GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

APRIL 2025

SHEET INDEX

PROJECT OWNER

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CIVIL ENGINEER

HARPER HOUF PETERSON RIGHELLIS INC.
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STRUCTURAL ENGINEER

HARPER HOUF PETERSON RIGHELLIS INC.
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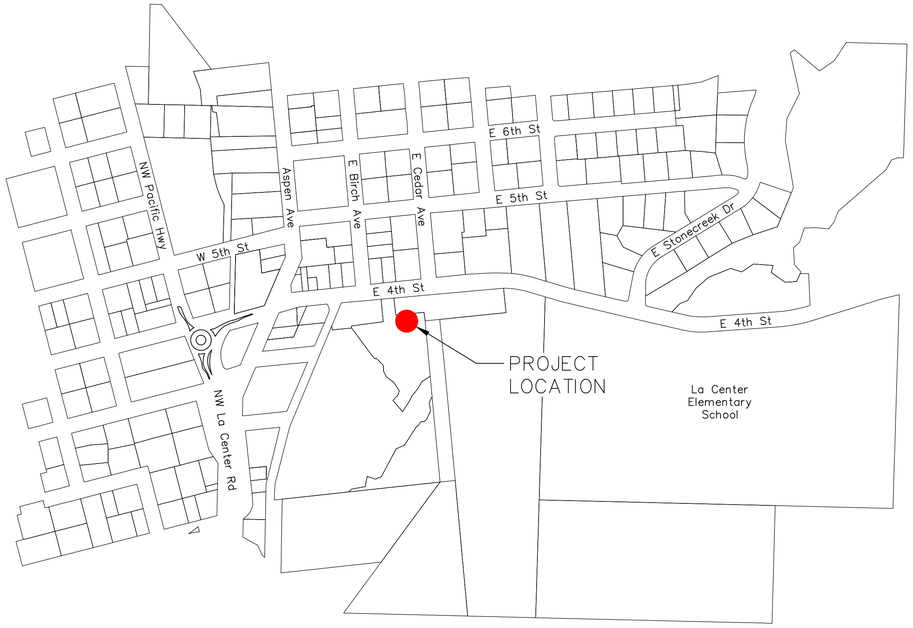

GENERAL NOTES:

ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LA CENTER ENGINEERING STANDARDS AND THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY WSDOT AND APWA.

ALL MATERIALS AND WORK ARE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LA CENTER'S DEPARTMENT OF PUBLIC WORKS (360) 263–7665.

THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE CITY OF LA CENTER PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

ANY DEVIATIONS FROM THE PLANS WILL REQUIRE A WRITTEN REQUEST FROM THE CONTRACTOR AND APPROVAL BY THE PUBLIC WORKS DIRECTOR.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.

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

ALL PIPE BEDDING MATERIAL SHALL MEET THE APPLICABLE SPECIFICATIONS IN THE CITY OF LA CENTER STANDARDS. BEFORE ANY NATIVE MATERIAL IS USED, LABORATORY TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR INDICATING THAT THE MATERIAL MEETS THE SPECIFICATIONS.

PIPE BEDDING AND BACKFILL SHALL BE PER CITY OF LA CENTER STANDARDS. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% MAXIMUM RELATIVE DENSITY.

SHOULD ANY ITEM OF ARCHAEOLOGICAL INTEREST BE FOUND DURING DEVELOPMENT, YOU ARE REQUIRED TO STOP WORK AND NOTIFY THE CITY INSPECTOR AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION AT (360) 753–4011 IMMEDIATELY. FAILURE TO DO SO COULD RESULT IN A FELONY CONVICTION.

AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL CLEAN UP THE PROJECT AREA AND LEAVE IT IN A NEAT AND SECURED MANNER. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.

THE CONTRACTOR SHALL PRUNE ALL VEGETATION, AS NECESSARY, AWAY AND UP FROM THE WORK AS WELL AS ANY ROOT PRUNING AS DETERMINED BY THE ENGINEER. THE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING THAT IS TO REMAIN.

THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT ANY EXISTING CONCRETE CURBS AND SIDEWALKS TO REMAIN AND SHALL REPLACE DAMAGED CURBS AND SIDEWALKS AT NO ADDITIONAL COST.

THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES. ALL DISTURBED UTILITIES SHALL BE REPAIRED AS DIRECTED. ALL RELOCATED UTILITIES WILL BE RESET IN ACCORDANCE WITH THE APPROPRIATE AGENCY OR OWNER'S STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF EXISTING UTILITY LINES DAMAGED OR DESTROYED THROUGH NEGLIGENCE AND/OR INATTENTION.

CONTRACTOR SHALL REPORT ALL DAMAGES IMMEDIATELY TO THE PUBLIC WORKS DIRECTOR'S OFFICE OR CONTACT THE INSPECTOR ON THE JOB.

COVER
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

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ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
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DALLIN J. WISE — STATE OF WASHINGTON — 21015876 — REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

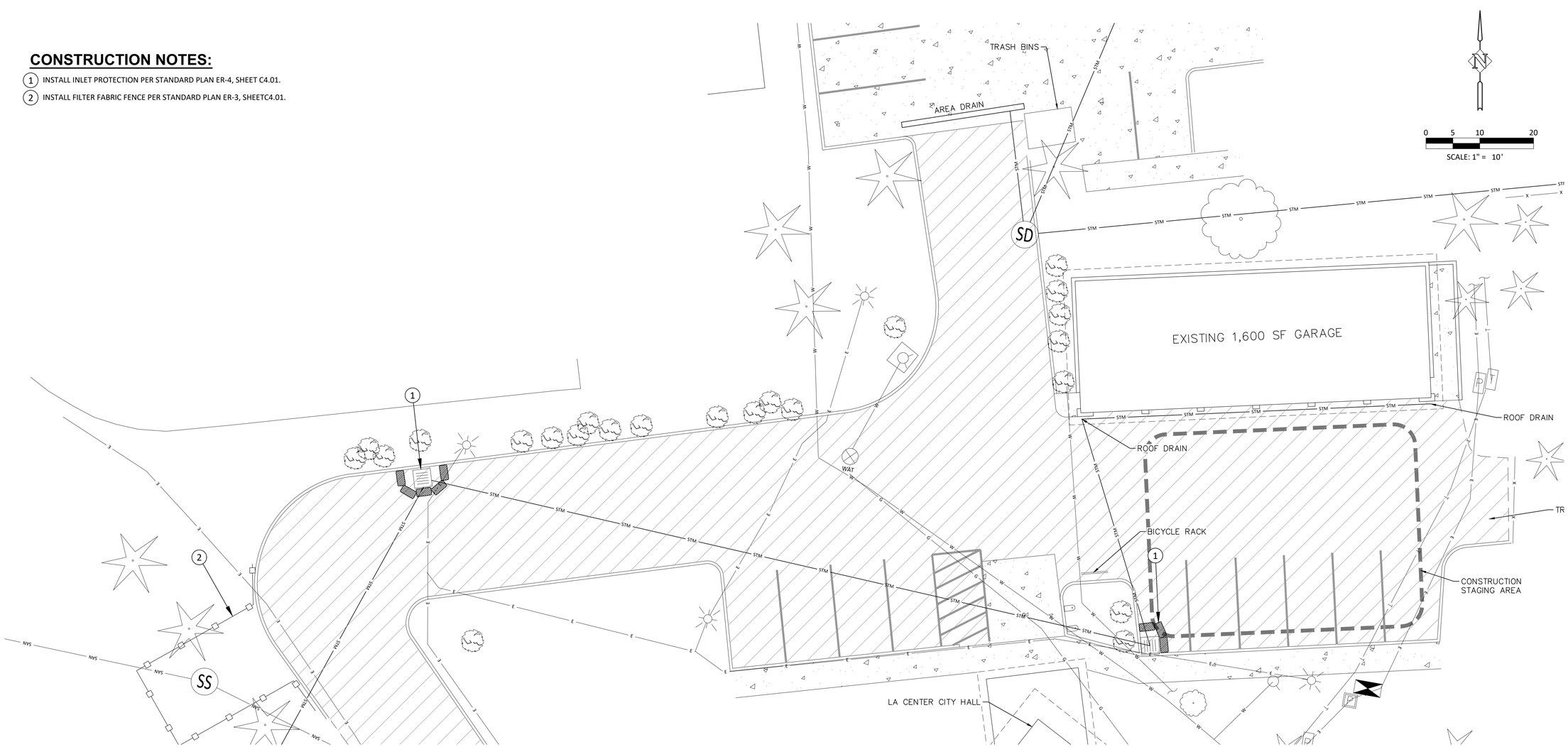
SHEET NO.
G1.01

JOB NO.
CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ G1.01 - COVER.dwg

CONSTRUCTION NOTES:

1. INSTALL INLET PROTECTION PER STANDARD PLAN ER-4, SHEET C4.01.
2. INSTALL FILTER FABRIC FENCE PER STANDARD PLAN ER-3, SHEETC4.01.



EXISTING LEGEND:

- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE LINE, TYPE AS NOTED
- TELEPHONE LINE
- ELECTRIC LINE
- UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED OR UNKNOWN
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER MANHOLE
- CATCH BASIN
- ELECTRIC BOX
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- SINGLE POST SIGN
- TELEPHONE RISER
- TELEPHONE BOX
- MAIL-BOX
- SHRUB / BUSH (SIZE AS NOTED)
- WATER METER
- IRRIGATION BOX
- POWER METER
- POWER RISER
- POWER STAND PIPE
- POWER CABINET
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER TRANSFORMER
- EXISTING CONCRETE SURFACE
- EXISTING TACTILE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONGST ITEMS SHOWN BY THE SAME SYMBOL.

EROSION CONTROL PLAN

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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LANDSCAPE ARCHITECTS★SURVEYORS
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PLAN JAMES WILLIAM BUSWELL IV — STATE OF WASHINGTON — 21015476 — REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

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SHEET NO.

C1.01

JOB NO. CLC-05

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CONSTRUCTION NOTES:

(3) SAWCUT EXISTING PAVEMENT/CONCRETE TO CREATE A CLEAN, VERTICAL EDGE. ASPHALT PATCH WIDTH SHALL BE 5 FT.

(4) REMOVE EXISTING ASPHALT PAVEMENT.

(5) REMOVE EXISTING CURB.

(6) CORE AND CONNECT TO EXISTING STORM SEWER MANHOLE A-45. INSTALL INSIDE DROP PER STANDARD PLAN SS-12, SHEET C4.03.

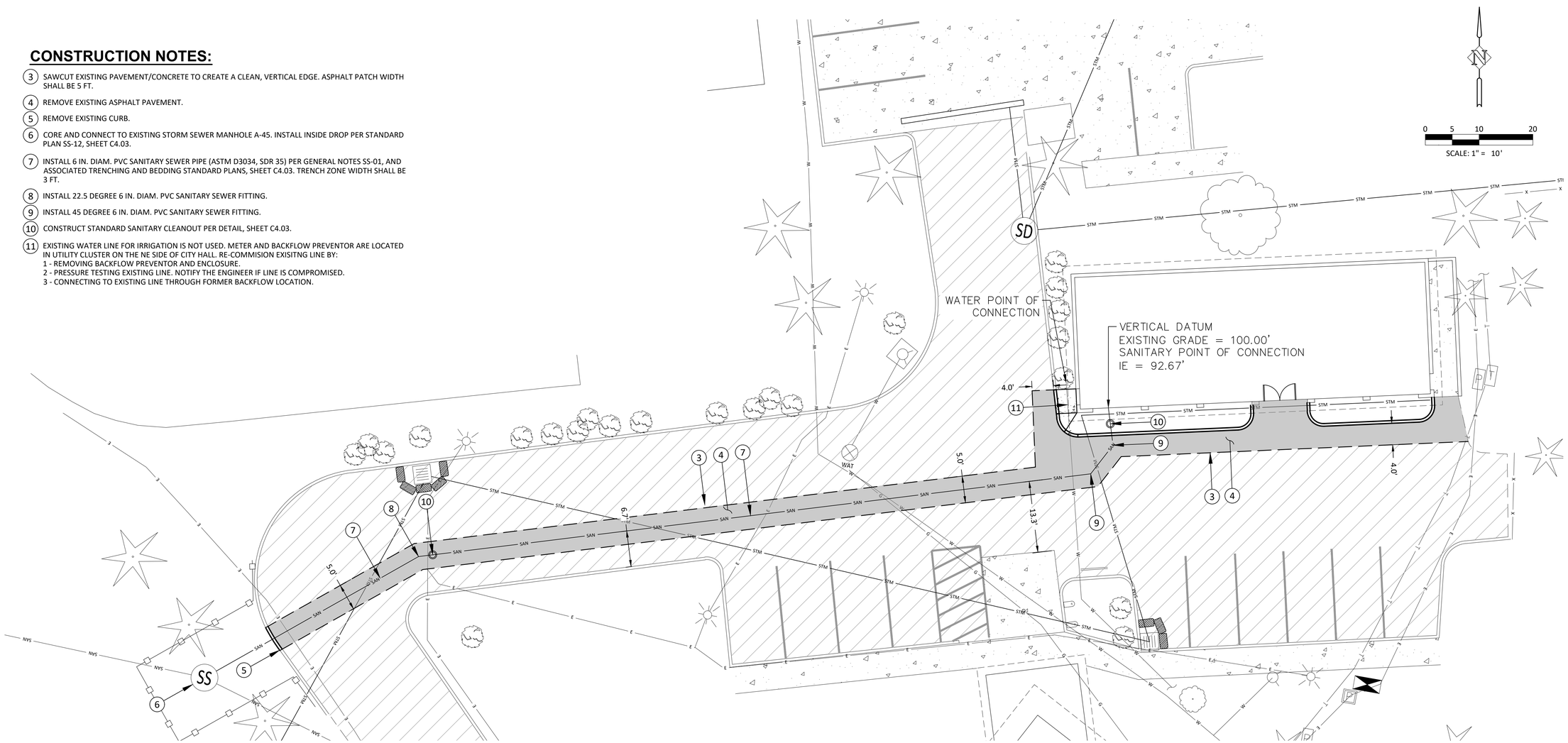
(7) INSTALL 6 IN. DIAM. PVC SANITARY SEWER PIPE (ASTM D3034, SDR 35) PER GENERAL NOTES SS-01, AND ASSOCIATED TRENCHING AND BEDDING STANDARD PLANS, SHEET C4.03. TRENCH ZONE WIDTH SHALL BE 3 FT.

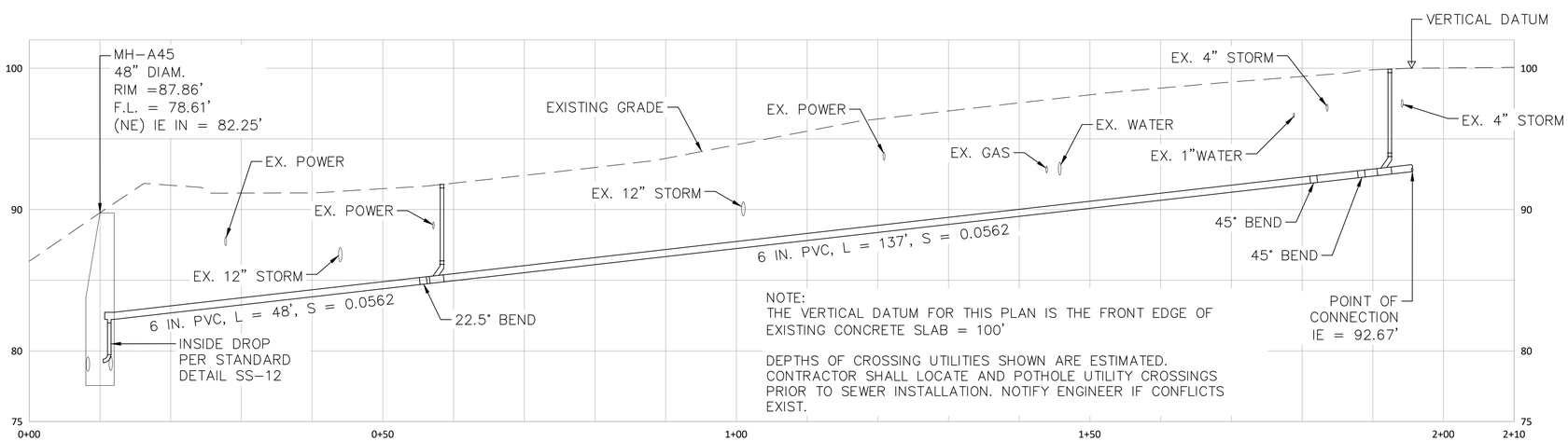
(8) INSTALL 22.5 DEGREE 6 IN. DIAM. PVC SANITARY SEWER FITTING.

(9) INSTALL 45 DEGREE 6 IN. DIAM. PVC SANITARY SEWER FITTING.

(10) CONSTRUCT STANDARD SANITARY CLEANOUT PER DETAIL, SHEET C4.03.

(11) EXISTING WATER LINE FOR IRRIGATION IS NOT USED. METER AND BACKFLOW PREVENTOR ARE LOCATED IN UTILITY CLUSTER ON THE NE SIDE OF CITY HALL. RE-COMMISION EXISITNG LINE BY:
1 - REMOVING BACKFLOW PREVENTOR AND ENCLOSURE.
2 - PRESSURE TESTING EXISTING LINE. NOTIFY THE ENGINEER IF LINE IS COMPROMISED.
3 - CONNECTING TO EXISTING LINE THROUGH FORMER BACKFLOW LOCATION.





NOTE:
THE VERTICAL DATUM FOR THIS PLAN IS THE FRONT EDGE OF EXISTING CONCRETE SLAB = 100'

DEPTHS OF CROSSING UTILITIES SHOWN ARE ESTIMATED. CONTRACTOR SHALL LOCATE AND POTHOLE UTILITY CROSSINGS PRIOR TO SEWER INSTALLATION. NOTIFY ENGINEER IF CONFLICTS EXIST.

LEGEND

- SAWCUT
- SANITARY LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FDC
- ASPHALT CONCRETE (AC)
- CONCRETE
- LANDSCAPING

UTILITY PLAN

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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STATE OF WASHINGTON — DALLAN J. WOLFE — 21015676 — REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
C2.01

JOB NO.
CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ C2.01 - UTILITY PLAN.dwg

CONSTRUCTION NOTES:

(20) RESTORE ASPHALT SURFACE WITH COMMERCIAL HMA PER STANDARD PLAN ST-18, SHEET C4.02.

(21) CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER DETAIL ON SHEET C4.02.

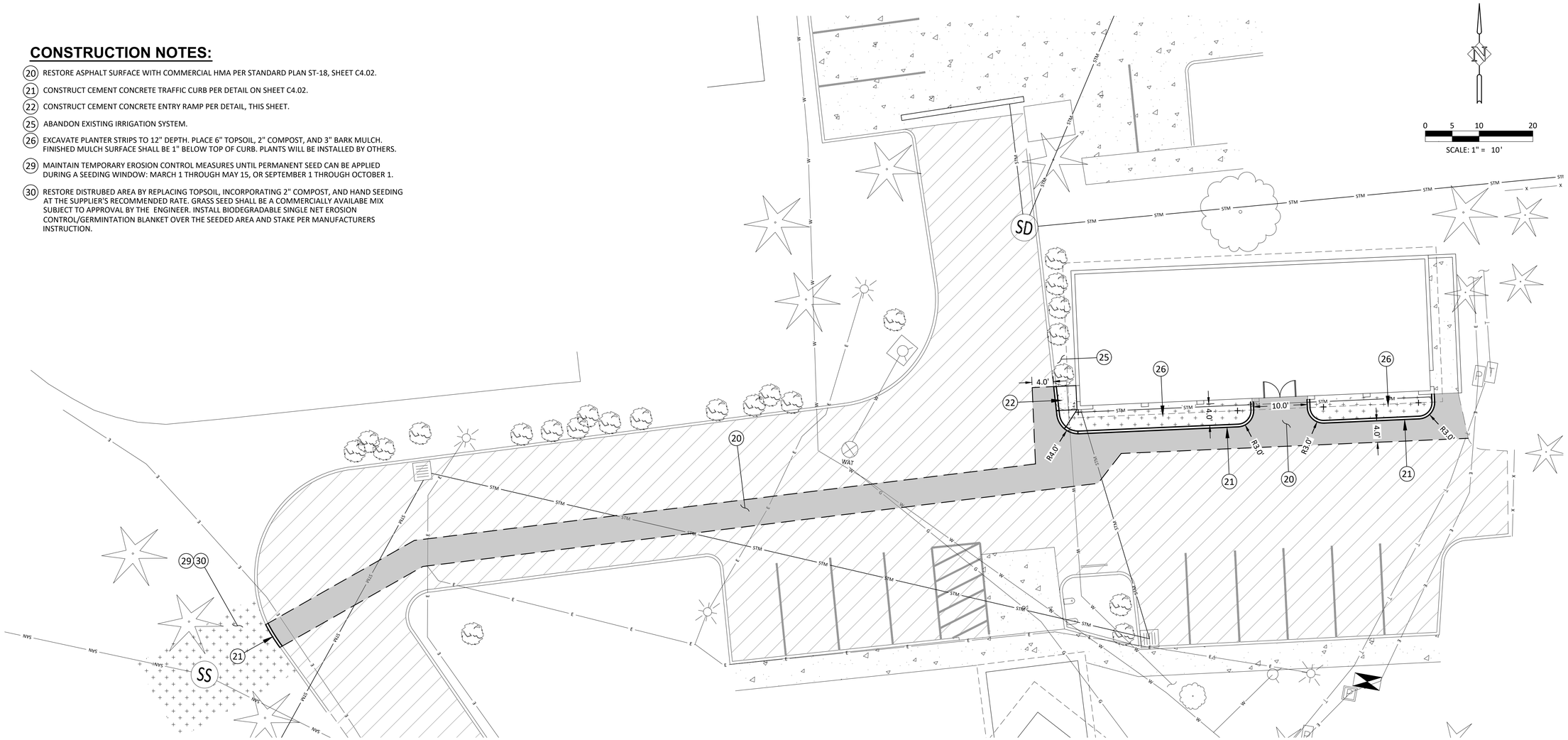
(22) CONSTRUCT CEMENT CONCRETE ENTRY RAMP PER DETAIL, THIS SHEET.

(25) ABANDON EXISTING IRRIGATION SYSTEM.

(26) EXCAVATE PLANTER STRIPS TO 12" DEPTH. PLACE 6" TOPSOIL, 2" COMPOST, AND 3" BARK MULCH. FINISHED MULCH SURFACE SHALL BE 1" BELOW TOP OF CURB. PLANTS WILL BE INSTALLED BY OTHERS.

(29) MAINTAIN TEMPORARY EROSION CONTROL MEASURES UNTIL PERMANENT SEED CAN BE APPLIED DURING A SEEDING WINDOW: MARCH 1 THROUGH MAY 15, OR SEPTEMBER 1 THROUGH OCTOBER 1.

(30) RESTORE DISTRUBED AREA BY REPLACING TOPSOIL, INCORPORATING 2" COMPOST, AND HAND SEEDING AT THE SUPPLIER'S RECOMMENDED RATE. GRASS SEED SHALL BE A COMMERCIALLY AVAILABE MIX SUBJECT TO APPROVAL BY THE ENGINEER. INSTALL BIODEGRADABLE SINGLE NET EROSION CONTROL/GERMINTATION BLANKET OVER THE SEEDED AREA AND STAKE PER MANUFACTURERS INSTRUCTION.



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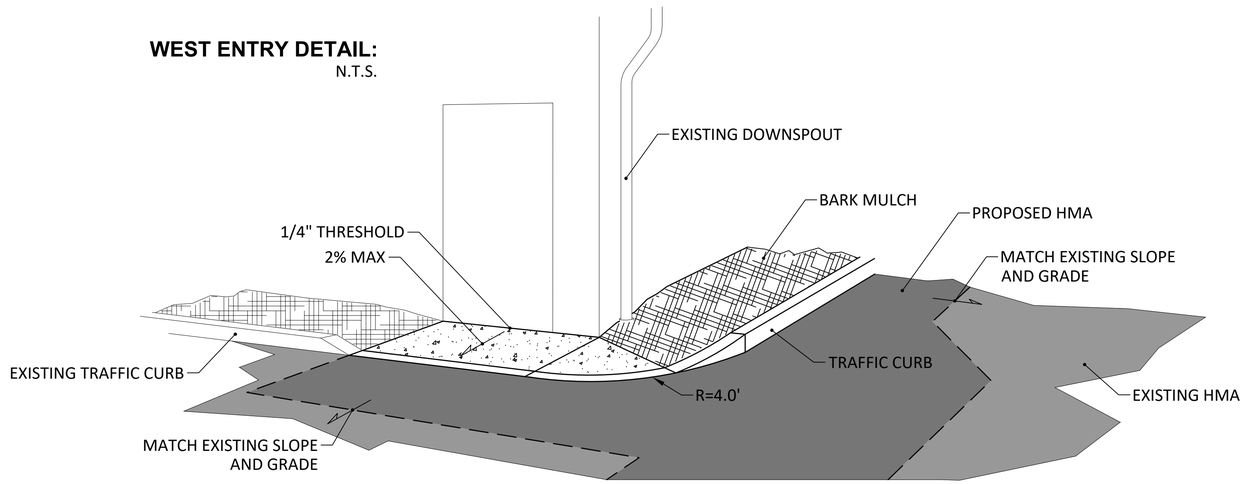
SCALE: 1" = 10'

WEST ENTRY DETAIL:

N.T.S.



LEGEND

- SAWCUT
- SANITARY LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FDC
- ASPHALT CONCRETE (AC)
- CONCRETE
- LANDSCAPING

SITE PLAN
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STATE OF WASHINGTON DAVID J. WOOD 21015776 REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

NO.	DESCRIPTION	DATE

REVISIONS

SHEET NO.
C3.01

JOB NO.
CLC-05

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1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO ANY LAND DISTURBING ACTIVITY CAUSED BY CLEARING OR GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CALL FOR AN ON-SITE INSPECTION WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK.

2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SITED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE CITY OF LA CENTER ENGINEERING STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

3. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.

4. PRIOR TO ANY SITE EXCAVATION, ALL STORM DRAINAGE INLETS SHALL BE PROTECTED DOWN SLOPE FROM ANY DISTURBED OR CONSTRUCTION AREAS PER THE STANDARD DETAILS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREAS. CLEAN THE FILTER FABRIC AS NECESSARY TO MAINTAIN DRAINAGE. REMOVE FILTER AND CLEAN CATCH BASINS FOLLOWING COMPLETION OF SITEWORK.

5. THE CONTRACTOR SHALL NOT ALLOW SEDIMENT OR DEBRIS TO ENTER NEW OR EXISTING PIPES, CATCH BASINS OR INFILTRATION SYSTEMS.

6. NEWLY CONSTRUCTED OR MODIFIED INLETS AND CATCH BASINS ARE TO BE PROTECTED IMMEDIATELY UPON INSTALLATION.

7. TEMPORARY SEEDING AND MULCHING OF FILL SLOPES AND DIVERSION DIKES SHALL BE COMPLETED WITHIN ONE WEEK AFTER ROUGH GRADING.

8. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs). DURING THE PERIOD FROM OCTOBER 1 TO APRIL 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS.

9. MATERIAL STOCKPILES ARE TO BE PROTECTED BY THE FOLLOWING MEANS:
   - –TEMPORARY: COVER PILES WITH TARPS OR PLASTIC SHEETING WEIGHTED WITH CONCRETE BLOCKS, LUMBER OR TIRES.
   - –PERMANENT: COVER PILES WITH TARPS OR PLASTIC, OR RESEED. PERIMETER AREAS AROUND PILES ARE TO BE SURROUNDED WITH EROSION CONTROL FILTER FABRIC FENCES UNTIL SOIL SURFACE IS STABILIZED WITH RESEEDING.

10. THE CONTRACTOR SHALL MAINTAIN ON SITE A WRITTEN DAILY LOG OF EROSION CONTROL BMP MAINTENANCE.

11. IF THE CITY INSPECTOR OR ENGINEER HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR IMPROPER EROSION PREVENTION BMPs, CITATIONS AND/OR A STOP WORK ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY OF LA CENTER. IF THE BMPs APPLIED TO A SITE ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, OR PUBLIC RIGHT-OF-WAY, THEN THE CITY SHALL REQUIRE ADDITIONAL BMPs.

12. ALTERNATIVE BMP'S NOT SHOWN IN THESE DETAILS ARE ACCEPTABLE PROVIDED THEY ARE PART OF ECOLOGY'S WESTERN WASHINGTON STORMWATER MANAGEMENT MANUAL AND THE CITY ENGINEER REVIEWS AND APPROVES THE ALTERNATIVE BMP'S AS PART OF THE EROSION CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES I

PLAN #

CITY OF LA CENTER APPROVED

Barb Shpp, PE 7/23/09

CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ER-1A

13. PROVIDE A 12-INCH DEEP PAD OF CRUSHED ROCK FOR A DISTANCE OF 100 FEET INTO THE SITE FOR ALL ACCESS POINTS UTILIZED BY CONSTRUCTION EQUIPMENT AND TRUCKS. WIDTH OF THE PAD SHALL BE A MINIMUM OF 20 FEET. ALL TRUCKS LEAVING THE SITE SHALL EGRESS ACROSS THE PAD. ACCUMULATED SOIL SHALL BE PERIODICALLY REMOVED, OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN 4 INCH TO 8 INCH QUARRY SPALLS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

14. PAVEMENT SWEEPING AND SHOVELING IS REQUIRED. WASHING THE PAVEMENT INTO THE STORM SYSTEM IS NOT PERMITTED.

15. AT SITES WITH LESS THAN 1 ACRE OF EXPOSED SOIL, PAD LENGTH MAY BE REDUCED TO 50 FEET. SINGLE FAMILY LOT ENTRANCES MAY HAVE THE PAD LENGTH REDUCED TO 20 FEET.

16. INSTALL SEDIMENT FENCE IN ACCORDANCE WITH DETAIL ER-3 PRIOR TO BUILDING CONSTRUCTION AND/OR EXCAVATION TO PREVENT SILT INTRUSION UPON ADJACENT LOTS. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, THE SILT FENCE ALONG THE COMMON LOT LINE MAY BE ELIMINATED.

17. CONSTRUCTION ROADS AND PARKING AREAS SHALL BE STABILIZED WHEREVER THEY ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR THE USE OF CONSTRUCTION TRAFFIC.

18. MAINTAIN AND REMOVE ALL SEDIMENT CONTROLS AS SPECIFIED IN THE STANDARD DETAILS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASINS, DRYWELLS, UTILITY TRENCHES AND STORM PIPES PRIOR TO ACCEPTANCE BY THE CITY.

19. SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENT PRODUCING RUNOFF. THE INSPECTION FREQUENCY FOR STABILIZED, INACTIVE SITES SHALL BE ONCE EVERY TWO WEEKS OR MORE FREQUENTLY AS DETERMINED BY THE LOCAL PERMITTING AUTHORITY BASED ON THE LEVEL OF SOIL STABILITY AND POTENTIAL FOR ADVERSE ENVIRONMENTAL IMPACTS.

20. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

21. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
   - –MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES.
   - –SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET.
   - –SPRAY EXPOSED SOIL AREAS WITH A DUST PALLIATIVE. NOTE: USE OF PETROLEUM PRODUCTS OR POTENTIALLY HAZARDOUS MATERIALS ARE PROHIBITED

22. EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADING OR GIVEN A PERMANENT COVER TREATMENT WITHIN 30 DAYS OF THE EXPOSURE SHALL HAVE SEED MIX AND MULCH PLACED TO STABILIZE THE SOIL AND REDUCE EROSION SEDIMENTATION. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATION COVER ADEQUATE TO PREVENT EROSION WILL BE RESEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

23. APPLY AN APPROVED TEMPORARY SEEDING MIXTURE TO THE PREPARED SEED BED AT A RATE OF 120 LBS/ACRE. NOTE: "HYDROSEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

EROSION CONTROL GENERAL NOTES II

PLAN #

CITY OF LA CENTER APPROVED

Barb Shpp, PE 7/23/09

CITY ENGINEER DATE

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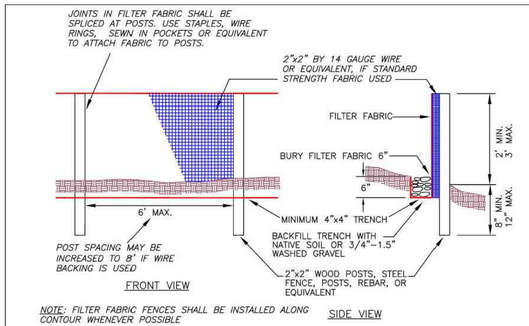
ER-1B



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

MAINTENANCE STANDARDS:

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT DEPOSITS SHALL EITHER BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE SILT FENCE, OR A SECOND SILT FENCE SHALL BE INSTALLED.
5. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
6. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

FILTER FABRIC FENCE

PLAN #

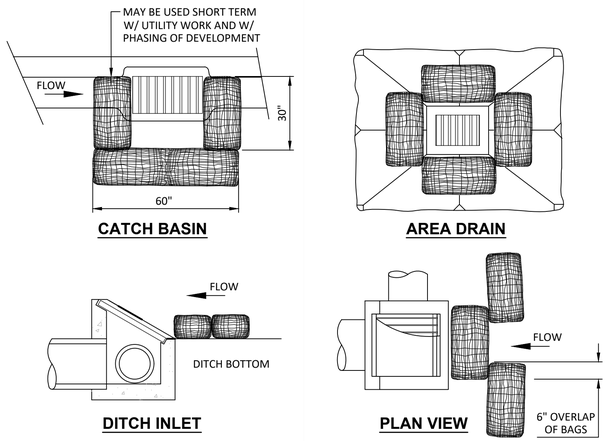
CITY OF LA CENTER APPROVED

Barb Shpp, PE 7/23/09

CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ER-3



NOTES:

1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

ER-4 INLET PROTECTION

NTS

EROSION CONTROL DETAILS

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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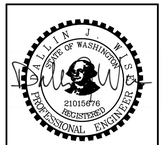

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DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.

C4.01

JOB NO. CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ C4.01 - EROSION CONTROL DETAILS.dwg

SURFACING:

1. ALL HMA SHALL BE SAW CUT TO PROVIDE A STRAIGHT, CLEAN EDGE PRIOR TO PAVING.
2. THE CUT LINE SHALL BE ONE CONTINUOUS STRAIGHT LINE FROM THE OUTER EXCAVATION LIMITS OF MANHOLE, VALVE BOX, ETC, TO MANHOLE, VALVE BOX, ETC.
3. PAVE WITH AN 0.35 FT, MINIMUM COMPACTED DEPTH HMA OR MATCH EXISTING, WHICHEVER IS GREATER.
4. LIFTS FOR HMA SHALL BE AN 0.15 FT, MINIMUM AND 0.35 FT, MAXIMUM FOR NON-SURFACE LIFTS (0.25' MAXIMUM FOR SURFACE LIFT); THE TEMPERATURE SHALL BE 250 DEGREE MINIMUM, 350 DEGREE MAXIMUM, COMPACTED TO THE SATISFACTION OF THE ENGINEER.
5. ALL JOINTS SHALL BE TACKED, SEALED AND SANDED.
6. WHEN SURFACING EXISTS ON BOTH SIDES OF THE TRENCH, NEW HMA WILL BE A MINIMUM OF 40" WIDE.
7. TRENCH SHALL BE PLATED UNTIL PAVED.

TOP COURSE:

1. 0.20 FT, MINIMUM DEPTH (5/8" MINUS) C.S.T.C. (W.S.D.O.T. APPROVED MATERIAL).
2. COMPACTED TO 95% OF MAXIMUM DENSITY, SEE TRENCH ZONE.
3. EQUIVALENT DEPTH OF A.T.B. MAY BE SUBSTITUTED.

BASE COURSE:

1. 0.80 FT, MINIMUM DEPTH (1-1/4" MINUS) C.S.B.C. (W.S.D.O.T. APPROVED MATERIAL).
2. COMPACTED TO 95% OF MAXIMUM DENSITY, SEE TRENCH ZONE.
3. EQUIVALENT DEPTH OF A.T.B. MAY BE SUBSTITUTED.

TRENCH ZONE:

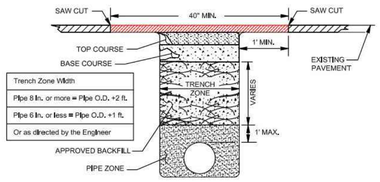
1. FOR RESIDENTIAL STREETS 1-½" MINUS C.S.B.C SHALL BE USED FOR TRENCH BACKFILL, COMPACTED TO 95% OF MAXIMUM DENSITY IN THE TRENCH ZONE USING METHOD C COMPACTIONAS PER SECTION 2-03.3 (14)C.
2. NATIVE MATERIAL MAY BE USED IF APPROVED PRIOR TO CONSTRUCTION.
3. TRENCH ZONE WIDTH--SEE BELOW.

PIPE ZONE:

1. PIPE ZONE MATERIAL OPTIONAL, OR AS SPECIFIED BY UTILITY OWNER AND APPROVED BY THE CITY.
2. 1.0 FT, MAXIMUM FROM TOP OF THE PIPE.

CONDITIONS:

1. A COPY OF THE ROW PERMIT AND REQUIREMENTS SHALL BE ON THE JOB SITE AT ALL TIMES.
2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR ALL RESTORATION AND MAINTENANCE OF DITCHES, SHOULDERS, DRIVEWAYS, LANDSCAPING, ETC.
3. ALL PAVEMENT CUTS, AT A MINIMUM TO BE TEMP PATCHED @ THE END OF EACHDAY WITH PERMANENT PATCH TO BE DONE ON THE 1ST SUITABLE DAY.
4. WORK SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE THE IMPACT TO THE PUBLIC.
5. CALL THE CITY AT 263-7665 TWENTY-FOUR HOURS PRIOR TO COMMENCING WORK.



OPEN CUT UTILITY TRENCH BACKFILL DETAIL (NEIGHBORHOOD AND LOCAL ACCESS STREETS)

PLAN #

CITY OF LA CENTER APPROVED

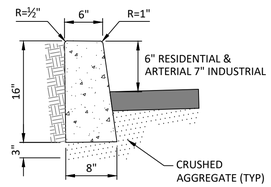
12/19/18
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	9/28/10	BES	BES
1	12/19/18	ALC	ALC

ST-18

NOTES:

1. CONCRETE SHALL BE 3000 PSI MIN. (CLASS B). 3-½" SLUMP (MAX).
2. CURBS ADJACENT TO PAVEMENT OR SIDEWALK TO HAVE EXPANSION AND/OR CONTRACTION JOINTS TO MATCH EXISTING PATTERNS.
3. ¾" EXPANSION JOINTS SHALL BE PLACED AT 45" MAXIMUM SPACING, ON BOTH SIDES OF CATCH BASIN, AT CHANGES IN DIRECTION. 1-½", CUT JOINTS TO BE PLACED AT 15' MAXIMUM SPACING.
4. CURB SHALL BE PLACED ON 3" (MIN) CRUSHED AGGREGATE ⅝"-0 OR 1-¼"-0).
5. COMPACT SUBGRADE AND AGGREGATE TO 85% OF MAX. DRY DENSITY.
6. CURB TO BE BRUSH FINISHED.
7. ALL EXISTING EDGES SHALL BE SAWCUT.



STANDARD CURB

NTS

SITE DETAILS

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS★PLANNERS
LANDSCAPE ARCHITECTS★SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

NO.	DESCRIPTION	DATE

REVISIONS

SHEET NO.

C4.02

JOB NO. CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ C4.02 - SITE DETAILS.dwg

SANITARY SEWER GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND INSTALLATION OF SANITARY SEWERS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "CITY OF LA CENTER STANDARDS" AND THE LATEST EDITION OF THE "WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS", PREPARED BY THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, EXCEPT AS NOTED HEREIN OR ON THE STANDARD PLANS.
2. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO INSPECTION, AND APPROVAL, PRIOR TO COVER BY THE CITY OF LA CENTER. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR BEGINNING OF THE CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL DIG TEST HOLES OVER ALL EXISTING UTILITIES PRIOR TO CONSTUCTION TO DETERMINE THEIR EXACT LOCATION. CALL 1-800-424-5555, (NORTHWEST UTILITY NOTIFICATION CENTER), FOR MARK-UP OF EXISTING UTILITIES, A MINIMUM OF 2 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
4. ALL PIPE AND FITTINGS SHALL CONFORM TO LCMC 13.10.150 AND THE FOLLOWING:
   A. POLYVINYLCHLORIDE (PVC) SEWER PIPE 15" DIAMETER OR LESS SHALL CONFORM TO ASTM D3034, SDR 35. PVC PIPE 18" DIAMETER AND LARGER SHALL CONFORM TO ASTM F 679. ALL PVC PIPE SHALL HAVE AN INTEGRAL BELL GASKETED JOINT WITH ELASTOMERIC GASKET AND SHALL BE FURNISHED IN 12-1/2 FOOT LAYING LENGTHS.
   B. DUCTILE IRON (DI) PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C-151, WITH PUSH-ON JOINTS, UNLESS OTHERWISE NOTED.
5. MANHOLES, CLEANOUTS, SERVICE LATERAL CONNECTIONS, TRENCH EXCAVATION, PIPE BEDDING AND STREET RESTORATION, AND APPURTENANCES SHALL CONFORM TO THE DETAILS SHOWN ON THE STANDARD PLANS. ALL OTHER CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD DETAILS CONTAINED IN THE WSDOT "STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION".
6. ALL SANITARY MANHOLES INSTALLED WITHIN AN EASEMENT OR OUTSIDE THE CITY RIGHT-OF-WAY SHALL HAVE LOCKING LID COVERS AND EXTEND ONE FOOT (1') ABOVE GRADE.
7. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR WORK WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT AN APPROVED TRAFFIC CONTROL PLAN. INSIDE THE CITY THIS PLAN SHALL BE APPROVED BY THE CITY OF LA CENTER PUBLIC WORKS DIRECTOR OR DESIGNEE AND OUTSIDE THE CITY IT SHALL BE APPROVED BY THE CLARK COUNTY TRAFFIC ENGINEER (360-397-2446). APPROVAL SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PIPES SHALL BE PLUGGED AT THE END OF EACH WORKING DAY.
9. ALL TRENCHES SHALL BE FILLED AND COMPACTED UP TIGHT AT THE END OF EACH WORKING DAY.
10. A CLEANOUT OR MANHOLE IS REQUIRED AT THE END OF ALL LINES.
11. PRE-PAVEMENT AS-BUILTS ARE REQUIRED.

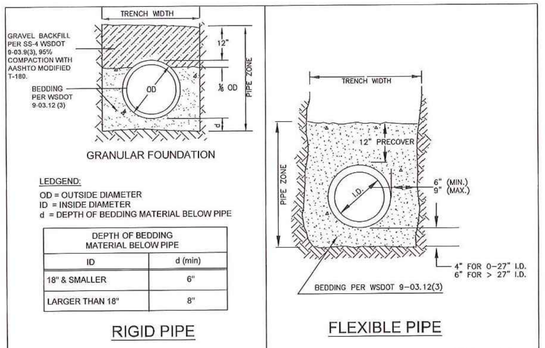
GENERAL SANITARY SEWER NOTES — PLAN #

CITY OF LA CENTER APPROVED

Basil Shipp, PE 7/23/09
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

SS-1



NOTES:

1. WHERE DIRECTED BY THE PUBLIC WORKS DIRECTOR, CRUSHED ROCK PER WSDOT 9-03.12(3) STABILIZATION SHALL BE PLACED PRIOR TO PLACEMENT OF THE BEDDING. SIZE AND DEPTH ARE DEPENDENT ON SOIL CONDITIONS.
2. BEDDING AND BACKFILL MATERIALS IN THE PIPE ZONE SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.
3. FOR ROCK AND OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVER EXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR MATERIALS AS DIRECTED BY THE CITY ENGINEER.
4. TRENCH WIDTH SHALL NOT EXCEED ONE AND ONE-HALF THE INSIDE DIAMETER OF THE PIPE PLUS 18" AT THE TOP OF THE PIPE ZONE.

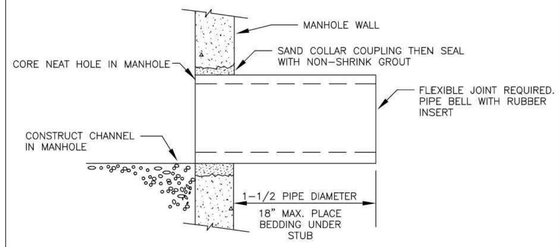
PIPE BEDDING (RIGID AND FLEXIBLE PIPE) — PLAN #

CITY OF LA CENTER APPROVED

Andrew Predeger 12/19/18
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	11/16/18		ALC

SS-5



TYPES OF CONNECTIONS APPROVED:

1. CONCRETE PIPE, GROUTED WITH NON-SHRINK GROUT.
2. KOR-N-SEAL 1
3. FERNCO CONCRETE MANHOLE ADAPTER
4. CAST-A-SEAL CAST-IN BOOT TYPE CONNECTOR

NOTES:

1. CENTER STUB OR SLEEVE IN HOLE W/2" GROUTED SPACE ALL AROUND. CORE HOLE 4" LARGER THAN O.D. OF STUB OR SLEEVE.
2. STANDARD GROUT WILL NOT BE ACCEPTED AS A SUBSITUTE FOR NON-SHRINK GROUT.
3. STUB-OUTS INSTALLED FOR FUTURE EXTENSION ARE TO BE PLUGGED AT BOTH ENDS AND MARKED.

MANHOLE CONNECTION DETAILS — PLAN #

CITY OF LA CENTER APPROVED

Anthony Predeger 11-28-17
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	11-28-17	ALC	

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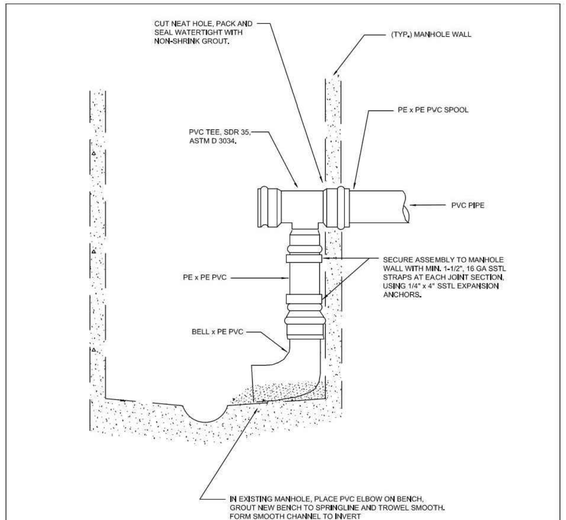


NOTE:

1. MAXIMUM ONE ASSEMBLY PER 48" MANHOLE.
2. INSIDE DROP ASSEMBLY MAY BE USED ONLY WHEN SPECIFICALLY APPROVED BY CITY ENGINEER.

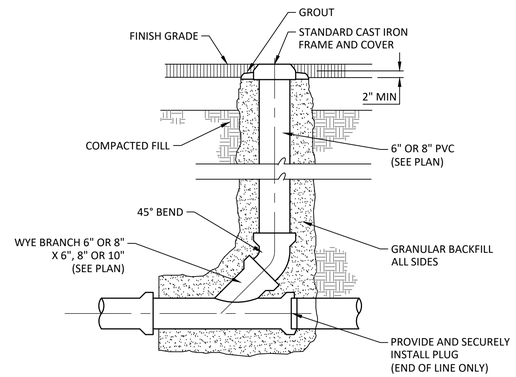
INSIDE DROP MANHOLE CONNECTION — PLAN #

CITY OF LA CENTER APPROVED

Basil Shipp, PE 7/23/09
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

SS-12



NOTE:
NOTE: CAST IRON FRAME AND COVER SHALL BE VALLEY IRON & STEEL CO. NO.'S 202 (6") OR 203 (8") OR APPROVED EQUAL.

STANDARD CLEANOUT
NTS

GARAGE TO OFFICE CONVERSION

SANITARY DETAILS

LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
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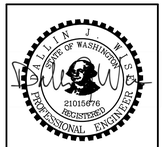

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
C4.03

JOB NO.
CLC-05

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DIVISION 0 - DESIGN PARAMETERS

A. DESIGN CRITERIA
   1. CURRENT 2021 IBC PLUS WA AMENDMENTS

B. ADDITIONAL CODES, LATEST EDITION
   1. REFER TO STRUCTURAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

A. COORDINATION:
   1. COORDINATE ALL CONSTRUCTION TRADES AND PROCEDURES TO BE IN CONFORMANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

B. REFERENCE STANDARDS:
   1. CURRENT IBC PLUS ALL STATE AND LOCAL REQUIREMENTS FOR THE WORK.

C. SUBMITTALS:
   1. REFER TO DEFERRED SUBMITTALS SECTION, THIS SHEET

D. QUALITY CONTROL:
   1. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE THE DRAWINGS, CODES, TOLERANCES, OR SPECIFIC REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
   2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY SITE CONDITIONS CAUSED BY THE CONSTRUCTION ACTIVITIES.
   3. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW UTILITIES, STRUCTURES, AND EQUIPMENT FROM DAMAGE.
   4. CONTRACTOR AND/OR SUB-CONTRACTORS SHALL REMOVE ALL MATERIAL(S) WASTE, TRASH, ETC. AND SHALL LEAVE THE BUILDING, PARKING/DRIVE AREAS, LANDSCAPED AREAS AND SITE IN A THOROUGHLY CLEAN CONDITION UPON COMPLETION OF ALL WORK.

E. TESTING AND INSPECTIONS:
   1. INSPECTIONS SHALL CONFORM TO OSSC CODE, LATEST EDITIONS, WITHOUT EXCEPTIONS.
   2. SEE "SPECIAL INSPECTIONS" HEADING IN STRUCTURAL NOTES.
   3. ALL INSPECTIONS AND TESTING WITH RELATED SAMPLING, WHETHER REQUIRED BY THE CONSTRUCTION DOCUMENTS OR BY CODES(S) SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY MEETING THE REQUIREMENTS OF ASTM E329. THE OWNER SHALL SECURE AND PAY FOR THE SERVICES OF THE INDEPENDENT TESTING AGENCY TO PERFORM ALL INSPECTIONS AND TESTS.

DIVISION 2 - SITE WORK

A. GENERAL:
   1. FOR FINISHED GRADES, TOP OF PAVING & SPOT ELEVATIONS SEE DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER.
   2. FOOTINGS SHALL REST ON FIRM NATURAL UNDISTURBED SOIL. ALL DISTURBED SOILS SHALL BE REMOVED BY HAND FROM EXCAVATION TO NEAT LINES.
   3. NO EXCAVATION SHALL BE MADE BELOW ANY FOOTING CLOSER THAN A SLOPE OF ONE HORIZONTAL TO ONE VERTICAL TO THE BOTTOM OF THE FOOTING.
   4. BACKFILL ALL PIPE TRENCH EXCAVATIONS BELOW FOOTINGS WITH LEAN CONCRETE TO THE BOTTOM OF THE FOOTING.
   5. ALL GRANULAR FILLS (3/4" MINUS-MAX) SHALL BE UNIFORMLY GRADED AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM TEST METHOD D1557 (MODIFIED PROCTOR) UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT.

DIVISION 3 - CONCRETE

A. REFERENCES:
   1. REFER TO STRUCTURAL NOTES

B. FOUNDATIONS:
   1. REFER TO STRUCTURAL NOTES

C. CONCRETE REINFORCING:
   1. REFER TO STRUCTURAL NOTES

D. CAST-IN-PLACE CONCRETE:
   1. CONCRETE FINISHING
      a. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301
      b. STEEL TROWEL AND PROVIDE LIGHT BROOM FINISH ON EXTERIOR WALKWAYS, UNLESS NOTED OTHERWISE ON PLANS. FINISH CURB AS SHOWN ON THE CIVIL DRAWINGS.
      c. PROVIDE ROUGH, SCORED FINISH FOR RECEIVING GROUTS, OVERLAYS, OR TOPPED SLABS, IF/AS MAY BE REQUIRED IN THE FIELD.
      d. SCREED TOPS OF FOOTINGS SMOOTH, U.N.O.
      e. STEEL TROWEL SURFACES WHICH WILL RECEIVE CARPETING, RESILIENT FLOORING OR THIN SET CERAMIC TILE, WAREHOUSE/SHOP AREA RESTROOM FLOORS).
      f. STEEL TROWEL SURFACES AT WAREHOUSE FLOORS - TYPICAL.

E. GROUTING:
   1. REFER TO STRUCTURAL NOTES

DIVISION 5 - METALS

A. REFERENCES
   1. REFER TO STRUCTURAL NOTES

B. STRUCTURAL STEEL
   1. REFER TO STRUCTURAL NOTES

C. METAL FABRICATIONS
   1. REFER TO STRUCTURAL NOTES

DIVISION 8 - WOODS

A. REFERENCES
   1. REFER TO STRUCTURAL NOTES

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. REFERENCES
   1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE TIMA, ASTM AND NRCA CODES AND STANDARDS.

B. INSULATION
   1. ROOF INSULATION
      a. MATERIAL: FACED, FIBERGLASS BATT INSULATION
         LOCATE FACING TOWARD THE WARM SIDE OF THE ROOF ASSEMBLY. INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 MAX, AND A SMOKE DENSITY RATING OF 450 MAX.
      b. THERMAL RESISTANCE: R-38 (MIN).
   2. EXTERIOR WALLS
      a. CONTRACTOR TO PROVIDE RIGID INSULATION AT INTERIOR FACE OF WALL. CONFIRM REQUIREMENTS WITH OWNER.
   3. CAULKING AND SEALING
      a. CAULK ALL JOINTS BETWEEN STEEL PANELS, DISSIMILAR MATERIALS, AND AROUND ALL DOOR AND WINDOW FRAMES AND OTHER LOCATIONS AS REQUIRED FOR "WEATHER & AIR" TIGHTNESS.
      b. APPLICATOR TO INSPECT PRIOR TO INSTALLATION. REMOVE FOREIGN MATERIALS AND MOISTURE. PROCEEDING WITH WORK INDICATES ACCEPTANCE OF SURFACES.
      c. PROVIDE COMPRESSIBLE BACKUP VINYL OR FILLER RODS ON ALL JOINTS OVER 3/8" DEPTH. BACKUP RODS SHALL BE A MINIMUM OF 1-1/2 TIMES JOINT WIDTH. INSULATION SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS.
      d. SEALANT COLOR TO MATCH ADJACENT MATERIALS AT INTERIOR SURFACES.
      e. APPLY EXPOSED, PAINTABLE, SEALANT PRIOR TO PAINTING AND VERIFY COMPATIBILITY WITH PAINT BEING USED.
      f. MATERIALS
         1. STEEL WALL JOINTS - LOW MODULUS, TWO - PART, NON-SAG, POLYURETHANE RUBBER.
         2. DOOR AND WINDOW FRAMES - SILICONE RUBBER, NON-ACID POROUS BOND TYPE AT JOINTS ABUTTING CONCRETE AND ACID NON-POROUS TYPE ELSEWHERE, VERIFY COMPATIBILITY WITH PAINT BEING USED.
   4. ALL ITEMS TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

DIVISION 8 - DOORS AND WINDOWS

A. REFERENCES:
   WORK TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS FOR MANUFACTURING AND INSTALLATION OF DOORS, GLASS AND GLAZING SYSTEMS.

B. HOLLOW METAL DOORS AND FRAMES - EXTERIOR:
   1. APPROVED MANUFACTURERS:
      STEEL CRAFT: MASCO INDUSTRIES COMPANY: CECO CURRIES OR PER APPROVED SUBMITTAL TO THE ARCHITECT / ENGINEER TEAM
   2. FRAMES:
      16 OR 18 GAUGE 5 1/2" JAMB DEPTH SINGLE RABBET WELDED CORNERS WITH ANCHORS TO SUIT WALL STRUCTURE. INSTALL WITH INSIDE FRAME FACE SURFACES "FLUSH" WITH INTERIOR FACE OF STEEL WALL PANELS. PROVIDE MAKE-UP COMPONENTS AS REQUIRED TO FIT AND FLASH TO RESULT IN A WATER-TIGHT DETAIL.
   3. DOORS:
      16 OR 18 GAUGE AT EXTERIOR LOCATIONS, (18 GAUGE AT INTERIOR LOCATIONS). FLUSH PANEL WITH NON-WARPING, INSULATED CORE. MORTISED AND REINFORCED TO RECEIVE HINGES, LOCK SETS AND CLOSERS. DOOR "U" VALUE NOT TO EXCEED 0.54, - SEE DRAWINGS.
   4. FINISH:
      FACTORY BACKED ON PRIMER, PAINT TO MATCH ADJACENT SURFACES, OR AS NOTED ON THE EXTERIOR BUILDING ELEVATIONS.
   5. ALL ITEMS TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
   6. CONTRACTOR SHALL SUBMIT FLASHING DETAILING TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

DIVISION 9 - FINISHES

A. PRODUCTS:
   1. INTERIOR BOARD 5/8" THICK, MIN., TYPE "X" BY "U.S. GYPSUM", OR "GOLD BOND" OR "KAISER" OR AS INDICATED ON THE DRAWINGS.
   2. ACCESSORIES: PROVIDE RADIUSED TAPE ON CORNER BEADS PER THE DRAWINGS AND FASTENERS AS REQUIRED. PROVIDE SQUARE METAL EDGE BEADS AT ALL EXPOSED BOARD EDGES AND WHERE ABUTTING DISSIMILAR SURFACES.
   3. FINISH: TAPE, FILL AND SAND FOR SMOOTH FINISH AT INTERIOR ROOM AREAS.

B. PAINTING:
   1. MANUFACTURES: MILLER, PITTSBURGH, FULLER AND SHERWIN-WILLIAMS. ALL COLORS AND SHEENS PER BUILDING DRAWINGS. PROVIDE 24" SQUARE "DRAW-DOWN" SAMPLES OF EXTERIOR WALL COLORS FOR OWNER'S APPROVAL PRIOR TO STARTING WORK.
   2. EXTERIOR:
      a. FERROUS, GALVANIZED METALS: PRIME - ONE COAT RUST INHIBITIVE PRIMER (OMIT IF SHOP PRIMED OR PREPAINTED): TWO COATS EXTERIOR ALKYD ENAMEL, SEMI-GLOSS. PRIME & PAINT ALL WEATHER EXPOSED FACES OF GALVANIZED METAL FLASHINGS.
      b. METAL DOORS AND FRAMES: REMOVE ANY RUST OR SCALE AND SPOT PRIME AS REQUIRED. TWO COATS EXTERIOR ALKYD ENAMEL, SEMI-GLOSS AT ALL SURFACES. COLORS AS SHOWN ON BUILDING DRAWINGS.
   3. INTERIOR:
      GENERAL - ONE (1) COAT, AIRLESS SPRAY (OFF - WHITE LATEX) ON INTERIOR WALLS
      a. GYPSUM BOARD FINISH TWO (2) COATS OF FLAT LATEX PAINT. "EGGSHELL", OVER ON (1) COAT GYP. BD. SEALER/PRIMER.
      b. FINAL FINISH / PAINT COLOR SCHEDULE TO BE BY "OWNER".
   4. RESTROOMS:
      a. FLOORS AND WALL BASE TO BE SMOOTH, HARD, NON - ABSORBENT SURFACE SHEET LINOLEUM, PATTERN AND COLOR BY OWNER. BASE TO BE NON-ABSORBENT, 4" TALL (MIN), WITH COLOR SELECTED BY OWNER.
      b. WALLS OF ALL TOILET ROOMS TO BE SHEET LINOLEUM AS NOTED ABOVE TO A HEIGHT OF 4 FEET ABOVE FINISH FLOOR.
   5. ALL ITEMS TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

DIVISION 10 - SPECIALTIES
NOT USED

DIVISION 11 - EQUIPMENT
NOT USED

DIVISION 12 - FURNISHINGS
NOT USED

DIVISION 13 - NOT USED

DIVISION 14 - CONVEYING SYSTEMS
NOT USED

DIVISION 15 - MECHANICAL (AND/OR PLUMBING) - BIDDER DESIGNED

PER SEPARATE PLANS & PERMIT(S), (SUBMITTALS & FEES) BY MECHANICAL/PLUMBING SUB-CONTRACTOR(S) AS REQUIRED BY LOCAL CODES & LOCAL BUILDING DEPARTMENT. MUST BE SUBMITTED AS A DEFERRED SUBMITTAL ALONG WITH REQUIRED ENERGY CODE FORMS (PREPARED BY THE MECHANICAL DESIGNER/CONTRACTOR) TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO BUILDING DEPARTMENT SUBMITTAL.

CONTRACTOR TO PROVIDE FULL TEMPERATURE HVAC SYSTEMS W/ AIR CONDITIONING AND DIGITAL CONTROL THAT IS SEPARATE IN EACH REST ROOM.

ALL MECHANICAL AND PLUMBING REQUIREMENTS REVIEWED AND APPROVED BY OWNER PRIOR CONSTRUCTION.

DIVISION 16 - ELECTRICAL - BIDDER DESIGNED

PER SEPARATE PLANS & PERMIT(S), (SUBMITTALS & FEES) BY ELECTRICAL SUB-CONTRACTOR(S) AS REQUIRED BY LOCAL CODES & LOCAL BUILDING DEPARTMENT. MUST BE SUBMITTED AS A DEFERRED SUBMITTAL ALONG WITH REQUIRED ENERGY CODE FORMS (PREPARED BY THE ELECTRICAL DESIGNER/CONTRACTOR) TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO BUILDING DEPARTMENT SUBMITTAL.

CONTRACTOR TO PROVIDE LIGHTED EXIT SIGNAGE AT EACH EXIT DOOR - TYPICAL THROUGHOUT IN CONFORMANCE WITH ALL STATE AND LOCAL CODES.

PROVIDE ALL ELECTRICAL SERVICES AND OUTLETS AS PER MINIMUM CODE AND PER OWNER.

ALL ELECTRICAL REQUIREMENTS REVIEWED AND APPROVED BY OWNER PRIOR CONSTRUCTION.

DEFERRED PROJECT SUBMITTALS

THE FOLLOWING WORK, COMPONENTS, SYSTEMS AND THEIR ASSOCIATED PLANS, CALCULATIONS, DIAGRAMS, SHOP DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT. CONTRACTORS / SUPPLIERS SHALL SUBMIT FOUR COMPLETE, OPAQUE COPIES/SETS INCLUDINGANY REQUIRED PERMIT APPLICATION, UNLESS NOTIFIED OTHERWISE. DEFERRED SUBMITTAL SYSTEM, ITEMS, ETC., SHALL NOT BE INSTALLED/CONSTRUCTED UNTIL APPROVED AND PERMITS ISSUED, IF REQUIRED) BY THE BUILDING OFFICIAL.

1. DRAWINGS DETAILS SPECIFICATIONS MECHANICAL SYSTEM PLANS, DETAILS, ETC. & ENERGY CODE FORM(S) AS REQUIRED.
2. ELECTRICAL PLANS, SCHEDULES, DIAGRAMS, ETC & ENERGY CODE FORM(S). AS REQUIRED.
3. PLUMBING PLANS, DIAGRAMS, DETAILS, ETC. AS REQUIRED.

DIVISION 17 - SPECIAL INSPECTION
REFER TO STRUCTURAL NOTES

BUILDING CODE REVIEW NOTES
CONSTRUCTION TYPE: V-B
NON SPRINKLERED OFFICE BUILDING
OCCUPANCY B; TOTAL OCCUPANT LOAD = 20 (SECTION 1004.8)
TOTAL AREA = 1,720 SF ONE STORY

PROJECT SCOPE
THE EXISTING 1,720 SQUARE FOOT SINGLE STORY GARAGE BUILDING IS TO BE CONVERTED INTO OFFICE SPACE. BUILDING IMPROVEMENT INCLUDE REMOVAL OF ALL EXISTING GARAGE DOORS THEN INFILLING WITH NEW WINDOWS AND ACCESS DOORS ALONG WITH INSULATION, ELECTRICAL, AND PLUMBING UPGRADES.

GENERAL NOTES
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
Phone: 503.221.1131 www.hhpr.com Fax: 503.221.1171

JEFFREY A. SCHWINDT
STATE OF WASHINGTON
45100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

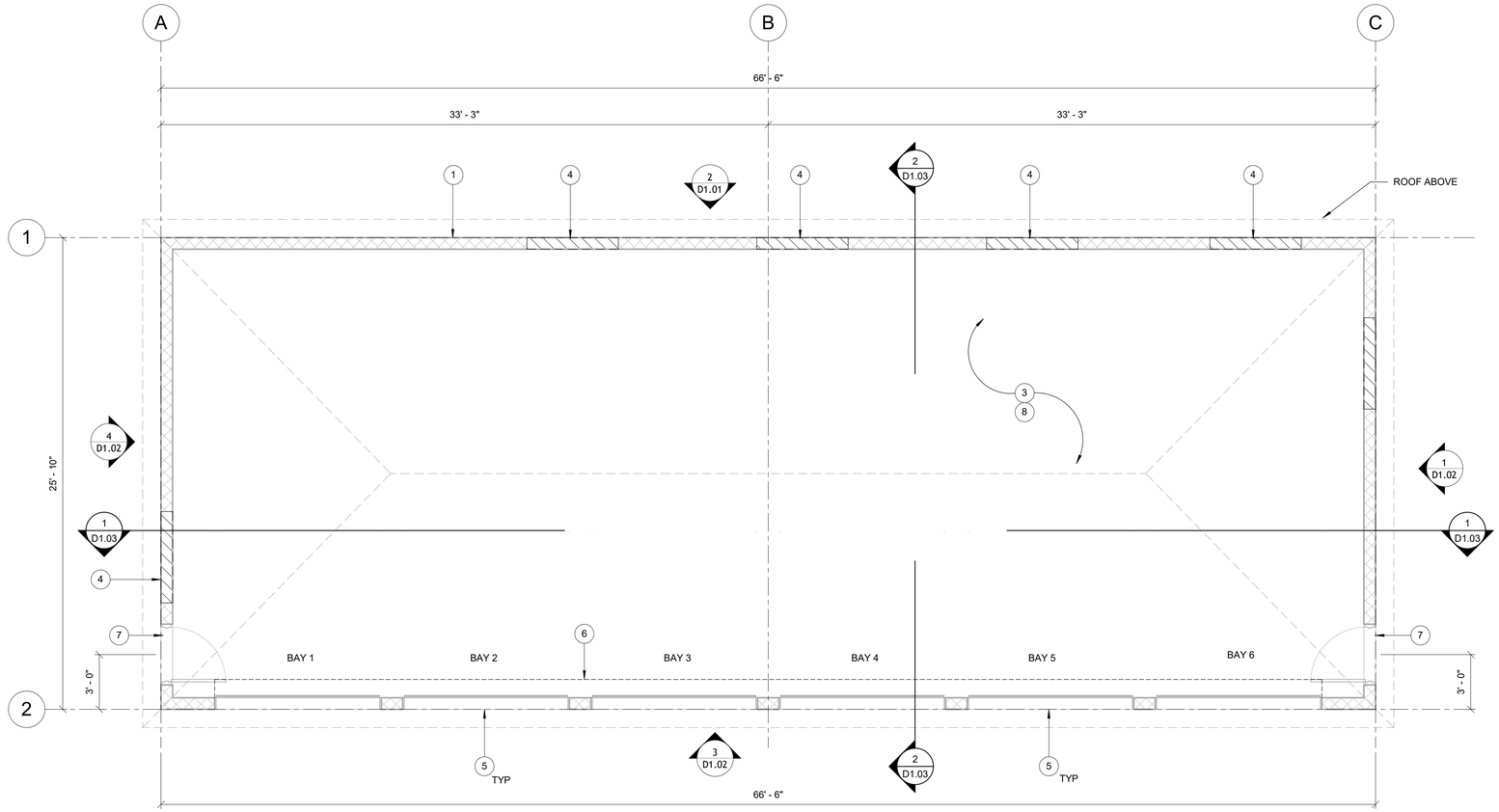
SHEET NO.
N1.01

JOB NO.
CLC-05

DEMOLITION NOTES

1. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH GOVERNING REGULATIONS. COORDINATE WITH THE OWNER TO IDENTIFY ITEMS TO BE SALVAGED, STORED, REUSED, RELOCATED, OR RECYCLED.
2. REMOVE ALL ABANDONED CONDUIT, CABLE, AND WIRE.
3. COORDINATE SEQUENCING OF ALL REQUIRED UTILITY SHUTDOWNS.
4. MAINTAIN FIRE RATED ASSEMBLIES.
5. THE DEMOLITION NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT COMPRISED OF MULTIPLE ELEMENTS. DISASSEMBLE AND REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
6. CONDUITS, DUCTS, PANELS, BRACKETS, PIPES, AND OTHER EQUIPMENT LOCATED ON OR IN ELEMENTS SCHEDULED FOR DEMOLITION SHALL BE REMOVED AS PART OF THE WORK SCOPE OF REMOVING THE ELEMENT UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ALTHOUGH THE NOTES CAREFULLY LIST THE EXISTING ELEMENTS TO BE DEMOLISHED, THE CONTRACTOR IS OBLIGATED WITHIN THIS WORK SCOPE TO REMOVE ANY OTHER EXISTING NON-STRUCTURAL MATERIALS FOUND TO BE IN THE WAY OF INSTALLING THE MATERIALS AND SYSTEMS INCORPORATED IN THE IMPROVEMENT DESIGN.
8. CLEAN, PLUG, PATCH AND REPAIR ALL MATERIALS, SURFACES, AND ELEMENTS AND PREPARE THEM FOR NEW WORK.
9. HHPR IS NOT RESPONSIBLE FOR LOCATING, IDENTIFYING, OR SPECIFYING MEANS OF REMOVAL OF ANY HAZARDOUS MATERIALS.
10. CONTRACTOR SHALL PROVIDE FOR DUST CONTROL THROUGHOUT. PROVIDE TEMPORARY MEASURES TO VENTILATE AREAS DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION TO ERADICATE BUILDUP OF FUMES OF FINISH MATERIALS AND CONSTRUCTION ACTIVITIES.
11. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE BUILDING OCCUPANTS AND WORKERS AT ALL TIMES.

DEMOLITION KEYNOTES	
1	(E) 8" CMU WALL.
2	(E)WOOD TRUSSES AT 24" O.C. WITH WOOD SHEATHING & METAL ROOFING ABOVE (CLAY TILE ROOFING REPLACED IN 2025)
3	CONCRETE SLAB TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE A **BID ALTERNATE #1** TO FULLY REMOVE AND REPLACE.
4	NEW OPENING IN (E) WALL.
5	REMOVE EXISTING GARAGE DOOR & ASSOCIATED HARDWARE
6	IF SLAB IS LEFT IN PLACE, REMOVE 1'-0" +/- WIDE OF EXISTING SLAB TO EXPOSE FOOTINGS BELOW FOR NEW EXTERIOR WALL PER S-SHEETS.
7	REMOVE EXISTING ACCESS DOORS.
8	REMOVE EXISTING CEILING SHEETROCK AS REQUIRED FOR NEW INTERIOR WALL CONNECTIONS PER S-SHEETS.



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1 / D1.01 EXISTING GARAGE FLOOR PLAN
1/4" = 1'-0"

DEMOLITION PLAN

GARAGE TO OFFICE CONVERSION

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JEFFREY A. SCHWINDT — STATE OF WASHINGTON — 45100 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

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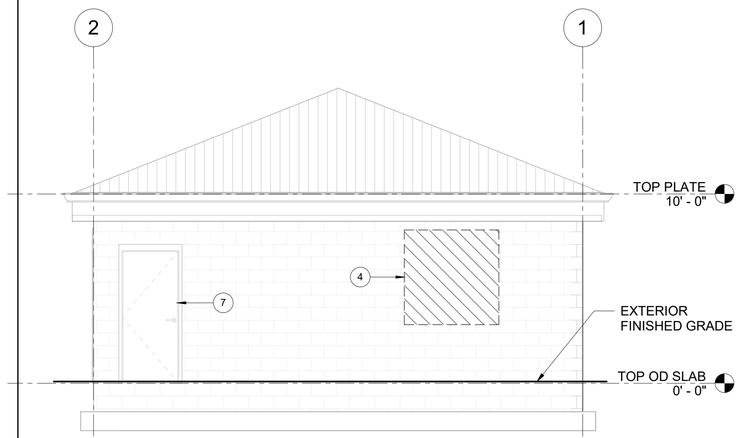
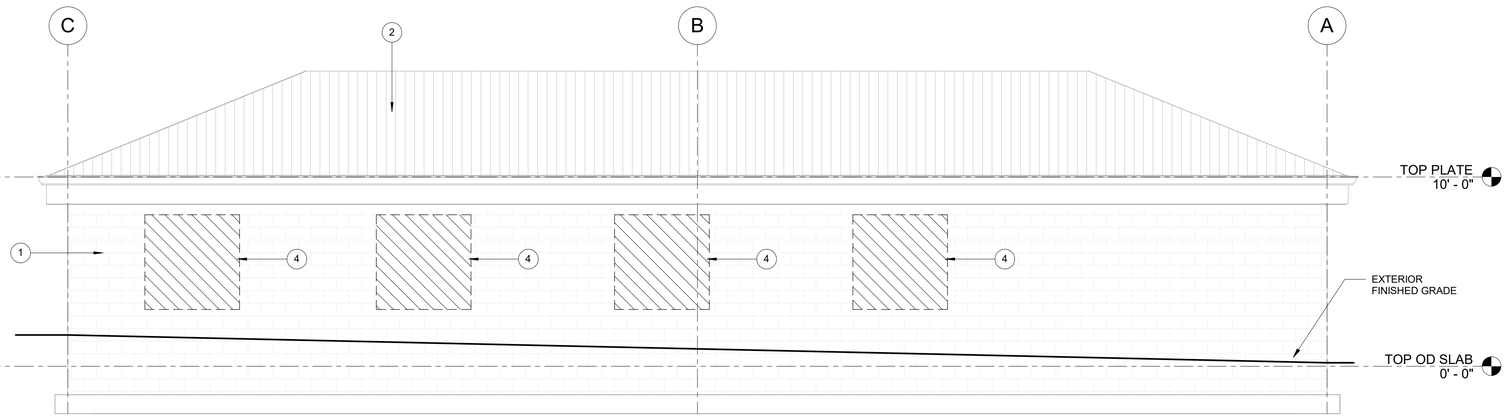
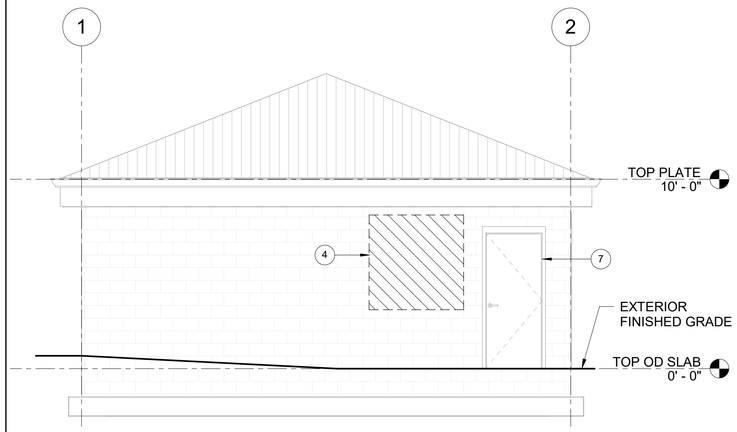


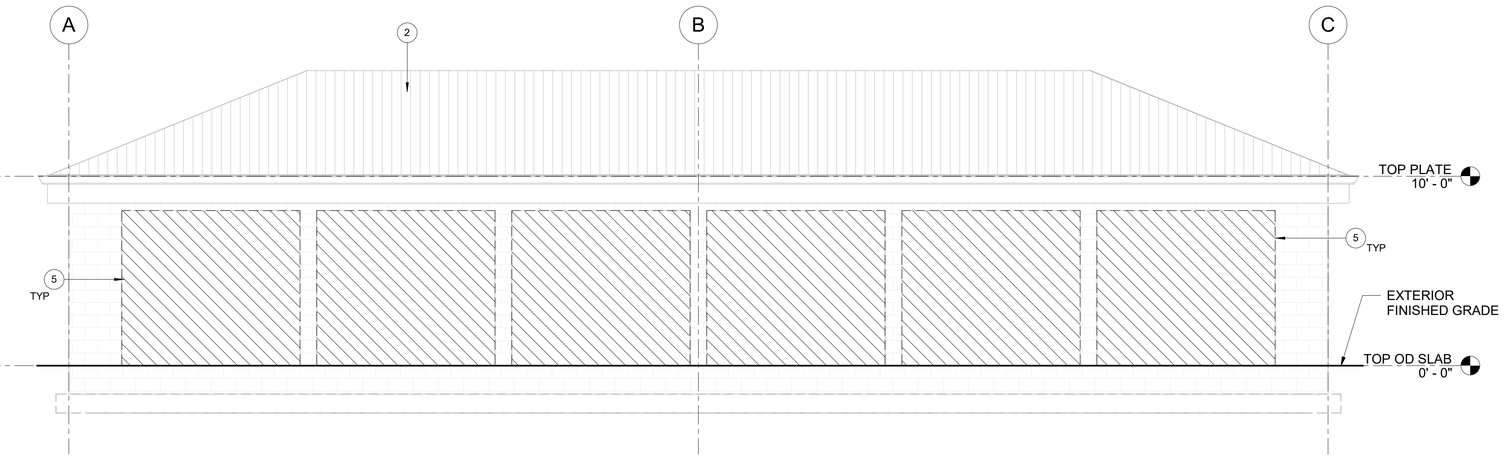
1 D1.02 EAST ELEVATION
1/4" = 1'-0"



2 D1.02 NORTH ELEVATION
1/4" = 1'-0"



4 D1.02 WEST ELEVATION
1/4" = 1'-0"



3 D1.02 SOUTH ELEVATION
1/4" = 1'-0"

DEMOLITION ELEVATIONS
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JEFFREY A. SCHMIDT
STATE OF WASHINGTON
45100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

REVISIONS		
DATE	NO.	DESCRIPTION

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D1.02

JOB NO.
CLC-05

DEMOLITION KEYNOTES	
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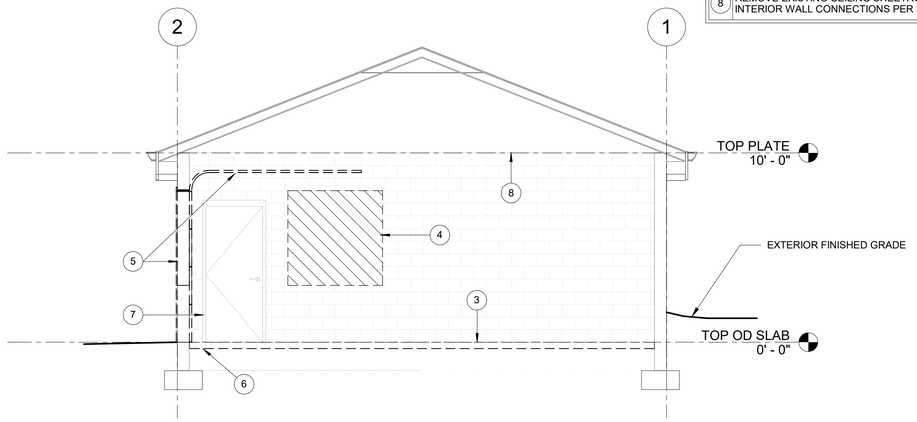
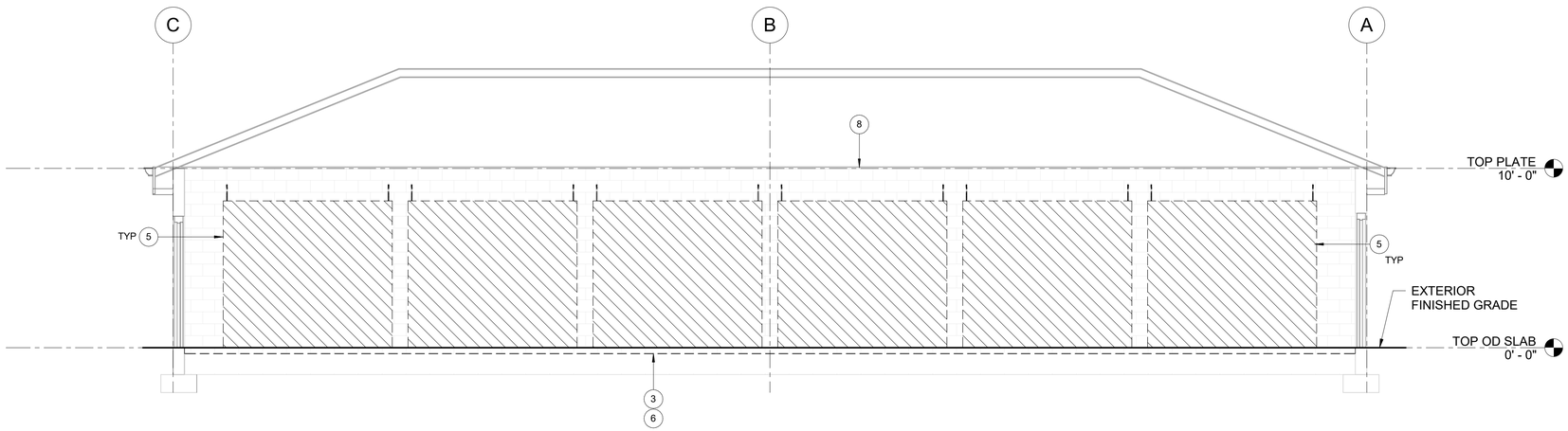
7	REMOVE EXISTING ACCESS DOORS.
8	REMOVE EXISTING CEILING SHEETROCK AS REQUIRED FOR NEW INTERIOR WALL CONNECTIONS PER S-SHEETS.



2 / D1.03 SECTION 2
1/4" = 1'-0"



1 / D1.03 SECTION 1
1/4" = 1'-0"

DEMOLITION SECTIONS
GARAGE TO OFFICE CONVERSION
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PROFESSIONAL ENGINEER

DESIGNED:	Designer
DRAWN:	Author
CHECKED:	Checker
DATE:	04/25/2025

REVISIONS

NO.	DATE	DESCRIPTION

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ELEVATION RENDERING - FOR REFERENCE ONLY

ELEVATION RENDERING

GARAGE TO OFFICE CONVERSION

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STATE OF WASHINGTON
JEFFREY A. SCHWINDT
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PROFESSIONAL ENGINEER

DESIGNED:	JAS
DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

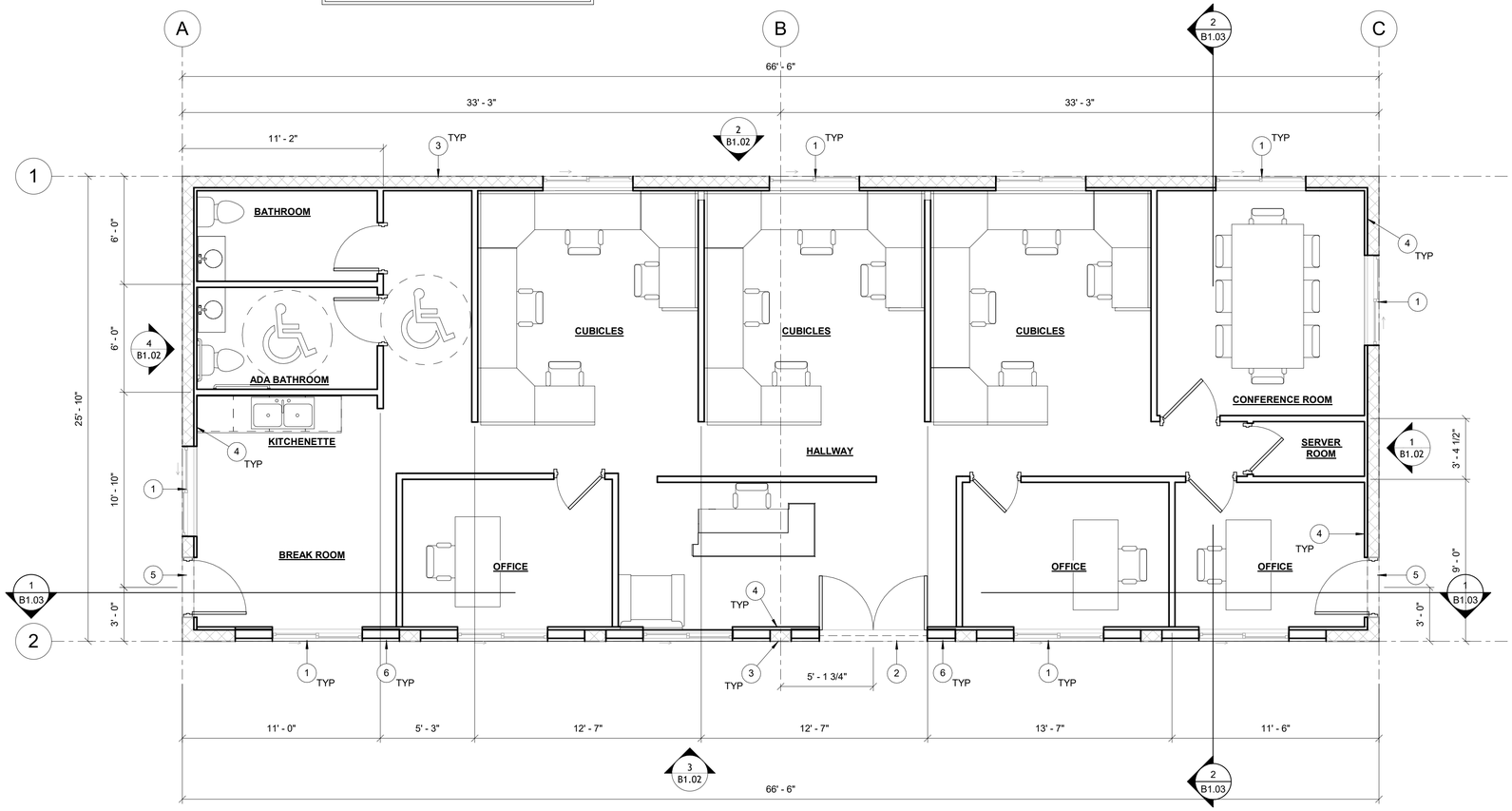
SHEET NO.

B1.00

JOB NO. CLC-05

KEYNOTES	
1	5050 SLIDING WINDOW.
2	DOUBLE GLASS ENTRY DOOR.
3	EXISTING CMU WALLS.
4	RIGID INSULATION WITH FURRING WALL (CONTRACTOR TO CONFIRM REQUIREMENTS WITH OWNER)
5	NEW ACCESS DOOR.
6	2X6 INFILL WALL WITH VERTICAL FIBER CEMENT FINISH AT EXTERIOR FACE.
7	CMU INFILL, MATCH EXISTING CMU SIZE, TEXTURE, & COLOR.
8	NEW 4" CONCRETE SLAB ON GRADE **(BID ALTERNATE #1)**

NOTE:
ALL LAYOUT, FIXTURES, AND FURNITURE SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL REVIEW ALL LAYOUT INCLUDING ADA REQUIREMENTS WITH OWNER PRIOR CONSTRUCTION



N

A B1.01 OFFICE FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN
GARAGE TO OFFICE CONVERSION
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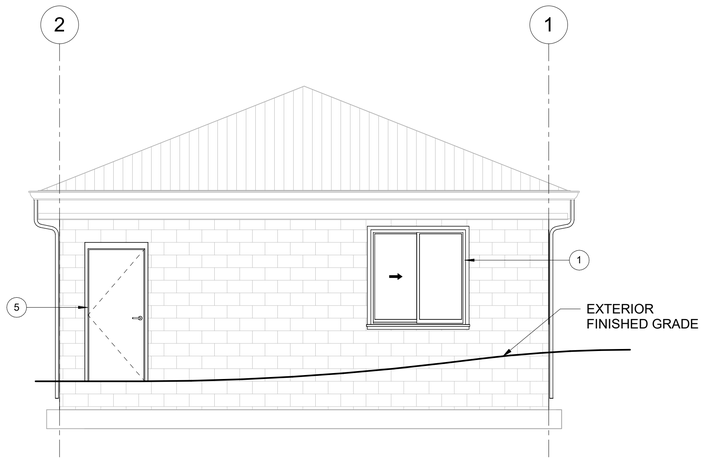
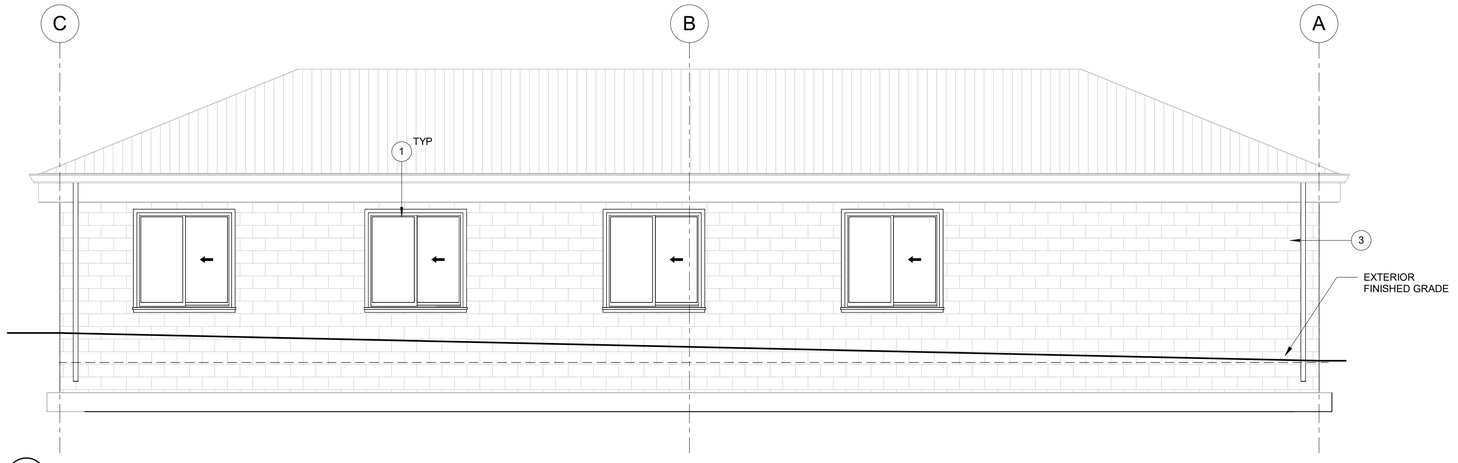
2	DOUBLE GLASS ENTRY DOOR.
3	EXISTING CMU WALLS.
4	RIGID INSULATION WITH FURRING WALL (CONTRACTOR TO CONFIRM REQUIREMENTS WITH OWNER)
5	NEW ACCESS DOOR.
6	2X6 INFILL WALL WITH VERTICAL FIBER CEMENT FINISH AT EXTERIOR FACE.
7	CMU INFILL, MATCH EXISTING CMU SIZE, TEXTURE, & COLOR.
8	NEW 4" CONCRETE SLAB ON GRADE **(BID ALTERNATE #1)**



1 B1.02 EAST ELEVATION
1/4" = 1'-0"



2 B1.02 NORTH ELEVATION
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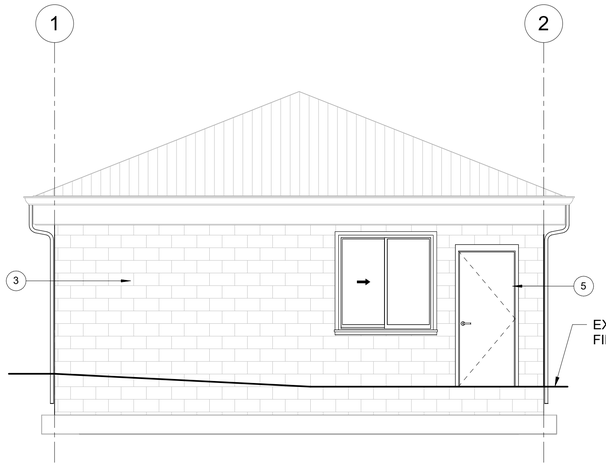

4 B1.02 WEST ELEVATION
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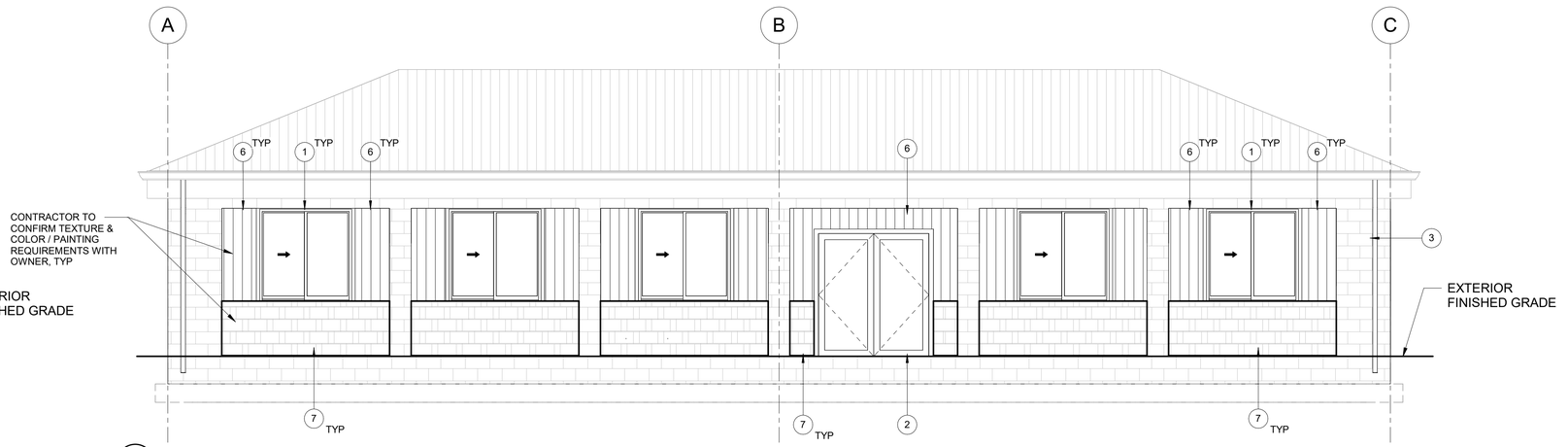

3 B1.02 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS / SECTIONS
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DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET NO.
B1.02

JOB NO.
CLC-05

KEYNOTES	
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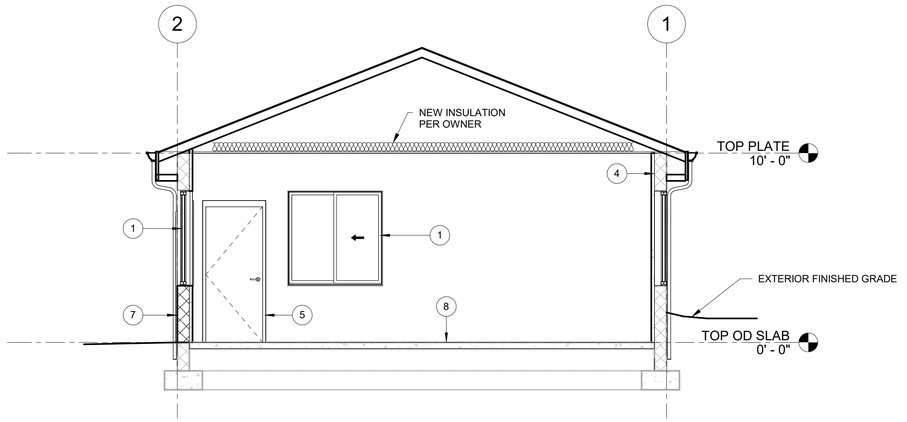
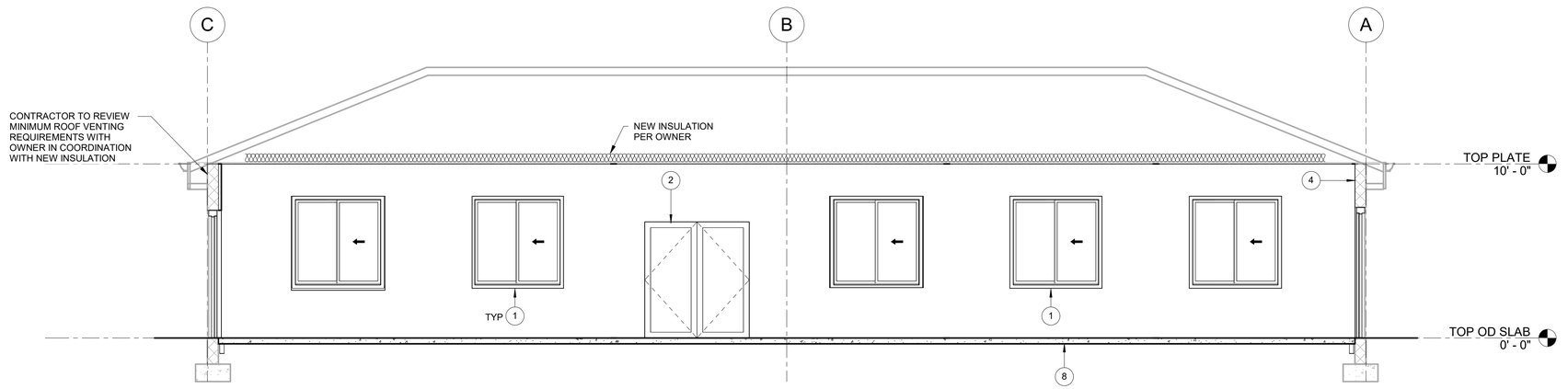
2	DOUBLE GLASS ENTRY DOOR.
3	EXISTING CMU WALLS.
4	RIGID INSULATION WITH FURRING WALL (CONTRACTOR TO CONFIRM REQUIREMENTS WITH OWNER)
5	NEW ACCESS DOOR.
6	2X6 INFILL WALL WITH VERTICAL FIBER CEMENT FINISH AT EXTERIOR FACE.
7	CMU INFILL, MATCH EXISTING CMU SIZE, TEXTURE, & COLOR.
8	NEW 4" CONCRETE SLAB ON GRADE **(BID ALTERNATE #1)**



2 / B1.03 SECTION 2
1/4" = 1'-0"



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GENERAL:
1. THESE STRUCTURAL NOTES SUPPLEMENT THE SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT/ENGINEER DESIGN TEAM, WHO SHALL RESPOND TO ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
2. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND CONSTRUCTION METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED FOR THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ERECTION BRACING, FORM WORK, AND TEMPORARY SHORING REQUIRED FOR THE WORK.
5. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE STRUCTURAL NOTES TO THE EXTENT SHOWN.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND IN THE FIELD. COORDINATE LOCATIONS OF OPENINGS THROUGH FLOOR, ROOFS AND WALLS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
7. DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO APPLY AT ALL SIMILAR CONDITIONS AND LOCATIONS.
8. DO NOT SCALE INFORMATION FROM STRUCTURAL DRAWINGS.
9. ALL MATERIAL AND DESIGN SPECIFICATIONS CITED HEREIN SHALL CONFORM TO THE MOST RECENTLY ADOPTED SPECIFICATION OR CODE, UNLESS OTHERWISE NOTED.
10. ALL PRODUCTS AND MATERIALS USED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
11. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY THE ARCHITECT AND ENGINEER.

DESIGN CODE:
1. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON AMENDMENTS
2. ASCE 7-16
3. ALL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASTM, ETC...) SHALL BE PER THE LATEST OR MOST CURRENT EDITION AVAILABLE.
4. DESIGN LOADS:

ROOF (SNOW LOAD).	25 PSF
ROOF DEAD LOAD	30 PSF
WIND	135 MPH (EXPOSURE B), RISK CATEGORY II
SEISMIC	DESIGN CATEGORY D, SITE CLASS D, Ss=0.85 S1=0.34

PRESSURE TREATED (P.T.) LUMBER:
1. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY.
2. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS PERMANENTLY EXPOSED TO OPEN AIR CONDITIONS.
3. PRESSURE TREATED LUMBER THAT IS CUT OR BORED SHALL BE TREATED TO RESIST ROT AND DETERIORATION.
4. ALL CONNECTORS AND FASTENERS SECURED TO PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED.
5. MILD STEEL & UNCOATED ANCHOR BOLTS MAY BE UTILIZED TO INSTALL TYPICAL SILL PLATES ONLY IF SBX/DOT AND ZINC BORATE CHEMICALS ARE USED IN THE TREATMENT OF THE SILL PLATE.

MASONRY:
1. ALL HOLLOW CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM 090, TYPE 1. ASSEMBLIES SHALL HAVE A MINIMUM 28 COMPRESSIVE STRENGTH, F'm OF 1500 PSI AS VERIFIED BY PRISM TEST BEFORE AND DURING CONSTRUCTION. CONCRETE MASONRY WALLS SHALL BE REINFORCED, AS SHOWN ON PLANS AND DETAILS, AND IF NOT SHOWN, SHALL BE NOTED BELOW.
2. PRISM TESTS SHALL BE PERFORMED AS FOLLOWS:
   A. A SET OF FIVE (5) PRISMS SHALL BE BUILT AND TESTED PRIOR TO THE START OF CONSTRUCTION FOR EACH SIZE AND SHAPE OF MASONRY UNLESS 30 TESTS EXIST WITH STRENGTHS OF Fm x 1.33.
   B. A SET OF THREE (3) PRISMS SHALL BE BUILT AND TESTED DURING CONSTRUCTION FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF WALL AREA. A MINIMUM OF THREE TESTS SHALL BE REQUIRED.
   C. ALL MATERIALS USED FOR THE CONSTRUCTION OF THE PRISMS SHALL BE TAKEN FROM THOSE TO BE USED IN THE PROJECT.
3. COMPRESSIVE STRENGTH OF PRISMS SHALL BE TESTED ONE (1) AT SEVEN (7) DAYS AND TWO (2) AT TWENTY-EIGHT (28) DAYS.
4. ONE MORTAR TEST, ONE GROUT TEST AND THREE PRISM TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING COMPANY FOR EACH 5000 SQ. FT. OF WALL AREA WITH A MINIMUM OF THREE TESTS PER TYPE. FOR TESTING REQUIREMENTS ONLY.
5. ALL MASONRY UNITS SHALL BE GROUTED IN CELLS WITH REINFORCING AND/R ANCHORS ONLY, UNLESS OTHERWISE NOTED.
6. GROUT FOR ALL REINFORCED HOLLOW MASONRY WALLS SHALL BE 3/8" AGGREGATE CONCRETE (DENSITY = 105 PSF) WITH A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. DESIGN MIX PER ASTM C476. SLUMP SHALL BE 7 TO 8 INCHES.
7. ALL MORTAR REINFORCED MASONRY SHALL CONFORM TO ASTM C270, TYPE S WITH A MINIMUM 1800 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
8. ALL REINFORCING FOR MASONRY WALL SHALL BE GRADE 60, CONFORMING TO ALL PROVISIONS OF CONCRETE REINFORCING SECTION ABOVE.
9. EXCEPT AS OTHERWISE SHOWN, REINFORCE ALL MASONRY WALLS WITH THE FOLLOWING MINIMUM:
   A. 6" NOMINAL WALL THICKNESS (1) #5 @ 32" O.C. VERTICAL AT CENTER OF GROUTED VOIDS.
      (2) #4 HORIZONTAL IN BOND BEAMS @ 48" O.C.
10. PROVIDE DOWELS FROM FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING, DOWELS SHALL EXTEND INTO MASONRY WALL 2'-6" MINIMUM. UNLESS OTHERWISE NOTED,
11. PROVIDE (2) - #5 VERTICAL AT ALL CORNERS AND ADJACENT O TO ALL OPENINGS, UNLESS OTHERWISE NOTED.
12. LINTELS LESS THAN 4 FEET WIDE PROVIDE (2) - #5 IN BOTTOM OF 8 INCH DEEP LINTEL.
    AT LINTELS 4 TO 8 FEET WIDE PROVIDE (2) - #5 IN BOTTOM OF 16 INCH DEEP LINTEL BAR SHALL EXTEND 2'-0" BEYOND EACH EDGE OF OPENING UNLESS OTHERWISE NOTED.
13. LAP ALL BARS A MINIMUM OF 40 BAR DIAMETERS EXCEPT AS OTHERWISE SHOWN.
14. PROVIDE 2'-0" x 2'-0" BARS AT ALL CORNERS AND INTERSECTIONS FOR ALL WALLS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING.
15. PROVIDE BAR POSITIONERS FOR ALL VERTICAL REINFORCING NOT TO EXCEED 8'-0" ON CENTER.
16. PROVIDE MASONRY CONTROL JOINTS HORIZONTALLY AND VERTICALLY NOT TO EXCEED 32' SPACING. REFERENCE ARCHITECTURAL DRAWING FOR LOCATION.

STRUCTURAL SUBMITTALS:
1. SUBMITTAL PROCEDURE:
   A. DELIVER TO THE ENGINEER OF RECORD A MINIMUM OF (4) COPIES OF EACH SUBMITTAL ITEM OR ELECTRONIC PDF FORMAT @ CONTRACTORS OPTION.
2. FOR EACH SUBMITTAL ITEM ALLOW (15) DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.
3. SCHEDULE OF SUBMITTAL ITEMS:
   A. CONCRETE MIX DESIGN
   B. COMPLETE METAL BUILDING PACKAGE INCLUDING STRUCTURAL CALCULATION & DRAWINGS BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OREGON.
   C. SHOP DRAWINGS:
      C1.1 STRUCTURAL STEEL
   D. PRODUCT DATA
   E. SAMPLES OR ADDITIONAL PRODUCT TESTING MAY BE REQUESTED
   F. PROVIDE FULL METAL BUILDING DRAWINGS, DETAILS, AND CALCULATIONS FOR REVIEW.
   G. MASONRY GROUT & MORTAR MIX DESIGNS

STRUCTURAL OBSERVATION:
1. STRUCTURAL OBSERVATION SHALL BE PERFORMED ON THE PROJECT. OBSERVATION WILL BE REQUIRED AT THE FOLLOWING STAGES:
   A. PRIOR TO GROUTING MASONRY UNITS
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST FOUR DAYS (4) IN ADVANCE OF COMPLETION REQUIRING SITE OBSERVATION.

SPECIAL INSPECTION:
INSPECTOR IS TO BE CONTRACTED BY OWNER, ENGINEER OR ARCHITECT PER OSSC CODE REQUIREMENT AND LOCAL ORDINANCES. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO FOUNDATION INSTALLATION. THE CONTRACTOR , ARCHITECT, ENGINEER AND INSPECTOR SHALL ATTEND SPECIAL INSPECTIONS SHALL BE PERFORMED ON THE FOLLOWING WORK:

1. SUBGRADE:
   A. OBSERVATION OF SITE PREPARATION, GRADING PLACEMENT AND COMPACTION OF OPERATIONS. (PERIODIC)

2. CONCRETE:
   A. POST INSTALLED EPOXY, EXPANSION, OR SCREW ANCHORS - AS REQUIRED BY APPROVED ICC REPORT (PERIODIC, MIN)
   B. PLACEMENT OF CONCRETE FOUNDATIONS (CONTINUOUS)
   C. TAKING OF TEST SPECIMENS - AIR, STRENGTH AND SLUMP (CONTINUOUS)
   D. BOLTS CAST IN CONCRETE (PERIODIC)
   E. PLACEMENT OF REINFORCING STEEL (PERIODIC)

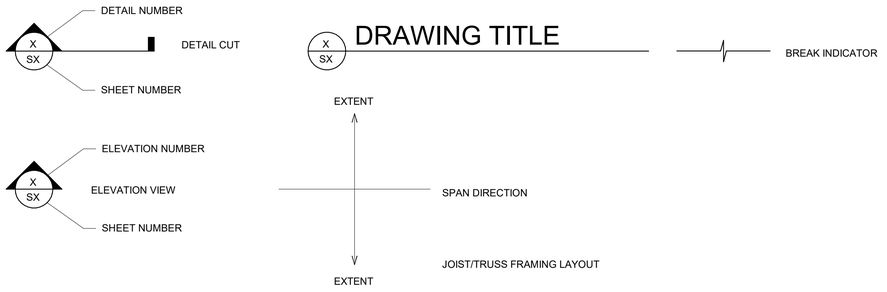
3. MASONRY:
   A. SEE OSSC / IBC SECTION 1705.4 FOR INSPECTION REQUIREMENTS. ALL MASONRY TO BE "SPECIAL INSPECTED"

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE INSPECTOR, 48 HR. MINIMUM NOTICE), FOR INSPECTION SERVICES. THE INSPECTOR SHALL BE PRESENT AT THE PRE-CONSTRUCTION MEETING TO COORDINATE WORK WITH THE CONTRACTOR, ENGINEER AND OWNER. ALL INSPECTORS SHALL BE CERTIFIED TO PERFORM NECESSARY INSPECTION PER OSSC, ACI, AWS, OR OTHER APPROVED GOVERNING INSTITUTION. SUBMIT COPIES OF THE SPECIAL INSPECTION REPORTS TO THE BUILDING OFFICIAL AND ENGINEER OF RECORD FOR REVIEW.

ABBREVIATIONS

AB	ANCHORBOLT	HORZ	HORIZONTAL
ABT	ABOUT	HS	HIGH STRENGTH
AC	ASPHALTIC CONCRETE	HSV	HIGH STRENGTH BOLT
ACI	AMERICAN CONCRETE INST.	HT	HEIGHT
ADD'L	ADDITIONAL	N	INCH OR INCHES
APPROX	APPROXIMATE	LBS	POUNDS
ARCH	ARCHITECTURAL	LG	LONG
BBO	BEAM BY OTHERS	LL	LIVELOAD
BO	BY OTHERS	MAX	MAXIMUM
BP	BASE PLATE	MB	MACHINEBOLT
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
℄	CENTERLINE	NIC	NOT IN CONTRACT
CLR	CLEAR	NO. or #	NUMBER
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS, CONTINUITY	O.C.	ON CENTER
CONT'D	CONTINUED	PCF	POUNDS PER CUBIC FOOT
DB	DROP BEAM	PLCS	PLACES
DET, DTL	DETAIL	PL.	PLATE
DIA, Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PT	PRESSURE TREATED
DWL	DOWEL	R	RADIUS
EA	EACH	REINF	REINFORCING
EF	EACH FACE	REQ'D	REQUIRED
ELECT	ELECTRICAL	RET W	RETAINING WALL
ELEV	ELEVATION	REV	REVISION
EQIP	EQUIPMENT	SCHD SHT	SCHEDULE SHEET
ETC	ET CETERA	SIM	SIMILAR
EW	EACH WAY	SPECS	SPECIFICATIONS
(E), EXIST	EXISTING	SQ	SQUARE
FB	FLUSHBEAM	STD	STANDARD
f'c	COMPRESSIVE STRENGTH OF CONCRETE, PSI	STIF	STIFFENER
		STL	STEEL
FCO	FLOOR CLEAN OUT	STRUCT	STRUCTURAL
FD	FLOOR DRAIN	T & B	TOP & BOTTOM
FDN FLR	FOUNDATION FLOOR	TOC	TOP OF CONCRETE
FOS	FACE OF STEEL	TOS	TOP OF STEEL
FS	FAR SIDE	TS	TUBE STEEL
FT	FOOT OR FEET	TYP	TYPICAL
FTG	FOOTING	UBC	UNIFORM BUILDING CODE
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VERT	VERTICAL
GRD	GRADE	W or W/	WITH
HGR	HANGER		

LEGEND AND SYMBOLS



STRUCTURAL GENERAL NOTES
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

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Phone: 503.221.1131 www.hhpr.com Fax: 503.221.1171

JEFFREY A. SCHWINDT
STATE OF WASHINGTON
48100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

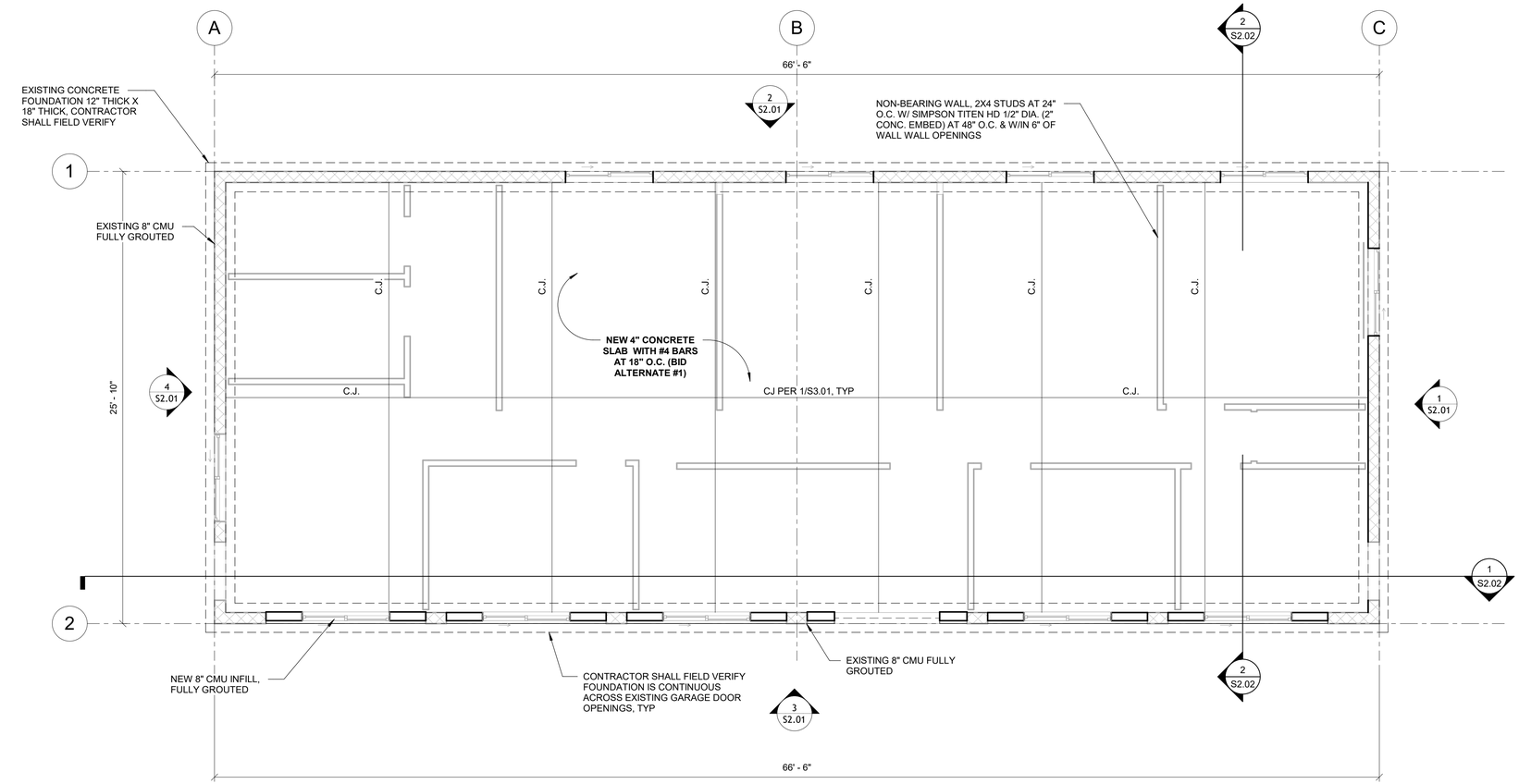
DESIGNED:	Designer
DRAWN:	Author
CHECKED:	Checker
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S1.00

JOB NO.
CLC-05



N

A S1.01 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN
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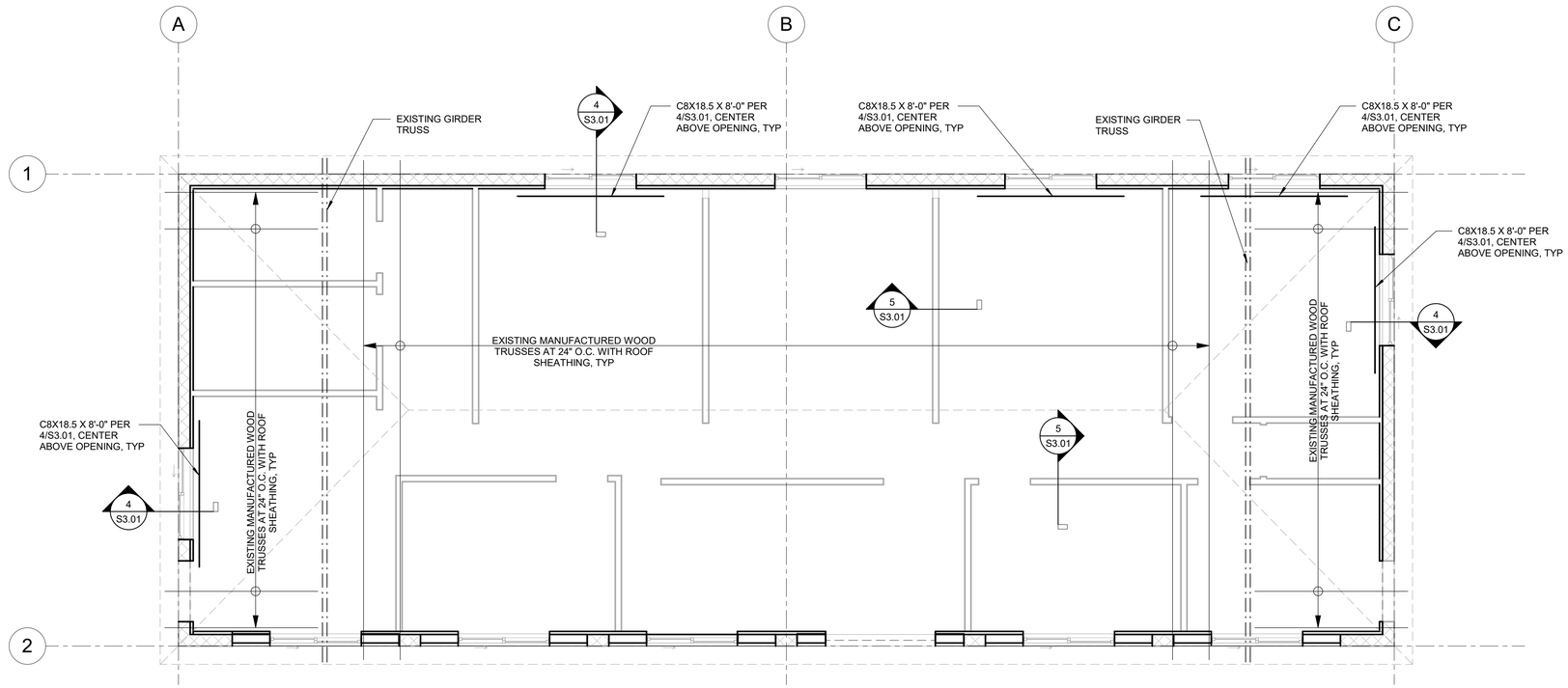
DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S1.01

JOB NO.
CLC-05



N

1 S1.02 OFFICE FLOOR PLAN
1/4" = 1'-0"

ROOF FRAMING PLAN
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DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S1.02

JOB NO.
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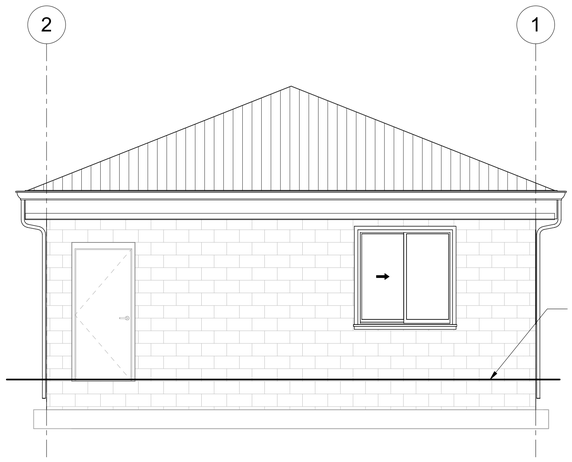
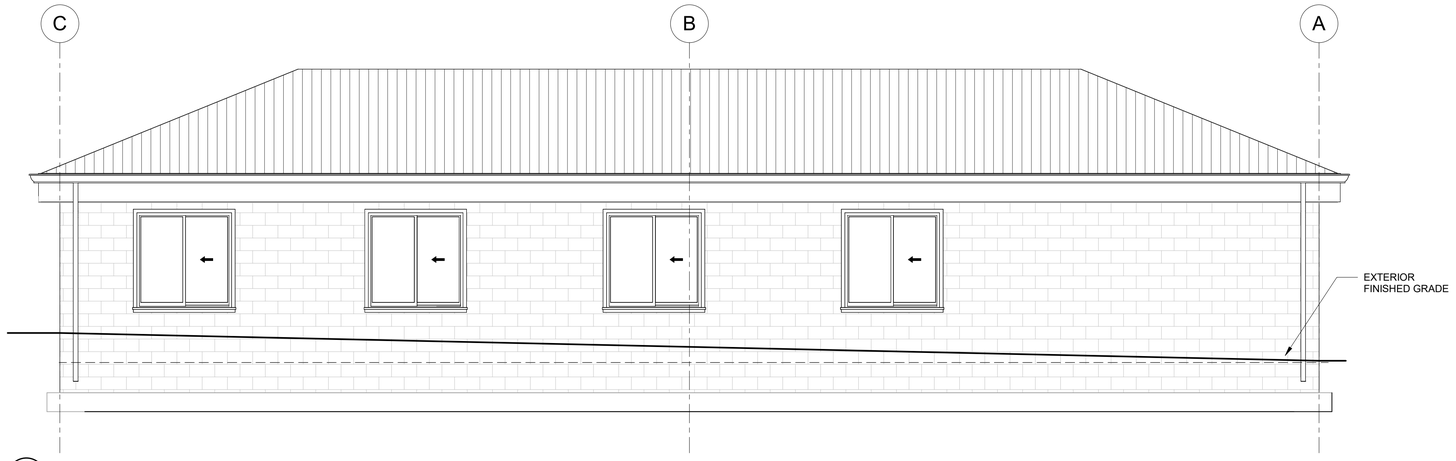
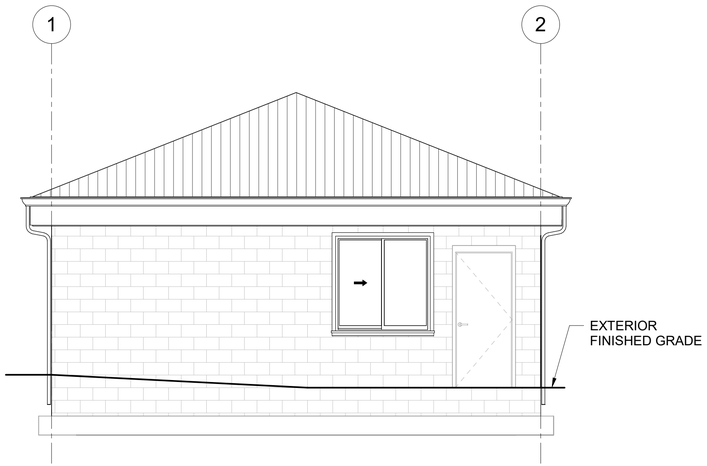


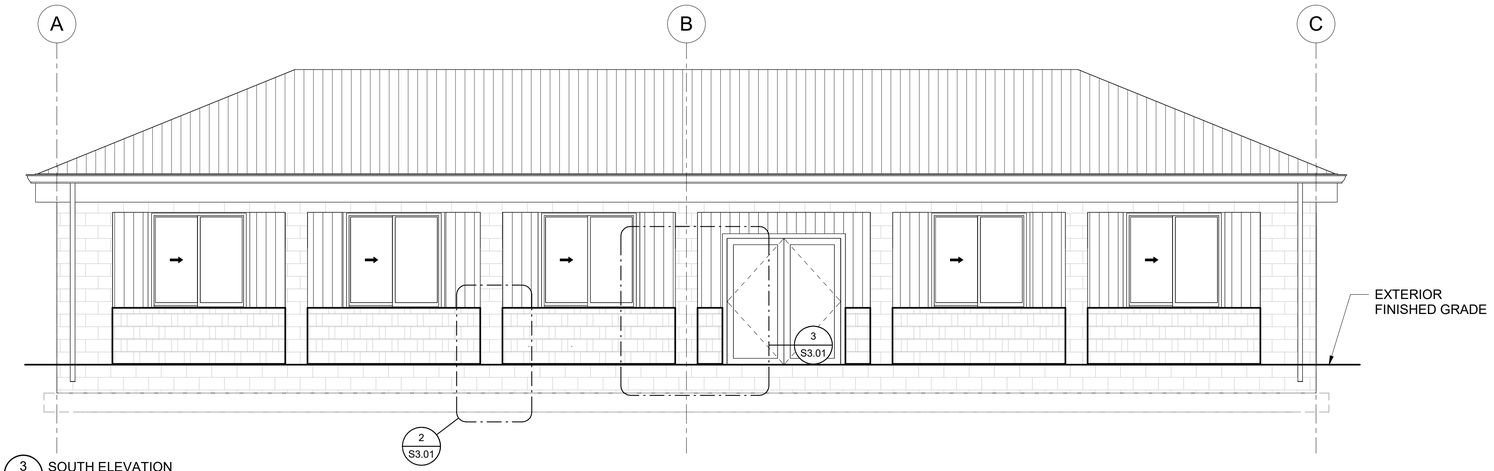
1 S2.01 EAST ELEVATION
1/4" = 1'-0"



2 S2.01 NORTH ELEVATION
1/4" = 1'-0"



4 S2.01 WEST ELEVATION
1/4" = 1'-0"



3 S2.01 SOUTH ELEVATION
1/4" = 1'-0"

STRUCTURAL ELEVATIONS / SECTIONS
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JOB NO.
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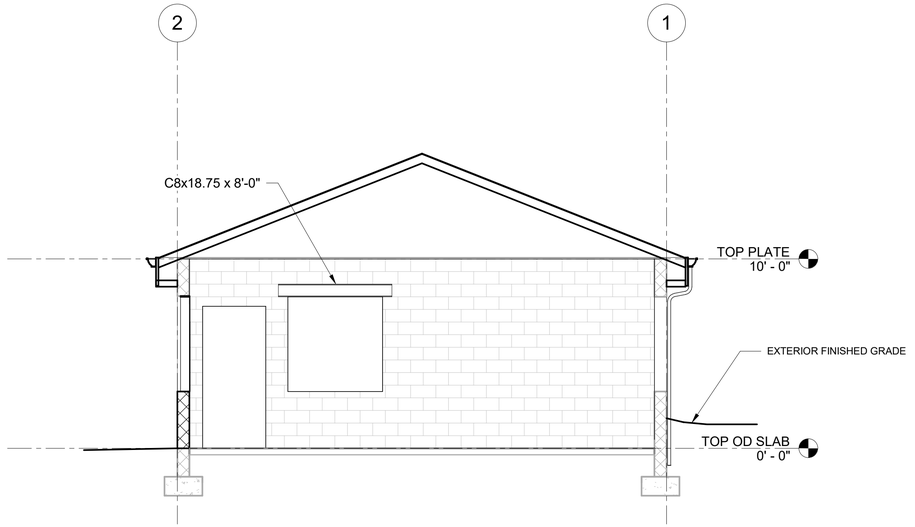
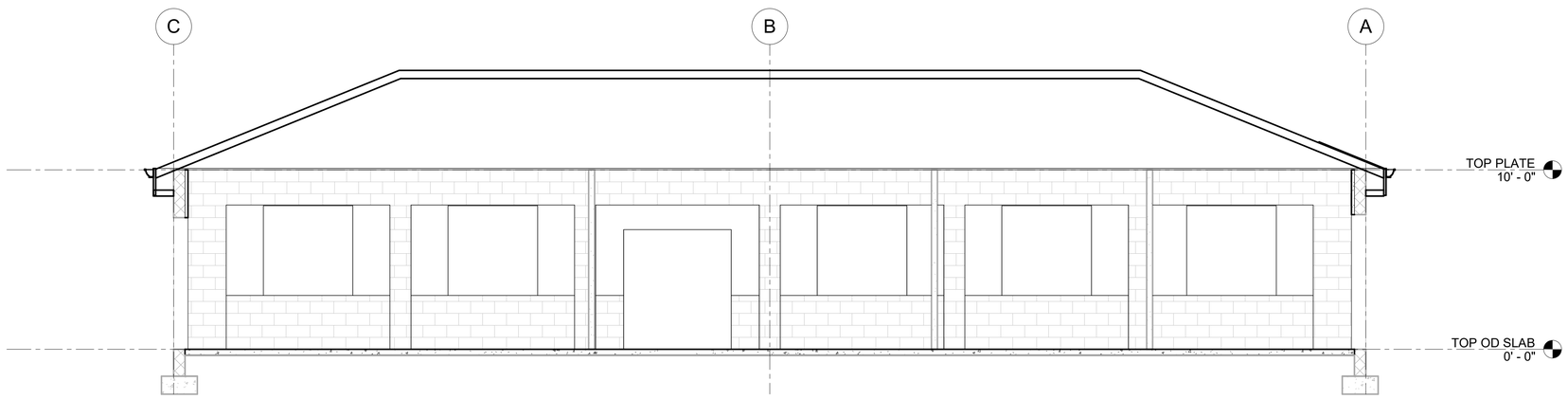


2 S2.02 SECTION 2
1/4" = 1'-0"



1 S2.02 SECTION 1
1/4" = 1'-0"

ELEVATIONS / SECTIONS
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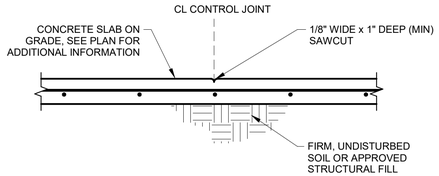
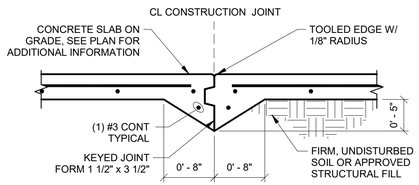
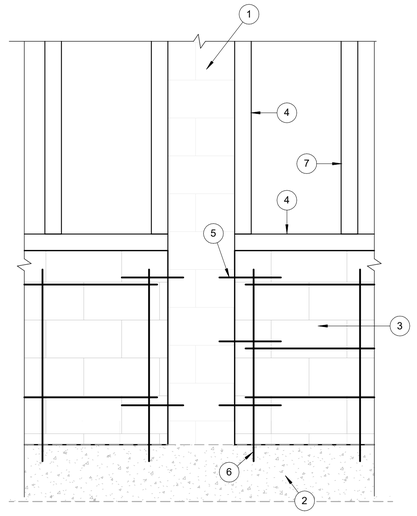
NOTE:
PROVIDE SAWCUTS AS SOON AS PRACTICAL AFTER SLAB CAN SUPPORT EQUIPMENT.



NOTE:
IT IS THE CONTRACTOR'S OPTION WHICH JOINT TO USE.

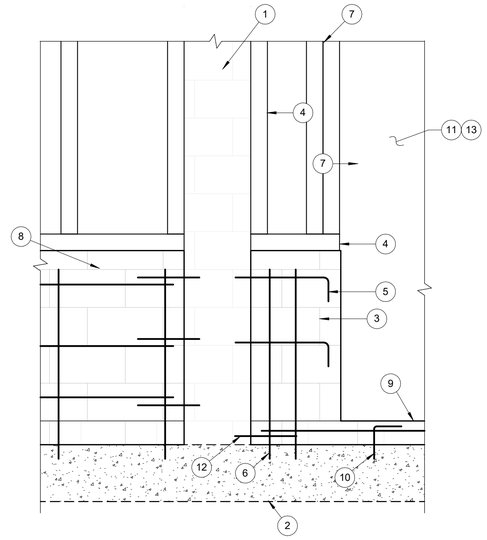


1 S3.01 CONTROL JOINT DETAIL
1" = 1'-0"



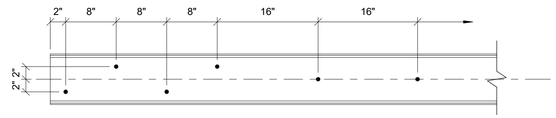
2 S3.01 CMU INFILL - ELEVATION
3/4" = 1'-0"

2/S3.01 KEYNOTES	
1	EXISTING CMU PIER, FULLY GROUTED, CONTRACTOR SHALL FIELD VERIFY
2	EXISTING CONTINUOUS CONCRETE FOOTING PER PLAN
3	NEW 8" CMU INFILL, GROUT SOLID, (2) #4 HORIZ. IN BOND BEAM AT TOP & BTM OF INFILL & 24" BTWN
4	2x4 NAILER W/ SIMPSON TITEN TURBO 1/4" ⌀ x 4" LONG AT 16" O.C.
5	#5 x 3'-0" EPOXY BAR (4" EMBED INTO CMU) AT TOP & BTM OF INFILL & 24" O.C. BTWN, DO NOT DRILL THROUGH EXISTING REINFORCEMENT
6	#5 EPOXY BAR AT 24" O.C. (6" CONCRETE EMBED), EXTEND TO TOP OF CMU INFILL
7	2x4 AT 16" O.C., (2) 2x4 VERT. AT ALL WINDOW OPENINGS

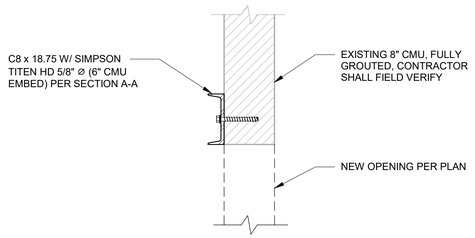


3 S3.01 CMU INFILL AT DOOR - ELEVATION
3/4" = 1'-0"

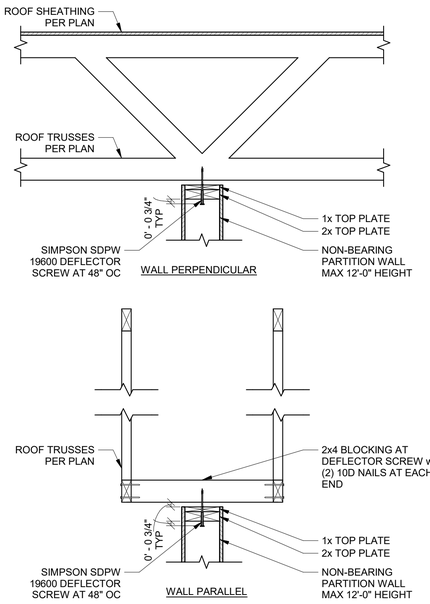
3/S3.01 KEYNOTES	
1	EXISTING CMU PIER (FULLY GROUTED), CONTRACTOR SHALL FIELD VERIFY
2	EXISTING CONTINUOUS CONCRETE FOOTING PER PLAN.
3	NEW 8" CMU INFILL, GROUT SOLID.
4	2x4 NAILER W/ SIMPSON TITEN TURBO 1/4" ⌀ x 4" LONG AT 16" O.C.
5	#5 EPOXY BAR WITH 90 DEGREE HOOK (4" EMBED INTO CMU) AT TOP & BTM OF WALL & 24" O.C. BTWN, DO NOT DRILL THROUGH EXISTING REINFORCEMENT.
6	#5 EPOXY BAR AT 8" O.C. (6" CONCRETE EMBED), EXTEND TO TOP OF CMU INFILL.
7	2x4 AT 16" O.C., (2) 2x4 VERT. AT OPENINGS
8	SEE DETAIL 2/S3.01
9	EXTEND CMU AT BTM OF DOOR OPENING AS SHOWN
10	#5 EPOXY BARS W/ 90 DEGREE HOOK AT 24" O.C. (6" CONCRETE EMBED)
11	DOOR OPENING.
12	#5 x 3'-0" EPOXY BAR (4" EMBED INTO CMU)
13	PROVIDE WOOD NAILER IF REQUIRED AT DOOR INSTALLATION.



SECTION A-A



4 S3.01 STEEL STRONG BACK DETAIL
1" = 1'-0"



5 S3.01 NON-BEARING WALL SCREW CONNECTION AT ROOF
1" = 1'-0"

ELEVATIONS / SECTIONS

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DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S3.01

JOB NO.
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