

UO HOUSING CENTRAL KITCHEN & WOODSHOP

UNIVERSITY OF OREGON
1793 Columbia Street, Eugene, OR
UO Project #CP13-111

G.M.P. CONFORMED SET

G.M.P.
CONFORMED SET
Not For
Construction



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UO Housing Central Kitchen & Woodshop

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SHEET INDEX

GENERAL
G1.0 PROJECT INFORMATION
G1.1 EXISTING PLAN, BUILDING CODE ANALYSIS

LANDSCAPE
L0.0 EXISTING CONDITIONS, SALVAGE AND DEMOLITION PLAN
L1.0 SITE AND SOILS PLAN
L3.0 GRADING PLAN
L4.0 IRRIGATION PLAN
L5.0 LANDSCAPE PLAN
L7.0 IRRIGATION DETAILS
L7.1 PLANTING DETAILS
L7.2 SITE DETAILS

CIVIL
C1.0 CIVIL NOTES AND ABBREVIATIONS
C2.0 UTILITY PLAN
C3.0 CIVIL DETAILS
C3.1 CIVIL DETAILS

MOSS ALLEY P.E.P.I.
C100 COVER SHEET
C101 KEY PLAN AND HORIZONTAL CONTROL
C200 N-S PLAN AND PROFILE
C201 N-S PLAN AND PROFILE
C300 WATER QUALITY MANHOLE DETAILS

ARCHITECTURAL
A1.0 ARCHITECTURAL SITE PLAN
A1.1 FLOOR PLAN
A1.2 REFLECTED CEILING PLAN
A1.3 ROOF PLAN
A2.1 EXTERIOR ELEVATIONS
A2.2 BUILDING SECTIONS
A2.3 BUILDING SECTION
A3.1 ENLARGED PLANS, CASEWORK ELEVATIONS AND SECTIONS
A4.1 DETAILS
A5.1 SCHEDULES

STRUCTURAL
S1.0 STRUCTURAL NOTES AND SYMBOLS
S1.1 FOUNDATION PLAN
S2.1 ROOF FRAMING PLAN
S2.2 TYPICAL CONCRETE AND FOUNDATION DETAILS
S8.1 TYPICAL WOOD FRAMING DETAILS
S8.2 TYPICAL WOOD FRAMING DETAILS
S8.3 ROOF FRAMING DETAILS

FOOD SERVICE
FS-0A OVERALL FLOOR PLAN
FS1.1 KITCHEN- FLOOR PLAN AND SCHEDULE
FS1.2 KITCHEN- FLOOR PLAN AND SCHEDULE
FS1.3 KITCHEN- FLOOR PLAN AND SCHEDULE
FS2.1 KITCHEN- PLUMBING REQUIREMENT PLAN
FS2.2 KITCHEN- PLUMBING REQUIREMENT PLAN
FS2.3 KITCHEN- PLUMBING REQUIREMENT PLAN
FS3.1 KITCHEN- ELECTRICAL REQUIREMENT PLAN
FS3.2 KITCHEN- ELECTRICAL REQUIREMENT PLAN
FS3.3 KITCHEN- ELECTRICAL REQUIREMENT PLAN
FS4.1 KITCHEN- SPECIAL CONDITION REQUIREMENT PLAN
FS4.2 KITCHEN- SPECIAL CONDITION REQUIREMENT PLAN
FS4.3 KITCHEN- SPECIAL CONDITION REQUIREMENT PLAN
FS5.1 ELEVATIONS AND DETAILS
FS5.2 ELEVATIONS AND DETAILS
FS6.1 VENTILATOR DETAILS
FS6.2 VENTILATOR DETAILS
FS6.3 VENTILATOR DETAILS
FS6.4 VENTILATOR DETAILS
FS6.5 VENTILATOR DETAILS
FS6.6 VENTILATOR DETAILS
FS6.7 VENTILATOR DETAILS
FS6.8 VENTILATOR DETAILS
FS7.1 REFRIGERATION DETAILS
FS7.2 REFRIGERATION DETAILS
FS8.1 WAREWASHING DETAILS
FS8.2 WAREWASHING DETAILS
FS8.3 WAREWASHING DETAILS

PLUMBING
P0.0 PLUMBING COVER SHEET
P0.1 PLUMBING SCHEDULES
P0.2 PLUMBING SCHEDULES
P2.0 PLUMBING UNDERGROUND PLAN
P2.1 PLUMBING FIRST FLOOR PLAN
P2.R PLUMBING ROOF PLAN
P3.0 PLUMBING ENLARGED KITCHEN PLAN
P3.1 PLUMBING DETAILS

MECHANICAL
M0.0 MECHANICAL COVER SHET
M0.1 MECHANICAL SCHEDULES
M0.2 MECHANICAL SCHEDULES
M0.3 MECHANICAL SCHEDULES
M1.1 MECHANICAL FIRST FLOOR ZONE PLAN
M2.1 MECHANICAL FIRST FLOOR HVAC PLAN
M2.R MECHANICAL ROOF HVAC PLAN
MP.2.1 MECHANICAL FIRST FLOOR PIPING PLAN
M3.0 MECHANICAL DETAILS
M3.1 MECHANICAL DETAILS
M5.0 MECHANICAL SCHEMATIC

ELECTRICAL
E0 ELECTRICAL SYMBOLS AND ABBREVIATIONS, LUMINAIRE SCHEDULE
E1 ELECTRICAL SITE PLAN
E2 ELECTRICAL LIGHTING PLAN
E3 ELECTRICAL POWER PLAN
E4 LOW VOLTAGE PLAN
E5 ELECTRICAL ONE-LINE RISER DIAGRAM
E6 ELECTRICAL POWER DETAILS OF ROOF PLAN
E7 MAIN POWER AND DISTRIBUTION PANEL CIRCUIT SCHEDULES

LAND USE ANALYSIS

LOCATION: EAST SIDE OF THE 1700/1800 BLOCK OF COLUMBIA STREET

TAX MAPS: 17-03-32-44, LOT 2400
18-03-05-11, LOTS 1700, 1800, 1900, 2000

LAND USE APPLICATIONS: SITE REVIEW (CITY LOG #SR 14-005)

SITE AREA: TOTAL SITE AREA: 56,044 SF (1.28 ACRES)

EXISTING CONDITIONS COVERAGE:
BUILDING AREA: 13,608 SF
OTHER IMPERVIOUS AREA: 2,714 SF

NEW CONDITIONS COVERAGE:

BUILDING AREA: 21,592 SF (38.53%)
VEHICLE IMPERVIOUS AREA: 16,224 SF (28.95%)
PEDESTRIAN IMPERVIOUS AREA: 5,632 SF (10.04%)
LANDSCAPE AREA: 12,596 SF (22.48%)
IMPERVIOUS AREA IN MOSS ALLEY RIGHT-OF-WAY: 9,805 SF

EAST CAMPUS DEVELOPMENT POLICY (E.C.D.P.) CRITERIA

CAMPUS PLAN DESIGNATION: DESIGN AREA: H
DESIGN SUBAREA: 36

E.C.D.P. DESIGN AREA: LIMITED HIGH-DENSITY RESIDENTIAL/LIMITED INSTITUTIONAL

E.C.D.P. SUB-AREA: 54

OPEN SPACE REQUIREMENT: 10% OF PROPOSED BUILDING AREA
OPEN SPACE REQUIREMENTS TO BE MET WITH IMPROVEMENTS IN COLUMBIA STREET R.O.W.

MAXIMUM COVERAGE: 0.300 FOR DESIGN SUBAREA

MAXIMUM F.A.R.: 0.500 FOR DESIGN SUBAREA

LAND USE CODE ANALYSIS, BASED UPON CITY OF EUGENE MUNICIPAL CODE, CHAPTER 9 (EC)

METRO PLAN DESIGNATION: GOVERNMENT/EDUCATION

ZONE DESIGNATION: PL (PUBLIC LAND)

ZONE OVERLAYS: /EC (EAST CAMPUS)
/SR (SITE REVIEW)

REFINEMENT PLANS: FAIRMOUNT/UNIVERSITY OF OREGON SPECIAL AREA STUDY

MINIMUM LOT SIZE: 6,000 SF

MINIMUM FRONTAGE: 50 FEET

MINIMUM BUILDING SETBACK: 10 FEET

MAXIMUM BUILDING HEIGHT: 45 FEET (PER E.C.D.P.)
30 FEET IF WITHIN 50 FEET OF RESIDENTIAL ZONE

MINIMUM LANDSCAPE AREA: NONE REQUIRED IN PL, EXCEPT FOR PARKING AREA REQUIREMENTS

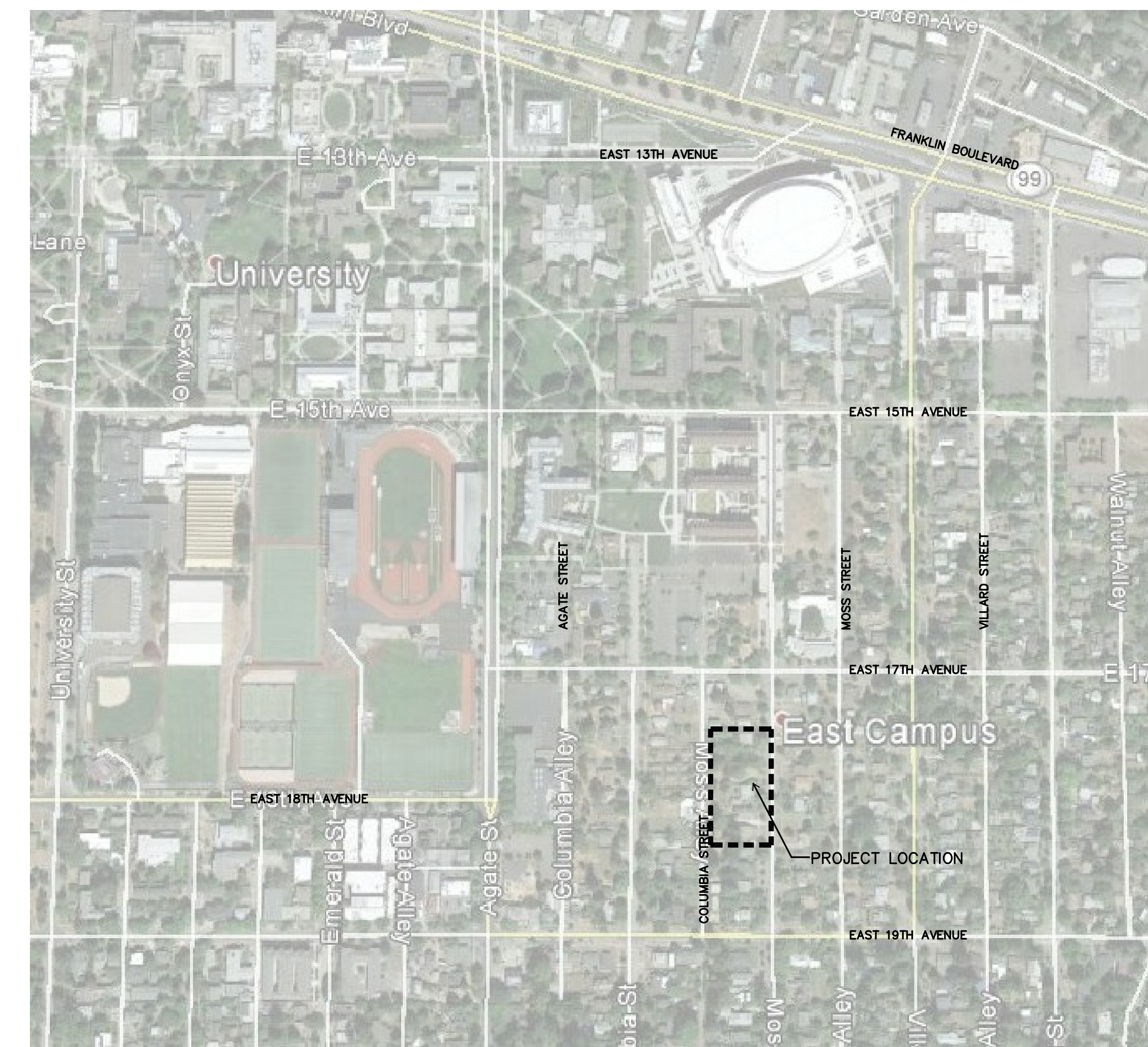
VEHICLE PARKING REQUIREMENT: AS PART OF APPROVED CAMPUS PLAN, PARKING IS LOOKED AT ON A CAMPUS WIDE SCALE, ON-SITE PARKING REQUIREMENT IS BASED UPON PROGRAM REQUIREMENTS FOR SERVICE VEHICLES ONLY

BICYCLE PARKING REQUIREMENT: 1 PER 3,000 SF (CATERING SERVICES)
25% LONG TERM / 75% SHORT TERM

21,592 / 3,000 = 7.2* 8 SPACES REQUIRED
2 LONG TERM / 6 SHORT TERM REQUIRED
2 LONG TERM / 14 SHORT TERM PROVIDED

VICINITY MAP

NOT TO SCALE



ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANEL	PLAM	PLASTIC LAMINATE
AFF	ABOVE FINISH FLOOR	P.T.	PRESSURE TREATED
ARCH	ARCHITECTURAL	PTD	PAPER TOWEL DISPENSER
BO	BOTTOM OF	RCL	RAIN CHAIN LEADER
CG	CORNER GUARD	REQ'D	REQUIRED
CJ	CONTROL JOINT	SCD	SEAT COVER DISPENSER
CL	CENTER LINE	SD	SOAP DISPENSER
CLR	CLEAR	SIM	SIMILAR
CONC	CONCRETE	SM	SHEET METAL
CONT	CONTINUOUS	STL	STEEL
CPT	CARPET	STRUC	STRUCTURAL
DS	DOWNSPOUT	TOP OF	TOP OF
ELEC	ELECTRICAL	T.O.	TOILET TISSUE DISPENSER
EQ	EQUAL	TTD	TYPICAL
FE	FIRE EXTINGUISHER	UON	UNLESS OTHERWISE NOTED
FFE	FINISH FLOOR ELEVATION	VCT	VINYL COMPOSITION TILE
FH	FIRE HYDRANT	VERT	VERTICAL
F.O.	FACE OF FINISH	W/	WITH
F.O.F.	FACE OF FINISH	WD	WOOD
F.O.S	FACE OF STUD	WRB	WEATHER RESISTIVE BARRIER
GALV	GALVANIZED		
GB	GRAB BAR		
GFI	GROUND FAULT INTERRUPTION (RECEPTACLE)		
GYP BD	GYPSONUM BOARD		
HB	HOSE BIBB		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
MR	MIRROR		
NIC	NOT IN CONTRACT		
OC	ON CENTER		
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED		
OF/OI	OWNER FURNISHED/ OWNER INSTALLED		

SYMBOLS LEGEND

	BUILDING SECTION		ROOM NUMBER		WALL TYPE TAG
	EXTERIOR ELEVATION		KEYED NOTE		DOOR TYPE TAG
	INTERIOR ELEVATION		ELEVATION		FRAME TYPE TAG
	DETAIL TAG				

DEFERRED SUBMITTALS

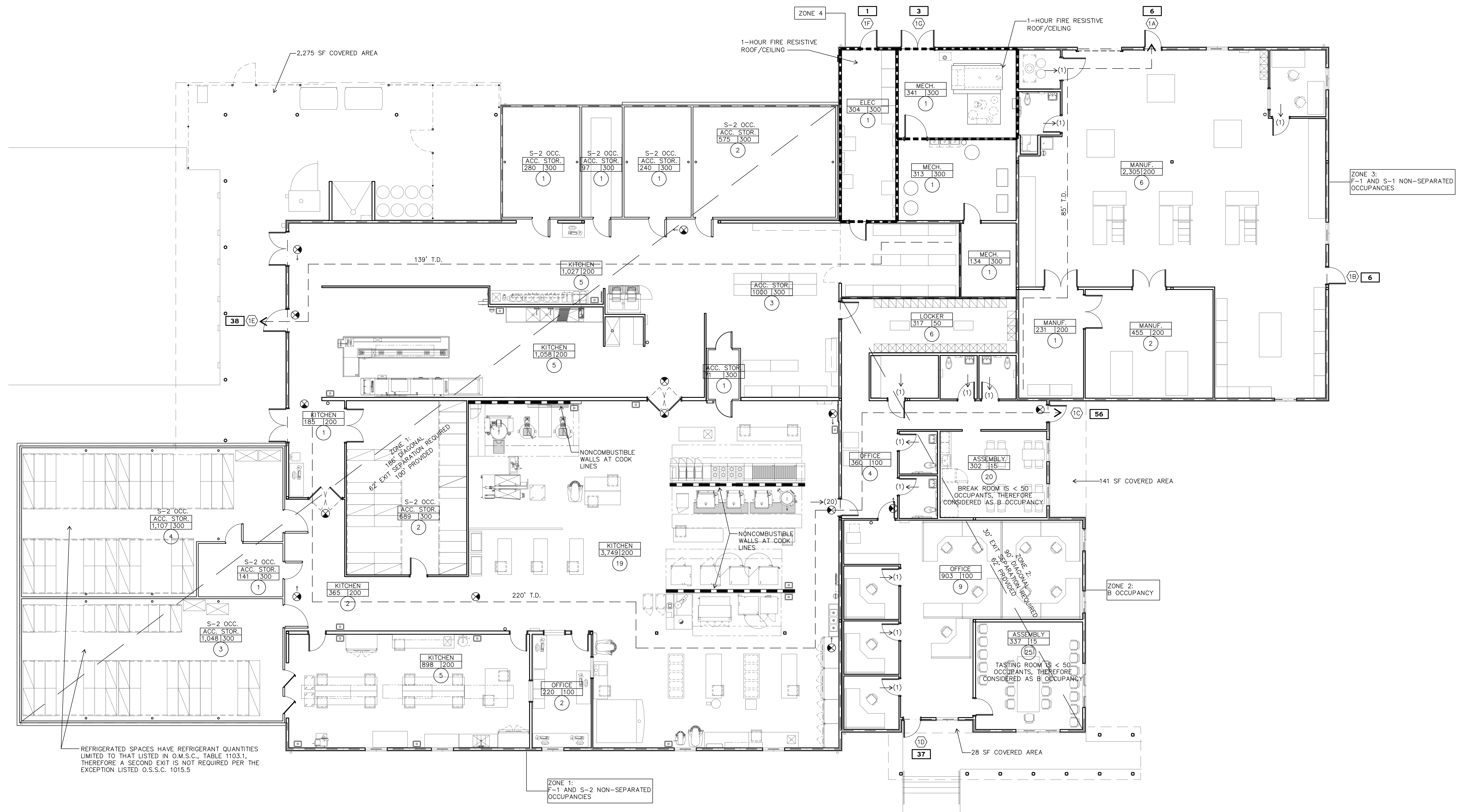
THE FOLLOWING ITEMS WILL BE SUBMITTED AS A DEFERRED SUBMITTALS. THESE SUBMITTALS ARE TO BE PREPARED BY THE SUBCONTRACTOR RESPONSIBLE FOR THE WORK AND SUBMITTED TO THE ARCHITECT AND CITY FOR APPROVAL PRIOR TO THE START OF INSTALLATION. CONTRACTOR RESPONSIBLE FOR SUBMISSION OF SUBMITTALS TO THE CITY AND ASSOCIATED REVIEW FEES. REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION ON REQUIREMENTS FOR EACH SUBMITTAL:

- SUSPENDED CEILING SEISMIC BRACING AND DETAILS. REFER TO PROJECT MANUAL SECTION 09 22 28 AND 09 51 00 FOR SUBMITTAL REQUIREMENTS.
- EXHAUST VENTILATORS (COOKING FUME HOODS). DEFERRED SUBMITTAL DOCUMENTATION TO INCLUDE FIRE SUPPRESSION SYSTEM, DESIGNED IN ACCORDANCE WITH NFPA 16 STANDARDS.
- SEISMIC RESTRAINTS FOR PIPING, DUCTWORK AND MECHANICAL EQUIPMENT. DEFERRED SUBMITTAL DOCUMENTATION TO INCLUDE ENGINEERING & SHOP DRAWINGS FOR SEISMIC RESTRAINT SYSTEMS, ASSEMBLIES AND COMPONENTS.
- AUTOMATIC FIRE SPRINKLERS. DEFERRED SUBMITTAL DOCUMENTATION TO INCLUDE PIPE SIZING CALCULATIONS AND SYSTEM DRAWINGS INDICATING PIPE RUNS, PIPE SIZES, VALVES, FLOW SWITCHES, AND HEAD LOCATIONS. DESIGN TO BE IN CONFORMANCE WITH NFPA 13.

PROJECT INFORMATION

Drawn By: SS
Checked:
Date: 7 NOV 2014
Project: 1407

GO.O



REFRIGERATED SPACES HAVE REFRIGERANT QUANTITIES LIMITED TO THAT LISTED IN O.M.S.C., TABLE 1103.1; THEREFORE A SECOND EXIT IS NOT REQUIRED PER THE EXCEPTION LISTED O.S.S.C. 1015.5

ZONE 1:
F-1 AND S-2 NON-SEPARATED OCCUPANCIES

ZONE 2:
B OCCUPANCY

ZONE 3:
F-1 AND S-1 NON-SEPARATED OCCUPANCIES

A
G1.1
EXITING PLAN
1/8"=1'-0"



EXITING PLAN LEGEND

- 100** REPRESENTS THE ENTIRE OCCUPANT LOAD EXITING THROUGH THIS EXIT DOOR
- (1A)** EXIT NUMBER
- (127)** EXITING LOAD THROUGH DOOR OR STAIR
- (X)** EXIT SIGN
- 1-HOUR FIRE RESISTIVE CONSTRUCTION

OCCUPANCY STATISTICS

- (1)** ROOM USE PER TABLE 1004.1.2
- (1)** OCCUPANT LOAD FACTOR
- (1)** NUMBER OF OCCUPANTS
- (1)** AREA IN SQUARE FEET

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES:
 - 2014 OREGON STRUCTURAL SPECIALTY CODE (O.S.S.C.)
 - 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (O.E.E.S.C.)
 - 2014 OREGON FIRE CODE (O.F.C.)
 - 2014 OREGON MECHANICAL SPECIALTY CODE (O.M.S.C.)
 - 2014 OREGON PLUMBING SPECIALTY CODE (O.P.S.C.)
 - 2014 OREGON ELECTRICAL SPECIALTY CODE (O.E.S.C.)
 - 2013 F.D.A. FOOD CODE

ACTUAL BUILDING AREA:
 21,594 SF (ENCLOSED BUILDING AREA)
 2,275 SF (COVERED LOADING DOCK AREA)
 169 SF (OTHER OUTDOOR COVERED AREA)
 24,038 SF TOTAL AREA

OCCUPANCIES:
 B (OFFICES)
 F-1 (WOODWORKING, BAKERY, AND FOOD PROCESSING)
 S-1 (LUMBER STORAGE)
 S-2 (BEVERAGE, DAIRY FOOD PRODUCT, AND FROZEN GOODS STORAGE)
 ASSUME NON-SEPARATED OCCUPANCIES; F-1 MOST RESTRICTIVE

CONSTRUCTION TYPE:
 VB, FULLY SPRINKLERED WITH NFPA 13 SYSTEM

BASE ALLOWABLE HEIGHT:
 1 STORY/40 FEET

ALLOWABLE HEIGHT INCREASES:
 PROVIDING AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13) CAN INCREASE BUILDING HEIGHT BY 20 FEET AND 1 STORY (OSSC 504.2)

MAXIMUM ALLOWABLE HEIGHT:
 2 STORIES/60 FEET

BASE ALLOWABLE AREA:
 8,500 SF

AREA INCREASES:
 AREA MAY BE INCREASED WITH BUILDING SEPARATION (ADD 0.66 OF BASE AREA) AND SPRINKLERS (ADD 3x BASE AREA).

MAXIMUM ALLOWABLE AREA (PER STORY):
 31,110 SF (8,500 + 5,610 + 17,000)

MAXIMUM TRAVEL DISTANCE:
 250'

PLUMBING FIXTURES:
 ALL RESTROOMS TO BE DESIGNED AS SINGLE OCCUPANT UNISEX RESTROOMS.

WOODSHOP:
 3,661 SF / 200= 18 OCCUPANTS
 FIXTURE REQUIREMENT: 1 PER 100
 1 WATER CLOSET REQUIRED

KITCHEN (INCLUDING FREEZERS, COOLERS AND OTHER STORAGE AREAS):
 13,357 SF / 200= 68 OCCUPANTS
 FIXTURE REQUIREMENT: 1 PER 25
 2 WATER CLOSETS REQUIRED

ADMINISTRATION/STAFF SUPPORT AREAS (OFFICES, BREAK ROOM, LOCKER ROOM):
 3,111 SF / 100= 32 OCCUPANTS
 FIXTURE REQUIREMENT: 1 PER 25
 2 WATER CLOSETS REQUIRED

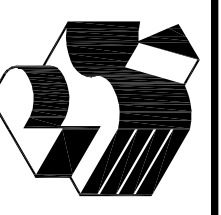
MECHANICAL SPACES:
 1,463 SF / 300 SF= 5 OCCUPANTS
 FIXTURE REQUIREMENT: 1 PER 100
 1 WATER CLOSET REQUIRED

5 WATER CLOSETS REQUIRED / 5 LAVATORIES REQUIRED

BUILDING ENVELOPE ENERGY CODE SUMMARY (O.E.E.S.C.):

	REQUIRED VALUE	DESIGNED VALUE
ROOFS, INSULATION ABOVE DECK:	R-20ci	R-24ci
WALLS, WOOD FRAMED:	R-13 + R-3.8ci OR R-21	R-21
SLAB-ON-GRADE, UNHEATED:	NO REQUIREMENT	
SLAB-ON-GRADE, HEATED:	R-15	none proposed
OPAQUE DOORS, SWINGING:	U-0.70	U-0.70
OPAQUE DOORS, ROLL UP:	U-0.50	U-0.50
WINDOW FRAMING, METAL:	U-0.45 MAX 30% OF WALL AREA	U-0.46
SKYLIGHTS:	U-0.60 MAX 3% OF FLOOR AREA	none proposed

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**EXITING PLAN
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G1.1