

Addendum

No. 01
Date: 01-24-2025
Project: Clackamas Fire District Training Center
Architect: Scott Edwards Architecture, LLP
 2525 E. Burnside Street
 Portland, Oregon 97214
 Phone: (503) 226-3617
 Fax: (503) 226-3715

Incorporate the following clarifications, revisions, additions and/or corrections into the bid documents for the above referenced project:

Project Manual:

Section 00 01 10	Table of Contents revised adding the Alternates section.
Section 00 11 13	Invitation to Bid, revised bid security to 10%
Section 00 43 23	Alternates Form added.
Section 01 23 00	Alternates added.

Drawings:

Architectural

Sheet G0.01	<ol style="list-style-type: none"> 1. Deductive Bid Alternates #1 thru #3 added: 2. Delegated / Bidder Design Items list modified removing the Fire Sprinkler System and Fire Detection and Alarm System from the list. These systems are not included in the scope of work. 3. Deferred Submittal list modified removing the Fire Sprinkler System and Fire Detection and Alarm System from the list.
Sheet G1.01	<ol style="list-style-type: none"> 1. Building Code Summary, Construction Type modified to list the building as "Not Sprinklered". 2. Chapter 5: General Building Heights and Area, Building Area modified to list maximum building area.
Sheet A2.11	<ol style="list-style-type: none"> 1. Reverse operable panel partition operation to stack at north wall 2. Revise Note at Reflected Ceiling Plan omitting the reference to Sprinkler Piping above the ceiling.

Questions & Answers:

Question: *"Will a fire alarm specifications be provided?"*

Response: No, the fire alarm scope of work has been deleted.

Question: *"There are several division 26 specification sections that do not appear to pertain to the scopes of work. Will the specification be adjusted to be project specific? Specifically 260573-Electrical Distribution System Studies as this would be a cost impact that isn't reflective of the scope of work."*

Response: Oregon Electrical Specialty Code (OESC) sections 110.9, 110.10, and 110.24 require equipment to be selected and coordinated with available fault current. Modifications at this site are not anticipated to impact the available fault current available, so the new equipment ratings may match existing equipment to be replaced or will need to be calculated for new equipment. This will apply to mechanical and electrical equipment to be replaced. NEC section 110.16 requires Arc-Flash Hazard Warning labels for electrical equipment.

Question: *"Are 260923-Occupancy and Vacancy Sensors and 260924-Daylighting Controls needed and/or wanted and if so where? CFD has not liked and had issues with automated controls in the past?"*

Response: Lighting controls are required per Oregon Energy Efficiency Specialty Code (OEESC) section 9 in spaces where new lighting is installed.

Question: *"Other than fire alarm are there any low voltage systems (voice/data, speakers, access control or Tap-Out) that need to be provided by the respective project contractors or is that owner provided? Maybe boxes and raceways by contractors and systems by owner? If by contractor then does the owner have standards?"*

Response: The fire alarm system has been deleted from the scope of work. There are no additional low voltage systems in the scope of work.

Question: *"The only lights that are not defined are the 2x4 lights in the acoustical tile ceiling. Is the intent to reuse the old 2x4 troffer lights with the polycarbonate lenses?"*

Response: No, the intent is to have new, high efficiency fixtures (design build).

Question: *"The LT-2 lights for above the sinks are listed out as a WS-73117 which is a 24" wide fixture. This matches the ADA restroom but the two common washroom scale out to be about 3'-4" wide in detail 1 on A6.10. Is there a different light wanted or they just drawn too wide?"*

Response: The intent is to use the same fixture. The fixtures shown on detail 1/ A6.10 are drawn too wide.

Question: *"Are any receptacles needed or wanted near any of the restroom/washroom sinks?"*

Response: No.

Question: *"I don't see provision in the reception desk design to get raceways out to the peninsula for power and/or low voltage. Are any systems needed in the peninsula? If any are needed then is the design intent to saw cut the floor and trench from a wall out?"*

Response: Power may be routed via FMC and/or EMT conduit concealed in desk rather than routed via floor as indicated in spec section 260533 3.1, 3.3, and 3.4. See spec section 260000 1.4.B.5 for receptacle locations.

Question: *"Does scope/pricing need to be segregated for what pertains to insurance work from the water loss and what pertains to non-insurance/project work.?"*

Response: No. The intent is to list scope/ pricing for segregated work in the schedule of values.

Question: *"Does the bid form need to reflect what the owner needs for insurance cost reimbursement?"*
Response: No.

Question: *"Please provide As-built electrical drawings for these two project buildings, specifically the electrical as-builts?"*
Response: None are available.

Question: *"Please provide Panel schedules for all panels showing current capacity in the building"*
Response: None are available.

Question: *"Do you have any photos of the electrician room for review of equipment that is currently feeding the building?"*
Response: No.

Question: *"Please provide a basic scope of work for low voltage and communications".*
Response: There is no scope of work for low voltage and communications.

Question: *"Please verify if this building has a fire alarm system?" "Please verify manufacturer and model of fire alarm panel if there is one."*
Response: Assuming the question is referring to the Training Center. There is not a fire alarm system in the building. The references in the documents have been removed via this addendum.

Question: *"Conc 1 is referred to on the plans as sealing. However, the specifications for both state polishing. Please clarify"*
Response: The intent at the Training Center is that the areas called out as Conc 1 will be sealed and polished.

Question: *"The Training Center bid drawings show that there are Qty. 4 flat panel displays going to be installed on this project. They are currently shown as OFCI."*
Response: Correct. The owner provided flat panel displays and wall mounts will be provided by the owner. The contractor is to install the mounts and displays.

Question: *"Can you provide any additional information on what may be required to support each of these displays?"*
Response: No.

Question: *"In the lobby space will there be network requirements and any form of a digital signature player to be included behind each of the two displays?"*
Response: There is no low voltage scope of work in this project.

Question: *"In the training rooms, will any AV equipment or systems installed? Sound system, conference system, control system, etc?"*
Response: No

Question: *"Will the display be combined when the partition wall is open and if so, please provide detail?"*
Response: No

Question: *"Please confirm bid security percentage. The ITB states 10%, however the spec has it listed as 5%"*
Response: The bid security is 10%. The specification has been revised to read 10%.

Question: *“Would there be any consideration given to staggering the bid due dates so contractors can bid on all three projects?”*

Response: Unfortunately, no.

Question: *“Are the projects going to require Division 27 / Communication work?”*

Response: No

Question: *“Are the projects going to require Division 28 / fire alarm work?”*

Response: No

Question: *“Will the academy training schedule be published so contractors can produce a schedule around critical dates?”*

Response: The academy schedule will be provided to the awarded contractor.

Attachments:

1. Spec Section 000110 – Table of Contents
2. Spec Section 001113 – Invitation to Bid
3. Spec Section 012300 – Alternates
4. Spec Section 000000 - Bid Alternates form
5. Drawing Sheet G0.01, G1.01, A2.11

END OF ADDENDUM

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DIVISION 33 – UTILITIES	NOT USED

END OF DOCUMENT

**SECTION 00 11 13
INVITATION TO BID**

SECTION 00 11 13 – INVITATION TO BID

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
 - 1. Regulatory Requirements: Oregon Revised Statutes Chapter 279C shall govern submittal, opening, and award of bids.
- B. Project Identification: Clackamas Fire District Training Center.
 - 1. Project Location: 15990 SE 130th Ave, Clackamas, OR 97015.
- C. Owner: Clackamas Fire District #1
11300 SE Fuller Rd, Milwaukie, OR 97222.
- D. Architect: Scott Edwards Architecture, LLP
2525 E. Burnside St
Portland, OR 97214
- E. Project Description: Project is a tenant improvement and consists of the construction of new non-structural walls and finishes.
 - 1. Project cost range is anticipated to be under **\$450,000**.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: January 30, 2025.
 - 2. Bid Time: **2:00 p.m.**, local time.
 - 3. Location: Clackamas Fire District Fleet and Logistics Building
15800 SE 130th Ave.
Milwaukie, OR 97222
- B. Bids will be thereafter publicly opened and read aloud.

1.3 BIDDING DOCUMENTS

- A. Online Procurement and Contracting Documents: All bidding documents can be found on the district website.
- B. Questions or requests for clarification shall be directed in writing to the Architect, via email at bdole@seallp.com. All written questions must be received by 2:00pm, prevailing local time, **Thursday January 23, 2025**. The Architect will determine appropriate responses, if any, and if necessary, an Addendum will be issued to all plan holders of record by January 27, 2025. Any verbal response(s) obtained from any source by bidders will be considered information and shall not be relied upon by bidders.

1.4 PREBID MEETING

- A. Prebid Meeting: A Mandatory Prebid meeting for all bidders will be held in person on **Tuesday January 14, 2025, at 10:00 a.m.**, prevailing local time. Prospective prime bidders are **required** to attend.
 - 1. Bidders' Questions: Architect will provide responses at Prebid conference to bidders' questions received up to two (2) business days prior to conference.

1.5 BID SECURITY

- A. Bid security in the form of a cashier's check or Bid Bond per Section 00 43 13 of the Project Manual shall be submitted with each bid in the amount of ~~five ten~~ **(5 10%)** percent of the bid amount. No bids may be withdrawn for a period of sixty (60) days after opening

**SECTION 00 11 13
INVITATION TO BID**

of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.6 FIRST TIER SUBCONTRACTOR DISCLOSURE

- A. All bidders must complete and submit the First Tier Subcontractor Disclosure Form per State of Oregon Revised Statutes (ORS) ORS 279C.370 as required by Section 00 45 21 of the Project Manual by **3:00pm on the day set for opening of bids**. The first tier Subcontractor Disclosure Form, if submitted separately, shall be submitted in a sealed envelope plainly marked on the outside with project name, bid date and time, "First Tier Subcontractor Disclosure Form", bidder's name and contractor's Oregon stat CCB license number. The Owner must reject a bid as non-responsive if a bidder fails to submit the subcontractor disclosure form by the deadline.

1.7 RIGHT TO REJECT OR WITHDRAW BIDS

- A. The Owner reserves the right to waive minor informalities in the bids. In addition, the Owner may reject any bid proposal not in compliance with prescribed bidding procedures and may reject, for good cause, any and all bid proposals upon finding of the Owner that it is in their interest to do so.
- B. No bidder may withdraw a bid after the hour set for receipt of bids unless thirty (60) days have elapsed, and the Owner has not let a contract.

1.8 INTENT TO AWARD/ PROTEST PERIOD

- A. Subsequent to opening of the bids and determination of a bid within the acceptable project budget, a **Notice of Intent to Award** will be emailed to the qualified low bidder with a copy to all other contractors submitting a bid. Bidders shall have seven (7) calendar days from the Notice of Intent to Award date within which to review the bid files (by appointment), request any clarifications, or submit a written protest. After the expiration of the seven (7) day period and giving due consideration to any protest the owner shall proceed with the formal award of the Contract for Construction.
- B. All award protests must be in writing and either mailed or hand-delivered to: **Clackamas Fire District Fleet and Logistics Building, 15800 SE 130th Ave, Clackamas, OR 97015** and received within the protest period. The Owner shall not consider any written protest not received by this deadline.

1.9 AWARD OF CONTRACT

- A. Award will be based on the sum of the Base Bid.

1.10 PROJECT SCHEDULE

- A. It is a condition of the Bid that all work on this project shall be completed no later than **4 months** from Notice to Proceed, not including any extension in contract time authorized by approved Change Order. The anticipated construction start date is to be **within 14 days of contract execution**. Submission of a Bid shall indicate Bidder agrees to pay as **liquidated damages**, the amount of five hundred dollars (\$150) per calendar day beyond said substantial completion date, one thousand dollars (\$250) per calendar day beyond said final completion deadline, until all work is determined complete.

1.11 PREVAILING WAGE RATES

- A. This project is a public works project. By signing the bid, the bidder agrees to comply with the provisions of ORS 279C.800-870 and are subject to the federal prevailing wage provisions of Davis-Bacon Act 40 U.S.C. 3141.
- B. State of Oregon Bureau of Labor and Industries (BOLI) Prevailing Rate of Wage apply to all work in this project including work performed by Subcontractors.

**SECTION 00 11 13
INVITATION TO BID**

- C. These wage rates are included in **Section 00 73 43** of the Project Manual. When two different wage rates are listed, the higher of the two shall apply. See supplemental conditions for more information on prevailing wages.
- D. All contractors and sub-contractors must be able to provide evidence of a current Public Works Bond.

1.12 ADDENDA

- A. The plan center listed will notify its potential bidders registered of addenda.

END OF DOCUMENT

**SECTION 00 43 23
ALTERNATES FORM**

SECTION 00 43 23 - ALTERNATES FORM

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Clackamas Fire Training Center.
- C. Project Location: 15990 SE 130th Ave., Clackamas, OR 97015.
- D. Owner: Clackamas Fire District.
- E. Owner Project Number: 300024001-2.
- F. Architect: Scott Ewards Architecture, LLP.
- G. Architect Project Number: 24082.

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
 - 1. Cost-Plus-Fee Contract: Alternate price given below includes adjustment to Contractor's Fee.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within [60] days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 01: Materials and installation of the support structure including steel beam, posts and concrete footings for operable panel partition 116A:
 - 1. DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
 - 2. _____ Dollars
(\$ _____).
 - 3. DEDUCT ___ calendar days to adjust the Contract Time for this alternate.
- B. Alternate No. 02: Materials and installation of the soffit framing, finishing, and acoustic insulation for operable panel partition 116A:
 - 1. DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
 - 2. _____ Dollars
(\$ _____).
 - 3. DEDUCT ___ calendar days to adjust the Contract Time for this alternate.
- C. Alternate No. 03: Product and installation of operable panel partition 116A:
 - 1. DEDUCT ___ NO CHANGE ___ NOT APPLICABLE ___.
 - 2. _____ Dollars
(\$ _____).
 - 3. DEDUCT ___ calendar days to adjust the Contract Time for this alternate.

1.5 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this ___ day of _____, <Insert year>.

**SECTION 00 43 23
ALTERNATES FORM**

- B. Submitted By: _____ (Insert name of bidding firm or corporation).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____ (Owner/Partner/President/Vice President).

END OF DOCUMENT

**SECTION 01 23 00
ALTERNATES**

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. See Drawings for complete list of alternates and descriptions.

END OF SECTION



CLACKAMAS FIRE TRAINING CENTER

Job Number: 24082

15990 SE 130th AVE
CLACKAMAS, OR. 97015



2 ADD 1 01.24.25
PERMIT SET 12-20-2024
Issue Date

Drawing:
GENERAL PROJECT INFORMATION

Sheet No:

G0.01

GENERAL PROJECT NOTES	PROJECT TEAM	PROJECT SUMMARY	SHEET INDEX																																						
<p>REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.</p> <ol style="list-style-type: none"> GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE OR SHE MAY DISCOVER. BRING UNFORSEEN CONDITIONS TO ATTENTION OF ARCHITECT UPON DISCOVERY AT ANY POINT. THE MEANS OF CORRECTING ANY ERROR OR UNFORSEEN CONDITION SHALL FIRST BE APPROVED BY THE ARCHITECT. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTIONS FOR REFERENCE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION. GENERAL CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF STAGING AREA AND TO ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT OF WAY. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING. 	<p>OWNER Clackamas Fire District #1 15800 SE 130th Ave Clackamas, OR. 97015 TEL: 503-793-6158 CONTACT: Denise Toyooka EMAIL: denise.toyooka@clackamasfire.com</p> <p>ARCHITECT SCOTT EDWARDS ARCHITECTURE, LLP 2525 E. BURNSIDE STREET PORTLAND, OREGON 97214 TEL: 503.226.3617 CONTACT: BRANDON DOLE EMAIL: BDOLE@SEALLP.COM</p> <p>STRUCTURAL ENGINEER WDY STRUCTURAL ENGINEERS 6443 SW BEAVERTON-HILLSDALE HWY, SUITE 210 PORTLAND, OR. 97221 TEL: 503.203.8111 CONTACT: DALE DELORETO, PE EMAIL: DALE@WDYI.COM</p> <p>M/E/P ENGINEER INTERFACE ENGINEERING, INC 100 SW MAIN ST, SUITE 1600 PORTLAND, OR. 97204 TEL: 503.382.2266 CONTACT: MARK O'LEARY EMAIL: MARKO@INTERFACEENG.COM</p>	<p>PROJECT DESCRIPTION: RENOVATIONS TO THE 1-STORY CLACKAMAS FIRE DISTRICT TRAINING CENTER INCLUDING TOILET ROOM LAYOUT, SELECT AREAS OF LIGHTING, AND FINISHES</p> <p>5,013 S.F. EXISTING BUILDING</p> <p>PROJECT ADDRESS: 15990 SE 130 AVE, CLACKAMAS, OR. 97015</p> <p>TAX LOT: 22E11DB01600</p> <p>ZONING: CITY OF HAPPY VALLEY INSTITUTIONAL AND PUBLIC USE DISTRICT (IPU) CHAPTER 16.24.010 - SERVICE DISTRICT FUNCTIONS AND OPERATIONS, INCLUDED BUT NOT LIMITED TO FIRE DISTRICT FACILITIES - PERMITTED</p>	<table border="1"> <thead> <tr> <th>SHEET #</th> <th>SHEET NAME</th> </tr> </thead> <tbody> <tr> <td colspan="2">GENERAL</td> </tr> <tr> <td>G0.01</td> <td>GENERAL PROJECT INFORMATION</td> </tr> <tr> <td>G1.01</td> <td>CODE SUMMARY</td> </tr> <tr> <td colspan="2">ARCHITECTURAL</td> </tr> <tr> <td>A0.01</td> <td>ARCHITECTURAL GENERAL NOTES AND DIAGRAMS</td> </tr> <tr> <td>A0.10</td> <td>GENERAL DIAGRAMS</td> </tr> <tr> <td>A1.01</td> <td>EXISTING CONDITIONS SITE PLAN</td> </tr> <tr> <td>A2.10</td> <td>DEMO PLANS</td> </tr> <tr> <td>A2.11</td> <td>PLANS</td> </tr> <tr> <td>A6.10</td> <td>ENLARGED TOILET ROOM PLANS</td> </tr> <tr> <td>A6.11</td> <td>RECEPTION DESK</td> </tr> <tr> <td>A8.01</td> <td>INTERIOR ELEVATIONS</td> </tr> <tr> <td>A10.01</td> <td>DOOR SCHEDULE AND DOOR TYPES</td> </tr> <tr> <td>A10.21</td> <td>FINISH SCHEDULE AND LEGEND</td> </tr> <tr> <td colspan="2">STRUCTURAL</td> </tr> <tr> <td>S0.01</td> <td>STRUCTURAL NOTES, ABBREVIATIONS AND SPECIAL INSPECTIONS</td> </tr> <tr> <td>S2.11</td> <td>FOUNDATION AND MEZZANINE FRAMING PLANS</td> </tr> <tr> <td>S4.01</td> <td>DETAILS</td> </tr> </tbody> </table>	SHEET #	SHEET NAME	GENERAL		G0.01	GENERAL PROJECT INFORMATION	G1.01	CODE SUMMARY	ARCHITECTURAL		A0.01	ARCHITECTURAL GENERAL NOTES AND DIAGRAMS	A0.10	GENERAL DIAGRAMS	A1.01	EXISTING CONDITIONS SITE PLAN	A2.10	DEMO PLANS	A2.11	PLANS	A6.10	ENLARGED TOILET ROOM PLANS	A6.11	RECEPTION DESK	A8.01	INTERIOR ELEVATIONS	A10.01	DOOR SCHEDULE AND DOOR TYPES	A10.21	FINISH SCHEDULE AND LEGEND	STRUCTURAL		S0.01	STRUCTURAL NOTES, ABBREVIATIONS AND SPECIAL INSPECTIONS	S2.11	FOUNDATION AND MEZZANINE FRAMING PLANS	S4.01	DETAILS
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		<p>SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS</p>																																							
		<p>CONTRACTOR SHALL PROVIDE DESIGN, ENGINEERING, FURNISHING AND INSTALLATION OF A COMPLETE, FUNCTIONING SYSTEM(S) BASED ON THE SCHEMATIC LAYOUT SHOWN ON THE ARCHITECTURAL DRAWINGS, DESCRIBED HEREIN AND IN COMPLIANCE WITH PREVAILING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL ORDERING OF ALL DEVICES AND FIXTURES TO ENSURE PROPER OPTIONS, ACCESSORIES AND CONFIGURATIONS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND DOCUMENTATION AS REQUIRED FOR SUBMISSION TO, AND APPROVAL OF ARCHITECT, OWNER, AND GOVERNING BUILDING DEPARTMENT.</p> <p>UPON COMPLETION OF REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING DOCUMENTS TO PERMIT AGENCY FOR PLANS REVIEW AND PAYING ANY PLANS CHECK AND PERMIT FEES.</p>																																							
		<p><u>DELEGATED / BIDDER DESIGN ITEMS:</u></p> <ol style="list-style-type: none"> MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS NOT USED NOT USED <p>ADD 1</p> <p>THE FOLLOWING DELEGATED ITEMS REQUIRE A DEFERRED SUBMITTAL TO JURISDICTION:</p> <ol style="list-style-type: none"> NOT USED NOT USED FIRE DEPARTMENT ACCESS KEY BOX HANGERS AND SUPPORT FOR HVAC VIBRATION AND SEISMIC CONTROLS FOR HVAC LATERAL BRACING AND ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT WEIGHING MORE THAN 75 LBS (EXCEPTIONS PER ASCE 7, SECTION 13.1.4) <p>SEE SPECIFICATIONS AND/OR DESIGN NARRATIVE FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDITIONAL BIDDER DESIGN ITEMS.</p>																																							
		<p>DEDUCTIVE BID ALTERNATES</p>																																							
		<ol style="list-style-type: none"> MATERIALS AND INSTALLATION OF THE SUPPORT STRUCTURE INCLUDING STEEL BEAM, POSTS AND CONCRETE FOOTINGS FOR OPERABLE PANEL PARTITION 116A MATERIALS AND INSTALLATION OF THE SOFFIT FRAMING, FINISHING AND ACOUSTIC INSULATION FOR OPERABLE PANEL PARTITION 116A PRODUCT AND INSTALLATION OF OPERABLE PANEL PARTITION 116A 																																							
		<p>ADD 1</p>																																							
<p>VICINITY MAP</p>																																									

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BUILDING CODE SUMMARY 2022 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY B
 CONSTRUCTION TYPE TYPE V-B; NOT SPRINKLERED ADD 1

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 504.3 ALLOWABLE HEIGHT / STORIES / B: 60 FT / 3 STORY / 9000 SF
 TABLE 504.4 AREA FACTOR
 TABLE 506.2

MODIFICATIONS

SECTION 506.2.1 BUILDING AREA $A_a = A_t + (NS \times I_f)$
 Single Occupancy = 9000 SF + (0 SF x 0) = 9000 SF ADD 1

SECTION 506.3 FRONTAGE INCREASE 1 LF / 1 LF
 = 100 % FRONTAGE > 20'
 Width = 20 FT
 If = 0 FRONTAGE INCREASE NOT USED

TABLE 506.3.3 ACTUAL HEIGHT / STORIES 18' - 0" / 1 STORY
 ACTUAL BUILDING AREA 5013 SF (Includes / Excludes Basement ?)

MIXED OCCUPANCY SECTION 508.2 ACCESSORY N/A
 SECTION 508.3 NON-SEPARATED N/A
 SECTION 508.4 SEPARATED N/A
 SECTION 509 INCIDENTAL USE N/A

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	FIRE RATING *
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
NON BEARING WALLS AND PARTITIONS - EXTERIOR	PER TABLE 705.5
NON BEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HOUR

* NOT LESS THAN FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION PER TABLE 705.2

TABLE 705.5 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	FIRE RATING
X < 5'	1 HOUR
5' <= X < 10'	1 HOUR
10' <= X < 30'	0 HOUR
X >= 30'	0 HOUR

TABLE 705.8 MAXIMUM AREA OF WALL OPENINGS BASED ON FSD AND OPENING PROTECTION

0 TO LESS THAN 3'	UNPROTECTED, SPRINKLERED (NFPA 13)	PROTECTED
3 TO LESS THAN 5'	NOT ALLOWED	NOT ALLOWED
5 TO LESS THAN 10'	15%	15%
10 TO LESS THAN 15'	25%	25%
15 TO LESS THAN 20'	45%	45%
20 TO LESS THAN 25'	75%	75%
25 TO LESS THAN 30'	NO LIMIT	NO LIMIT
30' OR GREATER	NO LIMIT	NO LIMIT

SECTION 705.11 PARAPETS

TABLE 706.4 FIRE WALL FIRE RESISTANCE

SECTION 707 FIRE BARRIERS

707.3.1 SHAFT ENCLOSURES	PER 713.4
707.3.2 INTERIOR EXIT STAIR / RAMP	PER 1023.1
707.3.3 EXIT ACCESS STAIR	PER 713.4
707.3.4 EXIT PASSAGEWAY	PER 1024.3
707.3.5 HORIZONTAL EXIT	PER 1026.1
707.3.7 INCIDENTAL USES	PER TABLE 509.1
707.3.9 SEPARATED OCCUPANCIES	PER TABLE 508.4
707.3.10 FIRE BARRIER ASSEMBLIES AND HORIZONTAL ASSEMBLIES BTWN FIRE AREAS	PER TABLE 707.3.10 HOUR

SECTION 708 FIRE PARTITIONS

SECTION 709 SMOKE BARRIERS NOT REQUIRED

SECTION 711 FLOOR AND ROOF ASSEMBLIES (SUPPORTING CONSTRUCTION PER 711.2.3)

711.2.4.1 SEPARATING MIXED OCCUPANCIES	PER SECTION 508.4
711.2.4.2 SEPARATING FIRE AREAS	
711.2.4.3 DWELLING / SLEEPING UNITS	
711.2.4.4 SEPARATING SMOKE COMPARTMENTS	
711.2.4.5 SEPARATING INCIDENTAL USES	
711.2.4.6 OTHER SEPARATIONS	

SECTION 713 SHAFT ENCLOSURES NOT LESS THAN 1 HOUR CONNECTING LESS THAN 4 STORIES
 NOT LESS THAN 2 HOUR CONNECTING 4 STORIES OR MORE

CHAPTER 8: INTERIOR FINISHES

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS (FLAME SPREAD RATING)
 INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS
 CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMP
 ROOMS AND ENCLOSED SPACES
 B
 B
 C
 C

CHAPTER 9: FIRE PROTECTION SYSTEMS

SECTION 903.3.1.1 NFPA 13

CHAPTER 10: MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD (OL) 121

SECTION 1005.3.1 STAIRWAY EGRESS CAPACITY FACTOR .3
 SECTION 1005.3.2 OTHER EGRESS CAPACITY FACTOR .2

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
 MAX OCCUPANT LOAD 49 Occupants
 MAX COMMON PATH OF EGRESS TRAVEL 100 FT

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
 OCCUPANT LOAD PER STORY 1-500
 MIN NUMBER OF EXITS FOR STORY 2

TABLE 1006.3.4(1) STORIES WITH ONE EXIT FOR R-2 NOT APPLICABLE

TABLE 1006.3.4(2) STORIES WITH ONE EXIT FOR OTHER OCCUPANCIES
 FIRST STORY ABOVE/BELOW GRADE PLANE 49 / 75 FT
 SECOND STORY ABOVE GRADE PLANE 29 / 75 FT
 THIRD STORY AND HIGHER NOT PERMITTED

SECTION 1009.1 NUMBER OF ACCESSIBLE MEANS OF EGRESS REQUIRED 0
 SECTION 1009.2.1 ELEVATOR AS ACCESSIBLE MEANS OF EGRESS NOT REQUIRED
 SECTION 1009.3.2 ACCESSIBLE STAIRWAY WIDTH 48"
 SECTION 1009.3.3 AREA OF REFUGE NOT REQUIRED

SECTION 1011.2 MINIMUM STAIR WIDTH

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE 300 FT

TABLE 1020.2 CORRIDOR FIRE-RESISTANCE RATING 0 HR

TABLE 1020.3 MINIMUM CORRIDOR WIDTH 44" INCHES

SECTION 1020.5 DEAD ENDS 50 FEET
 *LENGTH IS NOT LIMITED WHERE LENGTH < 2.5x WIDTH

CHAPTER 11: ACCESSIBILITY

APPLICABLE CODES ANSI ICC A117.1 - 2017

CHAPTER 29: PLUMBING FIXTURES

PLUMBING FIXTURE SUMMARY

FUNCTION (CH. 10)	TOTAL	OCCUPANTS		WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
B	121	61	61	3	3	2	2	0
REQUIRED				3	3	2	2	0
GENDER NEUTRAL FIXTURES PROVIDED				7	7	7	7	2



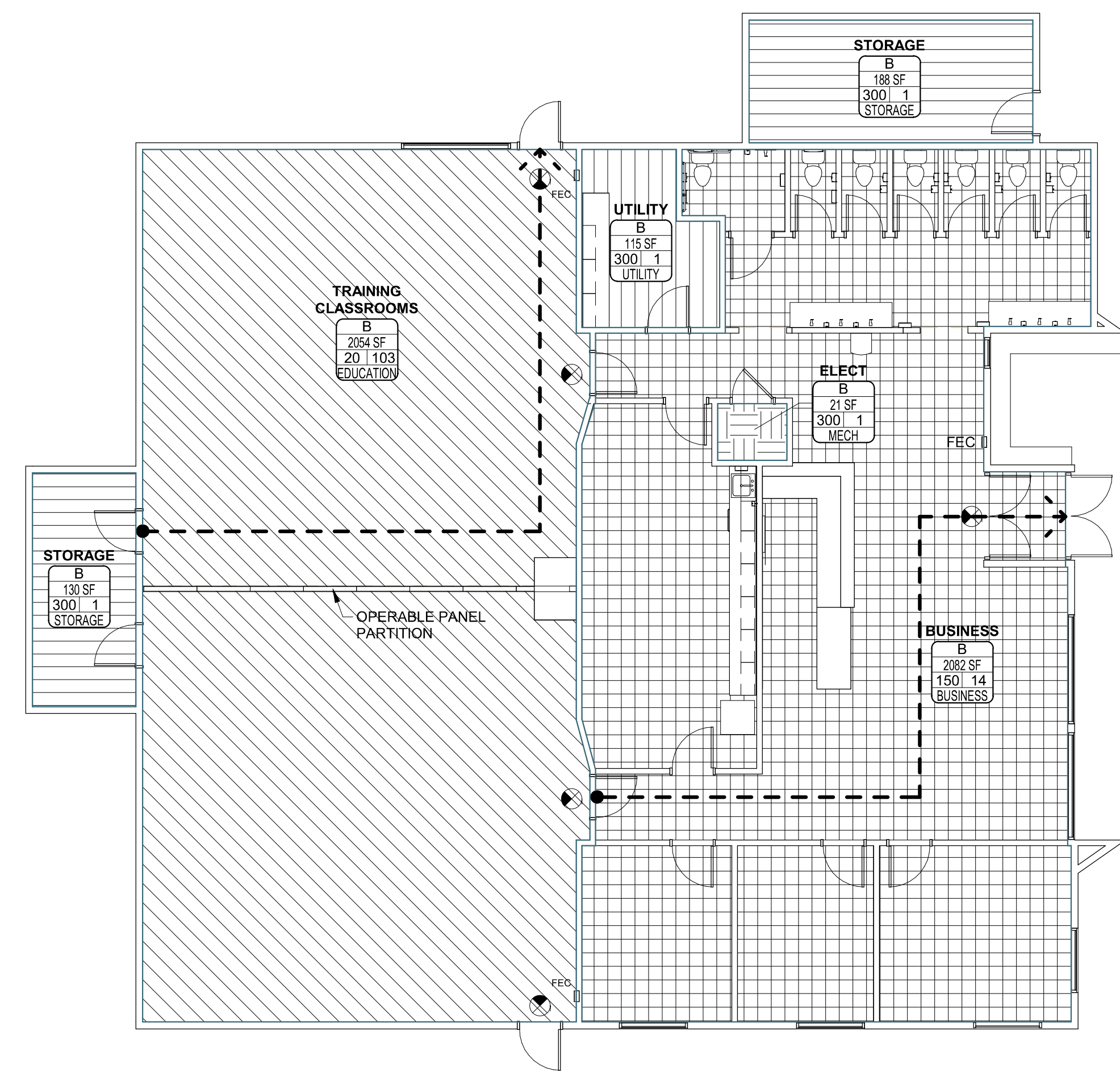
2525 E Burnside St. 503.226.3617
 Portland, OR 97214 seallp.com



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CLACKAMAS FIRE TRAINING CENTER

Job Number: 24082
 15990 SE 130th AVE
 CLACKAMAS, OR. 97015



Occupancy Function (per Ch. 10)

[Pattern]	BUSINESS
[Pattern]	EDUCATION
[Pattern]	MECH
[Pattern]	STORAGE
[Pattern]	UTILITY

CODE SUMMARY LEGEND

AREA NAME
 NAME
 Occ Grp # SF
 OLF #
 Function

AREA NAME
 OCCUPANCY (CH. 3)
 AREA (SF)
 OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS
 FUNCTION (CH. 10)

EXIT SIGN SHADE INDICATES ILLUMINATE FACE. CHEVRON INDICATES DIRECTION TO EXIT

PATH A
 100' - 0"

EXIT ACCESS PATH

FEC or FE
 MULTI-PURPOSE FIRE EXTINGUISHER AND CABINET (FEC) OR FIRE EXTINGUISHER (FE) ON BRACKET. VERIFY EXACT LOCATIONS AND QUANTITY WITH FIRE DEPARTMENT.

LIFE SAFETY OCCUPANT LOAD SCHEDULE

TABLE 1004.5

AREA NAME	AREA (SF)	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FINISH FLOOR				
BUSINESS	2082 SF	BUSINESS	150	14
ELECT	21 SF	MECH	300	1
STORAGE	188 SF	STORAGE	300	1
STORAGE	130 SF	STORAGE	300	1
TRAINING CLASSROOMS	2054 SF	EDUCATION	20	103
UTILITY	115 SF	UTILITY	300	1
				121

EXIT ACCESS TRAVEL DISTANCE

EGRESS PATH NAME	EGRESS PATH LENGTH
PATH A	57' - 3"
PATH B	55' - 0"

2 ADD 1 01.24.25
 PERMIT SET 12-20-2024
 Issue Date
 Drawing:
CODE SUMMARY

1 FIRST FLOOR LIFE SAFETY PLAN
 1/8" = 1'-0"

Sheet No:

G1.01

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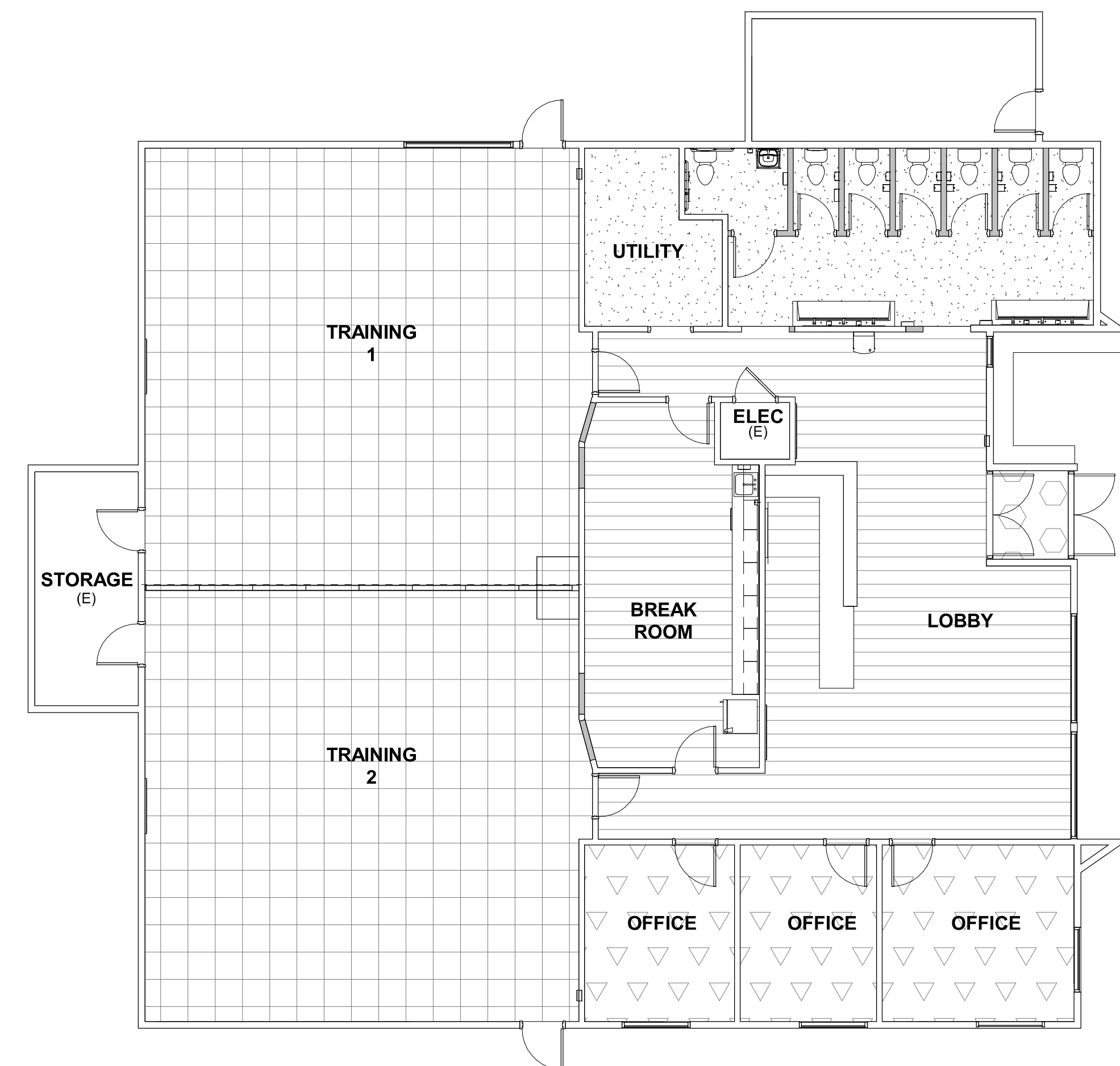


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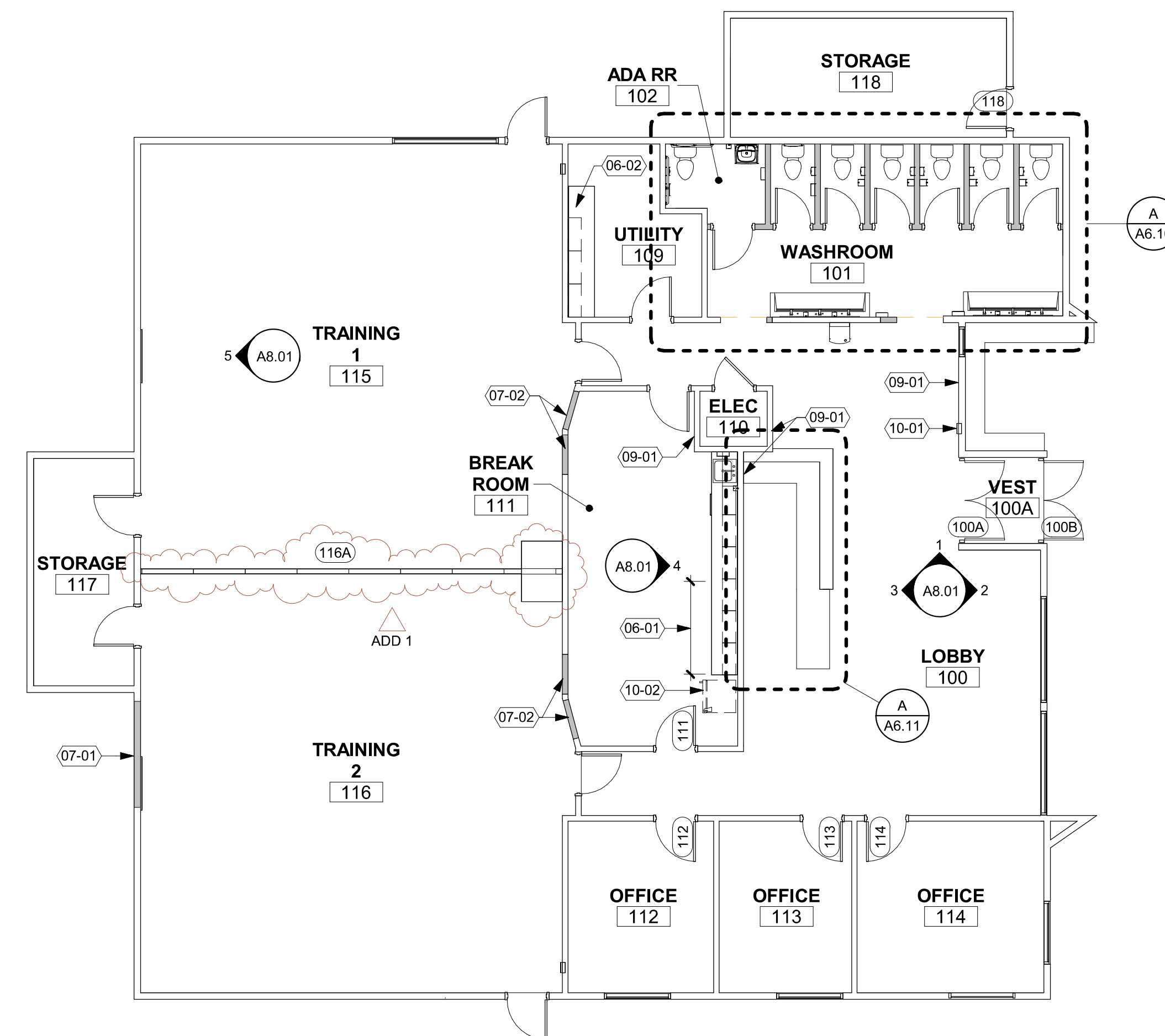
**CLACKAMAS
FIRE TRAINING
CENTER**

Job Number: 24082

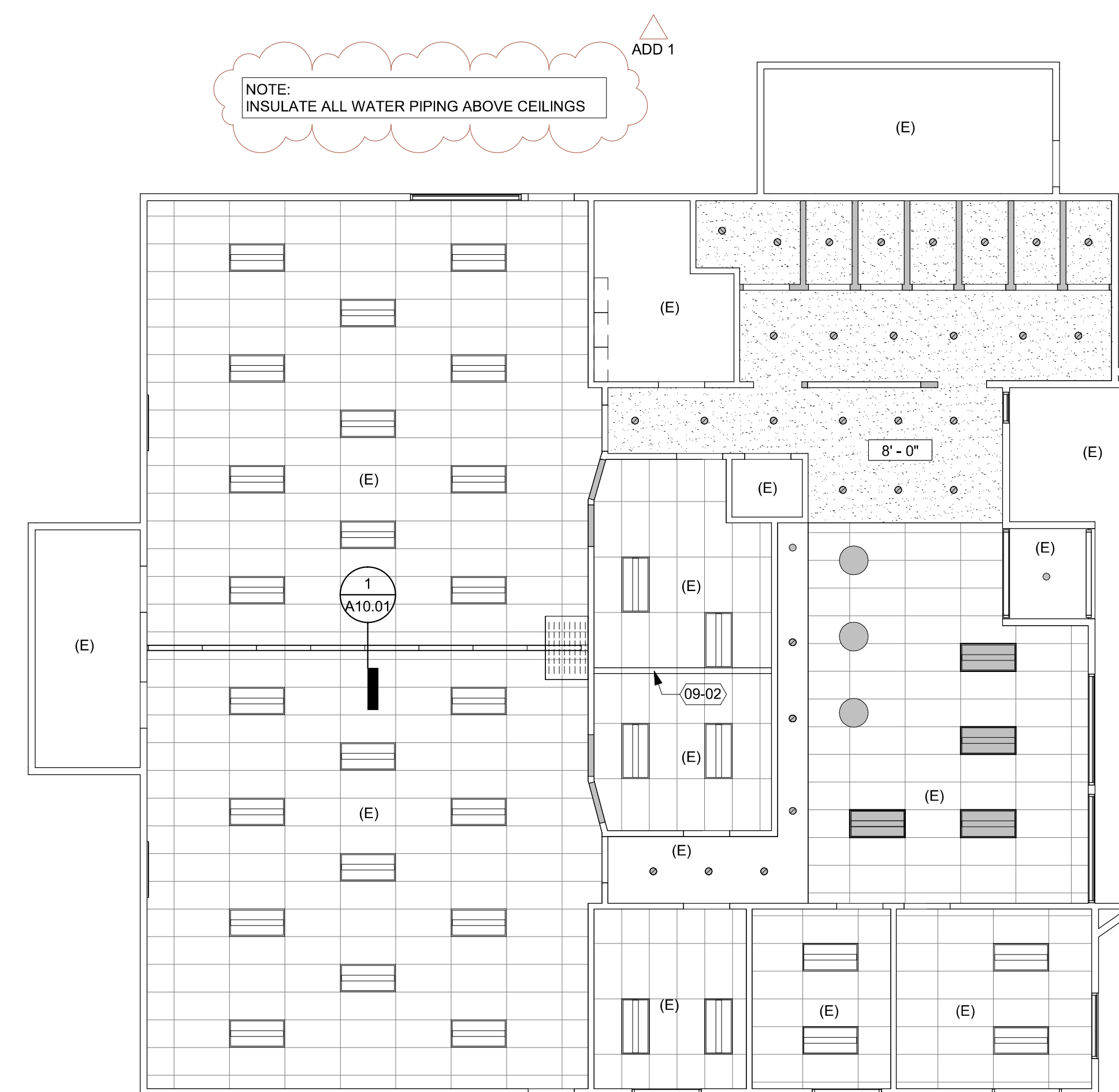
15990 SE 130th AVE
CLACKAMAS, OR. 97015



2 FLOOR FINISH PLAN
1/8" = 1'-0"



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



3 REFLECTED CEILING PLAN
1/8" = 1'-0"

KEYNOTES

- 06-01 SALVAGED CASEWORK FROM UTILITY 109
- 06-02 SALVAGED CASEWORK AND COUNTERTOP FROM LOBBY 100
- 07-01 INFILL WALL OPENING WITH GWB, 2x STUDS, PLYWOOD SHEATHING, WRB AND LAP SIDING TO MATCH EXISTING
- 07-02 INFILL WALL OPENING WITH 2x STUDS, GWB EACH SIDE TO MATCH EXISTING
- 09-01 PATCH AND REPAIR GWB IN PREP FOR PAINT
- 09-02 ACT INFILL
- 10-01 SALVAGED FEC
- 10-02 OFOI REFRIGERATOR

LEGEND - FLOOR PLAN

- EXISTING
- NEW 2x STUD FRAMING W/ 5/8" GWB EACH SIDE PROVIDE ACOUSTIC BATT INSULATION IN CAVITY

LEGEND - FLOOR FINISH PLAN

- CPT-1
- CPT-2
- CPT-3
- LVT-1
- CONC-1

LEGEND - RCP

- GYPSUM BOARD PAINT P-1 UNLESS NOTED OTHERWISE
- (E) ACT
- PENDENT LIGHT FIXTURE (LT-1)
- RECESSED LIGHT FIXTURE (LT-3)
- ACT LIGHT FIXTURE
- (E) LIGHT FIXTURE

2 ADD 1 01.24.25

PERMIT SET 12-20-2024

Issue Date

Drawing:

PLANS

Sheet No:

A2.11

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