

# OSU OAK CREEK GREENHOUSE

50% CONSTRUCTION DOCUMENTS - DECEMBER 22, 2021

## ROWELL BROKAW

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rowellbrokaw.com

Architecture. Design. Strategy.

STAMP

**OWNER**  
OREGON STATE UNIVERSITY  
3015 SW WESTERN BLVD  
CORVALLIS, OR 97331

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**MECHANICAL AND PLUMBING ENGINEER**  
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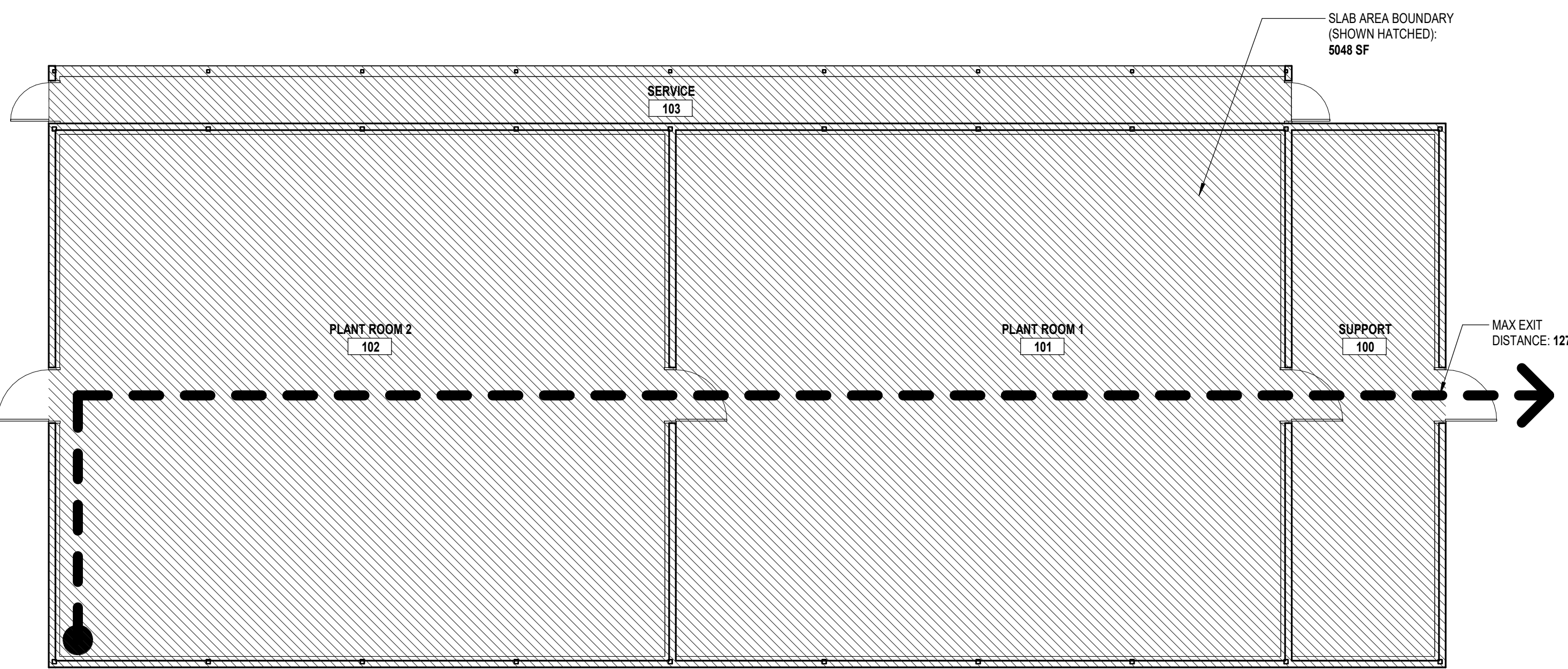
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SCOTT@GREENHOUSE SPECIALISTS.COM



**LEGEND - VICINITY MAP**  
N.T.S.



**1 1ST FLOOR - CODE PLAN**  
1/8" = 1'-0"

### DRAWING INDEX

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C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	STREETSCAPE PLAN
C4.00	GRADING PLAN
C5.00	UTILITY PLAN
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### CODE SUMMARY

#### CHAPTER 1: ADMINISTRATION

PROJECT ADDRESS:  
3015 SW WESTERN BLVD  
CORVALLIS, OR 97333  
TAX MAP #: 12503BD01700

CODE JURISDICTION:  
CITY OF CORVALLIS

#### APPLICABLE CODES:

- 2019 OREGON STRUCTURAL SPECIALTY CODE
- 2019 OREGON FIRE CODE
- 2019 OREGON MECHANICAL SPECIALTY CODE
- 2021 OREGON ELECTRICAL SPECIALTY CODE
- 2021 OREGON PLUMBING SPECIALTY CODE
- 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
- NFPA 101 (NOTE: LOCAL CODE WILL TAKE PRECEDENCE. DEVIATIONS FROM NFPA NOTED IN INDIVIDUAL SECTIONS.)

#### BUILDING DATA SUMMARY

- BUILDING AREA: 5048 SF
- BUILDING HEIGHT: 21' - 10 1/2"

#### CHAPTER 3: USE AND OCC. CLASSIFICATION

SECTION 304: BUSINESS GROUP B

A NEW BSL-2P MULTIROOM GREENHOUSE IS TO BE INSTALLED AT THE EXISTING FOOTPRINT OF COVERED PLANTING BEDS WEST OF THE OAK CREEK BUILDING.

#### CHAPTER 6: TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: TYPE IIB, SINGLE STORY, UNSPRINKLERED

#### ENERGY CODE

• ASHRAE 90.1-2019

- A GREENHOUSE IS FOR PROPAGATION OF PLANTS:  
A. HEATING OF THESE SPACES IS AN UNREGULATED PROCESS LOAD FOR PLANTS. THEREFORE THESE ARE NOT CONDITIONED SPACES. THESE ARE EXEMPT FROM CHAPTER 6 ENVELOPE.  
B. LIGHTING IS EXEMPT UNDER TABLE 9.2.3.1 ITEM 2 AS IT IS A PROCESS LOAD.

### GENERAL NOTES: PROJECT

1. VERIFY EXISTING CONDITIONS. RECORD ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN WRITING AND NOTIFY ARCHITECT / OWNER PRIOR TO COMMENCEMENT OF WORK.
2. ALL WORK SHALL COMPLY WITH LOCAL CODES, OREGON STATE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY GOVERNING AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. DO NOT SCALE DRAWINGS

### DRAWING SYMBOLS KEY AND ABBREVIATIONS

ROOM NAME	Room Name	ROOM TAG
ROOM #	101	
		NORTH: IN DIRECTION OF ARROW HEAD
		GRIDLINE MARKER
		ELEVATION MARKER
		SPOT ELEVATION MARKER
SIM OR TYP DESIGNATION		SECTION CALLOUT: ARROW INDICATES DIRECTION OF SECTION VIEW - SOLID ARROW - BUILDING SECTION - OPEN ARROW - DETAIL SECTION
SECTION OR DETAIL #	1 A-101	
SHEET #		
SIM OR TYP DESIGNATION		DETAIL CALLOUT
SECTION OR DETAIL #	1 A-101	
SHEET #		
ELEVATION #		INTERIOR ELEVATION CALLOUT: NUMBERS AT ARROWS INDICATE REFERENCED ELEVATION DRAWINGS
SHEET #		
ELEVATION #		EXTERIOR ELEVATION CALLOUT: NUMBERS AT ARROWS INDICATE REFERENCED ELEVATION DRAWINGS
SHEET #		
		KEYNOTE TAG: SEE KEYNOTE LEGEND PER SHEET
		WALL TAG - SEE SHEET A-002 FOR MORE INFORMATION
		EXTERIOR WALL TAG
		FLOOR TAG
		ROOF TAG
		CEILING ASSEMBLY TAG
CABINET TYPE		WINDOW/STOREFRONT TAG
CABINET DEPTH		CASEWORK TYPE TAG: SEE DETAIL SHEET FOR ADDITIONAL INFO.
		EQUIPMENT / TOILET ACCESSORIES TAG
		WINDOW TAG: WINDOW TYPE AND ID #
		DOOR TAG

### REVISIONS TO THIS SHEET

REV.	DATE	DESCRIPTION
50% CD	12/22/2021	

### SET ISSUE DATE

50% CD	12/22/2021
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### PROJECT TRACKING

RBA #: 2116  
P.I.C.: PRINCIPAL NAME  
PM / PA: MANAGER NAME

### Owner

**OREGON STATE UNIVERSITY**

Project Name  
**OAK CREEK GREENHOUSE**

Project Address  
**3015 SW WESTERN BLVD  
CORVALLIS, OR 97333**

### COVER

# G-001



### GENERAL NOTES: ARCHITECTURAL SITE PLAN

1. SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL INFORMATION ON LAND USE REQUIREMENTS, HORIZONTAL CONTROL DIMENSIONS, GRADING, SIDEWALKS, ETC. PEPI PLANS ARE SUBMITTED SEPARATELY.

NOT FOR CONSTRUCTION

### REVISIONS TO THIS SHEET

REV.	DATE	DESCRIPTION
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### SET ISSUE DATE

50% CD	12/22/2021
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### PROJECT TRACKING

RBA #:	2116
P.I.C.:	PRINCIPAL NAME
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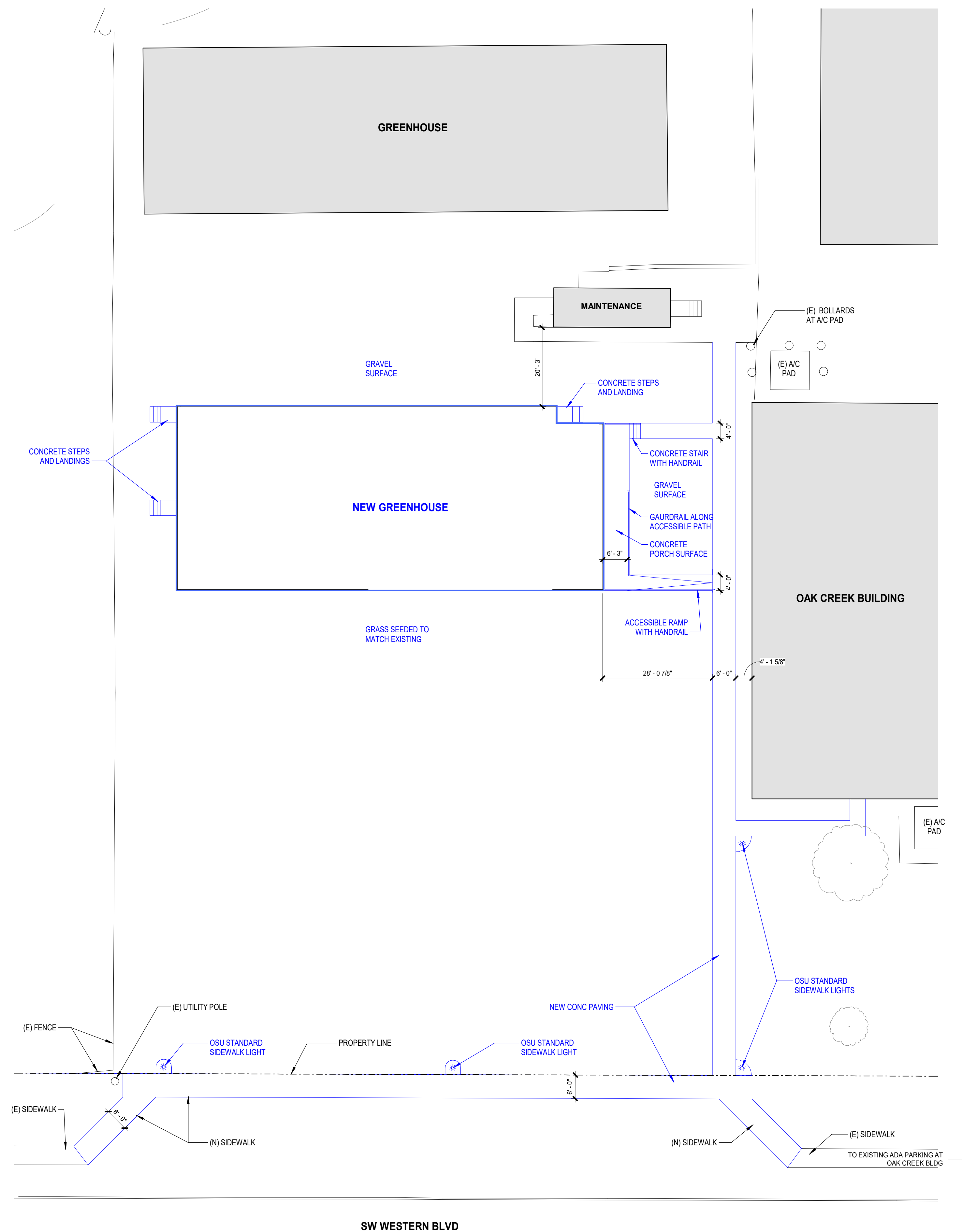
Owner  
**OREGON STATE  
UNIVERSITY**

Project Name  
**OAK CREEK GREENHOUSE**

Project Address  
**3015 SW WESTERN BLVD  
CORVALLIS, OR 97333**

**ARCHITECTURAL SITE  
PLAN**

# A-100



**GENERAL NOTES: BUILDING SECTIONS**

1. NOTE PLACEHOLDER

NOT FOR CONSTRUCTION

**REVISIONS TO THIS SHEET**

REV.	DATE	DESCRIPTION
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**SET ISSUE DATE**

50% CD	12/22/2021
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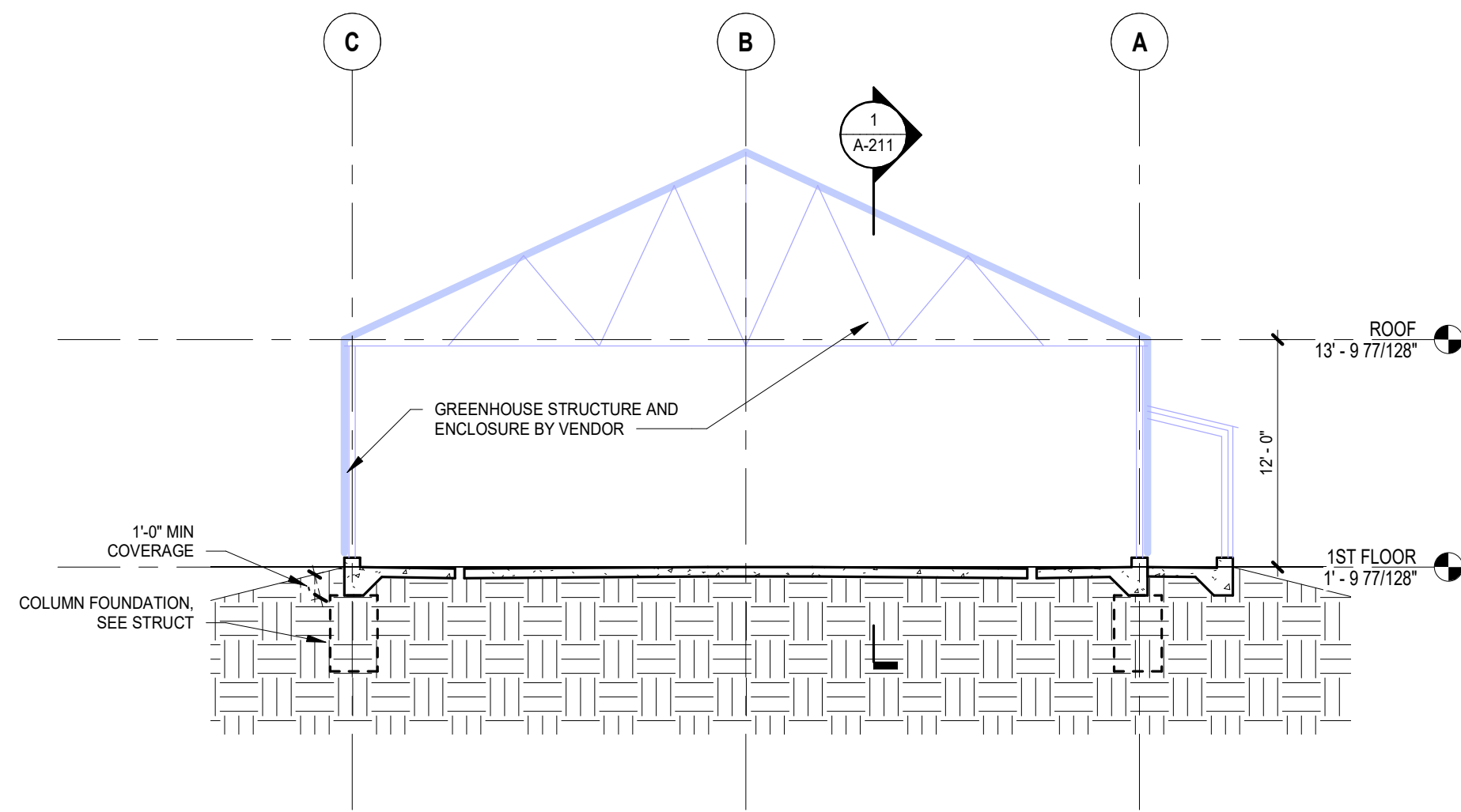
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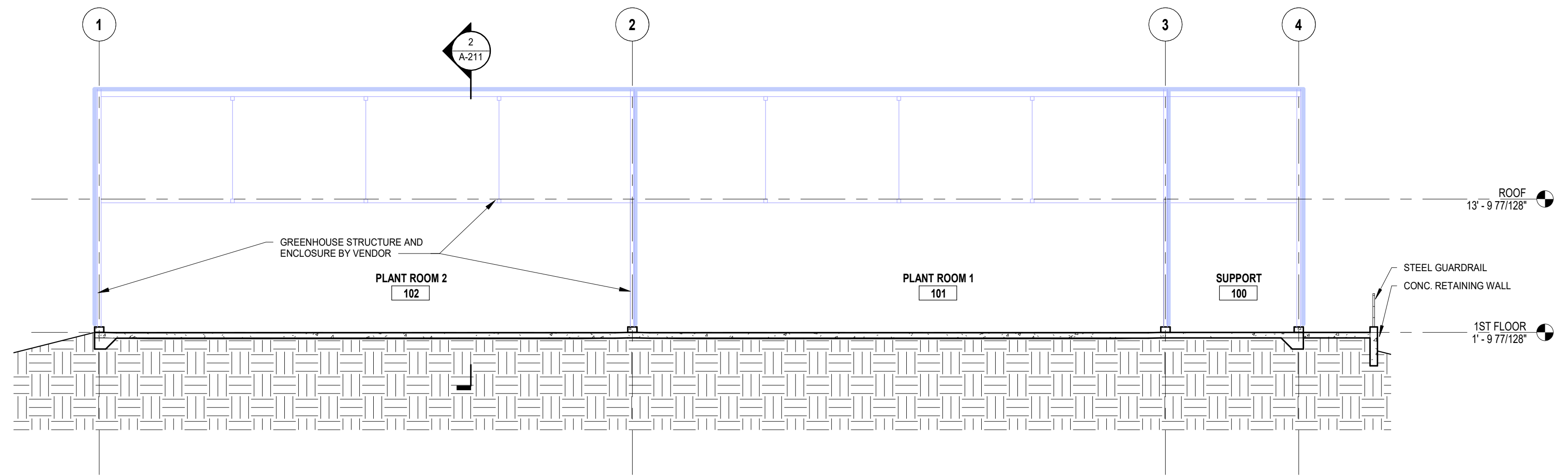
Project Name  
**OAK CREEK GREENHOUSE**

Project Address  
**3015 SW WESTERN BLVD  
CORVALLIS, OR 97333**

**BUILDING SECTIONS**



**2** BUILDING SECTION - N/S  
1 / A-111 | 1/8" = 1'-0"



**1** BUILDING SECTION - E/W  
1 / A-111 | 1/8" = 1'-0"

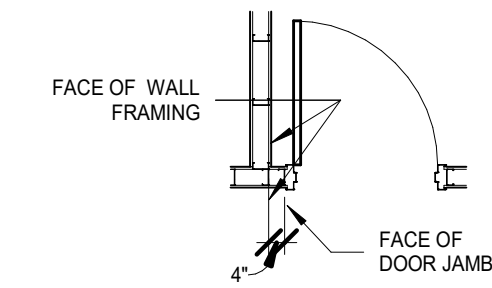
**LEGEND - KEYNOTES**

Key Value	Note
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**WALL TYPES:**

WALL TYPE NOTES:  
SEE WALL ASSEMBLIES SHEET A-XXX FOR WALL TYPE INFORMATION.

**TYPICAL DOOR FRAMING:**



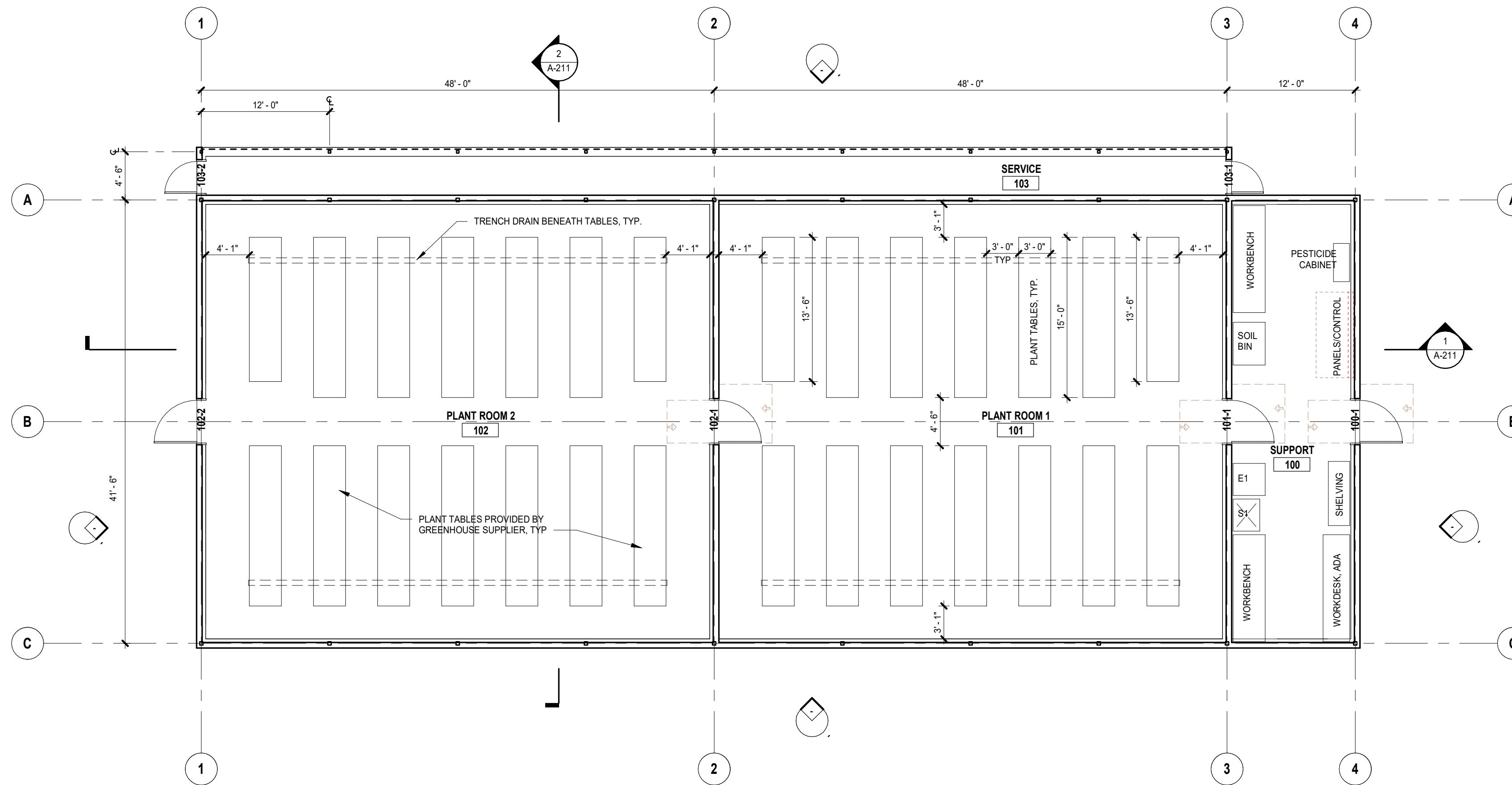
UNLESS NOTED OTHERWISE, DOORS TO BE FRAMED SO THAT THE OUTSIDE FACE OF THE JAMB OR TRIM IS 4" OFF ADJACENT WALL. NOTE THAT THE HOLLOW METAL DOOR FRAMES AND INTERIOR STOREFRONT TYPE B WILL REQUIRE DIFFERENT ROUGH OPENING DIMENSIONS TO ACHIEVE THE 4" OFFSET FROM THE ADJACENT WALL. SEE DETAILS.

**GENERAL NOTES: DIMENSION PLANS / FLOOR PLANS**

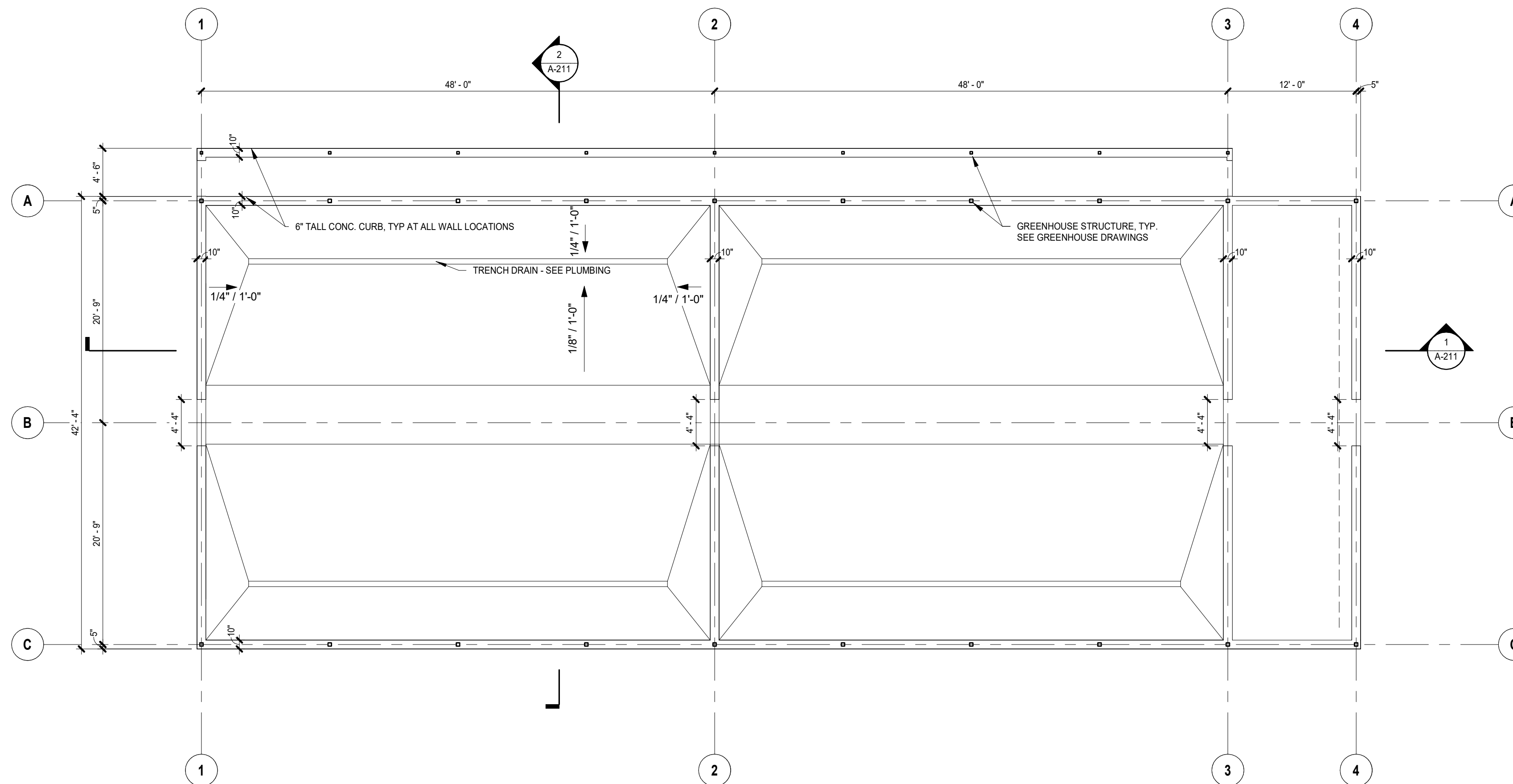
ALL DIMENSIONS TO FACE OF FRAMING / MASONRY / CONCRETE U.N.O.  
SEE DOOR FRAMING DIAGRAM THIS SHEET FOR TYPICAL DOOR FRAMING LAYOUTS.  
ELEVATOR SHAFTS, STAIRS ENCLOSURE, EXIT PASSAGEWAY - 2HR FIRE-RATING. MECHANICAL SHAFT - 1 HR FIRE-RATING. COORDINATE WITH WALL TYPE CALLOUTS.  
REFER TO FIREPROOFING FLOOR FRAMING DIAGRAMS FOR FIREPROOFING LOCATIONS AT STRUCTURE AND FLOOR ASSEMBLIES. RATED WALL ASSEMBLIES TO BE CONTINUOUS AT WALL JOINS WITH NON-RATED WALLS. TYP.  
COORDINATE PLANS AND INTERIOR ELEVATIONS FOR INTERIOR STOREFRONT DIMENSIONS. COORDINATE WITH REFLECTED CEILING PLANS FOR SOFFIT AND TOP OF WALL DETAIL CALLOUTS. PROVIDE DEFLECTION HEAD AT ALL FULL HEIGHT WALLS U.N.O. SEE OFFICE FURNITURE IS INDICATED FOR DESIGN CLARITY ON THE FLOOR PLAN WITH A DASHED GRAY LINE. THIS FURNITURE IS N.I.C.

**LEGEND - KEYNOTES**

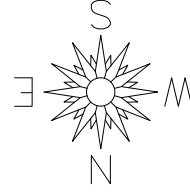
Key Value	Note



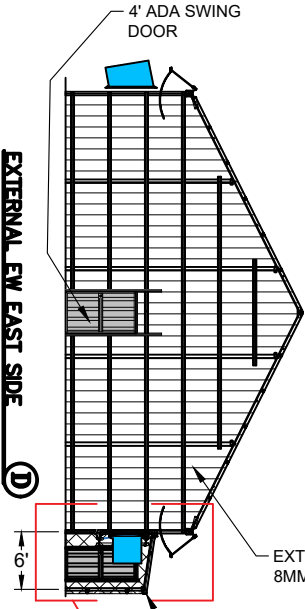
**1 1ST FLOOR PLAN**  
1/8" = 1'-0"



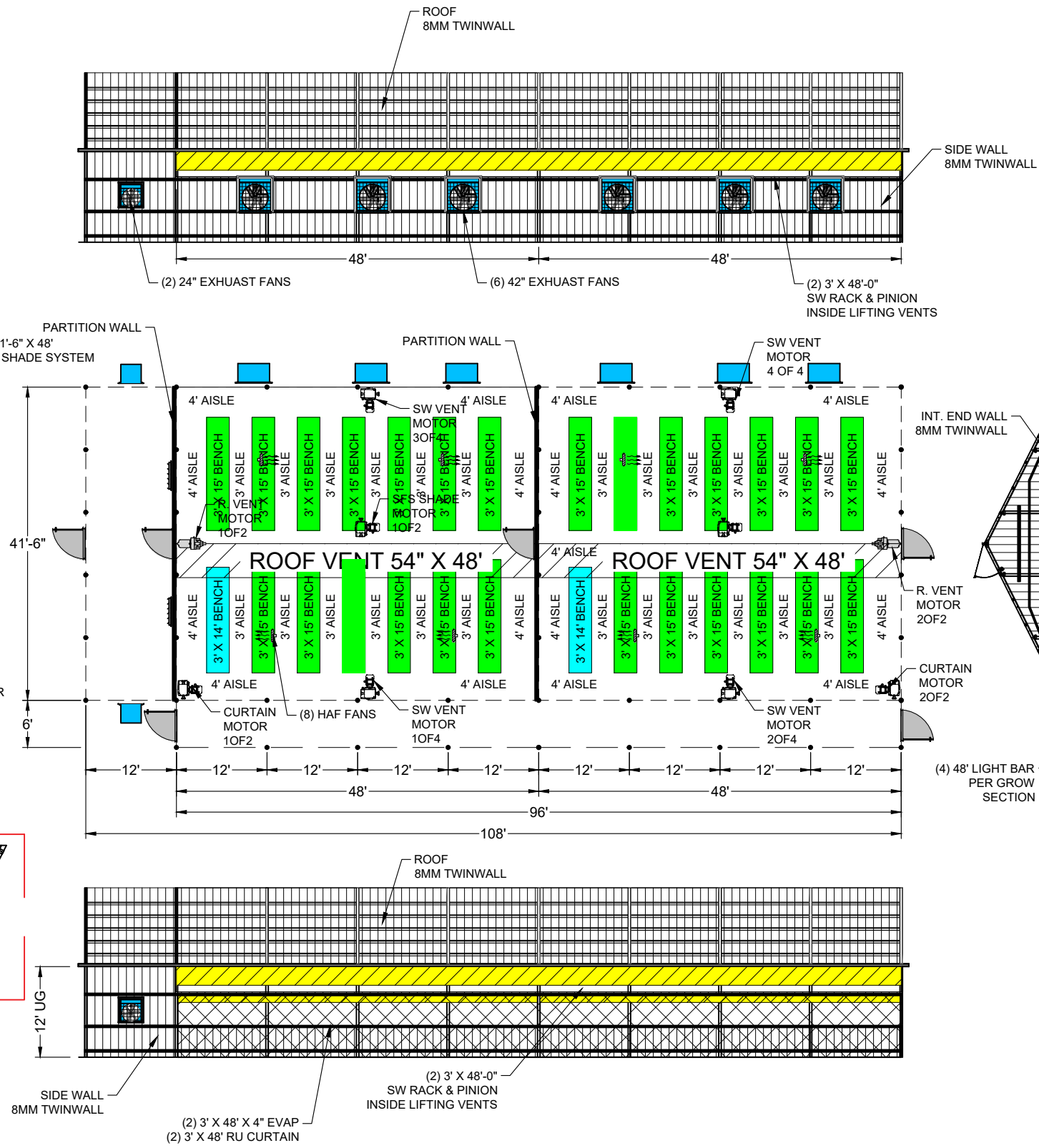
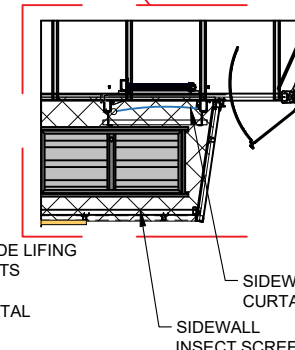
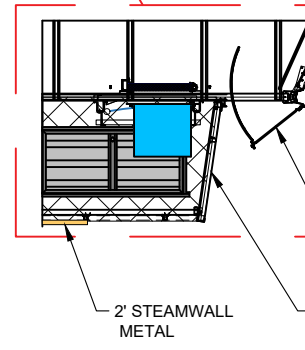
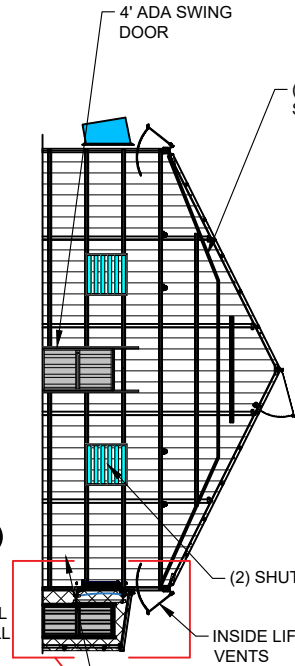
**2 1ST FLOOR SLAB PLAN**  
1/8" = 1'-0"



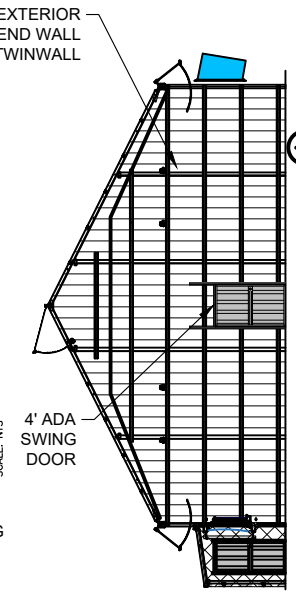
EXTERNAL EW EAST SIDE  
SCALE: 1/8" = 1'-0"



MID INTERIOR PART EW  
SCALE: 1/8" = 1'-0"



INTERIOR PART EW WEST SIDE  
SCALE: 1/8" = 1'-0"



EXTERNAL EW WEST SIDE  
SCALE: 1/8" = 1'-0"



REVISIONS	
06/09/21	
06/24/21	RS
11/2/21	MH
12/16/21	MH
-	



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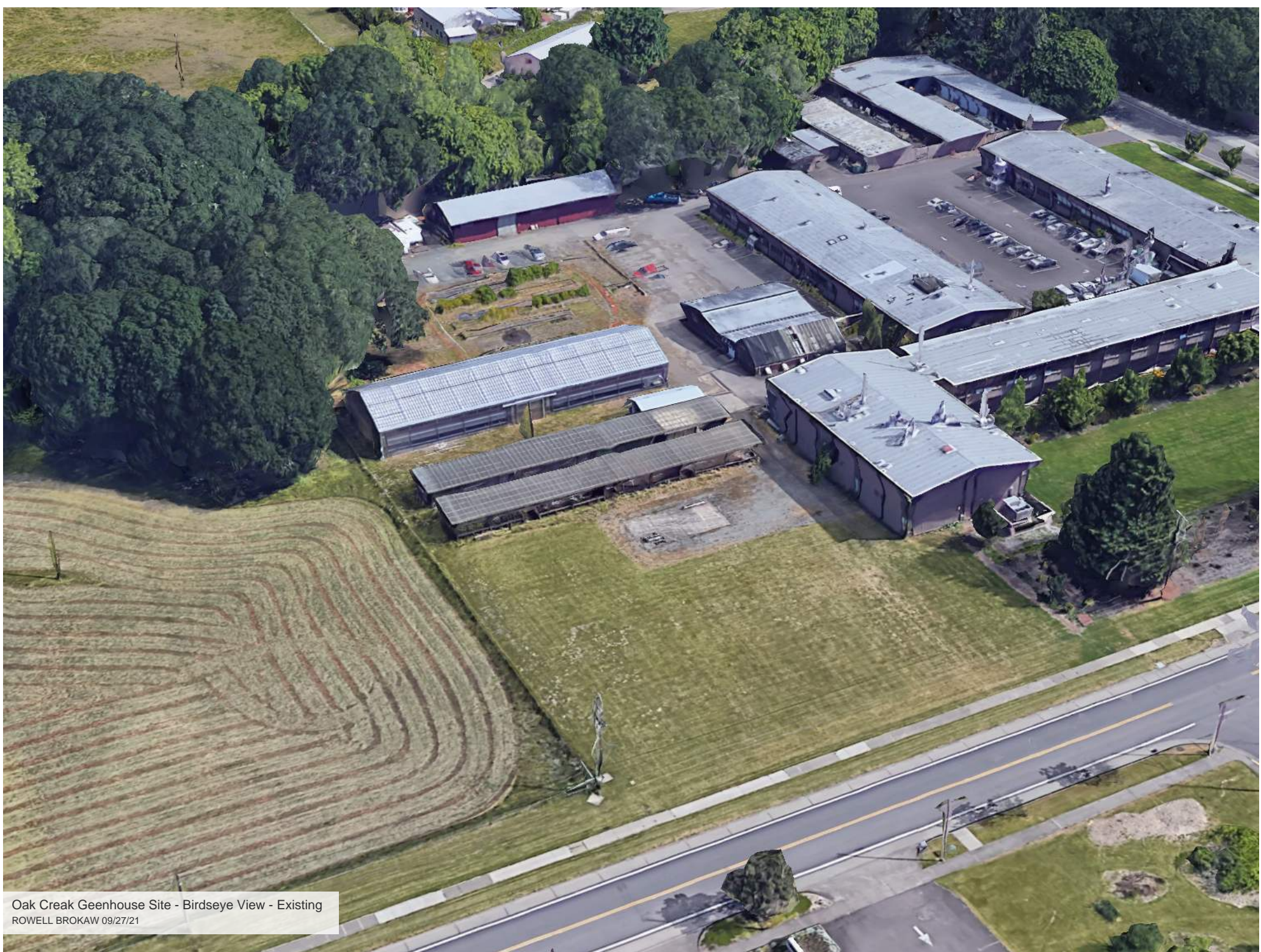
DATE	06/02/21
SCALE	N.T.S.
JOB NO.	-
DRAWN BY	RS
APPROVED	

TITLE	41'-6" 7500 SERIES
JOB NAME	OSU CORVALIS

ENGINEER	-
LOADING	-
DRAWING NO.	CU602216
DRAWING SET	-
SHEET	1 OF 1

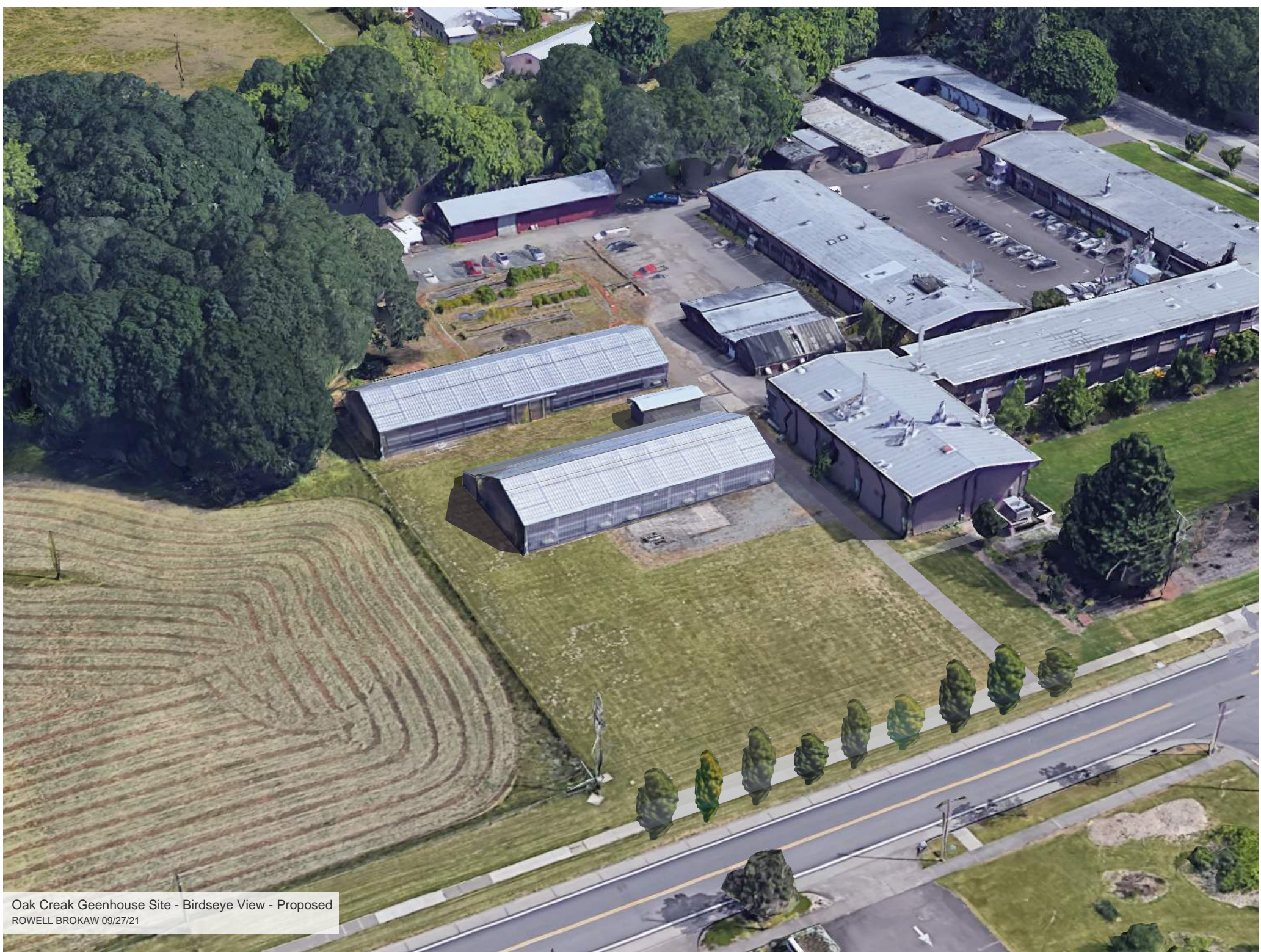
CERTIFICATION	
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Oak Creek Greenhouse Site - Birdseye View - Existing  
ROWELL BROKAW 09/27/21





Oak Creek Greenhouse Site - Birdseye View - Proposed  
ROWELL BROKAW 09/27/21





Oak Creak Geenhouse Site - SW Corner - Existing  
ROWELL BROKAW 09/27/21





Oak Creak Geenhouse Site - SW Corner - Proposed  
ROWELL BROKAW 09/27/21





Oak Creek Geenhouse Site - Street View - Existing  
ROWELL BROKAW 09/27/21





Oak Creak Geenhouse Site - Street View - Proposed  
ROWELL BROKAW 09/27/21