

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 18796	Project Address: 901 SW King Ave
Hearing Date: 12/19/18	Appellant Name: Melissa Wortman
Case No.: B-020	Appellant Phone: 5032211121
Appeal Type: Building	Plans Examiner/Inspector: Maureen McCafferty
Project Type: commercial	Stories: 12 Occupancy: A-2, B, R-2, S-1 Construction Type: I-A
Building/Business Name: Celio Apartments	Fire Sprinklers: Yes - At Leasing Office and Vestibule Only
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 18-252048-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Multifamily - Mailroom

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1018.1; 708.6; 716.5.3

Requires 1018.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.

708.6 Openings. Openings in a fire partition shall be protected in accordance with Section 716.

716.5.3 Door assemblies in corridors and smoke barriers. Fire door assemblies required to have a minimum fire protection rating of 20 minutes where located in corridor walls.

Proposed Design In reference to Section 1018.1 Construction, individual corridors in question are not fire-resistance rated in accordance with Table 1018.1 because the entire perimeter of the space within which they reside provides the required rating per Section 508.3 Non-separated Occupancies. This can be seen on Sheet A101. Please note the Fire Rated Assembly Legend showing the region which indicates "non-separated use with non-rated corridor" all within the rated boundary.

In reference to Sections 708.6 Openings and 716.5.3 Door Assemblies in corridors and smoke barriers, all openings and fire door assemblies in question lie within the constraints of the perimeter rated non-separated use space described above. This can be seen on Sheet A101.

Therefore, the proposed design removes an ineffective fire-protected door from an existing corridor to an existing mailroom. As described above, these non-separated occupancy spaces maintain the required fire ratings through the perimeter rated walls as seen with the rated wall designations on Sheet A101. Because these spaces all reside within the larger non-separated rated space, fire-protected doors between them are not required. Furthermore, per Table 503, I-A construction permits unlimited area for all of the occupancies contained within this area. All but two

dwelling units are separated from this area via fire-protected doors. Those remaining two units are separated via existing rated party walls which meet the requirements for separation from other occupancies in section 420.2. Refer to Coversheet CS and Sheet A101 for the enclosed area and the location of existing fire-protected doors.

Reason for alternative The existing door to the mailroom creates an unnecessary barrier between spaces and its removal allows for a more direct flow. Removal of the door also allows for the inclusion of additional parcel lockers within the mailroom space. In summation, the mailroom and corridor are enclosed within a rated non-separated occupancy area per Section 508.3. This provides equivalent fire protection to the requirements of Sections 708.6, 716.5.3 and 1018.1.

APPEAL DECISION

Removal of fire rated mail room door: Granted as proposed.

The Administrative Appeal Board finds 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.

CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING AVENUE
 PORTLAND, OR 97205
 PERMIT SET - 09.17.2018



PROJECT DIRECTORY

BUILDING MANAGER
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 1000 SW VISTA AVE #114
 PORTLAND, OR 97205

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GENERAL CONTRACTOR

CHARTER CONSTRUCTION
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 PORTLAND, OR 97202

CONTACT PERSON:
 TBD

CCB# 166313
 T: 503.546.2600
 F:

PROJECT SUMMARY

I. GENERAL INFORMATION:
 PROJECT NAME: CELIO APARTMENTS MAILROOM RENOVATION
 PROJECT ADDRESS: 901 SW KING AVENUE
 PORTLAND, OR 97205

PROPERTY ID: R193323
 PROJECT DESCRIPTION: RENOVATION OF EXISTING MAIL ROOM. NEW NON-STRUCTURAL PARTITION, MAILBOXES, PARCEL BOXES, FINISHES, AND LIGHTING. EXISTING EGRESS ROUTES TO REMAIN. EXISTING OCCUPANCY LOAD IS UNCHANGED.

II. GENERAL INFORMATION:
 2012 INTERNATIONAL BUILDING CODE (IBC)
 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
 2014 OREGON FIRE CODE
 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
 2014 OREGON ELECTRICAL SPECIALTY CODE (OESC)

III. BUILDING STANDARDS:
 BUILDING TYPE: I-A
 BUILDING OCCUPANCY: A-2, B, R-2, S-1
 (LEVEL 1 FLOOR AREA)
 A-2 (1233 SF)
 B (843 SF)
 R-2 (3820 SF)
 R-2 INCIDENTAL USE (529 SF)
 S-1 (540 SF)

BUILDING AREA: 131,000 SF
 BUILDING HEIGHT: 136'-0"; 12 STORIES

AREA OF WORK: +/- 134 R.S.F.
 TOTAL OCCUPANT LOAD (LEVEL 1): 123

UNDER SEPARATE PERMIT

ELECTRICAL SYSTEMS

IV. ADA ACCESSIBILITY UPGRADES:
 1. AREA OF WORK HAS BEEN UPGRADED ACCORDING TO THE ACCESSIBILITY UPGRADES LIST AS OUTLINED IN OSSC 3411.

UPGRADES PROVIDED:
 1. NEW ACCESSIBLE MAILBOXES

V. BUILDING STANDARDS:

- BUILDING IS NOT SPRINKLERED, EXCEPT AT THE LEASING OFFICE AND VESTIBULE. MAKE CODE MINIMUM CORRECTIONS AS REQUIRED PER NEW PLAN.
- BUILDING HAS AN EXISTING FIRE ALARM SYSTEM.
- BUILDING CONTAINS EXISTING SMOKE DETECTORS; PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. SMOKE DETECTORS TO BE TIED TO THE BUILDING ALARM SYSTEM.
- IN BUILDINGS EQUIPPED WITH AN EXISTING VISUAL STROBE SYSTEM, PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. IF A SYSTEM DOES NOT EXIST, DO NOT ADD ONE.
- PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC AND TENANT SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN FOOTCANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN 1-1/2 HOUR DURATION.
- PROVIDE CODE MINIMUM FIRE ALARM CONNECTIONS AS REQUIRED.
- SURVEY EXISTING CONDITIONS OF ENTIRE FLOOR THAT PROJECT OCCURS, AND PROVIDE NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2A 10BC FOR EACH 1,500 S.F. OF FLOOR AREA OR FRACTION THEREOF. TRAVEL DISTANCE TO AN EXTINGUISHER FROM ANY PORTION OF THE BUILDING SHALL NOT EXCEED 75 FEET. PROVIDE FIRE EXTINGUISHER IN ACCORDANCE WITH CURRENT CODES. PROVIDE NEW FIRE EXTINGUISHER AT ALL EXISTING CABINETS WHERE MISSING. ALL REUSED EXISTING FIRE EXTINGUISHERS ARE TO BE INSPECTED AND/OR RECHARGED, AS NECESSARY, JUST PRIOR TO SUBSTANTIAL COMPLETION.

VI. OREGON ENERGY EFFICIENT SPECIALTY CODE

- EXTERIOR ENVELOPE: NO CHANGE TO EXISTING ENVELOPE. IF EXISTING EXTERIOR WALLS, CEILING, OR ROOF CAVITIES BECOME EXPOSED DURING THE ALTERATION, THEN CAVITIES ARE TO BE INSPECTED FOR THERMAL INSULATION.
- INTERIOR LIGHTING: PROPOSED NEW INTERIOR LIGHTING IN COMPLETE COMPLIANCE WITH OEESC.
- EXTERIOR LIGHTING: NO CHANGE TO EXISTING EXTERIOR LIGHTING.
- MECHANICAL: NO CHANGE TO EXISTING MECHANICAL SYSTEMS. ACCORDING TO SECTION 101.4, DURING A BUILDING ALTERATION, RENOVATION OR REPAIR, ALL EXISTING UNALTERED PORTIONS OF THE BUILDING AND BUILDING SYSTEMS SHALL REMAIN UNCHANGED AND IN COMPLIANCE WITH OEESC.

GENERAL NOTES

THE SITE PLAN AND SUITE LOCATION PLAN ARE FOR REFERENCE ONLY. SEE ALL OTHER SHEET PLANS FOR CONTRACT DOCUMENT INFORMATION. THE PROJECT SUMMARY IDENTIFIES SOME SPECIFIC OSSC REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL OSSC REQUIREMENTS.

DRAWING INDEX

SHEET NUMBER	COVER SHEET	SHEET NAME
CS	COVER SHEET	
A001	SITE PLAN	
A100	GENERAL NOTES & ACCESSIBILITY REQUIREMENTS	
A101	FIRE RATED ASSEMBLY PLAN	
A201	DEMOLITION PLAN & FLOOR PLAN	
A401	REFLECTED CEILING PLAN	
A870	INTERIOR ELEVATIONS & INTERIOR DETAILS	

CODE SUMMARY

NOTE: EGRESS PATH TO BE MAINTAINED AND NOT AFFECTED BY THIS SCOPE OF WORK

(SEE EGRESS PLAN BELOW)

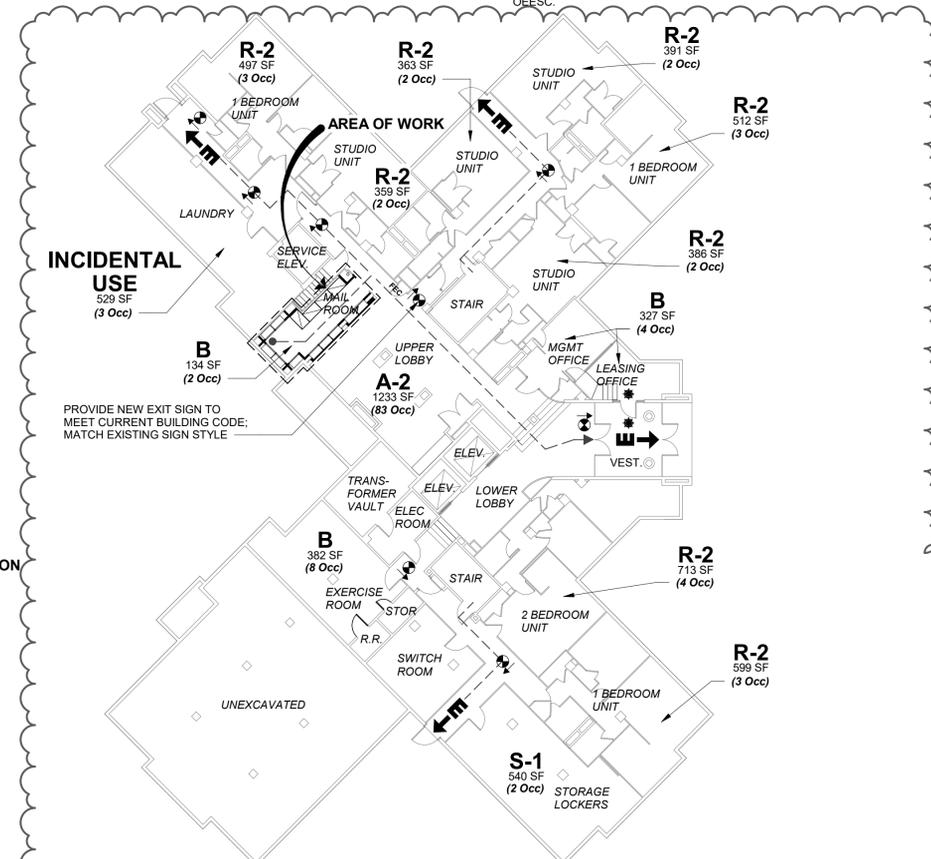
REQUIRED EXITS PER SECTION 1015				
OCCUPANCY	SPRINKLERED	OCCUPANCY LOAD	REQUIRED	PROPOSED
LEVEL 1				
A-2	N	83 (EXISTING)	EXISTING	EXISTING
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	14 (EXISTING)	EXISTING	EXISTING
R-2	N	21 (EXISTING)	EXISTING	EXISTING
S-1	N	2 (EXISTING)	EXISTING	EXISTING
INCIDENTAL USE (LAUNDRY - CALCULATED AS...)	N	3 (EXISTING)	EXISTING	EXISTING
MINIMUM DISTANCE ALLOWED PER EXITS PER 1015.2.1				
OCCUPANCY	SPRINKLERED	REQUIRED	PROPOSED	
A-2	N	EXISTING	EXISTING	
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	EXISTING	EXISTING	
R-2	N	EXISTING	EXISTING	
S-1	N	EXISTING	EXISTING	
INCIDENTAL USE (LAUNDRY - CALCULATED AS...)	N	EXISTING	EXISTING	
EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT PER TABLE 1016.2				
OCCUPANCY	SPRINKLERED	REQUIRED	PROPOSED	
A-2	N	EXISTING	EXISTING	
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	EXISTING	EXISTING	
R-2	N	EXISTING	EXISTING	
S-1	N	EXISTING	EXISTING	
INCIDENTAL USE (LAUNDRY - CALCULATED AS...)	N	EXISTING	EXISTING	
COMMON PATH TRAVEL DISTANCE FROM MOST REMOTE POINT BEFORE 2 WAYS PROVIDED PER TABLE 1014.3				
OCCUPANCY	SPRINKLERED	REQUIRED	PROPOSED	
LEVEL 1				
A-2	N	EXISTING	EXISTING	
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	EXISTING	EXISTING	
R-2	N	EXISTING	EXISTING	
S-1	N	EXISTING	EXISTING	
INCIDENTAL USE (LAUNDRY - CALCULATED AS...)	N	EXISTING	EXISTING	

EGRESS PLAN LEGEND

- FEC EXISTING FIRE EXTINGUISHER CABINET
- (X Occ) ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.
- EXISTING EXIT SIGN, UNO.
- EXISTING SPRINKLER LOCATION
- REQUIRED EXIT AND EXIT EGRESS DIRECTION. ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)
- EGRESS PATH - REFER TO TABLE FOR TOTALS



VICINITY MAP
 NOT TO SCALE



1. LEVEL 1 - EGRESS PLAN

SCALE: 1/16" = 1'-0"

NOTE: OVERALL FLOOR PLAN OF FIRE RATED ASSEMBLIES PROVIDED ON A101

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 DATE ISSUED: 09.17.2018
 PERMIT SET

A Permit Revisions 12/13/18



CONSULTANT:

PROJECT NUMBER: 218060

**CELIO
 APARTMENTS
 MAILROOM
 RENOVATION**

901 SW KING
 AVENUE
 PORTLAND, OR
 97205

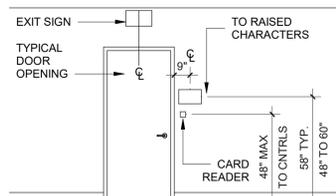
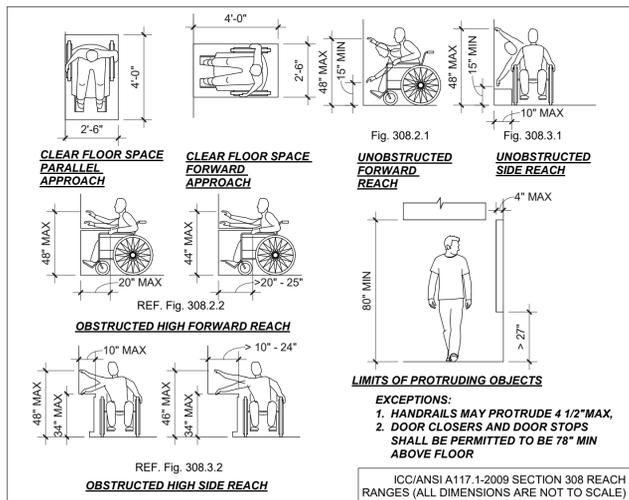
SHEET TITLE:
**GENERAL
 NOTES &
 ACCESSIBILITY
 REQUIREMENTS**

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 DATE ISSUED: 09.17.2018
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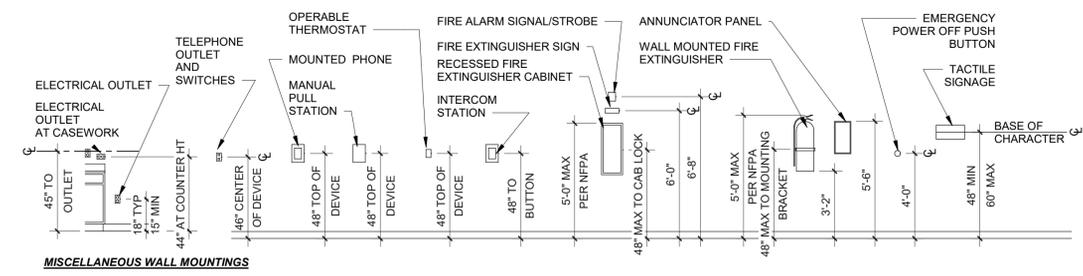
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- ALL DIMENSIONS INDICATED ON THIS SHEET ARE CLEAR MINIMUM TO FACE OF FINISH. DIMENSIONS TO TOILET ROOM ACCESSORIES ARE TO THE CENTER LINE AS NOTED OR TO THE HIGHEST PORTION OF THE OPENING OR OPERATING DEVICE.
- ALL ITEMS INDICATED BELOW MAY NOT OCCUR ON THIS PROJECT. SEE PROJECT PLANS AND ELEVATIONS FOR ITEMS THAT OCCUR.
- SEE ARCHITECTURAL PLANS FOR ACCESSIBILITY AND/OR ADAPTABILITY CONFORMANCE IN THE HORIZONTAL PLAN LAYOUT.
- SEE ARCHITECTURAL INTERIOR ELEVATIONS FOR DWELLING UNIT F.H.A. ADAPTABLE, AND/OR A.N.S.I. TYPE A OR B DWELLING UNIT FIXTURE MOUNTING HEIGHTS, IF THEY OCCUR ON THIS PROJECT.
- CONFORMANCE TO FIXTURE MOUNTING HEIGHT REQUIREMENTS ARE APPLICABLE IN ANY PUBLIC AREA OR EMPLOYEE WORK AREA MORE THAN 1000 SF, AS THEY OCCUR PER PROJECT.
- VERIFY ACCESSORY SIZE WITH MANUFACTURER TO ENSURE CONFORMANCE WITH REQUIRED MOUNTING HEIGHTS.
- PROVIDE CODE-COMPLIANT BLOCKING WITHIN WALLS AS REQUIRED FOR PROPOSED AND FUTURE ACCESSORIES AND GRAB BARS MOUNTING FIXTURES.
- PROVIDE GYPSUM BOARD WRAP BEHIND FIXTURES AT WALLS DESIGNATED ON FLOOR PLANS AS OPENING-PROTECTED WALLS.
- ACCESSIBLE FIXTURES REQUIRE A CLEAR FLOOR SPACE CONTIGUOUS OR OVERLAPPING THE ACCESSIBLE ROUTE. FLOOR DRAINS SHOULD NOT BE PLACED IN THIS CLEAR FLOOR SPACE.
- EXCEPTION: DRAINS MAY RESIDE IN CLEAR FLOOR SPACE PROVIDED DRAIN HOLES DO NOT EXCEED 1/2" DIA. MAXIMUM; FLOOR SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION; AND THE ELEVATION CHANGE AT THE DRAIN LIP DOES NOT EXCEED 1/8".

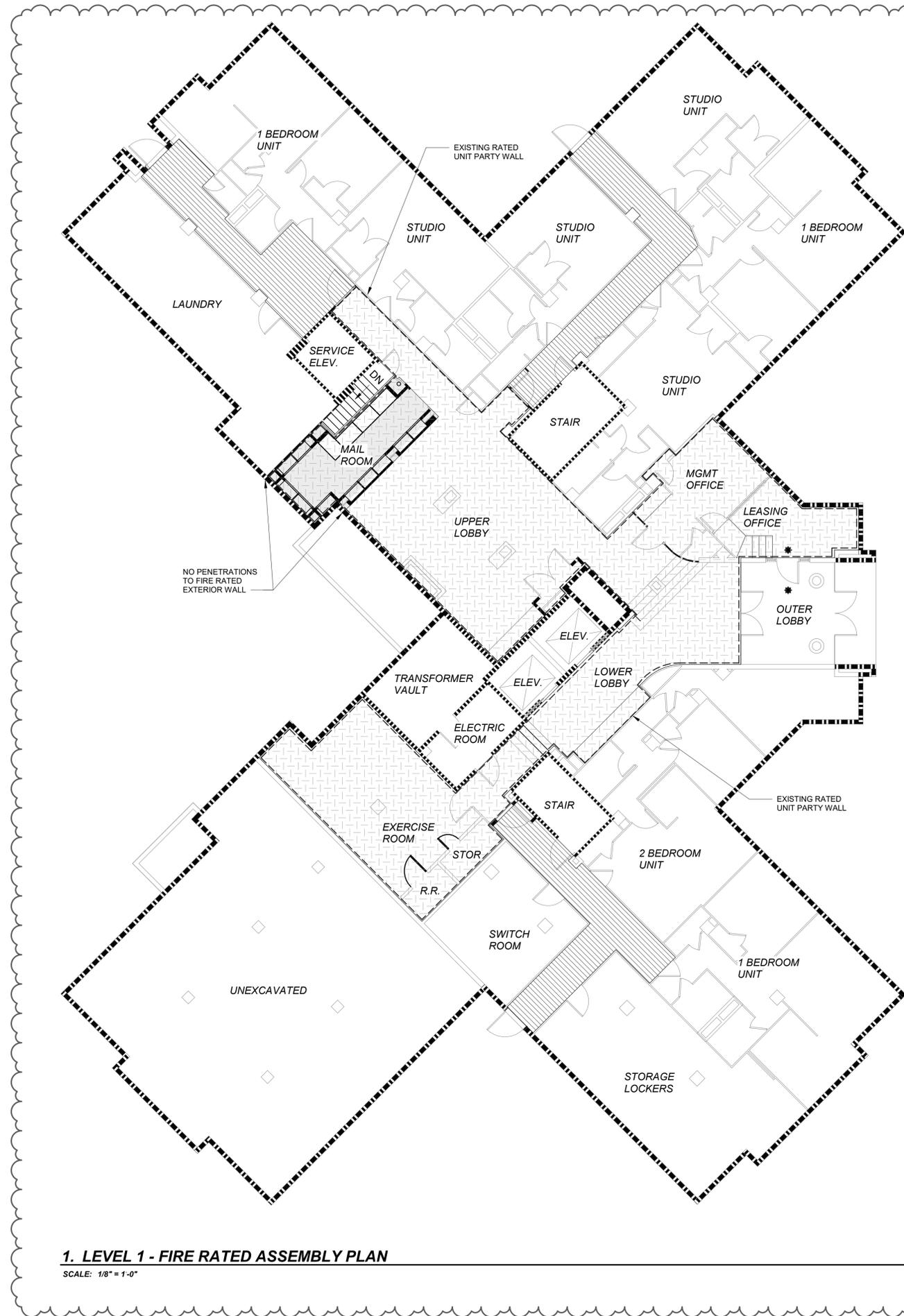


COMMON FIXTURE MOUNTING HEIGHTS



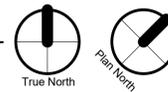
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1. LEVEL 1 - FIRE RATED ASSEMBLY PLAN

SCALE: 1/8" = 1'-0"



FIRE RATED ASSEMBLY NOTES

1. NO CHANGES TO EXISTING FIRE ASSEMBLIES
2. INTEGRITY OF EXISTING FIRE ASSEMBLIES TO BE MAINTAINED
3. FIRE-RESISTANCE RATINGS BASED ON OSSC TABLE 721.1

FIRE RATED ASSEMBLY LEGEND

- EXISTING TO REMAIN
- EXISTING 1-HOUR RATED ASSEMBLY
- EXISTING 2-HOUR RATED ASSEMBLY
- EXISTING 4-HOUR RATED ASSEMBLY
- NEW FULL HEIGHT PARTITION SEE 7/A870
- AREA OF WORK
- RATED CORRIDOR
- NON-SEPARATED USE WITH NON-RATED CORRIDOR
- NON-SEPARATED USE BOUNDARY LINE
- EXISTING AUTOMATIC SPRINKLER LOCATION

LRS ARCHITECTS
 720 NW Davis 503.221.1121
 Suite 300 503.221.2077
 Portland OR 97209 www.lrsarchitects.com



CONSULTANT:

PROJECT NUMBER: 218060

CELIO APARTMENTS MAIL ROOM RENOVATION
 901 SW KING AVENUE
 PORTLAND, OR 97205

SHEET TITLE:
FIRE RATED ASSEMBLY PLAN

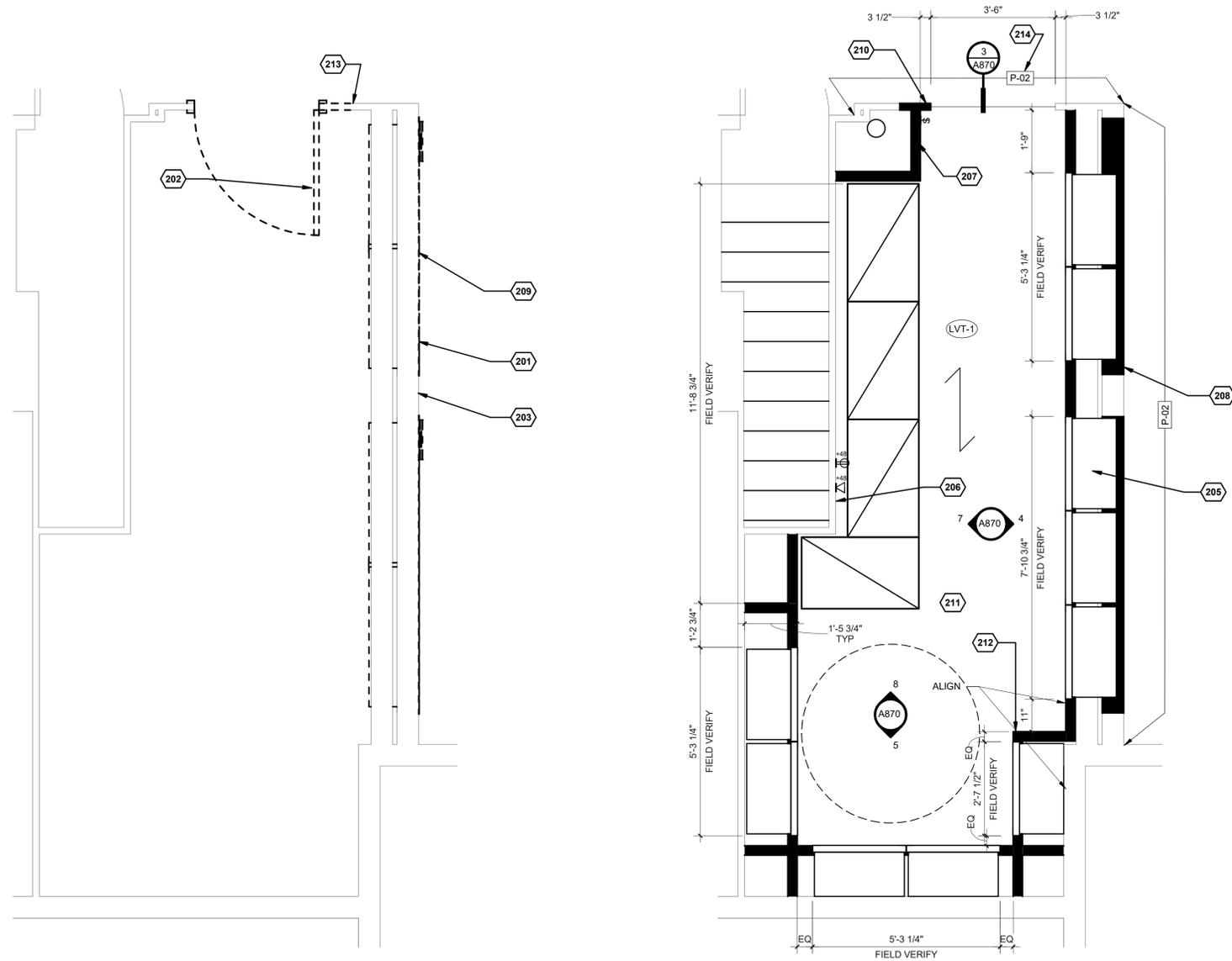
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A101
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1. DEMOLITION PLAN

SCALE: 1/2" = 1'-0"



2. FLOOR PLAN

SCALE: 1/2" = 1'-0"



FINISH GENERAL NOTES

- A. SEE FINISH MATERIAL LEGEND, INTERIOR FINISH PLANS, INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR MORE INFORMATION.
- B. INTERIOR PAINTS ARE TO HAVE THE FOLLOWING SHEENS UNO:
 - * WALLS - EGGSHELL
 - * CEILINGS & SOFFITS - FLAT
 - * DOORS, DOOR FRAMES, CASINGS AND MILLWORK - SEMI-GLOSS
- C. NOT USED
- D. FLOORING DIRECTION AND SEAMING LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT.
- E. PROVIDE NEW FLOORING AND BASE AS INDICATED UNO.
- F. REFER TO A870 FOR TYPICAL FLOORING TRANSITION DETAILS FOR ACCESSIBILITY COMPLIANCE.

FINISH LEGEND

- P-1 PAINT TAG
- INDICATES FINISH DIRECTION
- FLOOR FINISH

FINISH MATERIAL LEGEND

- RESILIENT FLOORING**
LUXURY VINYL TILE
 LVT-1
 MFR: ARMSTRONG COMMERCIAL FLOORING
 PRODUCT: EARTHOUTS SLADE
 COLOR: NA360 SILVER LINING
 SIZE: 12" X 24"
 INSTALLATION: ASHLAR
 CONTACT: NORA VIVARELLI, nora@pacmat.com
- WALL FINISHES**
PAINT
 P-1
 MFR: SHERWIN WILLIAMS
 COLOR: SW707 CEILING BRIGHT WHITE
 FINISH: FLAT
 LOCATION: CEILING
- WALL FINISHES**
PAINT
 P-2
 MFR: SHERWIN WILLIAMS
 COLOR: SW912 ACACIA HAZE
 FINISH: EGGSHELL
 LOCATION: LOUNGE WALL
- WALL FINISHES**
PAINT
 P-3
 MFR: SHERWIN WILLIAMS
 COLOR: SW912 ACACIA HAZE
 FINISH: SEMI-GLOSS
 LOCATION: TRIM
- WALL FINISHES**
VINYL WALLCOVERING
 WC-1
 MFR: MAHARAM
 STYLE: TETHER 39991
 COLOR: 009 ROSEMARY
 WIDTH: 54"
 LOCATION: MAIL ROOM
- ARCHITECTURAL TRIM**
WOOD TRIM
 WT-1
 TYPE: WALL BASE
 PROFILE: FLAT STOCK
 SPECIES: PAINT-GRADE
 SIZE: MATCH BUILDING STANDARD
 FINISH: P-3
- ARCHITECTURAL TRIM**
WOOD TRIM
 WT-2
 TYPE: MAILBOX TRIM, DOOR TRIM
 PROFILE: FLAT STOCK
 SPECIES: PAINT-GRADE
 SIZE: 1X2
 FINISH: P-3

GENERAL NOTES

- A. THIS DRAWING REFERENCES EXISTING CONDITIONS FOR REFERENCE ONLY. VERIFY IN FIELD.
- B. REMOVE EXISTING FLOORING, BASE AND LIGHT FIXTURES IN SCOPE OF WORK, UNO.
- C. PROTECT ALL ADJACENT AREAS DURING DEMOLITION AND FROM DUST AND TRASH INTRUSION.
- D. CEILING CONFIGURATION TO REMAIN UNO.
- E. REMOVE AND SALVAGE FIRE EXTINGUISHERS AND CABINETS FOR REUSE.
- F. PROVIDE STAGING AREA FOR EXISTING MAILBOXES TO REMAIN IN USE DURING CONSTRUCTION.
- G. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- H. ALL ELECTRICAL WORK IS DESIGN BUILD - ALL ELECTRICAL OUTLETS, DATA & SWITCHES SHOWN FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- I. WHEN NEW LIGHT SWITCHES ARE ADDED, REPLACE ALL EXISTING LIGHT SWITCHES WITH NEW OCCUPANCY SENSOR SWITCHES.
- J. PATCH AREAS ADJOINING AND/OR ADJACENT TO DEMOLITION WORK TO MATCH EXISTING AND/OR NEW CONSTRUCTION.
- K. PROVIDE NEW LUTRON WALL PLATES IN SCOPE OF WORK. COLOR: GREENBRIAR (GB).

DEMO PHASING LEGEND

- EXISTING TO REMAIN
- DEMOLISH EXISTING ELEMENT

WALL TYPE LEGEND

- EXISTING TO REMAIN
- NEW FULL HEIGHT PARTITION SEE 7/A870

ELECTRICAL LEGEND

- SHOWN FOR REFERENCE ONLY**
- PHASE OF FIXTURE TYPE OF FIXTURE
 E = EXISTING FIXTURE H = HEIGHT OF FIXTURE
 N = NEW FIXTURE (IF NOT STANDARD)
 R = RELOCATED FIXTURE
- SWITCH
 - OCCUPANCY SENSOR SWITCH
 - TELEPHONE / DATA OUTLET
 - STANDARD DUPLEX OUTLET

KEYNOTES

- 201 REMOVE EXISTING MAILBOXES AND MAILBOX TRIM. PROVIDE TEMPORARY STAGING AREA FOR MAILBOXES DURING CONSTRUCTION.
- 202 REMOVE EXISTING DOOR, FRAME AND TRIM.
- 203 REMOVE EXISTING WALLCOVERING ON THIS WALL ONLY.
- 204 NEW PARCEL PENDING LOCKERS PROVIDED BY OWNER. PROVIDE STANDARD 110V DUPLEX OUTLET AND DEDICATED SECURE ETHERNET CONNECTION (RJ45).
- 205 NEW TENANT MAILBOXES PROVIDED BY OWNER AND CONTRACTOR INSTALLED. COORDINATE PARCEL PENDING LOCKER LOCATION WITH CONDUIT PROJECTING FROM WALL.
- 207 ALIGN WALL WITH SOFFIT ABOVE.
- 208 PATCH AND REPAIR WALL TO LEVEL 4 FINISH.
- 209 EXISTING LIGHT FIXTURES TO REMAIN. TRIM AT CASED OPENING TO MATCH EXISTING PROFILE AND FINISH.
- 211 FINISH WALLS TO LEVEL 5 FINISH.
- 212 PROVIDE FULL HEIGHT CLEAR CORNER GUARD.
- 213 PROTECT EXISTING WALLCOVERING FROM DAMAGE DURING DEMOLITION.
- 214 IF WALLCOVERING DAMAGE CANNOT BE AVOIDED, PAINT WALL TO THE EXTENTS SHOWN.



CONSULTANT:

PROJECT NUMBER: 218060

CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING AVENUE PORTLAND, OR 97205

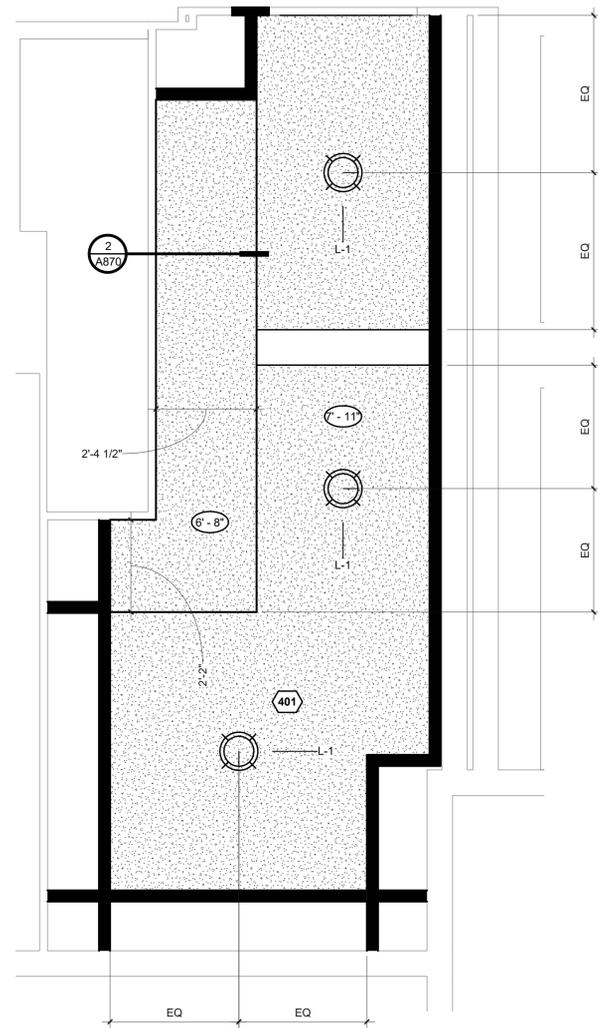
SHEET TITLE:

DEMOLITION PLAN & FLOOR PLAN

DRAWN BY: MFW
 DATE ISSUED: PERMIT SET
 09.17.2018

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1. REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"



WALL TYPE LEGEND

-  EXISTING TO REMAIN
-  NEW FULL HEIGHT PARTITION
SEE 7/A870

RCP LEGEND

-  NONRATED GYP. BD. SOFFIT OR NONRATED ONE LAYER GYP. BD. SUSPENDED CEILING SYSTEM. SEE A870

ITEMS BELOW ARE SHOWN FOR REFERENCE ONLY

-  CEILING ELEVATION TAG

LIGHT FIXTURE LEGEND

- L-1 **SURFACE MOUNT**
MFR: TANGO LIGHTING
PRODUCT: BOOP
FINISH: WHITE/GOLD
SIZE: 14.5" DIAMETER, 3.9" H
CONTACT: JANET CROSON, janet@cslighting.com

- L-2 **NOT USED**

GENERAL NOTES

- A. REFER TO SHEET A100i FOR A COMPLETE LIST OF GENERAL NOTES.
- B. ALL ELECTRICAL WORK IS DESIGN-BUILD. EXISTING AND NEW LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. CLEAN AND RESTORE ALL LIGHTS TO WORKING ORDER PRIOR TO JOB COMPLETION.
- C. ALL FIRE/LIFE SAFETY WORK IS DESIGN-BUILD. SUBMIT PROPOSED LOCATIONS FOR EMERGENCY LIGHTING, STROBES, SMOKE DETECTION AND SPRINKLERS TO ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO CONSTRUCTION.
- D. SPRAY PAINT ALL METAL ACCESS PANELS AND DIFFUSERS TO MATCH ADJACENT CEILING FINISHES UNO.
- E. WHEN NEW LIGHT SWITCHES ARE ADDED TO ANY PORTION OF THE SUITE, REPLACE ALL EXISTING LIGHT SWITCHES WITH NEW BUILDING STANDARD OCCUPANCY SENSOR SWITCHES.
- F. NOT USED

KEYNOTES

- 401 FURR OUT EXISTING CEILING MINIMUM AMOUNT POSSIBLE TO CONCEAL EXISTING CONDUIT.



CONSULTANT:

PROJECT NUMBER: 218060

CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING
AVENUE
PORTLAND, OR
97205

SHEET TITLE:

REFLECTED CEILING PLAN

DRAWN BY: MFW
DATE ISSUED: 09.17.2018
PERMIT SET

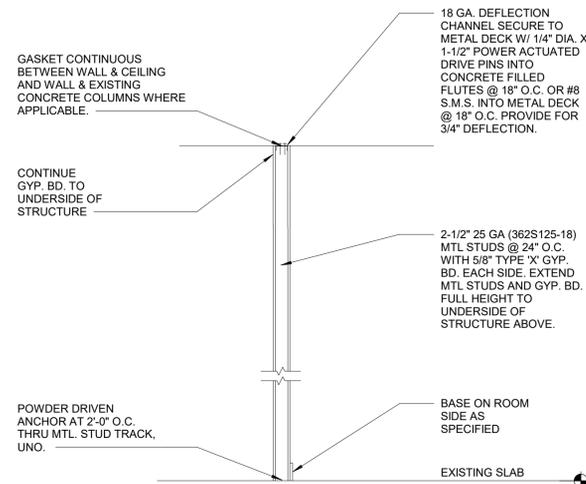
SHEET:
A401
PERMIT SET

GENERAL NOTES

- A. SEE A1001 FOR FULL ACCESSIBILITY REQUIREMENTS.
- B. SEE SPECIFICATIONS, FINISH LEGEND, FINISH SCHEDULE, FINISH PLANS AND FINISH NOTES FOR ADDITIONAL INTERIOR FINISH INFORMATION.
- C. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT FINISH COLOR UNO.
- D. PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ACCESSORIES WHERE NOTED ON ELEVATIONS.

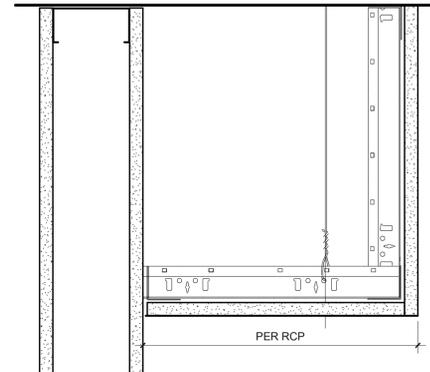


CONSULTANT:



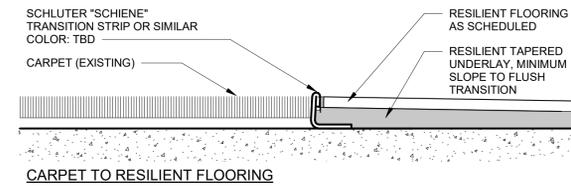
1. FULL HEIGHT PARTITION

SCALE: 1/2" = 1'-0"



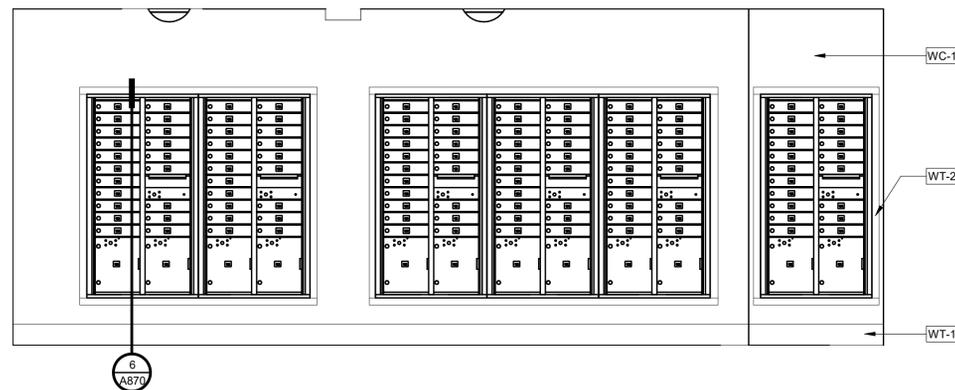
2. SUSPENDED GYP CEILING (SOFFIT OPTION)

SCALE: 3" = 1'-0"



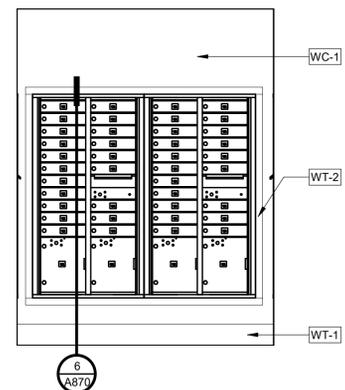
3. INTERIOR FLOOR TRANSITION DETAILS

SCALE: 12" = 1'-0"



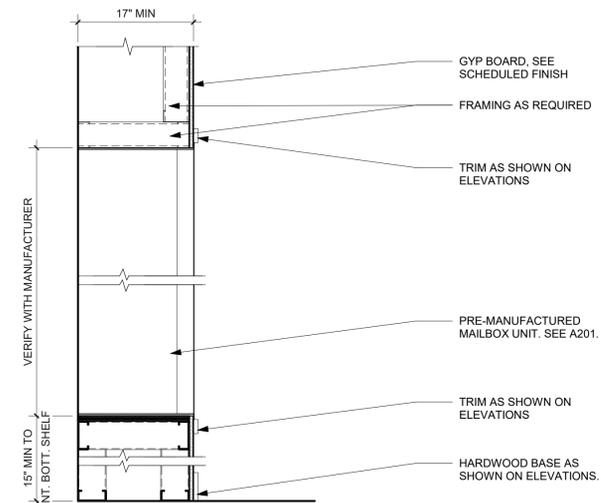
4. MAIL ROOM - EAST

SCALE: 1/2" = 1'-0"



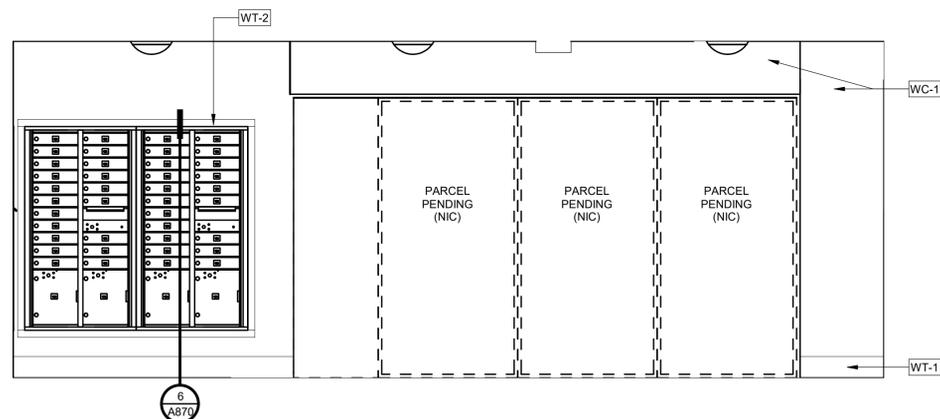
5. MAIL ROOM - SOUTH

SCALE: 1/2" = 1'-0"



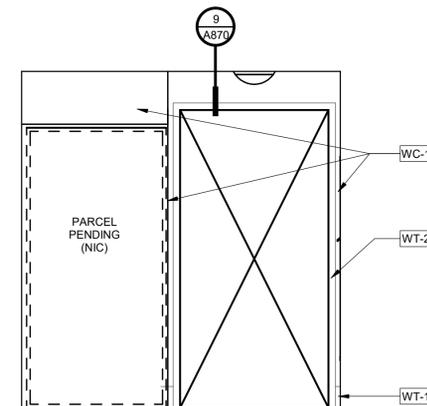
6. RECESSED MAILBOXES

SCALE: 1" = 1'-0"



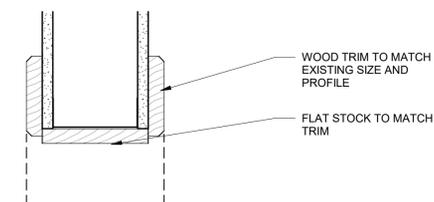
7. MAIL ROOM - WEST

SCALE: 1/2" = 1'-0"



8. MAIL ROOM - NORTH

SCALE: 1/2" = 1'-0"



9. CASSED OPENING

SCALE: 3" = 1'-0"

PROJECT NUMBER: 218060

CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING AVENUE PORTLAND, OR 97205

SHEET TITLE:
INTERIOR ELEVATIONS & INTERIOR DETAILS

DRAWN BY: MFW
 DATE ISSUED: 09.17.2018
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SHEET:
A870
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