

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: Hold for Additional Information

Appeal ID: 18786	Project Address: 1310 NW Johnson St
Hearing Date: 12/19/18	Appellant Name: Eric Li
Case No.: B-011	Appellant Phone: 5032200668
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 7 Occupancy: R-2, M Construction Type: 3-B, 1-A
Building/Business Name: The Pearl Apartments	Fire Sprinklers: Yes - Full Coverage
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 18-244022-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	Proposed use: Mixed Use Residential and Retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 602.3, PFC 105.4, City of Portland Code Guide OSSC/6/#4

Requires The City of Portland Portland Code Guide OSSC/6/#4 allows for ts non-fire-retardant-treated wood framing within exterior walls of R-2 occupancy buildings of Type III construction without a building code, providing that all the criteria in the Code Guide are met.

Criteria 8 states that "At least one operable exterior window shall be provided in each dwelling unit with a minimum opening width of 3 1/2 inches."

Criteria 11 states that "A minimum of one dominant street facing building facade shall meet Fire Code Requirements for fire apparatus and aerial access."

Portland Fire Code D105.1 states that "Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders in the immediate vicinity of the building or portion thereof."

In OSSC 602.3 Type III:

Type III construction is that type of construction in which exterior walls are of non-combustible materials and the interior elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

Proposed Design ITEM #1: The off-site street configuration makes setting up a fire apparatus is prohibitively problematic, as the fire department does not want to extend the apparatus over the loading dock on 13th Avenue, and there isn't enough width on NW Johnson without removing off street parking and dedicating a length of 60'-0" on both sides of Johnson Street (6 stalls) to be no-parking for fire

access. Johnson street is 36'-0" from curb to curb, less 16'-0" for two parallel parking aisles. This condition had been discussed with Joe Thornton and the PFD in a conference on November 17, 2017. And this appeal had been discussed as an approvable condition to remedy the condition.

In lieu of aerial access for fire apparatus aerial access, the proposed compensating measure is to fill the entire exterior wall cavity with mineral wool batt insulation (non-combustible). This reduces the ability of fire to spread internally between framing members, and provides a betterment for fire protection within the exterior wall construction.

ITEM #2: Joe Cooley, fire life safety plans examiner from the City of Portland has produced a checklist comment #9 stating that exterior windows located 0' to 15' above roofs of adjacent buildings that are less than 15' away are required to have a 3/4- Rating. A proposed design solution to this condition is to fix in place two of the windows, and to, and for all windows within 10'-15' both horizontally and vertically of the adjacent roof to be provided with sprinklers per ICC NER-516 and OSSC 705.8.6.2 for a 3/4 hour rating.

All other criteria OSSC/6/#4 comply as follows:

Exterior bearing walls are protected with two layers of 5/8" type "X" GWB on the interior and two layers of 5/8" type "X" gypsum sheathing on the exterior.

Exterior non bearing walls are protected with a minimum of one layer of 5/8" type "X" gwb on the interior and one layer of 5/8" gypsum sheathing on the exterior.

Non-fire-retardant treated wood framing with exterior walls are enclosed by a minimum of one layer of 5/8" type "X" gwb or gypsum sheathing.

All openings in the exterior walls for door or windows are provided with a sacrificial stud as shown in the details on the A8.XX series sheets.

All exterior wall coverings are constructed of non-combustible materials.

Combustible roof sheathing and framing is protected from exposure to fire from above with gypsum or cement based products above and below the roof framing as shown on sheet A0.08. All roofs are of rated construction.

Selective smoke detection coverage is being installed in the Type III portion of the building per NFPA 72.

All residential dwelling unit has been provided with an operable exterior window, with the exception of the two units noted in the appeal above. We have modified the third story windows to have the operable windows below the adjacent property parapet line.

Wall and floor assemblies are made of 1-hour tested fire resistance.

The base allowable building area for type III-B is 32,000 s.f. per floor, with fire sprinklers. The maximum floor area in this building is 5894 s.f. gross. See A0.02.

See appeal for fire aerial apparatus above.

Both egress stairs in the building have been provided with roof access.

All penetrations through the exterior wall covering are fire-stopped at the exterior sheathing.

Details 8 and 11 on A8.01.

Ducts and vents penetrating the exterior are minimum 26 gauge metal.

No unprotected penetrations are being provided through the underside of fire-rated exterior wall projections that are required to be rated.

The elevator hoistways are smoke tight, and have been provided with smoke doors that are on magnetic hold-opens, connected to the fire alarm system.

Framing for the walls, floors, ceilings, and roofs have been constructed in accordance with the graphic detail drawings provided in the OSSC/6/#4 code guide.

Reason for alternative The streets cannot be modified without serious compromise to the City of Portland off-street parking standards and planning and zoning recommended widths for sidewalk corridor zones (12'-0" widths).

This proposed application has been reviewed and approved several times before by the City of Portland for similar reasons. (For example, Appeal 13929 for a property on 1885 NW Quimby Street). This solution was one that was referred and recommended to us by Joe Thornton, Fire Bureau plans examiner.

The use of the non-combustible mineral wool (Roxul "Cavity Rock") is a betterment for the fire resistance of the exterior enclosure, as it fills the cavities between the framing with a non-combustible fill material, that in Appeal 13929 had an engineering judgement that proved out that the solution reduced the flame spread compared to a fire-treated wood assembly by 10 1/2 feet, as required by OSSC 2303.2 for FRT wood. This is essentially fire blocking in all framing stud bays.

The affixing of the fourth floor windows and sprinkler system protection on the north elevation is a direct response in coordination with John Cooley, to bring the building into compliance with 705.8.6.2. All other windows have operable portions to comply with OSSC/6/#4. This will prevent the spread of flames from the adjacent building to open windows on this project.

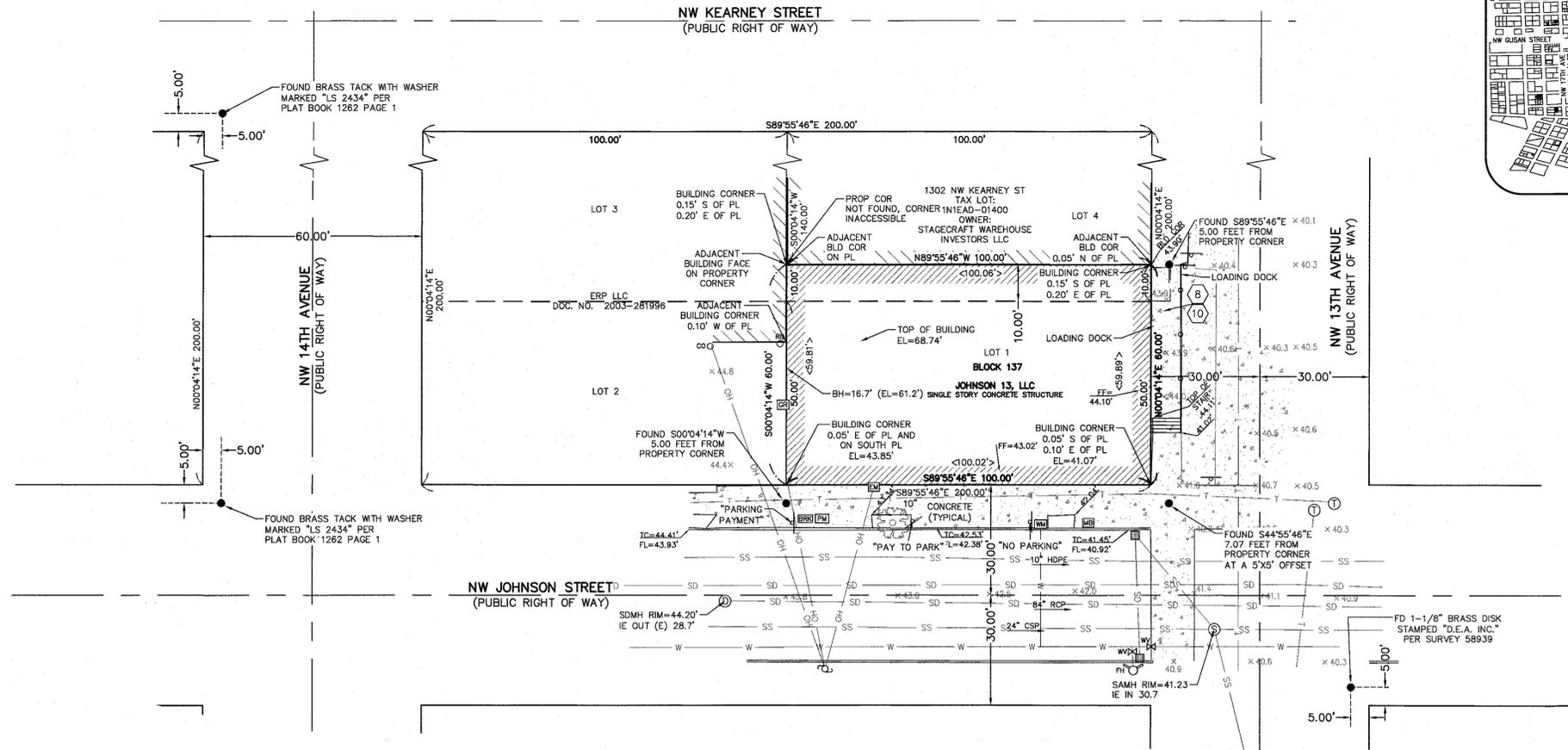
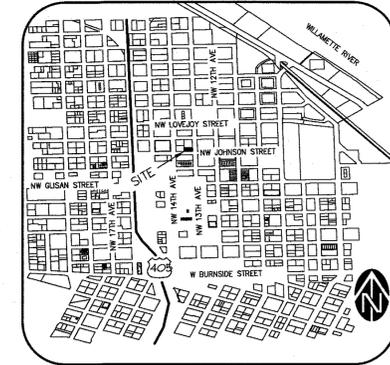
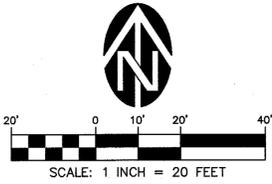
Combined with all of the other criteria met for the City of Portland OSSC/6/#4 guidelines, we believe this application to prove enough of an improvement that aerial access would not be needed.

APPEAL DECISION

1. Omission of aerial access with mineral wool insulation in all exterior walls: Hold for additional information.

2. Type 13 water curtain sprinkler protection at non-fire rated openings in buildings with vertical exposure on separate lots: Hold for additional information.

Appellant may contact John Butler (503 823-7339) with questions.



WESTLAKE CONSULTANTS INC.
 ENGINEERING • SURVEYING • PLANNING
 PACIFIC CORPORATE CENTER
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 TIGARD, OREGON 97224
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 FAX (503) 864-0157

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
 JOHNSON 13, LLC
 IN THE NE 1/4 SECTION 33, T. 1 N., R. 1 E., W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

TITLE REPORTS

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED UPON THE FOLLOWING PRELIMINARY TITLE REPORT (PTR):

FIRST AMERICAN TITLE COMPANY FILE NO: NCS-865952-0R1, WITH AN EFFECTIVE DATE AUGUST 31, 2018.

PROPERTY INFORMATION

PROPERTY ADDRESS: 1319 NW JOHNSON STREET
 PORTLAND, OR 97209

MAP AND TAXLOT ID: 1N1E33AD-01500

FEE TITLE TO SAID ESTATE IS VESTED IN:

JOHNSON 13, LLC

LEGAL DESCRIPTION

LOT 1 AND THE SOUTH 10 FEET OF LOT 4, BLOCK 137, COUCH'S ADDITION TO THE CITY OF PORTLAND, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

FLOOD ZONE INFORMATION

THE SUBJECT SITE IS LOCATED WITHIN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MULTNOMAH COUNTY, OREGON, COMMUNITY-PANEL NUMBER 410183 0093 E, EFFECTIVELY DATED OCTOBER 19, 2004.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ZONING NOTES

A ZONING LETTER OR REPORT WAS NOT PROVIDED TO WESTLAKE CONSULTANTS AT THE TIME OF PREPARATION OF THIS SURVEY. THE FOLLOWING ZONING INFORMATION IS PER THE CITY OF PORTLAND ZONING MAP AND CODE.

ZONING: EX4 - CENTRAL EMPLOYMENT ZONE WITH A DESIGN OVERLAY (PER ZONING MAP)

SELECTED EX4 DEVELOPMENT STANDARDS PER CHAPTER 33.140

- MAXIMUM FAR: 3:1 (33.140.205)
- MAXIMUM HEIGHT: 65 FT (33.140.210)
- MIN SETBACK: 0 FT (ABUTTING STREET) (33.140.215) (NOT PLOTTABLE)
- MAX SETBACK: 10 FT (33.140.215)
- MAX BLDG COVERAGE: 100% (33.140.220)
- MINIMUM LOT DIMS: FRONT LOT LINE 10FT, NO OTHER REQUIRED DIMENSIONS (33.614.100)

SURVEYORS NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 14TH AVENUE BEING THERE WAS NO EVIDENCE OF THE SITE BEING SOUTH 00°04'14"W AS SHOWN ON EDGE LOFTS CONDOMINIUM PLAT RECORDED IN PLAT BOOK 1262 PAGE 1.
2. TOTAL LAND AREA = 6,000± SQUARE FEET
 AREA OF BUILDING FOOTPRINT AT GROUND LEVEL = 5,987± SQUARE FEET
3. THERE CURRENTLY IS NO PARKING ON SITE.
4. THE STRUCTURE IS FREE STANDING WITH NO DIVISION OR PARTY WALLS PRESENT.
5. THERE WERE NO WETLANDS ON THE SITE AT THE TIME OF SURVEY.
6. THERE WERE NO OFFSITE EASEMENT DISCLOSED BY THE TITLE REPORT ON WHICH THIS SURVEY WAS PREPARED.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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EASEMENTS AND EXCEPTIONS

THE EXCEPTIONS LISTED BELOW ARE BASED ON THE PTR REFERENCED HEREON. ITEMS 1 THROUGH 7 PERTAIN TO TAXES AND LIENS IF ANY. SEE PTR FOR DETAILS. ITEMS 10 THROUGH 13 ARE NOT SURVEY RELATED MATTERS AND ARE NOT SHOWN HEREON.

- (8) PERTAINS TO A PERMIT TO USE STREET AREA RECORDED DECEMBER 28, 1971 IN BOOK 831 AT PAGE 1030, MULTNOMAH COUNTY. (PLOTTED HEREON - LOADING DOCK AREA)
- (10) PERTAINS TO A PERMIT TO USE STREET AREA RECORDED JANUARY 24, 2014 AS DOCUMENT NO. 2014-007070 (PLOTTED HEREON - LOADING DOCK AREA)

SURVEYORS CERTIFICATE

TO JOHNSON 13, LLC, FIRST AMERICAN TITLE COMPANY AND DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD").

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a, b), 8, 9, 10(a, b), 11, 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER, 2016. SITE WAS RE-VISITED SEPTEMBER, 2018.

GARY ANDERSON
 GANDERSON@WESTLAKECONSULTANTS.COM

TOPOGRAPHY LEGEND

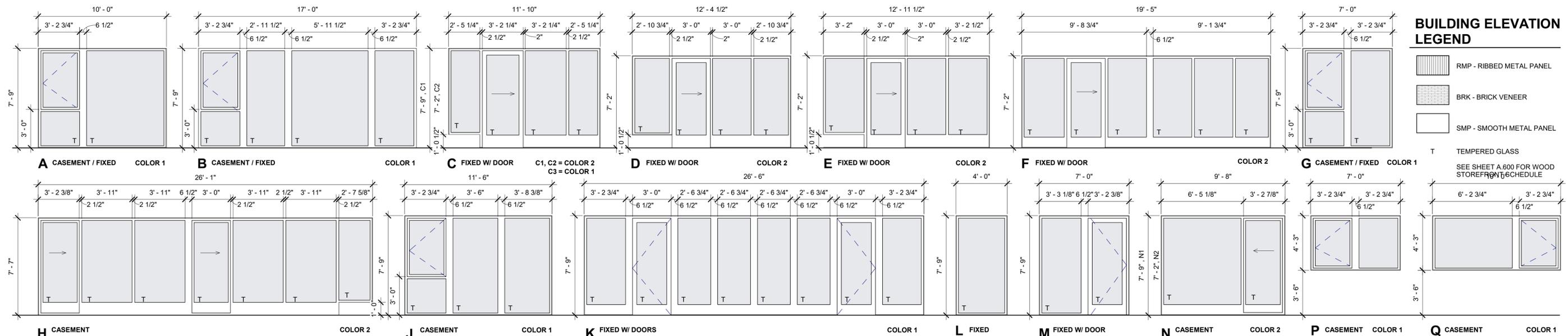
●	FOUND MONUMENT AS NOTED	—	HAND RAIL
○	SET BRASS DISK STAMPED "WESTLAKE CONSULTANTS" SANITARY SEWER MANHOLE	—	OH — OVERHEAD LINES
○	CLEANOUT	—	SS — UNDERGROUND SANITARY SEWER LINE
○	STORM SEWER MANHOLE	—	SD — UNDERGROUND STORM DRAIN LINE
□	CATCH BASIN CENTER	—	W — UNDERGROUND WATER LINE
□	SIGN	—	T — UNDERGROUND TELE-COM
○	FIRE HYDRANT	—	BUILDING FOOTPRINT LINE
○	WATER VALVE	—	CONCRETE
○	WATER METER	—	DECIDUOUS TREE
○	TELEPHONE MANHOLE	—	AC ASPHALT CONCRETE
○	ELECTRIC METER	—	CONC. CONCRETE
○	BIKE RACK	—	HCR HANDICAP RAMP
○	MAIL BOX	—	FF FINISHED FLOOR
○	UTILITY VAULT	—	BH BUILDING HEIGHT
○	GAS RISER	—	DWY DRIVEWAY
○		—	DOC. DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY R. ANDERSON
 JULY 25, 1990
 OREGON 2434
 RENEWS: 12-31-19

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI.

NO.	DATE	DESCRIPTION	DRAFT	CHECK	BY:
1	9/28/18	HUD CERTIFICATION UPDATE, SPELL CHECK			
2	9/14/18	UPDATED TITLE REPORT			
3	10/25/17	EXTENDED TOPO ALONG LOT 2			
4	10/19/16	UPDATE TO HUD STANDARDS ADD TOPO			
5	10/12/16	INITIAL RELEASE			

SHEET **1** OF **1**
 JOB NO. 2679-001



BUILDING ELEVATION LEGEND

- RMP - RIBBED METAL PANEL
- BRK - BRICK VENEER
- SMP - SMOOTH METAL PANEL
- T - TEMPERED GLASS

SEE SHEET A 600 FOR WOOD STOREFRONT SCHEDULE

tva
tva architects inc.
 920 sw sixth avenue | suite 1500
 portland, oregon 97204
 phone: 503.220.0668
 www.tvaarchitects.com

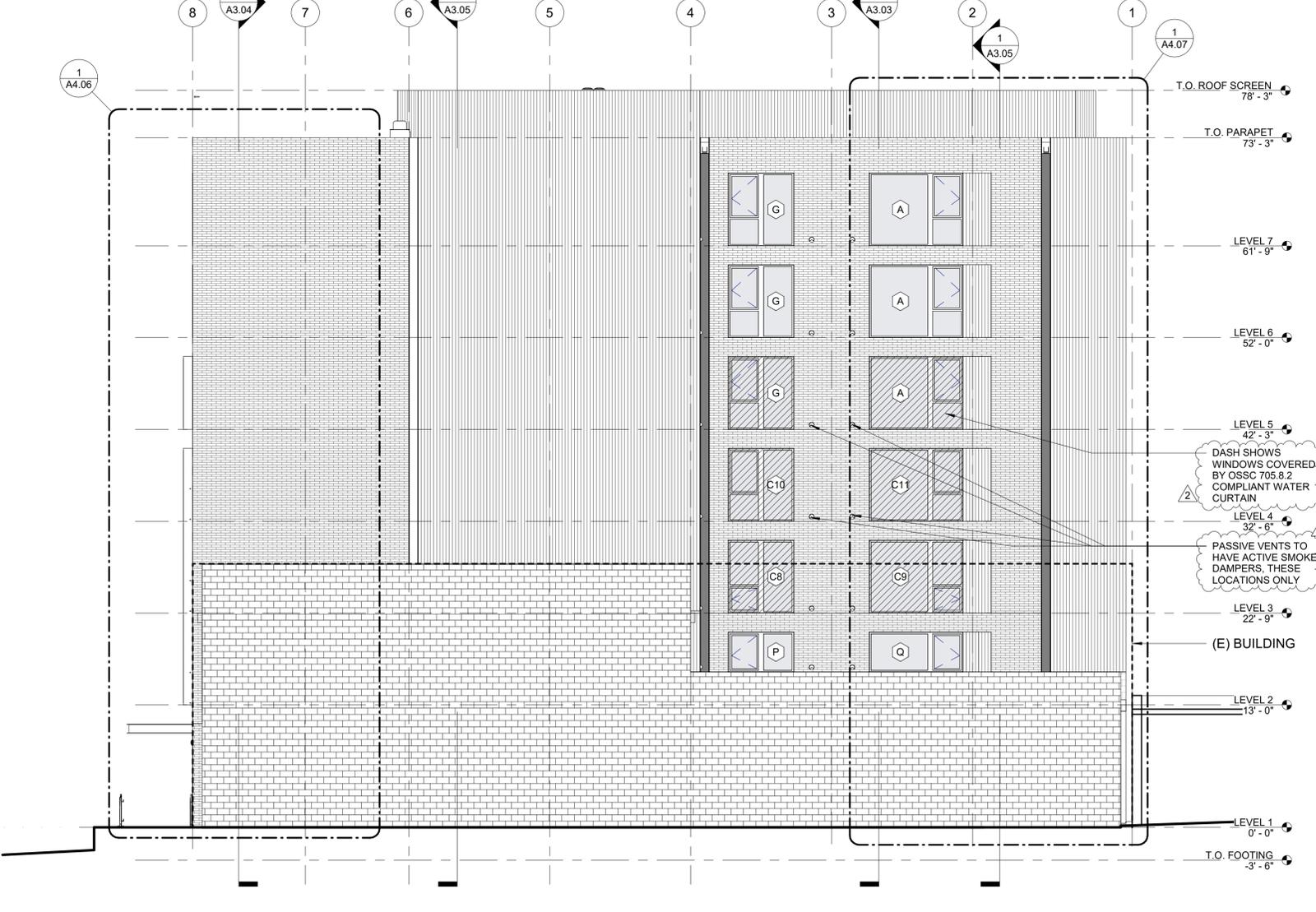
REGISTERED ARCHITECT
 ROBERT L. THOMPSON
 PORTLAND, OR
 STATE OF OREGON

WINDOW TYPES
 1/4" = 1'-0"

NOTES: WINDOW UNIT DIMENSIONS INCLUDE 1/2" SEALANT JOINT, TYP. ALL GLAZING TO BE SAFETY GLAZING, U.N.O. SEE ELEVATIONS FOR ORIENTATION. WINDOW ASSEMBLIES U-25, SHGC-.27 CASEMENT, U-18, SHGC-.25 FIXED DOOR ASSEMBLIES U-.32, SHGC-.22, TYP.



2 EAST ELEVATION
 1/8" = 1'-0"



1 NORTH ELEVATION
 1/8" = 1'-0"

PEARL APARTMENTS
 Portland Oregon
 FHA PROJECT NUMBER:
 126-35329

Revisions:

No.	Date	Description
1	Date 1	BID CLARIFICATION
2	Date 2	FLS REVIEW

HUD CLOSING SET

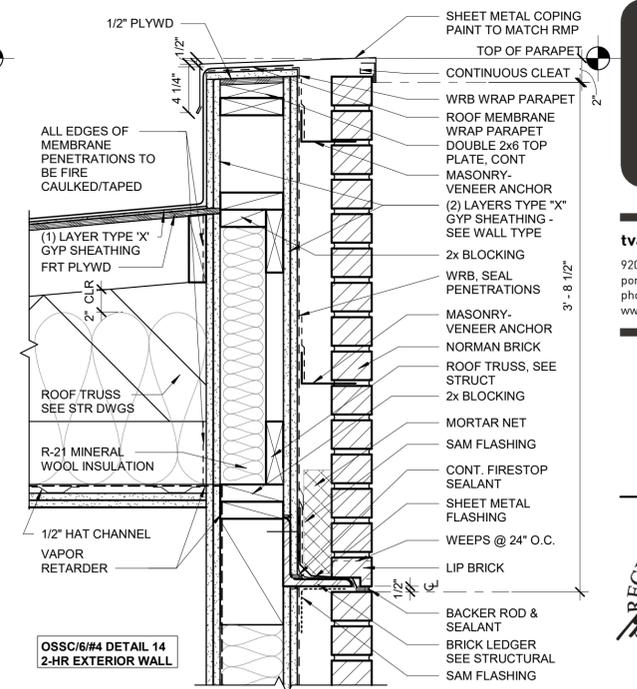
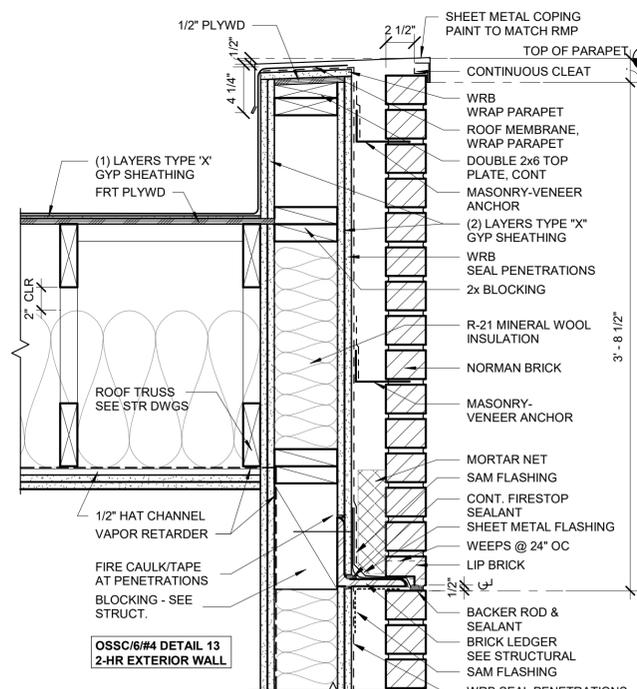
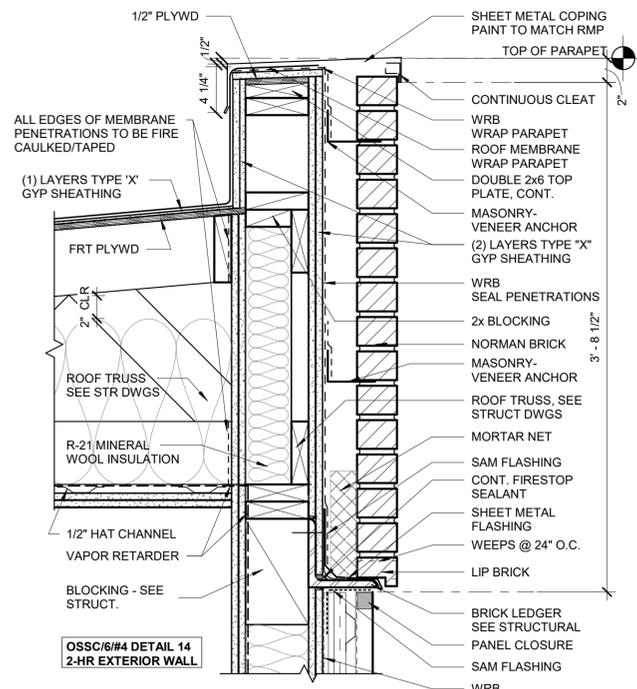
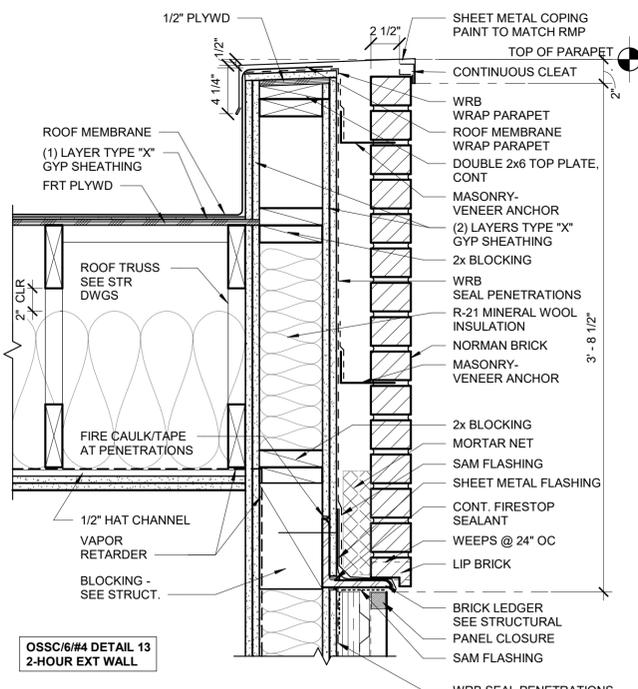
EXTERIOR ELEVATIONS & WINDOW TYPES

Project # TVA 16021

A3.02

Date: 11.28.18

© Robert Lopez 10/22 Pearl Apartments_extern
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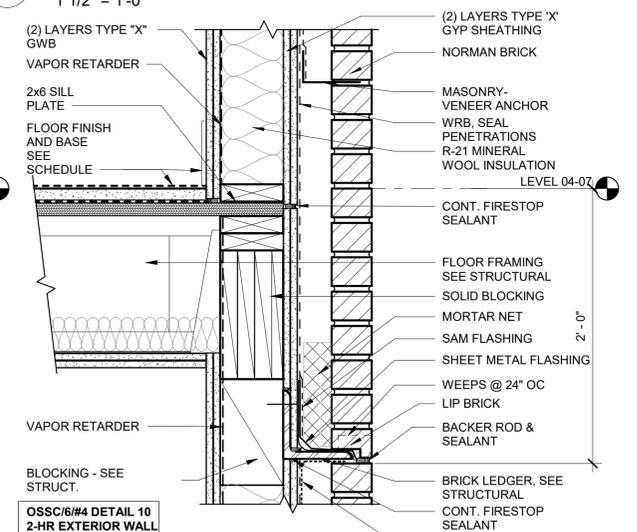
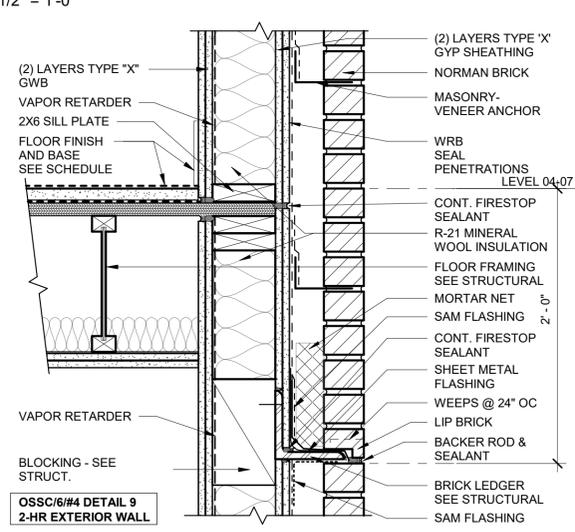
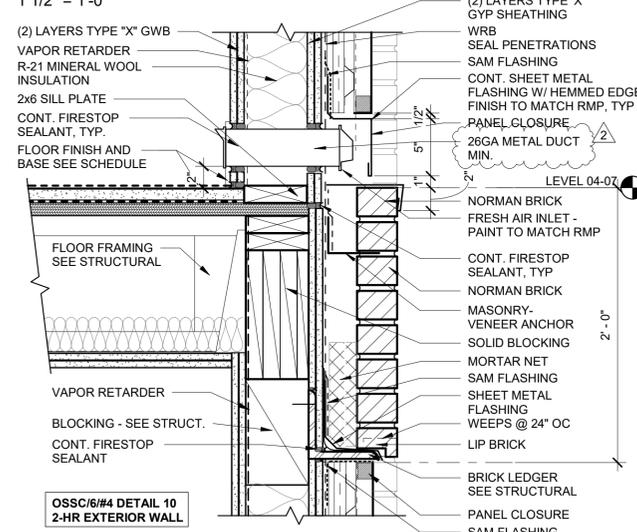
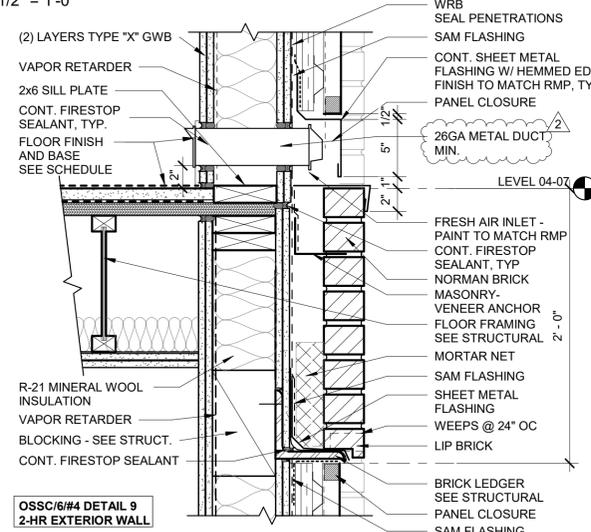


10 PRPT @ BRK/RMP - FRM PAR
1 1/2" = 1'-0"

7 PRPT @ BRK/RMP FRM PERP
1 1/2" = 1'-0"

4 PRPT @ BRK - FRM PAR
1 1/2" = 1'-0"

1 PRPT @ BRK - FRM PERP
1 1/2" = 1'-0"

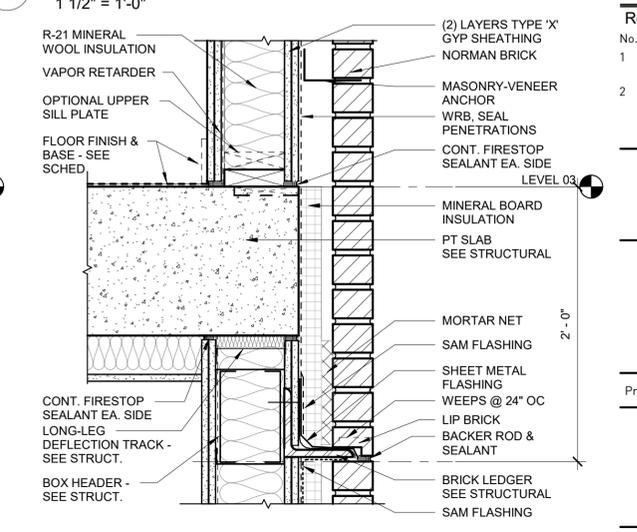
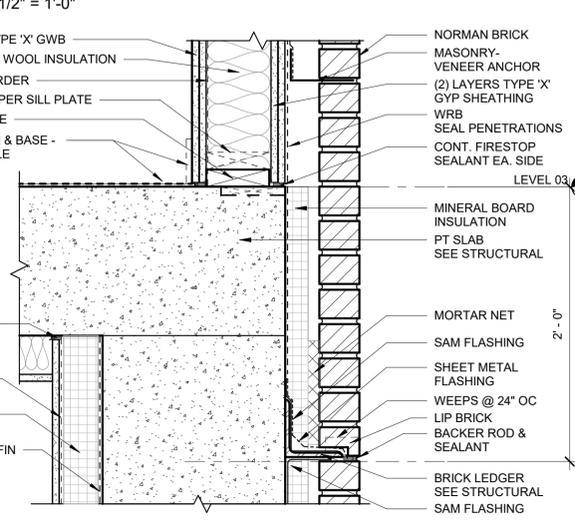
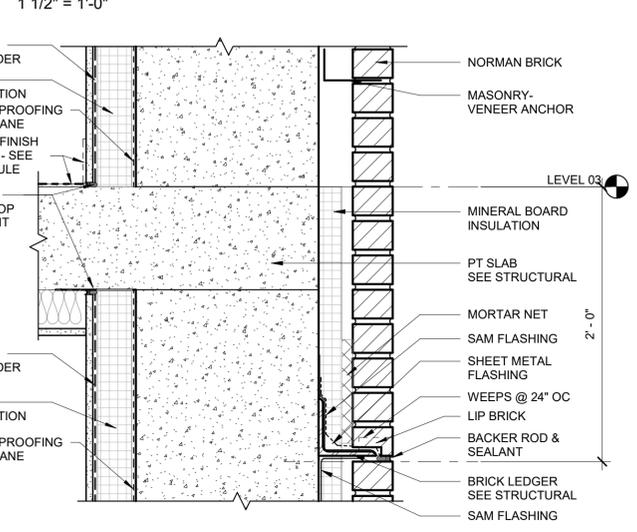
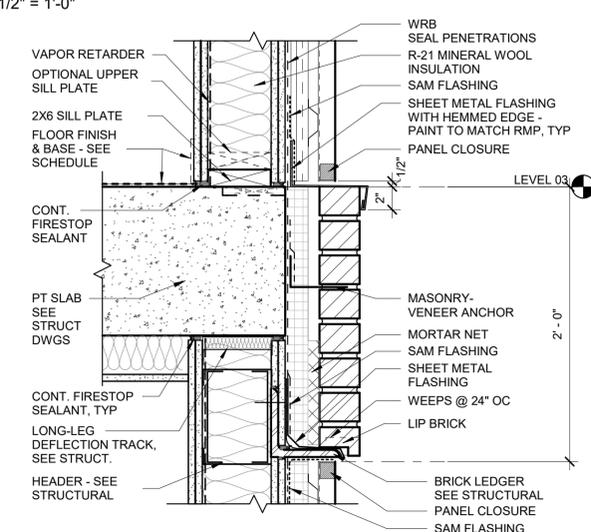


11 L4-7 DECK EDGE @ BRK/RMP - FRM PAR
1 1/2" = 1'-0"

8 L4-7 DECK EDGE @ BRK/RMP FRM PERP
1 1/2" = 1'-0"

5 L4-7 DECK EDGE @ BRK - FRM PAR
1 1/2" = 1'-0"

2 L4-7 DECK EDGE @ BRK - FRM PERP
1 1/2" = 1'-0"



12 L3 SLAB EDGE @ BRK/RMP (L2 SIM)
1 1/2" = 1'-0"

9 L3 DECK EDGE/COLUMN @ BRK
1 1/2" = 1'-0"

6 L3 DECK EDGE/COLUMN @ BRK
1 1/2" = 1'-0"

3 L3 SLAB EDGE @ BRK (L2 SIM)
1 1/2" = 1'-0"

PEARL APARTMENTS
Portland Oregon

FHA PROJECT NUMBER:
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Revisions:

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1	Date 1	BID CLARIFICATION
2	Date 2	FLS REVIEW

HUD CLOSING SET

EXTERIOR DETAILS

Project # TVA 16021

A8.01

Date: 11.28.18

FIRE & LIFE SAFETY SUMMARY

GOVERNING CODES

2014 OREGON STRUCTURAL SPECIALTY CODE	FAIR HOUSING ACT
2014 OREGON ENERGY EFFICIENCY SPECIALTY...	AMERICANS WITH DISABILITIES ACT
2014 OREGON MECHANICAL SPECIALTY CODE	
2014 OREGON ELECTRICAL SPECIALTY CODE	
2014 OREGON PLUMBING SPECIALTY CODE	
2014 OREGON FIRE CODE	
2010 OREGON ELEVATOR SPECIALTY CODE	
ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
2016 PORTLAND FIRE CODE	
CITY OF PORTLAND BDS TYPE III CODE GUIDE	

BUILDING OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION	R2, M
OCCUPANCY SEPARATION	N/A
TOTAL OCCUPANT LOAD	324

BUILDING CONSTRUCTION DATA

TYPE OF CONSTRUCTION	TYPE IA: LEVELS 01-02
	TYPE IIIB: LEVELS 03-07
PROPOSED FIRE PROTECTION	SPRINKLER COVERAGE PROVIDED THROUGHOUT
PROPOSED BUILDING HEIGHT	73'-3", ROOF STRUCTURE: 5'-0"
MAXIMUM ALLOWABLE HEIGHT	75'-0"
PROPOSED NUMBER OF STORIES	7
ALLOWABLE NUMBER OF STORIES	TYPE IA CONSTRUCTION: UNLIMITED. 2 STORIES PROVIDED. TYPE IIIB CONSTRUCTION: BASE ALLOWABLE HEIGHT: 4 STORIES. 1-STORY INCREASE WITH NFPA 13 SPRINKLER SYSTEM. 5 STORIES PROVIDED. TYPE IA AND TYPE IIIB CONSTRUCTION SEPARATED BY 3-HOUR HORIZONTAL BUILDING SEPARATION AND CONSIDERED SEPARATE AND DISTINCT BUILDINGS PER OSSC 510.2 THROUGH APPEAL.
BASEMENT	NONE

LEVEL	NUMBER OF APT. UNITS	AREA (INCLUDING EXTERIOR AREA WITHIN THE HORIZONTAL PROJECTION OF A ROOF OR FLOOR ABOVE, PER 2014 OSSC CHAPER 2)
1	0	5894 SF
2	10	5652 SF
3	10	5502 SF
4	10	5561 SF
5	10	5539 SF
6	10	5502 SF
7	8	5398 SF
Total	58	39,048 SF

BUILDING AREA DATA

SUMMARY OF RATIOS CALCULATION	N/A
ALLOWABLE BASE AREA (A ₀) (TABLE 503)	LEVEL 01: UNLIMITED LEVEL 02: UNLIMITED LEVELS 03-07: 16,000 SF/FLOOR
TOTAL BUILDING PERIMETER (P)	320 LF
PERIMETER USED AS FRONTAGE (F)	N/A
WIDTH OF PUBLIC WAY (W)	60 FT
TOTAL ALLOWABLE BUILDING AREA	LEVEL 01-02: UNLIMITED LEVELS 03-07: 80,000 SF

FIRE RESISTIVE BUILDING ELEMENTS

	TYPE OF CONSTRUCTION	
	TYPE IA	TYPE IIIB
STRUCTURAL FRAME	3 HR	0 HR
EXTERIOR BEARING WALLS	3 HR	2 HR
INTERIOR BEARING WALLS	3 HR	0 HR
NON-BEARING WALLS AND PARTITIONS - EXTERIOR		
FIRE SEPARATION DISTANCE - X (FT)		
OCC GROUP M: X < 5	2 HR	2 HR
OCC GROUP R: X < 5	1 HR	1 HR
OCC GROUP M: 5 ≤ X < 10	2 HR	1 HR
OCC GROUP R: 5 ≤ X < 10	1 HR	1 HR
OCC GROUPS M & R: 10 ≤ X < 30	1 HR	1 HR
OCC GROUPS M & R: X ≥ 30	0 HR	0 HR
NON-BEARING WALLS AND PARTITIONS - INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION - FLOOR 2	2 HR	-
FLOOR CONSTRUCTION - FLOOR 3	3 HR	-
FLOOR CONSTRUCTION - FLOORS 4-7	-	1 HR
ROOF CONSTRUCTION	1 1/2 HR	1 HR
ROOF CONSTRUCTION AT EMERGENCY GENERATOR	-	2 HR
EXTERIOR OPENING PROTECTION	UP, S: UNLIMITED AT SOUTH AND EAST ELEVATIONS UP, S: U.L. AT WEST ELEVATION BETWEEN G.L. A AND B UP, S: 0% AT WEST ELEVATION BETWEEN G.L. B AND E UP, S: 45% AT NORTH ELEVATION BETWEEN G.L. 1 AND 4 UP, S: 0% AT NORTH ELEVATION BETWEEN G.L. 4 AND 8	

	DESCRIPTION	TYPE	
		TYPE IA	TYPE IIIB
SHAFT ENCLOSURES (SECTION 707)		2-HR (when connecting 4 or more floors)	
EXIT ENCLOSURES (SECTION 1020.1)		1-HR (when connecting 3 or less floors)	
CORRIDOR WALLS		3 HR LEVELS 01-02, 2 HR ABOVE	
		1 HR	
FIRE DOOR AND FIRE SHUTTER PROTECTION (TABLE 716.5)			
	3-HOUR WALLS AND EXIT ENCLOSURES	3 HR	-
	2-HOUR WALLS AND EXIT ENCLOSURES	1 1/2 HR	1 1/2 HR
	OTHER FIRE BARRIERS	3/4 HR	3/4 HR
	CORRIDOR WALLS	1/3 HR	1/3 HR
	OTHER FIRE PARTITIONS	3/4 HR	3/4 HR
	EXTERIOR WALLS	1 1/2 HR	1 1/2 HR
	SMOKE BARRIERS	1/3 HR	1/3 HR

EGRESS CALCULATION & REQUIREMENTS

LEVEL	AREA (SF)	FACTOR	OCCUPANTS	EXITS REQ'D/PROVIDED
1	5,894	(VARIES, SEE FLS PLAN)	126	2 REQ'D/ 4 PROVIDED
2	5,652	200	27	2 REQ'D/ 2 PROVIDED
3	5,502	200	27	2 REQ'D/ 2 PROVIDED
4	5,561	200	27	2 REQ'D/ 2 PROVIDED
5	5,539	200	27	2 REQ'D/ 2 PROVIDED
6	5,502	200	27	2 REQ'D/ 2 PROVIDED
7	5,398	(VARIES, SEE FLS PLAN)	63	2 REQ'D/ 2 PROVIDED

EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)	DESCRIPTION	REQUIREMENT
	STAIRWAYS	0.2" PER OCCUPANT (36" MIN)
	OTHER EGRESS COMPONENTS	0.15" PER OCCUPANT

	ACCESS TRAVEL DISTANCE ALLOWABLE (TABLE 1016.2)	REQUIREMENT
		250'

NOTE: SEE FLS SHEETS FOR ADDITIONAL EGRESS INFORMATION

TWO-WAY COMMUNICATION SYSTEM PROVIDED NEAR ELEVATOR ON EACH FLOOR, COMPLIANT WITH OSSC 1007.8. SEE FLOOR PLAN KEY NOTE 7.

FIRE DETECTION SUPPRESSION

AUTOMATIC SPRINKLER SYSTEM REQUIREMENT	
AUTOMATIC SPRINKLER SYSTEM PROVIDED	YES
TYPE	PROVIDED
NFPA 13 SPRINKLER SYSTEM	AUTOMATIC WET TYPE SPRINKLER SYSTEM
SPRINKLERS	STANDARD NFPA 13 TYPE
WATER SUPPLY	DOMESTIC
AREA COVERED	THROUGHOUT
STANDPIPES	WET TYPE IN ACCORDANCE WITH NFPA 13
NFPA 72 SMOKE DETECTION & FIRE ALARM SYSTEMS	THROUGHOUT
PORTABLE FIRE EXTINGUISHER PROVIDED	AS NOTED PER FIRE LIFE SAFETY PLAN
TYPE AND SIZE OF FIRE EXTINGUISHER	4A:60BC (10-LB)

OCCUPANCY VENTILATION REQUIREMENTS

MINIMUM INLET/OUTLET SEPARATION	10 FEET
MINIMUM OPERABLE OPENING/OUTLET SEPARATION (ENVIRONMENTAL AIR)	3 FEET
MINIMUM INLET DISTANCE TO PROPERTY LINE	10 FEET
MINIMUM OUTLET DISTANCE TO PROPERTY LINE (ENVIRONMENTAL AIR)	3 FEET
MINIMUM INLET DISTANCE TO STREET	10 FEET, < 10 FEET IF 25 FEET ABOVE STREET
MINIMUM INLET SEPARATION FROM CONTAMINANT SOURCES	10 FEET HORIZONTAL AND MIN. 3 FEET BELOW CONTAMINANT SOURCE

FIRE DEPARTMENT ACCESS

FIRE DEPARTMENT VEHICLE ACCESS PROVIDED	NW JOHNSON STREET/ CURBSIDE
DESCRIPTION	REQUIREMENTS
MAXIMUM	NONE
MINIMUM	ALTERNATE CONDITIONS TO AERIAL FIRE APPARATUS ACCESS
WIDTH	26'-0"
VERTICAL CLEARANCE	NW JOHNSON STREET UNOBSTRUCTED
CURB MARKING	N/A
FIRE HYDRANT ACCESS	HYDRANT AT SW CORNER OF INTERSECTION BETWEEN NW JOHNSON STREET AND NW 13TH AVENUE
MINIMUM NUMBER OF FIRE HYDRANTS	1
ESTIMATED FIRE FLOW REQUIRED	SEE CIVIL DRAWINGS FOR ADD'L INFORMATION

PRE-FIRE PROTECTION PLAN: CONTRACTOR TO PROVIDE ON-SITE AFTER-HOURS SECURITY (PHYSICAL PRESENCE) AND SECURED PERIMETER FENCING. THE ON-SITE AFTER-HOURS SECURITY (PHYSICAL PRESENCE) IS REQUIRED AT THE COMPLETION OF THIRD FLOOR FRAMING AND IS ALLOWED TO BE TERMINATED WITH THE FIRE SPRINKLER SYSTEM IS ON AND FULLY FUNCTIONAL.

NOTE: SEE FLS SHEETS FOR ADDITIONAL EGRESS INFORMATION

ENERGY CODE REQUIREMENTS

THE PROJECT HAS BEEN DESIGNED TO BE LEED GOLD RATED		
ENERGY CODE ANALYSIS METHOD	COMCheck	
DESCRIPTION	INSULATING, LOW-E GLASS	
OVERALL U FACTOR	0.29 WINDOWS, 0.32 DOORS	
SOLAR HEAT GAIN COEFFICIENT	0.27 WINDOWS, 0.22 DOORS	
GLAZED WOOD DOORS	U 0.32	
GLAZED WOOD WINDOWS	U 0.29	
FLOORS OVER UNCONDITIONED SPACES	U 0.064 or R12.5 c.i.	
ROOFS	R49 ATTIC/ ENERGY TRUST OF OR INCENTIVE	
MASONRY WALLS W/ INSULATION	R15 c.i.	
STEEL FRAMED WALLS	R21 + R8.4 c.i.	
WOOD FRAMED WALLS	R21	

PLUMBING FIXTURES

PLUMBING FIXTURES ARE PROVIDED WITHIN EACH RESIDENTIAL UNIT. SEE FLOOR, ENLARGED UNIT AND PLUMBING PLANS. PER OSSC TABLE 2902.1 R-2: 1 WC, 1 LAV, AND 1 TUB/SHOWER IS REQUIRED FOR EACH UNIT. THESE UNITS ALL HAVE 1 WC, 1 LAV, AND 1 TUB OR SHOWER EACH. THE AMENITY ROOM HAS AN ADA COMPLIANT UNISEX RESTROOM, WITH 1WC AND 1 LAV....
JANITOR'S SINK, HOSEBIB & FLOOR DRAIN AT RECYCLING ROOM.
FLOOR SINK AT WATER ROOM
WALL HYDRANT AT EXTERIOR
SUMP PUMP AT ELEVATOR PIT

SPECIAL INSPECTIONS

SEE STRUCTURAL DRAWINGS FOR REQUIRED SPECIAL INSPECTIONS

STRUCTURAL OBSERVATIONS

NOTE	SEE STRUCTURAL DRAWINGS FOR STRUCTURAL OBSERVATION PROGRAM
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DEFERRED SUBMITTALS

MEP EQUIPMENT BRACING AND SEISMIC RESTRAINT
FIRESTOPPING MATRIX
WOOD I-JOISTS
GANG-NAILED ROOF TRUSSES
SEISMIC TIE-DOWN SYSTEM
POST-TENSIONING SYSTEM
STOREFRONT SYSTEM CALCULATIONS

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR BEFORE INSTALLATION OF ANY FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL SUBMIT A LIST OF FIRESTOPPING MATERIALS AND ASSEMBLIES THAT WILL BE INSTALLED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC, OR OTHER APPROVED REPORT OR LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

BY SEPARATE PERMIT

ELECTRICAL	DAS
FIRE DETECTOR AND ALARM SYSTEM, W/ VOICE ALARM COMMUNICATION	EMERGENCY KEY CABINET, "KNOX BOX"
DIESEL FUEL TANK (GENERATOR)	UNDERGROUND FIRE LINE

PLUMBING
SMOKE DETECTION SHALL BE INSTALLED IN THE TYPE III PORTION OF THE BUILDING PER NFPA 72, NATIONAL FIRE ALARM CODE, AND CONDITIONS STATED IN THE CITY OF PORTLAND BDS TYPE III CODE GUIDE, TO BE EQUIPT WITH SELECTIVE SMOKE DETECTION

FIRE AND LIFE SAFETY ITEMS AND SYSTEMS ITEMIZED ABOVE, WHERE DESCRIBED AND DETAILED IN BUILDING PERMIT DOCUMENTS, ARE FOR REFERENCE, BIDDING, AND TRADE WORK SCOPE COORDINATION, WITH THE FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS.

EX - CENTRAL EMPLOYMENT ZONE

DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
PRIMARY USES	33.510.116c	HOUSEHOLD LIVING, RETAIL, SERVICE	MIXED USE (RESIDENTIAL / RETAIL)
LOT SIZE			6,000 SF
FLOOR AREA RATIO	33.510.200c / MAP 510-2.1	BASE FAR : 4:1 RESIDENTIAL BONUS FAR: 3:1 MAXIMUM FAR: 7:1	6.52 FAR
HEIGHT STANDARD	MAP 510-3.1	MAXIMUM HEIGHT: 75-FT	73'-3" (TOP OF PARAPET) ROOF STRUCTURE: 5'-0" ABOVE PARAPET
REQUIRED BUILDING LINES	33.510.215 / TABLE 140-3	10'-0" MAXIMUM SETBACK; REQUIRED BUILDING LINES APPLY	0-FT SETBACKS @ SOUTH & EAST 8-INCH SETBACKS @ NORTH & WEST
GROUND FLOOR WINDOWS	33.510.220	REQUIRED	SOUTH: X% LENGTH GLAZED, X% AREA GLAZED EAST: X% LENGTH GLAZED, X% AREA GLAZED
GROUND FLOOR ACTIVE USES	33.510.225	REQUIRED	ACTIVE RETAIL SPACES AT THE STREET LEVEL ALONG NW 13TH AVE AND NW JOHNSON ST
PARKING ACCESS RESTRICTED STREETS		NW 13TH AVENUE	NO PARKING PROVIDED
SIGNS	TITLE 32		IN COMPLIANCE

PROJECT DATA - ZONING

PROJECT NAME:	PEARL APARTMENTS
ADDRESS:	1319 NW JOHNSON STREET
LOCATION:	PORTLAND, OREGON
OCCUPANCY:	R2, M
BUILDING AREA:	39,048 SF (INCLUDES EXTERIOR AREA WITHIN THE HORIZONTAL PROJECTION OF A ROOF OR FLOOR ABOVE PER 2014 OSSC CHAPTER 2)
SITE AREA:	6,000 SF
DESIGN CRITERIA:	(CX) CENTRAL EMPLOYMENT ZONE (d) DESIGN OVERLAY (CC) CENTRAL CITY PLAN DISTRICT RIVER DISTRICT SUBDISTRICT

PARKING AND LOADING

DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
MINIMUM NUMBER OF PARKING SPACES REQUIRED	33.510.265.E.2	NONE	NONE
MINIMUM NUMBER OF BICYCLE PARKING SPACES REQUIRED	33.266.210 TABLE 266-6		89 LONG-TERM 5 SHORT-TERM
LOADING	33.266.310.C.2.a	(1) STANDARD B LOADING SPACE	NONE PER APPROVED TYPE II ADJUSTMENT: LU-17-104202 DZM AD

STREET TREES

DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
PLANTING OF TREES	11.50.060.C	NW JOHNSON ST: 100 FT FRONTAGE, 4 TREES REQUIRED. NW 13TH AVE: 80 FT FRONTAGE, EXEMPT DUE TO EXISTING CONDITION OF R.O.W.	1 STREET TREE PROVIDED ON NW JOHNSON ST IN R.O.W. FURNISHING ZONE. EXISTING STREET TREE ON NW JOHNSON ST TO REMAIN.

PENDING BUILDING APPEALS

DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
AERIAL FIRE TRUCK LADDER ACCESS			
5 STORIES OF TYPE IIIB OVER 2 STORIES OF TYPE...	509.2 OSSC		
LOCATION OF GENERATOR FUEL PORT	PFC 5704.2.7.5.2	5'-0" SEPARATION FROM THE FUEL PORT TO OPENINGS AND THE PROPERTY LINE.	

KNOWN ITEMS THAT ARE NOT INCLUDED AND ARE DEFERRED TO THE TENANT IMPROVEMENT PERMIT

AHJ NOTE: NO TENANT IDENTIFIED AT THE TIME OF THIS PERMIT SUBMISSION
TENANT OCCUPANCY GROUP (A, B, OR M... GROUP UNKNOWN AT THIS TIME), OCCUPANCY COUNT, EXITING REQUIREMENTS, AND SIGNAGE.
RESTROOM LAYOUT, INCLUDING FIXTURE COUNT, ACCESSIBILITY, AND SIGNAGE.
INTERIOR PARTITIONS, INCLUDING LAYOUT, RATINGS, DETAILS, AND ACOUSTIC INFORMATION.
TENANT LIGHTING. TEMPORARY LIGHTING FOR CORE AND SHELL EGRESS PROVIDED IN THIS PERMIT.
TENANT SPRINKLERS. TEMPORARY SPRINKLERS FOR CORE AND SHELL TO BE PROVIDED IN A SEPARATE DEFERRED SUBMITTAL. THIS SYSTEM WILL BE TIED TO THE CORE AND SHELL.
TENANT DOORS, RELITES, AND HARDWARE, INCLUDING RATINGS AND MATERIAL INFORMATION.
TENANT INTERIOR FINISHES.
TENANT FIRE AND SMOKE ALARM SYSTEMS.
TENANT MECHANICAL HEATING AND COOLING. TEMPORARY CORE AND SHELL HEATING PROVIDED IN THIS PERMIT.



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PEARL APARTMENTS
Portland Oregon

FHA PROJECT NUMBER:
126-35329

Revisions:

No.	Date	Description
1	Date 1	BID CLARIFICATION
2	Date 2	FLS REVIEW

HUD CLOSING SET

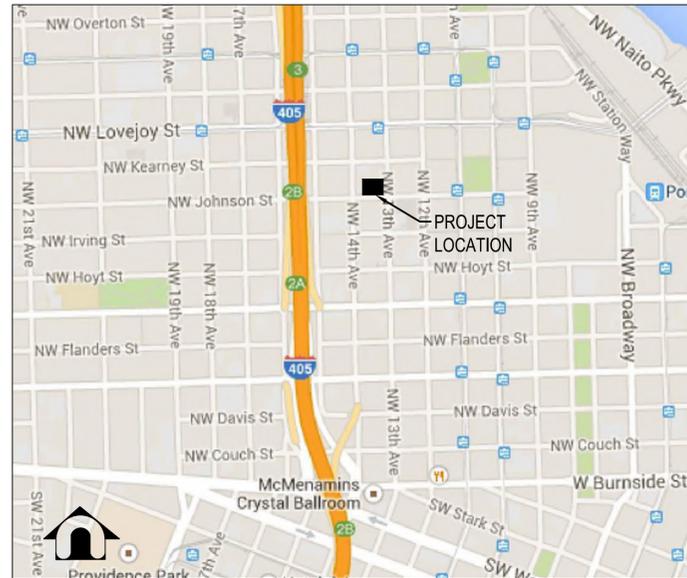
LIFE SAFETY & ZONING

Project # TVA 16021

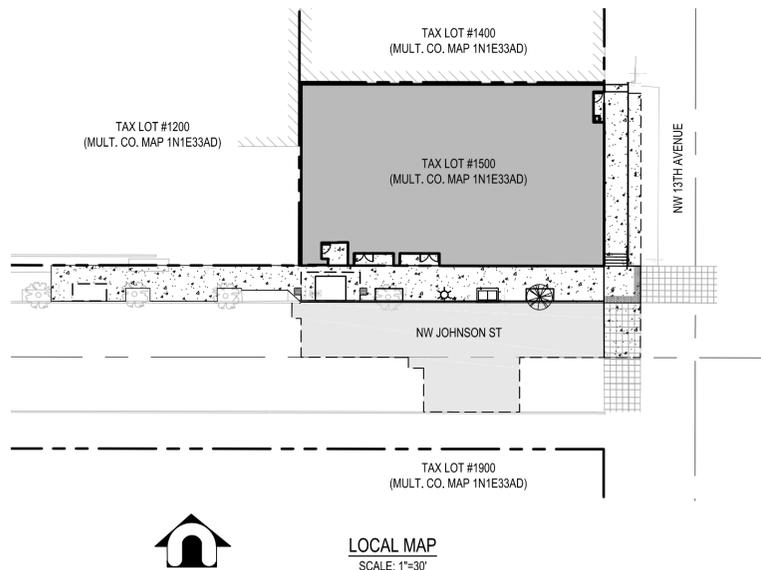
A0.02

Date: 11.28.18

PUBLIC STREET IMPROVEMENTS - NW 13TH AVENUE AND NW JOHNSON STREET



VICINITY MAP
N.T.S.



LOCAL MAP
SCALE: 1"=30'

GENERAL

1. ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE 'ENGINEER OF RECORD'. IF ERRORS OR OMISSIONS ARE FOUND AFTER THE PERMIT HAS BEEN ISSUED, THE PERMITTEE OR ITS CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD (SARAH JONES OF DAVID EVANS AND ASSOCIATES, INC. AT 503.499.0460) TO HAVE THE CORRECTIONS MADE. ALL CHANGES WILL REQUIRE THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE WORK BEGINNING.
2. THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS & SPECIAL SPECIFICATIONS, CITY OF PORTLAND STANDARD SPECIFICATIONS & STANDARD DRAWINGS, AND ALL OTHER APPLICABLE SPECIFICATIONS BOOKS AND MANUALS. ELECTRONIC EQUIVALENT ARE ACCEPTABLE.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE 2010 EDITION OF THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS AND ALL REVISIONS AND SPECIAL SPECIFICATIONS.
4. A PRECONSTRUCTION CONFERENCE WITH CITY STAFF AND AN APPROVED TEMPORARY TRAFFIC CONTROL PLAN (ISSUED IN CONJUNCTION WITH A STREET /SIDEWALK CLOSURE PERMIT) ARE REQUIRED BEFORE COMMENCING WORK. SEE PERMIT FOR SCHEDULING A PRECONSTRUCTION CONFERENCE AND ACQUISITION OF THE TTCP.
5. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM FROM BENCH MARK NO. 3621, ELEVATION = 49.268', LOCATED AT SW CORNER OF NW KEARNEY STREET AND NW 15TH AVENUE.
6. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503.232.1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL (811 OR 1-800-332-2344).

ENCROACHMENTS

7. STREET FURNISHINGS ARE SHOWN FOR REFERENCE ONLY. THE INSTALLATION OF ALL STREET FURNITURE INCLUDING BUT NOT LIMITED TO BENCHES, NON CITY INSTALLED BIKE RACKS, GARBAGE CANS, ELECTRICAL SYSTEMS (CONDUIT, CONDUCTORS, OUTLETS), AND PUBLIC ART, ARE NOT AUTHORIZED UNDER THIS PERMIT. A SEPARATE REVOCABLE PERMIT IS REQUIRED.

UNANTICIPATED CONTAMINATED MATERIAL

8. REMOVE AND DISPOSE (AT A PROPER LOCATION OR LANDFILL) ALL MATERIALS EXCAVATED FROM WORK IN THE RIGHT-OF-WAY. FOR DISPOSAL ON PRIVATE PROPERTY, SECURE A FILL PERMIT, PRIOR TO BEGINNING WORK FROM THE BUREAU OF DEVELOPMENT SERVICES (BDS). PROVIDE A COPY OF THE APPROVED FILL PERMIT TO THE STREET CONSTRUCTION INSPECTOR.

FOR UNANTICIPATED CONTAMINATED MEDIA ENCOUNTERED, THE PERMITTEE/APPLICANT OR ITS AGENT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE MANAGEMENT, AND DISPOSAL OF CONTAMINATED MEDIA ENCOUNTERED. THE PERMITTEE IS ALSO RESPONSIBLE FOR ALL RESULTANT DELAYS.

THE PERMITTEE OR ITS AGENT SHALL PROVIDE THE CITY (ENGINEERING AND INSPECTION) WITH COPIES OF ALL DISPOSAL PERMITS FROM THE PERMITTED DISPOSAL FACILITY, ANALYTICAL RESULTS USED TO GAIN ACCEPTANCE OF THE CONTAMINATED MEDIA, AND DISPOSAL RECEIPTS/DAILY WEIGH SLIPS. DAILY WEIGH SLIP AMOUNTS SHALL BE CHECKED AGAINST INSPECTOR'S DAILY REPORTS. THE PERMITTEE MUST USE AN OREGON FACILITY FOR DISPOSAL OF THE CONTAMINATED MEDIA.

UTILITIES

9. UTILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY AND ARE NOT AUTHORIZED FOR INSTALLATION UNDER THE PUBLIC STREET IMPROVEMENT PERMIT. PRIVATE AND PUBLIC UTILITY COMPANIES ARE REQUIRED TO SECURE SEPARATE UTILITY PERMITS FROM THE PBOT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. COORDINATION OF ALL UTILITY RELOCATES, REMOVALS, OR INSTALLATION WITHIN THE LIMITS OF WORK IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR.

STREET PAVEMENT

11. ALL MANHOLE LIDS AND VALVE BOXES SHALL BE ADJUSTED TO FINISHED STREET GRADE.
12. THE STREET INSPECTOR WILL MAKE THE FINAL DETERMINATION OF THE LIMITS OF PAVEMENT RESTORATION, INCLUDING SAWCUT LINES AND SKIN PATCHING. THE PERMITTEE/CONTRACTOR SHALL CONSULT WITH THE STREET INSPECTOR PRIOR TO SAWCUTTING OR DEMOLISHING OF PAVEMENT.
13. SAWCUTS SHALL BE STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT AND ALL NEW PAVEMENT JOINTS SHALL BE SAND SEALED.
14. EXISTING PAVEMENT SECTION WIDTHS OF 2 FEET OR LESS BETWEEN PROPOSED SAWCUT AND EXISTING PAVEMENT EDGE (I.E. UTILITY TRENCH REPAIR), SHALL BE RESTORED PER STD. DWG. P-505.
15. PAVEMENT SECTION SHALL BE AS SHOWN ON THE STREET TYPICAL SECTION(S) OR MATCH EXISTING PAVEMENT IF EXISTING IS A THICKER SECTION.

CURBS, SIDEWALKS, AND DRIVEWAYS

16. UTILITY LIDS, MANHOLE COVERS, VALVE COVERS (THAT ARE NOT SHOWN ON THESE CONSTRUCTION DRAWINGS) ARE NOT ALLOWED IN THE THROUGH PEDESTRIAN ZONE. THEY MUST BE PLACED IN THE SIDEWALK FURNISHING OR BUILDING ZONE IF THE PROPER PBOT UTILITY PERMIT HAS BEEN SECURED.
17. FULL HEIGHT CURBS SHALL BE CONSTRUCTED AT ALL LOCATIONS UNLESS A NEW DRIVEWAY IS CONSTRUCTED AT THE SAME TIME AS THE CURB.
18. ALL SIDEWALK CONTRACTION JOINTS SHALL BE PER SECTION 00759.49 - "CONTRACTION JOINTS" OF THE STANDARD CONSTRUCTION SPECIFICATION AND CITY STANDARD DWG P-551.
19. NO FUTURE DRIVEWAYS SHALL BE CONSTRUCTED UNLESS THERE IS A BUILDING PERMIT ISSUED FOR AN ON-SITE PARKING SPACE, OR OTHER APPROVAL FROM BDS.
20. CONTRACTOR MAY USE CONCRETE OR ASPHALT CONCRETE FROM THE PRE-APPROVED MIX DESIGNS LIST IF AVAILABLE. IF NOT, THE CONTRACTOR WILL NEED TO SUBMIT A MIX DESIGN FOR APPROVAL.
21. USE ONLY APPROVED DETECTABLE WARNING DEVICES FROM THE CITY'S CONSTRUCTION PRODUCTS LIST (CPL).
22. ALL DRIVEWAYS ARE REQUIRED TO HAVE A MINIMUM OF 3 FEET OF HARD SURFACING BEHIND SIDEWALK (SEE STD DWG P-536).

STORM SEWER PIPE

23. THE ACCEPTABLE INLET LEAD PIPE MATERIALS ARE AS FOLLOWS:
 - C.S.P. ASTM C 14, CLASS 3 WITH CLASS 'B' BEDDING AND BACKFILL
 - HDPE D 3035 SDR 26 WITH FLEXIBLE PIPE BEDDING AND GRANULAR BACKFILL
 - PVC ASTM D 3034 SDR 35 WITH FLEXIBLE PIPE BEDDING AND GRANULAR BACKFILL.
 - PIPE BEDDING AND BACKFILL PER STANDARD PLAN NOS. P-100 AND P-101.
 - SURFACING PER STD. DWG. P-515, P-516 AND P-517.
24. FOR PLUGGING OF ABANDONED SEWER PIPES, AND FILLING ABANDONED PIPES, MANHOLES, AND CATCH BASINS, SEE SECTIONS 00490.43 AND 00490.44 RESPECTIVELY OF THE STANDARD SPECIFICATION.

TRAFFIC AND PARKING CONTROL

25. THE CONTRACTOR MUST ACQUIRE AN APPROVED TEMPORARY STREET USE PERMIT (TSUP) PRIOR TO CLOSURE OF ANY STREET, SIDEWALK, TRAVEL LANE OR PARKING LANE. THE TSUP IS ACQUIRED FROM THE PERMIT CENTER LOCATED AT 1900 SW 4TH AVENUE.
26. THE CONTRACTOR SHALL NOT REMOVE OR COVER ANY TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, OR BARRICADES THAT ARE NOT IDENTIFIED ON THE APPROVED TEMPORARY TRAFFIC CONTROL PLAN.
27. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES (INCLUDING BUT NOT LIMITED TO THE FOLLOWING - SIGNS, PAVEMENT MARKINGS, AND BARRICADES) UNTIL THE PERMANENT TRAFFIC CONTROL DEVICES ARE INSTALLED.
28. WHEN WORK INTERFERES WITH THE OPERATION OF A TRIMET BUS OR BUS STOP, CONTACT TRIMET AT 503-962-4949 A MINIMUM OF 14 DAYS PRIOR TO CLOSING OR DISRUPTING TRIMET'S OPERATION.
29. THE CONTRACTOR SHALL INSTALL OR REINSTALL ALL PERMANENT TRAFFIC CONTROL SIGNING, CURB AND PAVEMENT MARKINGS, AND BARRICADES.
30. THE CONTRACTOR SHALL SUBMIT MATERIALS LIST FOR APPROVAL 14 DAYS PRIOR TO INSTALLING PERMANENT TRAFFIC CONTROL SIGNING, CURB AND PAVEMENT MARKINGS, AND BARRICADES.
31. ALL NEW SIGN MATERIALS SHALL COMPLY WITH SECTION 2910 OF THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS. ALL SIGNS SHALL BE TYPE III OR IV BACKGROUND SHEETING ON ALUMINUM SIGN BLANKS. SIGN TYPES FOR EACH SIGN, AS SPECIFIED IN SECTION 2910.02, ARE NOTED IN THE PLANS.
32. SIGNS AND SIGN POSTS REMOVED BY THE PERMITTEE OR ITS AGENT SHALL BE DELIVERED TO THE BUREAU OF MAINTENANCE, ALBINA YARD, CONTACT JIM BUHLER AT 503-823-4056 TO ARRANGE A DELIVERY TIME. REMOVE ALL SIGNS, CONCRETE AND DEBRIS FROM THE POST PRIOR TO DELIVERY.
33. ALL CURB AND PAVEMENT MARKING MATERIALS SHALL BE ON THE CITY'S CONSTRUCTION PRODUCTS LIST (CPL) OR THE STATE'S QUALIFIED PRODUCTS LIST (QPL). ALL MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS APPROVED APPLICATION PROCEDURE.
34. ALL LONGITUDINAL LINE WORK TO BE METHOD B (NON-PROFILE) EXTRUDED THERMOPLASTIC, 120 MILS THICK.
35. ALL TRANSVERSE LINE WORK, LEGENDS, SYMBOLS, AND ARROWS SHALL BE TYPE "B-H" PREFORMED THERMOPLASTIC, BIKE LANE STENCILS, GREEN BICYCLE LANE MARKINGS, AND BIKE PATH RAILROAD MARKINGS SHALL BE 90 MILS THICK. ALL OTHER TRANSVERSE PAVEMENT MARKINGS SHALL BE 120-125 MILS THICK.
36. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY CURB OR PAVEMENT MARKINGS DAMAGED, WORN OUT OR REMOVED DUE TO CONTRACTOR'S OPERATION.
37. IN METERED DISTRICTS: ALL PARKING CONTROL SIGNING, METERS, POSTS AND PAVEMENT STRIPING & MARKINGS WILL BE INSTALLED BY CITY FORCES. NOTIFY PARKING CONTROL AT 503-823-7275. ALL COSTS ASSOCIATED WITH THIS WORK WILL BE CHARGED TO THE PERMIT.

STREET LIGHTING

38. IF UNDERGROUND CONDUITS AND WIRES FOR STREET LIGHT INSTALLATION IS REQUIRED OR IS DESIRED, THE PERMITTEE IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, AND COORDINATION OF INSTALLATION WITH THE APPROPRIATE UTILITY.

TREES

39. ALL TREE REMOVAL SHALL COMPLY WITH THE FEDERAL MIGRATORY BIRD TREATY ACT. SEE THE SPECIAL PROVISIONS FOR REQUIREMENTS PRIOR TO CUTTING OF ANY TREE.
40. ALL GROUND DISTURBANCES NEAR TREES REQUIRES ROOT INSPECTION!! CONTACT URBAN FORESTRY (JOEL SMITH AT 503-823-4523; FOR ROOT INSPECTIONS PRESS 3) PRIOR TO ALL EXCAVATIONS ADJACENT TO TREES. CONSULTATION WITH THE URBAN FORESTER IS REQUIRED BEFORE CUTTING OF ROOTS.
41. FOR ALTERNATE TREE SPECIES OR ALTERNATE TREE PLANTING LOCATION APPROVAL (PRIOR TO PLANTING), CONTACT URBAN FORESTRY AT 503-823-8733; TO LEAVE A MESSAGE FOR THE TREE INSPECTOR PRESS 5.

EROSION CONTROL

42. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT. IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE OR ITS AGENT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. THE PERMITTEE OR ITS AGENT SHALL PROVIDE INLET PROTECTION TO DOWNSTREAM INLETS FROM THE SITE PER THE EROSION CONTROL MANUAL [MARCH 2008]. CATCH BASIN AND STORM DRAIN INLET PROTECTION SHALL BE INSTALLED PER DETAIL DRAWINGS 4.3-B AND 4.3-G.

STORMWATER NARRATIVE

PUBLIC
THE EXISTING RUNOFF FROM THE NORTH SIDE OF NW JOHNSON STREET WILL CONTINUE TO FLOW NORTHEAST INTO THE EXISTING INLET (APP667) AND THE EXISTING RUNOFF FROM THE SOUTH SIDE OF NW JOHNSON STREET WILL CONTINUE TO FLOW SOUTHEAST INTO THE EXISTING INLET (APP668), BOTH INLETS DISCHARGE INTO THE 24-INCH COMBINED SEWER ON THE SOUTH SIDE OF NW JOHNSON STREET.

THE EXISTING RUNOFF FROM NW 13TH AVENUE WILL CONTINUE TO FLOW NORTH INTO THE EXISTING INLET (ANF377) AND DISCHARGE INTO THE 21-INCH COMBINED SEWER MAIN LINE ON THE SOUTH SIDE OF NW KEARNEY STREET.

PRIVATE
ON-SITE STORMWATER WILL BE TREATED IN A FLOW-THROUGH PLANTER LOCATED ON THE ROOF OF THE PROPOSED BUILDING. THE PLANTER WILL DISCHARGE INTO THE 84" TANNER CREEK STORM LINE IN NW JOHNSON STREET.

OWNER:

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CIVIL ENGINEER

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CONTACT: ELISA ROCHA
(ph) 503.517.8187
(email) elisar@tvaarchitects.com

SHEET INDEX:

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2	TYPICAL SECTIONS AND LEGEND
3	OVERALL SITE PLAN
4	NW JOHNSON ST PLAN AND PROFILE
5	NW JOHNSON ST PLAN AND PROFILE
6	NW 13TH AVENUE PLAN
7	GRADING DETAILS
8	DETAILS
9	DETAILS
IL-1	LIGHTING PLAN
EC-1	EROSION CONTROL PLAN

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS		503-226-4211
PGE		503-464-7777
QWEST	1-800-573-1311	
CITY BUREAU OF MAINTENANCE	503-823-1700	
CITY WATER	503-823-4874	
VERIZON	1-800-483-1000	

60% DESIGN DEVELOPMENT

DESIGNED BY	SRJ	DATE APPROVED	
CAD BY	MKB	SECTION ENGR	
CHECKED BY	BLB	PBOT REVIEWER	
CONSTRUCTED BY			
PROJECT COMPLETED			
MAP CORRECTED BY			
CHECKED BY			
NO.	DATE	DESCRIPTION	APPD.
REVISIONS			FINAL MAP DATA



APPROVALS:

PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

PORTLAND
BUREAU OF TRANSPORTATION

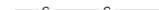
DAN SALTZMAN COMMISSIONER
STEVE TOWNSEN, P.E. CITY ENGINEER

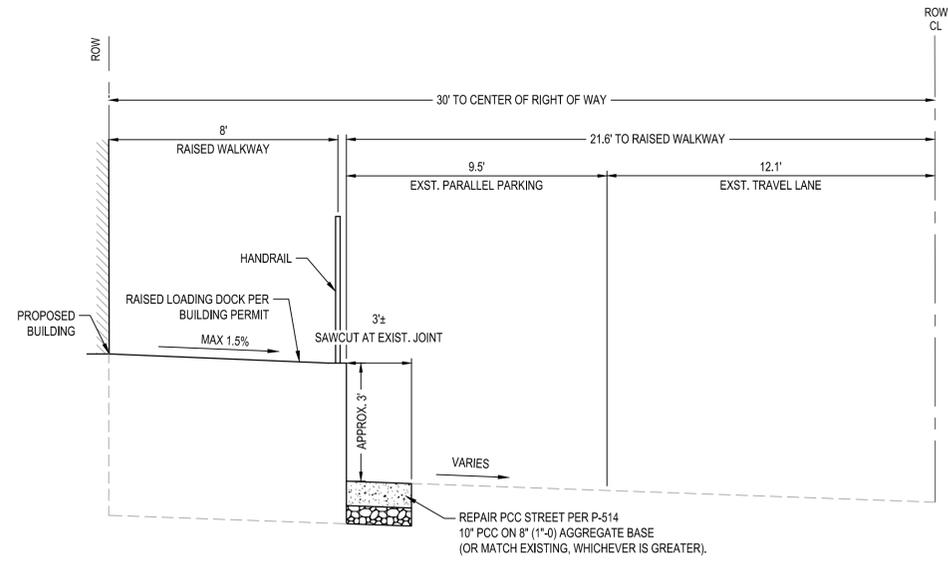


PUBLIC STREET IMPROVEMENTS-
NW 13TH AVE & NW JOHNSON ST
FOR REFERENCE ONLY
COVER SHEET

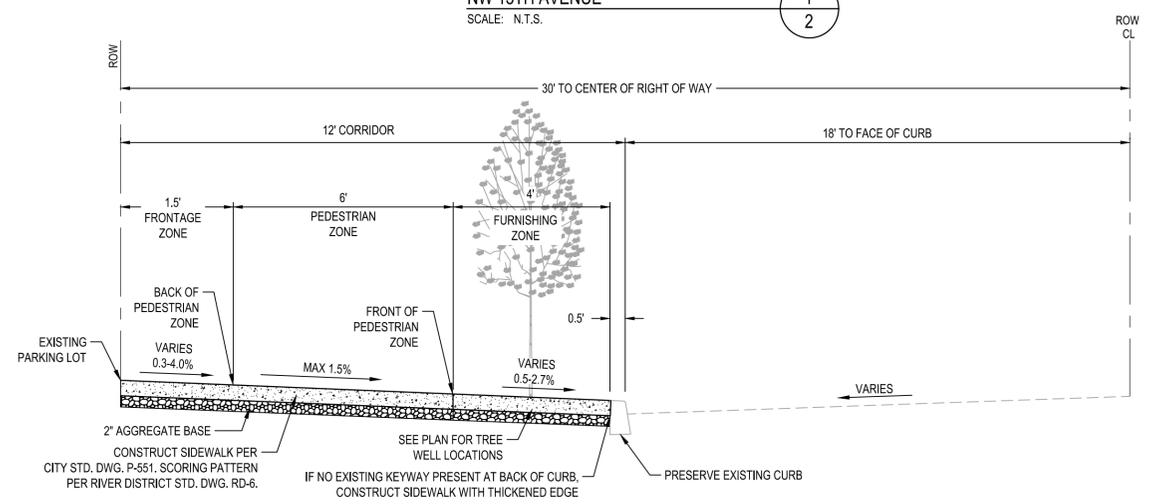
PBOT JOB NO.	TH0573
SHEET NO.	1
	1 of 9

LEGEND

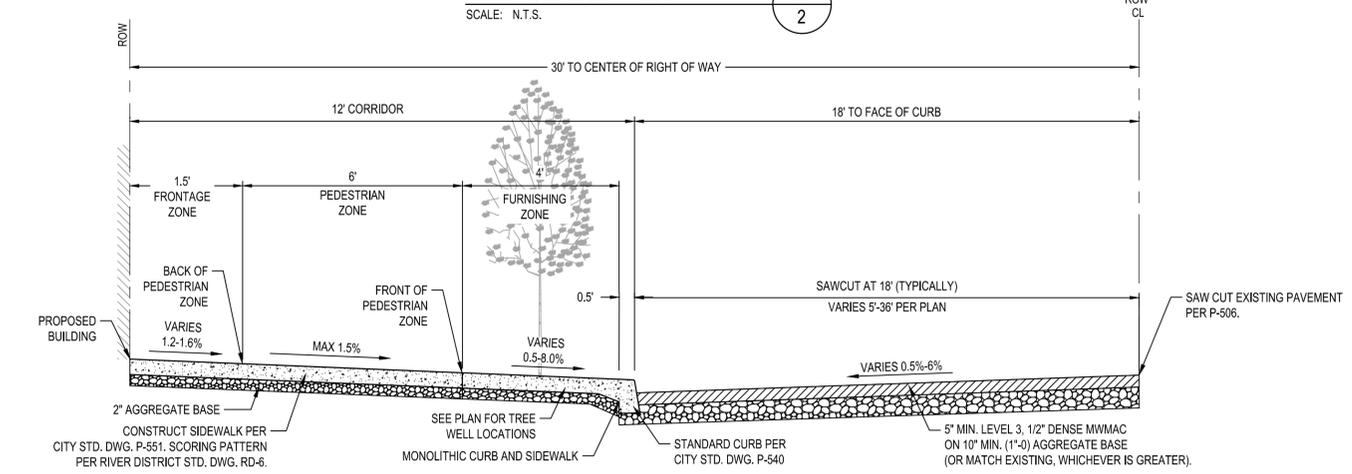
-  EXISTING PROPERTY / ROW LINE
-  R.O.W. CENTERLINE
-  SAWCUT LINE
-  EXISTING WATER LINE
-  EXISTING COMBINATION SEWER LINE
-  EXISTING 10" SANITARY SEWER LINE
-  EXISTING STORM LINE
-  EXISTING GAS LINE
-  EXISTING OVERHEAD POWER LINE
-  EXISTING UNDERGROUND TELECOM LINE
-  EXISTING MAIL BOX
-  EXISTING GAS METER
-  EXISTING GAS REGULATOR
-  EXISTING GAS VALVE
-  EXISTING POWER METER
-  EXISTING PARKING KIOSK
-  EXISTING CATCH BASIN
-  EXISTING STORM SEWER MANHOLE
-  EXISTING SANITARY SEWER MANHOLE
-  EXISTING TELECOM MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER GATE VALVE
-  EXISTING WATER METER
-  EXISTING UTILITY POLE
-  EXISTING SIGN
-  EXISTING CLEAN OUT
-  EXISTING ROOF DRAIN
-  PROPOSED FIRE SERVICE LINE
-  PROPOSED STORM SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  PROPOSED DOMESTIC WATER LINE
-  PROPOSED GAS LINE
-  PROPOSED UNDERGROUND POWER LINE
-  PROPOSED CONCRETE
-  PROPOSED ASPHALT
-  PROPOSED GATE VALVE
-  PROPOSED SINGLE ORNAMENTAL STREET LIGHT
-  PROPOSED WATER METER
-  PROPOSED GAS METER
-  PROPOSED STREET TREE
-  EXISTING STREET TREE (TO REMAIN)



NW 13TH AVENUE
SCALE: N.T.S.



NW JOHNSON STREET
STA 0+48.70 TO STA 1+30.79
SCALE: N.T.S.



NW JOHNSON STREET
STA 1+30.79 TO STA 2+30.14
SCALE: N.T.S.

60% DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION	APPD.
REVISIONS			
FINAL MAP DATA			

DESIGNED BY	DATE APPROVED
CAD BY	SECTION ENGR
CHECKED BY	PBOT REVIEWER



APPROVALS:

PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

PORTLAND
BUREAU OF TRANSPORTATION

DAN SALTZMAN COMMISSIONER
STEVE TOWNSEN, P.E. CITY ENGINEER



**DAVID EVANS
AND ASSOCIATES INC.**

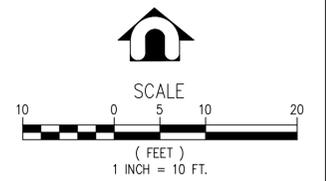
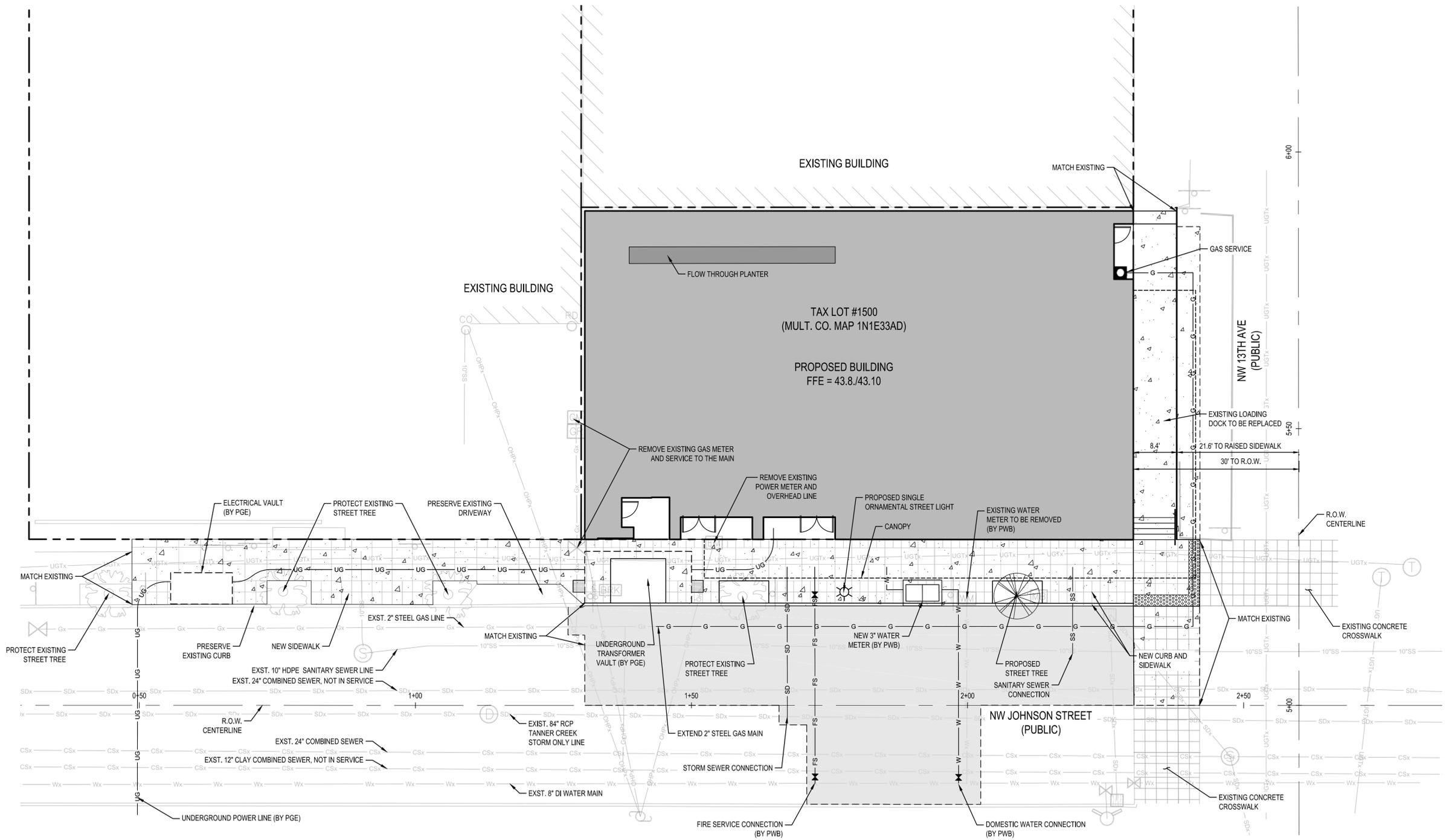
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PUBLIC STREET IMPROVEMENTS-
NW 13TH AVE & NW JOHNSON ST

FOR REFERENCE ONLY

TYPICAL SECTIONS AND LEGEND

PBOT JOB NO.	TH0573
SHEET NO.	2
	2 of 9



60% DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION	APPD.
REVISIONS			

CONSTRUCTED BY _____	DESIGNED BY _____
PROJECT COMPLETED _____	DATE APPROVED _____
MAP CORRECTED BY _____	CAD BY _____
CHECKED BY _____	SECTION ENGR _____
	CHECKED BY _____
	PBOT REVIEWER _____



APPROVALS:

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PORTLAND
BUREAU OF TRANSPORTATION

DAN SALTZMAN COMMISSIONER
STEVE TOWNSEN, P.E. CITY ENGINEER

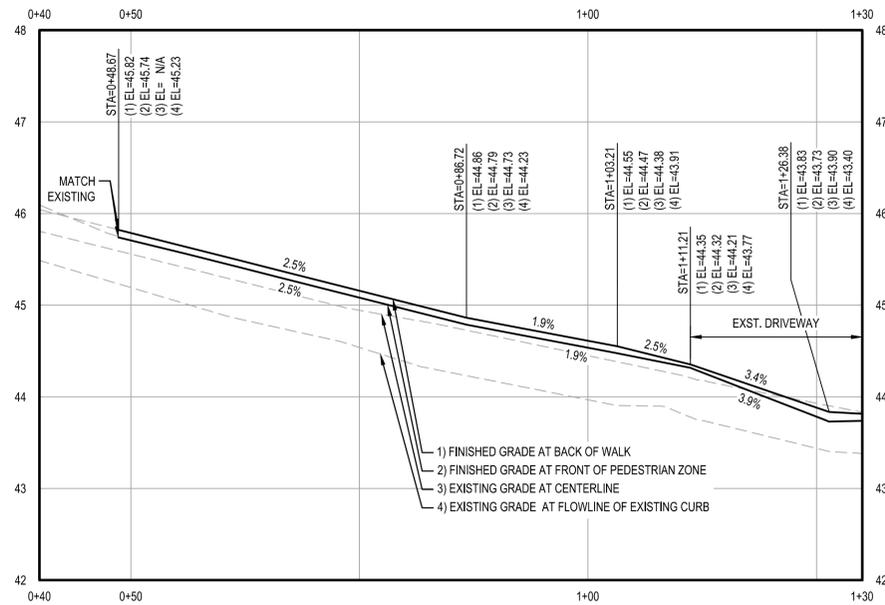
**DAVID EVANS
AND ASSOCIATES INC.**

2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

REGISTERED PROFESSIONAL
ENGINEER
86999
SARAH RUTH JONES
NOT RECALIBRATED
EXPIRES 6-30-19

PUBLIC STREET IMPROVEMENTS-
NW 13TH AVE & NW JOHNSON ST
FOR REFERENCE ONLY
OVERALL SITE PLAN

PBOT JOB NO.	TH0573
SHEET NO.	3
	3 OF 9



NW JOHNSON STREET PROFILE
 STA 0+40.00 TO 1+30.00
 SCALE: HORIZONTAL 1"=10'
 VERTICAL 1"=1'

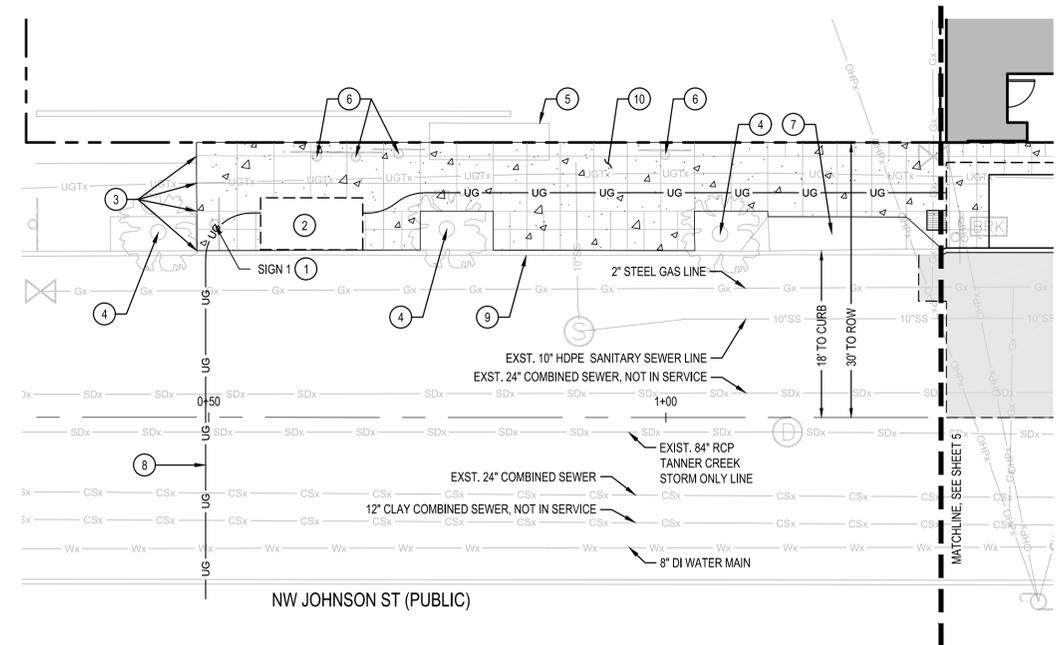
GENERAL NOTES:

1. A UTILITY PROTECTION PLAN IS REQUIRED TO BE SUBMITTED TO ROY MARTINEZ FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. (503-825-4518, Roy.Martinez@portlandoregon.gov).
2. STATION AND OFFSET MEASURES AT FLOWLINE.
3. CONTACT TOM DELEPINE, (503) 823-4193, IF PARKING SIGNS WITH TIME LIMITS ARE DESIRED BY OWNER.

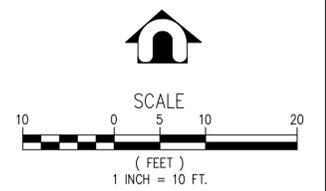
SIGN DATA TABLE								
SIGN NO.	QTY USED	SIGN DIMENSION		SIGN CODE			PER SPEC. 2910.02 COP STD. SPECS.	SIGN LEGEND / OTHER REMARKS
		WIDTH (INCHES)	HEIGHT (INCHES)	PBOT	ODOT	MUTCD		
1	1	24	30	S5000			EXIST.	BIKEWAY DESTINATION SIGN

CONSTRUCTION KEYNOTES:

1. REMOVE "BIKEWAY DESTINATION" SIGN (S5000) AND POST.
2. PGE 5106 VAULT. COORDINATE WITH PGE, CONTACT KOLBY HOLLINGSWORTH, (503) 963-8928.
3. MATCH EXISTING SIDEWALK AT NEAREST JOINT.
4. PRESERVE AND PROTECT EXISTING TREE IN PLACE. PROVIDE 6' TALL CHAINLINK FENCE FOR PROTECTION. COORDINATE WITH URBAN FORESTRY BEFORE CONSTRUCTION BEGINS, CONTACT JOEL SMITH, (503) 823-4523.
5. RELOCATE TRASH ENCLOSURE ON SITE.
6. RELOCATE SIGNS ON SITE.
7. PRESERVE EXISTING DRIVEWAY.
8. UNDERGROUND POWER LINE TO BE INSTALLED BY PGE, CONTACT KOLBY HOLLINGSWORTH, (503) 963-8928.
9. PRESERVE EXISTING CURB.
10. SIDEWALK PER SECTION 2/SHEET 2 AND CITY STD. DWG. P-551.

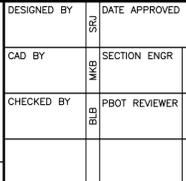


NW JOHNSON STREET PLAN
 SCALE: 1"=10'



60% DESIGN DEVELOPMENT

DESIGNED BY	DATE APPROVED		
CAD BY	SECTION ENGR		
CHECKED BY	PBOT REVIEWER		
CONSTRUCTED BY			
PROJECT COMPLETED			
MAP CORRECTED BY			
CHECKED BY			
NO.	DATE	DESCRIPTION	APPD.
REVISIONS			
FINAL MAP DATA			



APPROVALS:

PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

PORTLAND BUREAU OF TRANSPORTATION

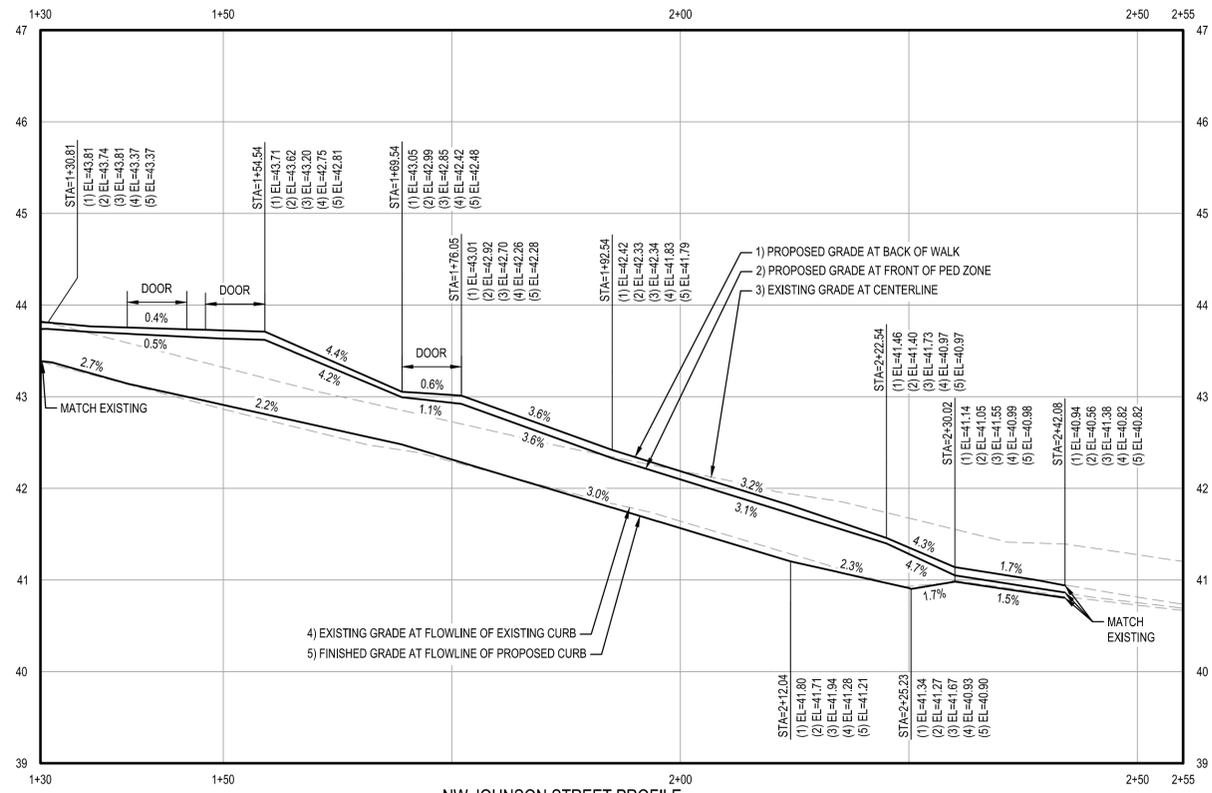
DAN SALTZMAN COMMISSIONER
 STEVE TOWNSEN, P.E. CITY ENGINEER

DAVID EVANS AND ASSOCIATES INC.
 2100 SW River Parkway
 Portland Oregon 97201
 Phone: 503.223.6663



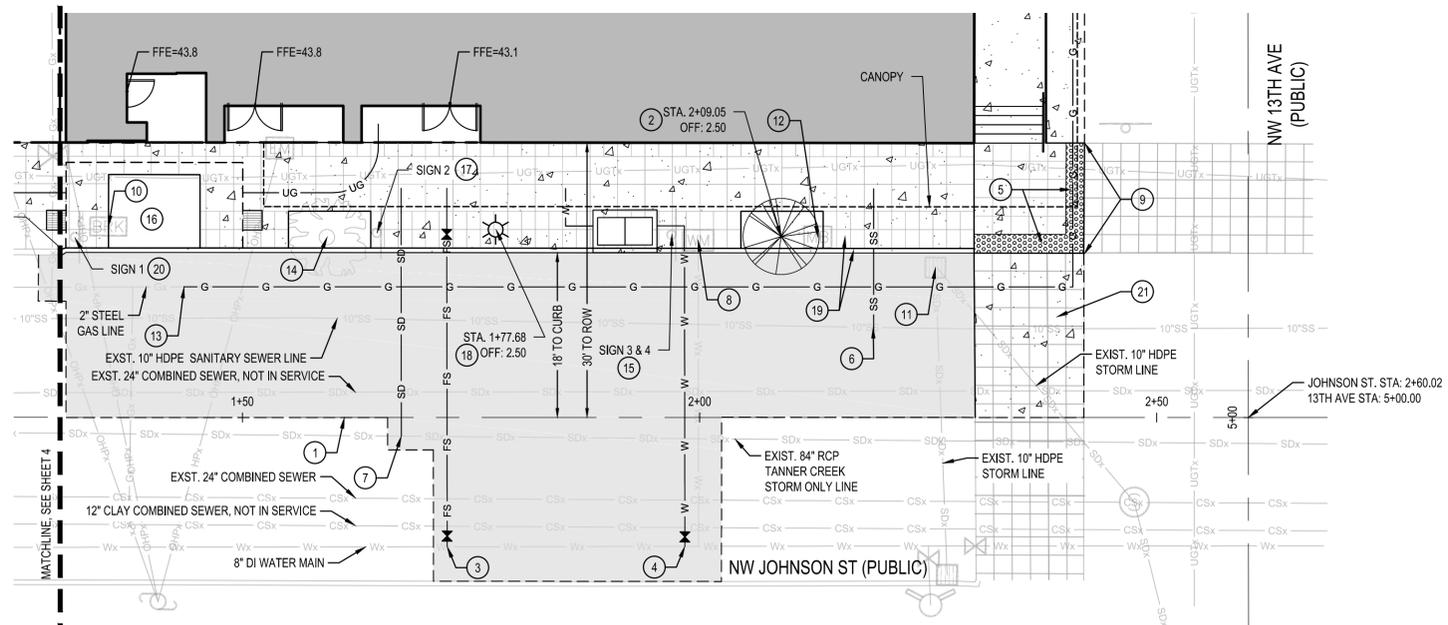
**PUBLIC STREET IMPROVEMENTS-
 NW 13TH AVE & NW JOHNSON ST
 FOR REFERENCE ONLY
 JOHNSON ST PLAN AND PROFILE**

PBOT JOB NO.	TH0573
SHEET NO.	4
	4 OF 9



NW JOHNSON STREET PROFILE
 STA 1+30.00 TO 2+55.00
 SCALE: HORIZONTAL 1"=10'
 VERTICAL 1"=1'

1
5



NW JOHNSON STREET PLAN
 SCALE: 1"=10'

2
5

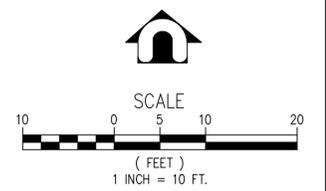
GENERAL NOTES:

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2. STATION AND OFFSET MEASURES AT FLOWLINE.
3. CONTACT TOM DELEPINE, (503) 823-4193, IF PARKING SIGNS WITH TIME LIMITS ARE DESIRED BY OWNER.

SIGN NO.	QTY USED	SIGN DIMENSION		SIGN CODE			PER SPEC. 2810.02 COP STD. SPECS.	SIGN LEGEND / OTHER REMARKS
		WIDTH (INCHES)	HEIGHT (INCHES)	PBOT	ODOT	MUTCD		
1	2	24	18	P3216			EXIST.	3 HOUR PARKING PAY MACHINE
2	1	12	18	P3200L			EXIST.	PAY TO PARK
3	1	12	18	P2021R			EXIST.	NO PARKING, TRUCK LOADING
4	1	12	6	P1550			EXIST.	PAY TO PARK ALL OTHER HOURS

CONSTRUCTION KEYNOTES:

1. SAWCUT PER SECTION 3/SHEET 2 AND CITY STD. DWG. P-506.
2. PROPOSED STREET TREE, COLUMNAR HORNBEAM, CARPINUS BETULUS 'FRANZ FONTAINE', 2.5" CALIPER. INSTALL PER CITY STD. DWG. P-581.
3. INSTALL 6" FIRE LINE SERVICE BY PWB UNDER SEPARATE PERMIT.
4. INSTALL 3" METER WATER SERVICE BY PWB UNDER SEPARATE PERMIT.
5. TRUNCATED DOMES PER ODOT STD. DWG. NO. RD759.
6. 6" SANITARY SEWER CONNECTION TO EXISTING MAIN PER SEPARATE BES CONNECTION PERMIT.
7. 6" STORM SEWER CONNECTION TO EXISTING LINE PER SEPARATE PERMIT.
8. KILL EXISTING WATER SERVICE BY PWB UNDER SEPARATE PERMIT.
9. MATCH EXISTING CONCRETE. SEE 1/SHEET 7 FOR DETAILED GRADING AT CROSSWALK.
10. CITY TO REMOVE AND RELOCATE PARKING KIOSK. COORDINATE WITH PARKING CONTROL, (503) 823-7275.
11. CATCH BASIN TO REMAIN. EXISTING RIM ELEVATION @ 40.92'.
12. REMOVE AND REINSTALL MAIL DROP BOX. COORDINATE WITH POST MASTER.
13. 2" STEEL GAS MAIN EXTENSION BY NW NATURAL. COORDINATE WITH JODI WRIGHT, (503) 226-4211.
14. PRESERVE AND PROTECT EXISTING TREE IN PLACE. PROVIDE 6' TALL CHAINLINK FENCE FOR PROTECTION. COORDINATE WITH URBAN FORESTRY BEFORE CONSTRUCTION BEGINS, CONTACT JOEL SMITH, (503) 823-4523.
15. REMOVE EXISTING "NO PARKING TRUCK LOADING" SIGN (P2021R) AND "PAY TO PARK ALL OTHER METER HOURS" SIGN (P1550) AND POST.
16. UNDERGROUND 818 TRANSFORMER VAULT. COORDINATE WITH PGE, CONTACT KOLBY HOLLINGSWORTH, (503) 963-6928. SEE 1/SHEET 9 FOR SECTION VIEW.
17. REMOVE "PAY TO PARK" (P3200L) SIGN AND POST.
18. SINGLE ORNAMENTAL STREET LIGHT. SEE IL-1 FOR DETAILS.
19. MONOLITHIC CURB AND SIDEWALK PER SECTION 3/SHEET 2 AND CITY STD. DWG. P-551.
20. REMOVE 2 "3 HOUR PARKING" SIGNS (P3216) AND POST.
21. CROSSWALK PAVING PER 2/SHEET 9. SCORE TO MATCH EXISTING CROSSWALK.



60% DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION	APPD.
REVISIONS			

CONSTRUCTED BY _____	DESIGNED BY _____
PROJECT COMPLETED _____	DATE APPROVED _____
MAP CORRECTED BY _____	CAD BY _____
CHECKED BY _____	SECTION ENGR _____
	CHECKED BY _____
	PBOT REVIEWER _____
	BLB _____

DESIGNED BY _____	DATE APPROVED _____
CAD BY _____	SECTION ENGR _____
CHECKED BY _____	PBOT REVIEWER _____
BLB _____	



APPROVALS:

PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

PORTLAND BUREAU OF TRANSPORTATION

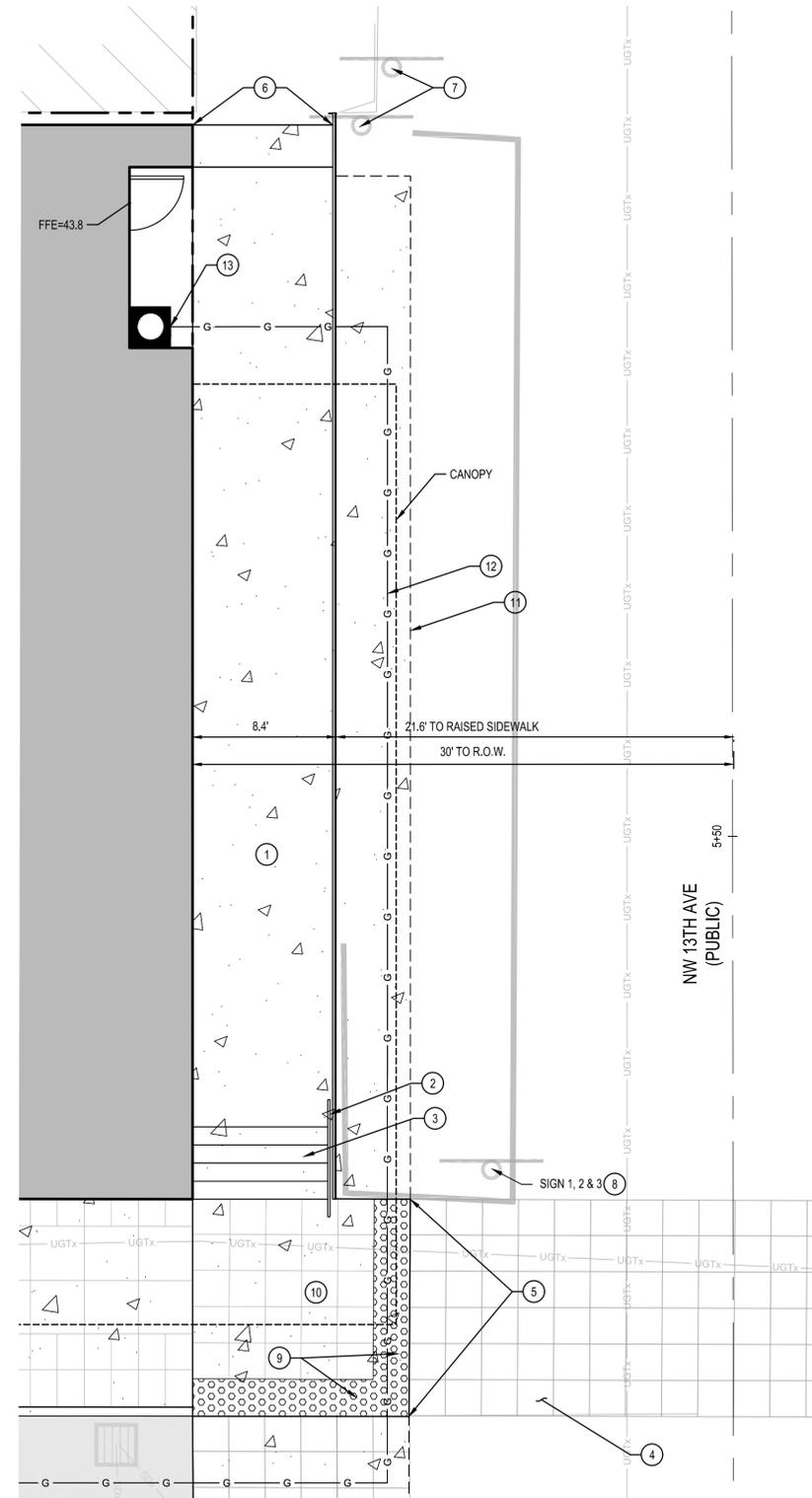
DAN SALTZMAN COMMISSIONER
 STEVE TOWNSEN, P.E. CITY ENGINEER

**PUBLIC STREET IMPROVEMENTS-
 NW 13TH AVE & NW JOHNSON ST**

FOR REFERENCE ONLY

JOHNSON ST PLAN AND PROFILE

PBOT JOB NO.	TH0573
SHEET NO.	5
	5 of 9



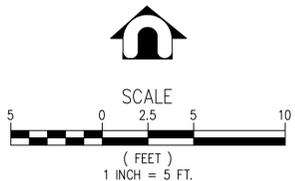
NW 13TH AVENUE PLAN
SCALE: 1"=5'

1
6

SIGN DATA TABLE								
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		WIDTH (INCHES)	HEIGHT (INCHES)	PBOT	ODOT	MUTCD		
1	1	30	30	R1010		R1-1	EXIST.	STOP
2	1	18	6	R1120		R1-3	EXIST.	ALL WAY RIDER
3	1	12	18	P2000L			EXIST.	NO PARKING, TRUCK LOADING, ALL HOURS ALL DAYS

1 CONSTRUCTION KEYNOTES:

1. RAISED SIDEWALK PER BUILDING PERMIT.
2. HANDRAIL PER BUILDING PERMIT.
3. CONCRETE STAIRS PER BUILDING PERMIT. FOR GRADING DETAILS SEE 1/SHEET 7.
4. CONCRETE CROSSWALK TO REMAIN.
5. MATCH EXISTING CONCRETE CROSSWALK.
6. MATCH EXISTING RAISED SIDEWALK.
7. PROTECT EXISTING SIGN AND POST.
8. REMOVE AND SAVE EXISTING STOP SIGN (R1010) AND ALL WAY RIDER SIGN (R1120). REMOVE EXISTING "NO PARKING LOADING ZONE" SIGN (P2000L) AND POST.
9. TRUNCATED DOMES PER ODOT STD. DWG. NO RD759.
10. CONCRETE SIDEWALK PER CITY STD. DWG. P-851. SCORING TO MATCH EXISTING CONCRETE CROSSWALK.
11. SAWCUT CONCRETE ROAD AT JOINT AND REPAIR PER SECTION 1/SHEET 2.
12. 2" GAS LINE EXTENSION, COORDINATE WITH NW NATURAL, CONTACT JODI WRIGHT (503) 226-4211.
13. GAS SERVICE CONNECTION TO BUILDING.



60% DESIGN DEVELOPMENT

DESIGNED BY	DATE APPROVED		
CAD BY	SECTION ENGR		
CHECKED BY	PBOT REVIEWER		
CONSTRUCTED BY			
PROJECT COMPLETED			
MAP CORRECTED BY			
CHECKED BY			
NO.	DATE	DESCRIPTION	APPD.
REVISIONS			FINAL MAP DATA

DESIGNED BY	DATE APPROVED
CAD BY	SECTION ENGR
CHECKED BY	PBOT REVIEWER



APPROVALS:

PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

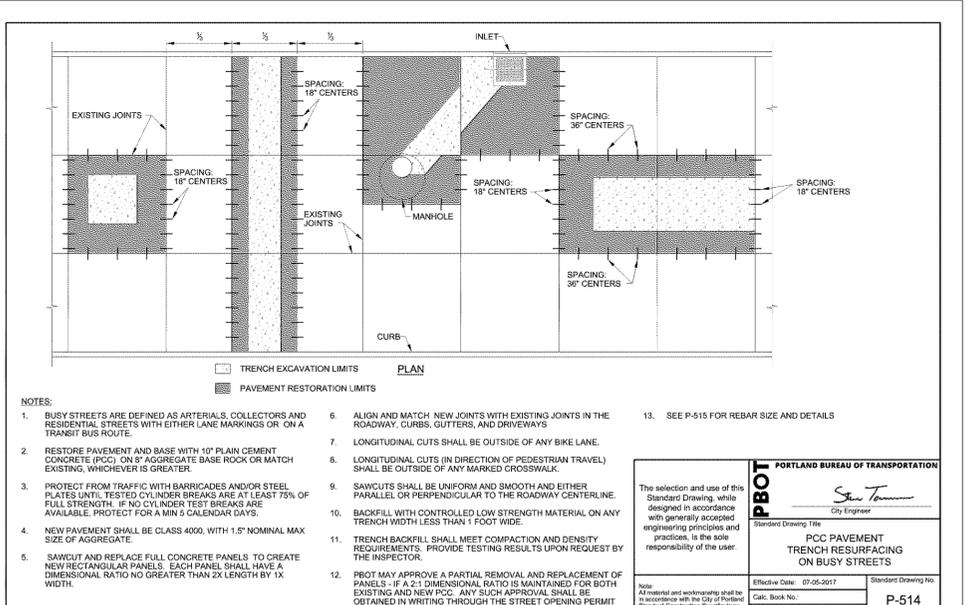
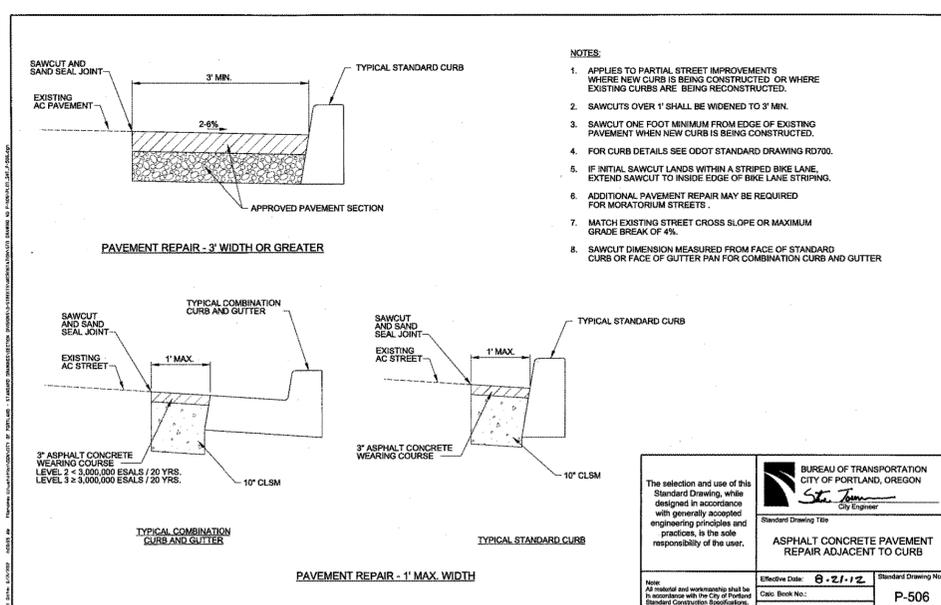
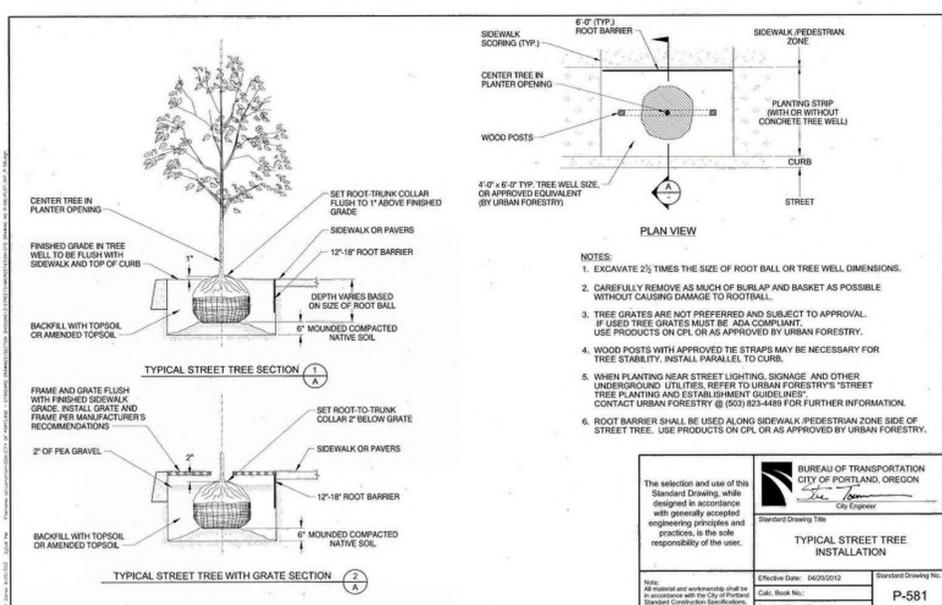
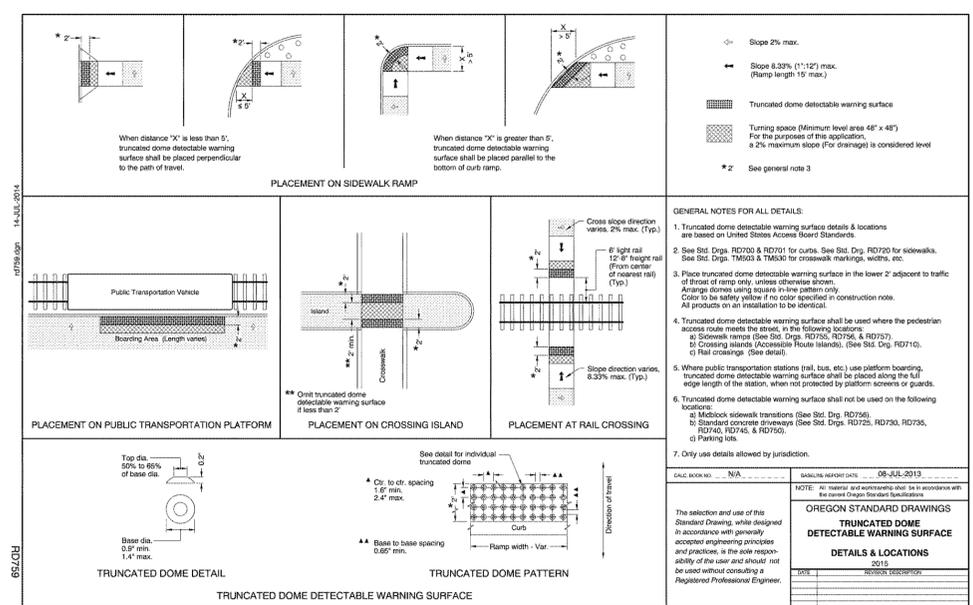
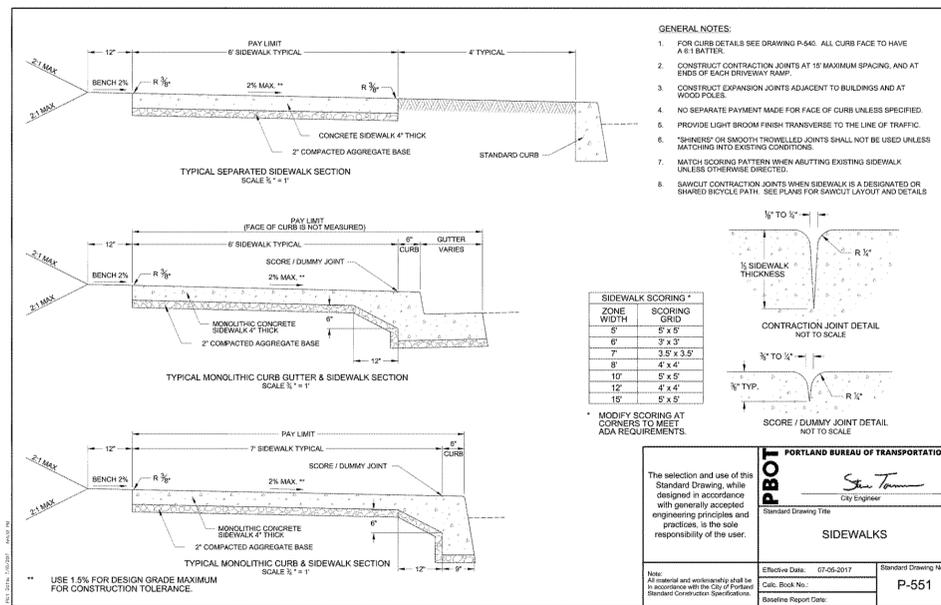
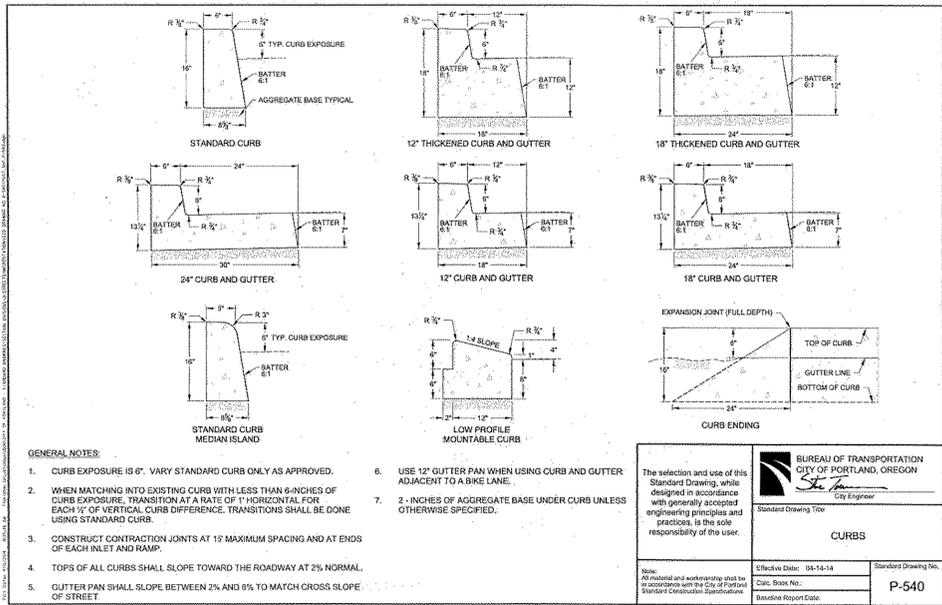
PORTLAND
BUREAU OF TRANSPORTATION

DAN SALTZMAN COMMISSIONER
STEVE TOWNSEN, P.E. CITY ENGINEER

DAVID EVANS AND ASSOCIATES INC.
2100 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

PUBLIC STREET IMPROVEMENTS-
NW 13TH AVE & NW JOHNSON ST
FOR REFERENCE ONLY
13TH AVENUE PLAN

PBOT JOB NO.	TH0573
SHEET NO.	6
	6 OF 9



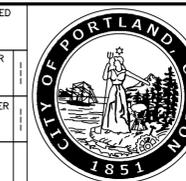
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NO.	DATE	DESCRIPTION	APPD.

DESIGNED BY: _____ DATE APPROVED: _____
 PROJECT COMPLETED: _____
 MAP CORRECTED BY: _____
 CHECKED BY: _____

CONSTRUCTED BY: _____
 PROJECT COMPLETED: _____
 MAP CORRECTED BY: _____
 CHECKED BY: _____

DESIGNED BY: _____ DATE APPROVED: _____
 CAD BY: _____ SECTION ENGR: _____
 CHECKED BY: _____ PBOT REVIEWER: _____



APPROVALS:

PBOT PRINCIPAL ENGINEER: _____ REG. PROF. ENGR. 60350PE
 PBOT CITY ENGINEER: _____ REG. PROF. ENGR. 51538PE

PORTLAND BUREAU OF TRANSPORTATION

DAN SALTZMAN COMMISSIONER
 STEVE TOWNSEN, P.E. CITY ENGINEER

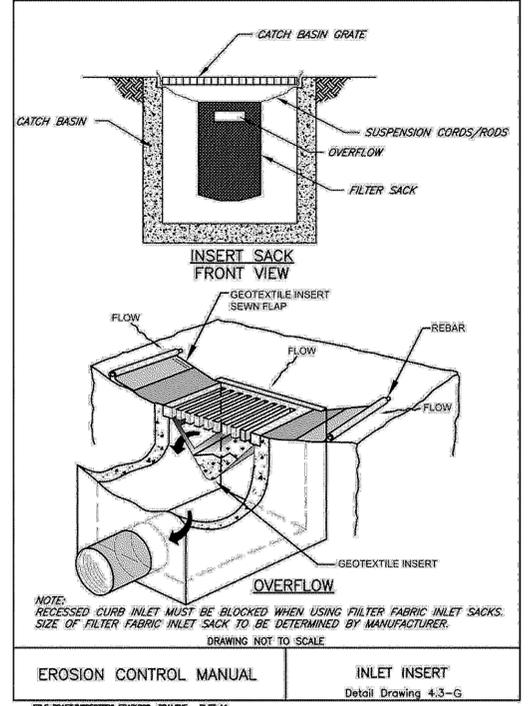
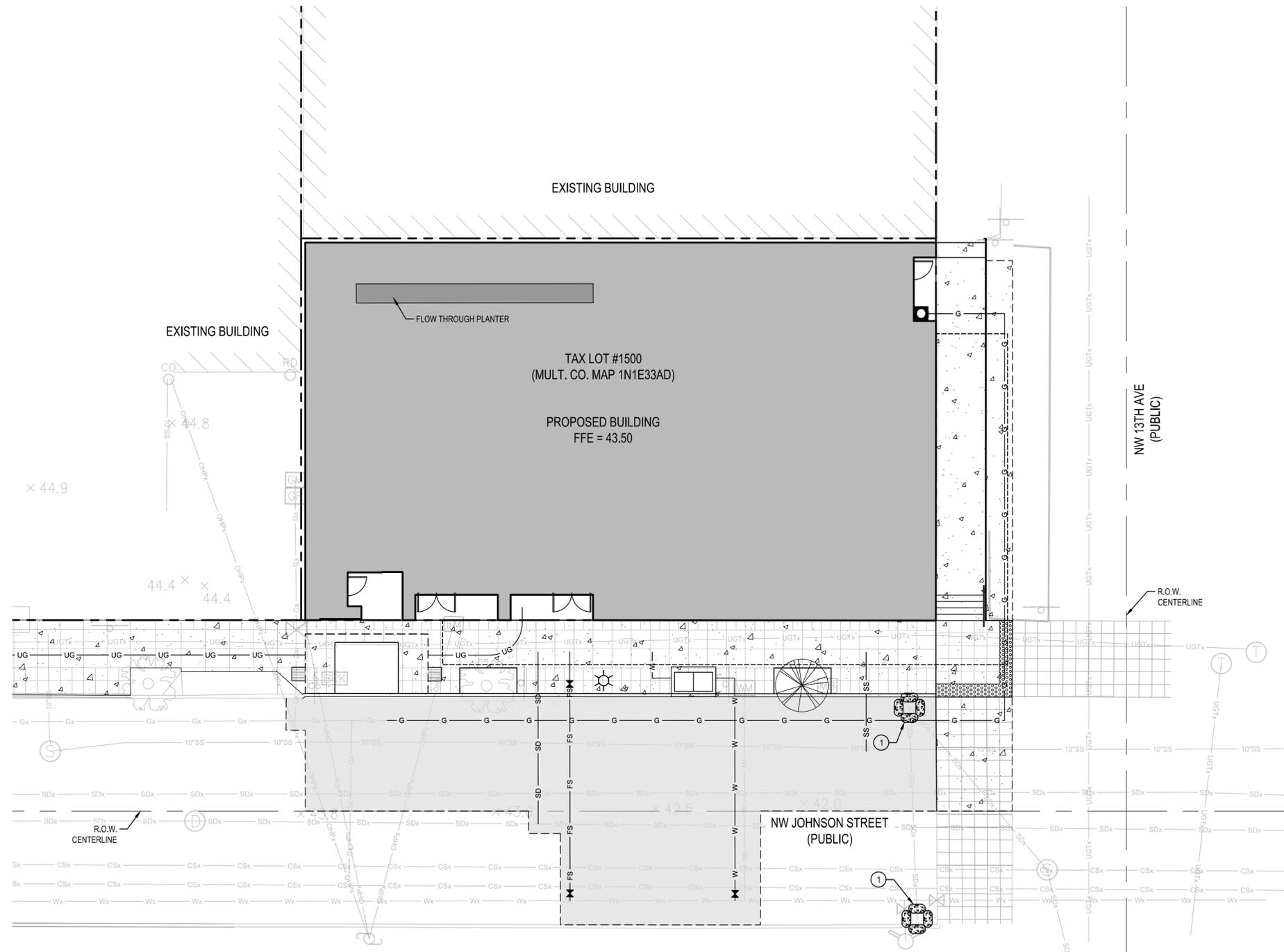
DAVID EVANS AND ASSOCIATES INC.
 2100 SW River Parkway
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 Phone: 503.223.6663



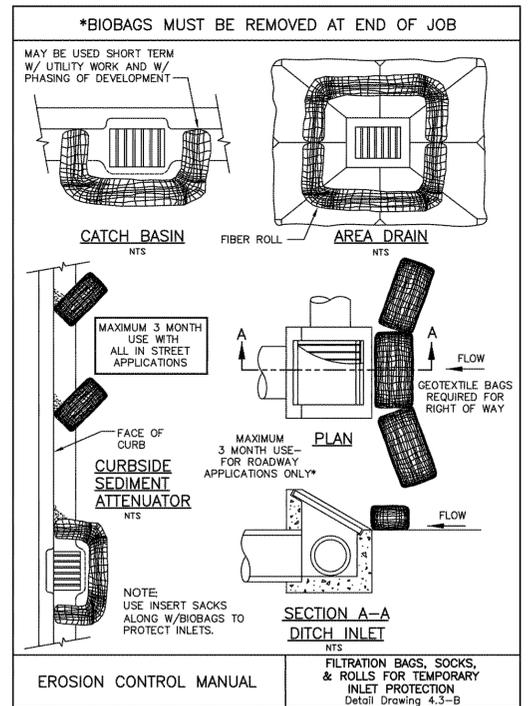
60% DESIGN DEVELOPMENT

PUBLIC STREET IMPROVEMENTS-
 NW 13TH AVE & NW JOHNSON ST
FOR REFERENCE ONLY
 DETAILS

PBOT JOB NO. TH0573
 SHEET NO. 8
 8 of 9



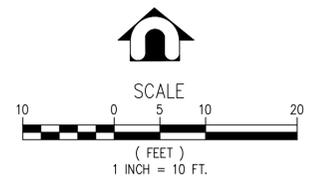
EROSION CONTROL MANUAL INLET SACK
Detail Drawing 4.3-G



EROSION CONTROL MANUAL FILTRATION BAGS, SOCKS, & ROLLS FOR TEMPORARY INLET PROTECTION
Detail Drawing 4.3-B

- ① CONSTRUCTION KEYNOTES:
1. INLET PROTECTION PER 4.3-G AND 4.3-B, THIS SHEET.

- LEGEND:
- EXISTING PROPERTY / ROW LINE
 - R.O.W. CENTERLINE
 - SAWCUT LINE
 - ① INLET PROTECTION



60% DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION	APPD.
REVISIONS			
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SRU	
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Portland Oregon 97201
Phone: 503.223.6663



PUBLIC STREET IMPROVEMENTS-
NW 13TH AVE & NW JOHNSON ST
FOR REFERENCE ONLY
EROSION CONTROL PLAN

PBOT JOB NO. TH0573
SHEET NO. EC1
1 of 1