

GENERAL NOTES

- ROOF: CLASS 1C MINIMUM ROOF CLASS MEMBRANE ROOF OVER RIGID INSULATION R-20 AVERAGE VALUE. CAP FLASHING TO BE PREFINISHED METAL 26 GAUGE COLOR SELECTED BY OWNER FROM STANDARD COLORS.
- MASONRY: HOLLOW MASONRY CLAY UNITS AS MANUFACTURED BY MUTUAL MATERIALS WITH NOMINAL FACE DIMENSIONS OF 4" X 12" X 6" WIDE @ BRICK PIERS MATCHING ECONOMY BRICK UNITS 4" X 12" X 4" WIDE @ VENEERED AREAS OVER STOREFRONTS
- PARAPET: PARAPET FINISH @ EAST AND NORTH WALLS PREFINISHED 26 GA. METAL COLOR SELECTED FROM STANDARD COLORS BY OWNER. INSTALLED OVER METAL HAT CHANNEL FURRING FROM PARAPET DOWN TO 14'-0" W/ FLASHING TRIMS AND DRIP FLASHING AT BOTTOM. OPTIONAL: EIFS STUCCO OR CEMENT W/ LATEX ADDITIVE TEXTURED FINISH OVER CONCRETE AND C.M.U. WALL.
- STOREFRONT: ENTRANCE - "U.S. ALUMINUM" OR "CASCADE" STOREFRONT SYSTEM WITH DARK ANODIZED FINISH OR "KYNAR" BAKED ON FINISH. 2" X 4 1/2" W/ ENTRY DOORS & TRANSOM AS SHOWN ON PLANS. NARROW STYLE DOOR W/ VERTICAL 24" HANDLE SURFACE MOUNTED CLOSER AND DEADBOLT. GLASS TO BE 1/2" AIRSPACE, LOW-E COATING AND U-VALUE OF 0.40. TEMPERED GLASS AT REQUIRED AREAS INSTALL SIGN ON INTERIOR HEAD OF DOOR "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- EXTERIOR DRS. HOLLOW METAL INSULATED 1 3/4" FLUSH DOORS W/ HOLLOW METAL 5 3/4" FRAMES W/ 4 ANCHORS PER JAMB. WISCHLAGE S51CSV APOLLO LEVER LOCKING HANDLESET & DEADBOLT. SATIN CHROME FINISH FACTORY PRIMED DOORS AND FRAME W/ 2 COATS FINISH ENAMEL PAINT. "PEMCO" ALUMINUM THRESHOLDS W/ 1/2" MAXIMUM RISE AND DOOR BOTTOM WEATHERSTRIP (SATIN BRONZE OR CLEAR ANODIZED ALUM.) PROVIDE 3" PEMCO DRIP FLASHING AT HEAD.
- INTERIOR DRS. WOOD VENEERED SOLID CORE 1 3/4" STAIN GRADE FLUSH DOORS W/ SCHLAGE S51CSV APOLLO LEVER HANDLESETS. SATIN CHROME PRIVACY LOCKS @ TOILET ROOMS. "TIMELY" METAL FRAMES PREFINISHED COLOR SELECTED BY OWNER.
- INSULATION: ROOF - R-20 RIGID INSULATION AVERAGE. WALLS - R-5 INSULATION @ NORTH & EAST WALLS. SLAB EDGE - NOT REQUIRED. SOUND INSULATION - SOUND BATT ALL WALLS @ TOILET ROOMS.
- CABINETRY: TOILET ROOM VANITIES COUNTERTOPS - PLASTIC LAMINATE COUNTER & 4" BACKSPLASH W/ ACCENT COLOR EDGE (4" HDWD. BACKSPLASH OPTIONAL) PROVIDE "ADA" CLEARANCES AS SHOWN ON PLAN & ELEVATIONS.

- PAINTING: INTERIOR WALLS - FVA SEALER OVER DRYWALL BEFORE TEXTURING WITH 2 COATS MILLER PROJEX SATIN INTERIOR LATEX. EXTERIOR CONC. & C.M.U. WALLS - 2 FINISH COATS LATEX OVER PRIMER. WOOD DOORS & TRIMS - STAIN W/ 1 COAT SANDING SEALER & 2 COATS CLEAR FINISH. EXTERIOR METAL DOORS - 2 COATS ENAMEL OVER PRIMER. EXTERIOR CANOPIES - 2 COATS EPOXY PAINT - MILLERS OR RODDA OVER PRIMER.

- PLUMBING: BIDDER DESIGNED SYSTEM. ALL PLUMBING TO MEET APPLICABLE CODES AND LOCAL REQUIREMENTS. INSIDE - PROVIDE & INSTALL LAV. & TOILET W/ FLOOR DRAIN @ EACH SPACE. OUTSIDE - PROVIDE 5 RECESSED LOCKING COVER HOSE BIBBS AS SHOWN ON PLANS. PROVIDE WATER STUB OUT FOR DRIP IRRIGATION W/ CENTRAL CONTROLLER TO EACH CANOPY FROM BRICK PIERS IN A INSTALLATION NOT VISIBLE FROM THE GROUND. PROVIDE TEE AND SHUTOFF FOR AUTOMATIC SPRINKLER SYSTEM. CONNECT TO EXISTING WATER METER. HOT WATER HEATER 10 GALLON ELECTRIC @ EACH TOILET ROOM ABOVE CLG.

- HEATING / A/C: BIDDER DESIGNED SYSTEM. ALL HEATING, A/C AND VENTILATION WORK TO MEET APPLICABLE CODES AND LOCAL REQUIREMENTS, INCLUDING WASHINGTON ENERGY CODE. PROVIDE HIGH EFFICIENCY GAS HEAT WITH ELECTRIC A.C. INDIVIDUAL SYSTEMS FOR TENANT SPACES W/ OUTDOOR UNITS AT REAR OF BUILDING AND HORIZONTAL FAN UNITS BETWEEN CEILING JOISTS. SUPPLY AND RETURN DUCTING THROUGH JOISTS ABOVE BOTTOM CHORD (WITH TENANT IMPROVEMENTS).

- ELECTRICAL: BIDDER DESIGNED SYSTEM. ALL ELECTRICAL WORK TO MEET APPLICABLE CODES AND LOCAL REQUIREMENTS. UPGRADE EXISTING SERVICE AND PANEL AREA AS REQUIRED. INSTALL 200A PANEL AT REAR WALL. PROVIDE BASIC ELECTRICAL LIGHT, PLUG AT FRONT AND BACK OF EACH UNIT. EACH UNIT AND POWER TO SIGN ABOVE EACH STOREFRONT ON IN SIDE OF WALL. FOR SHELL PHASE. ALLOW FOR TENANT IMPROVEMENT REQUIREMENTS.

- PHONE / COMMUNICATIONS: BIDDER DESIGNED SYSTEM. PROVIDE CONDUIT TO CENTRAL 4X6" P.T. PLWYD. PANEL AT MECHANICAL ROOM FOR PHONE DISTRIBUTION TO EACH TENANT SPACE.

- SECURITY: BIDDER DESIGNED SYSTEM. PROVIDE FOR MONITORED SECURITY SYSTEM W/ CONTACTS AT EXTERIOR DOORS & MOTION DETECTORS AS REQUIRED FOR SHELL PHASE.

- FIRE SPRINKLER: BIDDER DESIGNED AND APPROVED SYSTEM TO FIRE SPRINKLER BUILDING SHELL AND ACCOMMODATE TENANT IMPROVEMENTS PHASE.

KAUFFMAN CENTER SITE PLAN

SCALE: 1" = 30'

BUILDING SUMMARY

BUILDING AREA : 211'-0" X 67'1 1/2" = 14163 S.F.

OCCUPANCY :

M - RETAIL

B - OFFICE, SERVICE EATING ESTAB. < 50 OCCUPANTS

OCCUPANCY SEPERATION:

NONE REQUIRED M - B

CONSTRUCTION TYPE :

TYPE III - N

ALLOWABLE AREA :

12,000 S.F. / 2 STORY

AREA INCREASES :

SEPERATION 3 SIDES

EAST - 45' TO C/L HARNEY

SOUTH - 70' TO C/L 4TH PLAIN

WEST - 220' TO C/L KAUFFMAN

CALCULATION - 45' - 20' = 25' X 2.5% = 62.5% INCREASE

12,000 S.F. X 1.625 = 19,800 S.F.

AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED

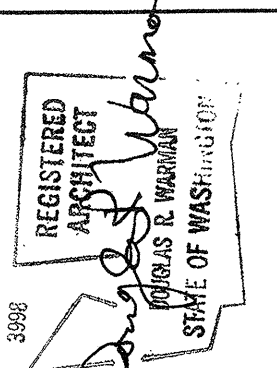
TRIPLE AREA FOR ONE STORY - 59,400 S.F.

DOUBLE AREA FOR 2 STORY - 39,600 S.F.

T-bar ceiling plan required

ENERGY CODE (PRESCRIPTIVE METHOD)

- R21 @ roof
- CMU + R5 @ EXT walls
- 75% storefront glazing (adjusted)
- Insulated dual glazing @ storefront
- R10 slab edge insulation



DOUGLAS WARMAN ARCHITECT

14807 N.E. 82nd Avenue
Vancouver, Washington 98662
Ph (360) 576-8801 Fax (360) 576-6907

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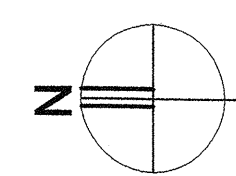
SITE PLAN

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FLOOR PLAN - KAUFFMAN CENTER REBUILD

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



Harney Ave.

DOUGLAS WARMAN ARCHITECT

14807 N.E. 82nd Avenue
Vancouver, Washington 98662
Ph. (360) 576-8801 Fax (360) 576-6907

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Existing Landscaped Area

Existing Extruded Curb

One Way One Lane Drive Up Access

Remove Exist. Curb

7'6" Wide Canopies

New 8' Sidewalk @ Bldg.

Alum Frame Storefront - 19'4" x 10'

New WF Col

New Column / Girder Line

New WF Col

Existing Column Lines (To Be Removed)

New TS Col

16'-6 3/8"

Shear Wall See structural

New WF Col

4" C.I. Roof drain Connect to Exist. Storm Drain

Note: Provide Water Stub out from Brick Pier to each side at Canopy level for Drip Irrigation to Hanging Pots @ all Canopies

4" C.I. Roof drain Connect to Exist. Storm Drain

Recessed Hose Bibb w/ Locking Cover

Alum Frame Storefront - 17'8" x 10' w/ Pair of 3'0" x 7'0" Doors

SPACE 6 23'-4"

SPACE 7 23'-4"

SPACE 8 23'-4"

SPACE 9 23'-10"

Alum Frame Storefront - 17'4" x 10' w/ Pair of 3'0" x 7'0" Doors

New WF Col

Existing Concrete Wall - To Be Removed

33'-6 3/4"

4'-0"

67'1 1/2"

Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

Recessed Hose Bibb w/ Locking cover

Brick Pier

4'-0"

67'1 1/2"

Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

67'1 1/2"

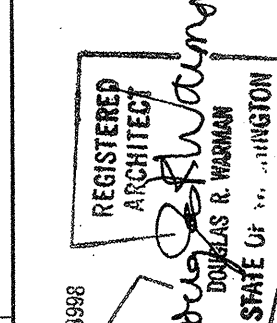
Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

67'1 1/2"

Existing Wall



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New TS Col

16'-6 3/8"

Shear Wall See structural

New WF Col

4" C.I. Roof drain Connect to Exist. Storm Drain

Note: Provide Water Stub out from Brick Pier to each side at Canopy level for Drip Irrigation to Hanging Pots @ all Canopies

4" C.I. Roof drain Connect to Exist. Storm Drain

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Existing Concrete Wall - To Be Removed

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4'-0"

67'1 1/2"

Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

Recessed Hose Bibb w/ Locking cover

Brick Pier

4'-0"

67'1 1/2"

Existing Wall

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4'-0"

67'1 1/2"

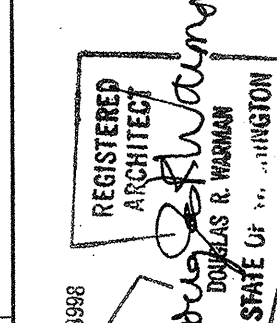
Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

67'1 1/2"

Existing Wall



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New WF Col

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16'-6 3/8"

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4" C.I. Roof drain Connect to Exist. Storm Drain

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4" C.I. Roof drain Connect to Exist. Storm Drain

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4'-0"

Recessed Hose Bibb w/ Locking cover

Brick Pier

4'-0"

67'1 1/2"

Existing Wall

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4'-0"

67'1 1/2"

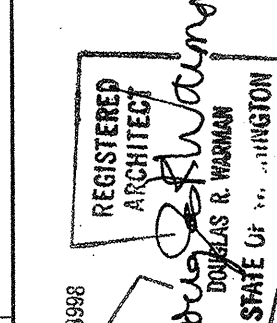
Existing Wall

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67'1 1/2"

Existing Wall



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4'-0"

67'1 1/2"

Existing Wall

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4'-0"

Recessed Hose Bibb w/ Locking cover

Brick Pier

4'-0"

67'1 1/2"

Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

67'1 1/2"

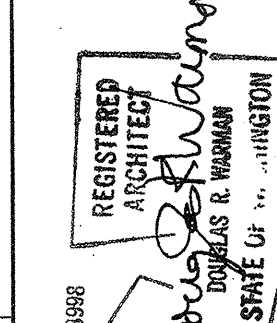
Existing Wall

New 8' Sidewalk Slope Max. w/o Handrail (1:20 Slope Max. w/o Handrail)

4'-0"

67'1 1/2"

Existing Wall



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7'6" Wide Canopies

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New WF Col

New Column / Girder Line

New WF Col

Existing Column Lines (To Be Removed)

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16'-6 3/8"

Shear Wall See structural

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SPACE 6 23'-4"

SPACE 7 23'-4"

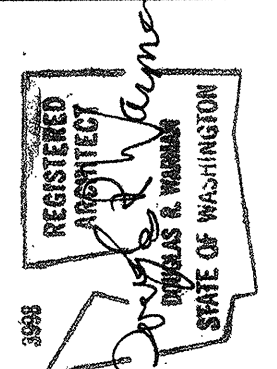
SPACE 8 23'-4"

SPACE 9 23'-10"

Alum Frame Storefront - 17'4" x 10' w/ Pair of 3'0" x 7'0" Doors

New WF Col

Existing Concrete Wall - To Be Removed



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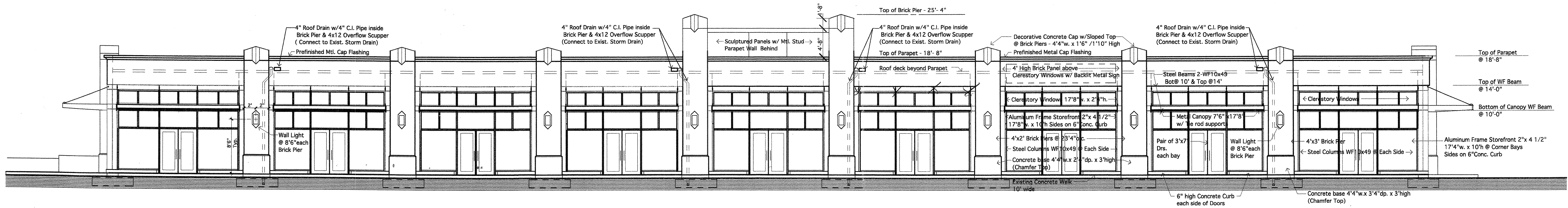
14807 N.E. 82nd Avenue
Vancouver, Washington 98662
Ph. (360) 576-8801 Fax (360) 576-6907

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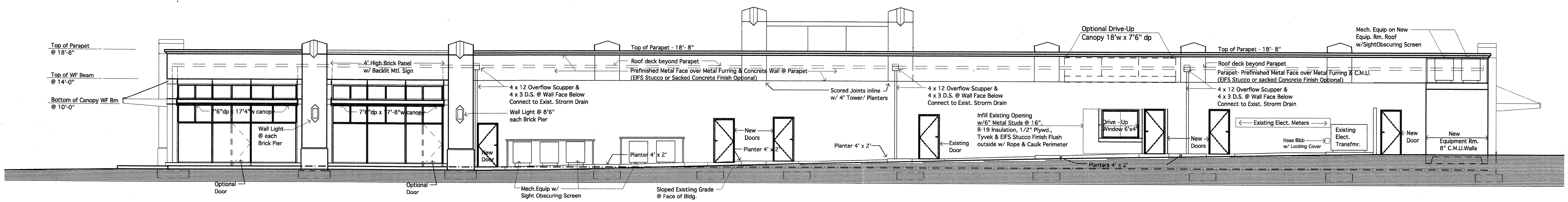
EXTERIOR ELEVATIONS

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WEST ELEVATION

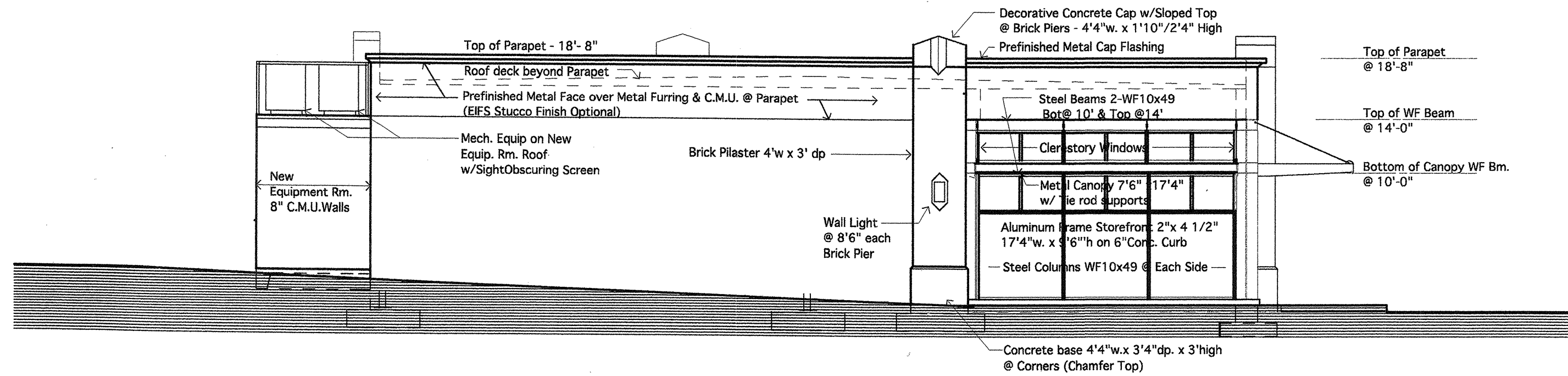
SCALE : 1/8" = 1'-0"



EAST ELEVATION

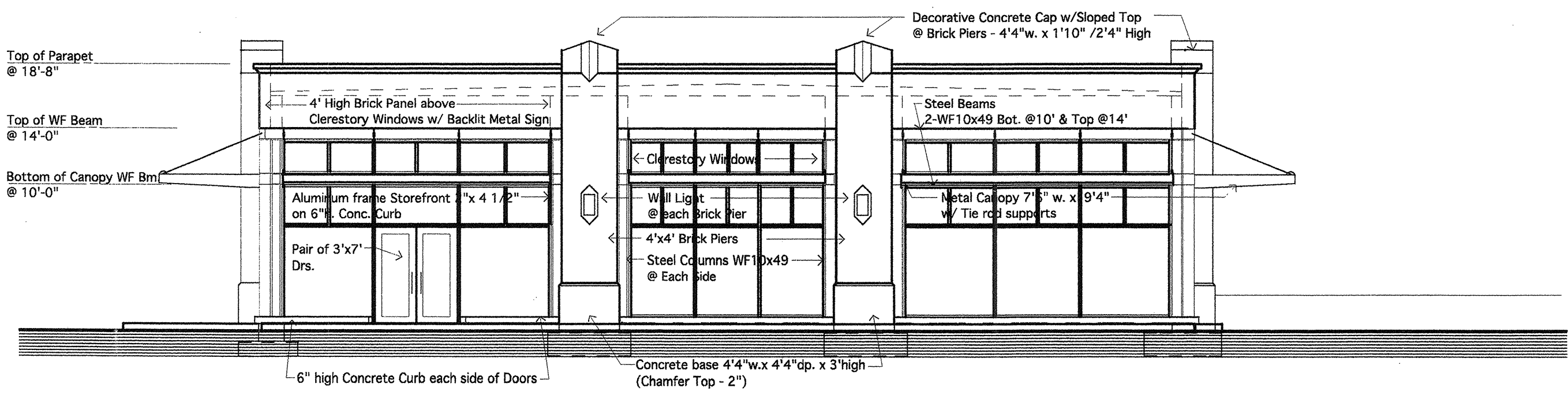
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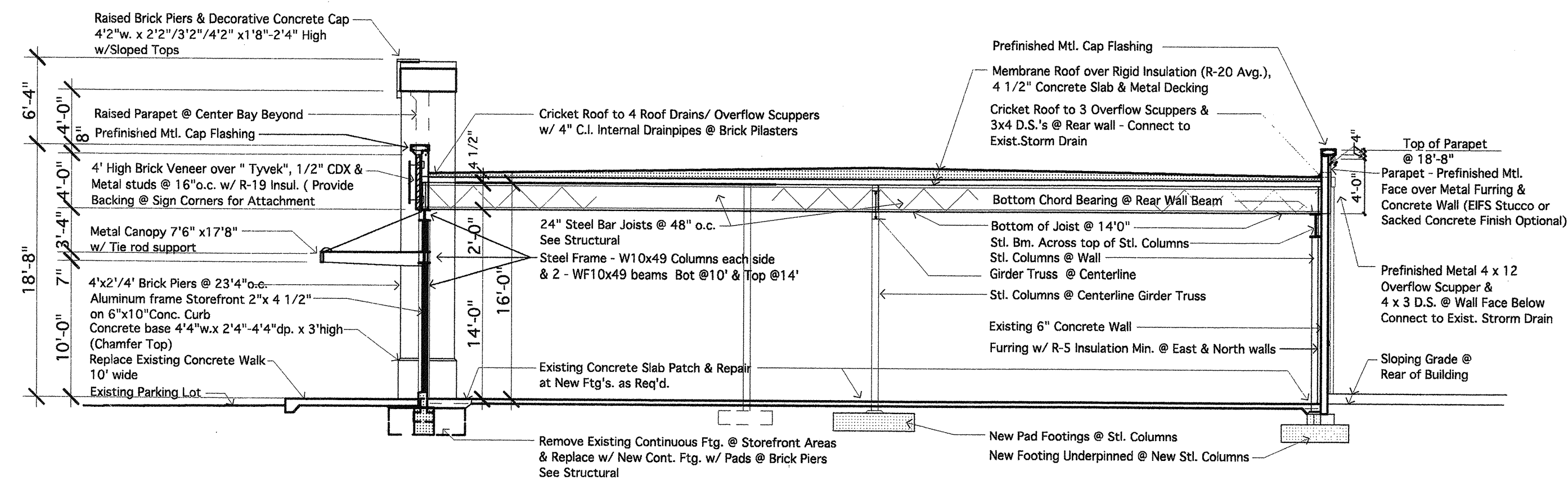
NORTH ELEVATION

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



SOUTH ELEVATION

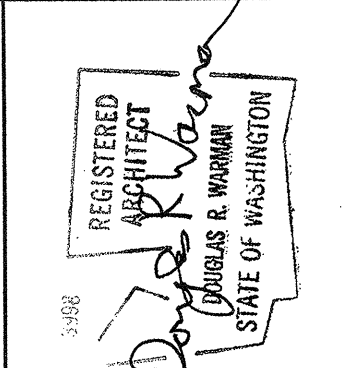
SCALE : 1/8" = 1'-0"



A EAST / WEST SECTION

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

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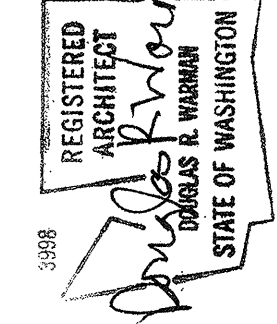
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EXTERIOR ELEVATIONS - BUILDING SECTION

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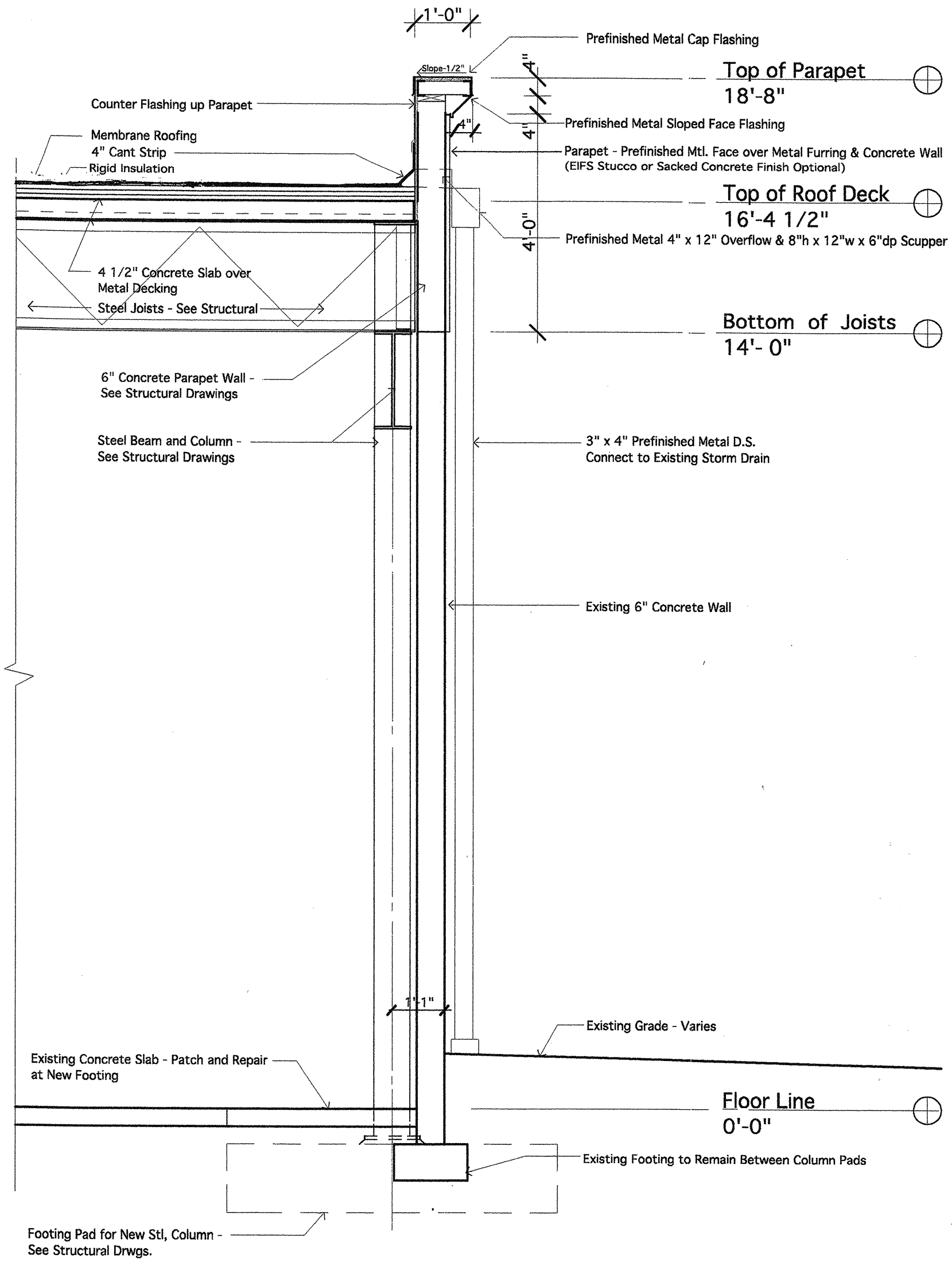
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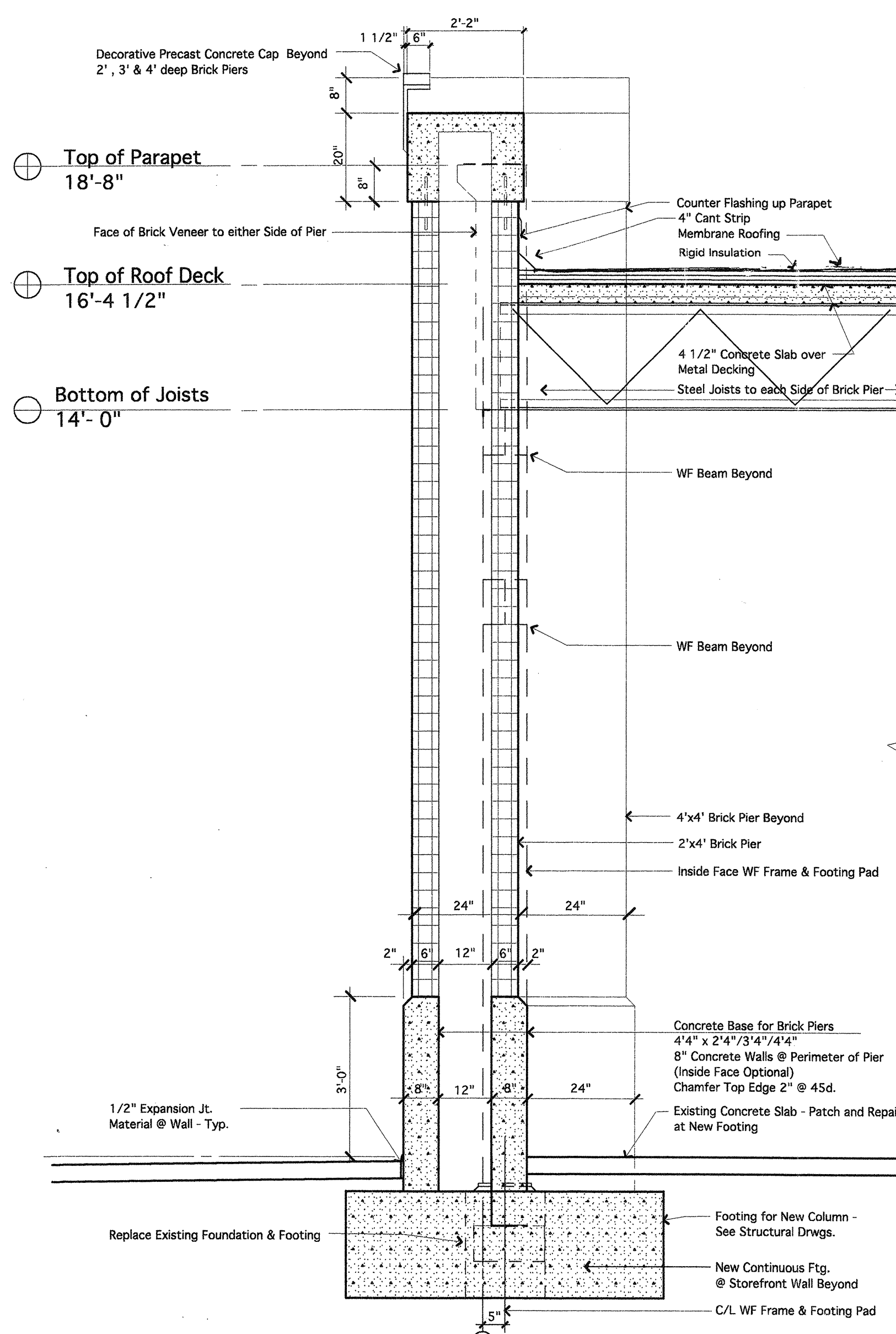
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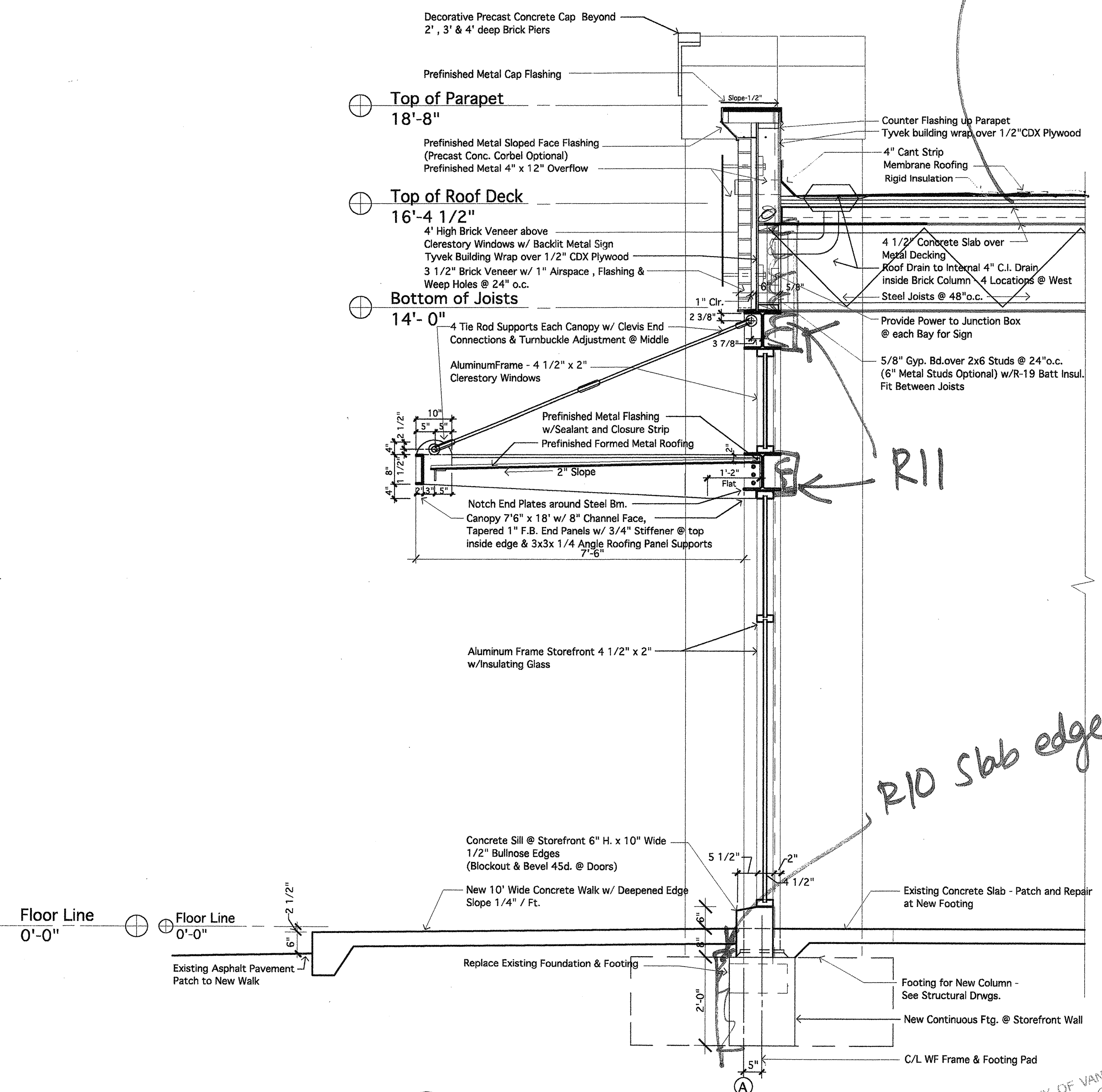
WALL SECTIONS



3 WALL SECTION - EAST
5 SCALE: 1/2" = 1'-0"



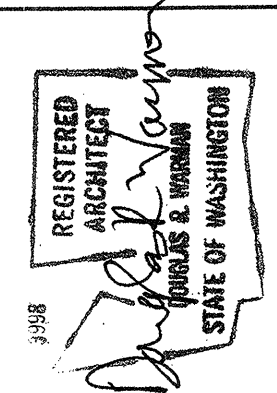
2 WALL SECTION - WEST BRICK PIER
5 SCALE: 1/2" = 1'-0"



1 WALL SECTION - WEST STOREFRONT
5 SCALE: 1/2" = 1'-0"

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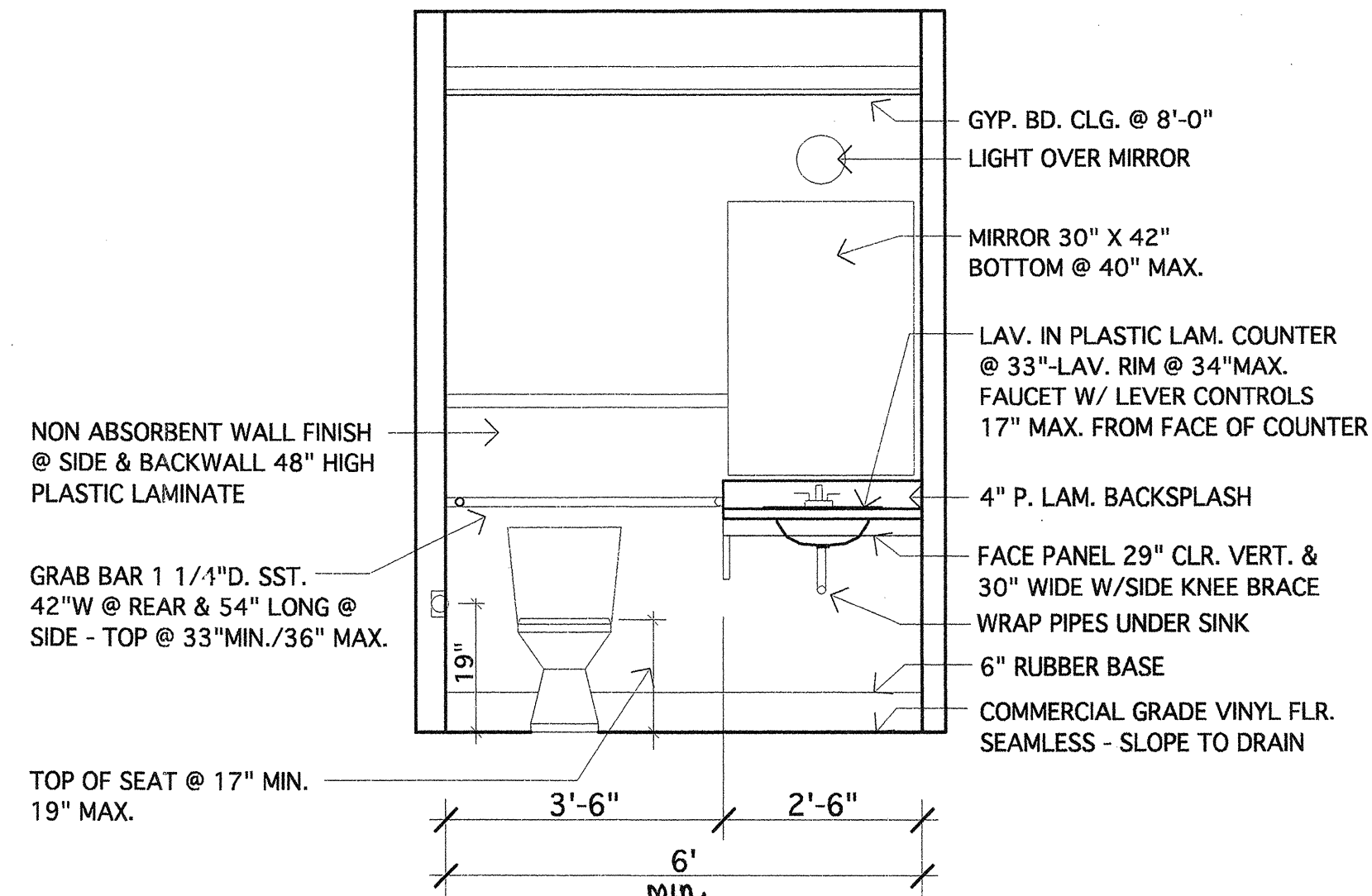
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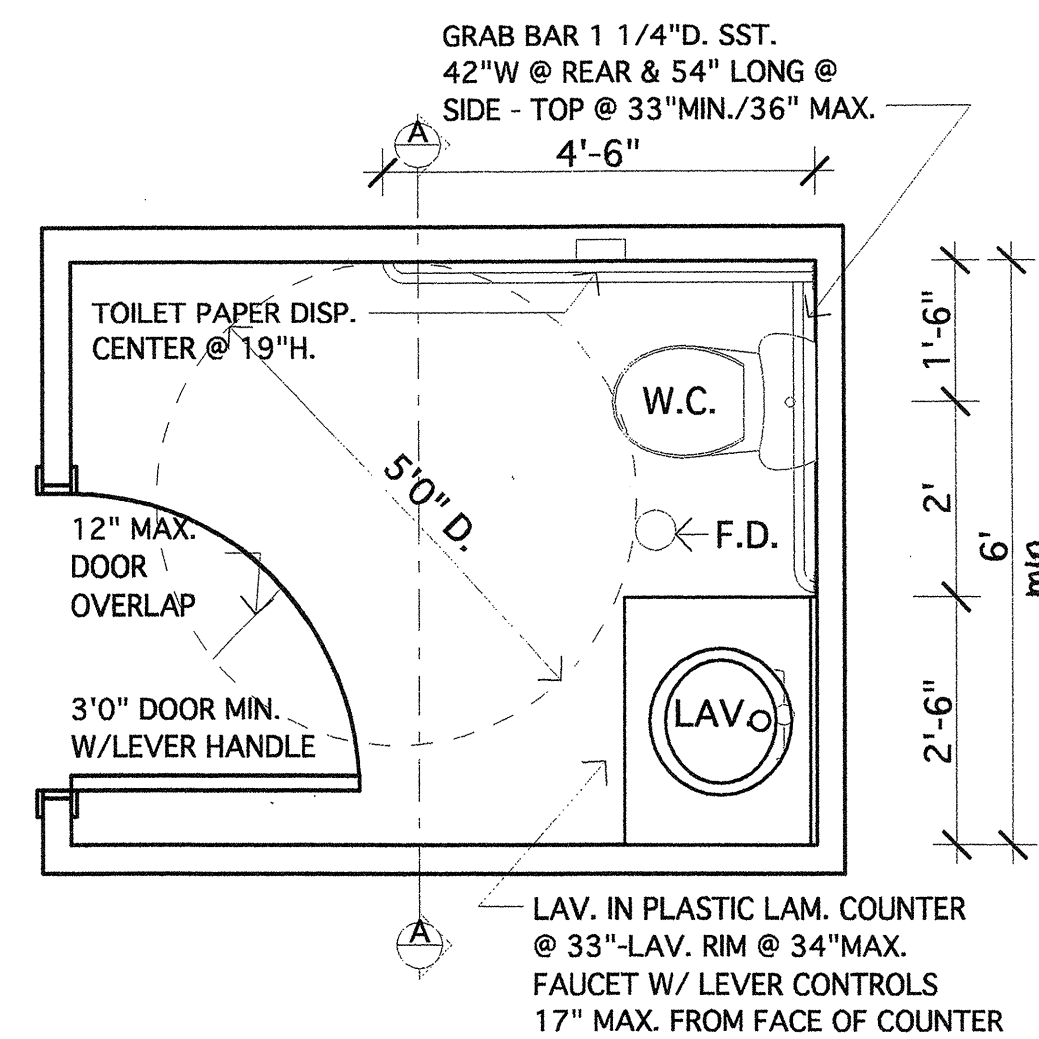
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WALL SECTIONS & DETAILS

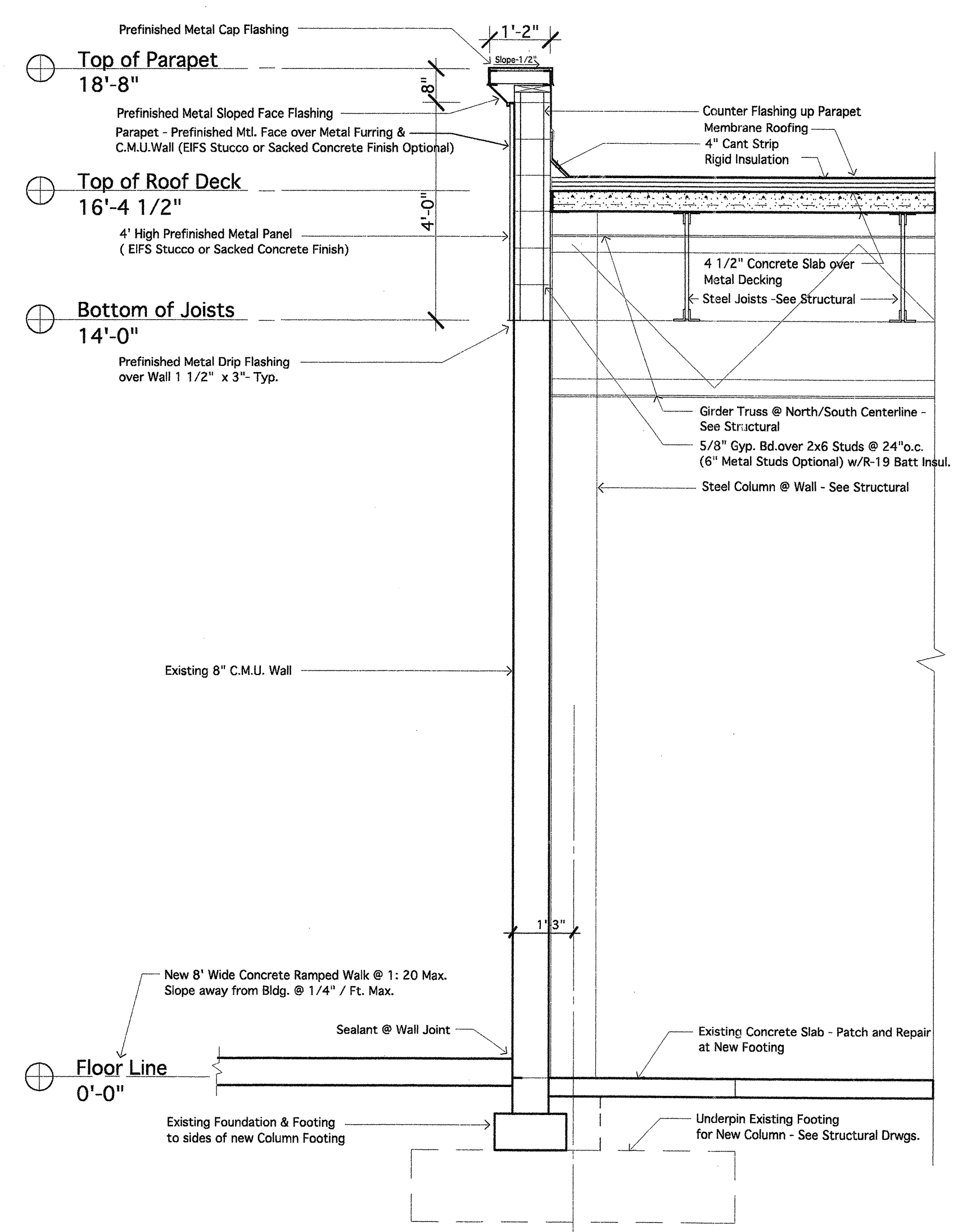
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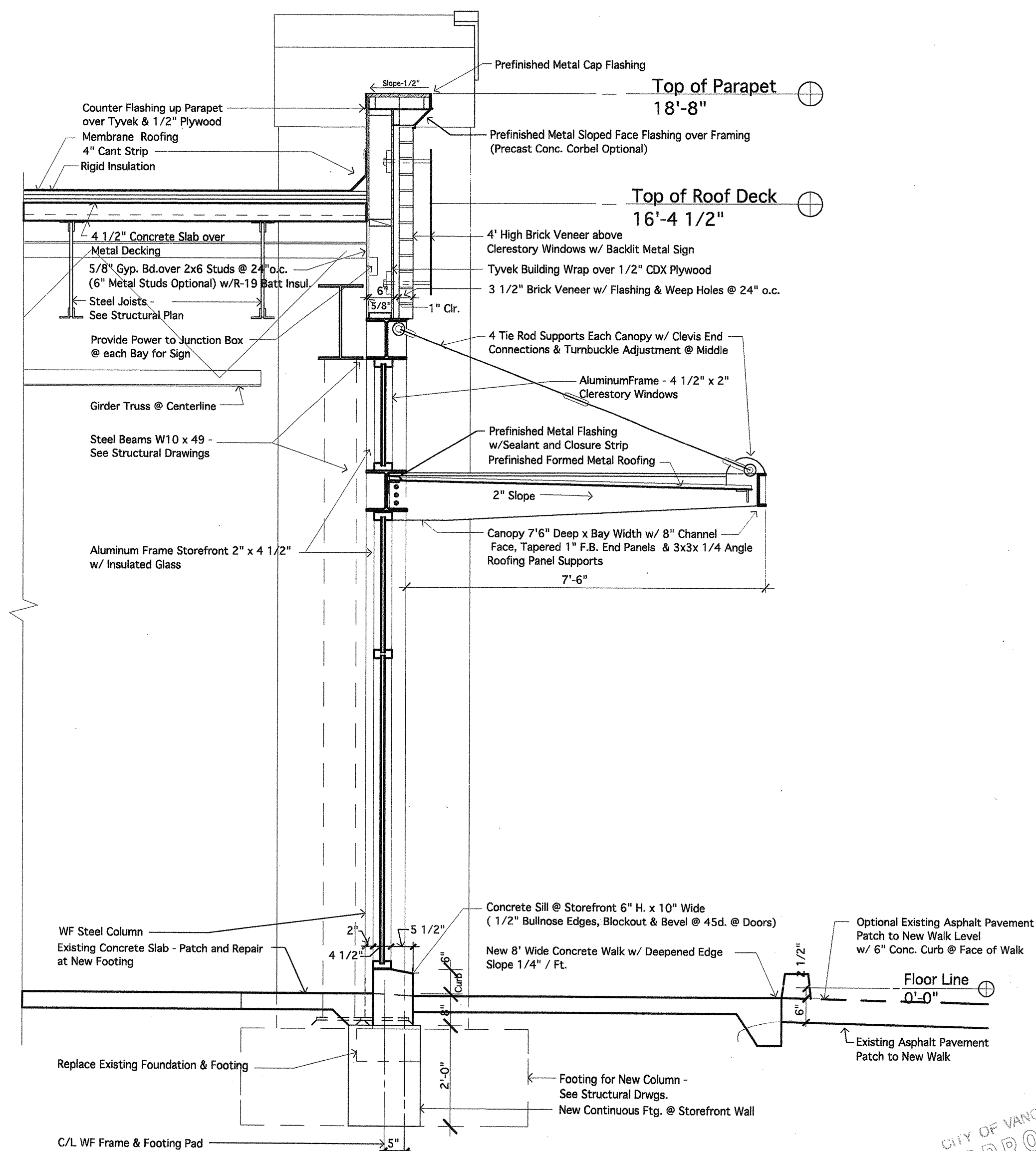
Accessible Toilet Room Elevation
Scale : 1/2" = 1'-0"



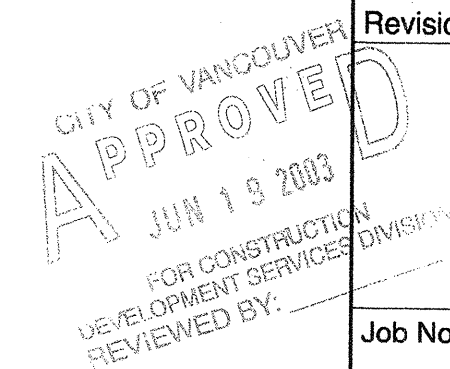
Accessible Toilet Room Plan
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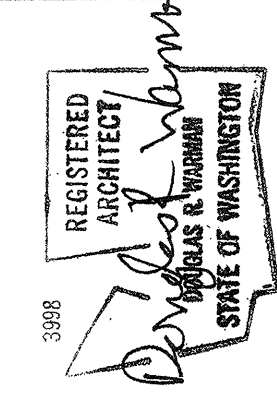


5 WALL SECTION - NORTH
SCALE : 3/8" = 1'-0"



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





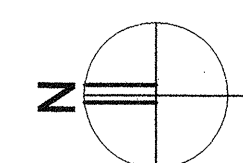
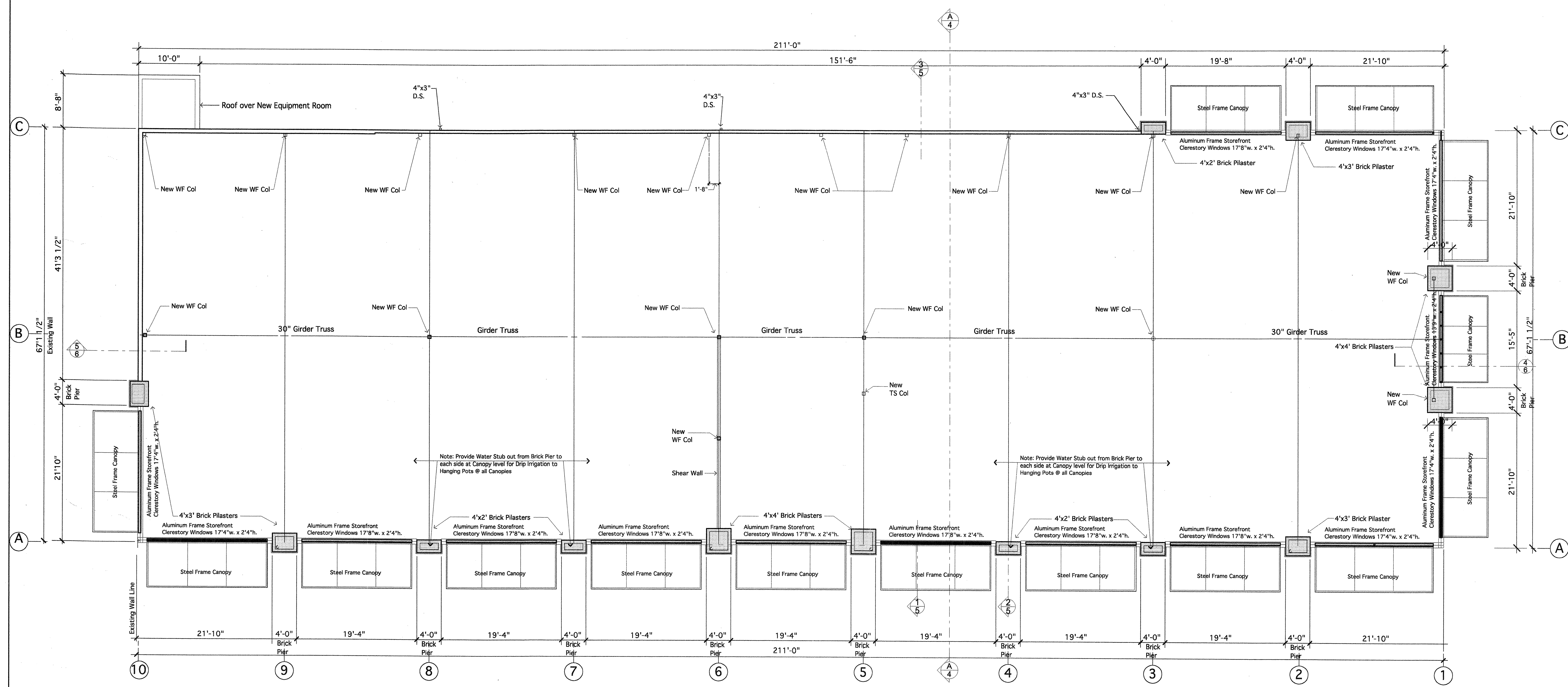
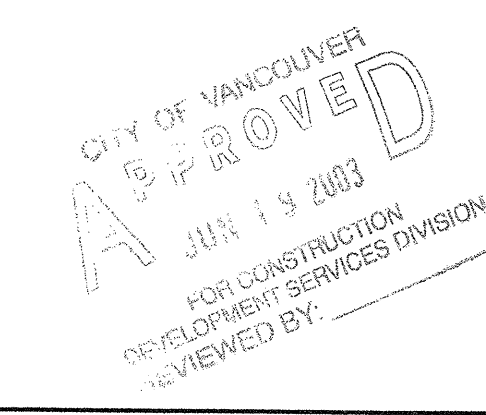
DOUGLAS WARMAN ARCHITECT
14807 N.E. 82nd Avenue
Vancouver, Washington 98662
Ph. (360) 576-8801 Fax (360) 576-8907

architecture & planning

KAUFFMAN CENTER - REBUILD
4TH PLAIN & KAUFFMAN - VANCOUVER, WA.

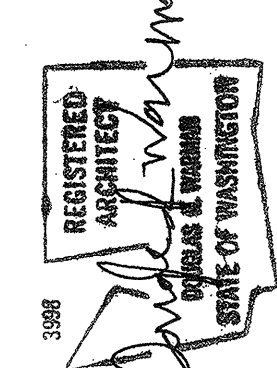
CLERESTORY CANOPY PLAN

Revisions	Sheet
	7
Job No.	Date
	4/10/03



CLERESTORY CANOPY PLAN - KAUFFMAN CENTER REBUILD

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



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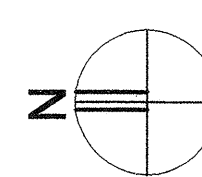
14807 N.E. 82nd Avenue
Vancouver, Washington 98662
Ph. (360) 576-8801 Fax (360) 576-6907

architecture & planning

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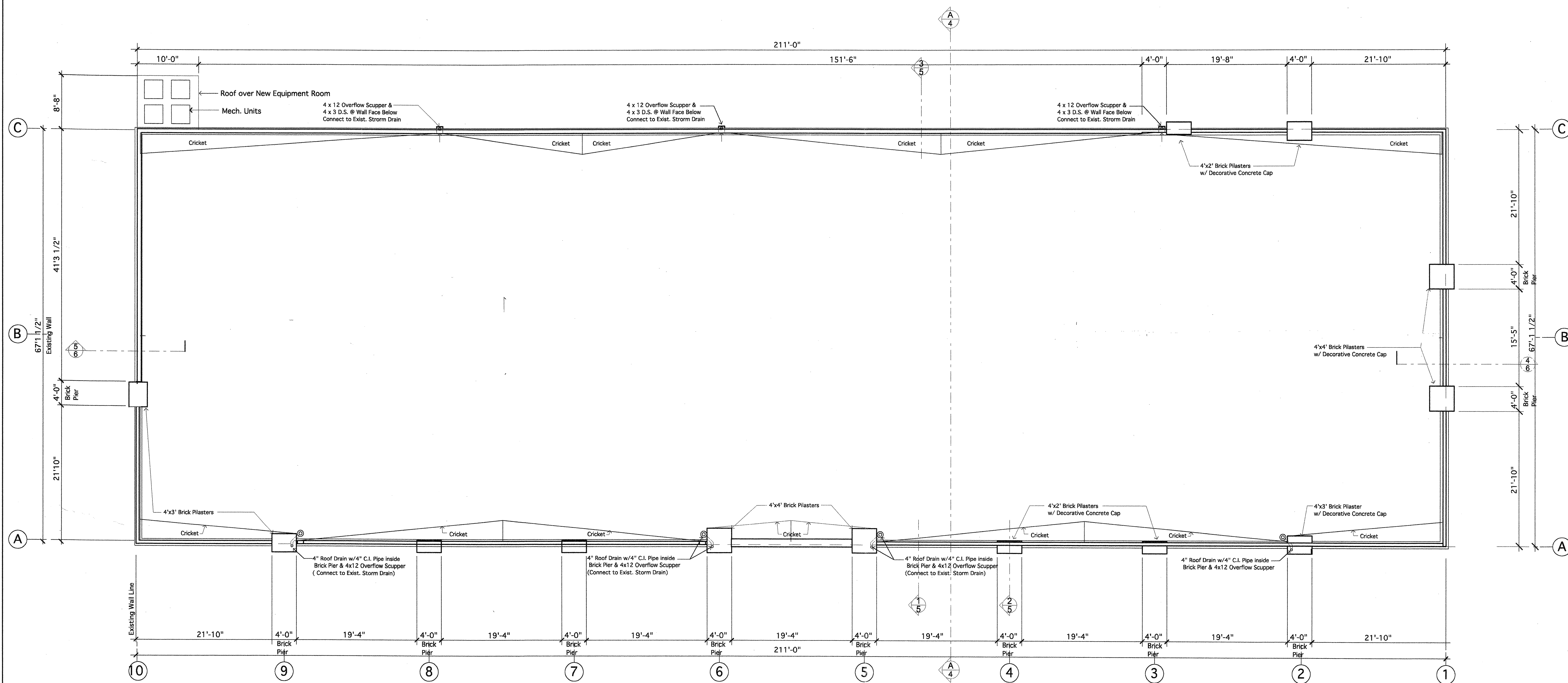
ROOF PLAN

Revisions	Sheet
	8
Job No.	Date
	4/10/03



ROOF PLAN - KAUFFMAN CENTER REBUILD

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



GENERAL

- The Contractor shall verify all dimensions with on-site conditions and drawings of others before commencing. This is a reconstruction over a partly demolished structure. The new roof structure is designed as an upper floor for a future added story.
- Shop drawings including sealed calculations shall be submitted for the prefabricated steel joists and girders. Shop drawings without sealed calculations shall be submitted for all other structural steel.
- The Contractor is responsible for adequate bracing of the structure and parts thereof for wind, earthquake and construction forces until all structural components are permanently connected.
- All work shall conform to UBC, 1997.
- Where details are not specifically shown, construction shall follow typical details for similar conditions, subject to review by the architect or engineer.
- The engineer and the architect have not been retained to provide services relating to any temporary construction conditions such as erection methods, bracing, shoring, rigging, scaffolding, formwork, or any safety related items.

DESIGN LOADS

Roof	25 PSF plus snow drift
Office floors (future)	100 PSF LL or 50 psf LL plus 20 PSF partitions
Wind	30 MPH Exposure B
Seismic	Zone 3

FOUNDATIONS

- Foundations are proportioned for a maximum bearing pressure of 2500 PSF based on Redmond Associates report T14.00/G, 11/15/02.
- Footings shall be constructed on undisturbed soil. Any overexcavation shall be backfilled with granular material compacted to 95% ASTM D-698 maximum dry density and be approved by the Geotechnical Engineer. Base of footings shall be a minimum of 18 inches below finished grade and a minimum of 12 inches below existing grade.
- Provide 4 inches min. compacted sand or crushed rock sub-base under slabs on grade.

CONCRETE

- Foundation and slab-on-grade concrete shall develop a minimum 28-day compressive strength $F_c = 3000$ psi with 4% to 6% air entrainment if exposed.
- Concrete work shall conform to ACI Manual of Concrete Practice, 1993 Edition. Follow ACI 306R-88 when pouring concrete in cold weather.
- Concrete for floors over steel decking shall be normal weight, with minimum concrete strength $F_c = 3500$ psi and 4% to 6% air entrainment where exposed. Reinforcing in this concrete shall be #3 @ 16" o.c. perpendicular to flutes with 3/4" cover to top of flutes, #3 @ 18" o.c. parallel to flutes.

REINFORCING STEEL

- All reinforcing steel (rebar) shall conform to UBC 1903.5.3 Grade 60.
- Continuous horizontal bars shall be lapped 2'-6" minimum, embedded 2'-6" into adjacent footings, and epliced around corners.
- Welded wire fabric shall conform to ASTM 185, and shall be chaired for 18 inches cover to top of slab.
- All rebar shall be fabricated and placed in accordance with ACI Detailing Manual 31B.
- Cover to rebar from concrete surfaces shall be as follows except where shown otherwise:

From bottom of footing	3" + or - 1/2"
From earth face of wall	1 1/2" + or - 1/4"
From open face of wall	1" + or - 1/4"
Columns	1 1/2" to ties

PREFABRICATED ROOF AND FLOOR TRUSSES

- Trusses/joists shall be designed for dead loads, live loads as listed above, including snow drift if appropriate, and other concentrated loads from shear walls shown on the drawings, and roof-mounted plant.
- The manufacturer shall supply all blocking, stiffeners, bridging, etc., for a complete structural system.

GLUED-LAMINATED MEMBERS

- All glued-laminated members shall be Douglas Fir 2400 Fb bending stress, Combination 24-F-V4 for simple spans, 24-F-V8 for cantilevers, DF/DF, Visually Graded Western Species as listed in 1991 NDS Tables 5A, 5B, and 5C.
- Members called out as Teclams, Micro-lams, or Parallams shall be documented by ICBO reports confirming design stresses $F_b = 2800$ psi, $F_v = 285$ psi and $E = 1800000$ psi.

WOOD FRAMING

- All framing lumber shall be western woods graded to Standard Western Lumber Grading Rules.
- Use the following grades unless noted otherwise:

Studs	HF No. 2	$F_b = 850$ psi $F_c = 1250$ psi
Sill Plates	HF No. 2,	FT $F_c = 1250$ psi
Other Plates	HF No. 2	$F_{c\text{ perp}} = 405$ psi
Floor, roof joists	DF No. 2	$F_b = 875$ psi
Beams 4x	DF No. 1	$F_b = 1000$ psi
Beams 6x	DF No. 1	$F_b = 1350$ psi
Posts 6x, 8x	DF No. 1	$F_c = 1200$ psi
Shearwall Sheathing	1/2-inch or 7/16-inch 24/0	
Roof Sheathing	1/2-inch or 7/16-inch 24/0	
Floor Sheathing	3/4-inch 40/20	

- Structural drawings show plywood shear walls, and minimum plywood, nailing, and hold-down and anchor bolt requirements, if any. Nail exterior plywood walls 8d at 6 inches edges, 8d at 12 inches field, unless shown otherwise.

- Nail roof sheathing 8d at 6 inches edges and save blocking, 8d at 12 inches field, unless shown otherwise. Nail floor sheathing 10d at 6 inches edges, 10d at 12 inches field, unless shown otherwise.

- Nailing shall follow UBC Table 23-11-B1 except as above or shown otherwise. Wall top plates shall be lapped 36 inches minimum and nailed (10)-16d each side of the top plate joint.

- Simpson connector designations are used. Other connectors with ICBO equivalency may be used.

STEEL MEMBERS AND CONNECTIONS

- All steel shall conform to the following specifications unless otherwise noted:

W-shapes other than designated moment resisting frames	ASTM A36, A572 Grade B, or A992
Designated moment Resisting Frames	ASTM A992
Plates	ASTM A36, A572 Grade B, or A992
T&S-shapes	ASTM A500 Grade B

- Weld with E70XX electrodes. Rigid moment connections in steel moment frames shall have complete joint penetration (CJP) welds using E70-XX electrodes with Charpy v-notch toughness rating of 20 ft.-lbs at 0 degrees F. Remove all runoff tabs. Remove back-up bars per details.

- Fabrication and erection shall conform to AISC Steel Construction Manual, 9th Edition.

- Designated moment frames are WUF-W prequalified welded fully restrained connections, and shall be fabricated, specially inspected, and tested in accordance with FEMA 350 and 353 guidelines.

STEEL DECKING

- Steel decking for concrete floors shall be Verco FLEB Formick, gauges as shown on drawings, or equivalent. Decking shall span between support beams without shoring during the concrete pour.

- Steel decking shall be fastened around its perimeter and to each supporting beam with Hilti mechanical fasteners as shown on the drawings. Stitch fastening shall be achieved by Funchlok connections as shown on the drawings.

REINFORCED HOLLOW CONCRETE MASONRY

- Hollow concrete masonry units shall be half sand plus half pumice grade N, 1000 psi on the gross section, double-celled units conforming to ASTM C90 and UBC Standard No. 21-4. Maximum moisture content 25%. The units shall develop a minimum 28-day compressive strength F_m of 1500 psi, verified by testing.

- Grout for hollow masonry walls shall be 3/8" aggregate concrete, 3000 psi compressive strength at 28 days, with Master Builders "Mayco GF-89 Grout Fluidifier" water reducing admixture, or equivalent, proportioned according to the manufacturer's recommendations. Slump shall be 7" to 8".

- Mortar for hollow masonry walls shall conform to UBC Standard No. 21-20, Type "S", 1800 psi compressive strength at 28 days, with the following proportions by volume:

Cement	- one part
Lime	- 3/4 part
Sand	- 4 parts maximum

- Reinforcement for hollow masonry walls shall be Grade 60 and conform to specifications under REINFORCING STEEL.

- When special inspection is required one mortar test and one grout test shall be taken by an independent testing company for each 5000 square feet of wall area. A minimum of three tests each for mortar and grout will be required. Prism tests shall follow UBC requirements.

- When special inspection is not required a letter of certification from the manufacturer of the units shall be provided at the time of, or prior to, delivery of the units to the jobsite to assure the units comply with the specified compressive strength.

- All mortar shall be mixed by mechanical means and proportioned by accurate measurement. Shovel measurement will not be permitted.

- Except as otherwise noted on the drawings, reinforce all hollow masonry walls as follows:

#5 @ 32" o.c. vertically centered in grouted cores

1-#5 horizontal in bond beams at 4 feet o.c.

2-#5 horizontal over and under all openings, extending 2 feet past openings; 1-#5 vertical each side of each opening, extending 2 feet past opening.

Dowels from footing to match and lap each vertical bar 30 inches.

Lap all bars 30 inches minimum at splices.

Provide 30" x 30" bars to match horizontal bars at all corners and intersections.

Use bar positioners for all vertical reinforcing.

- Stored and erected masonry units shall be protected from damage.

- Special inspection in accordance with UBC Chapter 17 is required.

ANCHORED MASONRY VENEER

- Anchored masonry veneer shall conform to UBC 1403.6 and 2337.6. In particular, ties shall be corrosion resistant, and if made of sheet metal, shall have a minimum thickness of 0.030 inches (No. 22 galv. gauge) or, if of wire, shall have a minimum diameter of 0.148 inches (No. 3 BW gauge). Ties shall be spaced at 12 inches vertically and 16 inches horizontally. Ties shall have a lip or hook on the extended leg that will engage or enclose a horizontal joint reinforcement wire of 0.148 inches diameter or equivalent. The joint reinforcement shall be continuous, with butt splices between ties permitted. Ties shall have ICBO certification.

SPECIAL INSPECTION/INSPECTOR REQUIREMENTS (UBC 1701) REQUIREMENTS FOR SPECIAL INSPECTION:

- SPECIAL INSPECTOR: Employed by the Owner (UBC 1701.1).

- REPORTS: Submitted to the Building Official and the Engineer. All discrepancies shall be brought to the immediate attention of the contractor for correction then, if not corrected, to the building official the Engineer (UBC 1701.3).

- The Special inspection is to be continuous during the performance of the work unless otherwise specified.

- CERTIFICATION: Inspector must be certified by the Building Official to perform the types of inspections specified.

SUMMARY OF STRUCTURAL CONTINUOUS AND PERIODIC SPECIAL INSPECTIONS

The construction inspections listed are in addition to the inspections required by UBC section 108. Special inspection is not a substitute for inspection by the Building Official. Specially inspected work that is installed or covered without the approval of the Building Official and the Special Inspector is subject to removal or exposure.

- RESPONSIBILITY: It is the responsibility of the General Contractor to inform the Special Inspector or Inspection Agency with adequate lead time prior to performing any work that requires Special inspection.

- SPECIAL INSPECTIONS:

A) CONCRETE (UBC 1701.5.1): During the taking of test specimens and placing of reinforced concrete.

B) BOLTS INSTALLED IN CONCRETE (UBC 1701.5.2): Prior to and during the placement of concrete around bolts.

C) REINFORCING STEEL (UBC 1701.5.4): Prior to closing of the forms and delivery of concrete for all concrete specified to have special inspection.

D) STRUCTURAL WELDING (UBC 1701.5.5): During the welding of any member or connection. Alternatively, periodic inspection may be permitted by UBC 1701.5.5.1 exception. Prequalified welded fully restrained WUF-W moment frame connections shall follow FEMA 350 and 353 guidelines.

E) STRUCTURAL MASONRY WHEN SPECIFIED (UBC 1701.5.7 & 2105): Verification of compliance for Fm (UBC 2105.3), at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.

F) DIAPHRAGMS: Periodic fastening inspection for all roof and floor diaphragms including collectors, chord straps, nailing, and blocking.

G) SHEAR WALLS: Periodic nailing inspection for all walls as noted on the Shear Wall Schedule.

H) EPOXY FILLED ANCHOR BOLT HOLES: Continuous inspection for all epoxy installation.

SPECIAL STRUCTURAL OBSERVATIONS BY THE ENGINEER (UBC 1702)

- NOTIFICATION: 48 hours before observation. Delinquent notification may require demolition of covering materials to facilitate observation.

- OBSERVATIONS BY THE ENGINEER:

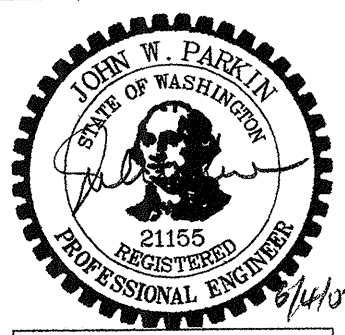
A) Reinforcing steel before concrete placement
B) Before pouring of concrete walls and slabs
C) After installation of steelwork

- WRITTEN STATEMENT (UBC 1702.4): The engineer will submit to the Building Official a written statement that the site visits have been made and identifying any reported deficiencies which, to the best of our knowledge, have not been resolved.

DRAWING INDEX

DRAWING TITLE

S1	GENERAL NOTES
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN AND DIAPHRAGM PLAN
S2.4	EAST & WEST ELEVATIONS
S2.5	NORTH & SOUTH ELEVATIONS
S2.6	DEMOLITION PLAN
S3.1	CONCRETE DETAILS
S3.2	MECHANICAL ROOM DETAILS
S5.1	STEEL SECT. & DETAILS
S5.2	STEEL SECT. & DETAILS
S5.3	MOMENT FRAME DETAILS
S5.4	AWNING DETAILS



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

(360) 894-9378
FAX (360) 894-3376

500 WASHINGTON STREET
VANCOUVER, WA 98660

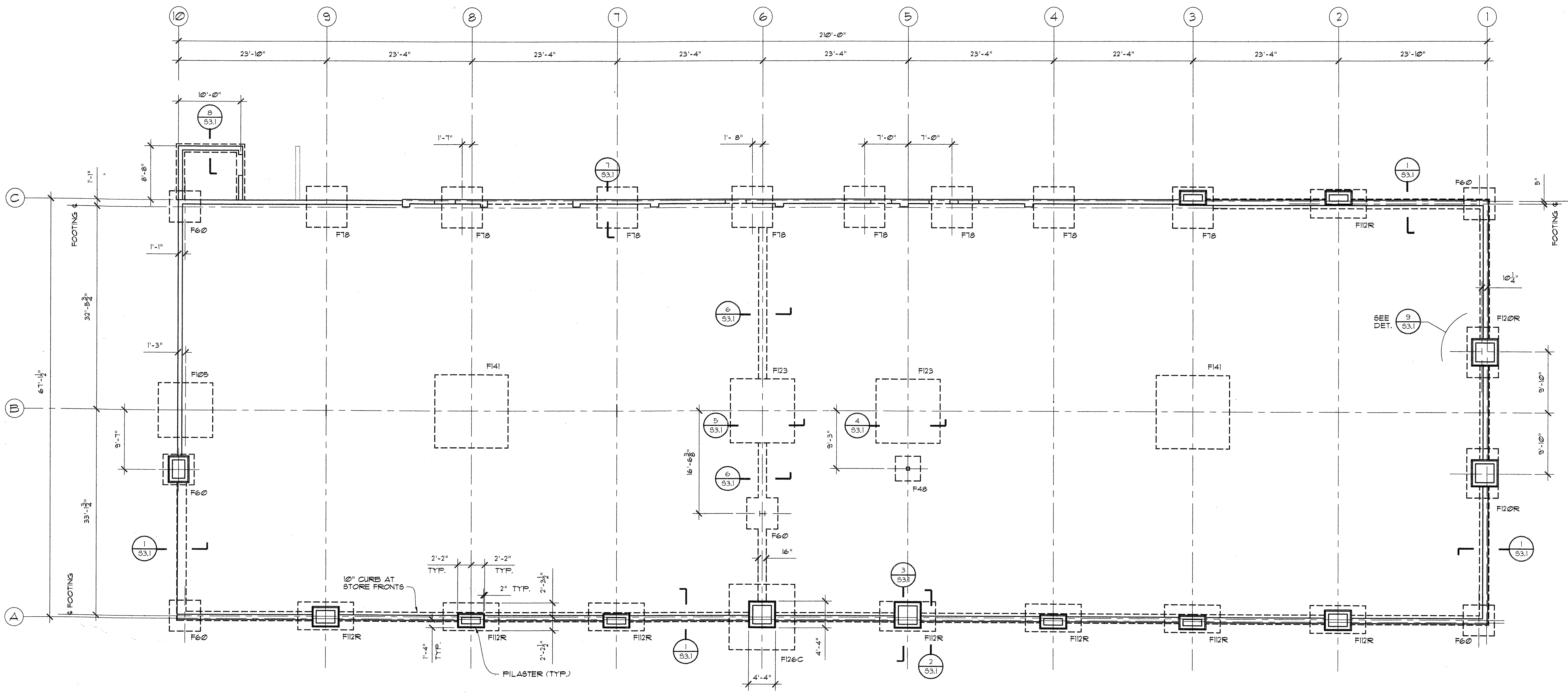
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CHK.	JWP	SCALE: NONE

DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
GENERAL NOTES

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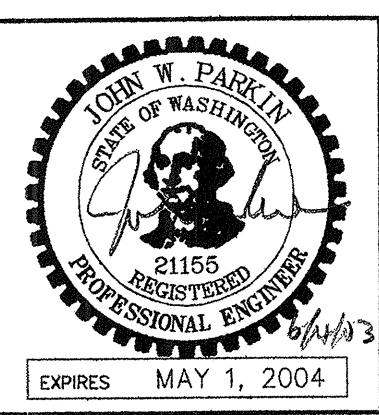
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S1



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

CONCRETE FOOTING SCHEDULE			
MARK	SIZE (L" X W" X H")	REBAR (EACH WAY TYP.)	
F12R	SEE (A) (B)	(3) #3 LONG, (6) #3 TRANSV.	-
F60	60 X 60 X 15	(4) #3	-
F18	18 X 18 X 15	(5) #3	-
F18R	18 X 45 X 18	(4) #3 LONG, (6) #3 TR	-
F105	105 X 105 X 21	(6) #3	-
F120R	SEE 9/3.1	(4) #3 LONG, (6) #3 TR	-
F123	123 X 123 X 24	(8) #3	-
F141	141 X 141 X 21	(10) #3	-
F126C	126 X 126 X 48	(8) #3 E.W., T. #3	-



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER
500 WASHINGTON STREET
VANCOUVER, WA 98660
(360) 684-3378
FAX (360) 684-3378

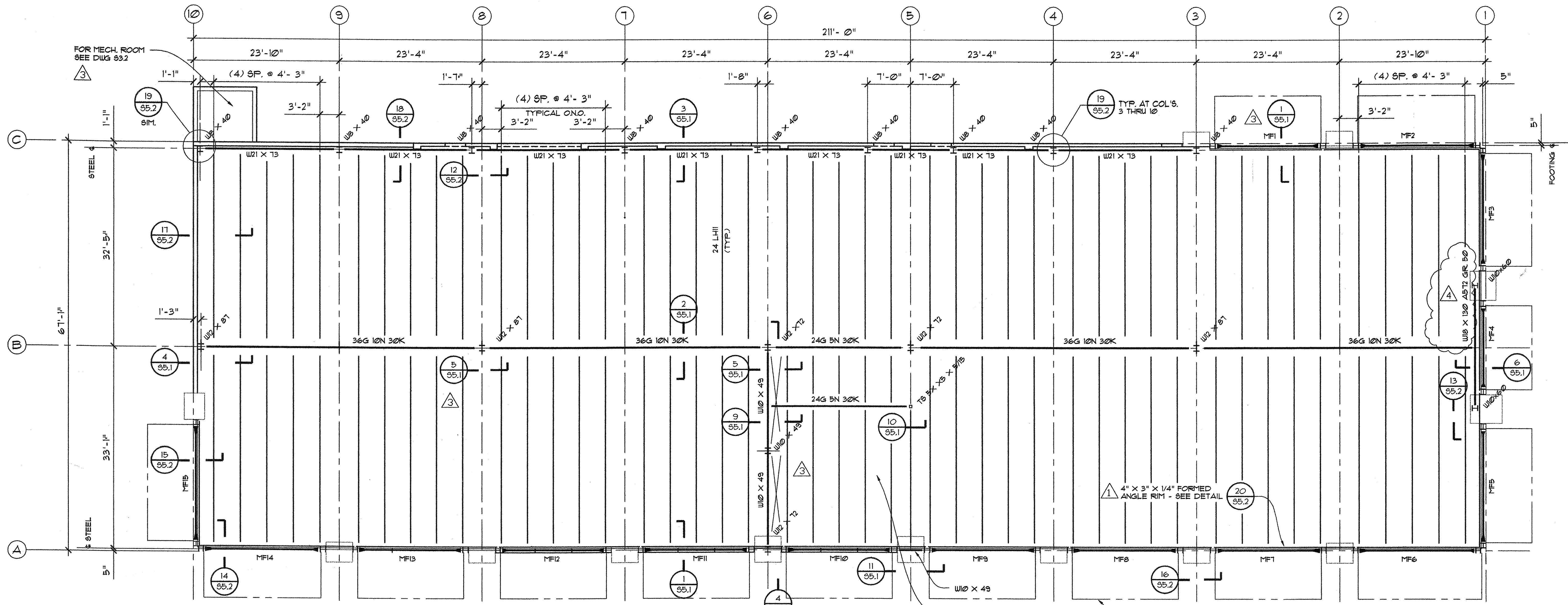
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CHK. JWP SCALE: 1/8" = 1'-0"

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KAUFFMAN CENTER
FOUNDATION PLAN

REVISIONS		
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2	6-04-03	RJ

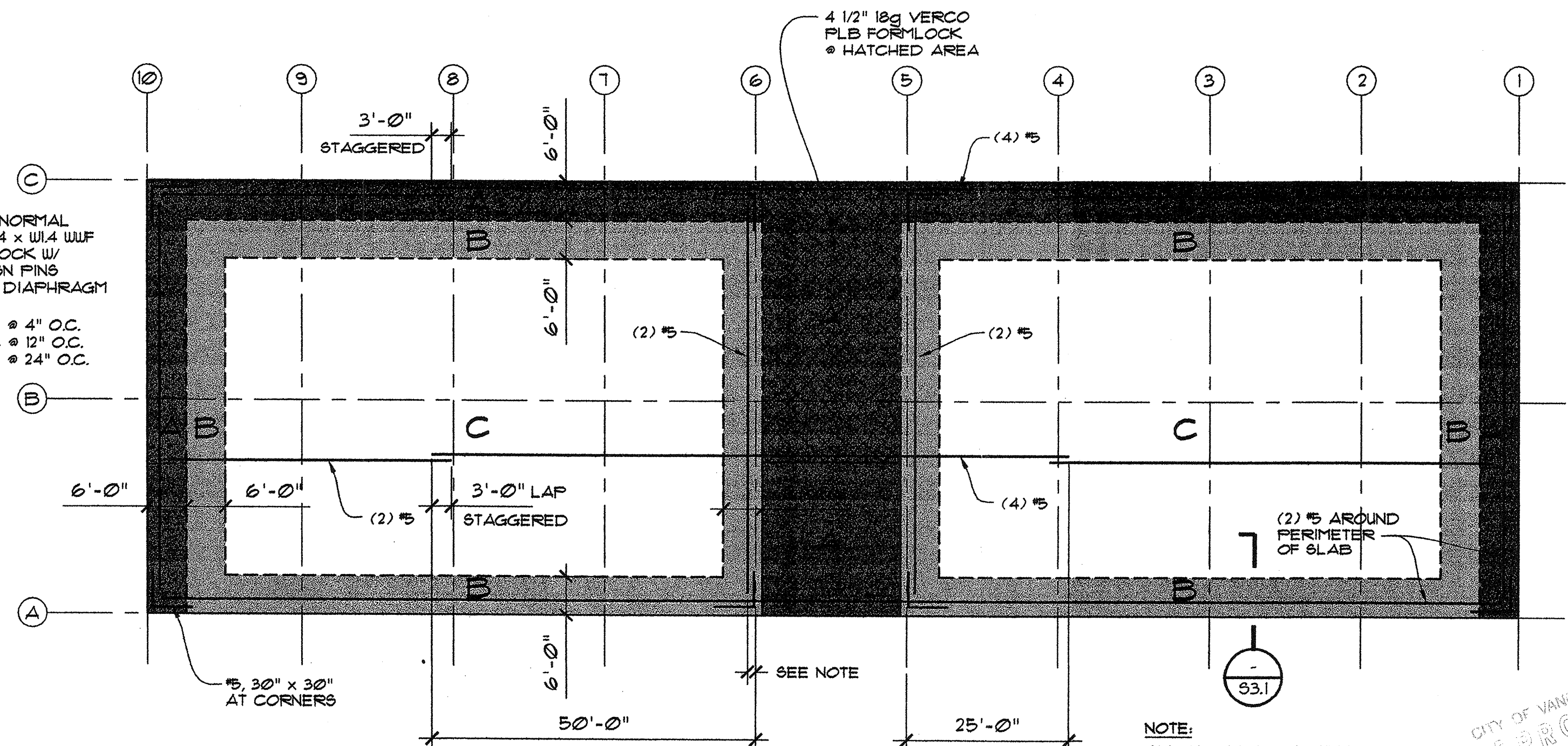
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JUN 19 2003
FOR CONSTRUCTION
DEVELOPMENT SERVICES DIVISION
REVIEWED BY:

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S2.1

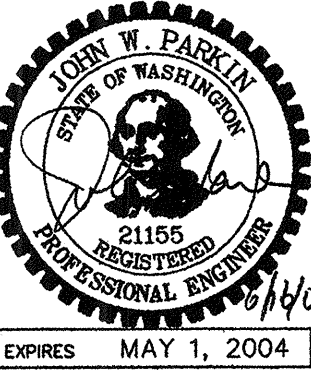


ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

4 1/2" TOTAL THICKNESS NORMAL WEIGHT CONC. W/ 6x6 W14 x W14 WUF 20g VERCO FLB FORMLOCK W/ HILTI W-EDN13 - THQ12 WSN PINS @ 36/1 SPACING, ENTIRE DIAPHRAGM
SEAM STITCHES: A: VSC @ 4" O.C.
B: VSC @ 12" O.C.
C: VSC @ 24" O.C.



ROOF DIAPHRAGM PLAN
SCALE: 1/16" = 1'-0"



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

500 WASHINGTON STREET
VANCOUVER, WA 98660

(360) 684-8376
FAX (360) 684-3376

DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
ROOF FRAMING PLAN

REVISIONS	
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2	4-16-03 R
3	6-03-03 R
4	6-11-03 R

DRN. R

CHK. JWP

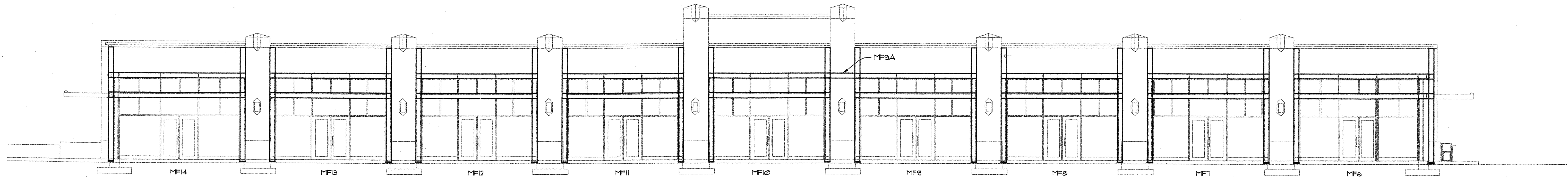
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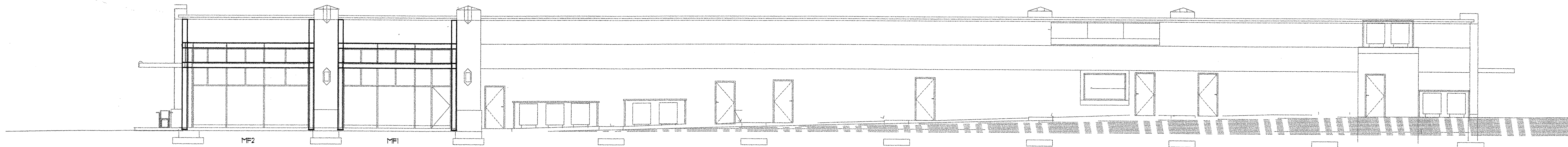
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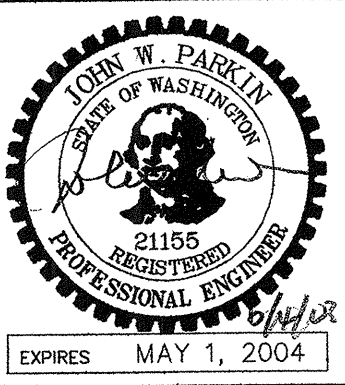
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WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

(360) 894-3378
FAX (360) 894-3378

500 WASHINGTON STREET
VANCOUVER, WA 98660

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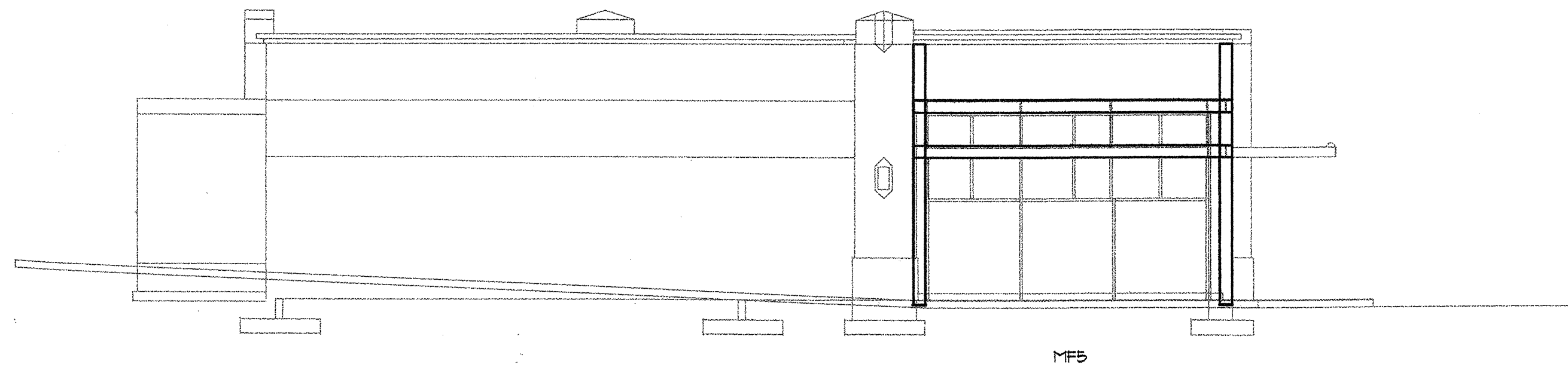
DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
ELEVATIONS

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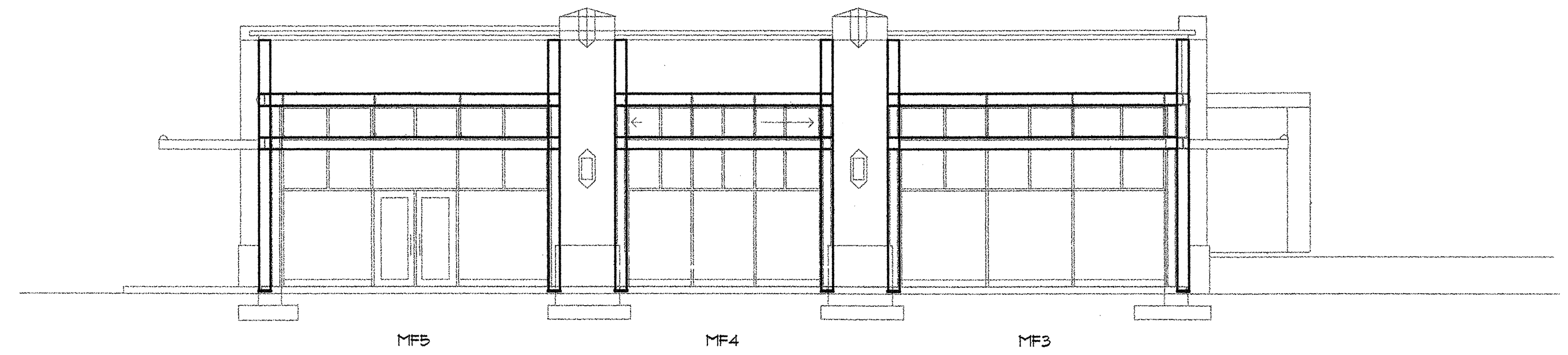
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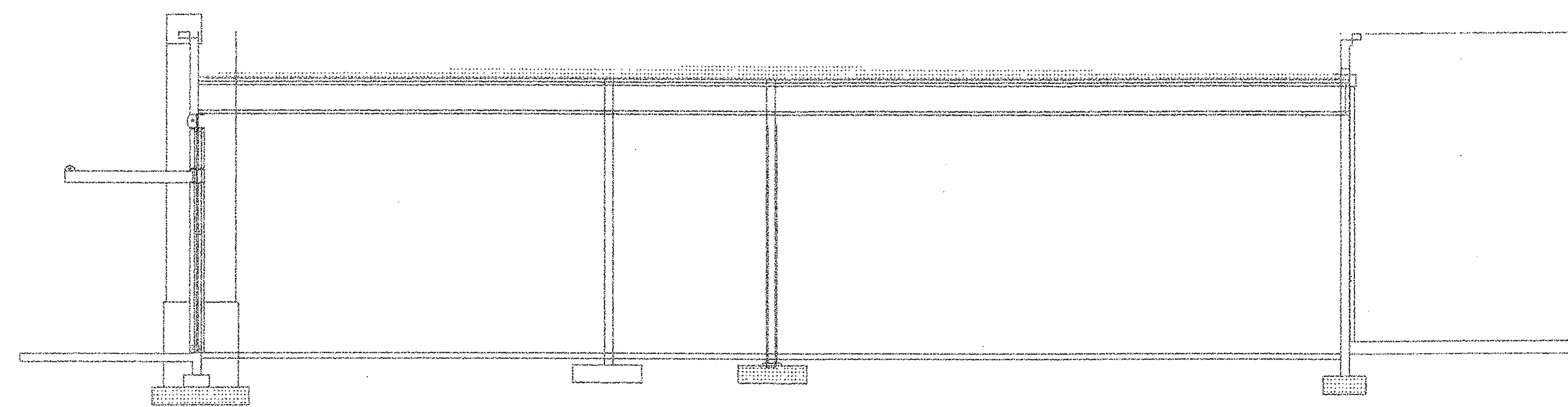
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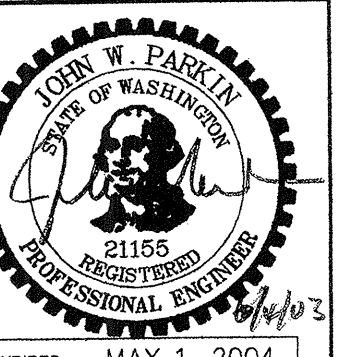
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



EAST - WEST SECTION
SCALE: 1/8" = 1'-0"



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

(206) 894-8378
FAX (206) 894-3376

500 WASHINGTON STREET
VANCOUVER, WA 98660

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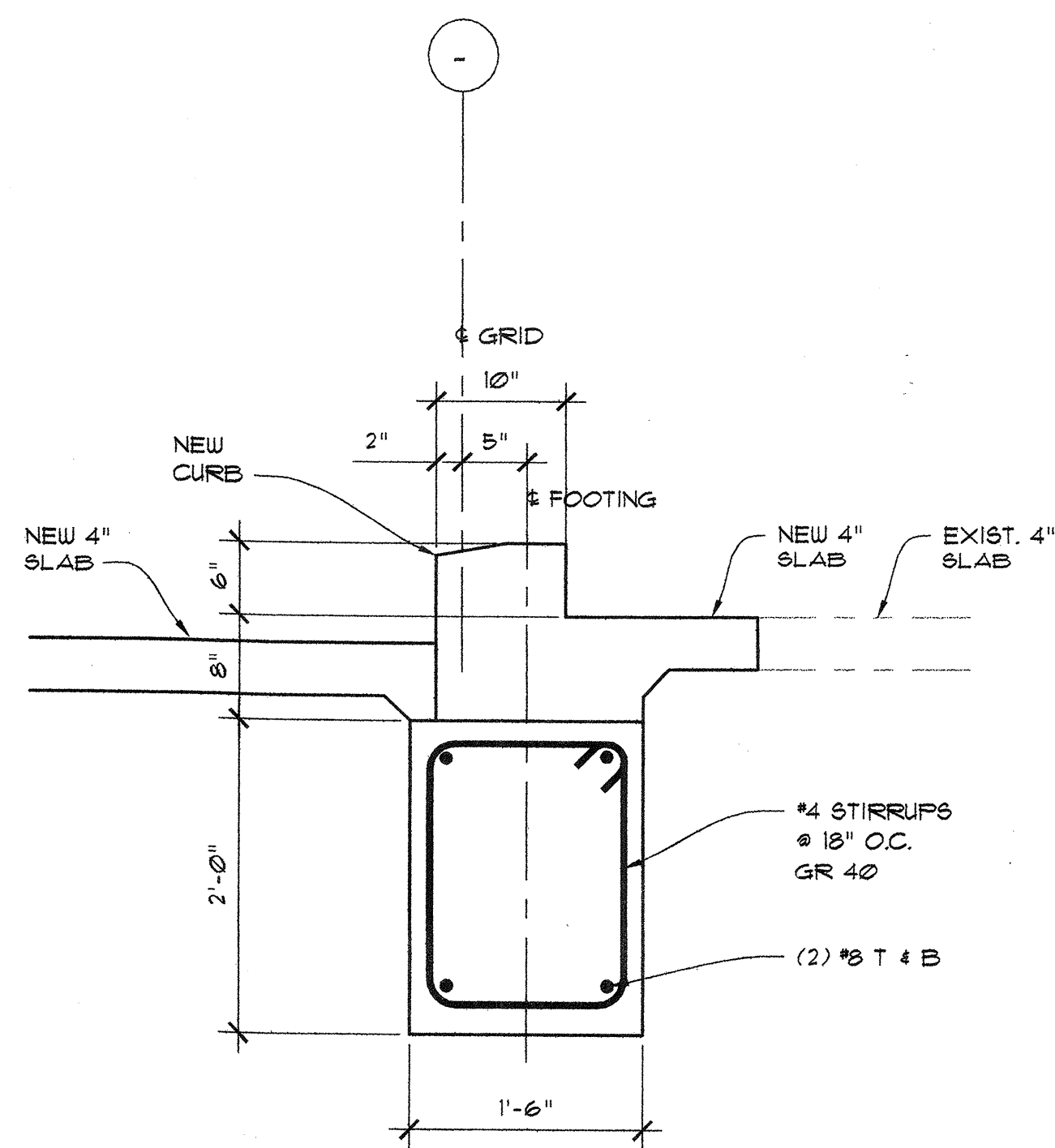
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KAUFFMAN CENTER
ELEVATIONS

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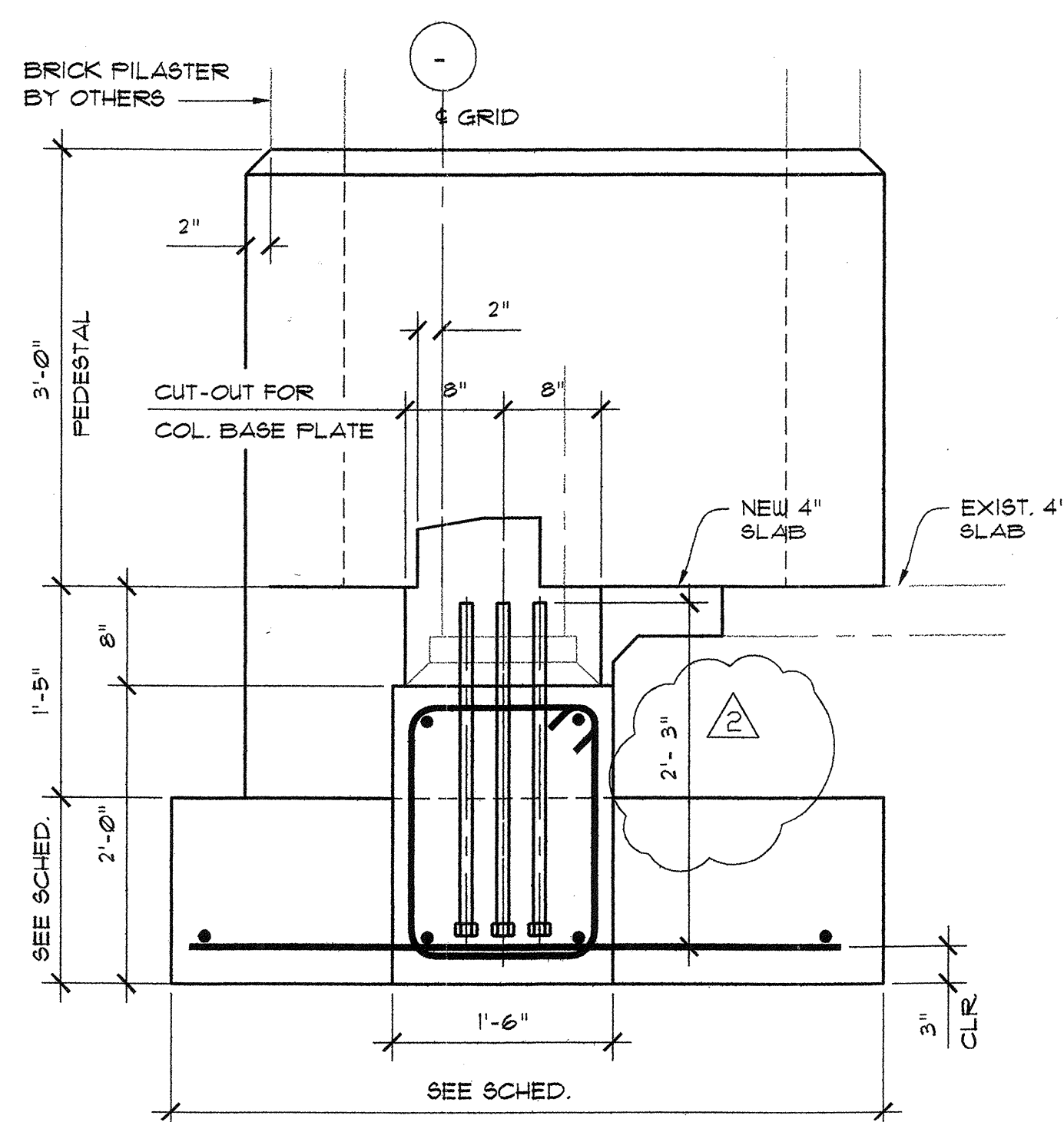
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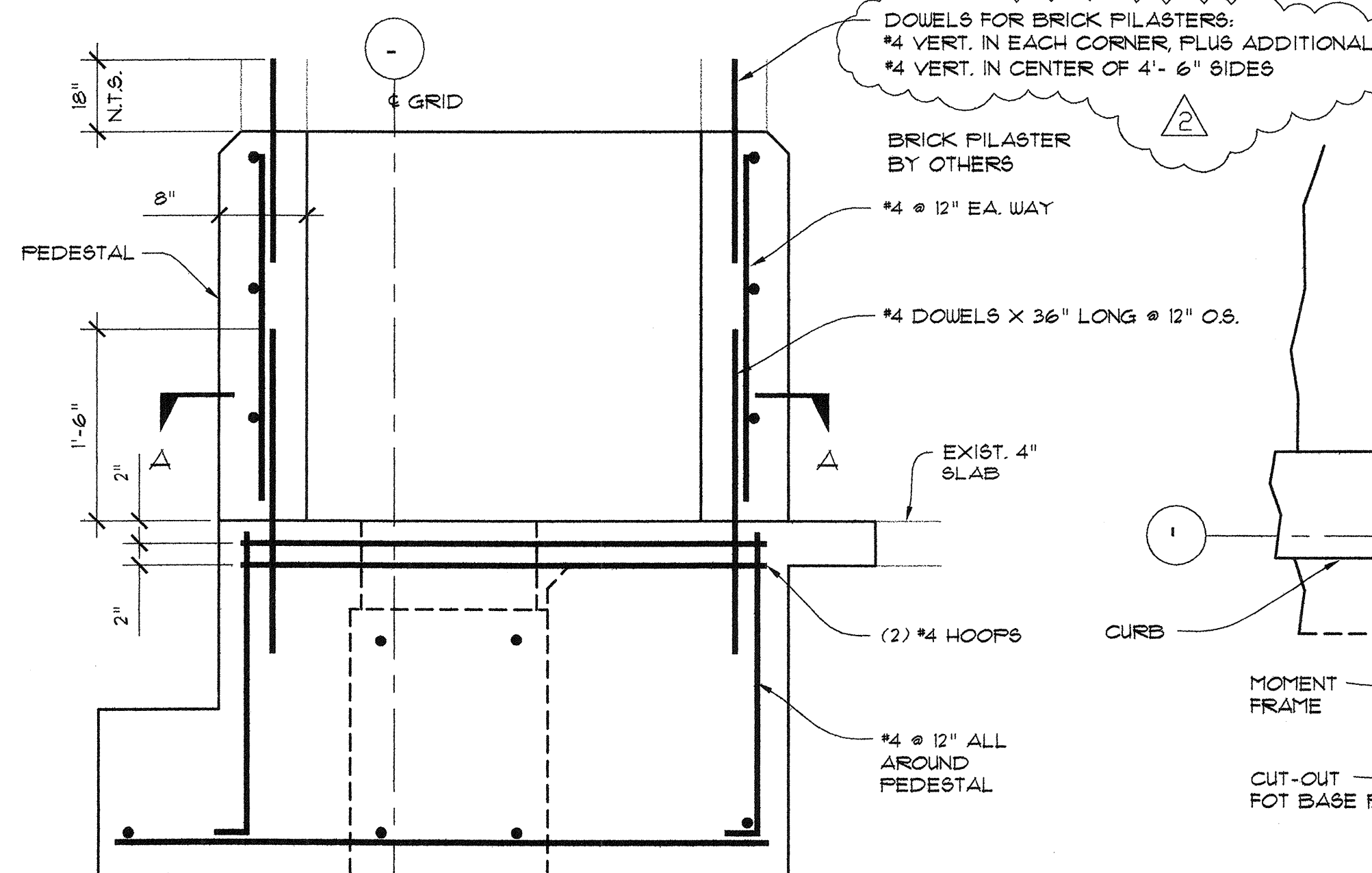
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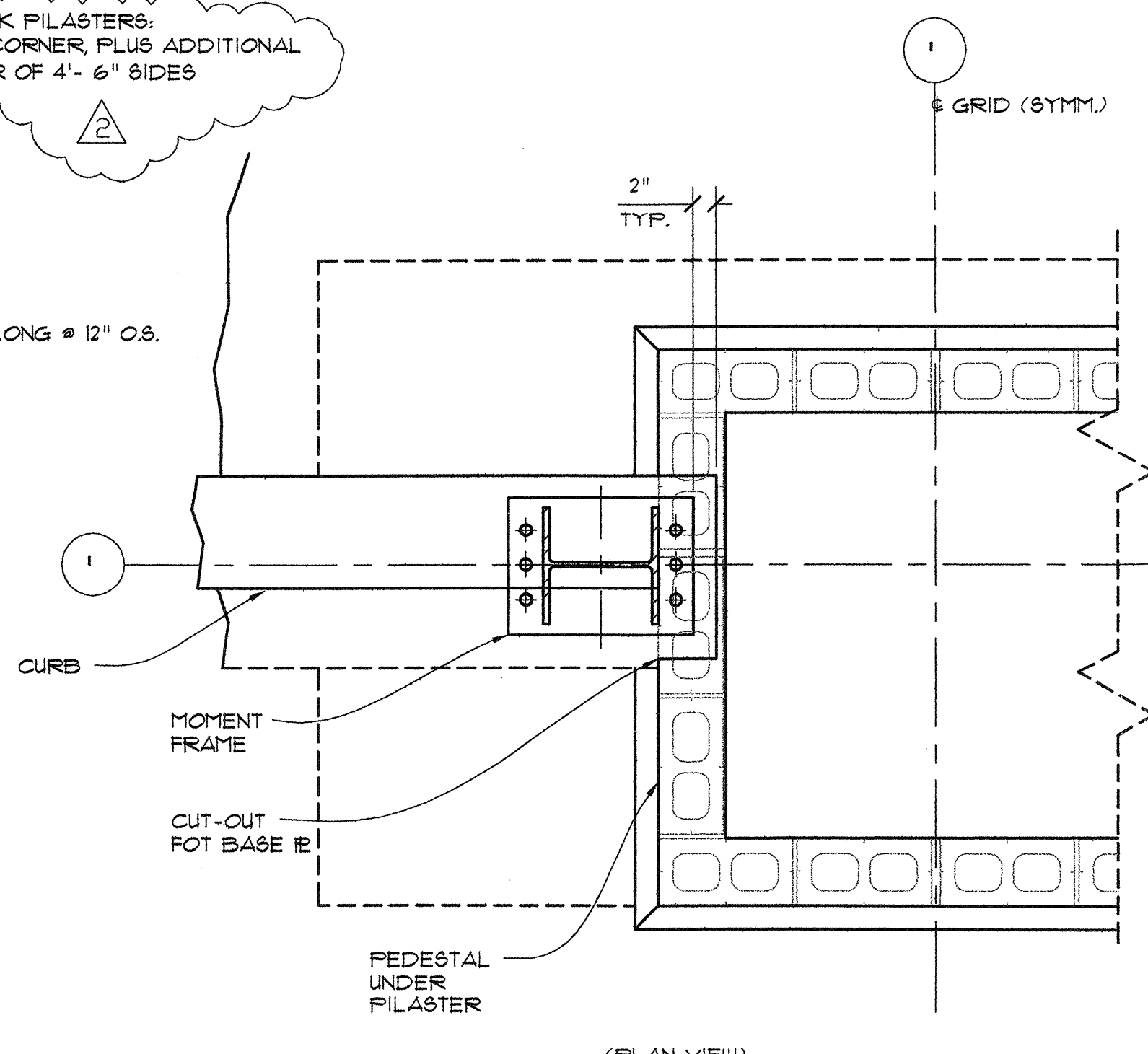
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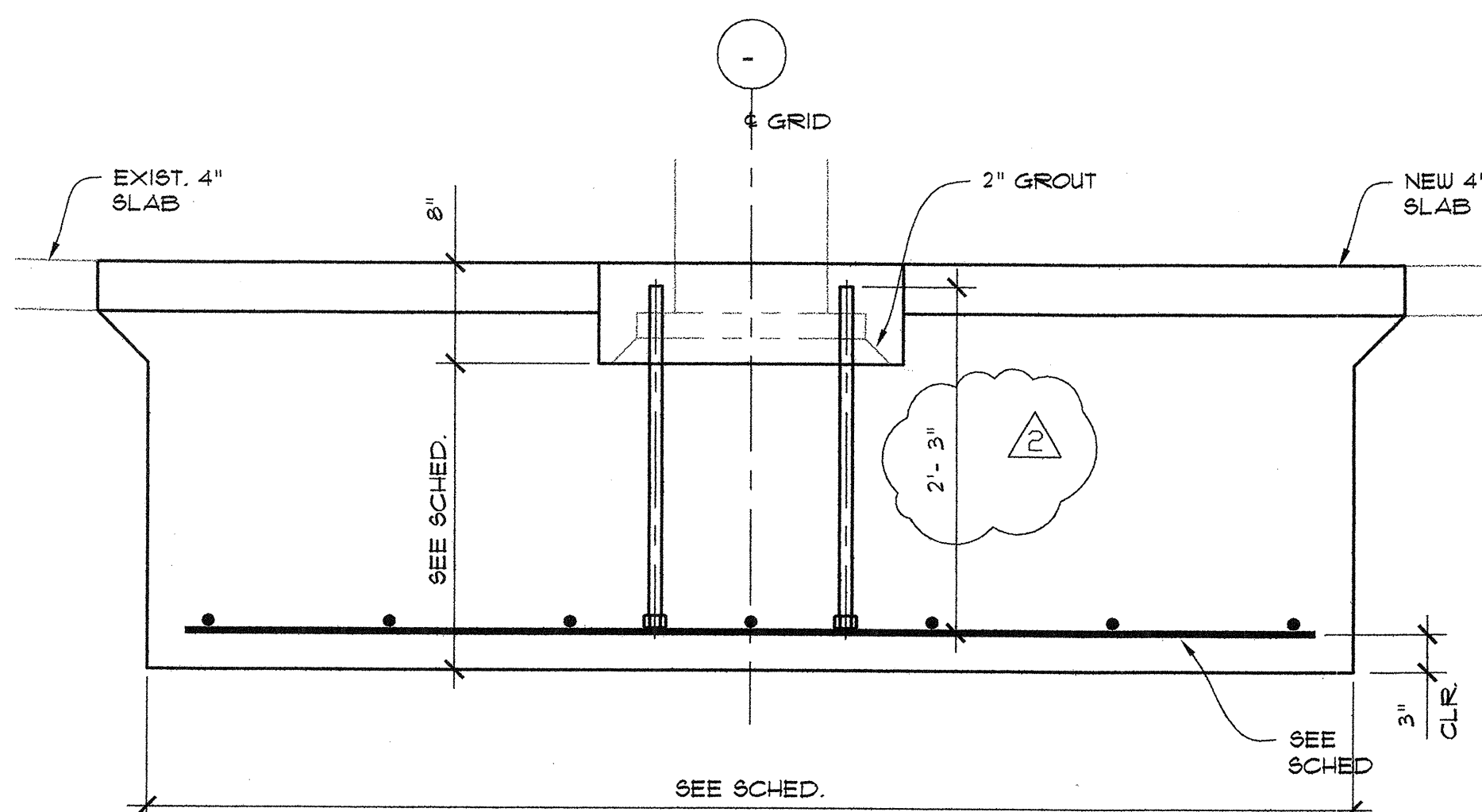
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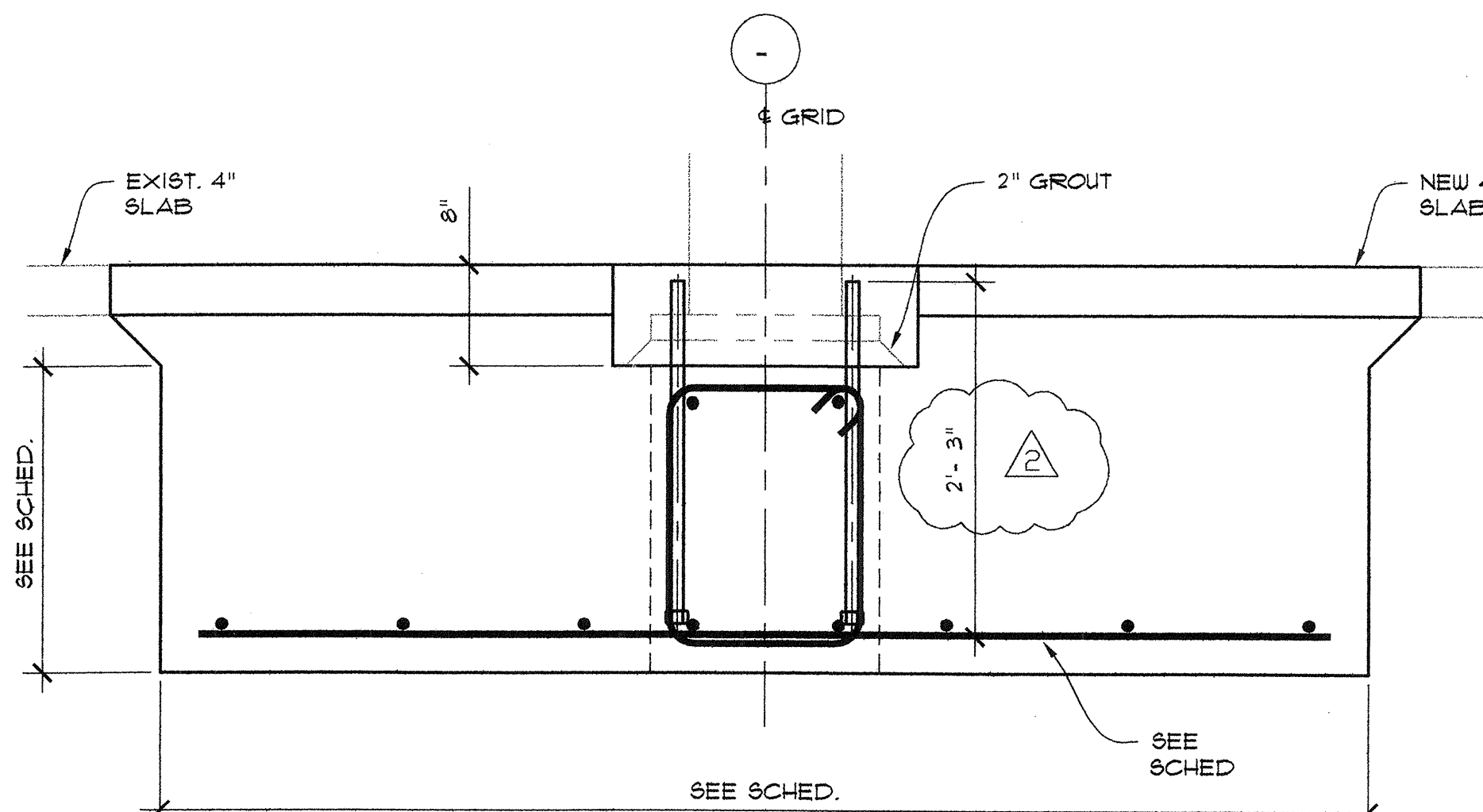
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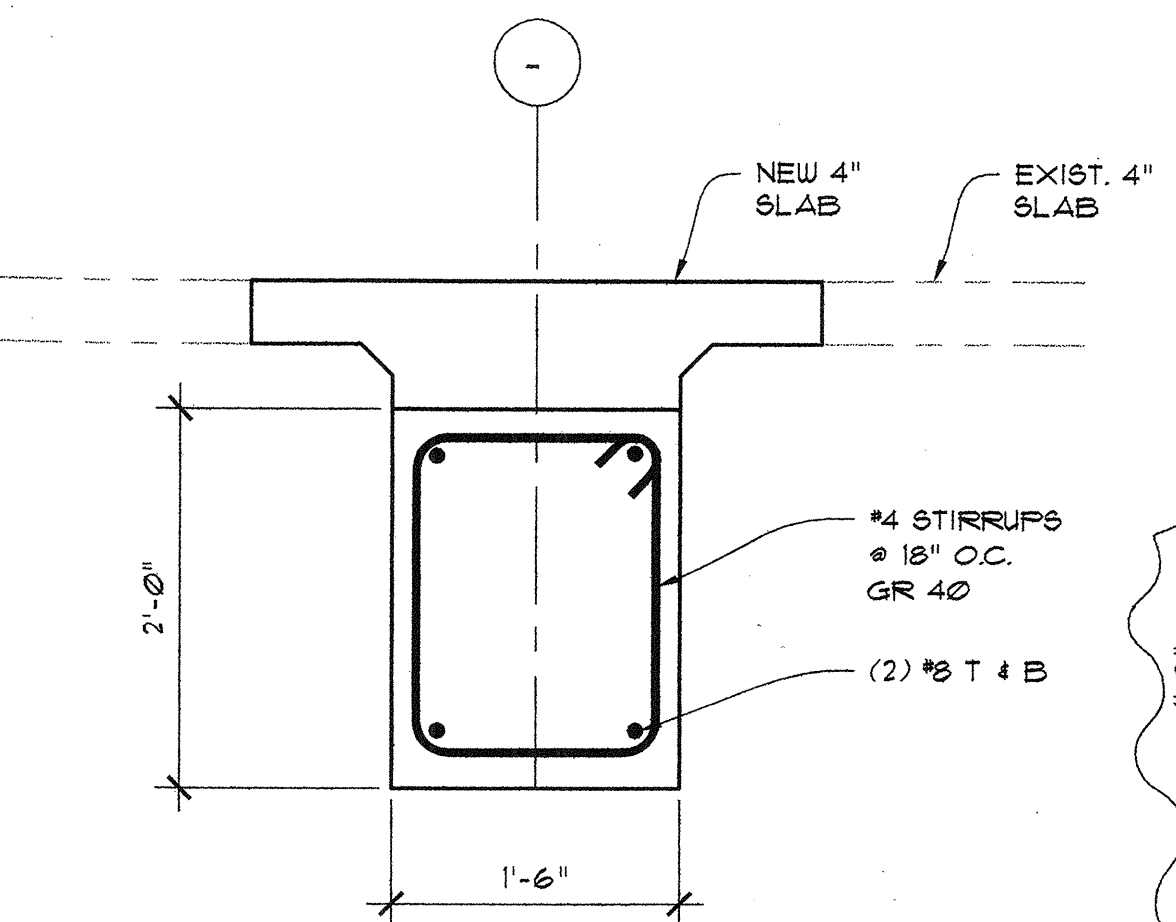
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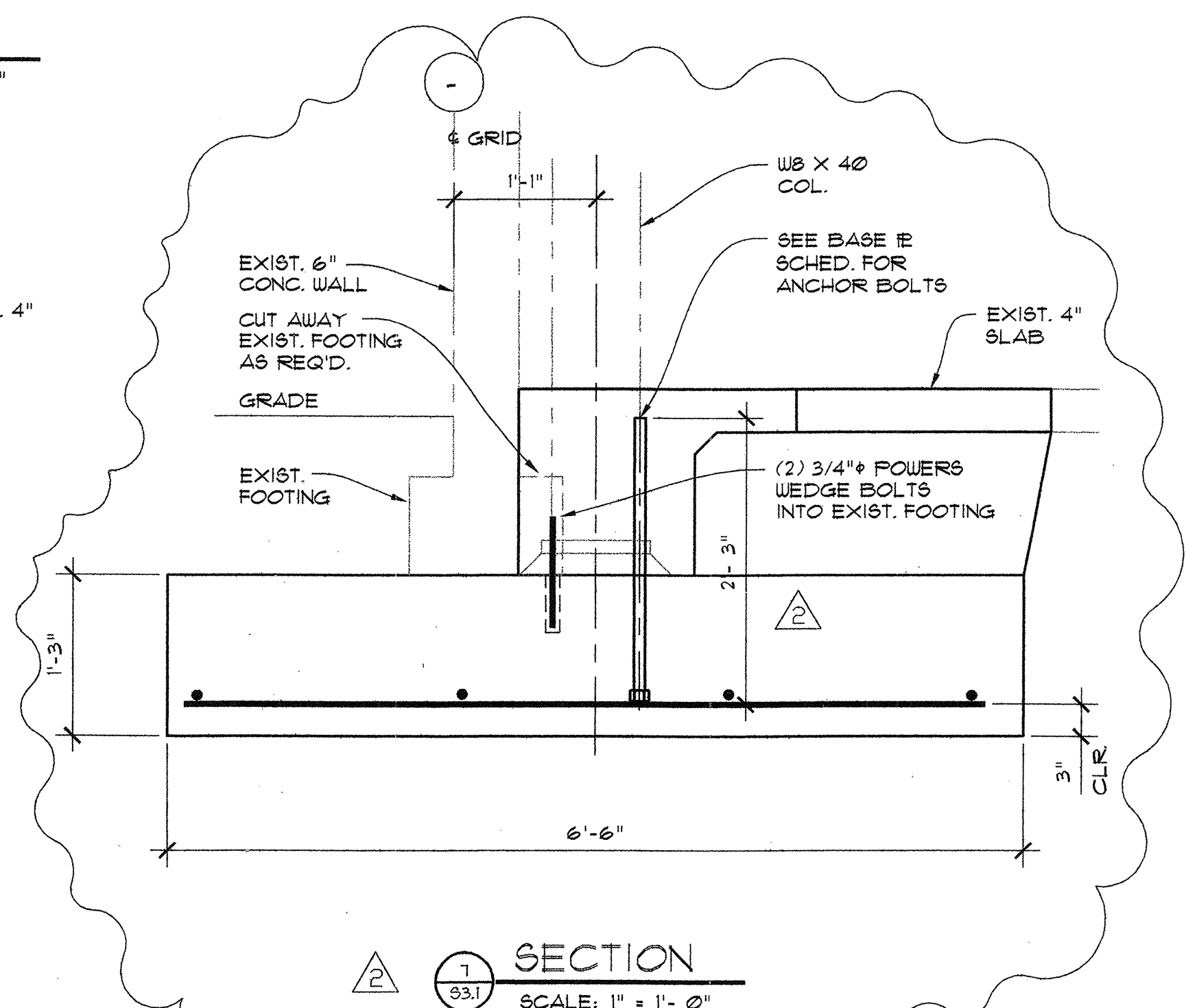
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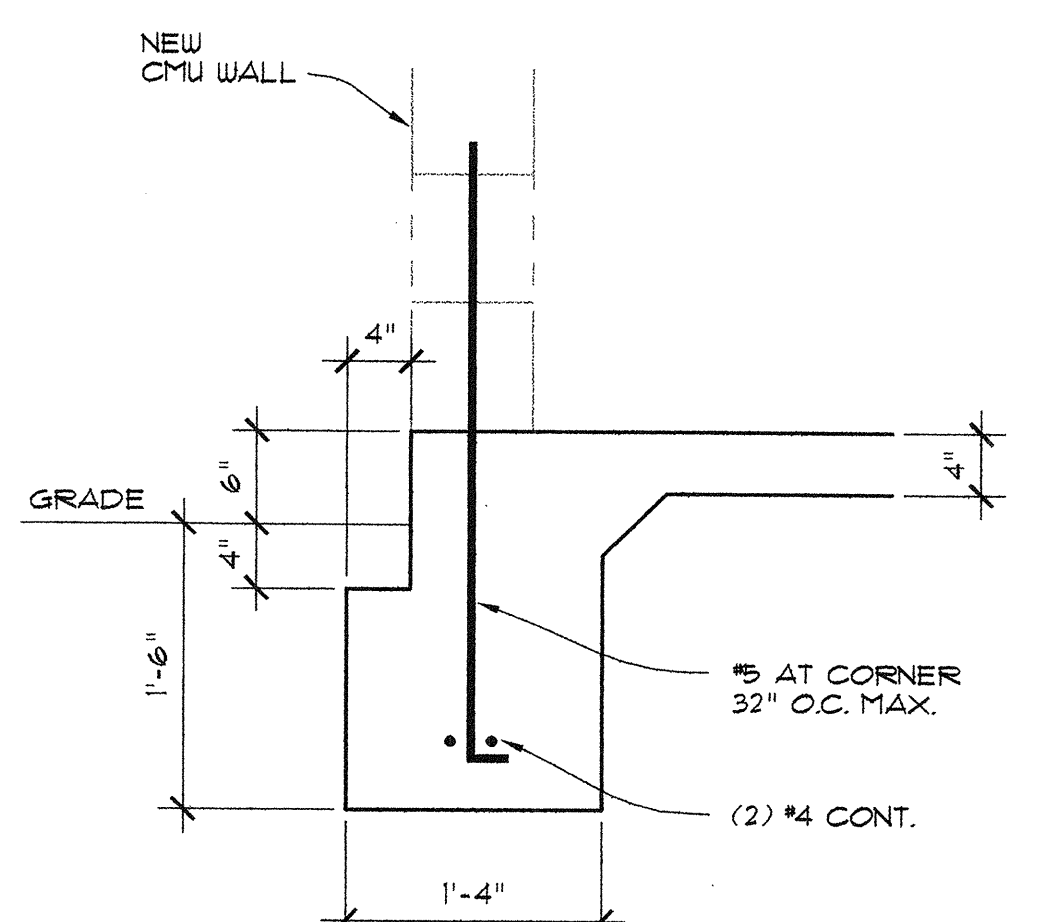
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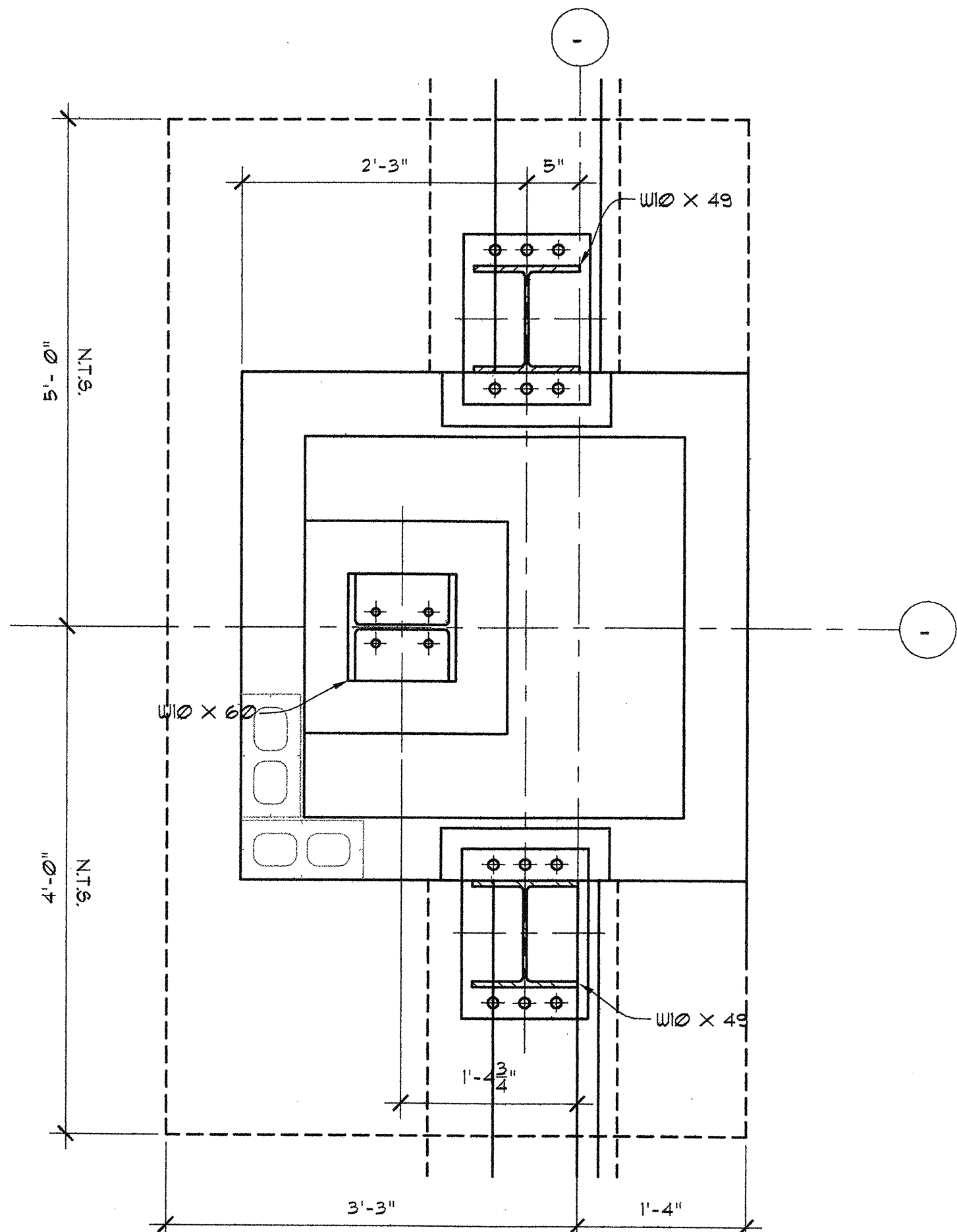
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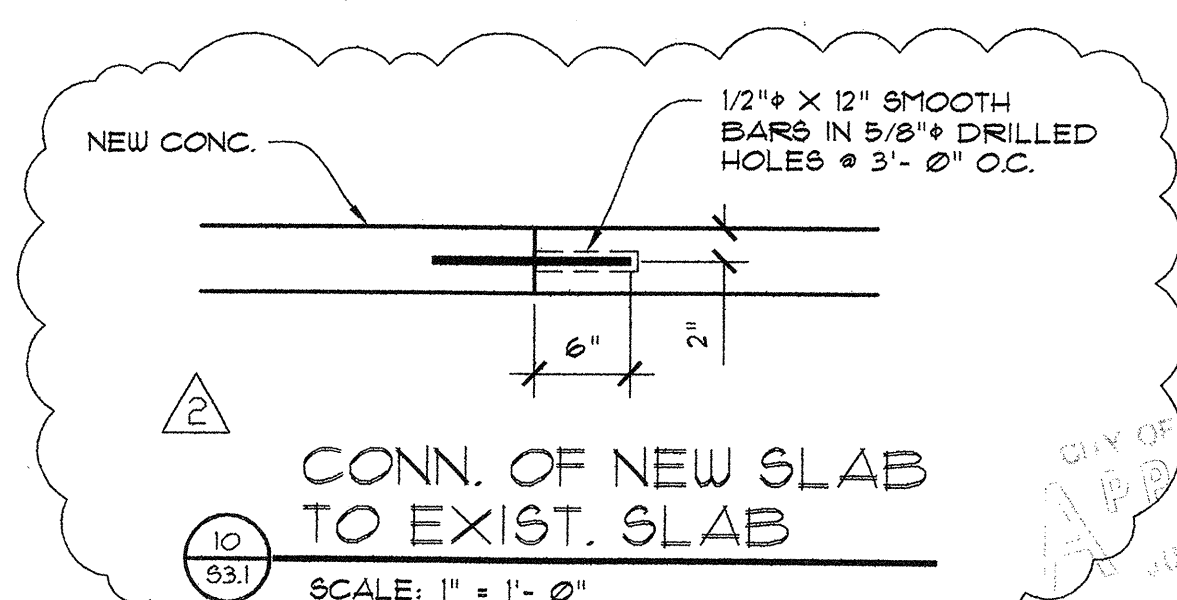
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SECTION 8
SCALE: 1" = 1'-0"



DETAIL 9
SCALE: 1" = 1'-0"



DETAIL 10
SCALE: 1" = 1'-0"

JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

500 WASHINGTON STREET
VANCOUVER, WA 98660

(206) 694-3378
FAX (206) 694-3376

DRN.	RJ	2-27-03
CHK.	JWP	SCALE: 1" = 1'-0"

DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
CONCRETE DETAILS

REVISIONS		
1	4-07-03	RJ
2	6-03-03	RJ

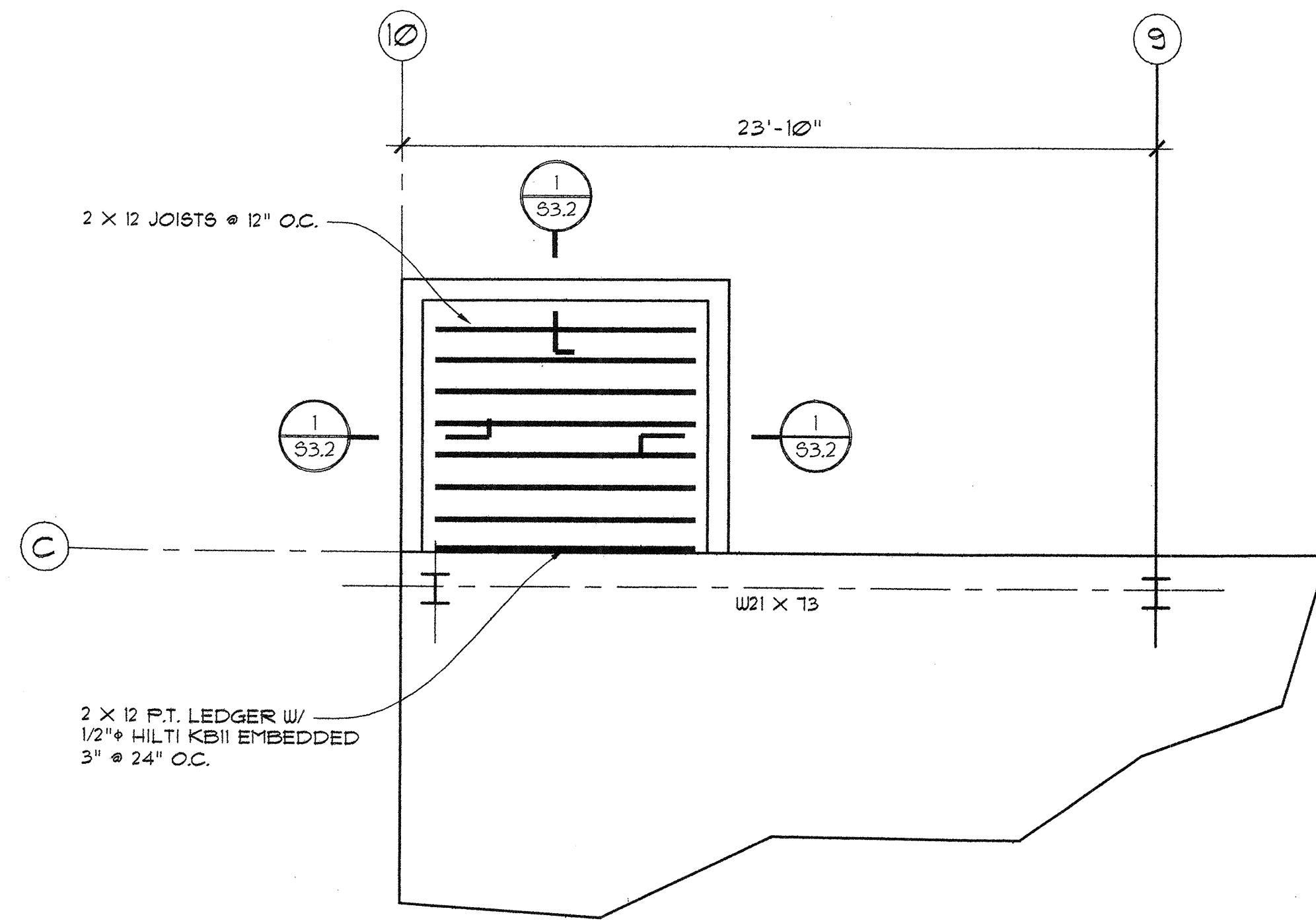
FOR CONSTRUCTION
REVIEWED BY:

APPROVED

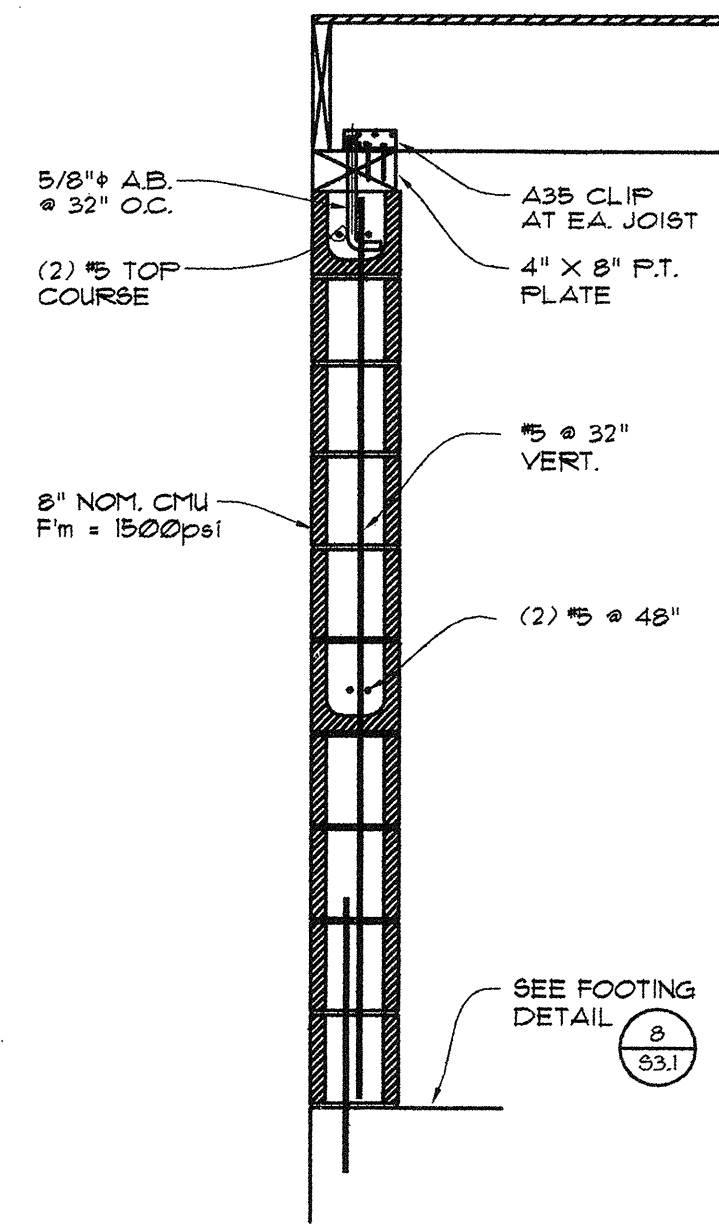
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D110935-3,1R2

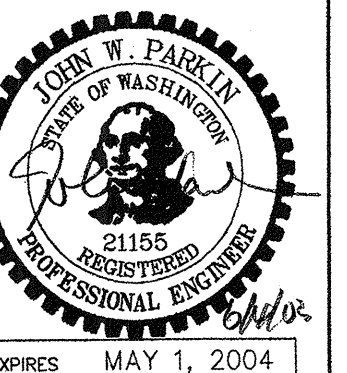
S3.1



MECHANICAL ROOM PLAN
SCALE: 1/4" = 1'-0"



SECTION
SCALE: 1" = 1'-0"



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

(206) 884-3378
FAX (206) 884-3378

500 WASHINGTON STREET
VANCOUVER, WA 98660

DRN.	R	6-04-03
CHK.	JWP	SCALE: SHOWN

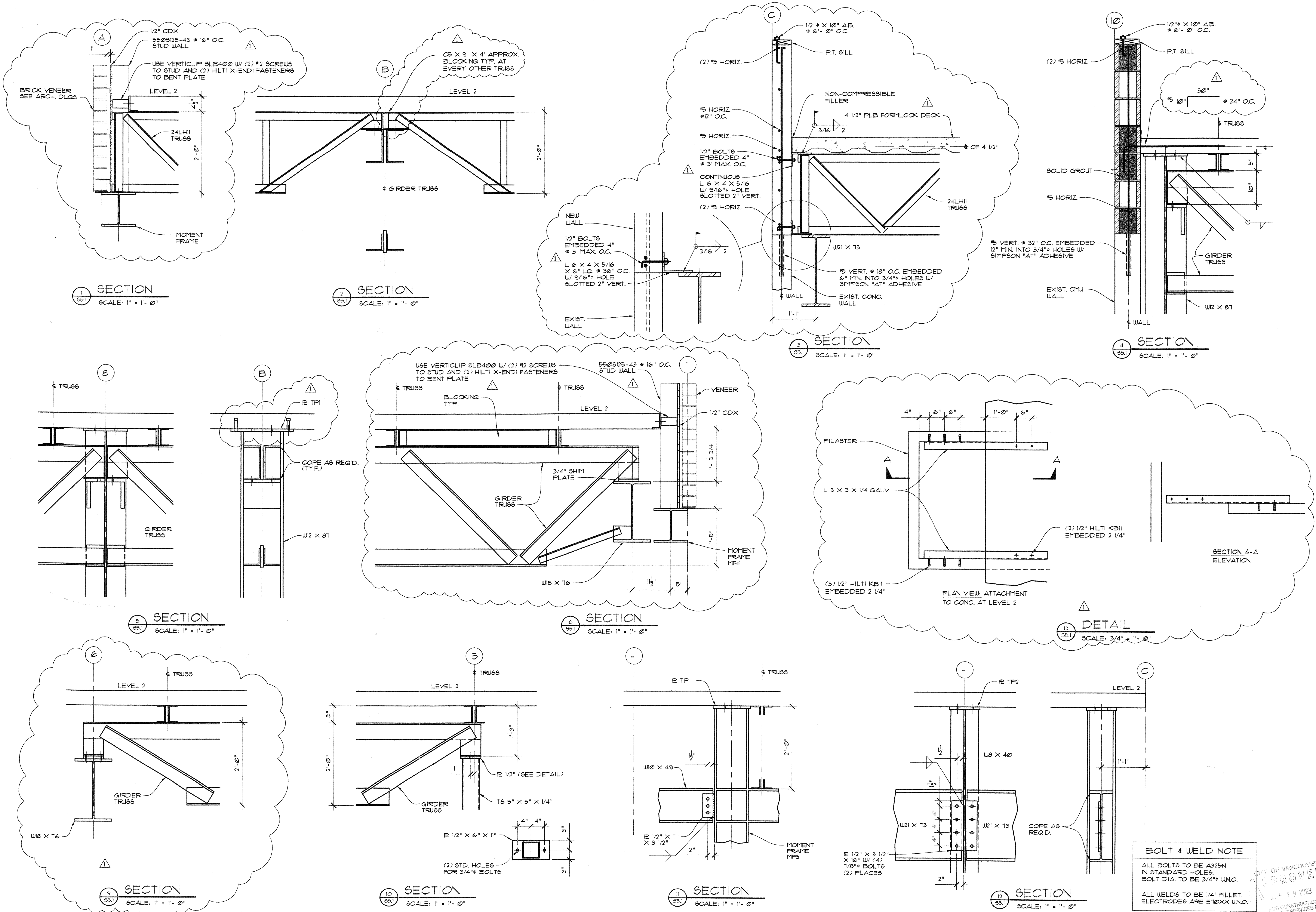
DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
MECHANICAL ROOM DETAILS

REVISIONS

CITY OF VANCOUVER
APPROVED
JUN 13 2003
FOR CONSTRUCTION
DEVELOPMENT SERVICES DIVISION
REVIEWED BY:

D11095-32

S3.2



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

500 WASHINGTON STREET
VANCOUVER, WA 98660

(206) 894-8378
FAX (206) 894-3378

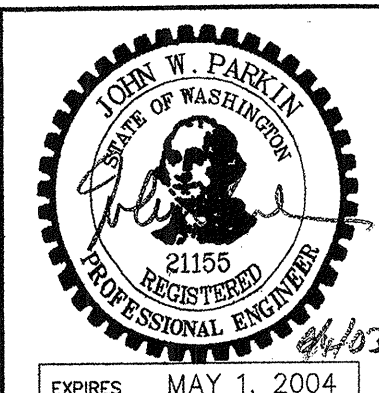
DRN.	2-27-03			
CHK.	SCALE:			
JUL 03	1" = 12"			

DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
STEEL DETAILS

REVISIONS
 1 6-03-03 RJ

CITY OF VANCOUVER
 APPROVED
 JUL 13 2003
 FOR CONSTRUCTION
 POWER EXPERT SERVICES DIVISION
 PREPARED BY:

D11095-5.1(R)
S5.1



JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

(206) 894-5378
FAX (206) 894-3378

500 WASHINGTON STREET
VANCOUVER, WA 98660

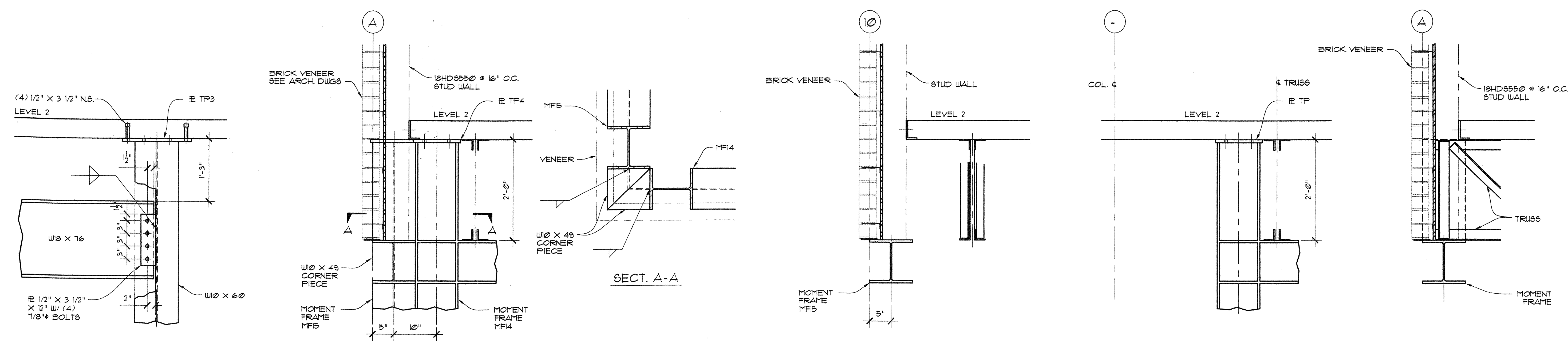
DRN. RJ 4-03-03
CHK. JWP SCALE: 1" = 12"

DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
STEEL DETAILS

REVISIONS		
1	4-07-03	RJ
2	6-03-03	RJ

D11035-5.2R2

S5.2

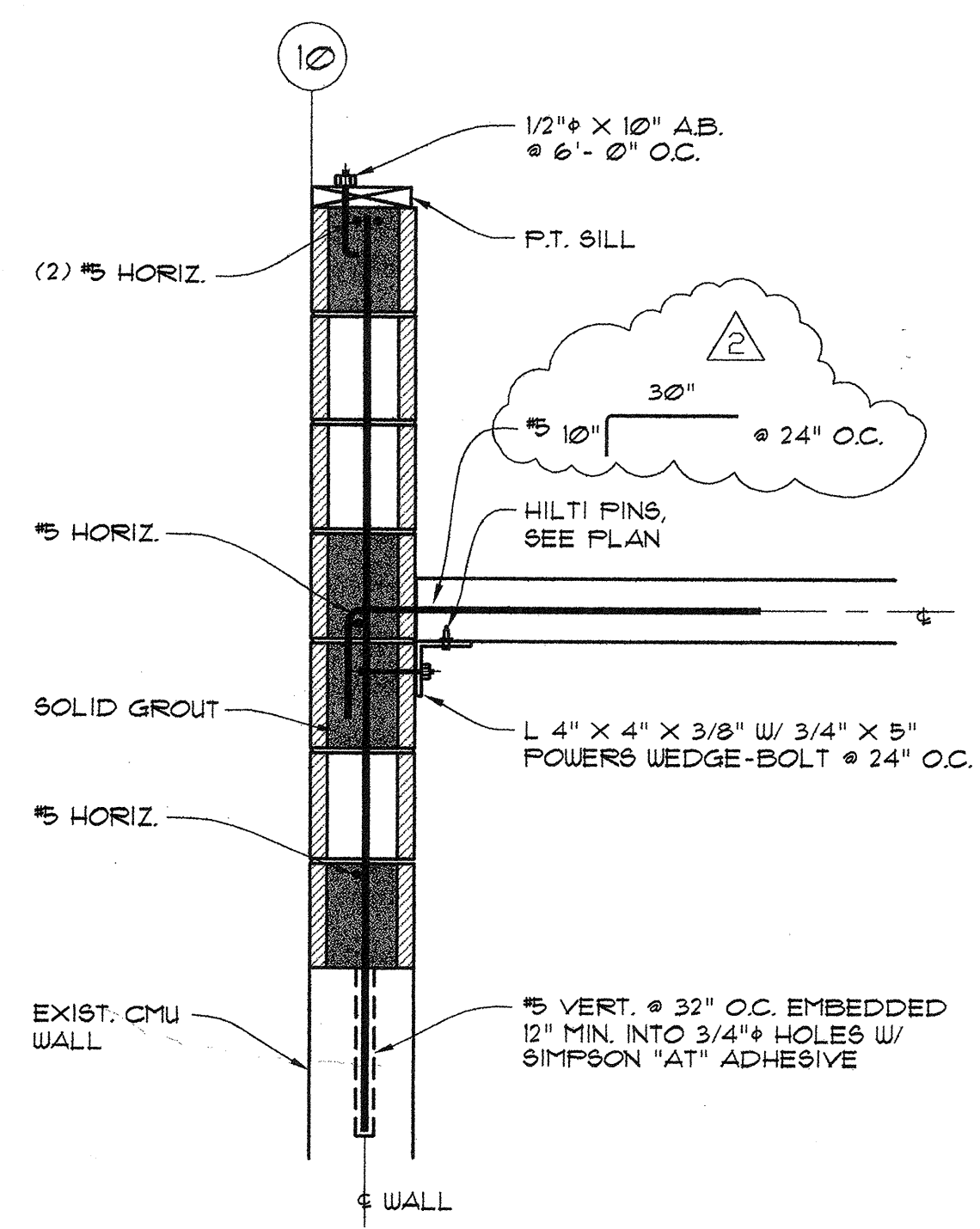


SECTION 13
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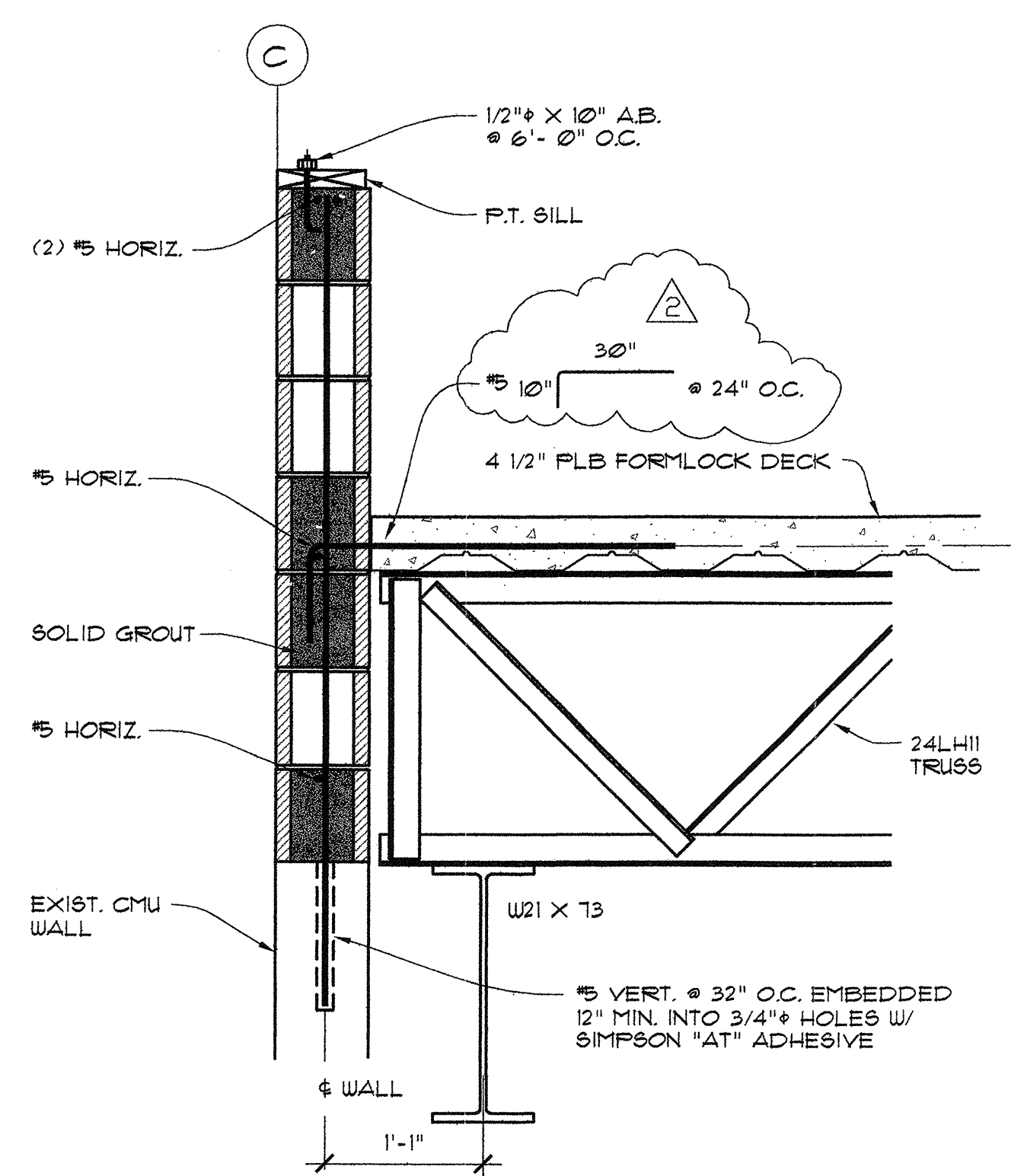
SECTION 14
SCALE: 1" = 1'-0"

SECTION 15
SCALE: 1" = 1'-0"

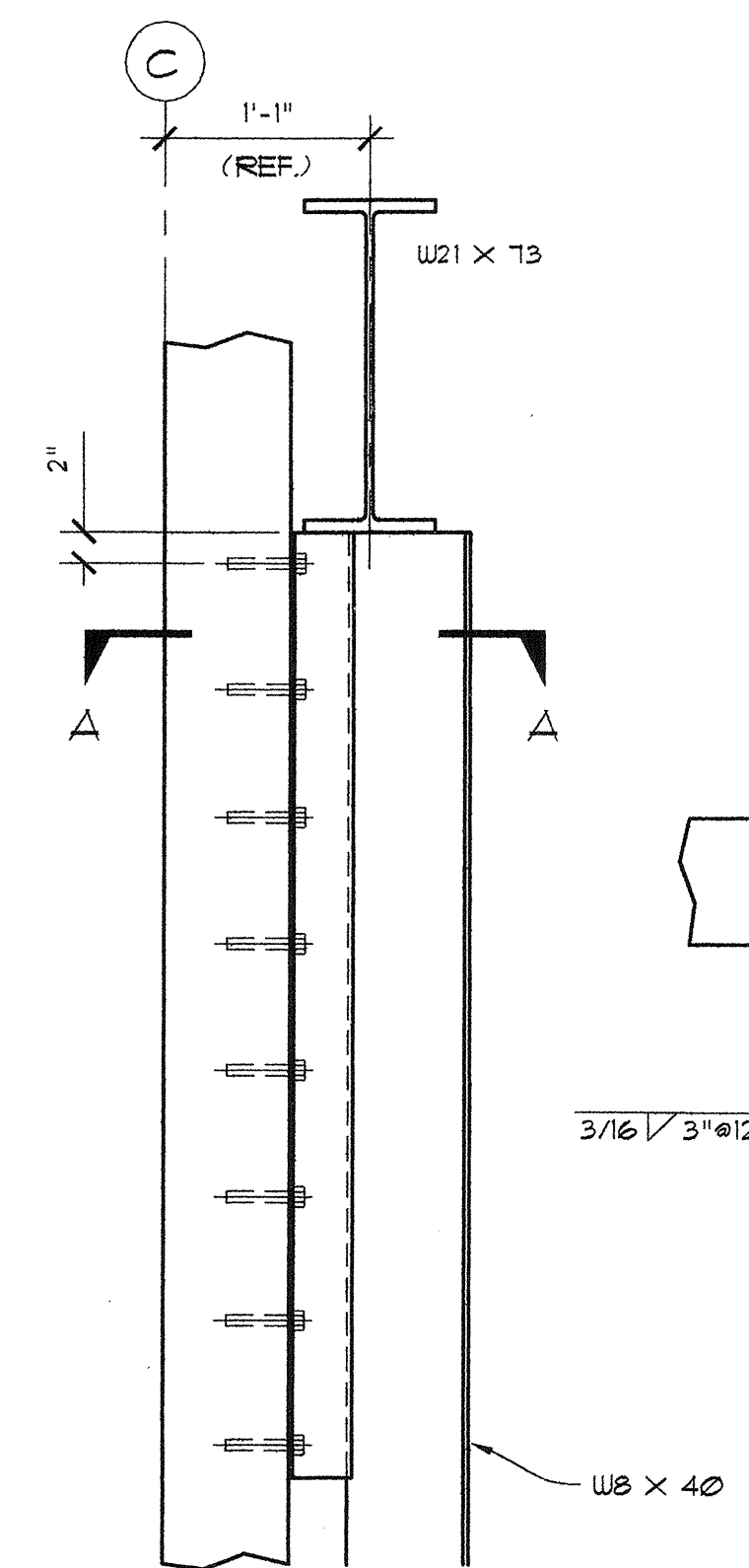
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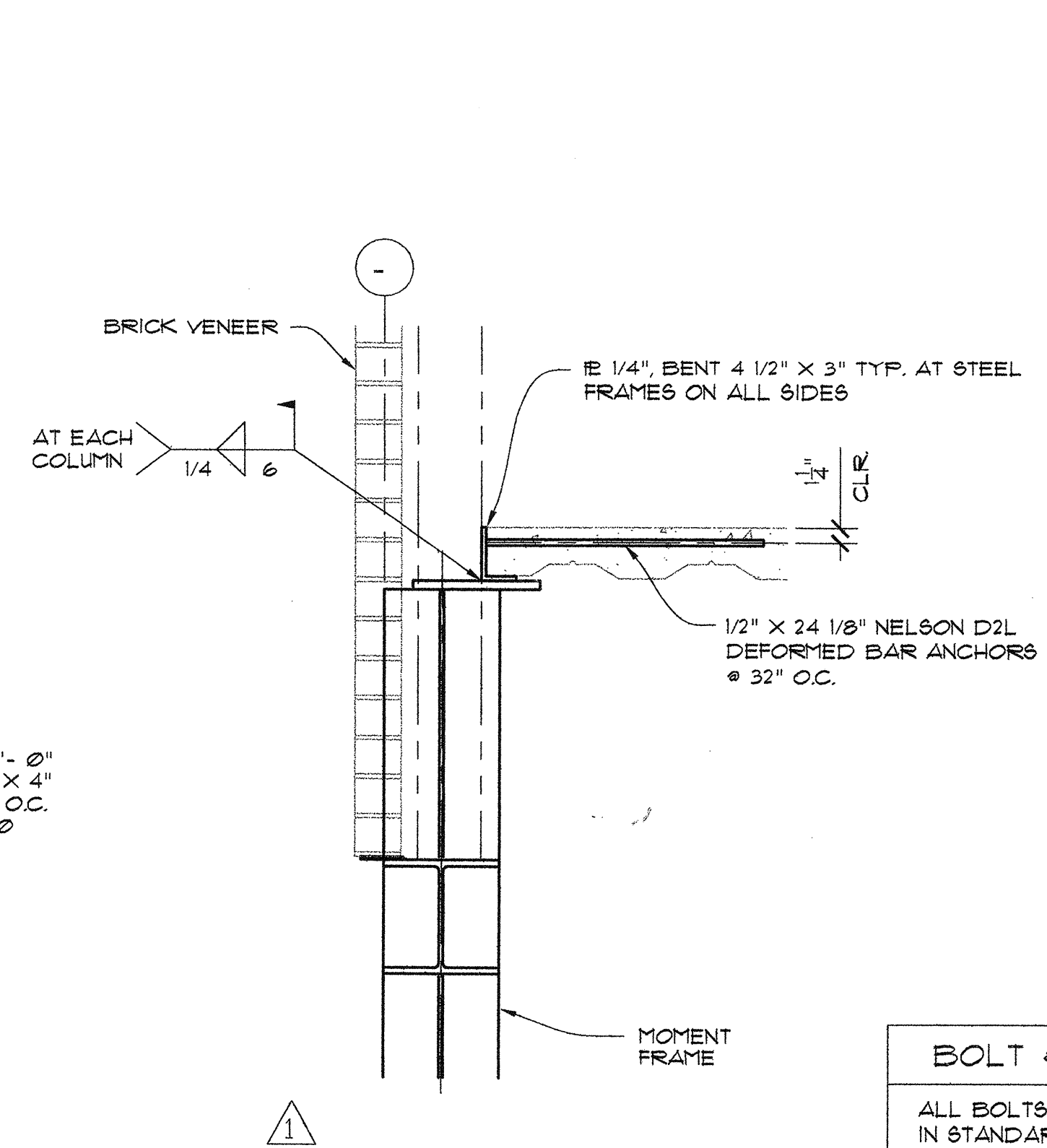
SECTION 17
SCALE: 1" = 1'-0"



SECTION 18
SCALE: 1" = 1'-0"

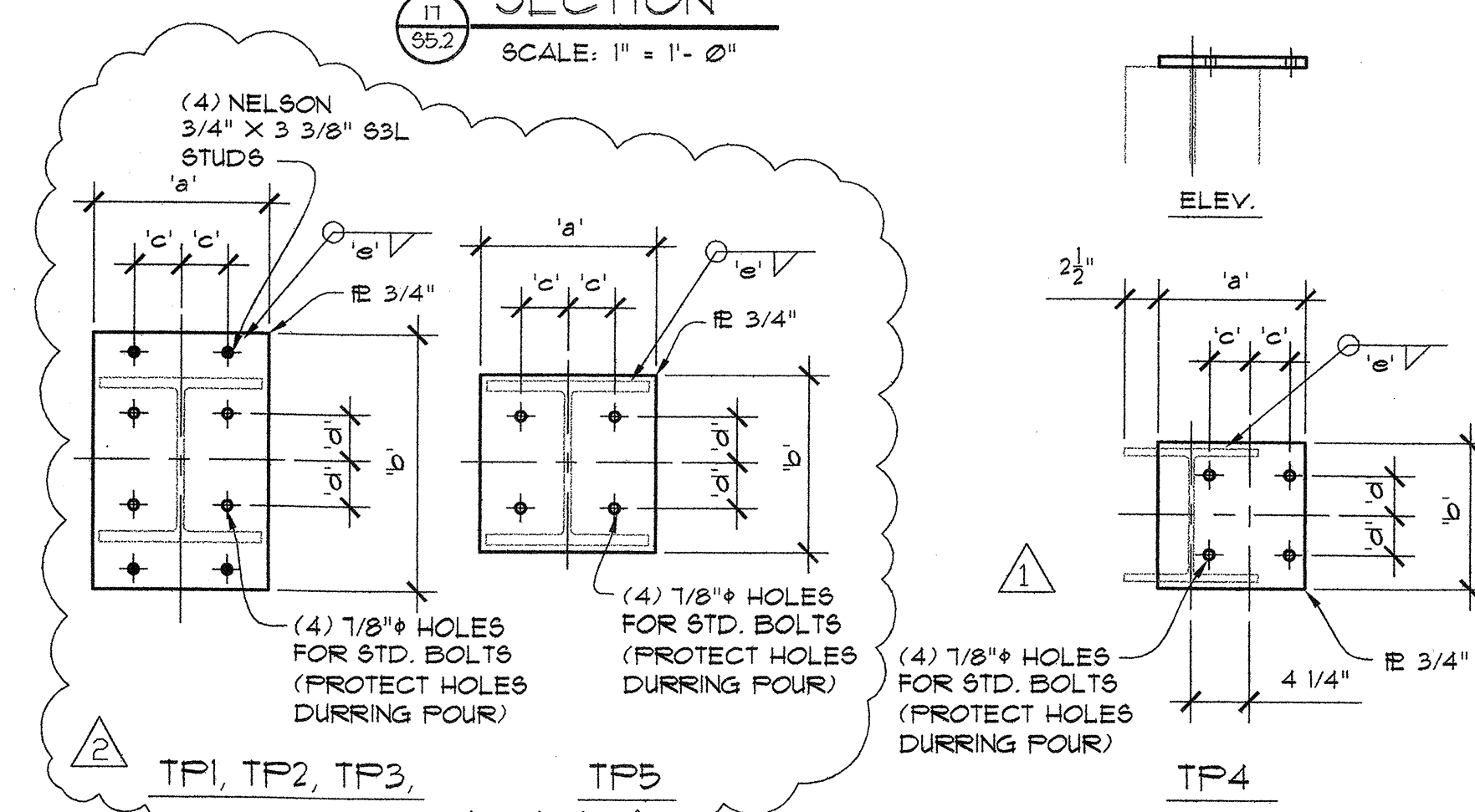


SECTION 19
SCALE: 1" = 1'-0"



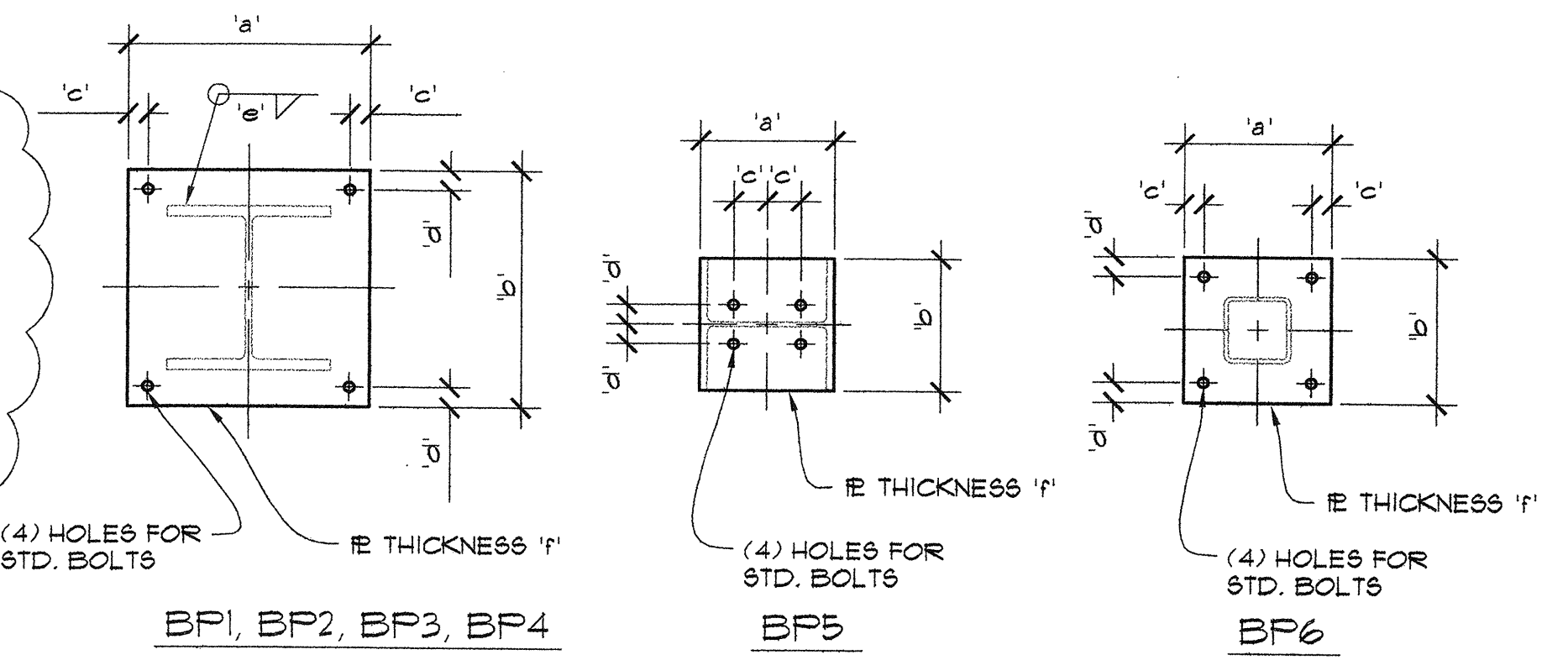
SECTION 20
SCALE: 1" = 1'-0"

BOLT & WELD NOTE
ALL BOLTS TO BE A325N IN STANDARD HOLES. BOLT DIA. TO BE 3/4" UNO.
ALL WELDS TO BE 1/4" FILLET. ELECTRODES ARE E70XX UNO.



DETAIL - TOP PLATES
SCALE: 1" = 1'-0"

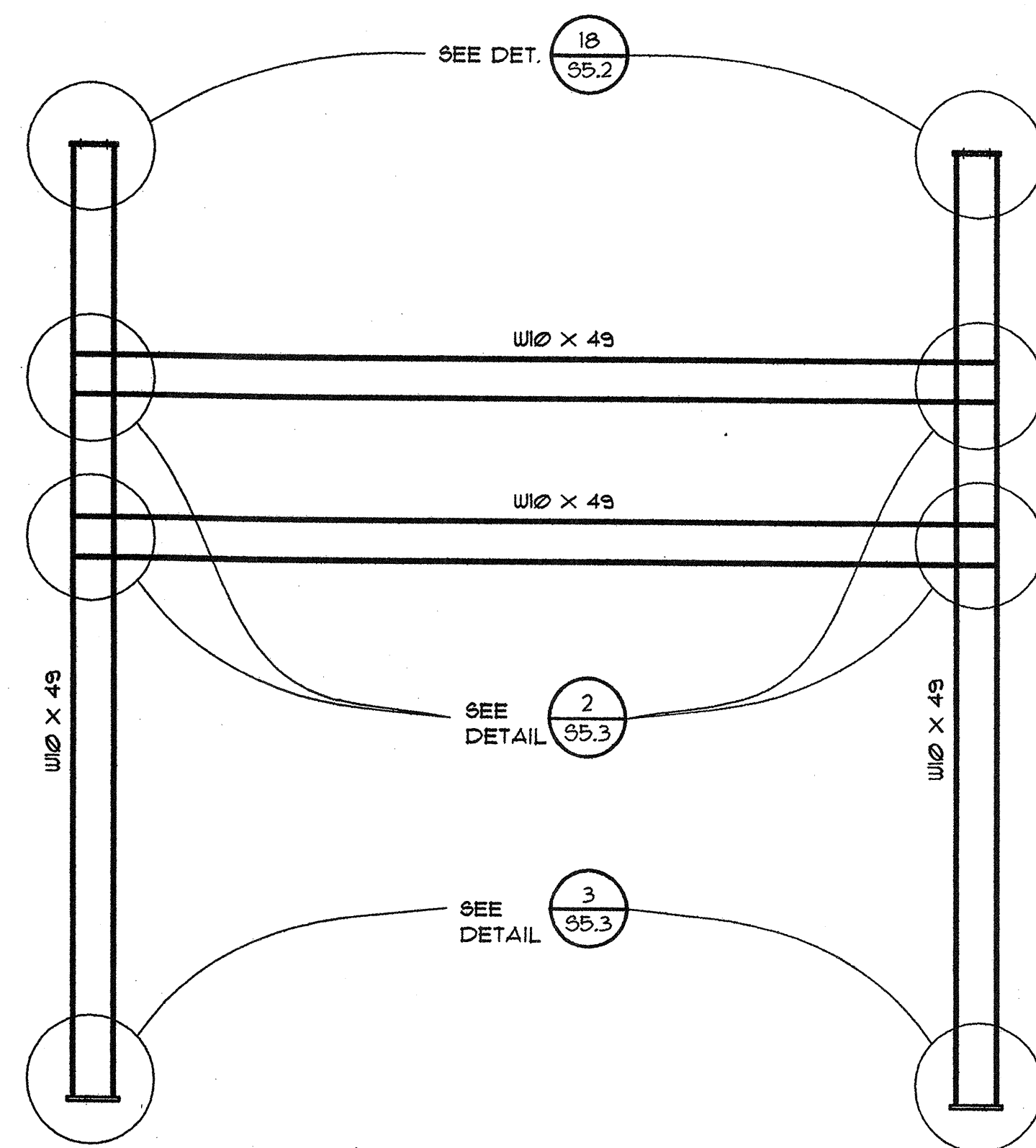
TOP PLATE SCHEDULE						
PLATE	'a'	'b'	'c'	'd'	WELD 'e'	COLUMN SIZE
TP1	13 1/8"	19 1/2"	3 1/2"	3 1/2"	-	W12 x 8T
TP2	13"	19 1/2"	3 1/2"	3 1/2"	-	W12 x 12
TP3	16 1/4"	23 1/2"	6 7/8"	7 1/8"	-	W10 x 60
TP4	11"	11"	3"	3"	-	W10 x 49
TP5	11"	9 1/4"	2 1/2"	2 1/2"	-	W8 x 40



DETAIL - BOTTOM PLATES
SCALE: 1" = 1'-0"

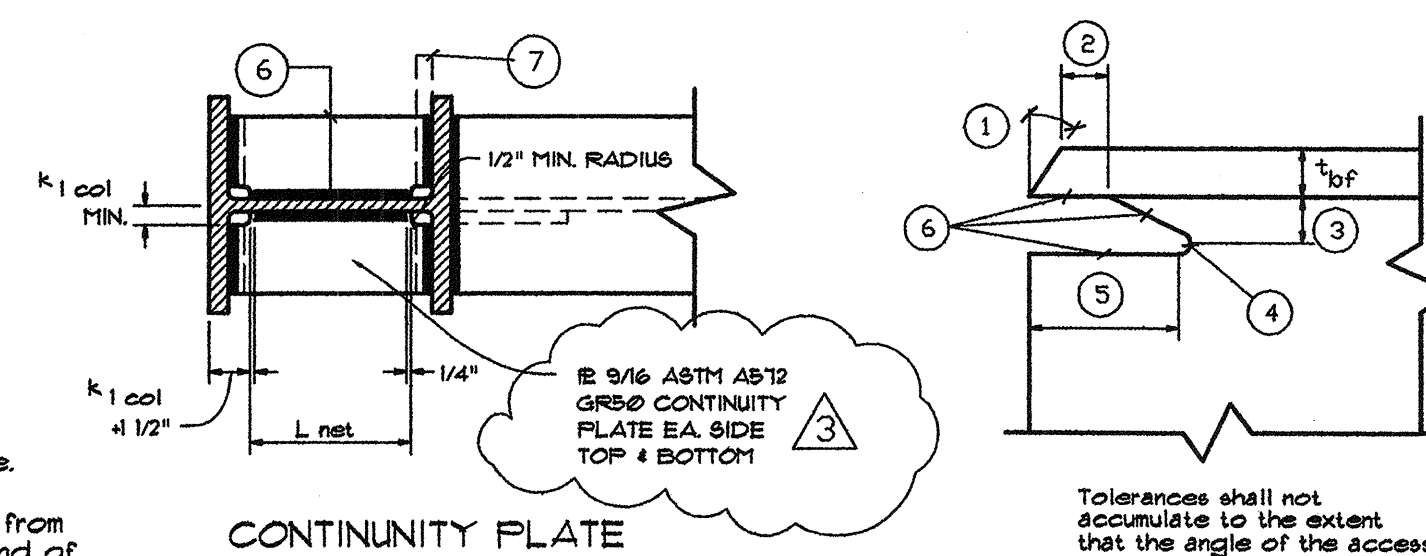
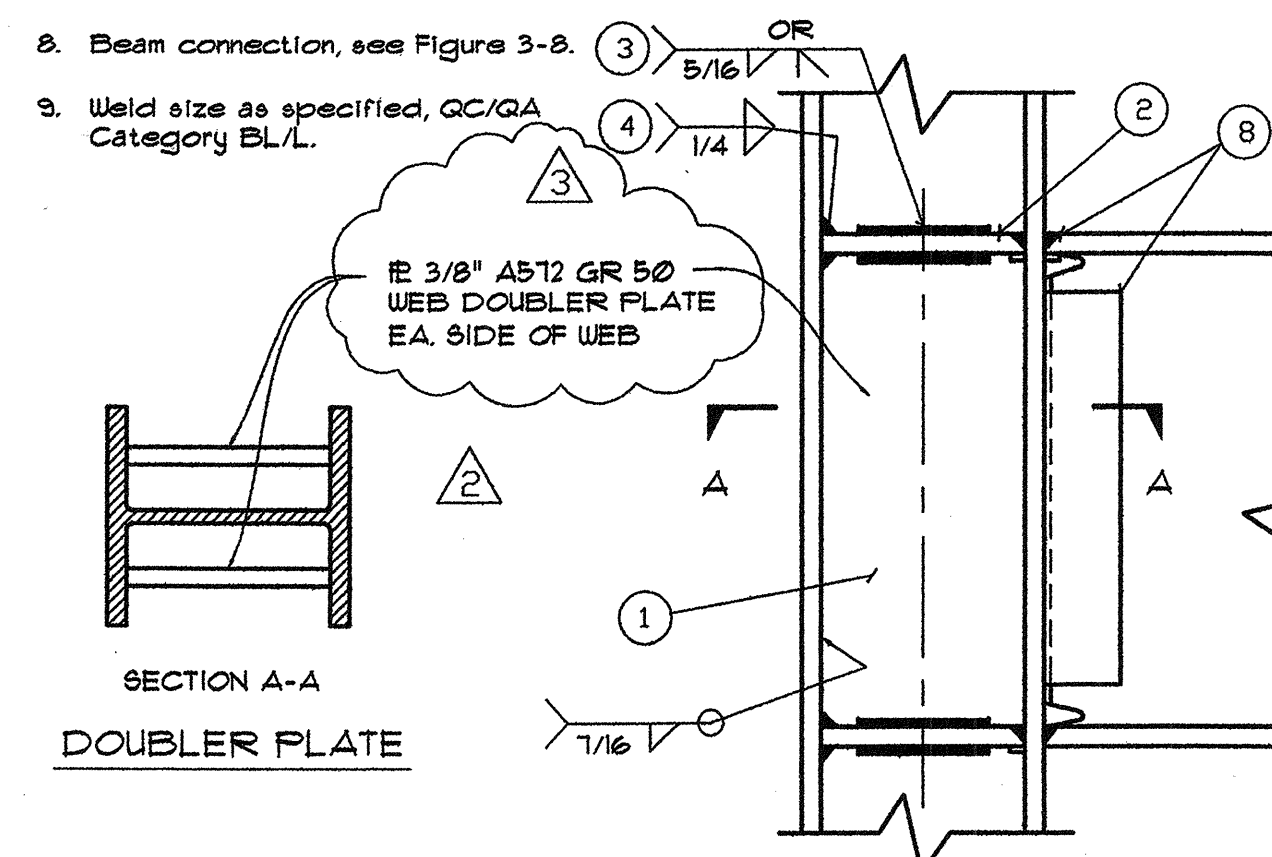
BOTTOM PLATE SCHEDULE							
PLATE	'a'	'b'	'c'	'd'	WELD 'e'	PL THK. 'f'	COLUMN SIZE
BP1	18"	18"	1 1/2"	1 1/2"	3/8"	2"	W12 x 8T
BP2	18"	18"	1 1/2"	1 1/2"	3/8"	2"	W12 x 12
BP3	16"	16"	1 1/2"	1 1/2"	5/16"	1 1/4"	W10 x 60
BP4	14"	14"	1 1/2"	1 1/2"	5/16"	1 1/4"	W8 x 40
BP5	10"	10"	2 1/2"	1 1/2"	5/16"	1 1/2"	W10 x 49
BP6	11"	11"	1 1/2"	1 1/2"	1/4"	3/4"	T95 x 5 x 5/16

* FOR NON-MOMENT FRAMES ONLY. SEE DETAIL 3/653 FOR MOMENT FRAME BASE PLATES.



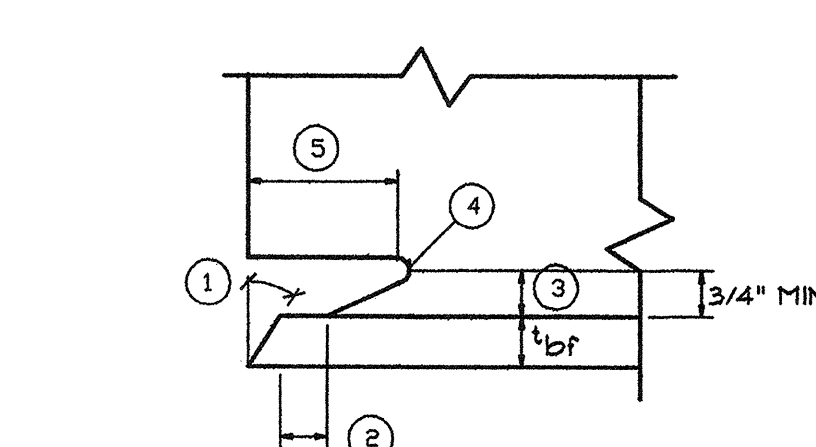
- NOTES:

1. Weld doubler plate if noted.
Category BL/L for all welds.
2. Continuity plate.
3. Weld size as specified.
4. Weld sizes as specified.
5. -
6. Minimum width to match beam flange
7. Remove weld tabs to 1/4" maximum edge of continuity plate. Grind end weld smooth (B00 4-in) not flush. Do not gouge column flange.



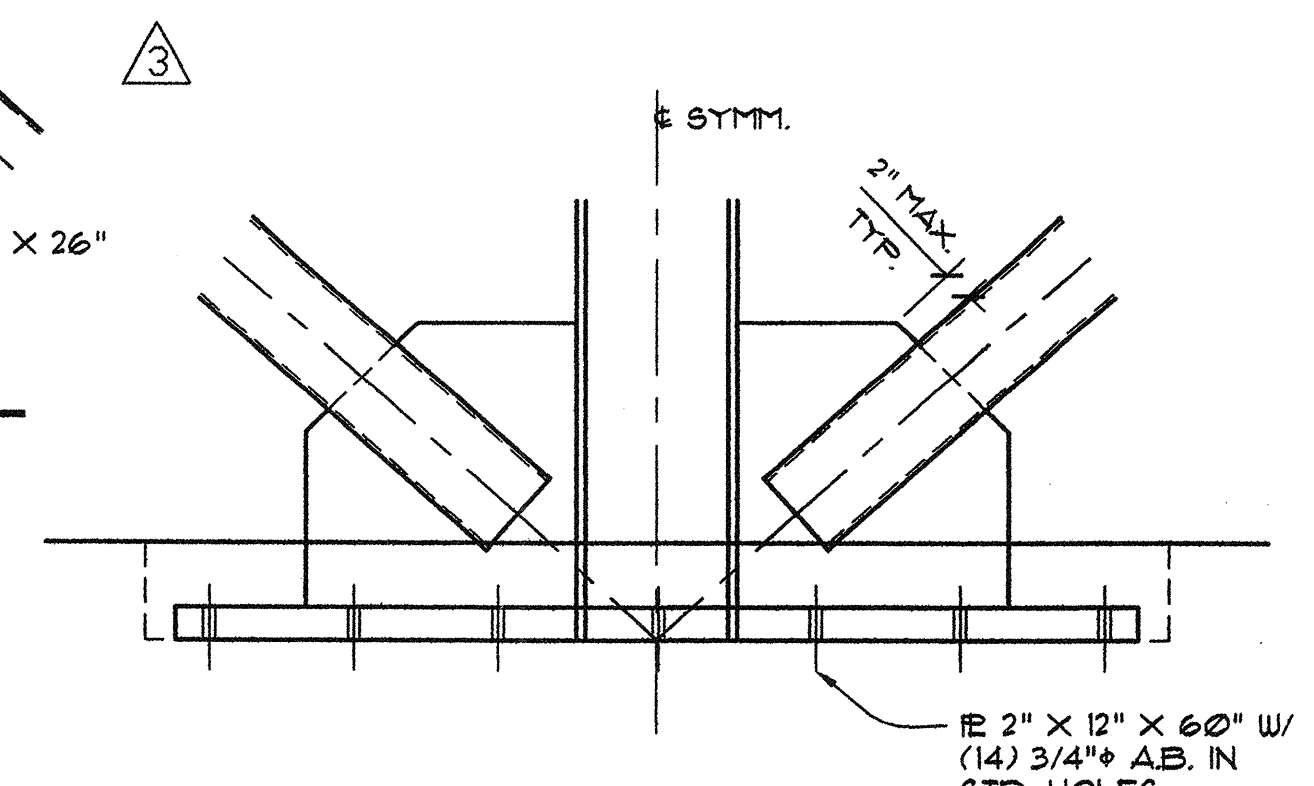
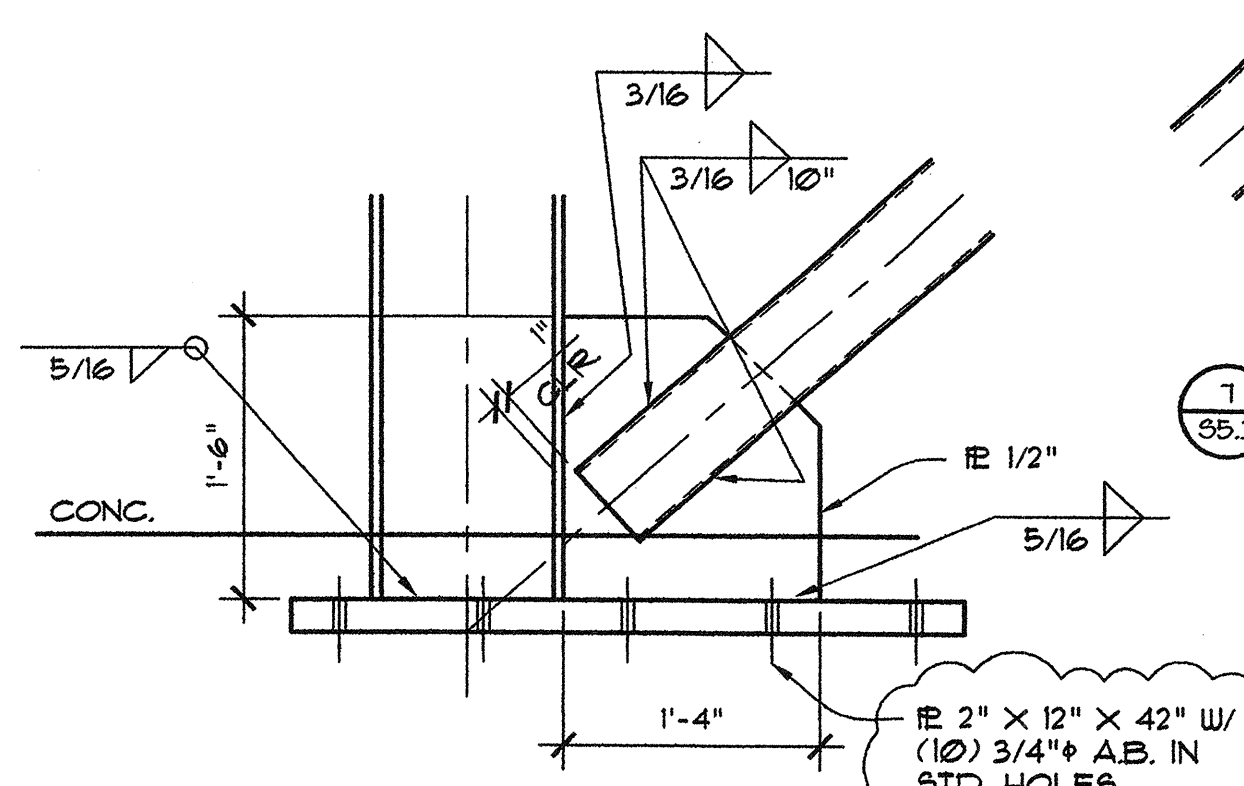
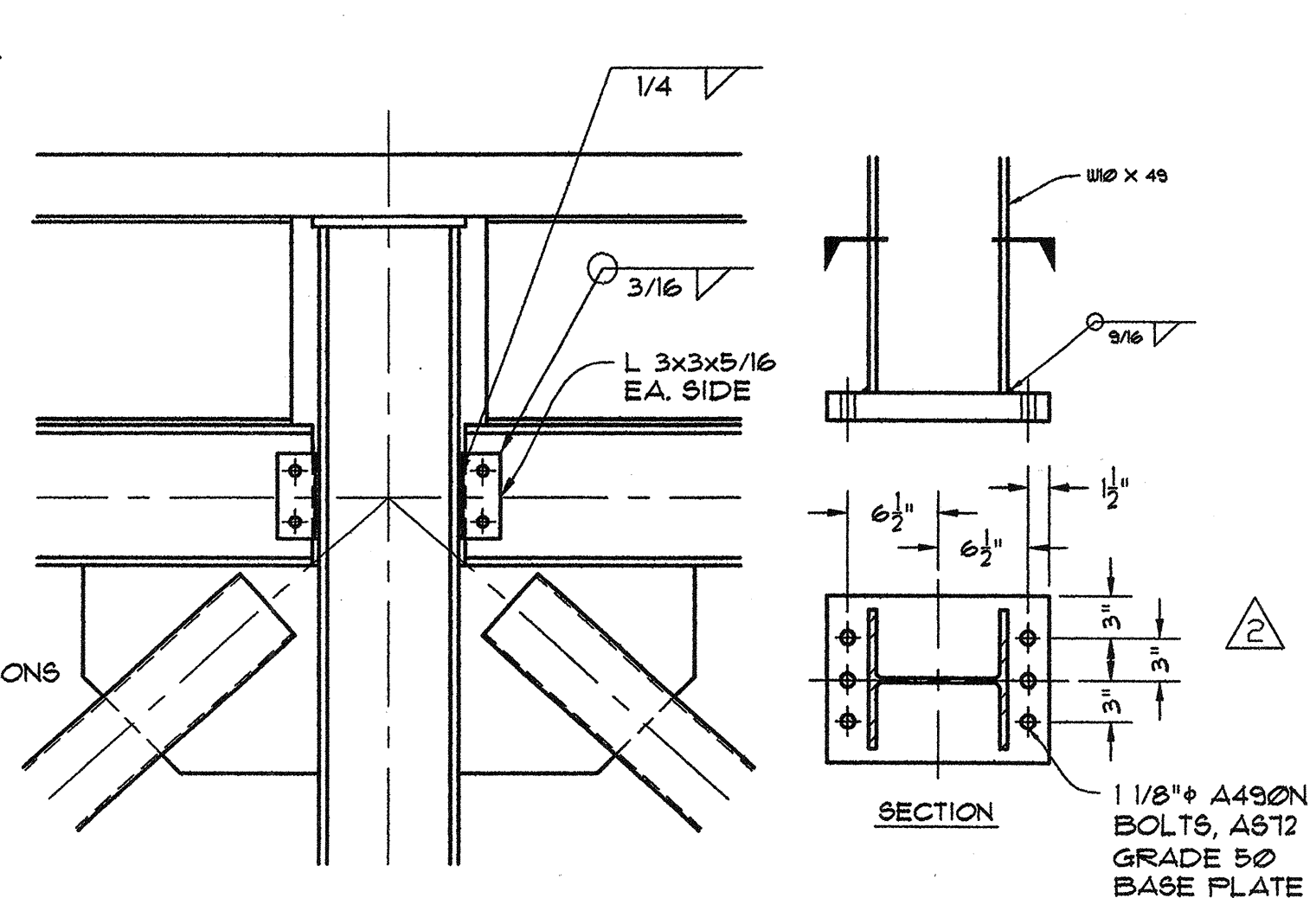
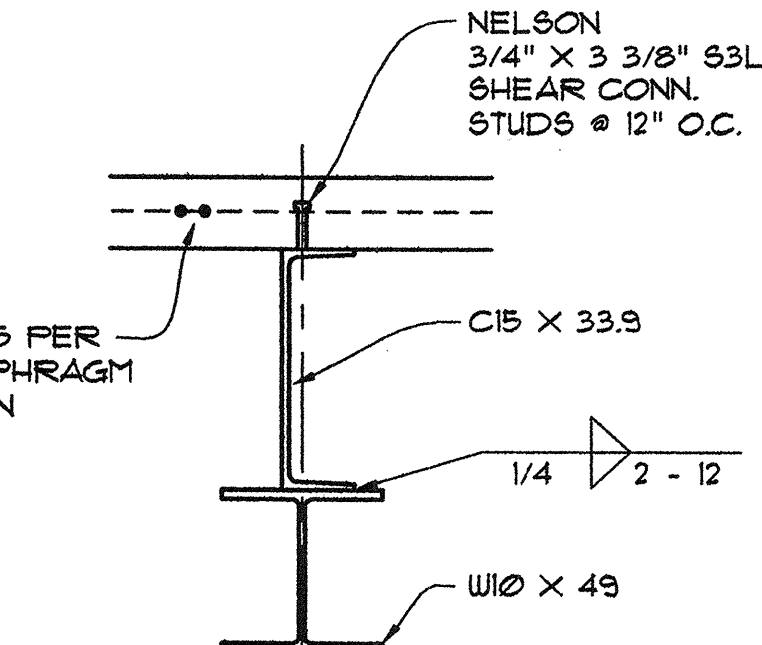
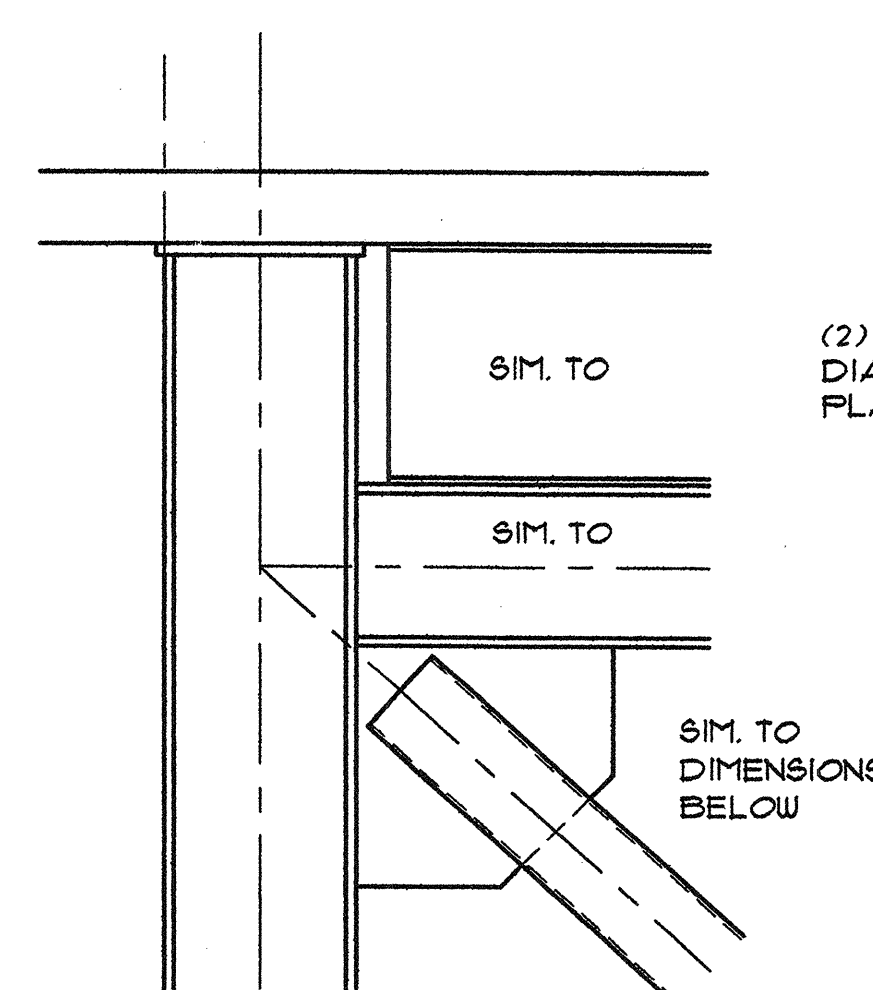
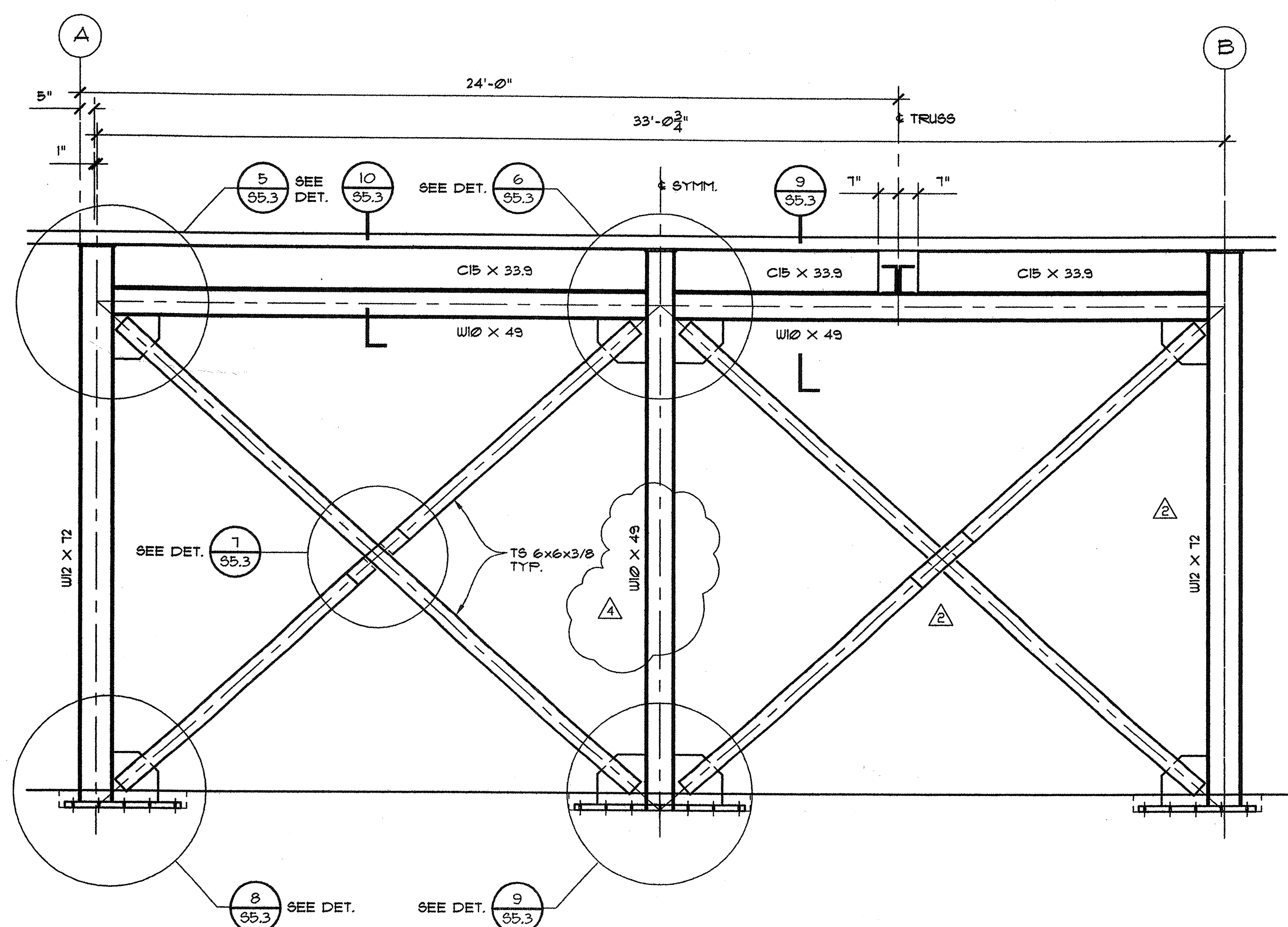
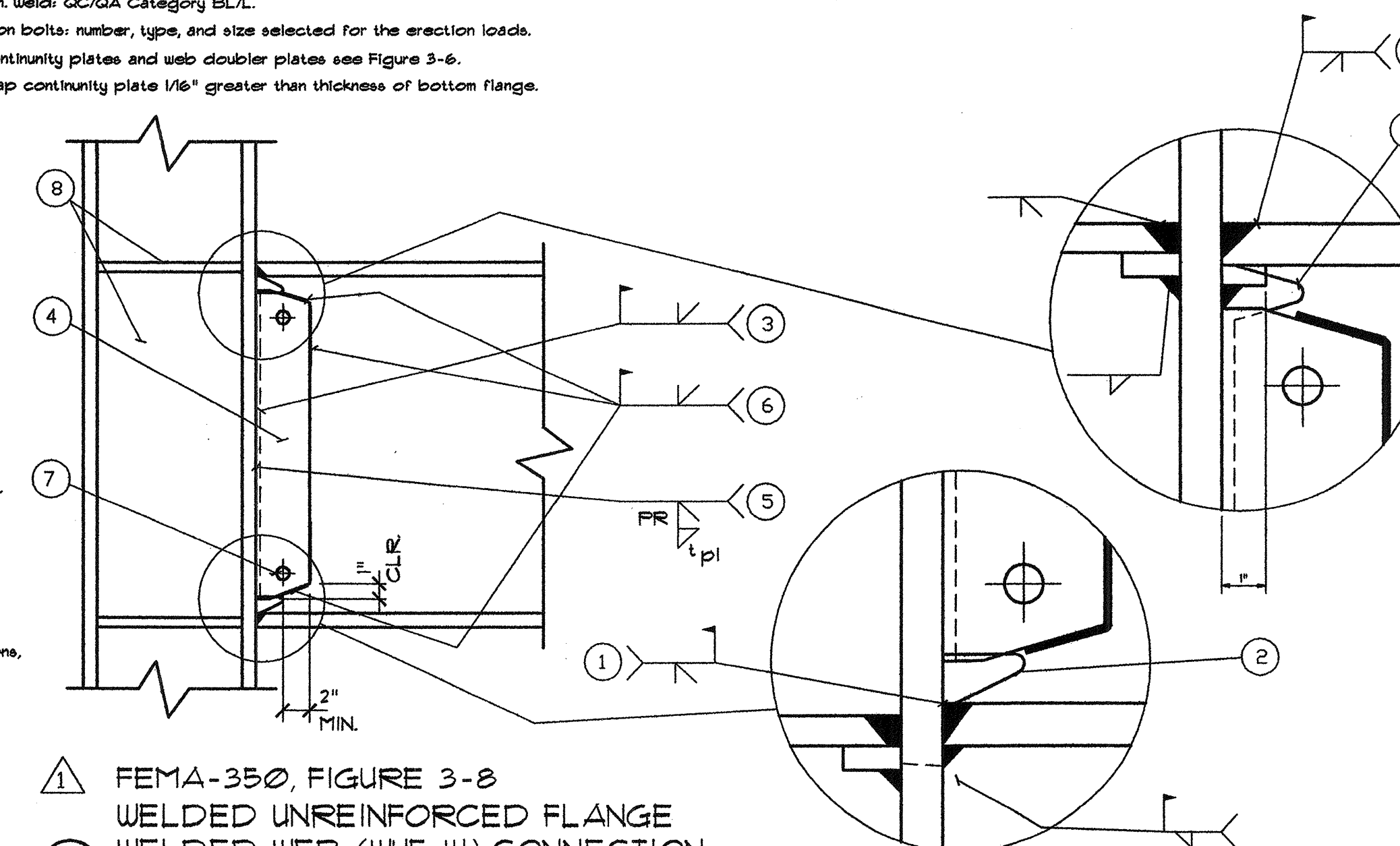
- ## NOTES

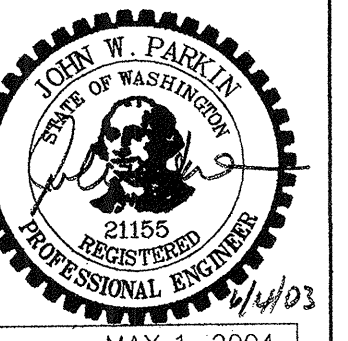
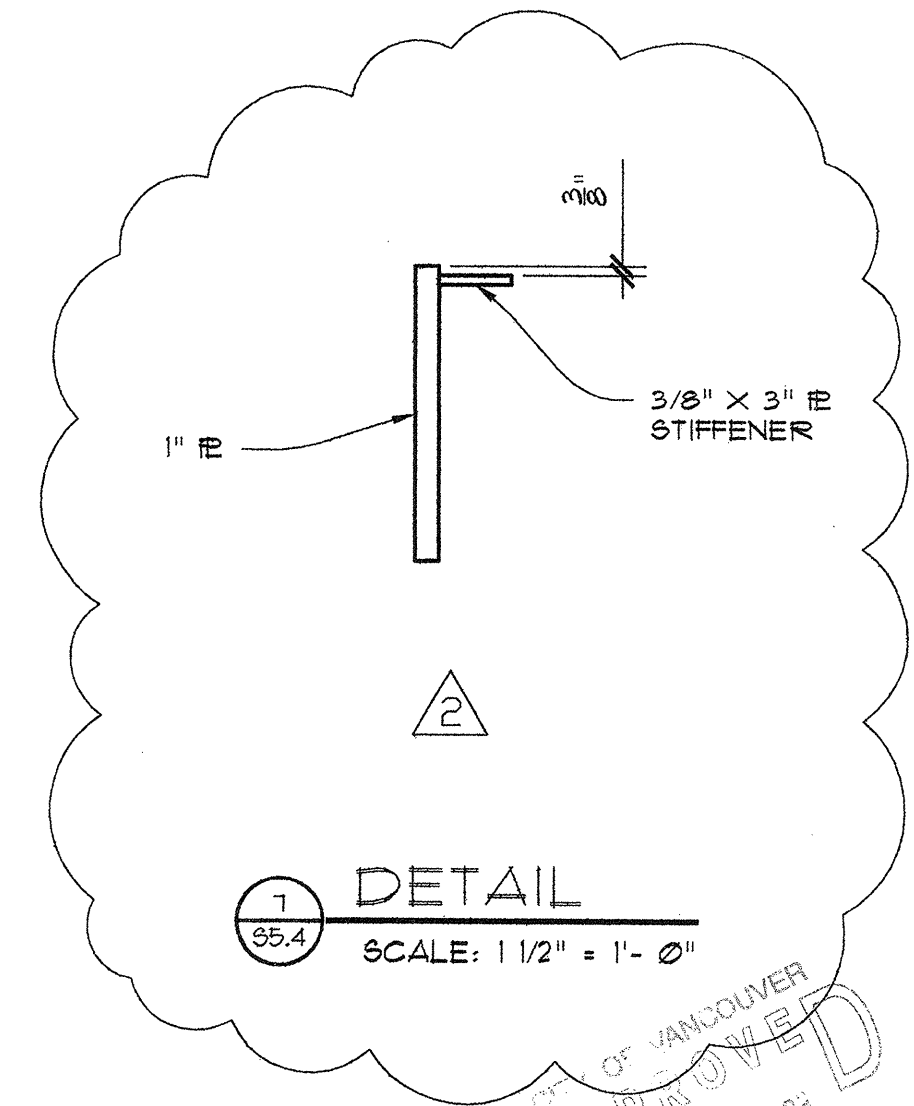
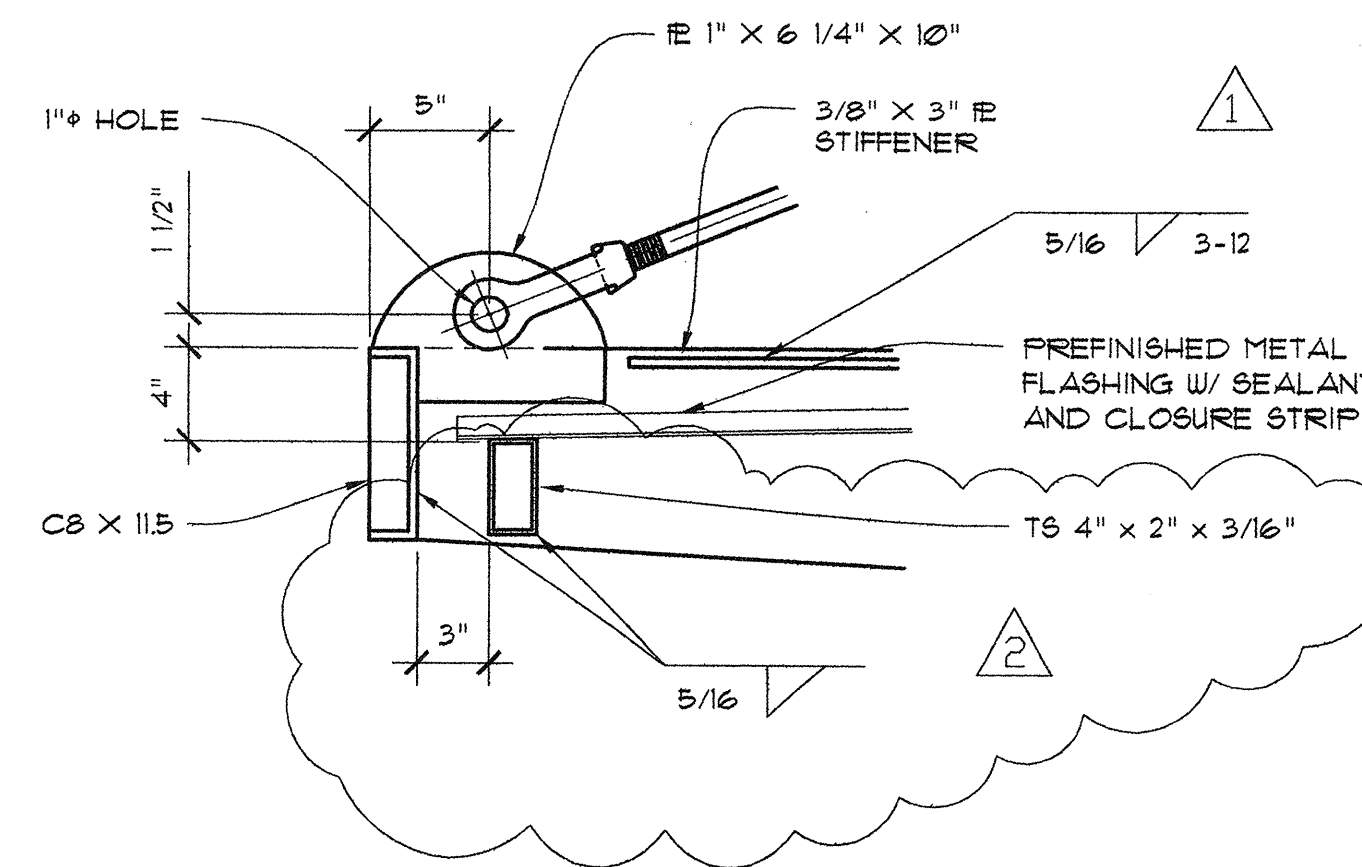
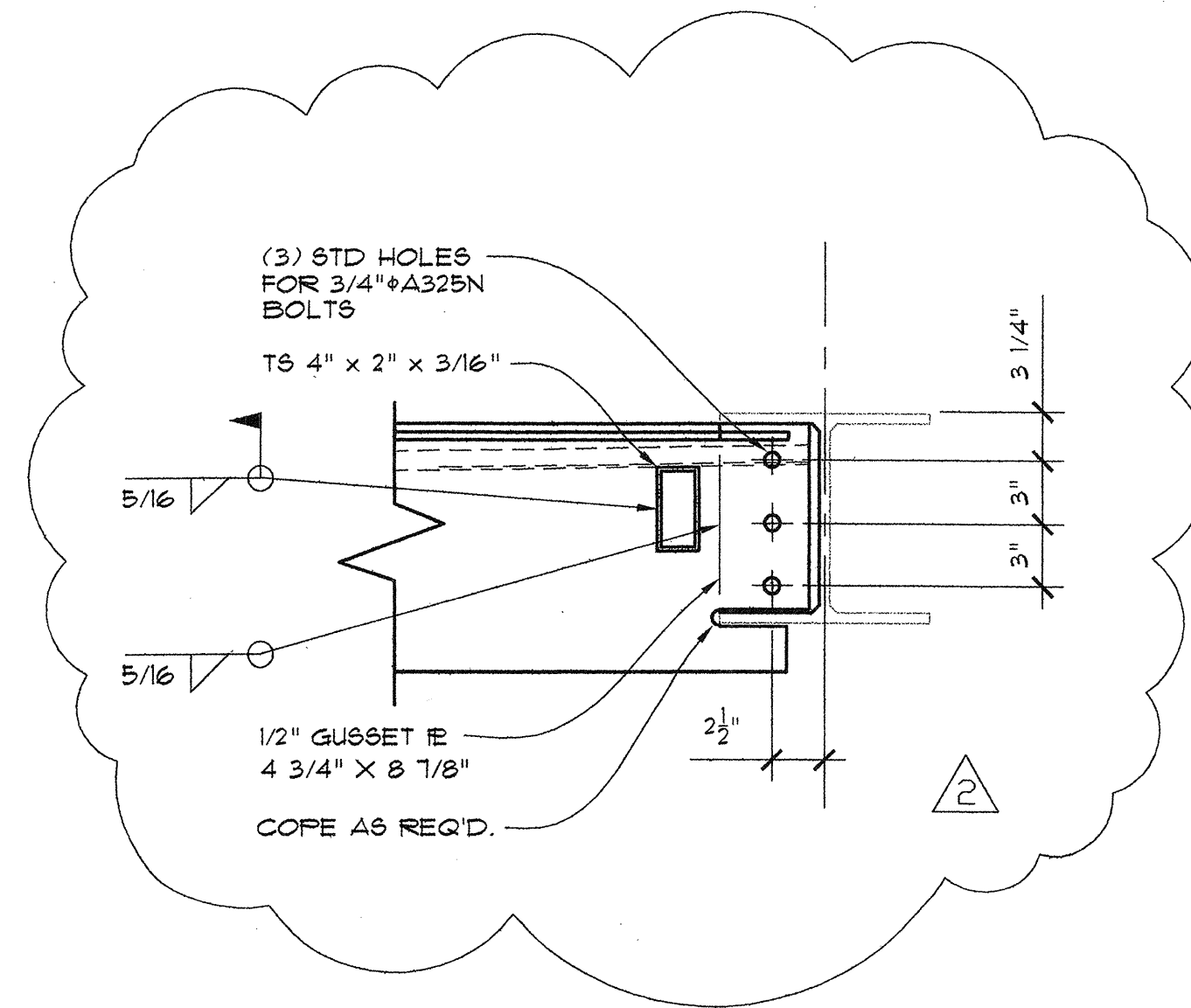
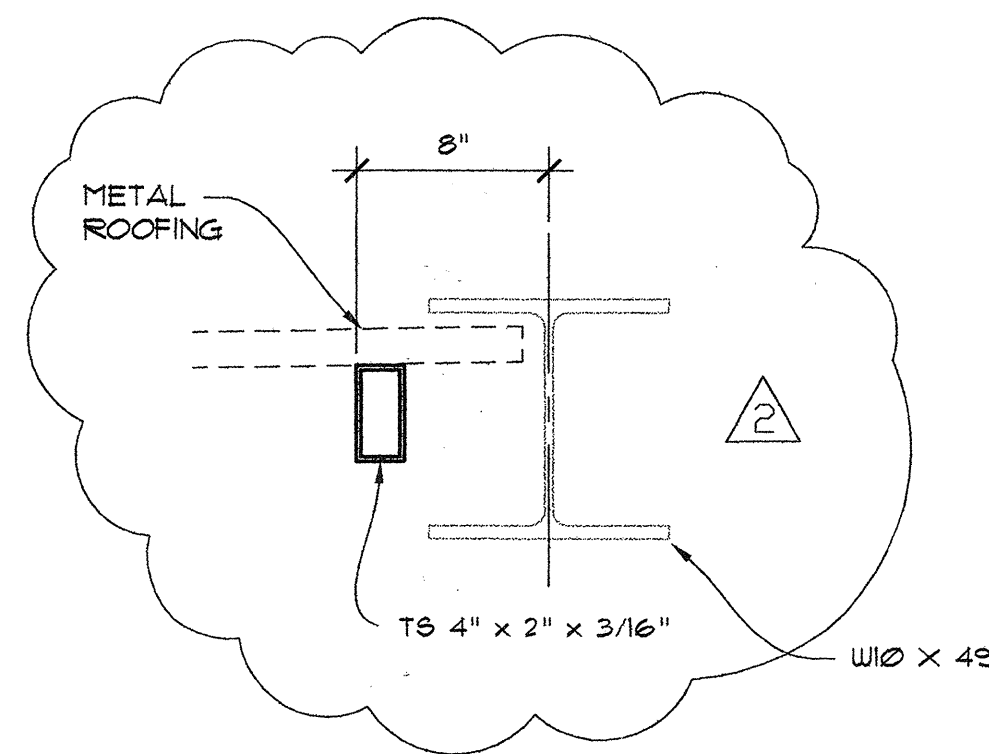
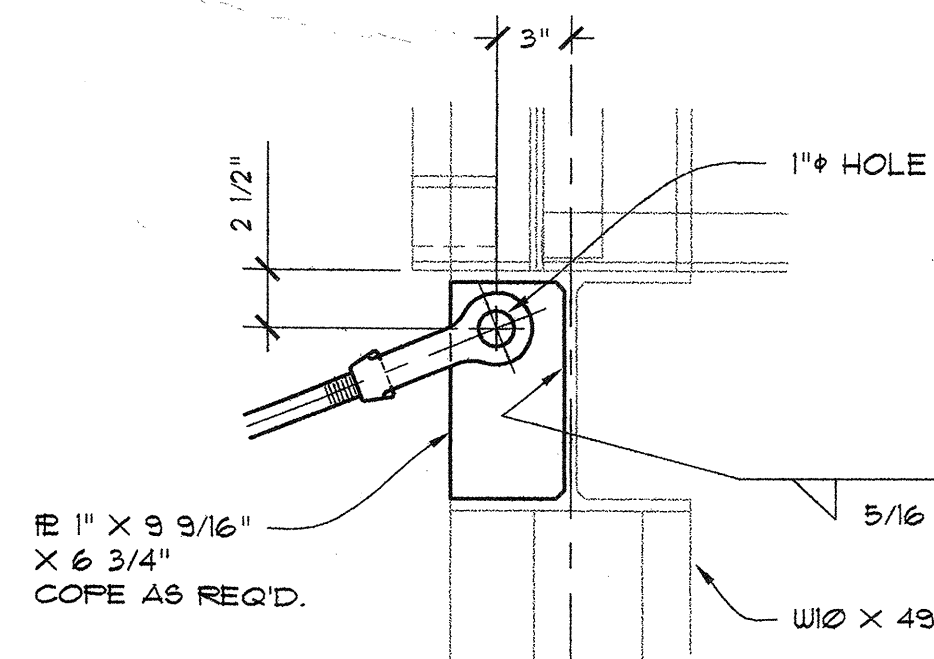
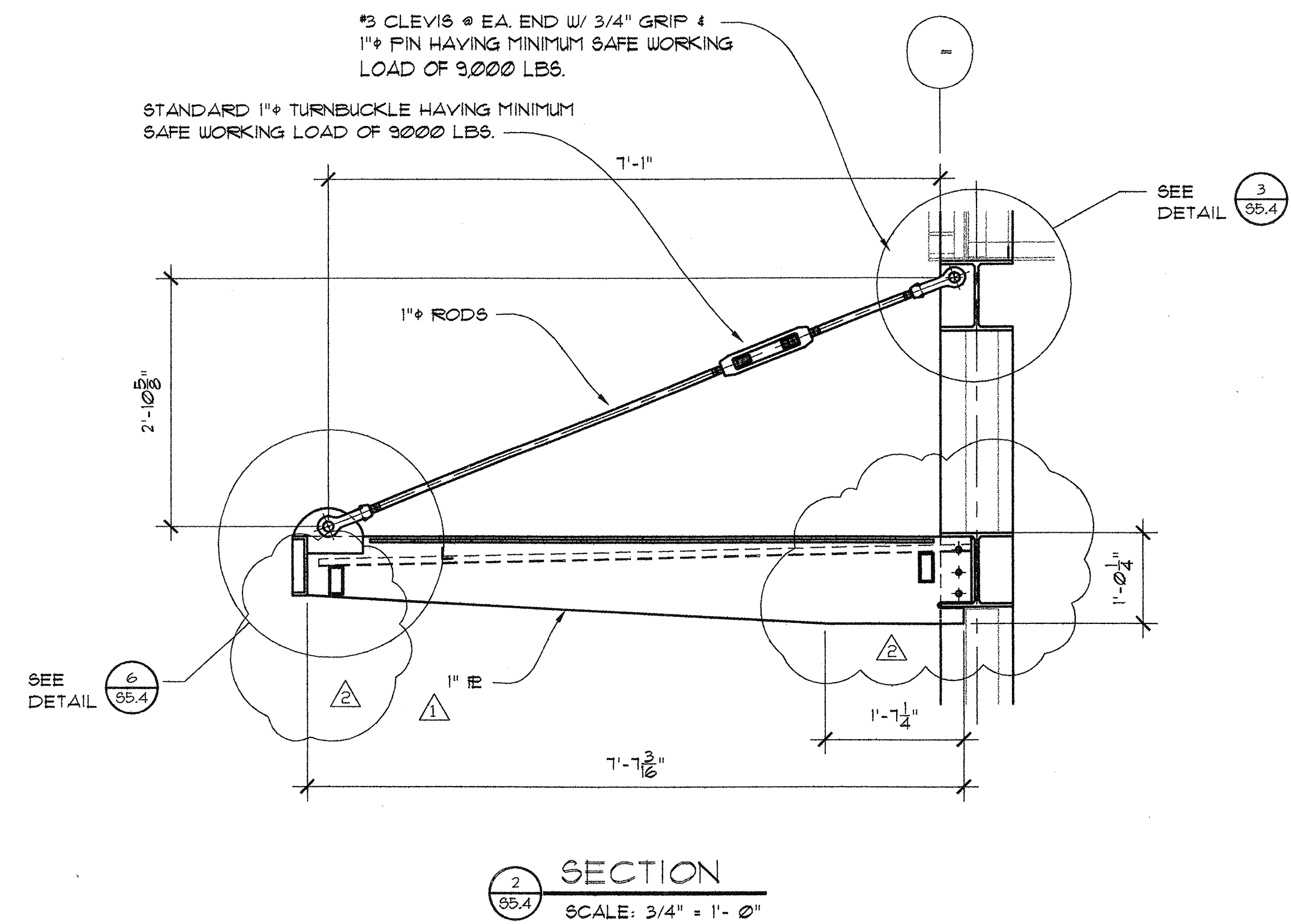
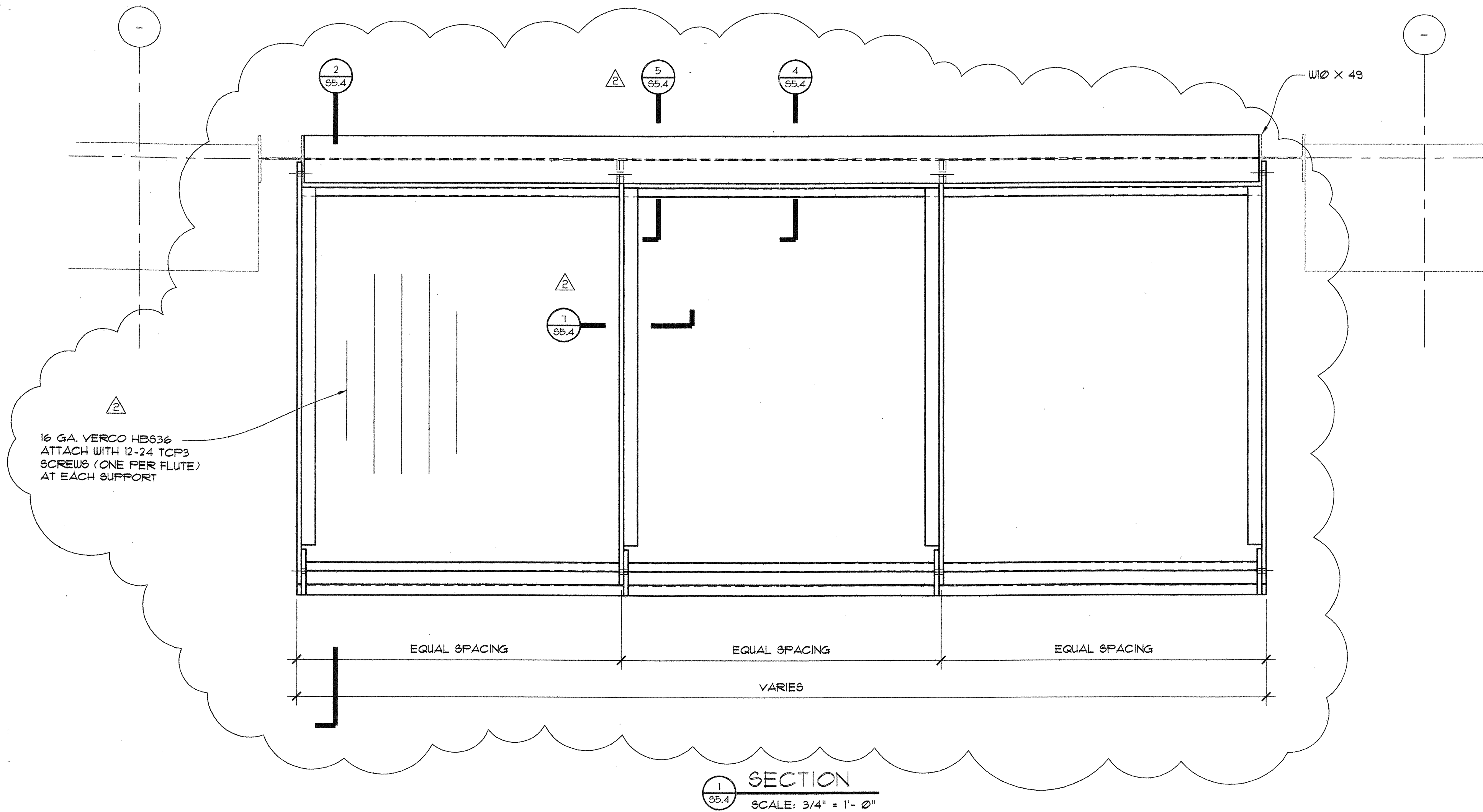
1. C/JF groove weld at top and bottom flanges. At top flange, either (1) remove weld backing, backgouge, and add 5/16" minimum fillet weld, or (2) leave backing in place and add 5/16" fillet under backing. At bottom flange, remove weld backing, backgouge, and add 5/16" minimum fillet weld. Weld: GC/QA Category AH/T.
2. Weld access hole, see Figure 3-5.
3. C/JF groove weld full length of web between weld access holes. Provide non-fusible weld tabs. Remove weld tabs after welding and grind end of weld smooth at weld access hole. Weld: GC/QA Category BH/T.
4. Shear tab of thickness equal to that of beam web. Shear tab length shall be so as to allow 1/8" overlap between weld access holes. Weld access holes shall be 1/8" apart. The width shall extend 2" minimum back along the beam, beyond the end of the weld access hole.
5. Full-depth partial penetration from far side. Weld: GC/QA Category BH/T.
6. Fillet weld shear tab to beam web. Weld size shall be equal to the thickness of the shear tab minus 1/16". Weld shall extend over the top and bottom one-third of the shear tab height and across the top and bottom. Weld: GC/QA Category BL/L.
7. Erection bolts: number, type, and size selected for the erection loads.
8. For continuity plates and web doubler plates see Figure 3-6.
9. Top cap continuity plate 1/16" greater than thickness of bottom flange.



- NOTES:

1. Bevel as required by AWS D11 for selected groove weld procedure.
 2. Larger of $\frac{1}{8}$ " or $1/2$ inch (plus $1/2$ " $\frac{1}{8}$ " , or $1/4$ " $\frac{1}{8}$ ")
 3. $3/4$ " $\frac{1}{8}$ " to $1\frac{1}{2}$ " $\frac{1}{8}$ " minimum $\pm 1/4$ inch)
 4. $3/8$ " minimum radius (plus not limited, or minus \emptyset)
 5. 3 " $\frac{1}{8}$ " $\pm 1/2$ inch)
6. See FHWA-353, Recommended Specifications and Quality Assurance Guidelines for Steel Moment-Frame Construction for Seismic Application for fabrication details including cutting methods and smoothness requirements.





JOHN W. PARKIN
CONSULTING CIVIL AND STRUCTURAL ENGINEER

500 WASHINGTON STREET
VANCOUVER, WA 98660
(206) 684-8378
FAX (206) 684-3378

DRN.	RJ	2-27-03
CHK.	JWP	SCALE: 1" = 12"

DOUGLAS WARMAN ARCHITECT
KAUFFMAN CENTER
AWNING DETAILS

REVISIONS		
1	4-03-03	RJ
2	6-03-03	RJ

FOR CONSTRUCTION
DEVELOPMENT SERVICES DIVISION
REVIEWED BY:

D11095-5.4R2

S5.4