

# GBD

# HDR Pearl West 20137549

1455 NW Irving St, Suite 800  
Portland, OR 97209

PERMIT SET  
05.06.2025

## PROJECT TEAM

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# GBD

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STAMP



PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

Notice of Extended Payment  
Provision: The contract will  
allow the owner to make  
payment within 30 days after  
the date a billing or estimate is  
submitted. Notice of Alternate  
Billing Cycle: The contract will  
allow the owner to require the  
submission of billings or  
estimates in billing cycles  
other than 30-day cycles.  
Billings or estimates for the  
contract shall be submitted as  
follows: Each calendar month  
ending on the last day of the  
applicable month.

REVISIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

SHEET TITLE

COVER SHEET

**City of Portland**  
Reviewed for  
Code Compliance

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

# G000

## FACILITY PERMIT - GENERAL NOTES

- ALL WORK IN THIS BUILDING IS TO BE PERFORMED UNDER THE CITY FACILITIES PERMIT PROGRAM. A MASTER PROJECT NUMBER WILL BE ISSUED FOR THE PROJECT. ALL OTHER DESIGN BUILD PERMITS ARE TO BE TAKEN OUT AS SEPARATE PERMITS UNDER THE MASTER PROJECT NUMBER, THROUGH THE FACILITIES PERMIT PROGRAM.
- DESIGN BUILD SYSTEMS INFORMATION SHOWN IN THESE DOCUMENTS IS FOR INFORMATION ONLY. DESIGN BUILD SYSTEMS CONTRACTORS ARE TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT, PRIOR TO THE DESIGN BUILD SUB CONTRACTOR ISSUING TO THE CITY OF PORTLAND FOR PERMIT.
  - MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - SPRINKLER SYSTEM
  - SMOKE DETECTION, SMOKE EVACUATION, AND EMERGENCY ANNUNCIATION SYSTEMS
  - LOW VOLTAGE
  - SECURITY SYSTEMS

## GENERAL NOTES

- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES, AS MODIFIED FOR THIS BUILDING ON RECORD WITH THE AUTHORITY HAVING JURISDICTION. IN CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAW OR ORDINANCE SHALL GOVERN. NOTIFY ARCHITECT IN WRITING OF CONFLICTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENTS WHICH MIGHT HAVE BEEN DISCOVERED THROUGH A THOROUGH EXAMINATION OF THE SITE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSEQUENCES OF ACTING ON CONCLUSIONS DRAWN FROM INFORMATION AVAILABLE AT THE TIME. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK.
- PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO PERFORM WORK SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
- MAINTAIN EXISTING BUILDING FIRE AND LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, SMOKE EVACUATION SYSTEMS, EXITING SYSTEMS AND EMERGENCY ANNUNCIATION SYSTEMS.
- THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, MECHANICAL AND ELECTRICAL ITEMS, AND PARTITIONS IS THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET BUILDING CODE.

## DEMOLITION

- EXISTING STRUCTURE TO BE LEFT UNDISTURBED AND INTACT. PERFORM NO DEMOLITION THAT MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT WRITTEN APPROVAL OF THE ARCHITECT / ENGINEER.
- EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL EXISTING AREAS FROM DAMAGES THAT MIGHT OCCUR DURING DEMOLITION. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AREAS THAT HAVE BEEN DAMAGED DUE TO INADEQUATE PROTECTION.
- THE EXISTING SUSPENDED CEILING TRACK WILL BE RE-USED UNLESS NOTED OTHERWISE ON THE DRAWINGS. TAKE EXTREME CARE IN THE REMOVAL OF THE FULL HEIGHT PARTITIONS FROM THE TRACK.
- MAINTAIN 100% SPRINKLER COVERAGE.
- SALVAGE/RECYCLE REMOVED MATERIALS PER OWNER'S STANDARD PROCEDURES AND REQUIREMENTS.
- REMOVE ALL EXISTING SIGNAGE, PICTURES, NAILS, HOOKS, EQUIPMENT, ETC., LEFT BEHIND FROM PRIOR TENANT, FROM ALL WALLS, DOORS, DOOR FRAMES, AND CEILINGS INDICATED ON DRAWINGS.
- MAINTAIN EXISTING FIRE SEPARATION RATING WHERE ELEMENTS HAVE BEEN REMOVED FROM THE FLOOR STRUCTURE OR RATED WALL ASSEMBLIES.
- ALL ABANDONED LOW VOLTAGE, ELECTRICAL WIRING AND CONDUIT, PLUMBING, AND CONSTRUCTION ELEMENTS ARE TO BE REMOVED FROM THE CEILING PLENUM.

## CONSTRUCTION

- PERFORM ALL WORK IN ACCORDANCE WITH ESTABLISHED BUILDING STANDARDS FOR TENANT IMPROVEMENTS.
- ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE.
- ALL PARTITIONS TERMINATE AT UNDERSIDE OF SUSPENDED CEILING SYSTEM UNLESS OTHERWISE NOTED.
- MECHANICAL, ELECTRICAL AND FIRE PROTECTION SYSTEMS INDICATED ARE FOR INFORMATION ONLY. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER SEPARATE PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT, BOTH EXISTING AND NEW.
- ALL WALLS, WITHIN THE LIMITS OF WORK NOTED ARE TO BE PATCHED, PLASTERED, SANDED AND PREPARED READY FOR THE NEW FINISH SPECIFIED UNLESS OTHERWISE NOTED.
- DOORS NOTED TO REMAIN SHOULD BE TOUCHED UP AS NEEDED TO "LIKE NEW" CONDITION. DAMAGED DOORS SHOULD BE REVIEWED WITH ARCHITECT AND REPLACED AS NEEDED.
- ALL CEILINGS SHOWN AS ACT SYSTEM REPRESENTS EXISTING OR NEW GRID AT EXISTING HEIGHT ABOVE FINISH FLOOR. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ONE UNIFORM GRID. REPLACE DAMAGED GRID AND CEILING TILE AS REQUIRED TO PROVIDE A "LIKE NEW" CEILING. REVIEW WITH ARCHITECT.
- PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM IN CONFORMANCE WITH FIRE MARSHALL REQUIREMENTS.
- THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, MECHANICAL AND ELECTRICAL ITEMS AND PARTITIONS IS THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET APPLICABLE BUILDING CODE REQUIREMENTS.
- SEAL ALL THROUGH FLOOR/WALL RATED PENETRATIONS WITH APPROVED RATED ASSEMBLIES TO MAINTAIN THE FIRE RATING OF FLOOR / WALL ASSEMBLY.
- ALL TENANT STANDARD PARTITIONS ARE TO BE METAL STUDS WITH 5/8" TYPE X GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION, UNLESS NOTED OTHERWISE.

## MECHANICAL

- DESIGN/BUILD SUB-CONTRACTORS SHALL BE THE ENGINEER OF RECORD. THE DESIGN/BUILD SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SYSTEM, EXISTING AND NEW, IDENTIFIED IN THE AREA OF WORK. DESIGN/BUILD SUB-CONTRACTOR IS RESPONSIBLE TO SUBMIT COMPLETE DESIGN/BUILD DRAWINGS TO THE ARCHITECT FOR APPROVAL, PRIOR TO SUBMITTING TO THE AUTHORITY HAVING JURISDICTION FOR PERMIT. ONCE APPROVED BY THE ARCHITECT, THE DESIGN/BUILD SUB-CONTRACTOR SHALL SUBMIT DRAWINGS TO THE AUTHORITY HAVING JURISDICTION AS A DEFERRED SUBMITTAL UNDER THE PROJECT PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS.
- MECHANICAL DESIGN/BUILD CONTRACTOR TO PROVIDE THE FOLLOWING INFORMATION FOR ALL SPACES WITHIN THE "AREA OF WORK", WHETHER THE ROOM OR EQUIPMENT IS NEW OR EXISTING, FOR ARCHITECTS REVIEW.
  - THE BUILDING IS DESIGNED FOR LOW TEMPERATURE SUPPLY VIA SERIES FAN POWERED BOXES, PROVIDE BASIS OF DESIGN FOR SUPPLY AIR TEMPERATURE OF THE BASE BUILDING AHU.
  - PROVIDE CALCULATIONS TO INDICATE OCCUPANCY TYPE, SPACE AREA, NUMBER OF OCCUPANTS AND THE PERCENTAGE OF OUTSIDE AIR FROM THE AIR-HANDLING UNIT SERVING THE SPACE TERMINAL UNITS.
  - PROVIDE ENERGY CALCULATIONS FORMS DEMONSTRATING COMPLIANCE FOR THE MECHANICAL SYSTEMS AS REQUIRED PER CODE.
  - PROVIDE PLANS AND DOCUMENTATION SHOWING COMPLETE LAYOUT OF ALL SIZES AND LOCATIONS OF EQUIPMENT DUCTING, CFM DELIVERY FOR EACH REGISTER, TRANSFER RETURN BETWEEN SPACES, LOAD CALCULATIONS, SUPPLY AIRFLOWS, AND ALL INFORMATION TO DEMONSTRATE A COMPLETE MECHANICAL DESIGN WITHIN THE "AREA OF WORK". OWNER RESERVES THE RIGHT TO PERFORM A PRIOR REVIEW OF THE INFORMATION PROVIDED. CONTRACTOR TO PROVIDE ALL INFORMATION NECESSARY TO COMPLETE THE REVIEW AND NOT DELAY THE PROJECT. PROVIDE ARCHITECT AS BUILT DRAWINGS AND DIGITAL FILE (CAD OR BIM) OF FINAL DESIGN.

3. MECHANICAL SYSTEM WITHIN THE "AREA OF WORK" TO BE SEPARATED FROM ALL ADJACENT TENANTS / SUITES. RETURN AIR PATH ABOVE CEILING IS TO BE MAINTAINED, AND CONTRACTOR SHALL PROVIDE CALCULATIONS TO DEMONSTRATE THAT THE APPROPRIATE RETURN AIRFLOW HAS BEEN MAINTAINED. AT FULL HEIGHT DEMISING WALLS, PROVIDE ACCOUSTICAL "Z" BOOTS ABOVE CEILING TO LIMIT SOUND TRANSMISSION BETWEEN SUITES.

## ELECTRICAL

- ELECTRICAL WORK INDICATED IS FOR INFORMATION ONLY. THE SYSTEM IS SUB-CONTRACTOR DESIGN/BUILD, AND THE DESIGN/BUILD SUB-CONTRACTORS SHALL BE THE ENGINEER OF RECORD. THE DESIGN/BUILD SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SYSTEM, EXISTING AND NEW, IDENTIFIED IN THE AREA OF WORK. DESIGN/BUILD SUB-CONTRACTOR IS RESPONSIBLE TO SUBMIT COMPLETE DESIGN/BUILD DRAWINGS TO THE ARCHITECT FOR APPROVAL, PRIOR TO SUBMITTING TO THE AUTHORITY HAVING JURISDICTION FOR PERMIT. ONCE APPROVED BY THE ARCHITECT, THE DESIGN/BUILD SUB-CONTRACTOR SHALL SUBMIT DRAWINGS TO THE AUTHORITY HAVING JURISDICTION AS A DEFERRED SUBMITTAL UNDER THE PROJECT PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS.
- ELECTRICAL DESIGN/BUILD CONTRACTOR TO PROVIDE THE FOLLOWING INFORMATION FOR ALL SPACES WITHIN THE "AREA OF WORK", WHETHER THE ROOM OR EQUIPMENT IS NEW OR EXISTING, FOR ARCHITECTS REVIEW.
  - PROVIDE CONSTRUCTION DRAWINGS SHOWING ALL REQUIRED LUMINAIRE SCHEDULE(S), LIGHTING CONTROL SCHEDULE, LIGHT SWITCHING, PANEL SCHEDULE(S), AND PLANS SHOWING ELECTRICAL, LIGHTING, FIRE ALARM, DIAGRAMS, AND DETAILS NECESSARY TO SHOW A COMPLETE DESIGN. COORDINATE WITH ARCHITECTURAL DRAWINGS.
  - PROVIDE FOOT CANDLE MAP SHOWING THE PROPOSED LIGHTING LAYOUT MEETS THE FOLLOWING LIGHT LEVELS.
  - OFFICES AND OPEN OFFICE AREAS – APPROX. 30 FCS
  - HALLWAYS – APPROX. 12 FCS
  - PROVIDE ARCHITECT AS BUILT DRAWINGS AND DIGITAL FILE (CAD OR BIM) OF FINAL DESIGN.

3. EXIT AND EGRESS LIGHTING SYSTEMS ARE TO BE INSTALLED TO MEET THE APPLICABLE BUILDING CODE REQUIREMENTS AND PRESCRIPTIVE LIGHTING PATH. EGRESS PLAN IS INDICATED IN THESE DOCUMENTS.

4. LOW VOLTAGE OUTLETS SHOWN REPRESENT OUTLET ROUGH-IN ONLY (RING AND STRING). IT THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH TENANT'S LOW VOLTAGE VENDOR FOR SPECIFIC OUTLET REQUIREMENTS.

5. CONTRACTOR TO GET FIRE LIFE SAFETY DESIGN AND PRICING FROM OWNERS CONSULTANT, AND INCLUDE IN THEIR BID.

6. ALL ELECTRICAL OUTLETS TO BE MOUNTED AT +18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

7. CONFIRM COLOR OF ELECTRICAL OUTLET COVER PLATES WITH ARCHITECT PRIOR TO PROCUREMENT / INSTALLATION. ALL COVER PLATES AND OUTLET DEVICES TO BE UNIFORM IN COLOR.

8. ELECTRICAL AND LIGHTING SYSTEMS WITHIN THE "AREA OF WORK" TO BE SEPARATED FROM ALL ADJACENT TENANTS / SUITES.

## PLUMBING

1. PLUMBING WORK INDICATED IS FOR INFORMATION ONLY. THE SYSTEM IS SUB-CONTRACTOR DESIGN/BUILD, AND THE DESIGN/BUILD SUB-CONTRACTORS SHALL BE THE ENGINEER OF RECORD. THE DESIGN/BUILD SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SYSTEM, EXISTING AND NEW, IDENTIFIED IN THE AREA OF WORK. DESIGN/BUILD SUB-CONTRACTOR IS RESPONSIBLE TO SUBMIT COMPLETE DESIGN/BUILD DRAWINGS TO THE ARCHITECT FOR APPROVAL, PRIOR TO SUBMITTING TO THE AUTHORITY HAVING JURISDICTION FOR PERMIT. ONCE APPROVED BY THE ARCHITECT, THE DESIGN/BUILD SUB-CONTRACTOR SHALL SUBMIT DRAWINGS TO THE AUTHORITY HAVING JURISDICTION AS A DEFERRED SUBMITTAL UNDER THE PROJECT PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS.

2. UNLESS OTHERWISE NOTED, NEW PLUMBING FIXTURES ARE TO MATCH BUILDING STANDARD.

3. FLOOR DRAINS TO BE INSTALLED WITH AUTOMATIC TRAP PRIMER.

## FIRE PROTECTION

1. FIRE ALARM / FIRE SPRINKLER WORK INDICATED IS FOR INFORMATION ONLY. THE SYSTEM IS SUB-CONTRACTOR DESIGN/BUILD, AND THE DESIGN/BUILD SUB-CONTRACTORS SHALL BE THE ENGINEER OF RECORD. THE DESIGN/BUILD SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SYSTEM, EXISTING AND NEW, IDENTIFIED IN THE AREA OF WORK. DESIGN/BUILD SUB-CONTRACTOR IS RESPONSIBLE TO SUBMIT COMPLETE DESIGN/BUILD DRAWINGS TO THE ARCHITECT FOR APPROVAL, PRIOR TO SUBMITTING TO THE AUTHORITY HAVING JURISDICTION FOR PERMIT. ONCE APPROVED BY THE ARCHITECT, THE DESIGN/BUILD SUB-CONTRACTOR SHALL SUBMIT DRAWINGS TO THE AUTHORITY HAVING JURISDICTION AS A DEFERRED SUBMITTAL UNDER THE PROJECT PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS.

2. SUBCONTRACTOR TO COORDINATE WITH BUILDING ENGINEER TO ENSURE FIRE PROTECTION SCOPE IN AREA OF WORK IS PROPERLY CONNECTED TO MAIN FIRE ALARM SYSTEM.

3. ALL FIRE STROBE DEVICES TO HAVE WHITE HOUSINGS / COVERS.

4. ALL FIRE PROTECTION DEVICES INSTALLED IN CEILING TILES SHOULD BE CENTERED WITHIN THE TILE.

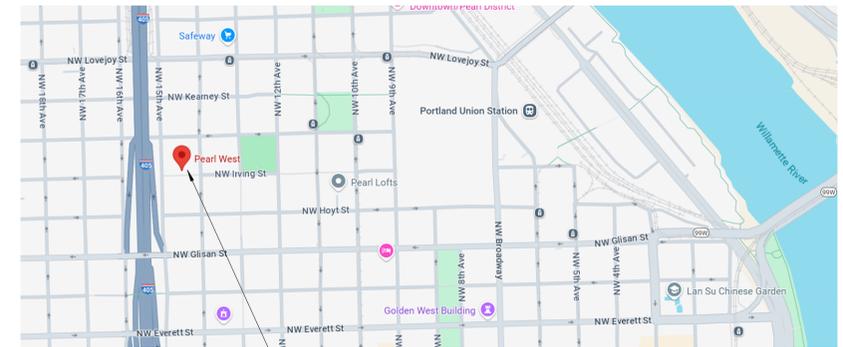
## LEGEND

<b>NAME</b>	ROOM TAG		CEILING HEIGHT
	ROOM NAME		EXISTING GYPSUM CEILING
	ROOM NUMBER		NEW GYPSUM CEILING
	REFERENCE NOTE		EXISTING ACT CEILING
	ALTERNATE NOTE		NEW ACT CEILING
	ELEVATION REFERENCE		MECHANICAL RETURN GRILLE
	SHEET REFERENCE		MECHANICAL SUPPLY GRILLE
	DETAIL REFERENCE		SLOT DIFFUSER
	SHEET REFERENCE		2 X 2 RECTANGULAR RECESSED LIGHT LUMINAIRE CODE
	EXISTING PARTITION		2 X 4 RECTANGULAR RECESSED LIGHT LUMINAIRE CODE
	NEW PARTITION		LINEAR LIGHT
	WALL TYPE, SEE DETAILS FOR ASSEMBLY		RECESSED DOWNLIGHT
	EXISTING RELITE		FIRE STROBE ALARM
	NEW RELITE		SPRINKLER HEAD
	EXISTING DOOR		SMOKE DETECTOR
	NEW DOOR		AREA NOT INCLUDED IN SCOPE OF WORK
	DOOR NUMBER		
	NEW DUPLEX		
	HEIGHT ABOVE FINISHED FLOOR		
	NEW TELECOM J-BOX		
	HEIGHT ABOVE FINISHED FLOOR		
	BLANK OUTLET		
	THERMOSTAT		
	LIGHT SWITCH / OCCUPANCY SENSOR		

## PROJECT DESCRIPTION

FULL FLOOR TENANT IMPROVEMENT BUILD OUT ON FLOORS 8 & 9. SELECTIVE DEMOLITION AND RECONFIGURATION OF OFFICE SPACE FOR NEW TENANT. NEW CONSTRUCTION TO INCLUDE WALLS, CEILINGS AND FINISHES FOR NEW OFFICE SPACE, MEETING ROOMS & BREAK ROOMS.

## VICINITY MAP



JOB SITE

## SHEET INDEX

G000	COVER SHEET	A108	LEVEL 08 - FLOOR PLAN
G001	PROJECT INFORMATION	A108F	LEVEL 08 - FINISH PLAN
G002	ACCESSIBLE DETAILS (OR)	A109	LEVEL 09 - FLOOR PLAN
G003	ACCESSIBLE DETAILS (OR)	A109F	LEVEL 09 - FINISH PLAN
G010	CODE SHEET - LEVEL 08	A708	LEVEL 08 - RCP
G011	CODE SHEET - LEVEL 09	A709	LEVEL 09 - RCP
G020	SCHEDULES	A800	INTERIOR ELEVATIONS
G021	SCHEDULES	A900	DETAILS
G030	SPECIFICATIONS	A901	DETAILS
G031	SPECIFICATIONS	A902	DETAILS
G032	SPECIFICATIONS		
D108	LEVEL 08 - DEMO FLOOR PLAN	PP-1.0_FURN	SECURITY PLAN
D109	LEVEL 09 - DEMO FLOOR PLAN	PP-1.1_FURN	SECURITY PLAN
D708	LEVEL 08 - DEMO CEILING PLAN		
D709	LEVEL 09 - DEMO CEILING PLAN		
		AV 3.0	STANDING HUDDLE
		AV 4.0	SMALL CONFERENCE
		AV 5.4	MEDIUM CONFERENCE
		AV 7.0	LARGE CONFERENCE
		AV 9.0	LARGE CONFERENCE

## DEFERRED SUBMITTALS

PLUMBING  
HVAC  
SPRINKLER  
SECURITY  
LOW VOLTAGE  
ELECTRICAL

**City of Portland**  
Reviewed for  
Code Compliance

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

# GBD

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Incorporated

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STAMP



PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
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Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

NO.	DATE	DESCRIPTION
1	04/30/2025	ASI 3

DATE

05.06.2025

PROJECT NUMBER

20137549

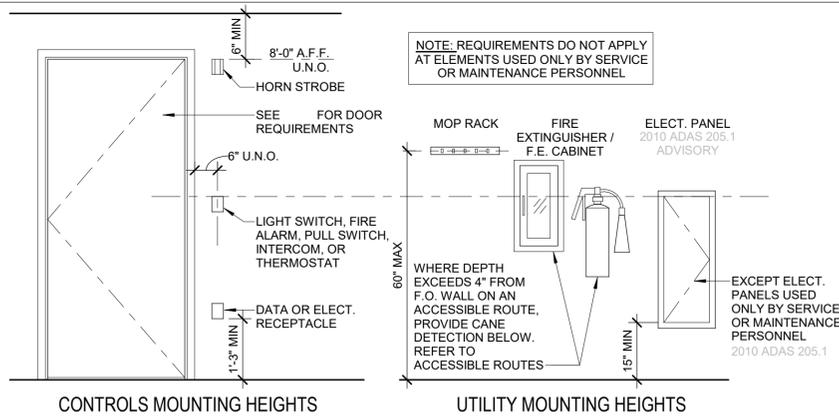
SCALE

1/8" = 1'-0"

SHEET TITLE

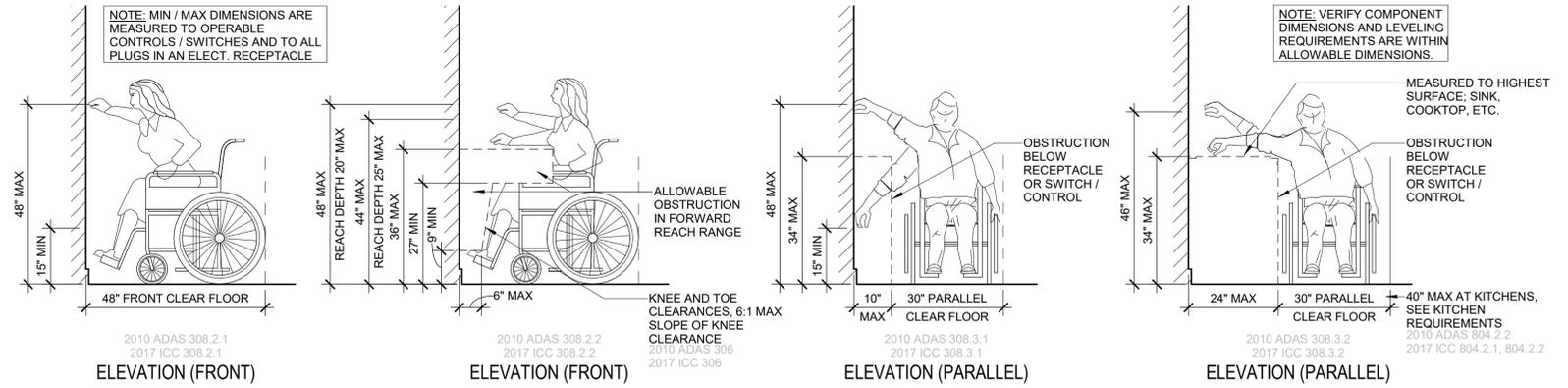
PROJECT INFORMATION

# G001



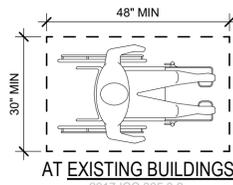
**17 GENERAL ACCESSORIES MOUNTING HEIGHTS**

1/2" = 1'-0"



**9 OUTLETS, SWITCHES, AND ACCESSORIES HEIGHTS**

1/2" = 1'-0"



NOTE: CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE CLEARANCES COMPLYING WITH 2017 ICC 306

**18 CLEAR FLOOR SPACE**

1/2" = 1'-0"

**GBD**

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SCALE

1/2" = 1'-0"

SHEET TITLE

ACCESSIBLE DETAILS (OR)

**City of Portland**  
Reviewed for  
Code Compliance

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

**G002**

PERMIT SET





PROJECT  
**HDR Pearl West**  
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REVISIONS

NO.	DATE	DESCRIPTION

DATE  
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20137549

SCALE  
1/8" = 1'-0"

SHEET TITLE  
CODE SHEET - LEVEL 08

## G010

PERMIT SET

### CODE SUMMARY

OREGON STRUCTURAL SPECIALTY CODE  
2022  
CONSTRUCTION TYPE: 1A  
OCCUPANCY TYPE(S): B  
ZONING: EX  
FIRE PROTECTION  
100% SPRINKLERED  
SMOKE DETECTION SYSTEM  
SMOKE CONTROL SYSTEM

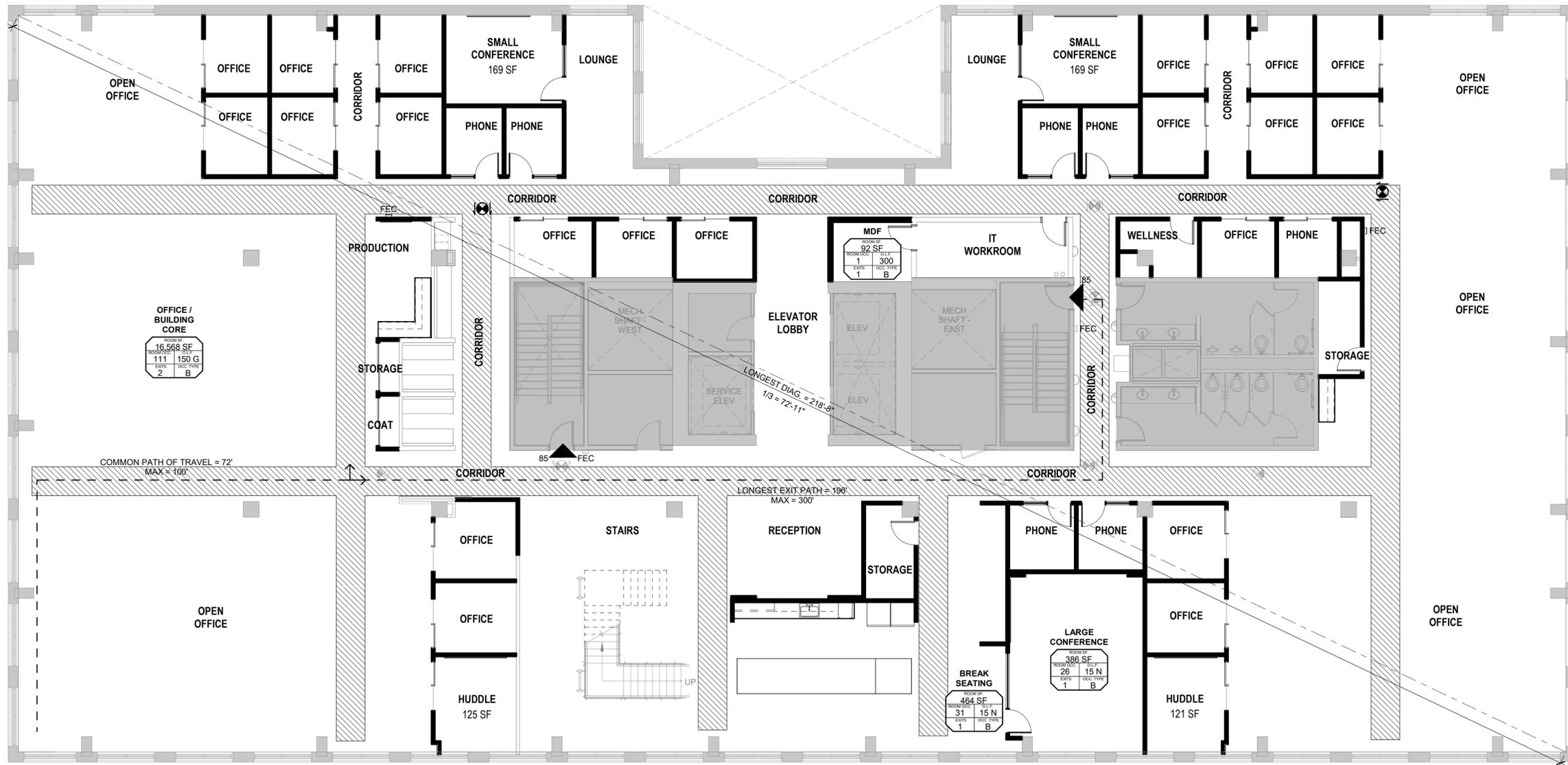
### OCCUPANCY SUMMARY

#### EGRESS OCCUPANCY - LEVEL 08

OCC. TYPE	TOTAL AREA	OCC. LOAD FACTOR	OCCUPANT TOTAL
B	850 SF	15	57
B	16,568 SF	150	111
B	92 SF	300	1
<b>TOTAL:</b>	<b>17,510 SF</b>		<b>169</b>

### EGRESS PLAN LEGEND

- EXIT SIGN
- EXIT
- DESIGNATED EGRESS PATH (44" MIN. WIDTH)
- EGRESS PATH TO BE ILLUMINATED TO AT LEAST CODE MINIMUM LIGHTING LEVELS
- AREA NOT INCLUDED IN SCOPE OF WORK
- FIRE EXTINGUISHER CABINET
- OCCUPANT LOAD SIGNAGE



### 1 LEVEL 08

1/8" = 1'-0"



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SCALE  
1/8" = 1'-0"

SHEET TITLE  
CODE SHEET - LEVEL 09

## G011

PERMIT SET

### CODE SUMMARY

OREGON STRUCTURAL SPECIALTY CODE  
2022  
CONSTRUCTION TYPE: 1A  
OCCUPANCY TYPE(S): B  
ZONING: EX  
FIRE PROTECTION  
100% SPRINKLERED  
SMOKE DETECTION SYSTEM  
SMOKE CONTROL SYSTEM

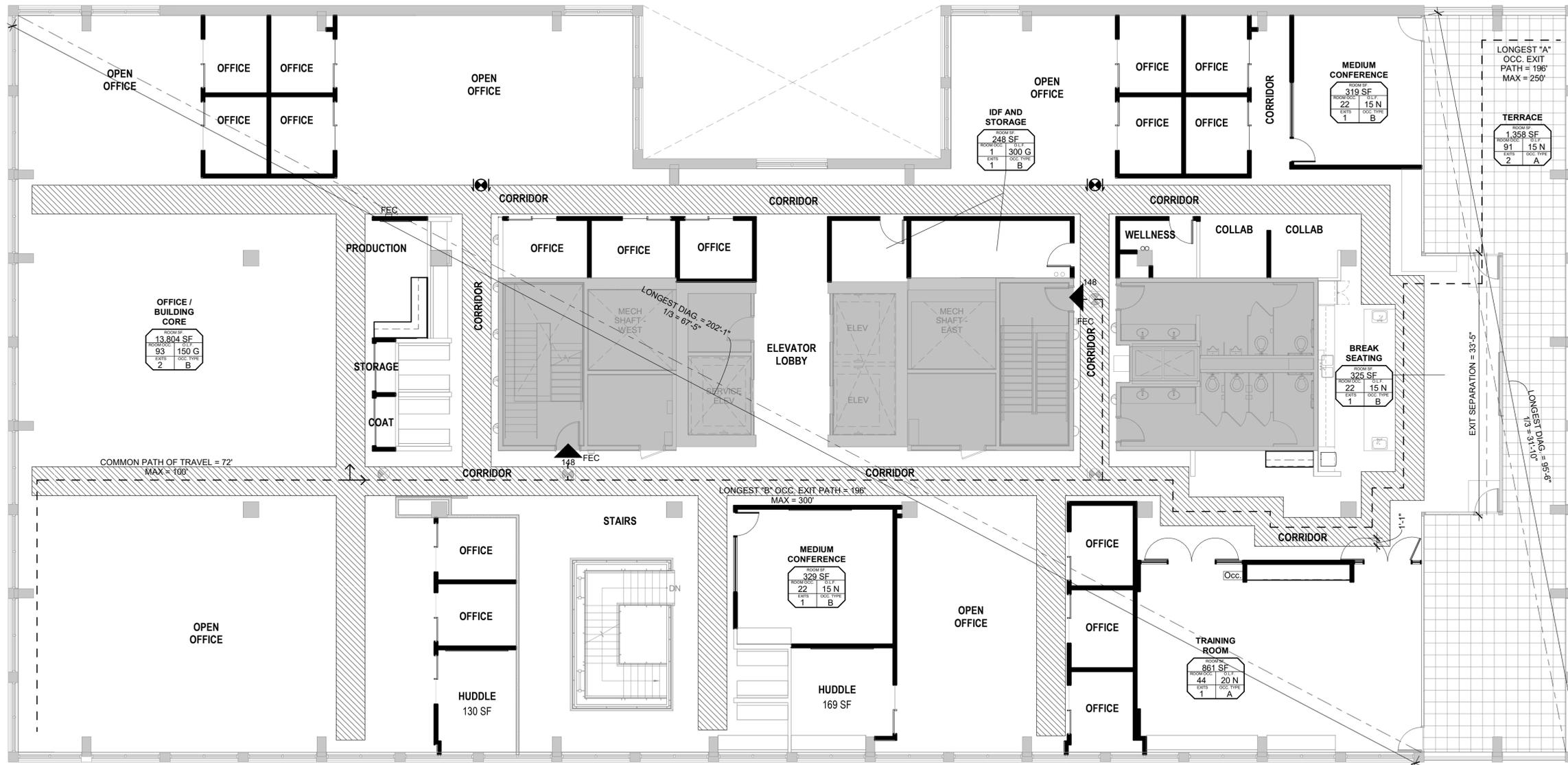
### OCCUPANCY SUMMARY

#### EGRESS OCCUPANCY - LEVEL 09

OCC. TYPE	TOTAL AREA	OCC. LOAD FACTOR	OCCUPANT TOTAL
A	1,358 SF	15	91
A	861 SF	20	44
B	974 SF	15	66
B	13,804 SF	150	93
B	248 SF	300	1
<b>TOTAL:</b>	<b>17,245 SF</b>		<b>295</b>

### EGRESS PLAN LEGEND

- EXIT SIGN
- EXIT
- DESIGNATED EGRESS PATH (44" MIN. WIDTH)
- EGRESS PATH TO BE ILLUMINATED TO AT LEAST CODE MINIMUM LIGHTING LEVELS
- AREA NOT INCLUDED IN SCOPE OF WORK
- FIRE EXTINGUISHER CABINET
- OCCUPANT LOAD SIGNAGE



### 1 LEVEL 09

1/8" = 1'-0"



**City of Portland**  
Reviewed for  
Code Compliance  
Date: 5/22/2025  
Permit #: 25-037217-000-00-FA



Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

Number	Date	Description
1	04/30/2025	ASI 3

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

12" = 1'-0"

SHEET TITLE

SCHEDULES

FINISH CODE LEGEND

CODE	NAME	MANUFACTURER	DESCRIPTION	COMMENTS
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG	DUNE (OR SIMILAR), 2X2 BUILDING STANDARD CEILING GRID & TILE W/ AXIOM TRIM (4"H, WHITE)	
CONC-1	CAST IN PLACE CONCRETE		EXISTING POLISHED CONCRETE	GC TO RETAIN POLISHED EXPOSED CONCRETE FINISH. PROVIDE LIGHT 2-STEP GRIND FINISH W/ MATTE SEALER. PROVIDE MOCK UP AREA AT PROPOSED CARPET AREA, FOR APPROVAL OF GRIND FINISH & TYPE OF SEALER.
CPT-1	CARPET TILE	SHAW	SPACEWORX-SURROUND TILE ST125; STORM CLOUD 17597	ASHLAR
CPT-2	CARPET TILE	SHAW	SPACEWORX-CENTRIC TILE 17597; STORM CLOUD 17597	ASHLAR
GF-1	GLAZING FILM	3-M FILM	DUSTED CRYSTAL	
P-1	PAINT	SHERWIN WILLIAMS	EXTRA WHITE SW7006	
P-2	PAINT	SHERWIN WILLIAMS	DORIAN GRAY SW7017	
P-3	PAINT	SHERWIN WILLIAMS	GAUNTLET GREY SW7019	
P-4	PAINT	SHERWIN WILLIAMS	CRUISING SW6782	
P-5	PAINT	SHERWIN WILLIAMS	REAL RED SW6868	
PL-1	PLASTIC LAMINATE	WILSONART	SOLICORE; DESIGNER WHITE D354	COUNTERTOPS
PL-2	PLASTIC LAMINATE	WILSONART	ASIAN SAND 7952	CABINETS
Q-1	QUARTZ	CAESARSTONE	ICE SNOW 9141	
RB-1	RUBBER BASE	ROPPE	700 SERIES, 4" HIGH, COVED, BLACK, P100	
RF-1	RESILIENT FLOORING	SHAW	UNITE COVE 0927V, COLOR: TBD, 9"X48"	
SDT-1	STATIC DISSIPATIVE TILE	ROPPE	ESD TILE, CUMULUS WHITE	
TB-1	TACK BOARD			NIC, OFOI
WB-1	WHITE BOARD			NIC, OFOI
WC-1	WALLCOVERING	ACOUFELT	FRACTURE TWO-TONE THREAD; COLOR: TBD	
WC-2	WALLCOVERING	ACOUFELT	FRACTURE TWO-TONE BARCODE; COLOR: TBD	
WC-3	WALLCOVERING	ACOUFELT	FRACTURE BARCODE 1,2; COLOR: CHARCOAL	
WC-4	WALLCOVERING	ACOUFELT	TBD, COLOR: CLIFFSIDE	
WD-1	WOOD			

FINISH SCHEDULE - LEVEL 8

Room Number	Room Name	Floor Finish	Base Finish	Ceiling Finish	WALL FINISH				CASEWORK			Comments
					North	East	South	West	Base Cabinets	Countertop	Upper Cabinets	
801	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
802	MDF	SDT-1	RB-1	ACT-1	-	-	-	-	-	-	-	-
803	IT WORKROOM	SDT-1	RB-1	EXISTING	-	-	-	-	-	-	-	-
804	LOUNGE	CONC-1	RB-1	-	-	P-3	-	-	-	-	-	-
805	PHONE	CPT-2	RB-1	ACT-1	WC-2	-	-	-	-	-	-	-
806	SMALL CONFERENCE	CPT-2	RB-1	ACT-1	-	P-3	-	-	-	-	-	-
807	PHONE	CPT-2	RB-1	ACT-1	WC-2	-	-	-	-	-	-	-
808	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
809	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
810	CORRIDOR	CONC-1	RB-1	-	P-3	-	-	-	-	-	-	-
811	WELLNESS	CPT-2	RB-1	ACT-1	-	-	P-1/P-2	-	-	-	-	-
812	OFFICE	CPT-2	RB-1	ACT-1	-	-	P-2	-	-	-	-	-
813	CORRIDOR	CONC-1	RB-1	-	P-4	P-3	-	P-3	-	-	-	-
814	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
815	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
816	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
817	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
818	PHONE	CPT-2	RB-1	ACT-1	-	-	WC-2	-	-	-	-	-
819	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	-	-	P-3	-	-	-	-
820	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	-	-	PL-2	PL-1	PL-2	-	-
821	STORAGE	CONC-1	RB-1	ACT-1	-	-	-	-	-	-	-	-
822	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	-	-	P-3	-	-	-	-
823	HUDDLE	CPT-2	RB-1	ACT-1	-	-	-	P-3	-	-	-	-
824	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
825	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
826	LARGE CONFERENCE	CPT-2	RB-1	ACT-1	WC-3WC-4	-	-	-	-	-	-	-
827	PHONE	CPT-2	RB-1	ACT-1	-	-	WC-2	-	-	-	-	-
828	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
829	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
830	PHONE	CPT-2	RB-1	ACT-1	-	-	WC-2	-	-	-	-	-
831	CORRIDOR	CONC-1	RB-1	-	P-3	WC-1	P-3	P-3	-	-	-	-
832	STORAGE	CONC-1	RB-1	ACT-1	-	-	-	-	-	-	-	-
833	BREAK ROOM	CONC-1	RB-1	-	P-3	P-3	-	-	PL-2	Q-1	PL-2	-
834	RECEPTION	CPT-1	RB-1	-	P-3	P-3	P-3/P-4	-	-	-	-	-
835	ELEVATOR LOBBY	CONC-1	RB-1	-	P-4	P-4	-	P-4	-	-	-	-
836	STAIRS	CPT-1	RB-1	-	P-3	-	P-3	-	-	-	-	CARPET INSERTS ON OPEN STAIR TO BE REPLACED WITH NEW CPT-1
837	HUDDLE	CPT-2	RB-1	ACT-1	-	WC-4	-	-	-	-	-	-
838	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
839	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
840	CORRIDOR	CONC-1	RB-1	-	-	-	P-3	-	-	-	-	-
841	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	P-3	-	-	-	-	-	-
842	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	P-3	-	-	-	-	-	-	-
843	COAT	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
844	STORAGE	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
845	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
846	PRODUCTION	CONC-1	RB-1	-	-	-	-	PL-2	PL-1	PL-2	-	-
847	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	P-3	-	-	-	-	-	-
848	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
849	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
850	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
851	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
852	CORRIDOR	CONC-1	RB-1	-	P-4	P-3	-	P-3	-	-	-	-
853	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
854	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
855	PHONE	CPT-2	RB-1	ACT-1	WC-2	-	-	-	-	-	-	-
856	SMALL CONFERENCE	CPT-2	RB-1	ACT-1	-	-	-	P-3	-	-	-	-
857	PHONE	CPT-2	RB-1	ACT-1	WC-2	-	-	-	-	-	-	-
858	CORRIDOR	CONC-1	RB-1	-	P-3	-	-	-	-	-	-	-
859	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
860	LOUNGE	CONC-1	RB-1	-	-	-	-	P-3	-	-	-	-
861	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
862	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-

FINISH SCHEDULE - LEVEL 9

Room Number	Room Name	Floor Finish	Base Finish	Ceiling Finish	WALL FINISH				CASEWORK			Comments
					North	East	South	West	Base Cabinets	Countertop	Upper Cabinets	
901	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
902	IDF	SDT-1	RB-1	ACT-1	-	-	-	-	-	-	-	-
903	STORAGE	CONC-1	RB-1	ACT-1	-	-	-	-	-	-	-	-
904	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	P-3	-	-	-	-	-	-
905	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
906	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
907	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
908	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
909	CORRIDOR	CONC-1	RB-1	-	P-3	-	-	-	-	-	-	-
910	WELLNESS	CPT-2	RB-1	ACT-1	-	-	-	-	-	-	-	-
911	COLLAB	CONC-1	RB-1	ACT-1	-	-	WC-1	-	-	-	-	-
912	COLLAB	CONC-1	RB-1	ACT-1	-	-	WC-1	-	-	-	-	-
913	CORRIDOR	CONC-1	RB-1	-	-	-	-	P-3	-	P-3	-	-
914	MEDIUM CONFERENCE	CPT-2	RB-1	ACT-1	-	-	-	-	-	-	-	-
915	BREAK ROOM	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
916	TRAINING ROOM	CPT-2	RB-1	-	P-1WC-1	-	-	WC-3WC-4	PL-2	Q-1	PL-2	-
917	CORRIDOR	CONC-1	RB-1	-	-	-	-	PL-2	PL-1	PL-2	-	-
918	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
919	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
920	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
921	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
922	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	P-3	-	P-3	-	-	-	-
923	HUDDLE	CPT-2	RB-1	ACT-1	-	-	-	P-3	-	-	-	-
924	MEDIUM CONFERENCE	CPT-2	RB-1	ACT-1	-	P-3	-	-	-	-	-	-
925	CORRIDOR	CONC-1	RB-1	-	-	-	-	P-3	-	-	-	-
926	ELEVATOR LOBBY	CONC-1	RB-1	-	-	P-5	-	P-5	-	-	-	-
927	STAIRS	CPT-1	RB-1	-	-	P-3	-	P-5	-	-	-	CARPET INSERTS ON OPEN STAIR TO BE REPLACED WITH NEW CPT-1
928	HUDDLE	CPT-2	RB-1	ACT-1	-	P-3	-	-	-	-	-	-
929	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
930	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
931	CORRIDOR	CONC-1	RB-1	-	-	-	P-5	-	-	-	-	-
932	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	P-3	-	-	-	-	-	-
933	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	P-3	-	-	-	-	-	-	-
934	COAT	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
935	STORAGE	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
936	CORRIDOR	CONC-1	RB-1	-	-	-	-	-	-	-	-	-
937	PRODUCTION	CONC-1	RB-1	-	-	-	-	-	PL-2	PL-1	PL-2	-
938	OPEN OFFICE	CPT-1	RB-1	ACT-1/P-3	-	P-3	-	-	-	-	-	-
939	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
940	OFFICE	CPT-2	RB-1	ACT-1	-	P-2	-	-	-	-	-	-
941	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-	-	-
942	OFFICE	CPT-2	RB-1	ACT-1	-	-	-	P-2	-	-		



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REVISIONS

1	03/26/2025	ASI 1
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DATE  
05.06.2025

PROJECT NUMBER  
20137549

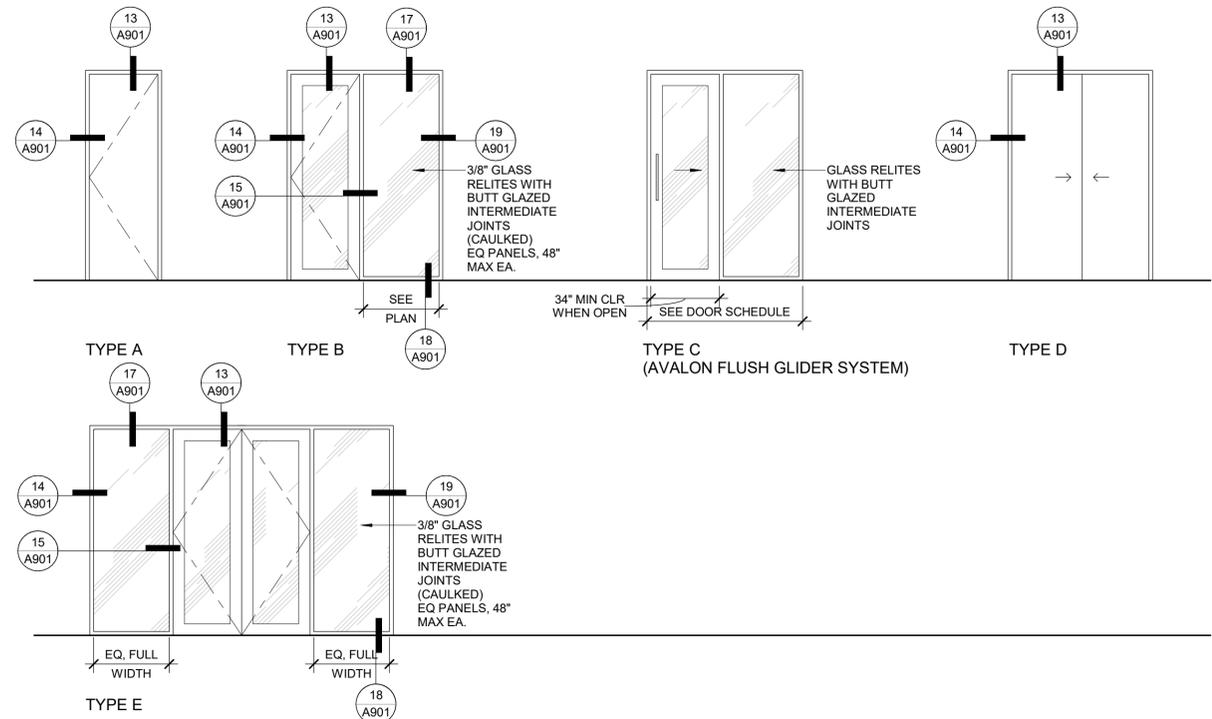
SCALE  
As indicated

SHEET TITLE  
SCHEDULES

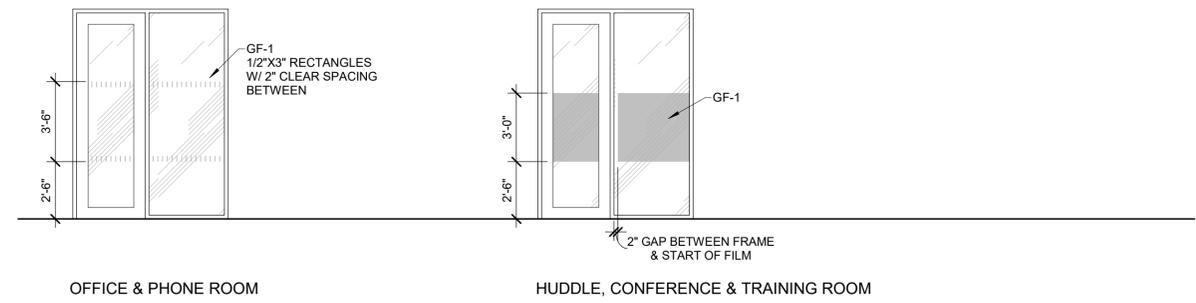
**G021**

PERMIT SET

**DOOR AND RELITE TYPES**



**GLAZING FILM TYPES**



**HARDWARE GROUP**

\* ALL HARDWARE TO MATCH BUILDING STANDARD

<p><b>GROUP 1: MEETING</b> PASSAGE SET HINGES SILENCERS HOLD OPEN FUNCTION FLOOR STOP</p>	<p><b>GROUP 2: OFFICE</b> DOOR PULLS: SS 24" STRAIGHT AVALON SUPPLIED HARDWARE</p>	<p><b>GROUP 3: STORAGE</b> STORAGE LOCKSET HINGES SILENCERS FLOOR STOP</p>	<p><b>GROUP 4: CLOSET</b> RECESSED BYPASS PULL ROLLER TRACK RUBBER STOP IN TRACK</p>	<p><b>GROUP 5: CARD READER</b> ELECTRIC STRIKE: HES 1500-C CARD READER</p>	<p><b>GROUP 6: CARD READER</b> ELECTRIFIED LOCKSET ELECTRIC STRIKE: HES 5300 HINGES SILENCERS CLOSER FLOOR STOP CARD READER</p>	<p><b>GROUP 7: PRIVACY</b> THUMBTURN OCC. INDICATOR LOCK W/ PASSAGE SET (SCHLAGE B571 OR FALCON D271 SERIES), OR PRIVACY LOCK W/ OCCUPANCY INDICATOR (VIZILOCK OCCUPANCY INDICATOR LEVERSET)</p>
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**DOOR SCHEDULE LEGEND**

GLASS TYPE: SEE SECTION 08 8000 "GLAZING" FOR DESCRIPTION

MATERIAL:  
AL ALUMINUM  
ALG ALUMINUM - GLASS  
WD WOOD

FINISHES:  
BK BLACK ANODIZED FINISH  
FFB FACTORY FINISH, BLACK  
PTD PAINTED

DOOR NUMBER	HARDWARE GROUP	DOOR TYPE	DOOR			FRAME				NOTES
			NUMBER OF LEAVES	OPENING WIDTH	OPENING HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	
802-1	6	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	PAINT: WHITE
803-1	6	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	
805-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
806-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	
807-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
808-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
809-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
811-1	7	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	
812-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
814-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
815-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
816-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
817-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
818-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
821-1	3	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	PAINT: WHITE
823-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
824-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
825-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
826-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
827-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	
828-1	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO REPLACE EXISTING HARDWARE PER INFORMATION IN HARDWARE GROUP.
828-2	-	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED.
828-3	-	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED.
830-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
832-1	3	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	
837-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
838-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
839-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
840-1	5	-	-	3'-0"	8'-0"	-	-	-	-	
843-1	4	D	2	6'-0"	8'-0"	WD	PTD	AL	BK	PAINT: WHITE
844-1	4	D	2	6'-0"	8'-0"	WD	PTD	AL	BK	
848-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
849-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
850-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
851-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
853-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
854-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
855-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
856-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	
857-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
859-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
861-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
862-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
902-1	6	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	PAINT: WHITE
903-1	3	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	
905-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
906-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
907-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
908-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
910-1	7	A	1	3'-0"	8'-0"	WD	PTD	AL	BK	PAINT: WHITE
914-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	
914-2	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED. DOOR TO RECEIVE ELECTRIC STRIKE & CARDREADER IF NOT EXISTING.
915-1	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED. DOOR TO RECEIVE ELECTRIC STRIKE & CARDREADER IF NOT EXISTING.
915-2	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED. DOOR TO RECEIVE ELECTRIC STRIKE & CARDREADER IF NOT EXISTING.
915-3	5	-	2	8'-0"	8'-0"	ALG	-	AL	-	EXISTING SLIDING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED. DOOR TO RECEIVE ELECTRIC STRIKE & CARDREADER IF NOT EXISTING.
916-1	1	E	2	6'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
916-2	1	E	2	6'-0"	8'-0"	ALG	BK	AL	BK	
916-3	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED. DOOR TO RECEIVE ELECTRIC STRIKE & CARDREADER IF NOT EXISTING.
918-1	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO REPLACE EXISTING HARDWARE PER INFORMATION IN HARDWARE GROUP.
918-2	-	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED.
918-3	-	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO CONFIRM HARDWARE IS IN GOOD CONDITION & REPAIR ANY DAMAGE AS REQUIRED.
919-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
920-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
921-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
923-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
924-1	1	B	1	3'-0"	8'-0"	ALG	BK	AL	BK	PAINT: WHITE
928-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
929-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
930-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
931-1	5	-	-	3'-0"	8'-0"	-	-	-	-	EXISTING DOOR TO REMAIN. GC TO REPLACE EXISTING HARDWARE PER INFORMATION IN HARDWARE GROUP.
934-1	4	D	2	6'-0"	8'-0"	WD	PTD	AL	BK	PAINT: WHITE
935-1	4	D	2	6'-0"	8'-0"	WD	PTD	AL	BK	
939-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
940-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
941-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
942-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
945-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	PAINT: WHITE
946-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	
947-1	2	C	1	6'-4"	8'-0"	ALG	FFB	AL	FFB	



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STAMP



PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISES

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

SHEET TITLE

SPECIFICATIONS

G030

PERMIT SET

**2.04 LAMINATE MATERIALS**  
A. High Pressure Decorative Laminate (HPDL): NEMA LD 3, types as recommended for specific applications.

**2.05 COUNTERTOPS**  
A. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke developed index of 450, maximum; when tested in accordance with ASTM E84.  
B. Fabricate in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 11 - Countertops, Premium Grade.  
C. Fabricate in accordance with manufacturer's standard requirements.  
D. Natural Quartz and Resin Composite Countertops: Sheet or slab of natural quartz and plastic resin over continuous substrate.  
1. Natural Quartz and Resin Composite Sheets, Slabs and Castings: Complying with ISFA 3-01 and NEMA LD 3; orthophthalic polyester resin, mineral filler, and pigments; homogeneous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.  
E. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate.  
1. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogeneous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.  
F. Plastic Laminate Countertops: Medium density fiberboard substrate covered with HPDL, conventionally fabricated and self-edge banded.  
G. Back and End Splashes: Where backplash is noted in drawings, provide on all sides. Same material as countertop, square top; minimum 4 inches high, or as noted in drawings.

**2.06 ACCESSORIES**  
A. Adhesive: Type recommended by fabricator to suit application.  
B. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application.

**2.07 HARDWARE**  
A. Shelf Standards and Rests: recessed metal shelf standards.  
B. Cabinet Locks: Keyed cylinder, two keys per lock, master keyed, steel with chrome finish.  
C. Drawer Slides:  
1. Static Load Capacity: Commercial grade.  
2. Mounting: Slide mounted.  
D. Hinges: Concealed (fully mortised) (European) type, steel with satin finish; self closing (105 degrees).

**2.08 FABRICATION**  
A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.  
B. Edging: Fit shelves, doors, and exposed edges with edging to match cabinet faces. Do not use more than one piece for any single length.  
C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.  
D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufacturer's sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel corners. Locate counter butt joints minimum 2 feet from sink cut-outs.  
1. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces.  
2. Cap exposed plastic laminate finish edges with material of same finish and pattern.  
E. Adjustable Shelves: at full height upper or lower cabinets scheduled to receive adjustable shelves, provide a minimum of two (2) shelves and hardware, U.N.O. on the drawings.  
F. Provide cutouts for plumbing fixtures. Verify locations of cutouts from on-site dimensions. Prime paint out edges.

**2.09 SHOP FINISHING**  
A. For opaque finishes, apply wood filler in exposed nail and screw indentations and sand smooth.  
B. On items to receive transparent finishes, use wood filler matching or blending with surrounding surfaces and of types recommended for applied finishes.  
C. Finish work in accordance with AWI/AWMAC Architectural Woodwork Quality Standards Illustrated, Section 5, to match building standard or architect's quality.

**3.01 INSTALLATION**  
A. Install work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.  
B. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.  
C. Use concealed joint fasteners to align and secure adjoining cabinet units.

**END OF SECTION**

a. Gloss Reading: Not less than 60 according to ASTM E 430 before polish guard application.  
4. Level 4 - Very High Gloss Appearance:  
a. Gloss Reading: Not less than 70 according to ASTM E 430 before polish guard application.  
F. Slip Resistance: 0.42 DCOF when tested in accordance with ANSI A326.3.  
1. Apply non-slip sealer if floor does not meet slip resistance criteria.

**END OF SECTION**  
**SECTION 06 200**  
**CARPENTRY**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**  
A. Finish carpentry items.  
B. Rough Carpentry and Construction Panels.  
C. Wood Treatment

**1.02 SUBMITTALS**  
A. Product Data:  
1. Provide technical data on framing accessories and application instructions.  
2. Provide instructions for attachment hardware and finish hardware.  
B. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.  
1. Samples: Submit two samples of wood trim 12 inch long.

**1.03 QUALITY ASSURANCE**  
A. Perform work in accordance with AWI Architectural Woodwork Quality Standards Illustrated, Custom grade.  
B. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum five years of documented experience.  
C. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.  
1. If no species is specified, provide any species graded by the agency specified; if no grading agency is specified, provide lumber graded by any grading agency meeting the specified requirements.  
2. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading services for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

**PART 2 PRODUCTS**  
**2.01 FINISH CARPENTRY ITEMS**  
A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.  
B. No woods used in this section shall be harvested from old growth forests.  
C. Surface Burning Characteristics: Provide materials having fire and smoke properties as required by applicable code.

**2.02 LUMBER MATERIALS**  
A. Interior Softwood Lumber  
1. Type 1: Dows Fit species, smooth sawn, maximum moisture content of 6 percent; with grain of quality suitable for transparent finish.  
B. Interior Hardwood Lumber:  
1. Type 1: Paint grade clear poplar; maximum moisture content of 6 percent; with mixed grain.  
2. Type 2: Paint Grade Ponderosa Pine (finger joining allowed); maximum moisture content 6% with mixed grain.

**2.03 CONSTRUCTION PANELS**  
A. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.  
B. Underlayment: APA Underlayment; plywood, Exposure 2, 1/2 inch thick. Fully sanded faces at resilient flooring.  
C. Other Applications:  
1. Plywood Concealed From View But Located Within Exterior Enclosure: PS 1, C-C Plugged or better, Exterior grade.  
2. Plywood Exposed to View But Not Exposed to Weather: PS 1, A-D, or better.  
3. Other Locations: PS 1, C-D Plugged or better.

**2.04 COMPOSITE WOOD MATERIALS**  
A. Composite Wood Products: Products shall be made without urea formaldehyde.  
B. Medium Density Fiberboard (MDF): ANSI A208.2, Grade 155.  
1. Basis-of-Design Product: Subject to compliance with requirements, provide Roseburg on compatibility of different products and limitations.  
a. Arauco North America  
b. Panel Source International, Inc.  
c. Uniboard, Canada.  
C. Medium Density Fiberboard - Water Resistant (MDF-WR): ANSI A208.2, Grade 155.  
1. Basis-of-Design Product: Subject to compliance with requirements, provide Roseburg on compatibility of different products and limitations.  
a. Arauco North America  
b. Panel Source International, Inc.  
c. Uniboard, Canada.

**2.05 ADHESIVE**  
A. Adhesive: Must conform to limits noted in Section 01 6116 - Volatile Organic Compound (VOC) Treatment Restrictions, Type recommended by AWI to suit application.

**2.06 WOOD TREATMENT**  
A. Factory-Treated Lumber: Comply with requirements of AWPA U1 - Use Category System for pressure impregnated wood treatments determined by use categories, expected service conditions, and species applications.  
1. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.  
2. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an AISC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.

**2.07 SHOP FINISHING**  
A. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified.

**PART 3 EXECUTION**  
**3.01 INSTALLATION**  
A. Install custom fabrications in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.  
B. Set and secure materials and components in place, plumb and level.  
C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.

**END OF SECTION**  
**SECTION 06 4100**  
**ARCHITECTURAL WOOD CASEWORK**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**  
A. Specially fabricated cabinet units.  
B. Countertops and Backsplashes.  
C. Hardware.  
D. Factory finishing.

**1.02 SUBMITTALS**  
A. Samples: Submit actual samples of architectural cabinet construction, minimum 12 inches square, illustrating proposed cabinet substrate and finish.  
B. Samples: Submit actual sample items of proposed pulls and hinges, demonstrating hardware design, quality, and finish.

**PART 2 PRODUCTS**  
**2.01 CABINETS**  
A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.  
**2.02 WOOD-BASED COMPONENTS**  
A. Wood fabricated from old growth timber is not permitted.  
B. Provide sustainably harvested wood, certified or labeled as specified in Section 01 6000.  
**2.03 COMPOSITE WOOD MATERIALS**  
A. Composite Wood Products: Products shall be made without urea formaldehyde.  
B. Veneer-Faced Panel Products (Hardwood Plywood): HPVA HP-1, Grade AA, Type 2;  
1. Basis-of-Design Product: Subject to compliance with requirements, provide Roseburg Forest Products; SkyPly or comparable product by one of the following:  
a. Columbia Forest Products "PureBond".  
b. Timber Products Company.  
C. Particleboard: ANSI A208.1, Grade M-2.  
1. Basis-of-Design Product: Subject to compliance with requirements, provide Roseburg Forest Products; SkyPly or comparable product by one of the following:  
a. Arauco North America.  
b. Uniboard, Canada.  
D. Melamine-Faced Particleboard: ANSI A208.1, Grade M-2.  
1. white low pressure laminate facing (Melamine) both sides  
2. Basis-of-Design Product: Subject to compliance with requirements, provide Roseburg Forest Products; SkyPly or comparable product by one of the following:  
a. Arauco North America.  
b. Uniboard, Canada.

C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.  
D. Patching:  
1. Repair all openings in the slab where mechanical, electrical, and plumbing equipment has been removed. Repairs shall match adjacent existing structural slab material and shall be engineered to and installed to match the load rating of the adjacent existing slab.  
2. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

**3.05 CONSTRUCTION PROCEDURES - INDOOR AIR QUALITY**  
A. Follow procedures established by building owner to contain and mitigate dust and odors generated during construction.  
B. Interior Finish Installation Schedule: Identify each interior finish that either generates odors, moisture, or vapors or is susceptible to adsorption of odors and vapors, and indicate air handling zone, sequence of application, and curing times. Coordinate the installation or application of these finishes with the building owner.  
C. Contractor to take all precautions to contain dust, odors, and debris in the suite and prevent contamination of common spaces and adjoining suites.  
D. HVAC equipment and supply air ductwork may be used for ventilation during construction:  
1. Do not use ductwork that is shared with common spaces or other suites.  
2. Ensure that air filters are correctly installed prior to starting use; replace filters when they lose efficiency.  
3. Do not use return air ductwork for ventilation unless absolutely necessary.  
4. Where return air ducts must be used for ventilation, install auxiliary filters at return inlets, sealed to ducts; use filters with at least the equivalent efficiency as those required to ducts; air; inspect and replace filters when they lose efficiency.

**3.06 PROGRESS CLEANING**  
A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.  
**3.07 WASTE MANAGEMENT**  
A. Contractor shall comply with waste management requirements set forth by the local Authority Having Jurisdiction and as noted as a condition of the Permit.  
B. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.  
C. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

**3.08 PROTECTION OF INSTALLED WORK**  
A. Protect installed work from damage by construction operations.  
B. Provide special protection where specified in individual specification sections.  
C. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

**3.09 FINAL CLEANING**  
A. Use cleaning materials that are nonhazardous.  
B. Clean interior and exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.  
C. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.  
D. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

**3.10 CLOSEOUT PROCEDURES**  
A. Make submittals that are required by governing or other authorities.  
B. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion  
C. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.

**END OF SECTION**  
**SECTION 03 3511**  
**CONCRETE FLOOR FINISHES**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**  
A. Liquid densifiers and hardeners.  
B. Clear coatings.  
C. Clear penetrating sealers.  
D. Polished concrete.

**1.02 SUBMITTALS**  
A. Product Data: Manufacturer's published data on each finishing product, including information on compatibility of different products and limitations.  
B. Product Data: Manufacturer's published data and installation instructions for concrete polishing system and finishing products, including manufacturer's installation instructions, information on compatibility of different products, and limitations.  
C. Maintenance Data: Provide data on maintenance and renewal of applied finishes.

**PART 2 PRODUCTS**  
**2.01 CONCRETE FLOOR FINISH APPLICATIONS**  
A. Unless otherwise indicated, all concrete floors are to be finished using liquid densifier/hardener.  
**2.02 DENSIFIERS AND HARDENERS**  
A. Liquid Densifier and Hardener: Penetrating chemical compound that reacts with concrete, filling the pores, hardening, and dustproofing.  
**2.03 COATINGS**  
A. Concrete Stain or Dye: Translucent, penetrating compound for interior or exterior use; must be finished with a topical sealer.  
B. Select Sealer sheen based on polish level, or as noted in drawings.  
C. High Gloss Clear Coating: Transparent, nonyellowing, acrylic polymer-based coating.  
1. Composition: Solvent-based.  
D. Low Gloss Clear Coating: Transparent, nonyellowing, acrylic polymer-based coating.  
1. Composition: Solvent-based.  
E. Clear, Penetrating, Moisture Vapor-Resistant Coating: Vapor-resistant and pH-reducing coating recommended by manufacturer for new and existing concrete floors and slabs.  
1. Type: High solids epoxy; two-component.  
F. Penetrating Sealer: Transparent, nonyellowing, water- or solvent-based coating.  
1. Composition: Siloxane.

**2.04 POLISHED CONCRETE SYSTEM**  
A. Polished Concrete System: Materials, equipment, and procedures designed and furnished by a single manufacturer to produce dense polished concrete of the specified sheen.

**PART 3 EXECUTION**  
**3.01 GENERAL**  
A. Apply materials in accordance with manufacturer's instructions.

**3.02 COATING APPLICATION**  
A. Verify that surface is free of previous coatings, sealers, curing compounds, water repellents, balance, efflorescence, fats, oils, grease, wax, soluble salts, residues from cleaning agents, and other impediments to adhesion.  
B. Verify that water vapor emission from concrete and relative humidity in concrete are within limits established by coating manufacturer.  
C. Protect adjacent non-coated areas from drips, overflow, and overspray; immediately remove excess material.  
D. Apply coatings in accordance with manufacturer's instructions, matching approved mock-ups for color, special effects, sealing and workmanship.

**3.03 CONCRETE POLISHING**  
A. Remove all glue/adhesives, grease, oil, dirt, and other surface contamination.  
B. Execute using materials, equipment, and procedures specified by manufacturer, using manufacturer approved installer.  
C. Finish in accordance with Concrete Polishing Council (CPC) Standards.  
D. Aggregate Exposure:  
1. Class A - Cream Finish: Polish portland cement paste resulting in little or no aggregate exposure.  
2. Class B - Fine Aggregate (Salt and Pepper) Finish: Remove not more than 1/16 inch of concrete surface by grinding and polishing resulting in majority of exposure displaying fine aggregate with no, or small amount of, medium aggregate at random locations.  
3. Class C - Medium Aggregate Finish: Remove not more than 1/8 inch of concrete surface by grinding and polishing resulting in majority of exposure displaying medium aggregate with no, or small amount of, large aggregate at random locations.  
4. Class D - Large Aggregate Finish: Remove not more than 1/4 inch of concrete surface by grinding and polishing resulting in majority of exposure displaying large aggregate with no, or small amount of, fine aggregate at random locations.

E. Finished Sheen:  
1. Level 1 - Low Gloss Appearance:  
a. Gloss Reading: Not less than 40 according to ASTM E 430 before polish guard application.  
2. Level 2 - Medium Gloss Appearance:  
a. Gloss Reading: Not less than 55 according to ASTM E 430 before polish guard application.  
3. Level 3 - High Gloss Appearance:

Samples 10 Working Days  
**CONTRACTOR'S REVISION AS REQUIRED**  
Shop Drawings Simple Review 5 Working Days  
Shop Drawings Multiple Review 10 Working Days  
Product Data 5 Working Days  
Samples 5 Working Days

**ARCHITECTS SECOND REVIEW**  
Shop Drawings Simple Review 5 Working Days  
Shop Drawings Multiple Review 10 Working Days  
Product Data 5 Working Days  
Samples 5 Working Days

**END OF SECTION**  
**SECTION 01 6000**  
**PRODUCT REQUIREMENTS**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**  
A. General product requirements.  
B. Re-use of existing products.  
C. Product option requirements.  
D. Substitution limitations.

**1.02 SUBMITTALS**  
A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturer's standard data to provide information specific to this Project.  
B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.  
C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with orderly construction and attachment devices. Coordinate sample submittals for interfacing work.

**1.03 REFERENCES AND STANDARDS**  
A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

**PART 2 PRODUCTS**  
**2.01 EXISTING PRODUCTS**  
A. Do not use materials and equipment removed from existing premises unless specifically required or permitted by Contract Documents.  
**2.02 NEW PRODUCTS**  
A. Provide new products unless specifically required or permitted by Contract Documents.  
B. Where other criteria are met, Contractor shall give preference to products that:  
1. If used on interior, have lower emissions.  
2. If wet-applied, have lower VOC content.

**2.03 PRODUCT OPTIONS**  
A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.  
B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.  
C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.  
**2.04 SUBSTITUTION PROCEDURES**  
A. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.  
B. Content: Include information necessary for tracking the status of each Substitution Request and information necessary to provide an actionable response.  
C. A request for substitution constitutes a representation that the submitter:  
1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.  
2. Agrees to provide the same warranty for the substitution as for the specified product.  
3. Agrees to coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.  
4. Waives claims for additional costs or time extension that may subsequently become apparent.

**PART 3 EXECUTION**  
**3.01 CONTROL OF INSTALLATION**  
A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship to produce work of specified quality.  
B. Comply with manufacturers' instructions, including each step in sequence.  
C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.  
D. Have work performed by persons qualified to produce required and specified quality.  
**3.02 DEFECT ASSESSMENT**  
A. Replace Work or portions of the Work not complying with specified requirements.  
B. If, in the opinion of Architect, it is not practical to remove and replace the Work, Owner will direct an appropriate remedy or adjust payment.

**END OF SECTION**  
**SECTION 01 7000**  
**EXECUTION AND CLOSEOUT REQUIREMENTS**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**  
A. Cutting and patching.  
B. Cleaning and protection.  
C. Indoor Air Quality Procedures  
D. Waste Management  
E. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.

**1.02 SUBMITTALS**  
A. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:  
1. Structural integrity of any element of Project.  
2. Integrity of weather exposed or moisture resistant element.  
3. Efficiency, maintenance, or safety of any operational element.

**PART 2 PRODUCTS**  
**2.01 PATCHING MATERIALS**  
A. New Materials: As specified in product sections; match existing products and work for patching and extending work.  
B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

**PART 3 EXECUTION**  
**3.01 DEMOLITION**  
A. Do not begin removal until built elements to be salvaged or relocated have been removed.  
B. Perform demolition in a manner that maximizes salvage and recycling of building standard materials.  
C. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.  
D. Protect existing building elements and utilities to remain from damage.  
E. Selective Demolition for Alterations  
1. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.  
2. Remove existing work as indicated and as required to accomplish new work.  
3. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications): Remove existing systems and equipment as indicated.  
4. Protect existing work to remain.

**3.02 LAYING OUT THE WORK**  
A. Verify locations of survey control points prior to starting work.  
B. Promptly notify Architect of any discrepancies discovered.  
C. Establish elevations, lines and levels. Locate and lay out by instrumentation and similar appropriate means.  
**3.03 GENERAL INSTALLATION REQUIREMENTS**  
A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.  
B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.  
C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.  
D. Make consistent textures on surfaces, with seamless transitions, unless otherwise indicated.  
E. Make neat transitions between different surfaces, maintaining texture and appearance.

**3.04 CUTTING AND PATCHING**  
A. Whenever possible, execute the work by methods that avoid cutting or patching.  
B. Perform whatever cutting and patching is necessary to:  
1. Complete the work.  
2. Fit products together to integrate with other work.  
3. Provide openings for penetration of mechanical, electrical, and other services.  
4. Match work that has been cut to adjacent work.  
5. Repair areas adjacent to cuts to required condition.  
6. Repair new work damaged by subsequent work.  
7. Remove and replace defective and non-complying work.

**SECTION 01 3000**  
**ADMINISTRATIVE REQUIREMENTS**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**  
A. Electronic document submittal service.  
B. Requests for Information.  
C. Submittals for Delegated Design and Deferred Submittals  
D. Submittals for review, information, and project closeout.  
E. Submittal procedures.

**PART 2 PRODUCTS - NOT USED**  
**PART 3 EXECUTION**  
**3.01 ELECTRONIC DOCUMENT SUBMITTAL SERVICE**  
A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document.  
**3.02 CONSTRUCTION PROGRESS SCHEDULE**  
A. If preliminary schedule requires revision after review, submit revised schedule within 10 days.  
B. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.  
1. Include written certification that major contractors have reviewed and accepted proposed schedule.  
C. Within 10 days after joint review, submit complete schedule.  
D. Submit updated schedule with each Application for Payment.  
**3.03 REQUESTS FOR INFORMATION (RFI)**  
A. During the Construction Phase the Contractor shall utilize the Request For Information (RFI) process to request clarification or interpretation of the documents.  
B. Requests For Information (RFI) shall contain the following elements:  
1. RFI Number (sequential)  
2. Subject: provide adequate detail (e.g. "Entry Door at Unit 255")  
3. Reference specific drawings/details and specific specification sections/paragraphs.  
4. Description of conflict or information needed.  
5. Author's recommended course of action.  
C. RFIs shall be submitted digitally via email or web-based construction administration software if applicable.  
D. Architect will respond to RFIs within 7 working days after receipt of the complete RFI.

**3.04 SUBMITTALS FOR REVIEW**  
A. When the following are specified in individual sections, submit them for review:  
1. Product data.  
2. Shop drawings.  
3. Samples for selection.  
4. Samples for verification.  
B. Full product catalogs will not be accepted. Contractor to submit information specific to project.  
C. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.  
D. Samples will be reviewed for aesthetic, color, or finish selection.  
E. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below.

**3.05 SUBMITTALS FOR INFORMATION**  
A. When the following are specified in individual sections, submit them for information:  
1. Design data.  
2. Certificates.  
3. Test reports.  
4. Inspection reports.  
5. Manufacturer's instructions.  
6. Manufacturer's field reports.  
7. Other types indicated.  
B. Submit for Architect's knowledge as contract administrator or for Owner.

**3.06 SUBMITTALS FOR DEFERRED SUBMITTALS**  
A. For the following section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Chief Building Official within a specified period.  
B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in the contract documents.  
C. Submit the reviewed deferred submittal documents to the Authority Having Jurisdiction and pay all fees required for review and permitting.

**3.07 SUBMITTALS FOR PROJECT CLOSEOUT**  
A. Submit Correction Punch List for Substantial Completion.  
B. Submit Final Correction Punch List for Substantial Completion.  
C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 01 7800 - Closeout Submittals:  
1. Project record documents.  
2. Operation and maintenance data.  
3. Warranties.  
4. Bonds.  
5. Other types as indicated.  
D. Submit for Owner's benefit during and after project completion.

**3.08 NUMBER OF COPIES OF SUBMITTALS**  
A. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs on native size and right-side up; illegible files will be rejected.  
B. Samples: Submit two samples of specified material; one of which will be retained by Architect.  
C. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.  
1. After review, produce duplicates.  
2. Retained samples will not be returned to Contractor unless specifically so stated.

**3.09 SUBMITTAL PROCEDURES**  
A. Product Data Procedures:  
1. Submit only information required by individual specification sections.  
2. Collect required information into a single submittal.  
3. Submit concurrently with related shop drawing submittal.  
B. Shop Drawing Procedures:  
1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.  
2. Do not reproduce Contract Documents to create shop drawings.  
3. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.  
C. All submittals that are submitted digitally shall be accompanied by a digital transmittal.  
D. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.  
E. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.  
F. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.  
G. When revised for resubmission, identify all changes made since previous submission.

**3.10 CLOSEOUT SUBMITTALS**  
A. Operation and Maintenance Data and Manuals:  
1. Assembly of Operation and Maintenance Manuals  
a. Assemble digital operation and maintenance data into digital manual for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.  
2. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.  
3. For Each Product, Applied Material, and Finish:  
a. Product data, with catalog number, size, composition, and color and texture designations.  
b. Information for re-ordering custom manufactured products.  
c. Instructions for Care and Maintenance: Manufacturer's recommendations for establishing elevations and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance designations.  
4. For Each Item of Equipment and Each System:  
a. Description of unit or system, and component parts.  
b. Identify function, normal operating characteristics, and limiting conditions.  
c. Complete nomenclature and model number of replaceable parts.  
d. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.  
e. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.  
B. Owner Stock: Provide additional stock as noted in Building Standards Manual or as directed by Building Owner.

**3.11 SUBMITTAL REVIEW TIME ALLOCATION**  
**ARCHITECTS FIRST REVIEW**  
Shop Drawings Simple Review 10 Working Days  
Shop Drawings Multiple Review 20 Working Days  
Product Data 10 Working Days

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STAMP



PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

SHEET TITLE

SPECIFICATIONS

G031

PERMIT SET

**SECTION 08 800  
GLAZING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Glazing units.
- B. Mirrors.
- C. Plastic films.
- D. Glazing compounds.

**1.02 SUBMITTALS**

- A. Product Data on Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- B. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

**1.03 QUALITY ASSURANCE**

- A. Perform Work in accordance with GANA (GM), GANA (SM), and GANA (LGRM) for glazing installation methods.

**1.04 WARRANTY**

- A. Laminated Glass: Provide a ten (10) year manufacturer warranty to include coverage for delamination, including replacement of failed units.
- B. Heat Soaked Tempered Glass: Provide a five (5) year manufacturer warranty to include coverage for spontaneous breakage of fully tempered glass caused by nickel sulfide (NIS) inclusions.

**PART 2 PRODUCTS**

**2.01 GLASS MATERIALS**

- A. Float Glass: Provide float glass based glazing unless otherwise indicated.
  - 1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
  - 2. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
  - 3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
  - 4. Impact Resistant Safety Glass: Complies with ANSI Z97.1 - Class A, or 16 CFR 1201 - Category II criteria.
- B. Laminated Glass: glass laminated in accordance with ASTM C1172.
  - 1. Laminated Safety Glass: Complies with ANSI Z97.1 - Class B or 16 CFR 1201 - Category I impact test requirements.
  - 2. Longest Interlayer: 0.060 inch thick, minimum.

**2.02 GLAZING UNITS**

- A. Monolithic Interior Vision Glazing:
  - 1. Applications: Interior glazing unless otherwise indicated.
  - 2. Glass Type: Annealed float glass.
  - 3. Tint: Clear.
  - 4. Thickness: 1/2 inch, nominal, or as required to meet deflection criteria.
- B. Monolithic Interior Vision Safety Glazing:
  - 1. Applications: Interior glazing unless otherwise indicated.
  - 2. Glass Type: Fully tempered float glass.
  - 3. Tint: Clear.
  - 4. Thickness: 1/2 inch, nominal, or as required to meet deflection criteria.
- C. Monolithically Impact-resistant Safety Glazing: Non-fire-rated.
  - 1. Applications:
    - a. Shower and bathtub enclosures and doors.
    - b. Butt-glazed or uncaptured glazed sidelights, except in fire-rated walls and partitions.
    - c. Glazed view windows and panels in partitions enclosing athletic activity rooms, except in fire-rated walls and partitions.
    - d. Other locations required by applicable federal, state, and local codes and regulations.
  - e. Other locations indicated on drawings.
  - 2. Glass Type: Impact resistant safety glass as specified.
  - 3. Tint: Clear.
  - 4. Thickness: 1/2 inch, nominal, or as required to meet deflection criteria.
- D. Security Glazing: Laminated glass, 2-Ply.
  - 1. Float Glass laminated in accordance with ASTM C1172.
  - 2. Complies with ANSI Z97.1 and 16 CFR 1201 test requirements for Category II.
  - 3. Thickness: minimum 9/16 inch, or as required to meet deflection criteria.
  - 4. Outer Lite: Tempered glass.
  - 5. Interlayer: SGP, 0.060 thick, minimum.
  - 6. Inside Lite: Tempered glass.

**2.03 MIRRORS**

- A. Mirror Design Criteria: Select materials and/or provide supports as required to limit mirror material deflection to (CH#142417), or to the flexure limit of glass, with full recovery of glazing materials, whichever is less.
- B. ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q1 (high-quality mirrors); lead- and copper-free process, silver nitrate coating, protective coating, and quality requirements in compliance with ASTM C1503.

**2.04 PLASTIC FILMS**

- A. Decorative Plastic Film: Vinyl type.
  - 1. Application: Locations as indicated on drawings.
  - 2. Color: As noted in Drawings.
  - 3. Thickness Without Liner: .002 inch.

**2.05 ACCESSORIES**

- A. Setting Blocks: Neoprene or silicone per glass manufacturer's recommendations, with 80 to 90 Shore A durometer hardness; ASTM C864 Option I. Length of 0.1 inch for each square foot of glazing or minimum 4 inch x width of glazing rabbet space minus 1/16 inch x height to suit glazing method and pane weight and area.
- B. Spacer Shims: Neoprene or silicone per glass manufacturer's recommendations, 50 to 60 Shore A durometer hardness; ASTM C864 Option I. Minimum 3 inch long x one half the height of the glazing stop x thickness to suit application, self adhesive on one face.
- C. Glazing Tape: Closed cell polyvinyl chloride (PVC) foam, coated on release paper over adhesive on two sides, maximum water absorption by volume of 2 percent, designed for compression of 25 percent to effect an air barrier and vapor retarder seal, as required inch size.
- D. Glazing Gaskets: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option I; color black.
- E. Glazing Clips: Manufacturer's standard type.

**PART 3 EXECUTION**

**3.01 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)**

- A. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.
- B. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.
- C. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

**END OF SECTION**

**SECTION 09 216**

**GYPSUM BOARD ASSEMBLIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Performance criteria for gypsum board assemblies.
- B. Metal stud wall framing.
- C. Metal ceiling framing system.
- D. Acoustic framing accessories.
- E. Cementitious backing board.
- F. Glass mat faced gypsum backing board
- G. Gypsum wallboard.
- H. Glass mat faced gypsum board sheathing.
- I. Joint treatment and accessories.

**1.02 SUBMITTALS**

- A. Product Data: Provide data on metal framing, gypsum board, glass mat faced gypsum board, accessories, and joint finishing system.
- B. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.
- C. Product Data: Provide manufacturer's span tables, noting member sizes and spans to be used, and demonstrating compliance with the performance requirements.

**1.03 QUALITY ASSURANCE**

**PART 2 PRODUCTS**

**2.01 GYPSUM BOARD ASSEMBLIES**

- A. Provide completed assemblies complying with ASTM C840 and GA-216.
  - 1. Fire-Resistance-Rated Assemblies: Provide completed assemblies complying with applicable code.
- B. Fire-Resistance-Rated Assemblies: Provide completed assemblies complying with applicable code.
- C. Metal Framing Materials
  - 1. Non-structural Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 pnf.
  - 2. Partition Head To Structure Connections: Provide track fastened to structure with legs of sufficient length and slotted for fasteners to accommodate deflection, for friction fit of studs cut short. Anchors are not to exceed 3/4" of penetration into Post Tension Slabs.
- D. Non-structural Framing Accessories:
  - 1. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required.

- A. Wall and Ceiling Mounted Units: Factory fabricated door and frame, fully assembled units with corner joints welded, filled and ground flush; square and without rack or warp; coordinate requirements with type of installation assembly being used for each unit.
  - 1. Units in Fire Rated Assemblies: Fire rating equivalent to the fire rated assembly in which they are to be installed.
- 2. Material: Steel.
- 3. Material at wet areas: Steel, hot-dipped zinc, or zinc-aluminum-alloy coated.
- 4. Type 1: Exposed frame with door surface flush with frame surface.
  - a. Steel Finish: Primed.
- 5. Type 2: Frame concealed by door panel.
  - a. Gypsum Board Mounting Criteria: Use drywall bead type frame.
  - b. Steel Finish: Primed.
- 6. Type 3: Recessed door panel for infill with wall/ceiling finish.
  - a. Gypsum Board Mounting Criteria: Use drywall bead type frame.
- 7. Door/Panel: Hinged, standard duty, with tool-operated spring or cam lock and no handle.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. Install units in accordance with manufacturer's instructions.
- B. Install frames plumb and level in openings, and secure units rigidly in place.

**END OF SECTION**

**SECTION 08 710**

**DOOR HARDWARE**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Hardware for wood and hollow metal doors.
- B. Electrically operated and controlled hardware.

**1.02 SUBMITTALS**

- A. Product Data: Manufacturer's catalog literature for each type of hardware, marked to show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
- B. Samples for Verification:
  - 1. Submit one (1) sample of hinge, latchset, lockset, and closer illustrating style, color, and finish.
- C. Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.
- D. Hardware Schedule: Detailed listing of each item of hardware to be installed on each door. Use door numbering scheme as included in the Contract Documents. Identify electrically operated items and include power requirements.
- E. Keying Schedule: Submit for approval of Owner.

**1.03 WARRANTY**

- A. Warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion.
  - 1. Closers: Five years, minimum.
  - 2. Exit Devices: Three years, minimum.
  - 3. Locksets and Cylinders: Three years, minimum.
  - 4. Other Hardware: Two years, minimum.

**PART 2 PRODUCTS**

**2.01 DESIGN AND PERFORMANCE CRITERIA**

- A. Match Building Standard Hardware manufacturer, model, and finish, U.N.O.
- B. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.
  - 1. Applicable provisions of federal, state, and local codes.
  - 2. Fire-Rated Doors: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.
  - 3. Hardware on Fire-Rated Doors: Listed and classified by UL (DIR), ITS (DIR), or testing firm acceptable to authorities having jurisdiction as suitable for application indicated.
  - 4. Hardware for Smoke and Draft Control Doors: Provide door hardware that complies with local codes, and requirements of assemblies tested in accordance with UL 1784.
  - 5. Listed and certified compliant with specified standards by BHMA (CPD).
  - 6. Hardware Preparation for Steel Doors and Steel Frames: BHMA A156.115.
  - 7. Hardware Preparation for Wood Doors with Wood or Steel Frames: BHMA A156.115W.
  - 8. Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified.
- D. Electrically Operated and/or Controlled Hardware: Provide necessary power supplies, power transfer hinges, relays, and interfaces as required for proper operation; provide wiring between hardware and control components and to building power connection in compliance with NFPA 70.
- E. Fasteners:
  - 1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.

**2.02 FINISHES**

- A. Finishes: Provide door hardware of same finish and building standards, unless otherwise indicated.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.
- B. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.
- C. Install hardware for smoke and draft control doors in accordance with NFPA 105.
- D. Use templates provided by hardware item manufacturer.

**3.02 ADJUSTING**

- A. Adjust hardware for smooth operation.

**END OF SECTION**

**SECTION 08 1116**

**ALUMINUM FRAMES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Aluminum frames for Doors, Sidelights, or Transoms.

**1.02 SUBMITTALS**

- A. Product Data: Manufacturer's descriptive literature for each type of frame; include information on fabrication methods, hardware preparation, and installation.
- B. Shop Drawings: Include elevations of each opening type and details at each wall type.
  - 1. Frame Depth: To fit wall thicknesses as indicated on drawings.
  - 2. Finish: as noted by architect.
  - 3. Corner Brackets: Extruded aluminum, fastened with stainless steel screws.
  - 4. Weatherstripping: Replaceable pile type; at jams and head.
  - 5. Sidelight/Transom Glazing: See Section 08 800.

**2.02 MATERIALS**

- A. Extruded Aluminum: ASTM B221 (ASTM B221M), alloy 6063, temper T5, or alloy 6463, temper T5.

**2.03 ACCESSORIES**

- A. Fasteners: Aluminum, non-magnetic stainless steel, or other material warranted by manufacturer as non-corrosive and compatible with aluminum components.
- B. Brackets and Reinforcements: Manufacturer's high-strength aluminum units where feasible, otherwise, non-magnetic stainless steel or steel hot-dip galvanized in compliance with ASTM A123/A123M.

**PART 3 EXECUTION**

**3.01 EXAMINATION**

- A. Verify that wall surfaces and openings are ready to receive frames and are within tolerances specified in manufacturer's instructions.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

**3.02 INSTALLATION**

- A. Do not attempt installation in areas where wall thickness exceeds tolerances of specified throat size.
- B. Install doors and frames in accordance with manufacturer's instructions and approved shop drawings.
- C. Set frames plumb, square, level, free from warp or twist, and aligned to receive doors. Anchor frames to adjacent construction in strict accordance with manufacturer's recommendations and within specified tolerances.
- D. Maintain dimensional tolerances and alignment with adjacent work. Ensure joints are hairline tight and surfaces flush with adjacent components.
- E. Hang doors and adjust hardware to achieve specified clearances and proper door operation.

**END OF SECTION**

**SECTION 08 1416**

**FLUSH WOOD DOORS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Flush wood doors; flush and building standard configuration; fire rated and non-rated.

**1.02 SUBMITTALS**

- A. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
- B. Samples: Submit two samples of door construction, 12 x 12 inch in size cut from top corner of door.

**1.03 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with not less than three years of documented experience.

**1.04 WARRANTY**

**PART 2 PRODUCTS**

**2.01 DOORS**

- A. Doors: See drawings for locations and additional requirements.
  - 1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with AWI/AWMACWI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
- B. Interior Doors: 1-3/4 inches thick or per building standard.
  - 1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with AWI/AWMACWI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
  - 2. Match Building Standard doors in finish, species, size, and thickness, U.N.O.
  - 3. Provide solid core doors at each location.
  - 4. Fire Rated Doors: Tested to ratings indicated on drawings in accordance with UL 10C - Positive Pressure; Underwriters Laboratories Inc (UL) or Intertek/Warnock Hershey (WH) labeled without any visible seals when door is open.
  - 5. Wood veneer facing for field transparent finish as indicated on drawings and per building standard.
  - 6. Hardboard facing with factory opaque finish as indicated on drawings and per building standard.

**2.02 DOOR CORES**

- A. Match Building Standard. If building standard is unknown, provide per the following:
  - 1. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC) or Agrifiber Cores, plies and faces as indicated above, meeting standard ANSI A208.1 LD-2.
  - 2. Fire-Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above, with core blocking as required to provide adequate anchorage of hardware without through-bolting.

**2.03 DOOR CONSTRUCTION**

- A. Fabricate doors in accordance with door quality standard specified.
- B. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- C. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.

**2.04 FINISHES - WOOD VENEER DOORS**

- A. Finish work in accordance with AWI/AWMACWI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
  - 1. Finish work in accordance with AWI/AWMACWI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
- B. Seal door top edge with matching sealer to door facing.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. Install doors in accordance with manufacturer's instructions and AWI Section 1300.
  - 1. Install fire-rated doors in accordance with NFPA 80 and IBC Section 715 requirements.
- B. Coordinate installation of doors with installation of frames and hardware.

**END OF SECTION**

**SECTION 08 3100**

**ACCESS DOORS AND PANELS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Access door and frame units, fire-rated and non-fire-rated, in wall and ceiling locations.

**1.02 SUBMITTALS**

- A. Product Data: Provide sizes, types, fire ratings, finishes, hardware, scheduled locations, and details of adjoining work.

**PART 2 PRODUCTS**

**2.01 WALL AND CEILING MOUNTED ACCESS UNITS**

**PART 2 PRODUCTS**

**2.01 FIRESTOPPING SYSTEMS**

- A. Firestopping: Any material meeting requirements.
  - 1. Fire Ratings: Use system that is listed by FM (AG), ITS (DIR), or UL (FRD) and tested in accordance with ASTM E814, ASTM E119, or UL 1479 with F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and in compliance with other specified requirements.
  - 2. Contractor to provide a listed firestopping assembly that most closely matches existing firestopping assemblies at similar conditions in the building in appearance, type, and manufacturer.

**PART 3 EXECUTION**

**3.01 PREPARATION**

- A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other materials that could adversely affect bond of firestopping material.

**3.02 INSTALLATION**

- A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.
- B. Do not cover installed firestopping until inspected by authorities having jurisdiction.
- C. Install labeling required by code or building standard.

**3.03 CLEANING**

- A. Clean adjacent surfaces of firestopping materials.

**END OF SECTION**

**SECTION 07 9200**

**JOINT SEALANTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Interior Joint Sealants.
- B. Joint backings and accessories.

**1.02 SUBMITTALS**



Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

## 2.05 UNDER-LAVATORY PIPE SUPPLY COVERS

- A. General:
  1. Insulate exposed drainage piping including hot, cold and tempered water supplies under lavatories or sinks per ADA Standards.
  2. Exterior Surfaces: Smooth nonabsorbent with no finger recessed indentations for easy cleaning.
  3. Construction: 1/8 inch PVC with antimicrobial, antifungal and UV resistant properties.
    - a. Comply with ASME A112.18.9 for covers on accessible lavatory piping.
    - b. Comply with ICC A117.1.

## PART 3 EXECUTION

- A. INSTALLATION
  - A. Install components level and plumb.
  - B. Install and secure fixtures in place with wall supports and bolts.

### END OF SECTION SECTION 23 0100 HVAC DESIGN-BUILD

## PART 1 - GENERAL

### 1.01 CONTRACT CONDITIONS

- A. The General Contractor shall retain a competent Design-build HVAC contractor to execute the design-build responsibilities described in this specification.
- B. HVAC systems shall be designed by an engineer licensed in the state of the project and drawings and specifications prepared for the Project shall bear the registration stamp of the designing engineer.

### 1.02 CONTRACTOR'S DESIGN RESPONSIBILITIES

- A. Design-build contractor is responsible for designing a full HVAC system as described in 1.03 below.
- B. Design-build contractor is responsible for preparation of permit drawings, construction drawings, and as-built drawings describing the final HVAC systems installation.
- C. Design-build contractor is responsible for all necessary coordination with other design-build contractors and the General Contractor.
- D. Design-build contractor shall coordinate layout of HVAC system with Architect.

### 1.03 DESCRIPTION OF SYSTEM

- A. All work shall conform to applicable national, state, and local codes. Contractor is responsible for installation of complete and operating HVAC systems.
- B. HVAC system shall be limited to the suite under construction; under no circumstances shall equipment, ductwork, sensors, dampers, and controls be located in an adjoining suite or in a building common area.
  1. Exception: connections to building common supply and return systems or central air handling systems.
- C. Duct static pressure calculations.
- D. Hydronic calculations.
- E. Details of all equipment attached to structure.
- F. Details of all equipment connected to ductwork or piping.
- G. Specialty systems.
- H. Equipment schedules for all equipment connected to power, air, or water sources.
- I. Riser diagrams.
- J. Control sequences of operation and diagrams.
- K. Ductwork and piping plans.
- L. HVAC zoning plans aligned with control sensor placement.
- M. Procure licenses and permits, and pay fees, deposits, assessments and tax charges required for Mechanical Work.
- N. Arrange for and pay for inspections and tests required by codes and ordinances during construction.

### 1.04 REFERENCE STANDARDS

- A. The publications listed below form a minimum part of this specification to the extent referenced. The current editions of the publications are referred to in the text by the basic designation only.
  1. ASHRAE - American Society of Heating, Refrigeration, and Air Conditioning Engineers
  2. AWS - American Welding Society
  3. SMACNA - Sheet Metal and Air Conditioning Design Builders National association
  4. AABC - American Air Balance Council
  5. ASPE - American Society of Plumbing Engineers
  6. NETA - International Electrical Test and Acceptance Association

## PART 2 - PRODUCTS - NOT USED

### PART 3 - EXECUTION - NOT USED

### END OF SECTION SECTION 26 0100 ELECTRICAL DESIGN-BUILD

## PART 1 - GENERAL

### 1.01 CONTRACT CONDITIONS

- A. The General Contractor shall retain a competent Design-build Electrical contractor to execute the design-build responsibilities described in this specification.
- B. Electrical systems shall be designed by an engineer licensed in the state of the project and drawings and specifications prepared for the Project shall bear the registration stamp of the designing engineer.

### 1.02 CONTRACTOR'S DESIGN RESPONSIBILITIES

- A. Design-build contractor is responsible for designing a full electrical system as described in 1.03 below.
- B. Design-build contractor is responsible for preparation of permit drawings, construction drawings, and as-built drawings describing the final electrical systems installation.
- C. Design-build contractor is responsible for all necessary coordination with other design-build contractors and the General Contractor.
- D. Design-build contractor shall coordinate layout of electrical system with Architect.

### 1.03 DESCRIPTION OF SYSTEM

- A. All work shall conform to applicable national, state, and local codes. Contractor is responsible for installation of complete and operating electrical systems.
- B. Electrical system shall be limited to the suite under construction; under no circumstances shall panels, sensors, switches, and other controls dedicated to the suite be located in or shared with an adjoining suite or a building common area.
  1. No circuits shall be shared between suites except circuits identified by the building owner and designated as building controlled circuits.
- C. Load calculations.
- D. Lighting plan with photometrics.
- E. One-line diagram.
- F. Electrical and lighting floor plans.
- G. Light fixture schedule.
- H. Coordination study with breaker settings.
- I. Fault analysis.
- J. Lighting control schematic.
- K. Panel schedules.

### 1.04 REFERENCE STANDARDS

- A. The publications listed below form a minimum part of this specification to the extent referenced. The current editions of the publications are referred to in the text by the basic designation only.
  1. ASTM E 329 - Evaluation of Testing and Inspection Agencies as Used in Construction.
  2. NETA - International Electrical Test and Acceptance Association.
  3. IESNA - Illuminating Engineering Society of North America.
  4. IEEE - Institute of Electrical and Electronic Engineers.
  5. All other standards as referenced throughout this set of specification.

## PART 2 - PRODUCTS - NOT USED

### PART 3 - EXECUTION - NOT USED

### END OF SECTION

- A. Product Data: Provide manufacturer's standard catalog pages and data sheets, including materials, finishes, fabrication details, dimensions, profiles, mounting requirements, and accessories.
  1. Motorized Shades: Include power requirements and standard wiring diagrams for specified products.
- B. Shop Drawings: Include shade schedule indicating size, location and keys to details, head, jamb and sill details, mounting dimension requirements for each product and condition, and operation direction.
- C. Selection Samples: Include fabric samples in full range of available colors and patterns.
- D. Verification Samples: Minimum size 6 inches square, representing actual materials, color and pattern.

## 1.03 WARRANTY

- A. Provide manufacturer's warranty from Date of Substantial Completion, covering the following:
  1. Shade Hardware: One year.
  2. Electric Motors: One year.
  3. Fabric: One year.
  4. Aluminum and Steel Coatings: One year.

## PART 2 PRODUCTS

### 2.01 ROLLER SHADES

- A. General:
  1. Shade system to match building standard.
  2. Motorized Shades: Motor system housed inside roller tube, controlling shade movement via motor controls indicated; listed or recognized to UL 325.
    - a. Comply with NFPA 70.
    - b. Motors: Size and configuration as recommended by manufacturer for the type, size, and arrangement of shades to be operated; integrated into shade operating components and concealed from view, fully compatible with controls to be installed.
- B. Roller Shades:
  1. Brackets and Mounting Hardware: As recommended by manufacturer for mounting indicated and to accommodate shade fabric roll-up size and weight.
  2. Roller Tubes: As required for type of shade operation.
  3. Hembers: Designed to maintain bottom of shade straight and flat.
  4. Manual Operator for Interior Shades:
    - a. Clutch Operator: Manufacturer's standard material and design, permanently lubricated.
    - b. Drive Chair: Continuous loop beaded ball chain, 95 lb minimum breaking strength. Provide upper and lower limit stops.
    - c. Chain Retainer:
      - 1) Chain tensioning device complying with WCMA A100.1.

### 2.02 SHADE FABRIC

- A. Fabric: Nonflammable, color-fast, impervious to heat and moisture, and able to retain its shape under normal operation.
  1. Performance Requirements:
    - a. Flammability: Pass NFPA 701 large and small tests.

### 2.03 MOTOR CONTROLS

- A. Where motorized shades are scheduled, provide all required equipment, conduit, boxes, wiring, connectors, hardware, supports, accessories, software, system programming, etc. as necessary for a complete operating system that provides the control intent indicated.

## PART 3 EXECUTION

### 3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions and approved shop drawings, using mounting devices as indicated.
- B. Adjust level, projection, and shade centering from mounting bracket. Verify there is no telescoping of shade fabric. Ensure smooth shade operation.

### END OF SECTION

### SECTION 22 0100 PLUMBING DESIGN-BUILD

## PART 1 - GENERAL

### 1.01 CONTRACT CONDITIONS

- A. The General Contractor shall retain a competent Design-build Plumbing contractor to execute the design-build responsibilities described in this specification.
- B. Plumbing systems shall be designed by an engineer licensed in the state of the project and drawings and specifications prepared for the Project shall bear the registration stamp of the designing engineer.

### 1.02 CONTRACTOR'S DESIGN RESPONSIBILITIES

- A. Design-build contractor is responsible for designing a full plumbing system as described in 1.03 below.
- B. Design-build contractor is responsible for preparation of permit drawings, construction drawings, and as-built drawings describing the final plumbing systems installation.
- C. Design-build contractor is responsible for all necessary coordination with other design-build contractors and the General Contractor.
- D. Design-build contractor shall coordinate layout of plumbing system with Architect.

### 1.03 DESCRIPTION OF SYSTEM

- A. Provide Plumbing Work specified herein. All work shall conform to applicable national, state, and local codes. Contractor is responsible for installation of complete and operating plumbing systems.
- B. Provide U.L. labels for all equipment falling under testing capabilities of U.L.
- C. Procure licenses and permits, and pay fees, deposits, assessments and tax charges required for Plumbing Work.
- D. Arrange for and pay for inspections and tests required by codes and ordinances during construction.

### 1.04 REFERENCE STANDARDS

- A. The publications listed below form a minimum part of this specification to the extent referenced. The current editions of the publications are referred to in the text by the basic designation only.
  1. Underwriters Laboratories (UL).
  2. National Fire Protection Association (NFPA), specifically:
    - a. NFPA 70 - National Electric Code.
    - b. NFPA 72 - National Fire Alarm Code.
    - c. NFPA 101 - Life Safety Code.
    - d. NFPA 90A - Installation of Air Conditioning and Ventilating Systems.
  3. Oregon Plumbing Specialty Code
  4. International Building Code (IBC) with State of Oregon Amendments
  5. City, County, and State Codes and Ordinances.

## PART 2 - PRODUCTS (NOT USED)

### PART 3 - EXECUTION (NOT USED)

### END OF SECTION

### SECTION 22 4000 PLUMBING FIXTURES

## PART 1 GENERAL

### 1.01 SECTION INCLUDES

- A. Flush valve water closets.
- B. Bidets.
- C. Wall hung urinals.
- D. Lavatories.
- E. Under-lavatory pipe supply covers.

### 1.02 SUBMITTALS

- A. Product Data: Provide catalog illustrations of fixtures, sizes, rough-in dimensions, utility sizes, trim, and finishes.

### 2.01 PRODUCTS

#### 2.01 GENERAL REQUIREMENTS

- A. Match building standard fixtures U.N.O.
- B. Potable Water Systems: Provide plumbing fittings and faucets that comply with NSF 61 and NSF 372 for maximum lead content, label pipe and fittings.

#### 2.02 WATER CLOSETS

- A. Water Closets: Vitreous china, ASME A112.19.2, floor mounted or wall hung per building standard, siphon jet flush action, china bolt caps.
- B. Flush Valves where scheduled: ASME A112.18.1, diaphragm type, complete with vacuum breaker stops and accessories.
- C. Wall Carrier: ASME A112.6.1M; adjustable cast iron frame, integral drain hub and vent, adjustable spud, lugs for floor and wall attachment, threaded fixture studs with nuts and washers.
- D. Seat: Per Building Standard. If no building standard, then Solid white plastic, open front, extended back, less cover, complete with self-sustaining hinge.

#### 2.03 WALL HUNG URINALS

- A. Vitreous china, ASME A112.19.2, wall hung with side shields and concealed carrier.
- B. Flush Valves:
  1. ASME A112.6.1M; cast iron and steel frame with tubular legs, lugs for floor and wall attachment, threaded fixture studs for fixture hanger, bearing studs.

#### 2.04 LAVATORIES

- A. Refer to plumbing fixture schedule for lavatory and faucet manufacturer and model, or match building standard.
- B. Vitreous China Counter Top Basin: ASME A112.19.2, vitreous china self-rimming counter top lavatory, size as scheduled with drillings on 4-inch centers, front overflow, seal of putty, calking, or concealed vinyl gasket.

### SECTION 11 3100 RESIDENTIAL APPLIANCES

## PART 1 GENERAL

### 1.01 SECTION INCLUDES

- A. Kitchen appliances.

### 1.02 SUBMITTALS

- A. Product Data: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of residential equipment specified.

### 1.03 QUALITY ASSURANCE

- A. Electric Appliances: Listed and labeled by UL (DIR) and complying with NEMA Standards (National Electrical Manufacturers Association).

### 1.04 WARRANTY

- A. Provide five (5) year manufacturer warranty on refrigeration system of refrigerators.
- B. Provide ten (10) year manufacturer warranty on magnetron tube of microwave ovens.
- C. Provide ten (10) year manufacturer warranty on tub and door liner of dishwashers.

## PART 2 PRODUCTS

### 2.01 KITCHEN APPLIANCES

- A. Provide Equipment Eligible for Energy Star Rating: Energy Star Rated.

## PART 3 EXECUTION

### 3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

### END OF SECTION

### SECTION 12 2400 WINDOW SHADES

## PART 1 GENERAL

### 1.01 SECTION INCLUDES

- A. Interior roller shades.

### 1.02 SUBMITTALS

## 2.02 MATERIALS

- A. Broadloom Carpeting:
  1. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
  2. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
  3. VOC Content: Provide CRI (GLP) certified product; in lieu of labeling, independent test report showing compliance is acceptable.
- B. Tile Carpeting:
  1. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.
  2. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
  3. VOC Content: Provide CRI (GLP) certified product; in lieu of labeling, independent test report showing compliance is acceptable.

## 2.03 ACCESSORIES

- A. Cushion: Broadloom carpet locations where indicated on drawings.
  1. VOC Content: Provide CRI (GL) certified product; in lieu of labeling, independent test report showing compliance is acceptable.
- B. Subfloor Filler: White pre-mix latex; type recommended by flooring material manufacturer.
- C. Edge Strips: Premium Vinyl or Rubber, color as selected by Architect.
- D. Adhesives: Acceptable to carpet tile manufacturer, compatible with materials being adhered; maximum VOC of 50 g/L; CRI Green Label certified; in lieu of labeled product, independent test report showing compliance is acceptable.

## PART 3 EXECUTION

### 3.01 INSTALLATION - BROADLOOM

- A. Install carpet and cushion in accordance with manufacturer's instructions and CRI 104.
- B. Lay out carpet and locate seams in accordance with shop drawings.
  1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
  2. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
- C. Double cut carpet seams, with accurate pattern match. Make cuts straight, true, and unfrayed. Apply seam adhesive to cut edges of woven carpet immediately.

### 3.02 INSTALLATION - TILE

- A. Install carpet and cushion in accordance with manufacturer's instructions and CRI 104.
- B. Blend carpet from different cartons to ensure minimal variation in color match.
- C. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.
- D. Lay carpet tile in square pattern, with pile direction parallel to next unit, set parallel to building lines.

### END OF SECTION

### SECTION 09 9123

### INTERIOR PAINTING

## PART 1 GENERAL

### 1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.

### 1.02 SUBMITTALS

- A. Product Data: Provide complete list of products to be used, with the following information for each:
  1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
- B. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
  1. Where sheen is specified, submit samples in only that sheen.

## PART 2 PRODUCTS

### 2.01 MANUFACTURERS

- A. Provide paints and finishes from the same manufacturer to the greatest extent possible.

### 2.02 PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready mixed, unless intended to be a field-catalyzed paint.
  1. Where MPI paint numbers are specified, provide products listed in Master Painters Institute Approved Product List, current edition available at www.paintinfo.com, for specified MPI categories, except as otherwise indicated.
  2. Supply each paint material in quantity required to complete entire project's work from a single production run.
  3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.
- B. Volatile Organic Compound (VOC) Content:
  1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
    - a. 40 CFR 59, Subpart D-National Volatile Organic Compound Emission Standards for Architectural Coatings.
    - b. SCAQIM 113 Rule.

### 2.03 PAINT SYSTEMS - INTERIOR

- A. Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, plaster, and shop primed steel.
  1. Two top coats and one coat primer.
  2. Top Coat(s): Institutional Low Odor/VOC Interior Latex; MPI #143, 144, 145, 146, 147, or 148.
  3. Primer: As recommended by top coat manufacturer for specific substrate.
- B. Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals and wood:
  1. Two top coats and one coat primer.
  2. Top Coat(s): Interior Alkyd, Water Based; MPI #157, 167, 168, or 169.
- C. Interior Surfaces to be Finished with Dry Erase Coating.
  1. One top coat.
  2. Top Coat(s): Dry Erase Coating, Waterbased Polyurethane.

### 2.04 PRIMERS

- A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
  1. Interior Institutional Low Odor/VOC Primer Sealer; MPI #149.

## PART 3 EXECUTION

### 3.01 EXAMINATION

- A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
  1. Gypsum Wallboard: 12 percent.
  2. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

### 3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or repair existing paints or finishes that exhibit surface defects.
- D. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- E. Seal surfaces that might cause bleed through or staining of topcoat.
- F. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.

### 3.03 APPLICATION

- A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

### END OF SECTION

## 3.01 INSTALLATION - GENERAL

- A. Install tile and thresholds and grout in accordance with applicable requirements of ANSI A108.1a through ANSI A108.19, manufacturer's instructions, and TCNA (HB) recommendations.
- B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.

## 3.02 INSTALLATION - FLOORS - THIN-SET METHODS

- A. Over interior concrete substrates, install in accordance with the TCNA (HB) Method best suited for the substrate and location, with standard grout, unless otherwise indicated.
  1. Use uncoupling membrane under all tile unless other underlayment is indicated.
  2. Use waterproofing membrane at wet areas.
- B. Over wood substrates, install in accordance with the TCNA (HB) Method best suited for the substrate and location, with standard grout, unless otherwise indicated.

## 3.03 INSTALLATION - SHOWERS AND BATHTUB

- A. At tiled showers and bathtubs install in accordance with the TCNA (HB) Method best suited for the substrate and location. Wall tile shall be thin-set over waterproof membrane on cementitious backer units.
  1. Grout with standard grout as specified above.

## 3.04 INSTALLATION - WALL TILE

- A. Over cementitious backer units on studs, install in accordance with TCNA (HB) Method best suited for the application, using membrane at toilet rooms.
- B. Over coated glass mat backer board on studs, install in accordance with TCNA (HB) Method best suited to the application.

### END OF SECTION

### SECTION 09 5100

### ACOUSTICAL CEILINGS

## PART 1 GENERAL

### 1.01 SECTION INCLUDES

- A. Suspended metal grid ceiling system.
- B. Acoustical units.

### 1.02 SUBMITTALS

- A. Shop Drawings: Indicate grid layout and underlayment dimensioning.
- B. Product Data: Provide data on suspension system components and acoustical units.

### 1.03 FIELD CONDITIONS

- A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

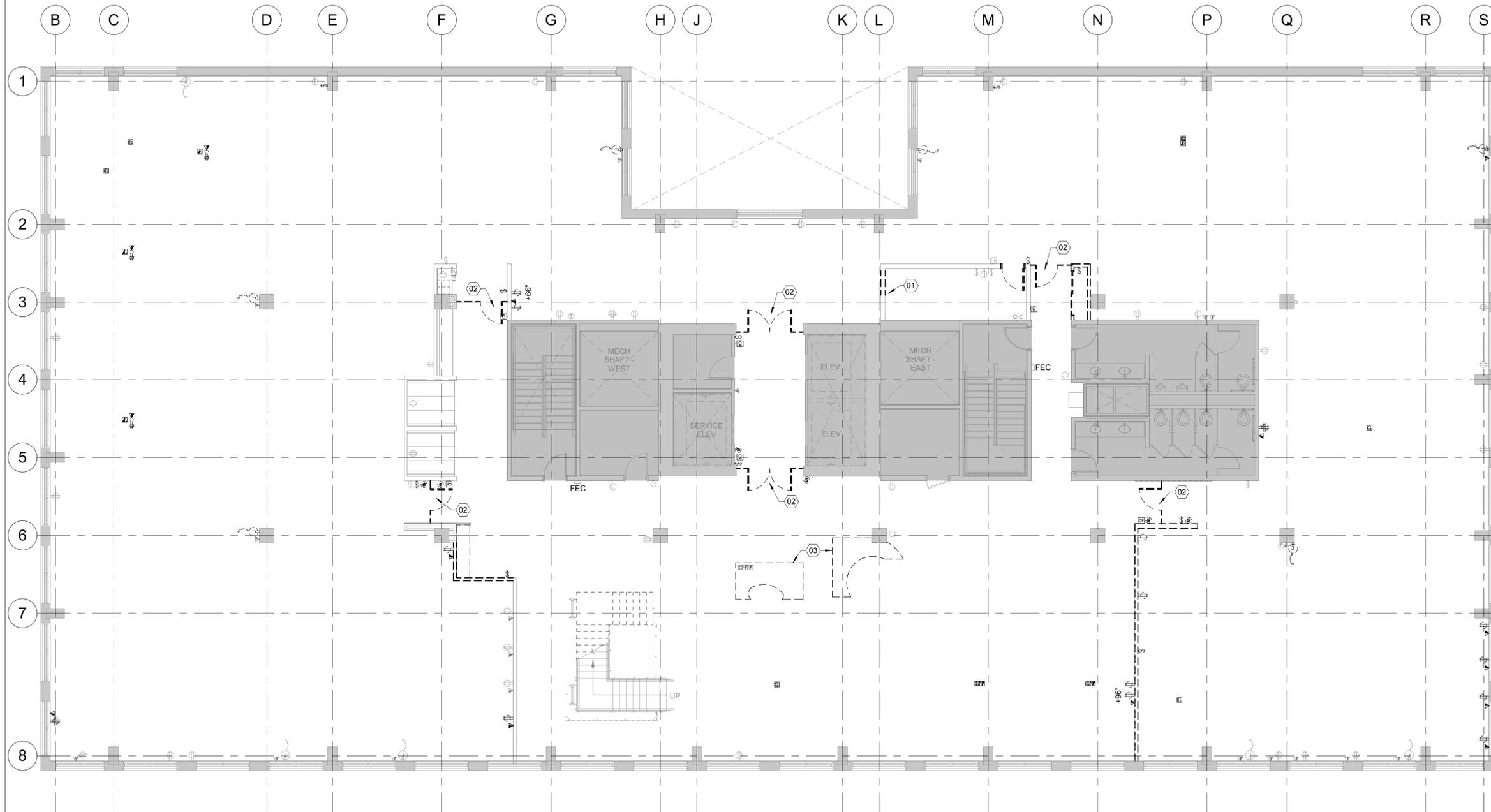
### 1.04 ADDITIONAL STOCK

- A. Provide no less than 1 full case of each type of Acoustic Panel to Owner's designated storage location.

## PART 2 PRODUCTS

### 2.01 PERFORMANCE REQUIREMENTS

- A. Fire-Resistance Rating: Determined in accordance with test procedures in ASTM E119.
- B. Seismic Performance: Ceiling systems designed to withstand the effects of earthquake motions determined according to ASCE 7 for Seismic Design Category D, E, or F and complying with the following:
  1. Local authorities having jurisdiction.



**1 LEVEL 08 DEMO FLOOR PLAN**

1/8" = 1'-0"



**GENERAL NOTES**

1. REMOVE ALL ITEMS SHOWN DASHED.
2. REMOVE ALL EXISTING CARPET THROUGHOUT SCOPE OF WORK, INCLUDING CARPET INSETS AT THE STAIR TREADS. PATCH & FILL HOLES OR DAMAGED AREAS AS REQUIRED.
3. REMOVE ALL EXISTING RUBBER BASE THROUGHOUT SCOPE OF WORK. AT EXISTING WALLS TO REMAIN, PATCH & REPAIR WOOD BASE TO MATCH EXISTING.
4. PATCH & REPAIR ANY DISTURBED CONSTRUCTION & FINISHES AT EXISTING SHELL CONSTRUCTION.

**REFERENCE NOTES**

- 01 (E) FIRE EQUIPMENT LOCATED ON THIS WALL TO BE REMOVED.
- 02 REMOVE EXISTING GLASS ENTRY DOORS & ASSOCIATED INFRASTRUCTURE/HARDWARE. PATCH/REPAINT WALLS AS NEEDED.
- 03 REMOVE EXISTING RECEPTION DESK AND WAITING BENCH.

**GBD**

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STAMP



**PROJECT**

**HDR Pearl West**  
1455 NW Irving St, Suite 800  
Portland, OR 97209

**CLIENT**

**HDR**  
1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

**REVISIONS**

2	04/30/2025	ASI 3
1	04/02/2025	ASI 2

**DATE**

05.06.2025

**PROJECT NUMBER**

20137549

**SCALE**

As indicated

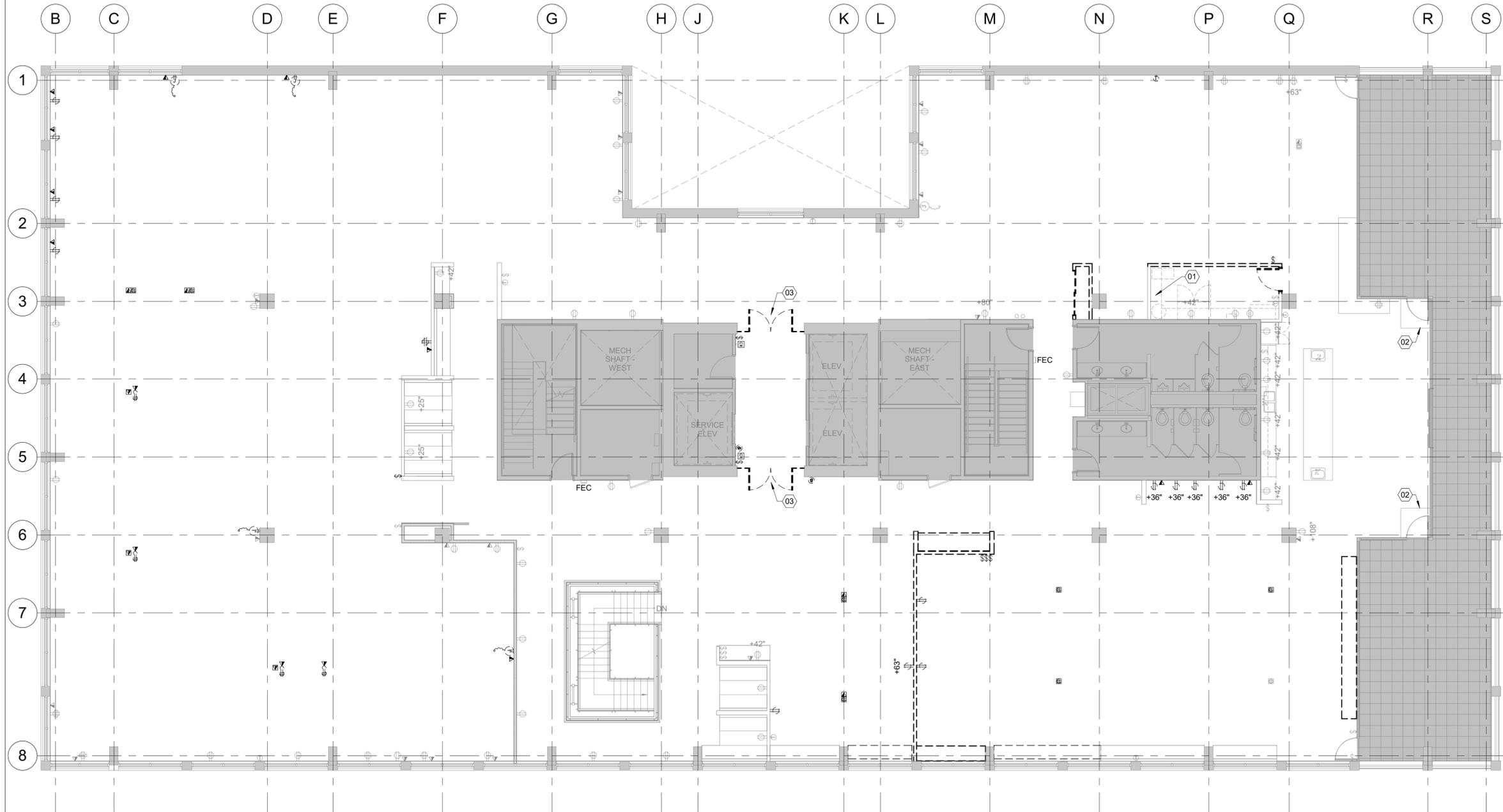
**SHEET TITLE**

LEVEL 08 - DEMO FLOOR PLAN

**D108**

**City of Portland**  
Reviewed for  
Code Compliance

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA



**1 LEVEL 09 DEMO FLOOR PLAN**  
1/8" = 1'-0"



- GENERAL NOTES**
1. REMOVE ALL ITEMS SHOWN DASHED.
  2. REMOVE ALL EXISTING CARPET THROUGHOUT SCOPE OF WORK, INCLUDING CARPET INSETS AT THE STAIR TREADS. PATCH & FILL HOLES OR DAMAGED AREAS AS REQUIRED.
  3. REMOVE ALL EXISTING RUBBER BASE THROUGHOUT SCOPE OF WORK. AT EXISTING WALLS TO REMAIN, PATCH & REPAIR WOOD BASE TO MATCH EXISTING.
  4. PATCH & REPAIR ANY DISTURBED CONSTRUCTION & FINISHES AT EXISTING SHELL CONSTRUCTION.

- REFERENCE NOTES**
- 01 (E) SPECIALTY EQUIPMENT TO BE REMOVED.
  - 02 EXISTING WALK OFF MAT TO REMAIN.
  - 03 REMOVE EXISTING GLASS ENTRY DOORS & ASSOCIATED INFRASTRUCTURE/HARDWARE. PATCH/REPAINT WALLS AS NEEDED.



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**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/30/2025	ASI 3

**DATE**  
05.06.2025

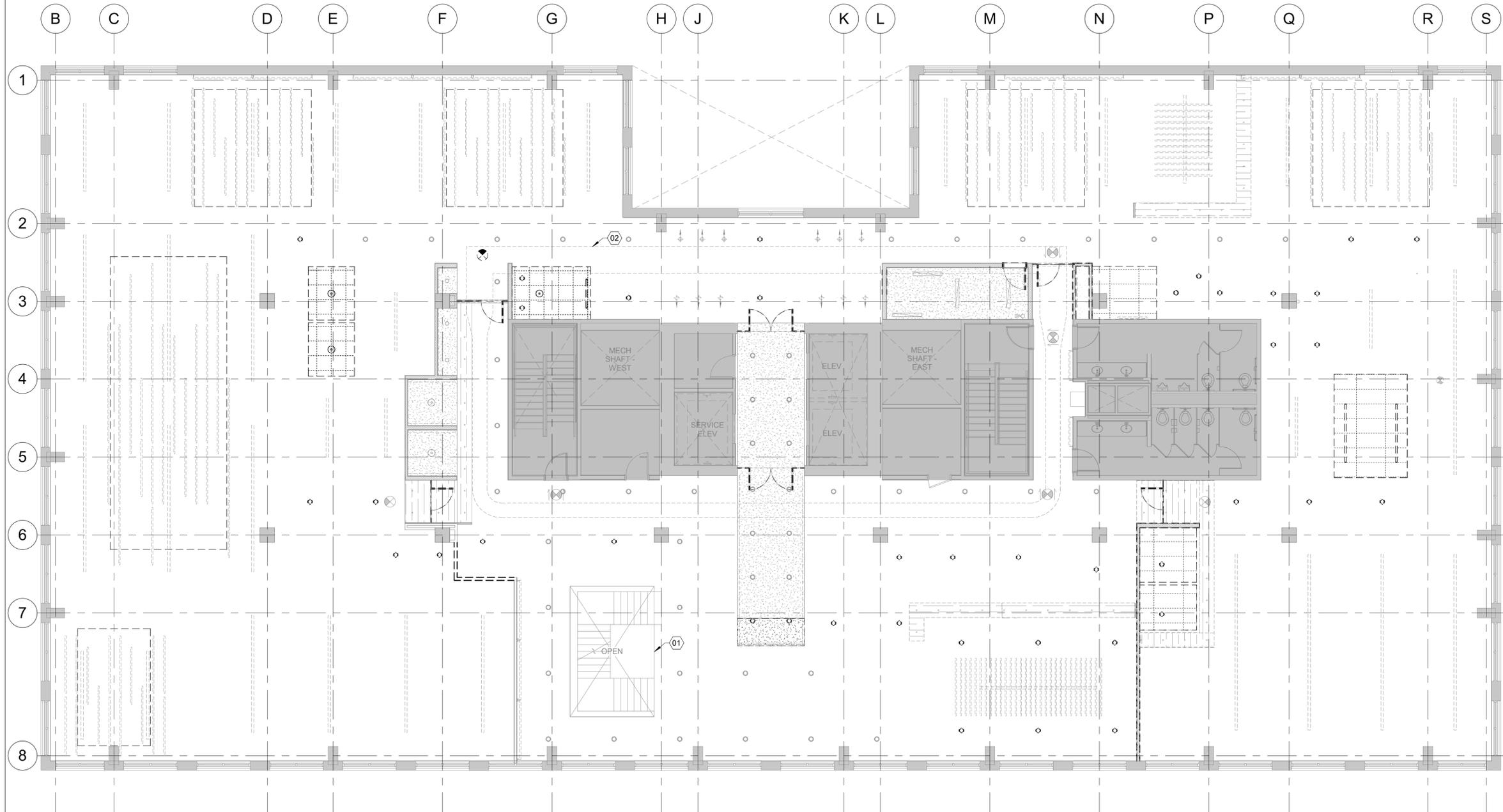
**PROJECT NUMBER**  
20137549

**SCALE**  
As indicated

**SHEET TITLE**  
LEVEL 09 - DEMO FLOOR PLAN

**City of Portland**  
Reviewed for  
Code Compliance  
Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

**D109**



**1 LEVEL 08 DEMO RCP**  
1/8" = 1'-0"



**GENERAL NOTES**

1. REMOVE ALL ITEMS SHOWN DASHED.
2. REMOVE & SALVAGE EXISTING CYLINDER FIXTURES THROUGHOUT CIRCULATION AREA FOR REUSE PER PLAN.

**REFERENCE NOTES**

- 01 (E) GLASS DRAFT CURTAIN TO REMAIN
- 02 (E) MEDIUM PRESSURE DUCT TO REMAIN.

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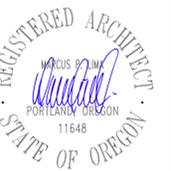
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REVISIONS

NO.	DATE	DESCRIPTION
1	04/02/2025	ASI 2

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

As indicated

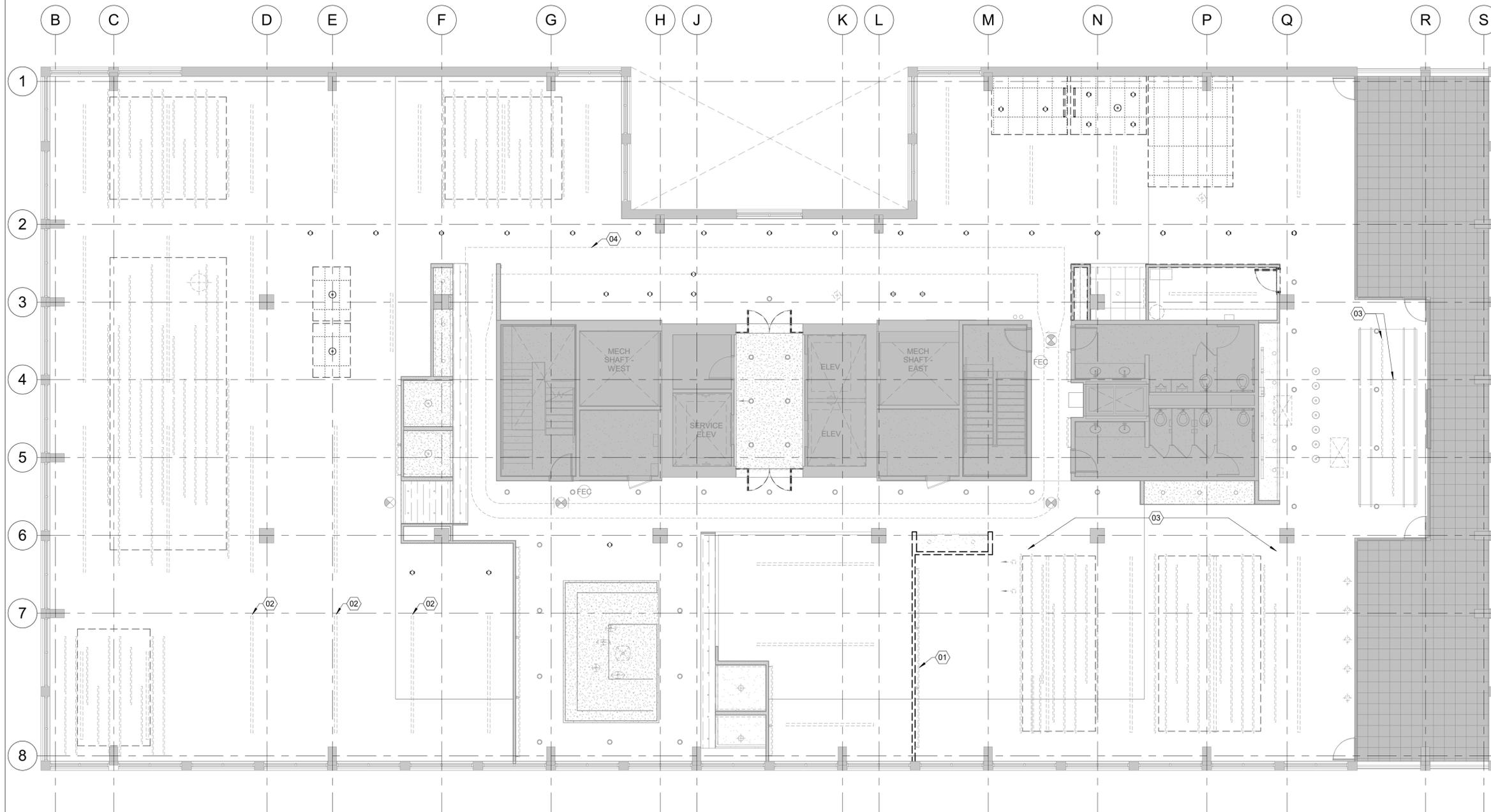
SHEET TITLE

LEVEL 08 - DEMO  
CEILING PLAN

**City of Portland**  
Reviewed for  
Code Compliance

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

**D708**



**1 LEVEL 09 DEMO RCP**

1/8" = 1'-0"



**GENERAL NOTES**

1. REMOVE ALL ITEMS SHOWN DASHED.
2. REMOVE & SALVAGE EXISTING CYLINDER FIXTURES THROUGHOUT CIRCULATION AREA FOR REUSE PER PLAN.

**REFERENCE NOTES**

- 01 (E) SPECIALTY EQUIPMENT TO BE REMOVED.
- 02 REMOVE & SALVAGE EXISTING SUSPENDED LINEAR FOR REUSE.
- 03 REMOVE & SALVAGE EXISTING SUSPENDED ACOUSTIC BAFFLES FOR REUSE.
- 04 (E) MEDIUM PRESSURE DUCT TO REMAIN.

**GBD**

GBD Architects,  
Incorporated  
1120 NW Couch St.  
Ste. 300  
Portland, OR 97209  
Tel. (503) 224-9656  
gbdarchitects.com

GBD © 2025

STAMP



**PROJECT**

**HDR Pearl West**

1455 NW Irving St, Suite 800  
Portland, OR 97209

**CLIENT**

**HDR**

1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

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**SCALE**

As indicated

**SHEET TITLE**

LEVEL 09 - DEMO  
CEILING PLAN

**City of Portland**  
Reviewed for  
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Date: 5/22/2025  
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**D709**



PROJECT

**HDR Pearl West**

1455 NW Irving St, Suite 800  
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REVISIONS

NO.	DATE	DESCRIPTION
2	04/30/2025	ASI 3
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DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

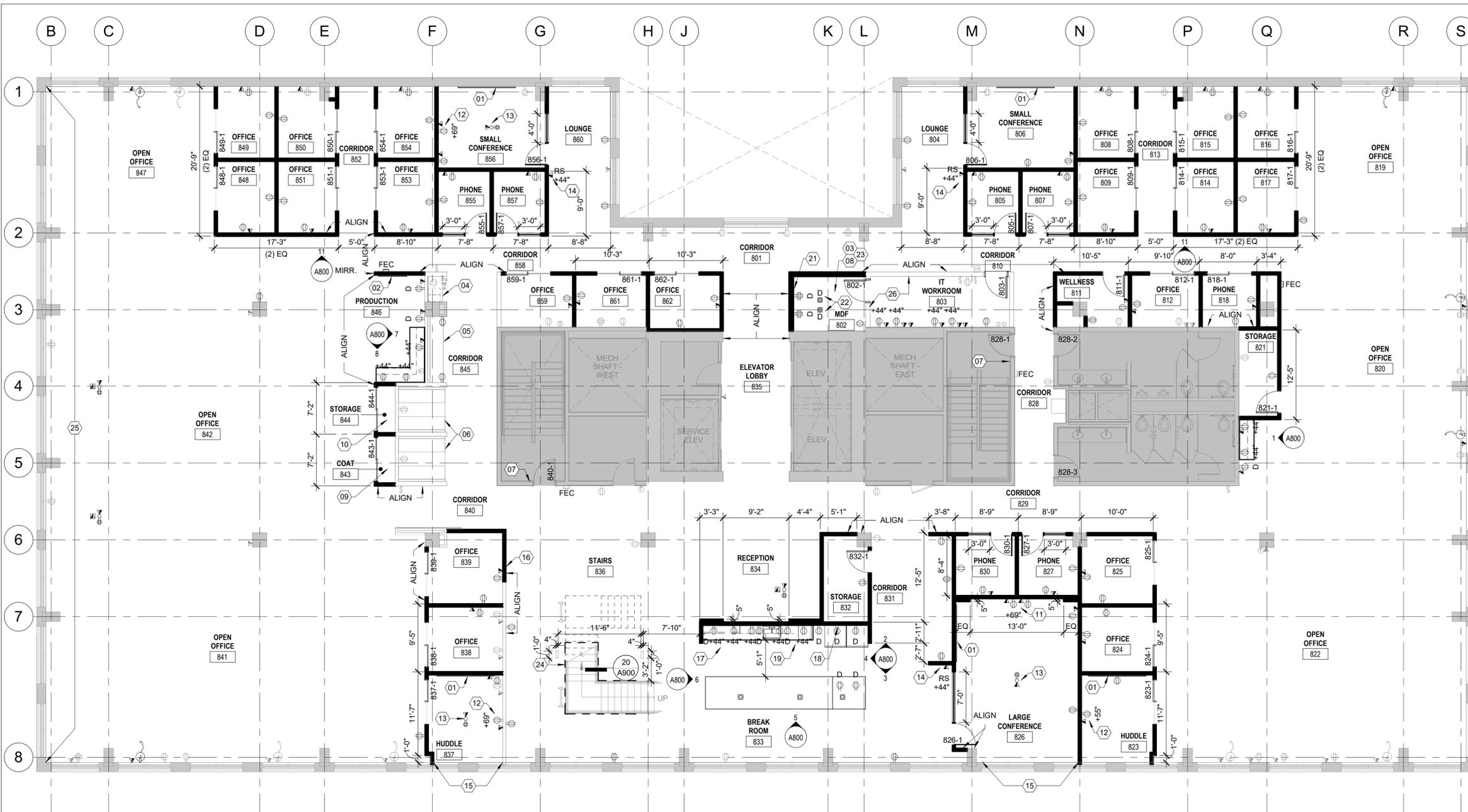
As indicated

SHEET TITLE

LEVEL 08 - FLOOR PLAN

# A108

**City of Portland**  
Reviewed for  
Code Compliance  
Date: 5/22/2025  
Permit #: 25-037217-000-00-FA



**1 LEVEL 08 FLOOR PLAN**

1/8" = 1'-0"

**GENERAL NOTES**

- PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED MILLWORK SUPPLIED & INSTALLED BY CONTRACTOR AND/OR TENANT.
- PROVIDE NEW BUILDING STANDARD SHADES AT EXTERIOR WINDOWS AS NEEDED TO ACCOMMODATE NEW LAYOUT AND REPAIR DAMAGED SHADES. ALL NEW SHADES TO BE BUILDING STANDARD, CONFIRM WITH LL.
- PROVIDE NEW ELECTRICAL, TELEPHONE & DATA OUTLETS AS INDICATED. ALL DEVICES TO BE WHITE.
- ANY NEW PENETRATIONS IN CONCRETE DEEPER THAN 3/4" MUST BE GPR SCANNED BEFORE DRILLING.
- ABANDONED FLOOR CORES MUST BE FILLED IN TO LL SATISFACTION, CORES GREATER THAN 2" DIA. TO BE FILLED ACCORDING TO LL'S STRUCTURAL ENGINEER.
- ALL ANGLE STOPS SHALL HAVE WATER SENSORS WITH AUTO SHUTOFF AND LOCAL ENUNCIATION.

**REFERENCE NOTES**

- WHITEBOARD, OFOI.
- TACK BOARD, OFOI.
- CONFIRM SPECIALTY OUTLET REQUIREMENTS W/ TENANT IT. GC TO GROUND ONE OF THE QUAD OUTLETS IN THE ROOM.
- EXISTING CASEWORK TO REMAIN. TOUCH UP CABINETRY / REPLACE OR REPAIR HARDWARE AS NEEDED.
- EXISTING BOOTH TO REMAIN. CLEAN EXISTING UPHOLSTERY / REPAIR ANY DAMAGE.
- EXISTING BOOTH TO REMAIN. REMOVE EXISTING UPHOLSTERY & INSTALL NEW UPHOLSTERY PROVIDED BY FURNITURE VENDOR.
- EXISTING DOOR AND HARDWARE TO REMAIN. PROVIDE AND INSTALL NEW CARD READER AT STAIRWELL SIDE.
- PROVIDE FIRE EXTINGUISHER USING DUPONT FE-36 EXTINGUISHING AGENT AT MDF ROOM.
- PROVIDE CLOSET ROD / SHELF W/ 30% PORTION OF SHELF AT 34".
- PROVIDE 18"D ADJUSTABLE MELAMINE SHELVING (6 SHELVES) ON HEAVY DUTY BRACKETS & STANDARDS. PLACE BRACKETS EVENLY ON BACK WALL & PROVIDE BACKING IN PARTITION AS REQUIRED.
- PROVIDE AV BACK BOX CHIEF PAC525F. LOCATE FRAMING AS REQUIRED. PROVIDE BLOCKING AT INTERIOR PARTITION FOR TV MOUNT. PROVIDE POWER DUPLEX OUTLET AT BOTTOM LEFT KNOCKOUT. PROVIDE (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ MUD RING AT TOP LEFT KNOCKOUT & PULL-STRING FOR DATA VENDOR DATA. FROM TOP RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ PULL-STRING FOR AV VENDOR. FROM BOTTOM RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT TO THE FLOORCORE LOCATION IN ROOM (IF APPLICABLE - OR LEAVE BLANK). NO HANDY BOXES TO BE USED. FULL JUNCTION BOXES ONLY. ADDITIONAL POWER AT STD RECEPTICAL HEIGHT TO BE CENTERED W/ TV BACKBOXES. CONFIRM EXACT LOCATION & HEIGHT PRIOR TO INSTALLATION.
- PROVIDE FLUSH FLOOR ELECTRICAL, DATA & TELEPHONE FLOOR BOX. X-RAY & CORE DRILL SLAB AS REQUIRED. PROVIDE A DEVICE SIMILAR TO A 4" CORE W/ A WIREMOLD EVOLUTION GATCFE (INCLUDE SOFT & HARD CONNECTIONS). CONFIRM EXACT SPEC FOR THIS TYPE OF INSTALLATION W/ HDR PRIOR TO CONSTRUCTION. PROVIDE BLACK COVER W/ A BLACK FINISH FLANGE. PROVIDE A SEPARATE 1.25" CONDUIT FROM FLOOR BOX TO ABOVE CEILING W/ PULL STRING FOR TENANT PROVIDED DATA CABLING. DO NOT RUN POWER & DATA CONDUIT THROUGH TV BOXES. CONFIRM EXACT LOCATION W/ HDR PRIOR TO INSTALLATION.
- PROVIDE AV BACK BOX CHIEF PAC525F. LOCATE FRAMING AS REQUIRED. PROVIDE BLOCKING AT INTERIOR PARTITION FOR TV MOUNT. PROVIDE POWER DUPLEX OUTLET AT BOTTOM LEFT KNOCKOUT. PROVIDE JUNCTION BOX AT TOP LEFT KNOCKOUT W/ (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ MUD RING AT TOP LEFT KNOCKOUT & PULL-STRING FOR DATA VENDOR DATA. FROM TOP RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ PULL-STRING FOR AV VENDOR. FROM BOTTOM RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT TO THE FLOORCORE LOCATION IN ROOM (IF APPLICABLE - OR LEAVE BLANK). NO HANDY BOXES TO BE USED. FULL JUNCTION BOXES ONLY. ADDITIONAL POWER AT STD RECEPTICAL HEIGHT TO BE CENTERED W/ TV BACKBOXES. CONFIRM EXACT LOCATION & HEIGHT PRIOR TO INSTALLATION.
- PROVIDE WATERLINE CONNECTIONS IN BASE CABINET W/ CORE DRILL IN CABINET FOR OWNER MACHINES.
- WATERLINE TO BE STUBBED OUT W/ A CONTROL VALVE COPPER WATERLINE. GC TO MAKE ALL PLUMBING CONNECTIONS IF NOT EXISTING.
- BEVI LOCATION (NIC). PROVIDE DEDICATED POWER & WATERLINE AS INDICATED W/ DEDICATED POWER SUPPLY.
- PROVIDE 3/4" CDX 5 PLY FIRE RATED PLYWOOD TO ENTIRE BACK WALL BEHIND RACK NON-PAINTED. REFER TO SERVER ROOM PLAN. ON BOARD, PROVIDE GROUND BUS W/ #6 STRANDED COPPER WIRE TO ISOLATED BUILDING GROUND. LOCATE NEAR TOP OF MOUNTING BOARD. TAGS TO BE LEFT UNPAINTED.
- NEW NOTE FOR MDF/IDFSGC TO PROVIDE HARDWIRED AND DEDICATED 20 AMP CIRCUIT IN 3/4" CONDUIT FOR TENANT PROVIDED SECURITY SYSTEM PANEL MOUNTED ON GC PROVIDED PLYWOOD. IF THERE IS NOT A DEDICATED CIRCUIT AVAILABLE, THEN THE EXISTING CIRCUIT USED MUST ALSO BE 20 AMP MINIMUM.
- PROVIDE BUILDING STANDARD AIRFLOW TO ROOM. DO NOT LOCATE WATER CONNECTIONS ABOVE SERVER EQUIPMENT. ROOM TO HAVE HIGH TEMPERATURE SPRINKLER HEADS. PROVIDE THERMOSTAT IN SERVER ROOM TO MAINTAIN BUILDING SET POINT. PROVIDE EXHAUST FAN THAT IS HARDWIRED TO A T-STAT SET TO PULL AIR OUT AT 80 DEGREES. FAN TO BE LOCATED IN CEILING BEHIND SERVER RACK. 400CFM MINIMUM EXHAUST. PROVIDE LOUVER, PAINTED TO MATCH DOOR, IN SERVER ROOM DOOR.
- DASHED LINE REPRESENTS LOCATION OF NEW CANE DETECTION RAIL BELOW EXISTING STAIR. VERIFY REQUIRED EXTENTS IN FIELD: REFERENCE VIEWS 20/A900 AND 11/G003.
- ADD ALTERNATE: PROVIDE AND INSTALL AUTOMATIC MOTORIZED SHADES AT WEST EXPOSURE.
- EXTEND INDICATED WALLS TO UNDERSIDE OF HVAC/DECK.



PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
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05.06.2025

PROJECT NUMBER

20137549

SCALE

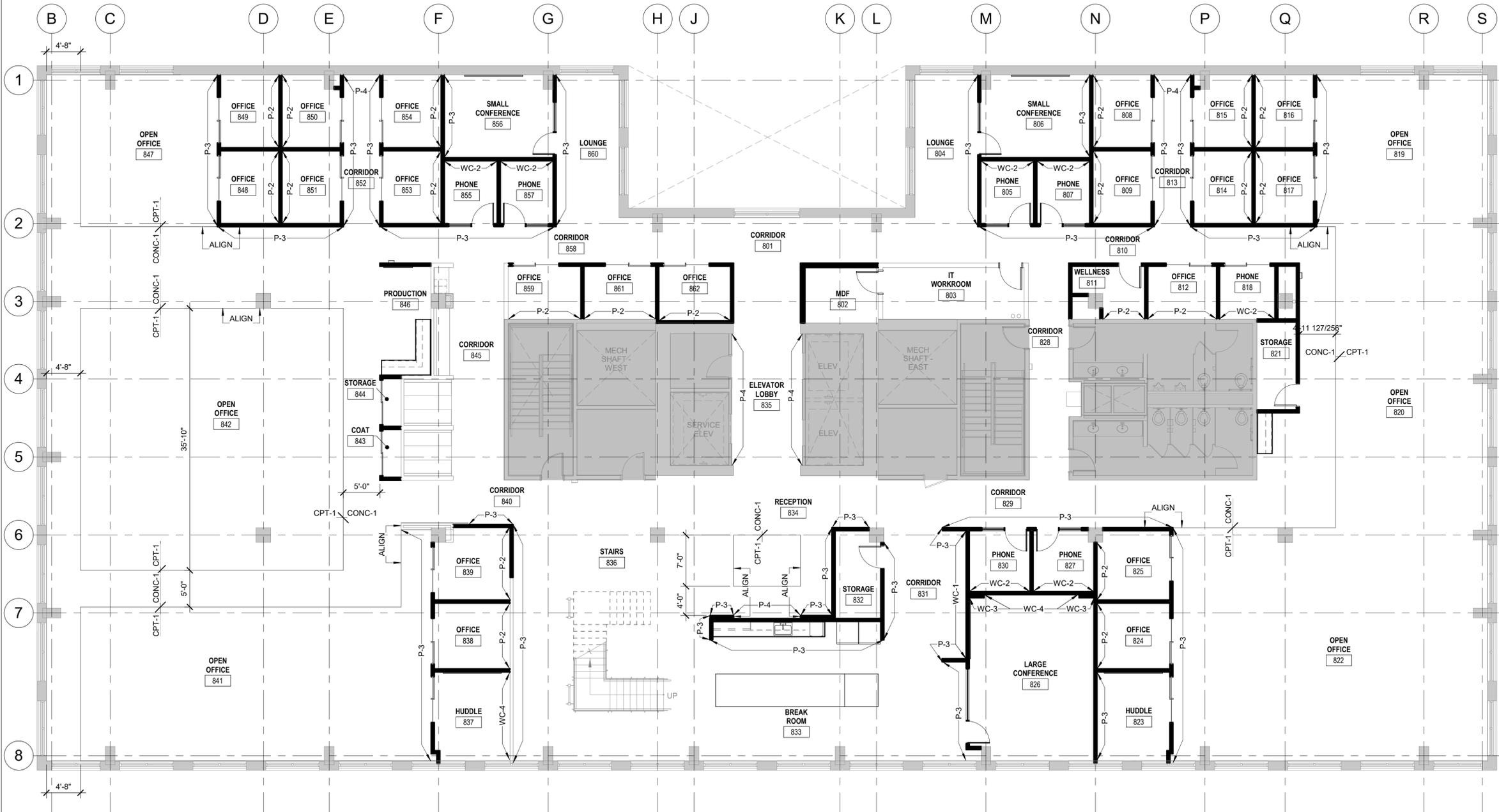
1/8" = 1'-0"

SHEET TITLE

LEVEL 08 - FINISH PLAN

## A108F

PERMIT SET



### 1 LEVEL 08 FINISH PLAN

1/8" = 1'-0"



**City of Portland**  
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Date: 5/22/2025  
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PROJECT  
**HDR Pearl West**  
 1455 NW Irving St, Suite 800  
 Portland, OR 97209  
 CLIENT  
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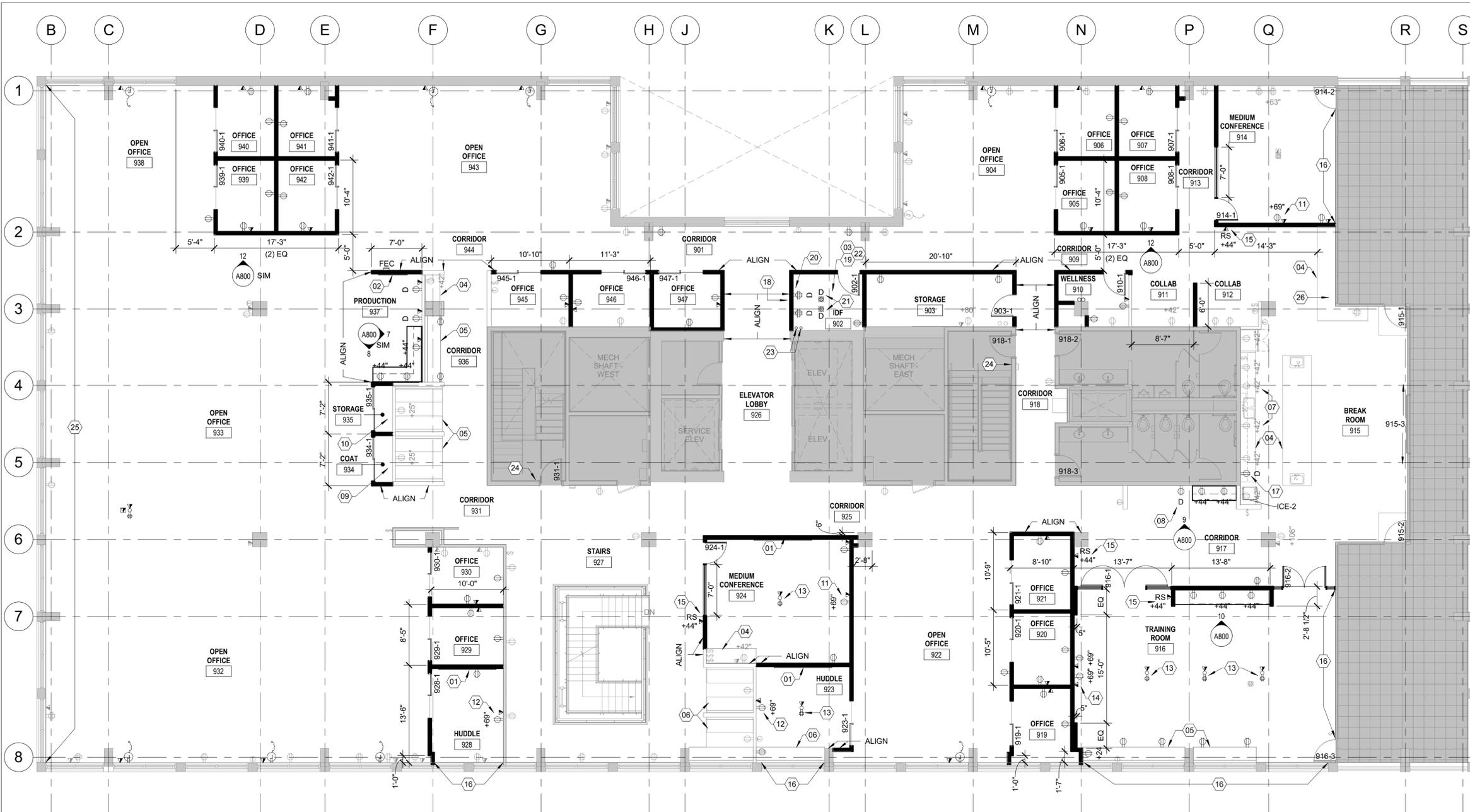
PROJECT NUMBER  
 20137549

SCALE  
 As indicated

SHEET TITLE  
 LEVEL 09 - FLOOR PLAN

# A109

PERMIT SET



## 1 LEVEL 09 FLOOR PLAN

1/8" = 1'-0"

### GENERAL NOTES

- PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED MILLWORK SUPPLIED & INSTALLED BY CONTRACTOR AND/OR TENANT.
- PROVIDE NEW BUILDING STANDARD SHADES AT EXTERIOR WINDOWS AS NEEDED TO ACCOMMODATE NEW LAYOUT AND REPAIR DAMAGED SHADES. ALL NEW SHADES TO BE BUILDING STANDARD, CONFIRM WITH LL.
- PROVIDE NEW ELECTRICAL, TELEPHONE & DATA OUTLETS AS INDICATED. ALL DEVICES TO BE WHITE.
- ANY NEW PENETRATIONS IN CONCRETE DEEPER THAN 3/4" MUST BE GPR SCANNED BEFORE DRILLING.
- ABANDONED FLOOR CORES MUST BE FILLED IN TO LL SATISFACTION, CORES GREATER THAN 2" DIA. TO BE FILLED ACCORDING TO LL'S STRUCTURAL ENGINEER.
- ALL ANGLE STOPS SHALL HAVE WATER SENSORS WITH AUTO SHUTOFF AND LOCAL ENUNCIATION.

### REFERENCE NOTES

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>WHITEBOARD, OFOI.</li> <li>TACK BOARD, OFOI.</li> <li>CONFIRM SPECIALTY OUTLET REQUIREMENTS W/ TENANT IT. GC TO GROUND ONE OF THE QUAD OUTLETS IN THE ROOM.</li> <li>EXISTING CASEWORK TO REMAIN. TOUCH UP CABINETRY / REPLACE OR REPAIR HARDWARE AS NEEDED.</li> <li>EXISTING BOOTH TO REMAIN. CLEAN EXISTING UPHOLSTERY / REPAIR ANY DAMAGE.</li> <li>EXISTING BOOTH TO REMAIN. REMOVE EXISTING UPHOLSTERY &amp; INSTALL NEW UPHOLSTERY PROVIDED BY FURNITURE VENDOR.</li> <li>GC TO PROVIDE NEW ADA HEIGHT GE S.S. DISHWASHER #GDT22SSLSLSS (CONFIRM FINISH PRIOR TO ORDER).</li> <li>COPIER LOCATION (N.I.C.). CONFIRM SPECIAL NEMA OUTLET REQUIREMENTS &amp; CLEARANCES PRIOR TO CONSTRUCTION. PROVIDE DEDICATED OUTLET.</li> <li>PROVIDE CLOSET ROD / SHELF W/ 30% PORTION OF SHELF AT 34".</li> </ol> | <ol style="list-style-type: none"> <li>PROVIDE 18"D ADJUSTABLE MELAMINE SHELVING (6 SHELVES) ON HEAVY DUTY BRACKETS &amp; STANDARDS. PLACE BRACKETS EVENLY ON BACK WALL &amp; PROVIDE BACKING IN PARTITION AS REQUIRED.</li> <li>PROVIDE AV BACK BOX CHIEF PAC525F. LOCATE FRAMING AS REQUIRED. PROVIDE BLOCKING AT INTERIOR PARTITION FOR TV MOUNT. PROVIDE POWER DUPLEX OUTLET AT BOTTOM LEFT KNOCKOUT. PROVIDE JUNCTION BOX AT TOP LEFT KNOCKOUT W/ (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ MUD RING AT TOP LEFT KNOCKOUT &amp; PULL-STRING FOR DATA VENDOR DATA. FROM TOP RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ MUD RING AT TOP LEFT KNOCKOUT &amp; PULL-STRING FOR DATA VENDOR DATA. FROM BOTTOM RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT TO THE FLOORCORE LOCATION IN ROOM (IF APPLICABLE - OR LEAVE BLANK). NO HANDY BOXES TO BE USED. FULL JUNCTION BOXES ONLY. ADDITIONAL POWER AT STD RECEPTICAL HEIGHT TO BE CENTERED W/ TV BACKBOXES. CONFIRM EXACT LOCATION &amp; HEIGHT PRIOR TO INSTALLATION.</li> <li>PROVIDE FLUSH FLOOR ELECTRICAL, DATA &amp; TELEPHONE FLOOR BOX. X-RAY &amp; CORE DRILL SLAB AS REQUIRED. PROVIDE A DEVICE SIMILAR TO A 4" CORE W/ A WIREMOLD EVOLUTION 6ATCFE (INCLUDE SOFT &amp; HARD CONNECTIONS). CONFIRM EXACT SPEC FOR THIS TYPE OF INSTALLATION W/ HDR PRIOR TO CONSTRUCTION. PROVIDE BLACK COVER W/ A BLACK FINISH FLANGE. PROVIDE A SEPARATE 1.25" CONDUIT FROM FLOOR BOX TO ABOVE CEILING W/ PULL STRING FOR TENANT PROVIDED DATA CABLING. DO NOT RUN POWER &amp; DATA CONDUIT THROUGH TV BOXES. CONFIRM EXACT LOCATION W/ HDR PRIOR TO INSTALLATION.</li> </ol> |
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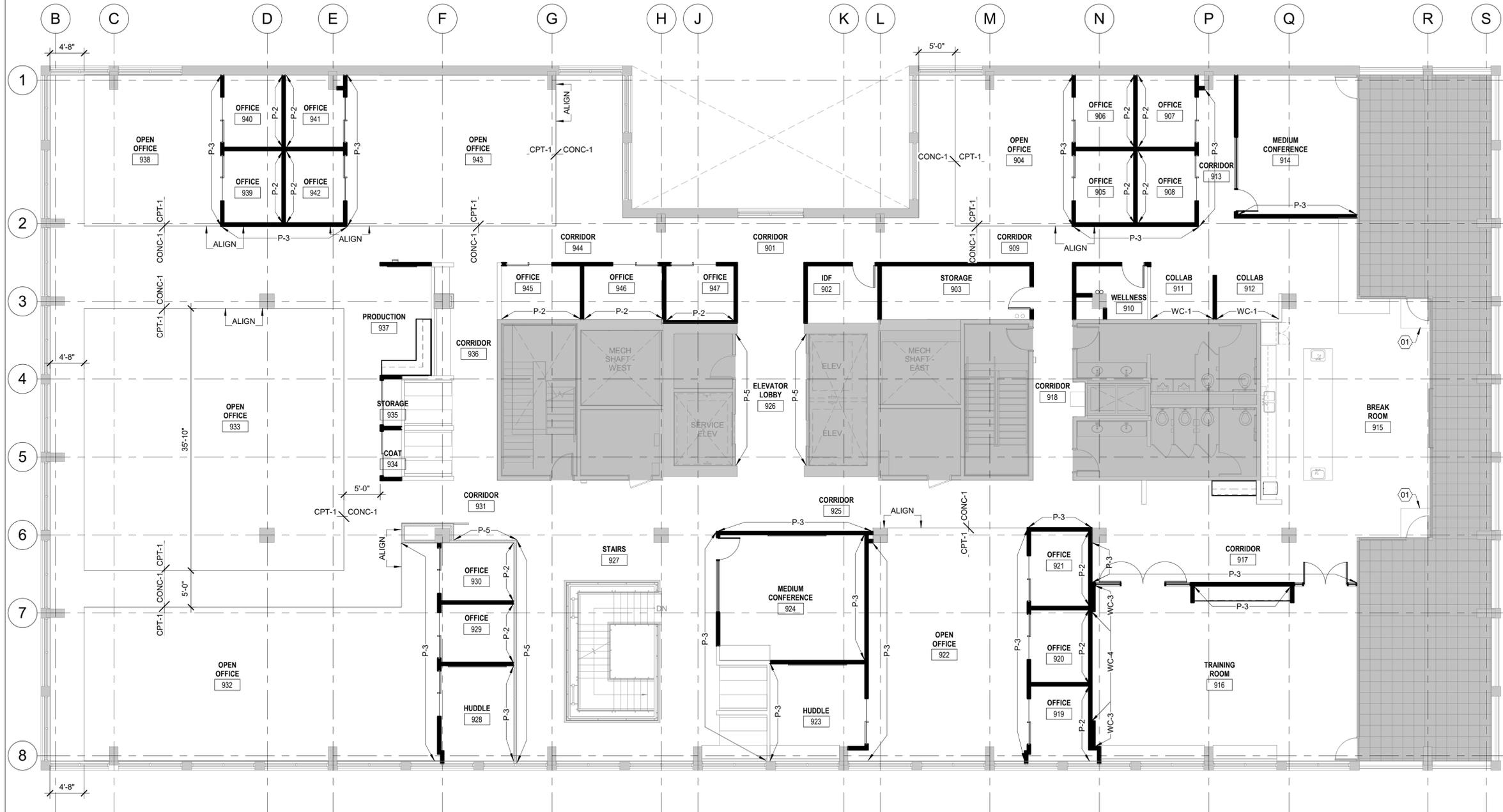
- PROVIDE AV BACK BOX CHIEF PAC525F. LOCATE FRAMING AS REQUIRED. PROVIDE BLOCKING AT INTERIOR PARTITION FOR TV MOUNT. PROVIDE POWER DUPLEX OUTLET AT BOTTOM LEFT KNOCKOUT. PROVIDE JUNCTION BOX AT TOP LEFT KNOCKOUT W/ (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ MUD RING AT TOP LEFT KNOCKOUT & PULL-STRING FOR DATA VENDOR DATA. FROM TOP RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE THE FINISHED CEILING W/ MUD RING AT TOP LEFT KNOCKOUT & PULL-STRING FOR DATA VENDOR DATA. FROM BOTTOM RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT TO THE FLOORCORE LOCATION IN ROOM (IF APPLICABLE - OR LEAVE BLANK). NO HANDY BOXES TO BE USED. FULL JUNCTION BOXES ONLY. ADDITIONAL POWER AT STD RECEPTICAL HEIGHT TO BE CENTERED W/ TV BACKBOXES. CONFIRM EXACT LOCATION & HEIGHT PRIOR TO INSTALLATION.

- PROVIDE DUAL WALLMATE RVP AV BACK BOX. LOCATE FRAMING AS REQUIRED. PROVIDE BLOCKING AT INTERIOR PARTITION FOR TV MOUNT. PROVIDE POWER DUPLEX OUTLET AT BOTTOM LEFT KNOCKOUT. PROVIDE JUNCTION BOX AT TOP LEFT KNOCKOUT W/ (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE FINISHED CEILING W/ PULL-STRING FOR DATA VENDOR. FROM TOP RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT STUBBED UP TO AN ACCESSIBLE LOCATION ABOVE FINISHED CEILING W/ PULL-STRING FOR AV VENDOR. FROM BOTTOM RIGHT KNOCKOUT PROVIDE (1) 1.25" CONDUIT TO CORE LOCATION IN ROOM (IF APPLICABLE - OR LEAVE BLANK). NO HANDY BOXES TO BE USED. FULL JUNCTION BOXES ONLY. ADDITIONAL POWER AT STD RECEPTICAL HEIGHT TO BE CENTERED W/ TV BACKBOXES. CONFIRM EXACT LOCATION & HEIGHT PRIOR TO INSTALLATION.

- COFFEE & ICE/WATER LOCATION (NIC). PROVIDE DEDICATED POWER & WATERLINE AS INDICATED W/ DEDICATED POWER SUPPLY (IF NOT EXISTING).
- LOGO, OFCI.
- PROVIDE FIRE EXTINGUISHER USING DUPONT FE-36 EXTINGUISHING AGENT AT MDF ROOM.
- PROVIDE 3/4" CDX 5 PLY FIRE RATED PLYWOOD TO ENTIRE BACK WALL BEHIND RACK NON-PAINTED. REFER TO SERVER ROOM PLAN, ON BOARD. PROVIDE GROUND BUS W/ #6 STRANDED COPPER WIRE TO ISOLATED BUILDING GROUND. LOCATE NEAR TOP OF MOUNTING BOARD. TAGS TO BE LEFT UNPAINTED.
- NEW NOTE FOR MDF/DFSGC TO PROVIDE HARDWIRED AND DEDICATED 20 AMP CIRCUIT IN 3/4" CONDUIT FOR TENANT PROVIDED SECURITY SYSTEM PANEL MOUNTED ON GC PROVIDED PLYWOOD. IF THERE IS NOT A DEDICATED CIRCUIT AVAILABLE, THEN THE EXISTING CIRCUIT USED MUST ALSO BE 20 AMP MINIMUM.

- PROVIDE BUILDING STANDARD AIRFLOW TO ROOM. DO NOT LOCATE WATER CONNECTIONS ABOVE SERVER EQUIPMENT. ROOM TO HAVE HIGH TEMPERATURE SPRINKLER HEADS. PROVIDE THERMOSTAT IN SERVER ROOM TO MAINTAIN BUILDING SET POINT. PROVIDE EXHAUST FAN THAT IS HARDWIRED TO A T-STAT SET TO PULL AIR OUT AT 80 DEGREES. FAN TO BE LOCATED IN CEILING BEHIND SERVER RACK, 400CFM MINIMUM EXHAUST. PROVIDE LOUVER, PAINTED TO MATCH DOOR, IN SERVER ROOM DOOR.
- PROVIDE (2) CUTS IN FLOOR FOR 4" POWER/DATA SLEEVE. CONTRACTOR TO SCAN SLAB BEFORE DRILLING, AND MAINTAIN EXISTING FIRE RATING OF FLOOR ASSEMBLY.
- EXISTING DOOR AND HARDWARE TO REMAIN. PROVIDE AND INSTALL NEW CARD READER AT STAIRWELL SIDE.
- ADD ALTERNATE: PROVIDE A LOCKING MECHANISM TO MOTORIZED SHADES AT WEST EXPOSURE.
- LOCATION OF OFOI CB-1. PROVIDE GROMMET IN COUNTER FOR POWER COR.

City of Portland  
 Reviewed for  
 Code Compliance  
 Date: 5/22/2025  
 Permit #: 25-037217-000-00-FA



### REFERENCE NOTES

- 01 EXISTING WALK OFF MAT TO REMAIN.

### PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

### CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
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### REVISIONS

NO.	DATE	DESCRIPTION

### DATE

05.06.2025

### PROJECT NUMBER

20137549

### SCALE

1/8" = 1'-0"

### SHEET TITLE

LEVEL 09 - FINISH PLAN

**City of Portland**  
Reviewed for  
Code Compliance

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

# A109F

## 1 LEVEL 09 FINISH PLAN

1/8" = 1'-0"



## GENERAL NOTES

- ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNO.
- ALL LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE.
- ALL CEILING HEIGHTS ARE MEASURED FROM STRUCTURAL FLOOR LEVEL TO FINISH CEILING, UNO.
- ALL NEW CEILINGS TO BE AT 9'-0" AFF UNO.
- WHEN A SINGLE LIGHT FIXTURE IN A ROOM IS NOT DIMENSIONED, CENTER THE FIXTURE IN THE ROOM.
- ALL CIRCULAR FIXTURES LOCATED IN NEW ACT CEILING GRIDS TO BE CENTERED WITHIN THE CEILING TILE.
- PROVIDE NEW DIMMER SWITCHING W/ NEW LIGHTING LAYOUT.
- PROVIDE OCCUPANCY SENSOR SWITCHING AT ALL NEW / EXISTING OFFICES, CONFERENCE ROOMS, PRODUCTION / COPY AREAS, & HUDDLE ROOMS. ALL SWITCHES TO BE WHITE. ADJUST ANY EXISTING SENSORS AS NEEDED FOR NEW LAYOUT & CEILING GRIDS.
- REPAIR OR REPLACE ANY INOPERABLE LIGHT FIXTURES TO REMAIN.

## REFERENCE NOTES

- (E) GLASS DRAFT CURTAIN TO REMAIN
- FIXTURE TO BE INSTALLED ON SEPARATE DIMMER SWITCH.
- EXISTING DRYWALL/HARDID CEILING TO REMAIN. EXISTING LIGHTING TO REMAIN. REPLACE BULBS AS NEEDED. CIRCUIT TOGETHER ON A DIMMER SWITCH IF NOT EXISTING.
- PROVIDE SWITCH FOR UNDER CABINET LIGHTING.
- POWER/DATA SLEEVES FROM FLOOR ABOVE.

## LUMINAIRE SCHEDULE

- |      |   |
|------|---|
| L1   | TO MATCH EXISTING CYLINDRICAL FIXTURES IN CIRCULATION AREA; GOTHAM 6" EVO CYLINDER  |
| L2   | MANUFACTURER: TBD, PRODUCT: RECESSED CAN LIGHT  |
| L3   | EXISTING SUSPENDED LINEAR TO BE SALVAGED AND REUSED.  |
| L4-A | MANUFACTURER: FINELITE, PRODUCT: HP-6 RECESSED LINEAR, 6'L  |
| L4-B | MANUFACTURER: FINELITE, PRODUCT: HP-6 RECESSED LINEAR, 8'L  |
| L5-A | MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR, 4'L  |
| L5-B | MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR, 6'L  |
| L5-C | MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR, 8'L  |
| L6-A | MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR WALL WASHER, 6'L  |
| L6-B | MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR WALL WASHER, 8'L  |
| L7   | MANUFACTURER: VISO LIGHTING, PRODUCT: GLOBE PENDANT #VSO731454, MATTIE BLACK CANOPY, 12"DIA, LENGTH AS INDICATED IN DRAWINGS          |
| L8   | MANUFACTURER: KUZCO LIGHTING, PRODUCT: MOTIF LED MINI PENDANT #K001002, BLACK, 3000K, 26"H PENDANT, LENGTH AS INDICATED IN DRAWINGS   |
| L9   | MANUFACTURER: BOVER, PRODUCT: CIRCULAR LED CHANDELIER, WHITE, OUTWARD LIGHT DIRECTION, 2700K, 47"DIA, LENGTH AS INDICATED IN DRAWINGS |
| L10  | LOW PROFILE LED UNDER CABINET LIGHTING  |

## PROJECT

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## CLIENT

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2	04/30/2025	ASI 3
1	04/02/2025	ASI 2

## DATE

05.06.2025

## PROJECT NUMBER

20137549

## SCALE

As indicated

## SHEET TITLE

LEVEL 08 - RCP

# A708



## 1 LEVEL 08 RCP

1/8" = 1'-0"





## GENERAL NOTES

- ALL DIMENSIONS ARE TO FINISH FACE OF WALL, UNO.
- ALL LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE.
- ALL CEILING HEIGHTS ARE MEASURED FROM STRUCTURAL FLOOR LEVEL TO FINISH CEILING, UNO.
- ALL NEW CEILINGS TO BE AT 9'-0" AFF UNO.
- WHEN A SINGLE LIGHT FIXTURE IN A ROOM IS NOT DIMENSIONED, CENTER THE FIXTURE IN THE ROOM.
- ALL CIRCULAR FIXTURES LOCATED IN NEW ACT CEILING GRIDS TO BE CENTERED WITHIN THE CEILING TILE.
- PROVIDE NEW DIMMER SWITCHING W/ NEW LIGHTING LAYOUT.
- PROVIDE OCCUPANCY SENSOR SWITCHING AT ALL NEW / EXISTING OFFICES, CONFERENCE ROOMS, PRODUCTION / COPY AREAS, & HUDDLE ROOMS. ALL SWITCHES TO BE WHITE. ADJUST ANY EXISTING SENSORS AS NEEDED FOR NEW LAYOUT & CEILING GRIDS.
- REPAIR OR REPLACE ANY INOPERABLE LIGHT FIXTURES TO REMAIN.

## REFERENCE NOTES

- NEW FIXTURES TO BE INSTALLED IN PREVIOUS FIXTURE LOCATIONS AT VARYING DROP LENGTHS PER DRAWINGS.
- FIXTURES TO BE CIRCUITED TOGETHER AND INSTALLED ON DIMMER SWITCH.
- FIXTURE TO BE INSTALLED ON SEPARATE DIMMER SWITCH.
- EXISTING FULL ROWS OF ACOUSTIC BAFFLES TO REMAIN. GC TO ADJUST ACOUSTIC BAFFLES IN OTHER ROWS TO MATCH, ADDING SALVAGED BAFFLES WHERE NEEDED.
- EXISTING DRYWALL/HARDLID CEILING TO REMAIN. EXISTING LIGHTING TO REMAIN, REPLACE BULBS AS NEEDED. CIRCUIT TOGETHER ON A DIMMER SWITCH IF NOT EXISTING.
- PROVIDE SWITCH FOR UNDER CABINET LIGHTING.
- PROVIDE ACOUSTIC BAFFLES, SALVAGED FROM EXISTING LAYOUT.

## LUMINAIRE SCHEDULE

- L1 TO MATCH EXISTING CYLINDRICAL FIXTURES IN CIRCULATION AREA; GOTHAM 6" EVO CYLINDER
- L2 MANUFACTURER: TBD, PRODUCT: RECESSED CAN LIGHT
- L3 EXISTING SUSPENDED LINEAR TO BE SALVAGED AND REUSED.
- L4-A MANUFACTURER: FINELITE, PRODUCT: HP-6 RECESSED LINEAR, 6'L
- L4-B MANUFACTURER: FINELITE, PRODUCT: HP-6 RECESSED LINEAR, 8'L
- L5-A MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR, 4'L
- L5-B MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR, 6'L
- L5-C MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR, 8'L
- L6-A MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR WALL WASHER, 6'L
- L6-B MANUFACTURER: FINELITE, PRODUCT: HP-4 RECESSED LINEAR WALL WASHER, 8'L
- L7 MANUFACTURER: VISO LIGHTING, PRODUCT: GLOBO PENDANT #VSO731454, MATTE BLACK CANOPY, 12"DIA, LENGTH AS INDICATED IN DRAWINGS
- L8 MANUFACTURER: KUZCO LIGHTING, PRODUCT: MOTIF LED MINI PENDANT #K00102, BLACK, 3000K, 26"H PENDANT, LENGTH AS INDICATED IN DRAWINGS
- L9 MANUFACTURER: BOVER, PRODUCT: CIRCULAR LED CHANDELIER, WHITE, OUTWARD LIGHT DIRECTION, 2700K, 47"DIA, LENGTH AS INDICATED IN DRAWINGS
- L10 LOW PROFILE LED UNDER CABINET LIGHTING

## PROJECT

HDR Pearl West

1455 NW Irving St, Suite 800  
Portland, OR 97209

## CLIENT

HDR

1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

## REVISIONS

NO.	DATE	DESCRIPTION
1	04/02/2025	ASI 2

## DATE

05.06.2025

## PROJECT NUMBER

20137549

## SCALE

As indicated

## SHEET TITLE

LEVEL 09 - RCP

# A709



## 1 LEVEL 09 RCP

1/8" = 1'-0"





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REVISIONS

NO.	DATE	DESCRIPTION
2	04/30/2025	ASI 3
1	03/26/2025	ASI 1

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

1/4" = 1'-0"

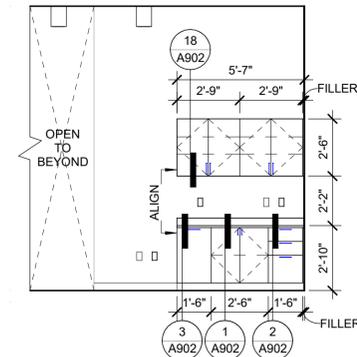
SHEET TITLE

INTERIOR ELEVATIONS

# A800

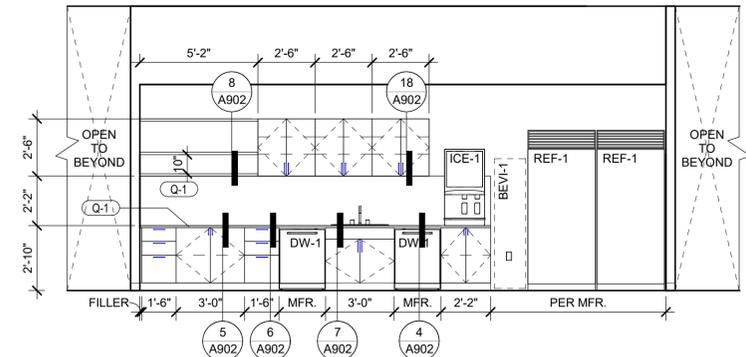
### REFERENCE NOTES

- 01 WATERFALL EDGE COUNTER, 1-1/2" EDGE THICKNESS W/ MITERED CORNERS.



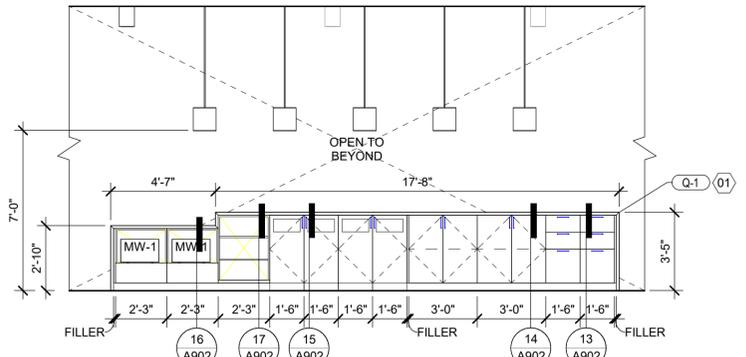
**1 OPEN OFFICE 820 - WEST**

1/4" = 1'-0"



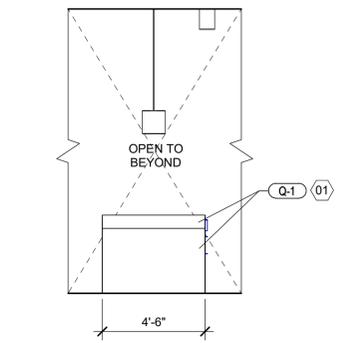
**2 BREAK ROOM 833 - NORTH**

1/4" = 1'-0"



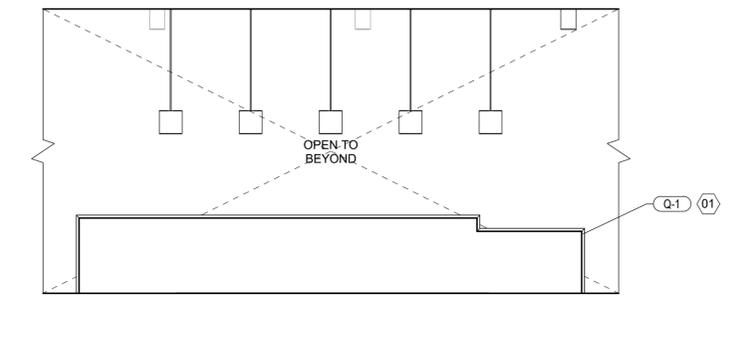
**3 BREAK ROOM 833 - SOUTH**

1/4" = 1'-0"



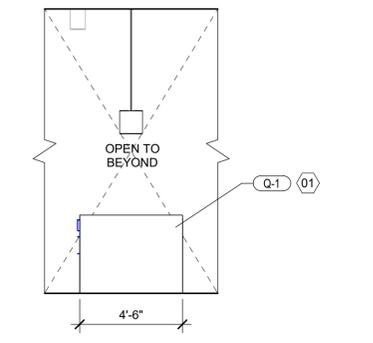
**4 BREAK ROOM 833 - WEST**

1/4" = 1'-0"



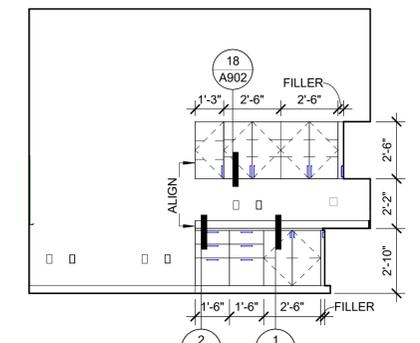
**5 BREAK ROOM 833 - NORTH 2**

1/4" = 1'-0"



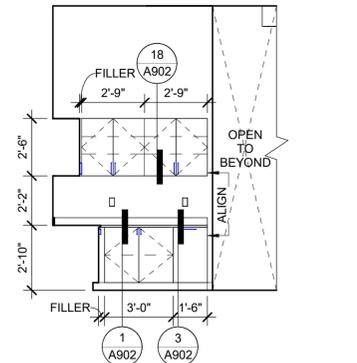
**6 BREAK ROOM 833 - EAST**

1/4" = 1'-0"



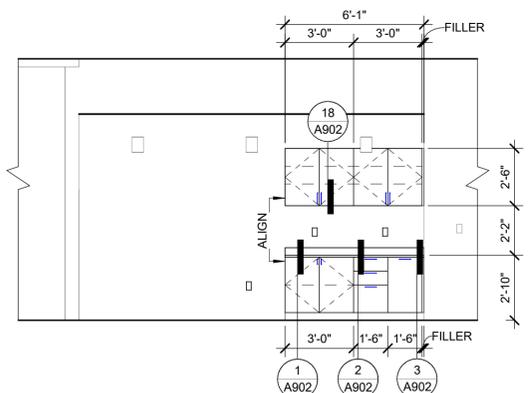
**7 PRODUCTION 846 - EAST**

1/4" = 1'-0"



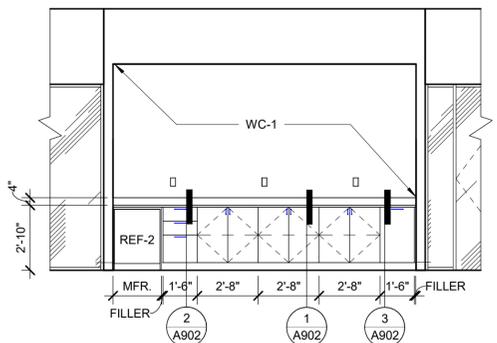
**8 PRODUCTION 846 - SOUTH**

1/4" = 1'-0"



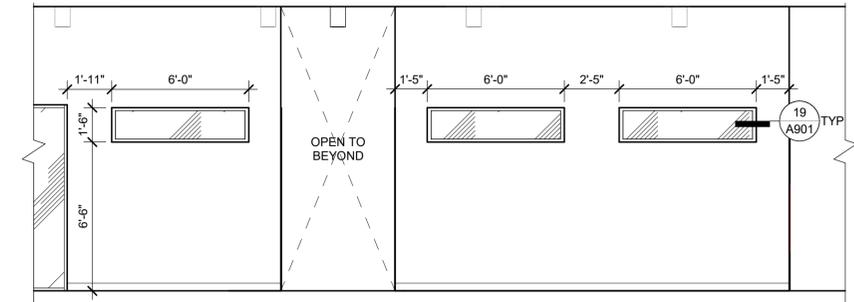
**9 CORRIDOR 917 - NORTH**

1/4" = 1'-0"



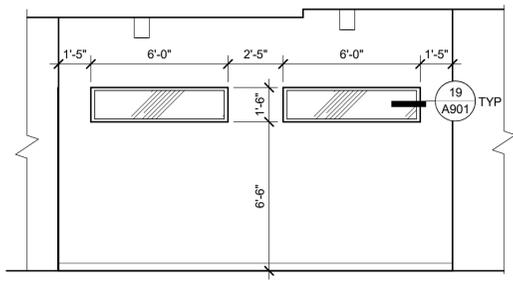
**10 TRAINING ROOM 916 - NORTH**

1/4" = 1'-0"



**11 CORRIDOR 810 - NORTH**

1/4" = 1'-0"



**12 CORRIDOR 909 - NORTH**

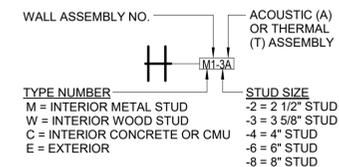
1/4" = 1'-0"

**City of Portland**  
Reviewed for  
Code Compliance  
Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

### GENERAL WALL TYPE NOTES

- ALL STC RATINGS LISTED ARE LAB TESTED NUMBERS. ACTUAL FIELD TESTING NUMBERS MAY VARY FROM LAB NUMBERS.
- STUD SPACING NOTED IS THE MAXIMUM ALLOWED SPACING PER THE UL DESIGN NO. REFER TO SPECIFICATIONS FOR ADDITIONAL STUD SPACING CRITERIA.

### METAL FRAMED WALL TYPE LEGEND



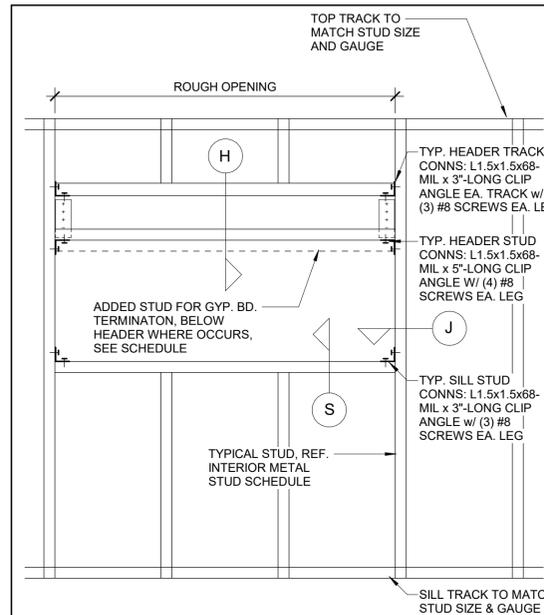
### INTERIOR METAL STUD SCHEDULE

STUD SIZE	MAX. WALL HEIGHT	BOTTOM TRACK	TYPICAL STUD	DEFLECTION TRACK
2 1/2"	12'-10"	250T125-33	250S162-33 @ 16" O.C.	33MIL MIN.
3 5/8"	12'-10"	362T125-30	362S125-30 @ 24" O.C.	33MIL MIN.
4"	12'-10"	400T125-30	400S125-30 @ 24" O.C.	33MIL MIN.
6"	12'-10"	600T125-30	600S125-30 @ 24" O.C.	33MIL MIN.

#### NOTES:

- SCHEDULE FRAMING IS DESIGNED FOR 5 PSF INTERIOR PRESSURE AND L/240 MAX. DEFLECTION.
- DEFLECTION TRACK FLANGE WIDTH SHALL BE AS REQUIRED TO ACCOMMODATE DEFLECTION HEAD MOVEMENT. REF. DETAILS FOR MOVEMENT REQUIREMENTS.

### INTERIOR PARTITION HEADER, SILL, AND JAMB SCHEDULE (3 5/8" STUD WALLS)



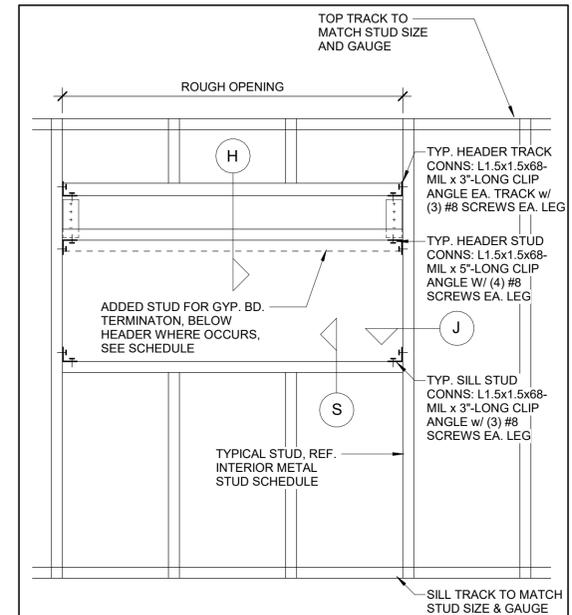
### HEADER, JAMB, AND SILL ELEVATION

OPENING WIDTH	HEADER (H)	SILL (S)	JAMB (J)
0-4 FEET AT 3 5/8" FRAMING	(1) 362T200-54 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 362T150-33	(2) 362S162-33
4-8 FEET AT 3 5/8" FRAMING	362T125-33 T&B (2) 362S162-33 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 362T125-33	(2) 362S162-33
4-12 FEET AT 3 5/8" FRAMING	362T250-43 T&B (2) 600S162-43 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 362T250-43	(2) 362S162-43
12-16 FEET AT 3 5/8" FRAMING	362T300-68 T&B (2) 800S162-43 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 362T300-68	(2) 362S162-97

#### NOTE:

LAP ALL MEMBERS w/ #8 SCREWS @ 12" O.C. TYP.  
DESIGN FOR WALL HEIGHT UP TO 12'-10", 5PSF INTERIOR PRESSURE, L/240 MAX. DEFLECTION.  
MEMBERS NOT DESIGNED FOR COMPOSITE ACTION.  
OPENINGS BEYOND SCHEDULE DESIGN LIMITS REQUIRE ADDITIONAL ENGINEERING.

### INTERIOR PARTITION HEADER, SILL, AND JAMB SCHEDULE (6" STUD WALLS)



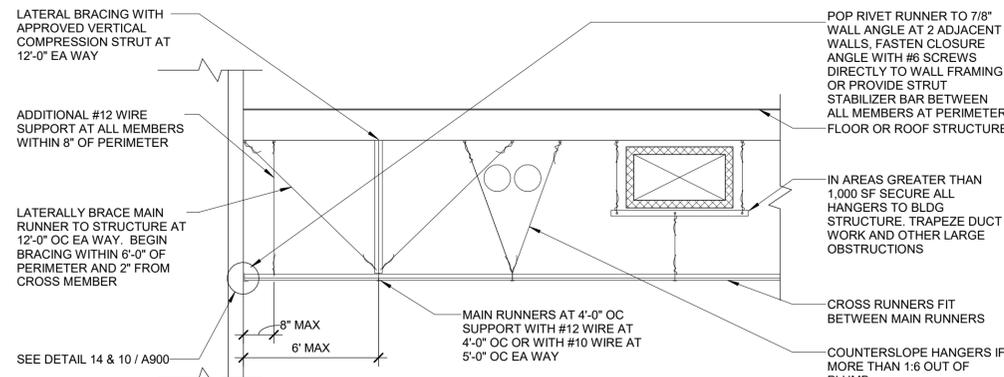
### HEADER, JAMB, AND SILL ELEVATION

OPENING WIDTH	HEADER (H)	SILL (S)	JAMB (J)
0-4 FEET AT 6" FRAMING	(1) 600T200-54 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 600T150-33	(2) 600S162-33
4-8 FEET AT 6" FRAMING	600T125-33 T&B (2) 362S162-33 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 600T125-33	(2) 600S162-33
4-12 FEET AT 6" FRAMING	600T125-43 T&B (2) 600S162-43 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 600T150-43	(2) 600S200-43
12-16 FEET AT 6" FRAMING	600T125-43 T&B (2) 800S162-43 <small>OPT. ADD'L STUD FOR GYP. BD. TERMINATION, MATCH JAMBS</small>	(1) 600T200-43	(2) 600S162-68

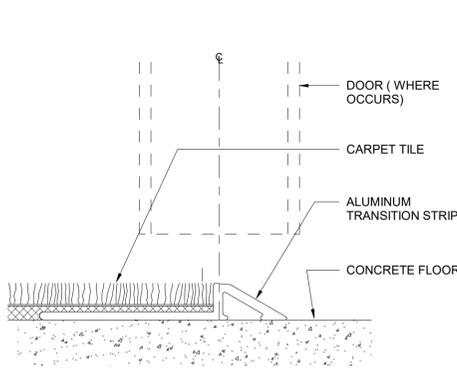
#### NOTE:

LAP ALL MEMBERS w/ #8 SCREWS @ 12" O.C. TYP.  
DESIGN FOR WALL HEIGHT UP TO 12'-10", 5PSF INTERIOR PRESSURE, L/240 MAX. DEFLECTION.  
MEMBERS NOT DESIGNED FOR COMPOSITE ACTION.  
OPENINGS BEYOND SCHEDULE DESIGN LIMITS REQUIRE ADDITIONAL ENGINEERING.

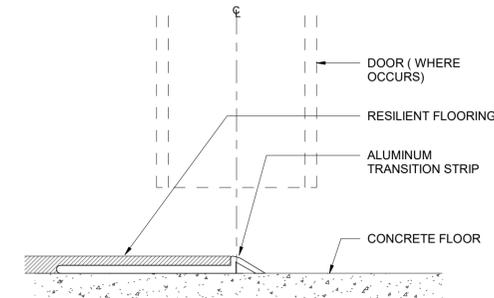
City of Portland  
Reviewed for  
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Date: 5/22/2025  
Permit #: 25-037217-000-00-FA



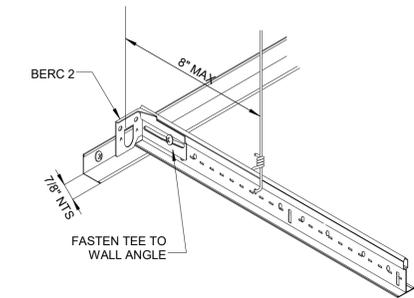
**13 LATERAL BRACING FOR SUSPENDED CEILING SYSTEM**  
1/2" = 1'-0"



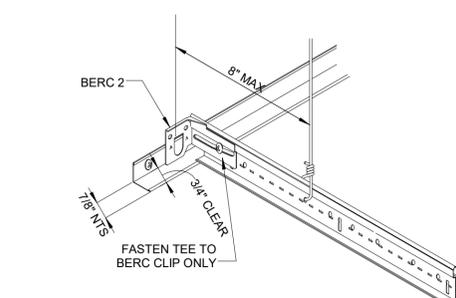
**17 TRANSITION - CARPET TO CONCRETE**  
1/2" = 1'-0"



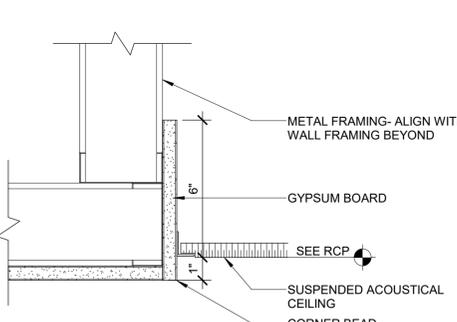
**18 TRANSITION - RF TO CONCRETE**  
1/2" = 1'-0"



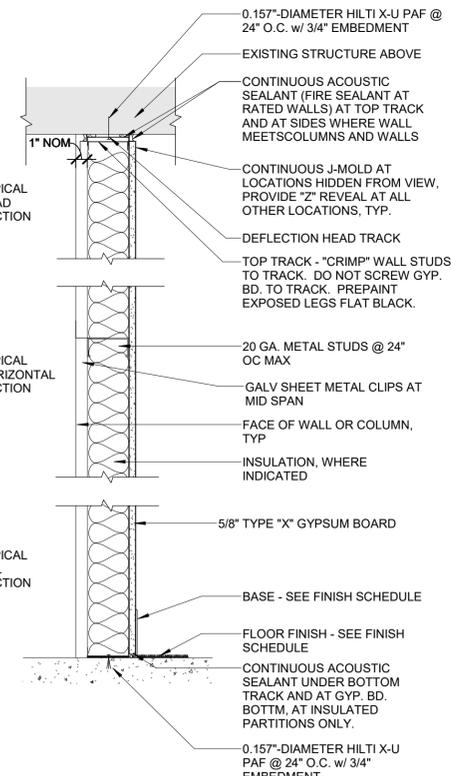
**14 CEILING EDGE - ATTACHED**  
3" = 1'-0"



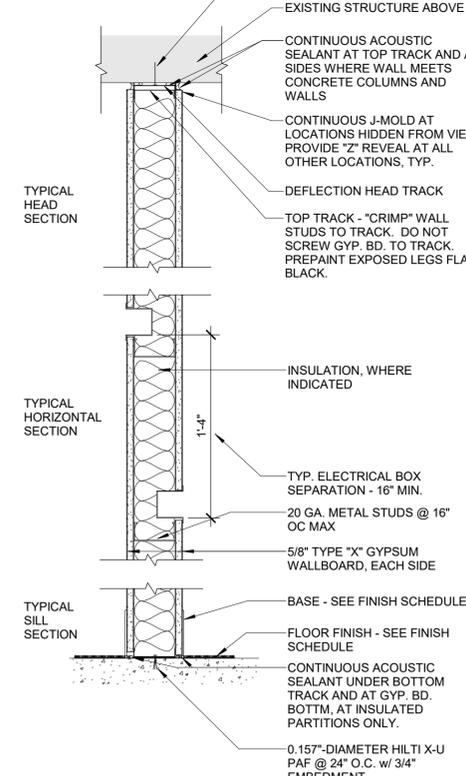
**10 CEILING EDGE - UNATTACHED**  
3" = 1'-0"



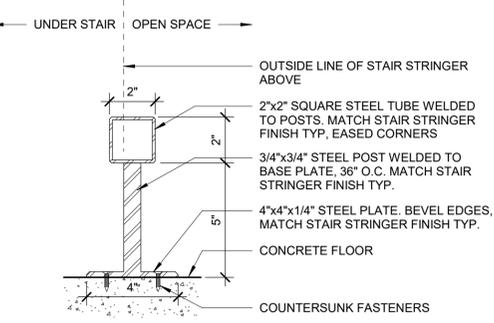
**19 TYP CEILING TRANSITION**  
3" = 1'-0"



**M2 NON-RATED FURRING WALL**  
UL: N/A - NON-RATED, STC 34, TEST# NGC2013012



**M1 NON-RATED WALL**  
UL: N/A - NON-RATED, STC 39, TEST# VENEKLASEN STUDY



**20 STAIR CANE DETECTION DETAIL**  
3" = 1'-0"



PROJECT

**HDR Pearl West**

1455 NW Irving St, Suite 800  
Portland, OR 97209

CLIENT

**HDR**

1050 SW 6th Ave, Suite 1800  
Portland, OR 97204

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REVISIONS

NO.	DATE	DESCRIPTION
1	04/30/2025	ASI 3

DATE

05.06.2025

PROJECT NUMBER

20137549

SCALE

As indicated

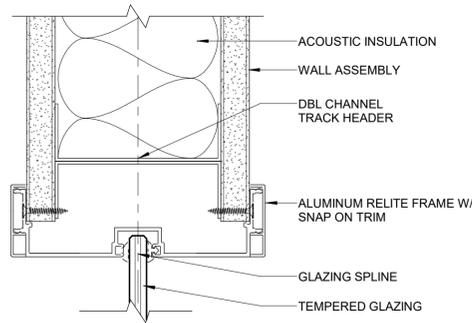
SHEET TITLE

DETAILS

## A901

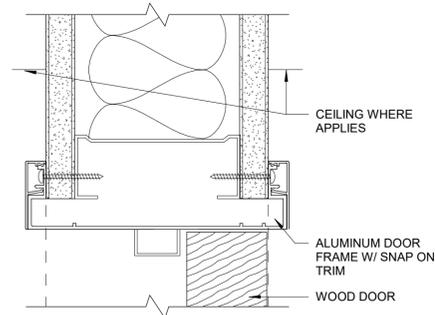
**City of Portland**  
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Date: 5/22/2025  
Permit #: 25-037217-000-00-FA



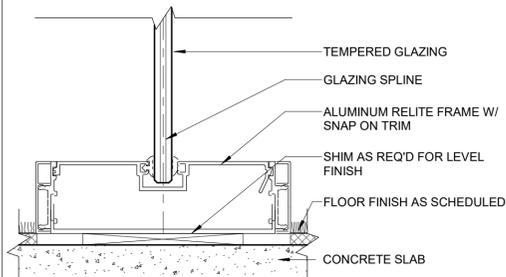
**17 TYP ALUMINUM RELITE @ HEAD**

6" = 1'-0"



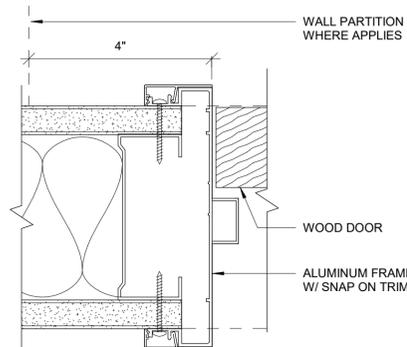
**13 TYP DOOR @ HEAD**

6" = 1'-0"



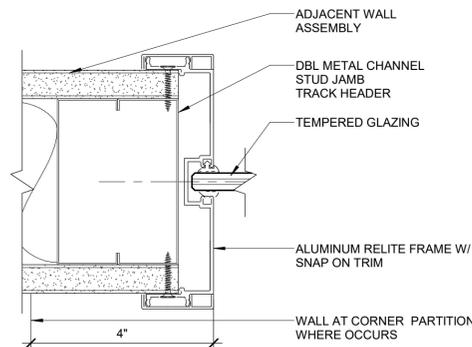
**18 TYP ALUMINUM RELITE @ SILL**

6" = 1'-0"



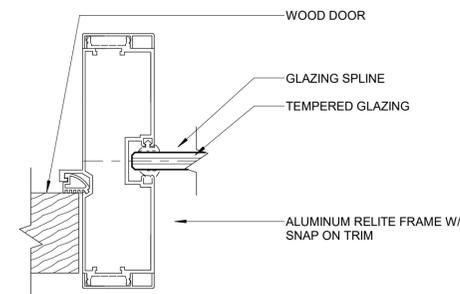
**14 TYP DOOR @ JAMB**

6" = 1'-0"



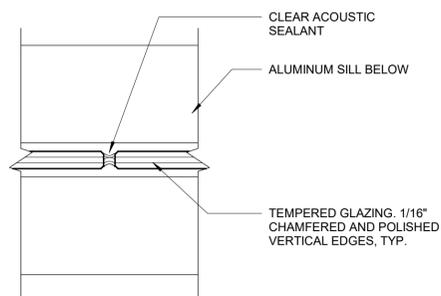
**19 TYP ALUMINUM RELITE @ JAMB**

6" = 1'-0"



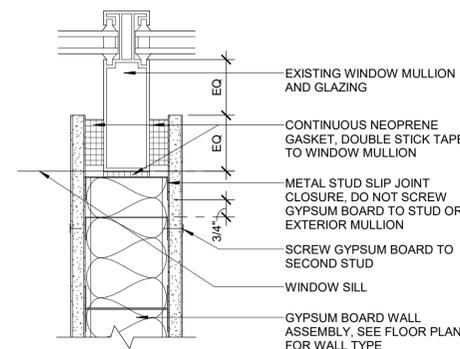
**15 TYP ALUMINUM DOOR/RELITE JAMB**

6" = 1'-0"



**20 RELITE BUTT JOINT**

6" = 1'-0"



**16 PARTITION @ EXTERIOR MULLION**

3" = 1'-0"



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NO.	DATE	DESCRIPTION
2	04/30/2025	ASI 3
1	03/26/2025	ASI 1

DATE  
 05.06.2025

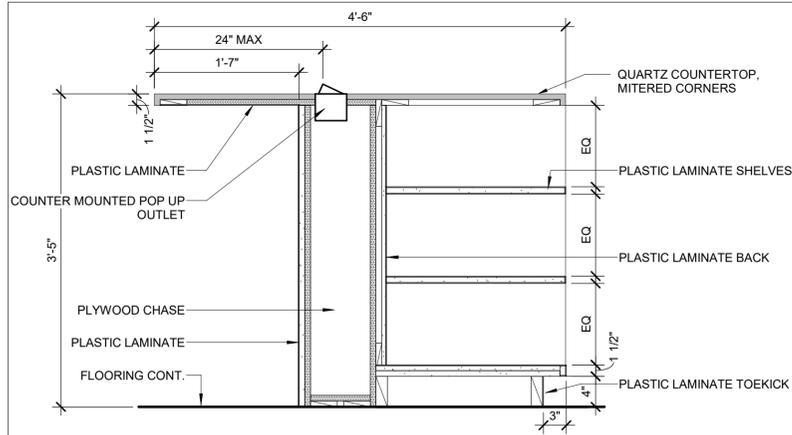
PROJECT NUMBER  
 20137549

SCALE  
 1" = 1'-0"

SHEET TITLE  
 DETAILS

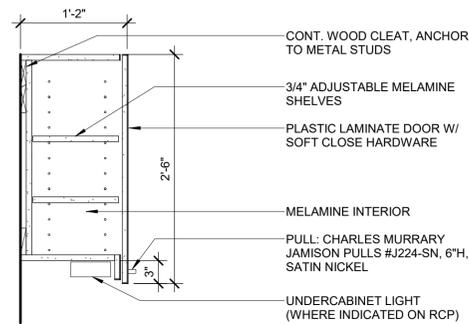
## A902

PERMIT SET



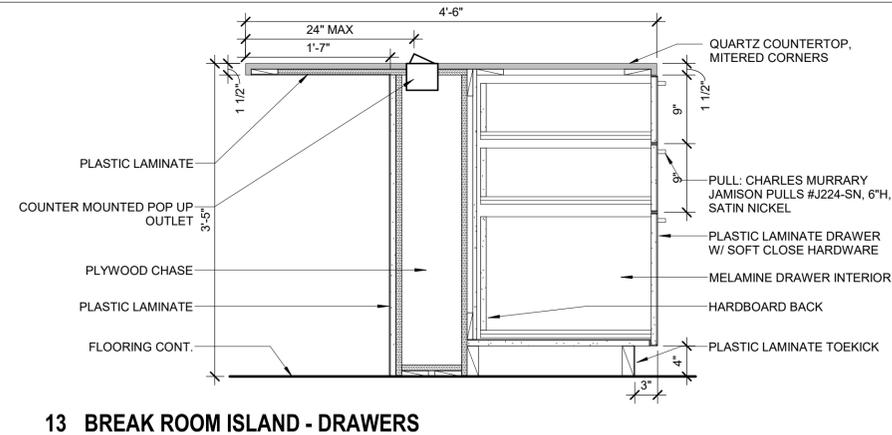
**17 BREAK ROOM ISLAND - OPEN SHELVES**

1" = 1'-0"



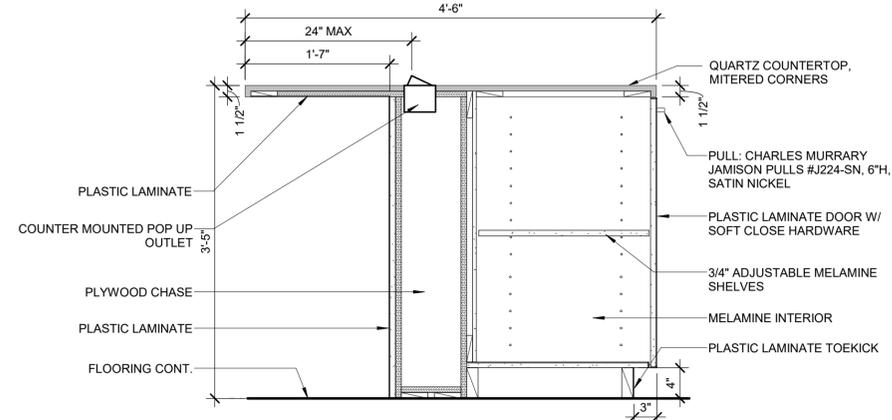
**18 TYPICAL UPPER CABINET**

1" = 1'-0"



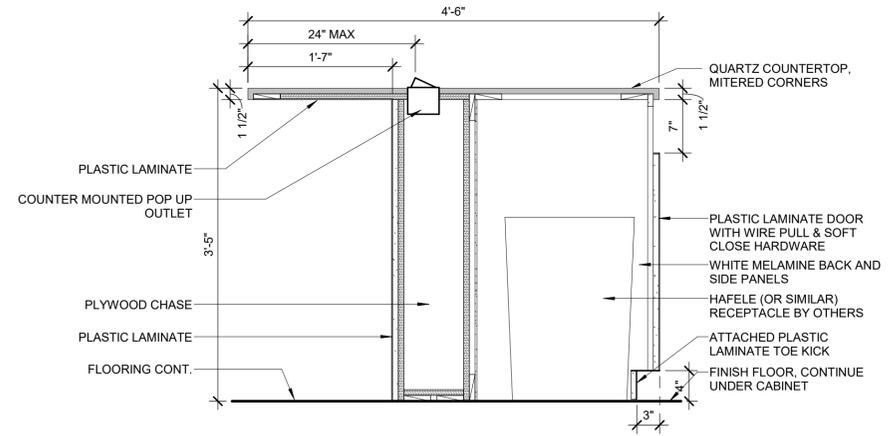
**13 BREAK ROOM ISLAND - DRAWERS**

1" = 1'-0"



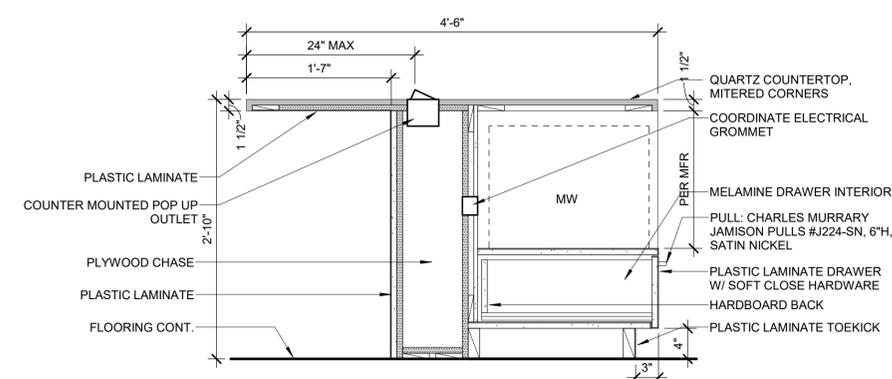
**14 BREAK ROOM ISLAND - DOOR**

1" = 1'-0"



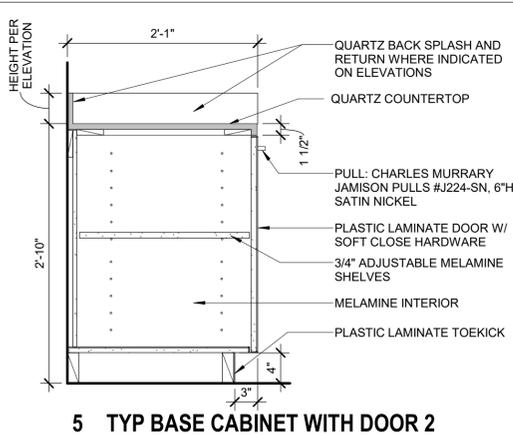
**15 BREAK ROOM ISLAND - TRASH**

1" = 1'-0"



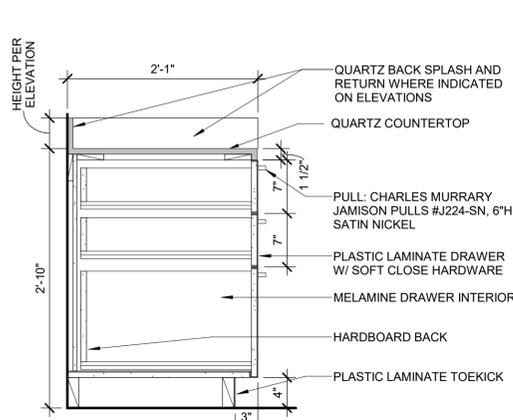
**16 BREAK ROOM ISLAND - UNDERCOUNTER MICROWAVE**

1" = 1'-0"



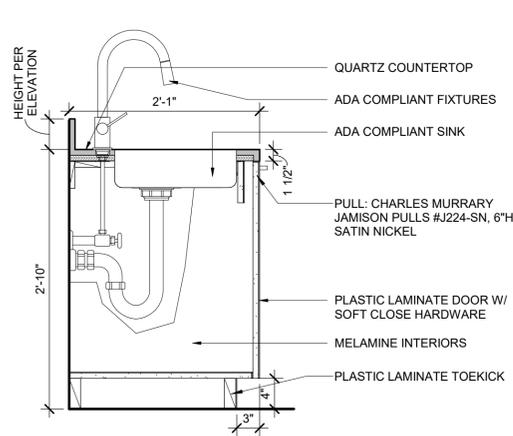
**5 TYP BASE CABINET WITH DOOR 2**

1" = 1'-0"



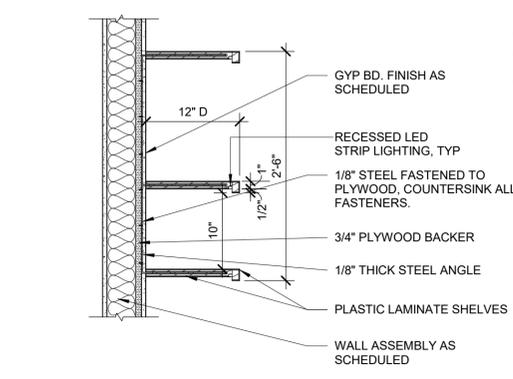
**6 TYPICAL BASE CABINET WITH DRAWERS 2**

1" = 1'-0"



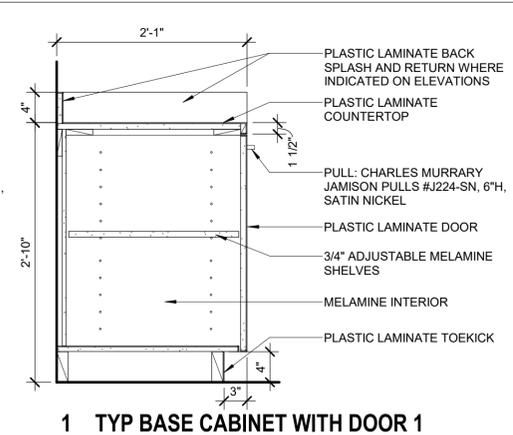
**7 BASE CABINET @ ADA SINK**

1" = 1'-0"



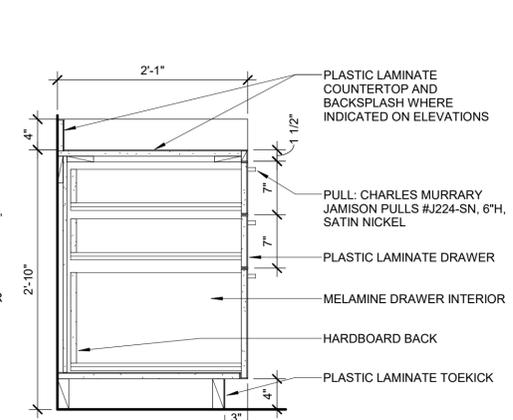
**8 OPEN SHELVES**

1" = 1'-0"



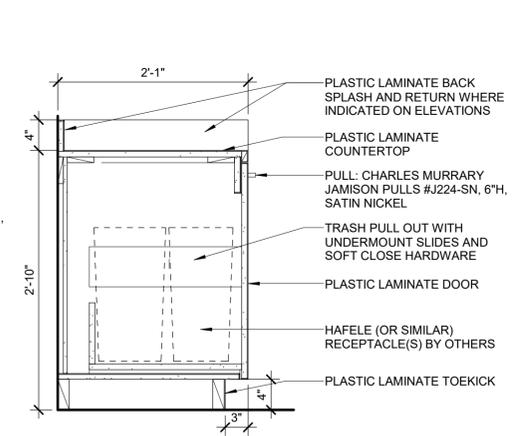
**1 TYP BASE CABINET WITH DOOR 1**

1" = 1'-0"



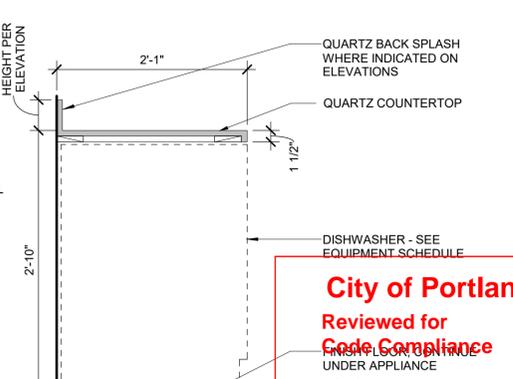
**2 TYPICAL BASE CABINET WITH DRAWERS 1**

1" = 1'-0"



**3 BASE CABINET @ TRASH PULL OUT**

1" = 1'-0"

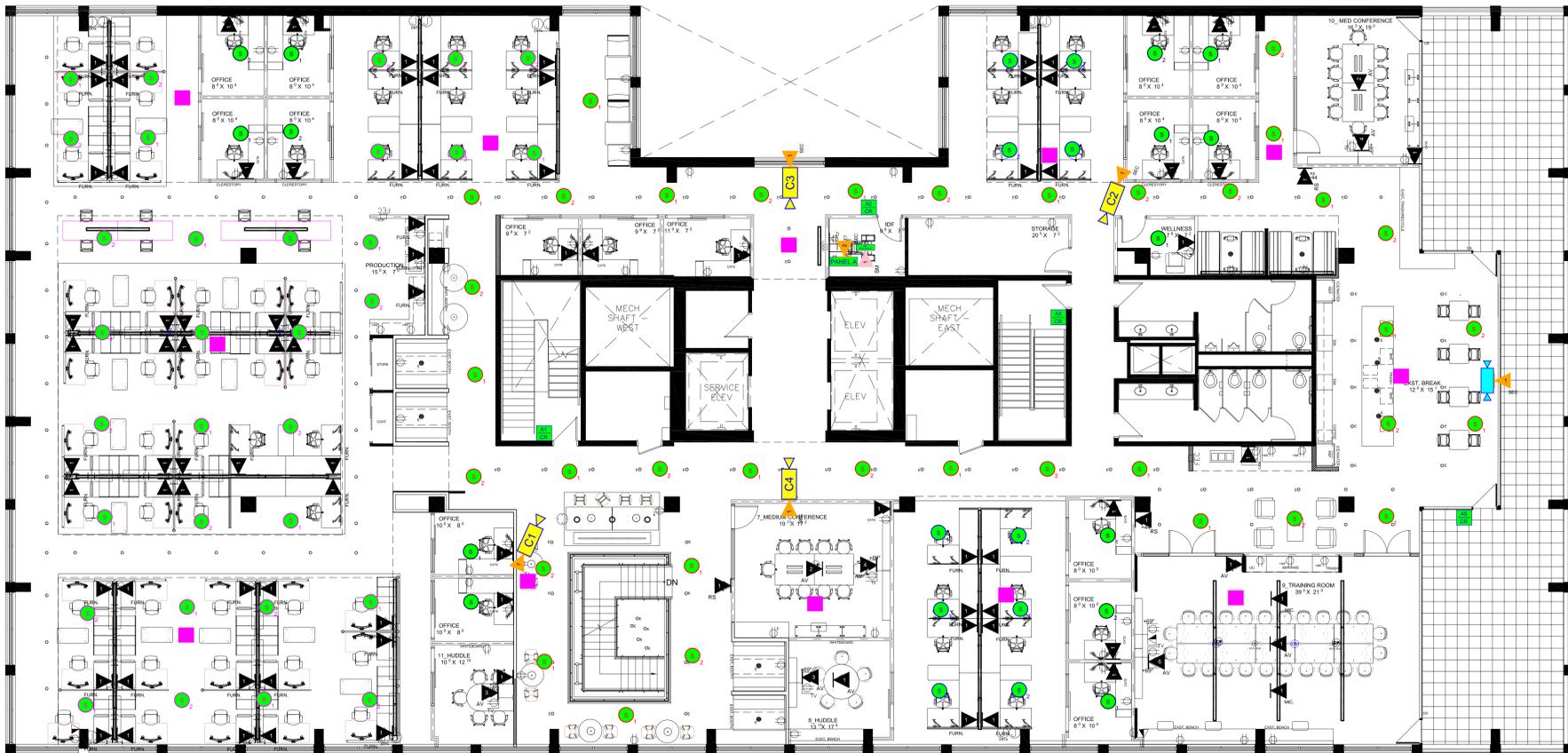


**4 BASE CABINET @ DW**

1" = 1'-0"

**City of Portland**  
 Reviewed for  
 Code Compliance  
 UNDER APPLIANCE  
 Date: 5/22/2025  
 Permit #: 25-037217-000-00-FA





HDR PORTLAND - PEARL WEST - 9TH FLOOR

SCALE: 1/8"=1'-0" APPROX. 16,300 USF



FOR REFERENCE ONLY

HDR Connections Legend		
	Description	Quantity
▲	1 - CAT6 SOUND MASKING PATCH CABLE	1
▼	1 - CAT6 AV DROP	4
▲	1 - CAT6 AV MIC. DROP	2
▼	1 - CAT6 DROP	20
▼	1 - CAT6 MODULAR FURNITURE	1
▲	1 - CAT6 MODULAR FURNITURE	65
▼	1 - CAT6 ROOM SCHEDULER DROP	3
▲	1 - CAT6 SECURITY DROP	5
■	1 - CAT6A WAP	12
▲	2 - CAT6 AV DROP	2
▲	2 - CAT6 SECURITY DROP	1
▼	3 - CAT6 AV DROP	2
▲	4 - CAT6 AV DROP	2
▲	6 - CAT6 AV DATA DROP	1

**139 WIRED CONNECTIONS**

**8 - VLAN50 PORTS NEEDED**

HDR Security Legend		
	Description	Quantity
■	ACCESS CARD READER	1
■	ACCESS CARD READER	1
■	ACCESS CARD READER	1
■	ACCESS CARD READER	1
■	ACCESS CONTROL PANEL	1
■	Dual Sensor CCTV Camera	1
■	SINGLE SENSOR CCTV CAMERA	1
■	SINGLE SENSOR CCTV CAMERA	1
■	SINGLE SENSOR CCTV CAMERA	1
■	SINGLE SENSOR CCTV CAMERA	1

HDR Sound Masking Legend		
	Description	Quantity
●	Z1 CH1 SM Speaker	16
●	Z1 CH2 SM Speaker	16
●	Z2 CH1 SM Speaker	5
●	Z2 CH2 SM Speaker	5
●	Z3 CH1 SM Speaker	19
●	Z3 CH2 SM Speaker	17
●	Z4 CH1 SM Speaker	8
●	Z4 CH2 SM Speaker	6

City of Portland  
 Reviewed for  
 Code Compliance  
 Date: 5/22/2025  
 Permit #: 25-037217-000-00-FA



PROJECT FOR  
**HDR PORTLAND**  
**1455 NW IRVING ST**  
**STE #800**  
**PORTLAND, OR**

ISSUE	DATE	PHASE
	10.21.2024	6K1.0
	11.04.2024	6K1.1
	11.06.2024	6K1.2
	11.11.2024	6K1.3
	11.11.2024	6K1.4/FINAL
	11.18.2024	PP1.0

MARK	DATE	DESCRIPTION

DRAWN BY SA

SHEET NAME  
**FURNITURE PLAN**

SCALE 1/8"=1'-0"

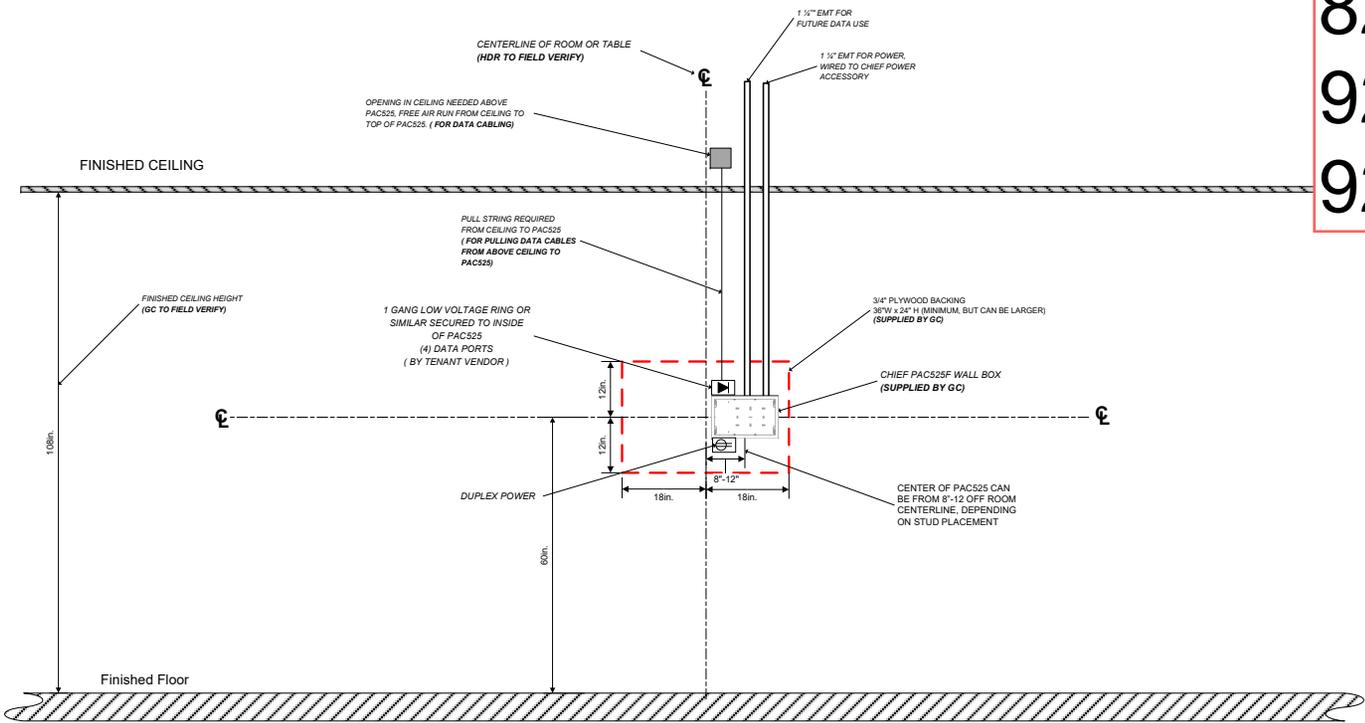
SHEET NUMBER

**PP-1.0\_FURN**

FILE NAME

FOR REFERENCE ONLY

Rooms:  
823  
923  
928



1455 NW Irving St,  
Ste 800,  
Portland, OR 97209.

Standing Huddle Room - Infrastructure Elevation

STANDARD ROOM

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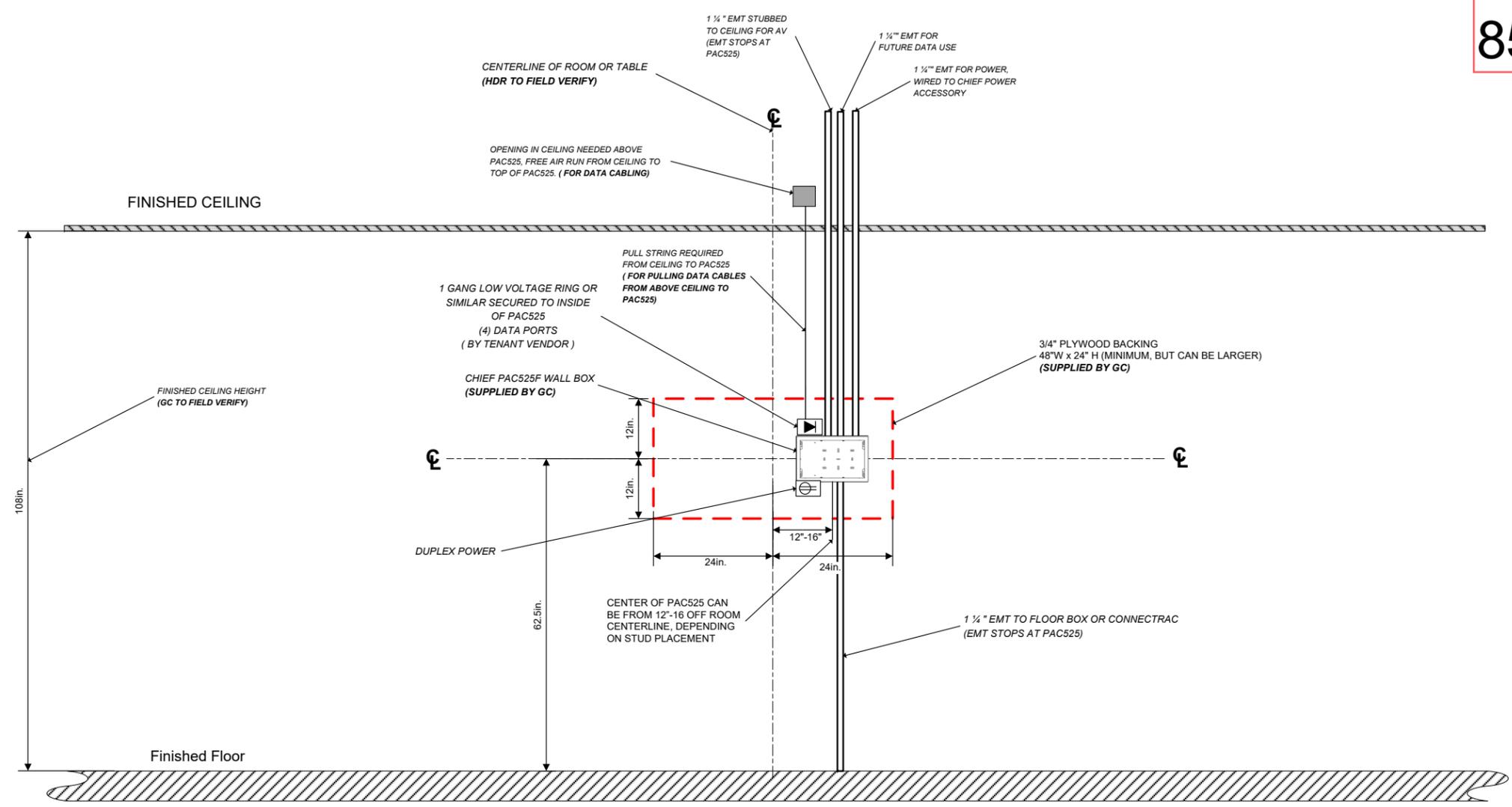
Version Control	
Issue Date:	11/17/2024
By:	EJM
By:	CMD

City of Portland  
Reviewed for  
**Code Compliance**  
Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

Designed by: CMD/TJ  
Drawing Set: V2.B  
Drawing Reference Sheet: n/a  
Sheet No.  
**AV 3.0**

FOR REFERENCE ONLY

Rooms:  
806  
856



1455 NW Irving St,  
Ste 800,  
Portland, OR 97209.

Small Conference Room - Infrastructure Elevation

STANDARD ROOM

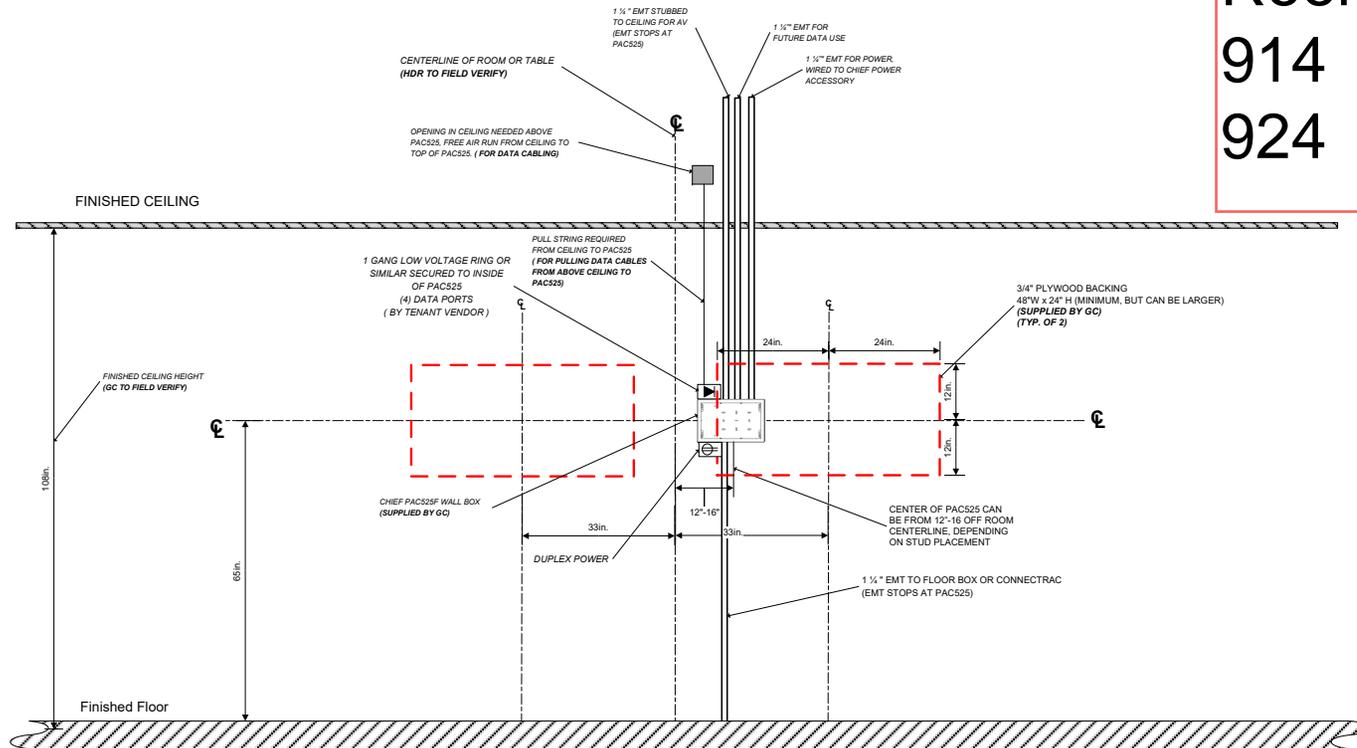
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Version Control		Issue Date: 12/17/2024		SCALE:	
1:	EFM	6:		11:	
2:	CMD	7:		12:	
3:		8:		13:	
4:		9:		14:	
5:		10:		15:	

City of Portland  
Reviewed for  
Code Compliance  
Date: 5/22/2024  
Permit #: 25-037217-000-00-FA  
**AV 4.0**

FOR REFERENCE ONLY

Rooms:  
914  
924



1455 NW Irving St,  
Ste 800,  
Portland, OR 97209.

Medium Conference Room - Dual 75"- Infrastructure Elevation

STANDARD ROOM

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Version Control	
Issue No.	Issue Date
1	11/17/2024
2	
3	
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8	
9	
10	

City of Portland

Reviewed for  
Code Compliance

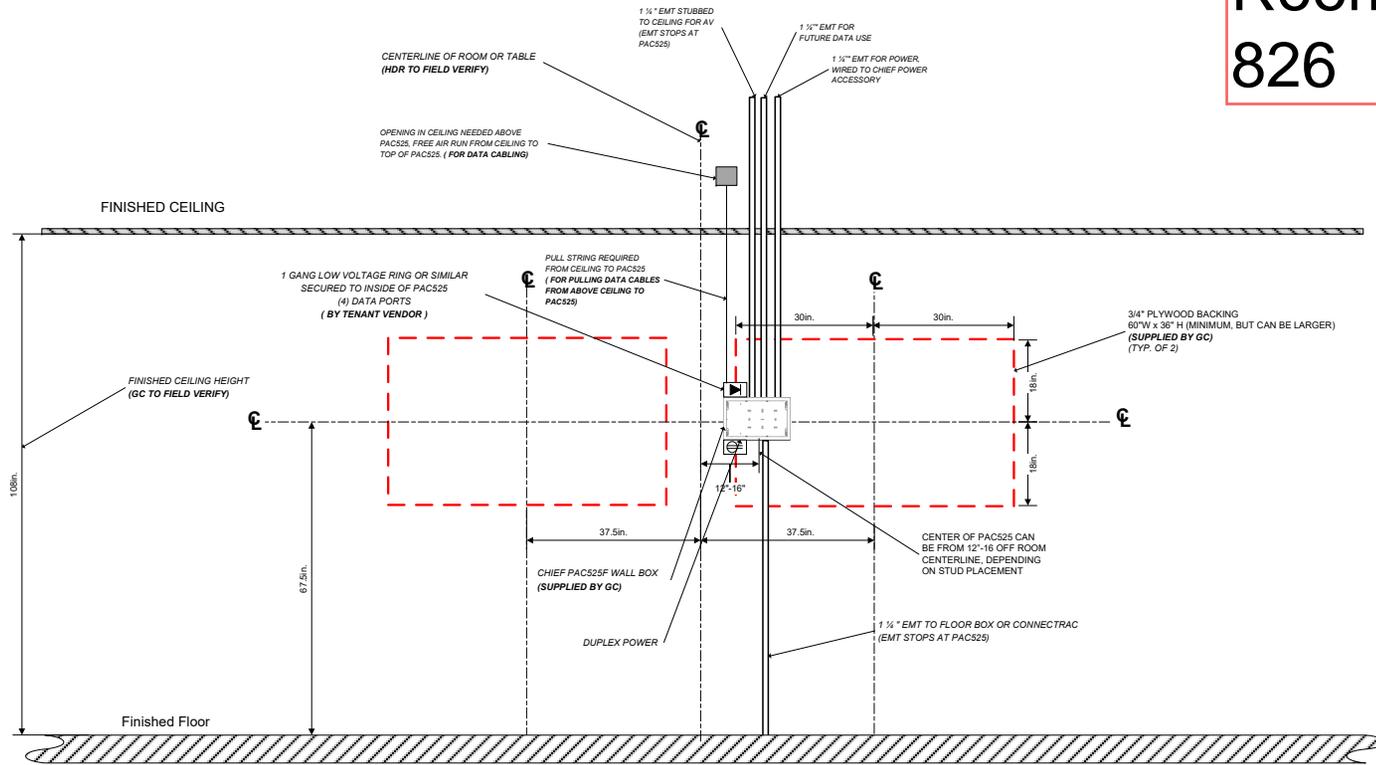
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Drawing Set: V2.B  
Drawing Reference Sheet: N/A

Date: 5/22/2025  
Permit #: 25-037217-000-00-FA

Sheet No.  
AV 5.4

FOR REFERENCE ONLY

**Rooms:  
826**



1455 NW Irving St,  
Ste 800,  
Portland, OR 97209.

Large Conference Room - Dual 85" - Infrastructure Elevation

STANDARD ROOM

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Version Control	Issue Date: 12/17/2024	SCALE	City of Portland Reviewed for Code Compliance	Designed by: CMD/TJ Drawing Set: V2.B Sheet Reference: Sheet: n/a
1 EFM			Date: 5/22/2025 Permit #: 25-037217-000-00-FA	AV 7.0
1 CMD				
Sheet No.				

FOR REFERENCE ONLY

