CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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2

Facilities Permit Plan Intake Form

FOR INTAKE, STAFF USE ONLY		Building/Mechanical	JOE	1
Date Received		Electrical	John	3
Building Registration #	13-111986-FC	Plumbing		
Fixed Bid		Fire	JEFF	2
Bin #	F-4	Planning		
Building Permit #	13-156096-FA	BES		
Mechanical #		PDOT		
Plumbing Permit #		Structural		
Electrical Permit #		Other		

APPLICANT: Complete all sections below that apply to the project. Please print legibly.

Print Name Kent Pottebaum Sign Name

Street Address 1120 NW Couch, Suite 300

City Portland State OR Zip Code 97209

Day Phone 503.224.9656 FAX 503.299.6273 email kent@gbdarchitects.com

Plans / permits available for pick up at 1900 SW 4th Avenue, 5th floor between 8:00 am to 5:00 pm

Contact Name for plan/permit pick up Jason Chupp

Day Phone 503.224.6888 email jchupp@swinerton.com

Project Building Name / # Brewery Block 2 - Cellar Building

Project Address or Location 1120 NW Couch St., 5th Floor, Portland, OR, 97209

Project Name and Description Guardian Investment Real Estate tenant improvement

Total Project Value $32,000 Project Reference # 20112911

Building Contractor Swinerton Builders CCB #

Mechanical Contractor CCB #

Electrical Contractor CCB# License #

Plumbing Contractor CCB# License #

13-156096-FA

☒ **Building Permit**

No. of Stories 5

Const. Type FR-I

[Y] [N] Alarms Required

[Y] [N] Smoke Det. Req'd

[Y] [N] Sprinklers Req'd

[Y] [N] Struct. Eng / Calcs Submitted

☐ **Mechanical Permit**

Mechanical Valuation

Description

☐ **Electrical Permit**

Please provide a completed standard electrical permit application form. You may mail or deliver it to 1900 SW 4th Avenue, Portland, Oregon 97201 or FAX to 503-823-7425.

☐ **Plumbing Permit**

Number of Fixtures

Back Flow Devices

Water Service (# of Feet)

Medical Gas

Other

City of Portland
REVIEWED FOR CODE COMPLIANCE
MAY 22 2013
13-156096-FA
Permit Number

F-4

DRAWING INDEX

A001 FACILITY PERMIT/GENERAL INFORMATION
A105 FIFTH FLOOR PLAN
A705 FIFTH FLOOR REFLECTED CEILING PLAN
A800 INTERIOR ELEVATIONS AND DETAILS

CODE SUMMARY

CODE
INTERNATIONAL BUILDING CODE 2003 EDITION
OCCUPANCY TYPE(S): B
CONSTRUCTION TYPE: TYPE II-FR

AREA
FIFTH FLOOR: 1,298 USF

OCCUPANT LOAD
OCCUPANT LOAD FACTOR: 100
OCCUPANT LOAD:
FIFTH FLOOR: 13

ZONING EXd

FIRE PROTECTION
100% SPRINKLERED
SMOKE DETECTION SYSTEM

EGRESS
NUMBER OF REQUIRED EXITS: 2
(SEE APPEAL ON RECORD FOR DISTANCE BETWEEN EXITS)

FACILITIES PERMIT - GENERAL NOTES

A. ALL WORK IN THIS BUILDING IS TO BE PERFORMED UNDER THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM. A MASTER PROJECT NUMBER WILL BE ISSUED FOR THE PROJECT. ALL OTHER DESIGN BUILD PERMITS ARE TO BE TAKEN OUT AS SEPARATE PERMITS UNDER THE MASTER PROJECT NUMBER, THROUGH THE FACILITIES PERMIT PROGRAM.

B. MECHANICAL WORK IS PROVIDED THROUGH A CONTRACTOR DESIGN BUILD SYSTEM. MECHANICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. MECHANICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF OREGON TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT, PRIOR TO ISSUING TO THE CITY OF PORTLAND FOR PERMIT.

C. PLUMBING WORK IS PROVIDED THROUGH A CONTRACTOR DESIGN BUILD SYSTEM. PLUMBING WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. MECHANICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS, STAMPED BY AN ENGINEER LICENSED IN THE STATE OF OREGON, TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. MAINTAIN 100% SPRINKLER COVERAGE THROUGHOUT BUILDING. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT, PRIOR TO ISSUING TO THE CITY OF PORTLAND FOR PERMIT.

D. ELECTRICAL WORK IS PROVIDED THROUGH A CONTRACTOR DESIGN BUILD SYSTEM. ELECTRICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS, TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO ISSUING TO THE CITY OF PORTLAND FOR PERMIT.

E. EXIT AND EGRESS LIGHTING SYSTEM ARE TO BE INSTALLED TO MEET THE IBC AND PRESCRIPTIVE LIGHTING PATH (IBC 2003.) EGRESS PLAN IS INDICATED IN THESE DOCUMENTS.

F. MAINTAIN EXISTING BUILDING FIRE AND LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, SMOKE EVACUATION SYSTEMS, EXITING SYSTEMS AND EMERGENCY ANNUNCIATION SYSTEMS.

G. REFER TO BUILDING CODE APPEALS ON RECORD WITH THE CITY OF PORTLAND FOR EXISTING AND FULL BUILDING VARIATIONS TO CODE REQUIREMENTS.

GENERAL NOTES

THE FOLLOWING GENERAL NOTES APPLY TO EACH DRAWING IN THIS PACKAGE. THEY DO NOT REAPPEAR ON THE INDIVIDUAL SHEETS.

A. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES, AS MODIFIED FOR THIS BUILDING BY APPEALS ON RECORD AT THE PORTLAND BUREAU OF BUILDINGS. IN CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAW OR ORDINANCE SHALL GOVERN. NOTIFY ARCHITECT OF CONFLICTS.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENT WHICH MIGHT HAVE BEEN UNFORESEEN FROM A THOROUGH EXAMINATION OF THE SITE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSEQUENCES OF ACTING ON CONCLUSIONS DRAWN FROM INFORMATION AVAILABLE AT THE TIME.

C. NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK.

D. PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO PERFORM WORK SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.

DEMOLITION

1. EXISTING STRUCTURE TO BE LEFT UNDISTURBED AND INTACT. PERFORM NO DEMOLITION THAT MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT WRITTEN APPROVAL OF THE ARCHITECT / ENGINEER.
2. EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL EXISTING AREAS TO REMAIN FROM DAMAGES THAT MIGHT OCCUR DURING DEMOLITION. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AREAS THAT HAVE BEEN DAMAGED DUE TO INADEQUATE PROTECTION.
3. MAINTAIN 100% SPRINKLER COVERAGE.
4. SALVAGE/RECYCLE REMOVED MATERIALS AS INDICATED IN 'SPECIFICATION MANUAL'.
5. REMOVE ALL EXISTING SIGNAGE, PICTURES, NAILS, HOOKS, EQUIPMENT, ETC., LEFT BEHIND FROM PRIOR TENANT, FROM ALL WALLS, DOORS, DOOR FRAMES, STRUCTURAL, AND CONCRETE CEILING.

CONSTRUCTION

1. PERFORM ALL WORK IN ACCORDANCE WITH ESTABLISHED BUILDING STANDARDS FOR TENANT IMPROVEMENTS.
2. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE ALL PARTITIONS TERMINATE AT UNDERSIDE OF CONCRETE CEILING OR STRUCTURE UNLESS OTHERWISE NOTED.
3. MECHANICAL, ELECTRICAL AND FIRE PROTECTION SYSTEMS INDICATED ARE FOR INFORMATION ONLY. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER SEPARATE PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT, BOTH EXISTING AND NEW.
4. MAINTAIN 100% SPRINKLER COVERAGE
5. ALL WALLS, DOORS, FLOORS, CEILINGS WITHIN THE LIMITS OF WORK NOTED, ARE TO BE PATCHED, PLASTERED, SANDED AND PREPARED READY FOR THE NEW FINISH SPECIFIED.
6. PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM IN CONFORMANCE WITH CITY OF PORTLAND REQUIREMENTS.
7. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, MECHANICAL AND ELECTRICAL ITEMS AND PARTITIONS IS THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET CITY OF PORTLAND BUILDING CODE.
8. SEAL ALL THROUGH FLOOR / RATED-WALL PENETRATIONS WITH RATED ASSEMBLIES AS REQUIRED TO MAINTAIN THE INTEGRITY OF FLOOR / WALL ASSEMBLY.
9. ALL NEW AND EXISTING DOORS TO HAVE LEVER HARDWARE.

ELECTRICAL

1. ELECTRICAL WORK INDICATED IS FOR INFORMATION ONLY. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL EQUIPMENT, BOTH EXISTING AND NEW. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER SEPARATE PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO SUBMITTING TO THE CITY OF PORTLAND FOR PERMIT.
2. ALL NEW ELECTRICAL OUTLETS TO BE MOUNTED AT 18" UNLESS NOTED OTHERWISE.
3. ALL RECEPTACLES, SWITCHES AND COVERS TO BE BUILDING STANDARD AND MATCH IN COLOR. FIELD VERIFY COLOR UNLESS OTHERWISE NOTED.
4. SWITCHING FOR ALL LIGHT FIXTURES TO BE COORDINATED BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO BEGINNING OF WORK.
5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH IBC 2003. SEE EGRESS PLAN FOR EGRESS LIGHTING PATH.
6. IT IS THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUB-CONTRACTOR TO MEET W/ TENANT TO DETERMINE TENANT'S NEW AND EXISTING EQUIPMENT, POWER REQ'TS, FURNITURE POWER REQ'TS, SPECIAL POWER REQ'TS, VOICE AND DATA PATH, GENERAL LIGHTING, AND UPGRADE LIGHTING. PROVIDE SCHEMATIC DRAWINGS FOR ARCHITECTS REVIEW PRIOR TO START OF CONSTRUCTION DOCUMENTS.
7. CONTRACTOR TO GET FIRE LIFE SAFETY DESIGN PRICING AND DEVICE COUNT FROM SEIMENS. ELECTRICAL CONTRACTOR TO INCLUDE FIRE LIFE SAFETY IN IT'S BID.
8. CONTRACTOR TO PROVIDE COST TO PULL TENANTS VOICE AND DATA CABLE FROM OUTLETS TO ELECTRICAL CLOSET. TENANT WILL PROVIDE SPECIFICATION.

MECHANICAL

1. MECHANICAL AND FIRE PROTECTION SYSTEM WORK INDICATED IS FOR INFORMATION ONLY. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL EQUIPMENT, BOTH EXISTING AND NEW. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER SEPARATE PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO SUBMITTING TO THE CITY OF PORTLAND FOR PERMIT.
2. CONTRACTOR TO PROVIDE CFM DELIVERY FOR EACH REGISTER ON THE MECHANICAL DB DRAWINGS
3. ALL MECHANICAL PLANS ARE TO BE SUBMITTED FOR APPROVAL BY THE OWNERS' CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO COMMENCEMENT OF MECHANICAL WORK.
4. CONTRACTOR TO SUBMIT ALONG WITH BID, NUMBER OF EXISTING AND PROPOSED VAV BOXES AND TERMINAL UNITS CONTEMPLATED AS PART OF DESIGN BUILD CONTRACT.

CONTACT INFORMATION

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1300 SW 5th Avenue
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Phone: 503/221-4807
Fax: 503/221-4873
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Email: kimberly.fuhrer@cbre.com

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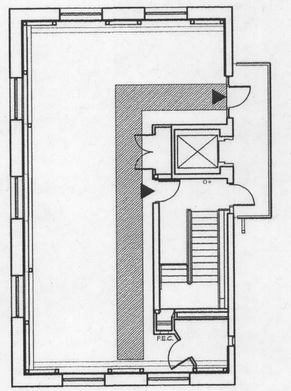
Portland, Oregon 97201

Phone: 503/224-6888
Fax: 503/224-6889
Contact: Jason Chupp
Email: jchupp@swinerton.com

EGRESS PLAN



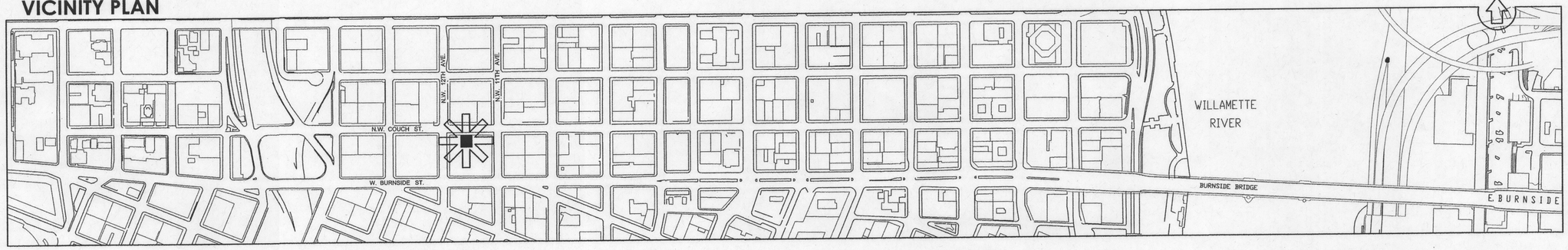
FIFTH FLOOR
3/32" = 1' Ø"

NORTH

LEGEND
EXIT
DESIGNATED EGRESS PATH
EGRESS PATH TO BE ILLUMINATED TO AT LEAST CODE MINIMUM LIGHTING LEVELS.

City of Portland
REVIEWED FOR CODE COMPLIANCE
MAY 22 2013
13-156916-FA
Permit Number

VICINITY PLAN



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Portland, OR 97209
Tel. (503) 224-9656
gbdarchtects.com

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STAMP

REGISTERED ARCHITECT
CRAIG L. DAVIS
PORTLAND, OREGON
3008
STATE OF OREGON

CONSULTANT

PROJECT
Guardian Investment Real Estate
Brewery Block Two
Cellar Building
1120 NW Couch Street
Portland, OR 97209

CLIENT
CBRE

REVISIONS

DATE
14 MAY 2013

PROJECT NUMBER
20112911

SCALE
N.T.S

SHEET TITLE
GENERAL INFORMATION

A001

13-156916-FA

F-4

ISSUED FOR PERMIT

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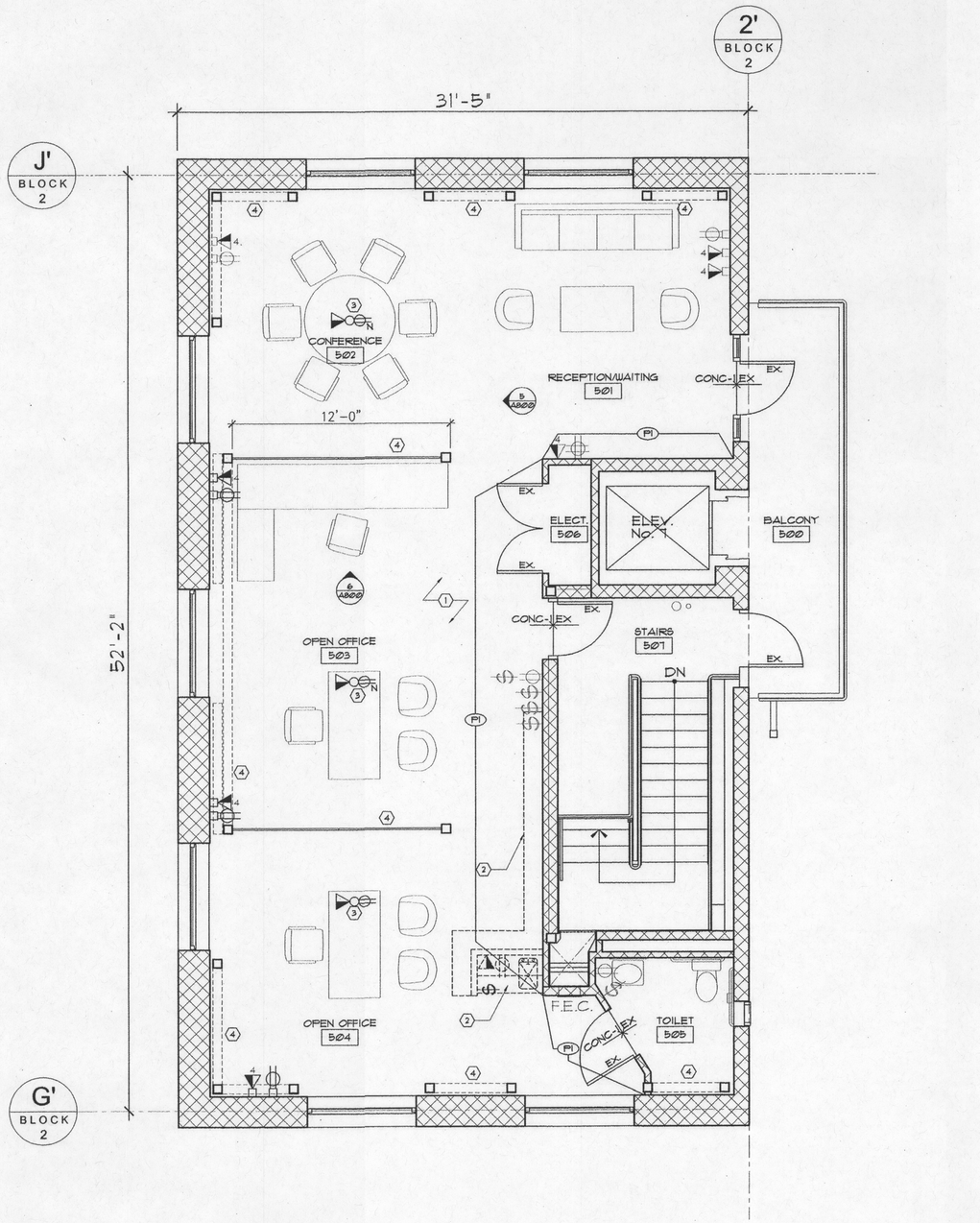

5TH FLOOR PARTIAL PLAN

1/4" = 1'0"

N

REFERENCE NOTES

1. REMOVE CARPET AND POLISH CONCRETE FLOOR THROUGHOUT.
2. REMOVE WALL, CABINETS AND SHELVING, AND SINK, PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT FINISH
3. PROVIDE AND INSTALL NEW ELECTRICAL AND DATA POKE-THRU, VERIFY OUTLET LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
4. PAINT ALL STRUCTURAL STEEL P-2 THROUGHOUT.
5. PROVIDE AND INSTALL NEW WHITE BOARD PARTITION, SEE DETAIL 7/A800

PLAN LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING PARTITION OR OBJECT TO BE REMOVED
- DOOR and DOOR FRAME (EXISTING)
- ARCHITECTURAL PLAN REFERENCE NOTE
- ELEVATION REFERENCE SHEET REFERENCE
- DETAIL REFERENCE
- SHEET REFERENCE
- ROOM NAME / ROOM NUMBER
- FLOOR MATERIAL CHANGE
- VOICE AND DATA — Surface Mounted J-Box — Denotes New
- DUPLEX POWER OUTLET
- FOURPLEX POWER OUTLET
- LIGHT SWITCH
- PAINT

FINISH SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Celling Finish	Wall Finish				Comments
					North	East	South	West	
500	BALCONY	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
501	RECEPTION/WAITING	CONC-1	EXIST.	EXIST.	EXIST.	EXIST.	P-1	EXIST.	
502	CONFERENCE	CONC-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
503	OPEN OFFICE	CONC-1	EXIST.	EXIST.	EXIST.	P-1	EXIST.	EXIST.	
504	OPEN OFFICE	CONC-1	EXIST.	EXIST.	EXIST.	P-1	EXIST.	EXIST.	
505	TOILET ROOM	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
506	ELECTRICAL CLOSET	CONC-1	WD-1	EXIST.	P-1	P-1	P-1	P-1	
507	STAIRS	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	

FINISH LEGEND

CODE	NAME	MANUFACTURER	DESCRIPTION
CONC-1	CONCRETE	EXISTING	POLISHED, CLEAR SEAL
P-1	GENERAL WALL COLOR	BUILDING STANDARD	COLOR: BUILDING STANDARD
P-2	PAINTED STRUCTURAL STL	TBD	COLOR: TBD
LSG	LAMINATED SAFETY GLASS	CULVER GLASS	"STARFIRE" - 1/2" LAMINATED SAFETY GLASS WITH .060mm INTERLAYER

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PORTLAND, OREGON
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STATE OF OREGON

CONSULTANT

PROJECT

Guardian Investment Real Estate

Brewery Block Two

Cellar Building
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Portland, OR 97209

CLIENT

CBRE

REVISIONS

DATE

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SCALE

AS SHOWN

SHEET TITLE

5TH FLOOR PLAN

A105

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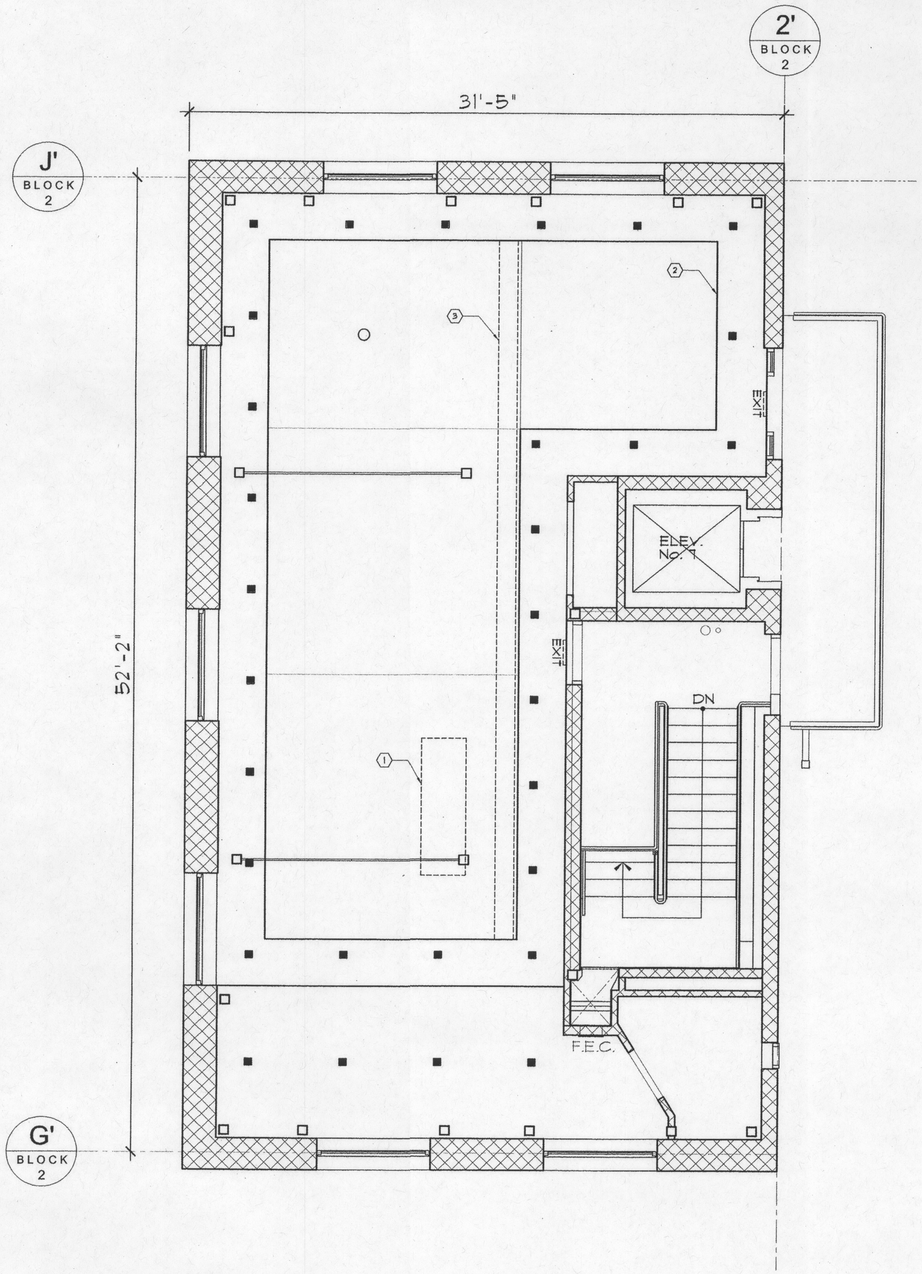

1 5TH FLOOR PARTIAL REFLECTED CEILING PLAN

SCALE 1/4"=1'-0"

N

REFERENCE NOTES

1. REMOVE RECTANGULAR LIGHT FIXTURE AND ASSOCIATED ELECTRICAL
2. EXISTING GYPSUM BOARD SOFFIT TO REMAIN
2. EXISTING MECHANICAL SYSTEM TO REMAIN

CEILING LEGEND

- EXISTING WALL TO REMAIN
- EXISTING OBJECT TO BE REMOVED
- (1) ARCHITECTURAL PLAN REFERENCE NOTE
- EXISTING COMPACT FLOURESCENT DOWNLIGHT
- EXIT EXISTING WALL-MOUNTED EXIT SIGN

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PROJECT NUMBER

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SCALE

AS SHOWN

SHEET TITLE

5TH FLOOR PARTIAL REFLECTED CEILING

A705

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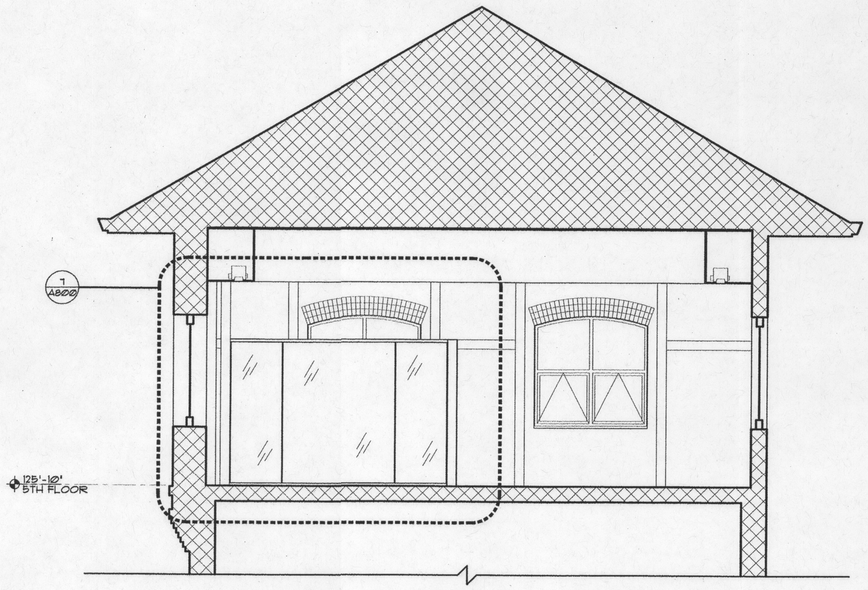
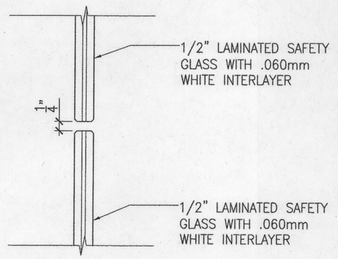


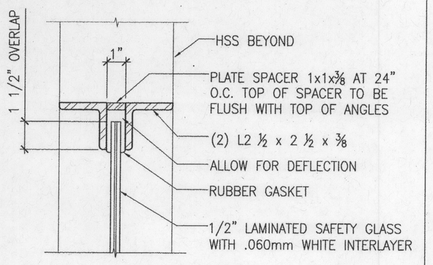
6 CELLAR BLDG. INTERIOR ELEVATION - LOOKING NORTH

1/4" = 1'-0"



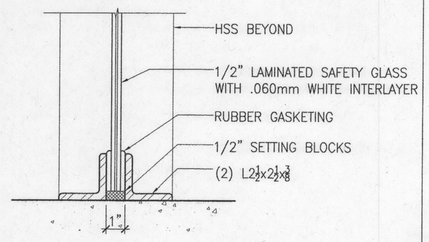
5 PARTITION MULLION

HALF SIZE



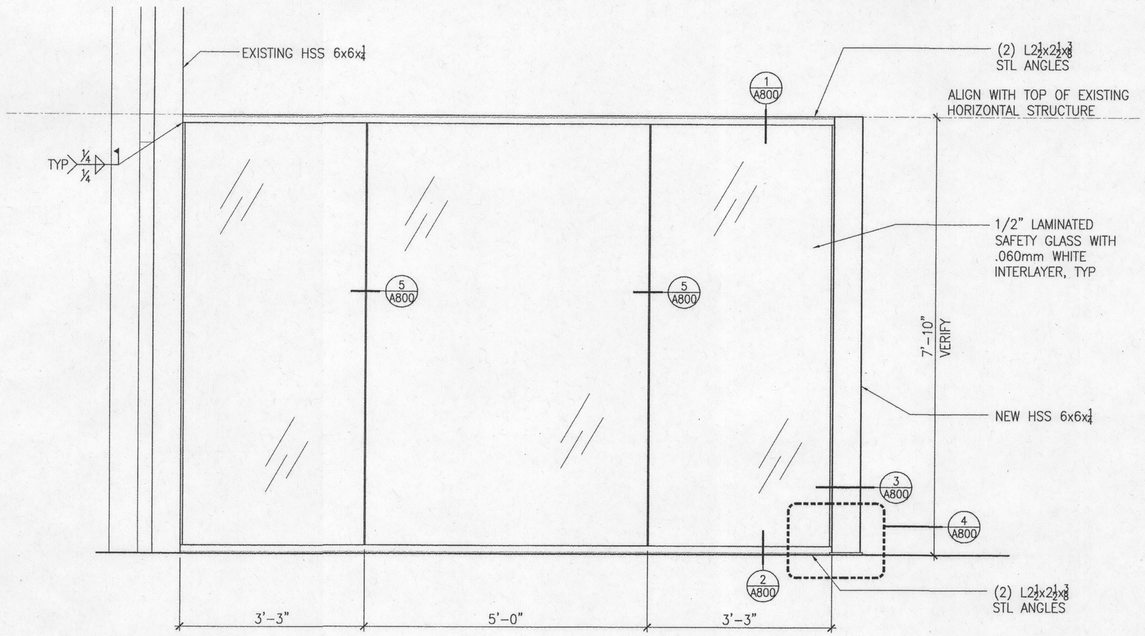
1 PARTITION HEAD

3" = 1'-0"



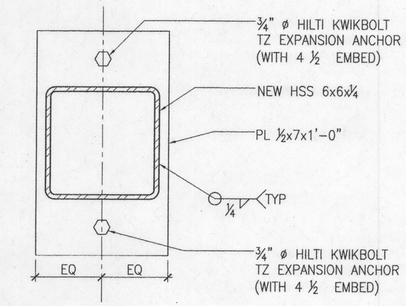
2 PARTITION BASE

3" = 1'-0"



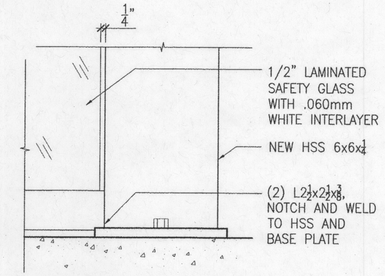
7 GLASS PARTITION ELEVATION

3/4" = 1'-0"



3 BASE PLATE

3" = 1'-0"



4 HSS BASE CONNECTION

3" = 1'-0"

GBD

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CBRE

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SCALE

AS INDICATED

SHEET TITLE

INTERIOR ELEVATIONS AND DETAILS

A800

ISSUED FOR PERMIT

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