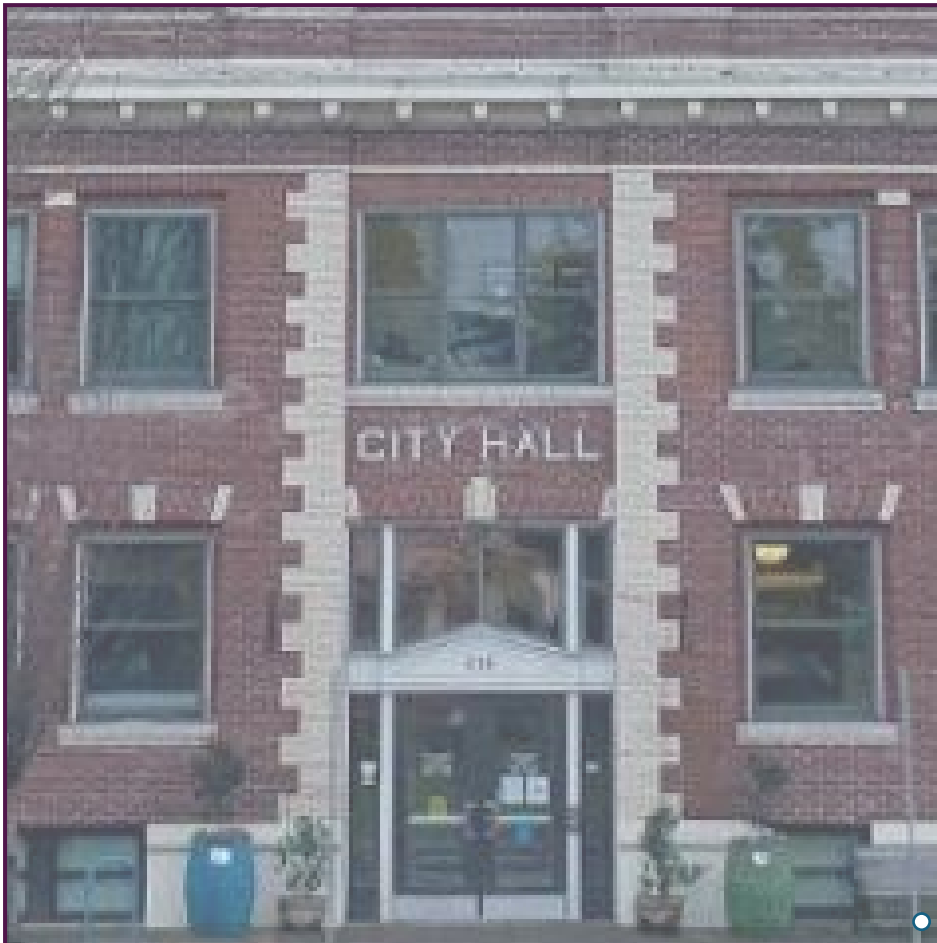


Historic Landmark Review of 2024 Alterations to Newberg City Hall

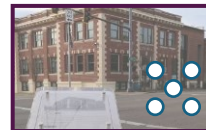
Tuesday, April 30, 2024



○ City Hall primary entrance and north face



○ City Hall eastern face



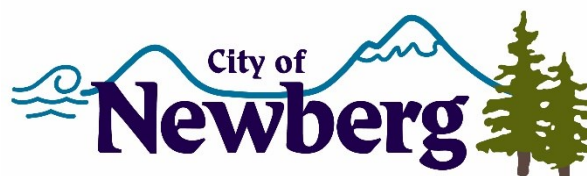
○ Corner view of City Hall at First and Howard Streets



○ City Hall northern face



○ Staff at primary entrance and north face



APPLICATION CONTENTS

Narrative

- A. Project Name
- B. Project Description
- C. Site Photos
- D. Applicable Code Sections and Evaluation Criteria

Application Form

City Hall – Existing Plans

City Hall – Proposed Plans

Land Use Notice Sign

Mailed Notice

Mailed Notice List (Map and Notification List)

Appendix A. Excerpts from the Newberg Historic Resource Inventory (1990)

Appendix B. City Hall As-Built Plans

Appendix C. Product Specifications for Trifab Framing System and Related Materials

PROJECT NARRATIVE

A. PROJECT NAME

2024 City Hall Exterior Modification (File No. HIS24-0001)

B. PROJECT DESCRIPTION

The City of Newberg (Public Works Department) seeks to refurbish and make exterior improvements to City Hall including replacement of 35 windows, two doors, roof skirting and flashing, and decorative crown (modillion) as well as the installation of gutters and two downspouts.

The existing building has three floors – including ground floor, first floor, and second floor. The building footprint is 6,264 square feet and it has a gross floor area of approximately 18,760 square feet. The flat top roof includes a cornice and parapet along street frontages at a height of approximately 32 feet 9 inches and 35 feet 11 inches above grade respectively. Currently under renovation due to recent flooding, the building has been in use as a local government office for more than 100 years. It is currently the primary office space for the City's Administration Department, Records Office, Finance Department, Community Development Department, and Engineering Division.

The timing of the proposed modifications is related to flooding that occurred throughout the building in January 2024, which impacted all three floors of the building. The proposed exterior modifications will upgrade the building's performance, increase safety, and enhance building durability:

- **Replace Windows:** The current state of the City Hall building from the flooding has left many of the existing windows inoperable and the window casings deteriorated. The City proposes to update 35 windows on the northern, eastern, and southern faces of the building in a way that will retain the same aesthetic and sectional ratios as previously installed. The materials used will be updated to match the Newberg "market" windows already installed on other areas of the building including those installed as part of the building addition that occurred in the late 1990's.
- **Replace Door to Primary First Street Building Entrance:** The existing doors (2) are painted wood and are not reflective of the period related to the building's historic landmark designation. The doors are rotting, have begun to show decay, and do not meet the ADA-friendly standards that the City would like to provide. The City's goal is to

replace the doors in a way that fully matches the color and layout of the existing doors, but will provide enhanced security, durability, and ADA accessibility improvements.

- **Gutters and Downspouts:** A roof drain gutter and two (2) downspouts will be added to remove stormwater on the roof, prevent future flooding from the roof/parapet area, and reduce decay of the structure’s façade due to moisture. The gutter system will be designed to be hidden from view.
- **Roof Skirting, Flashing, and Crown (Modillion):** The existing roof skirting, flashing, and architectural crown feature (modillion) around the top edge of the building are rotten and minimally attached to the building. Due to safety and ongoing maintenance concerns, this feature will be removed, refurbished, and replaced with new features integrated. The replacement will utilize the same decorative architectural design, retaining the lower decorative crown following refurbishment. Minor modifications will integrate a gutter system, which will be hidden from view, into the feature to better protect the building’s façade from future damage. The integration of a gutter into this architectural feature is viewed as crucial for the long-term maintenance and preservation of the building in order to direct stormwater away from the building properly.

Property Characteristics

Site Address	414 E First Street
Tax Lot	R3219AB 08700
Lot Size	7,725 square feet (approximately 0.18 acres)
Property Owner	City of Newberg
Zoning District	Central Business District (C-3)
Subdistrict(s)	Historic (H) Subdistrict Civic Corridor (CC) Overlay Subdistrict
Overlay(s)	Airport Overlay (AO), Airport Conical Surface
Comprehensive Plan Designation	Commercial (COM)

Historic Resource Background Information

Statewide planning Goal 5 requires local governments to adopt comprehensive plans and implementation measures which address open space, scenic and historic areas, and natural resources. As a part of the Goal 5 process, local communities are required to identify significant historic resources, as well as conflicts with preservation of these resources. There are five steps that community is required to undertake in the Goal 5 process:

1. Inventory resource to determine quantity, quality and location of resources;
2. Evaluate the significance of the resource, rank resources;
3. Identify conflicting uses which would be obstacles to preserving the resources;
4. Select appropriate policies to either fully protect the resource, allow conflicting use and the potential loss of the resource, or balance protection of the resource by minimizing the negative impacts that a conflicting use may have; and
5. Implement adopted policies.

In Newberg, properties designated as historic landmarks in the Newberg Historic Resources Inventory (1990) are subject to the Historic Landmarks (H) Subdistrict standards within Newberg Municipal Code (NMC) Chapter 15.344. The Historic Resources Inventory (1990) identifies Newberg City Hall as a locally designated historic landmark. Specifically, Newberg City Hall is Field #143 in the inventory, and considered to be part of the downtown commercial core which is also referred to as Concentration Area B. The inventory identifies the landmark as a *Primary* resource. According to the inventory, *Primary* resources are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment. These resources are most eligible candidates for inclusion on the National Register of Historic Places and local Landmark designation.

The historic resource profile for City Hall was conducted from 1984-1985 and is included within the as part of this application. According to the profile:

Newberg City Hall was constructed in 1913 by George Howland. Howland was a local carpenter-builder who constructed many buildings in Newberg including 502 E First (Dent's) directly across the street from City Hall. Newberg's City Hall is typical of many public buildings built throughout the nation in the early years of the 20th century. Constructed in the 20th century Classical Revival style, it replaced an earlier building on the site which also housed city offices and the fire department. The building is on the southwest corner of an intersection notable for the rich concentration of historic structures. It is a highly visible area in the commercial core. Brick for the building was

supplied by the Willamina Brickyard formerly in Newberg, and at that time still owned and operated by the local Jesse Edwards family.

CITY OF NEWBERG
 INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM

PAGE 2



NAME: City Hall
 ADDRESS: 414 E. First
 T/R/S: 3S 2W 19
 MAP NO: 19AB
 TAX LOT: 8700
 QUAD: Newberg
 ROLL NO: 12
 NEGATIVE NO: 5
 SLIDE NO: _____

Proposed Scope Work Details

The project will make the alterations to the exterior of the building in accordance with the plans shown in this application.

The proposed materials for doors and windows will utilize the Trifab framing system which relies on architectural Class I anodized aluminum. The Trifab framing system is designed to be paired with painted finishes. The proposed materials will represent an upgrade in thermal performance – improving heating and cooling efficiencies in the building. The replacement materials will include high performance window and sill flashing upgrades which will further improve heating and cooling as well as improving sound dampening and building security. Because the Trifab framing system is modular, no modification to the window or door openings are proposed as part of this project. Further, the framing system will allow the City or its contractors to maintain the existing layout and grid of doors and windows so that the overall aesthetic of the building will be maintained.

Building Features	Existing Features	Proposed Modifications
Windows	The current state of the City Hall building from the flooding has left most of the windows	Update the windows to be the same as previously installed on the east side of the building and the addition done in the late 1990s. They will match the existing

Building Features	Existing Features	Proposed Modifications
	<p>inoperable, and the window casings deteriorated.</p> <p>Existing windows were installed during City Hall renovation/addition in the late 1990's and consist of wood and veneer materials. The existing materials do not appear to be period pieces directly associated with the structure's historic designation.</p>	<p>aesthetic grid line of the existing windows.</p> <ul style="list-style-type: none"> • Remove and replace 18 double-hung windows. Each window is approximately 35 square feet in size. Wood and veneer windows str to be replaced with market windows. <i>Keynote A.1 in Proposed Plans.</i> • Remove and replace nine (9) double-hung windows. Each window is approximately 10.5 square feet in size. Wood and veneer windows are to be replaced with market windows. <i>Keynote A.2 in Proposed Plans</i> • Remove and replace seven (7) 5-piece sectional windows measuring approximately 66 square feet in size. Wood and veneer windows are to be replaced with market windows. <i>Keynote A.3 in Proposed Plans</i> • Remove and replace one (1) 4-piece sectional entrance window located above the front entrance located on the north side of the building which serves as the building's primary entrance. Window measures approximately 39 square feet in size. Wood and veneer window is to be replaced with market window. <i>Keynote A.4 in Proposed Plans.</i>
Doors	<p>The existing doors are painted wood and not reflective of the period related to the building's historic landmark designation. The doors are rotting, have begun to show decay, and do not meet the ADA-friendly standards.</p>	<p>The project will remove and replace the doors to fully match the color and layout of the existing doors. New doors are proposed to use painted aluminum which will match the finish of proposed windows. Similar to the proposed windows, the proposed doors will improve heating and cooling performance as well as enhancements to security, durability, and ADA accessibility.</p>

Building Features	Existing Features	Proposed Modifications
Gutter and Downspouts	<p>No gutters exist on the roof. Currently, stormwater flows to a combination of internal roof-mounted drains and flows off the rear (south) side of the building.</p> <p>The roof lacks adequate drainage. Maintenance staff are concerned that inadequate drainage is and will contribute to deterioration of roof and parapet areas or could present an opportunity for future flooding.</p>	<p>A roof drain gutter and two (2) downspouts will be added to remove stormwater on the roof, prevent flooding, and reduce decay due to moisture. The gutter system will be designed to be hidden within the building's crown. The downspouts will be color-matched to blend in with structure and situated away from the corner of E First Street and N Howard Street to less obtrusive locations on the building.</p>
Roof Skirting, Flashing, and Crown	<p>The building includes a flat roof with parapet. A decorative crown feature (modillion) wraps along the northern and eastern building façade near the parapet.</p> <p>The existing roof skirting, flashing, and architectural crown feature around the top edge of the building are rotten and minimally attached to the building. The status of the feature presents both safety and building maintenance concerns.</p>	<p>The architectural crown (modillion) along the building's northern, eastern, and western facades will be removed, refurbished, and replaced. The decorative lower portion of the feature will be retained following refurbishment. The interior and upper portions, which are primarily hidden from view will be rebuilt to incorporate an internal gutter and repair the feature. The modifications to the feature will be minimized and new gutter will protect the building's façade from future damage. The integration of a gutter into this architectural feature is viewed as crucial for the long-term maintenance and preservation of the building in order to direct stormwater away from the building properly. <i>Keynote C.2 in Proposed Plans.</i></p>

C. SITE PHOTOS

WINDOW REPLACEMENT PHOTO COMPARISON

EXISTING WINDOW

To be removed and replaced



EXISTING WINDOW

Replacement windows to match materials in existing window, but retain the grid and section layout of windows schedule for replacement



EXISTING WINDOWS

Side-by-side image of existing windows depicting differing styles of existing windows. The project proposes to remove and replace the existing windows that include double-hung windows with an open-close function and replace them with market windows that offer improved insulation, security, and safety. Proposed windows will no longer open and close. Proposed windows will modify the materials to be used, but retain the grid and section layout of windows scheduled for replacement.

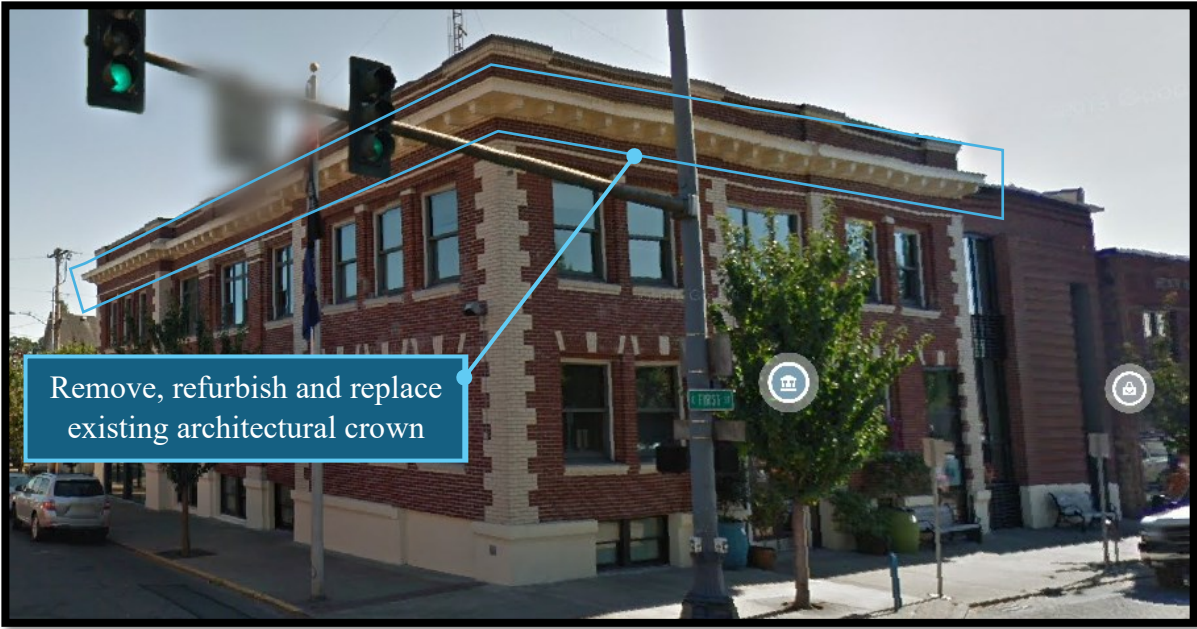


ARCHITECTURAL CROWN (MODILLION) REPLACEMENT PHOTOS

CROWN LOCATION

To be removed, refurbished, and replaced. The upper portion to be rebuilt with integrated gutter. The decorative lower portion will be retained and replaced following refurbishment. Visible portions to be

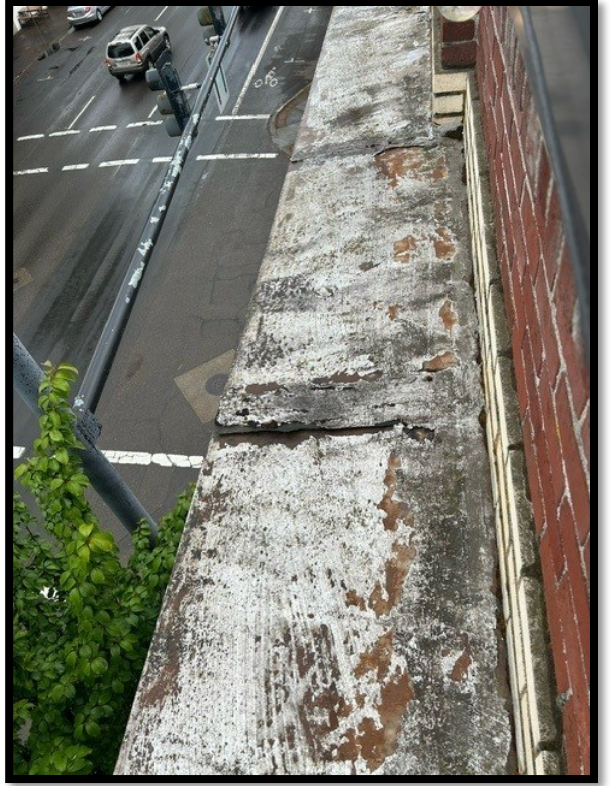
replaced will match the existing color and aesthetic to the greatest extent possible. Existing feature made of painted aluminum and the new crown will use same materials and colors.



EXTERIOR OF ARCHITECTURAL FEATURE

To be removed, refurbished, and replaced.





INTERIOR OF ARCHITECTURAL FEATURE







D. APPLICABLE CODE SECTIONS AND EVALUATION CRITERIA RESPONSES

Applicable Code Sections – Newberg Municipal Code (NMC)

NMC Section 15.100.050 Type III procedure – Quasi-judicial hearing.

NMC Chapter 15.344 Historic Landmarks (H) Subdistrict.

NMC Section 15.344.015 Historic preservation commission review.

NMC Section 15.344.050 Alteration, new construction, demolitions. Responses provided for sub-section A. Exterior Alterations.

NMC Chapter 15.350 Civic Corridor Overlay (CC) Subdistrict

NMC Section 15.350.060 Development standards.

Evaluation Criteria Responses

NMC CHAPTER 15.100 LAND USE PROCESSES AND PROCEDURES

NMC Section 15.100.050 Type III procedure – Quasi-judicial hearing.

A. All Type III decisions shall be heard and decided by the planning commission. The planning commission’s decision shall be final unless the decision is appealed or the decision is a recommendation to the city council.

B. Type III actions include, but are not limited to:

1. An appeal of a Type I or Type II decision: This action of the planning commission is a final decision unless appealed to the city council.

2. Conditional use permits: This action is a final decision unless appealed.

3. Planned unit developments: This action is a final decision unless appealed.

4. Substantial change to the exterior appearance of a historic landmark: This action is final unless appealed.

5. Establishment of a historic landmark: This is a final decision by the planning commission, unless appealed.

6. Establishment of a historic landmark subdistrict: This is a recommendation to the city council.

7. Comprehensive plan map amendments: This action is a recommendation to the city council.

8. Zoning map amendments and designation of subdistricts: This action is a recommendation to the city council.

9. Annexation: This action is a recommendation to the city council.

10. Subdivisions, including middle housing land divisions, with certain conditions requiring them to be processed using the Type III process, pursuant to NMC 15.235.030(A).

11. Multifamily dwellings in the R-2, RP or C-4 zone not meeting the objective process requirements of NMC 15.220.060.

12. Multifamily dwellings in the R-1, R-4 or C-2 zone (conditional use permit also required).

13. Multifamily dwellings in the C-3 zone along Hancock Street (conditional use permit also required).

Response: The proposed project seeks to make exterior improvements to City Hall including replacement of 35 windows, two doors, roof skirting and flashing, and decorative crown (modillion) as well as the installation of gutters and two downspouts. Because the proposed project includes an exterior modification to a designated historic landmark in the City of Newberg's Historic Resource Inventory (1990), the application should be reviewed and decided using the City's Type III procedure including a quasi-judicial hearing.

NMC 15.344.015 states that the "historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter [NMC 15.344]. In conducting a Type III review, the commission shall have all powers and duties of the planning commission." Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not include land use review outside those within NMC Chapter 15.344 (Historic Landmark Subdistrict), the application should be reviewed and decided by the Historic Preservation Commission.

The criterion is met for the application to be heard and decided by the Historic Preservation Commission using the City's Type III procedure.

NMC CHAPTER 15.344 HISTORIC LANDMARK (H) SUBDISTRICT

NMC Section 15.344.015 Historic preservation commission review.

The historic preservation commission shall review applications for landmark designation, alteration, new construction, and demolition requiring Type III review as outlined in this chapter. In conducting a Type III review, the commission shall have all powers and duties of the planning commission. The notice, review, and appeal provisions of this code that apply to Type III planning commission reviews shall apply equally to Type III historic preservation commission review. In cases where an application requires both historic preservation commission and planning commission review, such as for a modification to a landmark for a conditional use, the two commissions may hold a combined hearing. However, the two commissions shall make separate decisions. [Ord. 2764 § 1 (Exh. A § 4), 10-7-13.]

Response: The proposed project seeks to make exterior improvements to City Hall including replacement of 35 windows, two doors, roof skirting and flashing, and decorative crown (modillion) as well as the installation of gutters and two downspouts. The proposed project will

result in a change in materials used in window frames and doors that are currently in place as well as the installation of a gutter and two downspouts. Because the proposed project includes an exterior modification to a designated historic landmark in the City of Newberg's Historic Resource Inventory (1990), the application should be reviewed and decided by the Historic Preservation Commission using the City's Type III procedure.

Because the Historic Preservation Commission is given the duties and authority of the Planning Commission and the application does not include land use review outside those within NMC Chapter 15.344 (Historic Landmark Subdistrict), the application should be reviewed and decided by the Historic Preservation Commission.

The criterion is met for review by the Historic Preservation Commission.

NMC Section 15.344.030 Alteration, new construction, demolitions.

A. Exterior Alterations.

1. Application Process. Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.

Response: The City of Newberg's Public Works and Community Development Department have submitted application materials jointly including as-built plans for City Hall – including site plan, floor plan, elevations, and other plans – and product specification materials describing the Trifab framing system that Public Works' Maintenance Division feels will best meet the desired aesthetics as well as building performance historic landmark preservation needs. See:

- Appendix A. Excerpts from the Newberg Historic Resource Inventory
- Appendix B. Newberg City Hall As-Built Plans
- Appendix C. Trifab Framing System – Specification Materials and Documentation

The City's Public Works and Community Development Departments provided a description to the project, site photos, responses to applicable criteria, existing plans of City Hall, proposed project plans, documentation related to the site's historic landmark status, Land Use Notice Sign, mailed notice and notification materials, and product specification descriptions.

After review of the scope of work, portions of the project will alter the historic landmark in a manner that exceeds basic maintenance described in NMC 15.344.050(B) and minor exterior alterations described in NMC 15.344.030(A)(2). Because the structure is a historic landmark and portions of the proposed scope of work will alter the exterior of the structure in ways that exceed NMC 15.344.050(B) and 15.344.030(A)(2), the project must be reviewed by the Historic Preservation using criteria within NMC 15.344.030(A)(3).

The criterion will be met with review by the Historic Preservation Commission and adherence to criteria in NMC 15.344.030(A)(3)

2. Director Review of Minor Alterations Type I.

a. The director shall approve minor alteration requests through the Type I procedure if there is no significant change in appearance, or in original material integrity, from the existing structure or site. The director's approval may include conditions to ensure compatibility. Minor alterations meeting the following standards shall be approved and shall be documented by written findings:

[...]

Response: Because the project will be reviewed using criteria within NMC 15.344.030(A)(3), this code section is not applicable.

3. Historic Preservation Commission Review Criteria and Guidelines Type III. Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the historic preservation commission using the Type III procedure. The historic preservation commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:

a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

i. Average Setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.

ii. Architectural Elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.

iii. Building Orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.

iv. Vehicle Parking/Storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.

v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.

Response: The project seeks to make exterior improvements to City Hall including replacement of 35 windows, two doors, roof skirting and flashing, and decorative crown (modillion) as well as the installation of gutters and two downspouts. Portions of the project will modify existing materials and functions as described in the project description. The following response correspond with the design elements of this section:

- i. Average Setback: Because the project is limited to the installation of gutters and downspouts and the replacement of windows, doors, and crown, the setback will not be modified. Because the setback will not be modified, this criterion is not applicable.
- ii. Architectural Elements: According to the City’s Historic Resources Inventory (1990), Newberg City Hall is an example of 20th Century Classical Revival style. The proposed project seeks to:
 - a. Windows: Remove and replace 35 windows on the northern, eastern, and southern faces of the building in a way that will retain the same aesthetic and sectional ratios as previously installed. The materials used will be updated to match the Newberg “market” windows already installed on other areas of the building including those installed as part of the building addition that occurred in the late 1990’s.

Because the existing windows are not representative of the structure’s historic designation, the City seeks to clearly distinguish between period and contemporary design by installing windows that match other “market” windows found on the building. In doing so, this portion of the project will not incorporate architectural elements of the structure’s historic style, but will have limited to no impact on the historical significance because the existing windows are not historically representative and the proposed windows will maintain the building’s existing colors and layout.

- b. Doors: Replace the front doors (2) on the primary First Street building entrance with painted aluminum doors in a configuration that maintains the existing color and glazing layout.

Because the existing doors are painted wood, which is not representative of the structure’s historic designation, the City seeks to clearly distinguish between designation period and contemporary design elements by installing windows that match other “market” windows found on the building and proposed elsewhere in this project. In doing so, this portion of the project will not incorporate architectural elements of the structure’s historic style, but will have limited to no impact on the historical significance because the existing doors are not historically representative and the proposed doors will maintain the building’s existing colors and layout.

- c. Gutter and Downspout: A roof drain gutter and two (2) downspouts will be added to remove stormwater on the roof, prevent flooding, and reduce decay due to moisture. The gutter system will be designed to be fully hidden from view by incorporating this feature into the building's crown. The downspouts will be color-matched to blend in with structure and situated away from the corner of E First Street and N Howard Street to less obtrusive locations on the building.

Because the addition of the gutter will be hidden from view, it will not negatively impact the historical significance of the landmark.

The proposed downspouts are not consistent with structure's 20th Century Revival style. However, the City seeks to install these new features because they will aid in the preservation of the structure as a whole by channeling water off the roof, away from the parapet and crown, and away from the building's façade. Due to the unique character of the building as a whole, the City feels the addition of the downspouts, conducted in a manner that is unobtrusive, is worth compromise with historic style in order to help preserve the structure.

- d. Roof Skirting, Flashing, and Crown: The building includes a flat roof with parapet. A decorative crown feature (modillion) wraps along the northern and eastern building façade near the parapet.

The architectural crown (modillion) along the building's northern, eastern, and western facades will be removed and replaced, retaining the lower decorative crown following refurbishment. It will be matched to the existing feature's design and color to the greatest extent possible. Minor modifications will integrate a gutter system which will be completely hidden from view to better protect the building's façade from future damage. The integration of a gutter into this architectural feature is viewed as crucial for the long-term maintenance and preservation of the building in order to direct stormwater away from the building properly. Because the City will repair existing elements as well as match the color, materials, and style to the greatest extent possible, no negative impact to these architectural elements is anticipated.

- iii. Building Orientation: The proposed project will remove and replace an existing doors to the building's main entrance on the north side of the building. The entrance will not be moved or changed in size. Because the proposed building entrance will retain the existing entrance's orientation and design, this criterion is met.
- iv. Vehicle Parking/Storage: Because no vehicle parking or storage is included in the scope of work, this criterion is not applicable.
- v. Fences: Because no fences are included in the scope of work, this criterion is not applicable.

The proposed meets or is not applicable to all criteria except for (3)(a)(ii)(c) *Architectural Elements* due to the installation of gutters which do not reflect the historic style of the structure. However, the proposed project will match color and layout out to the greatest extent possible to minimize visual impacts associated with the proposed changes. Further, many of the proposed project components, including doors and windows, already fail to reflect historic representation related to the landmark's status. Therefore, negative impacts to the quality of the historic landmark are expected to be minimal while resulting in a significant increase to the building's performance, longevity, security, and functionality.

b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response: The proposed project does not seek to integrate historic elements not previously identified as part of this historic landmark. Because the proposed project does not add conjectural features or presumptive historical elements, the criterion is met.

c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: The project components include:

- **Windows:** The windows proposed for replacement were installed in the late 1990's. The wood and veneer windows are neither historic in their own right nor do they reflect the historic style relating to the landmark's designation.
- **Doors:** The doors proposed for replacement were installed in the late 1990's. The painted wood doors are neither historic in their own right nor do they reflect the historic style relating to the landmark's designation.
- **Roof Skirting, Flashing, and Crown:** The existing crown and related materials have rotted and are in danger of become a safety hazard due to their height and proximity above a public pedestrian space. The architectural feature is believed to be part of the original construction.

Due to the very real possibility of this architectural feature becoming a hazard to public safety, it will be removed. However, the proposed project remove, refurbish, and replace the feature in a way that looks the same as the existing feature including color, finish, and visible design. The portion of this feature to be altered, integration of a gutter, will be hidden from view and serve to protect the structure from moisture related damage.

The proposed project does not remove or alter any architectural features known to have acquired their own historical significance.

The criterion is met.

d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

Response: The proposed project seeks to make exterior alterations to City Hall including replacement of 35 windows, two doors, roof skirting and flashing, and a decorative crown (modillion) feature as well as the installation of gutters and two downspouts. Changes from the existing features as a result of the proposed project will include:

- **Windows:** Existing windows were installed during City Hall renovation/addition in the late 1990's and consist of wood and veneer materials. The existing materials are not period pieces directly associated with the structure's historic designation or examples of craftsmanship that characterize the historic landmark.

As shown in the proposed plans, wood and veneer windows will be replaced with market windows consisting of a paint-finished aluminum which will match existing oversized windows located on the north and east faces of the building. Proposed windows will no longer open and close.

Because the windows are not historic elements, this criterion is met.

- **Doors:** The existing doors to the building primary entrance along First Street are painted wood. The existing doors not reflective of the period related to the building's historic landmark designation and do not provide an example of craftsmanship that characterizes the historic landmark. The proposed project will remove and replace the doors to fully match the color and glazing layout of the existing doors. New doors are proposed to use painted aluminum which will match existing oversized windows located on the north and east faces of the building.

Because the doors are not historic elements, this criterion is met.

- **Roof skirting, Flashing, and Decorative Crown (modillion):** The existing crown and related materials have rotted and are in danger of become a safety hazard due to their height and proximity above a public pedestrian space. The architectural feature is believed to be part of the original construction.

Due to the possibility of this architectural feature becoming a hazard to public safety, it will be removed. However, will refurbish and replace the lower decorative portion of the feature. The portion of this feature to be altered, integration of a gutter, will be hidden from view and will protect the structure from moisture related damage in the future.

- **Gutter and downspouts:** A roof drain gutter and two (2) downspouts will be added to remove stormwater on the roof, prevent flooding, and reduce decay due to moisture. The gutter system will be designed to be hidden within the building's crown. The downspouts

will be color-matched to blend in with structure and situated away from the corner of E First Street and N Howard Street to less obtrusive locations on the building.

Because the gutter will be hidden, it will not have an impact on this landmark's historic characteristics. The proposed downspouts were not previously present on the structure. Because the downspouts were not present previously, they will not act as examples of craftsmanship that characterize the property's historic landmark status or historic style.

This criterion is not met for the gutter or downspouts proposed for the project.

e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Response: The project includes:

- Windows: General deterioration and recent interior flooding of City Hall in January 2024 has left many most of the windows associated with this project inoperable. The existing windows were installed in the 1990's and do not reflect the building's historic style. The proposed project will remove and replace 35 windows to match those previously installed on the east side of the building and the addition from the late 1990s. They will match the color and aesthetic grid lines of the existing windows.

Because the windows scheduled for replacement are not historic features, the criterion not applicable.

- Doors: The existing doors are painted wood and not reflective of the period related to the building's historic landmark designation. The doors are rotting, have begun to show decay, and do not meet the ADA-friendly standards.

Because the doors scheduled for replacement are not historic features, the criterion is not applicable.

- Roof Skirting, Flashing, and Decorative Crown: The building includes a flat roof with parapet. A decorative crown feature (modillion) made of painted aluminum wraps along the northern and eastern building façade near the parapet. The existing roof skirting, flashing, and crown are rotten and minimally attached to the building due to deterioration. The status of the feature presents both safety and building maintenance concerns.

The Public Works Department's Maintenance Division has indicated that the deterioration of the materials supporting the crown and the crown require immediate repair as shown in the site photos provided in this application. The project will remove, refurbish, and replace the decorative lower portion of the feature. Minor modifications

will integrate a gutter system, which will be hidden from view, into the feature to better protect the building's façade from future damage.

Because observations and documentation are provided in this application, and the project includes repair and retention of the lower, decorative portion of the crown feature, this criterion is met.

The criterion is not applicable or is met through repair of a historic architectural element and documentation of damage to the historic feature.

f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Because the scope of work does not propose intensive cleaning to historic materials that would utilize damaging chemical or physical treatments, this criterion is not applicable.

g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response: Because the scope of work does not involve ground disturbing activities, it will not encounter significant archeological resources. This criterion is not applicable.

h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response: The proposed project includes an alternation to a designated historic landmark, which will remove and replace 35 windows, two (2) doors, and one decorative crown feature (modillion) as well as install one (1) gutter and two (2) downspouts.

The project proposes to alter doors and windows which do not presently reflect the historic character of the landmark. The altered doors and windows will blend contemporary "market" window features while blending the color and aesthetic layout of windows. New work will be differentiated from historic elements through design, materials, and functionality but will retain and be compatible with the overall nature of the historic structure in order to retain integrity of remaining elements such as the structure brick façade and architectural crown (modillion), keystone (voussoir), and pilaster features.

The architectural crown (modillion) along the building's northern, eastern, and western facades will be removed, refurbished, and replaced utilizing the same decorative architectural design that currently exists. It will be matched to the existing feature's design and color to the greatest extent possible, preserving the distinctive feature.

Installation of a roof drain gutter and two (2) downspouts will remove stormwater on the roof, prevent flooding, and reduce decay due to moisture. The gutter system will be designed to be

hidden within the building's crown. The downspouts will be color-matched to blend in with structure and situated away from the corner of E First Street and N Howard Street to less obtrusive locations on the building. These additions to the building are deemed critical to long-term preservation of the structure. The design will have a minimal impact on the historic integrity of the structure while contributing to its long-term preservation.

Because the project elements will be designed to blend in with the overall structure (doors and windows), maintain distinctive architectural elements (modillion), and contribute to the long-term preservation of the landmark, the criterion is met.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Response: Because the scope of work does not include a new addition, the criterion is not applicable.

NMC CHAPTER 15.350 CIVIC CORRIDOR OVERLAY (CC) SUBDISTRICT

NMC Section 15.350.060 Development standards.

In addition to the standards of NMC 15.220.080, the following development standards shall apply to new development or redevelopment within the civic corridor overlay subdistrict.

A. Elements of the Street-Facing Facade.

1. Base, Field, and Crown. For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:

a. Base. The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum of two stories for buildings greater than four stories. Bases shall be expressed in heavier-appearing materials (e.g., stone or brick) and have a more horizontal emphasis.

b. Field. The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.

c. Crown. The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate detailed elements that articulate the top of the building.



Response: The existing structure possess base, field and crown features as part of the building's façade. Because the proposed project maintains all elements of the existing street-facing façade, this criterion is met.

B. Street-Facing Facade Articulation.

1. Detail at First Floor. Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.

2. Cornice Treatment. Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.

Response: The existing structure has a brick façade which includes an architectural crown (modillion), keystone (voussoir) features within multiple door and window arches, and pilaster features. The flat-roof building also includes a parapet.

Because the building's architectural and roof-top treatments will not be modified by the proposed project, the criterion is met.

C. Street-Facing Windows – Depth of Windows. Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.

Response: Because the existing windows are recessed by more than three inches, and the proposed project will replace windows in the same configuration, opening size, and depth, the criterion will be met.

D. Street-Facing Facade Materials.

1. Dominant Material. All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick

buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. Allowed Accent Materials. Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco is allowed.

3. Changes in Material. Brick street-facing facades shall return at least 18 inches around exposed side walls.

Response: The existing structure's dominant façade material is brick, with polychrome (differing color) brickwork used for ornamentation. The ornamentation and return distance used along exposed corners exceeds 18 inches. Because the material is brick, relies on allowable accent materials, and exceeds the minimum returns for change in materials, the criterion is met.

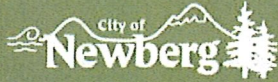
E. Signage Standards. In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, sign lettering within the civic corridor shall not exceed 12 inches in height, and signs shall include at least one of the following elements:

[...]

Response: Because no additional signage is proposed, this criterion is not applicable.

CONCLUSION

The proposed application can be approved because the project meets the above criteria.



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: H1924-0001

TYPES – PLEASE CHECK ONE:

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) TYPE III - HISTORIC REVIEW

APPLICANT INFORMATION:

APPLICANT: Brian Kershaw / Clay Downing
 ADDRESS: 414 E FIRST ST CITY: Newberg STATE: OR ZIP: 97132
 EMAIL ADDRESS: brian.kershaw@newberg.oregon.gov PHONE: 5035371236 MOBILE: _____
 OWNER (if different from above): City of Newberg PHONE: 503-537-1240
 ADDRESS: 414 E FIRST ST CITY: NEWBERG STATE: OR ZIP: 97132
 ENGINEER/SURVEYOR: N/A CONTACT: N/A
 EMAIL ADDRESS: N/A PHONE: N/A MOBILE: N/A

GENERAL INFORMATION:

PROJECT LOCATION: 414 E FIRST PROJECT VALUATION: \$ _____
 PROJECT DESCRIPTION/USE: Replace Non-Original Windows, add gutter
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3219AB 08700 SITE SIZE: 7725 SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ CURRENT ZONING: C-3
 CURRENT USE: LOCAL GOVERNMENT-OFFICE TOPOGRAPY: FLAT
 SURROUNDING USES:
 NORTH: VACANT (C-3) SOUTH: COMMERCIAL (C-3)
 EAST: COMMERCIAL / VFW BLDG (C-3) WEST: COMMERCIAL (C-3)

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

- General Checklist: Fees Public Notice Information Current Title Report (60 days) Written Criteria Response Owner Signature
 1-Digital Copy of Full Application Packet

For the type of project detailed checklists and applicable criteria for the written criteria response, turn to:

- Annexation p. 11
- Comprehensive Plan / Zoning Map Amendment (site specific) p. 18
- Conditional Use Permit p. 22
- Historic Landmark Modification/Alteration p. 28
- Planned Unit Development p. 30

Submit a complete Application Packet to Planning@newbergoregon.gov

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

Brian Kershaw 4-16-24
 Applicant Signature Date
Brian Kershaw
 Print Name

WILL WORTHLEY 4/22/24
 Owner Signature Date
WILL WORTHLEY
 Print Name

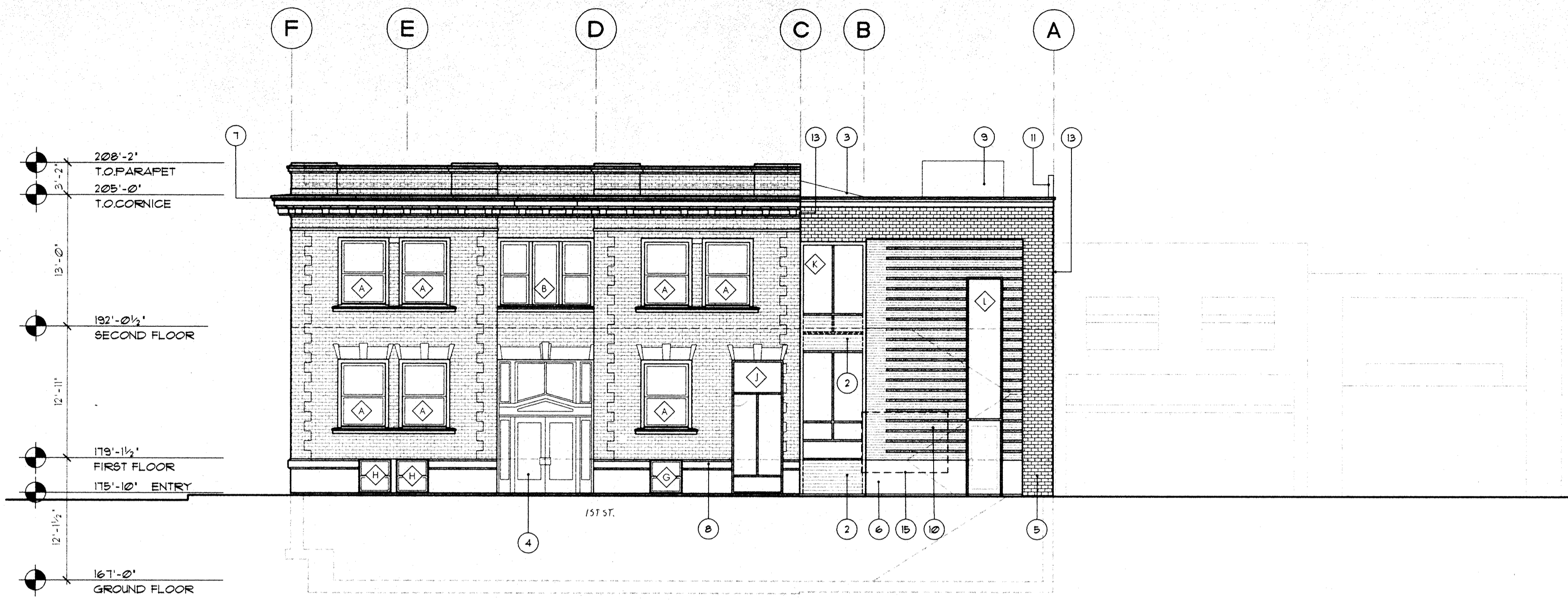
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GENERAL NOTES

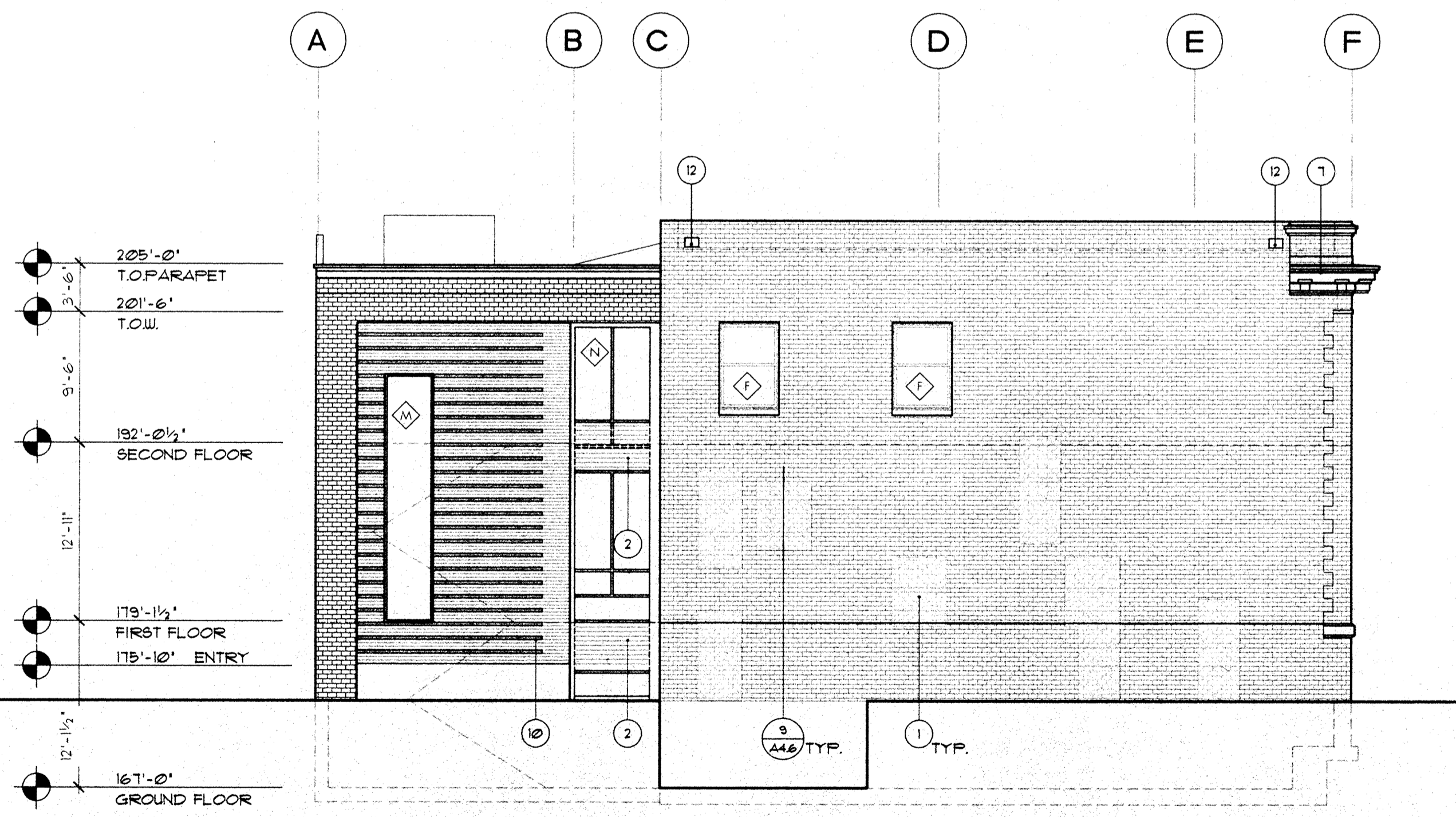
- 1) CLEAN AND REPOINT EXISTING BRICK.
- 2) ALL EXISTING DOORS AND WINDOWS TO BE REPLACED. SEE ALSO A2.4 AND A4.4
- 3) SEE 4/A4.1 FOR BRICK VENEER COURSING INFORMATION

KEYNOTES

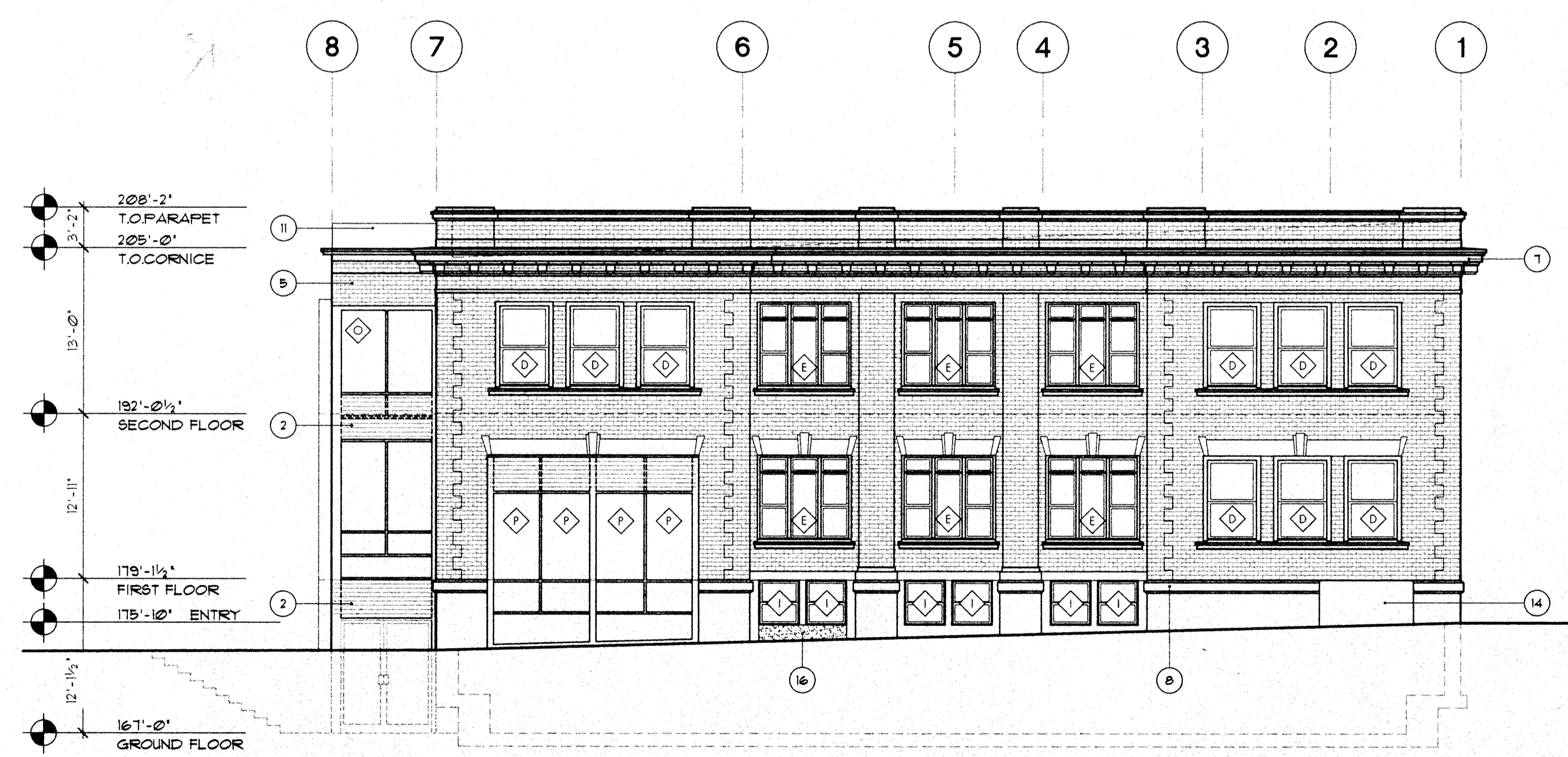
- 1) INFILL W/ BRICK VENEER OF SALVAGED OR RECYCLED BRICK TO MATCH COLOR AND TEXTURE OF EXISTING. SEE ALSO 9/A4.6, TYP.
- 2) LOUVER, TYP. SEE 11/A4.5 AND 14/A4.5
- 3) SKYLIGHT, SEE DETAILS ON A4.6
- 4) NEW ENTRY SYSTEM, SEE A2.4 FOR DETAILS
- 5) BRICK VENEER
- 6) NEW CONCRETE BASE
- 7) CLEAN, REPAIR AND PAINT EXISTING SHEETMETAL CORNICE - TYP.
- 8) REMOVE PAINT AND SEAL EXISTING CONCRETE BASE. PROTECT ADJACENT BRICK DURING PROCESS - TYP.
- 9) ROOFTOP UNIT BEYOND - SEE MECHANICAL
- 10) BRICK VENEER
- 11) PARAPET BEYOND
- 12) (E) OVERFLOW SCUFFERS - SEE 15/A4.8
- 13) EXPANSION JOINT.
- 14) COVER CMU INFILL W/ FARGE COAT.
- 15) REPRESENTATIVE AREA OF BRICK MOCK-UP PANEL.
- 16) CONCRETE CURB AS REQUIRE FOR INFILL



1 NORTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0" XREF

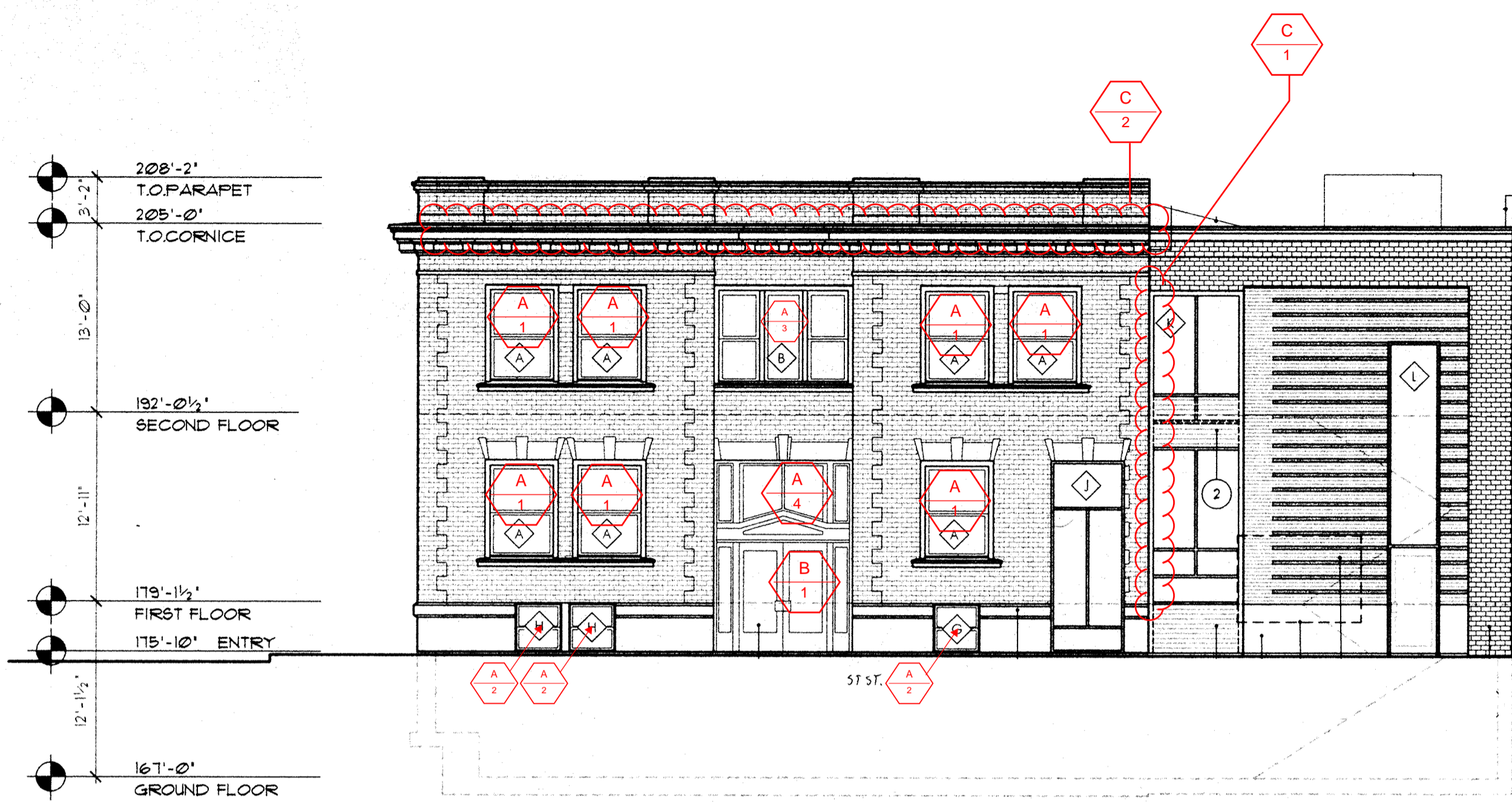


2 SOUTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0" XREF



3 EAST ELEVATION
 A3.1 SCALE: 1/8" = 1'-0" XREF

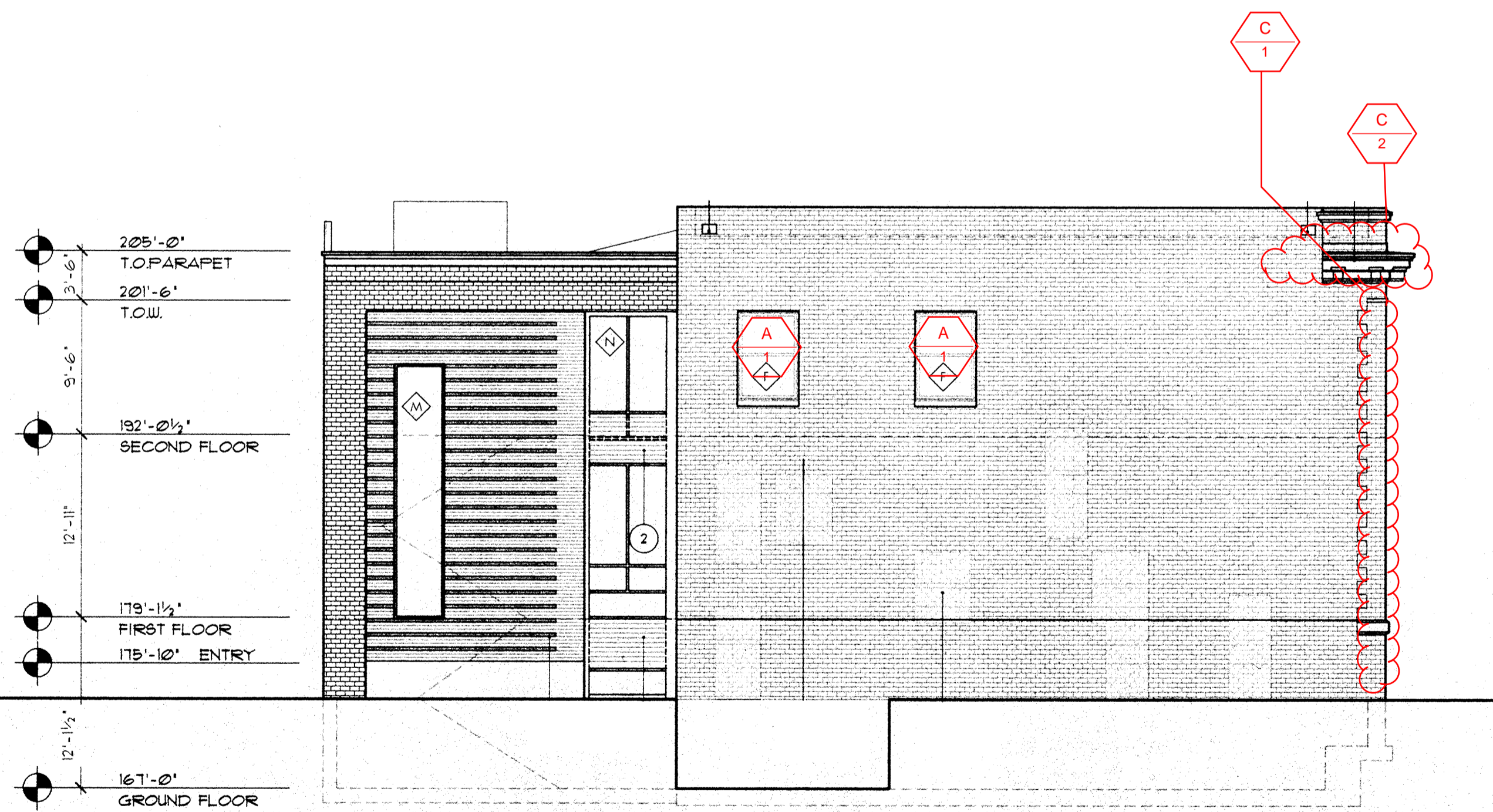
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1 NORTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

- KEYNOTES - PROPOSED MODIFICATIONS**
- A1** Replace 2-piece sectional window with 2-piece market window
 - A2** Replace 2-piece sectional window with 2-piece market window
 - A3** Replace 5-piece sectional window with 5-piece market window
 - A4** Replace 4-piece entrance window with 4-piece market window
 - B1** Replace existing 2-door storefront entrance with new 2-door storefront entrance
 - C1** Add metal tubular downspout
 - C2** Remove and replace existing crown (modillion) with matching crown that adds hidden gutter

- GENERAL NOTES**
- 1) CLEAN AND REPOINT EXISTING BRICK.
 - 2) ALL EXISTING DOORS AND WINDOWS TO BE REPLACED. SEE ALSO A2.4 AND A4.4
 - 3) SEE 4/A4.1 FOR BRICK VENEER COURSING INFORMATION
- KEYNOTES - EXISTING STRUCTURE**
- 1) INFILL W/ BRICK VENEER OF SALVAGED OR RECYCLED BRICK TO MATCH COLOR AND TEXTURE OF EXISTING. SEE ALSO 9/A4.6, TYP.
 - 2) LOUVER, TYP. SEE 11/A4.5 AND 14/A4.5
 - 3) SKYLIGHT, SEE DETAILS ON A4.6
 - 4) NEW ENTRY SYSTEM, SEE A2.4 FOR DETAILS
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 - 7) CLEAN, REPAIR AND PAINT EXISTING SHEETMETAL CORNICE - TYP.
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 - 16) CONCRETE CURB AS REQUIRE FOR INFILL



2 SOUTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

Land Use Notice

FILE # HIS24-0001

PROPOSAL: Exterior alterations to Newberg City Hall, a designated historic landmark.

FOR FURTHER INFORMATION, CONTACT:

**City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240**



Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF A HISTORIC PRESERVATION COMMISSION HEARING ON A HISTORIC REVIEW

A property owner (City of Newberg) in your neighborhood submitted an application for a Historic Review at 414 E First Street. The Newberg Historic Preservation Commission will hold a hearing on **May 28, 2024**, at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Historic Preservation Commission. For more details about giving comments, please see the back of this sheet.

The application would: Alter exterior portions of Newberg City Hall, a designated historic landmark, by removing and replacing doors and windows, adding gutter and downspouts, and repairing the buildings crown (modillion). The Historic Preservation Commission will evaluate whether the historic character of the property is preserved.

APPLICANT: *City of Newberg*
TELEPHONE: *503-537-1240*
PROPERTY OWNER: *City of Newberg*
LOCATION: *414 E First Street., Newberg*
TAX LOT NUMBER: *R3219AB 08700*



We are mailing you information about this project because you own land within 500 feet of the proposed historic review site. We invite you to participate in the land use hearing scheduled before the Historic Preservation Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You may also submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. HIS24-0001
City of Newberg, Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be received by 12:00 p.m. on **May 24, 2024**. Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings. The public may sign up to speak at the meeting or register to speak online at <https://www.newbergoregon.gov/hpc/page/historic-preservation-commission-2>.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. A copy of the application is available on the city website at www.newbergoregon.gov/planning. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a historic review are found in Newberg Development Code Section 15.344.030(A)(3).

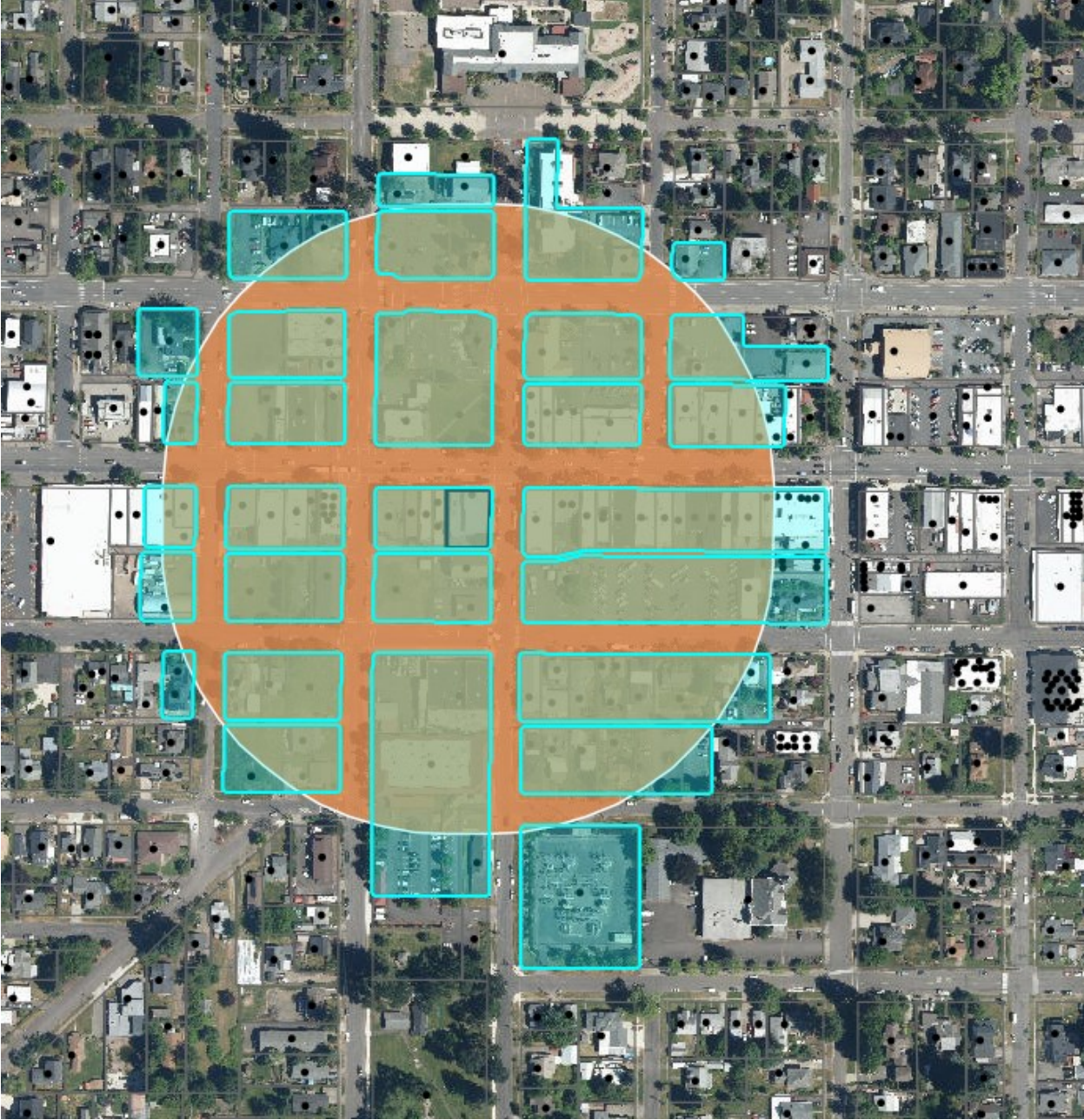
Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Historic Preservation Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: **May 1, 2024**

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.



mailadd1	mailadd2	mailcity	mailstate	mailzip	owner1	owner2	owner3	situs1	maptaxlot
1100 N MAIN AVE		SAN ANTONIO	TX	78231			ZEYES REAL ESTATE LLC	307 E HANCOCK ST	R3219AB 01000
11000 SE WESTLAND LN		DAYTON	OR	97114			DOERNER STEPHEN	316 E 1ST ST	R3219AB 09300
11145 OAK MEADOW LN		AURORA	OR	97002			ROERIG CO LLC	506 E 1ST ST	R3219AA 10800
1118 NORTSHORE RD		LAKE OSWEGO	OR	97034			GMB INVESTORS LLC	601 E HANCOCK ST	R3219AA 03000
1203 SITKA AVE		NEWBERG	OR	97132			MITCHELL BRIAN A	0 S COLLEGE ST	R3219AA 11500
125 S ELLIOTT RD		NEWBERG	OR	97132			CHEHALEM PARK & RECREATION DISTRICT	500 E 2ND ST	R3219AA 12600
14141 NE KUEHNE RD		NEWBERG	OR	97132			DAKOTA PLAINS LLC	215 E 1ST ST B	R3219AB 06600
16430 NE MOUNTAIN HOME RD		SHERWOOD	OR	97140		MANKIN NANCY	MANKIN DARREN	516 E 2ND ST	R3219AA 12200
1655 NW HOBBS RD		CORNELIUS	OR	97113		VAR IRREVOCABLE TRUST	BARICEVIC MARGARET TRUSTEE	510 E 2ND ST	R3219AA 12300
19155 NE HERRING LN		NEWBERG	OR	97132		111 N COLLEGE BLDG LLC	STEVENS MARK & LORIE (DBA)	111 N COLLEGE ST	R3219AA 04501
1941 WESTLAKE LOOP		NEWBERG	OR	97132		KERN SUZANNE	KERN KYLE	0 S WASHINGTON ST	R3219AB 17000
1941 WESTLAKE LP		NEWBERG	OR	97132		KERN SUZANNE	KERN KYLE	214 S WASHINGTON ST	R3219AB 17001
19460 NE WILLIAMSON RD		NEWBERG	OR	97132		JOHNSON LIVING TRUST	JOHNSON LEONARD L & CHRISTINE L TRUSTEES	208 E 1ST ST	R3219AB 10301
201 S COLLEGE ST		NEWBERG	OR	97132	BEVAN WILLIAM JR TRUSTEE	BEVAN FAMILY TRUST	BEVAN GLORIA J	310 E 1ST ST	R3219AB 09400
2071 WOODHILL ST NW		SALEM	OR	97304			FINANCE NORTHWEST LLC	515 E HANCOCK ST	R3219AA 03100
211 E 5TH ST		NEWBERG	OR	97132			ENGLE LLC	112 S BLAINE ST	R3219AB 09000
214 E 2ND ST		NEWBERG	OR	97132			WAGNER JEANNE M	214 E 2ND ST	R3219AB 16200
215 N BLAINE ST		NEWBERG	OR	97132			NOAH JOHN CLAIR LLC	215 N BLAINE ST	R3219AB 00900
215 S BLAINE ST		NEWBERG	OR	97132		TREINEN KYLE	TREINEN HAILEY	215 S BLAINE ST	R3219AB 17600
22195 NE SUNNYCREST RD		NEWBERG	OR	97132			JOHNSON BRENT L	301 E 2ND ST	R3219AB 09800
23501 NE SUNNYCREST RD		NEWBERG	OR	97132		GONZALEZ MARIA M	GONZALEZ VICENTE	615 E 1ST ST	R3219AA 05000
2750 E 9TH ST		NEWBERG	OR	97132			RENEE PROPERTIES LLC	111 S BLAINE ST	R3219AB 09200
29510 NE PUTNAM RD		NEWBERG	OR	97132		FORTUNE LINDA D	FORTUNE MICHAEL S	111 S HOWARD ST	R3219AB 08800
29530 NE OWLS LN		NEWBERG	OR	97132		LEWIS HEATHER	LEWIS DENNIS	308 E 1ST ST	R3219AB 09500
300 E 2ND ST		NEWBERG	OR	97132		MAURER JULIE A	MAURER JOHN R L	300 E 2ND ST	R3219AB 17200
306 E 2ND ST		NEWBERG	OR	97132	OLSON MARGARET E	OLSON MILES G	OLSON LYNN M	306 E 2ND ST	R3219AB 17300
307 NE 7TH ST		MCMINNVILLE	OR	97128		DRABKIN JOAN 1/2	DRABKIN JULES 1/2	614 E 1ST ST	R3219AA 09700
311 N MERIDIAN ST		NEWBERG	OR	97132			PCH PROPERTIES LLC	611 E 1ST ST	R3219AA 04900
31900 NE CANTER LN		SHERWOOD	OR	97140		BROWN ALLYN E TRUST	BROWN ALLYN E TRUSTEE	600 E 1ST ST	R3219AA 10200
31947 OCEAN AVE W		ARCH CAPE	OR	97102			NIELSEN GRAHN INC	312 E 2ND ST	R3219AB 17400
3268 SE SHERMAN ST		PORTLAND	OR	97214	LOUIE BENNY TRUSTEE	LOUIE ANN TRUSTEE	LOUIE FAMILY TRUST	507 E 1ST ST	R3219AA 04100
404 E FIRST ST		NEWBERG	OR	97132			GRAY LARRY K	404 E 1ST ST	R3219AB 08300
405 N EDWARDS ST		NEWBERG	OR	97132			BUHLER GARY	111 S COLLEGE ST	R3219AA 11400
414 E 1ST ST		NEWBERG	OR	97132			NEWBERG CITY OF	412 E 3RD ST	R3219AD 11901
414 E 3RD ST		NEWBERG	OR	97132			NEWBERG CITY OF	408 E 3RD ST	R3219AD 11900
414 E FIRST		NEWBERG	OR	97132			NEWBERG CITY OF	407 E HANCOCK ST	R3219AB 00400
414 E FIRST ST		NEWBERG	OR	97132			NEWBERG CITY OF	211 N HOWARD ST	R3219AB 00200
500 E 1ST ST		NEWBERG	OR	97132			VINO OREGON INC	108 S HOWARD ST	R3219AA 11000
501 E 3RD ST		NEWBERG	OR	97132		ROQUE ARTURO A	ROQUE CATHERINE M	501 E 3RD ST	R3219AA 12700
503 E 1ST ST		NEWBERG	OR	97132			RIPPLE SCOTT	503 E 1ST ST	R3219AA 04000
503 E HANCOCK ST		NEWBERG	OR	97132			NEWBERG PUBLIC LIBRARY	503 E HANCOCK ST	R3219AA 03600
508 E 2ND ST		NEWBERG	OR	97132		WATSON SUSAN G	WATSON ROGER G	508 E 2ND ST	R3219AA 12400
509 E 3RD ST		NEWBERG	OR	97132		BAKER PAMELA R	BAKER RICHARD L &	509 E 3RD ST	R3219AA 12900
511 E 3RD ST		NEWBERG	OR	97132		SAXTON JANINE C	SAXTON COLIN B	511 E 3RD ST	R3219AA 13000
512 E 1ST ST		NEWBERG	OR	97132		BARRIE ROSEMARY	BARRIE BUCK	510 E 1ST ST	R3219AA 10600
515 E 1ST ST		NEWBERG	OR	97132			NEWBERG PROPERTIES LLC	515 E 1ST ST	R3219AA 04200
5224 WEDGEWOOD LP		NEWBERG	OR	97132			YPS NEWBERG LLC	315 E 1ST ST	R3219AB 07400
535 NE 5TH ST		MCMINNVILLE	OR	97128			CHEHALEM PARK & RECREATION DISTRICT	504 E 2ND ST	R3219AA 12500
607 E 1ST ST		NEWBERG	OR	97132		CORRIGAN DANIEL O LIVING TRUST	CORRIGAN DANIEL O TRUSTEE FOR	603 E 1ST ST	R3219AA 04800
608 E 2ND ST		NEWBERG	OR	97132		LENARD DAWN M	LENARD CURTIS L	608 E 2ND ST	R3219AA 12000
611 MACON ST		BROOKLYN	NY	11233			408 E 1ST OR WCO LLC	408 E 1ST ST	R3219AB 08500
612 E 2ND ST		NEWBERG	OR	97132	BECKER LIVING TRUST	BECKER REBECCA W TRUSTEE	BECKER GREGORY N TRUSTEE	612 E 2ND ST	R3219AA 11900
621 SW ALDER ST		PORTLAND	OR	97205			PORTLAND GENERAL ELECTRIC COMPANY	501 E 4TH ST	R3219AD 02300
629 NW 19TH ST		MCMINNVILLE	OR	97128			JANSSEN RONALD F & JANIE L	400 E HANCOCK ST	R3219AB 07700
689 NW 12TH ST		MCMINNVILLE	OR	97128			FRANK TYLER C	117 N BLAINE ST	R3219AB 07600
7493 SW 184TH PL		BEAVERTON	OR	97007			AUDREYS HOLDING LLC	309 E 1ST ST	R3219AB 07200
9363 SE HUNTERS BLUFF AVE		PORTLAND	OR	97266		SHEUNG XIN M	SHEUNG DANIEL	400 E 1ST ST	R3219AB 08200
ATTN: ACCOUNTS PAYABLE	200 N ADAMS ST	COQUILLE	OR	97423			OREGON FIRST COMMUNITY CREDIT UNION	115 N HOWARD ST	R3219AB 07900
ATTN: BRIAN FRANCIS	2950 CRATER LN	NEWBERG	OR	97132			FRANCIS ENTERPRISES INC	514 E 1ST ST	R3219AA 10500
ATTN: CITY HALL / FINANCE DEPT	414 E 1ST ST	NEWBERG	OR	97132			NEWBERG CITY OF	411 E 1ST ST	R3219AB 08000
ATTN: JANET LAFOUNTAIN	7580 DOG RIDGE RD	NEWBERG	OR	97132			NEWBERG CHARITABLE ORGANIZATION INC	414 E 3RD ST	R3219AD 11800
ATTN: MICHELLE STARTT MNG	3316 SE PARDEE ST	PORTLAND	OR	97202	HASEBE FRANK C REVOCABLE TRUST 1/2	HASEBE LOIS TRUSTEE	HASEBE FRANK C TRUSTEE	406 E 1ST ST	R3219AB 08400
ATTN: PASSMORE	11714 N ISLAND COVE LN	PORTLAND	OR	97217			YAMHILL DEVELOPMENT CORP	501 E 1ST ST	R3219AA 03900

ATTN: THOMSON PROPERTY TAX SERVICES	PO BOX 2609	CARLSBAD	CA	92018	BANK PROPERTIES DIV T 14	FIRST INTERSTATE BANK	601 E 1ST ST	R3219AA 04700
C/O PPT PROCESSING CENTER	PO BOX 981012	BOSTON	MA	2298	PETERSEN DOUGLAS P FBO	PACIFIC PREMIER TRUST CUSTODIAN	600 E 2ND ST	R3219AA 12100
PMB 230	3 MONROE PKWY SUITE P	LAKE OSWEGO	OR	97035		SOUTH TACOMA BLOCK LLC	516 E 1ST ST	R3219AA 10400
PO BOX 1047		NEWBERG	OR	97132		CASE MARK	115 S WASHINGTON ST	R3219AB 10100
PO BOX 1060		NEWBERG	OR	97132		LLP PROPERTIES LLC	117 S COLLEGE ST	R3219AA 11600
PO BOX 12008		SALEM	OR	97309		EAGLE NEWSPAPERS INC	109 N SCHOOL ST	R3219AA 04300
PO BOX 19771		PORTLAND	OR	97280	TRIP KATHY	TRIP LARRY	211 S BLAINE ST	R3219AB 17500
PO BOX 228		SKAGWAY	AK	99840	GARLAND SHARON	GARLAND JOHN &	505 E 3RD ST	R3219AA 12800
PO BOX 334		NEWBERG	OR	97132	BARAJAS ROSA	BARAJAS GREGORIO	307 E 1ST ST	R3219AB 07100
PO BOX 464		SHERWOOD	OR	97140	SCHATZ SUSAN C	SCHATZ JONATHAN C	615 E 2ND ST	R3219AA 11300
PO BOX 487		NEWBERG	OR	97132	FRIENDS CHURCH	NEWBERG MONTHLY MEETING OF	605 E 3RD ST	R3219AA 13200
PO BOX 583		CARLTON	OR	97111	BROWN DEBRA A	BROWN DEAN A	606 E 1ST ST	R3219AA 09900
PO BOX 6375		BEAVERTON	OR	97007	DESILVA ANITA G	DESILVA RAE J	508 E 1ST ST	R3219AA 10700

Appendix A. Excerpts from the Newberg Historic Resource
Inventory (1990)

**CONCENTRATION AREA B - DOWNTOWN COMMERCIAL CORE
DESIGNATED LANDMARKS**

<u>Field #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Theme</u>	<u>Rank</u>	<u>Zone</u>
135	214 E. First	Am Renaiss	1910	20th Arch	P	C3
140	401 E. First	Stripp Class	1936	Govern	P	C3
145	505-07 E. First	Med Rev	c.1925	20th Arch	P	C3
147	510-12 1/2 E. First	Commercial	c.1928	20th Arch	P	C3
149	516 E. First	Commercial	c.1927	20th Arch	P	C3
161	717 E. First	Commercial	c.1896	19th Arch	P	C3
137	304 E. First	Art Deco	1936	20th Arch	P	C3
143	414 E. First	Am Renaiss	1913	Gov/20th	P	C3
155	612-16 E. First	Am Renaiss	c.1907	20th Arch	P	C3
158	701 E. First	Commercial	c.1890	19th Arch	P	C3
29	111 S. College	Med Rev	c.1923	20th Arch	S	C3
31	117 S. College	Qn An Vern	c.1902	9th Arch	S	C3
134	209 E. First	Commercial	c.1921	20th Arch	S	C3
138	308 E. First	Moderne	c.1936	20th Arch	S	C3
141	406 E. First	Commercial	c.1909	Social	S	C3
146	508 E. First	Wes F F	c.1910	20th Arch	S	C3
150	518 E. First	Commercial	c.1927	20th Arch	S	C3
151	602 E. First	Commercial	c.1920	20th Arch	S	C3
157	700 E. First	Commercial	c.1910	20th Arch	S	C3
162	720 E. First	Commercial	c.1920	20th Arch	S	C3
167	809 E. First	Italianate	c.1888	19th Arch	S	C3
168	814 E. First	Commercial	1891	19th Arch	S	C3
117	115 N. Washington	Vern/Eastlake	c.1900	19th Arch	S	C3
144	502 E. First	Commercial	1911	20th Arch	S	C3
30	116 S. College	Commercial	c.1925	20th Arch	C	C3
127	111 E. First	Modernistic	c.1938	Trans/20th Ar	C	C3
130	203 E. First	Moderne	c.1930	20th Arch	C	C3
148	514 E. First	Commercial	c.1928	20th Arch	C	C3
153	608 E. First	Commercial	c.1914	20th Arch	C	C3
156	613-15 E. First	Commercial	c.1920	20th Arch	C	C3
160	714-716 E. First	Commercial	c.1920	20th Arch	C	C3

**CONCENTRATION AREA B - DOWNTOWN COMMERCIAL CORE
INVENTORIED - NOT DESIGNATED AS LANDMARKS**

<u>Field #</u>	<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Theme</u>	<u>Rank</u>	<u>Zone</u>
139	315 E. First	Wes F F	c.1904	20th Arch	P	C3
142	408 E. First	Commercial	c.1911	20th Arch	P	C3
59	109 S. Howard	Vernacular	1914	Religion	S	C3
133	208 E. First	Commercial	c.1911	20th Arch	S	C3
95	109 N. School	Span Col Rev	c.1928	Communicat	S	C3
136	300 E. First	Italianate	c.1895	Comm/Soc	S	C3
163	801 E. First	Modernistic	1925	20th A/Trans	S	C3
131	204 E. First	Commercial	c.1910	20th Arch	C	C3
132	206 E. First	Commercial	c.1920	20th Arch	C	C3
152	606 E. First	Commercial	c.1910	20th Arch	S	C3
159	710 E. First	Wes FF	c.1900	20th Arch	C	C3
164	804 E. First	Italianate	c.1900	19th Arch	C	C3
165	807 E. First	Commercial	c.1920	20th Arch	C	C3
166	808 E. First	Wes F F	c.1905	20th Arch	C	C3

CITY OF NEWBERG
INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME:
COMMON NAME: City Hall
ADDRESS: 414 E. First
T/R/S: 3S 2W 19

DATE OF CONSTRUCTION: 1913
ORIGINAL USE: City Hall
PRESENT USE: City Hall
ARCH./BLDR.: E.E. McLaren (arch.)
Geo. E. Howland (bldr.)

MAP NO: 3S 2W 19AB **TAX LOT:** 8700
ADDITION: Everests
BLOCK: 1 **LOT:** 5
OWNER: City of Newberg
ADDRESS: 414 E. First

STYLE: American Renaissance
BLDG. X STRUC. DIST. SITE OBJ.
THEME: Government; Arch. - 20th Century
CITY: X **UGB:**
QUAD: Newberg

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
WALL CONSTRUCTION: Masonry
ROOF FORM & MATERIALS: Flat w/parapet. Prominent cornice.
PRIMARY WINDOW TYPE: Replaced w/mill aluminium.
EXTERIOR SURFACING MATERIALS: Brick.
DECORATIVE FEATURES: Polychrome brick. Modillions. Voussoirs. Pilasters w/simple cap
OTHER: "City Hall" sign in wood letters on facade.
CONDITION: EXCELLENT X GOOD FAIR DETERIORATED MOVED (DATE)
(EXPLAIN)
EXTERIOR ALTERATIONS/ADDITIONS (DATED): Two story concrete addition on south elevation, n.d. East facade and entrances altered, 1970.
NOTEWORTHY LANDSCAPE FEATURES: N/A

ASSOCIATED STRUCTURES: N/A

SETTING: Prominently sited on corner lot fronting on heavily trafficked First Street. Commercial area primarily composed of early 19th century commercial buildings.

STATEMENT OF SIGNIFICANCE: Newberg City Hall was constructed in 1913 by George Howland. Howland was a local carpenter-builder who constructed many buildings in Newberg including 502 E. First (Dent's) directly across the street from City Hall. Newberg's City Hall is typical of many public buildings built throughout the nation in the early years of the 20th century. Constructed in the 20th century Classical Revival style, it replaced an earlier building on the site which also housed city offices and the fire department. The building is on the southwest corner of an intersection notable for the rich concentration of historic structures. It is a highly visible area in the commercial core. Brick for the building was supplied by the Willamina Brickyard formerly in Newberg, and at that time still owned and operated by the local Jesse Edwards family.

SOURCES:
City of Newberg, Misc. Administrative Records.

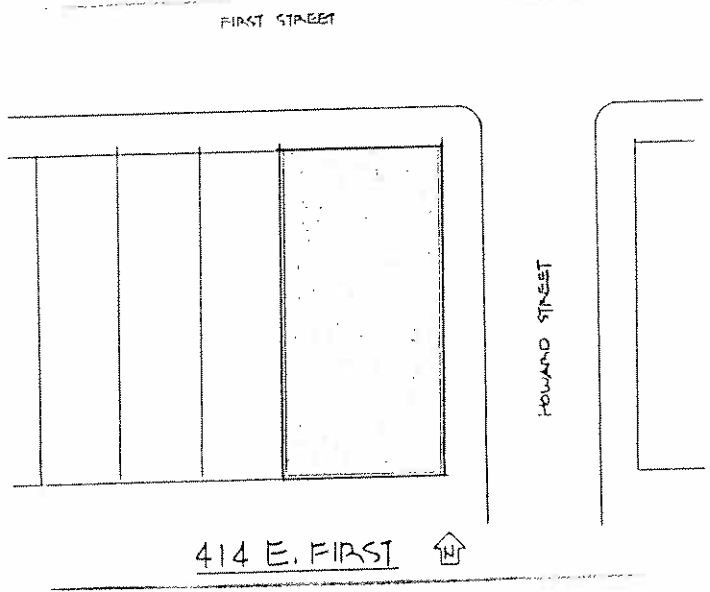
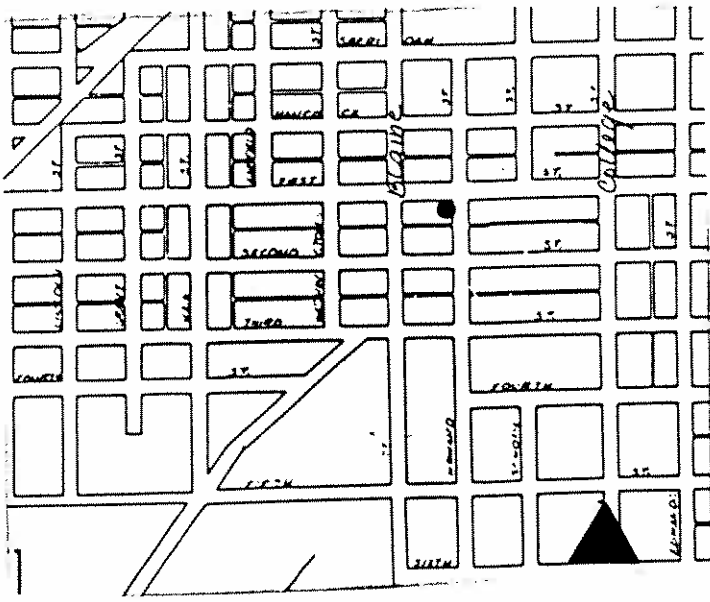
SHPO INVENTORY NO.:

CITY OF NEWBERG
 INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM

PAGE 2



NAME: City Hall
 ADDRESS: 414 E. First
 T/R/S: 3S 2W 19
 MAP NO: 19AB
 TAX LOT: 8700
 QUAD: Newberg
 ROLL NO: 12
 NEGATIVE NO: 5
 SLIDE NO: _____



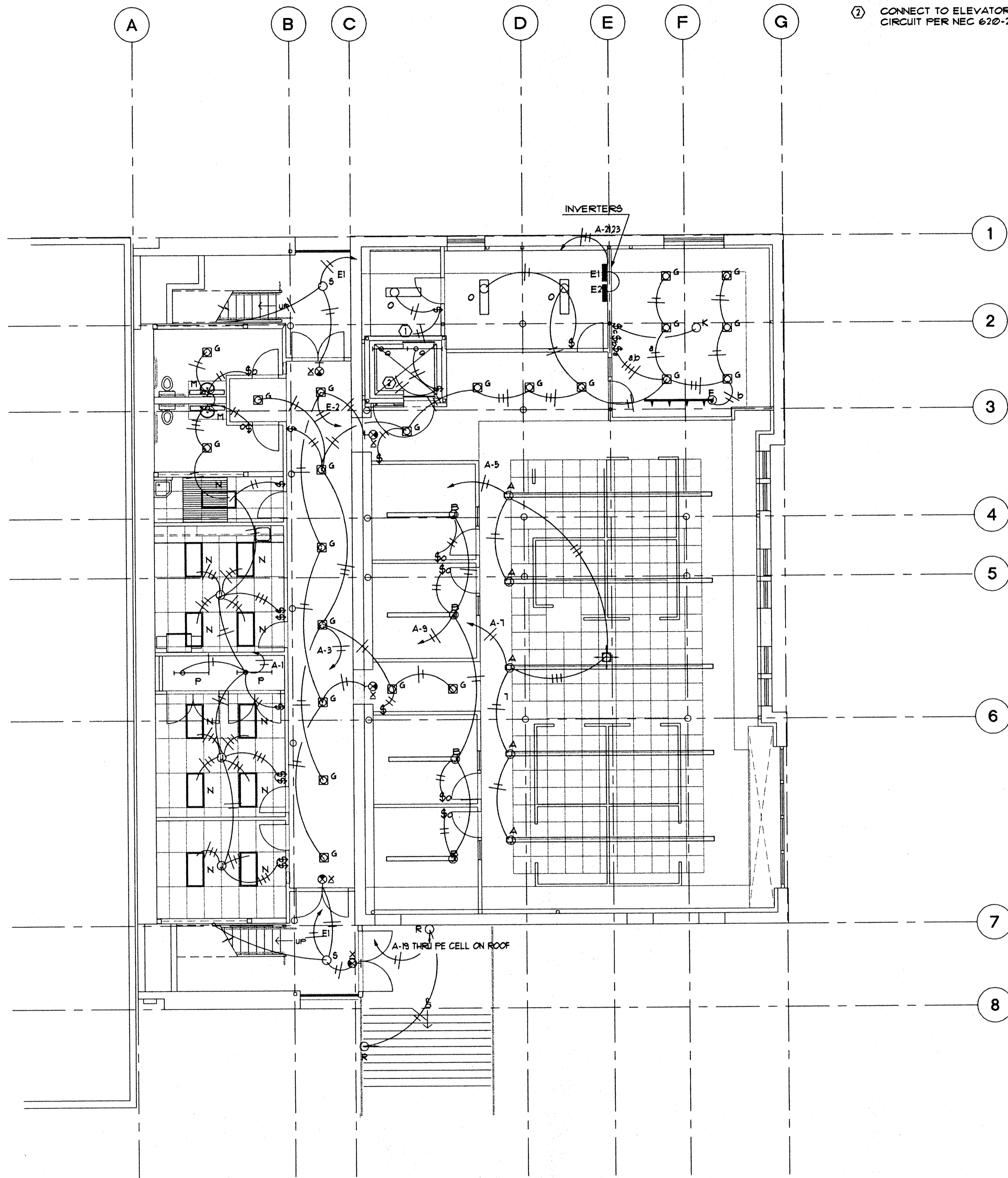
GRAPHIC SOURCES:
 City Map, 1973

SHPO INVENTORY NO. _____

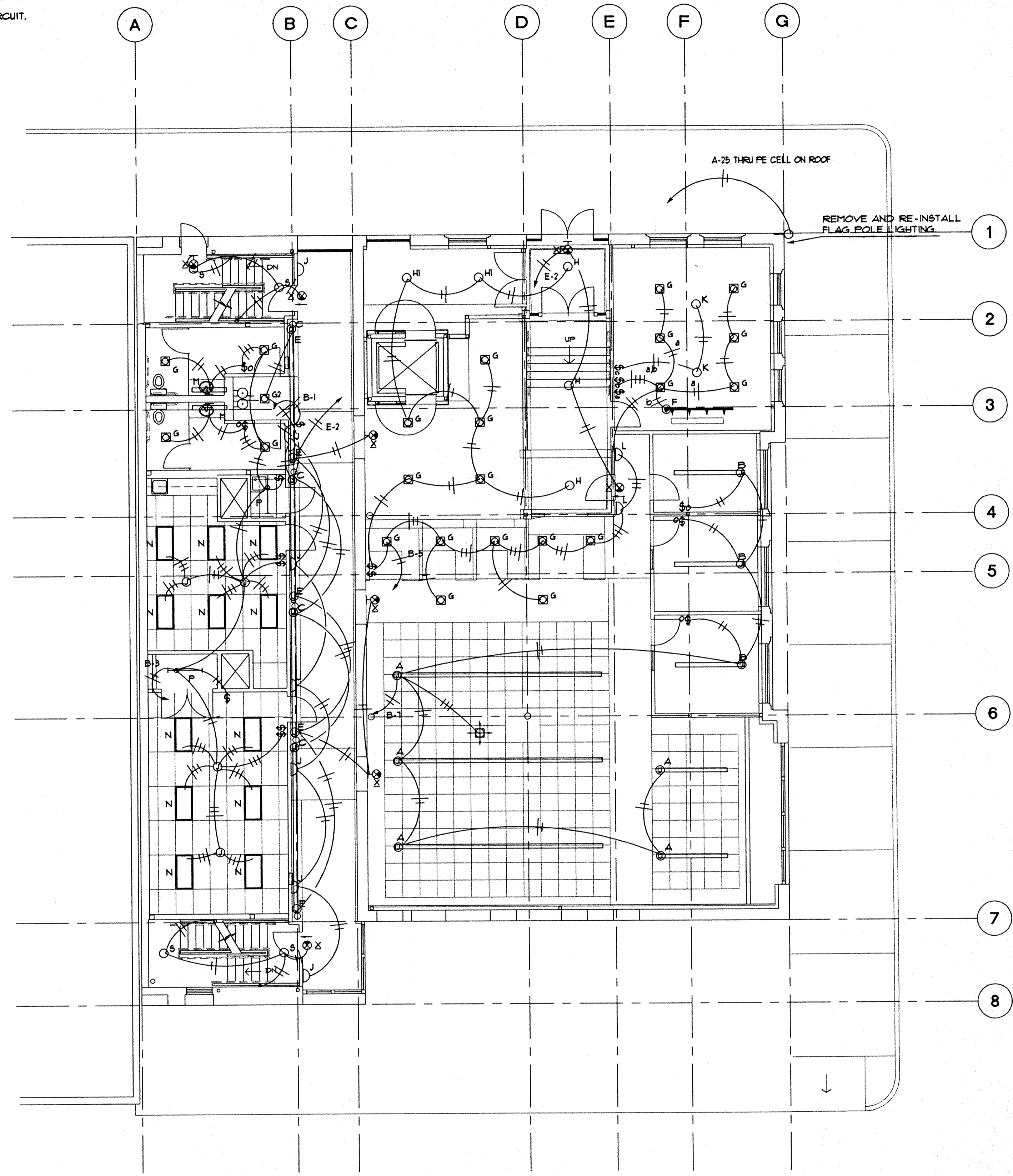
Appendix B. City Hall As-Built Plans

NOTES THIS SHEET:

- ① CONNECT TO ELEVATOR MACHINE ROOM RECEPTACLE CIRCUIT. CIRCUIT PER NEC 620-23. SEE SHEET E1.
- ② CONNECT TO ELEVATOR PIT RECEPTACLE CIRCUIT. CIRCUIT PER NEC 620-24. SEE DETAIL 2/E1.



1 GROUND FLOOR PLAN
E4 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
E4 SCALE: 1/8" = 1'-0"

GENERAL NOTE: ELECTRICAL POWER & LIGHTING PLANS ARE FOR GENERAL LAYOUT ONLY. SEE ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR SPECIFIC LOCATIONS OF FIXTURES & DEVICES.

SET CHECKED BY:	_____
PROJECT ENG:	_____ DEN
DESIGNER:	_____
DRAWN BY:	NIB
DATE:	7.16.99
REVISIONS:	

NEWBERG CITY HALL
 CITY OF NEWBERG
 414 EAST FIRST STREET, NEWBERG, OREGON, 97132

SERA
 SERA ARCHITECTS PC
 123 NW SECOND AVE.
 PORTLAND, OR 97209
 TEL: 503.228.6444
 FAX: 503.228.6913
 EMAIL: sera@srapdx.com

SDC
 33 NW FIRST
 PORTLAND, OR 97209
 SYSTEM DESIGN CONSULTANTS INC.
 (503) 248-0227 FAX (503) 248-0900

REGISTERED PROFESSIONAL
 ENGINEER
 18197
John H. Hagen
 OREGON
 DEC. 6, 1999
 JOHN FRANK ROBERTS
 EXPIRES 12/31/00

LIGHTING PLAN
 GROUND FLOOR
 FIRST FLOOR

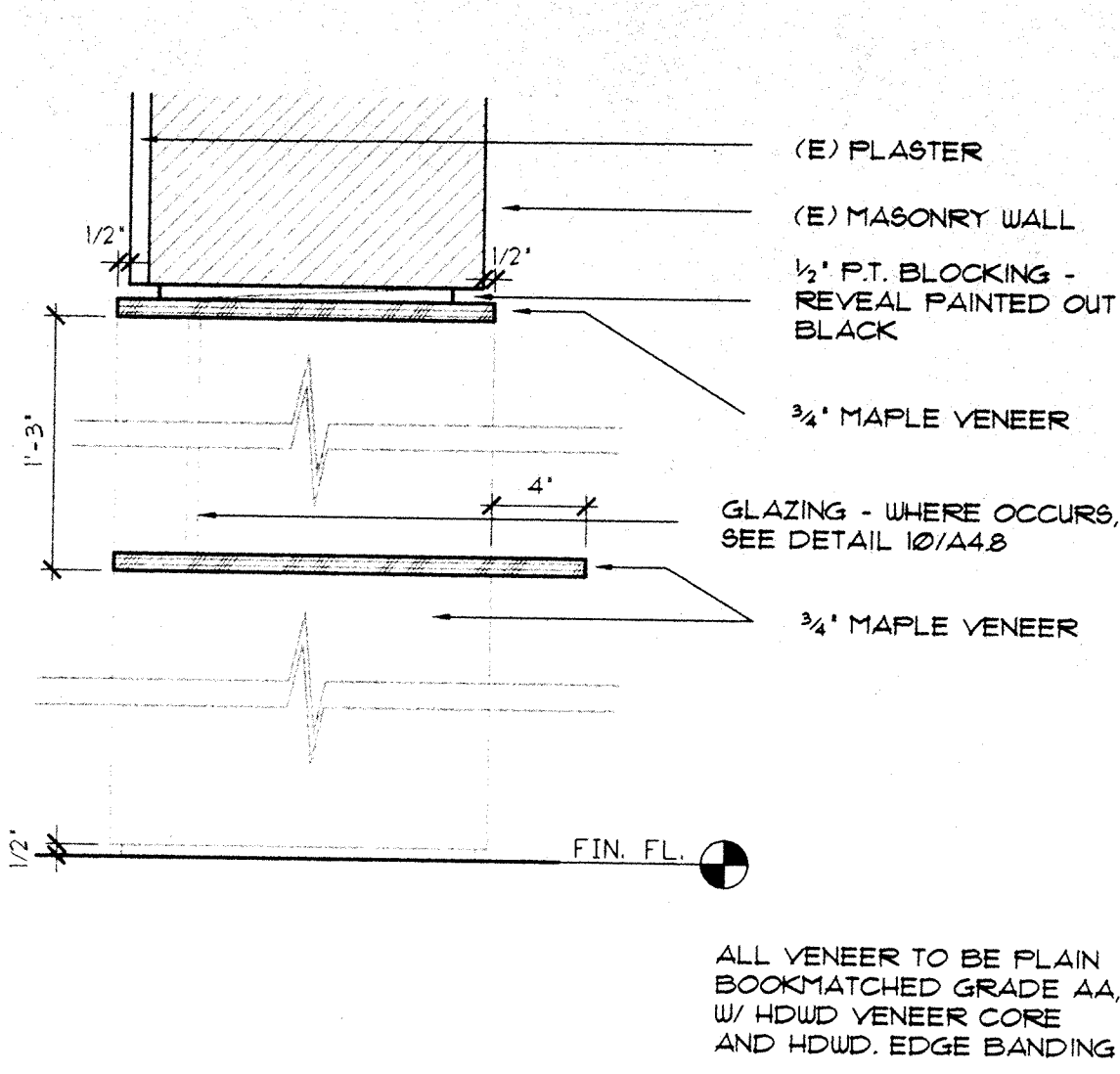
PROJECT NO. 980311

SHEET

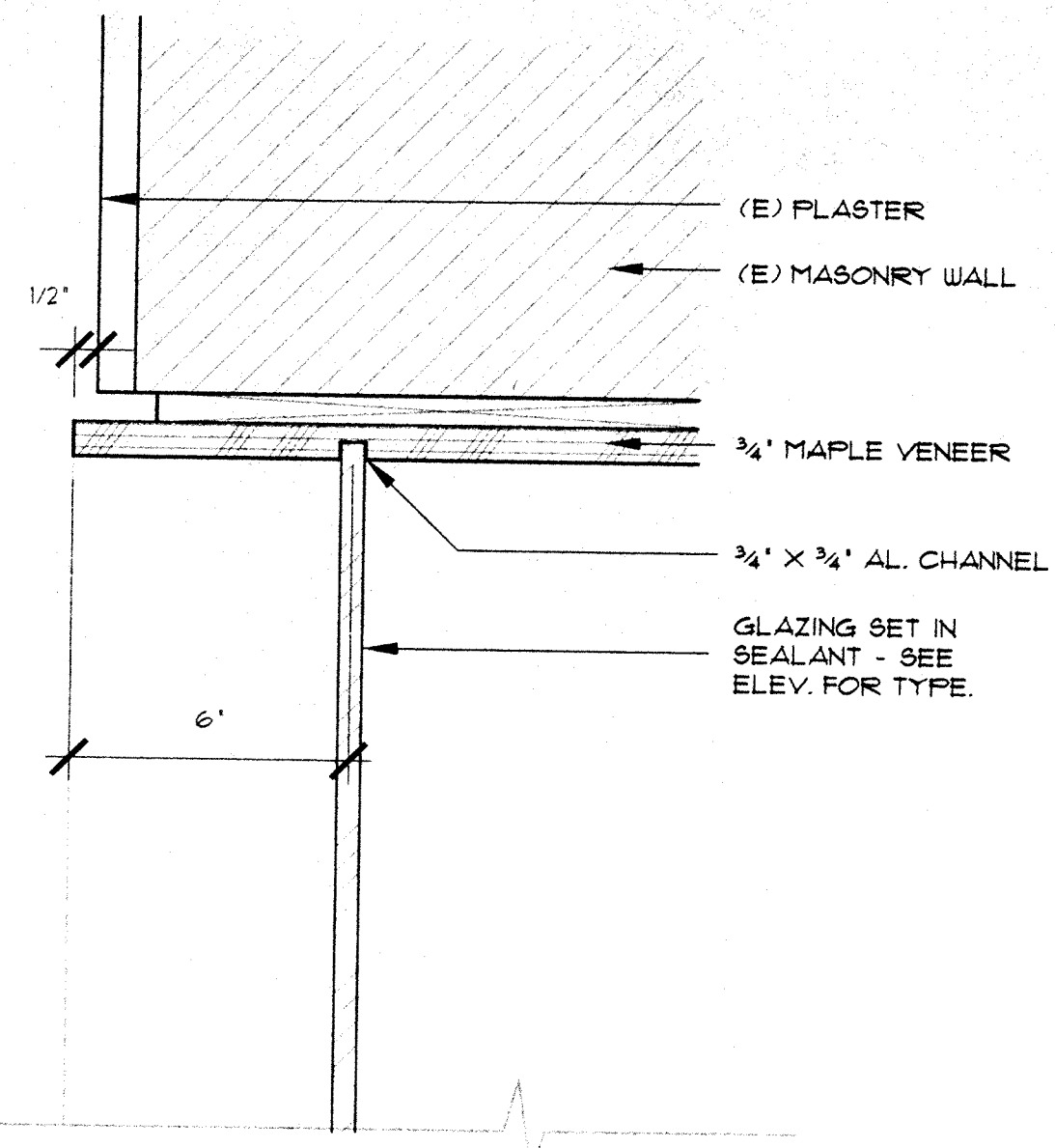
E4

A99009A

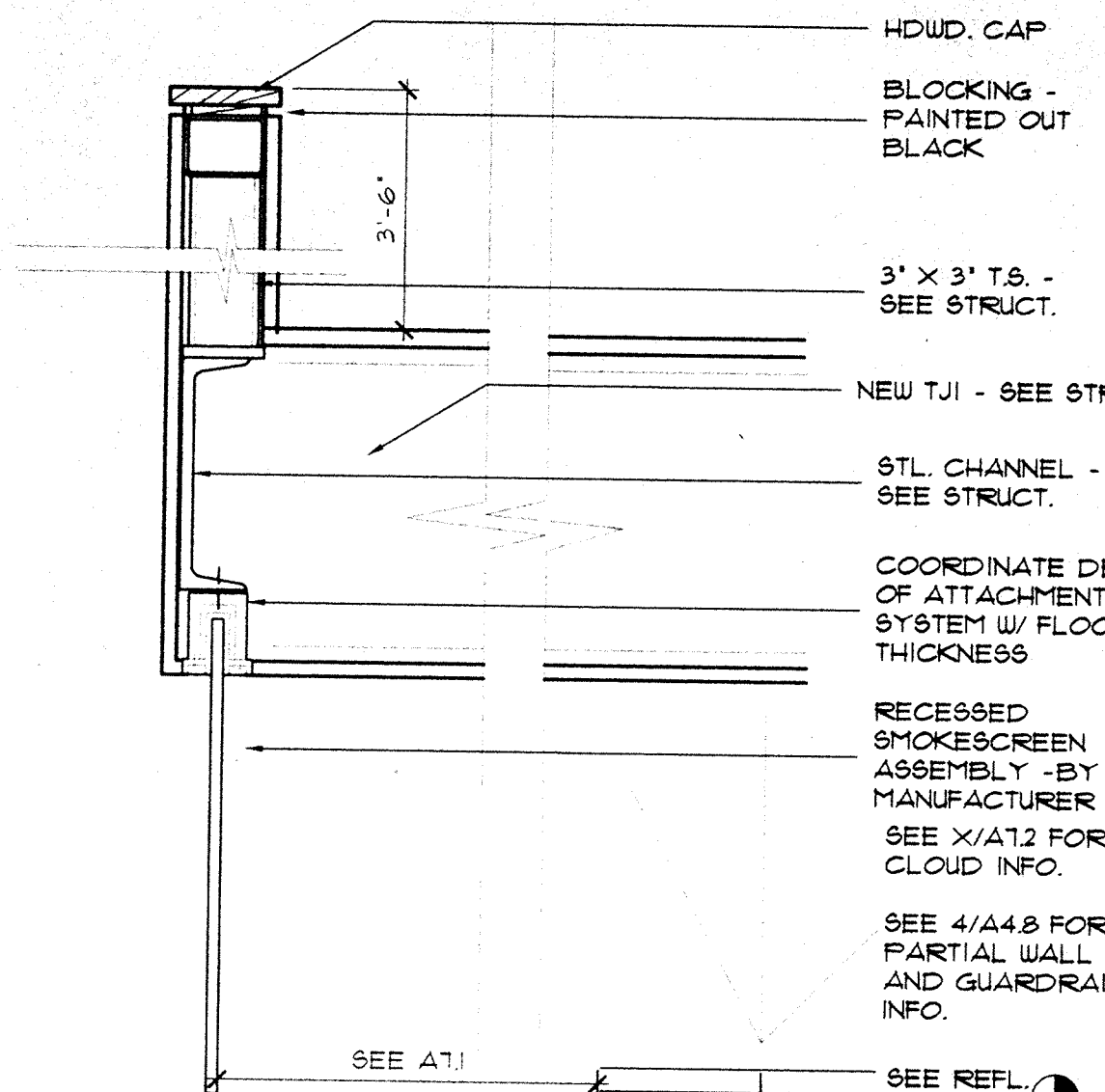
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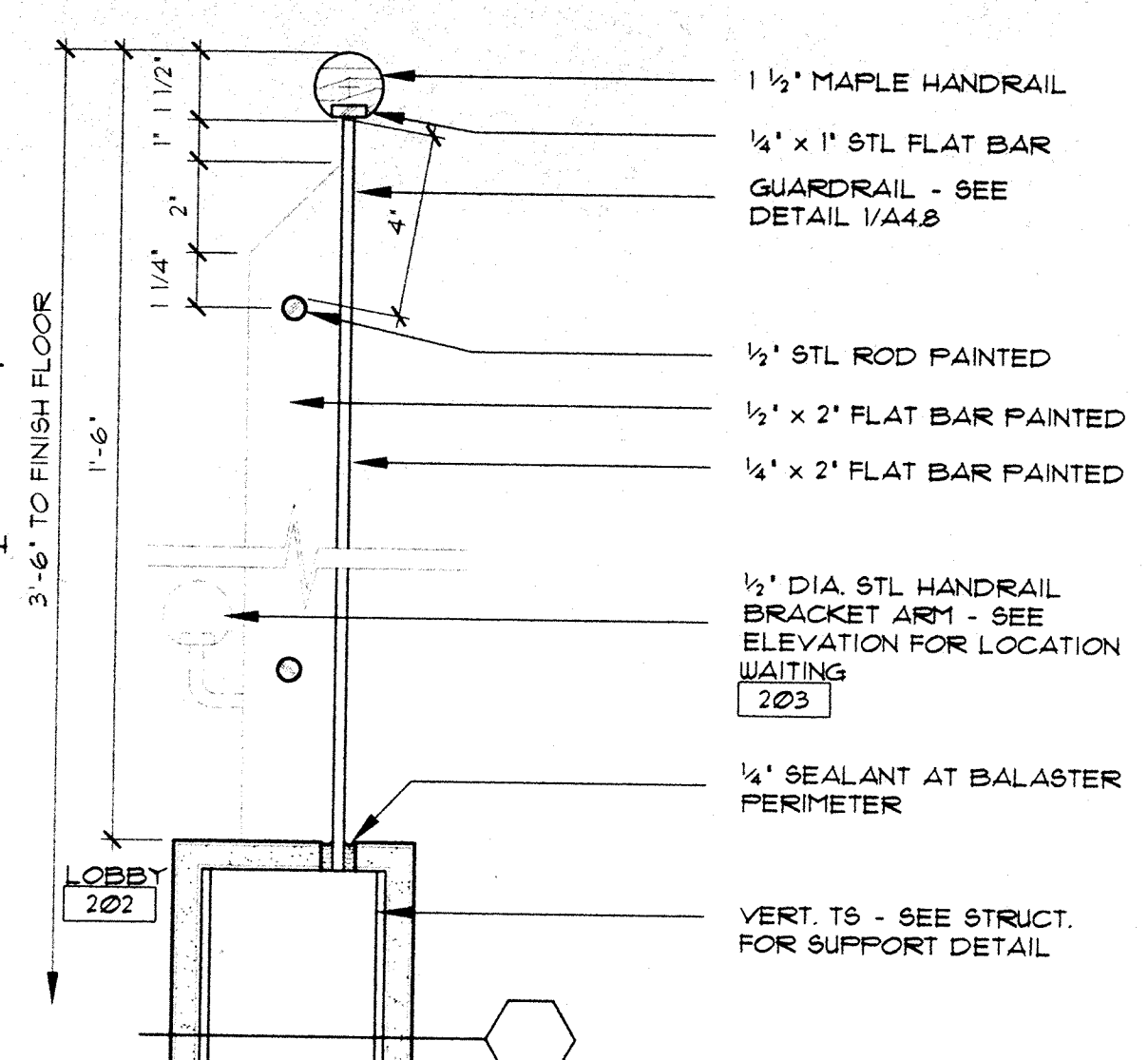
13 HEAD LINER/SHELF (JAMB SIM.)
 A4.8 SCALE: 1 1/2" = 1'-0"



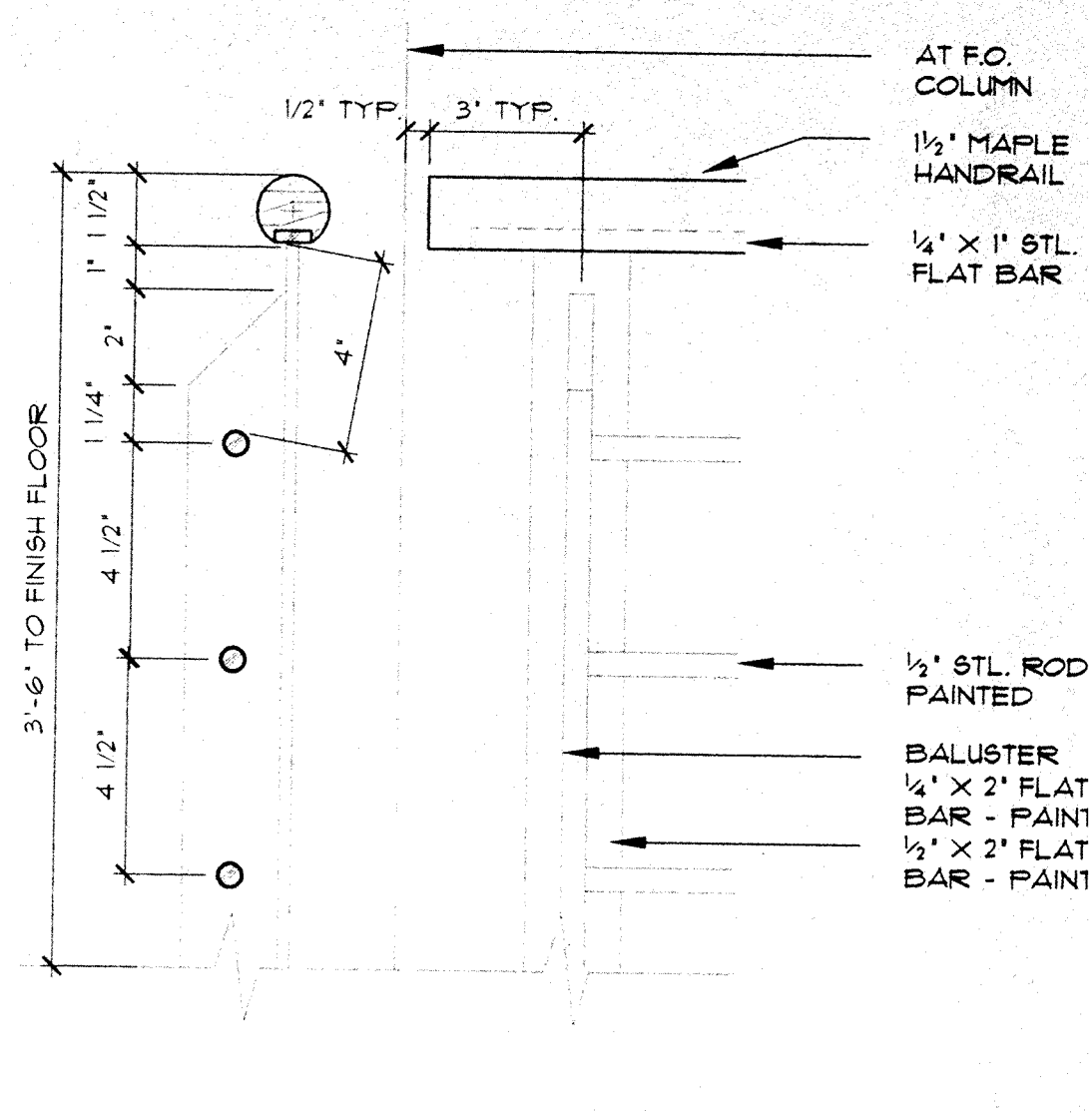
10 HEAD LINER W/ GLAZING
 A4.8 SCALE: 1 1/2" = 1'-0" (JAMB SIM.)



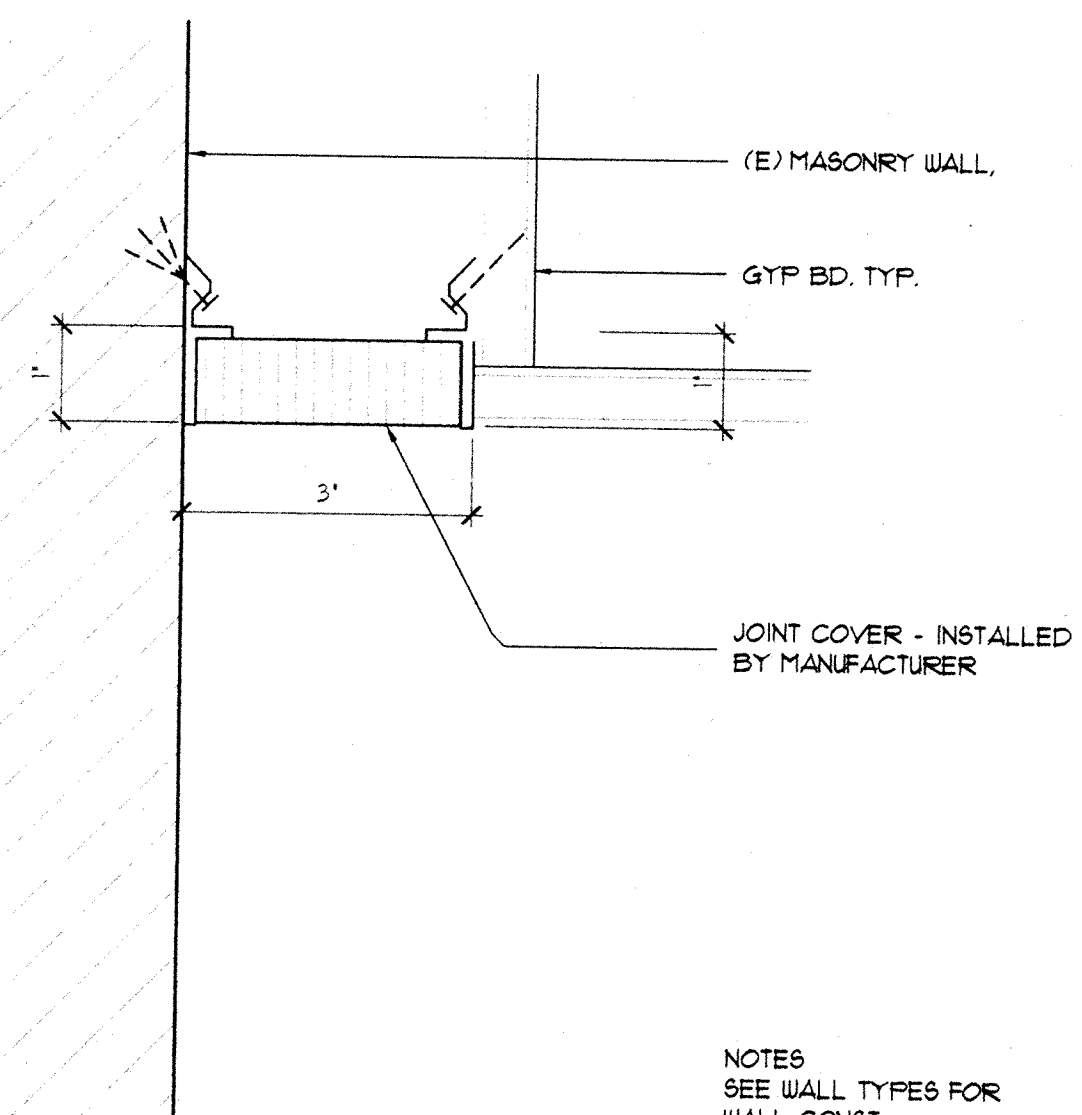
7 SMOKESCREEN
 A4.8 SCALE: 1 1/2" = 1'-0"



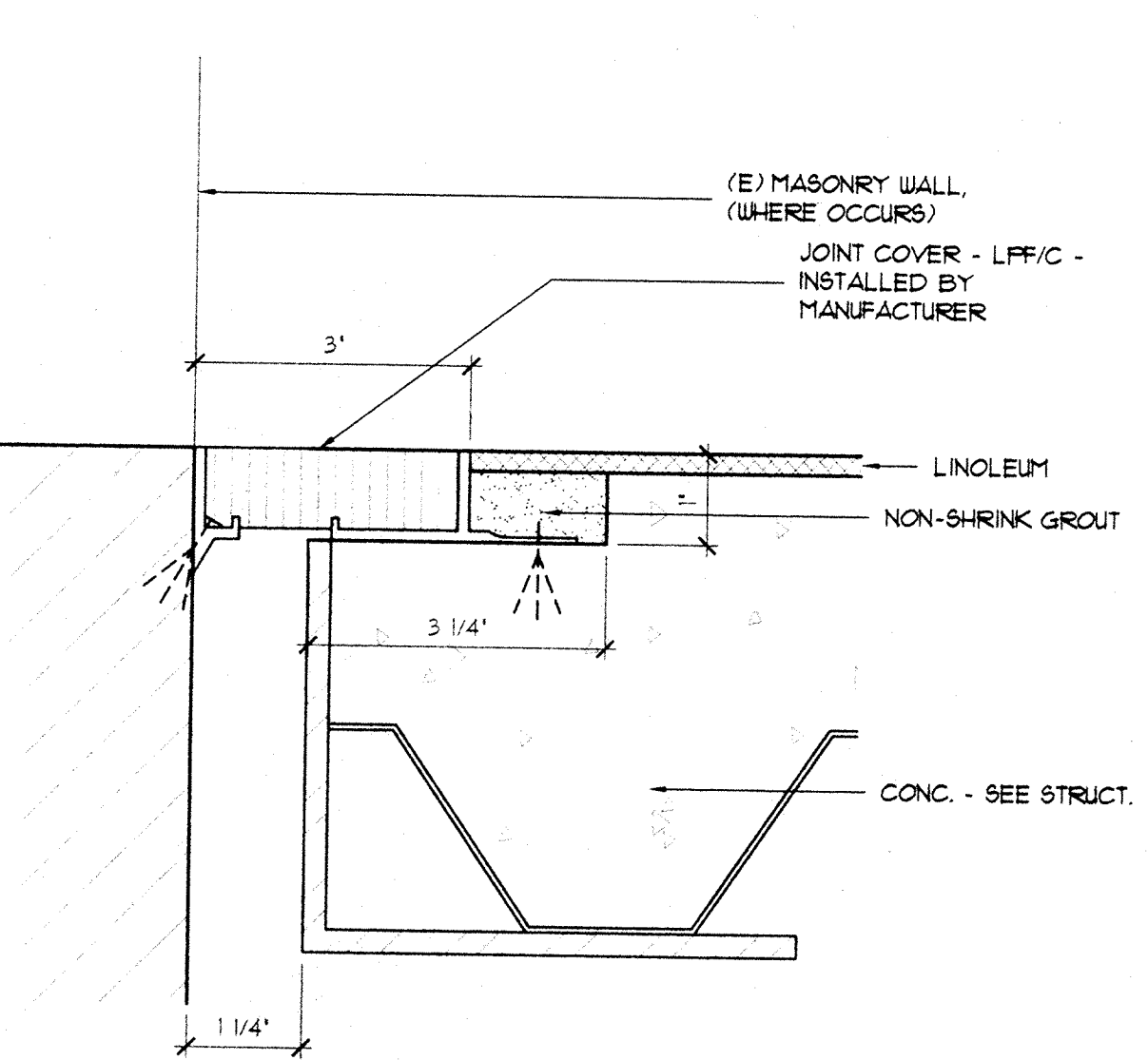
4 GUARDRAIL @ LOBBY
 A4.8 SCALE: 3" = 1'-0"



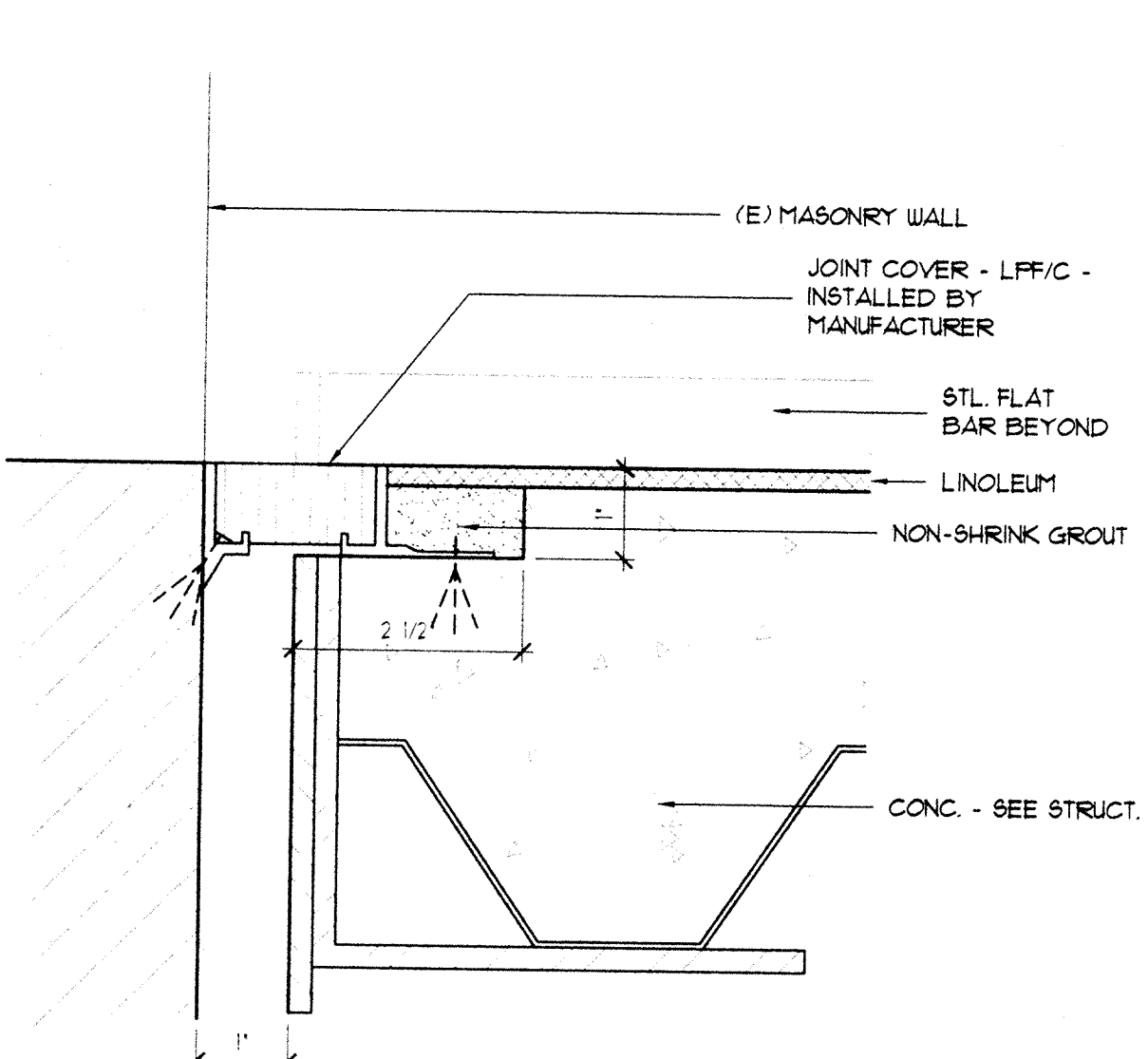
1 GUARDRAIL @ ATRIUM
 A4.8 SCALE: 3" = 1'-0"



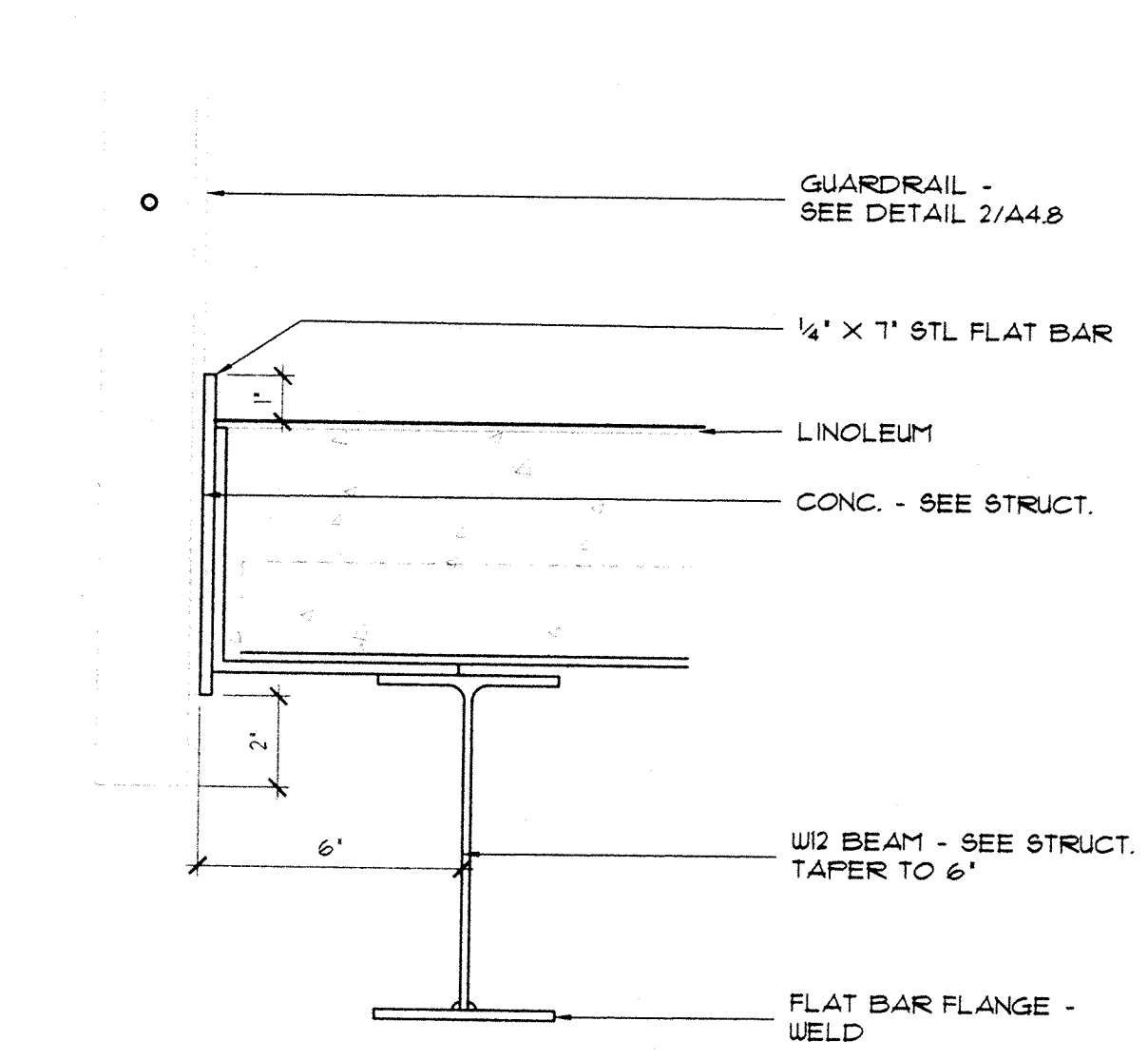
14 TYP. CEIL. SEISMIC JT. @ (E) WALL
 A4.8 SCALE: 6" = 1'-0" PLAN SIM.



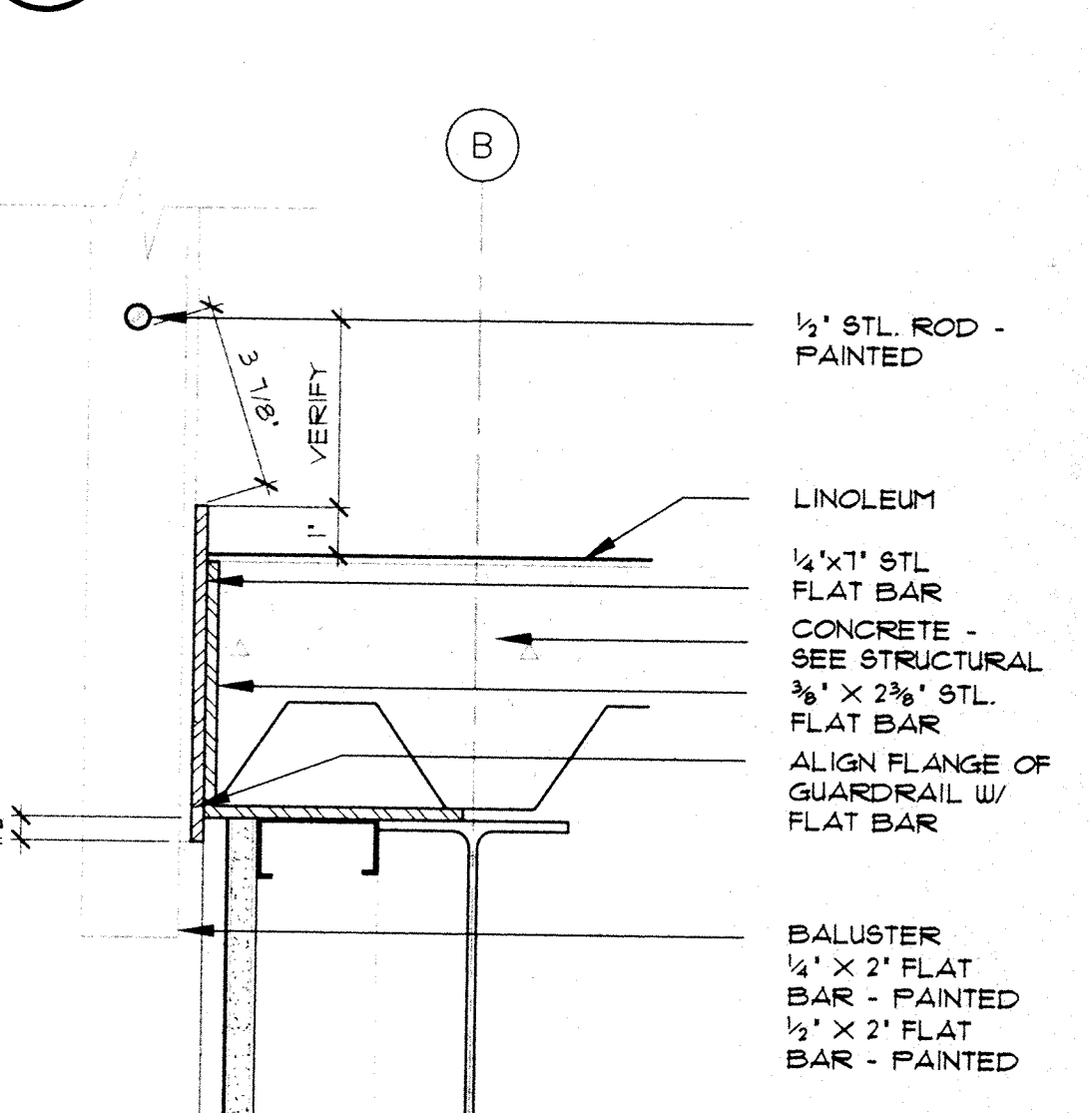
11 SEISMIC JT. @ GROUND FLOOR
 A4.8 SCALE: 6" = 1'-0" FIRST FLOOR SIM.



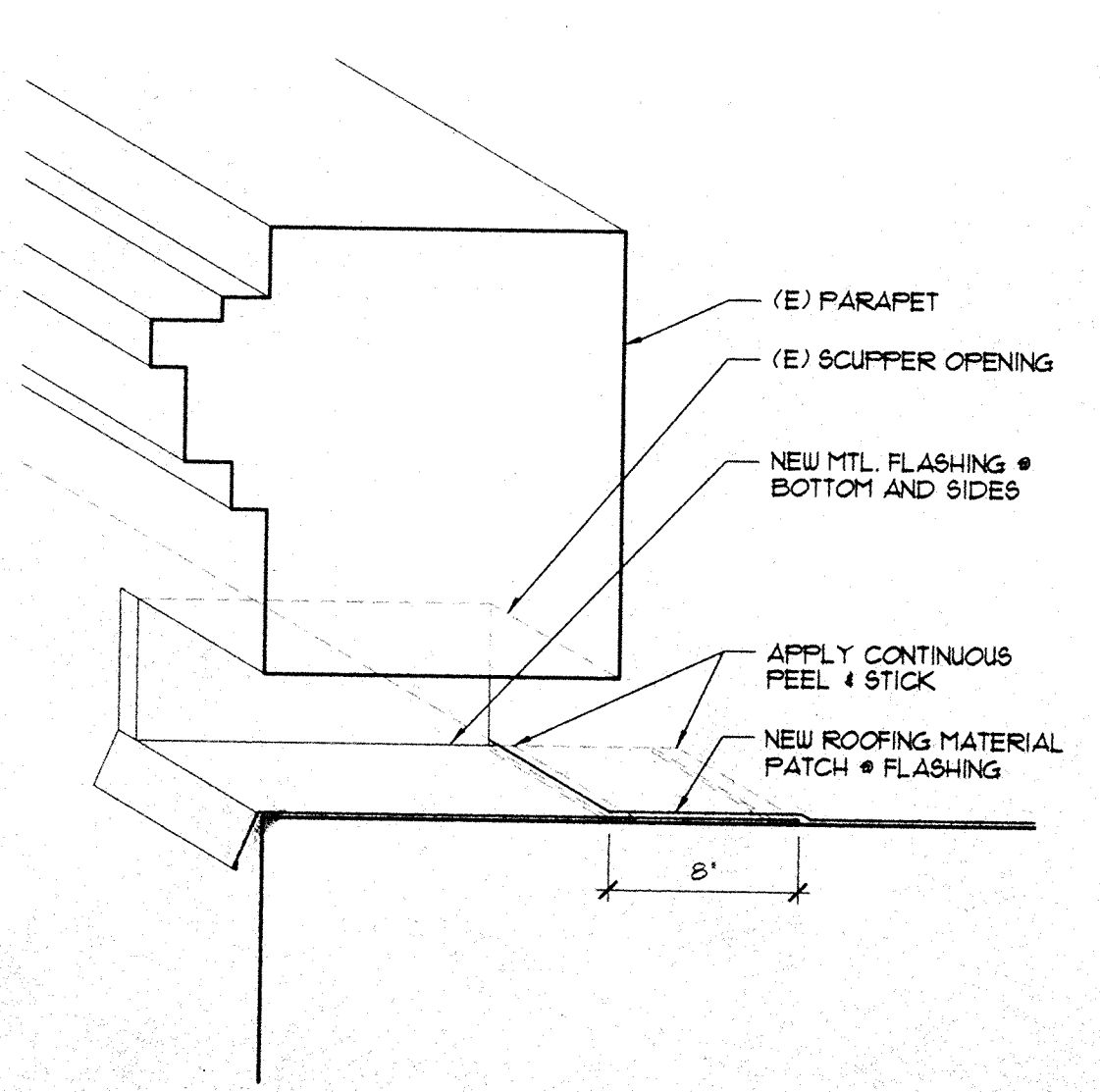
8 JOINT @ BRIDGE
 A4.8 SCALE: 6" = 1'-0"



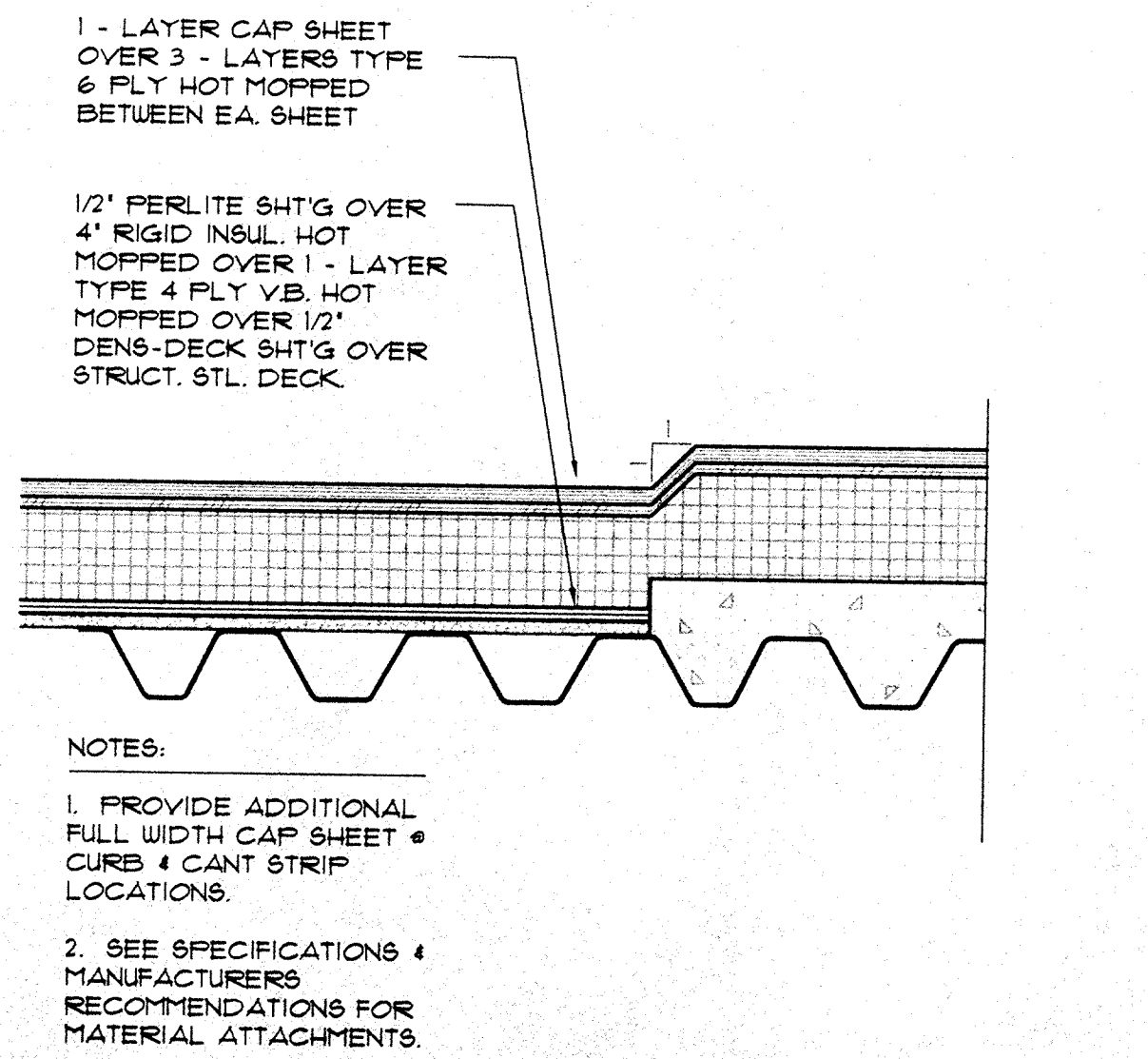
5 SLAB EDGE @ BRIDGE
 A4.8 SCALE: 3" = 1'-0"



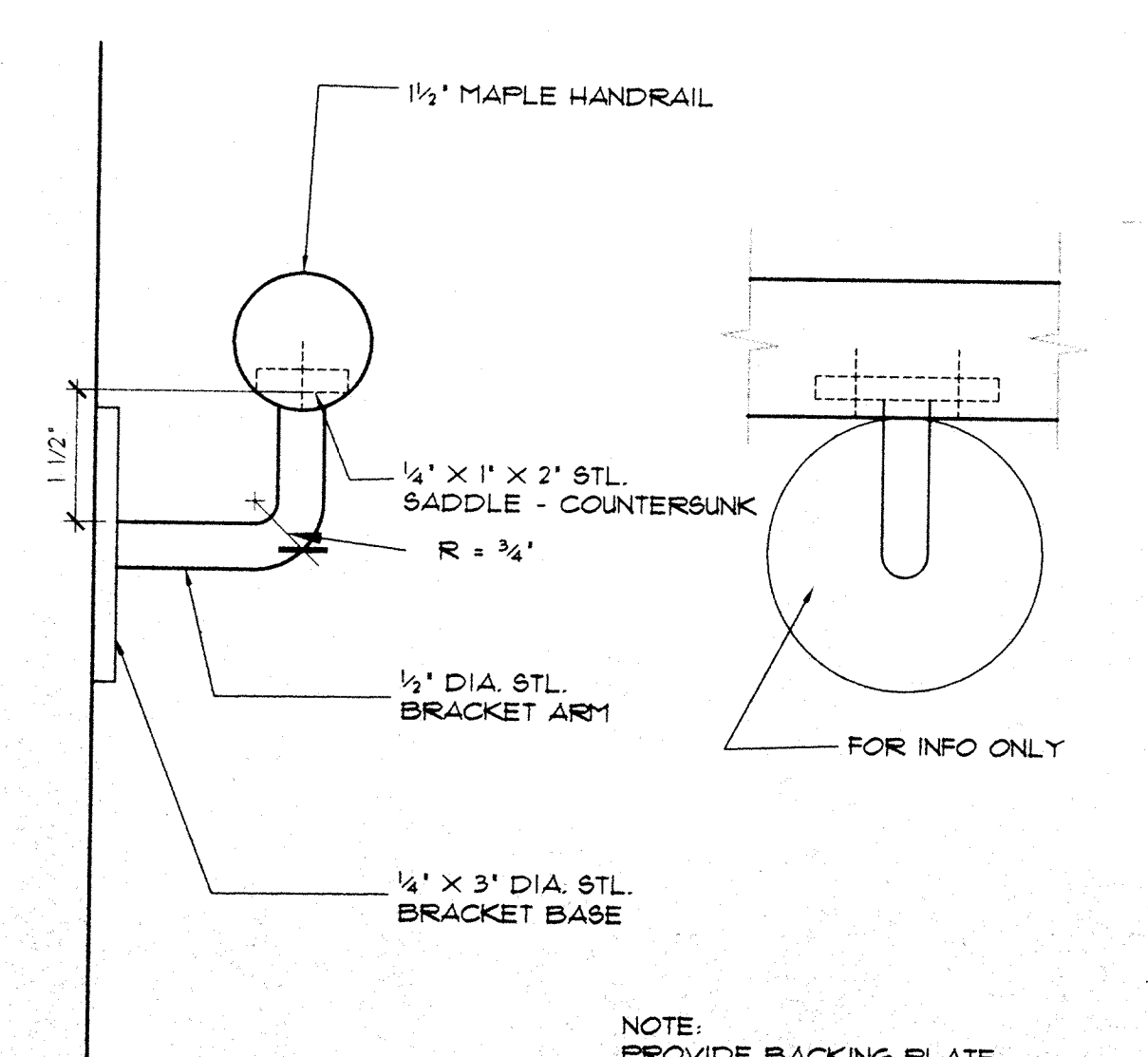
2 SLAB EDGE @ ATRIUM
 A4.8 SCALE: 3" = 1'-0"



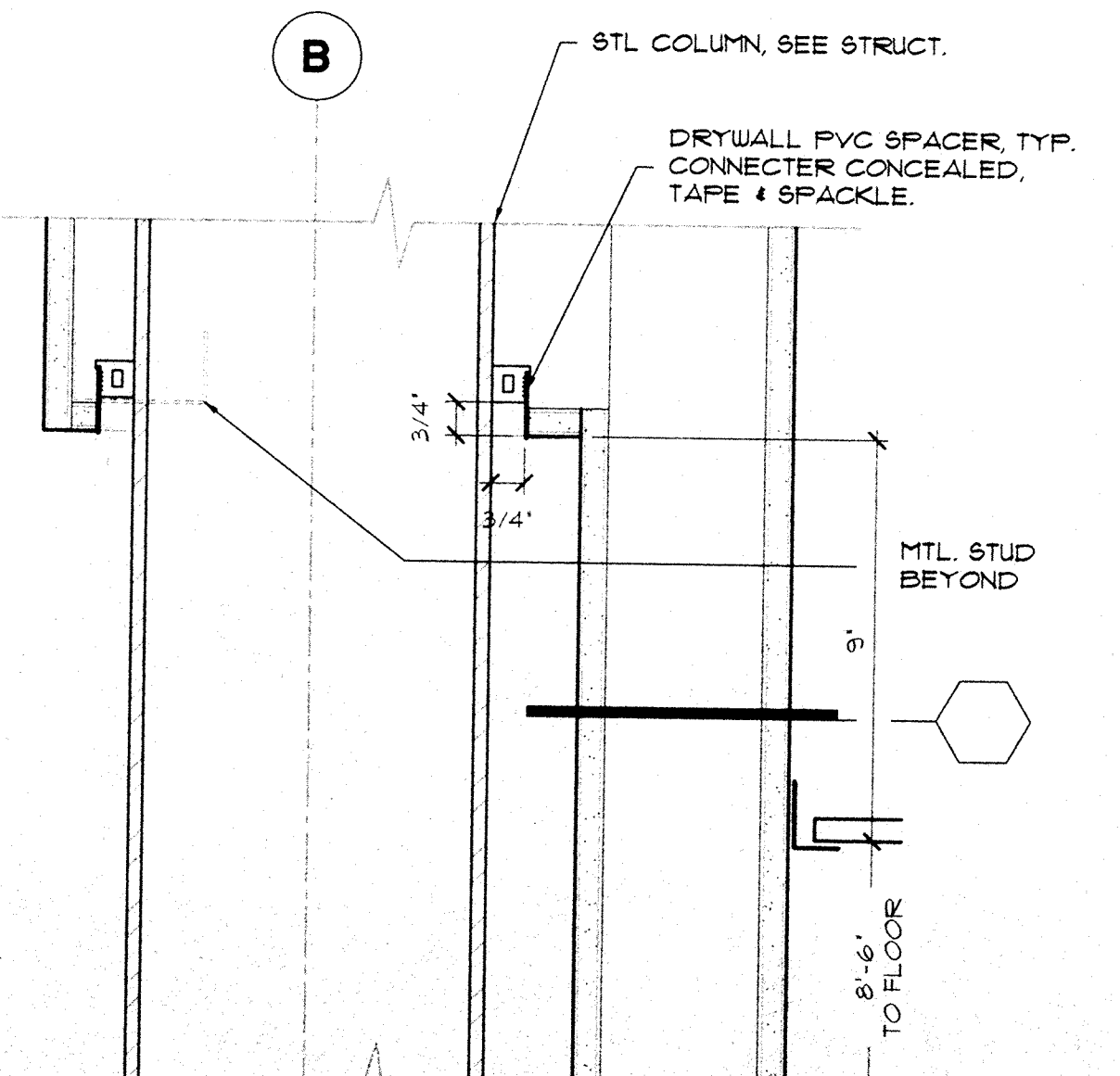
15 FLASHING @ (E) SCUPPER
 A4.8 SCALE: 1-1/2" = 1'-0"



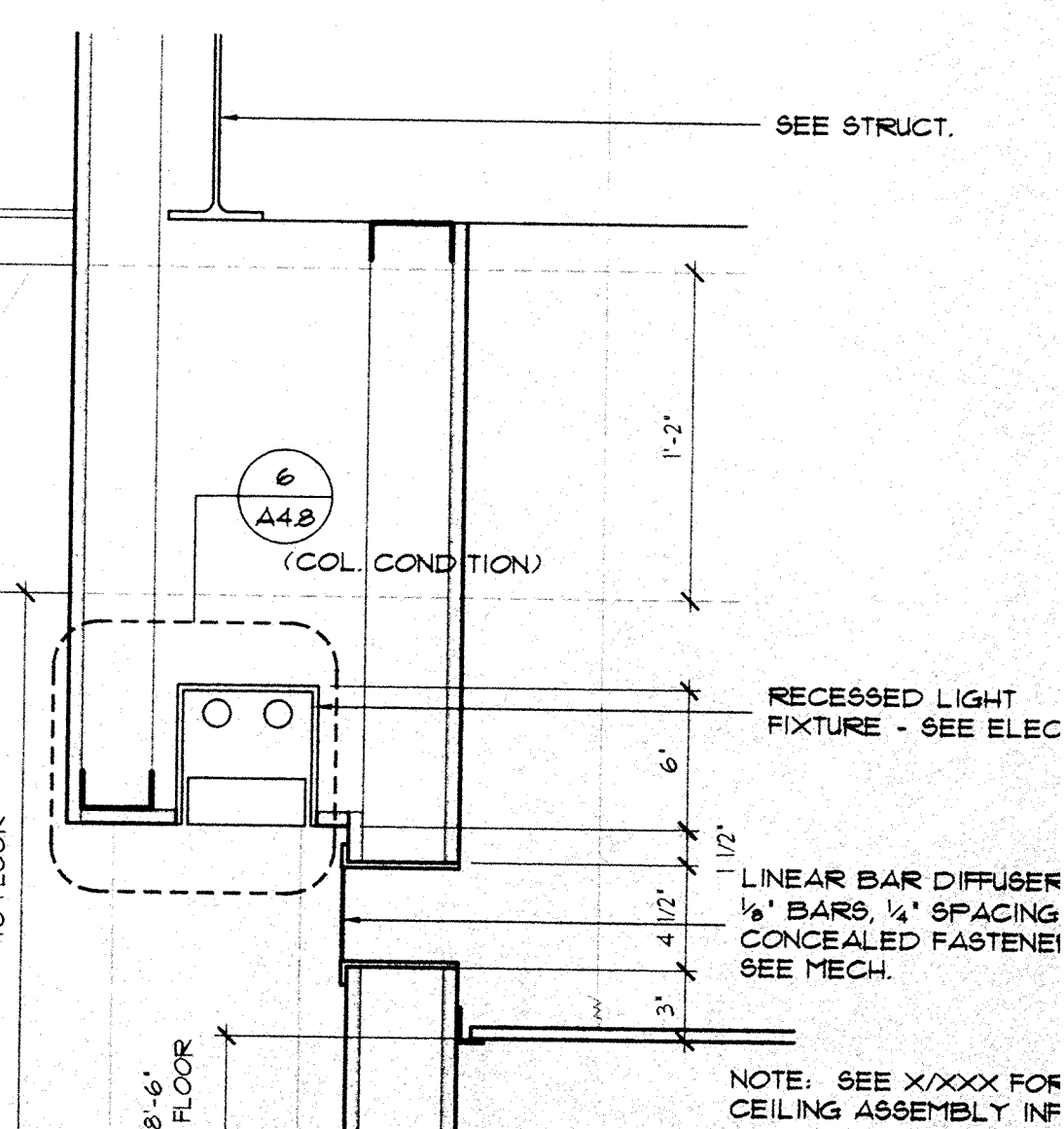
12 ROOF SECTION
 A4.8 SCALE: 1 1/2" = 1'-0"



9 HANDRAIL @ WALL
 A4.8 SCALE: 6" = 1'-0"

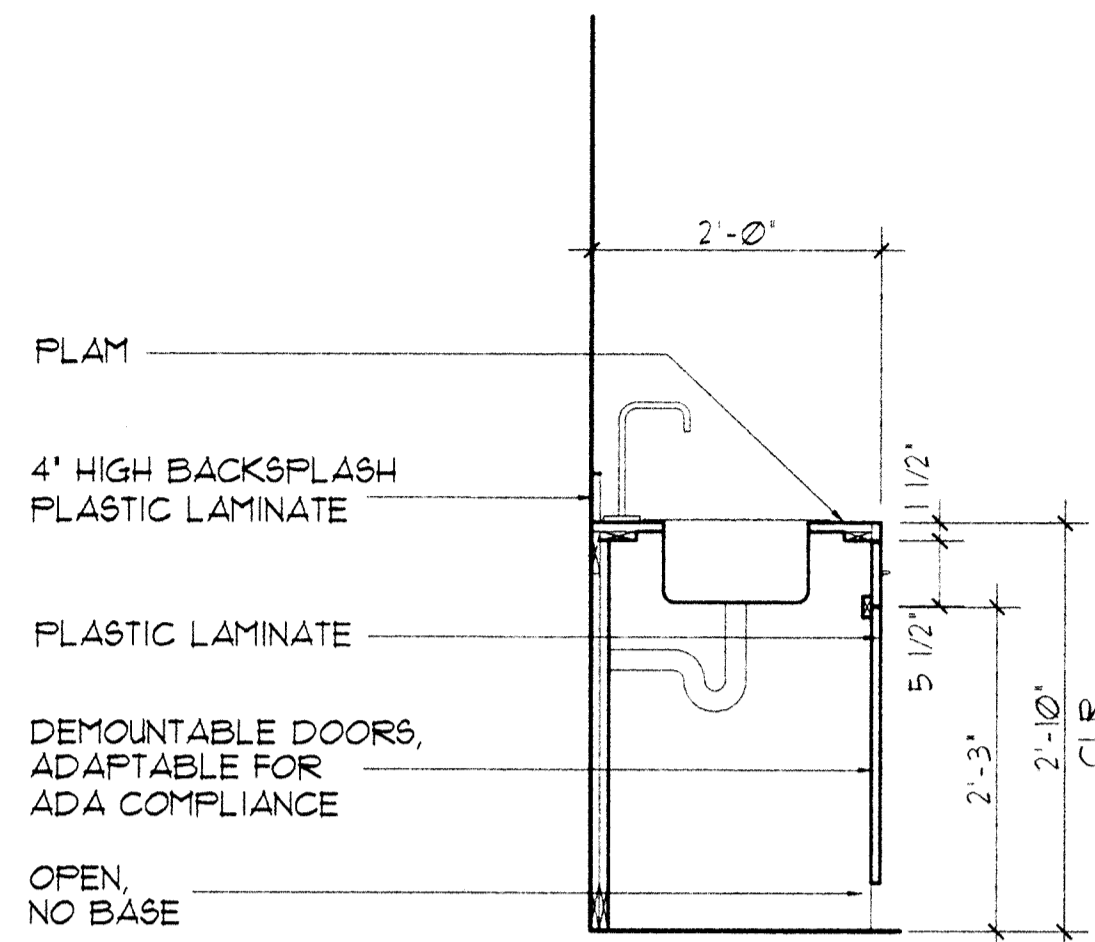


6 COLUMN COLLAR, TYP.
 A4.8 SCALE: 3" = 1'-0"

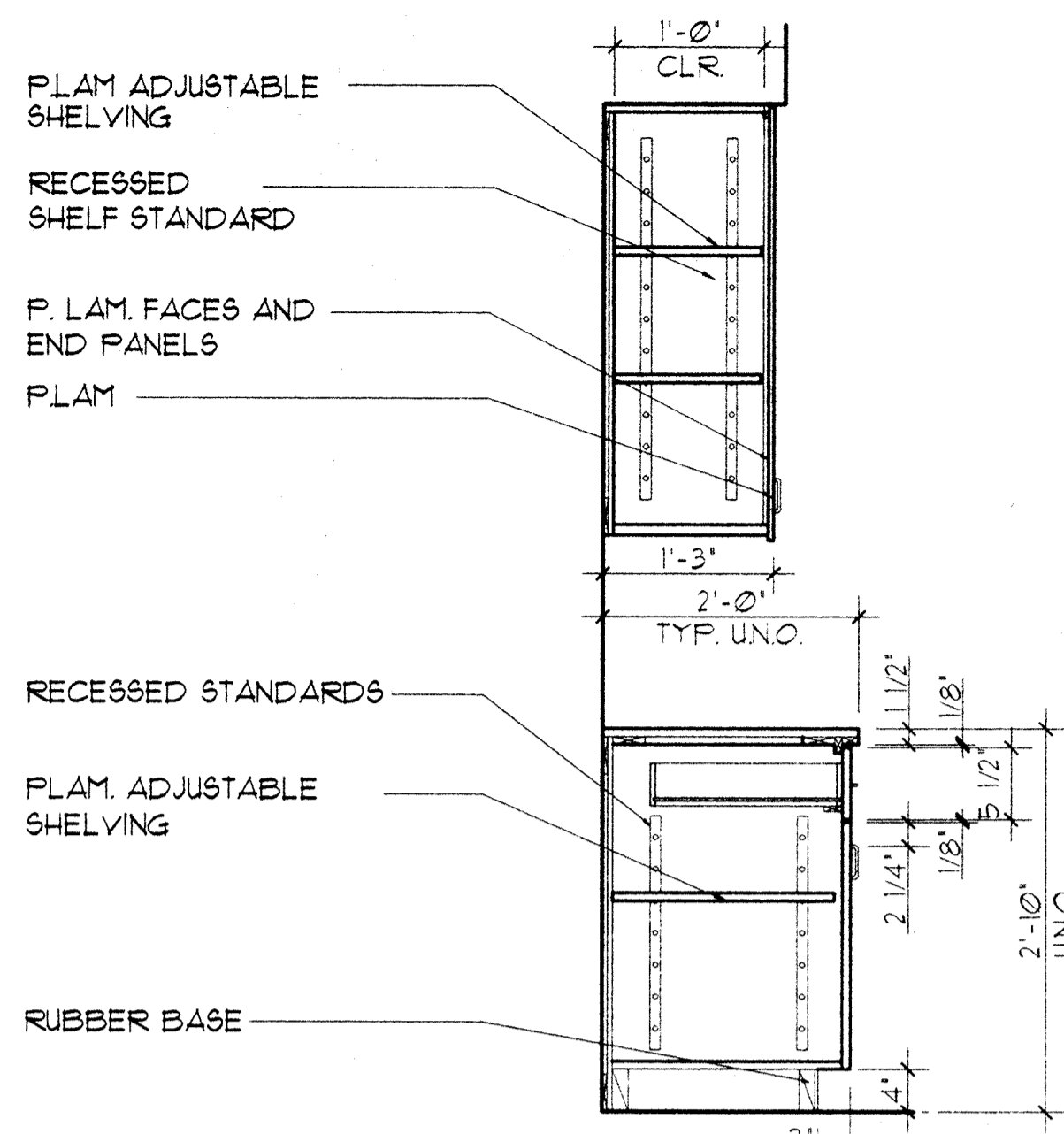


3 SOFFIT SECTION @ ATRIUM
 A4.8 SCALE: 1 1/2" = 1'-0"

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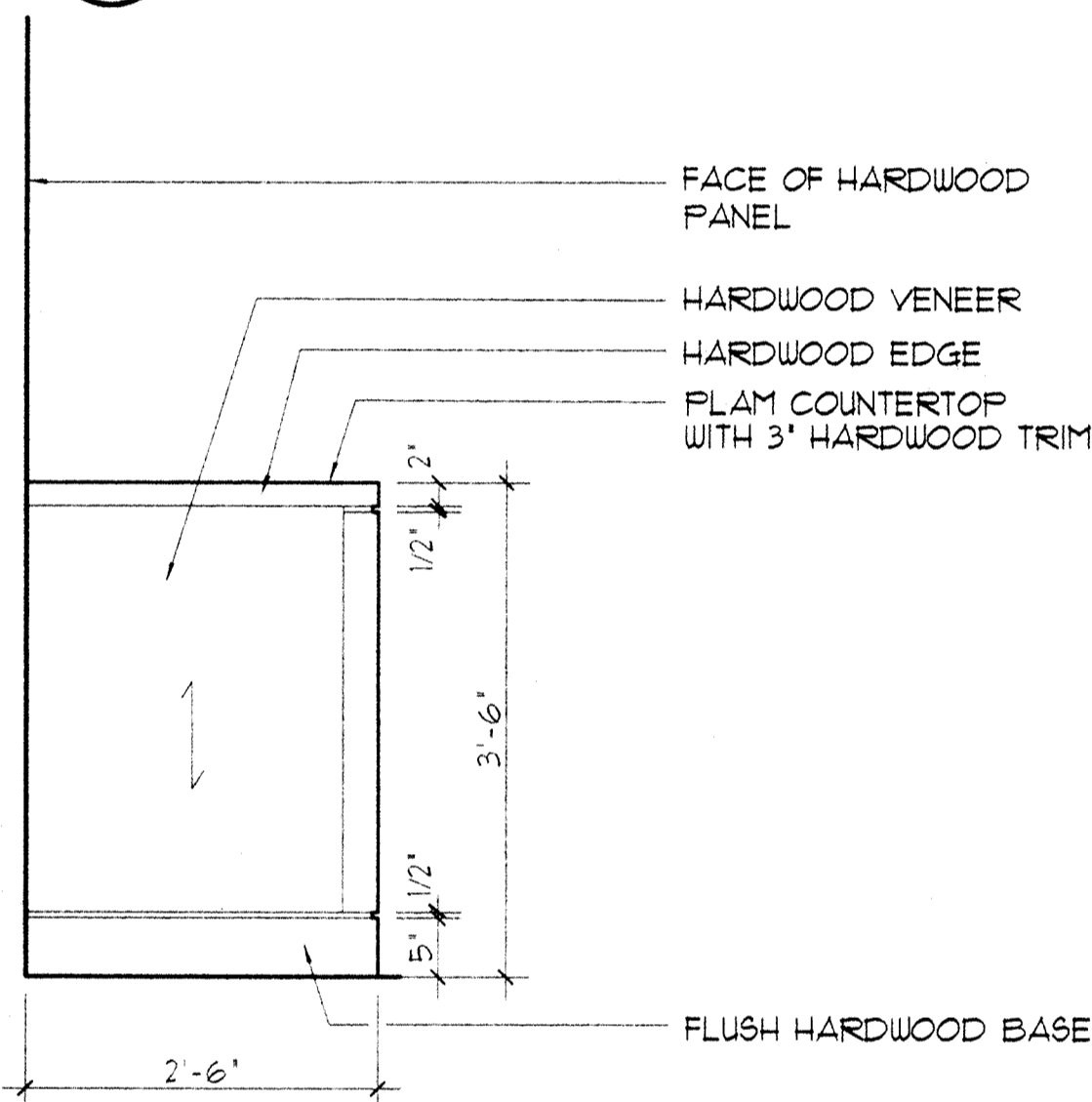


3 TYP. CABINET SECTION WITH SINK
A4.9 SCALE: 3/4" = 1'-0" D131

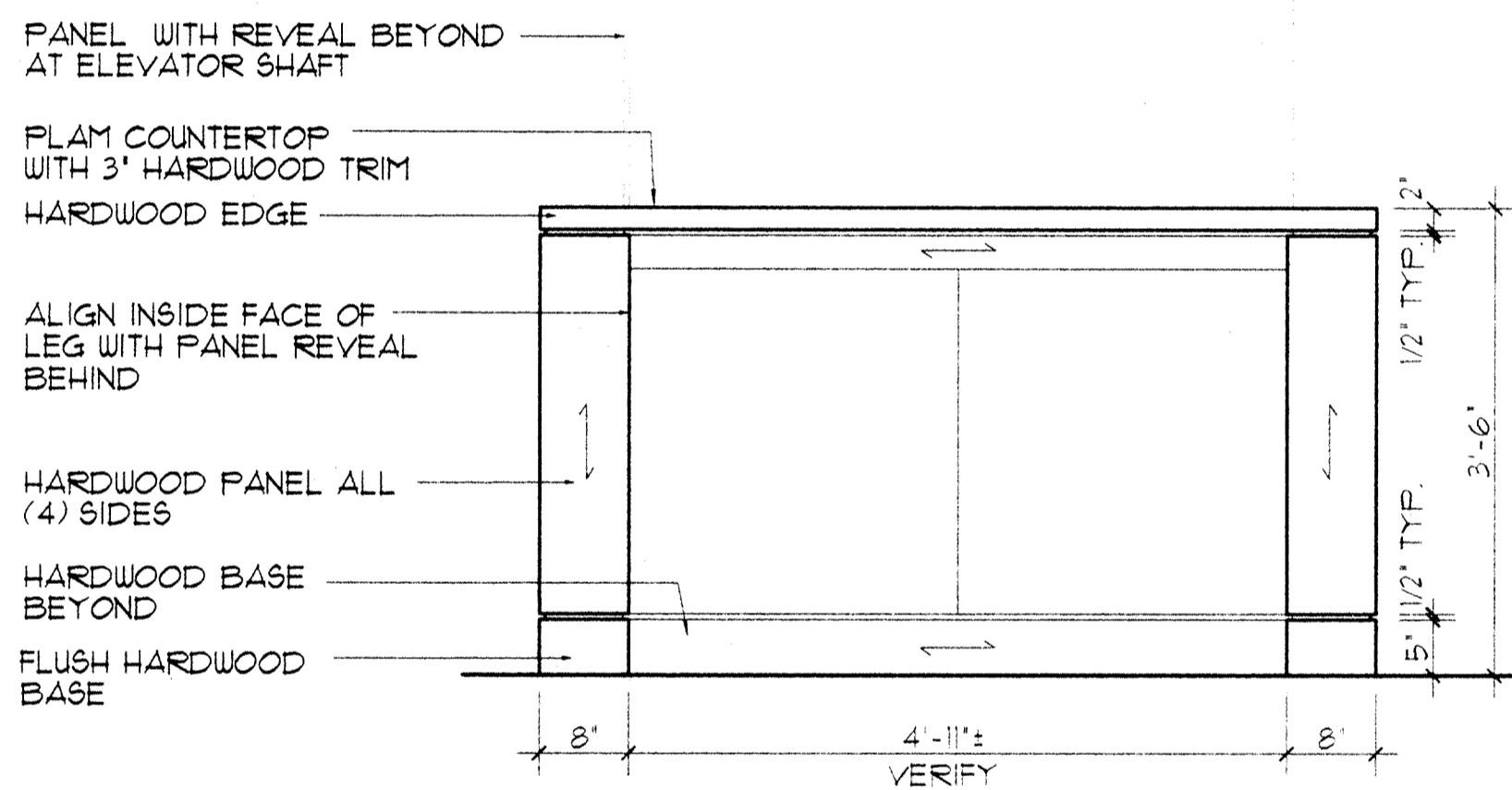


2 TYP. CABINET SECTION
A4.9 SCALE: 3/4" = 1'-0" D130

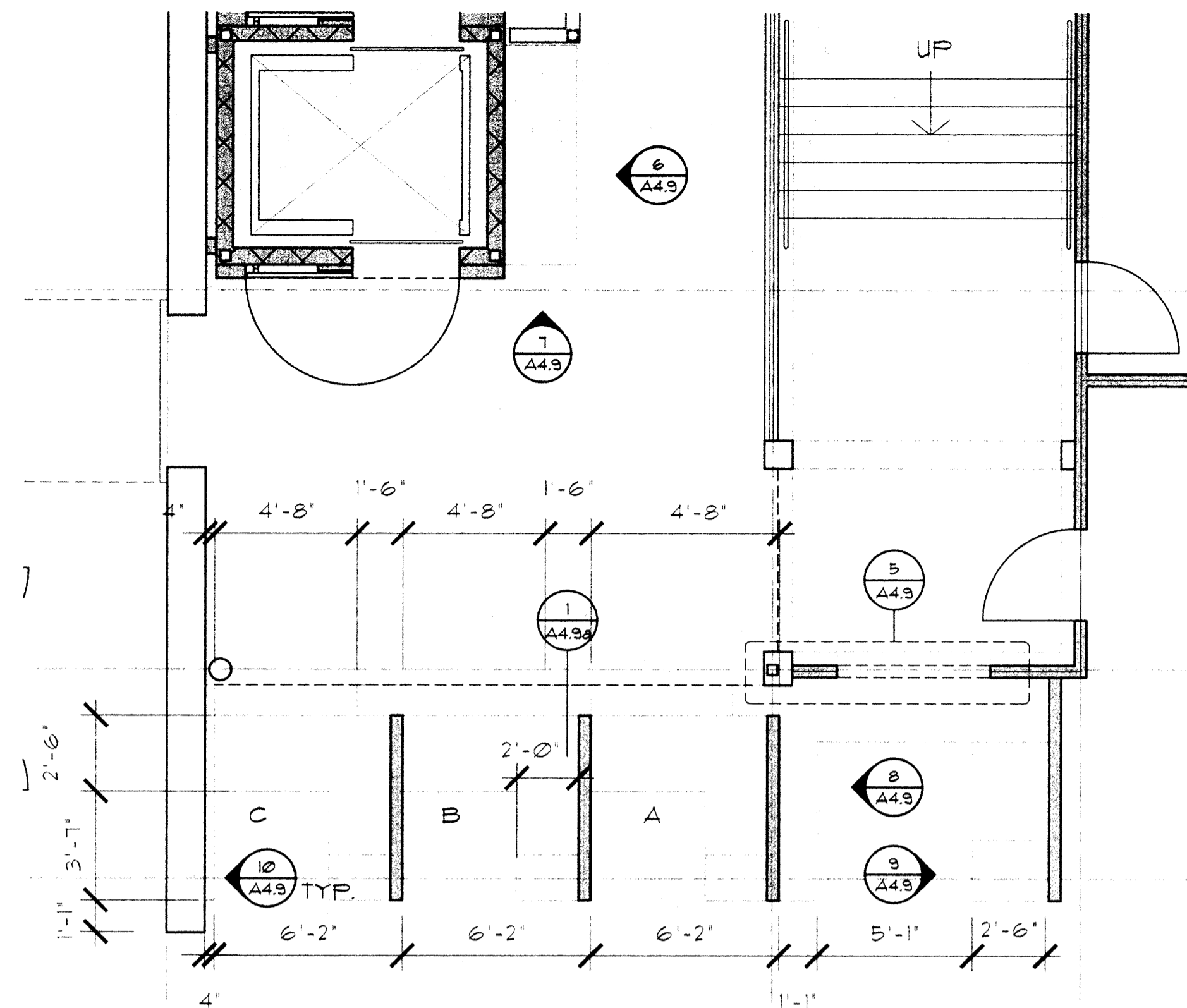
NOTE:
FREESTANDING TABLE SIZE TO ALIGN WITH PANEL REVEALS.



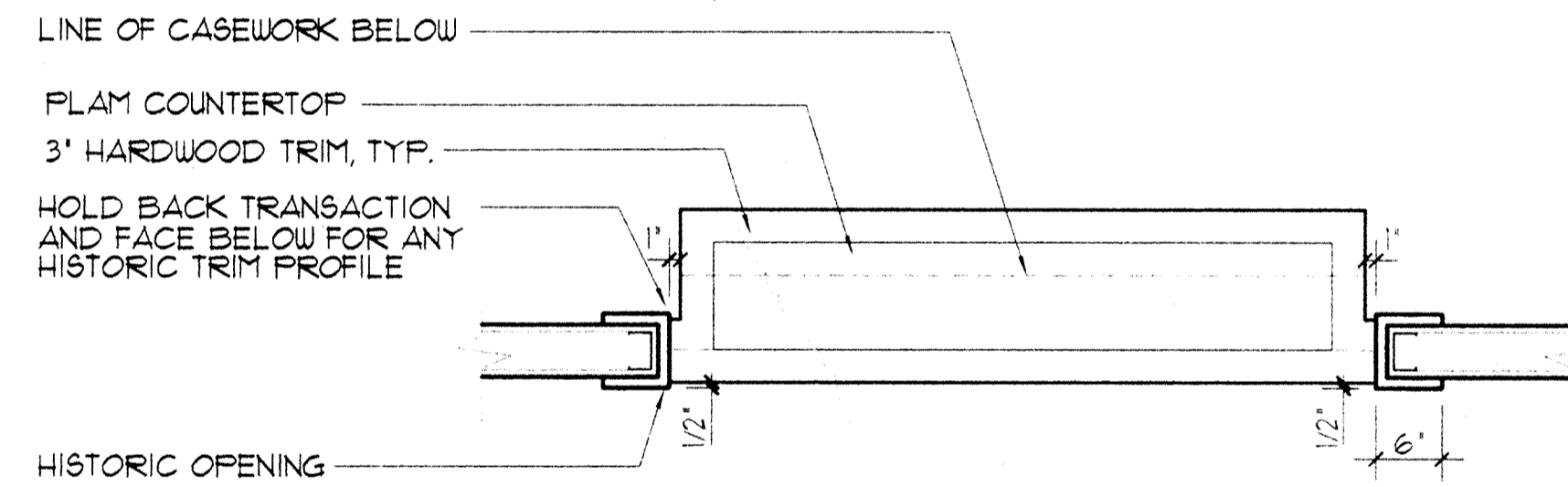
7 LOBBY 202 COUNTER END VIEW
A4.9 SCALE: 3/4" = 1'-0" D140



6 WAITING 203 TABLE
A4.9 SCALE: 3/4" = 1'-0" D137

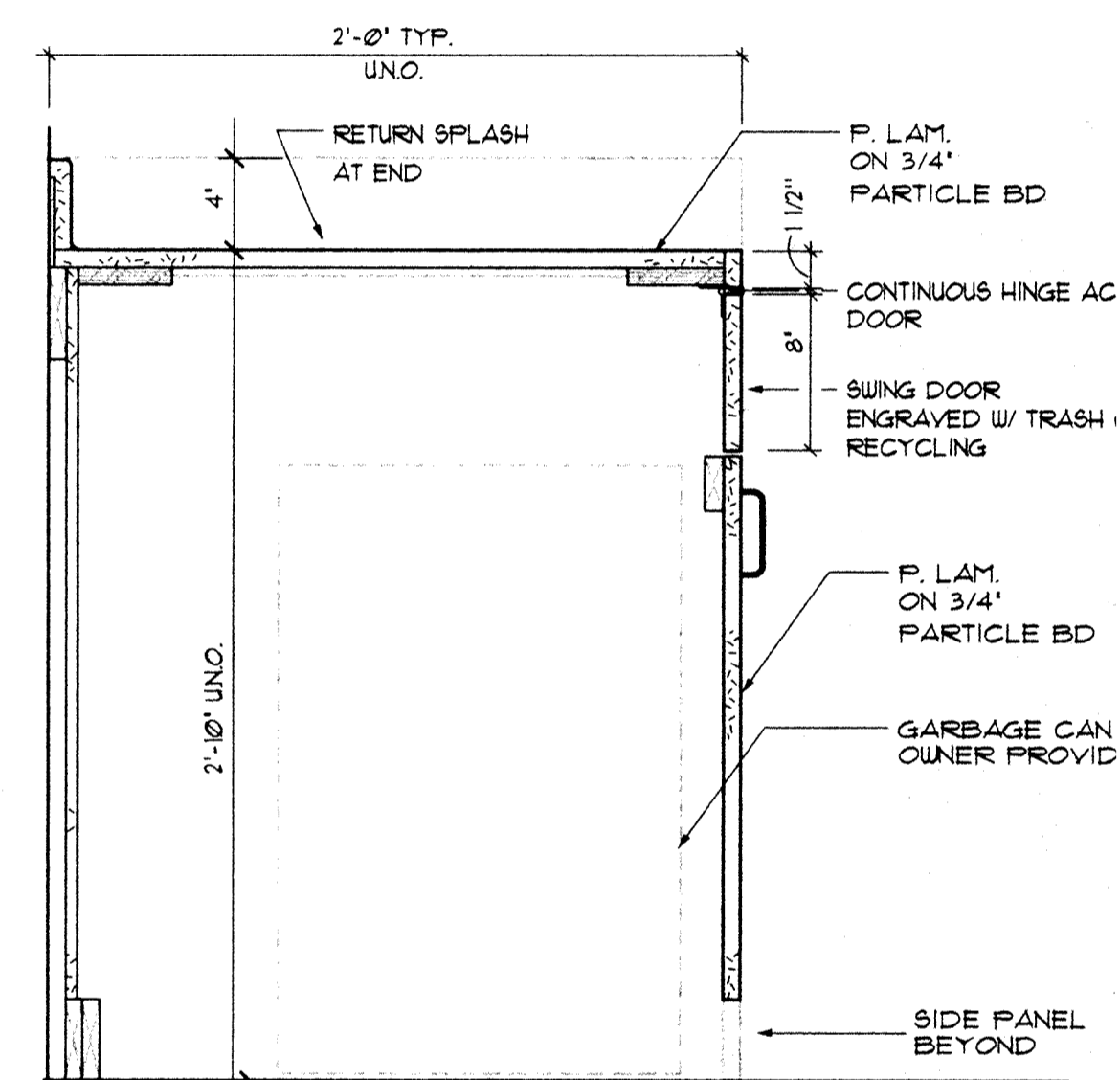


1 LOBBY CASEWORK
A4.9 SCALE: 1/4" = 1'-0" D121

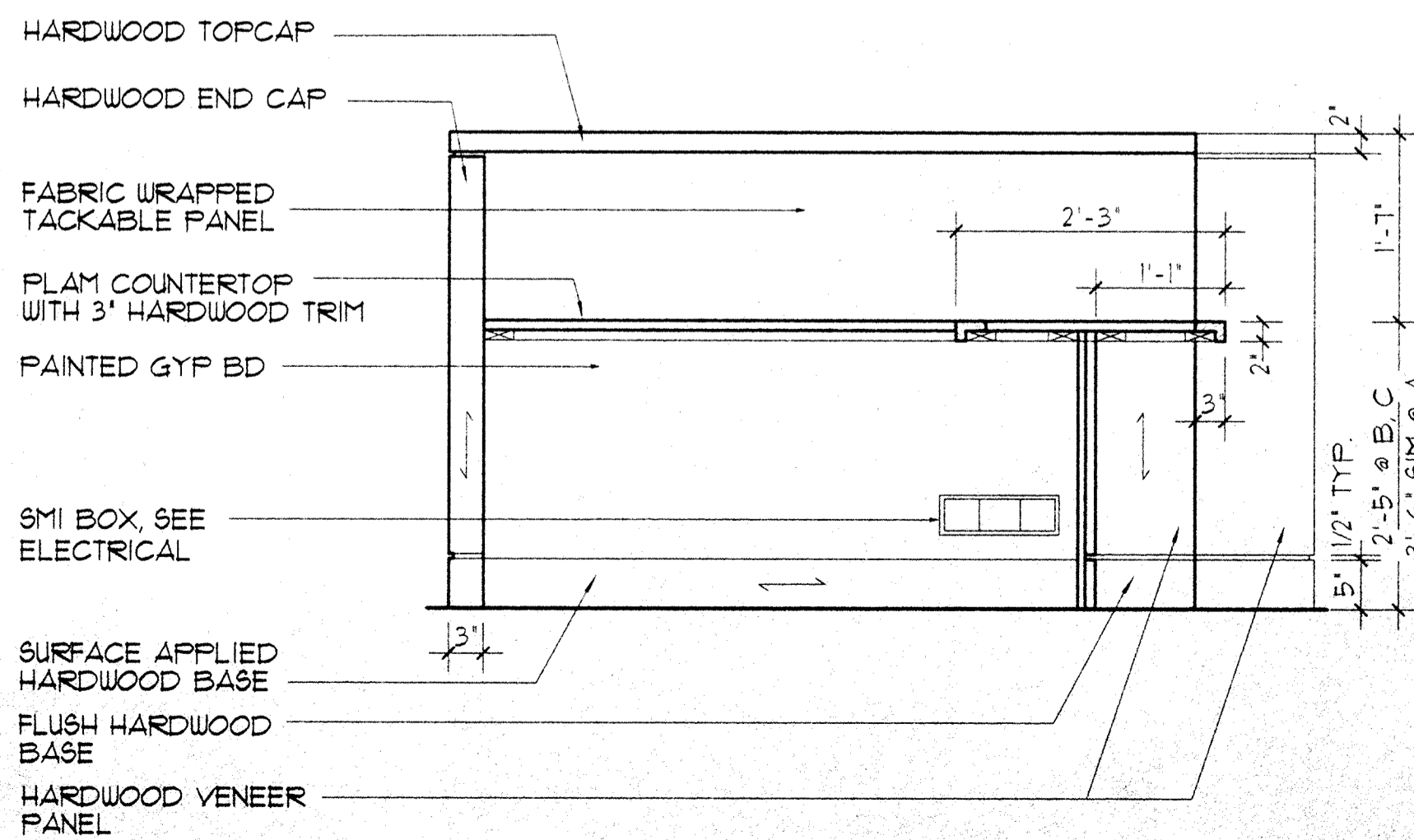


5 CUSTOMER SERVICE COUNTER @ LOBBY 202
A4.9 SCALE: 3/4" = 1'-0" D141

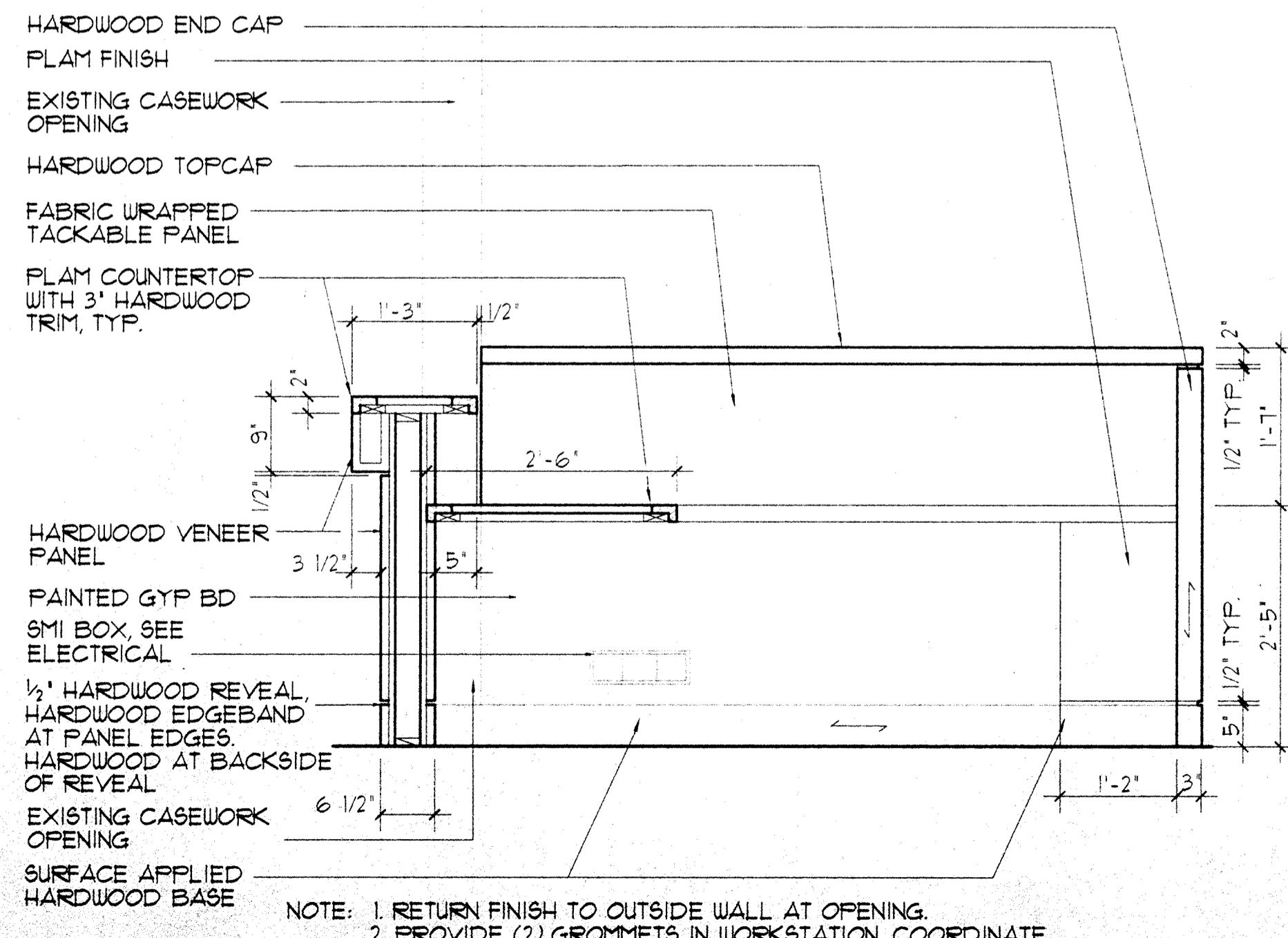
NOTE: 1. RETURN FINISH TO OUTSIDE WALL AT OPENING.
2. PROVIDE (2) GROMMETS IN WORKSURFACE, COORDINATE LOCATION IN FIELD. TYP. AT CUSTOMER SERVICE CENTER.



4 TRASH/RECYCLING CABINET
A4.9 SCALE: 3/8" = 1'-0" D110

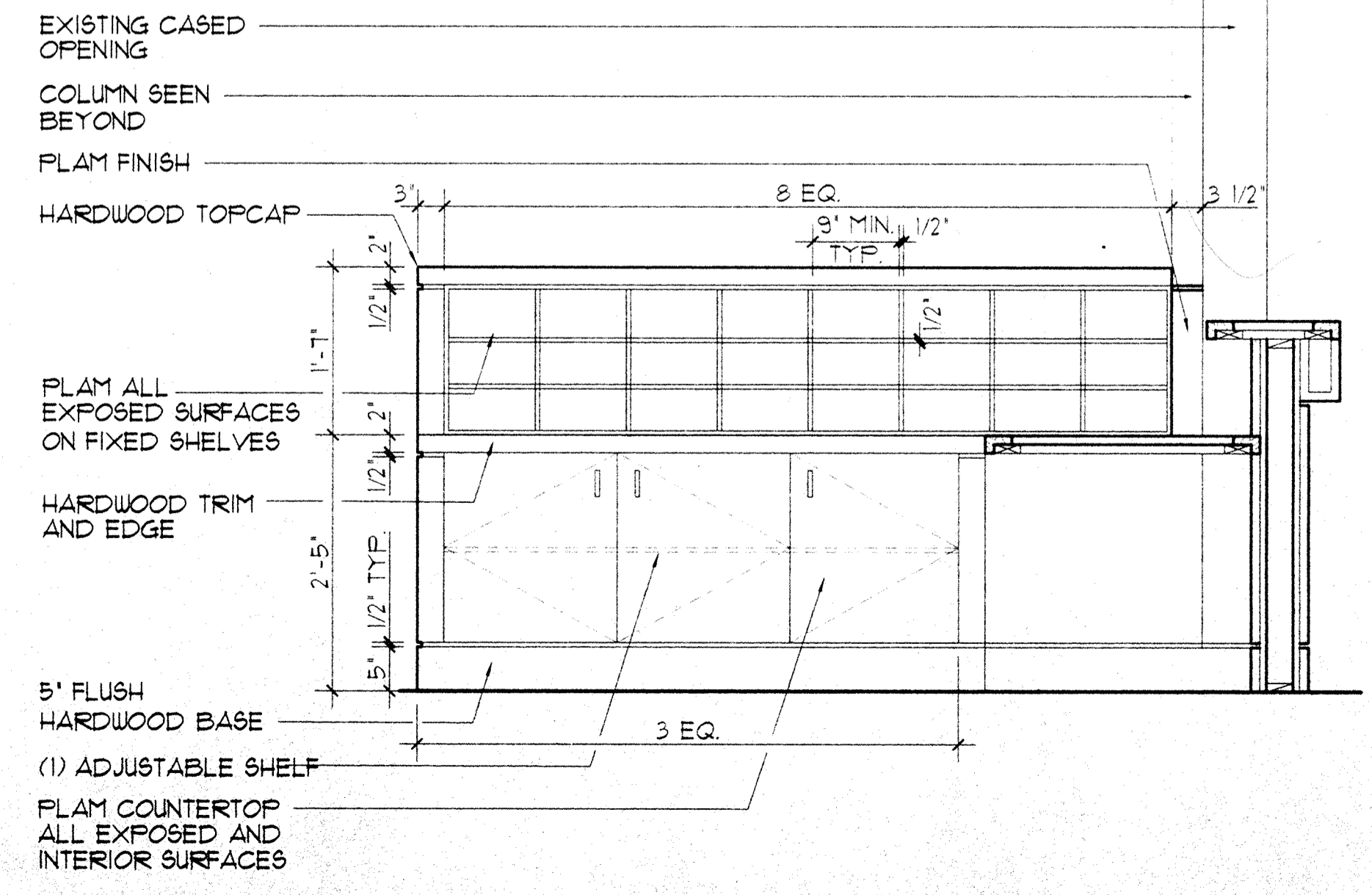


10 WAITING 2-3/OFFICE 213 SERVICE COUNTER SECTION
A4.9 SCALE: 3/4" = 1'-0" D135



9 SECTION AT CUSTOMER SERVICE LOBBY 202/OFFICE 213
A4.9 SCALE: 3/4" = 1'-0" D138

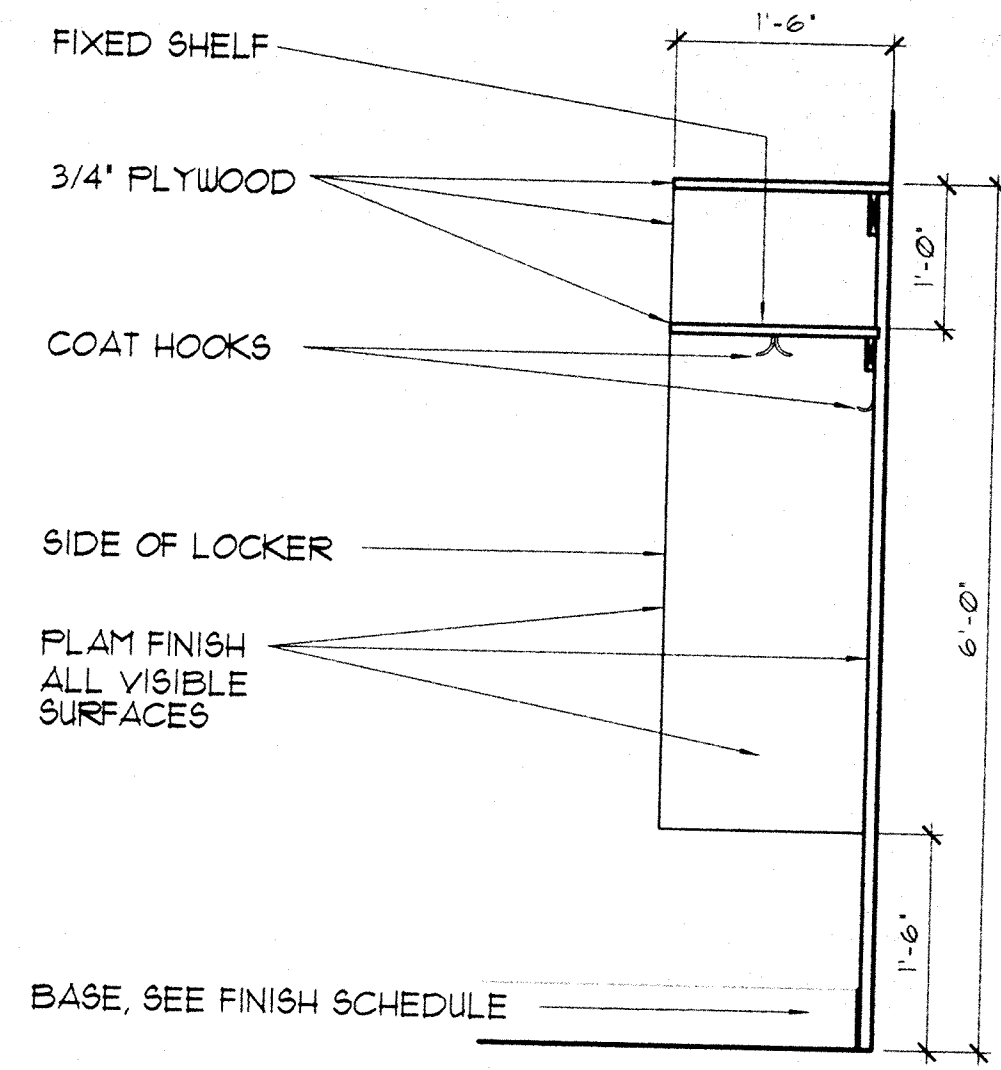
NOTE: 1. RETURN FINISH TO OUTSIDE WALL AT OPENING.
2. PROVIDE (2) GROMMETS IN WORKSTATION, COORDINATE LOCATION IN FIELD. TYP. AT CUSTOMER SERVICE CENTER.



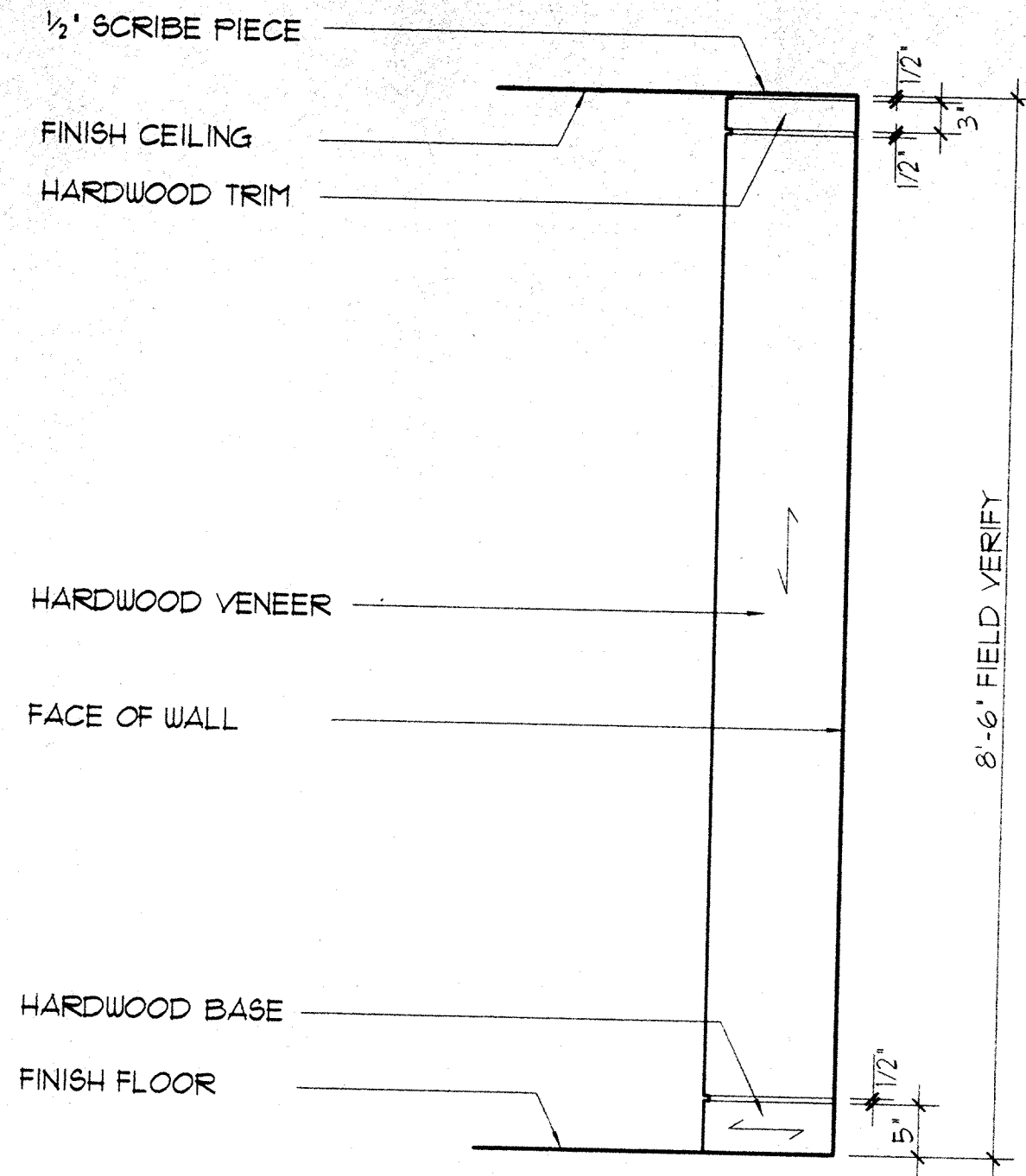
8 SECTION AT CUSTOMER SERVICE LOBBY 202/OFFICE 213
A4.9 SCALE: 3/4" = 1'-0" D139

445-7372

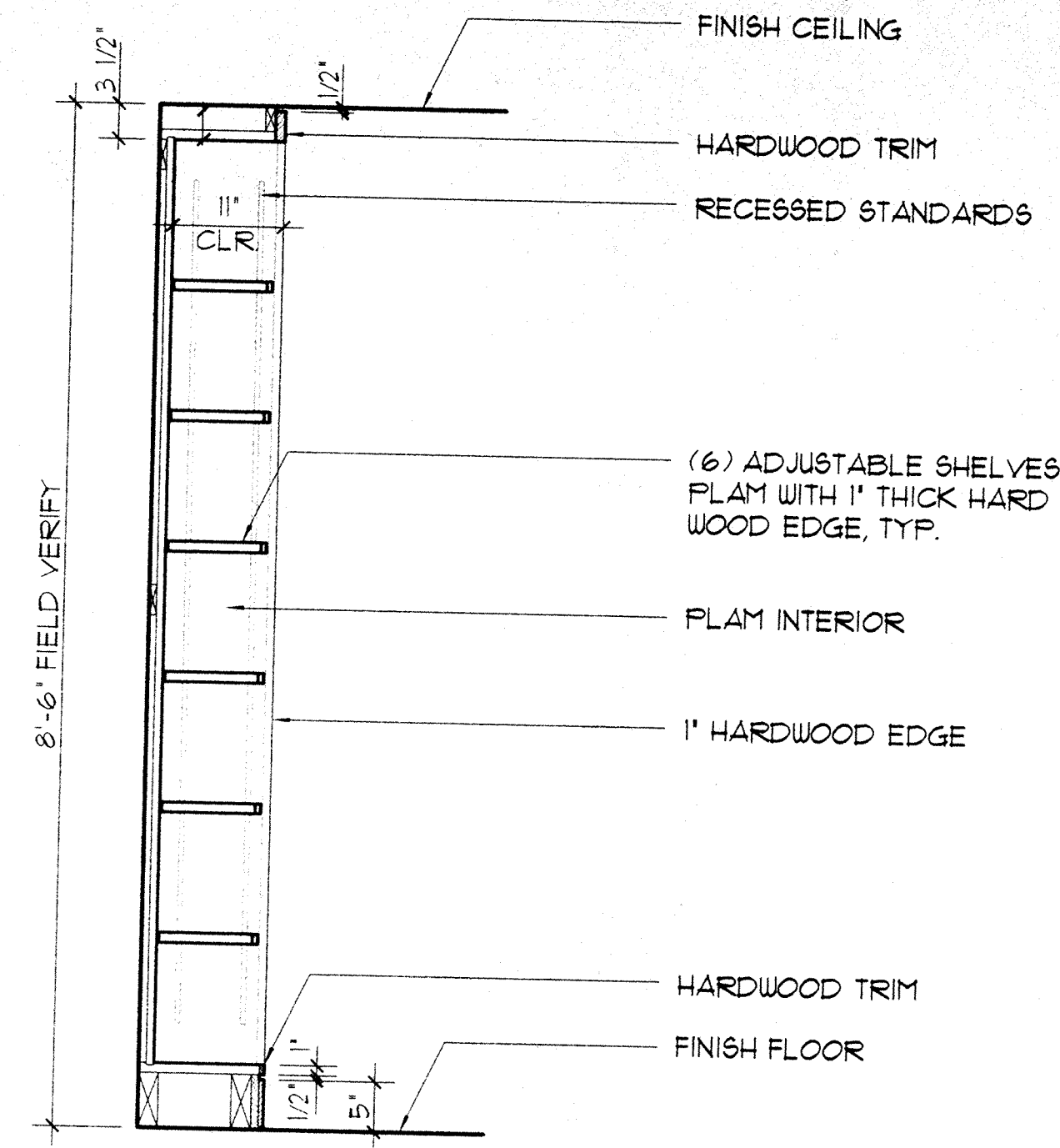
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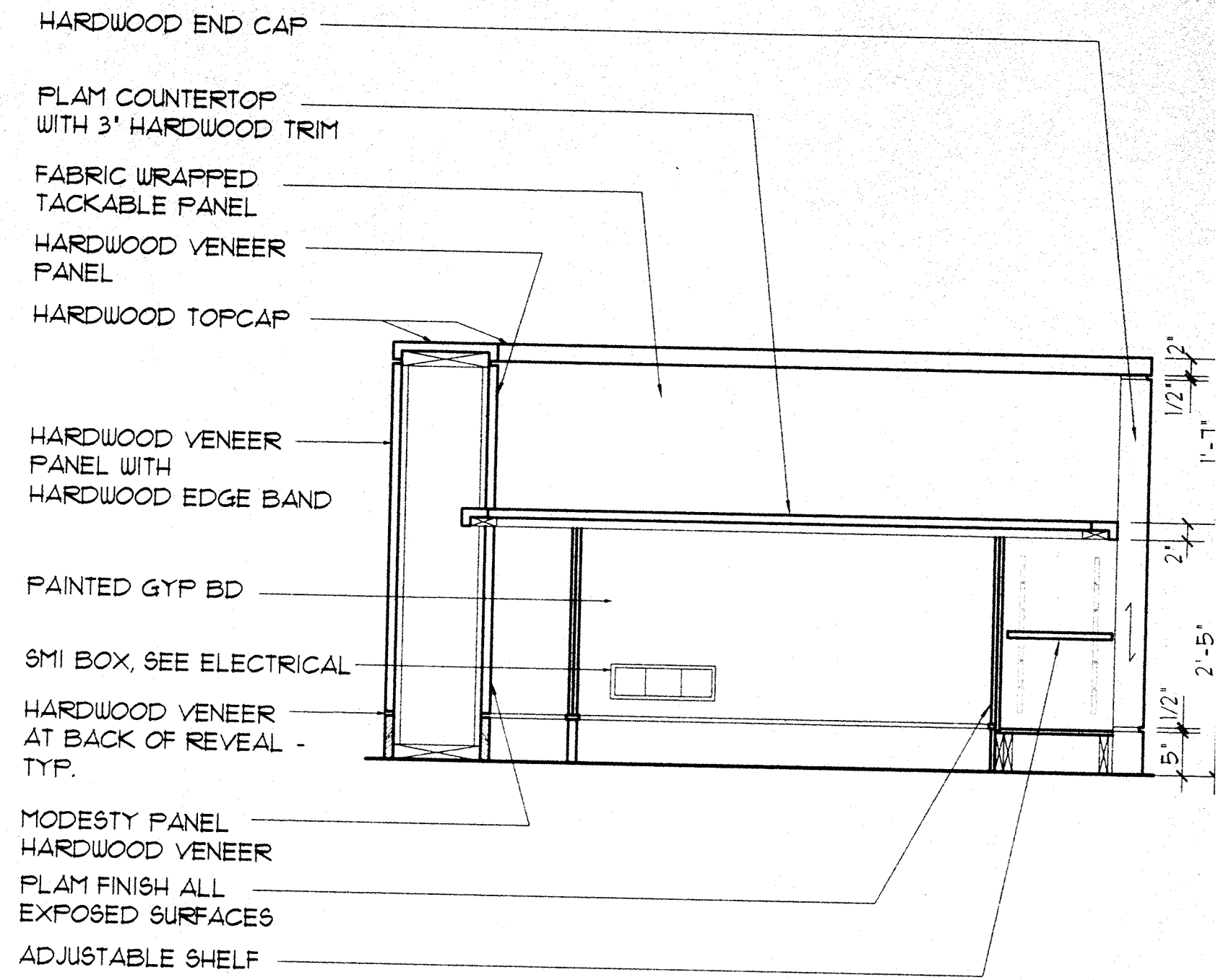
4 MUD ROOM SECTION
 A4.9A SCALE: 3/4" = 1'-0" D145



3 LIBRARY 305 SHELF END ELEVATION
 A4.9b SCALE: 3/4" = 1'-0" D143

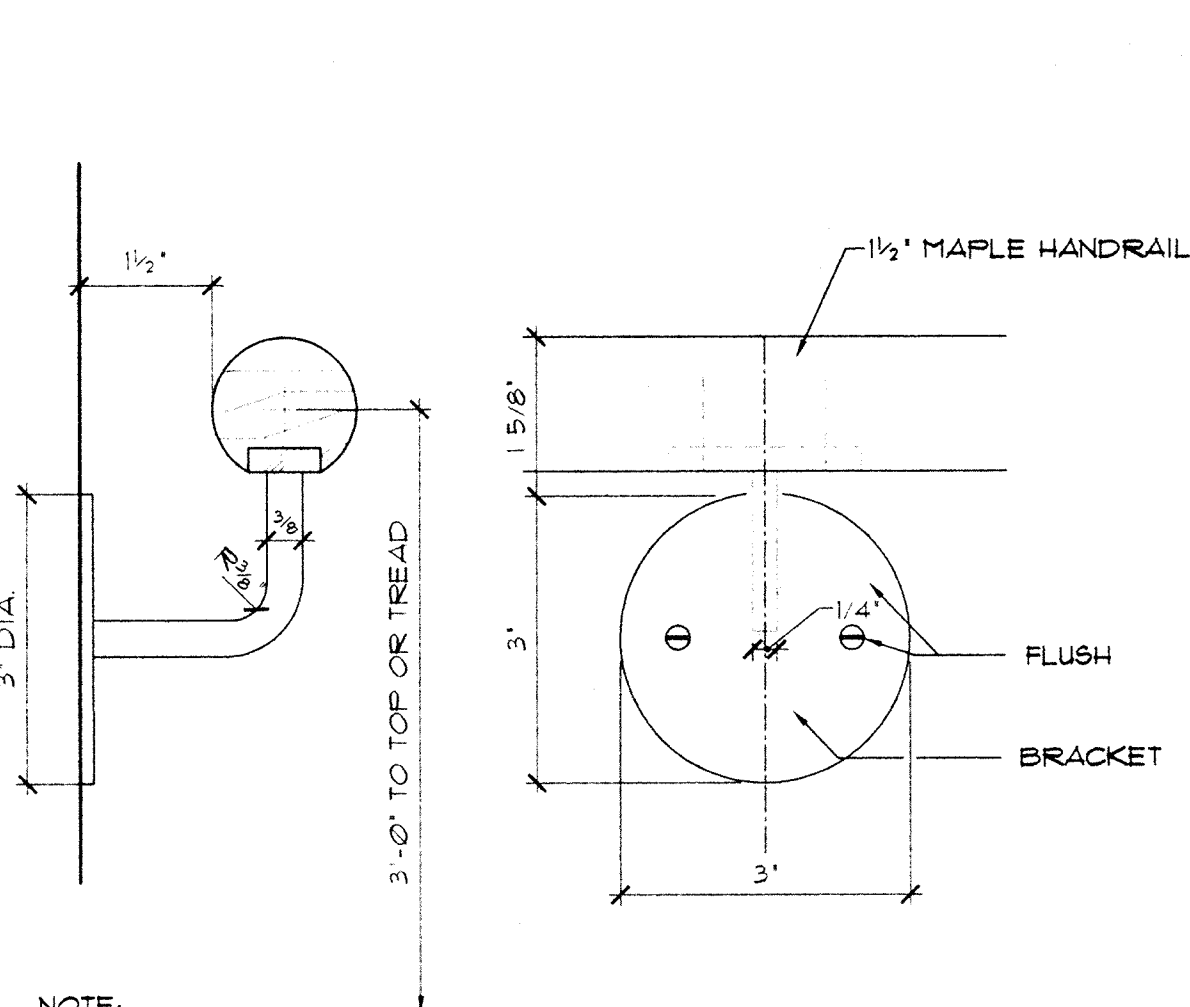


2 LIBRARY 305 SHELF SECTION
 A4.9c SCALE: 3/4" = 1'-0" D142

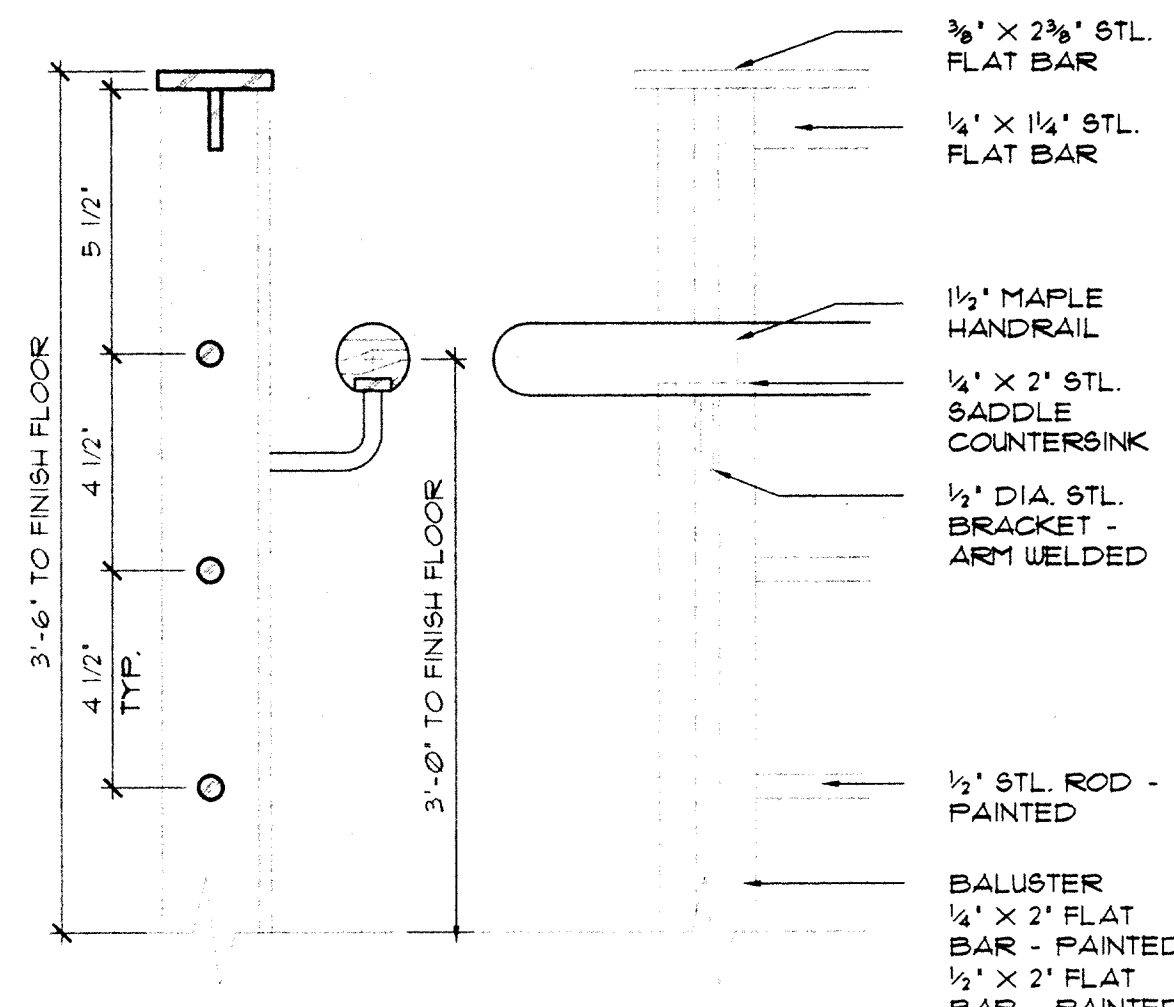


1 COUNTER @ WAITING 203
 A4.9d SCALE: 3/4" = 1'-0" D134

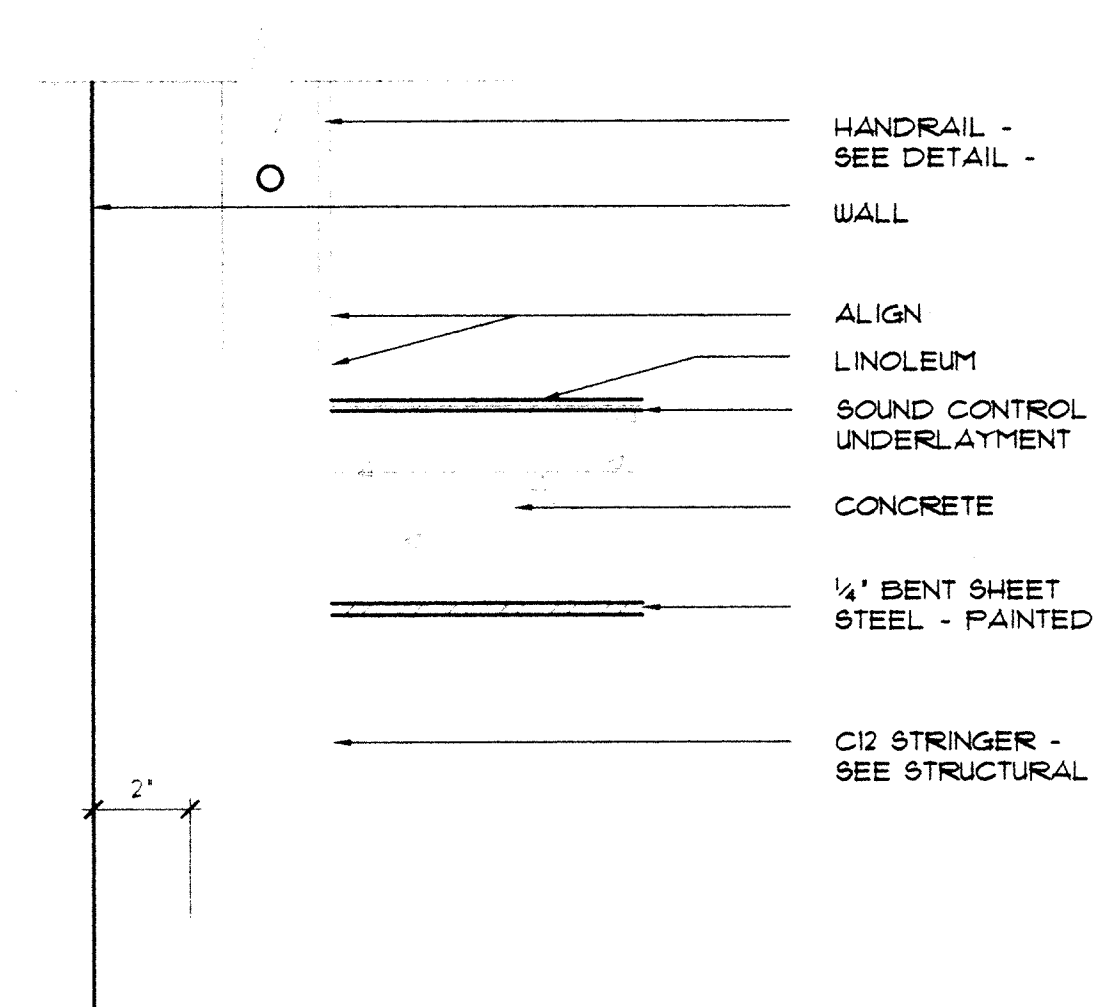
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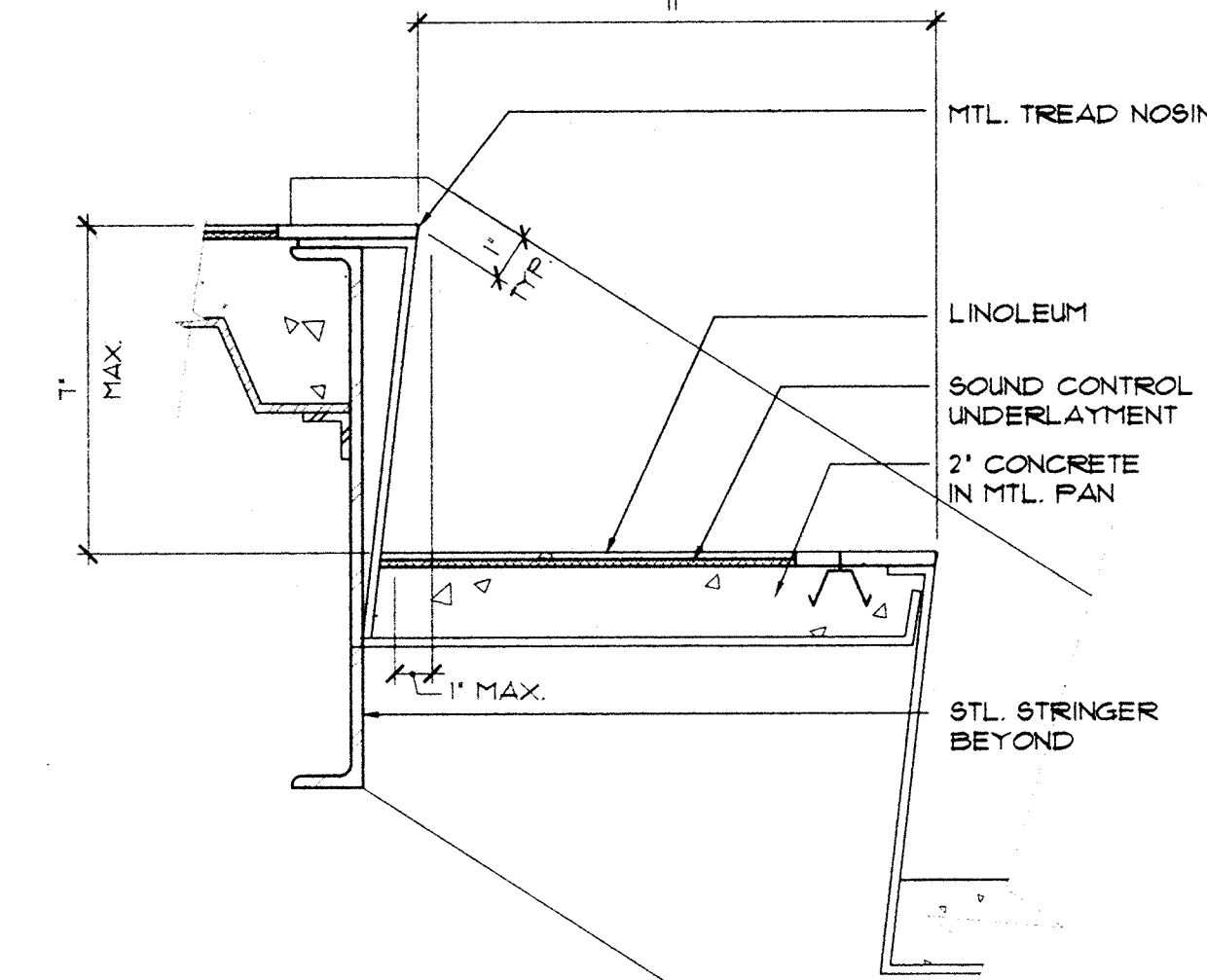
1 HANDRAIL AT WALL
SCALE: 6" = 1'-0"



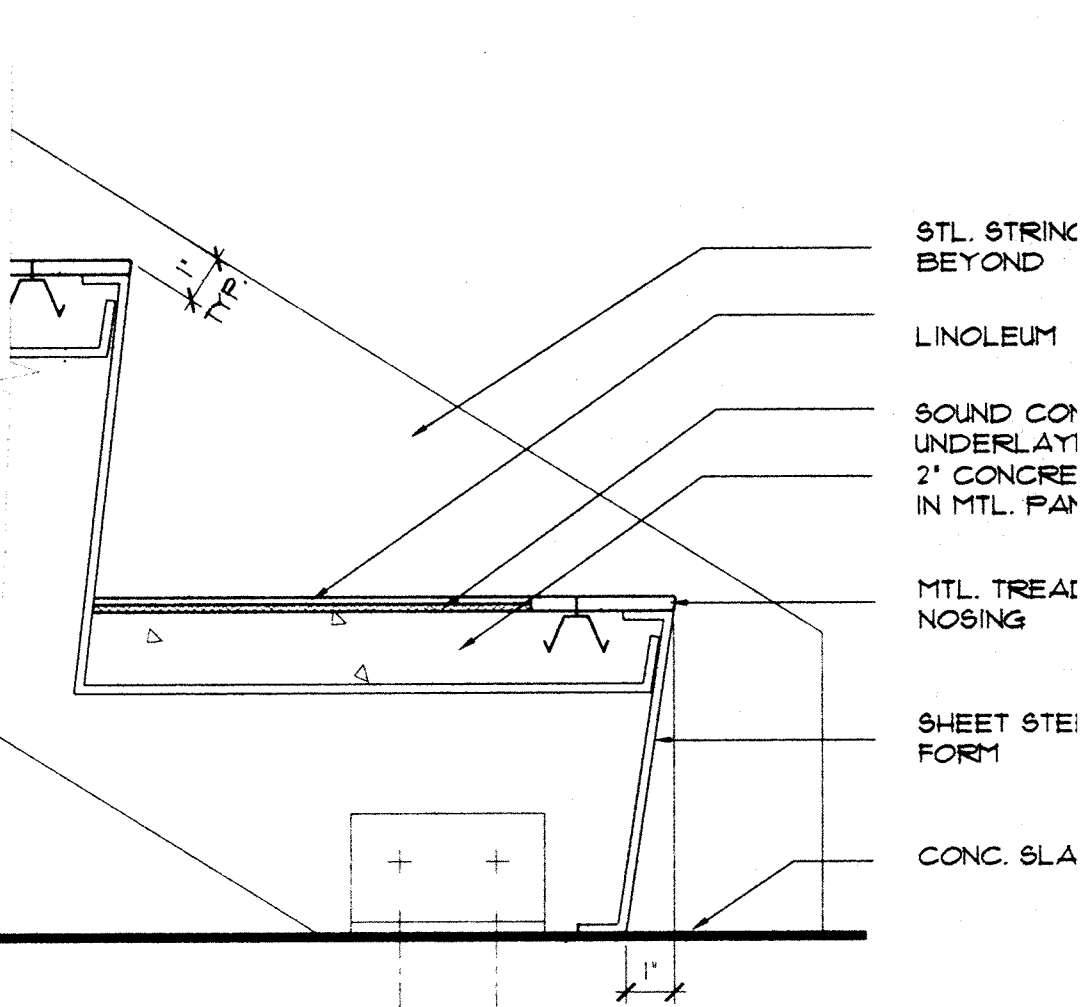
9 STAIR HANDRAIL, TYP.
SCALE: 3" = 1'-0"



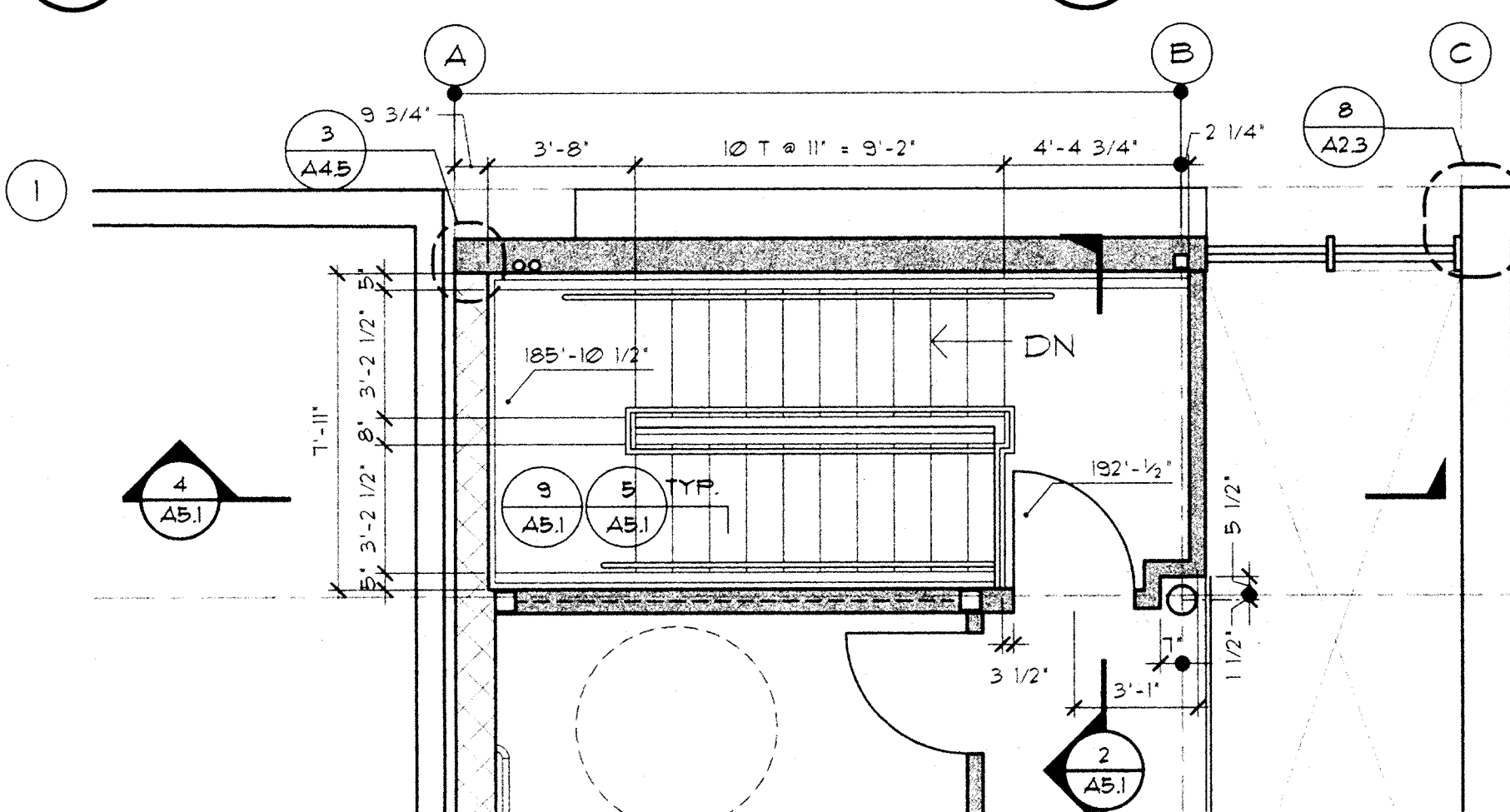
5 STRINGER, TYP.
SCALE: 3" = 1'-0"



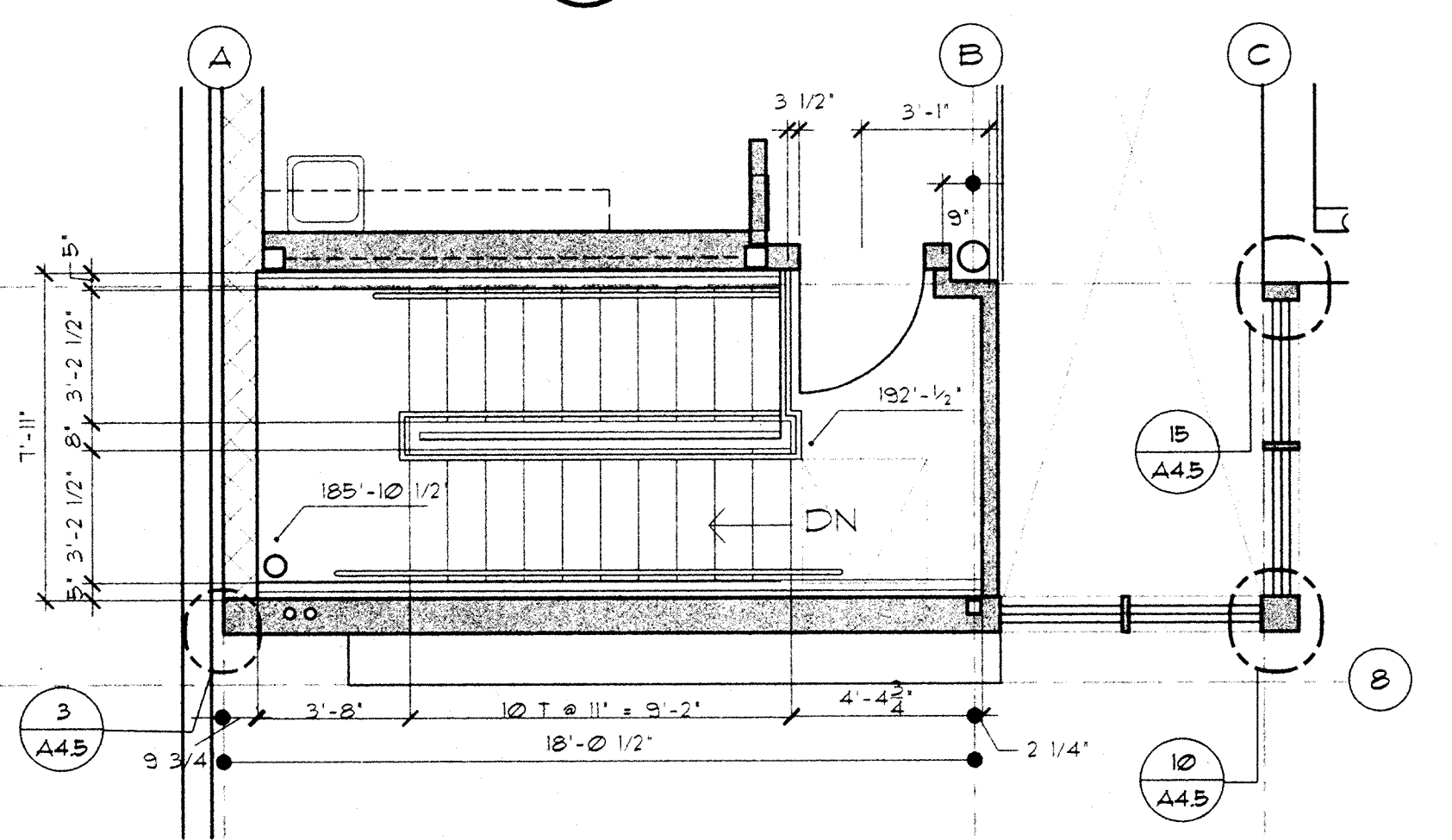
3 STAIR DETAIL
SCALE: 3" = 1'-0"



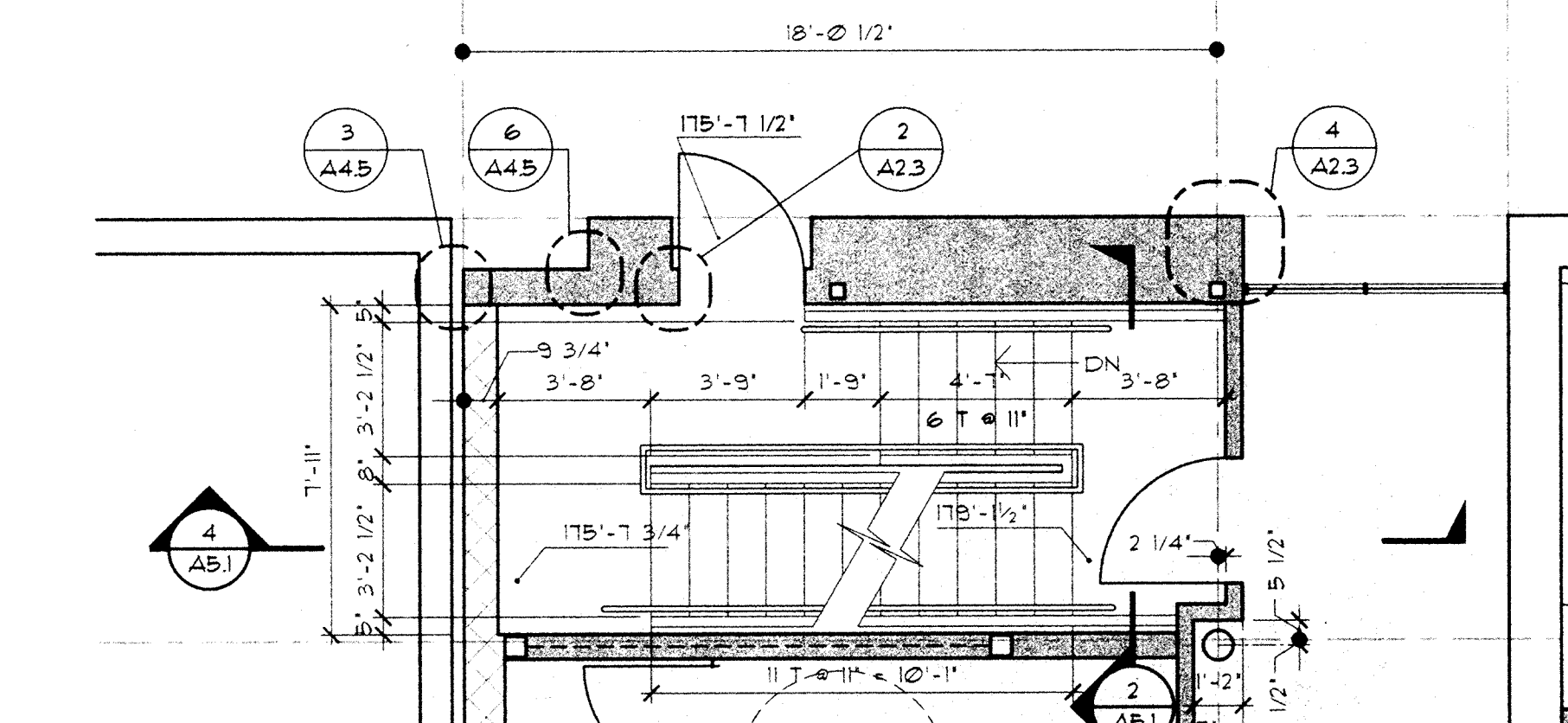
1 STAIR DETAIL
SCALE: 3" = 1'-0"



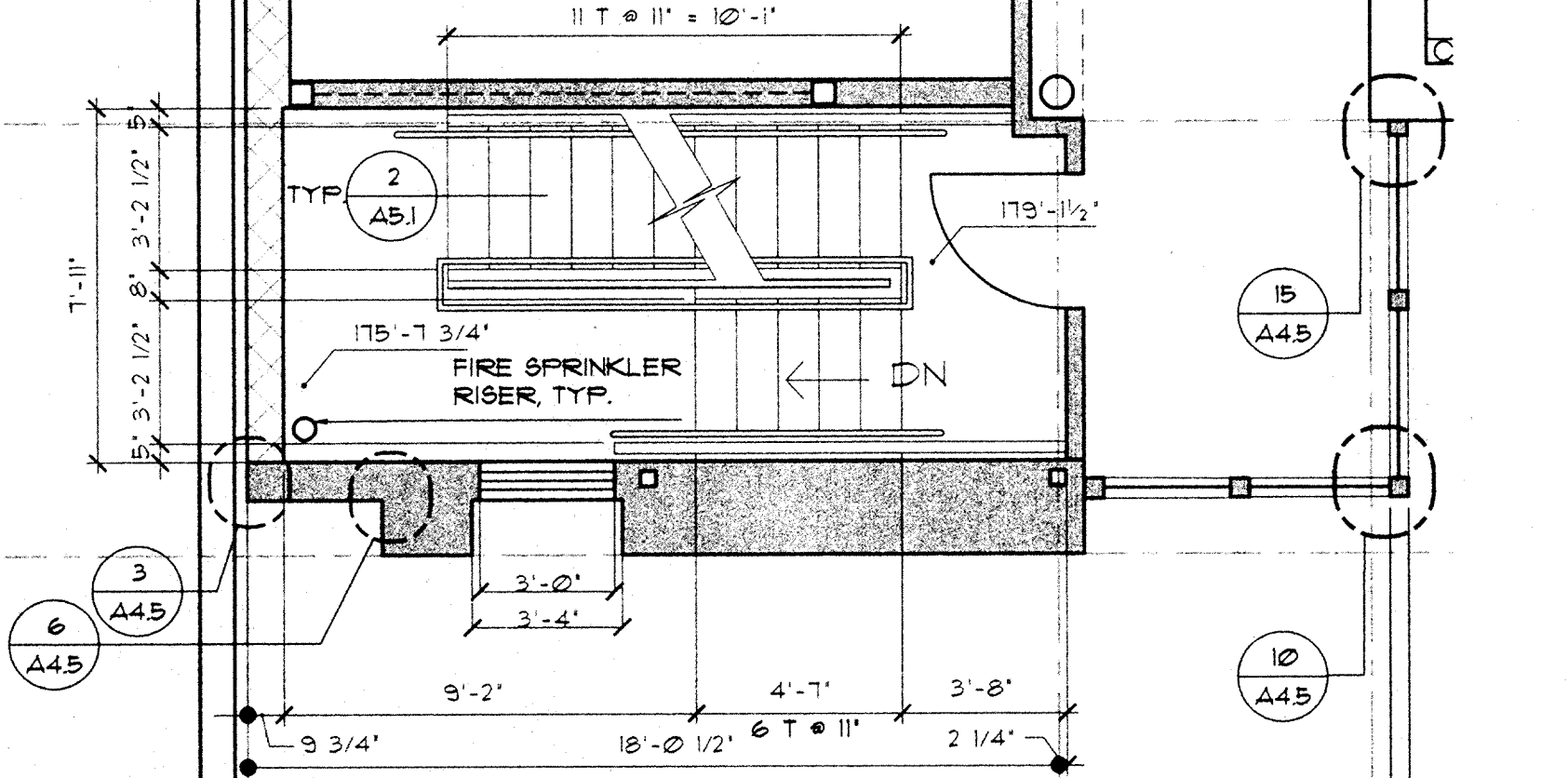
10 NORTH STAIR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



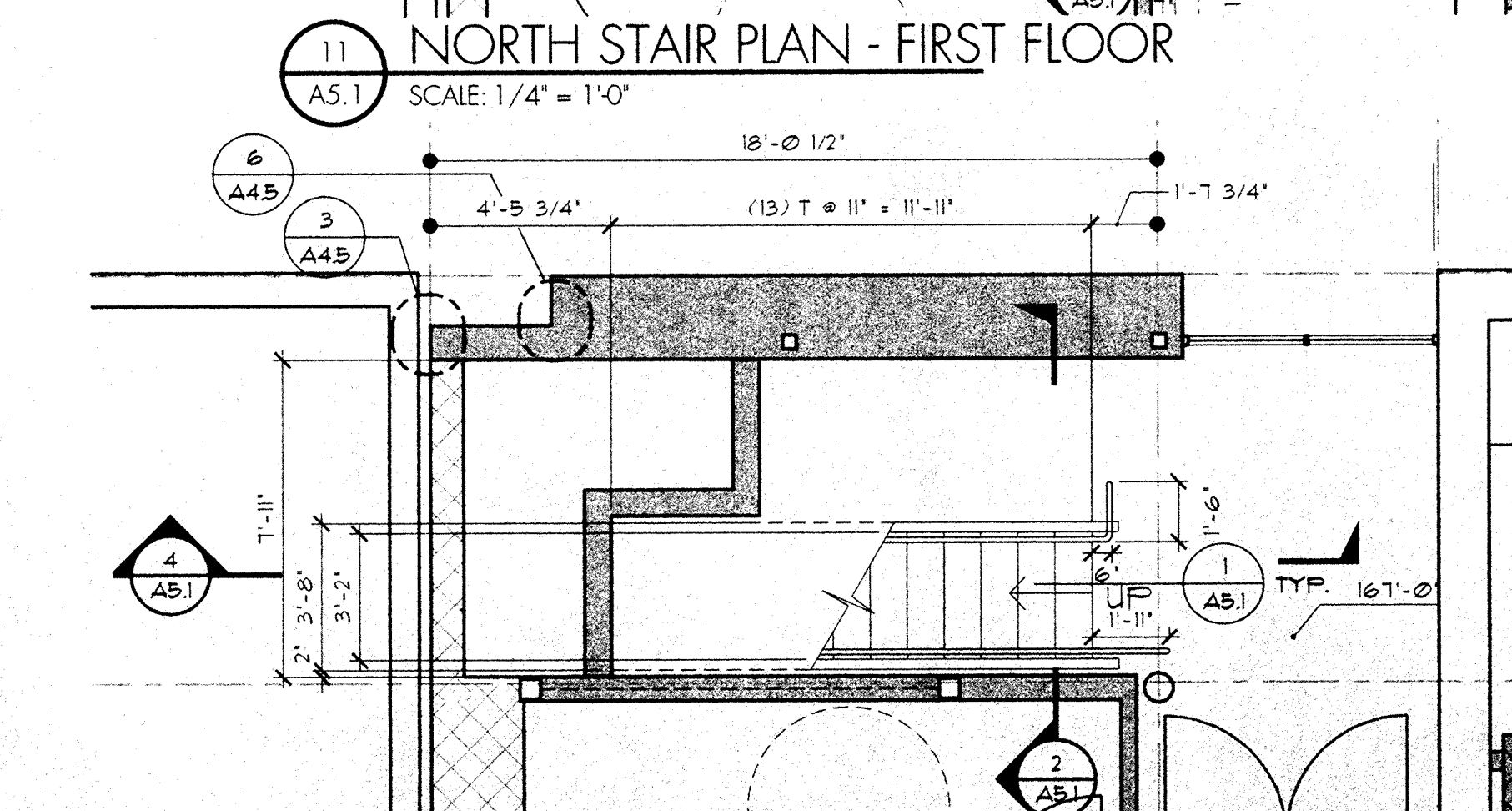
6 SOUTH STAIR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



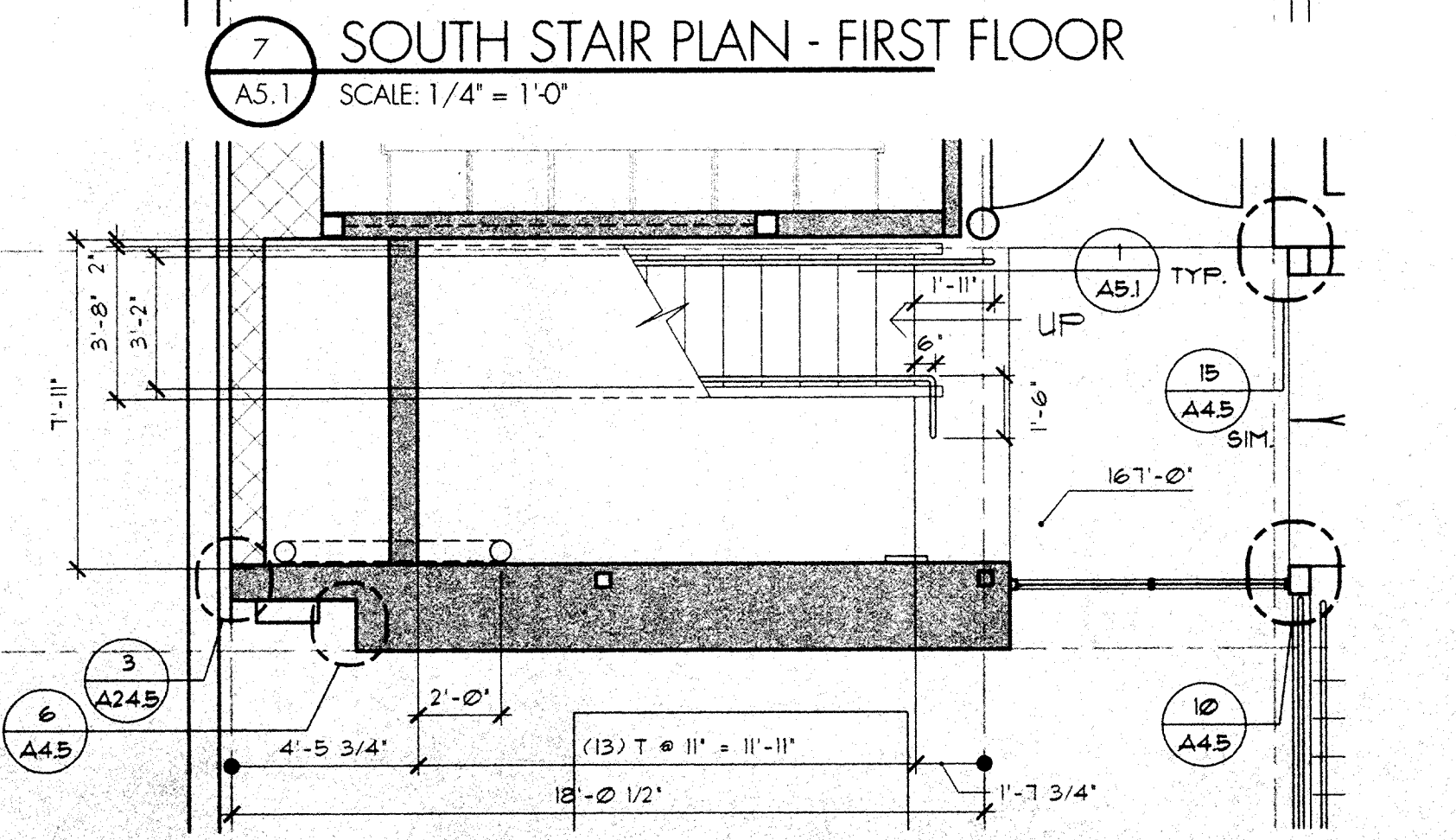
11 NORTH STAIR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



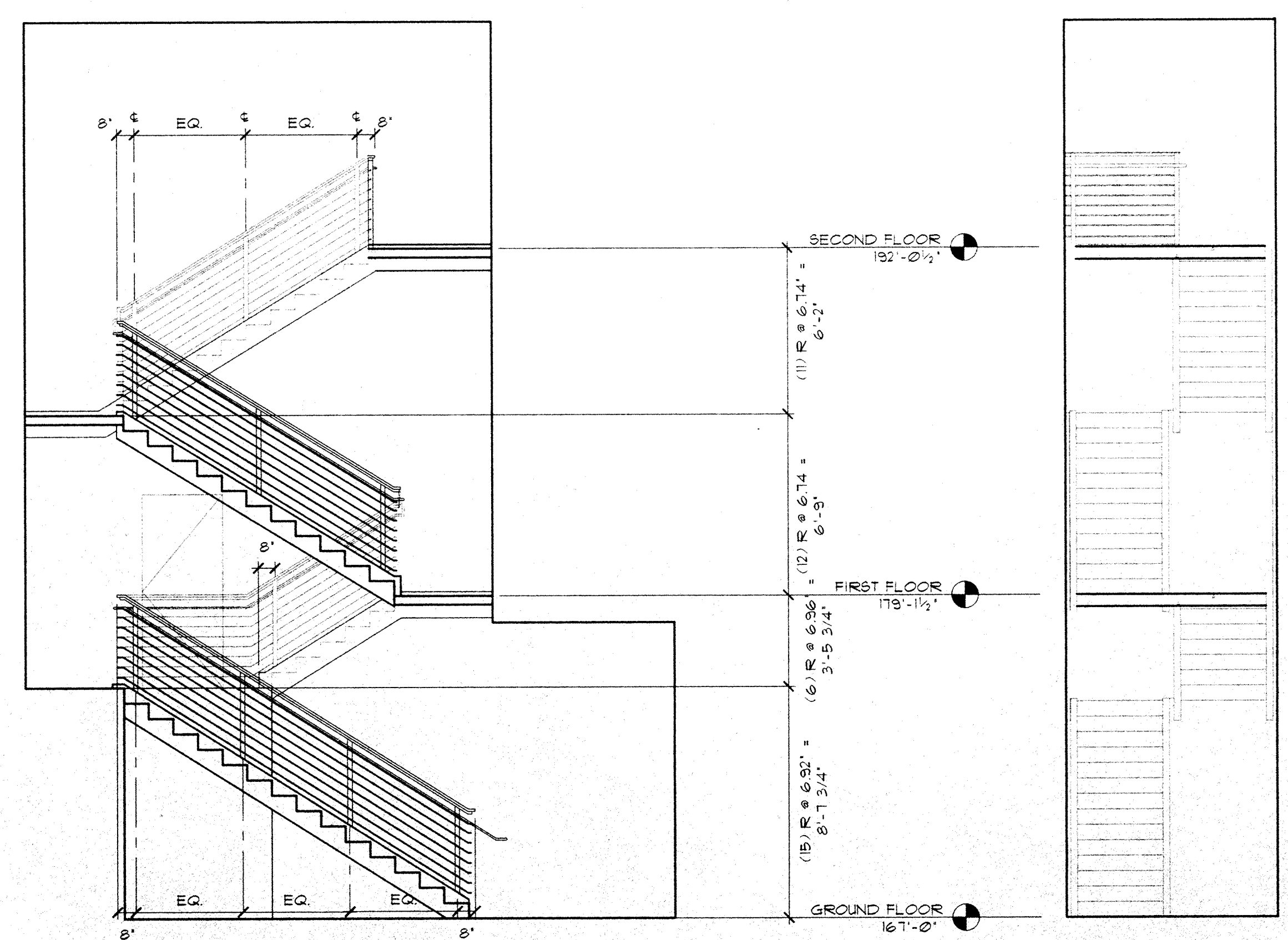
7 SOUTH STAIR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



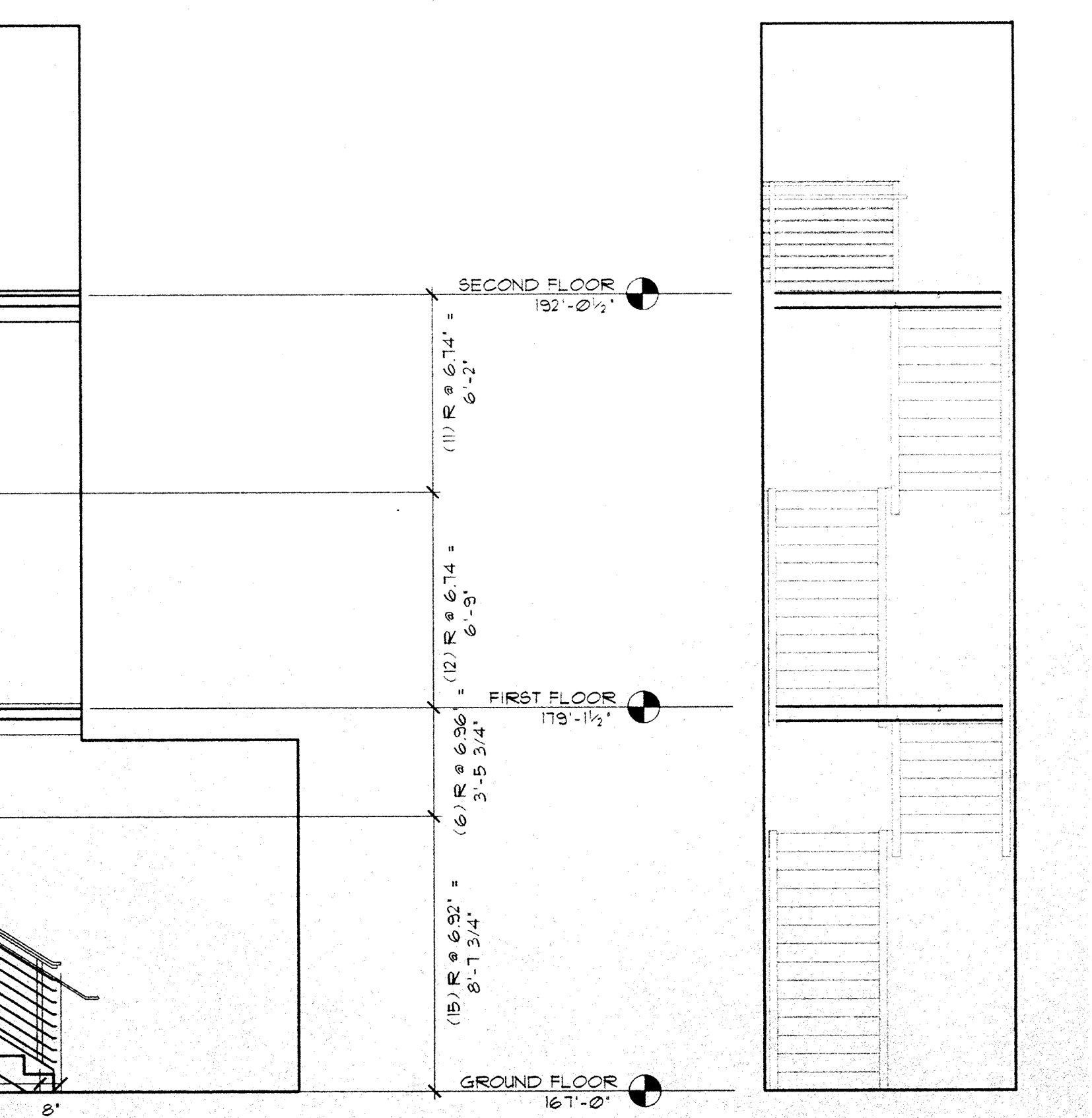
12 NORTH STAIR PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"



8 SOUTH STAIR PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"



4 STAIR SECTION TYP.
SCALE: 1/4" = 1'-0"



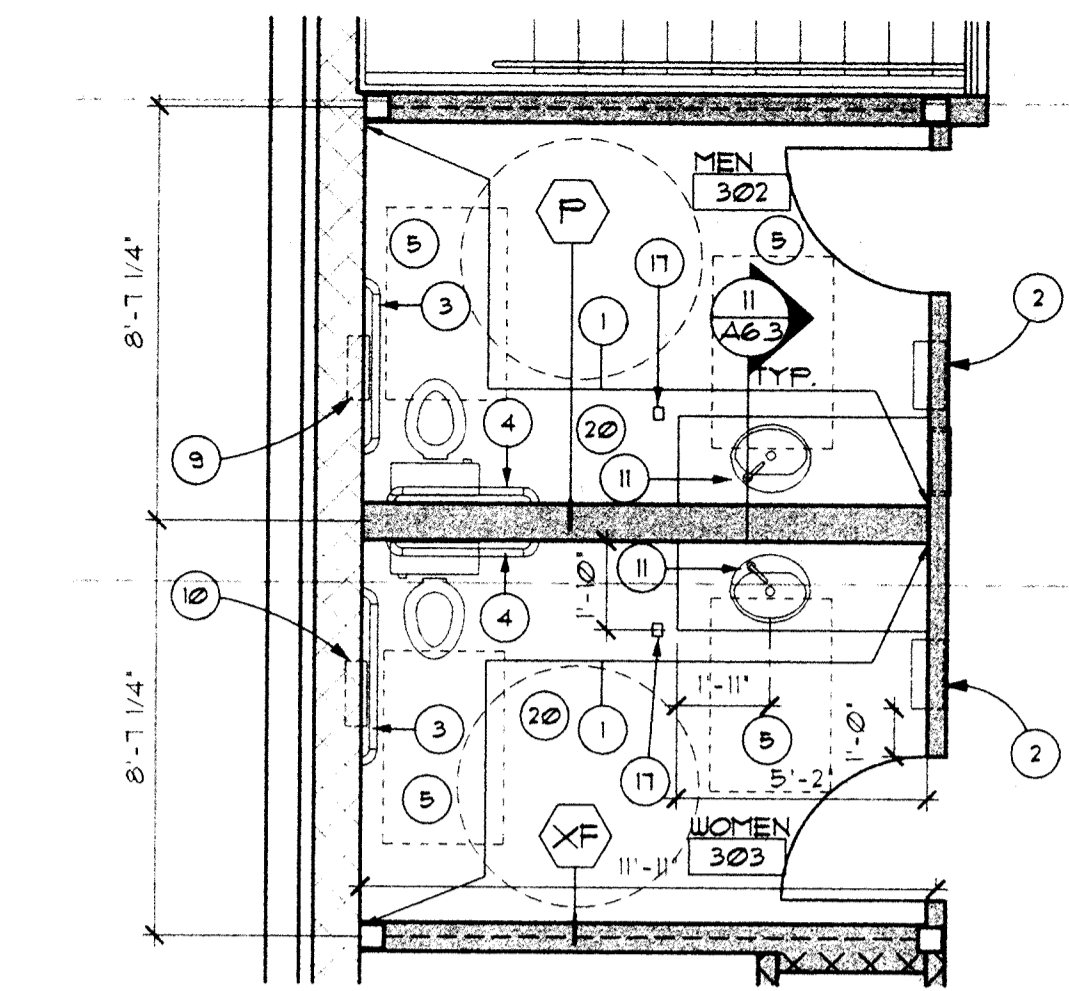
2 STAIR SECTION
SCALE: 1/4" = 1'-0"

NOTE:
ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCING CONSTRUCTION.
STAIRS TO BE: STEEL CHANNEL STRINGERS W/ CONCRETE TREADS OVER STEEL SHEET BENT TO FORM. MARMOLEUM OVER.
HANDRAILS TO BE: PAINTED SHEET FLATBAR 4 ROD W/ MAPLE HANDRAIL.

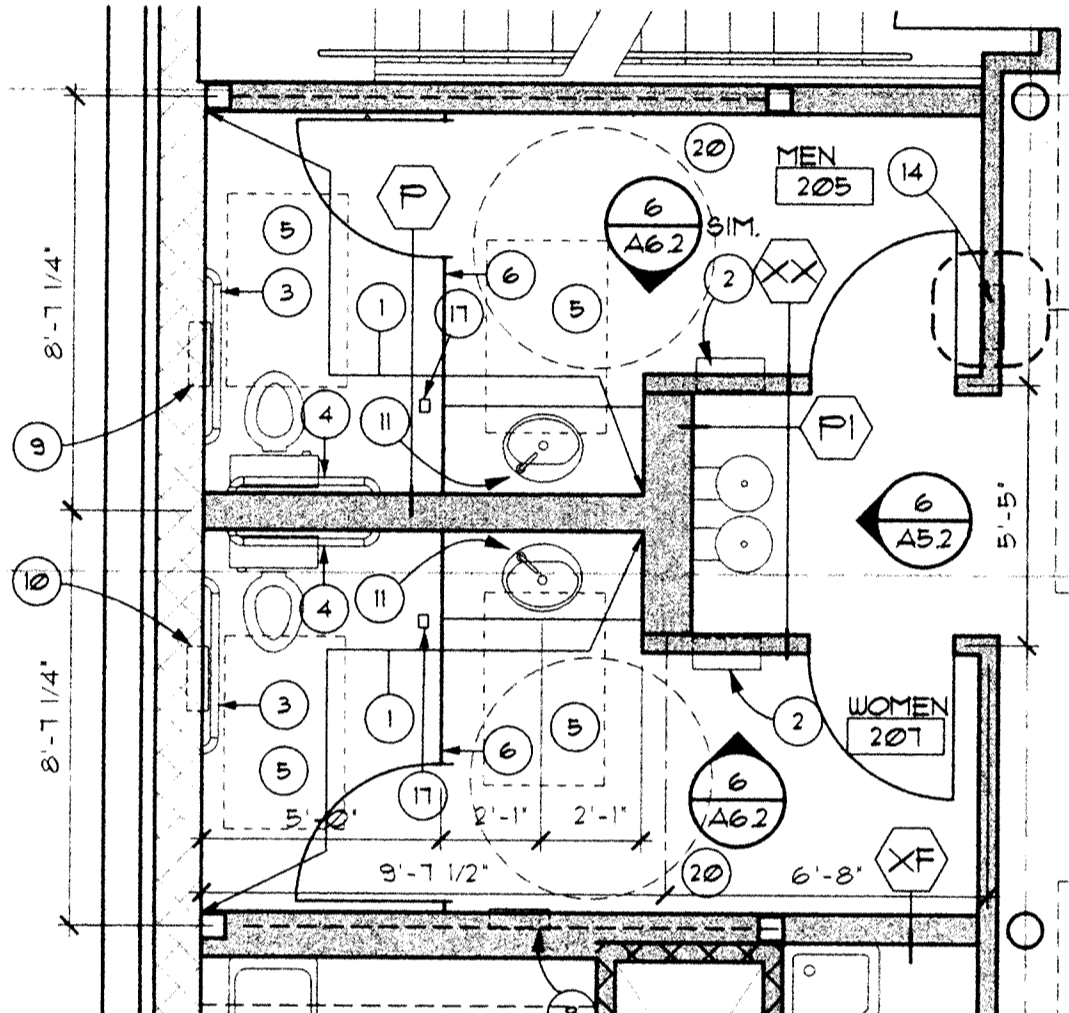
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A99009AD

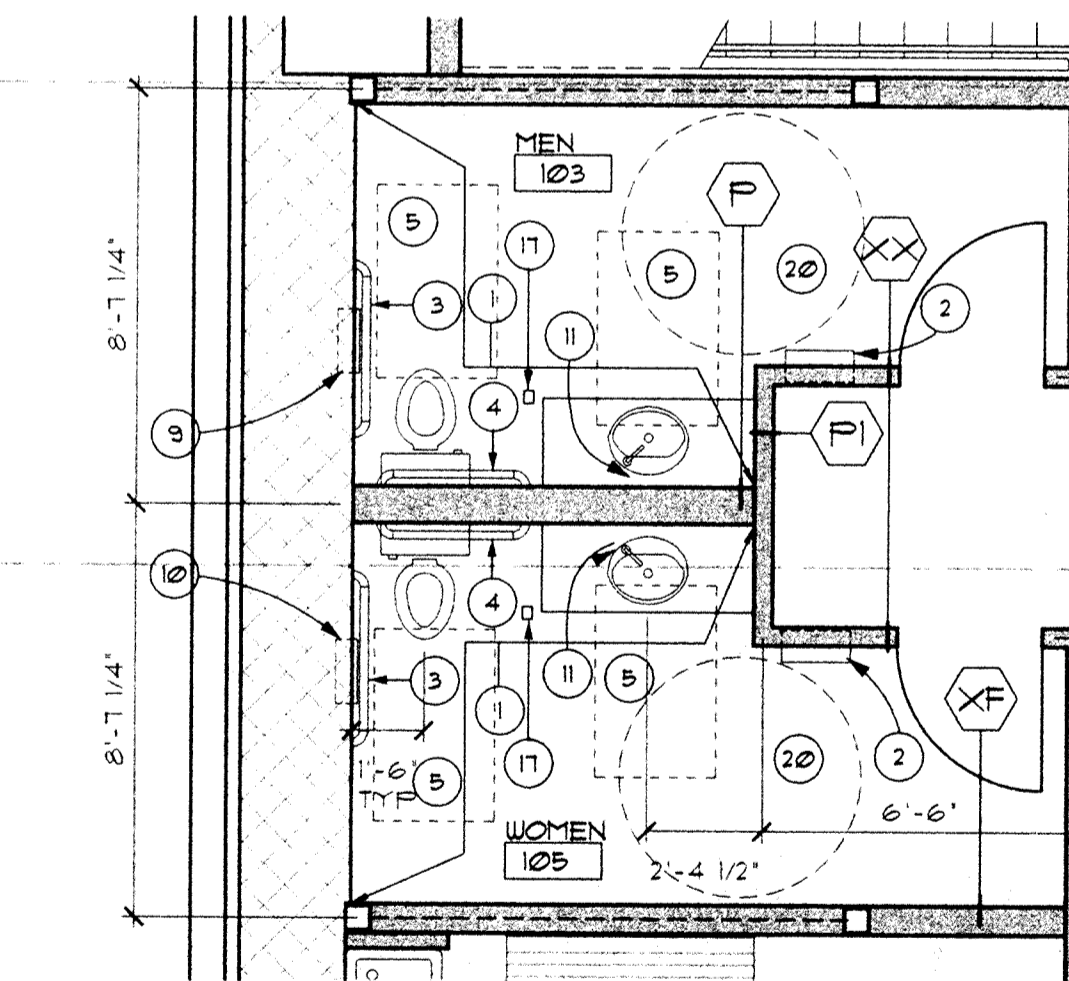
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8 RESTROOM - SECOND FLOOR
A5.2 SCALE: 1/4" = 1'-0"

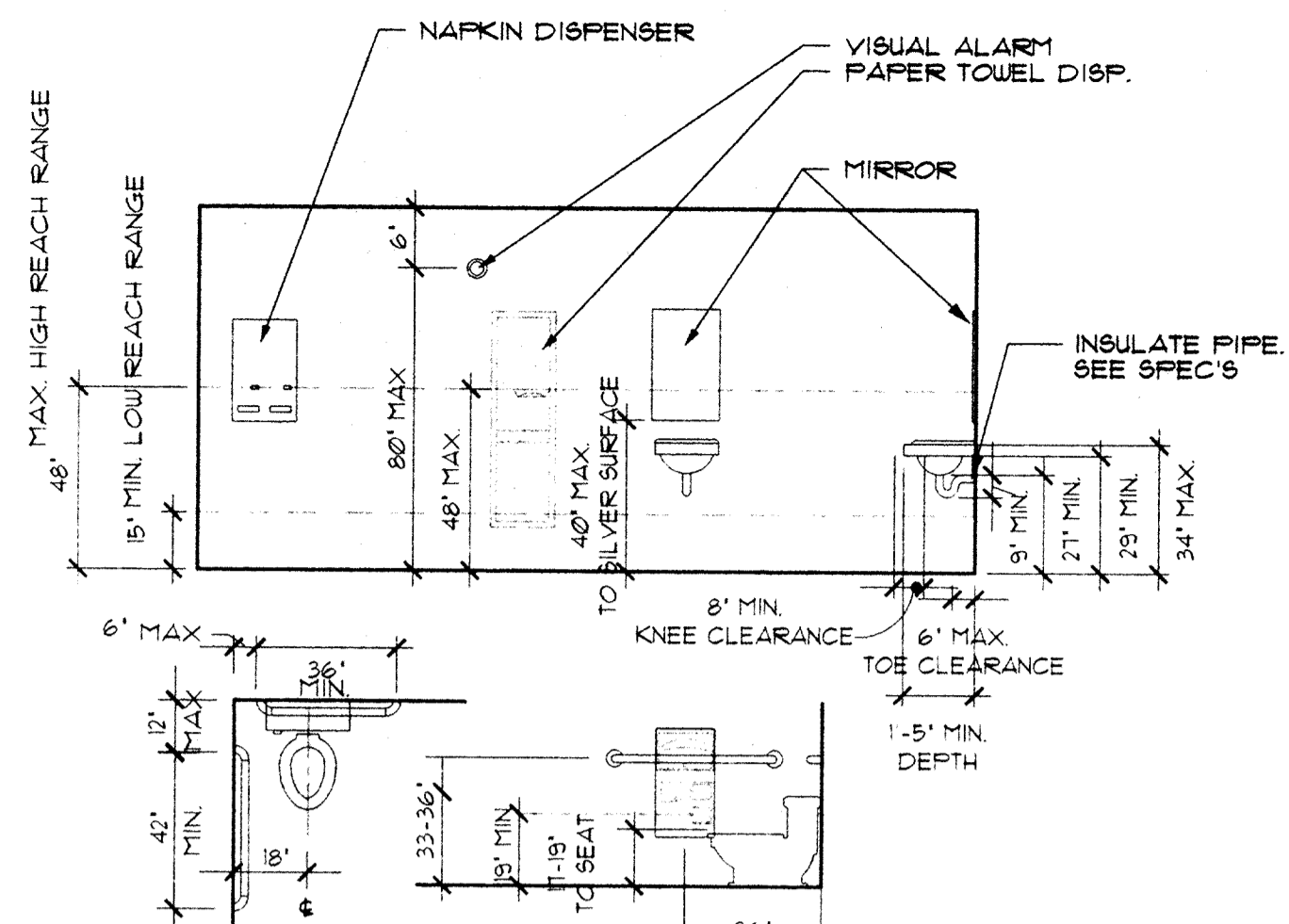


9 RESTROOM - FIRST FLOOR
A5.2 SCALE: 1/4" = 1'-0"

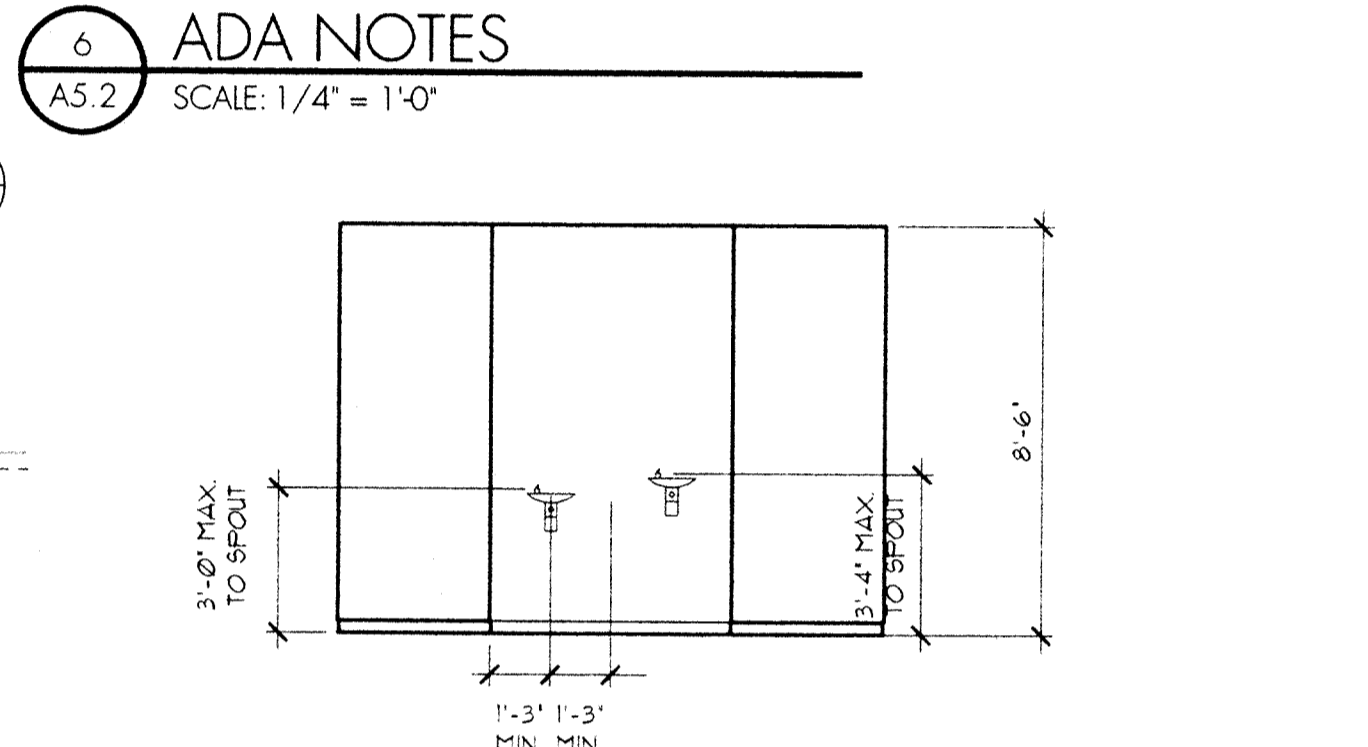


10 RESTROOM - GROUND FLOOR
A5.2 SCALE: 1/4" = 1'-0"

- KEYNOTES**
- 1 CERAMIC TILE. SEE ROOM FINISH SCHEDULE, ELEVATIONS FOR TILE PATTERN AND EXTENT
 - 2 RECESSED PAPER TOWEL DISPENSER / DISPOSAL
 - 3 42" GRAB BAR SET 12" MAX. FROM WALL
 - 4 36" GRAB BAR SET 6" MAX. FROM WALL
 - 5 CLEAR FLOOR SPACE 30" X 48"
 - 6 PAINTED TOILET PARTITION
 - 7 STARTING POINT FOR BASE AND CERAMIC GLAZED WALL TILE, START FULL TILE SEE 2 FOR REPEAT PATTERN
 - 8 RECESSED SANITARY NAPKIN DISPENSER
 - 9 RECESSED TOILET PAPER / SEAT COVER DISPENSER
 - 10 RECESSED TOILET PAPER / SEAT COVER DISPENSER / SANITARY NAPKIN DISPOSAL
 - 11 LAV MOUNTED SPOUT SOAP DISPENSER
 - 12 NOT USED
 - 13 RAIL BEAM AS REQUIRED BY MFG.
 - 14 RECESSED FIRE EXTINGUISHER
 - 15 WALK-OFF ENTRY MAT
 - 16 SIM CONDITION - SOUTH ENTRY
 - 17 FLOOR DRAIN, SEE ALSO MECH.
 - 18 EXHAUST FOR ELEV. MACHINE ROOM, SEE MECH.
 - 19 PERIMETER FOOTING DRAINAGE, TYP.
 - 20 PROVIDE BLOCKING AS REQ. PER 4/A23, TYP.

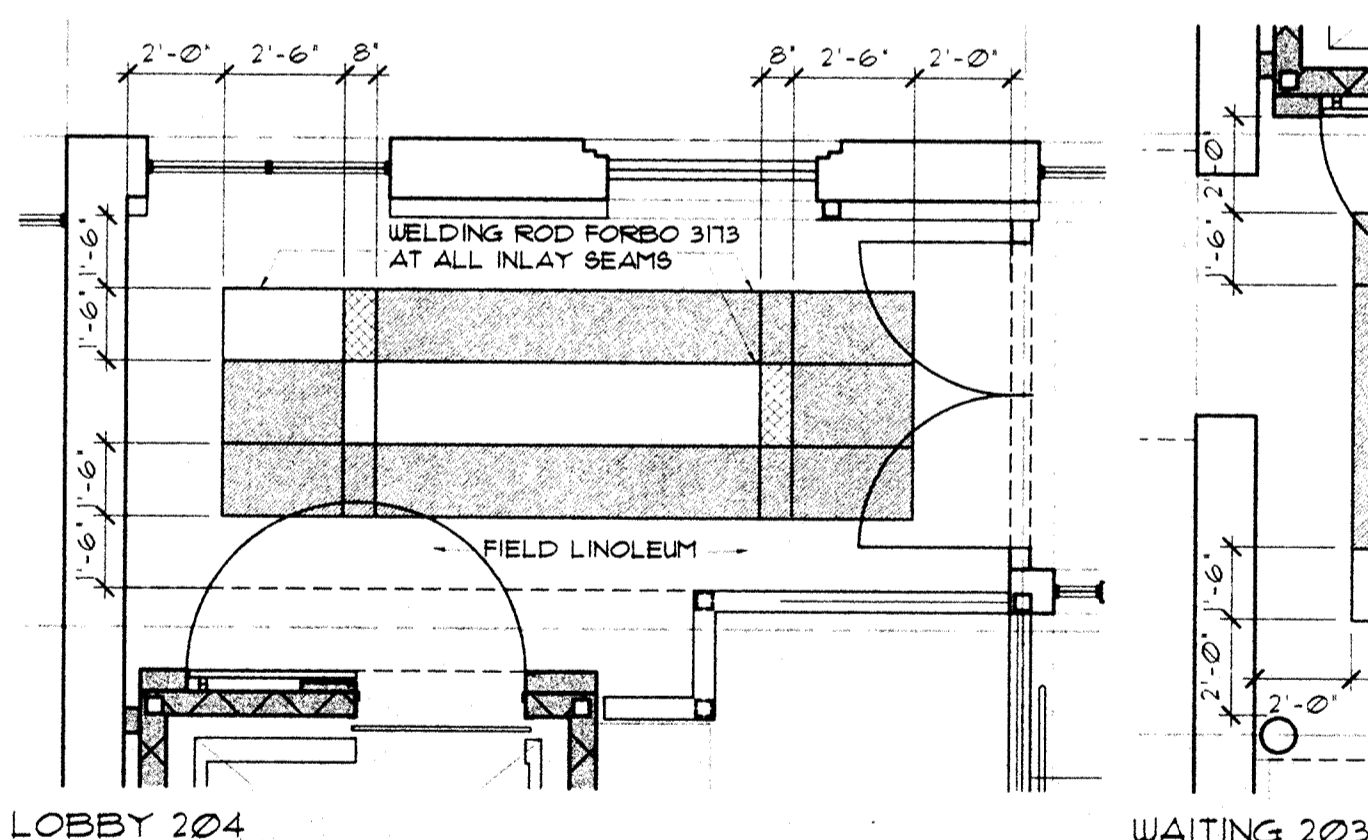


- ADA NOTES**
- 1) HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR COVERED. SEE SPEC'S
 - 2) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAV'S
 - 3) FAUCET CONTROL HANDLES SHALL BE LOCATED NO MORE THAN 11" FROM EDGE OF CENTER
 - 4) MAX. DEPTH OF SINK SHALL BE 6 1/2"

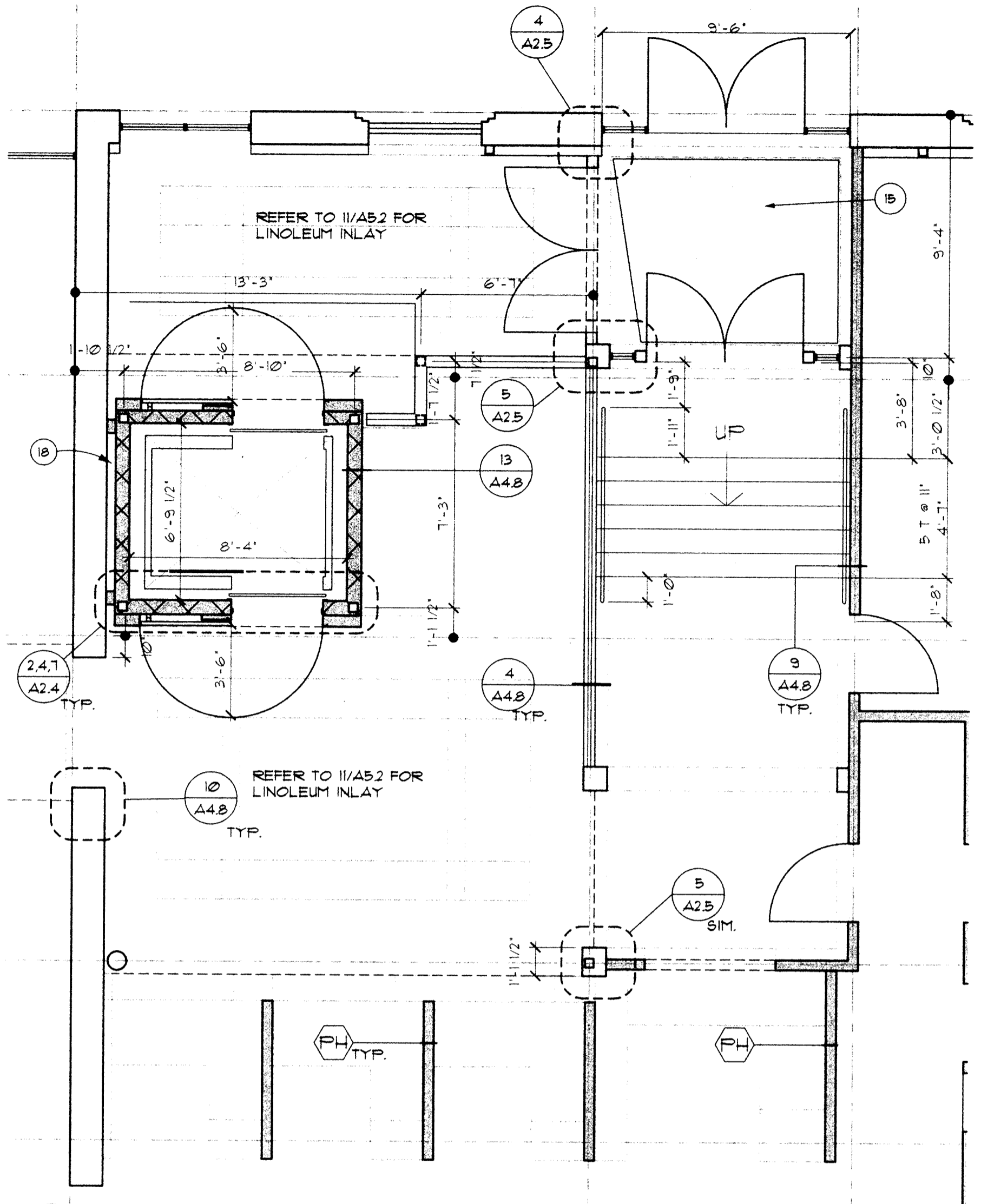
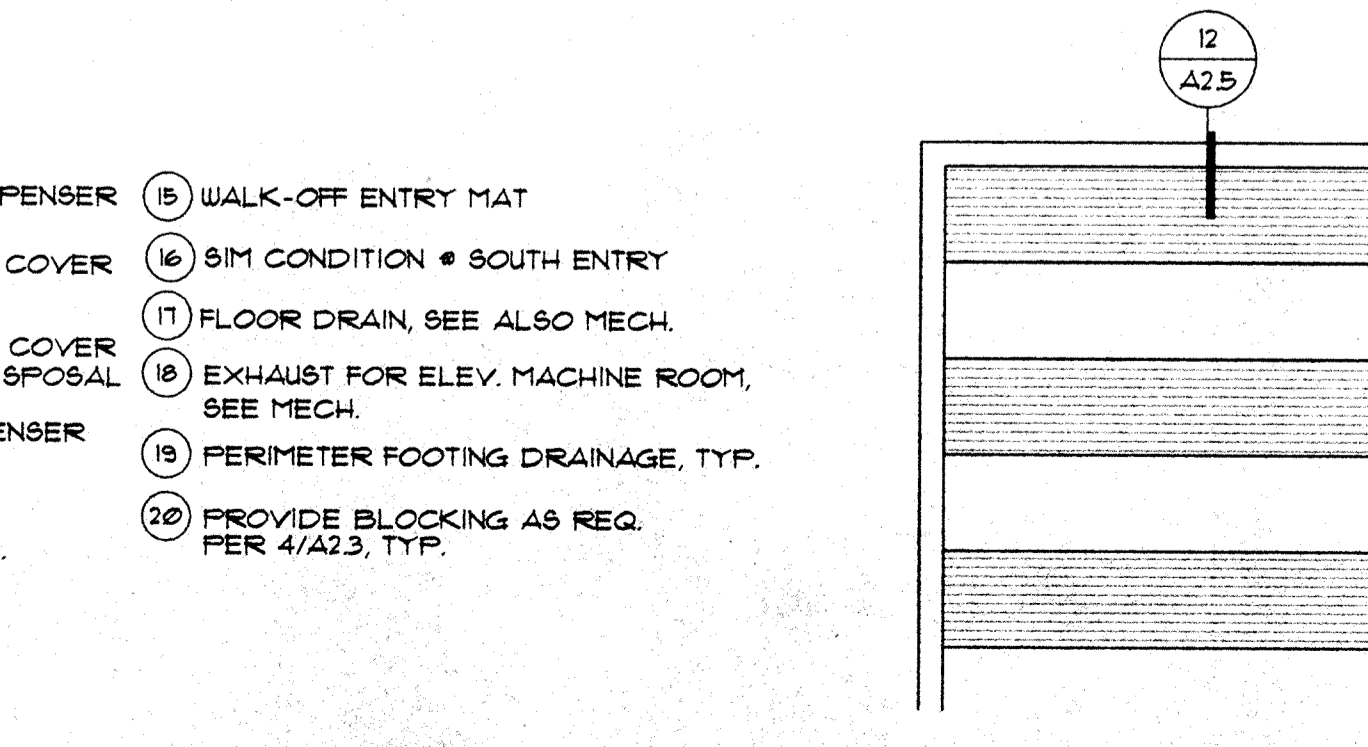


- NOTES**
- 1) SPOUTS SHALL BE WITHIN 3" OF FRONT OF UNIT
 - 2) CONTROLS SHALL BE WITHIN 6" OF FRONT OF UNIT

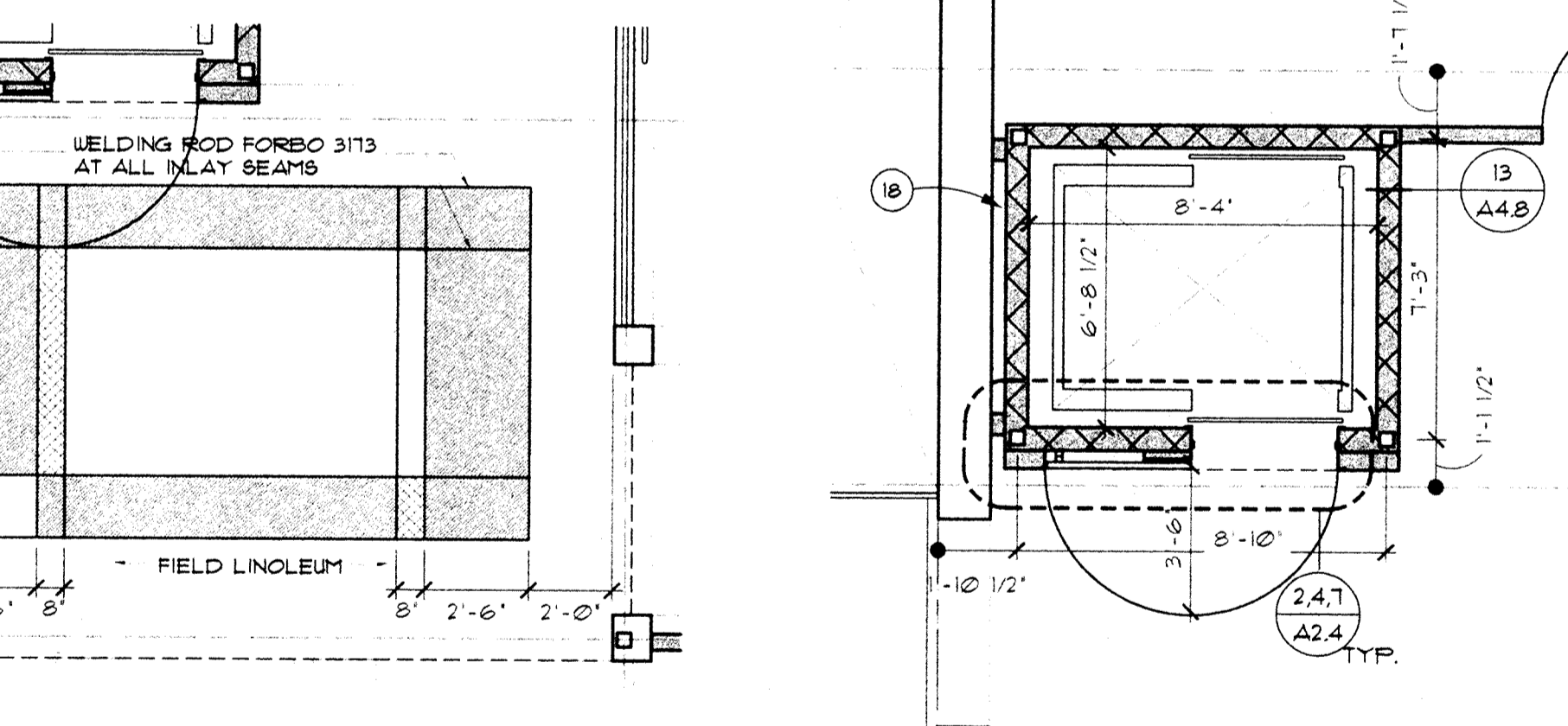
7 DRINKING FOUNTAIN ELEVATION
A5.2 SCALE: 1/2" = 1'-0"



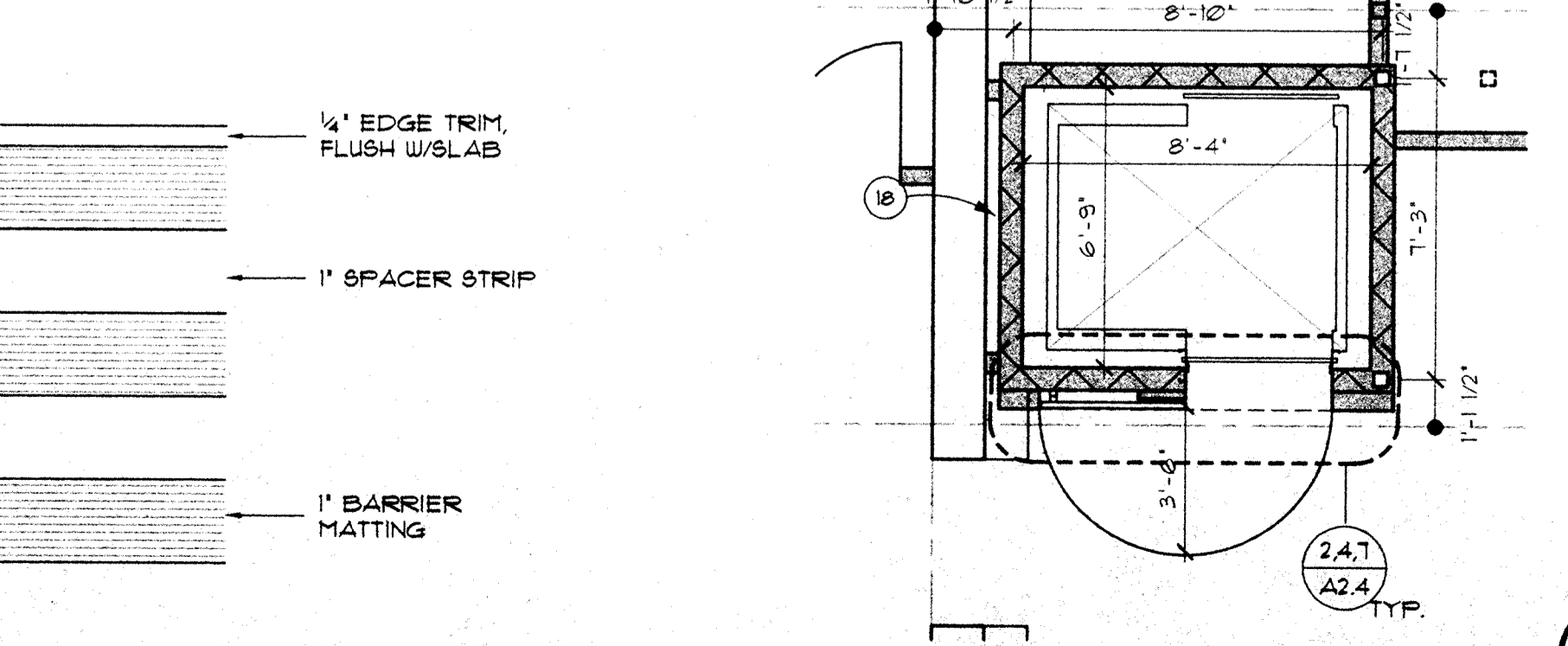
11 ENLARGED PLAN - SECOND FLOOR
A5.2 SCALE: 1/4" = 1'-0"



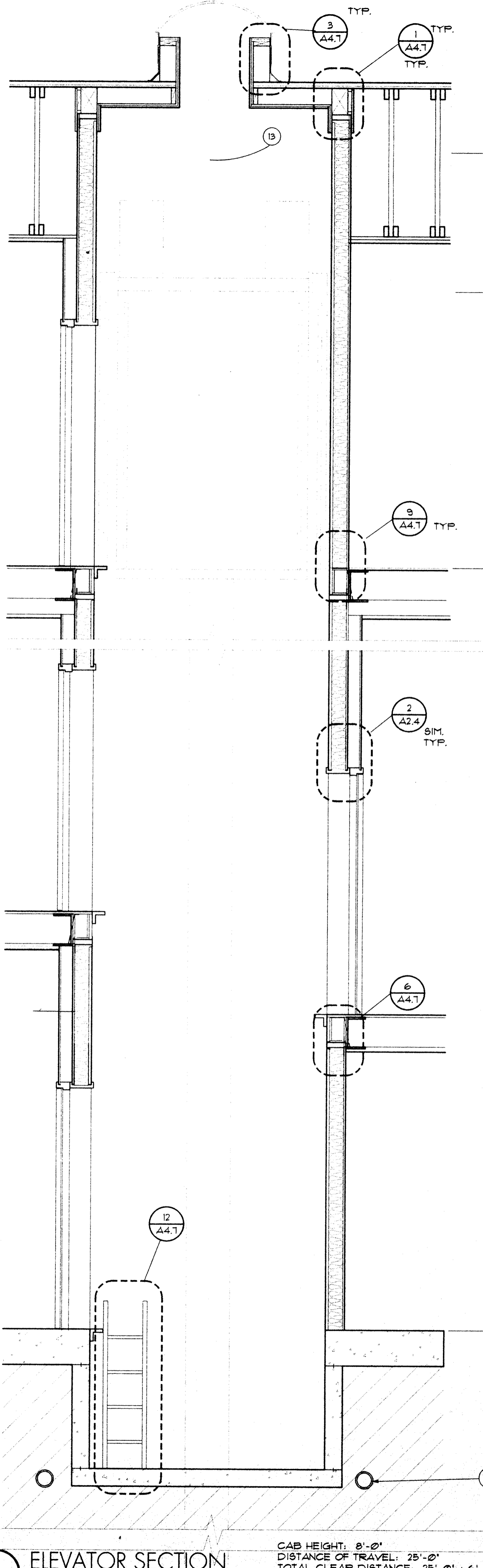
2 LOBBY PLAN/ELEVATOR PLAN - FIRST FLOOR
A5.2 SCALE: 1/4" = 1'-0"



3 ELEVATOR PLAN - SECOND FLOOR
A5.2 SCALE: 1/4" = 1'-0"

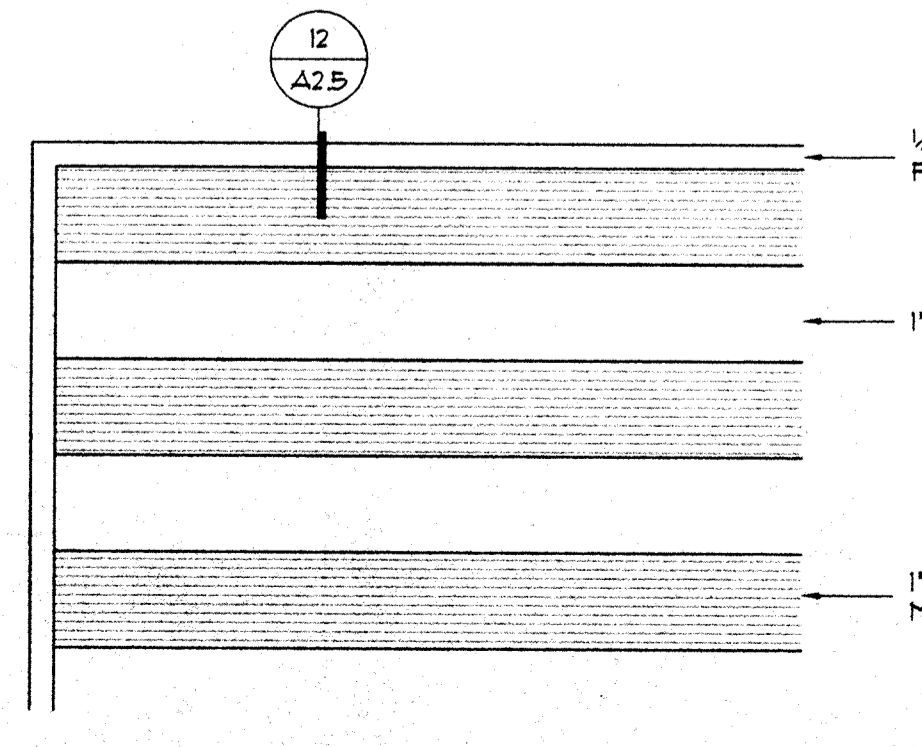


4 ELEVATOR PLAN - GROUND FLOOR
A5.2 SCALE: 1/4" = 1'-0"



1 ELEVATOR SECTION
A5.2 SCALE: 1/2" = 1'-0"

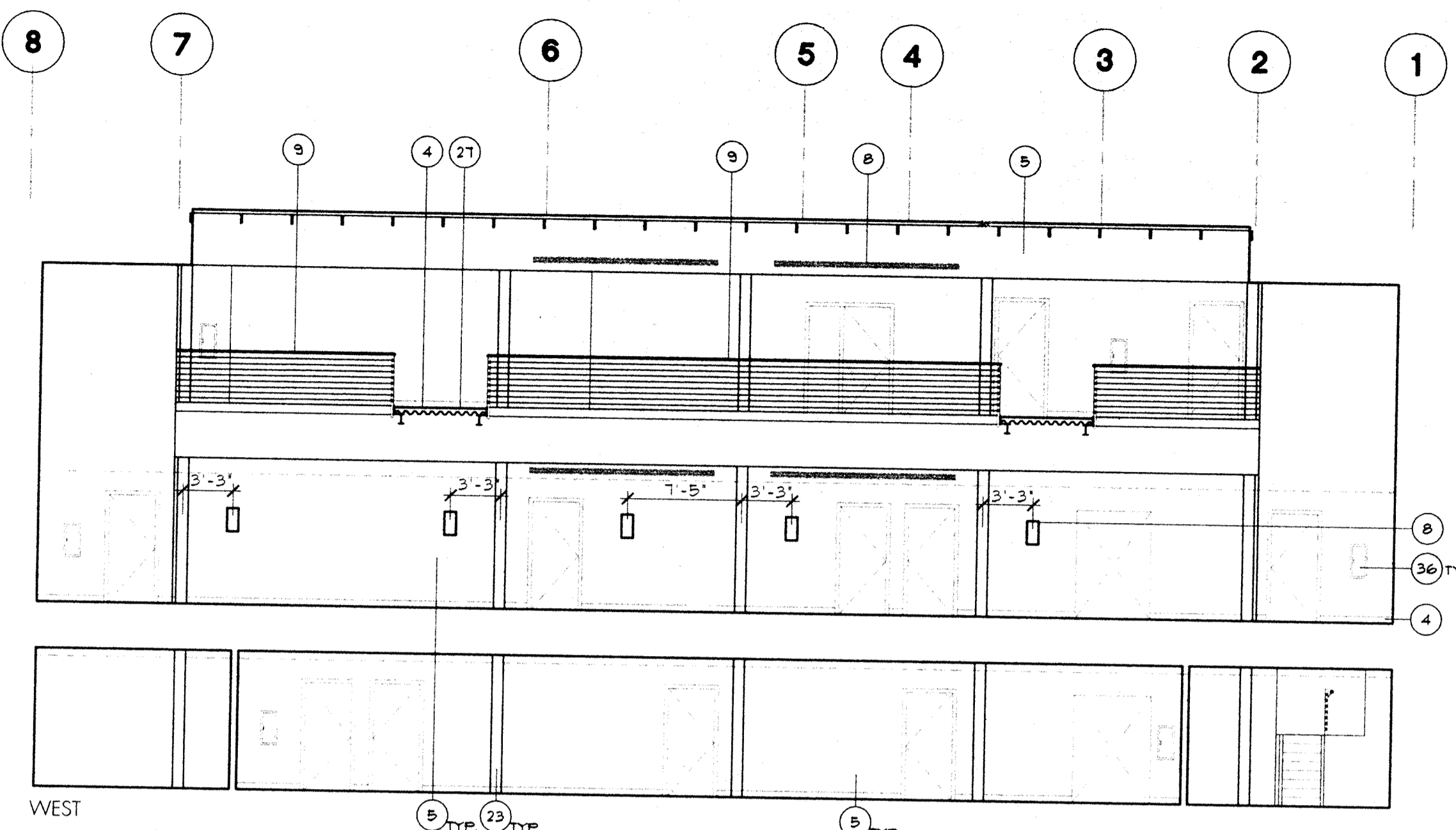
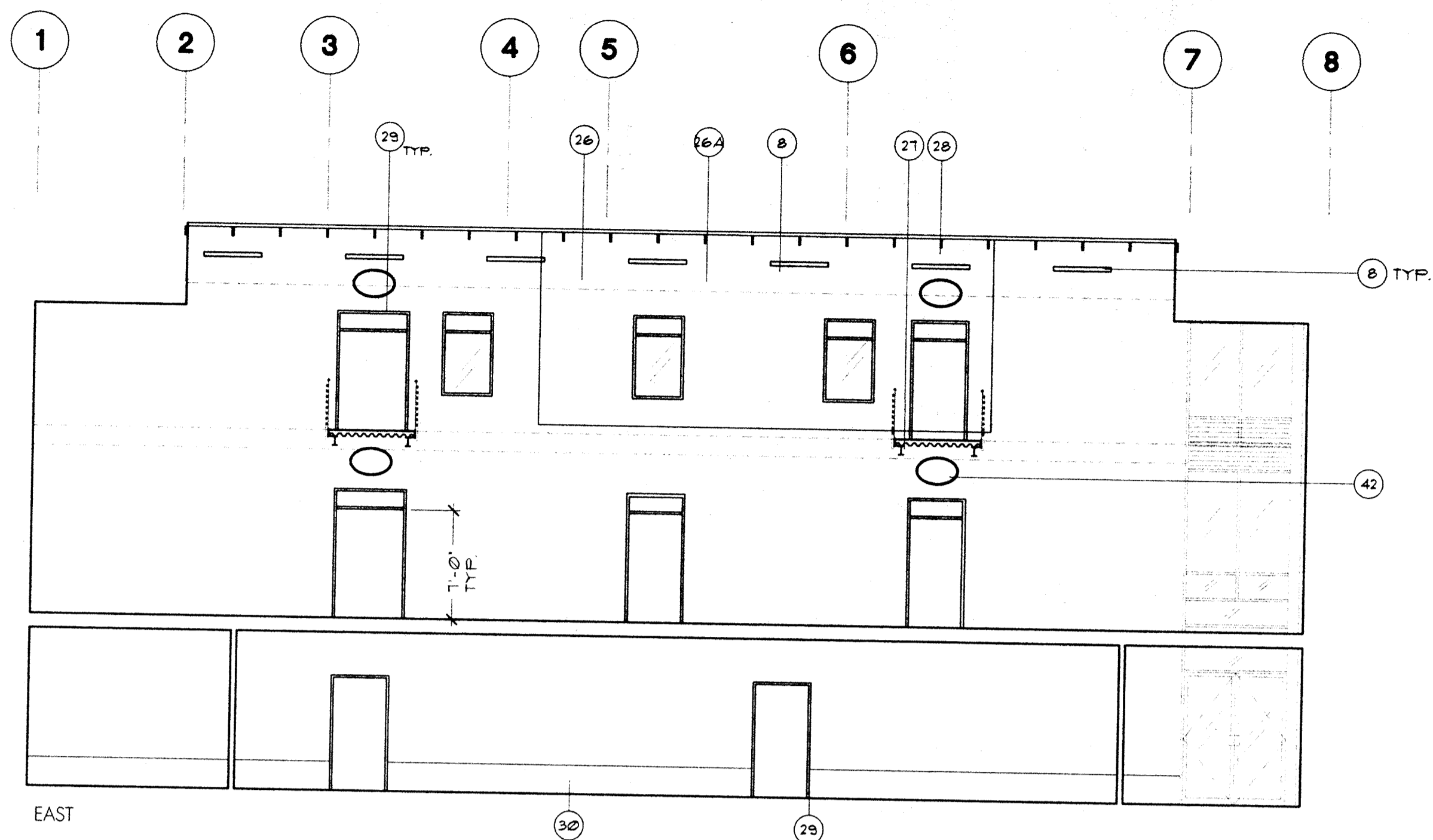
5 RECESSED WALK-OFF MAT
A5.2 SCALE: 6" = 1'-0"



CAB HEIGHT: 8'-0"
DISTANCE OF TRAVEL: 25'-0"
TOTAL CLEAR DISTANCE: 25'-0" + 6'-0" = 31'-0"

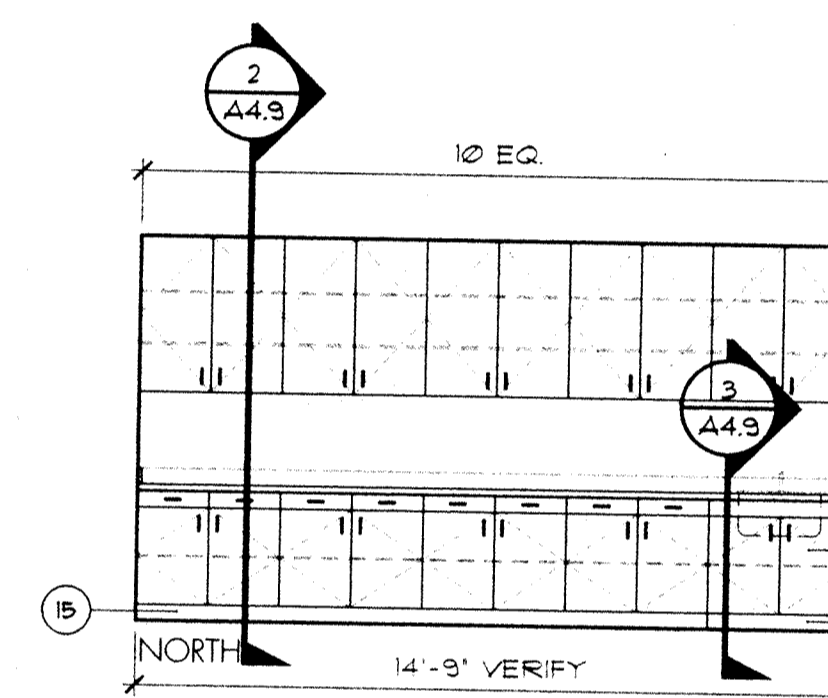
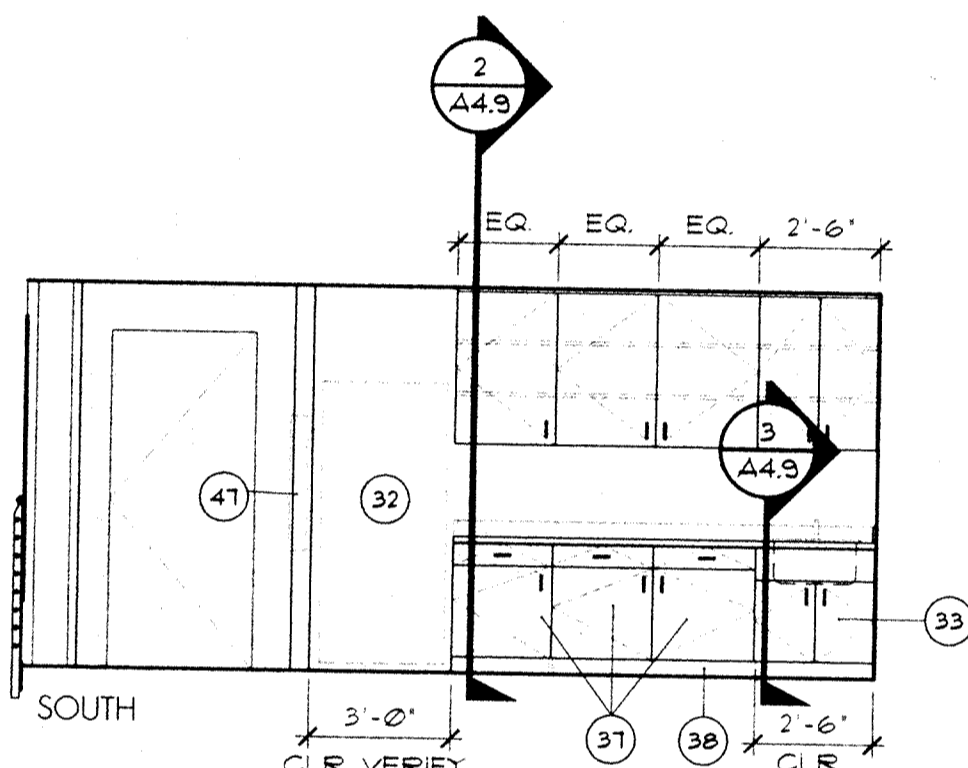
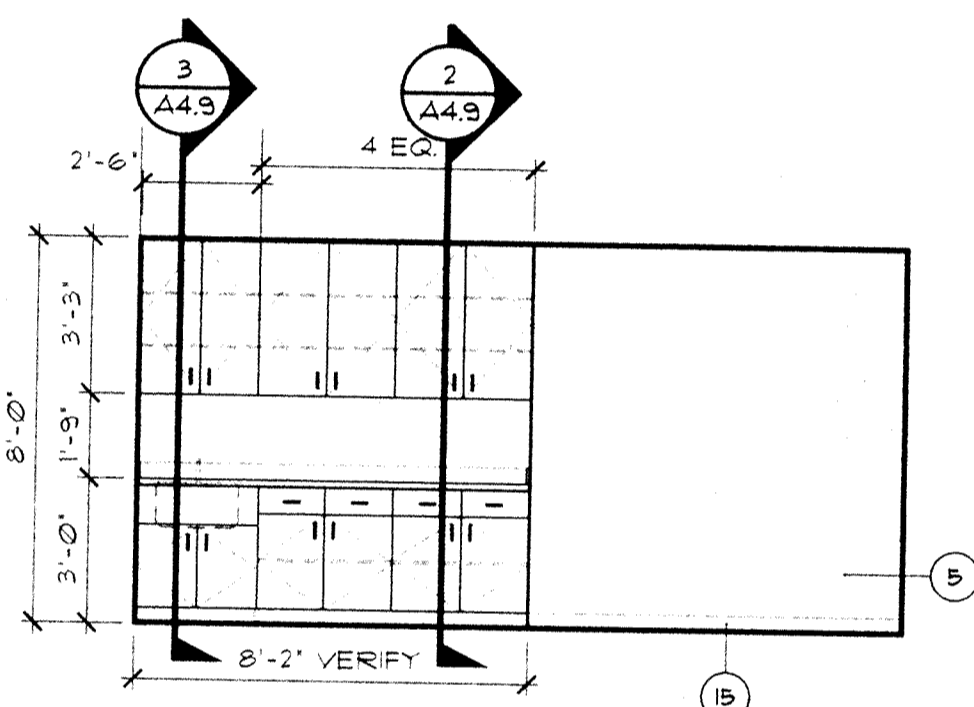
Not To Scale **A99009AE**

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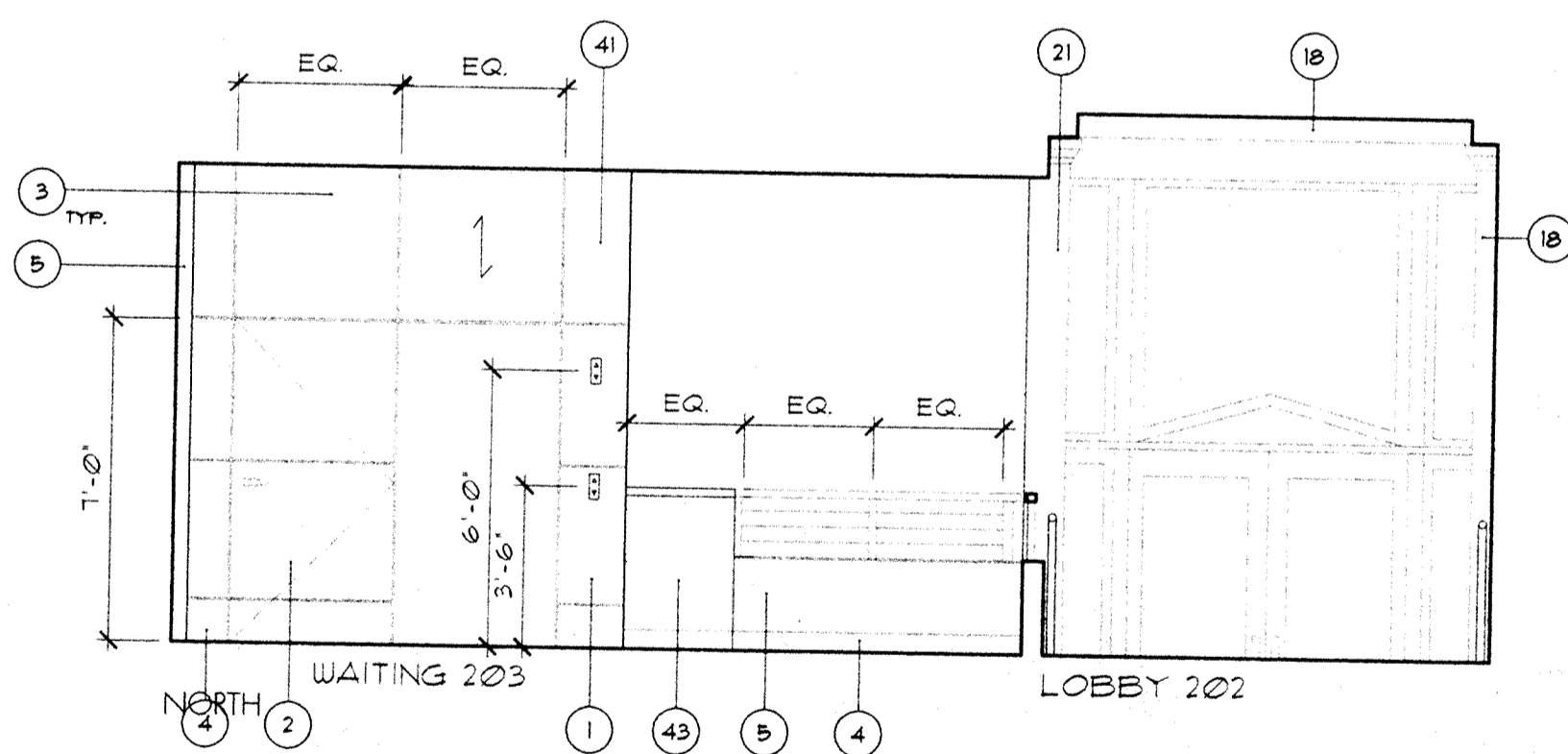
1 INTERIOR ELEVATION - CORRIDOR

A6.1 SCALE: 1/8" = 1'-0"



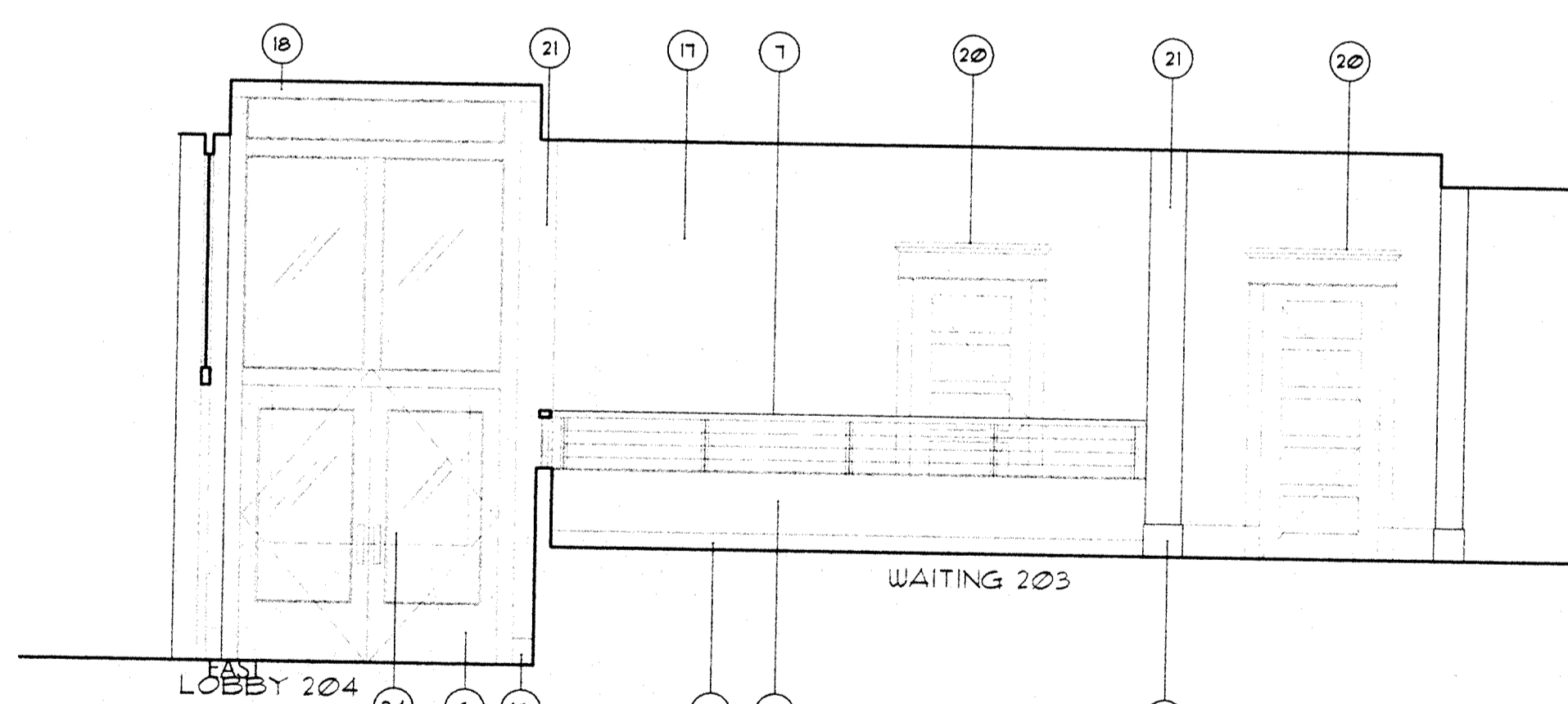
4 INTERIOR ELEVATION - FILE/PLAN RM 204

A6.1 SCALE: 1/4" = 1'-0"



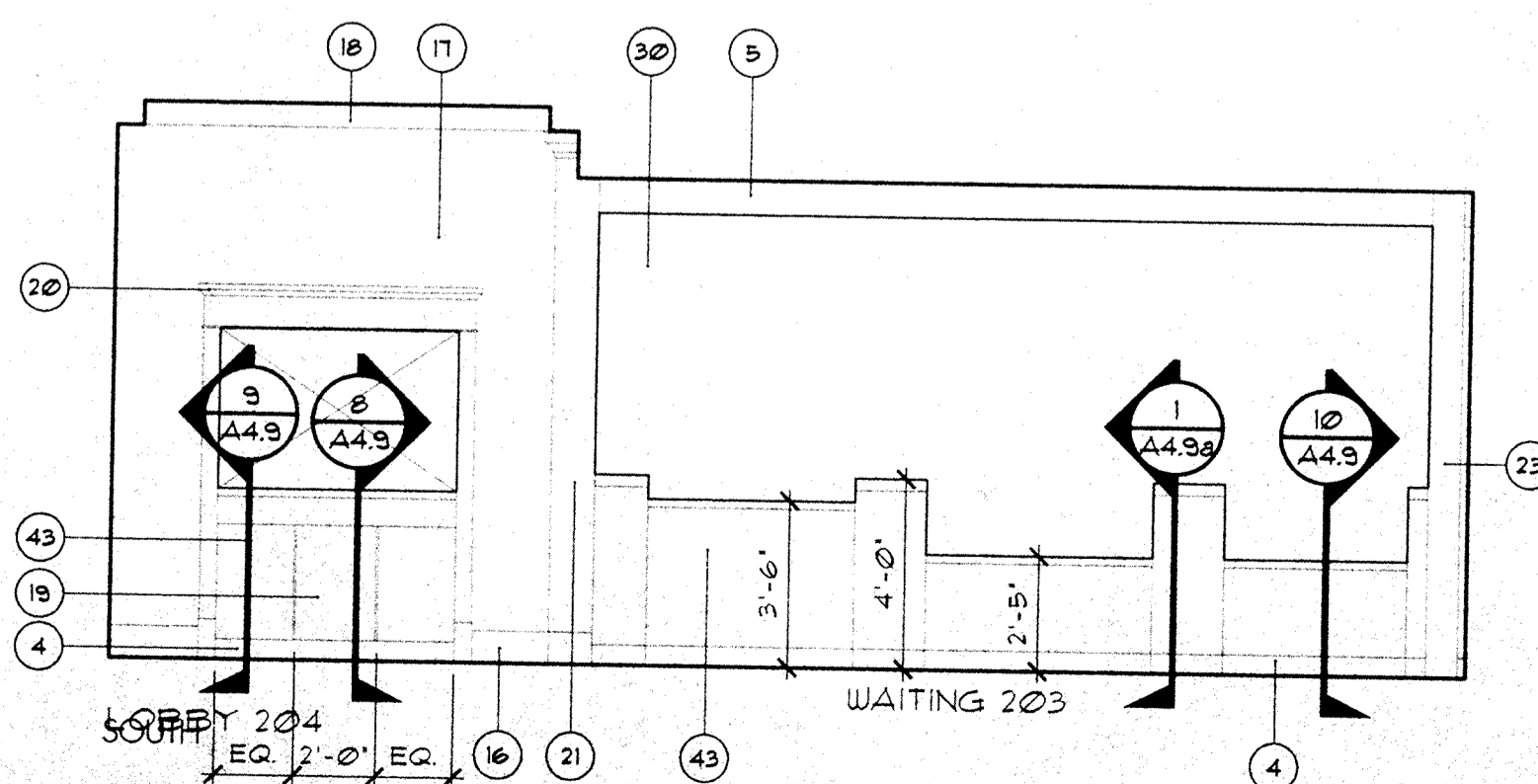
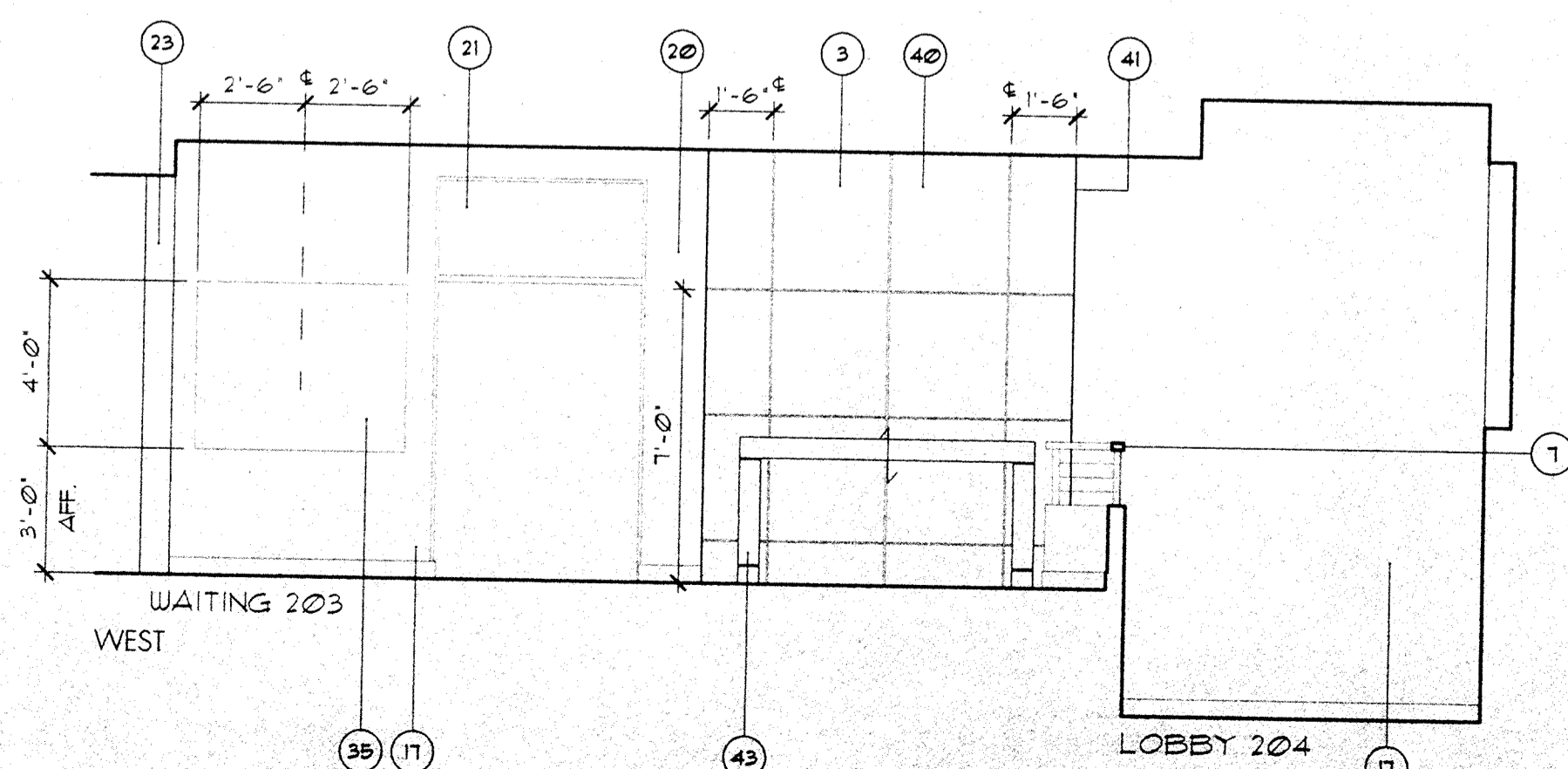
3 INTERIOR ELEVATION - LUNCH 307

A6.1 SCALE: 1/4" = 1'-0"



2 INTERIOR ELEVATION - RESOURCE/COPY 108

A6.1 SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION - LOBBY 202, WAITING 203 AND LOBBY 204

A6.1 SCALE: 1/4" = 1'-0"

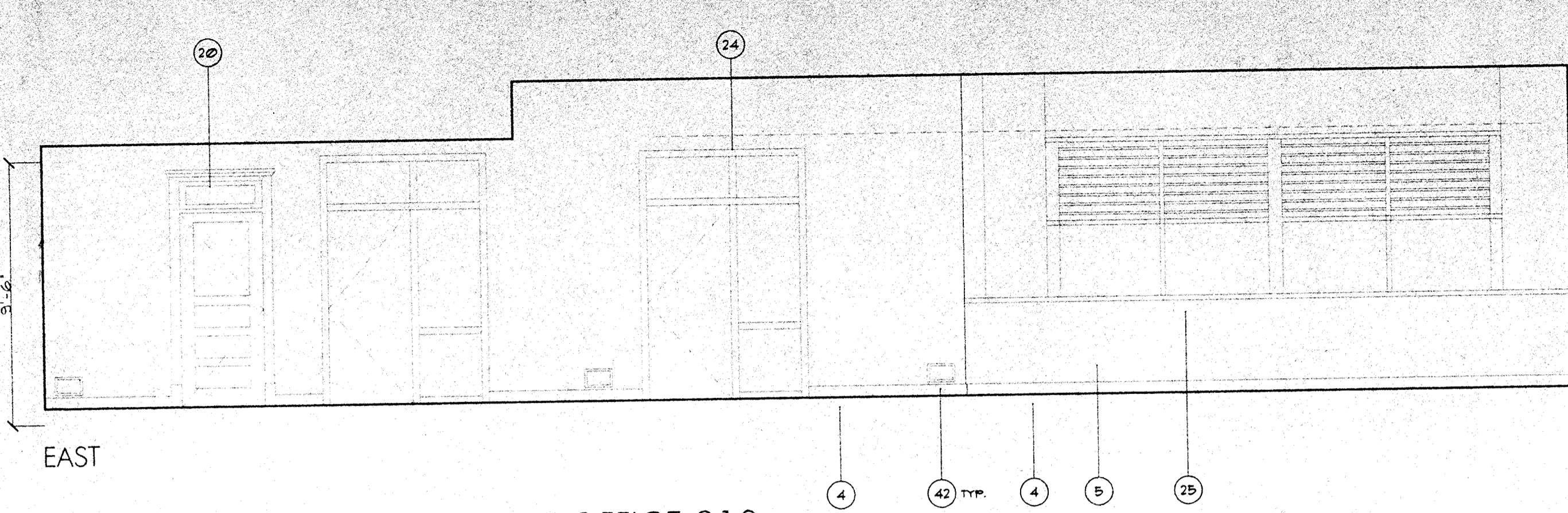
GENERAL NOTES

1. REFER TO SHEET A5.2 FOR TYP. MOUNTING HEIGHTS
 2. REFER TO 4/A2.3 FOR BRACING AT LOCKERS AND CASEWORK
- KEYNOTES
- 1 ELEVATOR ENTRY
 - 2 ELEVATOR FIRE DOOR W/ HARDWOOD VENEER FINISH TO MATCH ADJACENT WOOD PANELING
 - 3 HARDWOOD VENEER PANELING, 1/2" REVEALS
 - 4 NEW 5" HARDWOOD BASE FLUSH WITH PANELS AT ELEVATOR WALLS AND CASEWORK SURFACE APPLIED ALL OTHER LOCATIONS
 - 5 PAINTED GYPSUM BD.
 - 6 STAINED HARDWOOD DOOR SYSTEM. SEE DOOR SCHEDULE
 - 7 HAND RAIL, SEE 4/A4.8
 - 8 LIGHT FIXTURE, SEE ELECT.
 - 9 GUARD RAIL, SEE DETAIL 1/A4.8
 - 10 FIXED SHELF
 - 11 3 HOOKS PER LOCKER, TYP.
 - 12 WALL HUNG OPEN LOCKERS, 3/4" PLY W/ PLAM.
 - 13 PLAM SCRIBE PIECE, FLUSH WITH LOCKERS
 - 14 BACK PANEL, 1/2" PLYWOOD WITH PLAM
 - 15 RUBBER BASE
 - 16 HISTORIC WOOD BASE
 - 17 PAINTED PLASTER
 - 18 STAINED FILASTER, WOODCLAD BEAM
 - 19 NEW RECEPTION DESK
 - 20 REINSTALLED WOOD FRAME
 - 21 NEW HARDWOOD FILASTER TO MATCH (E)
 - 22 NEW WINDOW, SEE WINDOW TYPES, EXT. ELEVATIONS.
 - 23 NEW PAINTED STL COLUMN, SEE STRUCT.
 - 24 BOTTOM OF CEILING CLOUD
 - 25 HARDWOOD CAP
 - 26 (E) EIFS INFILL (BASE BID)
 - 26A NEW BRICK VENEER INFILL (BID ALT. 2)
 - 27 SKYBRIDGE & ATRIUM
 - 28 SKYLIGHT
 - 29 NEW OPENING IN (E) MASONRY WALL
 - 30 NEW CONCRETE TO MATCH TEXTURE AND FINISH OF (E)
 - 31 STAINLESS STEEL ETCHED SIGN - STAIR CODE COMPLIANT
 - 32 REFRIDGERATOR, PROVIDED BY OTHERS
 - 33 PROVIDE DEMOUNTABLE DOORS, NO CABINET BASE, FOR FUTURE ADA MODIFICATIONS
 - 34 BULLETIN BOARD CABINET, SEE SPECIFICATION MOUNT BOTTOM EDGE AT 3'-0" AFF, CENTERED ON VESTIBULE WALL
 - 35 GUB, PAINT IN BASE BID, FABRIC WRAPPED TACKABLE PANEL, ALT BID #1
 - 36 MOUNT FIRE EXTINGUISHER WITH OPERABLE PART AT 36" O.C. AFF.
 - 37 CONCEALED RECYCLING AND TRASH
 - 38 NO TOEKICK OR CABINET PLYNTH
 - 39 ALIGN AND CONTINUE REVEALS ALL 3 SIDES OF ELEVATOR, TYP.
 - 40 EDGE BAND ALL EXPOSED EDGES AND PROVIDE HARD WOOD VENEER FINISH AT BACK OF REVEALS, 1/2" TYP.
 - 41 PANEL CORNERS AT ELEVATOR CORE TO BE MITERED
 - 42 HVAC DUCT GRILL, SEE MECHANICAL FOR LOCATION
 - 43 HARDWOOD VENEER CASEWORK, SEE 6/A4.9 AND 7/A4.9
 - 44 TRANSFER GRILL, SEE MECHANICAL
 - 45 PLASTIC LAMINATE FINISH ALL EXPOSED SURFACES, ADJUSTABLE SHELF TYP.
 - 46 CERAMIC TILE WAINSCOT AT (2) WET WALLS, TYP.
 - 47 FIRE EXTINGUISHER, SEE 0/A6.3, TYP.
 - 48 SEE 3/A9.4 FOR DETAIL

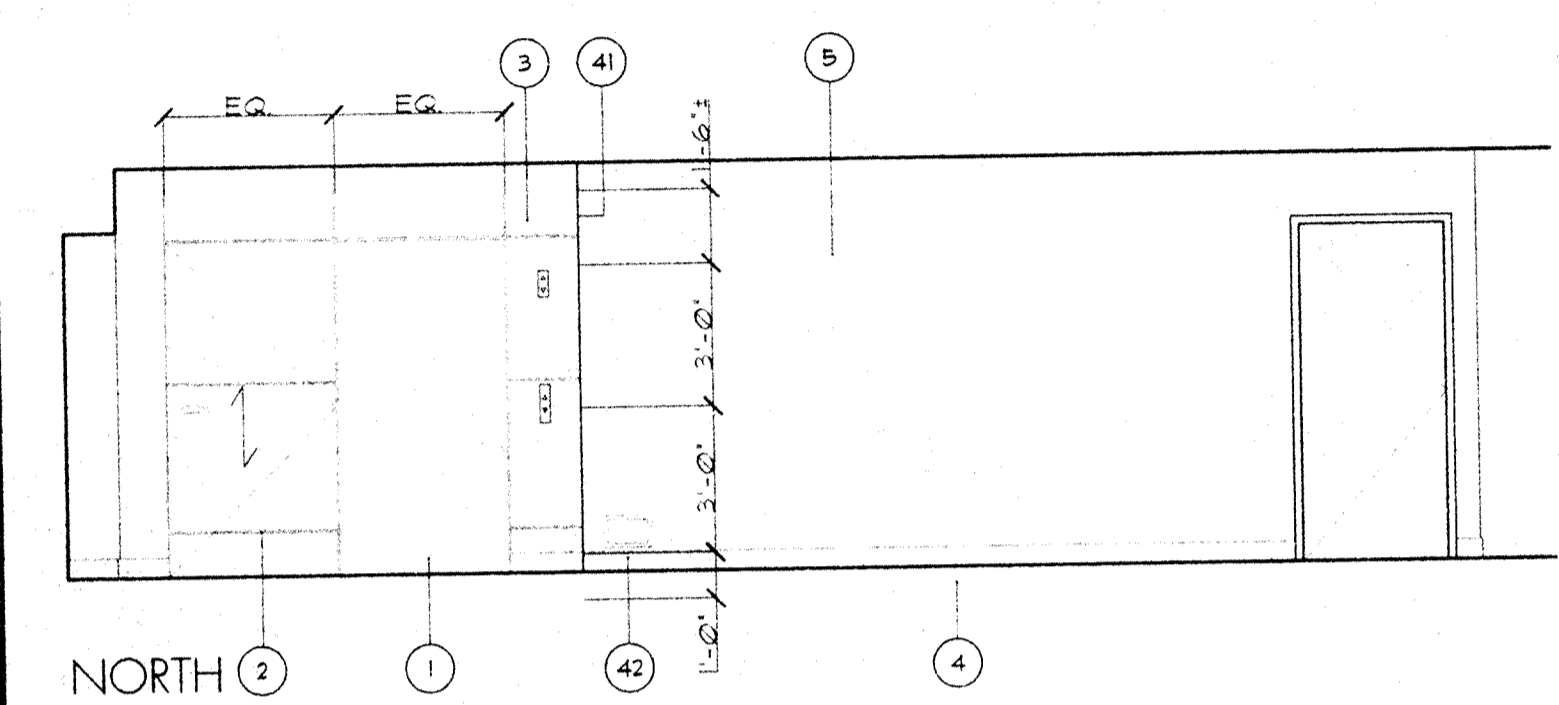
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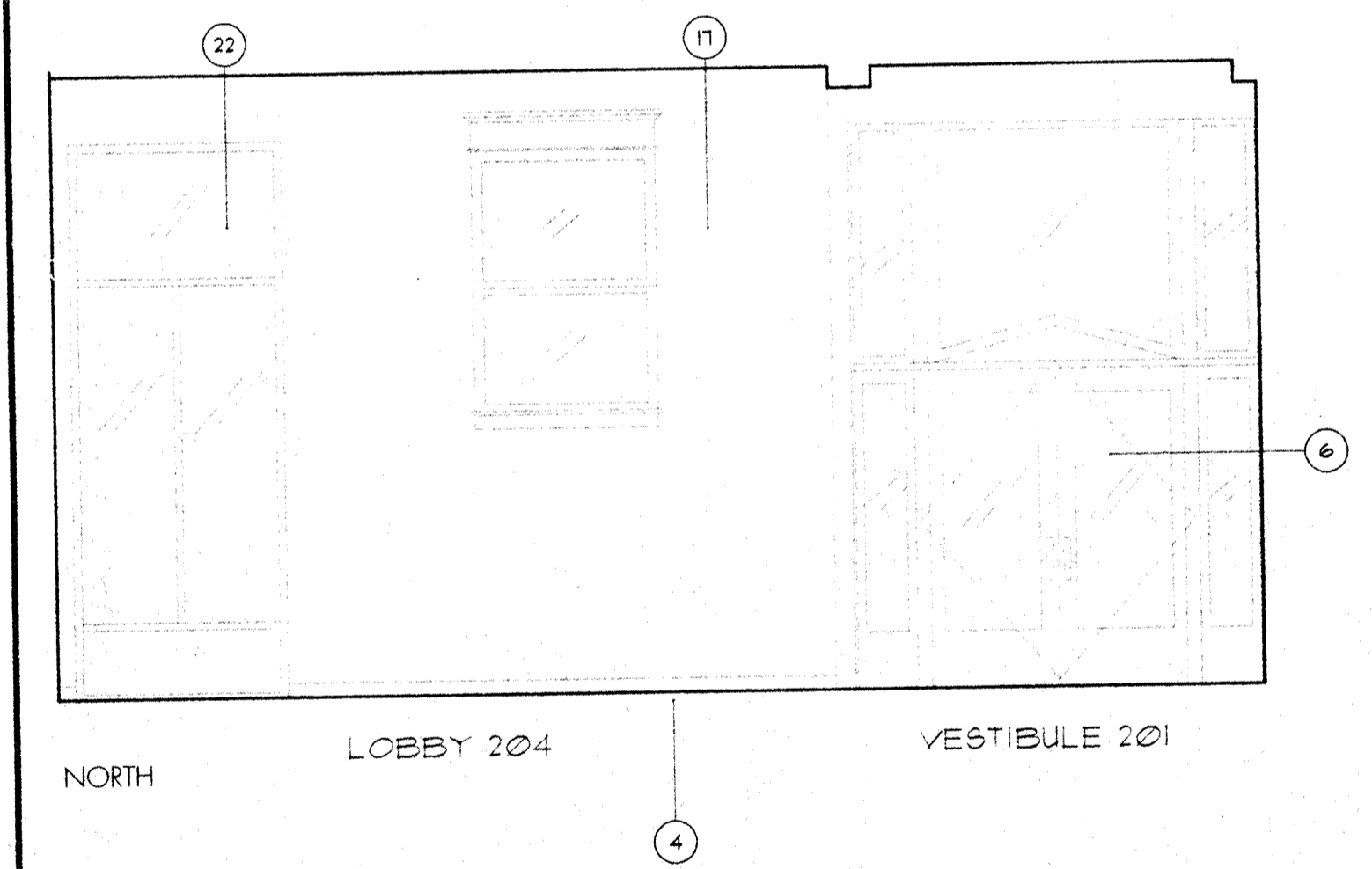
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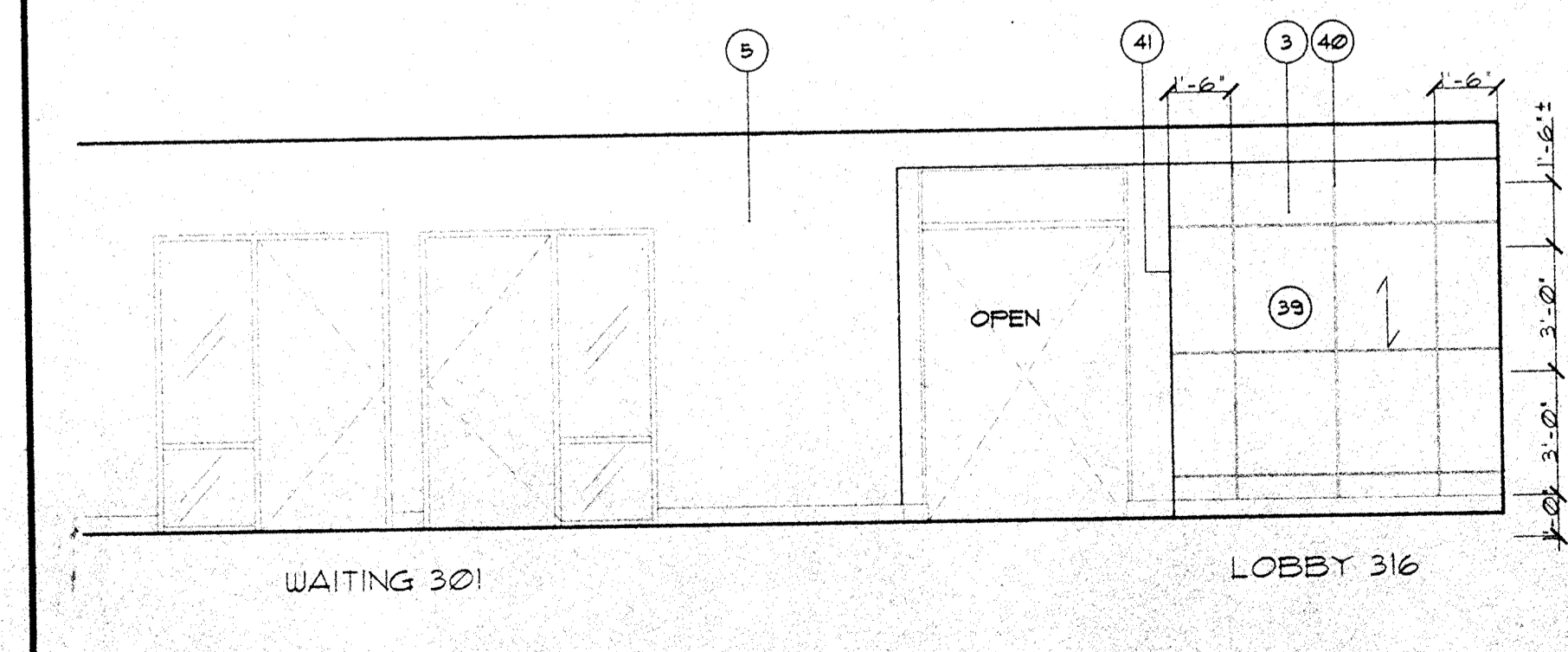
2 INTERIOR ELEVATION - OPEN OFFICE 213
A6.2 SCALE: 1/4" = 1'-0"



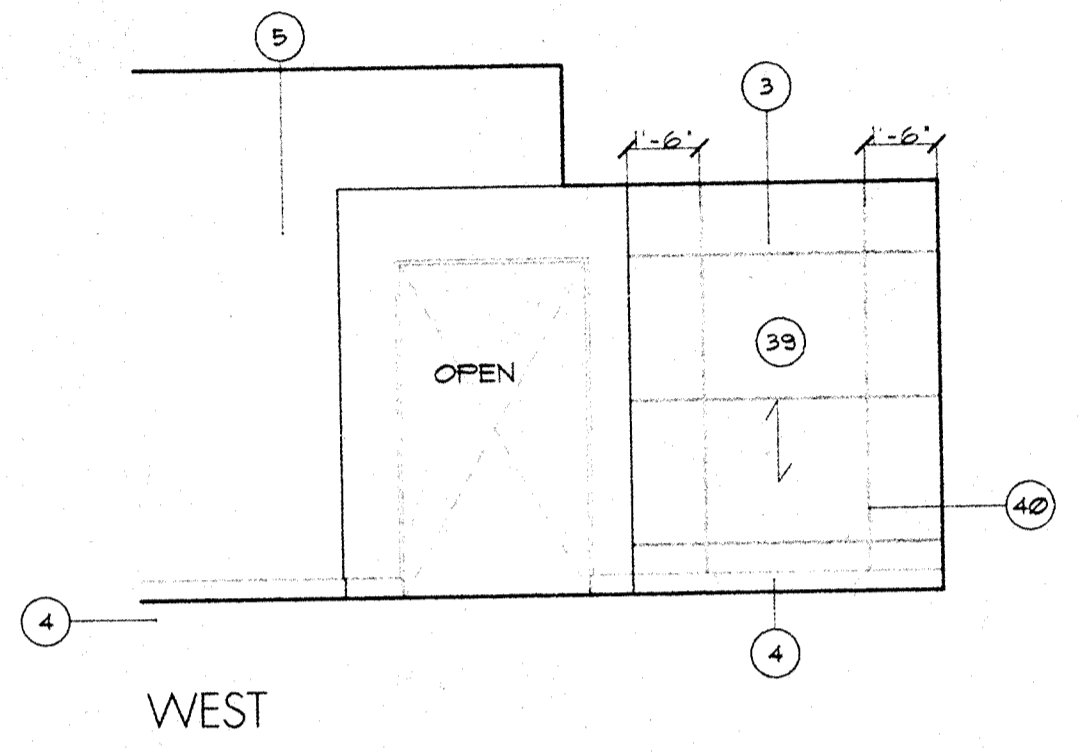
4 INTERIOR ELEVATION - WAITING 101
A6.2 SCALE: 1/4" = 1'-0"



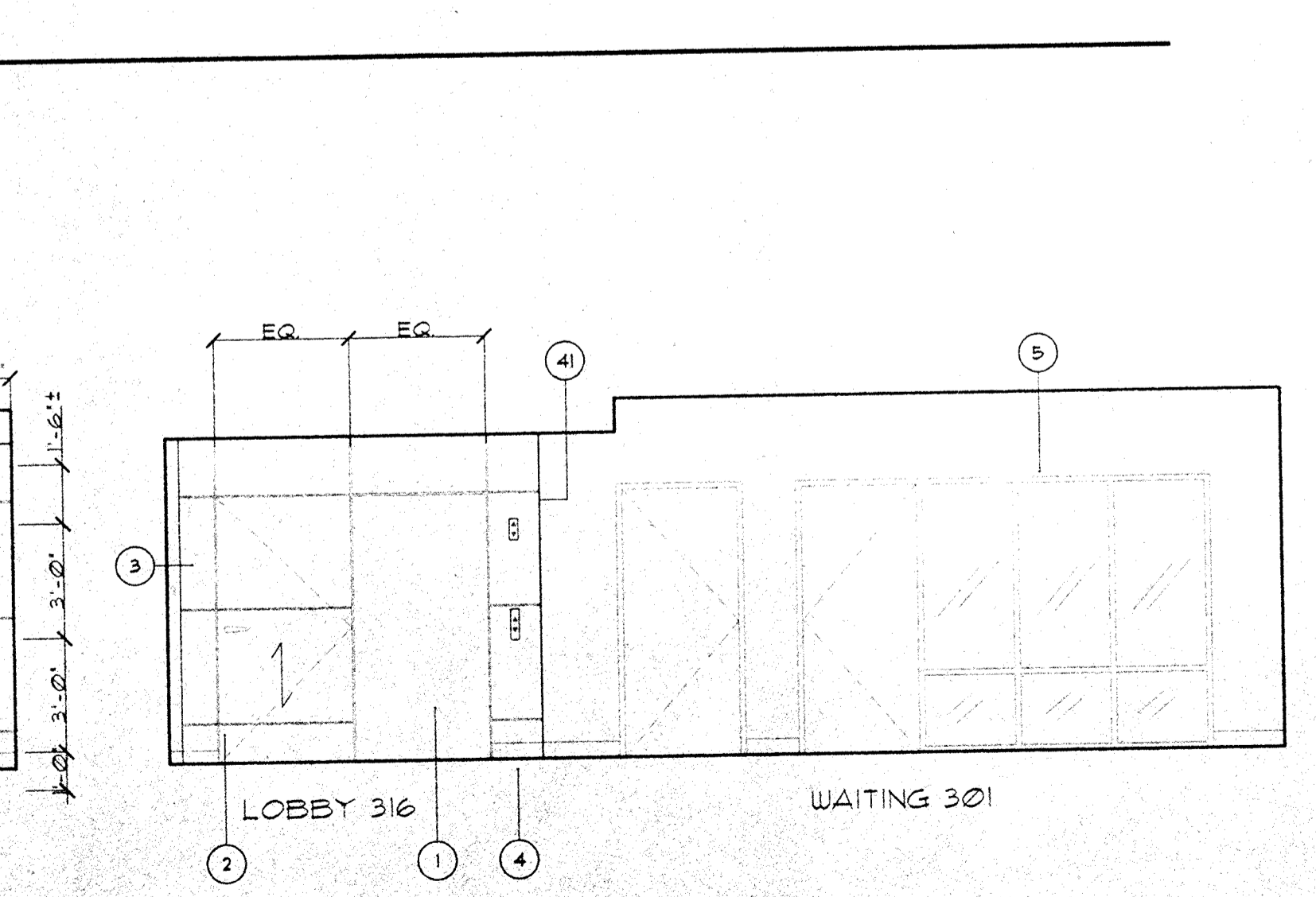
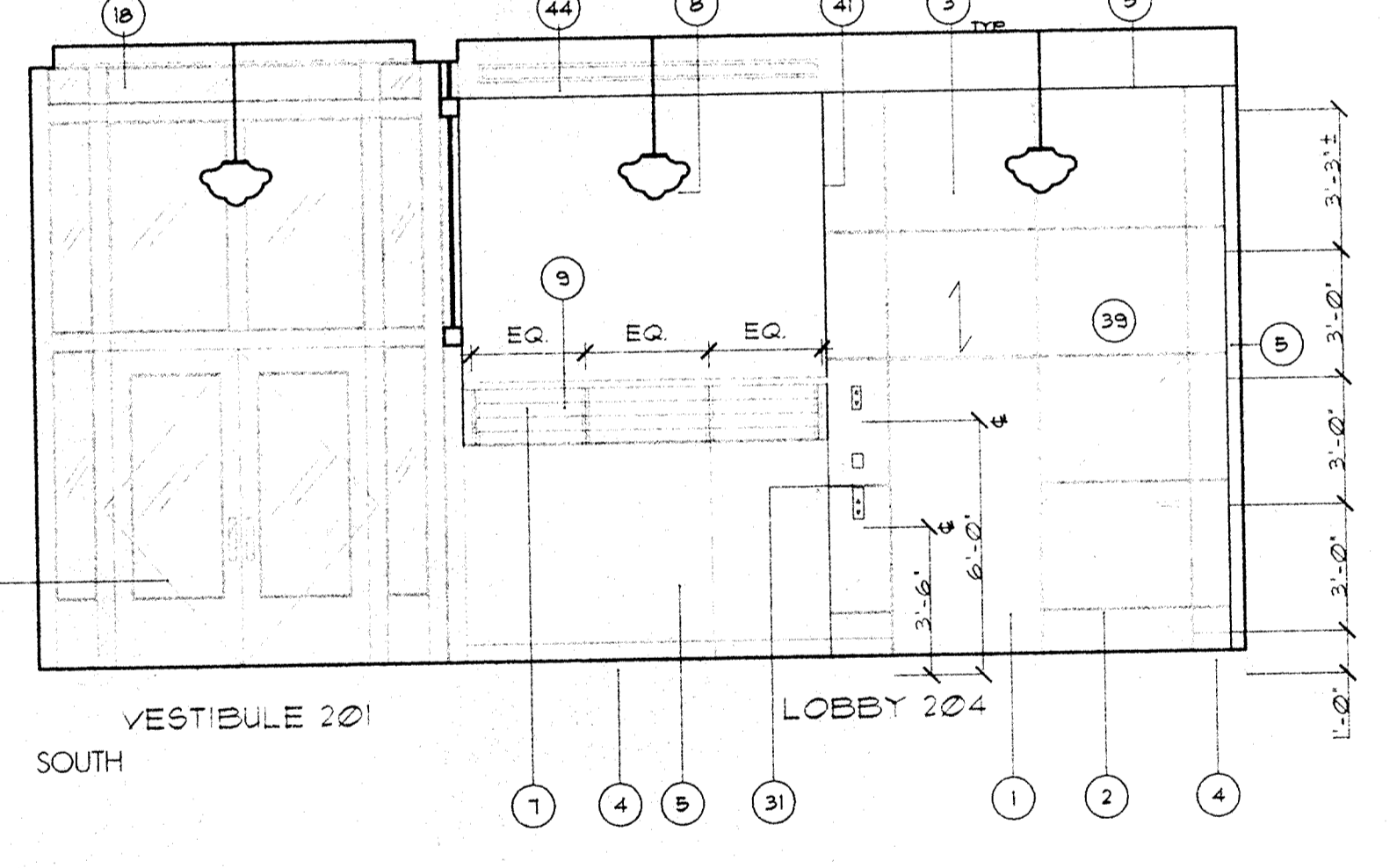
6 INTERIOR ELEVATION - LOBBY 204/VESTIBULE 201
A6.2 SCALE: 1/4" = 1'-0"



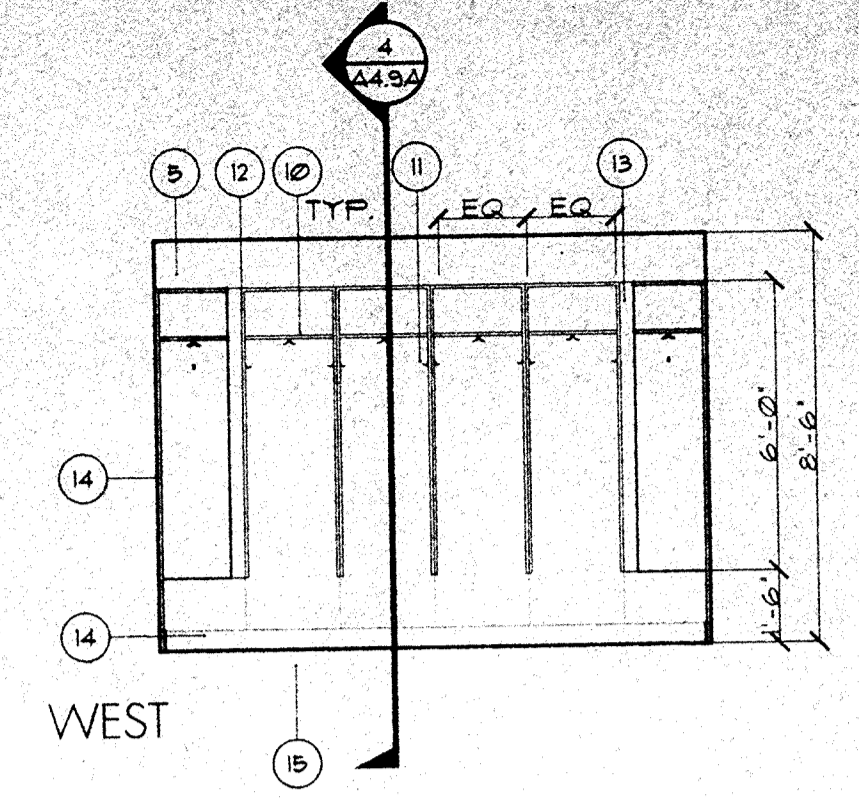
10 INTERIOR ELEVATION - WAITING 301/LOBBY 316
A6.2 SCALE: 1/4" = 1'-0"



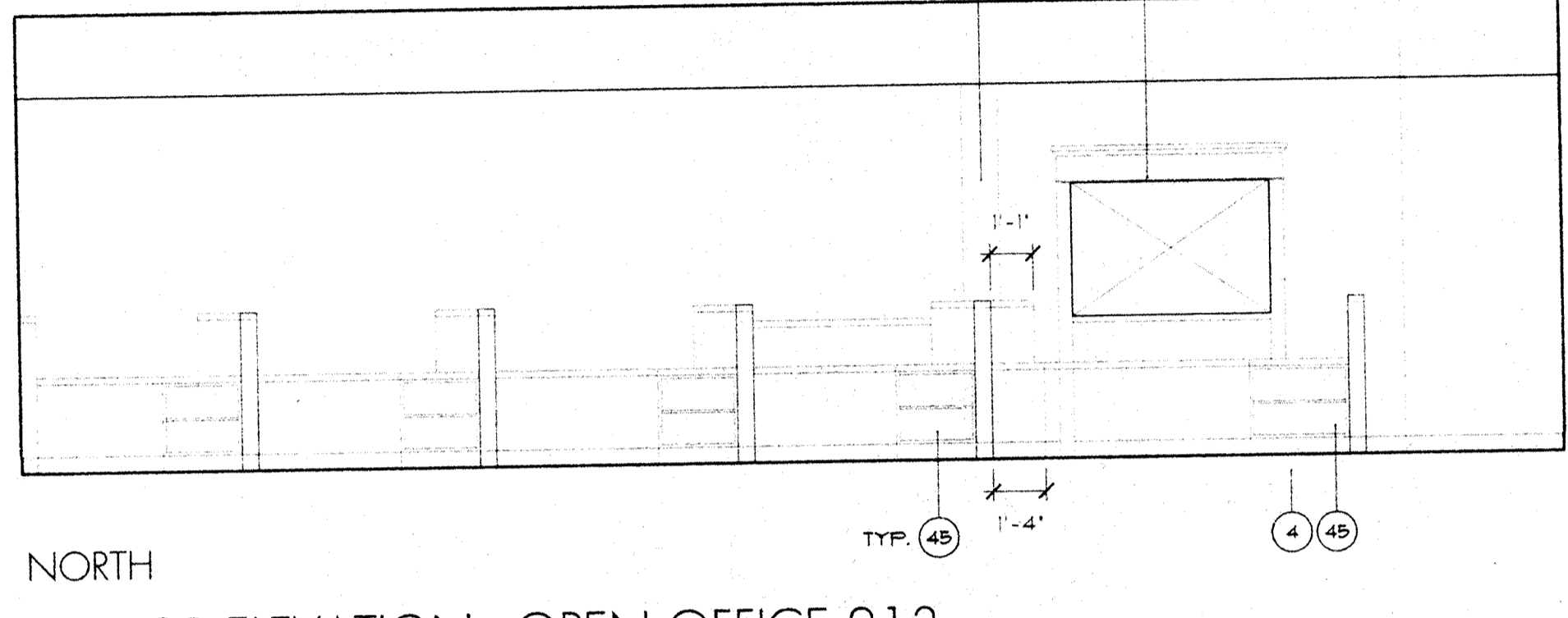
3 INTERIOR ELEVATION - WAITING 101
A6.2 SCALE: 1/4" = 1'-0"



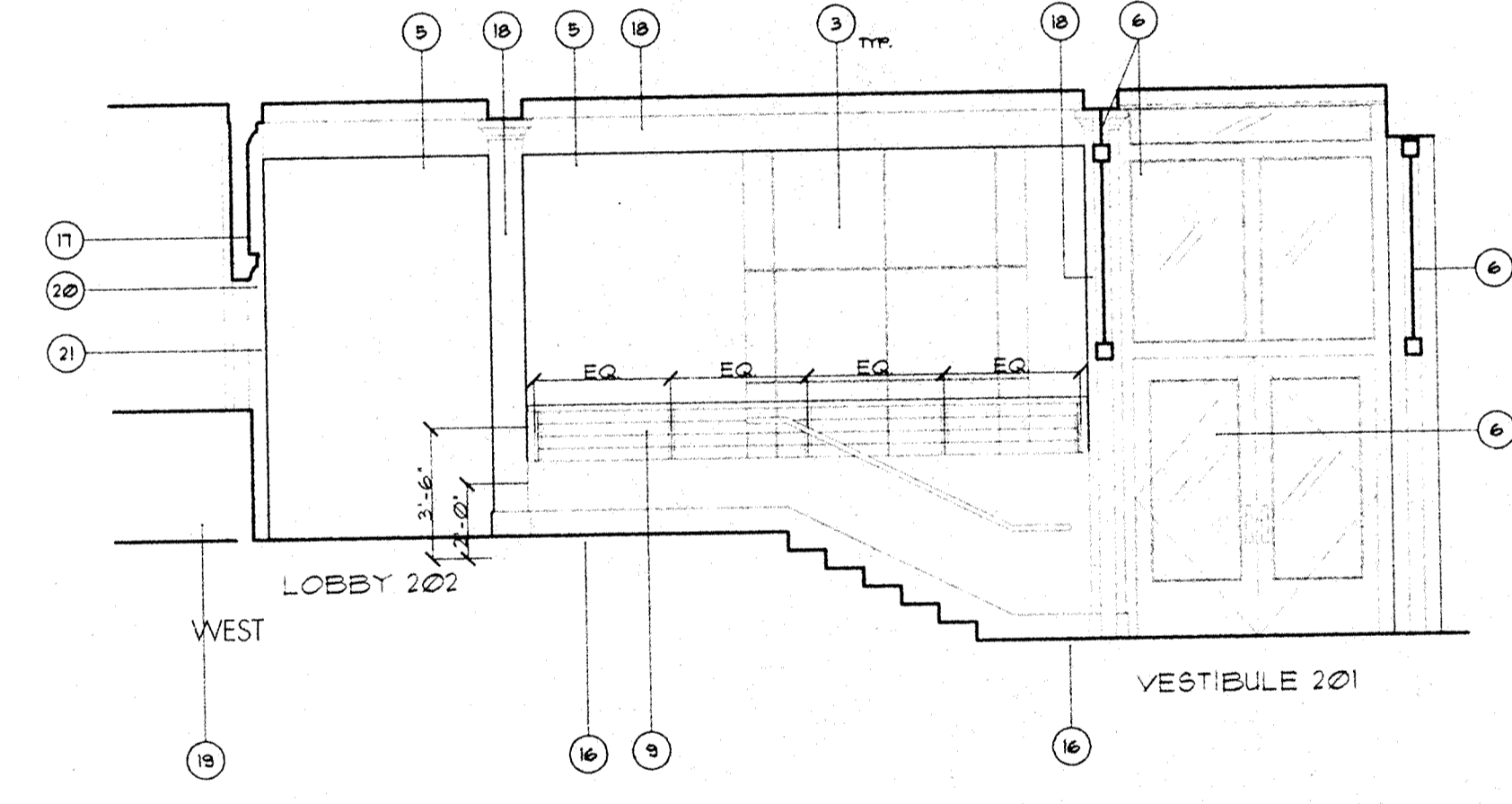
9 INTERIOR ELEVATION - WAITING 301/LOBBY 316
A6.2 SCALE: 1/4" = 1'-0"



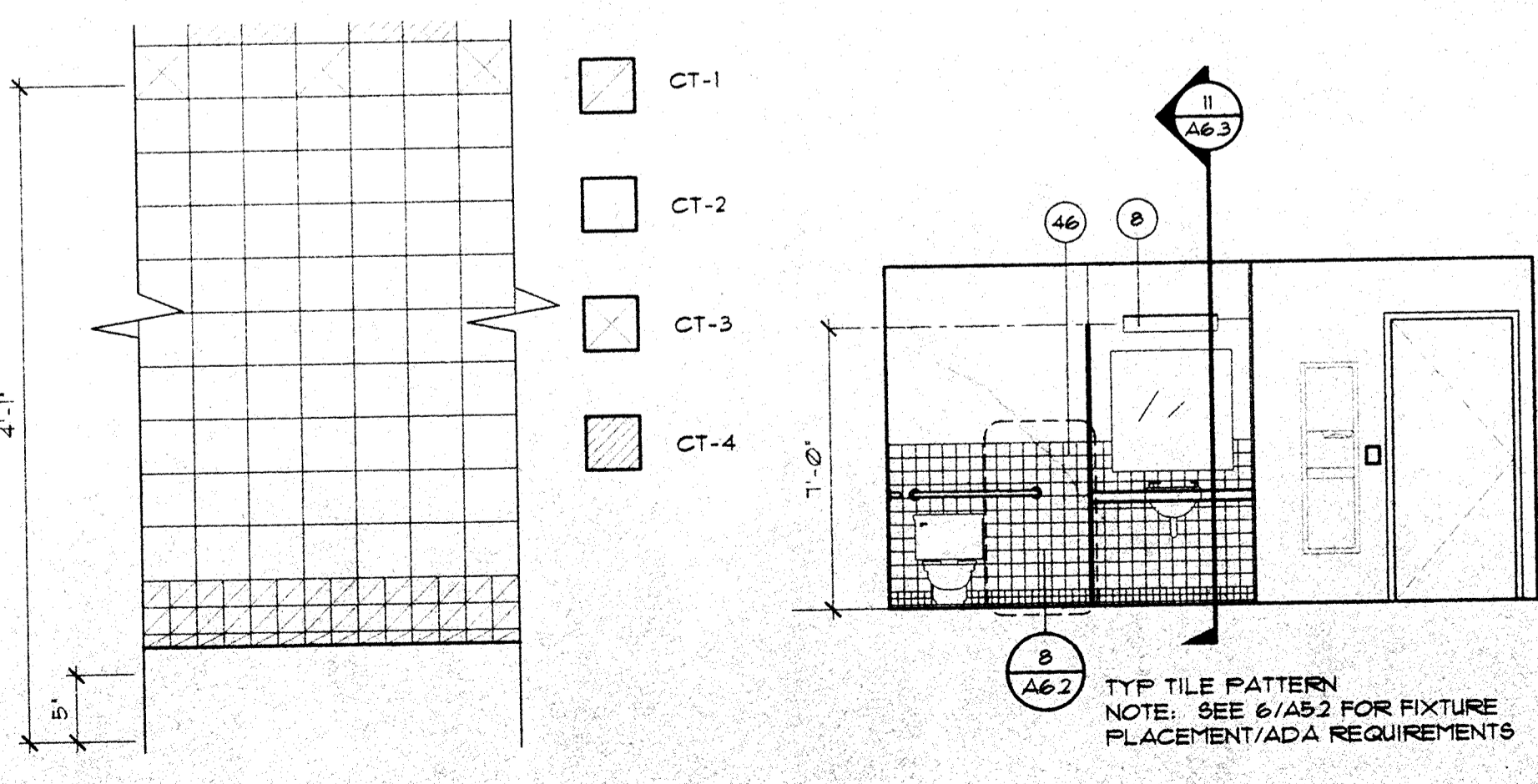
1 INTERIOR ELEVATION - MUD ROOM 112
A6.2 SCALE: 1/4" = 1'-0"



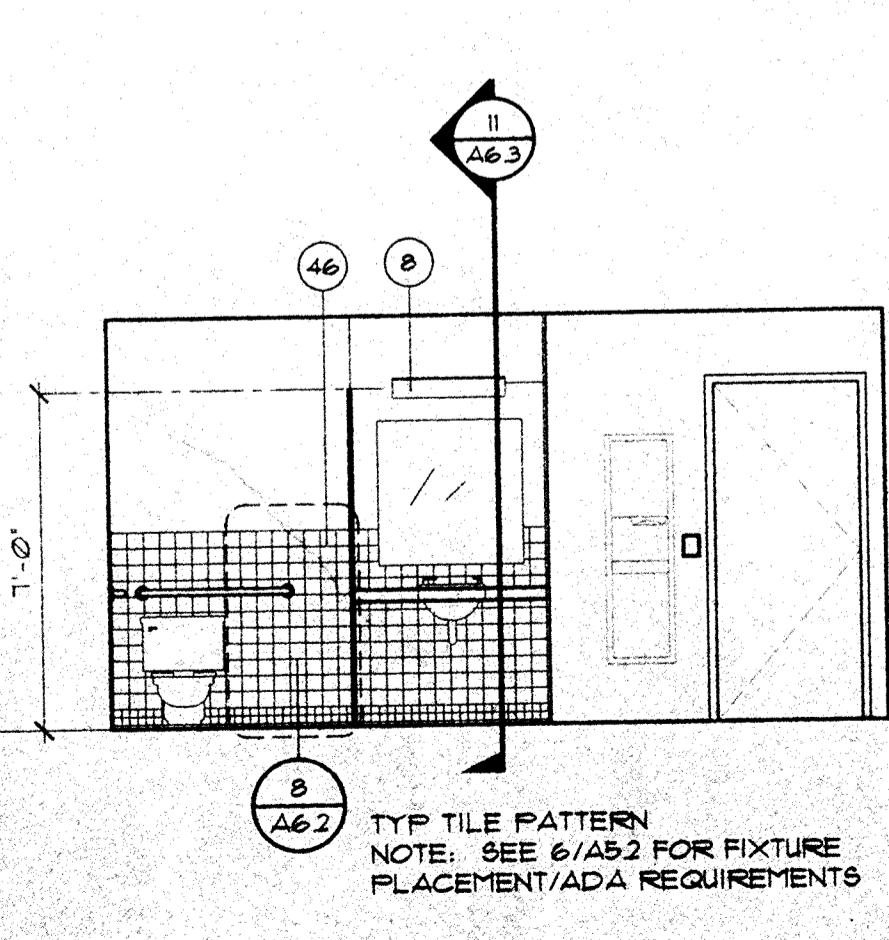
2A INTERIOR ELEVATION - OPEN OFFICE 213
A6.2 SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION - VESTIBULE 201/LOBBY 202
A6.2 SCALE: 1/4" = 1'-0"



8 TYPICAL CT WALL PATTERN
A6.2 SCALE: 1" = 1'-0"



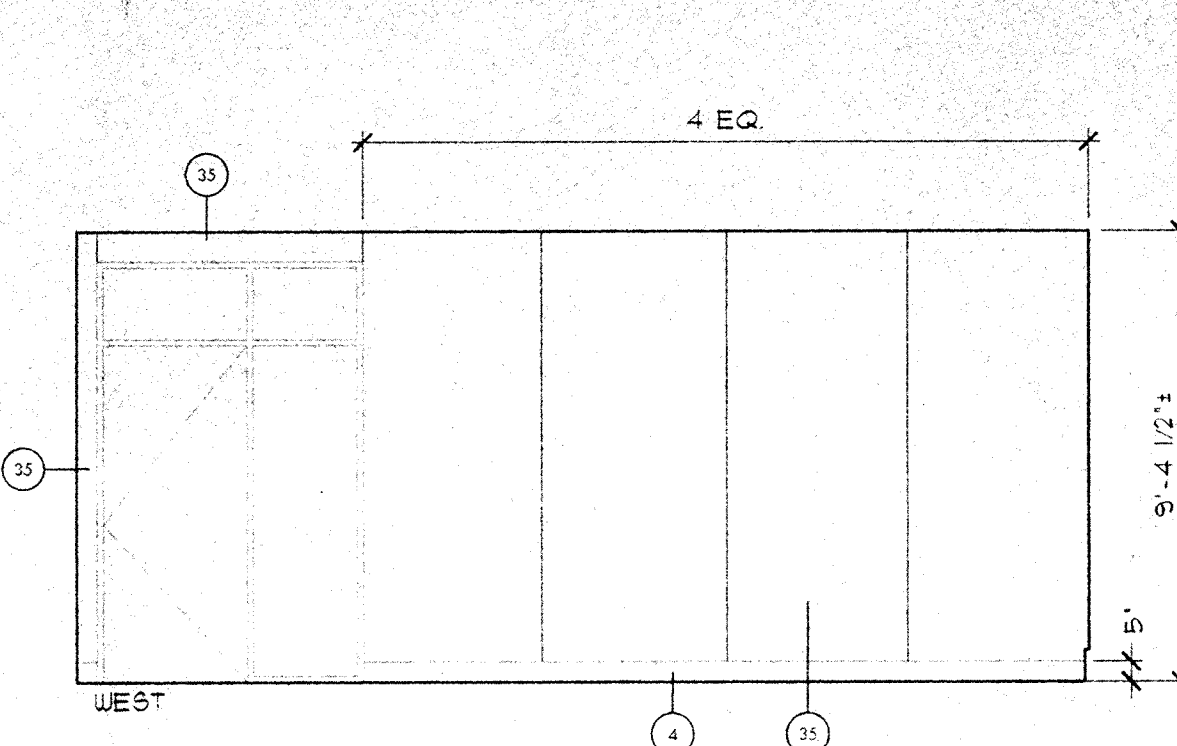
7 INTERIOR ELEVATION - BATHROOM TYP.
A6.2 SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
- REFER TO SHEET A6.2 FOR TYP. MOUNTING HEIGHTS
 - REFER TO 4/A2.3 FOR BRACING AT LOCKERS AND CASEWORK
- KEYNOTES**
- ELEVATOR ENTRY
 - ELEVATOR FIRE DOOR W/ HARDWOOD VENEER, FINISH TO MATCH ADJACENT WOOD PANELING
 - HARDWOOD VENEER PANELING, 1/2" REVEALS
 - NEW 5" HARDWOOD BASE FLUSH WITH PANELS AT ELEVATOR WALLS AND CASEWORK. SURFACE APPLIED ALL OTHER LOCATIONS
 - PAINTED GYPSUM BD.
 - STAINED HARDWOOD DOOR SYSTEM. SEE DOOR SCHEDULE
 - HAND RAIL, SEE 4/A4.8
 - LIGHT FIXTURE, SEE ELECT.
 - GUARD RAIL, SEE DETAIL 1/A4.8
 - FIXED SHELF
 - 3 HOOKS PER LOCKER, TYP.
 - WALL HUNG OPEN LOCKERS, 3/4" FLY W/ PLAM.
 - FLAM SCRIBE PIECE, FLUSH WITH LOCKERS
 - BACK PANEL, 1/2" PLYWOOD WITH PLAM
 - RUBBER BASE
 - HISTORIC WOOD BASE
 - PAINTED PLASTER
 - STAINED PLASTER, WOODCLAD BEAM
 - NEW RECEPTION DESK
 - REINSTALLED WOOD FRAME
 - NEW HARDWOOD PILASTER TO MATCH (E)
 - NEW WINDOW, SEE WINDOW TYPES, EXT. ELEVATIONS.
 - NEW PAINTED STL COLUMN, SEE STRUCT.
 - BOTTOM OF CEILING CLOUD
 - HARDWOOD CAP
 - (E) EIFS INFILL (BASE BID)
 - NEW BRICK VENEER INFILL (BID ALT. #2)
 - SKYBRIDGE & ATRIUM
 - SKYLIGHT
 - NEW OPENING IN (E) MASONRY WALL
 - NEW CONCRETE TO MATCH TEXTURE AND FINISH OF (E)
 - STAINLESS STEEL ETCHED SIGN - STAIR CODE COMPLIANT
 - REFRIDGERATOR, PROVIDED BY OTHERS
 - PROVIDE DEMOUNTABLE DOORS, NO CABINET BASE, FOR FUTURE ADA MODIFICATIONS
 - BULLETIN BOARD CABINET, SEE SPECIFICATION MOUNT BOTTOM EDGE AT 3'-0" AFF., CENTERED ON VESTIBULE WALL
 - GUB, PAINT IN BASE BID, FABRIC WRAPPED TACKABLE PANEL, ALT BID #1
 - MOUNT FIRE EXTINGUISHER WITH OPERABLE PART AT 36" O.C. AFF.
 - CONCEALED RECYCLING AND TRASH
 - NO TOEKICK OR CABINET FLYNTH
 - ALIGN AND CONTINUE REVEALS ALL 3 SIDES OF ELEVATOR, TYP.
 - EDGE BAND ALL EXPOSED EDGES AND PROVIDE HARD WOOD VENEER FINISH AT BACK OF REVEALS, 1/2" TYP.
 - PANEL CORNERS AT ELEVATOR CORE TO BE MITERED
 - HYAC DUCT GRILL, SEE MECHANICAL FOR LOCATION
 - HARDWOOD VENEER CASEWORK, SEE 6/A4.9 AND 1/A4.9
 - TRANSFER GRILL, SEE MECHANICAL
 - PLASTIC LAMINATE FINISH ALL EXPOSED SURFACES, ADJUSTABLE SHELF TYP.
 - CERAMIC TILE WAINSCOT AT (2) WET WALLS, TYP.
 - FIRE EXTINGUISHER, SEE 8/A6.3, TYP.
 - SEE 3/A9.4 FOR DETAIL

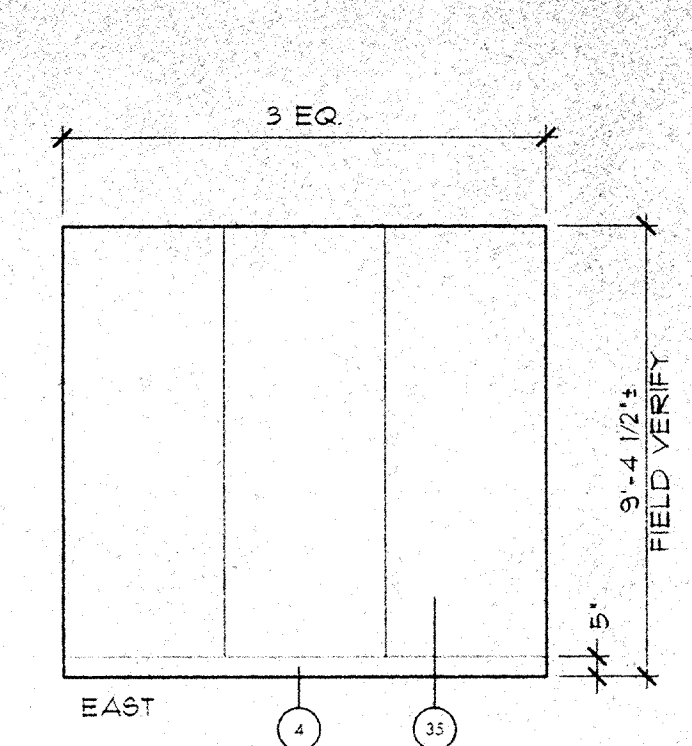
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DATE STAMP

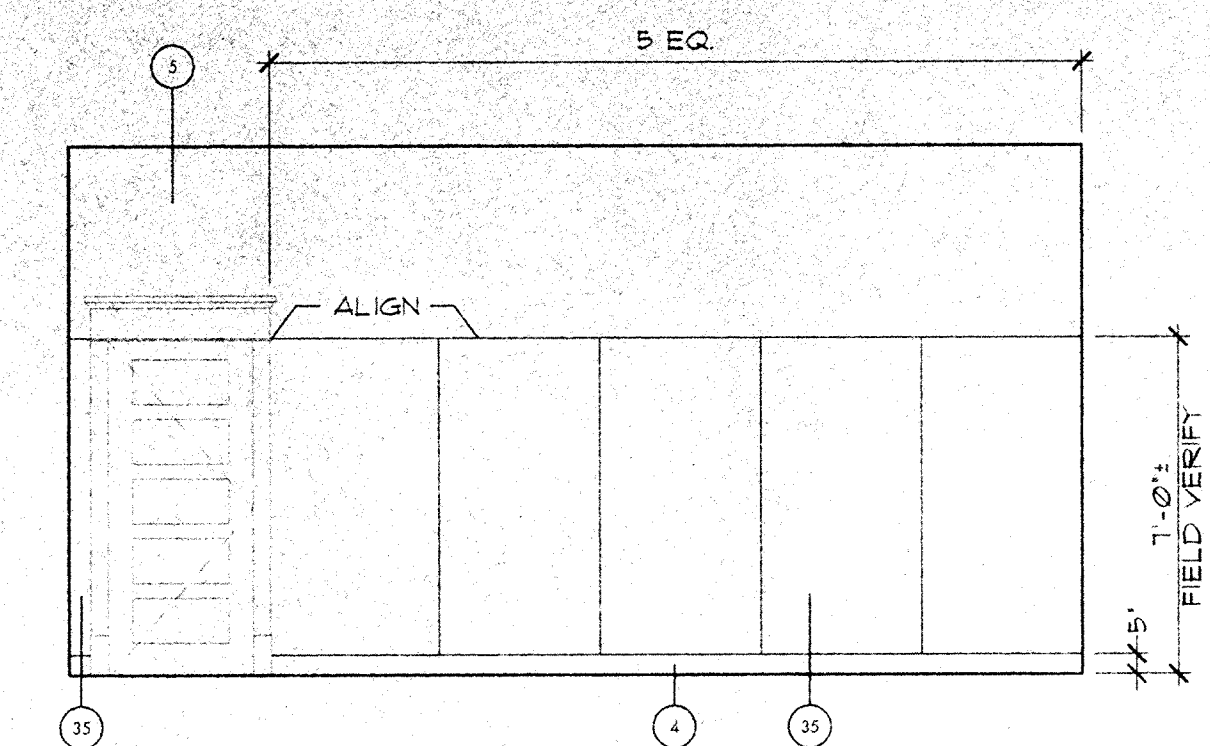
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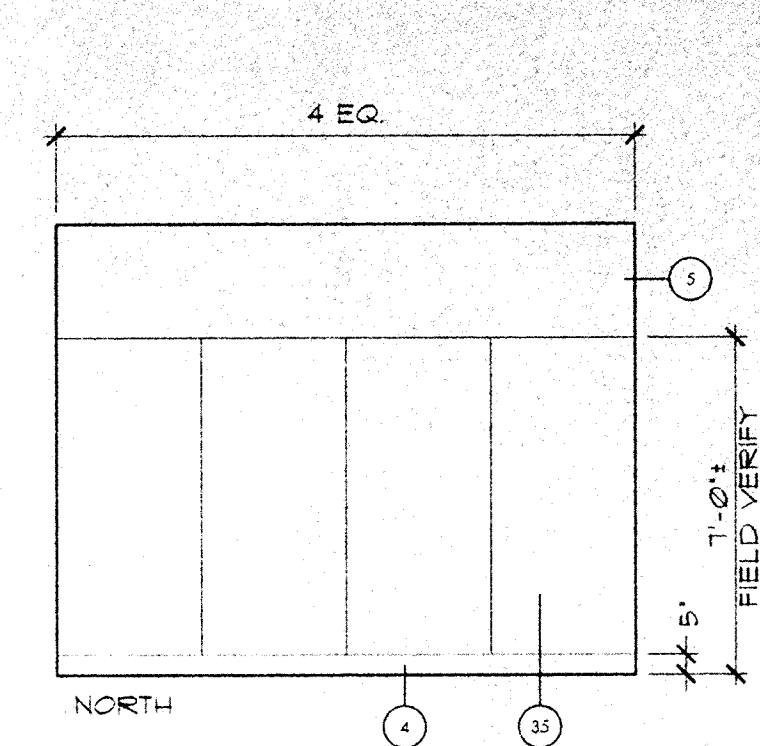
5 CONF. ROOM 319
A6.3 SCALE: 1/4" = 1'-0"



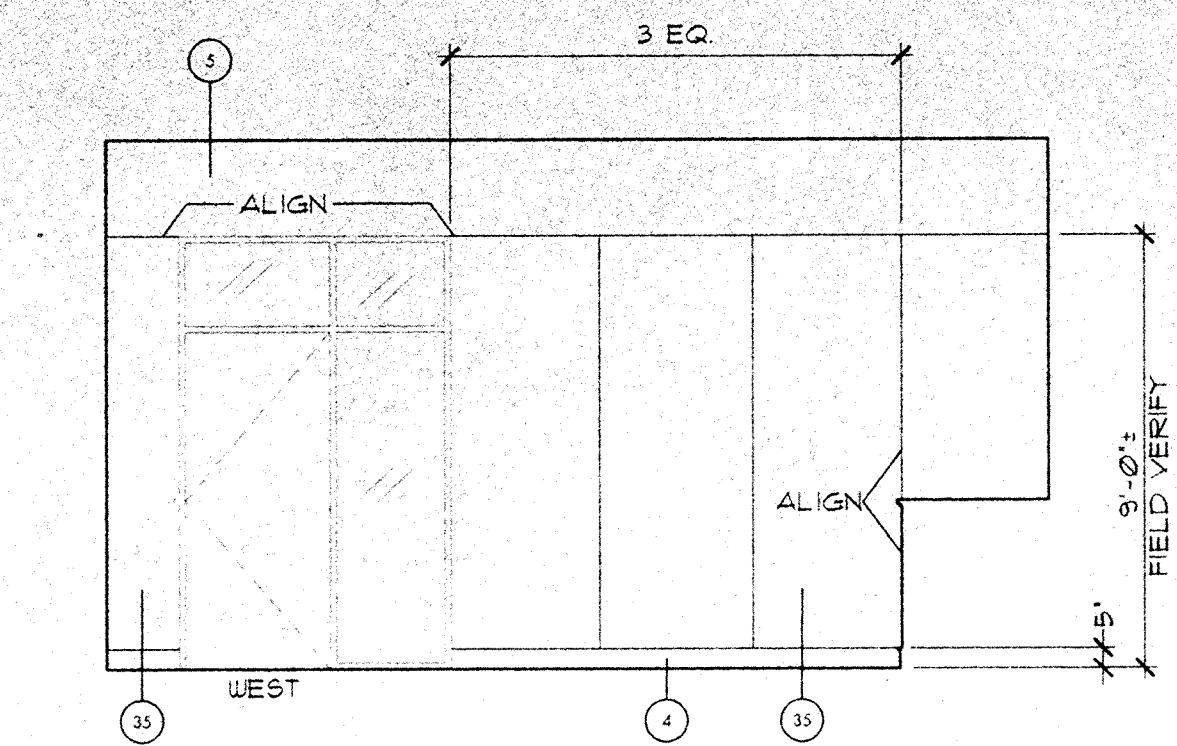
4 CONF. ROOM 318
A6.3 SCALE: 1/4" = 1'-0"



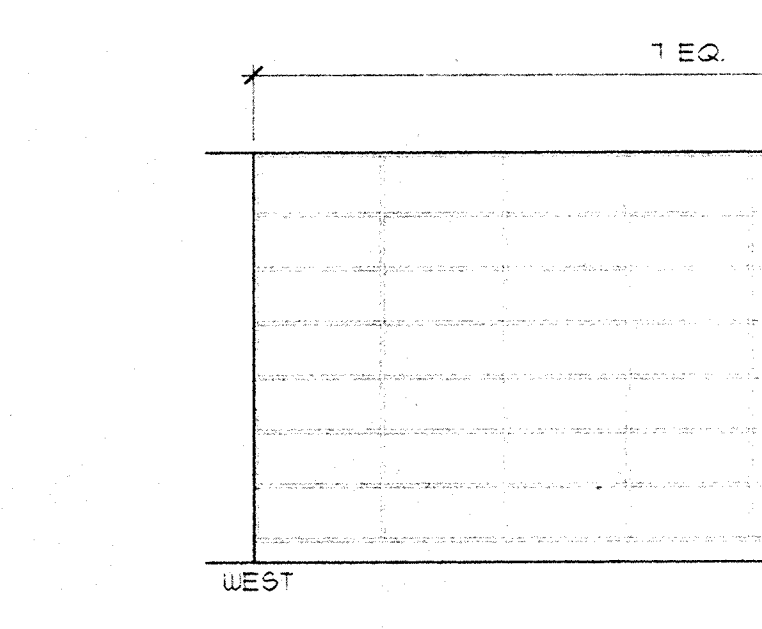
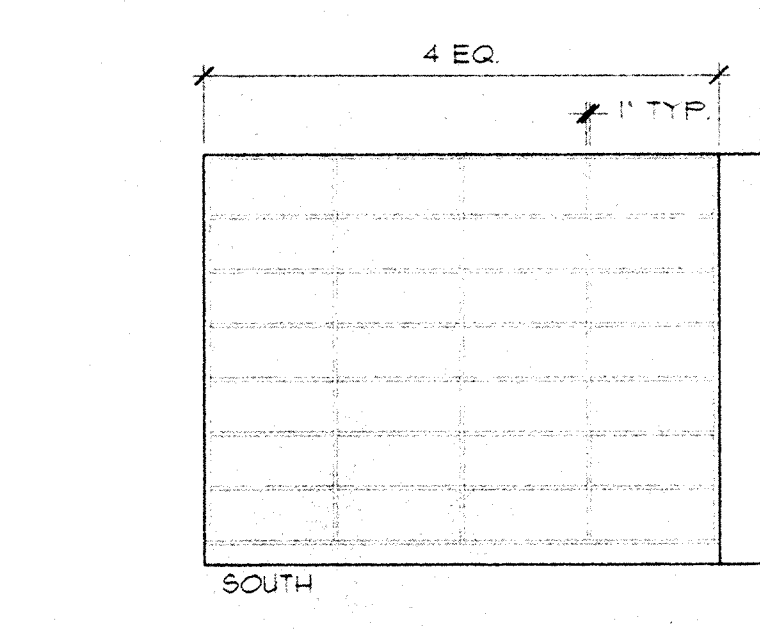
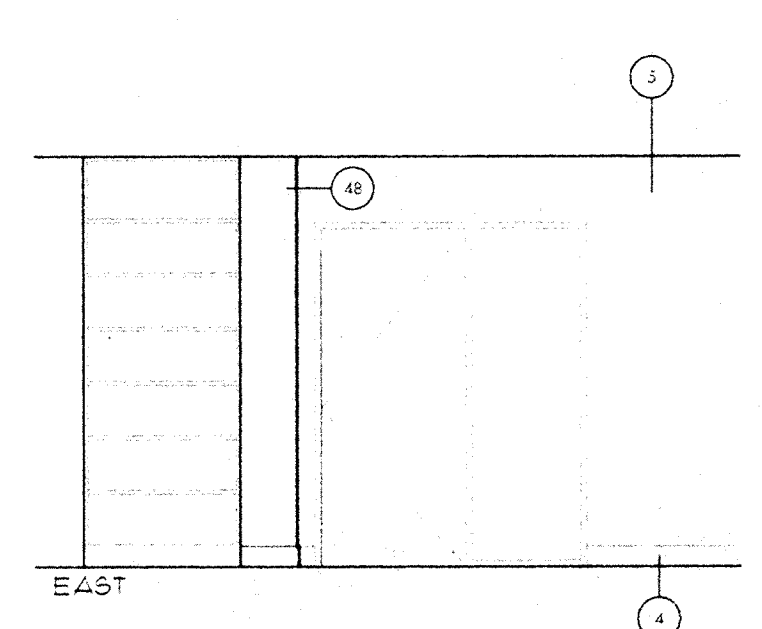
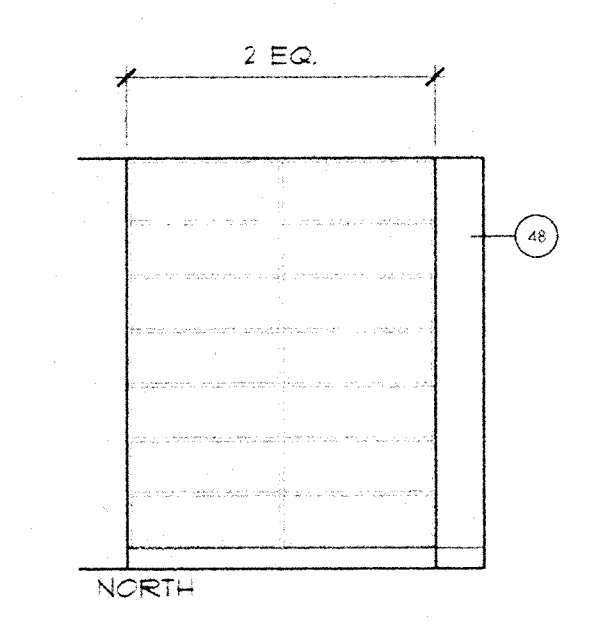
3 CONF. ROOM 218
A6.3 SCALE: 1/4" = 1'-0"



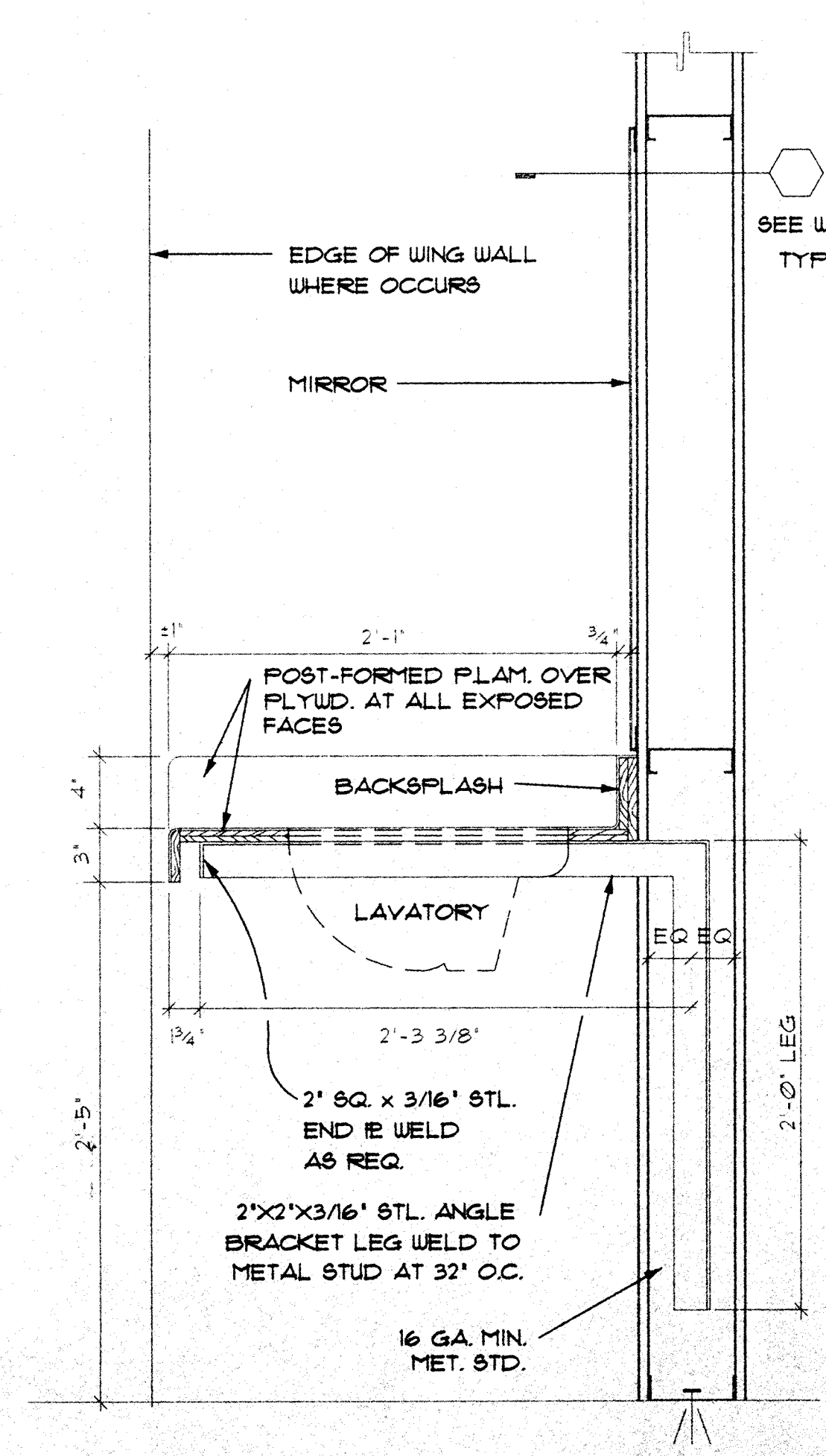
2 CONF. ROOM 216
A6.3 SCALE: 1/4" = 1'-0"



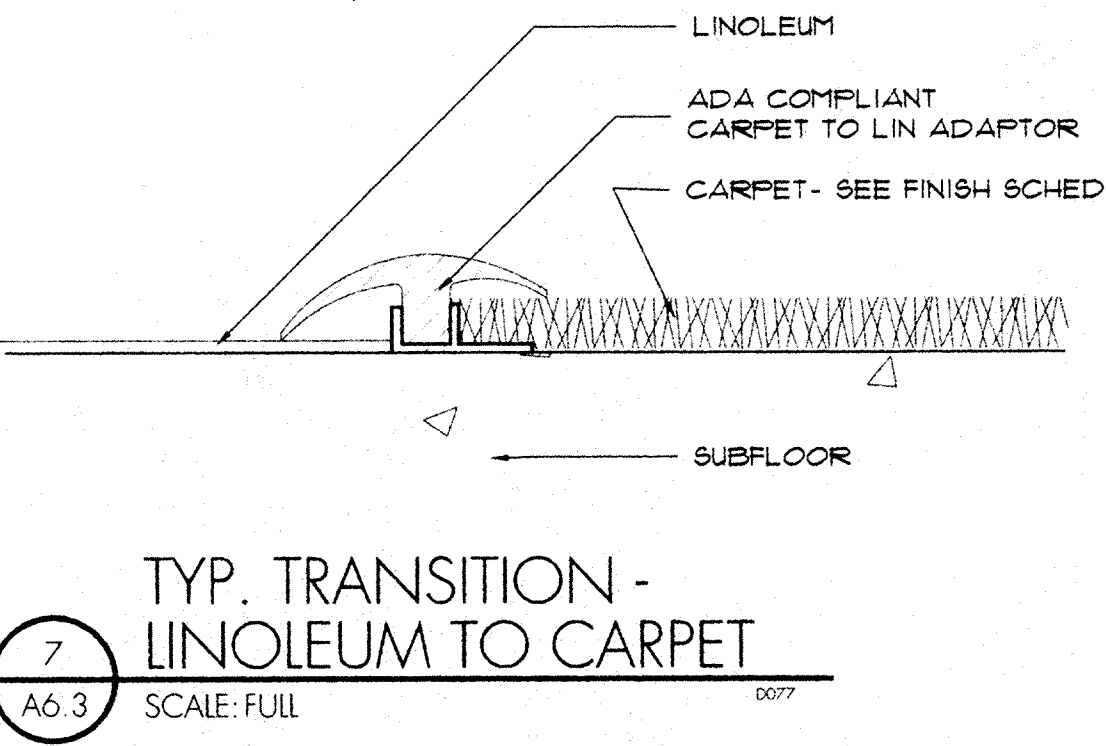
1 CONF. ROOM 122
A6.3 SCALE: 1/4" = 1'-0"



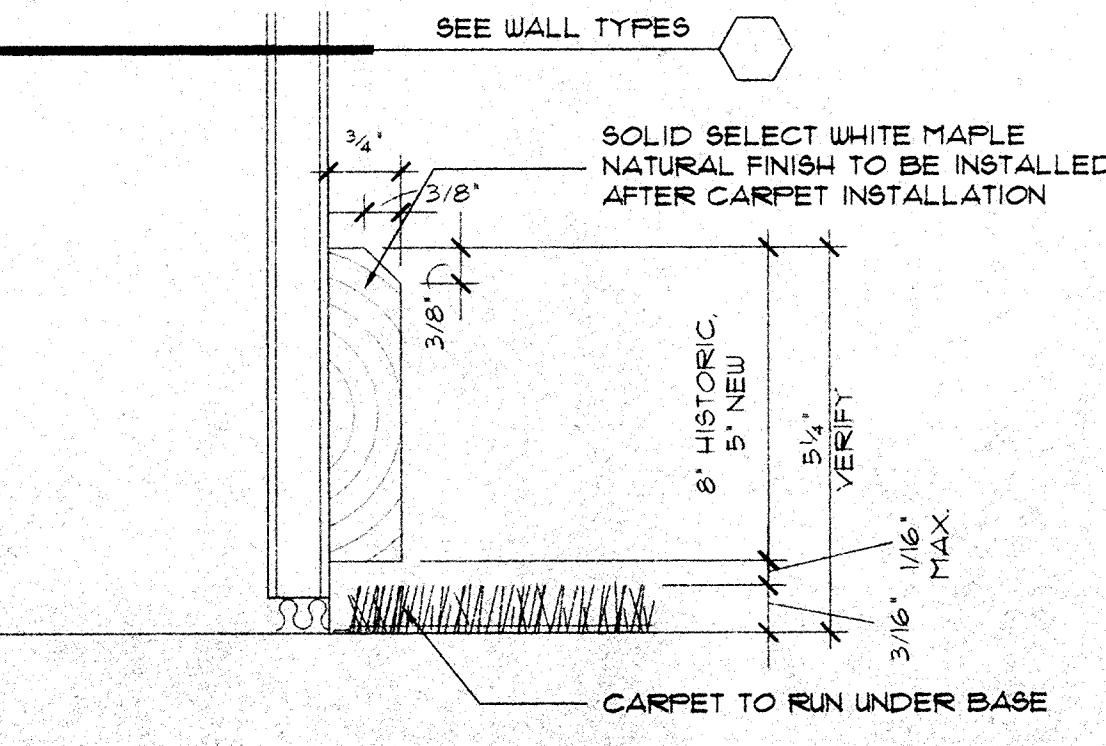
6 INTERIOR ELEVATION-LIBRARY 305
A6.3 SCALE: 1/4" = 1'-0"



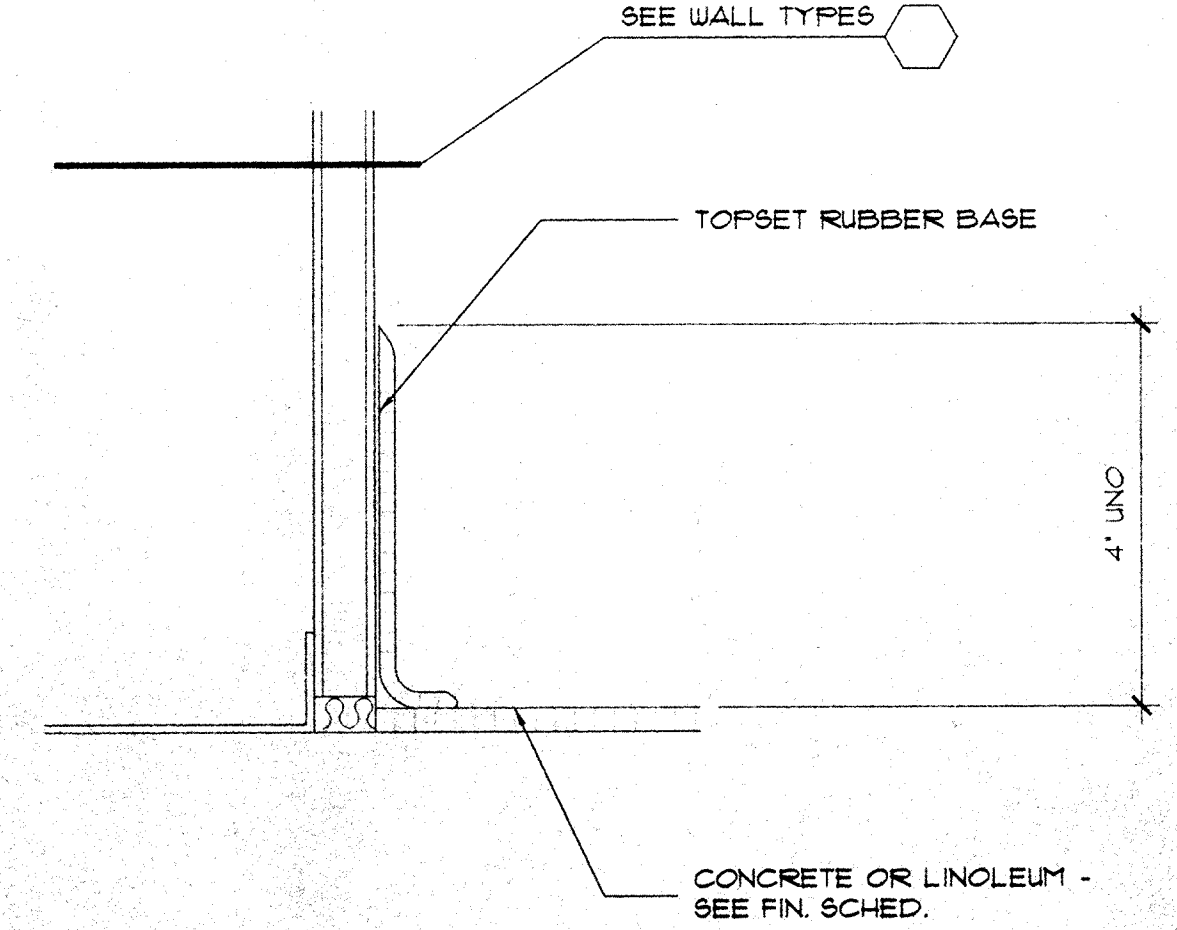
11 LAVATORY COUNTER
A6.3 SCALE: 1 1/2" = 1'-0"



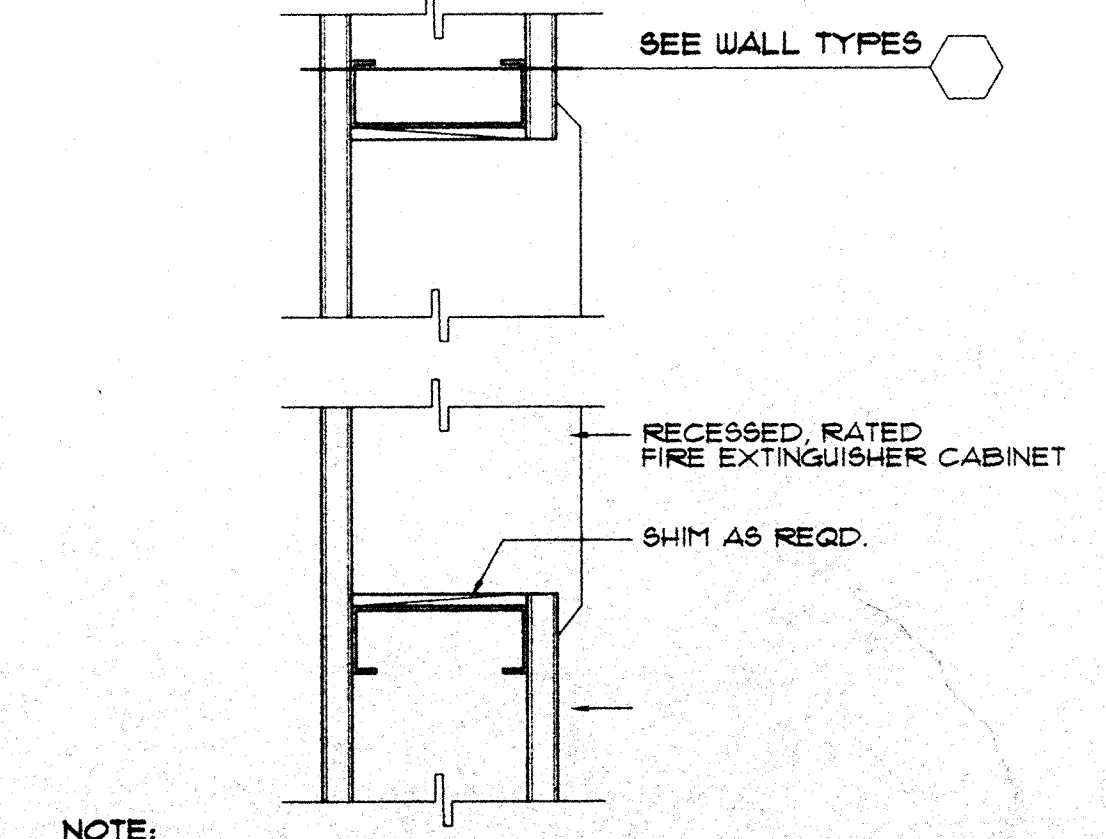
7 TYP. TRANSITION - LINOLEUM TO CARPET
A6.3 SCALE: FULL



10 TYP. WOOD CARPET BASE
A6.3 SCALE: 6" = 1'-0"



9 TYP. RUBBER TOPSET BASE
A6.3 SCALE: 6" = 1'-0"



8 TYP. FIRE EXTINGUISHER @ CORR. WALL
A6.3 SCALE: 3" = 1'-0"

GENERAL NOTES

- REFER TO SHEET A5.2 FOR TYP. MOUNTING HEIGHTS
- REFER TO 4/A2.3 FOR BRACING AT LOCKERS AND CASEWORK

KEYNOTES

- ELEVATOR ENTRY
- ELEVATOR FIRE DOOR W/ HARDWOOD VENEER, FINISH TO MATCH ADJACENT WOOD PANELING
- HARDWOOD VENEER PANELING, 1/2" REVEALS
- NEW 5" HARDWOOD BASE FLUSH WITH PANELS AT ELEVATOR WALLS AND CASEWORK SURFACE APPLIED ALL OTHER LOCATIONS
- PAINTED GYPSUM BD.
- STAINED HARDWOOD DOOR SYSTEM, SEE DOOR SCHEDULE
- HAND RAIL, SEE 4/A4.8
- LIGHT FIXTURE, SEE ELECT.
- GUARD RAIL, SEE DETAIL 1/A4.8
- FIXED SHELF
- 3 HOOKS PER LOCKER, TYP.
- WALL HUNG OPEN LOCKERS, 3/4" PLY W/ PLAM.
- PLAM SCRIBE PIECE, FLUSH WITH LOCKERS
- BACK PANEL, 1/2" PLYWOOD WITH PLAM.
- RUBBER BASE
- HISTORIC WOOD BASE
- PAINTED PLASTER
- STAINED PILASTER, WOODCLAD BEAM
- NEW RECEPTION DESK
- REINSTALLED WOOD FRAME
- NEW HARDWOOD PILASTER TO MATCH (E) EXT. ELEVATIONS.
- NEW WINDOW, SEE WINDOW TYPES.
- NEW PAINTED STL COLUMN, SEE STRUCT.
- BOTTOM OF CEILING CLOUD
- HARDWOOD CAP
- (E) EIFS INFILL (BASE BID)
- NEW BRICK VENEER INFILL (BID ALT. #2)
- SKYBRIDGE * ATRIUM
- SKYLIGHT
- NEW OPENING IN (E) MASONRY WALL
- NEW CONCRETE TO MATCH TEXTURE AND FINISH OF (E)
- STAINLESS STEEL ETCHED SIGN - STAIR CODE COMPLIANT
- REFRIDGERATOR, PROVIDED BY OTHERS
- PROVIDE DEMOUNTABLE DOORS, NO CABINET BASE, FOR FUTURE ADA MODIFICATIONS
- BULLETIN BOARD CABINET, SEE SPECIFICATION MOUNT BOTTOM EDGE AT 3'-0" AFF., CENTERED ON VESTIBULE WALL
- GUB, PAINT IN BASE BID, FABRIC WRAPPED TACKABLE PANEL, ALT BID #1
- MOUNT FIRE EXTINGUISHER WITH OPERABLE PART AT 36" O.C. AFF.
- CONCEALED RECYCLING AND TRASH
- NO TOEKICK OR CABINET PLYNTH
- ALIGN AND CONTINUE REVEALS ALL 3 SIDES OF ELEVATOR, TYP.
- EDGE BAND ALL EXPOSED EDGES AND PROVIDE HARD WOOD VENEER FINISH AT BACK OF REVEALS, 1/2" TYP.
- PANEL CORNERS AT ELEVATOR CORE TO BE MITERED
- HVAC DUCT GRILL, SEE MECHANICAL FOR LOCATION
- HARDWOOD VENEER CASEWORK, SEE 6/A4.9 AND 7/A4.9
- TRANSFER GRILL, SEE MECHANICAL
- PLASTIC LAMINATE FINISH ALL EXPOSED SURFACES, ADJUSTABLE SHELF TYP.
- CERAMIC TILE WAINSCOT AT (2) WET WALLS, TYP.
- FIRE EXTINGUISHER, SEE 8/A6.3, TYP.
- SEE 3/A9.4 FOR DETAIL

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PROJECT ASSISTANT: *[Signature]*
JOB CAPTAIN: *[Signature]*
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DATE: 07.16.99

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REGISTERED ARCHITECT
DONALD F. STANAWAY II
Portland, OR
STATE OF OREGON

INTERIOR ELEVATIONS
AND DETAILS

PROJECT NO. 981701

SHEET

A6.3

A99009AH

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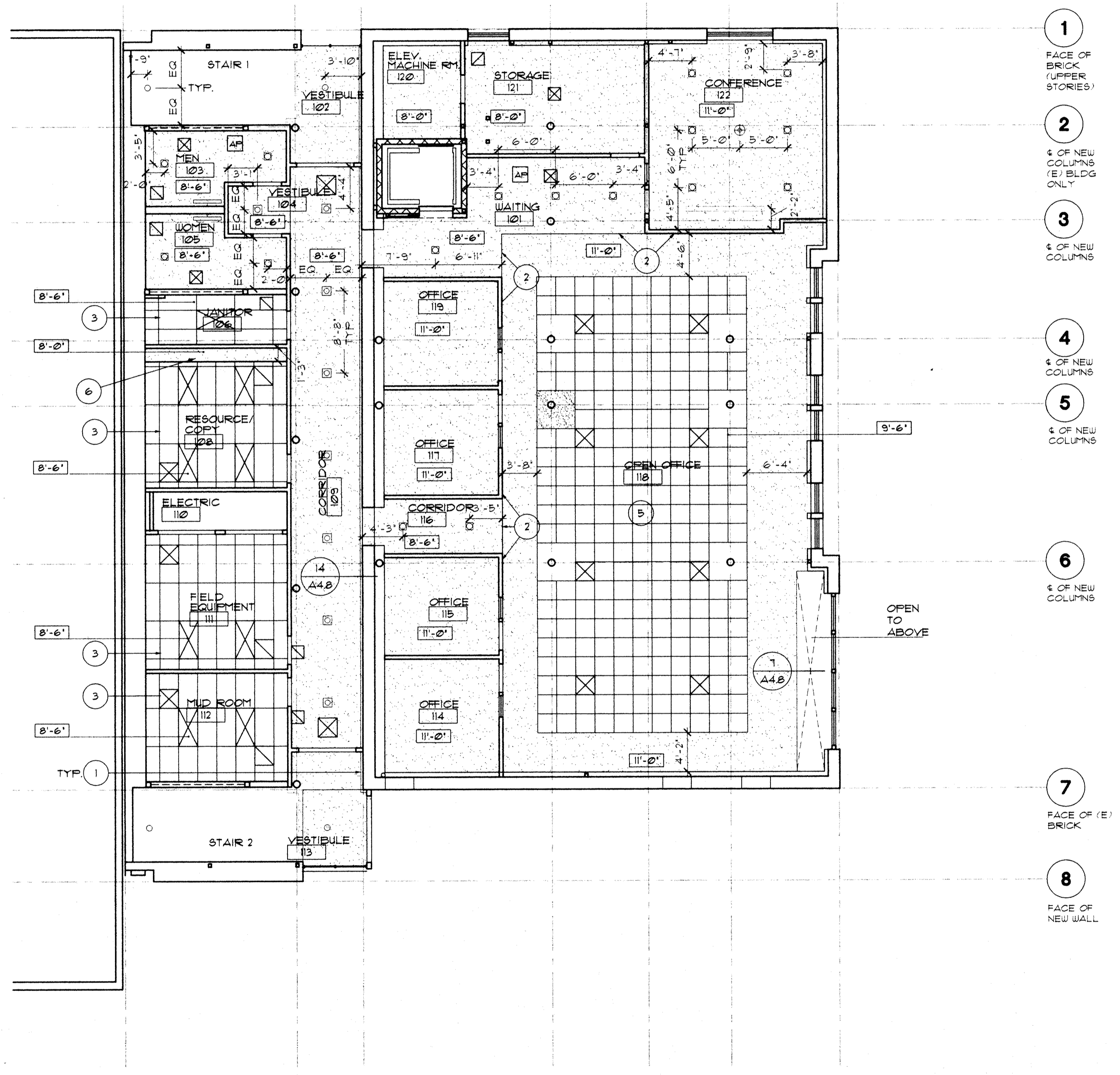
- A FACE OF NEW EXTERIOR WALL
- B 1/2 OF COLUMNS
- C FACE OF (E) BRICK
- D 1/4 OF (E) WALL/FOOTING
- E 1/4 OF (E) WALL/FOOTING
- F 1/4 OF NEW COLUMNS
- G FACE OF (E) BRICK (UPPER STORIES)

- A FACE OF NEW EXTERIOR WALL
 - B 1/2 OF COLUMNS
 - C FACE OF (E) BRICK
 - D 1/4 OF (E) WALL/FOOTING
 - E 1/4 OF (E) WALL/FOOTING
 - F 1/4 OF NEW COLUMNS
 - G FACE OF (E) BRICK (UPPER STORIES)
- 25'-0"
 18'-0 1/2" 6'-11 1/2" 14'-11" 49'-11" 10'-1" 8'-8" 11'-4"

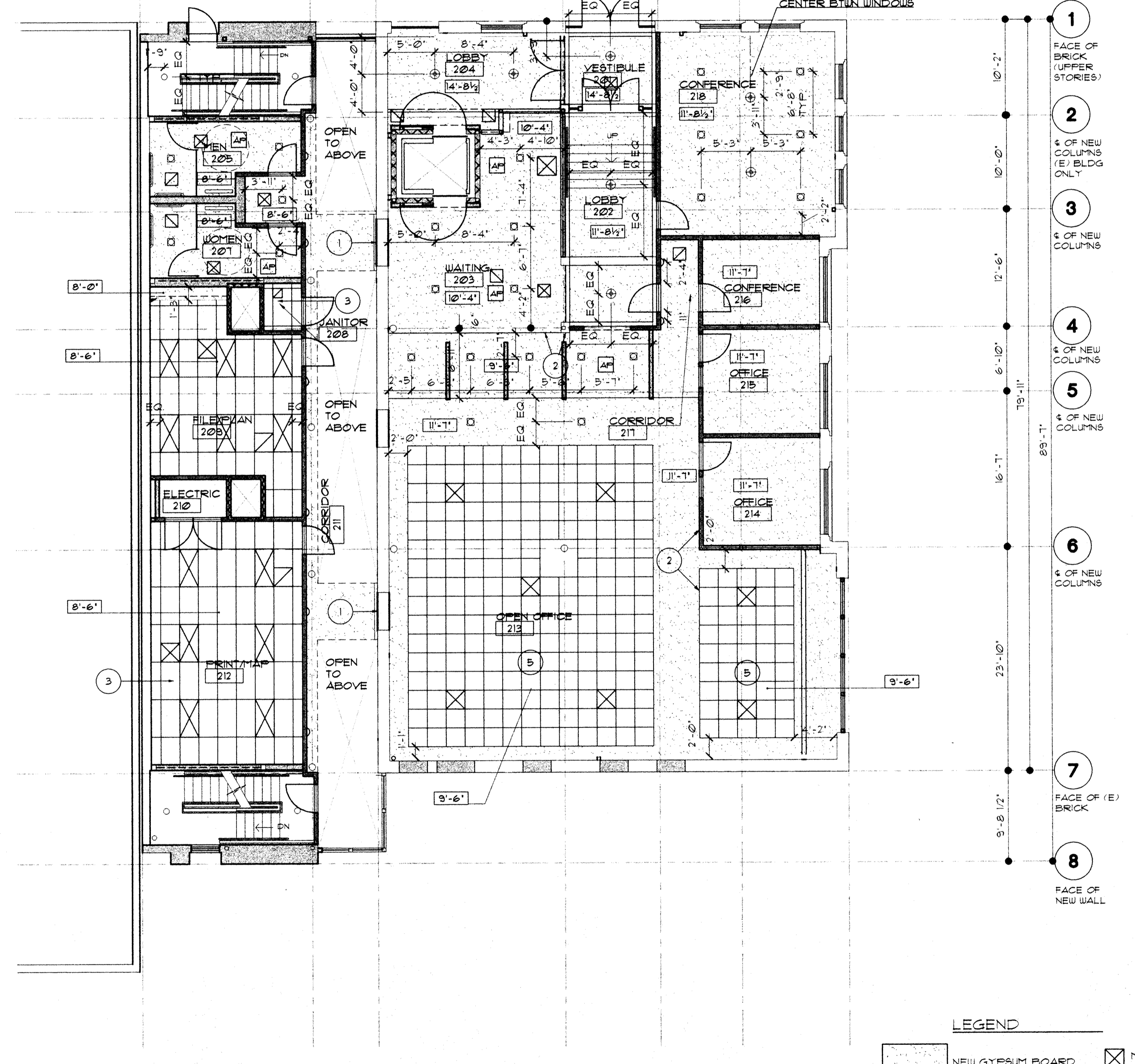
- KEYNOTES**
- 1 EXPANSION JOINT, SEE 14/A4.8
 - 2 ALIGN
 - 3 CENTER GRID IN ROOM
 - 4 CENTER FIXTURE IN ROOM
 - 5 FULL TILE
 - 6 COORDINATE SOFFIT DEPTH W/ CASEWORK

GENERAL SHEET NOTES

SEE MECH/ELEC DRAWINGS FOR LIGHTING AND HVAC/MECH.



1 GROUND FLOOR REFLECTED CEILING PLAN
 A7.1 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
 A7.1 SCALE: 1/8" = 1'-0"

- LEGEND**
- [Symbol] NEW GYPSUM BOARD CEILING
 - [Symbol] NEW 2'-0" X 4'-0" LAY-IN GRID CEILING
 - [Symbol] NEW 2'-0" X 2'-0" LAY-IN GRID CEILING CLOUD
 - [Symbol] MECH. SUPPLY
 - [Symbol] MECH. RETURN
 - [Symbol] ACCESS PANEL
 - [Symbol] FLUOR LIGHTING - SEE ELECT.
 - [Symbol] PENDANT FIXTURE - SEE ELECT.
 - [Symbol] RECESSED CAN - SEE ELECT.
 - [Symbol] WALL SCONCE - SEE ELECT.

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 [Signature]
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REFLECTED CEILING PLANS
 GROUND FLOOR
 FIRST FLOOR

PROJECT NO. 981701

SHEET

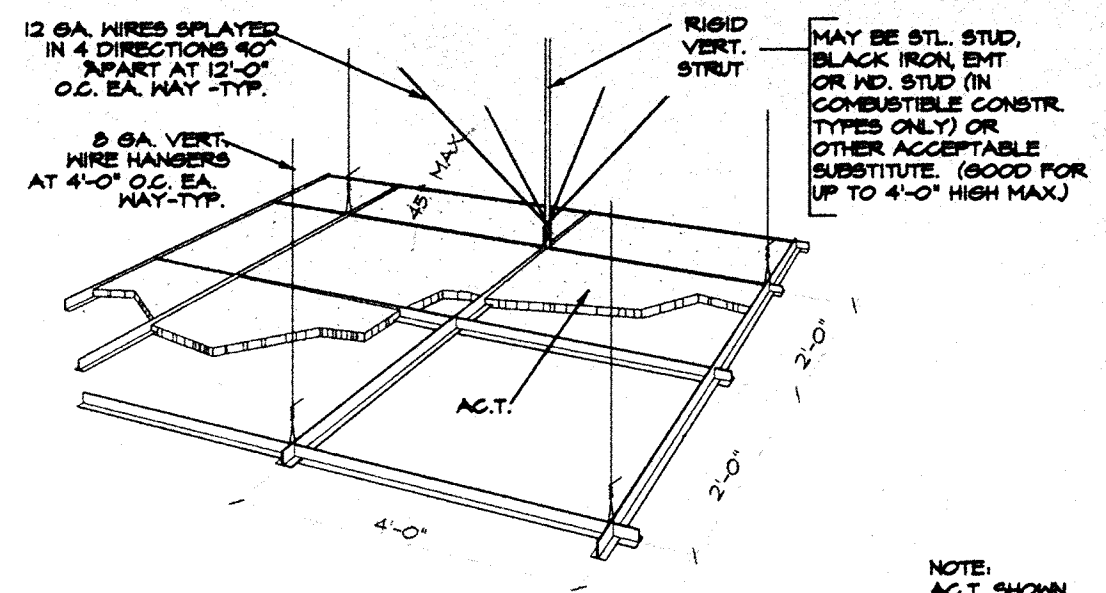
A7.1

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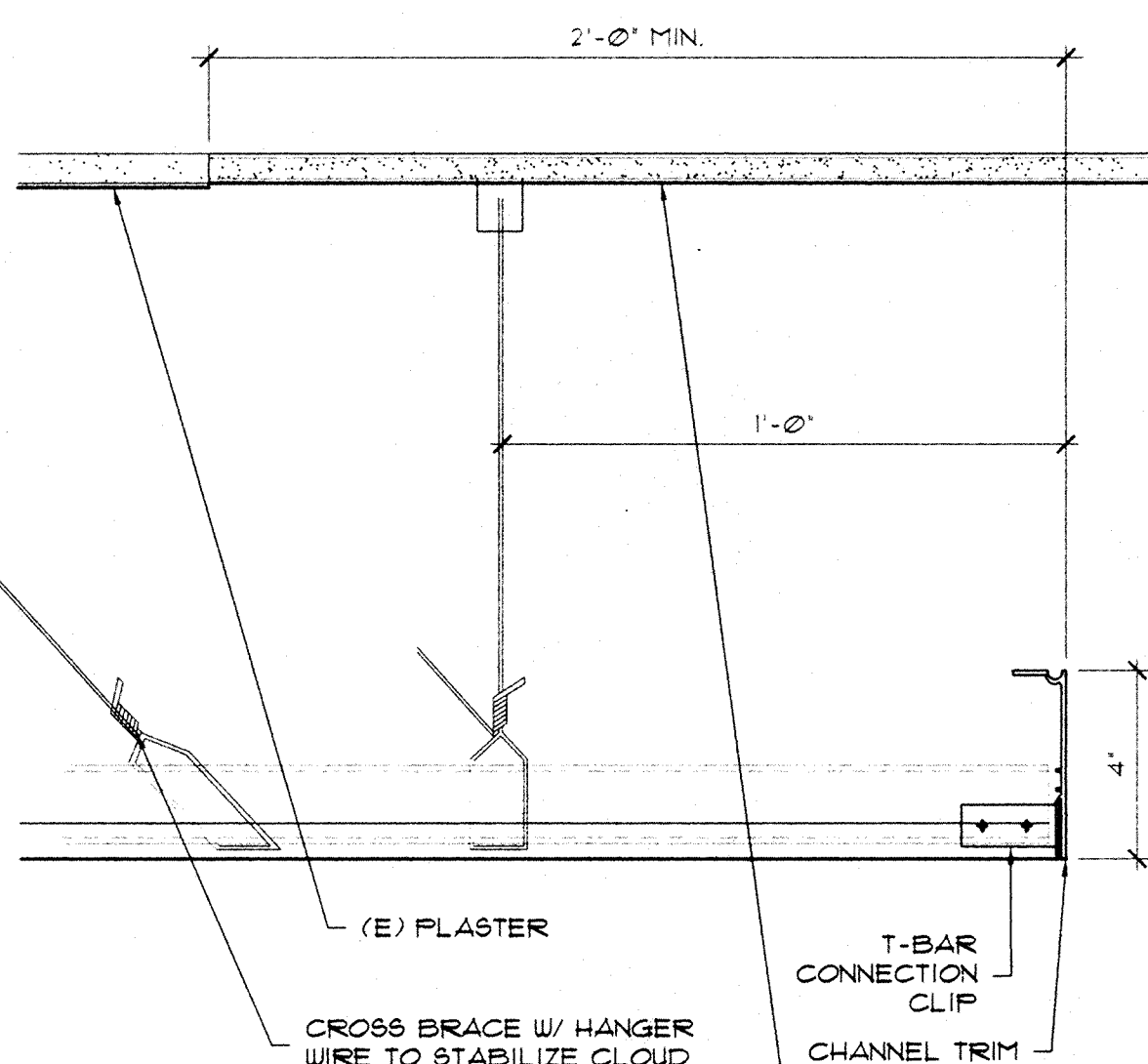
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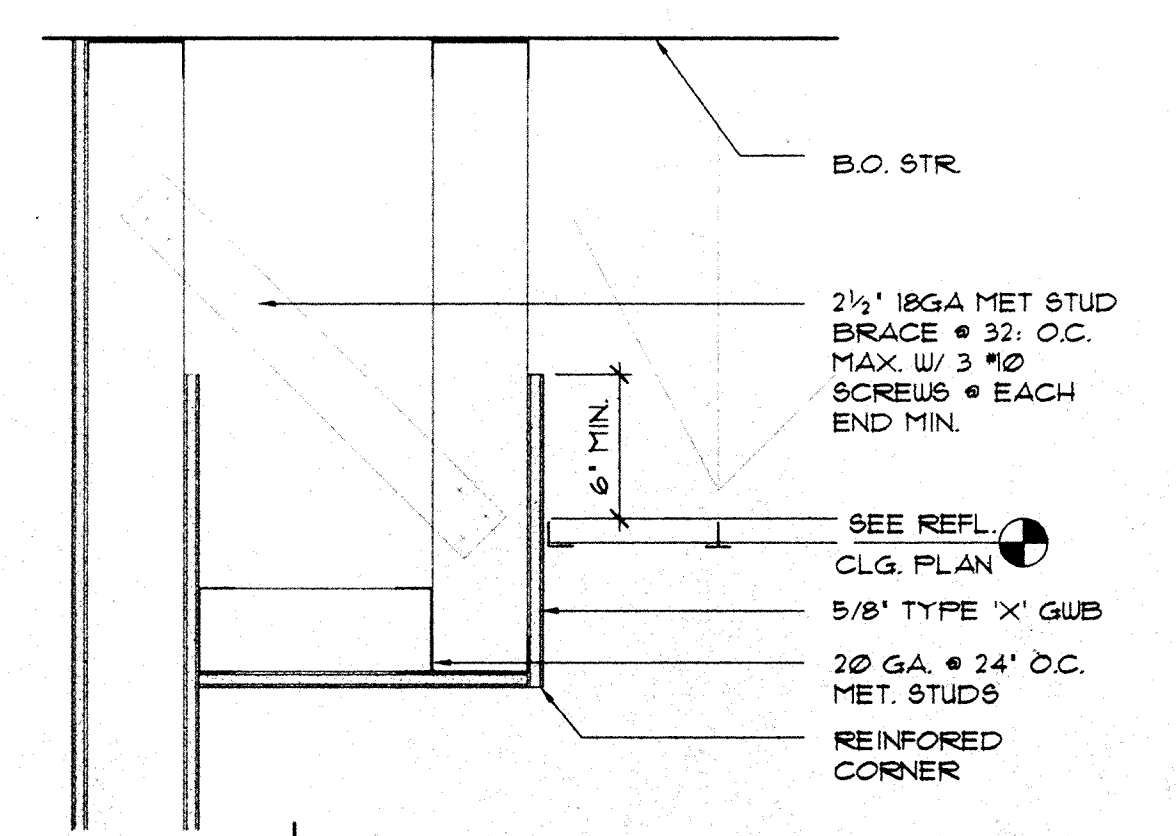
5 TYPICAL CEILING SUSPENSION SYSTEM

- NOTES:
- VERT. STRUT: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUT MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERT. COMPONENT INDUCED BY THE BRACING HIRES.
 - HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12'-0" O.C. IN BOTH DIRECTION WITH THE FIRST POINT WITHIN 6'-0" OF EACH WALL (U.B.C. STD. INSTALLATION PER 4102)
 - ALL LIGHT FIXTURES & AIR TERMINALS SHALL HAVE MIN. OF 1 (Ø 6A) HIRE AT EA CORNER U.O.N.

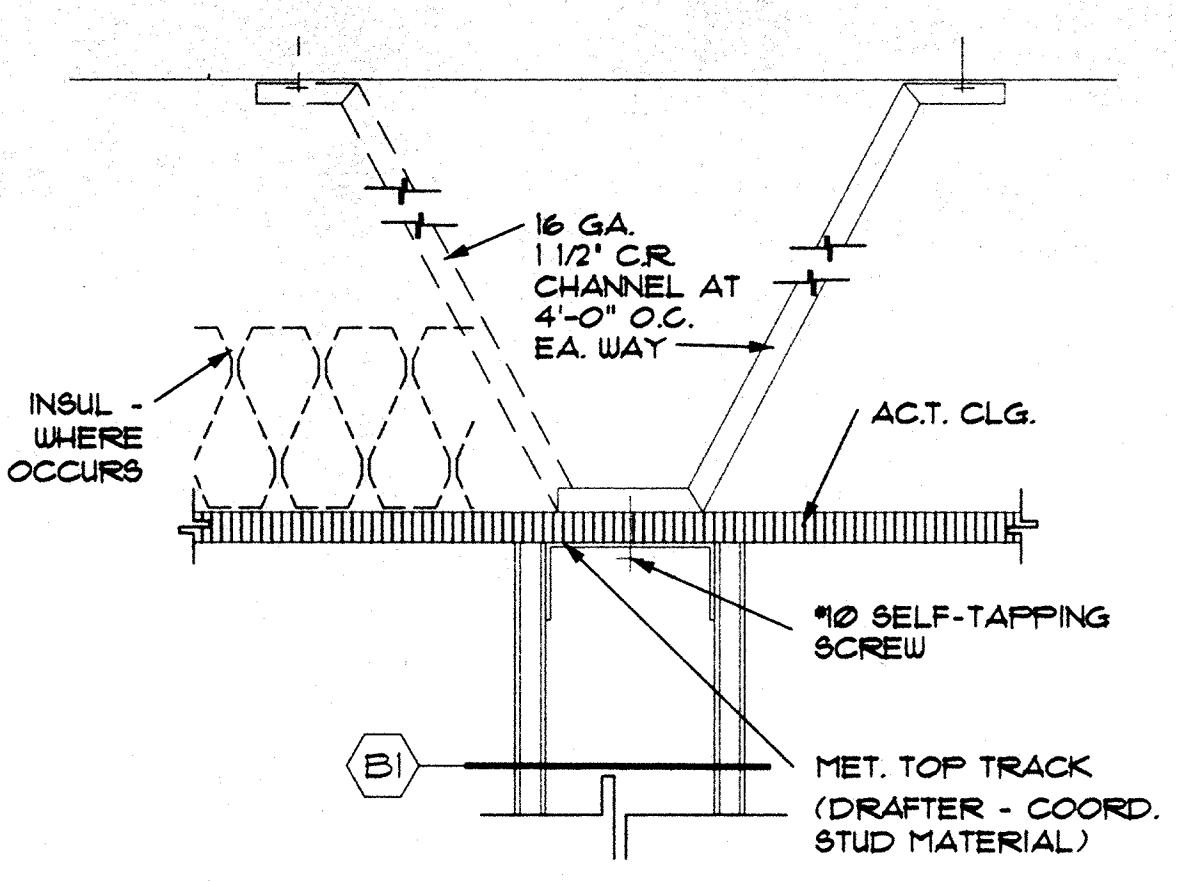
5 CEIL. SUSPENSION SYSTEM (TYP.)
A7.2 SCALE: N.T.S.



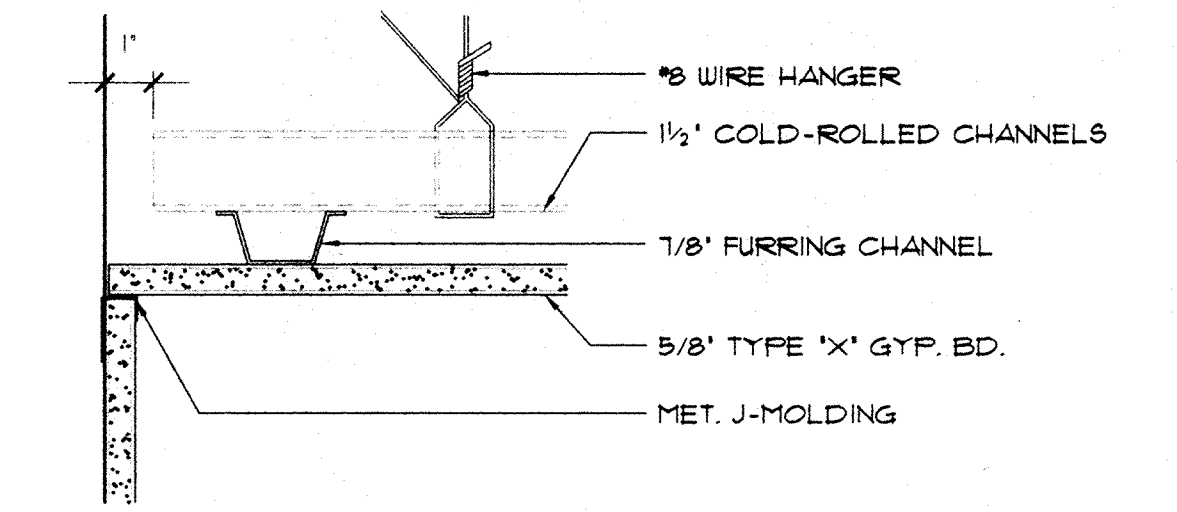
6 TYPICAL GYP. CEILING CLOUD
A7.2 SCALE: 3" = 1'-0"



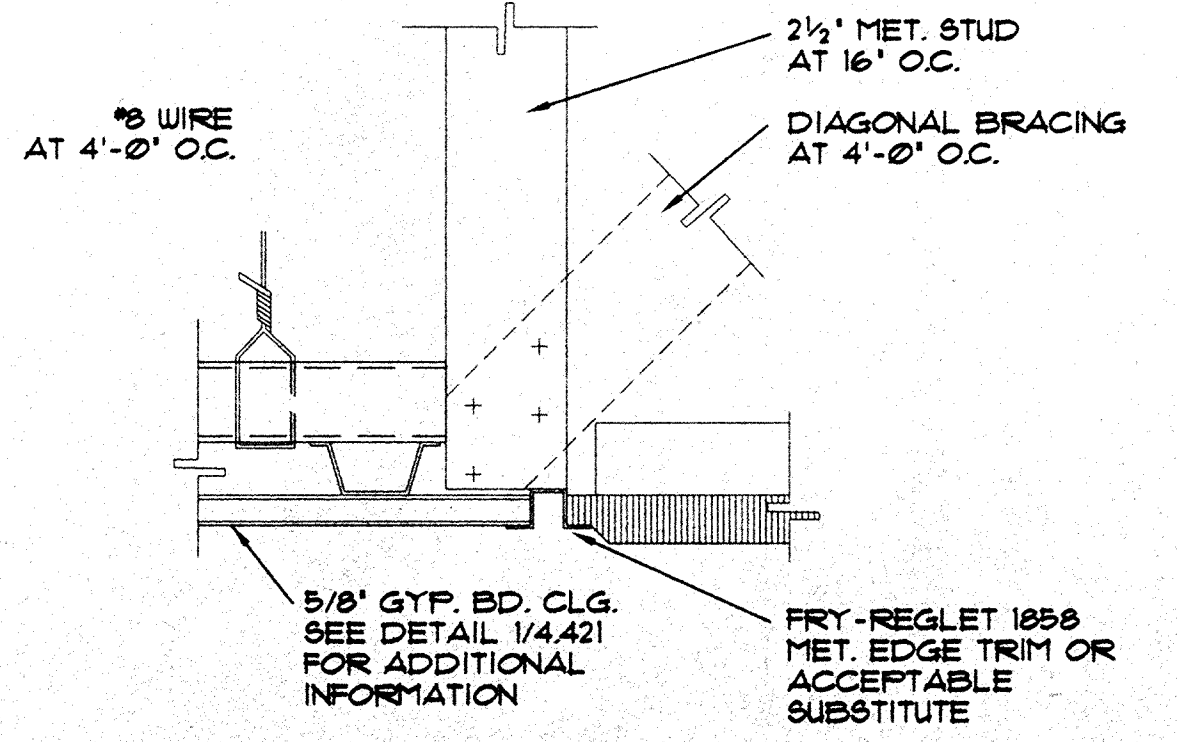
7 TYPICAL SOFFIT
A7.2 SCALE: 1 1/2" = 1'-0"



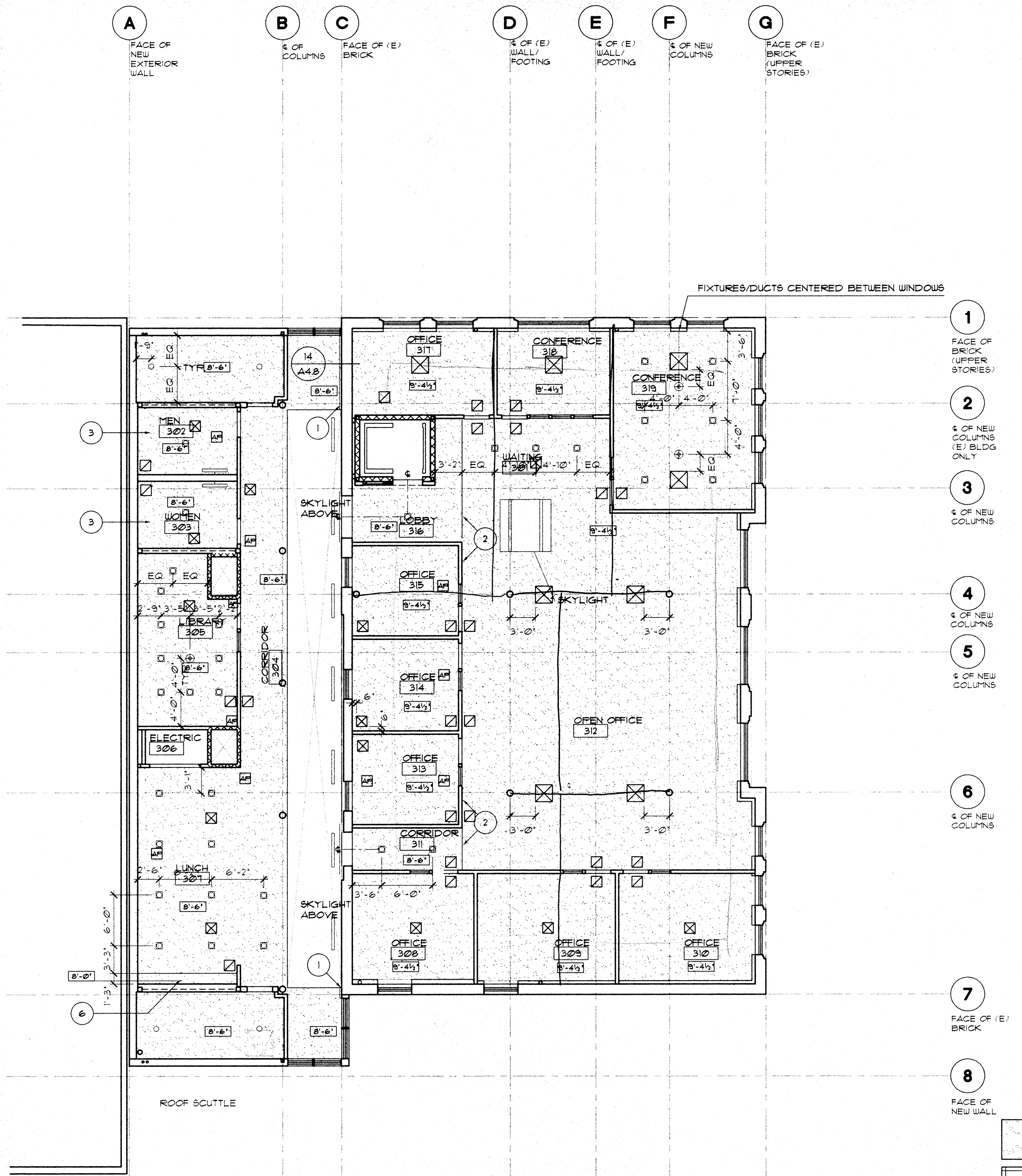
2 A.C.T. CLG. @ PTN.
A7.2 SCALE: 3" = 1'-0"



3 TYPICAL GYP. CEILING
A7.2 SCALE: 3" = 1'-0"



4 GYP. BD. TO A.C.T. CONN.
A7.2 SCALE: 3" = 1'-0"



1 SECOND FLOOR REFLECTED CEILING PLAN
A7.2 SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

SEE MECH/ELEC. DRAWINGS FOR LIGHTING AND HVAC/MECH.

KEYNOTES

- EXPANSION JOINT, SEE 14/A4.8
- ALIGN
- CENTER GRID IN ROOM
- CENTER FIXTURE IN ROOM
- FULL TILE
- COORDINATE SOFFIT DEPTH WITH CASEWORK

LEGEND

- NEW GYPSUM BOARD CEILING
- NEW 2'-0" X 4'-0" LAY-IN GRID CEILING
- NEW 2'-0" X 2'-0" LAY-IN GRID CEILING CLOUD
- MECH. SUPPLY
- MECH. RETURN
- ACCESS PANEL
- FLOUR LIGHTING SEE ELECT.
- PENDANT FIXTURE - SEE ELECT.
- RECESSED CAN - SEE ELECT.
- WALL SCONCE - SEE ELECT.

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REFLECTED CEILING PLANS
SECOND FLOOR
DETAILS

PROJECT NO. 981701

SHEET

A7.2

A99009AJ

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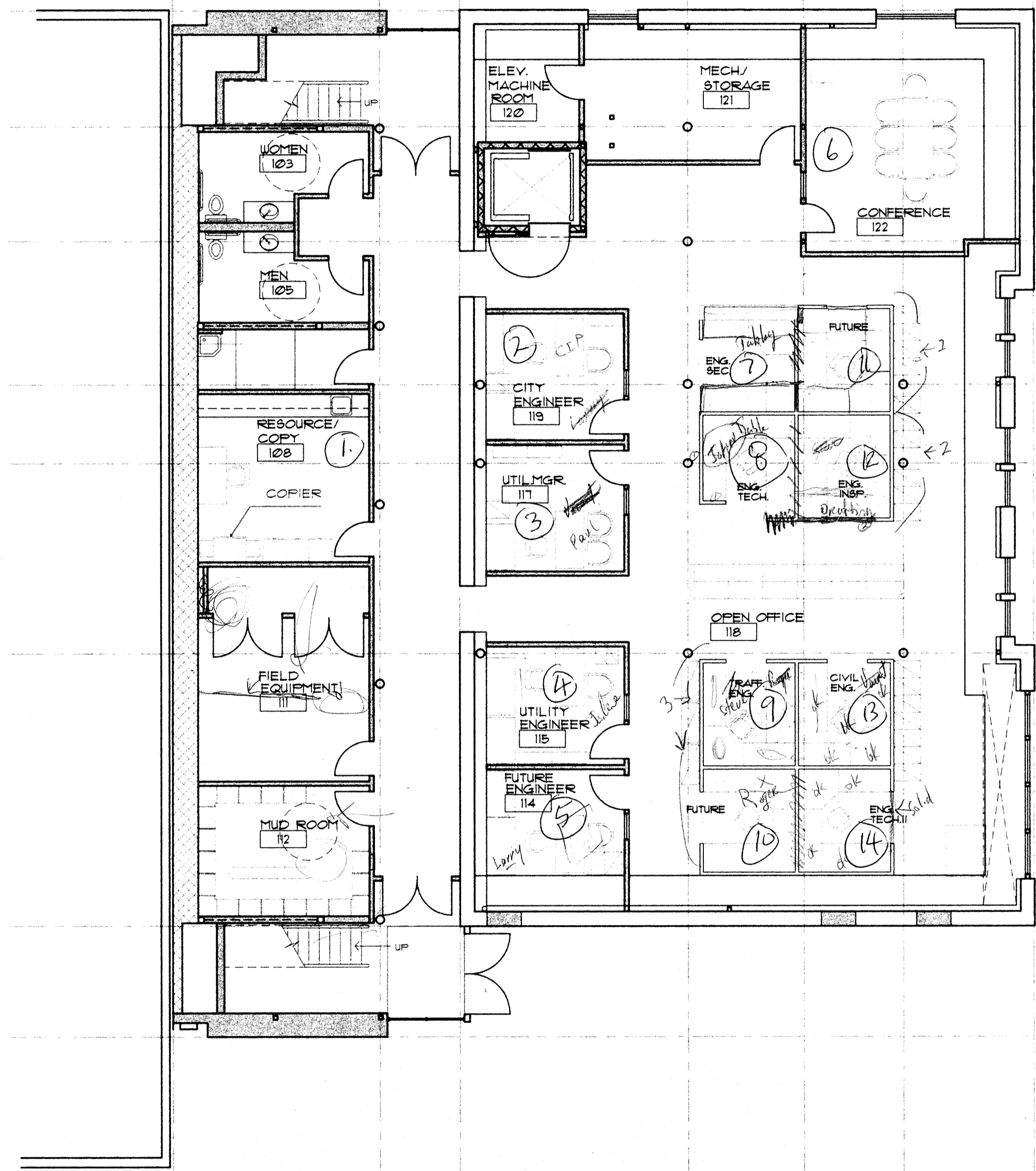
FURNITURE PLANS
 GROUND FLOOR
 FIRST FLOOR

PROJECT NO. 981701

SHEET

F1.1
 REFERENCE ONLY

- A FACE OF NEW EXTERIOR WALL
- B # OF COLUMNS
- C FACE OF (E) BRICK
- D # OF (E) WALL/FOOTING
- E # OF (E) WALL/FOOTING
- F # OF NEW COLUMNS
- G FACE OF (E) BRICK (UPPER STORIES)

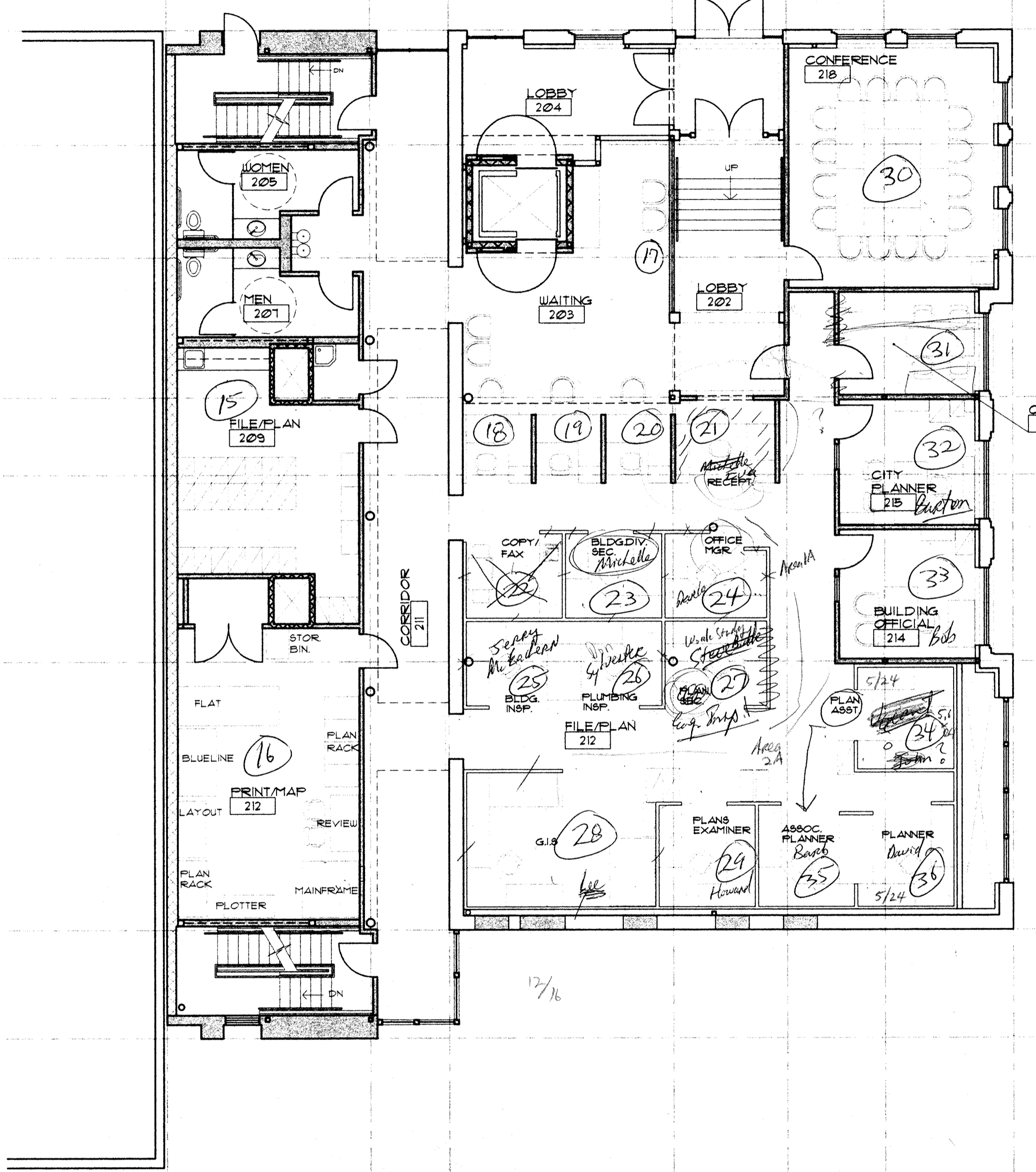


Landry
 John
 Rogan
 Paul
 J. Stevens
 W. H. Migan
 Steve Biddle

- 1 FACE OF BRICK (UPPER STORIES)
- 2 # OF NEW COLUMNS (E) BLDG ONLY
- 3 # OF NEW COLUMNS
- 4 # OF NEW COLUMNS
- 5 # OF NEW COLUMNS
- 6 # OF NEW COLUMNS
- 7 FACE OF (E) BRICK
- 8 FACE OF NEW WALL

1 GROUND FLOOR FURNITURE PLAN
 F1.1 SCALE: 1/8"=1'-0"

- A FACE OF NEW EXTERIOR WALL
- B # OF COLUMNS
- C FACE OF (E) BRICK
- D # OF (E) WALL/FOOTING
- E # OF (E) WALL/FOOTING
- F # OF NEW COLUMNS
- G FACE OF (E) BRICK (UPPER STORIES)



9/3 = 172 sq ft

- 1 FACE OF BRICK (UPPER STORIES)
- 2 # OF NEW COLUMNS (E) BLDG ONLY
- 3 # OF NEW COLUMNS
- 4 # OF NEW COLUMNS
- 5 # OF NEW COLUMNS
- 6 # OF NEW COLUMNS
- 7 FACE OF (E) BRICK
- 8 FACE OF NEW WALL

2 FIRST FLOOR FURNITURE PLAN
 F1.1 SCALE: 1/8"=1'-0"

A99009AK

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1 SECOND FLOOR FURNITURE PLAN
 F1.2 SCALE: 1/8" = 1'-0"

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FURNITURE PLAN
 SECOND FLOOR

PROJECT NO. 981701

SHEET

F1.2
 REFERENCE ONLY

A99009AL

DRAWING INDEX

- S0.1 GENERAL STRUCTURAL NOTES AND DRAWING INDEX
- S2.1 FLOOR PLANS-FOUNDATION AND FIRST FLOOR FRAMING PLANS
- S2.2 FLOOR PLANS-SECOND FLOOR AND ROOF FRAMING PLANS
- S5.1 DETAILS - CMU AND CONCRETE
- S5.2 DETAILS - MISCELLANEOUS
- S5.3 DETAILS - MISCELLANEOUS
- S6.1 DETAILS - STEEL
- S6.2 DETAILS - STEEL

SPECIAL INSPECTION PROGRAM¹⁹

ESTABLISHED PER 1997 UBC SECTION 106, 108 & CHAPTER 17

ITEM	CONTINUOUS	PERIODIC	COMMENTS
SOILS			
GRADING EXCAVATION & FILL			BY GEOTECHNICAL ENGINEER
FINAL FOUNDATION PREPARATION			BY GEOTECHNICAL ENGINEER
CONCRETE			
REINFORCING PLACEMENT		X	
ANCHOR BOLTS & INSERTS		X	
PREPARATION OF TEST SPECIMENS	X		
CONCRETE PLACEMENT	X		
EPOXY ANCHOR PLACEMENT	X		
EXPANSION ANCHOR PLACEMENT	X		
SHOTCRETE (PER UBC SECTION 1922.10 AND 1922.11)			
STRENGTH TESTS - IN PLACE WORK		X	
STRENGTH TESTS - TEST PANELS		X	
SHOTCRETE PLACEMENT	X		
REINFORCEMENT PLACEMENT	X		
STRUCTURAL STEEL			
HIGH STRENGTH BOLTING		X	TURN-OF-THE-NUT METHOD
WELDING OF ANCHORS AND STUDS		X	
WELDING-STAIRS/RAILING SYSTEMS		X	
METAL DECK WELDING		X	
EMBEDDED PLATES		X	
SHOP WELDING²⁰			
SINGLE PASS FILLET WELDS < 5/16"		X	REF. NOTE 4
FILLET WELDS > 5/16"	X		REF. NOTE 4
PARTIAL/COMPLETE PENETRATION	X		REF. NOTE 5
FIELD WELDING			
SINGLE PASS FILLET WELDS < 5/16"		X	REF. NOTE 4
FILLET WELDS > 5/16"	X		REF. NOTE 4
PARTIAL/COMPLETE PENETRATION	X		REF. NOTE 5
LIGHT GAUGE METAL FRAMING			
WELDING		X	
PREFAB. CONSTRUCTION			REF. NOTE 7
STRUCTURAL MASONRY			
PRISM CONSTRUCTION	X		f _m > 1500 psi
REINFORCING PLACEMENT	X		
UNIT PLACEMENT	X		
GROUT SPACE	X		
GROUT PLACEMENT	X		
FIREPROOFING SPRAY APPLIED	X		

PROGRAM FOOTNOTES:

- THE ITEMS CHECKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH UBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR PER UBC SECTION 1701.7.
- CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION (UBC 1701.6.1). PERIODIC SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE.
- ALL WELDS SHALL BE VISUALLY INSPECTED.
- ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY OR BY USING ANOTHER APPROVED METHOD.
- PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF ASTM A 706 REINFORCING STEEL NOT GREATER THAN NO. 5 USED FOR EMBEDMENTS, PROVIDED THE MATERIALS, QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK; PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS; AND A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING.
- INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.

STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CODE REQUIREMENTS: CONFORM TO THE UNIFORM BUILDING CODE, 1997 EDITION, AS AMENDED BY THE STATE OF OREGON AND THE CITY OF NEWBERG.

TEMPORARY CONDITIONS: THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTORS CONSTRUCTION METHODS AND/OR SEQUENCES.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

EXISTING CONDITIONS: ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.

ASSUMED FUTURE CONSTRUCTION:

VERTICAL: NONE
HORIZONTAL: NONE

DESIGN CRITERIA: DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE 1997 UNIFORM BUILDING CODE. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS AND ALLOWABLES WERE USED FOR DESIGN, WITH LIVE LOADS REDUCED PER UBC:

ROOF	25 PSF L.L. (PLUS SNOW DRIFT)
FLOORS:	
EXISTING BUILDING	50 PSF L.L. (PLUS 20 PSF PARTITIONS)
NEW BUILDING	100 PSF L.L.
ALLOWABLE SOIL BEARING PRESSURE	750 PSF (PER SOILS REPORT BY PBS ENVIRONMENTAL)
RETAINING WALLS	35 PCF (EQUIVALENT FLUID PRESSURE)
WIND	80 MPH - EXPOSURE B

EARTHQUAKE DESIGN WAS BASED UPON THE FOLLOWING: Z = 0.30, I = 1.0, C_s = 0.36, R = 4.5

DESIGN AND DETAILING WAS BASED ON CRITERIA FOR SEISMIC ZONE 3, EXCEPT FOR LATERAL LOAD RESISTANCE OF EXISTING BRICK WALLS.

SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

CONCRETE MIX DESIGNS, CONCRETE AND MASONRY REINFORCEMENT, EMBEDDED STEEL ITEMS, STRUCTURAL STEEL, STEEL DECK, AND PREMANUFACTURED WOOD JOISTS.

IF THE SHOP DRAWINGS DIFFER FROM, OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE ENGINEER.

DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS, INCLUDING: STAIRS, PREFABRICATED WOOD JOISTS, SKYLIGHTS, WINDOW WALL, AND ALL OTHER GLAZING SYSTEMS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED ON THE REQUIREMENTS OF THE 1997 UBC WITH THE FOLLOWING:

EARTHQUAKE ZONE 3
WIND ZONE 80 MPH, EXPOSURE B

THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE NOT CONFORMING TO SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA), OR SPECIFICALLY DETAILED ON THE MECHANICAL ENGINEER'S DRAWINGS, SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM, OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

CONCRETE: CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE UNIFORM BUILDING CODE. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:

ABSOLUTE WATER-CEMENT RATIO BY WEIGHT

f _c (PSI) NON AIR-ENTRAINED	AIR-ENTRAINED	USE
3,000	.58	ALL USES UNLESS OTHERWISE NOTED
4,000	.44	MAT FOOTINGS

HIGHER WATER/CEMENT RATIOS THAN SHOWN ABOVE MAY BE USED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318-89, CHAPTER 5. MINIMUM CEMENT CONTENT PER CUBIC YARD SHALL BE AS FOLLOWS:

f _c (PSI)	MINIMUM CEMENT PER CUBIC YARD
3,000	470 LBS.
4,000	550 LBS.

FLYASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A) TYPE F OR TYPE C, MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.

THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS, ALONG WITH TEST DATA AS REQUIRED, A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE.

A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS, SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, MAY BE USED IN CONCRETE MIXES, PROVIDING THAT THE SLUMP DOES NOT EXCEED 10". AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. THE AMOUNT OF ENTRAINING AIR SHALL BE 5% +/- 1% BY VOLUME.

GENERAL STRUCTURAL NOTES

SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE POURING. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER. PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGES UNLESS NOTED OTHERWISE.

SHOTCRETE: SHOTCRETE SHALL CONFORM TO ACI 506R-85, ACI 506.2-77, AND SECTION 1922 OF THE 1997 UBC. PRE-CONSTRUCTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH UBC SECTION 1922.5.

REINFORCING STEEL: REINFORCING STEEL SHALL CONFORM TO ASTM A615, INCLUDING S1 GRADE 60, FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. COLUMN SPIRALS SHALL BE PLAIN OR DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.

BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315. SHOP DRAWINGS SHALL INCLUDE ELEVATIONS OF ALL BEAMS AND COLUMNS SHOWING BAR LOCATIONS, LAP ALL REINFORCING BARS 36 BAR DIAMETERS WITH A MINIMUM LAP OF 18", EXCEPT AS NOTED. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON BAR-GRIP SPLICES OR APPROVED WITH A CURRENT ICBO APPROVAL REPORT.

REINFORCING STEEL SHALL HAVE PROTECTION AS FOLLOWS:

USE	COVER
WALL BARS: INTERIOR FACES	3/4"
EXPOSED TO EARTH OR WEATHER	1-1/2" (#5 AND SMALLER) 2" (#6 AND LARGER)
FOOTING BARS	3"

AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF TWO #5 BARS OVER, UNDER AND AT THE SIDES OF THE OPENINGS. EXTEND THESE BARS LAP DISTANCE OR A MINIMUM OF 24" PAST THE OPENING. PROVIDE ONE #5 FOR SINGLE-LAYER REINFORCING AND TWO #5 FOR DOUBLE-LAYER REINFORCING, 4"-0" LONG, DIAGONALLY AT EACH CORNER OF ALL OPENINGS. REFER TO TYPICAL DETAILS FOR DISPOSITION OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS, OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE TWO #4, 4"-0" LONG DIAGONALLY AT EACH RE-ENTRANT CORNER IN SLABS. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING.

CONCRETE ACCESSORIES: HEADED SHEAR STUDS SHALL BE NELSON HEADED ANCHORS WITH FLUXED ENDS OR APPROVED. DEFORMED BAR ANCHORS (DBA) SHALL BE NELSON, TYPE D2L, OR APPROVED. STUDS AND DBA SHALL BE AUTOMATICALLY END-WELDED WITH THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THEIR RECOMMENDATIONS.

EXPANSION BOLTS SHALL BE HILTI KWIK BOLT-II OR APPROVED WITH EQUIVALENT ICBO ALLOWABLE TENSION AND SHEAR VALUES. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.

PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED, GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LOADS OR WELDS SHALL BE APPLIED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHOULD BE CLEANED AND ROUGHENED TO A MINIMUM 1/4" AMPLITUDE.

EPOXY ADHESIVE: EPOXY ADHESIVE SHALL BE A TWO PART EPOXY, MIXED IN THE NOZZLE AS IT IS INSERTED INTO THE HOLE OR SCREEN TUBE. ACCEPTABLE ADHESIVE PRODUCTS INCLUDE SIMPSON SET, HILTI HY, RED HEAD EPCON, AND ANCHOR-IT HS. OTHER EPOXY PRODUCTS WITH CURRENT ICBO REPORTS WILL BE CONSIDERED AS SUBSTITUTES. INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S ICBO REPORT. ALL EPOXY ANCHOR INSTALLATION SHALL HAVE SPECIAL INSPECTION. TWENTY PERCENT OF THE ANCHORS SHALL BE TORQUE TESTED TO 60 FT-LBS. FIVE PERCENT OF REINFORCEMENT DOWELS SHALL BE TENSION TESTED TO 3000 LB.

CONCRETE MASONRY: CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C90, TYPE I. ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f_m = 1,500 PSI AS VERIFIED BY PRISM TESTS BEFORE AND DURING CONSTRUCTION. CONCRETE MASONRY WALLS SHALL BE REINFORCED, AS SHOWN ON THE PLANS AND DETAILS, AND IF NOT SHOWN, SHALL BE AS NOTED UNDER "MASONRY REINFORCING STEEL".

MORTAR: MORTAR SHALL BE TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 1,800 PSI, AND SHALL CONFORM TO UBC SECTION 2103.

MASONRY GROUT: GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS AND SHALL CONFORM TO UBC SECTION 2103. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS AND AGGREGATE TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO CAUSE THE MIXTURE TO FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS. ALL CELLS CONTAINING VERTICAL BARS AND ALL BOND BEAMS SHALL BE FILLED WITH GROUT.

MASONRY REINFORCING STEEL: REINFORCING STEEL SHALL CONFORM TO UBC SECTION 2102.2. DEFORMED BARS SHALL BE GRADE 60, AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH UBC SECTION 2104.5. UNLESS OTHERWISE NOTED ON THE PLANS, THE MINIMUM WALL REINFORCEMENT SHALL BE AS FOLLOWS:

WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS (IN BOND BEAMS)
	RUNNING BOND	STACK BOND
6"	#5 @ 48" O.C.	#6 @ 48" O.C.
8"	#5 @ 48" O.C.	(2) #4 @ 48" O.C. (2) #5 @ 48" O.C.

BOND BEAMS WITH TWO #5 BARS HORIZONTALLY SHALL BE PROVIDED AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF WALLS. PROVIDE A BOND BEAM WITH TWO #5 BARS HORIZONTALLY ABOVE AND BELOW ALL OPENINGS, AND EXTEND THESE BARS 2'-0" PAST THE OPENING AT EACH SIDE. PROVIDE ONE BAR, MATCHING VERTICAL BAR SIZE, FOR THE FULL HEIGHT OF THE WALL AT EACH SIDE OF OPENINGS, WALL ENDS, AND INTERSECTIONS. DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MINIMUM OF 1'-6" OR HOOKED INTO THE SUPPORTING STRUCTURE AND BE OF THE SAME SIZE AND SPACING AS WALL REINFORCING. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS. LAP ALL BARS AT SPLICES 48 DIAMETERS, WITH A MINIMUM LAP OF 18", EXCEPT AS NOTED.

STRUCTURAL STEEL: STRUCTURAL STEEL SHALL BE ASTM A36 OR ASTM A572, GRADE 50, AS NOTED. TUBES SHALL BE ASTM A500, GRADE B (F_y = 46 KSI). PIPES SHALL BE ASTM A501 OR ASTM A53, GRADE B. DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". BOLTS SHALL CONFORM TO THE ASTM SPECIFICATION FOR A325 OR A490, HIGH STRENGTH BOLTS. WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM UNLESS OTHERWISE NOTED. WELDING SHALL BE BY AWS CERTIFIED WELDERS. PREQUALIFIED WELDING PROCEDURES ARE TO BE USED, UNLESS AWS QUALIFICATION IS SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

STEEL DECK: STEEL FLOOR DECK SHALL BE A COMPOSITE TYPE WITH RIBS AT 12" O.C., OF THE SIZE AND GAGE SHOWN ON THE PLANS. STEEL ROOF DECK SHALL BE 1-1/2" TYPE B OR 3" TYPE N*. STEEL DECK SHALL CONFORM TO ASTM A446, GRADE A. THE GALVANIZED COATING SHALL CONFORM TO ASTM A525, G60; G90 WHERE LEFT PERMANENTLY EXPOSED TO WEATHER.

MINIMUM DECK GAGES ARE SHOWN ON PLANS AND ARE BASED ON 3-SPAN, UNSHORED CONDITIONS, AND MINIMUM PROPERTIES AS FOLLOWS:

FLOOR DECK:	L (IN4/FT)	S (IN3/FT)
3"-20 GAGE	0.896	0.534
ROOF DECK:		
3"-18 GAGE	1.33	0.689

FLOOR DECK WELDING SHALL BE AS FOLLOWS:

1/2" EFFECTIVE DIAMETER PUDDLE WELDS AT 12" O.C. AT TRANSVERSE AND PERIMETER SUPPORTS
1/2" EFFECTIVE DIAMETER PUDDLE WELDS AT 16" O.C. AT LONGITUDINAL SUPPORTS
BUTTON PUNCH OR 1-1/2" TOP OR SIDE SEAM WELD AT 36" O.C. AT SIDE LAP CONNECTIONS

ROOF DECK SHALL BE ATTACHED TO SUPPORTS AND AT SIDE LAPS AS REQUIRED TO RESIST THE DIAPHRAGM SHEARS SHOWN ON THE DRAWINGS.

SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE THE SPECIES AND GRADE NOTED BELOW:

USE	GRADE	Fb (PSI) (BASE VALUE)
DIMENSIONAL LUMBER 2" TO 4" THICK	DOUGLAS FIR-LARCH NO. 2	875
BEAMS/STRINGERS	DOUGLAS FIR-LARCH NO. 1	1350
POSTS	DOUGLAS FIR-LARCH NO. 1	1200
I AND G DECKING	DOUGLAS FIR-LARCH COMMERCIAL DEX	1450

ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL FRAMING NAILS SHALL BE COMMON NAILS AND SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS. NAILING NOT SHOWN SHALL BE AS INDICATED ON UBC TABLE 23-11-5-1. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO UBC 2326.8 AND 2326.11.2, 9 AND 10.

GLUED LAMINATED MEMBERS: GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

COMBINATIONAL SYMBOL	SPECIES	USE
24F-V4	DF/DF	(SIMPLE SPAN)

PLYWOOD: PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.

PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYLIPS. SUB-FLOORING SHEATHING SHALL BE UNBLOCKED, EXCEPT AS INDICATED ON DRAWINGS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SHOWN SHALL BE AS INDICATED ON UBC TABLE 23-1-Q. ALL NAILS SHALL BE COMMON NAILS; HOWEVER, USE RING SHANK FOR ROOF SHEATHING.

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS-JOIST MANUFACTURER, OR BE AN APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT IS ICBO APPROVED, AND HAS LVL FLANGES.

SEE CHECKED BY: _____ ID
PROJECT ASSIST: _____ BK
JOB CAPTAIN: _____
QA: _____
DRAWN BY: DEI
DATE: 07.16.99

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REGISTERED PROFESSIONAL
ENGINEERING
MECHANICAL
M. BRADY WIVES
JULY 15, 1988
OCEAN
EXPIRES 12-31-00

GENERAL STRUCTURAL NOTES AND DRAWING INDEX

PROJECT NO. 981701

SHEET

50.1

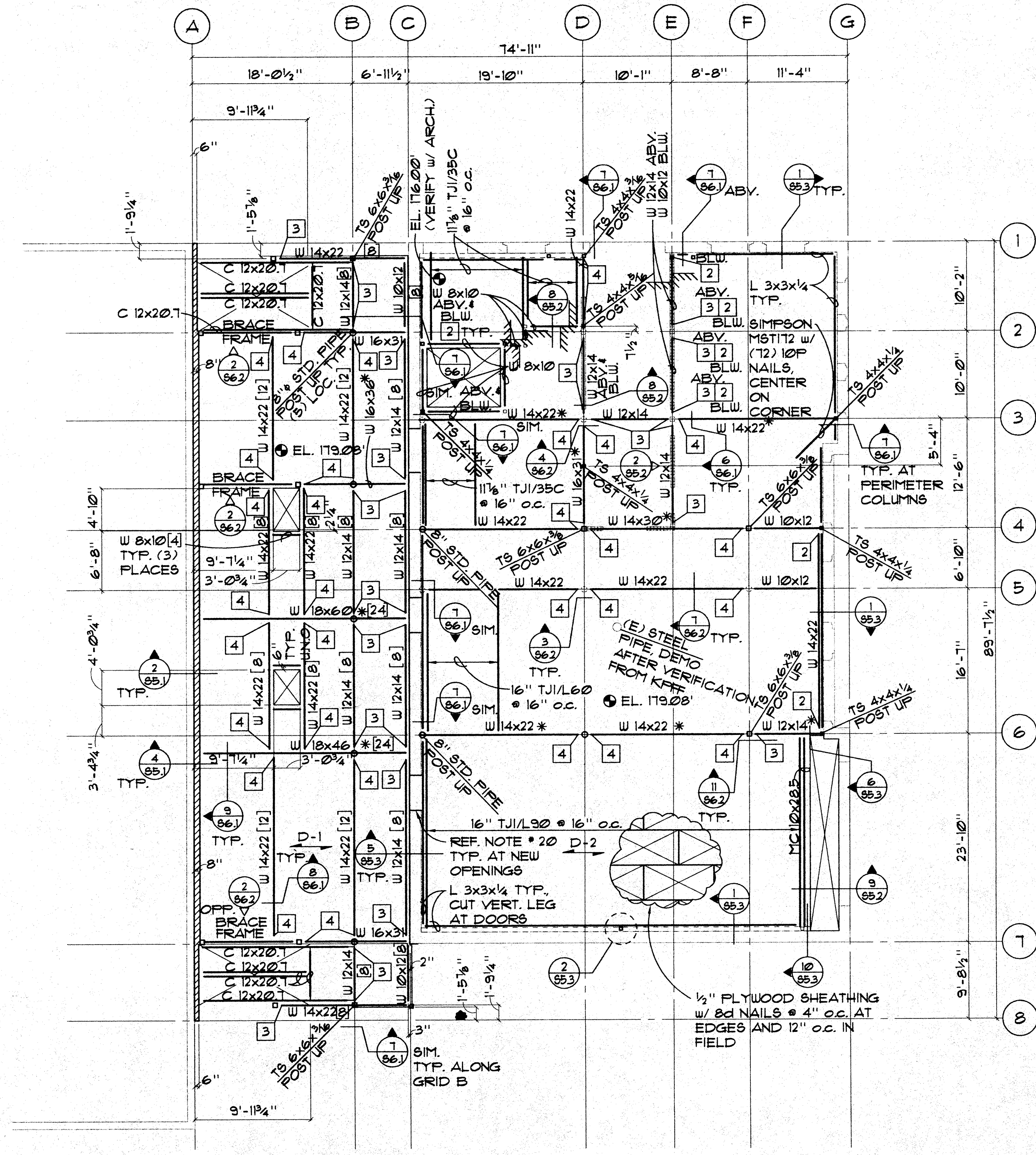
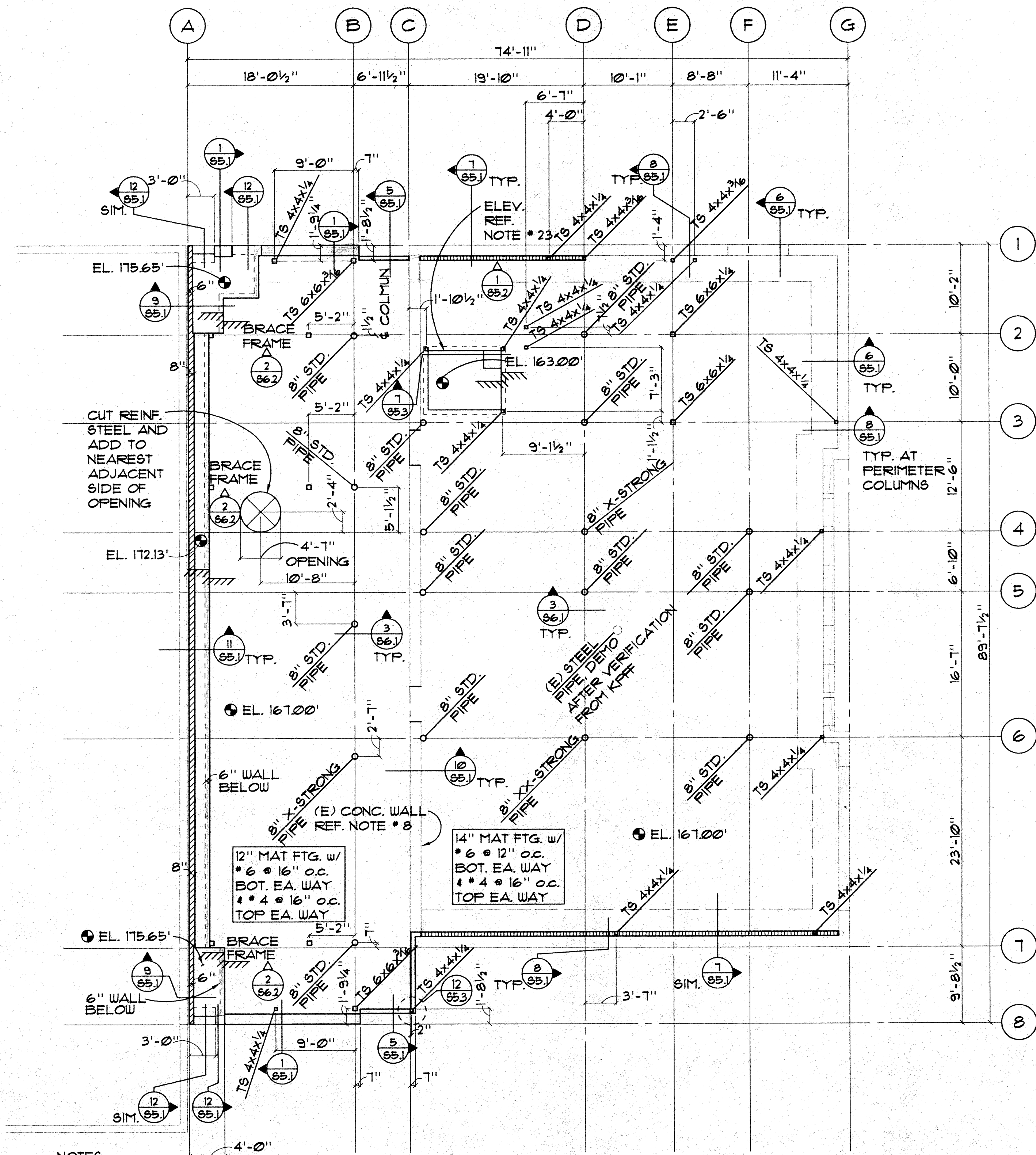
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SET CHECKED BY: _____
PROJECT ASSISTANT: _____
JOB CAPTAIN: _____
DATE: 07.16.99

REVISIONS



NOTES:

- | | | | |
|--|--|--|---|
| <p>1. (E) INDICATES EXISTING.</p> <p>2. _____ INDICATES EXISTING STRUCTURE.</p> <p>3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION AND ERECTION AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES FROM THAT SHOWN ON THE DRAWINGS.</p> <p>4. CONTRACTOR TO SHORE ALL EXISTING FRAMING AS REQUIRED FOR DEMOLITION AND REFRAMING WORK. REF. ARCH. DRAWINGS FOR EXISTING FRAMING TO REMAIN.</p> <p>5. ALL EXPOSED FRAMING LUMBER SHALL BE INSPECTED FOR CRACKS AND DAMAGE BY THE CONTRACTOR AND FINDINGS REPORTED TO THE ARCHITECT.</p> <p>6. REFERENCE ARCHITECTURAL FOR ALL DIMENSIONS NOT SHOWN.</p> | <p>7. (XXXX") INDICATES BOTTOM OF FOOTING ELEVATION.</p> <p>8. DETAIL 10/85.1 TO BE CONSTRUCTED IN ALTERNATING 8'-0" SECTIONS.</p> <p>9. @ EL. XXXX" INDICATES TOP OF SLAB ELEVATION.</p> <p>10. // INDICATES STEP IN ELEVATION.</p> <p>11. REF. SHEET 85.1 FOR TYPICAL CONCRETE DETAILS.</p> <p>12. [X] INDICATES CONNECTION TYPE. CONNECTION TYPE 2 UNO. REF. SHEET 86.1 FOR SCHEDULE AND CONNECTION DETAILS.</p> <p>13. [XX] INDICATES NUMBER OF 3/4" x 4 1/2" HEADED STUDS EVENLY DISTRIBUTED ALONG BEAM LENGTH.</p> | <p>14. <X> INDICATES CAMBER AT MID-SPAN.</p> <p>15. D-1 INDICATES SPAN DIRECTION OF 3" x 20 GA. TYPE W DECK WITH 2 1/2" CONCRETE TOPPING AND 6x6-W/4x4W/4 WUF.</p> <p>16. * INDICATES ASTM A572 GRADE 50 STEEL.</p> <p>17. REF. SHEET 86.1 FOR TYPICAL STEEL DETAILS.</p> <p>18. [Hatched] INDICATES CMU WALL THICKNESS INDICATED ON PLANS. REFERENCE GENERAL STRUCTURAL NOTES FOR STEEL REINF. REQUIREMENTS.</p> <p>19. [Hatched] INDICATES WOOD STUD WALL W/ 2x6 STUDS @ 24" O.C. & 1/2" PLYWOOD SHEATHING.</p> <p>20. (2) L 6x4x3/16 LINTEL REQUIRED AT EACH NEW OPENING IN (E) BRICK WALL. REF. 4/85.2 FOR DETAIL.</p> | <p>21. REF. SHEET 85.2 FOR TYPICAL WOOD FRAMING DETAILS.</p> <p>22. REF. 10/86.1 FOR TYPICAL REINFORCING AT METAL DECK OPENING.</p> <p>23. CONTRACTOR TO COORDINATE ELEVATOR RAIL CONNECTION TO STRUCTURE WITH STRUCTURAL ENGINEER.</p> <p>24. COORDINATE INSTALLATION OF HVAC SYSTEM WITH STRUCTURE.</p> |
|--|--|--|---|

1 FOUNDATION PLAN
1/8" = 1'-0"

2 FIRST FLOOR FRAMING PLAN
1/8" = 1'-0"

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REGISTERED PROFESSIONAL
ENGINEER
No. 10111
OREGON
JULY 13, 1993
BRADLEY NOTES

PROJECT NO. 981701
FLOOR PLANS
FOUNDATION
FIRST FLOOR FRAMING

SHEET

S2.1

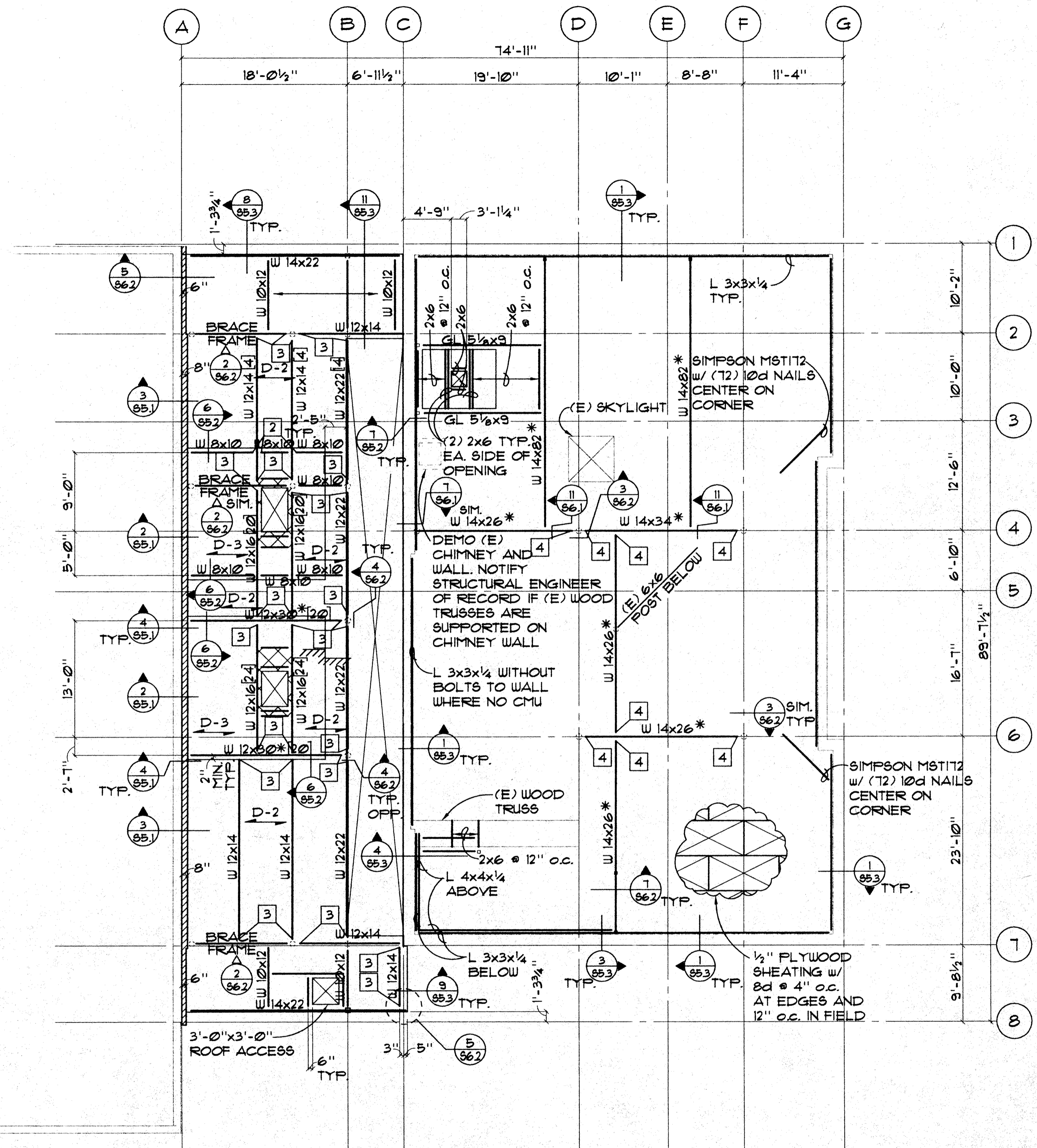
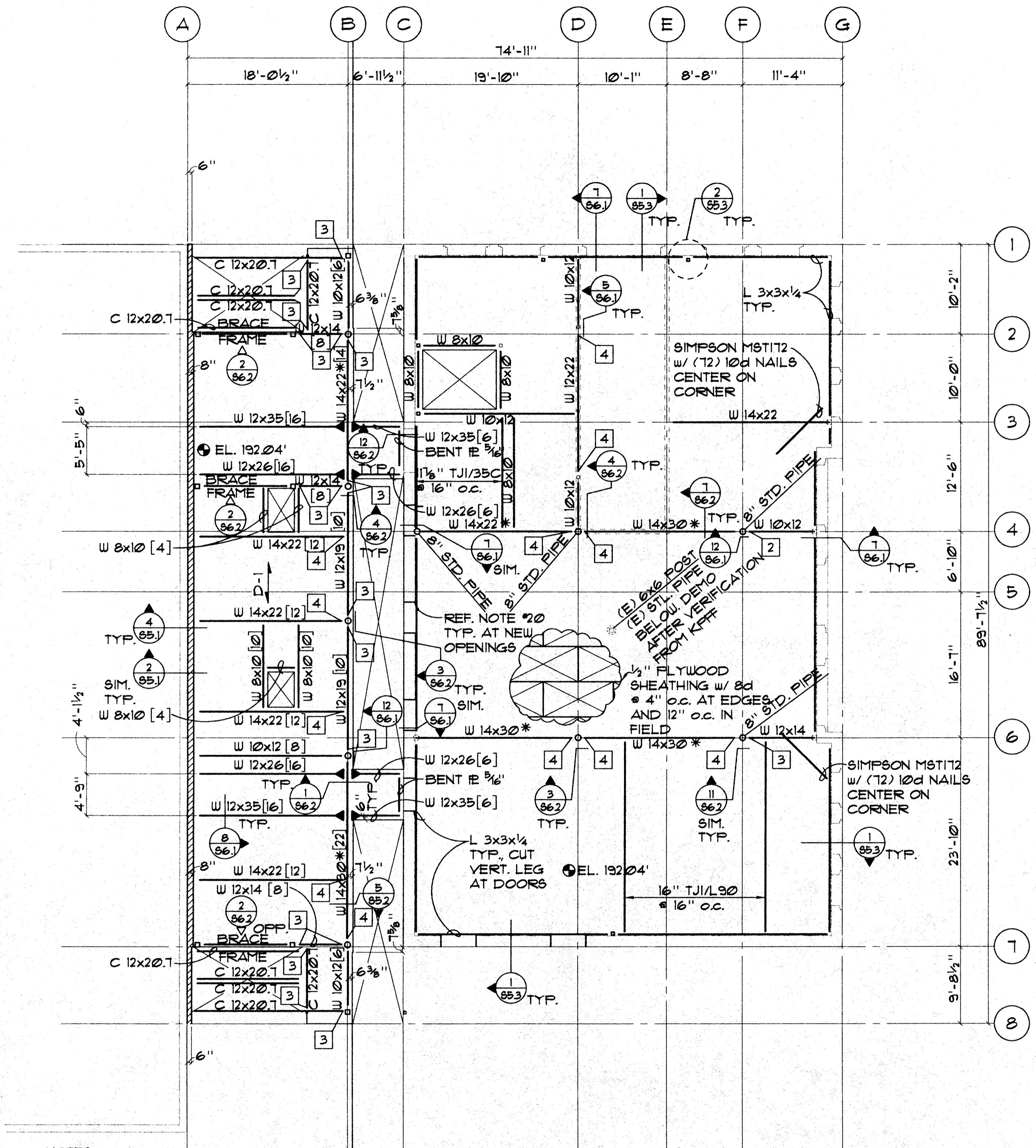
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 JOB CAPTAIN: _____
 GA: _____
 DRAWN BY: DEJ
 DATE: 07.16.99

REVISIONS



NOTES:

- | | | | |
|--|--|---|---|
| <p>1. (E) INDICATES EXISTING.</p> <p>2. ——— INDICATES EXISTING STRUCTURE.</p> <p>3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION AND ERECTION AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES FROM THAT SHOWN ON THE DRAWINGS.</p> <p>4. CONTRACTOR TO SHORE ALL EXISTING FRAMING AS REQUIRED FOR DEMOLITION AND REFRAMING WORK.</p> <p>5. ALL EXPOSED FRAMING LUMBER SHALL BE INSPECTED FOR CRACKS AND DAMAGE BY THE CONTRACTOR AND FINDINGS REPORTED TO THE ARCHITECT.</p> <p>6. REFERENCE ARCHITECTURAL FOR ALL DIMENSIONS NOT SHOWN.</p> | <p>7. [X] INDICATES CONNECTION TYPE. CONNECTION TYPE [2] UNO. REF. SHEET S6.1 FOR SCHEDULE AND CONNECTION DETAILS.</p> <p>8. [XX] INDICATES NUMBER OF 3/4" x 4 1/2" HEADED STUDS EVENLY DISTRIBUTED ALONG BEAM LENGTH.</p> <p>9. <X> INDICATES CAMBER AT MID-SPAN.</p> <p>10. D-1 INDICATES SPAN DIRECTION OF 3" x 20 GA. TYPE W DECK WITH 2 1/2" CONCRETE TOPPING AND 6x6-W1.4xW1.4 WUF.</p> <p>11. D-2 INDICATES SPAN DIRECTION OF 3" x 18 GA. TYPE N ROOF DECK CONNECTED TO RESIST DIAPHRAGM SHEAR OF 550 PLF MIN.</p> <p>12. D-3 INDICATES SPAN DIRECTION OF 3" x 18 GA. TYPE N DECK w/ 2 1/2" CONCRETE TOPPING AND 6x6-W1.4xW1.4 WUF.</p> | <p>13. EL. XXXX' INDICATES TOP OF SLAB ELEVATION.</p> <p>14. * INDICATES ASTM A512 GRADE 50 STEEL.</p> <p>15. REF. ARCHITECTURAL FOR ROOF ELEVATION.</p> <p>16. ——— INDICATES MOMENT CONNECTION. REF. 1/S6.2 FOR DETAIL.</p> <p>17. REF. SHEET S6.1 FOR TYPICAL STEEL DETAILS.</p> <p>18. [X] INDICATES EXTENT OF MECHANICAL UNITS, 3500 LBS.</p> <p>19. [Hatched] INDICATES CMU WALL THICKNESS INDICATED ON PLAN REFERENCE GENERAL STRUCTURAL NOTES FOR STEEL REINF. REQUIREMENTS.</p> | <p>20. (2) L 6x4x3/8 LINTEL REQUIRED AT EACH NEW OPENING IN (E) BRICK WALL. REF. 4/S6.2 FOR DETAIL.</p> <p>21. USE W 8x10 w/ TYPE [2] CONNECTION & (1) 3/4" HEADED STUD @ 12" o.c. AT LOCATIONS WHERE NO MEMBER SIZE IS INDICATED.</p> <p>22. REF. 10/S6.1 FOR TYPICAL REINFORCING AT METAL DECK OPENING.</p> <p>23. COORDINATE INSTALLATION OF HVAC SYSTEM w/ STRUCTURE.</p> |
|--|--|---|---|

1 SECOND FLOOR FRAMING PLAN
 1/8"=1'-0"

2 ROOF FRAMING PLAN
 1/8"=1'-0"

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 OREGON
 NO. 22,118
 M. BRADY NOTES

DATE: 12-31-00
 FLOOR PLANS
 SECOND FLOOR FRAMING
 ROOF FRAMING

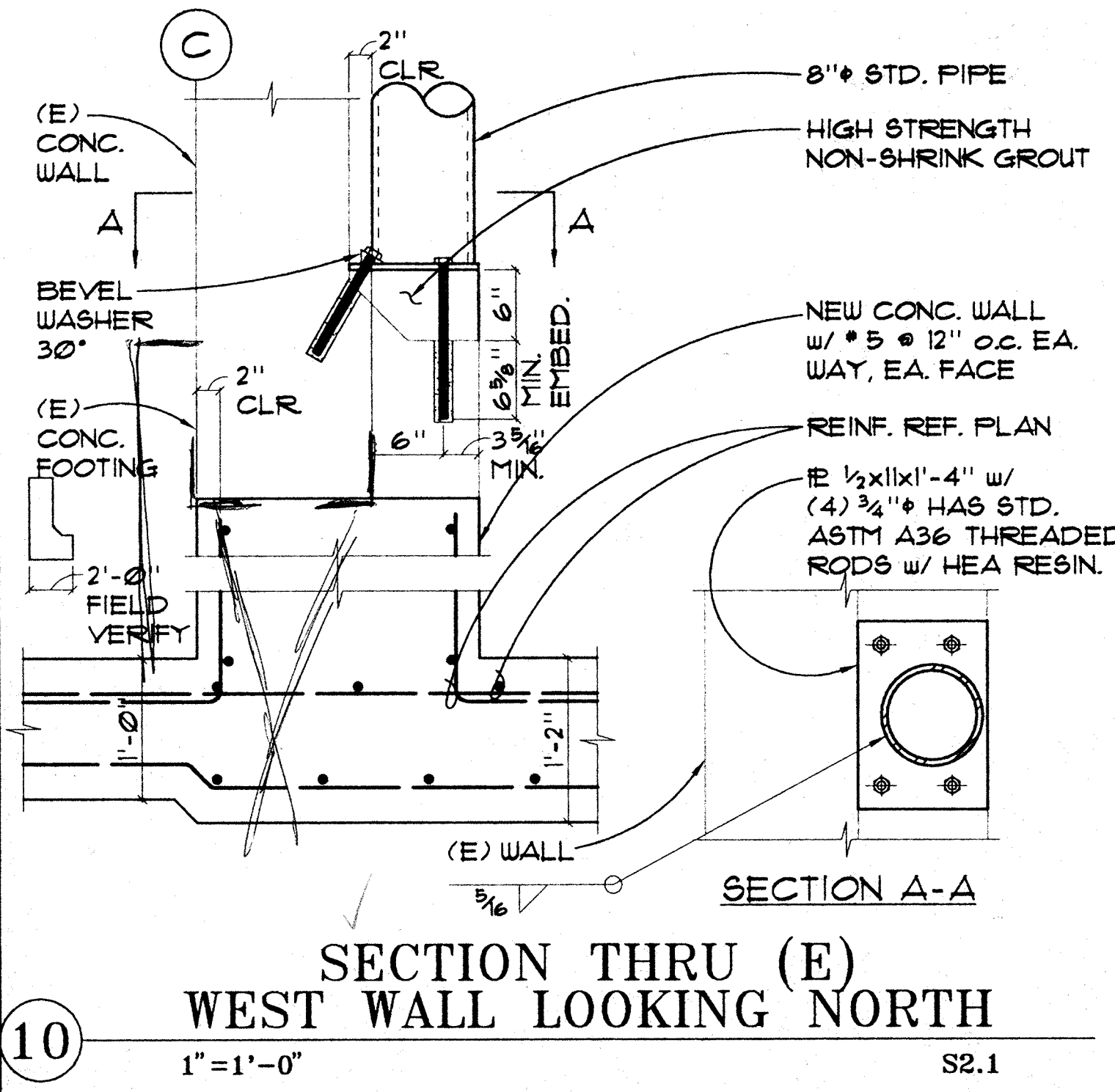
PROJECT NO: 981701

SHEET

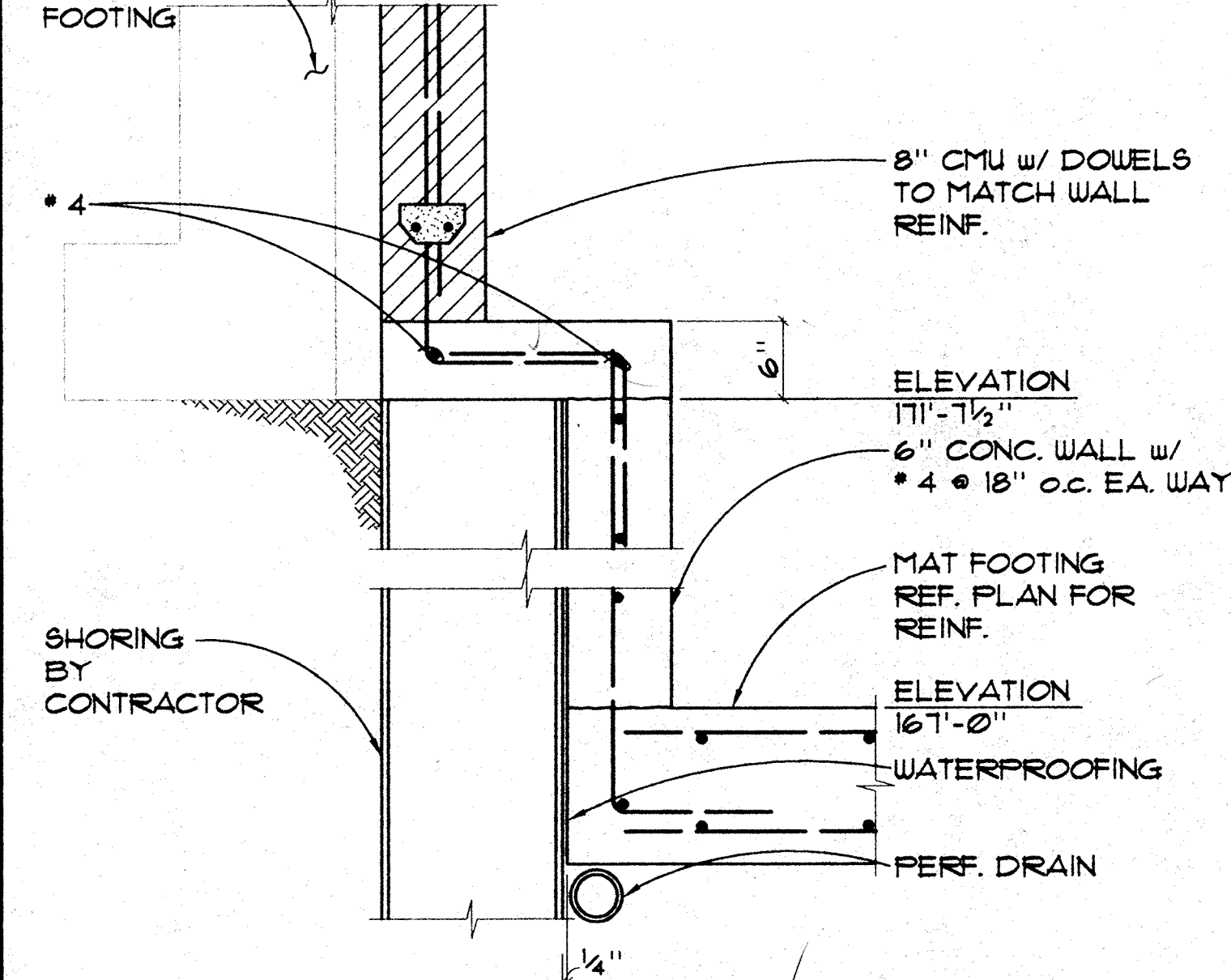
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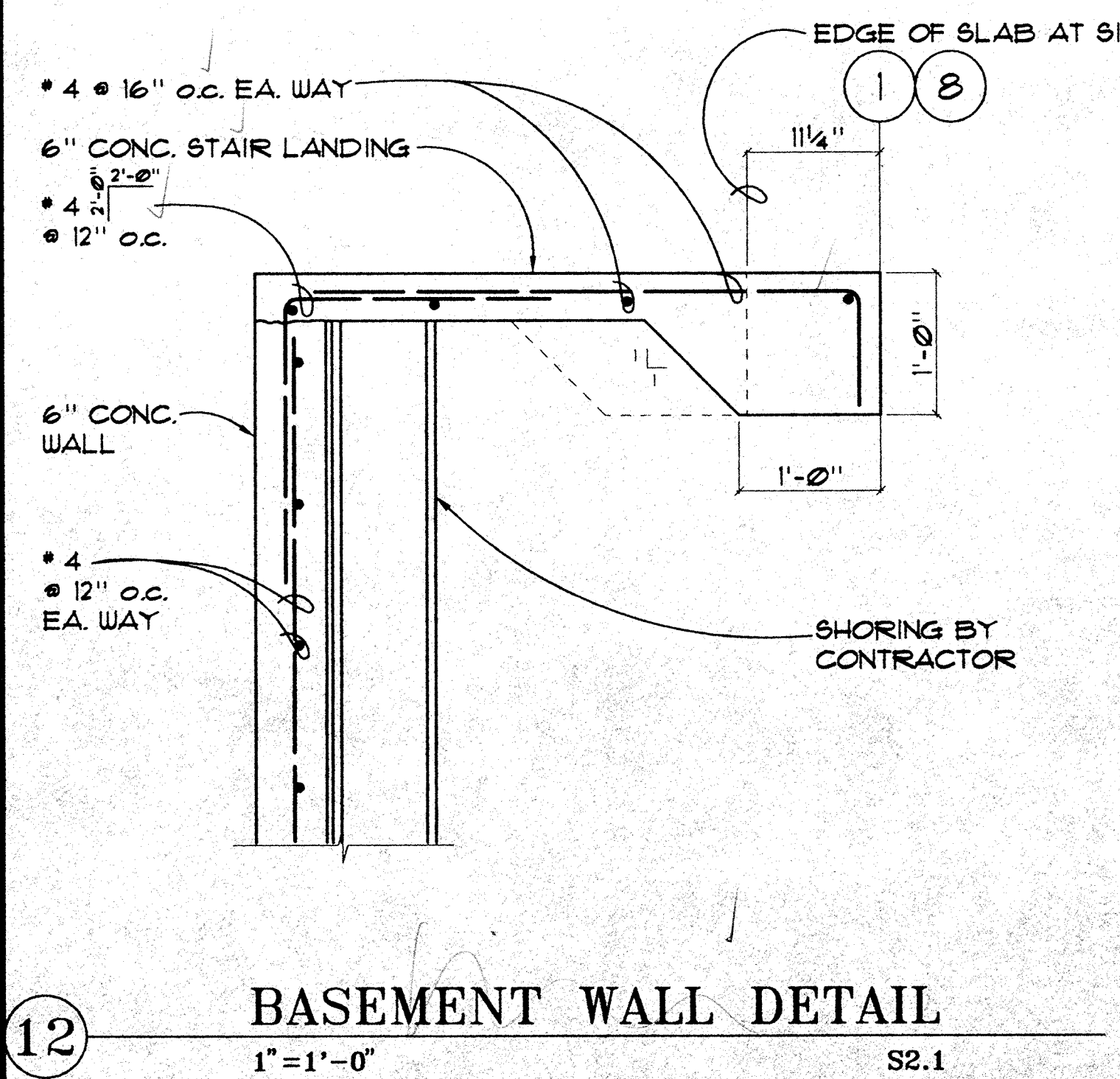
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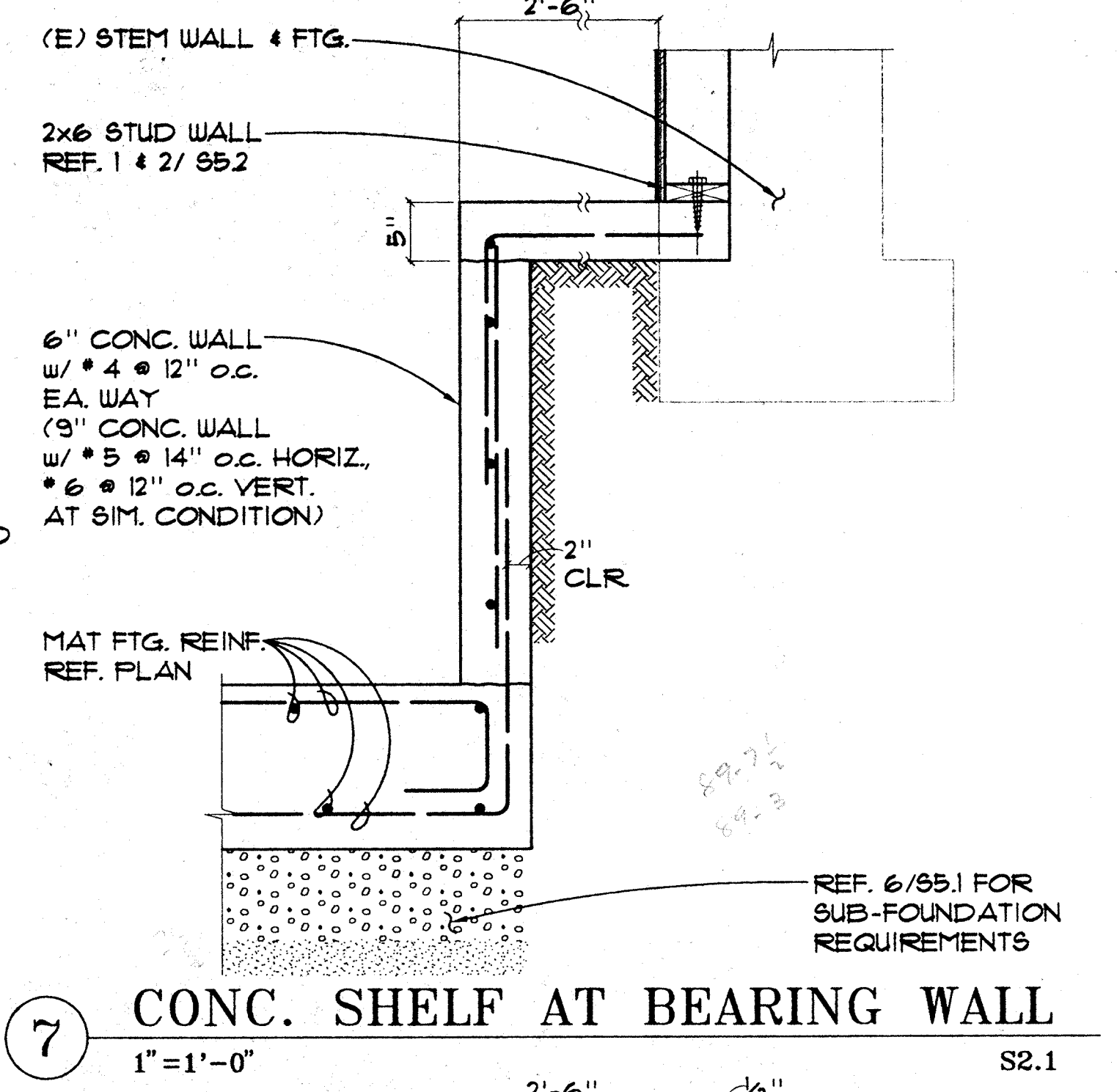
10 SECTION THRU (E) WEST WALL LOOKING NORTH
1"=1'-0" S2.1



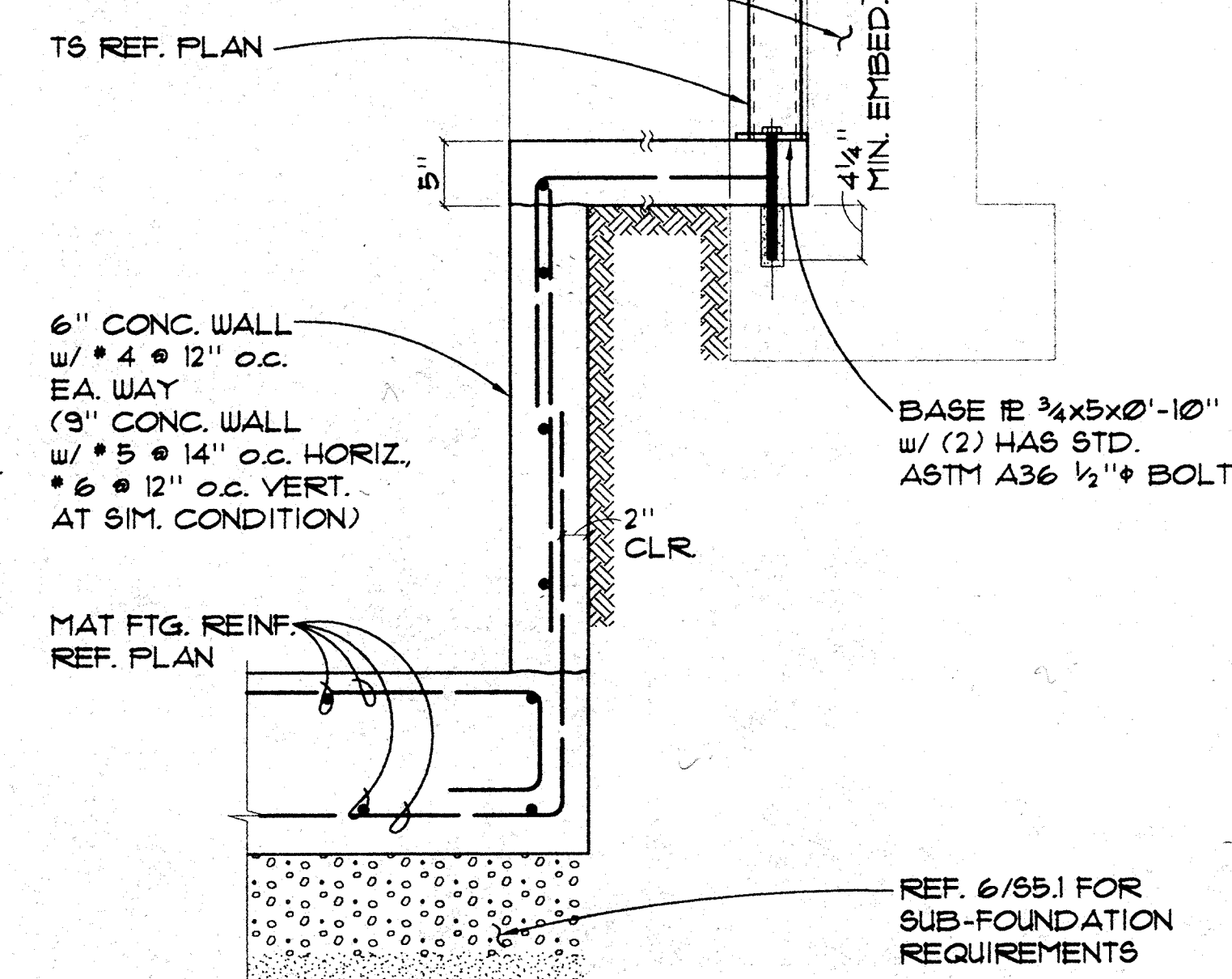
11 CMU FOUNDATION TYP. SECTION
1"=1'-0" S2.1



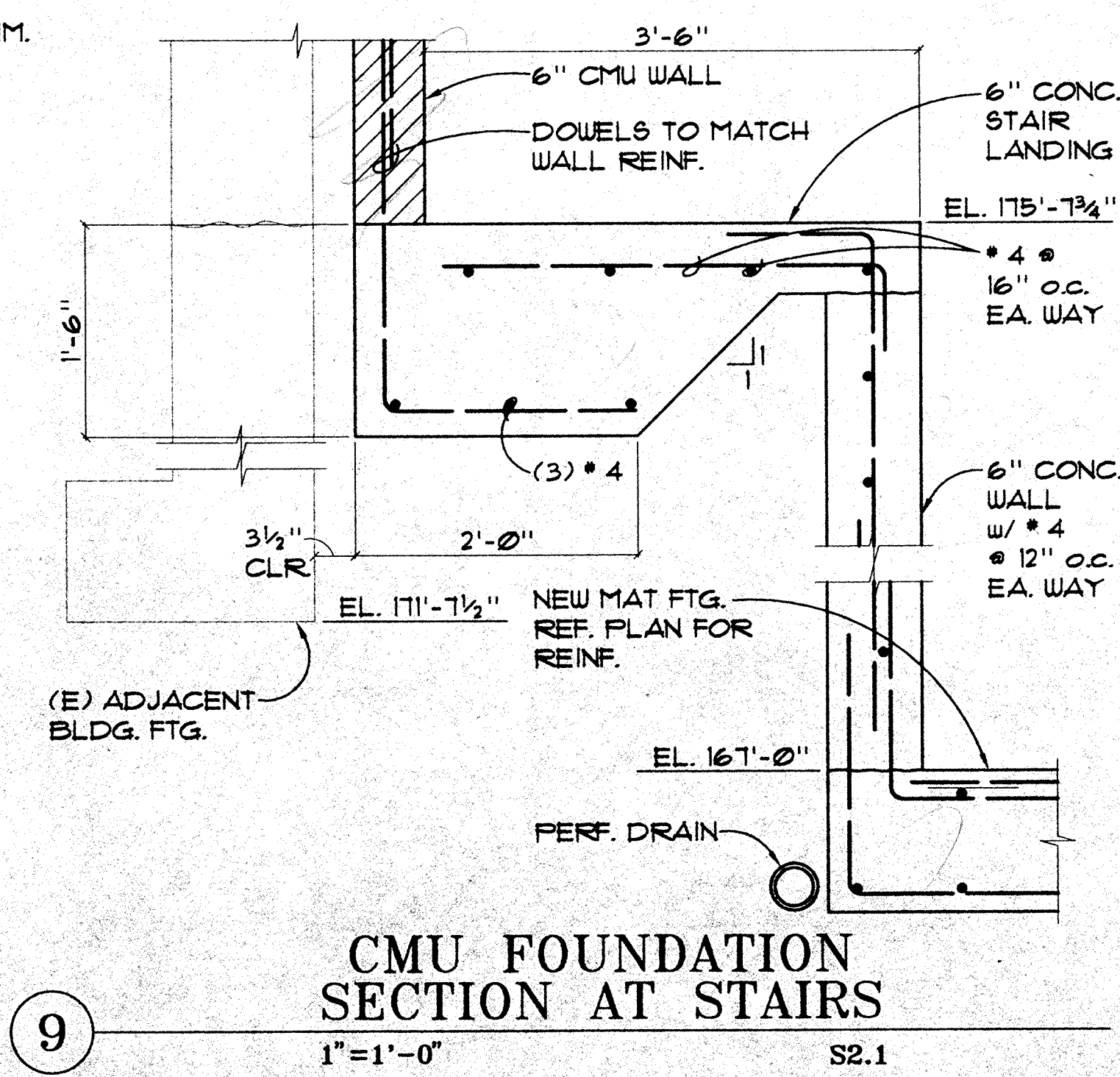
12 BASEMENT WALL DETAIL
1"=1'-0" S2.1



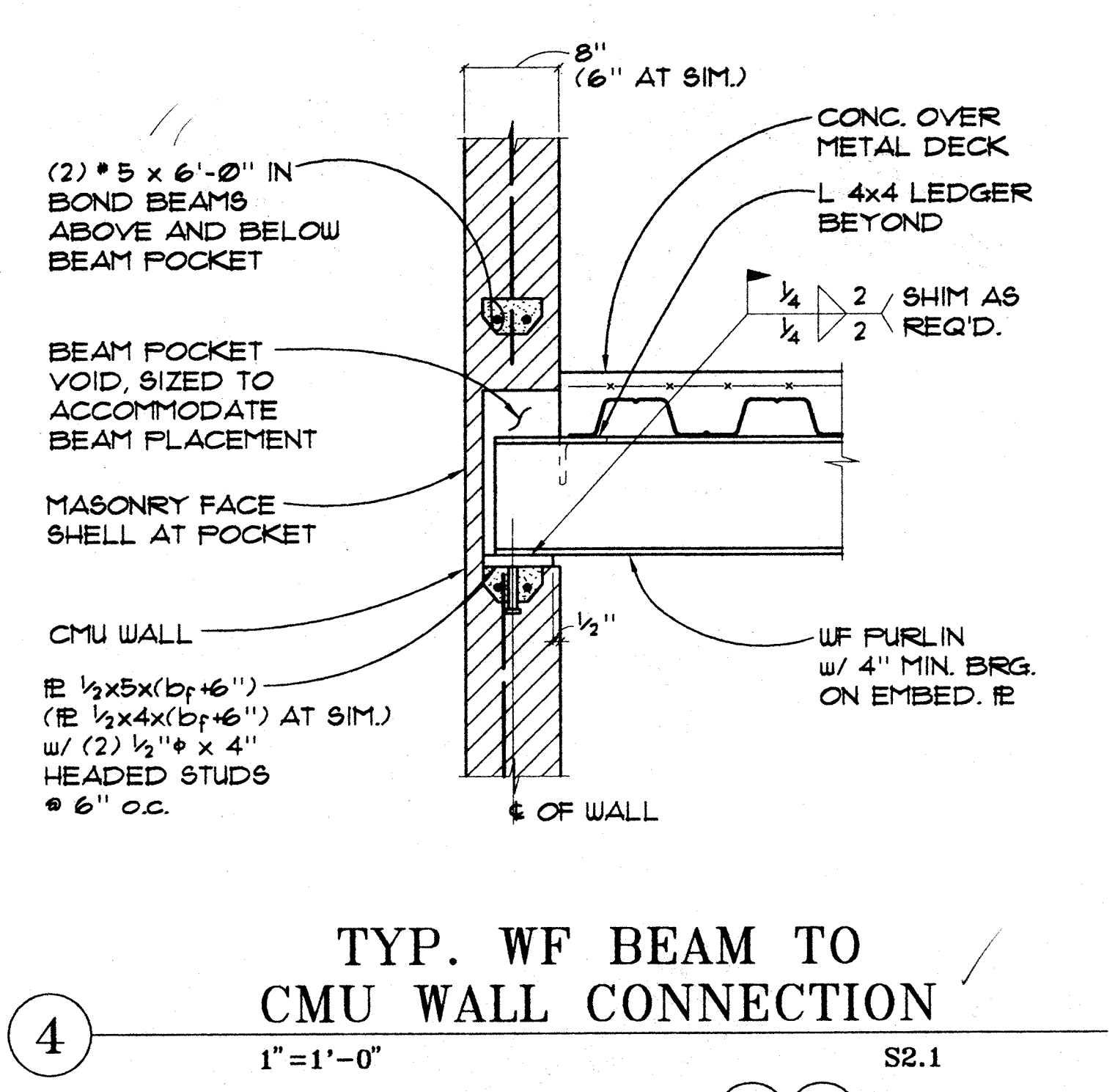
7 CONC. SHELF AT BEARING WALL
1"=1'-0" S2.1



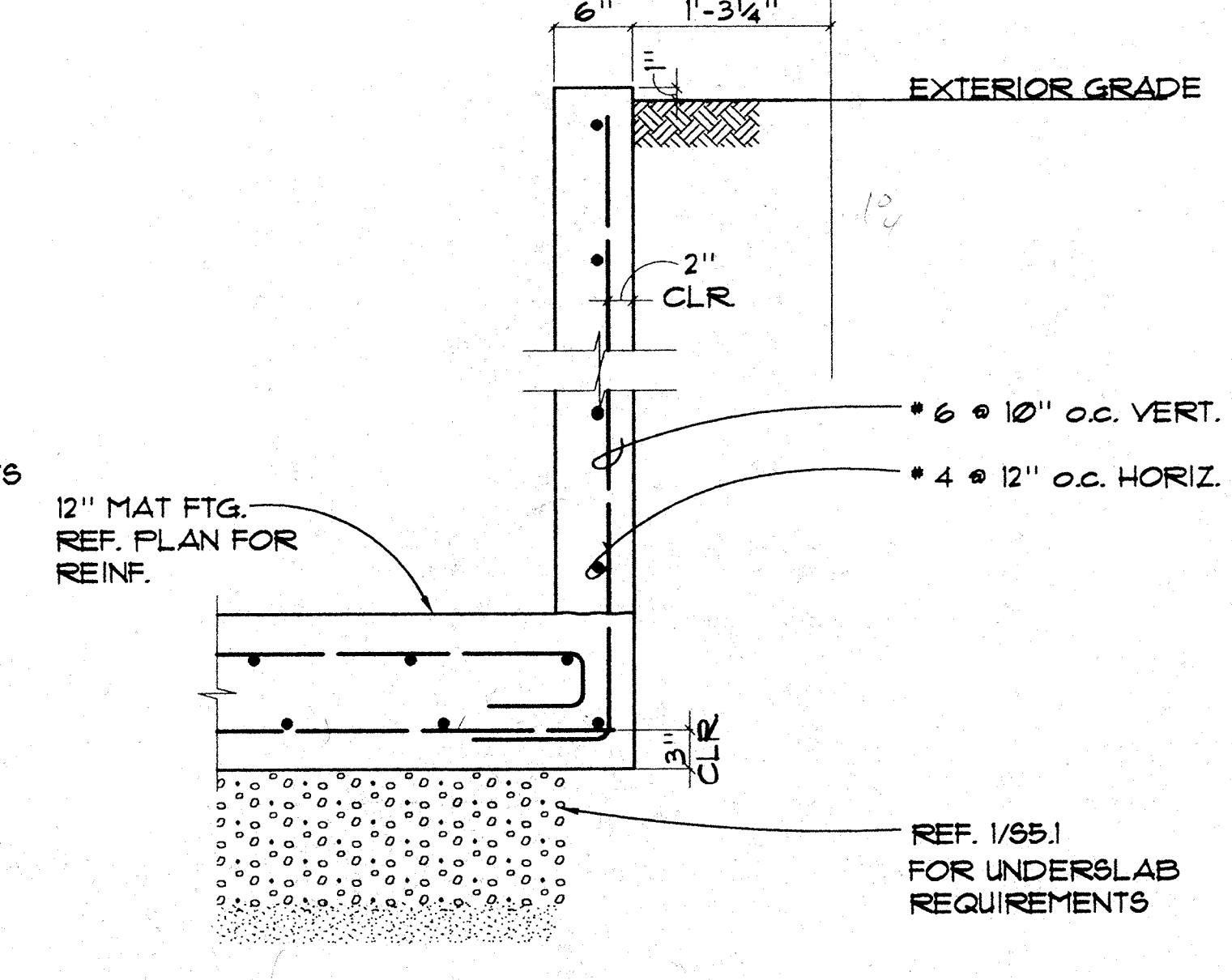
8 CONC. SHELF AT TS COLUMN
1"=1'-0" S2.1



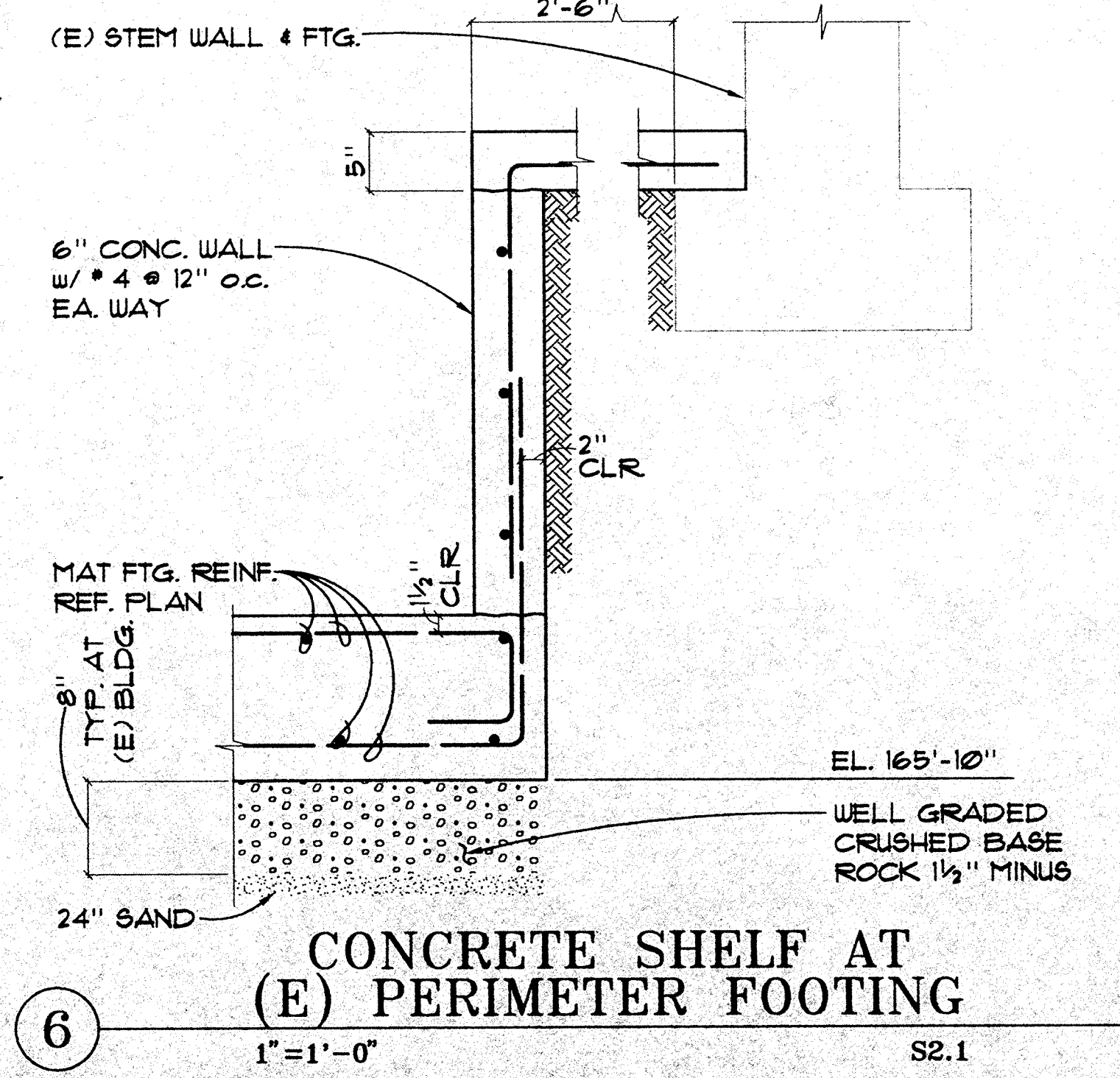
9 CMU FOUNDATION SECTION AT STAIRS
1"=1'-0" S2.1



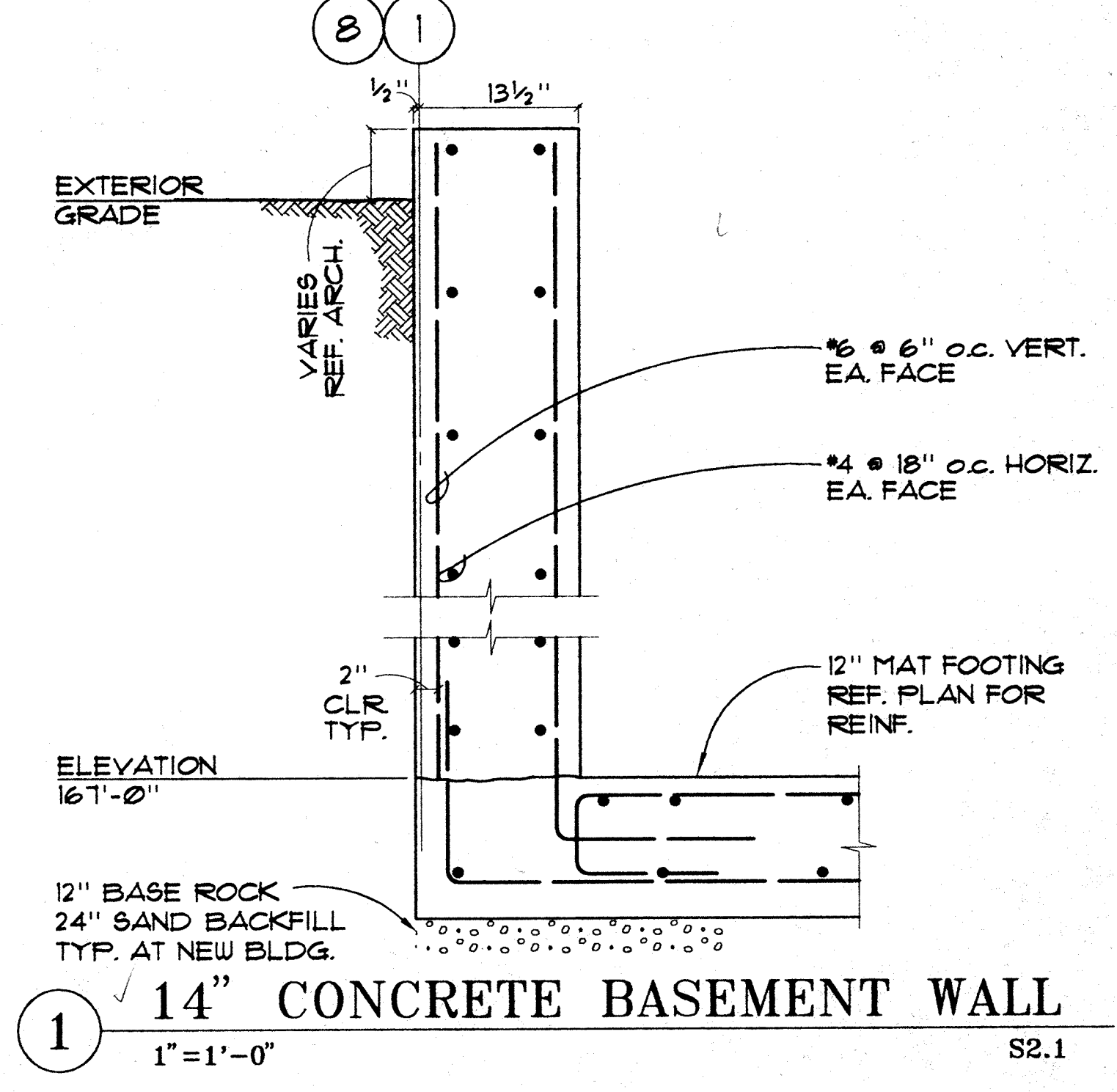
4 TYP. WF BEAM TO CMU WALL CONNECTION
1"=1'-0" S2.1



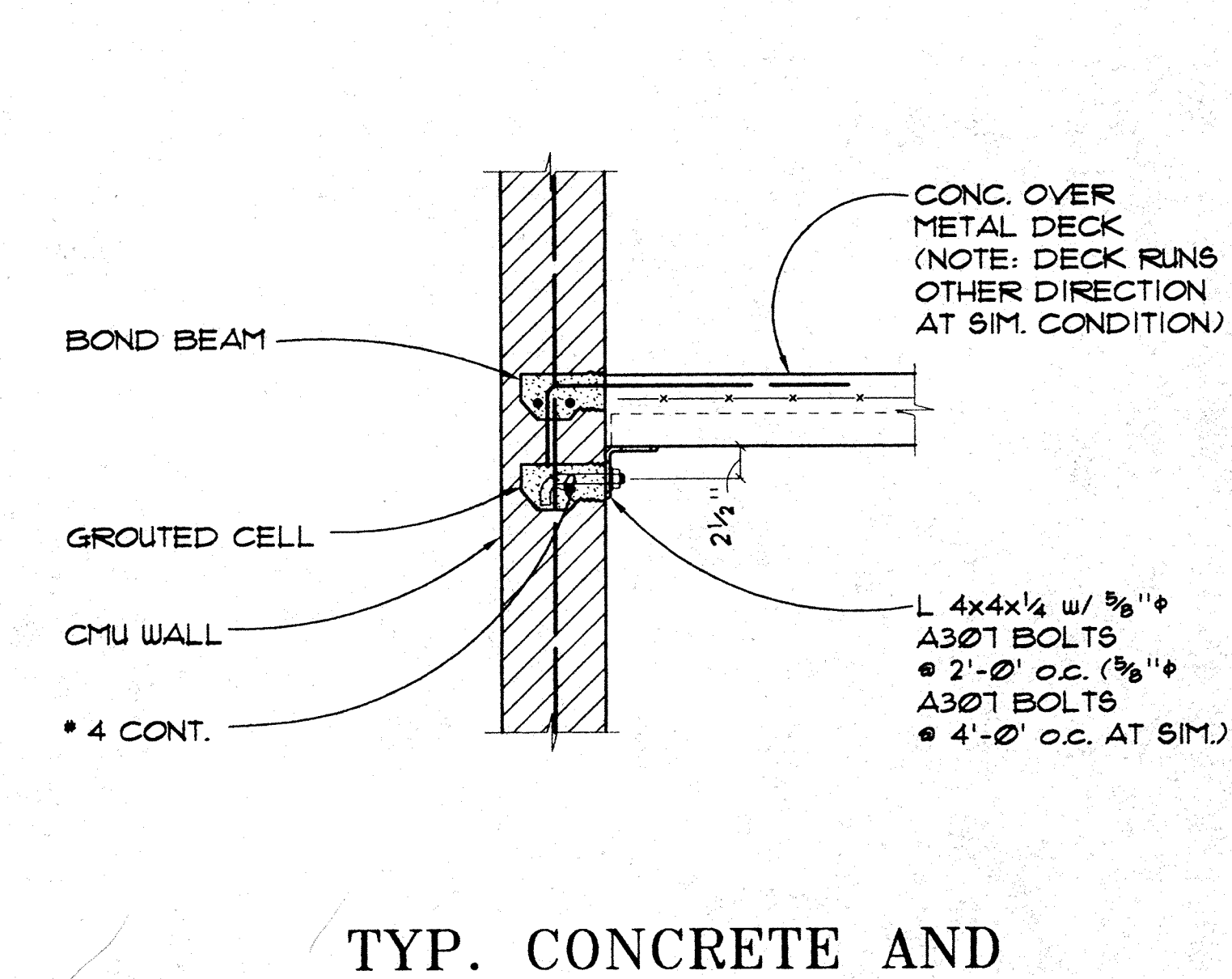
5 6" CONCRETE BASEMENT WALL
1"=1'-0" S2.1



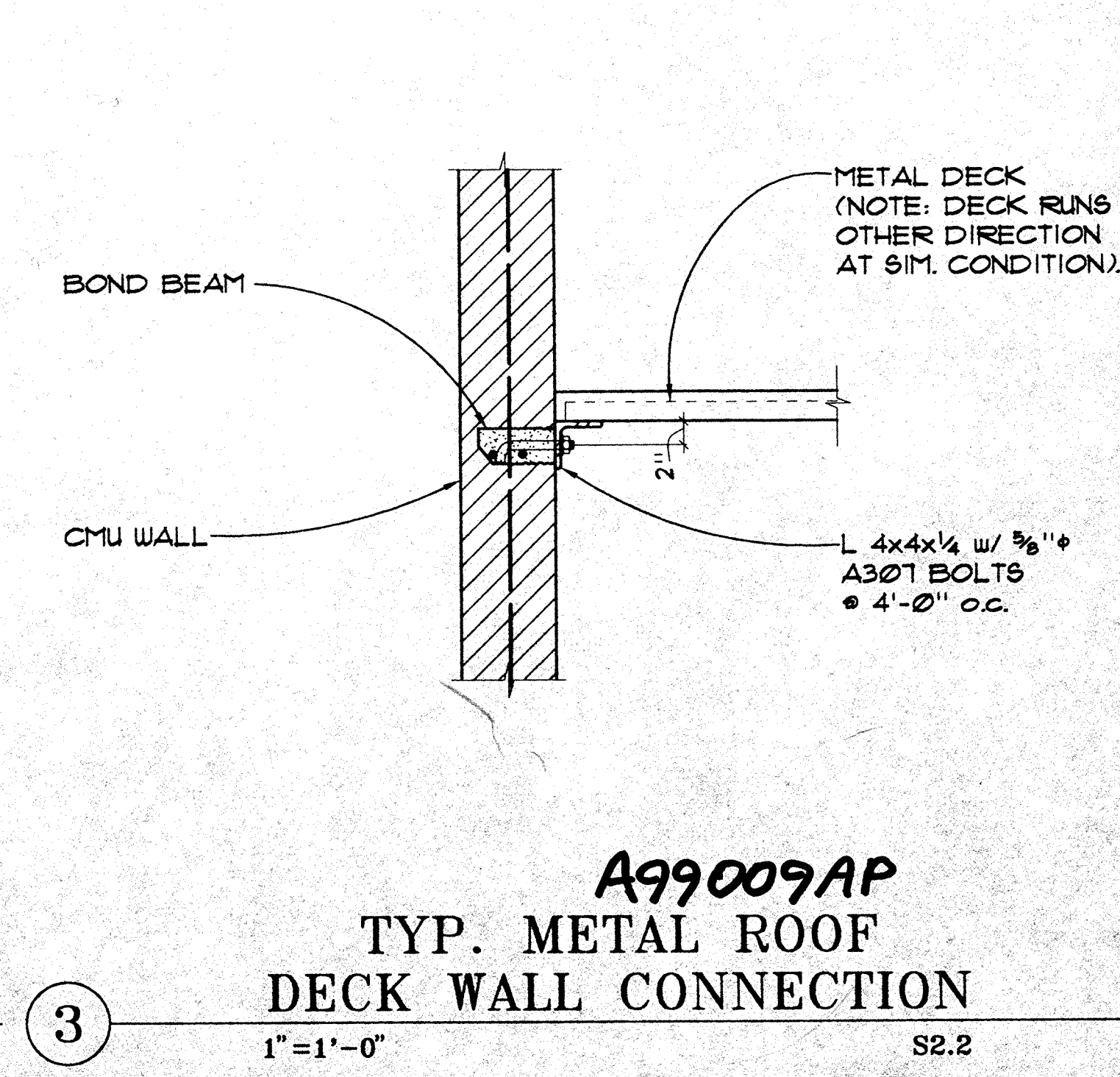
6 CONCRETE SHELF AT (E) PERIMETER FOOTING
1"=1'-0" S2.1



1 14" CONCRETE BASEMENT WALL
1"=1'-0" S2.1



2 TYP. CONCRETE AND METAL DECK CONNECTION
1"=1'-0" S2.1



3 TYP. METAL ROOF DECK WALL CONNECTION
1"=1'-0" S2.2

SE CHECKED BY:	PROJECT ASSIST:	DATE:
JOB CAPTAIN:	DATE:	07.16.99
DRAWN BY:	DATE:	
REVISIONS:		

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 JUL 13, 1995
 M. BRADLEY 1005

DETAILS
 CMU
 AND CONCRETE

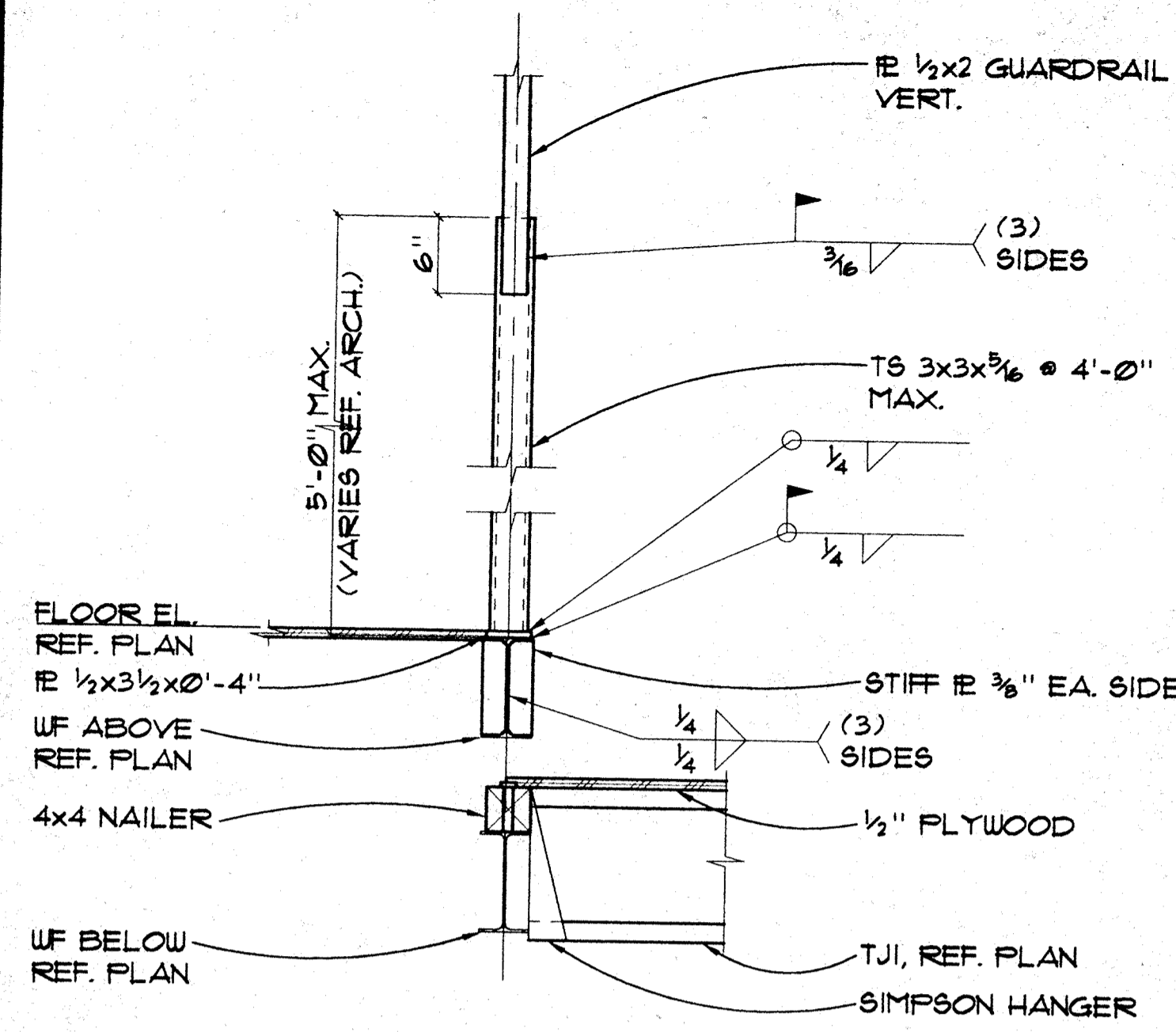
PROJECT NO. 981701

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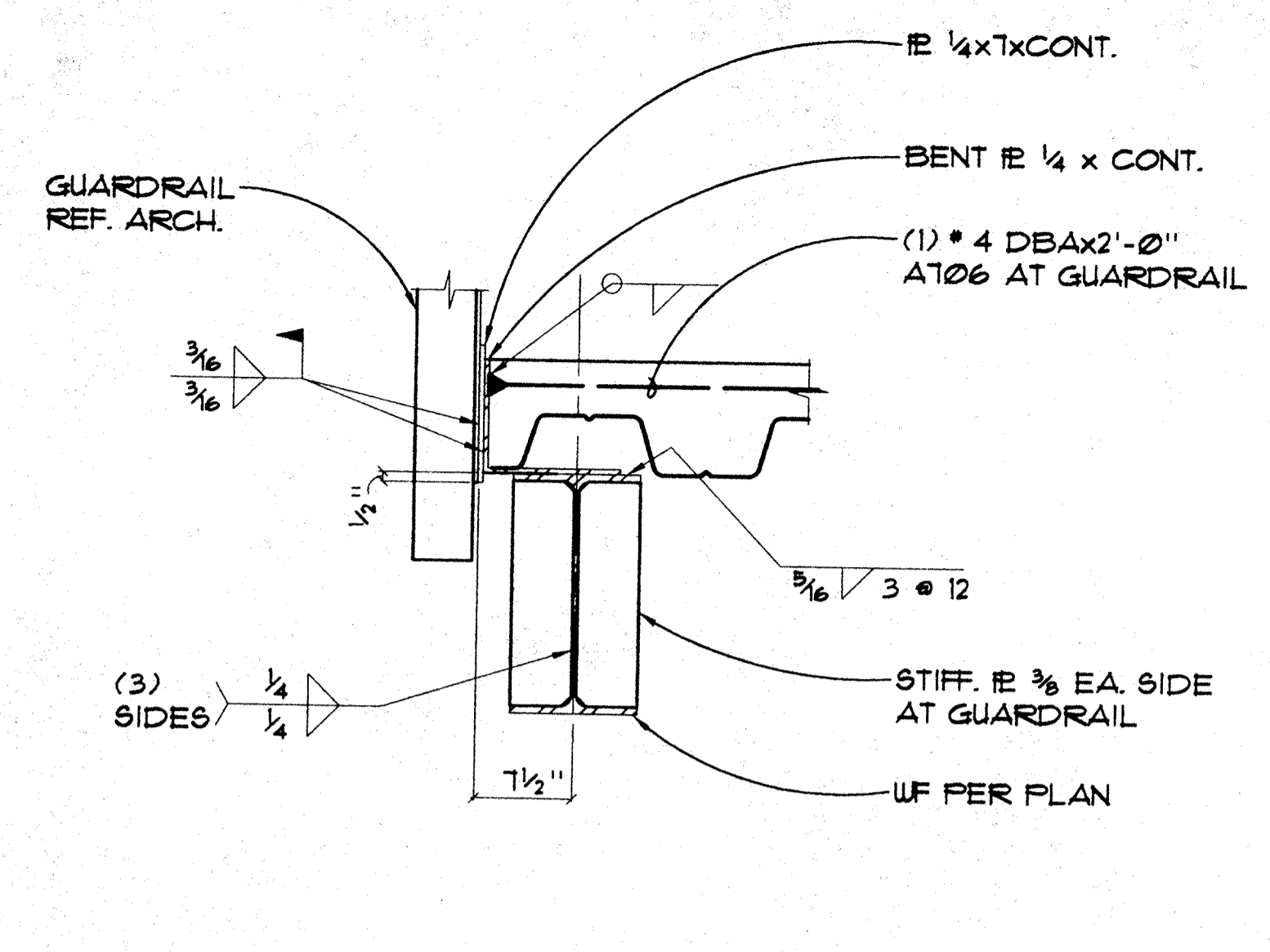
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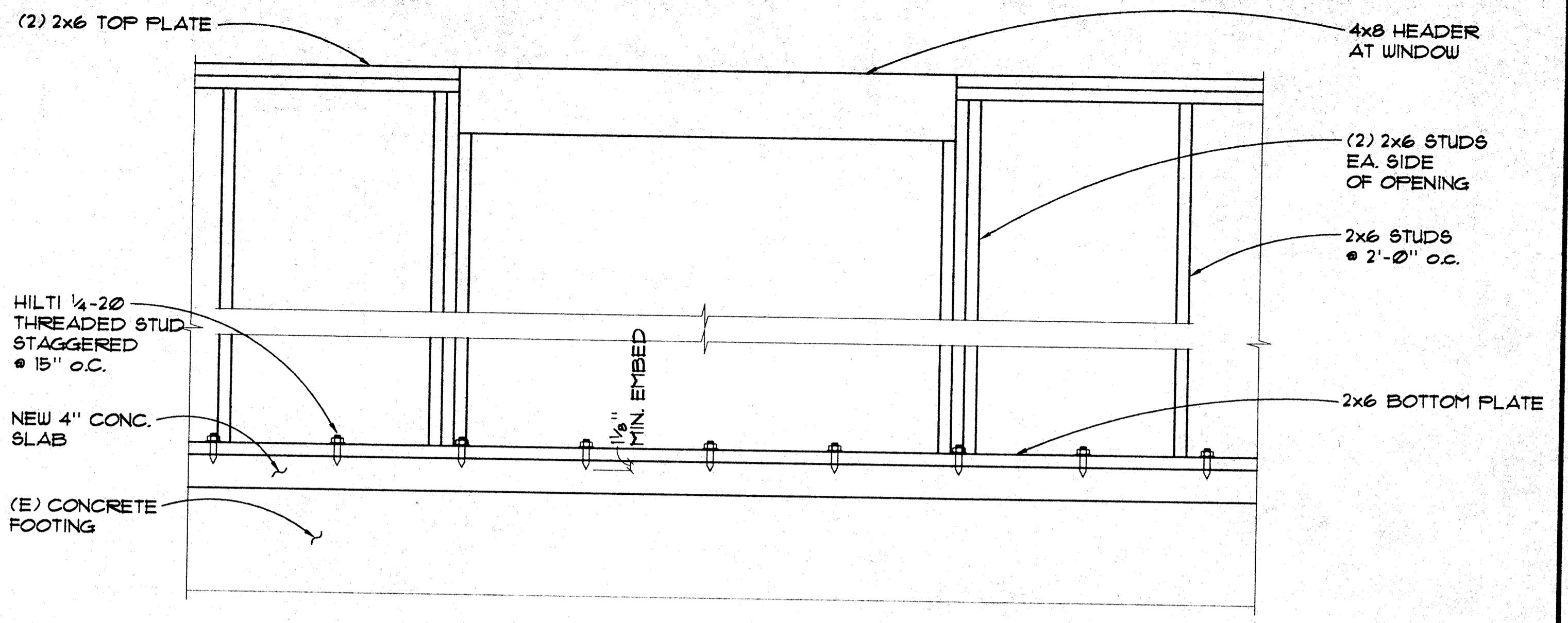
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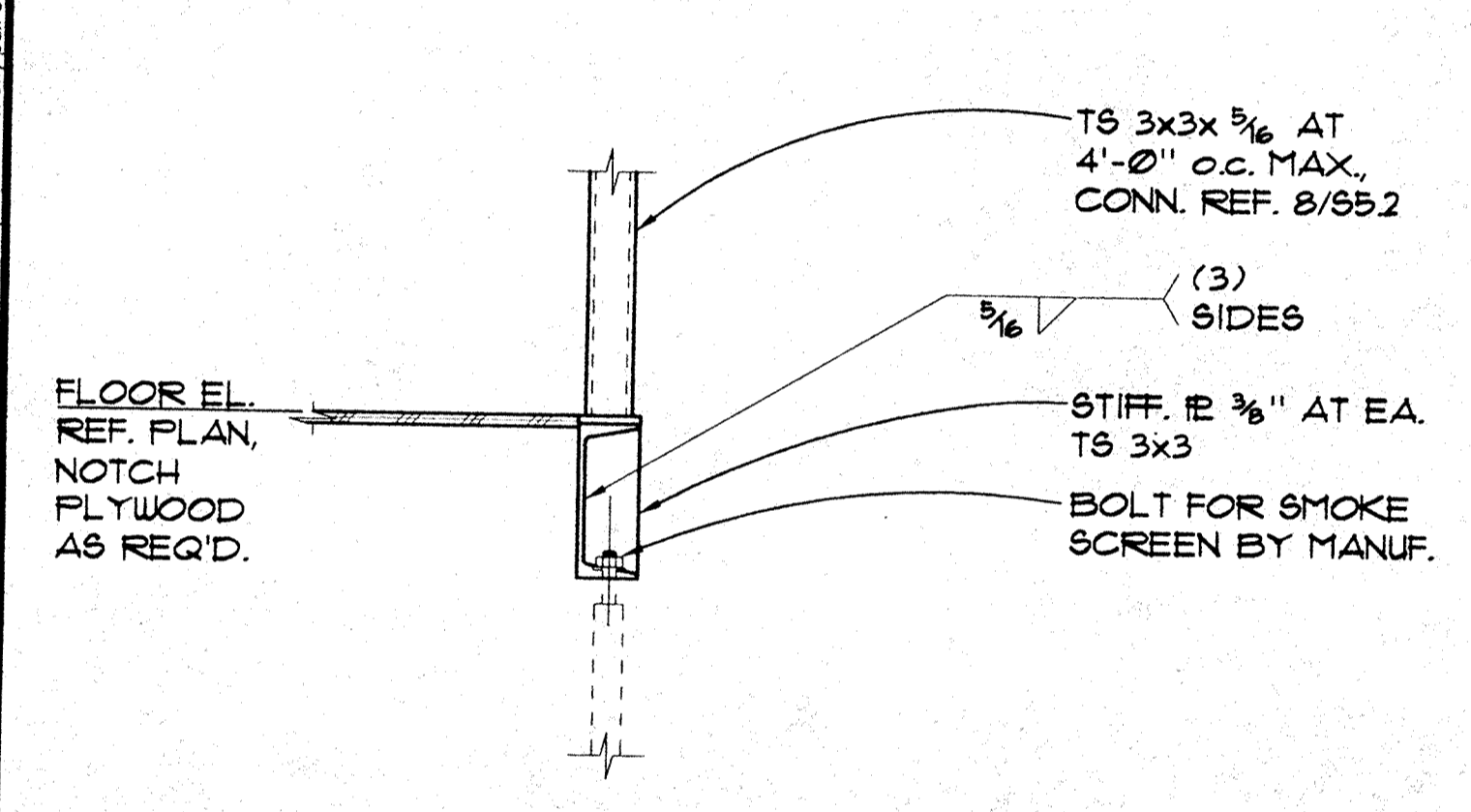
8 HALF HEIGHT WALL SECTION
1"=1'-0" S2.1



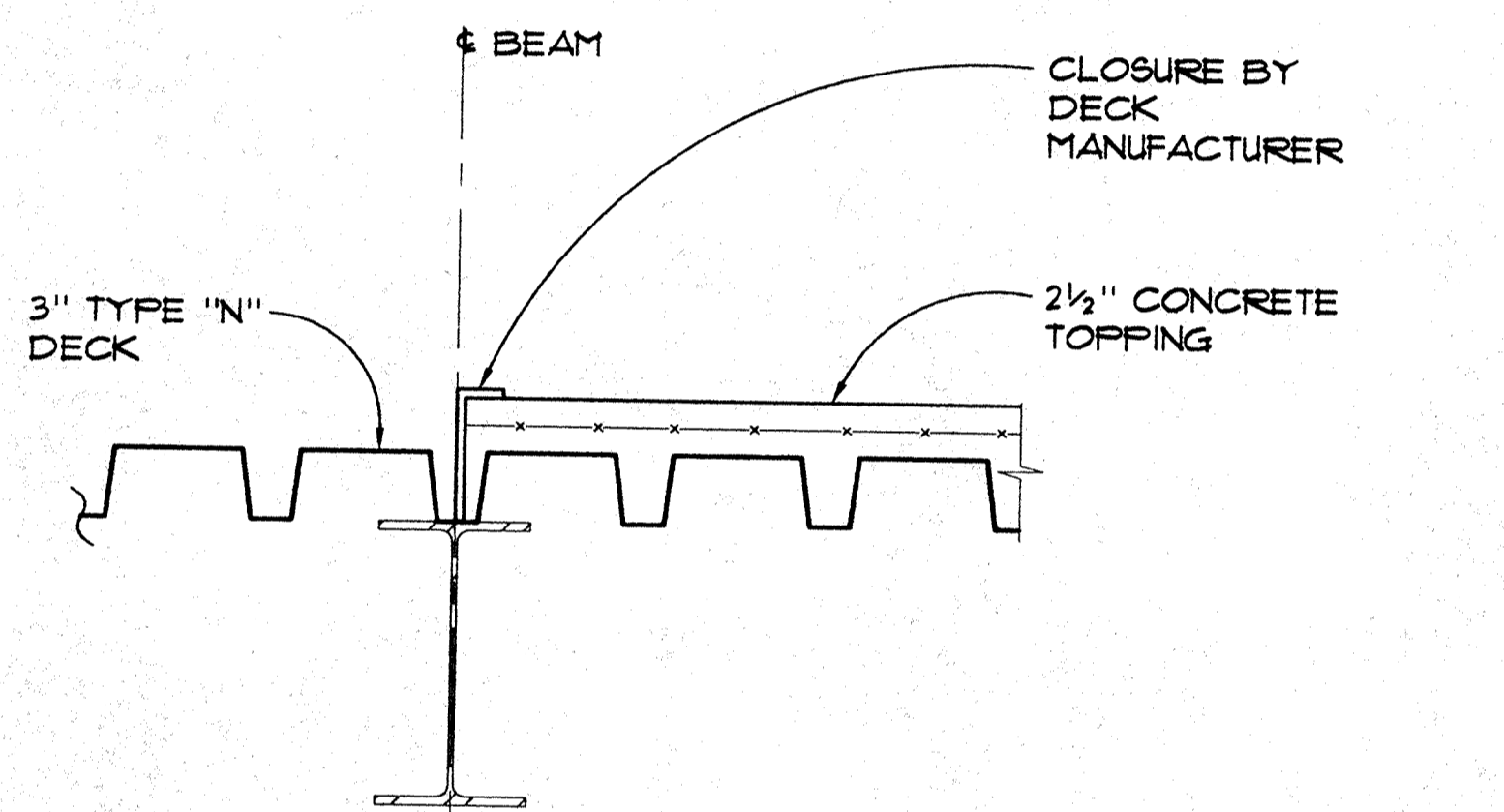
5 ATRIUM GUARDRAIL SUPPORT
1-1/2"=1'-0" S2.2



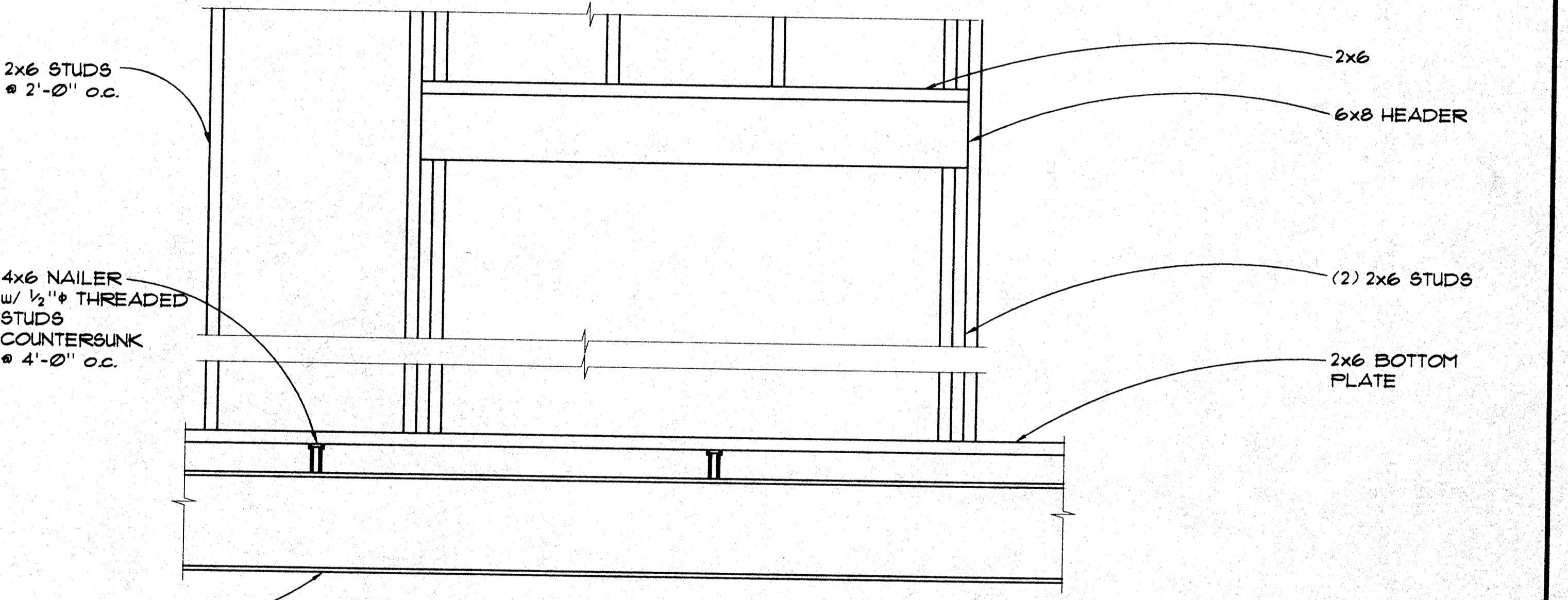
1 STUD WALL AT (E) BASEMENT
1"=1'-0" S2.1



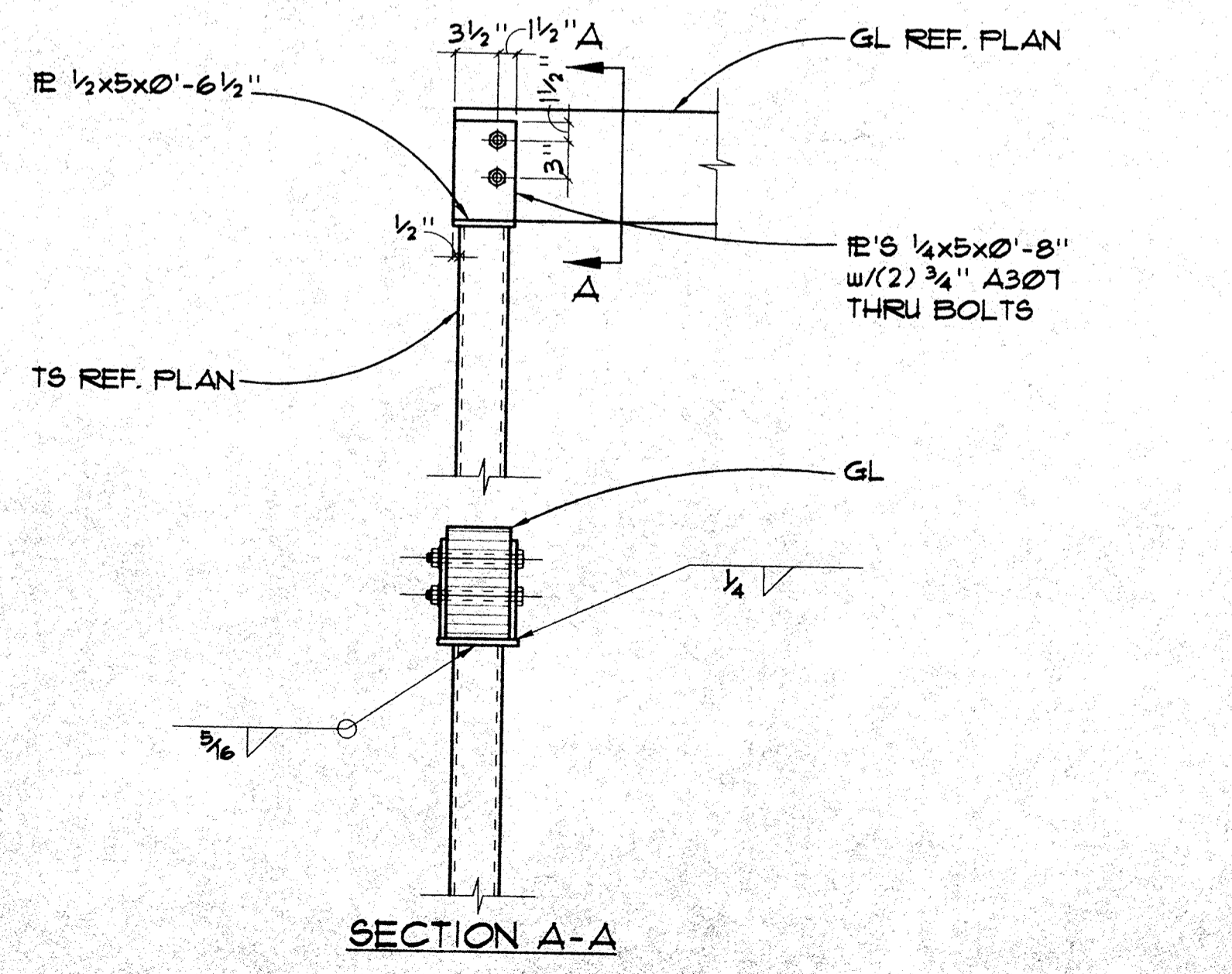
9 HALF HEIGHT WALL AT SMOKE SCREEN
1"=1'-0" S2.1



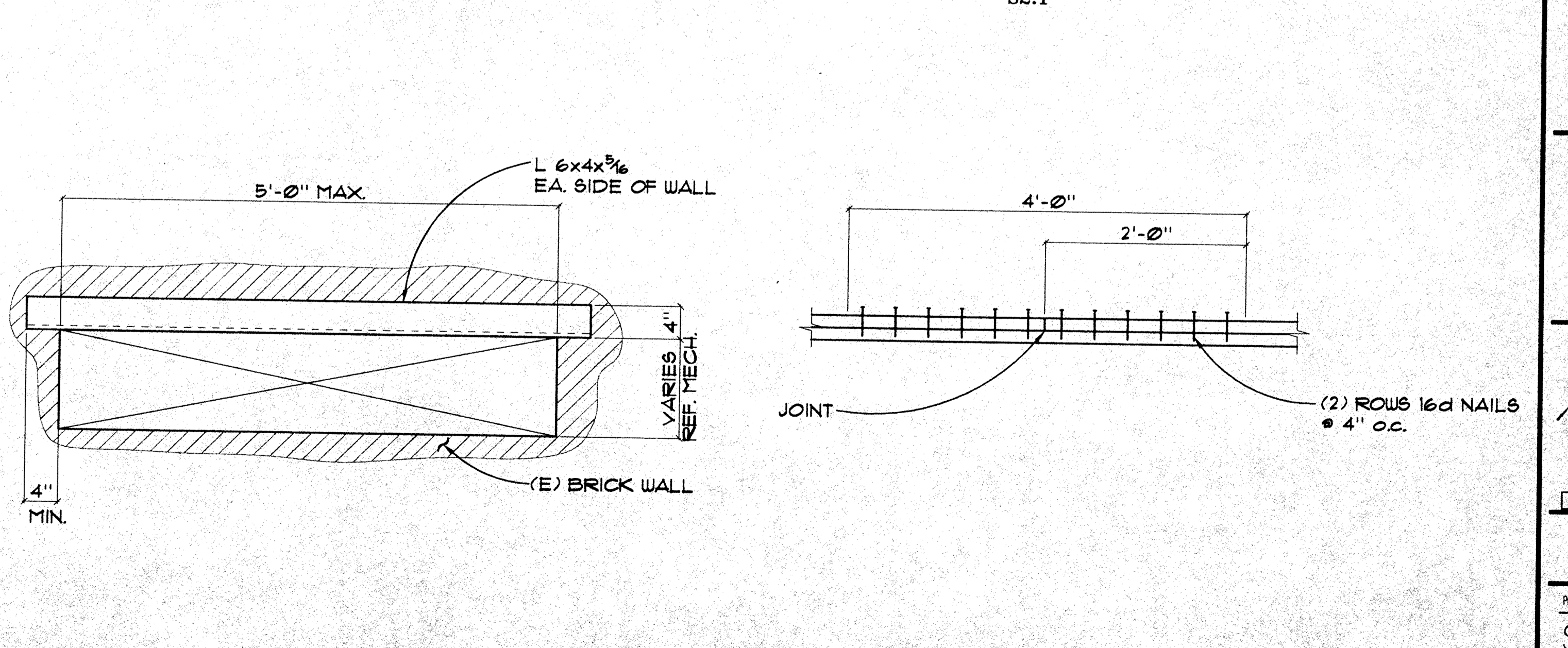
6 DECK DISCONTINUITY
1-1/2"=1'-0" S2.2



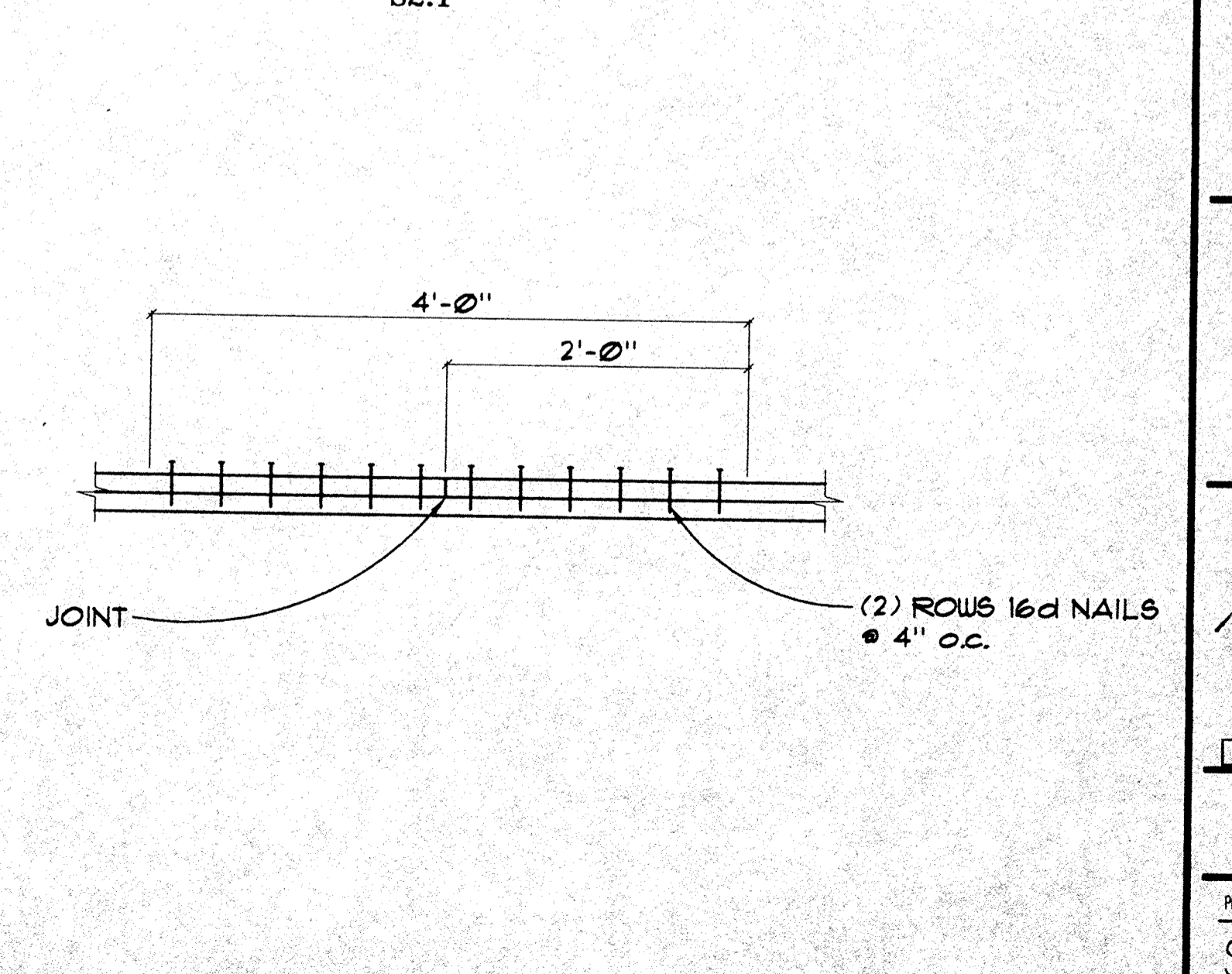
2 LOBBY INTERIOR STUD WALL
1"=1'-0" S2.1



7 GL BEAM TO COL. CONN.
1"=1'-0" S2.2



4 TYP. LINTEL IN (E) BRICK WALL
1"=1'-0" S2.1



3 TYP. TOP PLATE SPLICE DETAIL
1"=1'-0" S2.1

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JOB CAPTAIN:	_____	CA
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DATE:	07.16.99	

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EXP. 12-31-00
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PROJECT NO. 981701

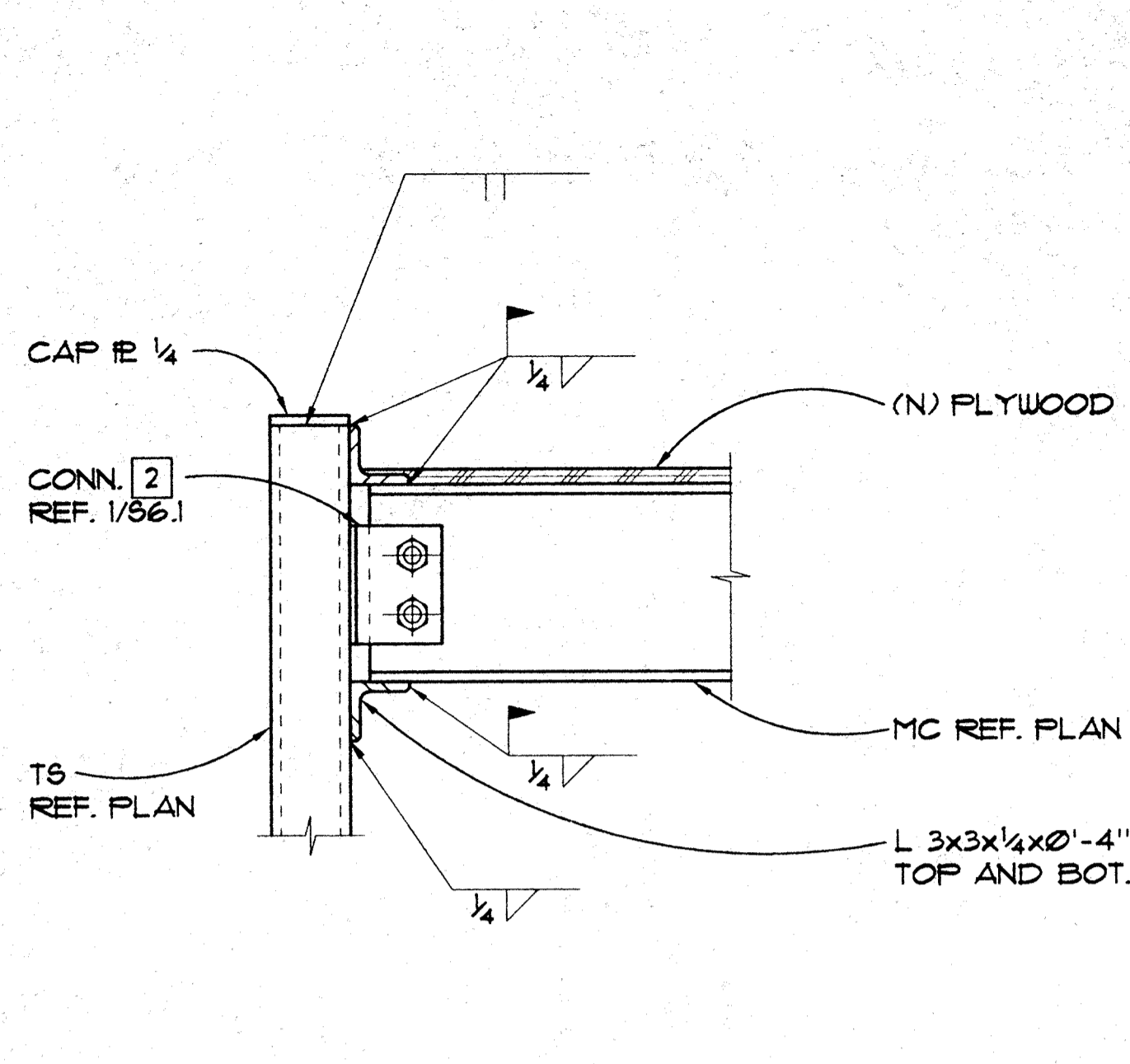
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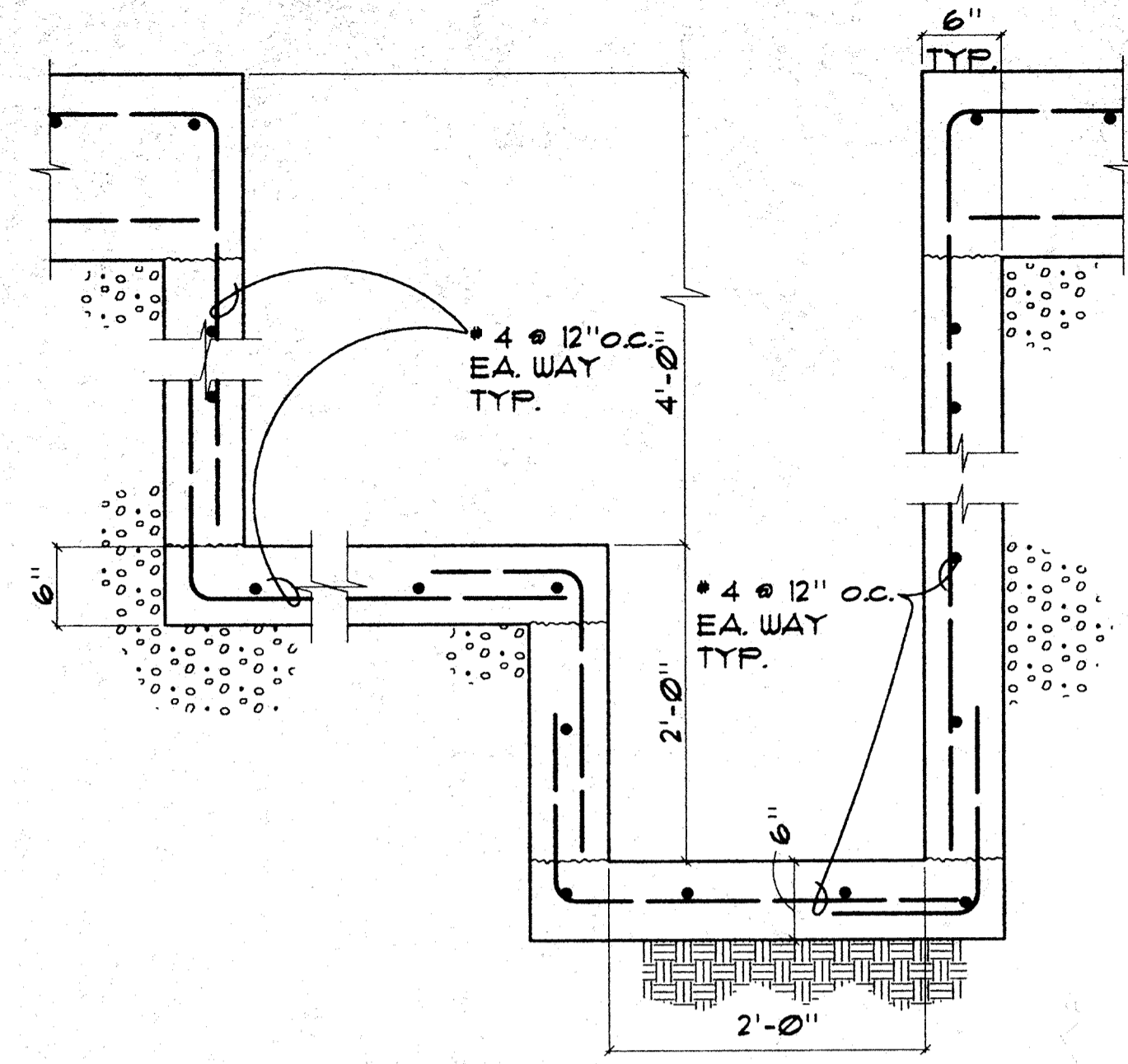
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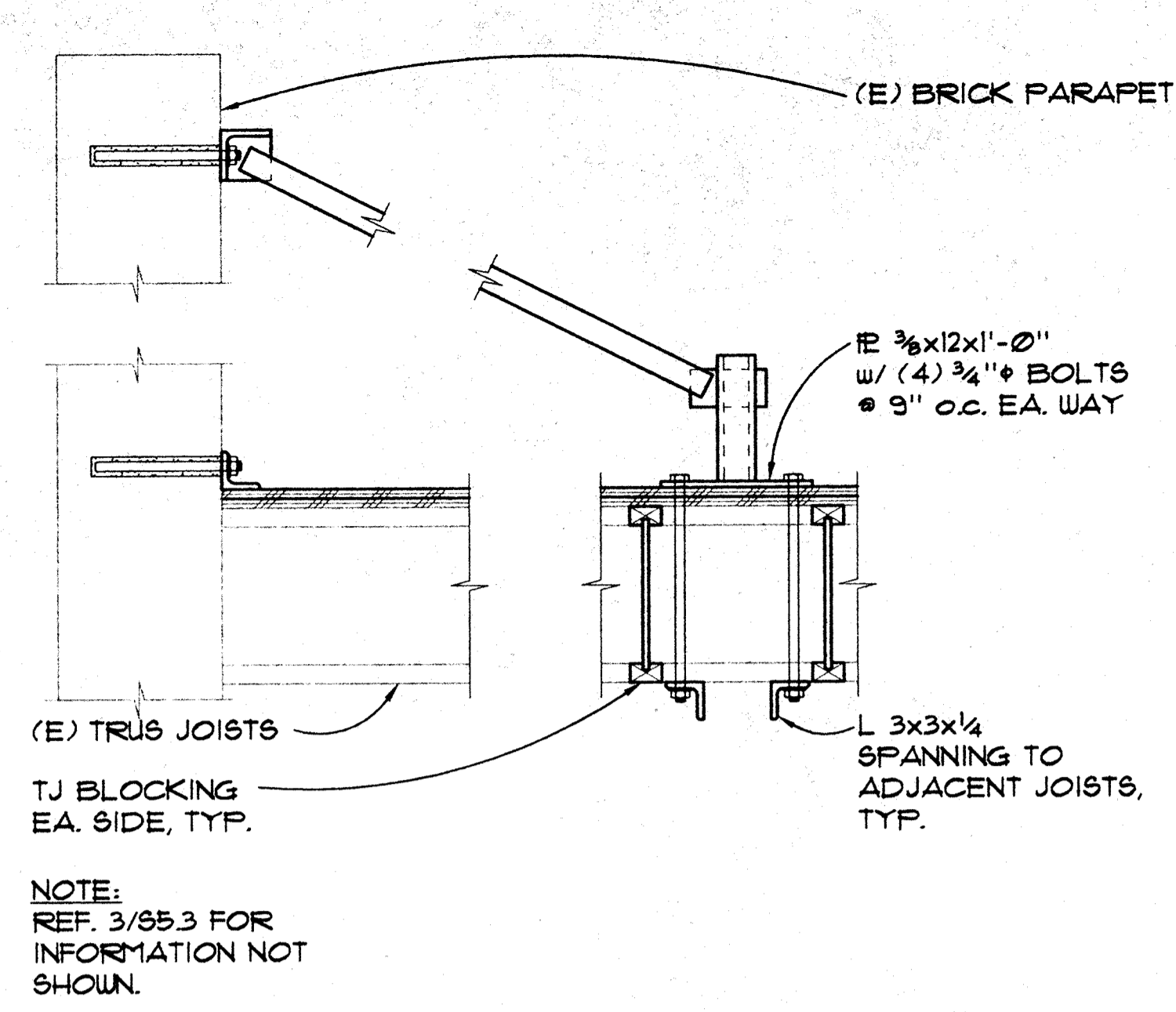
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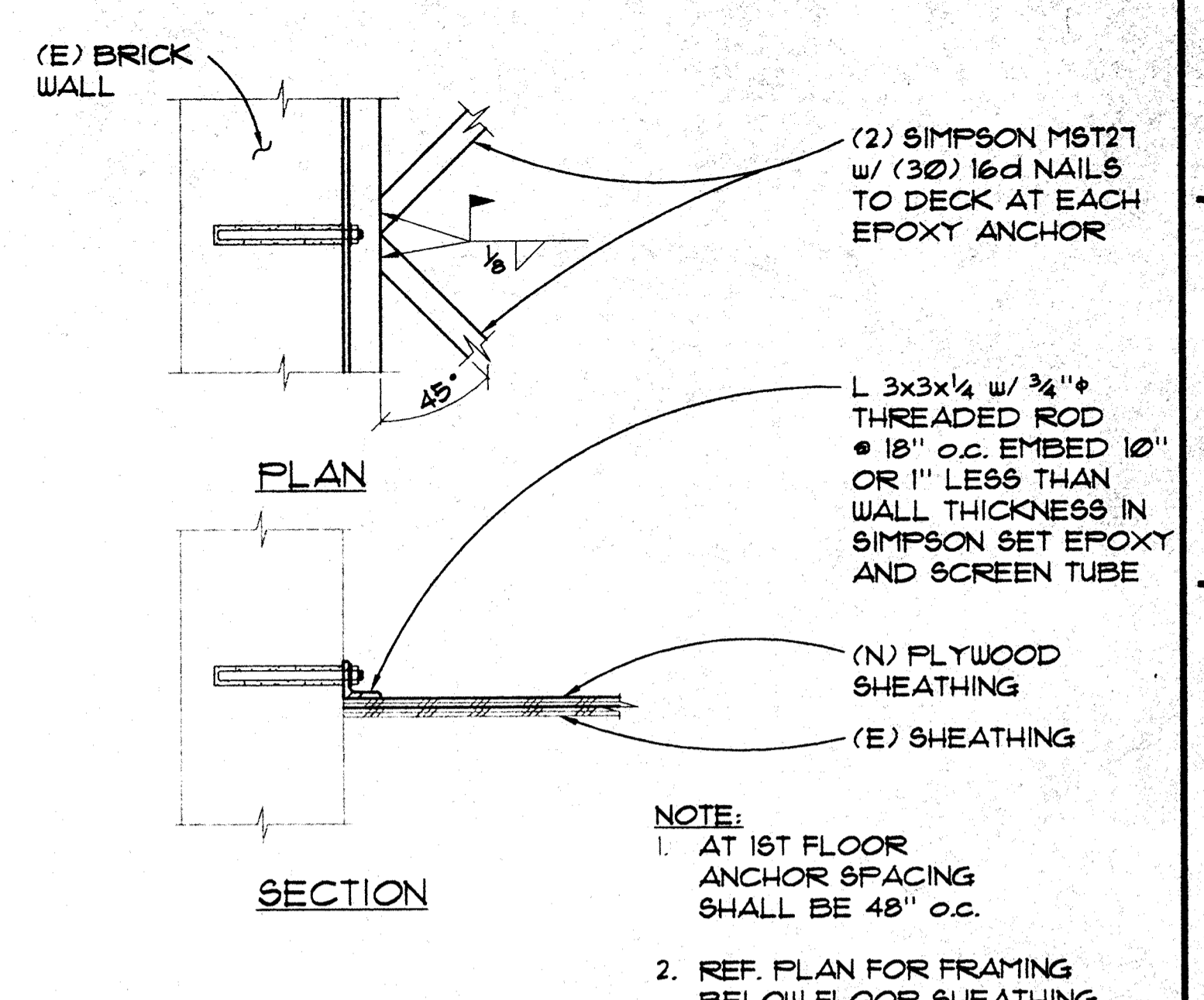
10 CONNECTION DETAIL
1-1/2"=1'-0" S2.1



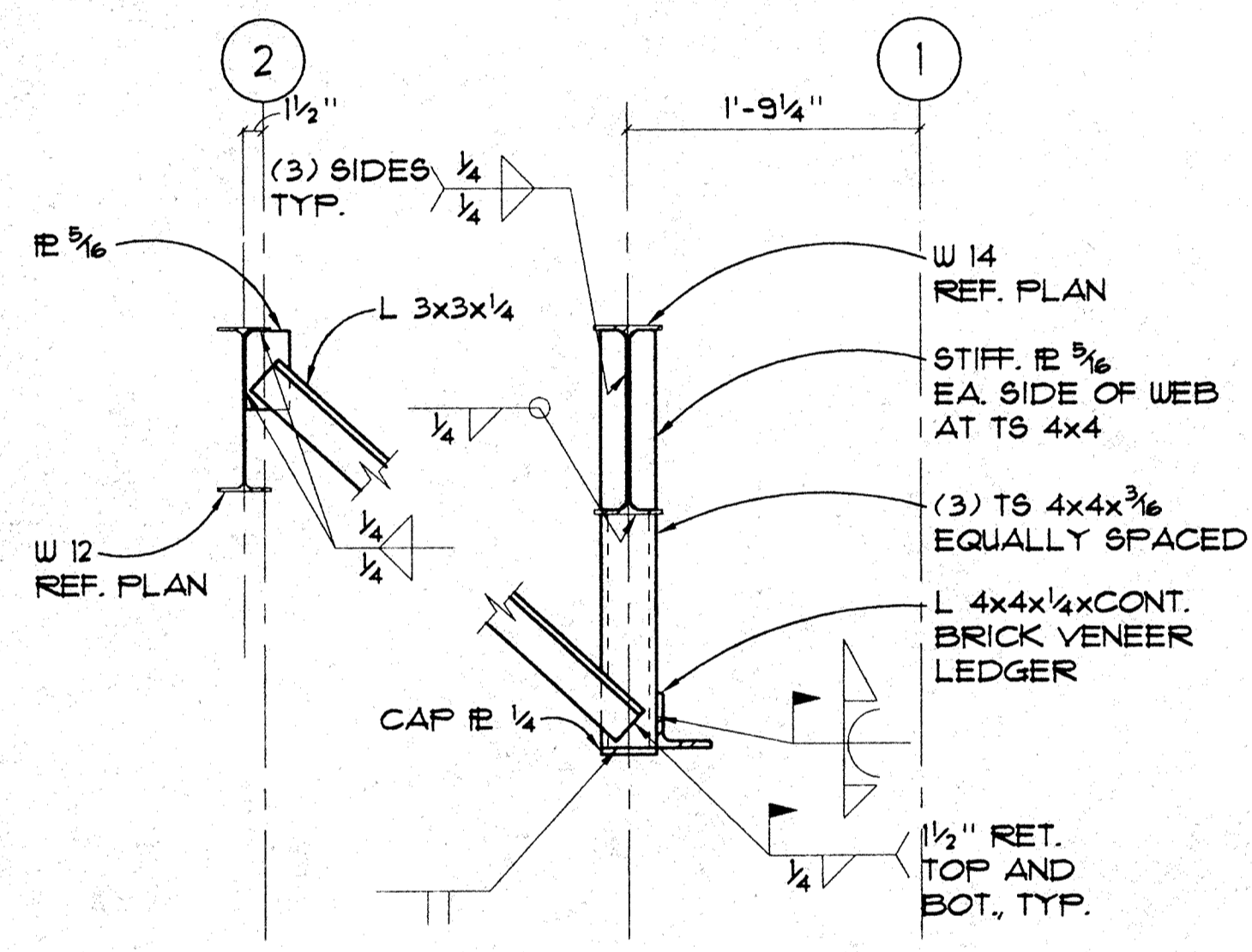
7 SECTION AT ELEVATOR/SUMP PIT
1"=1'-0" S2.1



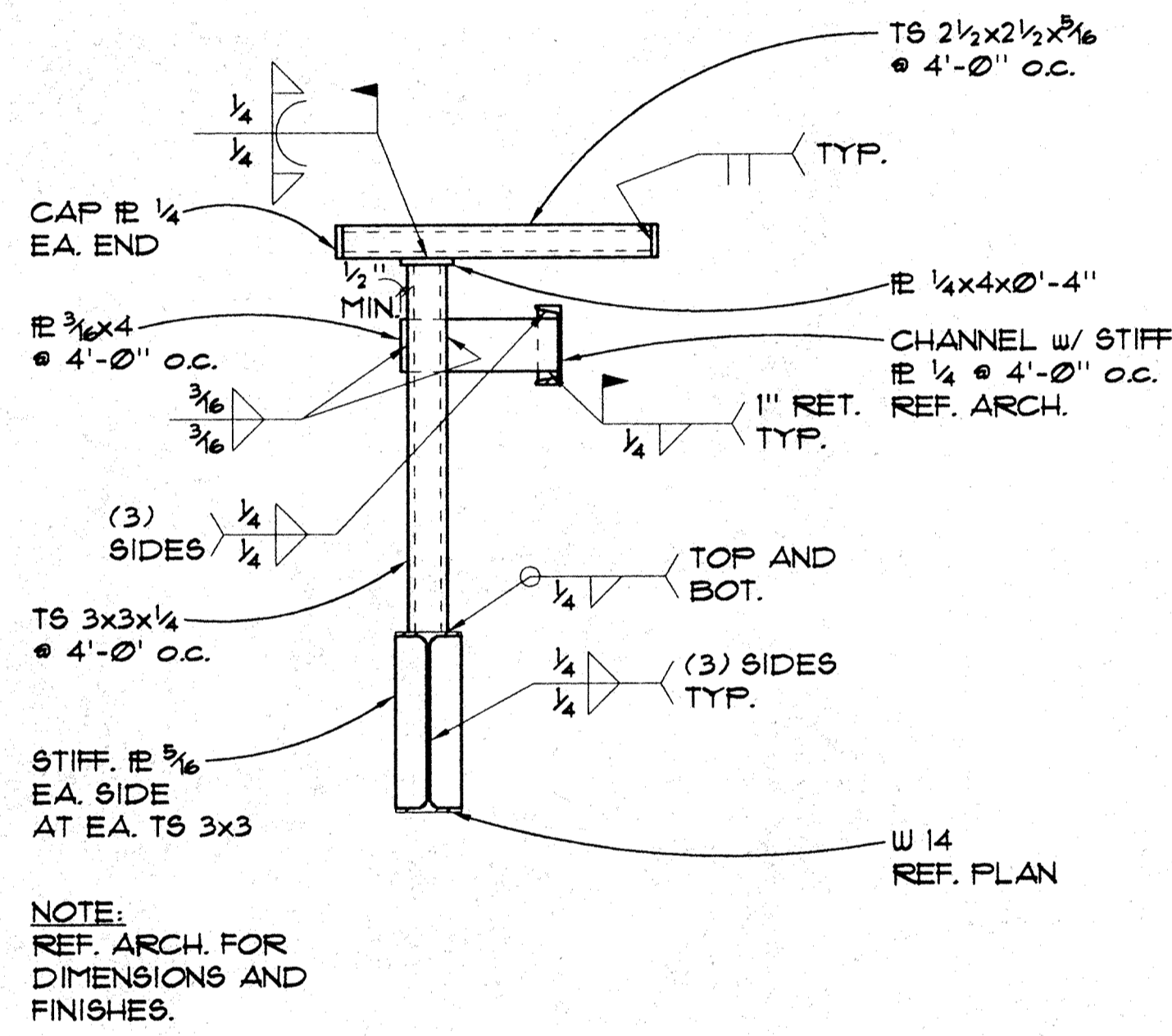
4 PARAPET BRACE DETAIL
1"=1'-0" S2.2



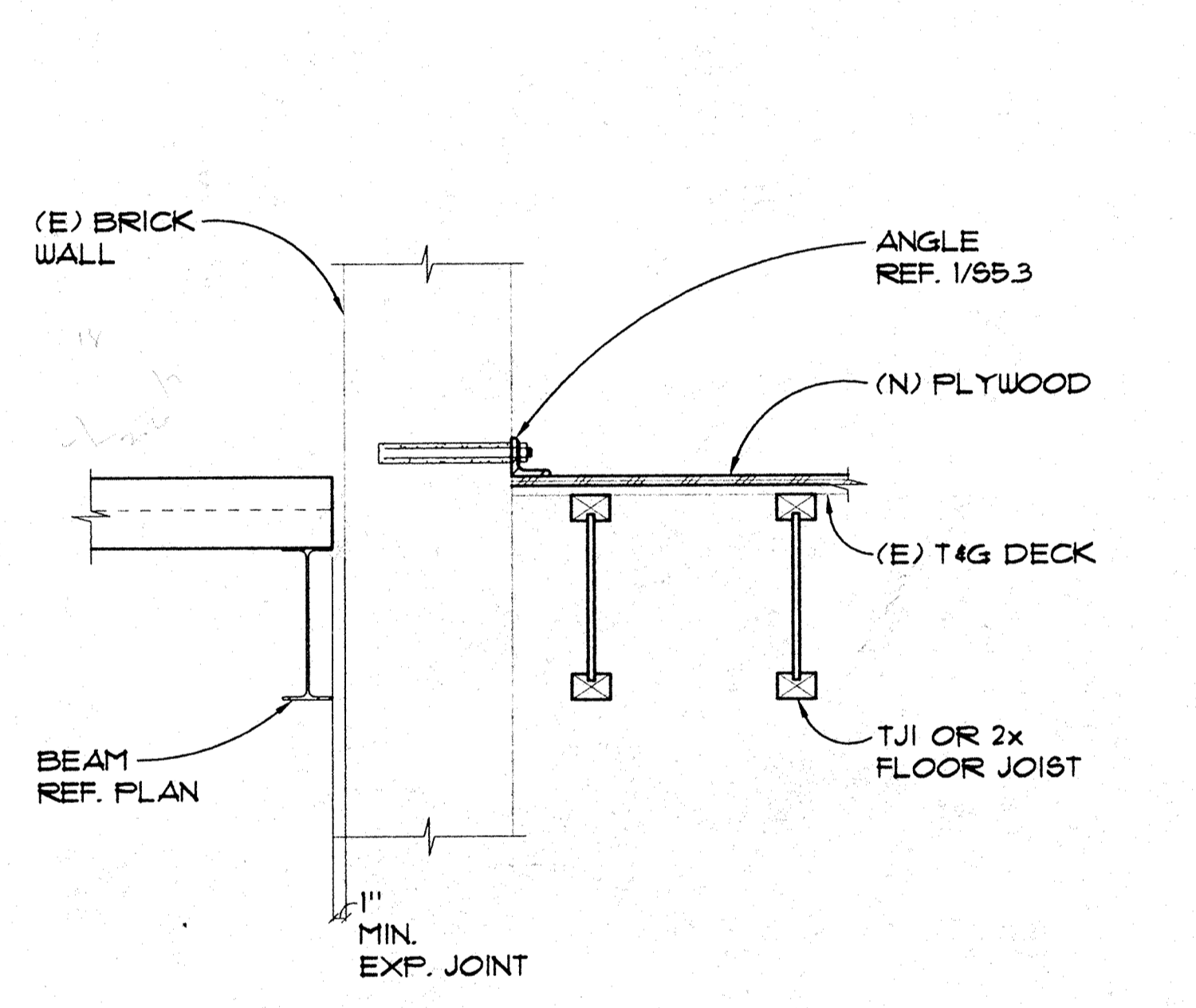
1 DIAPHRAGM TO WALL TIE
1"=1'-0" S2.1



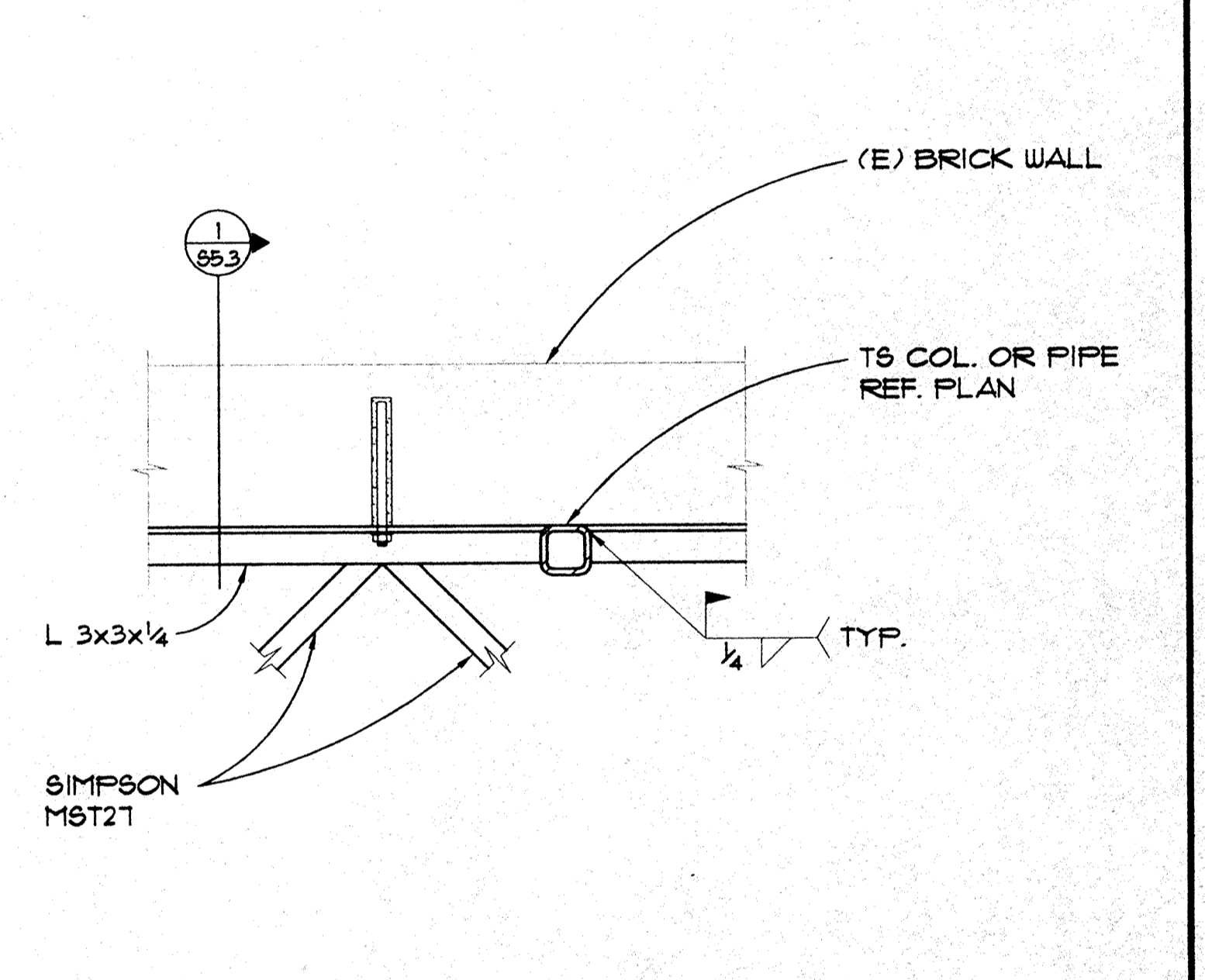
11 BRICK VENEER SUPPORT
1"=1'-0" S2.2



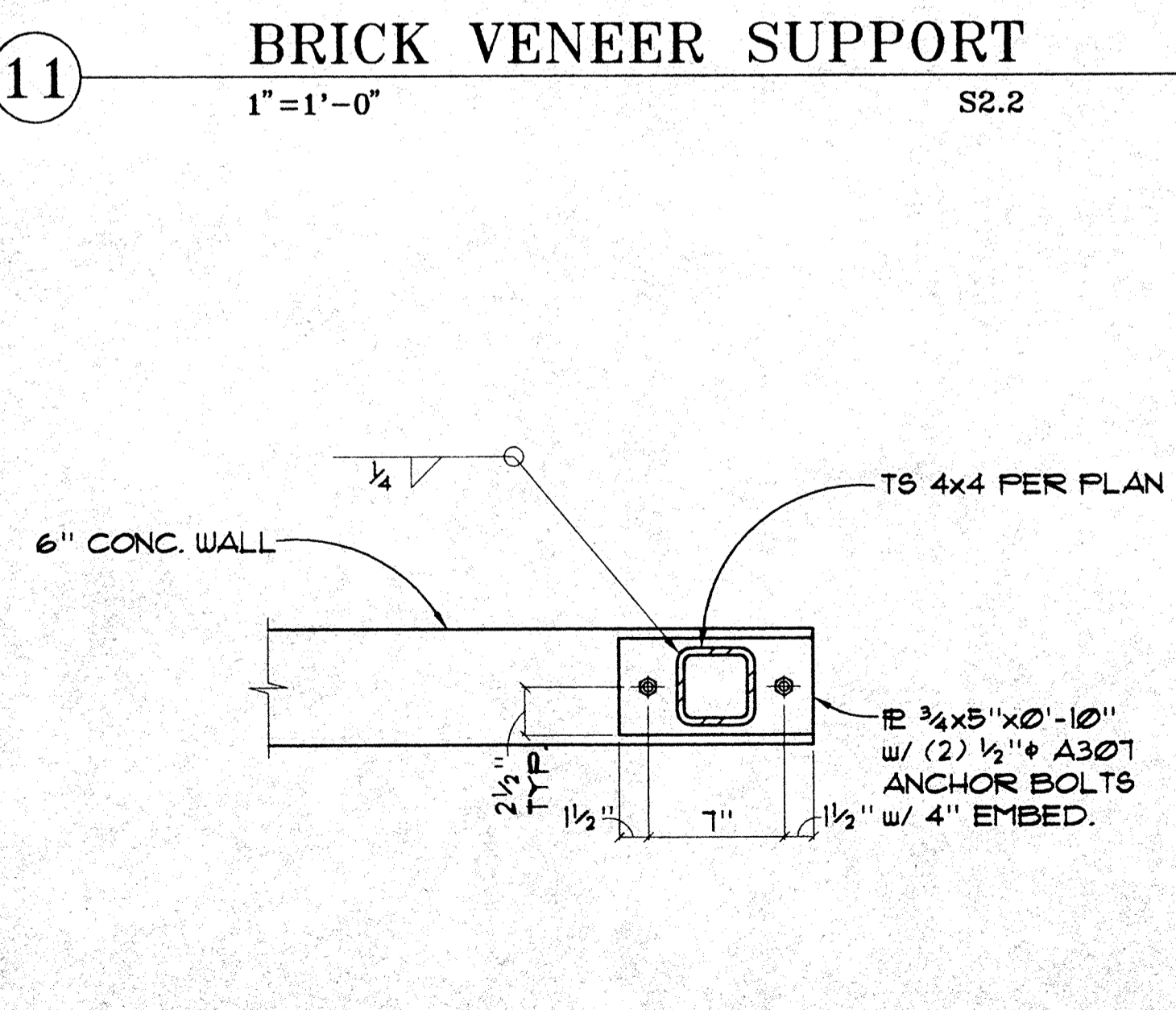
8 EYEBROW DETAIL
1"=1'-0" S2.2



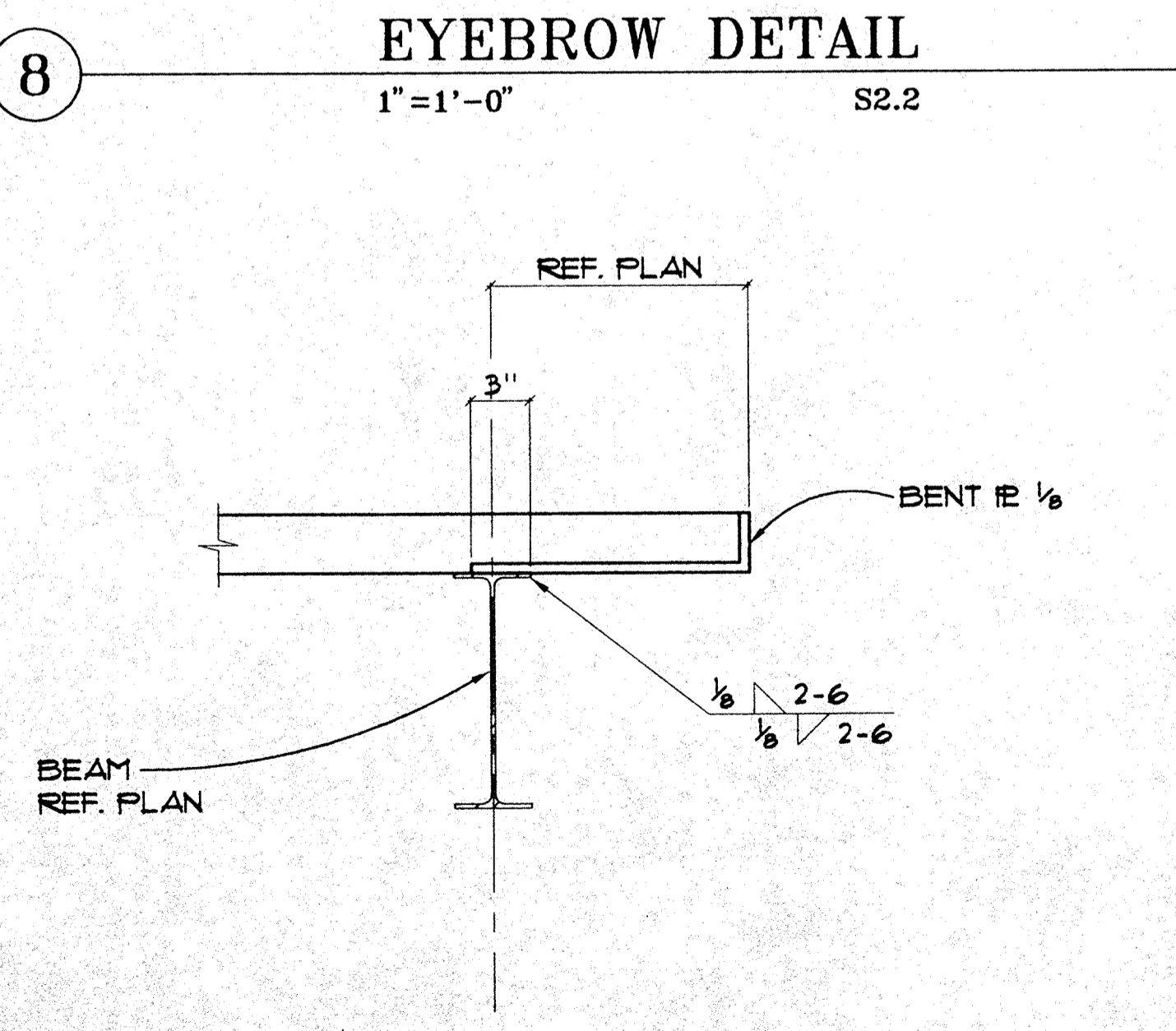
5 WALL DETAIL
1"=1'-0" S2.1



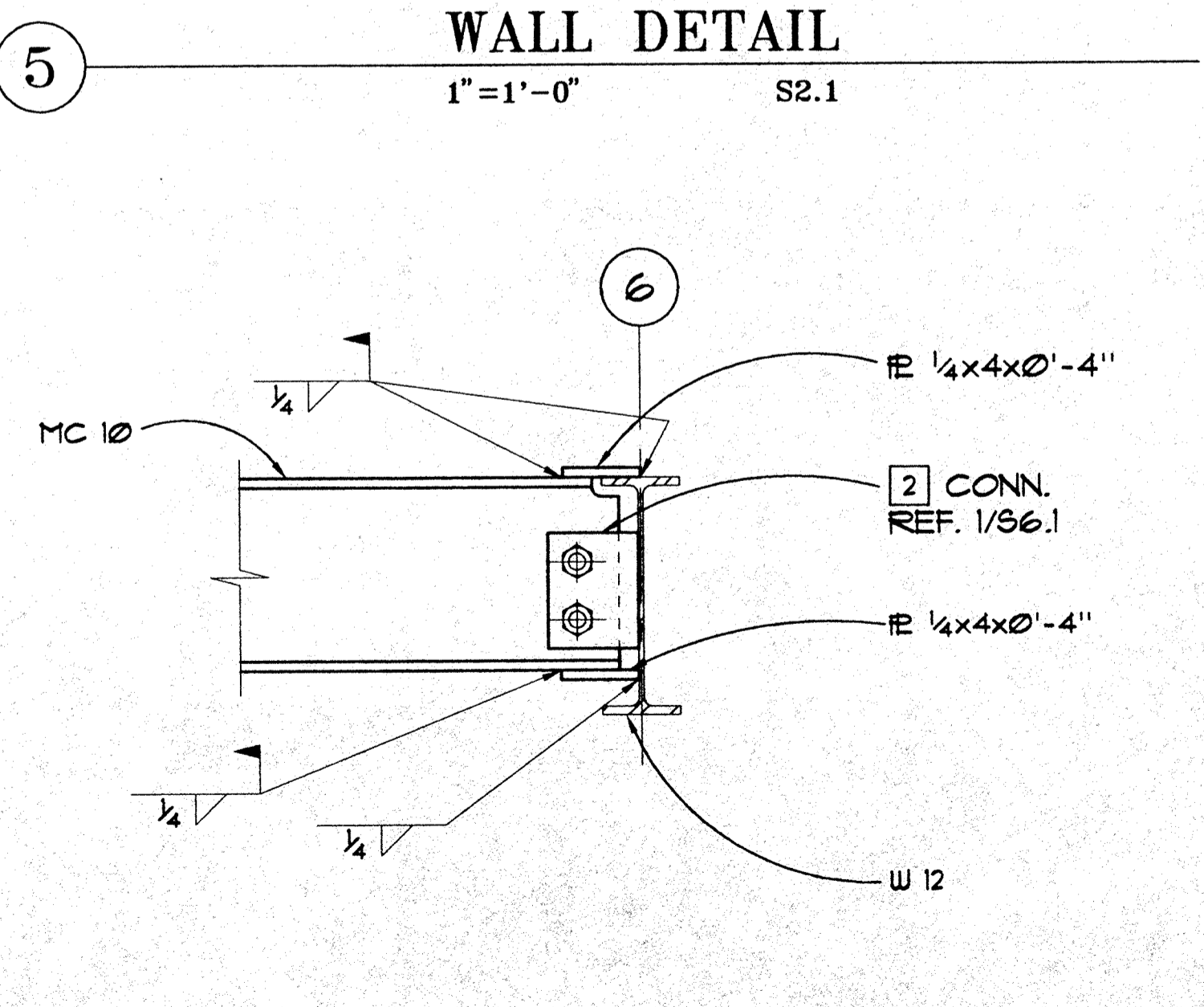
2 CHORD SPLICE AT COLUMN
1"=1'-0" S2.1



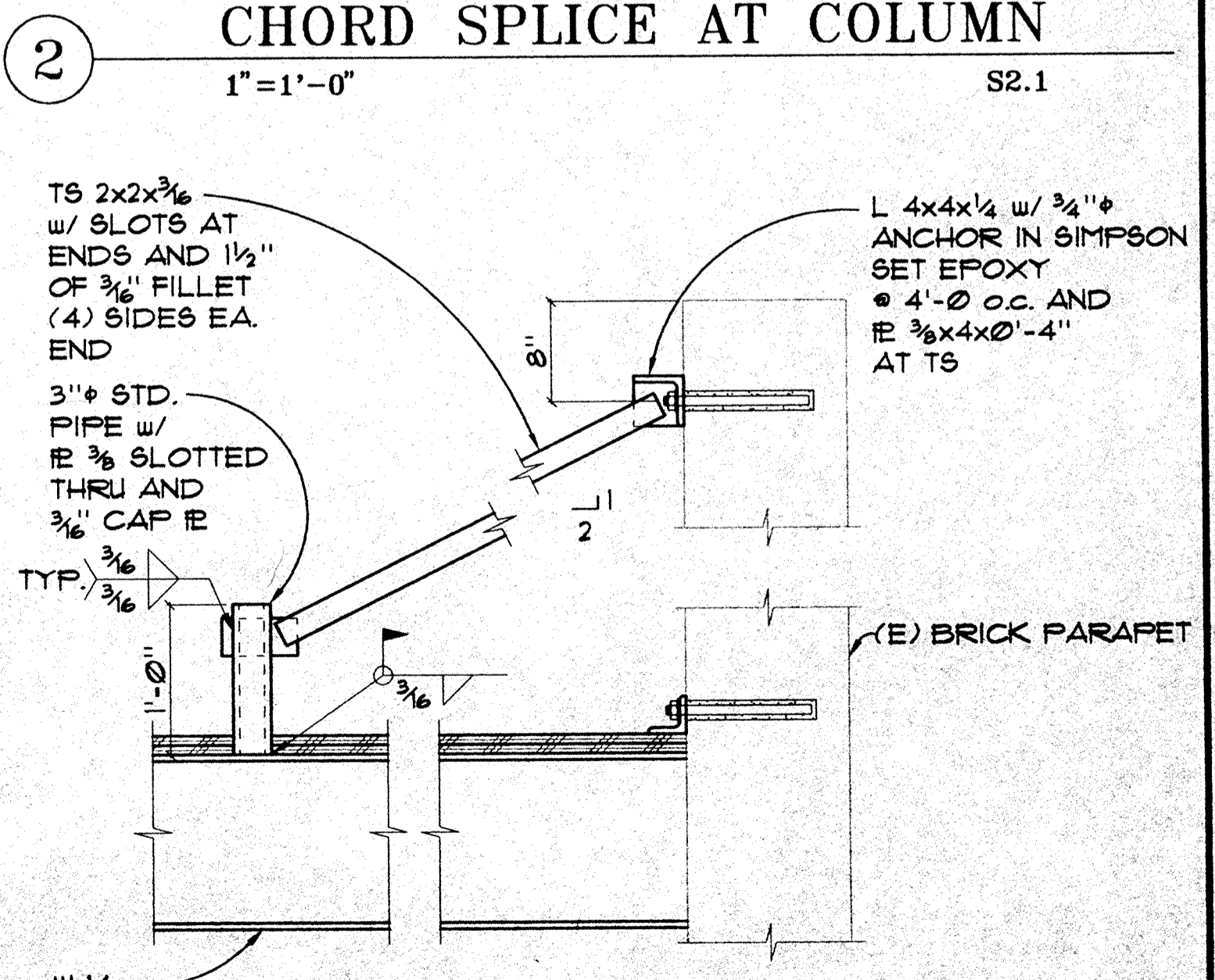
12 TS BASEPLATE ON CONCRETE WALL
1-1/2"=1'-0" S2.1



9 METAL DECK EDGE AT ROOF
1-1/2"=1'-0" S2.2



6 CONNECTION DETAIL
1-1/2"=1'-0" S2.1



3 PARAPET BRACE DETAIL
1"=1'-0" S2.2

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JOB CAPTAIN: _____
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MAY 13, 1993
M. BRADY NOTES

DETAILS MISCELLANEOUS

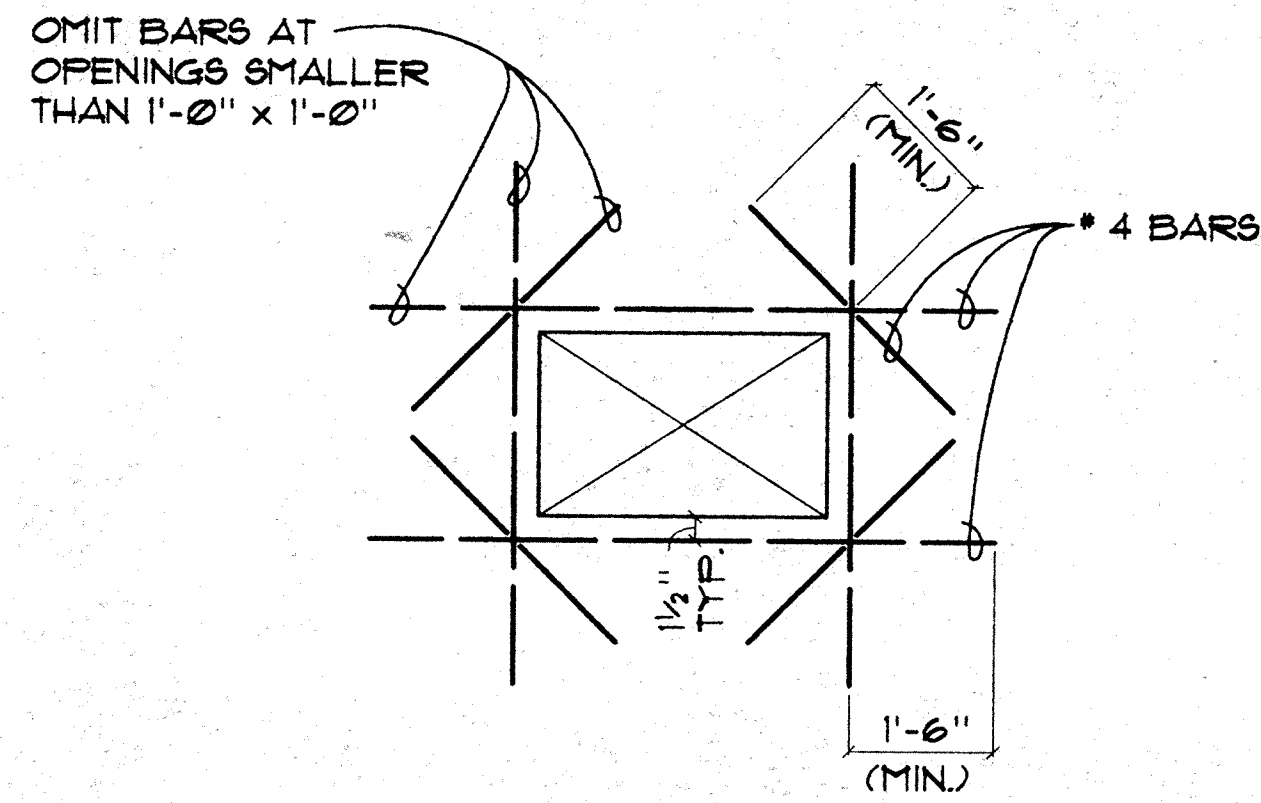
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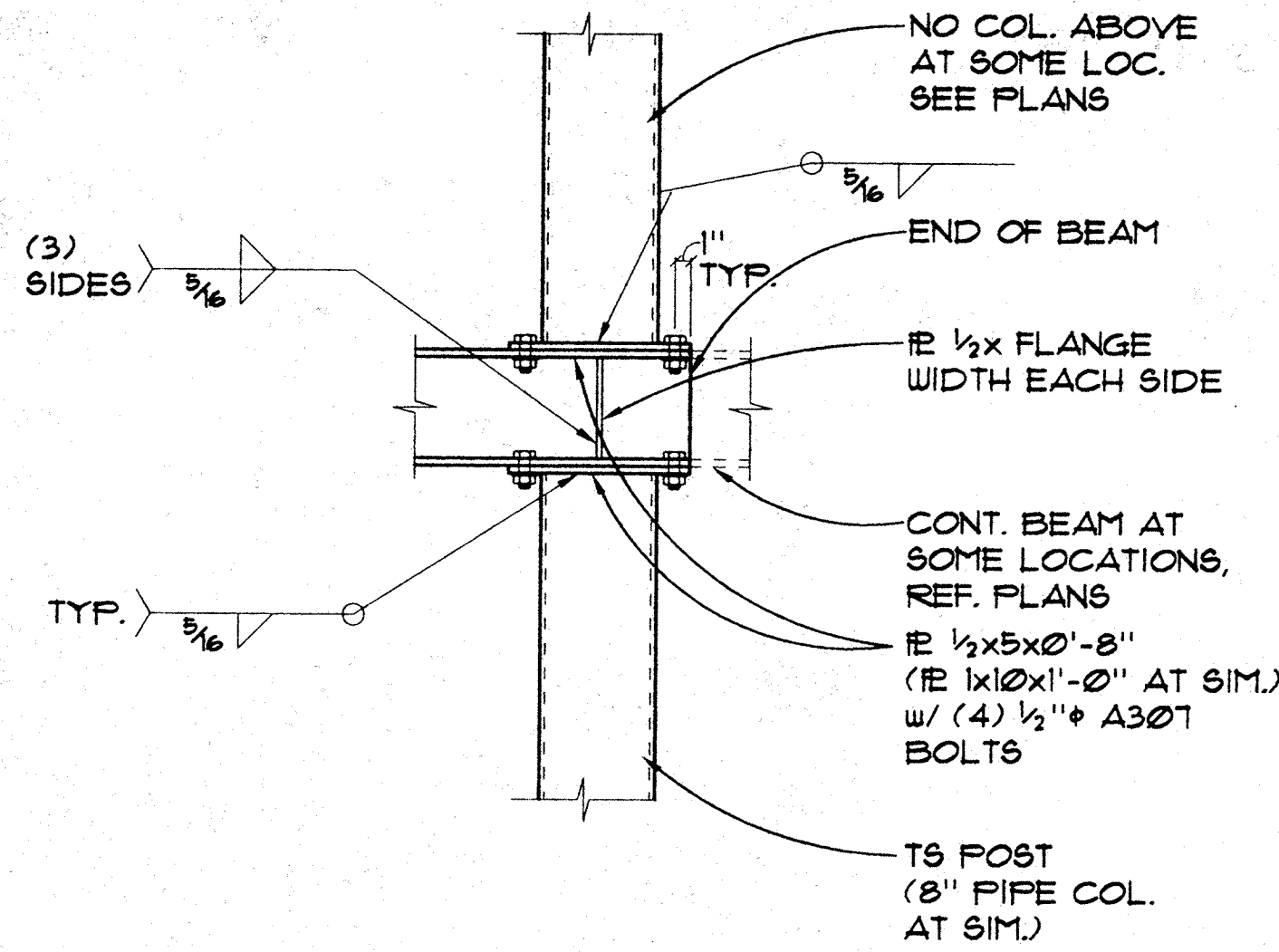
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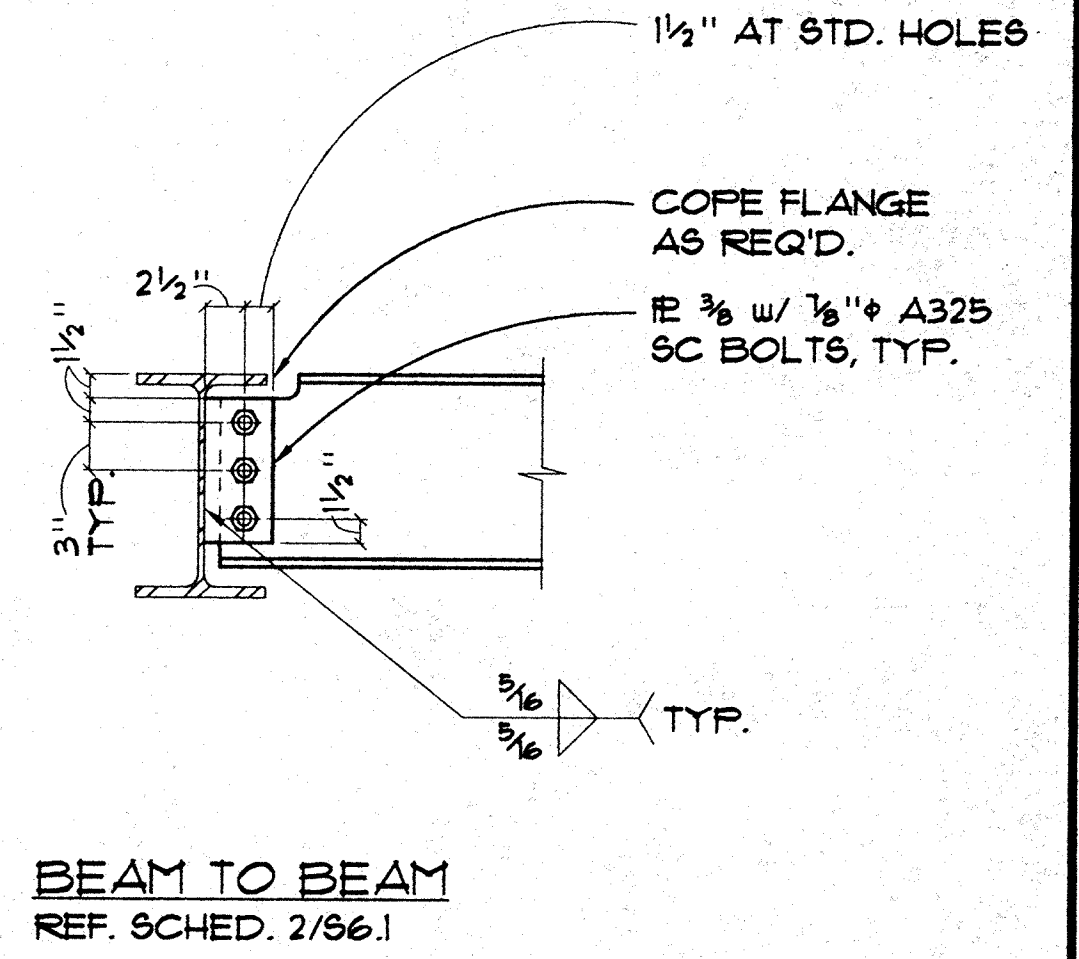
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NOTE:
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COLUMN BASE PLATE SCHEDULE					
COL. SIZE	N(IN.)	B(IN.)	T(IN.)	X(IN.)	ANCH. BOLTS (No.) DIA. x L
TS 4x4x1/4	10	10	3/4	1 1/2	(4) 3/4" x 9"
TS 6x6x3/16	12	12	3/4	1 1/2	(4) 3/4" x 9"
TS 6x6x1/4	12	12	3/4	1 1/2	(4) 3/4" x 9"
8" STD. PIPE	11	11	3/4	1 1/2	(4) 3/4" x 9"
8" X-STRONG PIPE	11	11	1	1 1/2	(4) 3/4" x 9"
8" XX-STRONG PIPE	12	12	1	1 1/2	(4) 3/4" x 11"

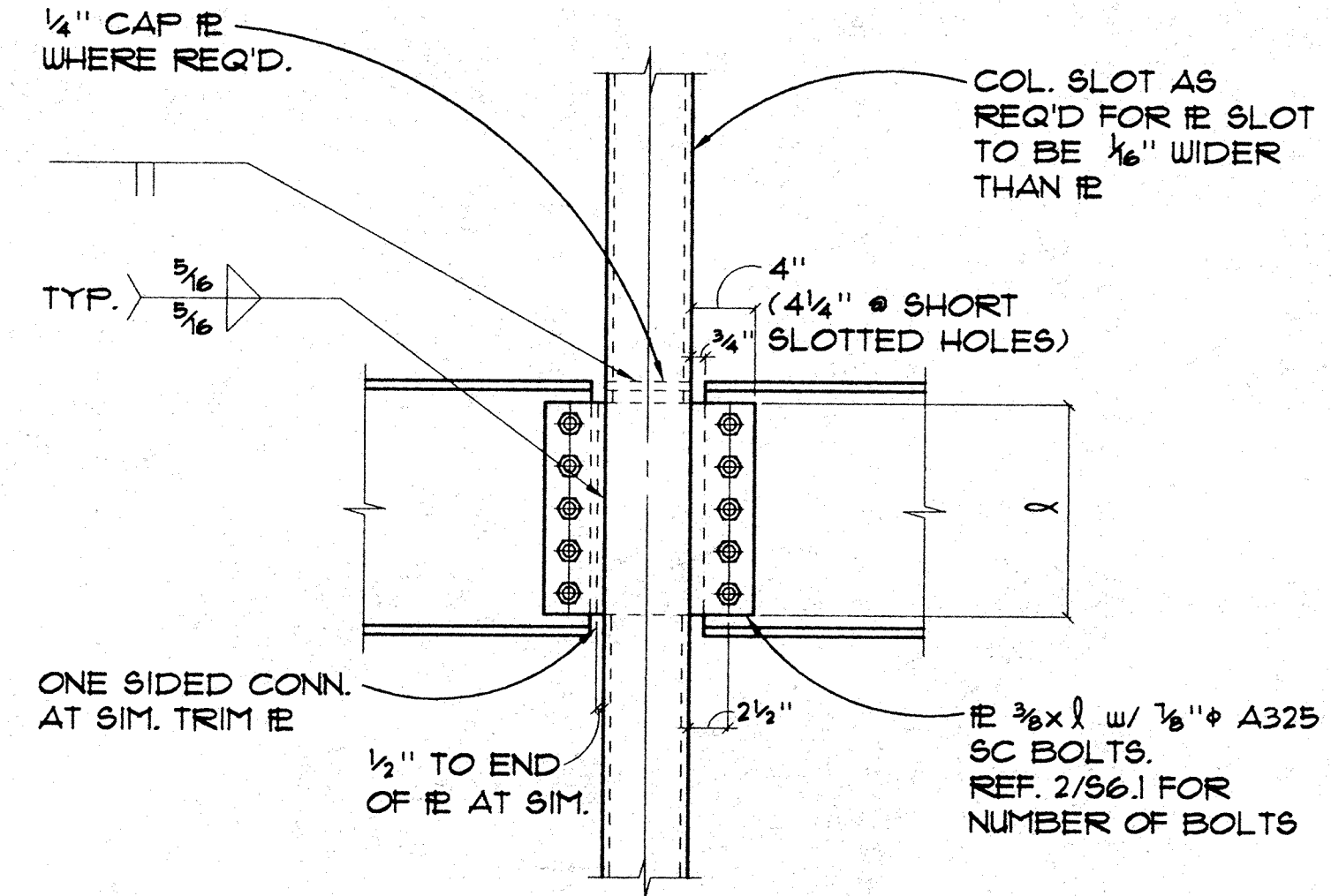
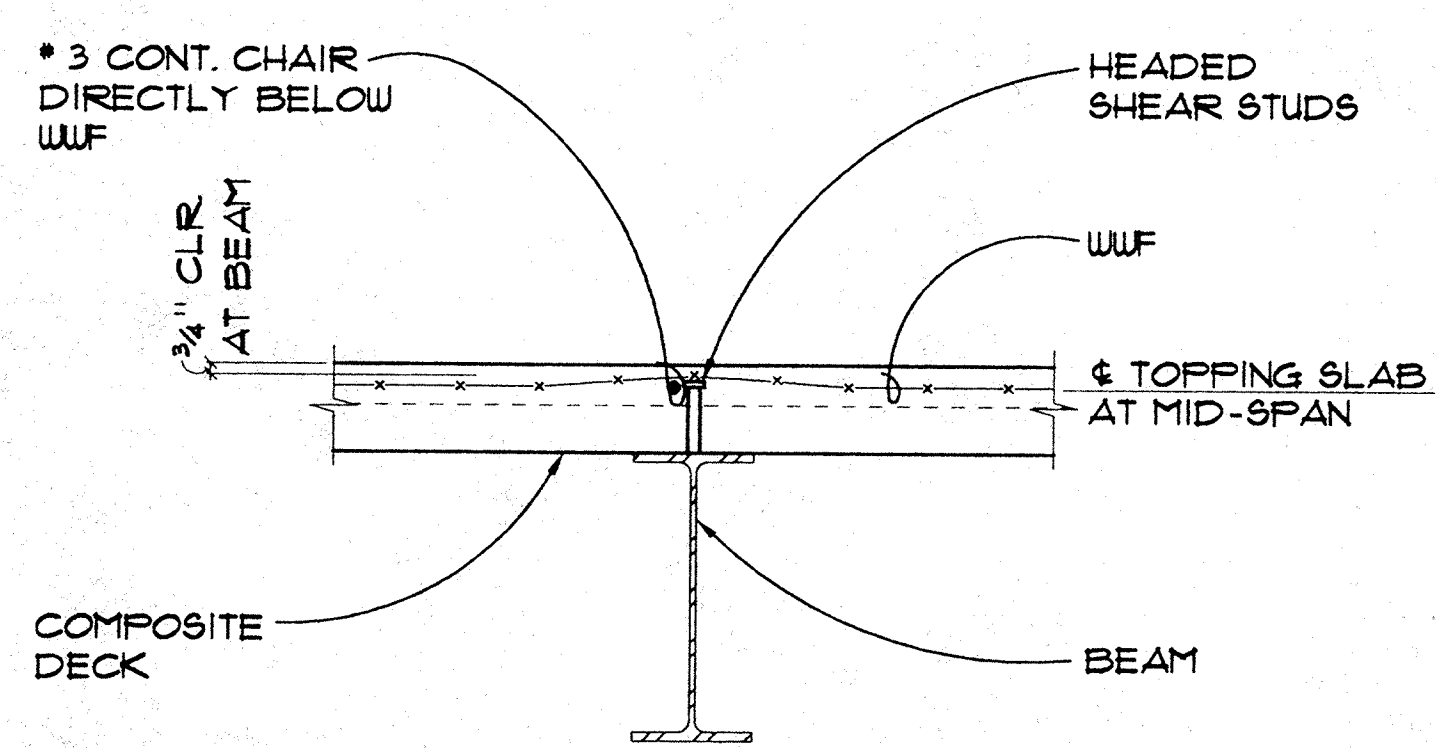
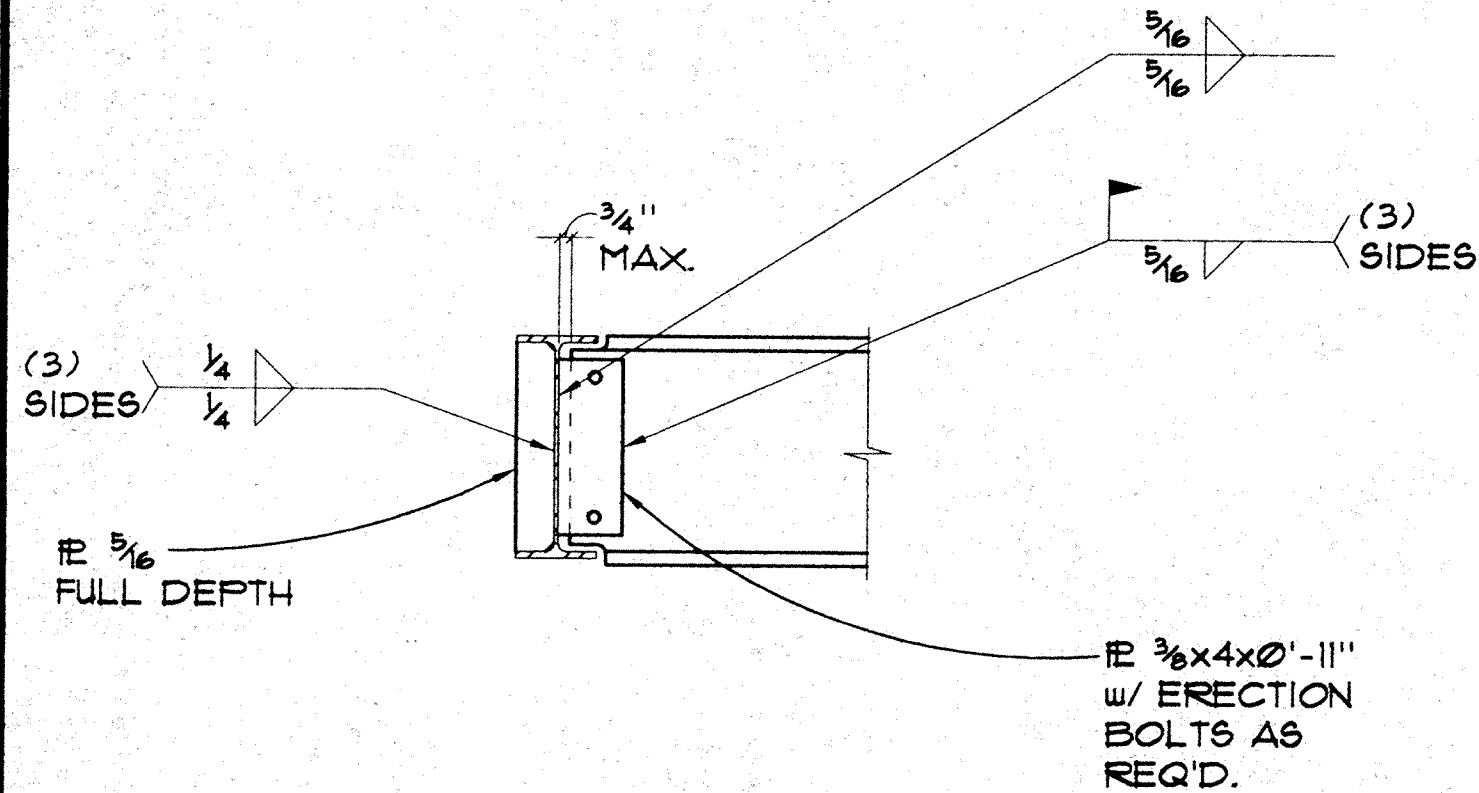


10 SLAB ON METAL DECK OPENING
 1"=1'-0" S2.1

7 TYP. BEAM OVER COLUMN DETAIL
 1"=1'-0" S2.1

4 COLUMN BASE PLATE SCHEDULE
 S6.1

1 TYP. BOLTED BEAM CONNECTION
 1"=1'-0" S2.1



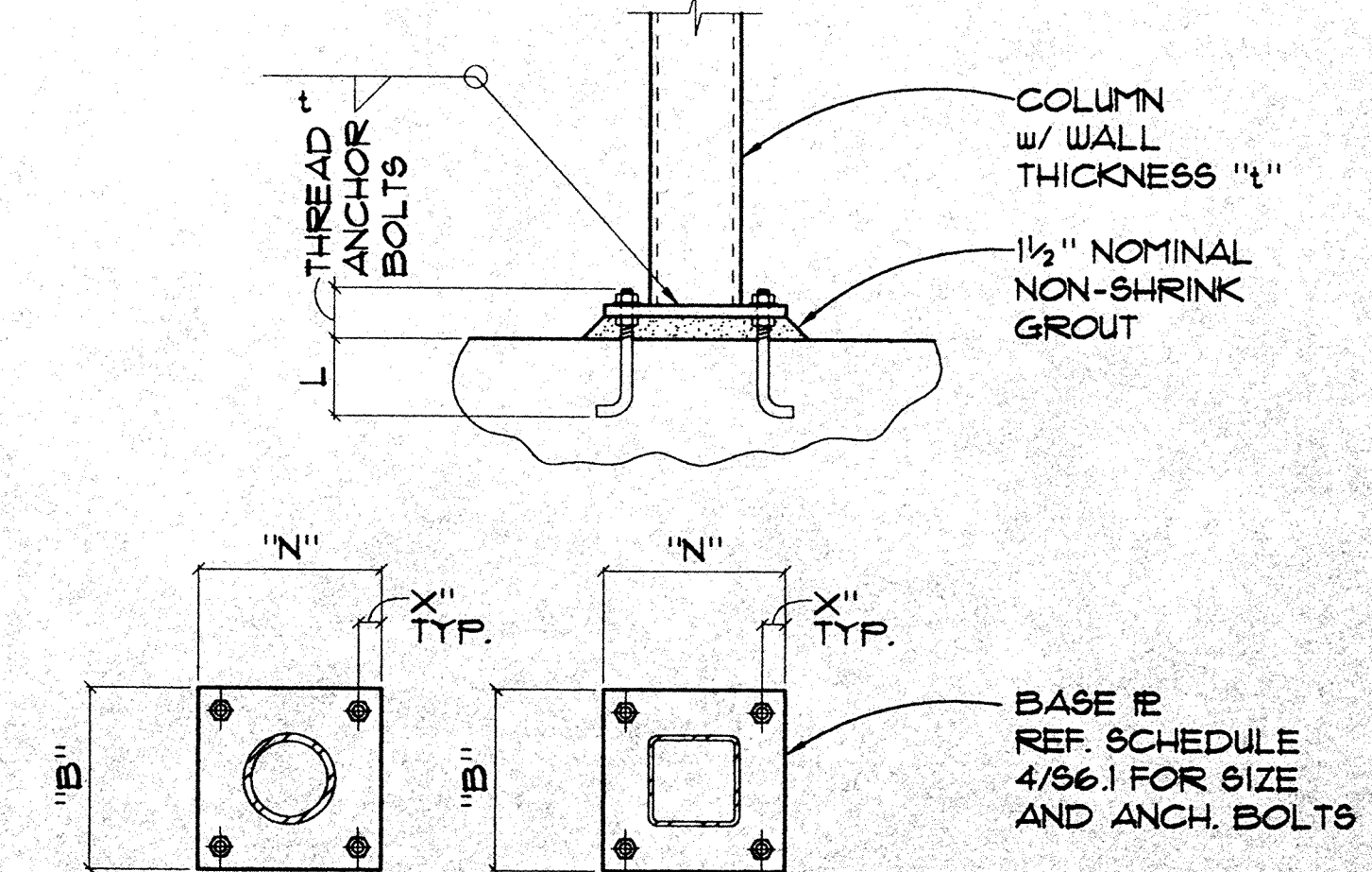
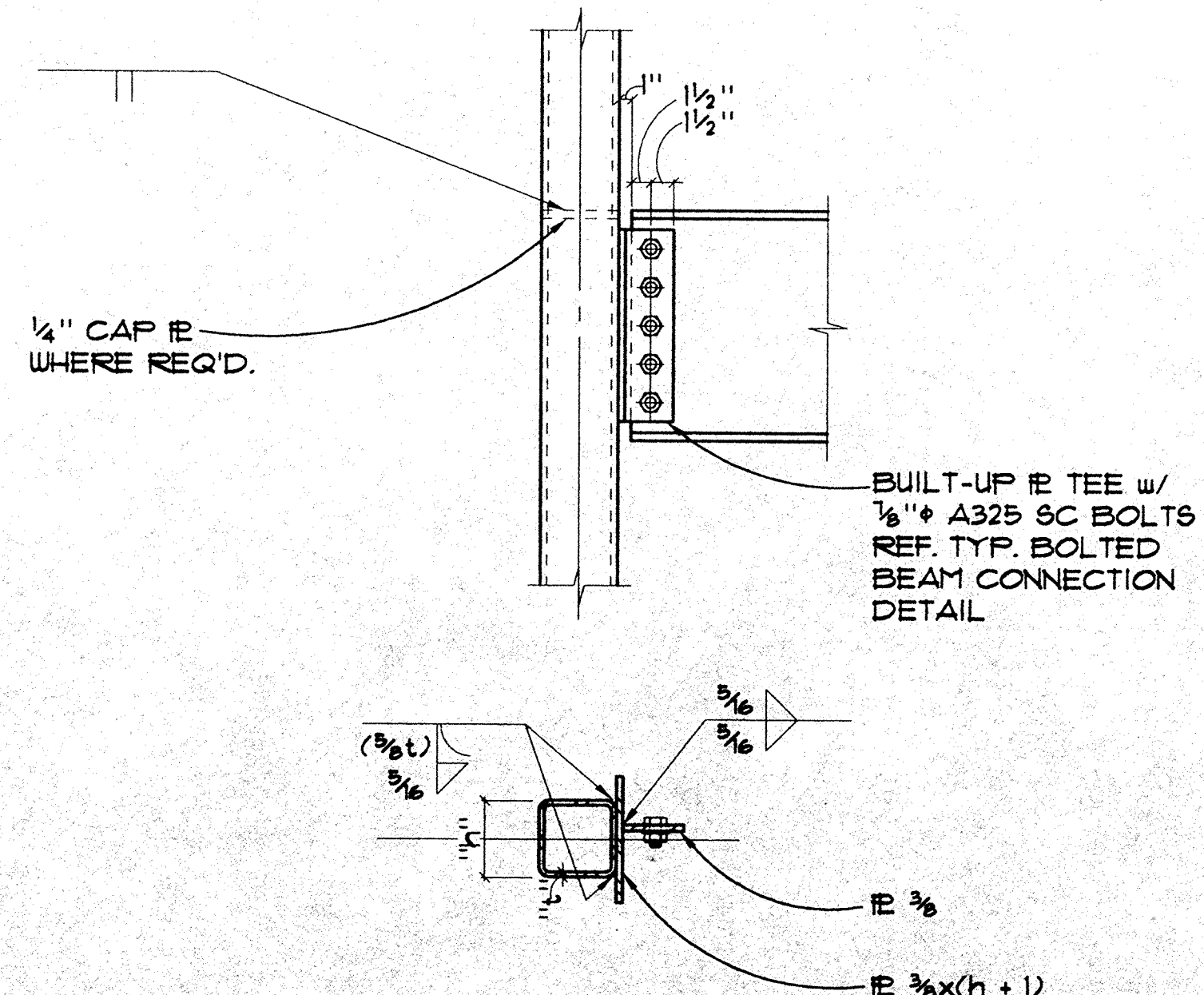
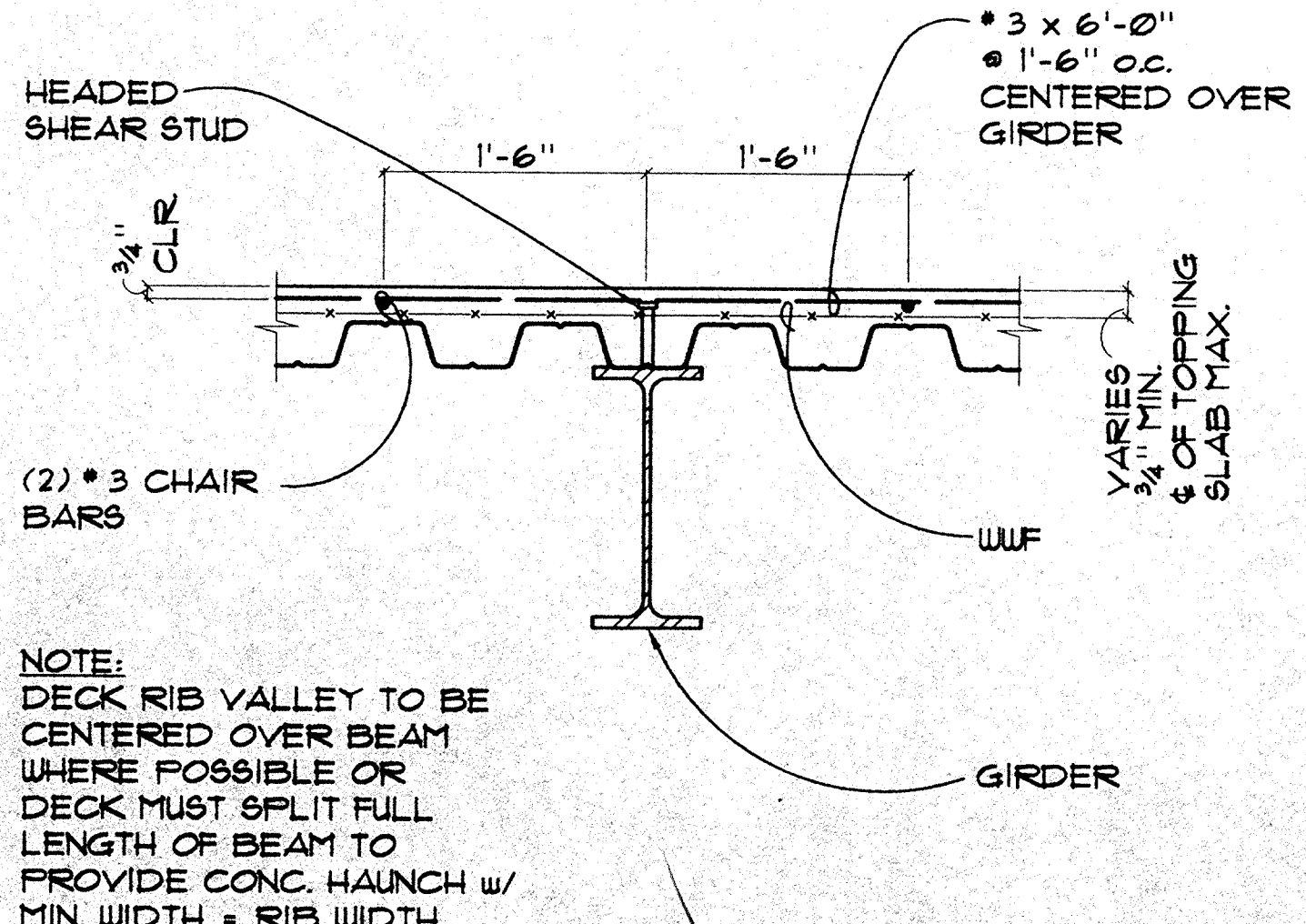
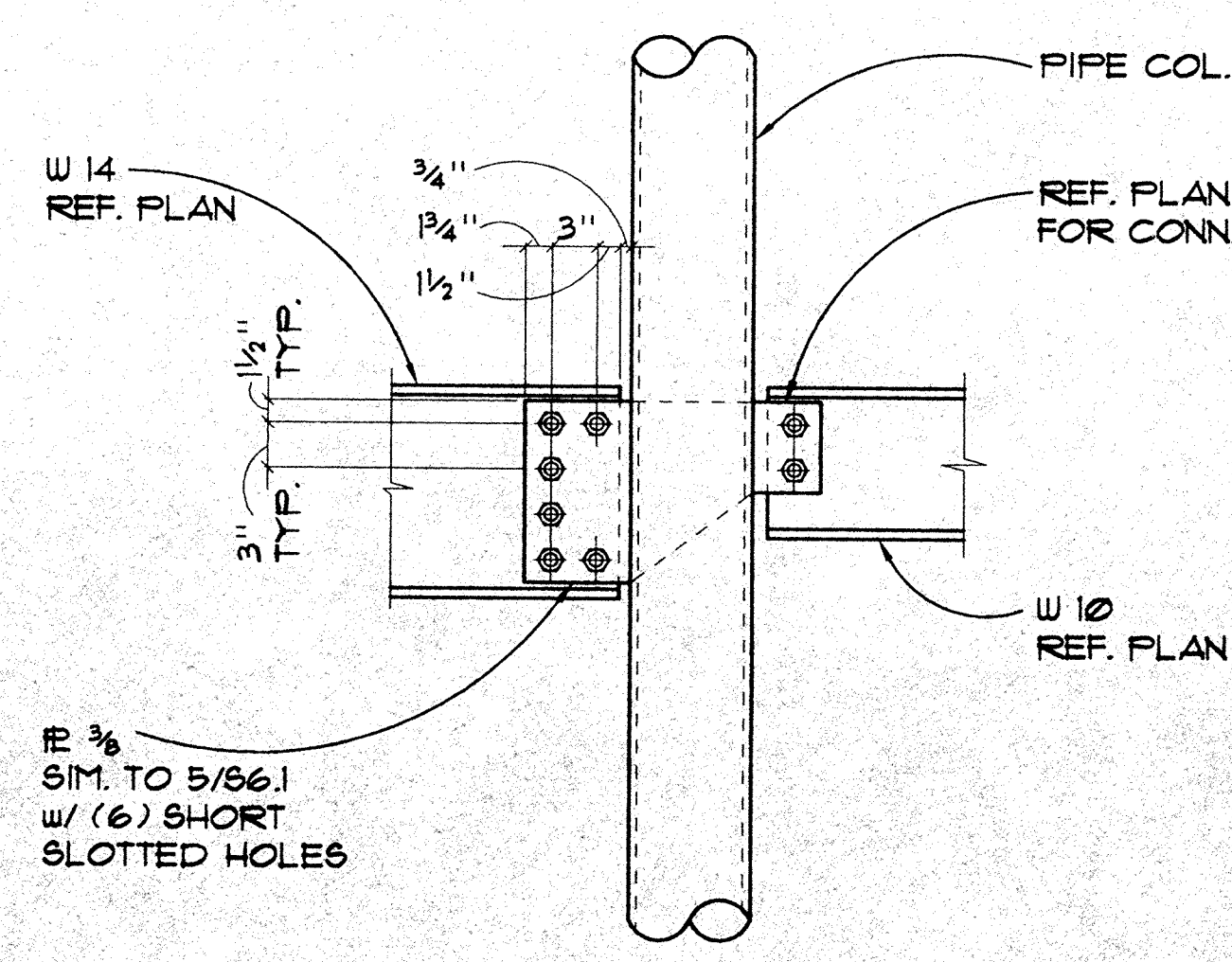
SINGLE ROW BOLTED BEAM CONN. SCHEDULE				
CONN. TYPE	* OF 1/2\"/>			
2	2	6"	9.0	STANDARD HOLE
3	3	9"	17.9	STANDARD HOLE
4	4	12"	28.7	STANDARD HOLE

11 WELDED CONN. AT ROOF
 1"=1'-0" S2.2

8 TYP. COMPOSITE BEAM TO COMPOSITE DECK
 1"=1'-0" S2.1

5 TYP. GIRDER TO COLUMN
 1"=1'-0" S2.2

2 SINGLE ROW BOLTED BEAM CONNECTION SCHEDULE
 S2.1



12 DOUBLE ROW BOLTED CONNECTION
 1"=1'-0" S2.2

9 TYP. COMPOSITE GIRDER TO COMPOSITE DECK
 1"=1'-0" S2.1

6 TYP. JOIST TO COLUMN
 1"=1'-0" S2.1

3 BASE PLATE DETAIL
 1"=1'-0" S2.1

SET CHECKED BY: _____ ID
 PROJECT ASSIST: _____ BK
 JOB: CAFFAN
 QA: _____
 DRAWN BY: DJJ
 DATE: 07.10.99

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REGISTERED PROFESSIONAL
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 OREGON
 JULY 11, 1988
 M. BRADY MOYSE

DOOR 12-31-00

DETAILS STEEL

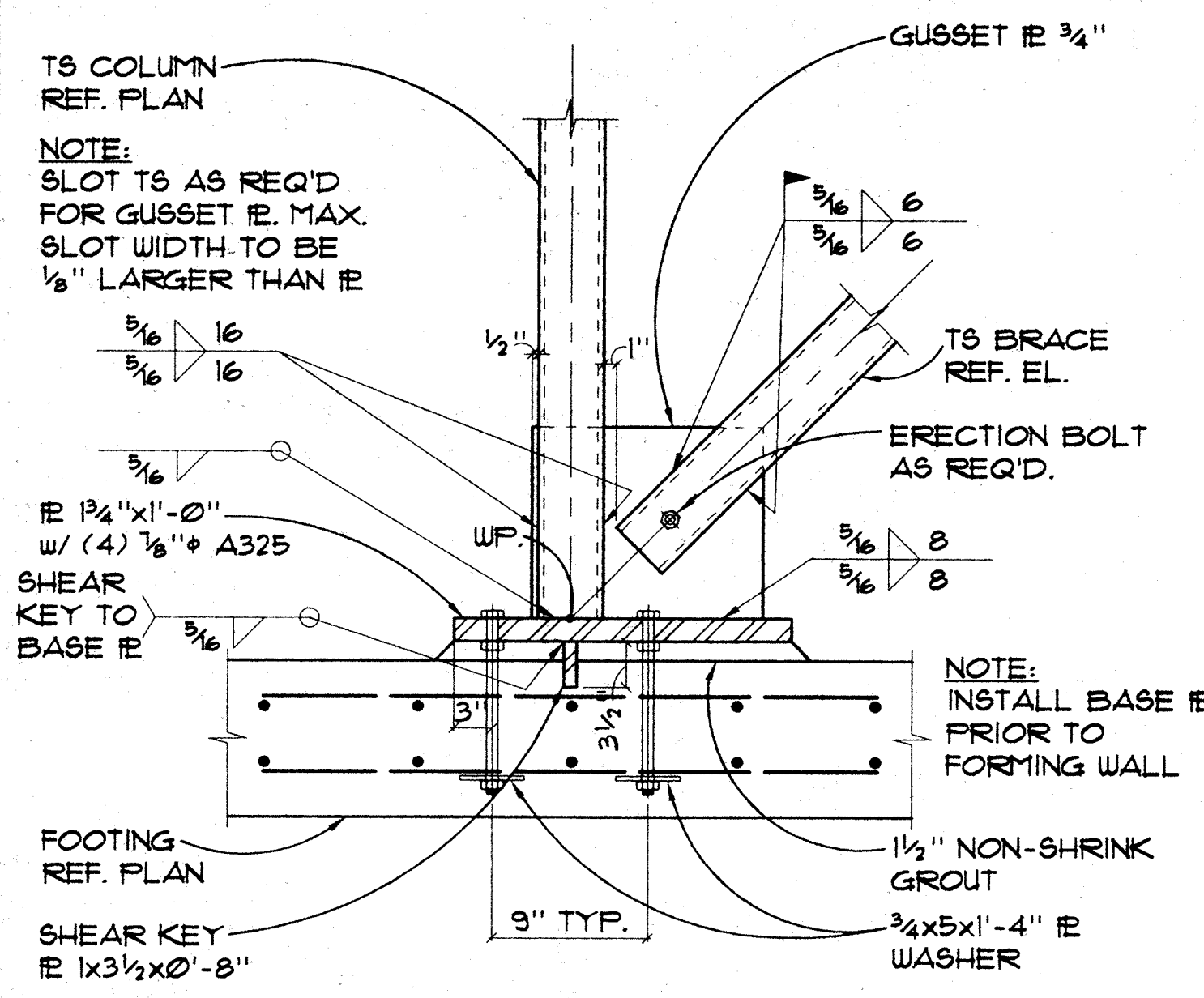
PROJECT NO. 981701

SHEET

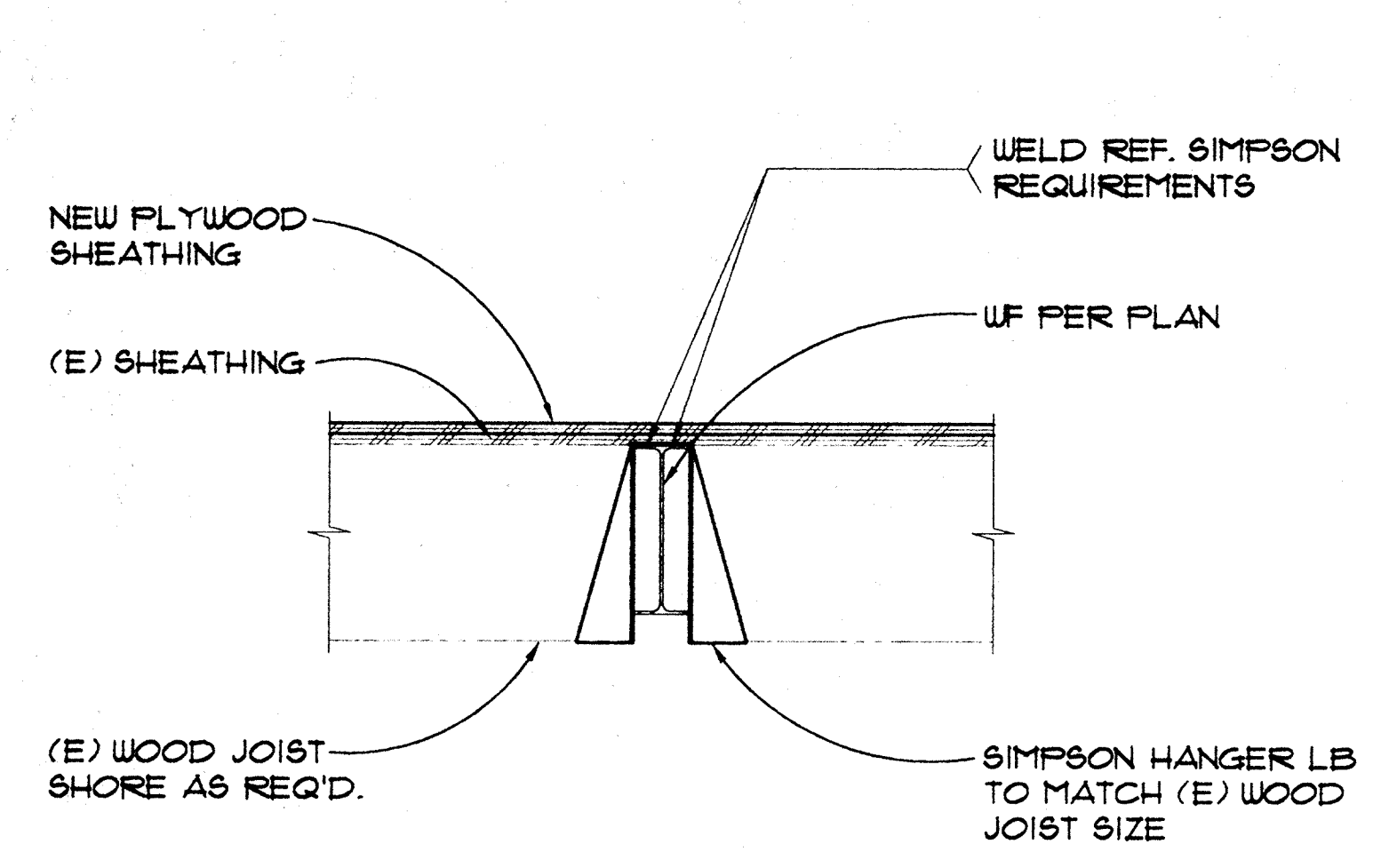
S6.1

A99009AS

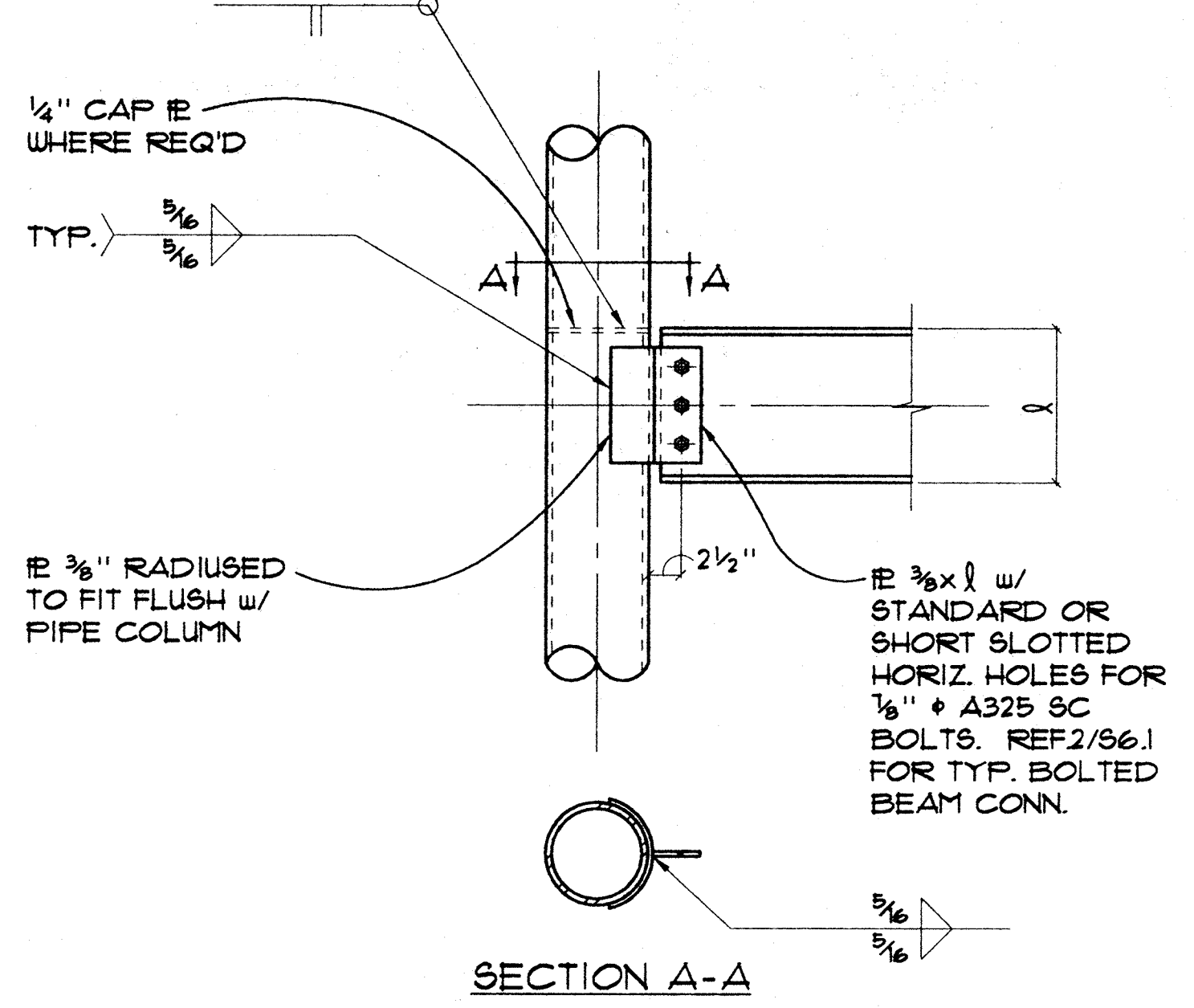
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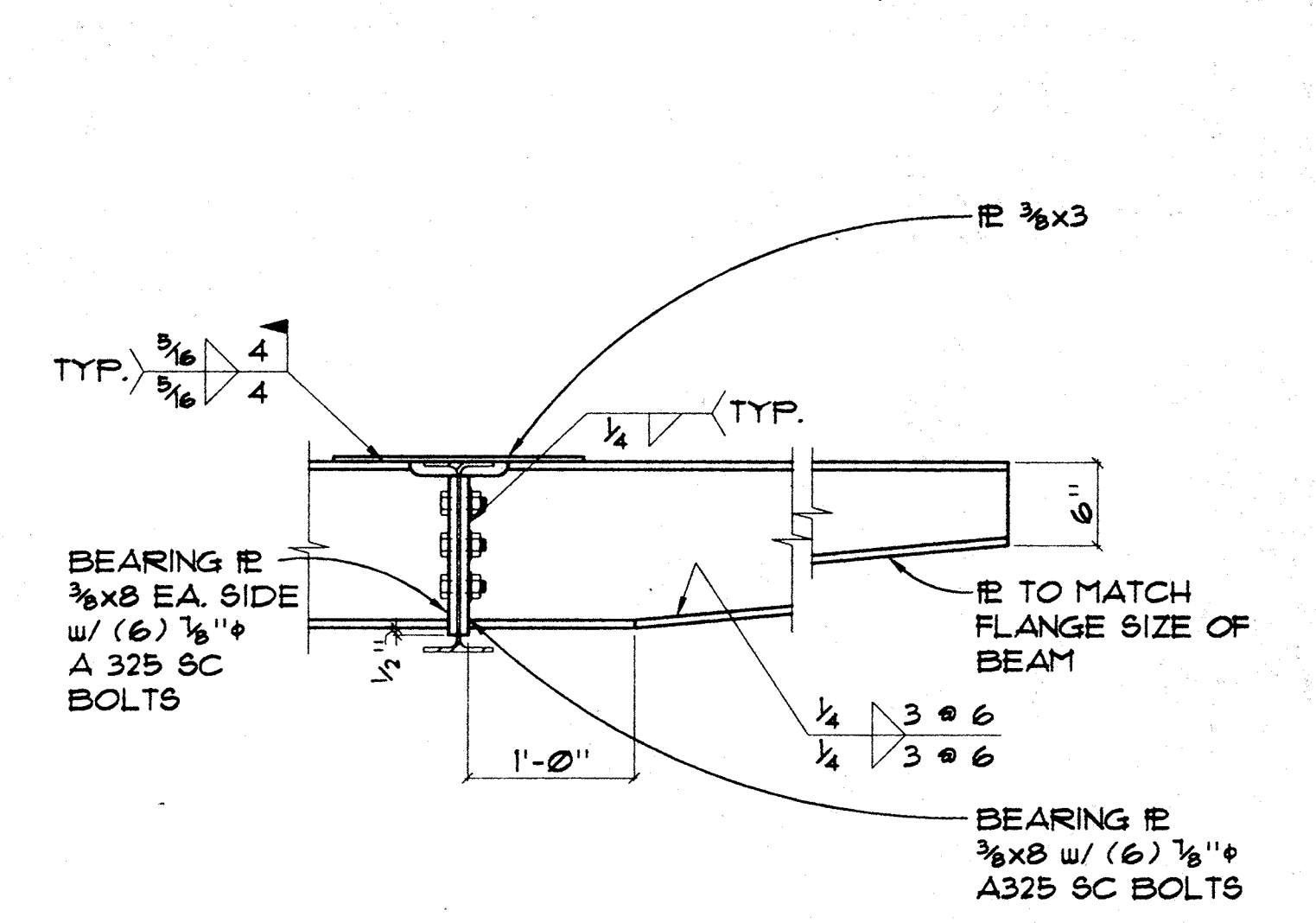
10 BRACE FRAME DETAIL
 1"=1'-0" S6.2



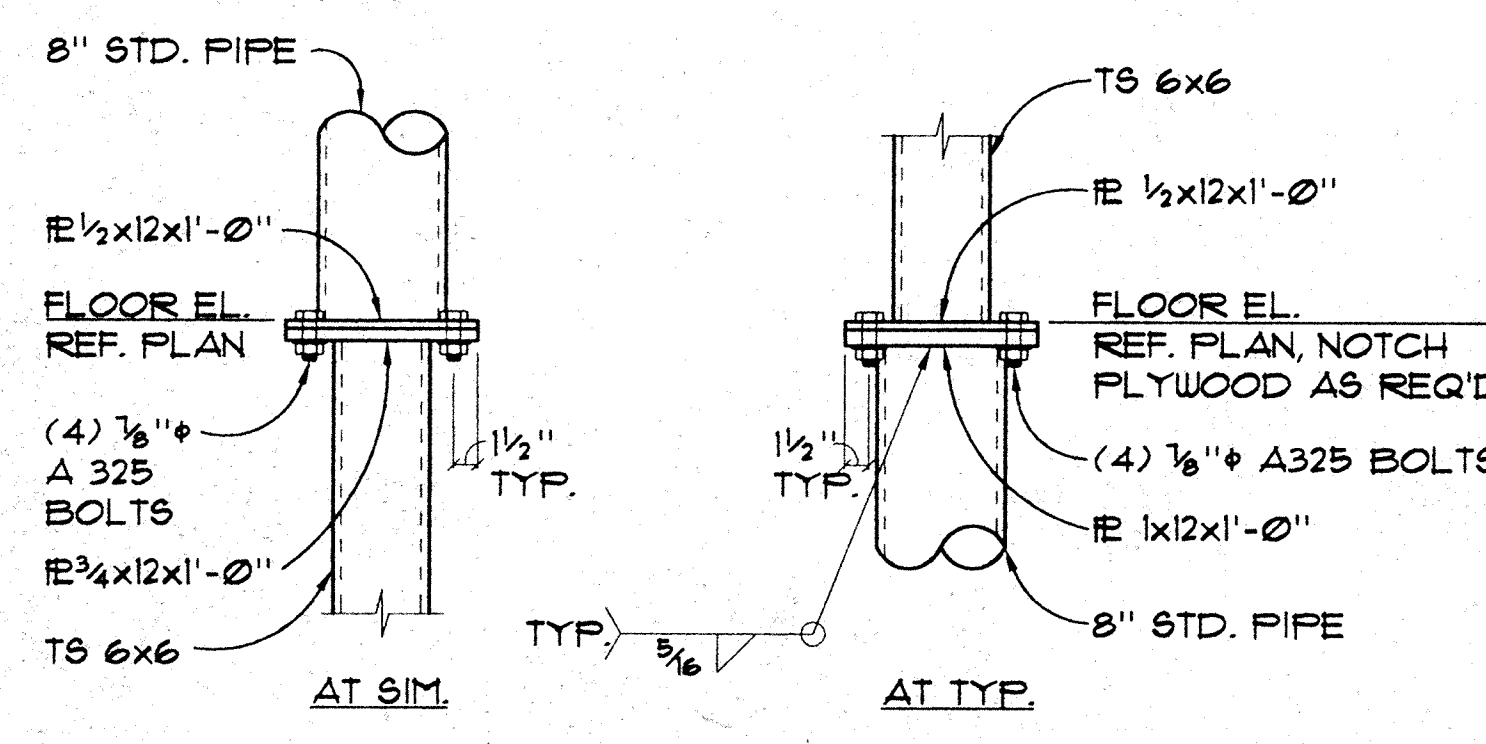
7 TYP. (E) WOOD JOIST CONN. TO STEEL BEAM
 1"=1'-0" S2.2



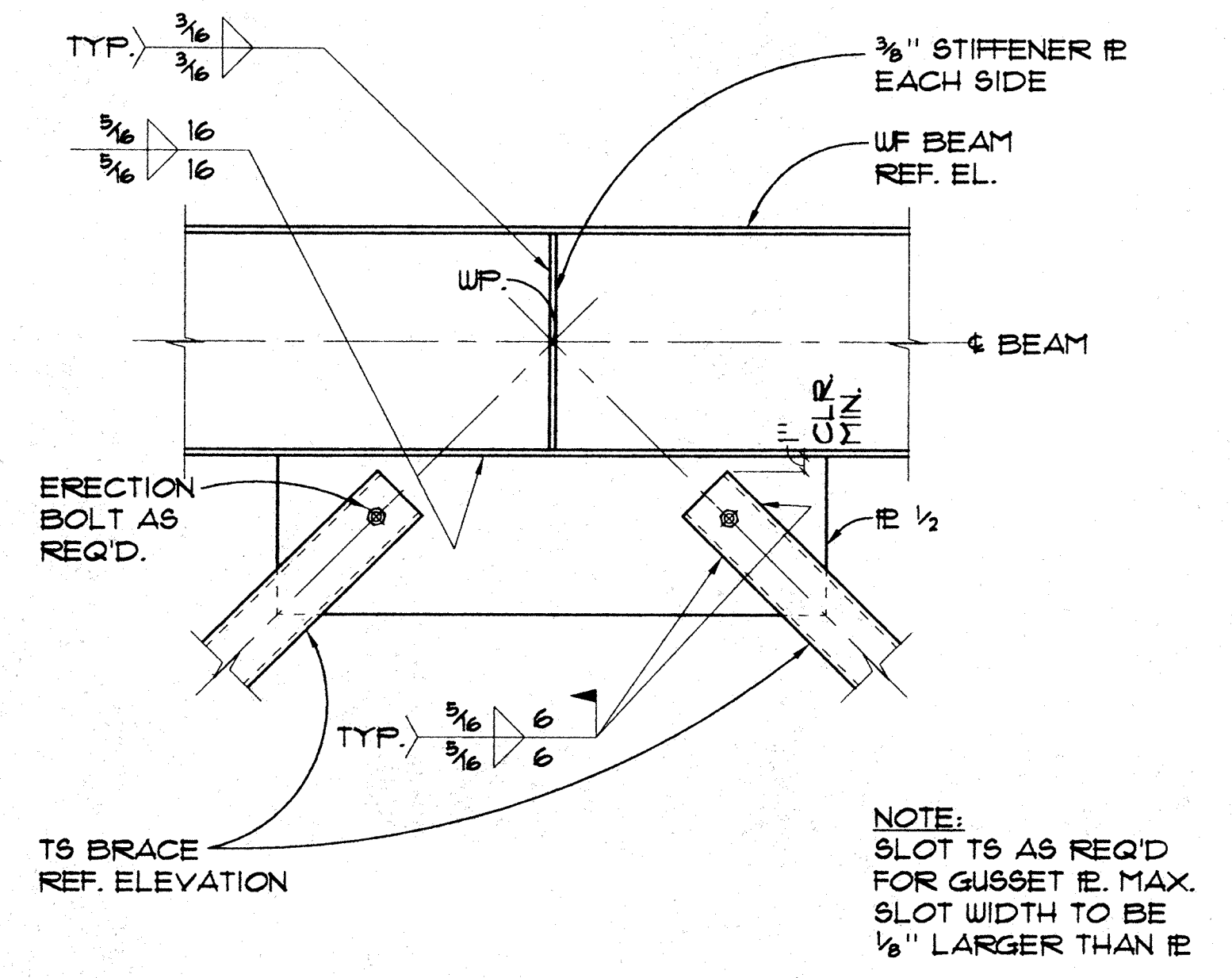
4 TYP. BEAM TO PIPE COLUMN
 1"=1'-0" S2.2



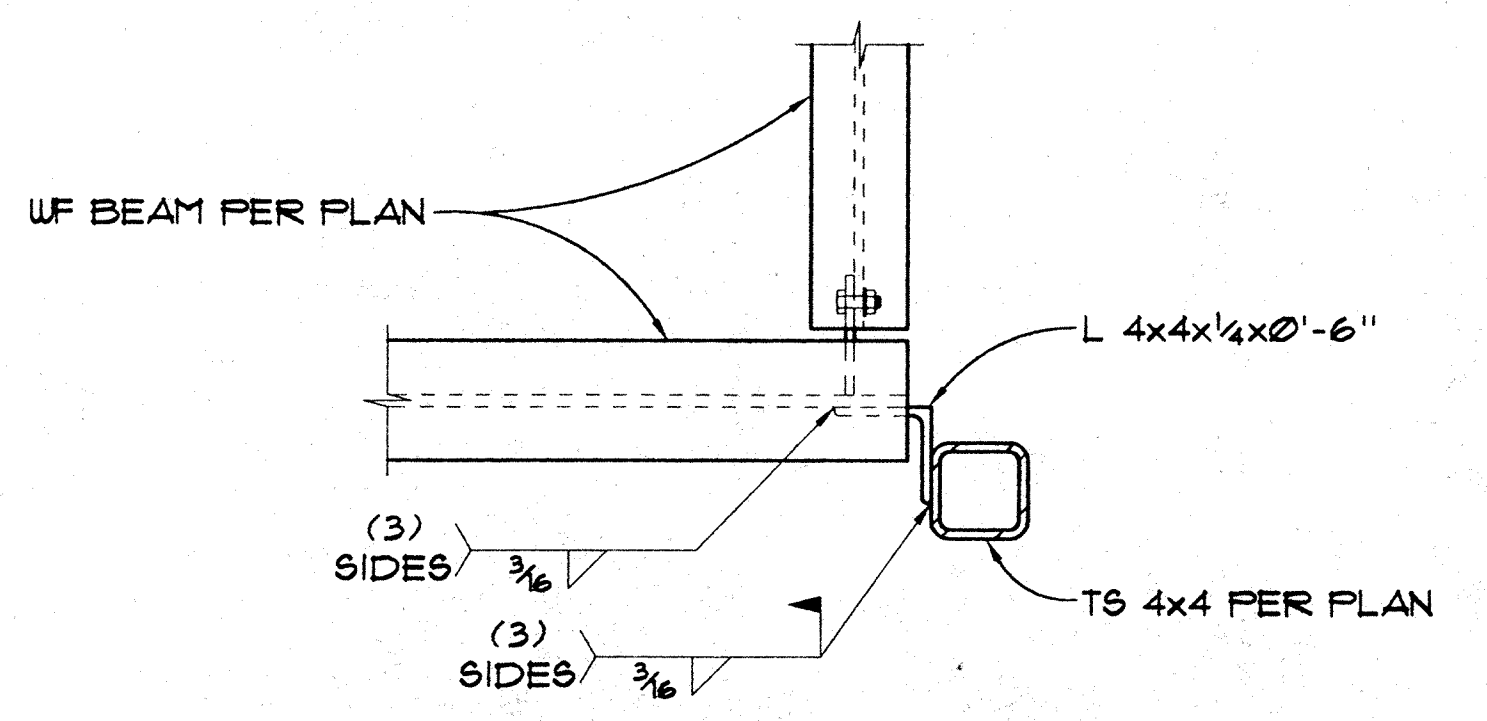
1 BEAM TO BEAM MOMENT CONN.
 1"=1'-0" S2.2



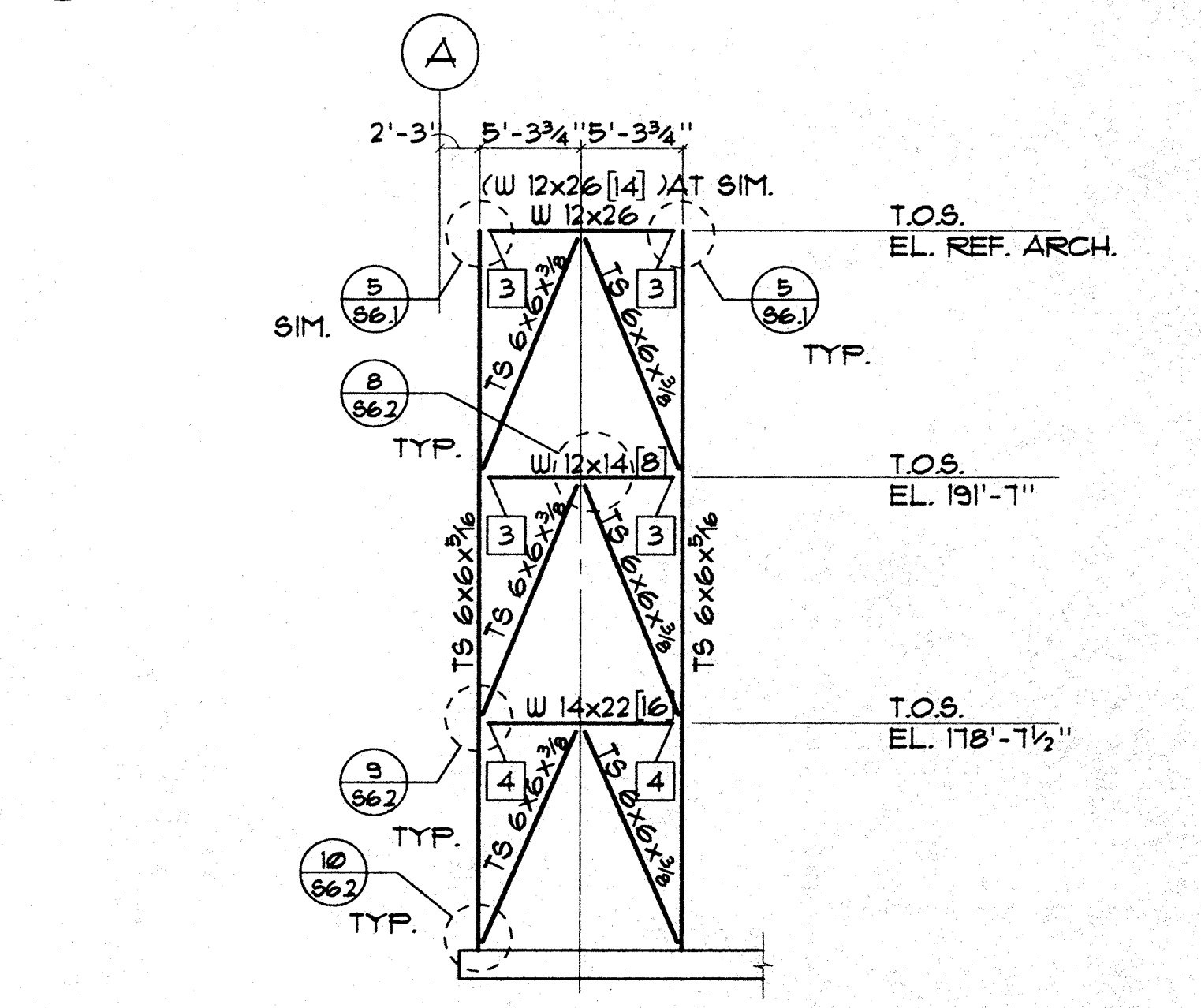
11 COLUMN SPLICE
 1"=1'-0" S2.2



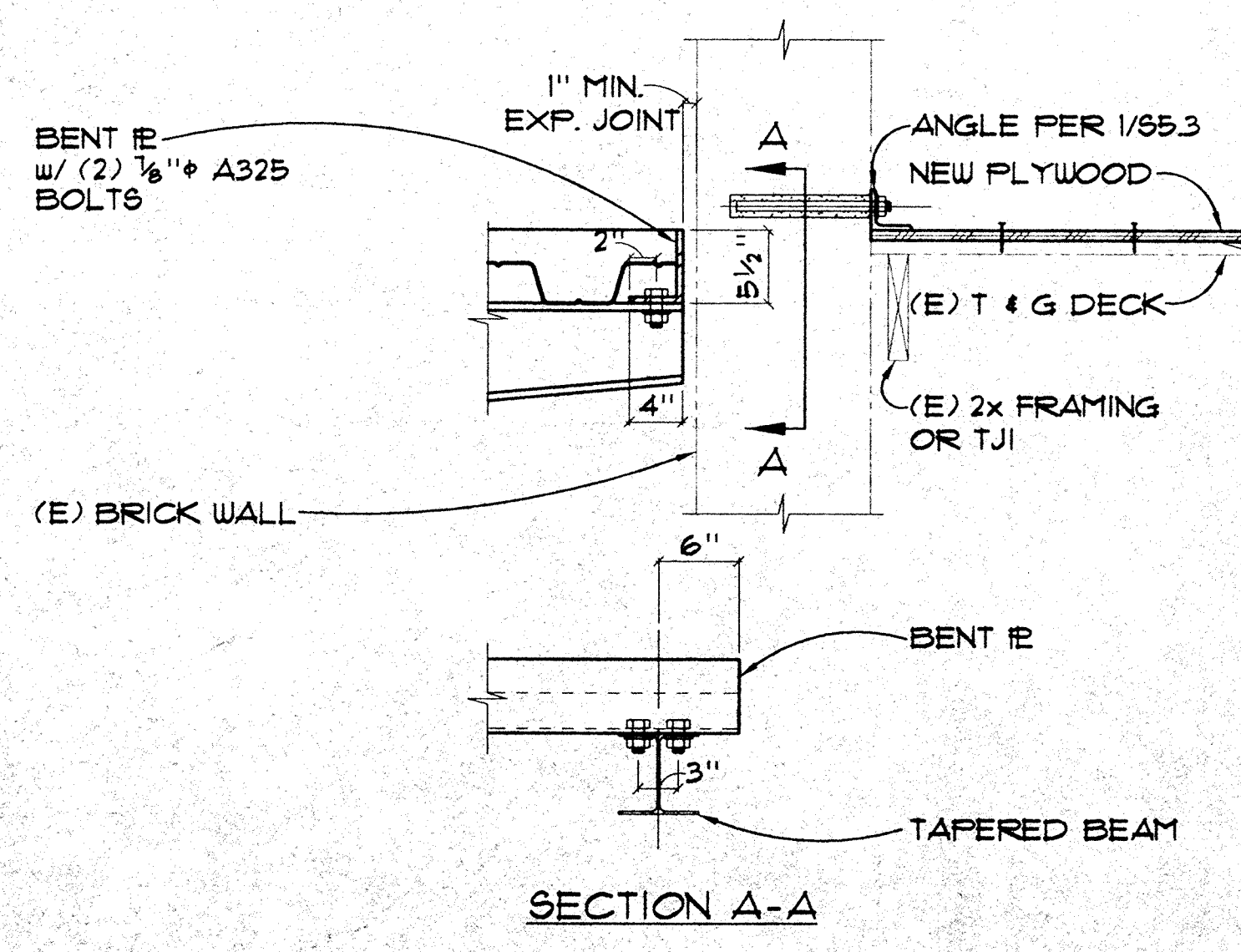
8 BRACE FRAME DETAIL
 1"=1'-0" S6.2



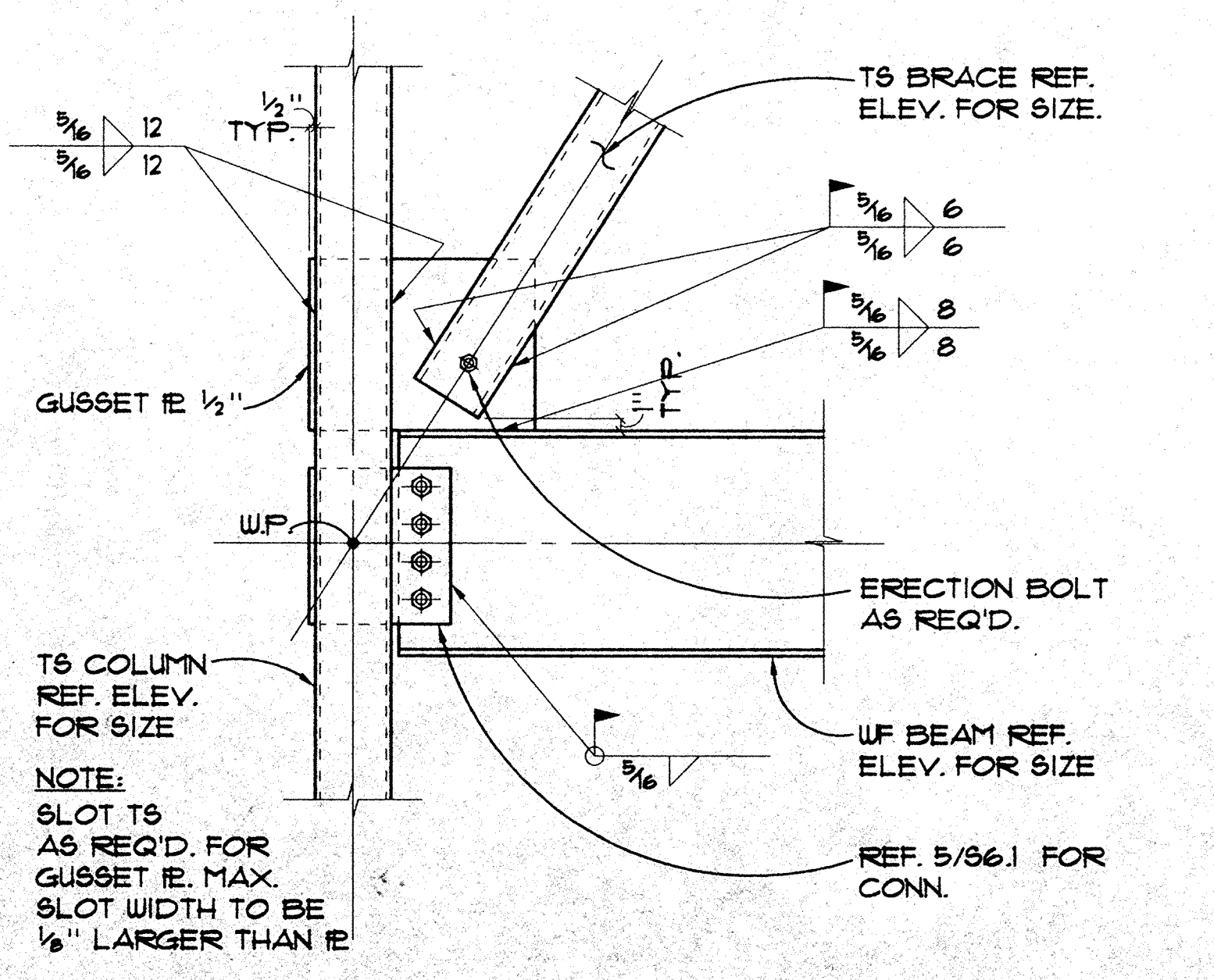
5 TS CONNECTION AT ROOF
 1-1/2'=1'-0" S2.2



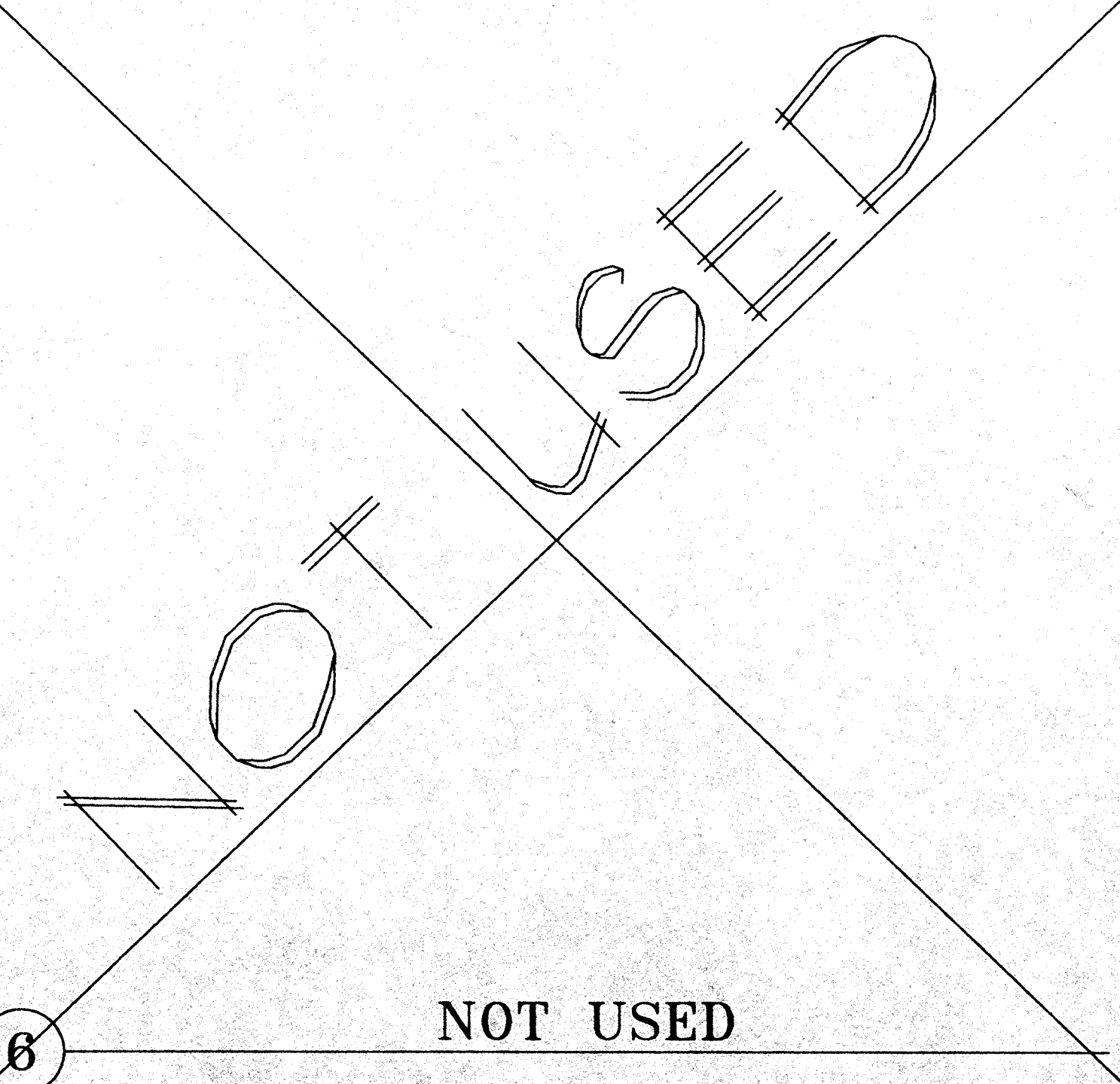
2 BRACE FRAME ELEVATION
 1/8"=1'-0" S2.1



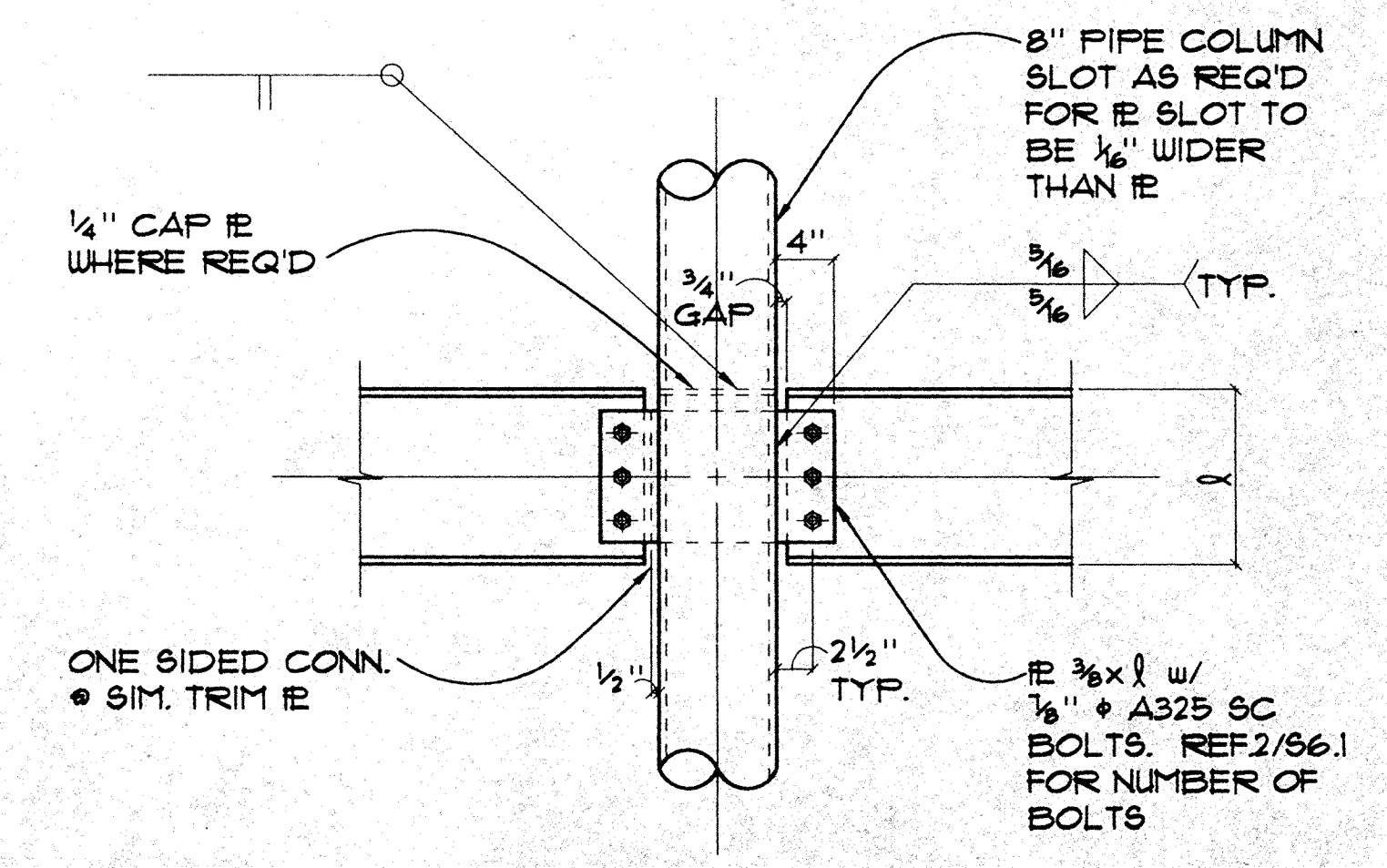
12 SECOND FLOOR BRIDGE DETAIL
 1"=1'-0" S2.2



9 BRACED FRAME CONNECTION
 1"=1'-0" S6.2



6 NOT USED



3 TYP. GIRDER TO PIPE COLUMN
 1"=1'-0" S2.1

SET CHECKED BY: _____
 PROJECT ASSIST: _____
 JOB CAPTAIN: _____
 QA: _____
 DRAWN BY: _____
 DATE: 07.16.99

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12-31-00
 DETAILS
 STEEL

PROJECT NO. 981701

SHEET

S6.2

A99009AT

PLUMBING EQUIPMENT SCHEDULE		
SYMBOL	DESCRIPTION	ELECTRICAL
WH-1	ELECTRIC WATER HEATER. 40 GALLON STORAGE, TWO 4500 WATT NON-SIMULTANEOUS ELEMENTS, GLASS LINED TANK, 23 GPH RECOVERY AT 80 DEGREE RISE, GLASS LINED TANK, ANODE ROD, DRAIN VALVE AND RELIEF VALVE. SET TEMPERATURE AT 120°F. BASIS OF DESIGN: A.O. SMITH DEN-40	208 V, 1 PHASE 4.5 KW
RHW-1	RECIRC. HOT WATER PUMP. IN-LINE, OIL LUBRICATED. BASIS OF DESIGN: GRUNDFOS UP-15-18-SU	115 V, 1 PH 1/33 HP
ET-1	EXPANSION TANK. WELDED STEEL TANK, RIGID POLYPROPYLENE-LINED WATER RESERVOIR, HEAVY DUTY BUTYL DIAPHRAGM, PRE-PRESSURIZED, FOR DOMESTIC WATER SYSTEM USE. BASIS OF DESIGN: AMTROL THERM-X-TROL ST-5	-
SP-1	ELEVATOR SUMP PUMP. STAINLESS STEEL MOTOR HOUSING, OIL FILLED MOTOR, MERCURY FLOUT SWITCH AND SOLID STATE CIRCUITRY. BASIS OF DESIGN: MYERS SP25A1	115 V, 8A 1/4 HP
EP-1	DUPLEX EJECTOR PUMPS, BASIN & CONTROLLER. SUBMERSIBLE PUMPS, CAST IRON CONSTRUCTION, VORTEX IMPELLER, OIL FILLED MOTOR, 2" DISCHARGE, FIBERGLASS BASIN WITH 4" CAST IRON HUB, WATER & GAS TIGHT LID. ELECTRICAL ALTERNATOR/CONTROL PANEL W/NEMA 1 ENCLOSURE. BASIS OF DESIGN: TWO ZOELLER H284 PUMPS WITH 48"X48" BASIN AND 10-0092.	208 VOLT, 1 PHASE 1 HP
FRV-1	PRESSURE REDUCING VALVE. BRONZE BODY CONSTRUCTION, RENEWABLE STAINLESS STEEL SEAT AND WYE STRAINER. 15 GPM TO 100 GPM AT 20 PSI FALL-OFF. SET AT 15 PSI. BASIS OF DESIGN: WATTS 2238, 1-1/2"	-

PLUMBING ROUGH-IN SCHEDULE						
MARK	FIXTURE	CW	HW	W	V	REMARKS
WC-1	WATER CLOSET	1'	-	4'	2'	WALL MOUNTED, FLUSH VALVE, ADA
L-1	LAVATORY	1/2'	1/2'	1-1/2'	1-1/4'	COUNTER MOUNTED, ADA
S-1	SINK	1/2'	1/2'	2'	1-1/2'	-
DF-1	DRINKING FOUNTAIN	1/2'	-	1-1/2'	1-1/4'	ELECTRIC COOLED, DUAL HEIGHT, ADA
SS-1	SERVICE SINK	1/2'	1/2'	2'	3'	-
HB-1	HOSE BIBB	3/4"	-	-	-	FREEZE-PROOF, W/ VACUUM BREAKER
VB-1	VALVE BOX	1/2'	-	-	-	-
FD-1	FLOOR DRAIN	-	-	2'	1-1/2'	PRIME, SET LEVEL W/ FINISHED FLR
FD-2	FLOOR DRAIN W/FUNNEL	-	-	3'	2'	PRIME, SET LEVEL W/ FINISHED FLR
FD-3	FLOOR DRAIN W/SEDIMENT BUCKET	-	-	3'	2'	PRIME, SET LEVEL W/ FINISHED FLR
FD-4	FLOOR DRAIN	-	-	3'	2'	PRIME, SET LEVEL W/ FINISHED FLR
WH-1	WATER HEATER	1'	1'	-	-	ELECTRIC
RD-1	ROOF DRAIN	SIZED-ON DRAWINGS		-	-	-
OD-1	OVERFLOW DRAIN	SIZED-ON DRAWINGS		-	-	-
ON-1	OVERFLOW NOZZLE	SIZED-ON DRAWINGS		-	-	-

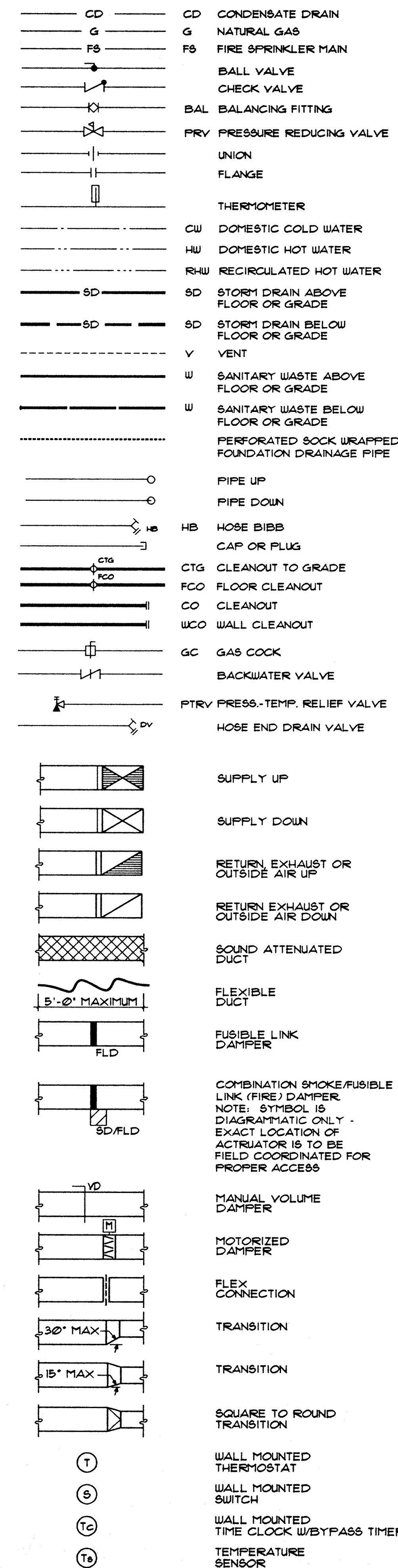
GENERAL PLUMBING NOTES

- OBTAIN EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES FROM ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAP LAVATORIES OR SINKS.
- INSTALL ALL PLUMBING WORK SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
- PRIME ALL FLOOR DRAINS.
- ALL PIPING DISCHARGING INTO FLOOR OR ROOF DRAINS TO HAVE MINIMUM AIR GAP AS REQUIRED BY LOCAL CODES AND ARRANGED TO PERMIT EASY REMOVAL OF FLOOR DRAIN GRATES AND STRAINERS.
- ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- PROVIDE UNIONS AFTER EACH SCREW TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
- INSTALL ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS AND OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING BEHIND AN ACCESS PANEL.
- NO HUB PIPING SYSTEM ON STORM DRAIN AND OVERFLOW DRAIN PIPING SYSTEMS TO BE HUSKY SERIES 400 OR EQUAL.
- INSTALL ALL CLEANOUTS WHERE READILY ACCESSIBLE AND AS PER SECTIONS 101 AND 110 OF THE UPC. COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO INSTALLATION.
- ALL WASTE PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF 1986 STATE OF OREGON PLUMBING SPECIALTY CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, CODE INSPECTIONS, ECT.
- ROUTE ALL PIPING IN EXTERIOR WALLS ON THE WARM SIDE OF THE INSULATION.
- ALL UNDERGROUND PIPING SHALL BE LOCATED BY CONTRACTOR RETAINING A COMPANY WHICH LOCATES UNDERGROUND UTILITIES BY ELECTRONIC MEANS. CORRECT ANY DEFICIENCIES CAUSED BY FAILURE TO PERFORM SUCH VERIFICATION AT NO EXPENSE TO THE OWNER.

TERMINAL UNIT SCHEDULE								
SYMBOL	AREA SERVED	PRIMARY AIR (CFM)	MIN. AIR VOLUME (CFM)	PRIMARY AIR INLET	ELECT. SERVICE	COIL CAPACITY (KW)	COIL STAGES	ENVIRO-TEC MODEL
TU-1	RESOURCE (100), TOILET RM'S	100	210	8"	208 V, 3 PH	4.0	1	SDR-EH 8
TU-2	WAITING (101), MECH/STOR (21)	300	130	6"	208 V, 3 PH	2.0	1	SDR-EH 6
TU-3	CONFERENCE (12)	400	160	6"	208 V, 3 PH	2.5	1	SDR-EH 6
TU-4	OPEN OFFICE (118)	900	400	10"	208 V, 3 PH	5.5	1	SDR-EH 10
TU-5	OFFICES (114, 115, 117, 119)	600	250	8"	208 V, 3 PH	2.0	1	SDR-EH 8
TU-6	OPEN OFFICE (118)	900	400	10"	208 V, 3 PH	5.5	1	SDR-EH 10
TU-7	FIELD (111), HLD (112)	600	230	8"	208 V, 3 PH	3.5	1	SDR-EH 8
TU-8	PRINT/MAIL (209), TOILET RM'S	1300	400	12"	208 V, 3 PH	5.5	1	SDR-EH 12
TU-9	LOBBY (204)	350	150	6"	208 V, 3 PH	3.5	1	SDR-EH 6
TU-10	WAITING (203)	350	150	6"	208 V, 3 PH	2.0	1	SDR-EH 6
TU-11	CONFERENCE (218)	650	250	8"	208 V, 3 PH	3.5	1	SDR-EH 8
TU-12	OFFICES (214, 215, 216)	915	300	10"	208 V, 3 PH	4.0	1	SDR-EH 10
TU-13	OPEN OFFICE - INT (213)	875	375	8"	208 V, 3 PH	3.5	1	SDR-EH 10
TU-14	OPEN OFFICE - FER (213)	1000	300	10"	208 V, 3 PH	4.5	1	SDR-EH 10
TU-15	FILE/PLAN (212)	850	210	8"	208 V, 3 PH	4.0	1	SDR-EH 10
TU-16	LIBRARY (305), TOILET RM'S	1900	875	16"	208 V, 3 PH	14.0	3	SDR-EH 12
TU-17	OFFICE (311), CONF. (318)	450	200	6"	208 V, 3 PH	3.0	1	SDR-EH 6
TU-18	CONFERENCE (318)	650	250	8"	208 V, 3 PH	4.0	1	SDR-EH 8
TU-19	WAITING (301), OPEN OFF. (312)	1800	600	12"	208 V, 3 PH	9.5	2	SDR-EH 12
TU-20	OFFICES (313, 314, 315)	600	225	8"	208 V, 3 PH	2.5	2	SDR-EH 8
TU-21	OFFICES (308, 309, 310)	1050	375	10"	208 V, 3 PH	5.0	1	SDR-EH 10
TU-22	LUNCH (307)	1800	725	14"	208 V, 3 PH	11.5	2	SDR-EH 12

MECHANICAL EQUIPMENT SCHEDULE				
SYMBOL	DESCRIPTION	AREA SERVED	CONTROL	ELECTRICAL
RTU-1	ROOFTOP VARIABLE VOLUME AIR HANDLING UNIT, ELECTRIC COOL/NATURAL GAS HEAT (WARM-UP) - 9,500 CFM SUPPLY AIR AT 25 IN. WG EXTERNAL STATIC PRESSURE. 15,000 CFM RETURN AIR AT 10 IN. WG EXTERNAL STATIC PRESSURE. 2,000 CFM OSA. POWER EXHAUST FAN, VARIABLE FREQUENCY DRIVE (SUPPLY) COOLING: 225 MBH SENSIBLE/318 MBH TOTAL GROSS COIL OUTPUT AT 95°F DB ENTERING CONDENSER TEMPERATURE. 80°F DB/61°F WB ENTERING COIL HEATING: 330 MBH INPUT/316 MBH OUTPUT NATURAL GAS BASIS OF DESIGN: AAOB C25 OPERATING WEIGHT - 3,500 LBS	NORTH ZONES	PACKAGE	138 MCA 115 MCOCP 208 V, 3 PH
RTU-2	ROOFTOP VARIABLE VOLUME AIR HANDLING UNIT, ELECTRIC COOL/NATURAL GAS HEAT (WARM-UP) - 9,500 CFM SUPPLY AIR AT 25 IN. WG EXTERNAL STATIC PRESSURE. 15,000 CFM RETURN AIR AT 10 IN. WG EXTERNAL STATIC PRESSURE. 2,000 CFM OSA. POWER EXHAUST FAN, VARIABLE FREQUENCY DRIVE (SUPPLY) COOLING: 225 MBH SENSIBLE/318 MBH TOTAL GROSS COIL OUTPUT AT 95°F DB ENTERING CONDENSER TEMPERATURE. 80°F DB/61°F WB ENTERING COIL HEATING: 330 MBH INPUT/316 MBH OUTPUT NATURAL GAS BASIS OF DESIGN: AAOB C25 OPERATING WEIGHT - 3,500 LBS	SOUTH ZONES	PACKAGE	138 MCA 115 MCOCP 208 V, 3 PH
EE-1	ROOF EXHAUST FAN - 800 CFM AT 0.15" WG TSP, BELT DRIVE 1600 MAX. FAN RPM BASIS OF DESIGN: GREENHECK GB-100 OPERATING WT. - 70 LBS	TOILET CORE JANITOR ROOMS	TIME SCHED. W/ RTU-1	1/4 HP 120 V, 1 PH
EE-2	ROOF EXHAUST FAN - 200 CFM AT 0.15" WG TSP, BELT DRIVE 1600 MAX. FAN RPM BASIS OF DESIGN: GREENHECK GB-10 OPERATING WT. - 50 LBS	ELEVATOR MACHINE ROOM	THERMOSTAT	1/4 HP 120 V, 1 PH
EE-3	ROOF EXHAUST FAN - 475 CFM AT 0.315" WG TSP, DIRECT DRIVE 1300 MAX. FAN RPM BASIS OF DESIGN: GREENHECK G-95-G OPERATING WT. - 45 LBS	LUNCH (307)	WALL SWITCH	1/2 HP 120 V, 1 PH
EH-1	WALL HEATER, ELECTRIC - RECESSED. BASIS OF DESIGN: QMARK AWH-4000	STAIR 1 STAIR 2	INTEGRAL THERMOSTAT	3 KW 208 V, 3 PH
EH-2	ELECTRIC CEILING HEATER - FAN FORCED, INTEGRAL GRILLE PROVIDE INTEGRAL TAMPER-PROOF THERMOSTAT CONTROL RECESS MOUNT CAN BASIS OF DESIGN: QMARK QCH-1151	VESTIBULE (201)	INTEGRAL THERMOSTAT	15 KW 208 V, 1 PH

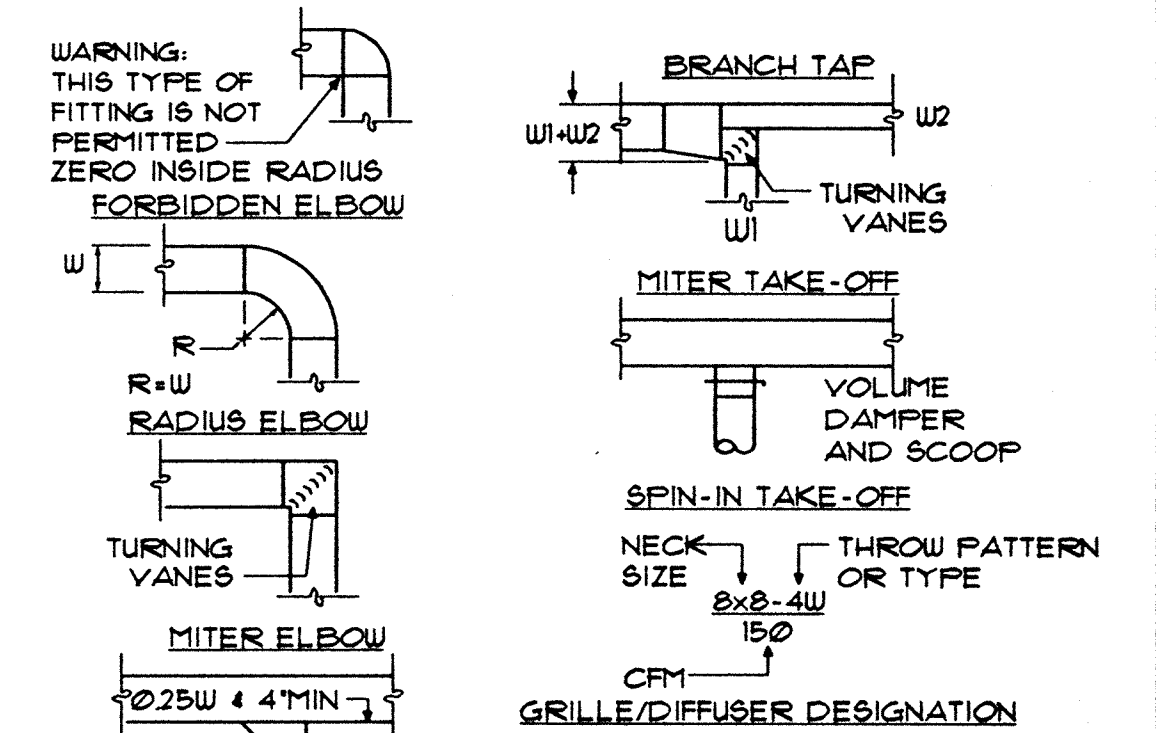
MECHANICAL LEGEND



ABBREVIATIONS

8"	ROUND DUCT DIAMETER, INCHES
12x8	RECTANGULAR DUCT SIZE, INCHES
M/D	MOTORIZED DAMPER
BDD	BACKRAFT DAMPER
BFF	BELOW FINISHED FLOOR
CI	CAST IRON
CO	CLEANOUT
CTG	CLEANOUT TO GRADE
DN	DOWN
DS	DOWNSPOUT
EA	EXHAUST AIR
FA	FROM ABOVE
FB	FROM BELOW
FCO	FLOOR CLEANOUT
FLD	FUSIBLE LINK DAMPER
W/OBD	WITH OPPOSED BLADE DAMPER
IE	INVERT ELEVATION
NC	NORMALLY CLOSED
NLL	NIGHT LOW LIMIT
NO	NORMALLY OPEN
NPT	NATIONAL PIPE THREAD
OBD	OPPOSED BLADE DAMPER
OSA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
SD/FLD	COMBINATION FUSIBLE LINK AND SMOKE DAMPER
TYP	TYPICAL
WC	WATER CLOSET
WC	WATER COLUMN
WCO	WALL CLEANOUT

MECHANICAL LEGEND (CONT.)



SET CHECKED BY: GCB
PROJECT ENG: GCB
DESIGNER: GCB/AB

DRAWN BY: JAB/NIB
DATE: 7.16.99

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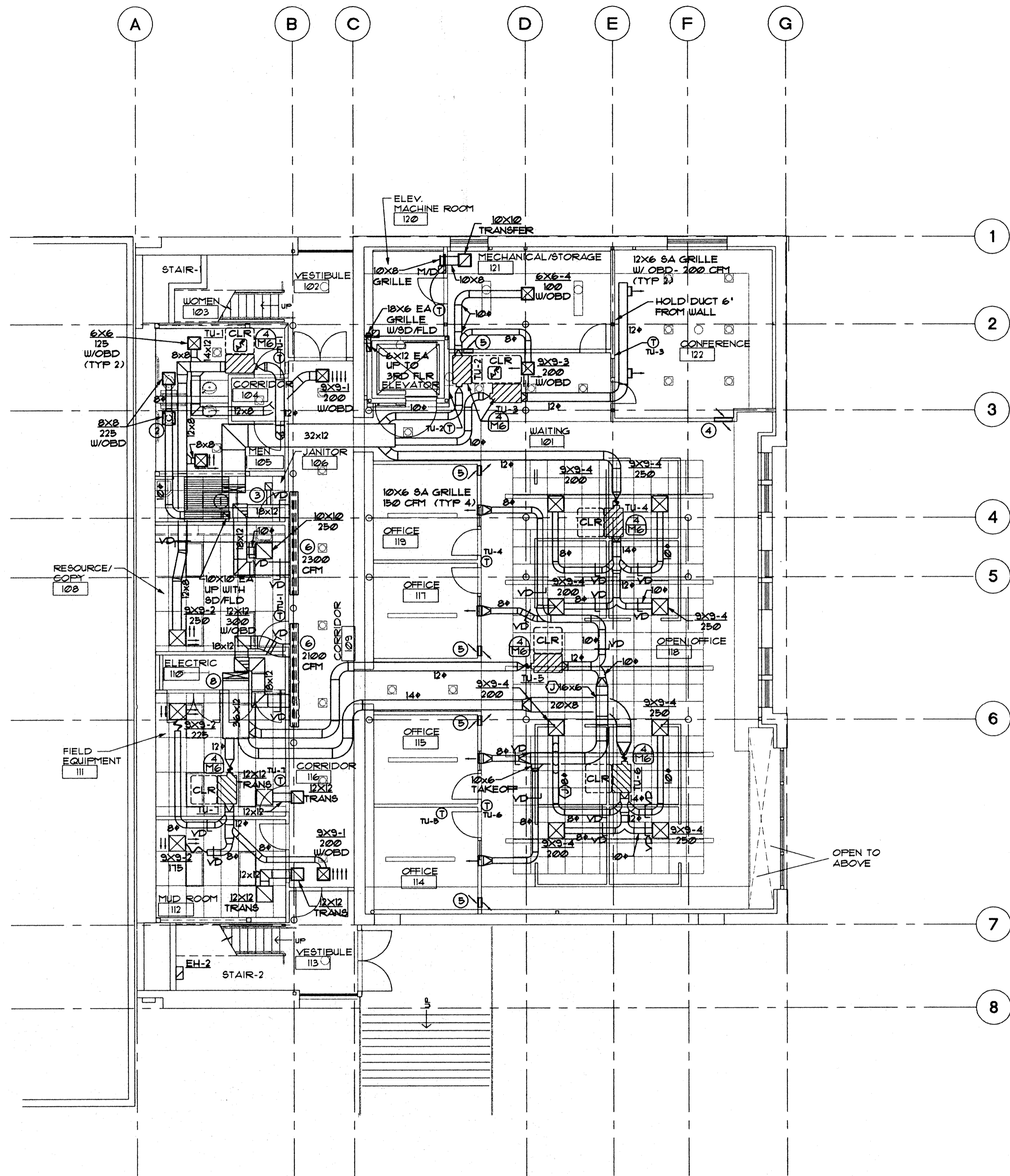
MECHANICAL SCHEDULES,
NOTES, LEGENDS AND
ABBREVIATIONS

PROJECT NO. 980311

SHEET

M1

A99009AU

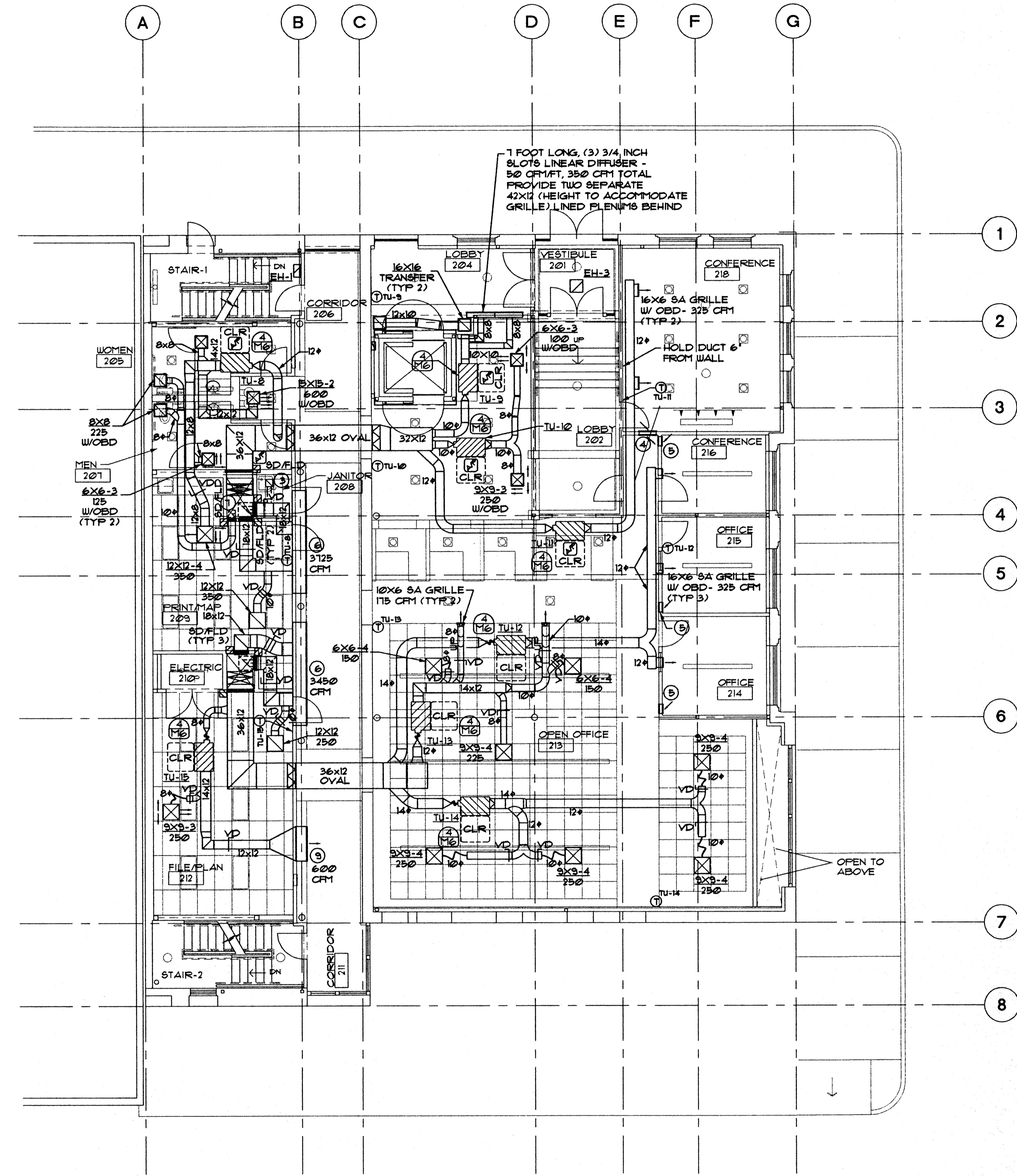


1 GROUND FLOOR PLAN
 M2 SCALE: 1/8" = 1'-0"

SHEET NOTES:

- 1 PROVIDE 32x12 SA, 20x12 RA AND 10x12 EA DUCTS THROUGH THE SECOND FLOOR WITH SD/FLD'S AT THE FLOOR (SHAFT) PENETRATION. ALIGN THE ACTUATORS AS REQUIRED FOR SERVICE. PROVIDE ACCESS PANELS IN INACCESSIBLE CEILING ASSEMBLIES AS REQUIRED FOR SERVICE ACCESS
- 2 PROVIDE 8" DOWN TO EA GRILLE
- 3 PROVIDE A 6x6 50 RA GRILLE W/OBD AND 6x6 RA DUCT TO RA MAIN
- 4 PROVIDE A 24x12 HIGH (6" FROM CEILING) RA TRANSFER GRILLE IN THE OFFICE AND A 24x12 LOW (6" FROM FLOOR) RA TRANSFER GRILLE IN THE OPEN OFFICE AREA. GRILLES MUST BE IN A COMMON JOIST SPACE WITH NO AIR OBSTRUCTIONS TO THE VERTICAL AIR MOVEMENT

- 5 PROVIDE A 12x8 HIGH (6" FROM CEILING) RA TRANSFER GRILLE IN THE OFFICE AND A 12x8 LOW (6" FROM FLOOR) RA TRANSFER GRILLE IN THE OPEN OFFICE AREA. GRILLES MUST BE IN A COMMON JOIST SPACE WITH NO AIR OBSTRUCTIONS TO THE VERTICAL AIR MOVEMENT
- 6 PROVIDE A 12 FOOT LONG LINEAR BAR RA GRILLE - 6 INCHES WIDE. PROVIDE A 12 FOOT LONG X 6 INCH WIDE X 12 INCH HIGH LINED RA PLENUM AT THE GRILLE FOR BRANCH DUCT CONNECTION
- 7 PROVIDE A 32x16 SA RISER WITH TWO 36x8 BRANCH CONNECTIONS AND A 14x14 EA RISER WITH 10x10 BRANCH CONNECTION THROUGH FLOOR (SEE 1/12 AND 1/16)
- 8 PROVIDE 36x12 SA AND 20x12 RA DUCTS THROUGH THE SECOND FLOOR WITH SD/FLD'S AT THE FLOOR (SHAFT) PENETRATION. ALIGN THE ACTUATORS AS REQUIRED FOR SERVICE. PROVIDE ACCESS PANELS IN INACCESSIBLE CEILING ASSEMBLIES AS REQUIRED FOR SERVICE ACCESS



2 FIRST FLOOR PLAN
 M2 SCALE: 1/8" = 1'-0"

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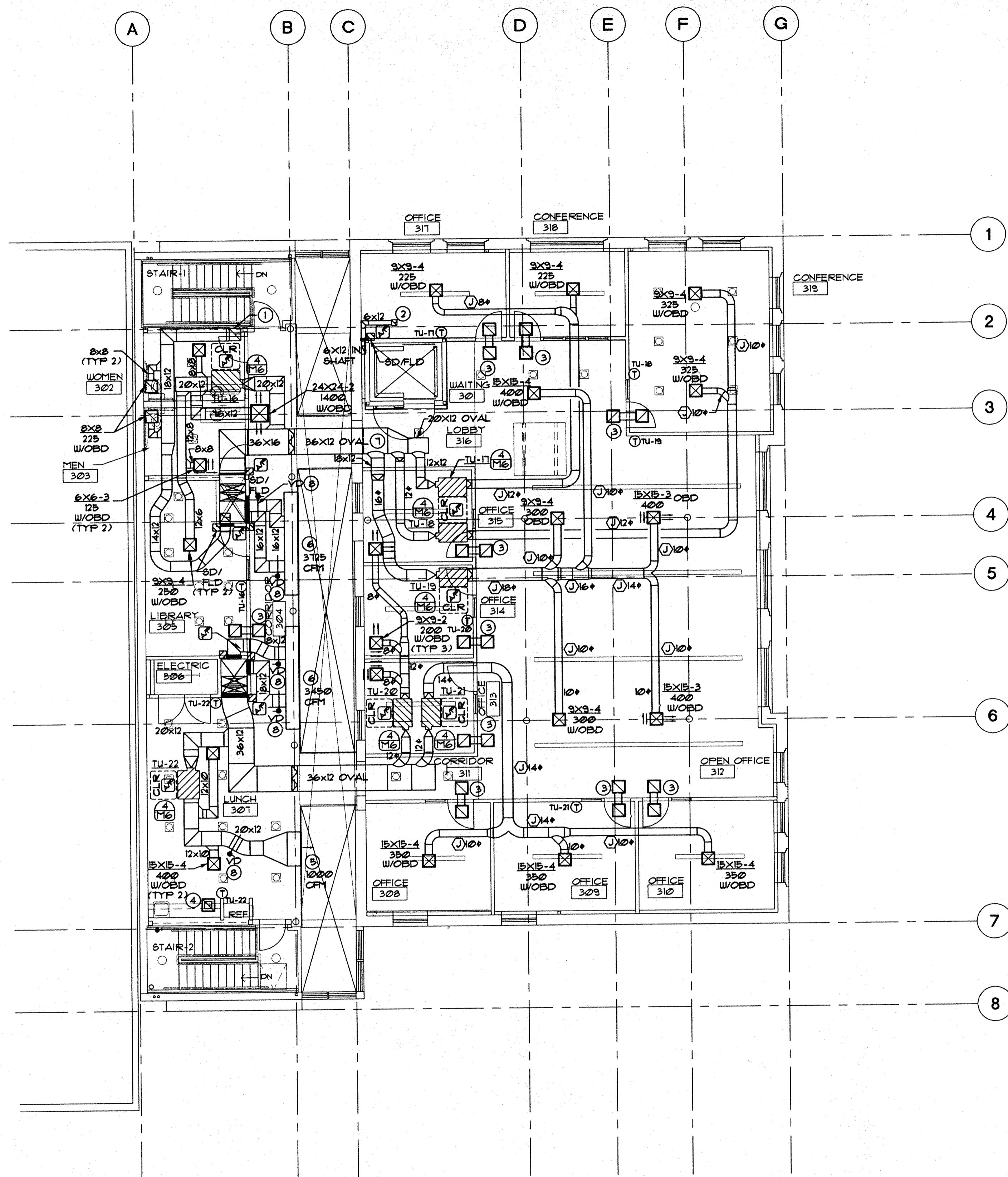
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 GARY C. BARBER
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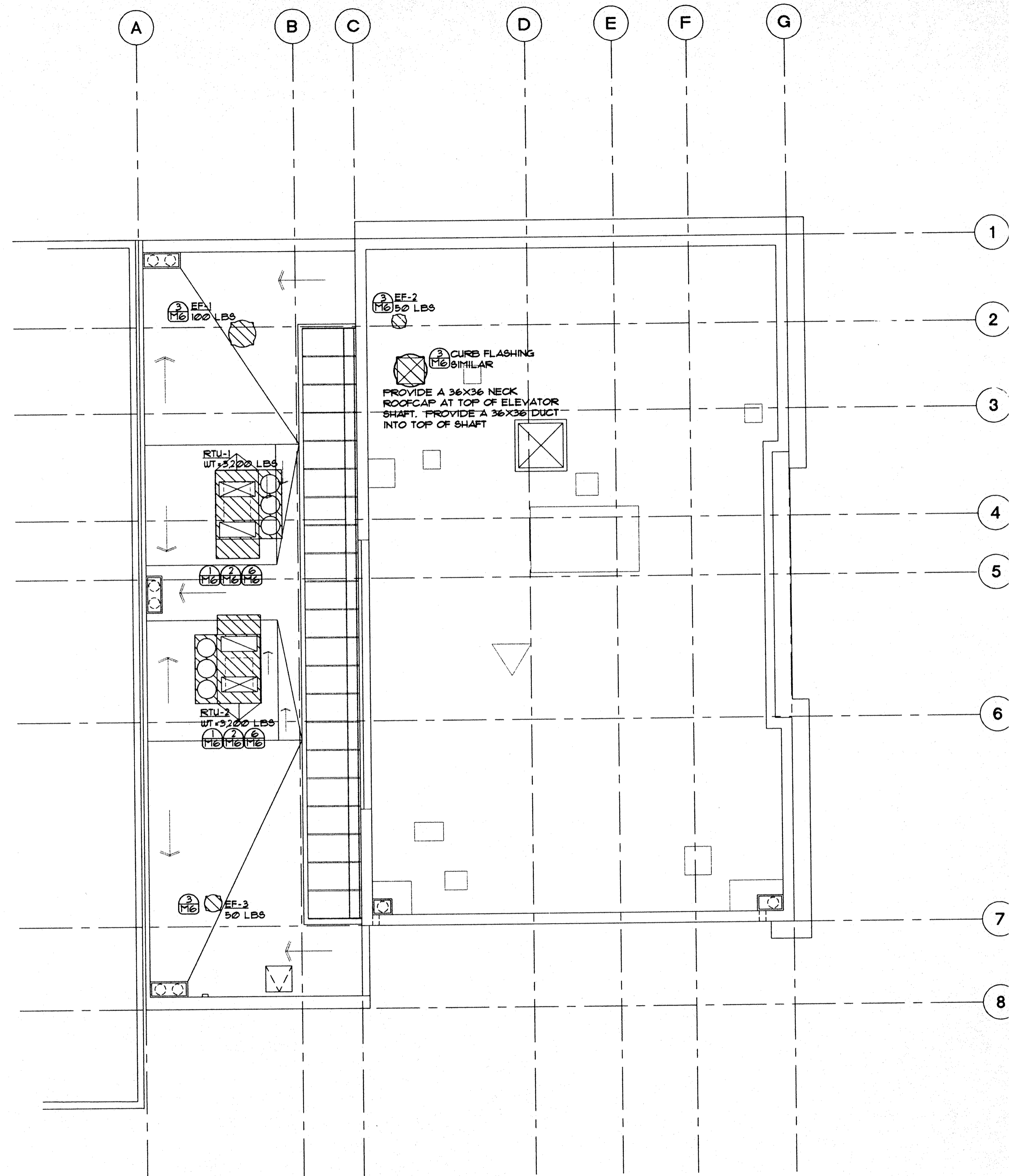
GROUND FLOOR & FIRST FLOOR HVAC PLANS
 PROJECT NO. 980311

SHEET
M2

A99009AV



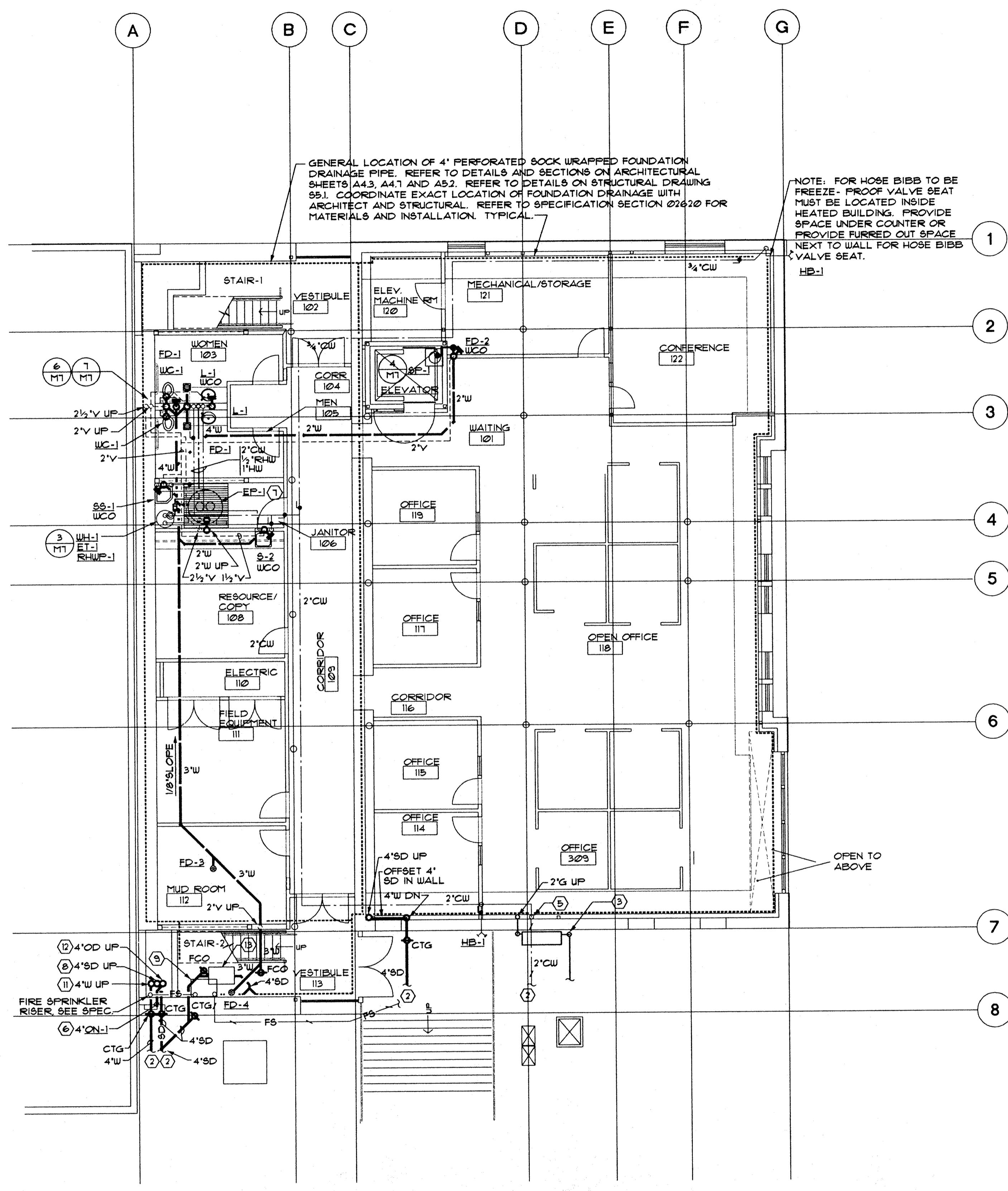
1 SECOND FLOOR PLAN
M3 SCALE: 1/8" = 1'-0"



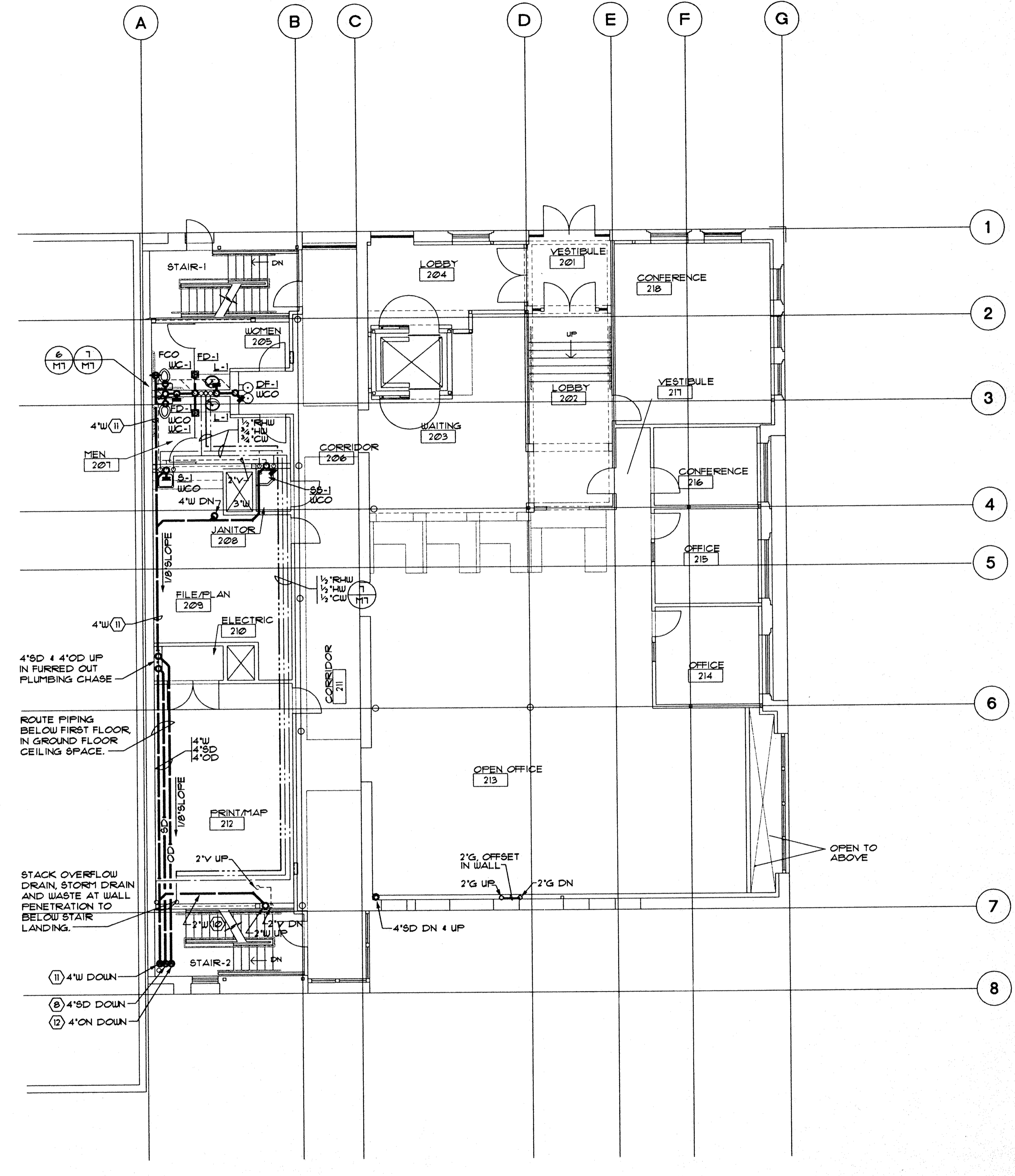
2 ROOF PLAN
M3 SCALE: 1/8" = 1'-0"

SHEET NOTES:

- ① PROVIDE LINED 16X18 DUCT UP TO EF-1 ON ROOF - VERIFY INTAKE REQUIREMENTS WITH EXHAUST FAN SUBMITTED. SEE DETAIL 3/M6.
- ② PROVIDE LINED 8X8 DUCT UP TO EF-2 ON ROOF - VERIFY INTAKE REQUIREMENTS WITH EXHAUST FAN SUBMITTED. SEE DETAIL 3/M6.
- ③ PROVIDE TWO 14X14 RA TRANSFER GRILLES WITH 14X14 LINED CONNECTING DUCT
- ④ PROVIDE LINED 10X10 DUCT UP FROM 12X12 NECK EXHAUST AIR GRILLE TO EF-3 ON ROOF - VERIFY INTAKE REQUIREMENTS WITH EXHAUST FAN SUBMITTED. SEE DETAIL 3/M6.
- ⑤ PROVIDE A FOUR FOOT LONG LINEAR BAR SA GRILLE - 6 INCHES WIDE. PROVIDE A 4 FOOT LONG X 6 INCH WIDE X 12 INCH HIGH LINED SA PLENUM AT THE GRILLE FOR BRANCH DUCT CONNECTION
- ⑥ PROVIDE A 12 FOOT LONG LINEAR BAR RA GRILLE - 6 INCHES WIDE. PROVIDE A 12 FOOT LONG X 12 INCH WIDE X 12 INCH HIGH LINED RA PLENUM AT THE GRILLE FOR BRANCH DUCT CONNECTION
- ⑦ FIELD VERIFY DUCT CLEARANCES - VERIFY REQUIRED STRUCTURAL MODIFICATIONS WITH STRUCTURAL ENGINEER PRIOR TO START OF WORK
- ⑧ PROVIDE EXTENDED DAMPER OPERATOR



1 PLUMBING GROUND FLOOR PLAN
 M4 SCALE: 1/8" = 1'-0"



2 PLUMBING FIRST FLOOR PLAN
 M4 SCALE: 1/8" = 1'-0"

SHEET NOTES

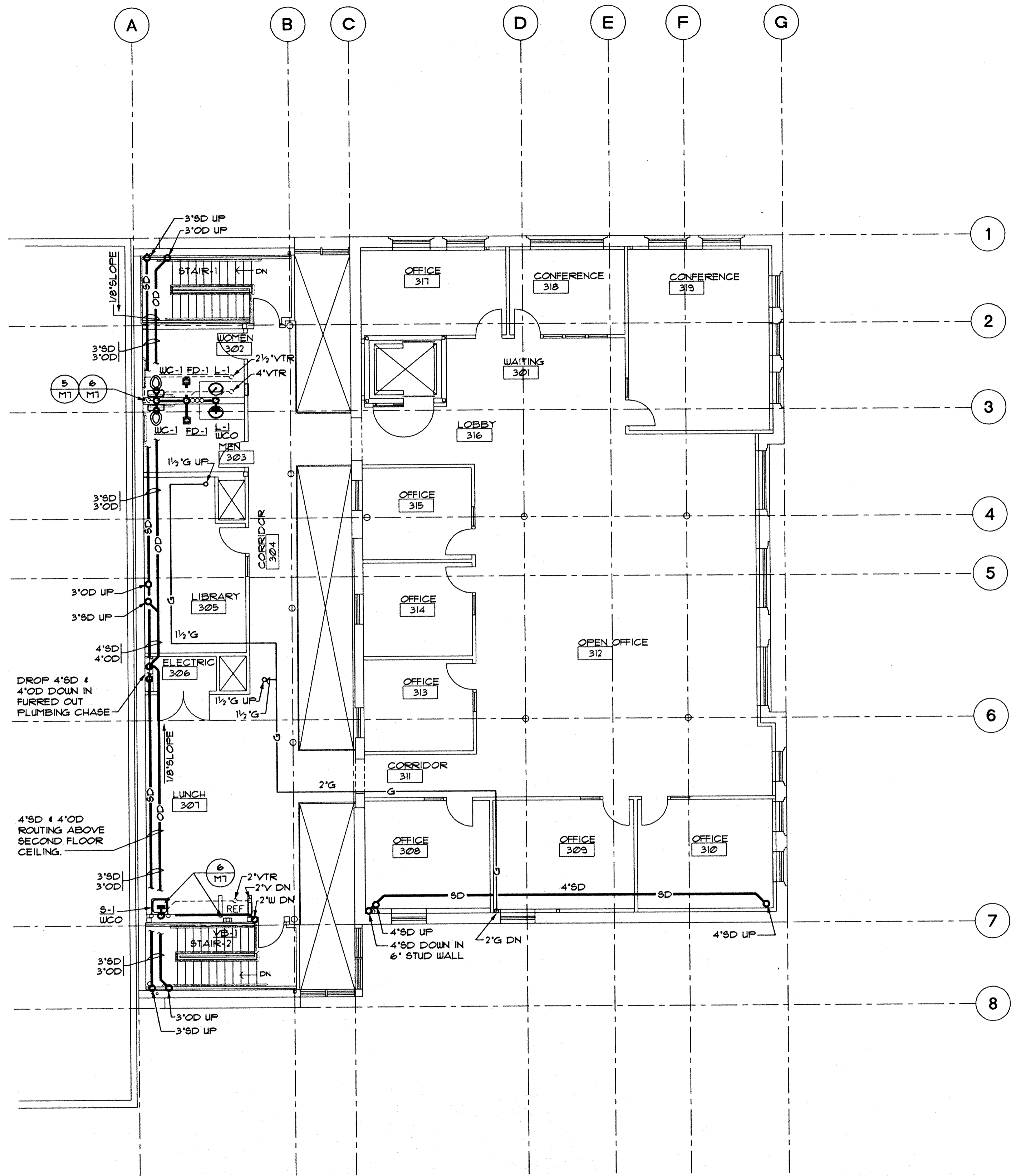
- ① SEE GENERAL PLUMBING NOTES ON SHEET M1.
- ② CONNECT TO STUBOUT AT APPROXIMATELY 5 FEET OUT FROM BUILDING LINE. SEE CIVIL DRAWINGS FOR CONTINUATION.
- ③ NATURAL GAS SERVICE, REGULATOR AND METER BY NORTHWEST NATURAL GAS COMPANY. BUILDING DEMAND 1" 180 MESH AT 1" W.C. ROUTE 2" GAS WITH SHUTOFF VALVE INTO BUILDING AND UP IN EXTERIOR WALL.
- ④ PROVIDE AND INSTALL P.D.I. CERTIFIED WATER HAMMER ARRESTOR SIZE "A", ON COLD WATER CONNECTION TO THE WATER CLOSET WC-1.
- ⑤ 2" COLD WATER BUILDING SERVICE UP IN WALL WITH SHUTOFF VALVE AT 12" ABOVE FINISHED FLOOR AND HOSE THREADED DRAIN DOWN VALVE AT 18" ABOVE FINISHED FLOOR. INSTALL PRESSURE REDUCING VALVE (PRV-1) WITH BYPASS AND SHUTOFF VALVES. PROVIDE ACCESS PANEL IN WALL FOR VALVES.
- ⑥ INSTALL OVERFLOW NOZZLE (ON-1) AT 12" ABOVE FINISHED GRADE.
- ⑦ DUPLEX SUMP PUMPS IN BASIN. BASIN IS RECESSED 12 INCHES BELOW FINISHED FLOOR. SEE ARCHITECTURAL FOR RECESS AND COVER. SEE DETAIL ON SHEET M1.
- ⑧ ROUTE NEW 4" STORM DRAIN DOWN AND OFFSET BELOW LANDING. DROP DOWN TO 24" ABOVE FINISHED GRADE AND EXIT BUILDING. CONNECT NEW 4" STORM DRAIN TO STUBOUT AT APPROX. 5' FROM BUILDING LINE. SEE CIVIL DRAWINGS FOR CONTINUATION.
- ⑨ FIRE SPRINKLER VALVING AND RISER. SEE SPECIFICATION 15300. INSTALL FIRE SPRINKLER VALVING THEN TURN FIRE SPRINKLER MAIN AT 6 FEET ABOVE FINISHED FLOOR AND ROUTE TO SOUTH WEST CORNER OF STAIRS AND INSTALL FIRE SPRINKLER RISER. COORDINATE LOCATION WITH ARCHITECT.
- ⑩ 4" WASTE PIPE ROUTED IN GROUND FLOOR CEILING SPACE. SLOPE AT 1/8" PER FOOT. COORDINATE LOCATION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL.
- ⑪ ROUTE NEW 4" WASTE DOWN AND OFFSET BELOW LANDING. DROP DOWN TO 24" ABOVE FINISHED GRADE AND EXIT BUILDING. CONNECT NEW 4" WASTE TO NEW 4" SANITARY SEWER STUBOUT. SEE CIVIL DRAWINGS FOR CONTINUATION.
- ⑫ ROUTE NEW 4" OVERFLOW DRAIN DOWN AND OFFSET BELOW LANDING. WHERE WASTE, STORM DRAIN AND OVERFLOW DRAIN STACK TO PENETRATE WALL TO UNDER STAIR LANDING, STACK OVERFLOW ON TOP.
- ⑬ PROVIDE JAY R. SMITH FIG. 1022, 4" BACKWATER VALVE IN UTILITY VAULT CATALOG NO. 102-123 5V SECTIONAL CONCRETE VAULT WITH 1/4" STEEL DIAMOND PLATE COVERS. INSTALL FLUSH WITH FINISHED FLOOR. CONNECT 4" SD TO 4" FOUNDATION DRAIN. COORDINATE EXACT DEPTH OF FOUNDATION DRAIN AT SITE AND PROVIDE VAULT EXTENSIONS AS REQUIRED. COORDINATE CONNECTION INVERT ELEVATION OF 4" SD COMING FROM BACKWATER WITH STORM DRAIN STUBOUT PROVIDED UNDER SITE WORK.

A99009AX

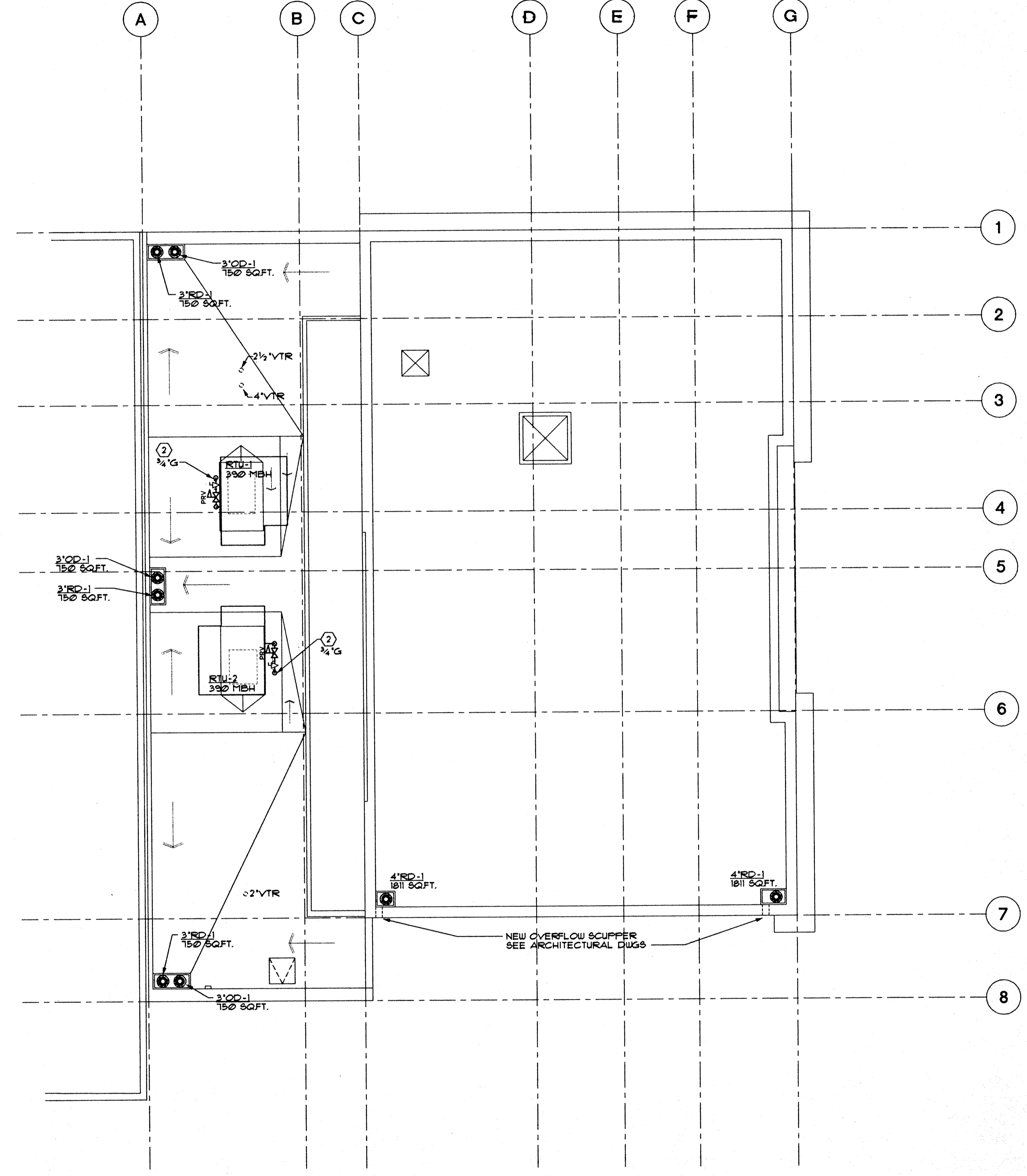
SET CHECKED BY: _____
 PROJECT ENG: GCB
 DESIGNER: _____

DRAWN BY: NIB/JAB
 DATE: 7.16.99

REVISIONS



1 PLUMBING SECOND FLOOR PLAN
 M5 SCALE: 1/8" = 1'-0"



2 PLUMBING ROOF PLAN
 M5 SCALE: 1/8" = 1'-0"

SHEET NOTES

- 1 SEE GENERAL PLUMBING NOTES ON SHEET M1.
- 2 ROUTE 3/4" GAS UP THROUGH ROOF AND CONNECT TO NEW ROOF TOP UNIT. PROVIDE A PLUG SHUTOFF VALVE AND EQUIPMENT REGULATOR TO PROVIDE MEB CALLED OUT ON PLAN AND SET PRESSURE PER RTU MANUFACTURER'S RECOMMENDATION. SEE DETAILS ON SHEET 8/M1 AND 8/M1.

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 12500
 OREGON
 MAY 13, 1988
 GARY C. BARNES
 EXPIRES 12/31/99 STAMP

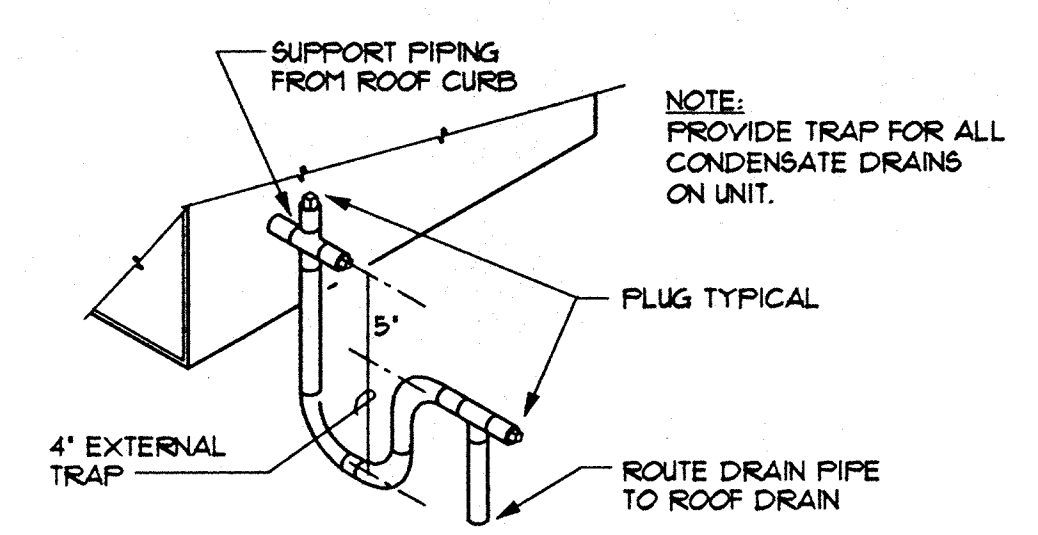
PLUMBING SECOND FLOOR AND ROOF PLANS

PROJECT NO. 980311

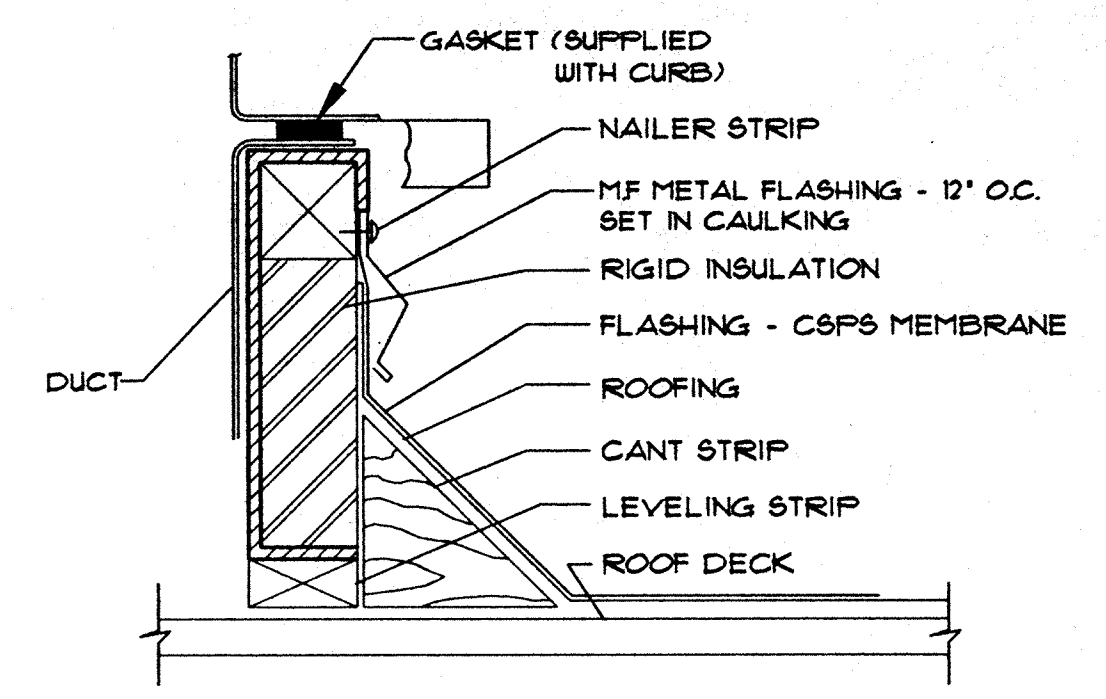
SHEET

M5

A99009AY

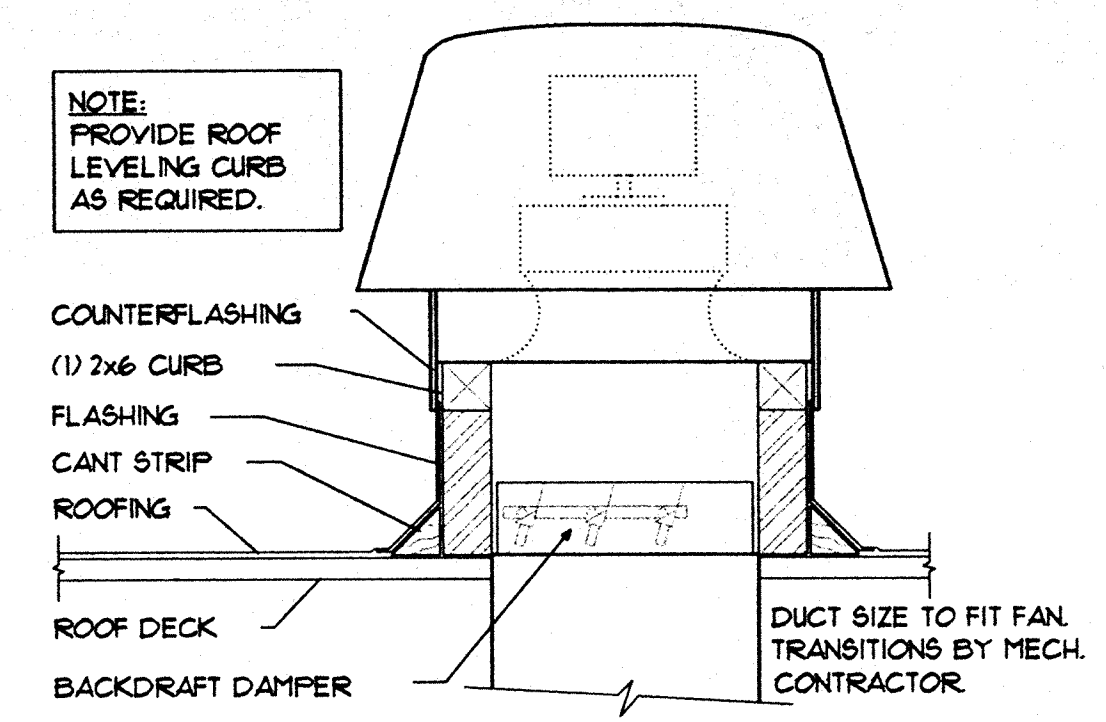


1 CONDENSATE DRAIN TRAP
 M6 SCALE: NONE



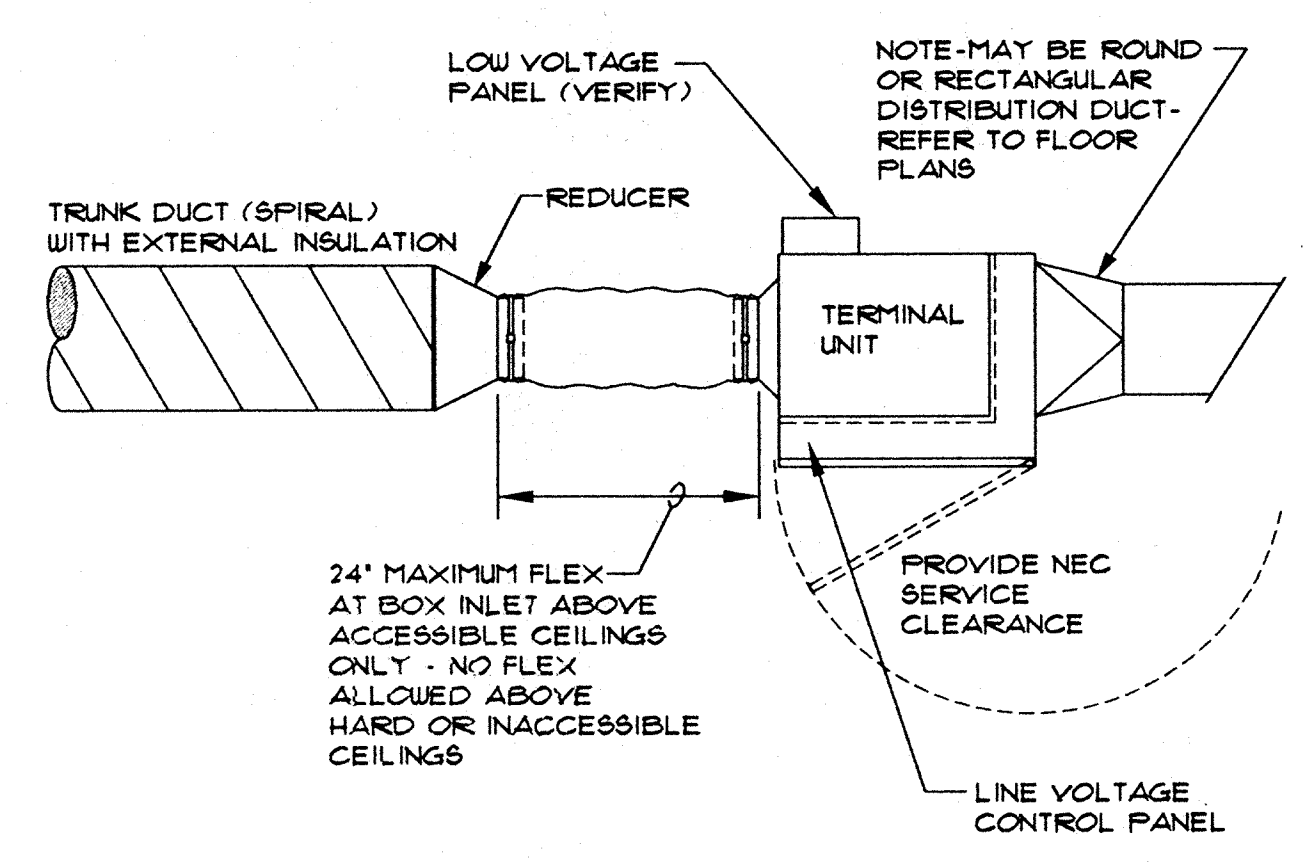
THIS DETAIL DENOTES GENERAL FLASHING AND CURB CONFIGURATION. VERIFY THE EXACT REQUIREMENTS OF THE EQUIPMENT CURBS AND THE ARCHITECTURAL ROOFING SYSTEM USED. INSTALL CURBS IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTRUCTIONS. COORDINATE WITH ARCHITECTURAL DETAILS AND SPECIFICATIONS.

2 ROOFTOP UNIT CURB DETAIL
 M6 DIAGRAMATIC

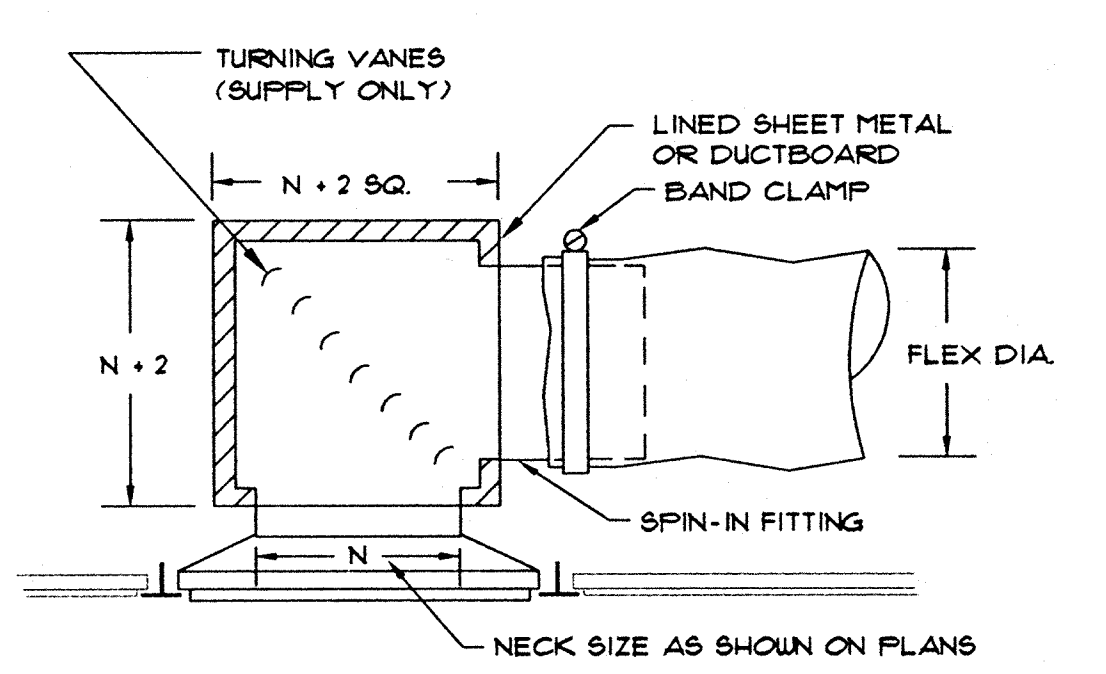


THIS DETAIL DENOTES GENERAL FLASHING AND CURB CONFIGURATION. VERIFY THE EXACT REQUIREMENTS OF THE EQUIPMENT CURBS AND THE ARCHITECTURAL ROOFING SYSTEM USED. INSTALL CURBS IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTRUCTIONS. COORDINATE WITH ARCHITECTURAL DETAILS AND SPECIFICATIONS.

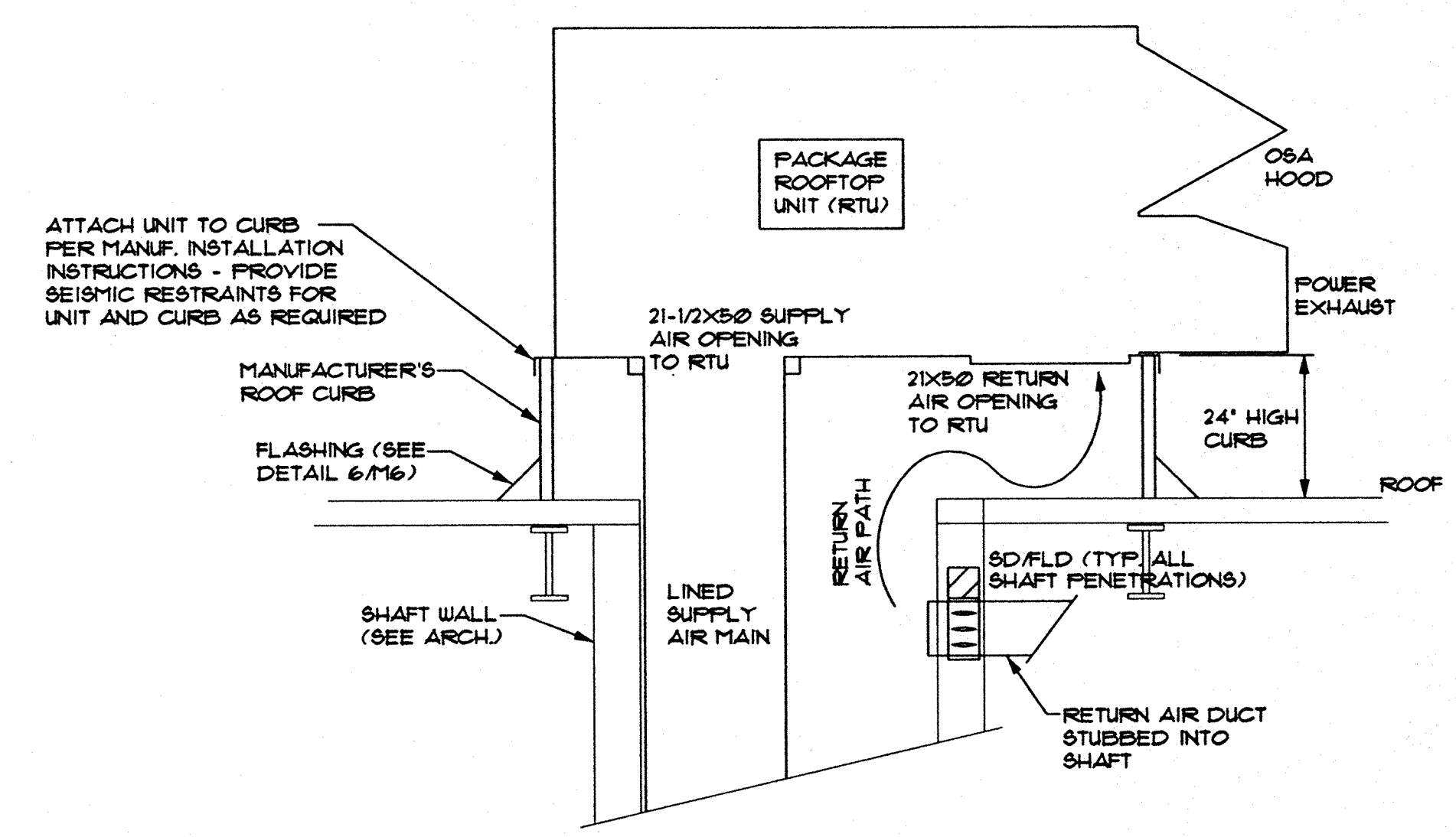
3 ROOF EXHAUST FAN DETAIL
 M6 SCALE: NONE



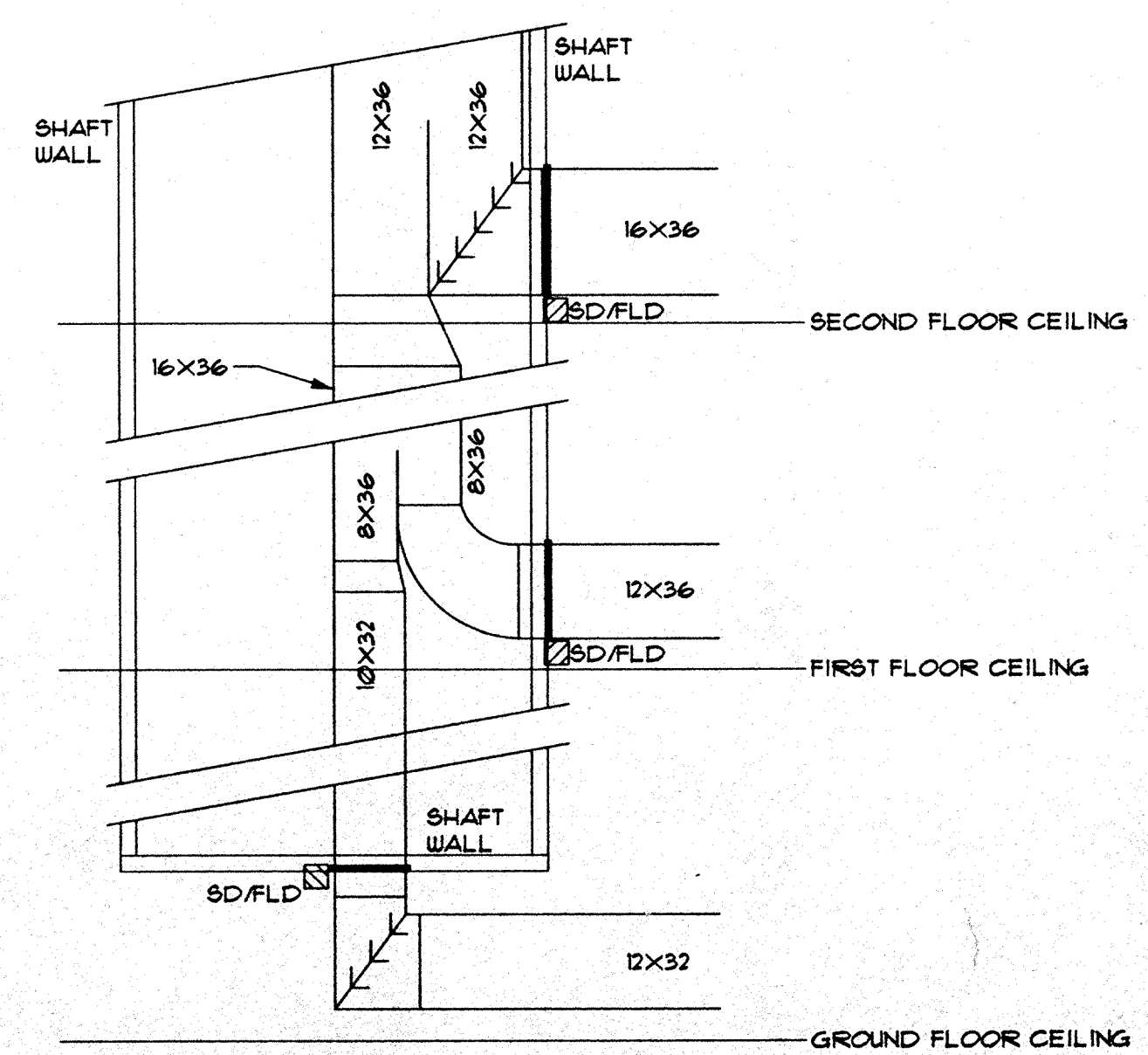
4 TERMINAL UNIT DETAIL
 M6 NO SCALE TYP. TERMINAL UNITS



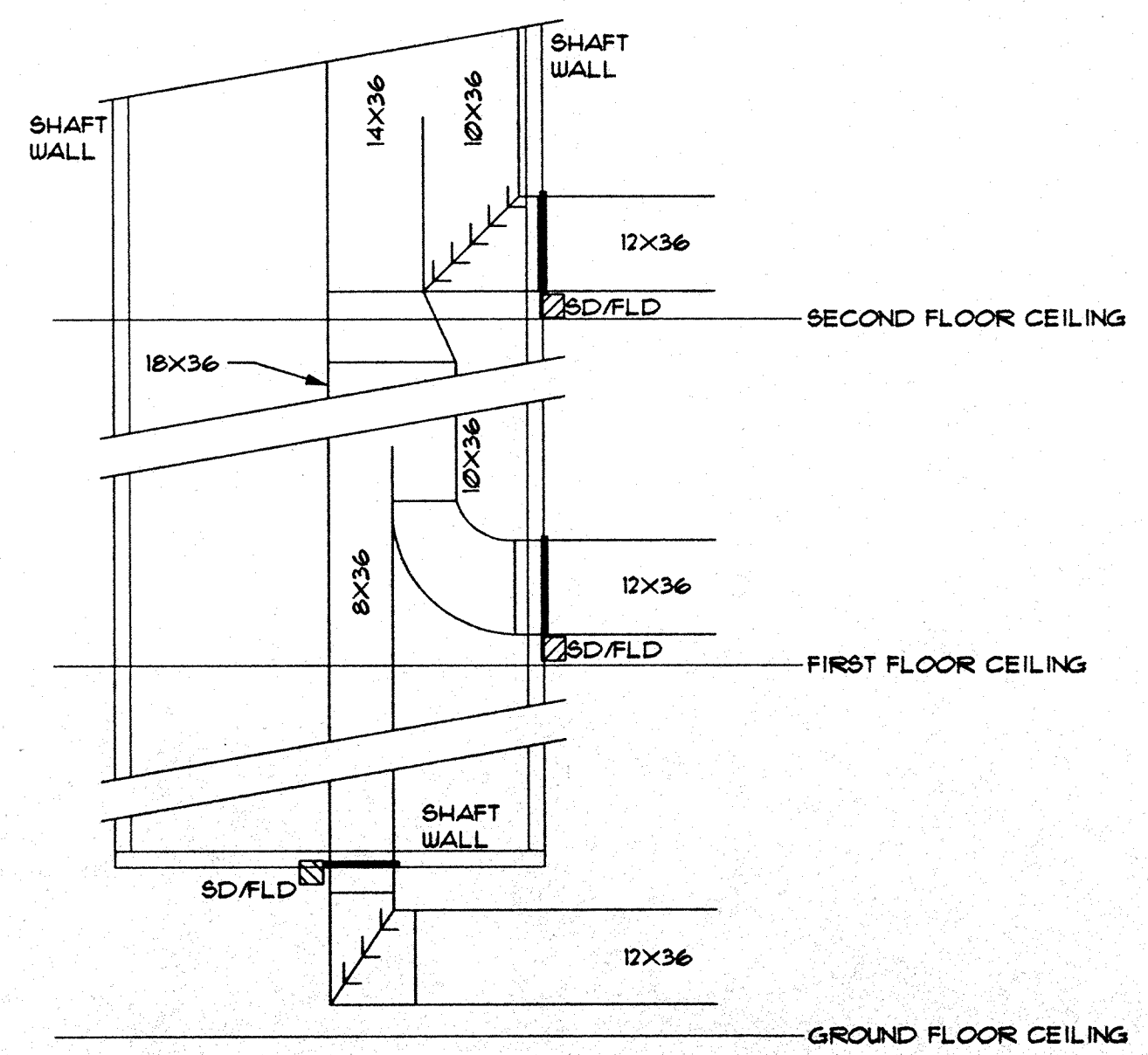
5 SUPPLY DIFFUSER DETAIL
 M6 SCALE: NONE TYPICAL DIFFUSERS AND GRILLES



6 RTU DETAIL - TYPICAL TWO UNITS
 M6 DIAGRAMATIC



7 RTU-1 SHAFT DETAIL (SUPPLY AIR)
 M6 DIAGRAMATIC



8 RTU-2 SHAFT DETAIL (SUPPLY AIR)
 M6 DIAGRAMATIC

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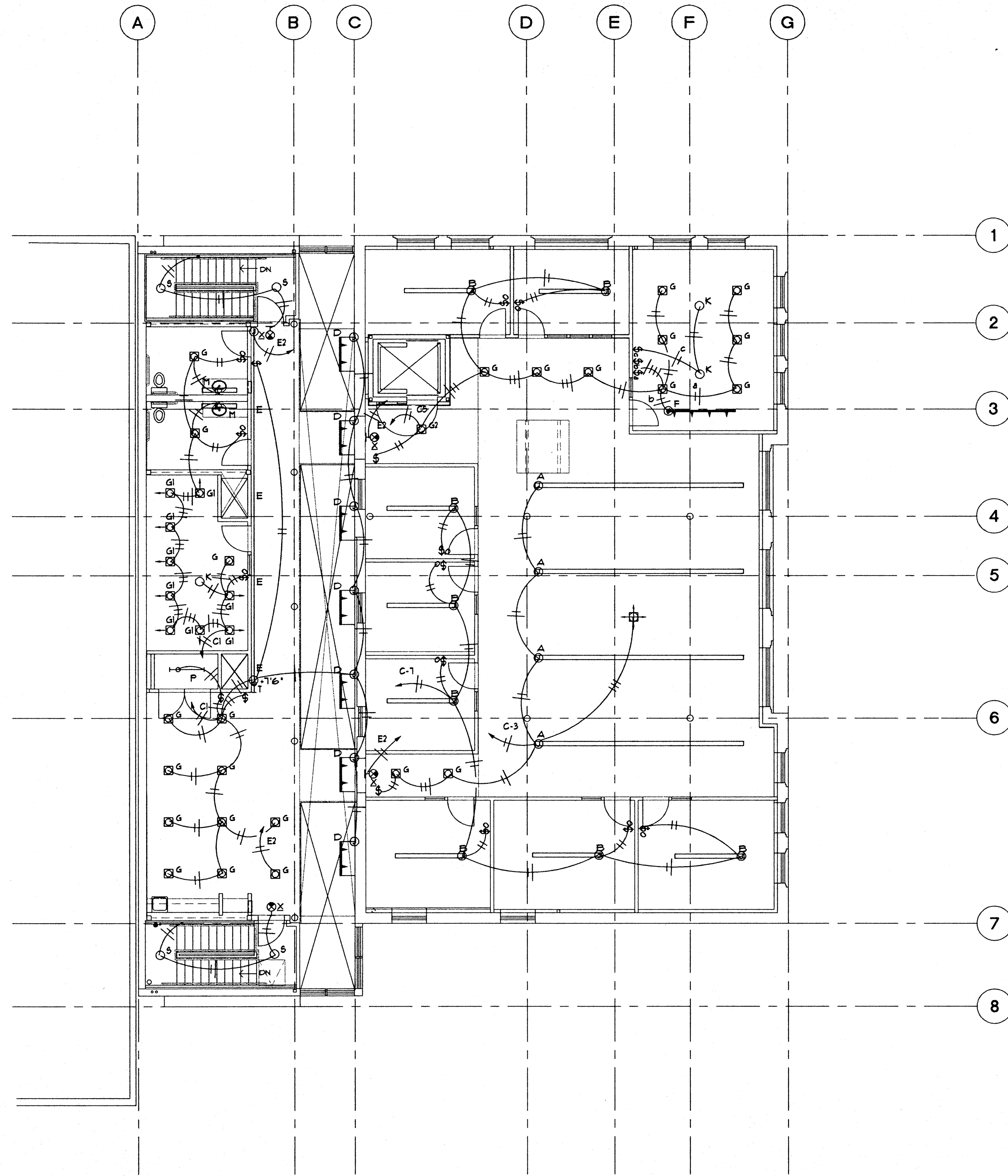
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 CONTACT: GARY BARNES

REGISTERED PROFESSIONAL
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 12500
Gary C. Barnes
 OREGON
 MAY 13, 1994
 GARY C. BARNES
 EXPIRES 12/31/99 STAMP
 HVAC DETAILS

PROJECT NO. 980311

SHEET
M6

A99009A2



1 SECOND FLOOR PLAN
E5 SCALE: 1/8" = 1'-0"

GENERAL NOTE: ELECTRICAL POWER & LIGHTING PLANS ARE FOR GENERAL LAYOUT ONLY. SEE ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR SPECIFIC LOCATIONS OF FIXTURES & DEVICES.

A99009B

SET CHECKED BY: _____
PROJECT ENG: DEN
DESIGNER: _____
DRAWN BY: NIB
DATE: 7.16.99

REVISIONS

NEWBERG CITY HALL
CITY OF NEWBERG
414 EAST FIRST STREET, NEWBERG, OREGON, 97132

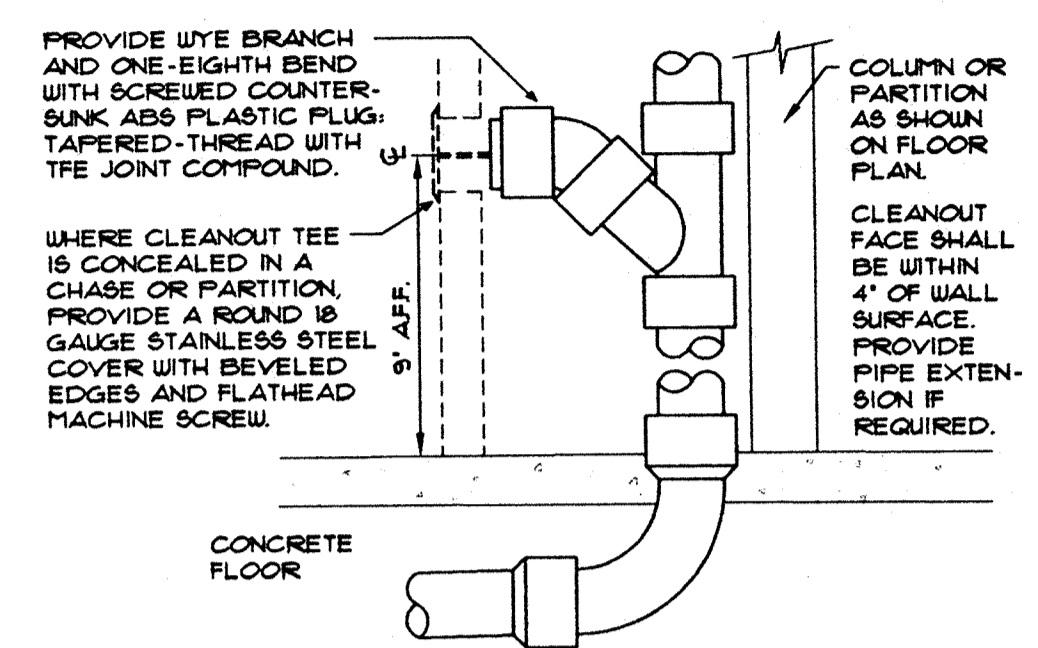
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1819
JOHN FRANK ROYERS
OREGON
DEC. 6, 1995
EXPIRES 12/31/00 STAMP
LIGHTING

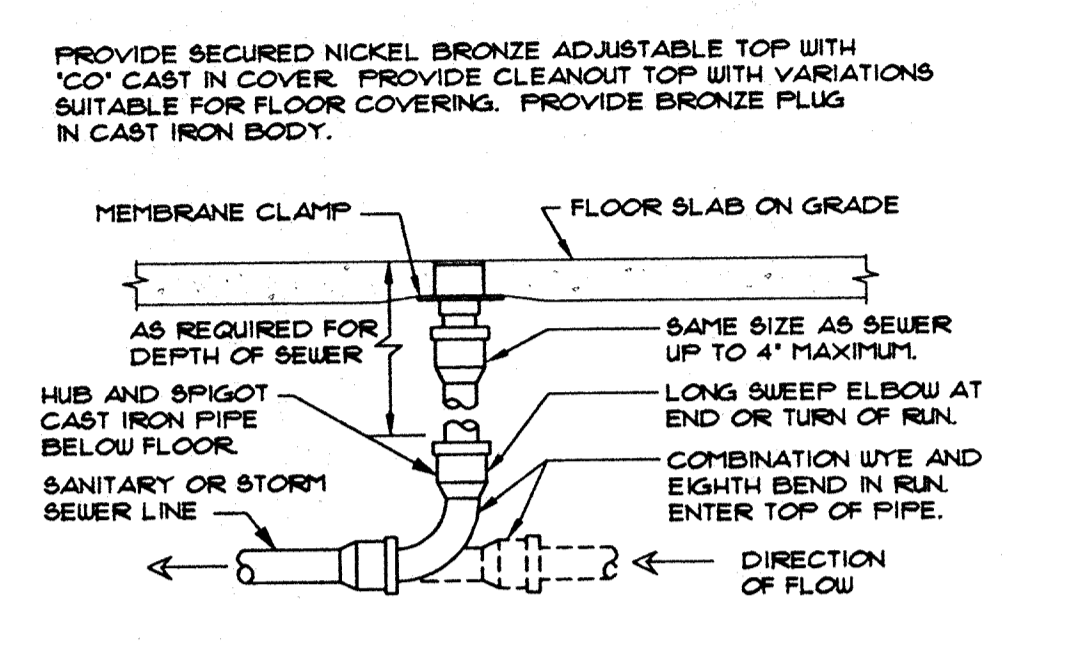
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SHEET
E5



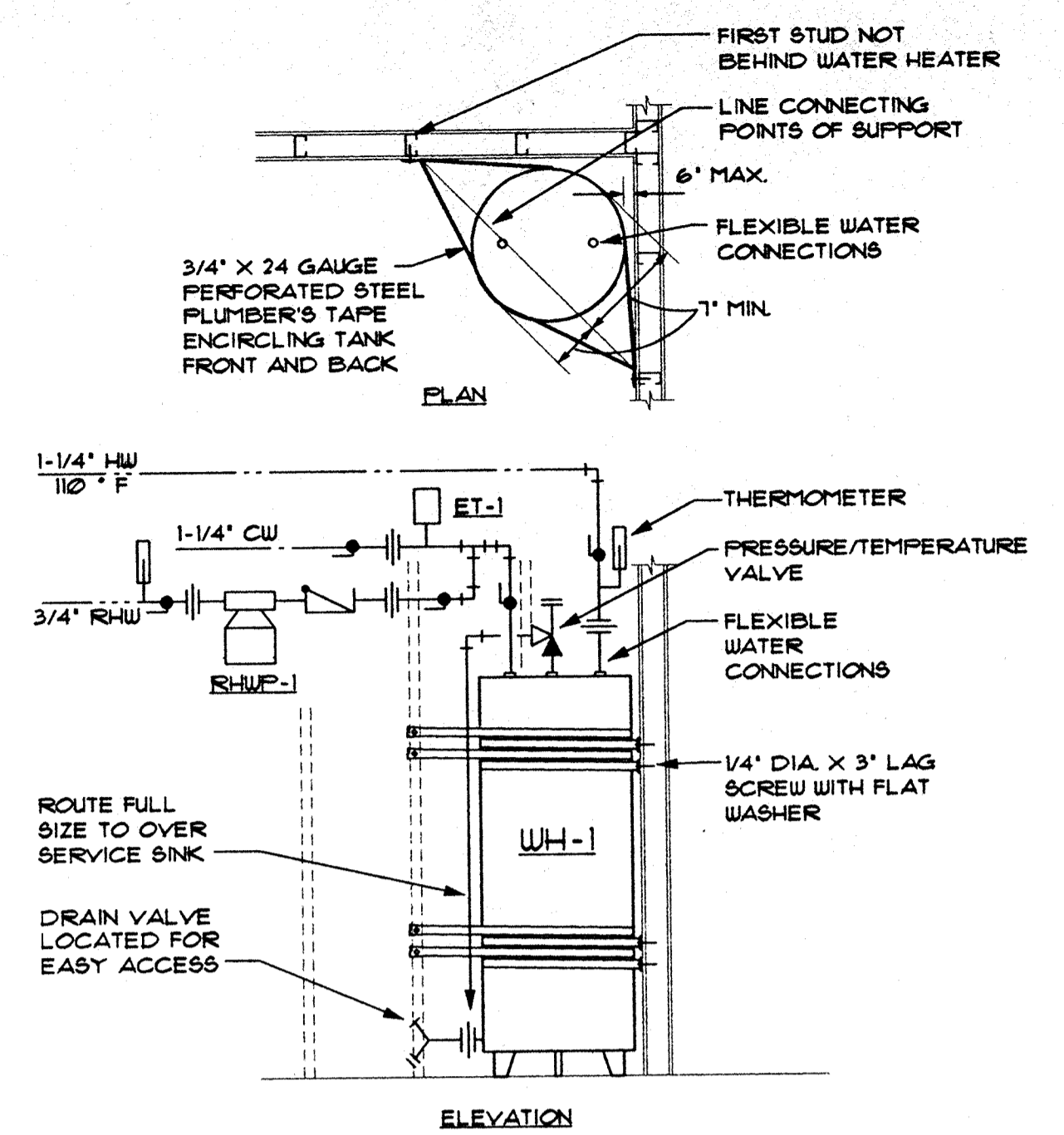
PROVIDE WCO WHERE SHOWN ON PLAN, AND ON SANITARY WASTE BRANCHES NOT SERVED WITH A FLOOR CLEANOUT. LOCATE ABOVE FIXTURE FLOOR, RIM WITHIN 4" OF FLOOR. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

1 WALL CLEANOUT DETAIL
 M7 DIAGRAMMATIC

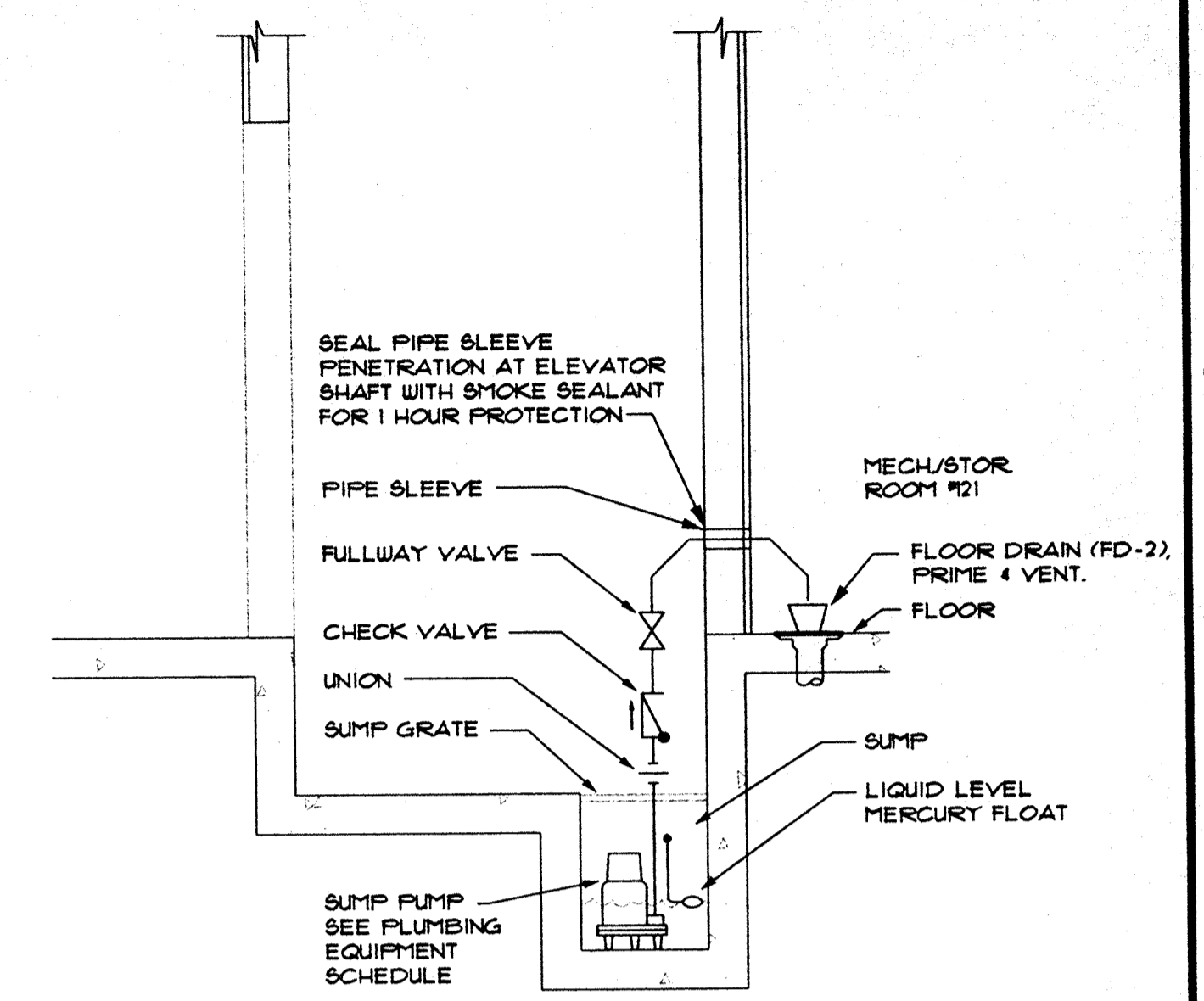


LOCATE AT ORIGIN OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. INSTALL PER LOCAL CODES FOR OTHER FCO REQUIREMENTS.

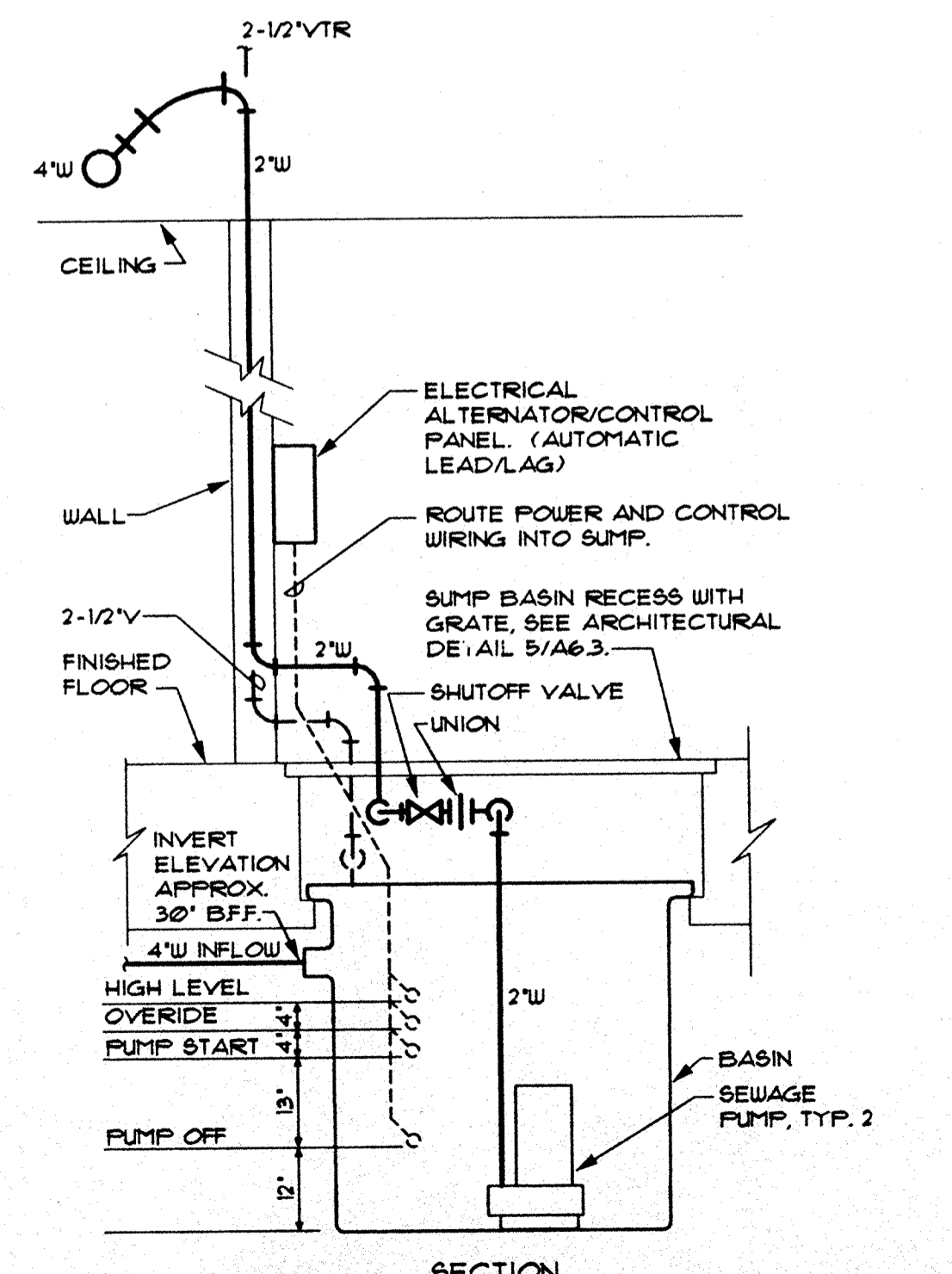
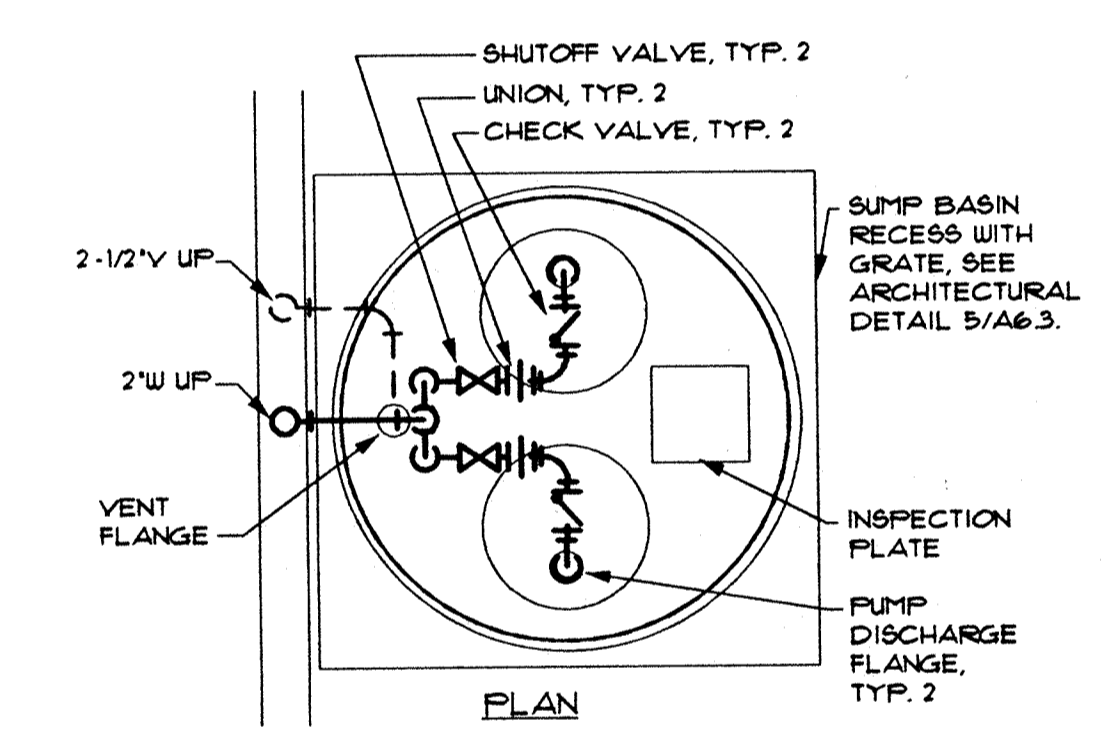
2 FLOOR CLEANOUT DETAIL
 M7 DIAGRAMMATIC



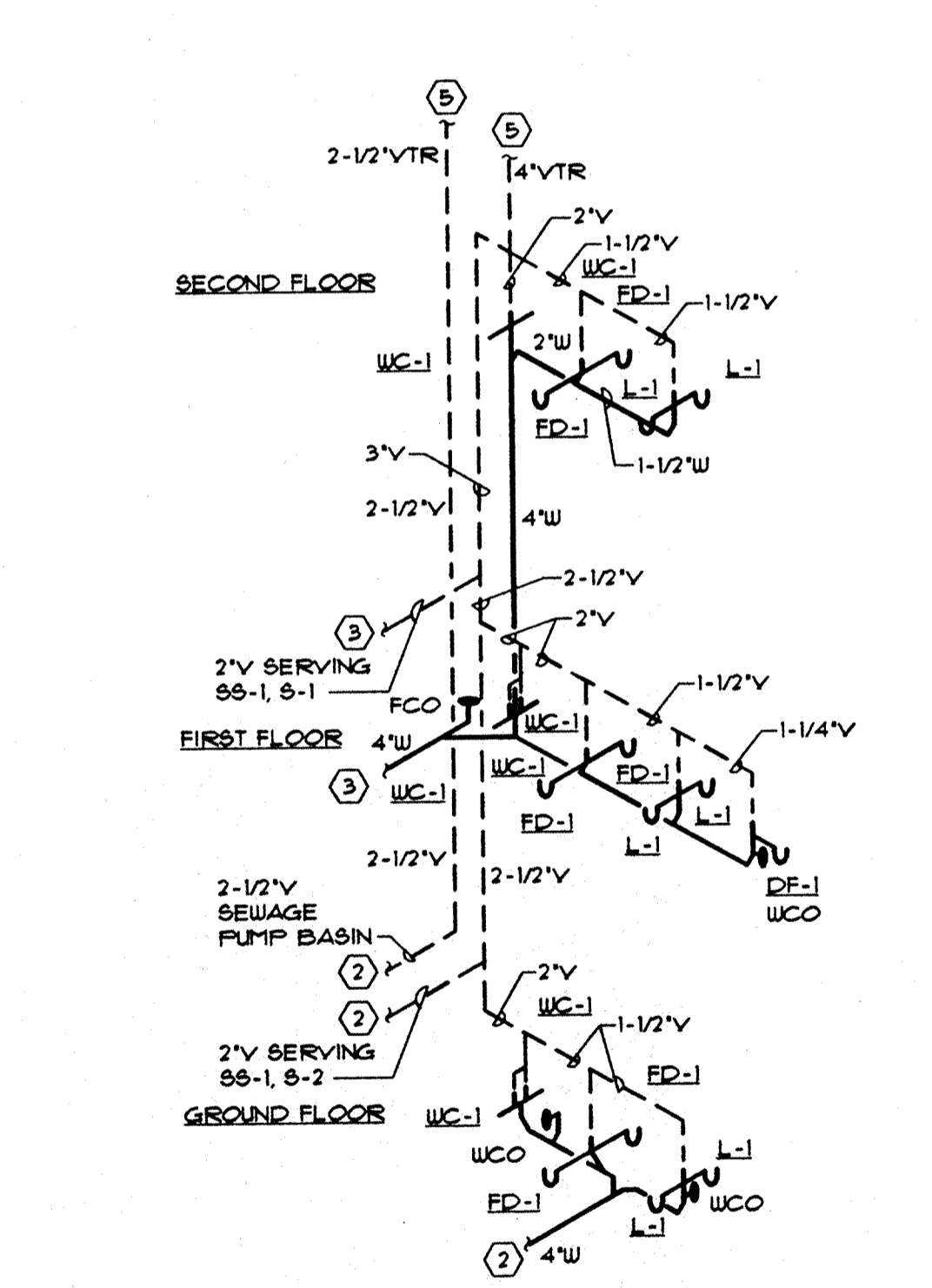
3 WATER HEATER DETAIL
 M7 DIAGRAMMATIC



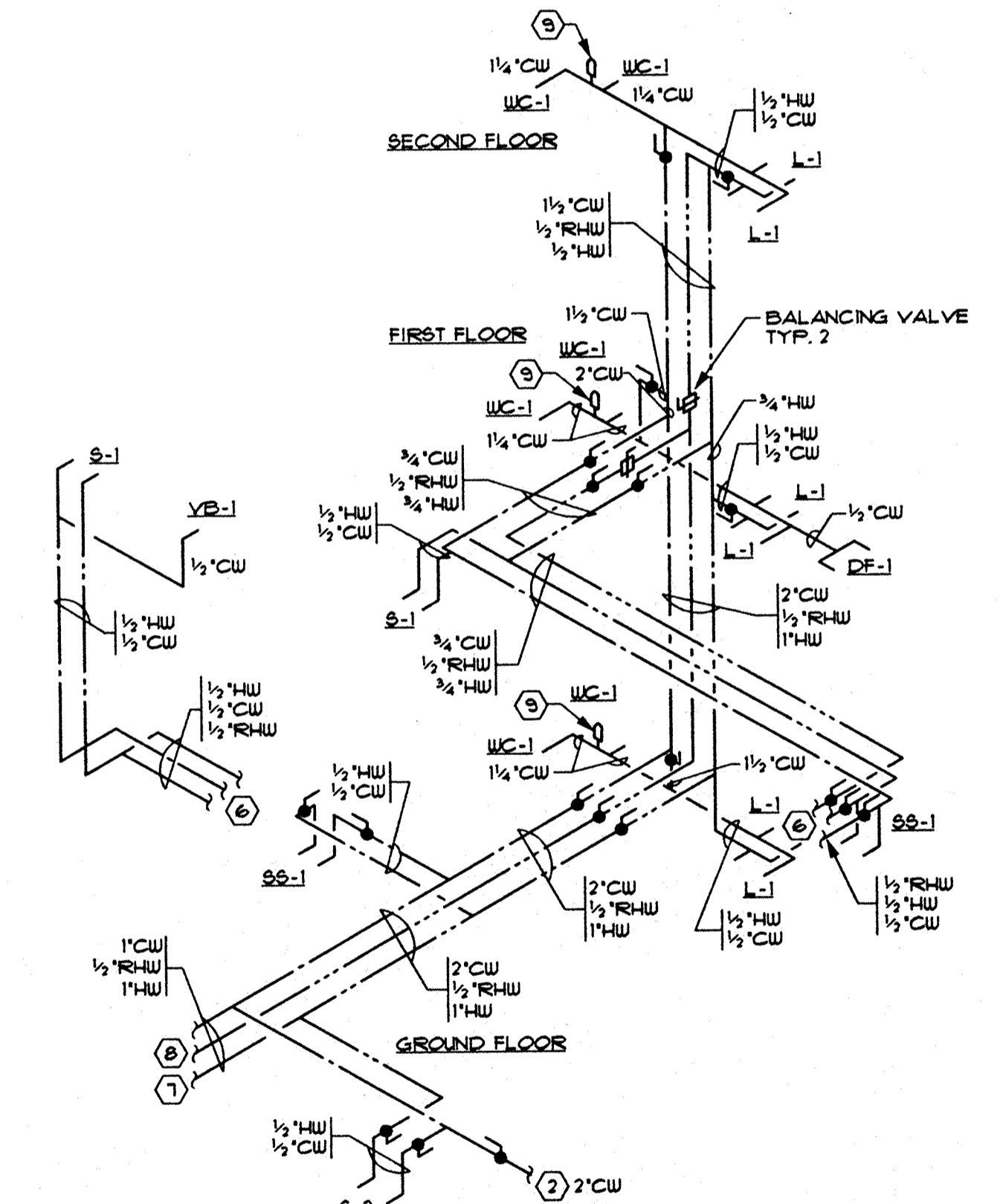
4 ELEVATOR SUMP PUMP
 M7 NO SCALE



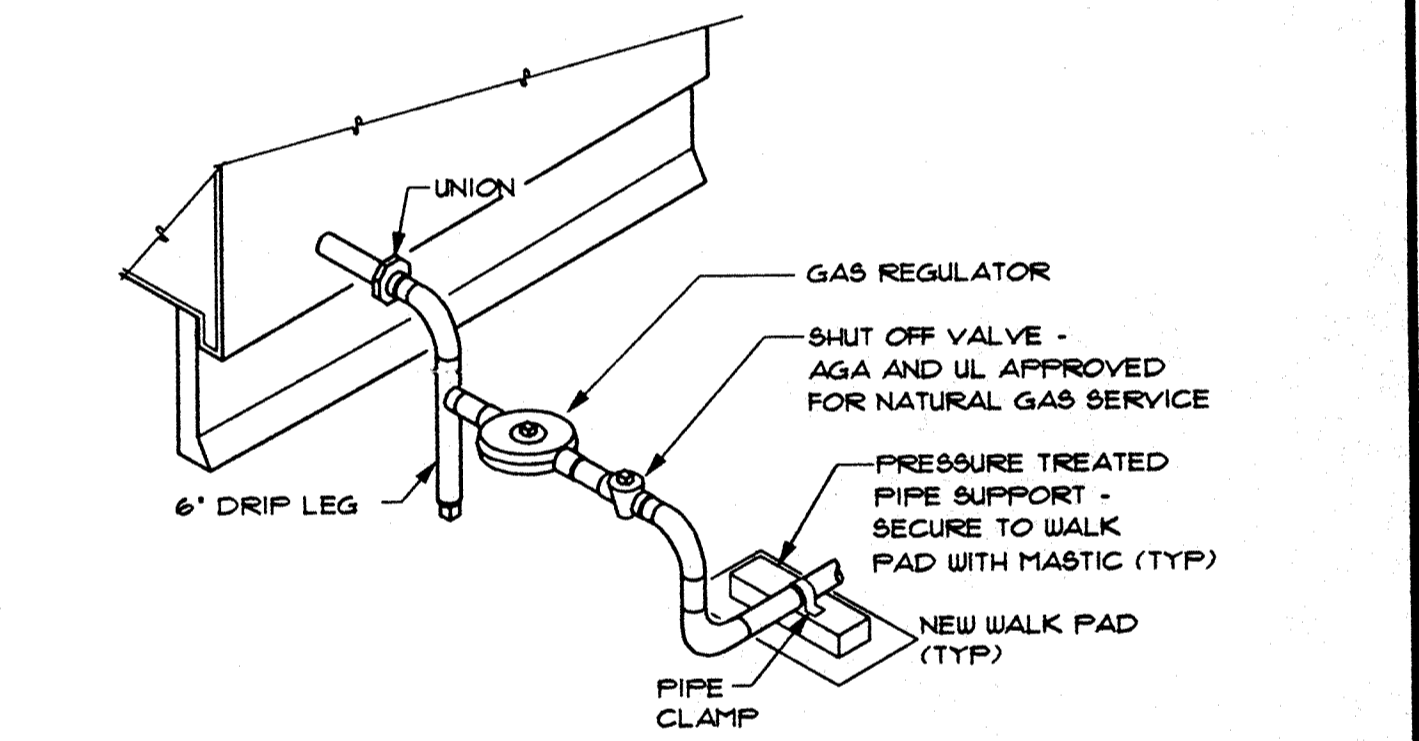
5 DUPLEX SEWAGE PUMP DETAIL
 M7 NO SCALE



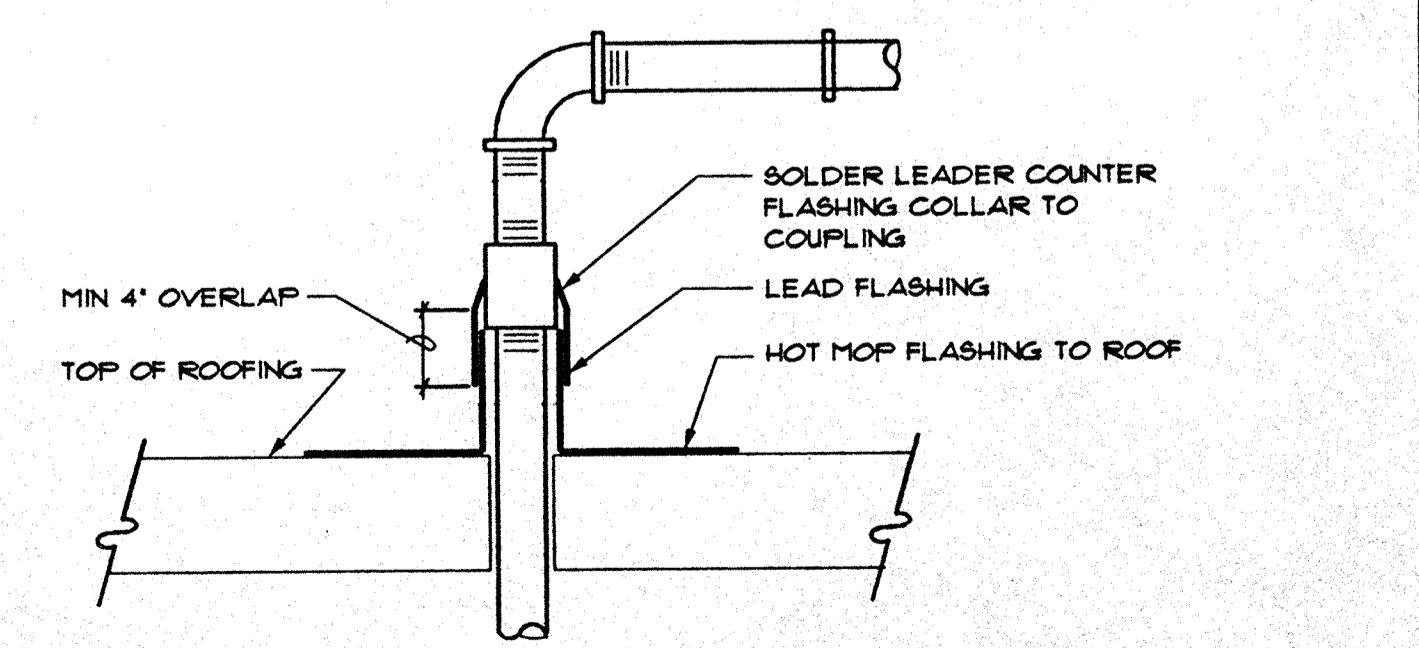
6 WASTE/VENT DIAGRAM
 M7 NO SCALE



7 WATER DIAGRAM
 M7 NO SCALE



8 EQUIPMENT GAS CONNECTION
 M7 NO SCALE



9 GAS PIPING ROOF PENETRATION
 M7 NO SCALE

SHEET NOTES

- 1 SEE GENERAL PLUMBING NOTES ON SHEET M1.
- 2 FOR CONTINUATION SEE GROUND FLOOR PLUMBING PLAN 1/M4.
- 3 FOR CONTINUATION SEE FIRST FLOOR PLUMBING PLAN 2/M4.
- 4 FOR CONTINUATION SEE SECOND FLOOR PLUMBING PLAN 1/M5.
- 5 FOR CONTINUATION SEE ROOF FLOOR PLUMBING PLAN 2/M5.
- 6 ROUTE 1/2" HOT WATER, 1/2" COLD WATER AND 1/2" RECIRCULATED HOT WATER IN CEILING SPACE OF GROUND FLOOR TO SERVE SINK S-1 LOCATED IN LUNCH ROOM #307.
- 7 1" COLD WATER AND 1" 110 DEGREE F HOT WATER TO WATER HEATER. SEE PLUMBING FLOOR PLAN 1/M4 FOR LOCATION. SEE WATER HEATER DETAIL ON M1 FOR PIPING DIAGRAM.
- 8 1/2" RECIRCULATED HOT WATER TO RECIRC. HOT WATER PUMP. SEE PLUMBING FLOOR PLAN 1/M4 FOR LOCATION. SEE WATER HEATER DETAIL ON M1 FOR PIPING DIAGRAM.
- 9 PROVIDE AND INSTALL P.D.I. CERTIFIED WATER HAMMER ARRESTOR SIZE 'B' WITH ACCESS PANEL.

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REGISTERED PROFESSIONAL ENGINEER
 12500
 GARY C. BARNES
 EXPIRES 12/31/99
 PLUMBING DETAILS & DIAGRAMS

PROJECT NO. 980311

SHEET

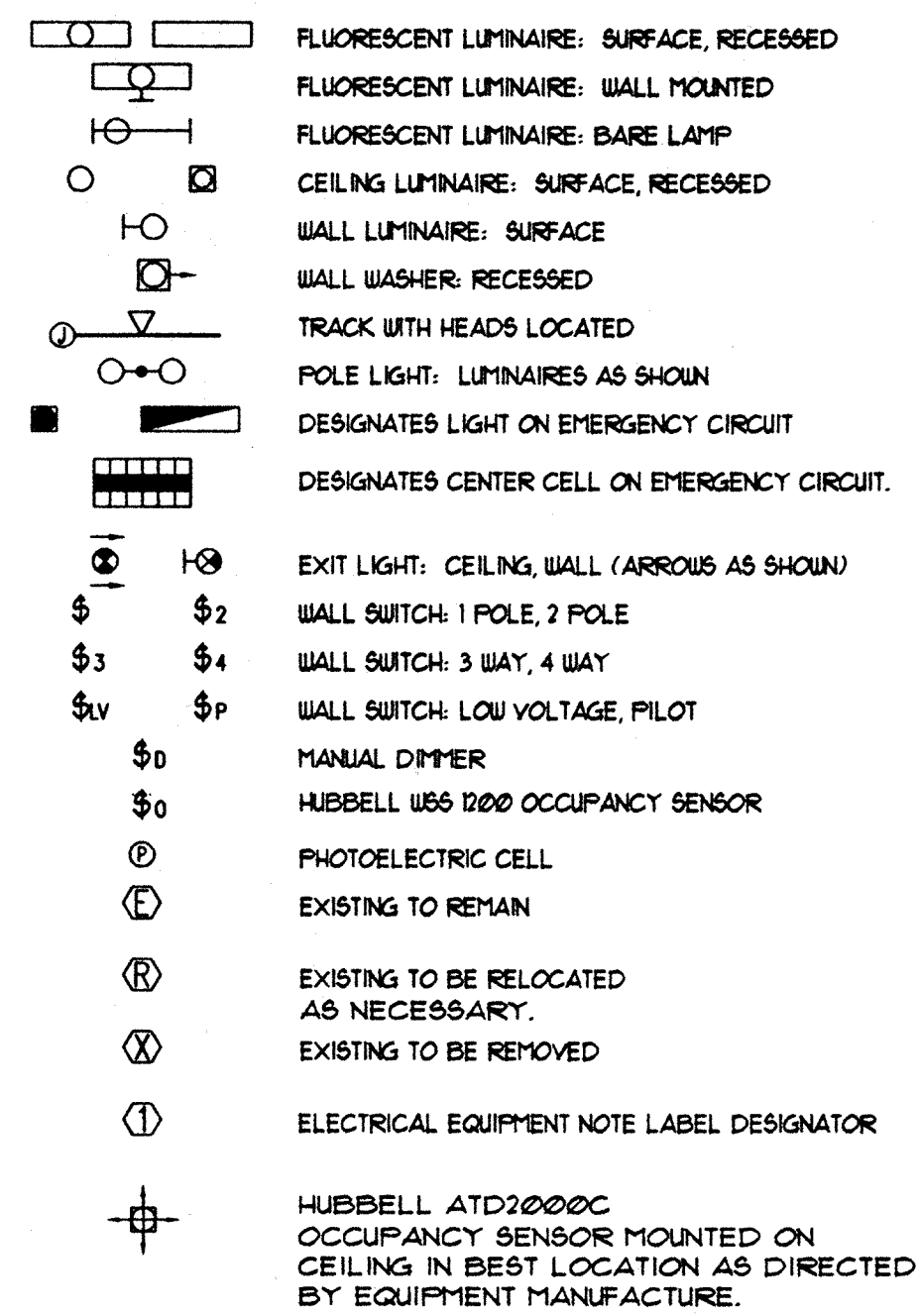
M7

A99009BA

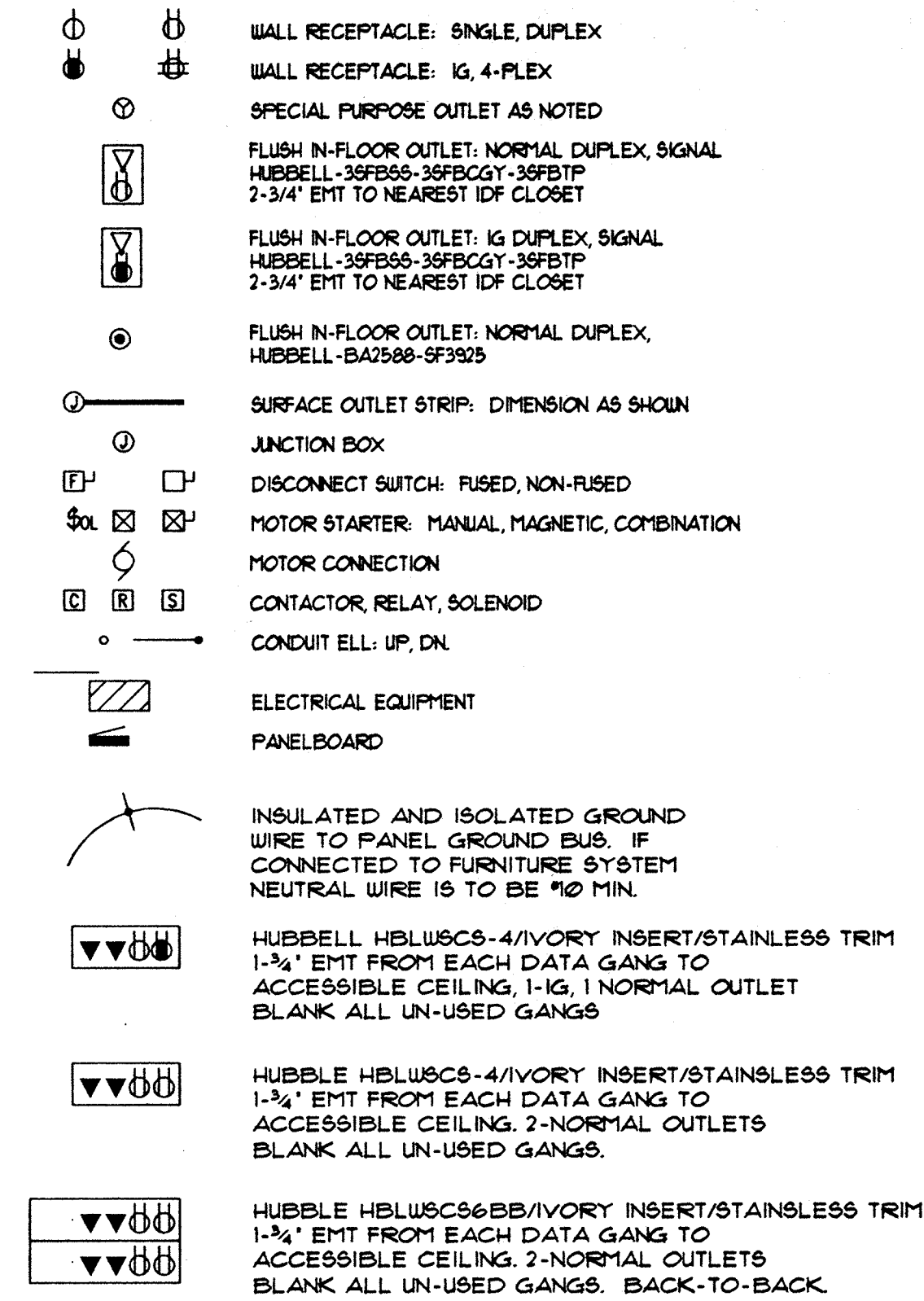
ELECTRICAL LEGEND

NOTE THAT NOT ALL SYMBOLS ARE USED.

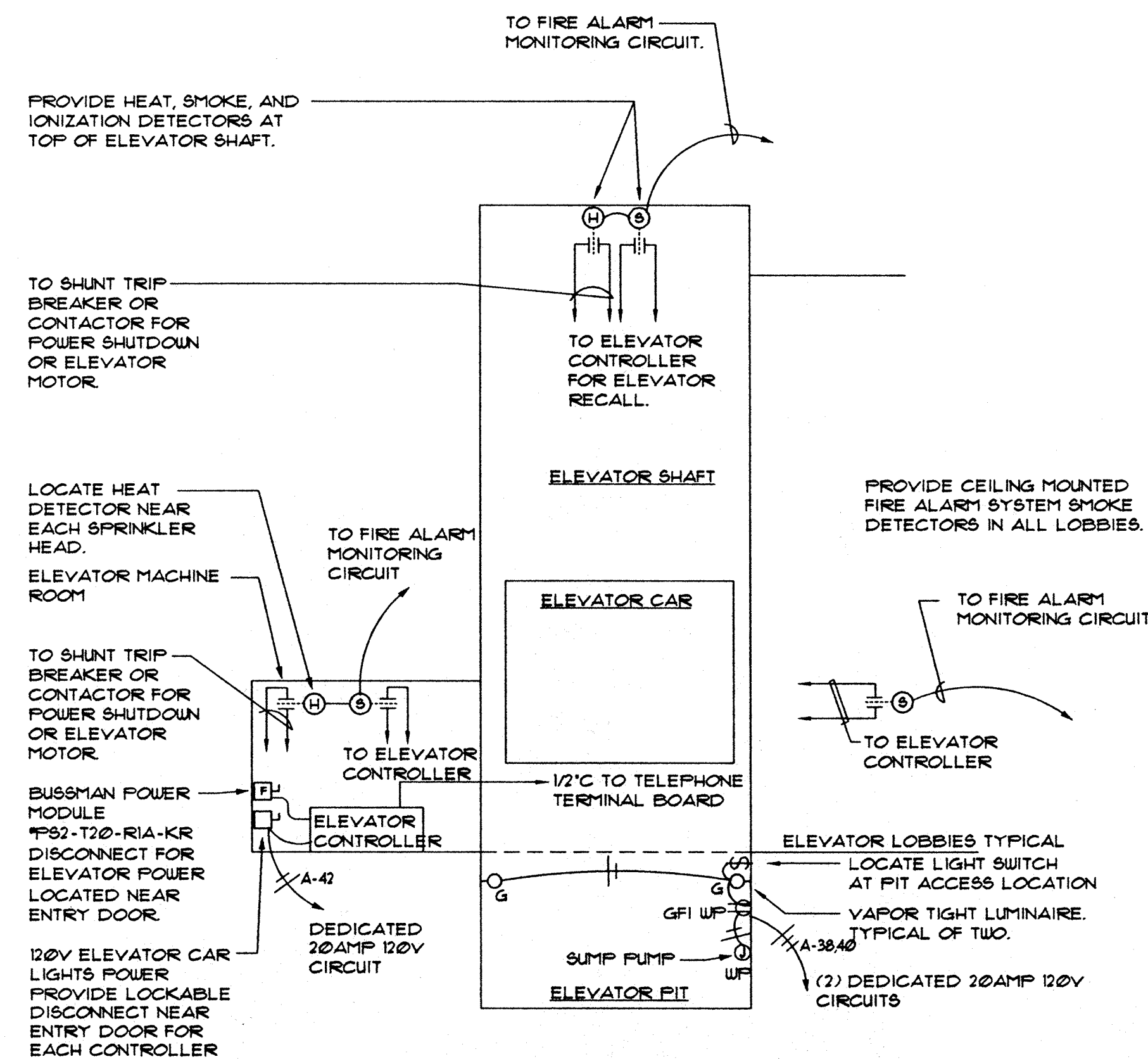
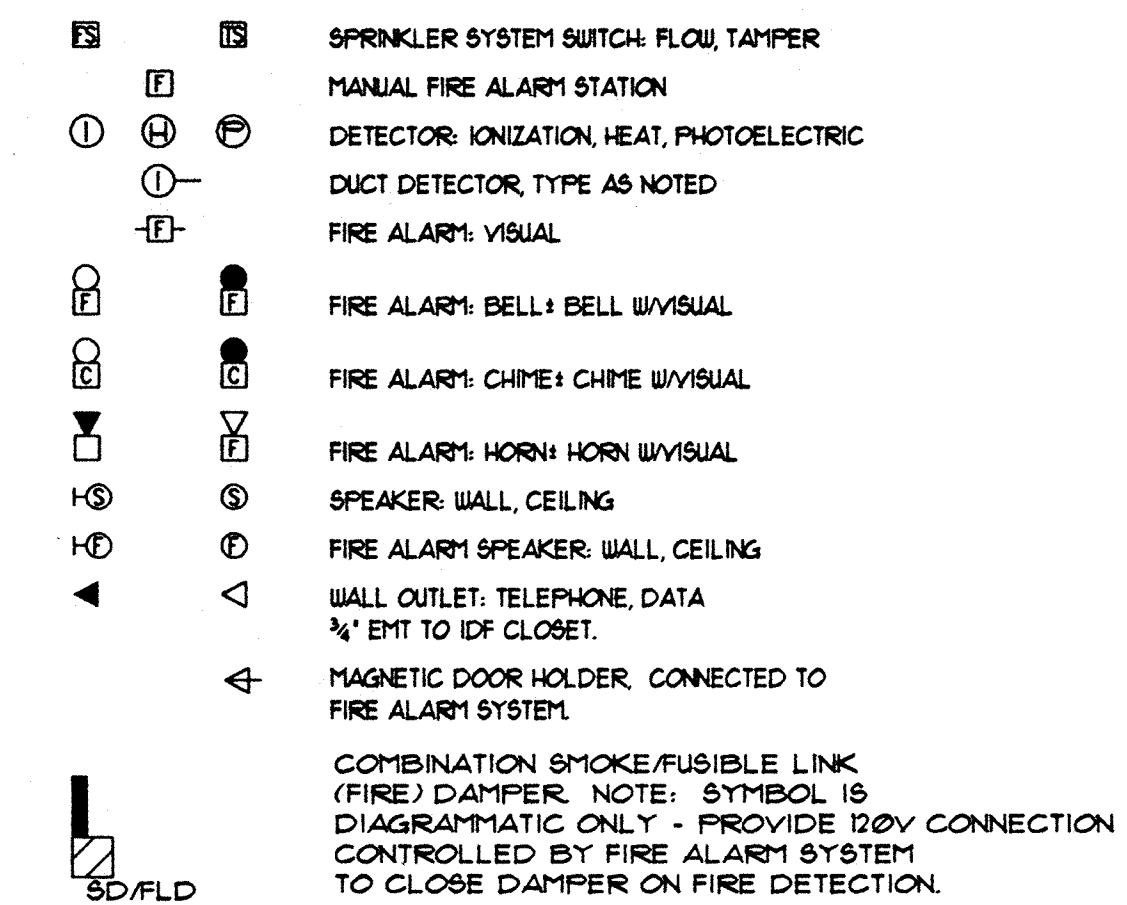
LIGHTING



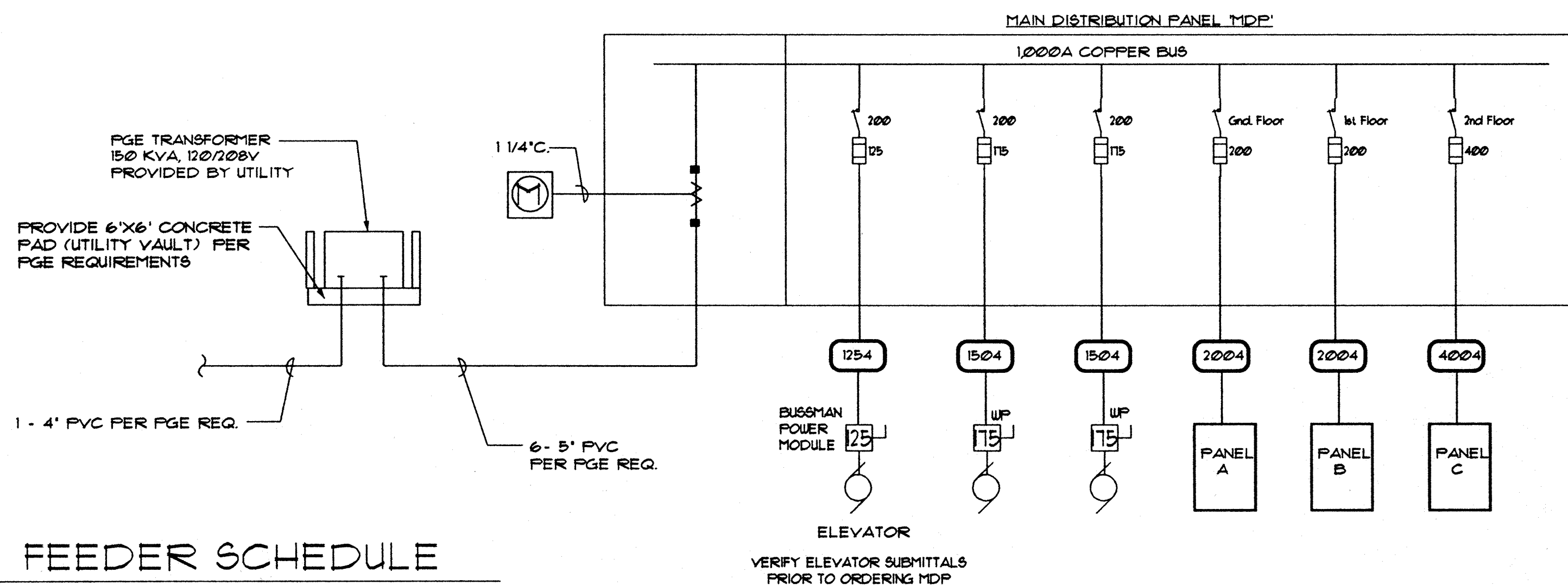
POWER



SIGNAL



2 ELEVATOR CONNECTION DETAIL
E1 NO SCALE



FEEDER SCHEDULE

60-4	60 AMP 4-4 CU, 1-1/2 GND. IN 1 1/4" C.
125-4	125 AMP 4-4 CU, 1-6 GND IN 1 1/4" C.
150-3	150 AMP 3-1/2 CU, 1-6 GND. IN 1 1/2" C.
200-4	200 AMP 4-3/2 CU, 1-6 GND. 2' C.
400-4	400 AMP 8-3/2 CU, 1-6 GND. 3' C.

1 120/208V, 3φ, 1,000A ONELINE RISER DIAGRAM
E1 NO SCALE

SET CHECKED BY: _____
PROJECT ENG: DEN
DESIGNER: _____
DRAWN BY: NIB
DATE: 7.16.99
REVISIONS:

NEWBERG CITY HALL
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REGISTERED PROFESSIONAL ENGINEER
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OREGON
DEC. 6, 1998
JOHN FRANK ROGERS
EXPIRES 12/31/00

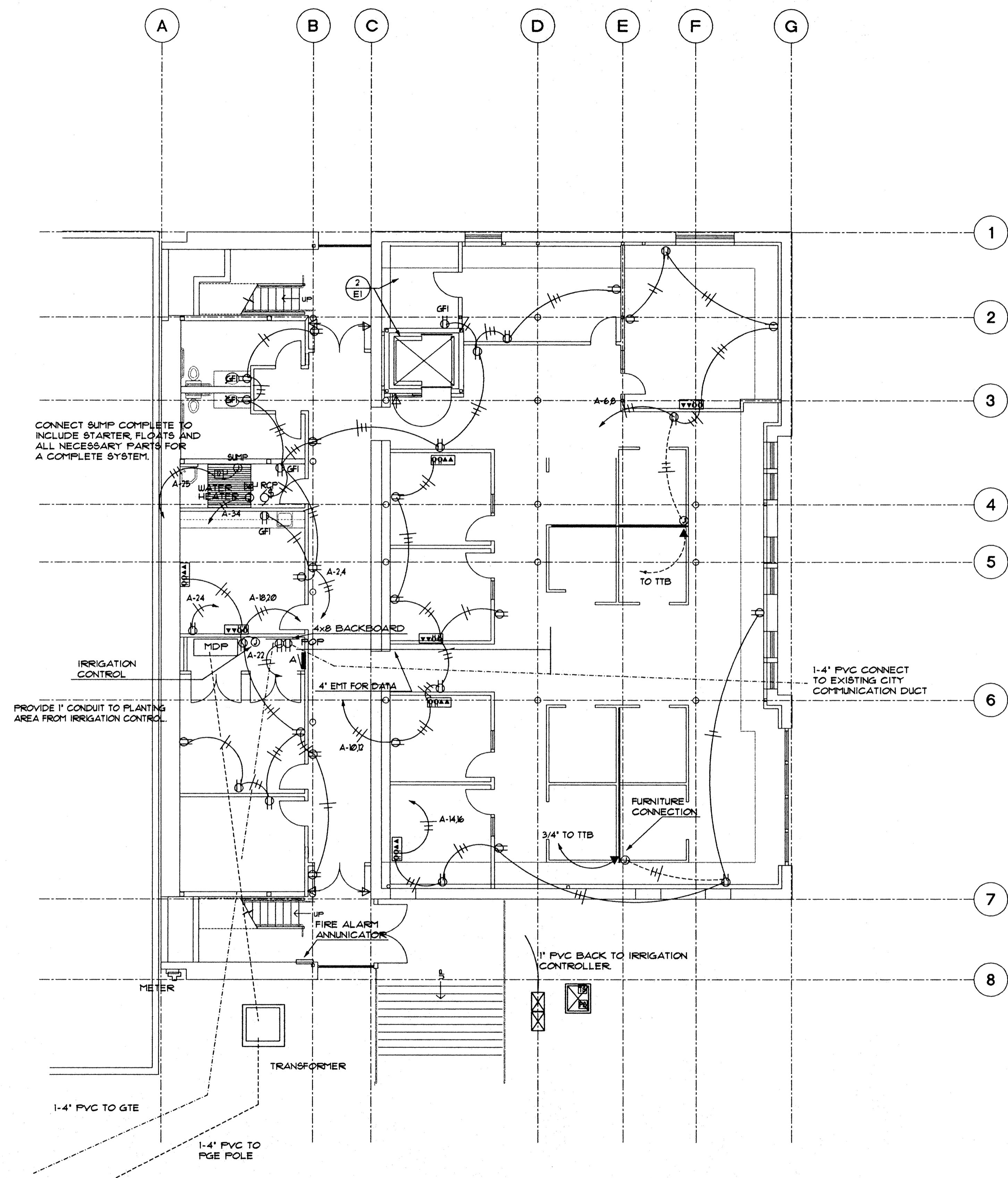
RISER SYMBOLS

PROJECT NO. 980311

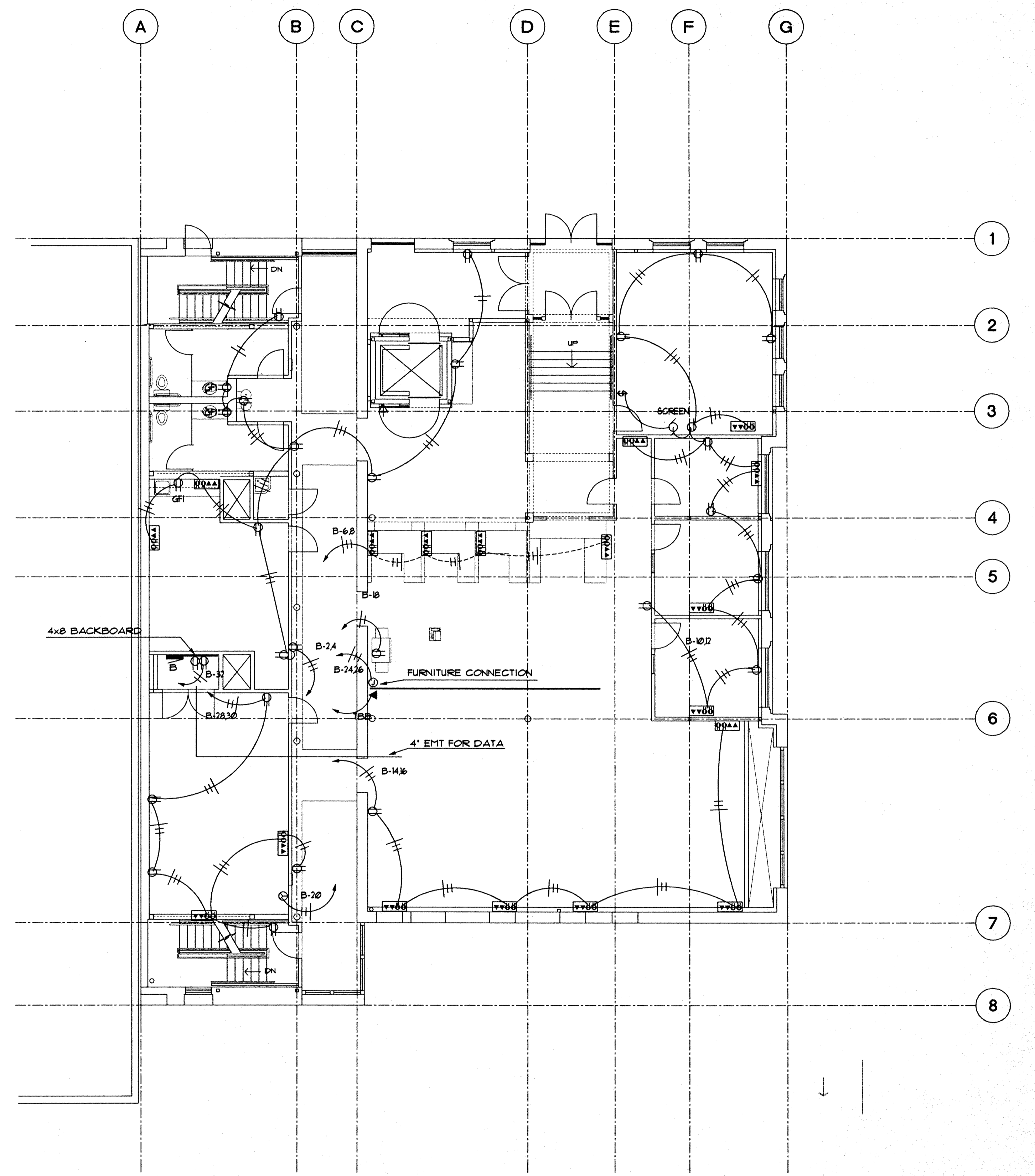
SHEET

E1

A990098B



1 GROUND FLOOR PLAN
 E2 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
 E2 SCALE: 1/8" = 1'-0"

GENERAL NOTE: ELECTRICAL POWER & LIGHTING PLANS ARE FOR GENERAL LAYOUT ONLY. SEE ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR SPECIFIC LOCATIONS OF FIXTURES & DEVICES.

A99 009BC

REVISIONS

NEWBERG CITY HALL
 CITY OF NEWBERG
 414 EAST FIRST STREET, NEWBERG, OREGON, 97132

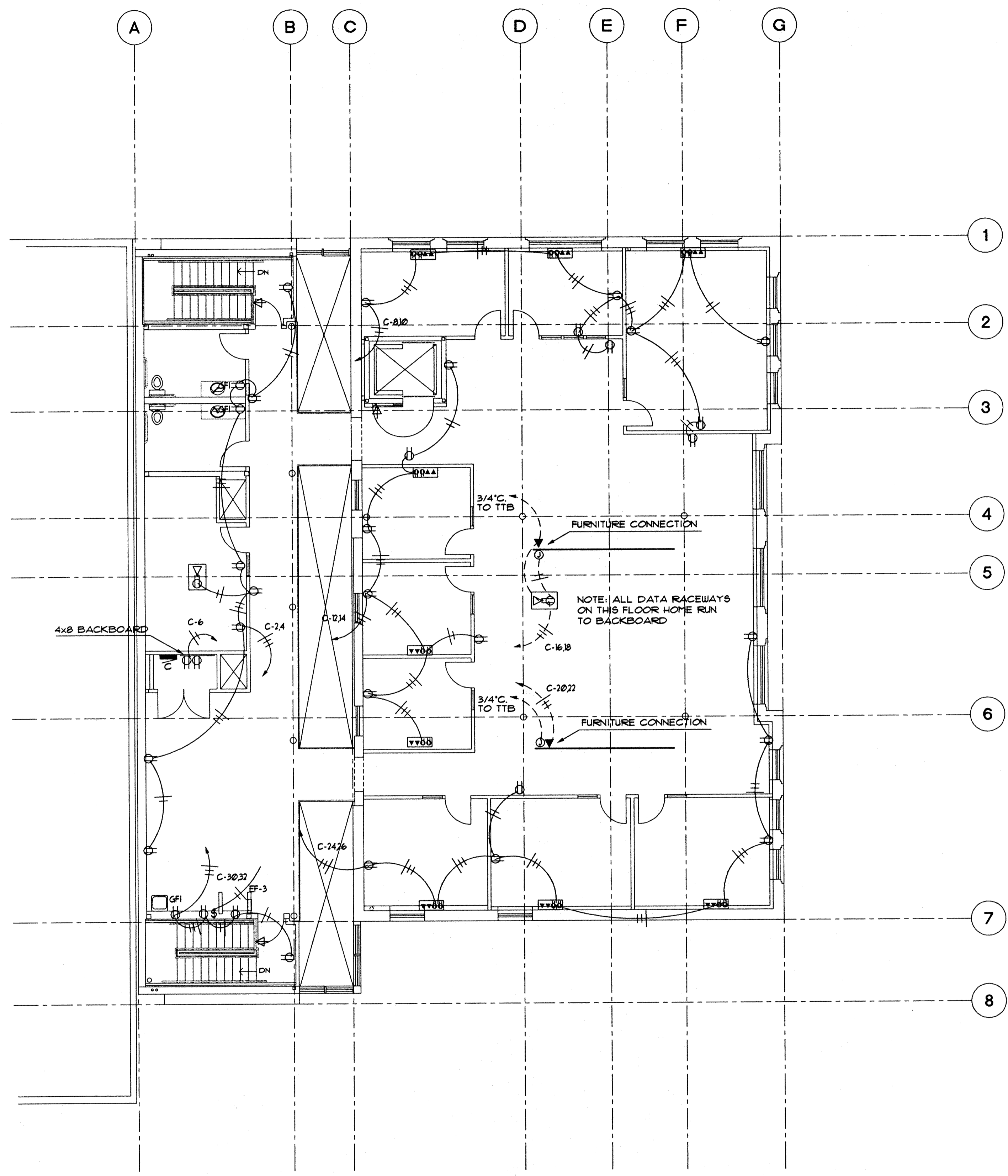
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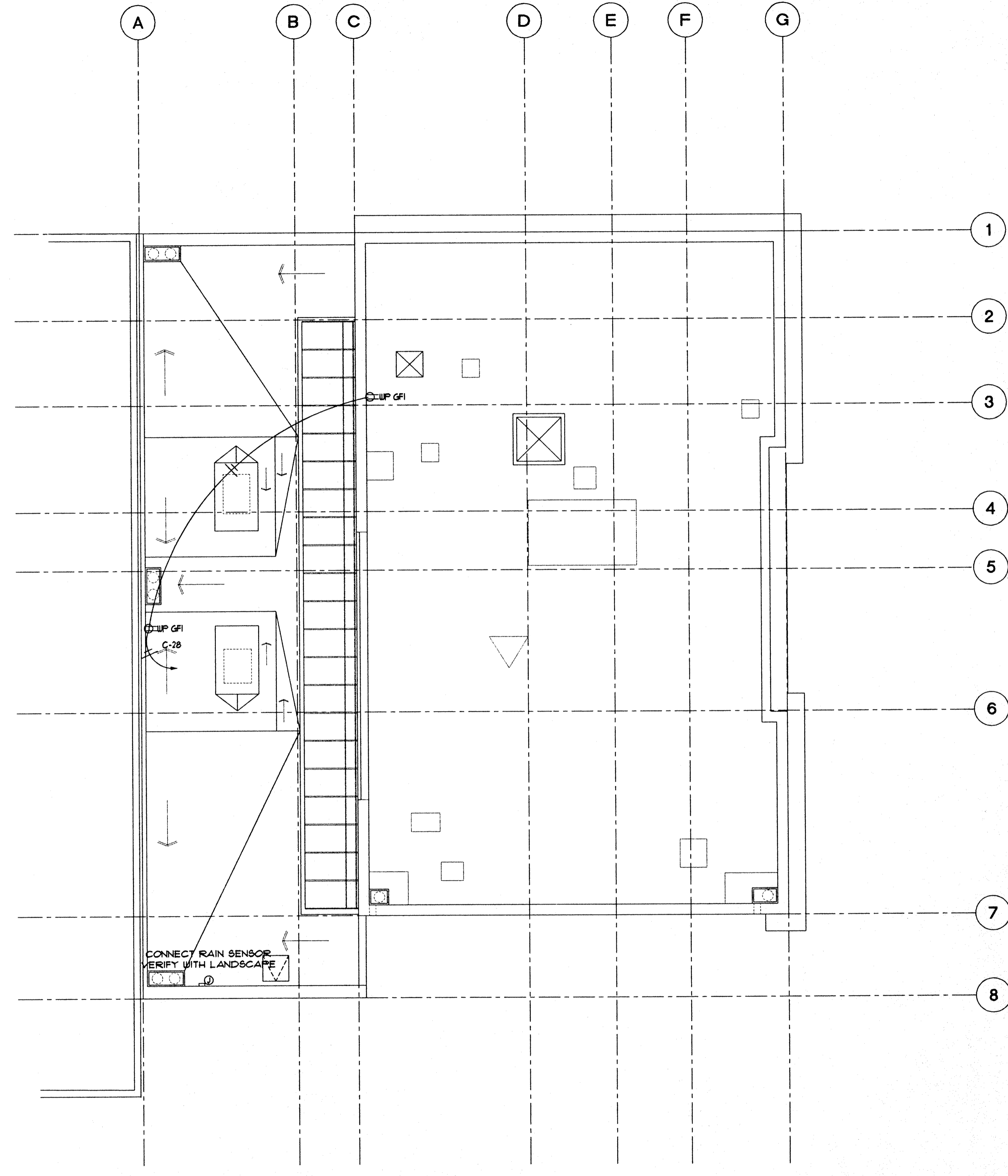
REGISTERED PROFESSIONAL
 ENGINEER
 18197
 JOHN FRANK ROBERTS
 OREGON
 DEC. 6, 1995
 EXPIRES 12/31/00
 POWER

PROJECT NO. 980311

SHEET
E3



1 SECOND FLOOR PLAN
 E3 SCALE: 1/8" = 1'-0"



2 ROOF PLAN
 E3 SCALE: 1/8" = 1'-0"

GENERAL NOTE: ELECTRICAL POWER & LIGHTING PLANS ARE FOR GENERAL LAYOUT ONLY. SEE ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR SPECIFIC LOCATIONS OF FIXTURES & DEVICES.

A990098D

SET CHECKED BY: _____
 PROJECT ENG: DEN
 DESIGNER: _____
 DRAWN BY: NIB
 DATE: 7.16.99

REVISIONS

NEWBERG CITY HALL
 CITY OF NEWBERG
 414 EAST FIRST STREET, NEWBERG, OREGON, 97132

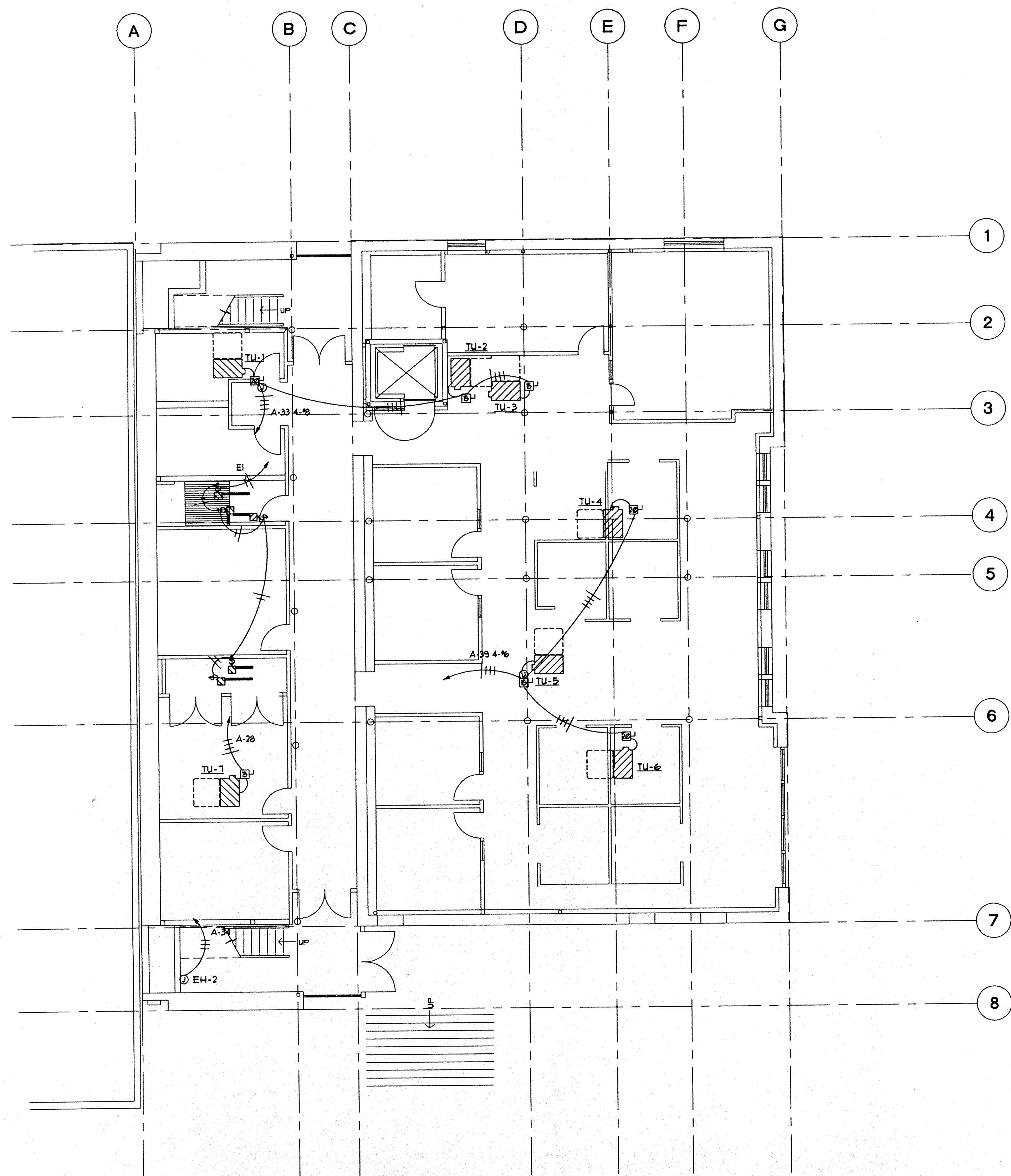
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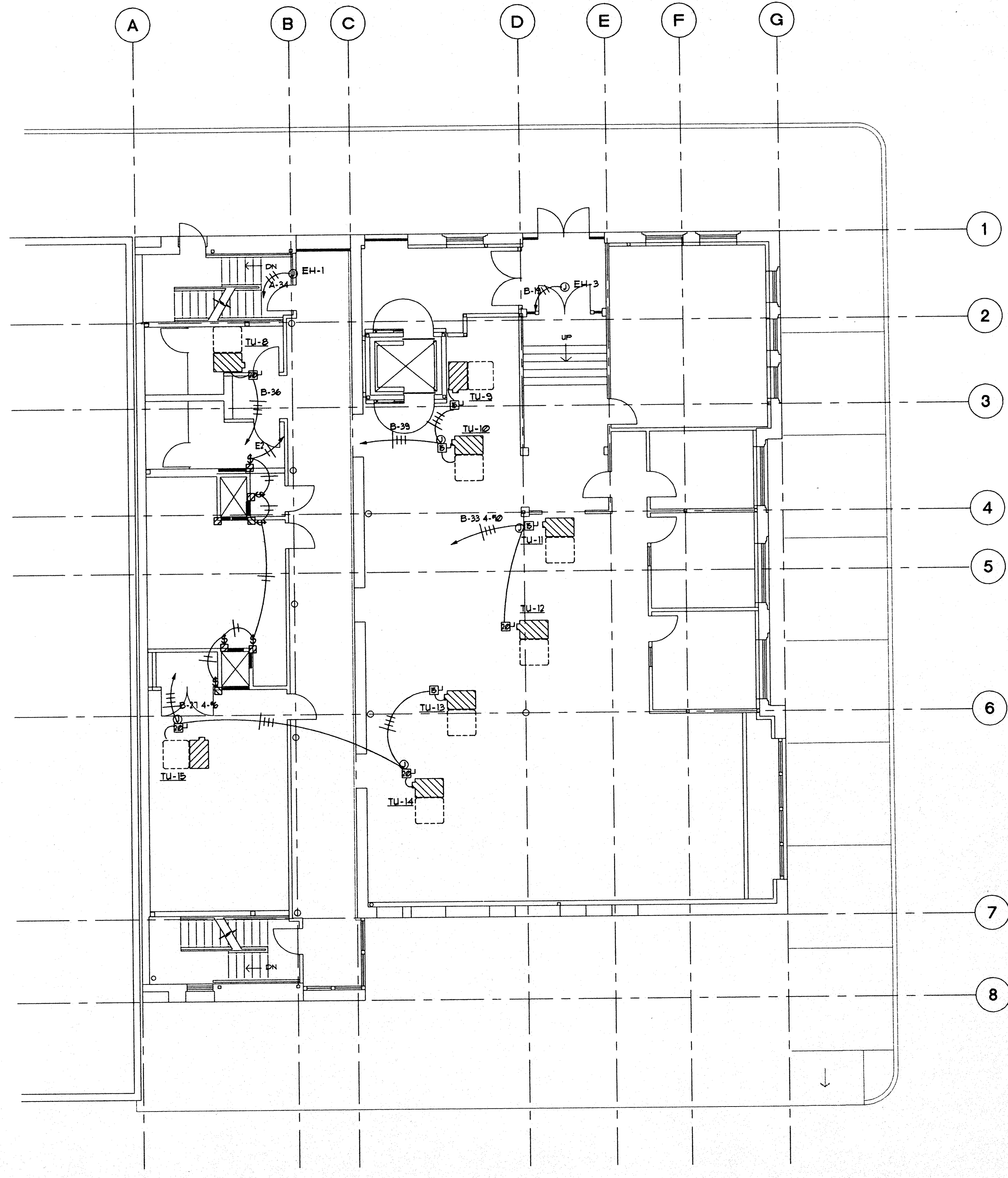
REGISTERED PROFESSIONAL
 ENGINEER
 18197
 John Frank Rogers
 OREGON
 DEC. 6, 1995
 JOHN FRANK ROGERS
 EXPIRES 12/31/00
 MECH. PVVR

PROJECT NO. 980311

SHEET
E6

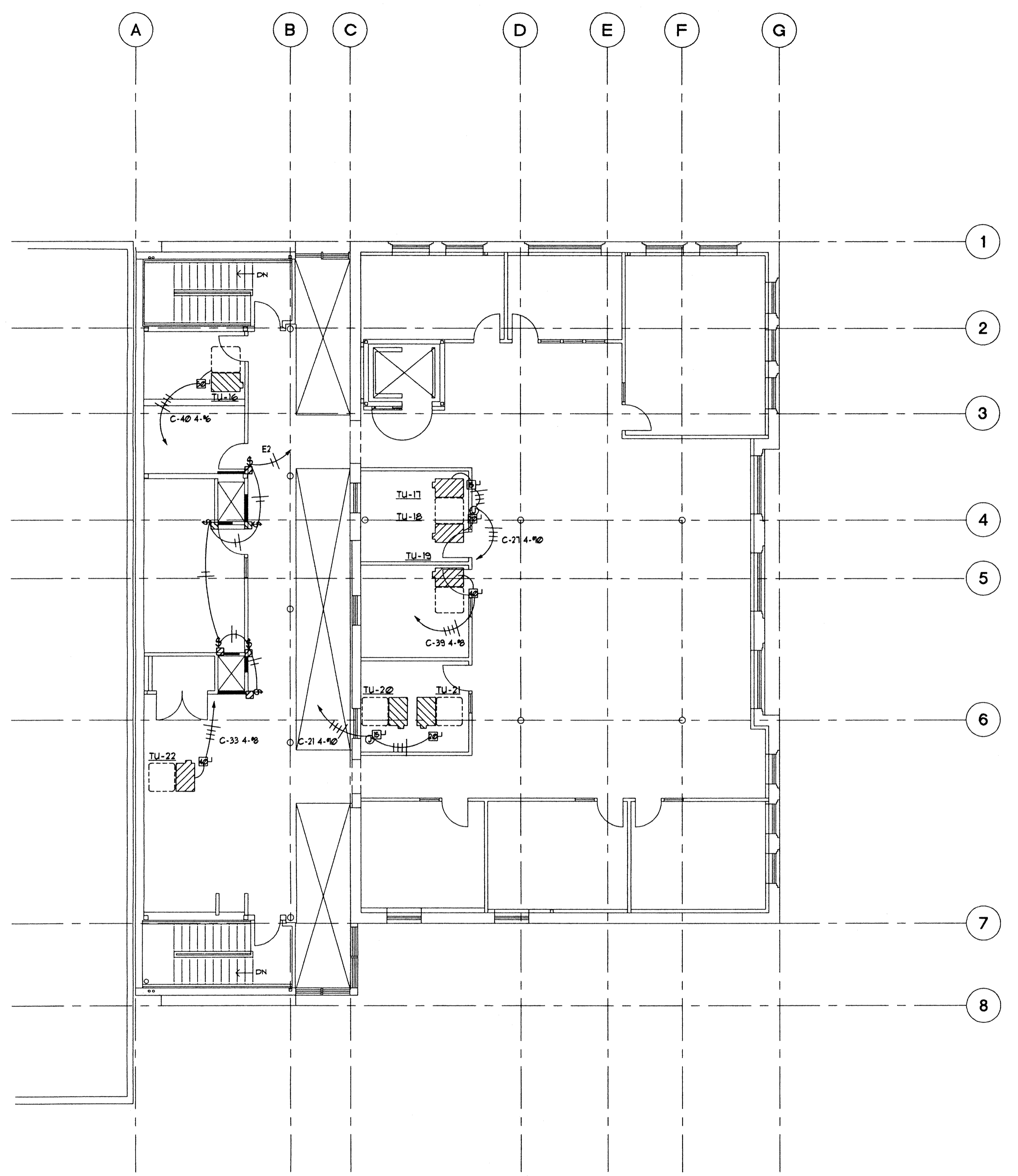


1 GROUND FLOOR PLAN
 E6 SCALE: 1/8" = 1'-0"

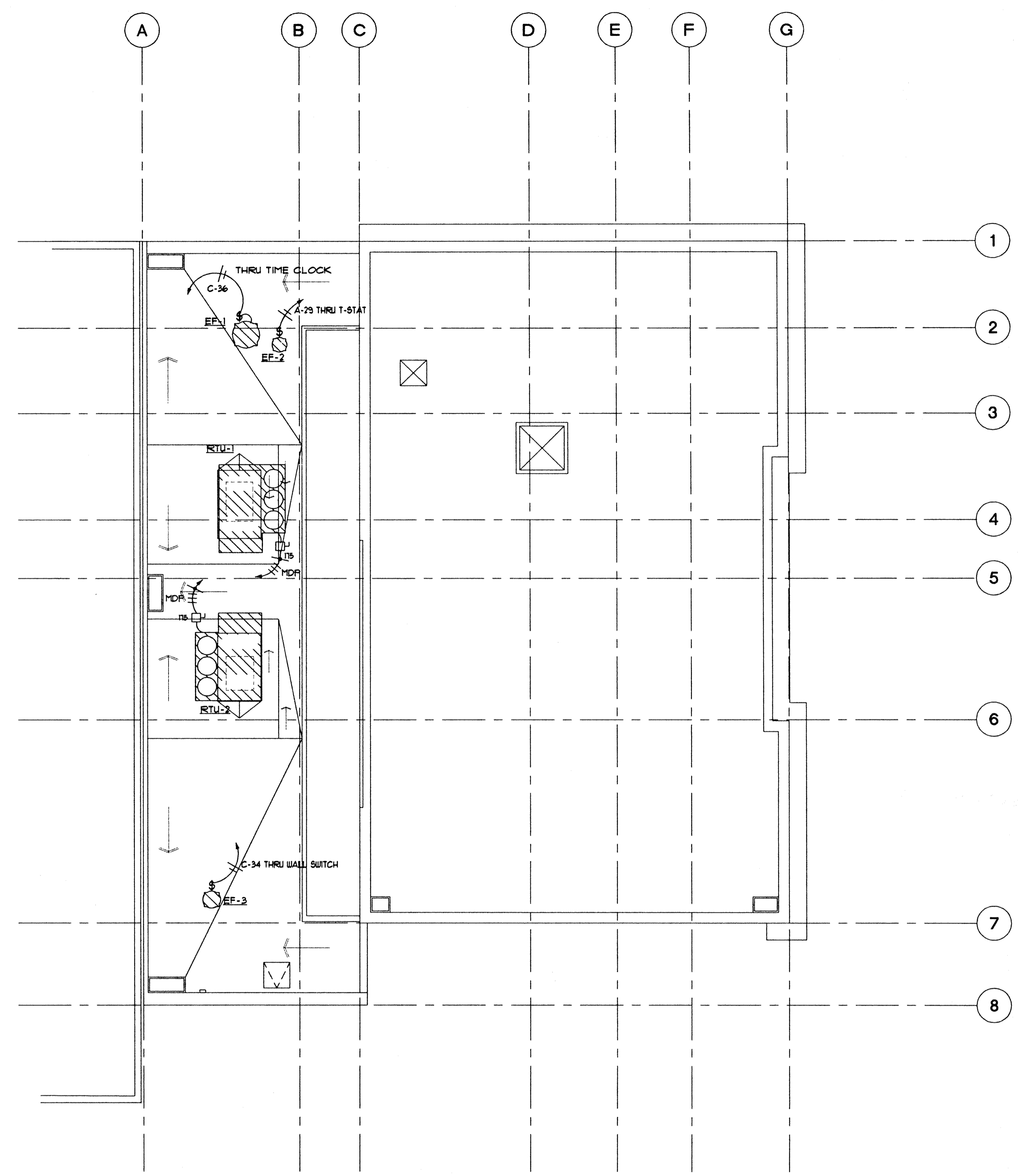


2 FIRST FLOOR PLAN
 E6 SCALE: 1/8" = 1'-0"

A99009C



1 SECOND FLOOR PLAN
 E7 SCALE: 1/8" = 1'-0"



2 ROOF PLAN
 E7 SCALE: 1/8" = 1'-0"

A99009D

ABBREVIATIONS

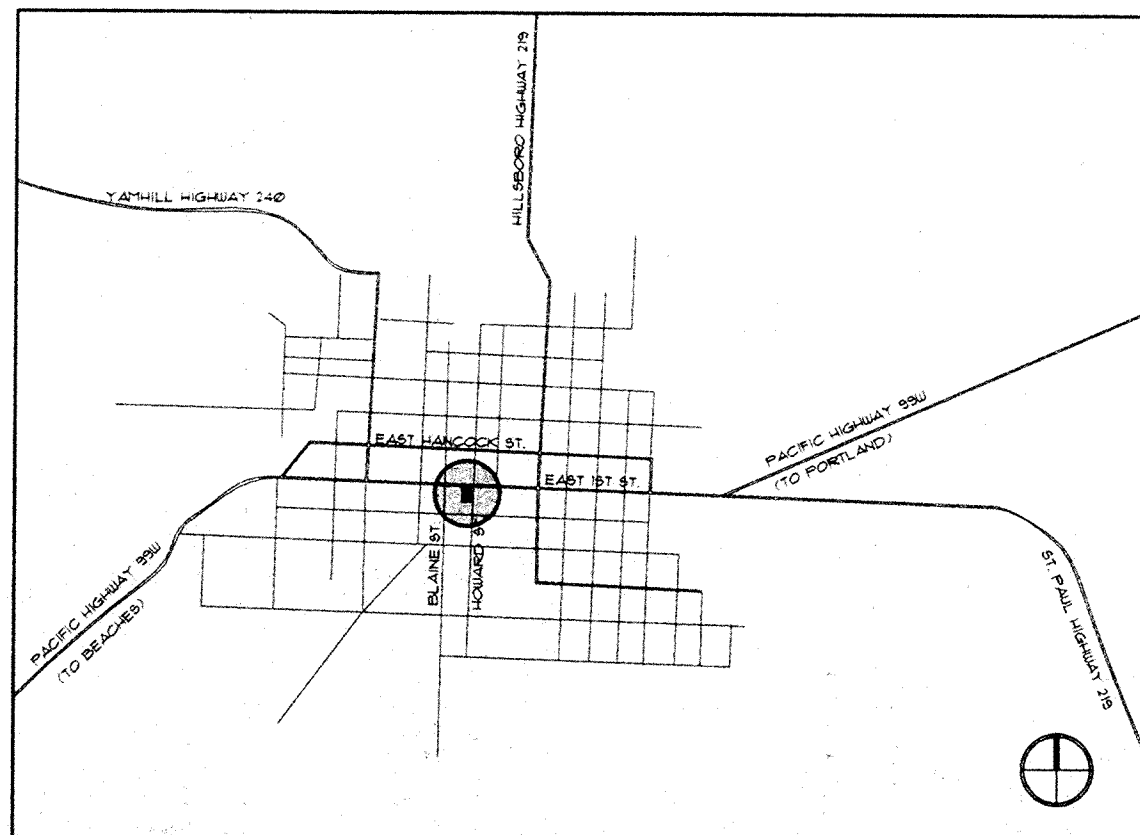
Table of abbreviations for building materials and components, including terms like ANGLE, APPROXIMATELY, ANCHOR BOLT, AIR CONDITIONING, etc.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWING: DO NOT SCALE DRAWING TO DETERMINE ANY LOCATIONS...

THE WRITTEN AGREEMENT, DRAWINGS, SPECIFICATIONS AND ANY ADDENDA COMPRISE THE CONTRACT FOR THIS PROJECT. THEY SHALL BE TREATED AS ONE ENTITY EQUALLY, WITHOUT PRIORITY.

VICINITY MAP



PROJECT DIR.

OWNERS: City of Newberg, PO Box 910, Newberg, OR 97132.
ARCHITECT: SERA Architects P.C., 123 NW Second Avenue, Portland, OR 97209.
STRUCTURAL: KFFF Consulting Engineers, 111 SW Fifth Avenue, Suite 2500, Portland, OR 97204-3628.

SYMBOLS

- Legend for symbols including CHU, CONCRETE, BRICK, SHAFT WALL, RIGID INSULATION, STEEL STUDS, ACOUSTIC/THERMAL INSULATION, FLOOR PLAN, and DRAWING REVISION symbols.

DWG. INDEX

Table listing drawing sheets and their contents, such as G GENERAL INFORMATION, C1 CIVIL UTILITY PLAN, L1 PLANTING PLAN, A1.1 DEMO PLAN, and M1 MECH. SCHEDULES.

CODE INFORMATION

1997 UBC WITH 98-OSSC AMENDMENTS
CITY OF NEWBERG, DEVELOPMENT CODE 1 JAN 98
COMPREHENSIVE PLAN TEXT 4 NOV 96
BUILDING ADDRESS: 414 EAST FIRST STREET, NEWBERG, OR 97132

SET CHECKED BY: PROJECT MANAGER
PROJECT DESIGNER: QA
PROJ. INT. DESIGNER:
PROJECT ASSISTANT:

REVISIONS
L1 PLANTING PLAN IRRIGATION PLAN DETAILS

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PRESERVING OUR HISTORY
DESIGNING THE FUTURE

REGISTERED ARCHITECT
DONALD F. STANAWAY II
PORTLAND, OREGON
STATE OF OREGON

GENERAL INFORMATION SHEET

PROJECT NO. 981701

SHEET

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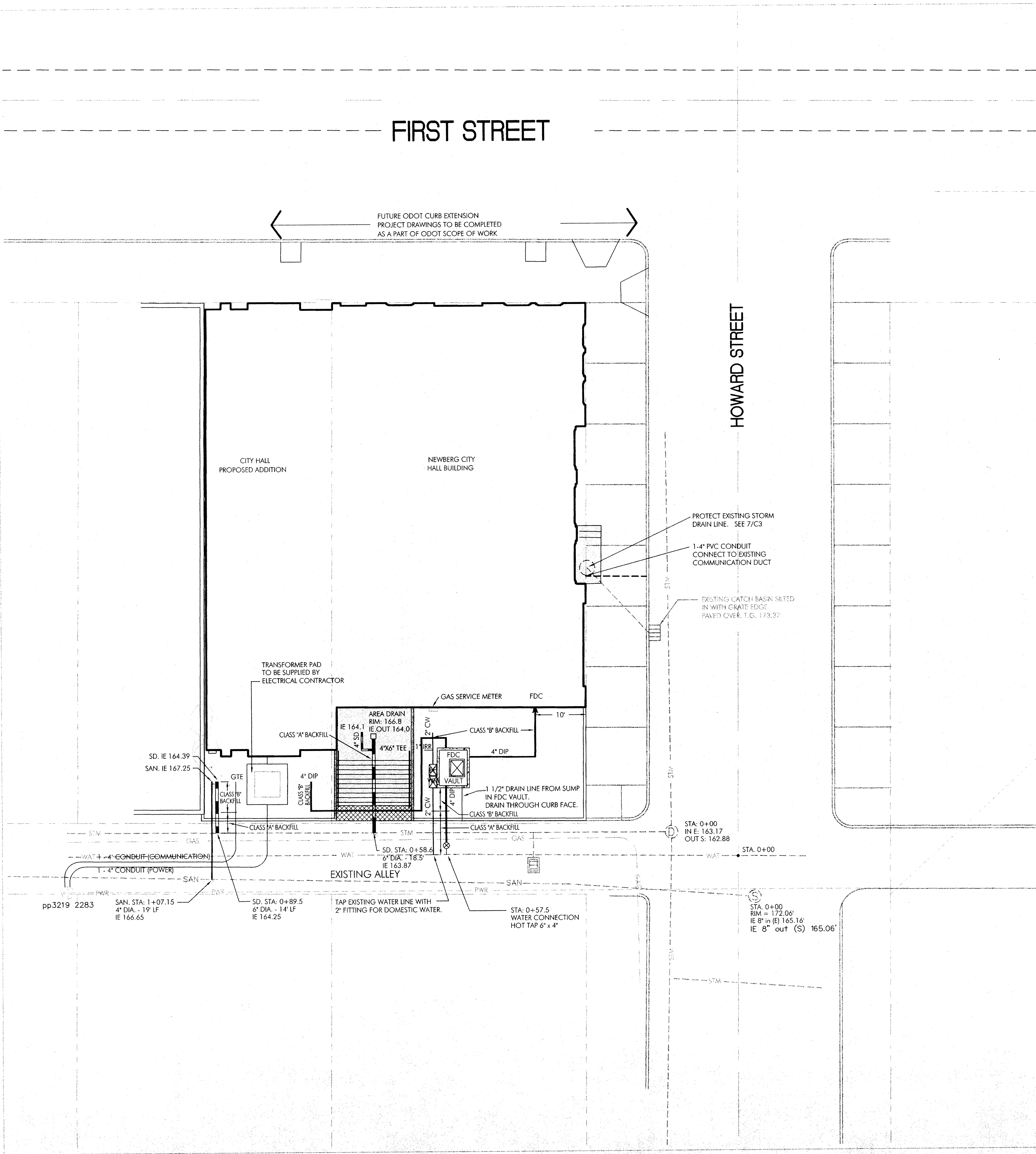
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 PROJECT ASSISTANT: _____
 JOB CAPTAIN: _____
 QA: _____
 DRAWN BY: AAR
 DATE: 07.16.92

REVISIONS

GENERAL NOTES: UTILITY PLAN

1. SEE SHEET A2.1 FOR FDC VAULT AND ELECTRICAL TRANSFORMER PAD LOCATION.
2. SEE DETAIL S/C3 FOR CLASS "A" AND CLASS "B" BACKFILL.
3. LOCATION OF EXISTING SANITARY SEWER LATERAL IS UNKNOWN. CONTRACTOR TO LOCATE AND NOTIFY CIVIL ENGINEER AND ARCHITECT OF ANY CONFLICTS. THE INVERT ELEVATION IS APPROXIMATELY 166.0.
4. ALL WATER PIPE, EXCEPT RUN FROM MAIN TO FDC VAULT, MUST BE RESTRAINED BY MECHANICAL MEANS PER MANUFACTURERS SPECIFICATIONS.

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LEGEND

- STM --- EXISTING STORM SEWER
- GAS --- EXISTING NATURAL GAS
- WAT --- EXISTING WATER
- SAN --- EXISTING SANITARY SEWER
- PWR --- EXISTING POWER
- PROPERTY LINE
- FDC FIRE DEPARTMENT CONNECTION
- IE INVERT ELEVATION
- CW DOMESTIC COLD WATER
- DIP DUCTILE IRON PIPE
- IRR IRRIGATION WATER
- SD STORM DRAIN
- SAN SANITARY SEWER
- WM WATER METER
- BF BACKFLOW VALVE
- [Hatched Box] DETECTABLE WARNING STRIP
- [White Box] NEW SIDEWALK
- [Dashed Line] STORM DRAIN LINE

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REGISTERED PROFESSIONAL
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 14,758
Andrew A. Reitter
 OREGON
 JAN. 23, 1998
 ANDREW A. REITTER

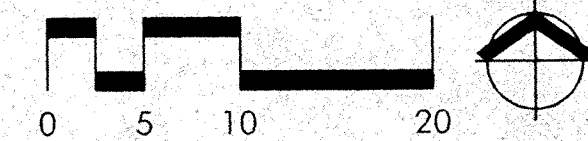
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UTILITY PLAN

PROJECT NO. 991521

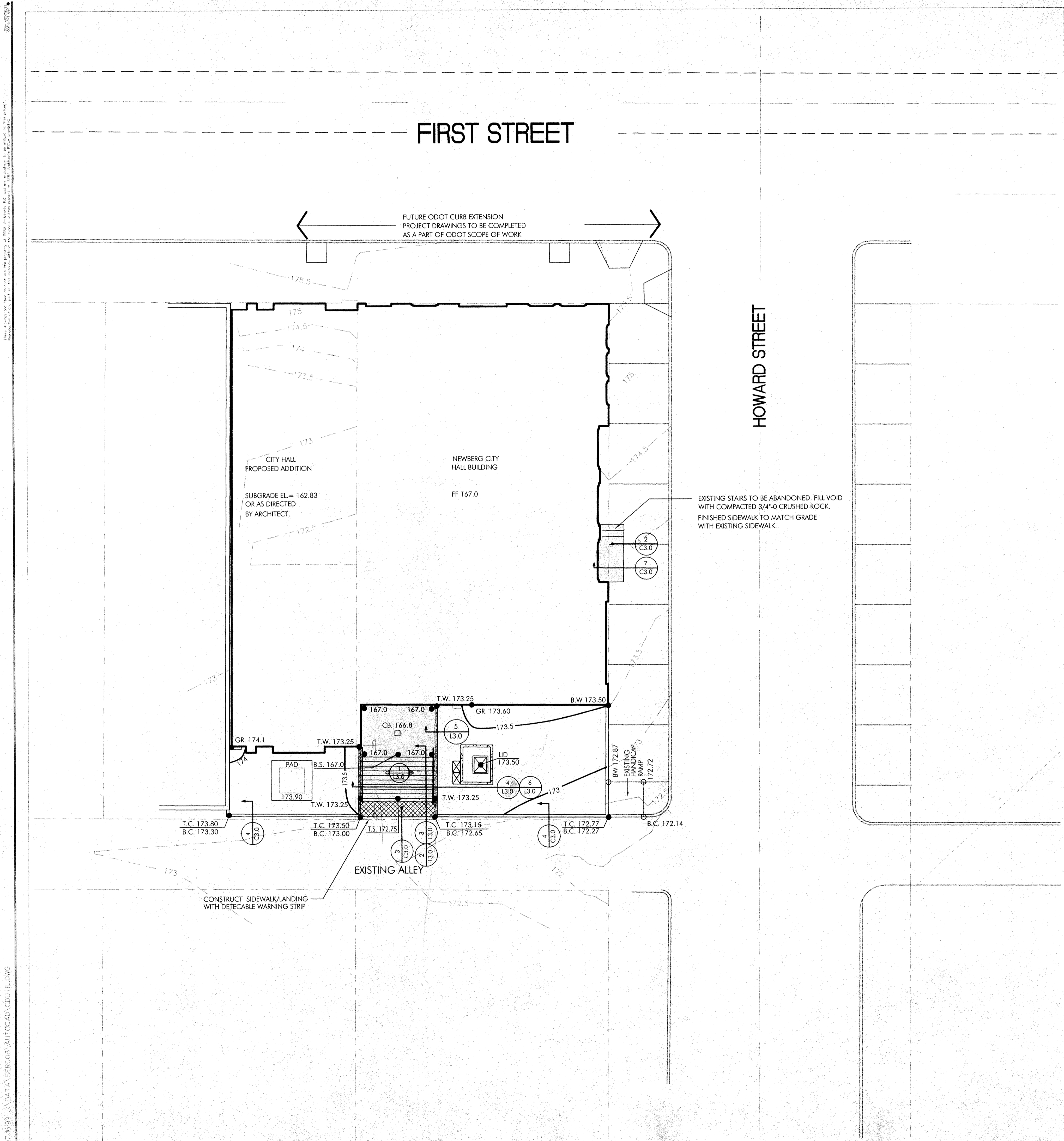
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GENERAL NOTES: GRADING PLAN

- CONTRACTOR SHALL VERIFY GRADES AND NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES.
- LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL USE THE SITE LAYOUT PLAN FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.
- WHERE PROPOSED GRADES MEET EXISTING, CONTRACTOR SHALL BLEND GRADES TO PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
- ALL GRADES SHOWN ARE FINISHED GRADES.
- THE CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE CONSULTANT.
- STRIP ALL TOPSOIL WITHIN THE GRADING LIMIT. STOCKPILE TOPSOIL SEPARATELY FROM THE SUB-SOIL.
- CLEAR AND GRUB ENTIRE AREA WITHIN LIMITS OF GRADING AS PER SPECIFICATIONS. TREE ROOTS ARE TO BE GRUBBED OUT, REMOVED AND VOIDS BACKFILLED AND COMPACTED AS PER SPECIFICATION.
- STORM WATER RUNOFF SHALL BE CONTROLLED TO PREVENT EROSION, SILTATION AND FLOODING OF ON SITE EXCAVATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SODDED AS SPECIFIED.
- THE EARTHWORK CONTRACTOR WITH THE REVIEW OF THE CIVIL ENGINEER, MAY MAKE MINOR ADJUSTMENTS TO FIELD SURFACE GRADES BY RAISING OR LOWERING SUCH FIELDS TO HELP BALANCE CUT AND FILL, PROVIDING THAT POSITIVE DRAINAGE IS ACHIEVED.
- THE EARTHWORK CONTRACTOR WITH THE REVIEW OF THE CIVIL ENGINEER MAY DIG ON SITE BARROW PITS TO OBTAIN SUITABLE FILL MATERIAL FOR BUILDING PADS AND PARKING AREAS. THE EARTHWORK CONTRACTOR MAY FILL SUCH PITS WITH EXCESS TOPSOIL PROVIDING THE AREAS ARE THOROUGHLY COMPACTED AND FUTURE CONSTRUCTION IS NOT INTENDED FOR BARROW PIT AREAS.
- SEE SHEET A1.1 FOR EXTENT OF DEMOLITION AT PROPOSED ADDITION AREA.
- PLACE EXPANSION JOINT MATERIAL NEXT TO BUILDING WHEN PLACING NEW SIDEWALK ADJACENT TO BUILDING. JOINT MATERIAL SHALL BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2" INCHES.

GRADING LEGEND

	EXISTING CONTOUR
	PROPOSED 0.5' CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION EQUALS EXISTING SPOT ELEVATION
T.C.	TOP OF CURB
B.C.	BOTTOM OF CURB
T.W.	TOP OF WALL
GR.	GROUND
B.W.	BACK OF SIDEWALK
C.B.	CATCH BASIN (RIM)
T.S.	TOP OF STEP
B.S.	BOTTOM OF STEP
	DETECTABLE WARNING STRIP
	NEW SIDEWALK

SET CHECKED BY: _____
 PROJECT ASSISTANT: _____
 JOB CAPTAIN: _____
 QA: _____
 DRAWN BY: AAR
 DATE: 07.16.99

REVISIONS

NEWBERG CITY HALL
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 OREGON
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 ANDREW A. REITZ
 EXPIRES 12-31-00

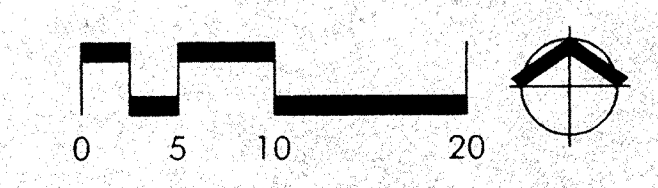
GRADING PLAN

PROJECT NO. 991521

SHEET

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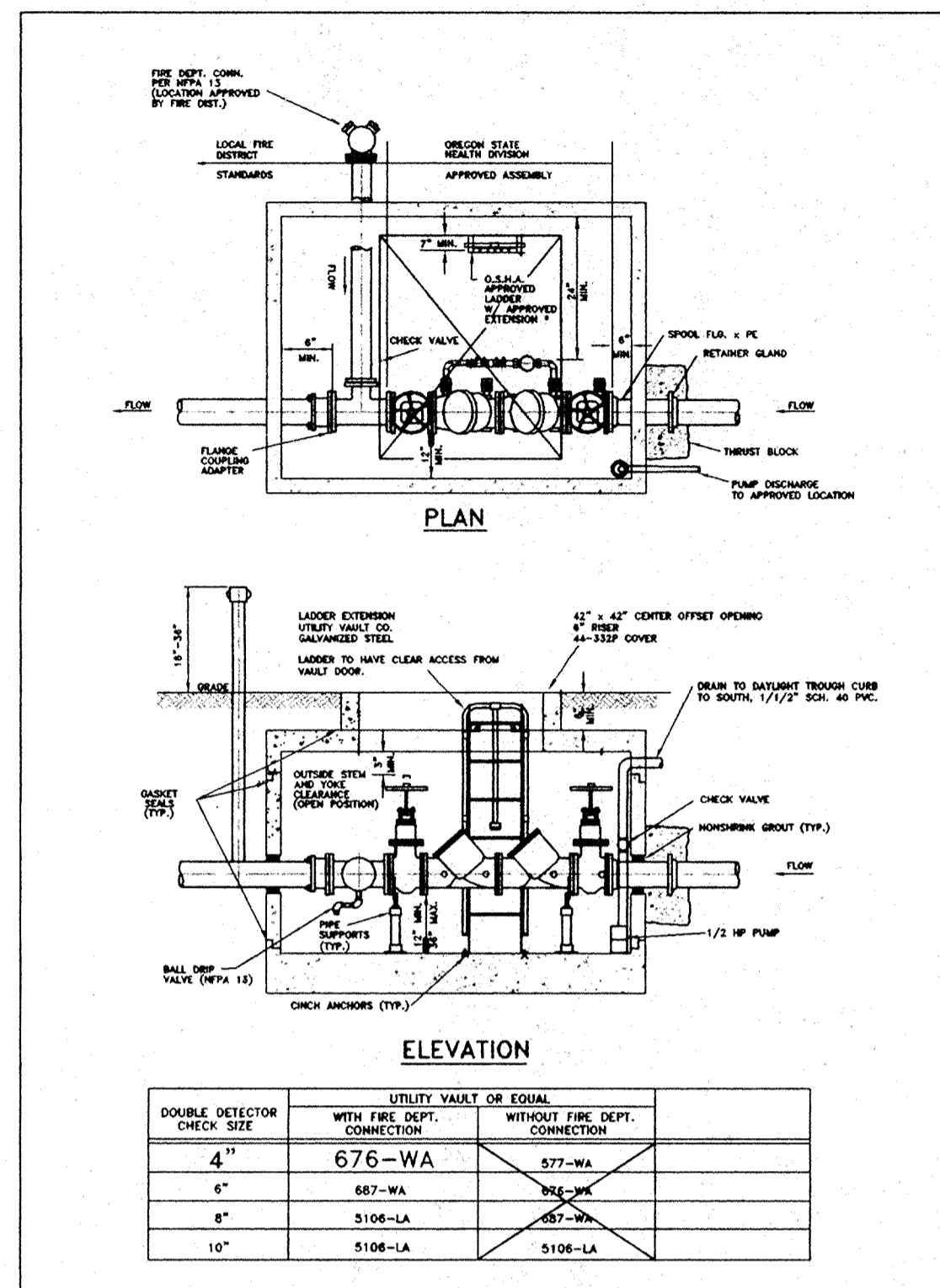
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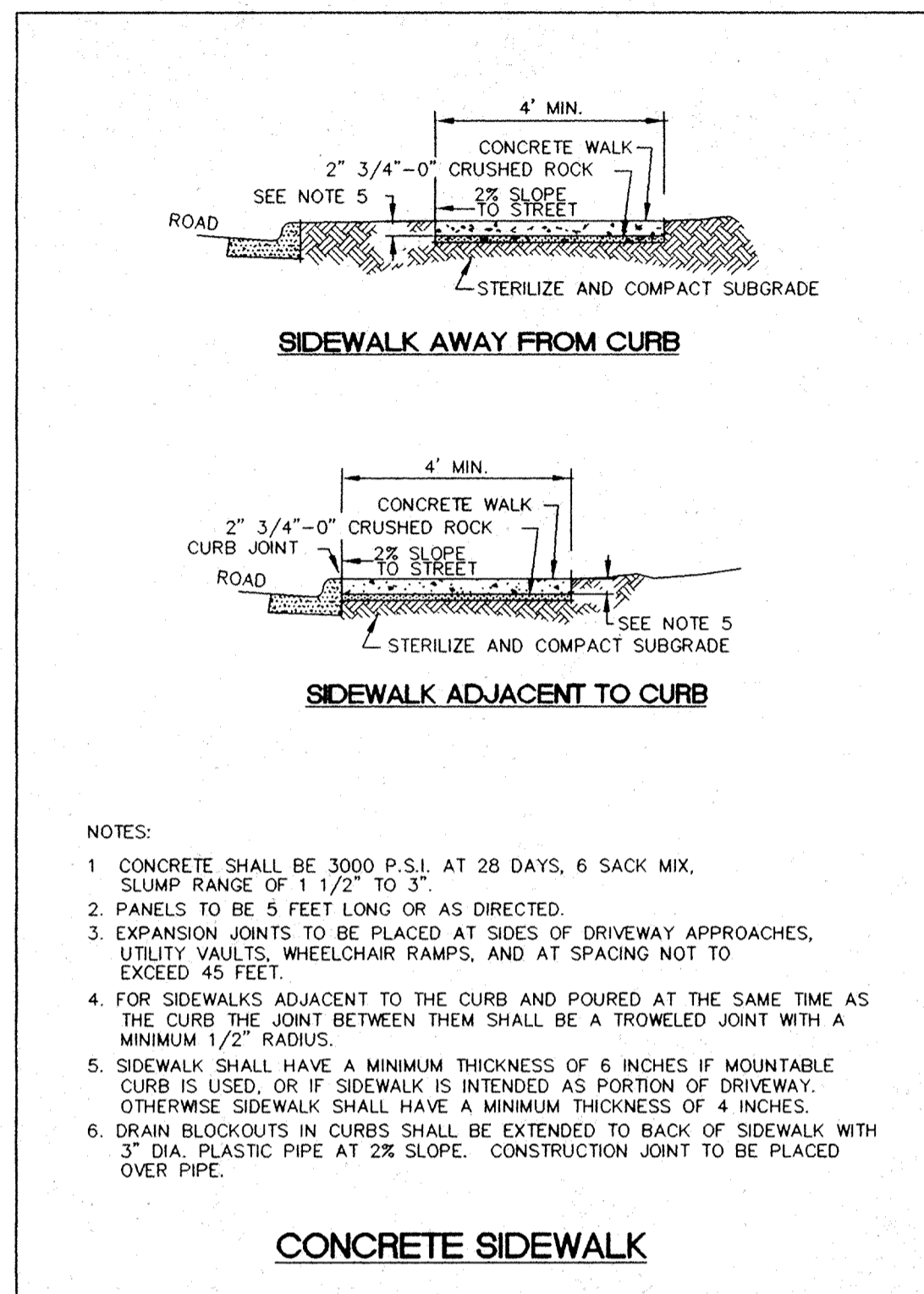
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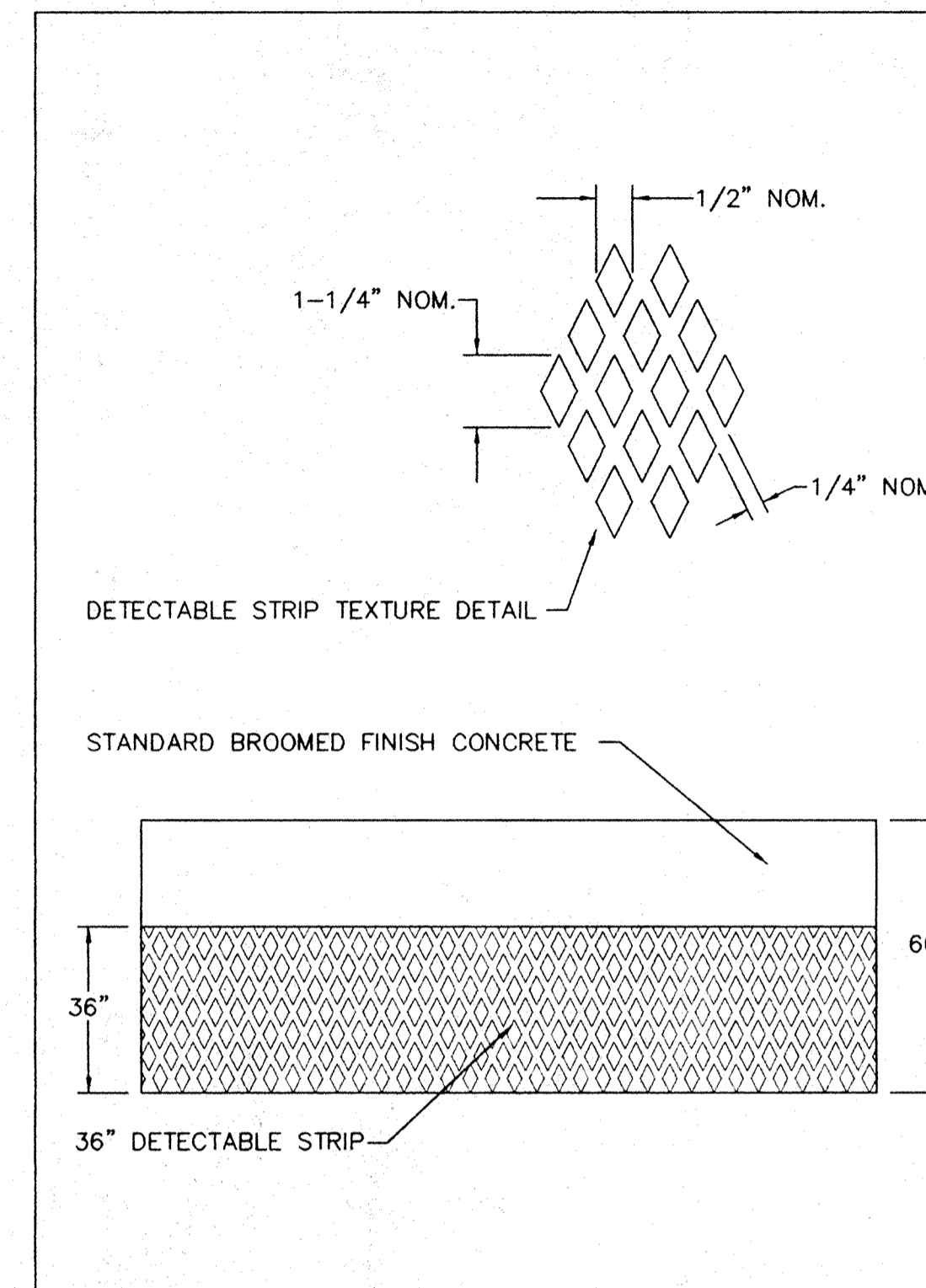
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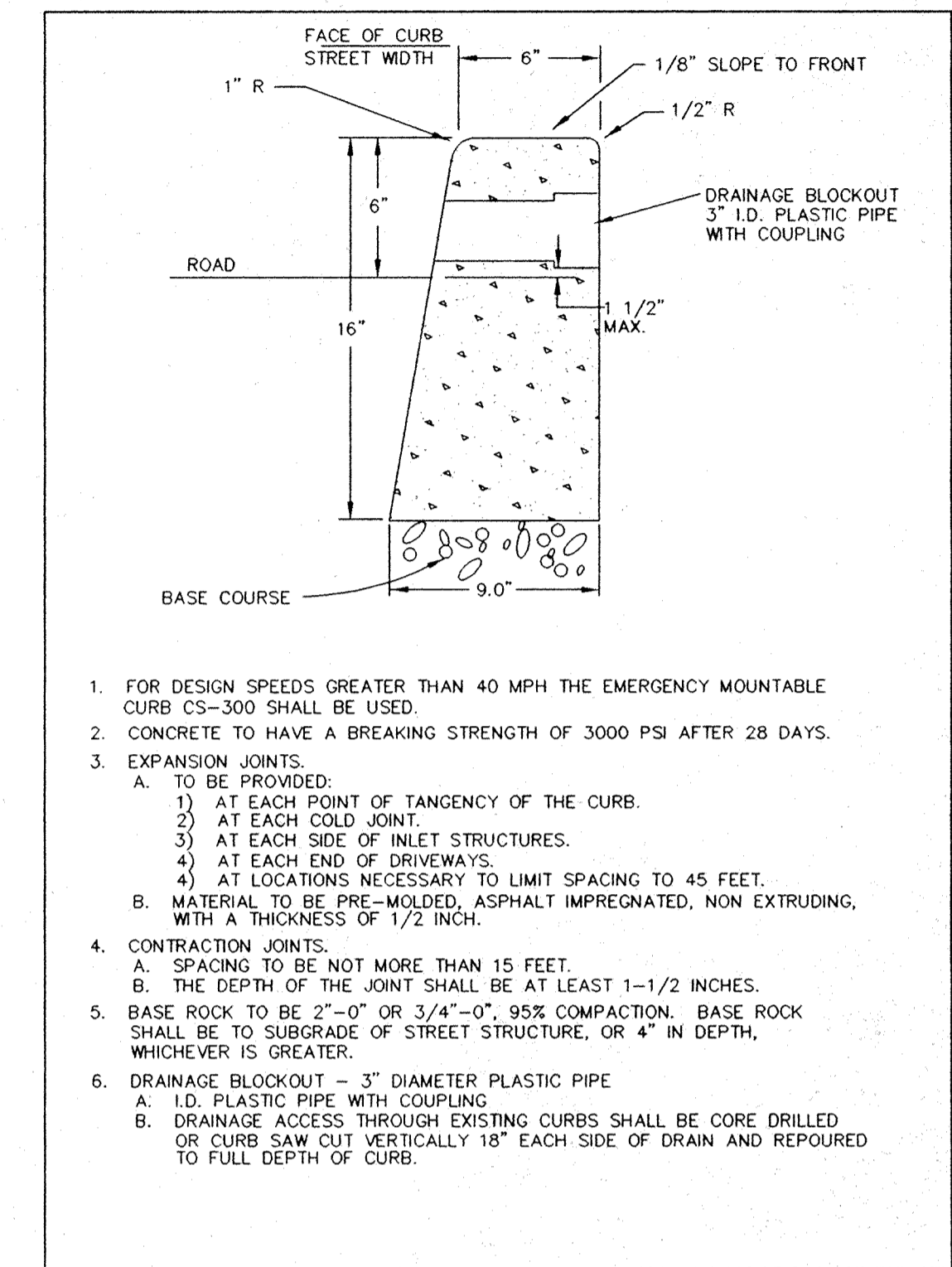
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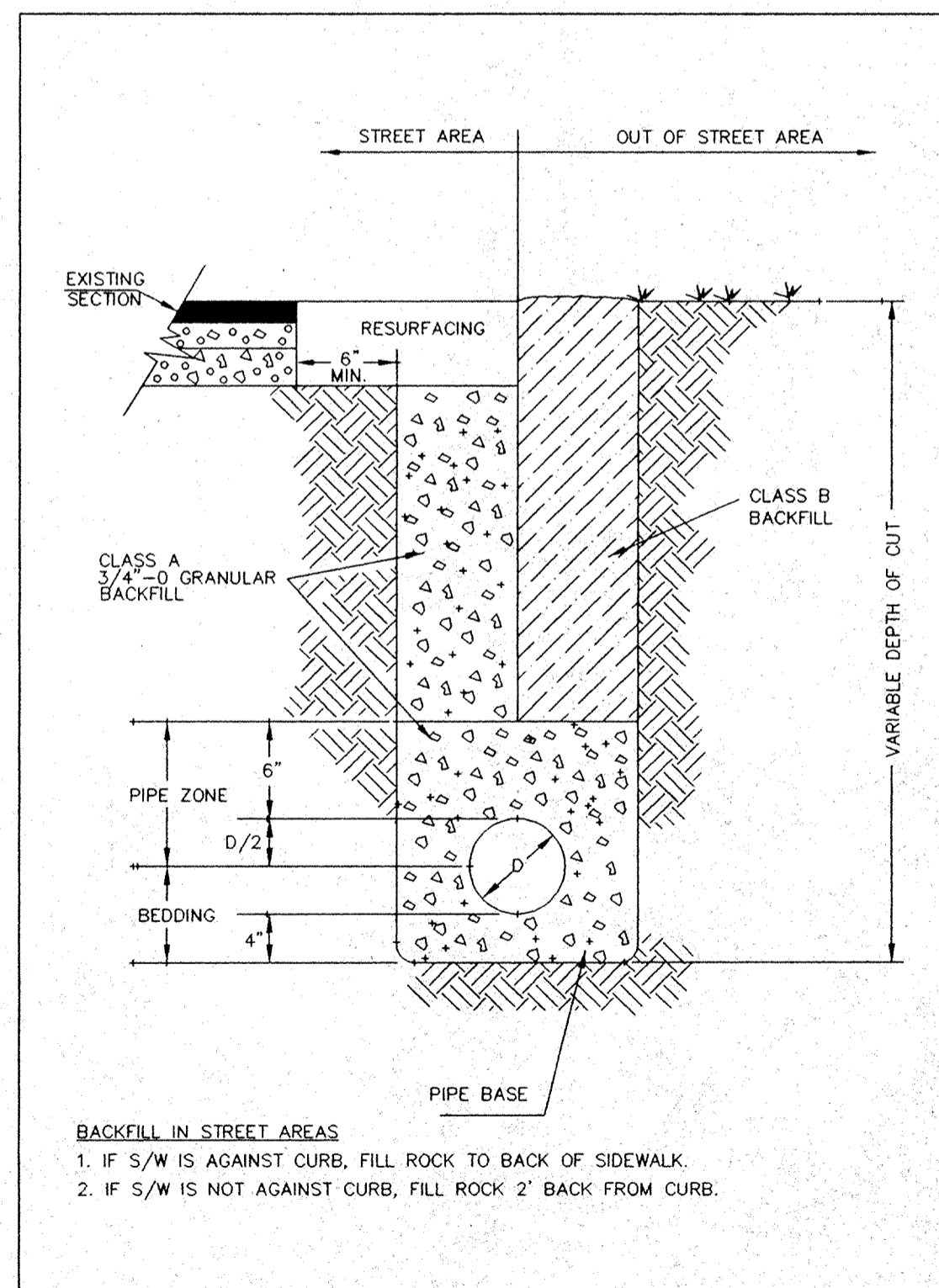
2 CONCRETE SIDEWALK DETAIL
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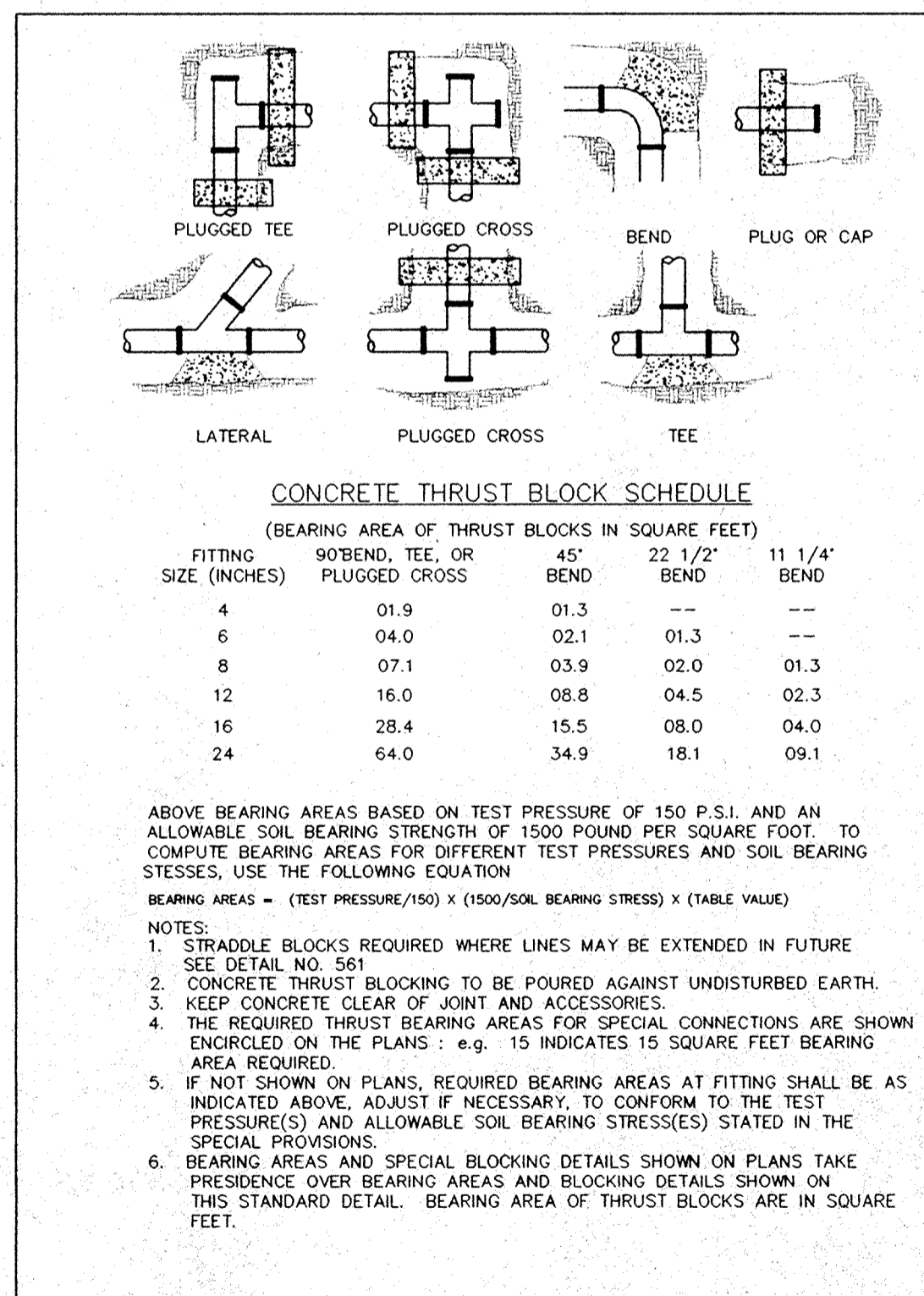
3 36" DETECTABLE WARNING STRIP DETAIL
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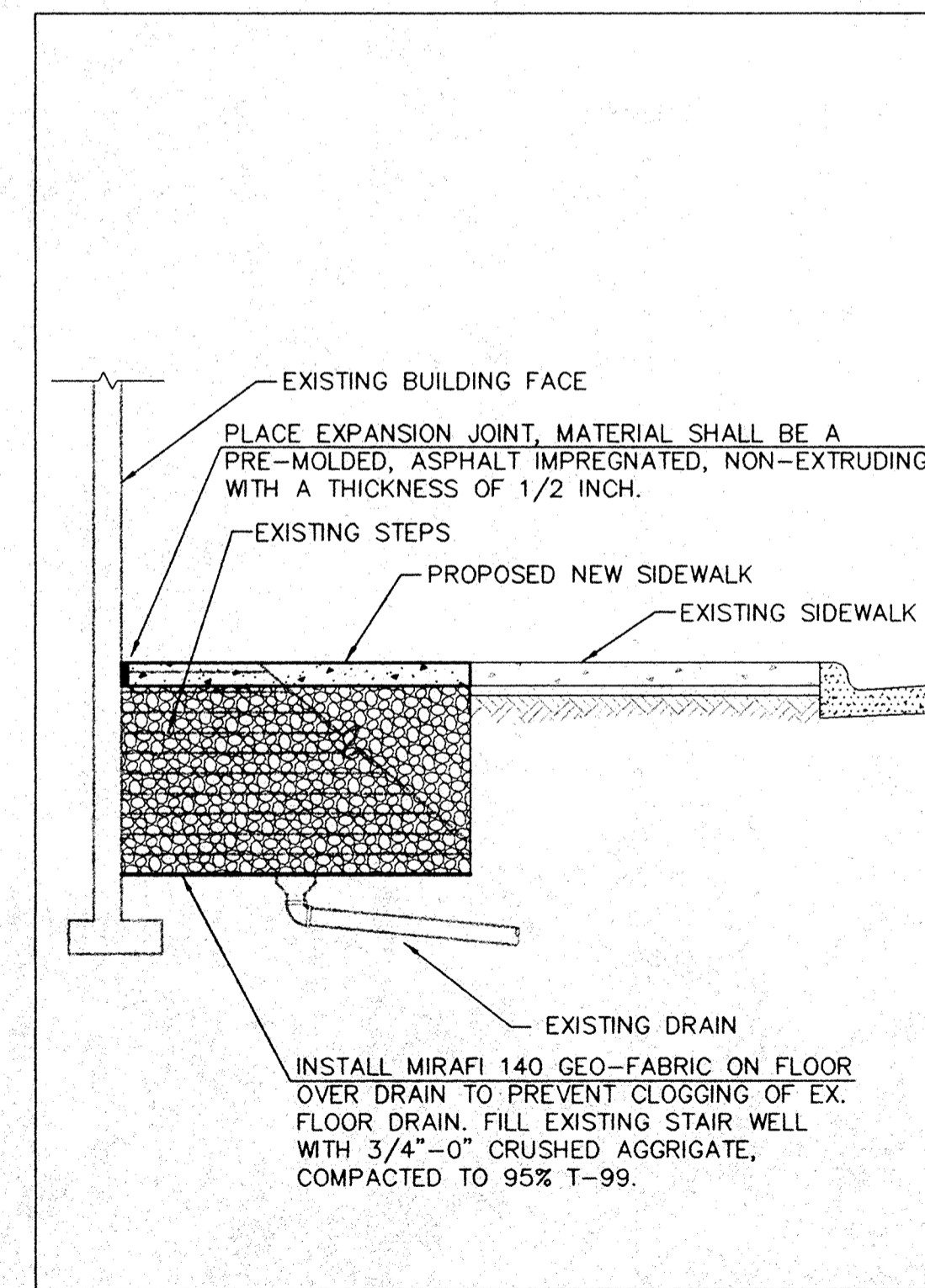
4 VERTICAL CURB DETAIL
N.T.S.



5 PIPE BEDDING AND BACKFILL DETAILS
N.T.S.



6 THRUST BLOCKING DETAILS
N.T.S.



7 EXISTING STAIR REMOVAL/FILL DETAIL
N.T.S.

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WR
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REGISTERED PROFESSIONAL ENGINEER
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 OREGON
 JAN. 23, 1990
 ANDREW A. REITER

EXPIRES 12-31-00

DETAILS SHEET

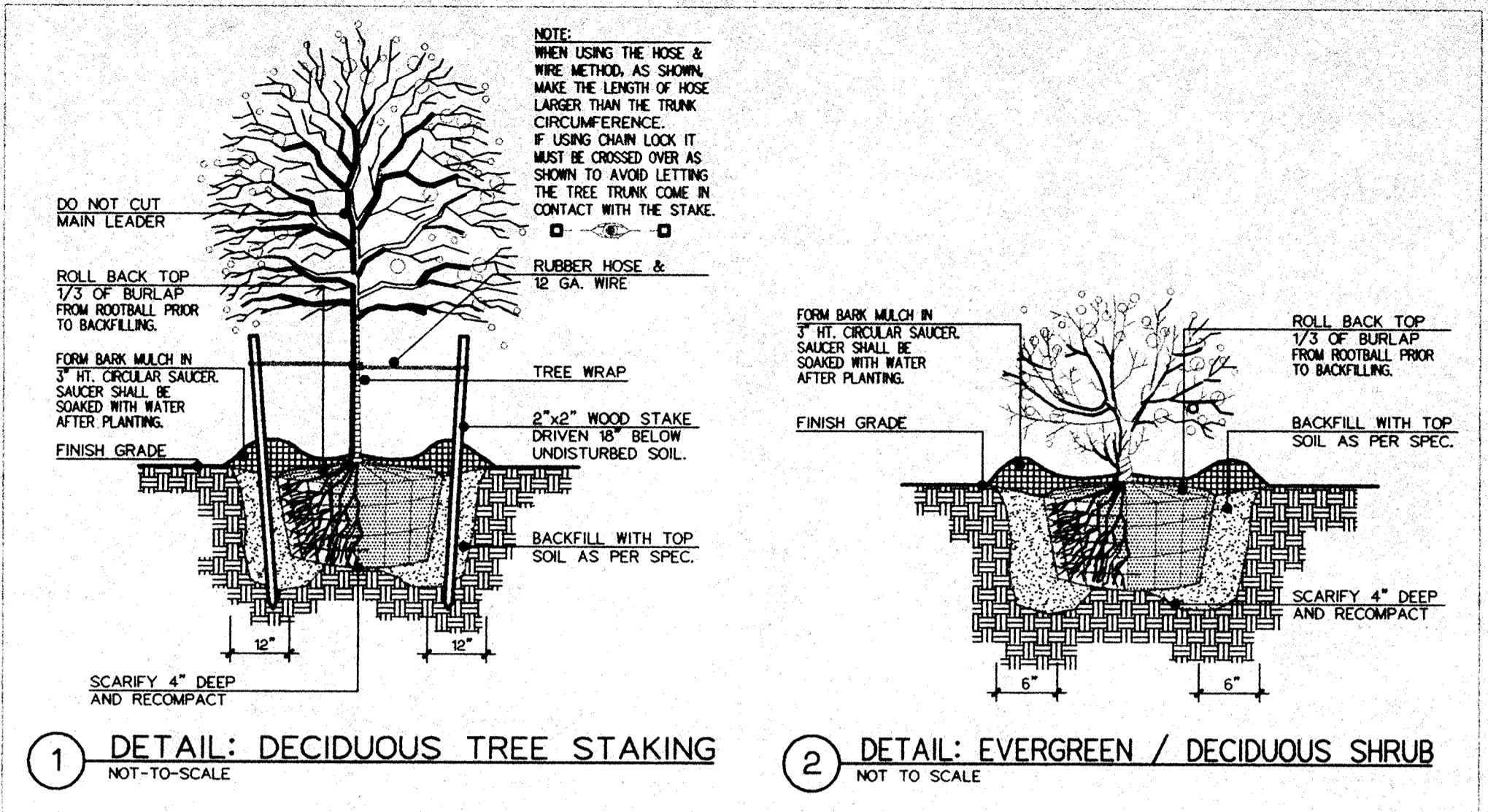
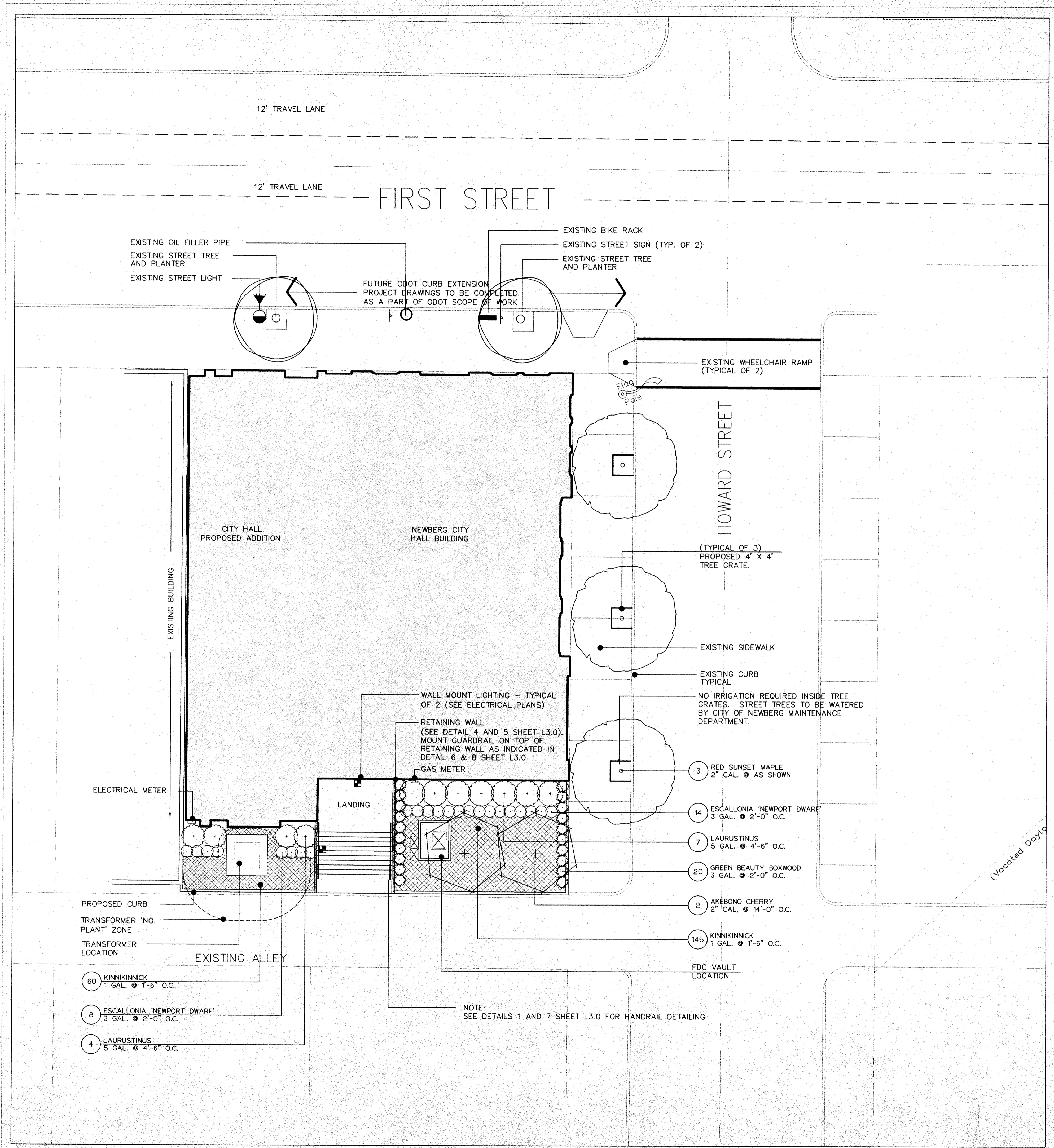
PROJECT NO.

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03.02.99. J. DATA SERVICIOS AUTOCAD DOWNGRADE



PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
LAURUSTINUS	VIBURNUM TINUS	5 GAL.	4'-6" O.C.	
ESCALLONIA	ESCALLONIA 'NEWPORT DWARF'	3 GAL.	2'-0" O.C.	
AKEBONO CHERRY	PRUNUS YEDOENSIS 'AKEBONO'	2" CAL.	14'-0" O.C.	
GREEN BEAUTY BOXWOOD	BUXUS M. J. 'GREEN BEAUTY'	3 GAL.	2'-0" O.C.	
KINNIKINICK	ARCTOSTAPHYLOS UVA-URSI	1 GAL.	1'-6" O.C.	

- GENERAL NOTES: LANDSCAPE PLAN**
- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
 - ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
 - BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AREAS.
 - QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.
 - CO-ORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
 - CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.

NOTE: LANDSCAPE PLAN IS NOT PART OF THIS CONTRACT. ALL WORK IS TO BE COMPLETED BY THE CITY OF NEWBERG. THIS SHEET IS FOR INFORMATION PURPOSES ONLY

SET CHECKED BY: JKS
 PROJECT ASSISTANT: ADH
 JOB CAPTAIN: JKS
 QA: JS
 DRAWN BY: ADH
 DATE: 07.16.99

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 OREGON
 10/31/99
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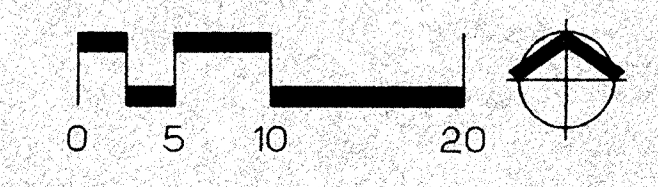
PLANTING PLAN
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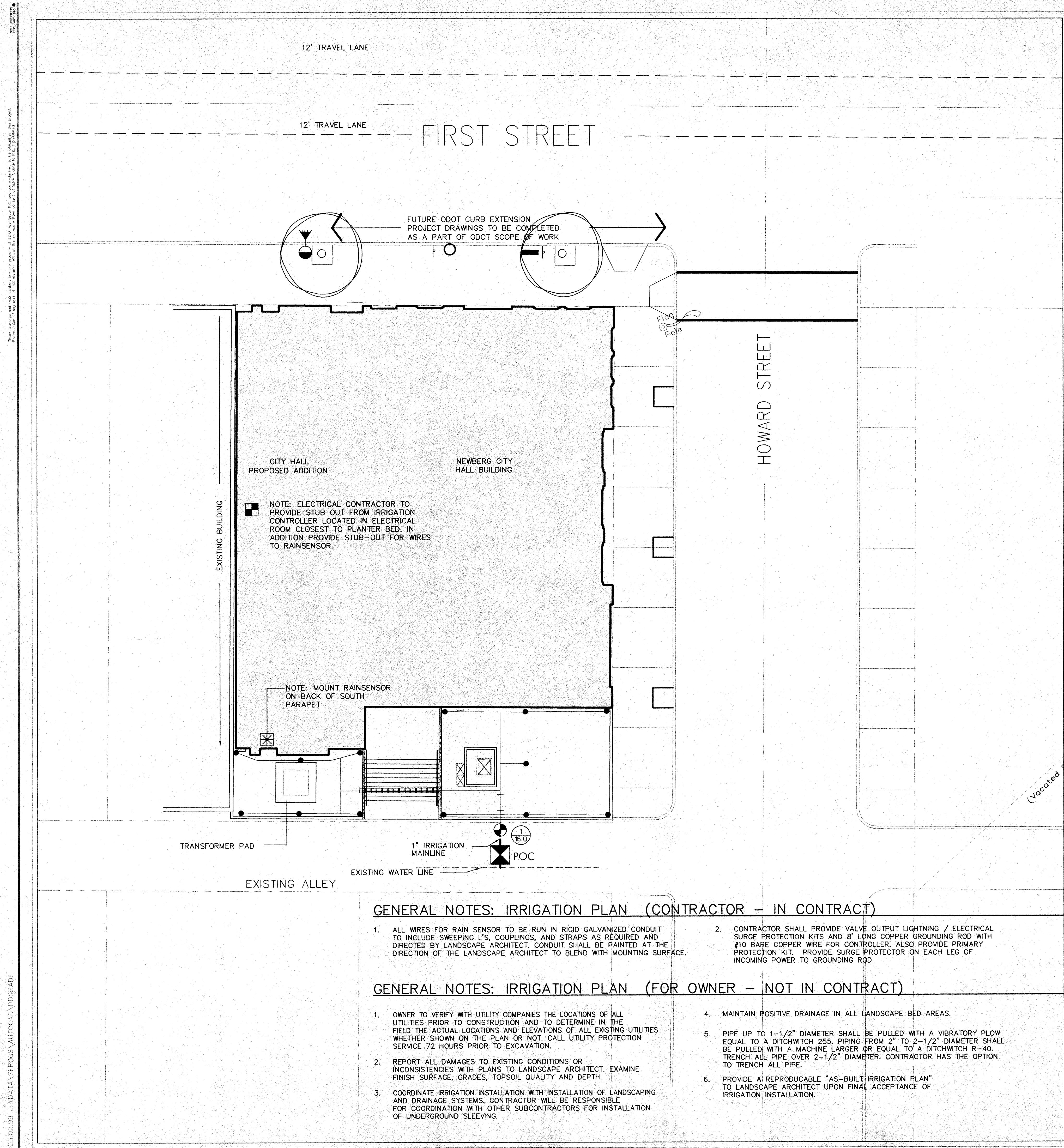
PROJECT NO. - 991521

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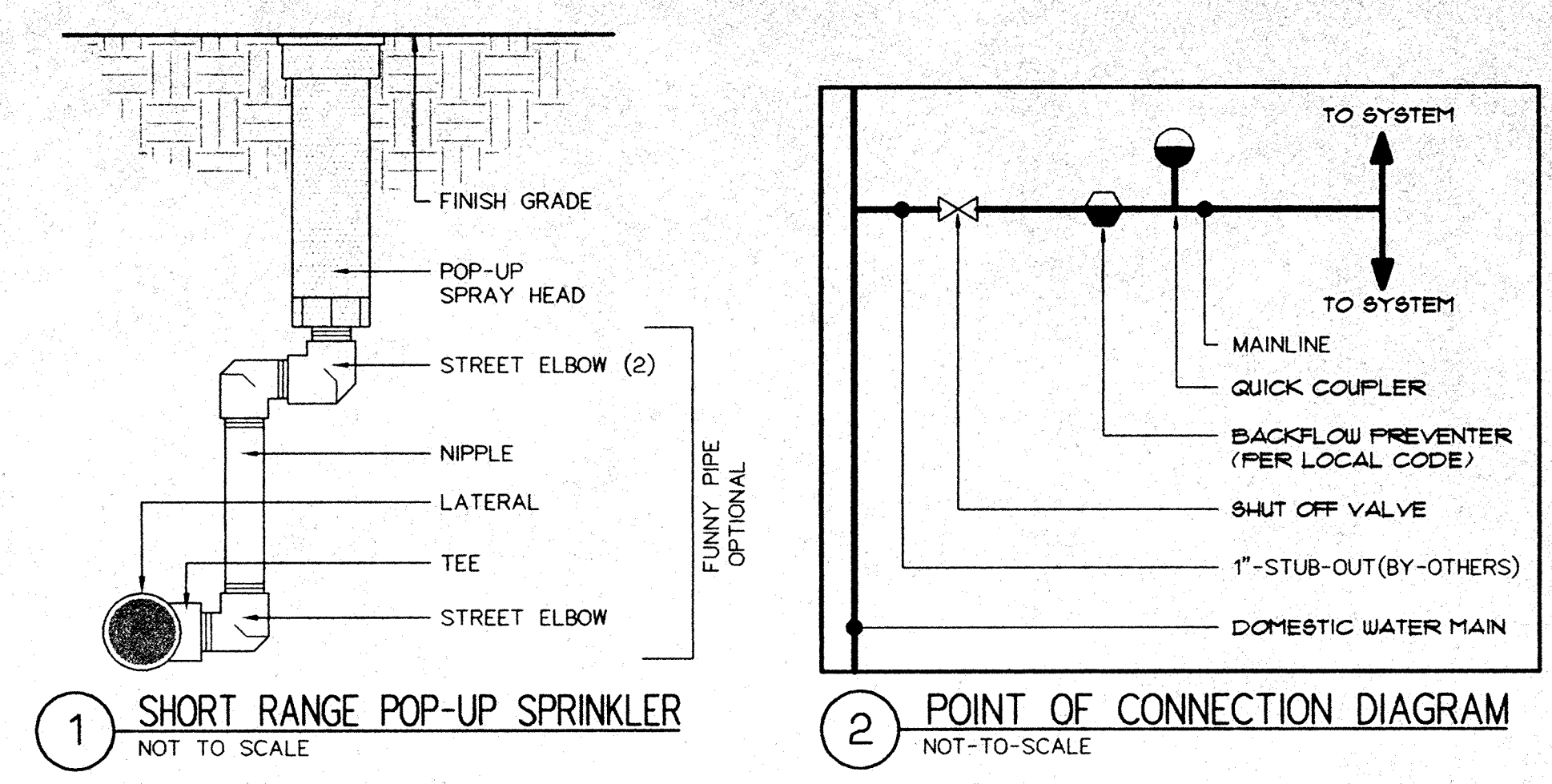


GENERAL NOTES: IRRIGATION PLAN (CONTRACTOR - IN CONTRACT)

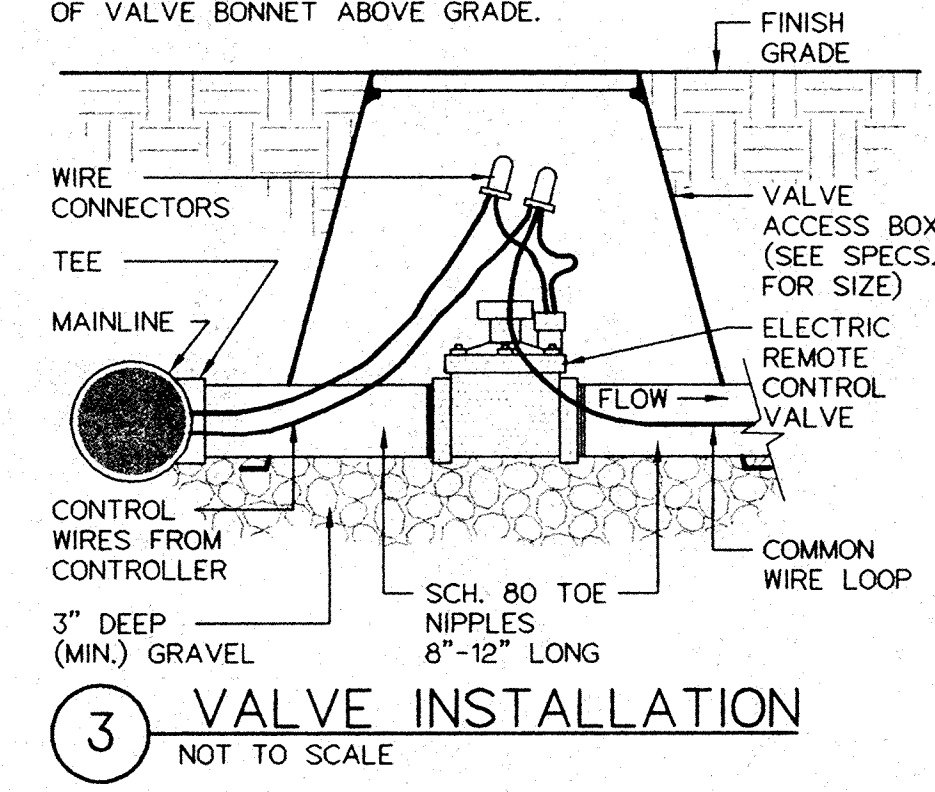
- ALL WIRES FOR RAIN SENSOR TO BE RUN IN RIGID GALVANIZED CONDUIT TO INCLUDE SWEEPING L'S, COUPLINGS, AND STRAPS AS REQUIRED AND DIRECTED BY LANDSCAPE ARCHITECT. CONDUIT SHALL BE PAINTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO BLEND WITH MOUNTING SURFACE.
- CONTRACTOR SHALL PROVIDE VALVE OUTPUT LIGHTNING / ELECTRICAL SURGE PROTECTION KITS AND 8' LONG COPPER GROUNDING ROD WITH #10 BARE COPPER WIRE FOR CONTROLLER. ALSO PROVIDE PRIMARY PROTECTION KIT. PROVIDE SURGE PROTECTOR ON EACH LEG OF INCOMING POWER TO GROUNDING ROD.

GENERAL NOTES: IRRIGATION PLAN (FOR OWNER - NOT IN CONTRACT)

- OWNER TO VERIFY WITH UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLAN OR NOT. CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO EXCAVATION.
- REPORT ALL DAMAGES TO EXISTING CONDITIONS OR INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH.
- COORDINATE IRRIGATION INSTALLATION WITH INSTALLATION OF LANDSCAPING AND DRAINAGE SYSTEMS. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH OTHER SUBCONTRACTORS FOR INSTALLATION OF UNDERGROUND SLEEVING.
- MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BED AREAS.
- PIPE UP TO 1-1/2" DIAMETER SHALL BE PULLED WITH A VIBRATORY PLOW EQUAL TO A DITCHWITCH 255. PIPING FROM 2" TO 2-1/2" DIAMETER SHALL BE PULLED WITH A MACHINE LARGER OR EQUAL TO A DITCHWITCH R-40. TRENCH ALL PIPE OVER 2-1/2" DIAMETER. CONTRACTOR HAS THE OPTION TO TRENCH ALL PIPE.
- PROVIDE A REPRODUCIBLE "AS-BUILT IRRIGATION PLAN" TO LANDSCAPE ARCHITECT UPON FINAL ACCEPTANCE OF IRRIGATION INSTALLATION.



NOTE: PROVIDE EXTENSION BOXES AS REQUIRED TO CONTAIN VALVE WITHIN STRUCTURE. TAPE & BUNDLE ALL WIRE AT 10'-0" O.C. PROVIDE SUFFICIENT WIRE LENGTH WITHIN VALVE BOX TO ALLOW FOR REMOVAL OF VALVE BONNET ABOVE GRADE.

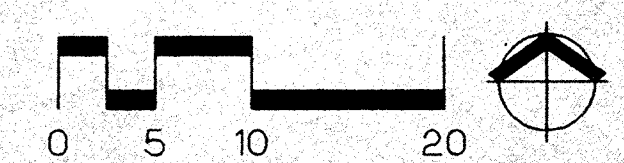


IRRIGATION MATERIALS LEGEND

- IRRIGATION MAINLINE (SIZE AS INDICATED ON PLANS)
- LATERAL PIPE: SIZE AS REQUIRED FOR FLOW (3/4" MIN.)
- ⊠ POINT OF CONNECTION SEE DIAGRAM
- ▤ UNDERPAVEMENT SLEEVING: 4" DIAMETER UNLESS OTHERWISE NOTED. TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- 11/34 STATION NUMBER GALLONS PER MINUTE
- ⊙ PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVE MFG.: RAINBIRD (MODEL: 100-PEB-PRS)
- ⊙ QUICK COUPLING VALVE MFG.: RAINBIRD (MODEL: 33RC)
- ⊙ RAIN SENSOR MFG.: RAINBIRD (MODEL: RAINCHECK)
- ⊙ BACKFLOW PREVENTER MFG.: FEBCO (MODEL: 805Y)
- ⊙ AUTOMATIC CONTROLLER MFG.: RAINBIRD (MODEL: ESP-6MC)
- ⊙ ISOLATION VALVE MFG.: CONBRACO (MODEL: 70-100-27)
- SHORT RANGE POP-UP SPRINKLER - RAINBIRD 1806-SAM-PRS NOZZLE TYPE: 1800 SERIES PLASTIC MPR

NOTE: IRRIGATION PLAN IS NOT A PART OF THIS CONTRACT WITH THE EXCEPTION OF ELECTRICAL WORK (SEE NOTES). ALL OTHER WORK IS TO BE COMPLETED BY THE CITY OF NEWBERG. THIS SHEET IS FOR INFORMATION PURPOSES ONLY

A99009J



SET CHECKED BY: JKS
 PROJECT ASSISTANT: ADH
 JOB CAPTAIN: JKS
 QA: JS
 DRAWN BY: ADH
 DATE: 07.16.99

REVISIONS

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REGISTERED
 349
 JEFFREY K. SIMPSON
 OREGON
 10/31/99
 LANDSCAPE ARCHITECT

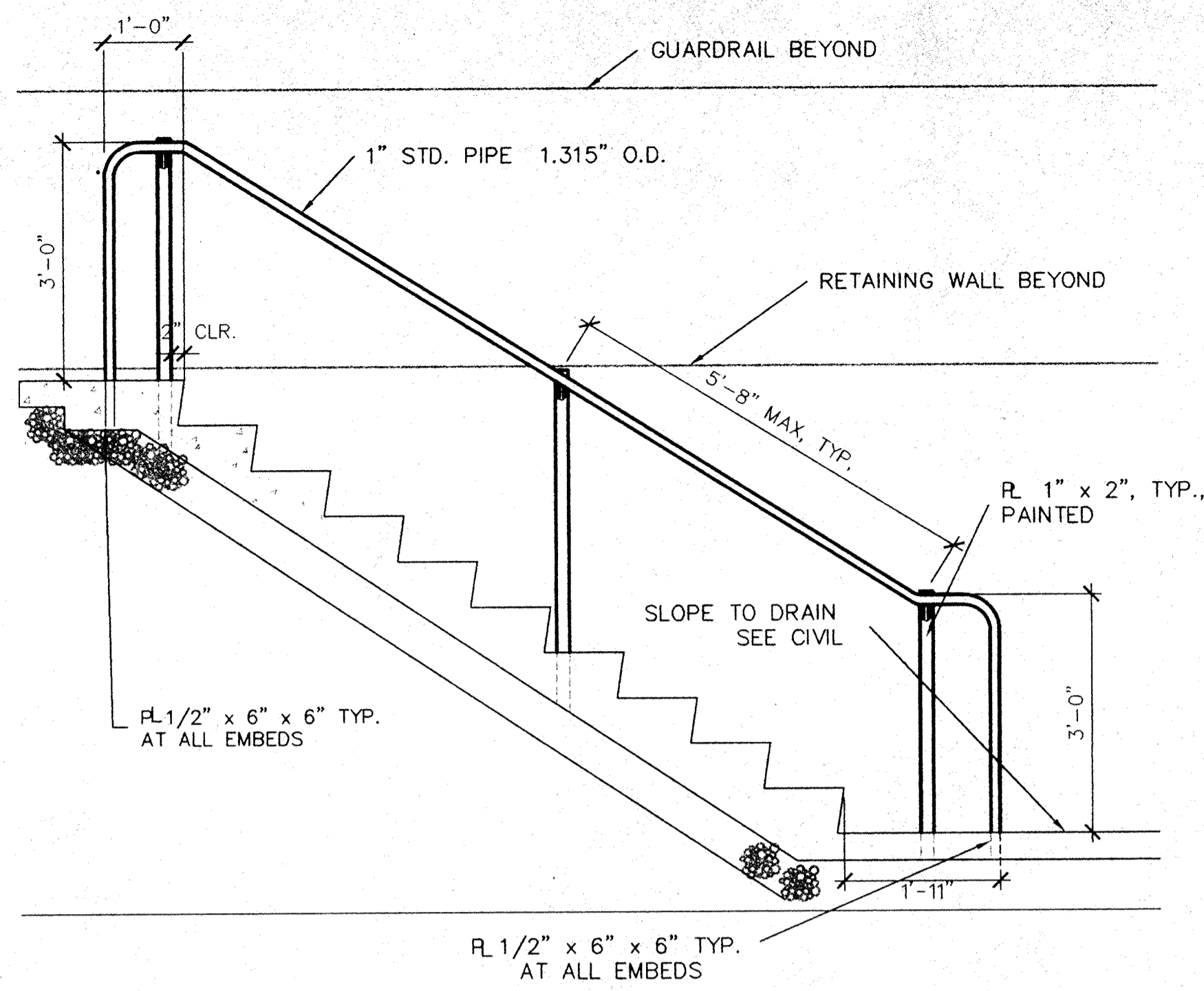
IRRIGATION PLAN
 NOT IN CONTRACT

PROJECT NO. - 991521

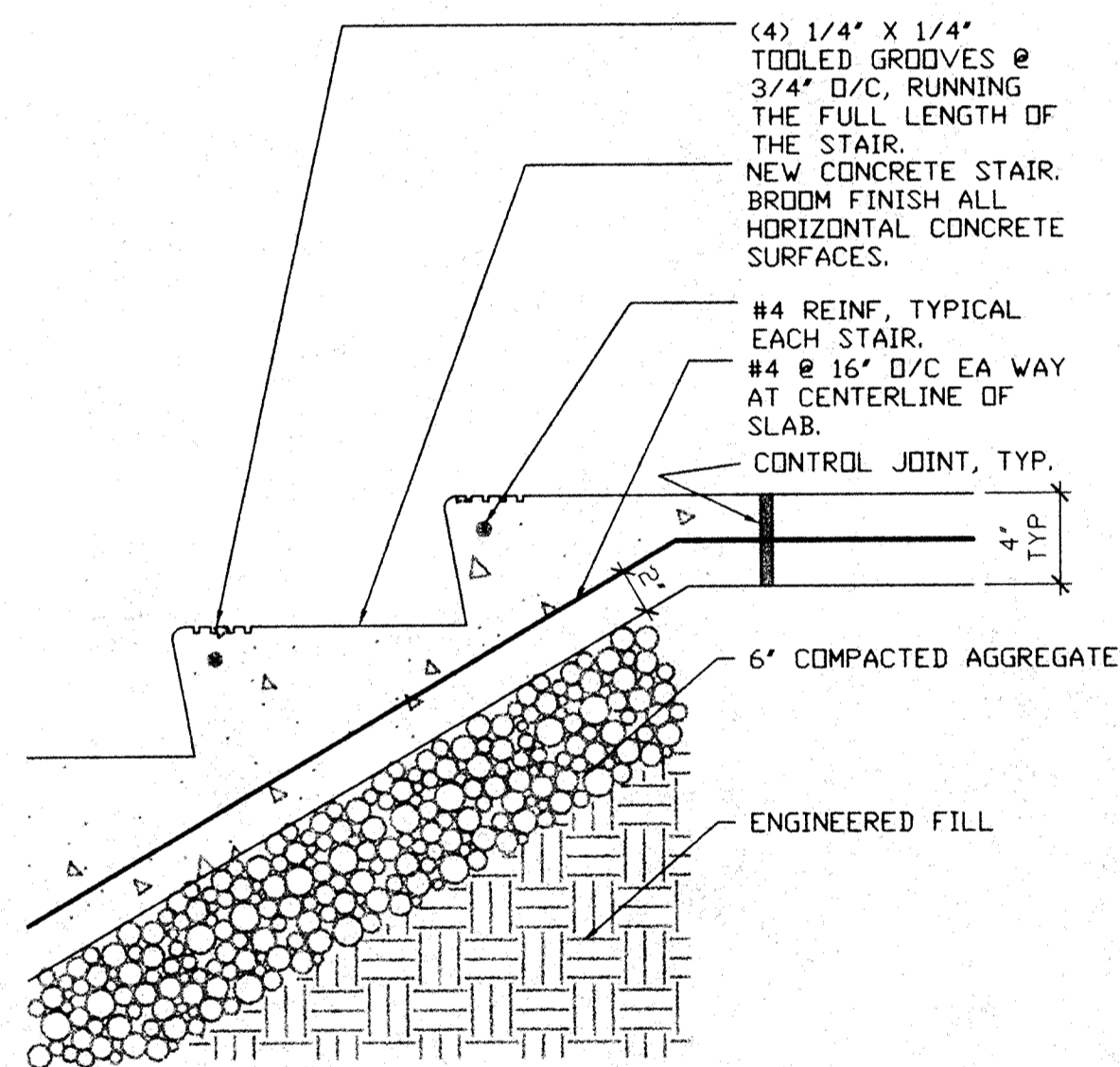
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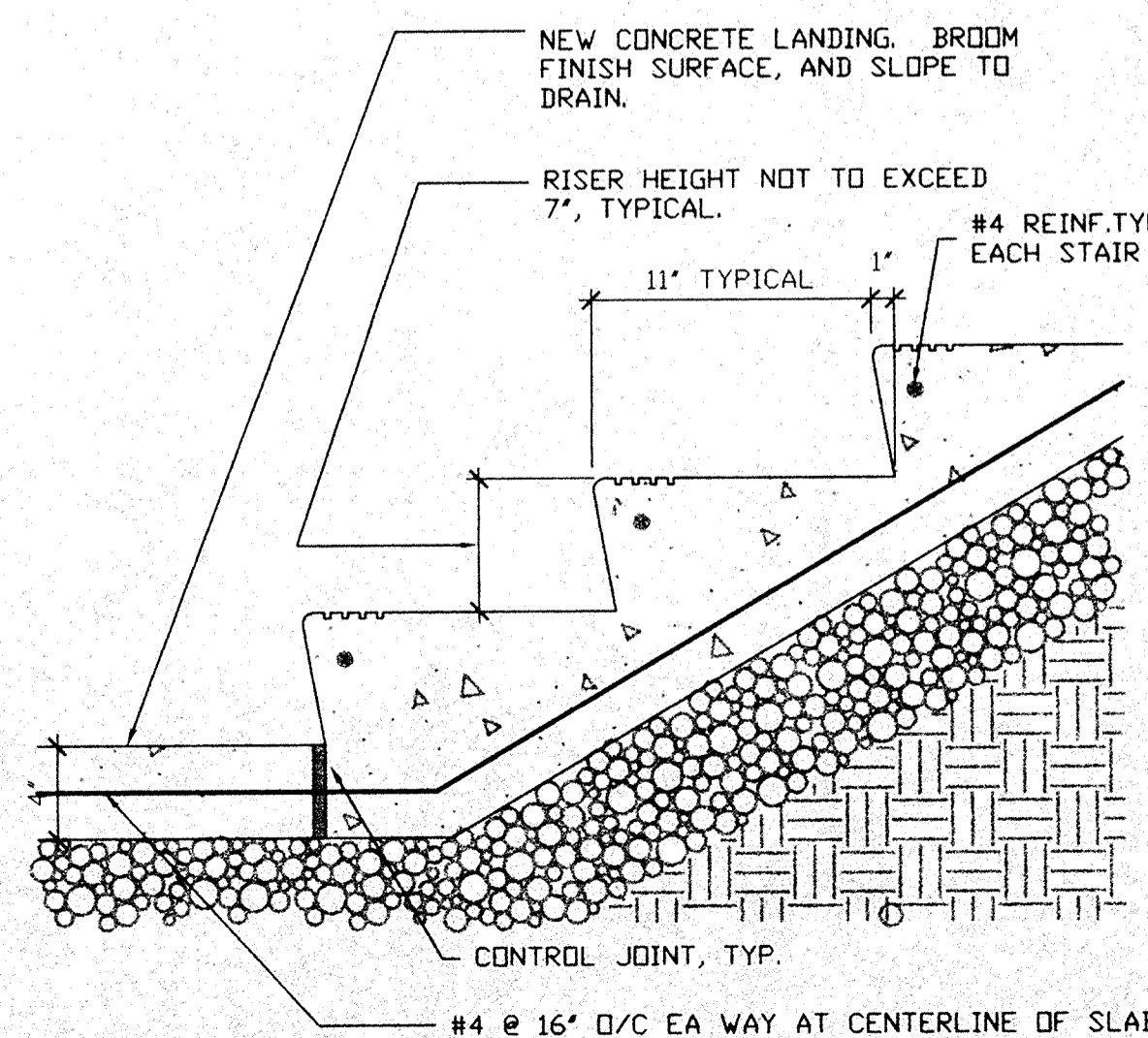
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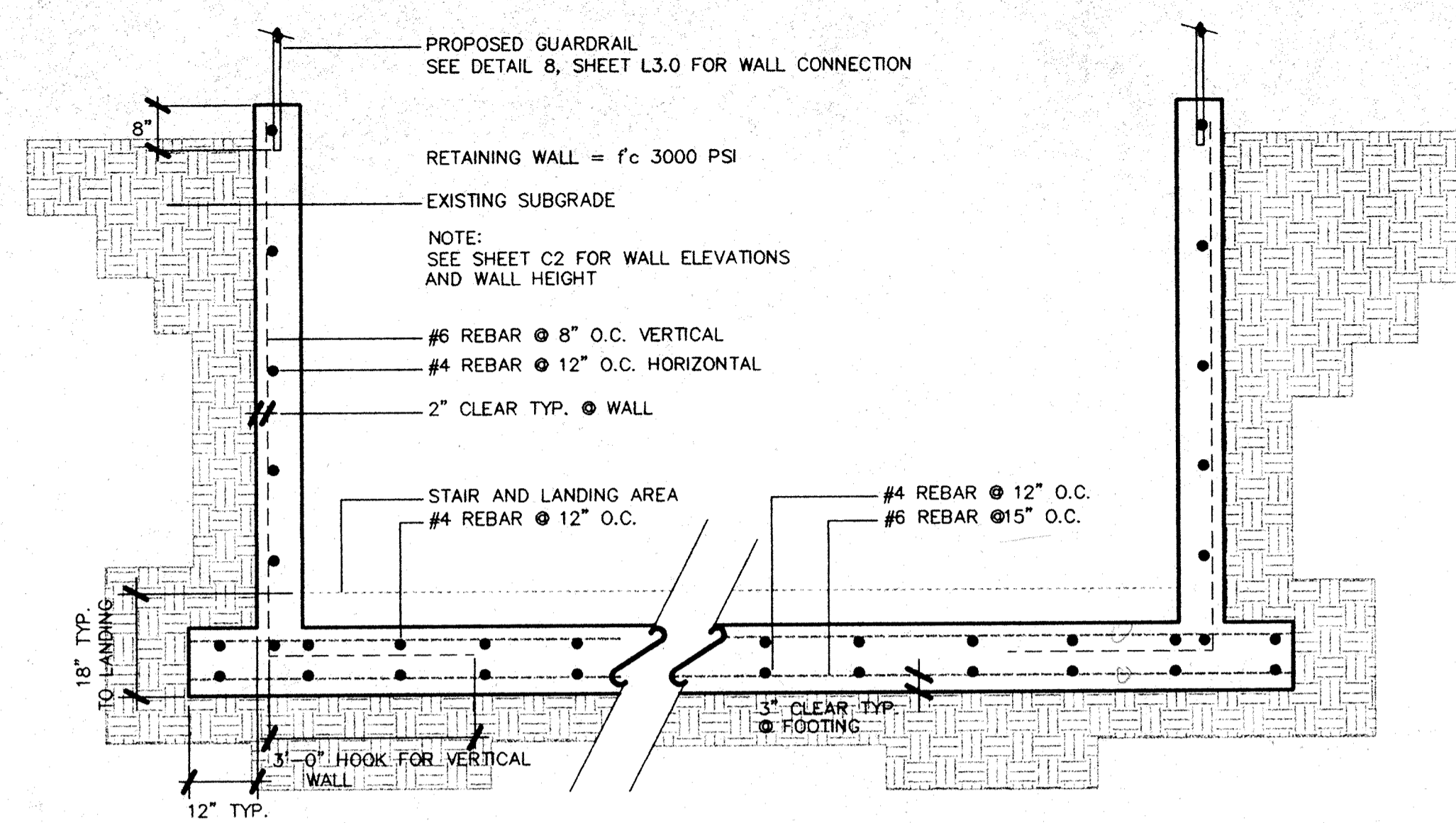
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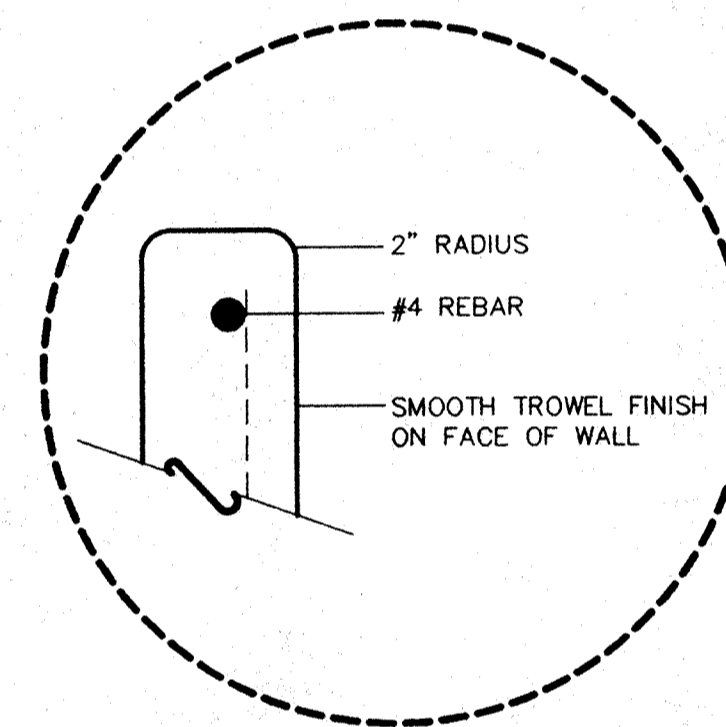
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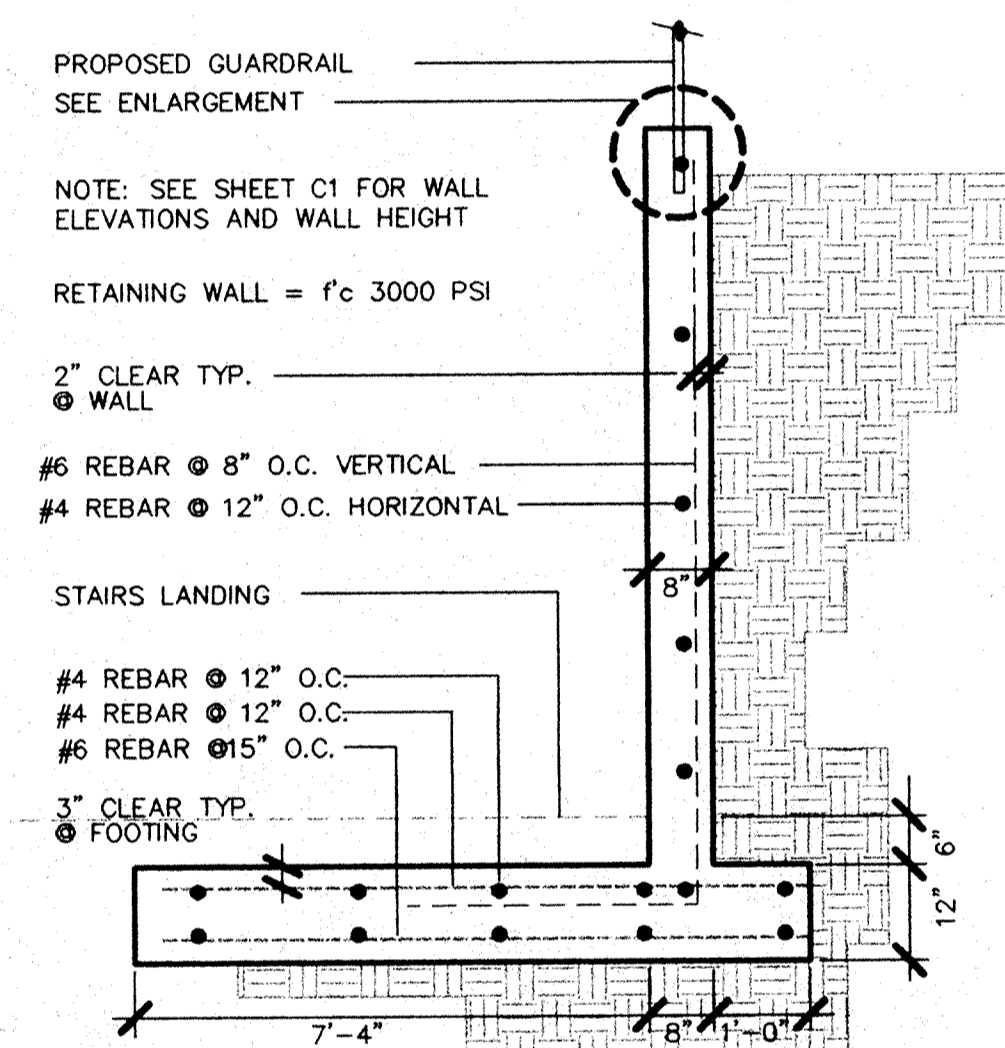
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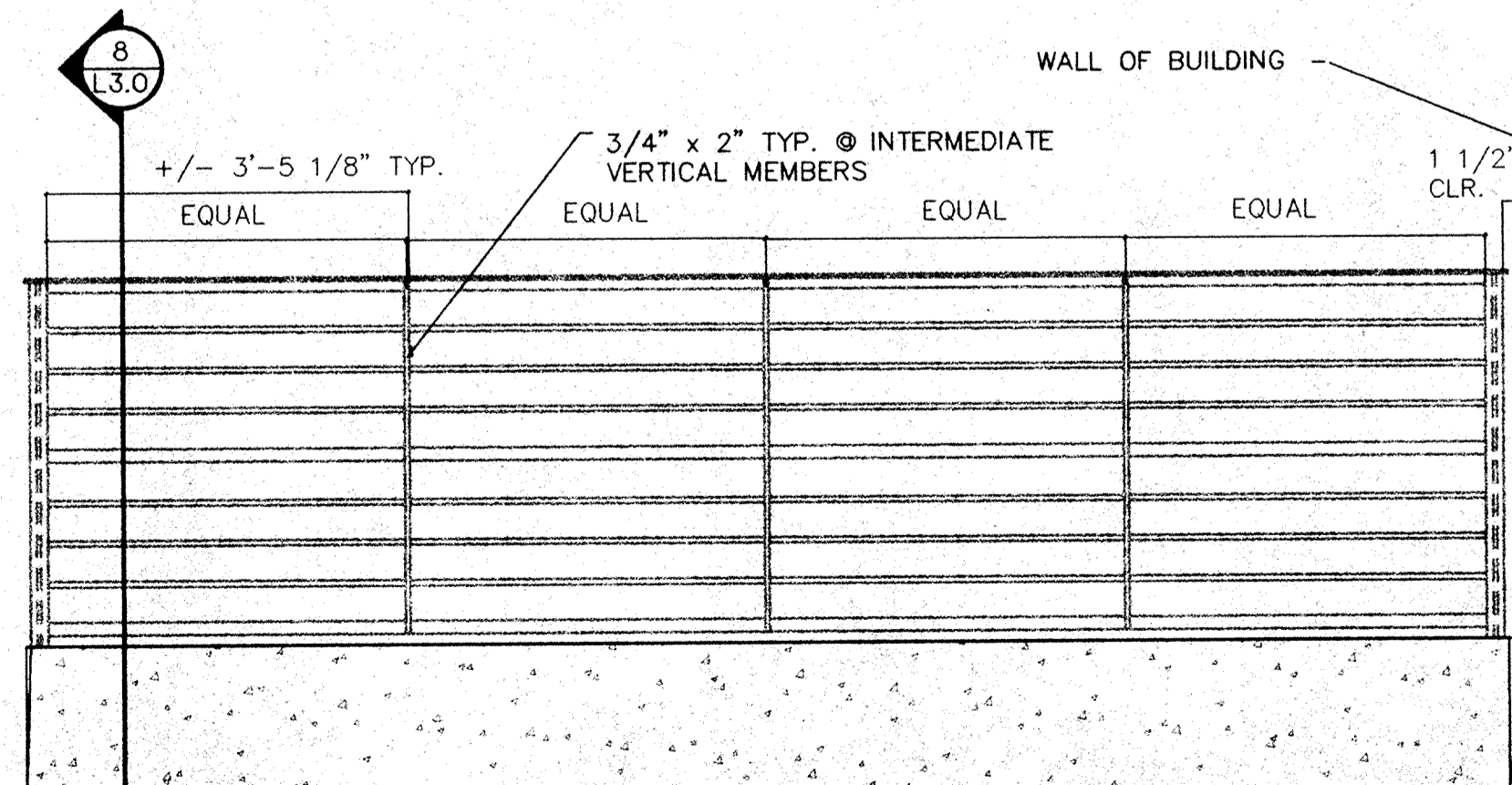
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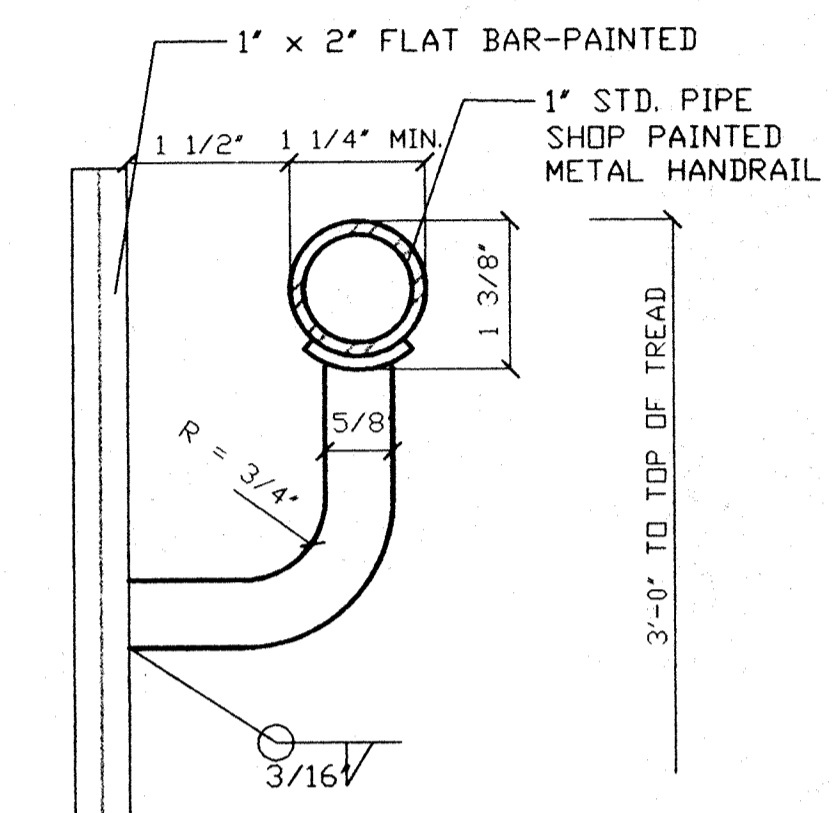
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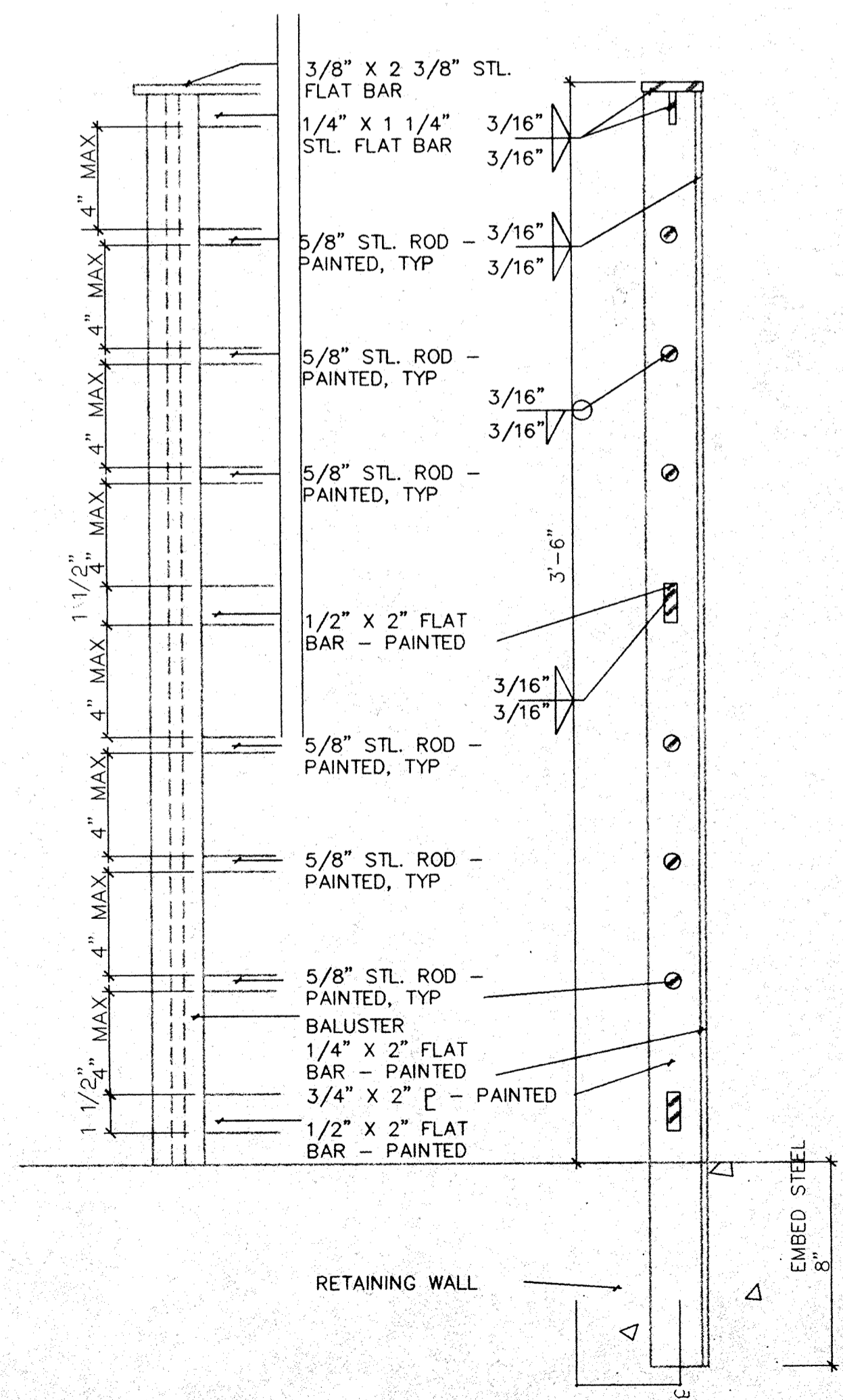
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NOT TO SCALE



6 ELEVATION : GUARDRAIL
NOT TO SCALE



7 EXTERIOR STAIR HANDRAIL
NOT TO SCALE



8 ELEVATION : GUARDRAIL
NOT TO SCALE

A99009K

SET CHECKED BY: JKS
PROJECT ASSIST: ADH
JOB CAPTAIN: JKS
QA: JS
DRAWN BY: ADH
DATE: 07.16.99

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REGISTERED
LANDSCAPE ARCHITECT
OREGON
10/31/99

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LANDSCAPE ARCHITECT
OREGON
10/31/99

DETAILS

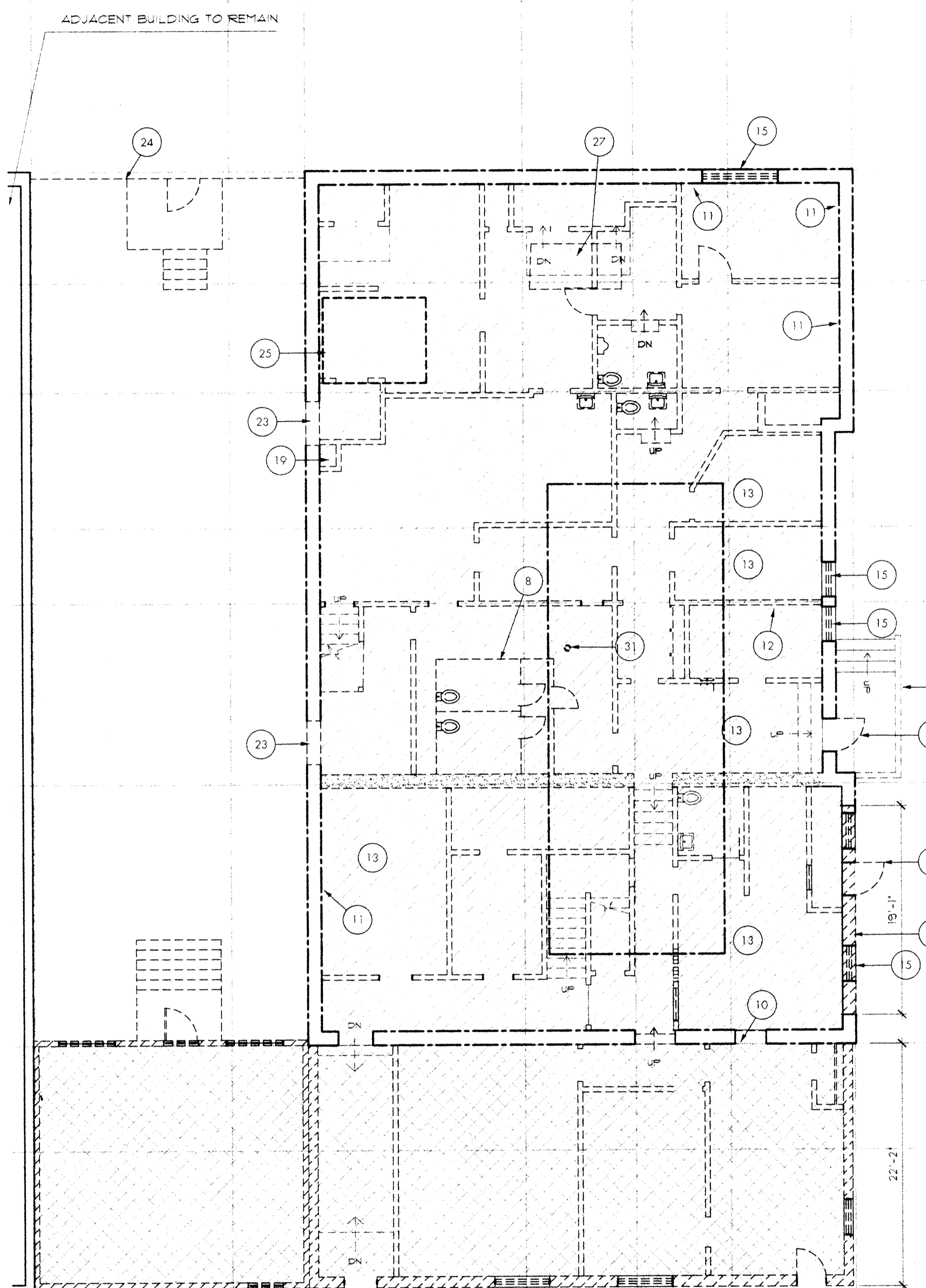
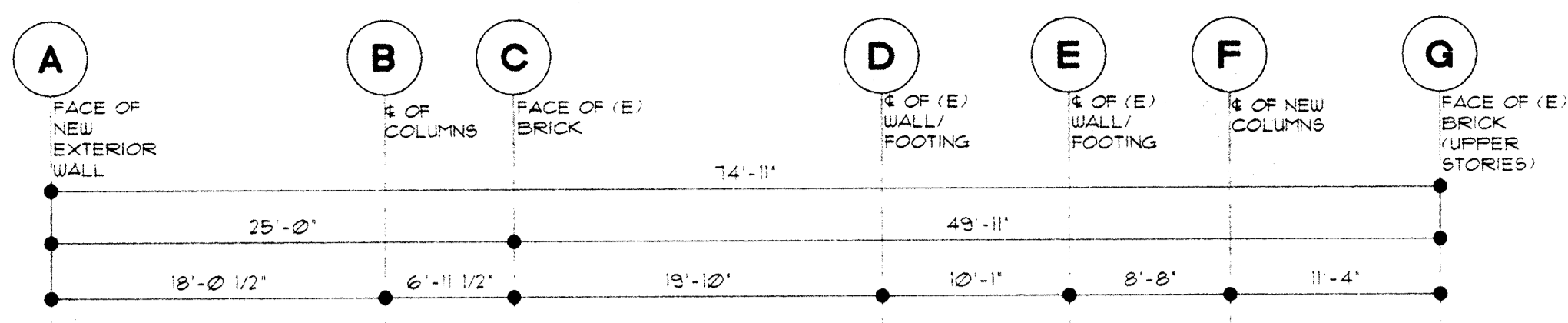
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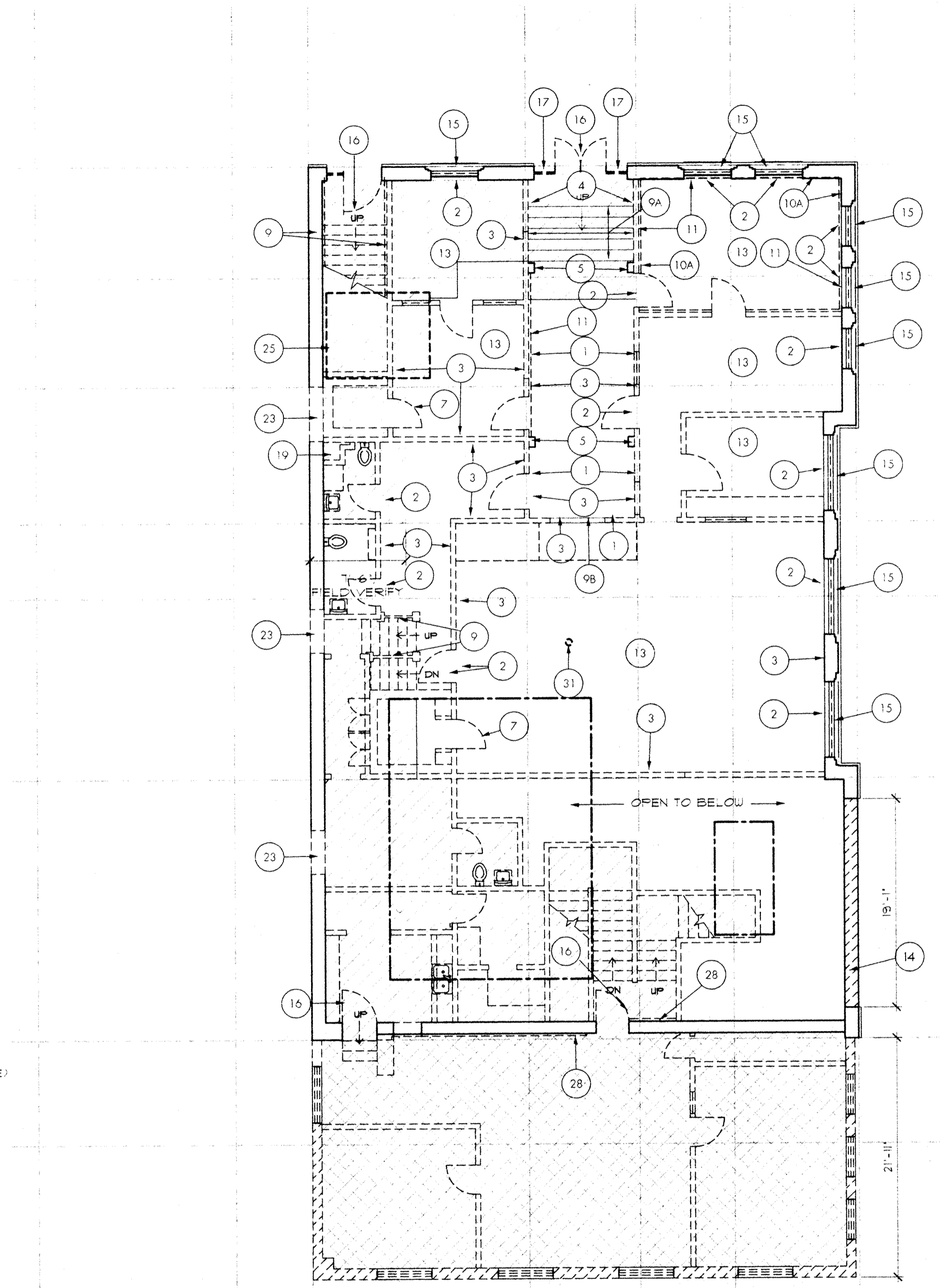
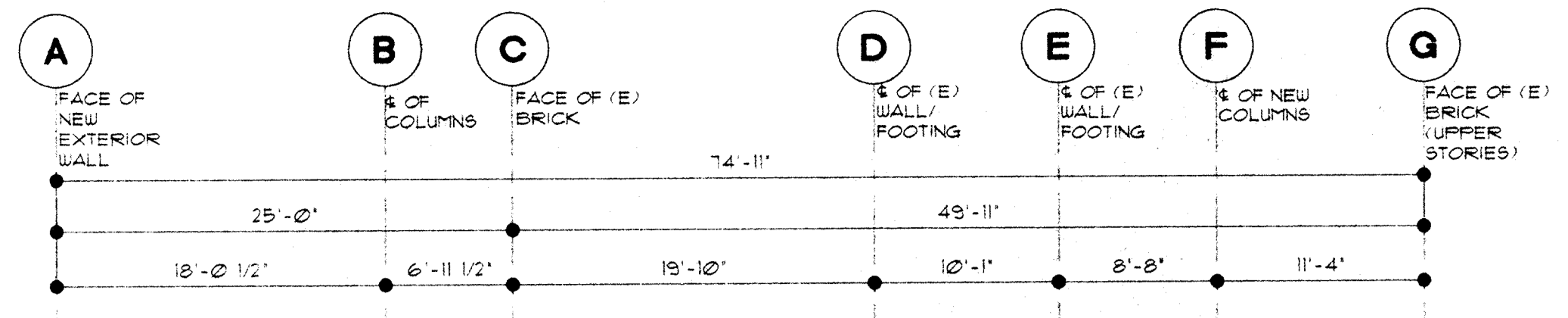
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1 GROUND FLOOR DEMO PLAN
A1.1 SCALE: 1/8" = 1'-0"

- LEGEND**
- REMOVE (E) FLOOR STAIR STAIR STRUCTURE, SHEATHING PREP FOR NEW FLOOR PER PLANS (SLAB ON GRADE & GROUND FLOOR WOOD FLOOR @ FIRST/SECOND FLOORS)
 - EXTENT OF TOTAL BUILDING DEMOLITION OF SOUTH CITY HALL ADDITION AND BUILDING TO THE WEST
 - ITEM TO BE DEMOLISHED
 - WOOD FRAME WALL TO BE DEMOLISHED
 - MASONRY WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - APPROXIMATE LOCATION/EXTENT OF (E) PLASTER CEILING TO REMAIN. COORDINATE WITH NEW PLANS SUCH THAT CEILING DEMO EXTENDS A MINIMUM 2'-0" INSIDE EDGES OF THE NEW CEILING CLOUDS PER REFLECTED CEILING PLANS A11 & A12
 - CONCRETE WALL TO BE DEMOLISHED
 - EXTENT OF DEMO FOR NEW ELEVATOR



2 FIRST FLOOR DEMO PLAN
A1.1 SCALE: 1/8" = 1'-0"

- PHASE 1- HISTORIC FABRIC REMOVAL/PRESERVATION DEMOLITION KEYNOTES**
- 1 REMOVE CROWN MOLDING, SALVAGE FOR REUSE
 - 2 REMOVE DOOR/WINDOW TRIM* HEAD/SIDES/SILL, SALVAGE FOR REUSE
 - 3 REMOVE WOOD BASE/TRIM, SALVAGE FOR REUSE
 - 4 REMOVE HISTORIC HANDRAIL, SALVAGE FOR REUSE
 - 5 REMOVE/SALVAGE FILASTER MILLWORK STOCK FOR REUSE
 - 6 REMOVE DOOR/TRANSOM/FRAME SALVAGE FOR REUSE
 - 7 REMOVE VAULT DOOR/FRAME TO BE TURNED OVER TO OWNER/OWNER DESIGNEE
 - 8 REMOVE JAIL CELLS, TO BE TURNED OVER TO OWNER OR OWNER DESIGNEE
 - 9 DEMO HANDRAIL BASE
 - 9A REMOVE HISTORIC TREADS RISERS AND TRIM SALVAGE FOR REUSE
 - 9B REMOVE WOOD COUNTER SURROUND, SALVAGE FOR REINSTALLATION
- PHASE 1- GENERAL NOTES**
- CONTRACTOR TO DISCONNECT POWER TO ALL LIGHT FIXTURES
- PHASE 2- DEMOLITION (NIC) (BY OWNER) KEYNOTES**
- 10 DEMO BENCH
 - 10A DEMO PICTURE RAIL MOLDING
 - 11 DEMO WOOD PANELING
 - 12 DEMO STAINLESS STEEL PANEL
 - 13 DEMO LAY-IN CEILING TILE, GRID LIGHT FIXTURES N GRID, AND DUCTWORK
- PHASE 2- NOTES (NIC) (BY OWNER)**
- DEMO INTERIOR DOORS/FRAMES
 - DEMO CABINETS/SHELVES/BRACKETS
 - DEMO CARPET
 - DEMO ALL WOOD OR RUBBER BASES
 - DEMO ALL WINDOW BLINDS AND BRACKETS
- PHASE 3- DEMOLITION KEYNOTES**
- 14 DEMO CMU INFILL - EXTERIOR WALL AT ORIGINAL FIRE TRUCK ENTRY
 - 15 DEMO WINDOWS/FRAMES (SEE GENERAL NOTE 2 FOR SALVAGE) COORD. REMOVAL OF HISTORIC FRAMES W/ GLAZING SUB PRIOR TO DEMO.
 - 16 DEMO EXTERIOR DOOR/FRAME
 - 17 DEMO STOREFRONT
 - 18 BID ALT #2 DEMO EIFS INFILL AT WEST WALL
 - 18A BASE BID EIFS TO REMAIN, DO NOT DEMO
 - 19 DEMO CHIMNEY
 - 20 DEMO MECH./FAN/DUCTS (TYPICAL)
 - 21 DEMO AIR-HANDLING UNIT, CURB
 - 22 DEMO ROOF ACCESS HATCH
 - 23 CUT/DEMO BRICK/CONCRETE/CMU WALL OPENING FOR NEW BUILDING ACCESS/OPENING. SEE PLANS/ELEVATIONS FOR DIMENSION INFO. SEE STRUCTURAL FOR LITELS AS REQUIRED. SALVAGE BRICK FOR NEW INFILL AREAS PER PLANS
 - 24 DEMO FENCE, GATE, WALK
 - 25 DEMO FOR FUTURE ELEVATOR. SEE STRUCT. FOR DIMENSIONS.
 - 26 DEMO STAIR, RAIL, CURB - PREPARE FOR INFILL
 - 27 DEMO IN-GROUND FUEL TANK. BACKFILL HOLE TO PREPARE FOR NEW FLOOR - FOLLOW EPA/DEQ GUIDELINES FOR REMOVAL AND DISPOSAL OF TANK AND CONTAMINATED SOIL, MATERIALS.
 - 28 DEMO WOOD FRAME PARTITION TO EXPOSE (E) BRICK WALL
 - 29 DEMO POWER MAST HEAD
 - 30 REMOVE AND SALVAGE ANTENNA & SIREN MAST TO OWNER
 - 31 DEMO COLUMN, W/ STRUCT. ENGINEER PRIOR TO REMOVAL.
 - 32 ALTERNATE BID #3 DEMO BUILT-UP (E) ROOF MEMBRANE @ ENTIRE (E) BUILDING.
- PHASE 3- GENERAL NOTES**
1. -CONTRACTOR TO SHORE STRUCTURE AS REQUIRED PRIOR TO REMOVAL OF STRUCTURAL WALLS/COLUMNS. PROTECT STRUCTURE & FINISHES TO REMAIN.
 2. -OWNER HAS REMOVED ALL MATERIAL TO BE SALVAGED EXCLUDING PHASE 1 ITEMS. PRIOR TO DEMO CONFIRM ALL ITEMS TO BE SALVAGED.
 3. -OWNER TO DEMO ALL EXISTING MECHANICAL EQUIPMENT
 4. -ALL EXISTING PLUMBING FIXTURES ARE TO BE DEMOLISHED IN BUILDING
 5. -ALL EXISTING ELECTRICAL TO BE DEMOLISHED
 6. -ALL EXISTING TELECOM EQUIPMENT TO BE DEMOLISHED
 7. -SECOND FLOOR SKYLIGHT TO REMAIN
 8. -BASE BID ROOF TO BE PREPARED FOR REPAIR/PATCH FOLLOWING DEMOLITION OF ROOF EQUIPMENT OR PENETRATIONS IN THIS PROJECT.

A99009L

SET CHECKED BY: PROJECT ASSISTANT
JOB CAPTAIN
DRAWN BY: ADS/RBD
DATE: 07.16.99

REVISIONS

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PRESERVING OUR HISTORY
DESIGNING THE FUTURE

REGISTERED ARCHITECT
DONALD F. STANWAY II
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STATE OF OREGON

DEMO PLANS
GROUND FLOOR
FIRST FLOOR

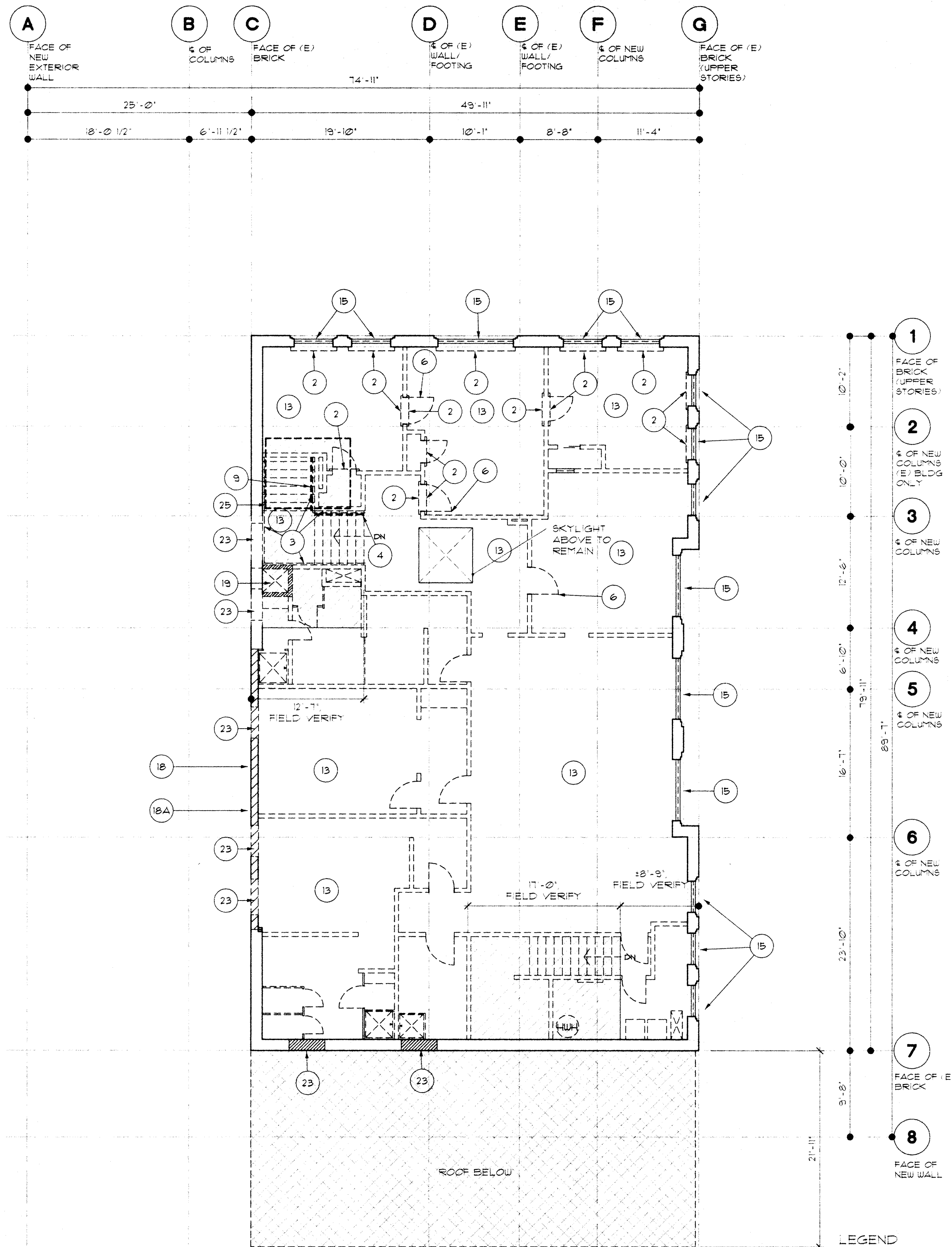
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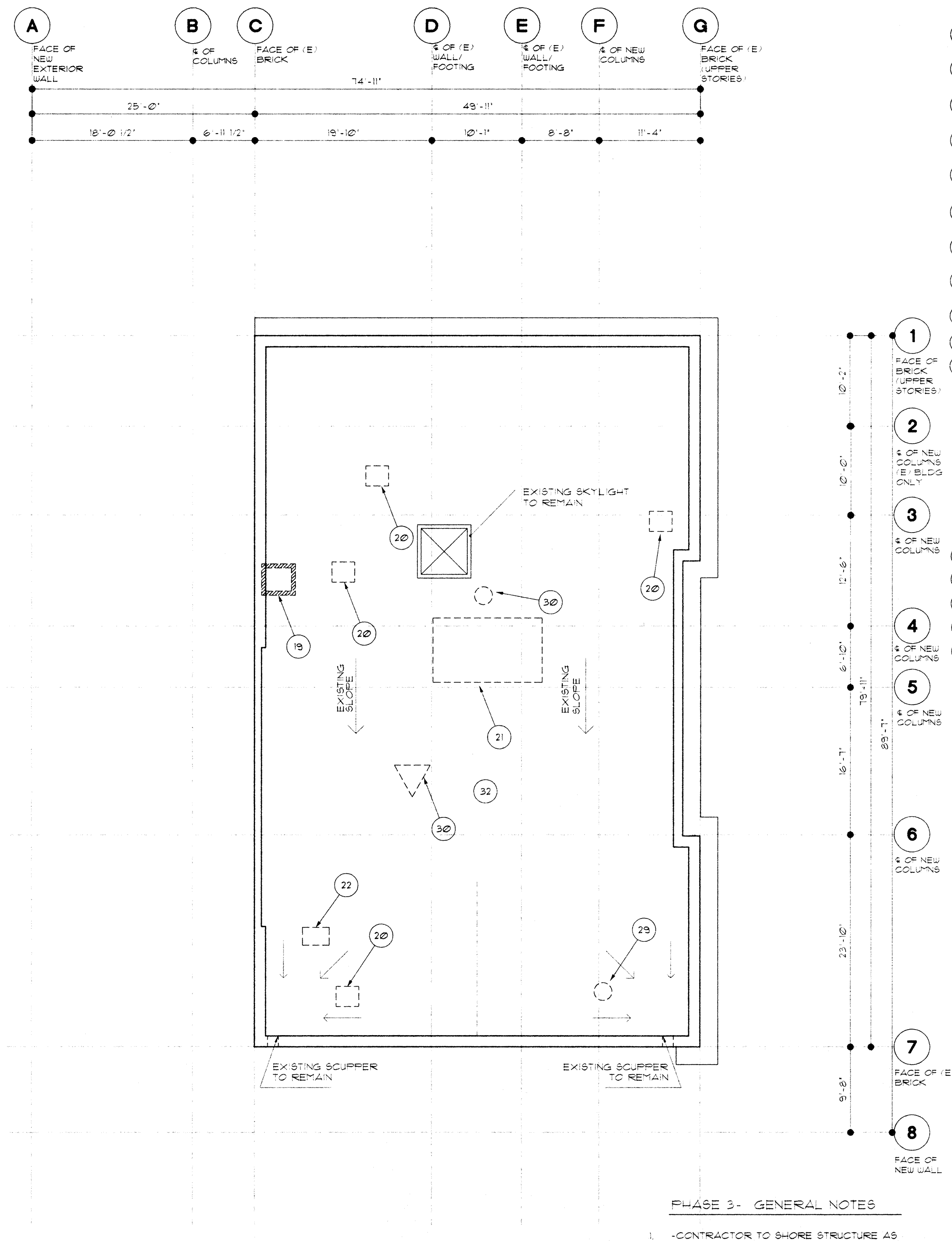
A11

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1 SECOND FLOOR DEMO PLAN
A1.2 SCALE: 1/8" = 1'-0"



2 ROOF DEMO PLAN
A1.2 SCALE: 1/8" = 1'-0"

- LEGEND**
- REMOVE (E) FLOOR, STAIR, STAIR STRUCTURE SHEATHING, PREP FOR NEW FLOOR PER PLANS (SLAB ON GRADE & GROUND FLOOR WOOD FLOOR & FIRST/SECOND FLOORS)
 - EXTENT OF TOTAL BUILDING DEMOLITION OF SOUTH CITY HALL ADDITION AND BUILDING TO THE WEST
 - ITEM TO BE DEMOLISHED
 - WOOD FRAME WALL TO BE DEMOLISHED
 - MASONRY WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - APPROXIMATE LOCATION/EXTENT OF (E) PLASTER CEILINGS TO REMAIN. COORDINATE WITH NEW PLANS SUCH THAT CEILING DEMO EXTENDS A MINIMUM 2'-0" INSIDE EDGES OF THE NEW CEILING CLOUDS PER REFLECTED CEILING PLANS A11 & A12
 - CONCRETE WALL TO BE DEMOLISHED
 - EXTENT OF DEMO FOR NEW ELEVATOR

- PHASE 1- HISTORIC FABRIC REMOVAL/PRESERVATION DEMOLITION KEYNOTES**
- 1 REMOVE CROWN MOLDING, SALVAGE FOR REUSE
 - 2 REMOVE DOOR/WINDOW TRIM, HEAD/SIDES/SILL, SALVAGE FOR REUSE
 - 3 REMOVE WOOD BASE/TRIM, SALVAGE FOR REUSE
 - 4 REMOVE HISTORIC HANDRAIL, SALVAGE FOR REUSE
 - 5 REMOVE/SALVAGE PILASTER MILLWORK STOCK FOR REUSE
 - 6 REMOVE DOOR/TRANSOM/FRAME, SALVAGE FOR REUSE
 - 7 REMOVE VAULT DOOR/FRAME TO BE TURNED OVER TO OWNER, OWNER DESIGNEE
 - 8 REMOVE JAIL CELLS, TO BE TURNED OVER TO OWNER OR OWNER DESIGNEE
 - 9 DEMO HANDRAIL BASE
 - 10A DEMO HISTORIC TREADS & RISERS
 - 10B REMOVE WOOD COUNTER SURROUND, SALVAGE FOR REINSTALLATION
- PHASE 1- GENERAL NOTES**
- CONTRACTOR TO DISCONNECT POWER TO ALL LIGHT FIXTURES
- PHASE 2- DEMOLITION (NIC) KEYNOTES**
- 10 DEMO BENCH
 - 10A DEMO PICTURE RAIL MOLDING
 - 11 DEMO WOOD PANELING
 - 12 DEMO STAINLESS STEEL PANEL
 - 13 DEMO LAY-IN CEILING TILE, GRID, LIGHT FIXTURES IN GRID, AND DUCTWORK
- PHASE 2- NOTES (NIC) (BY OWNER)**
- DEMO INTERIOR DOORS/FRAMES
 - DEMO CABINETS/SHELVES/BRACKETS
 - DEMO CARPET
 - DEMO ALL WOOD OR RUBBER BASES
 - DEMO ALL WINDOW BLINDS AND BRACKETS
- PHASE 3- DEMOLITION KEYNOTES**
- 14 DEMO CMU INFILL - EXTERIOR WALL AT ORIGINAL FIRE TRUCK ENTRY
 - 15 DEMO WINDOW FRAMES (SEE GENERAL NOTE 2 FOR SALVAGE) COORD. REMOVAL OF HISTORIC FRAMES W/ GLAZING SUB PRIOR TO DEMO.
 - 16 DEMO EXTERIOR DOOR/FRAME
 - 17 DEMO STOREFRONT
 - 18 BID ALT. #2 DEMO EIFS INFILL AT WEST WALL
 - 18A BASE BID EIFS TO REMAIN, DO NOT DEMO
 - 19 DEMO CHIMNEY
 - 20 DEMO MECH./FAN/DUCTS (TYPICAL)
 - 21 DEMO AIRHANDLING UNIT, CURB
 - 22 DEMO ROOF ACCESS HATCH
 - 23 CUT/DEMO BRICK/CONCRETE/CMU WALL OPENING FOR NEW BUILDING ACCESS OPENING. SEE PLANS/ELEVATIONS FOR DIMENSION INFO. SEE STRUCTURAL LITELLS AS REQUIRED. SALVAGE BRICK FOR NEW INFILL. AREA PER PLANS
 - 24 DEMO FENCE GATE, WALK
 - 25 DEMO FOR FUTURE ELEVATOR. SEE AS2 DIMENSIONS.
 - 26 DEMO STAIR RAIL, CURB. - PREPARE FOR INFILL
 - 27 DEMO IN-GROUND FUEL TANK BACKFILL HOLE TO PREPARE FOR NEW FLOOR - FOLLOW EPA/DEQ GUIDELINES REMOVAL AND DISPOSAL OF TANK AND CONTAMINATED SOILS, MATERIALS.
 - 28 DEMO WOOD FRAME PARTITION TO EXPOSE (E) BRICK WALL
 - 29 DEMO POWER MAST HEAD
 - 30 REMOVE AND SALVAGE ANTENNA & SUR MAST TO OWNER
 - 31 DEMO COLUMN, VERIFY W/ STRUCT. ENGR PRIOR TO REMOVAL.
 - 32 ALTERNATE BID #3 DEMO BUILT-UP (E) MEMBRANE & ENTIRE (E) BUILDING.

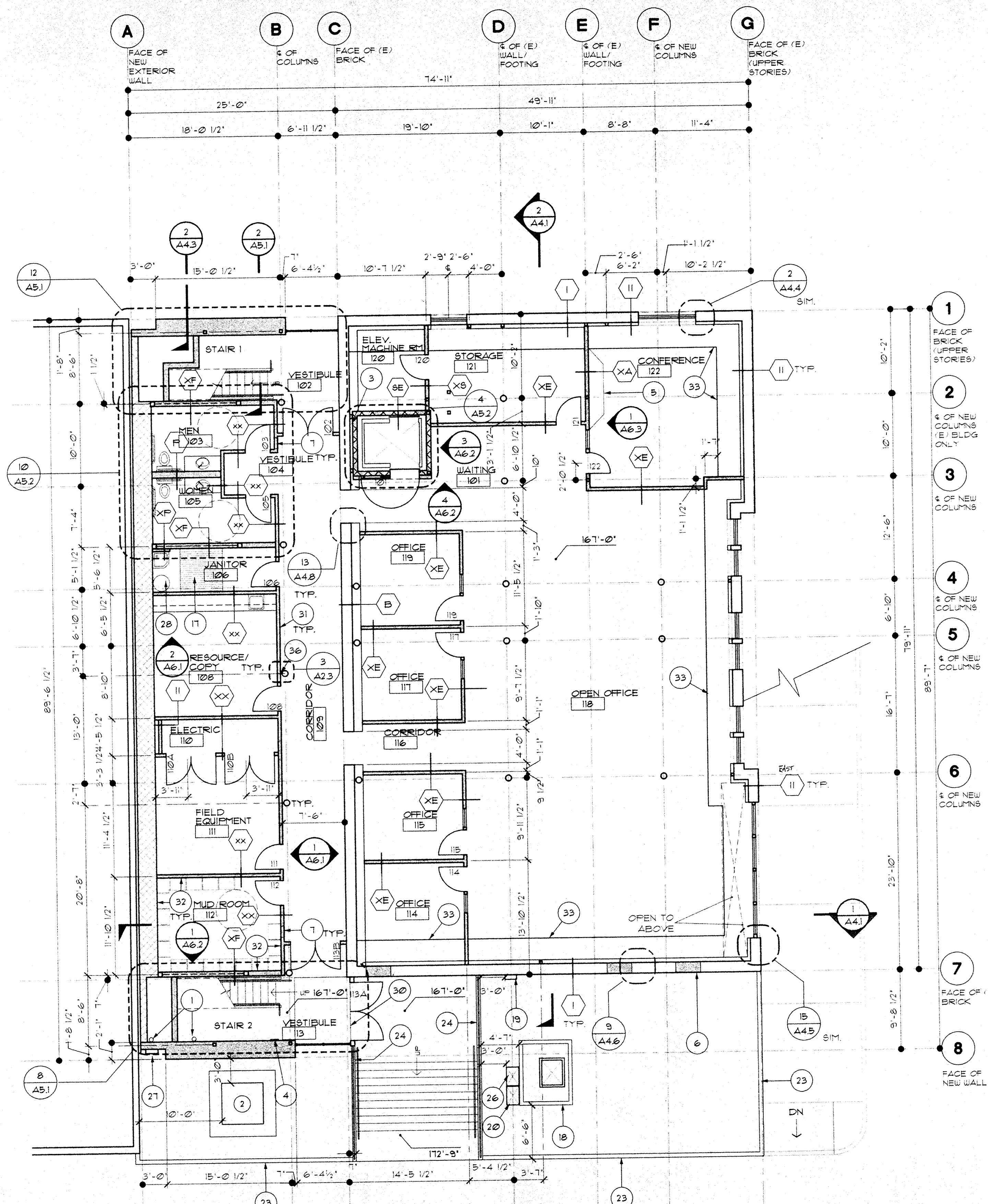
PHASE 3- GENERAL NOTES

1. -CONTRACTOR TO SHORE STRUCTURE AS REQUIRED PRIOR TO REMOVAL OF STRUCTURAL WALLS/COLUMNS. PROTECT STRUCTURE & FINISHES TO REMAIN.
2. -OWNER HAS REMOVED ALL MATERIAL TO BE SALVAGED EXCLUDING PHASE 1 ITEMS. PRIOR TO DEMO, CONFIRM ALL ITEMS TO BE SALVAGED.
3. -CONTRACTOR TO DEMO ALL EXISTING MECHANICAL EQUIPMENT
4. -ALL EXISTING PLUMBING FIXTURES ARE TO BE DEMOLISHED IN BUILDING
5. -ALL EXISTING ELECTRICAL TO BE DEMOLISHED
6. -ALL EXISTING TELECOM EQUIPMENT TO BE DEMOLISHED
7. -SECOND FLOOR SKYLIGHT TO REMAIN
8. -BASE BID ROOF TO BE PREPARED FOR REPAIR/ PATCH FOLLOWING DEMOLITION OF ROOF EQUIPMENT OR PENETRATIONS IN THIS PROJECT.

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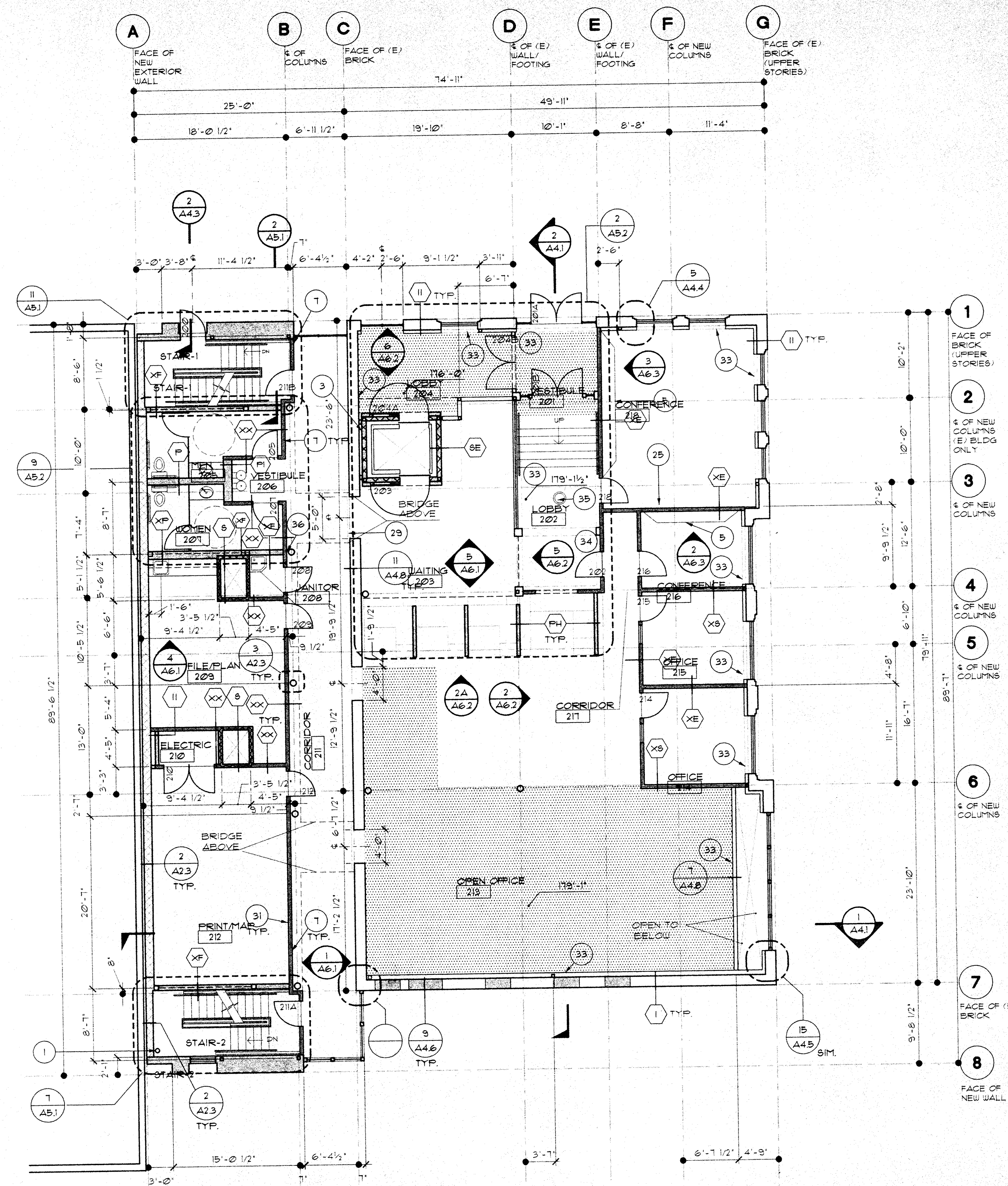
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

ALL FLOOR AREA IN (E) GROUND FLOOR IS NEW INFILL. VERIFY LOCATION AND DIMENSIONS OF (E) OPENINGS.

KEYNOTES

- 1 FIRE SPRINKLER RISER, TYP. SEE MECH.
- 2 TRANSFORMER, SEE CIVIL, ELEC.
- 3 MACHINE ROOM EXHAUST SHAFT, SEE MECHANICAL
- 4 FIRE ANNUNCIATOR PANEL, SEE ELECTRICAL
- 5 FIWP. (ALT. BID #)
- 6 FIRE DEPARTMENT CONNECTION, SEE CIVIL
- 7 FX (FIRE EXTINGUISHER)
- 8 PARAPET & NEW ADDITION, TYP.
- 9 ROOF SCUTTLE, SEE SPEC.
- 10 (E) SCUPPER W/ NEW FLASHING, TYP. SEE 15/A4.8
- 11 ELEVATOR VENT, SEE MECHANICAL
- 12 EXISTING SKYLIGHT TO REMAIN
- 13 NEW INTERNAL OVERFLOW, TYP.
- 14 NEW SKYLIGHT
- 15 NEW HVAC UNITS, SEE MECHANICAL
- 16 NEW INTERNAL ROOF DRAIN, TYP.
- 17 ALUMINUM GRATE OVER OVER SUMP BASIN, SEE SPEC / 14/A4.1.
- 18 FIRE VAULT, SEE CIVIL
- 19 NEW GAS SERVICE METER, SEE MECH.
- 20 (E) WATER METER OWNER TO RELOCATE LINE AND SERVICE
- 21 NOT USED.
- 22 BASE BID - EXISTING ROOF TO REMAIN, REPAIR LOCATIONS DISTURBED FOR NEW INSTALLATIONS AND AT LOCATION OF DEMOLITION ACTIVITIES. SEE ALSO A12
- 23 NEW CURB, SEE L3.0 FOR DETAILS
- 24 NEW RETAINING WALL, SEE CIVIL FOR DETAILS



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

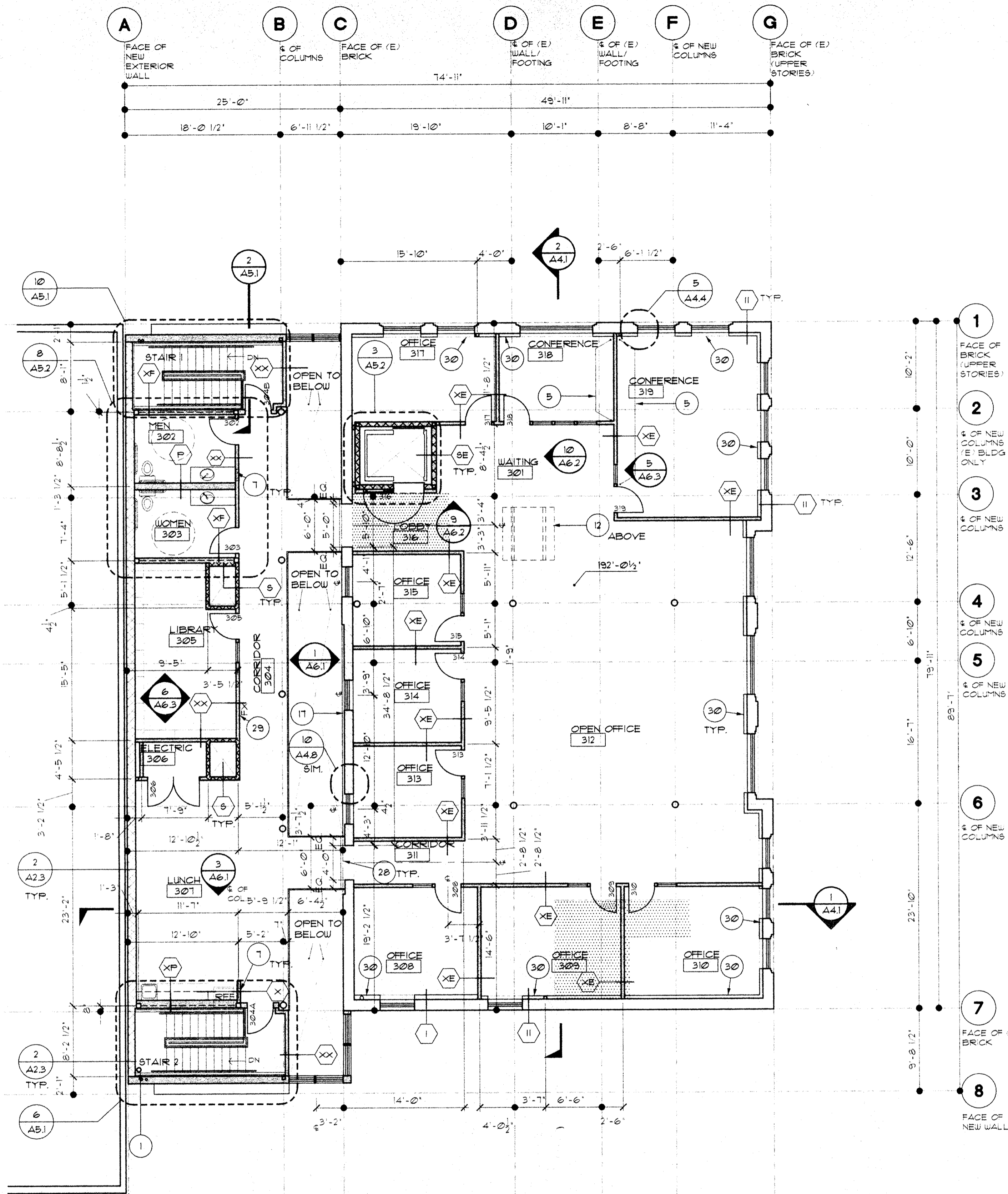
- NEW FLOOR INFILL
- EXISTING WALL - TO REMAIN
- NEW WALL - SEE WALL TYPES
- NEW CMU MASONRY WALL - 2 HR SEPARATION WALL, SEE WALL TYPES
- PARTIAL HEIGHT WALL - SEE WALL SECTIONS & ELEVATIONS FOR HEIGHT
- BRACE FRAME - SEE STRU
- RATED SHAFT WALL

- 24 NEW RETAINING WALL, SEE CIVIL FOR DETAILS
- 25 WALL MOUNTED MANUAL PROJECTION SCREEN
- 26 IRRIGATION VALVE BOX, SEE CIVIL
- 27 ELECTRIC METER
- 28 WATER HEATER, SEE MECH.
- 29 EXPANSION JOINT COVER
- 30 WALK-OFF MAT, SEE 12/A2.6, 3/A5.2
- 31 1 HOUR RATED CORRIDOR WALL, SEE 6/A2.3 FOR CONDUIT PENETRATION
- 32 BACKING PLATES, TYP. SEE 4/A2.3
- 33 HISTORIC WOOD BASE
- 34 ARCHITECT TO IDENTIFY LOCATION FOR REDEDICATION PLAQUE IN FIELD, SEE ALSO SPEC. 10400
- 35 LOCATION FOR TIME CAPSULE CAVITY AND COVER TO BE DETERMINED BY ARCHITECT, SEE ALSO SPEC. 10400
- 36 CONTROL JOINT, SEE 3/A2.3

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1 SECOND FLOOR PLAN
A2.2 SCALE: 1/8" = 1'-0"

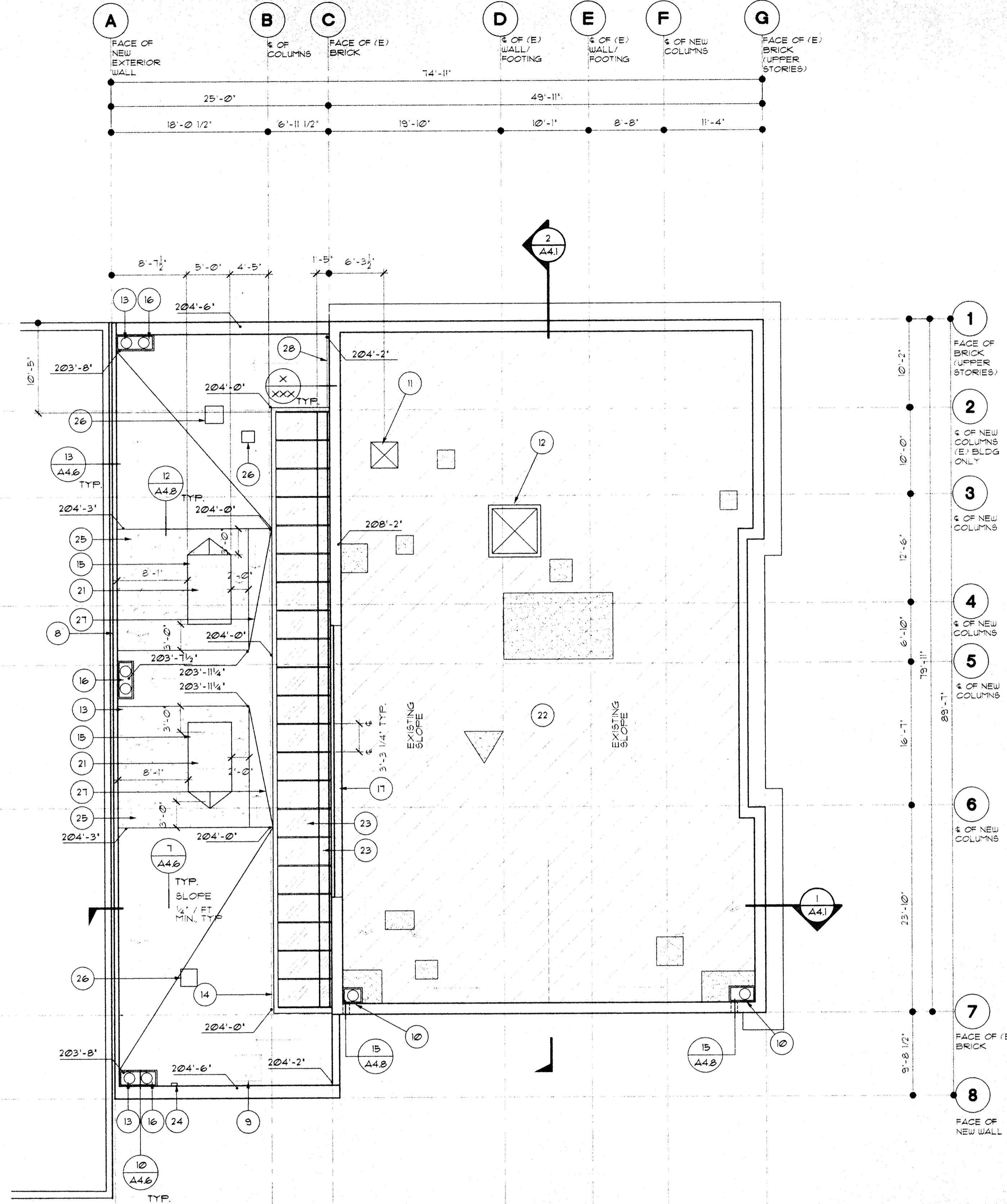
GENERAL NOTES

ALL FLOOR AREA IN (E)
GROUND FLOOR IS NEW INFILL
ROOF SLOPE IN NEW BUILDING
IS 1/4" FT. MIN. TYP.

VERIFY LOCATIONS AND
DIMENSIONS OF EXISTING OPENINGS
CONTRACTOR TO INSTALL FALL
PROTECTION ANCHORS PER OAR
1926.502, AND OSHA STANDARDS,
SEE ALSO 10/A4.1

KEYNOTES

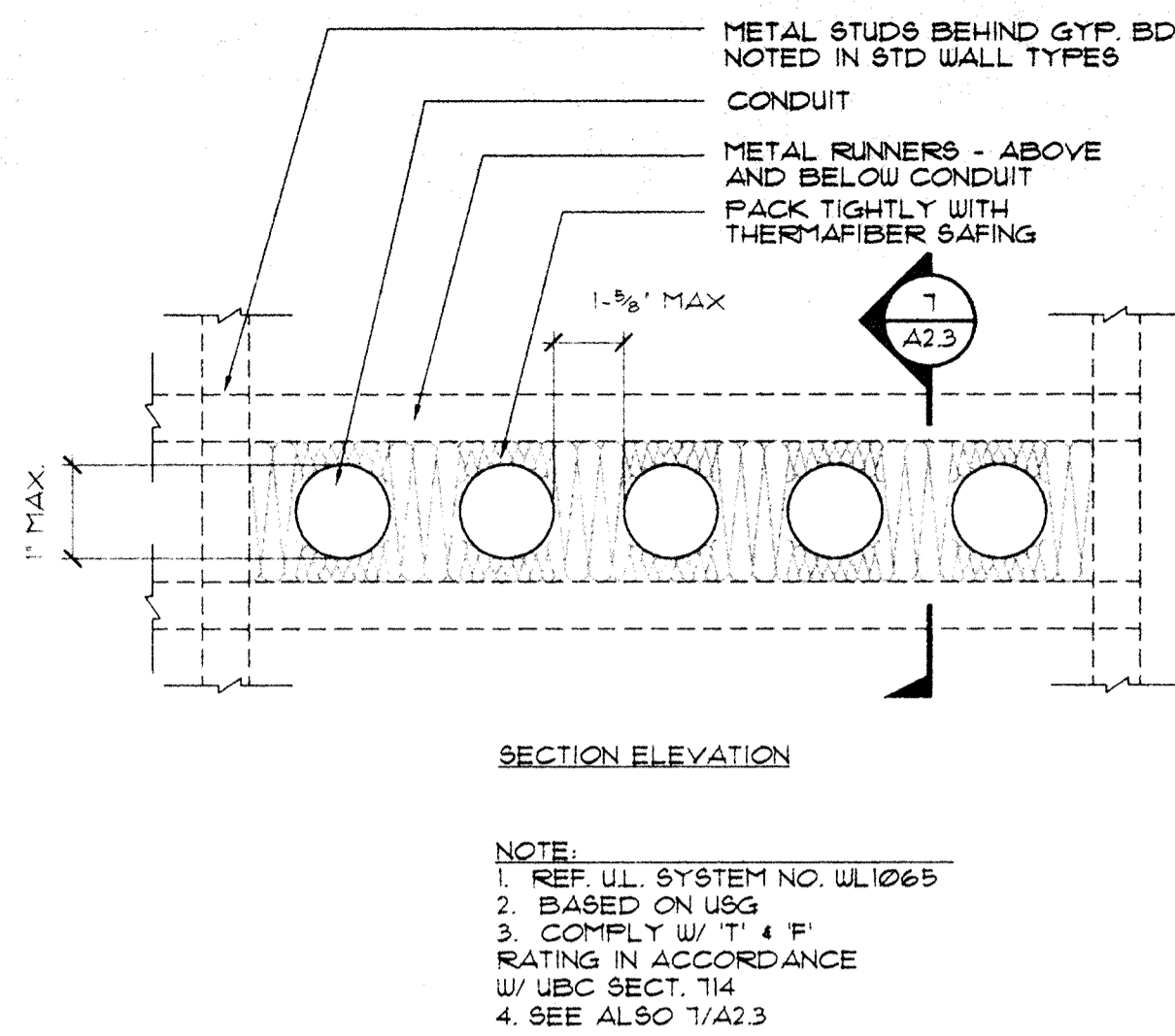
- | | | | |
|---|--|--|--|
| 1 FIRE SPRINKLER RISER, TYP. | 9 ROOF SCUTTLE | 17 BID ALT #2 AREA OF BRICK INFILL
IN AREA OF (E) EIFS DEMO | 23 SKYLIGHT GLASS, TYP. |
| 2 TRANSFORMER | 10 (E) OVERFLOW SCUPPER, TYP WITH
NEW FLASHING, SEE 15/A4.8 | 18 FIRE VAULT | 24 RAIN SENSOR, SEE ALSO ELECT. |
| 3 MACHINE ROOM EXHAUST SHAFT,
SEE MECHANICAL | 11 ELEVATOR VENT, SEE
MECHANICAL | 19 NEW GAS SERVICE METER | 25 CONCRETE PAD, SEE 12/A4.8 |
| 4 FIRE ANNUNCIATOR PANEL, SEE
ELECTRICAL | 12 EXISTING SKYLIGHT TO REMAIN | 20 OWNER TO RELOCATE (E) WATER
METER AND SERVICE LINE | 26 EXHAUST FAN - SEE MECHANICAL |
| 5 F.W.P. (ALT. BID #1) | 13 NEW INTERNAL OVERFLOW DRAIN,
TYP. | 21 VENT SHAFT BELOW | 27 CRICKET |
| 6 FIRE DEPARTMENT CONNECTION,
SEE PLUMBING | 14 NEW SKYLIGHT | 22 EXISTING ROOF TO REMAIN,
REPAIR LOCATIONS DISTURBED
FOR NEW INSTALLATIONS AND AT
LOCATION OF DEMOLITION
ACTIVITIES. PROVIDE COMPLETE
WATERTIGHT ASSEMBLY. SEE
ALSO A12. AREA OF ROOF
REPAIR INCLUDES, BUT NOT
LIMITED TO THE AREAS SHOWN. | 28 EXPANSION JOINT COVER |
| 7 FX (FIRE EXTINGUISHER) | 15 FOOTPRINT FOR HVAC UNITS, SEE
MECHANICAL, STRUCTURAL | | 29 1 HOUR RATED CORRIDOR WALL,
SEE 6/A2.3 FOR CONDUIT
PENETRATIONS |
| 8 PARAPET - NEW ADDITION, TYP. | 16 NEW INTERNAL ROOF DRAIN, TYP. | | 30 HISTORIC BASE - EXTERIOR WALL |



2 ROOF PLAN
A2.2 SCALE: 1/8" = 1'-0"

LEGEND

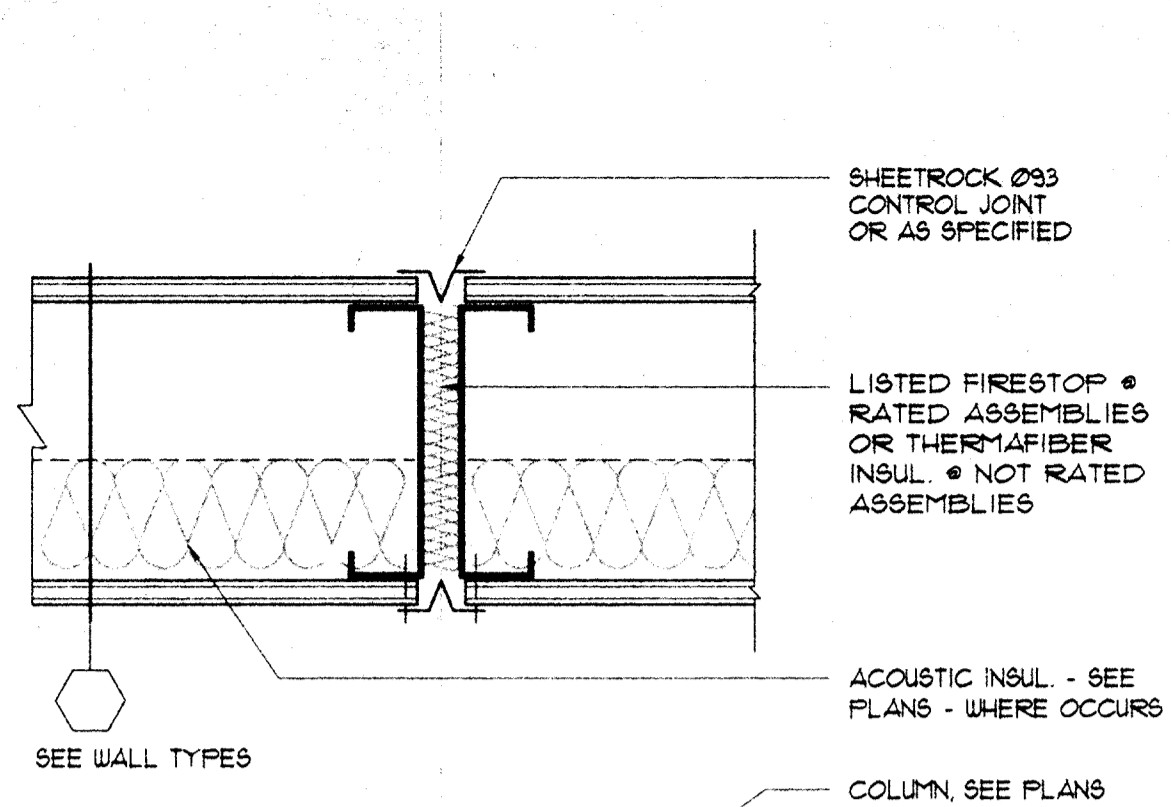
- | | | | |
|-----------|--|-----------|--|
| [Pattern] | NEW FLOOR INFILL | [Pattern] | BRACE FRAME - SEE STRUCTURAL |
| [Pattern] | EXISTING WALL - TO REMAIN | [Pattern] | RATED SHAFT WALL |
| [Pattern] | NEW WALL - SEE WALL TYPES | [Pattern] | ROOF STRUCTURE
FOR INFO ONLY, SEE STRUCTURAL |
| [Pattern] | NEW CMU MASONRY WALL - 2 HR
SEPARATION WALL, SEE WALL TYPES | [Pattern] | AREA AT REMOVED ROOFTOP EQUIP
- REQUIRES MEMBRANE PATCH |
| [Pattern] | PARTIAL HEIGHT WALL - SEE WALL
SECTIONS & ELEVATIONS | [Pattern] | ALTERNATE BID #3 REROOF EXISTING
BUILDING |
| [Pattern] | CONCRETE PAD, SEE XXXX | [Pattern] | ALTERNATE BID #2 AREA OF BRICK
AREA OF (E) EIFS DEMO |



SECTION ELEVATION

- NOTE:
 1. REF. UL SYSTEM NO. UL1065
 2. BASED ON USG
 3. COMPLY W/ 'T' & 'F' RATING IN ACCORDANCE W/ UBC SECT. 714
 4. SEE ALSO T/A2.3

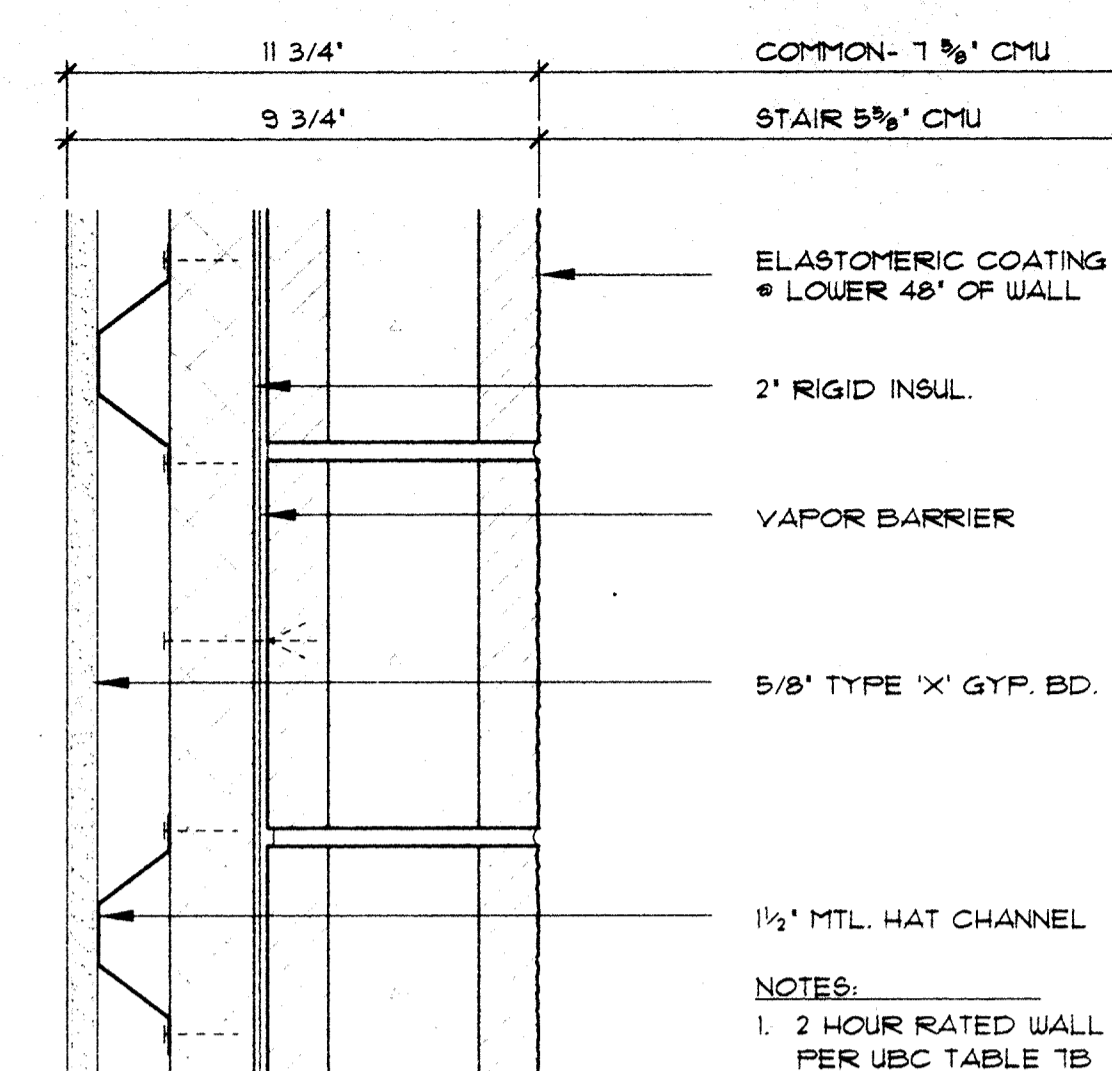
6 TYP. RATED WALL PENETRATION (CONDUIT)
 A2.3 SCALE: 6" = 1'-0"



SECTION ELEVATION

- NOTE:
 1. 2 HOUR RATED WALL PER UBC TABLE 7B ITEM 6-14
 2. SEE STRUCTURAL FOR ADD'L NOTES

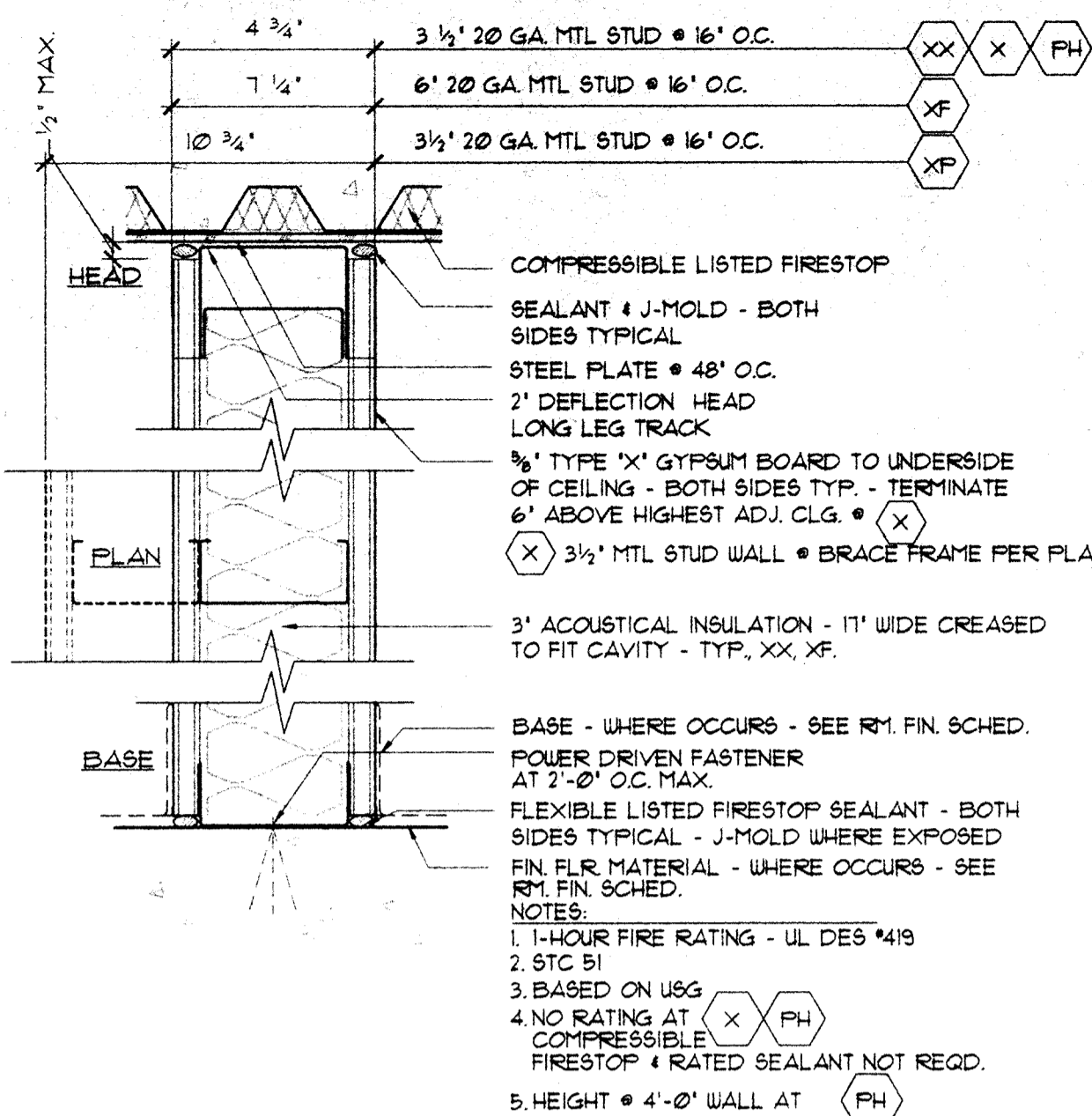
3 PARTITION - CONTROL JOINT - TYP.
 A2.3 SCALE: 3" = 1'-0"



SECTION ELEVATION

- NOTE:
 1. 1-HOUR FIRE RATING - UL DES *419
 2. STC 51
 3. BASED ON USG
 4. NO RATINGS AT COMPRESSIBLE FIRESTOP & RATED SEALANT NOT REQD.
 5. HEIGHT • 4'-0" WALL AT

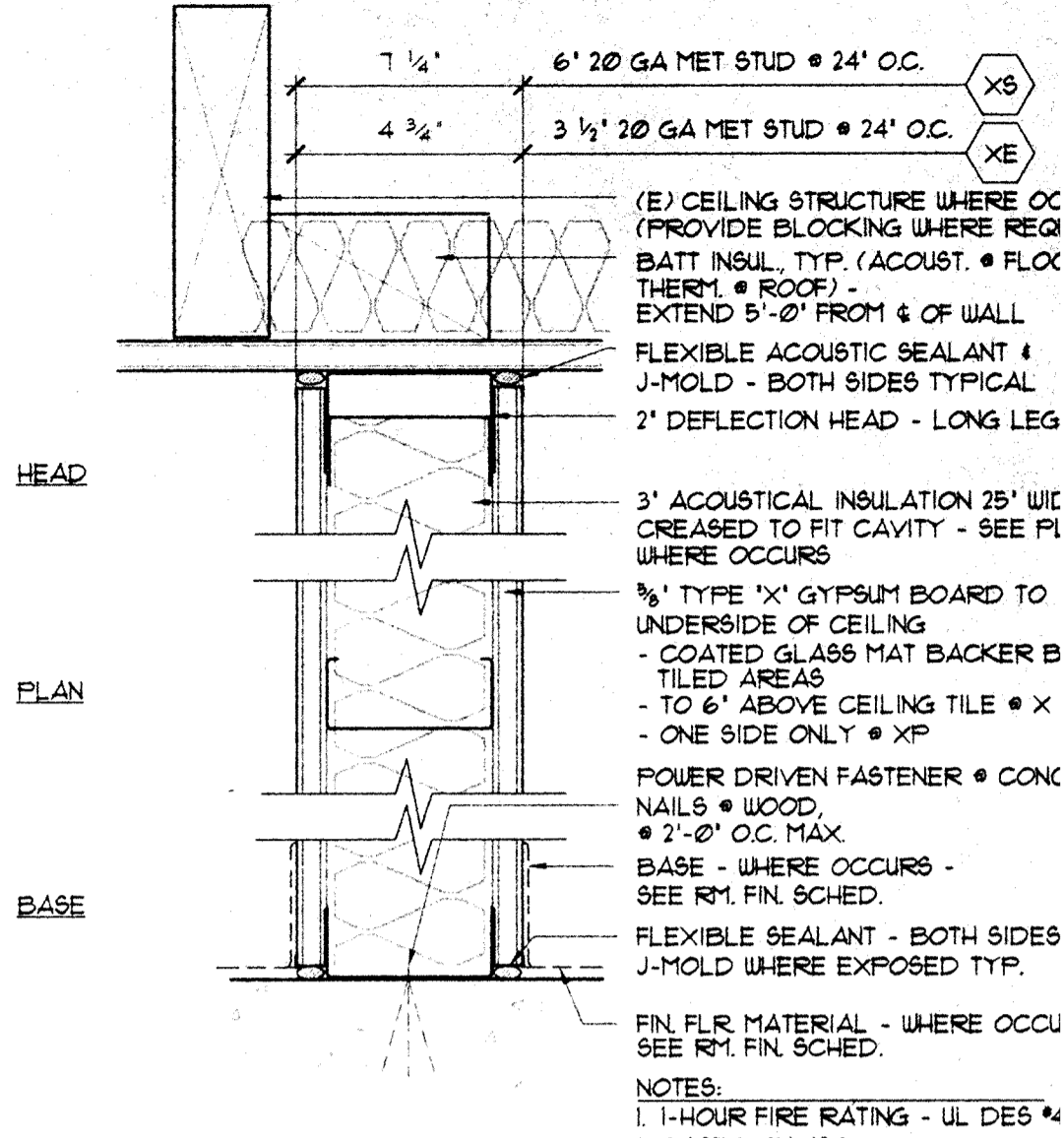
2 C.M.U. WALLS
 A2.3 SCALE: 3" = 1'-0"



SECTION ELEVATION

- NOTE:
 1. 1-HOUR FIRE RATING - UL DES *419
 2. STC 51
 3. BASED ON USG
 4. NO RATINGS AT COMPRESSIBLE FIRESTOP & RATED SEALANT NOT REQD.
 5. HEIGHT • 4'-0" WALL AT

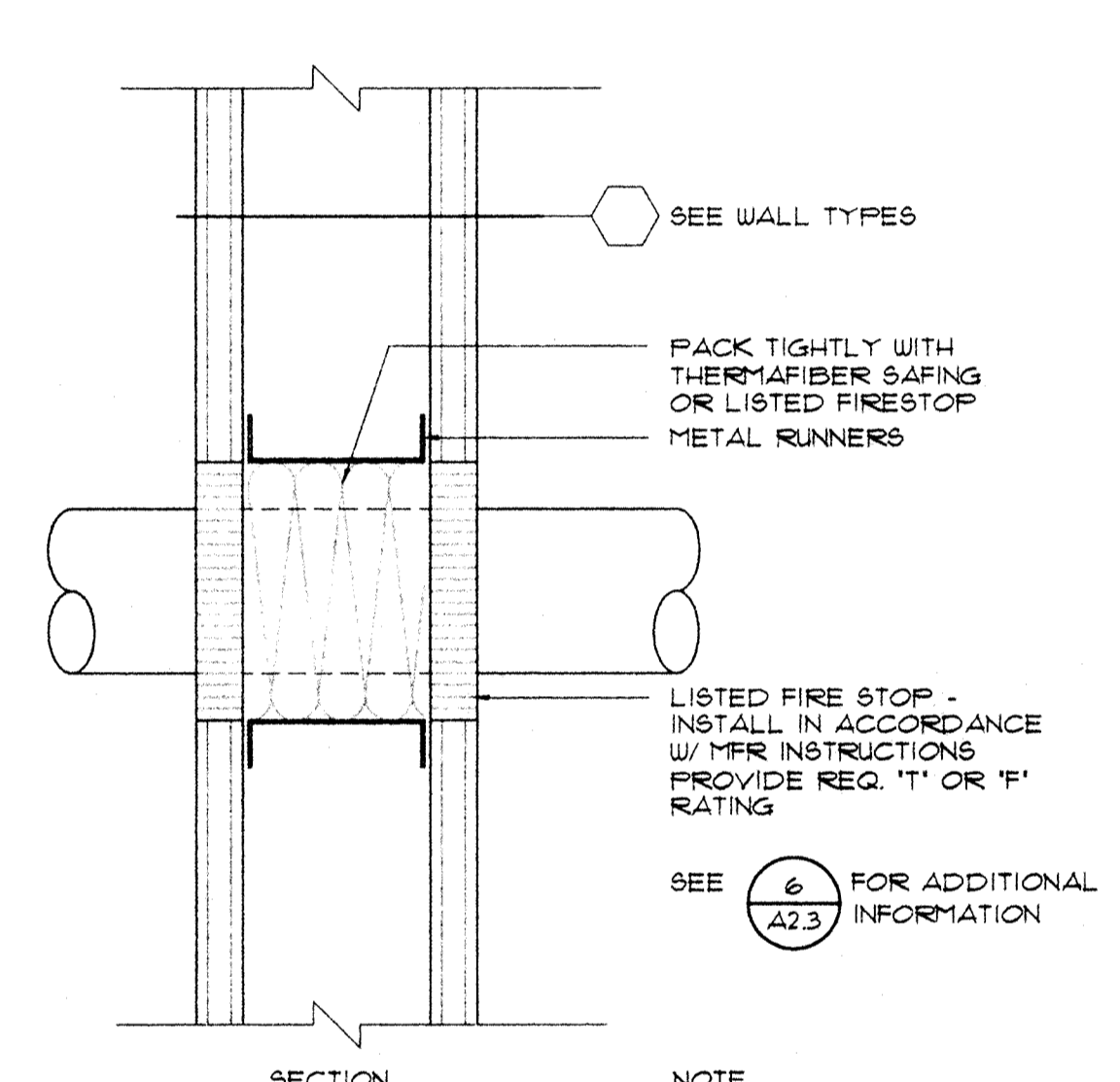
PH XX XF XP TYPICAL PARTITION



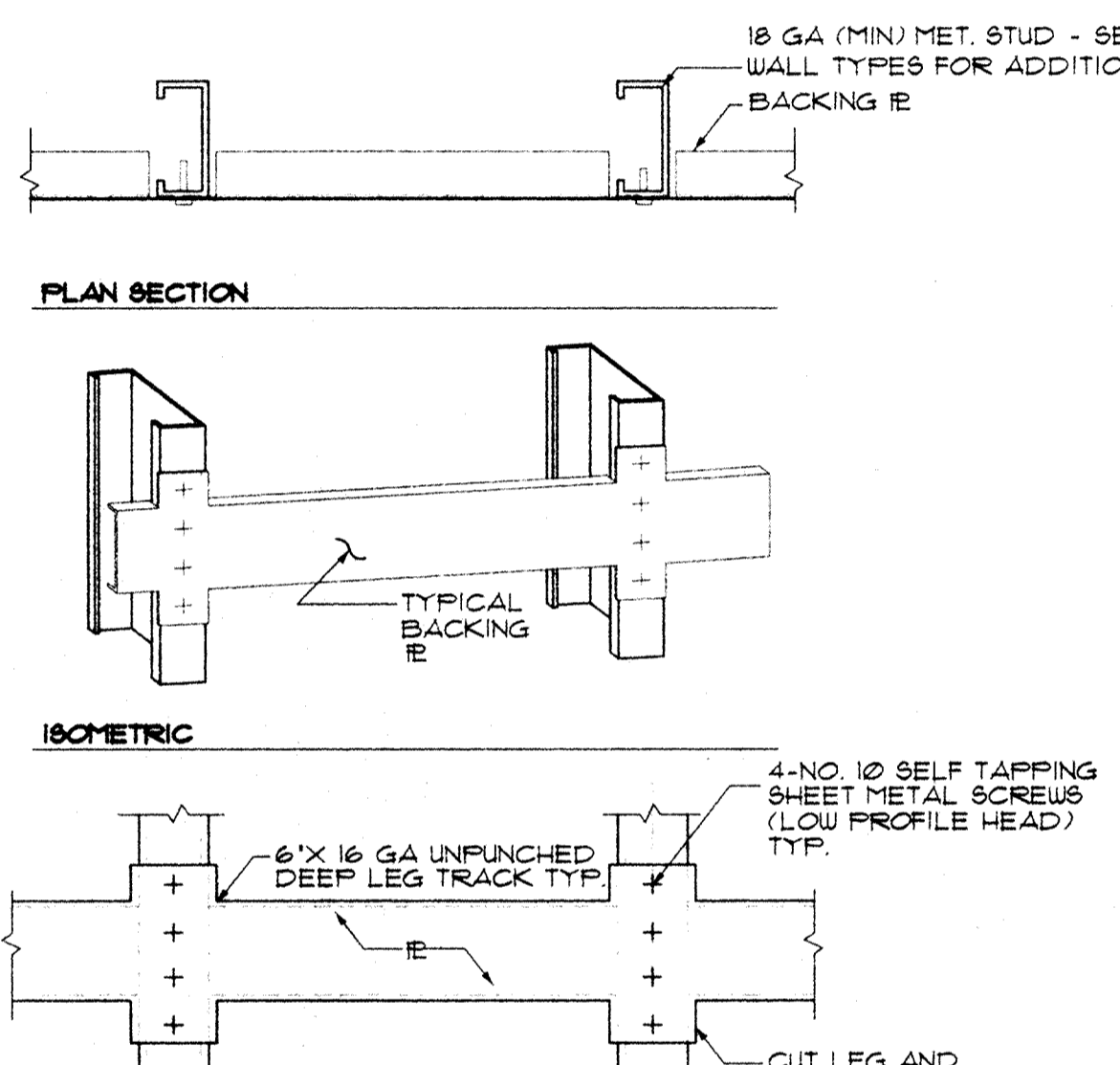
SECTION ELEVATION

- NOTE:
 1. 1-HOUR FIRE RATING - UL DES *419
 2. STC 51
 3. BASED ON USG

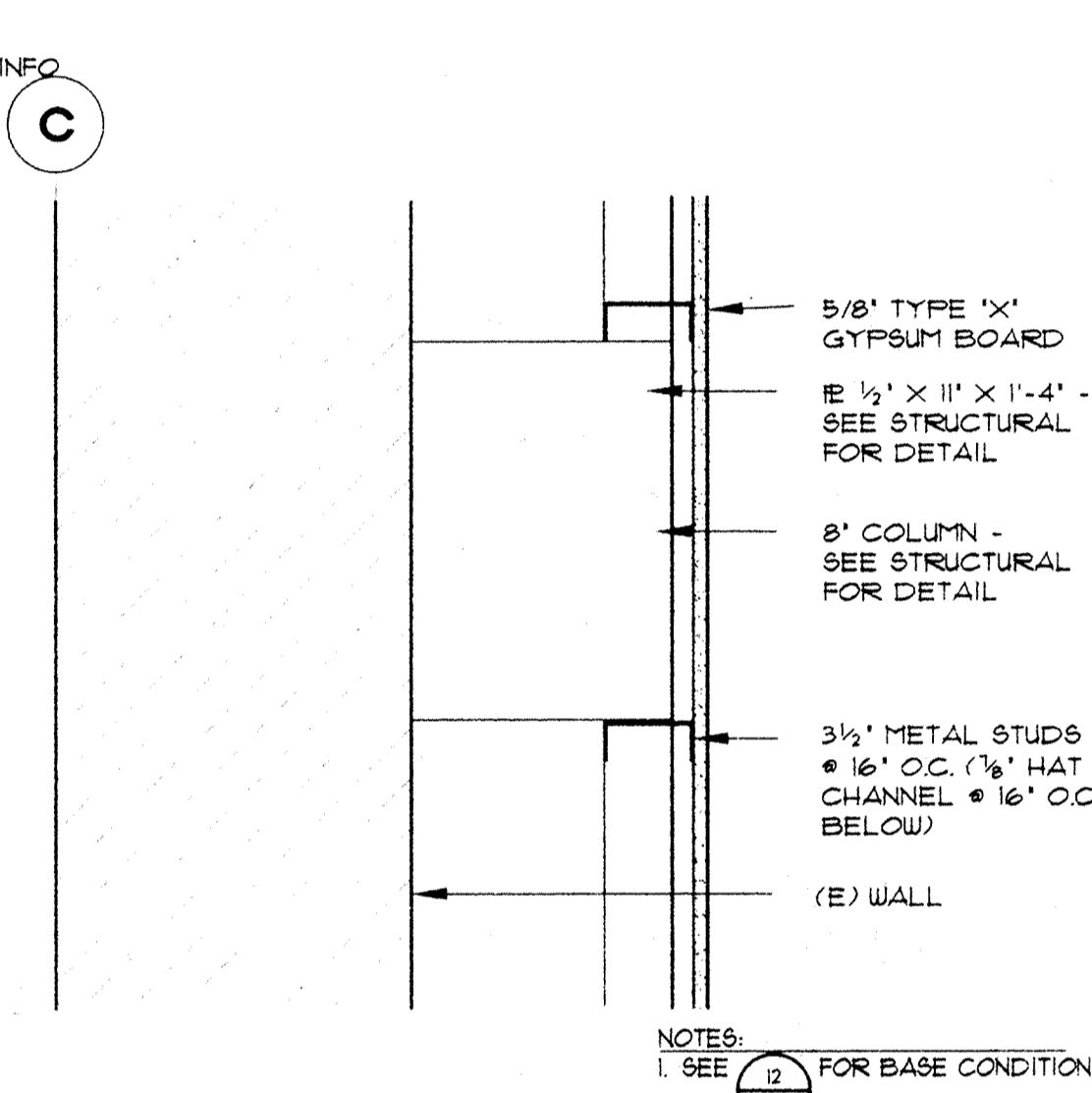
XS XE TYPICAL PARTITION



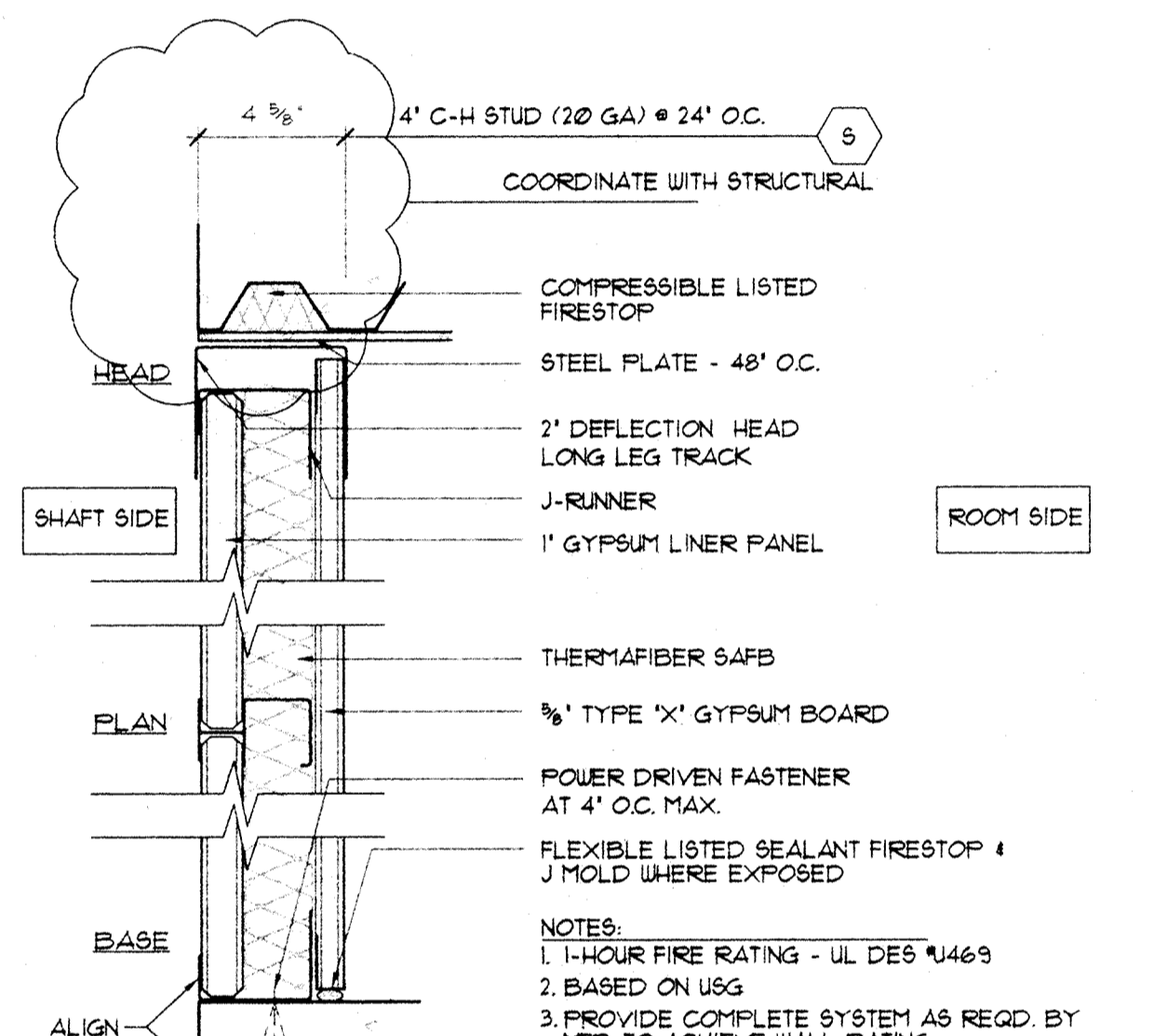
7 TYP. RATED WALL PENETRATION (CONDUIT)
 A2.3 SCALE: NTS



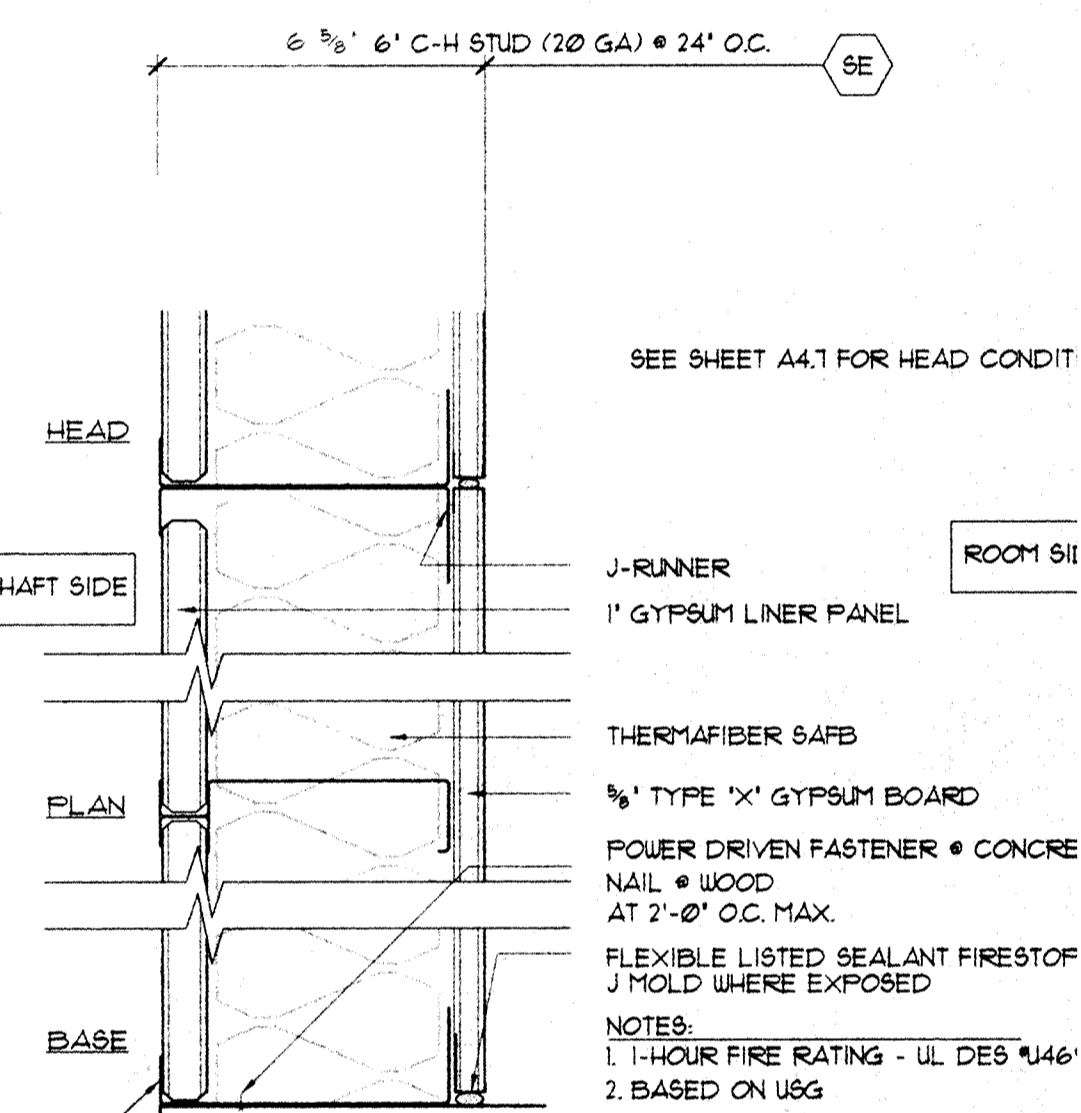
4 TYP. BACKING PLATE
 A2.3 SCALE: NTS



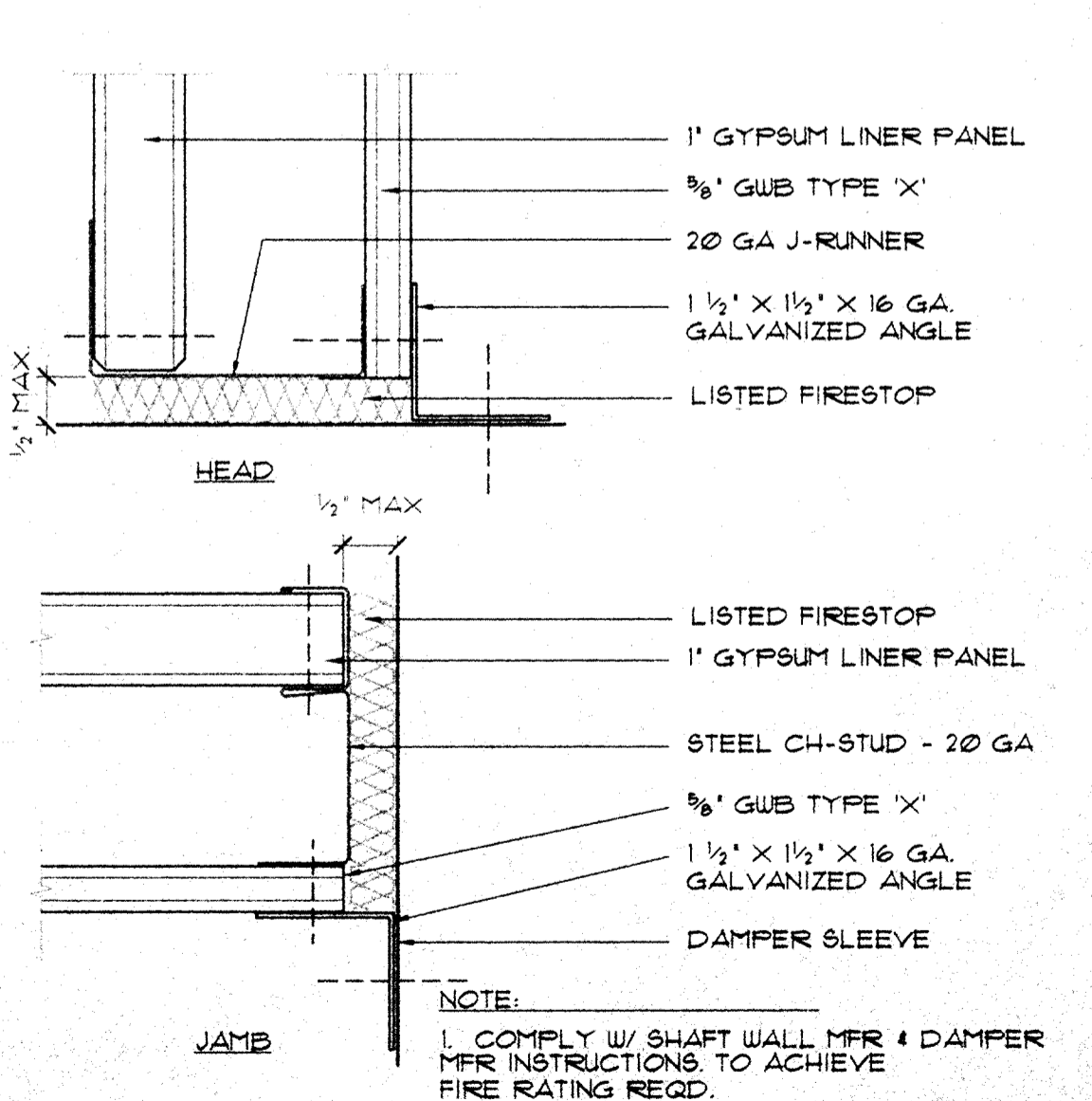
B (E) WALL GROUND FLOOR FURRING PARTITION



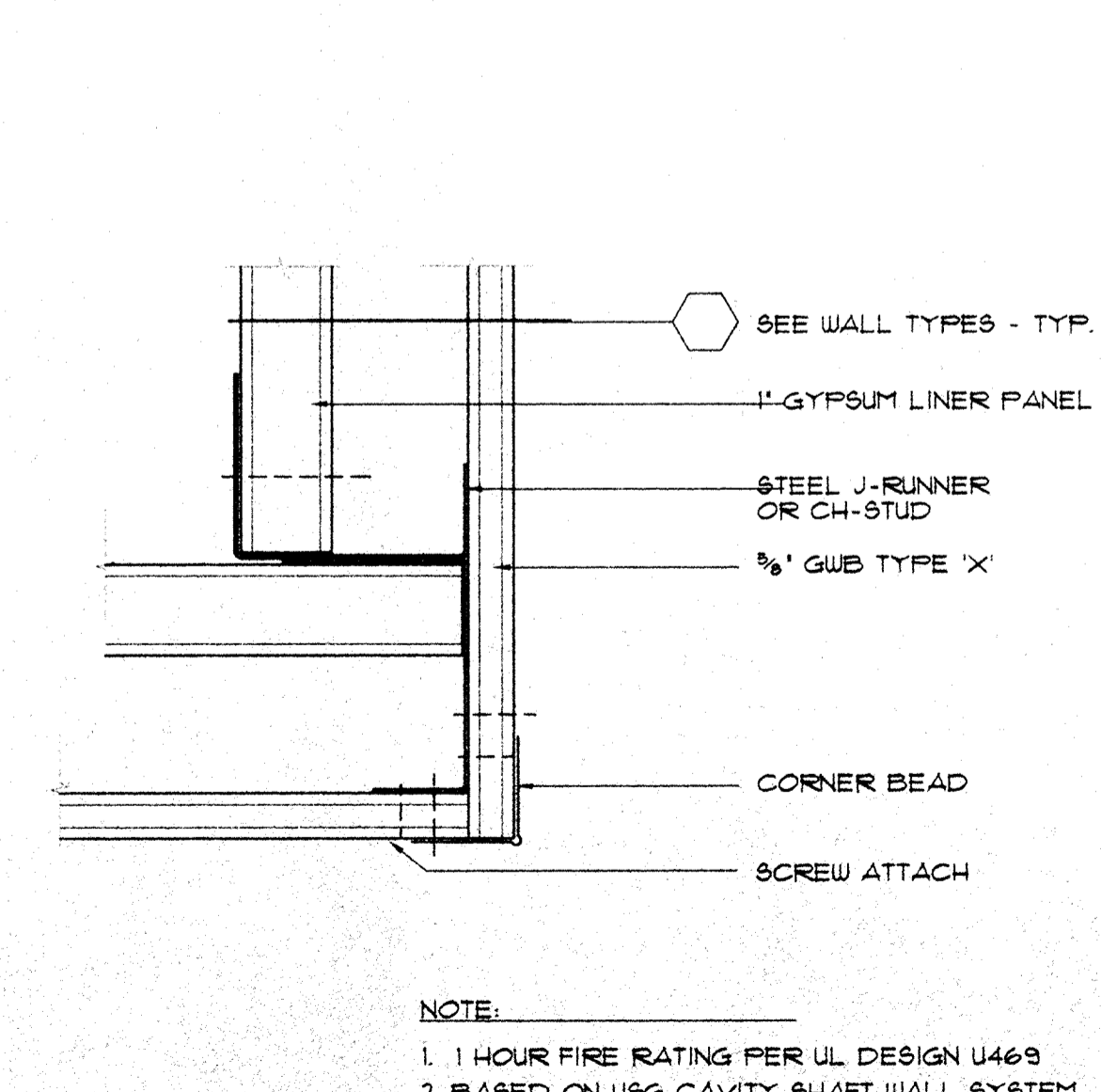
S TYPICAL SHAFT WALL



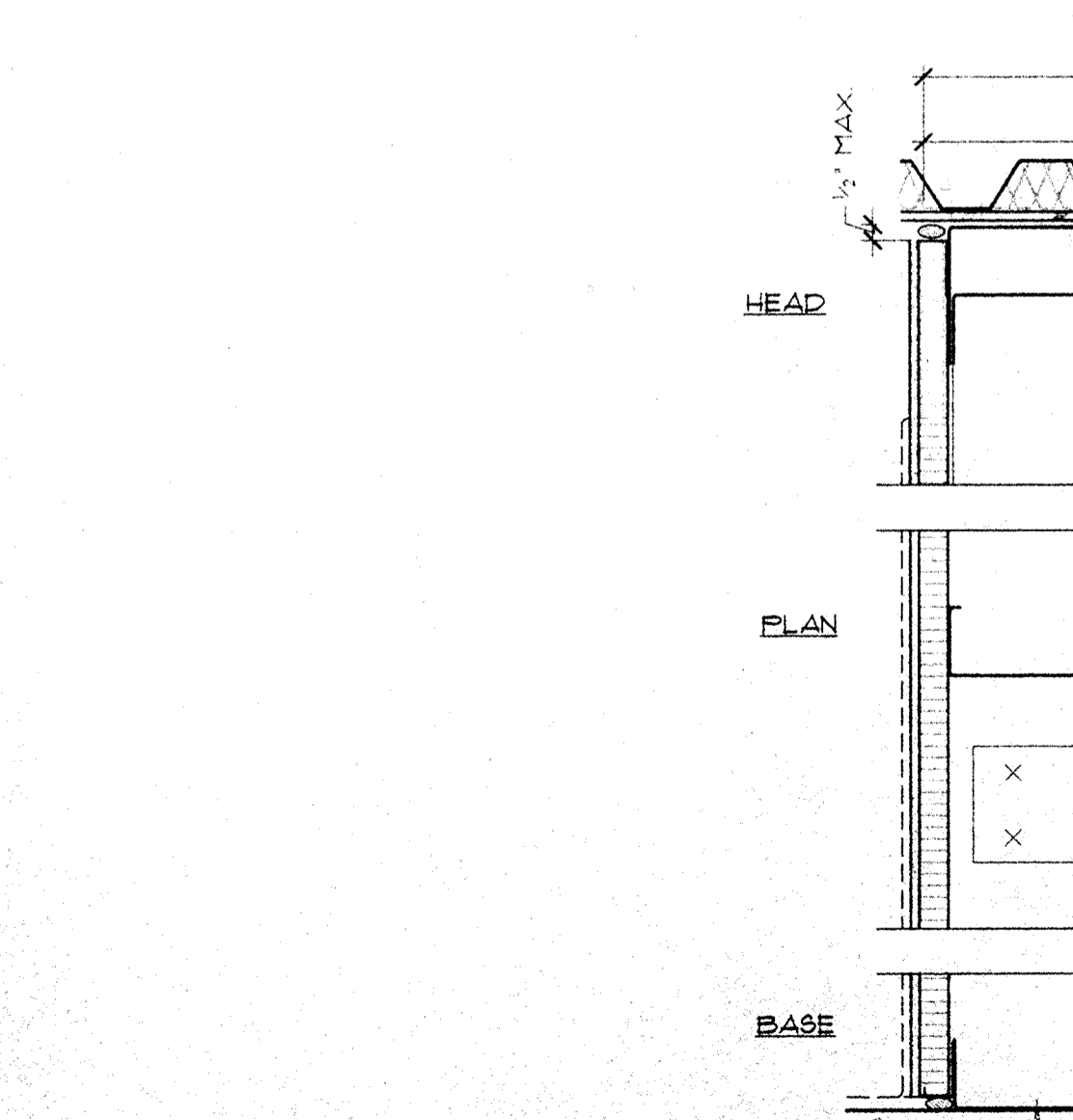
SE TYPICAL SHAFT WALL



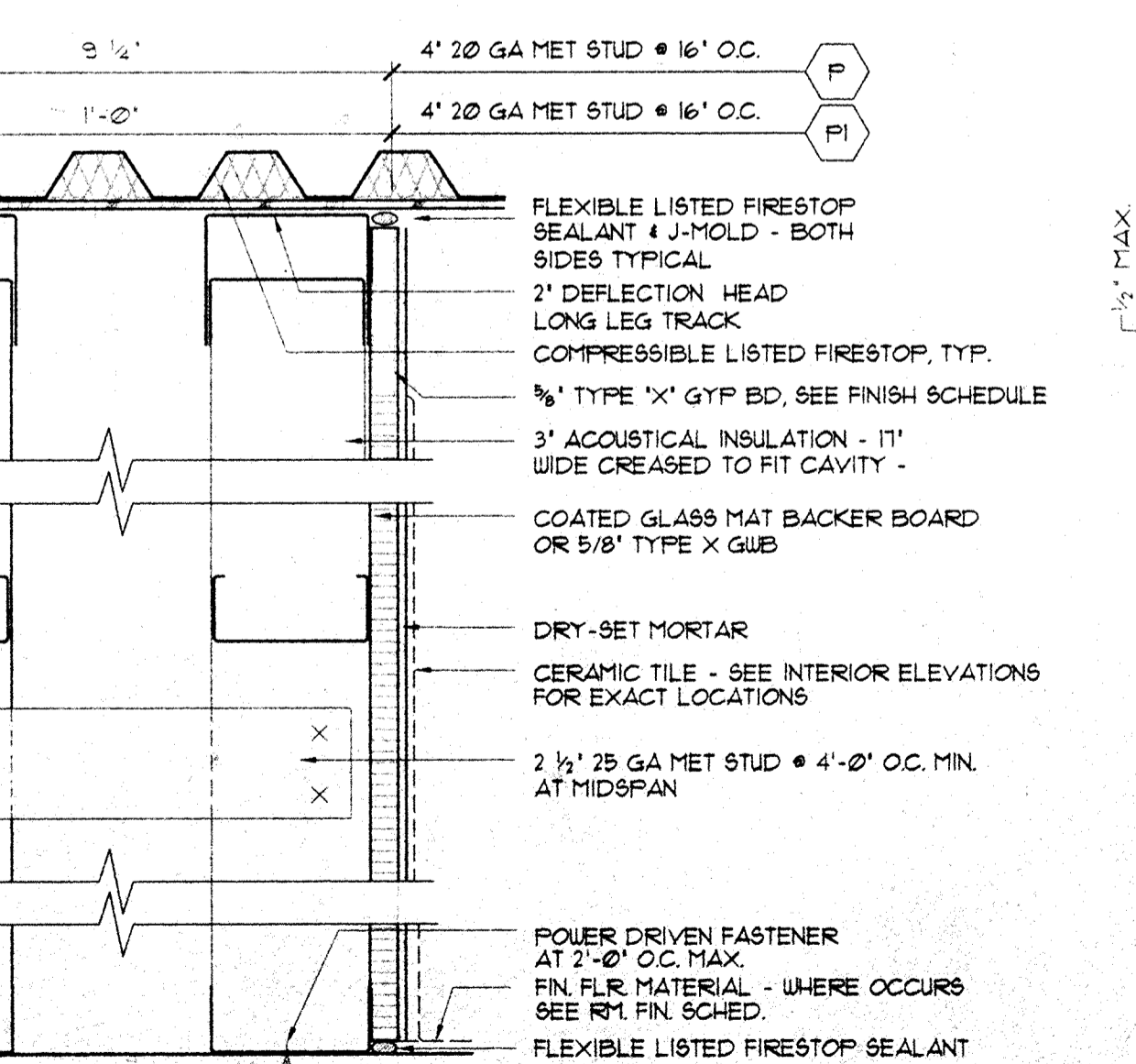
8 SHAFT WALL AT FIRE DAMPER - TYP.
 A2.3 SCALE: 6" = 1'-0"



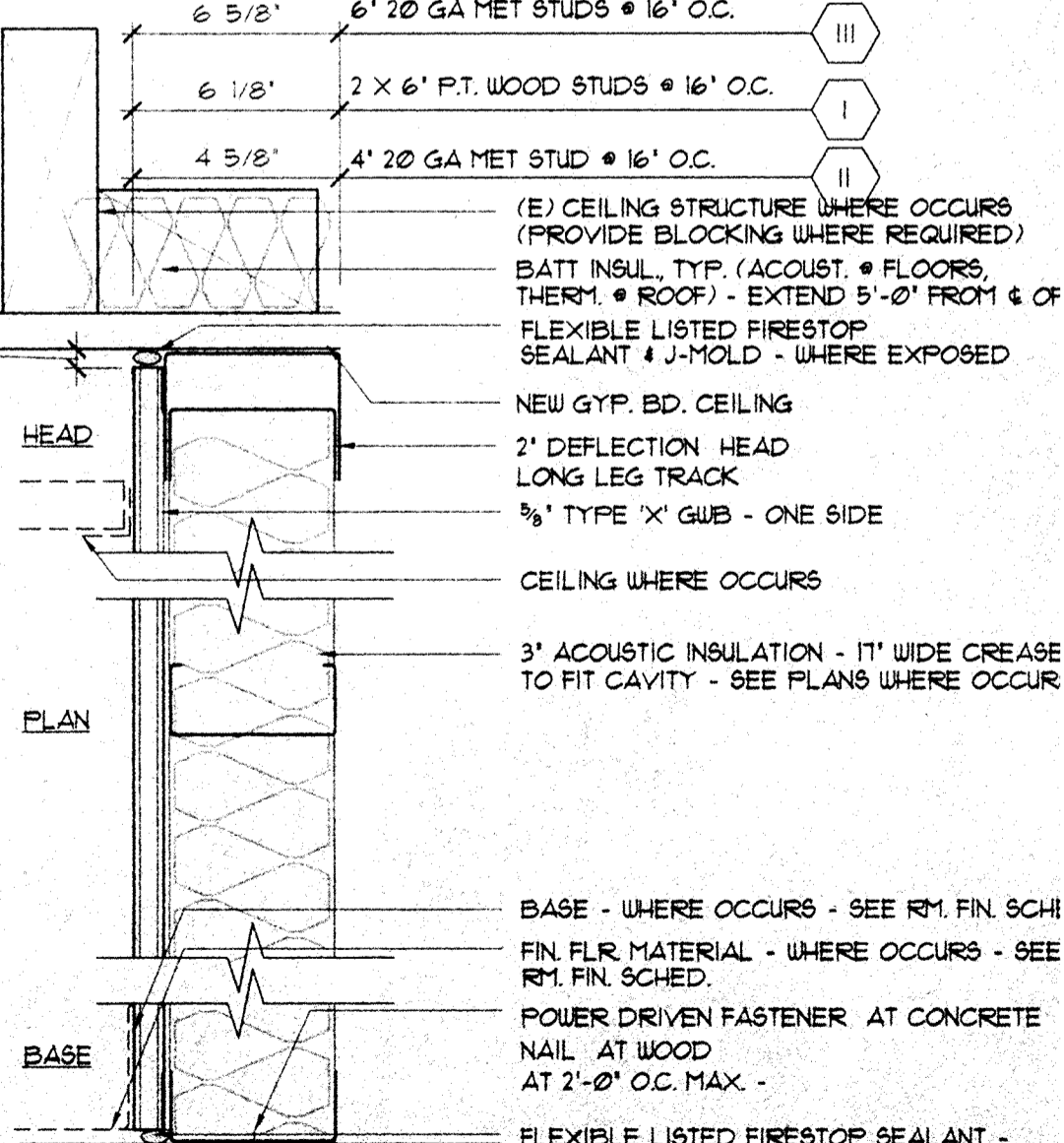
5 SHAFT WALL OUTSIDE CORNER - TYP.
 A2.3 SCALE: 6" = 1'-0"



1 WALL TYPES
 A2.3 SCALE: 3" = 1'-0"



P PI TYPICAL CHASE WALL



I II III FURRING PARTITION

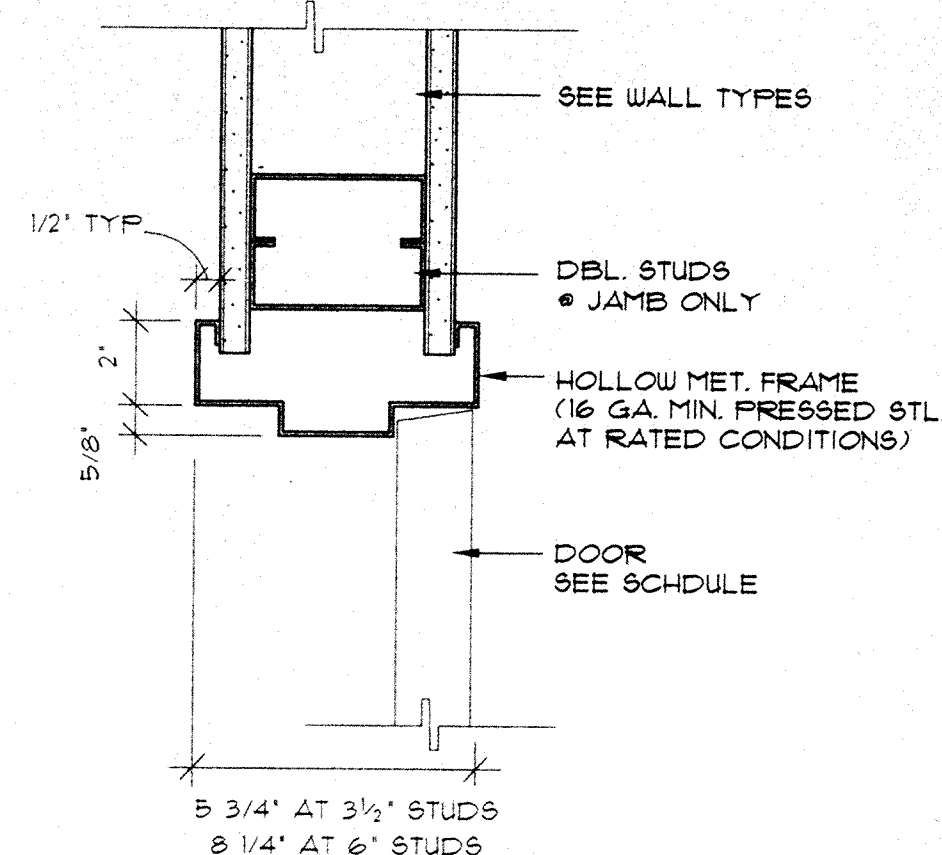
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GENERAL NOTES

ALL STAIRWAY DOORS (INCLUDING EXTERIOR DOORS LEADING TO A STAIR) SHALL HAVE A MAX. AMBIENT TEMPERATURE RISE OF 45° DEGREES; COMPLY WITH UBC 1009.3.3.5.
 ALL CORRIDOR (1 HR RATED) AND 20 MIN DOORS SHALL BE SMOKE GASKETED - TYPICAL.
 THE AREA OF GLAZED OPENING (S) IN A FIRE DOOR OF 60 MIN. OR 90 MIN. RATING SHALL HAVE A MAX. AREA OF 100 SQ. IN WITH A MIN. DIMENSION OF 4". 5 MIN. DOORS SHALL HAVE A MAX. AREA 1296 SQ. IN GLAZING.
 ALL GLAZING IN DOORS SHALL BE TEMPERED AT A MIN. UNO.
 ALL GLAZING IN RATED DOORS SHALL BE WIRE GLAZING, SQUARE ORIENTATION.

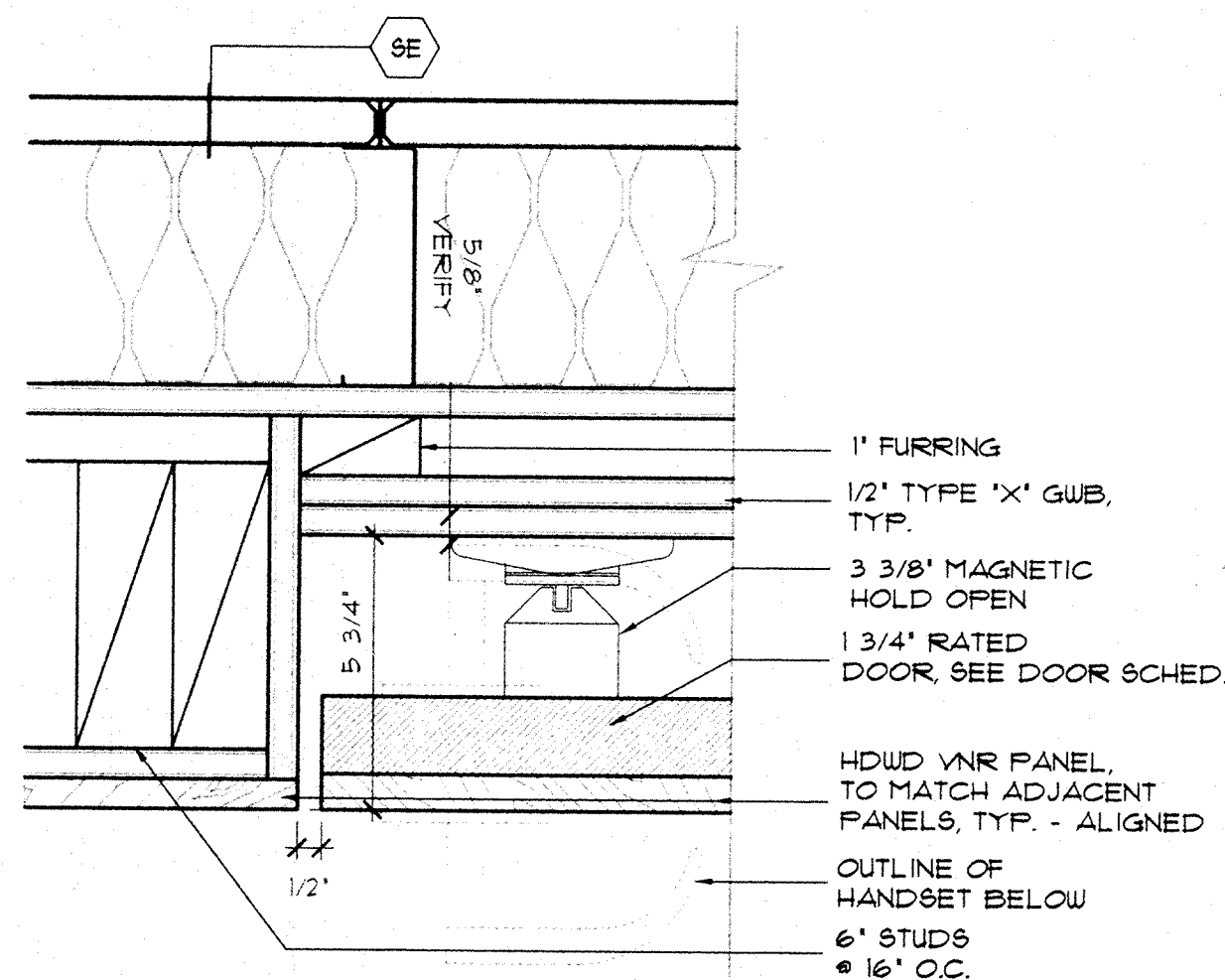
ABBREVIATIONS

WD = SOLID CORE WOOD DOOR
 HM = HOLLOW METAL - PAINTED
 VP = TEMPERED GLASS VIEW PANEL
 STAIN = STAIN GRADE WOOD VENEER
 MFR = SEE MFR DETAILS
 THRESH = THRESHOLD
 HDWR = HARDWARE GROUP
 T = TEMPERED
 ALUM = ALUMINUM



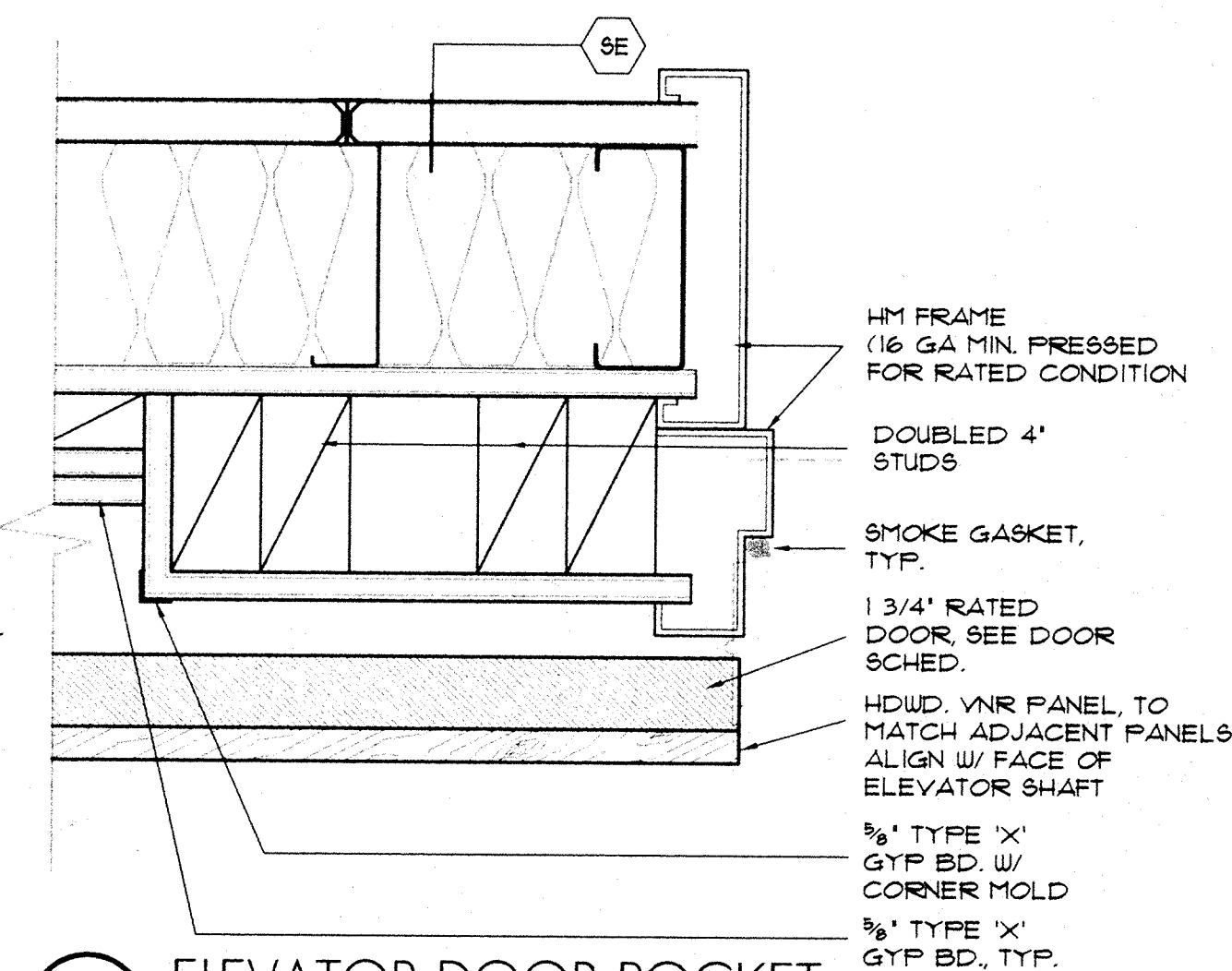
6 TYP. INT. DOOR JAMB (HEAD SIM.)
 A2.4 SCALE: 3" = 1'-0"

1 DOOR TYPES
 A2.4 SCALE: 1/4" = 1'-0"

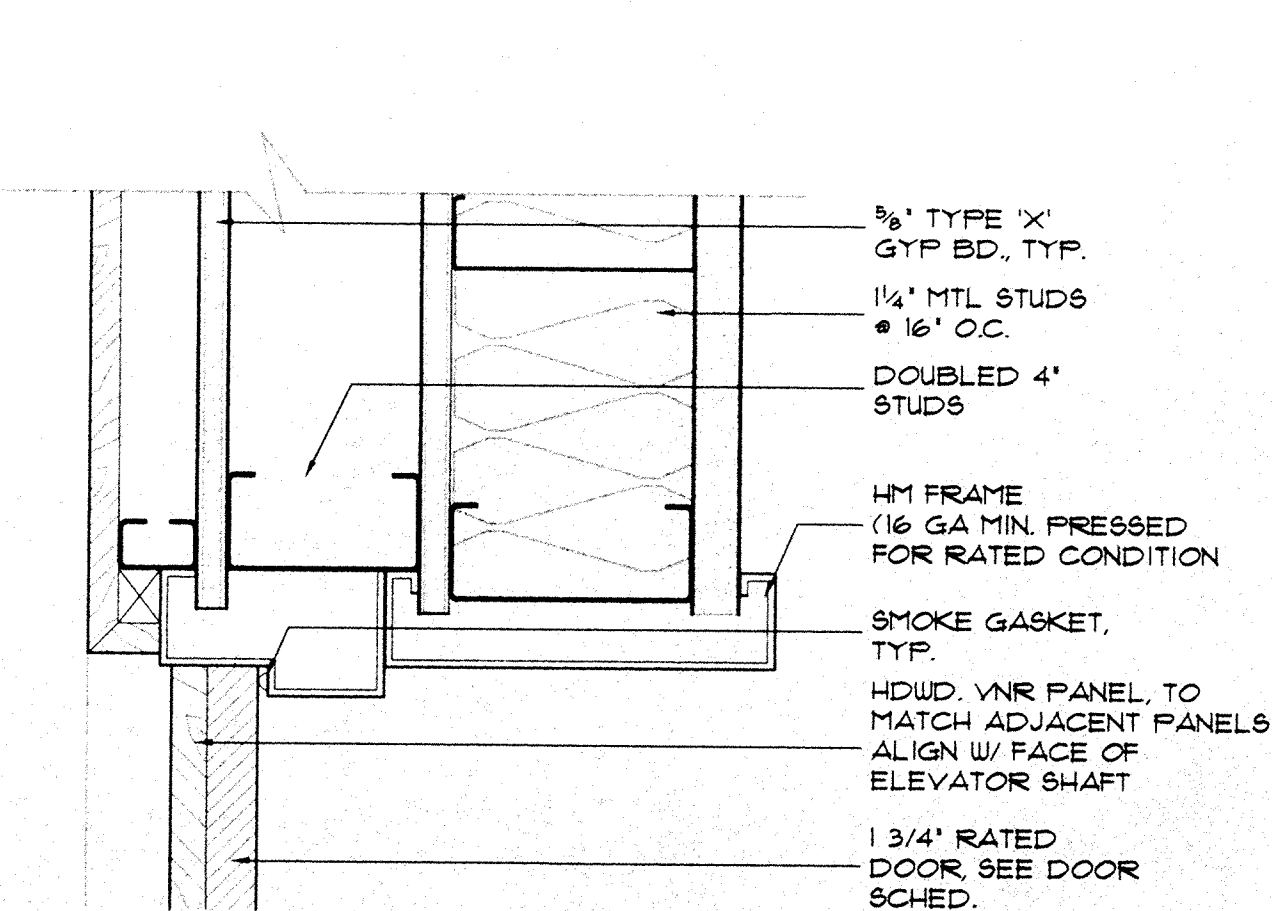


4 ELEVATOR DOOR POCKET
 A2.4 SCALE: 3" = 1'-0"

2 ELEVATOR DOOR POCKET JAMB
 A2.4 SCALE: 1. 1/2" = 1'-0"

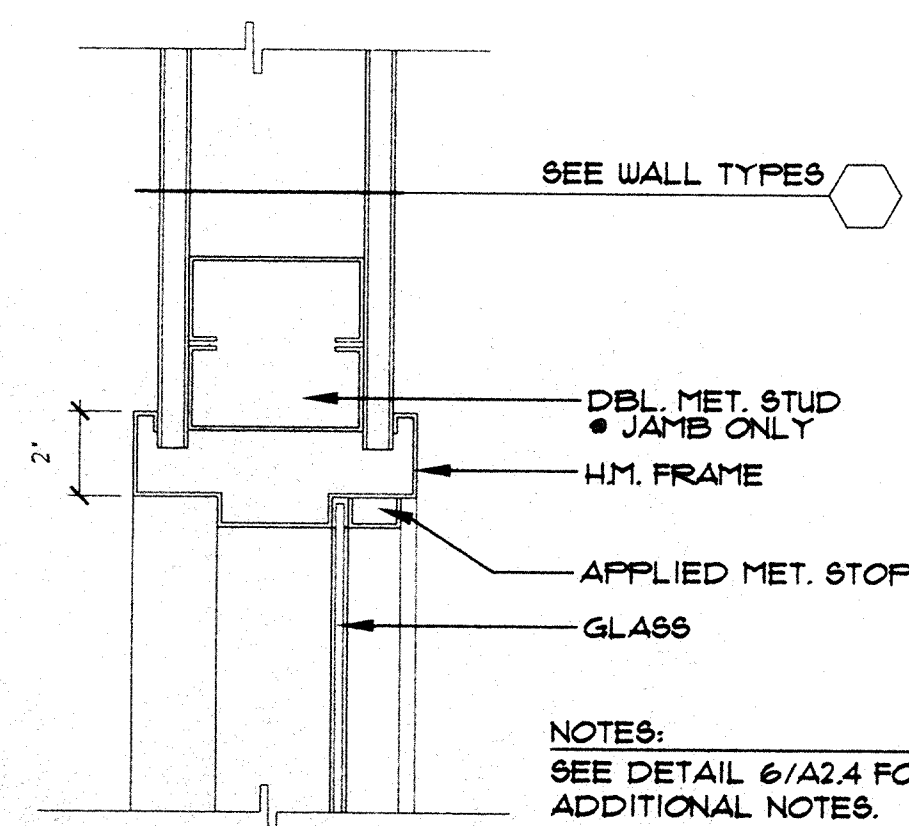


7 ELEVATOR REVEAL
 A2.4 SCALE: 3" = 1'-0"

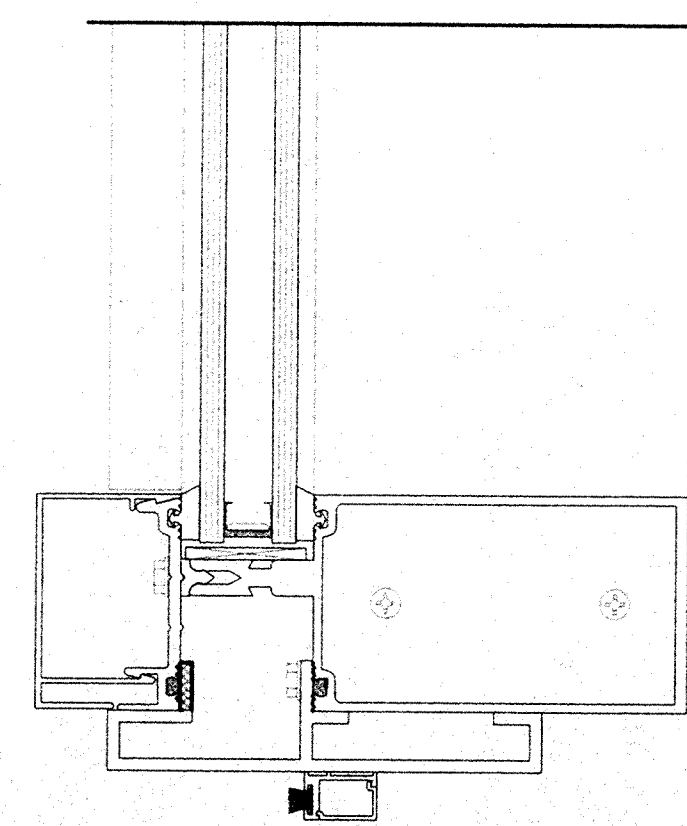


8 ELEVATOR DOOR POCKET-HEAD
 A2.4 SCALE: 1. 1/2" = 1'-0"

5 H.M. FRAME SIDELITE/TRANSOM @ GYP BD
 A2.4 SCALE: 3" = 1'-0"



3 HEAD @ DOOR 200
 A2.4 SCALE: 6" = 1'-0"



GROUND FLOOR

DR. NO. (ROOM)	SIZE	THICK	TYPE	MATERIAL	FINISH	HDWR	CL	RATING	MINUTES	HEAD	DETAIL	THR	REMARKS
101 WAITING	3'-6" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	1		20 'S'	8/A2.4	2/A2.4	X	
102 STAIR 1	3'-0" X 7'-0"	1 3/4"	G	WD	HM	STAIN/PT	2	Y	60 'S'	6/A2.4	6/A2.4	X	
103 MEN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	3	Y	20 'S'	6/A2.4	6/A2.4	X	
105 WOMEN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	3	Y	20 'S'	6/A2.4	6/A2.4	X	
106 JANITOR	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	4	Y	20 'S'	6/A2.4	6/A2.4	X	
107 NOT USED													
108 RESOURCE	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	5	Y	20 'S'	6/A2.4	6/A2.4	X	
110A ELECTRICAL	3'-0" X 7'-0"	1 3/4"	J	WD	HM	STAIN/PT	6			6/A2.4	6/A2.4	X	
110B ELECTRICAL	3'-0" X 7'-0"	1 3/4"	J	WD	HM	STAIN/PT	6			6/A2.4	6/A2.4	X	
111 FIELD EQUIP	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	5	Y	20 'S'	6/A2.4	6/A2.4	X	
112 MUD ROOM	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	5	Y	20 'S'	6/A2.4	6/A2.4	X	
113A VESTIBULE	3'-8" X 8'-6"	1 3/4"	I	ALUM	ALUM		7	Y		3/A2.4 10/A4.5 15/A4.5		X	SINGLE ACTING
113B STAIR 2	3'-0" X 7'-0"	1 3/4"	G	WD	HM	STAIN/PT	2	Y	60 'S'	6/A2.4	6/A2.4	X	
114 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
115 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
117 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
119 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
120 ELEV. MACH.	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	9	Y	60 'S'	6/A2.4	6/A2.4	X	
121 STORAGE	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	9	Y	60 'S'	6/A2.4	6/A2.4	X	
122 CONFERENCE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	

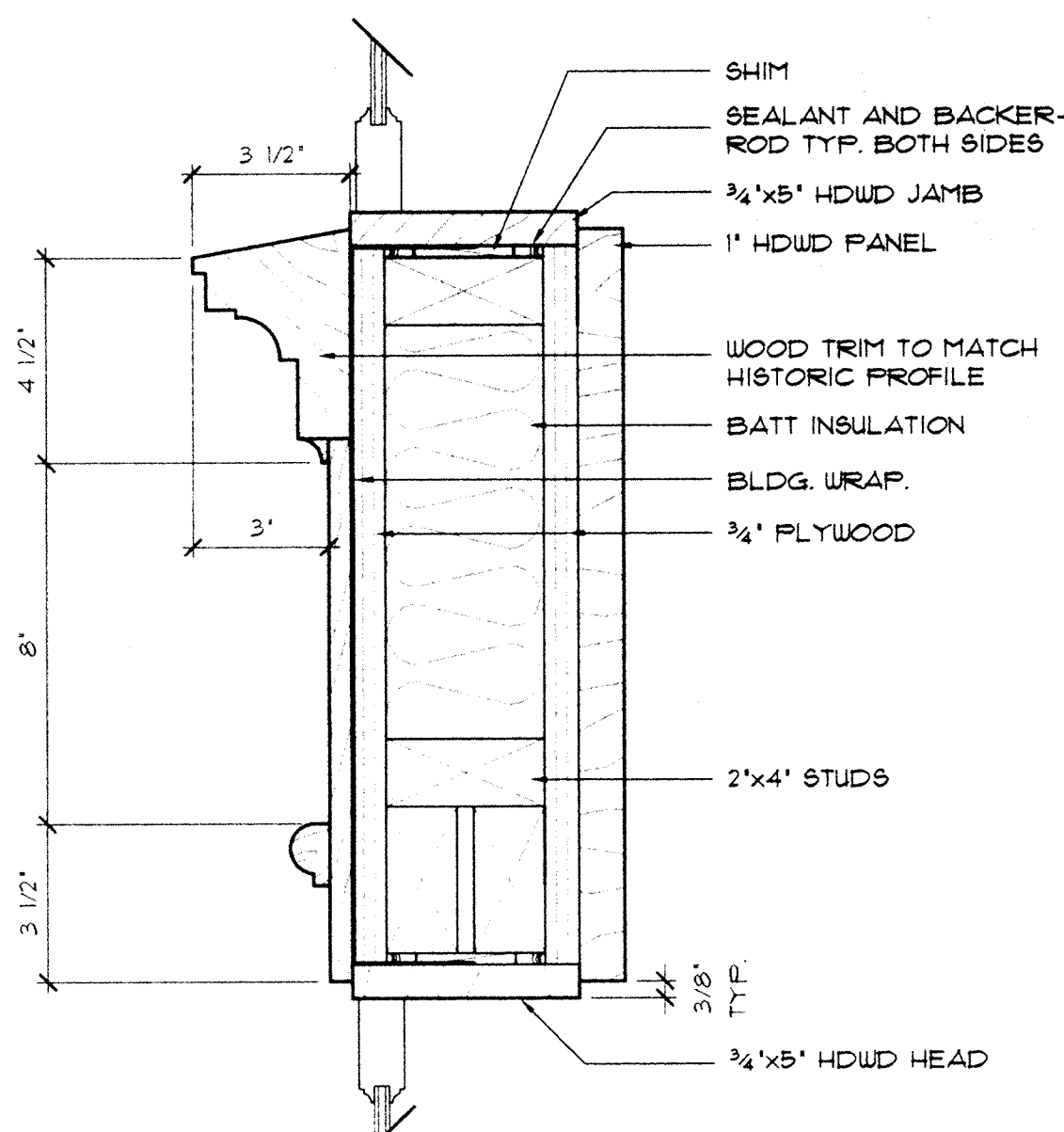
FIRST FLOOR

200 STAIR 1	3'-0" X 7'-0"	1 3/4"	I	ALUM	ALUM		10			3/A2.4	9/A4.5	X	
201A VESTIBULE	3'-0" X 7'-0"	1 3/4"	K	WD	WD	STAIN	11	Y		7/A2.4	7/A2.4	X	
201B VESTIBULE	3'-0" X 7'-0"	1 3/4"	E	WD	WD	STAIN	12	Y		2/A2.4	5/A2.4	X	
202 LOBBY	3'-0" X 7'-0"	1 3/4"	C	WD	WD (E)	STAIN	13	Y		X	X	X	NEW 5 PANEL DOOR TO MATCH (E)
203 WAITING	3'-6" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	1		20 'S'	8/A2.4	2/A2.4	X	
204A LOBBY	3'-6" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	1		20 'S'	8/A2.4	2/A2.4	X	
204B LOBBY	3'-2" X 7'-6"	1 3/4"	D	WD	WD	STAIN/PT	14			4/A2.4	4/A2.4	X	
205 MEN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	3	Y	20 'S'	6/A2.4	6/A2.4	X	
207 WOMEN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	3	Y	20 'S'	6/A2.4	6/A2.4	X	SIDELIGHTS TO BE RATED FOR 3/4 HR.
208 JANITOR	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	15	Y	20 'S'	6/A2.4	6/A2.4	X	
209 FILE/PLAN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	16	Y	20 'S'	6/A2.4	6/A2.4	X	
210 ELECTRICAL	3'-0" X 7'-0"	1 3/4"	J	WD	HM	STAIN/PT	6			6/A2.4	6/A2.4	X	
211A STAIR 2	3'-0" X 7'-0"	1 3/4"	H	WD	HM	STAIN/PT	17	Y	60 'S'	6/A2.4	6/A2.4	X	
211B STAIR 1	3'-0" X 7'-0"	1 3/4"	H	WD	HM	STAIN/PT	17	Y	60 'S'	6/A2.4	6/A2.4	X	
212 PRINT/MAP	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	16	Y	20 'S'	6/A2.4	6/A2.4	X	
214 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	18	Y		6/A2.4	6/A2.4	X	
215 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	18	Y		6/A2.4	6/A2.4	X	
216 CONFERENCE	3'-0" X 7'-0"	1 3/4"	A	WD	WD (E)	STAIN/PT	18	Y		6/A2.4	6/A2.4	X	RELOCATED HISTORIC DOOR
218 CONFERENCE	3'-0" X 7'-0"	1 3/4"	C	WD	WD (E)	STAIN/PT	18	Y		X	X	X	NEW 5 PANEL DOOR TO MATCH (E)

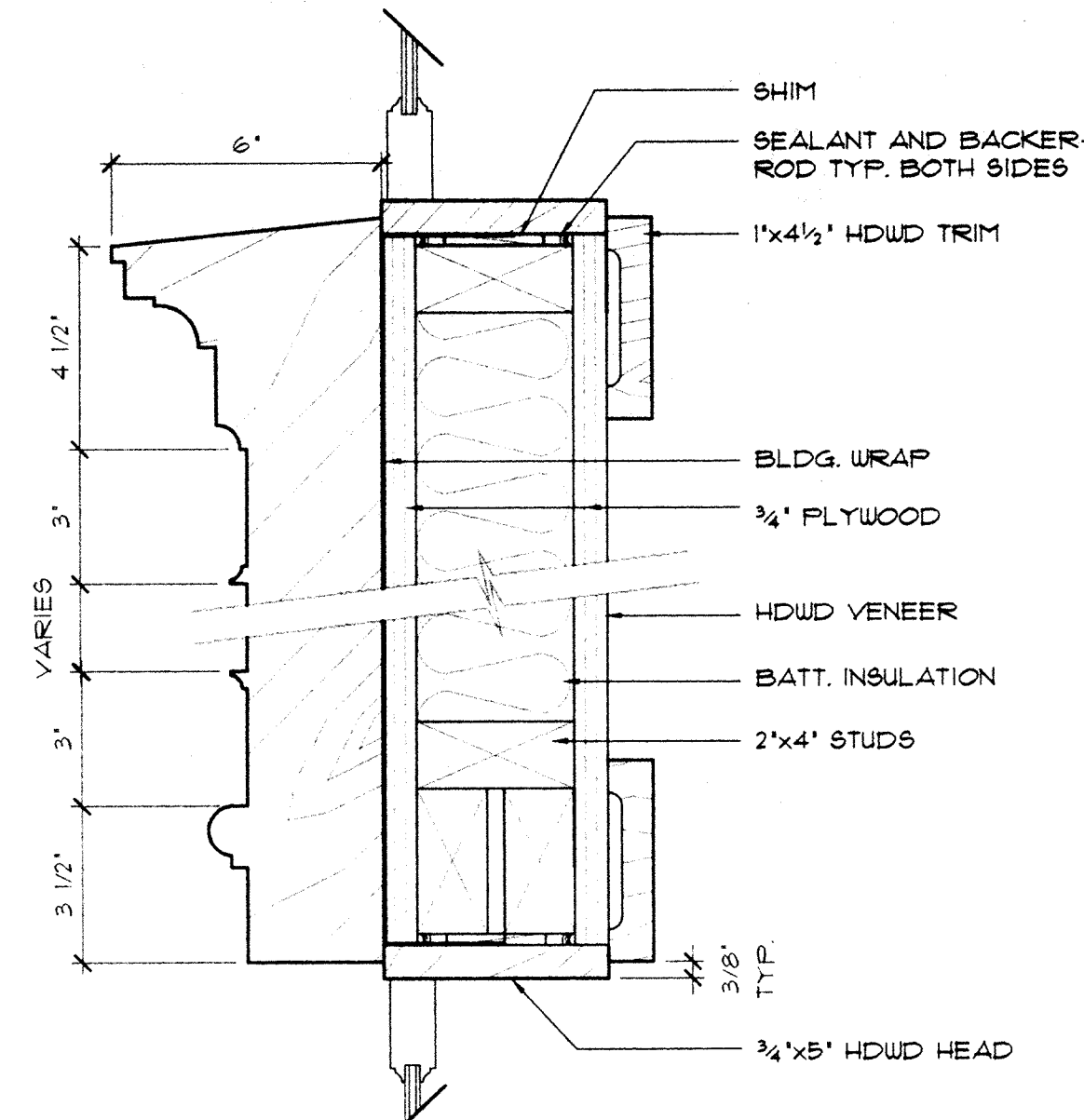
SECOND FLOOR

302 MEN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	3	Y	20 'S'	6/A2.4	6/A2.4	X	
303 WOMEN	3'-0" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	3	Y	20 'S'	6/A2.4	6/A2.4	X	
304A STAIR 2	3'-0" X 7'-0"	1 3/4"	H	WD	HM	STAIN/PT	17	Y	60 'S'	6/A2.4	6/A2.4	X	
304B STAIR 1	3'-0" X 7'-0"	1 3/4"	H	WD	HM	STAIN/PT	17	Y	60 'S'	6/A2.4	6/A2.4	X	
305 LIBRARY	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	5	Y	20 'S'	6/A2.4	6/A2.4	X	SIDELIGHTS TO BE RATED FOR 3/4 HR.
306 ELECTRICAL	3'-0" X 7'-0"	1 3/4"	J	WD	HM	STAIN/PT	6	Y	20 'S'	6/A2.4	6/A2.4	X	
308 OFFICE	3'-0" X 7'-0"	1 3/4"	L	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
309 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
310 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
313 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
314 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
315 OFFICE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
316 LOBBY	3'-6" X 7'-0"	1 3/4"	F	WD	HM	STAIN/PT	1		20 'S'	8/A2.4	2/A2.4	X	
317 OFFICE	3'-0" X 7'-0"	1 3/4"	M	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
318 CONFERENCE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	
319 CONFERENCE	3'-0" X 7'-0"	1 3/4"	B	WD	HM	STAIN/PT	8			6/A2.4	6/A2.4	X	

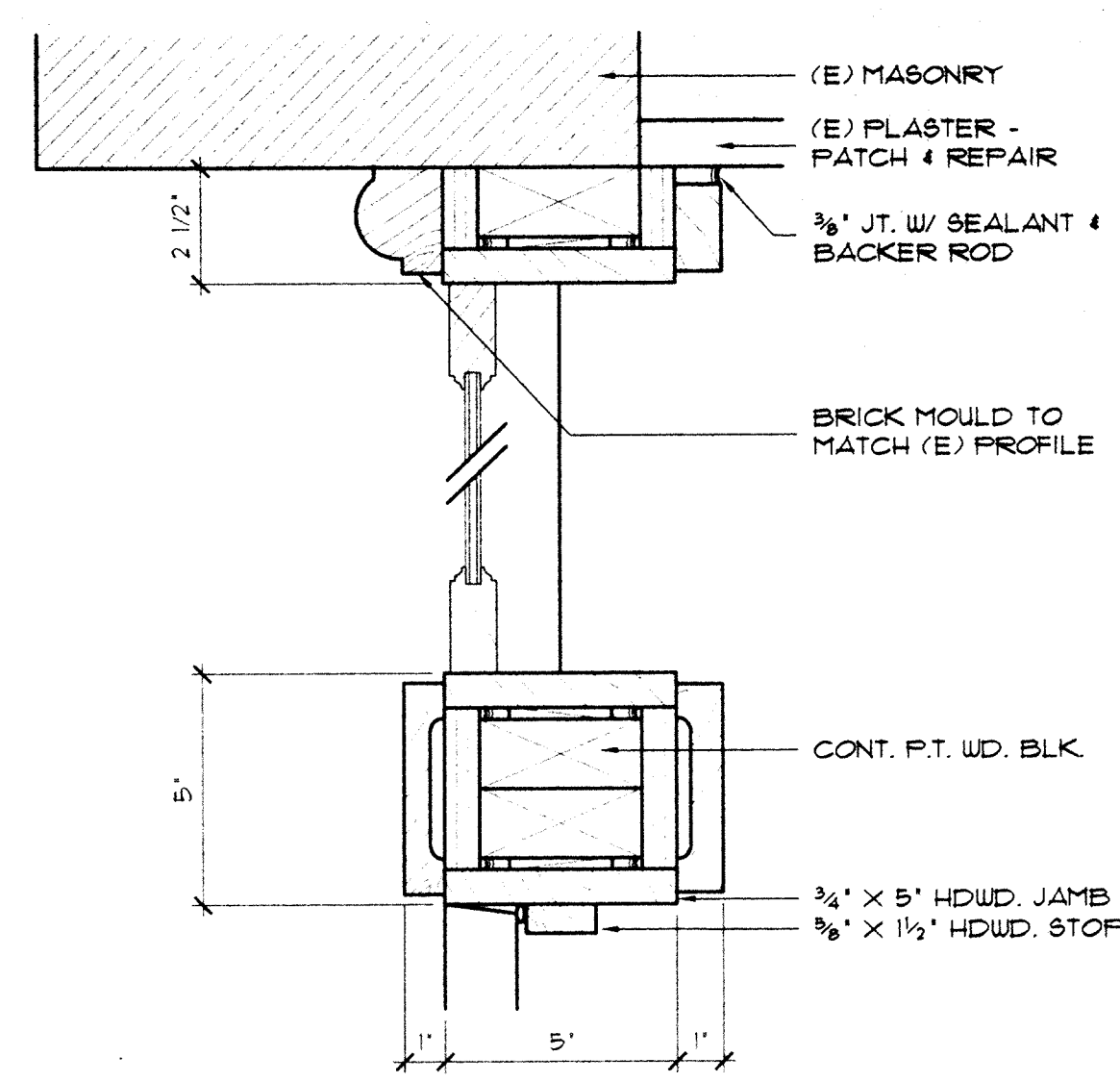
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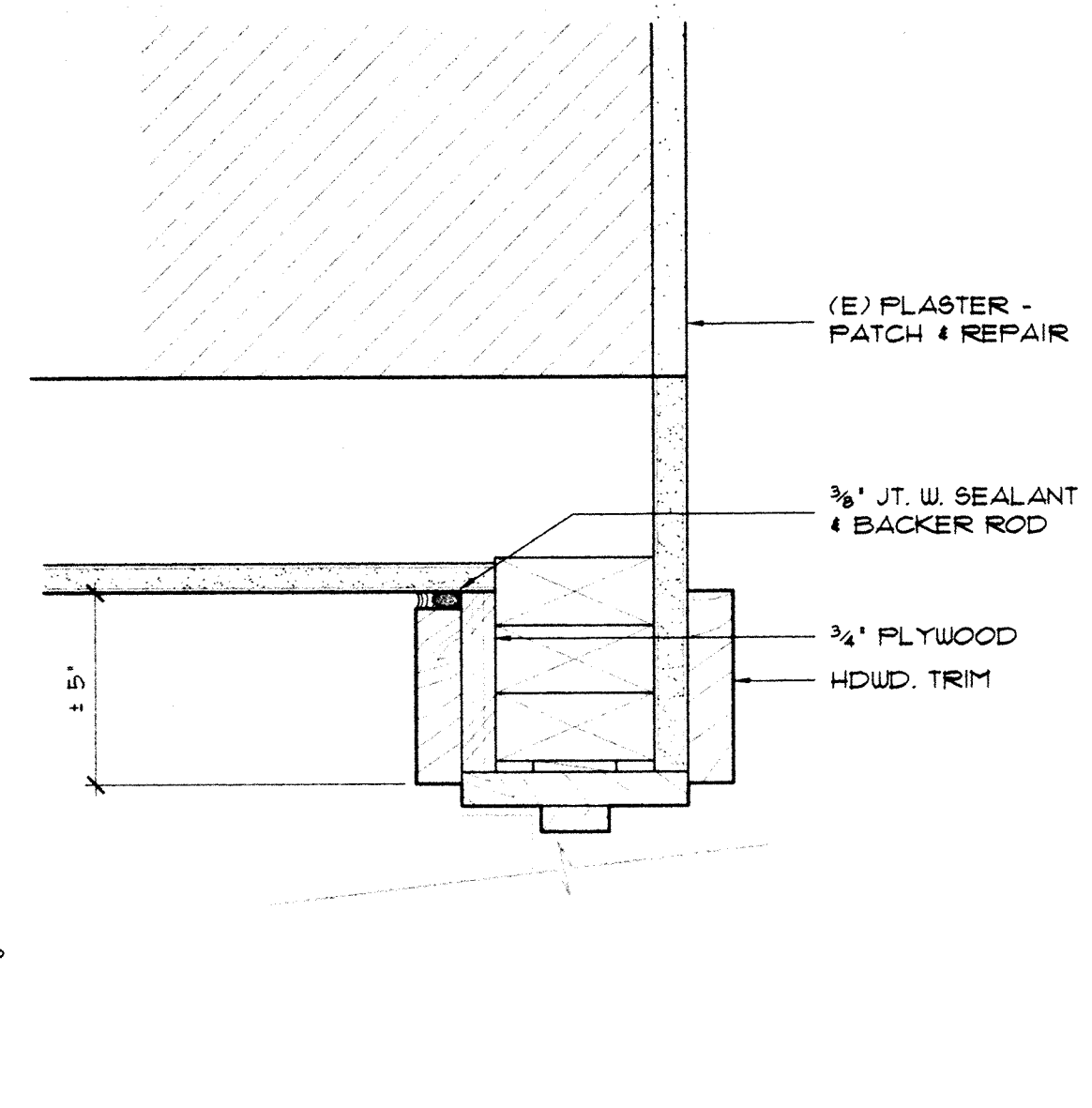
13 HORIZ. JOINING MULLION
 A2.5 SCALE: 3" = 1'-0"



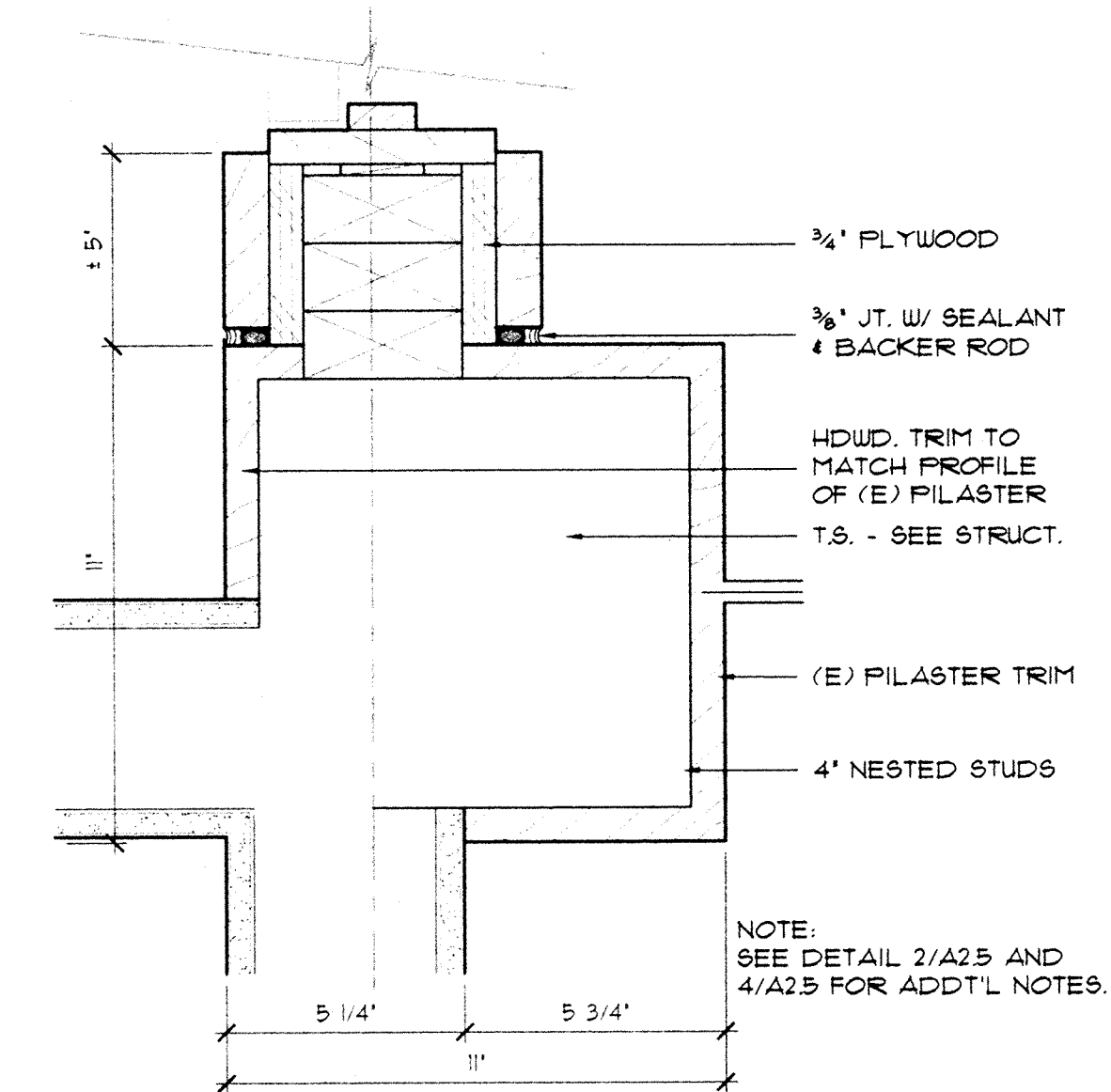
10 JOINING MULLION @ PEDIMENT
 A2.5 SCALE: 3" = 1'-0"



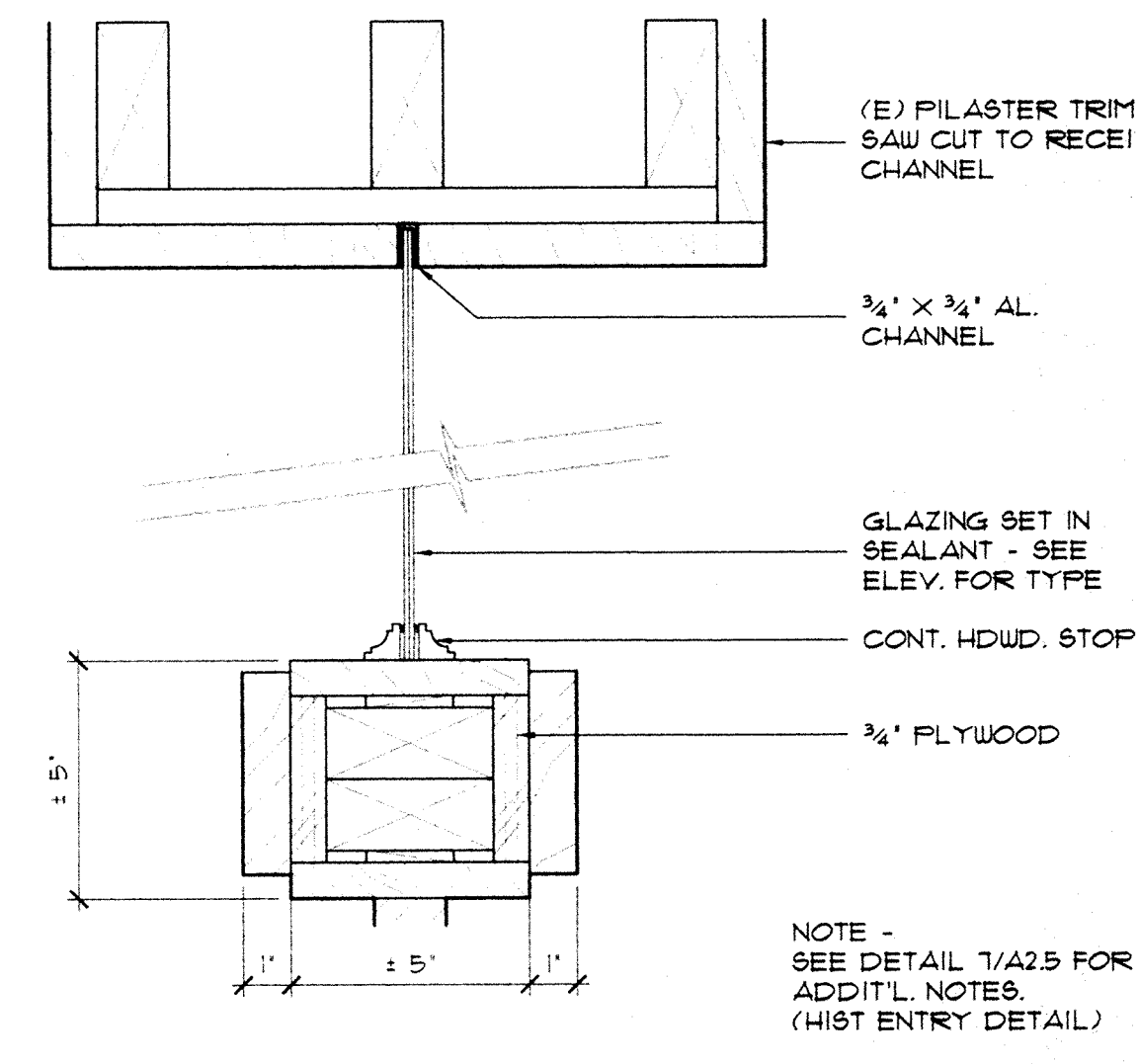
7 JOINING MULLION HISTORIC ENTRY JAMB (HEAD SIM.)
 A2.5 SCALE: 3" = 1'-0"



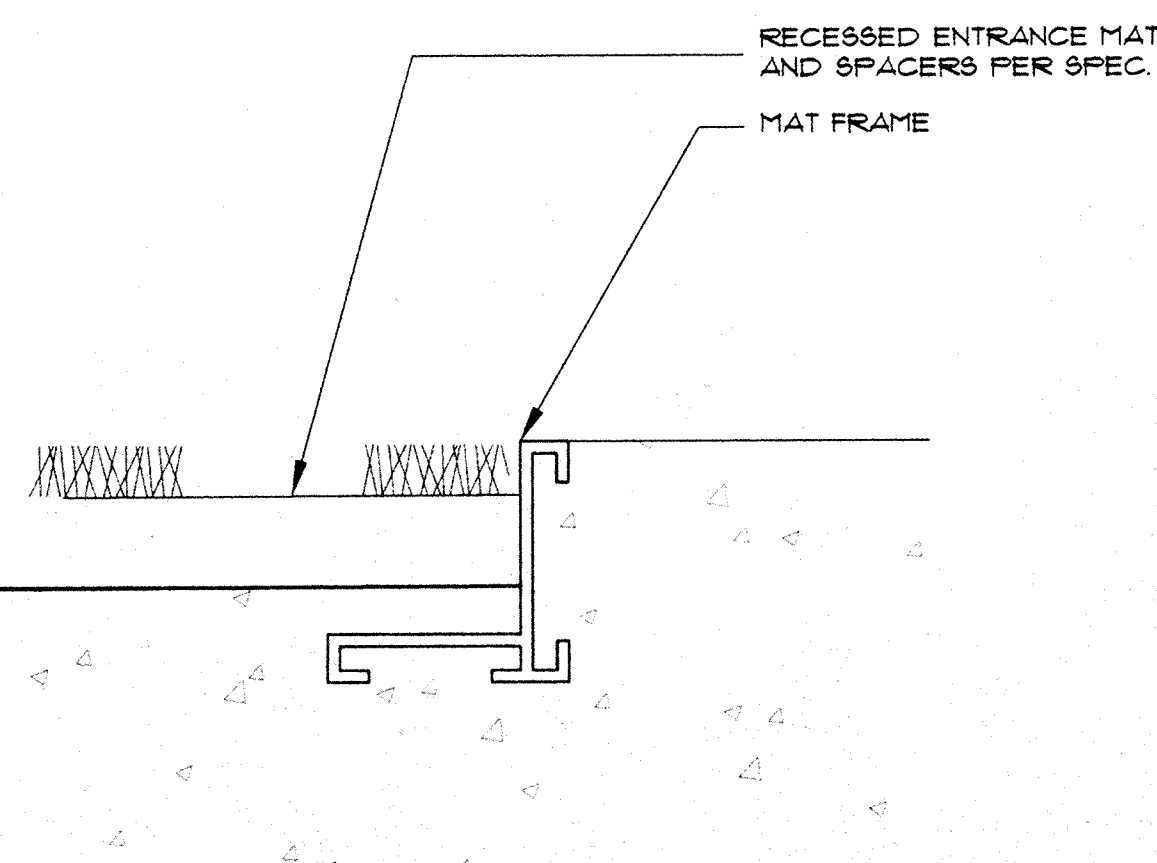
4 VESTIBULE JAMB @ DOOR #204B (HEAD SIM.)
 A2.5 SCALE: 3" = 1'-0"



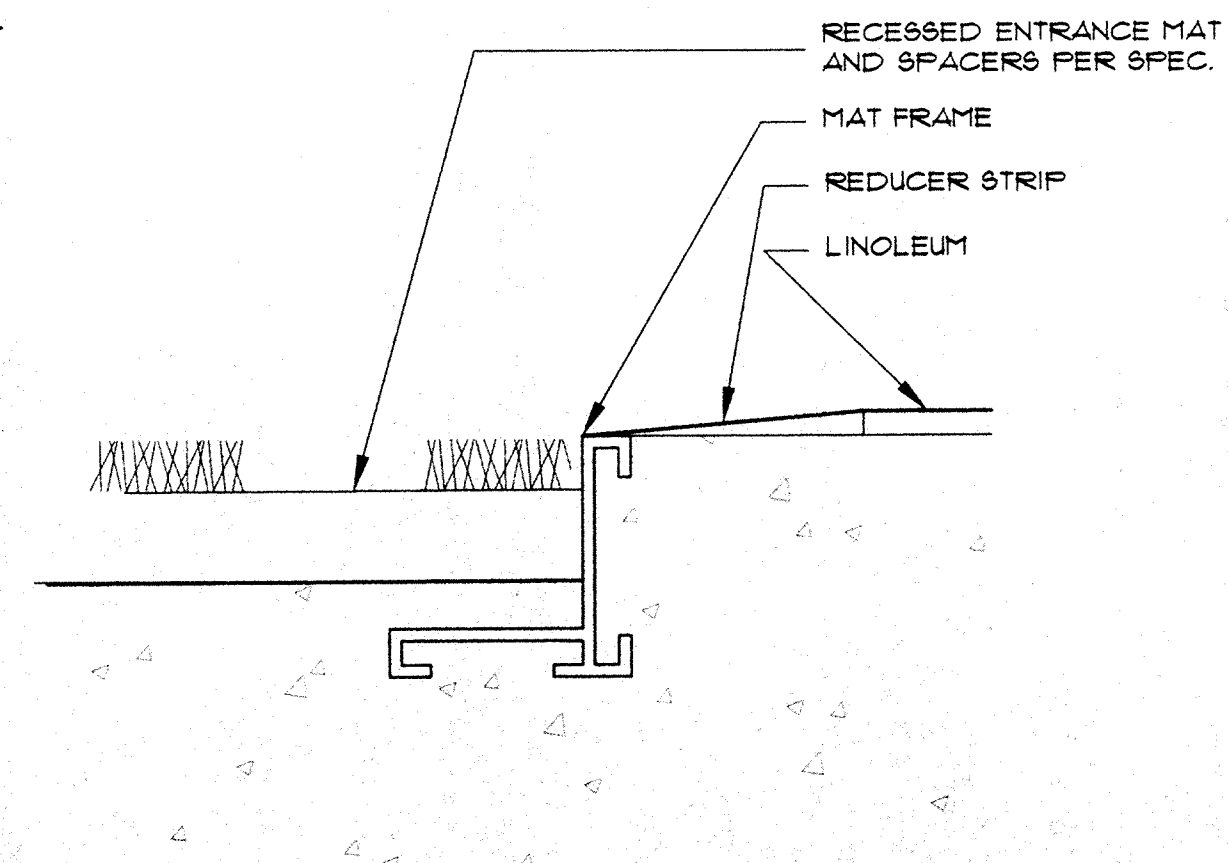
5 VESTIBULE JAMB @ ELEV LOBBY (HEAD SIM.)
 A2.5 SCALE: 3" = 1'-0"



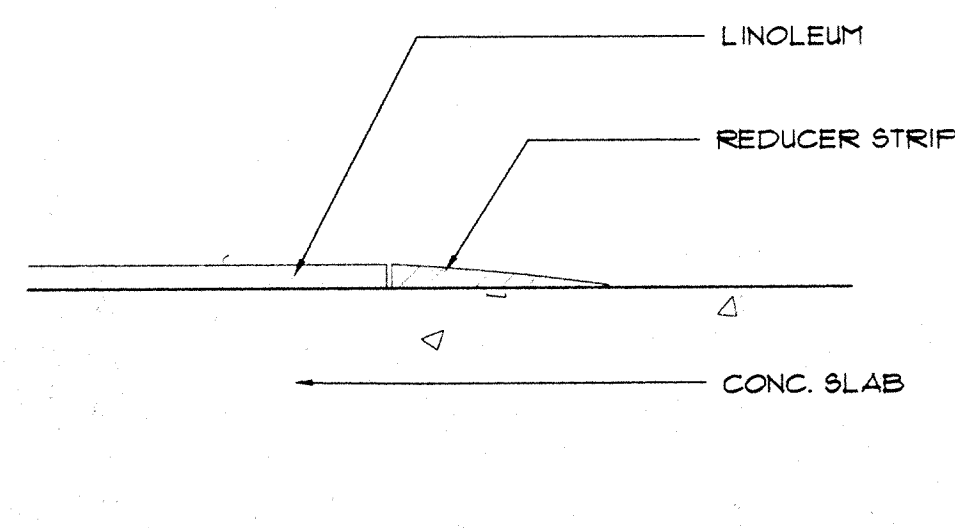
2 VESTIBULE JAMB @ DOOR #210B (HEAD SIM.)
 A2.5 SCALE: 3" = 1'-0"



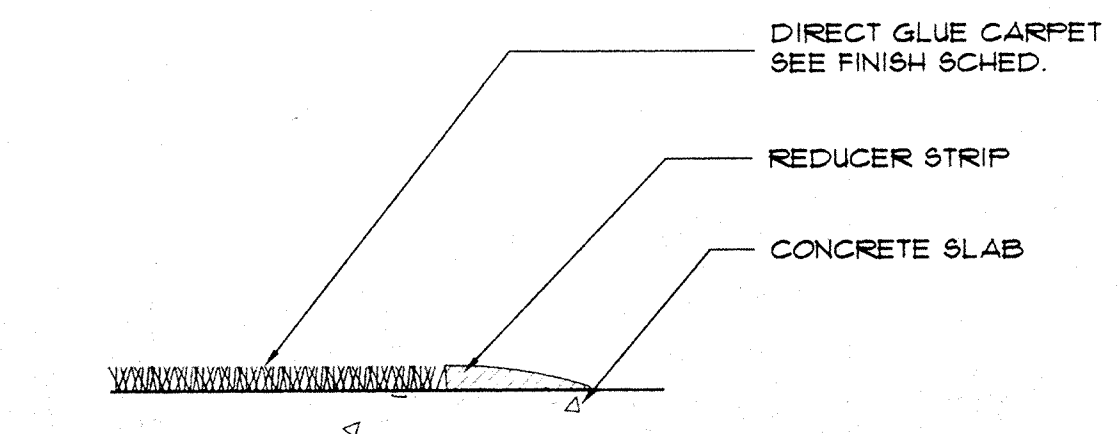
15 RECESSED MAT DETAIL TO CONCRETE
 A2.5 SCALE: FULL



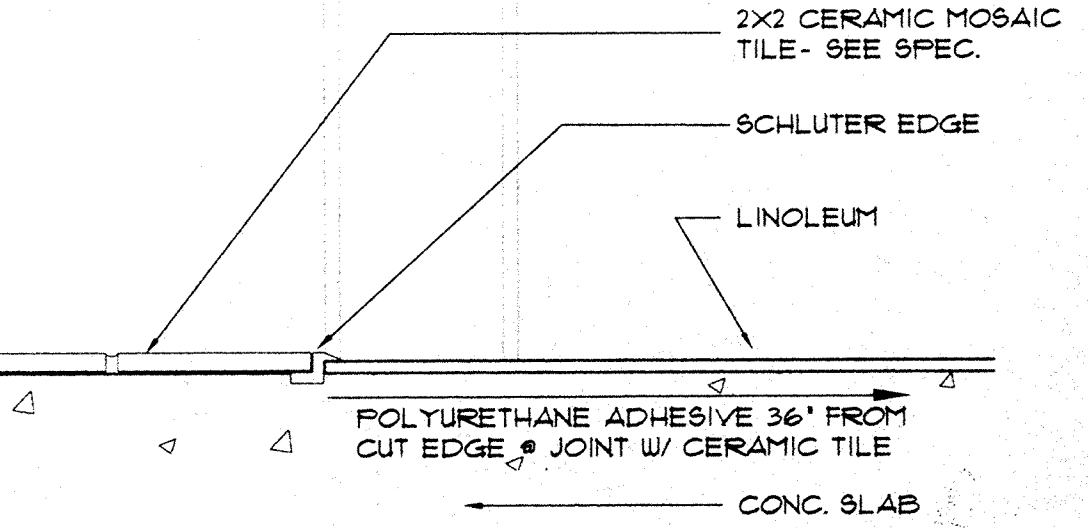
12 RECESSED MAT TO LINOLEUM
 A2.5 SCALE: FULL



9 TYP. TRANSITIONS - LINOLEUM TO CONCRETE
 A2.5 SCALE: FULL



6 TYP. TRANSITIONS - CARPET TO CONCRETE
 A2.5 SCALE: 6" = 1'-0"

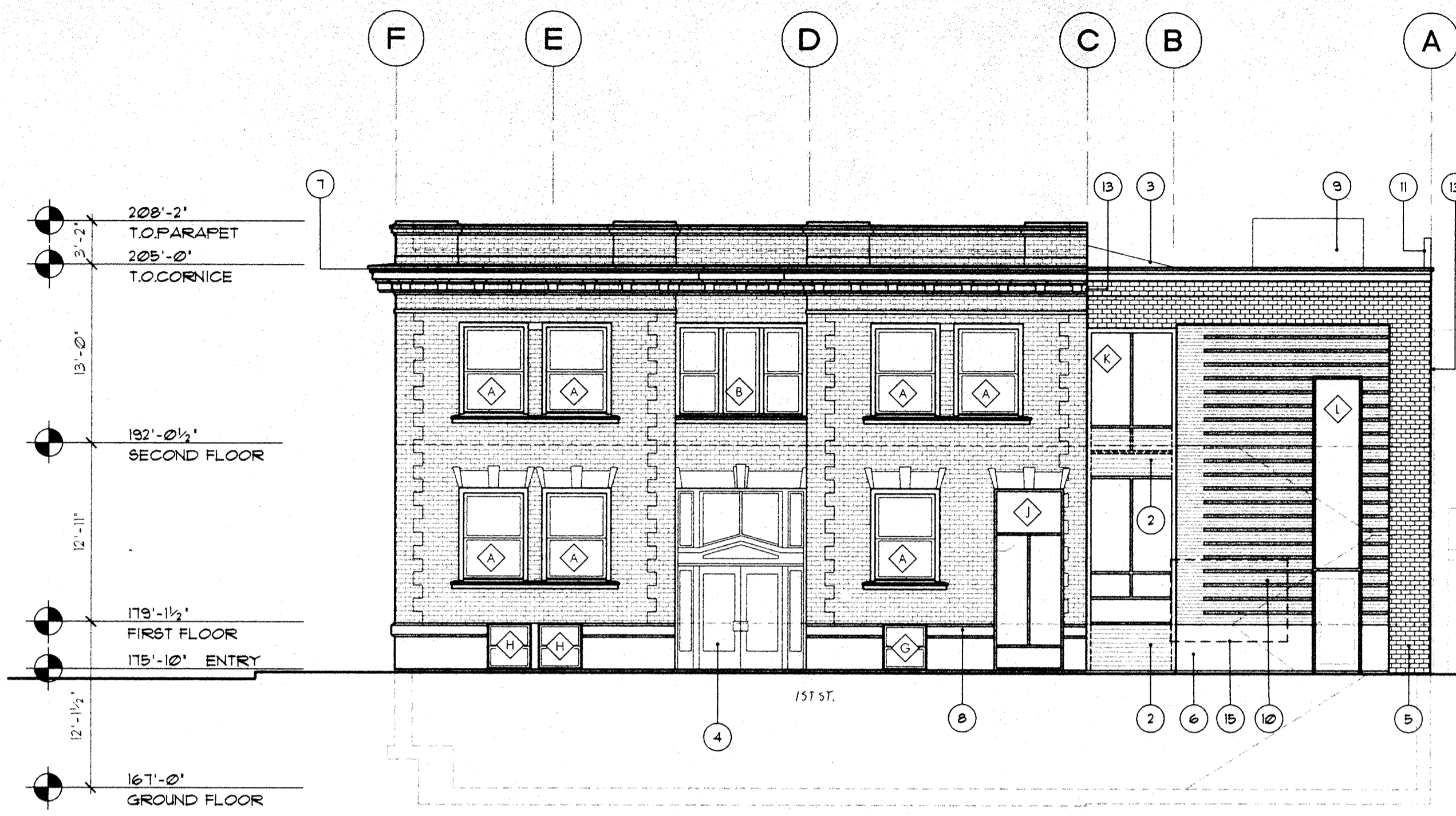


3 TYP. TRANSITION - CERAMIC TILE TO LINOLEUM
 A2.5 SCALE: 6" = 1'-0"

DATE STAMP

A99009R

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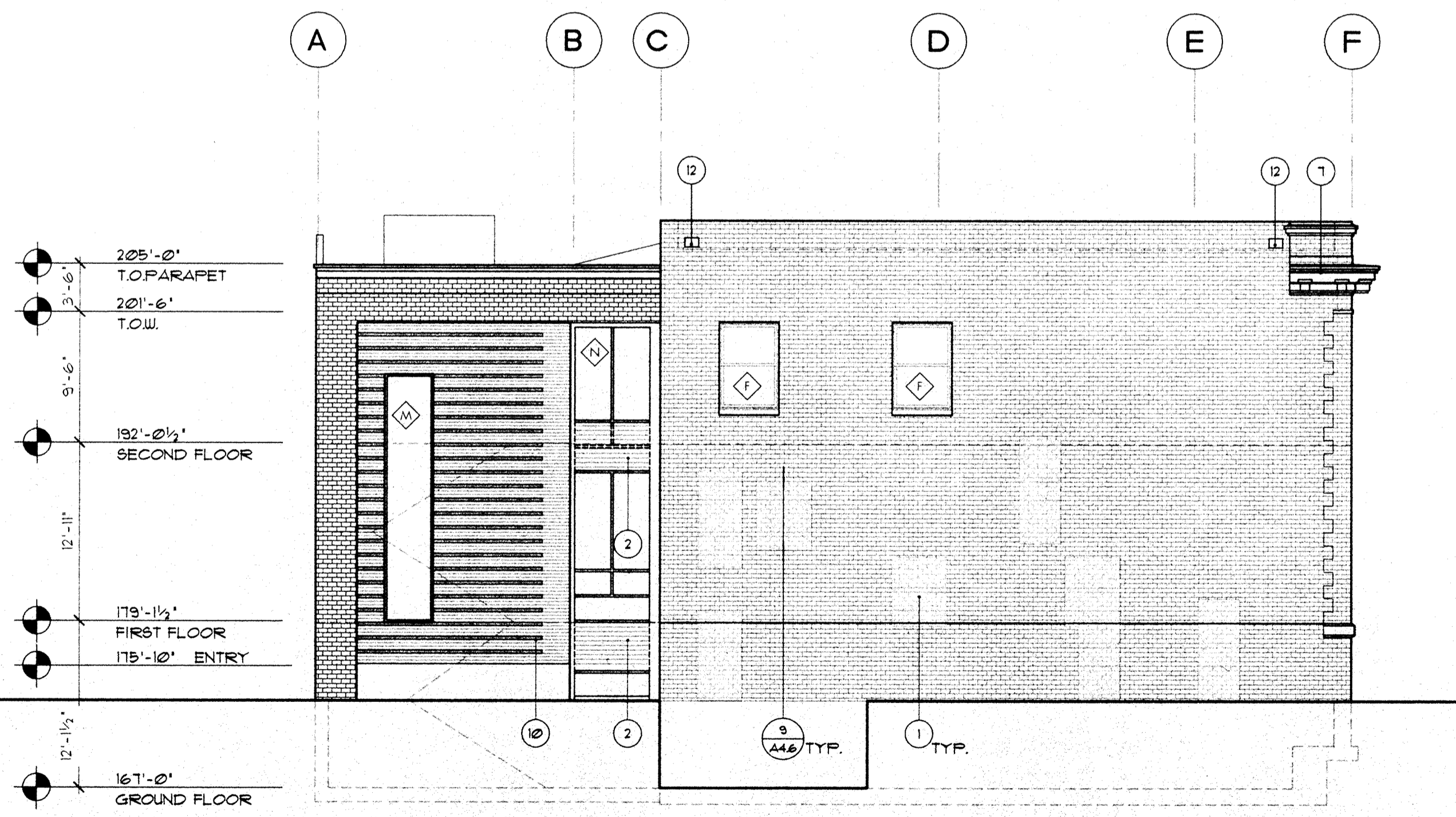
1 NORTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

GENERAL NOTES

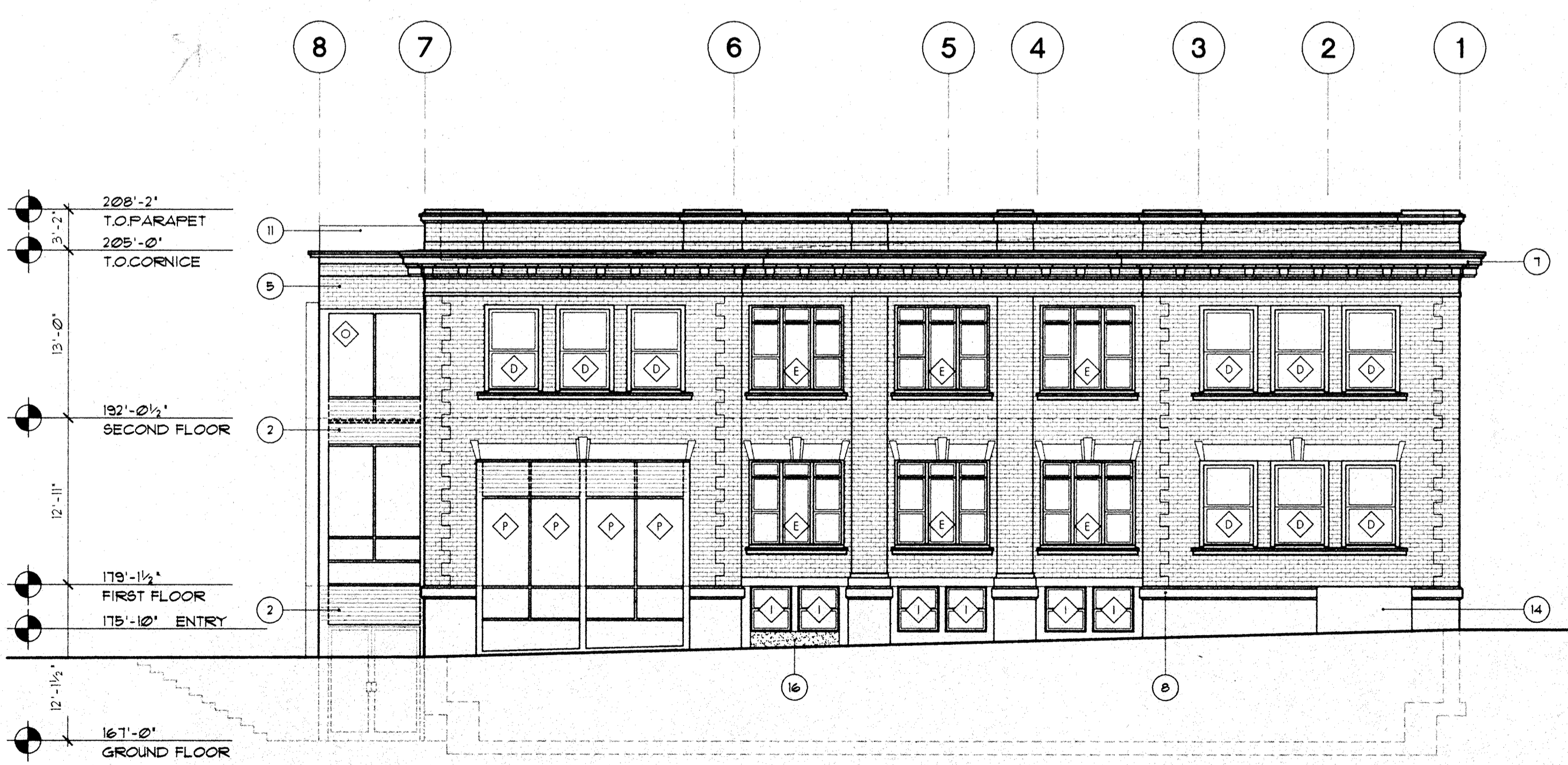
- 1) CLEAN AND REPOINT EXISTING BRICK.
- 2) ALL EXISTING DOORS AND WINDOWS TO BE REPLACED. SEE ALSO A2.4 AND A4.4
- 3) SEE 4/A4.1 FOR BRICK VENEER COURSING INFORMATION

KEYNOTES

- 1) INFILL W/ BRICK VENEER OF SALVAGED OR RECYCLED BRICK TO MATCH COLOR AND TEXTURE OF EXISTING. SEE ALSO 9/A4.6, TYP.
- 2) LOUVER, TYP. SEE 11/A4.5 AND 14/A4.5
- 3) SKYLIGHT, SEE DETAILS ON A4.6
- 4) NEW ENTRY SYSTEM, SEE A2.4 FOR DETAILS
- 5) BRICK VENEER
- 6) NEW CONCRETE BASE
- 7) CLEAN, REPAIR AND PAINT EXISTING SHEETMETAL CORNICE - TYP.
- 8) REMOVE PAINT AND SEAL EXISTING CONCRETE BASE. PROTECT ADJACENT BRICK DURING PROCESS - TYP.
- 9) ROOFTOP UNIT BEYOND - SEE MECHANICAL
- 10) BRICK VENEER
- 11) PARAPET BEYOND
- 12) (E) OVERFLOW SCUFFERS - SEE 15/A4.8
- 13) EXPANSION JOINT.
- 14) COVER CMU INFILL W/ FARGE COAT.
- 15) REPRESENTATIVE AREA OF BRICK MOCK-UP PANEL.
- 16) CONCRETE CURB AS REQUIRE FOR INFILL

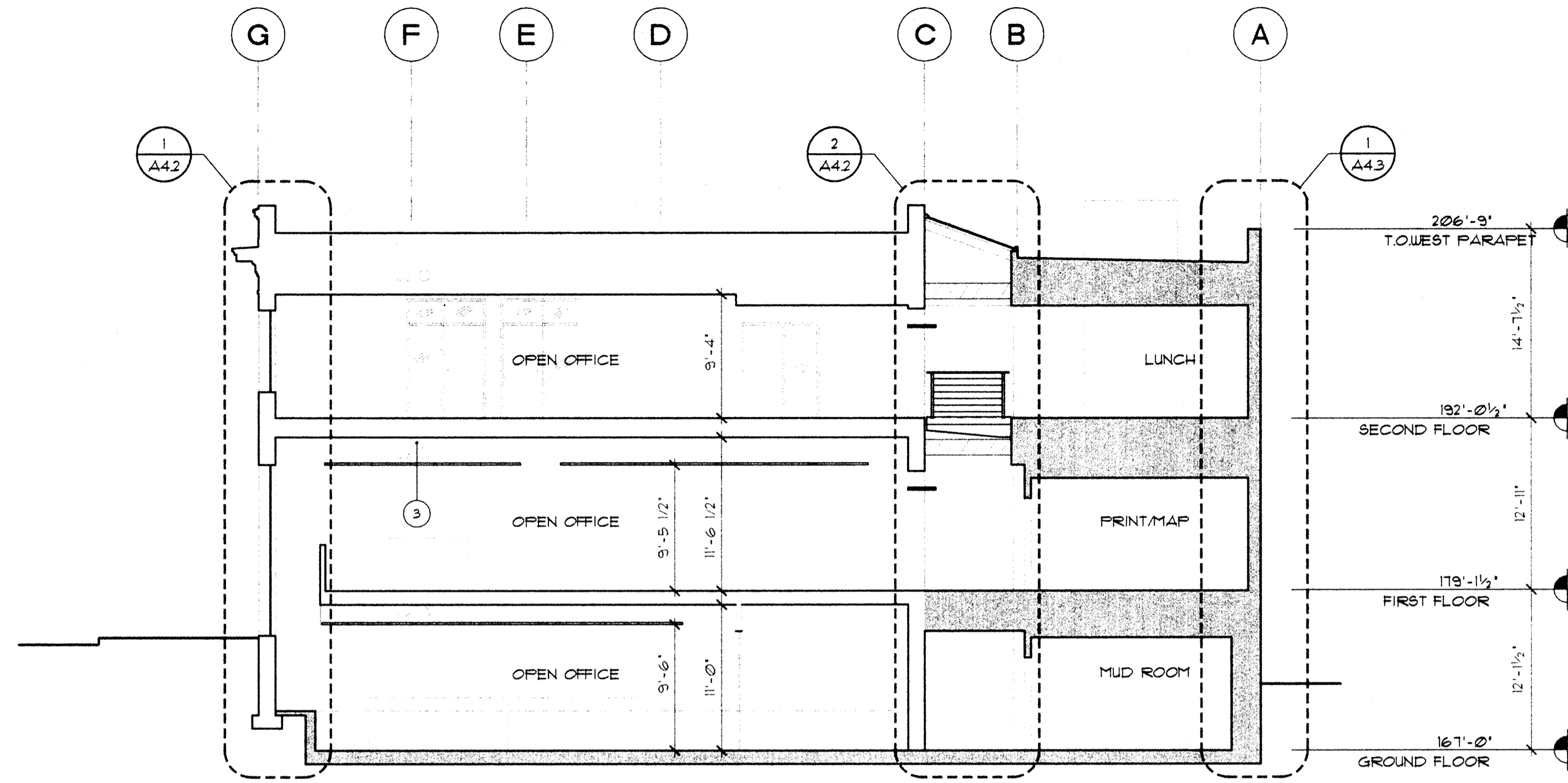


2 SOUTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"

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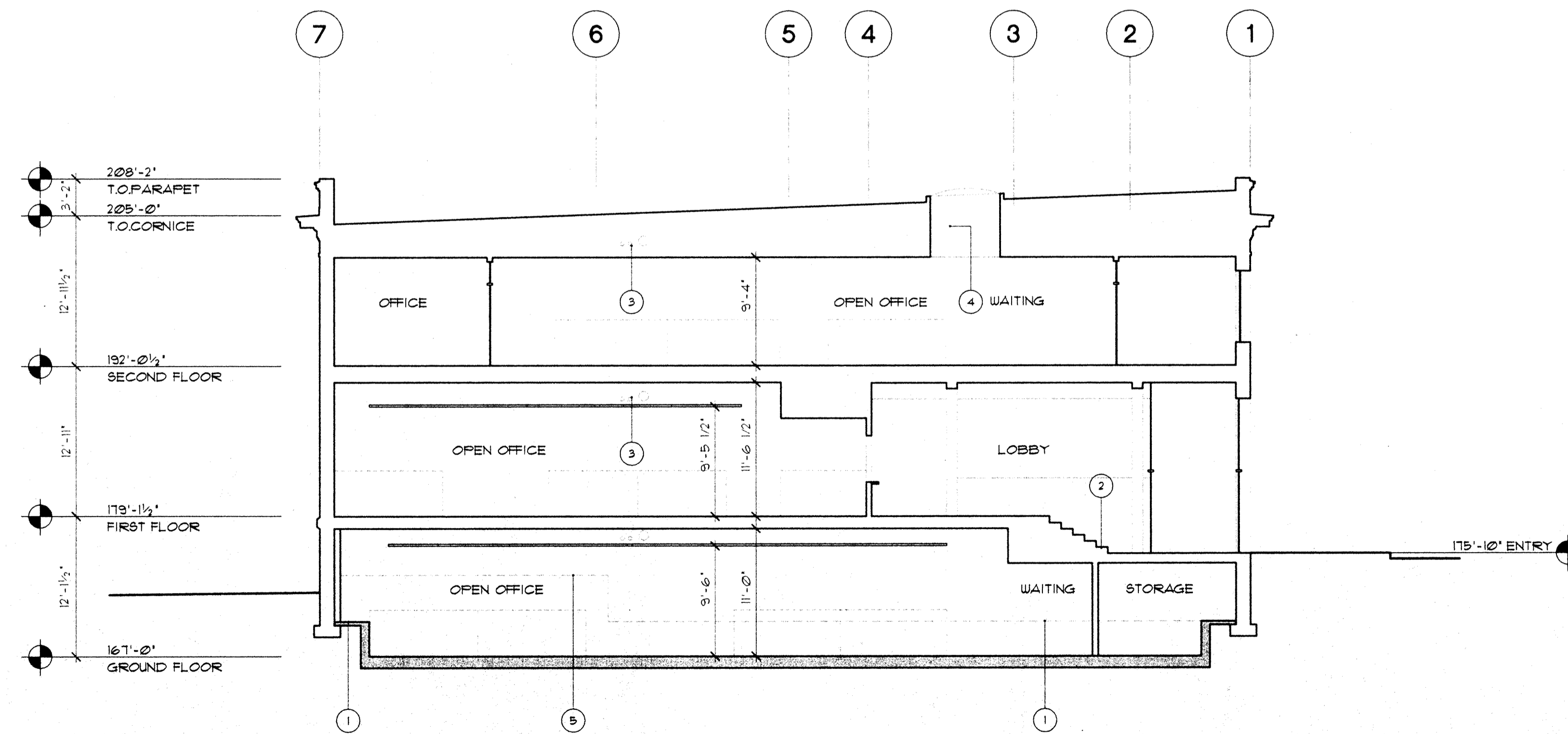
1 BUILDING SECTION
 A4.1 SCALE: 1/8" = 1'-0"

GENERAL NOTES

[Hatched Area] DENOTES AREA OF NEW STRUCTURE.

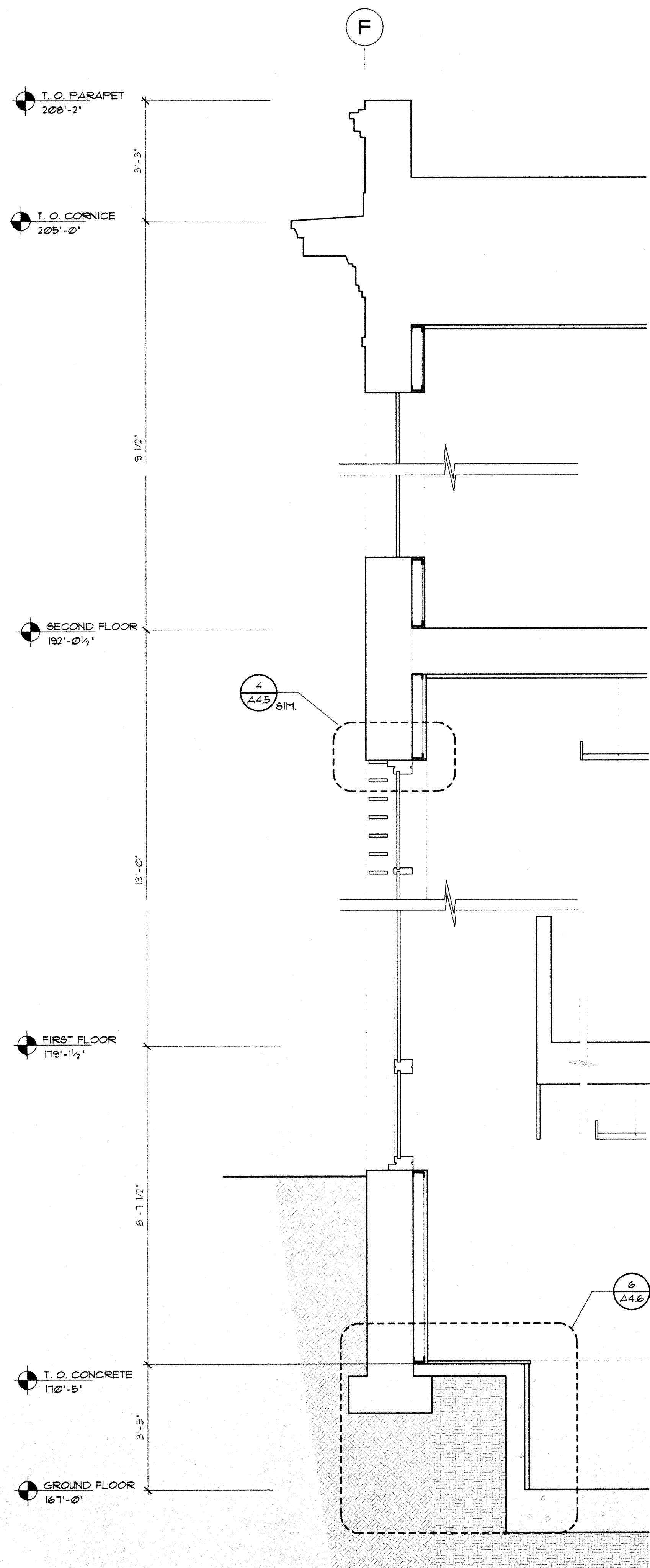
KEYNOTES

- ① ELEVATION OF EXISTING FLOOR LINE FOR EXCAVATION.
- ② RELOCATED HISTORIC ENTRY STAIR
- ③ HVAC/ MECHANICAL/ TELECOM - TYP.
- ④ EXISTING SKYLIGHT - PATCH, REPAIR, AND PAINT AS REQUIRED.
- ⑤ ELEVATION OF EXISTING FLOOR LINE FOR EXCAVATION INFORMATION ONLY: +/- 174'-1"

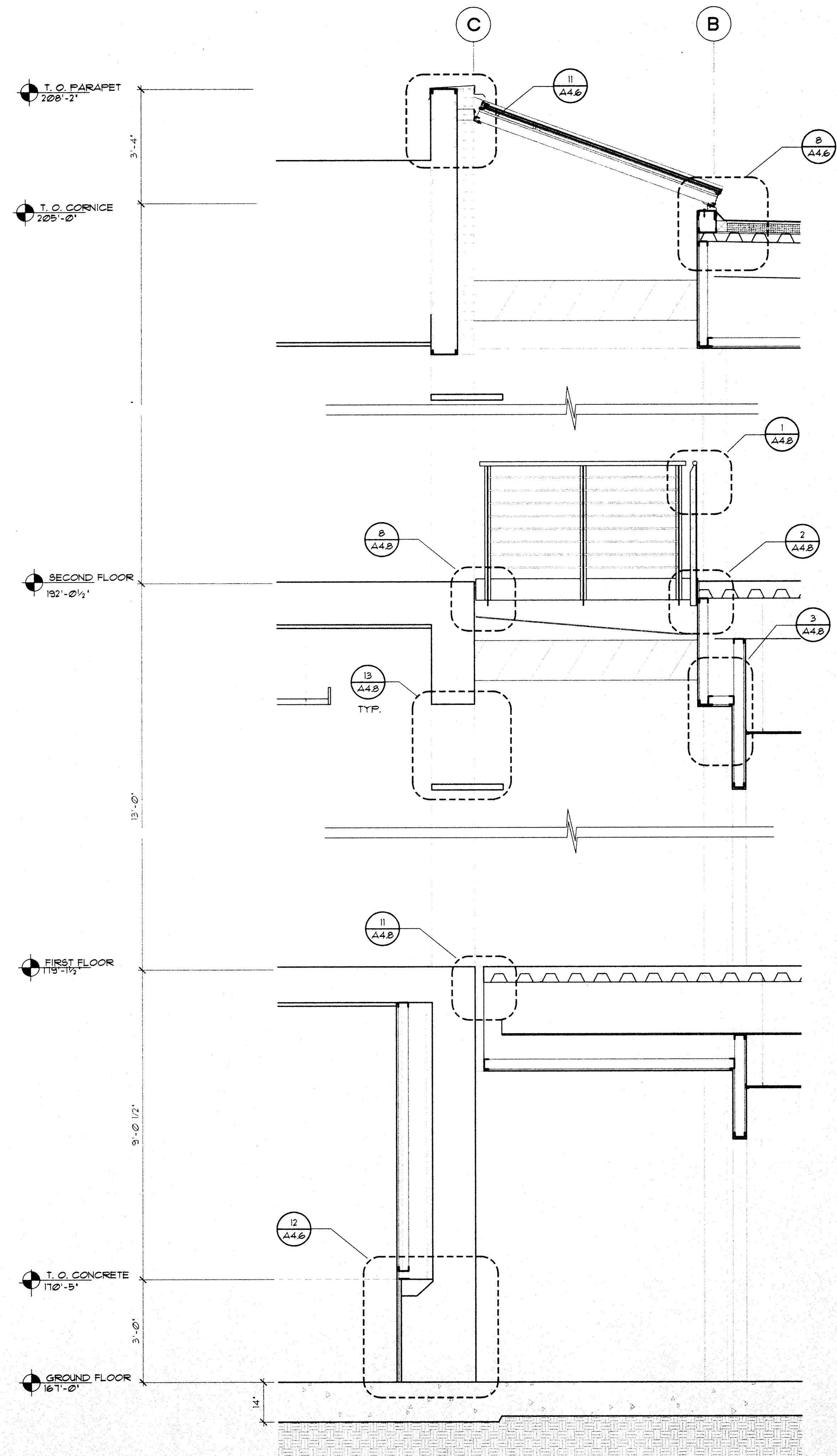


2 BUILDING SECTION
 A4.1 SCALE: 1/8" = 1'-0"

A99009T



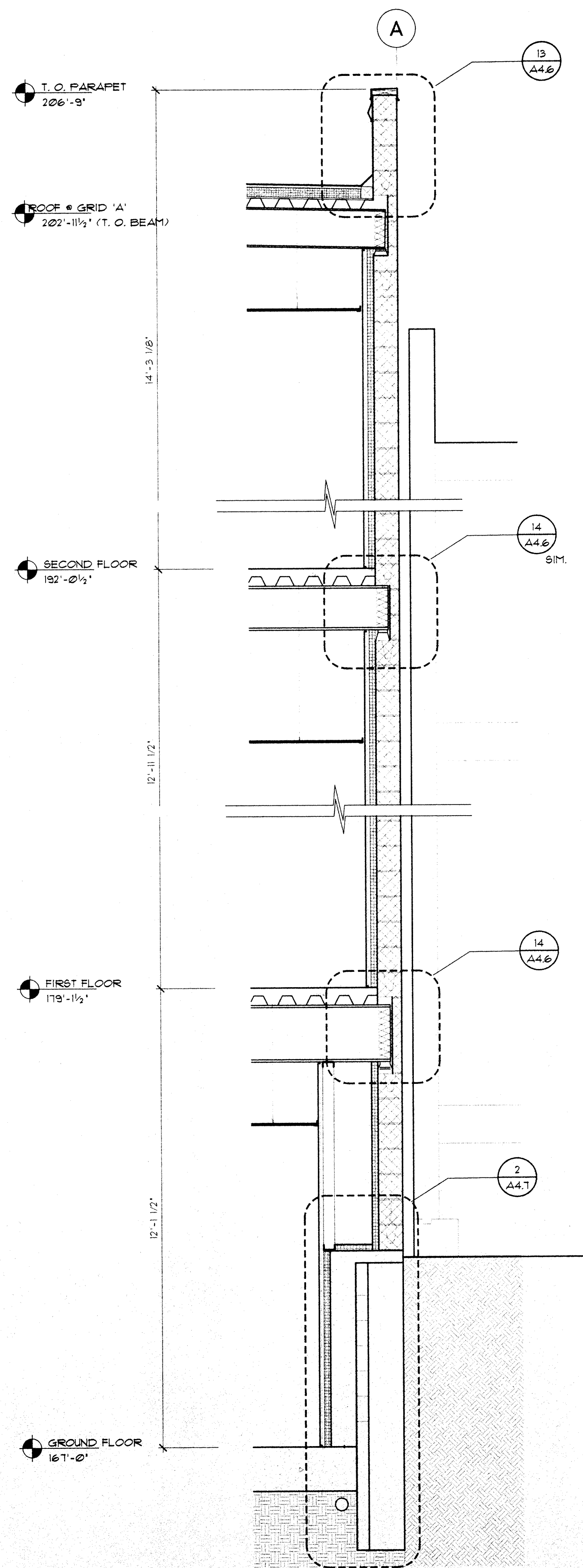
1 WALL SECTION
 A4.2 SCALE: 1/2" = 1'-0"



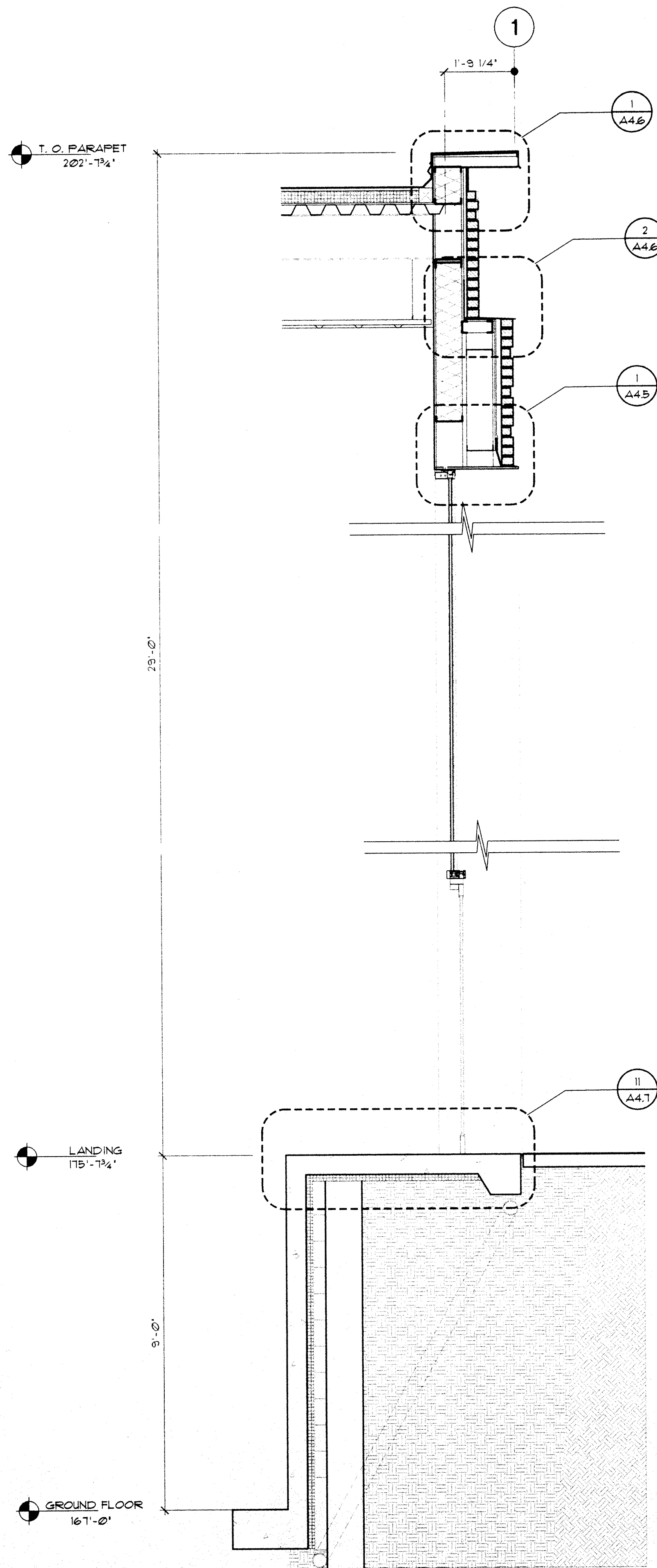
2 WALL SECTION
 A4.2 SCALE: 1/2" = 1'-0"

A99009U

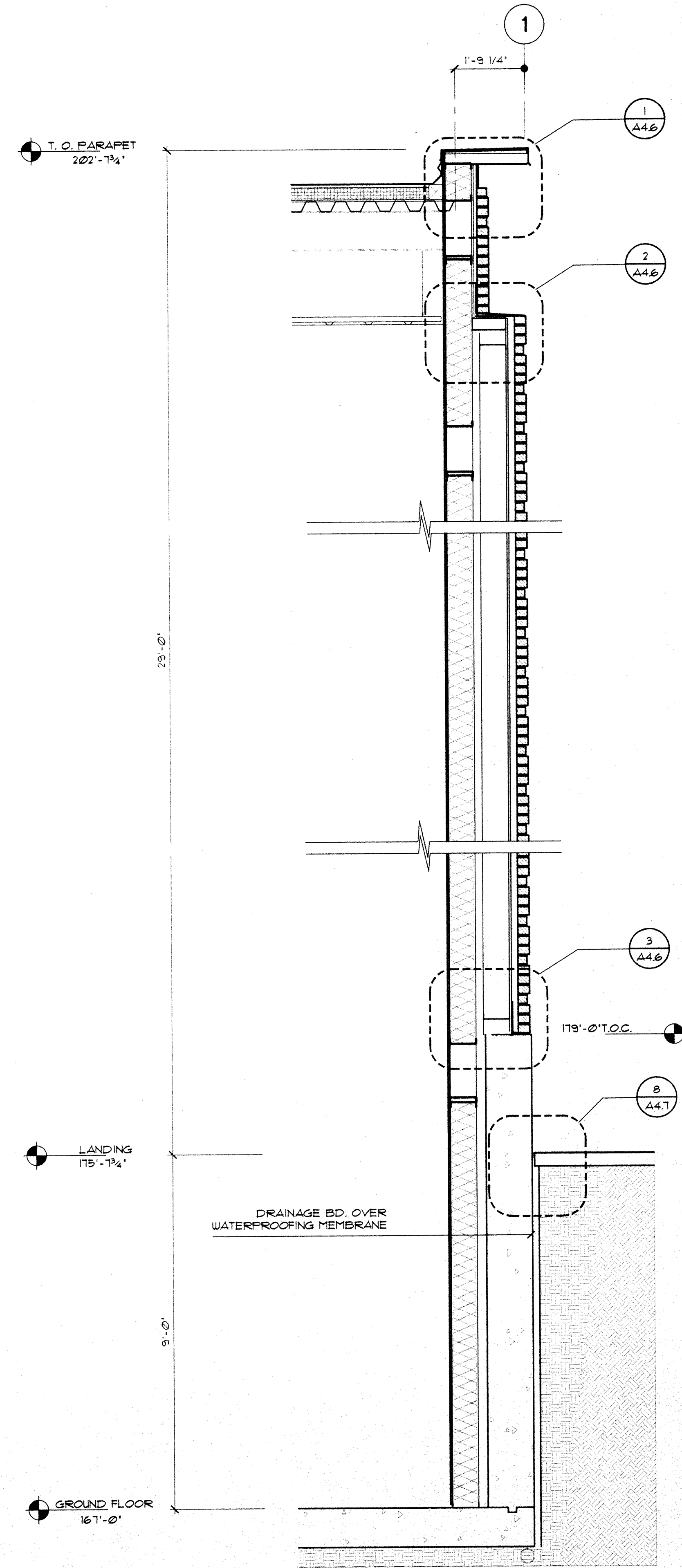
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1 WALL SECTION
 A4.3 SCALE: 1/2" = 1'-0"



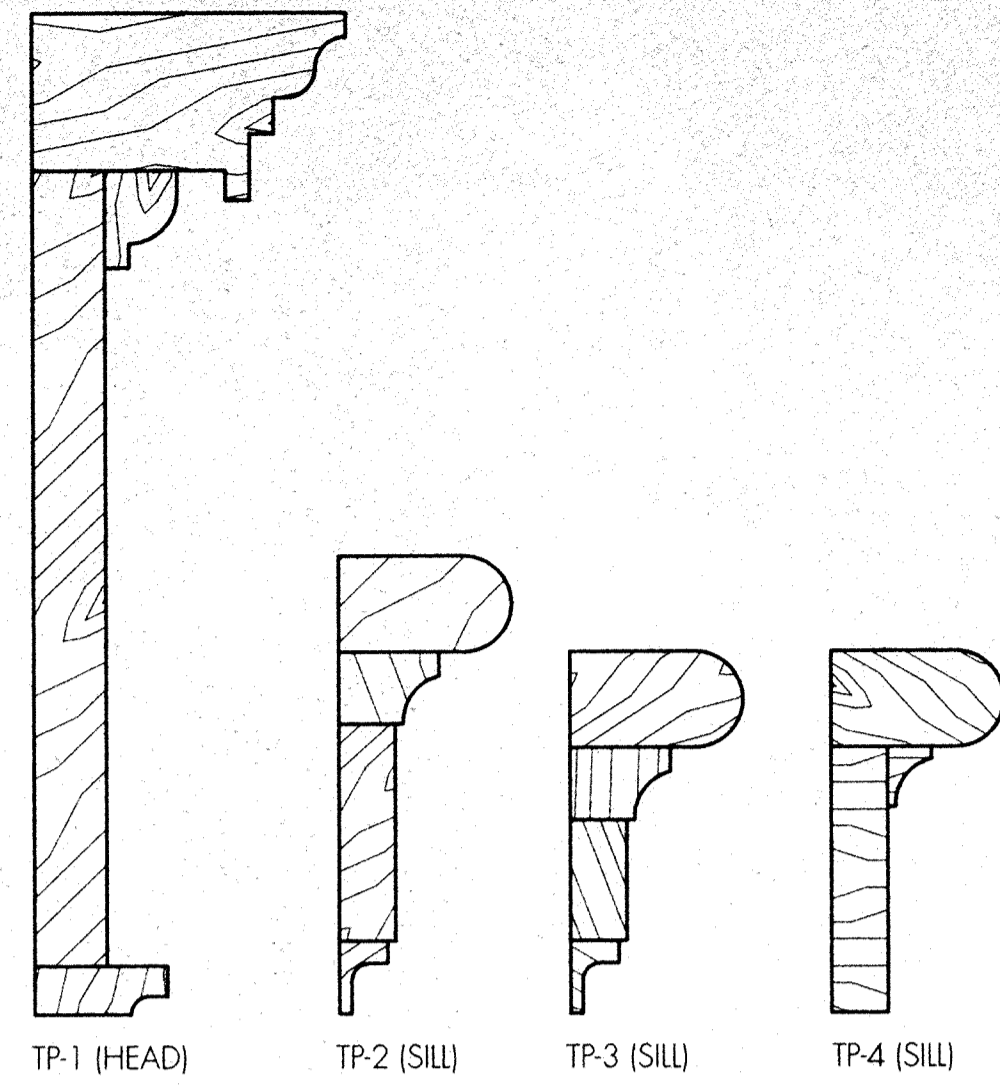
2 WALL SECTION
 A4.3 SCALE: 1/2" = 1'-0"



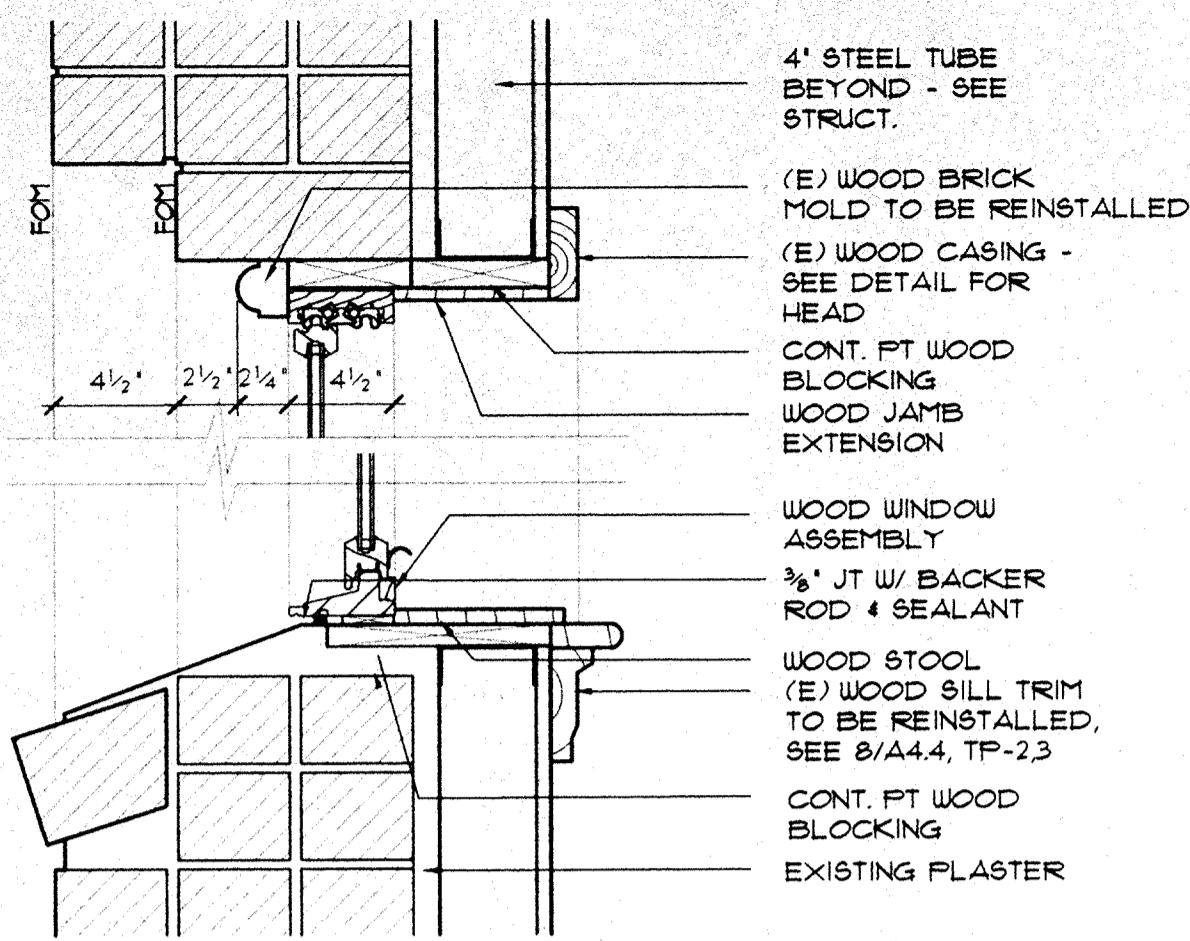
3 WALL SECTION
 A4.3 SCALE: 1/2" = 1'-0"

A99009V

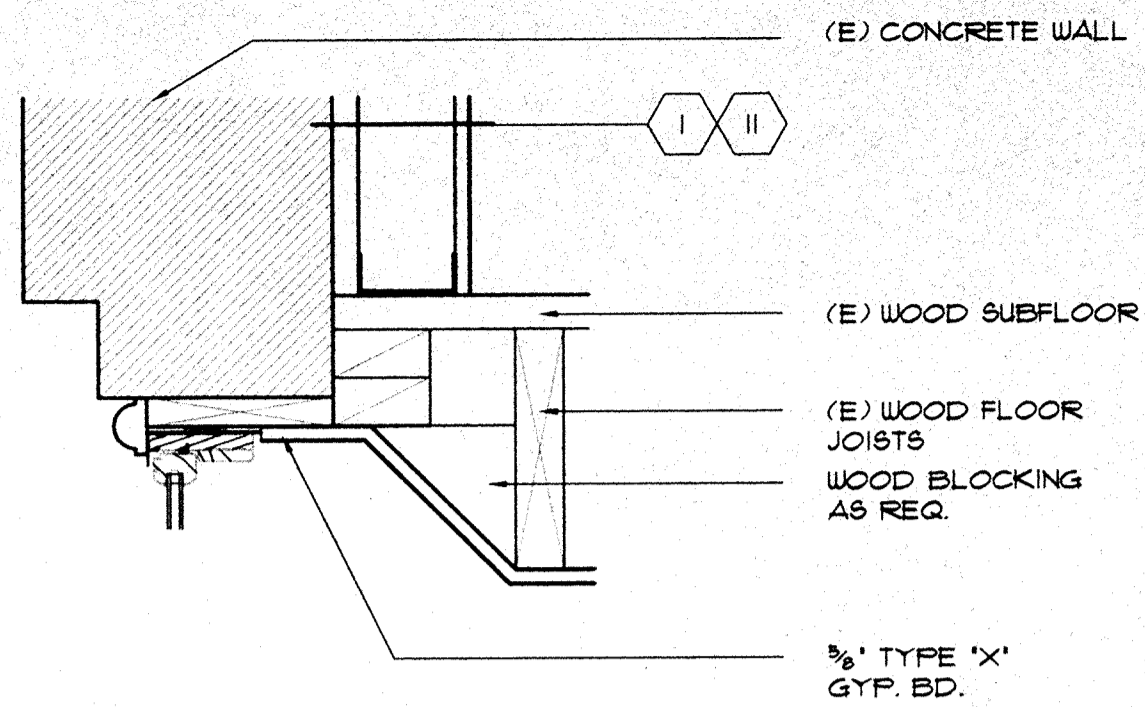
DATE STAMP



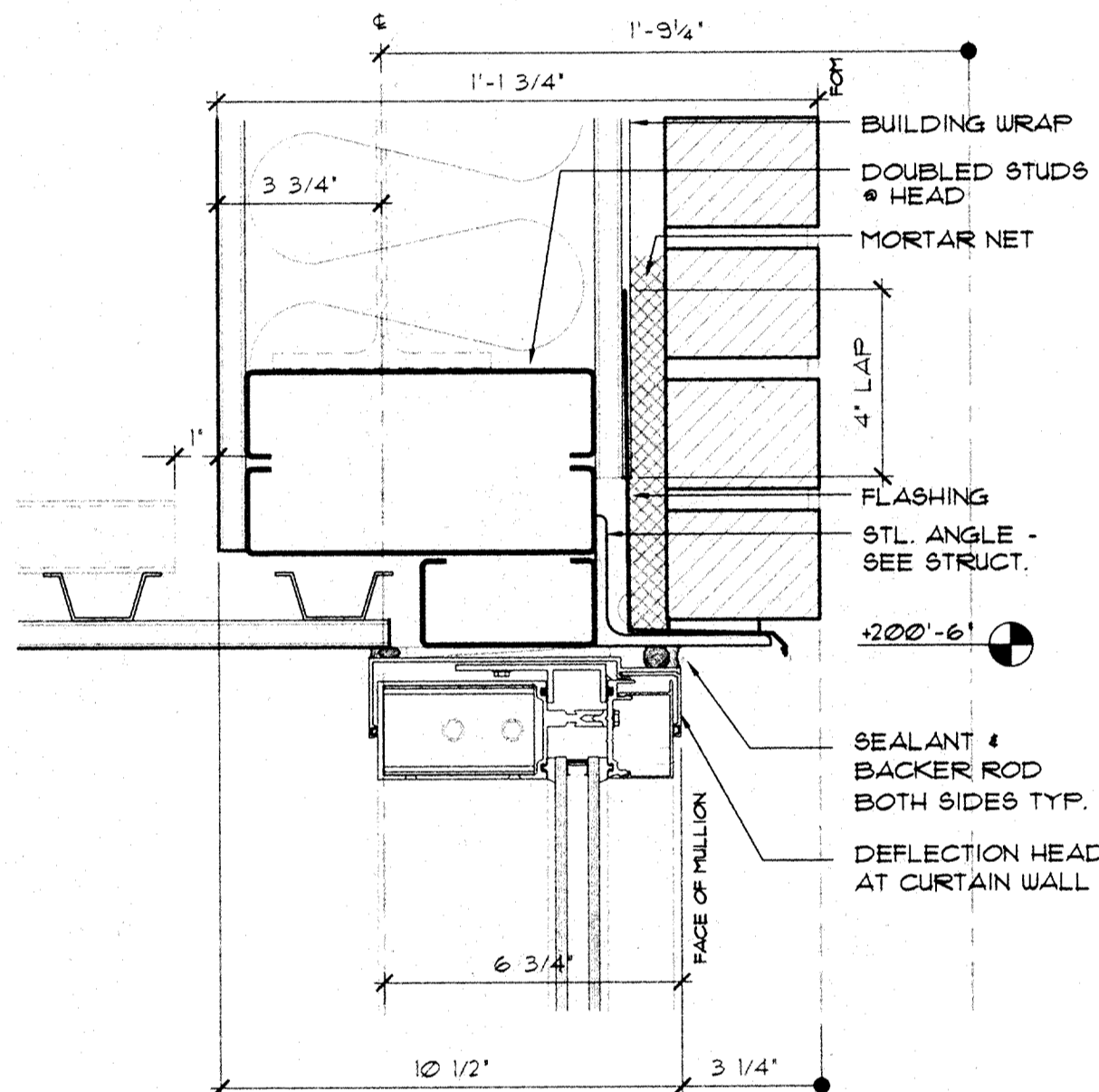
8 TYP. HISTORIC WINDOW CASINGS
A4.4 SCALE: 6" = 1'-0" D001



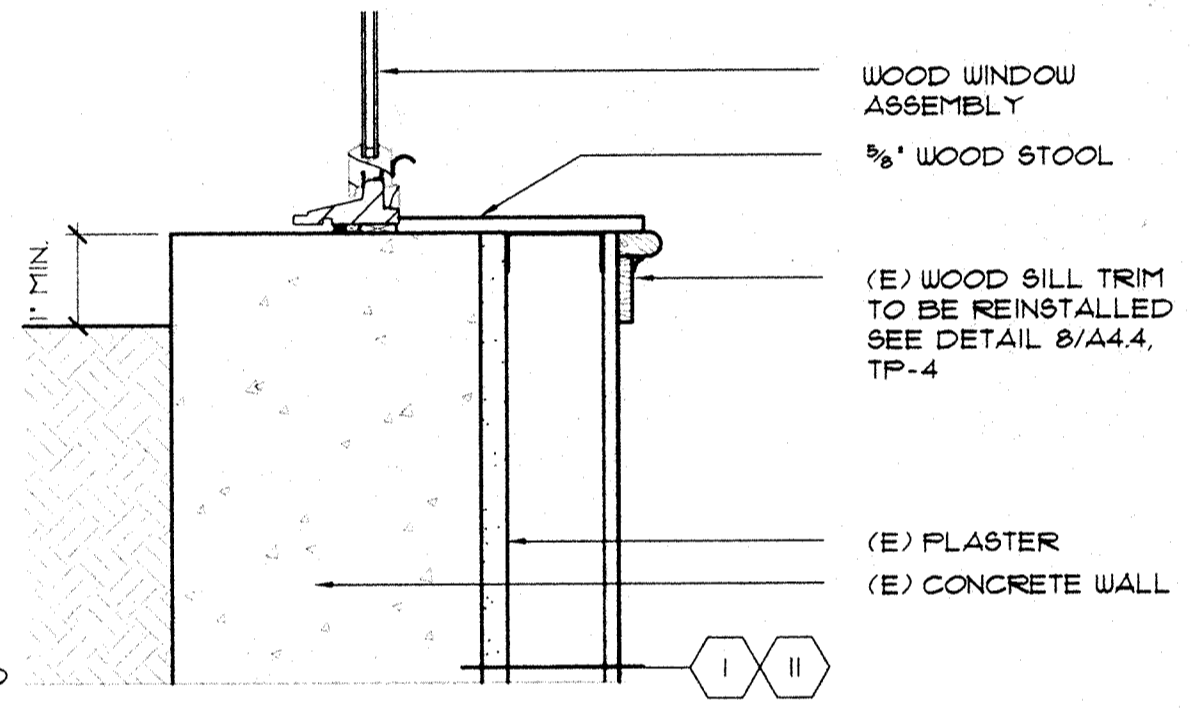
5 HIST. JAMB/SILL @ 1ST/2ND FLOOR (HEAD SIM)
A4.4 SCALE: 1 1/2" = 1'-0" D007



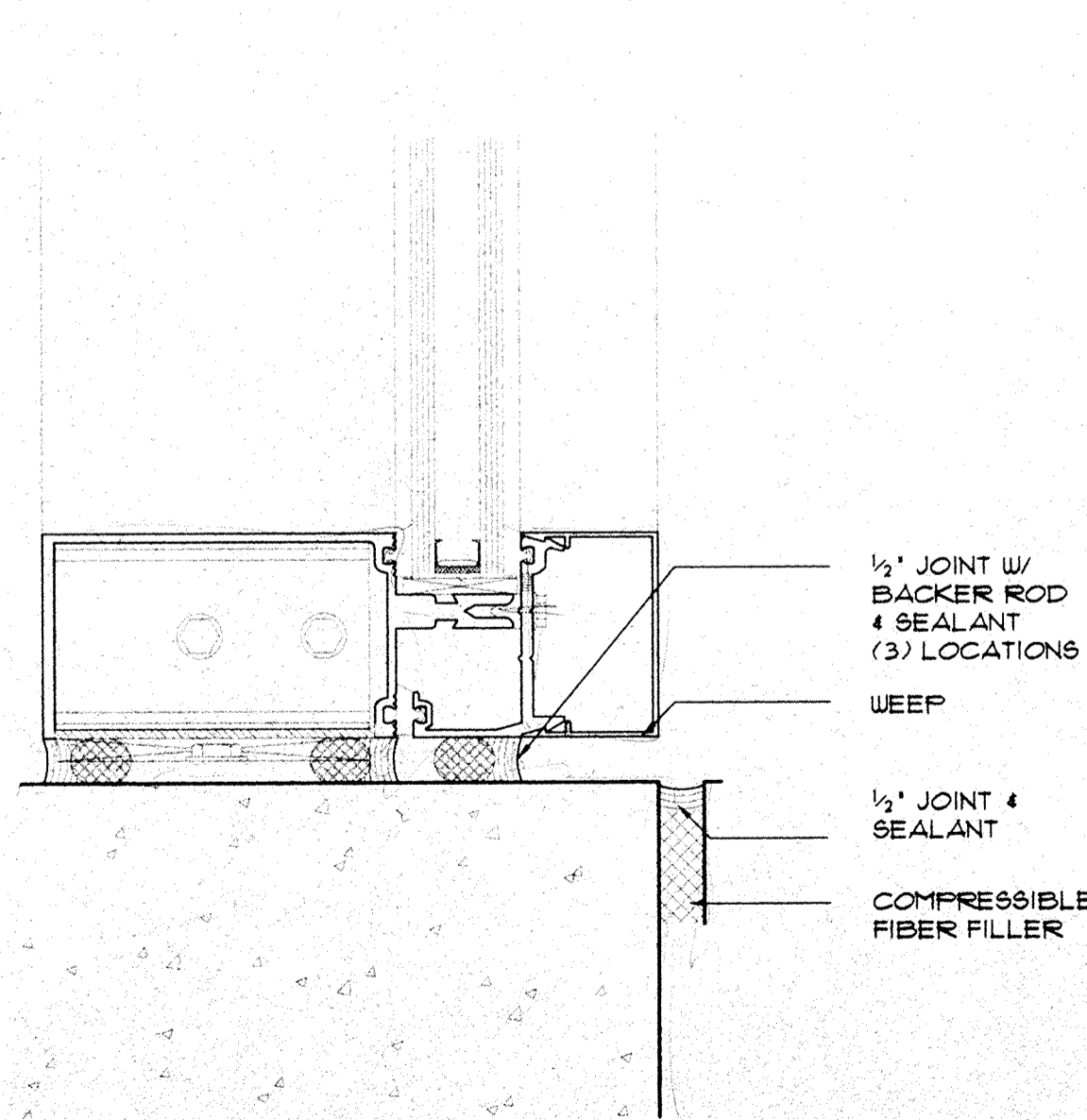
2 HISTORIC HEAD @ GROUND FLOOR
A4.4 SCALE: 1 1/2" = 1'-0" D006



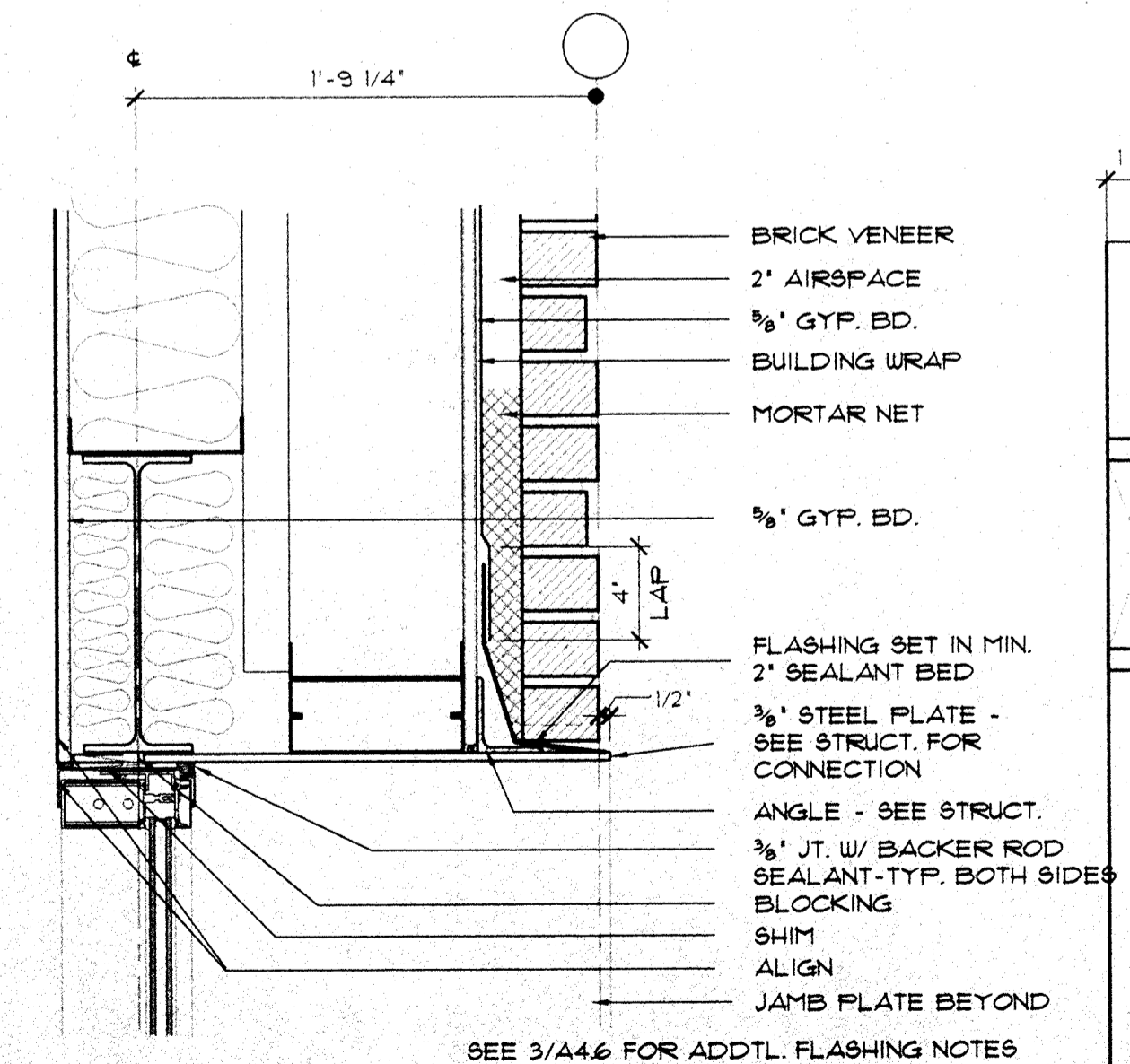
6 HEAD @ ATRIUM
A4.4 SCALE: 3" = 1'-0" D002



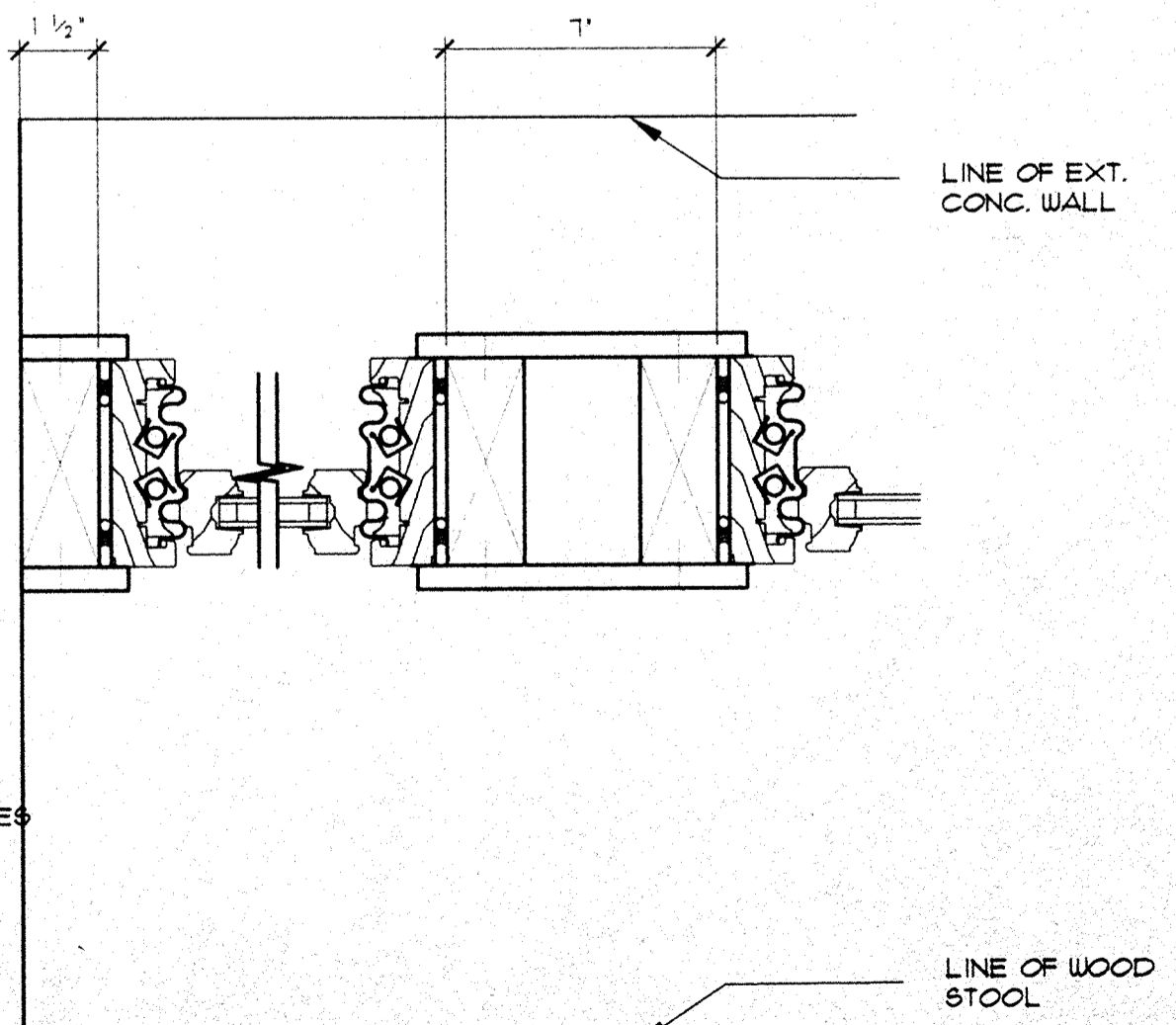
3 HISTORIC SILL @ GROUND FLOOR
A4.4 SCALE: 1 1/2" = 1'-0" D003



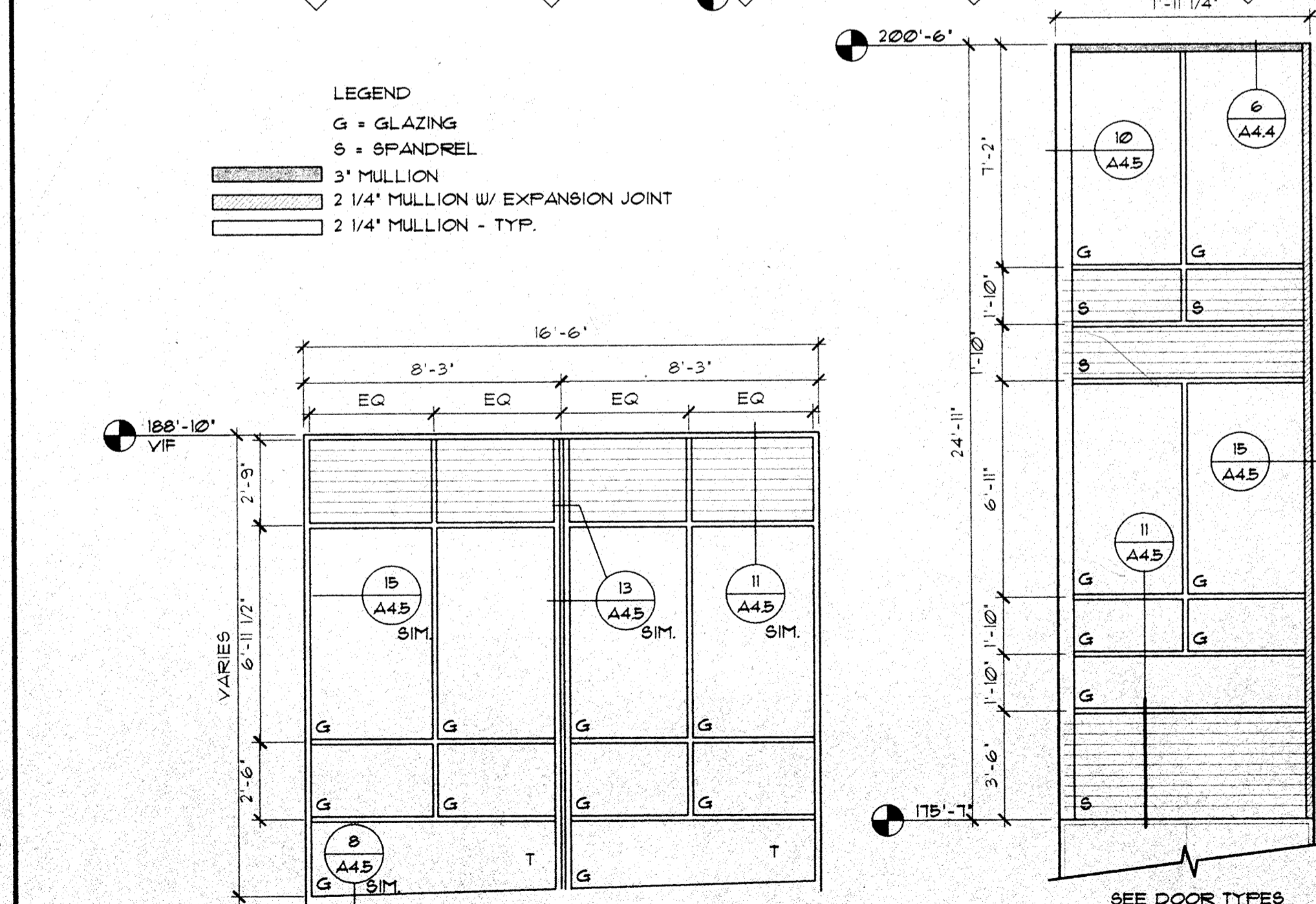
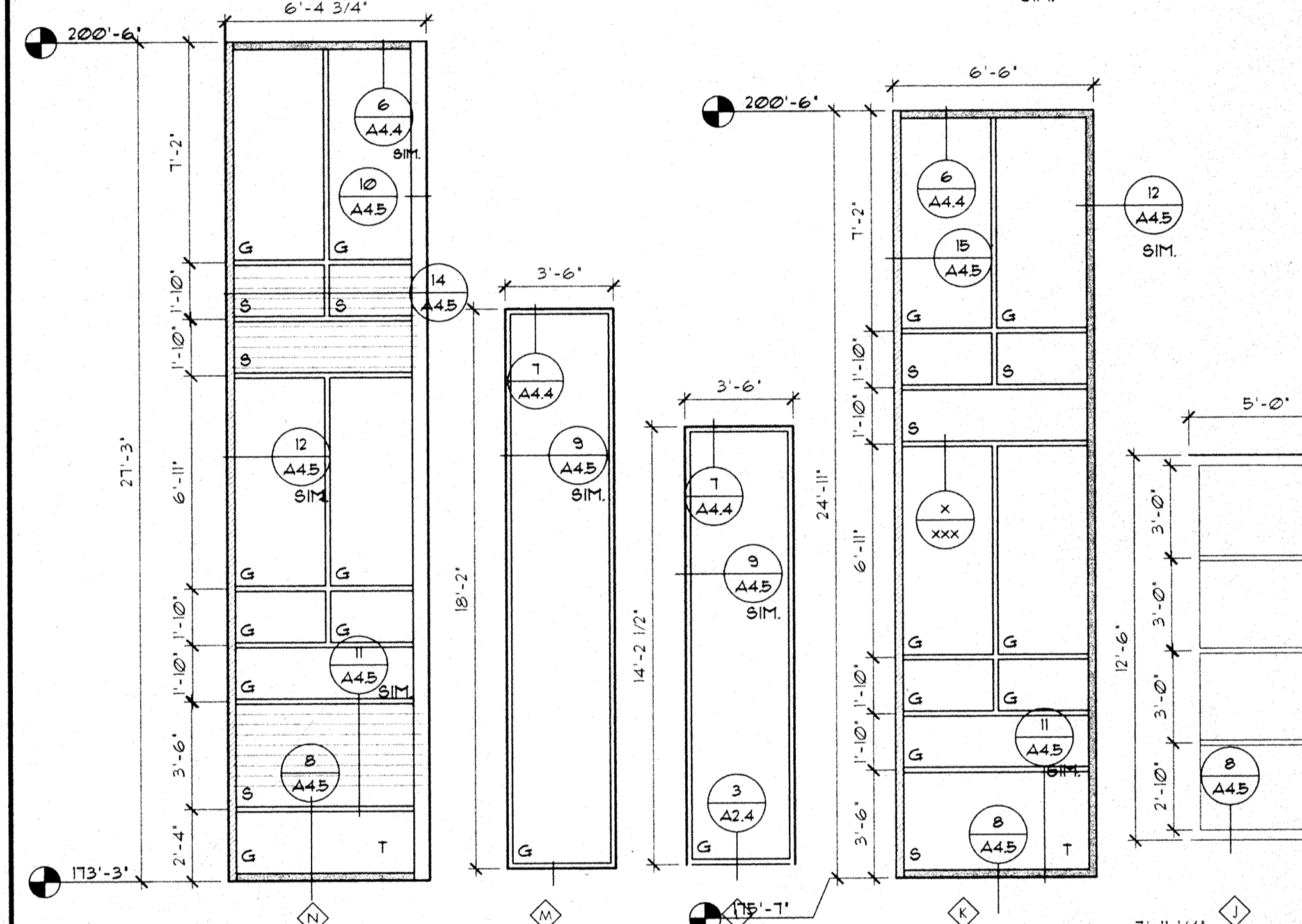
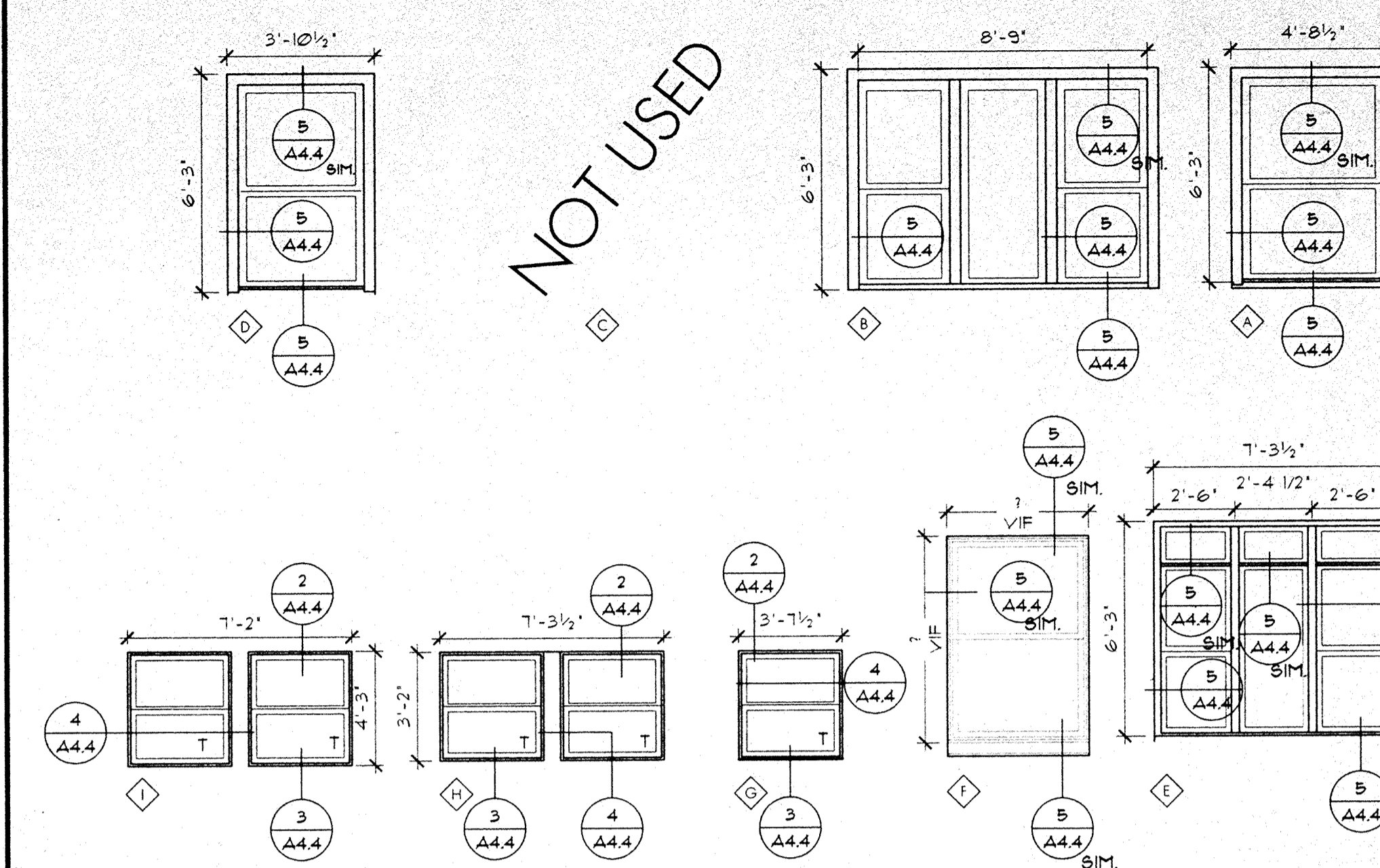
10 CURTAIN WALL SILL
A4.4 SCALE: 6" = 1'-0" D004



7 HEAD LINER @ VENEER PILASTER
A4.4 SCALE: 1 1/2" = 1'-0" D005



4 JAMB/JOINING MULLION @ GR. FLR.
A4.4 SCALE: 3" = 1'-0" D008



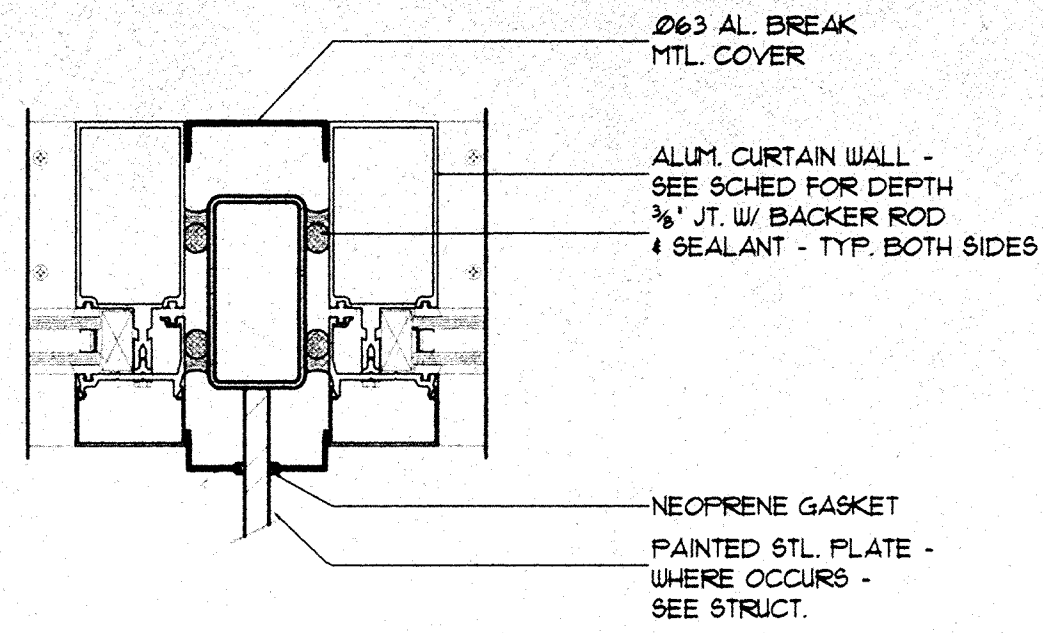
1 WINDOW TYPES
A4.4 SCALE: 1/4" = 1'-0" D009

NOT USED

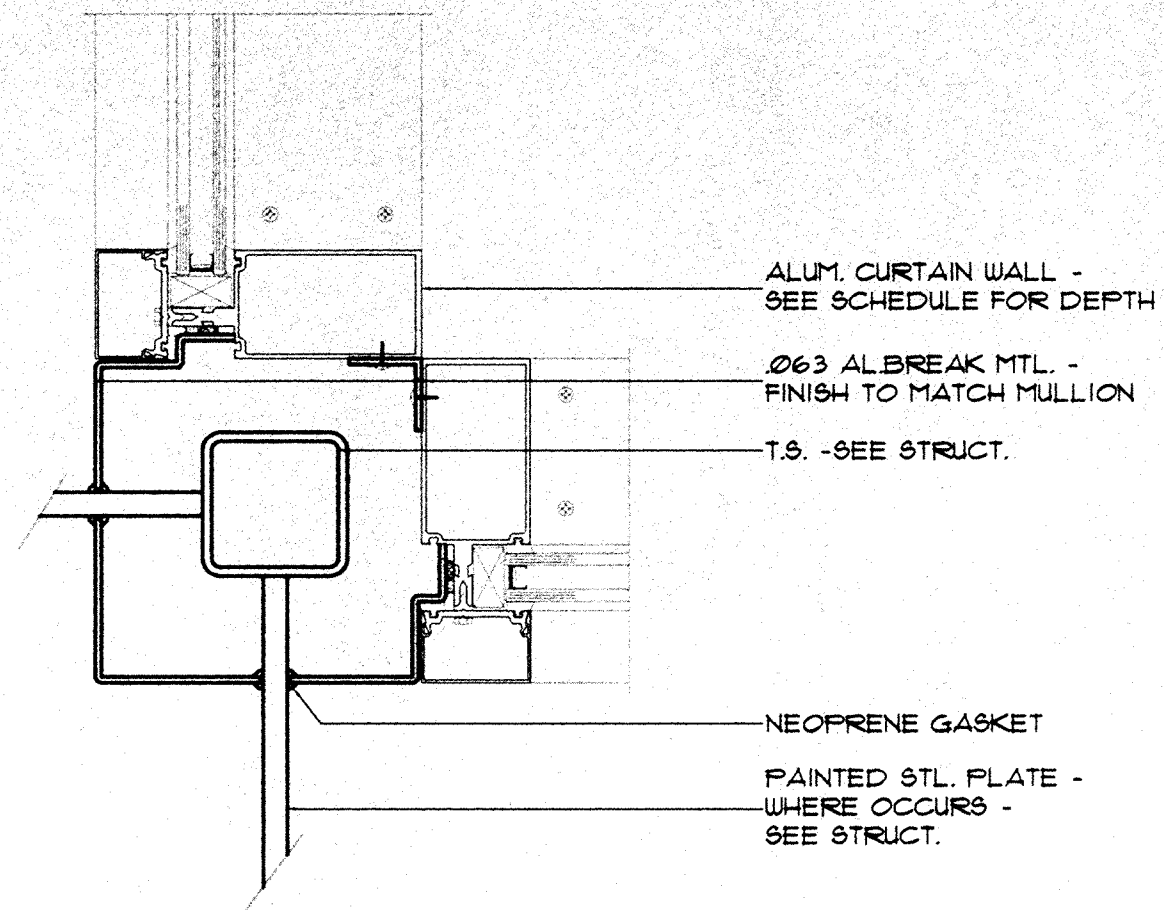
LEGEND
G = GLAZING
S = SPANDREL
3" MULLION
2 1/4" MULLION W/ EXPANSION JOINT
2 1/4" MULLION - TYP.

SEE DOOR TYPES

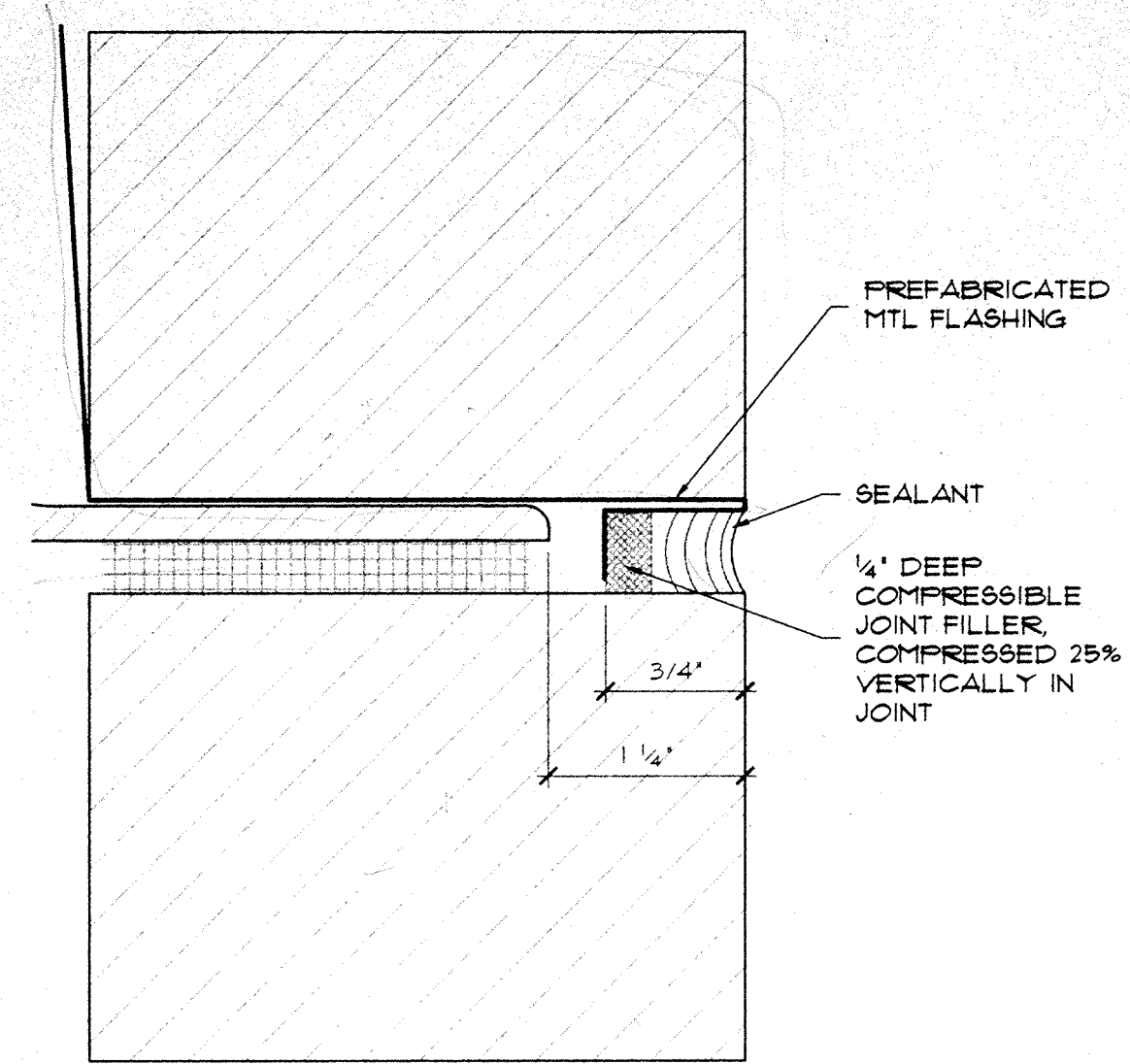
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13 CURTAIN WALL JOINING MULLION
A4.5 SCALE: 3" = 1'-0"



10 CURTAIN WALL OUTSIDE CORNER
A4.5 SCALE: 3" = 1'-0"



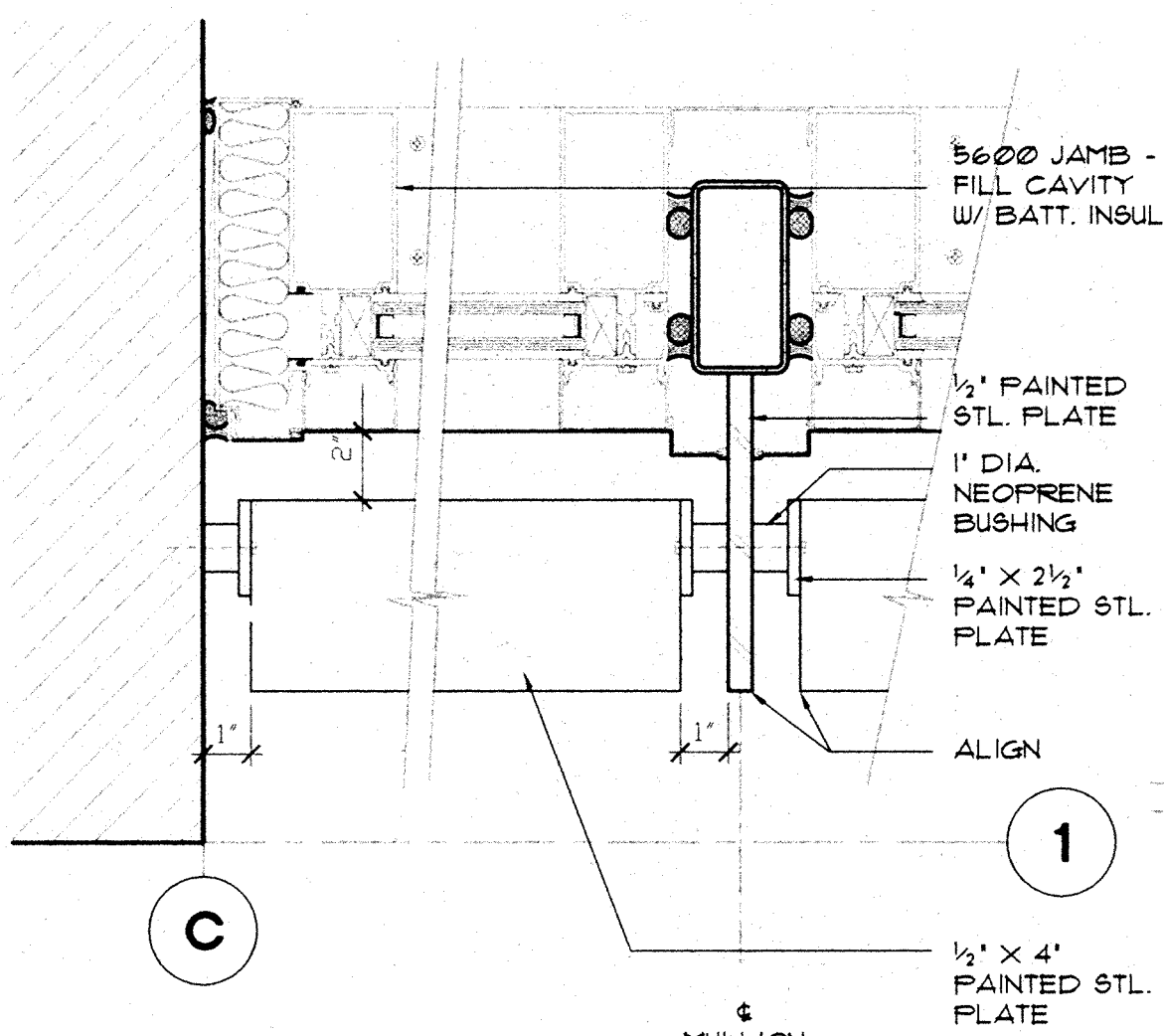
7 TYP. SHELF ANGLE @ VENEER
A4.5 SCALE: FULL

NOT USED
SCALE:

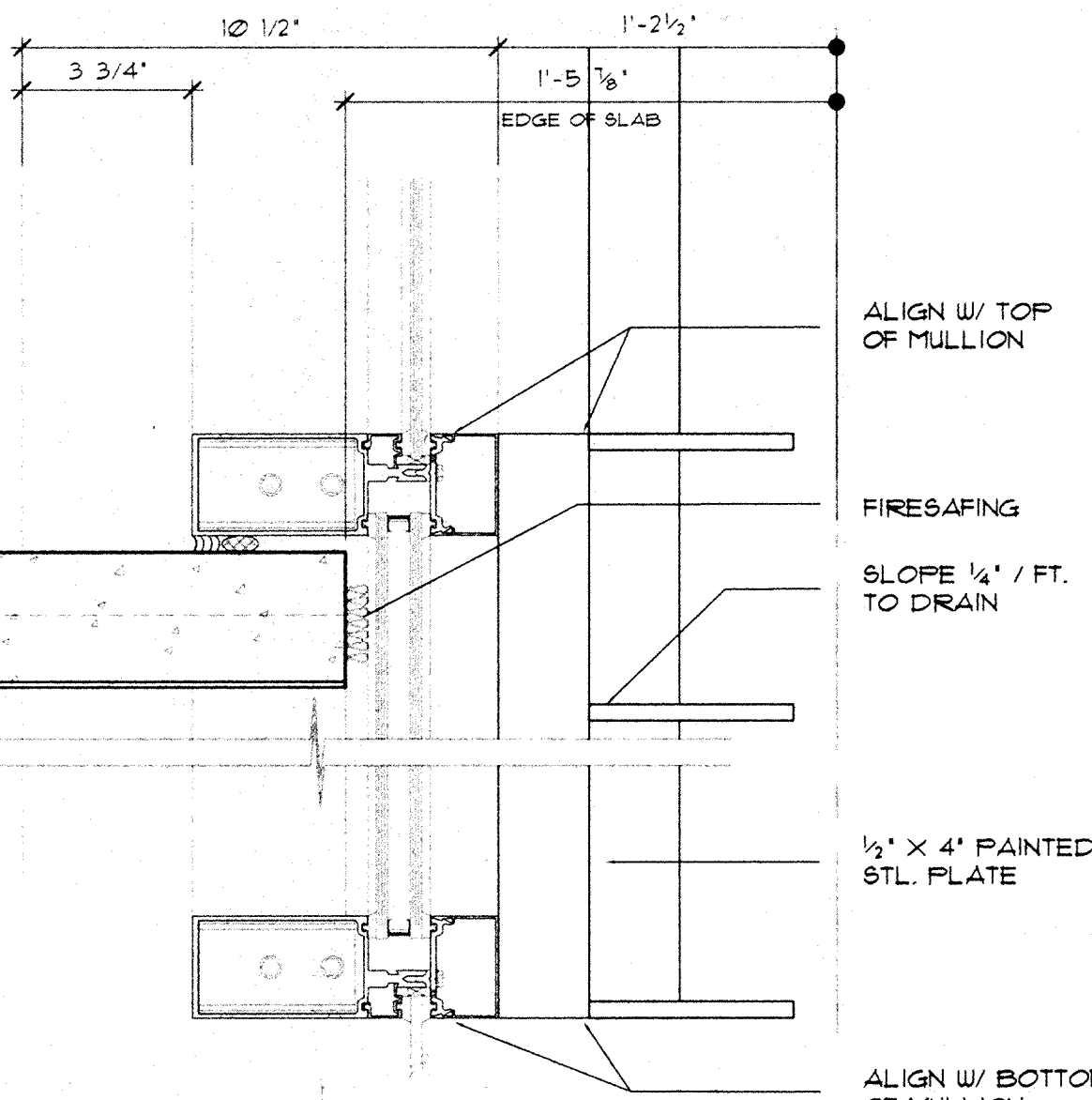
NOT USED
SCALE:

NOTES:
SEE DETAILS 10, 11, AND 14/A4.5 FOR ADDTL. LOUVER INFO. NEOPRENE DISSIMILAR METALS.

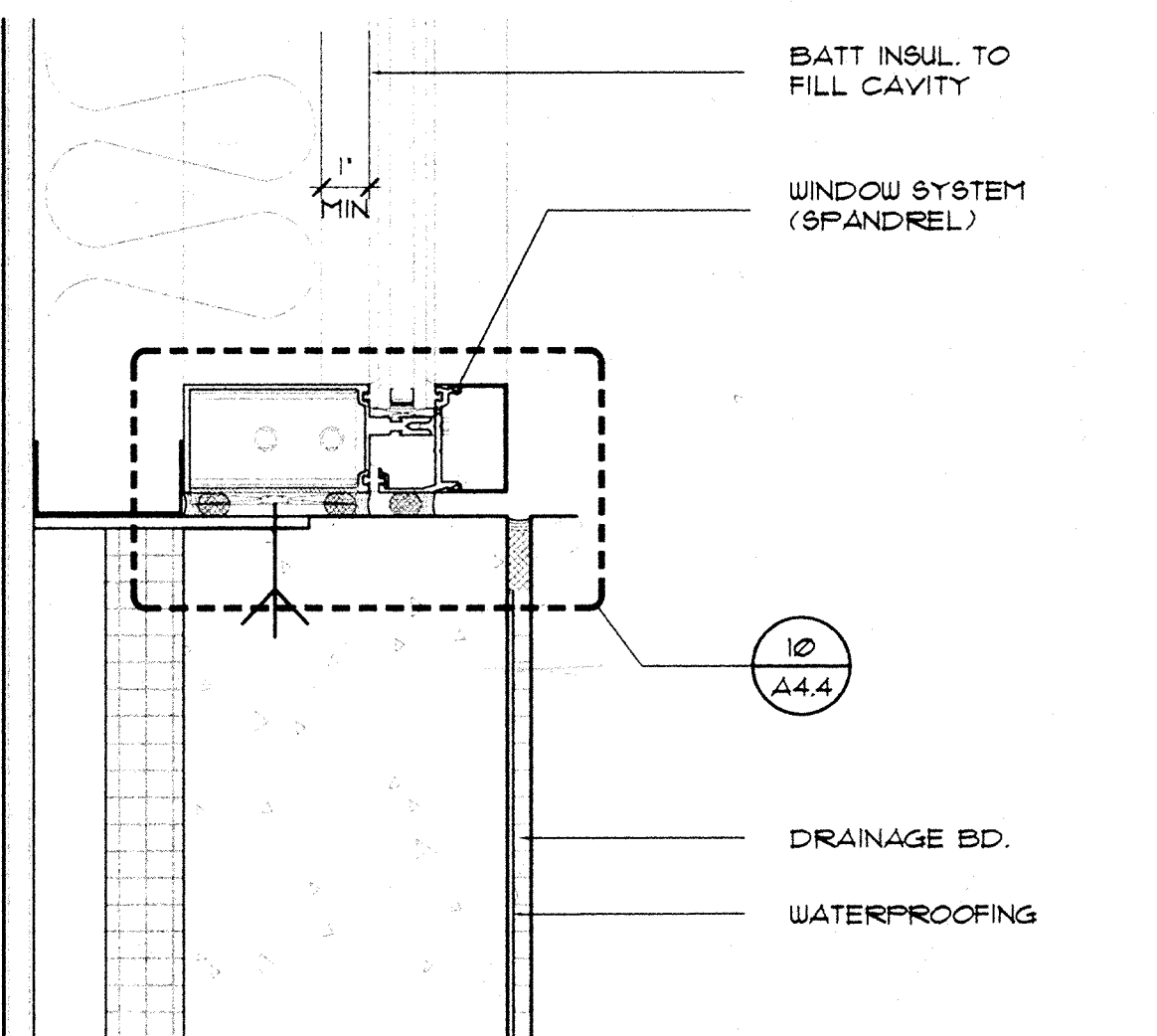
NOTE:
SEE DETAILS 11, 13 AND 14/A4.5 FOR ADDTL. INFO NEOPRENE DISSIMILAR METALS



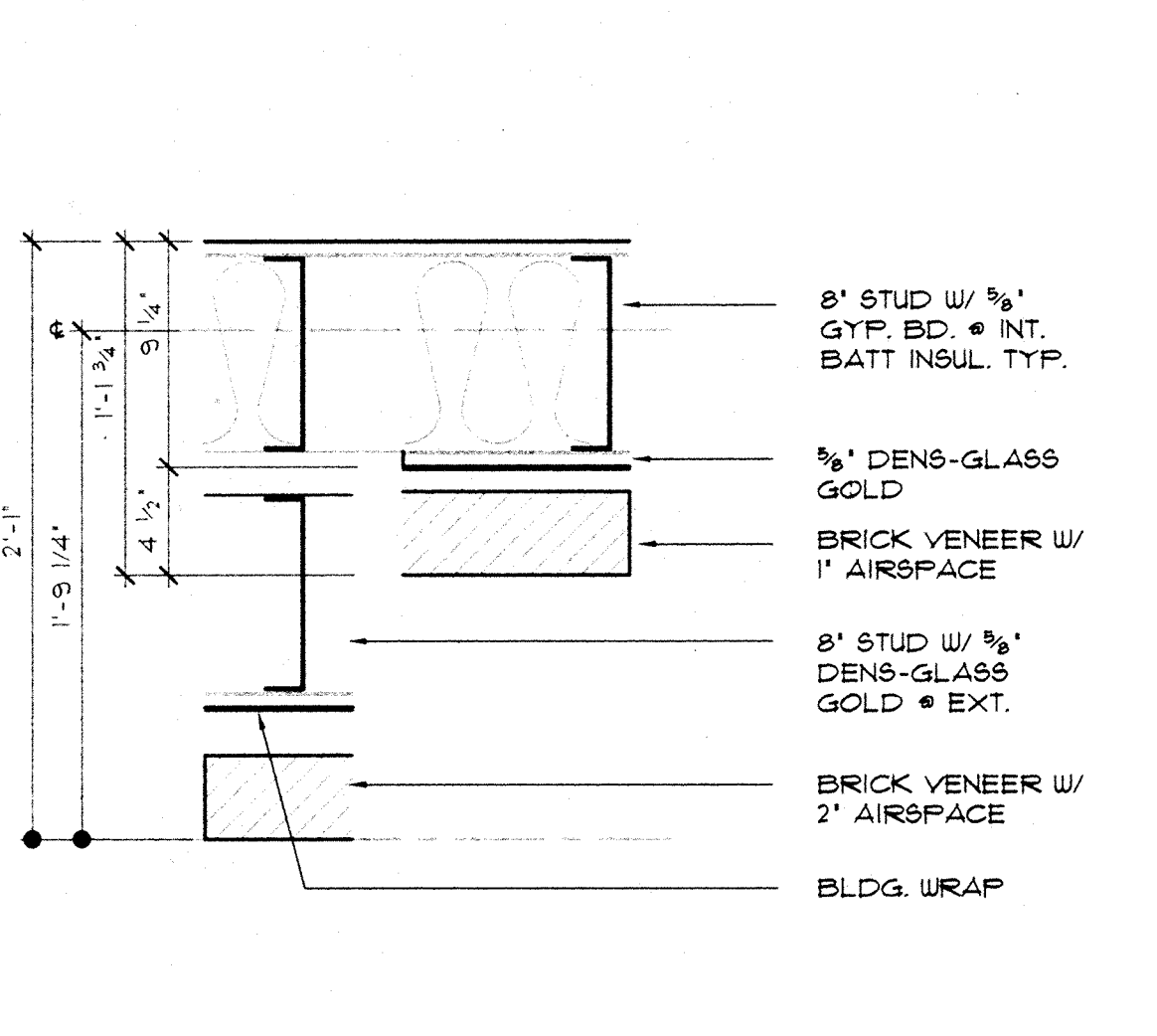
14 LOUVER DETAIL @ ATRIUM
A4.5 SCALE: 3" = 1'-0"



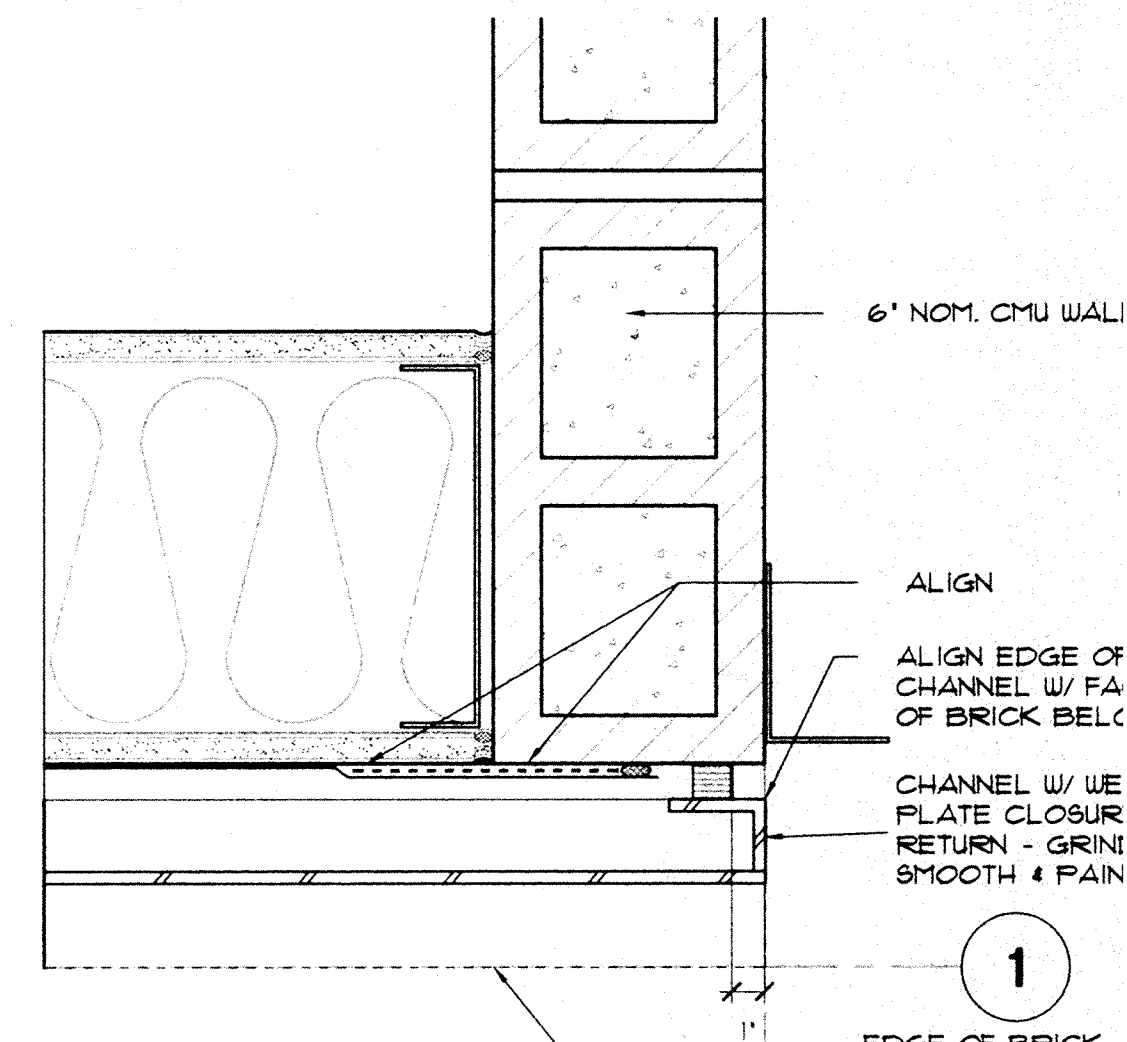
11 SPANDREL/LOUVER @ ATRIUM
A4.5 SCALE: 3" = 1'-0"



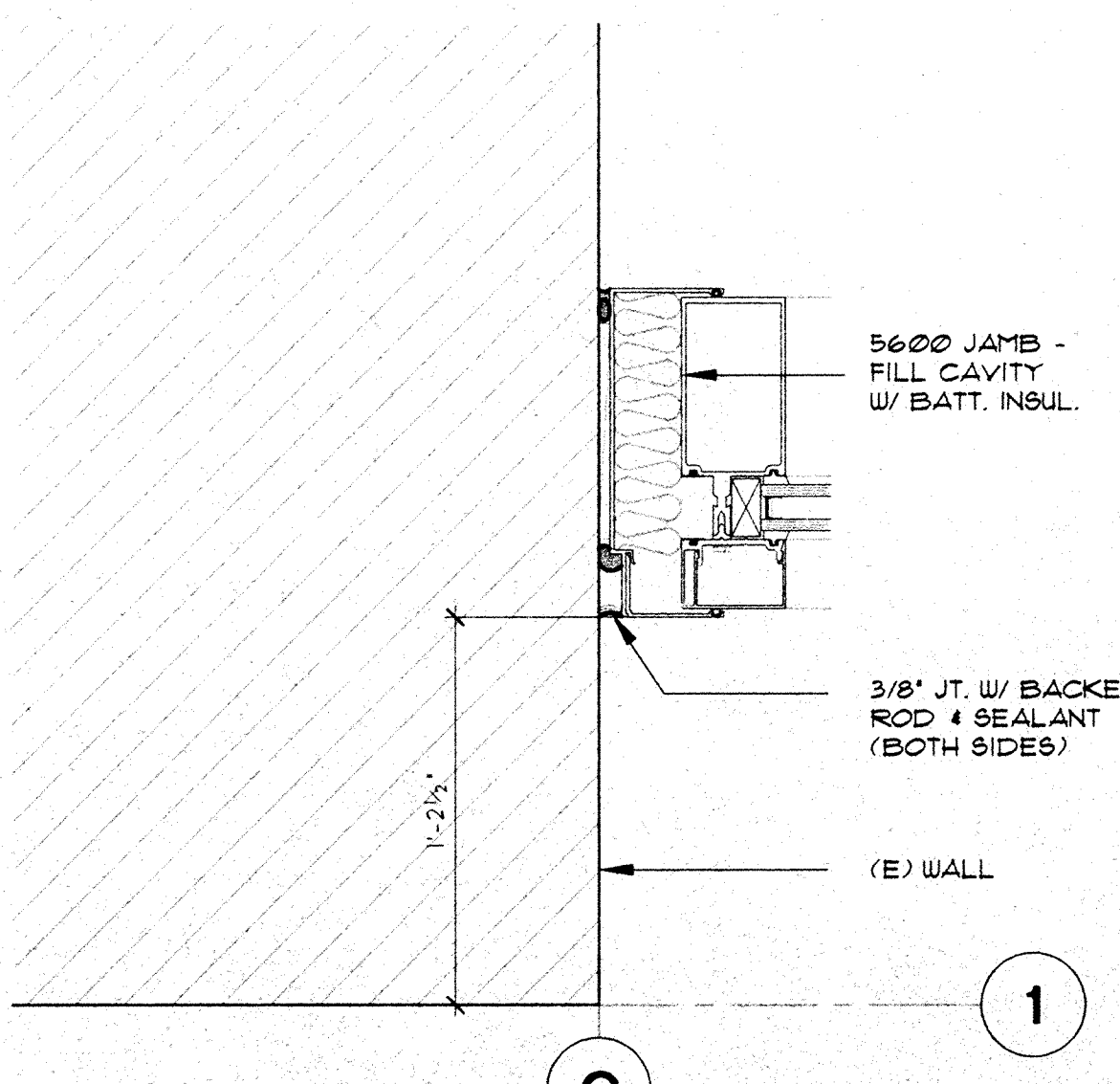
8 CURTAIN WALL SILL
A4.5 SCALE: 3" = 1'-0"



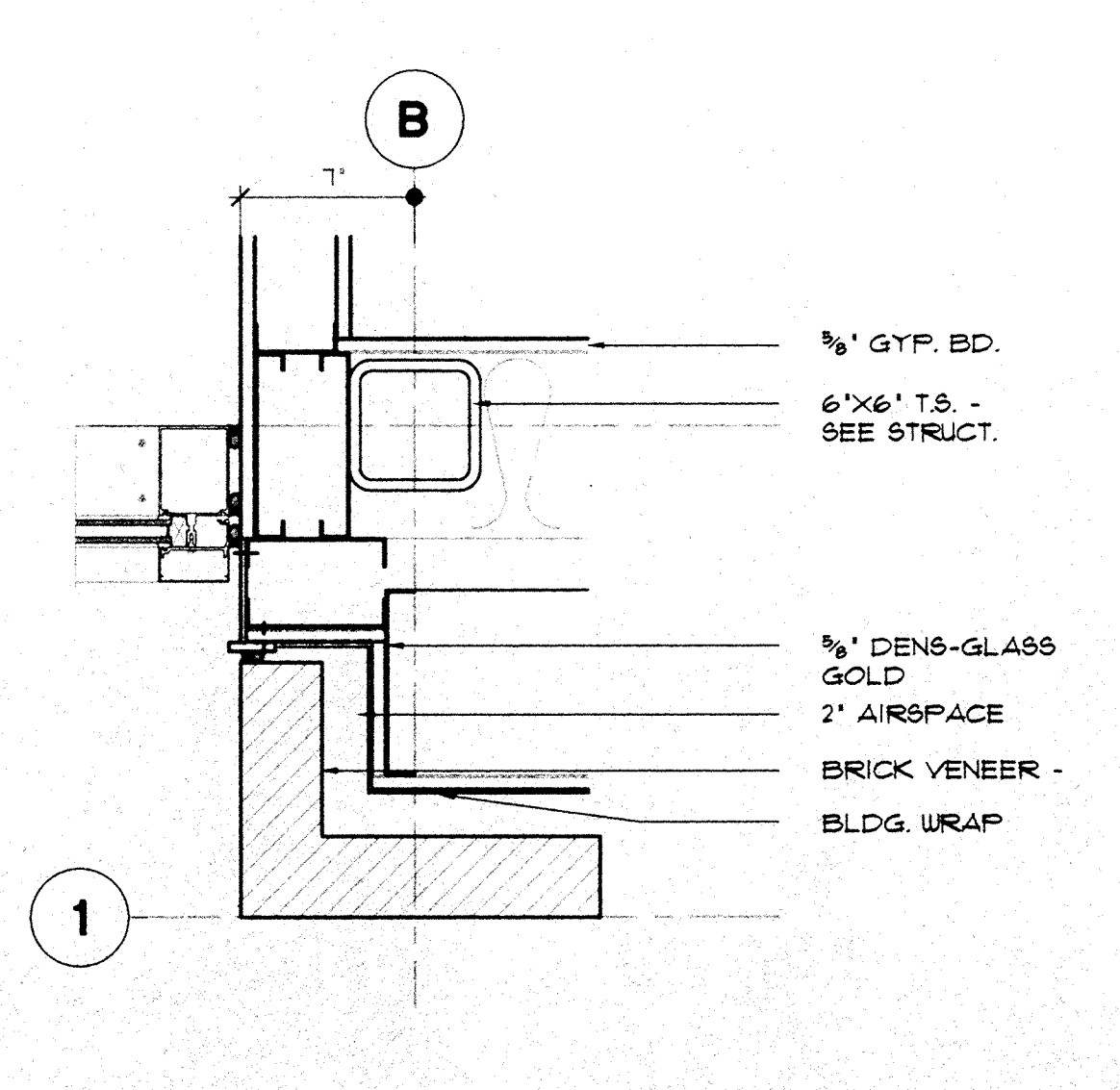
5 CRITICAL DIM. @ EXT. WALL (TYP.)
A4.5 SCALE: 1 1/2" = 1'-0"



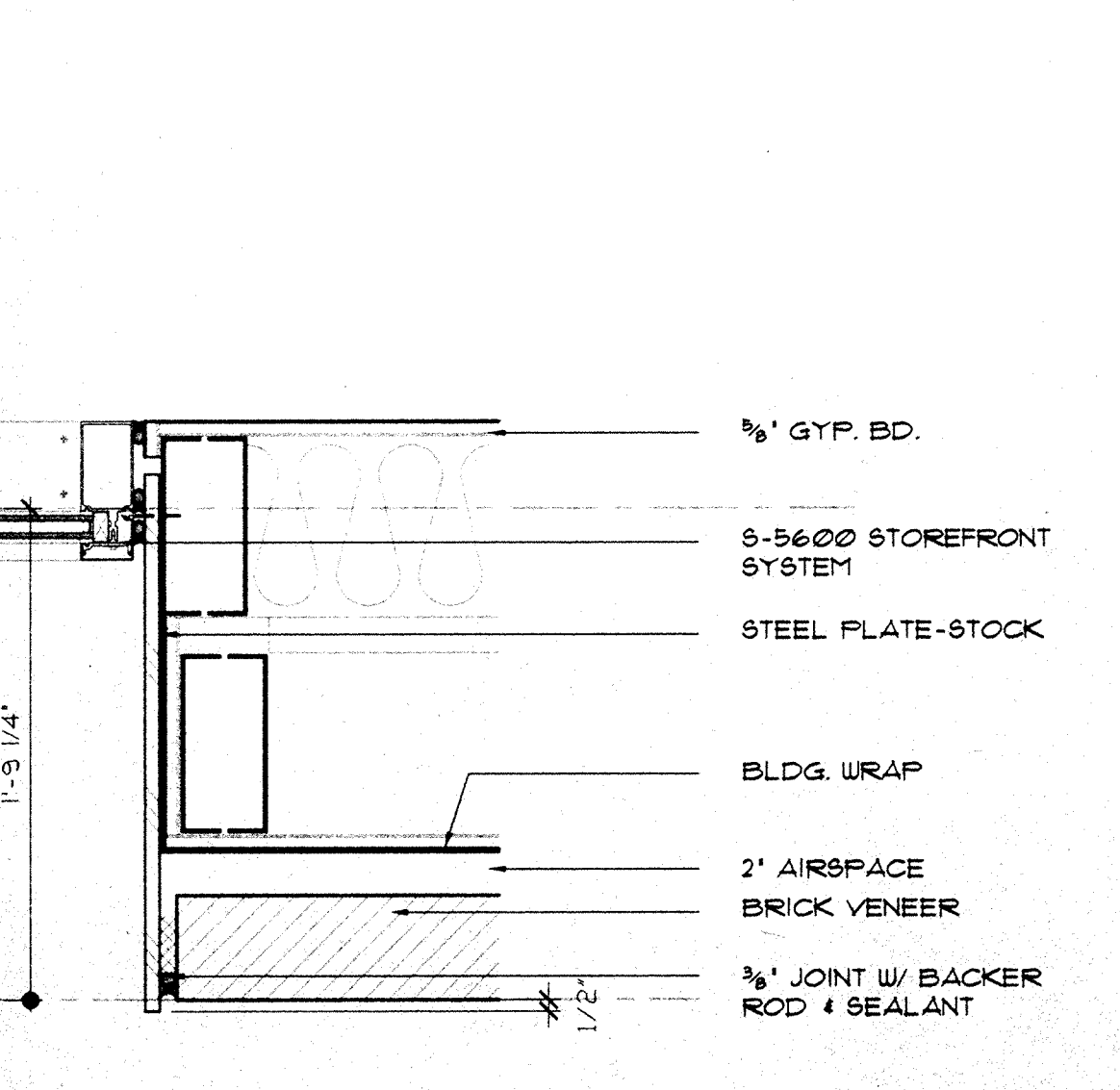
2 CMU TO CHANNEL CLOSURE
A4.5 SCALE: 1 1/2" = 1'-0"



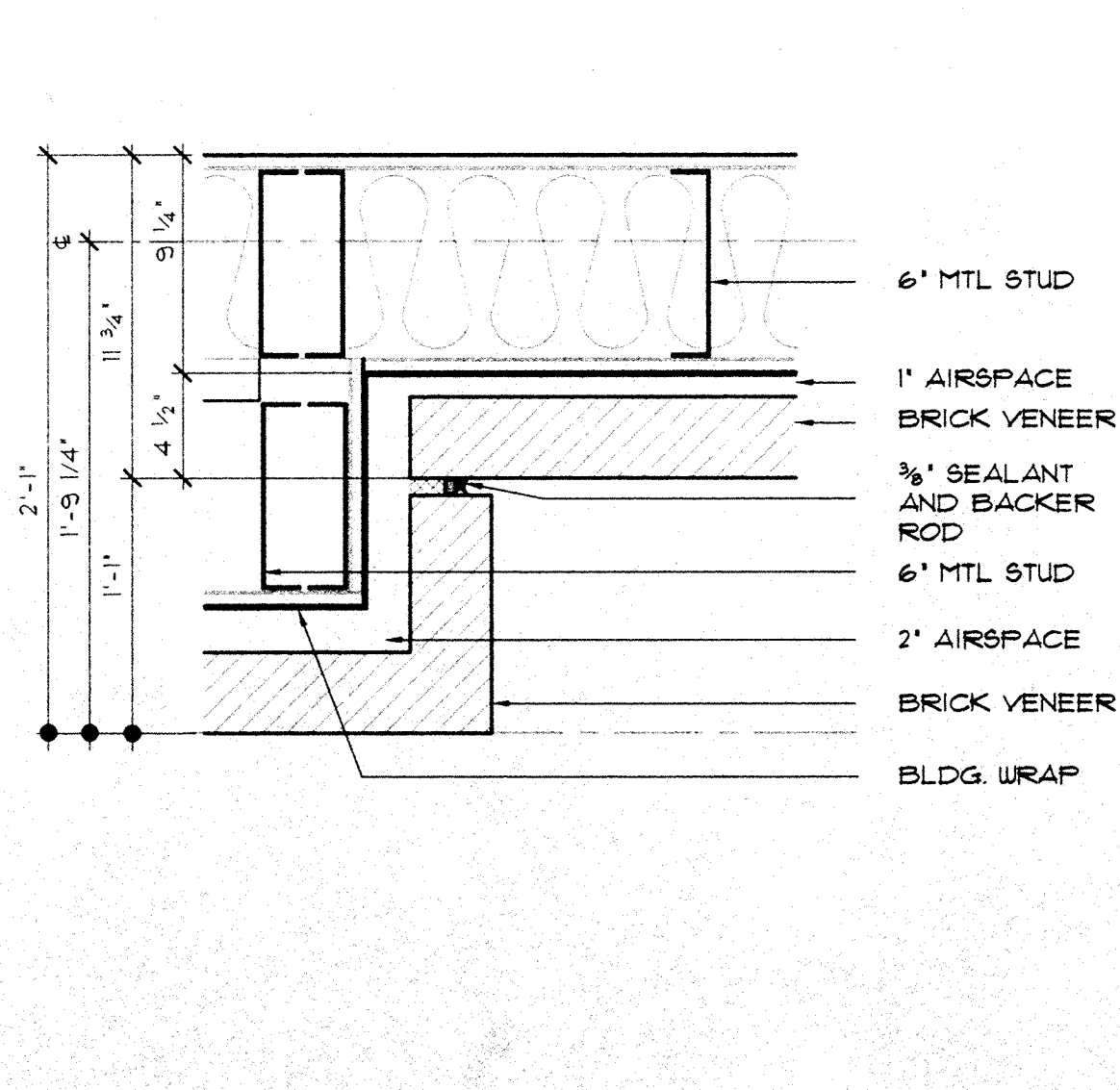
15 SEIS. DETAIL @ CURT. WALL JAMB
A4.5 SCALE: 3" = 1'-0"



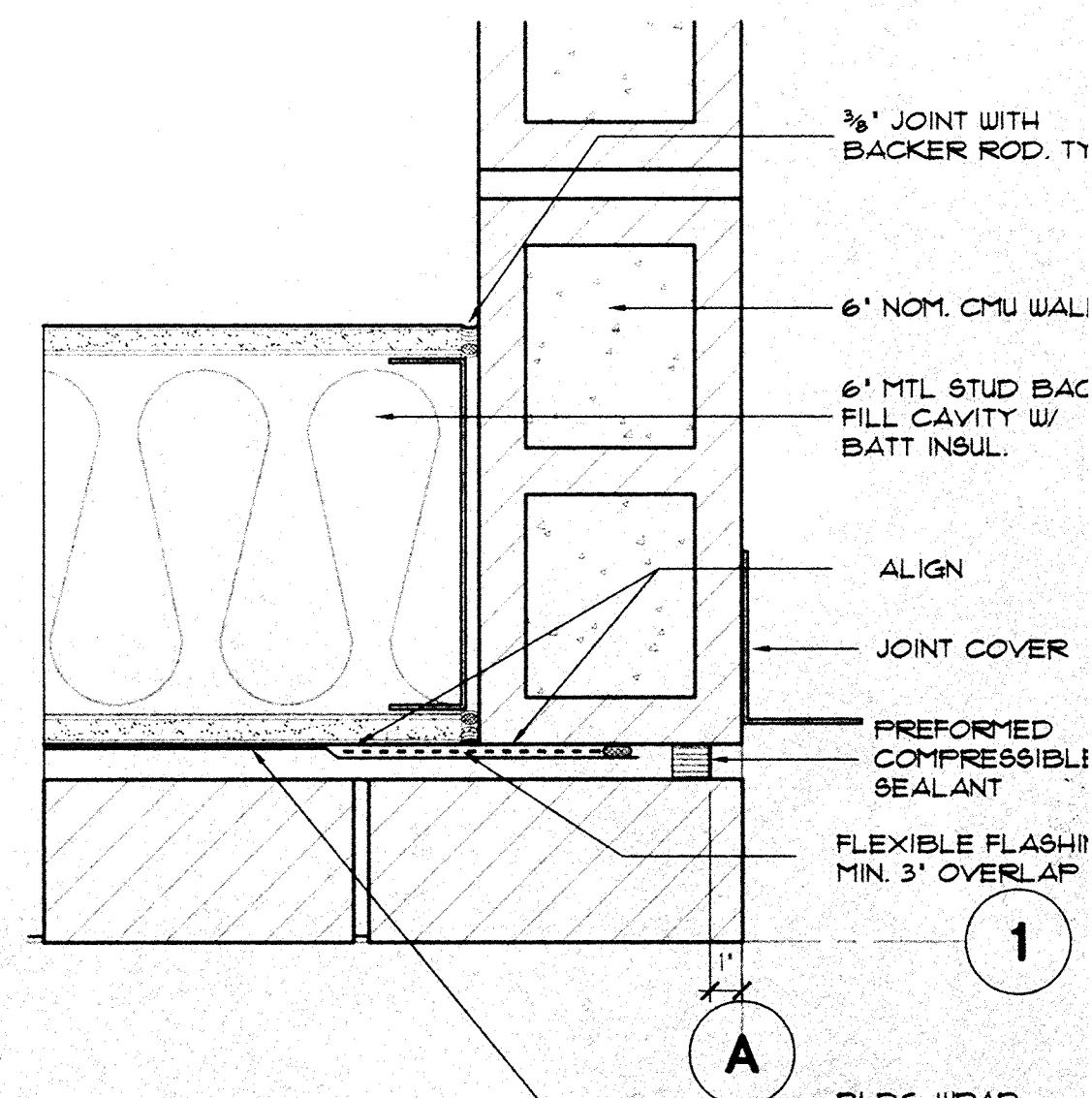
12 SEISMIC DETAIL @ CURTAIN WALL
A4.5 SCALE: 1 1/2" = 1'-0"



9 JAMB LINER @ VENEER PILASTER
A4.5 SCALE: 1 1/2" = 1'-0"



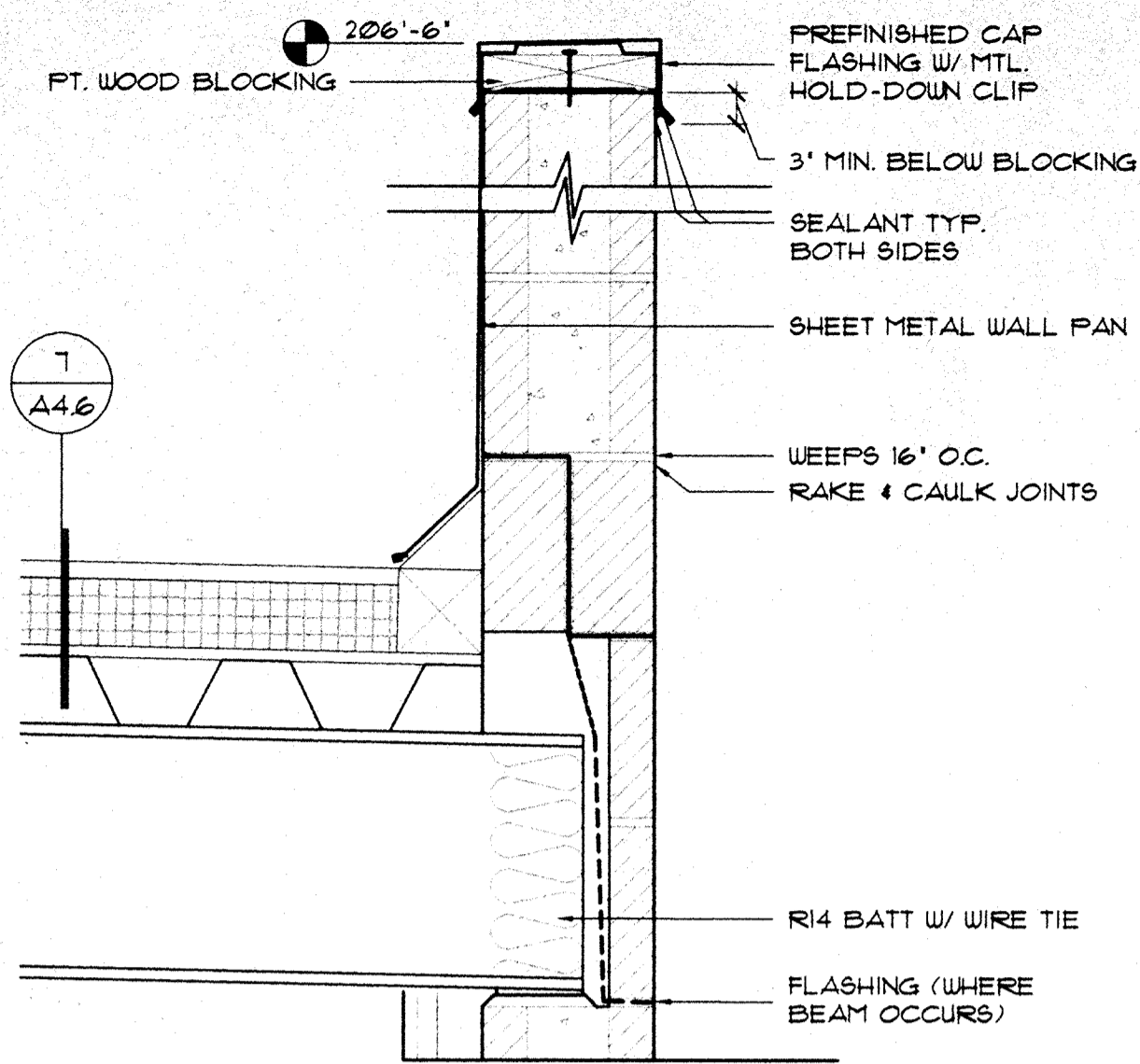
6 EXT. WALL @ VENEER PILASTER
A4.5 SCALE: 1 1/2" = 1'-0"



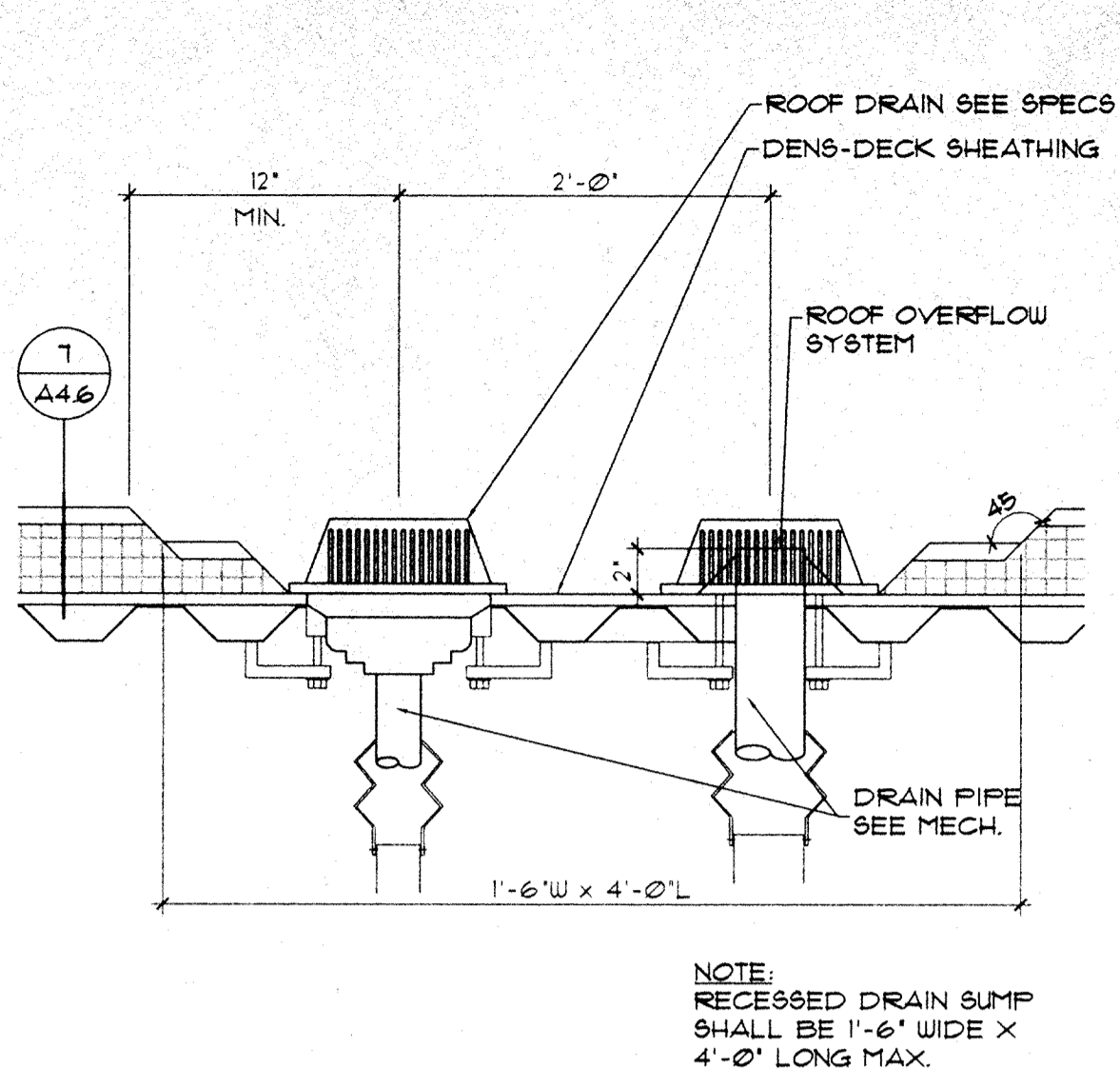
3 CMU TO VENEER TRANSITION
A4.5 SCALE: 1 1/2" = 1'-0"

DATE/STAMP

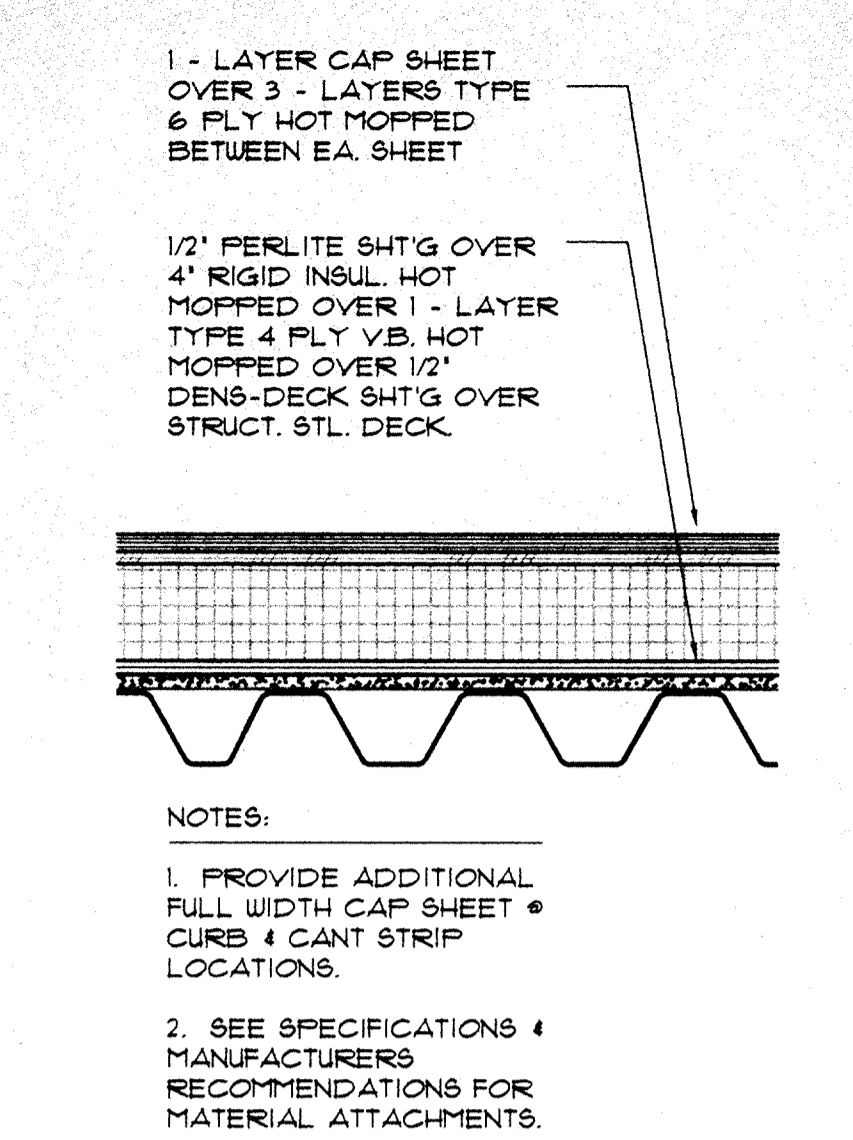
A99009X



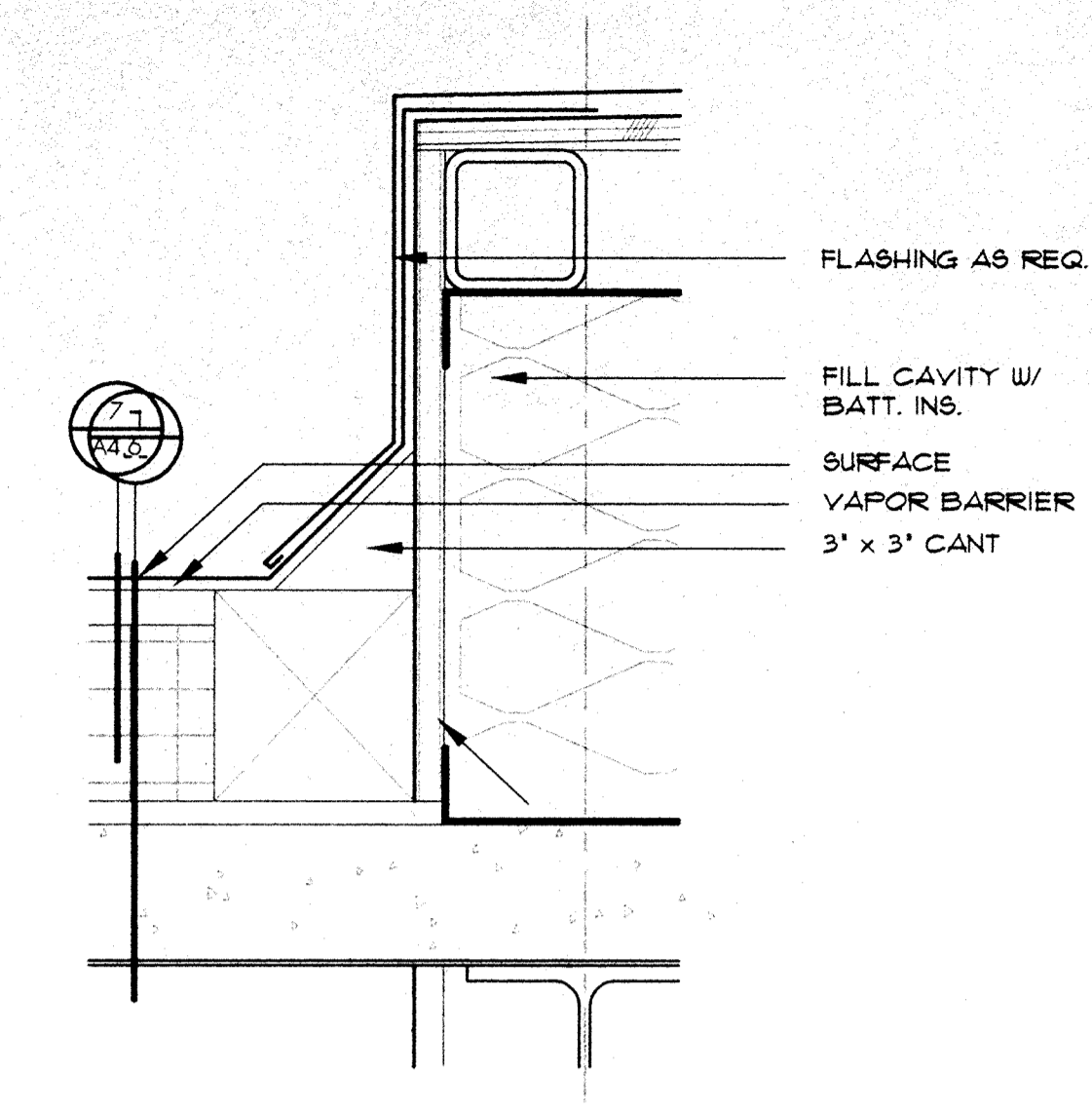
13 CMU PARAPET
A4.6 SCALE: 1 1/2" = 1'-0" D000



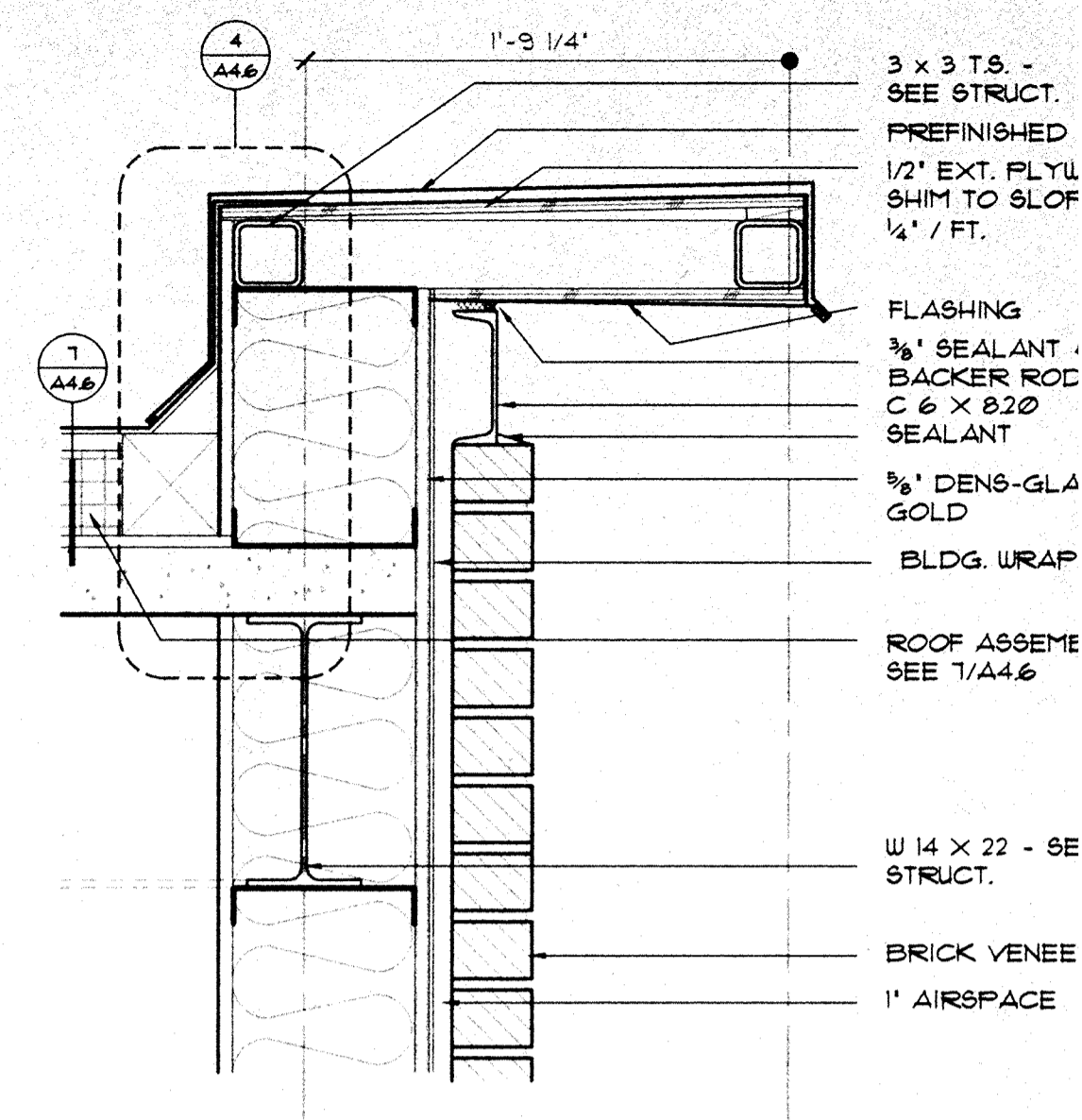
10 ROOF DRAIN AND OVERFLOW
A4.6 SCALE: 1 1/2" = 1'-0" D000



7 ROOF SECTION TYP.
A4.6 SCALE: 1 1/2" = 1'-0" D007

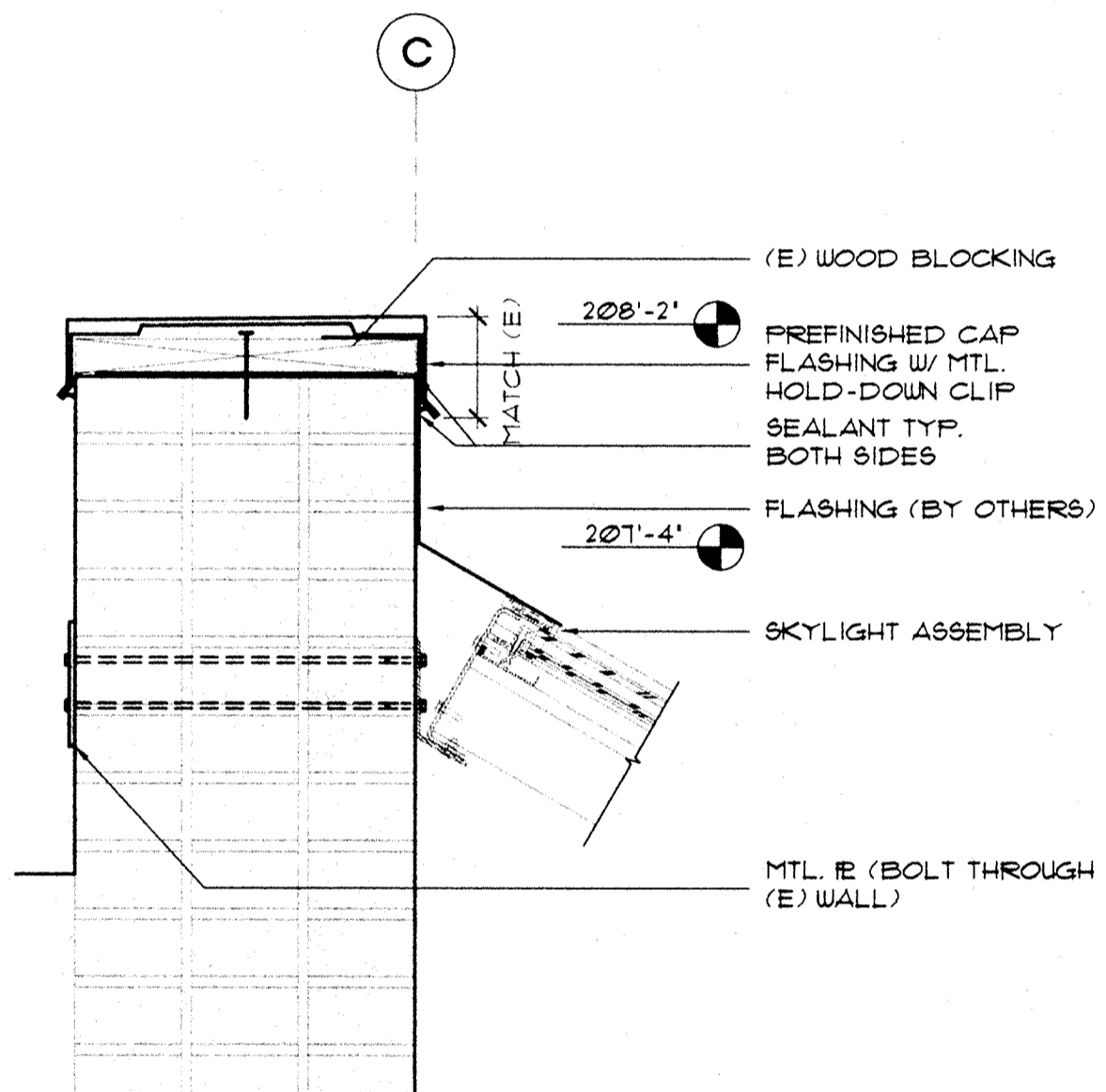


4 EYEBROW/ROOF TRANSITION
A4.6 SCALE: 3" = 1'-0" D000

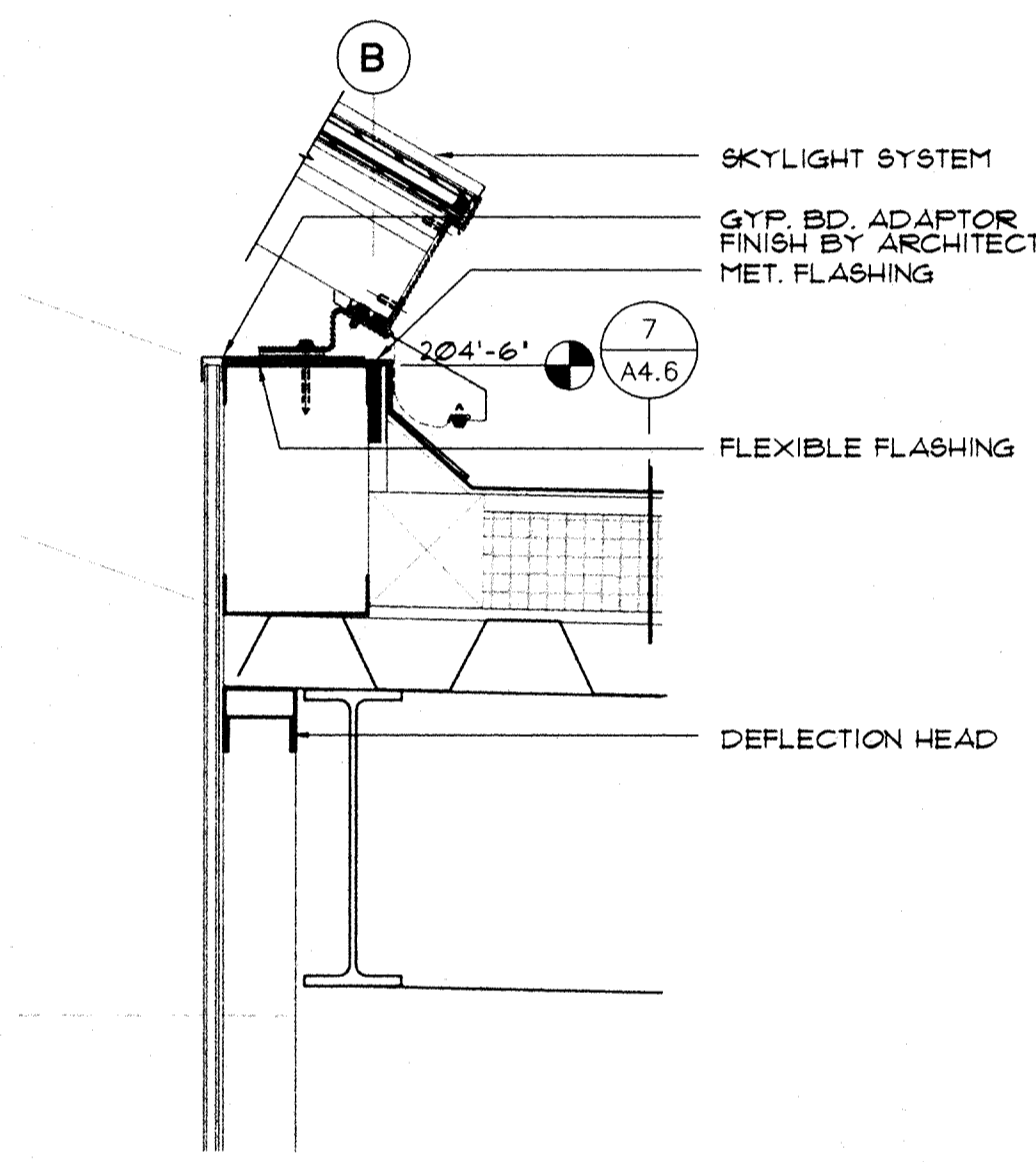


1 EYEBROW @ ADDITION
A4.6 SCALE: 1 1/2" = 1'-0" D007

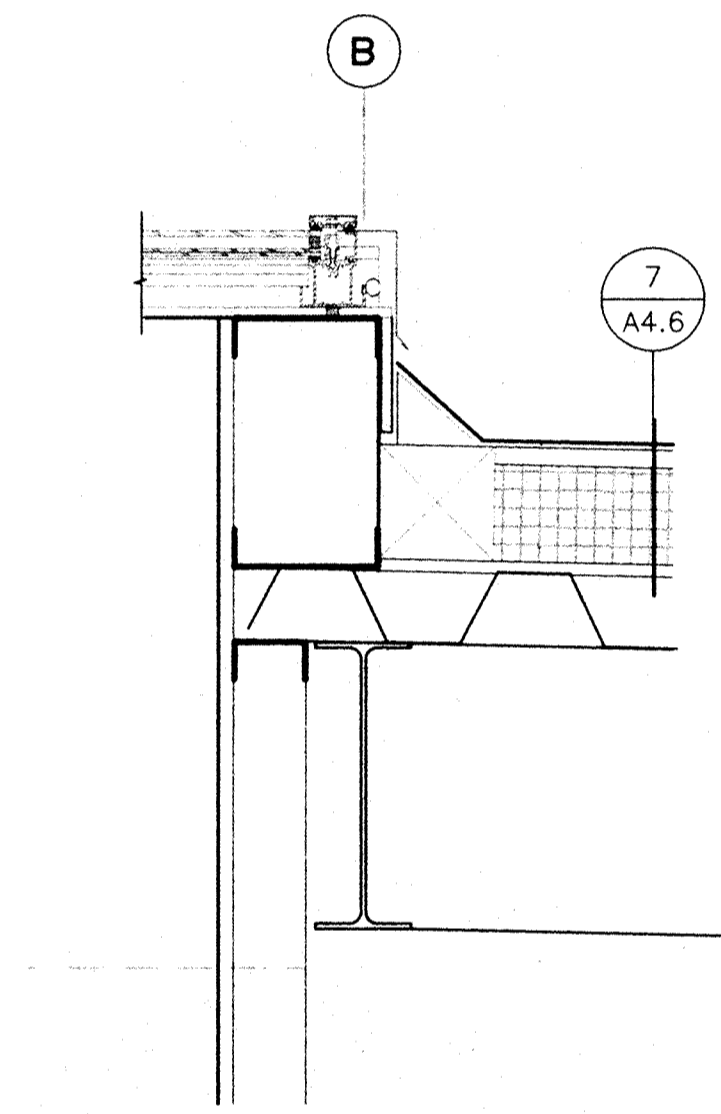
NOT USED
SCALE: D000



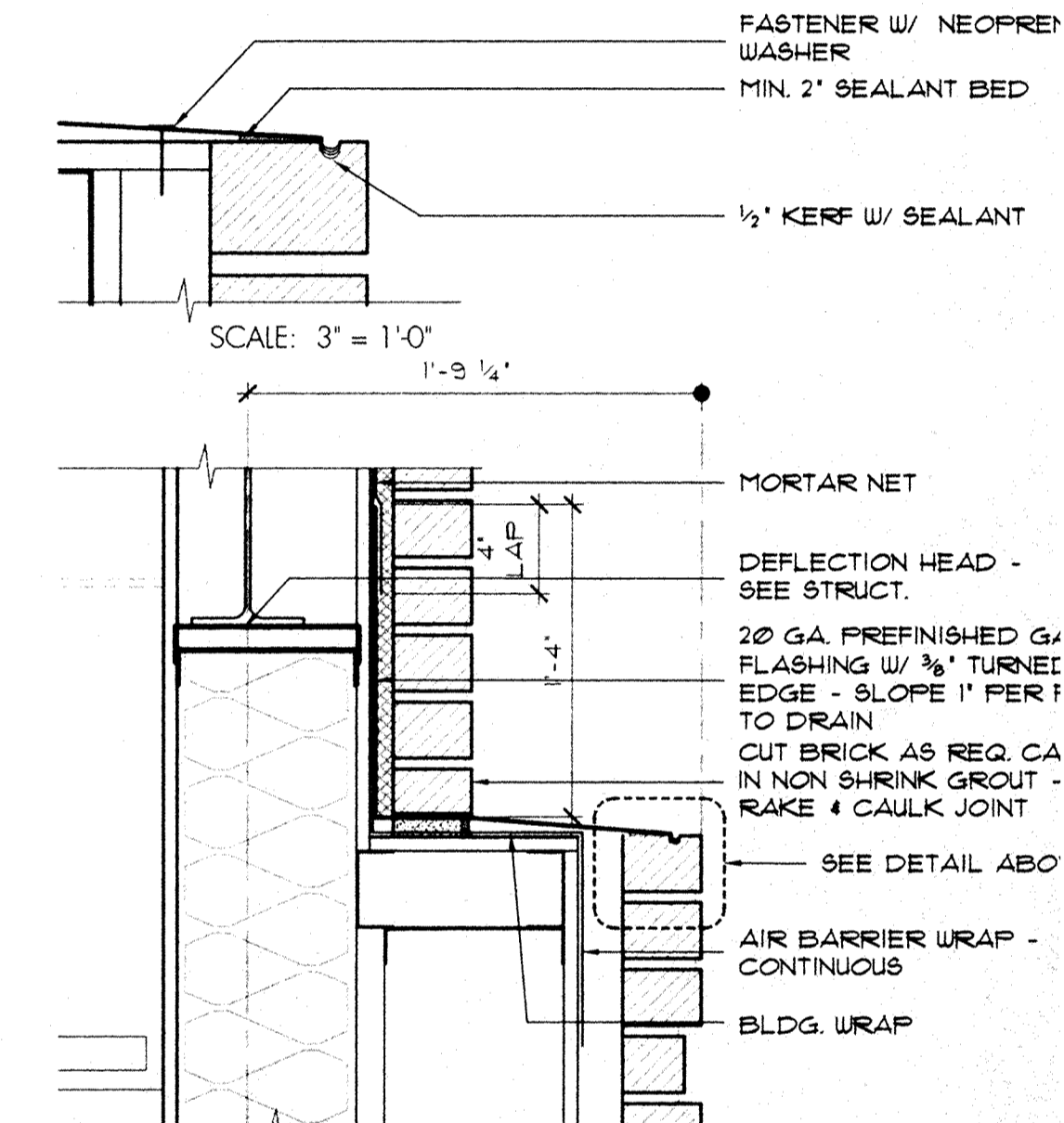
11 SKYLIGHT @ (E) BLDG
A4.6 SCALE: 1 1/2" = 1'-0" D000



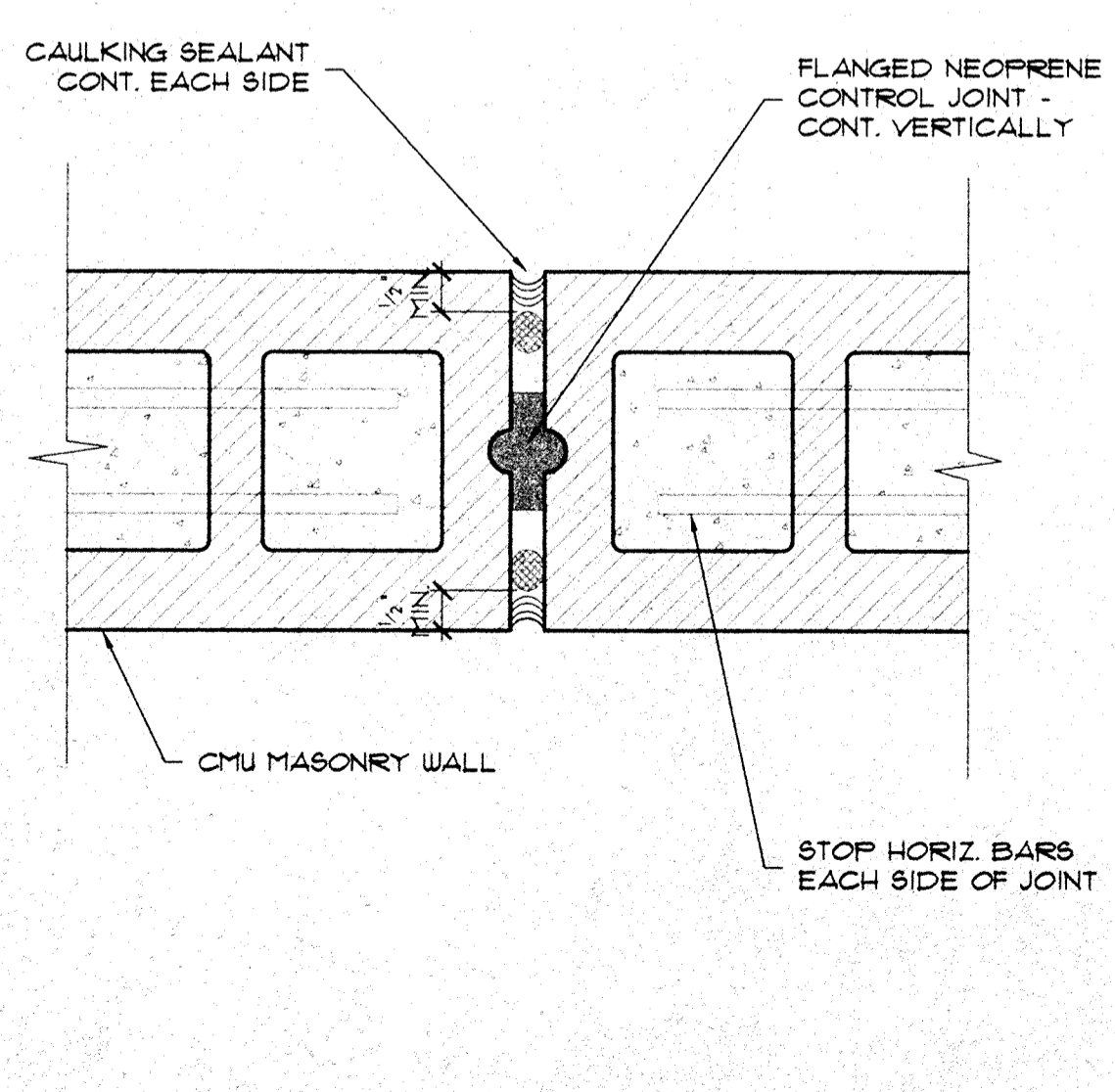
8 SKYLIGHT SILL
A4.6 SCALE: 1 1/2" = 1'-0" D001



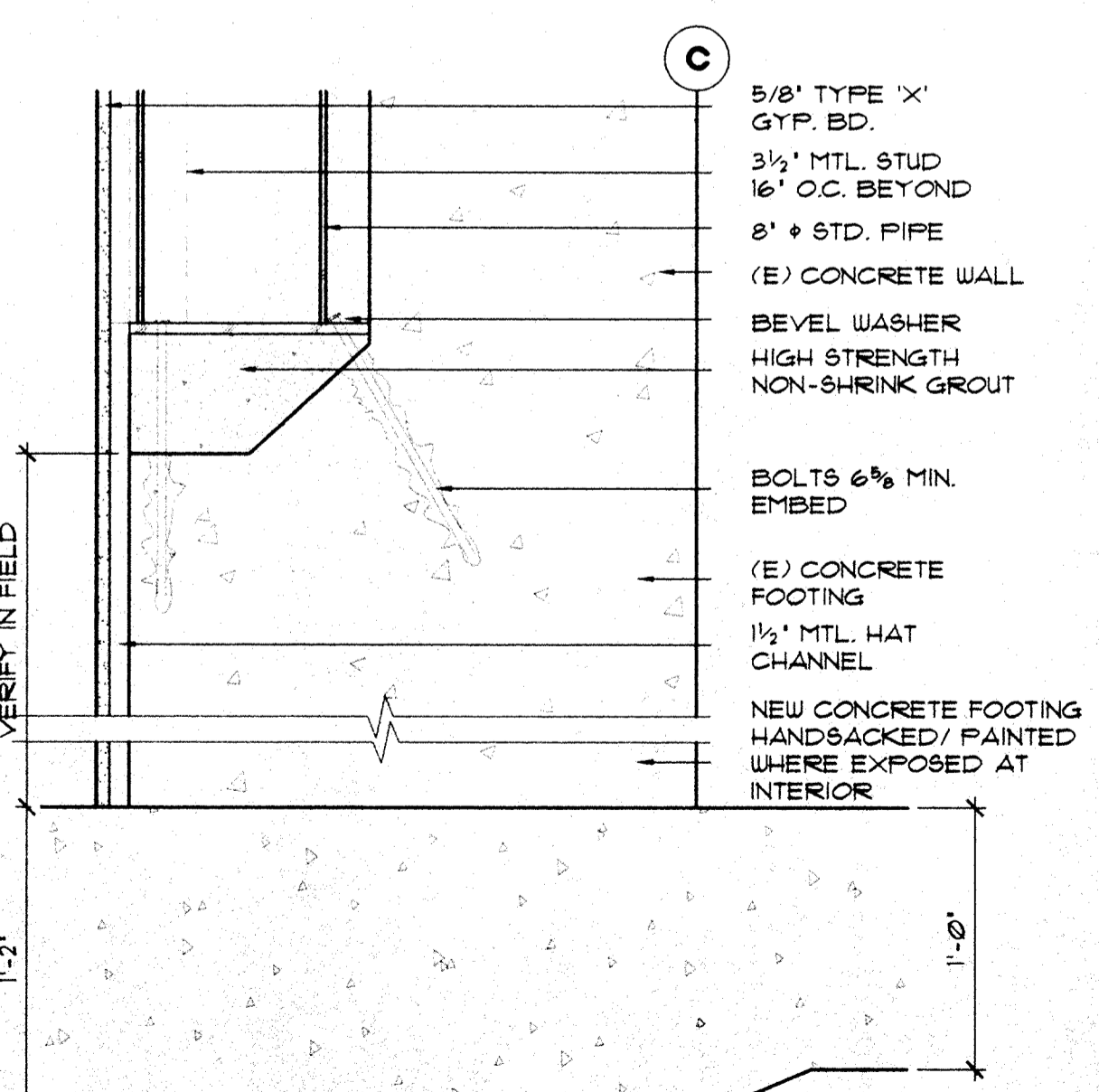
5 SKYLIGHT
A4.6 SCALE: 1 1/2" = 1'-0" D001



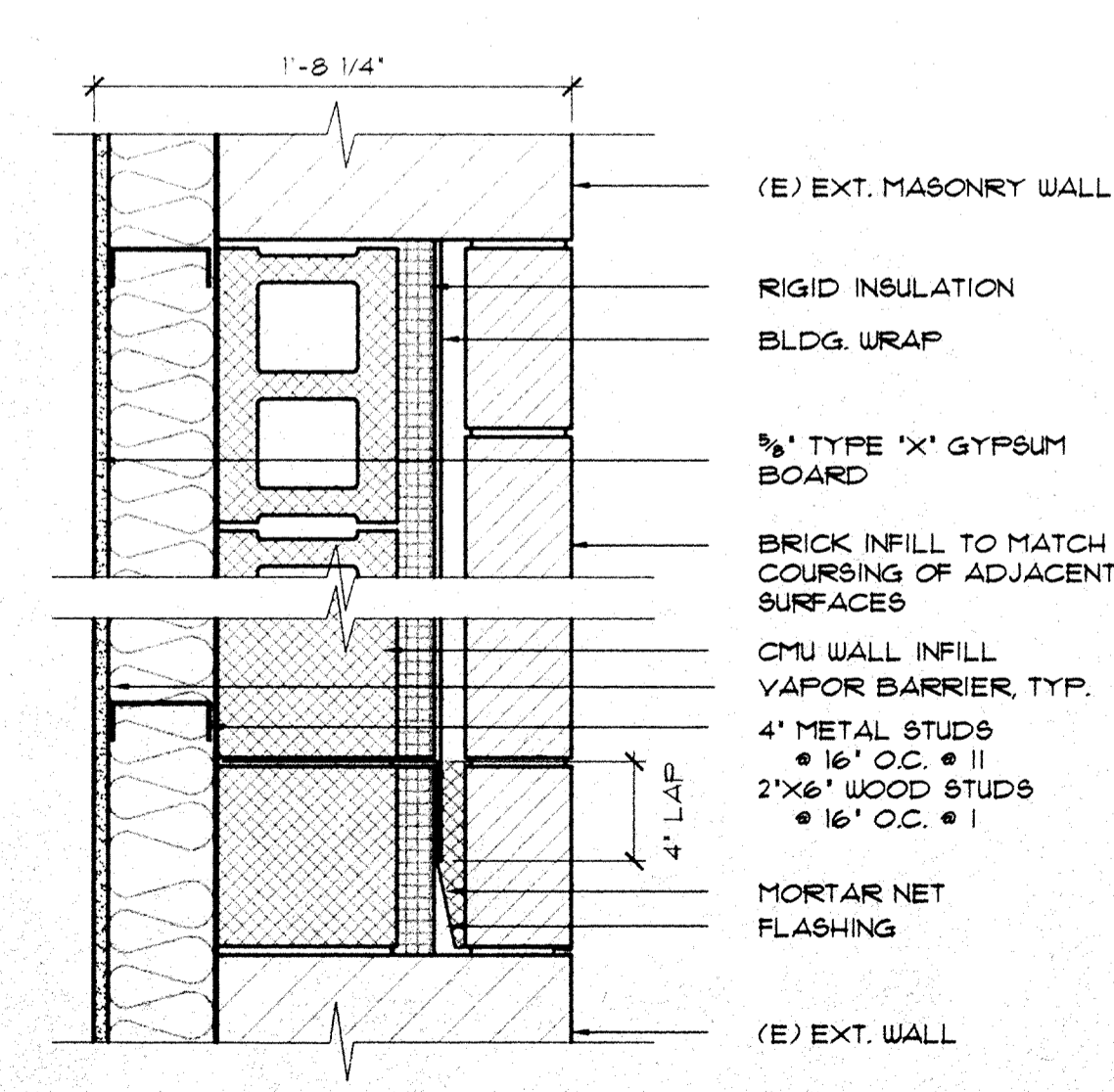
2 PILASTER CAP
A4.6 SCALE: 1 1/2" = 1'-0" D003



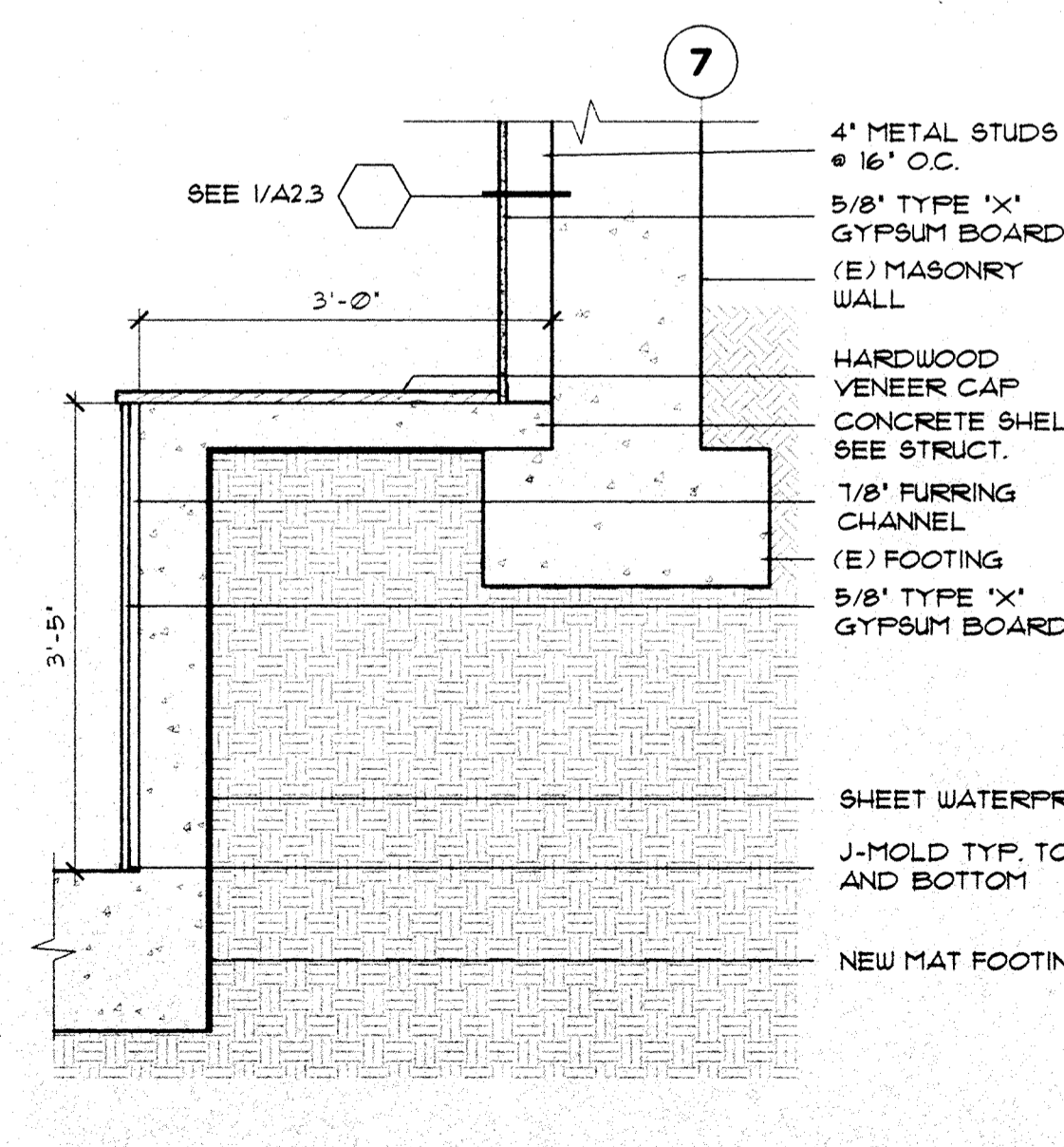
15 CMU CONTROL JOINT, TYP.
A4.6 SCALE: 3" = 1'-0" D100



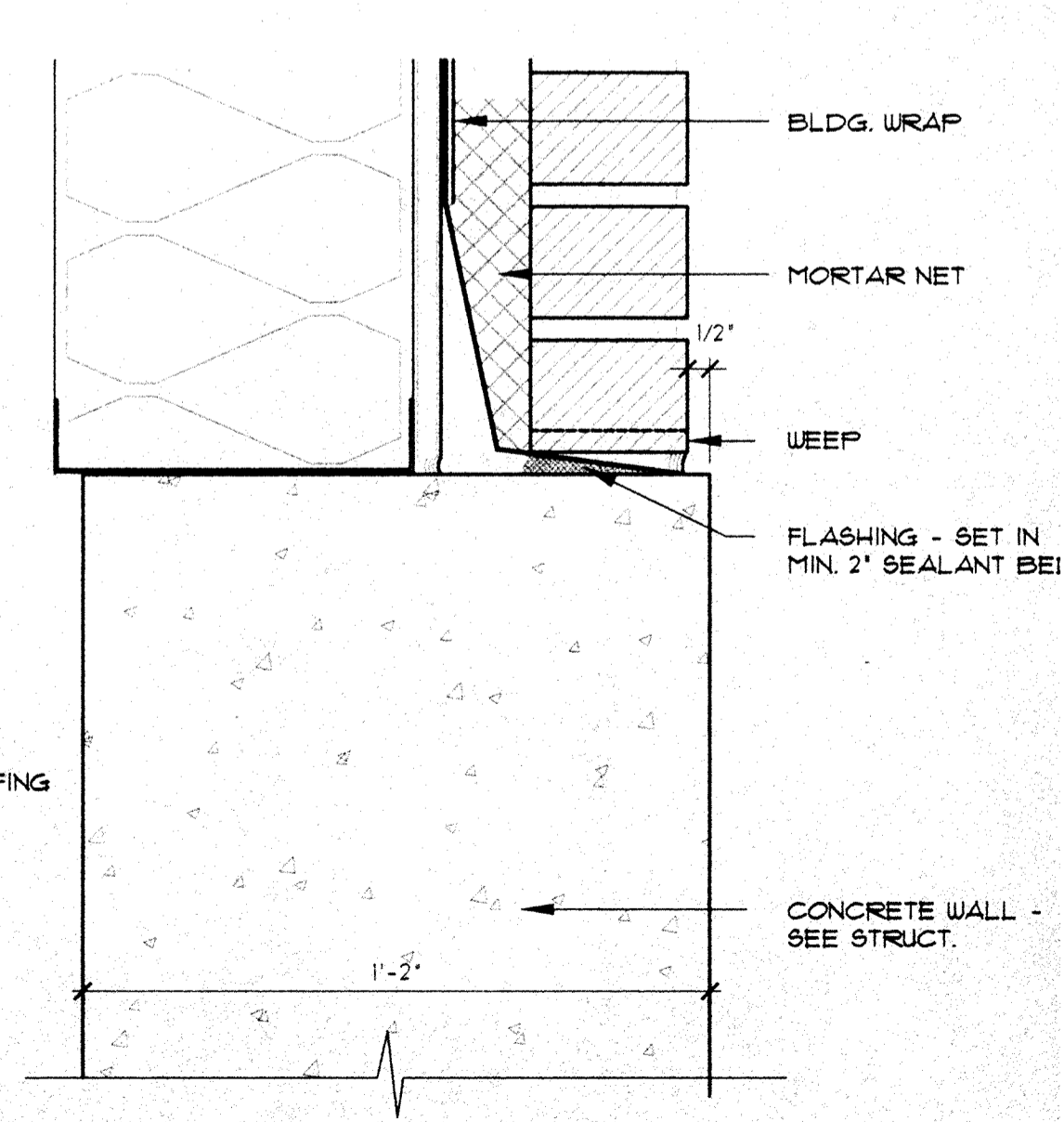
12 (E) WEST WALL SECTION
A4.6 SCALE: 1 1/2" = 1'-0" D004



9 DETAIL @ CMU INFILL
A4.6 SCALE: 1 1/2" = 1'-0" D000

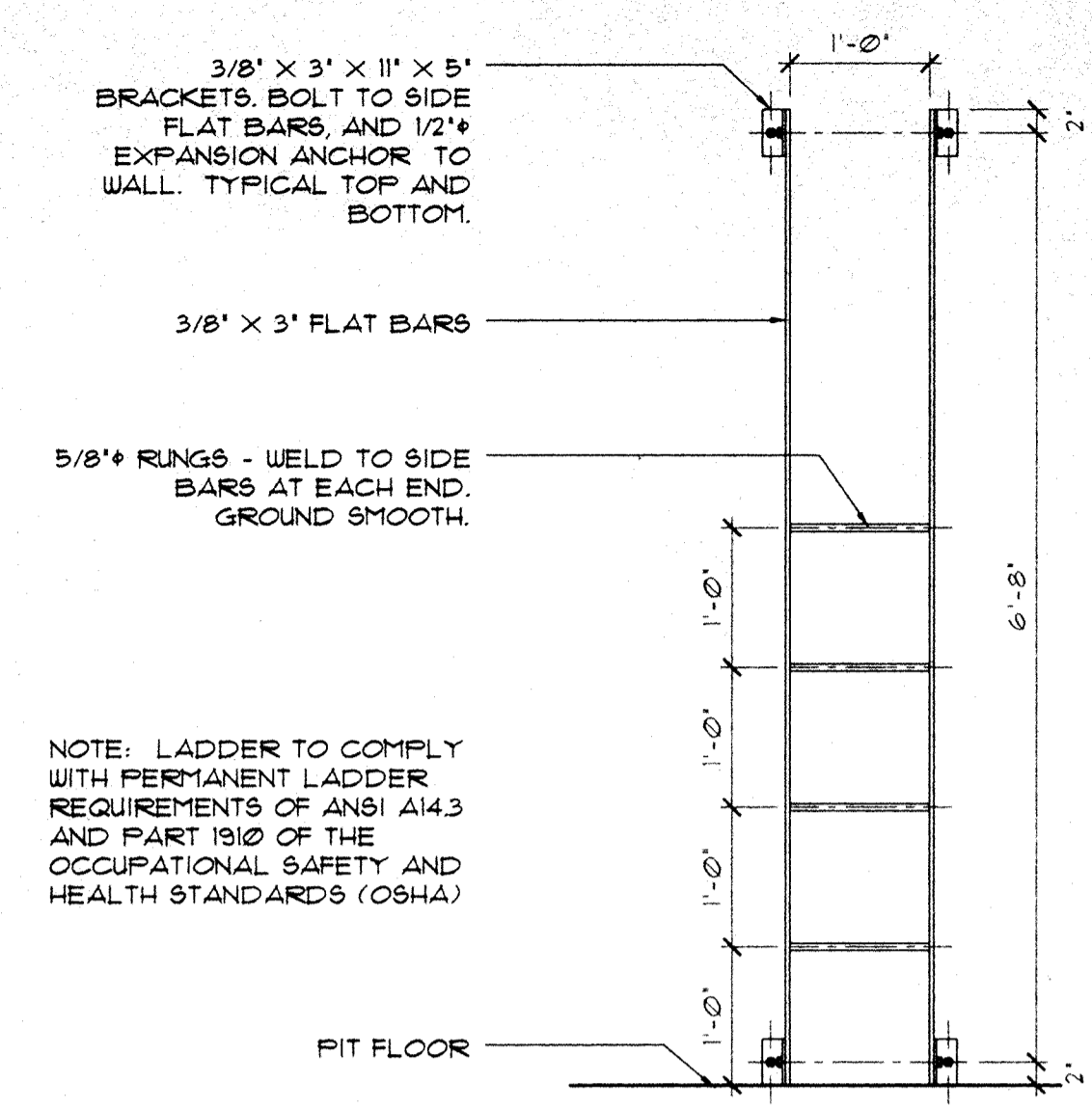


6 CONC. SHELF @ GROUND FLOOR
A4.6 SCALE: 3/4" = 1'-0" D123

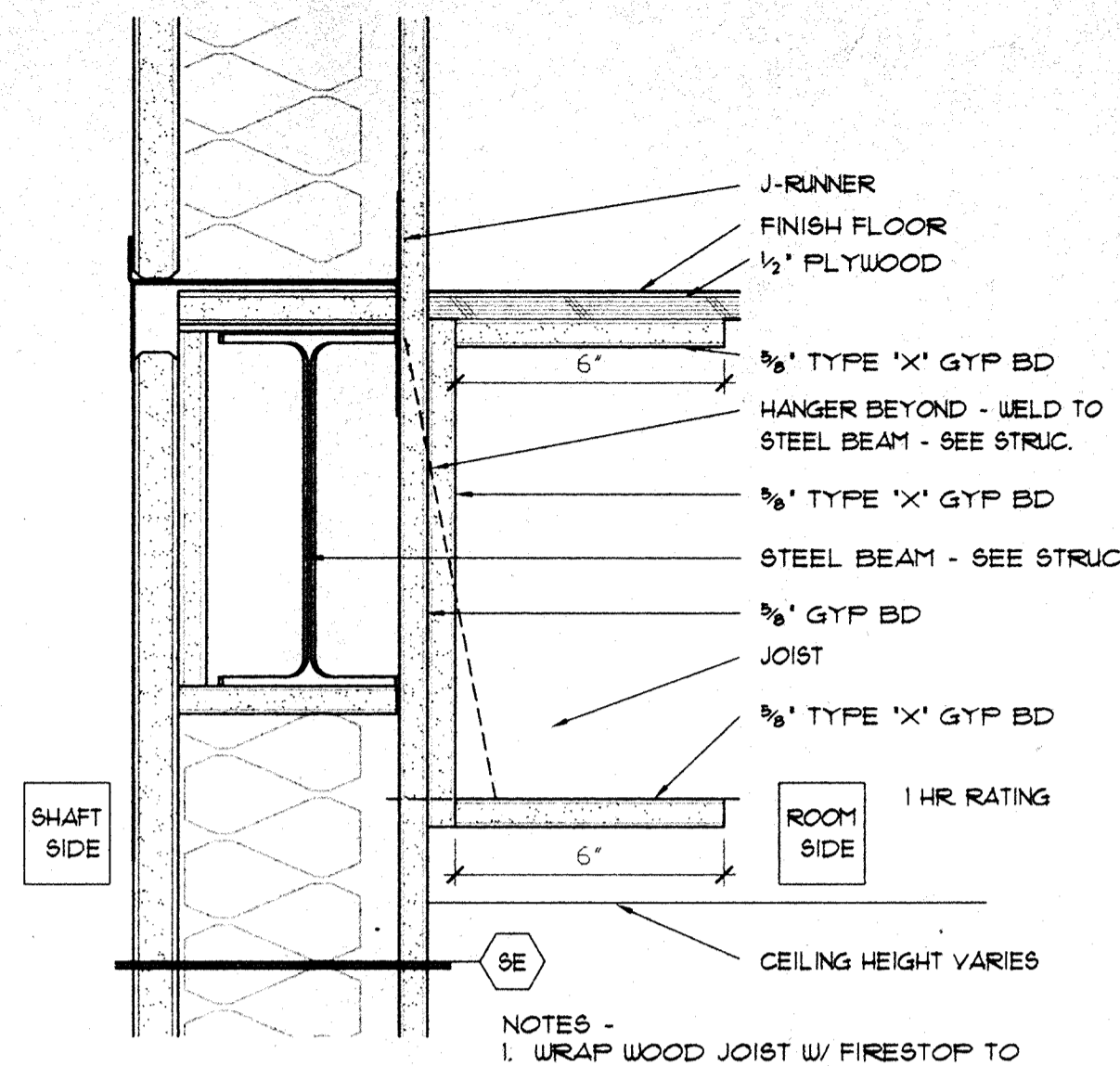


3 CONC. BASE @ ADDITION
A4.6 SCALE: 3" = 1'-0" D005

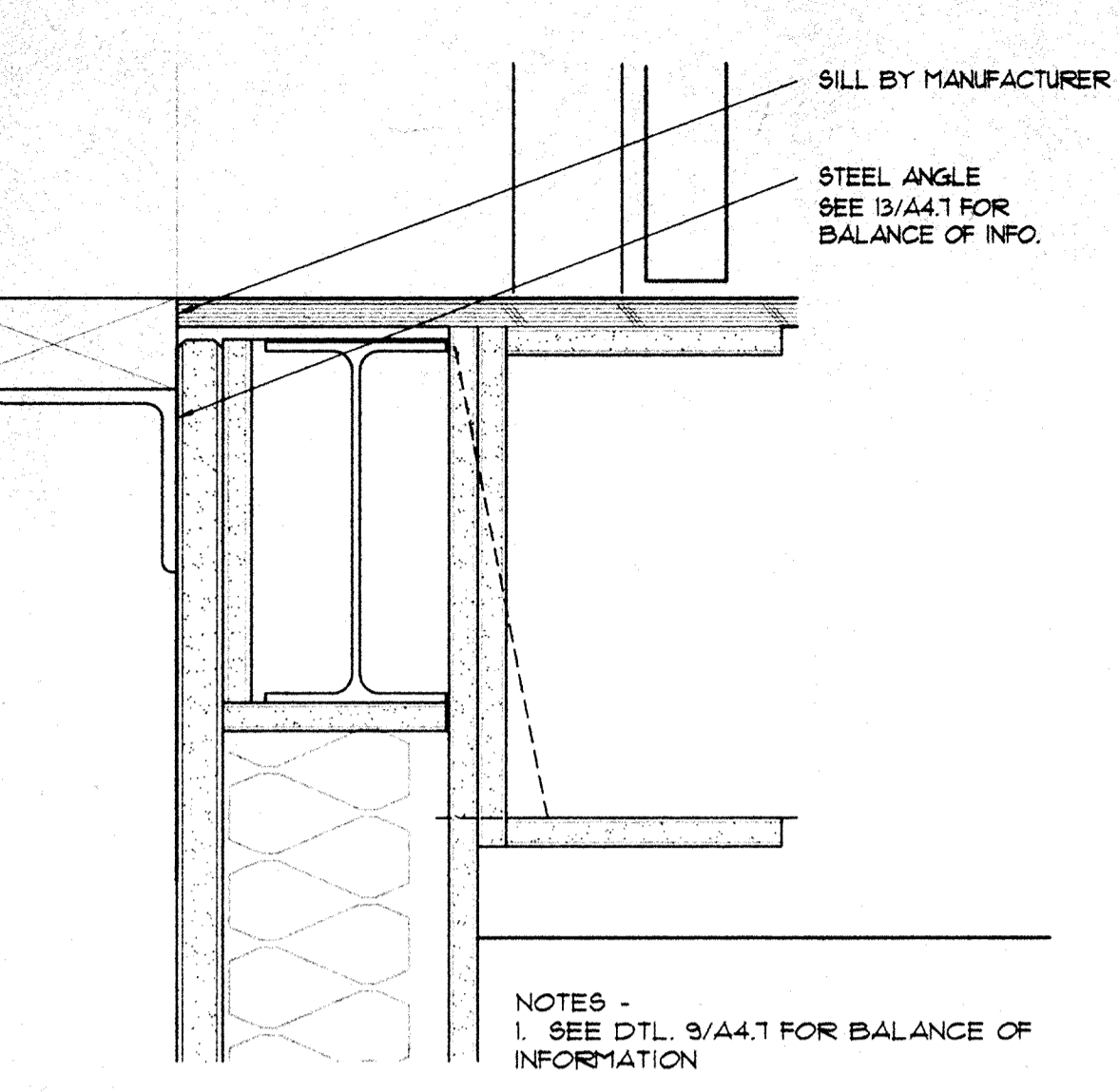
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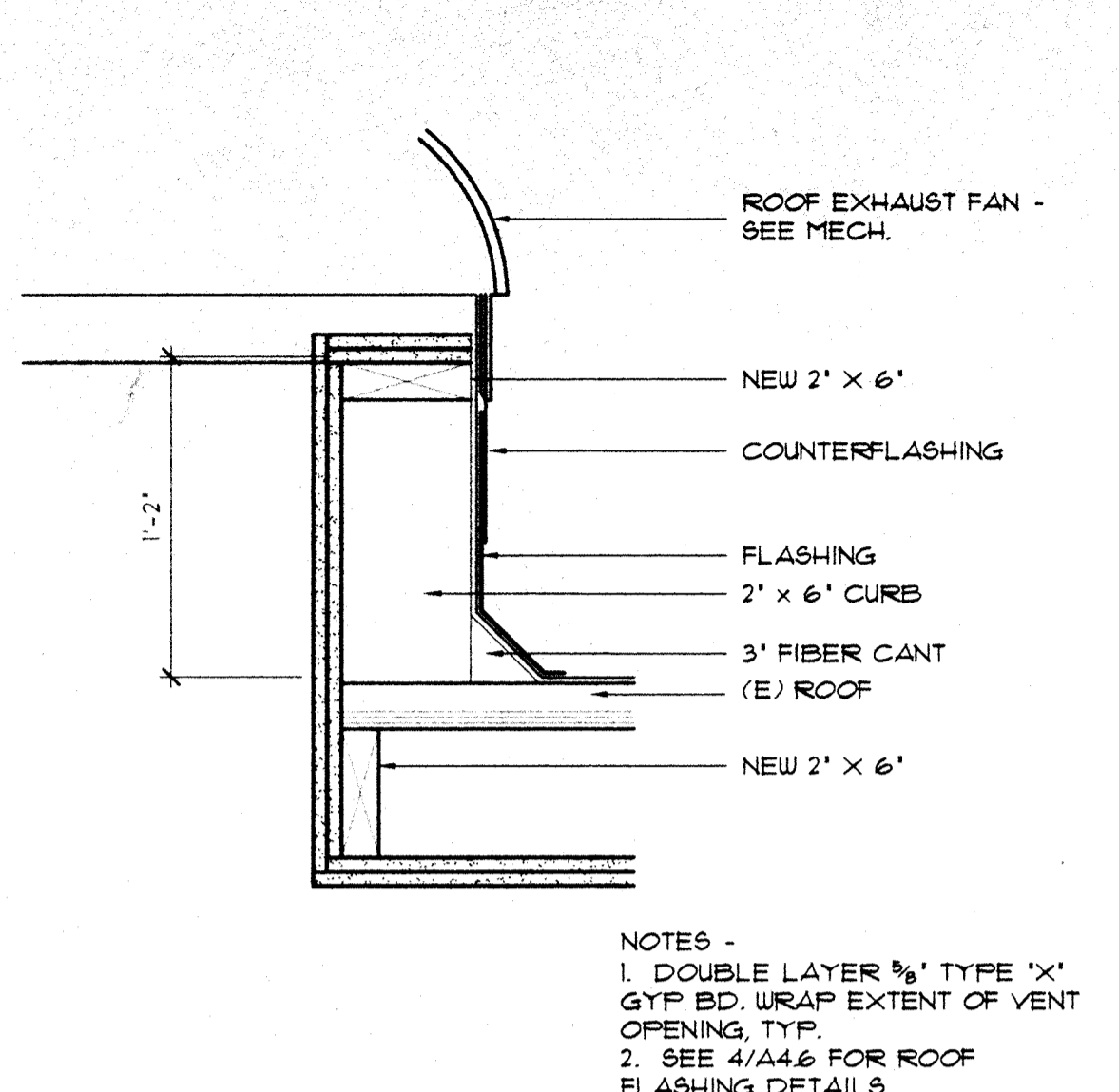
12 ELEVATOR PIT LADDER
 SCALE: 3/4" = 1'-0"
 D120



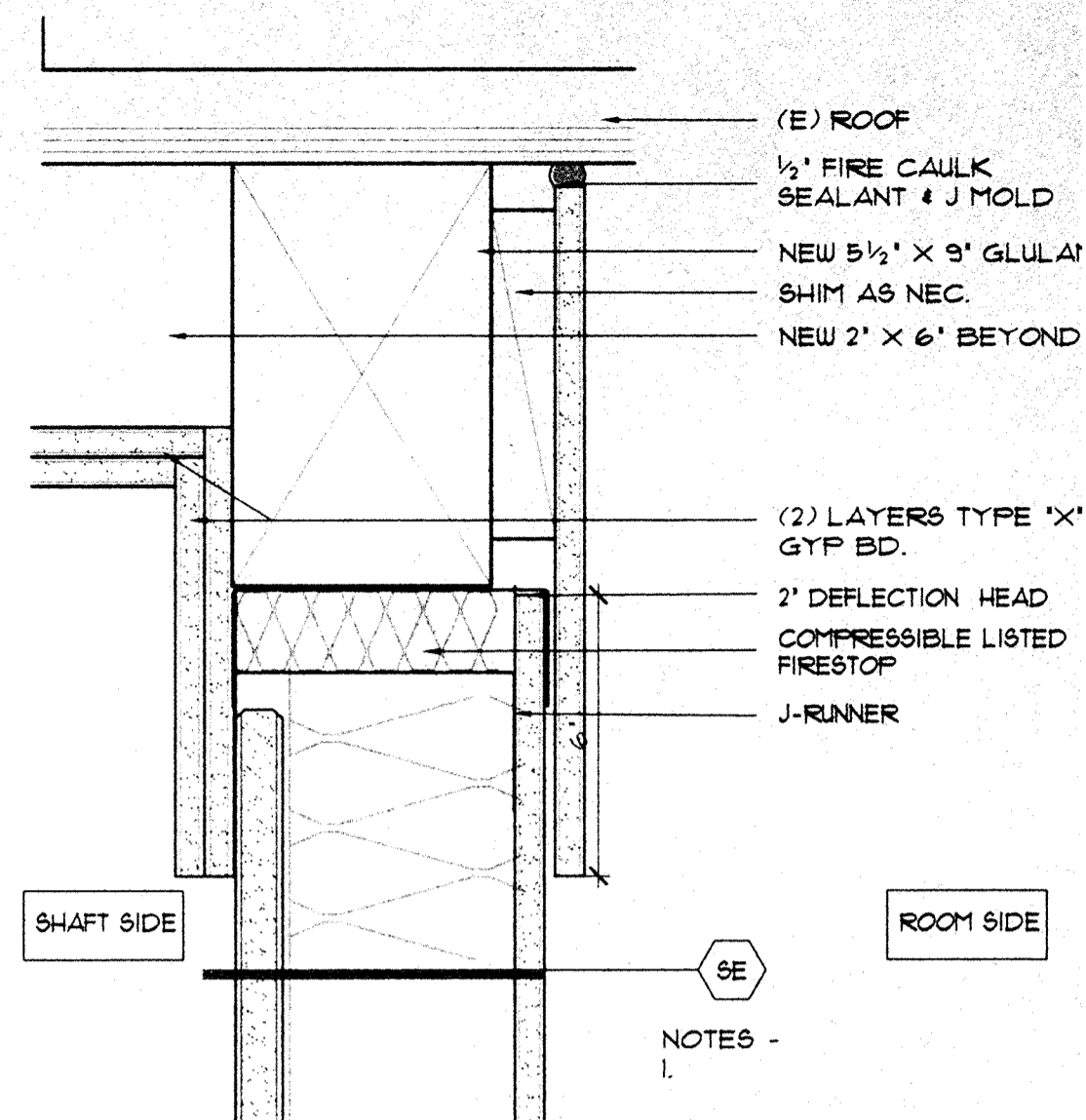
9 DETAIL @ ELEVATOR SHAFT/FLOOR
 SCALE: 3" = 1'-0"
 D086



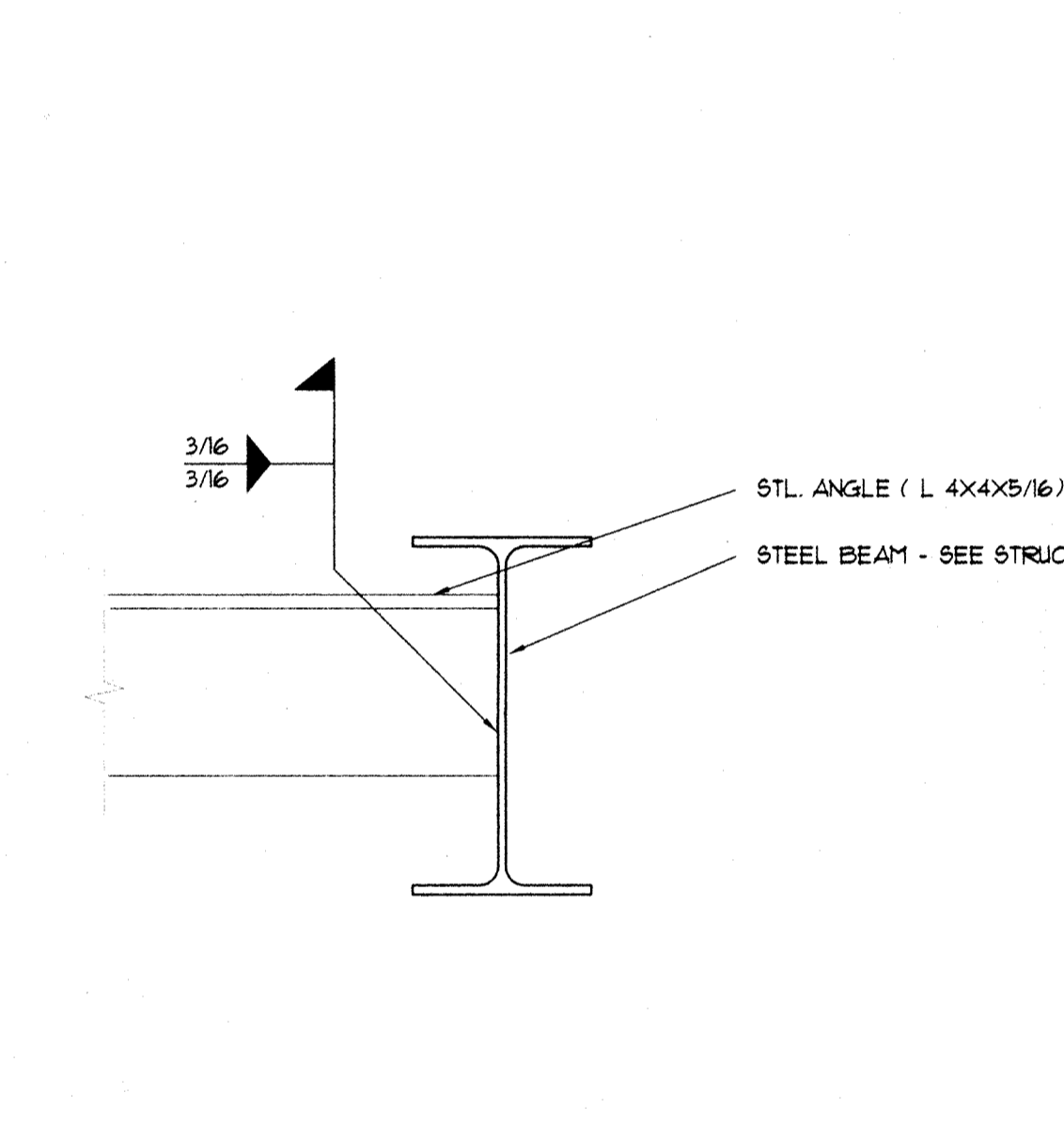
6 ELEVATOR SHAFT THRESHOLD
 SCALE: 3" = 1'-0"
 D087



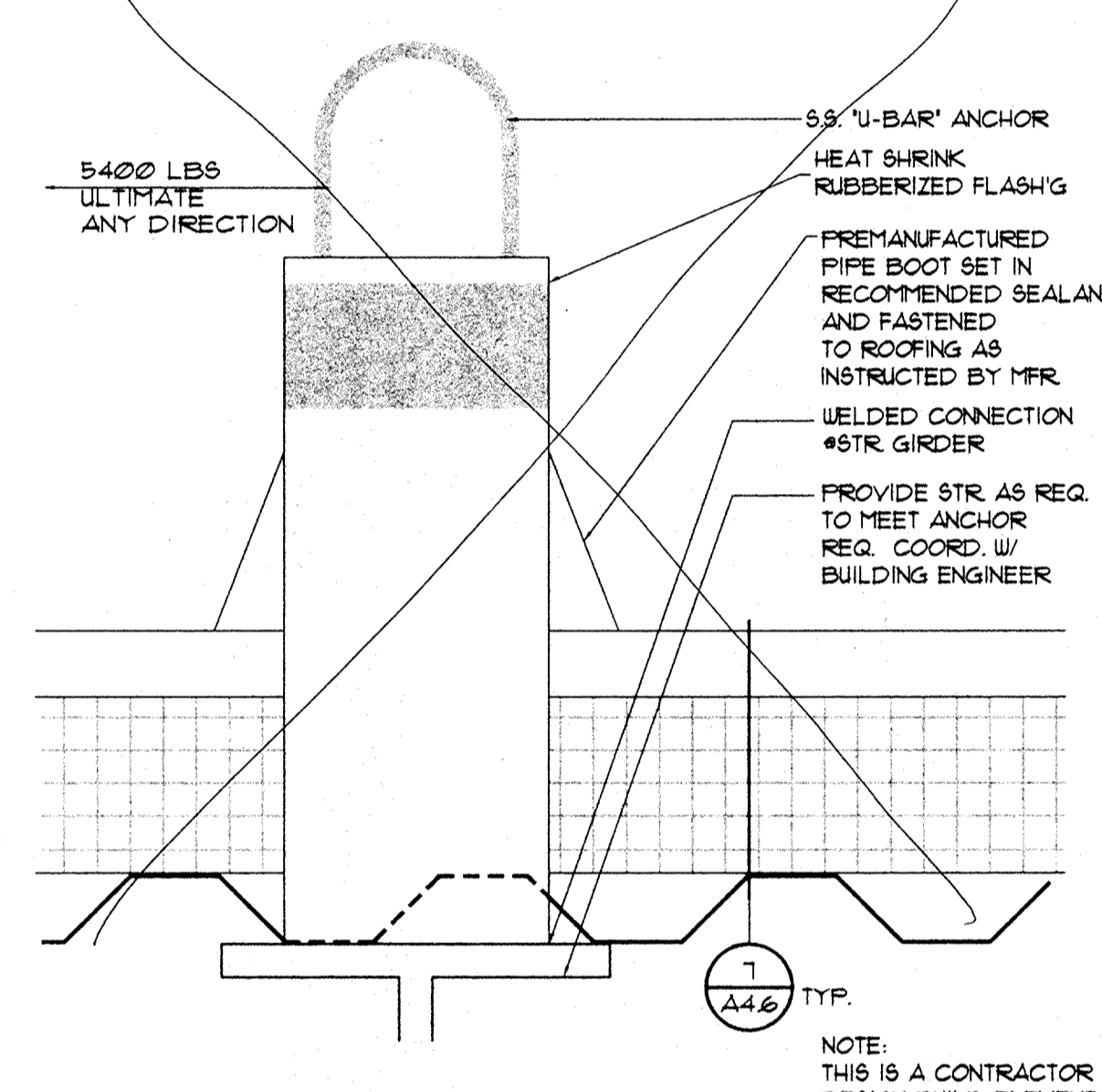
3 ROOF VENT CURB @ ELEVATOR
 SCALE: 1 1/2" = 1'-0"
 D072



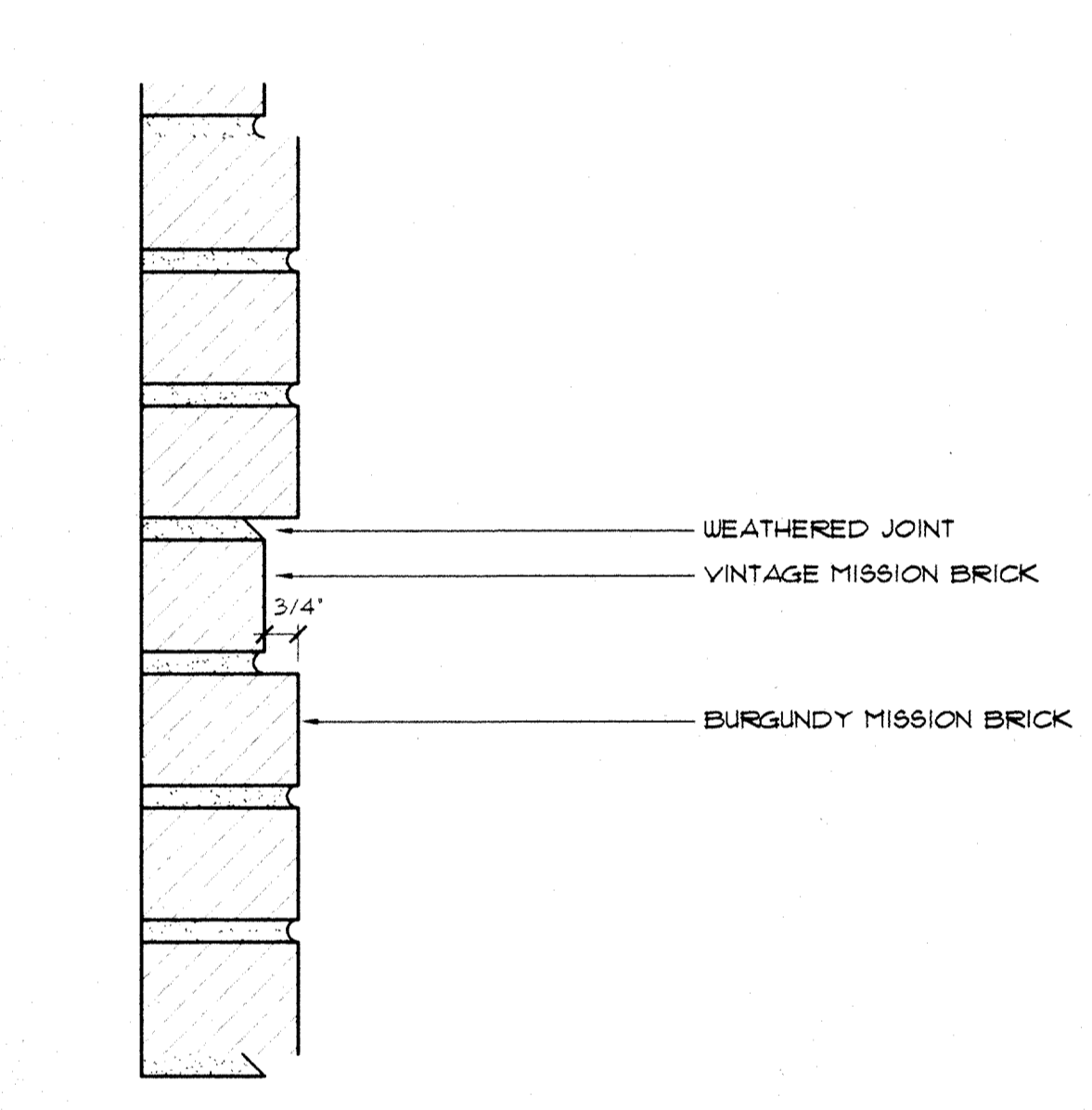
1 DETAIL @ ELEVATOR SHAFT
 SCALE: 3" = 1'-0"
 D082



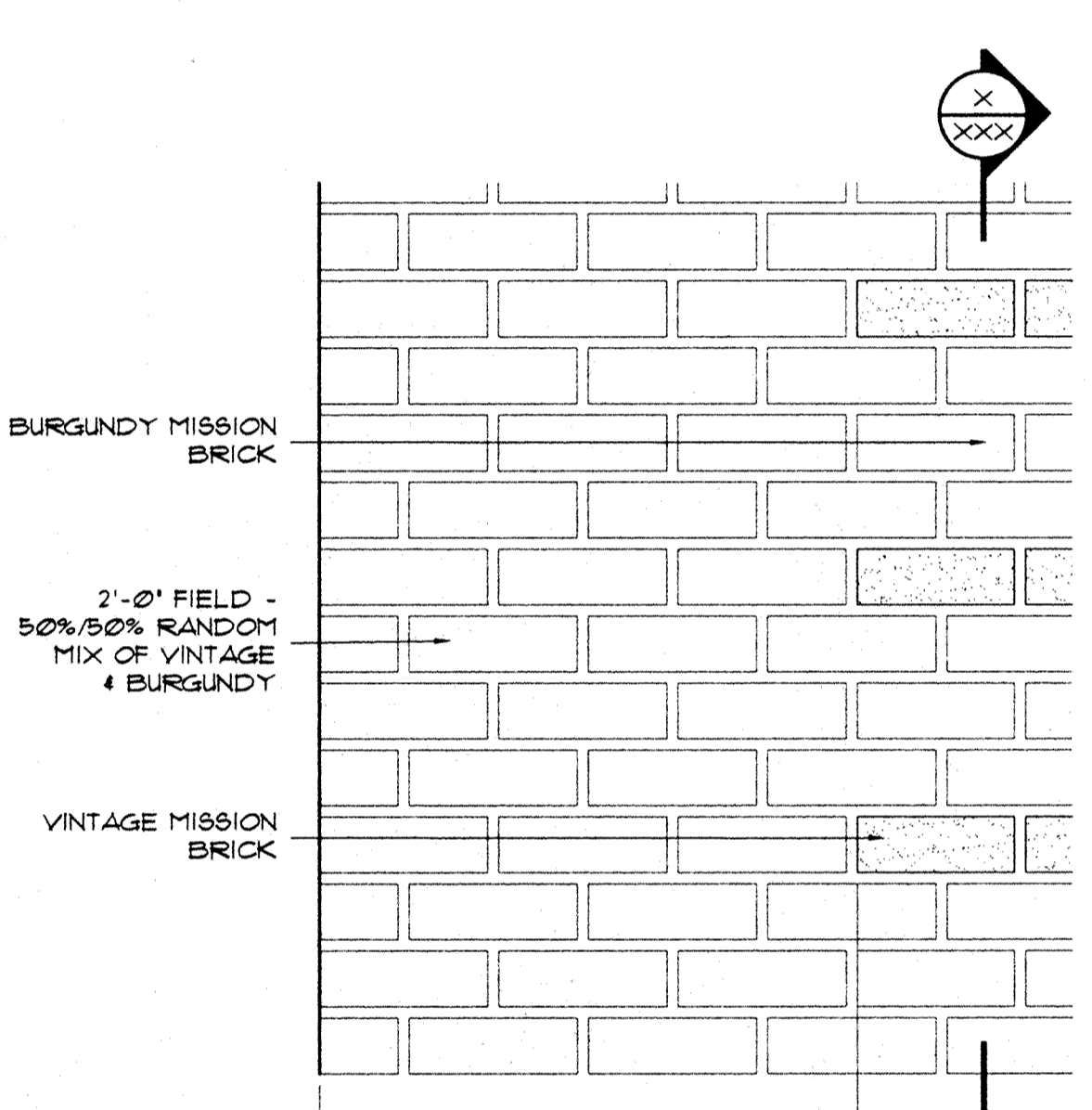
13 STL. DETAIL @ ELEVATOR THRESHOLD
 SCALE: 3" = 1'-0"
 D148



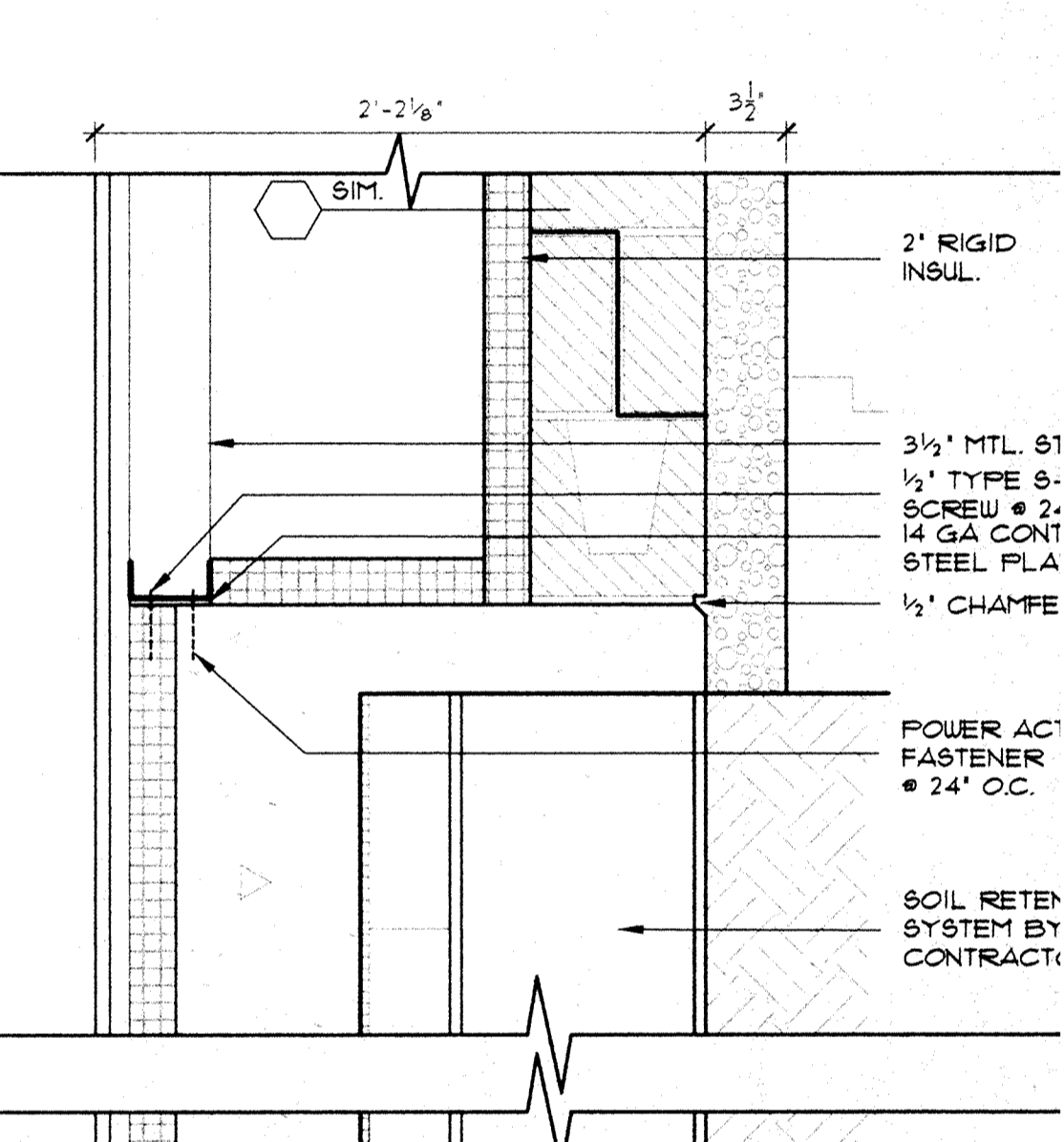
10 PERMANENT FALL PROTECTION
 SCALE: 3" = 1'-0"
 130



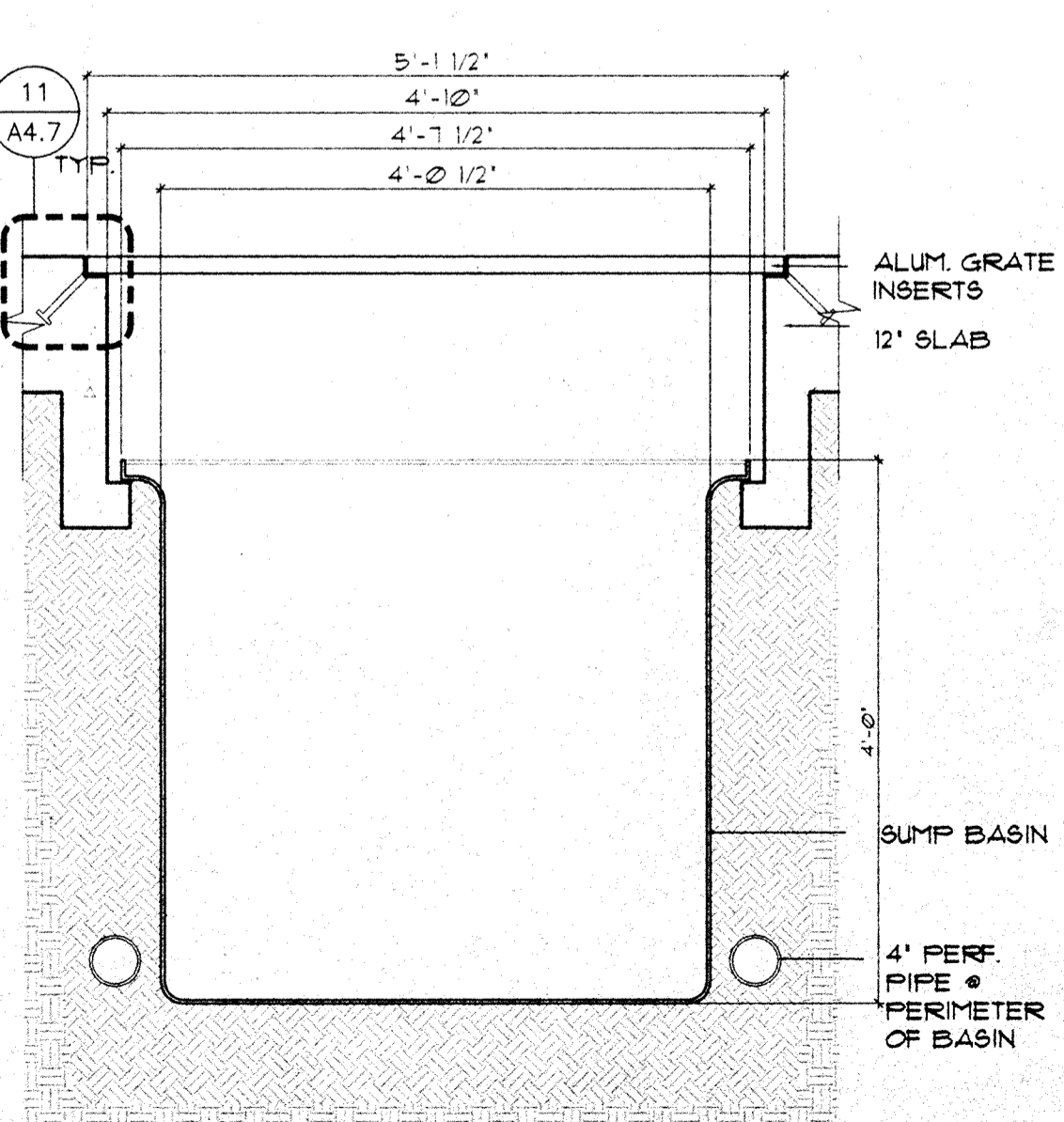
7 BRICK VENEER COURSING
 SCALE: 3" = 1'-0"
 D133



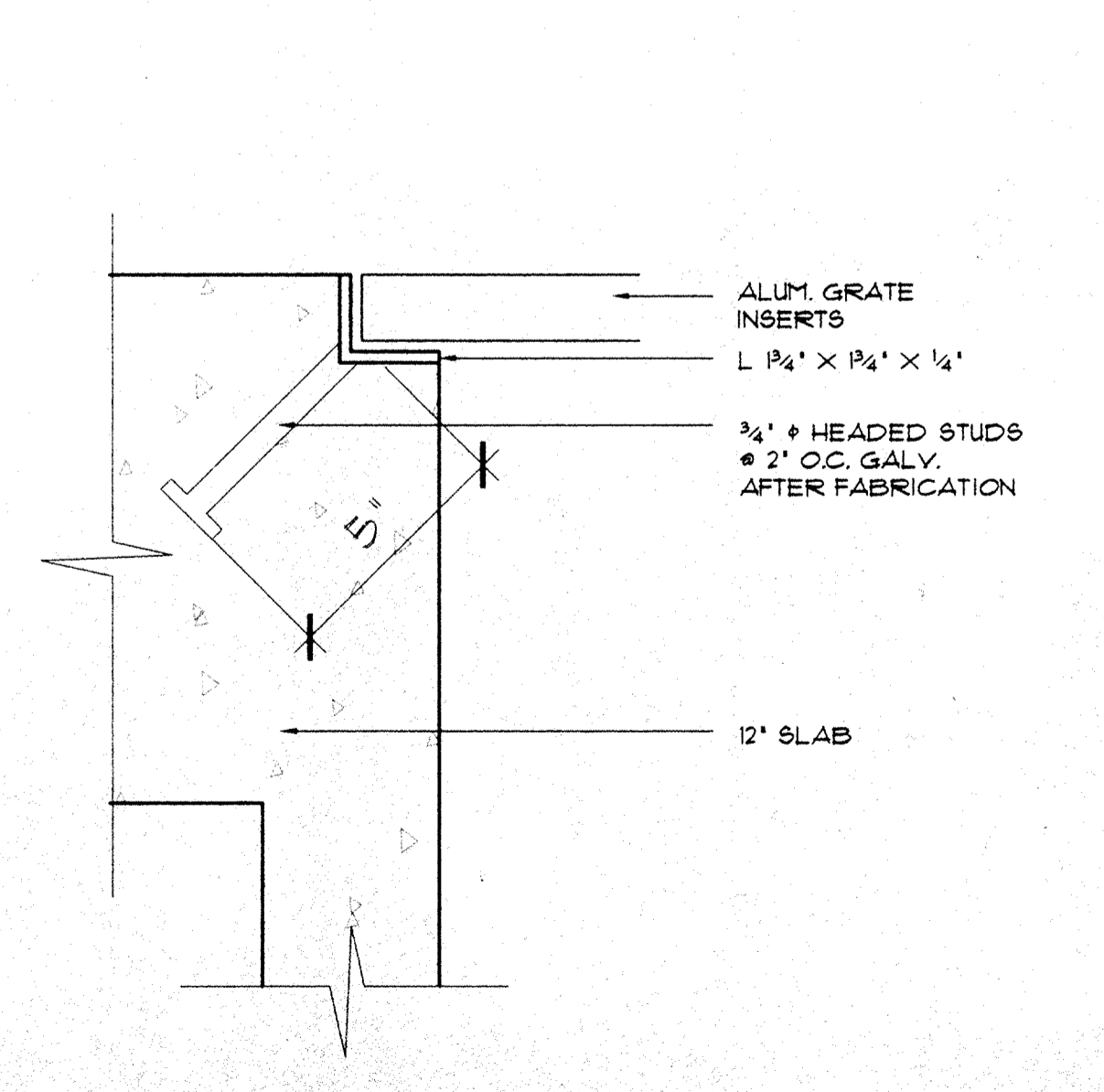
4 TYP. BRICK PATTERN @ PILASTER
 SCALE: 1 1/2" = 1'-0"
 D132



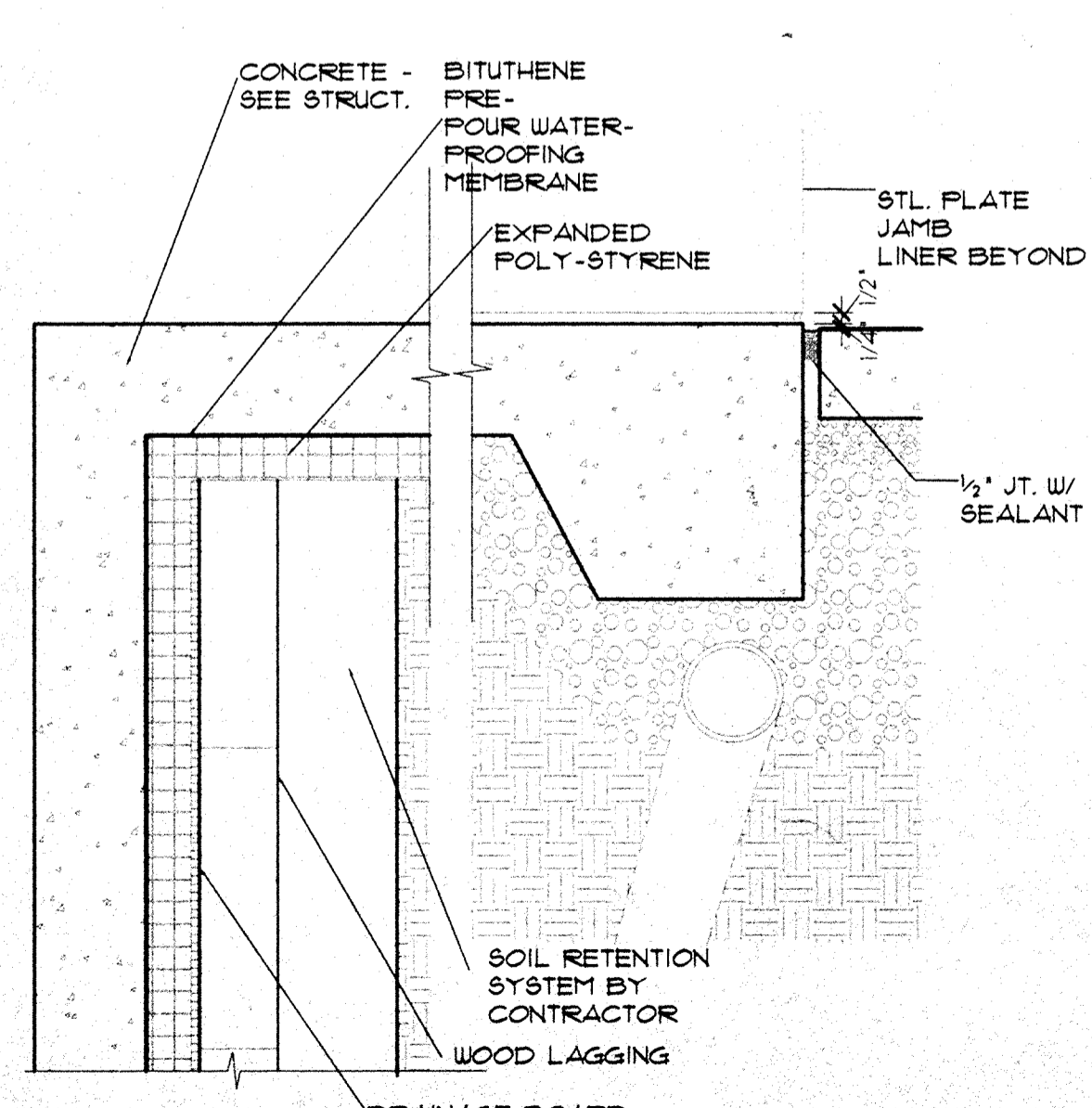
2 FOOTING
 SCALE: 1 1/2" = 1'-0"
 D070



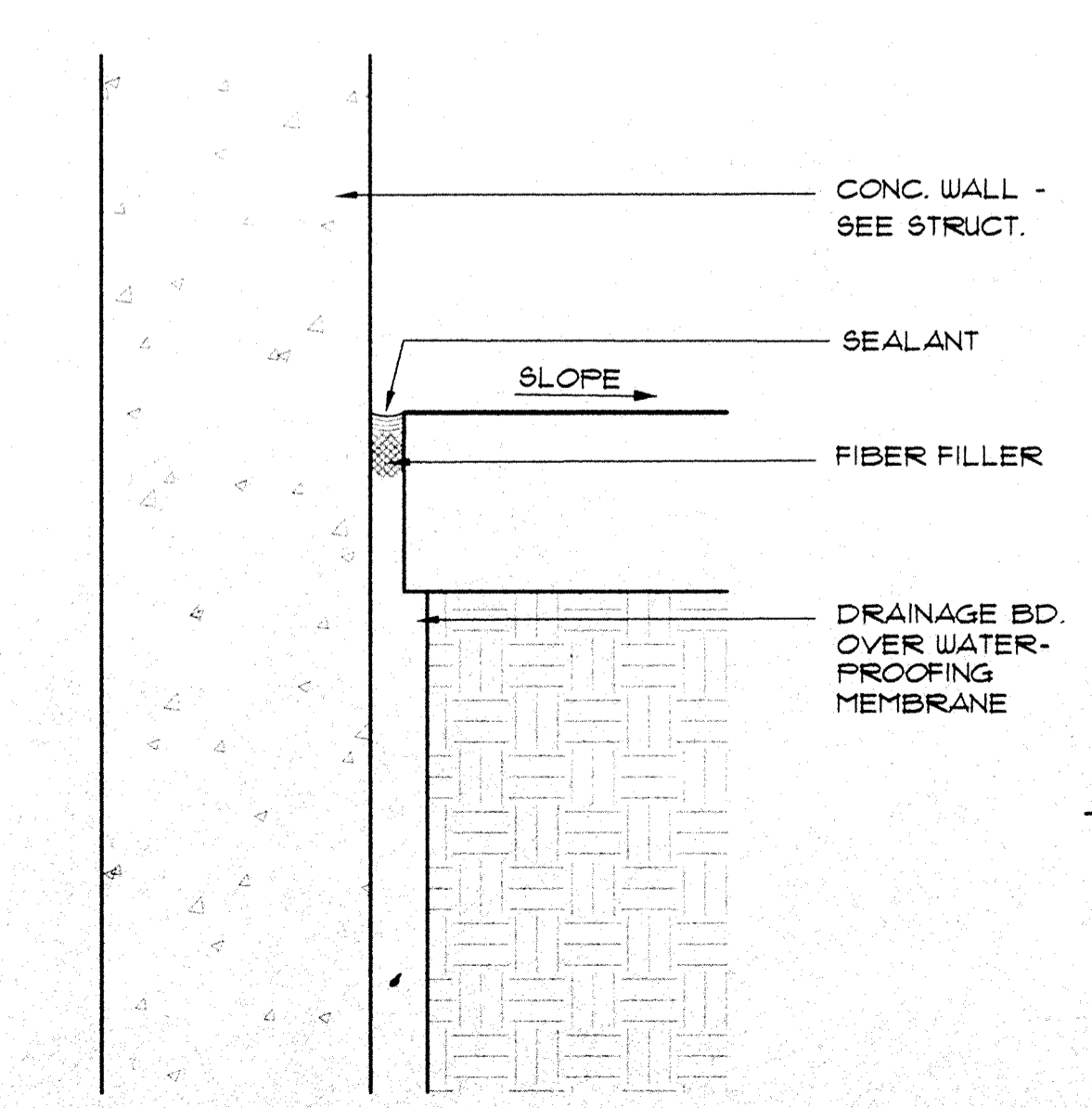
14 SUMP BASIN @ RM 106
 SCALE: 3/4" = 1'-0"
 D022



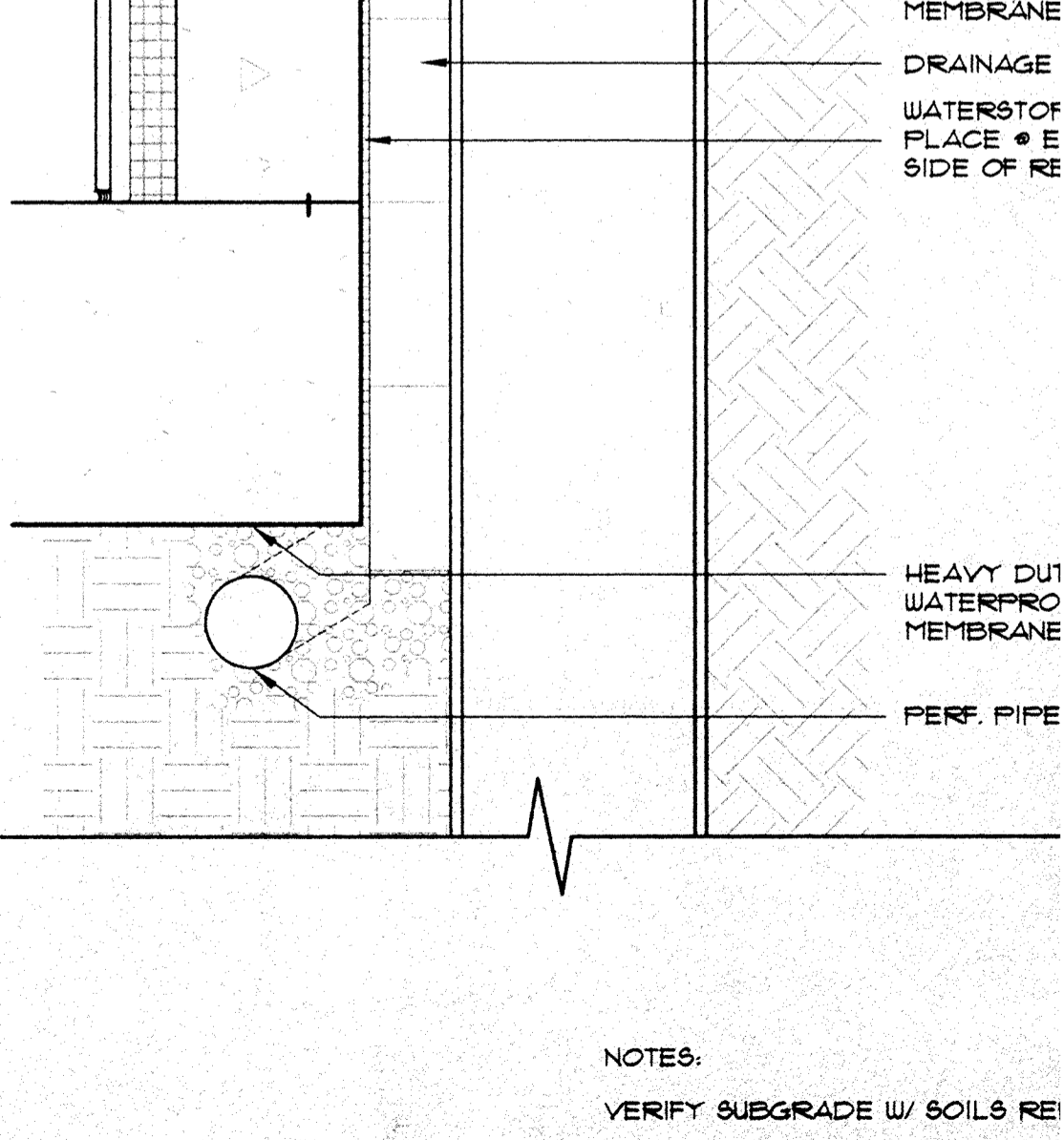
11 CONCRETE @ SUMP
 SCALE: 3" = 1'-0"
 D065



8 SLAB @ STAIR (DOOR THRESHOLD)
 SCALE: 1 1/2" = 1'-0"
 D073



5 WALL/SIDEWALK TRANSITION, TYP.
 SCALE: 3" = 1'-0"
 D018



2 FOOTING
 SCALE: 1 1/2" = 1'-0"
 D070

Appendix C. Product Specifications for Trifab Framing System and Related Materials

Trifab® VG (VersaGlaze®)

Trifab® VG 450, 451 & 451T (Thermal) Framing Systems &
Trifab® 451UT (Ultra Thermal) Framing System

Design + Performance
Versatility with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze®) is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab® VG family's newest addition, Trifab® 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a “dual” Isolock® Thermal Break.

Aesthetics

Trifab® VG framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab® VG 450 has 1-3/4" sightlines, while Trifab® VG 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® VG can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

Economy

Trifab® VG 450, 451 and 451T framing systems offer four fabrication choices to suit your project (Trifab® 451UT available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

mullions for Trifab® VG 450, 451 and 451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

Finishes

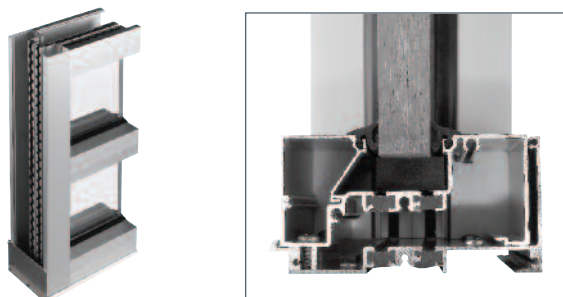
Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the “green” element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Performance

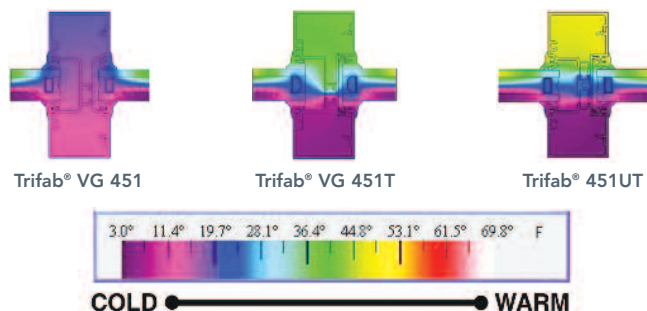
Kawneer’s Isolock® Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab® VG 451T. For even greater thermal performance, a “dual” Isolock® Thermal Break is used on Trifab® 451UT.



Trifab® 451UT uses a “dual” Isolock® Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

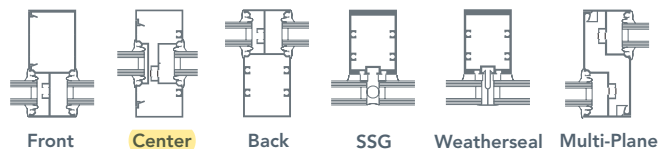


Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab® VG 450, 451 and 451T glazing options

(note: Trifab® 451UT available as center set glass plane only).



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555



Features

- TRIFAB® 451UT is 4-1/2" deep with a 2" sightline
- Center Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline fabrication
- Dual Isolock® lanced and debridged thermal break
- Infill options up to 1-1/8" thickness
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Optional Features

- High performance sill flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent® are easily incorporated

For specific product applications,
Consult your Kawneer representative.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2012

Optional

BASIC FRAMING DETAILS (CENTER - Outside Glazed) 4

BASIC FRAMING DETAILS (CENTER - Inside Glazed) 5

MISCELLANEOUS FRAMING (CENTER) 6

CURVING & TRIM DETAILS 7

260 INSULCLAD ENTRANCE DETAILS 8

STOREFRONT GLASSvent® DETAILS 9

STOREFRONT GLASSvent® HARDWARE 10

8225TL VENT 11

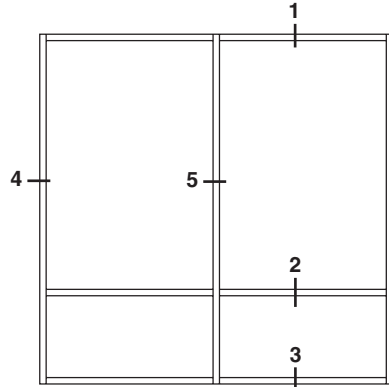
WINDLOAD / DEADLOAD CHARTS 12-15

THERMAL CHARTS 16-22

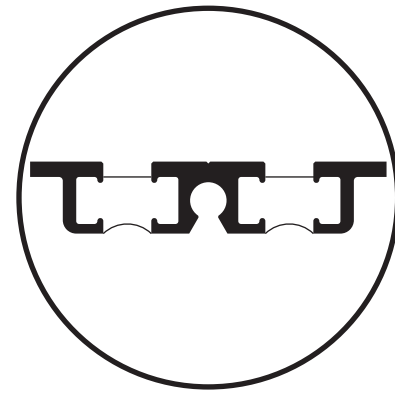
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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SCALE 3" = 1'-0"

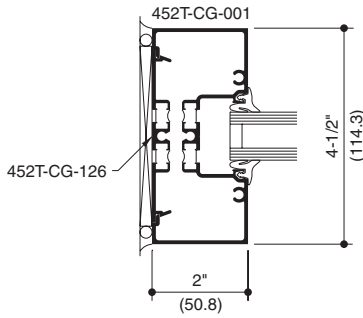


ELEVATION IS NUMBER KEYED TO DETAILS

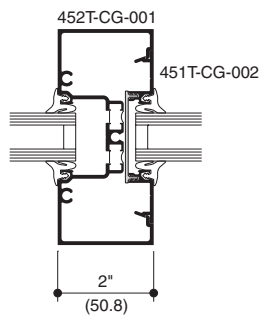


DUAL ISOLOCK THERMAL BREAK

SCREW SPLINE

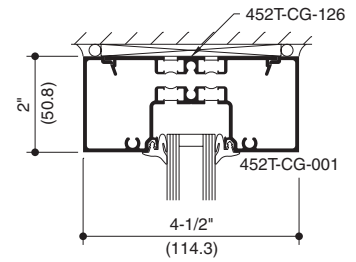


4 JAMB

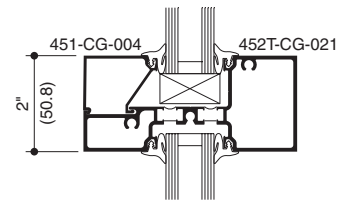


5 VERTICAL

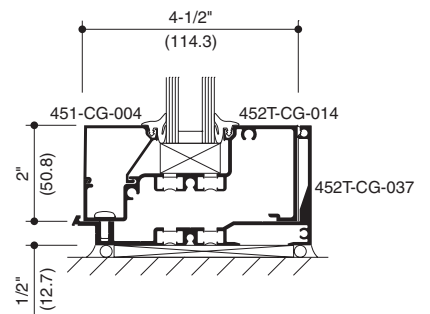
1 HEAD



2 HORIZONTAL



3 SILL

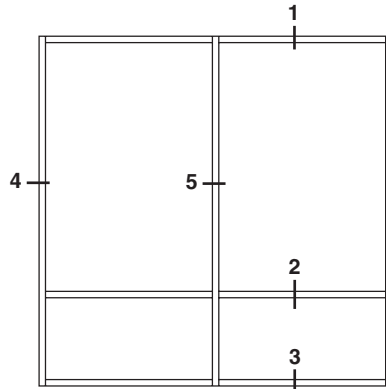


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

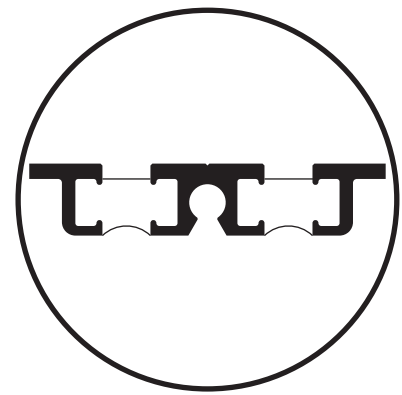
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS



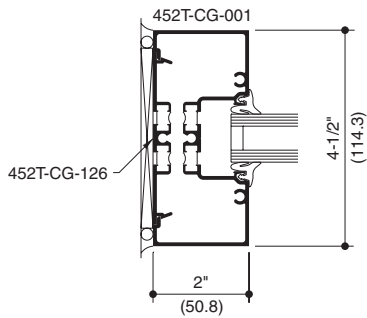
DUAL ISOLOCK THERMAL BREAK

SCREW SPLINE

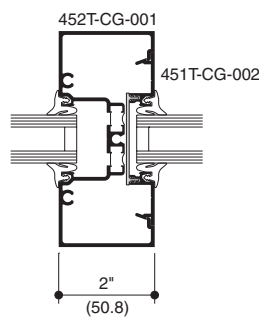
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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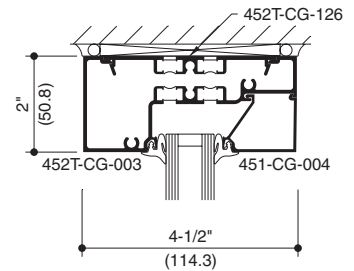


4 JAMB

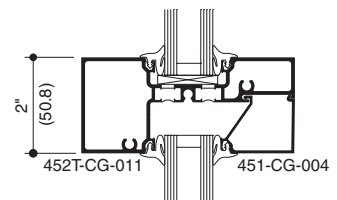


5 VERTICAL

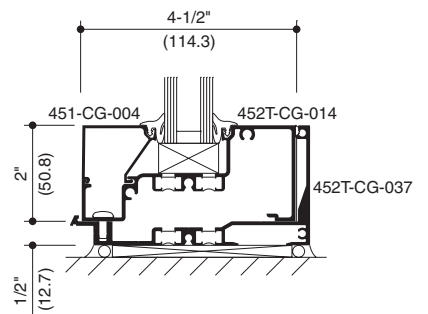
1 HEAD



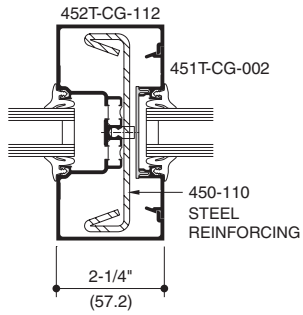
2 HORIZONTAL



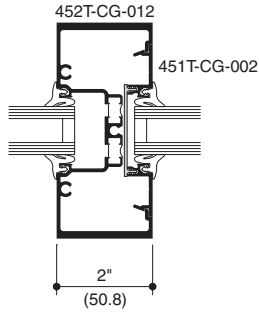
3 SILL



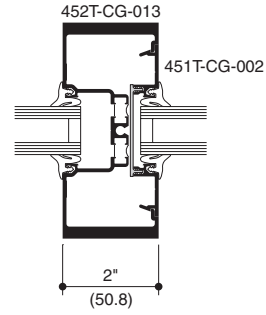
SCALE 3" = 1'-0"



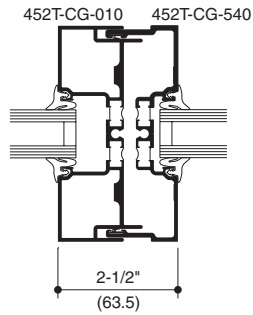
**2-1/4" MULLION
W/ STEEL**



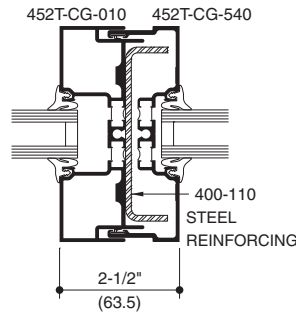
**MEDIUM WEIGHT
MULLION**



**HEAVY WEIGHT
MULLION**



**TUBULAR
EXPANSION MULLION**



**TUBULAR
EXPANSION MULLION
WITH OPTIONAL STEEL**

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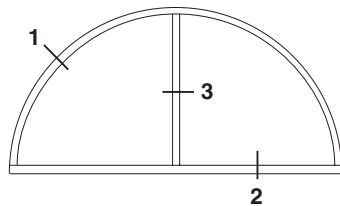
© Kawneer Company, Inc., 2012

SCALE 3" = 1'-0"

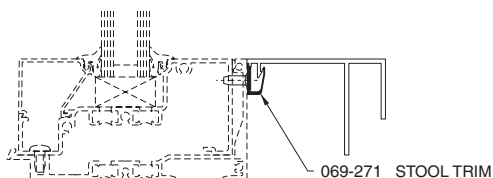
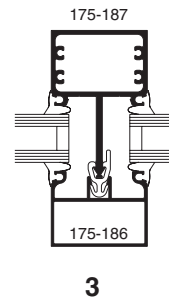
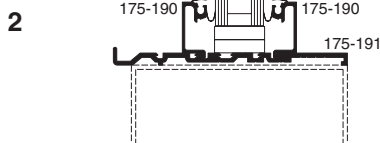
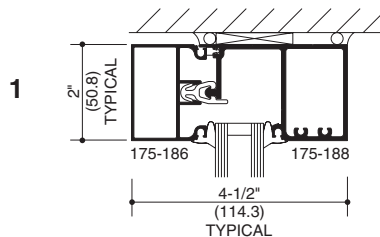
CAD Details - **SCREW SPLINE**

(TF451) = TF_VG_451-SS-Center--CAD.zip

(TF451T) = TF_VG_451T-SS-Center--CAD.zip

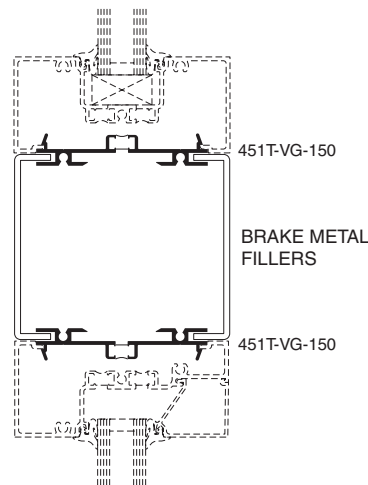


CURVING DETAILS
(Center Plane Only)

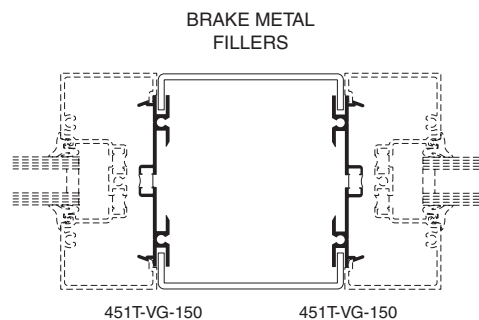


STOOL TRIM CLIP
WITH HIGH PERFORMANCE
FLASHING

Seal over Stool Trim fasteners
to prevent water infiltration.



BRAKE METAL
ADAPTOR AT HORIZONTAL



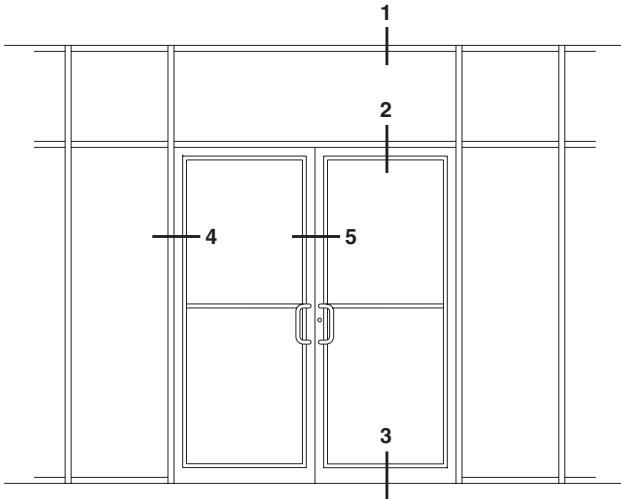
BRAKE METAL
ADAPTOR AT VERTICAL

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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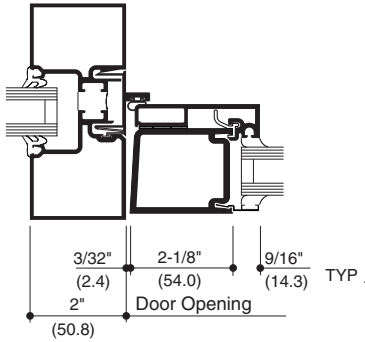
SCALE 3" = 1'-0"

TRIFAB® VG 451T CENTER FRAMING SHOWN.
OTHER FRAMING OPTIONS AVAILABLE.
CONSULT YOUR KAWNEER REPRESENTATIVE.

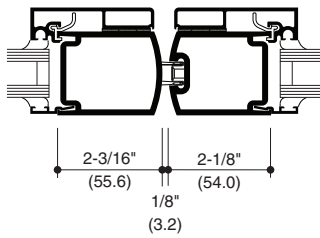


ELEVATION IS NUMBER KEYED TO DETAILS.

NOTE: Butt Hung or Offset Pivot Doors Only.

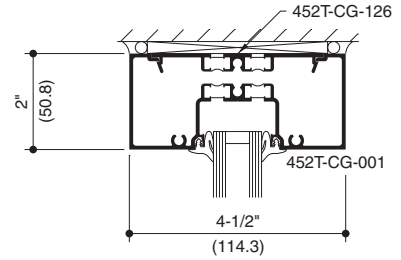


4
DOOR
JAMB

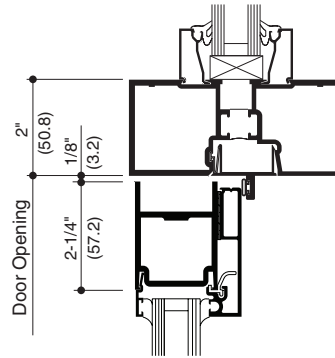


5
MEETING
STILES

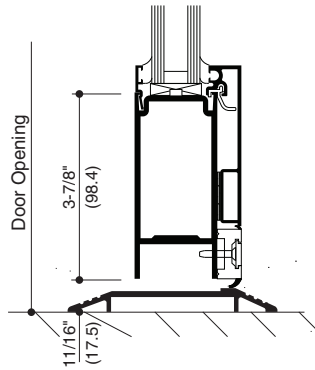
1
HEAD



2
TRANSOM
BAR



3
BOTTOM
RAIL



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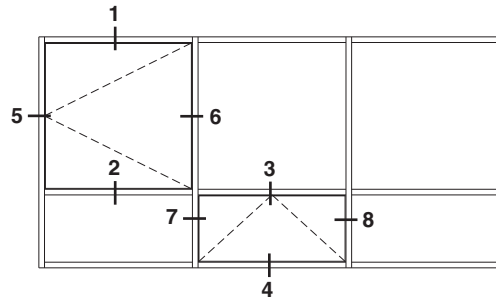
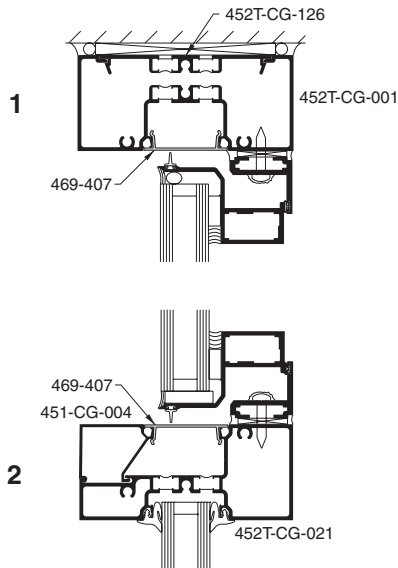
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260 INSULCLAD® DOOR

SCALE 3" = 1'-0"

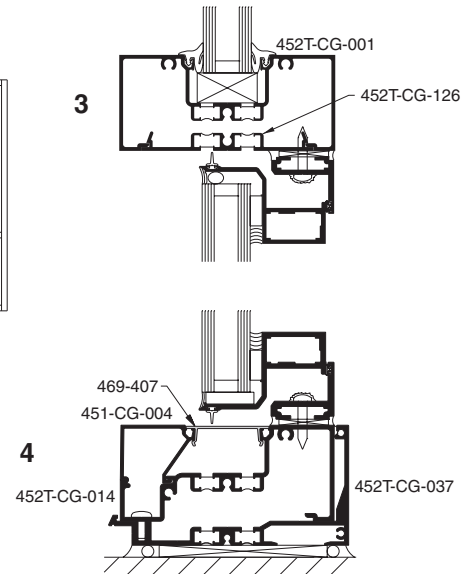
TRIFAB® 451UT FRAMING SHOWN.
OTHER FRAMING OPTIONS AVAILABLE.
CONSULT YOUR KAWNEER REPRESENTATIVE.

**OUTSWING CASEMENT
 VERTICAL SECTION**

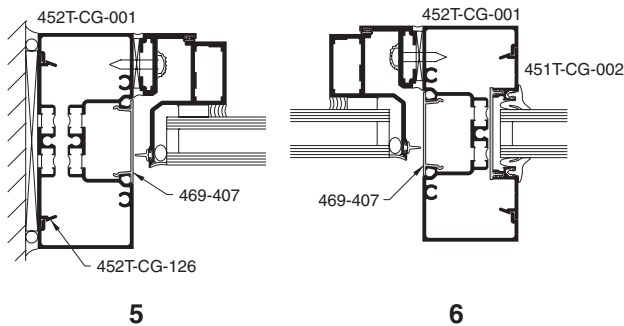


ELEVATION IS NUMBER KEYED TO DETAILS

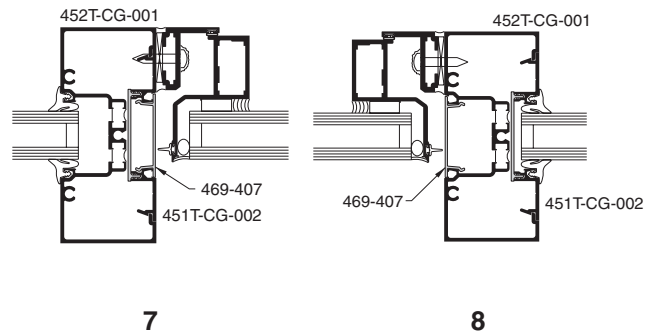
**PROJECT-OUT
 VERTICAL SECTION**



**OUTSWING CASEMENT
 HORIZONTAL SECTION**



**PROJECT-OUT
 HORIZONTAL SECTION**



NOTE: Bronze spacer is recommended when 1" insulating glass is used.

MAXIMUM / MINIMUM SIZES (1" INFILL)

PROJECT-OUT MAXIMUM 60" x 36"
 MINIMUM 14" x 14"

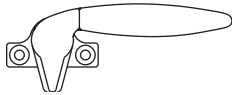
OUTSWING CASEMENT MAXIMUM 36" x 60"
 MINIMUM 14" x 14"

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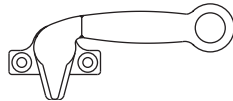
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STOREFRONT GLASSvent® HARDWARE SELECTION GUIDE

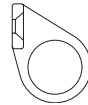
DESCRIPTION	PROJECT - OUT	OUTSWING CASEMENT
Stainless steel 4-bar hinge	STANDARD	STANDARD
Cast white bronze cam lock	STANDARD	STANDARD
Cast white bronze cam lock with pole ring	OPTIONAL	OPTIONAL
Cast white bronze custodial lock with removable handle	OPTIONAL	OPTIONAL
Cast white bronze concealed lock with removable hex key	OPTIONAL	OPTIONAL
Cast white bronze pole/pull ring	OPTIONAL	
Pivot-shoe roto-operator	OPTIONAL	
Multi-point lock with cast white bronze locking handle		OPTIONAL
Insect screen	OPTIONAL	OPTIONAL



CAM LOCK



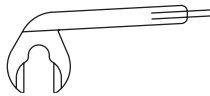
CAM LOCK WITH POLE RING



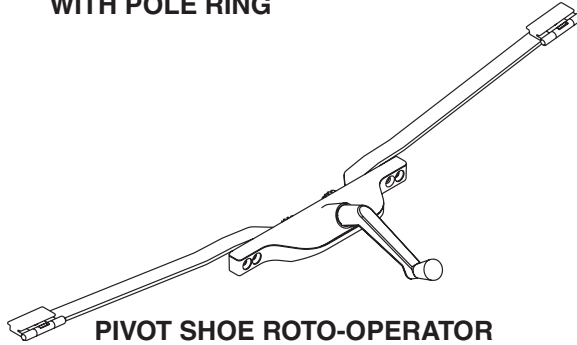
PULL RING



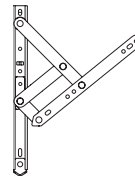
CUSTODIAL LOCK



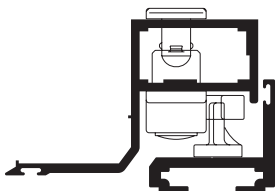
REMOVABLE HANDLE



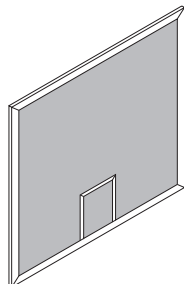
PIVOT SHOE ROTO-OPERATOR



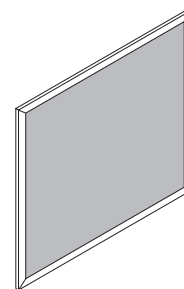
STAINLESS STEEL 4 BAR HINGES



CONCEALED LOCK



INSECT SCREEN WITH STANDARD WICKET



INSECT SCREEN WITH FULL WICKET

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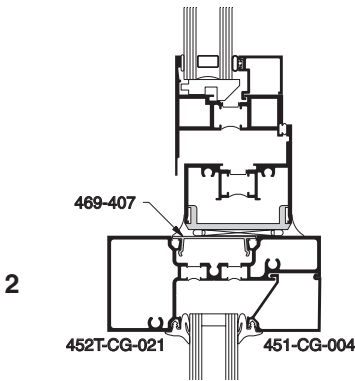
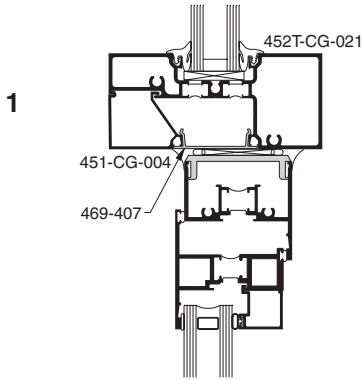
SCALE 3" = 1'-0"

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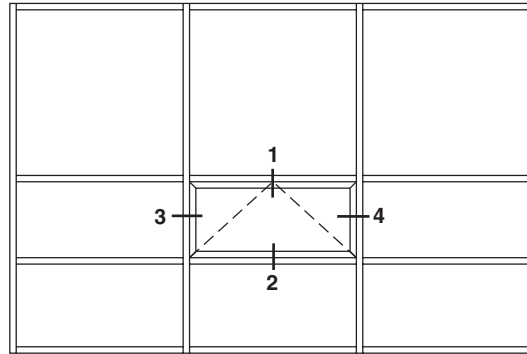
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PROJECT-OUT VERTICAL SECTION

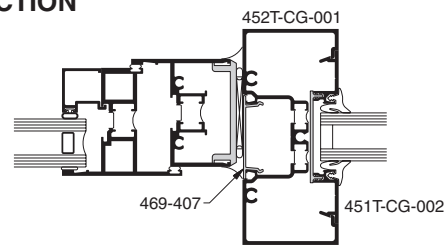
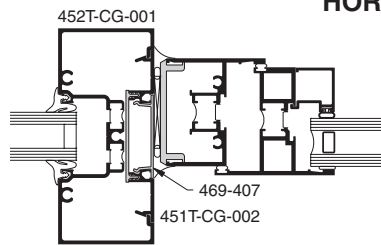


8225T•L VENTS SHOWN
NOTE: OTHER VENT TYPES CAN BE ACCOMMODATED. CONSULT YOUR KAWNEER REPRESENTATIVE FOR OTHER OPTIONS



ELEVATION IS NUMBER KEYED TO DETAILS

PROJECT-OUT HORIZONTAL SECTION



WIND LOAD CHARTS

Mullions are designed for deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6". These curves are for mullions WITH and WITHOUT HORIZONTALS and are based on engineering calculations for stress and deflection. Allowable wind load stress for ALUMINUM 15,152 p.s.i. (104MPa), STEEL 30,000 p.s.i. (207MPa.). Charted curves, in all cases are for the limiting value. A 4/3 increase in allowable stress has not been used to develop these curves. For special situations not covered by these curves, contact your Kawneer representative for additional information.

DEADLOAD CHARTS

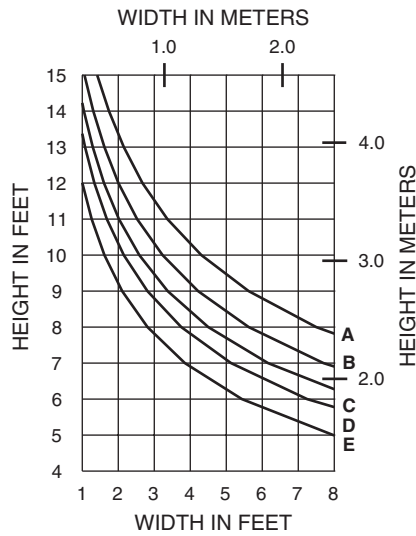
Horizontal or deadload limitations are based upon 1/8" (3.2), maximum allowable deflection at the center of an intermediate horizontal member. The accompanying charts are calculated for 1" (25.4) thick insulating glass or 1/4" (6.35) thick glass supported on two setting blocks placed at the loading points shown.

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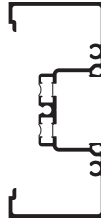
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WITH HORIZONTALS



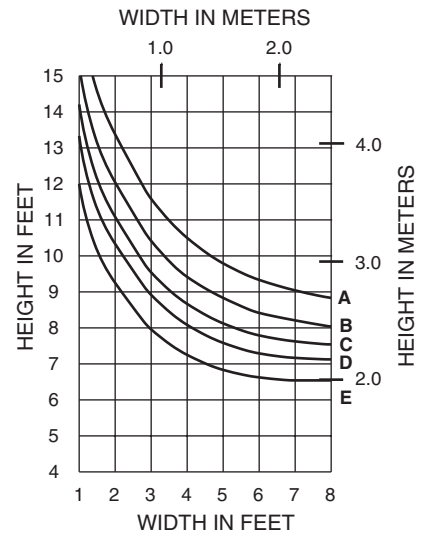
- A = 15 PSF (720 Pa)
- B = 20 PSF (960 Pa)
- C = 25 PSF (1200 Pa)
- D = 30 PSF (1440 Pa)
- E = 40 PSF (1920 Pa)



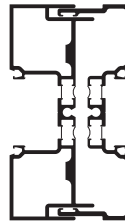
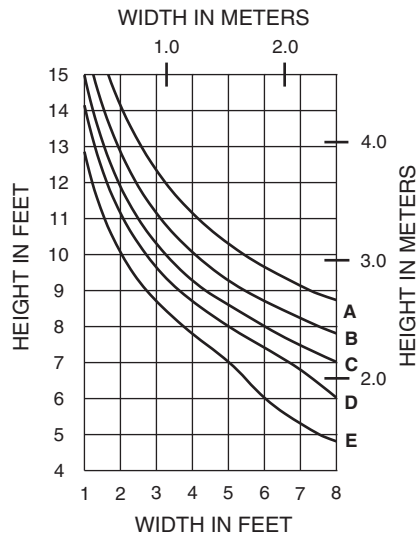
452T-CG-001

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



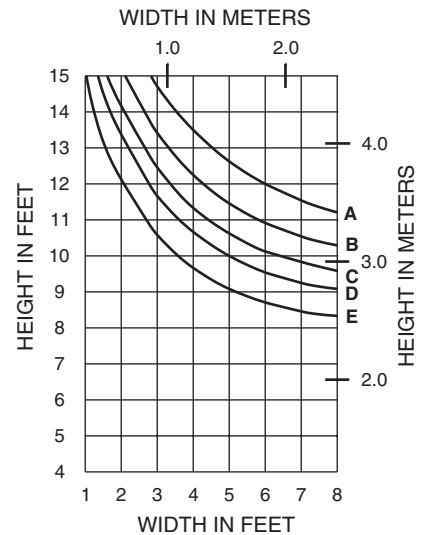
WITH HORIZONTALS



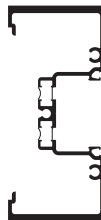
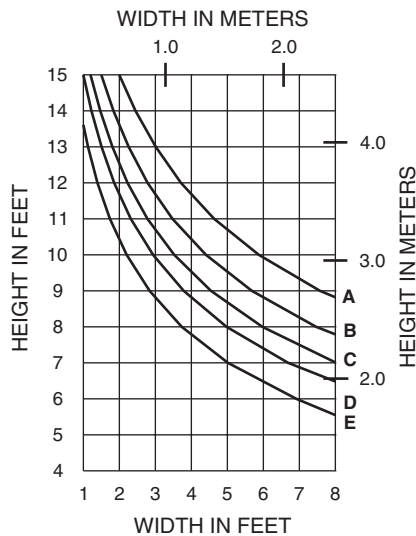
452T-CG-010 / 452T-CG-009

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



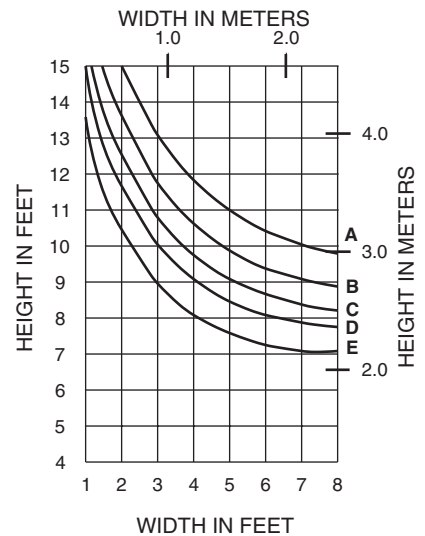
WITH HORIZONTALS



452T-CG-012

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

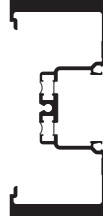
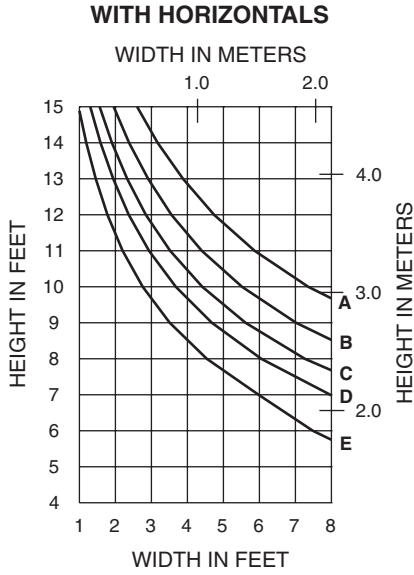
WITHOUT HORIZONTALS



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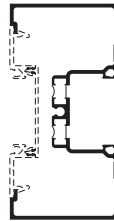
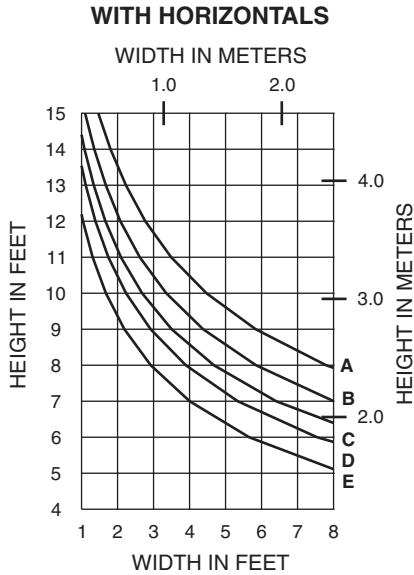
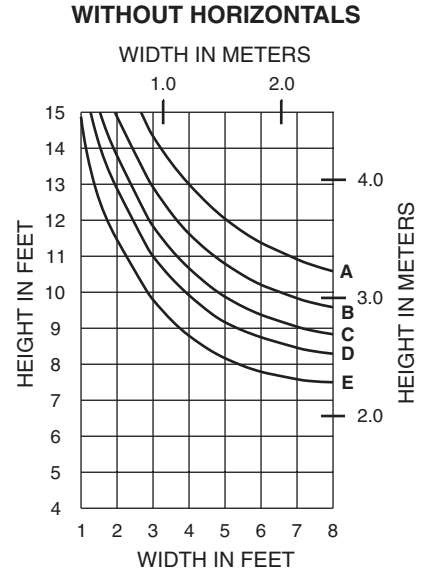
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- A = 15 PSF (720 Pa)
- B = 20 PSF (960 Pa)
- C = 25 PSF (1200 Pa)
- D = 30 PSF (1440 Pa)
- E = 40 PSF (1920 Pa)



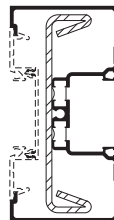
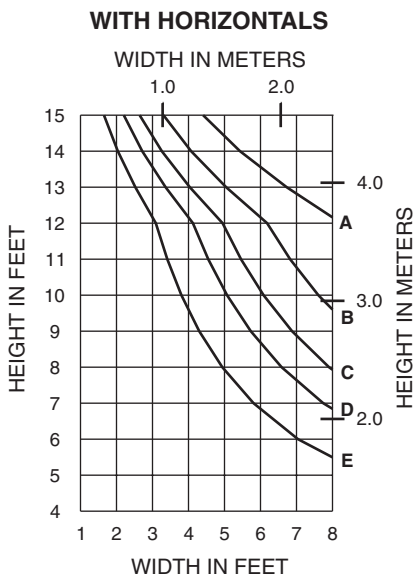
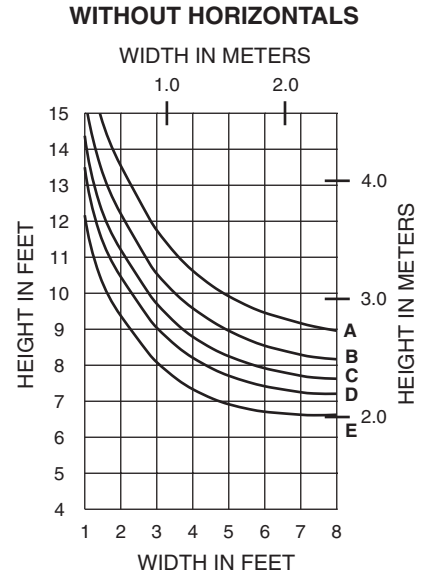
452T-CG-013

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505



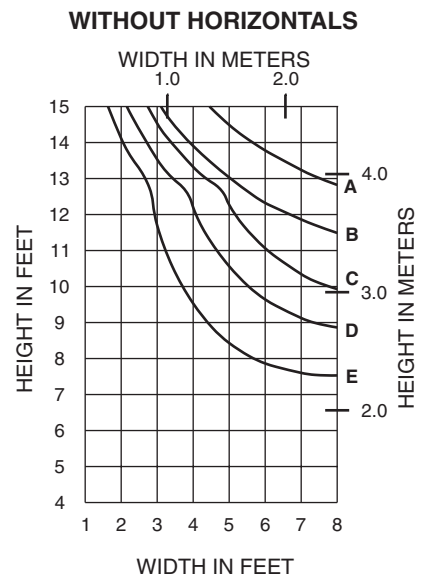
452T-CG-112

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505



452T-CG-112
with 450-110 STEEL

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

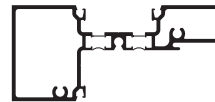
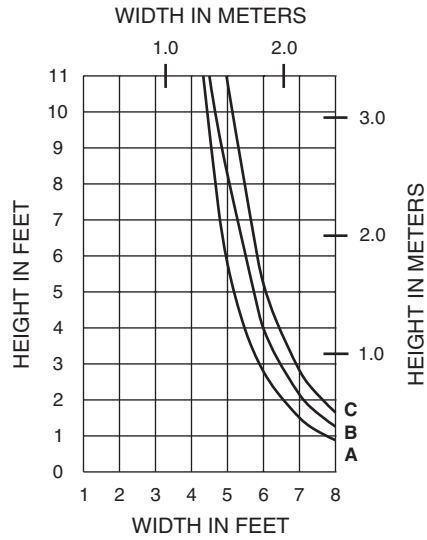


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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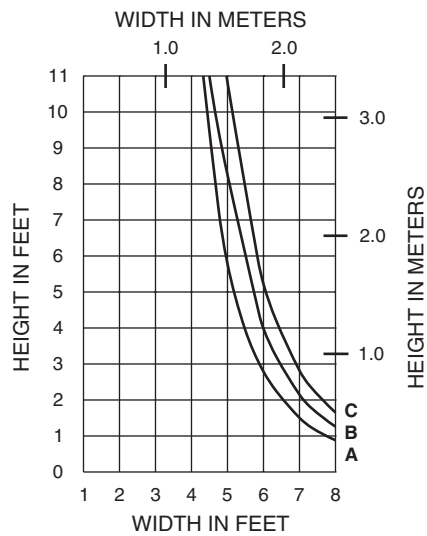
- A = (1/4 POINT LOADING)
- B = (1/6 POINT LOADING)
- C = (1/8 POINT LOADING)

WITH HORIZONTALS



452T-CG-011

WITH HORIZONTALS

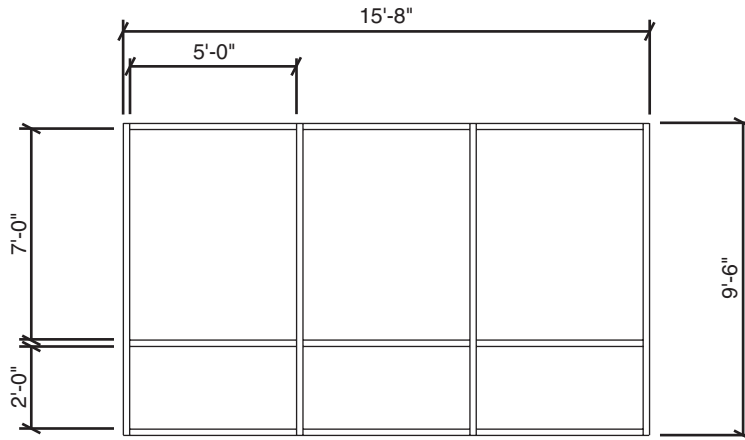


452T-CG-021

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Project Specific U-factor Example Calculation



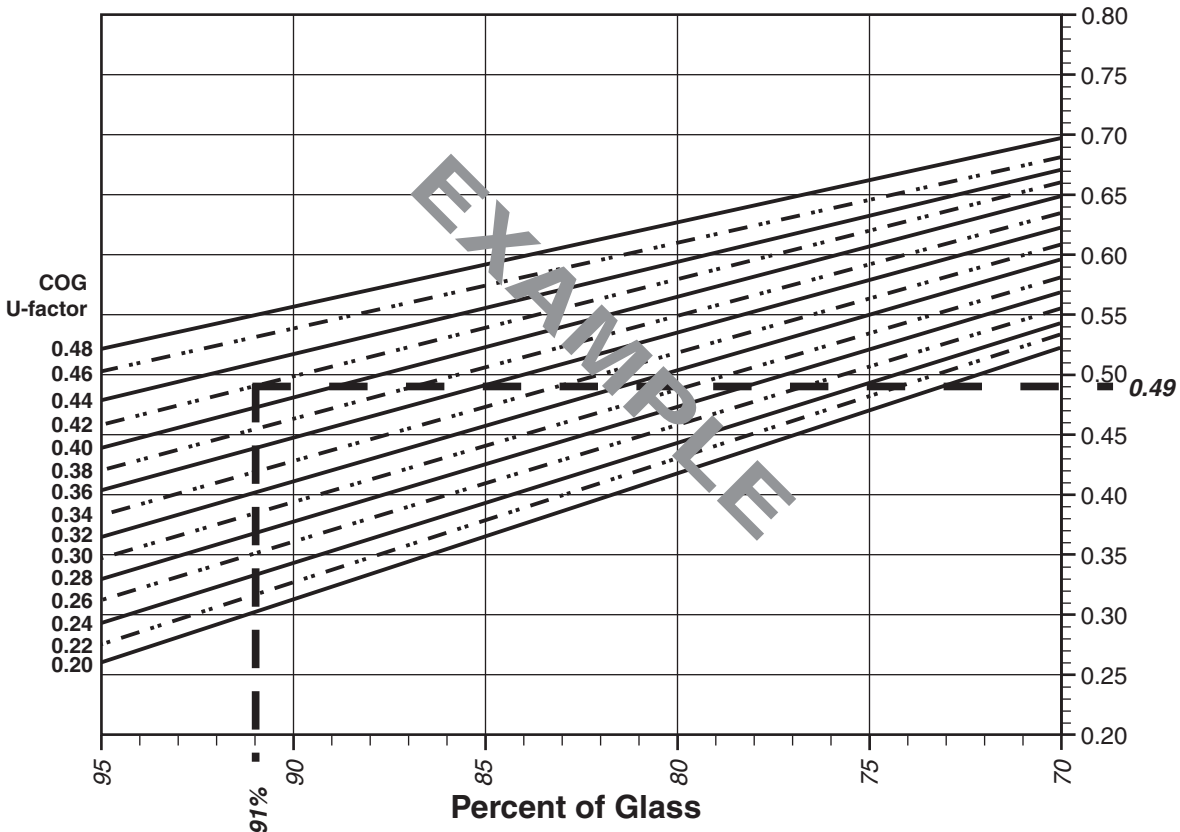
Example Glass U-factor = 0.42 Btu/hr-ft²·°F

Total Daylight Opening = 3(5' x 7') + 3(5' x 2') = 135ft²

Total Projected Area = (Total Daylight Opening + Total Area of Framing System)
= 15'-8" x 9'-6" = 148.83ft²

Percent of Glass = (Total Daylight Opening ÷ Total Projected Area)
= (135 ÷ 148.83)100 = 91%

System U-factor vs Percent of Glass Area



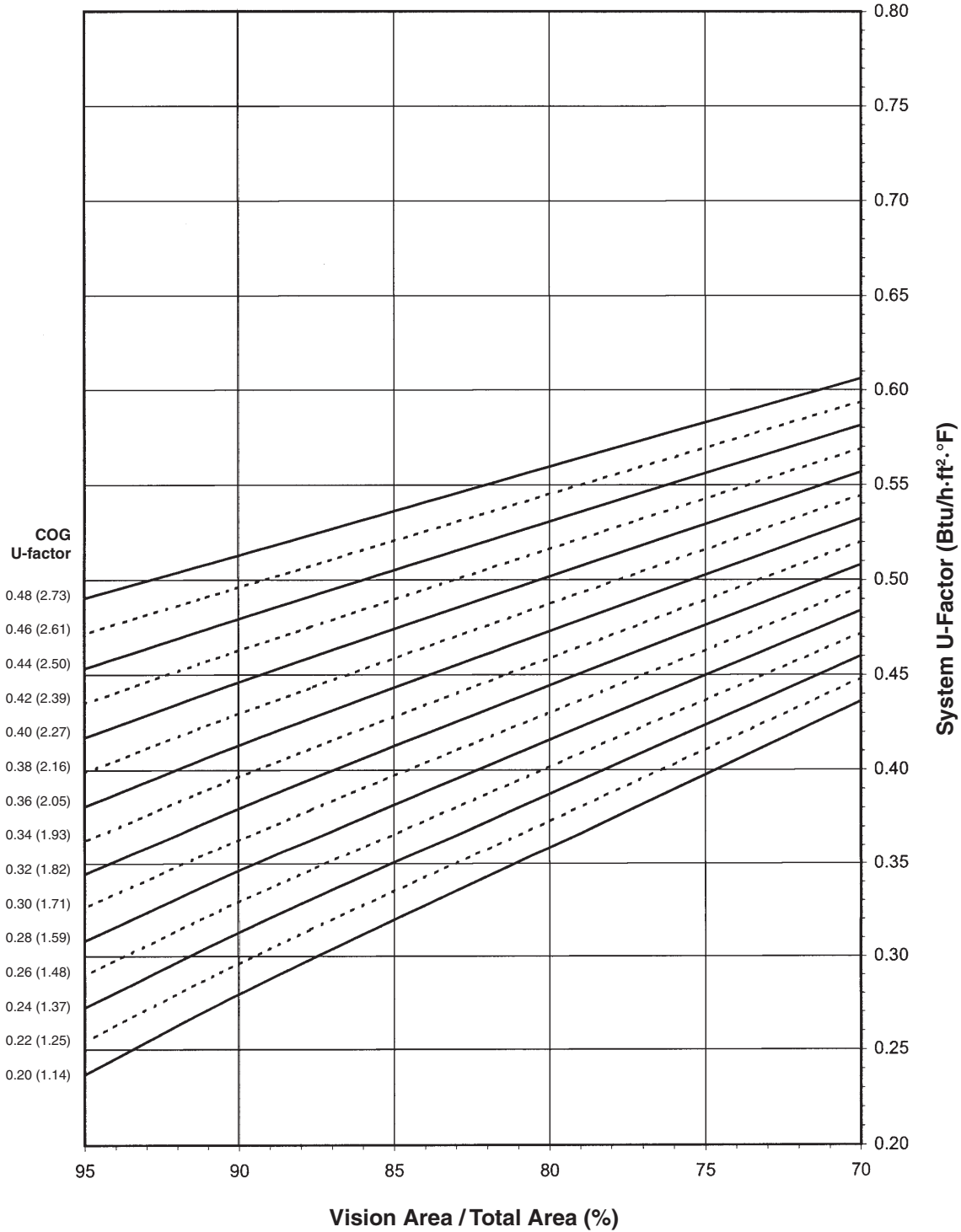
**Based on 91% glass and center of glass (COG) U-factor of 0.42
System U-factor is equal to 0.49 Btu/hr x ft² x °F**

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Note:
 Values in parentheses are metric.
 COG=Center of Glass.
 Charts are generated per AAMA 507.

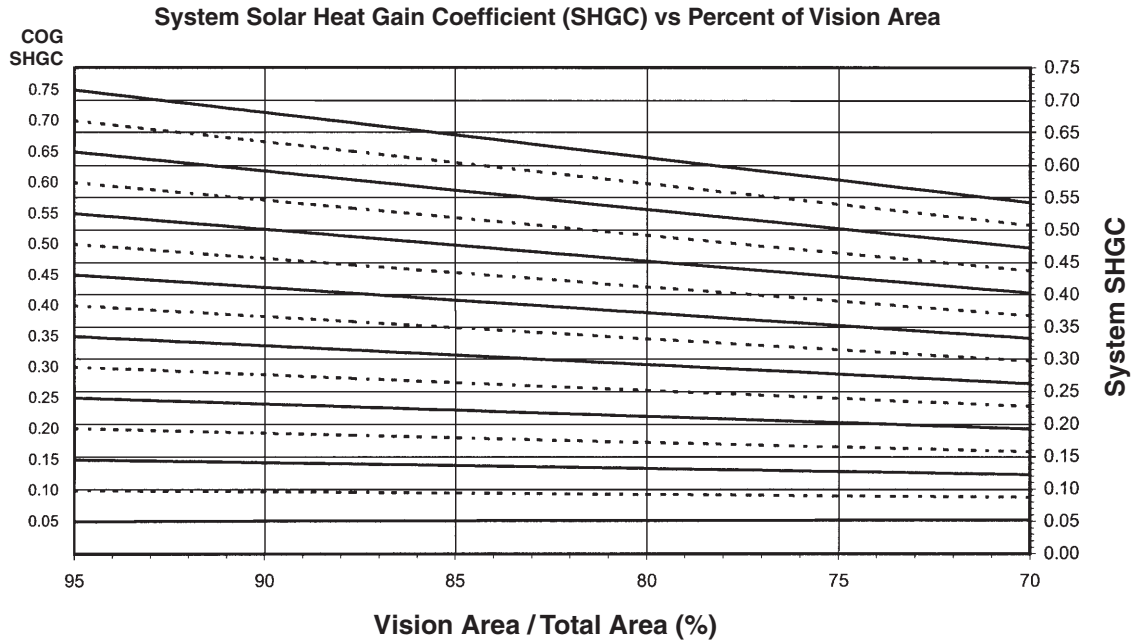
System U-Factor for Vision Glass



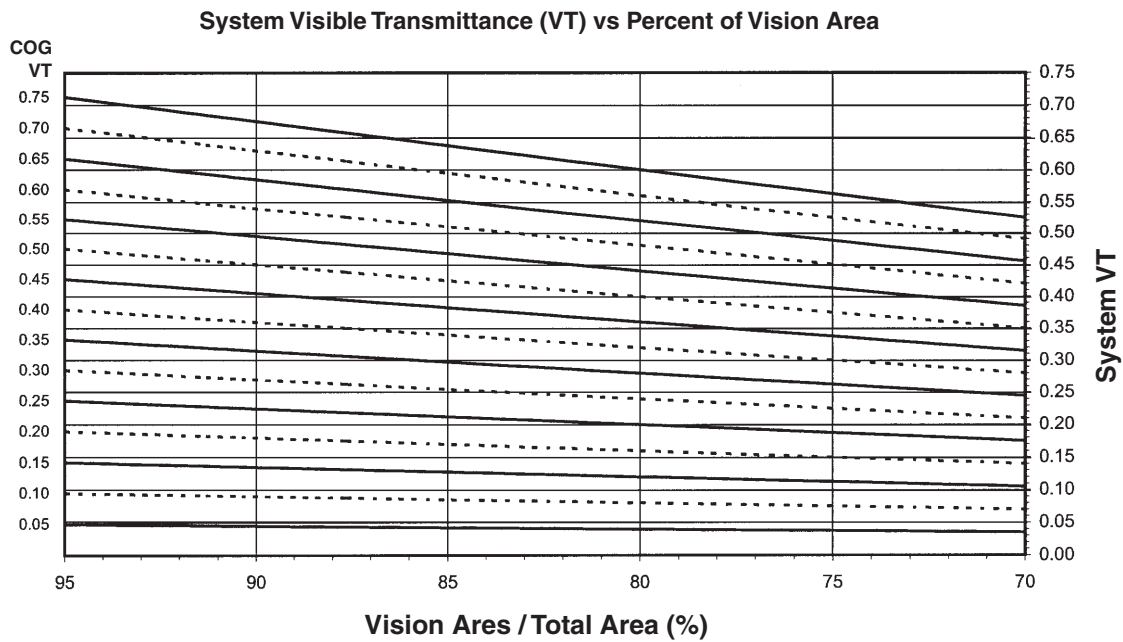
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Charts are generated per AAMA 507.



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.52
0.46	0.51
0.44	0.49
0.42	0.48
0.40	0.46
0.38	0.44
0.36	0.43
0.34	0.41
0.32	0.39
0.30	0.38
0.28	0.36
0.26	0.35
0.24	0.33
0.22	0.31
0.20	0.30

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.66
0.70	0.62
0.65	0.58
0.60	0.53
0.55	0.49
0.50	0.45
0.45	0.40
0.40	0.36
0.35	0.31
0.30	0.27
0.25	0.23
0.20	0.18
0.15	0.14
0.10	0.09
0.05	0.05

Visible Transmittance ²

Glass VT ³	Overall VT ⁴
0.75	0.66
0.70	0.61
0.65	0.57
0.60	0.53
0.55	0.48
0.50	0.44
0.45	0.39
0.40	0.35
0.35	0.31
0.30	0.26
0.25	0.22
0.20	0.18
0.15	0.13
0.10	0.09
0.05	0.04

NOTE: For glass values that are not listed, linear interpolation is permitted.

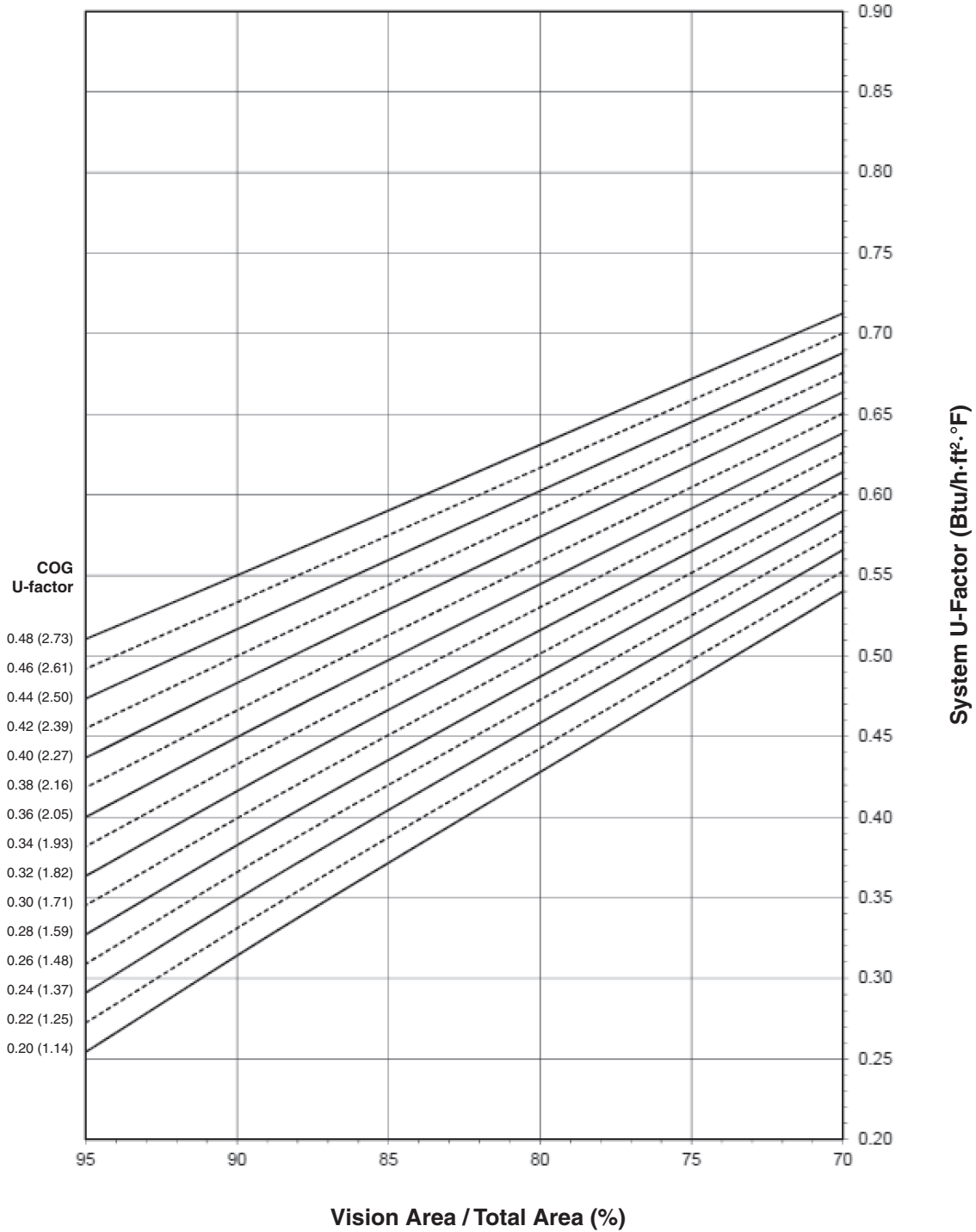
1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 2000mm wide by 2000mm high (78-3/4" by 78-3/4").

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Note:
 Values in parentheses are metric.
 COG=Center of Glass.
 Charts are generated per AAMA 507.

System U-Factor for Vision Glass



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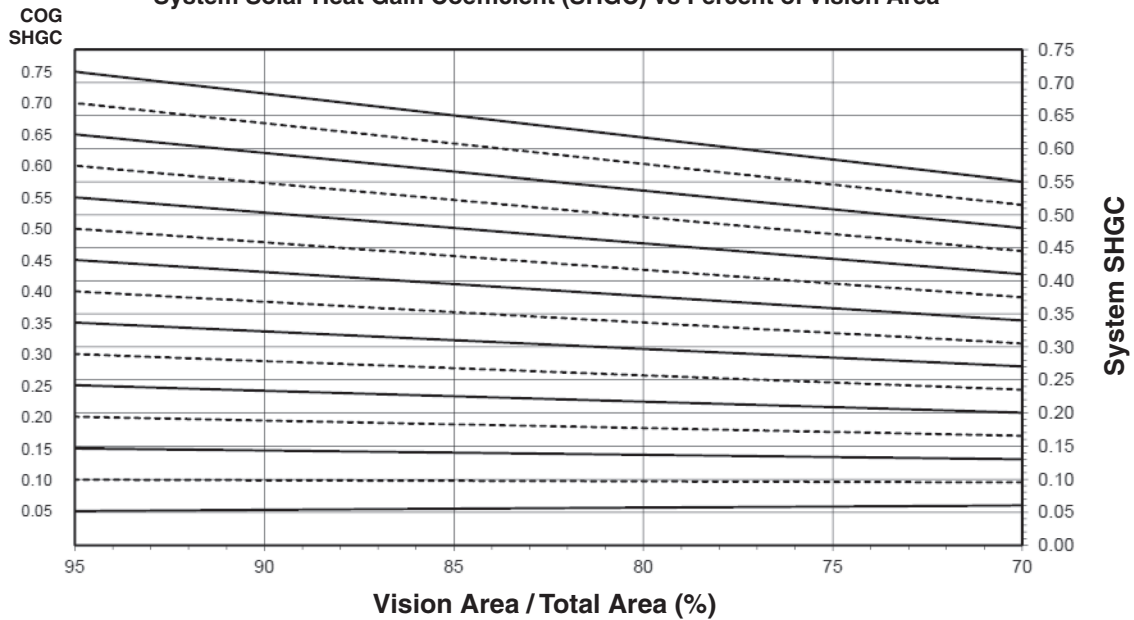
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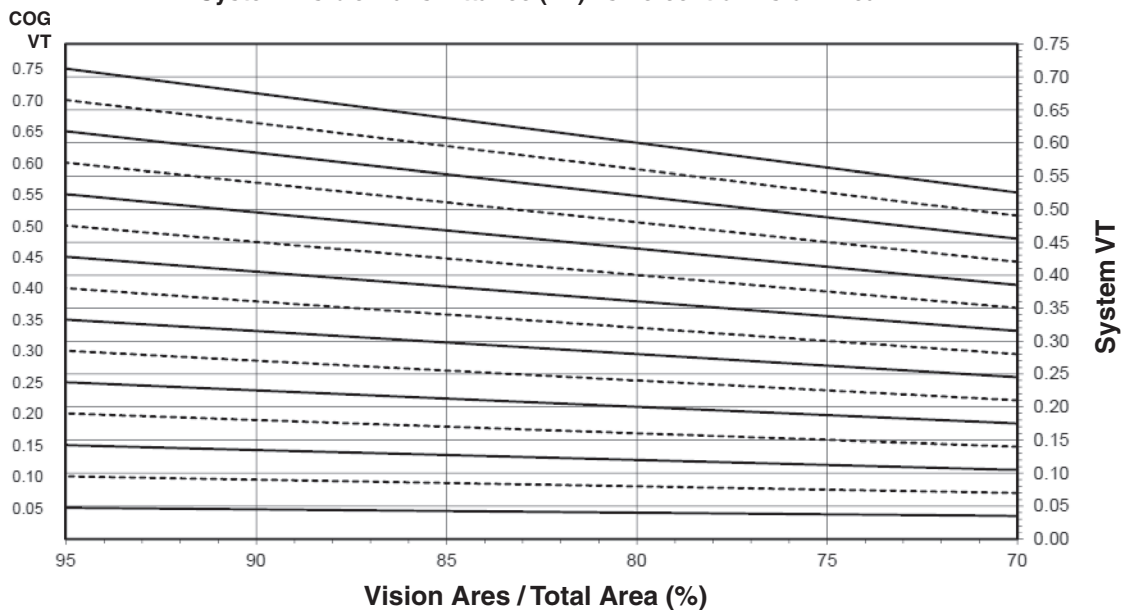
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System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



Charts are generated per AAMA 507.

System Visible Transmittance (VT) vs Percent of Vision Area



Charts are generated per AAMA 507.

Thermal Transmittance¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.57
0.46	0.56
0.44	0.54
0.42	0.53
0.40	0.51
0.38	0.49
0.36	0.48
0.34	0.46
0.32	0.45
0.30	0.43
0.28	0.41
0.26	0.40
0.24	0.38
0.22	0.36
0.20	0.35

SHGC Matrix²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.66
0.70	0.62
0.65	0.58
0.60	0.53
0.55	0.49
0.50	0.45
0.45	0.40
0.40	0.36
0.35	0.32
0.30	0.27
0.25	0.23
0.20	0.19
0.15	0.14
0.10	0.10
0.05	0.05

Visible Transmittance²

Glass VT ³	Overall VT ⁴
0.75	0.65
0.70	0.61
0.65	0.57
0.60	0.52
0.55	0.48
0.50	0.44
0.45	0.39
0.40	0.35
0.35	0.30
0.30	0.26
0.25	0.22
0.20	0.17
0.15	0.13
0.10	0.09
0.05	0.04

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
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SPECIFICATION SHEETS



PRODUCT NAME:	¼" PPG SB70XL HS #2, ½" air, UL Level 3 - Secur-Tem + Poly®
PRODUCT CODE:	SP311 IG
PERFORMANCE TESTING:	Ballistic: UL 752 – Level 3 – UL Listed – File BP844 .44 Magnum Lead Semi-Wadcutter Gas Checked No Spall, No Penetration
CONSTRUCTION:	Product construction is proprietary. This product is glass-clad polycarbonate and contains an exposed polycarbonate surface with an abrasion resistant coating on the witness (safe) side.
THICKNESS:	1.805" Nominal (1-13/16")
THICKNESS TOLERANCE:	1.717" / 1.889"
WEIGHT:	16.08 Lbs. / Square Foot
SIZE:	60" x 96" Maximum 12" x 12" Minimum
OPTIONS:	Tinted glass, translucent interlayers, transparent mirror, Low Iron glass
TECHNICAL DATA:	U-Value .27 Solar Heat Gain Co-efficient .27 Light Transmission .56
APPLICABLE STANDARDS:	ANSI Z97.1 CPSC 16 CFR 1201 (Category I and II) ASTM C 1036 ASTM C 1349
SINGLE RESPONSIBILITY:	Global Security Glazing products are covered by our Single Responsibility® Program that ensures one firm has handled and is accountable for all phases of manufacturing.
INSTALLATION:	Glass must be installed in a UL Level 3 Bullet Resistant frame system. Holes must be covered with a UL listed device. All glass should be installed in accordance with the guidelines set forth in the current edition of the Glass Association of North America (GANA) Glazing and Sealant Manuals. Glazing systems should incorporate a weep system to allow moisture and water to escape the glazing channel. Recommended Clearance: Face: 1/8" per side Edge: 3/8" Bite: 1"

Permadize® Hardcoat Finishes

Highlight Your Architectural Achievements



Light Sequin (simulates #14/#17 clear anodize)



Champagne (simulates #18 champagne anodize)



Gold (simulates #26 light bronze anodize)



Medium Bronze (simulates #28 medium bronze anodize)



Dark Bronze (simulates #40 dark bronze anodize)



Black (simulates #29 black anodize)



Arctic Blue



Metallic Brick



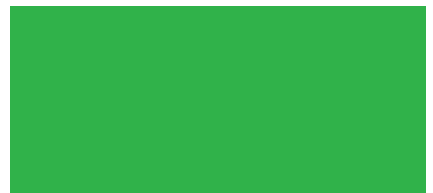
Tropical Jade



Platinum Ice



Terra Cotta Metallic



Sterling Gray



Mediterranean Mist



Champagne Rose



Classic Copper



Hartford Mist



Sapphire Ice



Burgundy Metallic

High Performance Coatings

That Meet AAMA 2604 Requirements

Permadize® Hardcoat Finishes combine the proven durability of 50% fluoropolymer resins with a rich metallic pearlescence to create vibrant colors that transform your perception of a finish. The Permadize® secret is its formulation process in which the pearlescent highlights are combined with texturizers – minute metallic-like particles – that add increased abrasion resistance. The result is a hard finish that blends beauty with everyday toughness and mar resistance.

Performance

Permadize® finishes stand up to normal use, abuse and weathering. And ultimately, they help to hold down building maintenance costs. Proven performers, Permadize® Hardcoat Finishes are tested to meet the most stringent standards and have surpassed the AAMA 2604 testing requirements. The specification allows non-chrome pre-treatment and covers a period of five years South Florida exposure, as well as tough abrasion, gloss retention and adhesion tests (see table opposite). The added hardness of the 50% Kynar formulation enhances protection against finish damage and touchups that are sometimes required during transportation, installation and everyday use.

Aesthetics

The hard finish and greater mar resistance of Permadize® Hardcoat Finishes make them ideal for ground floor installations such as storefronts and entrances that must withstand heavy traffic and constant usage. In addition, Permadize® Finishes provide excellent resistance to chalking and fading. Colors include earth tones as well as vivid blues and greens and the metallic sheen suggests custom anodized colors.

Permadize® Hardcoat Finishes

- For colors that complement today's designs
- For hard finish and mar resistance
- For long-lasting performance
- For sparkle that brings life to color

Performance Table

Mechanical Performance & Adhesion	AAMA 2604 Reference	Permadize® Hardcoat Finish Performance
Dry Film Hardness	Section 8.3	Pass 2H Minimum
Dry Film Adhesion	Section 8.4.1.1	Pass No film disbondment
Wet Adhesion	Section 8.4.1.3	Pass No film removal
Boiling Water Adhesion	Section 8.4.1.4	Pass No film removal or blistering
Impact Resistance	Section 8.5	Pass No film disbondment
Abrasion Resistance	Section 8.6	Pass >20 liters per mil
Chemical Resistance	AAMA 2604 Reference	Permadize® Hardcoat Finish Performance
Muriatic Acid Resistance	Section 8.7.1	Pass No visual change or blistering
Mortar Resistance	Section 8.7.2	Pass No visual change or loss of adhesion
Nitric Acid Resistance	Section 8.7.3	Pass Color change ≤5ΔE (Hunter)
Detergent Resistance	Section 8.7.4	Pass No film removal or blistering
Window Cleaner Resistance	Section 8.7.5	Pass No film removal or blistering
Corrosion Resistance	AAMA 2604 Reference	Permadize® Hardcoat Finish Performance
Humidity Resistance	Section 8.8.1	Pass No blisters > "few No.8" (ASTM D 714)
Salt Spray Resistance	Section 8.8.2	Pass <1.6 mm creep from scribe
Weathering 5 Years Florida	AAMA 2604 Reference	Permadize® Hardcoat Finish Performance
Color Retention	Section 8.9.1.2	Pass Color change ≤5ΔE (Hunter)
Chalking Resistance	Section 8.9.1.3	Pass No more than No.8 rating (ASTM D 4214)
Gloss Retention	Section 8.9.1.4	Pass ≥ 30% gloss retention
Erosion Resistance	Section 8.9.1.5	Pass < 10% Film loss

* Note: These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification shall be as per approved color samples. Permadize® finishes are formulated by The Valspar Corporation for Kawneer Company, Inc.



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770 . 449 . 5555

