

# Development Services

## From Concept to Construction

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



### APPEAL SUMMARY

**Status:** Hold for Additional Information

**Appeal ID:** 20204

**Project Address:** 2121 NE Broadway St

**Hearing Date:** 4/10/19

**Appellant Name:** Paul Ries

**Case No.:** B-005

**Appellant Phone:** 503-828-0028 x1

**Appeal Type:** Building

**Plans Examiner/Inspector:** Steven Freeh

**Project Type:** commercial

**Stories:** 1 **Occupancy:** F, M, B **Construction Type:** III-B

**Building/Business Name:** Twisted Croissant

**Fire Sprinklers:** No

**Appeal Involves:** Alteration of an existing structure, other: approval of an egress easement

**LUR or Permit Application No.:** 18-236958-CO

**Plan Submitted Option:** pdf [File 1] [File 2] [File 3]

**Proposed use:** Bakery for Croissants

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** OSSC 1027.5

**Requires** OSSC 1027.5, "Access To A Public Way." specifically states that "The exit discharge shall provide a direct and unobstructed access to a public way"

**Proposed Design** We propose a legal easement located between subject property and the adjoining property to the West. This easement will provide safe, direct, and unobstructed access to NE Broadway to the South. See attached survey and legal description.

**Reason for alternative** This easement is needed to provide direct access to a public way from the required second exit from the building. This building is existing, as is this rear door. Due to this rear door opening over the property line, an easement is needed so that this second exit is code compliant.

### APPEAL DECISION

**Access to Public Way with egress across property line with egress access easement: Hold for additional information.**

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



SCALE: 1" = 20'  
MARCH 29, 2019

# Exhibit 'B'

## EGRESS EASEMENT

Lot 7, Block 10  
"John Irvings Addition  
To East Portland"  
T.1N., R.1E., W.M.  
City of Portland  
Multnomah County, Oregon

LOT 10

N 90°00'00" W  
5.00'

BLOCK 10

BOOK 1962 PAGE 473

DOCUMENT NO. 95-96008

LOT 8

LOT 7

S 00°00'00" E  
75.00'

EGRESS EASEMENT

N 00°00'00" W  
75.00'

LOT 6

POINT OF BEGINNING

N 90°00'00" E  
5.00'

*NE Broadway St.*

(80' WIDE)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ANTHONY B. RYAN  
58833

RENEWS: DECEMBER 31, 2020



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JOB NO. 5619

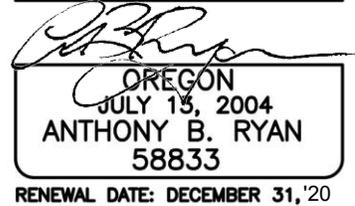


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March 29, 2019

Job No. 5619

LEGAL DESCRIPTION – Egress Easement



### EXHIBIT “A”

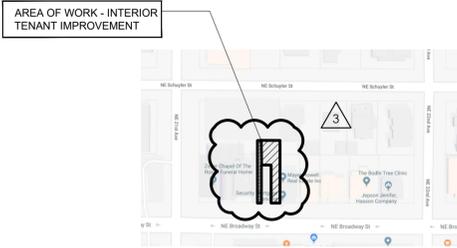
A 5.00-foot wide strip of land for Egress Easement purposes over a portion of that tract of land described in Bargain and Sale Deed to Chapel Of The Roses, Inc., recorded July 1, 1959 in Book 1962, Page 473, Multnomah County Deed Records, in the Southeast One Quarter of Section 26, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1 of said Chapel Of The Roses tract, being a point on the Northerly right-of-way line of NE Broadway Street (40.00 feet from centerline), said point bears North 00°00'00” West 10.00 feet from the Southeast corner of Lot 7, Block 10, “John Irvings 1st Addition To East Portland”, a duly recorded subdivision in said County; thence along the Easterly line of said Lot 7 North 00°00'00” West, 75.00 feet; thence leaving said Easterly line North 90°00'00” West, 5.00 feet; thence parallel with said Easterly line South 00°00'00” East, 75.00 feet to said Northerly right-of-way line of NE Broadway Street; thence along said right-of-way line North 90°00'00” East, 5.00 feet to the point of beginning.

Containing therein 375 square feet, more or less.

The Basis of Bearing for this description is inferred per said plat of “John Irvings 1st Addition To East Portland”.

PROPOSED PROJECT FOR:  
**Twisted Croissant Tenant Improvement**  
 2121 NE Broadway Street Portland, Oregon 97232



**CONTRACTOR RESPONSIBILITIES:**

- CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK. PROVIDE COMPLETE AND OPERATIONAL BUILDING SYSTEMS/COMPONENTS AND PROVIDE ALL MISCELLANEOUS ITEMS NOT SPECIFICALLY NOTED BUT REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- JOBSITE SHALL BE KEPT NEAT AND CLEAN DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PROMPTLY REMOVE ALL CONSTRUCTION DEBRIS.
- PROTECT THE BUILDING FROM WATER DAMAGE DURING THE CONSTRUCTION PROCESS.
- DISCUSS ALL SCHEDULING IMPLICATIONS WITH THE OWNERS BEFORE BEGINNING WORK, ESPECIALLY IN MATTERS CONCERNING HOURS OF OPERATION, DEMOLITION, SECURITY/WEATHER PROTECTION, AND POWER/WATER OUTAGE.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OR CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE, INCLUDING THAT WHICH CONCERNS MANUFACTURED ITEMS. ALL APPLICABLE SAFETY REGULATIONS SHALL BE STRICTLY FOLLOWED. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.
- CONTRACTOR SHALL SECURE THE BUILDING AND EQUIPMENT WHEN WORK IS NOT TAKING PLACE, AND SHALL FOLLOW GENERAL INDUSTRY SAFETY GUIDELINES AS WELL AS THOSE ESTABLISHED WITH THE OWNER REGARDING THE ADMITTANCE OF NON-CONSTRUCTION PERSONNEL ON THE CONSTRUCTION SITE.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS AND DUE TO ENVIRONMENTAL CONDITIONS.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING THE CONSTRUCTION WORK, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY THE AUTHORITY HAVING JURISDICTION AT THE TIME OF PERMIT SUBMITTAL.
- PATCH AND REPAIR ANY MATERIALS/FINISHES/SYSTEMS, OR ITEMS DAMAGED DURING THE CONSTRUCTION PROCESS, TO LIKE-NEW CONDITION.
- OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE ALL OF THE DRAWINGS FROM ALL DISCIPLINES FOR REQUIRED OPENINGS. THESE OPENINGS SHALL BE PROVIDED BY THE CONTRACTOR WHETHER SHOWN ON THE ARCHITECTURAL DRAWINGS OR NOT. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
- ACCESS DOORS AND PANELS SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY CODE. MAINTAIN REQUIRED CLEARANCES FOR ACCESSWAYS TO ALL VALVES, DAMPERS, AND OTHER MAINTENANCE AND SERVICE POINTS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE OPENING SIZES AND LOCATIONS ON SITE WITH SUBCONTRACTORS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL ALSO NOTIFY THE UTILITY AND THE OWNER PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL LAY OUT PARTITIONS FOR OWNER TO REVIEW FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT OWNERS APPROVAL. REVIEW AND APPROVAL OF DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES. DURING OWNER'S REVIEW, CONTRACTOR SHALL MAKE MINOR REVISIONS AS DIRECTED BY THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
- IF ANY BIDDER IS IN DOUBT AS TO THE INTENT OF THE PLANS OR SPECIFICATIONS, THEY SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO THE SCHEDULED BID DATE.

**CONSTRUCTION DOCUMENTS:**

- WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONTRACTORS (GENERAL AND SUBS) SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS BEFORE BEGINNING ANY WORK OR ORDERING ANY MATERIAL. ANY CONFLICTS, OMISSIONS AND/OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. ALL CONTRACTORS (GENERAL AND SUBS) WARRANT BY TENDERING THEIR BID THAT WORK IS BUILDABLE AS SHOWN.
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- ALL CLEAR DIMENSIONS ARE TO BE MEASURED FROM FINAL FINISH FACE TO FINISH FACE OF MATERIAL OR EQUIPMENT. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- THE STRUCTURAL GRID LINES AND GRID LINE IDENTIFICATION MARKERS ARE NOTED ON THIS SET OF DRAWINGS AS A REFERENCE ONLY TO THE EXISTING BUILDING STRUCTURE AND SHALL REQUIRE FIELD VERIFICATION FOR EXACT LOCATIONS AND DIMENSIONS.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- FIRE RATED WALLS SHALL EXTEND FROM THE CONCRETE FLOOR SLAB TO UNDERSIDE OF THE STRUCTURE ABOVE, OR TERMINATE AT A RATED CEILING ASSEMBLY.
- PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR CEILING AND WALL MOUNTED EQUIPMENT, AS WELL AS PIPING, LIGHT FIXTURES, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC AS REQUIRED FOR A COMPLETE AND CODE COMPLIANT INSTALLATION.
- GYPSUM WALLBOARD SHALL BE 5/8" TYPE "X" UNLESS OTHERWISE NOTED. USE WATER RESISTANT GYPSUM WALLBOARD ON ALL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE.
- SEE THE OREGON STRUCTURAL SPECIALTY CODE FOR APPROVED FASTENING SCHEDULES, STUD SPACING, AND SHEATHING SPANS IF NOT LISTED IN THE DRAWINGS.
- PROVIDE 2x FIRESTOPPING AT ALL CONNECTED VERTICAL AND HORIZONTAL CONCEALED SPACES. FIRESTOPPING AROUND ANY VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES (AT CEILING AND AT FLOOR LEVEL) SHALL BE OF NON-COMBUSTIBLE MATERIAL.
- WRITTEN CERTIFICATION OF MOISTURE CONTENT LESS THAN 19% OF THE WEIGHT OF DRY WOOD MUST BE PROVIDED BY THE CONTRACTOR AFTER FRAMING AND PRIOR TO APPROVAL OF INSULATION.

**SCOPE OF WORK:**

THE SCOPE OF THIS PROJECT IS TO CONVERT AN EXISTING TENANT SPACE INTO A BAKERY FOR CROISSANTS w/ AN ASSOCIATED SALES COUNTER IN FRONT. THERE IS NO CHANGE OF OCCUPANCY FOR THIS PROJECT.

**PROPERTY INFORMATION:**

Property Address: 2121 NE Broadway Street  
Portland, OR 97232

Neighborhood: Irvington Community Association

Jurisdiction: City of Portland

County: Multnomah

Legal Description: John Irving 1st ADD, Block 10, Lot 6 EXC PT in ST

Property ID: R430302790

State ID: 1N1E26DD-08400

Owner: PAVTAK PARTNERSHIP  
PO BOX 636  
GRANTS PASS, OR 97528

Zoning: CM2 - Commercial Mixed Use 2  
IN - Irvington Historical District

Year Built: 1947

**PROJECT CODES:**

All work is to conform to the following codes:

2014 Oregon Structural Specialty Code

2014 Oregon Mechanical Specialty Code

2014 Oregon Energy Efficiency Specialty Code

2017 Oregon Electrical Specialty Code

2017 Oregon Plumbing Specialty Code

**BUILDING SUMMARY:**

IIIB CONSTRUCTION TYPE  
 OCCUPANCY CLASSIFICATION: F, M, B

1 STORY, NO ATTIC OR BASEMENT

EXISTING BUILDING IS NOT SPRINKLED

TOTAL BUILDING AREA: 5,750 sf

AREA OF WORK: 1,646 sf

ALLOWABLE AREA / ACTUAL HEIGHT AND AREA

F1	ALLOWABLE: 2 STORY; 55 FEET; 12,000sf ACTUAL: 2 STORY; 21 FEET; APPROX 1,276 sf PER FLOOR
M	ALLOWABLE: 2 STORY; 55 FEET; 12,000sf ACTUAL: 2 STORY; 21 FEET; APPROX 1,308 sf PER FLOOR
B	ALLOWABLE: 2 STORY; 55 FEET; 19,000sf ACTUAL: 2 STORY; 21 FEET; APPROX 1,007 sf PER FLOOR

NOTE: ALL WORK IN THIS PERMIT IS INTERIOR  
 NO SEPARATION REQUIREMENTS IN BUILDING

**VICINITY MAPS:**



**ABBREVIATIONS:**

A.F.C.	ABOVE FINISH CEILING	H.M.	HOLLOW METAL
A.F.F.	ABOVE FINISH FLOOR	IMAG.	IMAGE
A.C.T.	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
ALUM.	ALUMINUM	JOINT.	JOINT
BLK.	BLOCK	K.O.	KNOCK OUT
BOTT.	BOTTOM	LK.	LOCK
BTM.	BOTTOM	MANUF.	MANUFACTURER
BLDG.	BUILDING	M.C.	MEDICAL CLOSET
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
C.	CARPET	M.O.	MASONRY OPENING
C.T.	CERAMIC TILE	MAX.	MAXIMUM
C.B.	CHALK BOARD	MECH.	MECHANICAL
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	M.L.	METAL LATH
C.J.	CONTROL JOINT	MIN.	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT	MIRR.	MIRROR
DN.	DOWN	N.	NORTH
D.S.	DOWN SPOUT	N.I.C.	NOT IN CONTRACT
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE
ELAST.	ELASTOMERIC	NO.	NUMBER
ELEV.	ELEVATION	O.C.	ON CENTER
EQ.	EQUAL	PT.	PAINT
EXP.	EXPANSION	P.T.	PLASTER
E.J.	EXPANSION JOINT	P.T.	PRESSURE TREATED
EXST'G.	EXISTING	Q.T.	QUARRY TILE
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	REINF.	REINFORCING
FIN.	FINISH	REQ'D.	REQUIRED
F.E.	FIRE EXTINGUISHER	R.D.	ROOF DRAIN
F.A.	FIRE ALARM	RFG.	ROOFING
PLAS.	PLASTER	RM.	ROOM
FL.	FLOOR	R.T.	RUBBER TILE
FLR.	FLOOR	SPECS.	SPECIFICATIONS
FTG.	FOOTING	STL.	STEEL
FT.	FOOT OR FEET	T.B.	TACK BOARD
FDN.	FOUNDATION	TYP.	TYPICAL
GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
GAL.	GALVE	VERT.	VERTICAL
G.W.B.	GYPSUM WALL BOARD	V.C.T.	VINYL COMPOSITION TILE
HDW.	HARDWARE	WG.	WEIGHT
HGT.	HEIGHT	W.C.	WATER CLOSET
		WDW.	WINDOW
		W/	WITH
		WD.	WOOD

**INDEX OF DRAWINGS**

ARCHITECTURAL	
C0	COVER PAGE, BUILDING DATA & NOTES
D1.1	EXISTING PLAN & DEMOLITION NOTES
A1.1	NEW FLOOR & LIFE SAFETY PLAN
A1.2	EQUIPMENT & FOG PLAN, EQUIPMENT SCHEDULE & FOG DETAIL

**CONSULTANTS**

ARCHITECT  
 AHAI AN ARCHITECTURE & DESIGN COMPANY, LLC - OR #3375  
 15240 SW 82ND DRIVE  
 CLACKAMAS, OR 97015

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**Twisted Croissant**

ISSUE DATE: September 7, 2018

NO.	DATE	TYPE
1	11-14-18	CITY COMMENTS 10-18-18
3	1-14-19	CITY COMMENTS 12-21-19

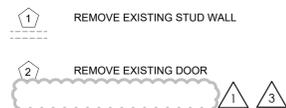
DESIGNED BY: aha  
 DRAWN BY: MTA  
 CHECKED BY: SF



OR 18115

C0

DEMO SHEET LEGEND

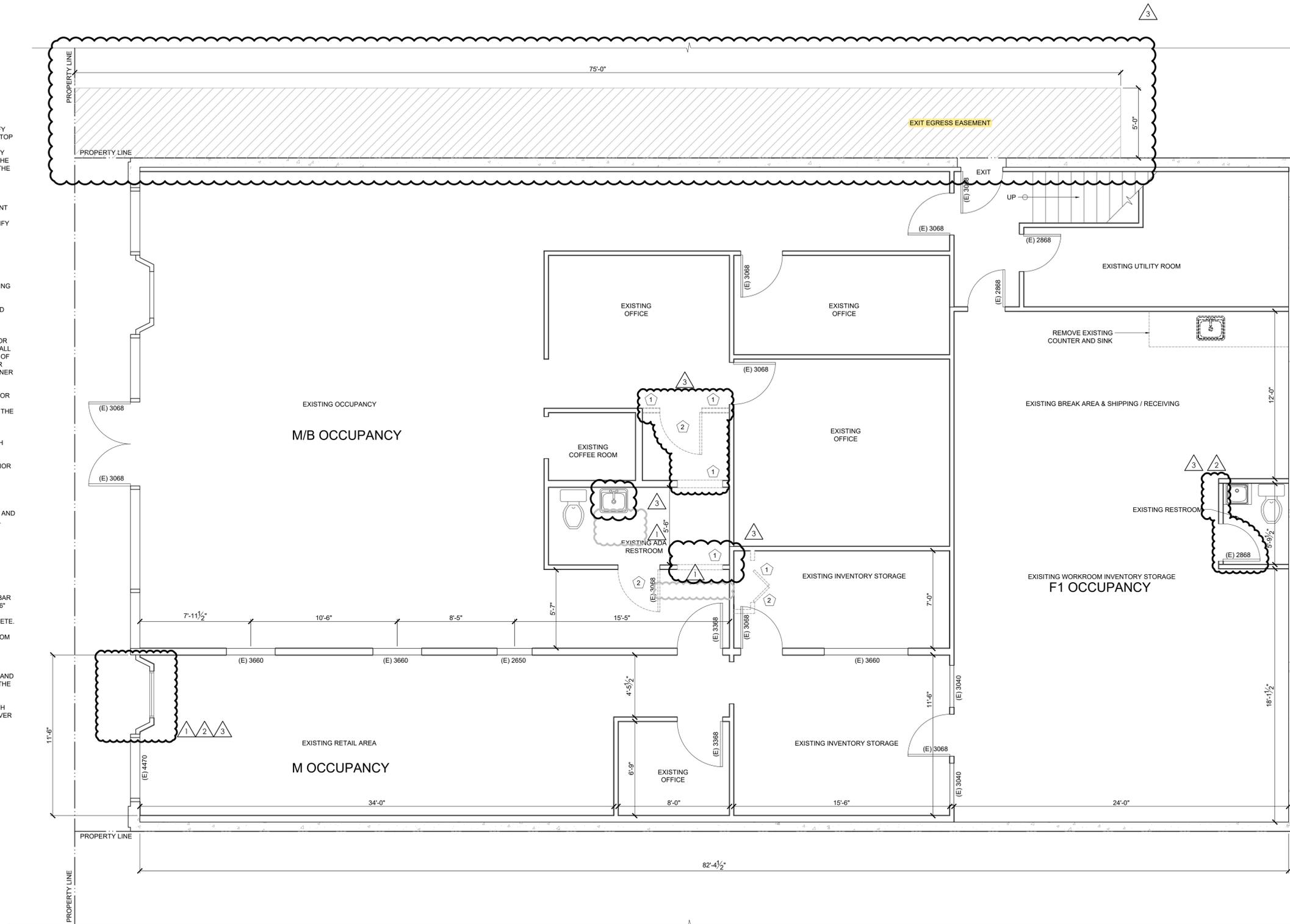


DEMOLITION NOTES:

- CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION TO VERIFY THAT MEMBERS ARE NOT STRUCTURALLY NECESSARY. CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY IF THERE IS CONCERN THAT MEMBERS BEING DEMOLISHED ARE SERVING A STRUCTURAL NEED. THE SAFETY OF THE BUILDING AND ALL INHABITANTS, AND ALL SHORING AND BRACING OF THE EXISTING AND NEW STRUCTURE DURING DEMOLITION AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL USE INDUSTRY STANDARD PROCEDURES FOR SHORING AND SUPPORTING NEW AND EXISTING CONSTRUCTION DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
- CONTRACTOR AND ARCHITECT SHALL VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED. LIMITS OF SELECTIVE DEMOLITION SHALL BE MARKED ON SURFACES TO ALLOW WORKMEN TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO REMAIN. NOTE THAT THE SCOPE OF DEMOLITION IS NOT LIMITED TO THE ITEMS SPECIFICALLY CALLED OUT IN THE DRAWINGS AND SHALL INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE AND FINISHED PROJECT (E.G. SPRINKLER LINES, UNDERGROUND UTILITY LINES, ELECTRICAL CIRCUITS, FLOOR FINISHES, ETC).
- PROTECT EXISTING AND NEWLY INSTALLED PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY/UTILITY HAVING JURISDICTION
- COMPLETELY REMOVE ALL ITEMS SCHEDULED TO BE DEMOLISHED/REMOVED AND LEAVE ADJACENT SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS.
- ALL DEMOLISHED MATERIAL IS CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE. CONTRACTOR SHALL VERIFY EXCEPTIONS TO THIS STATEMENT DURING THE INITIAL WALKTHROUGH OF THE PROJECT w/ THE OWNER. ALL MATERIALS TO BE RETAINED BY THE OWNER SHALL BE MARKED AS SUCH AND SET ASIDE IN A LOCATION AGREED TO BY OWNER AND CONTRACTOR.
- IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED FOR DEMOLITION OR REMOVAL, CONTRACTOR SHALL PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE OWNER AND ARCHITECT AND AT NO ADDITIONAL COSTS TO THE PROJECT.
- ASBESTOS AND HAZARDOUS MATERIAL DEMOLITION IS NOT A PART OF THIS CONTRACT. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IF ANY SUCH MATERIAL IS FOUND.
- CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, REPAIR, AND PAINTING TO COMPLETE THE PROJECT TO THE SATISFACTION OF THE OWNER.
- ASBESTOS TESTING IS REQUIRED BEFORE DEMOLITION STARTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF LOCAL CODE AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF AND INTENTION TO REMOVE ASBESTOS IN ACCORDANCE WITH STATE AND FEDERAL LAW. POST NOTICE OF TEST RESULT ON-SITE.

CONCRETE PATCH NOTES:

- AT ALL CONCRETE TO BE PATCHED AT TRENCHES, PLACE #5 REINFORCING BAR AT 32 INCHES ON CENTER. DRILL INTO EXISTING SLAB ON BOTH SIDE FOR MIN 6" EMBEDMENT. DRILLED HOLE SHALL BE TIGHT AND BAR SHALL BE DRIVEN TO REFUSAL. PROVIDE 12" TO 18" OF REINFORCING ROD (MIN) IN THE NEW CONCRETE.
- ALL CONCRETE SHALL BE 3000 PSI, WITH A SLUMP OF 2 TO 4" (DEVIATION FROM DESIGN SLUMP +1/2" TO -1").
- PLACE AND CURE ALL CONCRETE PER ACI CODES AND STANDARDS.
- MATCH LOCATIONS OF EXISTING CONTROL JOINTS IN ALL SLABS ON GRADE AND AT MINIMUM, 20'-0" O.C. EACH WAY MAXIMUM UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- ALL NEW SLABS-ON-GRADE SHALL BE 4" THICK WITH 6x6 WWM OR FIBERMESH REINFORCING ON WELL COMPACTED SAND. PROVIDE 6 MIL VAPOR BARRIER OVER SAND BASE AND TERMITE TREAT PER CODE.



**a h a**  
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Twisted Croissant

ISSUE DATE: September 7, 2018

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1	11-14-18	CITY COMMENTS 10-18-18
2	12-11-18	CITY COMMENTS 12-7-18
3	1-14-19	CITY COMMENTS 12-21-19

DESIGNED BY: aha  
 DRAWN BY: MTA  
 CHECKED BY: SF

1 EXISTING FLOOR PLAN & DEMOLITION NOTES  
 D1.1

SCALE: 1/4" = 1'-0"

OR 18115

D1.1

**WALL NOTES:**

- 1 NON-BEARING INTERIOR PARTITION 5/8" TYPE 'X' GWB ON EACH SIDE OF 4" WOOD STUDS @ 16" o.c. (UNO) AT CONTRACTOR'S OPTION, 3-5/8 METAL STUDS @ 16" o.c. MAY BE USED IN LIEU OF 2x4 METAL STUDS.
- \*NOTE: PROVIDE A SMOOTH, HARD, NON-ABSORBENT SURFACE ON THE WALLS WITHIN 2'-0" OF SERVICE SINKS TO A HEIGHT OF 4'-0" A.F.F.

**DOOR NOTES:**

1. DOOR SIZES AND TYPE ARE AS PER DRAWINGS.
2. CONTRACTOR SHALL PROVIDE DOOR SCHEDULE AS PER THE DOOR REQUIREMENTS SHOWN ON THE DRAWINGS. FINAL DOOR SCHEDULE SHALL BE DEVELOPED ONLY AFTER OWNER HAS SELECTED DOOR MANUFACTURER AND SHALL BE DEVELOPED WITH THE ASSISTANCE OF MFG. FINAL SCHEDULE SHALL BE GIVEN TO THE ARCHITECT FOR REVIEW OF DESIGN INTENT. DIMENSIONS ON PLAN ARE FOR ROUGH OPENING.
3. ALL DOOR HARDWARE AND FINISHES SHALL BE SELECTED BY OWNER. ALL LATCHES SHALL HAVE LEVER HANDLES UNLESS NOTED OTHERWISE AS NEEDING SPECIFIC PANIC HARDWARE.
4. PROVIDE SAFETY GLAZING IN ALL DOORS REQUIRING GLAZING AS REQUIRED BY CURRENT CODE.

**DOOR HARDWARE SCHEDULE:**

- A. BIFOLD DOOR TRACK & HARDWARE BY MANUFACTURER
- B. WALK IN COOLER DOOR HARDWARE BY MANUFACTURER
- C. HINGES, ADA LEVER ON EACH SIDE & PASSAGE LOCKSET
- D. HINGES, ADA LEVER ON EACH SIDE & PRIVACY LOCKSET
- E. HINGES, ADA LEVER ON EACH SIDE & OFFICE LOCKSET
- F. HINGES, SELF-CLOSURE DEVICE, PANIC HARDWARE ON INTERIOR, ADA LEVER & LOCKSET ON EXTERIOR

**ELECTRICAL NOTES:**

1. MODIFICATION TO THE EXISTING ELECTRICAL SYSTEM SHALL BE DESIGNED BY CONTRACTOR. MATERIALS AND INSTALLATION AS A MINIMUM ARE TO CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE LATEST EDITION OF THE N.E.P.A., AND THE LATEST EDITIONS OF THE LOCAL CODES AND ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.
2. BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND TO THE NATURE AND SCOPE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACT.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMAN-LIKE MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACT.
4. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
5. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IF THE ELECTRICAL CONTRACTOR HAS QUESTIONS OR IN THEIR OPINION FINDS OMISSION OR ERRORS ON THE ELECTRICAL.
7. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING.
8. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED. MINIMUM WIRE SIZE SHALL BE #12 AWG EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THIN/THIN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL THOSE #8 AND LARGER TO BE STRANDED. UNLESS INDICATED, CONDUCTOR SIZE IS #12 AND #12G COPPER IN 1/2" CONDUIT.
9. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST-ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILING WHENEVER POSSIBLE.
10. A SEPARATE GREEN TYPE THW COPPER CROWNED CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND.
11. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250-95 OF THE LETTERS N.E.C. 2008. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.
12. PANEL INDEXES SHALL BE UPDATED UPON COMPLETION OF THE PROJECT. TYPEWRITTEN CIRCUIT INDEX SHALL BE AFFIXED TO INSIDE SURFACE OF EACH PANELBOARD DOOR, CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CIRCUIT PROTECTIVE DEVICE, INCLUDING SPARES. HANDPRINTED LABELS WILL NOT BE ACCEPTED.
13. ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EMT, IMC, RIGID GALVANIZED CONDUIT, TYPE 'NM', ELECTRICAL NON-METALLIC TUBING AND FLEXIBLE METAL CONDUIT MAY BE USED FOR BRANCH CIRCUITS AS ALLOWED BY THE N.E.C. 2008 AND A.H.J. MAXIMUM NUMBER OF 120V CIRCUITS ALLOWED IN A COMMON CONDUIT SHALL BE SIX. THE CONTRACTOR SHALL STRICTLY CONFORM TO THE N.E.C. REQUIREMENTS OF DE-RATING FOR CONDUCTOR AMPACITY AND CONDUIT FILL.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE-RATED WALLS, CEILING, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY STANDARDS.
15. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONSTRUCTION DRAWINGS AT THE JOBSITE WITH COLORED MARKINGS INDICATING CHANGES TO CONTRACT DOCUMENTS IS TO BE SEPARATE FROM, AND IN ADDITION TO, THE CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO THE ARCHITECT AND BECOME THE PROPERTY OF THE ARCHITECT.
16. NUMBER AND LOCATION OF ALL OUTLETS SHALL BE PER CODE. SEE DRAWINGS FOR SUGGESTED LOCATIONS.
17. PHONE LINES SHALL BE RUN WITH CATEGORY 5E WIRE MIN.
18. REUSE EXISTING RACEWAY WHENEVER POSSIBLE.
19. PROVIDE A CONSTANT HOT TO ALL NIGHT LIGHTS, EXIT SIGNS AND EMERGENCY LIGHTING
20. ALL ELECTRICAL OUTLETS WITHIN 6 FEET OF ANY WATER OUTLET SHALL HAVE GROUND FAULT CIRCUIT-INTERUPTER PROTECTION
21. ALL EGRESS ILLUMINATION FIXTURES WITHIN THE 36" WIDE EGRESS PATH OF TRAVEL TO BE EQUIPPED WITH BATTERY BACK-UPS AS THE METHOD OF EMERGENCY POWER.

**ELECTRICAL LEGEND:**

- 1 LIGHT SWITCH: SINGLE POLE; THREE WAY; FOUR WAY
- 2 WALL OUTLETS: 110V DUPLEX; 110V QUADRUPLX; 220V
- 3 WALL OUTLETS: GROUND FAULT CIRCUIT INTERRUPTER; WATER PROOF GFI
- 4 SPECIAL OUTLETS: TELEPHONE; TELEVISION w/ CAT 5; CABLE; THERMOSTAT
- 5 SMOKE DETECTOR; CARBON MONOXIDE DETECTOR/ ALARM
- 6 CEILING LIGHT (IC RATED WHEN IN CONTACT w/ INSULATION)
- 7 RECESSED CEILING LIGHT / WALL WASHER
- 8 CEILING FAN

**AREA TABULATION (EXISTING):**

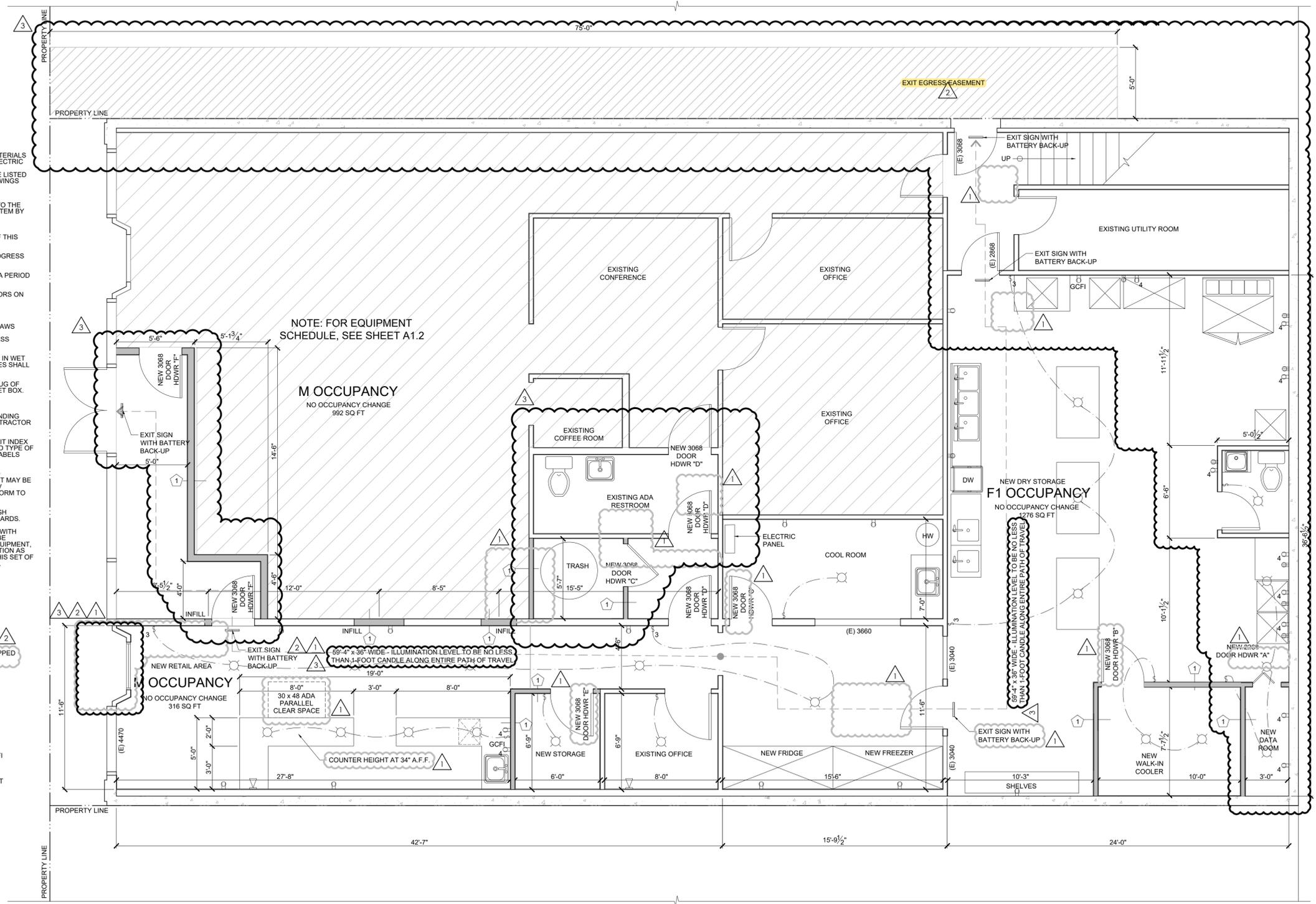
SPACE	OCCUPANCY	EXISTING	PROPOSED	TOTAL (sf)	OCC LOAD FACTOR	OCCUPANT LOAD	EXITS REQ'D	EXITS PROVIDED
Existing Tenant (West)	M	992	992	30	33.0666667	1	2	
	B	953	953	100	9.53	1	2	
	U	148	148	300	0.49333333	1	1	
Existing Tenant (East)	M	316	316	30	10.53	1	1	
	B	54	54	100	0.54	1	1	
	F1	1276	1,276	100	12.76	1	1	
Total		3,739	3,739		66.92			

**AREA TABULATION (PROPOSED):**

SPACE	OCCUPANCY	EXISTING	PROPOSED	TOTAL (sf)	OCC LOAD FACTOR	OCCUPANT LOAD	EXITS REQ'D	EXITS PROVIDED
Existing Tenant (West)	M	992	992	30	33.0666667	1	2	
	B	953	953	100	9.53	1	2	
	U	148	148	300	0.49333333	1	1	
New Tenant (East)	M		316	316	30	10.53	1	1
	B		54	54	100	0.54	1	2
	F1		1276	1,276	100	12.76	1	1
Total		2,093	1,646	3,739	66.92			

**PLUMBING FIXTURE CALCULATIONS:**

TOTAL OCCUPANCY LOAD = 67 O.L.  
 OCCUPANCY TYPE "M"  
 INSIDE - REQUIRED PROVIDED: UNISEX  
 TOILETS (1 PER 500) 1  
 SINKS (1 PER 750) 1



1 NEW FLOOR & LIFE SAFETY PLAN  
 A1.1

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

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**Twisted Croissant**

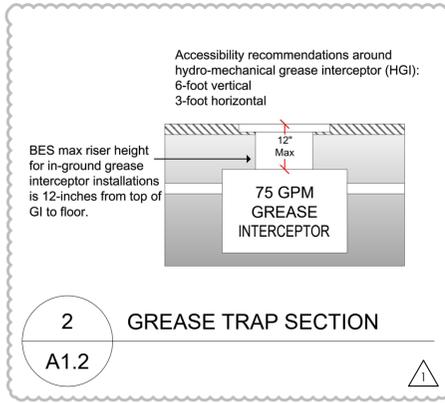
ISSUE DATE: September 7, 2018

NO.	DATE	TYPE
1	11-14-18	CITY COMMENTS 10-18-18
2	12-11-18	CITY COMMENTS 12-7-18
3	1-14-19	CITY COMMENTS 12-21-19

DESIGNED BY: aha  
 DRAWN BY: MTA  
 CHECKED BY: SF

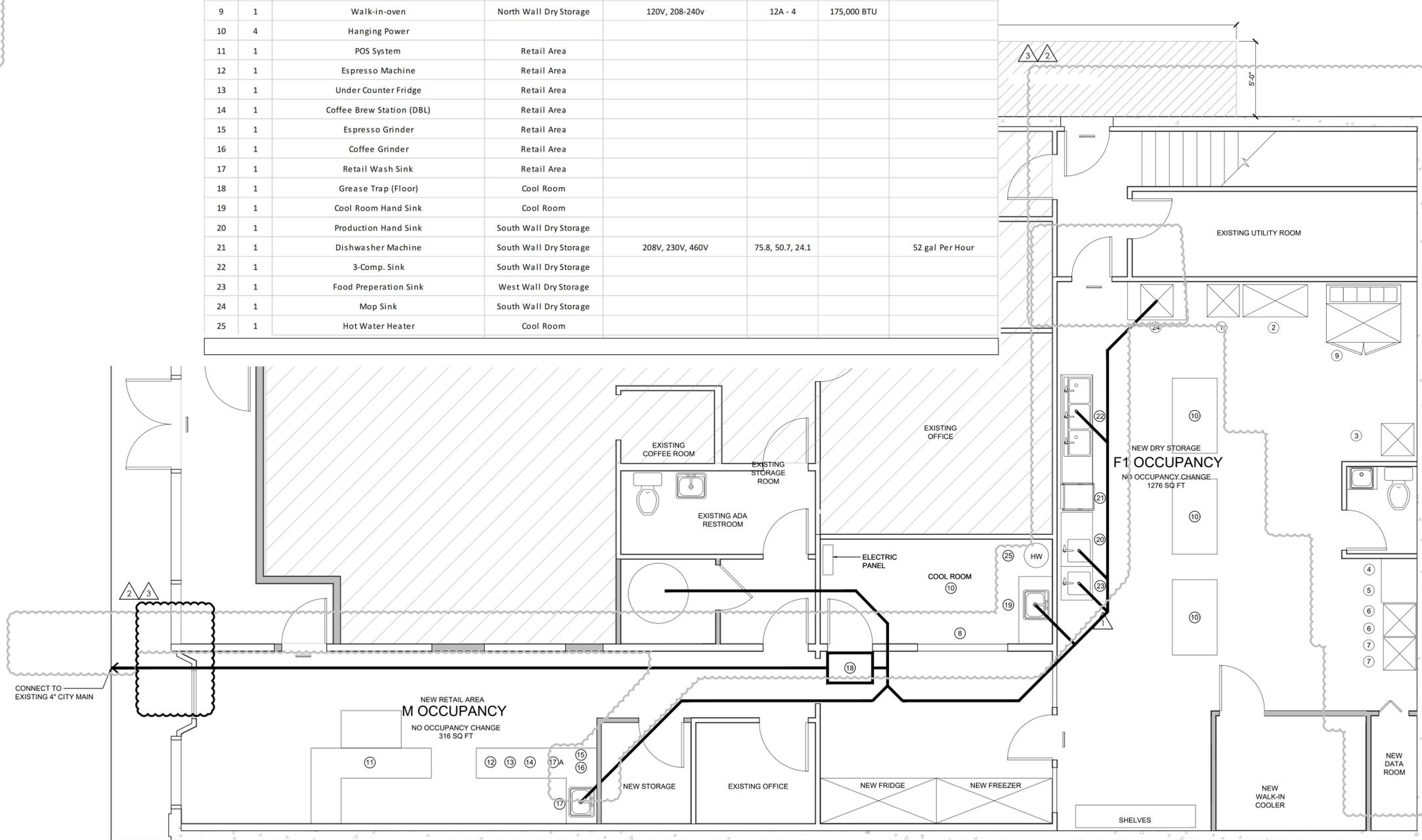
EQUIPMENT SCHEDULE

MARK	QTN	EQUIPMENT	LOCATION	ELECTRICITY	AMPERAGE	GAS	WATER
1	1	Proofer / Single	West Wall Dry Storage	120/208V	27A		
2	1	Proofer / Double	West Wall Dry Storage	120/208V	35A		
3	1	Single Oven	North Wall Dry Storage	208v, 240V, 480V	52.8A, 45.8A,		
4	1	30 Q.T. Mixer	North Wall Dry Storage	220	23A		
5	1	60 Q.T. Mixer	North Wall Dry Storage	220	23A		
6	2	Kitchen Aid	North Wall Dry Storage				
7	2	Induction Burner	North Wall Dry Storage				
8	1	Sheeter	Cool Room				
9	1	Walk-in-oven	North Wall Dry Storage	120V, 208-240v	12A - 4	175,000 BTU	
10	4	Hanging Power					
11	1	POS System	Retail Area				
12	1	Espresso Machine	Retail Area				
13	1	Under Counter Fridge	Retail Area				
14	1	Coffee Brew Station (DBL)	Retail Area				
15	1	Espresso Grinder	Retail Area				
16	1	Coffee Grinder	Retail Area				
17	1	Retail Wash Sink	Retail Area				
18	1	Grease Trap (Floor)	Cool Room				
19	1	Cool Room Hand Sink	Cool Room				
20	1	Production Hand Sink	South Wall Dry Storage				
21	1	Dishwasher Machine	South Wall Dry Storage	208V, 230V, 460V	75.8, 50.7, 24.1		52 gal Per Hour
22	1	3-Comp. Sink	South Wall Dry Storage				
23	1	Food Preparation Sink	West Wall Dry Storage				
24	1	Mop Sink	South Wall Dry Storage				
25	1	Hot Water Heater	Cool Room				



2 GREASE TRAP SECTION

A1.2



1 EQUIPMENT & FOG PLAN

A1.2

SCALE: 3/4" = 1'-0"



Twisted Croissant

ISSUE DATE: September 7, 2018

NO.	DATE	TYPE
1	11-14-18	CITY COMMENTS 10-18-18
2	12-11-18	CITY COMMENTS 12-7-18
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DESIGNED BY: aha  
DRAWN BY: MTA  
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