

APPROVED
URBAN FORESTRY

HONEYMAN HARDWARE LOFTS ROOFTOP DECK REPLACEMENT

502-514 NW Park Ave,
Portland OR 97209

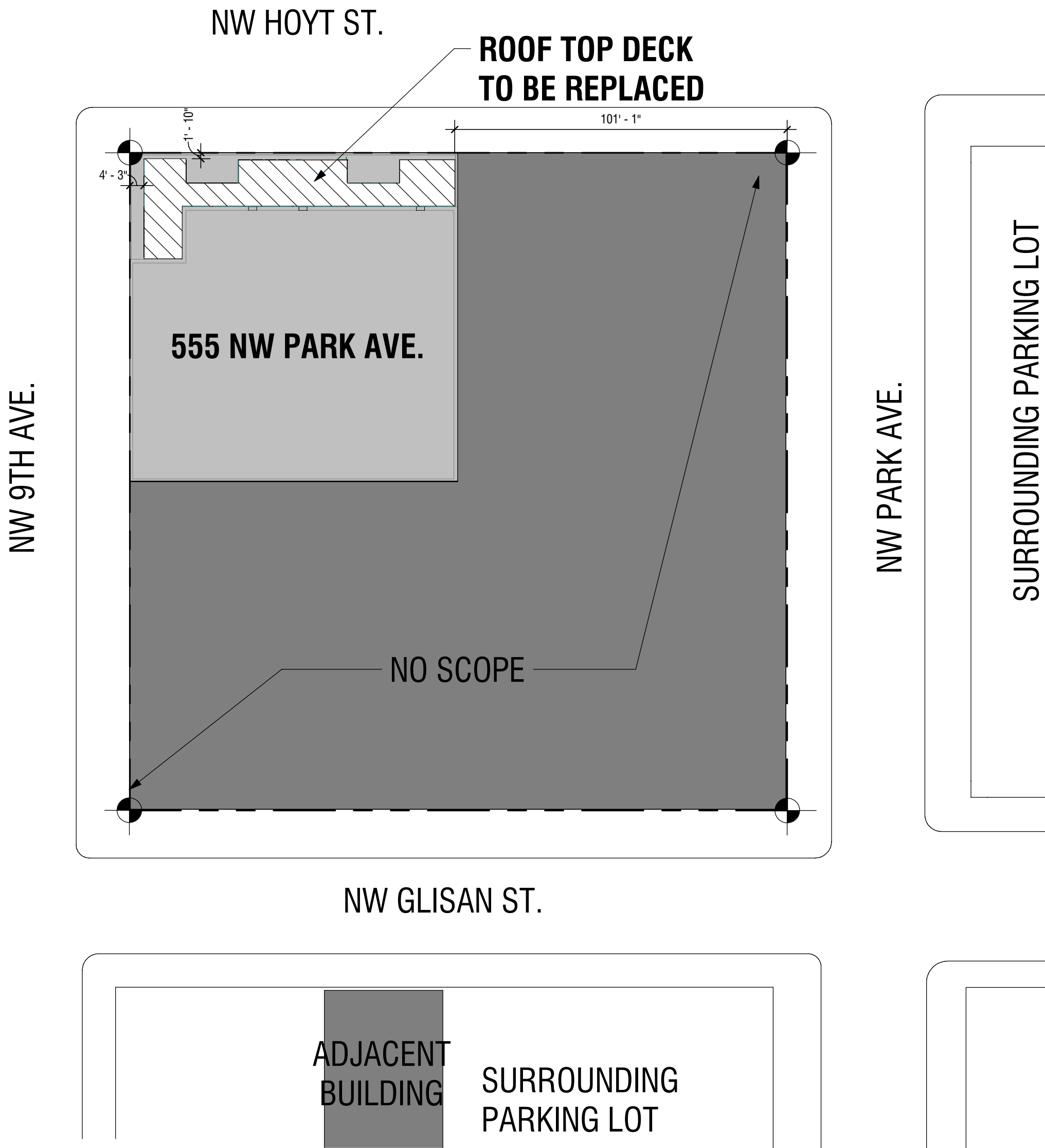
Permit #: 22 165936-00

City Of Portland

REVIEWED FOR
CODE COMPLIANCE

Date: 09/22/22

Permit #:
22-165936-000-00-CO



1 SITE PLAN
1" = 30'-0"

PROJECT NARRATIVE

REMOVAL/REPLACEMENT OF DECK AS PREVENTATIVE
REPAIR MAINTENANCE TO ENSURE NO OTHER PORTION
FAIL STRUCTURALLY. AREA OF WORK IS
APPROXIMATELY 1300 SF.

PROJECT DIRECTORY

Building Owner FH Honeyman Lofts, LLC
2251 Linda Flora Dr.
Los Angeles, CA 90077

Designer/ Structural Engineer VALAR Consulting Engineering
12042 SE Sunnyside Road #
357 Clackamas, OR 97015

Client/ Contractor Andersen Construction Co.
6712 N Cutter Cir.
Portland, OR 97217

SHEET INDEX

G1.0	PROJECT INFORMATION, LIST OF ABBREVIATIONS & SITE PLAN
G1.1	EGRESS PLAN
D1.1	ROOFTOP DECK DEMOLITION PLAN
A1.1	ROOFTOP DECK PLAN
A3.0	ELEVATIONS
S1.1	ROOFTOP DECK FRAMING PLAN AND DETAILS

PROJECT INFORMATION

NW QUADRANT OF BLOCK "COTTER BUILDING"

BUILDING AREA OF "COTTER BUILDING": 90,181 SF

OCCUPANCY GROUP: R-2

CONSTRUCTION TYPE: 1-B

ZONING: CX - CENTRAL COMMERCIAL

BUILDING CODE: 2019 OREGON STRUCTURAL SPECIALTY CODE

LOCATION MAP



GENERAL CONDITIONS

1. ALL WORK SHALL COMPLY WITH THE 2019 OREGON STRUCTURAL SPECIALTY CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
4. DO NOT SCALE DRAWINGS.
5. COORDINATE EXISTING DIMENSIONS AND ALL OTHER INFORMATION NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. ALL TEMPORARY SHORING, AND POSTING SHALL BE BY THE GENERAL CONTRACTOR. DO NOT REMOVE TEMPORARY SHORING UNTIL FRAMING COMPLETE.
7. DO NOT IMPACT EXISTING DRAINAGE, ROOFING, AND FLASHING. COORDINATE ALL REQUIREMENTS WITH NEW FRAMING.

CARPENTRY

1. WOOD FRAMING MEMBERS SHALL BE TREATED FOR EXTERIOR TO MEET SERVICE LIFE OF STRUCTURE AND GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS.
- A. POSTS, BEAMS, HEADERS (4X AND LESS) - NO 2 DOUGLAS FIR LARCH - TREATED
- POSTS, BEAMS, (6X) - NO 1 DOUGLAS FIR LARCH - TREATED
- LVL BEAMS - PWT, WITH Fb = 3100 PSI - TREATED
- B. JOISTS AND RAFTERS - NO1 DOUGLAS FIR LARCH - TREATED
- C. PLATES, BLOCKING AND BRIDGING - NO 2, HEM FIR OR DOUGLAS FIR LARCH - TREATED
2. UNLESS OTHERWISE, ALL JOISTS SHALL BE A MINIMUM OF 2X12
3. DESIGN LOADS:
- TYPICAL DECK - 60 PSF (LL)
4. ALL EXTERIOR FASTENERS, EXPOSED TO ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED, INCLUDING NAILS, STAPLES, CLIPS, ETC. AND COMPATIBLE WITH TREATMENT OF MEMBERS NOTED
5. ALL JOISTS AND RAFTERS NOT BEARING ON BEAMS OR SUPPORTS SHALL HAVE HANGERS MATCHING MEMBER CAPACITY.
6. SELECTED DECKING SHALL HAVE A SPAN RATING TO MEET THE INTENDED DESIGN LOADING AT 16" O.C. CONTRACTOR RESPONSIBLE FOR CONFIRMING DECK RATING AND COORDINATING FINAL JOIST SPACING.
7. SEAL ENDS AND TOP OF ALL PRIMARY BEAM MEMBERS PER PLAN
8. TREAT ALL PENETRATIONS TO MEET LVL REQUIREMENTS
9. ALL FINISHED HARDWARE SHALL BE COMPATIBLE WITH SELECTED WOOD TREATMENT

STEEL

1. STEEL SHALL HAVE THE FOLLOWING PROPERTIES
- WT SECTIONS, CHANNELS, ANGLES PLATES - ASTM A 36
- BOLTS - ASTM A307
2. WELDING SHALL BE WITH E70XX ELECTRODES
3. GALVANIZE ALL STEEL PERMANENTLY EXPOSED TO THE ELEMENTS.
4. PROVIDE VENT HOLES AT ALL EXTERIOR CLOSED SECTIONS

FINISH

1. PROTECT ALL EXISTING FRAMING, PRIME/PAINT EXISTING HARDWARE AND SUPPORT.
2. ALL NEW ASSEMBLIES SHALL MATCH EXISTING FINISH REQUIREMENTS. COORDINATE WITH OWNER.

CODE PROVISIONS

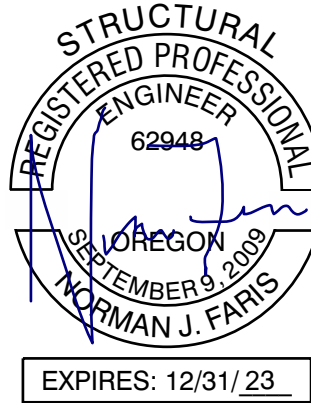
THIS WORK FALLS UNDER IBC 0301.2 REPAIRS AND THUS MUST COMPLY WITH THE REQUIREMENTS OF CHAPTER 4.

- 401.2 COMPLIANCE - THIS WORK DOES NOT MAKE THE BUILDING COMPLY LESS THAN BEFORE THE WORK WAS UNDERTAKEN.
- 403.1 FIRE PROTECTION - THIS WORK WILL MAINTAIN THE LEVEL OF FIRE PROTECTION THAT IS THERE CURRENTLY.
- 404.1 MEANS OF EGRESS - NO EGRESS ROUTES WILL BE CHANGED WITH THIS WORK.
- 405.1 STRUCTURAL - THIS WORK WILL BE STRUCTURALLY COMPLIANT WITH ALL NECESSARY BUILDING CODES.

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	LVF	LOW VELOCITY FASTENER
ACI	AMERICAN CONCRETE INSTITUTE	MAX.	MAXIMUM
ADD'L	ADDITIONAL	MBMA	METAL BUILDING MANUFACTURERS ASSOCIATION
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	MECH.	MECHANICAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION INCORPORATED	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	M CELLANEOUS
ARCH.	ARCHITECT	MPH	M ES PER HOUR
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	MT	M SNETIC PARTICLE TESTING
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	(N)	NI V
AWS	AMERICAN WELDING SOCIETY	N.I.C.	NG I IN CONTRACT
BLDG.	BUILDING	NOM.	NOMINAL
BOT.	BOTTOM	NO.	NUMBER
BRBF	BUCKLING RESTRAINED BRACED FRAME	N.T.S.	NOT TO SCALE
C.G.	CENTER OF GRAVITY	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINT	OPP.	OPPOSITE
C.J.P.	COMPLETE JOINT PENETRATION	OWJ	OPEN WEB JOIST
CL	CENTERLINE	PAF	POWDER ACTUATED FASTENER
CLR.	CLEAR	PART.	PARTITION
CMU	CONCRETE MASONRY UNIT	P/C	PRECAST
COL.	COLUMN	PCF	POUNDS PER CUBIC FOOT
CONC.	CONCRETE	PERIM.	PERIMETER
CONN.	CONNECTION	PL	PLATE
CONST.	CONSTRUCTION	PP	PARTIAL PENETRATION
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
db	BAR DIAMETER	PSI	POUNDS PER SQUARE INCH
DBA	DEFORMED BAR ANCHOR	P/T	POST-TENSIONED
DET.	DETAIL	P.T.	PRESSURE TREATED
DIA., Ø	DIAMETER	PVC	POLYVINYL CHLORIDE
DIAG.	DIAGONAL	R, RAD.	RADIUS
D.L.	DEAD LOAD	RCSC	RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
DWG.	DRAWING	REF.	REFERENCE
ELEC.	ELECTRICAL	RET.	RETURN
EL.	ELEVATION	REINF.	REINFORCING
EQ.	EQUAL	REQD.	REQUIRED
EXIST., (E)	EXISTING	REQMTS.	REQUIREMENTS
EXP.	EXPANSION	SCHED.	SCHEDULE
EXT.	EXTERIOR	S.C.	SLIP CRITICAL
FDN.	FOUNDATION	SIM.	SIMILAR
FIN.	FINISH	SLRS	SEISMIC LOAD RESISTING SYSTEM
FLR.	FLOOR	S.O.G.	SLAB ON GRADE
FT.	FOOT	SPEC.	SPECIFICATION
FTG.	FOOTING	SQ.	SQUARE
GA.	GAUGE	SS	STAINLESS STEEL
GALV.	GALVANIZED	SMA	STEEL STUD MANUFACTURERS ASSOCIATION
GL	GLULAM	STD.	STANDARD
HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
HSS	HOLLOW STRUCTURAL STEEL	SYM.	SYMMETRICAL
IBC	INTERNATIONAL BUILDING CODE	THRU	THROUGH
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	T & G	TONGUE AND GROOVE
I.D.	INSIDE DIAMETER	TRANS.	TRANSVERSE
IN.	INCH	TJ	TRUSS JOIST
INT.	INTERIOR	TS	LIGHT GAUGE TUBE STEEL
K	KIPS	TYP.	TYPICAL
KSF	KIPS PER SQUARE FOOT	U.N.O.	UNLESS NOTED OTHERWISE
KSI	KIPS PER SQUARE INCH	U.T.	ULTRASONIC TESTING
LB.	POUND	VERT.	VERTICAL
L.L.	LIVE LOAD	V.I.F.	VERIFY IN FIELD
LLH	LONG LEG HORIZONTAL	w/	WITH
LLV	LONG LEG VERTICAL	WF	WIDE FLANGE
LOC.	LOCATION	w/o	WITHOUT
LONG.	LONGITUDINAL	W.P.	WORK POINT
		WPS	WELDING PROCEDURE SPECIFICATION
		WWF	WELDED WIRE FABRIC

Engineer Certification



Revisions

No.	Description	Date
1	CHECK SHEET COMMENTS	09/01/2022

Consultant

FH Honeyman Hardware
Lofts, LLC

Drawing Info

Project No.: 22087
Sheet Size: 24x36
Drawn By: DTF
Checked By: NJF

Project

Honeyman Hardware Lofts - Deck Replacement

555 NW Park Ave.
Portland, OR 97209

Client: FH Honeyman Hardware
Lofts, LLC

Status

Phase: PERMIT
Issue Date: 07.18.2022

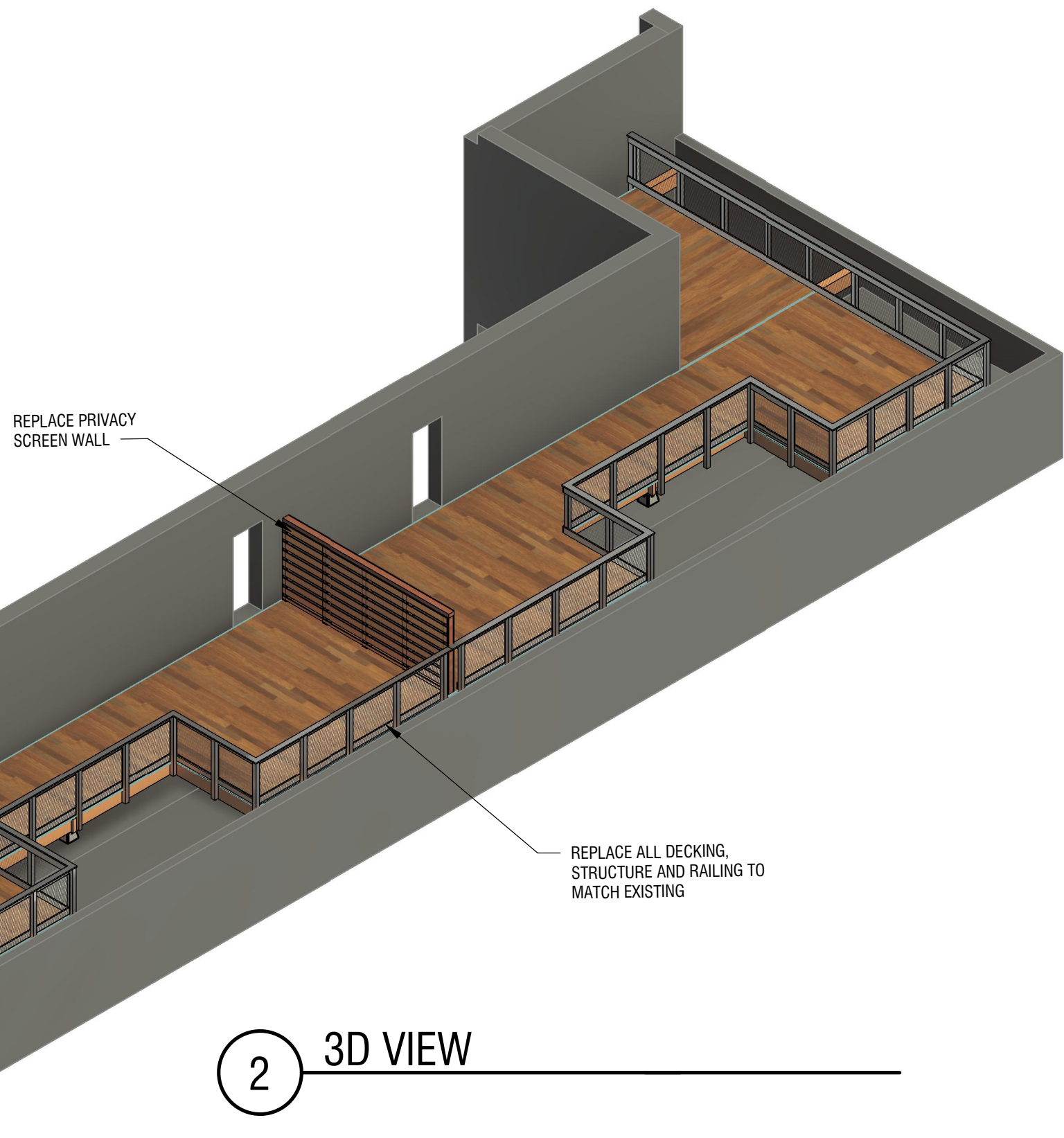
Sheet Name

PROJECT INFORMATION,
LIST OF ABBREVIATIONS &
SITE PLAN

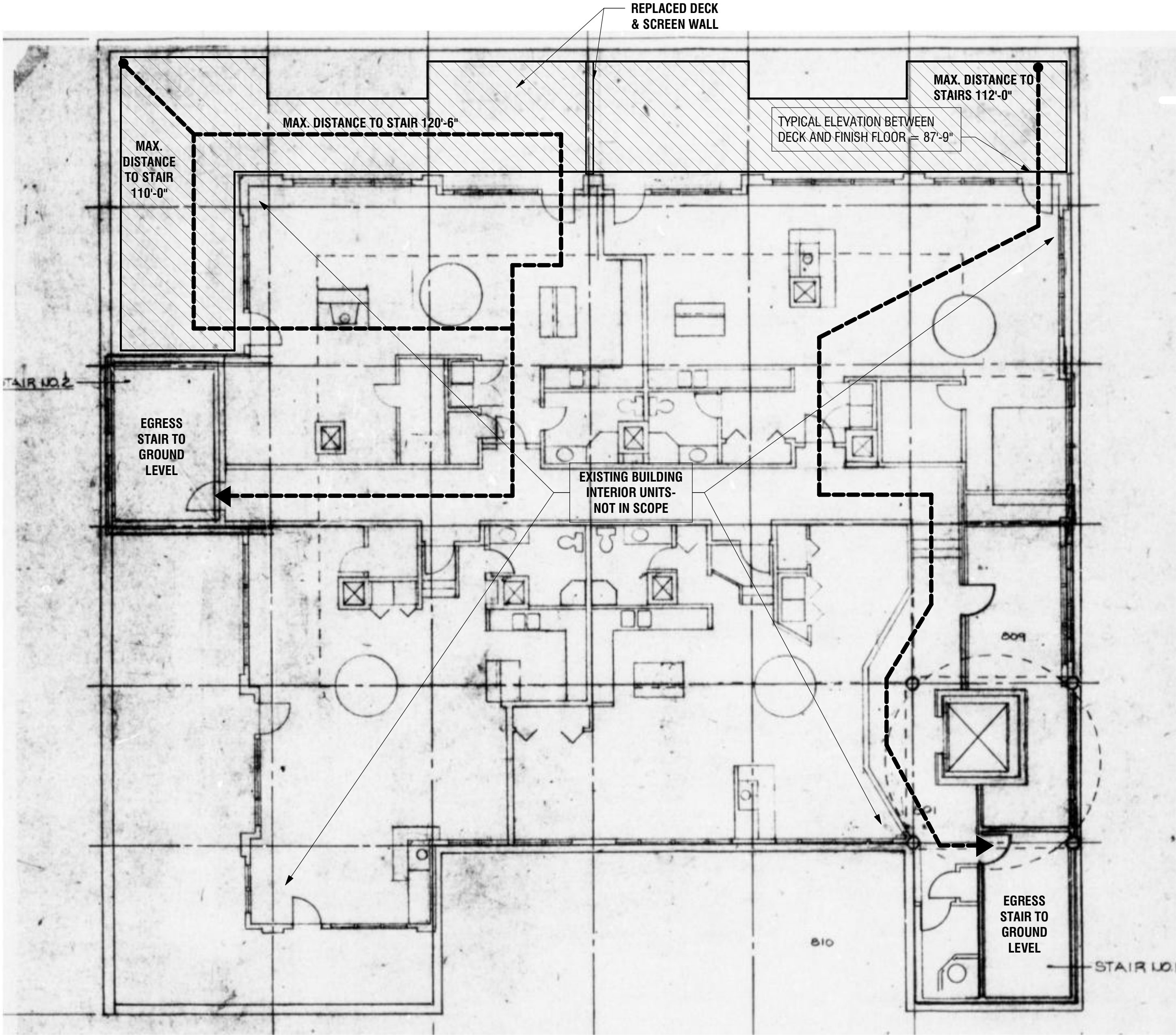
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Submitted 09/02/2022

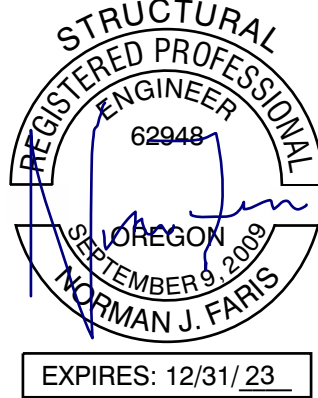


2 3D VIEW



1 EGRESS PLAN - FOR REFERENCE ONLY
1/8" = 1'-0"

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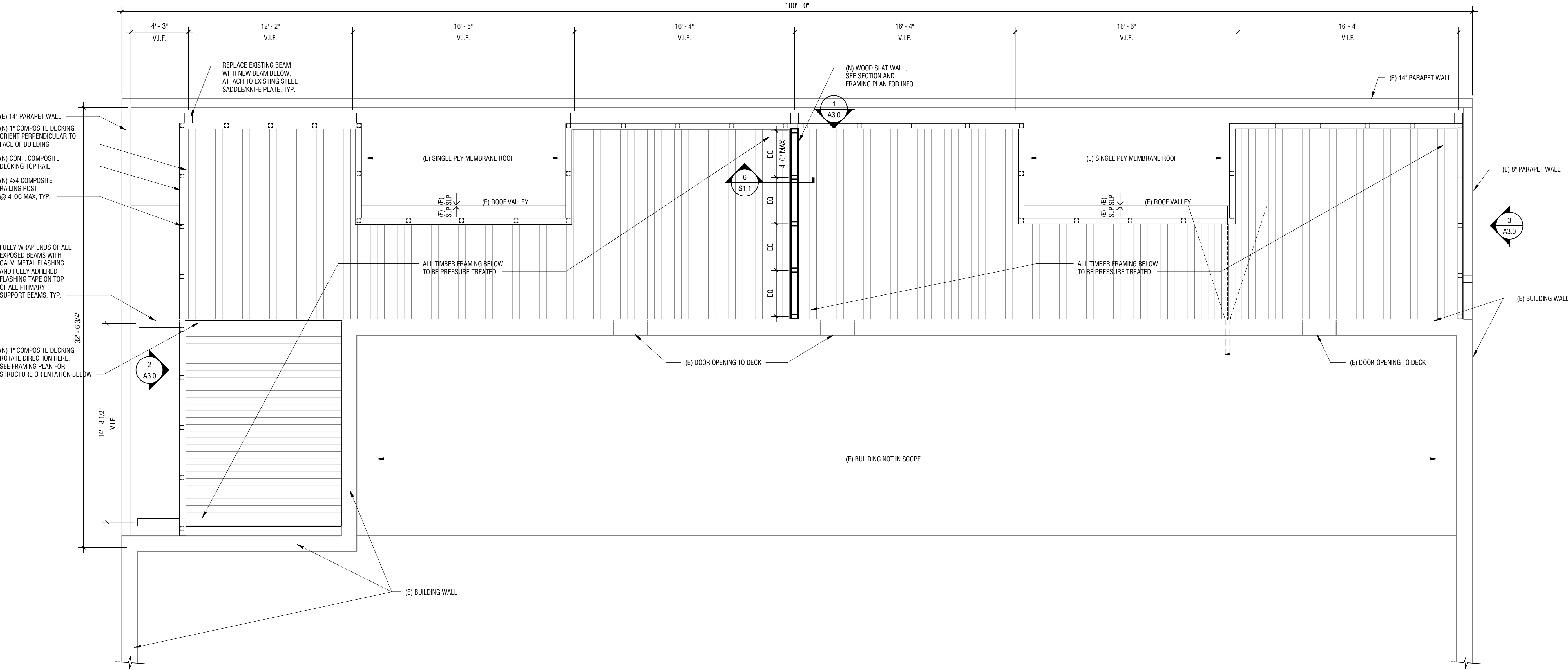
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EGRESS PLAN

Sheet No.

G1.1




 **1** ROOF DECK PLAN
1/4" = 1'-0"

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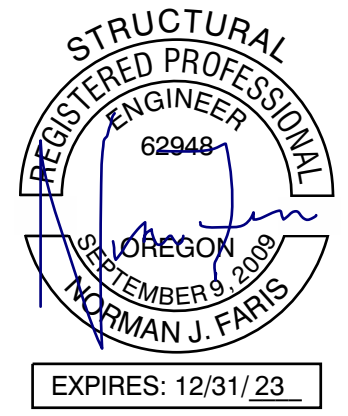
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22-165936-000-00-CC



VALAR CONSULTING ENGINEERING
12042 SE SUNNYVALE RD #357
CLACKAMAS, OR 97015
503.758.8092

City Approval Stamp

Engineer Certification



FOR STRUCTURAL REWORK OF DECK ONLY

Revisions

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ROOFTOP DECK PLAN

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A1.1

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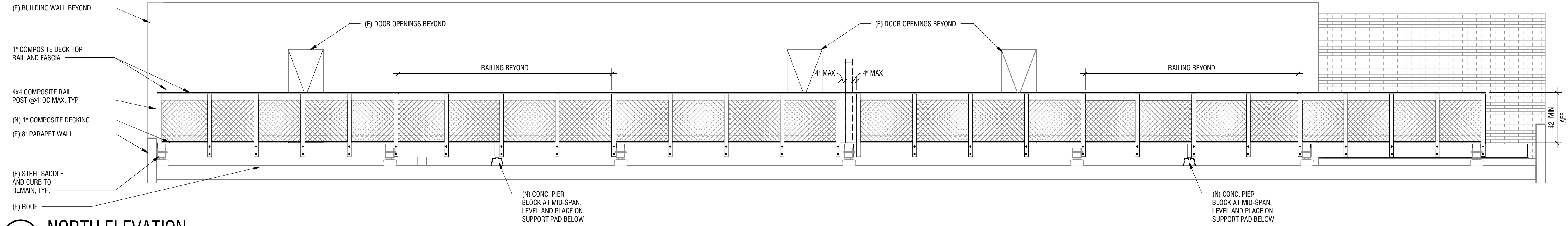
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VALAR

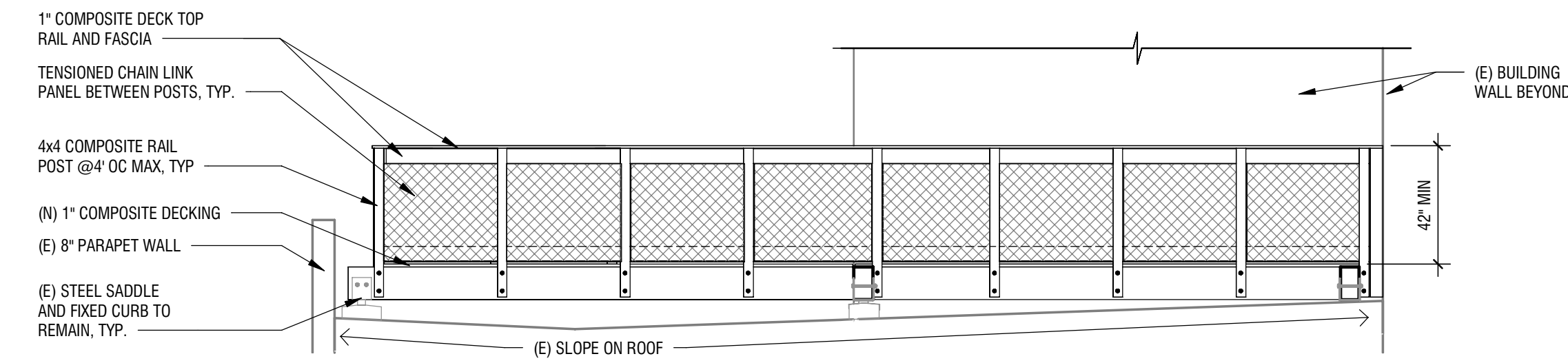
LLC

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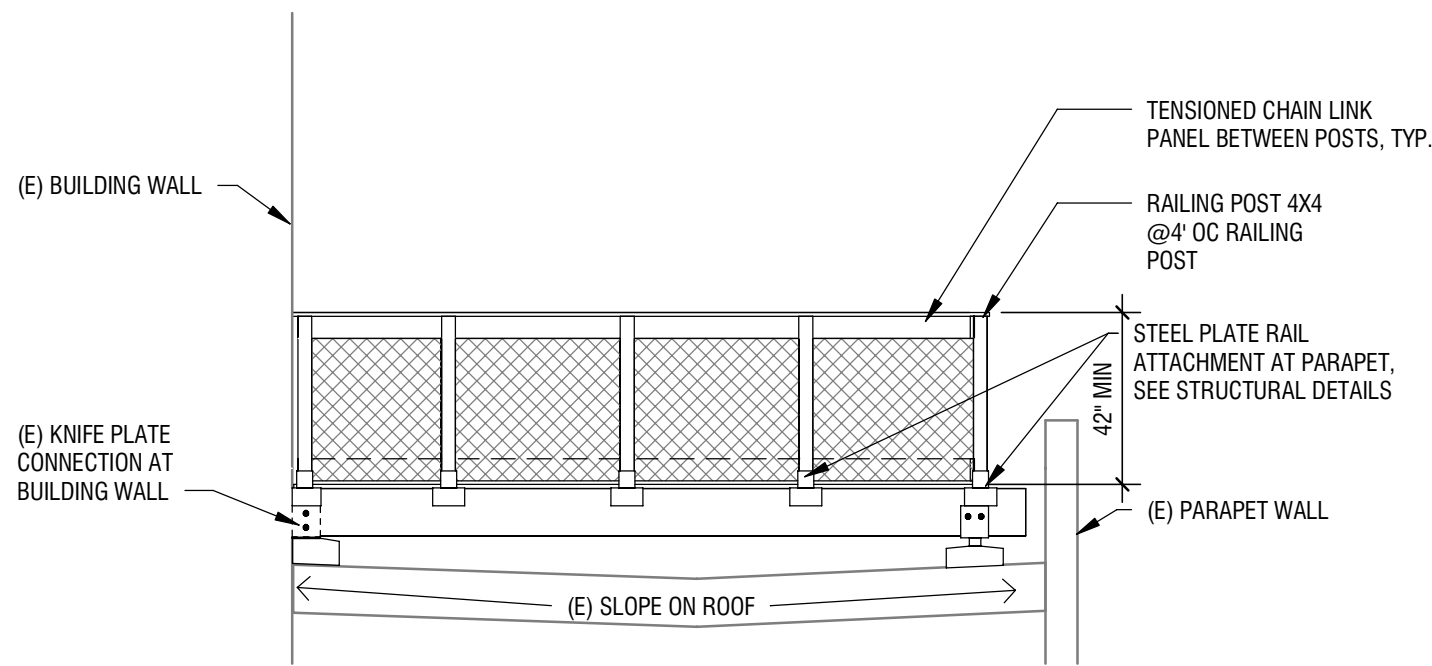
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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

Engineer Certification

STRUCTURAL
REGISTERED PROFESSIONAL
ENGINEER
62948
OREGON
SEPTEMBER 9, 2009
TORMAN J. FARIS

EXPIRES: 12/31/23

FOR STRUCTURAL REWORK OF DECK ONLY

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