REDMOND SCHOOL DISTRICT
SPECIAL EDUCATION BUILDING
RELOCATION & RENOVATION
675 SW RIMROCK WAY REDMOND OREGON 97756

ABBREVIATIONS

ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADR	ART DISPLAY RAIL
AFF	ABOVE FINISH FLOOR
AFP	ACOUSTICAL FIBERBOARD PANEL
AL/ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ATTM	ATTACHMENT
ARCH	ARCHITECTURAL
@	AT
AWC	ACOUSTIC WALL COVERING
AWI	ACOUSTIC WALL PANEL INSULATION
AWP	ACOUSTIC WALL PANEL
BD	BOARD
BLDG	BUILDING
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CJ	CONTROL JOINT
CM	CARBON MONOXIDE DETECTOR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CON	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET TILE
CT	CERAMIC TILE
DBA	DEFORMED BAR ANCHOR
DEG	DEGREE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
(E)	EXISTING
EL/ELEV	ELEVATION
EMT	ELECTRICAL METAL TUBING
EFP	EPOXY FLOOR PAINT
EOS	EDGE OF SLAB
EQ	EQUAL
ER	EPOXY RESIN
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FC	FIBER CEMENT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FG	FINISH GRADE
FFHB	FOST FREE HOSE BIBB
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF FINISH WALL
FRL	FIBER REINFORCED LAMINATE
FRP	FIBRE REINFORCED POLYMER
FT	FOOT, FEET
FSD	FIRE SMOKE DAMPER

ABBREVIATIONS (CONT'D)

GA	GAUGE
GALV	GALVANIZED
GRC	GLASSFIBER REINFORCED CONCRETE
GWB	GYPSUM WALL BOARD
GWS	GLASS WRITING SURFACE
HB	HOSE BIBB
HDWR	HARDWARE
HM	HOLLOW METAL
HS	HOLLOW STEEL
HORIZ	HORIZONTAL
HT	HEIGHT
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATED
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MDF	MEDIUM-DENSITY FIBERBOARD
MECH	MECHANICAL
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
MP	METAL PANEL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANTS
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OL	OCCUPANT LOAD
OPH	OPPOSITE HAND
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OSSC	OREGON STRUCTURAL SPECIALTY CODE
ORSC	OREGON RESIDENTIAL SPECIALTY CODE
OTA	OPEN TO ABOVE
P	PAINT
PB	PUSH BUTTON
PL, PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PS	PAINT SYSTEM
PR	PAIR
PT	PRESSURE-TREATED
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RAF	RUBBER ATHLETIC FLOORING
RB	RUBBER BASE
RC	RESILIENT CHANNEL
RD	ROOF DRAIN
REF	REFERENCE
REQD	REQUIRED
RF	RUBBER FLOORING
RM	ROOM
RO	ROUGH OPENING
RR	RESTROOM
RST	RUBBER STAIR TREAD & RISER

ABBREVIATIONS (CONT'D)

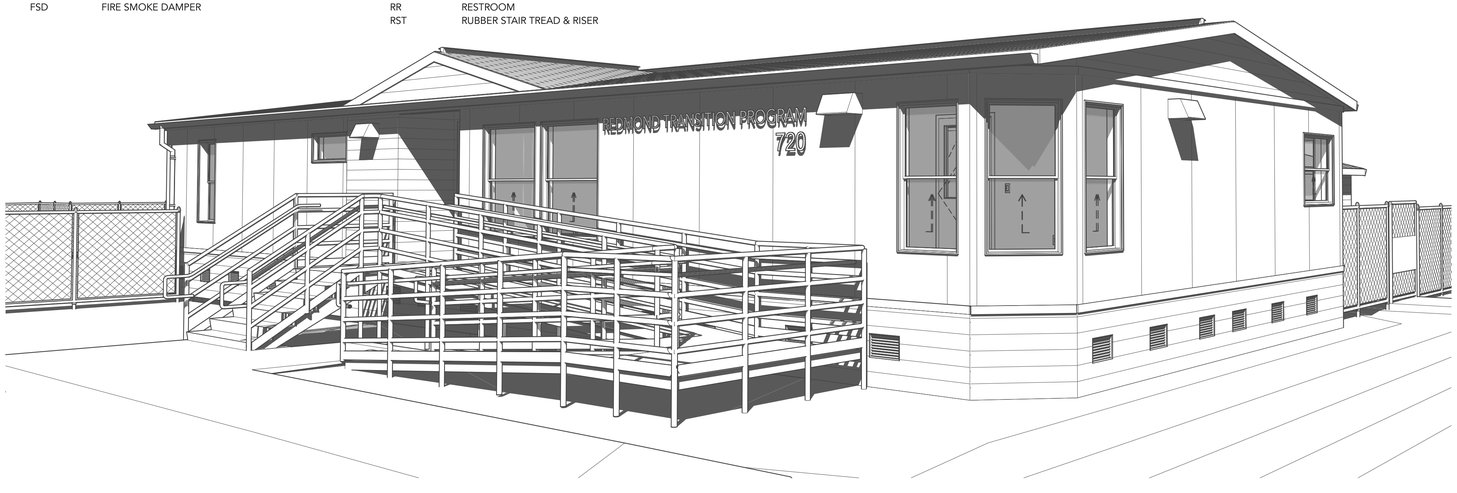
SAM	SELF-ADHERING MEMBRANE
SAMF	SELF-ADHERING MEMBRANE FLASHING
SC	SEALED CONCRETE
SD	SMOKE DETECTOR
SDT	STATIC DISSIPATIVE TILE
SECT	SECTION
SF	SQUARE FEET
SFRM	SPRAYED FIRE-RESISTIVE MATERIAL
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SM	SHEET METAL
SS	STAINLESS STEEL
SSF	SPRUNG STAGE FLOORING
SSM	SOLID SURFACE MATERIAL
STD	STANDARD
STF	SEAMLESS TROWELED FLOORING
STL	STEEL
STRUCT	STRUCTURAL
TB	TACKBOARD
TBD	TO BE DETERMINED
TEMP	TEMPERED
TMT	THERMALLY MODIFIED WOOD
TMY	TIMELY KNOCK-DOWN FRAME
TO	TOP OF
TP	TOILET PARTITION
TS	TUBE STEEL
TWS	TACKABLE WALL SURFACE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD
WAF	WOOD ATHLETIC FLOORING
WHF	WHOLE HOUSE FAN
WOM	WALK OF MAT
WP	WALL PROTECTION
WRB	WEATHER RESISTIVE BARRIER

VICINITY PLAN

PROJECT LOCATION

GENERAL NOTES

1. SEE "G" SHEETS FOR ARCHITECTURAL ABBREVIATIONS, SYMBOLS AND NOTES
2. SEE G002 FOR WALL TYPES
3. SEE SCHEDULE SHEETS FOR DOOR SCHEDULE
4. GRID LINES ALIGN WITH FACE OF STUD U.N.O.
5. PLAN DIMENSIONS AT EXTERIOR WALLS ARE MEASURED FROM GRIDLINES/OUTSIDE FACE OF STRUCTURE U.N.O. EXISTING WALLS ARE MEASURED TO FACE OF FINISH. PLAN DIMENSIONS AT NEW INTERIOR WALLS ARE MEASURED TO FACE OF STRUCTURE, U.N.O.
6. DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS OR 3 1/2" INCHES FROM FACE OF FACE OF THE PERPENDICULAR WALL TO FACE OF JAMB AS SHOWN
7. WHERE SOUND OR SHEAR WALL LOCATIONS ABUT OTHER WALL TYPES, PROVIDE FURRING TO ALIGN ALL FACES OF WALLS
8. ALL WALLS WITH SOUND RATING GO TO DECK
9. ALL WALLS IN OPEN CEILING LOCATIONS GO TO DECK
10. PARTITION WALLS TERMINATE 6" ABOVE ADJACENT CEILING AND BRACED TO STRUCTURE U.N.O.
11. ALL ELECTRICAL, MECHANICAL AND PLUMBING SHOWN FOR REFERENCE ONLY. SEE SHEETS IN APPROPRIATE SECTION FOR NOTES AND PLACEMENT



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PROJECT TEAM

OWNER:
REDMOND SCHOOL DISTRICT
145 SE SALMON DRIVE REDMOND OR 97756
CONTACT: MARC HORNER
PHONE: 541.923.4894
EMAIL: marc.horner@redmondschools.org

OWNER REPRESENTATIVE:
HMK COMPANY
916 SW 17th STREET, SUITE 204
REDMOND, OR 97756
CONTACT: ERIN DONOGHUE
PHONE: 925.451.3528
EMAIL: erin.donoghue@hmkco.org

ARCHITECT:
RHIZO ARCHITECTURE
920 NW BOND ST., STE. 205 BEND OR 97703
CONTACT: MATTHEW GUTHRIE
PHONE: 541.604.2353
EMAIL: matthew@rhizoarchitecture.com

CIVIL ENGINEER:
H.A. McCOY
1180 SW LAKE RD. STE. 201, REDMOND, OR 97756
CONTACT: JORDAN EMERICH
PHONE: 541.923.7554
EMAIL: jordan@ham-engr.com

STRUCTURAL ENGINEER:
MORRISON-MAIERLE
360 SW BOND ST., #220
BEND, OR 97702
CONTACT: ERIC HEIDEBRECHT, PE, SE
PHONE: 541.699.5432
EMAIL: eheidebrecht@m-m.net

CONTRACTOR:
FIRM: TBD
CCB#: TBD
ADDRESS: TBD
CONTACT: TBD
PHONE: TBD
EMAIL: TBD

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A-6579
STATE OF OREGON

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PRINT DATE: 12.30.2025

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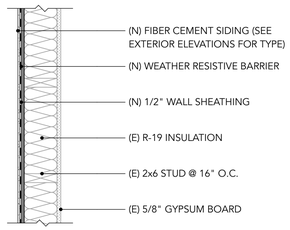
PERMIT & BID SET

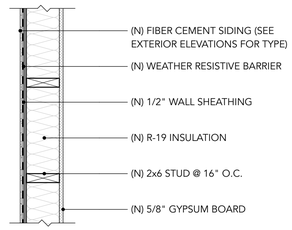
SHEET:
COVER SHEET

G-001



7 G-002 E1 - WALL TYPE

SCALE: 1" = 1'-0"



6 G-002 E2 - WALL TYPE

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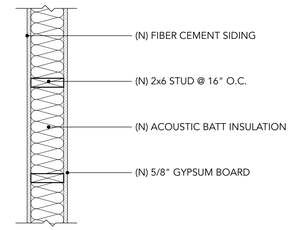
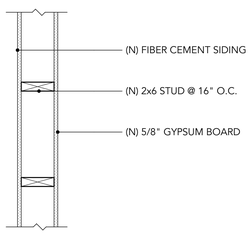


5 G-002 A1 - WALL TYPE

SCALE: 1" = 1'-0"



4 G-002 A2 - WALL TYPE

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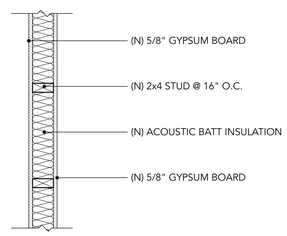
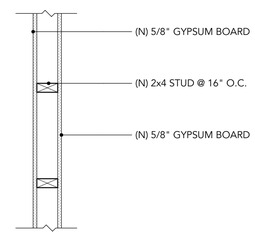


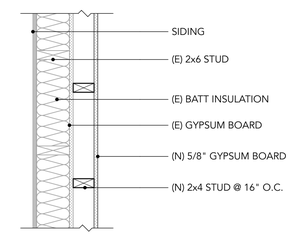
3 G-002 A3 - WALL TYPE

SCALE: 1" = 1'-0"



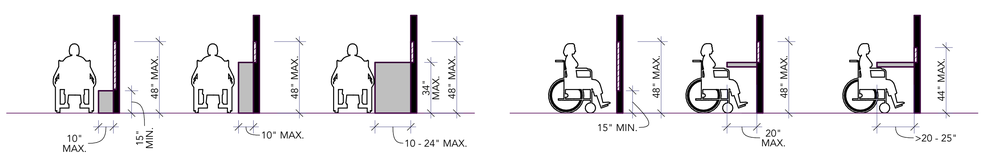
2 G-002 A4 - WALL TYPE

SCALE: 1" = 1'-0"

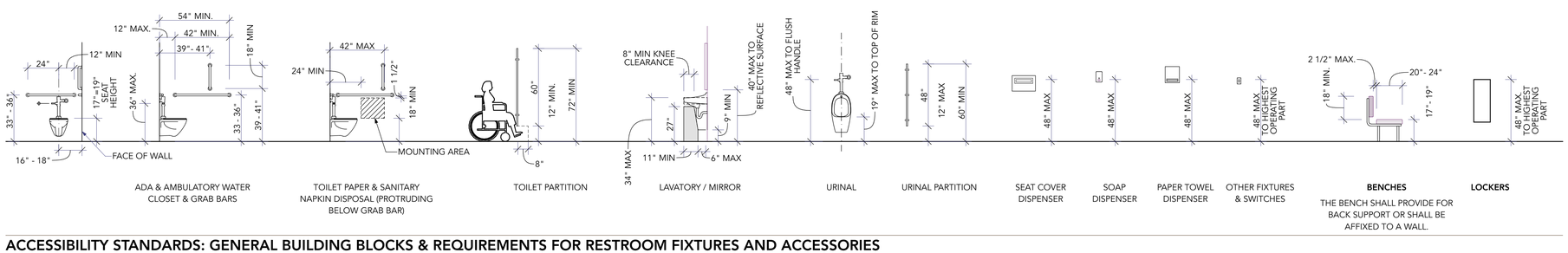


1 G-002 A5 - WALL TYPE

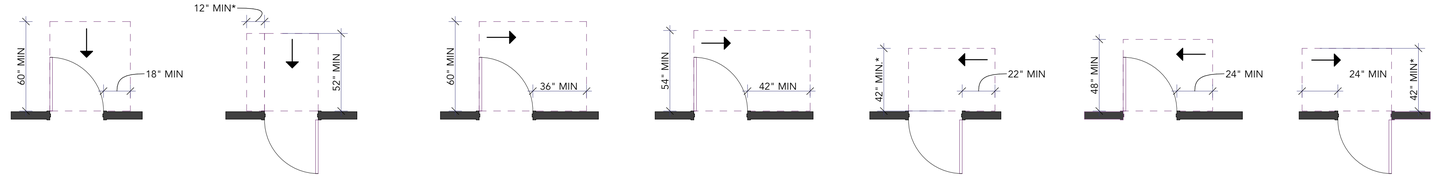
SCALE: 1" = 1'-0"



ACCESSIBILITY STANDARDS: REACH RANGES



ACCESSIBILITY STANDARDS: GENERAL BUILDING BLOCKS & REQUIREMENTS FOR RESTROOM FIXTURES AND ACCESSORIES



ACCESSIBILITY STANDARDS: GENERAL REQUIREMENTS FOR CLEARANCES AT SWINGING DOORS

DRAWING SYMBOLS

- GRID LINE - F.O.S. UNLESS NOTED OTHERWISE
- 4' — DIMENSION TO FACE OF FRAMING - UNLESS NOTED OTHERWISE
- WINDOW ID
- 000X — DOOR ID (ROOM NAME & DOOR MARK)
- ROOM NAME ### — ROOM NAME / NUMBER
- X / AXXX — INTERIOR ELEVATION
- X / AXXX — SECTION CUT
- -30'-0" — SPOT ELEVATION
- 296'-0 3/4" — ELEVATION DATUM POINT
- MATCH LINE
- BREAK LINE
- XX.XX — DRAWING KEYNOTE
- WALL FINISH ID
- DRAWING REVISION

DEVICE SYMBOLS

- DR — DOOR RELEASE
- CR — CARD READER
- CAMERA

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
STATE OF OREGON

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ASSEMBLIES, NOTES & LEGENDS

G-002

GENERAL INFORMATION

	APPLICABLE CODES	2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2022 OREGON FIRE CODE (OFC) 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC) 2023 OREGON PLUMBING SPECIALTY CODE (OPSC) 2023 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) (AND AS AMENDED BY THE 2022 OSSC WHERE APPLICABLE) ANSI/ASHRAE/IES STANDARD 90.1-2019 ICC A117.1-2017 / 2022 OSSC CHAPTER 11 2019 NFPA 25, 13, 13D, 13R, 14 AND 72
	BUILDING DEPT. JURISDICTION	CITY OF REDMOND
	PROJECT DESCRIPTION	RELOCATE (E) MODULAR STRUCTURE TO NEW SITE AND PROVIDE THE FOLLOWING SITE IMPROVEMENTS: ACCESSIBLE ROUTE, NEW PARKING LOT LAYOUT INCLUDING ACCESSIBLE PARKING, NEW FENCING, NEW EXTERIOR OUTDOOR AREA AND PRE-FABRICATED STORAGE SHED.
	OCCUPANCY CLASSIFICATION	GROUP B
	OCCUPANCY SEPARATION	NONE
	CONSTRUCTION TYPE	TYPE VB
	FIRE PROTECTION	**AUTOMATIC FIRE SPRINKLER SYSTEM** FIRE EXTINGUISHER (SEE CODE PLAN)
OSSC TABLE 1604.5	RISK CATEGORY	II
OSSC 1613.2.2	SITE CLASSIFICATION	C
OSSC TABLE 1613.2.5	SEISMIC DESIGN CATEGORY	D
OSSC TABLE 1609.3	BASIC DESIGN WIND SPEED	110 MPH

CHAPTER 3: OCCUPANCY

OSSC 302.1 **OSSC 304.1**	OCCUPANCY CLASSIFICATION	**BUSINESS GROUP B**
		EDUCATION OCCUPANCIES FOR STUDENTS ABOVE THE 12th GRADE INCLUDING HIGHER EDUCATION LABORATORIES **THE BUILDING USE IS FOR POST-GRADUATES.** TRAINING and SKILL DEVELOPMENT NOT IN A SCHOOL OR ACADEMIC PROGRAM (THIS SHALL INCLUDE TUTORING CENTERS, MARTIAL ARTS STUDIOS, GYMNASTICS AND SIMILAR USES REGARDLESS OF THE AGES SERVED, AND WHERE NOT CLASSIFIED AS A GROUP A OCCUPANCY).

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

OSSC 401.1		

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

OSSC 504.3	ALLOWABLE BUILDING HEIGHT	60 FEET
	EXISTING BUILDING HEIGHT	**~14 FEET**
OSSC 504.4	ALLOWABLE NUMBER OF STORIES	TWO STORIES
	PROPOSED NUMBER OF STORIES	**(E) ONE STORY**
OSSC 506.2	ALLOWABLE BUILDING AREA	38,000 SQUARE FEET (S1)
	PROPOSED BUILDING AREA	**THE (E) BUILDING IS ~1,705 SQUARE FEET**
OSSC 506.3	ALLOWABLE BUILDING AREA W/ FRONTAGE INCREASE	NOT CALCULATED. INCREASE NOT REQUIRED

CHAPTER 6: TYPES OF CONSTRUCTION

OSSC TABLE 601	FIRE-RESISTANCE RATING - BUILDING ELEMENTS	**TYPE VB**
	PRIMARY STRUCTURAL FRAME	0 HOURS
	BEARING WALLS	
	EXTERIOR	0 HOURS
	INTERIOR	0 HOURS
	NON-BEARING WALLS	
OSSC TABLE 705.5	EXTERIOR	NO CHANGE - 0 HOURS BASED ON GROUP E, TYPE VB
	INTERIOR	0 HOURS
	FLOOR CONSTRUCTION	0 HOURS
	ROOF CONSTRUCTION	0 HOURS

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

OSSC TABLE 705.2	EXTERIOR PROJECTIONS	
	FSD = 0 TO LESS THAN 2 FEET	PROJECTIONS NOT PERMITTED: NO CHANGE
	FSD = 2 TO LESS THAN 3 FEET	24 INCHES: NO CHANGE
	FSD = 3 TO LESS THAN 5 FEET	TWO-THIRDS OF FSD: NO CHANGE
	FSD = 5 FEET OR GREATER	40 INCHES: NO CHANGE
OSSC TABLE 705.5	FIRE-RESISTANCE RATING OF EXTERIOR WALL	
	CONSTRUCTION TYPE: VB	
	OCCUPANCY GROUP: A-3	
	FSD: 10 ≤ X ≤ 30:	0 HOURS
OSSC TABLE 705.8	OPENINGS (EXTERIOR)	
	30 FEET OR GREATER	UNPROTECTED, SPRINKLERED (UP,S): **NO LIMIT**
OSSC 705.11	PARAPETS	
EXCEPTION 1	PARAPETS SHALL BE REQUIRED ON EXTERIOR WALLS OF BUILDINGS	NOT REQUIRED BECAUSE OF FIRE SEPARATION DISTANCE
OSSC 706	FIRE WALLS AND FIRE BARRIERS	(E) FIRE WALL - NO CHANGE
OSSC 707	FIRE PARTITION	NOT REQUIRED IN CORRIDOR DUE TO AUTOMATIC FIRE SPRINKLER SYSTEM
OSSC 709	SMOKE BARRIER	NO CHANGE
OSSC 710	SMOKE PARTITION	NO CHANGE
OSSC 718.2	CONCEALED SPACES	FIREBLOCKING REQUIRED. PROVIDE AT CONCEALED WALL SPACES VERTICALLY AT CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

CHAPTER 8: INTERIOR FINISHES

OSSC TABLE 803.13	A	INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY & FIRE PROTECTION	OCCUPANCY GROUP E: "CLASS C" FLAME SPREAD AND SMOKE DEVELOPED INDEX FOR ROOMS AND ENCLOSED SPACES
OSSC 808	B	ACOUSTICAL CEILING SYSTEMS	THE PROJECT SCOPE DOES NOT INCLUDE A NEW ACOUSTICAL CEILING SYSTEM.

CHAPTER 9: FIRE PROTECTION & LIFE SAFETY SYSTEMS

OSSC 903		AUTOMATIC FIRE SPRINKLER SYSTEM	**FIRE SPRINKLER SYSTEM IS EXISTING. VERIFY IF NEW HEADS ARE REQUIRED BASED ON NEW LAYOUT.**
OSSC 907.2.2	A	FIRE ALARM	A NFPA 72 FIRE ALARM IS EXISTING. INDICATORS TO BE RELOCATED AS REQUIRED.

CHAPTER 10: MEANS OF EGRESS

OSSC 1004	ROOM OCCUPANCY & GENERAL EGRESS	**SEE CODE PLAN**
OSSC 1005.3.1 **EXCEPTION 1**	MEANS OF EGRESS SIZING: STAIRWAYS	CAPACITY IN INCHES = OCCUPANT LOAD * 0.2 (DUE TO SPRINKLER). SEE CODE PLAN
OSSC 1005.3.2, **EXCEPTION 1**	MEANS OF EGRESS SIZING: OTHER EGRESS COMPONENTS	CAPACITY IN INCHES = OCCUPANT LOAD * 0.15 (DUE TO SPINKLER). PER SEE CODE PLAN
OSSC TABLE 1006.2.1	NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	TWO EXITS REQUIRED. ALLOWED COMMON PATH = 100 FEET PROPOSED COMMON PATH = 39 FEET
1007.1.1 **EXCEPTION 2**	EXIT AND EXIT ACCESSWAY DOORWAY CONFIG	TWO EXITS REQUIRED. EXIT SEPARATION DISTANCE EXCEEDS ONE-THIRD THE MAXIMUM OVERALL DIAGONAL DIMENSION. SEE CODE PLAN.
OSSC 1008.2	MEANS OF EGRESS ILLUMINATION	THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES
OSSC 1009.1	ACCESSIBLE MEANS OF EGRESS	ACCESSIBLE MEANS OF EGRESS PROVIDED AT BOTH EXITS.
	DOORS, GATES AND TURNSTILES	A MINIMUM CLEAR WIDTH OF 32 INCHES SHALL BE PROVIDED SEE CODE PLAN FOR DOOR EXIT WIDTHS AT LOCATION OF EGRESS. NOTE: VALUES ON CODE PLAN ARE WIDTH OF DOOR MINUS 3 INCHES FOR FACE OF DOOR IN OPEN POSITION AND STOP.
OSSC 1010.1.2, **EXCEPTION 9**	EGRESS DOOR TYPES	EGRESS DOORS SHALL BE OF THE SIDE-HINGED SWINGING DOOR, PIVOTED DOOR, OR BALANCED DOOR TYPES.
	STAIRWAYS	SEE DRAWINGS FOR NEW RAMP & STAIR.
	RAMPS	SEE DRAWINGS FOR NEW RAMP & STAIR.
OSSC 1013.1	EXIT SIGNS	**SEE CODE PLAN FOR (E) EXIT SIGNS**
	HANDRAILS	SEE DRAWINGS FOR NEW RAMP & STAIR.
	GUARDS	SEE DRAWINGS FOR NEW RAMP & STAIR.
	EXIT ACCESS	EGRESS DOES NOT TRAVEL THROUGH INTERVENING SPACES
OSSC TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	ALLOWED TRAVEL DISTANCE: 300 FEET PROPOSED TRAVEL DISTANCE: 51 FEET
OSSC 1020.2. **TABLE OSSC 1020.2**	CORRIDORS	CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.2. PER TABLE 1020.2, **THE RATING IS NOT REQUIRED DUE TO THE SPRINKLER SYSTEM.**
OSSC 1020.5 **EXCEPTION 2**	CORRIDORS: DEAD ENDS	WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 50 **FEET** (6096 MM) IN LENGTH.

11 ACCESSIBILITY

	GENERAL COMPLIANCE	ALL NEW CONSTRUCTION TO COMPLY WITH CHAPTER 11 & OREGON ACCESSIBILITY CODE 2017, A117.1, 2017 AMENDED
	ACCESSIBILITY FOR EXISTING BUILDINGS	SEE SECTION 34 BELOW
	ARCHITECTURAL BARRIER REMOVAL	**BARRIER REMOVAL IS NOT CALCULATED FOR THIS PROJECT. THE MODULAR RELOCATION AND RENOVATION PROJECT IS BARRIER FREE FROM THE PARKING LOT, ROUTE TO ALTERED BUILDING, ENTRIES, AREA OF PRIMARY FUNCTION, RESTROOMS AND KITCHEN.**
		CONSTRUCTION COST TOTAL: $0.00
		DEDUCT FINISHES, CONTINGENCIES, ETC. $0.00
		PERMITTING CONSTRUCTION COST: $0.00
		BARRIER 1 $0.00
		BARRIER 2 $0.00
		BARRIER 3 $0.00
		TOTAL ARCHITECTURAL BARRIER REMOVAL $0.00
		PERCENTAGE OF TOTAL CONSTRUCTION COST
OAC 2017, SECTION 904	SERVICE COUNTER WINDOWS	WHERE COUNTERS ARE PROVIDED, THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE PUBLIC PORTION OF THE SALES AND SERVICE COUNTERTOP PROVIDED FOR STANDING CUSTOMERS.
OAC 2017, SECTION 904.3.1	VERTICAL BARRIERS	AT SERVICE WINDOWS OR SERVICE COUNTERS, ANY VERTICAL BARRIER BETWEEN SERVICE PERSONNEL AND CUSTOMERS SHALL BE AT A HEIGHT OF 43 INCHES MAXIMUM ABOVE THE FLOOR. EXCEPTION: TRANSPARENT SECURITY GLAZING SHALL BE PERMITTED ABOVE THE 43 INCHES MAXIMUM HEIGHT.
OAC 2017, SECTION 904.6	SECURITY GLAZING	WHERE COUNTERS OR TELLER WINDOWS HAVE SECURITY GLAZING TO SEPARATE PERSONNEL FROM THE PUBLIC, A METHOD TO FACILITATE VOICE COMMUNICATION SHALL BE PROVIDED.

12 INTERIOR ENVIRONMENT

OSSC 1202.1	MECHANICAL VENTILATION	**TBD. DESIGN/BUILD SCOPE.**
OSSC 1203.1	TEMPERATURE CONTROL	INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
OSSC 1204.1 **OSSC 1204.3**	LIGHTING	EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1204.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1204.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 1205. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
OSSC 1210.2.1 **OSSC 1210.2.2**	TOILET AND BATHROOM REQUIREMENTS	FLOOR FINISH SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ON THE WALLS NOT LESS THAN 4 INCHES. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF OF NOT LESS THAN 4 FEET ABOVE THE FLOOR.

CHAPTER 13: ENERGY EFFICIENCY

	EXISTING STRUCTURES	THE PROJECT SCOPE INCLUDES MINOR WORK TO THE EXTERIOR ENVELOPE FOR ADA COMPLIANCE. ALL NEW DOORS AND WINDOWS SHALL MEET THE PRESCRIPTIVE PATH ENERGY REQUIREMENTS.
OCEC 9.1.2, **EXCEPTION 1**	LIGHTING	ALTERATIONS THAT INVOLVE 20% OR LESS OF THE CONNECTED LIGHTING LOAD IN A SPACE OR AREA NEED NOT COMPLY WITH THE REQUIREMENTS OF SECTION 9.1.2 **NEW LIGHTING PROPOSED.**

N

OSSC TABLE 2902.1		SEE PLUMBING FIXTURE COUNT TABLE.

CHAPTER 34: EXISTING BUILDINGS

OSSC 3403.6.2	ACCESSIBILITY FOR EXISTING BUILDINGS	BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CHAPTER AND THE ALTERATION AND EXISTING BUILDING PROVISIONS IN ICC A117.1, AS APPLICABLE. SEE CHAPTER 11 FOR SCOPING OF ICC A117.1.
OSSC 3405	COMPLIANCE METHOD	**PRESCRIPTIVE**
OSSC 3405.3.1	ALTERATIONS	ALTERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE OSSC FOR NEW CONSTRUCTION

CHAPTER 8 DEVELOPMENT REGULATIONS

ARTICLE 1 - ZONING STANDARDS

SECTION 8.210	PUBLIC FACILITY PF ZONE	***PUBLIC OR PRIVATE SCHOOLS - CONDITIONAL USE "C"*** **COMMERCIAL USE: ACCESSORY TO PERMITTED USE - PERMITTED OUTRIGHT "O"**
		IN PF ZONES, COMMERCIAL USES ARE LIMITED TO NO MORE THAN 50 PERCENT OF THE TOTAL FLOOR AREA, BUILDING FOOTPRINT OR LOT AREA, WHICHEVER IS MOST RESTRICTIVE. COMMERCIAL USE SUBJECT TO A TEMPORARY USE PERMIT.
SECTION 8.225 - TABLE F, MINIMUM STANDARDS	MINIMUM SETBACKS	FRONT: MAJOR COLLECTOR STREET: 25 FEET INTERIOR SIDE: STANDARD: 10-15 FEET (FOR 1 & 2 STORY BUILDINGS) STREET SIDE: LOCAL STREET: N/A REAR: INTERIOR: 10 FEET
	MAXIMUM BUILDING HEIGHT - FEET	60 FEET
	PROPOSED BUILDING HEIGHT	**~15'-0"**
	MINIMUM STREET FRONTAGE	STANDARD STEET: 50 FEET
	PROPOSED STREET FRONTAGE	**~66'-6" WHEN BUILDING IS ORIENTED NORTH TO SOUTH**
	LOT COVERAGE MAXIMUM	NON-COMMERCIAL USE: USE ADJACENT TO RESIDENTIAL ZONE: 75%* *NO USE ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE SHALL EXCEED 75 PERCENT OF THE LOT AREA INCLUDING BUILDINGS, STORAGE OR FACILITIES

ARTICLE 1 - OFF-STEET PARKING AND LOADING REQUIREMENTS

SECTION 8.500	OFF-STREET PARKING	LAND USE: STANDARD HIGH SCHOOL: 8 SPACES PER CLASSROOM PROJECT INCLUDES: 1.5 CLASSROOMS = 12 SPACES

PLUMBING FIXTURE COUNT

CLASSIFICATION	OCCUPANT LOAD	WATER CLOSETS		LAVATORIES		SHOWER		DRINKING FOUNTAIN
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
GROUP B	68	34.0	34.0	34.0	34.0			
		50	50	50	50			1 PER FLOOR
		0.68	0.68	0.68	0.68			
TOTAL	68							
FIXTURE TOTAL		1.00	1.00	1.00	1.00			
REQUIRED (OSSC)		**1.00**	**1.00**	**1.00**	**1.00**			1 PER FLOOR
PROVIDED (OSSC)		**1.00**	**1.00**	**1.00**	**1.00**			KITCHEN IS PROVIDED

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A31-6579
STATE OF OREGON

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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REDMOND SCHOOL DISTRICT
SPECIAL EDUCATION BUILDING
MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

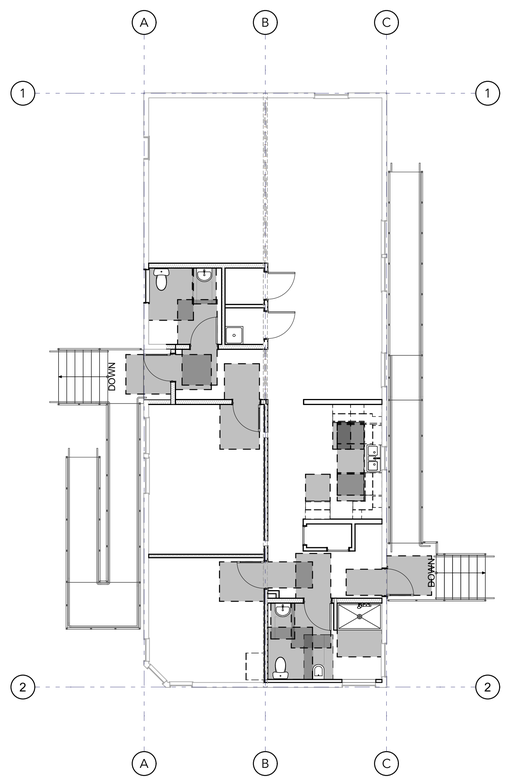
DRAWN: STAFF
CHECKED: MMG
PRINT DATE: 12.30.2025

ISSUANCE LOG:

00	12/30/25
PERMIT & BID SET	

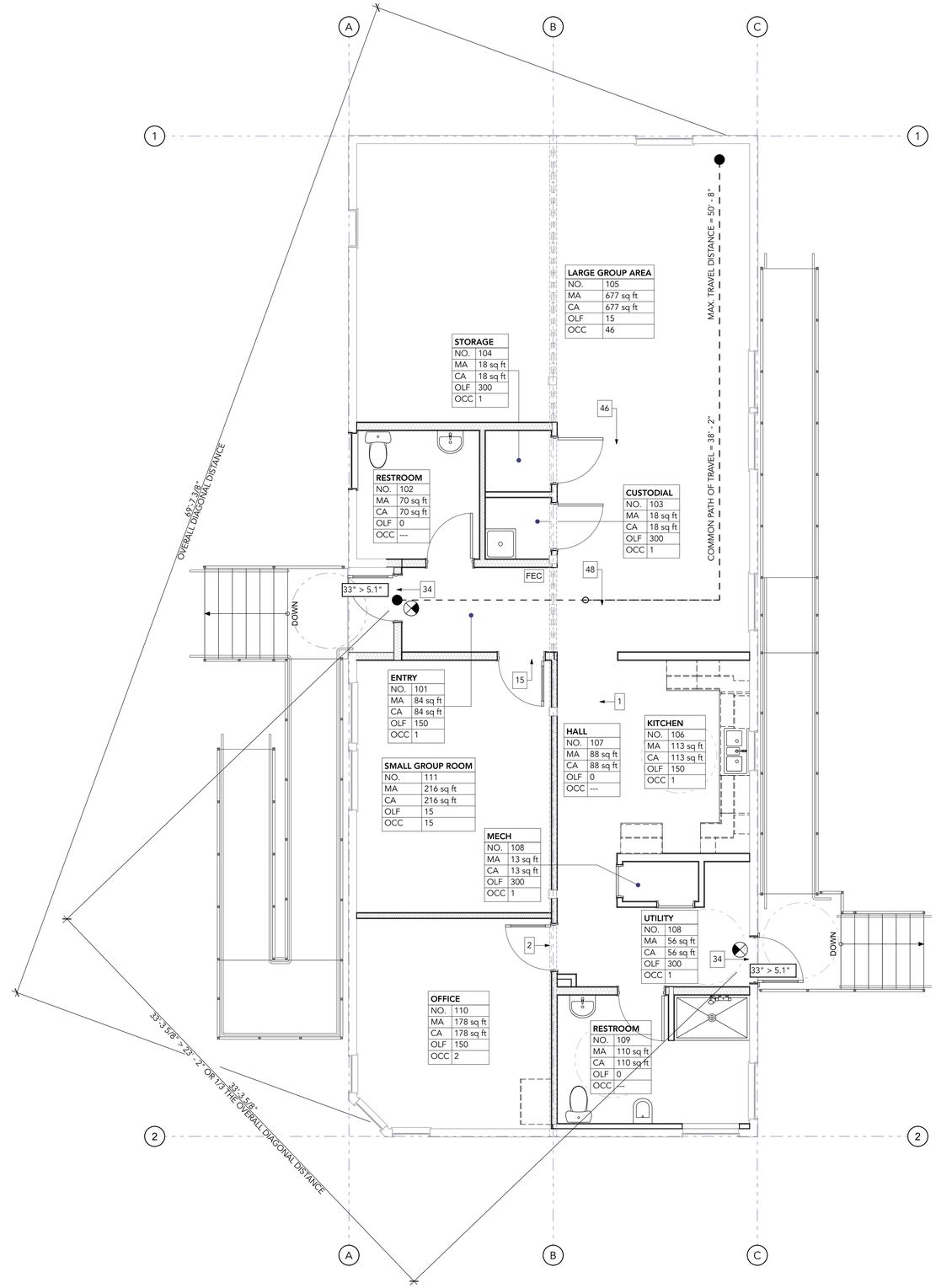
SHEET:
CODE SUMMARY

G-003



2 G-004 FIRST FLOOR CODE PLAN - MINIMAL SPACE

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



1 G-004 FIRST FLOOR CODE PLAN

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

0 2' 4' 8'

N

CODE LEGEND

- 187 — OCCUPANT LOAD
- 68" > 29" — "EXIT WIDTH" > "REQUIRED WIDTH"
- ILLUMINATED EXIT SIGN
- EGRESS DIRECTION
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- TRAVEL DISTANCE/COMMON PATH/ACCESSIBLE ROUTE
- 1-HR FIRE-RESISTANT RATED CONSTRUCTION
- 2-HR FIRE-RESISTANT RATED CONSTRUCTION
- 3-HR FIRE-RESISTANT RATED CONSTRUCTION
- 4-HR FIRE-RESISTANT RATED CONSTRUCTION

ROOM TAGS

ROOM NAME	
#	
MA	
CA	
OLF	
OCC	

- ROOM NUMBER
- MEASURED AREA
- CALCULATED AREA (NET OR GROSS)
- OCCUPANT LOAD FACTOR
- NO. OF OCCUPANTS

0 sq ft — AREA REDUCED FOR NET CALCULATED AREA

MANUVERING CLEARANCE

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

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MATTHEW M. GUTHRIE
BEND, OREGON
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DRAWN: STAFF
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SHEET:
FIRST FLOOR CODE PLAN

G-004

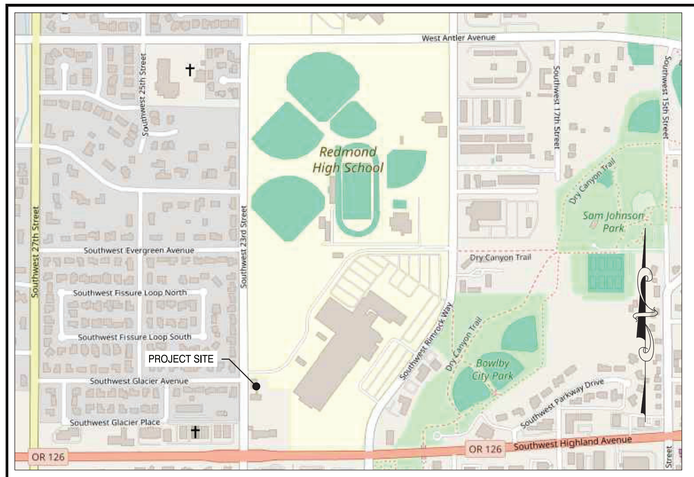
RHS SPECIAL EDUCATION BUILDING

CONSTRUCTION PLANS

675 SW RIMROCK WAY, REDMOND, OR 97756

TAX LOT 100, MAP 151317AD

DECEMBER, 2025



VICINITY MAP

NTS

LEGEND

ECABL	EXISTING CABLE
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
OHW	EXISTING OVERHEAD LINES
EPOWR	EXISTING POWER
EX SS	EXISTING SANITARY SEWER
EX SD	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
EWAT	EXISTING WATER
CABL	NEW CABLE
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
SD	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
WAT	NEW WATER
	FENCE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	NEW RIGHT-OF-WAY
	NEW EDGE OF GRAVEL
	NEW EDGE OF PAVEMENT
	NEW CURB

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER MANHOLE
SD CW	SD DW	STORM DRAIN MANHOLE, DRYWELL
WV GV	WV GV	WAT. VALVE, GAS VALVE, IRR. VALVE
ARV	ARV	AIR RELEASE VALVE
		BACKFLOW PREVENTER
W G	W G	WATER METER, GAS METER
		FIRE HYDRANT
		CATCH BASIN/CURB INLET/CUT
		CLEAN OUT
		RAIN DRAIN
		STREET LIGHT, PARKING LOT LIGHT
		UTILITY POLE, GUY ANCHOR
P	P	UTILITY VAULT
	E	ELECTRICAL PEDESTAL
C	C	CABLE PEDESTAL
T	T	TELECOMMUNICATIONS PEDESTAL
IR IP IN	IR IP	IRON ROD, IRON PIPE, IRON NAIL
		TREES
		SIGN
MB	MB	MAILBOX

SITE INFORMATION

ADDRESS: 675 SW RIMROCK WAY, REDMOND, OR 97756

TAX ASSESSORS MAP: TAX LOT 100, MAP 151317AD

PROPERTY SIZE: 28.78 ACRES

ZONING: PF

OWNER

SCHOOL DISTRICT #2J
145 SE SALMON AVE
REDMOND, OR 97756
PH: 541-923-5437

CIVIL ENGINEER

H.A. M^C^COY ENGINEERING & SURVEYING
CONTACT: HAYES M^C^COY
1180 SW LAKE ROAD
SUITE 201
REDMOND, OR 97756
PH: 541-923-7554

PROPOSED USE

SITE IMPROVEMENT PLANS

VERTICAL DATUM

ELEVATIONS ARE BASED ON TIE TO CITY OF REDMOND BENCHMARK 8-M-2 BEING A 3" BRASS DISK SET IN CONCRETE ABUTMENT OF WING WALL AT THE SW CORNER OF CANAL BRIDGE AT THE INTERSECTION OF NW GREENWOOD AVE AND NW CANAL BLVD. ELEVATION= 2990.38' (NGVD29)

SHEET INDEX

C1.0 COVER SHEET AND PROJECT OVERVIEW
C1.1 GENERAL NOTES AND DETAILS
C1.2 EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL PLAN
C1.3 SITE AND UTILITY PLAN
C1.4 OVERALL GRADING AND DRAINAGE PLAN
C2.0 GRADING DETAIL SOUTH
C2.1 GRADING DETAIL NORTH
C2.2 GRADING DETAIL SIDEWALK EXTENSION
C3.0 STANDARD DETAILS
C3.1 STANDARD DETAILS

UTILITY STATEMENT

UNDERGROUND UTILITIES WERE MARKED BY ONE CALL OREGON UNDER TICKET NO. 25031078, 25031077, 25031076, 25031075. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

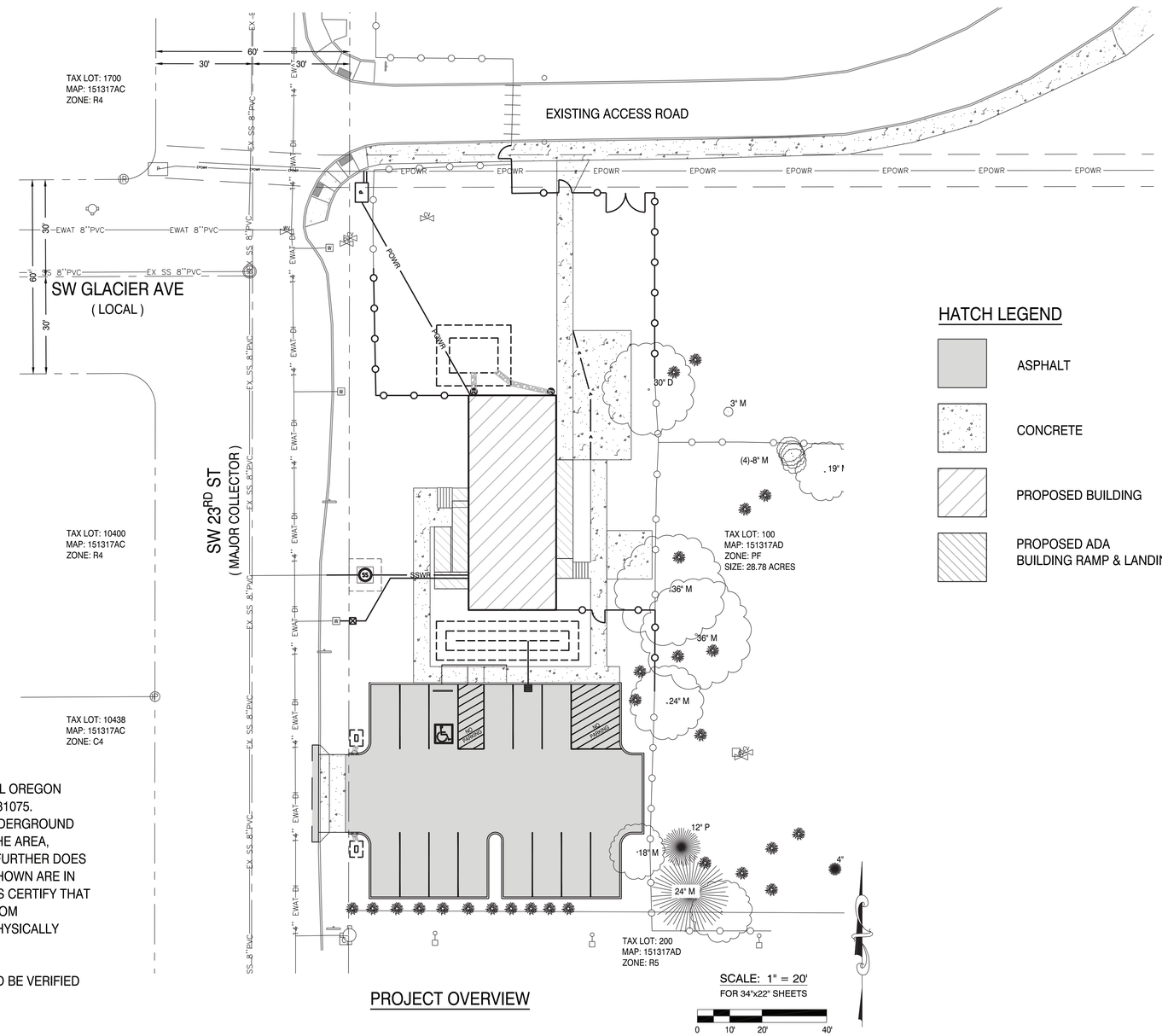
EXISTING UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 1-800-332-2344. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 1-800-332-2344.

ATTENTION CONTRACTORS

LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY, BY USE OF POT HOLING OR OTHER MEANS, THE DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.



PROJECT OVERVIEW

HATCH LEGEND

- ASPHALT
- CONCRETE
- PROPOSED BUILDING
- PROPOSED ADA BUILDING RAMP & LANDING

REGISTERED PROFESSIONAL ENGINEER — HAYES A. MCCOY — RENEWAL DATE: 12/31/26

No.	REVISION:	DATE:

DRAWING STATUS:	DATE:
☒ ENG PLANS	12/08/25

H.A. M^C^COY
ENGINEERING & SURVEYING, LLC
1180 SW Lake Road, Suite 201, Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@ham-cwre.com

PROJECT: RHS SPECIAL EDUCATION BUILDING

PROJECT LOCATION: REDMOND, OR

CLIENT: REDMOND SCHOOL DISTRICT #2J

SHEET TITLE: COVER SHEET AND PROJECT OVERVIEW

JOB NO. 25-145
DRAWN BY: CPM
DRAWING: C1.0

FILE: Z:\HAM Engr\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2

CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, AND THESE PLANS.

2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING FOR WATER AND SEWER SERVICE CONNECTION, STREET CUT, AND LICENSES BEFORE STARTING CONSTRUCTION. NOTIFY THE CITY OF REDMOND 48-HOURS PRIOR TO COMMENCING CONSTRUCTION.

3. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

4. CONTRACTOR MUST VERIFY ALL EXISTING UTILITIES FOR BOTH VERTICAL ELEVATION AND HORIZONTAL LOCATION PRIOR TO START OF WORK (POTHOLE BEFORE DIGGING IF NECESSARY). SHOULD CONFLICTS ARISE AND REDESIGN OR RELOCATION OF FACILITIES BE NECESSARY, IT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. CHANGES MUST BE APPROVED BY THE PROJECT ENGINEER AND CITY IN ADVANCE OF WORK. CONTRACTOR SHALL COORDINATE THE WORK WITH UTILITY AGENCIES.

5. THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.

6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL ON THE SITE AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET ALL APPLICABLE REGULATIONS.

7. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.

8. THE CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART IV, CONSTRUCTION AND MAINTENANCE, AS ADOPTED AND MODIFIED BY ODOT. SHOULD WORK BE IN AN EXISTING PUBLIC RIGHT OF WAY THAT IS OPEN TO TRAFFIC, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE CITY, COUNTY, AND STATE PERSONNEL FOR APPROVAL. APPROVALS SHALL BE OBTAINED PRIOR TO START OF WORK.

9. OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 LINEAR FEET WITHIN STREET RIGHT-OF-WAYS UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

10. THE CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.

11. ANY PAVEMENT DISTORTION CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE TEMPORARILY REPAIRED THE SAME DAY OF OCCURRENCE (OR IN A TIME PERIOD AGREED TO WITH THE CITY INSPECTOR), USING COLD OR HOT A/C MIX. OWNER/CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REPAIRED AREAS UNTIL CITY FINAL ACCEPTANCE IS GRANTED.

12. SUBSEQUENT SETTLEMENT OR CRACKING OF FINISHED SURFACE WITHIN THE WARRANTY PERIOD (1YEAR) SHALL BE CONSIDERED TO BE A FAILURE OF THE SUBGRADE AND REPAIRED IN A MANNER ACCEPTABLE TO AND AT NO COST TO THE OWNER.

13. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL EARTHWORK, TRENCH BACKFILL, AND ROAD CONSTRUCTION COMPACTION TESTS. CONTRACTOR IS RESPONSIBLE FOR ALL TESTING.

14. CONTRACTOR SHALL MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS, AND OTHER REFERENCE POINTS. IF SUCH POINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.

15. PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE WORK SITE AND ADJACENT AREAS OF ANY DEBRIS, DISCARDED ASPHALTIC CONCRETE MATERIAL, OR OTHER ITEMS DEPOSITED BY THE CONTRACTOR'S PERSONNEL DURING THE PERFORMANCE OF THIS CONTRACT.

16. MAINTENANCE OF THE WORK AREA AND APPROACH ROADS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE WORK AREA AND APPROACH ROADS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, FREE FROM OBSTRUCTIONS, HAZARDS, DEBRIS, AND TRASH AT ALL TIMES. A COPY OF THE CONTRACTOR CERTIFICATE OF INSURANCE SHALL BE AVAILABLE AT THE WORK AREA.

17. THE SPREADING OF MUD OR DEBRIS OR STORAGE OF MATERIAL OR EQUIPMENT OF ANY KIND UPON ANY PUBLIC ROADWAY IS STRICTLY PROHIBITED AND VIOLATION SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF THE PERMIT. THE PROJECT ENGINEER AND/OR CITY MAY AT ANY TIME ORDER IMMEDIATE CLEANUP AND STOPPAGE OF WORK TO ACCOMPLISH CLEANUP.

18. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.

19. WORK PROVIDED FOR UNDER THE PERMIT SHALL INCLUDE REPAIR OF EXISTING FACILITIES (ROADS, DITCHES, ETC.) AS MAY BE NECESSARY, IN THE PROJECT ENGINEER'S OPINION, TO OVERCOME DETERIORATION OR DAMAGE WHICH OCCURRED IN CONJUNCTION WITH THE WORK AUTHORIZED BY THE PERMIT. CORRECTIVE WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

20. THE CONTRACTOR IS TO COORDINATE CONSTRUCTION OF DRY UTILITIES WITH THE UTILITY COMPANIES (POWER, TELEPHONE, GAS, CABLE AND TELEVISION).

21. THE OWNER AND/OR APPLICANT THROUGH THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE CONSTRUCTION OPERATION.

23. THE PROJECT ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES AS REQUIRED; SUCH ADJUSTMENTS OR REVISIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO COMMENCEMENT OF WORK.

24. PROPERTY AND RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE. THIS MAP IS NOT MEANT TO SERVE BOUNDARY SURVEY PURPOSES.

25. NO FACILITIES WHERE OIL OR VEHICLE WASHING MAY TAKE PLACE ARE PROPOSED FOR THIS SITE.

26. INSPECTION OF PUBLIC AND SITE GRADING/DRAINAGE IMPROVEMENTS WILL BE PERFORMED BY THE CITY OF REDMOND ENGINEERING DEPARTMENT WITH THE EXCEPTION OF PLUMBING CODE/PERMIT IMPROVEMENTS.

27. CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF REDMOND 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AND TO COORDINATE INSPECTIONS UNTIL PROJECT IS DEEMED COMPLETE BY THE ENGINEERING DEPARTMENT.

28. WHERE APPLICABLE, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY OF REDMOND PUBLIC WORKS STANDARDS AND SPECIFICATIONS REQUIREMENTS.

29. EMERGENCY ACCESS AND COORDINATION OF REDMOND EMERGENCY SERVICES SHALL BE REQUIRED.

30. ALL NECESSARY CHANGES TO DESIGN PLANS, REVEALED DURING CONSTRUCTION, MUST BE APPROVED BY THE DESIGN ENGINEER AND CITY OF REDMOND.

31. PLAN APPROVAL DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE DESIGN AND/OR CONSTRUCTION PLANS.

32. COMPLIANCE WITH THE WASTEWATER PRETREATMENT PROGRAM SHALL BE REQUIRED FOR ALL COMMERCIAL OR INTUITIONAL USERS.

33. THE CONTRACTOR MUST CONTROL DUST AT ALL TIMES INCLUDING DAYS WHERE THERE IS NO CONSTRUCTION ACTIVITIES AND WEEKENDS. DUST NUISANCE COMPLAINING MAY CAUSE THE CITY TO ORDER WATERING AT THE OWNER / DEVELOPERS EXPENSE OR CAUSE THE SITE TO BE SHUT DOWN.

34. BLASTING ACTIVITIES SHALL COMPLY WITH PW STANDARDS AND SPECIFICATIONS, DEVELOPMENT PROVISIONS SECTIONS 18.8.00 INCLUDING PRE-BLAST NOTIFICATION AND STRUCTURE SURVEYS

COR CONSTRUCTION NOTES

1) THE CONTRACTOR MUST CONTROL DUST AT ALL TIMES. THIS INCLUDES WEEKENDS AND THOSE DAYS WHEN THERE IS NO CONSTRUCTION ACTIVITY. DUST NUISANCE AND COMPLAINTS MAY CAUSE THE CITY TO ORDER WATERING AT OWNER/DEVELOPERS EXPENSE OR CAUSE THE SITE TO BE SHUT DOWN UNTIL COMPLIANCE IS MET. NO DEBRIS OF ANY KIND, INCLUDING DIRT, DUST, SAND, OR OTHER WIND-BORNE MATERIAL, SHALL PROGRESS BEYOND THE PERIMETER OF ANY PROPERTY THAT IS BEING DEVELOPED FOR CONSTRUCTION OR WHERE CONSTRUCTION IS IN PROGRESS. IT IS THE RESPONSIBILITY OF THE OWNER, THE PERSON IN CHARGE OF A PROPERTY, AND CONTRACTOR WORKING ON A PROPERTY TO ENSURE THAT NO DEBRIS PROGRESS BEYOND THE PERIMETER OF ANY PROPERTY THAT IS BEING DEVELOPED FOR CONSTRUCTION OR WHERE CONSTRUCTION IS IN PROGRESS.

2) BLASTING ACTIVITIES SHALL COMPLY WITH STANDARDS & SPECIFICATIONS, DEVELOPMENT PROVISIONS, DIVISION 1 – TRENCHES SECTION102, INCLUDING PRE-BLAST NOTIFICATION AND STRUCTURE SURVEYS AND REDMOND FIRE AND RESCUE REQUIREMENTS. BLASTING IS NOT PERMITTED WITHIN 100 FEET OF CENTRAL OREGON IRRIGATION DISTRICT FACILITIES UNLESS APPROVED IN WRITING BY COID. PROVIDE THE CITY OF REDMOND AN APPROVED COPY OF THE BLASTING PERMIT AND NOTIFY ENGINEERING INSPECTORS A MINIMUM OF 24 HOURS PRIOR TO BLASTING.

3) LOT AND TRACT GRADING SHALL CONFORM TO CURRENT COR STANDARDS AND SPECIFICATIONS.

4) CONSTRUCTION STAKING SHALL INCLUDE STATION AND OFFSETS THAT CORRESPOND TO THE PLAN SET.

5) ANY CONSTRUCTION STAKING, OR WORK BEING DONE PRIOR TO APPROVED CONSTRUCTION PLANS IS AT THE OWNERS AND CONTRACTORS' RISK.

PRIVATE IMPROVEMENTS NOTES

1. INSPECTION OF PUBLIC AND SITE GRADING/DRAINAGE IMPROVEMENTS WILL BE PERFORMED BY THE CITY OF REDMOND ENGINEERING DEPARTMENT EXCEPT FOR PLUMBING CODE/PERMIT IMPROVEMENTS.

2. CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF REDMOND 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AND TO COORDINATE INSPECTIONS UNTIL PROJECT IS DEEMED COMPLETE BY THE ENGINEERING DEPARTMENT.

3. WHERE APPLICABLE, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY OF REDMOND PUBLIC WORKS STANDARDS AND SPECIFICATIONS REQUIREMENTS.

4. DRYWELLS/UICD'S OR SWALES SHALL BE TESTED THE ENGINEERING FIRM (OR QUALIFIED SUBCONTRACTOR) AND WITNESSED BY CITY STAFF. TESTING WILL BE BASED ON SQUARE FOOTAGE OF DRAINAGE AREA, VOLUMES, INFILTRATIONS RATES, AND ANY ADDITIONAL TESTING CRITERIA AS SHOWN ON THE APPROVED PLANS. IF ANY TEST FAILS, ADDITIONAL MEASURES FOR STORM DRAINAGE SHALL BE MADE AND RETESTING SHALL BE REQUIRED.

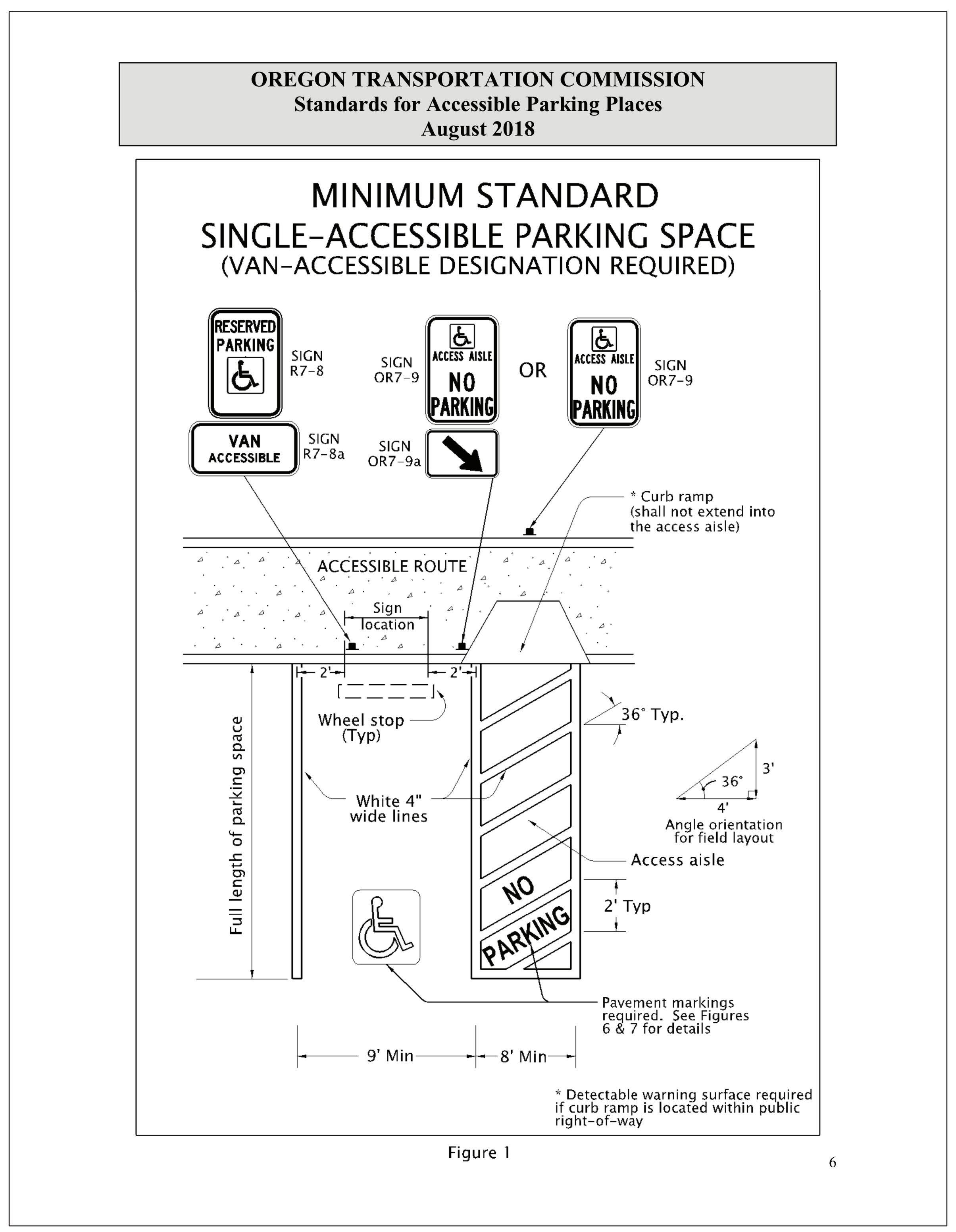
5. ACCESS TO EXISTING PROPERTIES/RESIDENCES AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. EMERGENCY ACCESS AND COORDINATION OF REDMOND EMERGENCY SERVICES SHALL BE REQUIRED.

6. SURVEY MONUMENTS, CONTROLS OR PROPERTY CORNERS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE RE-ESTABLISHED, RESTORED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

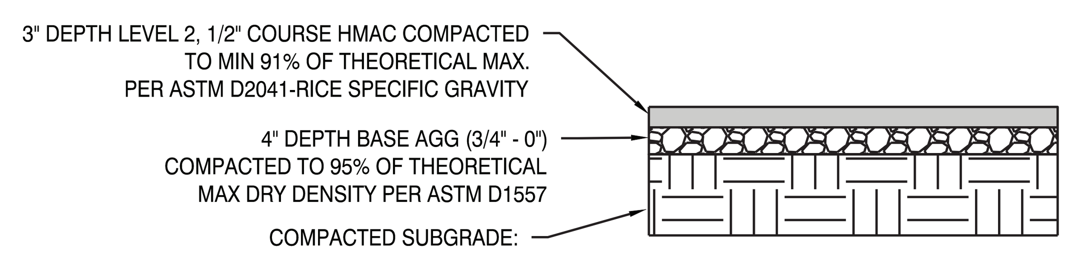
7. TOPOGRAPHY SURVEY IS BASED ON CITY DATUM BENCHMARK (NGVD29) 8-M-2 BEING A 3" BRASS DISK SET IN CONCRETE ABUTMENT OF WING WALL LOCATED AT THE SW CORNER OF CANAL BRIDGE AT THE INTERSECTION OF NW GREENWOOD AVE. AND NW CANAL BLVD. WITH AN ELEVATION OF 2990.38.

8. ALL NECESSARY PUBLIC INFRASTRUCTURE CHANGES TO DESIGN PLANS, REVEALED DURING CONSTRUCTION, MUST BE APPROVED BY THE DESIGN ENGINEER AND CITY OF REDMOND.

9. PLAN APPROVAL DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE DESIGN AND/OR CONSTRUCTION PLANS.



1 / C1.1 SINGLE ADA PARKING DETAIL
NTS



2 / C1.1 TYP. PAVEMENT SECTION
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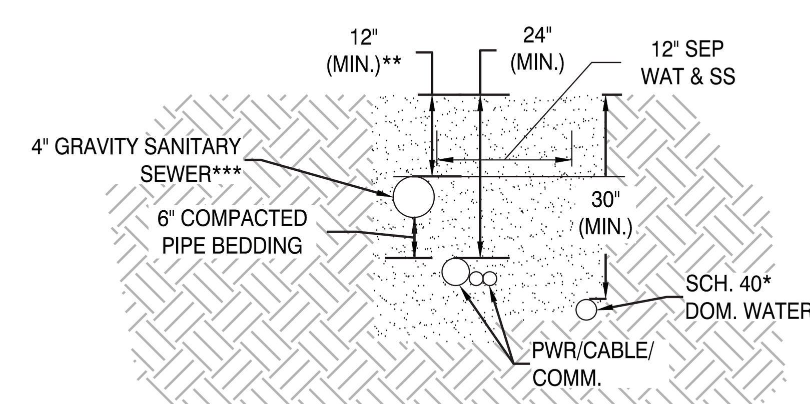
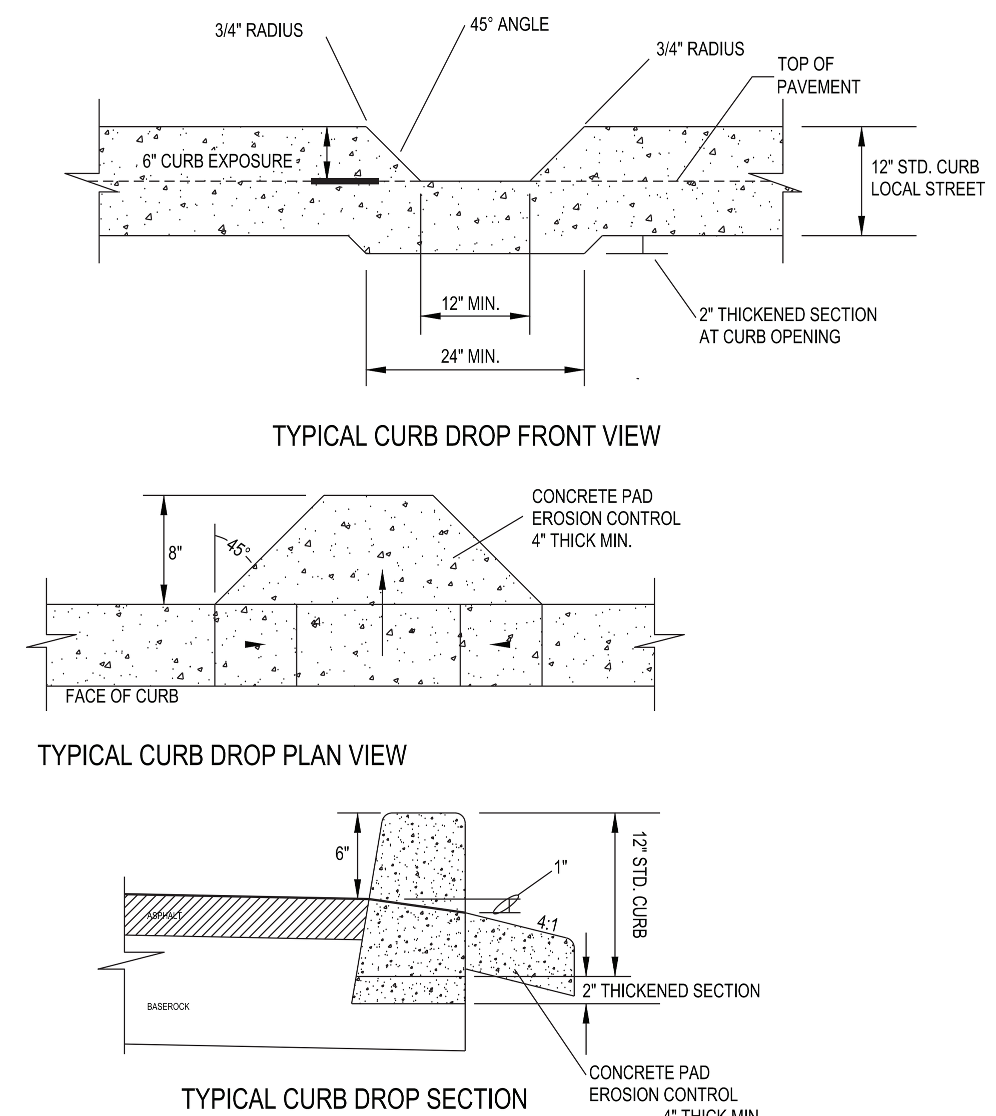


*OR APPROVED EQUAL
**INCREASED DEPTH OR ALTERNATE TRENCH REQ. PER OPSC 609 IF NON-BUILDING CODE APPROVED MATERIALS USED.
***WHEN LOCATED WITHIN 5' OF A BUILDING FOUNDATION, PIPE MATERIAL MUST BE PVC DWV (OR APP. EQUAL). MATERIAL MAY BE PVC D-3034 (OR APP. EQUAL) OUTSIDE OF BUILDING FOUNDATIONS.

3 / C1.1 TYP. TRENCH DETAIL
NTS



GENERAL NOTES:
1. CONCRETE SHALL BE CLASS 3000 PSI MEETING THE REQUIREMENTS OF SECTION 213.2.01
2. BASE ROCK UNDER CURB AS REQUIRED TO MATCH PAVEMENT SECTION. 2" MINIMUM THICKNESS.
3. LIGHT BROOM FINISH REQUIRED

4 / C1.1 CURB DROP DETAIL
NTS

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REGISTERED PROFESSIONAL ENGINEER — HAYES A. MCCOY
Hayes A. McCoy
RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25	△		
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H.A. McCOY
ENGINEERING & SURVEYING, LLC
1180 SW Lake Road, Suite 201, Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@ham-engr.com

PROJECT:
RHS SPECIAL EDUCATION BUILDING

PROJECT LOCATION:
REDMOND, OR

CLIENT:
REDMOND SCHOOL DISTRICT #2J

SHEET TITLE:
COVER SHEET AND EXISTING CONDITIONS

JOB NO. 25-145
DRAWN BY: CPM
DRAWING:
C1.1

DEMOLITION KEYNOTES

1. REMOVE OF EXISTING SIGN AND POSTS.
2. DEMOLISH EXISTING CONCRETE SIDEWALKS AND PAD PER PLAN, TYP.
3. DEMOLISH EXISTING CONCRETE STEPS AND RAILING.
4. SAWCUT AND REMOVE EXISTING CURB PER PLAN, TYP.
5. REMOVE EXISTING PAVEMENT PER PLAN.
6. REMOVE EXISTING BROKEN CATCH BASIN & GRATE. CONTRACTOR TO OBTAIN SOIL SAMPLE FROM EXISTING DRILL HOLE FOR TESTING PER COUNTY REQS, DECOMMISSION DRILL HOLE PER COUNTY REQS AND CONTACT DESCHUTES COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, PH: 541-322-7400
7. REMOVE EXISTING FENCE PER PLAN.
8. IRRIGATION CONTROL VALVES AND BOXES IN SIDEWALKS TO REMOVED AND SERVICE CAPPED.
9. REMOVE EXISTING SIGN POST. RELOCATE AS REQ'D.
10. SAWCUT AND REMOVE 2' WIDE STRIP OF EXISTING PAVEMENT AT NEW DRIVEWAY LOCATION PER COR STD DWG 2-11.
11. SAWCUT AND REMOVE EXISTING 4" SEWER PER PLAN. SEE SEWER NOTES ON SHEET C1.3.

* DEMOLITION AREAS SHOWN IN RED.
* DISPOSE OF ALL DEMOLITION DEBRIS AS REQUIRED BY LOCAL REGULATION.

SANITARY SEWER AND STORMWATER

SD1 SDMH ACS0748
RIM: 2990.48
IE 18" PVC OUT (N): 2979.28
IE 18" PVC IN (SW): 2979.28

SD2 SDMH ACS0747
RIM: 2989.72
IE OUT 18" PVC (NE): FABRIC
IE 8" PVC IN (SW):
IE IN 18" PVC (S): OBSCURED

CB1 CB CB5679
RIM: 2989.27
IE 8" PVC IN (SE): 2989.27
IE 8" PVC OUT (NE): 2989.27
IE 8" PVC OUT (SW): 2989.17

SD3 SDMH ACS0746
RIM: 2989.80
IE 12" PVC (SW): UNABLE
IE 18" PVC (W): TO
IE 18" PVC (N): OPEN

SS1 SSMH MH17A010
RIM: 2989.91
IE 8" PVC OUT (W): 2985.01
IE 8" PVC IN(N): 2985.01
IE 8" PVC IN (S): 2985.01

CB2 CB CB5678
RIM: 2989.57
IE 8" PVC OUT (NW): 2988.27

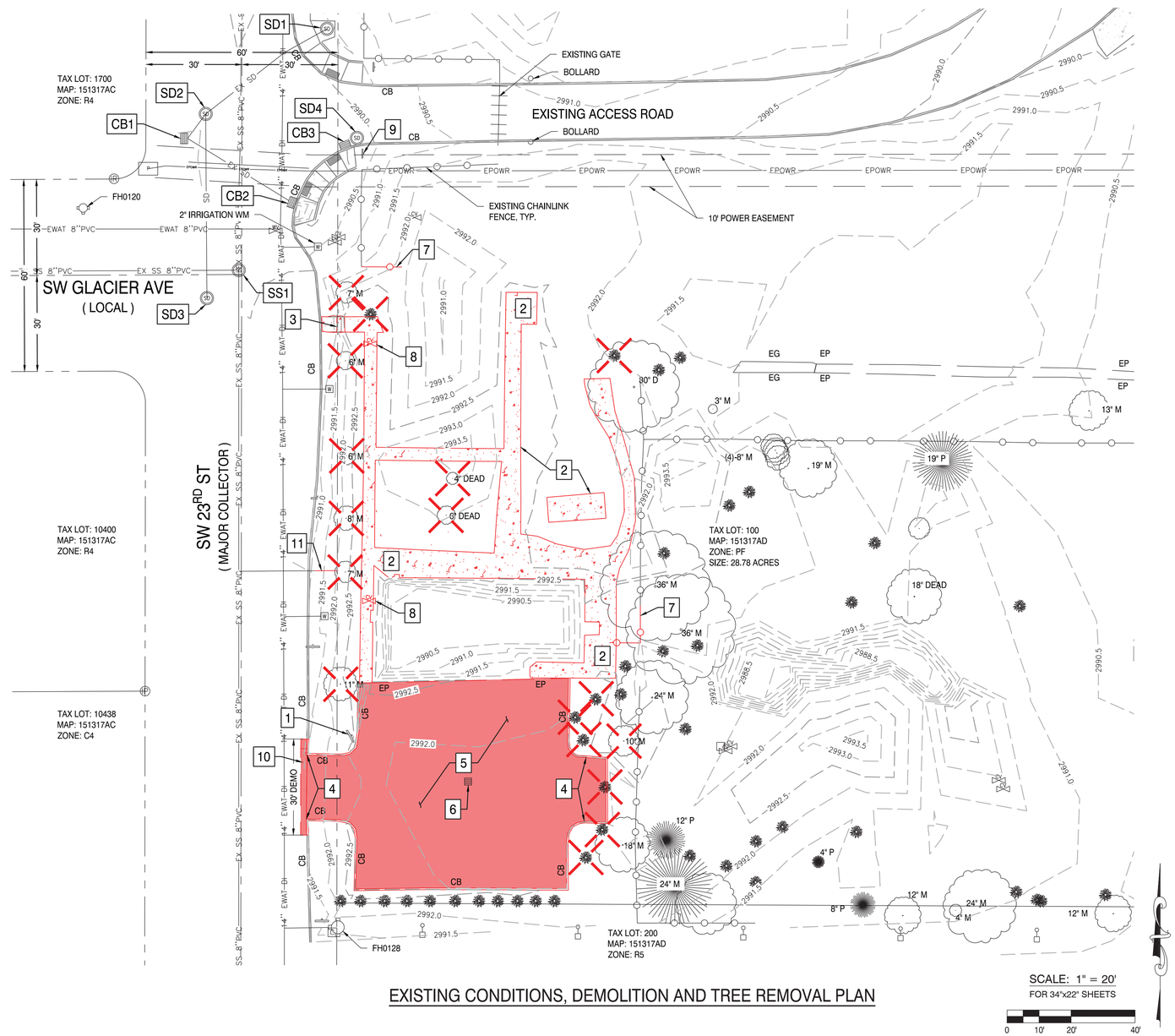
CB3 CB
RIM: 2989.74
IE 4" PVC OUT (E): 2988.27
BTM: 2985.99

SD4 SDMH
RIM: 2989.77
IE: NO VIS. PIPES

LEGEND

TREE TO BE REMOVED

SHRUB TO BE REMOVED



EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL PLAN

SCALE: 1" = 20'
FOR 34"x22" SHEETS
0 10' 20' 40'

Hayes A. McCoy
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25	△		

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1180 SW Lake Road, Suite 201 Redmond, OR 97756
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PE, PLS, CWRE
541-923-7554
hayes@ham-engr.com

PROJECT:
RHS SPECIAL EDUCATION BUILDING

PROJECT LOCATION:
REDMOND, OR

CLIENT:
REDMOND SCHOOL DISTRICT #2J

SHEET TITLE:
EXISTING CONDITIONS, DEMOLITION AND TREE REMOVAL PLAN

JOB NO. 25-145
DRAWN BY: CPM
DRAWING:
C1.2

FILE: Z:\HAM Engr\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2

SITE CONSTRUCTION KEYNOTES

1. PROPOSED BUILDING, SEE FINISHED PAD ELEVATION ON GRADING DETAIL SHEETS C2.0 AND C2.1. SEE BUILDING PLANS FOR FINISHED FLOOR ELEVATION AND ALL OTHER RELATED BUILDING ITEMS.
2. CONSTRUCT NEW DRIVEWAY APPROACH PER COR STD DWG 2-11. PATCH AND REPAIR PAVEMENT PER COR STD DWG 1-1. SEE GRADING DETAIL SHEET C2.0 FOR ELEVATIONS.
3. CONSTRUCT PAVED PARKING LOT/DRIVE AISLE SURFACE PER PAVEMENT SECTION DETAIL 2/C1.1. SEE GRADING DETAIL SHEET C2.0.
4. CONSTRUCT STANDARD 12" TALL CURB, TYP. E = 6" UNLESS SPECIFICALLY NOTED IN GRADING PLAN. CURB COMPONENTS TO BE CONSISTENT WITH SPECIFICATIONS IN COR STD DWG 2-7. SEE DETAIL NOTE ON SHEET C3.0. SEE GRADING DETAIL SHEET C2.0 FOR ELEVATIONS.
5. CONSTRUCT PEDESTRIAN CURB RAMP, SEE GRADING DETAIL SHEET C2.0. PARALLEL CURB RAMP COMPONENTS TO BE CONSISTENT WITH COR STD 2-17. DO NOT INSTALL DETECTABLE WARNING SURFACE.
6. STRIPE PERPENDICULAR PARKING STALLS PER PLAN, 9' WIDE x 20' LONG, TYP.
7. INSTALL 12" x 12" CONCRETE SPLASH BLOCK AT ROOF DRAIN DOWNSPOUTS.
8. STRIPE AND SIGN VAN ACCESSIBLE ADA PARKING AND LOADING ZONE PER DETAIL 1/C1.1. WHEEL STOP TYPE CHOSEN BY OTHERS.
9. DIAGONAL STRIPE 18' WIDE x 20' LONG NO PARKING/TURNAROUND ZONE AN PAINT "NO PARKING"
10. 10' x 10' CLEAR VISION AREA, TYP.
11. CONSTRUCT CONCRETE SIDEWALK PER PLAN AND GRADING DETAIL SHEETS C2.0 & 2.1. SIDEWALK SECTION DEPTHS AND RELATED COMPONENTS TO BE CONSISTENT WITH SPECIFICATIONS IN COR STD DWG 2-21.
12. CONSTRUCT ADA WALKWAY RAMP PER BUILDING PLANS.
13. CONSTRUCT STAIRS PER BUILDING PLANS.
14. CONSTRUCT CONCRETE PAD FOR FUTURE STORAGE BUILDING, 4" CONCRETE OVER 4" OF 3/4"-0" COMPACTED COMMERCIAL AGGREGATE, PROVIDE CONTROL JOINTS ON MIN. 10' x 10' GRID, TYP. SEE GRADING PLAN.
15. INSTALL NEW CHAIN LINK FENCE PER PLAN, TYP. TYPE CHOSEN BY OTHERS.
16. INSTALL NEW CHAIN LINK GATE PER PLAN, TYPE CHOSEN BY OTHERS.
17. CONSTRUCT 44' x 12' STORMWATER DRAINAGE SWALE, MAX. 3:1 SIDE SLOPES. SEE SHEET C1.4 FOR SWALE DETAIL.
18. CONSTRUCT 23' x 18.75' STORMWATER DRAINAGE SWALE, MAX. 4:1 SIDE SLOPES. SEE SHEET C1.4 FOR SWALE DETAIL.
19. CONSTRUCT CONCRETE PAD FOR HARDSCAPED PLAY SURFACE, 4" CONCRETE OVER 4" OF 3/4"-0" COMPACTED COMMERCIAL AGGREGATE, PROVIDE CONTROL JOINTS ON MIN. 10' x 10' GRID, TYP. SEE GRADING PLAN.
20. CONSTRUCT CURB DROP PER DETAIL 4/C1.1.
21. CONSTRUCT 3" - 6" AGG. RIP-RAP SPILLWAY 1.5' WIDE, 6" DEPTH, FROM ROOF DRAIN SPLASH BLOCK TO BOTTOM OF POND.
22. CONSTRUCT 4' x 5' STORMWATER DRAINAGE SWALE, MAX. 3:1 SIDE SLOPES. SEE SHEET C1.4 FOR SWALE DETAIL.
23. CONSTRUCT 3" - 6" AGG. RIP-RAP SPILLWAY 1.5' WIDE, 6" DEPTH, FROM CURB DROP TO BOTTOM OF POND.

POWER NOTES

- P1 PROPOSED POWER SOURCE AT EXISTING PRIMARY UNDERGROUND POWER LINE. THE POWER ROUTE SHOWN IS PRELIMINARY. REFER TO APPROVED POWER PLAN FOR FINAL LOCATIONS OF ALL NEW POWER INFRASTRUCTURE.
- P2 CONTRACTOR TO TRENCH, INSTALL NEW POWER VAULT, IF REQ'D, INSTALL CONDUIT AND BACKFILL TRENCH PER APPROVED POWER PLAN. RESTORE AREA TO MATCH SURROUNDING, OR PER LANDSCAPE PLAN AS PROVIDED BY OTHERS.
- * POWER PROVIDER TO CONNECT AND INSTALL NEW POWER PER APPROVED POWER PLAN.

SANITARY SEWER NOTES

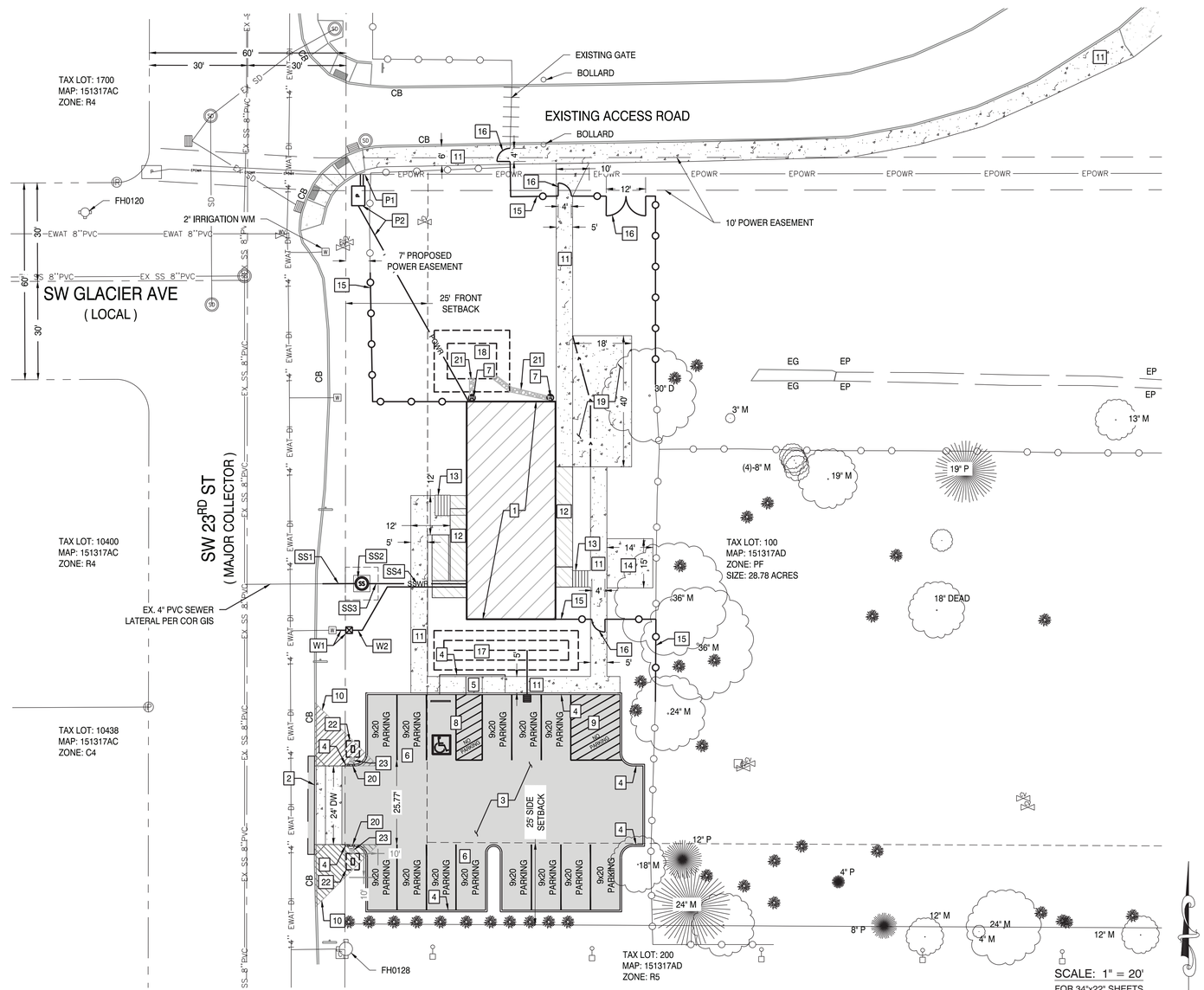
- SS1 CONNECT TO EXISTING 4" SANITARY SEWER SERVICE AT RIGHT-OF-WAY. EXTEND MIN. 10 LINEAR FEET OF 4" DIA. PVC D-3034 SEWER PIPE TO SEWER VIEWER SAMPLING PORT w/ TRAFFIC RATED LID PER DETAIL DWG SV24/C3.0. CONTRACTOR TO VERIFY IE OF EXISTING SEWER. NOTIFY EOR OF ANY DISCREPANCIES.
  IE AT EXISTING: ≈ 2986.49 (VERIFY) SLOPE = 0.02 FT/FT MIN.
- SS2 INSTALL SEWER VIEWER SAMPLING PORT AND RISERS TO FINISHED GRADE PER DETAIL DWG SV24/C3.0, CONSTRUCT 5' x 5' x 6" THICK CONCRETE PAD AND CONNECT TO 4" SEWER SERVICE STUB. 10' x 10' SEWER SAMPLING ACCESS EASEMENT TO BE RECORDED PRIOR TO PROJECT FINAL.
  RIM: 2992.60
  IE OUT (W - EXISTING) = 2986.69
  IE IN (E - PROPOSED) = 2986.79
- SS3 EXTEND MIN. 10 FEET OF 4" PVC D-3034 FROM SEWER VIEWER SAMPLING PORT INTO PROJECT LOT.
  IE AT END = 2986.99 SLOPE = 0.02 FT/FT MIN.
- SS4 EXTEND APPROX. 20 FEET OF 4" DIA. PVC D-3034 SEWER PIPE TO WITHIN 5' OF BUILDING FOOTPRINT. INSTALL PER OPSC AND TYPICAL TRENCH DETAIL, 3/C1.1.
  IE AT END: 2987.39 (≈5.61' COVER AT BUILDING PAD) SLOPE = 0.02 FT/FT MIN.

WATER NOTES

- W1 CONNECT TO EXISTING 5/8" WATER METER. INSTALL CITY APPROVED 3/4" BACKFLOW PREVENTION DCVA ON PRIVATE PROPERTY SIDE OF RIGHT-OF-WAY LINE PER COR STD DWG 4-18.
- W2 EXTEND 3/4" PVC SCH. 40 (OR APPROVED EQUAL) WATER LINE FROM THE BACKSIDE OF DCVA TO BUILDING PER PLAN, OPSC AND TYP. TRENCH DETAIL 3/C1.1

HATCH LEGEND

- ASPHALT
- CONCRETE
- PROPOSED BUILDING
- PROPOSED ADA BUILDING RAMP & LANDING



SITE AND UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
Hayes A. McCoy
RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25			

H.A. McCOY ENGINEERING & SURVEYING, LLC
1150 SW Lake Road, Suite 201 Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@haMcCoy.com

PROJECT: RHS SPECIAL EDUCATION BUILDING
PROJECT LOCATION: REDMOND, OR
CLIENT: REDMOND SCHOOL DISTRICT #2J

SHEET TITLE: SITE AND UTILITY PLAN

JOB NO. 25-145
DRAWN BY: CPM
DRAWING: C1.3

FILE: Z:\HAM Engr\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2

EROSION CONTROL LEGEND

- CONCRETE WASHOUT (SEE ODOT STD DWG RD1070)
- SEDIMENT FENCE (SEE ODOT STD DWG RD1040)
- INLET PROTECTION (SEE ODOT STD DWG RD1010, TYPE 3) (PREFABRICATED FILTER INSERT)
- GRAVEL CONSTRUCTION ENTRANCE (SEE ODOT STD DWG RD1000)
- STOCKPILE AREA

PROPOSED STORM WATER SUMMARY

FACILITY IDENTIFICATION	BASIN	PRIVATE IMPERVIOUS AREA (SF)	PRIVATE STORM FACILTY (SF)	PRIVATE PERVIOUS AREA (SF)	TOTAL CONTRIBUTING AREA (SF)	2-YR RUNOFF VOLUME (CF)	25-YR RUNOFF VOLUME (CF)	100-YR RUNOFF VOLUME (CF)	REQUIRED TEST VOLUME (CF) (2-YR/24-HR	REQUIRED TEST VOLUME (GAL)	CAPACITY VOLUME (CF)	CAPACITY VOLUME (GAL)	100-YR INFILTRATION VOLUME (CF)	100-YR INFILTRATION VOLUME (GAL)	FACILITY DIMENSIONS	100-YR PEAK DEPTH (FT)	DESIGN INFILTRATION RATE (IN/HR)
POND 1	1	6505	528	674	7707	467	946	1191	467	3493	528	3949	908	6792	44' W x 12' L x 2' D (3H:1V side slopes)	1.02	1.98
POND 2	2	3230	431	3633	7294	262	604	795	262	1960	296	2214	795	5947	23' W x 18.75' L x1' D (4H:1V side slopes)	0.57	1.98
POND 3	3	86	20	30	136	7	15	19	7	52	7	52	19	142	4' W x 5' L x0.67' D (3H:1V side slopes)	0.17	1.98
POND 4	4	86	20	30	136	7	15	19	7	52	7	52	19	142	4' W x 5' L x0.67' D (3H:1V side slopes)	0.17	1.98

CURVE NUMBER FOR IMPERVIOUS AREA = 98, CURVE NUMBER FOR PERVIOUS AREA = 79, STORM FACILITY = 100

* DESIGNED INFILTRATION RATED = 1.98 IN/HR.

NOTES

CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY AFFECTED EXISTING CATCH BASIN OR AS SHOWN ON THESE PLANS. SEE DETAILS.

CONTRACTOR SHALL MAINTAIN EROSION AND DUST CONTROL AT ALL TIMES INCLUDING WEEKENDS AND DAYS WITH NO CONSTRUCTION ACTIVITY UNTIL PROJECT COMPLETION. DUST NUISANCE AND COMPLAINTS MAY CAUSE THE CITY TO ORDER WATERING AT OWNER/DEVELOPERS EXPENSE OR CAUSE THE SITE TO BE SHUT DOWN UNTIL COMPLIANCE IS MET.

PERVIOUS AREAS ARE ASSUMED TO HAVE GRASS COVER OF LESS THAN 50%

LEGEND

Ⓡ ROOF DRAIN. CONFIRM WITH BUILDING DESIGN

GRADE BREAK

POND TESTING NOTES

THE DRAINAGE FACILITY TESTING SHALL FOLLOW THE PROCEDURE OUTLINED IN THE CURRENT CITY OF REDMOND STANDARDS, SECTION II.B.2.D.4.C

1. ONCE THE PIT HAS BEEN EXCAVATED, THE EOR SHALL BE GIVEN THE OPPORTUNITY VISUALLY INSPECT.
2. THE STORMWATER POND SHALL BE CONSTRUCTED TO THE COMPLETE SPECIFICATIONS OF SIZE, DEPTH AND FILTER SOIL/DRAIN ROCK SURFACE TREATMENTS PER PLAN AND THE CROSS SECTION, THIS SHEET, PRIOR TO TESTING.
3. IMMEDIATELY AFTER COMPLETING THE FACILITY, THE CONTRACTOR SHALL REQUEST ACCEPTANCE TESTING VIA THE PROJECT'S CITY INSPECTOR. PRESENT THE INSPECTOR WITH A COMPLETED "STORMWATER FACILITY ACCEPTANCE TEST REQUEST" FORM (FOUND IN THE STANDARDS AND ON THE CITY OF REDMOND WEBSITE) A REPRESENTATIVE OF THE CITY OF REDMOND WILL MONITOR AND DOCUMENT THE TEST WHILE THE CONTRACTOR PERFORMS THE TEST.
4. FLOOD THE POND WITH THE 2-YEAR/24-HOUR RUNOFF VOLUME, SEE SUMMARY TABLE ABOVE. THE ENTIRE TESTING VOLUME SHALL BE INTRODUCED TO THE POND WITHIN 1-HOUR AFTER STARTING THE TEST. THE WATER SHALL NOT BE ALLOWED TO OVER-FLOW THE TOP OF THE POND. SLOW THE RATE OF WATER INFLOW AS NECESSARY TO REDUCE OVER-FLOWING POTENTIAL WHILE STILL ENSURING COMPLETION OF ENTIRE VOLUME IN THE 1-HOUR PERIOD.
5. ENSURE THE WATER LEVEL HAS INFILTRATED BELOW THE BOTTOM THE DRAIN ROCK PRIOR TO 24-HOURS AFTER THE START OF THE TEST.

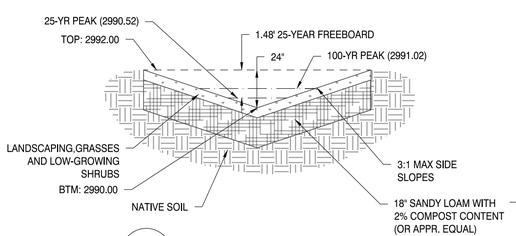
GRADING NOTES

1. ADDITIONAL STRIPPING MAY BE REQUIRED IF UNCLASSIFIED FILL IS ENCOUNTERED. IF ENCOUNTERED CONTACT PROJECT ENGINEER.

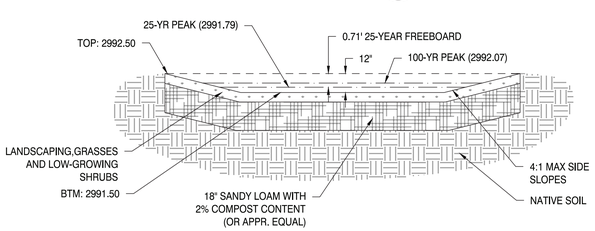
2. ANY FILL WITHIN BUILDING SETBACKS SHALL BE DENSITY TESTABLE FILL OF 2" MINUS AGGREGATE. FILLS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557) UNDER OBSERVATION BY GEOTECHNICAL ENGINEER. CONTRACTOR SHALL PROVIDE TESTING RESULTS TO OWNER.

3. ALL PRIVATE SITE GRADING SHALL COMPLY WITH APPENDIX "J" OF THE 2022 OSSC AND SECTION B.5 OF THE REDMOND DESIGN STANDARDS CODE. SLOPES SHALL NOT BE STEEPER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1) UNLESS SLOPE REINFORCEMENT AND/OR LOW MAINTENANCE SURFACES APPROVED BY THE CITY OF REDMOND ARE PROVIDED.

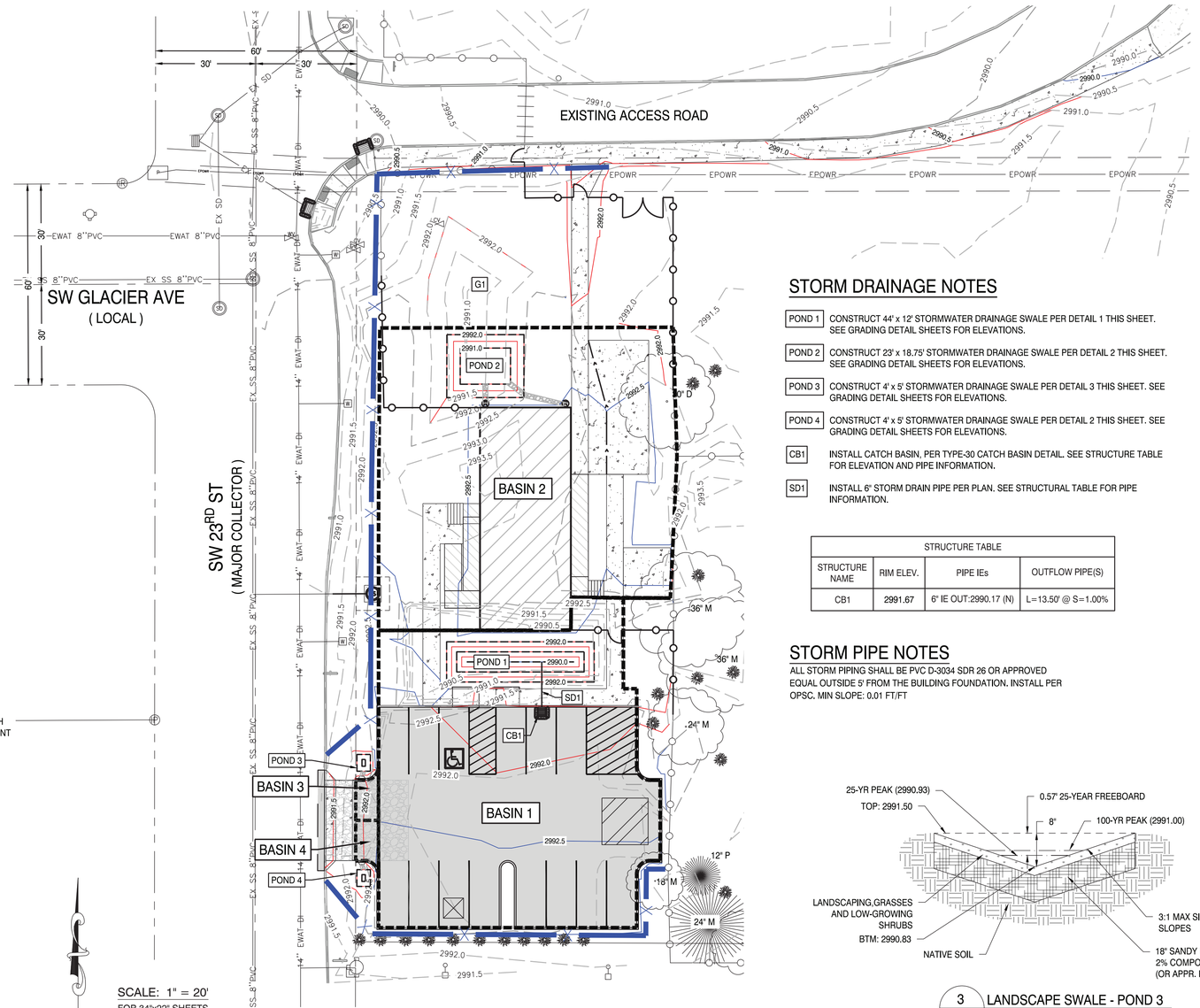
G1 FILL IN EXISTING HOLES FROM PREVIOUS STRUCTURE DEMOLITION.



1 / C1.4 LANDSCAPE SWALE - POND 1
NTS



2 / C1.4 LANDSCAPE SWALE - POND 2
NTS



OVERALL GRADING AND DRAINAGE PLAN

STORM DRAINAGE NOTES

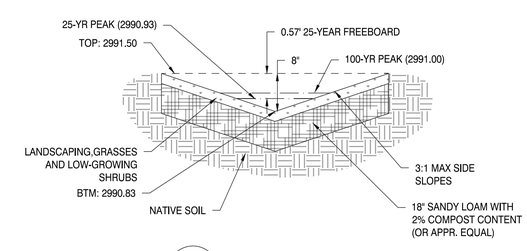
POND 1	CONSTRUCT 44' x 12' STORMWATER DRAINAGE SWALE PER DETAIL 1 THIS SHEET. SEE GRADING DETAIL SHEETS FOR ELEVATIONS.
POND 2	CONSTRUCT 23' x 18.75' STORMWATER DRAINAGE SWALE PER DETAIL 2 THIS SHEET. SEE GRADING DETAIL SHEETS FOR ELEVATIONS.
POND 3	CONSTRUCT 4' x 5' STORMWATER DRAINAGE SWALE PER DETAIL 3 THIS SHEET. SEE GRADING DETAIL SHEETS FOR ELEVATIONS.
POND 4	CONSTRUCT 4' x 5' STORMWATER DRAINAGE SWALE PER DETAIL 2 THIS SHEET. SEE GRADING DETAIL SHEETS FOR ELEVATIONS.
CB1	INSTALL CATCH BASIN, PER TYPE-30 CATCH BASIN DETAIL. SEE STRUCTURE TABLE FOR ELEVATION AND PIPE INFORMATION.
SD1	INSTALL 6" STORM DRAIN PIPE PER PLAN. SEE STRUCTURAL TABLE FOR PIPE INFORMATION.

STRUCTURE TABLE

STRUCTURE NAME	RIM ELEV.	PIPE IEs	OUTFLOW PIPE(S)
CB1	2991.67	6" IE OUT:2990.17 (N)	L=13.50' @ S=1.00%

STORM PIPE NOTES

ALL STORM PIPING SHALL BE PVC D-3034 SDR 26 OR APPROVED EQUAL OUTSIDE 5' FROM THE BUILDING FOUNDATION. INSTALL PER OPSC. MIN SLOPE: 0.01 FT/FT



3 / C1.4 LANDSCAPE SWALE - POND 3
NTS

REGISTERED PROFESSIONAL ENGINEER — Hayes A. McCoy — RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25	△		
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H.A. McCOY ENGINEERING & SURVEYING, LLC
1136 SW Lake Road, Suite 201, Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@haccoy.com

PROJECT: RHS SPECIAL EDUCATION BUILDING

PROJECT LOCATION: REDMOND, OR

CLIENT: REDMOND SCHOOL DISTRICT #2J

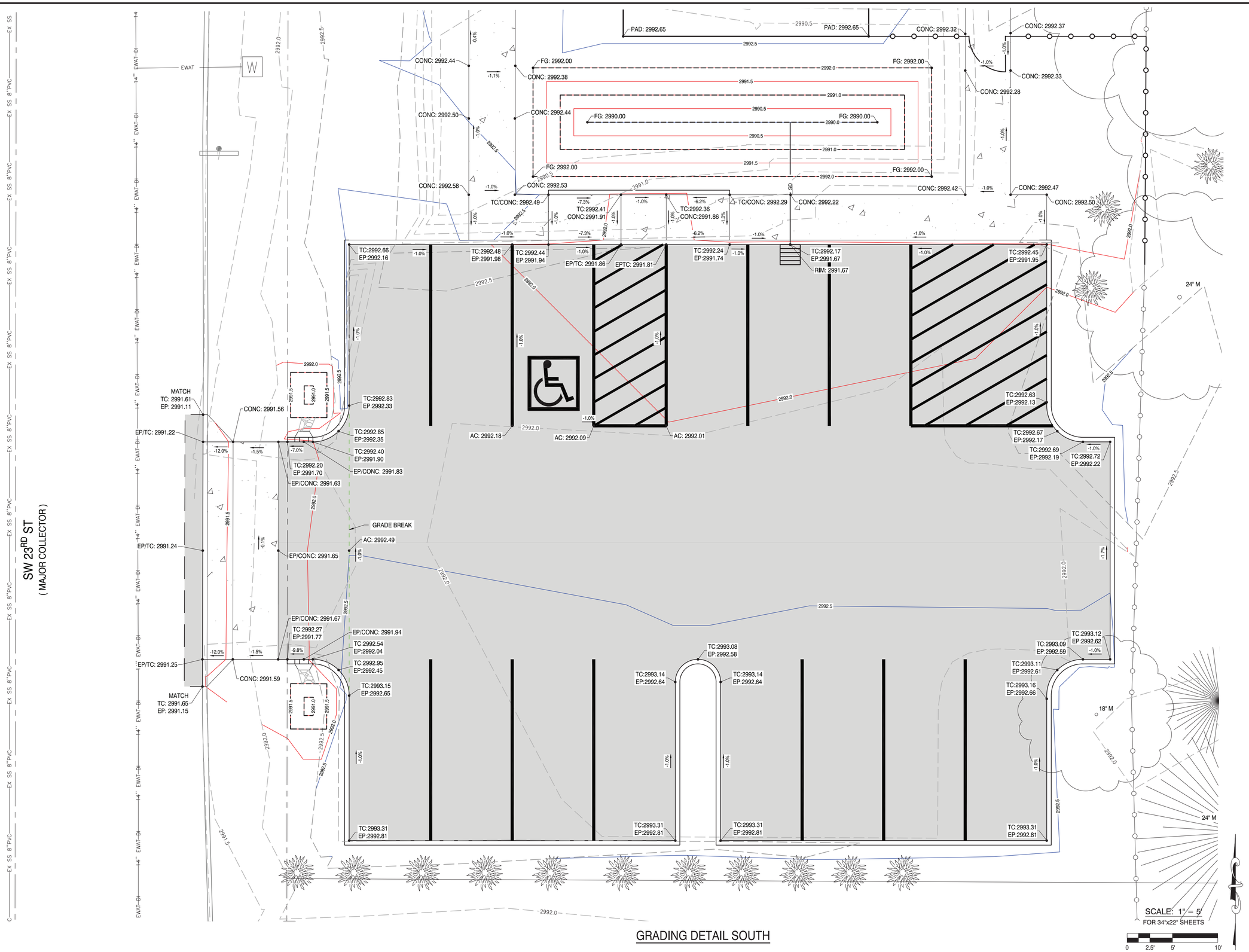
SHEET TITLE: OVERALL GRADING AND DRAINAGE PLAN

JOB NO. 25-145

DRAWN BY: CPM

DRAWING: C1.4

FILE: Z:\HAM Eng\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2



GRADING DETAIL SOUTH

Hayes A. McCoy
REGISTERED PROFESSIONAL ENGINEER
HAYES A. McCOY
RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25	△		
☐		△		
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H.A. McCOY
ENGINEERING & SURVEYING, LLC
1180 SW Lake Road, Suite 201 Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@ham-engr.com

PROJECT:
RHS SPECIAL EDUCATION BUILDING

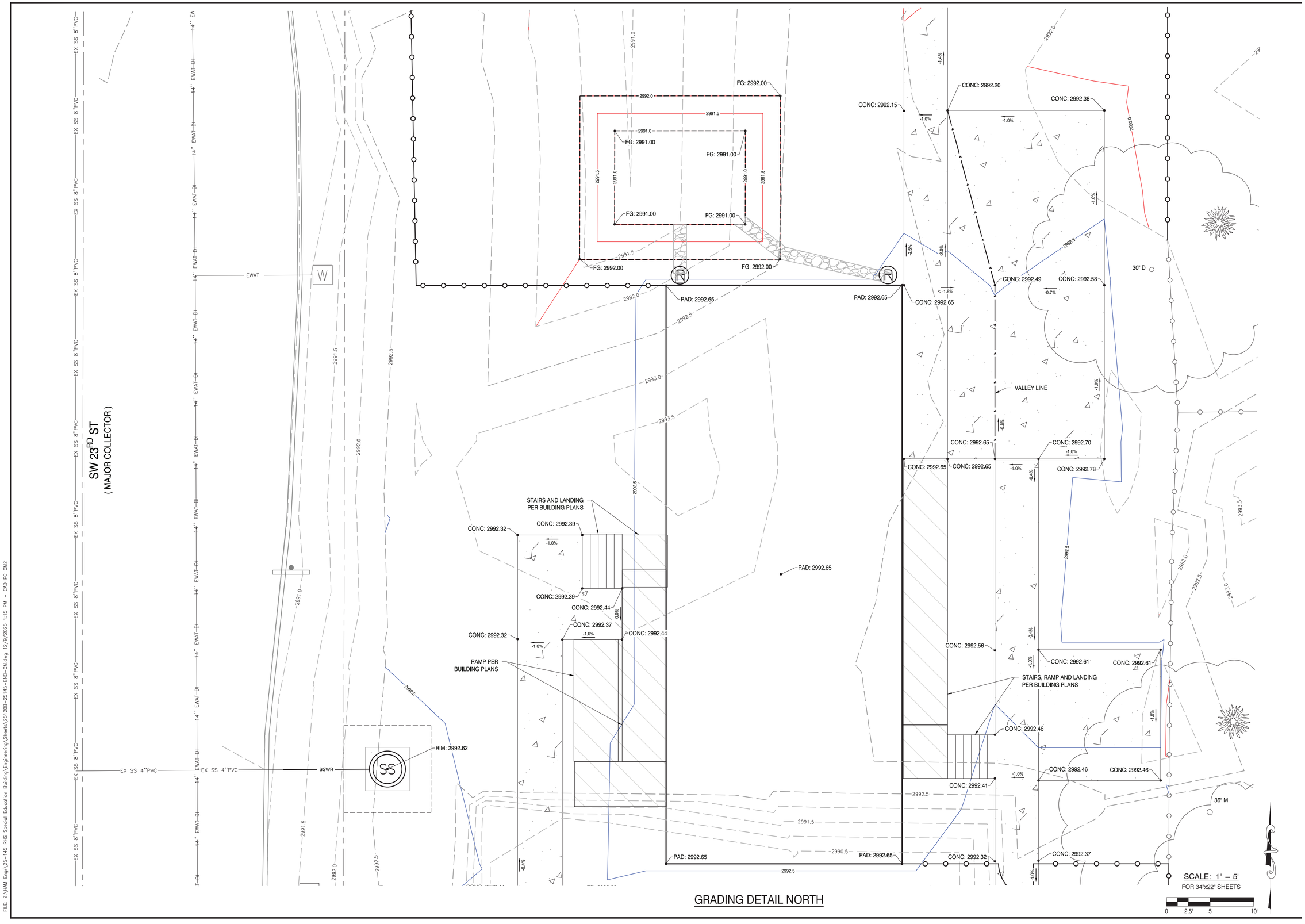
PROJECT LOCATION:
REDMOND, OR

CLIENT:
REDMOND SCHOOL DISTRICT #2J

SHEET TITLE:
GRADING DETAIL SOUTH

JOB NO. 25-145
DRAWN BY: CPM
DRAWING:
C2.0

FILE: Z:\HAM Engr\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2



GRADING DETAIL NORTH

Hayes A. McCoy

REGISTERED PROFESSIONAL ENGINEER
HAYES A. McCOY
RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25	△		
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H.A. McCOY
ENGINEERING & SURVEYING, LLC
1180 SW Lake Road, Suite 201 Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@ham-engr.com

PROJECT:
RHS SPECIAL EDUCATION BUILDING

PROJECT LOCATION:
REDMOND, OR

CLIENT:
REDMOND SCHOOL DISTRICT #2J

SHEET TITLE:
GRADING DETAIL NORTH

JOB NO. 25-145
DRAWN BY: CPM
DRAWING:
C2.1

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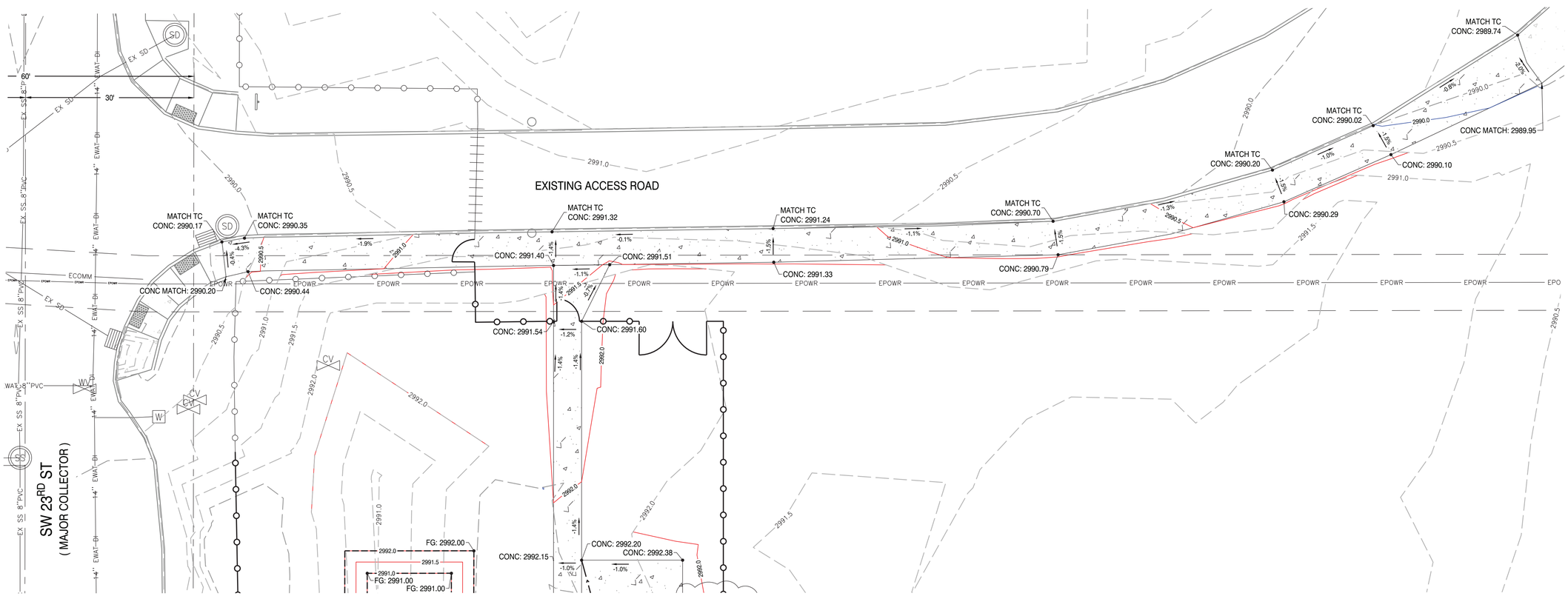

GRADING DETAIL SIDEWALK EXTENSION

SCALE: 1" = 10'
FOR 34"x22" SHEETS
0 5' 10' 20'

REGISTERED PROFESSIONAL ENGINEER
Hayes A. McCoy
RENEWAL DATE: 12/31/26

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25	△		
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H.A. McCOY
ENGINEERING & SURVEYING, LLC
1180 SW Lake Road, Suite 201 Redmond, OR 97756
Hayes McCoy
PE, PLS, CWRE
541-923-7554
hayes@hamccoy.com

PROJECT:
RHS SPECIAL EDUCATION BUILDING

PROJECT LOCATION:
REDMOND, OR

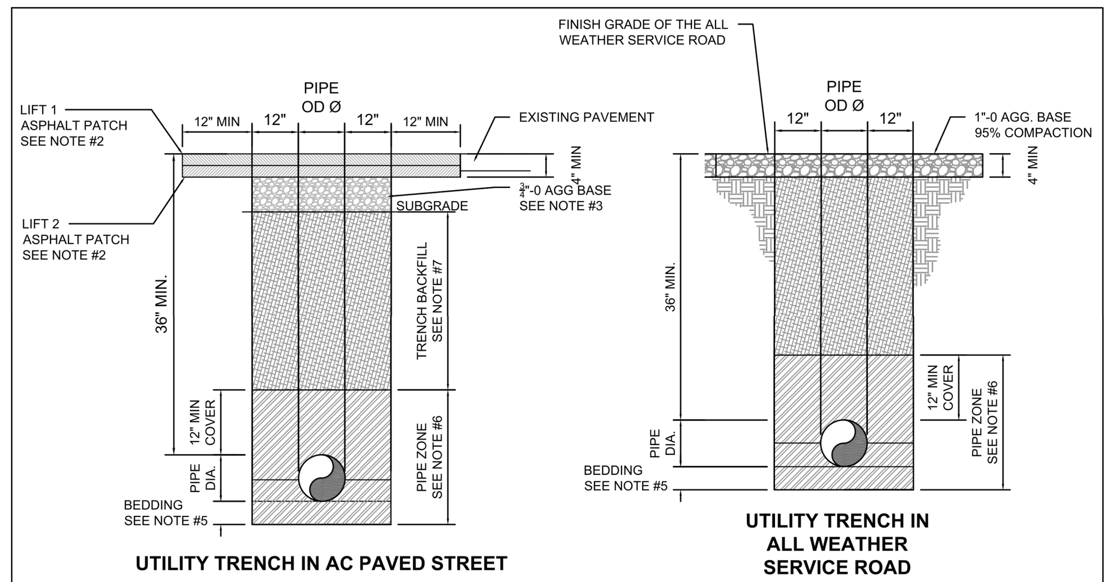
CLIENT:
REDMOND SCHOOL DISTRICT #2J

SHEET TITLE:
GRADING DETAIL
SIDEWALK EXTENSION

JOB NO. 25-145
DRAWN BY: CPM
DRAWING:
C2.2

FILE: Z:\HAM Eng\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2

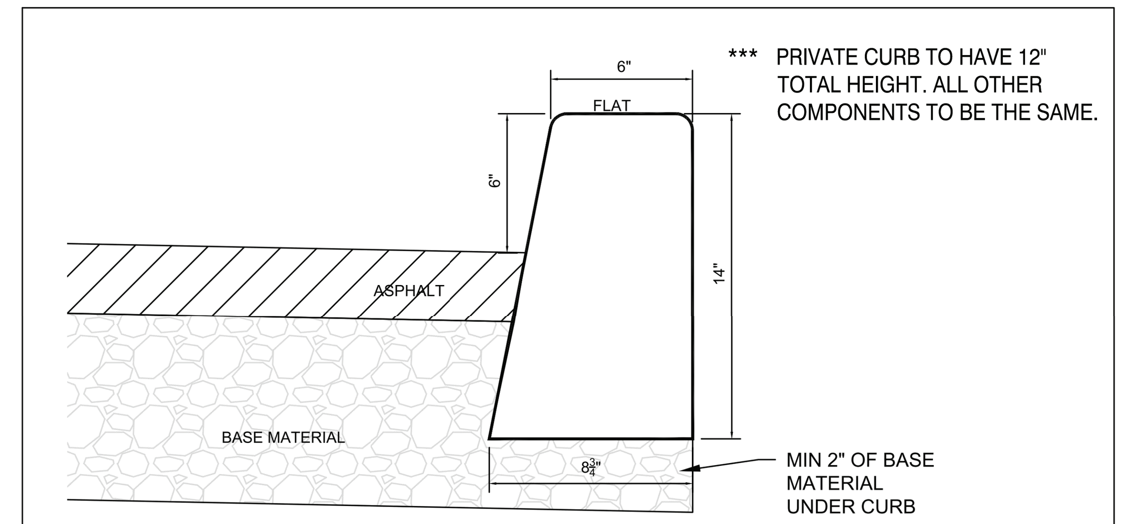
UTILITY TRENCH (STANDARD DRAWING 1-1)



NOTE:
1. SAW CUT JOINTS SHALL BE TACKED AND SAND SEALED.
2. ASPHALT PATCH SECTION SHALL BE NOT LESS THAN 4" THICK, PLACED IN TWO LIFTS MINIMUM NOT TO EXCEED 2" MAX PER LIFT.
3. BASE MATERIAL SHALL MEET CURRENT CITY STANDARDS AS SHOWN IN STANDARD DRAWING 2-1.
4. ALL TRENCHES UNDER EXISTING PAVEMENT, CURB AND/OR SIDEWALK AREAS SHALL BE BACKFILLED IN ACCORDANCE WITH DIVISION I TRENCHES.
5. PIPE BEDDING SHALL BE 4" MINIMUM DEPTH.
6. PIPE ZONE MATERIAL SHALL BE CLASS "B" BACKFILL , COMPACTED TO 95% OF MAXIMUM DENSITY AASHTO T-99 IN ONE FOOT LIFTS. FOR PIPES LARGER THAN 3" PLACE FIRST LIFT TO PIPE SPRINGLINE.
7. FOR NEW CONSTRUCTION, CLASS "B" TRENCH BACKFILL MATERIAL IS ALLOWED FROM 2' ABOVE PIPE TO SUBGRADE FOR TRENCHES DEEPER THAN 6 FEET (FINISH GRADE TO TOP OF PIPE).
8. WHEN TRENCH CUT IS ALLOWED IN NEWLY PAVED STREET LESS THAN 2 YEARS OLD, SPECIAL PATCHING REQUIREMENTS WILL BE NECESSARY, AND PROVIDED BY CITY OF REDMOND ENGINEERING.
9. DRYWELL CONCRETE CAP SHALL NOT EXTEND WITHIN 6" OF UTILITY TRENCH.
10. DRY UTILITY TRENCH PER MANUFACTURER.

CITY OF REDMOND PUBLIC WORKS DEPARTMENT	SCALE: NTS	STANDARD DRAWING NO.
UTILITY TRENCH	DRAWING BY: JWS / APPROVED BY: JNM / DATE: 4/1/2024	**1-1** TRENCHES

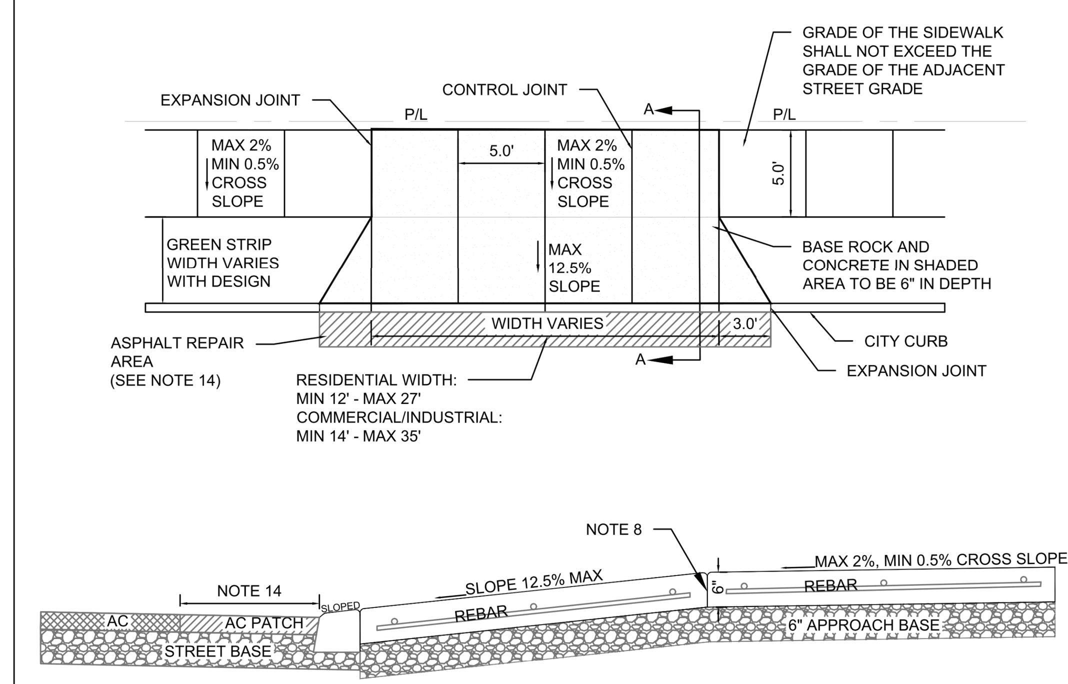
STANDARD 14" CONCRETE CURB (STANDARD DRAWING 2-7)



NOTES:
1. CONCRETE SHALL BE CLASS 3000 MEETING THE REQUIREMENTS OF SECTION 213.2.01.
2. EXPANSION JOINTS ARE REQUIRED AT:
   - A. A MAXIMUM SPACING OF 100 FEET.
   - B. AT EACH POINT OF TANGENCY.
   - C. AT THE TOP OF ALL ADA AND DRIVEWAY APRON FLARES.
   - D. AROUND ALL POLES, POSTS, BOXES AND OTHER FIXTURES THAT PROTRUDE THROUGH OR AGAINST THE CURB.
3. CONTROL JOINTS ARE TO BE CUT INTO THE WET CONCRETE A MINIMUM 1/3 OF THE DEPTH AND PLACED AT A MAXIMUM OF 10' APART.
4. BASE ROCK UNDER CURB SHALL BE A MINIMUM OF TWO INCHES DEEP OR DEEPER AS REQUIRED TO MATCH STREET SECTION AND MEETING THE REQUIREMENTS OF SECTION 207.
5. DRIVEWAY APRON LIPS SHALL BE MINIMUM OF 1" TO A MAXIMUM OF 1 1/2" HEIGHT ABOVE ASPHALT AT GUTTER.
6. ADA LIPS SHALL BE FLUSH WITH ASPHALT PAVEMENT AT GUTTER.
7. ALL VISIBLE EDGES OF CURB SHALL HAVE A MAXIMUM 3/4" RADIUS FINISHED EDGE.
8. ALL VISIBLE SURFACES SHALL HAVE A LIGHT BROOM FINISH, PARALLEL WITH CURB.
9. WHERE CURB AND GUTTER IS CALLED OUT ON THE PLANS, BUT NO DETAIL IS PROVIDED, USE ODOT STANDARD DRAWING RD-700 WITH 18" GUTTER PAN SLOPED AT 4° AND 6" CURB EXPOSURE. FOR REPLACEMENT, MATCH EXISTING CURB AND GUTTER DIMENSION AND SLOPE.
10. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE MARKED ON THE SURFACE OF CURB USING A STAMPED IMPRESSION OF "W" OR "S".
11. 14" CURB FOR USE ON ALL LOCAL, COLLECTOR, INDUSTRIAL, AND ARTERIAL STREETS.

CITY OF REDMOND PUBLIC WORKS DEPARTMENT	SCALE: NTS	STANDARD DRAWING NO.
STANDARD 14" CONCRETE CURB	DRAWING BY: JWS / APPROVED BY: JNM / DATE: 4/1/2024	**2-7** STREETS

CONCRETE DRIVEWAY APPROACH & CURB CUT (STANDARD DRAWING 2-11)



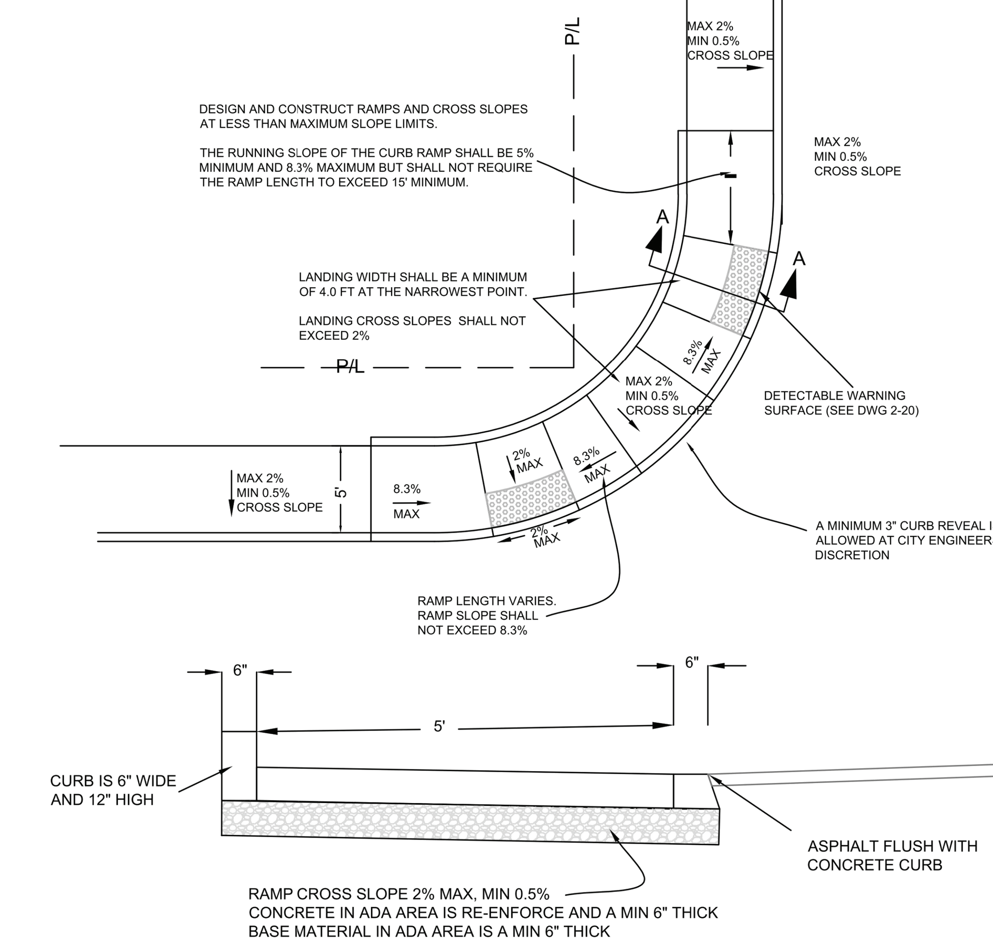
DRIVEWAY APPROACH

NOTES:
1. CONCRETE SHALL BE CLASS 3000 PSI MEETING THE REQUIREMENTS OF SECTION 213.2.01.
2. CONCRETE SHALL BE A MINIMUM OF SIX INCHES DEEP IN THE APPROACH AND THAT PORTION OF THE SIDEWALK ADJACENT TO THE APPROACH.
3. EXPANSION JOINTS ARE REQUIRED ON BOTH SIDES OF DRIVEWAY APPROACH WHERE THE TOP OF THE FLARE/WING MEETS THE SIDEWALK.
4. WHERE SIDEWALKS ARE CONTAINED WITHIN A STREET RIGHT-OF-WAY, THE GRADE OF THE SIDEWALK SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET.
5. THE FLARE/WINGS ARE A MINIMUM LENGTH OF 3' AT CURB.
6. THE BASE ROCK UNDER A DRIVEWAY APPROACH SHALL BE A MINIMUM OF SIX INCHES DEEP.
7. BASE ROCK SHALL BE CLASS "B" BACKFILL MEETING THE REQUIREMENTS OF SECTION 101.2.02B AND COMPACTED TO 95% OF AASHTO T-99.
8. #4 REBAR SHALL BE USED IN ALL COMMERCIAL, INDUSTRIAL, ALLEY, AND MULTI-FAMILY DRIVEWAY APPROACHES. LONGITUDINAL AND TRANSVERSE BARS SHALL BE PLACED TWO FEET ON CENTER, TWO INCHES FROM BOTTOM AND THREE INCHES IN FROM EDGES.
9. DRIVEWAY APRON LIPS SHALL BE A MINIMUM OF ONE INCH TO A MAXIMUM ONE AND ONE HALF INCH IN HEIGHT ABOVE ASPHALT AT GUTTER.
10. ALL VISIBLE EDGES SHALL HAVE A MAXIMUM ¾" RADIUS FINISHED EDGE.
11. APPROACH SURFACES SHALL HAVE A MEDIUM BROOM FINISH PERPENDICULAR TO THE CURB.
12. CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF FIVE FEET APART MEETING THE REQUIREMENTS OF STANDARD DRAWING 2-22.
13. CURB, SIDEWALK AND APPROACH APRON MAY BE A MONOLITHIC POUR.
14. ASPHALT PATCH SHALL BE PLACED PER DIVISION II SECTION 212.03. MATCH EXISTING CONDITIONS AND A MINIMUM WIDTH OF 2'.

CITY OF REDMOND PUBLIC WORKS DEPARTMENT	SCALE: NTS	STANDARD DRAWING NO.
CONCRETE DRIVEWAY APPROACH & CURB CUT	DRAWING BY: JWS / APPROVED BY: JNM / DATE: 4/1/2024	**2-11** STREETS

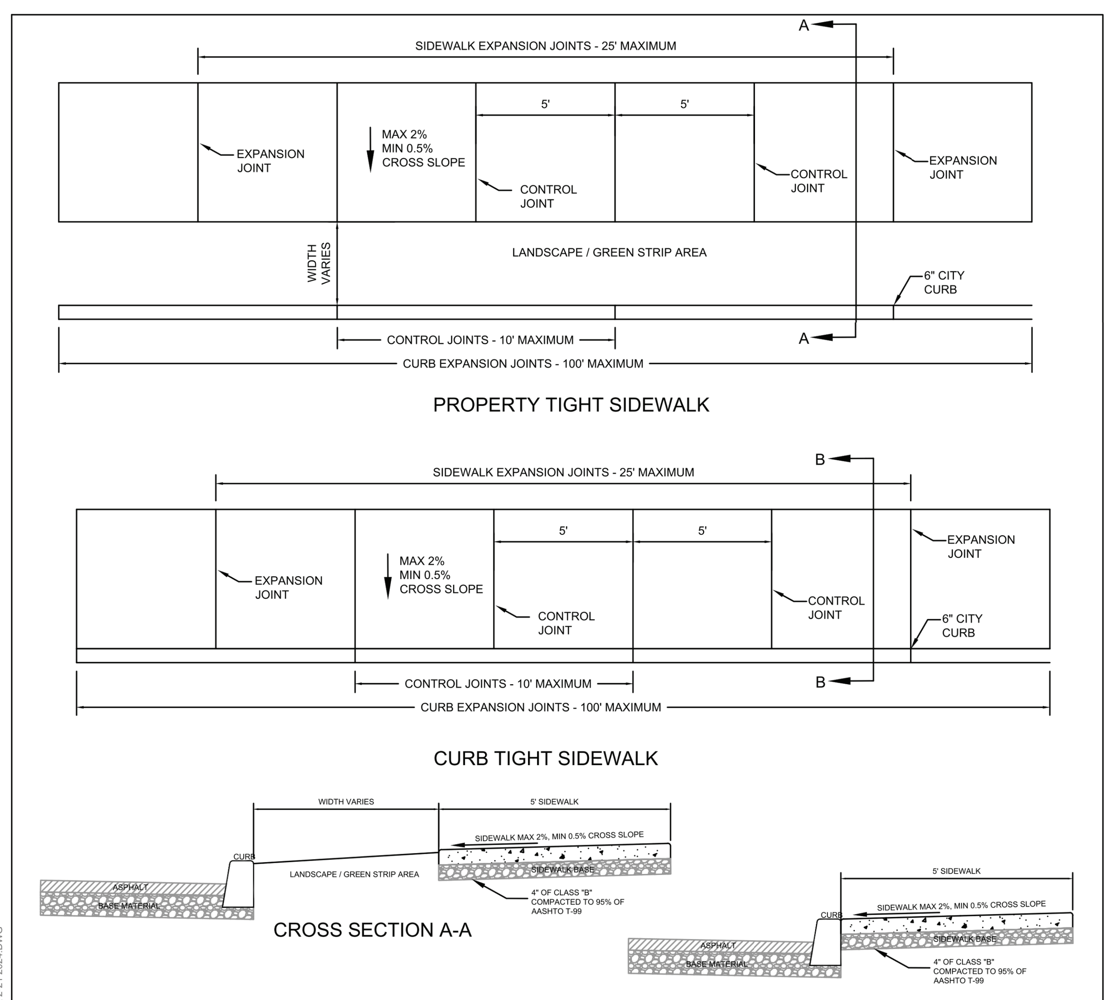
TYPICAL ADA RAMP TYPE 2 (STANDARD DRAWING 2-17)

1. CONCRETE SHALL BE CLASS 3000 PSI MEETING THE REQUIREMENTS OF SECTION 213.2.01
2. CONCRETE SHALL BE A MINIMUM OF SIX INCHES DEEP.
3. EXPANSION JOINTS ARE REQUIRED ON BOTH SIDES OF ADA RAMP WHERE ADJOINING EXISTING CONCRETE.
4. THE BASE ROCK SHALL BE 3/4"-0" AGGREGATE BASE BACKFILL WITH A DEPTH OF SIX INCHES, MEETING THE REQUIREMENTS OF SECTION 207 AND COMPACTED TO 95% OF AASHTO T-99.
5. BACK CURB IS NOT REQUIRED WHEN CONNECTION TO TRAIL / PATH OR WHEN LANDSCAPING IS AT GRADE WITH CONCRETE.
6. CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF FIVE FEET APART MEETING THE REQUIREMENTS OF STANDARD DRAWING 2-18.
7. DESIGN AND CONSTRUCT RAMPS AND CROSS SLOPES AT LESS THAN MAXIMUM SLOPE LIMITS.
8. RAMP LANDINGS SHALL NOT EXCEED 2% MAXIMUM IN CROSS SLOPE OR RUNNING SLOPE.
9. THE RUNNING SLOPE OF THE CURB RAMP SHALL NOT EXCEED A MAXIMUM OF 8.3%.
10. IN RETROFIT RAMP CONSTRUCTION ONLY, IF 8.3% SLOPE CAN NOT BE ACHIEVED. CONNECT TO EXISTING WALK WITH 15' LONG RAMP
11. DETECTABLE WARNING SURFACE COVER THE FULL WIDTH OF LANDING AT CURB.



CITY OF REDMOND PUBLIC WORKS DEPARTMENT	SCALE: NTS	STANDARD DRAWING NO.
TYPICAL ADA RAMP TYPE 2	DRAWING BY: JWS / APPROVED BY: JNM / DATE: 4/1/2024	**2-17** STREETS

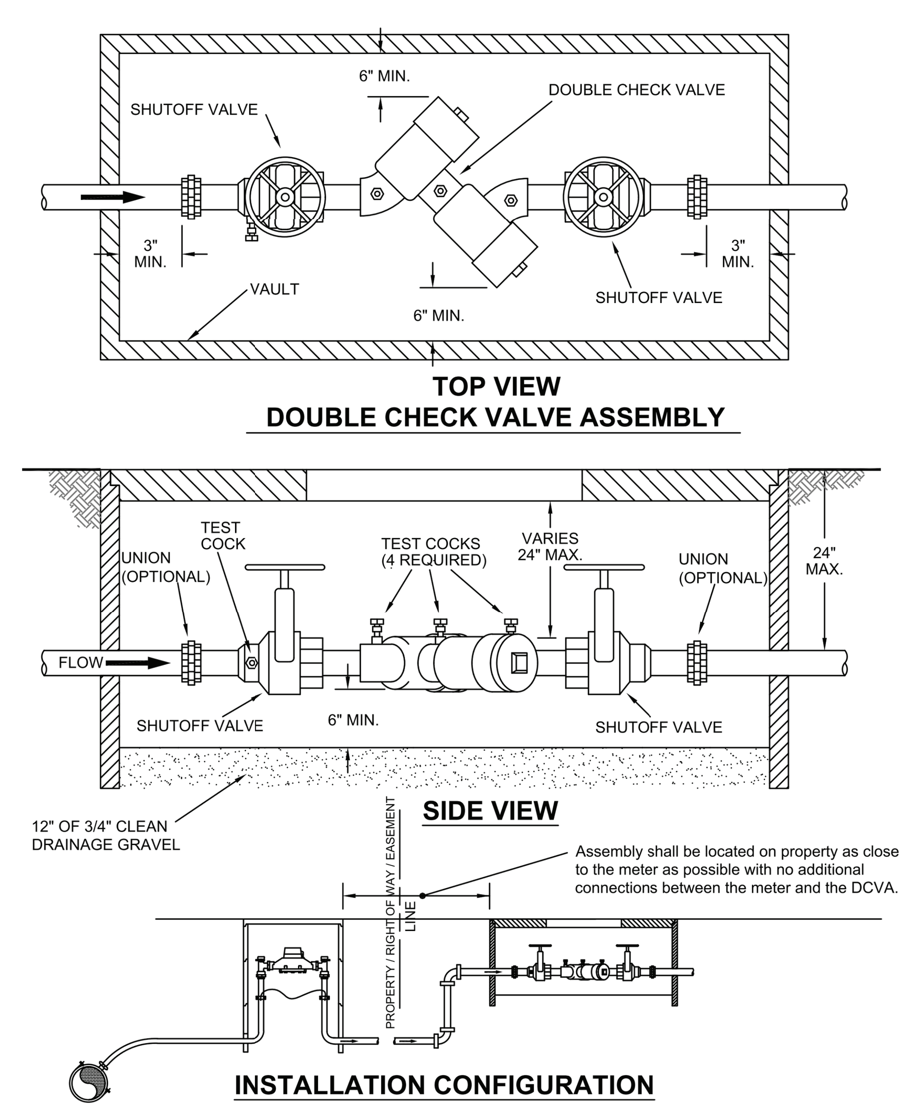
TYPICAL CONCRETE CURB & SIDEWALK (STANDARD DRAWING 2-21)



NOTES:
1. CONCRETE SHALL BE CLASS 3000 MEETING THE REQUIREMENTS OF SECTION 213.01.
2. CONCRETE SIDEWALK SHALL BE A MINIMUM OF FOUR INCHES DEEP.
3. SIDEWALK CROSS SLOPE MAXIMUM OF 2% AND A MINIMUM OF 0.5%.
4. EXPANSION JOINTS ARE REQUIRED EVERY 25' MAXIMUM CONCRETE SIDEWALK.
5. CONTROL JOINTS IN SIDEWALK SHALL BE PLACED AT A MAXIMUM OF 5' APART MEETING THE REQUIREMENTS OF CITY OF REDMOND DETAIL 2-18.
6. BASE ROCK UNDER THE SIDEWALK SHALL BE CLASS "B" BACKFILL MEETING THE REQUIREMENTS OF SECTION 101.2.02B AND COMPACTED TO 95% IF AASHTO T-99.
7. CONCRETE CURB SHALL MEET THE REQUIREMENTS OF STANDARD DRAWING 2-6.
8. EXPANSION JOINTS ARE REQUIRED AS SPECIFIED IN SECTION 213.3.04 AND 215.3.04.
9. CONTROL JOINTS IN THE CURB SHALL BE PLACED AT A MAXIMUM OF 10' APART MEETING THE REQUIREMENTS OF STANDARD DRAWING 2-18.
10. BASE ROCK UNDER THE CURB SHALL MEET THE REQUIREMENTS OF SECTION 207 AND COMPACTED TO 95% OF AASHTO T-99.
11. ALL VISIBLE EDGES SHALL HAVE A MAXIMUM 3/4" RADIUS FINISHED EDGE.
12. THE SIDEWALK SURFACE SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO CURB.
13. DOWNTOWN SIDEWALKS ARE THE STANDARD FOR THE DOWNTOWN OVERLAY DISTRICT.

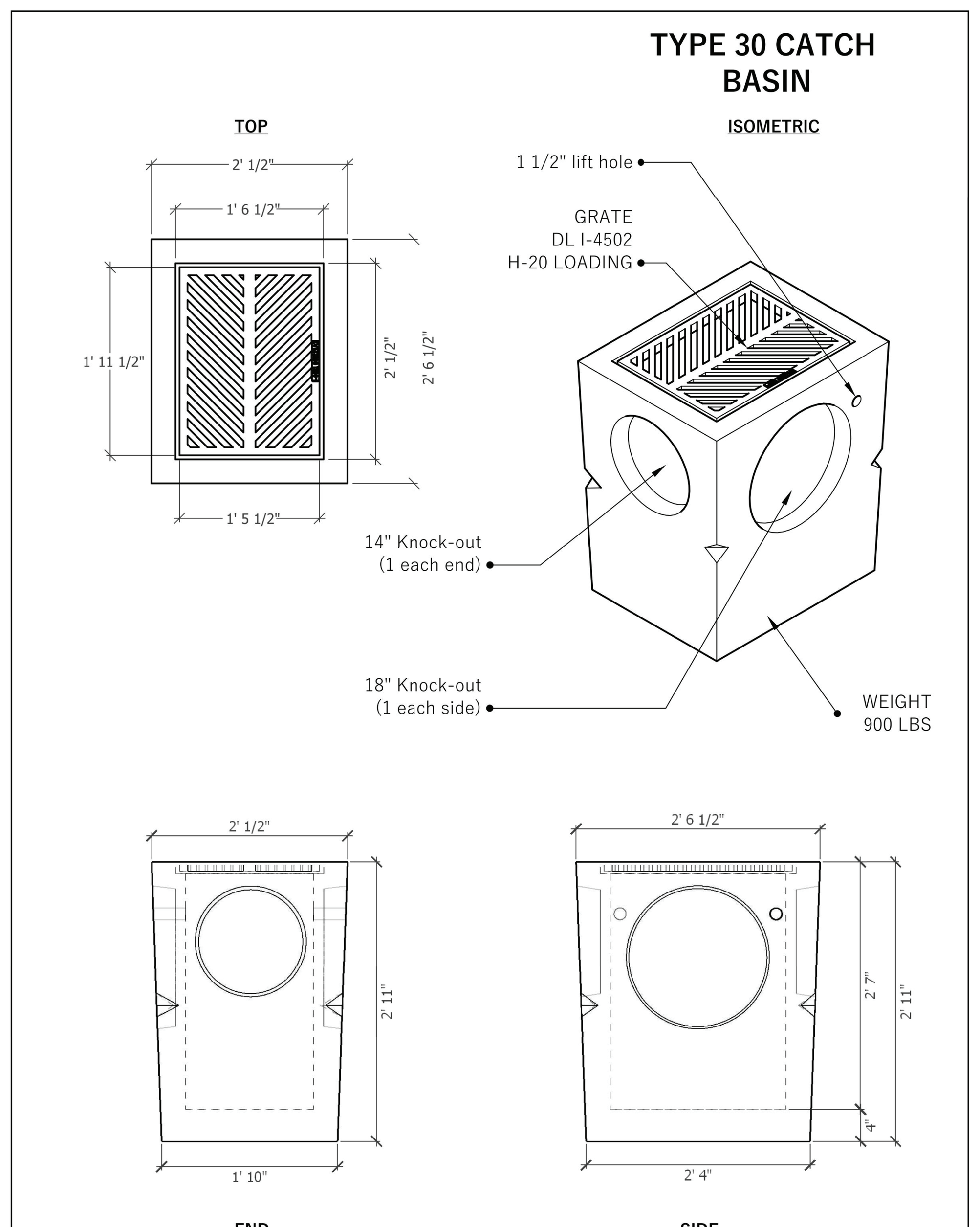
CITY OF REDMOND PUBLIC WORKS DEPARTMENT	SCALE: NTS	STANDARD DRAWING NO.
TYPICAL CONCRETE CURB & SIDEWALK	DRAWING BY: JWS / APPROVED BY: JNM / DATE: 4/1/2024	**2-21** STREETS

TYPICAL BACKFLOW DEVICE ¾" TO 2" DCVA INSTALLATIONS (STANDARD DRAWING 4-18)



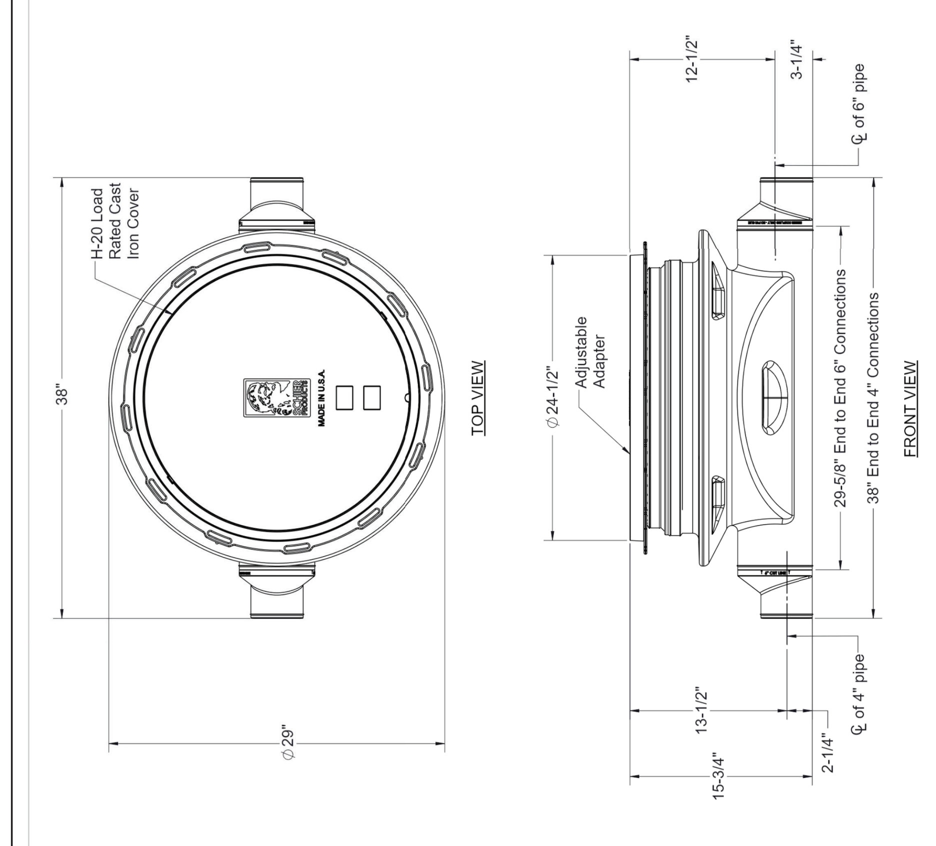
CITY OF REDMOND PUBLIC WORKS DEPARTMENT	SCALE: NTS	STANDARD DRAWING NO.
TYPICAL BACKFLOW DEVICE ¾" TO 2" DCVA INSTALLATIONS	DRAWING BY: JWS / APPROVED BY: JNM / DATE: 4/2/2024	**4-18** WATER

TYPE 30 CATCH BASIN



ISOMETRIC	Advanced Precast Products, 541-923-3272, 1111 NE 11TH ST. REDMOND, OR 97756	Date Modified: January 2, 2024 / Plan Sheet: / Product: TYPE 30 CATCH BASIN	1
Customer:	Project:		

SPECIFICATION SHEET — SV24



NOTES
1. 4" & 6" plain end inlet/outlets
2. Unit weight - w/cast iron cover: 110 lbs.;
3. Maximum operating temperature: 150° F continuous
4. Level connections
5. H-20 load rated cast iron cover
6. Safety Star™, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating)

ENGINEER SPECIFICATION GUIDE
Schier Sewer Viewer™ sampling port model # SV24 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Sampling port shall be furnished for above or below grade installation with Safety Star™ access restrictor built into cover adapter. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

ACCESSORIES:
- Field cut risers for extending covers to grade
- Cover adapter tie down kit
- Membrane clamping collar kit

SCHIER
6455 Woodland Dr, Shawnee, KS 66218, Tel: 913-951-3300, Fax: 913-951-3399, schierproducts.com

MODEL NUMBER:	PART NUMBER: 8064-001-01
SV24	DESCRIPTION: SV24 SEWER VIEWER SAMPLING PORT, 4" AND 6" LEVEL CONNECTIONS, H-20 LOAD RATED CAST IRON COVER
PROPRIETARY AND CONFIDENTIAL	DWG BY: B.BROWN / DATE: 6/2/2022 / REV: - / ECO:

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

REGISTERED PROFESSIONAL ENGINEER — Hayes A. McCoy
RENEWAL DATE: 12/31/26

H.A. McCOY ENGINEERING & SURVEYING, LLC
1180 SW Lake Road, Suite 201, Redmond, OR 97756
Hayes McCoy, PE, PLS, CWRE
541-923-7554 hayes@ham-engr.com

DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
☒ ENG PLANS	12/08/25			

PROJECT: RHS SPECIAL EDUCATION BUILDING

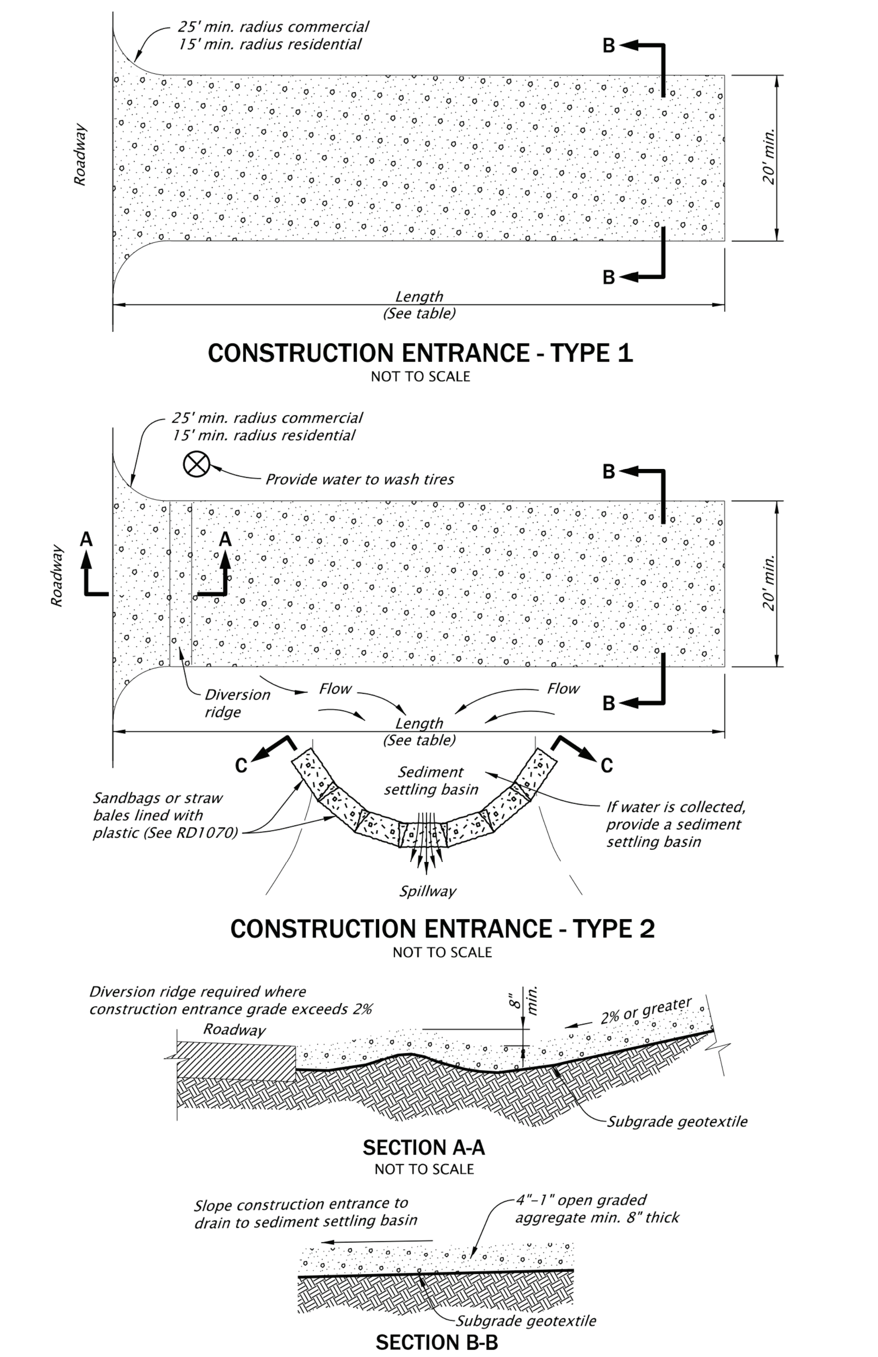
PROJECT LOCATION: REDMOND, OR

CLIENT: REDMOND SCHOOL DISTRICT #2J

SHEET TITLE: STANDARD DETAILS

JOB NO.	25-145
DRAWN BY:	CPM
DRAWING:	C3.0

FILE: Z:\HAM Engr\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2

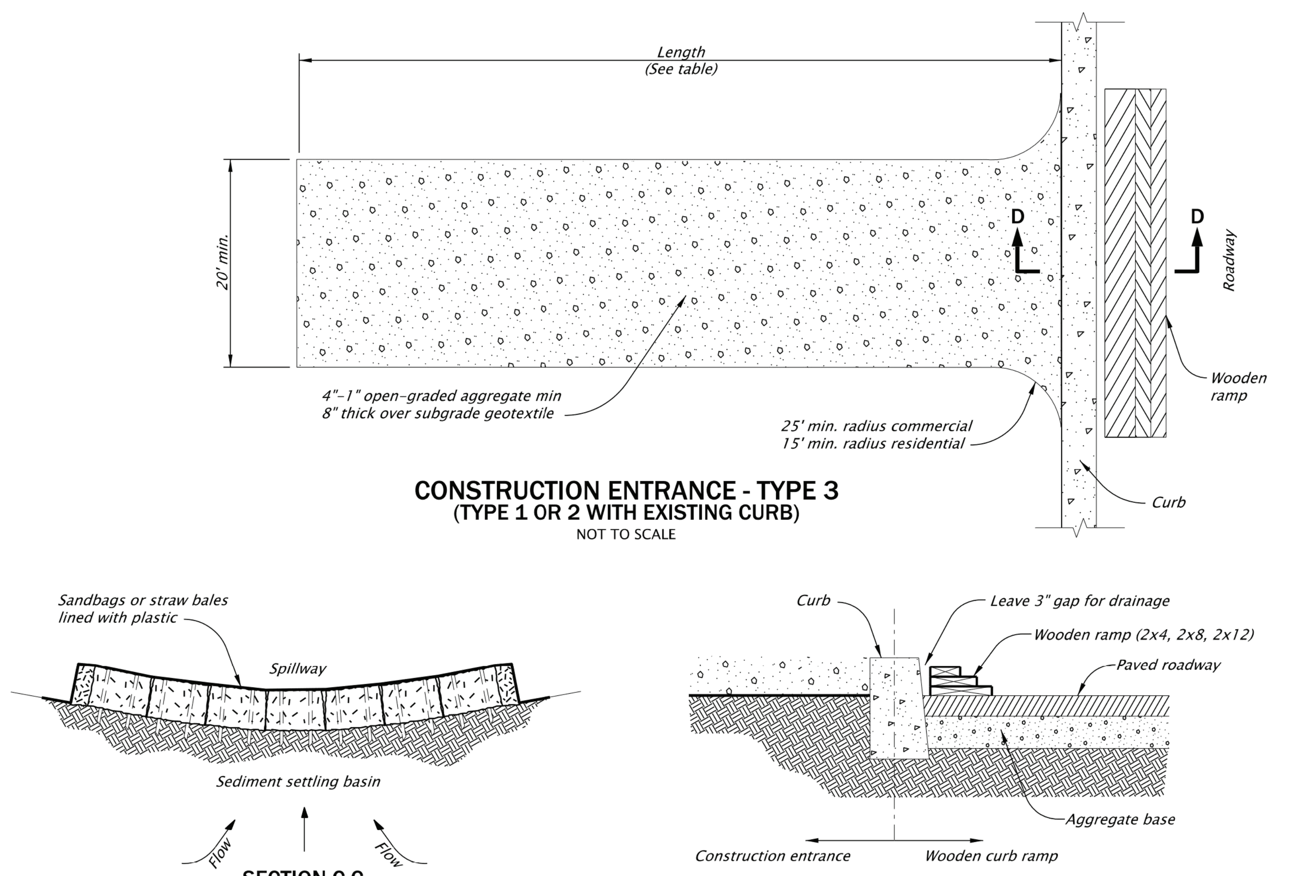


CONSTRUCTION ENTRANCE - TYPE 1
NOT TO SCALE

CONSTRUCTION ENTRANCE - TYPE 2
NOT TO SCALE

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE



CONSTRUCTION ENTRANCE - TYPE 3
(TYPE 1 OR 2 WITH EXISTING CURB)
NOT TO SCALE

SECTION C-C
NOT TO SCALE

WOODEN CURB RAMP SECTION D-D
NOT TO SCALE

NOTES:
1. The Type 1 entrance is a simple entrance without a diversion ridge or settling basin.
2. The wooden ramp may be used on either Type 1 or Type 2 entrances in situations where there is curb and the curb is not removed for the construction entrance.

CONSTRUCTION ENTRANCE TABLE MINIMUM LENGTH	
Length (FT)	Area Of Exposed Soil (Acre)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

CONSTRUCTION ENTRANCES

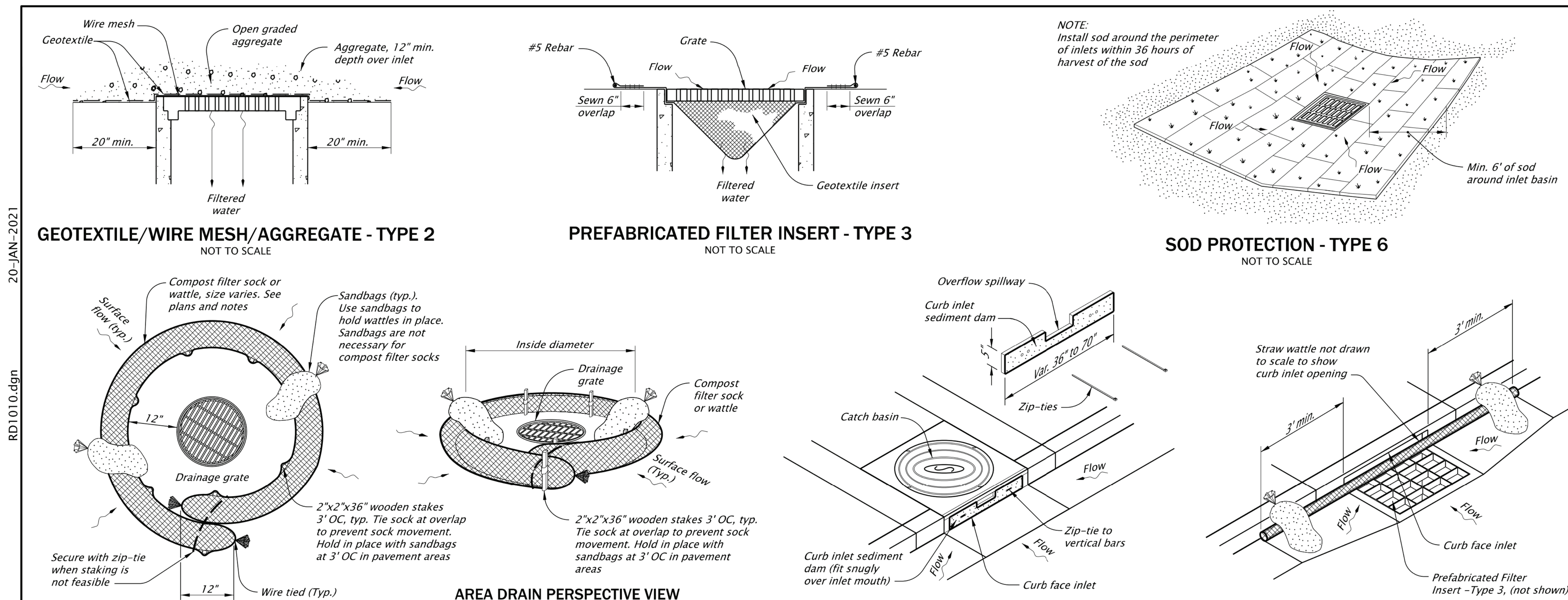
2024

DATE	REVISION DESCRIPTION
01-2021	REMOVED CALC BOOK NUMBERS

CALC. BOOK NO. N/A SDR DATE 20-JAN-2021 RD1000

Effective Date: December 1, 2024 – May 31, 2025

20-JAN-2021 RD1000.dgn



GEOTEXTILE/WIRE MESH/AGGREGATE - TYPE 2
NOT TO SCALE

PREFABRICATED FILTER INSERT - TYPE 3
NOT TO SCALE

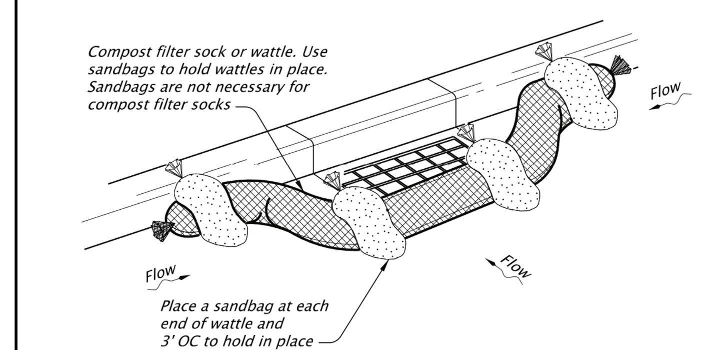
SOD PROTECTION - TYPE 6
NOT TO SCALE

AREA DRAIN PLAN

AREA DRAIN PERSPECTIVE VIEW

CURB INLET SEDIMENT DAM - TYPE 10
NOT TO SCALE

WATTLE BARRIER WITH FILTER INSERT - TYPE 11
NOT TO SCALE



CURB INLET PERSPECTIVE VIEW

COMPOST FILTER SOCK OR WATTLE - TYPE 7
NOT TO SCALE

NOTES:
Type 2 - Geotextile/wire mesh/aggregate
Place the wire mesh over the grate.
Place sediment fence geotextile over the wire mesh and perimeter area around structure.
Install aggregate over the geotextile fabric.

Type 3 - Prefabricated filter inserts
Install prefabricated filter inserts according to the plans, special provisions, and manufacturer recommendations.
Prefabricated inserts with provisions for overflow are allowed only when accompanied by additional BMP's to prevent the potential of sediments entering project storm systems.
Field fabricated inserts are not allowed.

Type 7 - Compost filter sock
Drive 2"x2" wood stakes a minimum of 6" into ground and flush with the top of the sock.
Overlap ends of sock per manufacturers recommendations (12"min., 36" max.).
Use 8" to 12" dia sock on curbside in traffic areas.

(Type 7 cont.)
Use 12" to 18" dia sock in non-traffic areas or areas where the larger socks can be used safely.
use synthetic mesh socks for temporary installations.

Type 10 - Curb inlet sediment dam
Fit curb inlet sediment dam snugly into inlet mouth. Curb inlet sediment dam is required for use with inlet filter insert where at-grade inlet grate and curb inlet are combined at a catch basin.

Type 11 - Wattle barrier with filter insert
Install prefabricated filter insert per Type 3 detail.
Install wattles over opening and 36" to each side of opening tight against curb. Adjust wattle to force storm water to flow through filter insert or wattle prior to leaving the site.
Adjust, replace or modify the inlet protection as needed to prevent sediment laden water from entering the catch basin.

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All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

INLET PROTECTION
TYPE 2, 3, 6, 7, 10 AND 11

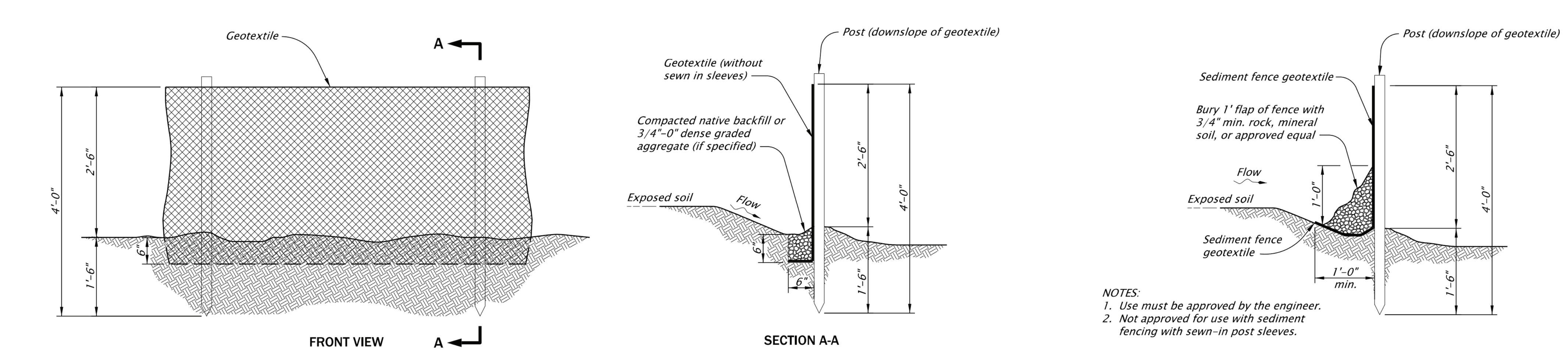
2024

DATE	REVISION DESCRIPTION
01-2021	REMOVED CALC BOOK NUMBERS
01-2021	MOVED NOTES UP FROM OVERLAPPING THE SHEET BORDER

CALC. BOOK NO. N/A SDR DATE 20-JAN-2021 RD1010

Effective Date: December 1, 2024 – May 31, 2025

20-JAN-2021 RD1010.dgn



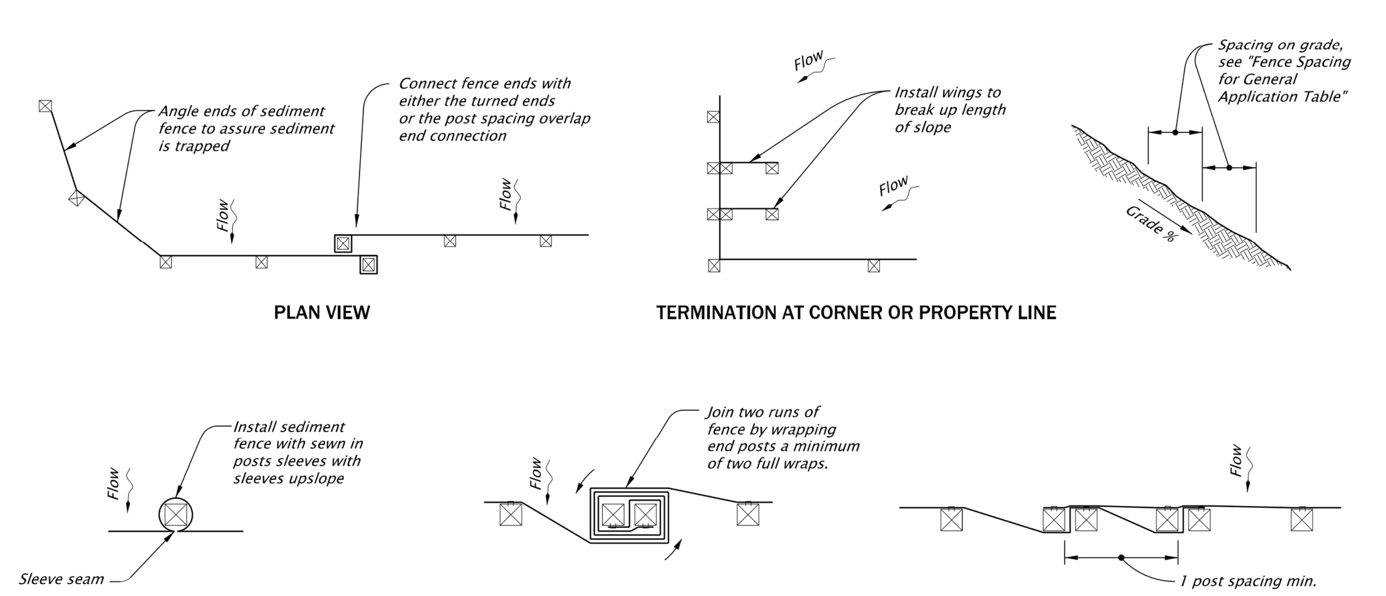
FRONT VIEW

SECTION A-A

SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1
NOT TO SCALE

NOTES:
1. Use must be approved by the engineer.
2. Not approved for use with sediment fencing with sewn-in post sleeves.

ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2
NOT TO SCALE



PLAN VIEW

TERMINATION AT CORNER OR PROPERTY LINE

GEOTEXTILE WITH POST SLEEVES

TURNED ENDS CONNECTION

POST SPACING OVERLAP CONNECTION

GEOTEXTILE END CONNECTIONS
NOT TO SCALE

GENERAL NOTES:
1. Use 2"x2" wood fence posts.
2. Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.
3. Compact filter fabric trench backfill and soil on uphill side of fence.
4. Locate fence no closer than three feet to the toe of a slope.
5. Wing spacing shall comply with "Fence Spacing for General Application Table".

FENCE SPACING FOR GENERAL APPLICATION TABLE	
INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS	
GRADE	MAXIMUM SPACING ON GRADE
Grade < 10%	300'
10% ≤ Grade < 15%	150'
15% ≤ Grade < 20%	100'
20% ≤ Grade < 30%	50'
30% ≤ Grade	25'

POST SPACING TABLE	
6'	Sediment Fence with Geotextile elongation less than 50%
4'	Sediment Fence with Geotextile elongation 50% or more

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OREGON STANDARD DRAWINGS

SEDIMENT FENCE

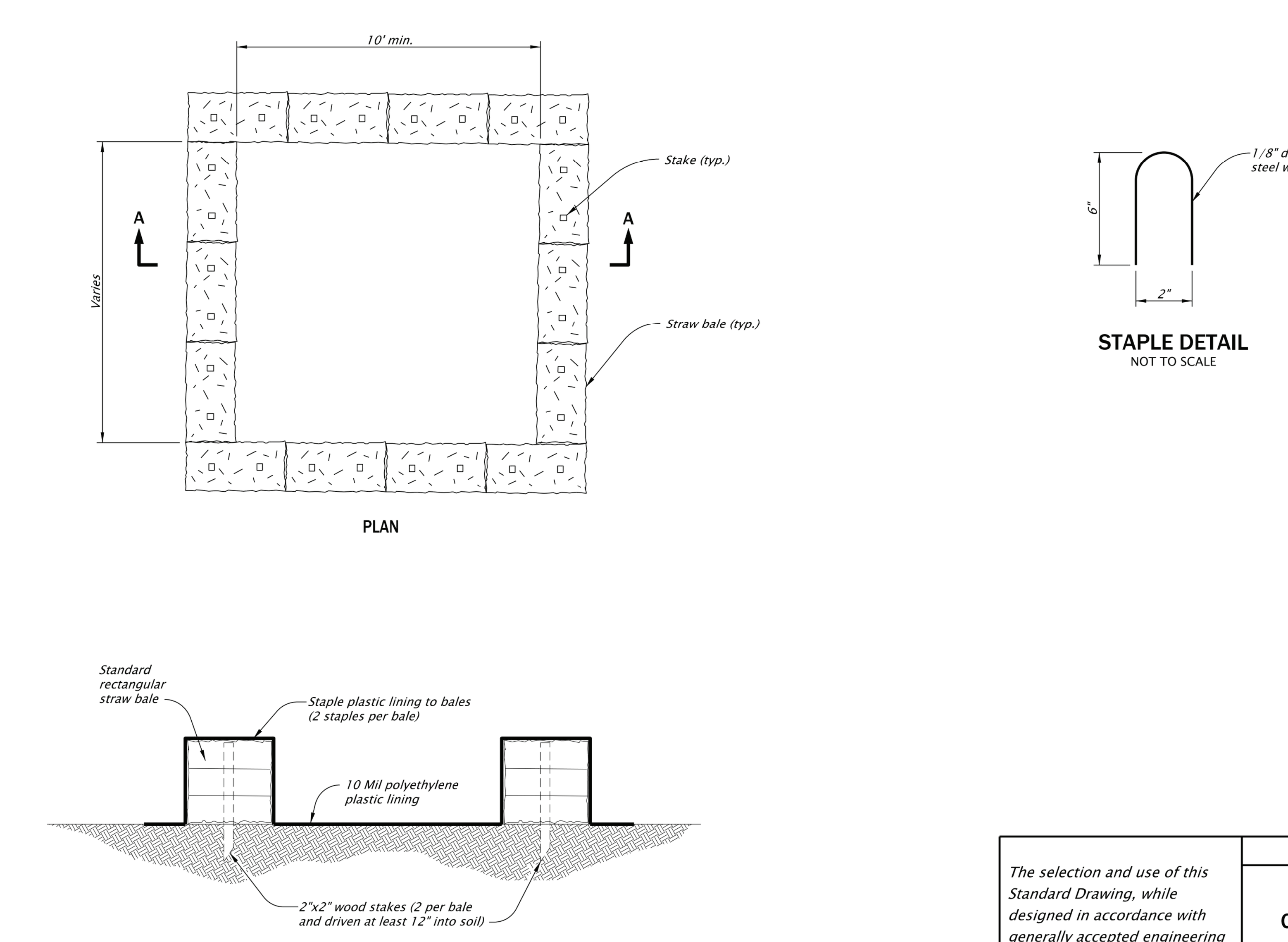
2024

DATE	REVISION DESCRIPTION
01-2021	REMOVED CALC BOOK NUMBERS

CALC. BOOK NO. N/A SDR DATE 20-JAN-2021 RD1040

Effective Date: December 1, 2024 – May 31, 2025

20-JAN-2021 RD1040.dgn



PLAN

STAPLE DETAIL
NOT TO SCALE

SECTION A-A

CONCRETE TRUCK WASH OUT FACILITY
NOT TO SCALE

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OREGON STANDARD DRAWINGS

CONCRETE TRUCK WASH OUT

2024

DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A SDR DATE 20-JAN-2021 RD1070

Effective Date: December 1, 2024 – May 31, 2025

20-JAN-2021 RD1070.dgn

REGISTERED PROFESSIONAL ENGINEER
Hayes A. McCoy
RENEWAL DATE: 12/31/26

No.	REVISION:	DATE:

DRAWING STATUS: ENG PLANS
DATE: 12/08/25

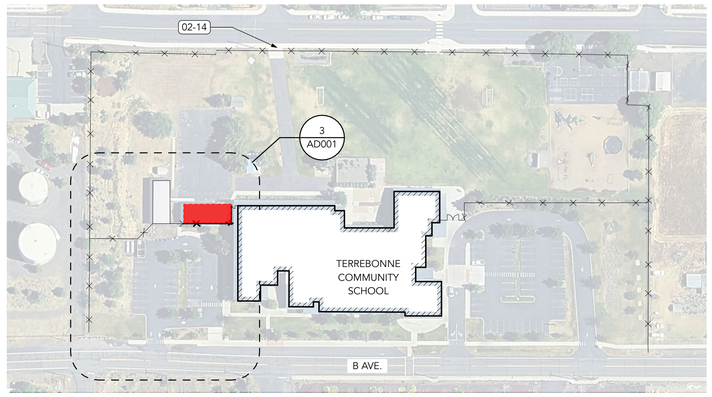
H.A. McCOY ENGINEERING & SURVEYING, LLC
Hayes McCoy PE, PLS, CWRE
541-923-7554 hayes@ham-engr.com

PROJECT: RHS SPECIAL EDUCATION BUILDING
PROJECT LOCATION: REDMOND, OR
CLIENT: REDMOND SCHOOL DISTRICT #2J

SHEET TITLE: STANDARD DETAILS

JOB NO. 25-145
DRAWN BY: CPM
DRAWING: C3.1

FILE: Z:\HAM Engr\25-145 RHS Special Education Building\Engineering\Sheets\251208-25145-ENG-CM.dwg 12/9/2025 1:15 PM - CAD PC CM2

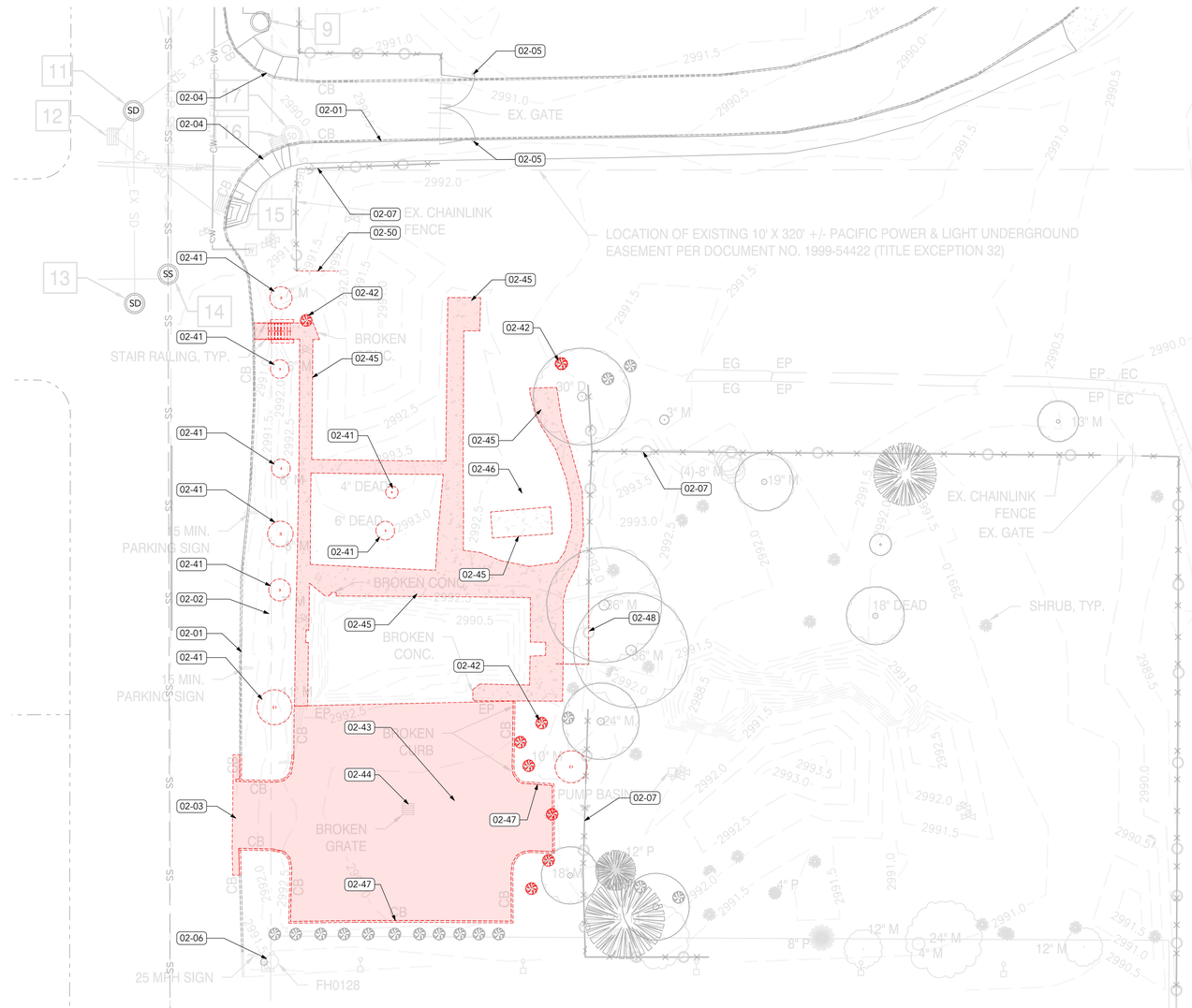


3 AD001 OVERALL SITE PLAN - TERREBONNE COMMUNITY SCHOOL

SCALE: 1" =100'

2 AD001 PARTIAL SITE PLAN - TERREBONNE COMMUNITY SCHOOL

SCALE: 1" = 20'



1 AD001 ARCHITECTURAL SITE DEMO PLAN

SCALE: 1" = 20'

0 10' 20' 40'

N

DEMOLITION NOTES:

1. SEE "G" SHEETS FOR ARCHITECTURAL ABBREVIATIONS, SYMBOLS AND NOTES
2. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO ASSIST IN THE GENERAL SCOPE OF DEMOLITION
3. THE CONTRACTOR SHALL VERIFY & PROVIDE ALL DEMOLITION NECESSARY FOR THE FINISH WORK
4. WALL SHOWN AS DEMOLISHED INDICATE TO REMOVE WALL IN ITS ENTIRETY, INCLUDING ELECTRICAL AND PLUMBING, UNO
5. SEE OTHER DISCIPLINES (WHEN AVAILABLE) FOR FULL DEMO EXTENTS
6. BEFORE DEMOLITION OR RENOVATION WORK STARTS, THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REQUIRES THAT THE OWNER OR OPERATOR OF THE BUILDING HAVE AN ACCREDITED INSPECTOR SURVEY THE BUILDING FOR THE PRESENCE OF ASBESTOS CONTAINING MATERIALS IN THE EFFECTED PART(S) OF THE BUILDING. THE SURVEY MUST INCLUDE THE SAMPLING OF MATERIALS SUSPECTED TO CONTAIN ASBESTOS. CONTACT DEQ AT 541.388.6146 FOR MORE INFORMATION

SITE LEGEND

EXISTING ELEMENT TO REMAIN

EXISTING ELEMENT TO BE DEMOLISHED/REMOVED

KEYNOTES

02 EXISTING CONDITIONS

02-01 (E) CONC. CURB TO REMAIN
02-02 (E) LOW SHRUBS TO REMAIN
02-03 (E) PARKING LOT ACCESS
02-04 (E) ADA CURB RAMPS TO REMAIN
02-05 (E) BOLLARD TO REMAIN
02-06 (E) FIRE HYDRANT TO REMAIN
02-07 (E) CHAIN LINK FENCE TO REMAIN
02-12 (E) SIDEWALK TO REMAIN
02-13 (E) ASPHALT PAVING TO REMAIN
02-14 (E) ACCESS GATE
02-15 (E) ACCESSIBLE RAMP TO REMAIN
02-16 (E) MODULAR BUILDING TO REMAIN
02-40 (E) MODULAR BUILDING TO BE RELOCATED.
02-41 (E) TREE TO BE REMOVED
02-42 (E) SHRUB TO BE REMOVED
02-43 (E) PARKING LOT PAVEMENT SECTION TO BE DEMOLISHED
02-44 (E) CATCH BASIN TO BE DEMOLISHED
02-45 (E) CONCRETE FLATWORK TO BE DEMOLISHED
02-46 (E) PLAY STRUCTURE ELEMENTS TO BE DEMOLISHED
02-47 (E) CURB TO BE DEMOLISHED
02-48 (E) CHAIN LINK FENCE TO BE DEMOLISHED.
02-50 DEMO PORTION OF (E) CHAIN LINK FENCE

32 EXTERIOR IMPROVEMENTS

32-04 (E) CHAIN LINK FENCE

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
STATE OF OREGON

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SPECIAL EDUCATION BUILDING
MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

DRAWN: STAFF
CHECKED: MMG
PRINT DATE: 12.30.2025

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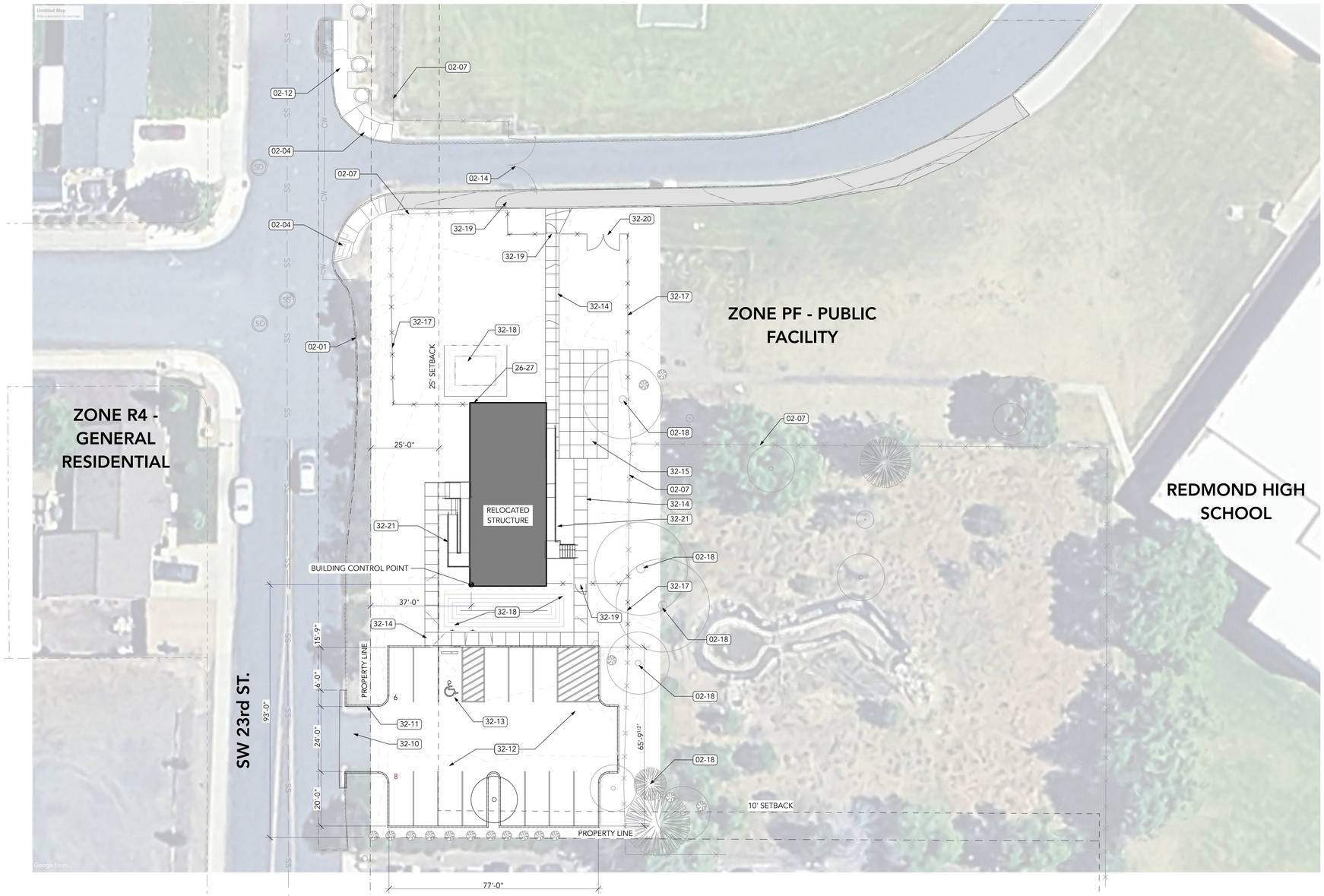
SHEET:
ARCHITECTURAL SITE DEMO PLAN

AD001



1 AS001 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

N

KEYNOTES

02 EXISTING CONDITIONS

02-01 (E) CONC. CURB TO REMAIN
02-04 (E) ADA CURB RAMPS TO REMAIN
02-07 (E) CHAIN LINK FENCE TO REMAIN
02-12 (E) SIDEWALK TO REMAIN
02-14 (E) ACCESS GATE
02-18 (E) TREE TO REMAIN

26 ELECTRICAL

26-27 ELECTRICAL METER LOCATION

32 EXTERIOR IMPROVEMENTS

32-10 NEW DRIVEWAY APPROACH
32-11 NEW CONCRETE CURB
32-12 NEW PARKING LOT
32-13 NEW ACCESSIBLE PARKING STALL
32-14 NEW CONCRETE SIDEWALK
32-15 NEW CONCRETE FLATWORK
32-17 (N) CHAIN LINK FENCE. VERIFY FENCE IS CONTINUOUS TO CREATE A SECURE YARD.
32-18 NEW DRAINAGE RETENTION AREA - SEE CIVIL
32-19 NEW 4'-0" WIDE PEDESTRIAN GATE
32-20 NEW DOUBLE GATE
32-21 NEW RAMP & STAIR

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A31-6579
STATE OF OREGON

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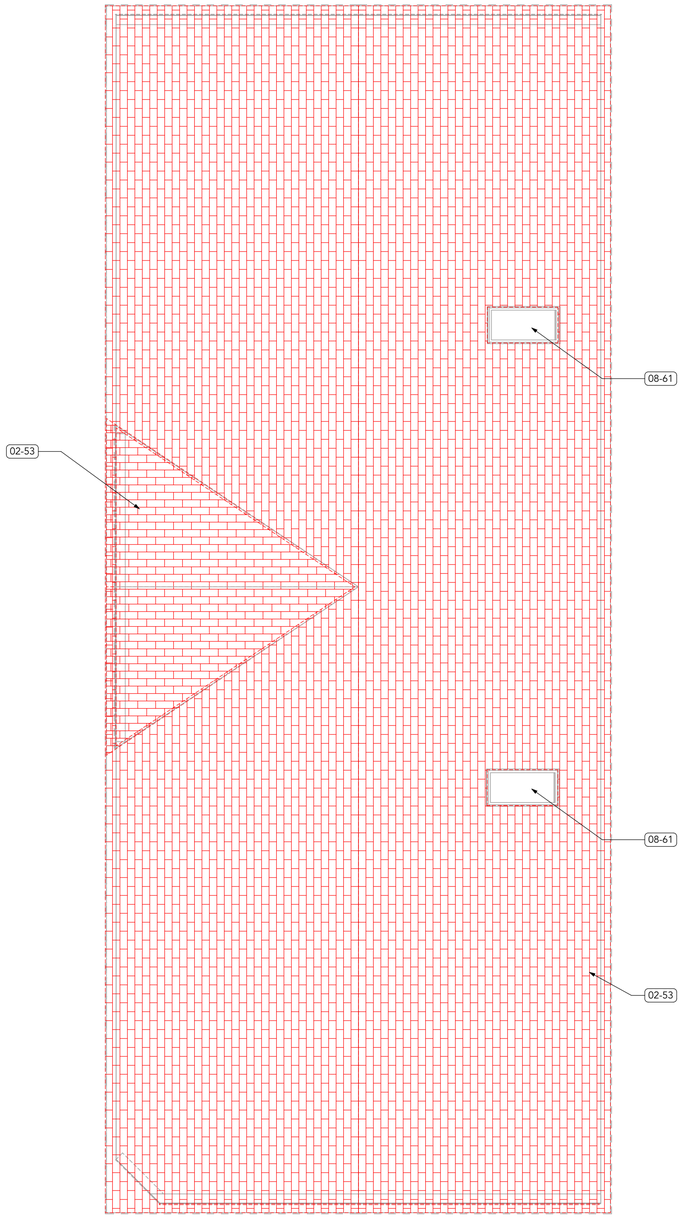
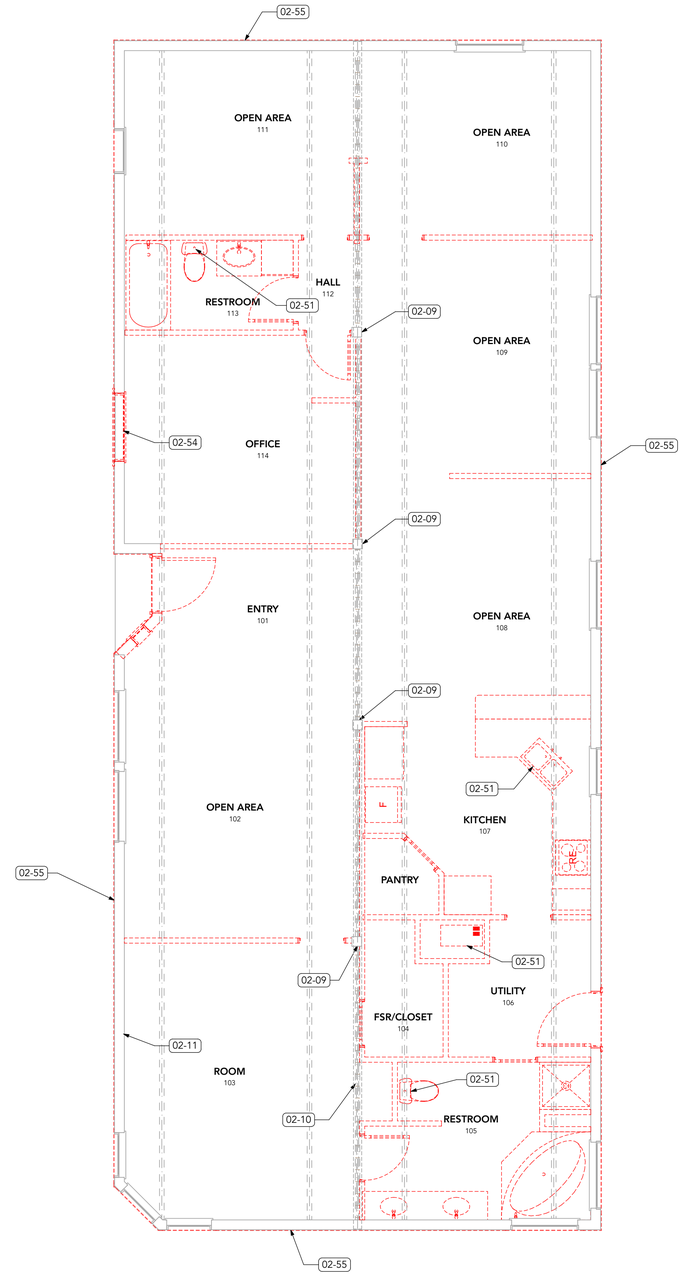
SHEET:
ARCHITECTURAL SITE PLAN

AS001



2 AD101 ROOF DEMOLITION PLAN

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



1 AD101 FIRST FLOOR DEMOLITION PLAN

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

DEMOLITION NOTES

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KEYNOTES

02 EXISTING CONDITIONS

02-09 ASSUMED LOCATION OF (E) COLUMN TO REMAIN. REMOVE (E) FINISH AND VERIFY COLUMN LOCATION.
02-10 (E) BEAM TO REMAIN - REMOVE (E) FINISH & NOTE SIZE AND TYPE TO ARCHITECT
02-11 (E) WALL TO REMAIN, TYP.
02-51 (E) FLOOR PENETRATION. PATCH WITH (N) SHEATHING AS REQUIRED TO RECEIVE NEW FLOOR COVERING AT ALL (E) FIXTURES AND EQUIPMENT REMOVED AND AT ALL OPENINGS NOT TO BE RE-USED, TYP.
02-53 DEMO (E) ROOFING, UNDERLAYMENT & RELATED FLASHINGS. PREPARE FOR NEW WORK
02-54 (E) WINDOW TO BE REMOVED
02-55 REMOVE ALL (E) CLADDING & TRIM. REMOVE (E) WEATHER BARRIER

08 OPENINGS

08-61 (E) UNIT SKYLIGHT TO REMAIN

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A31-6579
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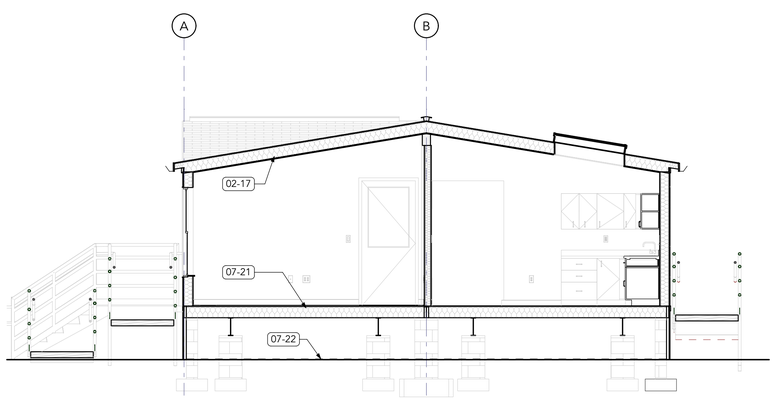
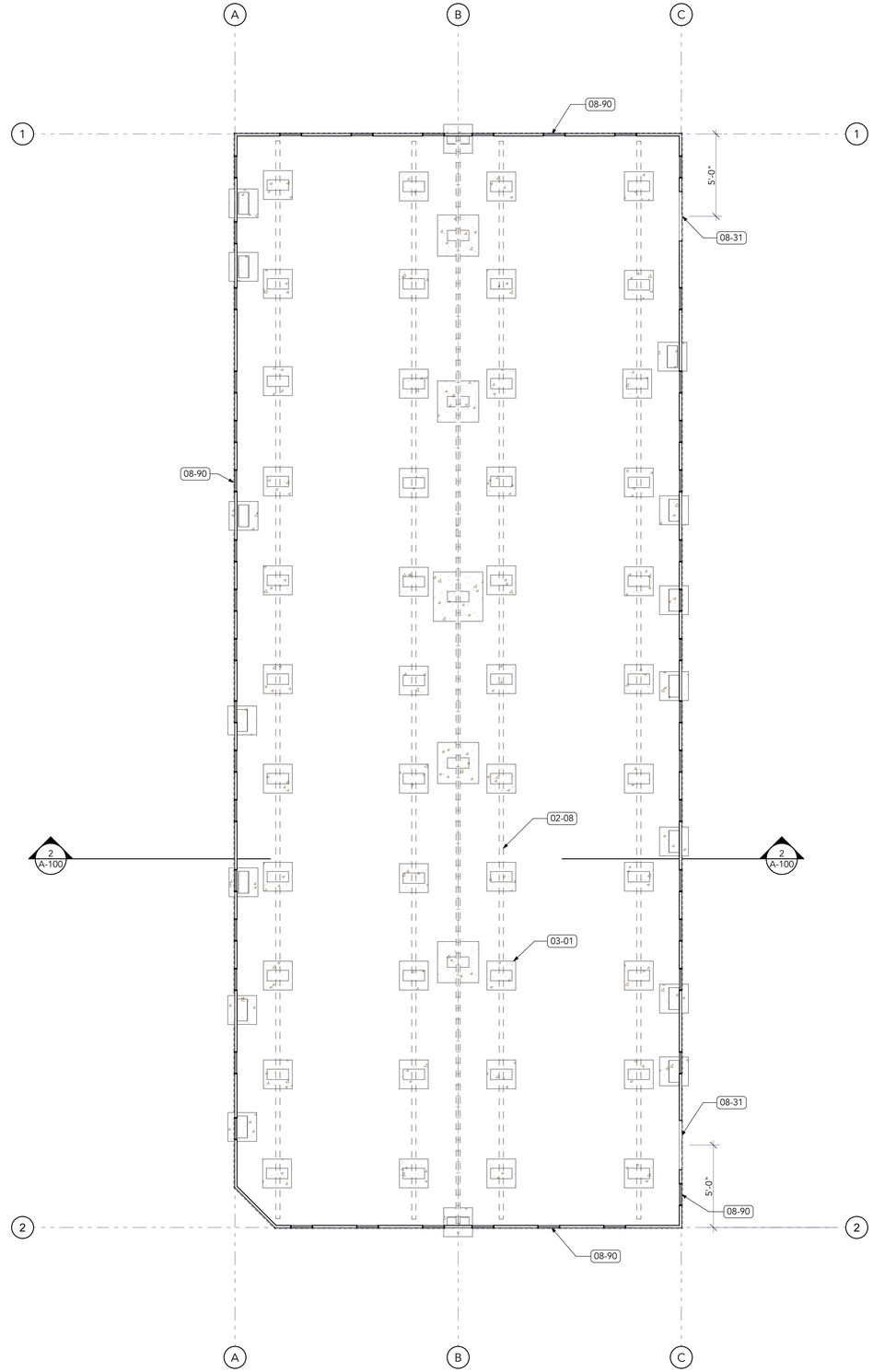
SHEET:
DEMOLITION PLANS

AD101



2 A-100 BUILDING SECTIONS

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



1 A-100 FOUNDATION PLAN

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

KEYNOTES

02 EXISTING CONDITIONS

02-08 (E) CHASSIS BEAM - SEE STRUCTURAL
02-17 (E) THERMAL BATT INSULATION TO REMAIN

03 CONCRETE

03-01 NEW FOOTING - SEE STRUCTURAL

07 THERMAL & MOISTURE PROTECTION

07-21 (N) THERMAL BATT INSULATION
07-22 (N) CRAWL SPACE VAPOR RETARDER

08 OPENINGS

08-31 ACCESS PANEL. COORDINATE FINAL LOCATION W/ UTILITIES
08-90 (N) CRAWL SPACE VENT

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A31-6579
STATE OF OREGON

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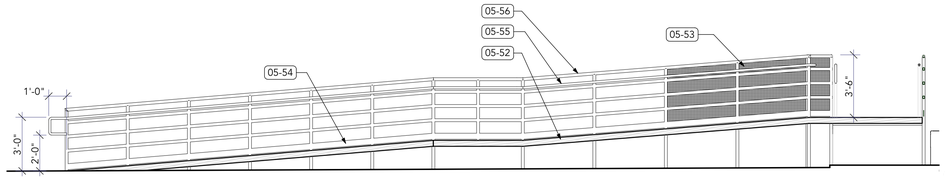
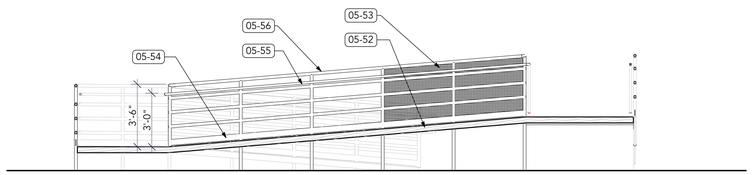
SHEET:
FOUNDATION PLAN

A-100



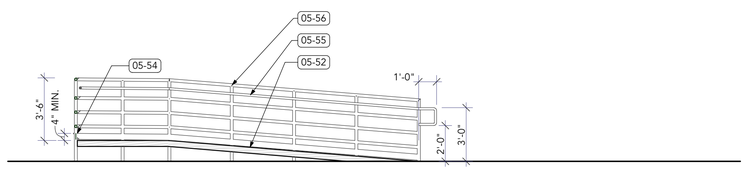
6 A-101 SECTION @ REAR RAMP

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



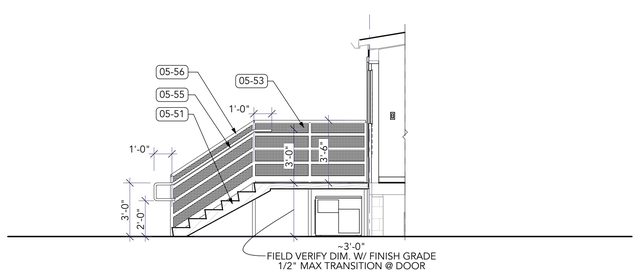
5 A-101 SECTON @ FRONT RAMP

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



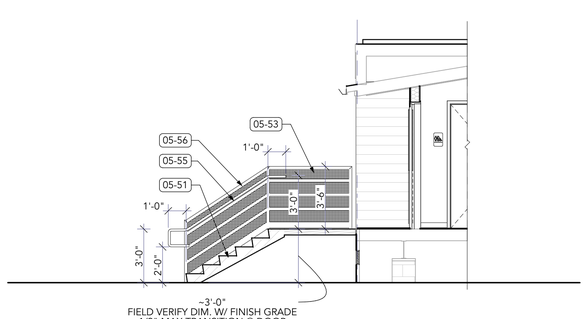
4 A-101 SECTION @ FRONT RAMP

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



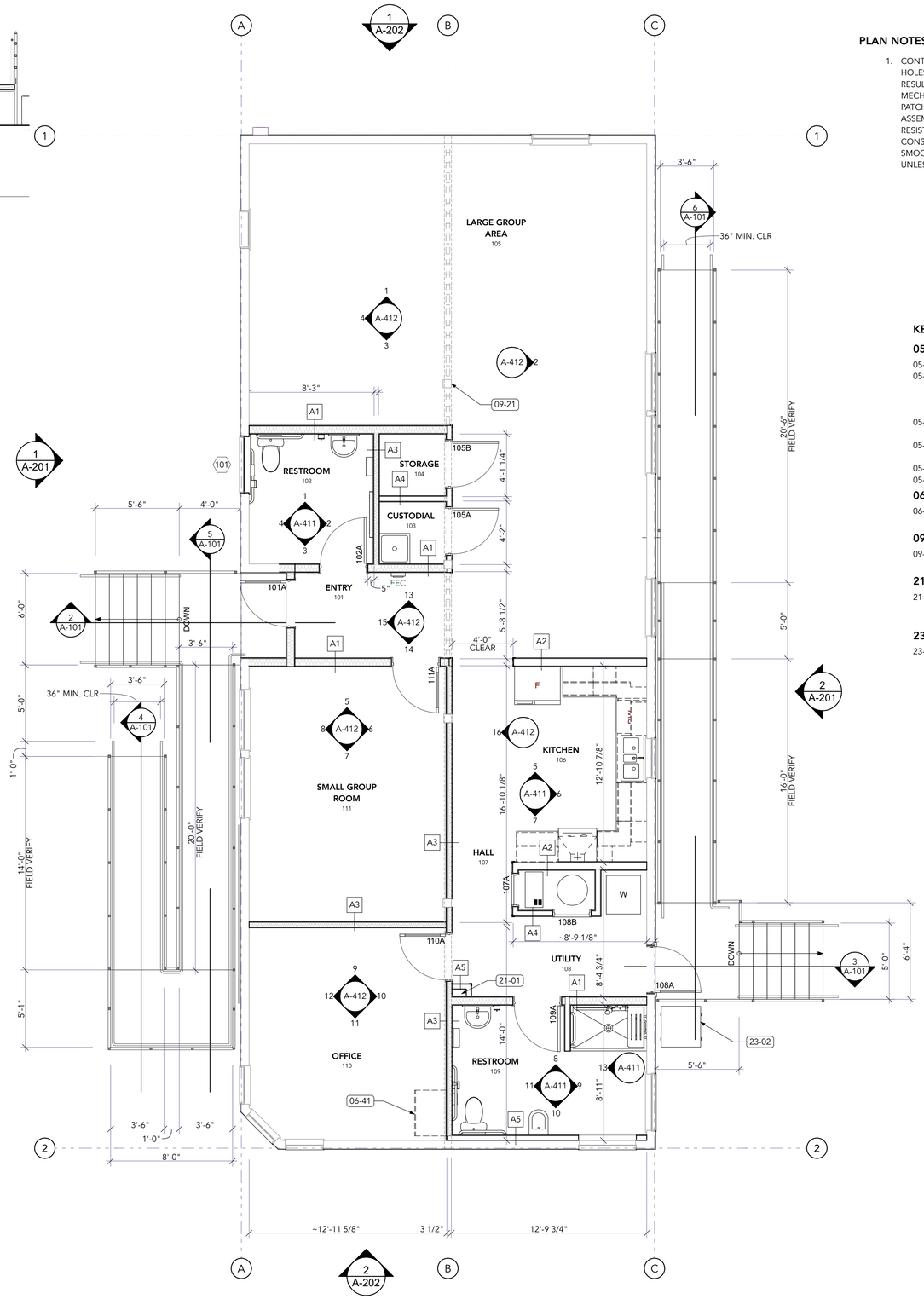
3 A-101 SECTION @ REAR STAIR

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



2 A-101 SECTION @ FRONT STAIR

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



1 A-101 FIRST FLOOR PLAN

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

N

PLAN NOTES:

1. CONTRACTOR SHALL PATCH, REPAIR AND RESTORE ALL HOLES, PENETRATIONS, CHASES AND SURFACES RESULTING FROM THE REMOVAL OR RELOCATION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. PATCHING SHALL MATCH ADJACENT MATERIALS, ASSEMBLIES AND FINISHES AND RESTORE WEATHER-RESISTIVE CHARACTERISTICS OF THE ORIGINAL CONSTRUCTION. ALL PATCHING SHALL BE COMPLETE, SMOOTH AND READY TO RECEIVE FINAL FINISHES UNLESS NOTED OTHERWISE.

KEYNOTES

05 METALS

05-51 FABRICATED METAL STAIRS

05-52 FABRICATED METAL RAMP. RUNNING SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL. CROSS SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL

05-53 OPENING PROTECTION AT ALL GUARDS WHERE RAMP SURFACE IS 30 INCHES ABOVE FINISH GRADE

05-54 EDGE PROTECTION, TYP. 4" MIN. ABOVE WALKING SURFACE

05-55 HANDRAIL, TYP.

05-56 GUARD, TYP.

06 WOOD, PLASTICS & COMP

06-41 TECH CABINET. COORDINATE REQUIREMENTS W/ OWNER

09 FINISHES

09-21 PROVIDE NEW GYPSUM BOARD WRAP AND WALL BASE @ EXPOSED COLUMN

21 FIRE SUPPRESSION

21-01 (E) FIRE RISER LOCATION. MAINTAIN AND PROTECT SYSTEM DURING CONSTRUCTION. PROVIDE ACCESS PANEL TO OPERABLE PARTS.

23 HVAC

23-02 PROPOSED HEAT PUMP LOCATION. COORDINATE FNAL LOCATION W/ ARCHITECT

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
STATE OF OREGON

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MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

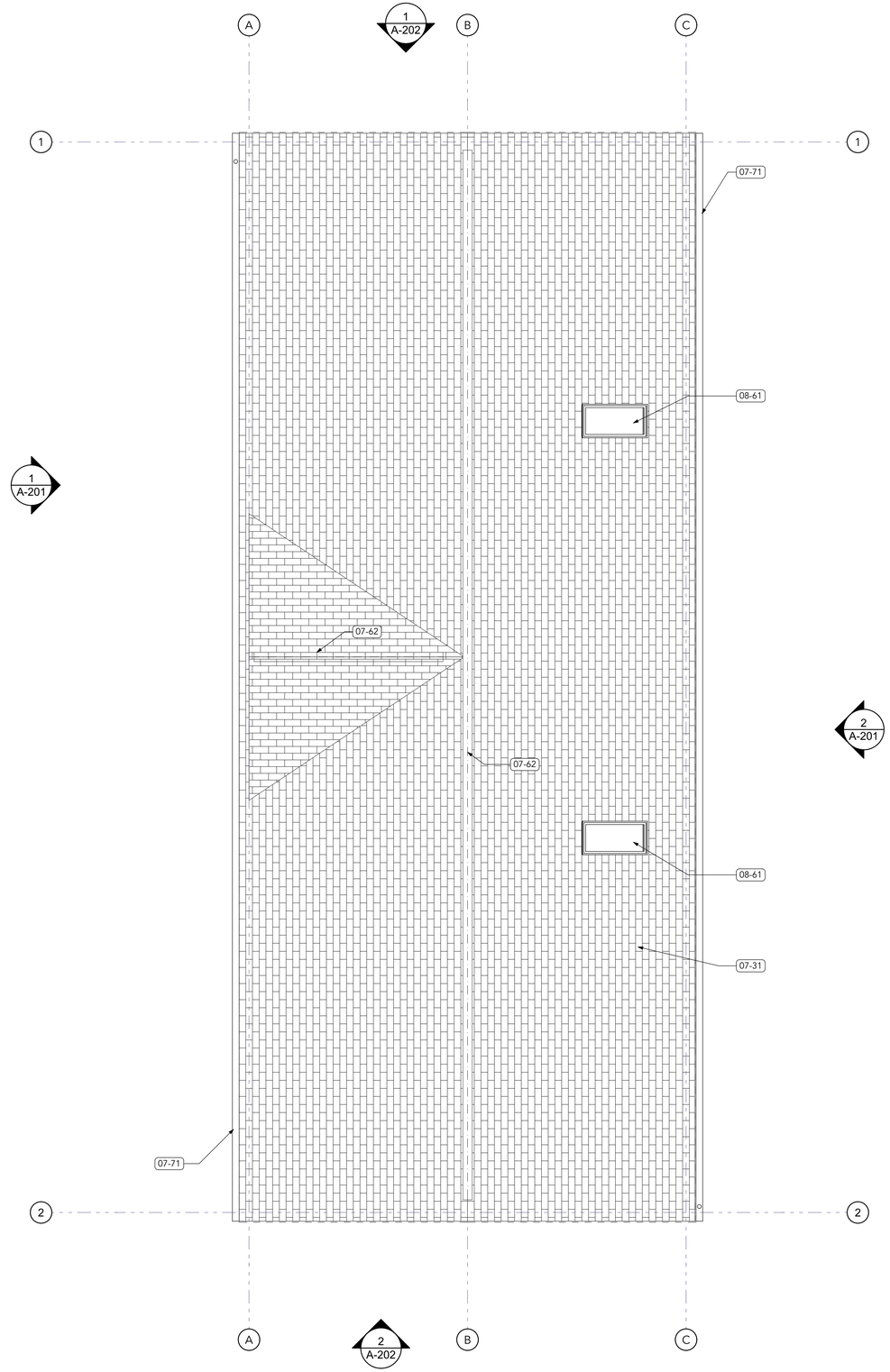
DRAWN: STAFF
CHECKED: MMG
PRINT DATE: 12.30.2025

ISSUANCE LOG:

00	12/30/25
PERMIT & BID SET	

SHEET:
FIRST FLOOR PLAN

A-101



KEYNOTES

07 THERMAL & MOISTURE PROTECTION

07-31 (N) ASPHALT SHINGLE ROOFING
07-62 (N) RIDGE VENT
07-71 (N) SHEET METAL GUTTER

08 OPENINGS

08-61 (E) UNIT SKYLIGHT TO REMAIN

1 A-102 ROOF PLAN

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

N

0 2' 4' 8'

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541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A-6579
STATE OF OREGON

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SPECIAL EDUCATION BUILDING
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REDMOND HIGH SCHOOL
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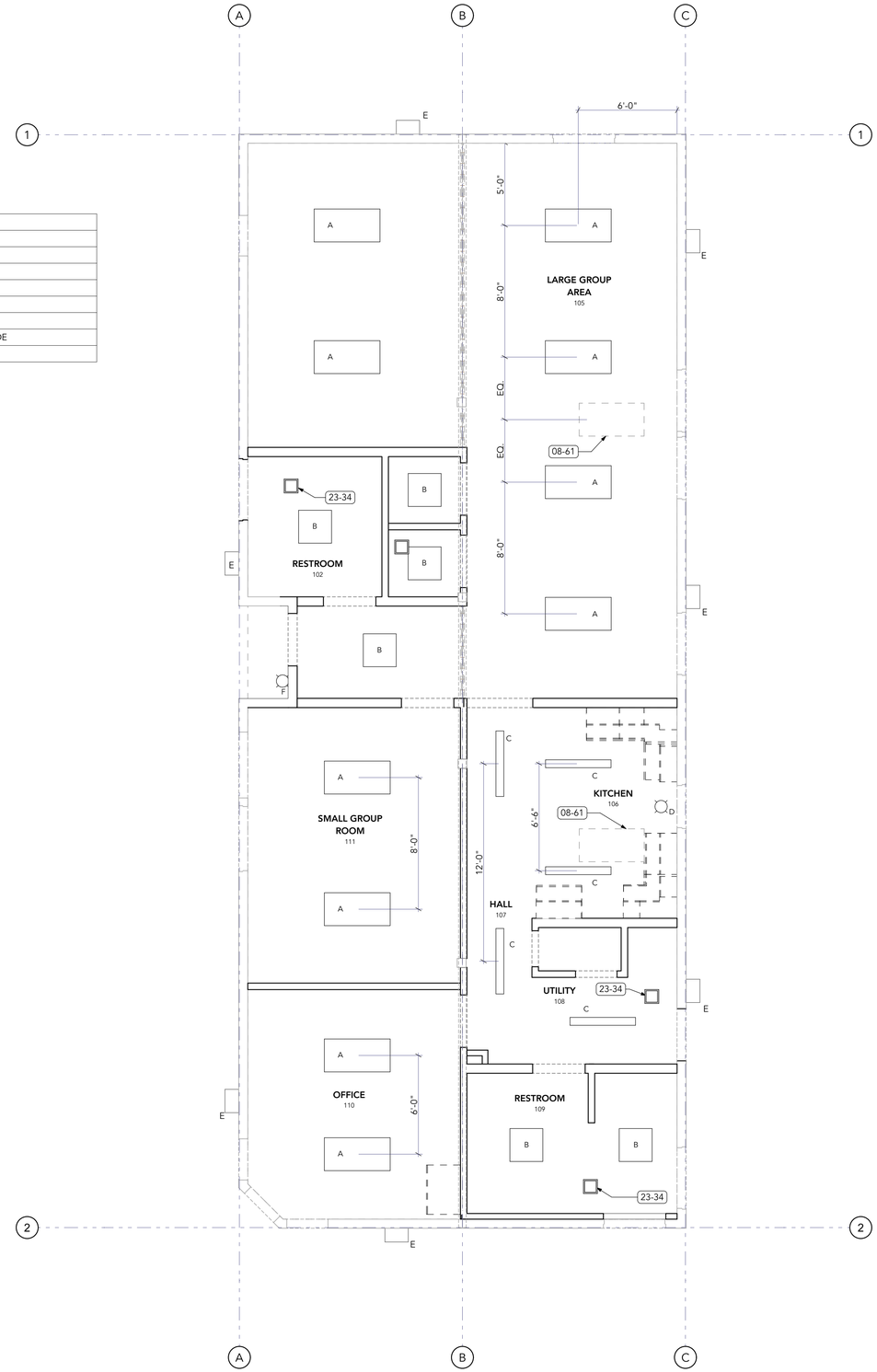
SHEET:
ROOF PLAN

A-102

LIGHTING LEGEND				
TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	COMMENTS
A	LITHONIA	LED 2x4 W/ SURFACE MOUNT KIT	CPANL 2X4 ALO6 SWW7 M2	BATTERY BACK-UP FOR EGRESS PER CODE
B	LITHONIA	LED 2x2 W/ SURFACE MOUNT KIT	CPANL 2X2 ALO1 SWW7 M4	BATTERY BACK-UP FOR EGRESS PER CODE
C	LITHONIA	LED 1x4 W/ SURFACE MOUNT KIT	CPANL 1X4 ALO1 SWW7 M4	BATTERY BACK-UP FOR EGRESS PER CODE
D	LITHONIA	LED 4 INCH ROUND	LBR4 ROUND SERIES	
E	LITHONIA	ARCHITECTURAL WALL SCONCE	WST LED	LUMEN PERFORMANCE TO MEET EGRESS PER CODE
F	LITHONIA	LED WALL CYLINDER LIGHT	OLLWD	DARK BRONZE FINISH



KEYNOTES

08 OPENINGS

08-61 (E) UNIT SKYLIGHT TO REMAIN

23 HVAC

23-34 EXHAUST FAN

1 A-111 FIRST FLOOR RCP

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

N

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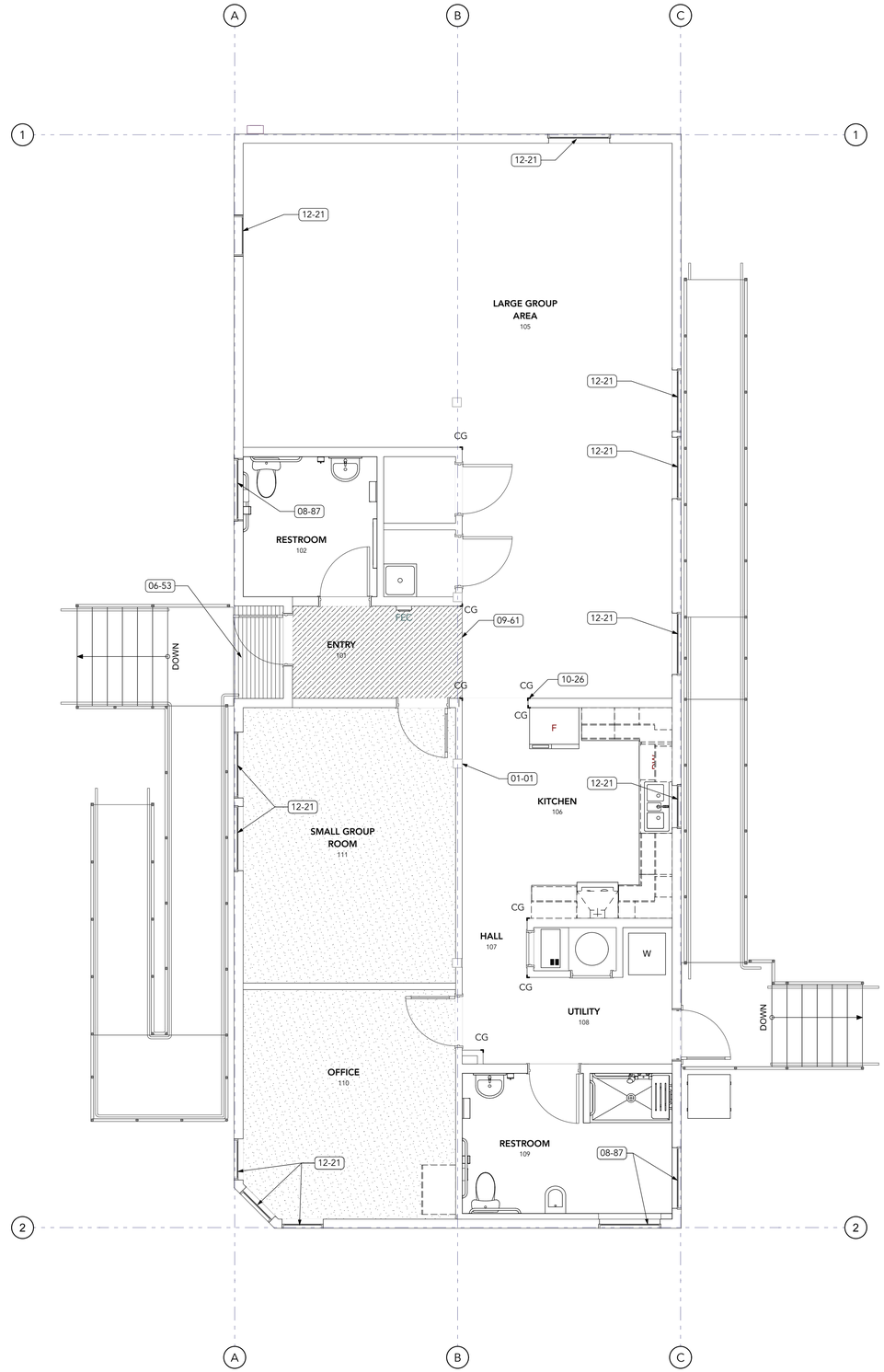
SHEET:
FIRST FLOOR RCP

A-111



1 A-121 FIRST FLOOR FINISH PLAN

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

N

0 2' 4' 8'

FINISH FLOOR LEGEND

- CARPET TILE
- WALK-OFF ENTRY CARPET
- RESILIENT FLOORING (LVT)

KEYNOTES

01 GENERAL REQUIREMENTS

01-01 FRAME NEW WALL TO EAST SIDE OF (E) COLUMN. WALL FINISH ALONG (E) WALL TO BE CONT

06 WOOD, PLASTICS & COMP

06-53 (N) PLASTIC DECKING FINISH. PRIOR TO INSTALLATION, CONTRACTOR SHALL EVALUATE THE EXISTING FLOOR ASSEMBLY FOR WATER-TIGHTNESS AND NOTIFY THE ARCHITECT & OWNER IN WRITING OF ANY DEFICIENCIES, DETERIORATION, OR CONDITIONS THAT WOULD PREVENT A WATER-TIGHT INSTALLATION IN THE RECONFIGURED ENTRANCE ALCOVE.

08 OPENINGS

08-87 OPAQUE PRIVACY FILM ON (E) GLAZING

09 FINISHES

09-61 FLOORING TRANSITION STRIP

10 SPECIALTIES

10-26 CORNER GUARD

12 FURNISHINGS

12-21 MANUAL ROLLER SHADE

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A-6579
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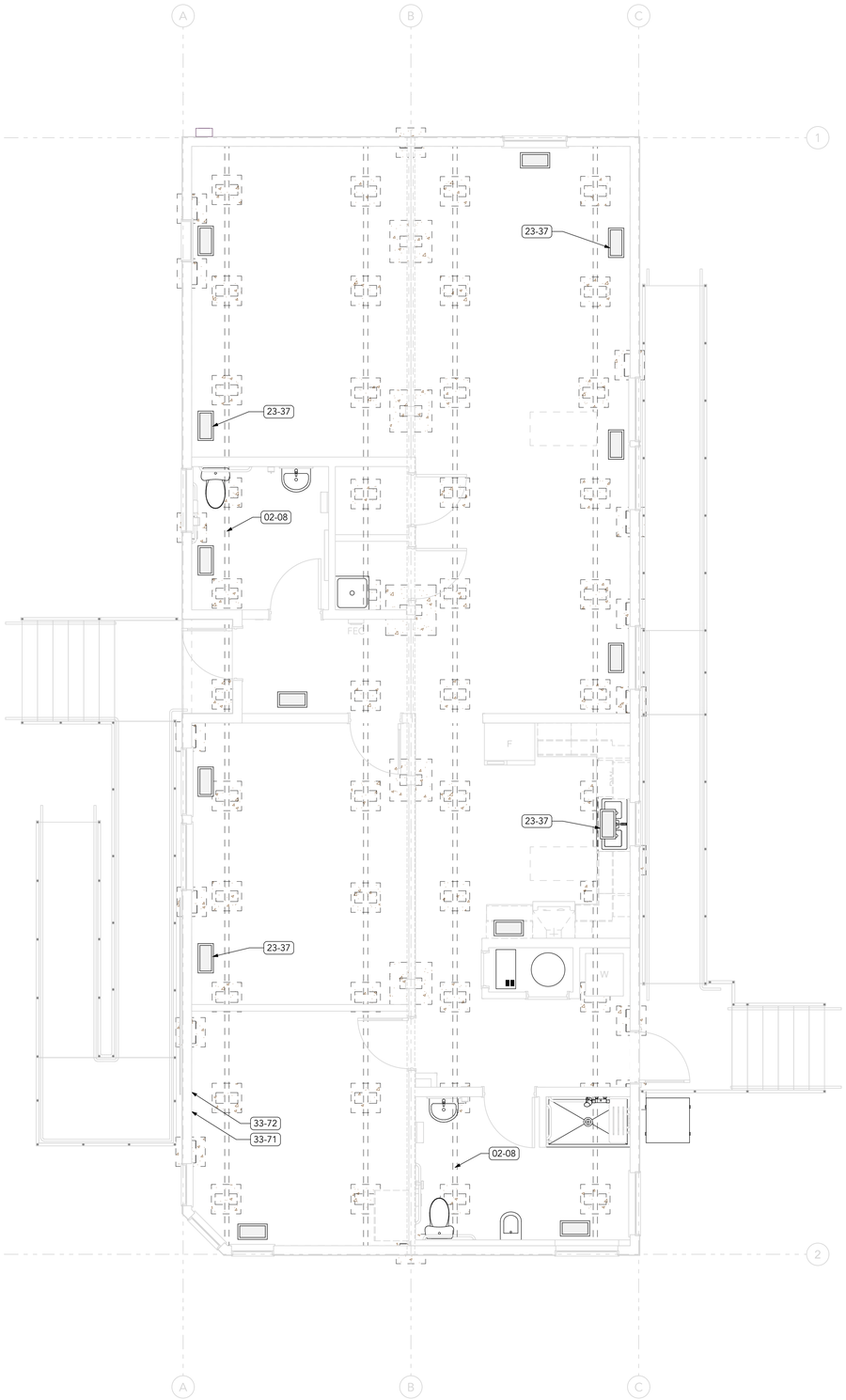
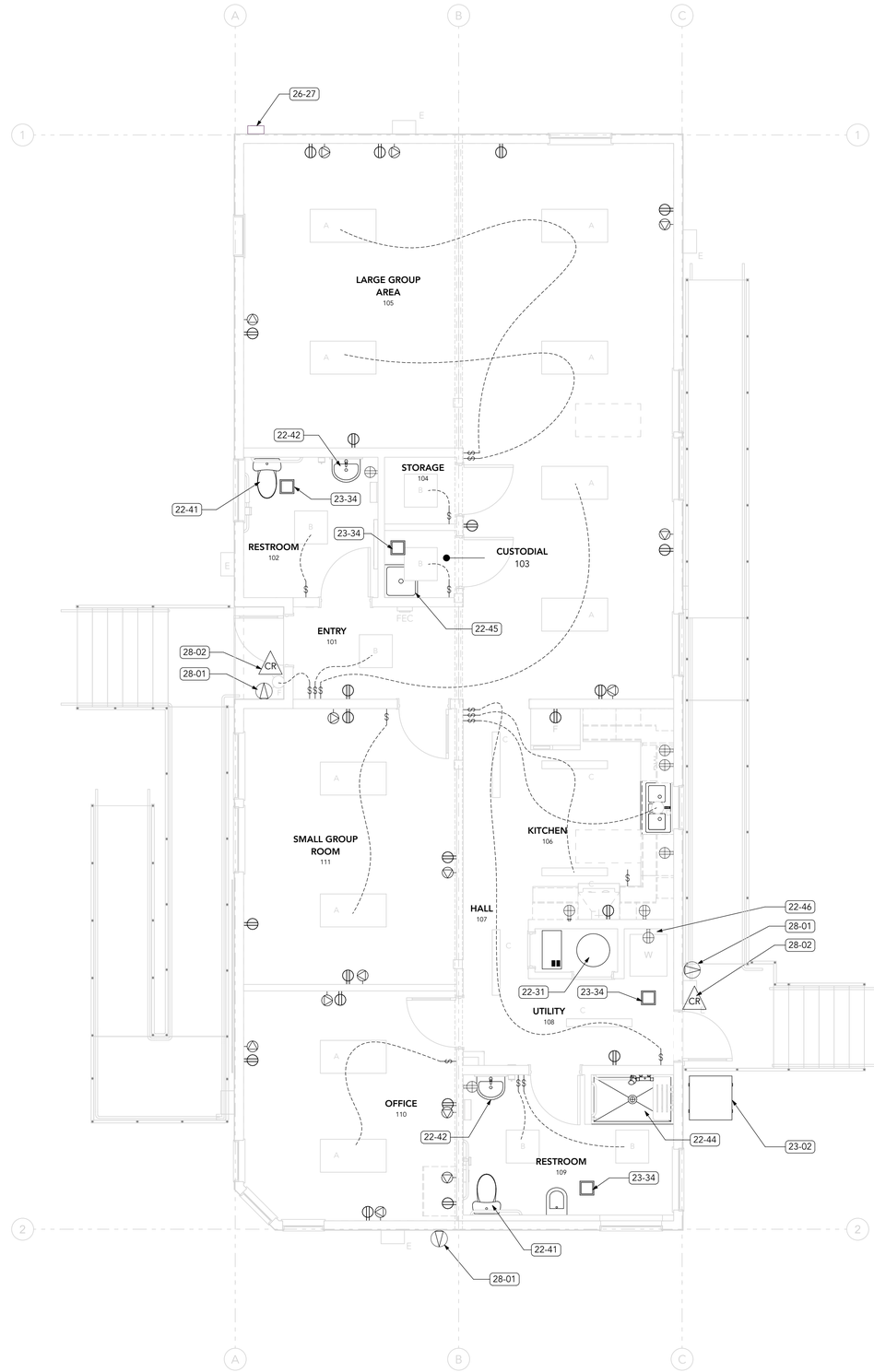
SHEET:
FIRST FLOOR FINISH PLAN

A-121



2 A-131 MEP & FOUNDATION COORDINATION PLAN

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



1 A-131 DIAGRAMMATIC MEP PLAN

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

MEP PLAN NOTES:

THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS SHOWN ARE DIAGRAMMATIC IN NATURE AND INTENDED TO CONVEY GENERAL SCOPE AND DESIGN INTENT FOR THE PURPOSES OF BIDDING. THE CONTRACTOR AND DESIGN/BUILD SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPETE DESIGN, CODE COMPLIANCE, COORDINATION AND PROPER FUNCTION OF ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM WHETHER OR NOT FULLY SHOWN.

KEYNOTES

02 EXISTING CONDITIONS

02-08 (E) CHASSIS BEAM - SEE STRUCTURAL

22 PLUMBING

22-31 DOMESTIC WATER HEATER
22-41 WATER CLOSET SIMILAR TO KOHLER, KINGSTON MODEL K-26077-0
22-42 WALL MOUNTED LAVATORY SIMILAR TO KOHLER K-2032-N, ONE HOLE PUNCH W/ FAUCET SIMILAR TO DELTA 505LF. PROVIDE WALL CARRIER FOR COMPLETE INSTALLATION.
22-44 ROLL-IN SHOWER KIT FOR RENOVATION PROJECTS SIMILAR TO FREEDMON ADA ROLL-IN SHOWER MODEL: APF6238BF5P.75.
22-45 FLOOR MOUNTED MOP SINK SIMILAR TO ACORN 1630WITH INTEGRAL CHECK, MOP HANGER, BUMPER GUARDS, WALL GUARDS.
22-46 STACKED WASHER AND DRYER. PROVIDE ELECTRICAL AND PLUMBING HOOK-UPS.

23 HVAC

23-02 PROPOSED HEAT PUMP LOCATION. COORDINATE FNAL LOCATION W/ ARCHITECT
23-34 EXHAUST FAN
23-37 (N) HVAC FLOOR REGISTER, TYP.. COORDINATE LOCATION W/ FOUNDATION COMPONENTS.

26 ELECTRICAL

26-27 ELECTRICAL METER LOCATION

28 ELECTRONIC SAFETY AND SECURITY

28-01 SECURITY CAMERA
28-02 DOOR ACCESS CONTROL CARD READER

33 UTILITIES

33-71 APPROXIMATE LOCATION OF WATER SERVICE ENTRY
33-72 APPROXIMATE LOCATION OF SANITARY SEWER EXIT

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

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MATTHEW M. GUTHRIE
BEND, OREGON
A31-6579
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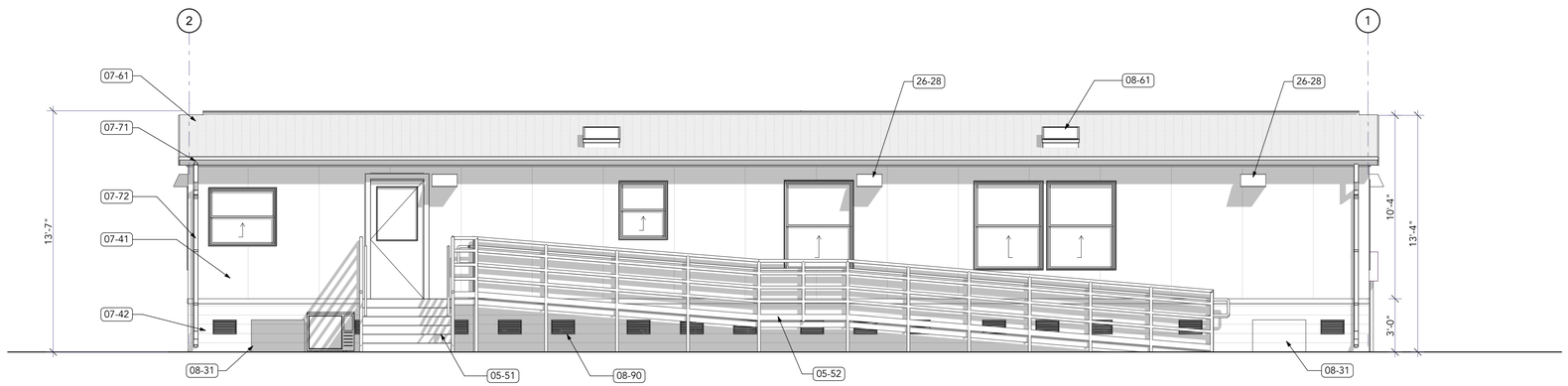
DIAGRAMMATIC MEP PLANS

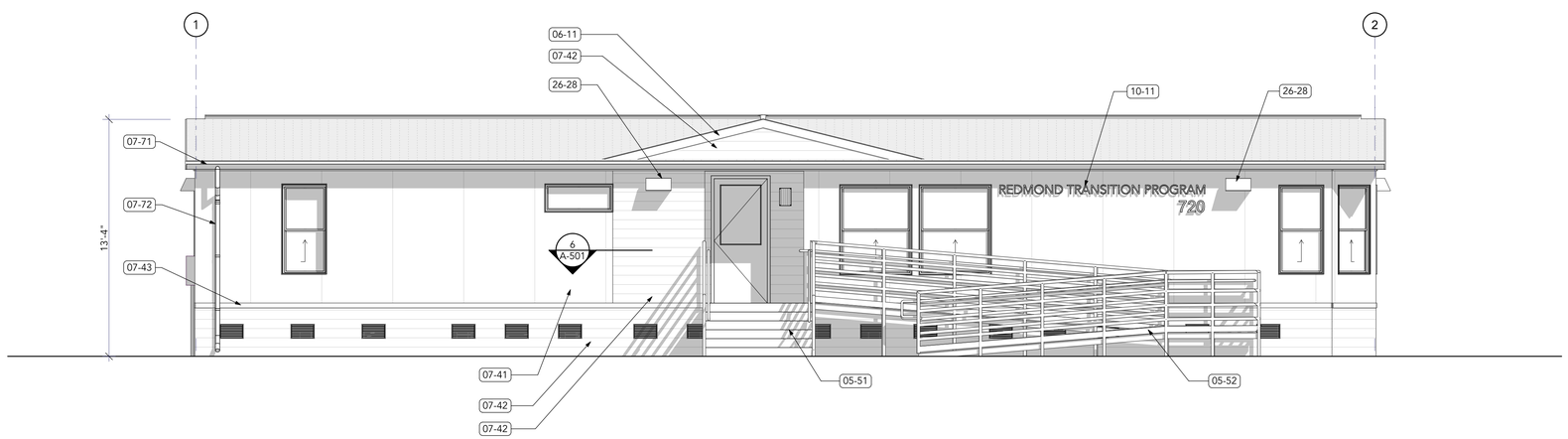
A-131



2 A-201

EAST ELEVATION

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



1 A-201

WEST ELEVATION

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

EXTERIOR FINISH LEGEND

- FIBER CEMENT PANEL SIDING
- FIBER CEMENT PLANK SIDING
- FIBER CEMENT PLANK SIDING
- ASPHALT SHINGLE ROOFING

KEYNOTES

05 METALS

05-51 FABRICATED METAL STAIRS
05-52 FABRICATED METAL RAMP. RUNNING SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL. CROSS SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL

06 WOOD, PLASTICS & COMP

06-11 WOOD FASCIA WITH SHEET METAL TRIM

07 THERMAL & MOISTURE PROTECTION

07-41 FIBER-CEMENT PANEL SIDING
07-42 FIBER-CEMENT PLANK SIDING
07-43 FIBER CEMENT TRIM
07-61 STANDING SEAM SHEET METAL ROOFING
07-71 (N) SHEET METAL GUTTER
07-72 (N) SHEET METAL DOWNSPOUT

08 OPENINGS

08-31 ACCESS PANEL. COORDINATE FINAL LOCATION W/ UTILITIES
08-61 (E) UNIT SKYLIGHT TO REMAIN
08-90 (N) CRAWL SPACE VENT

10 SPECIALTIES

10-11 BUILDING SIGNAGE

26 ELECTRICAL

26-28 EXTERIOR WALL SCONCE

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A61-6579
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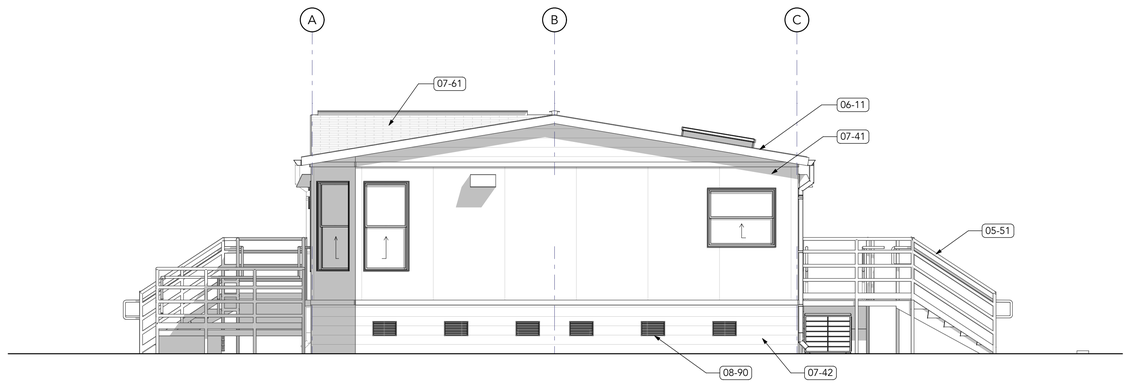
EXTERIOR ELEVATIONS

A-201

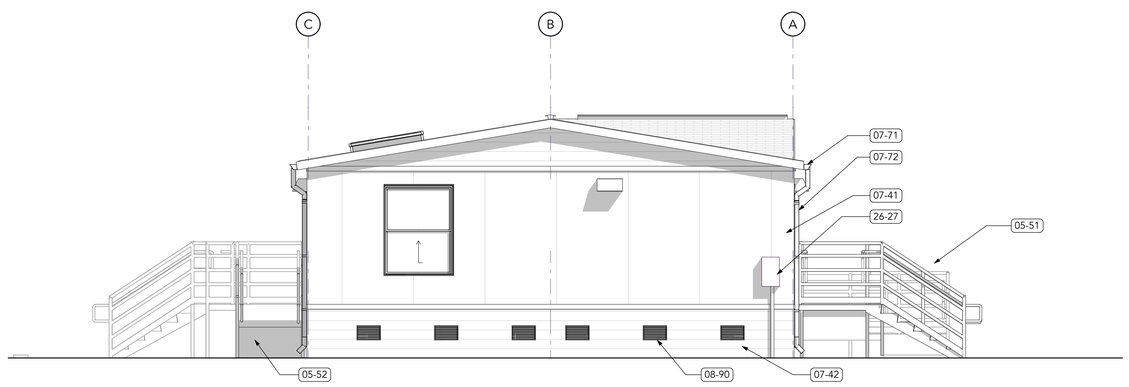


2
A-202

SOUTH ELEVATION

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

0 2' 4' 8'



1
A-202

NORTH ELEVATION

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

0 2' 4' 8'

EXTERIOR FINISH LEGEND

- FIBER CEMENT PANEL SIDING
- FIBER CEMENT PLANK SIDING
- FIBER CEMENT PLANK SIDING
- ASPHALT SHINGLE ROOFING

05 METALS

05-51 FABRICATED METAL STAIRS
05-52 FABRICATED METAL RAMP. RUNNING SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL. CROSS SLOPE NOT STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL

06 WOOD, PLASTICS & COMP

06-11 WOOD FASCIA WITH SHEET METAL TRIM

07 THERMAL & MOISTURE PROTECTION

07-41 FIBER-CEMENT PANEL SIDING
07-42 FIBER-CEMENT PLANK SIDING
07-61 STANDING SEAM SHEET METAL ROOFING
07-71 (N) SHEET METAL GUTTER
07-72 (N) SHEET METAL DOWNSPOUT

08 OPENINGS

08-90 (N) CRAWL SPACE VENT

26 ELECTRICAL

26-27 ELECTRICAL METER LOCATION

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A31-6579
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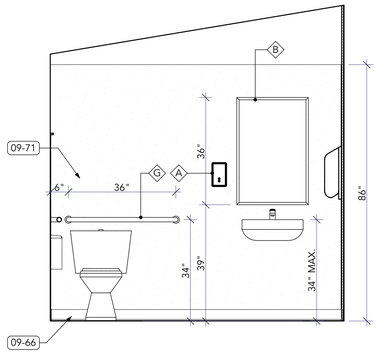
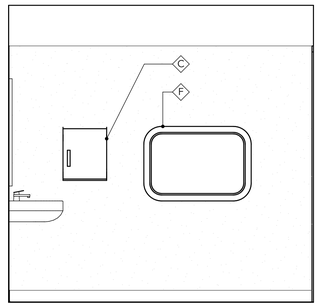
EXTERIOR ELEVATIONS

A-202



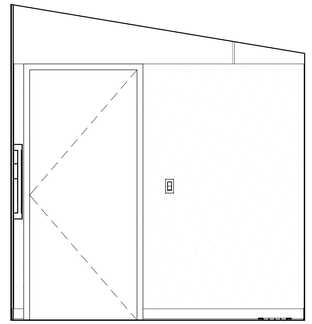
1 A-411 RESTROOM North

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



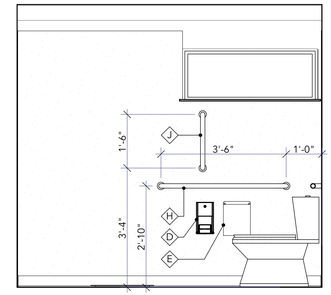
2 A-411 RESTROOM East

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



3 A-411 RESTROOM South

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



4 A-411 RESTROOM West

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

TOILET ACCESSORIES				
MARK	ITEM	DESCRIPTION	PRODUCT	COMMENTS
A	SOAP DISPENSER	SURFACE MOUNTED		OFCI
B	MIRROR	24 x 36 INCHES	BOBRICK B-165 2436	CFCI
C	TOWEL DISPENSER	SURFACE MOUNTED		OFCI
D	TOILET PAPER DISPENSER	SURFACE MOUNTED		OFCI
E	SANITARY NAPKIN RECEPTACLE	SURFACE MOUNTED		OFCI
F	BABY CHANGING STATION	SURFACE MOUNTED	KOALA KB300 GREY 01	CFCI
G	GRAB BAR	36 INCHES	BOBRICK B-6806	CFCI
H	GRAB BAR	42 INCHES	BOBRICK B-6806	CFCI
J	GRAB BAR	18 INCHES	BOBRICK B-6806	CFCI

01 GENERAL REQUIREMENTS

01-81 ACCESSIBLE WORK SURFACE
01-82 PROVIDE EXHAUST HOOD CONTROLS ON FACE OF CABINET FOR ADA REACH REQUIREMENTS

09 FINISHES

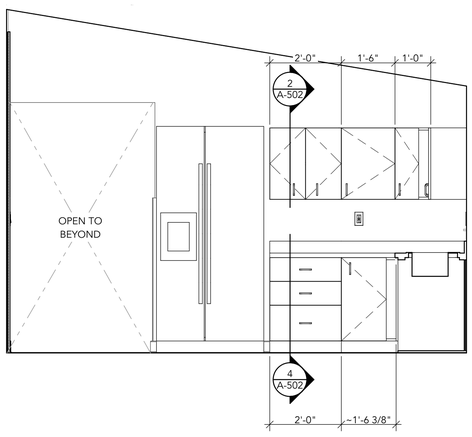
09-66 WALL BASE
09-71 FIBERGLASS REINFORCED WALL PANELS

10 SPECIALTIES

10-21 SHOWER ENCLOSURE

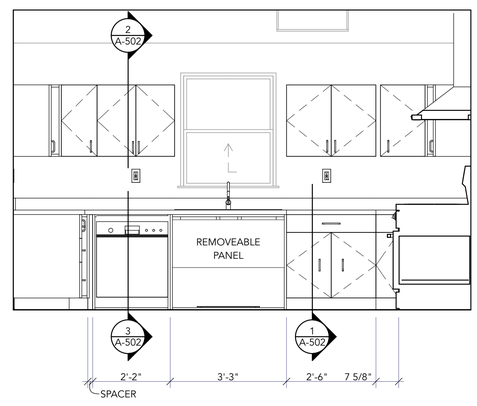
22 PLUMBING

22-43 BIDET SIMILAR TO KOHLER SAN TROPEZ VERTICAL SPRAY BIDET WITH KOHLER ARTIFACTS VERTICAL SPRAY FAUCET



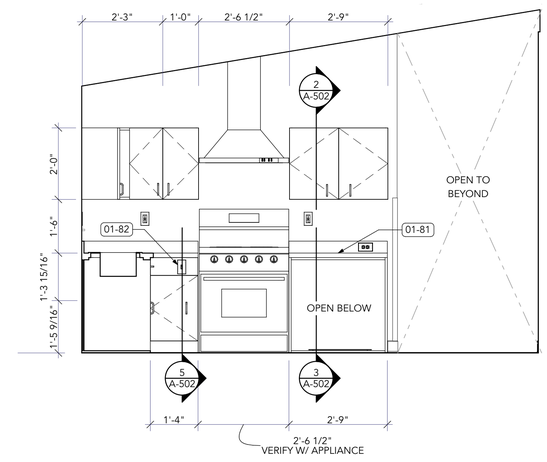
5 A-411 KITCHEN North

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



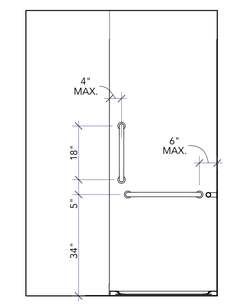
6 A-411 KITCHEN East

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



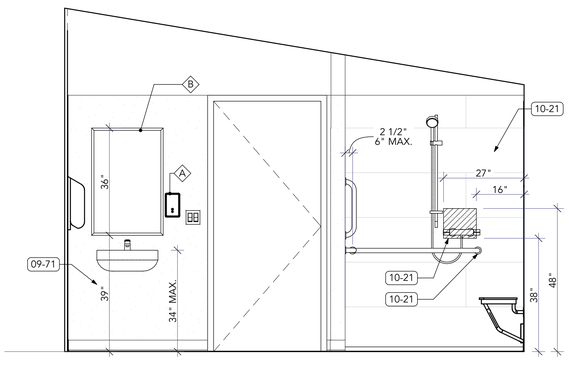
7 A-411 KITCHEN South

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



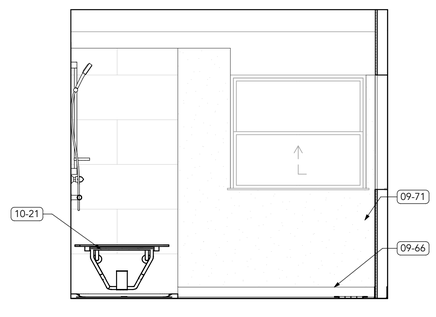
13 A-411 RESTROOM West

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



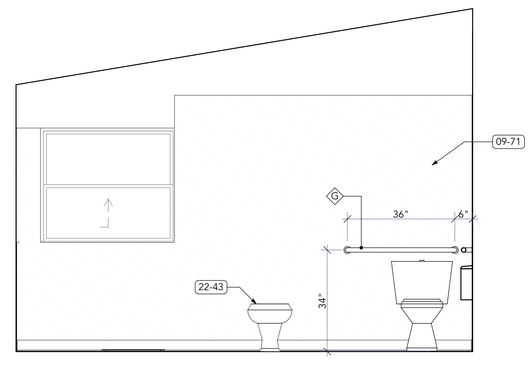
8 A-411 RESTROOM North

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



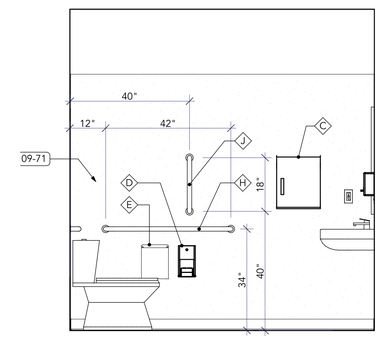
9 A-411 RESTROOM East

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



10 A-411 RESTROOM South

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



11 A-411 RESTROOM West

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

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SPECIAL EDUCATION BUILDING
MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

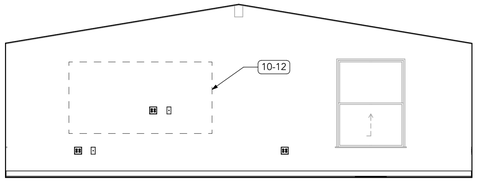
DRAWN: STAFF
CHECKED: MMG
PRINT DATE: 12.30.2025

ISSUANCE LOG:

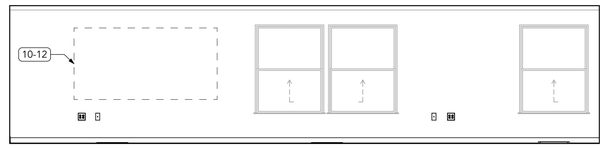
00	12/30/25
PERMIT & BID SET	

SHEET:
INTERIOR ELEVATIONS

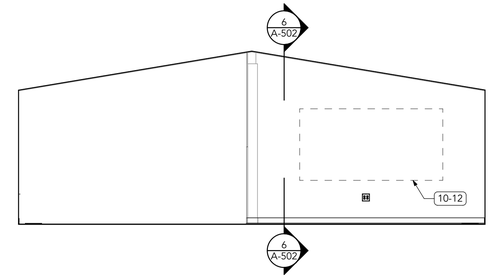
A-411



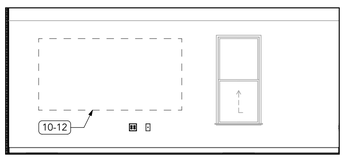
1 A-412 LARGE GROUP AREA North
SCALE: 1/4" = 1'-0"



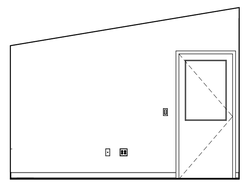
2 A-412 LARGE GROUP AREA East
SCALE: 1/4" = 1'-0"



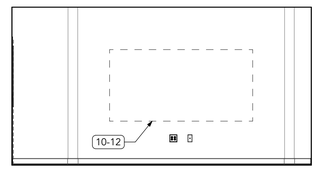
3 A-412 LARGE GROUP AREA South
SCALE: 1/4" = 1'-0"



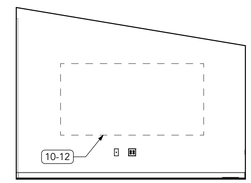
4 A-412 LARGE GROUP AREA West
SCALE: 1/4" = 1'-0"



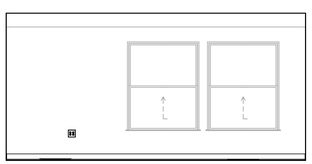
5 A-412 SMALL GROUP ROOM North
SCALE: 1/4" = 1'-0"



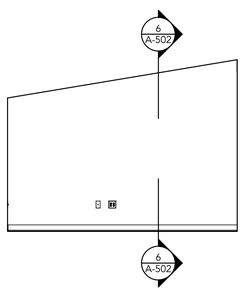
6 A-412 SMALL GROUP ROOM East
SCALE: 1/4" = 1'-0"



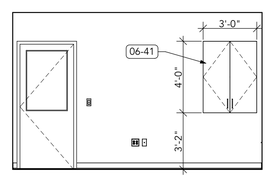
7 A-412 SMALL GROUP ROOM South
SCALE: 1/4" = 1'-0"



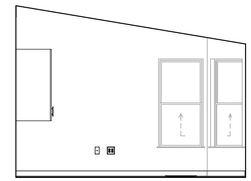
8 A-412 SMALL GROUP ROOM West
SCALE: 1/4" = 1'-0"



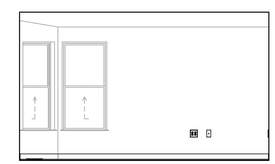
9 A-412 OFFICE North
SCALE: 1/4" = 1'-0"



10 A-412 OFFICE East
SCALE: 1/4" = 1'-0"



11 A-412 OFFICE South
SCALE: 1/4" = 1'-0"



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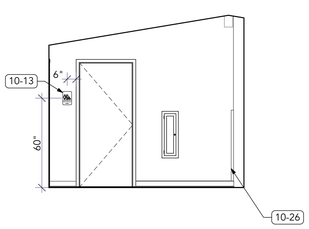
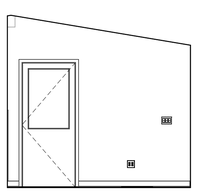
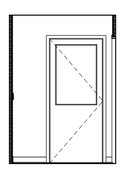
SCALE: 1/4" = 1'-0"



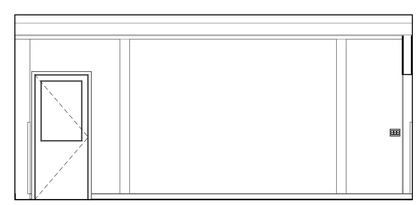
13 A-412 ENTRY North
SCALE: 1/4" = 1'-0"



14 A-412 ENTRY South
SCALE: 1/4" = 1'-0"



15 A-412 ENTRY West
SCALE: 1/4" = 1'-0"



16 A-412 HALL West
SCALE: 1/4" = 1'-0"

KEYNOTES

06 WOOD, PLASTICS & COMP

06-41 TECH CABINET. COORDINATE REQUIREMENTS W/ OWNER

10 SPECIALTIES

10-12 VISUAL DISPLAY AREA. PROVIDE BLOCKING FOR OWNER FURNISHED DISPLAY/BOARD. COORDINATE REQUIREMENTS W/ OWNER
10-13 ADA RESTROOM SIGNAGE, TYP AT
10-26 CORNER GUARD

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
STATE OF OREGON

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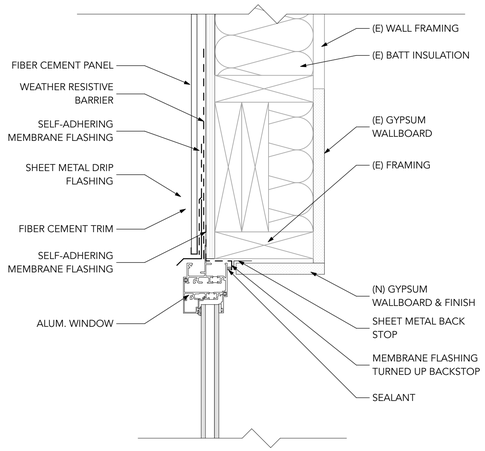
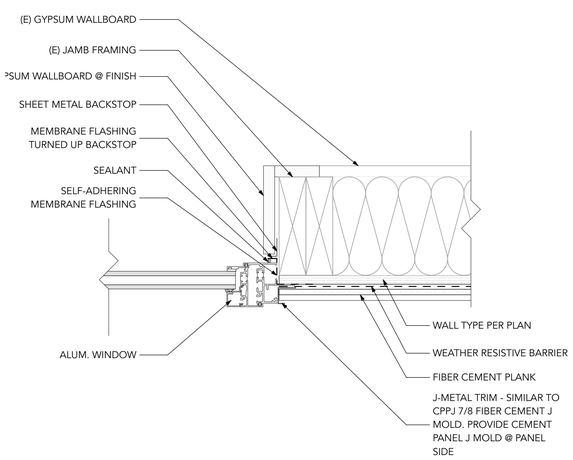


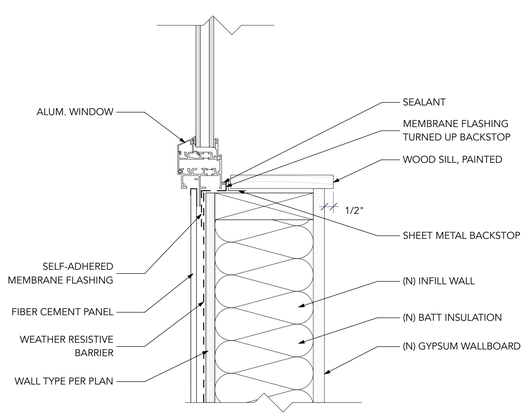
9 A-501 ALUM. WINDOW @ HEAD

SCALE: 3" = 1'-0"



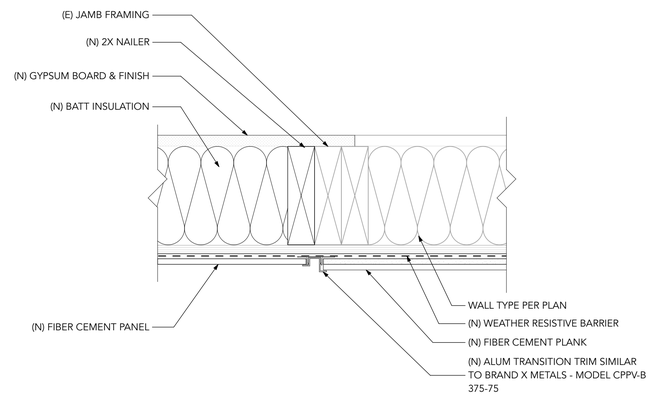
8 A-501 ALUM. WINDOW @ JAMB

SCALE: 3" = 1'-0"



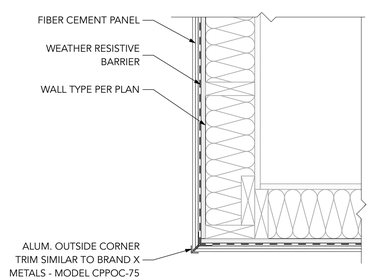
7 A-501 ALUM. WINDOW @ SILL

SCALE: 3" = 1'-0"



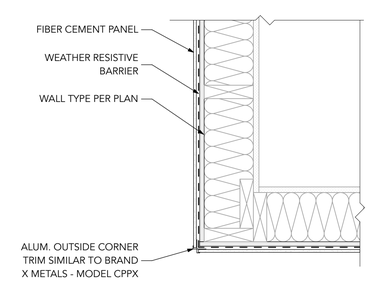
6 A-501 TRANSITION @ SIDING

SCALE: 3" = 1'-0"



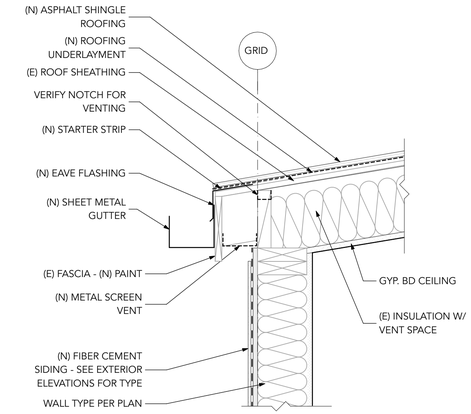
5 A-501 OUTSIDE CORNER @ PLANK SIDING

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



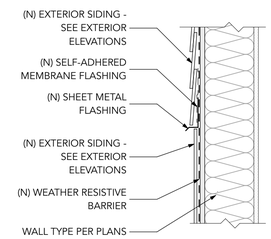
4 A-501 OUTSIDE CORNER @ PANEL SIDING

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



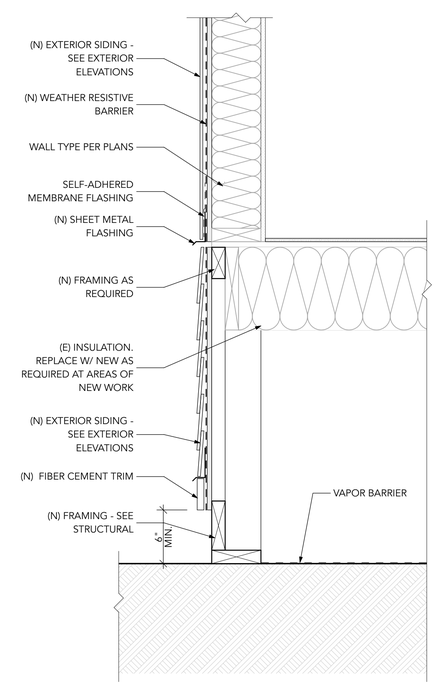
3 A-501 ROOF EAVE DETAIL, TYP.

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



2 A-501 SIDING TRANSITION DETAIL

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



1 A-501 FLOOR DETAIL @ SKIRT, TYP.

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

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A-6579
STATE OF OREGON

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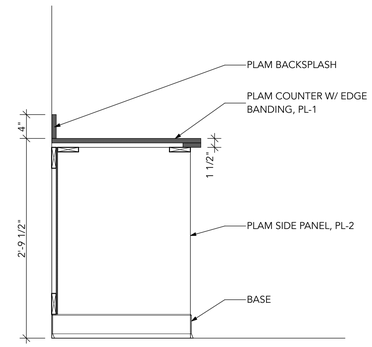
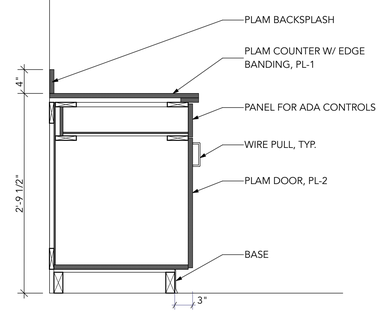


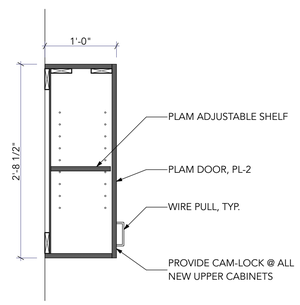
3 A-502 BASE CABINET: OPEN

SCALE: 1" = 1'-0"



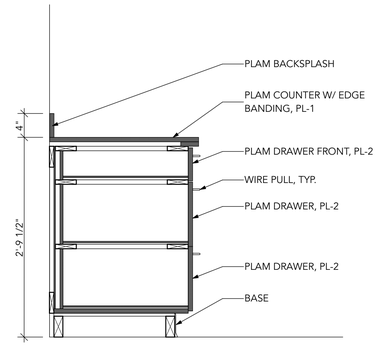
5 A-502 BASE CABINET: DOOR & ADA PANEL

SCALE: 1" = 1'-0"



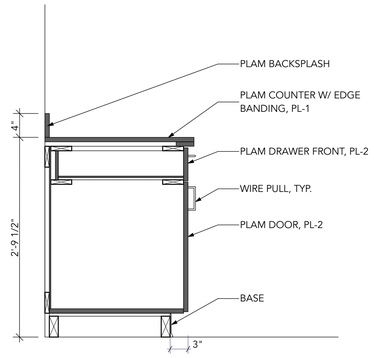
2 A-502 UPPER CABINET: DOOR

SCALE: 1" = 1'-0"



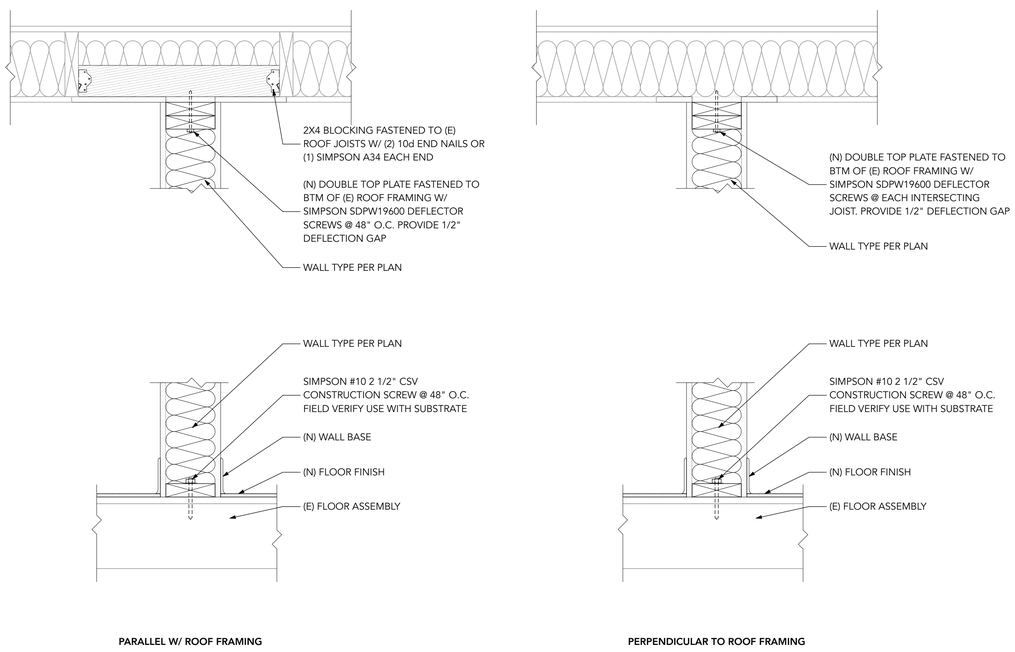
4 A-502 BASE CABINET: 3 DRAWER

SCALE: 1" = 1'-0"



1 A-502 BASE CABINET: DOOR & DRAWER

SCALE: 1" = 1'-0"



PARALLEL W/ ROOF FRAMING

PERPENDICULAR TO ROOF FRAMING

6 A-502 WALL FRAMING, TYP.

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

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920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A-6579
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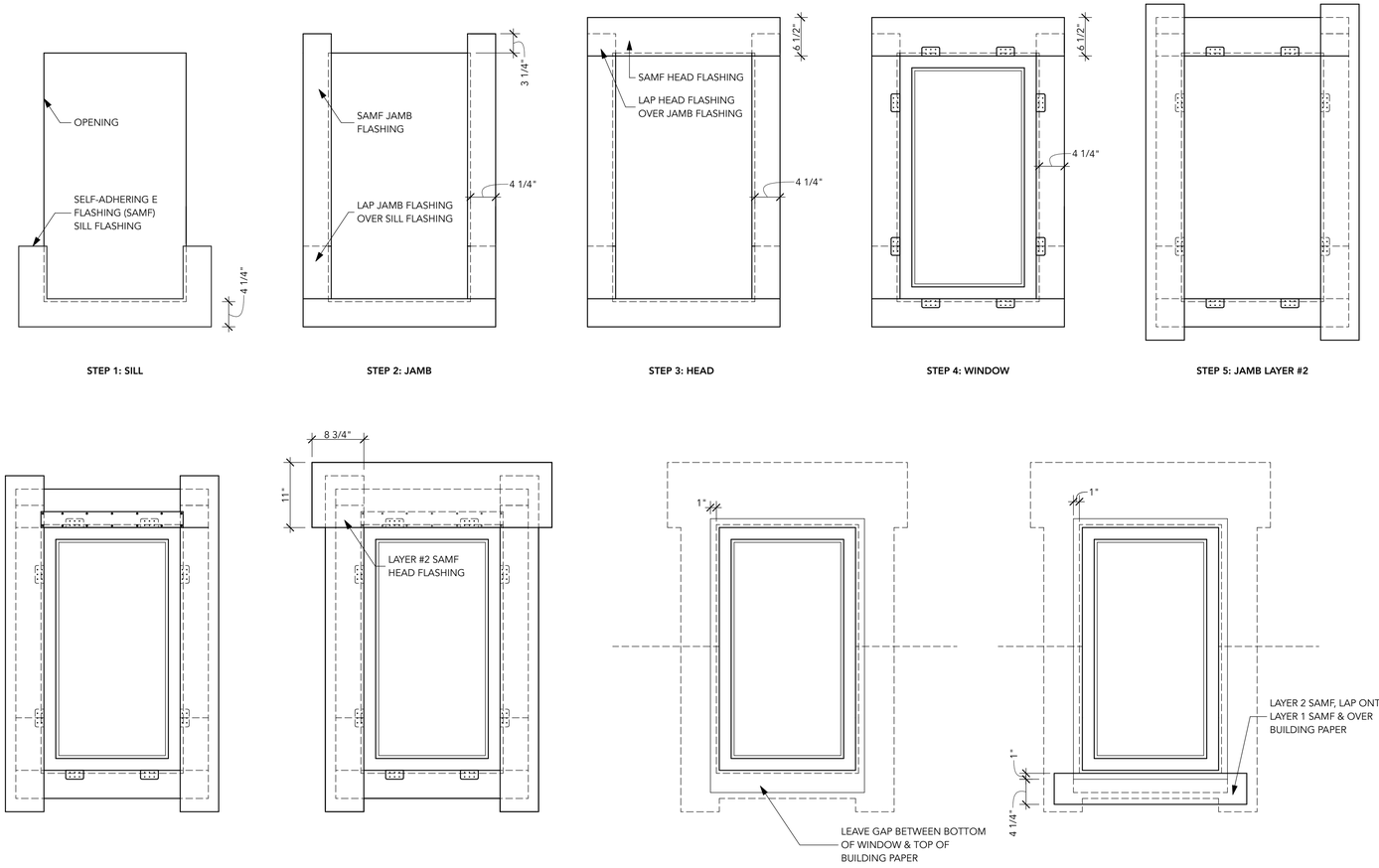
A-502



GENERAL NOTES:

1. ALL SIZES NOTES IN WINDOW SCHEDULE DESIGNATE ROUGH OPENINGS. ADJUST UNIT SIZE TO SUIT MANUFACTURER'S INSTALLATION REQUIREMENT.
2. ALL WINDOWS AND DOORS SHALL BE NFRC CERTIFIED & SHALL BE LABELED W/ NFRC CERTIFIED U-FACTOR.
3. CONTRACTOR SHALL VERIFY WINDOW AND DOOR ROUGH OPENINGS ARE SQUARE, LEVEL AND PLUMB BEFORE INSTALLING WINDOW AND DOOR UNITS.
4. FLASH WINDOWS PER AAMA STANDARDS AND MANUFACTURER'S REQUIREMENTS.
5. EGRESS WINDOW TO AHVE A 5.75 MIN. NET CLEAR OPENING, A 20" MIN CLEAR WIDTH, A 24" MIN. CLEAR HEIGHT AND MAX SILL HEIGHT OF 44" AFF.

1 / A-503 WEATHER RESISTIVE BARRIER SEQUENCE

SCALE: 1" = 1'-0"

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541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
A61-6579
STATE OF OREGON

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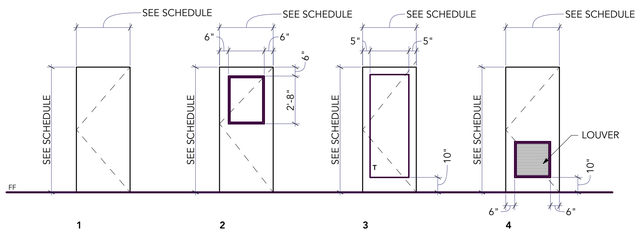
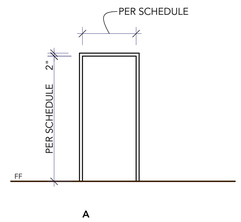
A-503

DOOR SCHEDULE

MARK ROOM	MARK OPENING	ROOM NAME	NOMINAL WIDTH	NOMINAL HEIGHT	PANEL TYPE	FRAME TYPE	MATERIAL PANEL	MATERIAL FRAME	HARDWARE SET	GLAZING	FIRE RATING	U-VALUE	REMARKS
101	A	ENTRY	3'-0"	7'-0"	2	A	HM	HM	01	IG-1	Non-Rated	0.63	
102	A	RESTROOM	3'-0"	7'-0"	1	A	SC WOOD	HM	02		Non-Rated	--	
105	A	LARGE GROUP AREA	3'-0"	7'-0"	1	A	SC WOOD	HM	04		Non-Rated	--	
105	B	LARGE GROUP AREA	3'-0"	7'-0"	1	A	SC WOOD	HM	04		Non-Rated	--	
107	A	HALL	2'-0"	6'-8"	4	A	SC WOOD	HM	04		Non-Rated	--	
108	A	UTILITY	3'-0"	6'-8"	2	A	HM	HM	01	IG-1	Non-Rated	0.63	NEW DOOR & FRAME IN (E) OPENING. VERIFY ROUGH OPENING SIZE
108	B	UTILITY	2'-4"	7'-0"	4	A	SC WOOD	HM	04		Non-Rated	--	
109	A	RESTROOM	3'-0"	7'-0"	1	A	SC WOOD	HM	03		Non-Rated	--	
110	A	OFFICE	3'-0"	7'-0"	2	A	SC WOOD	HM	06	G2	Non-Rated	--	
111	A	SMALL GROUP ROOM	3'-0"	7'-0"	2	A	SC WOOD	HM	05	G2	Non-Rated	--	



DOOR PANELS

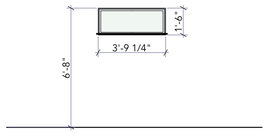


FRAME TYPES

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	CEILING	WALLS N	WALLS E	WALLS S	WALLS W	COUNTERTOP	CASEWORK	COMMENTS
101	ENTRY	WOM-1	RB-1	PT-4	PT-2	--	PT-1	PT-1	--	--	
102	RESTROOM	LVT-1	RB-1	PT-4	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	--	--	
103	CUSTODIAL	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1; FRP-1	PT-1; FRP-1	--	--	
104	STORAGE	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	
105	LARGE GROUP AREA	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-2	PT-1	--	--	PT-2 @ CUSTODIAL/STORAGE WALL
106	KITCHEN	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	PLAM-1	PLAM-2	
107	HALL	LVT-1	RB-1	PT-4		--	PT-1	PT-1	--	--	
108	MECH	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	
108	UTILITY	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	
109	RESTROOM	LVT-1	RB-1	PT-4	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	--	--	
110	OFFICE	CPT-1	RB-1	PT-4	PT-3	PT-3	PT-3	PT-3	--	--	
111	SMALL GROUP ROOM	CPT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	

WINDOW LEGEND



TYPE A

WINDOW SCHEDULE

ID	ROOM NAME	ROOM #	WINDOW SIZE NOMINAL WIDTH	WINDOW SIZE NOMINAL HEIGHT	TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	U-VALUE	TEMPERED	REMARKS
101	RESTROOM	102	3'-9 1/4"	1'-6"	Fixed	9/A501	8/A501	7/A501	0.36	☐	(N) WINDOW IN (E) OPENING. VERIFY ROUGH OPENING

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	CEILING	WALLS N	WALLS E	WALLS S	WALLS W	COUNTERTOP	CASEWORK	COMMENTS
101	ENTRY	WOM-1	RB-1	PT-4	PT-2	--	PT-1	PT-1	--	--	
102	RESTROOM	LVT-1	RB-1	PT-4	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	--	--	
103	CUSTODIAL	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1; FRP-1	PT-1; FRP-1	--	--	
104	STORAGE	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	
105	LARGE GROUP AREA	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-2	PT-1	--	--	PT-2 @ CUSTODIAL/STORAGE WALL
106	KITCHEN	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	PLAM-1	PLAM-2	
107	HALL	LVT-1	RB-1	PT-4		--	PT-1	PT-1	--	--	
108	MECH	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	
108	UTILITY	LVT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	
109	RESTROOM	LVT-1	RB-1	PT-4	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	PT-1; FRP-1	--	--	
110	OFFICE	CPT-1	RB-1	PT-4	PT-3	PT-3	PT-3	PT-3	--	--	
111	SMALL GROUP ROOM	CPT-1	RB-1	PT-4	PT-1	PT-1	PT-1	PT-1	--	--	

DOOR HARDWARE SCHEDULE

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
HARDWARE GROUP: 01 (ENTRANCE)					
OPENINGS: 101A, 108A					
3	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	652	IVE
1	EA	PANIC	RX-QEL-98-NL-CON 24 VDC	626	VON
1	EA	RIM CYLINDER	FURNISHED BY OWNER		
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	SET	WEATHER STRIPPING	PROVIDED BY DOOR/FRAME MFR		
1	EA	CLOSER	4111 SCUSH	689	LCN
1	EA	THERMAL BREAK THRESHOLD	626A-223	A	ZER
1	EA	DOOR SWEEP	8197AA	AA	ZER
1	EA	POWER TRANSFER	EPT10 CON	689	VON
1	EA	WIRE HARNESS	CON-26P		SES
1	EA	POWER SUPPLY	PS902 900-2RS 120/240 VAC		SES
1	EA	ACCESS CONTROL	PROVIDED BY OTHERS		
HARDWARE GROUP: 02 (BATHROOM)					
OPENINGS: 102A					
3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PRIVACY W/ INDICATOR	L9456T 07A L583-363 L283-722	626	SCH
1	EA	FLOOR STOP	FS410	619	IVE
1	EA	GASKETING	488SBK PSA (FOR SOUND)		
1	EA	SURFACE CLOSER	4011	689	LCN
HARDWARE GROUP: 03 (BATHROOM)					
OPENINGS: 109A					
3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PRIVACY W/ INDICATOR	L9456T 07A L583-363 L283-722	626	SCH
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	488SBK PSA (FOR SOUND)		
1	EA	SURFACE CLOSER	4011	689	LCN
HARDWARE GROUP: 04 (STORAGE & MECH.)					
OPENINGS: 105A, 105B, 107A, 108B					
3	EA	HINGE	5BB1HW 4.5X4.5	652	IVE
1	EA	STOREROOM LOCK	ND80LD RHO	626	SCH
1	EA	FINAL CORE	FURNISHED BY OWNER		
3	EA	SILENCER	SR64	GRY	IVE
HARDWARE GROUP: 05 (CLASSROOM)					
OPENINGS: 111A					
3	EA	HINGE	5BBHW 4.5 X 4.5	652	IVE
1	EA	CLASSROOM SECURITY	ND78PD RHO	626	SCH
1	EA	FINAL CORE	FURNISHED BY OWNER		
1	EA	WALL STOP	WS406/407CCV	619	IVE
1	EA	GASKETING	488SBK PSA (FOR SOUND)		
HARDWARE GROUP: 06 (OFFICE)					
OPENINGS: 110A					
3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	ENTRANCE/OFFICE LEVER LOCK	ND50PD PHO	626	SCH
1	EA	FINAL CORE	FURNISHED BY OWNER		
1	EA	WALL STOP	WS406/407CCV	630	IVE
1	EA	GASKETING	488SBK PSA (FOR SOUND)		

rhizo architecture
920 NW BOND ST, STE. 205
BEND, OREGON 97703
541.604.2353

REGISTERED ARCHITECT
MATTHEW M. GUTHRIE
BEND, OREGON
STATE OF OREGON

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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REDMOND SCHOOL DISTRICT
SPECIAL EDUCATION BUILDING
MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

DRAWN: STAFF
CHECKED: MMG
PRINT DATE: 12.30.2025

ISSUANCE LOG:

00 12/30/25
PERMIT & BID SET

SHEET:
DOOR & WINDOW SCHEDULES

A-601

GENERAL STRUCTURAL NOTES:

GENERAL:

1. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR USE IN THE CONSTRUCTION OF THE NEW FOUNDATIONS FOR THE SPECIAL EDUCATION MODULAR AT THE LOCATION OF 675 SW RIMROCK WAY, REDMOND, OR. POSSESSION OF THESE DRAWINGS DOES NOT GRANT A LICENSE TO CONSTRUCT OR FABRICATE THE WHOLE, OR PARTS OF THIS PROJECT IN OTHER LOCATIONS.

2. STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SITE CIVIL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DRAWINGS INCLUDING BUT NOT LIMITED TO DIMENSIONS, BLOCKOUTS, OPENINGS, SLEEVES, EMBEDDED ITEMS, ETC. INTO THEIR SHOP DRAWINGS AND WORK. NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES OR IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN OR NOTED.

3. DO NOT SCALE OR RESIZE THE DRAWINGS IN ANY MANNER. ANY ADJUSTMENTS TO THE SIZE OR SCALE OF THE DRAWINGS MAY RESULT IN MISINTERPRETATION OF CRITICAL DIMENSIONS AND DETAILS.

4. THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF WORK. USE ENTIRE DETAIL SHEETS AND SPECIFIC DETAILS REFERENCED IN THE PLANS AS "TYPICAL" WHEREVER THEY APPLY. USE DETAILS ON ENTIRE SHEETS WITH "TYPICAL" IN THE NAME WHEREVER THEY APPLY.

5. WHERE DESCREPANCIES OCCUR BETWEEN THE GENERAL STRUCTURAL NOTES, SPECIFICATIONS, PLANS/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL INCLUDE IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. CONFLICTS BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN CONTRACT PRICE.

6. THE CONTRACTOR SHALL FURNISH THE PRODUCTS SPECIFIED ON THE DRAWINGS. SUBSTITUTIONS WILL BE CONSIDERED ONLY IF THE CONTRACTOR PROVIDES DOCUMENTATION TO PROVE THE ALTERNATIVE EQUALS OR EXCEEDS THE STRUCTURAL PERFORMANCE CHARACTERISTICS OF THE SPECIFIED PRODUCT.

7. **CODE REQUIREMENTS:**
   A. ALL WORK SHALL BE IN STRICT COMPLIANCE WITH:
      a. 2021 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATE OF OREGON (2022 OREGON STRUCTURAL SPECIALTY CODE)
      b. ALL OTHER STATE AND LOCAL BUILDING REQUIREMENTS THAT APPLY.

8. **TEMPORARY CONDITIONS:**
   A. THE STRUCTURAL DRAWINGS REPRESENT THE STRUCTURE IN THE FINAL CONSTRUCTED CONDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORT PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS. MORRISON-MAIERLE HAS NOT BEEN RETAINED TO PROVIDE ANY SERVICES RELATED TO JOB SITE SAFETY PRECAUTIONS, OR TO REVIEW THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR THE CONTRACTOR TO PERFORM WORK. UNLESS WE ARE SPECIFICALLY RETAINED AND COMPENSATED TO DO OTHERWISE, OUR WORK IS LIMITED TO THE FINAL DESIGN OF THE WORK DESCRIBED ON OUR DRAWINGS FOR THIS PROJECT.
   B. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
   C. BASEMENT WALLS WHICH TIE TO UPPER SLABS SHALL NOT BE BACKFILLED UNTIL THE UPPER SLABS REACH FULL STRENGTH UNLESS ADEQUATE BRACING IS PROVIDED AT THE TOP OF THE WALL.

9. **EXISTING CONDITIONS:**
   A. EXISTING BUILDING/SITE DIMENSIONS AND ASSUMED CONDITIONS ARE TO BE VERIFIED IN THE FIELD AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER OF RECORD OF ALL DISCREPANCIES WHICH REQUIRE A SIGNIFICANT CHANGE IN THE DESIGN AND/OR CONSTRUCTION FROM THAT SHOWN ON THE DRAWINGS.

10. **PROJECT SCOPE:**
   A. THIS PROJECT CONSISTS OF MOVING AN EXISTING MODULAR BUILDING FROM ITS CURRENT LOCATION AT TERREBONNE COMMUNITY SCHOOL IN TERREBONNE, OR TO A NEW LOCATION AT REDMOND HIGH SCHOOL IN REDMOND, OR. MORRISON-MAIERLE HAS BEEN CONTRACTED TO PROVIDE STRUCTURAL ENGINEERING SERVICES TO DESIGN A NEW FOUNDATION SYSTEM TO SUPPORT THE MODULAR AT THE FINAL LOCATION. MORRISON-MAIERLE HAS NOT BEEN CONTRACTED TO EVALUATE THE ABILITY OF THE EXISTING STRUCTURE TO BE TRANSPORTED FROM ITS EXISTING LOCATION TO A NEW LOCATION OR TO RESIST THE DEAD, LIVE, SNOW, WIND OR SEISMIC LOADS THAT IT MAY BE SUBJECT TO AT THE NEW LOCATION.

DESIGN CRITERIA:

1. DESIGN IS BASED ON THE FOLLOWING LOADING FOR THE BASIS OF STRENGTH, PERFORMANCE, AND SERVICEABILITY OF THE STRUCTURE:

DESIGN CRITERIA (FOR FOUNDATION DESIGN ONLY)

LIVE LOAD CRITERIA (IBC 1603.1.1)		
FLOOR LIVE LOADS:	**UNIFORM LOAD**	**CONCENTRATED LOAD**
SCHOOLS: CLASSROOMS	40 PSF	1000 LBS
ROOF LIVE LOAD CRITERIA (IBC 1603.1.2)		
ORDINARY FLAT, PITCHED, CURVED	20 PSF (SEE SNOW LOAD)	N/A
SNOW LOAD CRITERIA (IBC 1603.1.3)		
DESIGN ROOF SNOW LOAD	25 PSF MINIMUM	
SNOW DRIFT	PER ASCE 7-16 AS SHOWN ON PLANS	
GROUND SNOW LOAD	Pg = 15 PSF (REF. 2007 SNOW LOAD ANALYSIS FOR OREGON)	
FLAT ROOF SNOW LOAD	Pf = 20 PSF	
SNOW EXPOSURE FACTOR	Ce = 1.0	
SNOW LOAD IMPORTANCE FACTOR	Is = 1.0	
THERMAL FACTOR	Ct = 1.0	
WIND LOAD CRITERIA (IBC 1603.1.4)		
BASIC DESIGN WIND SPEED	V = 110 MPH	
RISK CATEGORY	II	
WIND EXPOSURE	B	
INTERNAL PRESSURE COFFICIENT	GCpi = +/- 0.18	
COMPONENT & CLADDING PRESSURE FOR DEFERRED DESIGN ELEMENTS	N/A, DESIGN IS LIMITED TO FOUNDATIONS AND ANCHORAGE	
SEISMIC LOAD CRITERIA (IBC 1603.1.5)		
RISK CATEGORY	II	
SEISMIC IMPORTANCE FACTOR	Ie = 1.0	
MAPPED SPECTRAL RESPONSE	Ss = 0.362	S1 = 0.187
SITE CLASS	C	
DESIGN SPECTRAL RESPONSE	Sds = 0.314	Sd1 = 0.28
SEISMIC DESIGN CATEGORY	D	
GEOTECHNICAL CRITERIA (IBC 1603.1.6)		
DESIGN BASIS	PRESUMPTIVE VALUES OF SOILS (IBC 1806)	
DESIGN SOIL BEARING PRESSURE	1500 PSF (DL + LL)	2000 PSF (EL / WL INCLUDED)
RETAINING WALLS EQ. FLUID PRESSURE	35 PCF (ACTIVE)	55 PCF (AT REST)
PASSIVE BEARING PRESSURE	250 PSF/FT	
COEFFICIENT OF SLIDING FRICTION	0.3	

STRUCTURAL OBSERVATIONS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD A MINIMUM OF 24 HOURS IN ADVANCE OF LISTED OBSERVATION STAGES BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE OBSERVER. APPROVAL BY THE MUNICIPAL INSPECTOR DOES NOT PRECLUDE OBSERVATIONS BY THE ENGINEER OF RECORD AND APPROVAL BY THE ENGINEER OF RECORD DOES NOT PRECLUDE THE INSPECTION PROCESS BY THE MUNICIPAL INSPECTOR AND ANY OTHER CODE REQUIREMENTS FOR INSPECTION.

STRUCTURAL OBSERVATIONS

STAGE	COMMENTS
PRIOR TO FIRST CONCRETE POUR	AFTER REBAR PLACEMENT
AS REQUIRED TO ADDRESS STRUCTURAL...	

SUBMITTALS:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL PRODUCTS, INCLUDING THE FOLLOWING:

SUBMITTALS

ITEM	SUBMITTAL	DEFERRED SUBMITTAL
STRAP TIE ANCHORS	X	
MASONRY REINFORCEMENT	X	
MASONRY BLOCK, MORTAR, GROUT MATERIALS	X	
CONCRETE MIX DESIGNS	X	
CONCRETE REINFORCEMENT	X	
STAIRS, RAMPS, LADDERS AND RAILINGS	X	X

2. SHOP DRAWINGS SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION FOR ALL STRUCTURAL PRODUCTS DELIVERED TO THE PROJECT. IF THE SHOP DRAWINGS DEVIATE 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 WHERE THE PROJECT IS LOCATED. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE STRUCTURAL ENGINEER OF RECORD.

3. DEFERRED SUBMITTAL DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. THE DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE STRUCTURAL ENGINEER FOR LOADS IMPOSED ON THE SUPPORTING STRUCTURE. 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 CODES AND DESIGN CRITERIA NOTED IN THESE GENERAL STRUCTURAL NOTES.

4. THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, MACHINERY AND ASSOCIATED PIPING WITH THE STRUCTURE. CONNECTIONS TO STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

5. FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DEVIATE FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

6. THE USE OF REPRODUCTIONS OR PHOTOCOPIES OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. WHEN CAD OR REVIT FILES ARE PROVIDED TO THE CONTRACTOR OR SUBCONTRACTORS, IT IS THE RESPONSIBILITY OF THE DETAILERS TO REMOVE ALL INFORMATION NOT DIRECTLY RELEVANT TO THE CREATION OF THE PLACING DRAWINGS AS WELL AS ALL REFERENCES TO THE OUTSIDE SOURCE FILES.

7. SUBMITTAL DOCUMENTS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO BEING SUBMITTED TO THE ARCHITECT FOR REVIEW.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REVIEWED SUBMITTAL TO THE BUILDING DEPARTMENT FOR DEFERRED PERMIT APPLICATION. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

EARTHWORK:

PRESCRIPTIVE EARTHWORK:

A. AT THE OWNERS DIRECTION, A GEOTECHNICAL INVESTIGATION HAS NOT BEEN PERFORMED. IF ANY OF THE FOLLOWING CONDITIONS ARE DISCOVERED DURING CONSTRUCTION AT THE BUILDING SITE, A GEOTECHNICAL INVESTIGATION SHALL BE COMMISSIONED IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE:
   a. QUESTIONABLE SOIL
   b. EXPANSIVE SOIL
   c. GROUND-WATER TABLE IS ABOVE OR WITHIN 5 FEET BELOW THE ELEVATION OF THE LOWEST FLOOR LEVEL WHERE SUCH FLOOR IS LOCATED BELOW THE FINISHED GROUND LEVEL ADJACENT TO THE FOUNDATION.
   d. ROCK STRATA OF VARIABLE OR DOUBTFUL CHARACTERISTICS
   e. EXCAVATIONS THAT WILL REMOVE THE LATERAL SUPPORT OF AN ADJACENT, EXISTING FOUNDATION
   f. USE OF COMPACTED FILL MATERIAL BELOW SHALLOW FOUNDATIONS IN EXCESS OF 12 INCHES IN DEPTH
   g. USE OF CONTROLLED LOW-STRENGTH MATERIAL (CLSM)

B. THE SITE WORK DESCRIBED BELOW IS BASED ON RECOMMENDATIONS FROM THE PRESCRIPTIVE REQUIREMENTS IN THE INTERNATIONAL BUILDING CODE CHAPTER 18.
   a. REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM AREAS UNDER THE BUILDING OR UNDER PAVED AREAS.
   b. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL 12 INCHES OR LESS IN DEPTH. IF PROVIDED, COMPACTED FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" AND HAVE AN IN-PLACE DRY DENSITY NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. IF THE COMPACTED FILL MATERIAL EXCEEDS 12 INCHES IN DEPTH OR CLSM IS USED, PLACEMENT SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL INVESTIGATION AND REPORT.
   c. THE BOTTOM OF ALL EXTERIOR FOOTINGS AND FOOTINGS SUSCEPTIBLE TO FROST HEAVE SHALL EXTEND A MINIMUM DEPTH BELOW LOWEST ADJACENT FINISHED GRADE OF 18 INCHES.
   d. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS, OR WITH CLSM. THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL, IF PRESENT. CLSM NEED NOT BE COMPACTED.
   e. DAMPPROOFING, WATERPROOFING, AND FOUNDATION DRAINS: COMPLY WITH SECTION 1805 OF THE IBC. DESIGN/SPECIFICATION OF THESE SYSTEMS IS TO BE BY OTHERS.

C. THE SUBGRADE OF SLABS-ON-GRADE SHALL BE STRIPPED, TILLED, AND RE-COMPACTED TO PRODUCE A UNIFORM SURFACE. THE SUBGRADE SHALL BE OVERLAIN WITH 6 INCHES, MINIMUM, OF CLEAN, DENSELY-GRADED, CRUSHER-RUN BASE MATERIAL WITH A BALANCED FINE CONTENT THAT SATISFIES THE REQUIREMENTS OF ASTM D1241, TYPE 1 MIXTURE, GRADATION C. THE BASE MATERIAL SHALL BE COMPACTED TO A DRY DENSITY NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE SURFACE OF THE BASE MATERIAL SHALL BE CHOKED OFF WITH SAND OR FINE GRAVEL AND COMPACTED TO PROVIDE A SMOOTH, PLANAR SURFACE FOR THE CONCRETE SLABS-ON-GRADE.

D. PROVIDE A VAPOR RETARDER DIRECTLY AS REQUIRED BY THE ARCHITECT BELOW SLABS-ON-GRADE AND ABOVE THE GRANULAR BASE MATERIAL. THE VAPOR RETARDER SHALL COMPLY WITH ASTM E1745 AND SHALL BE 10 MILS THICK, MINIMUM.

CAST-IN-PLACE CONCRETE:

1. CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301, *SPECIFICATION FOR STRUCTURAL CONCRETE*, AND ACI 117, *SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS*, UNLESS NOTED OTHERWISE.

2. AVERAGE CONCRETE STRENGTH DETERMINED BY JOB CAST LAB CURED CYLINDER PER ASTM C39 TO BE AS INDICATED BELOW PLUS INCREASE DEPENDING ON THE PLANT'S STANDARD DEVIATION AS SPECIFIED IN ACI 318. MINIMUM CONCRETE PROPERTIES SHALL BE AS FOLLOWS:

CONCRETE PROPERTIES

USE	FREEZE & THAW EXPOSURE	MIN COMPRESSIVE STRENGTH	TEST AGE DAYS	AIR CONTENT	MAX WATER TO CEMENT RATIO	MAX AGGREGATE SIZE
EXTERIOR FOOTINGS AND WALLS	F2	4,500 PSI	28	6% +/- 1.5%	0.45	1"
EXTERIOR SLABS ON GRADE	F1	3,500 PSI	28	4.5% +/- 1.5%	0.55	1"

3. CONCRETE IS EXPOSURE CLASS W0 OR W1, CLASS C0 OR C1 AND CLASS S0 UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS ALONG WITH TEST DATA A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE. ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE MIX AT THE JOBSITE UNLESS SPECIFICALLY NOTED IN THE MIX DESIGN.

5. CURING OF CONCRETE SHALL COMPLY WITH ACI 308, UNLESS NOTED OTHERWISE.

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

7. PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE CORNERS UNLESS NOTED OTHERWISE.

8. CONSTRUCTION JOINT LOCATIONS FOR CONCRETE WORK ARE NOT SHOWN IN THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION OF THE JOINTS.

9. PROVIDE TOOLED OR SAW-CUT CONTROL JOINTS OR CONSTRUCTION JOINTS IN SLABS ON GRADE COMPLYING WITH THE FOLLOWING CRITERIA. THE CONTRACTOR SHALL SUBMIT CONTROL JOINT PLAN AT LEAST (7) DAYS PRIOR TO POURING THE SLABS WHERE THE JOINTS ARE NOT EXPLICITLY SPECIFIED BY THE ARCHITECT.
   A. JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS
   B. ASPECT RATIO OF SLAB PANELS SHALL BE MAXIMUM OF 1.5 TO 1.0; HOWEVER A RATIO OF 1.0 TO 1.0 IS PREFERRABLE
   C. JOINTS SHALL BE CONTINUOUS ACROSS INTERSECTING JOINTS, NOT STAGGERED OR OFFSET
   D. JOINTS SHALL EXTEND FROM ISOLATION JOINT AROUND COLUMNS AND WALLS

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING PROPERTIES:

REINFORCEMENT STEEL PROPERTIES

USE	REINFORCEMENT SIZE	SPECIFICATION
GENERAL USE	#7 & SMALLER	ASTM A615, GRADE 60

2. REINFORCING STEEL IN BEAMS AND SLABS SHALL BE SUPPORTED ON CONCRETE DOBBIES, OR APPROVED CHAIRS IN SUFFICIENT NUMBERS TO SUPPORT THE BARS WITHOUT SETTLEMENT. FABRICATE AND INSTALL REINFORCING STEEL ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES - ACI STANDARD 315.

3. CONTACT LAP ALL REINFORCING BARS PER THE TYPICAL LAP SPLICE LENGTH SCHEDULE, EXCEPT AS NOTED ON DRAWINGS. MECHANICAL SPLICES NOTED ON THE DRAWINGS SHALL BE DAYTON SUPERIOR BAR-LOCK OR APPROVED WITH A CURRENT ICC-ES OR IAPMO-ES EVALUATION REPORT.

GRADE 60 REINFORCING STEEL LAP SPLICE LENGTH AND DEVELOPMENT LENGTH

BAR SIZE	f'c = 3,000 PSI					f'c = 4,000 PSI					f'c = 5,000 PSI				
	MISC BARS		TOP BARS (SEE NOTE 3)		HOOK BARS	MISC BARS		TOP BARS (SEE NOTE 3)		HOOK BARS	MISC BARS		TOP BARS (SEE NOTE 3)		HOOK BARS
	Ld	LAP	Ld	LAP	Ldh	Ld	LAP	Ld	LAP	Ldh	Ld	LAP	Ld	LAP	Ldh
#3	17	22	22	28	9	15	19	29	25	8	13	17	17	22	7
#4	22	29	29	38	11	19	25	25	33	10	17	23	23	29	9
#5	28	36	36	47	14	24	31	31	41	12	22	28	28	36	11
#6	33	43	43	56	17	29	37	37	49	15	26	34	34	44	13
#7	48	63	63	81	20	42	54	54	71	17	38	49	49	63	15

A. ALL TABULATED VALUES ARE IN INCHES, FOR GRADE 60, UNCOATED REINFORING, NORMAL WEIGHT CONCRETE WITH CLEAR SPACING AND CLEAR COVER GREATER THAN THE BAR DIAMETER.

B. IT SHALL BE PERMITTED TO INTERPOLATE BETWEEN CONCRETE STRENGTHS OR USE THE NEXT LOWER CONCRETE STRENGTH.

C. TOP BARS ARE ANY HORIZ BAR PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE BAR IN ANY SINGLE POUR. HORIZ WALL BARS ARE CONSIDERED TOP BARS.

D. LAP SPLICES ARE FOR NON-LATERAL LOAD RESISTING ELEMENTS. FOR REBAR LAPS SPLICES AT LATERAL LOAD RESISTING ELEMENTS, REFERENCE PLANS AND ELEVATIONS.

E. Ld = DEVELOPMENT LENGTH IN TENSION OF DEFORMED BAR
Ldh = DEVELOPMENT LENGTH IN TENSION OF DEFORMED BAR OR DEFORMED WIRE WITH A STANDARD HOOK
LAP = LAP SPLICE LENGTH OF DEFORMED BAR OR DEFORMED WIRE

4. REINFORCING STEEL SHALL BE PROTECTED BY PLACING BARS WITH A MINIMUM COVER, UNLESS NOTED OTHERWISE.

REINFORCING STEEL CONCRETE COVER

USE	CLEAR COVER
SLABS	3/4"
BEAMS AND COLUMNS	1-1/2" (TO STIRRUPS OR TIES)
CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO WEATHER OR EARTH	1-1/2" (FOR #5 OR SMALLER), 2" (FOR #6 AND LARGER)

5. PROVIDE DOWELS FROM FOOTINGS TO MATCH ALL VERTICAL WALL, PILASTER AND COLUMN REINFORCING. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS AT ALL CORNERS AND INTERSECTIONS. CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS COLUMNS AND INTERSECTING WALLS.

CONCRETE CONNECTORS:

1. UNLESS A SPECIFIC ANCHOR PRODUCT IS NOTED IN THE DRAWINGS, POST-INSTALLED ANCHORS MAY USE ONE OF THE ANCHORS LISTED BELOW FOR THE REQUIRED TYPE.

POST INSTALLED CONCRETE ANCHORS

TYPE	PRODUCT	REPORT #
ADHESIVE ANCHORS & DOWELS	SIMPSON SET-3G	ICC-ES ESR-4057
	SIMPSON AT-3G	ICC-ES ESR-5026
	HILTI HIT-RE 500 V3	ICC-ES ESR-3814
EXPANSION ANCHOR	SIMPSON STRONG-BOLT 2	ICC-ES ESR-3037
	HILTI KWIK BOLT TZ2	ICC-ES ESR-4266
SCREW ANCHOR	SIMPSON TITEN HD	ICC-ES ESR-2713
	HILTI KWIK HUS-EZ	ICC-ES ESR-3027

2. ALL ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PRODUCT EVALUATION REPORTS.

3. EMBEDMENTS SPECIFIED ON DRAWINGS ARE "EFFECTIVE" EMBEDMENTS. REFERENCE MANUFACTURER LITERATURE FOR CORRESPONDING ACTUAL EMBEDMENT DEPTHS.

4. ANCHORS RODS EXPOSED TO EARTH OR WEATHER SHALL BE PROTECTED FROM CORROSION BY HOT-DIP GALVANIZING OR USE OF STAINLESS STEEL. POST INSTALLED EXPANSION AND SCREW ANCHORS EXPOSED TO EARTH OR WEATHER SHALL BE STAINLESS STEEL.

5. FOR POST-INSTALLED ANCHORS, LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED.

6. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF (2) ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MANY NOT BE SHIFTED AS NOTED ABOVE, SEEK GUIDANCE FROM THE STRUCTURAL ENGINEER OF RECORD.

7. SPECIAL INSPECTION OF ANCHOR INSTALLATION IS REQUIRED UNLESS SPECIFICALLY NOTED OTHERWISE IN DRAWINGS. SEE SPECIAL INSPECTION AND MATERIALS TESTING PROGRAM AND NOTES.

8. ALL ANCHOR BOLTS, HOLDDOWNS AND OTHER REQUIRED ACCESSORIES SHALL BE SECURED IN PLACE PRIOR TO INSPECTION AND CONCRETE PLACEMENT. DO NOT STAB THE ABOVE LISTED ITEMS INTO FRESH CONCRETE AFTER PLACEMENT. PROPERLY VIBRATE AROUND INSTALLED ITEMS TO ENSURE PROPER CONSOLIDATION OF CONCRETE.

REINFORCED CONCRETE MASONRY:

1. MINIMUM COMPRESSIVE STRENGTH OF MASONRY, f'm, SHALL BE **XXXX** PSI AT 28 DAYS AS VERIFED BY THE UNIT STRENGTH OR PRISM TEST METHOD. WHERE PRISM TEST METHOD IS UTILZIED IN LIEU OF THE UNIT STRENGTH METHOD, TESTING SHALL CONFORM TO IBC SECTION 2105 BEFORE AND DURING CONSTRUCTION.

2. WHERE THE UNIT STRENGTH METHOD IS UTILIZED TO COMPLY WITH THE REQUIRED f'm, CONCRETE MASONRY UNITS, MORTAR, AND GROUT STRENGTH SHALL COMPLY WITH THE TABLE BELOW.

CONCRETE MASONRY ASSEMBLY STRENGTH

f'm [PSI]	BLOCK UNIT STRENGTH [PSI]	MORTAR	GROUT STRENGTH [PSI]
2,000	2,000	TYPE M OR S	2,000

3. **CONCRETE MASONRY UNITS:**
   A. CONCRETE MASONRY UNITS TO BE MEDIUM WEIGHT AND SHALL COMPLY WITH ASTM C90, SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140. LINEAL SHRINKAGE FOR UNITS SHALL NOT EXCEED 0.065%. BLOCK UNIT STRENGTH SHALL BE BASED ON AVERAGE NET AREA.

4. **MORTAR:**
   A. WHEN USING THE UNIT STRENGTH METHOD, MORTAR SHALL BE OF THE TYPE INDICATED IN THE 'CONCRETE MASONRY ASSEMBLY STRENGTH' TABLE AND SHALL CONFORM TO ASTM C270. THE MORTAR MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 1,800 PSI FOR TYPE S AND 2,500 PSI FOR TYPE M. MORTAR PROJECTIONS INTO CELLS TO BE GROUTED SHALL BE LIMITED TO 3/8" MAXIMUM.

5. **MASONRY GROUT:**
   A. WHEN USING THE UNIT STRENGTH METHOD, GROUT SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH AS INDICATED IN THE 'CONCRETE MASONRY ASSEMBLY STRENGTH' TABLE AND CONFORM TO ASTM C476. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS, AGGREGATE AND A FLUIDIFIER ADMIXTURE, INTRUSION AID BY SPECRETE-IP OR APPROVED EQUAL. ADMIXTURE DOSAGE TO BE IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
   B. FULLY GROUT ALL STRUCTURAL MASONRY WALLS UNLESS NOTED OTHERWISE.

1. WALLS SHALL BE REINFORCED AS SHOWN ON THE PLANS AND DETAILS AND, IF NOT SHOWN, SHALL BE AS NOTED UNDER "MASONRY REINFORCING STEEL".

2. CONCRETE SURFACES ABUTTING STRUCTURAL MASONRY STARTER COURSES SHALL BE CLEANED AND ROUGHENED TO A FULL 1/4" AMPLITUDE.

3. REFER TO THE TYPICAL MASONRY DETAILS FOR CONTROL JOINT CONSTRUCTION REQUIREMENTS. WHERE CONTROL JOINTS ARE NOT INDICATED IN THE DRAWINGS, THEY SHALL BE LOCATED AT THE FOLLOWING LOCATIONS AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO CONSRUCTION:
   A. AT CONTINOUS WALLS: VERTICAL JOINTS AT 1.5 TIMES THE WALL HEIGHT OR 25 FT MAXIMUM.
   B. AT CORNERS AND WALL INTERSECTIONS: FIRST JOINT FROM THE CORNER AT 1.25 TIMES THE WALL HEIGHT OR 16 FT MAXIMUM.
   C. AT CHANGES IN WALL HEIGHT OR WALL THICKNESS.

MASONRY REINFORCING STEEL:

1. REINFORCING FOR MASONRY SHALL CONFORM TO ASTM A615, GRADE 60. WELDED REINFORCEMENT SHALL CONFORM TO ASTM A706 GRADE 60. REINFORCING SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530 SECTION 3.4. UNLESS NOTED OTHERWISE ON THE PLANS, THE MINIMUM WALL REINFORCING SHALL BE AS FOLLOWS:
   A. VERTICAL: (1) #5 AT 48" O.C. IN 8" WALLS, (2) #4 AT 48" O.C. IN 10"/12" WALLS.
   B. HORIZONTAL: (2) #4 AT 48" O.C. FOR RUNNING BOND, (2) #4 AT 24" O.C. FOR STACKED BOND.
   C. PROVIDE CORNER REINFORCING BARS EQUAL TO THE SIZE & SPACING OF HORIZONTAL REINFORCING AT ALL CORNERS AND INTERSECTIONS. LAP BARS AS NOTED IN NOTE 3 UNLESS OTHERWISE NOTED IN THE DETAILS.

2. FABRICATE AND INSTALL REINFORCING STEEL IN ACCORDANCE WITH CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE. SHOP DRAWINGS SHALL INCLUDE ELEVATIONS OF ALL STRUCTURAL CONCRETE MASONRY WALLS SHOWING LOCATIONS OF BOND BEAMS, REINFORCING BARS, AND OTHER SPECIAL REINFORCEMENT.

3. SPLICES IN VERTICAL WALL REINFORCING CONTAINING (2) OR MORE BARS SHALL BE LAPPED 62 BAR DIAMETERS. FOR OTHER SPLICES A 52 BAR DIAMETER LAP MAY BE USED. STAGGER LAPS 6'-0" MIN. WHERE (2) SETS OF BARS ARE UTILIZED.

4. BOND BEAMS WITH TWO #4 BARS HORIZONTALLY SHALL OCCUR AT EACH INTERMEDIATE FLOOR OR ROOF LEVEL AND AT TOP OF WALLS WHERE WALLS EXTEND ABOVE THE ROOF. STEP BOND BEAMS AS REQUIRED TO MATCH ROOF SLOPES. PROVIDE A BOND BEAM WITH TWO #4 BARS HORIZONTALLY ABOVE AND BELOW ALL OPENINGS, AND EXTEND 2'-6" PAST THE OPENING AT EACH SIDE. PROVIDE (2) #5 EXTENDING THE FULL LEVEL HEIGHT AT EACH SIDE OF OPENINGS AND AT WALL ENDS UNLESS NOTED OTHERWISE.

5. FOUNDATION DOWELS SHALL BE PROVIDED TO MATCH SIZE AND SPACING OF WALL REINFORCING AND BE DEVELOPED IN THE MASONRY AND CONCRETE.

6. **COVER AND CLEARANCE:**
   A. CLEAR DISTANCE BETWEEN PARALLEL BARS AND LAP SPLICED BARS (LEAST OF):
      a. BAR DIAMETER
      b. 1" AT 8" AND SMALLER BLOCK
      c. 2" AT 10" BLOCK
      d. 3" AT 12" BLOCK
   B. CLEAR SPACE BETWEEN BLOCK AND REINFORCING:
      a. 1/4" AT FINE GROUT
      b. 1/2" AT COARSE GROUT
   C. COVER (OUTSIDE FACE OF BLOCK TO OUTSIDE OF REINFORCING)
      a. 1 1/2" FOR #3, #4 AND #5
      b. 2" FOR #6 AND LARGER

MASONRY CONNECTORS:

1. HEADED STEEL STUD CONNECTORS SHALL BE NELSON GRANULAR FLUX-FILLED HEADED STUDS OR PRIOR APPROVED EQUAL AND BE MANUFACTURED FROM ASTM A29-12 / A108, GRADES 1010-1020 COLD ROLLED CARBON STEEL WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI. DEFORMED BAR ANCHORS SHALL BE NELSON, TYPE D2L OR APPROVED EQUAL. STUDS AND DEFORMED BAR TO BE AUTOMATICALLY END WELDED WITH A STUD WELDING GUN. ALTERNATE WELDING PROCEDURES MAY BE USED ONLY WITH PRIOR WRITTEN APPROVAL FROM THE ENGINEER. ANCHOR BOLTS SHALL BE A307.

2. UNLESS A SPECIFIC ANCHOR PRODUCT IS NOTED IN THE DRAWINGS, POST-INSTALLED ANCHORS MAY USE ONE OF THE ANCHORS LISTED BELOW FOR THE REQUIRED TYPE.

POST INSTALLED MASONRY ANCHORS

TYPE	PRODUCT	REPORT #
ADHESIVE ANCHORS & DOWELS	SIMPSON SET-3G	ICC-ES ESR-4844
	HILTI HIT-HY 270	ICC-ES ESR-4143
EXPANSION ANCHOR	SIMPSON STRONG-BOLT 2	IAPMO UES ER-240
SCREW ANCHOR	SIMPSON TITEN HD	ICC ESR-1056
	HILTI KWIK HUS-EZ	ICC ESR-3056

3. ALL ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PRODUCT EVALUATION REPORTS. EMBEDMENTS SPECIFIED ON DRAWINGS ARE "EFFECTIVE" EMBEDMENTS. REFERENCE MANUFACTURER LITERATURE FOR CORRESPONDING ACTUAL EMBEDMENT DEPTHS.

4. ANCHORS EXPOSED TO EARTH OR WEATHER SHALL BE PROTECTED FROM CORROSION BY HOT-DIP GALVANIZING OR USE OF STAINLESS STEEL.

Morrison Maierle
engineers • surveyors • planners • scientists
360 SW BOND ST #220
BEND, OR 97702

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REDMOND SCHOOL DISTRICT
SPECIAL EDUCATION BUILDING
MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

DRAWN: ETH
CHECKED: ETH
PRINT DATE: 12/23/2025
ISSUANCE LOG:

SHEET:
GENERAL STRUCTURAL NOTES
S000

SYMBOL/ANNOTATION	DESCRIPTION
	EARTH/SOIL HATCH
	GRANULAR FILL/GRAVEL HATCH
	RIGID INSULATION HATCH
#	KEYED NOTE
1 S5.1	DETAIL CALLOUT (90 DEGREE ORIENTATION TO CURRENT VIEW) VIEW ORIENTED TOWARD ARROW
2 S5.1	DETAIL CALLOUT (MATCHES ORIENTATION OF CURRENT VIEW) ENLARGED VIEW
1 S4.1	ELEVATION CALLOUT
1 S4.1	SECTION CALLOUT
TOF = 97' - 0 "	COMPONENT ELEVATION
	SLAB/DECK/WALL OPENING
	SLAB/DECK STEP
	SLAB/DECK SLOPE TRANSITION
	EXISTING MODULAR BUILDING STRUCTURE BY OTHERS
	STEEL HATCH
	CONCRETE HATCH
	GROUT HATCH
F# (XX'-XX")	CONCRETE SPREAD FOOTING MARK (SEE SCHEDULE) & TOP OF FOOTING ELEVATION (IF INDICATED)
FA (XX'-XX")	CONCRETE CONTINUOUS FOOTING MARK (SEE SCHEDULE) & TOP OF FOOTING ELEVATION (IF INDICATED)
	MASONRY HATCH

STRUCTURAL ANNOTATIONS

#	NUMBER OR POUNDS
&	AND
@	AT
Ø	DIAMETER
AA	ADHESIVE ANCHOR
AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
AD	ADHESIVE DOWEL
ADDL	ADDITIONAL
ADJ	ADJACENT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AOR	ARCHITECT OF RECORD
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATELY
AR	ANCHOR ROD
ARCH	ARCHITECT
AS	ANGLE STRUT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BC	BOTTOM CHORD
BF	BRACED FRAME
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BP	BASE PLATE
BRB	BUCKLING RESTRAINED BRACE
BRBF	BUCKLING RESTRAINED BRACED FRAMED
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BU	BUILT UP
C	CHANNEL
CANTL	CANTILEVER
CB	CARRIAGE BOLT
CC	CONCRETE COLUMN
CD	CONSTRUCTION DOCUMENTS
CDF	CONTROLLED DENSITY FILL
CFS	COLD FORMED STEEL
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CJ	CONSTRUCTION/CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS/ CONTINUED
CONTR	CONTRACTOR
COORD	COORDINATE
CTR	CENTER
CTRD	CENTERED
D	PENNY (NAIL) OR DEPTH
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DL	DEAD LOAD
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EAP	ENGINEERED AGGREGATE PIER
EF	EACH FACE
EL	ELEVATION
ELEV	ELEVATOR
EMBED	EMBEDMENT
ENGR	ENGINEER
EOR	ENGINEER OF RECORD
EQ	EQUAL/ EQUALLY
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXP BT	EXPANSION BOLT
EXST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLR	FLOOR
FO	FACE OF
FS	FOOTING STEP
FSTNR	FASTENER
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLUE LAMINATED
GLB	GLUE LAMINATED BEAM
GR	GRADE
GR BM	GRADE BEAM
GSN	GENERAL STRUCTURAL NOTES
GYP	GYPSUM
H	HIGH
HD	HOLD-DOWN
HDR	HEADER
HG	WOOD BEAM HANGER
HGR	HANGER
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
INFO	INFORMATION
INT	INTERIOR
J	JOIST
JT	JOINT
K	KIP(S)
KSI	KIPS PER SQUARE INCH
L	ANGLE
2L	DOUBLE ANGLE
LAM	LAMINATED
LBS	POUND
LD	DEVELOPMENT LENGTH
LF	LINEAR FEET
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LS	LAP SPLICE
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
M	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MEMBER
MD	METAL DECK
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MASONRY LINTEL
MMI	MORRISON-MAIERLE INC
MP	MASONRY PIER
MTL	METAL
N	NORTH
(N)	NEW
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NLB	NONLOAD BEARING
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OWJ	OPEN WEB JOIST
PAF	POWER-ACTUATED FASTENERS
PAR	PARALLEL
PC	PIER CAP/CONCRETE PILE
PERP	PERPENDICULAR
PH	PHASE
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PREFAB	PREFABRICATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED/POST TENSIONED
QA	QUALITY ASSURANCE
R/RAD	RADIUS
RD	ROUND
REBAR	REINFORCING STEEL BARS
REF	REFERENCE OR REFER TO
REINF	REINFORCE, REINFORCING
REQD	REQUIRED
REQT	REQUIREMENT
REV	REVISION
RO	ROUGH OPENING
RT	RIGHT
SA	SCREW ANCHOR
SC	SLIP CRITICAL
SCHED	SCHEDULE
SD	STEEL DECK
SF	SQUARE FEET
SHTHG	SHEATHING
SI	SQUARE INCH
SIM	SIMILAR
SIP	STRUCTURAL INSULATED PANEL
SL	SNOW LOAD
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SOMD	SLAB ON METAL DECK
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SUB	SUBSTITUTE
SUB FLR	SUBFLOOR
T	TON
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THRU	THROUGH
TJI	TRUSS JOIST
TMBR	TIMBER
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF DECK/SHEATHING
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
URM	UNREINFORCED MASONRY
VERT	VERTICAL
VIF	VERIFY IN FIELD
W OR WF	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WD	WOOD
WL	WIND LOAD
WLD	WELD/WELDED
WP	WORKING POINT
WSP	WOOD STRUCTURAL PANEL
WT	STRUCTURAL TEE
WWF	WELDED WIRE FABRIC
X BRACE	CROSS BRACE

STRUCTURAL ABBREVIATIONS

Morrison Maierle
engineers - surveyors - planners - scientists
360 SW BOND ST #220
BEND, OR 97702

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DRAWN: ETH
CHECKED: ETH
PRINT DATE: 12/23/2025
ISSUANCE LOG:

SHEET:
ANNOTATIONS, SYMBOLS AND ABBREVIATIONS
S001

STATEMENT OF SPECIAL INSPECTION AND TESTING NOTES:

1. SPECIAL INSPECTIONS SHALL CONFORM TO SECTION 1705 OF THE 2022 OSSC, CONTRACT DOCUMENTS AND APPROVED SUBMITTALS. REFER TO SPECIAL INSPECTION AND TESTING TABLES FOR PROJECT REQUIREMENTS.

2. SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E329 (MATERIALS). THE INSPECTION AND TESTING AGENCY SHALL FURNISH TO THE STRUCTURAL ENGINEER/ ARCHITECT A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE APPROVED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1(1) OF AWS D1.1.

3. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS. ISSUES REQUIRING IMMEDIATE CORRECTIVE ACTIONS OR ENGINEERING INPUT ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY UPON DISCOVERY.

4. THE CONSTRUCTION OR WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS.

5. THE SPECIAL INSPECTOR AND GEOTECHNICAL ENGINEER SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER, ARCHITECT, CONTRACTOR, AND OWNER. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.

6. QUALITY ASSURANCE (QA) IS REQUIRED FOR STRUCTURAL STEEL ITEMS PER AISC 360 AND 341 UNLESS SPECIFICALLY NOTED OTHERWISE. QUALITY CONTROL (QC) TO BE PROVIDED BY THE FABRICATOR, ERECTOR OR OTHER RESPONSIBLE CONTRACTOR AS APPLICABLE. CONTRACTOR AND SPECIAL INSPECTOR TO DOCUMENT QUALITY CONTROL AS REQUIRED IN AISC 360 SECTION N3 AND AISC 341 SECTION J2

7. **INSPECTION TYPES:**
   - CONTINUOUS : THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
   - PERIODIC : THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.
   - OBSERVE (O) : OBSERVE THESE FUNCTIONS ON A RANDOM, DAILY BASIS. OPERATIONS NEED NOT BE DELAYED PENDING OBSERVATIONS.
   - PERFORM (P) : INSPECTIONS SHALL BE PERFORMED PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM.
   - DOCUMENT (D): INDICATES CONTRACTOR AND SPECIAL INSPECTOR TO PROVIDE DOCUMENTATION IN ACCORDANCE WITH AISC 341.

8. SPECIAL INSPECTION OF MECHANICAL POST INSTALLED ANCHORS SHALL BE IN STRICT CONFORMANCE WITH THE ICC REPORT AND MANUFACTURER'S INSTALLATION REQUIREMENTS. ANCHOR INSTALLERS SHALL BE QUALIFIED AS REQUIRED BY JURISDICTION REQUIREMENTS.
   - INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.
   - SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATIONS STATING THAT THE ANCHORS WERE INSPECTED PER APPROVED ANCHOR EVALUATION REPORT.

9. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND-OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND-OR SEISMIC- RESISTING COMPONENT LISTED IN THE TABLES SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING
   - ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
   - ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
   - PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
   - IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

GENERAL - SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 7)		REMARKS
			CONTINUOUS	PERIODIC	
SUBMITTALS TO THE BUILDING OFFICIAL	1704.5			X	CERTIFICATES OF COMPLIANCE, REPORTS OF PRE-CONSTRUCTION TESTS, OR REPORTS OF MATERIAL PROPERTIES SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
POST INSTALLED ADHESIVE ANCHORS WITH SUSTAINED TENSION LOADS INSTALLED HORIZONTALLY OR AT AN UPWARD INCLINE IN HARDENED CONCRETE AND COMPLETED MASONRY			X		SPECIAL INSPECTION OF MECHANICAL POST INSTALLED ANCHORS SHALL BE IN STRICT CONFORMANCE WITH THE ICC REPORT AND MANUFACTURER'S INSTALLATION REQUIREMENTS. ANCHOR INSTALLERS SHALL BE QUALIFIED AS REQUIRED BY JURISDICTION REQUIREMENTS.INSPECTION - REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.
POST INSTALLED MECHANICAL ANCHORS AND ADHESIVE ANCHORS (EXCLUDING CONDITIONS NOTED ABOVE) IN HARDENED CONCRETE AND COMPLETED MASONRY				X	

SOILS/GEOTECHNICAL - SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	IBC CODE REFERENCE	CODE OR STANDARDS REFERENCE	FREQUENCY (NOTE 7)		REMARKS
			CONTINUOUS	PERIODIC	
SOILS					
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	1705.6	--		X	BY THE GEOTECHNICAL ENGINEER OR QUALIFIED SPECIAL INSPECTOR
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL				X	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS				X	
DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.			X		
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY				X	

SOILS/GEOTECHNICAL - TESTING

SYSTEM OR MATERIAL	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 7)		REMARKS
			CONTINUOUS	PERIODIC	
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1705.6	VARIES; GEOTECHNICAL REPORT OR MINIMUM PER IBC APPENDIX J107.5, WHICHEVER IS GREATER		X	BY THE GEOTECHNICAL ENGINEER OR QUALIFIED SPECIAL INSPECTOR
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X	BY THE GEOTECHNICAL ENGINEER OR QUALIFIED SPECIAL INSPECTOR

CONCRETE - SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 7)		REMARKS
			CONTINUOUS	PERIODIC	
GENERAL	1705.3 1901.6	ACI 318: 26.13			SPECIAL INSPECTIONS OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1705.3 OF THE IBC AND SECTION 26.13 OF ACI 318.
REINFORCING STEEL PLACEMENT	1901.5	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3		X	REINFORCING TO COMPLY WITH ALL CODE PROTECTION, SPACING AND TOLERANCE LIMITS.
INSPECT ANCHORS/BOLTS CAST IN CONCRETE	-	ACI 318:	X	X	ALL CAST-IN-PLACE ANCHORS/BOLTS SHALL BE VISUALLY INSPECTED. REFERENCE STEEL INSPECTIONS FOR ADDITIONAL INSTALLATION, MATERIAL AND WELDING INSPECTIONS OF STEEL ITEMS EMBEDDED IN CONCRETE (HEADED STUDS, DBA's, ETC.)
VERIFYING USE OF REQUIRED MIX DESIGN(S)	1904.1 1904.2	ACI 318: CH. 19, 26.4.3, 26.4.4		X	
CONCRETE SPECIMENS FOR TESTING		ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	X		PRIOR TO CONCRETE PLACEMENT, FABRICATE CONCRETE SPECIMENS FOR TESTING. SEE THE CONCRETE TESTING TABLE FOR ADDITIONAL INFORMATION.
CONCRETE PLACEMENT	1908	ACI 318: 26.5, 26.13.3.2(a)	X		
CONCRETE CURING	1908.1	ACI 318: 26.5.3 - 26.5.5		X	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURES AND TECHNIQUES
VERIFICATION OF FORMWORK		ACI 318: 26.11.1.2(b), 26.13.3.3		X	SPECIAL INSPECTIONS APPLY TO SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED

CONCRETE - TESTING

SYSTEM OR MATERIAL	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 7)	REMARKS
CONCRETE STRENGTH	1705.3 ASTM C172 ASTM C31 ACI 318 26.12, ACI 318 26.5	ASTM C39	EACH 150 CY NOR LESS THAN EACH 5000 SF OF SLAB OR WALL PLACED EACH SHIFT	FABRICATE SPECIMENS AT TIME FRESH CONCRETE IS PLACED
CONCRETE SLUMP		ASTM C143		
CONCRETE AIR CONTENT		ASTM C231		
CONCRETE TEMPERATURE		ASTM C1064		

MASONRY - SPECIAL INSPECTIONS

MINIMUM QUALITY ASSURACE LEVEL					
DESIGNED IN ACCORDANCE WITH	RISK CATEGORY I, II OR III			RISK CATEGORY IV	REMARKS
PART 4	LEVEL 2			LEVEL 2	
MINIMUM VERIFICATION REQUIREMENTS					
MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE LEVEL			CODE REFERENCE	REMARKS
	QUALITY ASSURANCE LEVEL 1	QUALITY ASSURANCE LEVEL 2	QUALITY ASSURANCE LEVEL 3	TMS 602-16 Table 3 (S-25)	
PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.	R	R	R	ART. 1.5	
PRIOR TO CONSTRUCTION VERIFICATION OF f'm AND FAAC, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE.	NR	R	R	ART. 1.4 B	
DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE.	NR	R	R	ART. 1.5 & 1.6.3	
DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR PREMIXED OR PREBLENDED MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT.	NR	NR	R	ART 1.4 B	
SPECIAL INSPECTION REQUIREMENTS					
INSPECTION TASK	FREQUENCY			CODE REFERENCE	REMARKS
	QUALITY ASSURANCE LEVEL 1	QUALITY ASSURANCE LEVEL 2	QUALITY ASSURANCE LEVEL 3	TMS 402-16 / TMS 602-16 Table 4 (S-26)	
INSPECTION TASKS AS MASONRY CONSTRUCTION BEGINS					
PROPORTIONS OF SITE-PREPARED MORTAR	NR	P	P	ART. 2.1, 2.6 A, & 2.6 C	
GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS	NR	P	P	ART 3.4 & 3.6 A	
SAMPLE PANEL CONSTRUCTION	NR	P	C	ART. 1.6 D	
INSPECTION TASKS PRIOR TO GROUTING					
GROUT SPACE	NR	P	C	ART. 3.2 D & 3.2 F	
PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	P	C	SEC. 6.1, 6.3.1, 6.3.6 &6.3.7 ART. 3.2 E & 3.4	REFERENCE THE GENERAL TABLE FOR SPECIAL INSPECTION REQUIRED FOR POST INSTALLED ANCHORS INTO COMPLETED MASONRY.
PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR	P	P	ART. 2.6 B & 2.4 G.1.b	
INSPECTION TASKS DURING CONSTRUCTION					
MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	P	ART. 1.5	
PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	P	ART. 3.3 B	
SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	P	ART. 3.3 F	
TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	C	SEC. 1.2.1 (e), 6.2.1 & 6.3.1	
PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 F) OR HOT WEATHER (TEMPERATURE ABOVE 90 F)	NR	P	P	ART. 1.8 C & 1.8 D	
INSPECTION TASK AFTER CONSTRUCTION					
OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/ OR PRISMS	NR	P	C	ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3 & 1.4 B.4	

MASONRY- TESTING

SYSTEM OR MATERIAL	IBC CODE REFERENCE OR REFERENCED STANDARD	REMARKS
UNIT STRENGTH METHOD-MASONRY UNIT	IBC 1705.4 , TMS 602 1.4.B, TMS 602.2.3, TMS 602 2.3 E, ASTM REFERENCES PER REMARKS	CONCRETE MASONRY (ASTM C90) CONCRETE MASONRY UNIT MATERIALS TO CONFORM TO ASTM C55, C73, C90, C129, C744, OR C1634 AS SPECIFIED.
UNIT STRENGTH METHOD-COMPRESSIVE STRENGTH OF MORTAR	IBC 1705.4, TMS 602 2.1 , ASTM C270	MORTAR SHALL COMPLY WITH ASTM C270 . FOR AAC (ASTM C1660)
UNIT STRENGTH METHOD-COMPRESSIVE STRENGTH OF GROUT	IBC 1705.4, TMS 602 2.2, ASTM C476	GROUT SHALL COMPLY WITH ASTM C476. WHEN f'm EXCEEDS 2,000 PSI PROVIDE GROUT COMPRESSIVE STRENGTH THAT EQUALS OR EXCEEDS f'm. DETERMINE COMPRESSIVE STRENGTH OF GROUT IN ACCORDANCE WITH ASTM C1019. DO NOT USE ADMIXTURES UNLESS ACCEPTABLE. FIELD ADDITION OF ADMIXTURES IS NOT PERMITTED IN SELF-CONSOLIDATING GROUT.

Morrison Maierle
engineers - surveyors - planners - scientists
360 SW BOND ST #220
BEND, OR 97702

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 094249SE OREGON ERIC THOMAS HEIDEBRECHT MARCH 14, 2025

EXPIRES: 06/30/27

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SPECIAL EDUCATION BUILDING
MODULAR RELOCATION & RENOVATION
REDMOND HIGH SCHOOL
675 SW RIMROCK WAY / 720 SW 23RD ST.
REDMOND, OREGON 97756

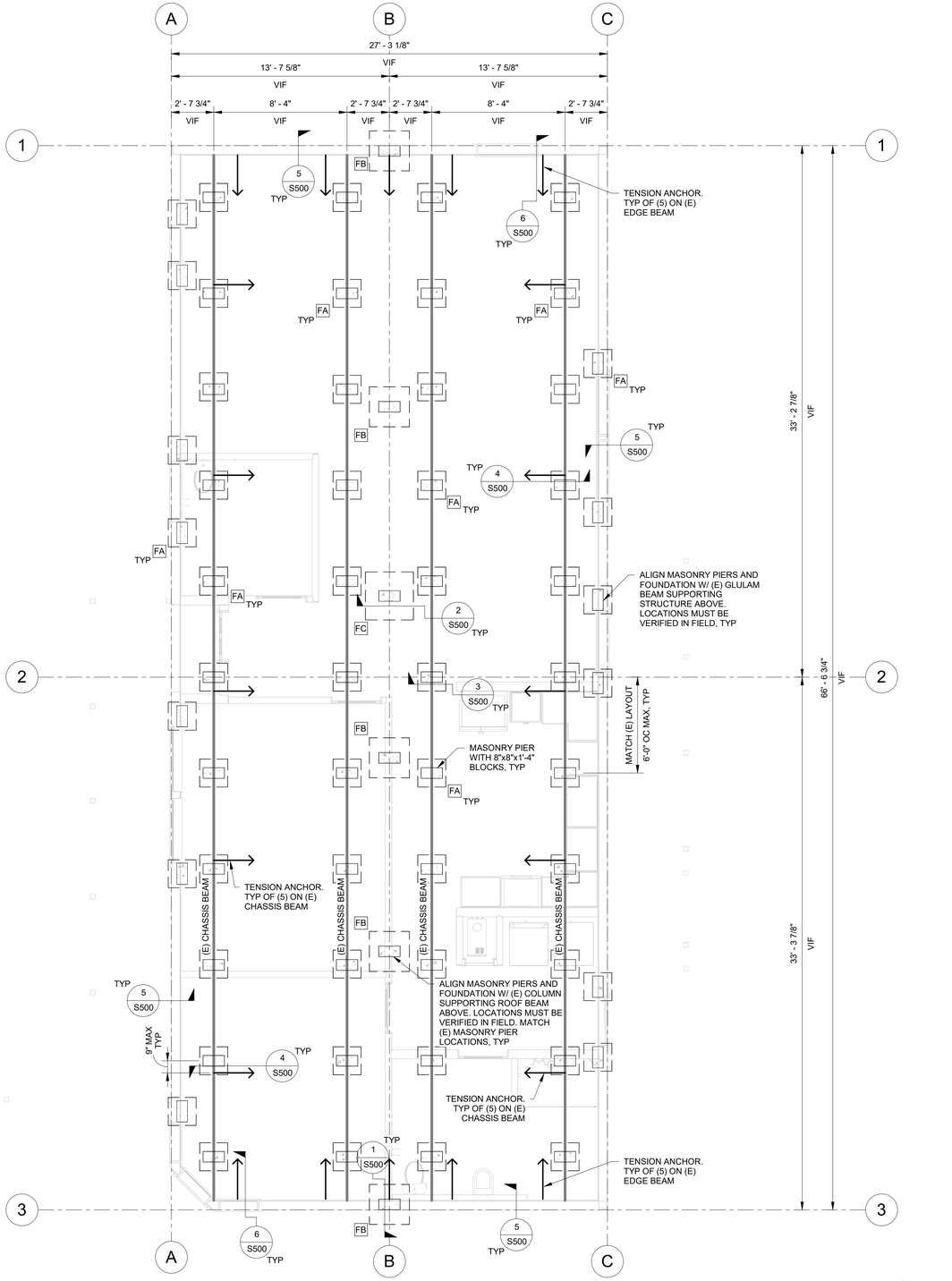
DRAWN: ETH

CHECKED: ETH

PRINT DATE: 12/23/2025

ISSUANCE LOG:

SHEET:
STATEMENT OF SPECIAL INSPECTIONS
S002



1 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS, SEE CIVIL DRAWINGS FOR EXTERIOR SLABS AND GRADING.
2. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. REFER TO THE DRAWING ANNOTATIONS & SYMBOLS FOR EXPLANATION OF DRAWING CONVENTIONS.
4. REFER TO DRAWING S500 FOR TYPICAL DETAILS. TYPICAL DETAILS ARE NOT NECESSARILY REFERENCED BY CALLOUTS ON PLAN; IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE REQUIREMENTS OF THE DETAILS AT THE LOCATION AT WHICH THEY OCCUR.
5. COORDINATE THE FOLLOWING ITEMS WITH DRAWINGS OF OTHER DISCIPLINES:
   - EXTERIOR CONCRETE, INCLUDING SLABS AND SITE RETAINING WALLS; SEE ARCHITECTURAL, CIVIL, AND LANDSCAPE DRAWINGS.
   - LOCATIONS AND REQUIREMENTS FOR NON-BEARING / NON-STRUCTURAL PARTITION WALLS; SEE ARCHITECTURAL DRAWINGS.
   - LOCATION, SIZE, AND ANCHORAGE OF ELECTRICAL MECHANICAL, AND PLUMBING EQUIPMENT; SEE ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS.
6. EXTERIOR GRIDLINES ARE ALIGNED TO THE FACE OF MODULAR WALL AND INTERIOR GRIDLINES ARE ALIGNED TO THE CENTER OF COLUMN OR WALL, UNLESS NOTED OTHERWISE.

SPREAD FOOTING - SCHEDULE

MARK	WIDTH, "W"	LENGTH, "L"	REINFORCEMENT	THICK., "T"	COMMENTS
FA	1' - 9"	1' - 9"	(2) #4 EA WAY AT BTM	8"	
FB	2' - 6"	2' - 6"	(3) #5 EA WAY AT BTM	1' - 0"	
FC	3' - 0"	3' - 0"	(4) #5 EA WAY AT BTM	1' - 0"	

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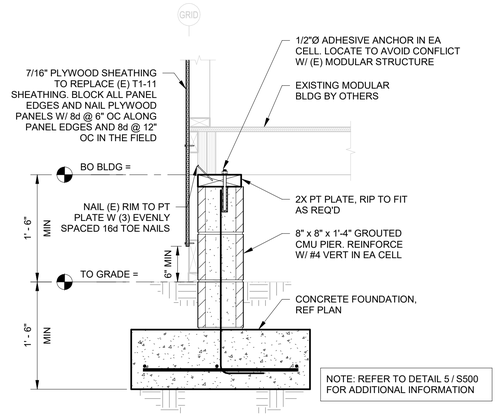
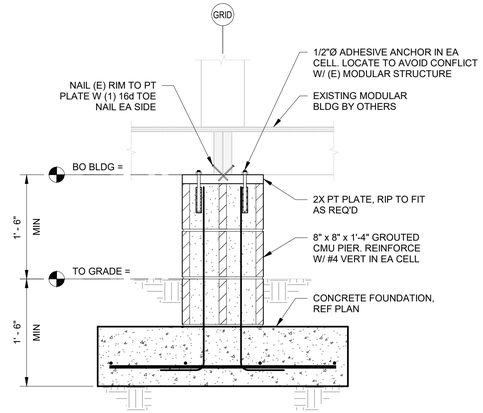
FOUNDATION PLAN

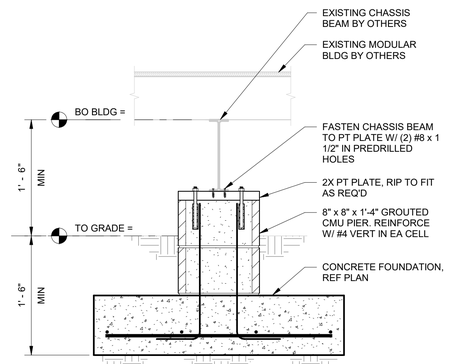
S101



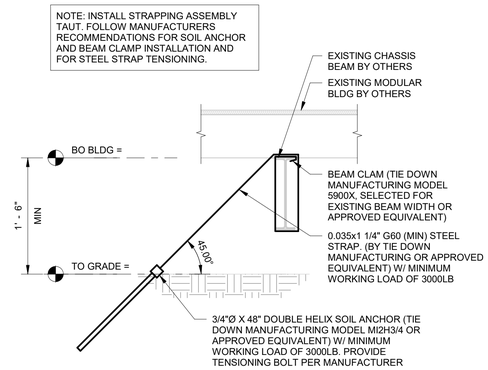
1 FDN AT GRID B-1 & B-3 AND GRIDS A & C
1" = 1'-0"



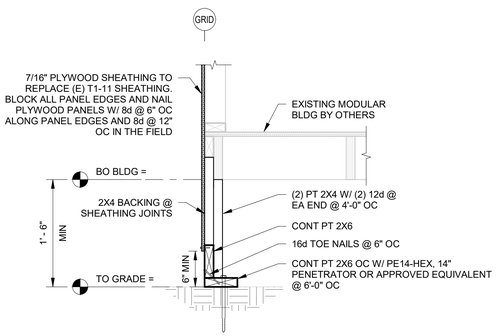
2 FDN AT GRID B
1" = 1'-0"



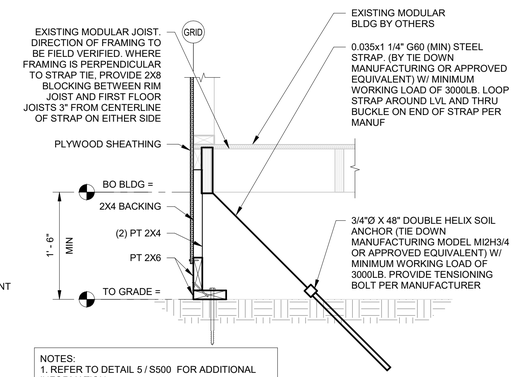
3 FDN AT M12 CHASSIS BEAM
1" = 1'-0"



4 TYPICAL STRAPPING INSTALLATION
1" = 1'-0"



5 TYPICAL EDGE DETAIL
1" = 1'-0"



6 TYPICAL PERIMETER STRAPPING INSTALLATION
1" = 1'-0"

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