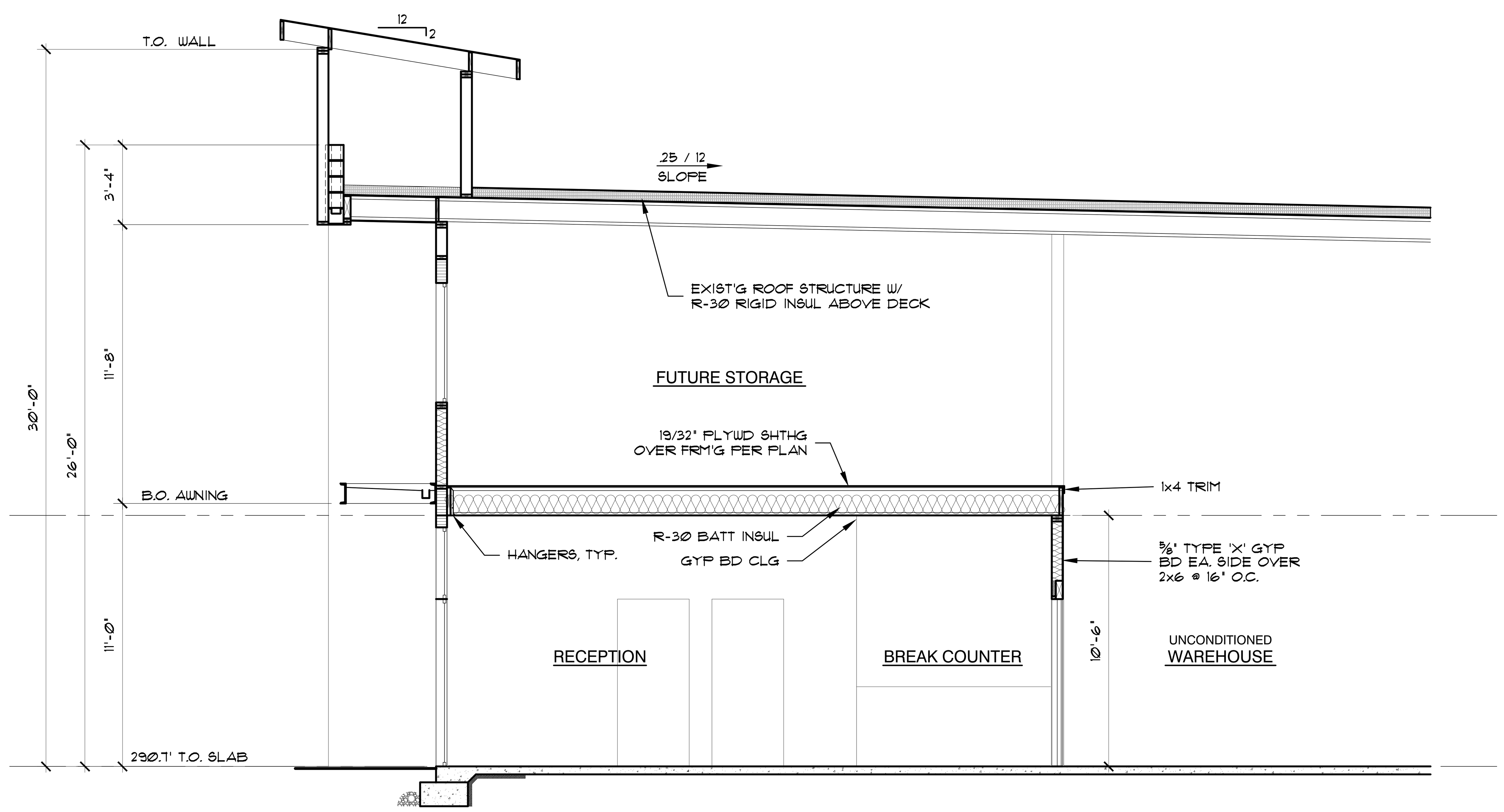
FILE :	A-RCP
DATE :	9/05/2024

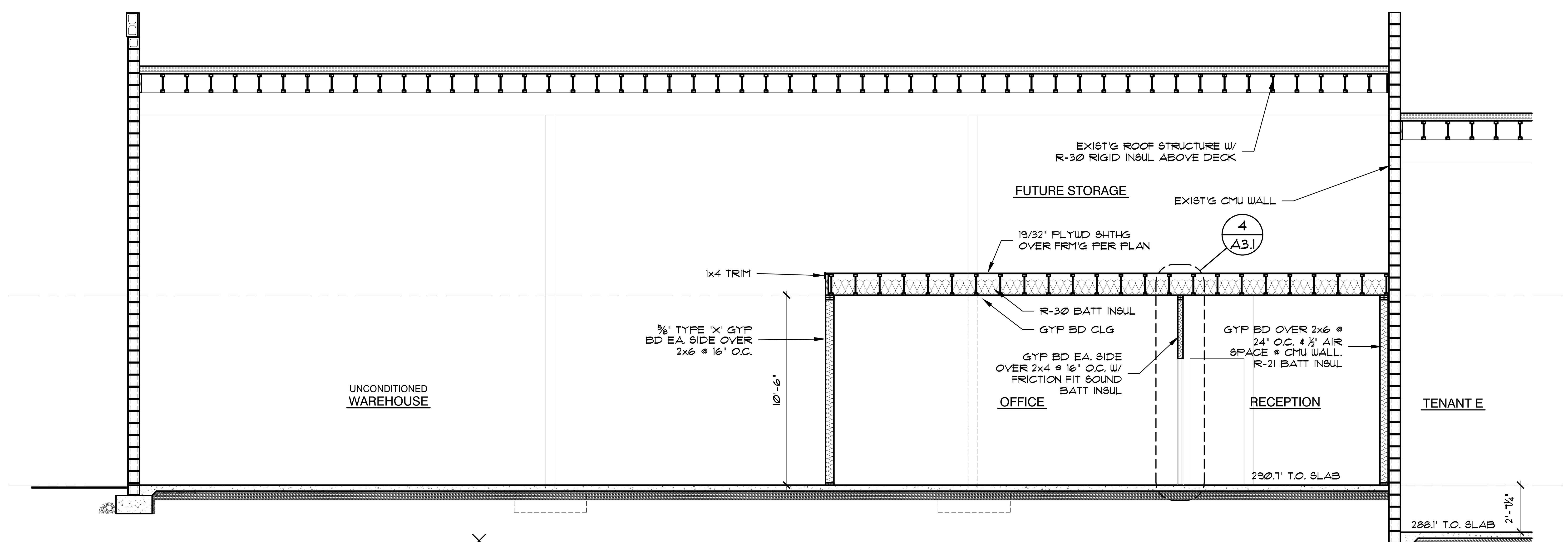
SHEET #
A1.3

REFLECTED CEILING PLAN



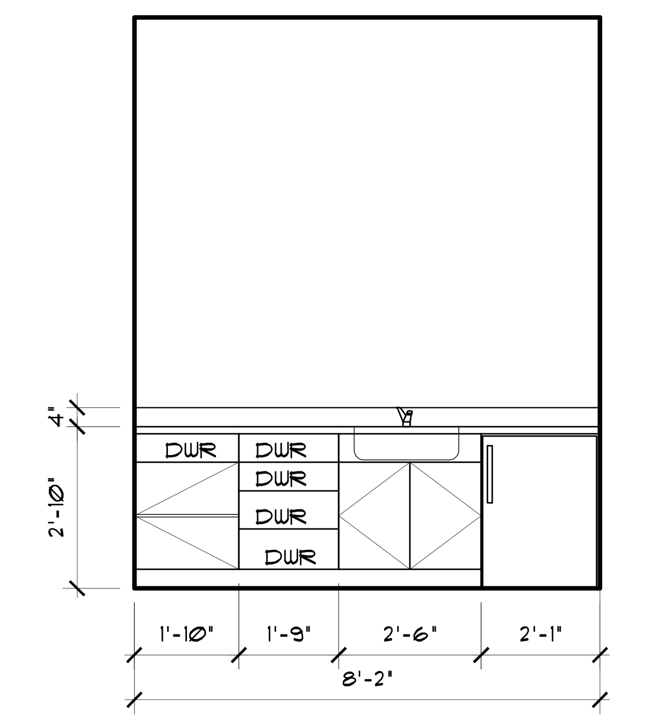
A PARTIAL SECTION

1/4" = 1'-0"



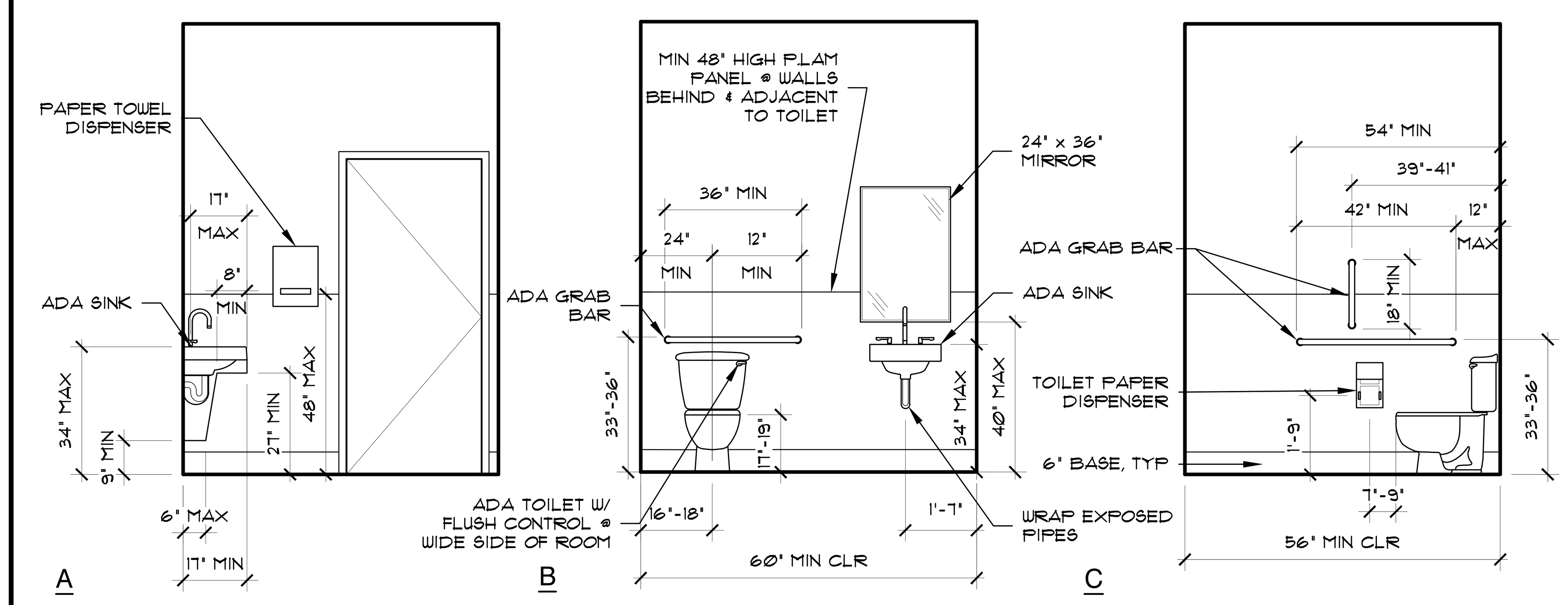
B SECTION

1/4" = 1'-0"



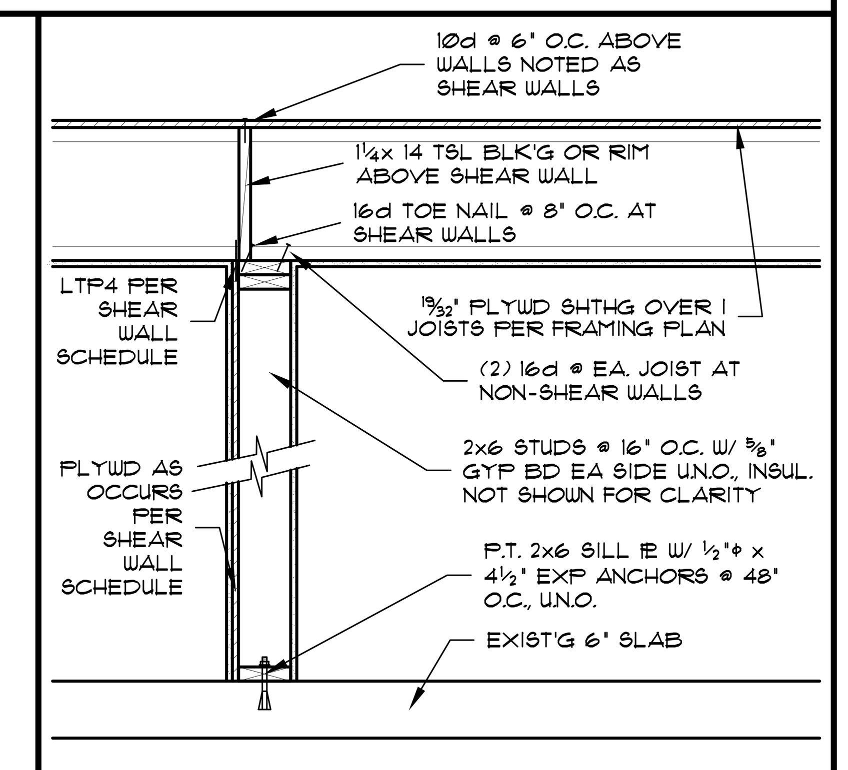
5 A3.1 BREAK COUNTER

3/8" = 1'-0"



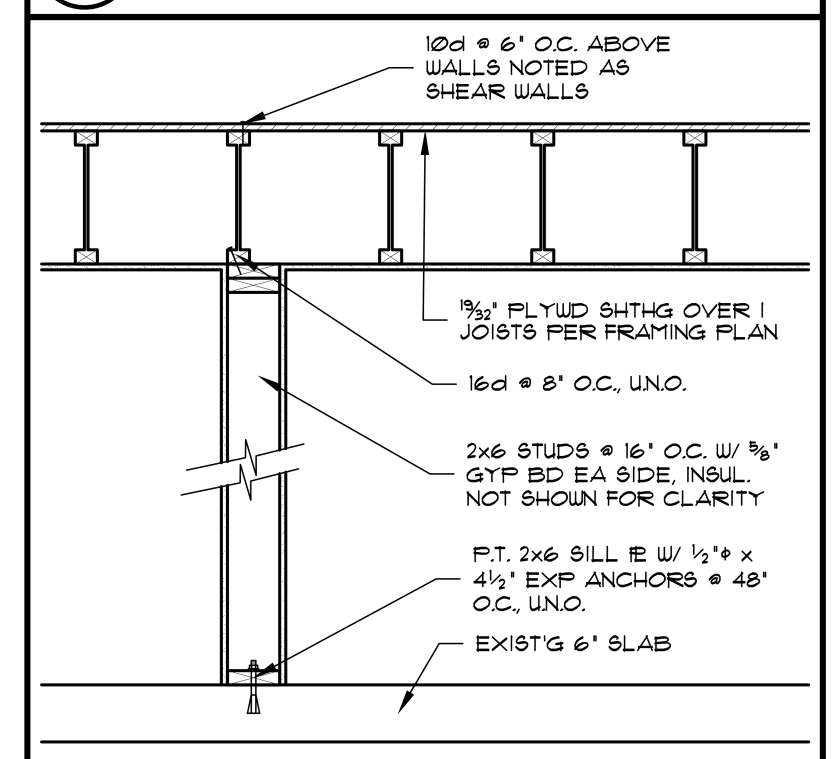
10 A3.1 BATHROOMS 103 & 104

3/8" = 1'-0"



3 A3.1 NEW WALL PERPINDICULAR TO JOIST

3/4" = 1'-0"



4 A3.1 NEW WALL PARALLEL TO JOIST

3/4" = 1'-0"

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FILE :	A-SEC
DATE :	9/05/2024

SHEET #

A3.1

SECTIONS, INTERIOR
ELEVATIONS & DETAILS

PROJECT SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

The Contractor shall fully comply with the current edition of the State of Oregon Structural Specialty Code, Plumbing and Mechanical Specialty Codes, National Electrical Code, Oregon Fire Code and all additional state and local code requirements. The Contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor is to obtain all required permits and licenses required for the work. The Contractor shall also perform coordination with all utilities and state service authorities. Written dimensions on these drawings shall have precedence over scaled dimensions. The Contractor shall verify and is responsible for all dimensions (including rough opening) and conditions on the job and must notify the Architect of any variations from these drawings.

Coordinate Construction Contract and detailed conditions for work, payment, change procedures, progress meetings, scheduling, temporary facilities, etc. directly with Owner.

DIVISION 2 - EXISTING CONDITIONS

Selective Demolition: Includes modifications to existing slab, foundations, roof framing, plumbing and/ or electrical systems.

Execution: Protect building elements, fencing and landscaping to remain. Clean up all debris and remove demolished materials from site.

DIVISION 3 - CONCRETE

Refer to Structural Drawings.

DIVISION 4 - MASONRY

Not Used.

DIVISION 5 - METALS

Not Used

DIVISION 6 - WOOD & PLASTIC

Rough Carpentry:

Refer to Structural Drawings

Finish Carpentry:

Typical Interior Trim: MDF, unless noted otherwise; painted finish, sizes as indicated on drawings.
Interior Wood Trim: Hemlock, painted finish, sizes as indicated on drawings.
Plastic Laminate: General purpose, high pressure laminate, 0.045", color/pattern as selected from manufacturer's standard range.
Shelving: ¾" MDO plywood, 12" deep or as indicated on drawings, exposed edges banded. Pilaster type supports, countersunk; KV 255/256 or approved; length as required.
Fasteners: Compatible pan head screws length as required for installation;

Execution: Install trim plumb, level, true, and straight. Cut trim to fit, scribe where necessary. Miter trim at corners. Set exposed fasteners and fill with color matching putty. Seal edges with clear, compatible sealant.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

Batt Insulation at Walls: ASTM C665, preformed glass or mineral fiber batt, friction fit, Kraft paper faced, R-21
Acoustic Insulation: ASTM C665, preformed glass fiber, friction fit, unfaced, 3" thick, at all interior walls without thermal insulation.

Execution: Install insulation between framing members with vapor barrier on the inside face. Tape joints, ruptures, and terminal edges of vapor barrier faces to form a completely sealed vapor barrier. Install insulation on outside of piping where water lines occur in exterior walls.

DIVISION 8 - DOORS & WINDOWS

Hollow Metal Doors and Frames:
Submittals:
Shop Drawings: Indicate door and frame dimensions and hardware cutouts.
Product Data: Provide component configuration, reinforcement, and finish.

Products:
Interior Steel Doors: Thermally insulated between conditioned and unconditioned spaces, u = 0.40 max, Heavy Duty Grade II, 18 ga., 1 3/4" thick, flush design, shop primed for site finish.
Exterior/Interior Steel Frames: Fully welded 18 ga., shop primed for site finish.

Execution: Verify opening sizes and tolerances are acceptable and install doors and frames secure, plumb and level. Adjust as required for smooth and balanced operation. Fill exterior door frames fully with closed cell polyurethane insulation.

Wood Doors:
Submittals:
Shop Drawings: Indicate door dimensions, panel configuration, and cutouts for glazing and hardware.
Product Data: Provide component configuration, reinforcement and finish.

Products:
Interior Wood Doors: Birch veneer, solid core, flush, non-rated, 1 3/4", stained finish to be selected by Owner.

Execution: Verify opening sizes and tolerances are acceptable and install doors secure, plumb and level. Adjust as required for smooth and balanced operation.

Door Hardware:
Submittals:
Product Data: Manufacturer's technical data for each item of hardware. Include information required to show compliance with specified requirements, and instructions for installation and maintenance.

Products: Provide complete hardware of the type noted on the door schedule for each door. Hardware to be commercial grade, BHMA Grade 1, lever type, ADA approved; 626/US26D, Satin Chrome finish, typ. Where not specifically indicated, comply with applicable ANSI A156 standard for type of hardware required. Furnish each type of hardware with accessories as required for applications indicated and for complete, finished, operational doors. Coordinate with Owner for keying and master keying requirements.

Hinges:	Stanley, Lawrence 4 ½" full mortise
Exterior Locksets:	Schlage ND Series, Athens or Best 9K Series, #16
Deadbolts:	Schlage B600 Series or Best 8T Series
Closers:	LCN 1450
Exit Device:	Von Duprin Series 35A, Night Latch
Pulls/Push Plates:	Ives 8190HD 12"/8200 4" x 16"
Floor Stops:	Ives FS13
Wall Stops:	Ives WS402CCV
Exterior Thresholds:	Pemko 2009APK
Interior Thresholds:	Pemko 2005 DV

Execution: Install each hardware item in compliance with the manufacturer's instructions and recommendations. Install Wall Stops typically, unless noted otherwise. Install Floor Stops where Wall Stops are not feasible due to door configuration.

DIVISION 9 - FINISHES

Gypsum Board Assemblies:
Gypsum Board: Maximum available length in place; tapered or square edges; ASTM C36, 1/2" thick min. at walls, 5/8" thick type 'X' as required for fire walls as indicated on drawings, 5/8" thick at ceilings; moisture resistant at bathroom walls.
Accessories: Metal corner beads; Metal edge trim; GA-201 and GA-216, open mesh fiberglass joint reinforcing tape, joint compound; Type S12 hardened screws. Seismic joint covers, serrated flexible gasket, white, in mill finish aluminum frame, for flush & corner installations, Construction Specialties FWS-200 & FWSC-200 or approved.

Execution: Gypsum board joints shall be located so that no joint will align with the edge of an opening. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes. Level 4, light orange peel finish texture.

Painting and Coating:
Samples: Submit two paper chip samples, 8 x 10 inch in size illustrating color for each surface-finishing product scheduled.

Products:
Paints & Coatings: Miller, Rodda, Behr, Sherwin-Williams or approved.

Execution:
Preparation:
Remove electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or applying finishes.
Gypsum Board Surfaces: Fill minor defects with filler compound. Spot prime defects after repair.
Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
Uncoated Steel and Iron Surfaces: Remove scale by wire brushing, sandblasting, clean by washing with solvent. Apply treatment of phosphoric acid solution. Prime paint after repairs.
Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Clean surfaces with solvent. Prime bare steel surfaces.
Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections.

Application & Cleaning: Sand wood and metal surfaces lightly between coats to achieve required finish. Prime concealed surfaces of new exterior woodwork with primer paint. Apply additional coats of primer and paint if undercoats, stains, or other conditions show through final coat of paint until paint film is of uniform finish, color, and appearance. Remove temporary protective wrappings provided by others to protect their work after completing painting operations. At completion of construction activities of other trades, touch up and restore damaged or defaced painting surfaces. Provide labeled touch-up paint, label all leftover paint, and store as directed by Owner.

Interior Surfaces Schedule:

Metal - Primed:	Touch-up with compatible primer. Two coats of acrylic emulsion latex, eggshell.
Metal - Galvanized:	One coat of galvanize primer. Two coats of acrylic emulsion latex, eggshell.
Plaster, Gypsum Bd:	One coat of PVA primer sealer. Two coats of acrylic emulsion latex, Eggshell finish.
Wood - Stained:	Two coats of stain. Two coats of varnish, satin.
Wood/MDF - Painted:	One coat of latex primer/sealer. Two coats of latex enamel, semi-gloss.

Interior Color 1

DIVISION 10 - SPECIALTIES

Specialties:
Fire Extinguisher: Dry chemical type, as approved by Fire Marshall.

Execution: Verify surfaces and internal wall blocking are ready to receive work. Install items plumb and level, securely and rigidly anchored to substrate. Mount with latch at 48" above floor unless noted otherwise at locations indicated on drawings.

Toilet, Bath & Laundry Accessories:
Toilet Paper Holder: Surface mount, double roll, stainless steel, ADA, Bobrick B-686 or approved.
Paper Towel Dispenser: Surface mount, automatic dispensing, non-battery power supply, roll towel, ADA, Bobrick B-72974 approved.
Soap Dispenser: Wall mounted, liquid soap, ADA, Bobrick B-155 or approved.
Grab Bars: Satin stainless steel, 1 ½" diameter, concealed mounting, configuration per drawings.
Mirror: Frameless, size and shape as indicated on drawings.

Execution: Verify surfaces and internal wall blocking are ready to receive work. Install items plumb and level, securely and rigidly anchored to substrate. Mounting heights and locations as indicated on drawings.

DIVISION 11 - EQUIPMENT

Not Used.

DIVISION 12 - FURNISHINGS

Casework:
Shop Drawings: Indicate casework locations, scale plans, elevations, cabinet dimensions, clearances required, location and number of shelves, swing of doors, location of hardware, countertops and backsplashes.

Products:
Cabinets:
Face Frames or Stiles: ¾ inch thick
End Panels: ½ inch thick
Shelves: ½ inch minimum, edge banded. One full depth shelf at each base cabinet. Full depth shelves at wall cabinets, adjustable height in 1-inch increments. Two shelves at 30-inch high and greater wall cabinets. One shelf at wall cabinets less than 30 inches high. Open shelving quantities as noted on drawings. Shelf brackets shall be heavy duty metal.
Tops and Bottoms: 5/8 inch thick. Bottoms supported by ¾ inch supports and braces on 24 inch maximum centers running from front to back of cabinet.
Backs: Full backs ¼ inch thick
Doors: Flush overlay type
Door Hinges: Heavy-duty self-closing semi-concealed hinges with independent height and side adjustment; Brushed chrome.
Door and Drawer Pulls: Solid brass with satin nickel finish.
Toe Kick: ¾ inch minimum solid wood
Drawers: Fronts same material as doors. Sides, backs, and sub-front shall be ½ inch thick exterior grade plywood or solid lumber "C" grade. Bottom shall be ¼ inch exterior plywood. Drawer slides KV 1284 or equal, load rating class 100 lbs, side mounting single channel.

Countertops & Backsplashes:
Solid Surface Countertop: 3 cm quartz agglomerate countertops with full radius edge. 2 cm quartz agglomerate backsplash with square edge. Install with adhesives, fillers and accessories in accordance with manufacturer's recommendations. Color to be selected by Owner.

Fabrication:
Cabinets: All frame members shall be mortised and tenoned or back screwed with joints glued and stapled. All end panels shall be let into face frame rails. Attach backs to a 3/4"x 3-1/2" (minimum) solid wood hanging rail mortised to receive back and bottom. Exposed drawer front to be secured to four-sided drawer box with concealed fasteners. Drawer back dovetailed to drawer sides or dadoed and glued into drawer sides. Drawer sub-front dovetailed to drawer sides. Drawer front glued and attached to sub-front by four screws. Drawer bottom dadoed and glued to back, sides, and sub-front.
Countertops: Cap exposed plastic laminate finish edges with material of same finish and pattern.

Execution: Verify adequacy of backing and location of mechanical and electrical outlets. Set and secure casework in place rigid, plumb, and level. Provide cutouts for plumbing fixtures, appliances, and other fixtures and fittings. Use concealed joint fasteners to align and secure adjoining cabinet units and counter tops. Carefully scribe casework against other building materials, leaving gaps of 1/32 inch maximum. Use filler strips not additional overlay trim for this purpose. Secure cabinet bases to floor using appropriate anchorage. Adjust operating hardware to function smoothly and correctly. Install backsplashes and end splashes where indicated. Clean exposed and semi-exposed surfaces ready for use.

DIVISION 13 - SPECIAL CONSTRUCTION

Not Used.

DIVISION 21 - FIRE SUPPRESSION

The work of this section shall be completed on a Design-Build basis. Plumbing contractor shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

Shop Drawings: Layout drawings shall be prepared by the sprinkler sub-contractor and shall include layouts of all equipment, piping and heads, valves, flow switches and devices used for control of flow. Drawings shall indicate relationship of all other overhead items including beams, ductwork, ceiling air diffusers, lighting fixtures and all other items that may impact lay-out.

Products: Piping, heads, valves, switches, alarms, pumps, motors and all other accessories as required for a complete, operational system.

Execution:
Prior to the commencement of the fire sprinkler system design or installation, carefully inspect existing conditions and/ or approved building sprinkler drawings and specifications to verify that the installation may be made in complete accordance with the design intent and all applicable codes. All fire protection piping and equipment shall be concealed except in areas without ceilings. Hold piping as tight to structure as possible. In general, run piping in areas without ceilings parallel to building elements in a neat, workmanlike manner. Do not cut or make holes in any part of the building or structure unless specifically approved by Architect.
Upon completion of installation fully instruct Owner's Representative in complete operations, adjustment and maintenance of system. Furnish and install (location as directed by Fire Marshal) a printed sheet, giving brief instructions regarding control, emergency procedure, and related operating and emergency data.

DIVISION 22 - PLUMBING

The work of this section shall be completed on a Design-Build basis. Plumbing contractor shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

Submittals:
Record Drawings: Maintain one set of drawings at the job site for the purpose of recording work of the mechanical contract, as actually installed. Submit one complete set to Architect at completion of project.
Operation and Maintenance Manuals: At time of system demonstration, submit one complete copy of the Operation and Maintenance Manuals to the Owner. Manual shall be bound in 3 ring binder, indexed and include all pertinent manufacturer, product and installer information.

Products:
Water Closet: Floor mounted, commercial weight, ADA height at ADA stalls, 1.28 gpf, automatic sensing flushometer, heavy-duty solid plastic seat, open front, American Standard Madera with Selectronic flush valve or equal.
Wall Mount Lavatory: Vitreous china, ADA approved, drop-in, American Standard Declyn, Lucerne or equal.
Lavatory Faucet: Touch free, satin chrome, ADA, 0.5 gpm flow restricting aerator, Delta, Moen or approved.
Sink: Stainless steel, drop-in, double bowl, 18 ga, 29" wide, Elkay or approved
Sink Faucet: Single handle, satin chrome, ADA, Delta, Moen or approved.

Execution:
Install all equipment in strict accordance with the manufacturer's instructions unless otherwise indicated. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.
Upon completion of installation, fully instruct Owner's Representative in complete operations, adjustment and maintenance of each respective installation.

DIVISION 23 - HVAC

The work of this section shall be completed on a Design-Build basis. Mechanical contractor shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements, including electrical service requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

Submittals:
Record Drawings: Maintain one set of drawings at the job site for the purpose of recording work of the mechanical contract, as actually installed. Submit one complete set to Architect at completion of project.
Operation and Maintenance Manuals: At time of system demonstration, submit one complete copy of the Operation and Maintenance Manuals to the Owner. Manual shall be bound in 3 ring binder, indexed and include all pertinent manufacturer, product and installer information.

Products:
Gas Packaged Rooftop Units for Heating and Cooling: Unit(s) sized as required to accommodate uses. Refer to drawings for anticipated unit locations.
Exhaust Fans: Ceiling type, roof penetration, weatherproof.

Execution: Verify that building is ready to receive work and framing and opening dimensions are as required. Ensure make-up air, ventilation and fixture clearances are in accordance with manufacturer's instructions and applicable codes.

DIVISION 26 - ELECTRICAL

The work of this section shall be completed on a Design-Build basis. Electrical and low voltage contractors shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

Submittals:
Record Drawings: Maintain one set of drawings at the job site for the purpose of recording work of the mechanical contract, as actually installed. Submit one complete set to Architect at completion of project.
Operation and Maintenance Manuals: At time of system demonstration, submit one complete copy of the Operation and Maintenance Manuals to the Owner. Manual shall be bound in 3 ring binder, indexed and include all pertinent manufacturer, product and installer information.

Products:
Lighting: Refer to Drawings for Light Fixture Schedule.

Execution:
Install all items in strict accordance with the manufacturer's instructions unless otherwise indicated. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.
Install luminaires uniformly aligned and level at heights indicated on drawings. Provide each fixture with a lamp as specified or as catalogued for the specific fixture type. Remove diffuser/globe of any existing fixtures to remain; thoroughly clean, re-lamp and replace upon completion of construction.
Touch up factory-painted surfaces, as necessary, with paint of matching color.

DIVISION 27 - COMMUNICATION

The work of this section shall be completed on a Design-Build basis. Low voltage contractors shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

Submittals:
Record Drawings: Maintain one set of drawings at the job site for the purpose of recording work of the mechanical contract, as actually installed. Submit one complete set to Architect at completion of project.
Operation and Maintenance Manuals: At time of system demonstration, submit one complete copy of the Operation and Maintenance Manuals to the Owner. Manual shall be bound in 3 ring binder, indexed and include all pertinent manufacturer, product and installer information.

Products:
Data/Cable: General Contractor to provide and install all data and cabling from terminal board to outlet locations as indicated on drawings.

Execution:
Install all items in strict accordance with the manufacturer's instructions unless otherwise indicated. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.

DIVISION 28 - FIRE DETECTION AND ALARM

The work of this section shall be completed on a Design-Build basis. Low voltage contractors shall provide and submit to the authority having jurisdiction all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Contractor shall coordinate and verify all specific details and requirements as necessary to provide complete and functional systems complying with all applicable current codes. Contractor shall submit documents to Architect for review prior to permit submittal.

Submittals:
Record Drawings: Maintain one set of drawings at the job site for the purpose of recording work of the mechanical contract, as actually installed. Submit one complete set to Architect at completion of project.
Operation and Maintenance Manuals: At time of system demonstration, submit one complete copy of the Operation and Maintenance Manuals to the Owner. Manual shall be bound in 3 ring binder, indexed and include all pertinent manufacturer, product and installer information.

Products:
Fire Alarm: General Contractor shall provide and install fire and smoke detection and alarm system to extent required by code and as directed by Owner.
Security Alarm: General Contractor shall provide and install security alarm system as directed by Owner.

Execution:
Install all items in strict accordance with the manufacturer's instructions unless otherwise indicated. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.

ISELIN ARCHITECTS P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

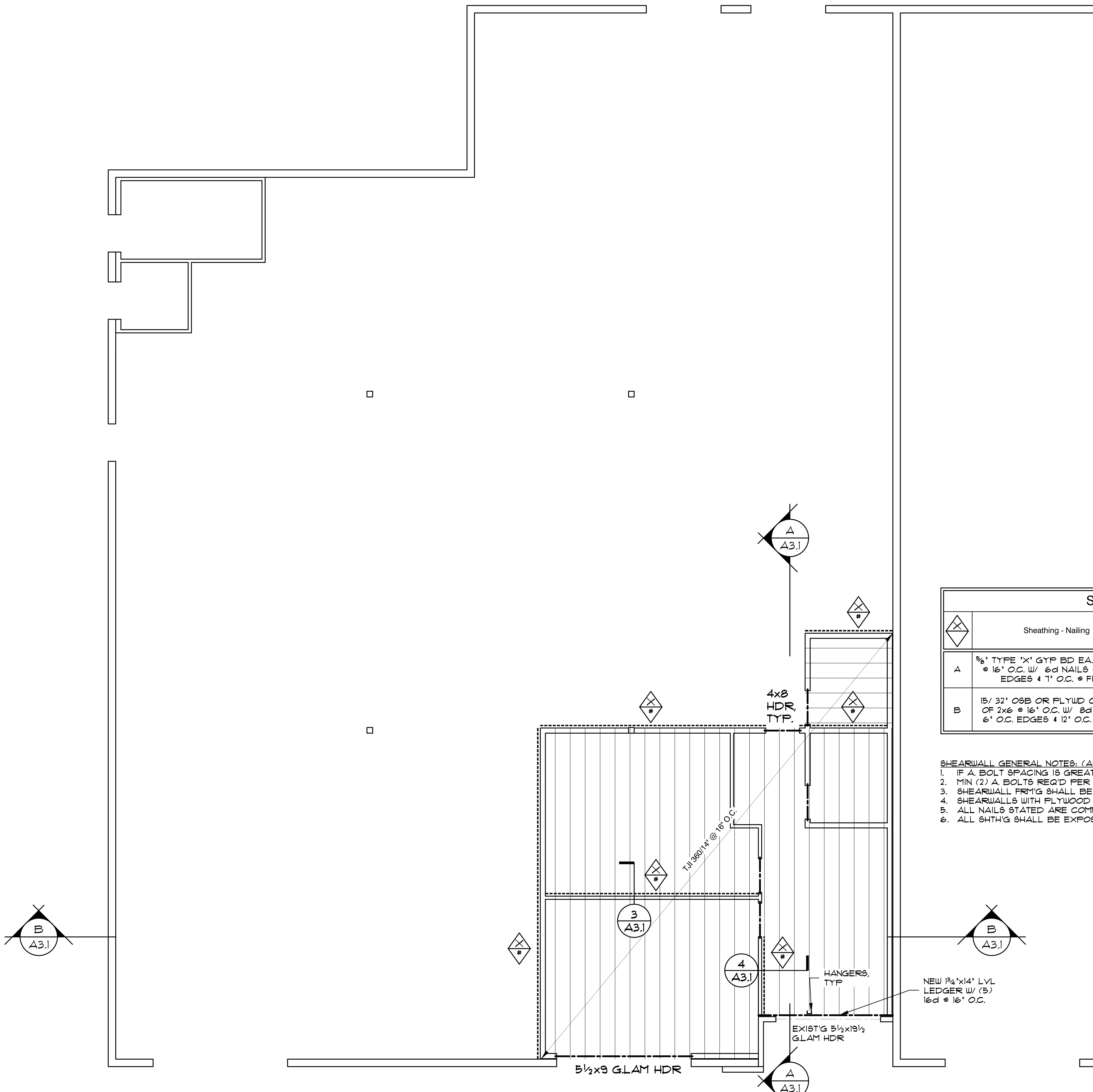
NOT FOR PRELIMINARY CONSTRUCTION

Interior Tenant Improvement for
CEDAR RIDGE SUITE F
21590 SE STARK ST
GRESHAM, OR, 97030

PROJ. NO. :	1939.F
FILE :	A-SPEC
DATE :	9/05/2024

SHEET #
A6.1

SPECIFICATIONS



FLOOR/CEILING FRAMING PLAN

3/16" = 1'-0"

FRAMING PLAN LEGEND

- WALL BELOW
- NEW BEAM
- EXIST'G BEAM TO REMAIN
- SHEAR PANEL TYPE / HOLDOWN TYPE
- EXTENTS OF SHEAR PANEL

Shear Wall Schedule

X / #	Sheathing - Nailing	Rim Joist Conn. To Dbl Top Plate	Mud Sill Plate and Anchor Bolts
A	⅝" TYPE "X" GYP BD EA. SIDE 2x6 @ 16" O.C. W/ 6d NAILS @ 7" O.C. EDGES & 7" O.C. @ FIELD	16d TOE NAILS @ 8" O.C.	2x SILL PL W/ ½"ϕ x 4½" EXPANSION ANCHORS @ 48" O.C.
B	15/ 32" OSB OR PLYWD ONE SIDE OF 2x6 @ 16" O.C. W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. @ FIELD	16d TOE NAILS @ 8" O.C. & SIMPSON LTP4 @ 48" O.C., U.N.O.	2x SILL PL W/ ½"ϕ x 4½" TITEN HD SCREWS @ 48" OC W/ LBP½ WASHERS

SHEARWALL GENERAL NOTES: (APPLY TO ALL SHEARWALLS)
1. IF A. BOLT SPACING IS GREATER THAN SHEARWALL LENGTH INSTALL (1) A. BOLT WITHIN 8" OF EA END.
2. MIN (2) A. BOLTS REQ'D PER SHEARWALL.
3. SHEARWALL FRM'G SHALL BE 16" OC UNLESS NOTED OR DETAILED OTHERWISE.
4. SHEARWALLS WITH PLYWOOD SPECIFIED SHALL BE BLK'D @ ALL PANEL EDGES UNLESS NOTED OTHERWISE.
5. ALL NAILS STATED ARE COMMON NAILS U.N.O.
6. ALL SHTH'G SHALL BE EXPOSURE 1, SPAN RATED 32/16.

Holdown Schedule

#	Holdown	Attachment to Framing Member	Minimum Framing Member Size	Attachment to Foundation	Comments
-	NONE REQUIRED				
1	DTT2Z	½"ϕ ALL-THREAD	(2) 2x POST	2¾" EMBED USING SET 3G ADHESIVE	
1	HDU2-SDS2.5	⅝"ϕ ALL-THREAD	(2) 2x POST	3½" EMBED USING SET 3G ADHESIVE	

HOLDOWN GENERAL NOTES:
1. DBL STUDS SHALL BE LAMINATED TOGETHER W/ 16d NAILS @ 6" OC FULL HEIGHT (TYP)
2. ALL HOLDOWNS AND ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. HOLDOWNS OCCUR @ EA END OF WALL.

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SHEET #
S1.1

FLOOR/CEILING FRAMING PLAN