

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 15694

Appeal ID: 15734

Project Address: 55 NE Grand Ave

Hearing Date: 8/23/17

Appellant Name: Amy Provost

Case No.: B-015

Appellant Phone: 5038869757

Appeal Type: Building

Plans Examiner/Inspector: Jerry Englehardt, Thomas Ng, Joe Thornton

Project Type: commercial

Stories: 6 **Occupancy:** S-2, A-2, R-2, B **Construction Type:** 1-A, 3-A

Building/Business Name:

Fire Sprinklers: Yes - NFPA 13 throughout

Appeal Involves: Erection of a new structure, Reconsideration of appeal

LUR or Permit Application No.: 16-112454-REV-02-MT

Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6] [File 7] [File 8] [File 9] [File 10] [File 11] [File 12] [File 13] [File 14] [File 15] [File 16] [File 17]

Proposed use: commercial, residential (multifamily), parking garage

APPEAL INFORMATION SHEET

Appeal item 1

Code Section NFPA-110 A7.7.1; OSSC 24.10.040(b)

Requires "Consideration shall be given to all the heat emitted to the EPS equipment room by the energy converter, un-insulated or insulated exhaust pipes, and other heat -producing equipment."

Proposed Design Per a meeting with Thomas Ng and Joe Thornton on Wednesday 8/16, exhaust air from the generator room will be ducted directly to the fan room (2 hour walls and 4 hour slab above. Slab on grade below) where it will then be carried directly to the exterior with a 2 hour rated shaft and plenum. See attached enlarged plans and wall types for reference. This will keep heater air from recirculating back into the generator room via the air intake louver.

There is a louver at the exterior of the building at the first floor already for the garage exhaust air. The generator room exhaust air will be directed to the same louver. See revised mechanical drawings.

As requested, an additional fan has been added to the fan room for redundancy for garage air exhaust. Both fans are on an emergency circuit. Revised electrical drawings are attached.

Further, sprinkler heads will be provided on either side of intake exhaust louver at the generator room as requested on the mechanical checksheet, as well as bollards and chain link, and signage stating not to block the louver.

Minimum headroom clearance of 7' inside the garage will be maintained beneath the duct running from the generator room to the fan room.

Generator tank remote fill station information and plumbing plans showing the piping for the fuel fill are attached to the appeal for reference of needed.

Free area for louvers over the garage door is 30.60 sf. (the garage door is glass) See attached chart from the louver manufacturer.

Reason for alternative The generator must be in the garage due to space and structural restraints on the roof. The ducting from the generator room to the exterior via the fan room, as well as the provision of an additional fan for redundancy, will ensure that heated air does not recirculate back into the generator room.

APPEAL DECISION

1a. Intake air from parking garage to serve emergency generator with exhaust ducted through fan room to exhaust louver: Granted provided minimum ventilation rate per OMSC 404.2 is confirmed at time of mechanical permit plan review.

1b. Sprinkler protection in lieu of fire damper at intake opening: Granted as proposed.

Appellant may contact Thomas Ng (503 823-7434) with questions.

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

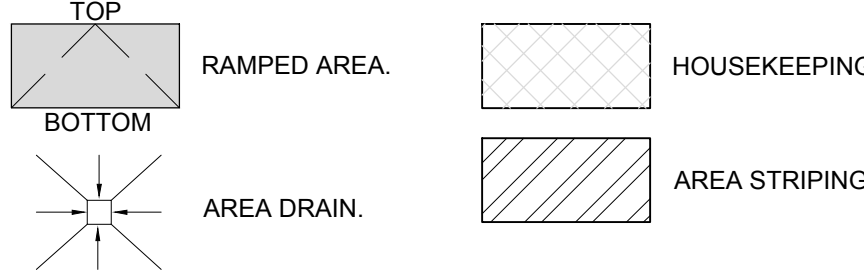
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

GENERAL NOTES - FLOOR PLANS

A. REFER TO PERMIT PACKAGE 1 FOR EXCAVATION, SHORING, AND FOUNDATION RELATED WORK (SHOWN IN GRAY IN DRAWING BELOW).

NOTE: NO FIELD CHANGES ALLOWED THAT WOULD, IN ANY SHAPE OR FORM, MODIFY MATERIALS, OPENINGS OR THE EXTERIOR APPEARANCE OF THE EXTERIOR SKIN. HOWEVER, THIS IN NO WAY RESTRICTS / LIMITS ANY ARCHITECTURAL APPROVED FIELD CHANGES TO NON VISIBLE CONSTRUCTION ELEMENTS (E.G. FRAMING, SUBFRAMING, MEMBER SIZES)

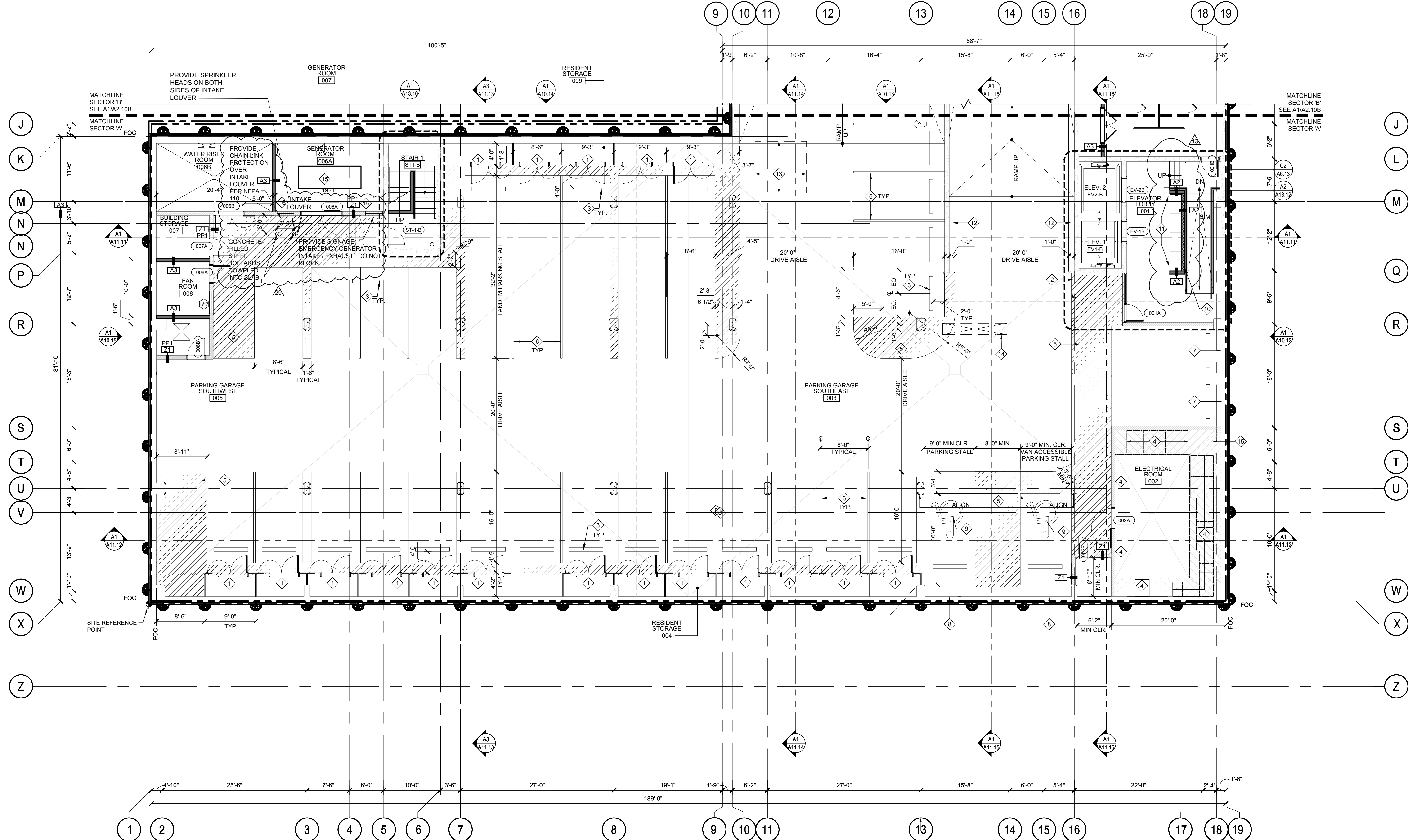
LEGEND - FLOOR PLAN



KEYNOTES - FLOOR PLAN

1. RESIDENT STORAGE (VINYL-COATED BLACK METAL CHAIN LINK FENCING WITH LOCKABLE GATE). AT SLOPED SURFACES, PROVIDE LEVEL CONCRETE FLOOR SURFACE.
2. STEEL BOLLARD. COORDINATE WITH STRUCTURAL DRAWINGS.
3. CONCRETE WHEEL STOP. CENTER WHEEL STOP ON PARKING STALL.
4. ELECTRICAL EQUIPMENT - REFER TO MEP DRAWINGS.
5. AREA STRIPING 6" WIDE AT 45° @ 1'-6" O.C.
6. 4" WIDE PARKING STALL STRIPING.
7. ELECTRIC CAR CHARGING STATION (OFCI) - REFER TO ELECTRICAL DRAWINGS.
8. WALL-MOUNTED ACCESSIBLE PARKING SIGNAGE - REFER TO AS/G5.11 FOR MOUNTING HEIGHT INFORMATION.
9. ACCESSIBLE PARKING SYMBOL (PAINTED) - REFER TO D5/G5.11.
10. REFER TO A1/A9.10 FOR WALL HEIGHT
11. PARCEL PENDING LOCKER UNIT, OFCI; PROVIDE POWER AND DATA AS REQUIRED
12. 6" HIGH CONCRETE CURB. COORDINATE WITH STRUCTURAL PLANS
13. TOWER CRANE OPENING - COORDINATE WITH PERMIT PACKAGE 1 STRUCTURAL DRAWINGS.
14. ELECTRICAL CONDUIT SHAFT ABOVE - COORDINATE OPENING WITH STRUCTURAL AND ELECTRICAL DRAWINGS.
15. 4" CONCRETE HOUSEKEEPING PAD. COORDINATE LOCATION AND SIZE WITH STRUCTURAL AND ELECTRICAL EQUIPMENT
16. COORDINATE SUPPLY AND EXHAUST LOUVER SIZES AND LOCATIONS WITH MEP DRAWINGS

NOTE: SEE SHEET A2.11B FOR LONG TERM BICYCLE PARKING NOTES AND MATRIX



FLOOR PLAN - BASEMENT - SECTOR 'A'
1/8" = 1'-0"

419 E. BURNSIDE MIXED USE

Trinsic Acquisition Company, LLC
605 First Avenue
Suite 100
Seattle, WA, 98104
Tel 425.681.0638

The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors / Suppliers of the Owner's intention to follow industry standards as regard to payment and certification terms: Notice of Extended Payment Provision
The Construction Contract will allow the Owner to make:
(1) Progress payments per the terms of the construction contract no later than industry standard
30-45 days after the date a billing or estimate is received or such shorter time as allowed by Owner's Lender.
(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work or such shorter time as allowed by Owner's Lender.
Notice of Extended Certification Period Provision
(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor, or such shorter or longer time as allowed or needed by Owner's Lender.

CONSTRUCTION SET	
PACKAGE 2: BUILDING AND SITE	
VOLUME 2 OF 2	
PROJECT NO.	ISSUE DATE
15-0723	02/01/2016
REVISIONS	
A3	ASI #13 11/21/16
A2	ASI #25R1 6/21/17

ISSUED FOR CONSTRUCTION
JULY 28, 2016
A2.10A
FLOOR PLAN
BASEMENT
SECTOR 'A'

NE
'B'
2.10B
NE
'A'
FOC

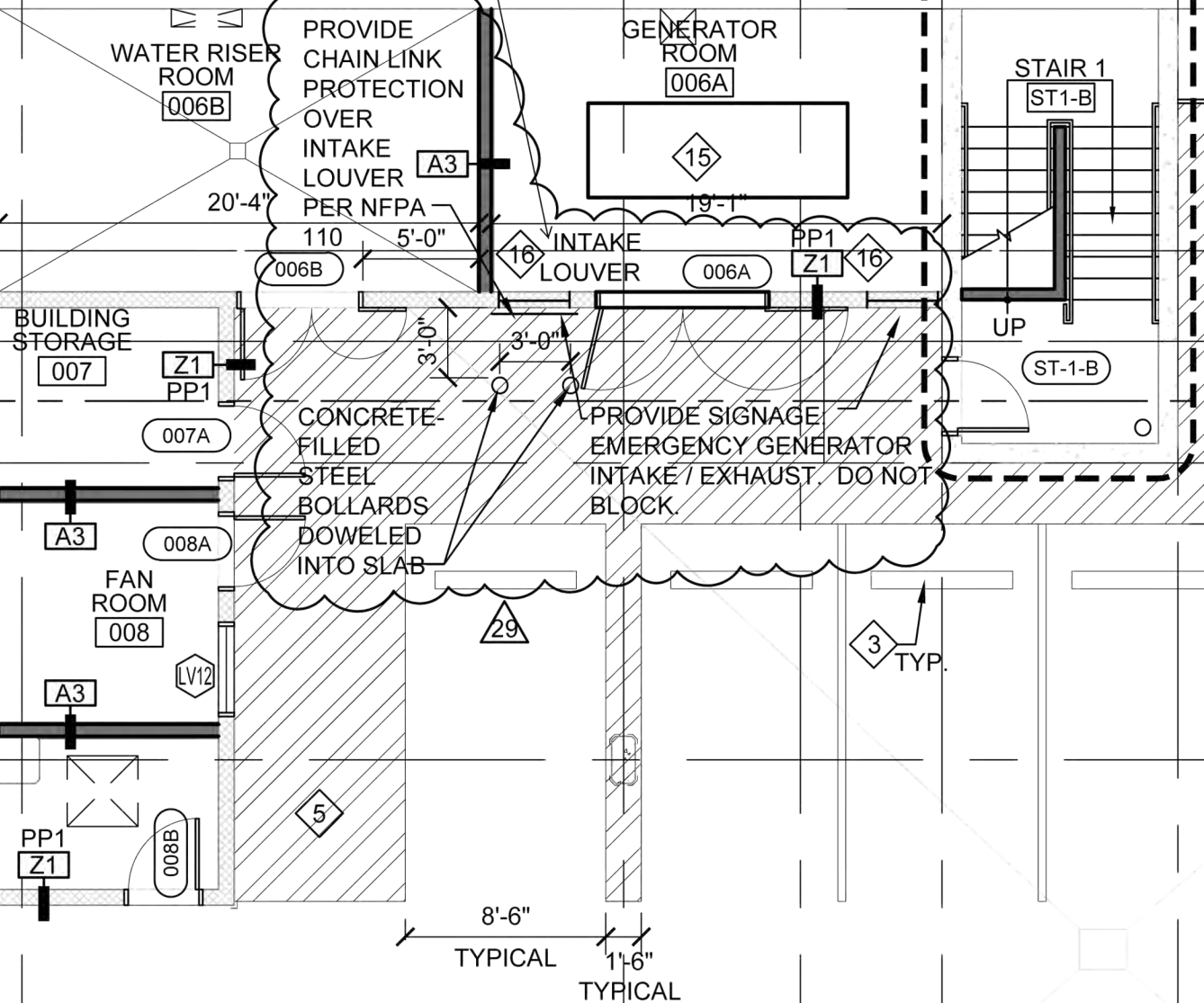
PROVIDE SPRINKLER
HEADS ON BOTH
SIDES OF INTAKE
LOUVER

GENERATOR
ROOM
007

A1
A13.10

A1
1.11

10'-0"



PARKING GARAGE
SOUTHWEST
005

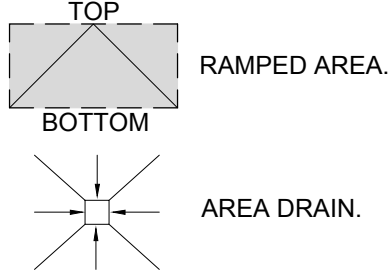
Enlarged plan
from A2.10A

GENERAL NOTES - FLOOR PLANS

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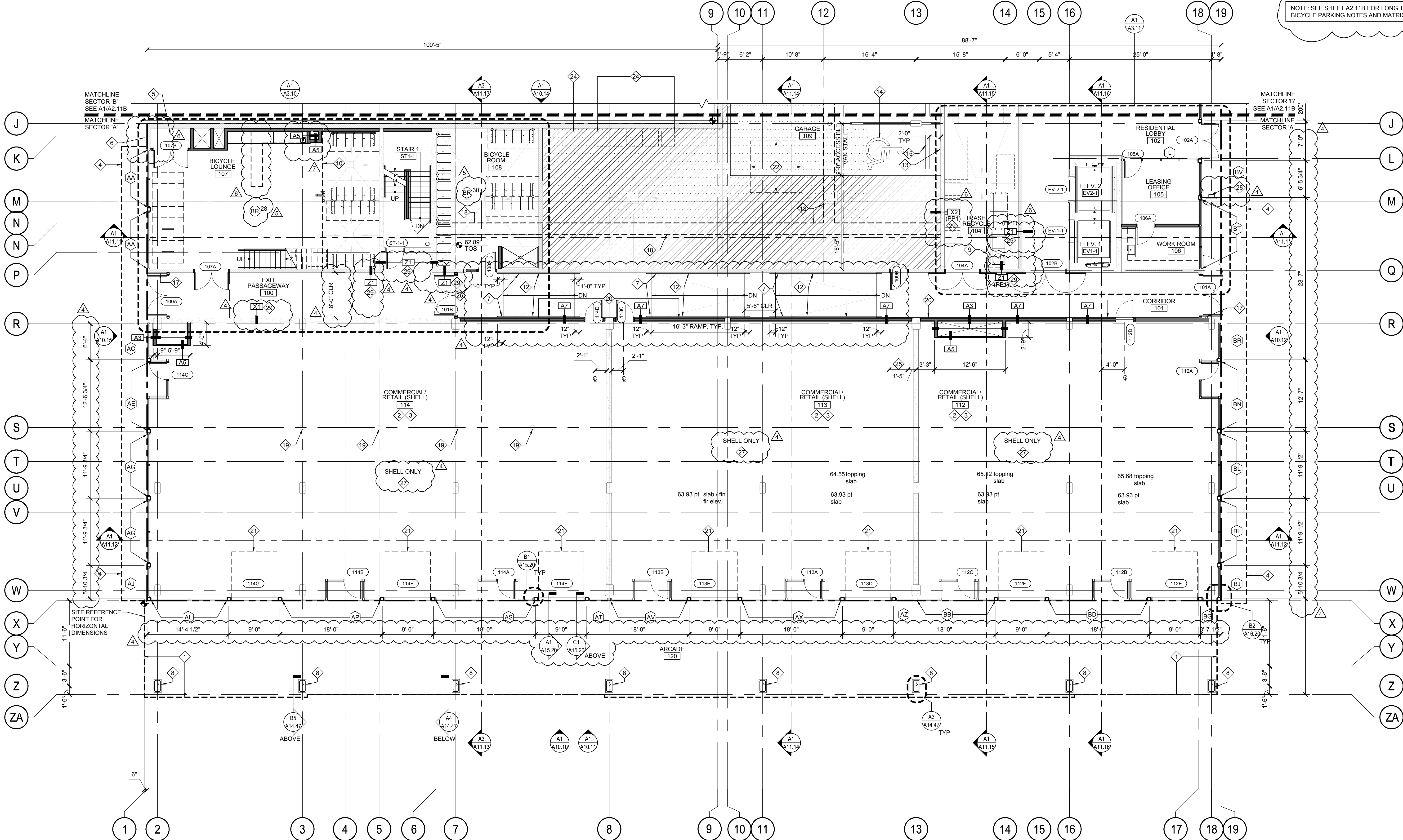
LEGEND - FLOOR PLAN



KEYNOTES - FLOOR PLAN

- LINE OF BUILDING ABOVE.
- PROVIDE ROUGH-IN FOR FUTURE RESTROOM FIXTURES (BY OTHER) - REFER TO PLUMBING DRAWINGS.
- PROVIDE EMERGENCY EGRESS LIGHTING IN SHELL SPACE - REFER TO ELECTRICAL DRAWINGS.
- LINE OF AWNING ABOVE.
- EQUIPMENT CLOSET.
- FIRE DEPARTMENT CONNECTION (FDC), REFER TO FIRE PROTECTION DRAWINGS (DESIGN-BUILD BY OTHERS).
- HANDRAIL 36" AFF, TYP.
- ARCADE COLUMN ALONG GRID 'Z'.
- SHAFT ABOVE.
- LINE OF BIKE LOUNGE MEZANINE ABOVE. SEE ENLARGED FLOOR PLANS.
- NOT USED.
- REFERENCE DETAILS A1, A2, B1 AND B2 ON SHEET A13.20 FOR HANDRAILS, TYP.
- WALL-MOUNTED ACCESSIBLE PARKING SIGNAGE - REFER TO A5/G5.11 FOR MOUNTING HEIGHT INFORMATION.
- ACCESSIBLE PARKING SYMBOL (PAINTED) - REFER TO D5/G5.11.
- CONCRETE WHEEL STOP. CENTER WHEEL STOP ON PARKING STALL.
- NOT USED.
- FIRE DEPARTMENT KNOX BOX. COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
- CONCRETE GIRDER ABOVE, REFER TO STRUCTURAL DRAWINGS.
- COLUMN EMBEDS AT FLOOR SLAB FOR FUTURE MEZZANINE COLUMNS (N.I.C.-BY OTHERS). SEE STRUCTURAL DRAWINGS.
- ALIGN FINISH FACE.
- SECTIONAL DOOR ABOVE. COORDINATE TRACKS WITH MEP EQUIPMENT AND FIXTURES TOWER CRANE OPENING. COORDINATE WITH PERMIT PACKAGE 1 AND 2 STRUCTURAL DRAWINGS.
- NOT USED.
- TRASH/RECYCLE CONTAINERS (OFCI).
- PROVIDE BLOCK-OUT FOR FUTURE 36" DOOR.
- 90 MINUTE RATED DOOR.
- SEPARATE BUILDING PERMIT REQUIRED FOR TENANT IMPROVEMENTS. BUILDING PERMIT TO INCLUDE BUT NOT BE LIMITED TO EGRESS COMPONENTS AND PLUMBING FIXTURES.
- FIRE DEPARTMENT KNOX BOX
- WALL IS PART OF PHASE 1 CONSTRUCTION (PERMIT PACKAGE 1) REFER TO PERMIT PACKAGE 1 FOR WALL ASSEMBLY.
- 2 HOUR FRAMED SOFFIT FOR GENERATOR FLUE TO CHASE AT FLOORS ABOVE. REFER TO ASSEMBLY FC43 ON SHEET G6.71 FOR SOFFIT CONSTRUCTION

NOTE: SEE SHEET A2.11B FOR LONG TERM BICYCLE PARKING NOTES AND MATRIX



FLOOR PLAN - FIRST FLOOR - SECTOR 'A'
1/8" = 1'-0"

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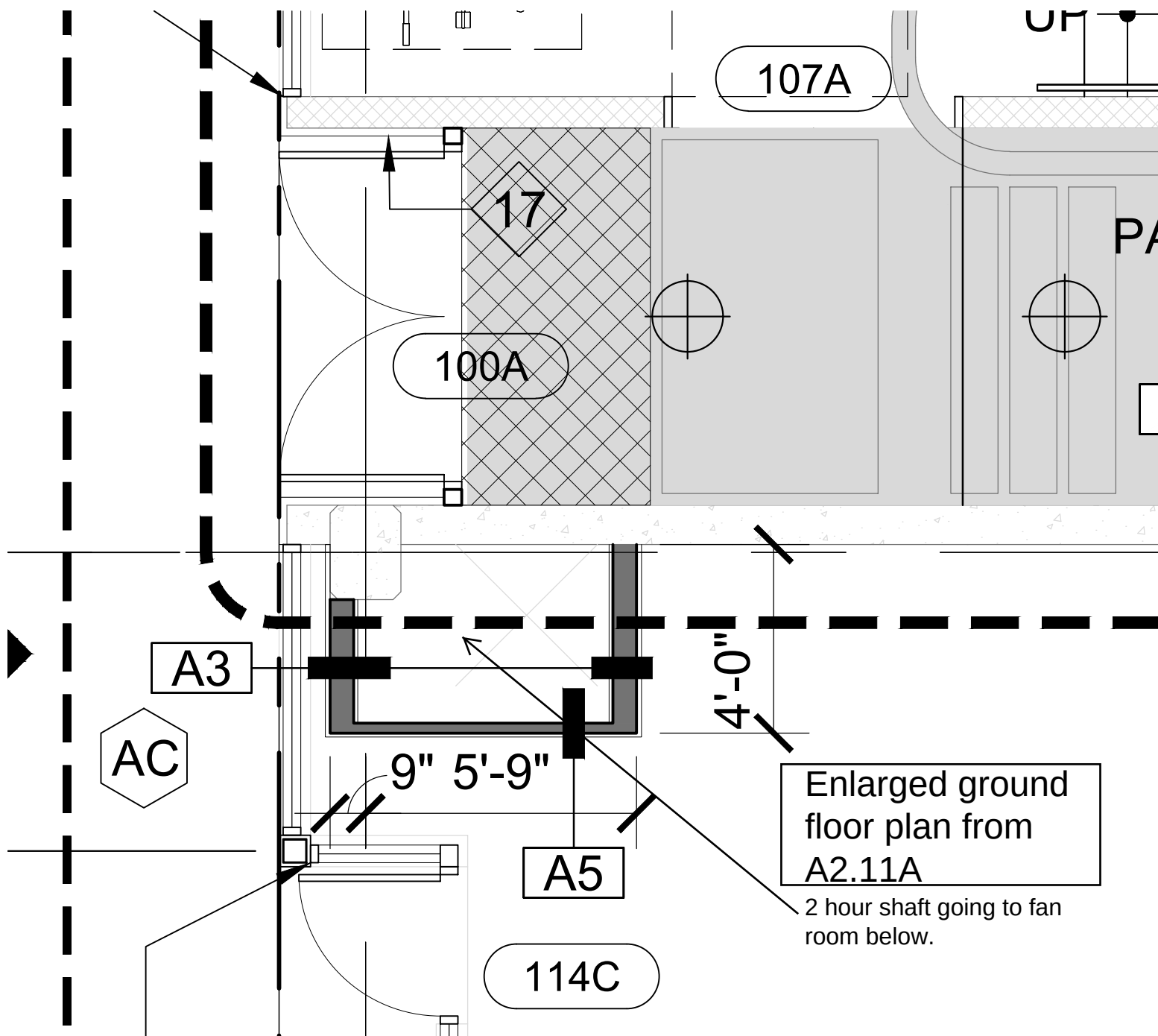
CONSTRUCTION SET

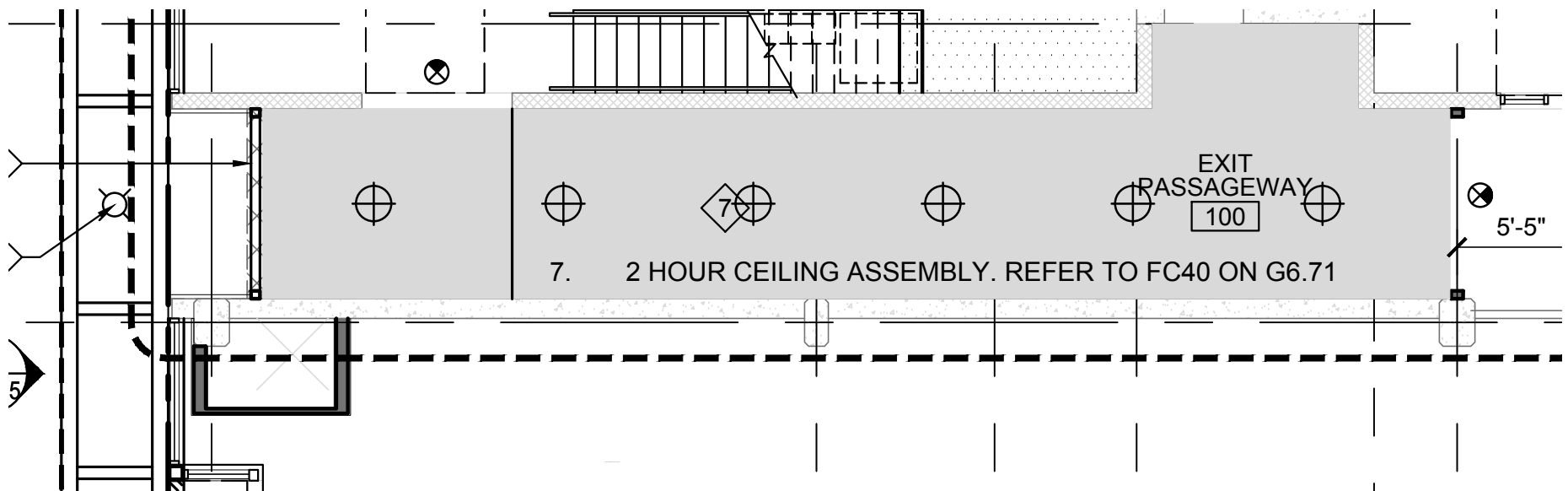
PACKAGE 2: BUILDING AND SITE
VOLUME 1 OF 2

PROJECT NO.	ISSUE DATE
15-0723	02/01/2016
REVISIONS	
△ CHECKSHEET REVISION	5/6/16
△ CHECKSHEET REVISION	5/20/16
△ CHECKSHEET REVISION	6/17/16
△ CHECKSHEET REVISION	7/19/16

ISSUED FOR CONSTRUCTION
JULY 28, 2016

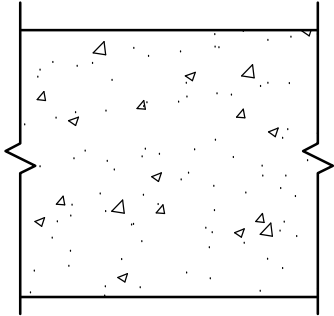
A2.11A
FLOOR PLAN
FIRST FLOOR
SECTOR 'A'



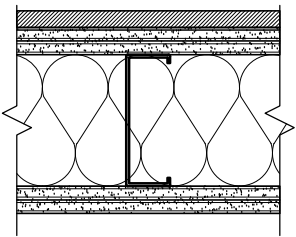
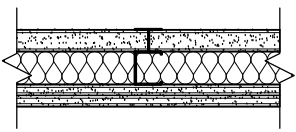


Enlarged plan from
A4.11A

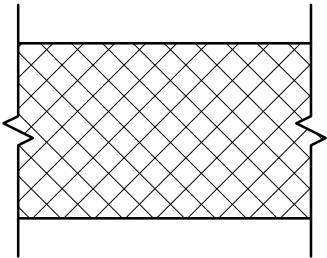
FC4



<u>12" PT SLAB</u> • PREPARE & CLEAN CONCRETE SUBSTRATE TO RECEIVE FLOORING SYSTEM. VERIFY SUBSTRATE REQUIREMENTS OF INTERIOR FINISHES PRIOR TO PROCEEDING. PREPARE & CLEAN SUBSTRATE AS REQUIRED TO RECEIVE INTERIOR SCHEDULED FINISHES. • PT CONCRETE PER STRUCTURAL. VERIFY USE OF FASTENERS WITH AHJ & EOR IN WRITING PRIOR TO PROCEEDING. REINFORCEMENT & SLAB THICKNESS PER STRUCTURAL EOR.		4	2	N/A	TABLE 720.1(3), ITEM 5-1.1
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A3	CORRIDOR 	<u>INTERIOR WALL</u> • CEMENT BONDED PARTICLE BOARD • (2) LAYERS $\frac{5}{8}$" TYPE 'X' GYPSUM WALL BOARD. • 6" STEEL STUDS PER STRUCTURAL EOR. • SOUND ATTENUATING BATT INSULATION. FILL STUD CAVITY. • (2) LAYERS $\frac{5}{8}$" TYPE 'X' GYPSUM WALL BOARD.	2	2	55 TO 59	GA DESIGN: WP 1522
A5	SHAFT 	<u>NON-BEARING, VERTICAL SHAFT ASSEMBLY (PROPRIETARY)</u> • (1) LAYER 1" X 24" PROPRIETARY, TYPE 'X' FIBERGLASS MAT GYPSUM PANELS (G-P, DENSGLASS® SHAFTLINER). • 2 $\frac{1}{2}$" C-T OR C-H STUDS. • 1 $\frac{1}{2}$" GLASS FIBER INSULATION FRICTION FIT INTO STUD SPACE. • (2) LAYERS $\frac{1}{2}$" PROPRIETARY TYPE 'X' FIBERGLASS MATT GYPSUM BOARD (G-P, TOUGHROCK® FIREGUARD® C).	2	2	50 TO 54	GA DESIGN: WP 7054.4

INTERIOR MASONRY WALL ASSEMBLIES

PLAN SYMBOL	GRAPHIC DESCRIPTION (SECTION VIEW)	DESCRIPTION	PROVIDED FIRE RATING (HR)	REQ'D FIRE RATING (HR)	STC / IIC RATING	SOURCE
Z1		<u>8" NONBEARING CMU WALL</u> CMU BLOCK, UL CLASSIFICATION C-3 IN $\frac{3}{8}$" MORTAR BED. REINFORCE PER STRUCTURAL.	2	NR, 1, OR 2 (SEE FLS PLANS ON PERMIT PACKAGE #2)	N/A	UL DESIGN NO. U907

There are (3) 80" x 36.6" louvers over the garage door. The garage door is glass. Free area per louver = 10.20 sf x 3 louvers = 30.60 sf of free area total

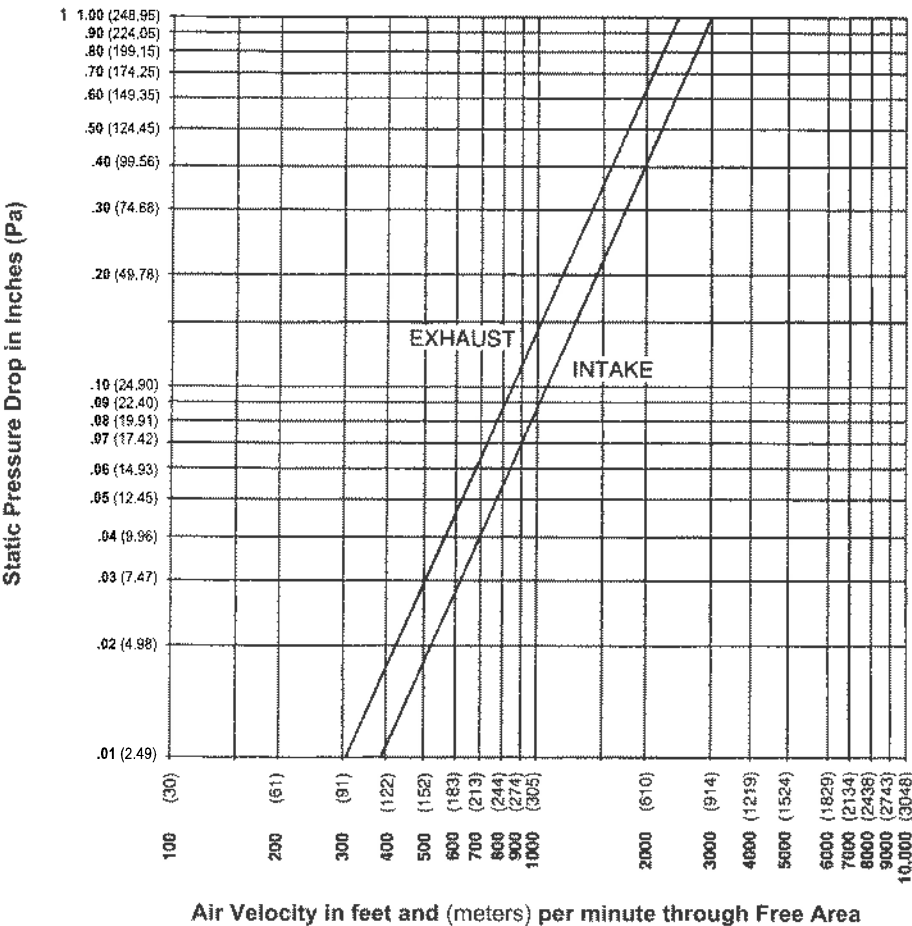
FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² for various sizes of ELF81S30.

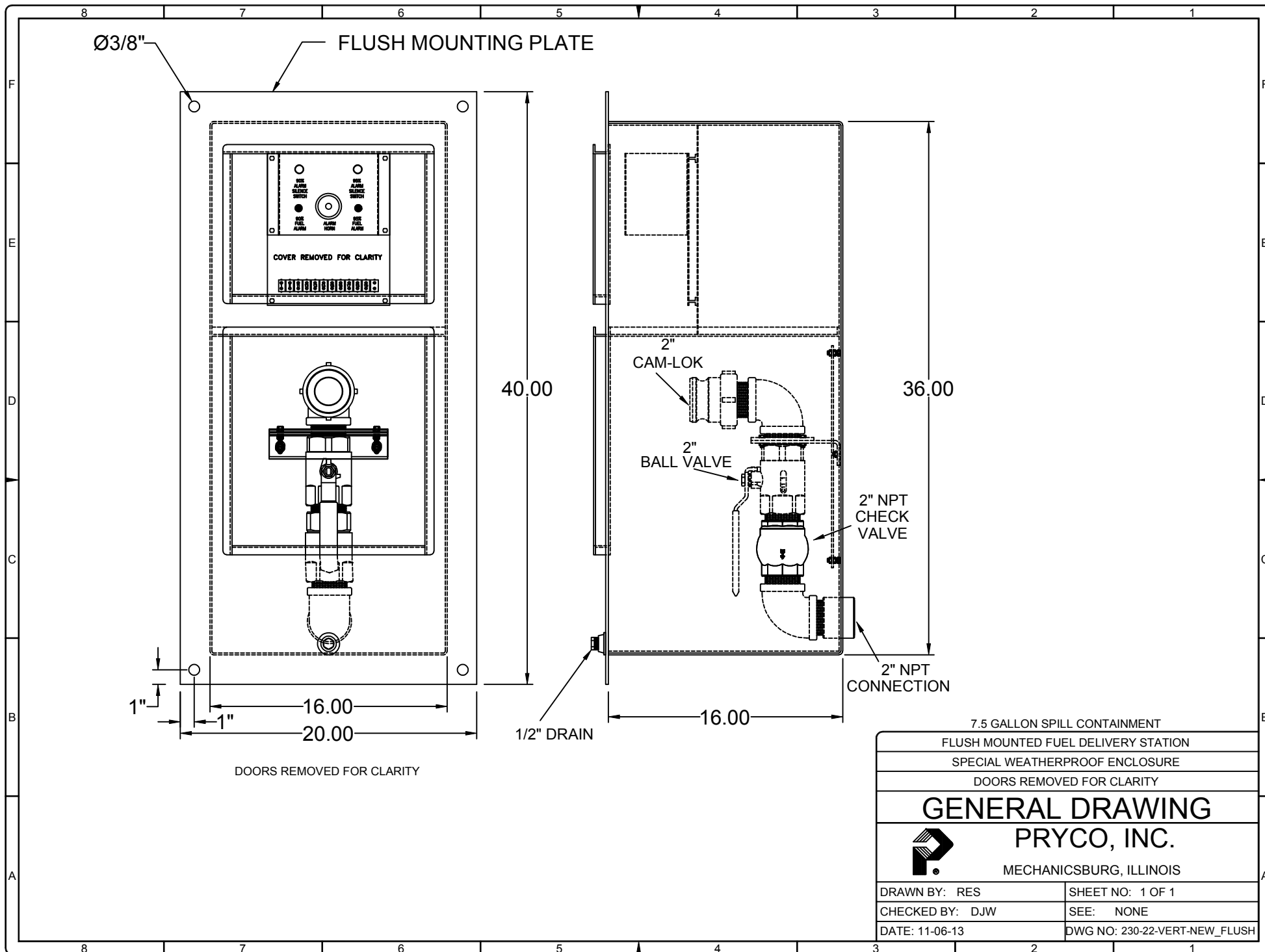
Width – Inches and Meters

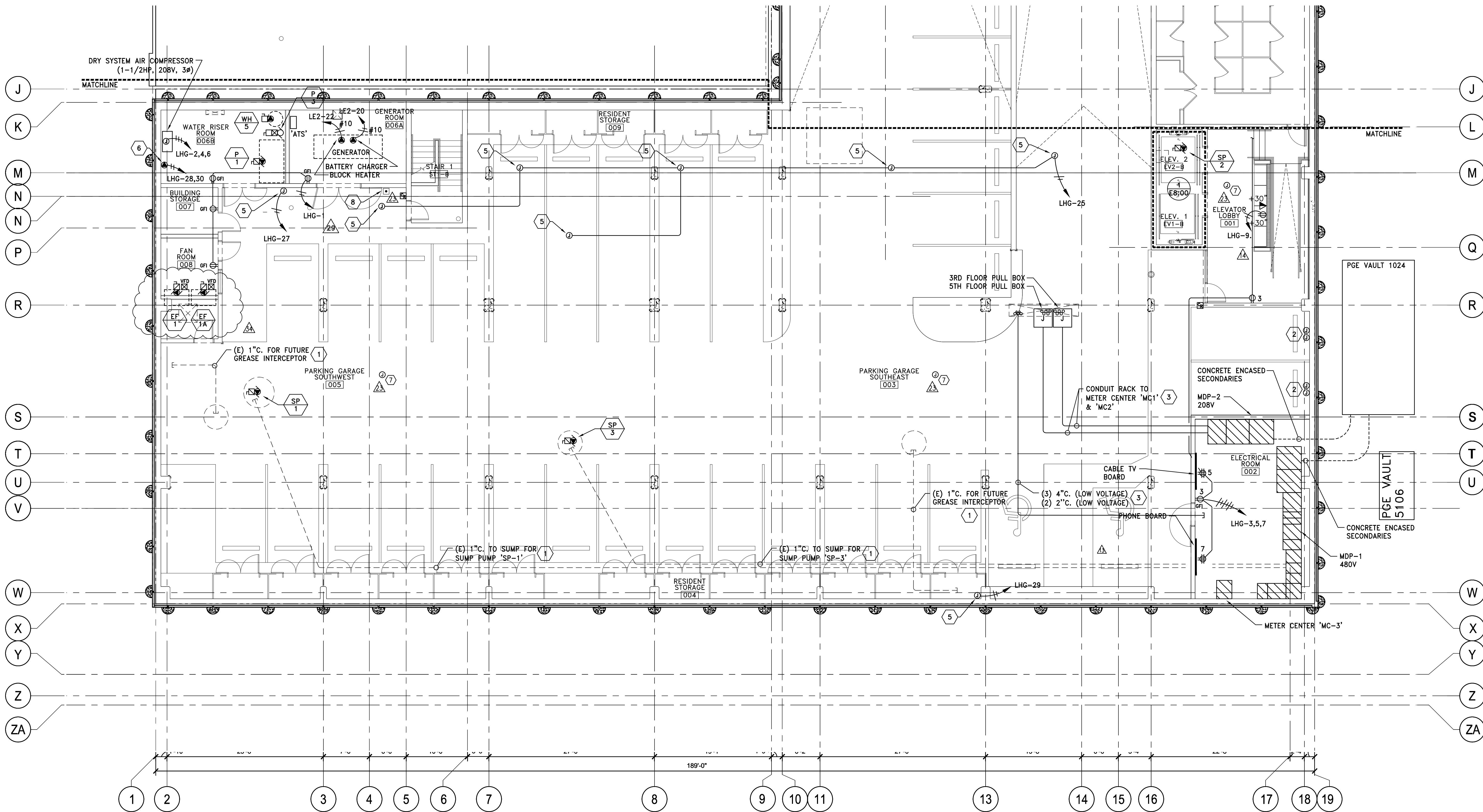
Height – Inches and Meters	12		18		24		30		36		42		48		54		60		66		72		78		84		90		96	
	30	46	61	76	91	107	122	137	152	168	183	198	213	229	244	260	275	291	306	322	337	353	368	384	399	415	430	446	461	477
12	.26	.41	.56	.72	.87	1.03	1.18	1.33	1.48	1.64	1.80	1.95	2.10	2.26	2.41	2.56	2.72	2.87	3.03	3.18	3.34	3.49	3.65	3.80	3.96	4.11	4.27	4.42	4.58	4.73
30	.02	.04	.05	.07	.08	.10	.11	.12	.14	.15	.17	.18	.20	.21	.22	.24	.26	.27	.29	.31	.34	.37	.40	.43	.46	.49	.52	.55	.58	.61
18	.53	.85	1.16	1.48	1.80	2.12	2.43	2.75	3.07	3.39	3.71	4.02	4.34	4.66	4.98	5.30	5.62	5.94	6.26	6.58	6.90	7.22	7.54	7.86	8.18	8.50	8.82	9.14	9.46	9.78
46	.05	.08	.11	.14	.17	.20	.23	.26	.29	.31	.34	.37	.40	.43	.46	.49	.52	.55	.58	.61	.64	.67	.70	.73	.76	.79	.82	.85	.88	.91
24	.81	1.29	1.78	2.26	2.74	3.23	3.71	4.20	4.68	5.16	5.65	6.13	6.62	7.10	7.58	8.06	8.54	9.02	9.50	9.98	10.46	10.94	11.42	11.90	12.38	12.86	13.34	13.82	14.30	14.78
61	.08	.12	.17	.21	.25	.30	.34	.39	.43	.48	.52	.57	.61	.66	.70	.74	.79	.83	.88	.92	.96	1.00	1.04	1.08	1.12	1.16	1.20	1.24	1.28	1.32
30	1.04	1.67	2.30	2.93	3.55	4.18	4.81	5.43	6.06	6.69	7.31	7.94	8.57	9.20	9.82	10.45	11.08	11.71	12.34	12.97	13.60	14.23	14.86	15.49	16.12	16.75	17.38	18.01	18.64	19.27
76	.10	.16	.21	.27	.33	.39	.45	.50	.56	.62	.68	.74	.80	.85	.91	.96	1.02	1.07	1.13	1.18	1.24	1.29	1.35	1.40	1.46	1.51	1.57	1.62	1.68	1.73
36	1.30	2.07	2.85	3.63	4.41	5.19	5.96	6.74	7.52	8.30	9.08	9.85	10.63	11.41	12.19	12.97	13.75	14.53	15.31	16.09	16.87	17.65	18.43	19.21	20.00	20.78	21.56	22.34	23.12	23.90
91	.12	.19	.26	.34	.41	.48	.55	.63	.70	.77	.84	.92	.99	1.06	1.13	1.20	1.27	1.34	1.41	1.48	1.55	1.62	1.69	1.76	1.83	1.90	1.97	2.04	2.11	2.18
42	1.60	2.56	3.52	4.48	5.44	6.39	7.35	8.31	9.27	10.23	11.19	12.15	13.11	14.07	15.03	15.99	16.95	17.91	18.87	19.83	20.79	21.75	22.71	23.67	24.63	25.59	26.55	27.51	28.47	29.43
107	.15	.24	.33	.42	.51	.59	.68	.77	.86	.95	1.04	1.13	1.22	1.31	1.40	1.49	1.58	1.67	1.76	1.85	1.94	2.03	2.12	2.21	2.30	2.39	2.48	2.57	2.66	2.75
48	1.83	2.93	4.03	5.13	6.23	7.33	8.43	9.53	10.63	11.73	12.83	13.93	15.03	16.13	17.23	18.33	19.43	20.53	21.63	22.73	23.83	24.93	26.03	27.13	28.23	29.33	30.43	31.53	32.63	33.73
122	.17	.27	.37	.48	.58	.68	.78	.89	.99	1.09	1.19	1.29	1.40	1.50	1.60	1.70	1.80	1.90	2.00	2.10	2.20	2.30	2.40	2.50	2.60	2.70	2.80	2.90	3.00	3.10
54	2.08	3.32	4.57	5.82	7.06	8.31	9.55	10.80	12.05	13.29	14.54	15.78	17.03	18.28	19.52	20.77	22.01	23.26	24.50	25.75	26.99	28.24	29.48	30.72	31.97	33.21	34.45	35.69	36.93	38.17
137	.19	.31	.42	.54	.66	.77	.89	1.00	1.12	1.23	1.35	1.47	1.58	1.70	1.81	1.92	2.04	2.15	2.26	2.37	2.48	2.59	2.70	2.81	2.92	3.03	3.14	3.25	3.36	3.47
60	2.37	3.79	5.22	6.64	8.06	9.48	10.91	12.33	13.75	15.17	16.60	18.02	19.44	20.86	22.28	23.70	25.12	26.54	27.96	29.38	30.80	32.22	33.64	35.06	36.48	37.90	39.32	40.74	42.16	43.58
152	.22	.35	.46	.62	.75	.88	1.01	1.15	1.28	1.41	1.54	1.67	1.81	1.94	2.07	2.20	2.33	2.46	2.59	2.72	2.85	2.98	3.11	3.24	3.37	3.50	3.63	3.76	3.89	4.02
66	2.62	4.20	5.77	7.35	8.92	10.49	12.07	13.64	15.22	16.79	18.36	19.94	21.51	23.08	24.66	26.23	27.80	29.37	30.94	32.51	34.08	35.65	37.22	38.79	40.36	41.93	43.50	45.07	46.64	48.21
168	.24	.39	.54	.68	.83	.97	1.12	1.27	1.41	1.56	1.71	1.85	2.00	2.15	2.29	2.44	2.58	2.73	2.87	3.02	3.16	3.31	3.45	3.60	3.74	3.89	4.03	4.18	4.32	4.47
72	2.87	4.58	6.30	8.02	9.74	11.46	13.18	14.90	16.62	18.34	20.06	21.77	23.49	25.21	26.93	28.65	30.37	32.09	33.81	35.53	37.25	38.97	40.69	42.41	44.13	45.85	47.57	49.29	51.01	52.73
183	.27	.43	.59	.75	.90	1.06	1.22	1.38	1.54	1.70	1.86	2.02	2.18	2.34	2.50	2.66	2.82	2.98	3.14	3.30	3.46	3.62	3.78	3.94	4.10	4.26	4.42	4.58	4.74	4.90
78	3.14	5.02	6.90	8.79	10.67	12.55	14.44	16.32	18.20	20.08	21.97	23.85	25.73	27.62	29.50	31.38	33.26	35.14	37.02	38.90	40.78	42.66	44.54	46.42	48.30	50.18	52.06	53.94	55.82	57.70
198	.29	.47	.64	.82	.99	1.17	1.34	1.52	1.69	1.87	2.04	2.22	2.39	2.57	2.74	2.92	3.09	3.27	3.44	3.62	3.79	3.97	4.14	4.32	4.49	4.67	4.84	5.02	5.19	5.37
84	3.42	5.46	7.51	9.56	11.61	13.66	15.71	17.76	19.81	21.86	23.91	25.96	28.00	30.05	32.10	34.15	36.20	38.25	40.30	42.35	44.40	46.45	48.50	50.55	52.60	54.65	56.70	58.75	60.80	62.85
213	.32	.51	.70	.89	1.08	1.27	1.46	1.65	1.84	2.03	2.22	2.41	2.60	2.79	2.98	3.17	3.36	3.55	3.74	3.93	4.12	4.31	4.50	4.69	4.88	5.07	5.26	5.45	5.64	5.83
90	3.65	5.85	8.04	10.23	12.42	14.61	16.81	19.00	21.19	23.38	25.57	27.77	29.96	32.15	34.34	36.53	38.72	40.91	43.10	45.29	47.48	49.67	51.86	54.05	56.24	58.43	60.62	62.81	65.00	67.19
229	.34	.54	.75	.95	1.15	1.36	1.56	1.77	1.97	2.17	2.38	2.58	2.78	2.99	3.19	3.39	3.59	3.79	3.99	4.19	4.39	4.59	4.79	4.99	5.19	5.39	5.59	5.79	5.99	6.19
96	3.91	6.25	8.59	10.94	13.28	15.62	17.97	20.31	22.65	25.00	27.34	29.68	32.03	34.37	36.71	39.05	41.39	43.73	46.07	48.41	50.75	53.09	55.43	57.77	60.11	62.45	64.79	67.13	69.47	71.81
244	.36	.58	.80	1.02	1.23	1.45	1.67	1.89	2.10	2.32	2.54	2.76	2.98	3.19	3.41	3.62	3.84	4.05	4.27	4.48	4.69	4.91	5.12	5.34	5.55	5.77	5.98	6.19	6.41	6.62

PRESSURE DROP



Ratings do not include the effect of a bird screen.





1 POWER & SIGNAL PLAN - BASEMENT SECTOR 'A'
E2.10A SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. IN FINISHED AREAS, CONCEAL ALL CONDUIT AS MUCH AS PRACTICAL. ANY EXPOSED CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ANY APPROVED EXPOSED CONDUIT SHALL BE PAINTED TO MATCH MOUNTING SURFACE.

KEYED NOTES:

1. CONDUIT WAS INSTALLED UNDER PERMIT PACKAGE 1.
2. PROVIDE (1) 2" C. FROM POWER JUNCTION BOX AND (1) 1" C. FROM TELECOM JUNCTION BOX TO NE CORNER OF MAIN ELECTRICAL ROOM 002 FOR FUTURE ELECTRICAL VEHICLE CHARGING STATION (OWNER FURNISHED, CONTRACTOR INSTALLED).
3. COORDINATE EXACT ROUTING WITH PLUMBING, MECHANICAL, STRUCTURAL, AND ARCHITECTURAL PRIOR TO INSTALLATION.
4. PROVIDE WIRING FROM CONTROLLER TO MOTOR AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH FIRE SPRINKLER CONTRACTOR PRIOR TO ROUGH-IN.
5. PROVIDE 120V ELECTRICAL CONNECTION FOR HEAT TRACE (PROVIDED BY PLUMBING, INSTALLED BY ELECTRICAL). REFER TO PLUMBING DRAWINGS FOR PIPE ROUTING / TRAP LOCATIONS. COORDINATE WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
6. NOT USED.

GENERATOR NOTES:

1. SCOPE OF WORK: INSTALLATION OF GENERATOR WITH A REMOTE FUELING STATION AND 215 GALLON SUBBASE DIESEL FUEL TANK INSIDE A BUILDING.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH CoP CODE GUIDE IBC/27/#1 AND NEC/7/#1, 2016 PFC, Ch.5 50, 57 AND NFPA 30, 37 AND 110.
3. PROVIDE PLACARD AT THE ENTRANCE TO THE GENERATOR ROOM AND ON THE SUBBASE DIESEL TANK PER NFPA 704.
4. INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA30, 21.5.
5. PRIOR TO REQUESTING A TANK FINAL, FIRE SPRINKLERS AND FIRE ALARMS SHALL BE FINALIZED OR THAT THE FIRE SPRINKLER SYSTEM IS WORKING, AND THAT THE ALARMS ARE CURRENTLY CENTRALLY MONITORED.
6. THE INITIAL FIRST FILL FOR THE GENERATOR DIESEL TANK IS REQUIRED TO BE WITNESSED BY THE FIRE MARSHAL'S OFFICE HAZARDOUS MATERIALS INSPECTOR, WHERE THE 90% ALARM AND 95% SHUT-OFF WILL BE VERIFIED.
7. GENERAL CONTRACTOR TO HANG CALIBRATION CHART IN VISIBLE LOCATION AT REMOTE FILL STATION. CHART TO BE PRINTED ON HARD PLASTIC OR LAMINATED IN CLEAR PLASTIC.



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419 E. BURNSIDE MIXED USE

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The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors / Suppliers of the Owner's intention to follow industry standards as regard to payment and certification terms:
Notice of Extended Payment Provision
The Construction Contract will allow the Owner to make:
(1) Progress payments per the terms of the construction contract no later than industry standard
30-45 days after the date a billing or estimate is received or such shorter time as allowed by Owner's Lender.
(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work or such shorter time as allowed by Owner's Lender.
Notice of Extended Certification Period Provision
(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor, or such shorter or longer time as allowed or needed by Owner's Lender.

PACKAGE 2: BUILDING AND SITE

PROJECT NO.	ISSUE DATE
15-0723	02/01/2016
REVISIONS	
FM Generator Checklist	5/10/17
Water heater room heat	6/19/17
ASI #30	6/27/17
GEN. GARAGE EXHAUST	8/17/17

ISSUED FOR PERMIT FEB. 1, 2016

E2.10A

POWER & SIGNAL
BASEMENT,
SECTOR 'A'

LOAD SUMMARY - MAIN DISTRIBUTION PANEL 'MDP-1'								
LOAD TYPE								TOTAL
PANEL	LIGHTS	RECEPT	HEATING	KITCHEN	EQUIP	MOTORS	MISC.	
RETAIL METER CENTER								0 VA
HE5/HE2	9,678	0	0	0	0	46,536	34,934	91,148 VA
LE5/LE2	9,294	540	0	0	6,200	18,900	0	34,934 VA
HH2/HH5	0	0	0	0	69,804	0	90,812	160,616 VA
LH2	1,820	11,980	0	0	37,600	1,176	0	52,576 VA
LH5	5,054	13,680	2,400	0	15,512	1,590	0	38,236 VA
HHG	0	0	9,000	0	0	44,211	70,426	123,637 VA
LHG/LM2	0	1,440	32,450	0	3,572	32,964	0	70,426 VA
FIRE PUMP	0	0	0	0	0	32,409	0	32,409 VA
TOTAL	25,846	27,640	43,850	0	132,688	177,786	196,172	603,982 VA
CODE FACTOR	1.25	*	1.00	1.00	1	**	1	
CODE LOAD	32,308	18,820	43,850	0	132,688	185,688	196,172	609,726 VA
LARGEST MOTOR	LOCATED ON PANEL:					10,803		
* 10 KVA +50% OF BALANCE					735 A 277/480V, 3 PH, 4 WIRE			
** 125% OF LARGEST MOTOR + 100% OF BALANCE								

LOAD SUMMARY - MAIN DISTRIBUTION PANEL 'MDP-2'								
LOAD TYPE								TOTAL
PANEL	LIGHTS	RECEPT	HEATING	KITCHEN	EQUIP	MOTORS	MISC.	
METER CENTER MC1/MC2	0	0	0	0	0	0	920,065	920,065 VA
METER CENTER MC3	0	360	0	0	0	6,300	0	6,660 VA
TOTAL	0	360	0	0	0	6,300	920,065	926,725 VA
CODE FACTOR	1.25	*	1.00	1.00	1	**	1	
CODE LOAD	0	360	0	0	0	7,875	920,065	928,300 VA
LARGEST MOTOR	LOCATED ON PANEL:					MC3	2,100	
* 10 KVA +50% OF BALANCE					2,579 A 120/208V, 3 PH, 4 WIRE			
** 125% OF LARGEST MOTOR + 100% OF BALANCE								

LOAD SUMMARY - METER CENTER 'MC3'								
LOAD TYPE								TOTAL
PANEL	LIGHTS	RECEPT	HEATING	KITCHEN	EQUIP	MOTORS	MISC.	
LIVE/WORK 1	0	0	0	0	0	0	0	0 VA
LIVE/WORK 2	0	0	0	0	0	0	0	0 VA
CCC	0	360	0	0	0	6,300	0	6,660 VA
TOTAL	0	360	0	0	0	6,300	0	6,660 VA
CODE FACTOR	1.25	*	1.00	1.00	1	**	1	
CODE LOAD	0	360	0	0	0	7,875	0	8,235 VA
LARGEST MOTOR	LOCATED ON PANEL:					CCC	2,100	
* 10 KVA +50% OF BALANCE					23 A 120/208V, 3 PH, 4 WIRE			
** 125% OF LARGEST MOTOR + 100% OF BALANCE								

RELAY PANEL SCHEDULE

MKE & ASSOCIATES, INC.

PANEL #: RPA

MOUNTING: SURFACE

LOCATION: ELECTRICAL ROOM (LEVEL 2)

OF RELAYS: 8

RELAY #	VOLTAGE	PANEL	CIRCUIT	AREA CONTROLLED
1	120	LH2	71	ARCADE DOWN LIGHTS
2	120	LH2	71	ARCADE PENDANT LIGHTS
3	120	LH2	71	EXTERIOR LIGHTS - LEVEL 1
4	120	LH2	71	CLUB ROOM PATIO - LEVEL 2
5	120	LH2	71	PATHWAY - ROOF
6	120	LH2	71	DECK AREA - ROOF
7	120			SPARE
8	120			SPARE

NOTES:

MECHANICAL EQUIPMENT SCHEDULE																			
SYMBOL MARK	DESCRIPTION	LOCATION	VOLTAGE	PH.	HP	VA	MCA	FLA	CONDUIT	WIRE	PANEL	CIRCUIT NUMBER	NO. OF CONN.	DISCONNECT SWITCH		DUCT SMOKE DETECTOR		COMMENTS	
														REQUIRED?	DIV. M / E	REQUIRED?	DIV. M / E		
EF-1	EXHAUST FAN	PARKING GARAGE	480	3	3	3,989			1/2"	#10	HE2	8,10,12.	1	Y	E	N		NOTES #1, #3	
EF-2	EXHAUST FAN	CCC PARKING GARAGE	480	3	7 1/2	9,141			1/2"	#10	LHG	19,21,23	1	Y	E	N			
EF-3	EXHAUST FAN	1ST FLOOR	480	3	7 1/2	9,141			1/2"	#10	HE2	2,4,6	1	Y	E	N	NOTE #1		
EF-4	EXHAUST FAN	TYPICAL BATHROOM	120	1		80			CONNECT TO UNIT PANEL					Y	E	N			
EF-4A	EXHAUST FAN	RESTROOM 209	120	1		80			NOTE #2				1	Y	E	N			
EF-4B	EXHAUST FAN	RESTROOM 608	120	1		80			NOTE #2				1	Y	E	N			
EF-5	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	1	1	Y	E	N		NOTE #1	
EF-6	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	1	1	Y	E	N		NOTE #1	
EF-7	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	3	1	Y	E	N		NOTE #1	
EF-8	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	3	1	Y	E	N		NOTE #1	
EF-9	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	5	1	Y	E	N		NOTE #1	
EF-10	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	5	1	Y	E	N		NOTE #1	
EF-11	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	7	1	Y	E	N		NOTE #1	
EF-12	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	7	1	Y	E	N		NOTE #1	
EF-13	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	9	1	Y	E	N		NOTE #1	
EF-14	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	9	1	Y	E	N		NOTE #1	
EF-15	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	11	1	Y	E	N		NOTE #1	
EF-16	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	11	1	Y	E	N		NOTE #1	
EF-17	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	13	1	Y	E	N		NOTE #1	
EF-18	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	13	1	Y	E	N		NOTE #1	
EF-19	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	15	1	Y	E	N		NOTE #1	
EF-20	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	15	1	Y	E	N		NOTE #1	
EF-21	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	17	1	Y	E	N		NOTE #1	
EF-22	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	17	1	Y	E	N		NOTE #1	
EF-23	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	19	1	Y	E	N		NOTE #1	
EF-24	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	19	1	Y	E	N		NOTE #1	
EF-25	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	21	1	Y	E	N		NOTE #1	
EF-26	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	21	1	Y	E	N		NOTE #1	
EF-27	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	23	1	Y	E	N		NOTE #1	
EF-28	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	23	1	Y	E	N		NOTE #1	
EF-29	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	25	1	Y	E	N		NOTE #1	
EF-30	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	25	1	Y	E	N		NOTE #1	
EF-31	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	27	1	Y	E	N		NOTE #1	
EF-32	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	27	1	Y	E	N		NOTE #1	
EF-33	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	29	1	Y	E	N		NOTE #1	
EF-34	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	29	1	Y	E	N		NOTE #1	
EF-35	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	31	1	Y	E	N		NOTE #1	
EF-36	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	31	1	Y	E	N		NOTE #1	
EF-37	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	33	1	Y	E	N		NOTE #1	
EF-38	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	33	1	Y	E	N		NOTE #1	
EF-39	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	35	1	Y	E	N		NOTE #1	
EF-40	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	35	1	Y	E	N		NOTE #1	
EF-41	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	37	1	Y	E	N		NOTE #1	
EF-42	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	37	1	Y	E	N		NOTE #1	
EF-43	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	39	1	Y	E	N		NOTE #1	
EF-44	EXHAUST FAN	ROOF	120	1	1/6	408		3.4	1/2"	#10	LE5	39	1	Y	E	N		NOTE #1	
EF-45	EXHAUST FAN	ROOF	120	1	1/8	390			1/2"	#10	LH5	23	1	Y	E	N			
EF-46	EXHAUST FAN	BIKE STORAGE - LEVEL 1	120	1	1/4	696			1/2"	#10	LH2	43	1	Y	E	N			
EF-47	EXHAUST FAN	BASEMENT STORAGE - GARAGE	120	1	1/2	1,176			1/2"	#10	LHG	12	1	Y	E	N			
EF-1A	EXHAUST FAN	PARKING GARAGE	480	3	3				1/2"	#10	HE2	14,16,18	1	Y	E	N		NOTES #1, #3	
RTU-1	ROOFTOP UNIT	ROOF	480	3		23,268	28.0		1"	#8	HH5	1,3,5	1	Y	E	N			
RTU-2	ROOFTOP UNIT	ROOF	480	3		23,268	28.0		1"	#8	HH5	7,9,11	1	Y	E	N			
RTU-3	ROOFTOP UNIT	ROOF	480	3		23,268	28.0		1"	#8	HH5	2,4,6	1	Y	E	N			
WH-1	WATER HEATER	PENTHOUSE MECHANICAL ROOM	120	1		600		5.0	1/2"	#12	LH5	33	1	Y	E	N			
WH-2	WATER HEATER	PENTHOUSE MECHANICAL ROOM	120	1		600		5.0	1/2"	#12	LH5	35	1	Y	E	N			
WH-3	WATER HEATER	PENTHOUSE MECHANICAL ROOM	120	1		600		5.0	1/2"	#12	LH5	37	1	Y	E	N			
WH-4	WATER HEATER	PENTHOUSE MECHANICAL ROOM	120	1		600		5.0	1/2"	#12	LH5	39	1	Y	E	N			
WH-5	WATER HEATER	BASMENT RISER ROOM	480	3		9,000			1/2"	#10	HHG	14,16,18	1	Y	E	N			
P-1	PUMP	BASEMENT RISER ROOM	480	3	5	16,952		20.4	1/2"	#10	HHG	8,10,12	1	Y	E	N			
P-2	PUMP	PENTHOUSE MECHANICAL ROOM	120	1	2/5	1,200			1/2"	#12	LH5	41	1	Y	E	N			
P-3	PUMP	BASEMENT RISER ROOM	120	1	1/6	528			1/2"	#12	LHG	8	1	Y	E	N			
SP-1	SUMP PUMP	BASEMENT SUMP	480	3	7 1/2	9,141		11.0	1/2"	#10	HHG	7,9,11	1	Y	E	N			
SP-2	SUMP PUMP	BASEMENT ELEVATOR SUMP	208	1	1 1/2	2,080			1/2"	#10	LE2	2,4	1	Y	E	N			
SP-3	SUMP PUMP	BASEMENT SUMP	480	3	1 1/2	2,493			1/2"	#12	HHG	20,22,24	1	Y	E	N			
NOTES: 1. EMERGENCY POWER. 2. CONNECT TO LOCAL LIGHTING CIRCUIT. SWITCH WITH LOCAL LIGHTING. 3. ROUTE VIA VFD. COORDINATE WITH MECHANICAL.																			

PANEL: LH2

FED BY: HH2 VIA XFMR 'XLH2'

LOC: ELECTRICAL ROOM
(LEVEL 2)

VOLTS
120/208

PHASE
3

WIRE
4

MOUNTING: SURFACE

BUS/MAIN: 400A FTL

C

DESCRIPTION

VA

A/P

2

R-1ST FLR CORRIDOR

1080

201/

2

R-BIKE LOUNGE

360

201/

2

R-BIKE LOUNGE

540

201/

2

UC REF-BIKE LOUNGE

1000

201/

5

VENDING-BIKE LOUNGE

1500

201/

5

ARCADE GAME-LOUNGE

1200

201/

5

ARCADE GAME-LOUNGE

1200

201/

5

ARCADE GAME-LOUNGE

1200

201/

5

ARCADE GAME-LOUNGE

1200

201/

5

ARCADE GAME-LOUNGE

1200

201/

2

R-BIKE LOUNGE MEZZ

360

201/

2

R-TELECOM (LVL 2)

360

201/

5

FSD - LEVEL 1

1000

201/

5

FSD - LOBBY (LVL 1)

400

201/

5

FSD - TRASH RM (LVL 1-6)

1200

201/

5

FSD - LEVEL 2

800

201/

1

L-LOBBY

468

201/

1

L-OFFICE/TRASH/BIKE

480

201/

1

L-BIKE LOUNGE

431

201/

5

FUEL FILL STATION

600

201/

6

FUEL FILL PUMP

1176

201/

6

EF-46

201/

SPARE

201/

SPARE

201/

SPARE

201/

SPARE

201/

SPACE

SPACE

SPACE

SPACE

SPACE

SPACE

1

L-GAME ROOM

180

201/

1

L-CLUB / WINE / REST ROOM

261

201/

7

BLTC SENSING CONTROL

0

201/

No.

A

B

C

1

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No.

A/P

VA

DESCRIPTION

C

2

201/

600

KEY TRACK-WORK RM

5

4

201/

540

R-WORK ROOM

2

6

201/

900

R-OFFICE/LOBBY

2

8

201/

900

R-OFFICE/LOBBY

2

10

201/

1500

COPIER-WORK RM

5

12

201/

1500

PACKAGE CONCIERGE

5

14

201/

1500

PACKAGE CONCIERGE

5

16

201/

540

FLR BOX-LOBBY

2

18

201/

540

FLR BOX-LOBBY

2

20

201/

600

UC REF-LOBBY

5

22

201/

1000

ICE MAKER-LOBBY

5

24

201/

540

R-LOBBY

2

26

201/

1200

COFFEE-LOBBY

5

28

201/

500

GAS FIREPLACE-LOBBY

5

30

201/

600

UC ICE MAKER - GAME RM

5

32

201/

600

UC REF-GAME RM

5

34

201/

360

R-GAME RM

2

36

201/

540

R-GAME RM

2

38

201/

540

FLR BOX-GAME RM

2

40

201/

900

R-GAME RM

2

42

201/

600

UC ICE MAKER-GAME RM

5

44

201/

600

UC WINE REF-WINE RM

5

46

201/

360

R-WINE RM

2

48

201/

360

R-RESTROOM

2

50

201/

500

GAS FIREPLACE-CLUB RM

5

52

201/

720

R-CLUB RM

2

54

201/

1200

REF-CLUB RM

5

56

201/

1200

DW-CLUB RM

5

58

201/

600

UC ICE MAKER-CLUB RM

5

60

201/

360

R-CLUB RM

2

62

201/

500

GAS RANGE-CLUB RM

5

64

201/

180

R-CLUB RM

2

66

201/

1200

MICROWAVE-CLUB RM

5

68

201/

500

HOOD-CLUB RM

5

70

50/2

5000

OVEN-CLUB RM

5

72

*

5000

*

5

LOAD CODE (VA)	PH A	PH B	PH C	TOTAL (VA)	FACTOR	CODE LOAD	
1. LIGHTS:	611	729	480	1,820	1.25	2,275	
2. RECEPTACLE:	3,520	4,320	4,140	11,980	*	10,990	
3. HEATING:	0	0	0	0	1.00	0	
4. KITCHEN:	0	0	0	0	1.00	0	
5. EQUIPMENT:	12,000	12,300	13,700	38,000	1.00	38,000	
6. MOTORS:	0	0	1,176	1,176	**	1,470	
7. MISC.	0	0	0	0	1.00	0	
TOTAL (VA):	16,131	17,349	19,496	52,976		52,735	
LARGEST MOTOR:	1,176 VA	TOTAL LOAD:		147 A	CODE DEMAND:		147 A
# KITCHEN EQUIPMENT	0						
NOTES:					* FIRST 10 KVA + 50% OF THE BALANCE ** 125% OF THE LARGEST MOTOR + THE BALANCE		

PANEL: LH5

FED BY: LH2

PANEL SCHEDULE

MKE & ASSOCIATES, INC.

MOUNTING: SURFACE

BUS/MAIN: 400A MLO

1

LOC:

ELECTRICAL ROOM

(LEVEL 5)

VOLTS

120/208

PHASE

3

WIRE

4

C	DESCRIPTION	VA	A/P	No.	A	B	C	No.	A/P	VA	DESCRIPTION	C
2	R-W CORRIDOR (LVL 2-6)	900	20/1	1	*	*		2	20/1	900	R-N CORRIDOR (LVL 2-6)	2
2	R-SW CORRIDOR (LVL 2-5)	900	20/1	3	*	*		4	20/1	900	R-NE CORRIDOR (LVL 2-6)	2
2	R-S CORRIDOR (LVL 2-5)	900	20/1	5	*	*		6	20/1	180	R-RESTROOM 608	2
2	R-S CORRIDOR (LVL 2-5)	900	20/1	7	*	*		8	20/1	1080	R-ELECT RM (LVL 2-MECH)	2
2	R-SE CORRIDOR (LVL 2-5)	900	20/1	9	*	*		10	20/1	360	R-TELECOM (LVL 4)	5
2	R-SW ROOF	1260	20/1	11	*	*		12	20/1	960	L-STOREAGE 207-607	1
2	R-S ROOF	1080	20/1	13	*	*		14	20/1	1268	L-ELECTRICAL (LVL 2-6)	1
2	R-S ROOF	1080	20/1	15	*	*		16	20/1	1026	L-WALL SCIENCE S (LVL 2-4)	5
2	R-NW ROOF	1080	20/1	17	*	*		18	20/1	648	L-WALL SCIENCE E (LVL 2-4)	1
2	R-NE ROOF	1080	20/1	19	*	*		20	20/1	1152	L-WALL SCIENCE (LVL 5-6)	1
	SPARE		20/1	21	*	*		22	20/1		SPARE	
6	EF-45	390	20/1	23	*	*		24	20/1		SPARE	
5	HP-208A	1716	30/2	25	*	*		26	20/1	800	FSD-N (LVL 5-6)	5
5	*	1716	*	27	*	*		28	20/1	800	FSD-SW (LVL 5-6)	5
5	HP-208B	1716	30/2	29	*	*		30	20/1	800	FSD-S (LVL 5-6)	5
5	*	1716	*	31	*	*		32	20/1	1200	FSD-N (LVL 2-4)	5
3	WH-1	600	20/1	33	*	*		34	20/1	1200	FSD-SW (LVL 2-4)	5
3	WH-2	600	20/1	35	*	*		36	20/1	1200	FSD-S (LVL 2-4)	5
3	WH-3	600	20/1	37	*	*		38	20/1	500	GAS FIREPLACE-ROOF	5
3	WH-4	600	20/1	39	*	*		40	20/1	360	R-ROOF DECK	2
6	P-2	1200	20/1	41	*	*		42	20/1	180	R-ROOF DECK	2
5	CU-206 / FC-206	447	20/2	43	*	*		44	20/1		SPARE	
5	*	447	*	45	*	*		46	20/1		SPARE	
5	CU-506 / FC-506	447	20/2	47	*	*		48	20/1		SPARE	
5	*	447	*	49	*	*		50	20/1		SPARE	
	SPACE			51	*	*		52	20/1		SPARE	
	SPACE			53	*	*		54	20/1		SPARE	
	SPACE			55	*	*		56			SPACE	
	SPACE			57	*	*		58			SPACE	
	SPACE			59	*	*		60			SPACE	

LOAD CODE (VA)	PH A	PH B	PH C	TOTAL (VA)	FACTOR	CODE LOAD
1. LIGHTS:	2,420	1,026	1,608	5,054	1.25	6,318
2. RECEPTACLE:	5,940	4,140	3,600	13,680	*	11,840
3. HEATING:	600	1,200	600	2,400	1.00	2,400
4. KITCHEN:	0	0	0	0	1.00	0
5. EQUIPMENT:	6,826	4,523	4,163	15,512	1.00	15,512
6. MOTORS:	0	0	1,590	1,590	**	1,890
7. MISC.	0	0	0	0	1.00	0
TOTAL (VA):	15,786	10,889	11,561	38,236		37,960
LARGEST MOTOR:	1,200 VA	TOTAL LOAD:	106 A	CODE DEMAND:	105 A	
# KITCHEN EQUIPMENT	0					

NOTES:

* FIRST 10 KVA + 50% OF THE BALANCE

** 125% OF THE LARGEST MOTOR + THE BALANCE

PANEL:

HE5

PANEL SCHEDULE

MKE & ASSOCIATES, INC.

MOUNTING:

SURFACE

FED BY:

MDP-1

BUS/MAIN:

200A FTL

LOC:

ELECTRICAL ROOM
(LEVEL 5)

VOLTS

277/480

PHASE

3

WIRE

4

C	DESCRIPTION	VA	A/P	No.	A	B	C	No.	A/P	VA	DESCRIPTION	C
6	ELEVATOR #1	6094	40/3	1	*	*	2	110/3	11,404		XFMR 'XLES'	7
6	"	6094	*	3	*	*	4	*	11,143	*	"	7
6	"	6094	*	5	*	*	6	*	12,387	*	"	7
6	ELEVATOR #2	6371	40/3	7	*	*	8	20/1	1048		L-STAIR 1	1
6	"	6371	*	9	*	*	10	20/1	1052		L-STAIR 2	1
6	"	6371	*	11	*	*	12				SPACE	
	SPACE			13	*	*	14				SPACE	
	SPACE			15	*	*	16				SPACE	
	SPACE			17	*	*	18				SPACE	
	SPACE			19	*	*	20				SPACE	
	SPACE			21	*	*	22				SPACE	
	SPACE			23	*	*	24				SPACE	

PANEL:	HE2	PANEL SCHEDULE	MOUNTING:	SURFACE
FED BY:	HE5	MKE & ASSOCIATES, INC.	BUS/MAIN:	200A MLO
LOC:	ELECTRICAL ROOM (LEVEL 2)	VOLTS 277/480	PHASE 3	WIRE 4

LOAD CODE (VA)	PH A	PH B	PH C	TOTAL (VA)	FACTOR	CODE LOAD
1. LIGHTS:	4,506	3,852	1,320	9,678	1.25	12,098
2. RECEPTACLE:	0	0	0	0	*	0
3. HEATING:	0	0	0	0	1.00	0
4. KITCHEN:	0	0	0	0	1.00	0
5. EQUIPMENT:	0	0	0	0	1.00	0
6. MOTORS:	15,512	15,512	15,512	46,536	**	51,314
7. MISC.	11,404	11,143	12,387	34,934	1.00	34,934
TOTAL (VA):	31,422	30,507	29,219	91,148		98,346
LARGEST MOTOR:	6,371 VA	TOTAL LOAD:	110 A		CODE DEMAND:	118 A
# KITCHEN EQUIPMENT	0					

NOTES: ONLY ONE ELEVATOR CAN OPERATE AT A TIME UNDER EMERGENCY POWER.

* FIRST 10 KVA + 50% OF THE BALANCE

** 125% OF THE LARGEST MOTOR + THE BALANCE



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VBA

The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors / Suppliers of the Owner's intention to follow industry standards and practices regarding payment and certification terms.

Notice of Extended Payment Period

The Construction Contract will allow the Owner to make:

- (1) Progress payments per the terms of the construction contract no later than industry standard.
- (2) 30-day payment periods if the estimate is received or such shorter time as allowed by Owner's Order.

(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work. Such shorter time as allowed by the Owner's Order.

Notice of Extended Certification Period

(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor. Such shorter or longer time as allowed or needed by Owner's Order.

PACKAGE 2: BUILDING AND SITE
VOLUME 1 OF 2

PROJECT NO.	ISSUE DATE
15-0723	02/01/2016

REVISIONS

29 FM Generator Checksheet 5 / 10 / 17

△

Water Heater Room Heat 6/19/17

31 ASI #30 6 / 27 / 17

△ _____

ISSUED FOR PERMIT FEB. 1, 2016

E6.05

ELECTRICAL SCHEDULES

© MERRYMAN BARNES ARCHITECTS, INC.

LH2	LH5	HE5
		HE2

DESIGN CRITERIA-GENERATOR FUEL TANK	
Tank Volume	215 gal
Tank Size	134"x44"x17"
Wetted Area	83.0 sq ft
Vapor Flow Rate	87,380 CFH
Normal Vent	2"
Primary E vent	4"
Secondary E Vent	4"
Fill Rate	40 GPM (MAX 65)
Empty Rate	19.7 GPH
MAWP (Tank Pressure)	5.0 psig
E-vent Pressure	2.5 psig
Normal Vent Pres	1.0 psig
Vacuum pressure	0.5 psig
EQ Vent Pipe Length	82 ft

Vent Pipe Pressure Drops	
System	Normal Vent
Size	4"
Vapor Flow Rate	30,000 CFH
Vapor Flow Rate	500 CFM
EQ Pipe Length	75 ft
Pressure Drop	0.43 psig
System	Emergency Vent
Size	4"
Vapor Flow Rate	57,380 CFH
Vapor Flow Rate	956 CFM
EQ Pipe Length	75
Pressure Drop	1.44 psig

Pressure Relief Vent (E-vent)	
System	Emergency Vent
Type	Pipe Away Relief Vent
Size	4"
Material	Ductile Iron
Pressure Set Point	2.5 psig
Exh Flow Rate	57,380 CFH
Basis of Design	Protectoseal
Model	C17804D4
Quantity	2
Valve Pressure drop	0.092 psi
End of Line Deflagration	
Size	4"
Material	316 SS
Exh Flow Rate	50,380 CFH
Intake Flow Rate	NA
Basis of Design	GROTH
Model	7628
Pressrue Drop	0.533
Quantity	2

Conservation Breather Vent	
System	Normal Vent
Type	Pipe Away Breather Vent
Size	3"
Material	Ductile Iron
Pressure Set Point	1.0 psig
Vacuum Set Point	0.5 psig
Exh Flow Rate	30,000 CFH
Intake Flow Rate	15,000 CFH
Basis of Design	Protectoseal
Model	C18543D3
Quantity	1
Valve Pressure Drop	0.065 PSI
Vac Pressure Drop	0.078 PSI
End of Line Deflagration	
Size	4"
Material	316 SS
Exh Flow Rate	30,000 CFH
Intake Flow Rate	15,000 CFH
Basis of Design	GROTH
Model	7628
Pressure drop	0.148 PSI
Quantity	1

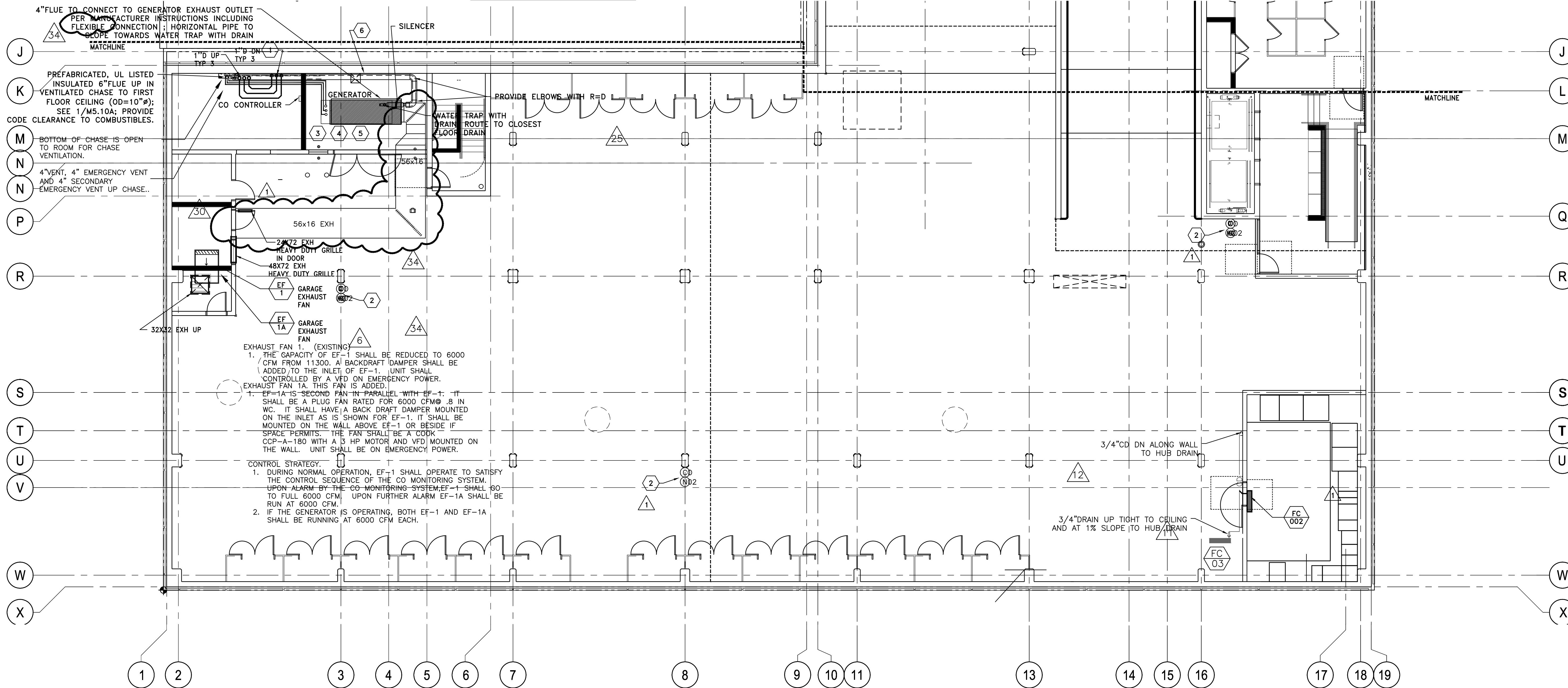
System-Tank Pressures	
System	Normal Vent
Pipe Pressure drop	0.4 PSI
Breather valve	0.065 PSI
Deflagration valve	0.148 PSI
Set point	1.000 PSI
Total Tank Pressure	1.613 PSI
System	Emergency
Pipe Pressure drop	1.39 PSI
Breather valve	0.092 PSI
Deflagration valve	0.533 PSI
Set point	2.500 PSI
Total Tank Pressure	4.515 PSI

GENERAL NOTES:

- A. THE CONTRACT DOCUMENTS ENDEAVOR TO PROVIDE THE CONTRACTOR WITH A REASONABLE REPRESENTATION OF THE WORK TO BE PERFORMED. NOT ALL OFFSETS AND BENDS REQUIRED IN THE DUCT AND PIPING SYSTEMS CAN BE ANTICIPATED OR SHOWN. DO NOT RELY ON THE SCALE OF THE DRAWINGS FOR MATERIAL TAKE-OFFS OR COST ESTIMATION. CAREFULLY INVESTIGATE CONDITIONS SURROUNDING INSTALLATION TO PROVIDE CODE REQUIRED AND MANUFACTURER'S CLEARANCES. ALL WORK SHOWN IS DIAGRAMMATIC AND SHALL BE ROUTED TO FIT WITHIN STRUCTURE. COORDINATE WITH ALL TRADES.
- B. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING TYPES, GRID AND LIGHT LOCATIONS.
- C. PROVIDE MAXIMUM MAINTENANCE ACCESS POSSIBLE AT ALL EQUIPMENT. PROVIDE MINIMUM THREE FEET CLEARANCE AT ALL ELECTRICAL PANELS, COMPRESSOR, FAN ACCESS POINTS AND ALL OTHER ACCESS REQUIRED PER MANUFACTURER'S INSTRUCTIONS.
- D. COORDINATE WITH STRUCTURAL TRADES AND FIELD VERIFY STRUCTURAL CONDITIONS PRIOR TO INSTALLATION OF MECHANICAL SYSTEMS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS NO PIPE OR DUCT SHALL PENETRATE ANY BEAM, JOIST, OR OTHER STRUCTURALLY SUPPORTIVE ELEMENT.
- E. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPING AND DUCT SHALL BE ROUTED IN CONCEALED SPACES. DO NOT SUPPORT DUCT OR PIPE IN DIRECT CONTACT WITH THE BUILDING STRUCTURE WITHOUT ADEQUATE MEASURES TO PREVENT NOISE DUE TO VIBRATION OF NORMAL SYSTEM USE. REFER TO PROJECT MANUAL FOR ADDITIONAL SEISMIC REQUIREMENTS.
- F. PROVIDE REFRIGERANT PIPING, THERMAL EXPANSION VALVES AND ALL OTHER DEVICES BETWEEN HEAT PUMPS AND FAN COIL UNITS RECOMMENDED BY MANUFACTURER INSTRUCTIONS TO MAKE A COMPLETE OPERATING SYSTEM. VERIFY LINE SET SIZES AND LENGTHS WITH MANUFACTURERS INSTRUCTIONS. PIPING NOT SHOWN FOR CLARITY

KEYED NOTES:

1. ROUTE CONDENSATE DN TO HUB DRAIN. PROVIDE AIR GAP.
2. PROVIDE A COMBINATION ELECTROCHEMICAL CARBON MONOXIDE & NITROGEN DIOXIDE SENSOR TO RAMP UP TO SCHEDULED SPEED OF EF-1 AND EF-2 WHENEVER SPACE CO LEVELS RISE ABOVE 35 PPM. SYSTEM TO BE SET TO FAIL WITH THE FAN IN THE "ON" SETTING. SET SENSORS AT 60" AFF. PROVIDE WITH AUDIBLE ALARM WHEN CO LEVELS RISE ABOVE 50PPM. WIRE SENSORS TO A CENTRAL CONTROLLER TO RAMP UP SPEED OF EF-1 AND EF-2 WHENEVER ANY SENSOR CALLS FOR OPERATION OR ON SIGNAL FROM CONTACT CLOSURE ON THE GENERATOR ATS (FAN TO RUN ON HIGH SPEED WHENEVER GENERATOR IS OPERATED, EF-1 ONLY). FIELD VERIFY EXACT NUMBER AND SPACING OF SENSORS PER MANUFACTURES RECOMMENDATIONS.
3. 3" CONSERVATION BREATHER VENT - PROTECTOSEAL C18543D3
4. 4" PRIMARY PRESSURE RELIEF VENT (E-VENT) - PROTECTOSEAL C17804D4
- 4" SECONDARY PRESSURE RELIEF VENT (E-VENT) - PROTECTOSEAL C17804D4
- ROUTE 4"Ø BLACK STEEL NORMAL VENT, 4"Ø BLACK STEEL EMERGENCY VENT & 4"Ø BLACK STEEL SECONDARY EMERGENCY VENT FROM FUEL TANK PIPE AWAY VALVES TO/UP RATED SOFFIT AND IN SHAFT UP TO FIRST FLOOR CEILING AND TERMINATE THROUGH EXTERIOR WALL WITH DEFLAGRATION CAPS (SEE SCHEDULES). VENTS TO TERMINATE A MINIMUM OF 12' OFF GROUND, 5' FROM BUILDING OPENINGS, 15' FROM POWERED INTAKES, MIN OF 3' ABOVE ROOFS AND A MINIMUM OF 5' ABOVE OR AWAY FROM GENERATOR FLUE EXHAUST.



GENERATOR NOTES:

1. SCOPE OF WORK: INSTALLATION OF GENERATOR WITH A REMOTE FUELING STATION AND 215 GALLON SUBBASE DIESEL FUEL TANK INSIDE A BUILDING.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH CofP CODE GUIDE IBC/27/#1 AND NEC/7/#1, 2016 PFC, Ch.'s 50, 57 AND NFPA 30, 37 AND 110.
3. BEFORE BEING COVERED, ENCLOSED OR PLACED IN USE, DOCUMENTATION SHALL BE PROVIDED THAT PROCESS PIPING HAS BEEN TESTED IN ACCORDANCE WITH PFC 5703.6.3.
4. INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 30, 21.5.
5. PRIOR TO REQUESTING A TANK FINAL, FIRE SPRINKLERS AND FIRE ALARMS SHALL BE FINALIZED OR THAT THE FIRE SPRINKLER SYSTEM IS WORKING, AND THAT THE ALARMS ARE CURRENTLY CENTRALLY MONITORED.
6. THE INITIAL FIRST FILL FOR THE GENERATOR DIESEL TANK IS REQUIRED TO BE WITNESSED BY THE FIRE MARSHAL'S OFFICE HAZARDOUS MATERIALS INSPECTOR, WHERE THE 90% ALARM AND 95% SHUT-OFF WILL BE VERIFIED.

GEN. GARAGE EXHAUST 8/17/17



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The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors of the Owner's intention to follow industry standards as regard to payment and certification terms: Notice of Extended Payment Provision
The Construction Contract will allow the Owner to make:
(1) Progress payments per the terms of the construction contract no later than industry standard
30-45 days after the date a billing or estimate is received or such shorter time as allowed by Owner's Lender.
(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work or such shorter time as allowed by Owner's Lender.
Notice of Extended Certification Period Provision
(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor, or such shorter or longer time as allowed or needed by Owner's Lender.

PACKAGE 2: BUILDING AND SITE VOLUME 1 OF 2

PROJECT NO. 15-0723 ISSUE DATE 02/01/2016

REVISIONS
1. ASI #10 10/17/16

2. ASI #25 3/27/17

3. FM generator checksheet 5/10/2017

4. - ASI#25 R1 6/12/17

ISSUED FOR PERMIT FEB. 1, 2016

M2.10A
BASEMENT
SECTOR 'A'
HVAC

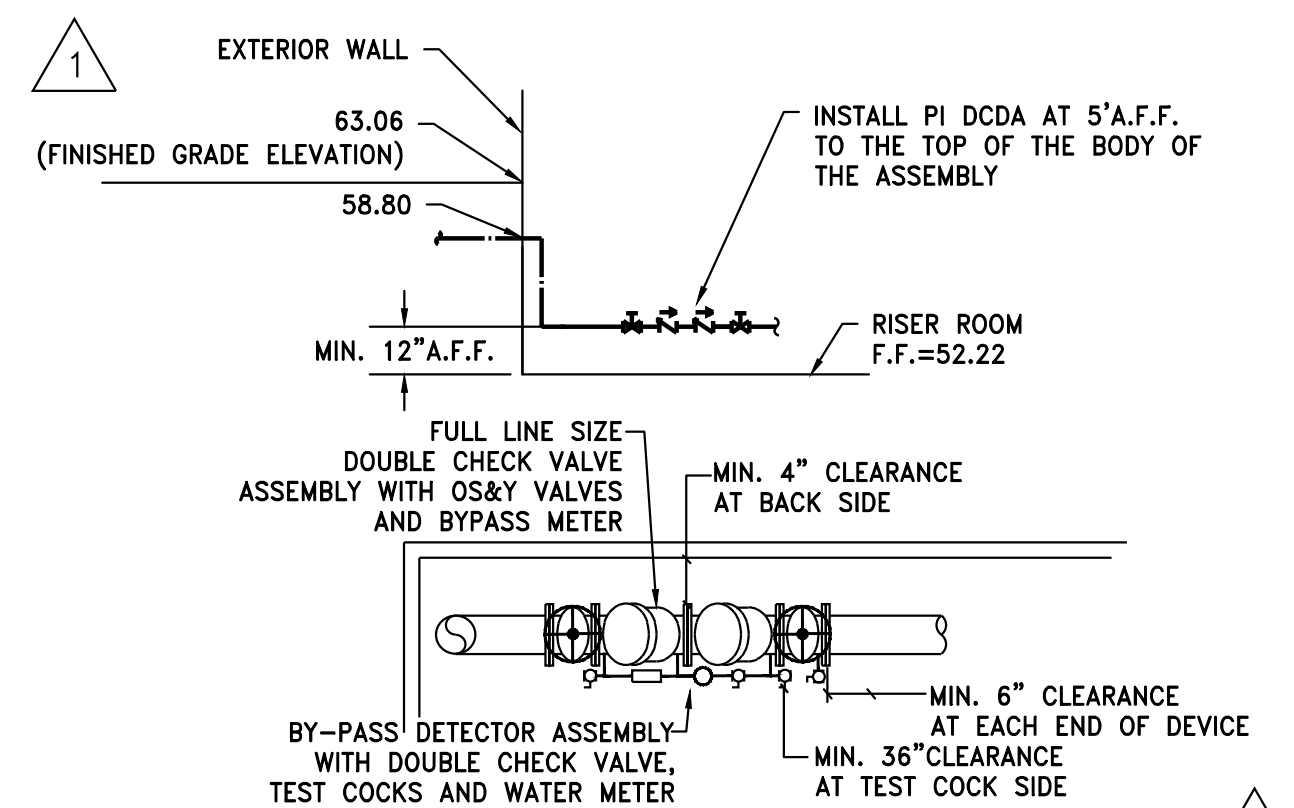
GENERAL NOTES:

- THE ROUTING OF ALL PIPING IS DIAGRAMMATIC AND DOES NOT SHOW EVERY OFFSET. CONTRACTOR SHALL COORDINATE WITH HVAC AND ALL OTHER TRADES.
- PROVIDE ISOLATION VALVES ON ALL BRANCH PIPING, TYPICAL. PROVIDE VALVES IN ACCESSIBLE LOCATIONS, AND ACCESS PANELS REQUIRED FOR HARD CEILINGS, COORDINATE EXACT LOCATION AND TYPE WITH OTHER TRADES.
- INVERT ELEVATIONS BASED ON FINISHED FLOOR (FIN FLR) ELEVATION SHOWN ON PLANS. COORDINATE INVERT ELEVATIONS AND POINTS OF CONNECTION WITH CIVIL UTILITY PLAN.
- SEAL ALL PIPING PENETRATIONS THROUGH FLOOR AND WALLS WATER TIGHT. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWING FOR EXACT LOCATION OF FLOOR DRAINS, ROOF DRAINS AND OVERFLOW NOZZLES PRIOR TO ROUGH IN.
- PROVIDE CLEANOUTS ON ALL WASTE PIPING ON BENDS OR GREATER THAN 135'. ON ALL FIXTURES MORE THAN 5 FT. FROM WASTE MAIN, WITHIN 100 FT. LENGTH OF WASTE PIPING, AND WHERE REQUIRED BY LOCAL JURISDICTION, WHETHER OR NOT SHOWN.
- PI DCDA TO BE INSTALLED PER WATER BUREAU REQUIREMENTS.

4

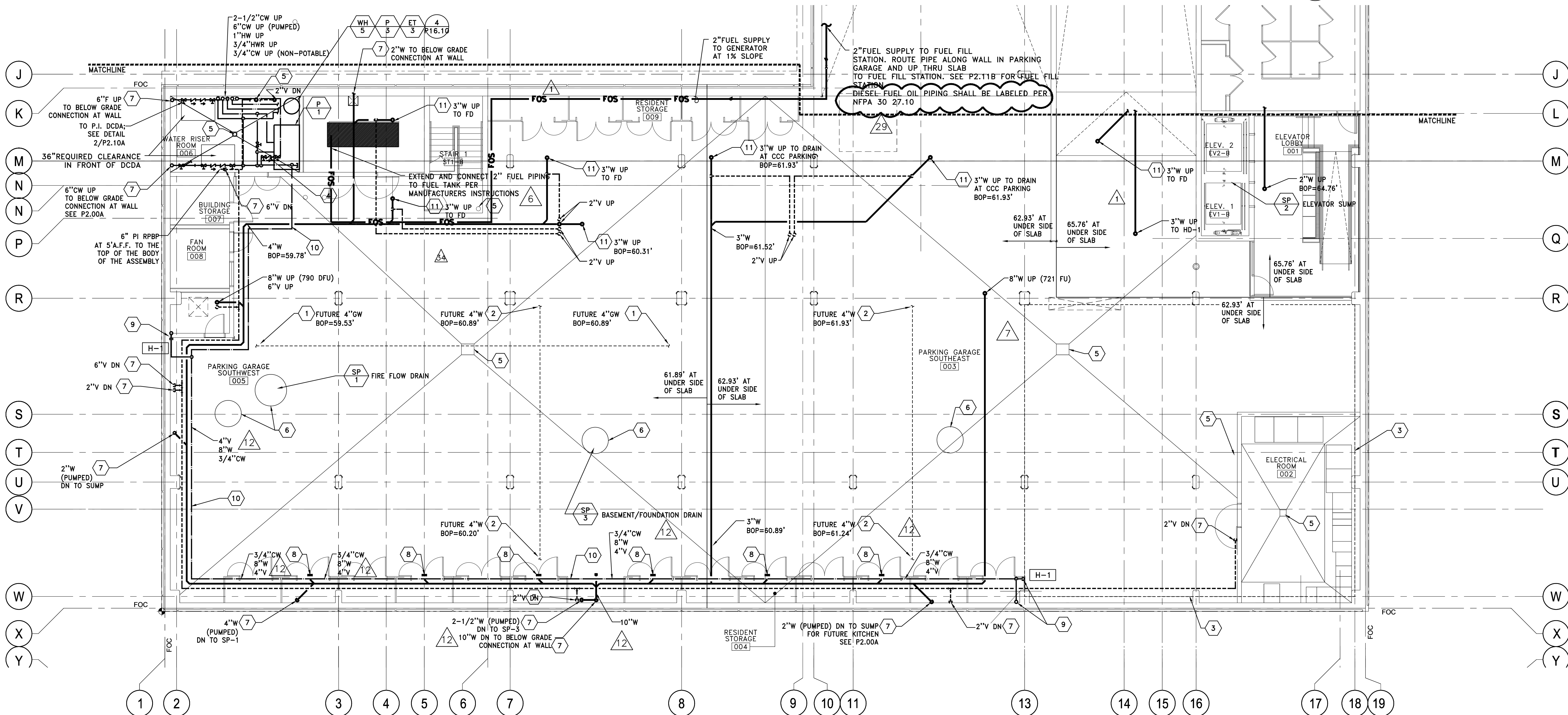
KEYED NOTES:

- FUTURE GREASE WASTE PIPING SHOWN FOR INFORMATION ONLY AND FOR COORDINATION OF WORK INCLUDED IN THESE CONTRACT DOCUMENTS. LOCATION IS ASSUMED. ACTUAL LOCATION COULD HAPPEN ANYWHERE BETWEEN GRIDS R AND W. MAINTAIN CLEARANCE FOR FUTURE GREASE WASTE FROM RETAIL SPACE ABOVE.
- FUTURE WASTE PIPING SHOWN FOR INFORMATION ONLY AND FOR COORDINATION OF WORK INCLUDED IN THESE CONTRACT DOCUMENTS. LOCATION IS ASSUMED. ACTUAL LOCATION COULD HAPPEN ANYWHERE BETWEEN GRIDS 2 AND 13. MAINTAIN CLEARANCE FOR FUTURE WASTE FROM RETAIL SPACE ABOVE.
- FUTURE W AND GW PIPING IN THE AREA FROM GRID 13 TO 19 AND GRID W TO R, IS TO BE LOCATED IN THE RAISED FLOOR SPACE LOCATED IN THE FIRST FLOOR ABOVE. IT IS ASSUME THAT ANY FUTURE PIPING WOULD PENETRATE THE PARKING GARAGE CEILING ALONG GRID W. COORDINATION WITH ELECTRICAL CONDUIT AND SPRINKLER PIPING WILL BE REQUIRED FOR FUTURE INSTALLATIONS.
- PROVIDE 3/4" RPBP, DRAIN AND APPEARANCES FOR IRRIGATION. LABEL ALL DOWN STREAM PIPING AS NON-POTABLE. COORDINATE WITH LANDSCAPE DRAWINGS.
- DRAIN PROVIDED IN PERMIT PACKAGE 1 DOCUMENTS, SUBMITTED UNDER A SEPARATE COVER.
- SUMP PROVIDED IN PERMIT PACKAGE 1 DOCUMENTS, SUBMITTED UNDER A SEPARATE COVER.
- BELOW GRADE PIPING PROVIDED IN PERMIT PACKAGE 1 DOCUMENTS, SUBMITTED UNDER A SEPARATE COVER.
- PROVIDE 4"W BRANCH AND CAP FOR FUTURE CONNECTION. CAP TO BE LOCATED OUTSIDE OF STORAGE LOCKERS. IE=60.00'
- PROVIDE 3/4"CW UP TO H-1 ON LEVEL ABOVE. PROVIDE 3/4"CW DN TO H-1 24" AFF. PROVIDE HEAT TRACE.
- PROVIDE HEAT TRACE ON CW PIPING IN PARKING GARAGE.

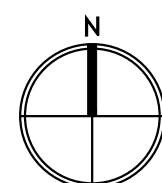


2 DCDA DETAIL
P2.10A SCALE: NTS

4



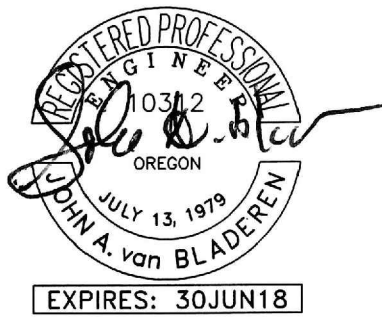
1 FLOOR PLAN BASEMENT SECTOR 'A' - PLUMBING
P2.10A SCALE: 1/8\"/>



GENERATOR NOTES:

- SCOPE OF WORK: INSTALLATION OF GENERATOR WITH A REMOTE FUELING STATION AND 215 GALLON SUBBASE DIESEL FUEL TANK INSIDE A BUILDING.
- INSTALLATION SHALL BE IN ACCORDANCE WITH CoFP CODE GUIDE IBC/27/#1 AND nec/77/#1, 2016 PFC, Ch.'s 50, 57 AND NFPA 30, 37 AND 110.
- BEFORE BEING COVERED, ENCLOSED OR PLACED IN USE, DOCUMENTATION SHALL BE PROVIDED THAT PROCESS PIPING HAS BEEN TESTED IN ACCORDANCE WITH PFC 5703.6.3.
- INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA30, 21.5.
- PRIOR TO REQUESTING A TANK FINAL, FIRE SPRINKLERS AND FIRE ALARMS SHALL BE FINALIZED OR THAT THE FIRE SPRINKLER SYSTEM IS WORKING, AND THAT THE ALARMS ARE CURRENTLY CENTRALLY MONITORED.
- THE INITIAL FIRST FILL FOR THE GENERATOR DIESEL TANK IS REQUIRED TO BE WITNESSED BY THE FIRE MARSHAL'S OFFICE HAZARDOUS MATERIALS INSPECTOR, WHERE THE 90% ALARM AND 95% SHUT-OFF WILL BE VERIFIED.

14 AUG. 2017 UL
2085 TANK



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Seattle, WA, 98104
Tel 425.681.0638

MBA

The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors / Suppliers of the Owner's intention to follow industry standards as regard to payment and certification terms:
Notice of Extended Payment Provision
The Construction Contract will allow the Owner to make:
(1) Progress payments per the terms of the construction contract no later than industry standard
30-45 days after the date a billing or estimate is received or such shorter time as allowed by Owner's Lender.
(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work or such shorter time as allowed by Owner's Lender.
Notice of Extended Certification Period Provision
(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor, or such shorter or longer time as allowed or needed by Owner's Lender.

PACKAGE 2: BUILDING AND SITE VOLUME 1 OF 2

PROJECT NO.	ISSUE DATE
15-0723	02/01/2016
REVISIONS	
1 FIRE MARSHALL CHECKSHEET REV.	6 / 17 / 16
2 WASTE LINE UPSIZE	7 / 1 / 16
3 ASI#10	10 / 14 / 16
4 ASI #25	3 / 27 / 17

FM generator checksheet 5/10/17

ISSUED FOR PERMIT FEB. 1, 2016

P2.10A
BASEMENT,
SECTOR 'A'
PLUMBING

© MERRYMAN BARNES ARCHITECTS, INC.

A. THE ROUTING OF ALL PIPING IS DIAGRAMMATIC AND DOES NOT SHOW EVERY OFFSET. CONTRACTOR SHALL COORDINATE WITH HVAC AND ALL OTHER TRADES.

B. INVERT ELEVATIONS BASED ON FINISHED FLOOR (FIN FLR) ELEVATION SHOWN ON PLANS. COORDINATE INVERT ELEVATIONS AND POINTS OF CONNECTION WITH CIVIL UTILITY PLAN.

C. SEAL ALL PIPING PENETRATIONS THROUGH FLOOR AND WALLS WATER TIGHT PER SPEC. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES.

D. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FLOOR DRAINS, TRENCH DRAINS AND THE LIKE PRIOR TO ROUGH IN.

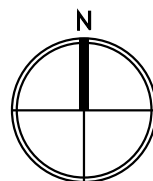
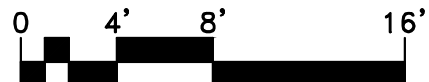
E. PROVIDE CLEANOUTS ON ALL WASTE PIPING ON BENDS OR GREATER THAN 135°. ON ALL FIXTURES MORE THAN 5 FT. FROM WASTE MAIN, WITHIN 100 FT. LENGTH OF WASTE PIPING, AND WHERE REQUIRED BY LOCAL JURISDICTION, WHETHER OR NOT SHOWN.

F. UNLESS OTHERWISE NOTED, ALL PIPING SHOWN ON THIS DRAWING IS BELOW GRADE. ABOVE GRADE PIPING WILL BE INDICATED IN PERMIT PACKAGE 2 DOCUMENTS (BUILDING AND SITE) SUBMITTED UNDER A SEPARATE COVER.

1. FUTURE WASTE PIPING SHOWN FOR INFORMATION ONLY AND FOR COORDINATION OF WORK INCLUDED IN THESE CONTRACT DOCUMENTS. LOCATION IS ASSUMED. ACTUAL LOCATION COULD HAPPEN ANYWHERE BETWEEN GRIDS 15 AND 19. MAINTAIN CLEARANCE FOR FUTURE WASTE FROM RETAIL SPACE ABOVE.
2. DRAINS PROVIDED IN PERMIT PACKAGE 1 DOCUMENTS, SUBMITTED UNDER A SEPARATE COVER.
3. BELOW GRADE PIPING PROVIDED IN PERMIT PACKAGE 1 DOCUMENTS, SUBMITTED UNDER A SEPARATE COVER.
4. ROUTE PIPING UP TIGHT TO EXPOSED WALL.
5. PROVIDE HEAT TRACE ON CW PIPING.
6. PROVIDE TRAP PRIMER, INSULATION AND HEAT TRACE ON TRAPS.
7. COORDINATE ELEVATION OF PIPING WITH RAMP CLEARANCE REQUIREMENTS PRIOR TO INSTALLATION.
8. LOCATE HD-1 TIGHT TO WALL AND APPROXIMATELY 18" BELOW BOTTOM OF MECHANICAL PLATFORM ABOVE.

GENERATOR NOTES:

1. SCOPE OF WORK: INSTALLATION OF GENERATOR WITH A REMOTE FUELING STATION AND 215 GALLON SUBBASE DIESEL FUEL TANK INSIDE A BUILDING.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH CoP CODE GUIDE IBC/27/#1 and nec/77/#1, 2016 PFC, Ch.'s 50, 57 AND NFPA 30, 37 AND 110.
3. BEFORE BEING COVERED, ENCLOSED OR PLACED IN USE, DOCUMENTATION SHALL BE PROVIDED THAT THE PROCESS PIPING HAS BEEN TESTED IN ACCORDANCE WITH PFC 5703.6.3.
4. INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA30, 21.5.
5. PRIOR TO REQUESTING A TANK FINAL, FIRE SPRINKLERS AND FIRE ALARMS SHALL BE FINALIZED OR THAT THE FIRE SPRINKLER SYSTEM IS WORKING, AND THAT THE ALARMS ARE CURRENTLY CENTRALLY MONITORED.
6. THE TANK FINAL TEST FOR THE GENERATOR DIESEL TANK IS REQUIRED TO BE WITNESSED BY THE FIRE MARSHAL'S OFFICE HAZARDOUS MATERIALS INSPECTOR, WHERE THE 90% ALARM AND 95% SHUT-OFF WILL BE VERIFIED.



The following Notices are being given in accordance with Oregon Statutes to advise the General Contractor and all Subcontractors / Suppliers of the Owner's intention to follow industry standards as regard to payment and certification terms:
Notice of Extended Payment Provision

The Construction Contract will allow the Owner to make:

- (1) Progress payments per the terms of the construction contract no later than industry standard.

30-45 days after the date a billing or estimate is received

(2) Final payment of all remaining amounts, subject to deductions allowed by the construction contract no later than 30-45 days after the date the owner approves all work or such shorter time as allowed by Owner's Lender.

work or such shorter time as allowed by Owner's Lender.

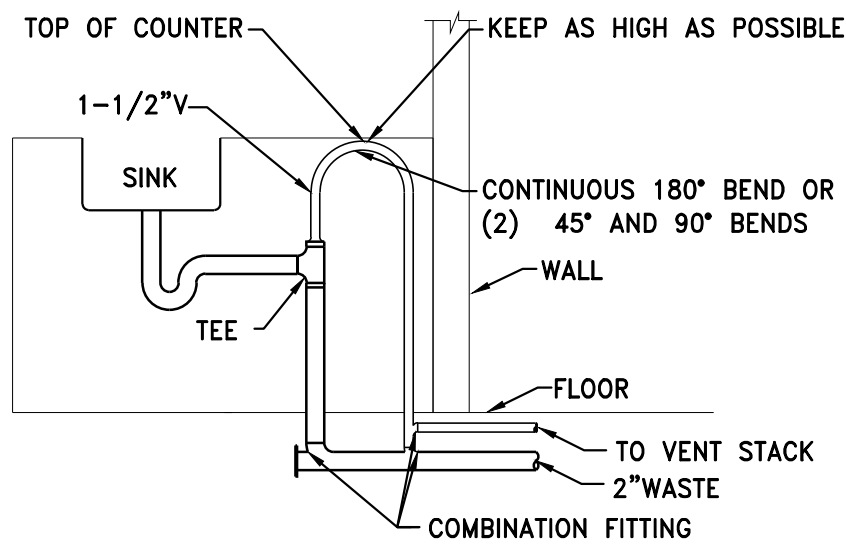
(1) The construction contract will allow the Owner to certify billings and estimates no later than 15-20 days after the billings and estimates are received from the General Contractor, or such shorter or longer time as allowed or needed by Owner's Lender.

GENERAL NOTES:

- A. THE ROUTING OF ALL PIPING IS DIAGRAMMATIC AND DOES NOT SHOW EVERY OFFSET. CONTRACTOR SHALL COORDINATE WITH HVAC AND ALL OTHER TRADES.
- B. INVERT ELEVATIONS BASED ON FINISHED FLOOR (FIN FLR) ELEVATION SHOWN ON PLANS. COORDINATE INVERT ELEVATIONS AND POINTS OF CONNECTION WITH CIVIL UTILITY PLAN.
- C. SEAL ALL PIPING PENETRATIONS THROUGH FLOOR AND WALLS WATER TIGHT PER SPEC. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES.
- D. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FLOOR DRAINS, TRENCH DRAINS AND THE LIKE PRIOR TO ROUGH IN.
- E. PROVIDE CLEANOUTS ON ALL WASTE PIPING ON BENDS OR GREATER THAN 135°, ON ALL FIXTURES MORE THAN 5 FT. FROM WASTE MAIN, WITHIN 100 FT. LENGTH OF WASTE PIPING, AND WHERE REQUIRED BY LOCAL JURISDICTION, WHETHER OR NOT SHOWN.
- F. UNLESS OTHERWISE NOTED, ALL PIPING SHOWN ON THIS DRAWING IS BELOW GRADE. ABOVE GRADE PIPING WILL BE INDICATED IN PERMIT PACKAGE 2 DOCUMENTS (BUILDING AND SITE) SUBMITTED UNDER A SEPARATE COVER.

KEYED NOTES:

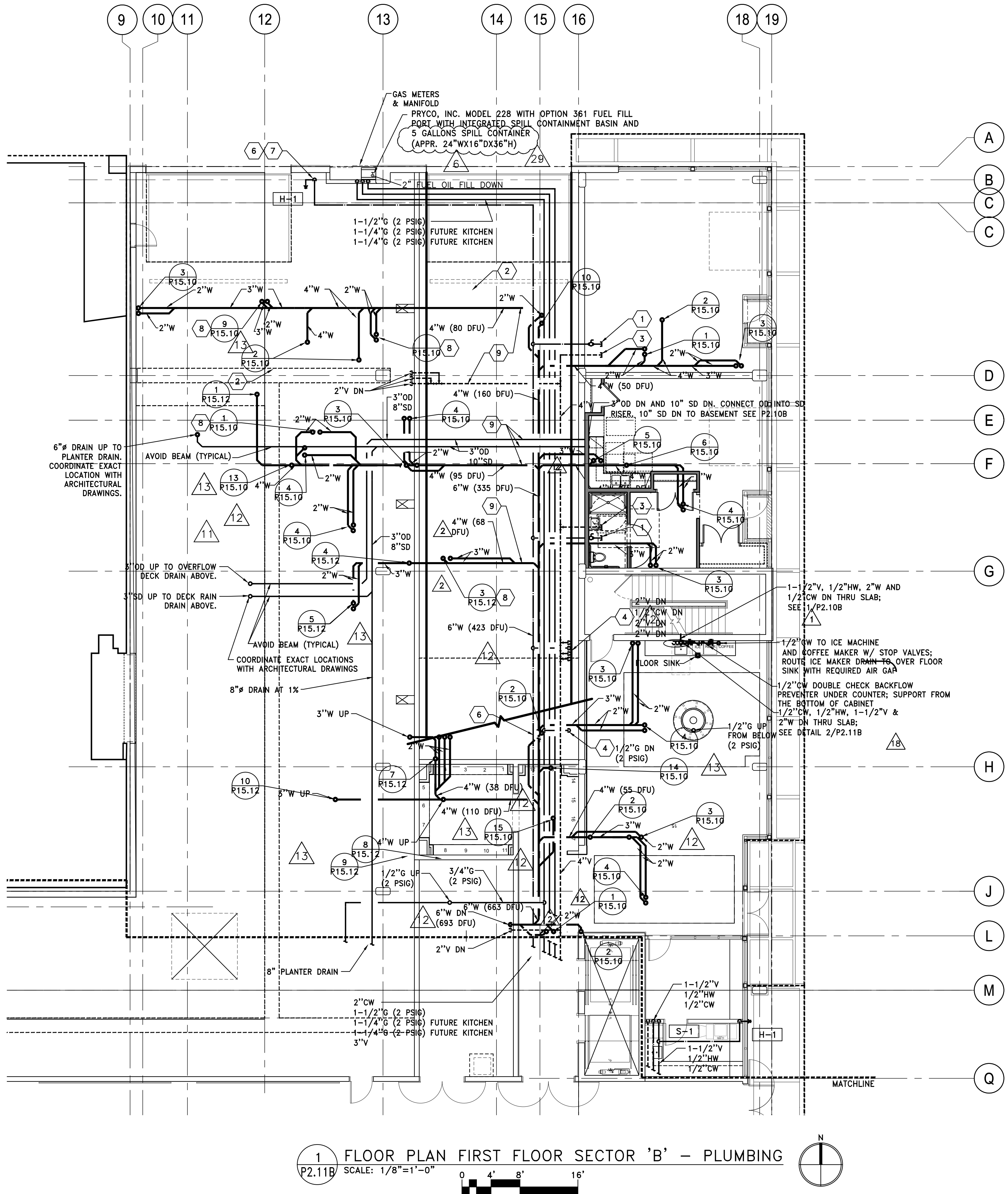
1. PROVIDE 2" CW STUB INTO FUTURE TENANT SPACE. PROVIDE VALVE AND CAP.
2. DRAIN PROVIDED IN PERMIT PACKAGE 1 DOCUMENTS, SUBMITTED UNDER A SEPARATE COVER.
3. PROVIDE 3" V STUB INTO FUTURE TENANT SPACE. PROVIDE CAP.
4. ROUTE PIPING DOWN TIGHT TO EXPOSED WALL.
5. EXTEND AND CONNECT TO CIVIL PIPING IN THE SIDE WALL OF THE STORM WATER PLANTER. SEE CIVIL DRAWINGS. FIELD VERIFY EXACT LOCATION.
6. PROVIDE HEAT TRACE ON CW PIPING IN PARKING GARAGE.
7. 3/4" CW DN TO PARKING GARAGE BELOW.
8. PROVIDE INSULATION AND HEAT TRACE ON TRAPS.
9. COORDINATE ELEVATION OF PIPING WITH RAMP CLEARANCE REQUIREMENTS PRIOR TO INSTALLATION.



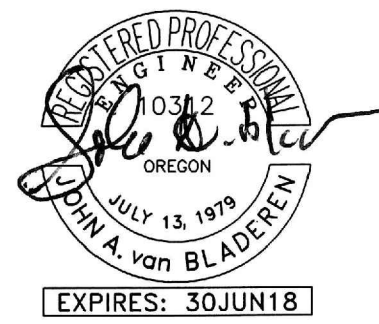
2 SINK PIPING DETAIL
P1.11B SCALE: DETAIL

GENERATOR NOTES:

1. SCOPE OF WORK: INSTALLATION OF GENERATOR WITH A REMOTE FUELING STATION AND 215 GALLON SUBBASE DIESEL FUEL TANK INSIDE A BUILDING.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH C&P CODE GUIDE IBC/27/#1 AND nec/7/#1, 2016 PFC, Ch.'s 50, 57 AND NFPA 30, 37 AND 110.
3. BEFORE BEING COVERED, ENCLOSED OR PLACED IN USE, DOCUMENTATION SHALL BE PROVIDED THAT PROCESS PIPING HAS BEEN TESTED IN ACCORDANCE WITH PFC 5703.6.3.
4. INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA30, 21.5.
5. PRIOR TO REQUESTING A TANK FINAL, FIRE SPRINKLERS AND FIRE ALARMS SHALL BE FINALIZED OR THAT THE FIRE SPRINKLER SYSTEM IS WORKING, AND THAT THE ALARMS ARE CURRENTLY CENTRALLY MONITORED.
6. THE INITIAL FIRST FILL FOR THE GENERATOR DIESEL TANK IS REQUIRED TO BE WITNESSED BY THE FIRE MARSHAL'S OFFICE HAZARDOUS MATERIALS INSPECTOR, WHERE THE 90% ALARM AND 95% SHUT-OFF WILL BE VERIFIED.
7. GENERAL CONTRACTOR TO HANG CALIBRATION CHART IN VISIBLE LOCATION AT REMOTE FILL STATION. CHART TO BE PRINTED ON HARD PLASTIC OR LAMINATED IN CLEAR PLASTIC.



1 FLOOR PLAN FIRST FLOOR SECTOR 'B' - PLUMBING
P2.11B SCALE: 1/8"=1'-0"



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PACKAGE 2: BUILDING AND SITE		
VOLUME 1 OF 2		
PROJECT NO.		ISSUE DATE
15-0723		02/01/2016
REVISIONS		
 ASI #10	10 / 14 / 16	
 ASI #12	11 / 2 / 16	
 ASI #17	12 / 16 / 16	
 ASI #25	3 / 27 / 17	
 FM generator checklist 5/10/2017		

ISSUED FOR PERMIT FEB. 1, 2016

ISSUED FOR PERMIT FEB. 1, 2016

P2.11B
FIRST FLOOR
SECTOR 'B'
PLUMBING