EXHIBIT A.

DOUBLE DRAGON AWNING REPLACEMENT

Sandy Facade Improvement Program

39131 Pioneer Blvd. Sandy, Oregon

OWNER

Huang Feng
39131 Pioneer Boulevard
Sandy, Oregon 97055

CONSULTANTS

Architect

KEYSTONE Architecture Planning & Project Management LLC
12020 SE Idleman Road
Portland, Oregon 97086
Contact: Blane Skowhede
Email: blane@keystone-architecture.com

Structural Engineer

Associated Consultants Inc.
100 East 13th Street, Suite 10
Vancouver, WA 98660
Phone: (503) 380-0460 Fax: (503) 380-0459
Contact: Babrak Amiri
Email: babrak@aciengineers.com

ZONING INFORMATION

Zone: Central Business District

Overlay: None
Comp Plan: Mt. Hood
Map Number: 24E13CA
Taxlot Number: 24E13CA00700
Parcel No.: 00658648
Urban Growth Boundary: Inside

PROJECT DESCRIPTION

Project consists of refurbishing and modifying six aluminum awning frames and installing new awning material on the frames.

XXXXX

xxxxx

ARCHITECTURAL SYMBOLS

SECTION DETAIL

DETAIL

ENLARGED PLAN DETAIL

INTERIOR ELEVATIONS

DIMENSION LEADER LINES

DOOR *

RECORD DRAWINGS

Facade renovation. City archives. PN 5118. June 2011.

BIDDER DESIGNED SYSTEMS

None.

TABLE OF CONTENTS

BUILDING INFORMATION

Project Description:
Replace exterior wall mount awnings constructed partially over public right-of-way.

Building Code:
Oregon Structural Specialty Code (latest edition).

Building
Occupancy: B
Type of Construction: V-B, Non-sprinklered.

Fire Resistance Requirements of awnings: (3105.1)

Awning frames have been designed to withstand wind or other lateral loads and live loads per Chapter 16 (3105.2). See Sheet S1.

Awning frames are constructed of noncombustible materials (3105.2).

Awning material meets NFPA 701 or has a flame-spread index of not greater than 25 when tested in accordance with ASTM E84 (3105.3).

Encroachments Into the Public Right-of-Way (Chapter 32).

Not adopted by Oregon Building Codes Division.

REGISTERED ARCHITECT BLANE W. SKOWHEDE PORTLAND, OREGON STATE OF OREGON

Double Dragon Awning Replacement
39131 Pioneer Boulevard
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AND PROJECT MANAGEMENT
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REVISION	DATE

APPROVED: BWS
DRAWN BY:
SCALE: AS SHOWN
DATE: 5/13/25
JOB: 24-115
FILE:

A0.00

GENERAL NOTES

These plans were designed to conform to the latest edition of the Oregon Structural Specialty code adhering to the most stringent code requirements at the time the plans were drawn. In the event of a conflict between specifications contained within this set of plans and applicable codes or regulations in the locality, the more stringent provisions shall apply and be followed during construction.

The contractor shall examine the site and check existing conditions to the full extent of the scope of work. The contractor shall coordinate work with all trades and other contractors including those retained by the owner.

The contractor shall check and verify all dimensions, conditions and utility locations at the project site and be responsible for same, in case of discrepancies, conflicts, or doubts, the contractor shall notify the architect in writing in sufficient time to resolve the problem before proceeding with work in question. Do not scale the drawings for execution of work. Verify existing conditions and cross check all documents for complete scope of work.

The contractor is responsible for protection of existing adjacent areas during all phases of construction and shall repair, relocate, or replace as needed to complete such work at no cost to the owner.

Adjoining work finishes that are disrupted, defaced, or otherwise defective, shall be neatly repaird in good working order as approved by the owner. Existing areas that may have been worked on shall be thoroughly cleaned and in neat and acceptable condition.

Upon request, the contractor shall submit for inpection and approval of design, by owner, manufacturers' samples and/or cut of any finish materials to be installed in the project.

The contractor shall remedy any defects due to faulty materials or workmanship and pay for any same from the date of final certificate of completion and in accordance with the terms of any special guarantees provided in the contract.

BUILDING QUALIFICATION AND CONTRUCTION STANDARDS

These plans are intended for use only by persons knowledgeable in and familiar with generally accepted methods, techniques, and industry standards for construction, and who are familiar with all applicable codes and other regulations that govern this type of structure. All construction is to be performed in accordance with these codes and standards.

ERRORS AND OMISSIONS

Every effort has been made to ensure these plans are accurate and drawn to reflect all current local standards for same and proper building practices. Any errors and/or omissions found are to be reported to the architect.

CUTTING AND PATCHING

General Contractor to do all cutting and patching. Match existing materials. Provide cutting and patching work to properly complete the work of the project. Do not cut or patch in a manner that would result in a failure of the work to preform as intended.

Take care to install work at proper time to avoid extra effort. Bear expense of replacing work made necessary by error or tardiness.

PRODUCT SUBSTITUTIONS

Whenever a material, article, or piece of equipment is identified on the plans or project manual by reference to manufacturer's or vendor's name, catalog number, ect. it is intended to establish the function and standard of quality desired. Quote prices for materials specified. Contractors are urged to provide substitution sheet alternatives of equal quality to be considered.

All materials and equipment must be installed in accordance with manufacturer's installation guidelines.

SITE

The contractor shall provide a plan for approval by the owner for protection of driveways, fences, landscaping, trees, and shrubs adjacent to the building construction site prior to the execution of work.

All buildIng materials stored at the contruction site, and/or any area of the building are to be secured in a locked area. Access to such areas to be controlled by the owner and/or contractor.

All materials shall be stored in an orderly manner and protected from weather.

Backfill excavated areas excavated areas with structural backfill as described below.

PROJECT CLOSEOUT AND COMPLETION

The contractor shall be responsible to provide the owner with an as-built copy of the plans which include all changes to the project not shown on the contract documents.

The contractor shall maintain and have on file all copies of permits, schedules, inspections, approvals, etc. as required by the building official and shall turn over copies of all documents to the owner at project closeout.

Abbreviations:

AB = anchor bolt
ADA = americans with disabilities act
ALUM = aluminum
BLKG = blocking
BLT = bolt
BM = beam
BOT = bottom
CLG = ceiling
CL = centerline
CJ = control joint
CT = ceramic tile
CONC = concrete
DTL = detail
DIM = dimension
DWG = drawing
EQ = equal
(E) = existing
EL = expansion joint
EXT = exterior
FOB = face of beam
FOF = face of finish
FOS = face of stud
FBI = fiberglass batt insulation
FF = finish floor
FRP = fiberglass reinforced plastic
FEC = fire extinguisher cabinet
FLR = floor
FD = floor drain
FTG = footing
GALV = galvanized
GA = guage
GB = gypsum board
GYP. BD = gypsum board
HDR = header
HOR = horizontal
ID = inside diameter
INSUL = insulation
INT = interior
JST = joist
MAX = maximum
MB = metal bolt
MIN = minimum
(N) = new
NIC = not in contract
OC = on center
OCEW = on center each way
OFCI = Owner Furnished Contractor Installed
OFOI = Owner Furnished Owner Installed
PL = plate
PNT = paint
PLYWD. = plywood
PT = pressure treated
REINF = reinforced
(R) = remove
SAF = self-adhering, self-sealing, waterproofing tape/flashing
SIM = similar
SOG = slab on grade
SS = stainless steel
STL = steel
T&B = top and bottom
TYP = typical
UNO = unless noted otherwise
VERT = vertical
VCT = vinyl composition tile
WP = waterproof/ing
WRB = weather resistant barrier
W/ = with
W/O = without
WD = wood
& = and
@ = at

Bidder Designed Components/Systems:
The following components/systems are bidder designed. Follow standard industry practices for application and location. Apply for and obtain building permit if required by authority having jurisdiction (AHJ). Provide AHJ engineered drawings and calculations when required.

None.

Miscellaneous:

1. Install all products per their manufacturer's and trade association's instructions.

Awning material:

1. See Instructions to Bidders.

REGISTERED ARCHITECT
BLAINE W. SCHAFF
PORTLAND, OREGON
STATE OF OREGON

Double Dragon Awning Replacement

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REVISION	DATE

APPROVED: BWS
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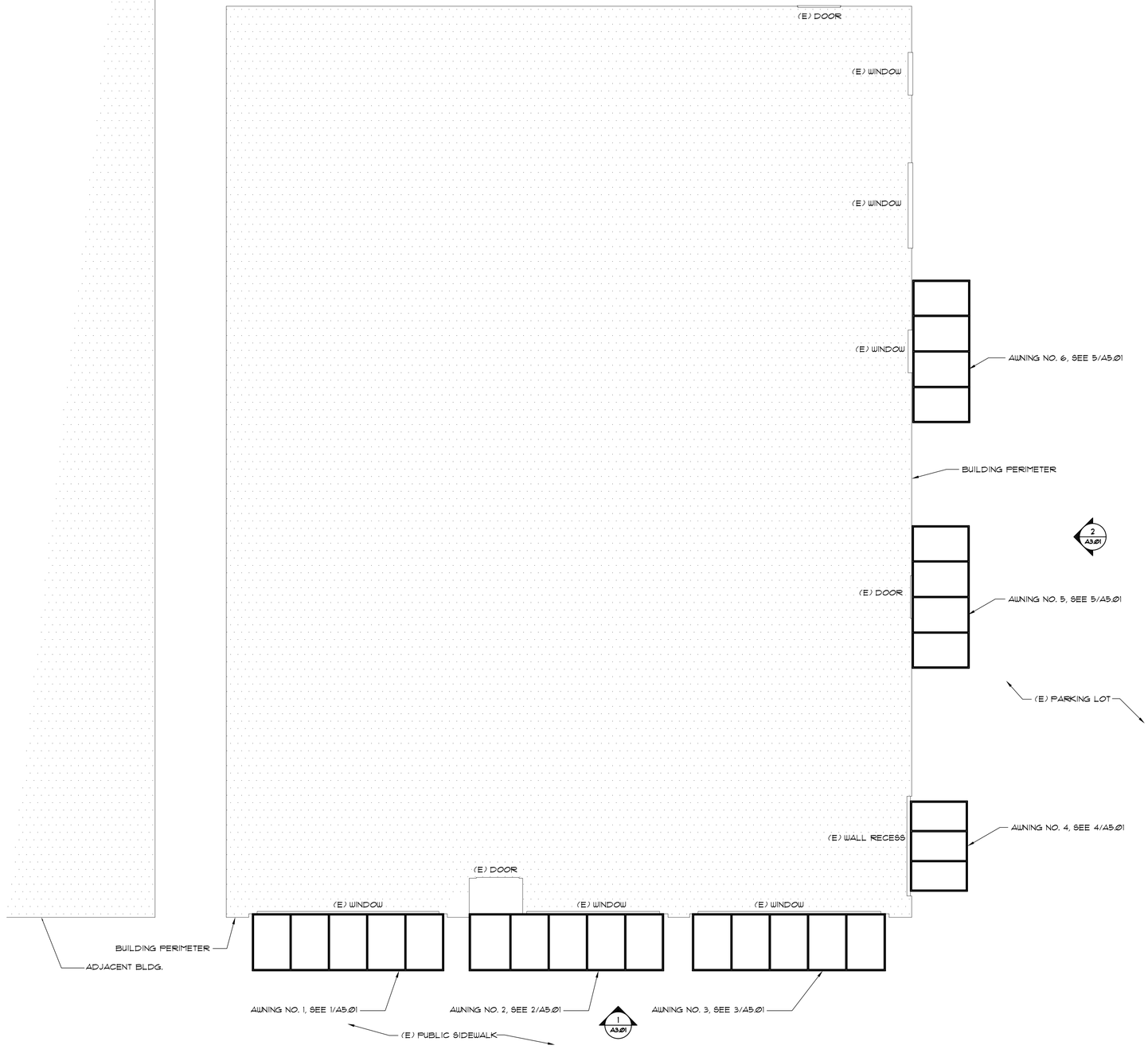
A0.01



1 EXTERIOR PLAN

1/4" = 1'-0"

NORTH

REGISTERED ARCHITECT
BLAKE W. SMITH
PORTLAND, OREGON
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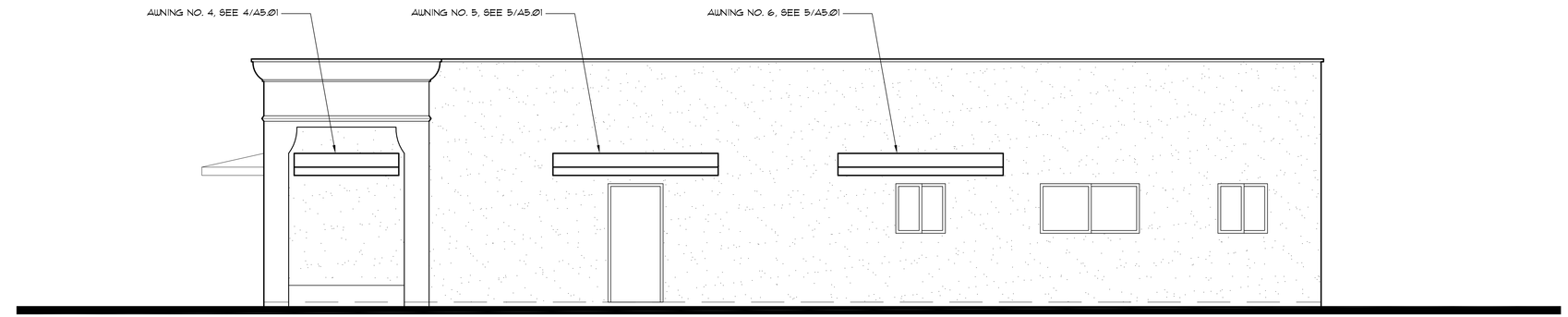
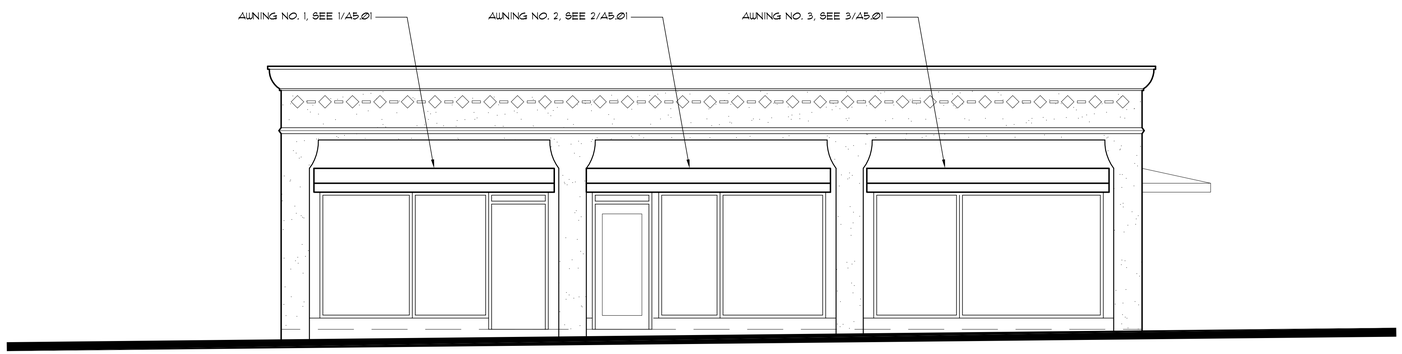


2 EAST ELEVATION

1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"

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APPROVED:	BWS
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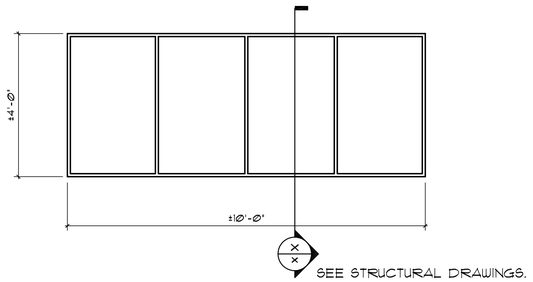
FILE:	

A3.01

SHEET NOTES:

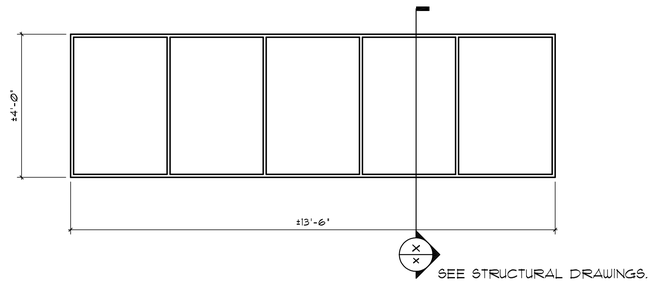
1. FABRIC LACE BARS NOT SHOWN ON AWNING FRAMES.
2. REINSTALL AWNING FRAMES AT SAME LOCATION.
3. COVER TOP, SIDES, AND FRONT OF FRAMES WITH SPECIFIED AWNING MATERIAL.
4. VERIFY EXACT DIMENSIONS ON SITE.

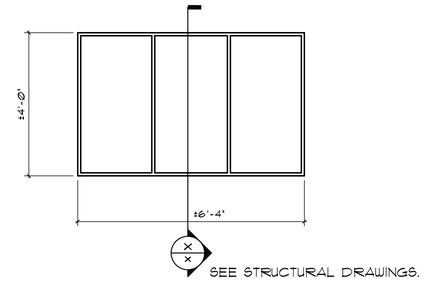


6 SHEET NOTES

5 AWNINGS Nos. 5 and 6 PLANS

1/2" = 1'-0"



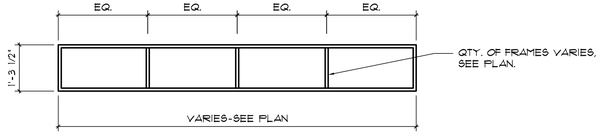


4 AWNING No. 4 PLAN

1/2" = 1'-0"

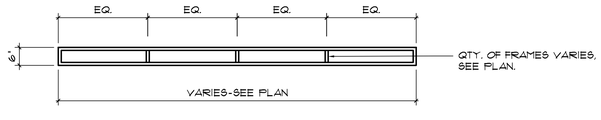
3 AWNING No. 3 PLAN

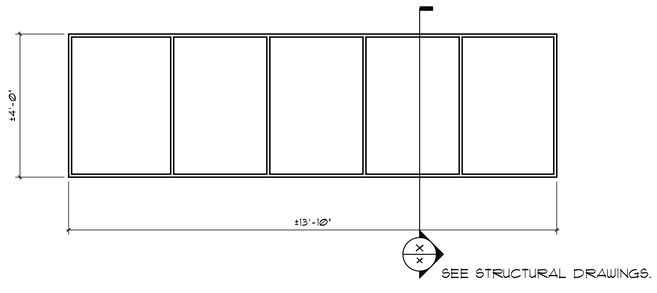
1/2" = 1'-0"

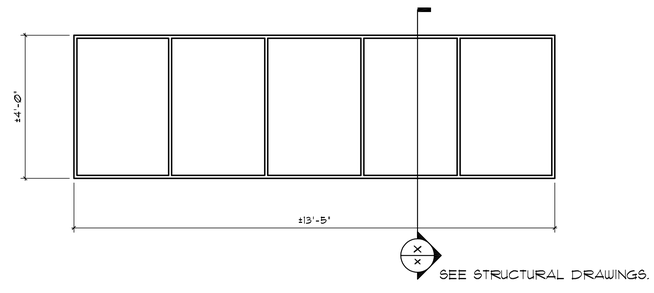


8 TYP. AWNING REAR FRAME

1/2" = 1'-0"







7 TYP. AWNING FRONT FRAME

1/2" = 1'-0"

2 AWNING No. 2 PLAN

1/2" = 1'-0"

1 AWNING No. 1 PLAN

1/2" = 1'-0"

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STATE OF OREGON

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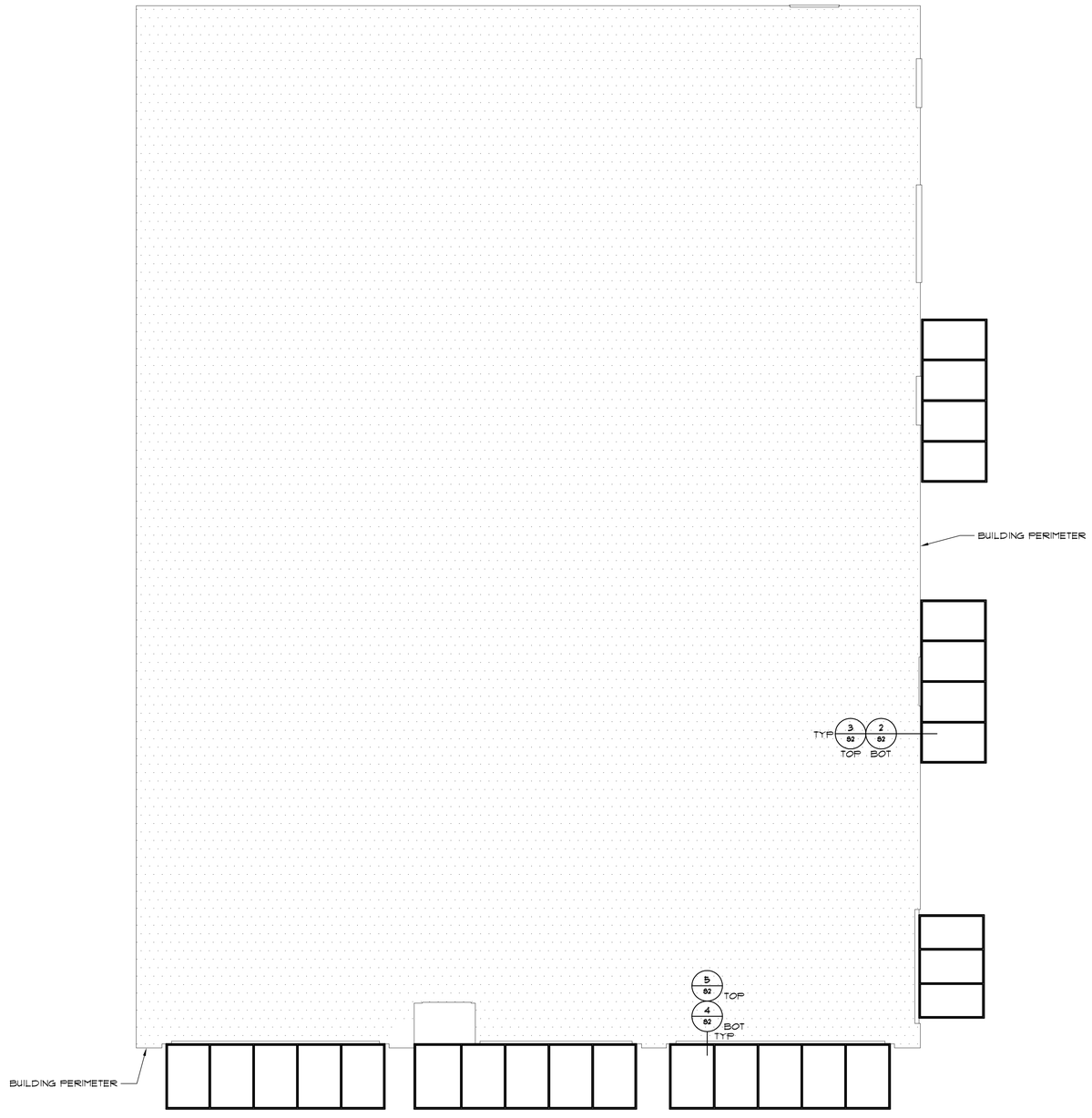

NOTES:

DESIGN BASED ON 2022 OREGON STRUCTURAL SPECIALTY CODE

GROUND SNOW = 42 PSF
DESIGN ROOF SNOW = 35.3 PSF
Ct = 1.2

DESIGN WIND SPEED = 97 MPH
EXPOSURE B

DEAD LOAD = 1.0 PSF

NEW ALUMINUM TUBE TO BE 6063-T6

2 NOTES

1 STRUCTURAL PLAN

1/4" = 1'-0"

NORTH

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
18,138
OREGON
December 6, 1985
BABRAK AMIRI
05/14/2025
EXPIRES: 12-31-2025

Double Dragon Awning Replacement

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Structural Engineers
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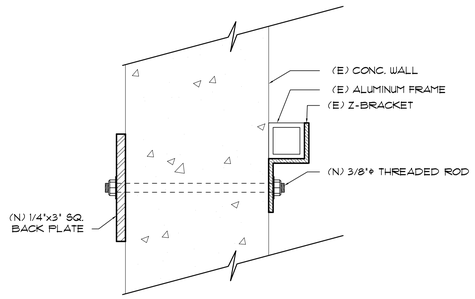
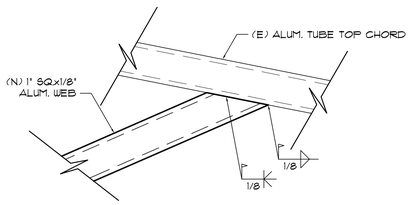
DATE: 5/13/25
JOB: 24-500
PLOT DATE:

S1



12 DETAIL
6" = 1'-0"



11 DETAIL
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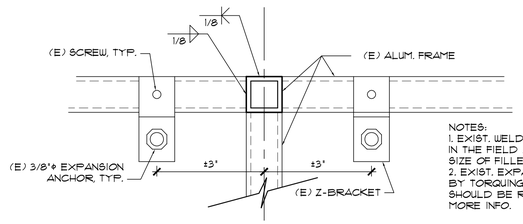
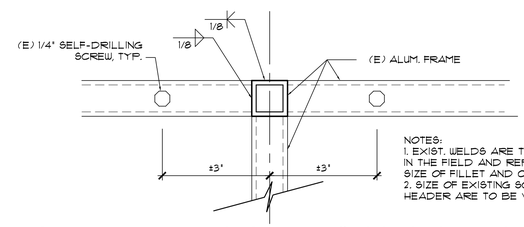


NOTES:
1. EXIST. WELDS ARE TO BE VISUALLY INSPECTED IN THE FIELD AND REPAIRED AS NECESSARY. MINIMUM SIZE OF FILLET AND CJP WELDS ARE TO BE 1/8".
2. EXIST. EXPANSION ANCHORS ARE TO BE TESTED BY TORQUING (25 FT-PD). ALL FAILING ANCHORS SHOULD BE REPLACED. SEE DETAIL 12/S2 FOR MORE INFO.

10 TOP CONN. @ CONCRETE
6" = 1'-0"



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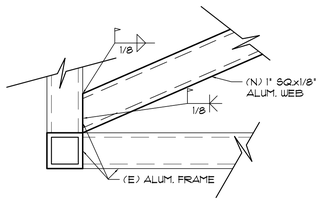
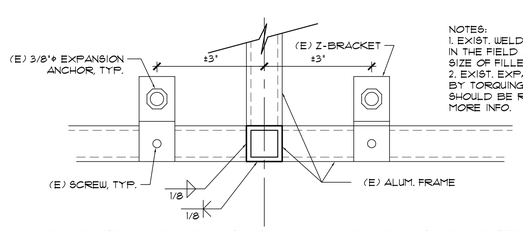
2. SIZE OF EXISTING SCREWS (1/4"ø) TO (E) HSS HEADER ARE TO BE VERIFIED IN THE FIELD.

9 TOP CONN. @ STEEL HDR.
6" = 1'-0"



8 DETAIL
6" = 1'-0"



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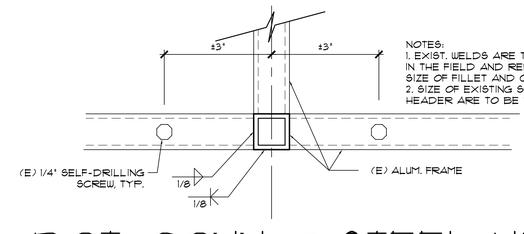
7 BOT. CONN. @ CONCRETE
6" = 1'-0"



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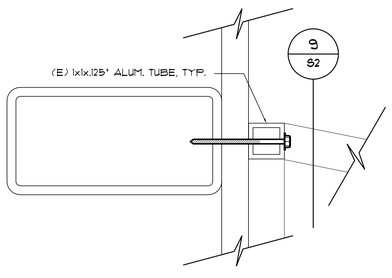
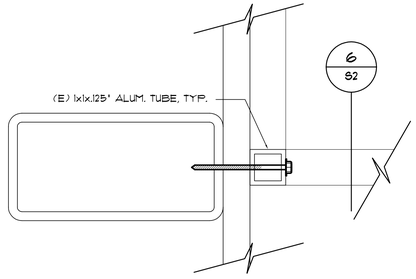
2. SIZE OF EXISTING SCREWS (1/4"ø) TO (E) HSS HEADER ARE TO BE VERIFIED IN THE FIELD.

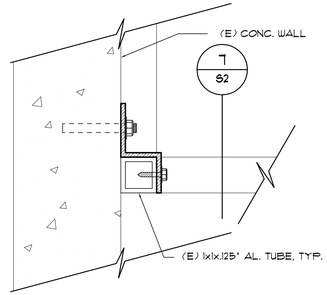
6 BOT. CONN. @ STEEL HDR.
6" = 1'-0"



5 AWNING ANC.
6" = 1'-0"



4 AWNING ANC.
6" = 1'-0"



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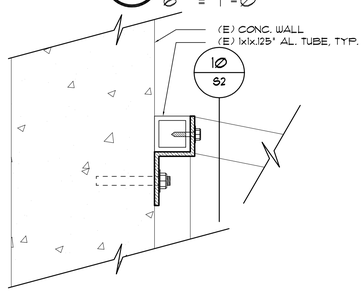
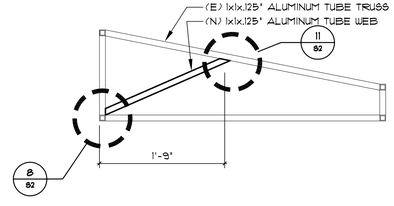
6" = 1'-0"



2 AWNING ANC.
6" = 1'-0"



1 AWNING SECTION - TYP.
1" = 1'-0"

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
18,138
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December 6, 1985
BABRAK AMIRI
05/14/2025
EXPIRES: 12-31-2025

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PLOT DATE:	

S2