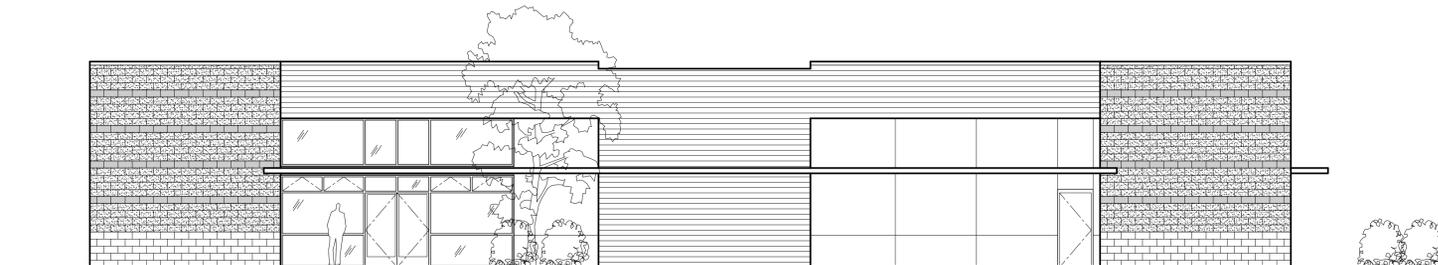


# A NEW TENANT BUILDING

FOR



PERMIT SET  
SEPTEMBER 15, 2006



TRUMPETER WAY AND WEST HARRIER DRIVE  
MISSOULA, MONTANA



**OZ** Architects PLLP  
125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9277

# A NEW TENANT BUILDING FOR:

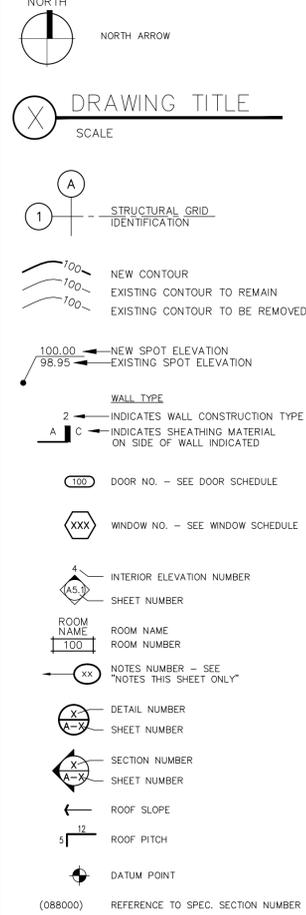


MISSOULA, MONTANA

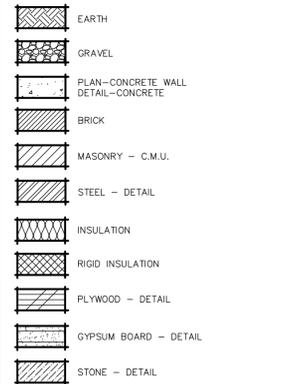
## ARCHITECTURAL ABBREVIATIONS

<b>A</b>	<b>M</b>
AFF ..... ABOVE FINISH FLOOR	MFR ..... MANUFACTURER
AC ..... ACOUSTICAL	MAS ..... MASONRY
ACT ..... ACOUSTICAL TILE	MO ..... MASONRY OPENING
ADJ ..... ADJUSTABLE	MATL ..... MATERIAL
AB ..... ANCHOR BOLT	MAX ..... MAXIMUM
ALUM ..... ALUMINUM	MECH ..... MECHANICAL
AND ..... AND/IZED	MTL ..... METAL
ARCH ..... ARCHITECT	MIN ..... MINIMUM
	MISC ..... MISCELLANEOUS
<b>B</b>	<b>N</b>
BM ..... BEAM	NOM ..... NOMINAL
BS ..... BOTH SIDES	N ..... NORTH
BLDG ..... BUILDING	NIC ..... NOT IN CONTRACT
	NTS ..... NOT TO SCALE
<b>C</b>	NO ..... NUMBER
CLG ..... CEILING	
CT ..... CERAMIC TILE	
CLR ..... CLEAR	
COL ..... COLUMN	
CONC ..... CONCRETE	
CMU ..... CONCRETE MASONRY UNIT	
CONST ..... CONSTRUCTION	
CONT ..... CONTINUOUS	
CONTR ..... CONTRACT, CONTRACTOR	
CJT ..... CONTROL JOINT	
<b>D</b>	<b>O</b>
DL ..... DEAD LOAD	OC ..... ON CENTER
DTL ..... DETAIL	OFF ..... OFFICE
DIA ..... DIAMETER	OPG ..... OPENING
DIM ..... DIMENSION	OPP ..... OPPOSITE
DIV ..... DIVISION	OD ..... OUTSIDE DIAMETER
DR ..... DOOR	OUT ..... OUT TO OUT
DWG ..... DRAWING	OTS ..... OPEN TO STRUCTURE
DF ..... DRINKING FOUNTAIN	OFCI ..... OWNER FURNISHED, CONTRACTOR INSTALLED
<b>E</b>	<b>P</b>
EA ..... EACH	PNT ..... PAINT, PAINTED
E ..... EAST	PNL ..... PANEL
ELEC ..... ELECTRIC	PLAS ..... PLASTIC
ELEV ..... ELEVATION	P-LAM ..... PLASTIC LAMINATE
EQUIP ..... EQUIPMENT	PL ..... PLATE
EXP ..... EXPANSION	PLYWD ..... PLYWOOD
EJ ..... EXPANSION JOINT	PVC ..... POLYVINYL CHLORIDE
EXT ..... EXTERIOR	PREFIN ..... PREFINISHED
ETR ..... EXISTING TO REMAIN	PROP ..... PROPERTY
(E) ..... EXISTING	<b>Q</b>
	QUAN ..... QUANTITY
<b>F</b>	<b>R</b>
FC ..... FACE OF CONCRETE	RAD ..... RADIUS
FOM ..... FACE OF MASONRY	RWL ..... RAIN WATER LEADER
FOS ..... FACE OF STUDS	REF ..... REFERENCE
FIN ..... FINISH	REINF ..... REINFORCE, REINFORCEMENT
FLG ..... FLASHING	REQ'D ..... REQUIRED
FD ..... FLOOR DRAIN	REV ..... REVISION
FTG ..... FOOTING	R ..... RISER
FND ..... FOUNDATION	RD ..... ROOF DRAIN
FBO ..... FURNISHED BY OTHERS	RM ..... ROOM
FEC ..... FIRE EXTINGUISHER AND OR CABINET	RO ..... ROUGH OPENING
<b>G</b>	<b>S</b>
GA ..... GAUGE	SCHED ..... SCHEDULED
GALV ..... GALVANIZED	SEC ..... SECTION
GEN ..... GENERAL	SHTG ..... SHEATHING
GL ..... GLASS	SHT ..... SHEET
GWB ..... GYPSUM WALL BOARD	SM ..... SIMILAR
	S ..... SOUTH
<b>H</b>	<b>U</b>
HDW ..... HARDWARE	UNO ..... UNLESS NOTED OTHERWISE
HDWD ..... HARDWOOD	U.C. .... UNDER CABINET
HVAC ..... HEATING-VENTILATING- AIR COND.	<b>V</b>
HT ..... HEIGHT	VB ..... VAPOR BARRIER
HM ..... HOLLOW METAL	VERT ..... VERTICAL
HORIZ ..... HORIZONTAL	VG ..... VERTICAL GRAIN
HWT ..... HOT WATER TANK	VCT ..... VINYL COMPOSITION TILE
HR ..... HOUR	<b>W</b>
<b>I</b>	WC ..... WATER CLOSET
IBC ..... INTERNATIONAL BUILDING CODE	WP ..... WATERPROOF (ING)
INCL ..... INCLUDE, INCLUDED, INCLUDING	WT ..... WEIGHT
ID ..... INSIDE DIAMETER	W ..... WEST
INSUL ..... INSULATE, INSULATION	W/ ..... WITH
INT ..... INTERIOR	
<b>J</b>	
JAN ..... JANITOR	
JC ..... JANITOR CLOSET	
JT ..... JOINT	
<b>K</b>	
KO ..... KNOCK OUT	
<b>L</b>	
LBL ..... LABEL	
LAM ..... LAMINATED	
LAV ..... LAVATORY	
LL ..... LIVE LOAD	

## SYMBOLS



## MATERIAL INDICATIONS



## DRAWING INDEX

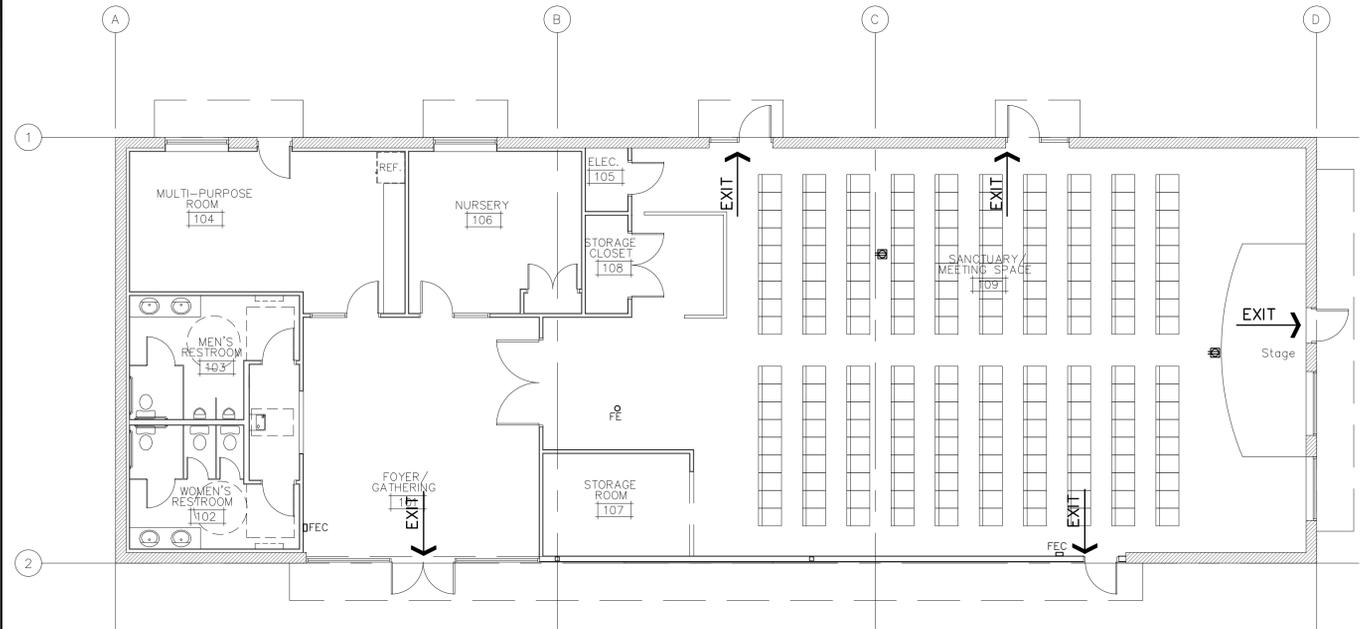
- ARCHITECTURAL/CIVIL**
- A01 - INDEX AND CODE PLAN
  - CL0 - COVER SHEET
  - CL1 - SITE PLAN
  - CL2 - UTILITY PLAN
  - CL3 - GRADING AND DRAINAGE PLAN
  - CL4 - SITE DETAILS
  - CL5 - UTILITY DETAILS
- ARCHITECTURAL/CIVIL**
- A11 - SITE PLAN
  - L11 - SITE LANDSCAPE PLAN
  - A21 - FLOOR PLAN AND SCHEDULES
  - A22 - ROOF PLAN AND DETAILS
  - A31 - EXTERIOR ELEVATIONS
  - A32 - BUILDING SECTIONS
  - A33 - WALL SECTIONS
  - A41 - EXTERIOR DETAILS
  - A42 - INTERIOR DOOR & WINDOW DETAILS
  - A51 - ENLARGED PLAN AND INTERIOR ELEVATIONS
  - A61 - CEILING PLAN AND DETAILS
- STRUCTURAL**
- S01 - GENERAL NOTES
  - S21 - FOUNDATION AND ROOF FRAMING
  - S31 - TYPICAL DETAILS
  - S32 - DETAILS
- ELECTRICAL**
- E10 - ELECTRIC SITE PLAN
  - E11 - LIGHTING PLAN
  - E12 - POWER PLAN

## SYMBOLS USED

- AS ABBREVIATIONS**
- & AND
  - L ANGLE
  - @ AT
  - > CENTERLINE
  - < PROPERTY LINE
  - U CHANNEL
  - Ø DIAMETER
  - # NUMBER

## PROJECT DIRECTORY

- OWNER:** ..... DAYSPRING RESTORATION  
533 WEST FRANKLIN STREET  
MISSOULA, MT 59801  
PH. 543-6070  
FAX XXX-XXXX
- ARCHITECT:** ..... OZ ARCHITECTS  
CONTACT: KATHERINE FOLEY 125 BANK STREET, SUITE 200  
MISSOULA, MT 59802  
PH. 728-3013  
FAX 728-9277
- STRUCTURAL:** ..... APEX ENGINEERING SERVICES, INC.  
CONTACT: DAVID ROBERTS 2300 REGENT STREET, SUITE 207  
MISSOULA, MT 59801  
PH. 541-2739  
FAX 541-2741
- MECHANICAL PLUMBING:** ..... TEMP RIGHT SERVICES, INC.  
CONTACT: ED PRIBYL 101 NORTH CATALIN  
MISSOULA, MT 59801  
PH. 728-1111  
FAX 721-2769
- ELECTRICAL:** ..... P.E.T.E.S.  
CONTACT: LEE MCMILLAN 2407 HARVE  
MISSOULA, MT 59801  
PH. 543-3086  
FAX 543-3093



## GENERAL NOTES

- CODE REFERENCED:** 2003 INTERNATIONAL BUILDING CODE.
- CONSTRUCTION TYPE:** TYPE V - B
- OCCUPANCY TYPE:** GROUP A3
- BUILDING AREA:** GROSS BUILDING AREA A3 4,533 S.F.
- HEIGHT & AREA ALLOWED:** TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREAS (TYPE V-B)
- A-3 OCCUPANCY  
1 STORY  
6,000 SF.
- BUILDING CONSTRUCTION:** TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TYPE V-B)
- |                        |   |
|------------------------|---|
| STRUCTURAL FRAME       | 0 |
| EXTERIOR BEARING WALLS | 0 |
| INTERIOR BEARING WALLS | 0 |
| FLOOR CONSTRUCTION     | 0 |
| ROOF CONSTRUCTION      | 0 |
- TABLE 602 FIRE-RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TYPE V-B)**
- FIRE SEPARATION DISTANCE < 30 = 0
- EGRESS WIDTH:** TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED
- WITHOUT SPRINKLER SYSTEM  
.3 INCHES PER OCC. / STAIRS  
.2 INCHES PER OCC. / OTHER
- EXIT DISTANCE:** TABLE 1015.1 EXIT DISTANCE SUMMARY
- OCCUPANCY A WITHOUT SPRINKLER SYSTEM = 200 FEET

E:\06.042 Dayspring Tenant Building\COMcheck--page2.jpg

E:\06.042 Dayspring Tenant Building\COMcheck--page1.jpg

REVISIONS	DATE	DESCRIPTION

**OZ ARCHITECTS**  
125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9277

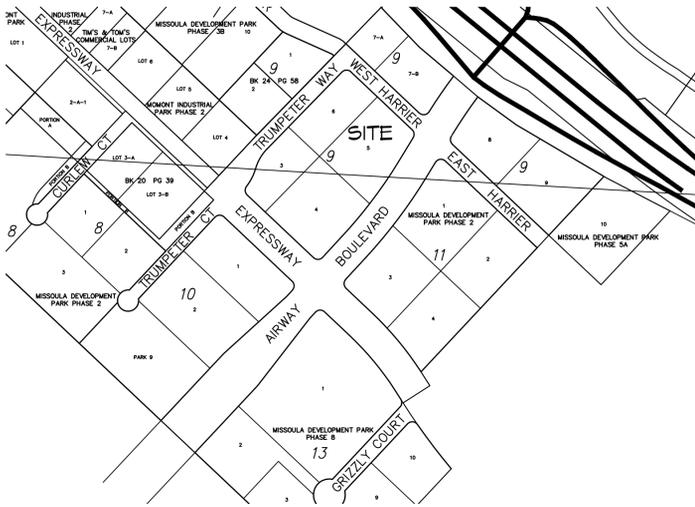
A NEW TENANT BUILDING FOR: **DAYSPRING restoration**  
TRUMPETER WAY & HARRIER DRIVE  
MISSOULA, MONTANA

JOB NO: 06.042  
DATE: 09 / 15 / 06

INDEX AND CODE PLAN

A0.1

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VICINITY MAP  
No Scale

## SITE STATISTICS

### LEGAL DESCRIPTION:

LOT 1, BLOCK 9, OF MISSOULA DEVELOPMENT PARK - PHASE 3A,  
LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 20 WEST,  
PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY, MONTANA

### SITE AREAS:

TOTAL SITE AREA	60,529 SQUARE FEET (1.39 ACRES)
DAYSRING RESTORATION BUILDING FOOTPRINT AREA	13,027 SQUARE FEET
TENANT BUILDING FOOTPRINT AREA	4,533 SQUARE FEET
TOTAL VEHICULAR SURFACE AREA	15,505 SQUARE FEET
TOTAL SIDEWALK AREA	3,244 SQUARE FEET
TOTAL LANDSCAPE PROVIDED	24,220 SQUARE FEET
6% OF THE GROSS REQUIRED PARKING AREA LANDSCAPED	11,201 x 6% = 672 SQUARE FEET (1,131 SF PROVIDED)

### PARKING REQUIRED per MISSOULA COUNTY RESOLUTION 76-113

USE: BUSINESS - ONE (1) PER FOUR HUNDRED (400) FEET OF GROSS FLOOR AREA.

USE: WHOLESALE - ONE (1) PER (2) EMPLOYEES

DAYSRING RESTORATION BUILDING  
FIRST FLOOR OFFICE AREA = 4,322 SF  
FIRST FLOOR SERVICE CENTER = 8,705 SF  
SECOND FLOOR OFFICE AREA = 3,309 SF  
SECOND FLOOR MEZZANINE = 2,484

7,631 DIVIDED BY 400 = 19  
10 EMPLOYEES IN THE SERVICE CENTER = 10/2 = 5  
TOTAL WEEK DAY SPACES REQUIRED = 24 SPACES

USE: CHURCH ASSEMBLY - ONE (1) PER FOUR (4) SEATS  
TENANT BUILDING  
FIRST FLOOR = 4,540 SF  
(100 SEATS MIN.) 120 SEATS MAX. DIVIDED BY 4 = 30

TOTAL EVENING/WEEKEND SPACES REQUIRED = 30 SPACES

ADA PARKING SPACES REQUIRED = 2 SPACES

TOTAL PARKING SPACES PROVIDED = 30 SPACES

## CONSTRUCTION NOTES

- The contractor shall notify the engineer immediately should any conflicts exist between the plans and what is found in the field.
- It is the contractor's responsibility to verify and protect all utility lines. It is the contractor's responsibility to notify the One Call Utility Location center at 1-800-424-5555 at least 2 business days prior to performing any excavation.
- It is the contractor's responsibility to obtain all necessary permits, (at their expense) required to perform the work. These permits include, but are not limited to the following: MDEQ, City of Missoula, Missoula County, and State of Montana permits. The engineer will obtain approval of the plans and the MDOT 131 permit.
- All components of the approved storm water pollution prevention plan shall be installed prior to commencement of construction.
- All work shall be completed in a safe manner and consistent with O.S.H.A guidelines.
- All signs shall be in compliance with the Manual on Uniform Traffic Control Device Standards and be in a good state of repair.
- Contractor shall be responsible to submit and obtain approval from the Montana Department of Transportation and Missoula County Public Works Department for all traffic control plans required to perform the work.
- Contractor is responsible for dust control and abatement at their expense.
- Contractor shall protect all adjacent improvements from damage and erosion. Disturbed areas shall be restored to the original condition or to the proposed design grade as indicated on the plans.
- All civil construction shall be in accordance with the following codes as applicable: Montana Public Works Standard Specifications 5th Edition, Uniform Plumbing Code, Uniform Building Code, Missoula County Public Works and City of Missoula Specifications. In instances where a conflict exists between the referenced codes contact the engineer. The most stringent code shall rule.
- Any underground utility work shall be completed prior to paving.
- All water main fittings shall be mechanically restrained joints unless noted otherwise.
- Water mains must be chlorinated in accordance with the Montana Public Works Standard Specifications, 5th Edition, and Section 02660 prior to pressure testing. Additionally, a clean bacteriological water sample must be obtained from the water main prior to performing the pressure test.
- Water mains shall be tested to 1.5 times the anticipated static pressure (90 psi).
- All fill and disturbed areas including but not limited to boulevards, detention basins, ditches, slopes, and lot grading shall receive 4" of topsoil and be seeded with a certified weed free seed and in accordance with the plans specifications.
- The owner will provide one (1) set of the following construction stakes with 72 hours advance notice from the contractor. All re-staking and additional staking is the Contractor's responsibility.
  - Water main (w/elevation) 50' stations, valve assemblies, bends, tees, fire hydrants (w/elevation), & terminal location of water services
  - Sewer main (w/elevation) at 25' stations, manholes, and terminal location of service lines
  - Storm drainage facilities, curb inlets, and pipe
  - Curb and gutter at 25' stations

The contractor shall provide the following per MPWSS:

Shop drawings and material certifications on all pipes, manholes, vaults, fittings, fire hydrants, valves, and appurtenances incorporated into the project.

Gradation (AASHTO T-27) and moisture density curve (AASHTO T-99) dated within the last one (1) year for sub-base, base, and for any import borrow.

Asphalt mix design in accordance with MPWSS dated within the last one (1) year for the proposed Hot Mix Asphalt Concrete. Mix design shall be for the same aggregates and asphalt proposed for incorporation on the project.

Concrete mix design in accordance with MPWSS dated within the last one (1) year for the proposed concrete. Mix design shall be for the same aggregates and asphalt proposed for incorporation on the project.

Notification to the engineer at least 48 hours in advance of completion of the sub-grade, sub-base, base, asphalt placement and concrete placement. The owner's quality assurance agency will perform the respective tests. Areas deemed ready by the contractor that fail and require re-testing will be done at the contractor's expense.

17. No equipment and/or material storage will be permitted within the Pine Street or 10th Street clear zone during non-working hours. Equipment & materials may be within the clear zone during working hours provided adequate protection is supplied to safely protect the public.

18. No open trenches or pits will be permitted during non-working times such as overnight, weekdays/weekends, or holidays.

19. Backfilling operations on trenches and pits must keep current with excavation operations. The contractor shall provide the engineer with 48 hours notice to complete form inspections prior to placement of concrete. In place density tests for sub-grade, sub base, base course, utility trenches, and storm drains will be conducted at 200' intervals by the owner.

20. Embankment compaction will be conducted at the discretion of the engineer.

21. The contractor is responsible for re-testing materials claimed to be ready by the contractor.

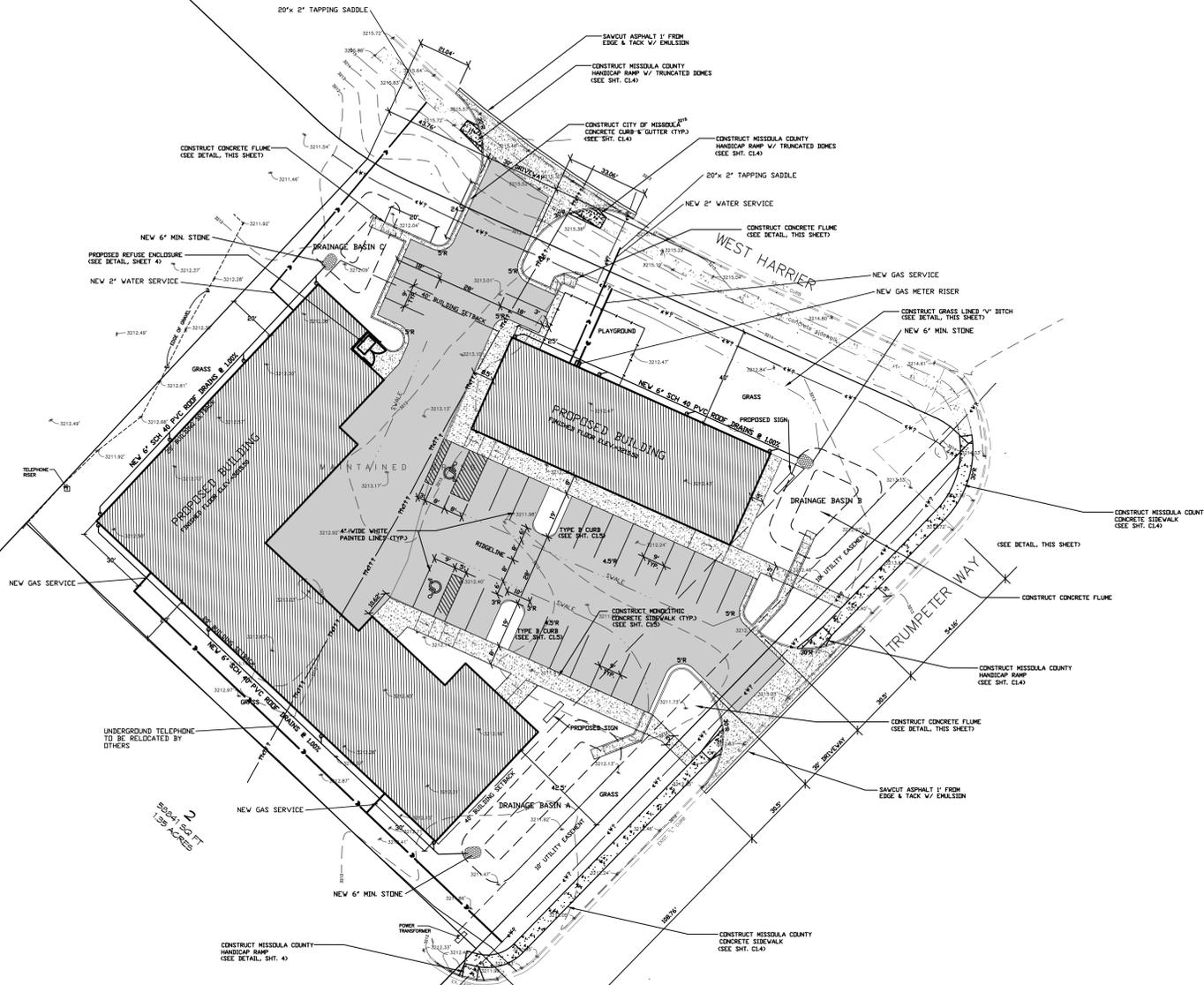
22. The engineer will conduct a minimum of one (1) field Marshall to check for job mix variations.

23. The engineer will core drill bituminous pavement sections to confirm density and thickness in accordance with Montana Public Works Standard Specifications, 5th Edition.

24. The engineer will perform Portland Cement Concrete tests including slump, air, and compressive strength at the rate of one (1) set per 50 cubic yards of concrete placed.

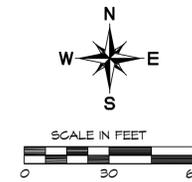
25. Materials testing which is required to be redone due to contractor errors shall be completed at the contractor's expense. It shall be the contractor's responsibility to provide access to all properties along the route at all times. Additionally, the contractor shall provide 48 hours notice to residences when their approaches will be under construction.

26. Construction coordination with the owners is the contractor's responsibility.



## LEGEND

- = EXISTING LIGHT POLE
- = EXISTING POWER POLE
- = EXISTING WATER VALVE
- = EXISTING SEWER MANHOLE
- = SAN. SEWER CLEANOUT
- = SURFACE STORMWATER FLOW DIRECTION
- = WALKWAY LIGHT POST
- = UNDERGROUND GAS LINE
- = UNDERGROUND COMMUNICATIONS CABLE
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND POWER LINE



LOT 1, MISSOULA DEVELOPMENT  
PARK - PHASE 3A

PCI PROJECT NO. : 7734-06



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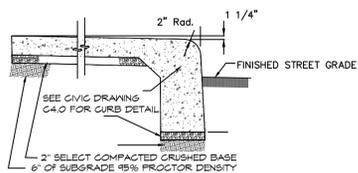
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A NEW  
TENANT  
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TRUMPETER WAY & HARRIER DRIVE  
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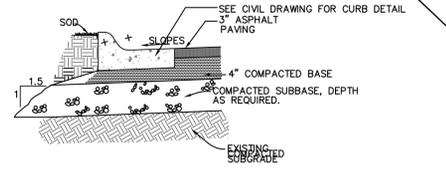
JOB NO: 06.042  
DATE: 09 / 05 / 06

**COVER SHEET**

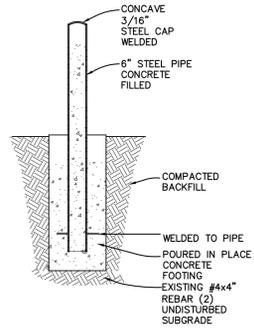
SHEET  
**C1.0**  
SHEET 1 OF 6 CIVIL  
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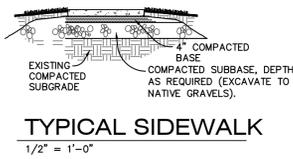
**TYPE "A" CURB & WALK**  
1" = 1'-0"



**TYPE 'L' CURB AND PAVING DETAIL**  
1" = 1'-0"



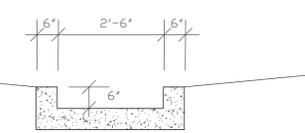
**BOLLARD DETAIL**  
1" = 1'-0"



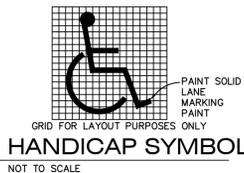
**TYPICAL SIDEWALK**  
1/2" = 1'-0"



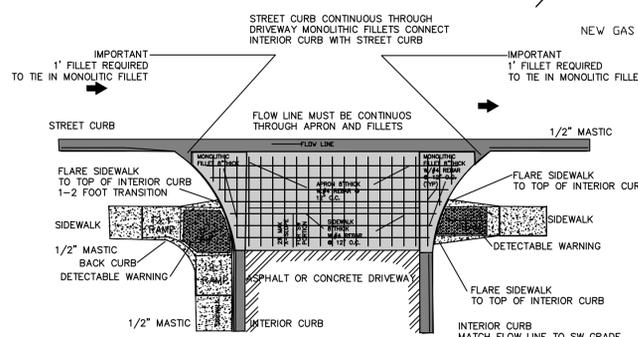
**GRASS LINED 'V' DITCH DETAIL**  
NO SCALE



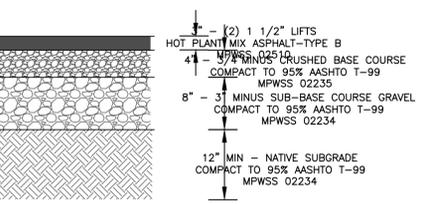
**CONCRETE FLUME DETAIL**  
NO SCALE



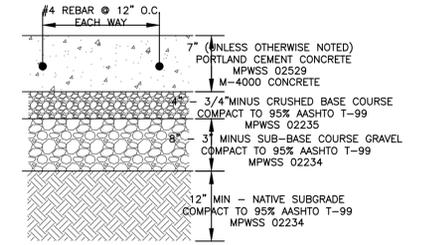
**HANDICAP SYMBOL**  
NOT TO SCALE



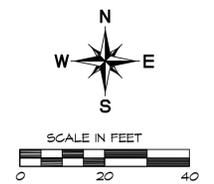
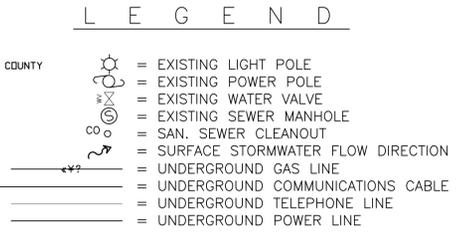
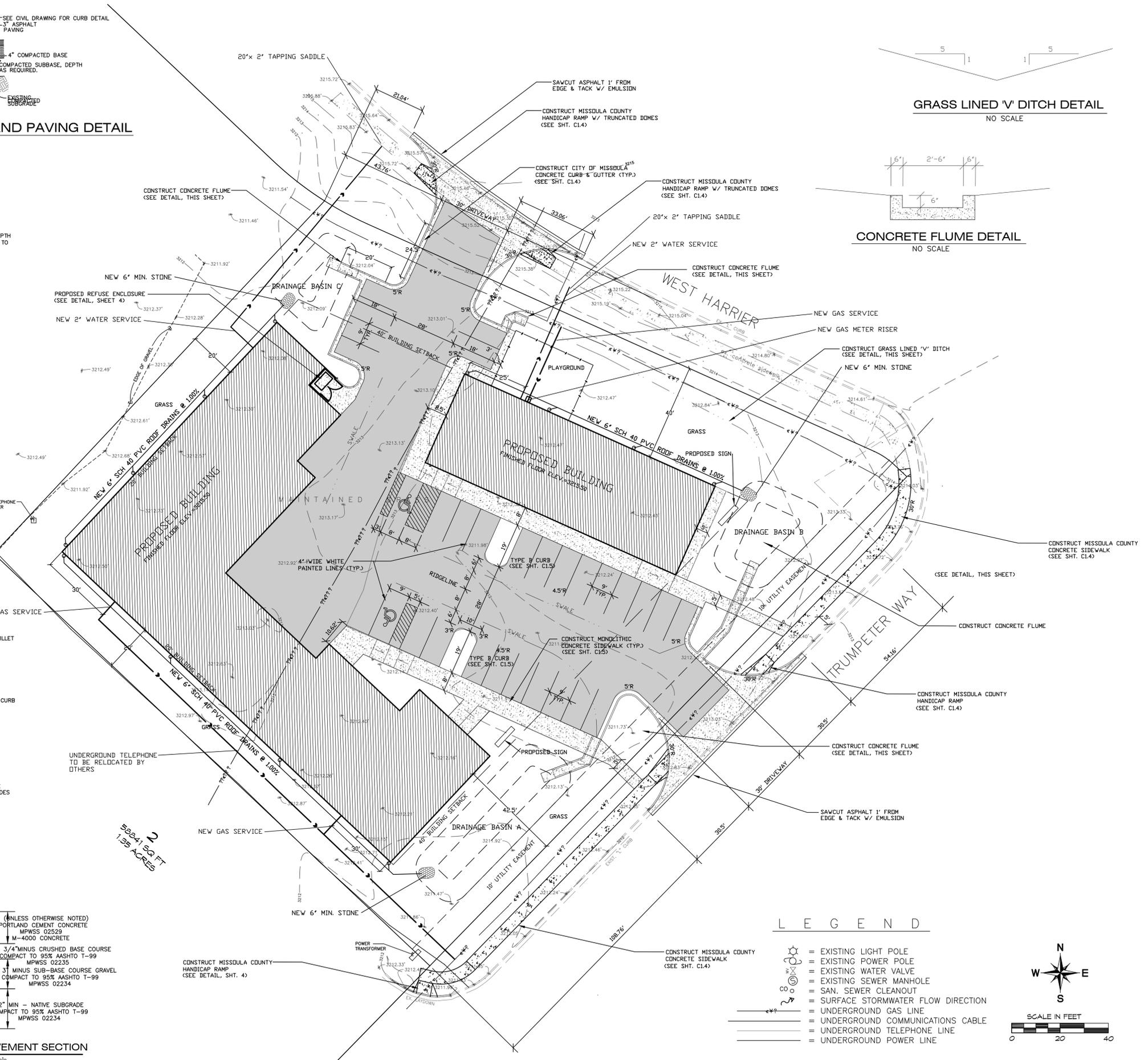
**COMMERCIAL DRIVEWAY MOD 1**  
City of Missoula Standard Detail 160



**ASPHALT PAVEMENT SECTION**  
Not To Scale



**CONCRETE PAVEMENT SECTION**  
Not To Scale



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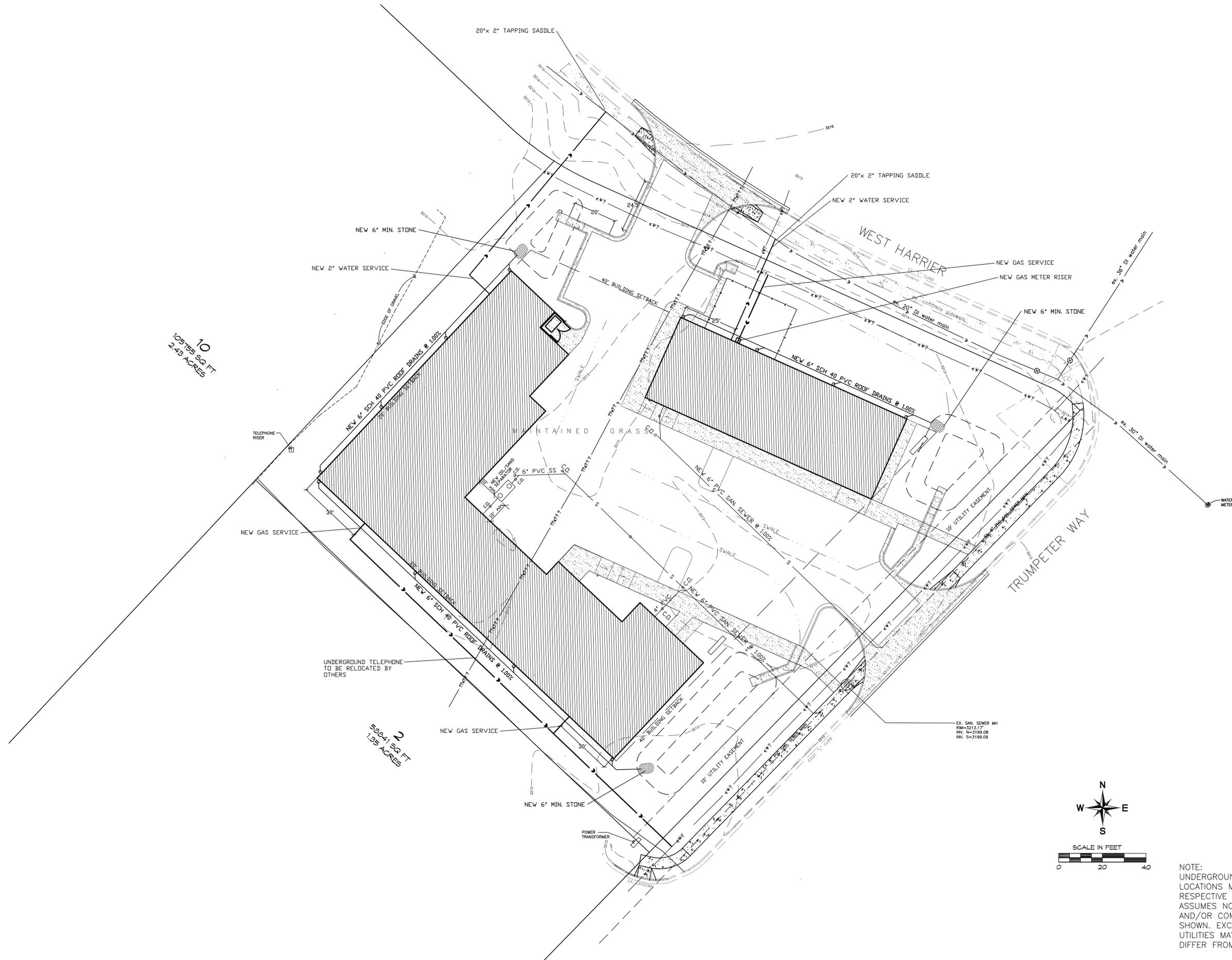
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**A NEW TENANT BUILDING FOR: DAYSPRING restoration**  
TRUMPETER WAY & HARRIER DRIVE  
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JOB NO: 06.042  
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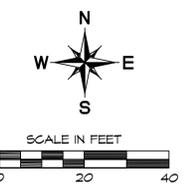
**SITE PLAN**

SHEET  
**C1.1**  
SHEET 2 OF 6 CIVIL  
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10  
105785 SQ. FT.  
2.43 ACRES

2  
59841 SQ. FT.  
1.36 ACRES



NOTE:  
UNDERGROUND UTILITIES ARE SHOWN HEREON AT LOCATIONS MARKED ON THE GROUND BY THE RESPECTIVE UTILITY COMPANIES. THIS FIRM HEREBY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. EXCAVATION OF SAID UNDERGROUND UTILITIES MAY INDICATE ACTUAL LOCATIONS THAT DIFFER FROM THE LOCATIONS SHOWN HEREON.



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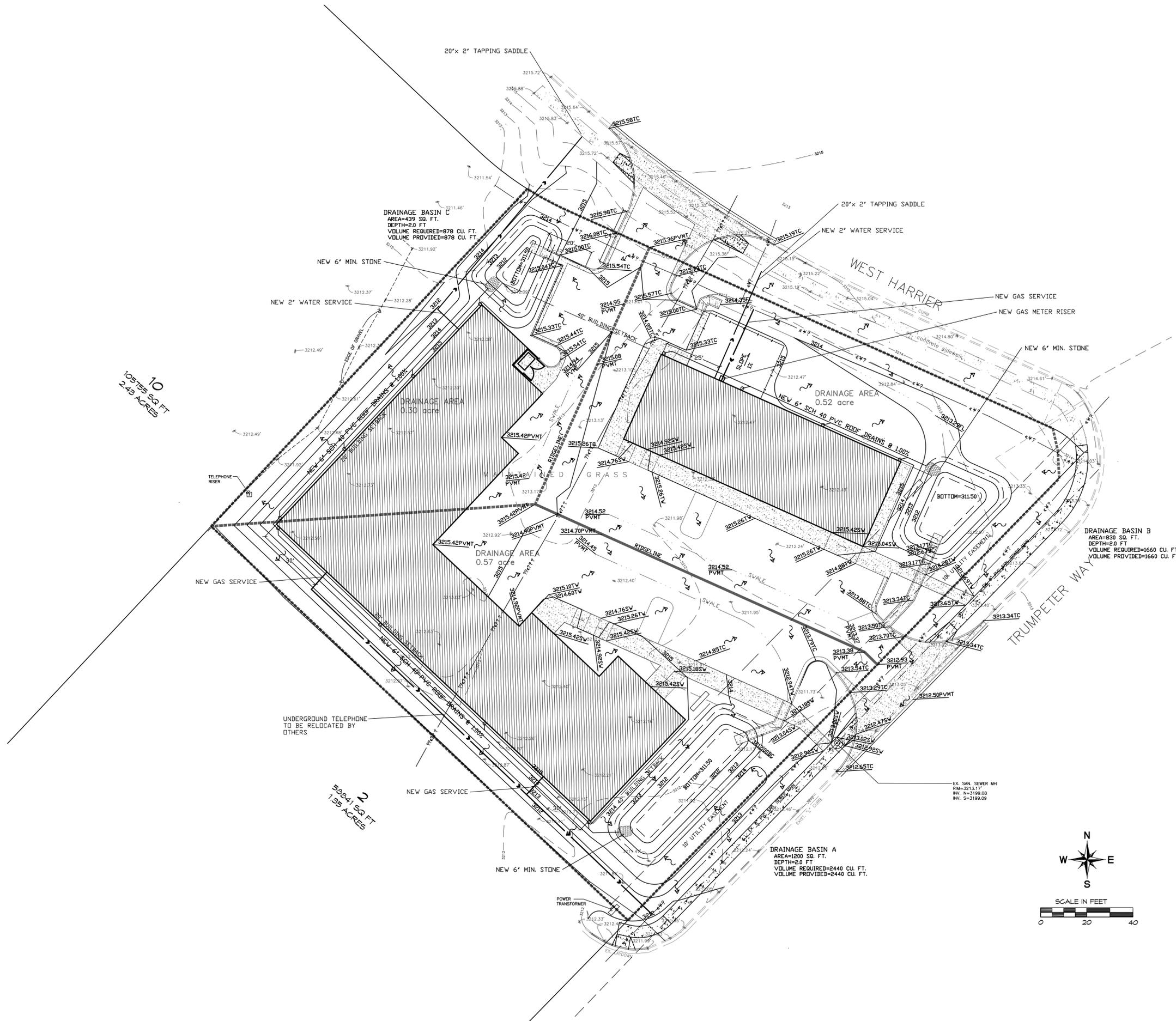
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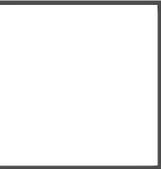
**UTILITY PLAN**

SHEET  
**C1.2**  
SHEET 3 OF 6 CIVIL  
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10  
105155 SQ. FT.  
2.43 ACRES

2  
59841 SQ. FT.  
1.38 ACRES



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3115 MISSISSIPPI ST., ROOM 1750  
MISSOULA, MONTANA  
PHONE 406-728-1800  
FAX 406-728-0276

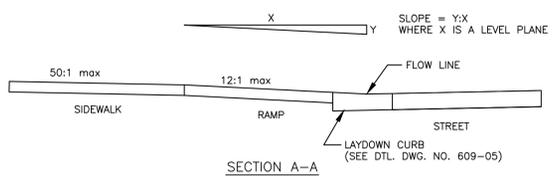
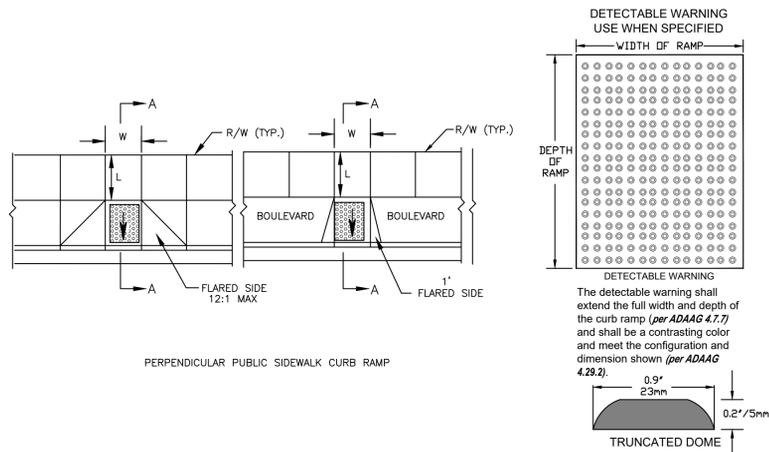
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125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9277

**A NEW TENANT BUILDING FOR: DAYSPRING restoration**  
TRUMPETER WAY & HARRIER DRIVE  
MISSOULA, MONTANA

JOB NO: 06.042  
DATE: 09 / 05 / 06

**GRADING & DRAINAGE PLAN**

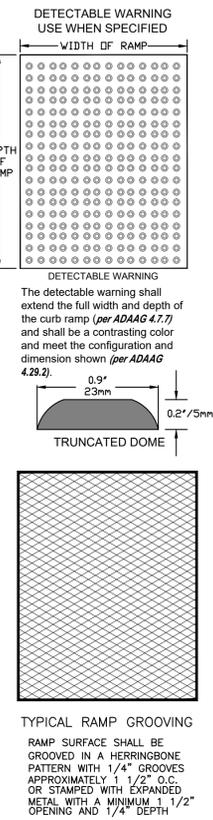
SHEET  
**C1.3**  
SHEET 4 OF 6 CIVIL  
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1. THE SURFACE OF THE PUBLIC SIDEWALK RAMP TO CONTRAST VISUALLY WITH THE ADJOINING PUBLIC SIDEWALK SURFACES. THIS CAN BE OBTAINED BY USE OF COLORED CONCRETE, PATTERNING THE CONCRETE SURFACE, OR OTHER APPROVED METHODS UNLESS OTHERWISE SPECIFIED.
2. WHERE EXISTING SITE DEVELOPMENT CONDITIONS PROHIBIT THE STRICT AND FULL COMPLIANCE OF ALL ADA CRITERIA, PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT FEASIBLE.

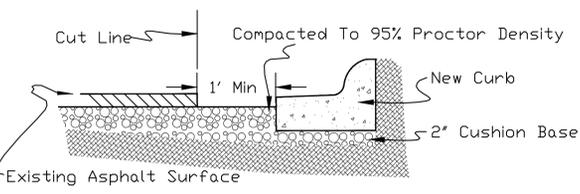
### PUBLIC SIDEWALK CURB RAMP TYPE "B"

City of Missoula Standard Detail 104



### TYPICAL SIDEWALK AND DRIVEWAY SECTION

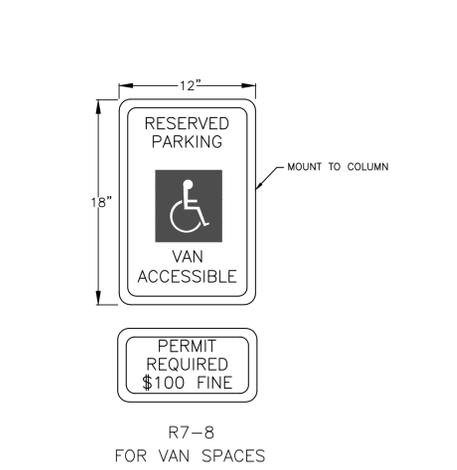
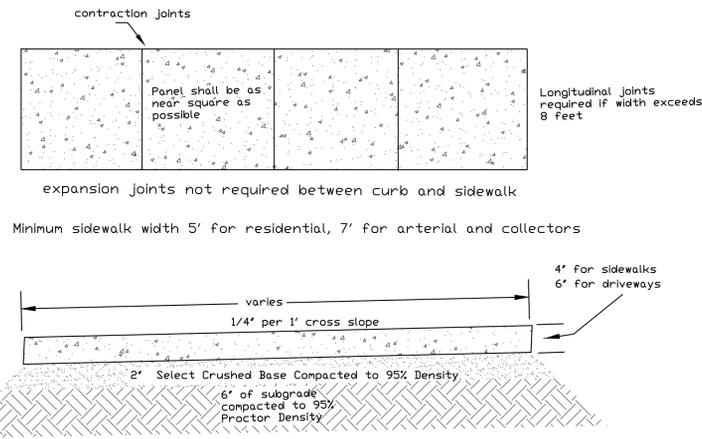
City of Missoula Standard Detail 141



- NOTE:**
1. The asphalt surface shall be square cut by means of a cookie cutter, jack hammer or a method approved by City Engineer's office.
  2. The asphalt shall be cut back a minimum of 2' away from the face of the curb.
  3. Any over excavation shall be back filled with approved material and compacted to 95% proctor density.
  4. A minimum of 2" of cushion base shall be placed under the asphalt repair and compacted to 95% proctor density.
  5. The contractor shall be responsible for filling in front of the curb with either fine grade or cold mix and maintain the opening in a safe condition until the asphalt repair can be completed

### ASPHALT CUTTING WITH RESPECT TO CURB & GUTTER

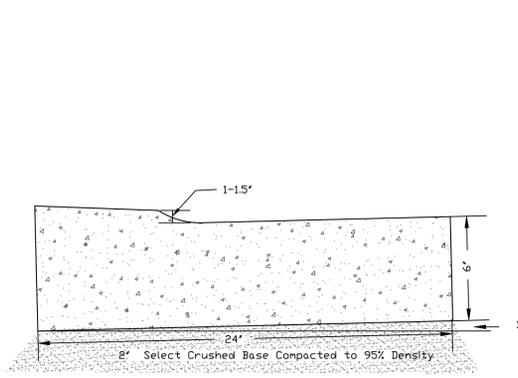
City of Missoula Standard Detail 127



1. Contraction joints shall be spaced so as to form as near square panel as possible, no single panel shall exceed 8' on any side. Contraction joints shall be 3/4' deep.
2. Expansion joints of 1/2" mastic material shall be placed at the following locations:  
P.C.s and P.T.s of curves  
Grade breaks  
At driveways  
At other locations as specified by engineer
3. No sidewalk shall be placed without a final form inspection by the Engineer
4. Construction materials and procedures shall conform to existing City and State Standard Specifications.

### ACCESSIBLE PARKING SPACE SIGN REQUIREMENTS

City of Missoula Standard Detail 501



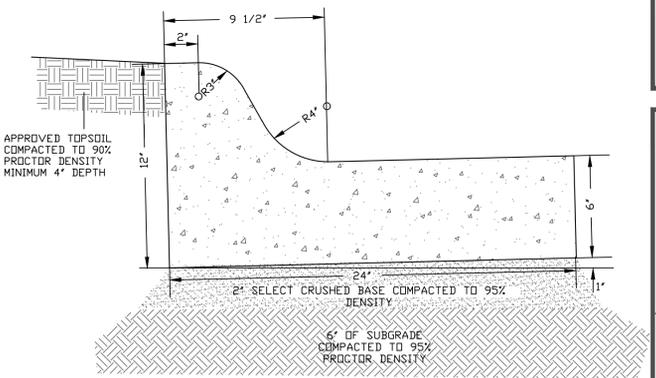
- NOTE:**
1. All signs must meet MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES standards for sign colors, sizes, and reflectivity. Mount sign on column as shown on site plan. Signs shall be located so they cannot be obscured by a vehicle parked in the space. Signs shall be located immediately adjacent to the designated space. Signs shall indicate that a permit is required and state the penalty for violation as established in Montana Codes Annotated (§100)

### TYPICAL DRIVEWAY AND HANDICAP RAMP LAYDOWNS FOR "L" TYPE CURB

City of Missoula Standard Detail 126

### VAN ACCESSIBLE PARKING SPACE INCLUDING TYPICAL RAMP FOR SIDEWALK

Modified City of Missoula Standard Detail 502



1. Contraction joints shall be placed every 10 feet and shall be 3/4' deep
2. Expansion joints of 1/2" mastic material shall be placed at the following locations and P.T.s of curves  
Grade breaks  
4' on either side of a drainage structure  
At other locations as specified by Engineer
3. No sidewalk shall be placed without a final form inspection by the Engineer
4. Construction materials and procedures shall conform to existing City and State Standard Specifications.

### TYPICAL "L" TYPE CURB/GUTTER SECTION

City of Missoula Standard Detail 121

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3115 BRISSELL ST., PO BOX 1750  
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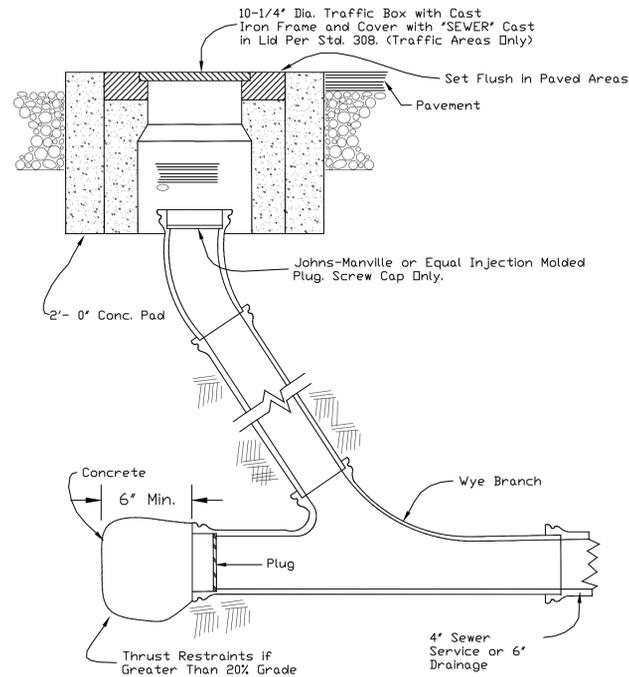
**OZ Architects PC**  
125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9277

**A NEW TENANT BUILDING FOR: DAYSPRING restoration**  
TRUMPETER WAY & HARRIER DRIVE  
MISSOULA, MONTANA

JOB NO: 06.042  
DATE: 09 / 05 / 06

### SITE DETAILS

SHEET  
**C1.4**  
SHEET 5 OF 6 CIVIL  
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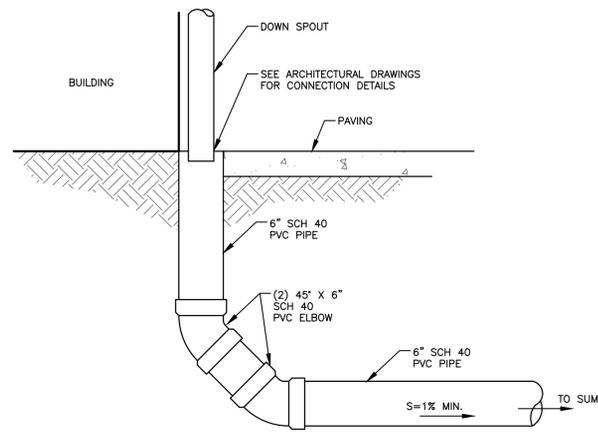


**TYPICAL CLEAN-OUT DETAIL**

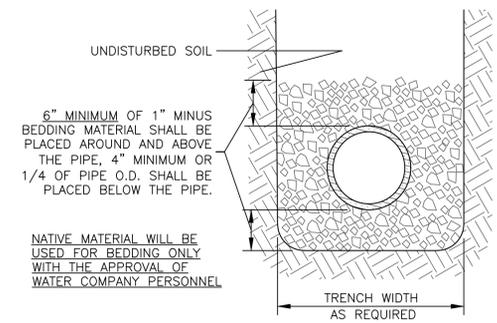
City of Missoula Standard Detail 303

**SEWER NOTES**

1. MINIMUM COVER BELOW GROUND ELEVATION AT THE END OF THE STUB-OUT SHALL BE 8'-6", THE MAXIMUM DEPTH SHALL BE 13'. DEVIATIONS WILL BE ALLOWED ON PLANS OR BY THE ENGINEER OR THEIR REPRESENTATIVE.
2. CONNECTIONS TO EXISTING SEWER MAINS SHALL BE TAPPED BY THE CITY AT THE CONTRACTOR'S EXPENSE, AND PREDCO FAST FIT SADDLES OR APPROVED EQUAL SHALL BE USED. WHEN THE SEWER MAIN AND SEWER SERVICE ARE INSTALLED UNDER ONE CONTRACT, IN-LINE TEES ONLY SHALL BE PROVIDED FOR THE SERVICE LINES. TEES SHALL BE ROLLED TO A 45 DEGREE ANGLE.
3. A CITY PERMIT IS REQUIRED FOR EACH SEWER SERVICE LINE CONNECTION TO MAIN SEWER.
4. SERVICE LINES INSTALLED BEFORE EXFILTRATION TESTING OF THE MAIN SEWER SHALL PASS EXFILTRATION TESTS.
5. SEWER SERVICE LINES SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS OR AS SPECIFIED BY THE ENGINEER OR HIS REPRESENTATIVE.
6. IN ORDER TO KEEP SERVICE LINES DEEP ENOUGH TO SERVE EACH HOME AND ALSO PASS UNDER WATER MAINS, IT MAY BE NECESSARY TO USE THE ALTERNATE SERVICE LINE.
7. ALL COMMERCIAL SERVICE STUB-OUTS SHALL BE 6" DIAMETER.
8. ALL SERVICE LINES SHALL BE SCHEDULE 40 P.V.C.

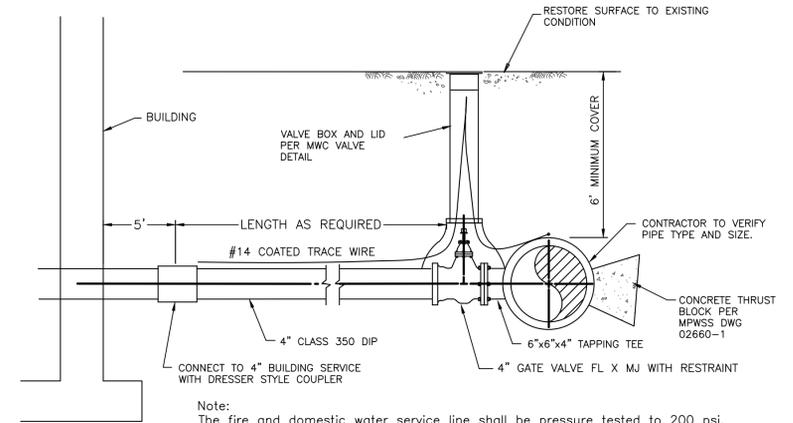


**ROOF DRAIN INLET DETAIL**



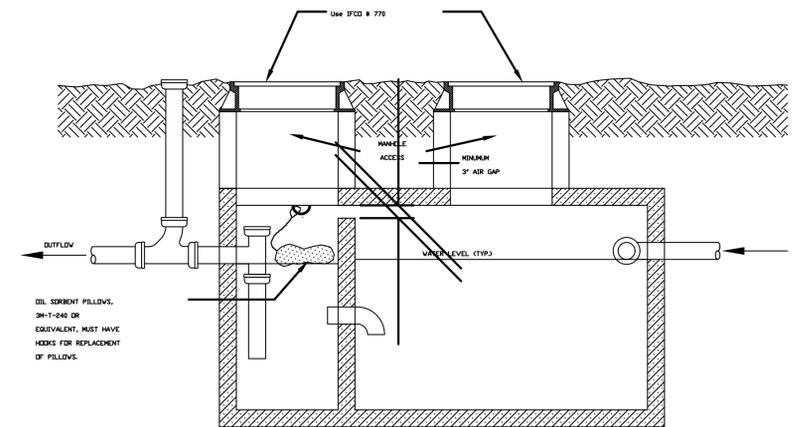
**STANDARD PIPE EMBEDMENT**

Per Mountain Water Standard Details



Note:  
The fire and domestic water service line shall be pressure tested to 200 psi, flushed and back tested. The Contractor shall contact the Missoula Fire Prevention Bureau at 523-4709 for witness and coordination of the fire line testing.

**FIRE & COMMERCIAL WATER SERVICE DETAIL**



**OIL/SAND SEPARATOR**

**Professional Consultants Inc.**  
Engineers, Surveyors, Planners, Appraisers.  
3115 MISSOULA, IDAHO 83729  
PHONE 406-728-1888  
FAX 406-728-6274

**Architects PC**  
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125 Bank Street, Suite 200, Missoula, Montana

**A NEW TENANT BUILDING FOR: DAYSPRING restoration.**  
TRUMPETER WAY & HARRIER DRIVE  
MISSOULA, MONTANA

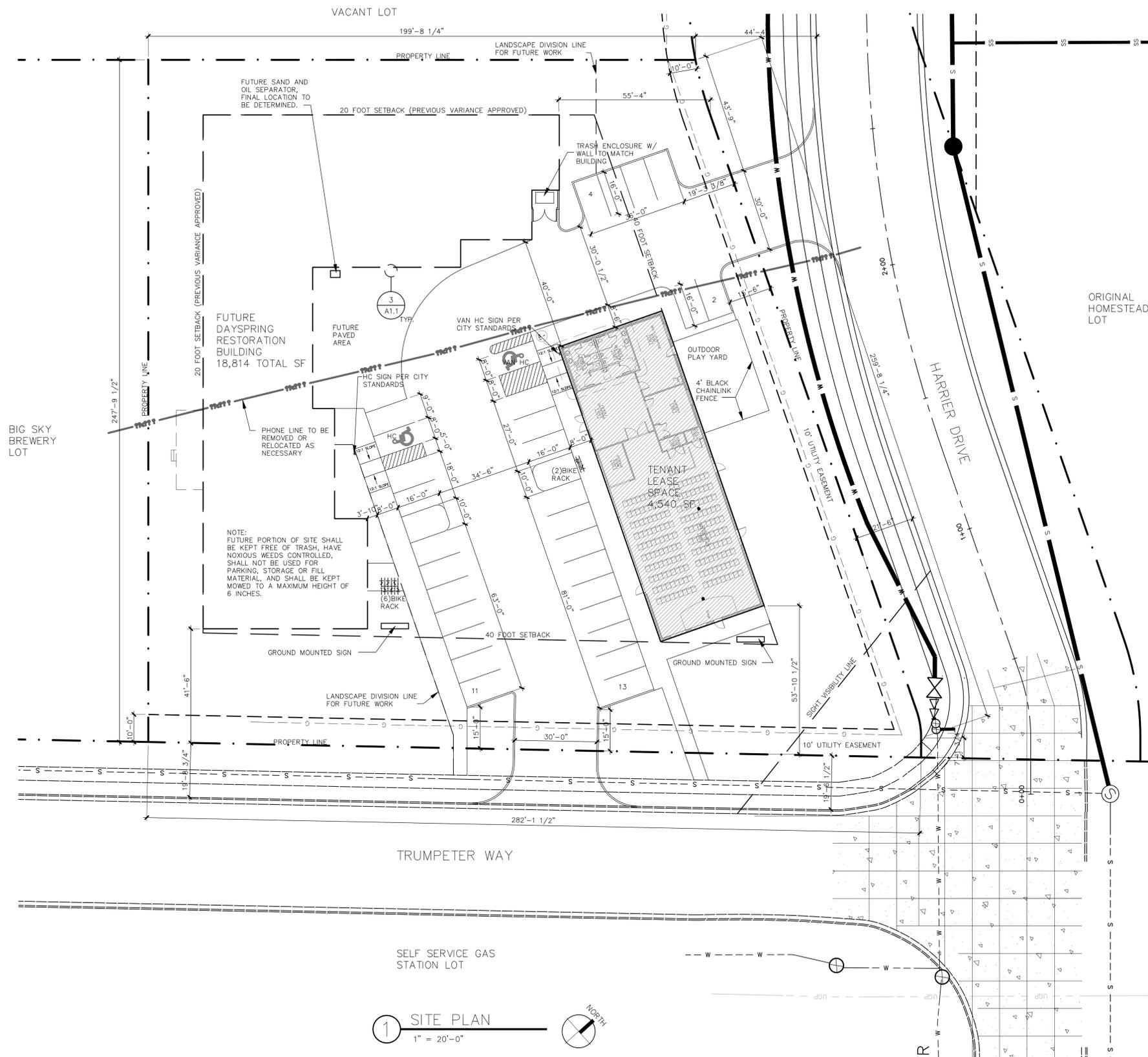
JOB NO: 06.042  
DATE: 09 / 05 / 06

**UTILITY DETAILS**

SHEET

**C1.5**

SHEET 6 OF 6 CIVIL  
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### SITE STATISTICS

**LEGAL DESCRIPTION:**  
 LOT 1, BLOCK 9, OF MISSOULA DEVELOPMENT PARK - PHASE 3A,  
 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 20 WEST,  
 PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY, MONTANA

**SITE AREAS:**

TOTAL SITE AREA	60,529 SQUARE FEET (1.39 ACRES)
DAYSPRING RESTORATION BUILDING FOOTPRINT AREA	13,027 SQUARE FEET
TENANT BUILDING FOOTPRINT AREA	4,533 SQUARE FEET
TOTAL VEHICULAR SURFACE AREA	15,505 SQUARE FEET
TOTAL SIDEWALK AREA	3,244 SQUARE FEET
TOTAL LANDSCAPE PROVIDED	24,220 SQUARE FEET
6% OF THE GROSS REQUIRED	11,201 x 6% = 672 SQUARE FEET
PARKING AREA LANDSCAPED	(1,131 SF PROVIDED)

**PARKING REQUIRED per MISSOULA COUNTY RESOLUTION 76-113**

**USE: BUSINESS - ONE (1) PER FOUR HUNDRED (400) SQUARE FEET OF GROSS FLOOR AREA.**

**USE: WHOLESALE - ONE (1) PER (2) EMPLOYEES**

DAYSPRING RESTORATION BUILDING  
 FIRST FLOOR OFFICE AREA = 4,322 SF  
 FIRST FLOOR SERVICE CENTER = 8,708 SF  
 SECOND FLOOR OFFICE AREA = 3,309 SF  
 SECOND FLOOR MEZZANINE = 2,484

7,631 DIVIDED BY 400 = 19  
 19 EMPLOYEES IN THE SERVICE CENTER = 10/2 = 5  
 TOTAL WEEK DAY SPACES REQUIRED = 24 SPACES

**USE: CHURCH ASSEMBLY - ONE (1) PER FOUR (4) SEATS**

TENANT BUILDING  
 FIRST FLOOR = 4,540 SF  
 (100 SEATS MIN.) 120 SEATS MAX. DIVIDED BY 4 = 30  
 TOTAL EVENING/WEEKEND SPACES REQUIRED = 30 SPACES  
 ADA PARKING SPACES REQUIRED = 2 SPACES  
 TOTAL PARKING SPACES PROVIDED = 30 SPACES

1 SITE PLAN  
 1" = 20'-0"

--

REVISIONS:	DATE:	DESCRIPTION:
NO.:		

A r c h i t e c t s

125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9272

A NEW TENANT BUILDING FOR: **DAYSPRING restoration**

TRUMPETER WAY & HARRIER DRIVE  
 MISSOULA, MONTANA

JOB NO: 06.042  
 DATE: 09 / 15 / 06

SITE PLAN

A1.1

PLANT SCHEDULE

	PLANT NAME	QTY.	MIN. SIZE	SPACINGS	SUBSTITUTION
TREES	AS ACER SACCHARUM SUGAR MAPLE	4	2" B4B, 8' HIGH	AS SHOWN	ACER X FREMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE
	GO CELTIS OCCIDENTALIS HACKBERRY	6	2" B4B, 8' HIGH	AS SHOWN	PYRUS GALLERYANA GALLERY PEAR
SHRUBS	AL AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	14	2" B4B, 8' HIGH	AS SHOWN	AMELANCHIER X GRANDIFLORA APPLE SERVICEBERRY
	VP VIBURNUM PRINIFOLIUM BLACKHAM VIBURNUM	4	5-GAL	AS SHOWN	ARONIA MELANOCARPA BLACK CHOKEBERRY
FORBS	GS CORNUS SERICEA REDOSIER DOGWOOD	10	5-GAL	AS SHOWN	SALIX ALBA 'BRITZENSIS' CORAL BARK WILLOW
	PT RHUS AROMATICA FRAGRANT SUMAC	22	1-GAL	AS SHOWN	RHUS TRILOBATA SKUNK BUSH
PT	PT FOTHERSILLA GARDENII FOTHERSILLA	14	1-GAL	AS SHOWN	---
	PT PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	14	1-GAL	AS SHOWN	CELASTRUS SCANDENS AMERICAN BITTERSWEET
PT	IRIS MISSOURIENSIS ROCKY MOUNTAIN IRIS	3 LB	---	SEEDED PER SURFACE TYPE SCHEDULE	---
	LINUM LEWISII BLUE FLAX	3 LB	---	SEEDED PER SURFACE TYPE SCHEDULE	---
PT	THYMUS REITER REITER'S THYME	14	1-GAL	AS SHOWN	THYMUS SERPYLLUM CREEPING THYME
	NARCISSUS SP. DAFFODIL	100	BULB	LOOSE GROUP OF 20 PER SYMBOL	---

SURFACE TYPE SCHEDULE

SURFACE COMPOSITION	MAINTENANCE PROGRAM
WET AREAS: IRIS AND FLAX SEEDED @ 4 LBS/ACRE OVER HYDROSEEDED RTF (RHIZOMATUS TALL FESCUE) FESCUE BLEND @ 12 LBS/ACRE OVER 6" TOPSOIL AMENDED 1:6 WITH MOOD-PRODUCT (E.S. EKO) COMPOST	MOW TO 6" AS REQ'D WATER 1" PER WEEK IN DRY WEATHER FERTILIZE BIANNUALLY
LAWN AREAS: HYDROSEED RTF (RHIZOMATUS TALL FESCUE) FESCUE BLEND OVER 6" TOPSOIL AMENDED 1:6 WITH MOOD-PRODUCT (E.S. EKO) COMPOST	MOW TO 4" AS REQ'D WATER 1" PER WEEK IN DRY WEATHER FERTILIZE BIANNUALLY
NATURAL GRASS AREAS: HYDROSEED NATIVE GRASSES BLEND OVER 6" TOPSOIL AMENDED 1:6 WITH MOOD-PRODUCT COMPOST. SEED MIX TO INCLUDE: BOUTELLOUA GRACILIS; BLUE GRAMA; FESTUCA IDAHOENSIS; IDAHO FESCUE; FESTUCA RUBRA 'MOLATE'; NATIVE RED FESCUE; KOELERIA MACRANTHA; PRAIRIE JUNGASS; PLEURAPHIS JAMESII; GALLETIA, OR APPROVED ALTERNATE OVERSEED IN ALTERNATING DRIFTS WITH: LINUM LEWISII; BLUE FLAX; PAPAVER RHOEAS; FIELD POPPY	HANDWEED AND TRASHCLEAN AS REQ'D MOW AT SEASON'S END
MULCHED AREAS: PINE STRAW MULCH OVER LANDSCAPE FABRIC OVER 6" TOPSOIL AMENDED 1:6 WITH MOOD-PRODUCT COMPOST	HANDWEED AND TRASHCLEAN AS REQ'D WATER AS REQ'D FOR PLANTINGS
RIVERBED: 3" DEPTH 3/8"-3/4" CLEAN RIVER GRAVEL OVER FILTER FABRIC OVER 6" TOPSOIL	HANDWEED AND TRASHCLEAN AS REQ'D WATER AS REQ'D FOR PLANTINGS
PLAY AREA: HYDROSEED DROUGHT-TOLERANT BLUEGRASS BLEND OVER 6" TOPSOIL AMENDED 1:6 WITH MOOD-PRODUCT (E.S. EKO) COMPOST	MOW TO 3" AS REQ'D WATER 2" PER WEEK IN DRY WEATHER FERTILIZE BIANNUALLY

GENERAL NOTES:

1. NOTIFY L. ARCH FOR PLANT SIZE OR SPECIES SUBSTITUTION.
2. ALL PLANTED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY THE IRRIGATION SUBCONTRACTOR ACCORDING TO THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. PROVIDE SLEEVES UNDER PAVING AS REQ'D.
3. ALL SHRUBS & TREES IN MULCHED AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION AS APPROPRIATE TO PLANT TYPE.
4. ALL LAWN SHALL BE IRRIGATED WITH TURF HEADS AS APPROPRIATE TO PLANT TYPE.
5. COORDINATE THE PLUMBING STUB OUT WITH PLUMBING AND IRRIGATION SUBCONTRACTORS.
6. COORDINATE LOCATION OF THE IRRIGATION CONTROLLER WITH ELECTRICAL AND IRRIGATION SUBCONTRACTORS. PROVIDE CONDUIT FOR CONTROL WIRING BETWEEN PANEL LOCATION AND PLUMBING STUB OUT AS REQ'D.
7. ALL MULCHED AREAS TO HAVE KEEB BARRIER FABRIC.
8. ALL TREES IN LAWN AREAS TO HAVE 6'-0" DIAMETER, MULCHED RING AT BASE. SURFACE SECTION TO BE SAME AS MULCHED AREAS.
9. PLANT LAYOUT AND IRRIGATION TO BE FIELD VERIFIED BY L. ARCH.
10. ALL SIDEWALK TO BED OR LAWN EDGES FLUSH.

LANDSCAPE MAINTENANCE PLAN

ALL MAINTENANCE WORK, INCLUDING MAINTENANCE OF AUTOMATED IRRIGATION SYSTEM, WILL BE UNDER ANNUAL CONTRACT WITH A LOCAL LANDSCAPE CONTRACTOR

**CONSISTENT IRRIGATION:**  
IRRIGATION CYCLE SHALL BE OPTIMIZED TO PROVIDE HIGH-VOLUME, INFREQUENT WATERINGS TO PROMOTE DEEP ROOT GROWTH AND PLANT RESILIENCE. CONSISTENT IRRIGATION WILL BE PROVIDED TO ALL TREES AND SHRUBS AS DESCRIBED ON THE LANDSCAPE PLAN. THE IRRIGATION WILL BE STARTED UP EACH SPRING AND BLOWN OUT AND SHUT DOWN IN THE FALL. SUPPLEMENTARY IRRIGATION WILL BE PROVIDED TO ESTABLISH PLANTS IN THEIR FIRST SEASON.

**INTEGRATED PEST MANAGEMENT:**  
ALL INSECT CONTROL WILL FOLLOW MISSOULA COUNTY'S LEAST TOXIC PROGRAM. (CONTACT COUNTY EXTENSION FOR INFO)

**FERTILIZATION:**  
ALL IMPORTED TOPSOIL WILL BE AMENDED WITH ORGANIC MATERIAL; NO OTHER FERTILIZATION IS REQUIRED.

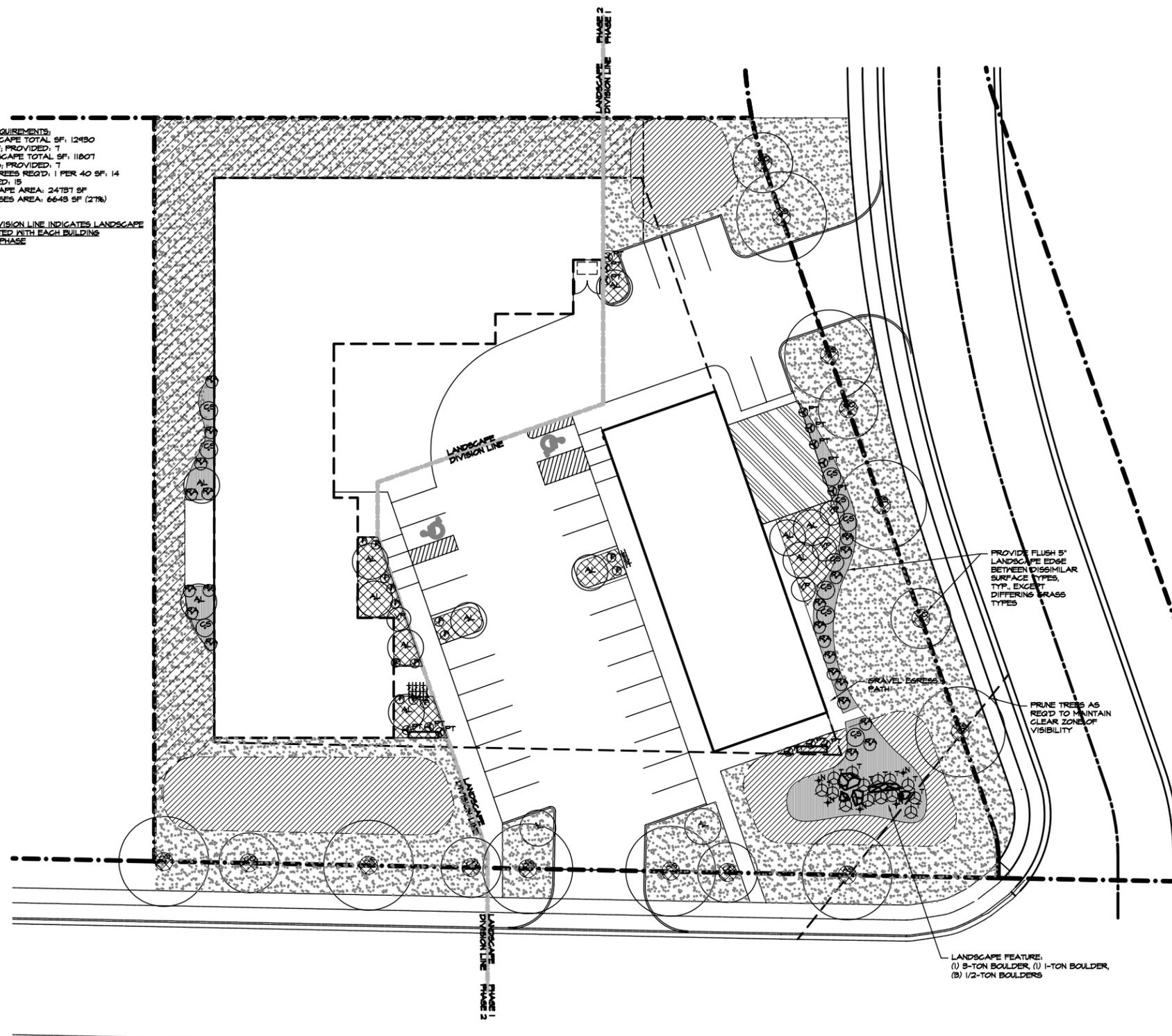
**TREE CARE AND PRUNING:**  
THE LANDSCAPING WILL NOT REQUIRE PRUNING EXCEPT IN CASES OF WIND OR UNUSUAL FROST DAMAGE. PRUNING WILL BE CARRIED OUT AS RECOMMENDED BY A CONTRACTED PRUNING TEAM.

**REPLACEMENT OF LOST VEGETATION:**  
PLANT MATERIALS WILL BE UNDER WARRANTY FOR A PERIOD OF ONE YEAR. REPLACEMENT OF LOST VEGETATION WILL OCCUR DURING SPRING OR FALL PERIODS, TO OPTIMIZE PLANT HEALTH AND MAINTAIN PUBLIC IMAGE.

**WEED MANAGEMENT:**  
NEEDS WILL BE CONTROLLED WITH THE USE OF LANDSCAPE FABRIC IN THE PLANT BEDS. MANUAL WEED REMOVAL WILL BE REQUIRED ON AN IRREGULAR BASIS IN THE MULCHED BEDS.

LANDSCAPE REQUIREMENTS:  
PHASE 1 LANDSCAPE TOTAL SF: 12490  
TREES REQ'D: 7; PROVIDED: 7  
PHASE 2 LANDSCAPE TOTAL SF: 11807  
TREES REQ'D: 6; PROVIDED: 7  
BOULEVARD TREES REQ'D: 1 PER 40 SF: 14  
TREES PROVIDED: 15  
TOTAL LANDSCAPE AREA: 24297 SF  
NATURAL GRASSES AREA: 6648 SF (27%)

NOTE:  
LANDSCAPE DIVISION LINE INDICATES LANDSCAPE TO BE COMPLETED WITH EACH BUILDING CONSTRUCTION PHASE



1 LANDSCAPE PLAN  
1" = 20'-0"

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125 Bank Street, Suite 200, Missoula, Montana

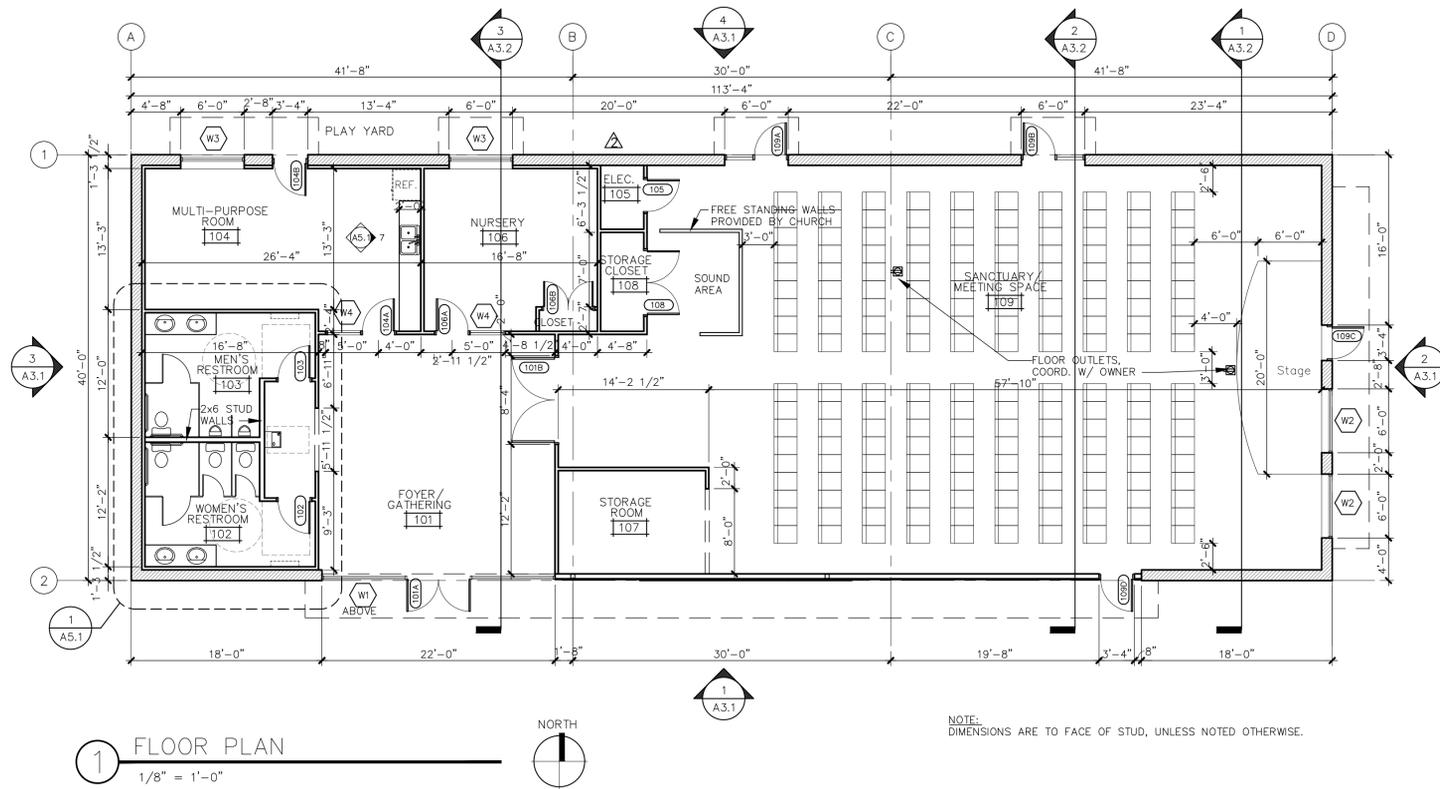
DAYSpring restoration

JOB NO: 06.041  
DATE: 08 / 17 / 06

LANDSCAPE PLAN

L1.1

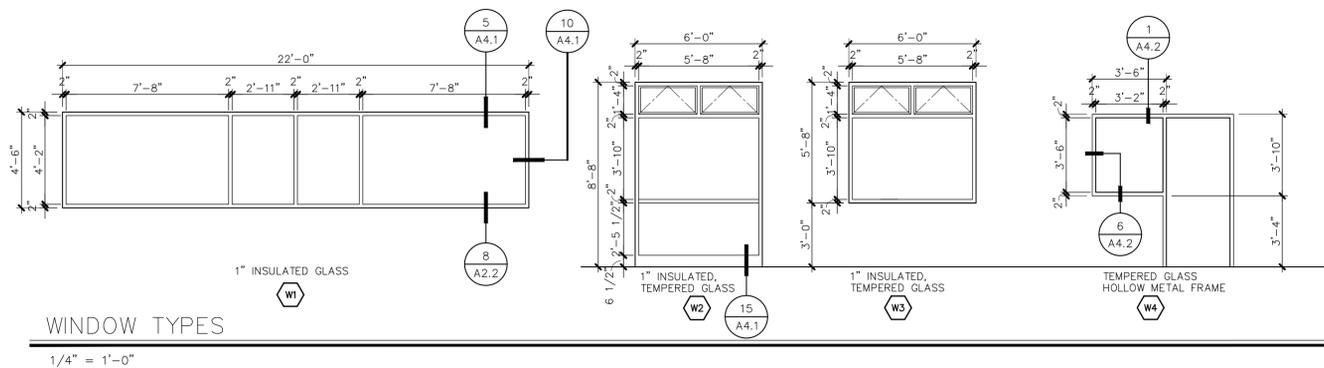
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NO.	ROOM NAME	ROOM FINISH SCHEDULE										NOTE	MATERIALS		
		FLOOR			WALLS				CEILING						
		MATERIAL	FINISH	BASE	NORTH	WEST	SOUTH	EAST	MATERIAL	FINISH	MATERIAL			FINISH	
101	FOYER/GATHERING	CONC	CPT-1&2	RB-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	-	RB-1 RUBBER WALL BASE - 4"	GWB-4 FINISH LEVEL - 4
102	WOMEN'S RESTROOM	CONC	SV-1	RB-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	1	RB-2 RUBBER WALL BASE - 6"	GWB-5 FINISH LEVEL - 5
103	MEN'S RESTROOM	CONC	SV-1	RB-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	1	CONC CONCRETE	SEALED SEALED FINISH
104	MULTI-PURPOSE ROOM	CONC	CPT-1	RB-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	-	CMU CONCRETE MASONRY UNITS	PT-1 PAINT TYPE 1
105	ELECTRICAL ROOM	CONC	SEALED	RB-1	GWB-4	FRP/PT-2	GWB-4	PT-2	GWB-4	FRP/PT-2	GWB-4	FRP/PT-2	1	CPT-1 CARPET COLOR - 1	PT-2 PAINT TYPE 2
106	NURSERY	CONC	CPT-1	RB-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	-	CPT-2 WALKOFF CARPET	SV-1 SHEET VINYL - 1
107	STORAGE ROOM	CONC	SEALED	RB-1	GWB-4	PT-2	GWB-4	PT-2	GWB-4	PT-2	GWB-4	PT-2	1		
108	STORAGE CLOSET	CONC	SEALED	RB-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	-		
109	SANCTUARY/MEETING ROOM	CONC	SEALED	RB-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	GWB-4	PT-1	-		

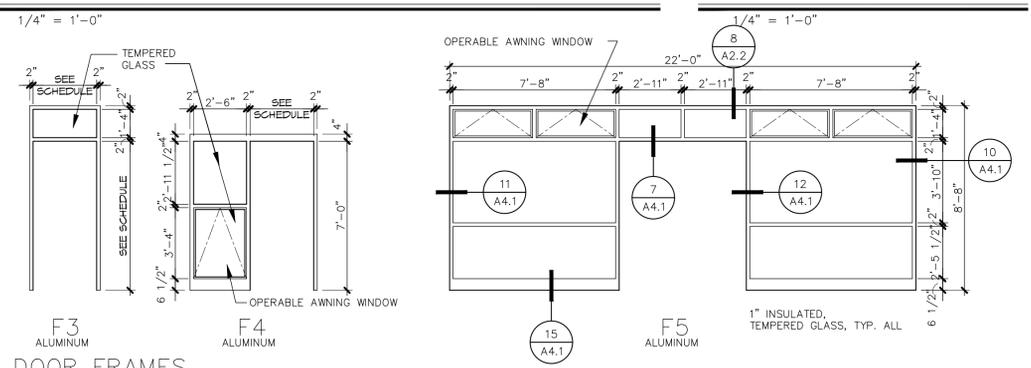
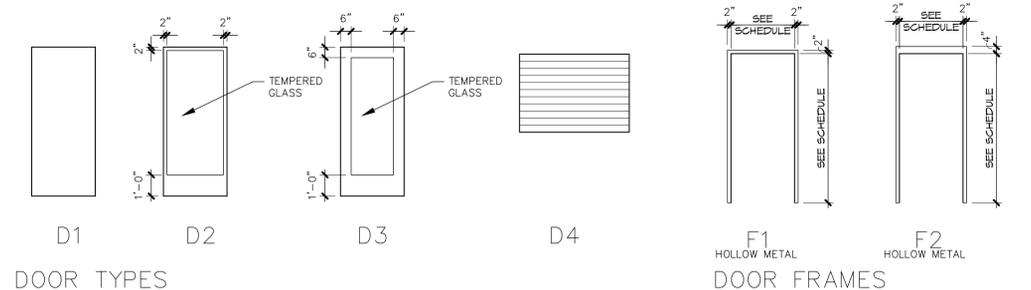
**GENERAL NOTES**  
1. SEE REFLECTED CEILING PLAN FOR CEILING FINISHES.

**NOTES**  
1. MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL PLUMBING FIXTURE WALLS.



NO.	WIDTH x HT	DOOR TYPE	THICK	CONST	MAT	FINISH	FRAME			HDWR GROUP	LABEL	NOTES	NOTES		
							HEAD	JAMB	THRESH						
101A	PR 3'-0" x 7'-0"	D2	-	-	ALUM	FF	7/A4.1	12/A4.1	17/A4.1	F5	ALUM	FF	GROUP 1	-	1. XXXX
101B	PR 4'-0" x 7'-0"	D1	1 3/4"	SC	WD	PT	2/A4.2	7/A4.2	-	F1	HM	PT	GROUP 3	-	
102	3'-0" x 7'-0"	D1	1 3/4"	SC	WD	PT	2/A4.2	7/A4.2	-	F1	HM	PT	GROUP 2	-	
103	3'-0" x 7'-0"	D1	1 3/4"	SC	WD	PT	2/A4.2	7/A4.2	-	F1	HM	PT	GROUP 2	-	
104A	3'-0" x 7'-0"	D1	1 3/4"	SC	WD	PT	2/A4.2	7/A4.2	-	W4	HM	PT	GROUP 3	-	
104B	3'-0" x 7'-0"	D3	1 3/4"	INSUL	HM	PT	8/A4.1	8/A4.1 SIM	13/A4.1	F2	HM	PT	GROUP 6	-	
105	3'-0" x 7'-0"	D1	1 3/4"	SC	WD	PT	2/A4.2	7/A4.2	-	F1	HM	PT	GROUP 4	-	
106A	3'-0" x 7'-0"	D1	1 3/4"	SC	WD	PT	2/A4.2	7/A4.2	-	W4	HM	PT	GROUP 3	-	
106B	PR 2'-4" x 7'-0"	D1	1 3/4"	HC	WD	PT	2/A4.2	7/A4.2	-	F1	HM	PT	-	-	
108	PR 3'-0" x 7'-0"	D1	1 3/4"	HC	WD	PT	2/A4.2	7/A4.2	-	F1	HM	PT	-	-	
109A	3'-0" x 7'-0"	D3	-	-	ALUM	FF	-	-	-	F4 (OPP.)	ALUM	FF	GROUP 5	-	
109B	3'-0" x 7'-0"	D3	-	-	ALUM	FF	-	-	-	F4	ALUM	FF	GROUP 5	-	
109C	3'-0" x 7'-0"	D1	-	-	ALUM	FF	6&7/A4.1	-	17/A4.1	F3	ALUM	FF	GROUP 5	-	
109D	3'-0" x 7'-0"	D2	1 3/4"	INSUL	HM	PT	8/A4.1	8/A4.1 SIM	13/A4.1	F2	HM	PT	GROUP 5	-	

**ABBREVIATIONS**  
 PT ..... PAINT  
 HM ..... HOLLOW METAL  
 SC ..... SOLID CORE  
 HC ..... HONEY COMB  
 GALV ..... GALVANIZED  
 INSUL ..... INSULATED  
 WD ..... WOOD  
 ALUM ..... ALUMINUM  
 FF ..... FACTORY FINISH  
 PL ..... PLASTIC LAMINATE



GROUP	DESCRIPTION	QUANTITY	UNIT	MANUFACTURER	FINISH	
GROUP 1 - ENTRANCE DOORS	PAIR OF DOORS:					
	EACH OPENING TO RECEIVE:					
	CONTINUOUS HINGE	2 SET	(PE)	DFM83HD	BRONZE	
	MORTISE LOCKS	2 EA.	(V)	BY ALUMINUM DOOR MANUF.		
	SILL	1 EA.	(V)	BY ALUMINUM DOOR MANUF.		
	WEATHER SEAL	1 LOT		BY ALUMINUM DOOR MANUF.		
	PUSH/PULL	2 SETS		U.S. ALUMINUM OR EQUAL, ASTRAL II, TYPE B, COLOR CHAMPAGNE		
	KEY CYLINDERS	4 EA.	(SC)	20-013		
	CYLINDER GUARDS	2 EA.	(AR)	MS4303-01		
	CLOSER	2 EA.	(LC)	4111 - SPRING-CUSH	SATIN BRONZE	
GROUP 2	SINGLE DOOR:					
	EACH OPENING TO RECEIVE:					
	HINGES	3 EA.	(ST)	FBB179 4.5 x 4.5		
	PULL PLATE	1 EA.	(V)	8303-8 4 x 16		
	PUSH PLATE	1 EA.	(V)	8200 8 x 16		
	CLOSER	1 EA.	(LC)	4011 - SATIN BRONZE		
	WALL STOP	1 EA.	(V)	WS 407		
	KICK PLATE	1 EA.	(V)	10" x 2" LDW		
	GROUP 3	SINGLE DOOR:				
		EACH OPENING TO RECEIVE:				
HINGES		3 EA.	(ST)	FBB179 4.5 x 4.5		
LOCKSET		1 EA.	(SC)	ND70PD x RHODES		
WALL STOP		1 EA.	(V)	407 1/2		
GROUP 4		SINGLE DOOR:				
		EACH OPENING TO RECEIVE:				
		HINGES	3 EA.	(ST)	FBB179 4.5 x 4.5	
		LOCKSET	1 EA.	(SC)	ND80PD x RHODES	
		OVERHEAD STOP	1 EA.	(G)	450 5	
	GROUP 5 - EXTERIOR EXIT DOORS	SINGLE DOOR:				
		EACH OPENING TO RECEIVE:				
		CONTINUOUS HINGE	1 EA.	(PE)	DFM 83HD	
		EXIT DEVICES	1 EA.	(VD)	98 NL	
		CLOSER	1 EA.	(LC)	4111 - SPRING-CUSH	SATIN BRONZE
SILL		1 EA.	(PE)	172A (OPENING WIDTH)	ALUM	
GROUP 6 - EXTERIOR ENTRANCE		SINGLE DOOR:				
		EACH OPENING TO RECEIVE:				
		HINGES	3 EA.	(ST)	FBB179 4.5 x 4.5	
		KEY CYLINDER	1 EA.			
	LOCKSET	1 EA.	(LC)	4111 - SPRING-CUSH	SATIN BRONZE	
	CLOSER	1 EA.	(PE)	172A (OPENING WIDTH)		
	WALL STOP	1 EA.				
	SWEEP	1 EA.				
	BLANK PLATE	1 EA.				

FINISH 612 SATIN BRONZE (US 10), UNLESS NOTED OTHERWISE

REVISIONS

NO.	DATE	DESCRIPTION
1	09-26-06	PLAN CHANGES
2	10-05-06	PLAN CHANGES
3	02-27-07	PLAN CHANGES

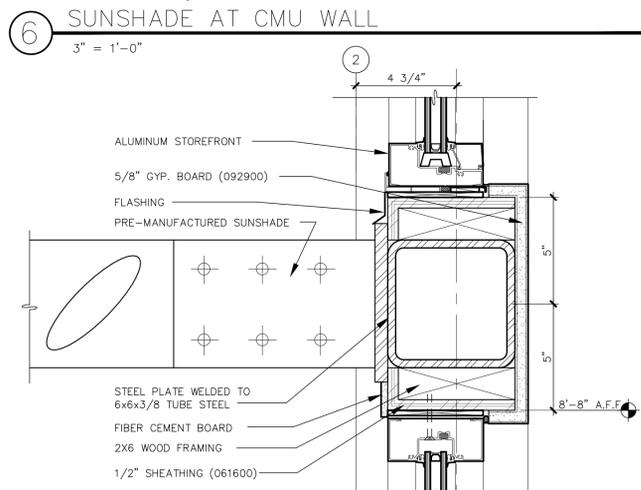
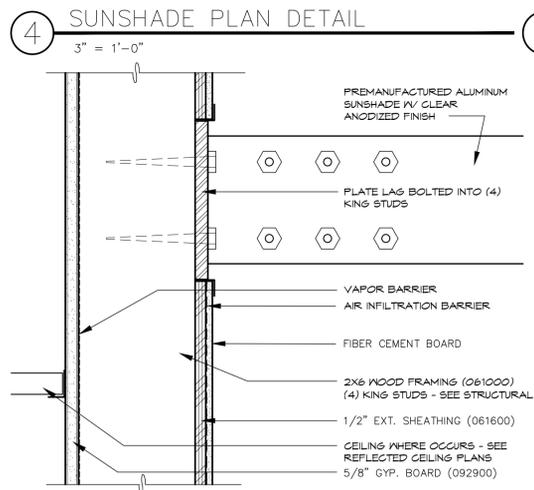
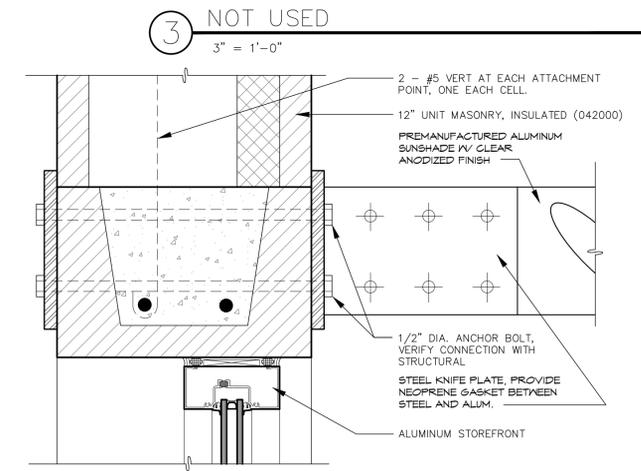
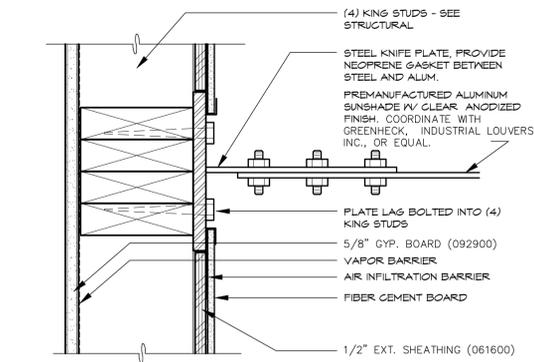
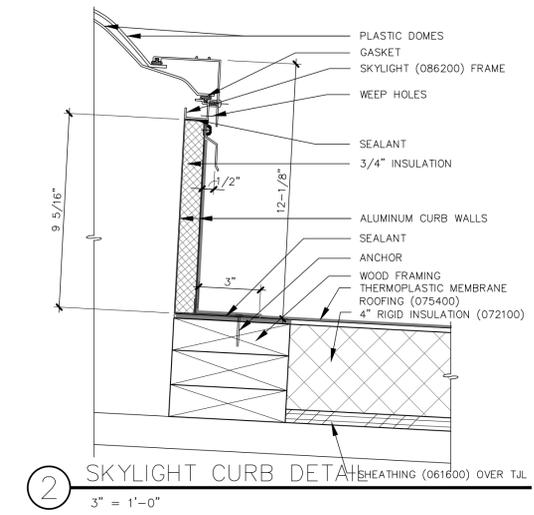
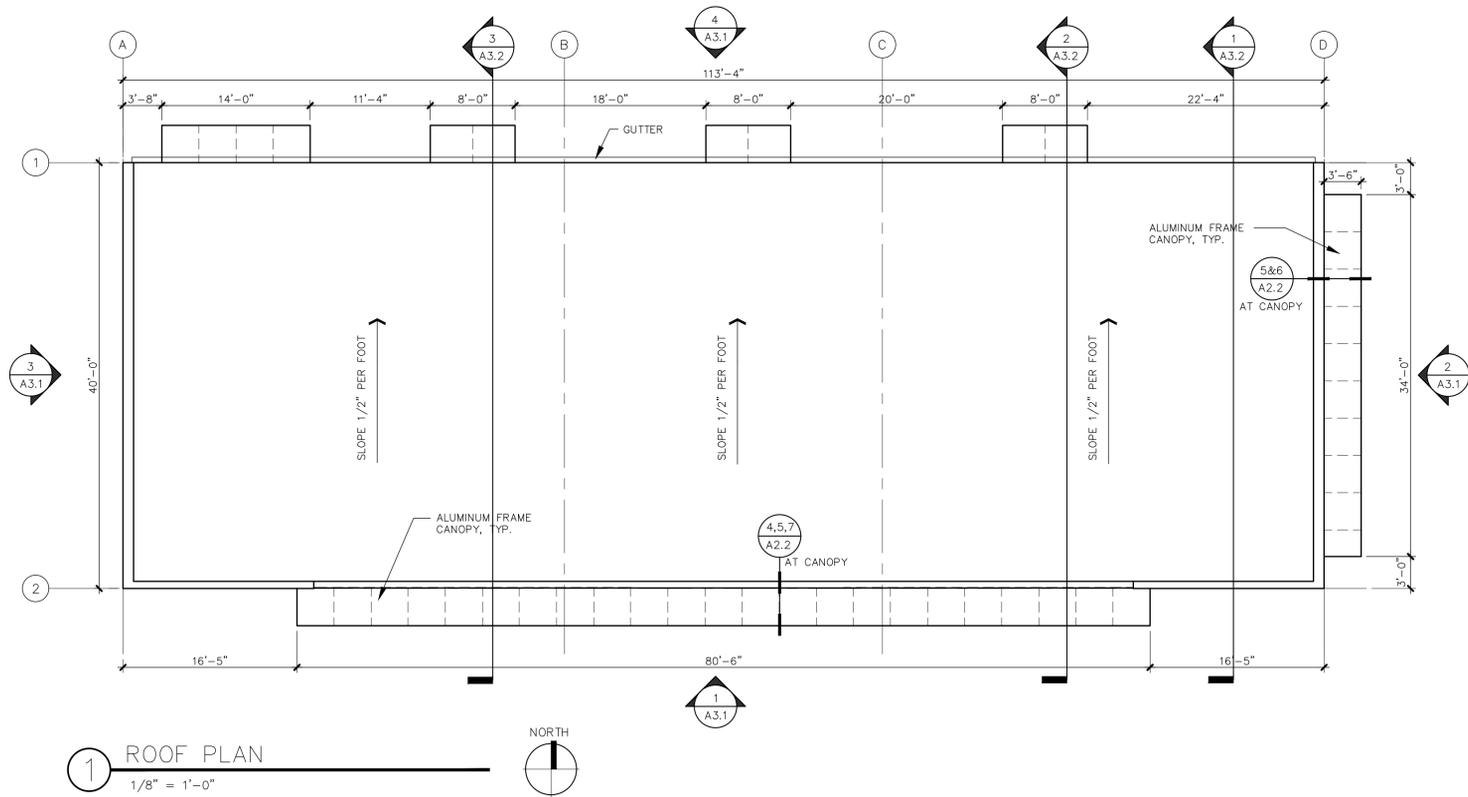
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PLAN CHANGES  
PLAN CHANGES  
PLAN CHANGES

Architect  
OZ  
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A NEW TENANT BUILDING FOR:  
DAYSpring restoration  
TRUMPETER WAY & HARRIER DRIVE  
MISSOULA, MONTANA

JOB NO: 06.042  
DATE: 09 / 15 / 06  
FLOOR PLAN AND SCHEDULES

A2.1  
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REVISIONS:	DATE:	DESCRIPTION:
NOV 02-27-07	02-27-07	SUNSHADE CHANGES

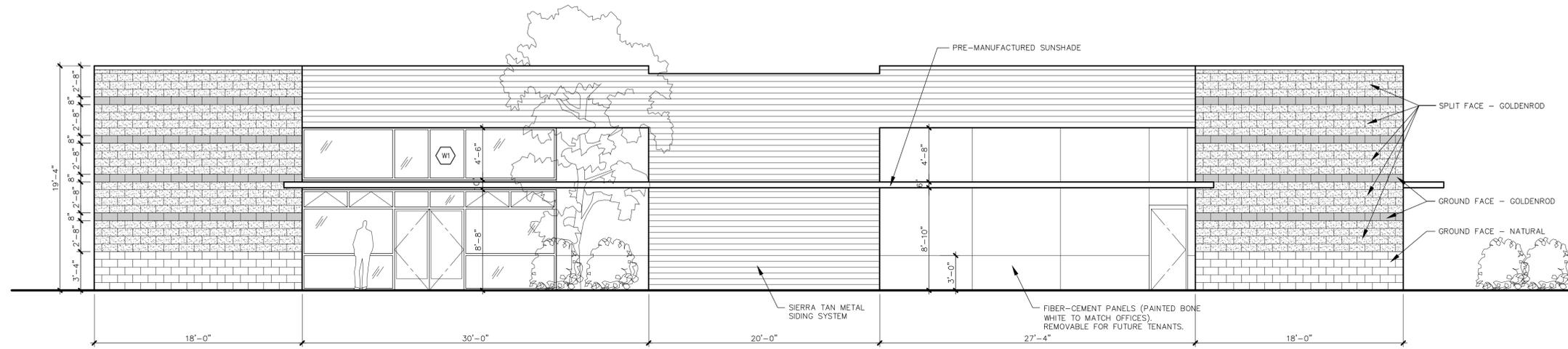
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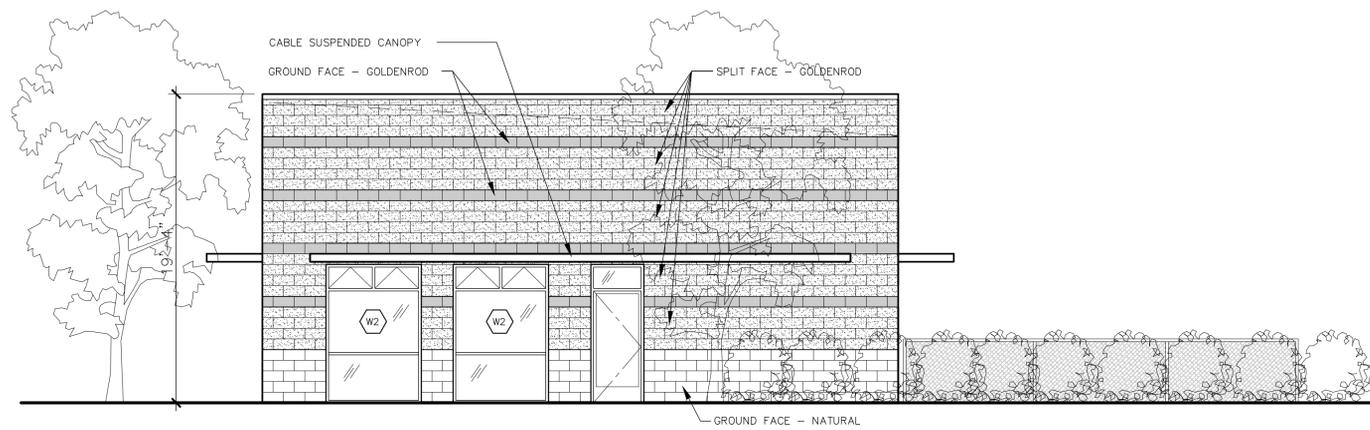
JOB NO: 06.042  
 DATE: 09 / 15 / 06  
**ROOF PLAN AND DETAILS**

A2.2

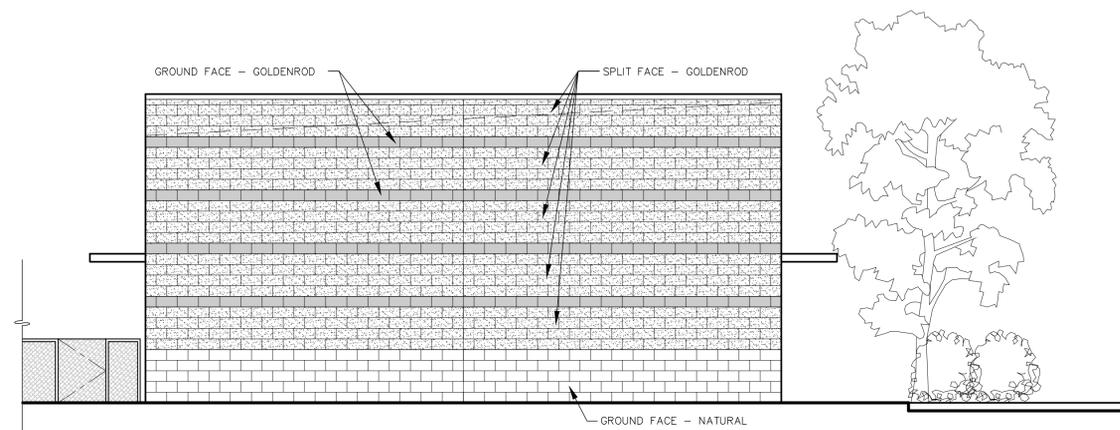
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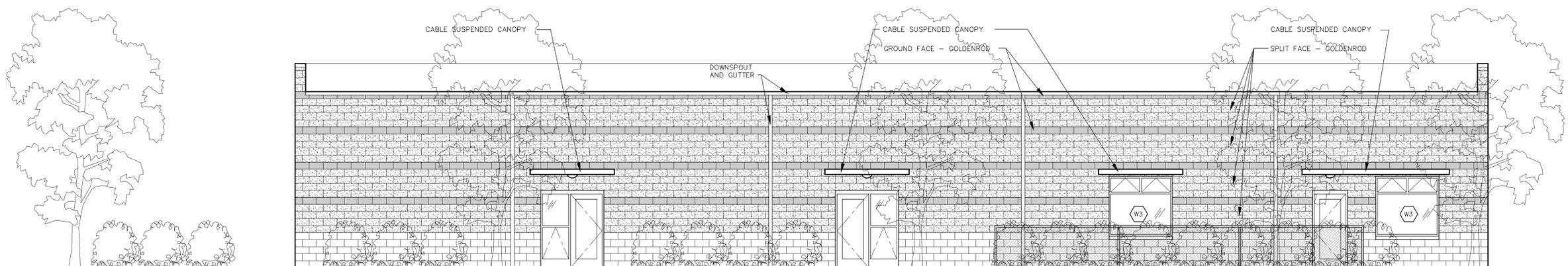
1 TENANT BUILDING – SOUTH ELEVATION  
3/16" = 1'-0"



2 TENANT BUILDING – EAST ELEVATION  
3/16" = 1'-0"



3 TENANT BUILDING – WEST ELEVATION  
3/16" = 1'-0"



4 TENANT BUILDING – NORTH ELEVATION  
3/16" = 1'-0"

--

REVISIONS:	DATE:	DESCRIPTION:
NO.	02-27-07	SUNSHADE CHANGES

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**OZ**  
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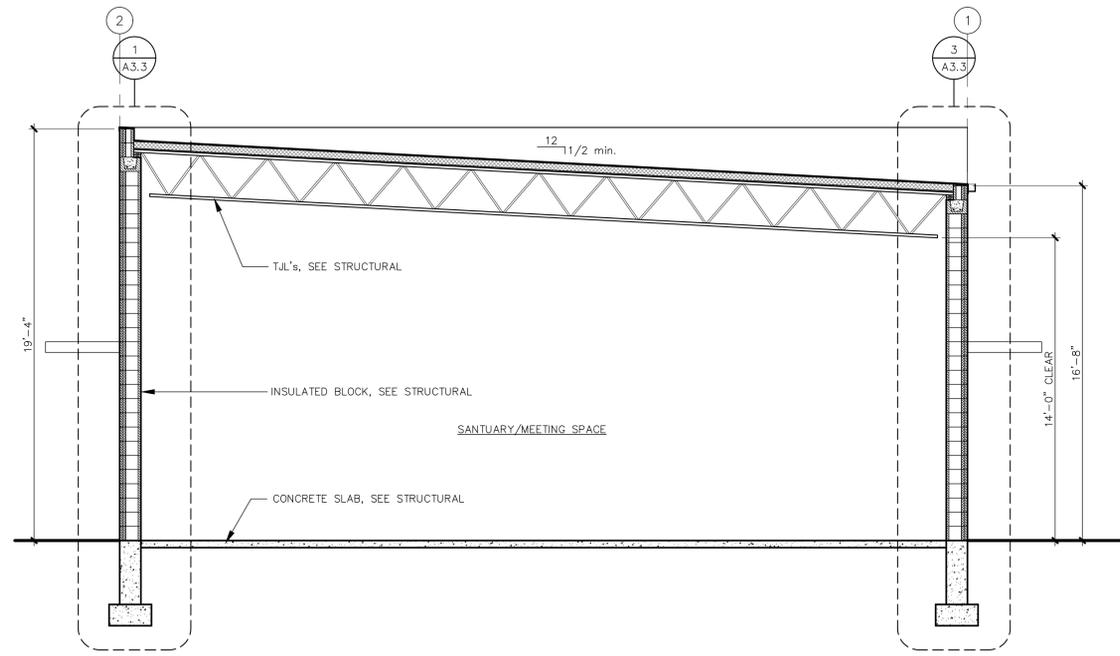
A NEW TENANT BUILDING FOR:  
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 restoration  
 TRUMPETER WAY & HARRIER DRIVE  
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JOB NO: 06.042  
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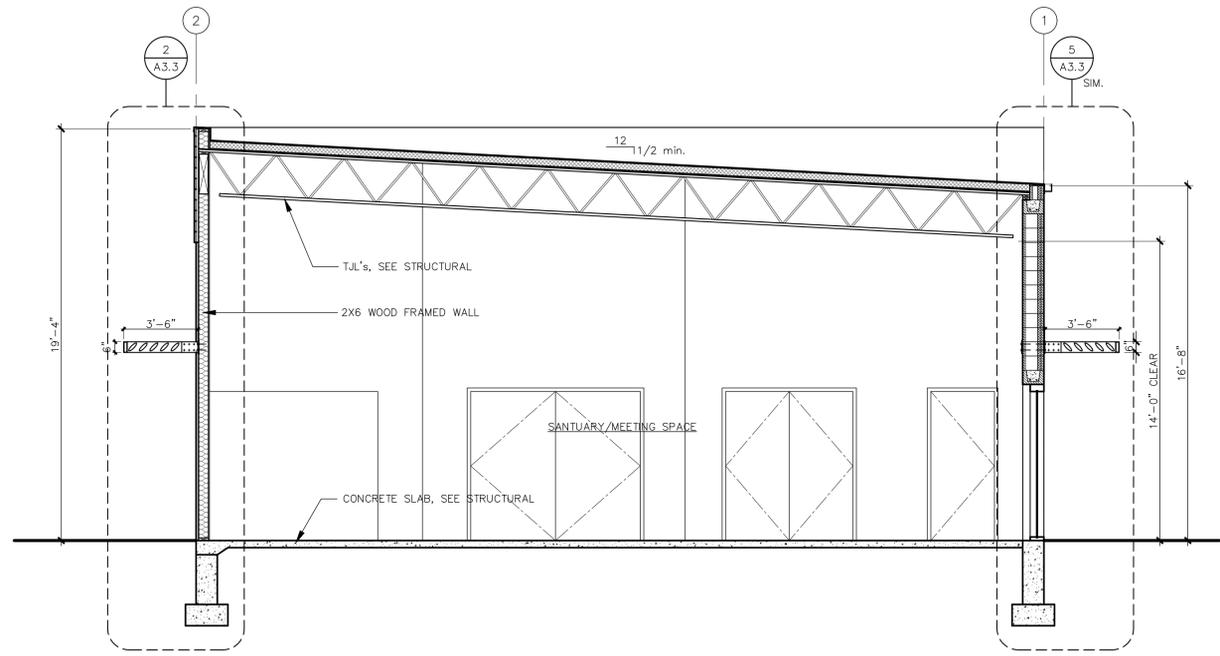
EXTERIOR ELEVATIONS

A3.1

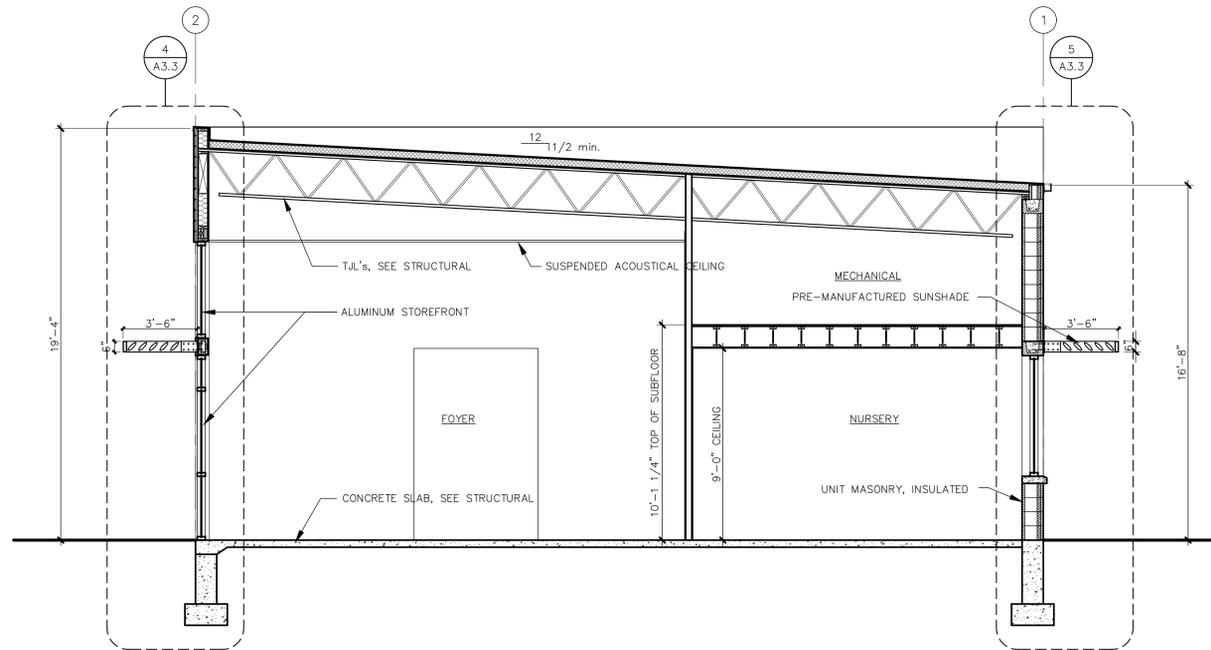
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1 BUILDING SECTION AT CMU WALLS  
1/4" = 1'-0"



2 BUILDING SECTION AT FRAMED FRONT WALL  
1/4" = 1'-0"



3 BUILDING SECTION AT FRAMED STOREFRONT FRONT WALL  
1/4" = 1'-0"

REVISIONS:	NO.	DATE:	DESCRIPTION:
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	2		AND MECH. FRAMING CHANGES

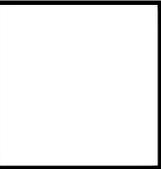
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BUILDING SECTIONS

A3.2  
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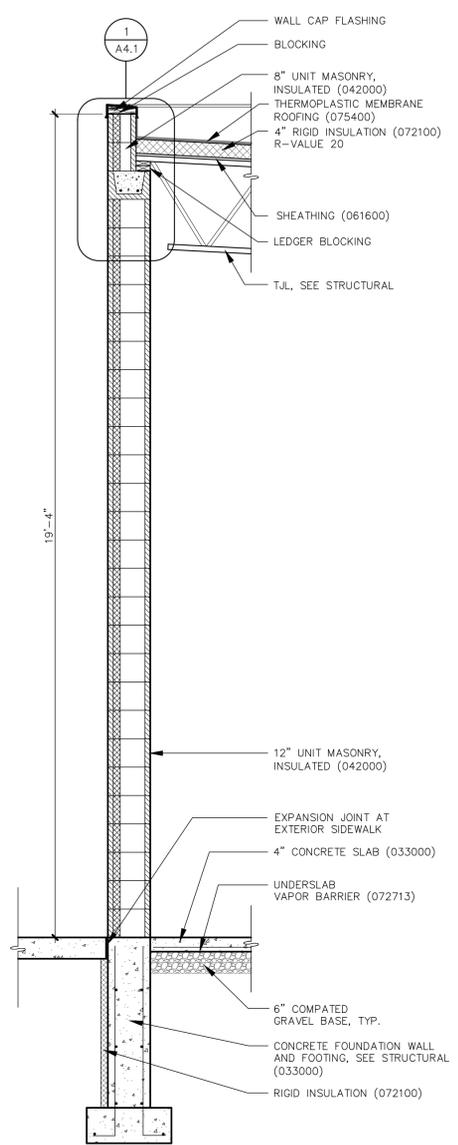
REVISIONS	DATE	DESCRIPTION
NO.	02-27-07	SUNSHADE CHANGES

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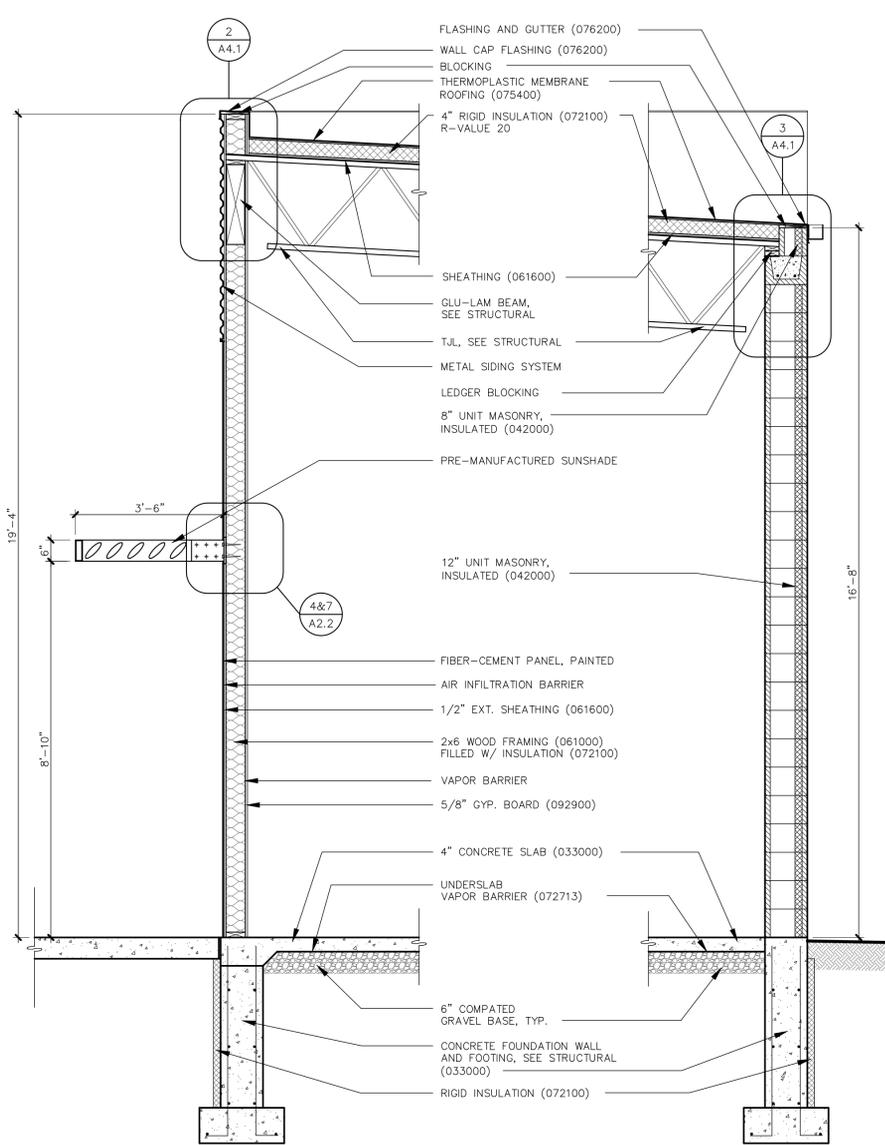
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JOB NO: 06.042  
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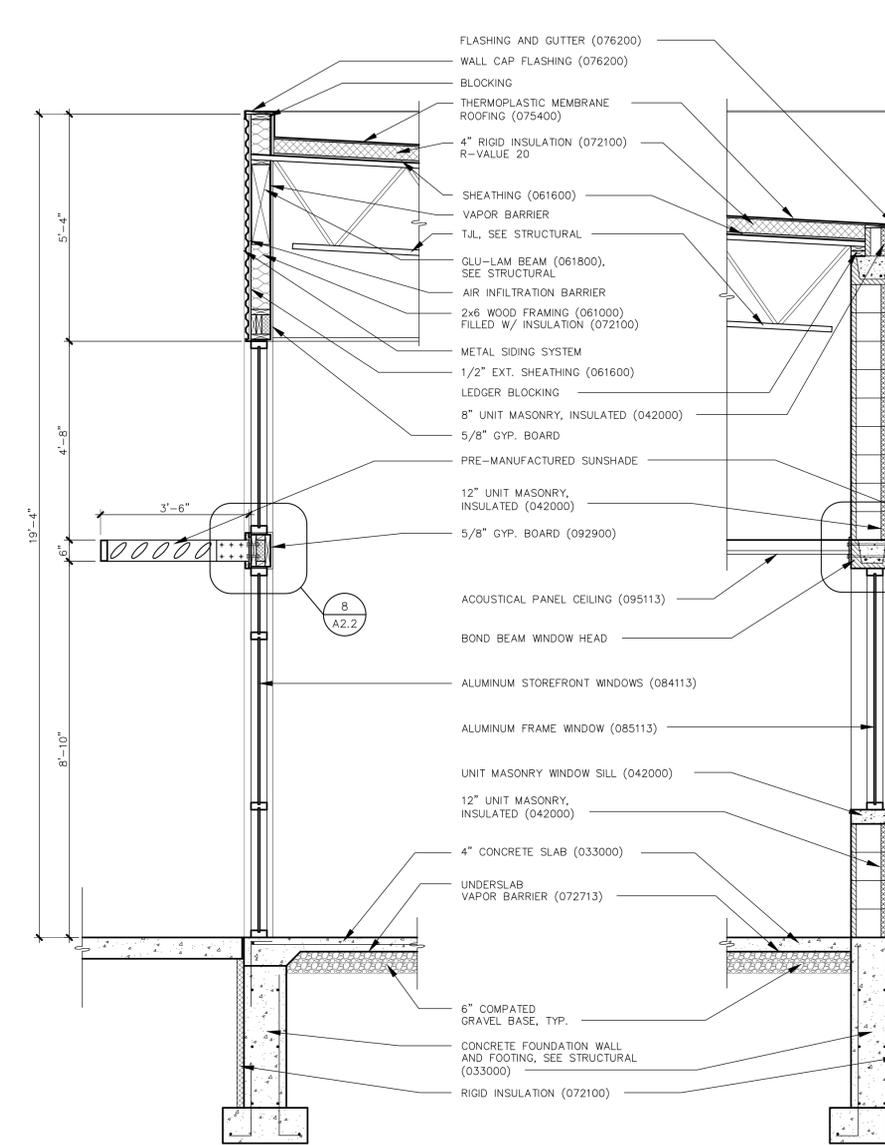
WALL SECTIONS



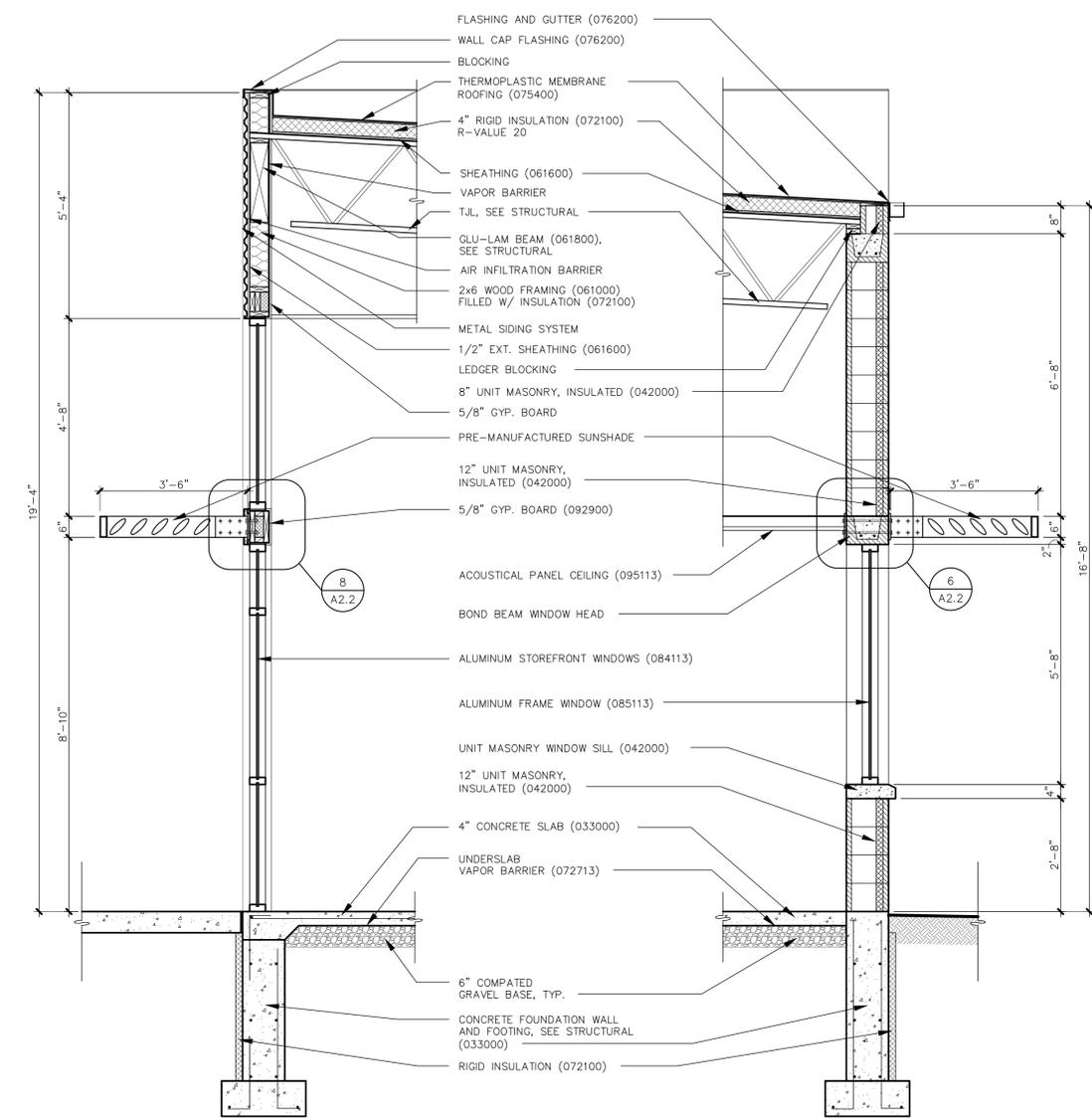
1 WALL SECTION  
 1/2" = 1'-0"



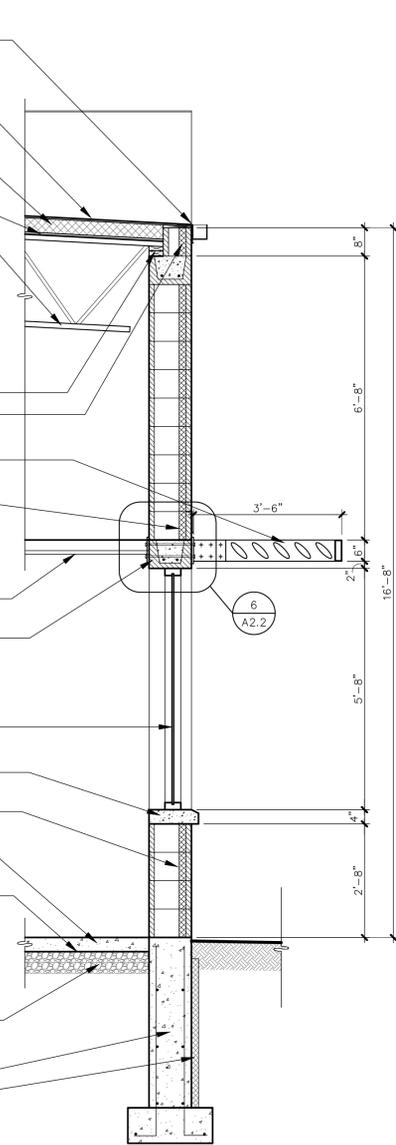
2 WALL SECTION  
 1/2" = 1'-0"



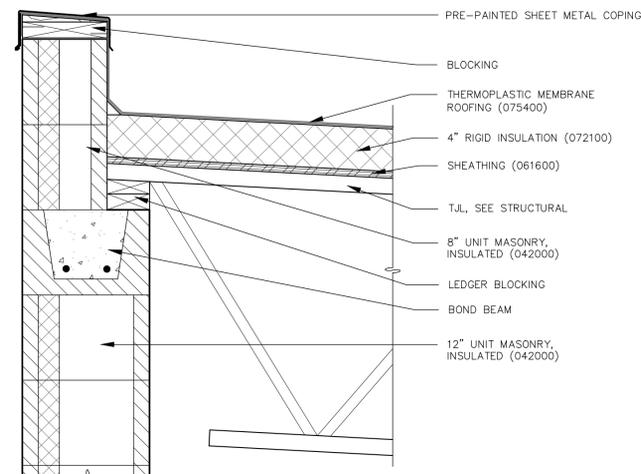
3 WALL SECTION  
 1/2" = 1'-0"



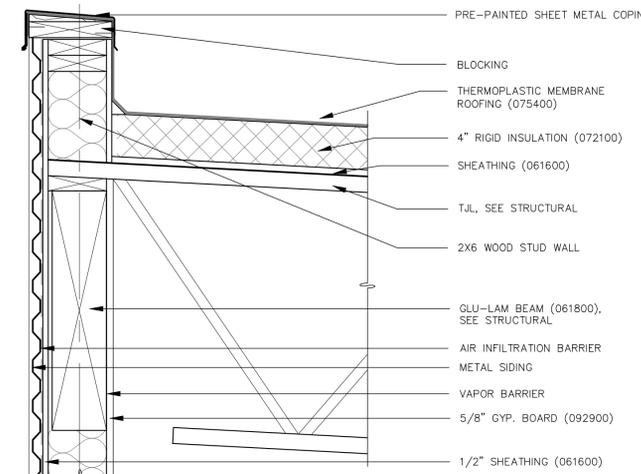
4 WALL SECTION  
 1/2" = 1'-0"



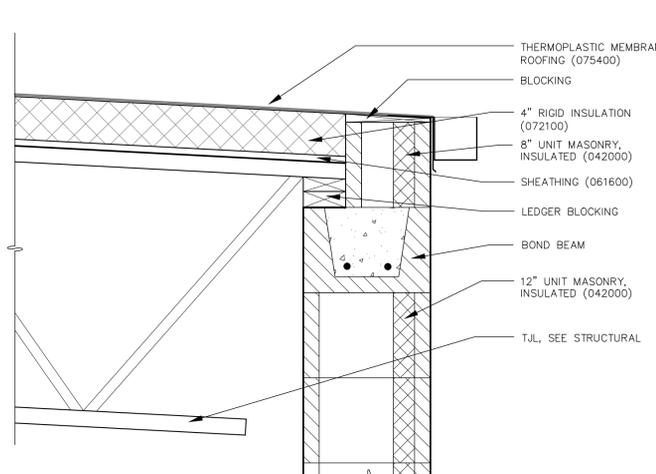
5 WALL SECTION  
 1/2" = 1'-0"



1 DETAIL AT PARAPET  
1 1/2" = 1'-0"



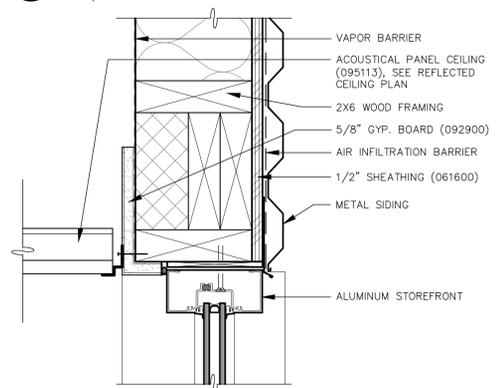
2 DETAIL AT PARAPET  
1 1/2" = 1'-0"



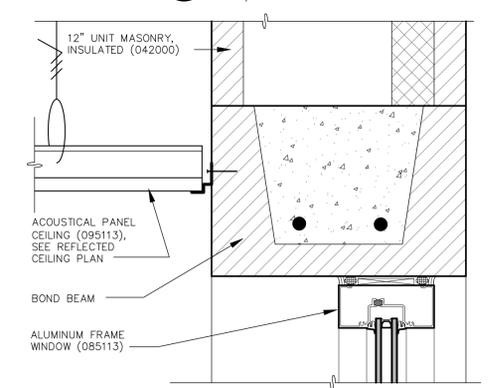
3 DETAIL AT SLOPED ROOF  
1 1/2" = 1'-0"



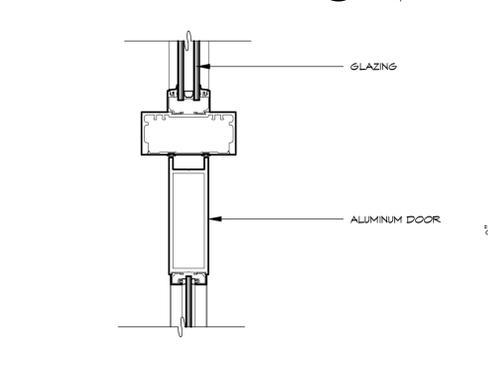
4 NOT USED  
1 1/2" = 1'-0"



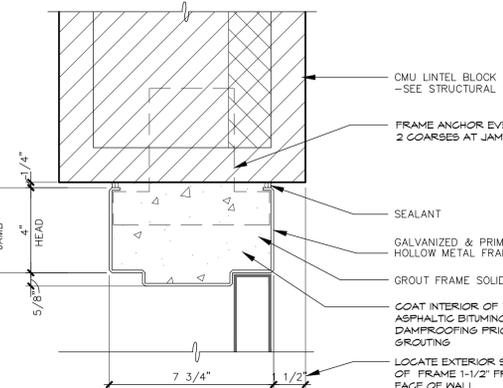
5 ALUM. HEAD AT METAL SIDING  
3" = 1'-0"



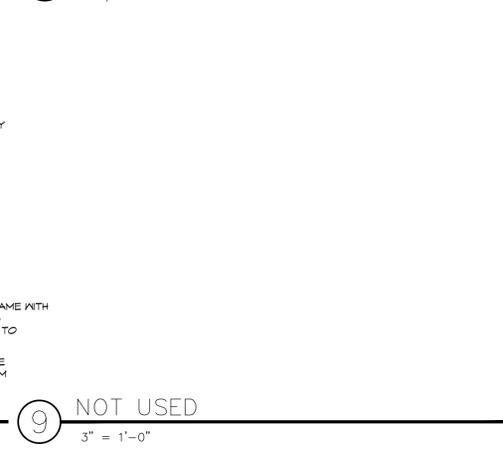
6 ALUMINUM WINDOW HEAD AT CMU  
3" = 1'-0"



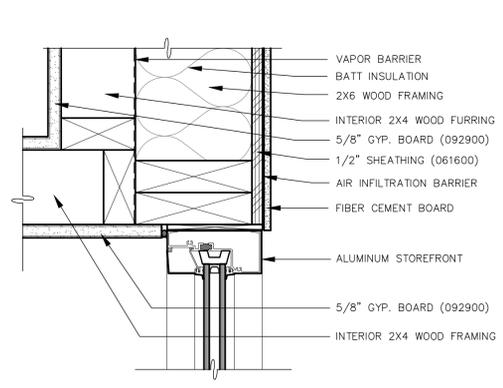
7 STOREFRONT DOOR HEAD  
3" = 1'-0"



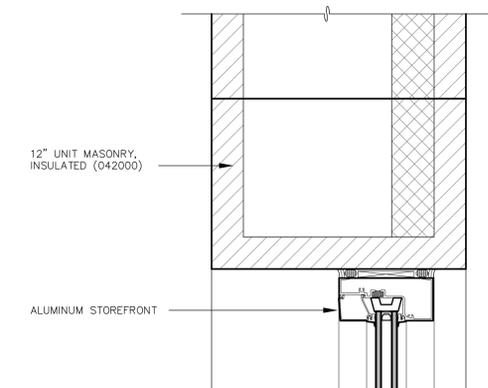
8 H.M. DOOR HEAD (JAMB SIM.)  
3" = 1'-0"



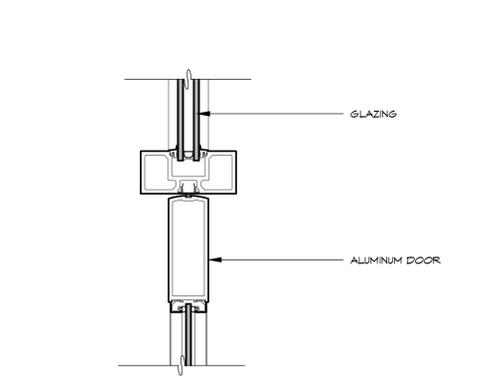
9 NOT USED  
3" = 1'-0"



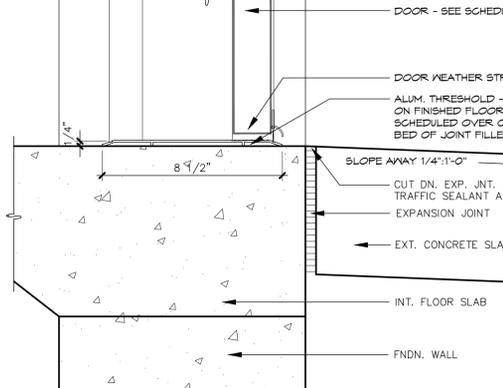
10 ALUM. JAMB AT FIBER CEMENT BOARD  
3" = 1'-0"



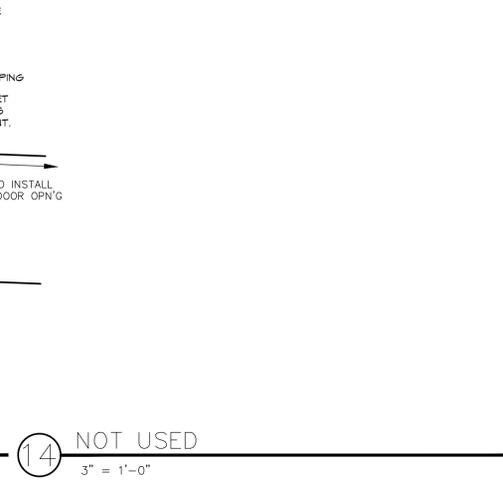
11 ALUMINUM WINDOW JAMB AT CMU  
3" = 1'-0"



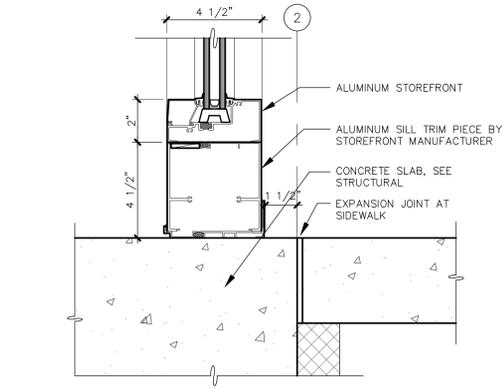
12 STOREFRONT DOOR JAMB  
3" = 1'-0"



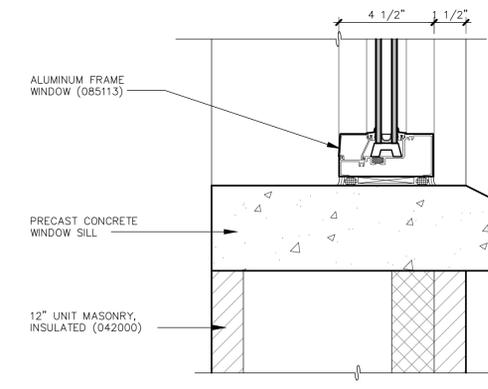
13 EXTERIOR DOOR THRESHOLD  
3" = 1'-0"



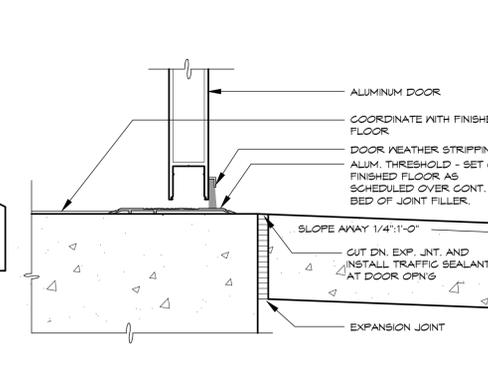
14 NOT USED  
3" = 1'-0"



15 ALUM. STOREFRONT SILL  
3" = 1'-0"



16 ALUMINUM WINDOW SILL AT CMU  
3" = 1'-0"



17 STOREFRONT DOOR THRESHOLD  
3" = 1'-0"

NO.	DATE:	DESCRIPTION:

NO.	DATE:	DESCRIPTION:

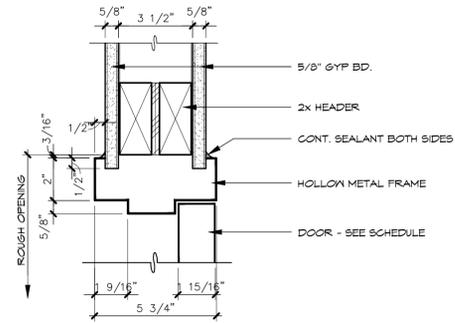
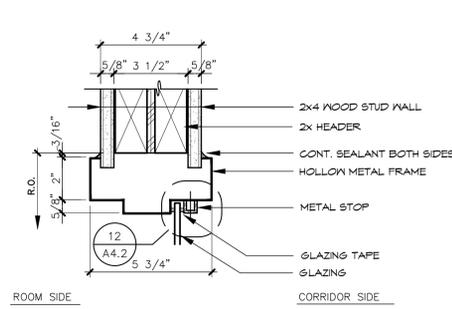
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A NEW TENANT BUILDING FOR: **DAYSPRING** restoration  
 TRUMPETER WAY & HARRIER DRIVE  
 MISSOULA, MONTANA

JOB NO: 06.042  
 DATE: 09 / 15 / 06

EXTERIOR  
 DETAILS

A4.1  
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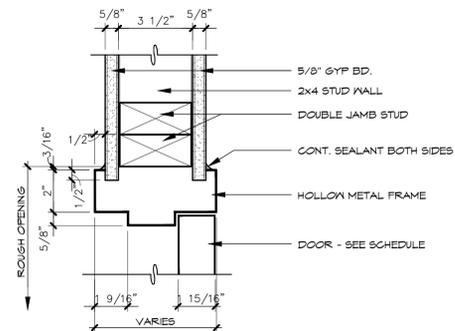
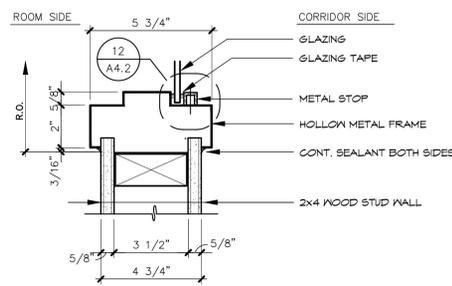
1 RELITE HEAD  
3" = 1'-0"

2 HOLLOW METAL DOOR HEAD  
3" = 1'-0"

3 NOT USED  
3" = 1'-0"

4 NOT USED  
3" = 1'-0"

5 NOT USED  
3" = 1'-0"



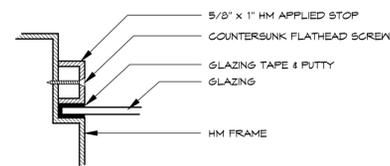
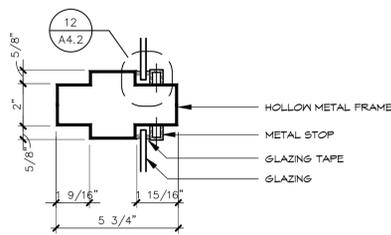
6 RELITE SILL / JAMB  
3" = 1'-0"

7 DOOR JAMB  
3" = 1'-0"

8 NOT USED  
3" = 1'-0"

9 NOT USED  
3" = 1'-0"

10 NOT USED  
3" = 1'-0"



11 RELITE MULLION  
3" = 1'-0"

12 RELITE MULLION  
3" = 1'-0"

13 NOT USED  
3" = 1'-0"

NO.	DATE	DESCRIPTION

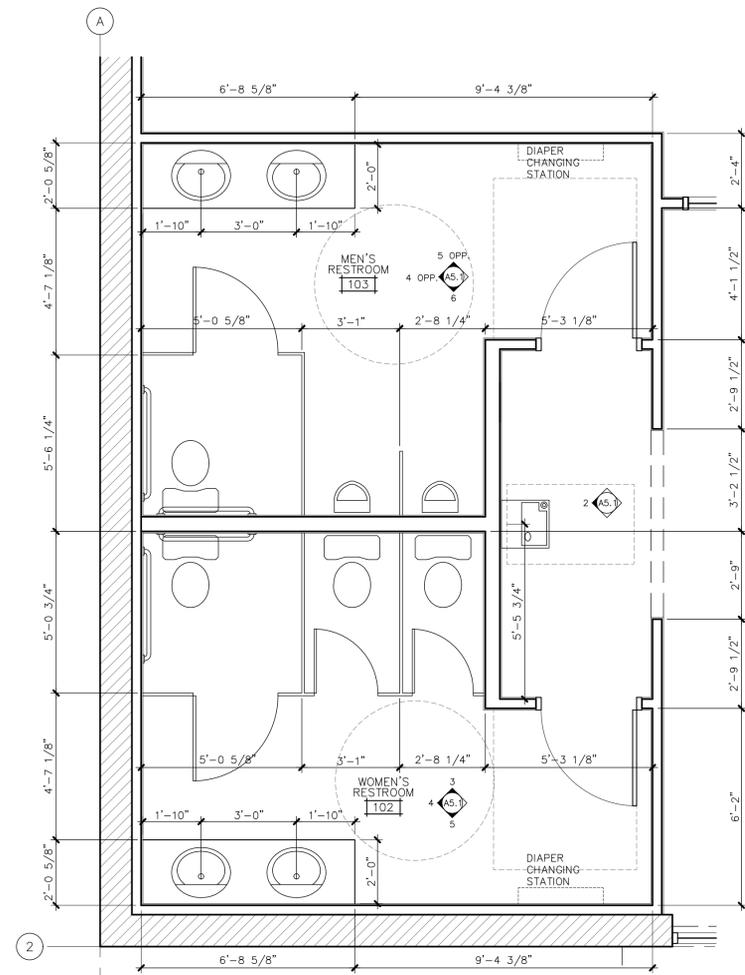
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 TRUMPETER WAY & HARRIER DRIVE  
 MISSOULA, MONTANA

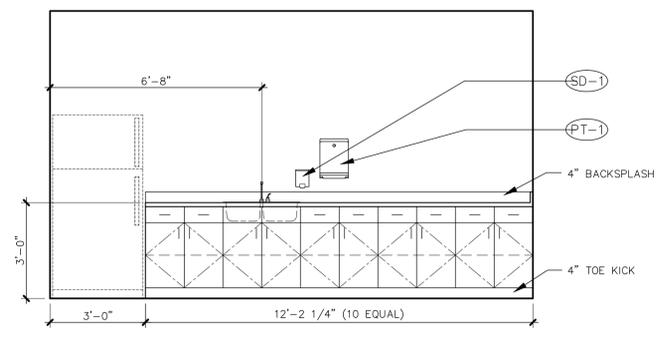
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 DATE: 09 / 15 / 06  
**INTERIOR DOOR AND WINDOW DETAILS**

A4.2

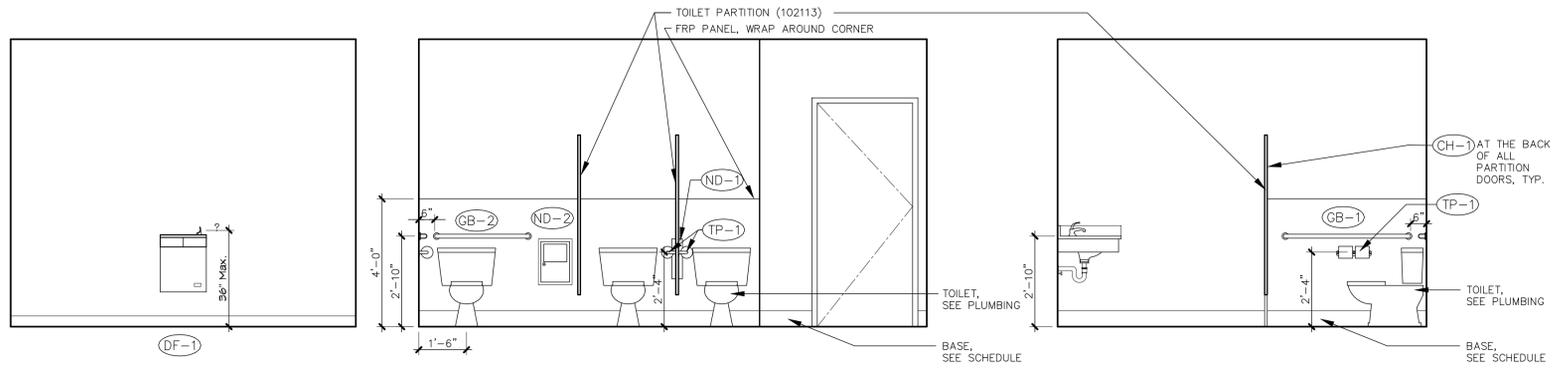
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1 ENLARGED PLAN  
3/8" = 1'-0"



7 MULTI-PURPOSE ROOM 104 - EAST  
1" = 1'-0"

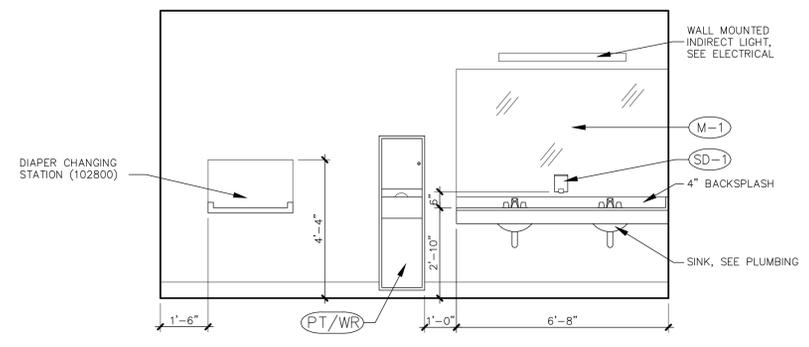


2 FOYER 101 - WEST  
3/8" = 1'-0"

3 WOMEN'S RESTROOM 102 - NORTH  
3/8" = 1'-0"

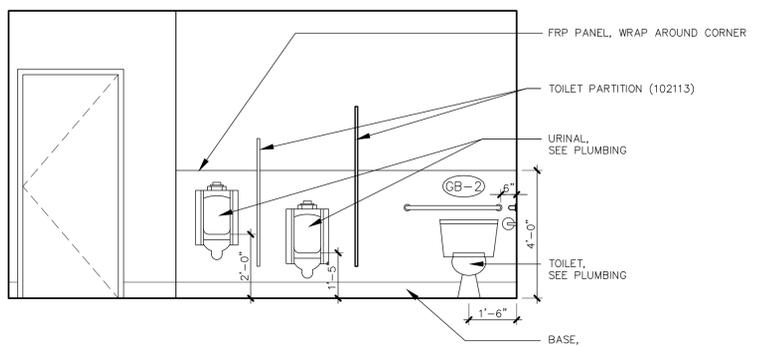
4 WOMEN'S RESTROOM 102 - WEST  
3/8" = 1'-0"

MEN'S R.R. 103 (OPP.)



5 WOMEN'S RESTROOM 102 - SOUTH  
3/8" = 1'-0"

MEN'S R.R. 103 - NORTH (OPP.)



6 MEN'S RESTROOM 103 - SOUTH  
3/8" = 1'-0"

- CH-1 COATHOOK & BUMPER
- DF-1 DRINKING FOUNTAIN  
\* SEE PLANS FOR LOCATIONS
- GB-1 48" GRAB BAR
- GB-2 36" GRAB BAR
- M-1 CUSTOM CUT MIRROR, POLISHED EDGES, NO FRAME - WIDTH TO FIT THE SIZE OF THE VANITY X 4'-0" TALL. (088300)
- MH-1 MOP HOLDER
- ND-1 PARTITION MOUNTED 2-SIDED SANITARY NAPKIN DISPOSAL
- ND-2 WALL MOUNTED SANITARY NAPKIN DISPOSAL
- PT-1 PAPER TOWEL DISPENSER
- SD-1 SOAP DISPENSER
- TP-1 TOILET PAPER DISPENSER (102800)
- PT/WR COMBINATION WASTE RECEPTACLE & PAPER TOWEL DISPENSER



REVISIONS

NO.	DATE	DESCRIPTION
01	02-27-07	PLAN CHANGES

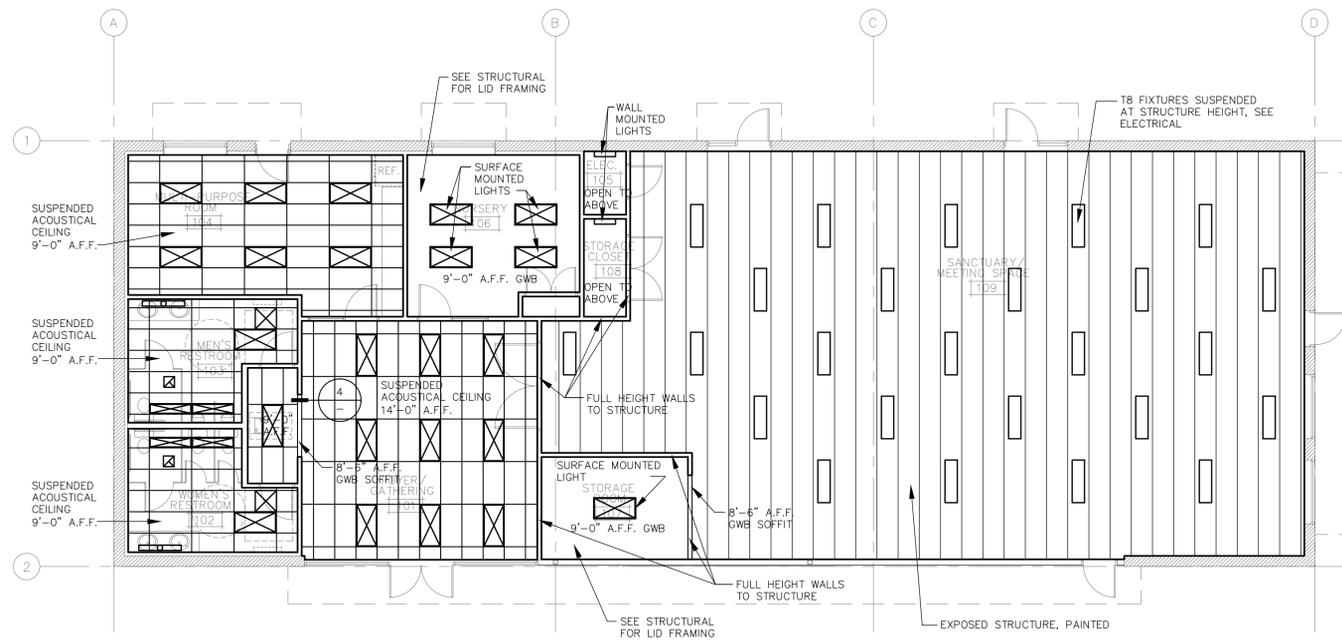
Architects  
 125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9272

A NEW TENANT BUILDING FOR:  
**DAYSpring** restoration  
 TRUMPETER WAY & HARRIER DRIVE  
 MISSOULA, MONTANA

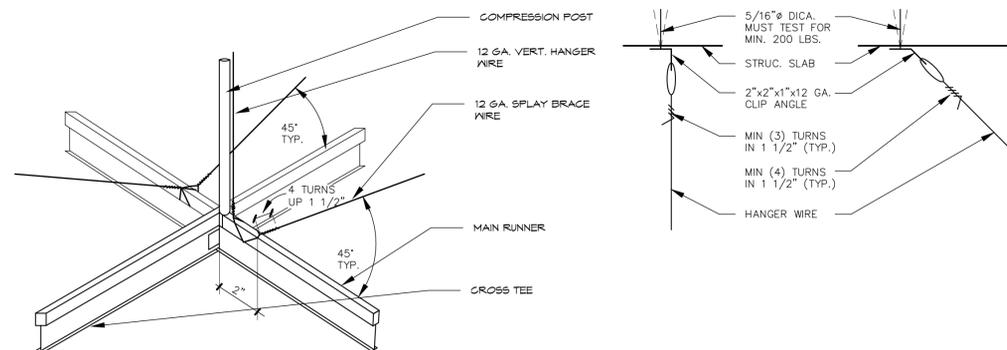
JOB NO: 06.042  
 DATE: 09 / 15 / 06

ENLARGED PLAN AND INTERIOR ELEVATIONS

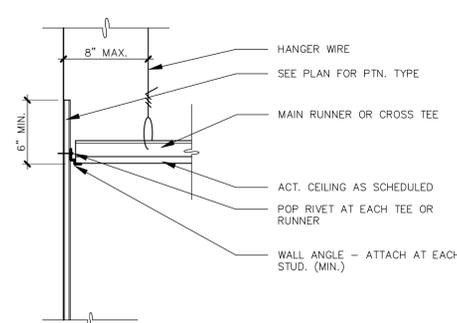
A5.1



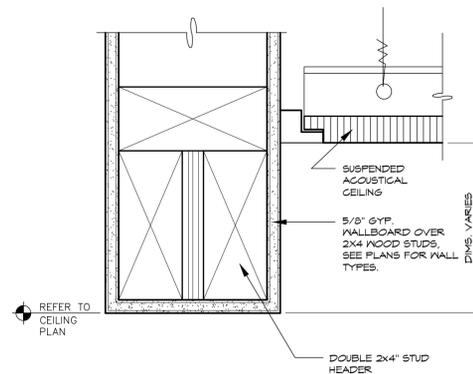
1 REFLECTED CEILING PLAN  
1/8" = 1'-0"



2 TYPICAL SUSPENDED CEILING BRACING DETAIL  
NTS



3 TYP. SUSPENDED CLG PANEL AT WALL  
1-1/2" = 1'-0"



4 GWB SOFFIT  
6" = 1'-0"

--

REVISIONS:	DATE:	DESCRIPTION:
NO.	02-27-07	PLAN CHANGES

A r c h i t e c t s  
 125 Bank Street, Suite 200, Missoula, Montana 59802 P(406) 728-3013 F(406) 728-9277

A NEW TENANT BUILDING FOR: **DAYSPRING** restoration  
 TRUMPETER WAY & HARRIER DRIVE  
 MISSOULA, MONTANA

JOB NO: 06.042  
 DATE: 09 / 15 / 06  
**REFLECTED CEILING PLAN & DETAILS**

A6.1

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**STRUCTURAL GENERAL NOTES**

STRUCTURAL GENERAL NOTES ARE INTENDED TO HIGHLIGHT OR IN SOME CASES SUPPLEMENT PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.

**A. GOVERNING CODES**

- 2003 IBC
- AMERICAN CONCRETE INSTITUTE (ACI), 318-05
- AISC MANUAL OF STEEL CONSTRUCTION, LRFD THIRD EDITION.

**B. DESIGN LOADS AND CRITERIA**

**1) GRAVITY LOADS (PSF):**

	DEAD LOAD (PSF)	LIVE LOAD (PSF)
ROOF, MEMBRANE	22 PSF	30 PSF
FLOOR	20 PSF	50 PSF + 20 PSF PARTITION
MECHANICAL	20 PSF	50 PSF

**2) WIND CRITERIA:**

WIND SPEED = 90 MPH, EXP C

**3) SEISMIC CRITERIA:**

SEISMIC DESIGN CATEGORY D, SDS = 0.59  
ANALYSIS PROCEDURE, EQUIVALENT LATERAL FORCE  
LATERAL FORCE RESISTING SYSTEM:  
MASONRY SHEARWALLS

**4) FOOTING BEARING PRESSURE:**

3000 PSF ON APPROVED SUBGRADE

**5) SOIL FRICTION COEFFICIENT:**

0.35

**6) LATERAL LIFT PRESSURE:**

35 PCF ACTIVE EQUIVALENT FLUID PRESSURE (ASSUMED)  
60 PCF AT-REST EQUIVALENT FLUID PRESSURE (ASSUMED)  
250 PCF PASSIVE EQUIVALENT FLUID PRESSURE (ASSUMED)  
48"

**7) FROST DEPTH:**

**C. MATERIALS**

**1) CONCRETE:**

PORTLAND CEMENT ASTM C150 TYPE I/II  
FLY ASH ASTM C618, 10% - 25% BY WEIGHT  
WATER / CEMENT + FLY ASH = 0.50 MAXIMUM  
28 DAY  $f_c$  = 3000 PSI  
AIR CONTENT 4.5% - 7.0%  
1 1/2" MAX NORMAL WEIGHT AGGREGATE  
FLY ASH ASTM  
C618, 10%-25% BY WEIGHT, WATER/CEMENT = 0.48 MAX  
28 DAY  $f_c$  = 4000 PSI AIR CONTENT 4.5%-7% 1 1/2" MAX  
NORMAL WEIGHT AGGREGATE

**2) REINFORCING BARS:**

ASTM A615, GRADE 60

**3) DEFORMED BARS:**

ASTM A706, GRADE 60 (WHERE INDICATED TO BE WELDED)

**4) MECHANICAL SPLICES:**

LENTON TAPERED, THREADED COUPLERS AS MFG BY ERICO

**5) WELDED WIRE FABRIC:**

ASTM A185, FLAT SHEET MATERIAL

**6) ANCHOR RODS:**

ASTM F1554 GRADE 55

**7) GROUT:**

ASTM C1107, NON-METALLIC NON-SHRINK, 3 DAY  $f_c$  = 4000 PSI

**8) MASONRY UNITS:**

ASTM C90, GRADE N,  $f_c$  = 1900 PSI

**9) MORTAR:**

ASTM C270, TYPE S

**10) MASONRY GROUT:**

ASTM C476 FINE,  $f_c$  = 2000 PSI WITH 10" SLUMP

**11) CMU ASSEMBLIES:**

28 DAY  $f_m$  = 1500 PSI, UNIT STRENGTH METHOD

**12) STRUCTURAL STEEL:**

W SHAPES ASTM A992,  $F_y$  = 50 KSI  
OTHER ROLLED SHAPES ASTM A36,  $F_y$  = 36 KSI  
PLATES ASTM A36,  $F_y$  = 36 KSI  
PIPE ASTM A53 GRADE B, TYPE E OR S,  $F_y$  = 35 KSI  
HSS - SQUARE OR RECT ASTM A500 GRADE B,  $F_y$  = 46 KSI  
HSS - ROUND ASTM A500 GRADE B,  $F_y$  = 42 KSI

**13) HIGH STRENGTH BOLTS:**

ASTM A325 TYPE 1 UNCOATED; STEEL TO STEEL CONNECTIONS

**14) BOLTS:**

ASTM A307; WOOD OR WOOD TO STEEL CONNECTIONS OR ERECTION ONLY

**15) HEADED ANCHOR STUDS:**

ASTM A108 GRADE 1010 - 1020, TYPE B,  $F_u$  = 60 KSI  
(AWS D1.1 TABLE 7.1, TYPE B)  
F7X-EXXX OR E70XX

**16) WELD METAL:**

ASTM A446 GRADE A OR A653,  $F_y$  = 33 KSI.

**17) STEEL DECK:**

STUD TYPE EXPANSION ANCHOR WITH SINGLE PIECE WEDGE

**18) EXPANSION ANCHORS:**

HILTI KWIK BOLT II EXPANSION ANCHOR OR EQUAL  
W/ COMPRESSION RING, EXPANSION CONE AND EXPANSION SLEEVE

**19) ADHESIVE ANCHORS:**

ASTM A36 SHANK - ALL THREAD TYPE, INJECTABLE ADHESIVE TYPE  
TO SUIT BASE MATERIAL AS APPROVED BY THE ENGINEER

**20) GLUE LAMINATED TIMBER:**

ANSI/AITC A190.1, COMBINATION SYMBOL 24F-V4-DF/DF

**21) TIMBERSTRAND LSL:**

ICC REPORT NO. PFC-5676  
 $F_b$  = 2250 PSI,  $F_v$  = 400 PSI  
 $F_c$  = 1950 PSI,  $E$  = 1.5E6 PSI

**22) PARALLAM PSL:**

ICC REPORT NO. PFC-5676  
 $F_b$  = 2900 PSI,  $F_v$  = 290 PSI  
 $F_c$  = 2900 PSI,  $E$  = 2.0E6 PSI

**23) DIMENSION LUMBER:**

GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION (WWPA)  
OR WEST COAST LUMBER INSPECTION BUREAU (WCLIB).  
HEM-FIR #1 UNLESS NOTED OTHERWISE  
HEM-FIR #2 STUD FRAMING, PLATES & BLOCKING

**24) WOOD SHEATHING/PANELS:**

AMERICAN PLYWOOD ASSOCIATION (APA) RATED  
"STRUCTURAL I" OR "SHEATHING" SUITED FOR SPAN & USE

**D. FOUNDATIONS**

**1) FOUNDATIONS HAVE BEEN DESIGNED BASED ON GEOTECHNICAL REPORT PROVIDED BY GMT CONSULTANTS INC, PROJECT 060708-2105, DATED AUGUST 1, 2006.**

**2) COORDINATE SUBGRADE PREPARATION W/ SOILS REPORT RECOMMENDATIONS. NOT ALL GEOTECHNICAL SUBGRADE WORK SHOWN ON THESE DRAWINGS.**

**3) PLACE FOOTINGS ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PLACED OVER UNDISTURBED NATURAL SOILS. ENGINEERED FILL MATERIAL SHALL BE MINUS 3" GRANULAR, APPROVED BY THE GEOTECHNICAL ENGINEER. PLACE ENGINEERED FILL IN UNIFORM LIFTS AND COMPACT TO 98% STANDARD PROCTOR ACCORDING TO ASTM D698. PLAN LIMITS OF ENGINEERED FILL MUST EXTEND AT LEAST 1'-0" BEYOND ALL FOOTING EDGES. IF ENCOUNTERED, EXISTING FILL SHALL BE REMOVED TO AN APPROVED DEPTH AND REPLACED WITH ENGINEERED FILL AS DESCRIBED ABOVE, PLACED AND COMPACTED AS DESCRIBED ABOVE.**

**4) PLACE INTERIOR SLABS ON GRADE ON 6" OF MINUS 3/4" DRAINAGE COURSE, GRADED FOR COMPACTION WITH LESS THAN 12% PASSING THE #200 SIEVE. PLACE DRAINAGE COURSE OVER A VAPOR RETARDER ON NATURAL SOILS OR ENGINEERED FILL PLACED OVER UNDISTURBED NATURAL SOILS. COMPACT SOILS UNDER SLABS (ABOVE FOOTINGS) TO 95% STANDARD PROCTOR ACCORDING TO ASTM D698.**

**5) DO NOT BACKFILL WALLS WITH UNBALANCED SOIL LEVELS UNLESS ADEQUATELY SHORED OR PERMANENT FLOOR PLATES ARE INSTALLED AND CONNECTIONS ARE COMPLETE - THIS DOES NOT INCLUDE RETAINING WALLS. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING DESIGN AND INSTALLATION.**

**6) BACKFILL AND COMPACT BURIED WALLS OR GRADE BEAMS EVENLY ON EACH SIDE TO AVOID UNBALANCED LOADS. COMPACT LAYERS TO 95% STANDARD PROCTOR ACCORDING TO ASTM D698 EXCEPT 92% UNDER NON-PAVED AREAS.**

**7) ALWAYS PROVIDE POSITIVE SURFACE WATER DRAINAGE AWAY FROM THE STRUCTURE.**

**E. CONCRETE**

**1) PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301-05 "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.**

**2) MINIMUM REINFORCING BAR COVER:**  
3" AT UNFORMED SURFACES EXPOSED TO EARTH  
2" AT FORMED SURFACES EXPOSED TO EARTH OR WEATHER FOR #6 AND LARGER  
1 1/2" AT FORMED SURFACES EXPOSED TO EARTH OR WEATHER FOR #3-#5  
1" AT SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER

**3) SPLICE REINFORCING BARS BY LAPPING ACCORDING TO THE SCHEDULE ON THE DRAWINGS. PLACE MECHANICAL CONNECTORS WHERE SHOWN. SPLICE W/WF SHEETS BY LAPPING AT LEAST ONE PANEL WIDTH (TWO LONGITUDINAL BARS IN CONTACT) OR 6 INCHES MINIMUM.**

**4) ADD #4X3'-0" DIAGONAL EACH FACE AT ALL OPENING CORNERS AND #4X3'-0" DIAGONAL MID-DEPTH AT ALL RE-ENTRANT SLAB CORNERS UNLESS SHOWN OTHERWISE.**

**5) SECURE ALL REINFORCING, INCLUDING W/WF, IN POSITION WITH CHAIRS BEFORE CONCRETE PLACEMENT. CONCRETE DOBIES MAY BE USED TO POSITION SLAB ON GRADE REINFORCEMENT.**

**6) TIE THE DOWELS IN PLACE BEFORE PLACING CONCRETE. DO NOT STAB OR "WET-SET" DOWELS.**

**7) INSTALL AND SECURE EMBEDMENTS SUCH AS ANCHOR BOLTS AND EMBEDMENT PLATES WITHIN SPECIFIED TOLERANCES BEFORE CONCRETE PLACEMENT.**

**8) ROUND ISOLATION JOINTS SHOWN AT COLUMN LOCATIONS MAY BE SIMILAR SIZE DIAMOND SHAPED JOINTS AT THE CONTRACTOR'S DISCRETION.**

**9) WHERE TOP SURFACES OF CONCRETE SLABS ARE SHOWN TO BE RECESSED MORE THAN 1/2", THICKEN SLAB TO MAINTAIN INDICATED SLAB THICKNESS.**

**10) MECHANICALLY VIBRATE ALL CONCRETE PLACEMENTS EXCEPT SLABS LESS THAN 5" THICK.**

**11) WHERE SLAB CONTRACTION JOINTS ARE SHOWN ON THE DRAWINGS, CONSTRUCTION JOINTS MAY BE SUBSTITUTED TO ACCOMMODATE THE CONTRACTOR'S PLACEMENT STRATEGY.**

**12) FREE WATER ON THE SLAB SURFACE DURING FINISHING OPERATIONS IS PROHIBITED. SOFT CUT CONTRACTION JOINTS AS SOON AS POSSIBLE - GENERALLY WITHIN 6 HOURS AFTER FINISHING.**

**13) PROTECT AND CURE ALL CONCRETE SURFACES. BEGIN CURING WALLS IMMEDIATELY AFTER STRIPPING FORMS AND FLATWORK IMMEDIATELY AFTER FINISHING.**

**14) CONCRETE SURFACES TO RECEIVE GROUT UNDER COLUMN BASEPLATES MUST BE PREPARED BY LIGHT BUSH HAMMERING (1/4" AMPLITUDE) THE GROUTED AREA IF TROWELED SMOOTH AND PRE-SOAKING.**

**G. STRUCTURAL STEEL**

**1) STRUCTURAL STEEL CONSTRUCTION, FABRICATION, AND ERECTION SHALL CONFORM WITH THE LATEST AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND APPLICABLE PROVISIONS OF AWS "STRUCTURAL WELDING CODE" BOLTS IN FRAMEWORK SHALL BE 3/4" DIAMETER ASTM A325M (THREADS INCLUDED IN SHEAR PLANE) HIGH STRENGTH BOLTS UNLESS OTHERWISE NOTED. TYPICAL CONNECTIONS ARE "SNUG TIGHT" BEARING CONNECTIONS WITH STANDARD WASHERS. USE LOAD INDICATOR WASHERS OR TWIST OFF BOLT HEADS AT MOMENT FRAME CONNECTIONS OR CONNECTIONS LISTED AS FULLY TENSIONED OR SLIP CRITICAL.**

**2) WELDING ELECTRODES OR WIRES: E70XX UNLESS OTHERWISE NOTED. WELDING SHALL CONFORM TO CURRENT AWS "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION". ALL WELDING SHALL BE PERFORMED BY A AWS CERTIFIED WELDER.**

**3) MINIMUM WELD SIZES, UNLESS OTHERWISE NOTED:**  
THICKNESS OF THICKER PART JOINED WELD SIZE  
3/16" - 1/2" 3/16"  
>1/2" - 3/4" 1/4"  
>3/4" 5/16" (VERIFY AND ADHERE TO PREHEAT REQUIREMENTS)

**4) RETURN ALL WELDS TWICE THE NOMINAL SIZE OF THE WELD MINIMUM, UNLESS OTHERWISE NOTED**

**5) ALL COPELS, BLOCKS, CUT-OUTS, AND CUTTING OF STRUCTURAL MEMBERS SHALL HAVE ALL REINFORCED CORNERS SHAPED, NOTCH-FREE, TO A RADIUS OF 1/2" MINIMUM.**

**6) ALL EXPOSED STEEL SHALL BE PAINTED UNLESS OTHERWISE NOTED. ALL SURFACES SHALL BE GIVEN A SHOP COAT OF APPROVED PRIMER TO MINIMUM DRY THICKNESS OF 1.5 MILS (0.051MM). TOUCH UP PAINT OF ALL FIELD WELDS AND SERIOUS ABRASIONS TO THE SHOP COAT WITH PAINT COMPATIBLE WITH THE SHOP COAT. DO NOT PAINT SURFACES THAT ARE TO BE FIRE-PROOFED, EMBEDDED IN CONCRETE, OR IN A SLIP-CRITICAL OR FULLY TENSIONED CONNECTION. (SHOP PRIMER OF INTERIOR STEEL MAY BE ELIMINATED WITH OWNER CONSENT)**

**7) SECURE REINFORCEMENT AGAINST DISPLACEMENT USING BAR POSITIONING DEVICES AT 48".**

**8) GROUT ALL CELLS THAT INCLUDE REINFORCEMENT, ANCHORS OR STRUCTURAL EMBEDMENTS. PLACE GROUT IN 48" LIFTS. CONSOLIDATE ALL GROUT PLACEMENTS BY MECHANICAL VIBRATION. PROVIDE CLEANOUTS FOR TOTAL GROUT PLACEMENT HEIGHT OVER 60".**

**9) PLACE VERTICAL WALL CONTROL JOINTS AT CHANGES IN WALL HEIGHT, THICKNESS OR AT 24'-0" MAXIMUM SPACING IN EXTERIOR WALLS (BEGIN WITHIN 16' OF CORNER) AND 32'-0" IN INTERIOR WALLS UNLESS SHOWN OTHERWISE. HORIZONTAL BOND BEAM REINFORCING AT BEARING ELEVATION(S) AND TOP OF WALL RUNS CONTINUOUS THROUGH THE JOINT, CUT ALL OTHER HORIZONTAL REINFORCEMENT AT CONTROL JOINT LOCATIONS.**

**10) SECURE MASONRY VENEER TO SUPPORTING WALLS OR COLUMNS AT 16" VERTICAL AND HORIZONTAL WITH APPROVED TIES / ANCHORS.**

**H. MASONRY**

**1) ALLOWABLE STRESSES USED IN DESIGN ARE BASED ON QUALITY ASSURANCE PROVISION INDICATED. VERIFY COMPRESSIVE STRENGTH BY THE UNIT STRENGTH METHOD.**

**2) THE MATCHING DOWEL BARS FROM FOUNDATION IN PLACE FOR ALL VERTICAL WALL REINFORCING BEFORE CONCRETE PLACEMENT.**

**3) SPLICE REINFORCING BARS BY LAPPING ACCORDING TO THE SCHEDULE ON THE DRAWINGS.**

**4) REINFORCE ALL JAMB CELLS, CORNER CELLS, TEE CELLS, END CELLS AND AT EACH SIDE OF CONTROL JOINTS FULL HEIGHT - MATCH TYPICAL WALL REINFORCING UNLESS SHOWN OTHERWISE.**

**5) REINFORCE CMU BOND BEAMS WITH 2 -#5 BARS IN 12" WALLS AND 1-#5 BAR IN 8" WALLS AT BEARING ELEVATION, WALL TOP AND AT 4'-0" UNLESS INDICATED OTHERWISE. PLACE MATCHING HORIZONTAL CORNER BARS AT ALL CORNERS AND INTERSECTIONS. INSTALL LADDER TYPE, NO. 9 WIRE HORIZONTAL JOINT REINFORCEMENT AT 16" EXCEPT AT BOND BEAMS.**

**6) PROVIDE REINFORCED CMU LINTELS AS SCHEDULED AT OPENINGS EXCEEDING 16" IN WIDTH.**

**7) SECURE REINFORCEMENT AGAINST DISPLACEMENT USING BAR POSITIONING DEVICES AT 48".**

**8) GROUT ALL CELLS THAT INCLUDE REINFORCEMENT, ANCHORS OR STRUCTURAL EMBEDMENTS. PLACE GROUT IN 48" LIFTS. CONSOLIDATE ALL GROUT PLACEMENTS BY MECHANICAL VIBRATION. PROVIDE CLEANOUTS FOR TOTAL GROUT PLACEMENT HEIGHT OVER 60".**

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**10) SECURE MASONRY VENEER TO SUPPORTING WALLS OR COLUMNS AT 16" VERTICAL AND HORIZONTAL WITH APPROVED TIES / ANCHORS.**

**J. SHOP DRAWINGS:**

**1. A SCHEDULE OF ALL SHOP DRAWINGS TO BE PROVIDED TO THE ENGINEER SHALL BE PROVIDED BY THE ENGINEER TO THE CONTRACTOR AND VERIFIED, SEE SCHEDULE BELOW. THE CONTRACTOR WILL PROVIDE AN APPROXIMATE SCHEDULE FOR EACH SUBMITTAL IN RELATION TO PROJECT SCHEDULE. CONTRACTOR SHOULD ALLOW 10 BUSINESS DAYS MINIMUM FOR REVIEW AND RETURN OF SHOP DRAWINGS UNLESS SPECIFICALLY AGREED TO IN ADVANCE BY ENGINEER OF RECORD.**

**2. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS LISTED AND ANY ADDITIONAL ITEMS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. CONSTRUCTION DOCUMENTS PROVIDED BY THE ENGINEER OF RECORD SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER. ANY SHOP DRAWINGS REPRODUCED FROM THE ENGINEERING DRAWINGS WILL BE RETURNED WITHOUT REVIEW.**

**3. THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL TO THE ENGINEER OR ARCHITECT OF RECORD. ANY SHOP DRAWINGS OR PRODUCT NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. THE CONTRACTOR SHALL CLOUD OR FLAG ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION AND COORDINATION OF ALL DIMENSIONS.**

**4. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED ALLOWED AFTER THE ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE ENGINEER OF RECORD.**

**5. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE ENGINEER OF RECORD OR ARCHITECT ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE FINAL COORDINATION BETWEEN THE SHOP DRAWINGS AND CONSTRUCTION DOCUMENTS. ANY ITEMS OMITTED OR SHOWN INCORRECTLY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS UNLESS A CHANGE IS APPROVED IN WRITING BY THE ENGINEER OF RECORD.**

**6. ALL ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS SHALL BE SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.**

**7. REVIEW OF SHOP DRAWINGS IS FOR CONFORMITY TO DESIGN. RESPONSIBILITY FOR COORDINATION AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.**

**8. SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF MAJOR ERRORS ARE FOUND DURING REVIEW. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR PROJECT DELAYS CAUSED BY INCORRECT OR INCOMPLETE SUBMITTALS.**

**9. NO MORE THAN ONE SET OF REPRODUCTION PRINTS AND ONE SET OF REPRODUCIBLES WILL BE REVIEWED FOR ANY INDIVIDUAL SUBMITTAL. ADDITIONAL COPIES CAN BE PROVIDED TO THE CONTRACTOR AT COST FOR THE REPRODUCTIONS, OR MARKS MAY BE TRANSFERRED TO ADDITIONAL SETS AT AN HOURLY RATE. FOR EACH SUBMITTAL, ONLY THE FRONT SHEET WILL BE STAMPED FOR THE OVERALL CONFORMANCE OF THE REVIEW. INDIVIDUAL SHEETS WILL HAVE APPLICABLE NOTES AND MARKS FOR INDIVIDUAL ITEMS OR REVIEW.**

**K. SPECIAL INSPECTIONS:**

**1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED INSPECTOR APPROVED BY THE ENGINEER AND THE BUILDING OFFICIAL. THE COMPANY ACTING AS COORDINATING INSPECTOR IS APEX ENGINEERING.**

**2. BELOW IS A SUMMARY OF REQUIRED INSPECTIONS. VERIFY EXACT REQUIREMENTS WITH PROJECT SPECIFICATIONS ADDRESSING EACH INDIVIDUAL MATERIAL AND PROCEDURE, AS APPLICABLE.**

**3. SPECIAL INSPECTION IS REQUIRED DURING THE FOLLOWING OPERATIONS:**

**A. GRADING, EXCAVATION, AND FILLING: PERIODIC AS REQUIRED THROUGH OUT PROJECT. DURING EARTHWORK, EXCAVATIONS, GRADING, AND FILLING. VERIFY BEARING CAPACITY OF SOIL, COMPACTION OF FILL, AND ADEQUACY OF FINAL GRADING.**

**B. CONCRETE: PERIODIC AS REQUIRED THROUGHOUT PROJECT. DURING PLACEMENT OF ALL CONCRETE. CONCRETE WILL BE TESTED FOR EACH POUR OF EACH TYPE OF CONCRETE, WITH ONE SET OF TESTS MINIMUM AND ADDITIONAL SAMPLES TAKEN FOR EACH ADDITIONAL 25 CU. YDS. OF EACH TYPE OF CONCRETE. VERIFY MIX PROVIDED, COMPRESSION CAPACITY AT 7 DAYS AND 28 DAYS, SLUMP, AND AIR ENTRAINMENT.**

**C. REINFORCING STEEL: PERIODIC AS REQUIRED. DURING ALL PLACING OF REINFORCING STEEL. VERIFY SIZE, SPACING OF BARS, DISTANCE FROM FORM OR EARTH, ADEQUATE CONDITION OF BAR.**

**D. STRUCTURAL STEEL -NO INSPECTION REQ'D DURING FABRICATION IF FABRICATION IS COMPLETED BY A AISC CERTIFIED SHOP. IF SHOP IS NOT CERTIFIED, INSPECTOR SHALL VERIFY QUALITY CONTROL PROCEDURES, MATERIAL CERTIFICATIONS, WELDING. INSPECTOR SHALL VERIFY ALL PIECES PRIOR TO RELEASE FOR SHIPPING. E. WELDING: PERIODIC AS REQUIRED. DURING ALL STRUCTURAL FIELD WELDING (INCLUDING ANY WELDING OF REINFORCING STEEL). FILLET WELDS MAY BE VISUALLY INSPECTED FOR ADEQUACY. ALL FULL PENETRATION WELDS MUST BE PENETRATE DIE OR MAGNETIC PARTICLE INSPECTED. SHEAR STUDS SHOULD BE BEND TESTED. FIRST STUDS INSTALLED EACH DAY BY EACH INSTALLER SHOULD BE VERIFIED BEFORE CONTINUING. SEE AWS REQUIREMENTS FOR SHEAR STUDS. SHOP WELDING NOT REQUIRED TO BE VERIFIED IF PERFORMED IN AN AISC CERTIFIED SHOP.**

**F. HIGH STRENGTH BOLTING PERIODIC AS REQ'D VISUAL INSPECTION & VERIFY INSTALLATION PROCEDURE.**

**G. EXPANSION BOLTING: PERIODIC AS REQUIRED. VERIFY UNITS ARE AS SPECIFIED OR AN APPROVED (IN WRITING) EQUAL. DURING INSTALLATION OF FIRST BOLTS COMPLETED BY EACH INSTALLER. REVIEW TORQUE OF ALL BOLTS TO ENSURE THAT INSTALLATION AND EMBEDMENT REQUIREMENTS HAVE BEEN MET.**

**H. EPOXY BOLTING: PERIODIC AS REQUIRED. DURING INSTALLATION OF FIRST BOLTS COMPLETED BY EACH INSTALLER TO ENSURE THAT INSTALLATION AND EMBEDMENT REQUIREMENTS HAVE BEEN MET. ALL BOLTS TO BE VISUALLY INSPECTED.**

**I. ANCHOR BOLTS: PERIODIC AS REQUIRED. PRIOR TO PLACEMENT OF CONCRETE. VERIFY SIZE, EMBEDMENT, AND TYPE PROVIDED.**

**4. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:**

**A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.**

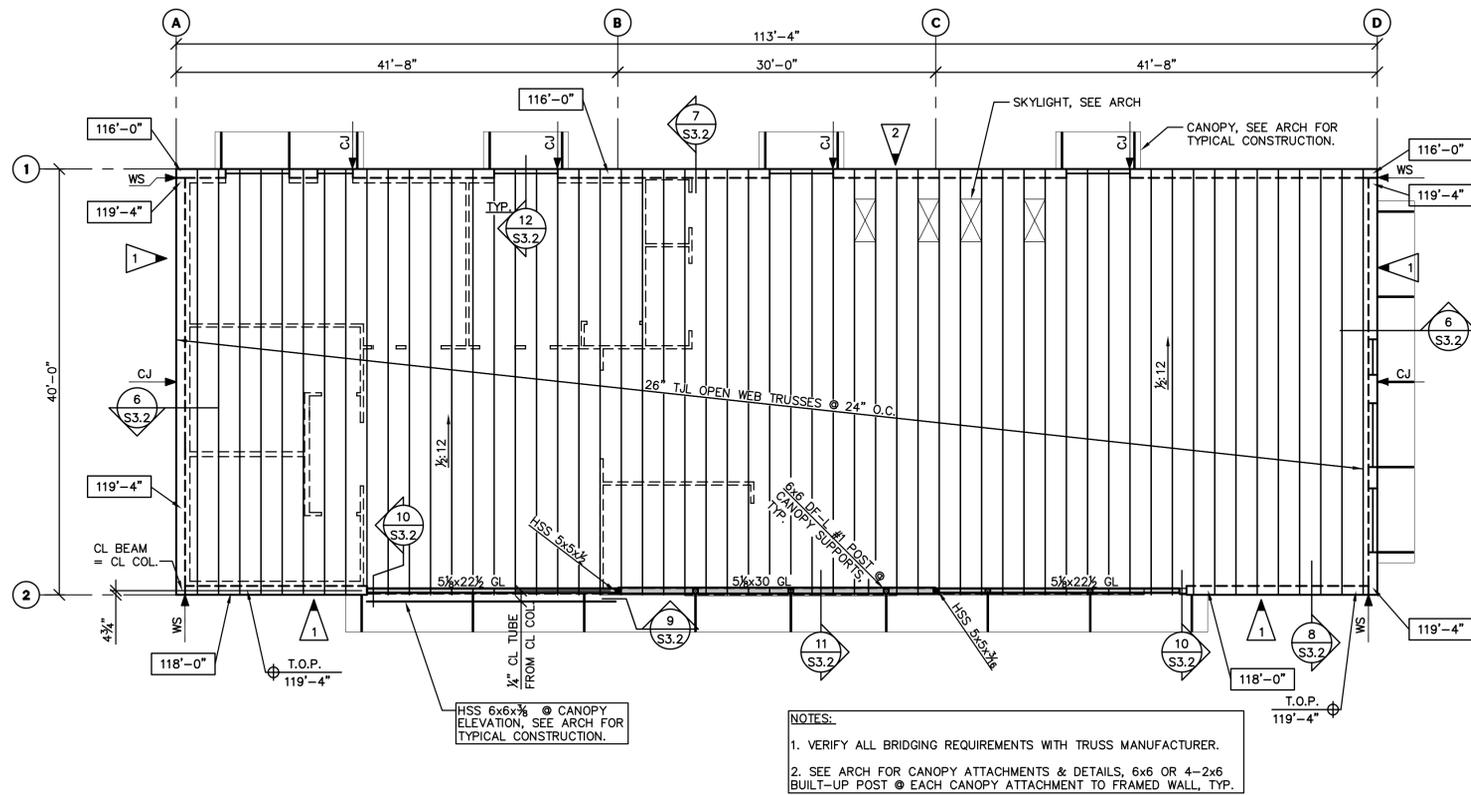
**B. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR. ALL DISCREPANCIES SHOULD BE NOTED IN THE WRITTEN REPORTS, WITH CORRECTION NOTED IF APPLICABLE. IF UNCORRECTED THE DISCREPANCY SHOULD BE REPORTED TO THE ENGINEER OR ARCHITECT OF RECORD AND THE BUILDING OFFICIAL WITHIN 24 HOURS.**

**C. PERIODIC COMPILATIONS OF REPORTS SHOULD BE PROVIDED TO THE BUILDING OFFICIAL AND TO THE ENGINEER OR ARCHITECT OF RECORD. THIS COMPILATION SHOULD BE PROVIDED WEEKLY UNLESS THE PROJECT WARRANTS A MORE FREQUENT REPORTING SCHEDULE. IF NO REPORTS ARE APPLICABLE FOR THE WEEK, A MEMO SHOULD BE PROVIDED STATING THERE ARE NO REPORTS FOR THE GIVEN WEEK.**

**D. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.**

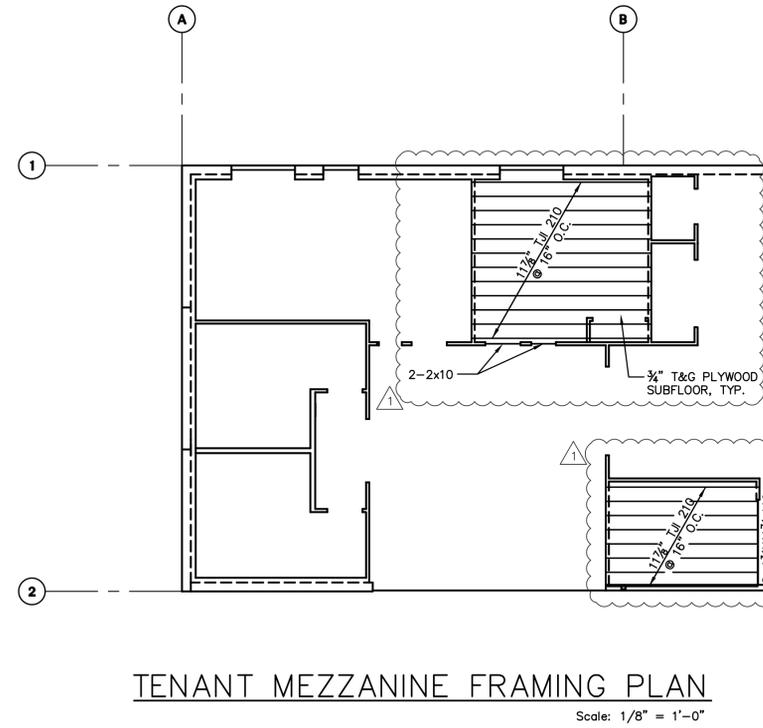
**L. ABBREVIATIONS LIST - (SOME OF THE LISTED ABBREVIATIONS MAY NOT APPEAR ON THE DRAWINGS)**

ANC	ANCHOR
ALT	ALTERNATE
BLDG	BUILDING
BRG	BEARING
BTWN	BETWEEN
CSJT	CONSTRUCTION JOINT
CJ	CONTRACTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONN	CONNECTION / CONNECTOR
CONT	CONTINUE / CONTINUOUS
DBA	DEFORMED BAR ANCHOR
EXP	EXPANSION
EW	EACH WAY
HAS	HEADED ANCHOR STUD
HORZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION (TUBE STEEL)
ISJT	ISOLATION JOINT
LONG	LONGITUDINAL
OC	ON CENTER
PROJ	PROJECTION
REIN	REINFORCEMENT / REINFOR



TENANT ROOF FRAMING PLAN

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



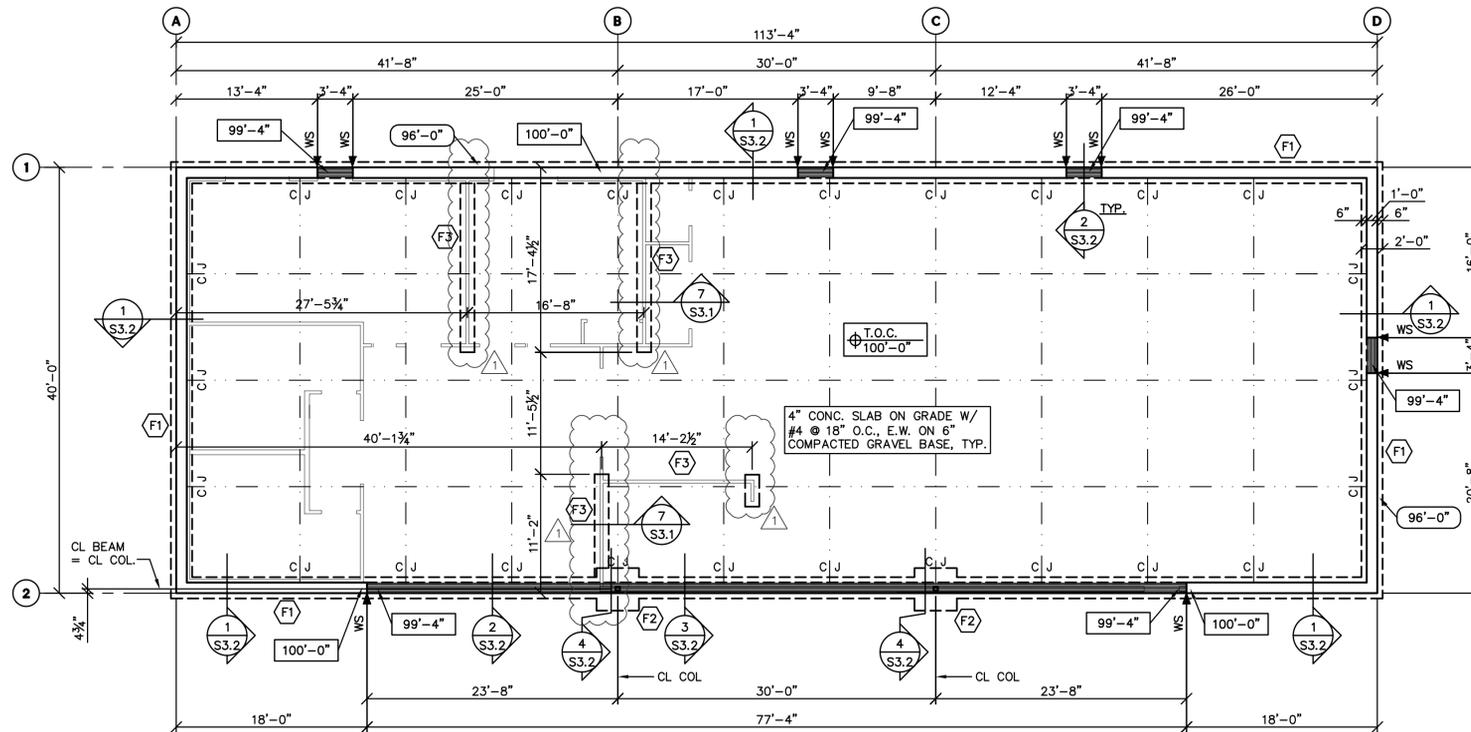
TENANT MEZZANINE FRAMING PLAN

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

- PLAN NOTES:**
- SEE S0.1 FOR GENERAL STRUCTURAL NOTES.
  - VERIFY FINAL FLOOR DRAIN & TRENCH DRAIN LOCATIONS & ELEVATIONS W/ ARCH & MECHANICAL PRIOR TO FINAL SLAB LAYOUT.
  - VERIFY FOOTING DEPTH W/ FINAL SITE CONFIGURATION & STEP AS REQ'D SEE 3/S3.1 FOR TYPICAL FOOTING STEP.
  - VERIFY ALL BRIDGING REQUIREMENTS WITH TRUSS MANUFACTURER.
  - SEE 12/S3.2 FOR TYPICAL CMU HEADER REINFORCING.
  - SEE 13 & 14/S3.2 FOR INTERIOR NON-BEARING WALL ATTACHMENT, TYPICAL.
  - TOP OF MASONRY WALLS INDICATED ARE TOP OF 12" WIDE CMU. TOP OF PARAPET ARE TOP OF 8" CMU.
  - REINFORCE & GROUT CELLS @ WINDOW, DOOR OPENINGS, AND ENDS OF WALLS, TYPICAL.

**COMMON SYMBOLS DEFINED:**

- XX'-XX" - TOP OF WALL ELEVATION (CONC @ FOUNDATION, 12" CMU @ ROOF PLAN)
- XX'-XX" - TOP OF FOOTING ELEVATION
- T.O.C. - TOP OF CONCRETE ELEVATION
- T.O.P. - TOP OF PARAPET ELEVATION
- WS - INDICATES WALL STEP
- CJ - CONTROL JOINT IN MASONRY WALL, VERIFY W/ ARCH
- F1 - INDICATES FOOTING MARK, SEE SCHEDULE
- C - CONTROL JOINT, SEE DETAIL S3.2/S3.2
- - - - - INDICATES CONCRETE BLOCKOUT, SEE DETAIL
- (S3.2-S3.2) - INDICATES TOP OF BEAM ELEVATION
- ▨ - INDICATES SHEARWALL
- ▤ - INDICATES WALL BELOW
- ▧ - INDICATES GLULAM BEAM



TENANT FOUNDATION PLAN

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

SHEARWALL SCHEDULE	
MK.	REINFORCING
1	#5 @ 24" O.C., VERT
2	#5 @ 32" O.C., VERT

- NOTES:**
- ALL CMU WALLS TO BE 12" KANTA INSULATED, U.N.O.
  - MORTAR TYPE TO BE PORTLAND CEMENT-LIME TYPE M
  - GROUT ALL REINFORCED CELLS SOLID, TYPICAL
  - BOND BEAM W/ 1-#4 CONT @ 48" O.C. VERT., TYP

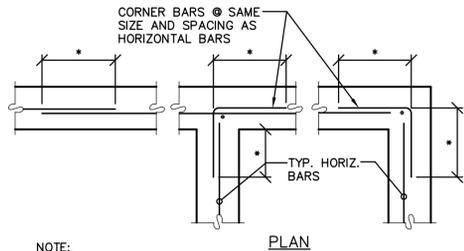
FOOTING SCHEDULE		
MK.	FTG. SIZE	REINFORCEMENT
F1	2'-0" WD x 10" DP.	3-#4 CONTINUOUS
F2	4'-0" x 4'-0" x 10" DP.	4-#4's SHORT, 5-#4's LONG
F2	1'-4" WD x 10" DP.	2-#4 CONTINUOUS



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**TENANT FND & ROOF FRAMING PLANS**

**S2.1**  
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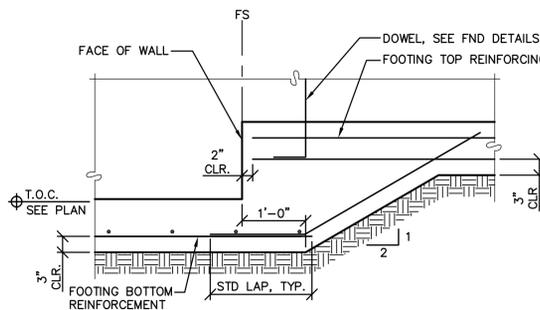
NOTE:  
1. \* INDICATES LAP  
2. SEE 2/S1.1

1 TYPICAL WALL REINFORCING @ CORNER SCALE: 3/4"=1'-0"

BAR #	CONCRETE (4000)		MASONRY VERTS.	MASONRY HORIZ.
	CLASS 'A'	CLASS 'B'		
#3	12"	16"	15"	12"
#4	15"	20"	20"	15"
#5	15"	20"	25"	19"
#6	18"	24"	30"	23"
#8	30"	40"	40"	32"

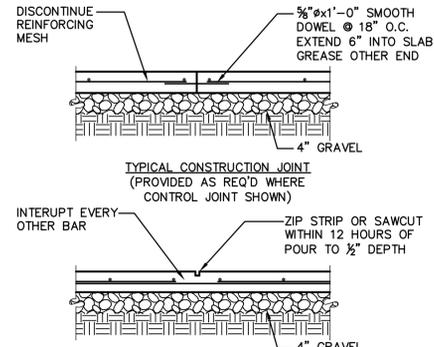
NOTE: USE CLASS 'A' LAP UNLESS OTHERWISE NOTED ON THESE DRAWINGS

2 REBAR LAP SCHEDULE SCALE: 3/4"=1'-0"

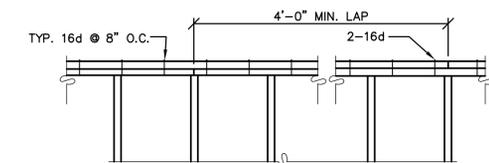


NOTE: SEE PLAN FOR WALL REINFORCEMENT

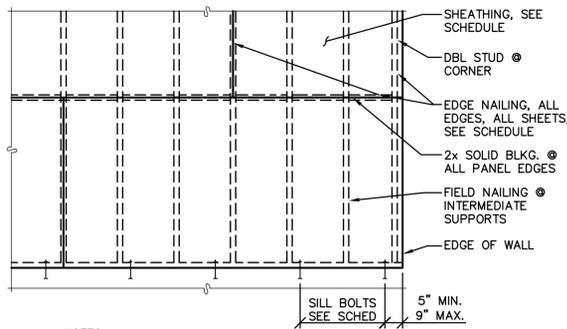
3 TYPICAL FOOTING STEP DETAIL SCALE: 3/4"=1'-0"



4 TYPICAL SLAB JOINTS SCALE: 3/4"=1'-0"

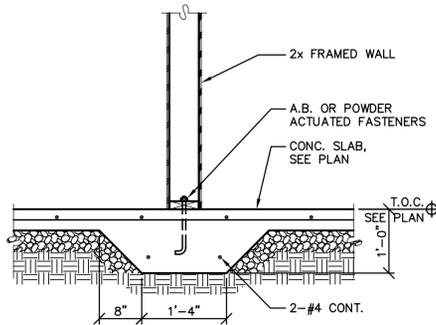


5 TYPICAL MIN. DBL PLATE & MIN. NAILING SCALE: 3/4"=1'-0"

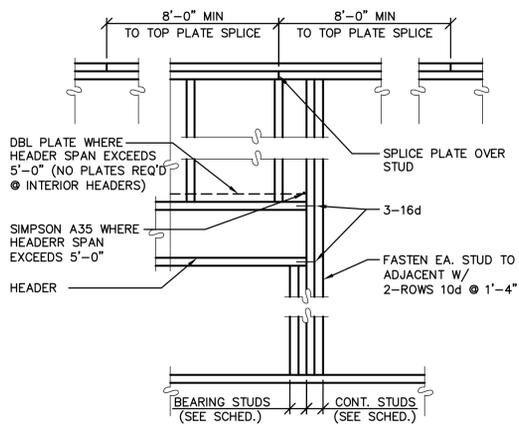


NOTES:  
1. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8".  
2. MIN. SHEATHING SHEET SIZE SHALL BE 2'-0"x4'-0".  
3. NAILS SHALL NOT BE OVDIVEN.  
4. NAILS SHALL BE COMMON WIRE TYPE OR APPROVED EQUAL.

6 TYPICAL WALL SHEATHING SCALE: 1/2"=1'-0"

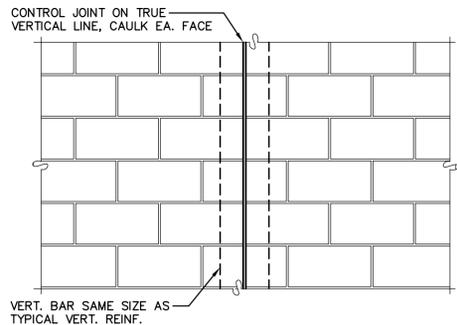


7 THICKEND SLAB SCALE: 3/4"=1'-0"



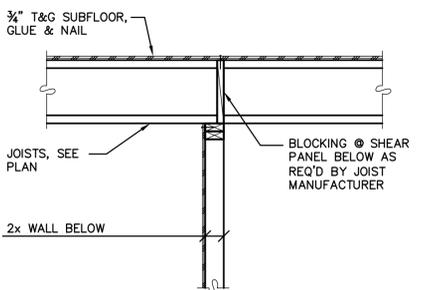
8 BEAM TO COLUMN CONN. IN WOOD STUD WALL N.T.S.

9 MASONRY CONTROL JOINT SCALE: 3/4"=1'-0"



NOTES:  
1. BOND BEAM BARS TO BE CONT. THRU JOINT.  
2. MAX. SPACING 30'-0" O.C.  
3. MASONRY CONTROL JOINT SHALL BE AS ABOVE @ JAMB

11 MASONRY CONTROL JOINT SCALE: 3/4"=1'-0"

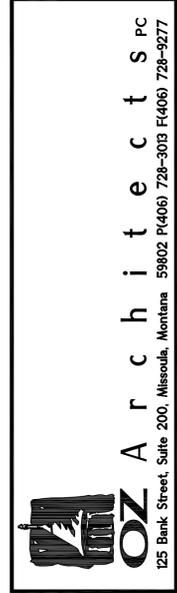


10 BEAM TO COLUMN CONN. IN WOOD STUD WALL SCALE: 3/4"=1'-0"

CONNECTION	FASTENING <sup>SM</sup>	LOCATION
JOIST TO SILL OR GIRDER	3-8d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
BRIDGING TO JOIST	2-8d COMMON 2-3"x0.131" NAIL 2-3" 14 GAGE STAPLE	TOENAIL EACH END
1x8 SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
WIDER THAN 1x8 SUBFLOOR TO EACH JOIST	3-8d COMMON	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	BLIND & FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C. 3"x0.131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3-16d @ 16" O.C. 3"x0.131" NAIL @ 16" O.C. 3" 14 GAGE STAPLE @ 16" O.C.	BRACED WALL PANELS
TOP PLATE TO STUD	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 4-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOE NAIL
DOUBLE STUDS	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	END NAIL
DOUBLE TOP PLATES	16d @ 24" O.C. 3"x0.131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16d COMMON 12-3" 14 GAGE STAPLE TYP. FACE NAIL	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL
RIM JOIST TO TOP PLATE	8d @ 6" (152mm) O.C. 3"x0.131" NAIL @ 6" O.C. 3" 14 GAGE STAPLE @ 6" O.C.	TOENAIL
TOP PLATES, LAPS, AND INTERSECTIONS	2-16d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3-8d COMMON 5-3"x0.131" NAIL 5-3" 14 GAGE STAPLE	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1)	3-16d COMMON MIN. TABLE 2308.10.4.1 4-3"x0.131" NAIL 4-3" 14 GAGE STAPLE	FACE NAIL
RAFTER TO PLATE (SEE SECTION 2308.10.1)	3-8d COMMON 3-3"x0.131" NAIL 3-3" 14 GAGE STAPLE	TOENAIL

NOTES:  
A. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.  
B. NAILS SPACED @ 6" O.C. @ EDGES, 12" @ INTERMEDIATE SUPPORTS EXCEPT 6" @ ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL & PARTICLEBOARD DIAPHRAGMS & SHEARWALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.  
C. COMMON OR DEFORMED SHANK  
D. COMMON  
E. DEFORMED SHANK  
F. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQ. OF SECTION 2304.3  
G. FASTENERS SPACED 3" O.C. @ EXTERIOR EDGES & 6" O.C. @ INTERMEDIATE SUPPORTS  
H. CORROSION-RESISTANT ROOFING NAILS W/ 3/8" HEAD AND 1 1/2" LENGTH FOR 1/2" SHEATHING & 1 3/4" LENGTH FOR 25/32" SHEATHING.  
I. CORROSION-RESISTANT STAPLES W/ NOMINAL 3/8" CROWN & 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING. PANE PORTS @ 16" (20" INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).  
J. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" @ INTERMEDIATE SUPPORTS  
K. PANEL SUPPORTS @ 24", CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" @ INTERMEDIATE SUPPORTS.  
L. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.  
M. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 3/8".  
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. EDGES, 8" @ INTERMEDIATE SUPPORTS.  
O. FASTENERS SPACED 4" O.C. AT EDGES, 8" @ INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES, 6" @ INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.  
P. FASTENERS SPACED 4" O.C. AT EDGES, 6" @ INTERMEDIATE.

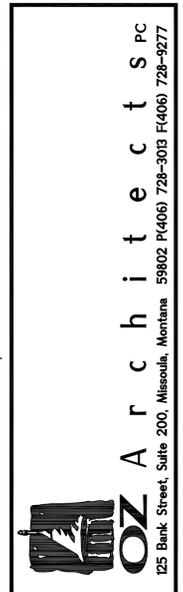
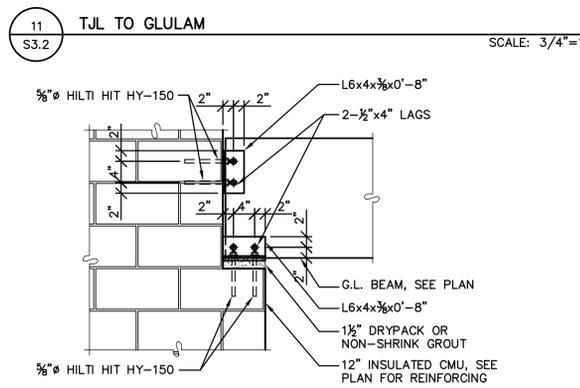
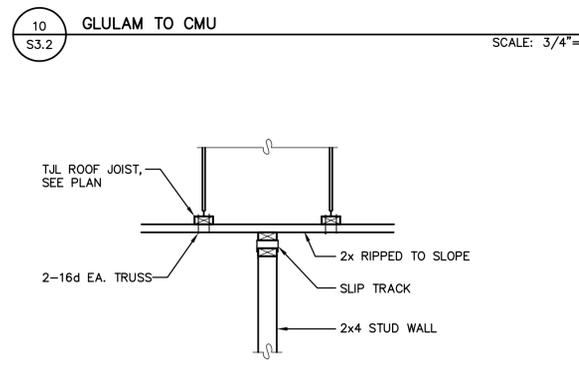
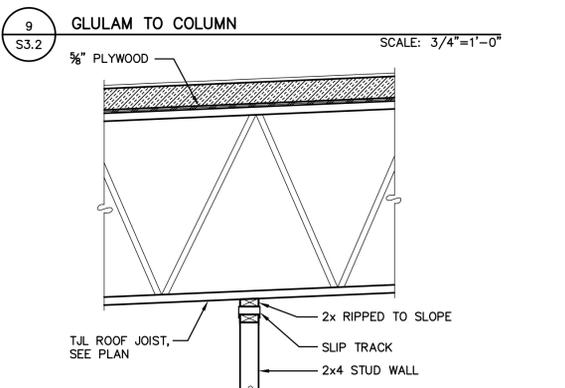
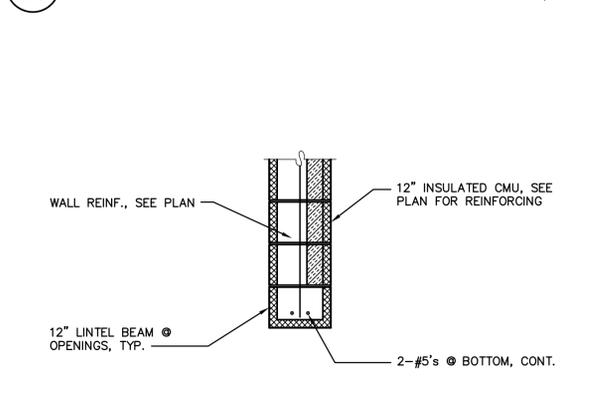
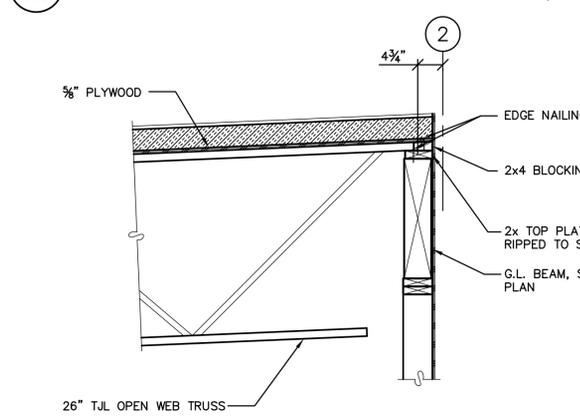
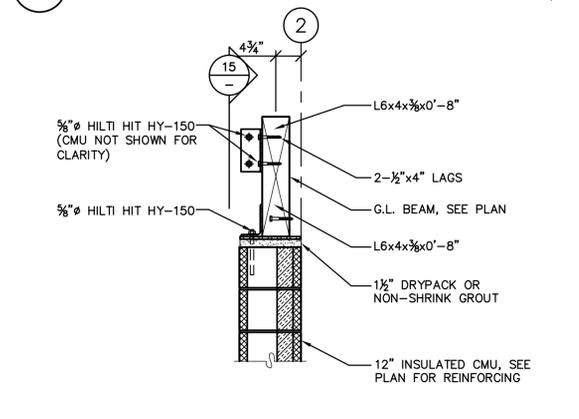
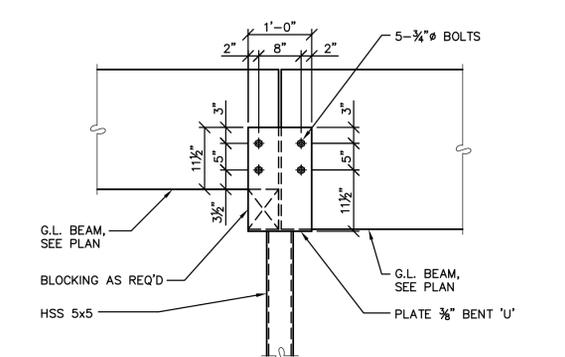
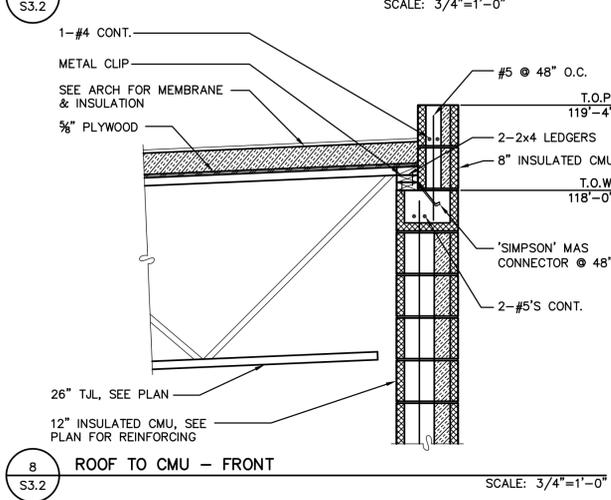
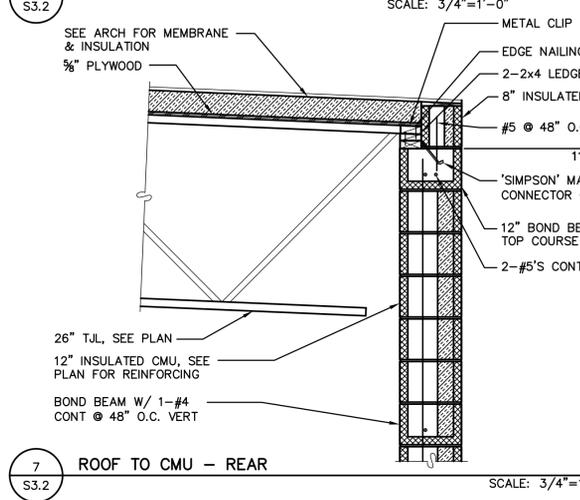
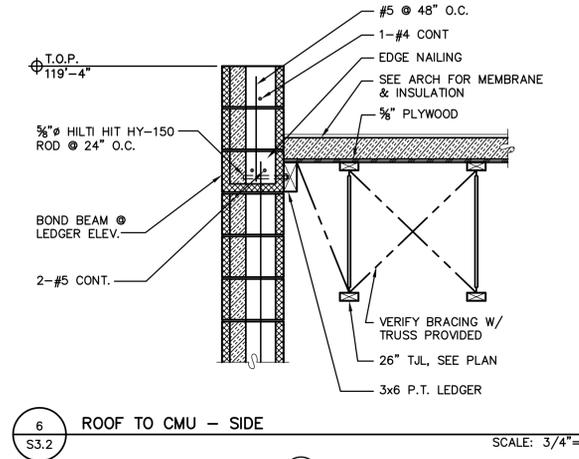
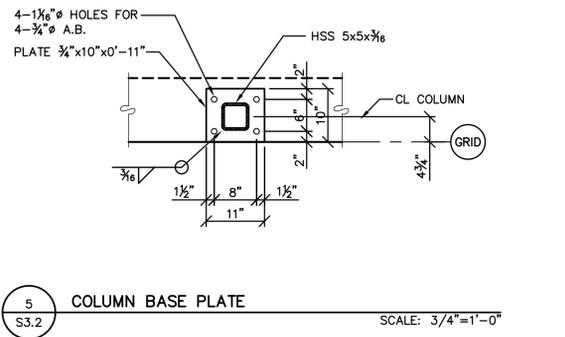
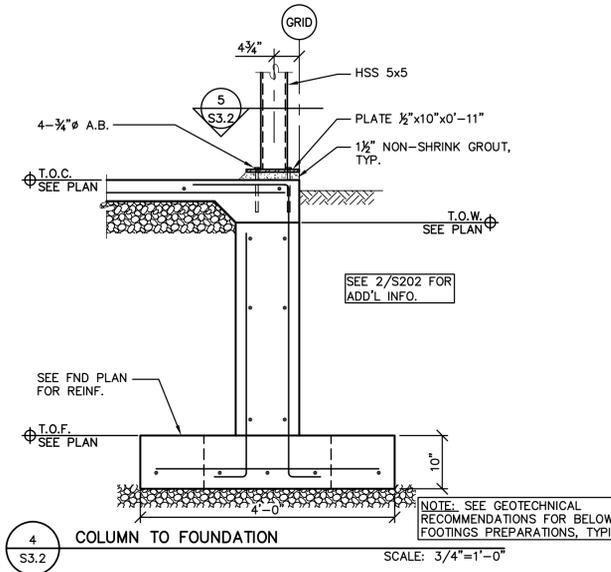
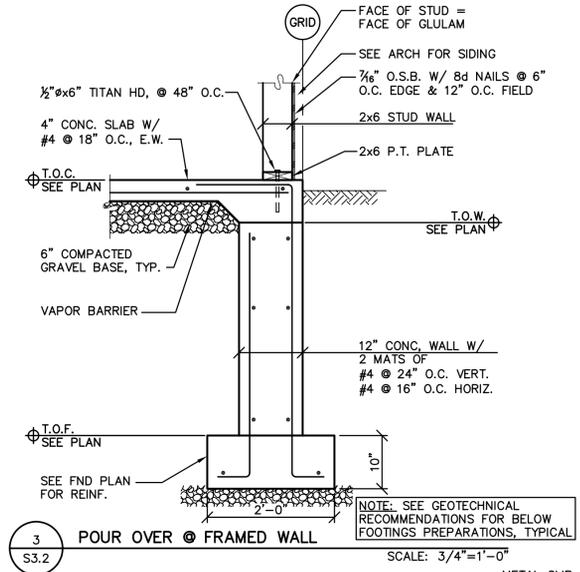
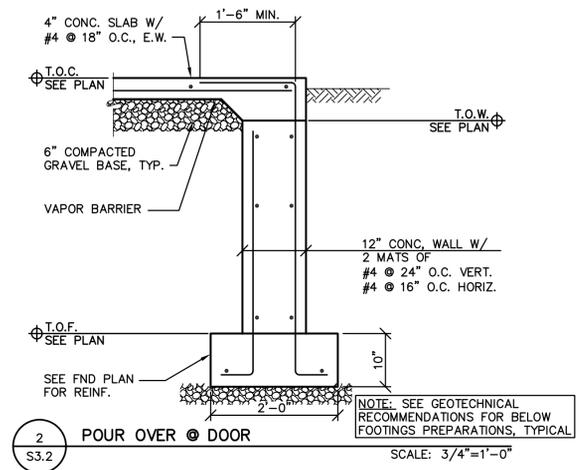
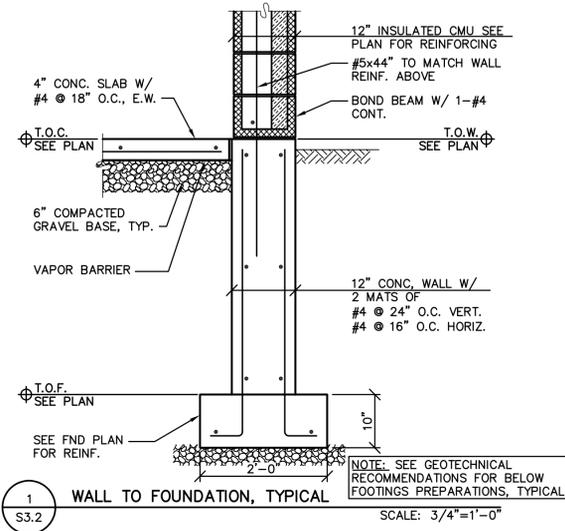
11 TABLE 2304.9.1 - IBC TYPICAL FASTENING SCHEDULE SCALE: 3/4"=1'-0"



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TYPICAL  
DETAILS

S3.1  
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JOB NO: 06.130 Apex  
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DETAILS

S3.2  
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SYMBOL LEGEND			
	PACKAGE UNIT		FLOOR SUPPLY GALLE
	FURNACE		CEILING SUPPLY DIFFUSER
	CONDENSING UNIT		VORTEX
	UNIT HEATER		SEAWALL SUPPLY GALLE
	WATER HEATER		SUPPLY DUCT
	WATER HEATER		FLEXIBLE SUPPLY DUCT
	EXHAUST HOOD		10" SUPPLY TAKEOFF TO GALLEY / GALLEY ABOVE
	GAS METER		10" SUPPLY TAKEOFF TO CEILING GALLEY
	ZONE DAMPER		SUPPLY SIDE TAKEOFF
	MECHANICAL DAMPER		ROUND SUPPLY FITTING
	FIRE DAMPER SMOKE FIRE DAMPER SMOKE DAMPER		RECTANGLE SUPPLY FITTING w/ TURNING VANES
	VOLUME DAMPER		SUPPLY FLOW ARROW
	COMBUSTION AIR		RETURN/COMBUSTION/EXHAUST FLOW ARROW
	SEAWALL RETURN GALLE		EXHAUST DUCT
	CEILING RETURN GALLE		FLEXIBLE EXHAUST DUCT
	RETURN DUCT		CEILING EXHAUST GALLE
	FLEXIBLE RETURN DUCT		SEAWALL EXHAUST GALLE
	RETURN SIDE TAKEOFF		TRANSFER GALLE
	RECTANGLE RETURN FITTING w/ TURNING VANES		THERMISTOR REMOTE SENSOR
	ROUND RETURN FITTING		HVAC CONTROLS
	END CAP		GAS PIPE

SECTION 1 - GENERAL MECHANICAL CONDITIONS AND REQUIREMENTS:

1.01 COORDINATION

A. REVIEW ALL ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS PRIOR TO ANY MECHANICAL REWORK. DO NOT SCALE THE MECHANICAL DRAWINGS.

B. COORDINATE THE ROUTING OF ALL MECHANICAL SYSTEMS WITH THE OTHER TRADES IN ORDER TO AVOID CONFLICTS WITH DUCTS, PIPES, ETC. CONSULT WITH PROJECT MANAGER WHEN CONFLICTS OCCUR.

C. VERIFY THE ELECTRICAL SERVICE PROVIDED BY THE ELECTRICAL CONTRACTOR BEFORE ORDERING ANY MECHANICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.

D. COORDINATE THE SUPPLY AND INSTALLATION OF EQUIPMENT REQUIRING ATTENTION BY MORE THAN ONE TRADE WITH THE AFFECTED TRADES.

1.03 CODES AND STANDARDS

A. INSTALL ALL WORK IN ACCORDANCE TO SMACNA STANDARDS AND SPECIFICATIONS; NFPA 90A, 90B, AND 91; AND THE LOCAL AUTHORITY HAVING JURISDICTION.

B. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

C. PROVIDE MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE ALL AROUND ALL EQUIPMENT.

1.04 EXISTING CONDITIONS

A. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND NOT INTENDED TO SHOW ALL TRANSITIONS, OFFSETS, ETC. FIELD VERIFY EXISTING CONDITIONS AND PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE INTENT OF THE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION. INSTALLER MAY LOCATE MECHANICAL EQUIPMENT DIFFERENTLY THAN SHOWN ON DRAWINGS DUE TO CONFLICTS, AS LONG AS FUNCTION AND/OR APPEARANCE ARE NOT AFFECTED.

1.07 NEW CONSTRUCTION

A. MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. PROVIDE DRAWINGS TO ENGINEER UPON COMPLETION.

B. ALL CAPACITIES ARE SCHEDULED AT JOBSITE ALTITUDE.

C. ALL CURBS, ROOF JACKS, ROOF THIMBLES, ETC. SHALL BE COMPATIBLE WITH ROOFING SYSTEM TO BE PROVIDED. REFERENCE ARCHITECTURAL DIVISION FOR REQUIRED FLASHING DETAILS.

D. ALL MECHANICAL PENETRATIONS OF FIRE RATED WALLS, CEILINGS, AND FLOORS SHALL HAVE THE ANNULAR SPACE AROUND PENETRATIONS SEALED WITH A FIRE BARRIER SEALANT MEETING THE REQUIREMENTS OF UL STANDARD 1479 AND ASTM-E 814. INSTALL SEALANT IN FULL COMPLIANCE WITH MANUFACTURER'S STANDARD INSTALLATION INSTRUCTIONS.

E. PROVIDE SLEEVES AT ALL PIPING PENETRATIONS OF CONCRETE FLOOR OR WALL CONSTRUCTION.

F. INSTALL ALL PIPING AND DUCTWORK TRUE AND PLUMB, PARALLEL OR PERPENDICULAR TO BUILDING CONSTRUCTION.

1.06 PRODUCTS

A. MATERIAL AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS.

B. CERTAIN MATERIALS AND EQUIPMENT ARE SPECIFIED BY MANUFACTURER AND MODEL OR CATALOG NUMBER. SUCH SPECIFIED ITEMS ARE THE BASES OF DESIGN AND ESTABLISH A DEGREE OF QUALITY, PERFORMANCE AND PHYSICAL CONFIGURATION. ALTERNATIVE MANUFACTURERS MAY BE USED AS LONG AS THE PRODUCTS RETAIN A SIMILAR DEGREE OF QUALITY, PERFORMANCE AND PHYSICAL CONFIGURATION.

SECTION 2 - AIR DISTRIBUTION

2.01 DUCT CLASSIFICATION DEFINITIONS

A. LOW PRESSURE: DUCTWORK WITH A STATIC PRESSURE CLASS OF UP TO 2" w.g. AIR VELOCITY TO BE LESS THAN 1500 FEET PER MINUTE.

B. MEDIUM PRESSURE: DUCTWORK WITH A STATIC PRESSURE CLASS OF OVER 2" w.g. AND UP TO 6" w.g. AIR VELOCITY TO BE GREATER THAN 2000 AND LESS THAN 2500 FEET PER MINUTE.

2.02 GENERAL

A. DUCT SIZES ARE AIR-SIDE DIMENSION.

B. PROVIDE VOLUME DAMPERS AT ALL NEW DIFFUSER TAKEOFFS (WHERE ACCESSIBLE).

C. ALL TAKEOFFS, RUNOUTS, AND FLEX DUCTWORK TO DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER INLET UNLESS OTHERWISE NOTED.

D. DIFFUSER THROWS SHALL BE ADJUSTED TO BLOW AGAINST EXTERIOR WALLS IN PERIMETER OFFICES AND AS INDICATED IN INTERIOR ROOMS.

2.03 DUCT SPECIFICATIONS

A. ALL NEW LOW AND MEDIUM PRESSURE RECTANGULAR DUCTWORK SHOWN WITHIN THE CONFINES OF THIS PROJECT SHALL BE ZINC-COATED GALVANIZED STEEL. ALL NON-EXPOSED SUPPLY AND RETURN ROUND BRANCH RUN-OUTS LESS THAN 14'-0" TO BE SNAP-LOCK PIPE. ALL MEDIUM PRESSURE OR EXPOSED ROUND DUCTWORK TO BE GALVANIZED SPIRAL. EXTERIOR DUCT WORK TO BE ZINC-COATED GALVANIZED STEEL SEALED, WEATHER PROOF JOINTS.

B. ALL NEW LOW PRESSURE FLEX DUCTWORK SHALL BE INSULATED UL 181 LISTED CLASS 1. NOT TO EXCEED 6'-0" IN LENGTH.

C. ALL NEW MEDIUM PRESSURE FLEX DUCTWORK SHOWN WITHIN THE CONFINES OF THIS PROJECT SHALL BE FLEXMASTER TYPE TL-M OR EQUIVALENT NOT TO EXCEED 3'-0" IN LENGTH.

D. N.A.

E. ALL NEW SEAMS, JOINTS, ETC., IN LOW AND MEDIUM VELOCITY DUCTWORK WITHIN THE CONFINES OF THIS PROJECT SHALL BE SEALED AIR-TIGHT.

### PROJECT DESIGN CONDITIONS

LOCATION: MISSOULA, MONTANA ELEVATION: 3,200ft

INSIDE DB: 75°F SUMMER TD: 22°F

OUTSIDE DB: 97°F MOISTURE: 17 gr/lb DR: 3°F

INS. WB: 62°F

WINTER

INSIDE DB: 70°F OUTSIDE DB: -15°F TD: 85°F

### FURNACE SCHEDULE

TAG	AREA SERVED	MODEL	MANUFACTURER	BTU/INPUT	CFM	ELECTRICAL REQUIREMENTS	TEMP RISE	AFUE	COIL	FILTER	NOTES
F-1	AS SHOWN	58MCB1 20-20	CARRIER	120,000	2000	115/1/60 20max amp	50.9°	92.3%	CNRHPG024ACA	20x25 MEDIA	----
F-2	AS SHOWN	58MCB1 20-20	CARRIER	120,000	2000	115/1/60 20max amp	50.9°	92.1%	CNRHPG024ACA	20x25 MEDIA	----
F-3	AS SHOWN	58MCB1 00-16	CARRIER	100,000	1600	115/1/60 15max amp	52.8°	92.3%	CNRHP4821ACA	20x25 MEDIA	----

### CONDENSER SCHEDULE

TAG	AREA SERVED	MODEL	MANUFACTURER	SEER	BTU/TOTAL	BTU/SENSE	LINESET	ELECTRICAL REQUIREMENTS	NOTES
A/C-1	AS SHOWN	24ABR360A0030	CARRIER	13.0	52,810	52,810	7/8" x 3/8"	208-230V/1ph/60Hz 32.9mca 50mccp	----
A/C-2	AS SHOWN	24ABR360A0030	CARRIER	13.0	52,810	52,810	7/8" x 3/8"	208-230V/1ph/60Hz 32.9mca 50mccp	----
A/C-3	AS SHOWN	24ABR348A0030	CARRIER	13.0	42,080	42,080	7/8" x 3/8"	208-230V/1ph/60Hz 26.4mca 40mccp	----

### MAKE-UP UNIT SCHEDULE

TAG	AREA SERVED	MODEL	MANUFACTURER	BTU/INPUT	CFM	ELECTRICAL CHARACTERISTICS	VENT DIA.	NOTES
MUA-1	OCCUPANCY AIR	HXE 200	REZTOR	200,000	2000	VERIFY ELECTRICAL	8"	STAINLESS STEEL BURNERS & PANS, MODULATING CONTROL

### EXHAUST FAN SCHEDULE

TAG	AREA SERVED	MODEL	MANUFACTURER	CFM	ELECTRICAL REQUIREMENTS	NOTES
EF-1	AS SHOWN	L100	BROAN	112	120V/1.lamp 87watt	WIRED PARALLEL TO LIGHT SWITCH BY OTHERS
EF-2	AS SHOWN	L100	BROAN	112	120V/1.lamp 87watt	WIRED PARALLEL TO LIGHT SWITCH BY OTHERS
EF-3	AS SHOWN	L100	BROAN	112	120V/1.lamp 87watt	WIRED PARALLEL TO LIGHT SWITCH BY OTHERS
EF-4	AS SHOWN	L100	BROAN	112	120V/1.lamp 87watt	WIRED PARALLEL TO LIGHT SWITCH BY OTHERS

### CONTROLS PACKAGE

VERIFY w/ PROJECT MANAGER

### VENTILATION NOTE

VENTILATION PER ASHRAE STANDARD 62-1-2004

DATE : 08/22/2006  
 REVISED : 08/30/2006  
 09/08/2006  
 02/23/2007

**COMFORT SYSTEMS USA**  
**Temp-Right Service**  
 101 NORTH CATTIN  
 MISSOULA, MONTANA 59801  
 ph: (406) 728-1111 fax: (406) 721-7254 www.tempright.com

DESIGN BY : EIP  
 DRAWN BY : JAS  
 PROJECT MGR : EIP

**TENANT BUILDING FOR DAYSPRING**  
**TRUMPTER WAY & HARRIER DRIVE**  
**MISSOULA, MONTANA**

FILE: C:\MY DOCUMENTS\0825\2007\ED\STENANT

SHEET NO : **M-1**

DATE :  
 08/22/2006  
 REVISED :  
 08/30/2006  
 09/08/2006  
 02/23/2007

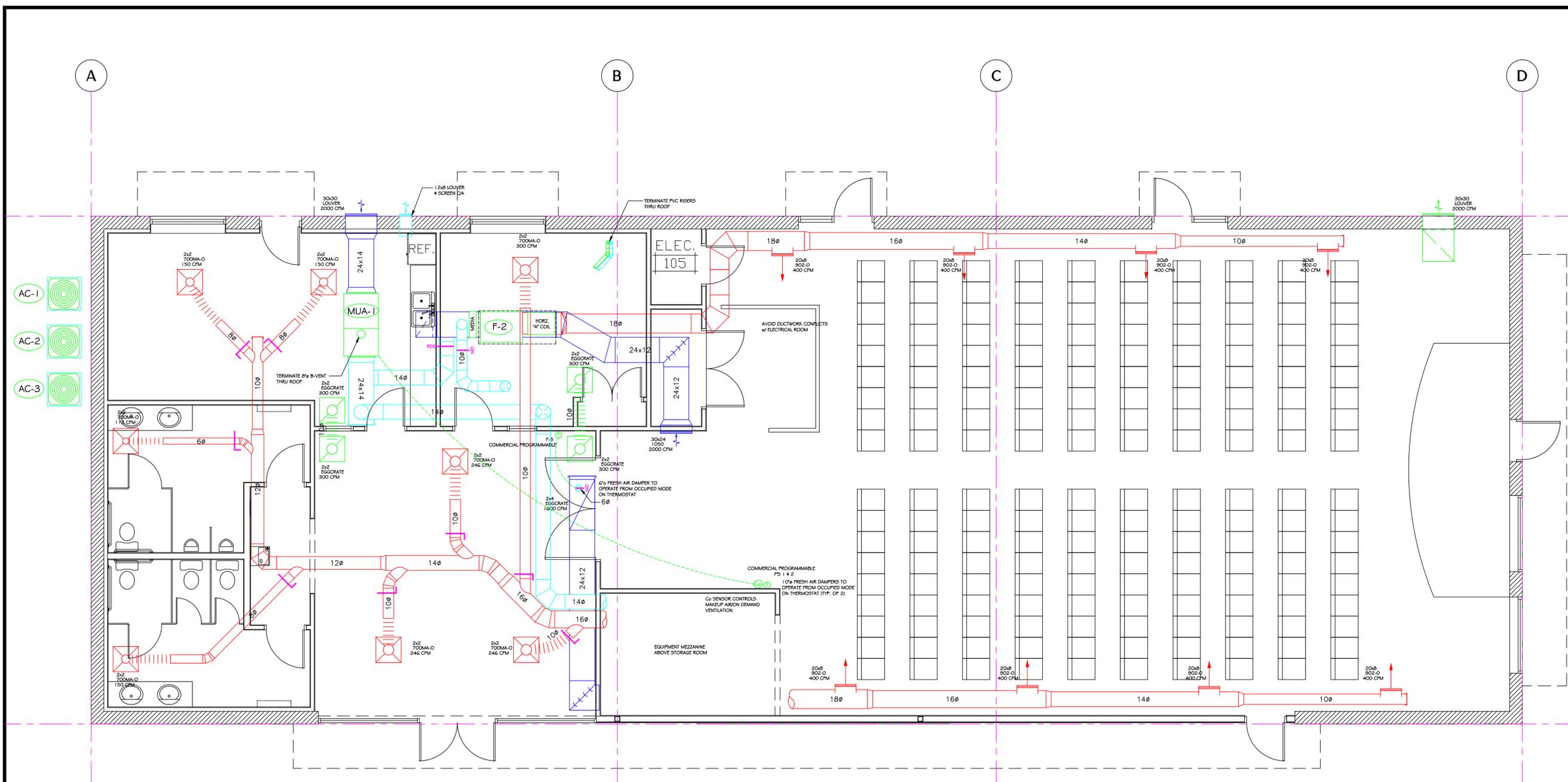
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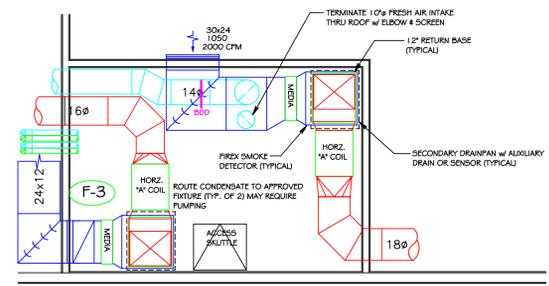
**TENANT BUILDING FOR DAYSPRING**  
 TRUMPTER WAY & HARRIER DRIVE  
 MISSOULA, MONTANA

FILE: C:\MY DOCUMENTS\JOBS\2007\ED\STENANT

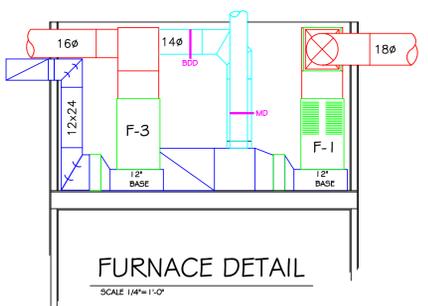
SHEET NO :  
**M-2**



MUA-1 NOTE:  
 ON CALL FROM CO SENSOR MAKEUP AIR PROVIDED  
 2000 CFM OF OUTSIDE AIR. SECOND STAGE OF  
 VENTILATION FOR SANCTUARY.



MEZZANINE PLAN  
 SCALE 1/4" = 1'-0"



FURNACE DETAIL  
 SCALE 1/4" = 1'-0"