Condon City Hall Remodel
128 S. Main Street, Condon, OR 97823
PERMIT SET - 07.14.17
REISSUED - 12.11.19

WALL TYPES LEGEND

WALL TYPES LEGEND

Sheet Number Sheet Name
A101 CODE ANALYSIS PLAN
A102 SPECIFICATIONS
AD201 LEVEL 1 - EXISTING / DEMO FLOOR PLAN
A201 FIRST FLOOR PLAN
A202 SECOND FLOOR & REFLECTED CEILING PLANS
A401 INTERIOR ELEVATIONS & STAIR SECTION
A501 EXTERIOR ELEVATION & PARTIAL BLDG SECTION
A601 GENERAL DETAILS
A701 FINISH SCHEDULE AND DOOR TYPES

DRAWING INDEX LEGEND

2X WOOD STUDS
5/8" TYPE 'X' GYP BD
WALL TYPE #1
GYP WALLBOARD, WOOD STUDS
ONE LAYER 5/8" TYPE 'X' GYP WALLBOARD APPLIED TO INTERIOR SIDE OF 2X WOOD STUDS
MAX 24" OC WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" OC

TYP. FURRED WALL
NON RATED, NON LOAD-BEARING

1 - 1 T N C
6" ACOUSTICAL BATT INSULATION, WHERE INDICATED

EXISTING EXTERIOR WALL
1/2" VARIETY INSULATION

2X WOOD STUDS
5/8" TYPE 'X' GYP BD
WALL TYPE #2
GYP WALLBOARD, WOOD STUDS
ONE LAYER 5/8" TYPE 'X' GYP WALLBOARD APPLIED TO BOTH SIDES OF 2X WOOD STUDS
MAX 24" OC WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" OC
JOINTS STAGGERED 24" ON OPPOSITE SIDES.
NOTE: INCREASE NAIL LENGTH FOR ADDITIONAL LAYERS ADDED FOR STRUCTURAL OR SOUND.

TYP. INTERIOR PARTITION
NON RATED, NON LOAD-BEARING
2 - 2 - T N C

WOOD STUD SIZE
4 = 2x4
6 = 2x6
CMU SIZE
6 = 5 5/8"
FIRE-RATING
N = NON RATED
2 = 2 HOUR

INSULATION TYPE
T = THERMAL
- = NONE
WALL TYPE
NUMBER = WOOD STUD
LETTER = METAL STUD

WALL STUD FINISH HEIGHT
S = TO STRUCTURE ABOVE
C = TO CEILING

NOT TO SCALE
CODE SUMMARY

Occupied Load Schedule

Means of Egress

General Notes

Occupyancy Legend

2. Code Plan - Second Floor

203A Storage 37 SF A-3 Accessory storage areas,
203 LODGE HALL 1115 SF A-3 Assembly without fixed seats
202A Kitchen 147 SF A-3 Kitchens, commercial 200 SF Gross No 1
105 POLICE OFFICES 339 SF B Business areas 100 SF Gross No 4
101 ENTRY VESTIBULE 117 SF B (none) No 0
110 MEN 71 SF B (none) No 0
111 COUNCIL CHAMBERS 618 SF B Assembly without fixed seats
113 AV CLOSET 24 SF B Accessory storage areas,
112 HALL 171 SF B (none) No 0
202 BANQUET HALL 717 SF A-3 Assembly without fixed seats

ROOM NUMBER NAME ACTUAL AREA GROUP

Second floor - One existing single-user restroom - no change proposed.
First Floor - Accessible, single-user, Men's and Women's restrooms are provided.

 flood elevation floor and fully accessible Council Chambers.
The second floor level continues to be used as a conference room. Within a clear area of less than 3000
Non-walled areas

Area

Inventory System:

Code

Engineers

204 RESTROOM 24 SF A-3 (none) No 0
SECOND FLOOR 2449 SF 126
205 EXIT VESTIBULE 82 SF A-3 (none) No 0

203 LODGE HALL 1115 SF A-3 Assembly without fixed seats
202A KITCHEN 147 SF A-3 Kitchens, commercial 200 SF Gross No 1
105 POLICE OFFICES 339 SF B Business areas 100 SF Gross No 4
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2.6 PLASTIC LAMINATE CLAD CABINETS

PRODUCT SPECIFICATIONS

2.6.1 PLASTIC LAMINATE (PLAM)

A. High pressure decorative laminate (HPDL) complying with NEMA LD3, and

B. Laminate Clad Panels:

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I,

D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.2 CORE MATERIALS

- 2. Core: ASTM C 578 Type 1, Polystyrene or polyurethane foam bonded to both face skins.

3. OLDCASTLE BUILDING ENVELOPE

- 2. Core: ASTM C 578 Type 1, Polystyrene or polyurethane foam bonded to both face skins.

4. FACE TEXTURE

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I,

D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.3 THICKNESS

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I,

D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.4 EDGE PROFILES

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I,

D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.5 DETAILING

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I,

D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.6 INSTALLATION

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

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D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.7 ACCEPTANCE CRITERIA

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

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D. Hydrated Lime: ASTM C 207; Type S.

E. Shop cut and locate openings to maximum extent possible to receive hardware, appliances, plumbing

2.6.8 CONTROL SAMPLES

- 3. Edges: Grade HGS, 1.2 mm nominal thickness.
- 3. Size: Manufactured to dimensions 3/8 inch less than 8 by 16 inch nominal face dimension,

- 4. Face Texture: Ground face.

C. Portland Cement-Lime Mix: Packaged blend of portland cement complying with ASTM C 150, Type I,

D. Hydrated Lime: ASTM C 207; Type S.
GENERAL NOTES:
A. EXISTING FLOOR PLAN IS BASED ON EXISTING OWNERS' DRAWINGS DATED 06.08.1966.
B. THIS DRAWING REFERENCES EXISTING CONDITIONS FOR REFERENCE ONLY. VERIFY IN FIELD.
C. SEE FLOOR PLANS FOR EXISTING AND PROPOSED WALL RATING WHERE APPLICABLE.
EXISTING TO REMAIN (REFER TO KEYED NOTES FOR MORE INFORMATION)
DEMOLISHED OR TO BE RELOCATED (REFER TO KEYED NOTES FOR MORE INFORMATION)

KEYNOTES:
206 REMOVE EXIST. DOOR & FRAME, PATCH OPENING TO MATCH ADJACENT WALLS - HEAD OF OPENING MIN. 7'-0"H.
207 REMOVE (E) O.H. DOOR, DOOR OPERATOR, & TRACK, INFILL OPENING W/ CMU & STOREFRONT GLAZING, SEE A501
208 REMOVE SECTION OF EXISTING WALK AND REPOUR RAMP AT MAX 1:12 SLOPE TO ALIGN WITH ALLEY WALKWAY.
209 REMOVE AND RELOCATE EXISTING HEAT PUMP TO ROOF ABOVE HALL 112. PATCH AND REPLACE WALKWAY AS NEEDED.
210 REMOVE GENERATOR. PATCH AND REPLACE WALKWAY AS NEEDED.
212 (E) CONCRETE RETAINING WALL/CURB.
217 REMOVE EXISTING DOOR & FRAME
218 REMOVE EXISTING DOOR & FRAME IN OPENING
219 REMOVE CONCRETE STEPS AS NEEDED FOR NEW FLOOR CONSTRUCTION
227 REMOVE EXISTING BOARD CEILING AND REPLACE WITH SUSPENDED ACOUSTICAL CEILING
228 REMOVE BOARD WALL FINISH AND REPLACE WITH GWB
230 EXTERIOR WALL OF ADJACENT BUILDING EXPOSED BETWEEN COLUMNS
231 REMOVE EXISTING FURRED WALL
232 EXISTING POST TO REMAIN
234 REMOVE EXISTING FIRE ESCAPE
236 EXISTING CONCRETE WALL & COLUMNS, TYPICAL AT SOUTH WALL
240 REMOVE SERVICE SINK
244 EXISTING ELECTRICAL PANEL

LEGEND:
EXISTING TO REMAIN (REFER TO KEYED NOTES FOR MORE INFORMATION)
EXISTING TO REMOVED OR TO BE REPLACED (REFER TO KEYED NOTES FOR MORE INFORMATION)

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Level 1 - Existing / Demo Floor Plan
Condon City Hall Remodel
128 S. Main Street, Condon, OR 97823

LRS Architects, Inc. ©
12/11/19
GENERAL NOTES:
A. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR MIN" ARE TO FACE OF FINISH WALL.

WALL TYPES:
SEE COVER SHEET FOR WALL TYPE INFORMATION.

KEYNOTES:
- GYP. BD. CEILING TO MATCH EXISTING HALL CEILING
- CEILING MOUNT PROJECTION SCREEN, MOTORIZED W/REMOTE
- RECESSED CEILING BOX W/ RECEPTACLE & DATA CONNECTION FOR PROJECTOR
- NEW SUSPENDED ACOUSTICAL CEILING AT STOREFRONT WINDOW HEAD HEIGHT
- UNDER-CABINET LIGHT
- WINDOW SHADES

RCP LEGEND:
- EXISTING CEILINGS TO REMAIN
- NEW HUNG TWO LAYER GYP. BD. SUSPENDED CEILING SYSTEM
- CEILING ELEVATION
- PROGRESSIVE LED LIGHT FIXTURE
- UNDER CABINET LIGHT
- CEILING MOUNTED SPOTLIGHT, TYPICAL
- CEILING MOUNTED SPOTLIGHT
- CEILING MOUNTED SPOTLIGHT
- WALL MOUNTED EXHAUST FAN
- CEILING MOUNTED SPEAKER
- AV PROJECTOR
- AV PROJECTOR SCREEN
- UNDER CABINET LIGHT
- WINDOW SHADES

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

1. PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

2. PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1' - 0"

CONSULTANT:
LRS Architects, Inc. ©
128 S. Main Street,
Condon, OR 97823

PROJECT NUMBER:
216323

REISSUED:
12/11/19

DATE CREATED:
12/11/19

PROJECT:
Condon City Hall Remodel

REVIEW:
RCC/CDG
12.11.19

SHEET:
A202

REFERENCES:

STATE OF OREGON
KEYNOTES

501 NEW ALUMINUM STOREFRONT WINDOW SYSTEM INFILL IN EXISTING O.H. DOOR OPENING, SEE SPECIFICATIONS ON SHEET A102

502 GROUND FACE CMU INFILL IN EXISTING OPENING

503 FUTURE WINDOW REPLACEMENT SHOWN FOR REFERENCE ONLY - NOT IN CONTRACT

504 EXISTING WINDOWS TO REMAIN

SCALE:  1/4" = 1'

EXTERIOR ELEVATION & PARTIAL BLDG SECTION

1. WEST ELEVATION

2. PARTIAL FIRST FLOOR BUILDING SECTION
1. HEAD @ WINDOW

- Wood Furring 1 1/2"
- Property Line
- CMU, Fully Grouted
- Parking Area

2. SILL @ WINDOW, CMU

- Solid sill block beyond
- Solid sill beyond
- Thin Stucco
- Vapor Barrier

3. CMU TERMINATION @ EXT. SLAB

- 12" Modified Board
- Vapor Barrier
- CMU Wall Beyond
- Solid Sill Block Beyond
- Wood Sill Beyond

4. TYP. FURRING WALL AT EXISTING BUILDING.

- Wood Furring 1 1/2"
- Property Line
- CMU, Fully Grouted

5. JAMB @ WINDOW

- Solid sill block beyond
- Solid sill beyond
- Thin Stucco
- Vapor Barrier
- Wood Sill Beyond
- Turbocast