GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

PERMIT SET - VOLUME I PLAN CHECK REVIEW



VIEW: SW CORNER - N.E. GRAND AVE. AND N.E. HOLLADAY STREET

GATR / PHB FUNDED PROJECT VERIFICATION

PROJECT NAME:	BLOCK 45
PROJECT ADDRESS:	1010 - 1034 NE GRAND AVENUE
PHB SR. CONST COORDINATOR:	FAEZ SOUD - 503.823.3771 - Faez.Soud@portlandoregon.gov

PROJECT SUMMARY

STREET ADDRESS:	1010 NE GRAND AVENUE, PORTLAND, OREGON 97232
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW 12-STORY, 182,780 GSF MIXED-USE BUILDING WITH HOUSING OVER FIRST FLOOR MERCANTILE SPACE.
APPLICABLE CODES:	2014 OREGON STRUCTURAL SPECIALTY CODE, (OSSC),
	OREGON ELEVATOR SPECIALTY CODE, (OESC)
	IIC/ANSI 117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACITLITIES.
	FAIR HOUSING ACT 1988 OSSC 1101.2.1 Maybe considered an alternate method for mulit-family dwellings if approved by the AHJ.
	2014 OREGON MECHANICAL SPECIALTY CODE, (OMSC)
	2014 OREGON ELECTRICAL SPECIALTY CODE (OESC)
	2014 OREGON PLUMBING SPECIALTY CODE, (OPSC)
	2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE, (OEESC)
	2014 INTERNATIONAL FIRE CODE
	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

ZONING INFORMATION

ZONE:	CX - Central Commercial	
OVERLAY:	d - DESIGN ZONE	
PLAN DISTRICT:	LLOYD DISTRICT	
LOADING & UNLOADING:	SEE SHEET A101 FOR LOADING AREA	
TRASH / RECYCLING AREA:	INTERNAL TO BUILDING	
FLOOR AREA RATIOS:	FAR (in Central City Plan District)	
	MAXIMUM ALLOWED:	12:1
	PROPOSED FAR:	10:1
HEIGHT LIMITATIONS:	MAXIMUM ALLOWED:	250'
	PROVIDED HEIGHT:	134' (TOP OF MECH. PENTHOUSE)
BICYCLE PARKING:	REQUIRED LONG TERM COMMERCIAL:	2
	REQUIRED LONG TERM RESIDENTIAL:	360
	TOTAL REQUIRED LONG TERM:	362
	PROVIDED LONG TERM:	**364**
	REQUIRED SHORT TERM COMMERCIAL:	2
	REQUIRED SHORT TERM RESIDENTAIL:	12
	TOTAL REQUIRED SHORT TERM:	14
	PROVIDED SHORT TERM:	**16**

DESIGN COMMISSION DECISIONS LU 16-287287 DZM

APPROVAL OF THE FOLLOWING ADDITIONAL REVIEWS:

1. **MODIFICATION** TO LONG-TERM BIKE PARKING STANDARDS (33.266.220) APPROVED, SEE SHEETS A100i AND A101i FOR FURTHER INFORMATION.
2. **EXCEPTION** TO WINDOW PROJECTIONS INTO THE RIGHT-OF-WAY (OSSC/32/#1) APPROVED.
3. **NON-STANDARD IMPROVEMENTS** IN THE RIGHT-OF-WAY ALONG GRAND AVENUE TO INCLUDE CONTINUOUS LANDSCAPE AND BENCHES IN THE FURNISHING ZONE, SEE SHEET A001 AND LANDSCAPE PLANS FOR FURTHER INFORMATION.

APPROVAL CONDITIONS:

A. ZONING COMPLIANCE PAGES - ARE LABELED AS 'REQUIRED' - NO FIELD CHANGES ALLOWED.
LANDSCAPE SHEETS [L100, L400, L510]
ARCHITECTURAL SHEETS [A001, A501, A502, A503, A504]

B. CERTIFICATE OF COMPLIANCE FORM SUBMITTED WITH PLAN REVIEW SUBMITTAL.

C. NO FIELD CHANGES ALLOWED - NOTED ON THE SHEETS LISTED ABOVE UNDER ITEM 'A'.

D. PERFORATED STEEL WILL SCREEN THE MECHANICAL UNITS LOCATED BEHIND.
ARCHITECTURAL SHEETS [A501, A502, A503, A955, A956]

E. AT THE TWO WEST BUILDING CORNERS, THE MORTAR SHALL NOT BE EXPOSED AT THE ACUTE CORNER, AND AT THE TWO EAST BUILDING CORNERS, THE GAP WHERE THE THIN BRICK MEETS THE METAL TRIM SHALL BE LESS THAT 1 3/4".
ARCHITECTURAL SHEETS [A955, A956]

LEGAL DESCRIPTION

PROPERY ID:	R182139
STATE ID:	1N1E35BB 3500
ALT. ACCOUNT #:	R396200550
LOT AREA:	18,321 SF

Plumbing Division
Bureau of Development Services
City of Portland
This drawing is approved for Construction; Errors and Omissions Excepted.
Date 9/8/17
Per B. Kelly
These Plans and Specifications Shall be kept on the Work Under Construction

DEFERRED SUBMITTALS

1. CURTAIN WALL
2. POST TENSIONING
3. STEEL STAIR & HANDRAILS
4. FIRE & LIFE SAFETY SUMMARY BINDER

Plumbing Plan Required
2014 Oregon Plumbing Specialty Code 103.2.2

NOTE:
1. SEE SPECIFICATION SECTION 01 3333 FOR DELEGATED DESIGN COMPONENTS
2. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY 30 DAYS PRIOR TO START OF WORK.

SEPARATE PERMITS

DISCIPLINE	EQUIPMENT TAG / GROUP	DESCRIPTION	WEIGHT	SUBMITTED	INSPECTOR CHECK
MECHANICAL SYSTEMS					
EQUIPMENT					●
ANCHORAGE & SUPPORT					
ELECTRICAL SYSTEMS					
EQUIPMENT					●
ANCHORAGE & SUPPORT					
PLUMBING SYSTEMS					
EQUIPMENT					●
ANCHORAGE & SUPPORT					
SHORING					
PILINGS					

NOTE: **MECHANICAL, ELECTRICAL & PLUMBING** TO PROVIDE ITEMIZED LIST OF EQUIPMENT & ANCHORAGE TO BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO EQUIPMENT INSTALLATION. EXPAND THE LIST / ADJACENT TABLE AS NECESSARY TO INCLUDE ALL ITEMS TO BE SUBMITTED.
PROVIDE SUBMITTAL TO CITY 30 DAYS PRIOR TO START OF WORK.

TO BE OBTAINED BY THE FIRE MARSHAL'S OFFICE: 1300 SE GIDEON STREET

1. FIRE SPRINKLER SYSTEM
2. UNDERGROUND FIRELINE PIPING
3. FIRE ALARM SYSTEM
4. FIRE PUMPS
5. DIESEL TANKS FOR GENERATOR
6. KNOXBOX

NOTE: THE FIRE CODE OFFICIAL HAS APPROVED THE 'KNOXBOX' AS THE ACCESS KEY BOX FOR USE IN THE CITY OF PORTLAND.

SEPARATE PERMIT NOTES:
1. ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS ARE FOR REFERENCE ONLY. THIS INCLUDES: FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEM (DAS), STATIONARY GENERATORS, AND HAZARDOUS MATERIAL TANKS AND RELATED EQUIPMENT. FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

VICINITY MAP



NOT TO SCALE

N
True North

PROJECT DIRECTORY

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GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

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GRAND AVENUE APARTMENTS - PHB
17-204627-CO

Set 3 Vol 1
Civil/Landscape
FLSS/Arch
AX 17.1

DRAWN BY:		KWS
DATE CREATED:		08/09/16
1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017

AX 17.1

City of Portland
COMPLETENESS CHECK
DEC 29 2017
17-204627-CO

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CS-1
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SET 3
VOL 1

3
VOL-1
SCAN

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

PERMIT SET - VOLUME I

DRAWING INDEX LEGEND

- ▫ ISSUED
- • REVISED
- / DELETED
- ® ISSUED FOR REFERENCE ONLY

SHEET INDEX - VOLUME I

Sheet Number	Sheet Name	PERMIT SET (07.14.2017)	ADDENDUM #01 (08.11.2017)	PLAN CHECK-A (09.01.2017)
ARCHITECTURAL				
CS-1	COVER SHEET - VOLUME I	▫	▫	▫
CS-1a	SHEET INDEX	▫	▫	▫
CS-2	COVERS SHEET - VOLUME II	▫	▫	▫
CS-2a	SHEET INDEX	▫	▫	▫
CIVIL				
C001	EXISTING CONDITIONS AND DEMOLITION PLAN	▫	▫	▫
C002	CIVIL SITE AND UTILITY PLAN	▫	▫	▫
C003	CIVIL GRADING PLAN	▫	▫	▫
C004	CIVIL DETAILS	▫	▫	▫
LANDSCAPE				
L100	MATERIALS PLAN	▫	▫	
L200	LAYOUT PLAN	▫	▫	
L300	DESIGN-BUILD IRRIGATION PLAN	▫	▫	
L400	PLANTING PLAN	▫	▫	
L510	LANDSCAPE DETAILS	▫		
L520	LANDSCAPE DETAILS	▫		
L530	LANDSCAPE DETAILS	▫	▫	
L540	PLANTING DETAILS	▫		
ARCHITECTURAL				
A|	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS	▫		
A001	ARCHITECTURAL SITE PLAN	▫	▫	▫
A002	ARCHITECTURAL - ENLARGED SITE PLANS	▫	▫	▫
A100	CODE INFORMATION	▫		▫
A101	CODE INFORMATION	▫		▫
A100	BASEMENT LEVEL CODE ANALYSIS PLAN	▫		▫
A101	LEVEL 1 CODE ANALYSIS PLAN	▫		▫
A102	LEVEL 2 CODE ANALYSIS PLAN	▫		▫
A103	LEVELS 3 - 11 CODE ANALYSIS PLAN	▫		▫
A104	LEVEL 12 CODE ANALYSIS PLAN	▫		▫
A105	ROOF LEVEL CODE ANALYSIS PLAN	▫		▫
A150	WALL TYPES	▫	▫	▫
A151	HORIZONTAL ASSEMBLIES & ACOUSTICAL MATRIX	▫	▫	
A170	PENETRATION ASSEMBLIES	▫		
A201a	LEVEL 1 SLAB PLAN	▫	▫	
A201b	LEVEL 1 ENLARGED SLAB PLANS	▫	▫	
A201c	LEVEL 1 SLAB PLAN PROFILES	▫	▫	
A202a	LEVEL 2 SLAB PLAN	▫		
A203a	LEVEL 3 -6 SLAB PLANS	▫		
A207a	LEVEL 7-12 SLAB PLANS	▫		
A200	BASEMENT LEVEL - FLOOR PLAN	▫	▫	
A201	LEVEL 1 - FLOOR PLAN	▫	▫	▫
A202	LEVEL 2 - FLOOR PLAN	▫		
A203	LEVEL 3 - FLOOR PLAN	▫		
A204	LEVEL 4 - FLOOR PLAN	▫		
A205	LEVEL 5 - FLOOR PLAN	▫		
A206	LEVEL 6 - FLOOR PLAN	▫		
A207	LEVEL 7 - FLOOR PLAN	▫		
A208	LEVEL 8 - FLOOR PLAN	▫		
A209	LEVEL 9 - FLOOR PLAN	▫		
A210	LEVEL 10 - FLOOR PLAN	▫		
A211	LEVEL 11 - FLOOR PLAN	▫		
A212	LEVEL 12 - FLOOR PLAN	▫		
A250	ENLARGED STAIR PLANS AND SECTIONS	▫	▫	▫
A251	ENLARGED STAIR PLANS AND SECTIONS	▫	▫	▫
A252	ENLARGED STAIR PLANS AND SECTIONS	▫		▫
A253	SOUTH ELEVATOR #01 ENLARGED PLANS	▫		
A254	SOUTH ELEVATOR #01 SECTIONS	▫	▫	
A255	NORTH ELEVATOR #02 ENLARGED PLANS	▫		
A256	NORTH ELEVATOR #02 SECTIONS	▫	▫	
A260	UNIT PLAN AND RCP - TYPE A UNITS	▫	▫	▫
A261	UNIT PLANS AND RCP	▫	▫	▫
A262	UNIT PLANS AND RCP	▫	▫	▫
A263	UNIT PLANS AND RCP	▫	▫	▫
A264	UNIT PLANS AND RCP	▫	▫	▫
A265	UNIT PLANS AND RCP	▫	▫	▫
A266	UNIT PLANS AND RCP	▫	▫	▫
A267	UNIT PLANS AND RCP	▫	▫	▫
A268	UNIT PLANS AND RCP	▫	▫	▫
A270	ENLARGED FLOOR PLANS	▫	▫	
A271	ENLARGED FLOOR PLANS	▫	▫	
A300a	ROOF SLAB PLAN	▫	▫	
A300	ROOF LEVEL PLAN	▫	▫	▫

SHEET INDEX - VOLUME I

Sheet Number	Sheet Name	PERMIT SET (07.14.2017)	ADDENDUM #01 (08.11.2017)	PLAN CHECK-A (09.01.2017)
A400	BASEMENT LEVEL - REFLECTED CEILING PLAN	▫		
A401	LEVEL 1 - REFLECTED CEILING PLAN	▫	▫	
A401a	LEVEL-1 REFLECTED CEILING PLAN - INSUL. EXTENTS	▫	▫	
A402	LEVEL 2 - REFLECTED CEILING PLAN	▫	▫	
A403	LEVEL 3 - REFLECTED CEILING PLAN	▫	▫	
A404	LEVEL 4 - REFLECTED CEILING PLAN	▫	▫	
A405	LEVEL 5 - REFLECTED CEILING PLAN	▫	▫	
A406	LEVEL 6 - REFLECTED CEILING PLAN	▫	▫	
A407	LEVEL 7 - REFLECTED CEILING PLAN	▫	▫	
A408	LEVEL 8 - REFLECTED CEILING PLAN	▫	▫	
A409	LEVEL 9 - REFLECTED CEILING PLAN	▫	▫	
A410	LEVEL 10 - REFLECTED CEILING PLAN	▫	▫	
A411	LEVEL 11 - REFLECTED CEILING PLAN	▫	▫	
A412	LEVEL 12 - REFLECTED CEILING PLAN	▫	▫	
A501	EXTERIOR ELEVATIONS	▫	▫	▫
A502	EXTERIOR ELEVATIONS	▫	▫	▫
A503	EXTERIOR ELEVATIONS	▫	▫	▫
A504	EXTERIOR ELEVATIONS	▫	▫	▫
A505	EXTERIOR ELEVATIONS	▫	▫	
A506	PARTIAL EXTERIOR ELEVATIONS	▫	▫	▫
A507	PARTIAL EXTERIOR ELEVATIONS	▫	▫	▫
A508	PARTIAL EXTERIOR ELEVATIONS	▫	▫	
A510	ENLARGED EXTERIOR ELEVATIONS	▫	▫	
A601	BUILDING SECTIONS	▫		▫
A602	BUILDING SECTIONS	▫	▫	▫
A603	BUILDING SECTIONS	▫		▫
A604	BUILDING SECTIONS	▫	▫	▫
A605	WALL SECTIONS	▫	▫	▫
A606	WALL SECTIONS	▫	▫	▫
A607	WALL SECTIONS	▫	▫	▫
A608	WALL SECTIONS	▫	▫	▫
A609	WALL SECTIONS	▫	▫	▫
A610	WALL SECTIONS	▫	▫	
A611	WALL SECTIONS	▫	▫	▫
A612	WALL SECTIONS	▫	▫	▫
A613	WALL SECTIONS	▫	▫	▫
A614	WALL SECTIONS	▫	▫	
A700	DOOR SCHEDULE & TYPES	▫	▫	▫
A701	WINDOW SCHEDULES & TYPES	▫	▫	▫
A702	EXTERIOR GATE	▫		▫
A703	WINDOW LAYOUT PLAN - LEVEL 2	▫		
A704	WINDOW LAYOUT PLAN - LEVELS 3, 5, 7, 9 & 11	▫		
A705	WINDOW LAYOUT PLAN - LEVELS 4, 6, 8, 10 & 12	▫		
A801	INTERIOR FINISH SCHEDULE	▫	▫	▫
A802	INTERIOR FINISH PLANS	▫		▫
A870	UNIT KITCHEN TYPES	▫	▫	
A871	UNIT BATHROOM LAYOUTS - TYPE A	▫		▫
A872	UNIT BATHROOM LAYOUTS - TYPE B	▫		▫
A873	UNIT BATH	▫		▫
A874	UNIT BATH	▫		▫
A878	INTERIOR ELEVATIONS	▫	▫	
A879	INTERIOR ELEVATIONS	▫	▫	
A880	INTERIOR ELEVATIONS	▫		▫
A881	INTERIOR ELEVATIONS	▫		
A882	INTERIOR ELEVATIONS	▫		▫
A883	DOOR GRAPHICS	▫		
A910	CODE DETAILS	▫		
A911	CODE DETAILS	▫	▫	▫
A920	FLOOR PLAN DETAILS	▫	▫	
A921	FLOOR PLAN DETAILS	▫		
A930	ROOF DETAILS	▫		▫
A940	REFLECTED CEILING PLAN DETAILS	▫		▫
A950	EXTERIOR DETAILS	▫	▫	▫
A951	EXTERIOR DETAILS	▫	▫	▫
A952	EXTERIOR DETAILS	▫	▫	▫
A953	EXTERIOR DETAILS	▫	▫	
A954	EXTERIOR DETAILS	▫	▫	▫
A955	APARTMENT WINDOW DETAILS	▫	▫	▫
A956	APARTMENT WINDOW DETAILS	▫	▫	▫
A957	APARTMENT WINDOW DETAILS	▫	▫	
A960	SECTION DETAILS	▫	▫	▫
A962	STAIR DETAILS	▫		
A963	STAIR DETAILS	▫		▫
A964	ELEVATOR DETAILS	▫		▫
A970	EXTERIOR DOOR DETAILS	▫	▫	▫
A971	EXTERIOR DOOR PLAN DETAILS	▫		▫
A972	EXTERIOR SECTION DETAILS AT LOADING DOCK	▫	▫	▫
A973	EXTERIOR SECTION DETAILS AT LOADING DOCK & ALLEYWAY	▫	▫	▫
A974	INTERIOR DOOR DETAILS	▫		
A975	VINYL WINDOW FLASHING SEQUENCE	▫	▫	
A976	ENLARGED EXTERIOR DETAILS	/	▫	
A977	ENLARGED EXTERIOR DETAILS	/	▫	
A980	INTERIOR DETAILS	▫	▫	▫
A981	INTERIOR CASEWORK DETAILS	▫	▫	
A982	LOBBY BENCH DETAILS	▫		

SHEET INDEX - VOLUME II

Sheet Number	Sheet Name	PERMIT SET (07.14.2017)	ADDENDUM #01 (08.11.2017)	PLAN CHECK-A (09.01.2017)
STRUCTURAL				
S001	DRAWING INDEX AND LIST OF ABBREVIATIONS	▫	▫	▫
S002	GENERAL STRUCTURAL NOTES	▫	▫	▫
S003	GENERAL STRUCTURAL NOTES CONT.	▫		▫
S004	SPECIAL INSPECTIONS AND TESTING	▫		
S005	SPECIAL INSPECTIONS AND TESTING CONT.	▫		
S010	LOADING PLANS	▫		▫
S200	BASEMENT FOUNDATION PLAN	▫		▫
S201	FIRST FLOOR FOUNDATION PLAN	▫		▫
S201A	FIRST FLOOR SLAB PLAN	▫		
S202	SECOND FLOOR PLAN	▫		▫
S202P	SECOND FLOOR POST-TENSIONING PLAN	▫		▫
S202R	SECOND FLOOR REINFORCING PLAN	▫		▫
S203	THIRD - TWELFTH FLOOR PLAN	▫		▫
S203P	THIRD - TWELFTH FLOOR POST-TENSIONING PLAN	▫		▫
S203R	THIRD - TWELFTH FLOOR REINFORCING PLAN	▫		▫
S213	ROOF PLAN	▫		▫
S213P	ROOF POST-TENSIONING PLAN	▫		▫
S213R	ROOF REINFORCING PLAN	▫		▫
S220	PENTHOUSE FRAMING PLANS AND DETAILS	▫		
S301	SHEAR WALL ELEVATIONS	▫		
S302	SHEAR WALL ELEVATIONS	▫		▫
S303	SHEAR WALL ELEVATIONS	▫		▫
S304	SHEAR WALL ELEVATIONS	▫		
S305	BOUNDARY ELEMENTS	▫		▫
S401	CONCRETE COLUMN SCHEDULE AND DETAILS	▫		▫
S402	PILASTER DETAILS	▫		
S501	AUGER-CAST PILE DETAILS	▫		▫
S502	AUGER-CAST PILE, GRADE BEAM AND PILE CAP DETAILS	▫		▫
S503	CONCRETE DETAILS	▫	▫	▫
S504	CONCRETE DETAILS	▫		▫
S520	POST TENSIONING DETAILS	▫		
S521	POST TENSIONING DETAILS	▫		▫
S522	STUD RAIL DETAILS	▫		▫
S530	MASONRY DETAILS	▫		
S601	STEEL DETAILS	▫		
S701	EXTERIOR FRAMING ELEVATIONS	▫	▫	▫
S702	EXTERIOR FRAMING ELEVATIONS	▫	▫	▫
S703	EXTERIOR FRAMING ELEVATIONS	▫		
S704	EXTERIOR FRAMING ELEVATIONS	▫		
S705	EXTERIOR FRAMING SECTIONS	▫	▫	▫
S706	TYPICAL CLADDING DETAILS	▫	▫	▫
MECHANICAL				
M001	MECHANICAL COVER SHEET	▫		▫
M200	BASEMENT FLOOR PLAN	▫		
M201	FIRST FLOOR PLAN	▫		▫
M202	SECOND FLOOR PLAN	▫		▫
M203	THIRD FLOOR PLAN	▫		▫
M204	FOURTH FLOOR PLAN	▫		▫
M205	FIFTH FLOOR PLAN	▫		▫
M206	SIXTH FLOOR PLAN	▫		▫
M207	SEVENTH FLOOR PLAN	▫		▫
M208	EIGHTH FLOOR PLAN	▫		▫
M209	NINTH FLOOR PLAN	▫		▫
M210	TENTH FLOOR PLAN	▫		▫
M211	ELEVENTH FLOOR PLAN	▫		▫
M212	TWELFTH FLOOR PLAN	▫		▫
M301	ROOF PLAN	▫		▫
M601	MECHANICAL DETAILS	▫		▫
M602	MECHANICAL DETAILS	▫		▫
ELECTRICAL				
E000	ELECTRICAL LEGEND AND ABBREVIATIONS	▫		
E001	ELECTRICAL SCHEDULES	▫	▫	▫
E002	LUMINAIRE SCHEDULE	▫		
E101	ELECTRICAL SITE PLAN	▫		
E300	BASEMENT ELECTRICAL FLOOR PLAN	▫		
E301	LEVEL 1 ELECTRICAL FLOOR PLAN	▫		
E302	LEVEL 2-6, 8-10 ELECTRICAL FLOOR PLAN	▫	▫	
E307	LEVEL 7 ELECTRICAL FLOOR PLAN	▫	▫	
E311	LEVEL 11 ELECTRICAL FLOOR PLAN	▫		
E312	LEVEL 12 ELECTRICAL FLOOR PLAN	▫		
E313	ROOF ELECTRICAL PLAN	▫		
E401	ENLARGED ELECTRICAL PLAN	▫		
E501	TYPICAL ENLARGED UNIT PLANS	▫		
E502	TYPICAL ENLARGED UNIT PLANS	▫		
E503	TYPICAL ENLARGED UNIT PLANS	▫		
E601	ELECTRICAL SINGLE-LINE DIAGRAM	▫	▫	
E602	ELECTRICAL GROUNDING RISER	▫		
E701	PANEL SCHEDULES	▫		▫
E702	PANEL SCHEDULES	▫	▫	
E901	ELECTRICAL DETAILS	▫		

SHEET INDEX - VOLUME II

Sheet Number	Sheet Name	PERMIT SET (07.14.2017)	ADDENDUM #01 (08.11.2017)	PLAN CHECK-A (09.01.2017)
PLUMBING				
P001	PLUMBING INDEX / NOTES / CALCS	▫		
P002	PLUMBING DETAILS & SCHEDULES	▫		▫
P003	PLUMBING - DETAILS	▫		
P004	EMERGENCY GENERATOR - DETAILS			▫
P005	EMERGENCY GENERATOR - DETAILS			▫
P200	BASEMENT PLUMBING PLAN	▫		▫
P201	FIRST FLOOR PLUMBING PLAN	▫		▫
P202	SECOND FLOOR PLUMBING PLAN	▫		▫
P203	THIRD FLOOR PLUMBING PLAN	▫		▫
P204	FOURTH FLOOR PLUMBING PLAN	▫		▫
P205	FIFTH FLOOR PLUMBING PLAN	▫		▫
P206	SIXTH FLOOR PLUMBING PLAN	▫		▫
P207	SEVENTH FLOOR PLUMBING PLAN	▫		▫
P208	EIGHTH FLOOR PLUMBING PLAN	▫		▫
P209	NINTH FLOOR PLUMBING PLAN	▫		▫
P210	TENTH FLOOR PLUMBING PLAN	▫		▫
P211	ELEVENTH FLOOR PLUMBING PLAN	▫		▫
P212	TWELFTH FLOOR PLUMBING PLAN	▫		▫
P300	ROOF PLUMBING PLAN	▫		
P400	PLUMBING RISERS - WATER	▫		▫
P401	PLUMBING RISERS - WASTE & VENT	▫		
FIRE PROTECTION				
FP-0	GEN NOTES & DETAILS	▫		
FP-B	BASEMENT FIRE SPRINKLER PLAN	▫		
FP-1	1ST FL FIRE SPRINKLER PLAN	▫		
FP-2	2ND FL FIRE SPRINKLER PLAN	▫		
FP-3	3RD FL FIRE SPRINKLER PLAN	▫		
FP-4	4TH FL-11TH FL FIRE SPRINKLER PLAN	▫		
FP-12	12TH FL FIRE SPRINKLER PLAN	▫		
FP-RF	ROOF FIRE SPRINKLER PLAN	▫		
FP-SP	FIRE PUMP STANDPIPE PLAN	▫		
RADON				
R010	SPECIFICATIONS	▫		
R100	BASEMENT AND FOUNDATION PLAN	▫		
R101	LEVEL 1 FOUNDATION PLAN	▫		
R200	BASEMENT FLOOR PLAN	▫		
R201	LEVEL 1 FLOOR PLAN	▫		
R202	LEVEL 2 FLOOR PLAN	▫		
R203	LEVEL 3 FLOOR PLAN	▫		
R204	LEVEL 4 FLOOR PLAN	▫		
R205	LEVEL 5 FLOOR PLAN	▫		
R206	LEVEL 6 FLOOR PLAN	▫		
R207	LEVEL 7 FLOOR PLAN	▫		
R208	LEVEL 8 FLOOR PLAN	▫		
R209	LEVEL 9 FLOOR PLAN	▫		
R210	LEVEL10 FLOOR PLAN	▫		
R211	LEVEL 11 FLOOR PLAN	▫		
R212	LEVEL 12 FLOOR PLAN	▫		
R301	ROOF PLAN	▫		
R400	DETAILS	▫		
TEMPORARY SHORING				
G1	COVER SHEET, DRAWING INDEX AND SITE MAP	▫		▫
SH1	STRUCTURAL - SHORING NOTES	▫		▫
SH2	STRUCTURAL - SHORING WALL PLAN	▫		▫
SH3	STRUCTURAL - ELEVATIONS	▫		▫
SH4	STRUCTURAL - SECTIONS	▫		▫
SH5	STRUCTURAL - DETAILS	▫		▫
SH6	STRUCTURAL - PILE SCHEDULE	▫		▫

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215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

DRAWN BY: *Author*
DATE CREATED: *08/15/16*

1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 21 2017 Permit Required

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET:

CS-1a

PERMIT SET
07-14-2017

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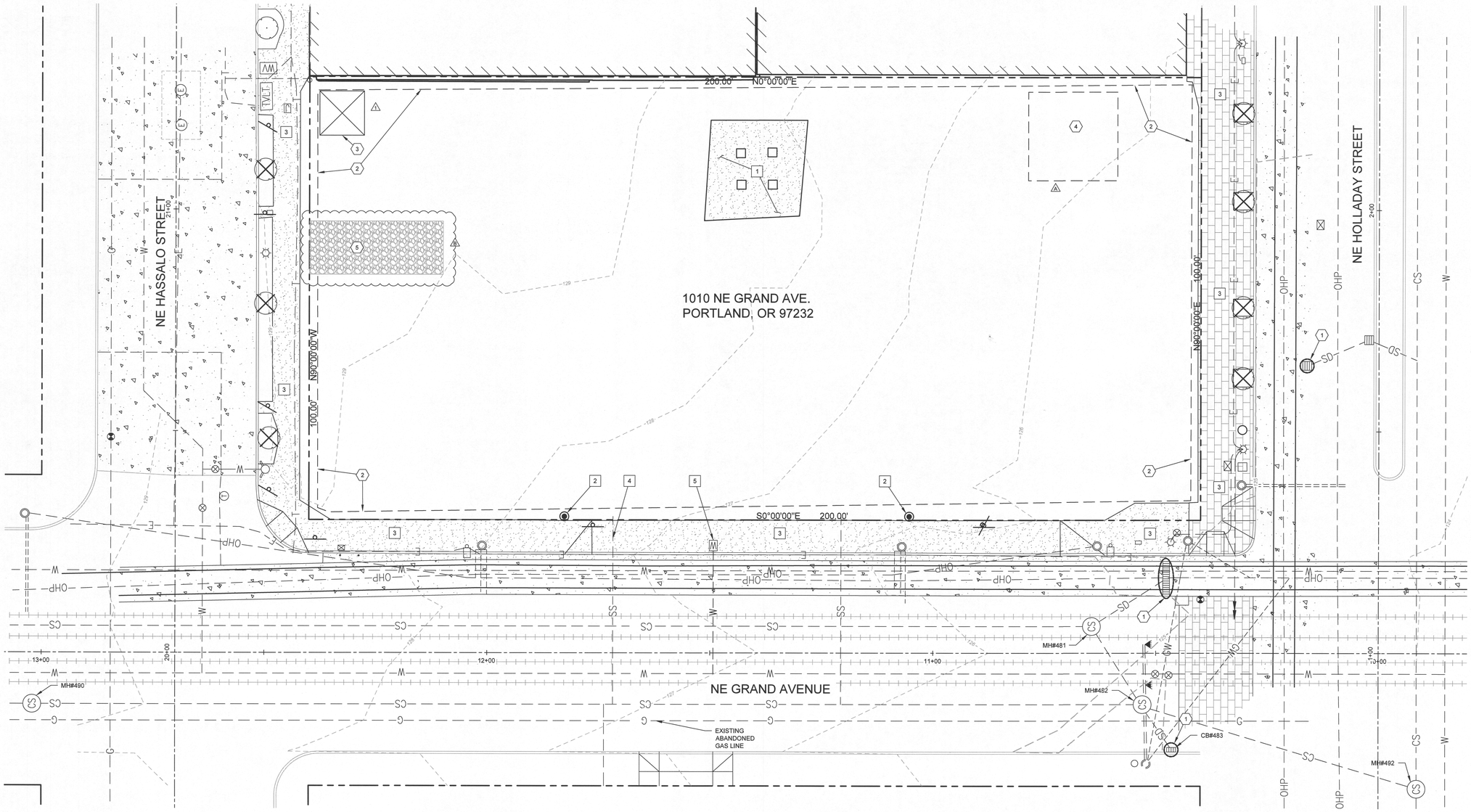

NOTES

1. THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY, PRIVATE, AND GOVERNMENT SUPPLIED "AS-BUILT" MAPS AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GAURANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. SUBJECT PROPERTY AREA: 20,000 S.F., 0.46 ACRES.
3. SUBJECT SITE HAS NO ON-SITE STRIPED PARKING STALLS; 3 STRIPED PARKING STALLS EXIST IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
4. SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 410183 0093 E, MAP REVISED DATE OF OCTOBER 19, 2004.

BENCHMARK

CITY OF PORTLAND BENCH MARK NO. 3479

LOCATED AT NE 6TH AVE. AND HOLLADAY ST.
SOUTH CURB OF HOLLADAY ST, 4' WEST OF EAST CURB OF NE 6TH AV EXTENDED

ELEVATION: 125.817 FEET CITY OF PORTLAND DATUM

SEWER INVERT TABLE

MANHOLE #481	MANHOLE #490	CATCH BASIN #483
RIM = 125.21	RIM = 129.01	GRATE = 124.20
27" IE(N) = 108.96	14" IE(N) = 115.93	8" IEO(E) = 121.40
8" INI(SE) = 119.31	10" INI(E) = 121.06	
27" IEO(SW) = 108.76	14" IEO(S) = 115.83	
MANHOLE #482	**MANHOLE #492**	
RIM = 124.78	RIM = 123.44	
27" IE(N) = 109.06	27" IE(N) = 101.71	
27" INI(NE) = 108.52	42" INI(E) = 101.69	
8" INI(SW) = 119.87	42" INO(W) = 101.59	
27" IEO(SW) = 108.31		

DEMOLITION NOTES

1. DEMOLISH EXISTING CONCRETE
2. REMOVE EXISTING BOLLARD
3. REFER TO PBOT PUBLIC WORKS PERMIT #TH499 FOR OFFSITE DEMOLITION AND PROPOSED IMPROVEMENTS.
4. REFER TO BES PUBLIC WORKS PERMIT #EP342 FOR SANITARY SEWER LATERAL IMPROVEMENTS.
5. PORTLAND WATER BUREAU TO KILL EXISTING DOMESTIC SERVICE UNDER SEPARATE PERMIT.

EROSION AND SEDIMENT CONTROL NOTES

1. INSTALL WOVEN INLET PROTECTION PER DETAIL ON SHEET C004.
2. INSTALL PERIMETER SEDIMENT FENCE. STRAW WATTLES MAY BE SUBSTITUTED FOR SEDIMENT FENCE IF WATTLES ARE STAKED OR EMBEDDED. SEE DETAIL ON SHEET C004.
3. INSTALL ECOPAN OR EQUIVALENT CONCRETE WASHOUT PER DETAIL ON SHEET C004.
4. STOCK PILE AND STAGING AREA. COVER UNUSED STOCK PILES WITH PLASTIC SHEETING.
5. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C004.

EMERGENCY CONTACT

MEGHAN HERTEG
(971)-269-9296
MHERTEG@WALSHCONSTRUCTION.COM

LEGEND

	PROPERTY LINE	E	ELECTRIC MANHOLE
TVLT	TELEPHONE VAULT	CS	COMBINED SEWER MANHOLE
WV	WATER VAULT	T	TELEPHONE VAULT
—CS—	COMBINED SEWER LINE		TRIMET POLE FOR OVERHEAD POWER
— E —	UNDERGROUND ELECTRIC LINE		TRAFFIC SIGNAL
— G —	GAS LINE		STREET LIGHT BOX
—GW—	GUY WIRE		TELEPHONE JUNCTION BOX
—OHP—	OVERHEAD POWER LINES FOR TRIMET		SIGN
—SS—	SANITARY SEWER LATERAL		CATCH BASIN
—SD—	STORM DRAIN LINE		GAS VALVE
—T—	UNDERGROUND TELEPHONE LINES	WV	WATER VALVE
— W —	WATER LINE		BOLLARD
	FIRE HYDRANT		STREET LIGHT
	POWER/TELEPHONE POLE	W	WATER METER
	PROPOSED INLET PROTECTION		PROPOSED STRAW WATTLES

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PROJECT NUMBER: 14263-01

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

KEY PLAN:

DRAWN BY: KDD/BCF
DATE CREATED: 12/07/16

1	ADDENDUM #01	08.11.2017
2	PLAN CHECK REVIEW	09.01.2017
3	PLAN CHECK #02	09.22.2017

City of Portland RECEIVED PER CODE COMPLIANCE DEC 22 2017 Permit Number

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET:
C001
PERMIT SET
07-14-2017

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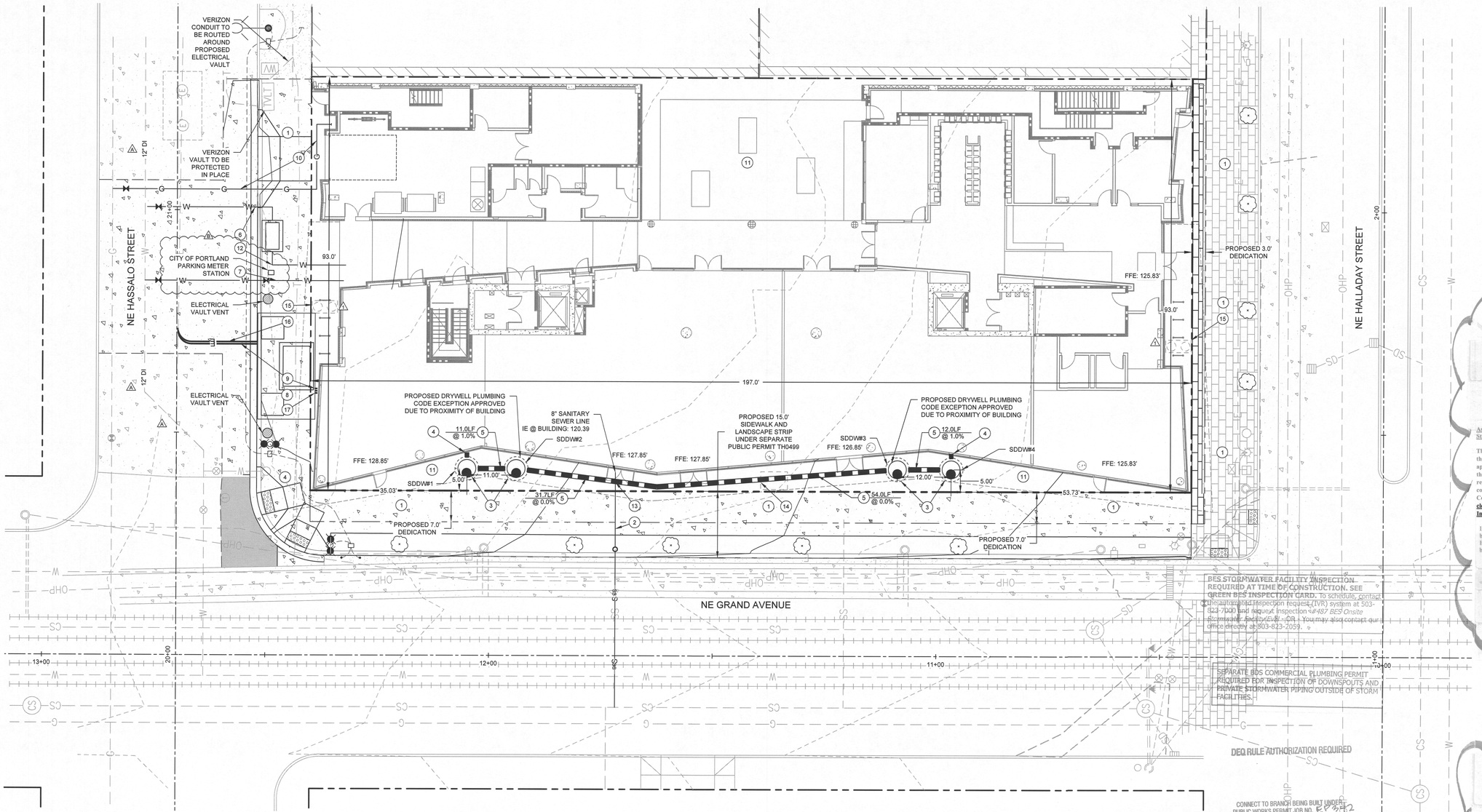

UTILITY PROVIDER CONTACTS

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ATTN: JOHN MOUDY
PHONE: 503-280-2722
EMAIL: JOHN.MOUNDY@PACIFICORP.COM

VERIZON
ATTN: REBECCA DANIELS
EMAIL: REBECCA.DANIELS@VERIZON.COM

NORTHWEST NATURAL
ATTN: JODI WRIGHT
PHONE: 503-367-4984

PORTLAND STREETCAR
ATTN: KATHRYN LEVINE
PHONE: 503-823-7085
EMAIL: KATHRYN.LEVINE@PORTLANDOREGON.GOV

PORTLAND WATER BUREAU
ATTN: VU MAI
PHONE: 503-823-7475
EMAIL: VU.MAI@PORTLANDOREGON.GOV

PLUMBING CODE APPEAL

APPEAL: 14538 - PLACED ON HOLD (RECONSIDERATION)
APPEAL: 14582 - GRANTED
HEARING DATE: 2/8/2017
CASE NO: P-002

Premises-Isolation Backflow Protection
Required by Water Quality Backflow (WQBF) Review (503-823-7480)
Water Bureau Backflow Assembly Installation Requirements:
www.portlandoregon.gov/water/backflowinstallationrequirements
Title 21.12.320, 28.08.020 and/or OAR 333-061-0070, 333-061-0071
Plan Approved For Construction: Errors And Omissions Excepted.

DOMESTIC WATER SERVICE:
Backflow Prevention Assemblies Must Conform to EPA Lead Free Requirements.

Reduced Pressure Backflow Assembly (RPBA) required.
PROVISION FOR FULL RELIEF VALVE DISCHARGE MUST BE ACCOMODATED.

Assemblies Approved To Be Installed Inside Buildings Or Structures:

The installation must be located on the immediate inside wall of the structure, on the centerline of the city water service. Where applicable, foundations and/or footings must be engineered so that water piping can be sleeved appropriately to accommodate required assembly clearances. Piping shall be sleeved compliant with Fire Code NFPA 13 – 9.3.4 and/or Plumbing Code 313.9. Additional critical elevation and accessibility clearances are provided in the document "Backflow Assembly Installation Requirements".

If service enters building greater than 5'AFF the assembly must be dropped down to be at 5' AFF to top of assembly body. If service enters building at less than 1' AFF the assembly must be raised to be at 1' AFF to bottom of assembly body.

Installation of a premise-isolation backflow assembly will create a closed system and may result in problems associated with **thermal expansion**. Installer responsible for making provisions for thermal expansion.

Landscape irrigation point-of-connection (POC) to domestic plumbing system must occur downstream of the domestic water service premises-isolation (PI) backflow protection.

Premises-Isolation Backflow Protection
Required by Water Quality Backflow (WQBF) Review (503-823-7480)
Water Bureau Backflow Assembly Installation Requirements:
www.portlandoregon.gov/water/backflowinstallationrequirements
Title 21.12.320, 28.08.020 and/or OAR 333-061-0070, 333-061-0071
Plan Approved For Construction: Errors And Omissions Excepted.

FIRE LINE WATER SERVICE:
Reduced Pressure Detector Assembly (RPDA) required.

Assemblies Approved To Be Installed Inside Buildings Or Structures:

The installation must be located on the immediate inside wall of the structure, on the centerline of the city water service. Where applicable, foundations and/or footings must be engineered so that water piping can be sleeved appropriately to accommodate required assembly clearances. Piping shall be sleeved compliant with Fire Code NFPA 13 – 9.3.4 and/or Plumbing Code 313.9. Additional critical elevation and accessibility clearances are provided in the document "Backflow Assembly Installation Requirements".

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New water services will be installed at a depth of 3-4 ft. It is the responsibility of the owner/contractor to make the property side connection.

NOTES

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CITY OF PORTLAND BENCH MARK NO. 3479

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SOUTH CURB OF HOLLADAY ST, 4' WEST OF EAST CURB OF NE 6TH AV EXTENDED

ELEVATION: 125.817 FEET CITY OF PORTLAND DATUM

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SEWER INVERT TABLE

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27" INI(NE) = 108.52	42" INI(E) = 101.69
8" INI(SW) = 119.87	42" INO(W) = 101.59
27" IEO(SW) = 108.31	

STORM STRUCTURE TABLE

SDDW#1	SDDW#3
RIM: 128.49	RIM: 126.64
IE IN (10"E) = 120.60	IE IN (12"N) = 118.17
IE OUT (12"S) = 119.44	IE IN (12"S) = 119.33
SUMP ELEV: 96.37	SUMP ELEV: 96.37
SDDW#2	**SDDW#4**
RIM: 128.27	RIM: 126.43
IE IN (12"N) = 119.33	IE IN (10"E) = 120.61
IE OUT (12"S) = 118.17	IE OUT (12"N) = 119.45
SUMP ELEV: 96.37	SUMP ELEV: 96.37

CATCH BASIN #483
RIM = 124.20
8" IE OUT (E) = 121.40

SITE CONSTRUCTION NOTES

1. REFER TO PBOT PUBLIC WORKS PERMIT #TH499 FOR OFFSITE DEMOLITION AND PROPOSED IMPROVEMENTS.
2. REFER TO BES PUBLIC WORKS PERMIT #EP342 FOR SANITARY SEWER LATERAL IMPROVEMENTS. SEE PLUMBING PLANS FOR CONTINUATION WITHIN THE BUILDING.
3. CONSTRUCT DRYWELL PER DETAIL ON SHEET C004. DEPTH VARIES 30.06-32.12'.
4. CONNECT 10" PVC SCHEDULE 40 STORM LINE INTO PROPOSED ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. 10" STORM LINE INVERT AT BUILDING: 120.67'.
5. INSTALL 12" PVC SCHEDULE 40 STORMWATER EQUALIZER PIPE. SEE PLAN FOR LENGTH AND SLOPE.
6. PORTLAND WATER BUREAU TO INSTALL 4" DOMESTIC WATER CONNECTION, METER, AND VAULT BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
7. PORTLAND WATER BUREAU TO INSTALL 6" FIRE WATER CONNECTION UNDER SEPARATE PERMIT. REFER TO FIRE PLANS FOR CONTINUATION. PREMISES ISOLATION RPDA TO BE LOCATED WITHIN THE BUILDING.
8. PROPOSED PP&L VAULT AND VENTS FOR EXCLUSIVE PROPERTY USE. REFER TO C004 FOR ELECTRICAL VAULT SPECIFICATION SHEET.
9. INSTALL BUILDING ELECTRICAL CONNECTION. CONTRACTOR TO COORDINATE WITH PP&L FOR CONNECTION AND SCHEDULING. SEE ELECTRICAL PLANS FOR CONTINUATION.
10. INSTALL BUILDING NATURAL GAS CONNECTION. CONTRACTOR TO COORDINATE WITH NW NATURAL FOR CONNECTION AND SCHEDULING. SEE MEP PLANS FOR CONTINUATION.
11. REFER TO LANDSCAPE PLANS FOR PLAZA SURFACING, SCORING, AND DETAILS.
12. INSTALL 19LF OF 6" DUCTILE IRON DOMESTIC WATER LINE FROM METER TO BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION. PREMISES ISOLATION RPBA TO BE LOCATED WITHIN THE BUILDING.
13. PROPOSED SANITARY AND STORM LINE CROSSING. INSTALL CDF BACKFILL AROUND CROSSING.
    8" SANITARY INVERT: 120.34'
    12" STORM TOP: 119.17'
    SEPARATION: 1.17'
14. PROPOSED LOCATION OF GREASE INTERCEPTOR. REFER TO PLUMBING PLANS FOR EXACT SIZE, LOCATION, AND DETAILS. 12" STORM LINE TO RUN BENEATH GREASE INTERCEPTOR VAULT.
    4.5' DEEP GREASE INTERCEPTOR VAULT BOTTOM: 122.83'
    12" STORM TOP: 119.17'
    SEPARATION: 3.66'
15. PROPOSED GREASE INTERCEPTOR. REFER TO PLUMBING PLANS FOR EXACT LOCATION, SIZE, PIPE ROUTING, AND DETAILS.
16. CONDUIT DUCT BANK (2-4" PVC CONDUITS) ENTERING ELECTRICAL VAULT AT A DEPTH OF 6.67' BELOW FINISHED GRADE.
17. CONDUIT DUCT BANK (5-4" PVC CONDUITS) EXITING ELECTRICAL VAULT AT A DEPTH OF 5.83' BELOW FINISHED GRADE.

LEGEND

- PROPERTY LINE
- TELEPHONE VAULT
- WATER VAULT
- COMBINED SEWER LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- GUY WIRE
- OVERHEAD POWER LINES FOR TRIMET
- SANITARY SEWER LATERAL
- STORM DRAIN LINE
- UNDERGROUND TELEPHONE LINES
- WATER LINE
- FIRE HYDRANT
- POWER/TELEPHONE POLE
- ELECTRIC MANHOLE
- COMBINED SEWER MANHOLE
- TELEPHONE VAULT
- TRIMET POLE FOR OVERHEAD POWER
- TRAFFIC SIGNAL
- STREET LIGHT BOX
- TELEPHONE JUNCTION BOX
- SIGN
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- BOLLARD
- STREET LIGHT
- WATER METER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED ELECTRICAL CONDUIT
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED PRIVATE DRYWELL
- PROPOSED STREET TREE
- PROPOSED SIGN
- PROPOSED DETECTABLE WARNING

SCALE IN FEET: 10 0 10 20

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Portland OR 97209 www.lrsarchitects.com

REGISTERED PROFESSIONAL ENGINEER — OREGON — JEFFREY R. SHOEMAKER — EXPIRES: 06/30/2018

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Portland, Oregon 97205
971-280-8641

PROJECT NUMBER: *14263-01*

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
CIVIL SITE AND UTILITY PLAN

KEY PLAN:

DRAWN BY: *KDD/BCF*
DATE CREATED: *12/07/16*

1	ADDENDUM #01	08.11.2017
2	PLAN CHECK REVIEW	09.01.2017
3	PLAN CHECK #02	09.22.2017

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 29 2017 Bureau of Development Services

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET:
C002
PERMIT SET 07-14-2017

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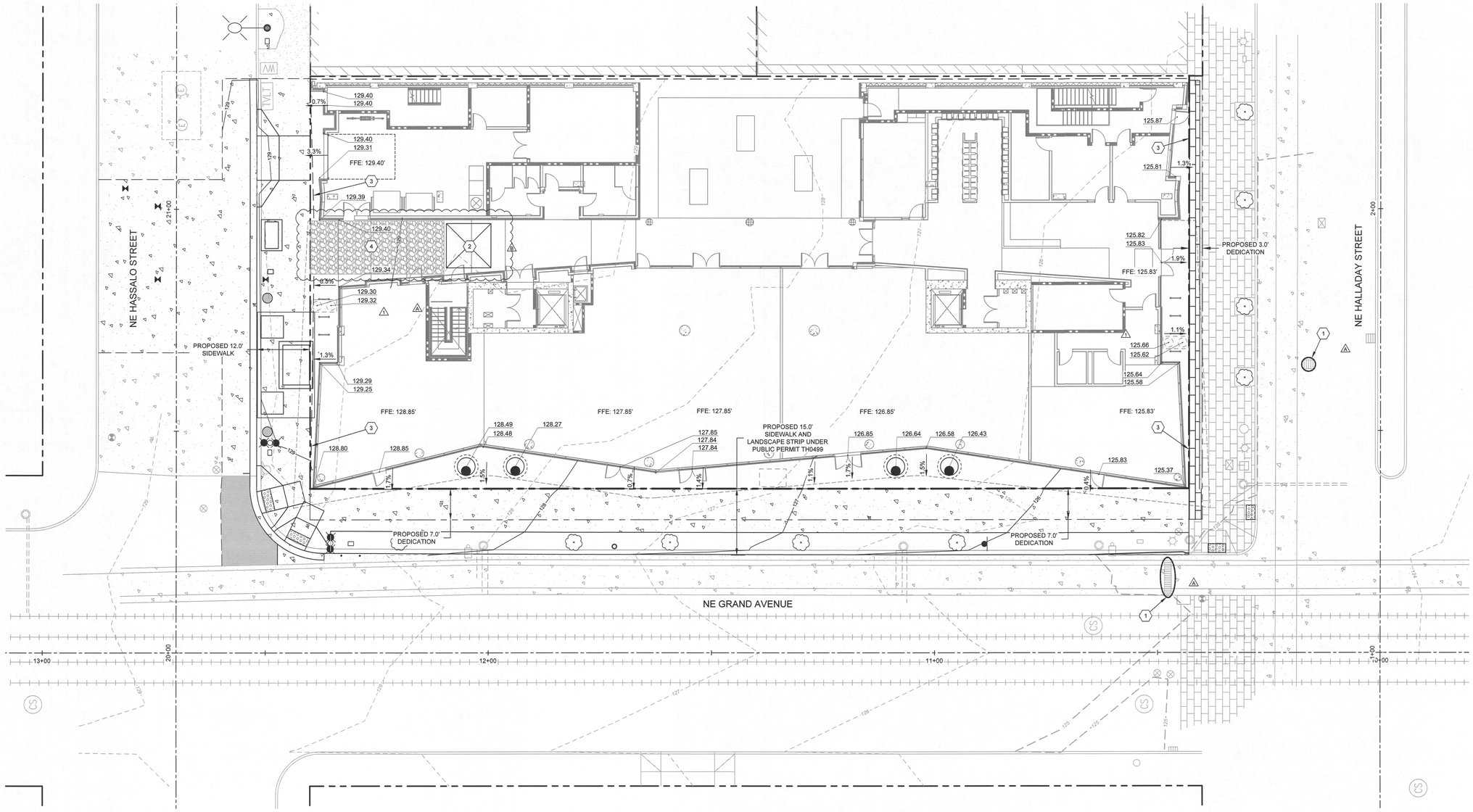

BENCHMARK

CITY OF PORTLAND BENCH MARK NO. 3479

LOCATED AT NE 6TH AVE. AND HOLLADAY ST.
SOUTH CURB OF HOLLADAY ST, 4' WEST OF EAST CURB OF NE 6TH AV EXTENDED

ELEVATION: 125.817 FEET CITY OF PORTLAND DATUM

NOTES

1. THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY, PRIVATE, AND GOVERNMENT SUPPLIED "AS-BUILT" MAPS AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GAURANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. SUBJECT PROPERTY AREA: 20,000 S.F., 0.46 ACRES.
3. SUBJECT SITE HAS NO ON-SITE STRIPED PARKING STALLS; 3 STRIPED PARKING STALLS EXIST IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
4. SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 410183 0093 E, MAP REVISED DATE OF OCTOBER 19, 2004.

EROSION AND SEDIMENT CONTROL NOTES

1. INSTALL WOVEN INLET PROTECTION PER DETAIL ON SHEET C004.
2. INSTALL ECOPAN OR EQUIVALENT CONCRETE WASHOUT PER DETAIL ON SHEET C004.
3. INSTALL PERIMETER SEDIMENT FENCE. STRAW WATTLES MAY BE SUBSTITUTED FOR SEDIMENT FENCE IF WATTLES ARE STAKED OR EMBEDDED. SEE DETAIL ON SHEET C004.
4. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C004.

EMERGENCY CONTACT

MEGHAN HERTEG
(971)-269-9296
MHERTEG@WALSHCONSTRUCTION.COM

LEGEND

- PROPERTY LINE
- TVLT — TELEPHONE VAULT
- WV — WATER VAULT
- GW — GUY WIRE
- OHP — OVERHEAD POWER LINES FOR TRIMET
- FIRE HYDRANT
- POWER/TELEPHONE POLE
- CATCH BASIN
- GAS VALVE
- WV — WATER VALVE
- BOLLARD
- STREET LIGHT
- W — WATER METER
- E — ELECTRIC MANHOLE
- CS — COMBINED SEWER MANHOLE
- T — TELEPHONE VAULT
- TRIMET POLE FOR OVERHEAD POWER
- TRAFFIC SIGNAL
- STREET LIGHT BOX
- J — TELEPHONE JUNCTION BOX
- SIGN
- PROPOSED INLET PROTECTION
- 130 — PROPOSED MAJOR CONTOUR
- 129 — PROPOSED MINOR CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED DRYWELL
- PROPOSED STREET TREE
- PROPOSED SIGN
- PROPOSED DETECTABLE WARNING
- 125.00 — PROPOSED FINISH GRADE ELEVATION
- PROPOSED STRAW WATTLES

10 0 10 20
SCALE IN FEET

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 31, 2005
JEFFREY R. SHOEMAKER
EXPIRES: 06/30/2018

LEVERARCHITECTURE
239 NW 13TH AVE, PDX OR 97209
T 503 928 6040
www.leverarchitecture.com

CONSULTANT:
DOWL
WWW.DOWL.COM
720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641

PROJECT NUMBER: 14263-01

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
CIVIL GRADING PLAN

KEY PLAN:

DRAWN BY: KDD/BCF
DATE CREATED: 12/07/16

1	ADDENDUM #01	08.11.2017
2	PLAN CHECK REVIEW	09.01.2017
3	PLAN CHECK #02	09.22.2017

CITY OF PORTLAND FOR PERMIT COMPLIANCE
DEC 22 2017
Permit Number

RECEIVED
OCT 10 2017
BDS DOCUMENT SERVICES

SHEET:
C003
PERMIT SET
07-14-2017

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GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A CITY BUSINESS LICENSE IS REQUIRED.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE LOCATIONS, DEPTH, AND DESCRIPTION OF EXISTING UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS AND/OR SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA. OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.STATE.OR.US/GOVERNME.HTM CALL BEFORE YOU DIG - PORTLAND METRO AREA 503-246-6699.
3. THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.
4. ALL WATERLINE CROSSINGS SHALL BE IN CONFORMANCE WITH OAR CHAPTER 333. THE CITY MAY REQUIRE MORE STRINGENT STANDARDS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND CITY OF PORTLAND ENGINEERING STAFF 48 HOURS IN ADVANCE OF STARTING CONSTRUCTION AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING A SATURDAY, SUNDAY, OR HOLIDAY.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET ALL APPLICABLE REGULATIONS.
6. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT "REDLINE DRAWINGS" TO
7. PROJECT ENGINEER FOR PREPARATION OF RECORD DRAWINGS. "REDLINE DRAWINGS" DOCUMENT ALL DEVIATIONS AND REVISIONS TO THE APPROVED PLANS; THEY ALSO RECORD A DESCRIPTION OF CONSTRUCTION MATERIALS ACTUALLY USED (PIPE MATERIAL, ETC.). FROM THE INFORMATION CONTAINED FROM THESE REDLINE DRAWINGS, AS WELL AS ANY NOTES RECORDED BY THE PROJECT ENGINEER, THE PROJECT ENGINEER SHALL PREPARE AND SUBMIT RECORD DRAWINGS (ON 4 MIL MYLAR). RECORD DRAWINGS ARE REQUIRED FOR ANY PUBLIC IMPROVEMENTS, AS WELL AS FOR ANY (PUBLIC OR PRIVATE) STORM WATER QUANTITY OR QUALITY CONTROL FACILITY. CITY ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS ARE TIED TO THE SUBMITTAL OF THESE RECORD DRAWINGS. CAD GENERATED PLANS SHALL ALSO HAVE ELECTRONIC RECORD DRAWINGS SUBMITTED TO THE CITY IN COMPLIANCE WITH THE DIGITAL MAPPING REQUIREMENTS. CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC
8. CONTROL DEVICES, PART VI, CONSTRUCTION AND MAINTENANCE, AS ADOPTED AND MODIFIED BY ODOT. SHOULD WORK BE IN AN EXISTING PUBLIC RIGHT OF WAY THAT ARE OPEN TO TRAFFIC, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE CITY, COUNTY, STATE, AND PORT PERSONNEL FOR APPROVAL. APPROVALS SHALL BE OBTAINED PRIOR TO START OF WORK. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE
9. WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
10. THERE SHALL BE NO ALTERATION OR VARIANCE FROM THE APPROVED PLANS. THE MINIMUM SUBMITTAL REQUIREMENTS FOR PLAN REVISIONS ARE AS FOLLOWS; PLAN REVISIONS SHALL BE SUBMITTED ON AN 8 1/2" X 11" SHEET (MINIMUM), PLAN REVISION SHALL BE WET STAMPED AND SIGNED BY PROJECT ENGINEER, ANY REQUIRED ENGINEERING CALCULATIONS, OR OTHER AGENCY APPROVALS, SHALL BE INCLUDED WITH THE SUBMITTAL REVISION. UPON APPROVAL OF THE SUBMITTED REVISIONS, THE CITY ENGINEER SHALL AFFIX AN APPROVED STAMP TO THE REVISED PLAN SKETCH AND THE PLAN SHALL BE RETURNED TO THE PROJECT ENGINEER. IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO DISTRIBUTE THE APPROVED PLAN REVISION TO ALL PARTIES TO WHOM THE ORIGINAL APPROVED PLANS WERE ISSUED. ALL APPROVED REVISION SHALL BE AFFIXED TO THE CONSTRUCTION FIELD PRINTS (ALSO KNOWN AS THE CONTRACTOR'S "REDLINE DRAWINGS").
11. CONTRACTOR SHALL PROVIDE EFFECTIVE EROSION PROTECTION TO INCLUDE, BUT NOT LIMIT TO, GRADING, DITCHING, HAY BALES, SILT FENCING, AND SEDIMENT BARRIERS TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTY. SEE EROSION AND SEDIMENT CONTROL NOTES AND PLAN.
12. OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 LINEAR FEET WITHIN STREET RIGHT-OF-WAY UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
13. CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
14. ANY PAVEMENT DISTORTION CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE TEMPORARILY REPAIRED SAME DAY OF OCCURRENCE (OR IN A TIME PERIOD AGREED TO WITH THE CITY INSPECTOR), USING COLD OR HOT AC MIX. OWNER/CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REPAIRED AREAS UNTIL CITY FINAL ACCEPTANCE IS GRANTED.
15. IF GROUND WATER SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL DIRECT THE CONTRACTOR TO TAKE MEASURES TO ENSURE THAT WATER IS NOT CONVEYED THROUGH THE UTILITY TRENCHES AND THE NATURAL FLOW PATH OF THE SPRING IS ALTERED AS LITTLE AS PRACTICABLE. THE PROJECT ENGINEER SHALL SUBMIT A REPORT SUMMARIZING THE FINDING TO THE CITY. IMPACTS AND MITIGATION SHALL BE ADDRESSED FOR THE CITY APPROVAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE
16. THE START OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND/OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE PROJECT ENGINEER FOR CLARIFICATION OR CORRECTION. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY, PORT OF PORTLAND, OR PROJECT
17. ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.
18. PROJECT PLANS SHALL ALWAYS HAVE AN ENGINEER OF RECORD PERFORMING THE FUNCTION OF PROJECT ENGINEER. IF THE PROJECT ENGINEER IS CHANGED DURING THE COURSE OF THE WORK, THE CITY SHALL BE NOTIFIED IN WRITING AND THE WORK SHALL BE STOPPED UNTIL REPLACEMENT ENGINEER HAS AGREED TO ACCEPT THE RESPONSIBILITY OF THE PROJECT ENGINEER. THE NEW PROJECT ENGINEER SHALL PROVIDE WRITTEN NOTICE OF ACCEPTING PROJECT RESPONSIBILITY TO THE CITY WITHIN 72 HOURS OF ACCEPTING THE POSITION AS PROJECT ENGINEER.
19. THE CONTRACTOR IS RESPONSIBLE TO REPLACE ANY SURVEY MONUMENTS THAT ARE DISTURBED DUE TO CONSTRUCTION. EXCAVATORS MUST COMPLY WITH THE PROVISIONS OF ORA 757.541 THRU 757.571.

GRADING AND EROSION CONTROL CONSTRUCTION NOTES

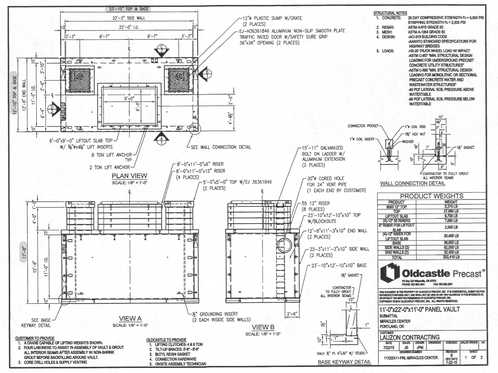
1. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
2. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
3. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
4. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
5. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
6. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
9. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
10. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
11. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
12. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
13. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
14. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, AND THE APPLICABLE REQUIREMENTS OF THE CITY OF PORTLAND.
2. NO DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF ANY BUILDING OR STRUCTURE, OR PART THEREOF, NO LESS THAN ONE (1) FOOT BELOW THE SURFACE OF THE GROUND. (EXCEPT IN AREAS WHERE DIP IS SPECIFIED). THIS INCLUDES STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR UNCOVERED, BREEZEWAYS, ROOFED PORTE-COACHERES, ROOFED PATIOS, CARPORTS, COVERED WALKS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES OR APPURTENANCES.
3. LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF O.S.H.A. AND IN PARTICULAR THOSE PERTAINING TO ADEQUATE SHORING AND TRENCH PROTECTION OF WORKMEN.
5. RIM ELEVATIONS OF MANHOLES AND CLEANOUTS WITHIN PAVEMENT ARE APPROXIMATE, FINAL FINISHED RIM ELEVATIONS SHALL MATCH FINISHED PAVEMENT GRADES.
6. ALL TRENCHES PARALLEL TO THE BUILDING SHALL BE KEPT OUT OF THE ANGLE OF REPOSE FOR THE BUILDING FOOTING.
7. CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
8. INLET AND OUTLET CONNECTIONS SHALL BE MADE BY THE USE OF A FLEXIBLE COMPRESSION JOINT NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE. NO FLEXIBLE COMPRESSION JOINT SHALL BE EMBEDDED IN THE MANHOLE BASE. MANHOLES SHALL HAVE A SMOOTH, UNIFORM WATERWAY WITH CHANGES OF DIRECTION MADE WITH THE APPROPRIATE SWEEP OFFSET AS PER THE OREGON PLUMBING SPECIALTY CODE. OPEN-GRATE LIDS WILL NOT BE ALLOWED ON ANY MANHOLE.

PRIVATE UTILITY CONSTRUCTION NOTES

1. CUSTOMER IS RESPONSIBLE FOR ALL TRENCH, CONDUIT, VAULTS, PADS, AND ROAD CROSSINGS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER OVER CONDUITS.
3. LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITIES PRIOR TO CONSTRUCTION OR EXCAVATION.
5. ALL CONDUIT MUST BE INSPECTED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO BACKFILL.
6. ALL CONDUIT SHALL BE PVC SCHEDULE 40.
7. ALL CONDUIT SWEEPS SHALL BE A MIN OF 48" RADIUS.
8. 3' OF HORIZONTAL CLEARANCE IS REQUIRED FROM ALL WATER, SEWER, GAS, AND IRRIGATION LINES.
9. A 1/4" PULL ROPE RATED FOR 500 LBS. SHALL BE INSTALLED IN EACH CONDUIT BY CONTRACTOR.
10. ALL RUNS EXCEEDING 150' IN LENGTH REQUIRE FIBER SWEEPS.



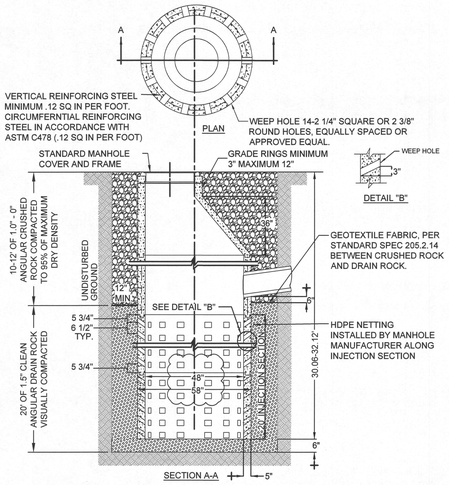


CONCRETE WASHOUT PIT AREA WITH SIGN. SIGN TO BE POSTED AT ALL TIMES.

NOTE:

1. WASHOUT AREA TO CONTAIN A MINIMUM OF 3 CY (IE 9' BY 9' BY 1' DEEP).
2. REMOVE AND LEGALLY DISPOSE OF WASTE MATERIAL WHEN IT ACCUMULATES TO 2/3 OF WET STORAGE CAPACITY.
3. CONCRETE WASHOUT AREA TO BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY.
4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES REQUIRING CONCRETE WASHOUT, REMOVE WASHOUT AND RESTORE THE AREA TO FINISH GRADE.

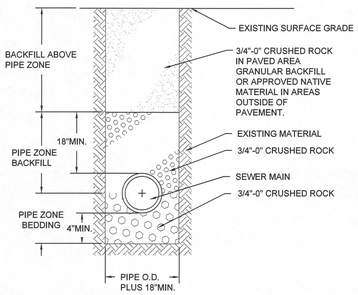
CONCRETE TRUCK WASHOUT
NOT TO SCALE



NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C478.
2. PROVIDE A MIN. 6" OF 1"-0" CLEAN CRUSHED ROCK UNDER ALL PIPES.
3. INVERT SHALL BE LEVEL AND SMOOTH.
4. SUMP BARREL SHALL NOT BE PERFORATED WITHIN 48" OF THE CONE.
5. CONTRACTOR TO CONFIRM WITH DRYWELL MANUFACTURER FOR ADEQUATE STRUCTURAL CAPACITY AT DESIGN DEPTH.

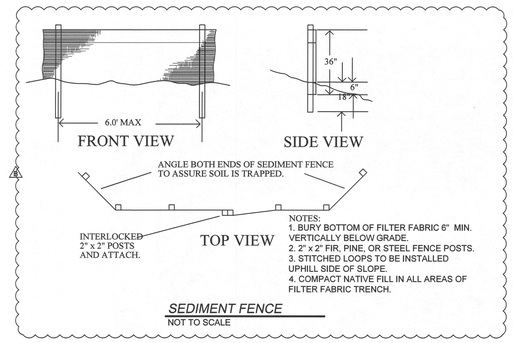
STANDARD DRYWELL DETAIL
NOT TO SCALE



NOTE:

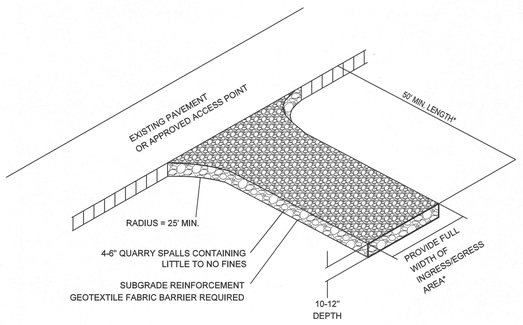
1. BACKFILL IN 6" LIFTS.
2. THE BACKFILL IN PAVEMENT AND BUILDING AREAS SHOULD BE AT LEAST 92% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D 1557) BELOW 1 FT FROM THE FINISHED SUBGRADE SURFACE AND 95% IN THE UPPER
3. ON-SITE SPOILS MAY BE USED FOR BACKFILL IN LANDSCAPE AREAS OUTSIDE THE PIPE BEDDING ZONE.
4. USE OF NATIVE MATERIAL FOR BACKFILL TO BE DETERMINED BY ENGINEER.

UTILITY TRENCH SECTION - BACKFILL
NOT TO SCALE

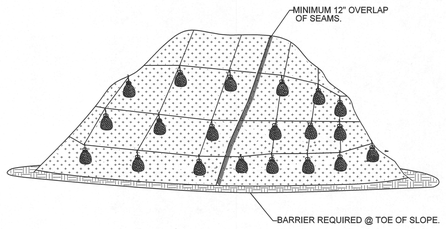


NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" MIN. VERTICALLY BELOW GRADE.
2. 2" x 2" FIR, PINE, OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
4. COMPACT NATIVE FILL IN ALL AREAS OF FILTER FABRIC TRENCH.

SEDIMENT FENCE
NOT TO SCALE



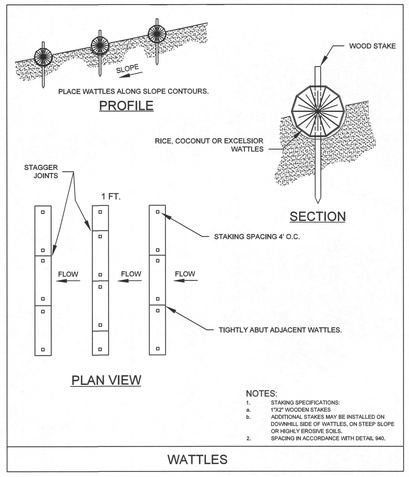
GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED. 2. BARRIER REQUIRED @ TOE OF STOCK PILE. 3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

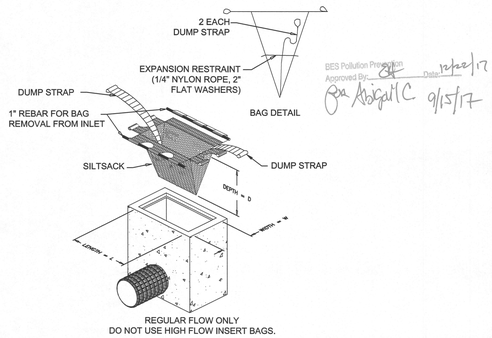
PLASTIC SHEETING
NOT TO SCALE



NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"X2" WOODEN STAKES.
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.

WATTLES

BES Pollution Prevention:
If any de-watering is proposed to be discharged into a City Sanitary or Storm Sewer System, pre-authorization MUST be obtained from the BES Pretreatment or Stormwater Programs. Call 503-823-5600 for more information.



INLET PROTECTION DETAIL
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
80099PE
OREGON
DECEMBER 31, 2018
JEFFREY R. SHOEMAKER
EXPIRES: 06/30/2018

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T 503 928 6040
www.leverarchitecture.com

CONSULTANT:

DOWL
WWW.DOWL.COM
720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8841

PROJECT NUMBER: 14263-01

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

CIVIL DETAILS

KEY PLAN:

DRAWN BY: KDD/BCF
DATE CREATED: 12/07/16

A PLAN CHECK #02 09.22.2017

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Bureau of Development Services

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

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MATERIALS PLAN

SCALE: As Shown

N
True North

MATERIALS LEGEND

PUBLIC RIGHT OF WAY (R.O.W.)

A1 CONCRETE PAVING
- CONTROL JOINT PATTERN - CONSISTENT WITH LLOYD DISTRICT STANDARDS
- TOOLED JOINTS
- PROFILE PER PBOT STANDARDS - SEE CIVIL

2 L530 — A2 BRICK PAVING
- MORTAR SET TO MATCH EXISTING

1.8 L530 — A3 CONCRETE UNIT PAVING
- RANDOM PATTERN OF EACH COLOR AND SIZE - SEE SPECS FOR COLORS AND SIZES

7 L530 — A4 CRUSHED ROCK MULCH

4.9 L530 — A5 CONCRETE PAVING - SPECIALTY SCORING
- CONTROL JOINT PATTERN PER PLAN
- TOOLED JOINTS

L1 PLANTING AREA - SEE IRRIGATION PLAN L300 AND PLANTING PLAN L400

L2 TREE GRATE
- IN COURTYARD TREE PITS, UPLIT WITH LANDSCAPE LIGHTS - SEE LIGHTING
- INCLUDE LOCKABLE DUPLEX OUTLET IN EACH TREE PIT - SEE ELECTRICAL

F1 MOVABLE TABLE AND CHAIRS

F2 PLANTER

6 L510 — F3 BIKE RACK

F4 TRASH RECEPTACLE

- L510 — F5 BENCH

- L520 — P1 WOVEN-WIRE MESH SCREEN FENCE PANEL

ZONING COMPLIANCE PAGE CASE FILE LU-16-287887 DZM **REQUIRED** NO FIELD CHANGES ALLOWED

SCALE: 1/8" = 1' - 0"
0 2 4 8 16

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PLACE
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Portland, OR 97209
503.334.2080
www.place.la

PROJECT NUMBER: *215349*

Grand Avenue Apartments

1010 NE Grand Ave.
Portland, OR 97232

SHEET TITLE:
MATERIALS PLAN

KEY PLAN:

DRAWN BY: *PBa/CW*
DATE CREATED: *05/05/17*

City of Portland
REVIEWED FOR CODE COMPLIANCE
DEC 22 2017

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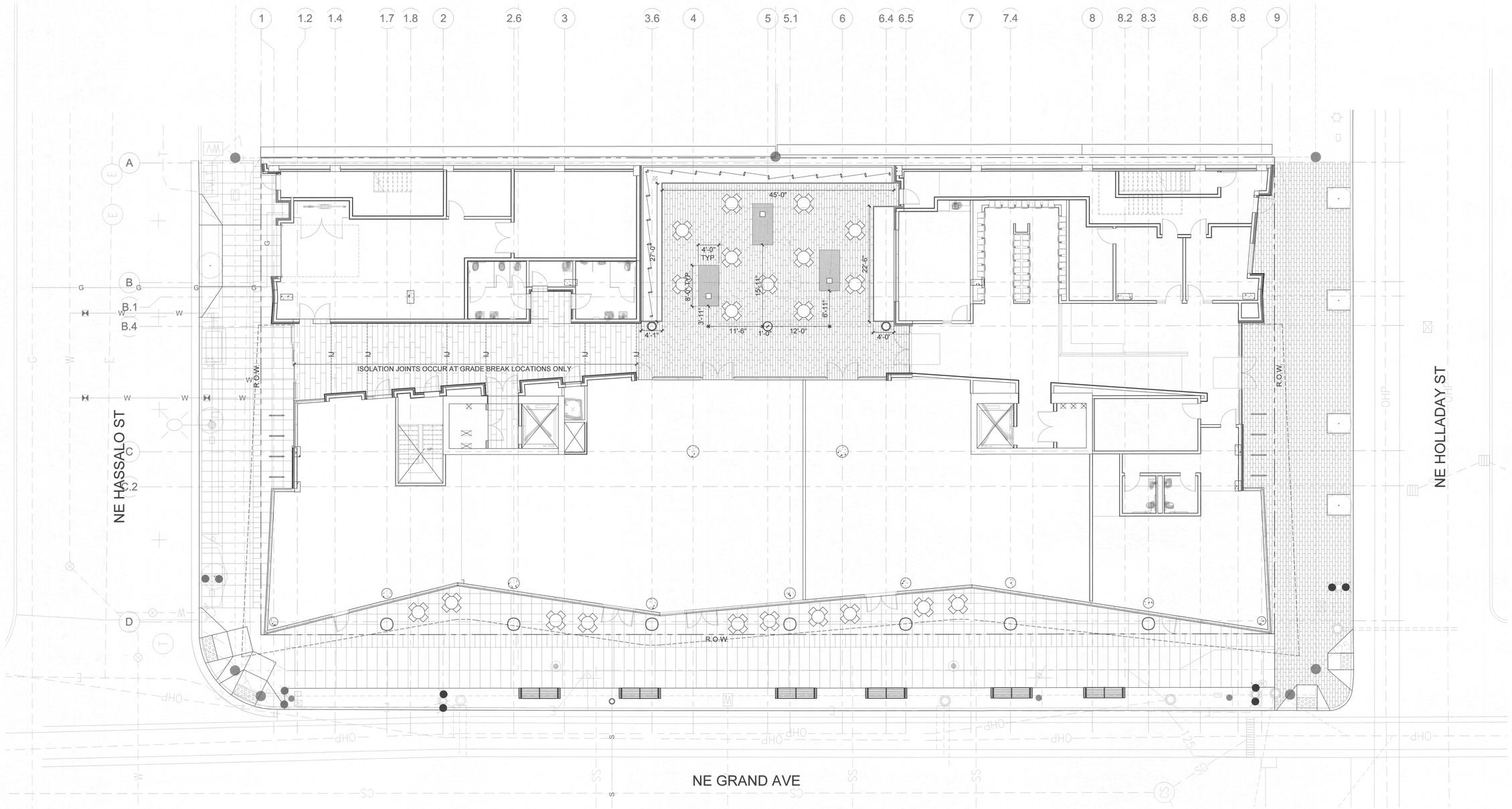

LAYOUT PLAN

SCALE: As Shown

LAYOUT LEGEND

-------IJ------- ISOLATION JOINT

NOTES

1. ALL DIMS AND LAYOUT INFORMATION IS TO FACE OF WALL OR CURB, UNLESS NOTED OTHERWISE
2. VERIFY SURVEY DATA AND BUILDING GRID. LAYOUT AND INFORMATION IS BASED ON SURVEY INFORMATION SHOWN IN CIVIL DRAWINGS.
3. BUILDING GRID DATA PROVIDED BY ARCHITECT.

N
True North

SCALE: 1/8" = 1' - 0"
0 2 4 8 16

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PROJECT NUMBER: 215349

Grand Avenue Apartments

1010 NE Grand Ave.
Portland, OR 97232

SHEET TITLE:
LAYOUT PLAN

KEY PLAN:

DRAWN BY: PBa/CW
DATE CREATED: 05/05/17

City of Portland
ADMINISTRATIVE CODE COMPLIANCE
DEC 22 2017
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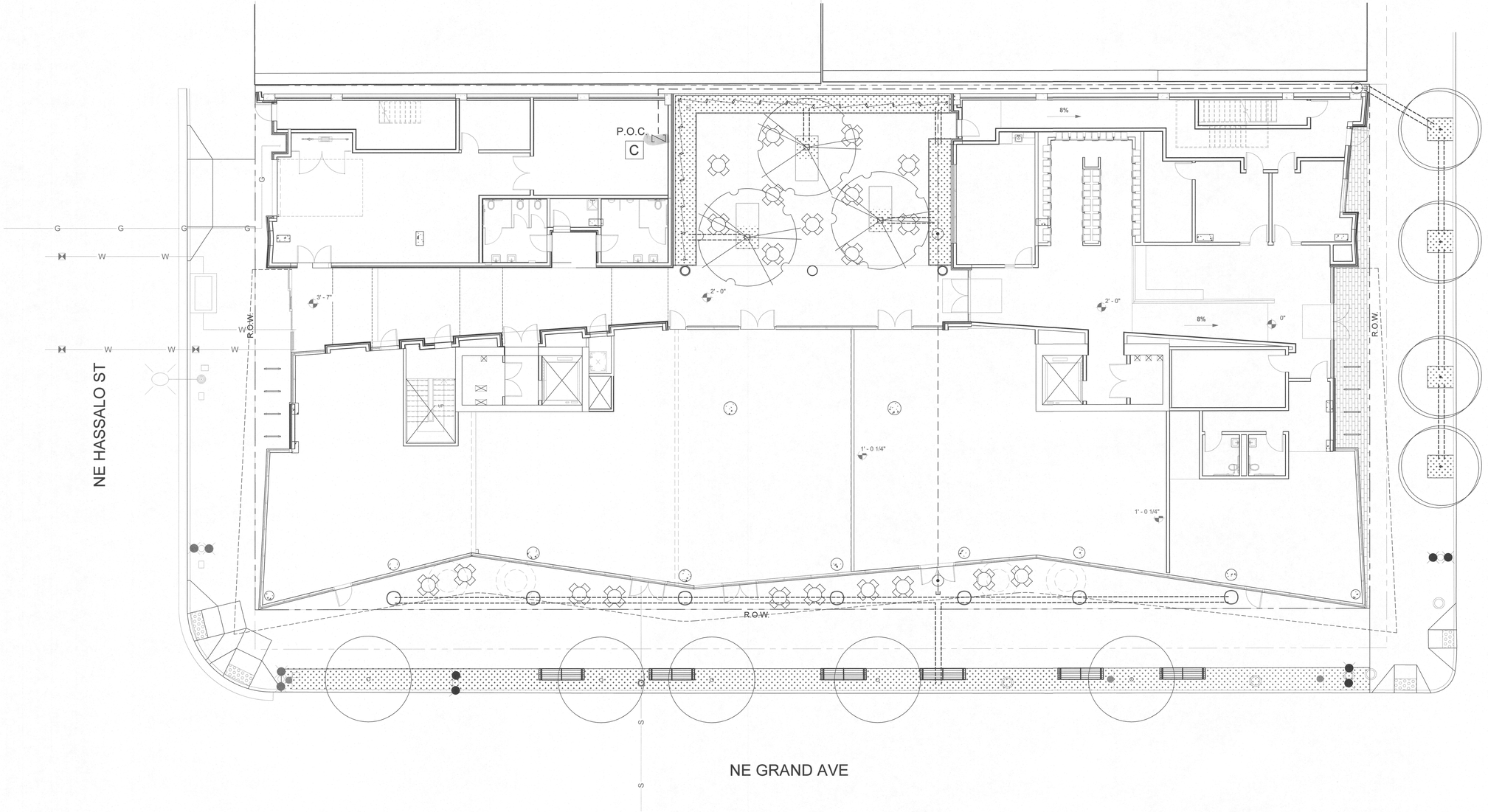

IRRIGATION PLAN

SCALE: As Shown

N
True North

IRRIGATION LEGEND

——— – – ———	PUBLIC RIGHT OF WAY (R.O.W.)
P.O.C.	POINT OF CONNECTION - (SEE MEP DRAWINGS)IRRIGATION MAINLINE
– – – – – – –	SCH. 40 PIPE
⊙	QUICK COUPLER
M	METER
C	CONTROLLER - LANDSCAPE CONTRACTOR TO PROVIDE EQUIPMENT TO ELECTRICAL FOR INSTALLATION IN BUILDING. ELECTRICAL TO PROVIDE CONDUIT THROUGH BUILDING TO ROUTE LOW-VOLTAGE VALVE WIRES FROM CONTROLLER OUT TO LANDSCAPE.
⋈	IRRIGATION BACKFLOW - SEE SPECIFICATIONS FOR MODEL. PLUMBING TO PROVIDE WATER SUPPLY STUB-OUT THROUGH BUILDING WALL OUT TO LANDSCAPE FOR IRRIGATION CONTRACTOR TO CONNECT MAINLINE.
----------	IRRIGATION SLEEVE, CLASS 200, MIN. TWICE (2X) THE COMBINED DIAMETER OF PIPES TO BE PLACED IN SLEEVE.
⁘	DRIP IRRIGATION ZONE

DESIGN-BUILD IRRIGATION NOTES

THE DESIGN-BUILD IRRIGATION SHALL MEET THE FOLLOWING REQUIREMENTS:

1. NO MAINLINE (CONSTANTLY PRESSURIZED LINE) OR VALVE BOXES PERMITTED IN PUBLIC RIGHT-OF-WAY, PER PORTLAND BUREAU OF TRANSPORTATION.
2. REFER TO PLUMBING FOR MAINLINE LOCATION UNDER BUILDING.
3. PROVIDE ROTARY NOZZLE SPRAY HEADS WITH MAXIMUM 10' RADIUS IN SHRUB BEDS.
4. PROVIDE 12" POP-UP BODIES IN SHRUB AND GROUNDCOVER AREAS.
5. PROVIDE CLASS 200 PVC LATERAL LINES, MAXIMUM 1" DIAMETER.
6. SPACE ROTATOR SPRAY HEADS AT 45% DIAMETER DISTANCE TO ENSURE HEAD-TO-HEAD COVERAGE.
7. ZONES TO BE MAXIMUM 20 GPM.
8. NEW TREES TO BE IRRIGATED ON SEPARATE ZONES FROM SHRUB AREAS; SHRUB AND TURF AREAS TO BE ON SEPARATE ZONES.
9. SIZE PIPE TO ENSURE THAT MAXIMUM WATER VELOCITY DOES NOT EXCEED 5 FT./SEC.

SCALE: 1/8" = 1' - 0"
0 2 4 8 16

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Grand Avenue Apartments

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SHEET TITLE:
DESIGN-BUILD IRRIGATION PLAN

KEY PLAN:

DRAWN BY: PBa/CW
DATE CREATED: 05/05/17

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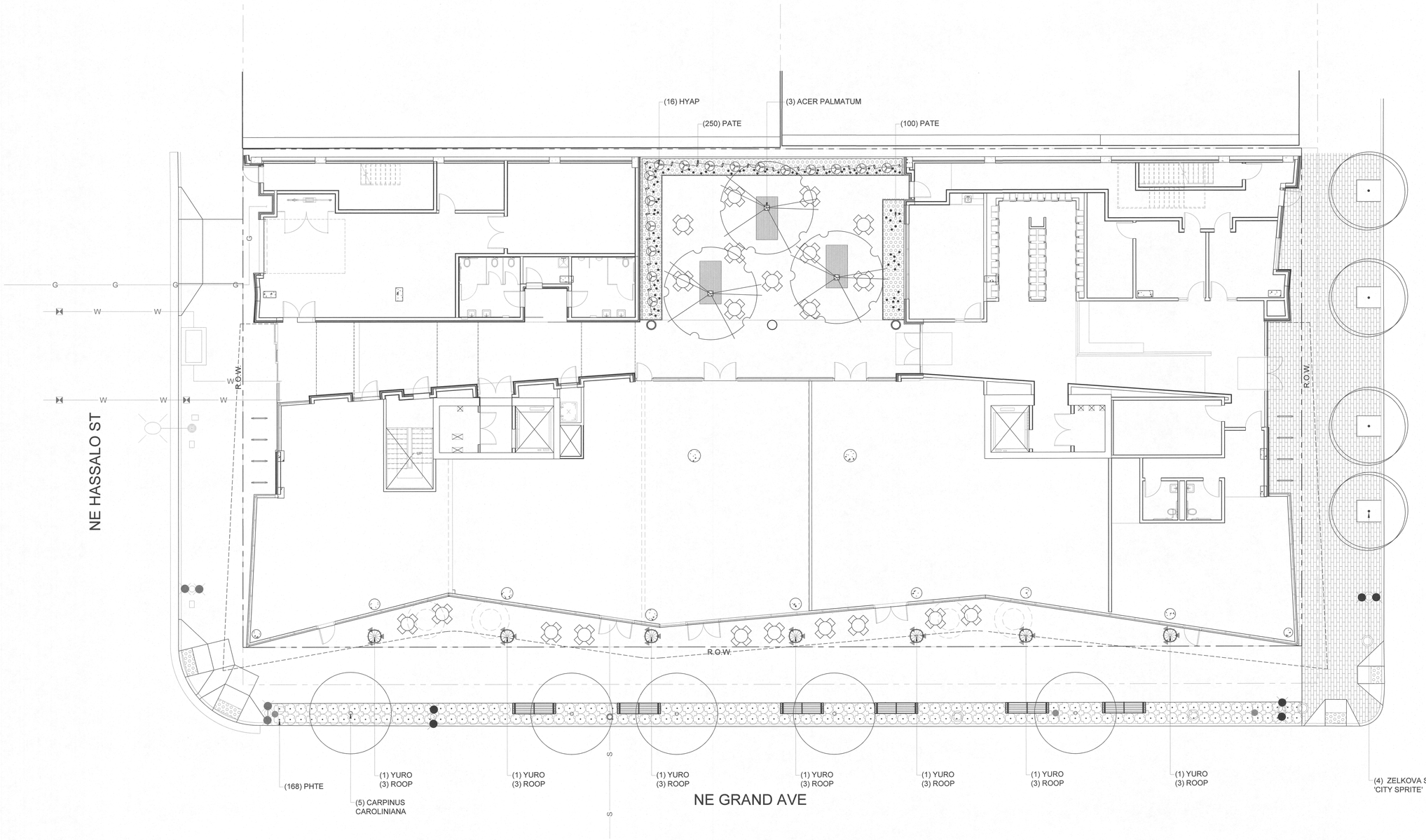
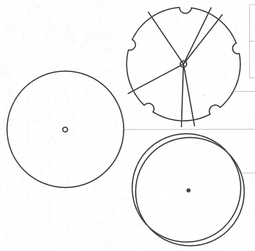


PLANTING PLAN

SCALE: As Shown

PLANT SCHEDULE

——— – – ——— PUBLIC RIGHT OF WAY (R.O.W.)



TREE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	NOTES
	3	ACER PALMATUM	JAPANESE MAPLE	2.5" CAL.	AS SHOWN	SPECIMEN TREES AS SELECTED BY LANDSCAPE ARCHITECT
	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	AS SHOWN	NE GRAND AVENUE STREET TREES
	5	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	3" CAL.	AS SHOWN	NE HOLLADAY STREET TREES

PLANT SCHEDULE

SYMBOL	QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	NOTES
	16	HYAP	HYDRANGEA ANOMALA PETIOLARIS 'SILVER LINING'	SILVER LINING CLIMBING HYDRANGEA	#7 CONTAINER MIN. 48" HT., MIN 3 CANES	AS SHOWN	PLANT AT CLIMBING STRUCTURE IN COURTYARD
	400	PATE	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 CONTAINER 6" SPREAD. MIN.	12" O.C.	TRIANGULAR SPACING
	168	PHTE	PHORMIUM TENAX 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	#3 CONTAINER 12" HT. MIN.	AS SHOWN	RECTANGULAR SPACING
	21	ROOP	ROSMARINUS OFFICINALIS PROSTRATUS 'RAMPANT BOULE'	RAMPANT BOULE TRAILING ROSEMARY	#2 CONTAINER 3 CANES MIN.	3 PER PLANTER	IN PLANTERS AT BUILDING ENTRIES ALONG GRAND AVE.
	7	YURO	YUCCA ROSTRATA 'SAPPHIRE SKIES'	SAPPHIRE SKIES YUCCA	#5 CONTAINER 30" HT. MIN.	AS SHOWN	IN PLANTERS AT BUILDING ENTRIES ALONG GRAND AVE.
	83	NA	NARCISSUS 'RIP VAN WINKLE'	RIP VAN WINKLE DAFFODIL	#1 TOP SIZE	PER DETAIL	

PLANTING NOTES

1. VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
2. VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
3. VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
4. COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
5. REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
6. VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
7. PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
8. UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.
9. LABELLING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP.

N
True North

This plan matches that approved by Planning and includes all notes from other reviews.
JF Rogers-Kling (name) DK (date) 11/29/17

ZONING COMPLIANCE PAGE CASE FILE LU-16-287887 DZM **REQUIRED** NO FIELD CHANGES ALLOWED

SCALE: 1/8" = 1' - 0"
0 2 4 8 16

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PROJECT NUMBER: 215349
Grand Avenue Apartments

1010 NE Grand Ave.
Portland, OR 97232

SHEET TITLE:
PLANTING PLAN

KEY PLAN:

DRAWN BY: PBa/CW
DATE CREATED: 05/05/17

City of Portland BDS LAND USE COMPLIANCE DEC 22 2017 APPROVED

SHEET:
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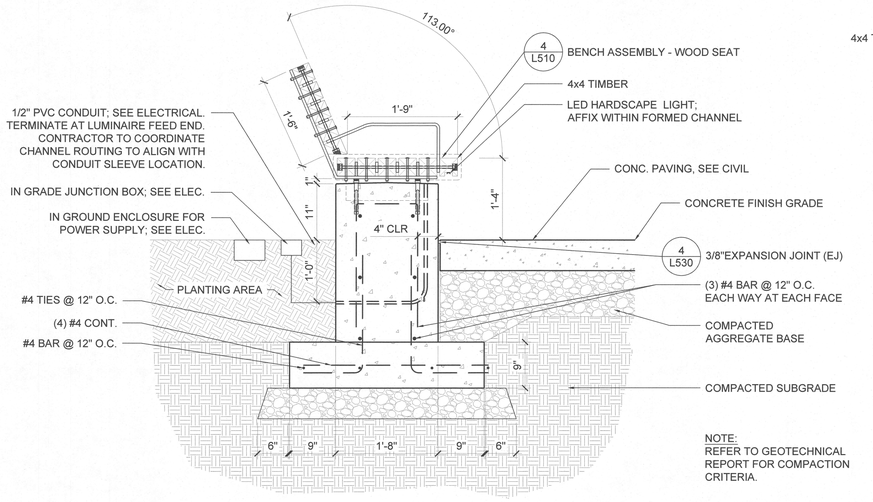
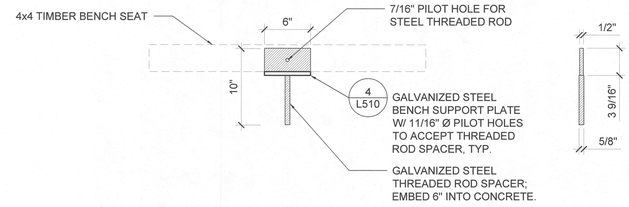


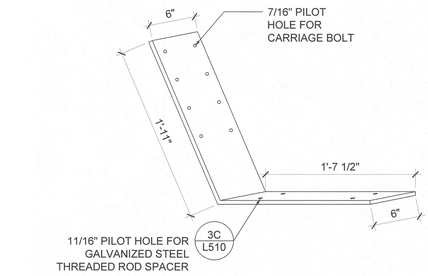
5 CONCRETE BENCH WITH WOOD TOP

SCALE: 1" = 1'-0" — SECTION



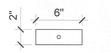
3C BENCH THREADED ROD SPACER

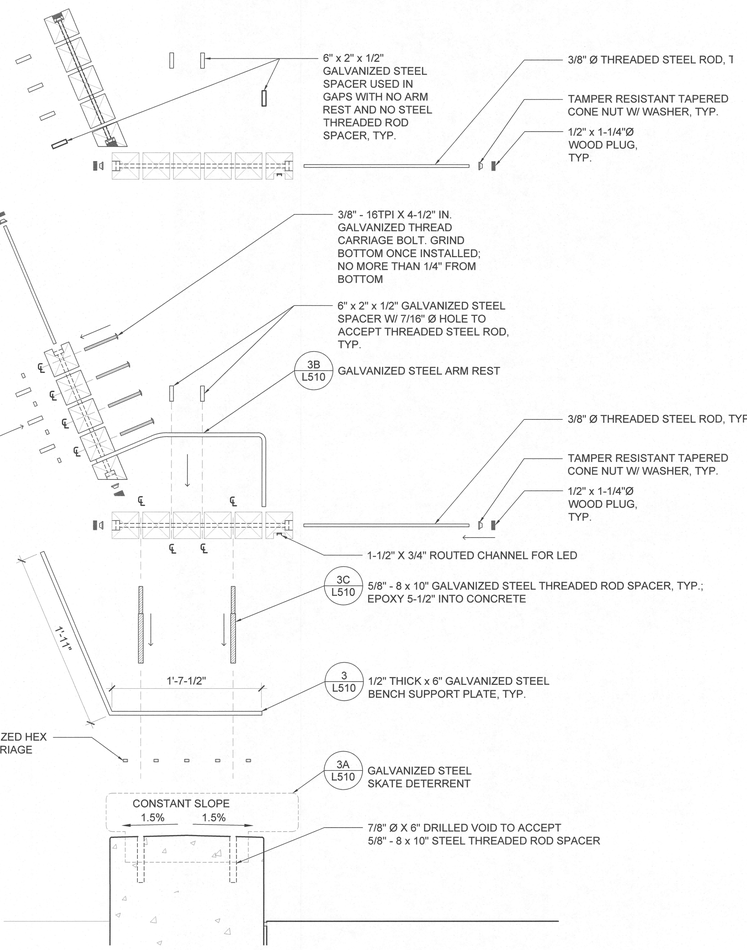
SCALE: 1-1/2" = 1'-0" — SECTION



3D BENCH SUPPORT PLATE

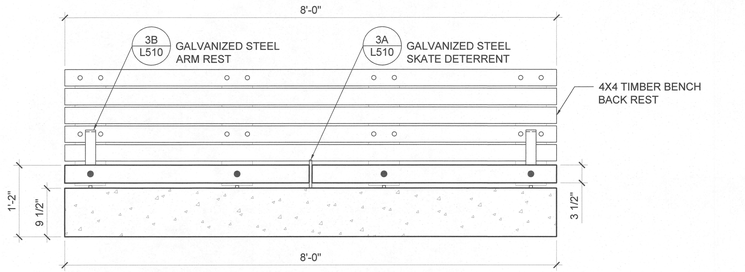
SCALE: 1-1/2" = 1'-0" — AXON





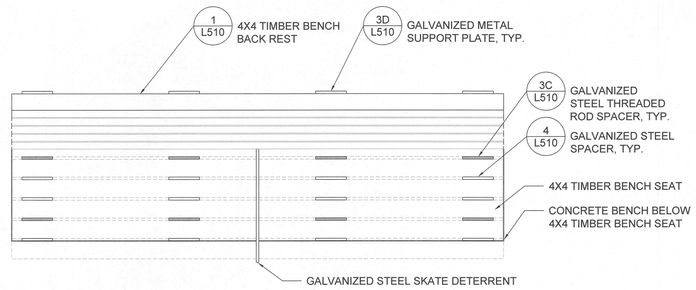
4 BENCH ASSEMBLY

SCALE: 1-1/2" = 1'-0" — EXPLODED SECTION



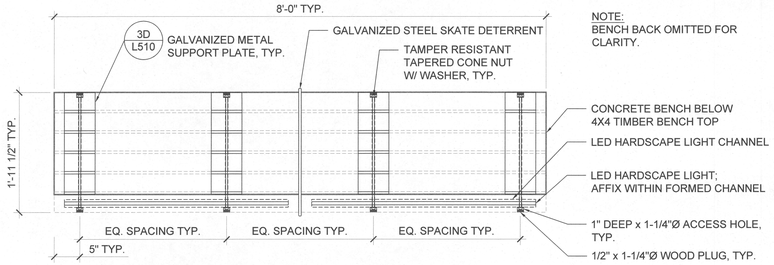
1 CONCRETE BENCH WITH WOOD TOP

SCALE: 1" = 1'-0" — SECTION ELEVATION



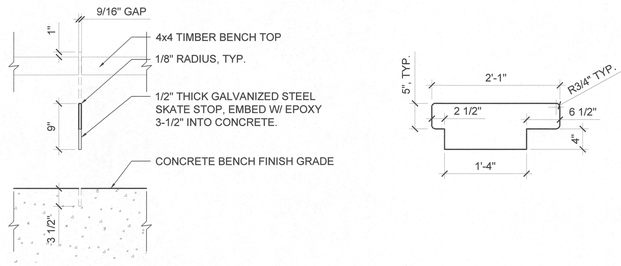
2 CONCRETE BENCH WITH WOOD TOP

SCALE: 1" = 1'-0" — PLAN



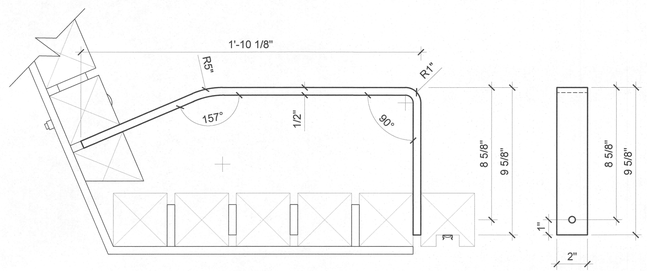
3 BENCH ASSEMBLY BELOW WOOD TOP

SCALE: 1" = 1'-0" — PLAN



3A SKATE DETERRENT ASSEMBLY

SCALE: 1" = 1'-0" — SECTION / ELEVATION



3B GALVANIZED STEEL ARM REST

SCALE: 3" = 1'-0" — SECTION / ELEVATION

ZONING COMPLIANCE PAGE CASE
FILE LU-16-287887 DZM **REQUIRED**
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PROJECT NUMBER: 215349

Grand Avenue Apartments

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SHEET TITLE:
LANDSCAPE DETAILS

KEY PLAN:

DRAWN BY: PBa/CW
DATE CREATED: 05/05/17

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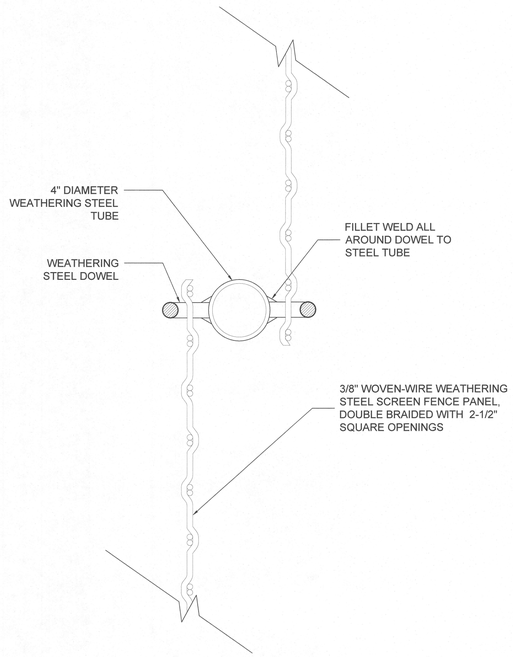
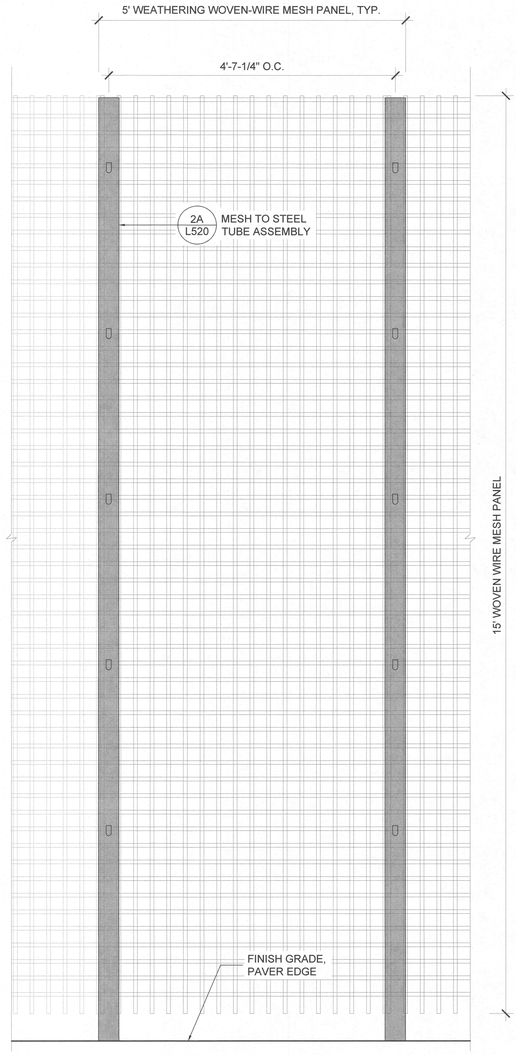
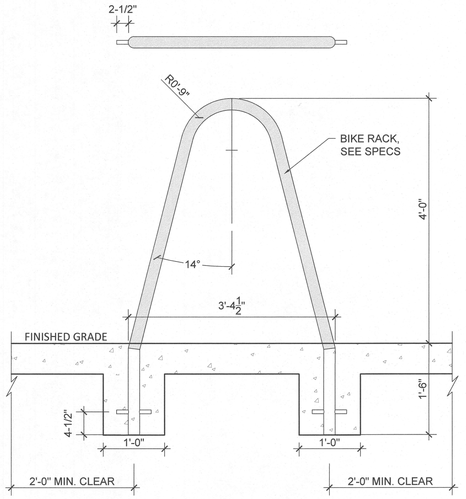
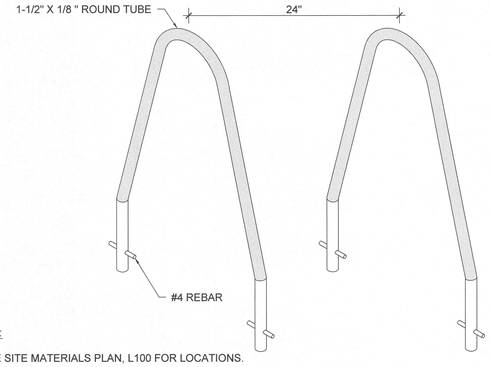


2A MESH TO STEEL TUBE ASSEMBLY
SCALE: 3" = 1'-0"
PLAN



2 SCREEN FENCE PANEL ASSEMBLY
SCALE: 1" = 1'-0"
SECTION / ELEVATION

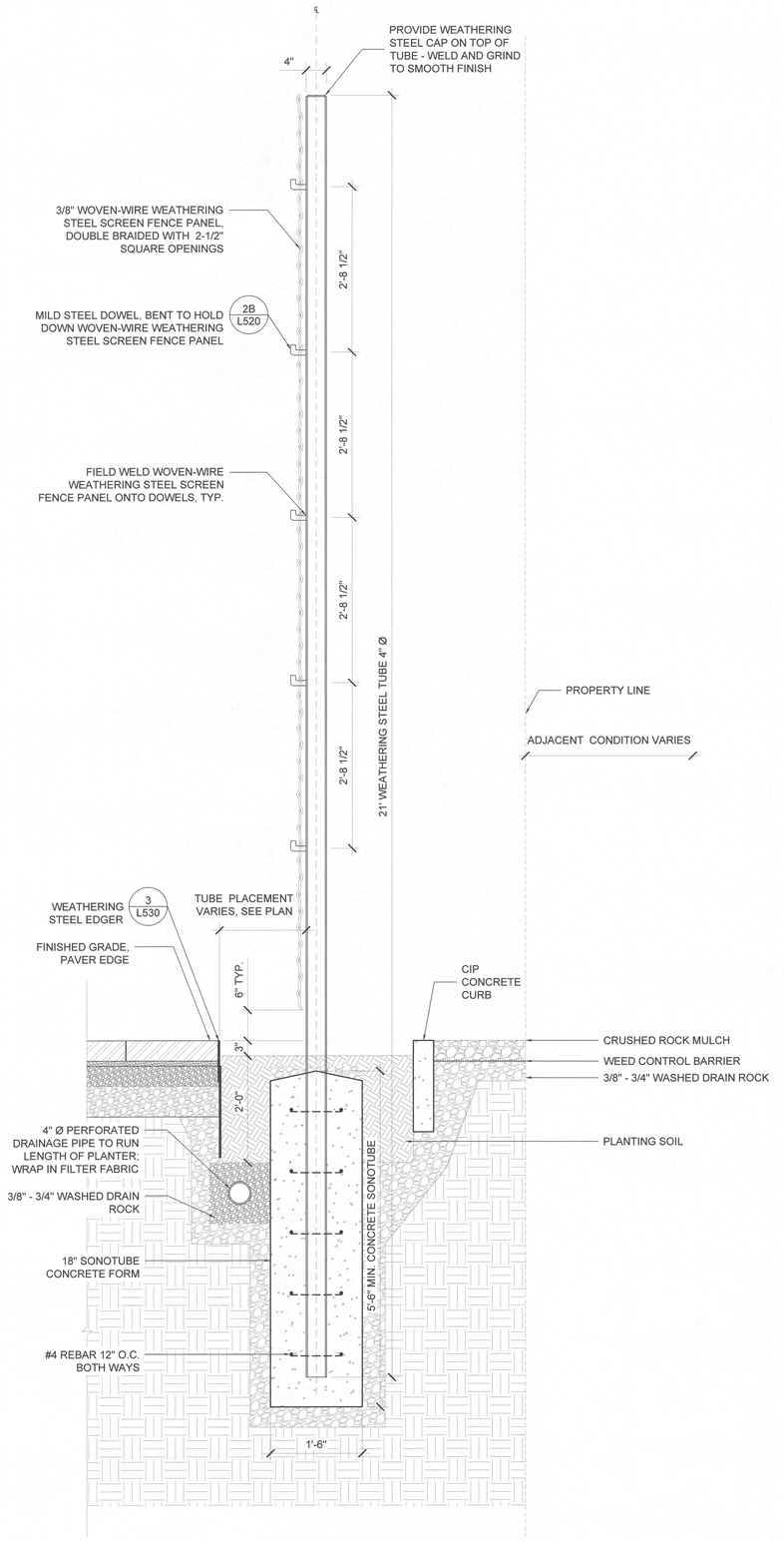




NOTES:

1. SEE SITE MATERIALS PLAN, L100 FOR LOCATIONS.
2. CONFIRM THAT BIKE RACKS WILL HAVE 24" CLEAR OF ALL STRUCTURES IN ALL DIRECTIONS PRIOR TO INSTALLATION.

3 BIKE RACK
SCALE: 1" = 1'-0"
SECTION / ELEVATION / PLAN



1 SCREEN FENCE PANEL ASSEMBLY
SCALE: 1" = 1'-0"
SECTION

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SHEET TITLE:

LANDSCAPE DETAILS

KEY PLAN:

DRAWN BY: PBa/CW
DATE CREATED: 05/05/17

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Permit Number

SHEET:

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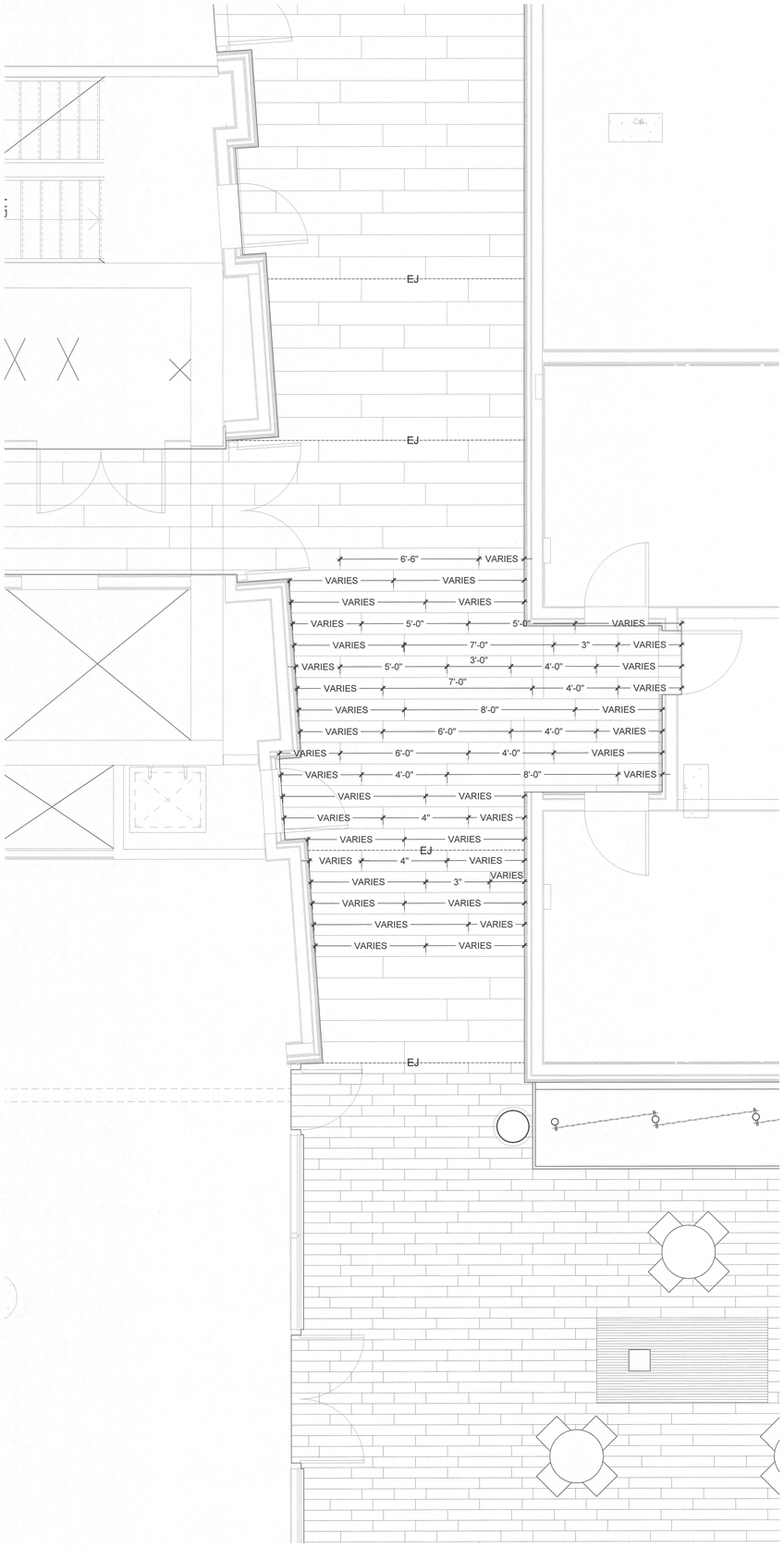
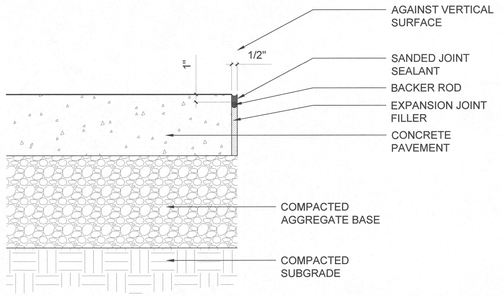
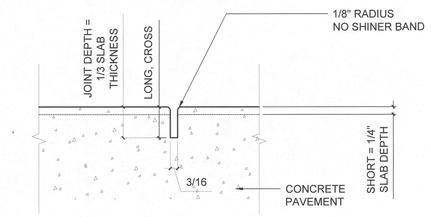


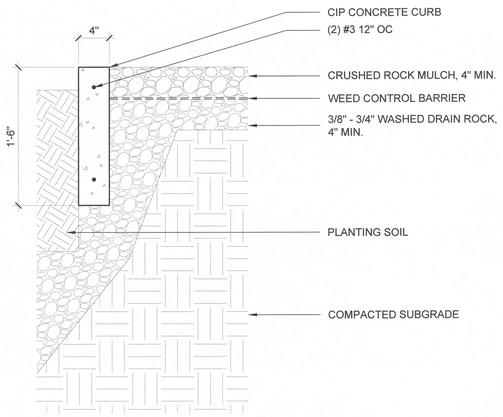
8 CONCRETE/UNIT PAVING - TYPICAL LAYOUT
SCALE: 3/8" = 1'-0" ENLARGED PLAN



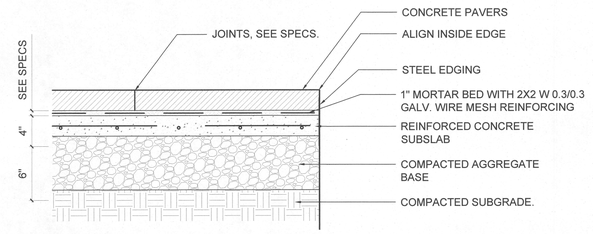
5 CONCRETE EXPANSION JOINT
SCALE: 3" = 1'-0" SECTION



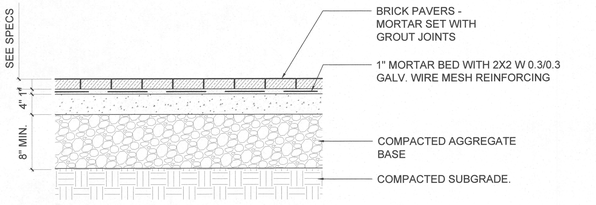
6 CONCRETE SCORE JOINT
SCALE: 6" = 1'-0" SECTION



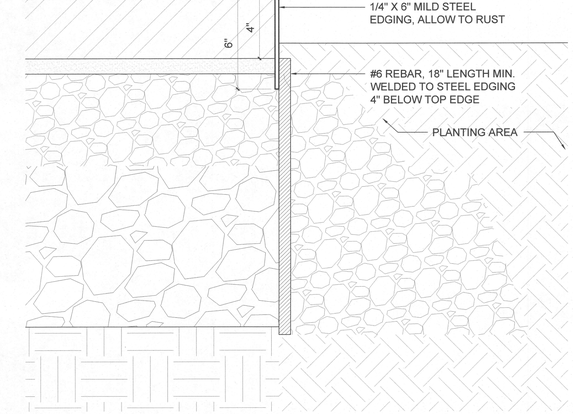
7 CRUSHED ROCK MULCH W/ CIP CONC. CURB
SCALE: 1-1/2" = 1'-0" SECTION



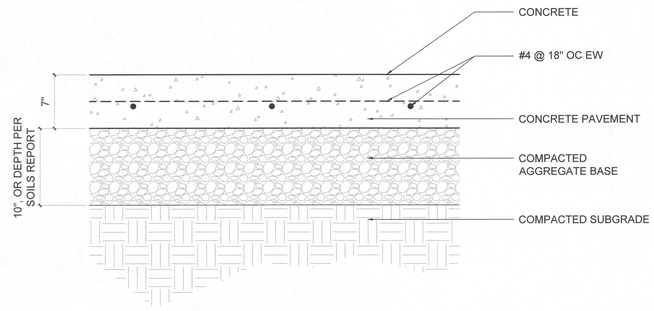
1 UNIT PAVERS - MORTAR SET
SCALE: 1" = 1'-0" SECTION



2 BRICK PAVERS - MORTAR SET
SCALE: 1" = 1'-0" SECTION



3 STEEL EDGING
SCALE: 3" = 1'-0" SECTION



4 CONCRETE PAVING - VEHICULAR
SCALE: 1-1/2" = 1'-0" SECTION

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REGISTERED LANDSCAPE ARCHITECT
OREGON
MAURICIO J. VILLARREAL
5/5/1998
416

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Grand Avenue Apartments

1010 NE Grand Ave.
Portland, OR 97232

SHEET TITLE:
LANDSCAPE DETAILS

KEY PLAN:

DRAWN BY: PBa/CW
DATE CREATED: 05/05/17

City of Portland
FIRE BUREAU CODE LIAISON
DEC 22 2017
Approved

SHEET:
L530
PERMIT SET
07-14-2017

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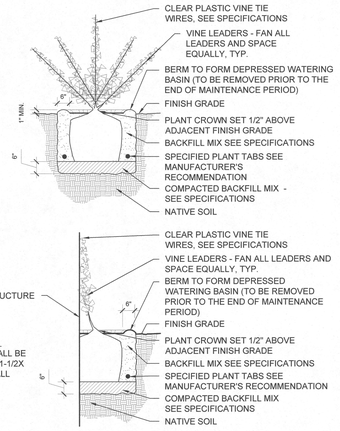
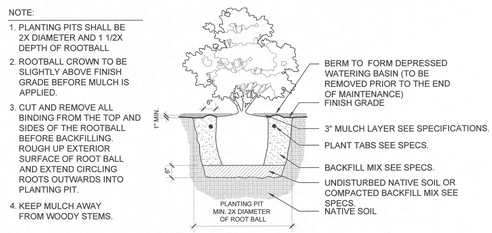


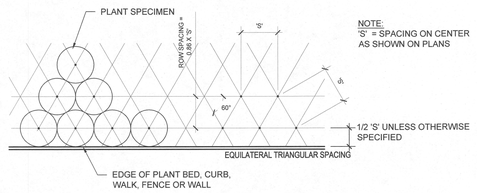
4 VINE PLANTING

Not to Scale — SECTION



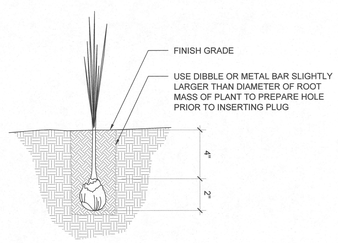
5 SHRUB PLANTING

Not to Scale — SECTION



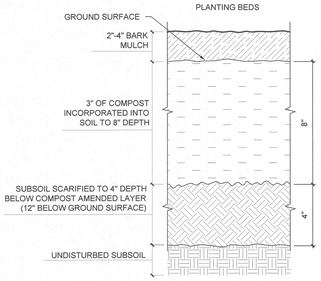
6 GROUNDCOVER LAYOUT

Not to Scale — PLAN



7 BULB PLANTING

Not to Scale — SECTION

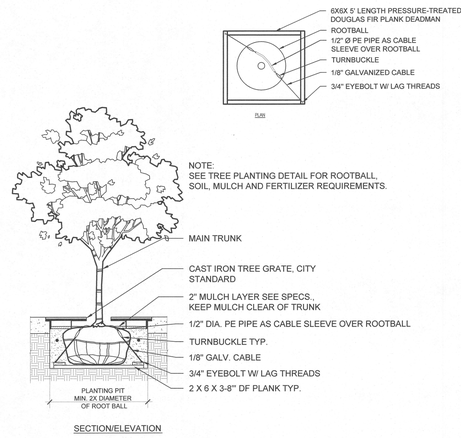


NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. TURF AREAS SHALL RECEIVE 2 INCHES OF COMPOST TILLED IN TO 6-INCH DEPTH, OR MAY SUBSTITUTE 6 INCHES OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME; THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF BARK MULCH OR APPROVED EQUAL.
6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

1 SOIL STRUCTURE

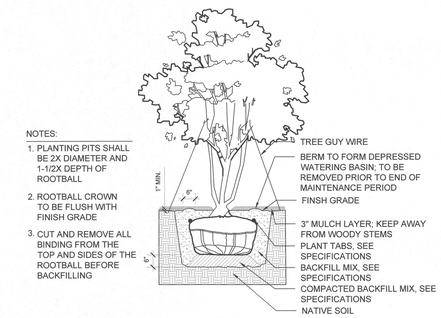
Not to Scale — SECTION



SECTION/ELEVATION

2 TREE PLANTING IN GRATE WITH DEADMAN

Not to Scale — SECTION



3 MULTI-STEM TREE PLANTING

Not to Scale — SECTION

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City of Portland REVIEW COMPLIANCE DEC 22 2017 Approved

SHEET:

L540

PERMIT SET
07-14-2017

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PROJECT ABBREVIATIONS

#	NUMBER OR POUND
&	AND
(D)	DEMOLISH
(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	REMOVE
(W)	WIDTH
@	AT
AB	ANCHOR BOLT
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJUSTABLE
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AF	ACCESS FLOORING
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ASSY	ASSEMBLY
AUTO	AUTOMATIC
AUX	AUXILIARY
AVG	AVERAGE
AWB	AIR/WATER BARRIER
BB	BULLETIN BOARD
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BR	BED ROOM
BRK	BRICK
BTWN	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CER	CERAMIC
CF	CUBIC FEET
CFLG	COUNTERFLASHING
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR
CLT	CROSS LAMINATED TIMBER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CS	CONCRETE SEALER
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
CY	CUBIC YARDS
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSED
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FC	FIBER CEMENT
FCP	FIRE COMMAND POST
FD	FLOOR DRAIN
FDC	FIRE DEPTARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FHC	FIRE HOSE CONNECTION
FIN	FINISH
FIXT	FIXTURE
FJ	FINGER JOINT
FLAM	FLAMMABLE
FLASH	FLASHING
FLR	FLOOR/FLOORING
FLUOR	FLUORESCENT
FO	FACE OF
FOB	FACE OF BUILDING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOSH	FACE OF SHEATHING
FP	FIREPLACE
FR	FIRE-RATED
FRP	GLASS FIBER REINFORCED PANEL
FRPT	FIRE RETARDANT PRESSURE TREATED
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FSD	FIRE SMOKE DAMPER
FT	FOOT
FTG	FOOTING
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLAM	GLUE LAMINATED
GND	GROUND
GR	GRADE
GYP	GYPSUM
GYPBD	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTING & AIR CONDITIONING
HW	HOT WATER
HWY	HIGHWAY
ID	INSIDE DIAMETER
IN	INCHES
INCAN	INCANDESCENT
INCL	INCLUDE/INCLUDED/INCLUDING
INFO	INFORMATION
INSUL	INSULATE/INSULATED/INSULATING
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
KB	KNOX BOX
KD	KNOCK DOWN
KO	KNOCK OUT
KP	KICK PLATE
L	LENGTH
LAM	LAMINATE/LAMINATED
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LG	LARGE
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINEAR
LKR	LOCKER
LSL	LAMINATED STRAND LUMBER
LSS	LIFE SAFETY SYSTEMS
LT	LIGHT
LVL	LEVEL
M	METER
MATL	MATERIAL
MAX	MAXIMUM
MCJ	MASONRY CONTROL JOINT
MDH	MAGNETIC DOOR HOLDER
MDU	MEDIA DISTRIBUTION UNIT
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MICRO	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MOULDED WOOD
N	NORTH
N/A	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
P	PAINT
PERF	PERFORATED
PERP	PERPENDICULAR
PF	PREFINISHED
PFM	PREFINISHED METAL
PH	PREHUNG
PIP	POURED IN PLACE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLT	PLATE
PNL	PANELING
PNT	POINT
PPM	PREPRIMED METAL
PR	PAIR
PRCST	PRECAST
PREFAB	PRE-FABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
QLTY	QUALITY
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RAF	RAISED ACCESS FLOORING
RB	RESILIENT BASE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECYCLE/RECYCLED/RECYCLING
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
RET	RETAINING
REV	REVISE/REVISED/REVISION
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
RS	ROOFING SYSTEM
S	SOUTH
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULED
SCONC	SEALED CONCRETE
SDF	STATIC DISSIPATIVE FLOORING
SECT	SECTION
SF	SQUARE FEET
SFT	STONE FLOOR TILE
SHFT	SHAFT
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SM	SHEET METAL
SMF	SHEET METAL FLASHING
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SQ	SQUARE
SS	SOLID SURFACING
SSK	SERVICE SINK
SSTL	STAINLESS STEEL
ST	STONE
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE/STRUCTURAL
SUSP	SUSPEND/SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TA	TOILET ACCESSORY
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
TFC	TRANSPARENT FINISH - CLEAR
TFMR	TRANSFORMER
TFOB	TO FACE OF BUILDING
THK	THICK/THICKNESS
TJ	TOOL(ED) JOINT
TKBD	TACKBOARD
TL	TILE
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK/SHEATHING
TOG	TOP OF FINISH GRADE
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOPL	TOP OF PLATE
TOR	TOP OF ROOF
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPG	TEMPERED GLASS
TS	TUBE STEEL
TYP	TYPICAL
UG	UNDERGROUND
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VEN	VENEER
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VTR	VENT TO ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WLCV	WALL COVERING
WLD	WELD/WELDED
WOM	WALK OFF MAT
WP	WATERPROOF(ING)
WR	WASTE RECEPTACLE
WRB	WATER/WEATHER RESISTANT BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
∠	ANGLE

ANNOTATION SYMBOLS

- Door Number
- Column Grid
- Enlarged Plan/Detail Callout
- Exterior Building Elevation
- Interior Elevations
- Building Section
- Wall Section
- Section/Elevation Detail Callout
- Sheet Matchline Reference
- Ceiling Elevation Tag
- Wall Finish Tag
- Floor Finish Tag
- Wall Tag
- Window/Louver Tag
- Room Tag (ROOM NAME / 101)
- Floor/Roof Tag
- Key Note Tag
- Revision Tag
- Elevation/Level Mark (Level 1, 0'-0")
- Architectural Elevation

(TYP) - A REPEATED CONDITION THAT IS EXACTLY THE SAME THAT IS REFERENCED AS "TYPICAL " AT A MINIMUM AT ONE LOCATION PER SHEET.

(SIM) - A CONDITION THAT IS SIMILAR BUT NOT EXACTLY THE SAME AS THE TYPICAL CONDITION. THE DETAIL THEN SHOWS THE SIMILAR CONDITION.

ARCHITECTURAL MATERIALS & SYMBOLS

- Fill
- Brick
- Aluminum
- Masonry - Concrete Block
- Concrete Fill
- Masonry - Stone
- Soil
- Rigid Insulation
- Fiber Cement Board
- Sand
- Gypsum Board
- Steel
- Wood - Fine Grain
- Pavement

PLUMBING SYMBOLS

- ROOF DRAIN AND OVERFLOW COMBINATION
- ROOF DRAIN
- FLOOR DRAIN ROUND
- FLOOR DRAIN SQUARE
- WATER CLOSET - FLOOR MOUNTED
- WATER CLOSET - WALL MOUNTED
- URINAL - WALL MOUNTED
- WH — WATER HEATER
- HOSE BIB

LOW VOLTAGE SYMBOLS

- S — SPEAKERS
- AC — ACCESS CONTROLS
- A/O — ADA AUTOMATIC DOOR OPENER
- PB B — DOOR BELL / VERIFY LOCATIONS OF PUSH BUTTON
- HO — MAGNETIC DOOR HOLD OPEN
- CB — CALL BOX W/ ACCESS CONTROL
- T — THERMOSTAT
- VIDEO CAMERA (CCTV)
- MP — LOW VOLTAGE MEDIA PANEL
- EP — ELECTRICAL PANEL
- EC — EMERGENCY CALL
- PA — FIRE ALARM CONTROL PANEL

STRUCTURAL SYMBOLS

- Steel Decking (Section)
- Steel Pipe Column (Plan)
- Steel Tube Column (Plan/Section)
- Steel Channel (Section)
- Wide Flange Steel Member

FIRE PROTECTION SYMBOLS

FIRE EXTINGUISHERS

- FE — BRACKET MOUNTED FIRE EXTINGUISHER
- FEC-1 — RECESSED MOUNTED FIRE EXTINGUISHER
- FEC-2 — SEMI-RECESSED MOUNTED FIRE EXTINGUISHER
- FEC-3 — SURFACE MOUNTED FIRE EXTINGUISHER

FIRE DEPARTMENT

- DOUBLE SIAMESE

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REGISTERED ARCHITECT — THOMAS PAUL KEMPER — PORTLAND, OR — STATE OF OREGON

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 07/17/13

City of Portland BUREAU OF DEVELOPMENT SERVICES COMPLIANCE DEC 22 2017 Permit Ready

SHEET: Ai

PERMIT SET 07-14-2017

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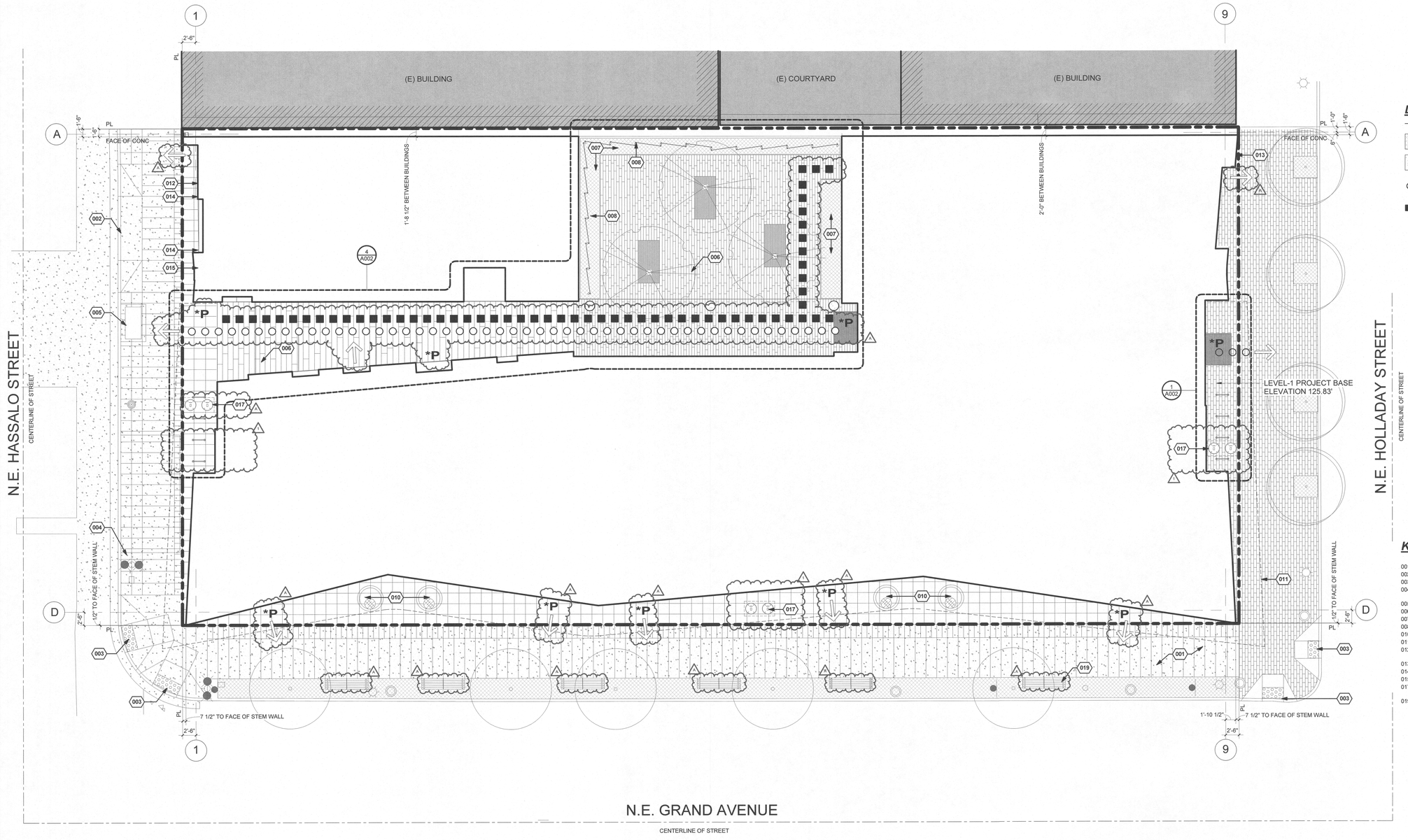

1 ARCHITECTURAL SITE PLAN

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

N
True North

GENERAL NOTES:

A. SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 08/03/16, BY W.B. WELLS & ASSOCIATES, INC.

LEGEND

- SITE PROPERTY BOUNDRY
- SITE LANDSCAPE ZONES
- SITE CONCRETE SIDEWALKS
- SITE EGRESS PATH TO RIGHT OF WAY
- SITE ACCESSIBLE ROUTE
- *P PUBLIC ENTRY ON ACCESSIBLE ROUTE

KEYNOTES

001 CONC. SIDEWALK - SEE CIVIL.
002 CONC. APRON / CURB CUT - SEE CIVIL.
003 ADA CURB RAMP - SEE CIVIL.
004 ELECTRICAL VAULT BELOW GRADE - SEE CIVIL & ELECTRICAL
005 WATER METER VAULT BELOW GRADE - SEE CIVIL.
006 PAVER SYSTEM - SEE LANDSCAPE.
007 PLANTING AREA - SEE LANDSCAPE.
008 PLANT SUPPORT STRUCTURE - SEE LANDSCAPE.
010 DRY WELL - SEE CIVIL.
011 LINE OF CANOPY ABOVE.
012 GAS REGULATOR - COORDINATE W/ UTILITY PROVIDER.
013 FDC
014 BOLLARD - SEE DTL. 3/A002
015 GENERATOR FUEL FILLING STATION.
017 BELOW GRADE GREASE INTERCEPTOR - SEE PLUMBING.
019 BENCH - SEE LANDSCAPE

ZONING COMPLIANCE PAGE
CASE FILE LU-16-287887 DZM
REQUIRED - NO FIELD CHANGES ALLOWED

This plan matches that approved by Planning and includes all notes from other reviews.
T. Bobsel-King (name) DK (date) 11/7/17 11/29/17

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ARCHITECTURAL SITE PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 06/24/13

1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 29 2017 Permit Services

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET:
A001
PERMIT SET
07-14-2017

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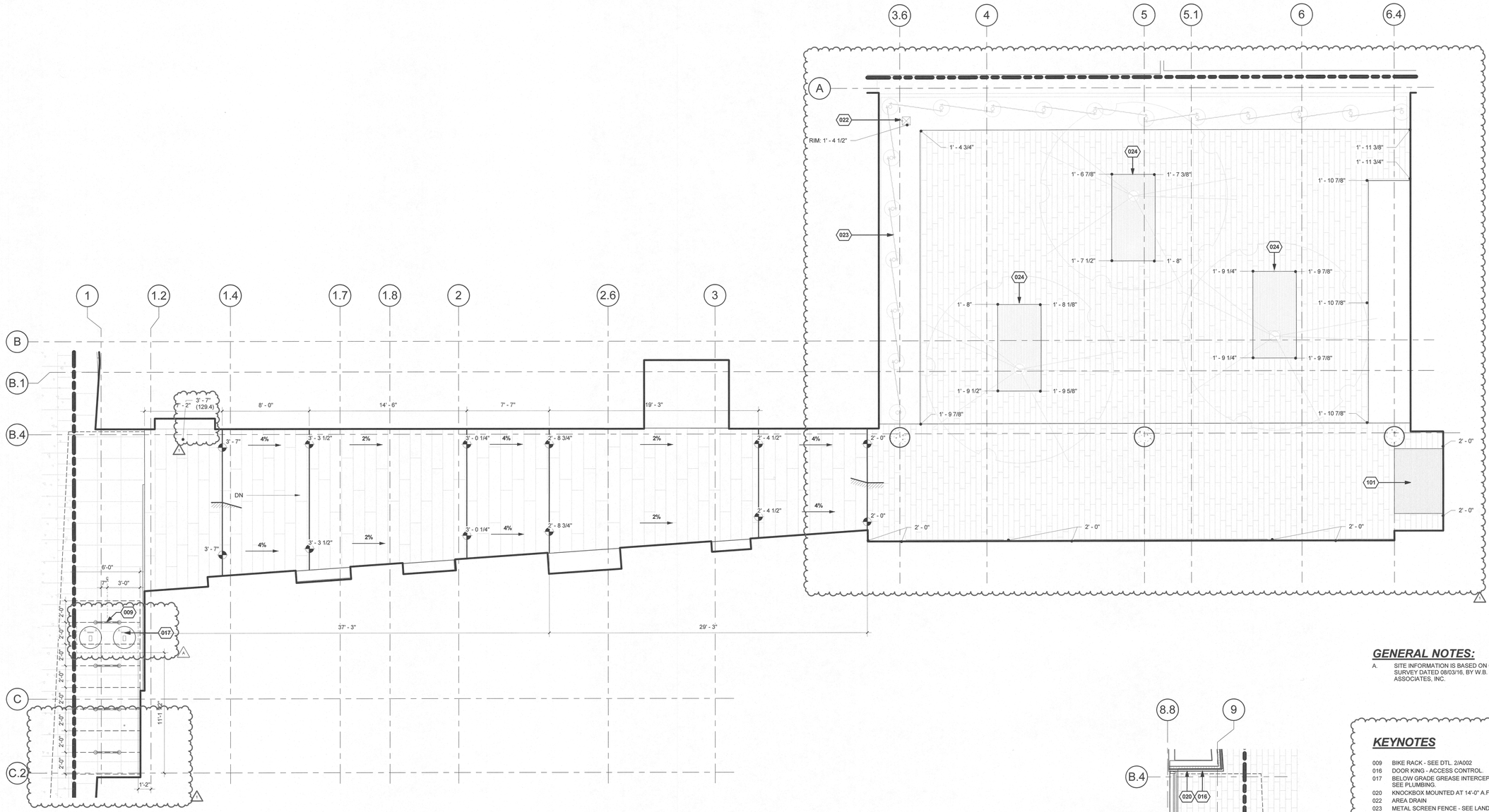
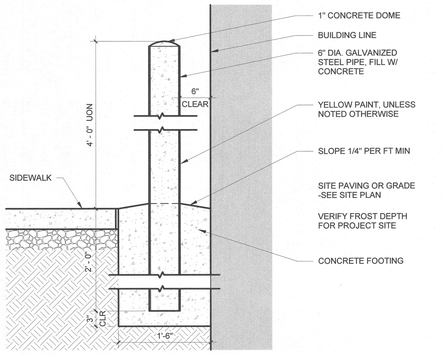
9/5/2017 3:21:22 PM



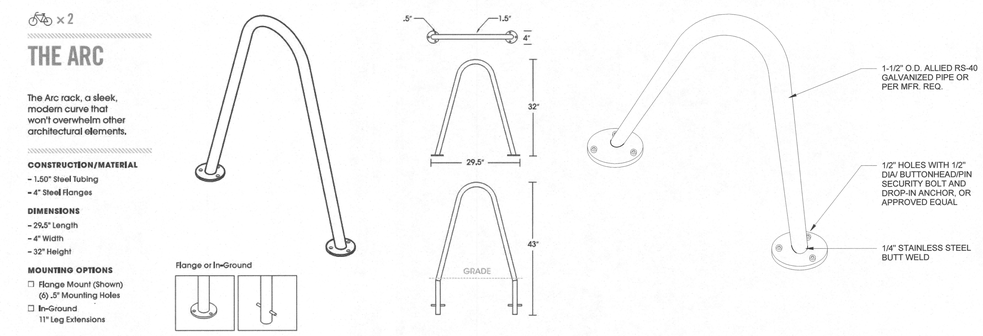
4 ENLARGED LEVEL-1 CORRIDOR SITE PLAN

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



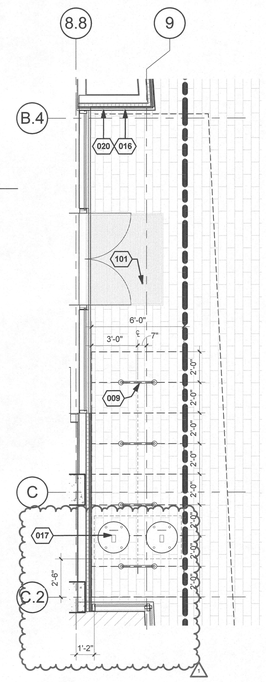
3 STEEL BOLLARD

SCALE: 1" = 1'-0"



2 SHORT TERM BICYCLE RACK

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



1 ENLARGED LEVEL-1 ENTRY SITE PLAN

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

GENERAL NOTES:

A. SITE INFORMATION IS BASED ON OWNER'S SURVEY DATED 08/03/16, BY W.B. WELLS & ASSOCIATES, INC.

KEYNOTES

009	BIKE RACK - SEE DTL. 2/A002
016	DOOR KING - ACCESS CONTROL.
017	BELOW GRADE GREASE INTERCEPTOR - SEE PLUMBING.
020	KNOCKBOX MOUNTED AT 14'-0" A.F.F.
022	AREA DRAIN
023	METAL SCREEN FENCE - SEE LANDSCAPE
024	TREE GRATE - SEE LANDSCAPE
101	RECESS CONC. SLAB - W.O.M.

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ARCHITECTURAL - ENLARGED SITE PLANS

KEY PLAN:

DRAWN BY:		Author
DATE CREATED:		05/02/17
1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017

City of Portland, Oregon
Bureau of Development Services
FIELD SET
DEC 22 2017
Approved per applicable codes
RECEIVED
SEP 06 2017
BDS
DOCUMENT SERVICES

SHEET:
A002
PERMIT SET
07-14-2017

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FIRE SAFETY NOTES

APPLICABLE CODE: 2016 PORTLAND FIRE CODE

ADDITIONAL SEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE
1300 SE GIDEON STREET:

1. FIRE SPRINKLERS
2. UNDERGROUND FIRE LINE PIPING
3. FIRE ALARM SYSTEM
4. FIRE PUMPS
5. DIESEL TANK FOR GENERATOR
6. KNOXBOX

FIRE ALARM SYSTEM
ALARM WILL BE EQUIPPPED WITH EMERGENCY VOICE / ALARM COMMUNICATION IN ACCORDANCE WITH SECTION 907.5.2.2

EMERGENCY VOICE / ALARM COMMUNICATION SHALL GIVE APPROVED INFORMATION AND DIRECTIONS FOR GENERAL OR STAGED EVACUATION IN ACCORDANCE WITH THE BUILDING'S FIRE SAFETY AND EVACUATION PLANS REQUIRED BY SECTION 404 OF THE OFC.

TRADE PLAN REVIEW PROCESS
ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, FIRE PUMPS, STATIONARY GENERATORS AND RELATED EQUIPMENT) ARE FOR REFERENCE ONLY WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.

EMERGENCY GENERATOR
DIESEL EMERGENCY GENERATOR WILL PROVIDE A MINIMUM FUEL SUPPLY TO ACCOMMODATE AT LEAST 8-HOURS AT FULL DEMAND OF ALL REQUIRED EMERGENCY EQUIPMENT INCLUDING FIRE PUMP.

FIRE PROTECTION NOTES

1. Per Oregon Fire Code Section 509.1: Rooms containing fire protection equipment (air-conditioning systems, fire sprinkler risers and valves or other fire detection (FACP) suppression or control elements) and electrical / mechanical rooms shall be identified in an approved manner. Required signs shall be constructed of durable materials, permanently installed and readily visible.
2. Per Oregon Fire Code Section 905: Class I standpipes shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. Stair enclosure standpipe hose connections and valve installations to be provided on the floor landings, not the intermediate landings, as indicated within the Documents. Hose connections to be oriented to allow for ease of connecting and operating fire hoses. Buildings requiring standpipes are required to have at least one standpipe that terminates at the roof (see Stair 1). There are no portions of structure or roof mounted equipment further than 200 feet from the one required rooftop standpipe, therefore other required standpipes may terminate at the top stair (see Stair 2). In buildings where more than one standpipe is provided, the standpipes shall be interconnected in accordance with NFPA 14.
3. Per Oregon Fire Code Section 3313: In buildings required to have standpipes by Section 9053.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet in height above the the lowest level of fire department vehicle acces, such standpipe shall be provided fire department hose connections at accessible locations adjacent to useable stairs and such standpipe shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.
4. Per Portland Fire Code Section 907.2.11.2: Smoke alarms to be provided at all of the following locations. a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. b. In each room used for sleeping purposes. c. On each story of a dwelling unit.
5. Per Portland Fire Code 908.7.2.1: Carbon Monoxide alarms shall be provided at the following locations. a. In each bedroom or within 15 feet outside of each bedroom door. b. On each story with a bedroom. c. In any enclosed common areas within buildings containing more than three dwelling units.

SIGNAGE VISUAL CHARACTER HEIGHT

Height above Floor to Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches to less than or equal to 70 inches	Less than 6	5/8 inch
	6 feet and	5/8inch, plus 1/8 inch per foot of viewing distance above 6 feet
Greater than 70 inches to less than or equal to 120 inches	Less than 15	2 inches
	15 feet and	2 inches, plus 1/8 inch per foot of viewing distance above 15 feet
Greater than 120 inches	Less than 21	3 inches
	21 feet and	3 inches, plus 1/8 inch per foot of viewing distance above 21 feet

PLUMBING CALCULATIONS

REFER TO 2014 OSSC CHAPTER 29 AND TABLE 2902.1 "MINIMUM PLUMBING FIXTURES" FOR SPECIFICS AND FOOTNOTES.

LEVEL 1 - GROUND FLOOR:

A-3 OCCUPANCY GROUP: 69 OCCUPANTS	MALE	FEMALE
DIVIDED OCCUPANT LOAD	35	35
WATER CLOSETS MIN. RATE REQ'D.	1 PER 75	1 PER 75
WATER CLOSETS MIN. CALCULATED REQ'D.	.47	.47
LAVATORIES MIN. RATE REQ'D.	1 PER 200	1 PER 200
LAVATORIES MIN. CALCULATED REQ'D.	.18	.18
B OCCUPANCE GROUP: 127 OCCUPANTS		
DIVIDED OCCUPANT LOAD	64	64
WATER CLOSETS MIN. RATE REQ'D.	1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50.	
WATER CLOSETS MIN. CALCULATED REQ'D.	2.28	2.28
LAVATORIES MIN. RATE REQ'D.	1 PER 40 FOR THE FIRST 80 & 1 PER 80 FOR THE REMAINDER EXCEEDING 80.	
LAVATORIES MIN. CALCULATED REQ'D.	2.00	2.00
M OCCUPANCY: 218 OCCUPANTS		
DIVIDED OCCUPANT LOAD	109	109
WATER CLOSETS MIN. RATE REQ'D.	1 PER 500	
WATER CLOSETS MIN. CALCULATED REQ'D.	.22	.22
LAVATORIES MIN. RATE REQ'D.	1 PER 750	
LAVATORIES MIN. CALCULATED REQ'D.	.15	.15
S-1 OCCUPANCY: 9 OCCUPANTS		
DIVIDED OCCUPANT LOAD	5	5
WATER CLOSETS MIN. RATE REQ'D.	1 PER 100	1 PER 100
WATER CLOSETS MIN. CALCULATED REQ'D.	.05	.05
LAVATORIES MIN. RATE REQ'D.	1 PER 100	1 PER 100
LAVATORIES MIN. CALCULATED REQ'D.	.05	.05
TOTAL WATER CLOSETS REQ'D:	3.02	3.02
TOTAL WATER CLOSETS PROVIDED:	2 CLOSETS 2 URINALS	4 CLOSETS
TOTAL LAVATORIES REQ'D:	2.38	2.38
TOTAL LAVATORIES PROVIDED:	3	3
SERVICE SINK REQ'D:	1	
SERVICE SINK PROVIDED:	1	

M OCCUPANCY: RETAIL SPACES ARE 'FUTURE TENANT IMPROVEMENT' UNDER SEPARATE PERMIT. FIXTURES FOR THE RETAIL SPACES ARE INCLUDED IN THE CALCULATIONS ABOVE (BUILDING SHELL). NOTE: IF THE 'FUTURE TENANT IMPROVEMENT' SPACES ARE ASSIGNED A DIFFERENT OCCUPANCY PENDING USE, THE PLUMBING FIXTURE CALCULATIONS WILL NEED TO BE VERIFIED. ADDITIONAL FIXTURES MAY BE REQ'D AS PART OF THE TENANT IMPROVEMENT.

LEVELS 2 THRU 12 (RESIDENTIAL):

R-2 OCCUPANCY GROUP: PER SECTION 2906.6 : DWELLING UNITS, ALL UNITS ARE PROVIDED WITH A KITCHEN EQUIPPED WITH A KITCHEN SINK AND A BATHROOM EQUIPPED WITH FACILITIES CONSISTING OF A WATER CLOSET, LAVATORY, AND A BATHTUB / SHOWER. EACH SINK, LAVATORY AND BATHTUB / SHOWER ARE EQUIPPED WITH HOT AND COLD RUNNING WATER NECESSARY FOR ITS NORMAL OPERATION.

CLOTHES WASHERS REQ'D: 1 PER 20 UNITS
CLOTHES WASHERS MIN. CALCULATED REQ'D: 12

TOTAL CLOTHES WASHERS PROVIDED: **18**

SERVICE SINKS PROVIDED: (LEVELS 2, 6 & 12) 3

FIRESTOPPING NOTES

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL / ASSEMBLY WILL BE USED; AND THE LISTING AND APPROVAL INFORMATION (i.e. UL, ICC OR OTHER APPROVED REPORT / LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

ACCESSIBILITY

SITE:
1. PUBLIC ENTRY IS PROVIDED, AND IS ACCESSIBLE
2. EXTERIOR EXIT DOORS ARE PROVIDED, AND ARE ACCESSIBLE
3. EXTERIOR ACCESSIBLE ROUTE IS PROVIDED TO THE PUBLIC WAY FROM ALL EXIT DOORS PER VESTING AUTHORITY REQUIREMENTS LISTED BELOW

BUILDING COMMON AREAS:
(ALL AREAS EXCEPT MAINTENANCE ROOMS AND LIVING UNITS)
ALL ARE ACCESSIBLE PER VESTING AUTHORITY, REQUIREMENTS LISTED BELOW

BUILDING COMMON WORK AREAS:
(USED BY MORE THAN 1 PERSON)
ALL ARE ACCESSIBLE PER VESTING AUTHORITY, REQUIREMENTS LISTED BELOW

LIVING UNIT:
ALL ARE ACCESSIBLE PER VESTING AUTHORITY, REQUIREMENTS LISTED BELOW

VESTING AUTHORITIES:
FOR FAIR HOUSING ACT COMPLIANCE: ALL DWELLING AND APPLICABLE SLEEPING UNITS AND THE SITE CONFORM TO THE DEPT OF HOUSING AND URBAN DEVELOPMENT FAIR HOUSING ACT (REVISED 1998 DESIGN GUIDELINES)

FOR ADA COMPLIANCE: ALL PUBLIC, COMMON AND WORK AREAS, AND SITE, CONFORM TO THE AMERICANS WITH DISABILITIES ACT TITLE III

FOR BUILDING CODE COMPLIANCE: THE BUILDING AND SITE CONFORM TO CHAPTER 11 OF THE CURRENT APPLICABLE BUILDING CODE PER LOCAL BUILDING DEPARTMENT OF THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT, AND AS REFERENCED THE APPLICABLE ICC ANSI A117.1

AREA OF REFUGE REQUIREMENTS:
EXEMPT WHEN AUTOMATIC SPRINKLERS ARE PROVIDED THROUGHOUT.

ADAPTABLE LIVING UNITS PER F.H.A. AND STATE BUILDING CODE:
(REQUIRED 240)
TOTAL PROVIDED 240

ADAPTABLE TYPE A LIVING UNITS PER STATE BUILDING CODE:
(REQUIRED 5)
TOTAL PROVIDED 18

ADAPTABLE TYPE B LIVING UNITS PER STATE BUILDING CODE:
(REQUIRED 222)
TOTAL PROVIDED 222

TYPE-A UNIT COUNT AND LOCATIONS

Level	Name	Count	Number	Comments
Level 3	1-BR (TYPE-A)	1	311	UNIT 1/1-I (TYPE A)
Level 4	1-BR (TYPE-A)	1	411	UNIT 1/1-I (TYPE A)
Level 5	1-BR (TYPE-A)	1	511	UNIT 1/1-I (TYPE A)
Level 8	1-BR (TYPE-A)	1	811	UNIT 1/1-I (TYPE A)
Level 10	1-BR (TYPE-A)	1	1011	UNIT 1/1-I (TYPE A)
1-BR (TYPE-A): 5		5		
Level 2	2-BR (TYPE-A)	1	210	UNIT 2/1-D (TYPE A)
Level 4	2-BR (TYPE-A)	1	410	UNIT 2/1-D (TYPE A)
Level 6	2-BR (TYPE-A)	1	610	UNIT 2/1-D (TYPE A)
Level 7	2-BR (TYPE-A)	1	710	UNIT 2/1-D (TYPE A)
Level 9	2-BR (TYPE-A)	1	910	UNIT 2/1-D (TYPE A)
Level 11	2-BR (TYPE-A)	1	1110	UNIT 2/1-D (TYPE A)
2-BR (TYPE-A): 6		6		
Level 2	STUDIO (TYPE-A)	1	203	UNIT 0/1-L (TYPE A)
Level 4	STUDIO (TYPE-A)	1	403	UNIT 0/1-L (TYPE A)
Level 6	STUDIO (TYPE-A)	1	603	UNIT 0/1-L (TYPE A)
Level 7	STUDIO (TYPE-A)	1	703	UNIT 0/1-L (TYPE A)
Level 9	STUDIO (TYPE-A)	1	903	UNIT 0/1-L (TYPE A)
Level 11	STUDIO (TYPE-A)	1	1103	UNIT 0/1-L (TYPE A)
STUDIO (TYPE-A): 6		6		

TWO-BEDROOM UNITS (SQUARE FOOTAGE*)
UNIT 2/1-A (x06) 769 SF
UNIT 2/1-B (x17) 757 SF
UNIT 2/1-C (x12) 834 SF
UNIT 2/1-D (x10) 842 SF**

ONE-BEDROOM UNITS
UNIT 1/1-E (x04) 646 SF
UNIT 1/1-F (x02) 685 SF
UNIT 1/1-G (x01, x21) 594 SF
UNIT 1/1-H (x08, x09, x15) 629 SF
UNIT 1/1-I (x11) 654 SF**
UNIT 1/1-J (x22) 633 SF
UNIT 1/1-K (x20) 606 SF

STUDIO UNITS
UNIT 0/1-L (x03, x19) 428 SF**
UNIT 0/1-M (x05, x08) 455 SF
UNIT 0/1-N (x07) 415 SF
UNIT 0/1-O (x16) 391 SF
UNIT 0/1-P (x13, x14) 443 SF

*SQUARE FOOT AREA CALCULATED USING OREGON HOUSING AND COMMUNITY SERVICES AREA CALCULATION METHOD, PROJECT DEVELOPMENT MANUAL, APPENDIX –B

**INCLUDES TYPE-A UNITS

BUILDING CODE

APPLICABLE BUILDING CODE:
STATE OF OREGON 2014 EDITION STRUCTURAL SPECIALTY CODE. BASED ON 2012 INTERNATIONAL BUILDING CODE W/ OREGON AMENDMENTS.

BUILDING AGENCY/JURISDICTION:
CITY OF PORTLAND BUREAU OF DEVELOPMENT SERVICES

SEISMIC ZONE:
3

WIND EXPOSURE:
120 MPH / EXPOSURE: B

TOTAL PROPOSED IBC NEW BUILDING AREA:
182,780 SF

BUILDING CODE AREA

NOTES:
1. SEE CODE ANALYSIS PLANS FOR ACCOMPANYING INFORMATION. CODE INFORMATION INDICATED BELOW ONLY LISTS SOME SPECIFIC REQUIREMENTS BUT DOES NOT LIST ALL BUILDING CODE REQUIREMENTS.

OCCUPANCY GROUP: (CHAPTER 3):
A-3; B, M, R-2, S-1 (SEE CODE ANALYSIS PLANS)

SPECIAL DETAILED REQUIREMENTS: (CHAPTER 4):
SECTION 403-HIGH-RISE BUILDINGS

BUILDING IS GREATER THAN 75' IN HEIGHT,
THEREFORE ALL SECTIONS APPLY. AUTOMATIC SPRINKLER SYSTEM (NFPA 13) IS REQUIRED.

SEE SHEET A101i - HIGH-RISE REQUIREMENTS FOR ADDITIONAL INFORMATION.

CONSTRUCTION TYPE:
REQUIRED: TYPE I-A
PROPOSED: TYPE I-A

BASIC ALLOWABLE FLOOR AREA:
(TABLE 503, SEC 503):
A-3: UL
B: UL
M: UL
R-2: UL
S-1: UL

ACTUAL BUILDING AREA: (SEC 502):

BASEMENT:	2,561 SF	(FIRE TANK AREA REMOVED FROM CALCULATION)
LEVEL 1:	12,247 SF	
LEVEL 1:	2,834 SF	(HORIZONTAL PROJECTION: CANOPY & ALLEYWAY)
LEVEL 2:	14,471 SF	
LEVEL 3:	14,471 SF	
LEVEL 4:	14,471 SF	
LEVEL 5:	14,471 SF	
LEVEL 6:	14,471 SF	
LEVEL 7:	14,471 SF	
LEVEL 8:	14,471 SF	
LEVEL 9:	14,471 SF	
LEVEL 10:	14,471 SF	
LEVEL 11:	14,471 SF	
LEVEL 12:	14,471 SF	
ROOF MECH:	332 SF	

TOTAL PROPOSED BUILDING AREA:
ACTUAL: 177,155 SF = OK

BUILDING HEIGHT: (TABLE 503)
ALLOWABLE (SEC 503, 504):
A-3: UL
B: UL
M: UL
R-2: UL
S-1: UL
ACTUAL: 134', OK

NO. OF STORIES: (TABLE 503)
ALLOWABLE (SEC 503):
A-3: UL
B: UL
M: UL
R-2: UL
S-1: UL

ACTUAL NUMBER OF STORIES: (SEC 503, 504):
12 STORIES, OK

MIXED USE & OCCUPANCY: (SEC 508)
ACCESSORY OCCUPANCIES (SEC 508.2)
ACCESSORY SPACES ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF.

NON-SEPARTED OCCUPANCIES (SEC 508.3)

OCCUPANT LOAD: (SE. 1004 & TABLE 1004.1.1)
SEE CODE ANALYSIS PLAN SHEETS A101 THRU A105.

BUILDING CODE AREA CONT'D

HIGH-RISE BUILDINGS (SEC 403):
REDUCTION IN FIRE-RESISTANT RATING. (SEC 403.2.1)
THE FIRE-RESITANCE-RATING REDUCTIONS LISTED IN SECTIONS 403.2.1.1 AND 403.2.1.2 SHALL BE ALLOWED IN BUILDINGS THAT HAVE SPRINKLER CONTROL VALVES EQUIPPED WITH SUPERVISORY INITIATING DEVICES AND WATER-FLOW INITIATING DEVICES FOR EACH FLOOR.

TYPE OF CONSTRUCTION (SEC 403.2.1.1)
THE FOLLOWING REDUCTIONS IN THE MINIMUM FIRE-RESISTANCE RATING OF THE BUILDING ELEMENTS IN TABLE 601 SHALL BE PERMITTED AS FOLLOWS:
1. FOR BUILDINGS NOT GREATER THAN 420 FEET IN BUILDING HEIGHT, THE FIRE-RESISTANCE RATING OF THE BUILDING ELEMENTS IN TYPE IA CONSTRUCTION SHALL BE PERMITTED TO BE REDUCED TO THE MINIMUM FIRE-RESTANCE RATINGS FOR THE BUILDING ELEMENTS IN TYPE IB.

EXCEPTION: THE REQUIRED FIRE-RESISTANCE RATING OF COLUMNS SUPPORTING FLOORS SHALL NOT BE PERMITTED TO BE REDUCED.

TYPE OF CONSTRUCTION: FIRE RESISTIVE REQUIREMENTS: (TABLE 601)

STRUCTURAL FRAME	3 HR
EXTERIOR BEARING WALLS	2 HR
INTERIOR BEARING WALLS	2 HR
EXT. NONBEARING WALLS	TABLE 602 (SEE BELOW)
INTERIOR NONBEARING WALLS	0 HR
FLOOR/CEILING	2 HR
ROOF/CEILING	1 HR

FIRE-RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)

NORTH WALL:	FSD > 30'	0 HR	
NORTH WALL:	FSD > 27'	1 HR	(OCCUPANCY GROUP: R (UPPER LEVELS)
EAST WALL:	FSD = 0'	1 HR	(OCCUPANCY GROUPS: B, R, S-1)
SOUTH WALL:	FSD > 30'	0 HR	
WEST WALL:	FSD > 30'	0 HR	

PENETRATIONS: (SEE PENETRATION DETAILS AND MECHANICAL PLANS FOR LOCATIONS)
ALL WALLS, SHAFTS AND FLOOR AND ROOF/ CEILING ASSEMBLIES

OPENING PROTECTION: (SEE PLANS FOR LOCATIONS)
(OPENINGS ARE DEFINED AS DOORS, WINDOW, AND DUCTS, SEE DOOR AND WINDOW SCHEDULES SEE MECHANICAL DRAWINGS FOR SMOKE AND FIRE DAMPERS

SMOKE DETECTION AND FIRE ALARMS:
PROVIDED PER IBC SECTION 907

STANDPIPE: CLASS I PER OSSC SECTION 905

SPRINKLER: NFPA 13

EXTERIOR WALLS CONCEALED INSULATION:
NFPA 285: STANDARD FIRE TEST METHOD FOR EVALUATION OF FIRE PROPAGATION CHARACTERISTICS OF EXTERIOR NON-LOAD-BEARING WALL ASSEMBLIES CONTAINING COMBUSTIBLE MATERIALS (SEE SHEET A150, WALL TYPES).

BUILDING CODE MISC. REQUIREMENTS

SHELL PERMIT ACKNOWLEDGMENT STATEMENT

DEFERRED TO FUTURE TENANT IMPROVEMENT
FUTURE WORK TO INCLUDE:
- FLOOR SLAB
- WALL FRAMING & INSULATION
- CEILING SYSTEMS & INSULATION
- INTERIOR DOORS & HARDWARE
- FINISHES
- MECHANICAL SYSTEMS (HVAC, EXHAUST & GREASE DUCT)
- ELECTRICAL POWER
- LIGHTING
- PLUMBING (GREASE TRAP WHERE APPLICABLE)
- FIRE SPRINKLER (MODIFICATION AS REQ'D)
- EXIT SIGNS
- TENANT BUILDING SIGNAGE

SUMMARY OF APPEALS

INDEX OF APPEALS:

07/05/2017 1207.2	CASE #: B-015 AIRBORNE SOUND SOUND TRANSMISSION CLASS PER ENGINEERED DESIGN. GRANTED AS PROPOSED	ID: 15318	ITEM #1
07/05/2017 1207.3	CASE #: B-015 STRUCTURE-BORNE SOUND SOUND IMPACT ISOLATION CLASS PER ENGINEERED DESIGN. GRANTED AS PROPOSED	ID: 15318	ITEM #2
07/05/2017 403	CASE #: B015 HIGH-RISE BUILDINGS SINGLE CONNECTION TO WATER MAIN WITH ONSITE WATER SUPPLY TANK IN LIEU OF CONNECTION TO 2 WATER MAINS. GRANTED AS PROPOSED	ID: 15318	ITEM #3
07/05/2017 1024	CASE #: B015 LUMINOUS EGRESS PATH MARKINGS OMISSION OF LUMINOUS MARKINGS IN FIRST FLOOR EXIT PASSAGEWAY. GRANTED PROVIDED NO UNITS ARE CONVERTED TO SHORT TERM RENTAL (R-1 OCCUPANCY)	ID: 15318	ITEM #4
07/05/2017 NFPA22	CASE #: B-015 FIRE WATER STORAGE TANK OVERFLOW FIRE WATER STORAGE TANK WITH WATER LEVEL ALARM IN LIEU OF OVERFLOW DISCHARGE TO EXTERIOR OF BUILDING. GRANTED AS PROPOSED	ID: 15318	ITEM #5

APPEALS LIST **CONTINUES** ON SHEET A101i

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CONSULTANT:

PROJECT NUMBER: *215349*

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
CODE INFORMATION

KEY PLAN:

DRAWN BY: *Author*
DATE CREATED: *07/31/13*

A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

City of Portland OCT 10 2017 DEC 22 2017 BUREAU OF DEVELOPMENT SERVICES

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET:
A100i
PERMIT SET
07-14-2017

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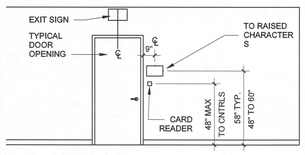
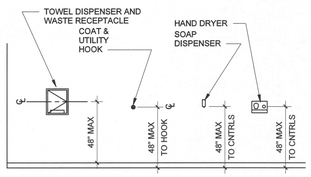
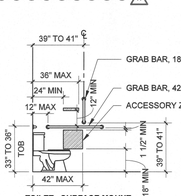


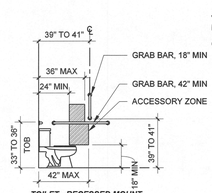
TYPICAL AT DOOR



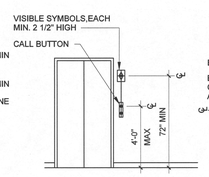
TOILET ROOM MOUNTINGS



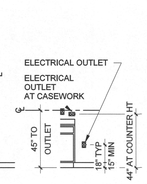
TOILET - SURFACE MOUNT ACCESSORY ZONE (SECTION 604.7)



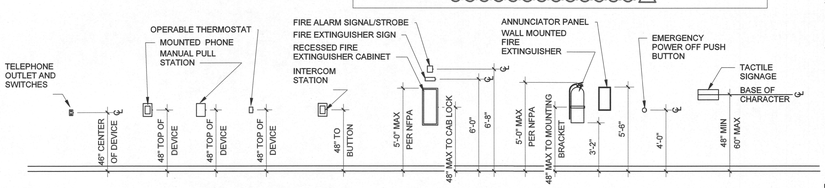
TOILET - RECESSED MOUNT ACCESSORY ZONE (SECTION 604.7)



TYPICAL AT ELEVATOR

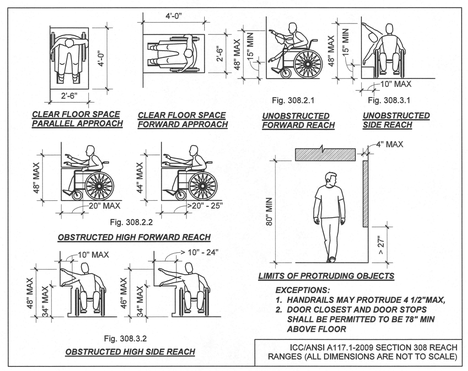


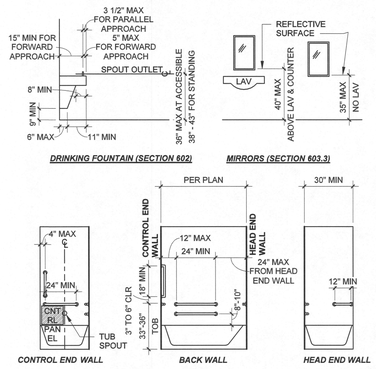
MISCELLANEOUS WALL MOUNTINGS

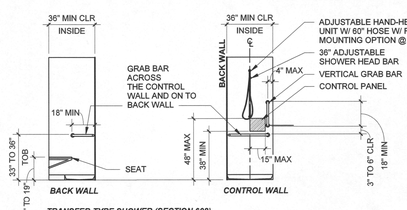


COMMON FIXTURE MOUNTING HEIGHTS

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







ACCESSIBLE FIXTURE MOUNTING REQUIREMENTS (PER ICC/ANSI A117.1-2009)

*C:\300 Rev

SUMMARY OF APPEALS CONTINUED

INDEX OF APPEALS CONT'D:

09/20/2017 1207.2	CASE #: B-010 AIRBORNE SOUND CORRIDOR WALL STC RATING OF 45 BASED O ENTRY DOOR ACOUSTICAL PERFORMANCE: DENIED. PROPOSAL DOES NOT PROVIDE EQUIVALENT LIFE SAFETY PROTECTION	ID: 15857
10/04/2017 1207.2	CASE #: B-006 AIRBORNE SOUND CORRIDOR WALL STC RATING OF 45 BASED ON ENTRY DOOR ACOUSTICAL PERFORMANCE: GRANTED AS PROPOSED WITH GASKETED THRESHOLD.	ID: **15909** - RECONSIDERATION OF ID 15857

HIGH-RISE REQUIREMENTS

403.2.1 REDUCTION IN FIRE-RESISTANCE RATING
SEE SHEET A100i (BUILDING CODE AREA CONT'D)

403.3 AUTOMATIC SPRINKLER SYSTEM
PROVIDED - REFERENCE SHEET A100i (BUILDING CODE AREA CALCULATIONS)

403.3.2 WATER SUPPLY TO REQUIRED FIRE PUMPS
SEE SHEET A100i (INDEX OF APPEALS - REFERENCE ID: 15318 ITEM #3)

403.3.3 FIRE PUMP ROOM
PROVIDED - REFERENCE SHEET A100 - BASEMENT LEVEL CODE ANALYSIS PLAN

403.4 EMERGENCY SYSTEMS
PROVIDED - SEE DETAIL 8 (THIS SHEET) FOR FCC NOTES & REFERENCE SHEET E401 (DETAIL 6 - FIRE COMMAND CENTER)

403.4.1 SMOKE DETECTION
PROVIDED - REFERENCE SHEET E401 (DETAIL 6 - FIRE COMMAND CENTER)

403.4.2 FIRE ALARM SYSTEM
PROVIDED - REFERENCE SHEET E401 (DETAIL 6 - FIRE COMMAND CENTER)

403.4.3 STANDPIPE SYSTEM
SEE SHEET A100i (BUILDING CODE AREA CONT'D)

403.4.4 EMERGENCY VOICE / ALARM COMMUNCATION SYSTEM
PROVIDED - REFERENCE SHEET E401 (DETAIL 6 - FIRE COMMAND CENTER)

403.4.5 EMERGENCY RESPONDER RADIO COVERAGE
PROVIDED - SEE SHEETS A10H (TELECOMM DAS CLOSET), A300 (DAS ANTENNA) & REFERENCE SHEETS E312 (TELECOMM / DAS CLOSET & E313 (ANTENNA LOCATION).

403.4.6 FIRE COMMAND CENTER
PROVIDED - SEE DETAIL 8 (THIS SHEET) FOR ENLARGED FCC PLAN & NOTES.

403.4.7 SMOKE REMOVAL
MECHANICAL EQUIPMENT TO PROVIDE ONE EXHAUST AIR CHANGE EVERY 15 MINUTES FOR THE AREA INVOLVED. RETURN & EXHAUST AIR SHALL BE MOVED DIRECTLY TO THE OUTSIDE WITHOUT RECIRCULATION TO OTHER PORTIONS OF THE BUILDING.

ADDITIONALLY, EACH UNIT IS PROVIDED WITH OPERABLE WINDOW(S).

403.4.8 STANDBY POWER
PROVIDED - DIESEL GENERATOR - SEE SHEETS A101 & REFERENCE SHEET E401 (DETAIL 2 - GENERATOR ROOM)

403.4.9 EMERGENCY POWER SYSTEMS
PROVIDED THE FOLLOWING:
SMOKE CONTROL SYSTEMS
EXIT SIGNS
MEANS OF EGRESS ILLUMINATION
SMOKE PROOF ENCLOSURES
ELEVATOR CAR LIGHTING
EMERGENCY VOICE / ALARM COMMUNICATION SYSTEMS
AUTOMATIC FIRE DETECTION SYSTEM
FIRE ALARM SYSTEM
FIRE PUMP

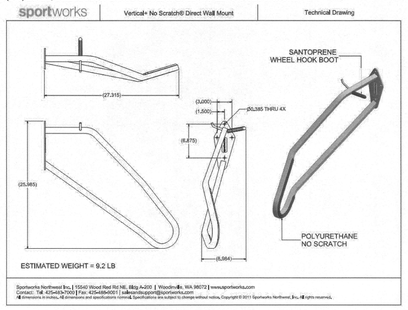
403.5.1 REMOTENESS OF INTERIOR EXIT STAIRWAYS
OVERALL DIAGONAL DIMENSION: 119'-2"
ONE FOURTH THE LENGTH OF THE OVERALL DIAGONAL: 29'-10"
REQUIRED SEPARATION: 29'-10" (LESS THAN 30')
PROVIDED SEPARATION: 130'-4" (GREATER THAN 29'-10")
SEE SHEET A102 FOR DIMENSIONAL INFORMATION

403.5.3 STAIRWAY COMMUNICATION SYSTEM
PROVIDED - AT LEVELS 4, 8 & 12 IN STAIRWAYS 1 & 2 - SEE CODE ANALYSIS PLANS & ENLARGED STAIR PLANS SHEETS A250 & 251.

403.5.4 SMOKEPROOF ENCLOSURES
PROVIDED - STAIRS 1 & 2 ARE PRESSURIZED - SEE CODE ANALYSIS PLANS

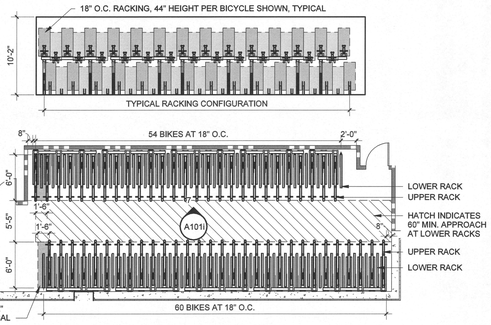
403.5.5 LUMINOUS EGRESS PATH MARKINGS
LUMINOUS MARKINGS NOT PROVIDED.
SEE SHEET A100i (INDEX OF APPEALS - REFERENCE ID: 15318 ITEM #4)

LONG TERM BIKE PARKING: IN-UNIT BIKE PARKING
(240) BIKES, SEE FLOOR PLANS FOR VERTICALLY WALL RACK LOCATIONS.



NOTE:
RACK REQUIREMENT TO ACCOMMODATE A U-SHAPED LOCK TO SPAN THE FRAME AND ONE WHEEL REDUCED TO ALLOW U-SHAPED SHACKLE LOCK TO SPAN ONLY ONE WHERE FOR 240 VERTICALL HUNG SPACES WITH-IN THE UNITS APPROVED VIA **LU 16-287887 DZM**

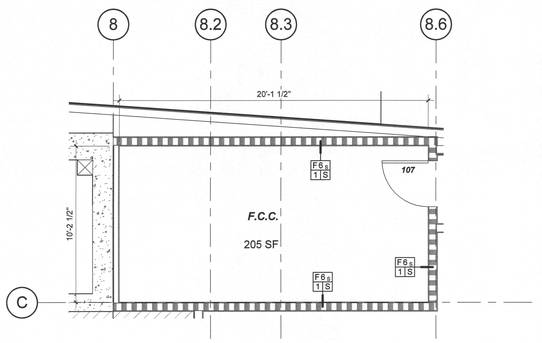
SHORT-TERM BICYCLE PARKING - SEE SHEET A002 FOR SHORT-TERM BICYCLE PARKING



NOTE:
REDUCTION OF LONG-TERM BICYLCE PARKING WIDTH FROM 2'-0" TO 1'-6" FOR 126 SPACES IN THE BASEMENT LEVEL BIKE ROOM APPROVED VIA **LU 16-287887 DZM**

6 BICYCLE PARKING REQUIREMENTS

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



FIRE COMMAND CENTER

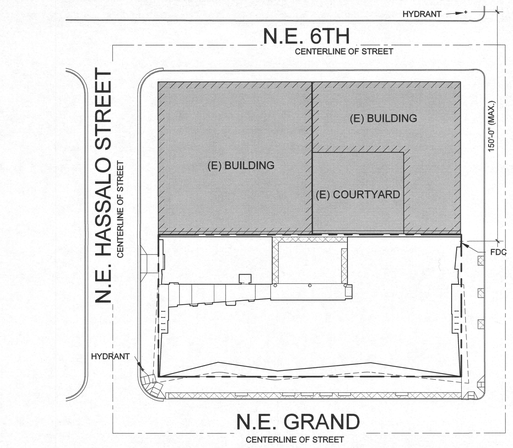
FIRE COMMAND CENTER (FCC) SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN THE FOLLOWING FEATURES BELOW PER OSSC 911.1.5:

1. THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT
2. THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM
3. FIRE DETECTION AND ALARM SYSTEM ANNUNCIATOR
4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL
5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS
6. THE FIRE-FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING
7. CONTROLS FOR UNLOCKING STAIRWAY DOORS SIMULTANEOUSLY
8. SPRIINKLER VALVE AND WATERFLOW DETECTOR DISPLAY PANELS
9. EMERGENCY AND STANDBY POWER STATUS INDICATORS
10. A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM
11. FIRE PUMP STATUS INDICATORS
12. SCHEMATIC BUILDING PALNS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS
13. AN APPROVED BUILDING INFORMATION CARD
14. WORK TABLE
15. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES
16. PUBLIC ADDRESS SYSTEMS, WHERE SPECIFICALLY REQUIRED BY OTHER SECTIONS OF THIS CODE
17. ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH ASME A17.1
18. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH(ES), WHERE EMERGENCY OR STANDBY POWER IS PROVIDED
19. ON-SITE WATER TANK, TANK LEVEL INDICATORS, LOW LEVEL ALARM, FILL VALVE CONTROL SWITCH AND TANK FILL SIGNALS.

PORTLAND FIRE CODE 909.16 FIRE FIGHTERS SMOKE CONTROL PANEL SHALL BE INCLUDED IN THE FCC. THE SMOKE CONTROL PANEL FOR HIGH RISE BUILDINGS SHALL INCLUDE A VISUAL DEPICTION OF THE BUILDING SHOWING TYPICAL FLOOR PLANS WITH LOCATIONS OF EXIT ENCLOSURES AND ELEVATOR SHAFTS. THE PANEL SHALL ALSO INCLUDE SECTION VIEWS OF THE BUILDING TO SHOW THE EXTENT OF TRAVEL FOR EACH EXIT ENCLOSURE AND ELEVATOR, EXIT ENCLOSURES AND ELEVATOR SHAFTS SHALL BE LABELED ON THE PLAN SECTION VIEW TO MATCH THE LABELING USED IN THE BUILDING ITSELF.

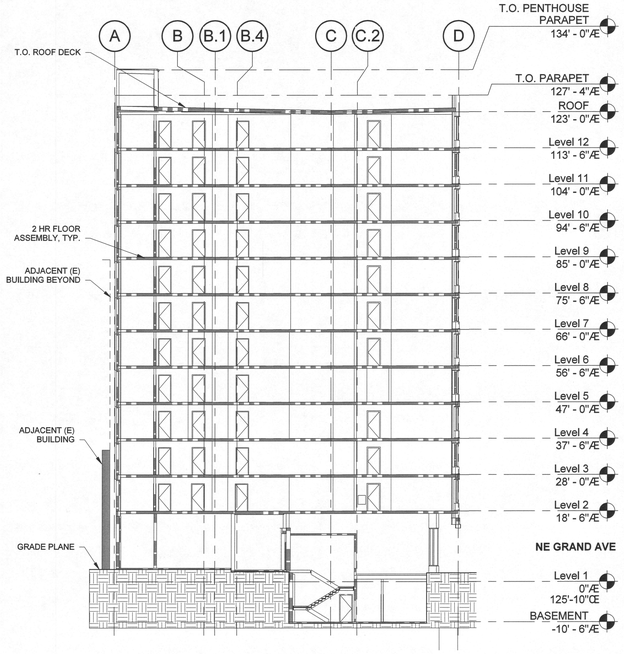
8 ENLARGED FIRE COMMAND CENTER PLAN

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



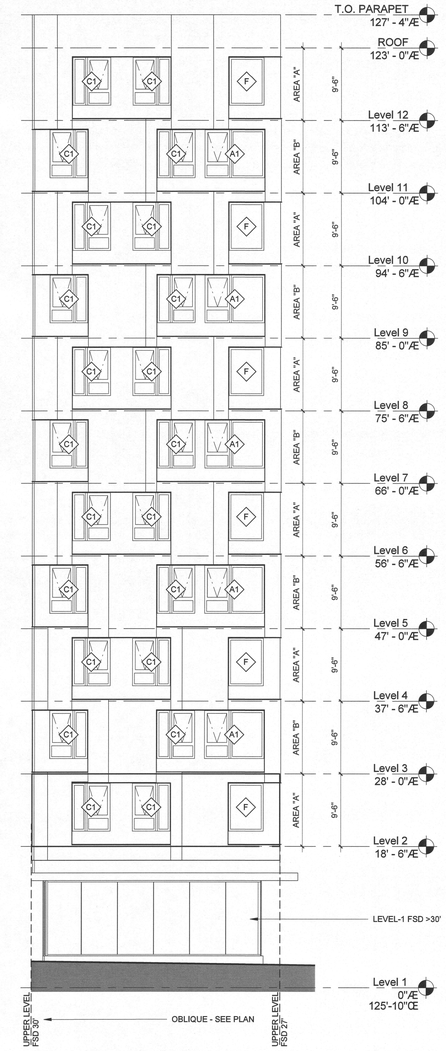
3 FDC - HYDRANT DIAGRAM

SCALE: 1" = 40'-0"



4 BUILDING SECTION E/W AT BASEMENT - VIEW SOUTH

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



LEGEND AND NOTES:

FIRE SEPARATION DISTANCE = 25' TO LESS THAN 30' (INFORMATION BASED ON OSSC 2014 TABLE 705.8)
- ~~UNPROTECTED, NONSPRINKLERED = 70%~~
- ~~UNPROTECTED, SPRINKLERED= NO LIMIT~~
- ~~PROTECTED = NO LIMIT~~

FLOOR TO FLOOR HEIGHT = 9' - 6" ALL FLOORS
AREA PER FLOOR = 306.75 SF ALL FLOORS

OPENING PERCENTAGE FLOORS AREA "A"

C1 (31 SF) X (2) = 62 SF

F (29 SF) X (1) = 29 SF

62 SF + 29 SF = 91 SF TOTAL OPENINGS AREA "A" FLOORS
91 SF OPENING / 306.75 SF TOTAL WALL = **29.67% (OK)**

OPENING PERCENTAGE FLOORS AREA "B"

A1 (49 SF) X (1) = 49 SF

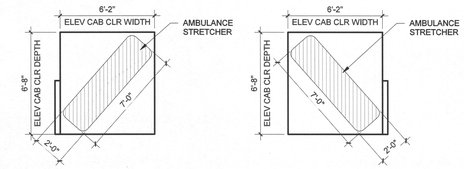
C1 (31 SF) X (1) = 62 SF

F (29 SF) X (1) = 29 SF

49 SF + 31 SF + 29 SF = 109 SF TOTAL OPENINGS AREA "A" FLOORS
109 SF OPENING / 306.75 SF TOTAL WALL = **35.53% (OK)**

1 PARTIAL N. ELEVATION OPENINGS AT FSD GREATER THAN 30'

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



NOTE: PER SECTION 3002.4 WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FOUR OR MORE STORIES ABOVE, OR FOUR OR MORE STORIES BELOW GRADE PLANE, AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMODATE AN AMBULANCE STRETCHER 24"X84" WITH NOT LESS THAN 5" RADIUS CORNERS. IN THE HORIZONTAL, OPEN POSITION ADN SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL NOT BE LESS THAN 3" IN HEIGHT AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

2 ELEVATOR CAB GURNEY DIAGRAM

A101i SCALE:NOT TO SCALE

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CONSULTANT:

PROJECT NUMBER: *215349*

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
CODE INFORMATION

KEY PLAN:

DRAWN BY: *Author*
DATE CREATED: *03/15/17*

A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

City of Portland
REVIEWED FOR CODE COMPLIANCE
DEC 22 2017
BDS Land Use Review

RECEIVED
OCT 10 2017
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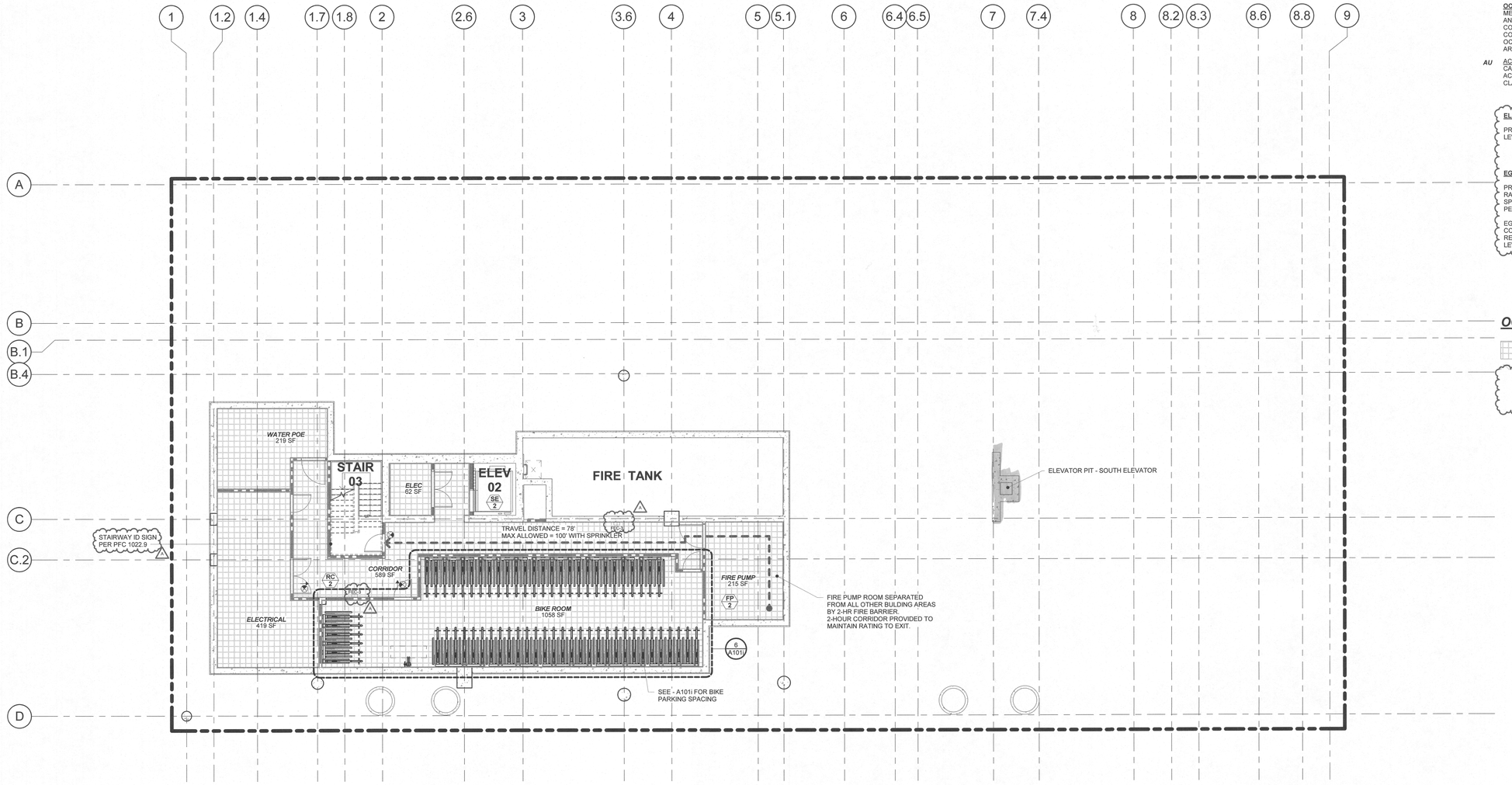

1 BASEMENT LEVEL - CODE ANALYSIS PLAN

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

N
True North

GENERAL NOTES

A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
B. SEE CODE INFORMATION SHEET FOR CODE SUMMARY AND ALLOWABLE AREA CALCULATIONS.
C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

OCCUPANCY LEGEND NOTE:
MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

AU ACCESSORY USE: W/ NO SEPARATION REQUIRED AND CALCULATED AS PART OF MAJOR USE FOR AREA IF TOTAL ACCESSORY USES OCCUPY UNDER 10% OF MAJOR OCCUPANCY CLASSIFICATION AREA PER FLOOR PER **508.2**

ELEVATOR LANDINGS:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT EVERY LEVEL FOR EACH ELEVATOR PER OSSC 1007.8.
- SYSTEM REQUIREMENTS PER OSSC 1007.8.1
- SYSTEM DIRECTIONS PER OSSC 1007.8.2
- SIGNAGE PER OSSC 1007.10

EGRESS LIGHTING:

PROVIDE EGRESS ILLUMINATION IN THE CORRIDORS, RAMPS, STAIRWAYS, EXIT PASSAGEWAYS, ASSEMBLY SPACES, & EXTERIOR LANDINGS OF EGRESS DOORS PER OSSC 1006.

EGRESS LIGHTING TO BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF OSSC 1006.3.1 FOR ILLUMINATION LEVEL & UNIFORMITY RATIO.

OCCUPANCY LEGEND

S-1

Occupant Tabulation Schedule - Basement Level

Number	Room Name	Group Type	Actual Area	Occupant Load Factor	Net/Gross Area	Occupant Load
82	WATER POE	S-1	219 SF	300 SF	GROSS	1
83	ELECTRICAL	S-1	419 SF	300 SF	GROSS	2
89	FIRE PUMP	S-1	215 SF	300 SF	GROSS	1
99	CORRIDOR	S-1	589 SF	300 SF	GROSS	2
100	ELEC	S-1	62 SF	300 SF	GROSS	1
101	BIKE ROOM	S-1	1058 SF	300 SF	GROSS	4
TOTAL AREA / OCCUPANT LOAD			2561 SF			11

IBC WALL TYPES

(WT) WALL TYPES NOTES:

1. SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPES SHEET.
2. SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION.
3. AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED", SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED.)
4. SPECIFIC IBC WALLS TYPES OCCURING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIRMENTS OF EACH.
5. AT IBC WALLS TYPES IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

2-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURES). ADDITIONAL PROTECTION FEATURES REQUIRED, SEE WT NOTES 1-5 ABOVE.

RC 2 **2 HOUR RATED CORRIDOR (RC)** WITH FIRE BARRIER WALLS PER SECTIONS 1018 & 707' WITH 90 MINUTE DOORS. SEE WT NOTES 1-5.

FP 2 **2 HOUR RATED FIRE PUMP ROOM (FP)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 913 & 707' WITH 90 MINUTE DOORS. SEE WT NOTES 1-5.

MEANS OF EGRESS

FEC FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)

(X Occ) ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.

EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHE INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

REQUIRED EXIT AND EXIT EGRESS DIRECTION

XX ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)

MOER: 2 MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
BASEMENT LEVEL CODE ANALYSIS PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/18/16

A PLAN CHECK 09/01/2017

City of Portland REVIEW COMPLETE DEC 22 2017 Development Services

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET:
A100
PERMIT SET
07-14-2017

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Occupant Tabulation Schedule - First Level

Number	Room Name	Group Type	Actual Area	Occupant Load Factor	Net/Gross Area	Occupant Load
31	RETAIL #5	M	766 SF	30 SF	GROSS	26
32	RETAIL #3	M	1385 SF	30 SF	GROSS	47
33	RETAIL #1	M	1186 SF	30 SF	GROSS	40
34	COURTYARD	A-3	1034 SF	15 SF	NET	69
36	MEETING ROOM	B	308 SF	15 SF	NET	21
37	PARCEL	B	139 SF	100 SF	GROSS	2
38	MAILROOM	B	219 SF	100 SF	GROSS	3
39	OFFICE	B	184 SF	100 SF	GROSS	2
40	OFFICE	B	175 SF	100 SF	GROSS	2
41	LOBBY	B	1077 SF	15 SF	NET	72
43	ALLEYWAY NR CORRIDOR	B	1470 SF	100 SF	GROSS	15
47	TRASH/RECYCLING	S-1	802 SF	300 SF	GROSS	3
48	FIRE COMMAND CENTER	B	205 SF	100 SF	GROSS	3
91	GENERATOR	S-1	398 SF	300 SF	GROSS	2
93	MEN'S	B	133 SF	100 SF	GROSS	2
94	WOMEN'S	B	128 SF	100 SF	GROSS	2
95	RETAIL #2	M	1151 SF	30 SF	GROSS	39
96	RETAIL #4	M	1961 SF	30 SF	GROSS	66
1344	MAINT. STORAGE	S-1	109 SF	300 SF	GROSS	1
1345	BATHROOMS	B	259 SF	100 SF	GROSS	3
1346	JANITORIAL	S-1	43 SF	300 SF	GROSS	1
1347	ELECTRICAL	S-1	60 SF	300 SF	GROSS	1
1348	TELECOM	S-1	48 SF	300 SF	GROSS	1
TOTAL AREA / OCCUPANT LOAD			13240 SF			423

EXTERIOR WALLS & OPENINGS

X'-X" FIRE SEPARATION DISTANCE:
PER DIMENSIONAL CRITERIA BELOW. MEASURED FROM WALLS PERPENDICULAR TO THE DIMENSION LINE AT OR BEYOND THE INDICATED DIMENSION TO THE CLOSEST ACTUAL OR IMAGINARY PROPERTY LINE OR CENTERLINE OF PUBLIC WAY.

MEANS OF EGRESS

FE-X ABC — FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)

(X Occ) — ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.

EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHE INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

E — REQUIRED EXIT AND EXIT EGRESS DIRECTION

XX — ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)

MOER: 2 — MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)

EGRESS PATH - REFER TO TABLE FOR TOTALS

GENERAL NOTES

A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
B. SEE CODE INFORMATION SHEET FOR CODE SUMMARY AND ALLOWABLE AREA CALCULATIONS.
C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

OCCUPANCY LEGEND NOTE:
MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

AU ACCESSORY USE: W/ NO SEPARATION REQUIRED AND CALCULATED AS PART OF MAJOR USE FOR AREA IF TOTAL ACCESSORY USES OCCUPY UNDER 10% OF MAJOR OCCUPANCY CLASSIFICATION AREA PER FLOOR PER **508.2**

CONSTRUCTION TYPE

TYPE I-A CONSTRUCTION.

3-HOUR STRUCTURAL FRAME (TABLE 601)

2-HOUR EXTERIOR BEARING WALLS (TABLE 601)

2-HOUR INTERIOR BEARING WALLS (TABLE 601)

EXTERIOR NON-BEARING WALLS (TABLE 602) SEE FIRE SEPARATION DISTANCES (FSD) ON THIS SHEET FOR FURTHER INFO

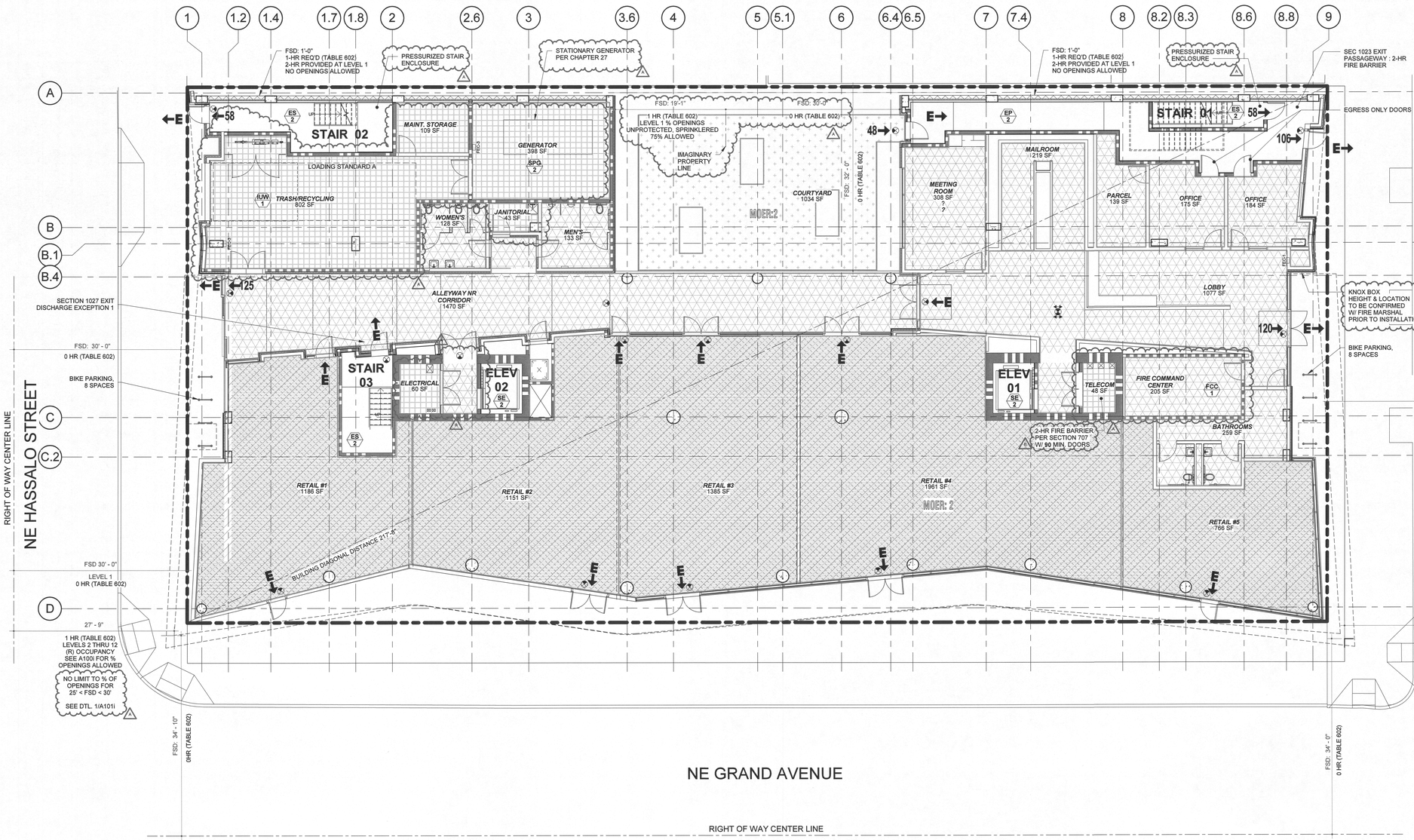
0-HOUR INTERIOR NON-BEARING WALLS (TABLE 601)

2-HOUR FLOOR / CEILING ASSEMBLY (TABLE 601)

1-HOUR ROOF / CEILING ASSEMBLY (TABLE 601)

SEE SHEETS A150 & A151 FOR LISTED ASSEMBLIES

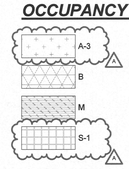
SEE ARCHITECTURAL PLANS, SECTIONS AND DETAILS



1 LEVEL 1 - CODE ANALYSIS PLAN

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

OCCUPANCY LEGEND



IBC WALL TYPES

(WT) WALL TYPES NOTES:

1. SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPES SHEET.
2. SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION.
3. AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED", SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED.)
4. SPECIFIC IBC WALLS TYPES OCCURING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIRMENTS OF EACH.
5. AT IBC WALLS TYPES IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

2-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURES). ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS) AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE PARTITION WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS), AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

ES 2 — **2 HOUR RATED EXIT STAIRWAY (ES)** WALLS & ENCLOSURE SEPARATED WITH FIRE BARRIER WALLS WITH WITH 90 MINUTE DOORS PER SECTION 707. SEE WT NOTES 1-5.

EP 2 — **2 HOUR RATED EXIT PASSAGEWAY (EP)** WALLS & ENCLOSURE WITH FIRE BARRIER WALLS PER SECTIONS 1023 & 707 WITH 90 MINUTE DOORS. SEE WT NOTES 1-5.

SE 2 — **2 HOUR RATED SHAFT ENCLOSURE (SE)** WITH FIRE BARRIER PER SECTIONS 713 & 707 WITH **90** MINUTE DOORS AT ELEVATOR SHAFTS. SEE WT NOTES 1-5.

IUW 1 — **1 HOUR INCIDENTAL USE WASTE (IUW)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS AND HORIZONTAL ASSEMBLIES PER SECTION 509 & SECTION 707 WITH 45 MINUTE DOORS. SEE WT NOTES 1-5.

SPG 2 — **2 HOUR RATED STANDBY POWER GENERATOR (SPG)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 403 & 707 WITH 90 MINUTE DOORS. SEE WT NOTES 1-5.

FCC 1 — **1 HOUR RATED FIRE COMMAND CENTER (FCC)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 911 & 707 WITH 60 MINUTE DOORS. SEE WT NOTES 1-5.

RC 1 — **1 HOUR RATED CORRIDOR (RC)** WITH FIRE PARTITION WALLS PER SECTIONS 1018 & 708 WITH 20 MINUTE DOORS. SEE WT NOTES 1-5.
NOTE: RESIDENTIAL CORRIDOR WALLS PERMITTED TO HAVE 1/2 HOUR RATING PER TABLE 1018.1

MISCELLANEOUS NOTES

PROPERTY LINE - SEE SITE PLAN SHEET A001

ELEVATOR HOISTWAY TO BE PRESSURIZED PER (SEC 713.14.1 EXCEPTION 6 AND SEC 909.21)

REFUSE CHUTE PER CHAPTER 7 IN 2 HOUR SHAFT WITH 1 HOUR FIRE RESISTIVE COMPARTMENT ROOM W/ 3/4 HOUR OPENINGS BETWEEN SHAFT AND CORRIDORS

ELEVATOR MACHINE ROOM AND ASSOCIATED OPENINGS REQUIRED TO BE RATED THE SAME AS THE ELEVATOR SHAFT PER CHAPTER 30 SEE SHEET A105.

ELEVATOR LANDINGS:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT EVERY LEVEL FOR EACH ELEVATOR PER OSSC 1007.8.
- SYSTEM REQUIREMENTS PER OSSC 1007.8.1
- SYSTEM DIRECTIONS PER OSSC 1007.8.2
- SIGNAGE PER OSSC 1007.10

EGRESS LIGHTING:

PROVIDE EGRESS ILLUMINATION IN THE CORRIDORS, RAMPS, STAIRWAYS, EXIT PASSAGEWAYS, ASSEMBLY SPACES, & EXTERIOR LANDINGS OF EGRESS DOORS PER OSSC 1006.

EGRESS LIGHTING TO BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF OSSC 1006.3.1 FOR ILLUMINATION LEVEL & UNIFORMITY RATIO.

N True North

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 1 CODE ANALYSIS PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED:

A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

City of Portland BUREAU OF DEVELOPMENT SERVICES RESIDENTIAL CODE COMPLIANCE DEC 22 2017

RECEIVED OCT 10 2017 BUREAU OF DEVELOPMENT SERVICES

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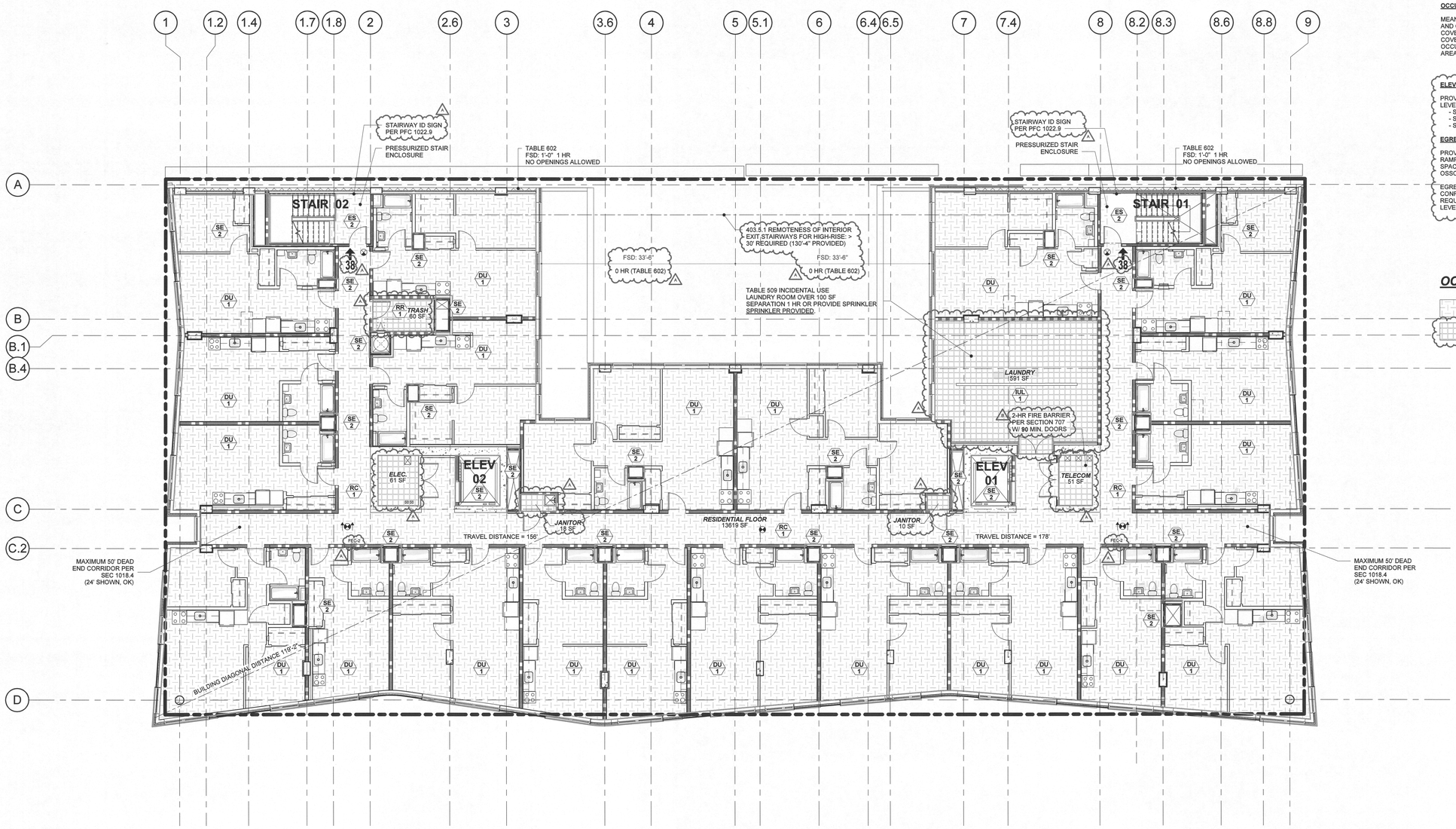

1 LEVEL 2 - CODE ANALYSIS PLAN

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

N True North

GENERAL NOTES

A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
B. SEE CODE INFORMATION SHEET FOR CODE SUMMARY AND ALLOWABLE AREA CALCULATIONS.
C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

OCCUPANCY LEGEND NOTE:

MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

ELEVATOR LANDINGS:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT EVERY LEVEL FOR EACH ELEVATOR PER OSSC 1007.8.
- SYSTEM REQUIREMENTS PER OSSC 1007.8.1
- SYSTEM DIRECTIONS PER OSSC 1007.8.2
- SIGNAGE PER OSSC 1007.10

EGRESS LIGHTING:

PROVIDE EGRESS ILLUMINATION IN THE CORRIDORS, RAMPS, STAIRWAYS, EXIT PASSAGEWAYS, ASSEMBLY SPACES, & EXTERIOR LANDINGS OF EGRESS DOORS PER OSSC 1006.

EGRESS LIGHTING TO BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF OSSC 1006.3.1 FOR ILLUMINATION LEVEL & UNIFORMITY RATIO.

OCCUPANCY LEGEND

R-2
S-1

Occupant Tabulation Schedule - Second Level

Number	Room Name	Group Type	Actual Area	Occupant Load Factor	Net/Gross Area	Occupant Load
97	LAUNDRY	S-1	591 SF	300 SF	GROSS	2
98	RESIDENTIAL FLOOR	R-2	13619 SF	200 SF	GROSS	69
1333	JANITOR	S-1	10 SF	300 SF	GROSS	1
1334	TRASH	S-1	60 SF	300 SF	GROSS	1
1335	JANITOR	S-1	18 SF	300 SF	GROSS	1
1349	ELEC.	S-1	51 SF	300 SF	GROSS	1
1350	TELECOM	S-1	51 SF	300 SF	GROSS	1
TOTAL AREA / OCCUPANT LOAD			14410 SF			76

IBC WALL TYPES

(WT) WALL TYPES NOTES:

1. SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPES SHEET.
2. SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION.
3. AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED", SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED.)
4. SPECIFIC IBC WALLS TYPES OCCURING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIRMENTS OF EACH.
5. AT IBC WALLS TYPES IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

2-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURES). ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS) AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE PARTITION WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS), AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

ES 2 **2 HOUR RATED EXIT STAIRWAY (ES)** WALLS & ENCLOSURE SEPARATED WITH FIRE BARRIER WALLS WITH WITH 90 MINUTE DOORS PER SECTION 707. SEE WT NOTES 1-5.

SE 2 **2 HOUR RATED SHAFT ENCLOSURE (SE)** WITH FIRE BARRIER PER SECTIONS 713 & 707 WITH **90** MINUTE DOORS AT ELEVATOR SHAFTS. SEE WT NOTES 1-5.

RR 1 **1 HOUR RATED REFUSE ROOM (RR)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 713 & 707 WITH 45 MINUTE DOORS. SEE WT NOTES 1-5.

IUL 1 **1 HOUR INCIDENTAL USE LAUNDRY ROOM (IUL)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS AND HORIZONTAL ASSEMBLIES PER SECTION 509 AND SECTION 707, WITH 45 MINUTE DOORS. SEE WT NOTES 1-5.

RC 1 **1 HOUR RATED CORRIDOR (RC)** WITH FIRE PARTITION WALLS PER SECTIONS 1018 & 708 WITH 20 MINUTE DOORS. SEE WT NOTES 1-5.
NOTE: RESIDENTIAL CORRIDOR WALLS PERMITTED TO HAVE 1/2 HOUR RATING PER TABLE 1018.1

DU 1 **1 HOUR RATED DWELLING UNIT (DU)** WALLS SEPARATING DWELLING UNITS FROM EACH OTHER WITH FIRE PARTITION WALLS PER SECTIONS 420 & 708. SEE WT NOTES 1-5.

MEANS OF EGRESS

FE-X ABC — FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)

(X Occ) — ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.

EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHE INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.

REQUIRED EXIT AND EXIT EGRESS DIRECTION

ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)

MOER: 2 — MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)

EGRESS PATH - REFER TO TABLE FOR TOTALS

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 2 CODE ANALYSIS PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 07/25/16

A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

City of Portland REVIEW COMPLETE DEC 22 2017 BDS DOCUMENT SERVICES

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET: **A102**
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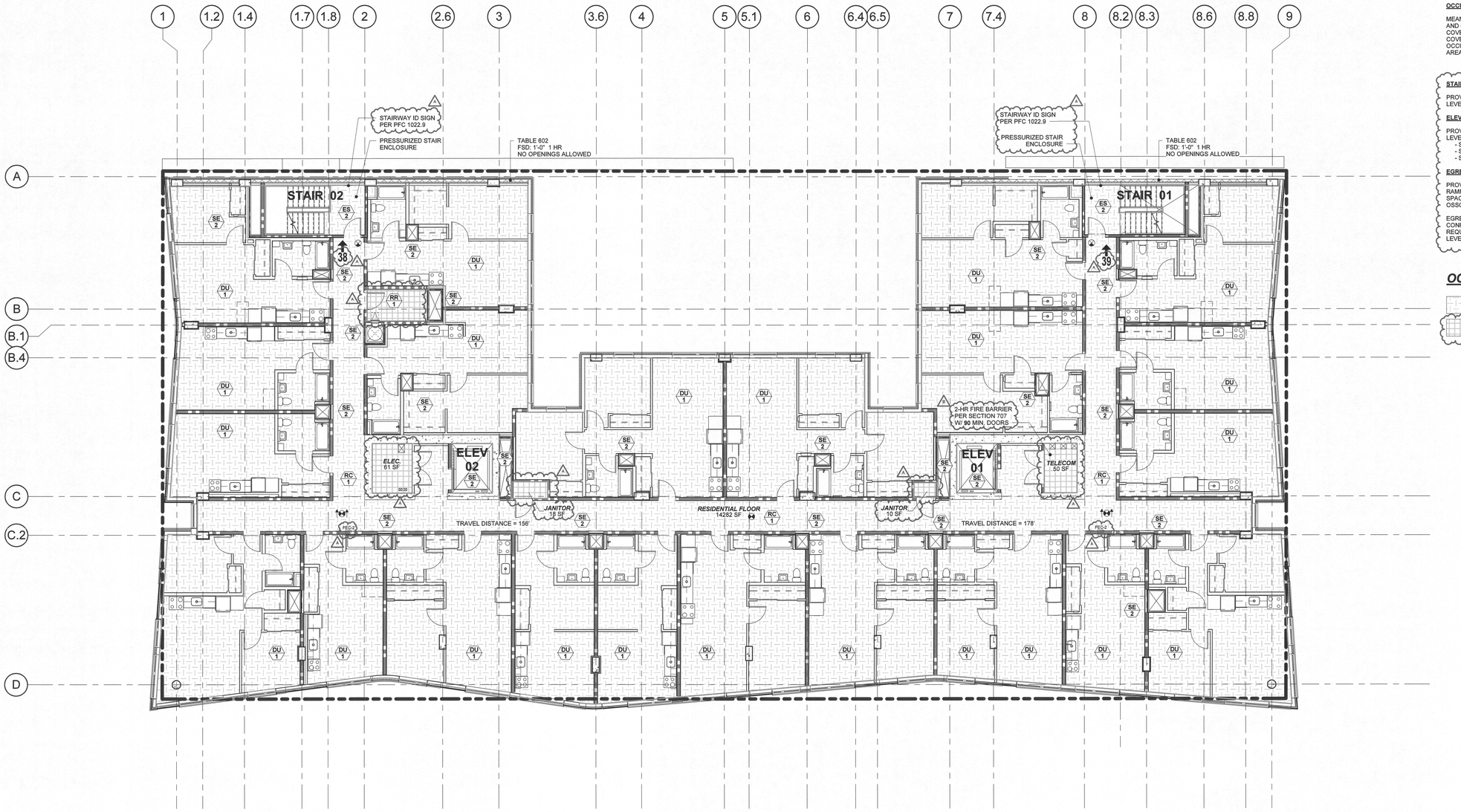

1 LEVELS 3 THRU 11 - CODE ANALYSIS PLAN

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

N True North

GENERAL NOTES

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C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

OCCUPANCY LEGEND NOTE:

MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

STAIRWAY NOTE:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT LEVELS 4 & 8 IN STAIRS 01 & 02.

ELEVATOR LANDINGS:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT EVERY LEVEL FOR EACH ELEVATOR PER OSSC 1007.8.
- SYSTEM REQUIREMENTS PER OSSC 1007.8.1
- SYSTEM DIRECTIONS PER OSSC 1007.8.2
- SIGNAGE PER OSSC 1007.10

EGRESS LIGHTING:

PROVIDE EGRESS ILLUMINATION IN THE CORRIDORS, RAMPS, STAIRWAYS, EXIT PASSAGEWAYS, ASSEMBLY SPACES, & EXTERIOR LANDINGS OF EGRESS DOORS PER OSSC 1006.

EGRESS LIGHTING TO BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF OSSC 1006.3.1 FOR ILLUMINATION LEVEL & UNIFORMITY RATIO.

OCCUPANCY LEGEND

R-2
S-1

Occupant Tabulation Schedule - 3 - 11 Level

Number	Room Name	Group Type	Actual Area	Occupant Load Factor	Net/Gross Area	Occupant Load
81	RESIDENTIAL FLOOR	R-2	14282 SF	200 SF	GROSS	72
1337	JANITOR	S-1	18 SF	300 SF	GROSS	1
1338	JANITOR	S-1	10 SF	300 SF	GROSS	1
1339	TRASH	S-1	60 SF	300 SF	GROSS	1
1351	ELEC.	S-1	61 SF	300 SF	GROSS	1
1352	TELECOM	S-1	50 SF	300 SF	GROSS	1
TOTAL AREA / OCCUPANT LOAD			14481 SF			77

IBC WALL TYPES

(WT) WALL TYPES NOTES:

1. SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPES SHEET.
2. SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION.
3. AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: 'ADDITIONAL PROTECTION FEATURES REQUIRED', SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED.)
4. SPECIFIC IBC WALLS TYPES OCCURING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIRMENTS OF EACH.
5. AT IBC WALLS TYPES IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

2-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURES). ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS) AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE PARTITION WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS), AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

ES 2 2 HOUR RATED EXIT STAIRWAY (ES) WALLS & ENCLOSURE SEPARATED WITH FIRE BARRIER WALLS WITH WITH 90 MINUTE DOORS PER SECTION 707. SEE WT NOTES 1-5.

SE 2 2 HOUR RATED SHAFT ENCLOSURE (SE) WITH FIRE BARRIER PER SECTIONS 713 & 707 WITH 90 MINUTE DOORS AT ELEVATOR SHAFTS. SEE WT NOTES 1-5.

RR 1 1 HOUR RATED REFUSE ROOM (RR) SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 713 & 707 WITH 45 MINUTE DOORS. SEE WT NOTES 1-5.

RC 1 1 HOUR RATED CORRIDOR (RC) WITH FIRE PARTITION WALLS PER SECTIONS 1018 & 708 WITH 20 MINUTE DOORS. SEE WT NOTES 1-5.
NOTE: RESIDENTIAL CORRIDOR WALLS PERMITTED TO HAVE 1/2 HOUR RATING PER TABLE 1018.1

DU 1 1 HOUR RATED DWELLING UNIT (DU) WALLS SEPARATING DWELLING UNITS FROM EACH OTHER WITH FIRE PARTITION WALLS PER SECTIONS 420 & 708. SEE WT NOTES 1-5.

MEANS OF EGRESS

FE-X ABC	FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)
(X Occ)	ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.
	EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHE INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.
	REQUIRED EXIT AND EXIT EGRESS DIRECTION
XX	ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)
MOER: 2	MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)
	EGRESS PATH - REFER TO TABLE FOR TOTALS

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVELS 3 - 11 CODE ANALYSIS PLAN

KEY PLAN:

DRAWN BY: LRS
DATE CREATED: 08/23/16

A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

City of Portland FIRE CODE COMPLIANCE DEC 22 2017 APPROVED

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET: **A103** PERMIT SET 07-14-2017

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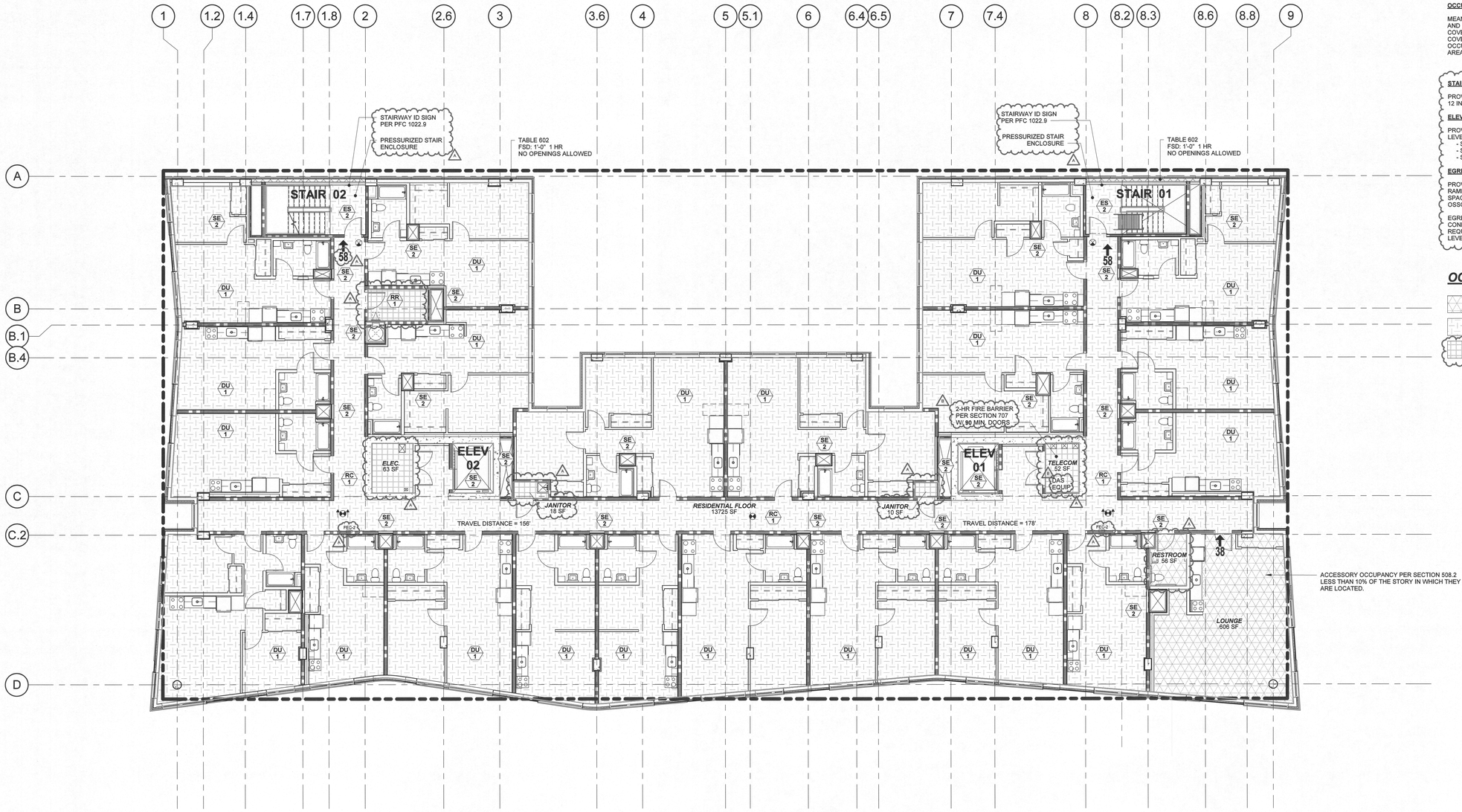

1 LEVEL 12 - CODE ANALYSIS PLAN

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

N True North

GENERAL NOTES

A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
B. SEE CODE INFORMATION SHEET FOR CODE SUMMARY AND ALLOWABLE AREA CALCULATIONS.
C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

OCCUPANCY LEGEND NOTE:

MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

STAIRWAY NOTE:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT LEVEL 12 IN STAIRS 01 & 02.

ELEVATOR LANDINGS:

PROVIDE TWO-WAY COMMUNICATION SYSTEM AT EVERY LEVEL FOR EACH ELEVATOR PER OSSC 1007.8.
- SYSTEM REQUIREMENTS PER OSSC 1007.8.1
- SYSTEM DIRECTIONS PER OSSC 1007.8.2
- SIGNAGE PER OSSC 1007.10

EGRESS LIGHTING:

PROVIDE EGRESS ILLUMINATION IN THE CORRIDORS, RAMPS, STAIRWAYS, EXIT PASSAGEWAYS, ASSEMBLY SPACES, & EXTERIOR LANDINGS OF EGRESS DOORS PER OSSC 1006.

EGRESS LIGHTING TO BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF OSSC 1006.3.1 FOR ILLUMINATION LEVEL & UNIFORMITY RATIO.

OCCUPANCY LEGEND

- B
- R-2
- S-1

Occupant Tabulation Schedule - Second Level

Number	Room Name	Group Type	Actual Area	Occupant Load Factor	Net/Gross Area	Occupant Load
76	LOUNGE	B	606 SF	15 SF	NET	41
79	RESIDENTIAL FLOOR	R-2	13725 SF	200 SF	GROSS	69
102	RESTROOM	B	56 SF	300 SF	GROSS	1
1340	JANITOR	S-1	10 SF	300 SF	GROSS	1
1341	JANITOR	S-1	18 SF	300 SF	GROSS	1
1342	TRASH	S-1	60 SF	300 SF	GROSS	1
1353	ELEC.	S-1	63 SF	300 SF	GROSS	1
1354	TELECOM	S-1	52 SF	300 SF	GROSS	1
TOTAL AREA / OCCUPANT LOAD			14590 SF			116

IBC WALL TYPES

(WT) WALL TYPES NOTES:

1. SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPES SHEET.
2. SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION. AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED", SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED.)
3. SPECIFIC IBC WALLS TYPES OCCURING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIRMENTS OF EACH.
4. AT IBC WALLS TYPES IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

2-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURES). ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS) AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

1-HOUR FIRE PARTITION WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURS), AND CONFORMING TO THE MOST STRINGENT REQUIREMENTS OF EACH. ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

(ES 2) **2 HOUR RATED EXIT STAIRWAY (ES)** WALLS & ENCLOSURE SEPARATED WITH FIRE BARRIER WALLS WITH WITH 90 MINUTE DOORS PER SECTION 707. SEE WT NOTES 1-5.

(SE 2) **2 HOUR RATED SHAFT ENCLOSURE (SE)** WITH FIRE BARRIER PER SECTIONS 713 & 707 WITH **90** MINUTE DOORS AT ELEVATOR SHAFTS. SEE WT NOTES 1-5.

(RR 1) **1 HOUR RATED REFUSE ROOM (RR)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 713 & 707 WITH 45 MINUTE DOORS. SEE WT NOTES 1-5.

(RC 1) **1 HOUR RATED CORRIDOR (RC)** WITH FIRE PARTITION WALLS PER SECTIONS 1018 & 708 WITH 20 MINUTE DOORS. SEE WT NOTES 1-5.
NOTE: RESIDENTIAL CORRIDOR WALLS PERMITTED TO HAVE 1/2 HOUR RATING PER TABLE 1018.1

(DU 1) **1 HOUR RATED DWELLING UNIT (DU)** WALLS SEPARATING DWELLING UNITS FROM EACH OTHER WITH FIRE PARTITION WALLS PER SECTIONS 420 & 708. SEE WT NOTES 1-5.

MEANS OF EGRESS

FE-X ABC	FIRE EXTINGUISHER (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)
(X Occ)	ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.
	EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS. EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POCHE INDICATING "EXIT" TEXT SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.
E	REQUIRED EXIT AND EXIT EGRESS DIRECTION
XX	ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)
MOER: 2	MEANS OF EGRESS REQUIRED (QUANTITY) (ONLY DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED)
	EGRESS PATH - REFER TO TABLE FOR TOTALS

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 12 CODE ANALYSIS PLAN

KEY PLAN:

DRAWN BY: LRS
DATE CREATED: 07/25/16

A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

City of Portland BUREAU OF DEVELOPMENT SERVICES RECEIVED DEC 22 2017 RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET:
A104
PERMIT SET 07-14-2017

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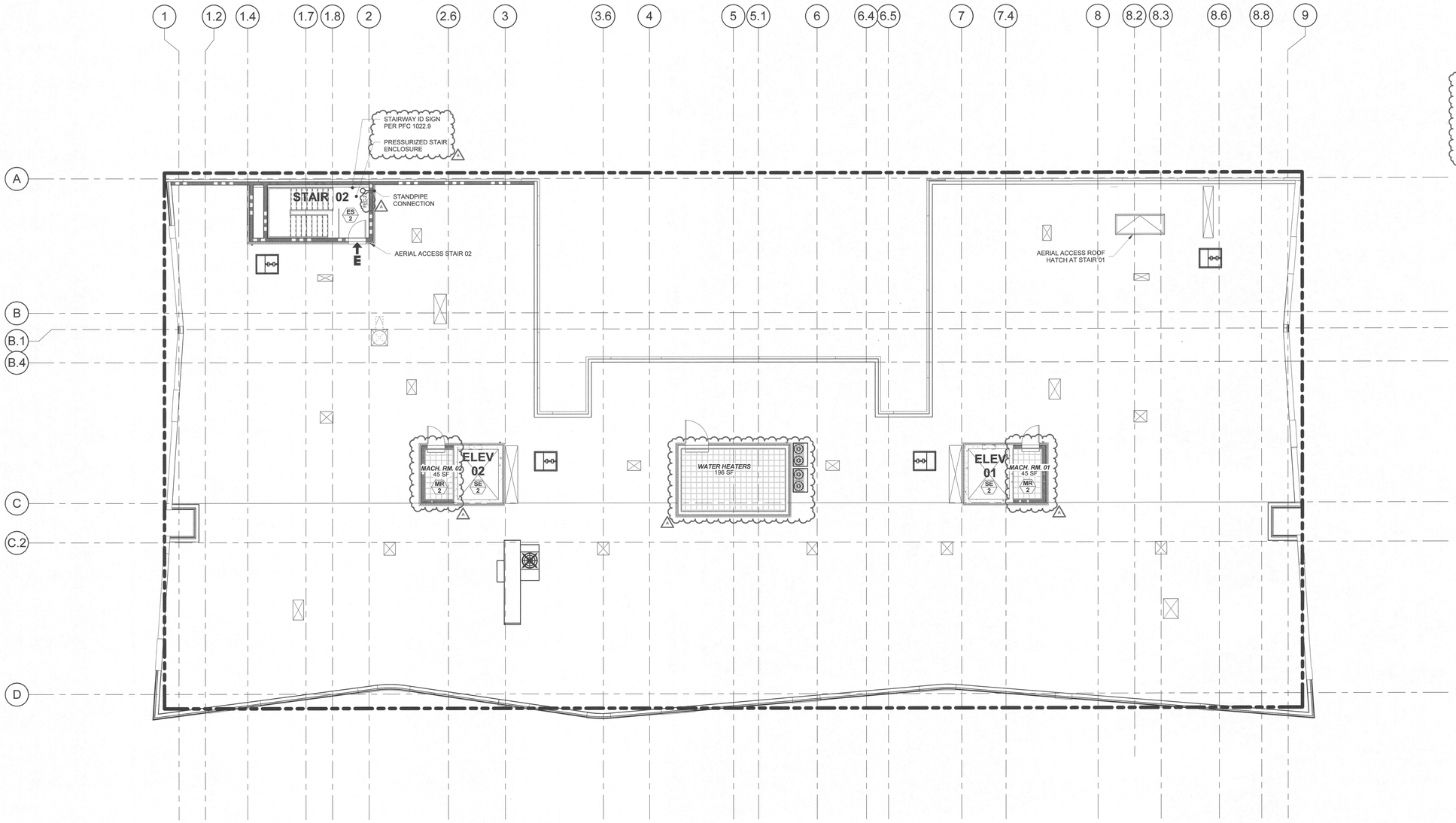

1 ROOF LEVEL - CODE ANALYSIS PLAN

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

N
True North

GENERAL NOTES

A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
B. SEE CODE INFORMATION SHEET FOR CODE SUMMARY AND ALLOWABLE AREA CALCULATIONS.
C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).

OCCUPANCY LEGEND NOTE:

MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

EGRESS LIGHTING:

PROVIDE EGRESS ILLUMINATION IN THE CORRIDORS, RAMPS, STAIRWAYS, EXIT PASSAGEWAYS, ASSEMBLY SPACES, & EXTERIOR LANDINGS OF EGRESS DOORS PER OSSC 1006.

EGRESS LIGHTING TO BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF OSSC 1006.3.1 FOR ILLUMINATION LEVEL & UNIFORMITY RATIO.

OCCUPANCY LEGEND

S-1

Occupant Tabulation Schedule - Roof Level

Number	Room Name	Group Type	Actual Area	Occupant Load Factor	Net/Gross Area	Occupant Load
88	WATER HEATERS	S-1	196 SF	300 SF	GROSS	1
103	MACH. RM. 01	S-1	45 SF	300 SF	GROSS	1
1310	MACH. RM. 02	S-1	45 SF	300 SF	GROSS	1
TOTAL AREA AND OCCUPANT LOAD			285 SF			3

IBC WALL TYPES

(WT) WALL TYPES NOTES:

1. SEE SPECIFIC WALL TYPE AND LISTED ASSEMBLIES ON FLOOR PLANS AND A150 WALL TYPES SHEET.
2. SEE CODE ANALYSIS PLANS FOR EACH SPECIFIC DESIGNATED IBC WALL TYPE AND LOCATION.
3. AT IBC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED", SEE DOOR AND WINDOW SCHEDULES, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLIES WHERE REQUIRED.)
4. SPECIFIC IBC WALLS TYPES OCCURING IN COMBINATION WITH OTHER SPECIFIC IBC WALL TYPES TO COMPLY WITH THE MOST RESTRICTIVE REQUIRMENTS OF EACH.
5. AT IBC WALLS TYPES IN ACCESSIBLE CONCEALED SPACES PER IBC 703.7, PROVIDE PERMANENT NOTATION "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

2-HOUR FIRE BARRIER WALL OR IN COMBINATION WITH OTHER IBC WALL TYPE(S) (WHERE OCCURES). ADDITIONAL PROTECTION FEATURES REQUIRED. SEE WT NOTES 1-5 ABOVE.

ES 2 **2 HOUR RATED EXIT STAIRWAY (ES)** WALLS & ENCLOSURE SEPARATED WITH FIRE BARRIER WALLS WITH WITH 90 MINUTE DOORS PER SECTION 707. SEE WT NOTES 1-5.

MR 2 **2 HOUR RATED ELEVATOR MACHINE ROOM (MR)** SEPARATED FROM THE REST OF THE BUILDING WITH FIRE BARRIER WALLS PER SECTIONS 3006 & 707. SEE WT NOTES 1-5.

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PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ROOF LEVEL CODE ANALYSIS PLAN

KEY PLAN:

DRAWN BY: LRS
DATE CREATED: 07/25/16

A PLAN CHECK 09/01/2017

City of Portland FIRE BUREAU REVIEW DEC 22 2017 Approved

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET: **A105**
PERMIT SET
07-14-2017

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INTERIOR WALL TYPES

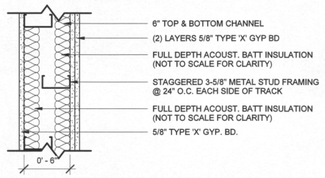
H- / 1- ***TYPICAL UNIT DEMISING WALL***

1-HR FIRE PARTITION, NON-LOAD BEARING

BASED ON GA WP 5017
PROPRIETARY SYSTEM
UL DESIGN V469

STC 50 - 54 W/ SOUND BATTS AND ADDITIONAL SECOND LAYER OF GYP BD. ON 1 SIDE

LAB TEST: NRCC TL-93-235 (STC 57) ⚠1



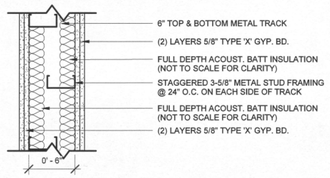
J- / 1- ***UNIT DEMISING WALL***

1-HR FIRE PARTITON, NON-LOAD BEARING

BASED ON GA WP 5017
PROPRIETARY SYSTEM
UL DESIGN V469

STC 50 - 54 W/ SOUND BATTS AND ADDITIONAL SECOND LAYER OF GYP BD. ON EACH SIDE

LAB TEST: NRCC TL-93-211 (STC 60)

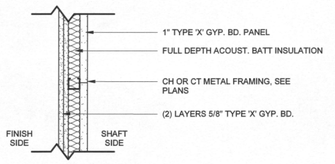


K- / 2- ***SHAFT WALL***

2-HR FIRE BARRIER, NON-LOAD BEARING

BASED ON GA WP 7054, 7058, 7060, 7065.5, 7076, 7078
PROPRIETARY SYSTEM

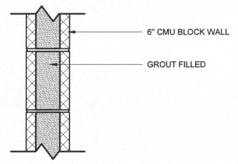
STC 50 - 54 W/ BATTS



L- / 2 S ***CMU WALL AT INTERIOR***

2-HR FIRE RATED, NON-LOAD BEARING (2 HOURS ACTUAL)

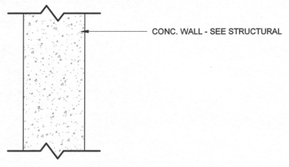
BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 3-1.4



M- / 2 S ***CONC WALL AT ELEVATOR CORE***

2-HR FIRE RATED, NON-LOAD BEARING (4 HOURS ACTUAL)

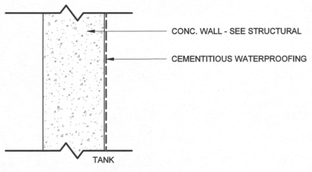
BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 4-1.1



N- / 2 S ***CONC WALL AT FIRE TANK***

2-HR FIRE RATED, NON-LOAD BEARING (4 HOURS ACTUAL)

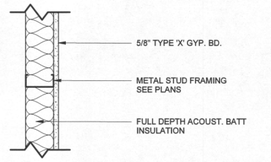
BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 4-1.1



INTERIOR WALL TYPES

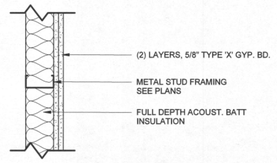
A- / N- ***INTERIOR FURRING WALL***

NON-RATED, FURRING WALL



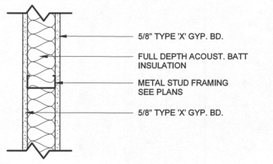
B- / N- ***INTERIOR FURRING WALL***

NON-RATED, FURRING WALL



C- / N-

NON-RATED, NON-LOAD BEARING



D- / 1-

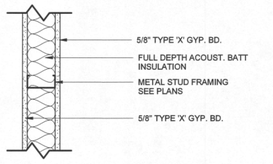
1-HR FIRE PARTITION, NON-LOAD BEARING

BASED ON GA WP 1350
GENERIC SYSTEM

STC 45 W/ BATTS

LAB TEST: NRCC TL-92-396 ⚠1

REFERENCE APPEAL ID 15909 SHEET A101i ⚠1



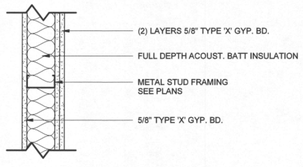
E- / 1-

1-HR FIRE PARTITION, NON-LOAD BEARING

BASED ON GA WP 1052
GENERIC SYSTEM

STC 54 W/ BATTS

LAB TEST: NRCC TL-92-368 ⚠1



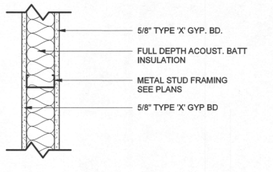
F- / 1-

1-HR FIRE BARRIER, NON-LOAD BEARING

BASED ON GA WP 1350
GENERIC SYSTEM

STC 45 W/ BATTS

LAB TEST: NRCC TL-92-396 ⚠1

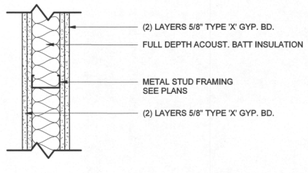


G- / 2-

2-HR FIRE BARRIER, NON-LOAD BEARING

BASED ON GA WP 1522
GENERIC SYSTEM

STC 55 - 59 W/ BATTS

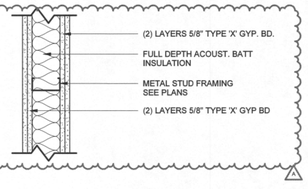


P- / 1-

1-HR FIRE BARRIER, NON-LOAD BEARING

BASED ON GA WP 1350 GENERIC SYSTEM, WITH ADDITIONAL LAYERS OF GYPSUM FOR INCREASED STC RATING

STC 55 - 59 W/ BATTS BASED ON GA WP 1522 W/ BATTS, GENERIC SYSTEM



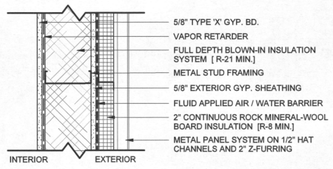
EXTERIOR WALL TYPES

1- / 1 E ***METAL PANEL EXTERIOR WALL***

1-HR FIRE RATED, NON-LOAD BEARING

BASED ON GA WP 8005
PROPRIETARY SYSTEM

AT EXT WALLS W/ FIRE SEPARATION DISTANCE > 10'-0", PER IBC CHAPTER 7, WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM INSIDE ONLY

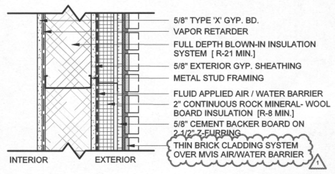


2- / 1 E ***THIN BRICK EXTERIOR WALL***

1-HR FIRE RATED, NON-LOAD BEARING

BASED ON GA WP 8005
PROPRIETARY SYSTEM

AT EXT WALLS W/ FIRE SEPARATION DISTANCE > 10'-0", PER IBC CHAPTER 7, WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM INSIDE ONLY

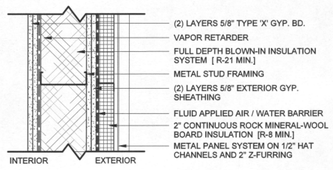


3- / 2 E ***METAL PANEL EXTERIOR WALL***

2-HR FIRE RATED, NON-LOAD BEARING

BASED ON GA WP 8203
PROPRIETARY SYSTEM
UL DESIGN U425

AT EXT WALLS W/ FIRE SEPARATION DISTANCE > 10'-0", PER IBC CHAPTER 7, WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM INSIDE ONLY



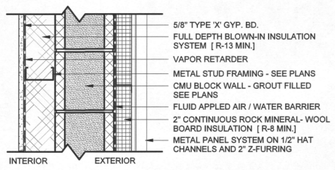
4- / 2 E ***METAL PANEL AT CMU WALL***

2-HR FIRE BARRIER, NON-LOAD BEARING (3 HOURS ACTUAL)

BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 3-1.4

1-HR FIRE BARRIER, NON-LOAD BEARING (3 HOURS ACTUAL)

BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 3-1.4



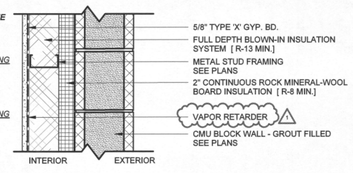
5- / 2 E ***CMU WALL AT PROPERTY LINE ADJACENT TO EXISTING BUILDINGS***

2-HR FIRE RATED, NON-LOAD BEARING (3 HOURS ACTUAL)

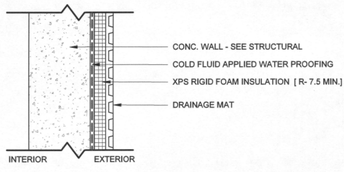
BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 3-1.4

1-HR FIRE RATED, NON-LOAD BEARING (3 HOURS ACTUAL)

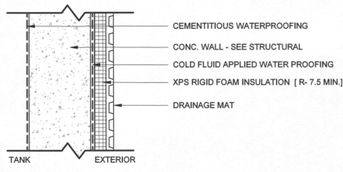
BASED ON OSSC 2014 CHAPTER 7
TABLE 721.1(2) 3-1.4



6- / N E ***CONC WALL BELOW GRADE***



7- / N E ***CONC WALL BELOW GRADE AT FIRE TANK***

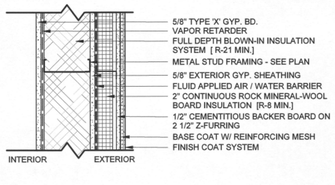


8- / 1 E ***STUCCO EXTERIOR WALL***

1-HR FIRE RATED, NON-LOAD BEARING

BASED ON GA WP 8005
PROPRIETARY SYSTEM

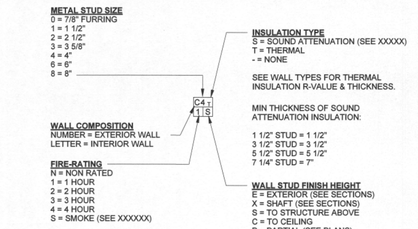
AT EXT WALLS W/ FIRE SEPARATION DISTANCE > 10'-0", PER IBC CHAPTER 7, WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM INSIDE ONLY

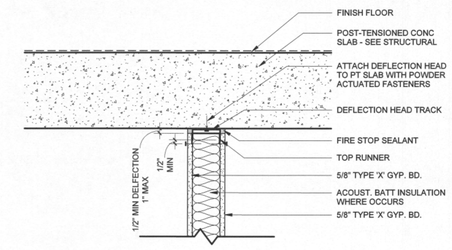


GENERAL WALL TYPES NOTES

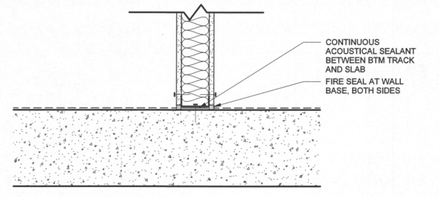
A. TYPE "X" GYPSUM WALL BOARD SPECIFIED THROUGHOUT UNLESS OTHERWISE NOTED.
B. CONFORM TO DETAILED REQUIREMENTS OF DESIGNATED TESTING AUTHORITY NUMBERS AT ALL WALLS. WALLS DESIGNATED AS "BASED ON" VARY AS NOTED IN (PARENTHESIS.) SEE NOTE 8.
C. ALL WALLS ARE MINIMUM 1 HOUR FIRE RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.
D. SEE STRUCTURAL SHEAR WALL SCHEDULE FOR SHEAR WALL ATTACHMENT AND EDGE BLOCKING REQUIREMENTS. STRUCTURAL SHEAR WALL SCHEDULE OVERRIDES LISTED ASSEMBLY ATTACHMENT AND BLOCKING REQUIREMENTS ONLY WHEN MORE RESTRICTIVE.
E. ALL WALLS REQUIRE LISTED FIRESTOPPING AT ALL PENETRATIONS. SEE FIRESTOPPING PENETRATION SHEET AND MECHANICAL DRAWINGS FOR PENETRATION DETAILS.
F. REFER TO CODE ANALYSIS PLANS FOR IBC DESIGNATION OF FIRE RESISTIVE WALLS WITH OPENING PROTECTION. SEE MECHANICAL DRAWINGS FOR DUCT OPENING PROTECTION. SEE DOOR AND WINDOW SCHEDULES FOR PROTECTED DOOR AND WINDOW OPENINGS AT DESIGNATED LOCATIONS.
G. ALL WALLS WALLS EXTEND FROM FLOOR SHEATHING TO WITHIN 3/8" OF BOTTOM OF STRUCTURE ABOVE. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT REQUIREMENTS.
H. SEE SPECIFICATIONS FOR APPLICATION OF FINISH REQUIREMENTS.
I. WALL TYPES STATED "AS BASED ON" A LISTED ASSEMBLY, VARY IN RESPECT TO STUD SIZE AND/OR ADDING EXTRA ELEMENTS TO THE ASSEMBLY. NO ACTUAL LISTED ASSEMBLY EXISTS FOR THAT EXACT WALL TYPE. THE ASSUMPTION FOR FIRE RESISTANCE IS THE SAME AS THE LISTED ASSEMBLY BASED ON HARMATHY'S FIRE ENDURANCE RULES 2 AND 5 AS STATED IN 1997 ICBO UNIFORM CODE FOR BUILDING CONSERVATION PAGE 84. "THE FIRE ENDURANCE DOES NOT DECREASE WITH THE ADDITION OF LAYERS... THE FIRE ENDURANCE OF A CONSTRUCTION CANNOT BE INCREASED BY INCREASING THE THICKNESS OF A COMPLETELY ENCLOSED AIR LAYER... IF THE THICKNESS OF THE AIR LAYER IS LARGER THAN ABOUT 1/2", THE HEAT TRANSFER THROUGH THE AIR LAYER DEPENDS ONLY ON THE BOUNDING SURFACES, AND IS PRACTICALLY INDEPENDENT OF THE DISTANCE BETWEEN THEM." THESE WALLS CAN ALSO BE SHOWN TO MEET THE REQUIRED FIRE RESISTIVE RATING BY THE CALCULATION METHOD PER SECTION 721, IBC STANDARD 7-7 IF REQUESTED.
J. GA FILE NUMBER REFERENCES ARE BASED ON GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL GA-600-09 (19TH EDITION)
K. UL LISTED ASSEMBLIES ARE BASED ON 2013 UL FIRE RESISTANCE DIRECTORY
L. PROVIDE SEALANT AT ALL MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, & LOW-VOLTAGE, (ETC.) PENETRATIONS.

WALL TYPES LEGEND





1 RATED WALL TO PT SLAB

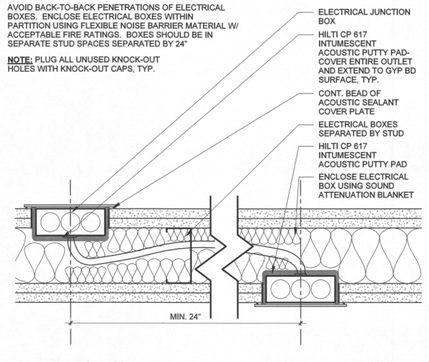


2 ACOUSTICAL SEAL AT WALL BASE

A150 *SCALE: 1 1/2" = 1'-0"*

AVOID BACK-TO-BACK PENETRATIONS OF ELECTRICAL BOXES. ENCLOSE ELECTRICAL BOXES WITHIN PARTITION USING FLEXIBLE NOISE BARRIER MATERIAL W/ ACCEPTABLE FIRE RATINGS. BOXES SHOULD BE IN SEPARATE STUD SPACES SEPARATED BY 24"

NOTE: PLUG ALL UNUSED KNOCK-OUT HOLES WITH KNOCK-OUT CAPS, TYP.



3 ELEC BOX

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CONSULTANT:

PROJECT NUMBER: *215349*

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
WALL TYPES

KEY PLAN:

DRAWN BY: *Author*
DATE CREATED: *01/03/15*

1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017
B	PLAN CHECK #02	09/22/2017

CITY OF PORTLAND FIRE CODE COMPLIANCE DEC 22 2017

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

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A150
PERMIT SET 07-14-2017

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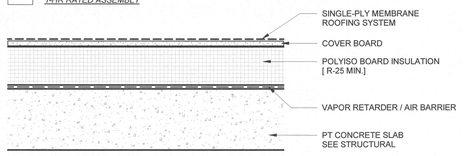
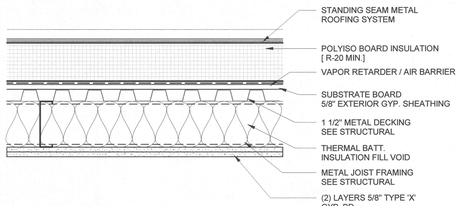
ROOF-CEILING ASSEMBLIES

R1 *TYPICAL ROOF*
1-HR RATED ASSEMBLY



RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)

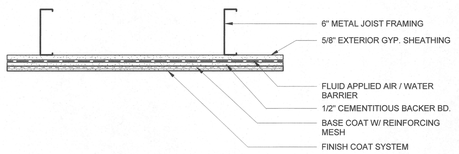
R2 *PENTHOUSE, STAIR #02 & ELEVATOR SHAFT ROOF*
1-HR RATED ASSEMBLY



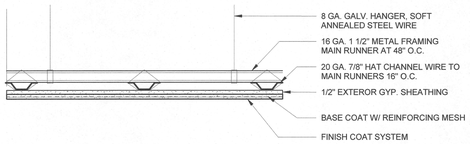
RATED ASSEMBLY BASED ON UL DESIGN P518

CEILING ASSEMBLIES

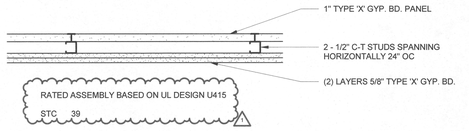
C1 *TYPICAL STUCCO CANOPY / SOFFIT*



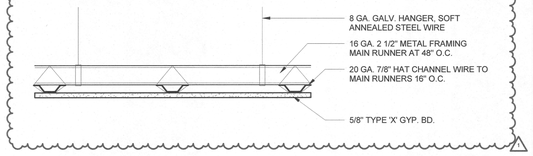
C2 *STUCCO CEILING AT ALLEYWAY*



C3 *SHAFT CEILING - HORIZONTAL SHAFT MEMBRANE*
2-HR RATED ASSEMBLY

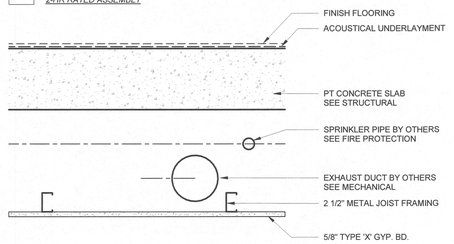


C4 *SUSPENDED GYPSUM BOARD CEILING AT LOBBY*



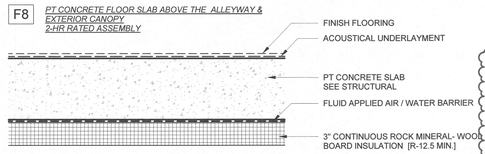
FLOOR-CEILING ASSEMBLIES CONT'D

F7 *TYPICAL PT CONCRETE FLOOR SLAB AT BATHROOM CEILING*
2-HR RATED ASSEMBLY



RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)
STC 65
IIC 59

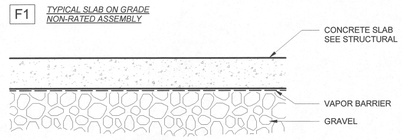
F8 *PT CONCRETE FLOOR SLAB ABOVE THE ALLEYWAY & EXTERIOR CANOPY*
2-HR RATED ASSEMBLY



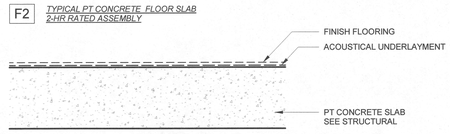
RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)
STC 58
IIC 52

FLOOR-CEILING ASSEMBLIES

F1 *TYPICAL SLAB ON GRADE*
NON-RATED ASSEMBLY

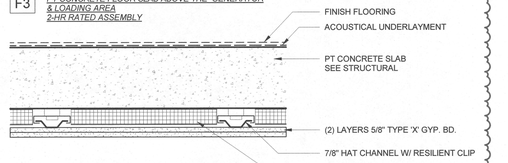


F2 *TYPICAL PT CONCRETE FLOOR SLAB*
2-HR RATED ASSEMBLY



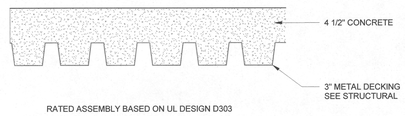
RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)
STC 58
IIC 52

F3 *PT CONCRETE FLOOR SLAB ABOVE THE GENERATOR & LOADING AREA*
2-HR RATED ASSEMBLY



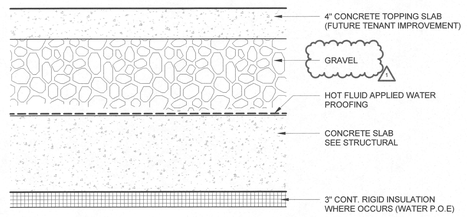
RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)
STC 58
IIC 51

F4 *CEILING / PLATFORM AT STAIR #03 & FIRE TANK ACCESS*
2-HR RATED ASSEMBLY



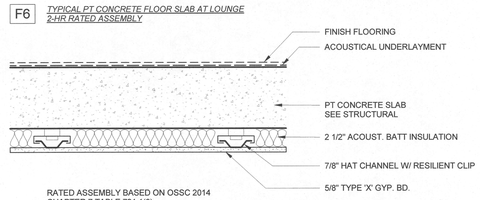
RATED ASSEMBLY BASED ON UL DESIGN D303

F5 *BASEMENT CEILING*
2-HR RATED ASSEMBLY



RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)

F6 *TYPICAL PT CONCRETE FLOOR SLAB AT LOUNGE*
2-HR RATED ASSEMBLY



RATED ASSEMBLY BASED ON OSSC 2014
CHAPTER 7 TABLE 721.1(3)
(4 HOURS ACTUAL)
STC 57
IIC 51

GENERAL NOTES:

A. PROVIDE SEALANT / FIRESTOP AT ALL MECHANINCAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER & LOW VOLTAGE PENETRATIONS.

ACOUSTICAL REQUIREMENTS

ACOUSTICAL REQUIREMENTS		
Item	**Concern**	**Product**
Stairs	Vibration	Install vibration isolation mounting hardware. Getzner Sylomer angle bracing or Mason Industries DNSB neoprene wall braces
Elevator	Vibration	Rails: 1/8" thick neoprene or elastomer isolation mounts
Elevator	Vibration	Motor and Hydraulic Lines: need to be vibration isolated.
Corridor Doors	Sound	informtion in specifications.
Flooring (LVT)	Sound	1/8 inch synthetic cork (Regupol Sonus LV, Sound Seal Impacta VC300) or Acoustic Cork Plus 250
Flooring (Cork)	Impact	Install underlayment. One of the following: 1/8 inch recycled rubber (Regupol Sonus, Pliteq GenieMat RST, Ecore Qtscu, Durason) or 1/8 inch synthetic cork (Regupol Sonus LV, Sound Seal Impacta VC300)
Rigid Plumbing (Copper and all waste lines)	Sound	Hubbard Holdrite Silencer System or wrap all pipe at structural contact points with 1/4 inch neoprene tape (V1100 or V1500 Getzger Solymer)
Shower and Tub Plumbing Mounts to Studs	Sound	Hubbard Holdrite Silencer System
Plastic Waste Pipe	Sound	Wrap waste line elbows, T's, Y's, and horizontal runs I nceilins with mass loaded pipe wrap (Sound Seal B10 lagging with Quilted Fiberglass Absorber QFA-3) (Lowry's Pipe Wrap around 1/2 inch to 1 inch thick fiberglass or foam pipe insulation) (Dexdamp 432 with 1/2 inch to 1 inch thick fiberglass or foam pipe insulation)
Electrical Boxes at interior walls	Sound	Back with firestopping putty (Hilti Firestop Putty Pad CFS-P PA)(Spec Seal STI SSP Putty Pads)(3M Fire Barrier Moldable Putty)
Doors	Sound	In the hardware specifications.
Plumbing	1st floor lobby and retail	Seal plumbing penetrations between 1st floor retail and lobby and 2nd floor residential bathrooms and kitchens. At 2nd level - install 1/2" thick of firestopping puttty (Hilti Firestop Putty Pad CFS-P PA) (SpecSeal (STI) SSP putty pads)(3M Fire Barrier Moldable putty) at plumbing pentrations, and caulk airtight. 1st floor ceiling - install 1/2" thick of firestopping puttty (Hilti Firestop Putty Pad CFS-P PA) (SpecSeal (STI) SSP putty pads)(3M Fire Barrier Moldable putty) at plumbing pentrations, and caulk airtight.
1st Floor Ceilings	Sound	Fill gap between underside of PT Slab and the ceiling with rockwool, mineral wool, or fiberglass insulation (Min depth to match depth of PT slab)
Casework	Sound	Use self closing drawer and cabinet hardware (Blum BLUMOTION) (Accuride: Self Closing, Easy Close, Easy Down Options)
Laundry Room	Vibration	Install (Anti-Walk Silent Feet) on all washing machines.

1

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SHEET TITLE:
HORIZONTAL ASSEMBLIES & ACOUSTICAL MATRIX

KEY PLAN:

DRAWN BY: *Author*
DATE CREATED: *09/20/16*

1	ADDENDUM #01	08/11/2017

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A151
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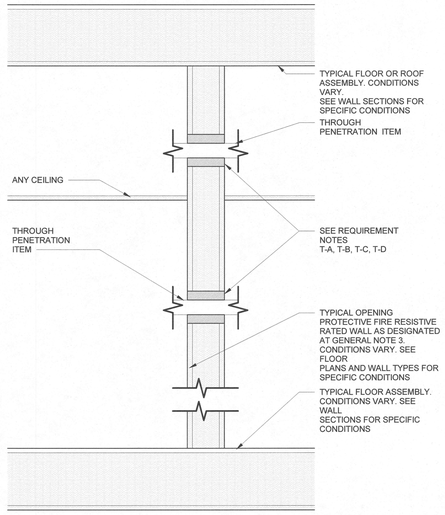


TYPICAL

9 TYPICAL THROUGH WALL PENETRATIONS

THROUGH WALL PENETRATION REQUIREMENTS

T-A SEE PENETRATION PROTECTION GENERAL REQUIREMENT NOTES FOR ADDITIONAL REQUIREMENTS AND FOR TYPES OF ASSEMBLIES REQUIRING PROTECTION.

T-B THE PENETRATION OF A MEMBRANE IS THE PENETRATION OF ANY SURFACE ON ONE FACE OF A REQUIRED FIRE RESISTIVE ASSEMBLY. PROVIDE APPROVED FIRESTOP PROTECTION AT PENETRATION CONDITIONS OF REQUIRED WALLS AND TESTED IN ACCORDANCE WITH ASTM E 814 WITH AN F-RATING NOT LESS THAN THE INDICATED FIRE RESISTIVE ASSEMBLY RATING OF THE ASSEMBLY PENETRATED. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFO.

1. ALL PENETRATIONS
ALL LOCATIONS EXCEPT:
   a. IN REQUIRED CONCRETE AND MASONRY WALLS, CONCRETE, GROUT, OR MORTAR IS ALLOWED AT THE ANNULAR SPACE OF PENETRATING NONCOMBUSTIBLE PIPES AND CONDUIT NOT OVER 6" NOMINAL DIAMETER. THE MAXIMUM MASONRY OPENING ALLOWED IS 144 SQUARE INCHES. THE MATERIAL MUST BE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE RATING.
   b. AT THE ANNULAR SPACE ONLY WHEN THE ANNULAR SPACE MATERIAL USED CONFORMS TO THE ASTM E 19 OR UL263 TIME-TEMPERATURE FIRE CONDITIONS CRITERIA, PREVENTING THE PASSAGE OF FLAME AND HOT GASES TO IGNITE COTTON.

T-C DUCTS AND AIR TRANSFER OPENINGS THAT ARE NOT PROTECTED WITH FIRE DAMPERS SHALL BE PROTECTED WITH APPROVED FIRESAFING

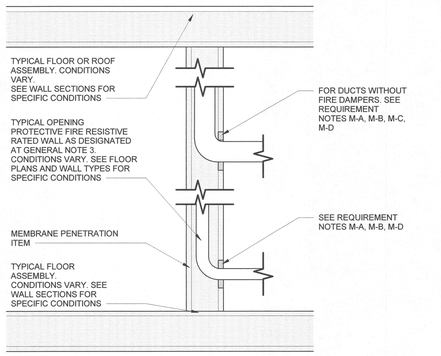
T-D NONCOMBUSTIBLE PENETRATING ITEMS SHALL NOT CONNECT TO COMBUSTIBLE ITEMS BEYOND THE POINT OF FIRESTOPPING UNLESS IT CAN BE DEMONSTRATED THAT THE FIRE RESISTIVE INTEGRITY OF THE WALL IS MAINTAINED.

GENERAL NOTES:

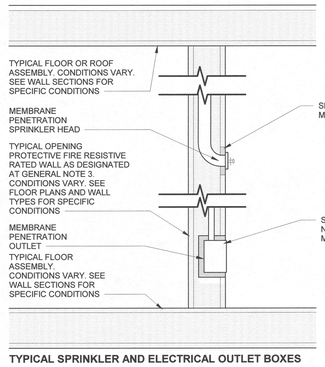
1. THIS SHEET INDICATES AN OVERVIEW OF FIRESTOP PROTECTION AND LOCATION REQUIRMENTS. SEE DRAWINGS FOR DETAILED LISTED FIRESTOP SYSTEM REQUIREMENTS.
2. PENETRATIONS ARE OPENINGS THROUGH A MEMBRANE OR THROUGH AN ENTIRE ASSEMBLY AS DEFINED INCLUDING BUT NOT LIMITED TO CABLES, CABLE TRAYS, CONDUIT, TUBING, PIPES, WIRING, LOW VOLTAGE ITEMS, AND RECESSED LIGHT FIXTURES.
3. PENETRATION PROTECTION IS REQUIRED FOR ALL PENETRATING ITEMS INTO OR THROUGH ALL FIRE RESISTIVE FIRE WALLS, FIRE BARRIER WALLS, AND FIRE BARRIER HORIZONTAL ASSEMBLIES, SMOKE BARRIER WALLS, AND SMOKE BARRIER HORIZONTAL ASSEMBLIES, AND FIRE PARTITION WALLS. SEE CODE ANALYSIS PLAN WALL TYPES (WHERE APPLICABLE) AND FLOOR PLAN WALL TYPES FOR LOCATIONS OF REQUIRED WALLS WHERE PENETRATION PROTECTION IS REQUIRED.

EXCEPT PER IBC SECTION 714.4.2 AT NON FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES:
1. NONCOMBUSTIBLE PENETRATING ITEMS THAT CONNECT NOT MORE THAN FIVE STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FILLED WITH APPROVED NONCOMBUSTIBLE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
2. COMBUSTIBLE PENETRATING ITEMS THAT CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FILLED WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

EXCEPT PER IBC SECTION 714.4 PENETRATIONS IN HORIZONTAL ASSEMBLIES ARE ALLOWED TO USE DRAFT ENCLOSURE PER SECTION 712.



TYPICAL MEMBRANE PENETRATIONS



TYPICAL SPRINKLER AND ELECTRICAL OUTLET BOXES

WALL MEMBRANE PENETRATION REQUIREMENTS

M-A SEE PENETRATION PROTECTION GENERAL REQUIREMENT NOTES FOR ADDITIONAL REQUIREMENTS AND FOR TYPES OF ASSEMBLIES REQUIRING PROTECTION.

M-B THE PENETRATION OF A MEMBRANE IS THE PENETRATION OF ANY SURFACE ON ONE FACE OF A REQUIRED FIRE RESISTIVE ASSEMBLY. PROVIDE APPROVED FIRESTOP PROTECTION AT PENETRATION CONDITIONS OF REQUIRED WALLS AND TESTED IN ACCORDANCE WITH ASTM E 814 WITH AN F-RATING NOT LESS THAN THE INDICATED FIRE RESISTIVE ASSEMBLY RATING OF THE ASSEMBLY PENETRATED. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFO.

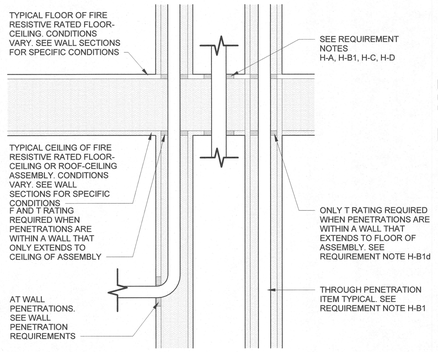
1. ALL PENETRATIONS
ALL LOCATIONS EXCEPT:
   a. IN REQUIRED CONCRETE AND MASONRY WALLS, CONCRETE, GROUT, OR MORTAR IS ALLOWED AT THE ANNULAR SPACE OF PENETRATING NONCOMBUSTIBLE PIPES AND CONDUIT NOT OVER 6" NOMINAL DIAMETER. THE MAXIMUM MASONRY OPENING ALLOWED IS 144 SQUARE INCHES. THE MATERIAL MUST BE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE RATING.
   b. AT THE ANNULAR SPACE ONLY WHEN THE ANNULAR SPACE MATERIAL USED CONFORMS TO THE ASTM E 19 OR UL263 TIME-TEMPERATURE FIRE CONDITIONS CRITERIA, PREVENTING THE PASSAGE OF FLAME AND HOT GASES TO IGNITE COTTON.
   c. A PENETRATING FIRE SPRINKLER (HEADS) ANNULAR SPACE MAY BE COVERED BY A METAL ESCUTCHEON PLATE

2. ELECTRICAL OUTLET BOXES
   a. STEEL ELECTRICAL OUTLET BOXES: NEED NOT BE PROTECTED IF NOT OVER 16 SQUARE INCHES AND NOT OVER 100 SQUARE INCHES OF AGGREGATE AREA PER 100 SQUARE FEET OF WALL AREA.
   b. TESTED FIRE RESISTIVE ELECTRICAL OUTLET BOXES OF ANY MATERIAL ARE ALLOWED WHEN INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY.
   c. OUTLINE BOXES ON OPPOSITE SIDES OF A WALL MUST BE SEPARATED BY AT LEAST 24",
   OR BY
   THE HORIZONTAL DISTANCE OF NOT LESS THAN THE WALL CAVITY THICKNESS WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION,
   OR BY
   APPROVED SOLID FIREBLOCKING
   OR BY
   PROTECTING BOTH OUTLET BOXES BY LISTED PUTTY PADS,
   OR BY
   OTHER LISTED MATERIALS AND METHODS.

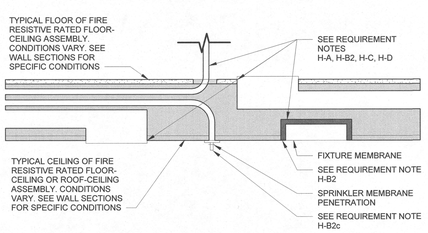
M-C DUCTS AND AIR TRANSFER OPENINGS THAT ARE NOT PROTECTED WITH FIRE DAMPERS SHALL BE PROTECTED WITH APPROVED FIRESTOPPING.

M-D NONCOMBUSTIBLE PENETRATING ITEMS SHALL NOT CONNECT TO COMBUSTIBLE ITEMS BEYOND THE POINT OF FIRESTOPPING UNLESS IT CAN BE DEMONSTRATED THAT THE FIRE RESISTIVE INTEGRITY OF THE WALL IS MAINTAINED.

6 TYPICAL WALL MEMBRANE PENETRATIONS



TYPICAL THROUGH PENETRATIONS



TYPICAL MEMBRANE PENETRATIONS

HORIZONTAL ASSEMBLIES PENETRATION REQUIREMENTS

H-A SEE PENETRATION PROTECTION GENERAL REQUIREMENT NOTES FOR ADDITIONAL REQUIREMENTS AND FOR TYPES OF ASSEMBLIES REQUIRING PROTECTION.

H-B PROVIDE APPROVED FIRESTOP PROTECTION AT ALL PENETRATION CONDITIONS OF REQUIRED HORIZONTAL ASSEMBLIES AND TESTED IN ACCORDANCE WITH ASTM 814 WITH AN F-RATING AND T-RATING OF AT LEAST 1 HOUR AND NOT LESS THAN THE INDICATED FIRE RESISTIVE ASSEMBLY RATING OF THE ASSEMBLY PENETRATED. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFO.

1. THROUGH PENETRATIONS
ALL LOCATIONS EXCEPT:
   a. PENETRATIONS ARE ALLOWED THROUGH MORE THAN ONE FIRE RESISTIVE RATED FLOOR ASSEMBLY BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES, VENTS, AND CONCRETE OR MASONRY WHERE THE ANNULAR SPACE IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119. THESE PENETRATING ITEMS ARE NOT OVER 6" NOMINAL DIAMETER AND THE MAXIMUM AREA OF THE PENETRATING OPENING IS 144 SQUARE INCHES IN ANY 100 SQUARE FEET OF FLOOR AREA.
   b. PENETRATIONS ARE ALLOWED THROUGH ONE FIRE RESISTIVE RATED FLOOR ASSEMBLY BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES, AND VENTS, WHEN THEY ARE NOT OVER 6" NOMINAL DIAMETER AND CONCRETE, GROUT, OR MORTAR IS INSTALLED THE FULL THICKNESS OF THE FLOOR OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING AND THE MAXIMUM AREA OF THAT PENETRATION OPENING IS 144 SQUARE INCHES.
   c. TESTED FIRE RESISTIVE ELECTRICAL OUTLET BOXES OF ANY MATERIAL ARE ALLOWED WHEN INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY.
   d. FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL DO NOT REQUIRE A T RATING (WHEN WALL EXTENDS TO FLOOR OF ASSEMBLY PER HANDBOOK).

2. MEMBRANE PENETRATIONS
ALL LOCATIONS, AND WHERE FLOOR CEILING ASSEMBLIES ARE REQUIRED TO HAVE A MINIMUM 1 HOUR FIRE RESISTIVE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
EXCEPT:
   a. MEMBRANE PENETRATIONS ARE ALLOWED BY STEEL, FERROUS OR COPPER CONDUITS, ELECTRICAL OUTLET BOXES, PIPES, TUBES, VENTS, AND CONCRETE OR MASONRY PENETRATING ITEMS WHERE THE ANNULAR SPACE IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119. THESE PENETRATING ITEMS SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE FEET OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.
   b. TESTED FIRE RESISTIVE ELECTRICAL OUTLET BOXES OF ANY MATERIAL ARE ALLOWED WHEN INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY.
   c. A PENETRATING FIRE SPRINKLER (HEADS) ANNULAR SPACE MAY BE COVERED BY A METAL ESCUTCHEON PLATE.

H-C DUCTS AND AIR TRANSFER OPENINGS THAT ARE NOT PROTECTED WITH FIRE DAMPERS SHALL BE PROTECTED WITH APPROVED FIRESTOPPING.

H-D NONCOMBUSTIBLE PENETRATING ITEMS SHALL NOT CONNECT TO COMBUSTIBLE ITEMS BEYOND THE POINT OF FIRESTOPPING UNLESS IT CAN BE DEMONSTRATED THAT THE FIRE RESISTIVE INTEGRITY OF THE WALL IS MAINTAINED.

7 PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES

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CONSULTANT:

PROJECT NUMBER: *215349*

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
PENETRATION ASSEMBLIES

KEY PLAN:

DRAWN BY: *Author*
DATE CREATED: *01/03/15*

City of Portland
REVIEWED FOR CODE COMPLIANCE
DEC 22 2017
Fire Bureau

SHEET:
A170
PERMIT SET
07-14-2017

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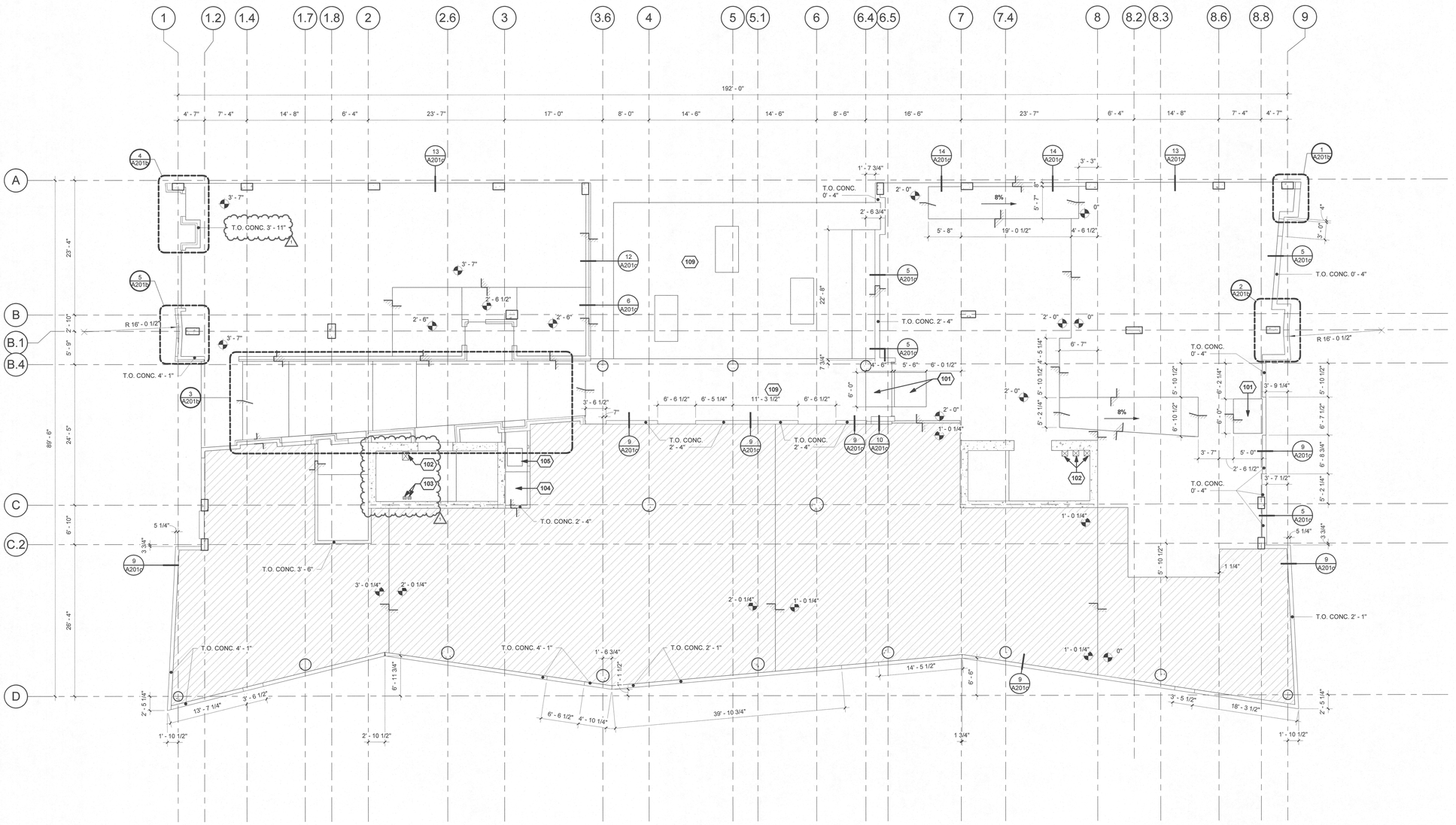

1 LEVEL 1 SLAB PLAN

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

N
True North

GENERAL NOTES:

A. DIMENSIONS ARE FROM GRID LINE TO FACE OF SLAB, FACE OF OPENING.
B. CLEAR DIMENSIONS ARE FACE OF OPENING (SLAB) TO FACE OF OPENING (SLAB).
C. POINT ELEVATIONS ARE TO TOP OF CONCRETE DECK.

SLAB PLAN LEGEND

- FUTURE TENANT IMPROVEMENT SLAB. NOT IN SCOPE OF WORK.
- STEP IN SLAB
- SLAB TRANSITION - SLOPE
- SLAB TRANSITION - SLOPE
- CONC. CURB
- CONC. COLUMN - SEE STRUCTURAL
- CONC. COLUMN - SEE STRUCTURAL

KEYNOTES

101 RECESS CONC. SLAB - W.O.M.
102 CONDUIT BLOCKOUT - COORDINATE W/ ELECTRICAL.
103 BUSWAY BLOCKOUT - COORDINATE W/ ELECTRICAL.
104 MECHANICAL & FIRE RISER SLAB OPENING - COORDINATE W/ MECHANICAL & FIRE PROTECTION.
105 FIRE TANK ACCESS HATCH BLOCKOUT.
109 PAVER SYSTEM - SEE LANDSCAPE.

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 1 SLAB PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 01/18/17

1	ADDENDUM #01	08/11/2017
2	ADDENDUM #02	XX/XX/XXXX

City of Portland
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DEC 22 2017
Permit Number

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SHEET:
A201a
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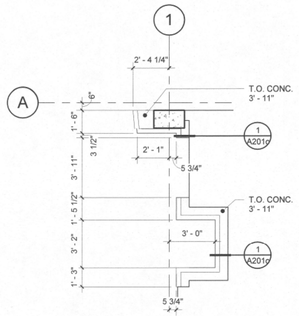
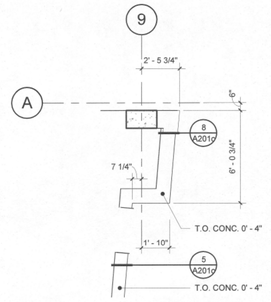


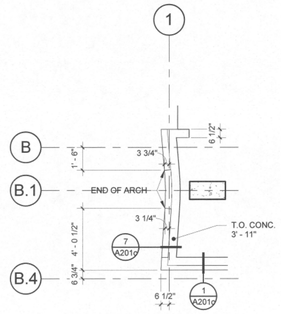
4 ENLARGED PLAN - LEVEL 1 NE CORNER

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



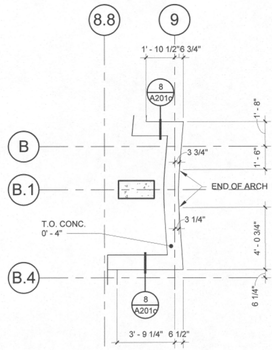
1 ENLARGED PLAN - LEVEL 1 SE CORNER

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



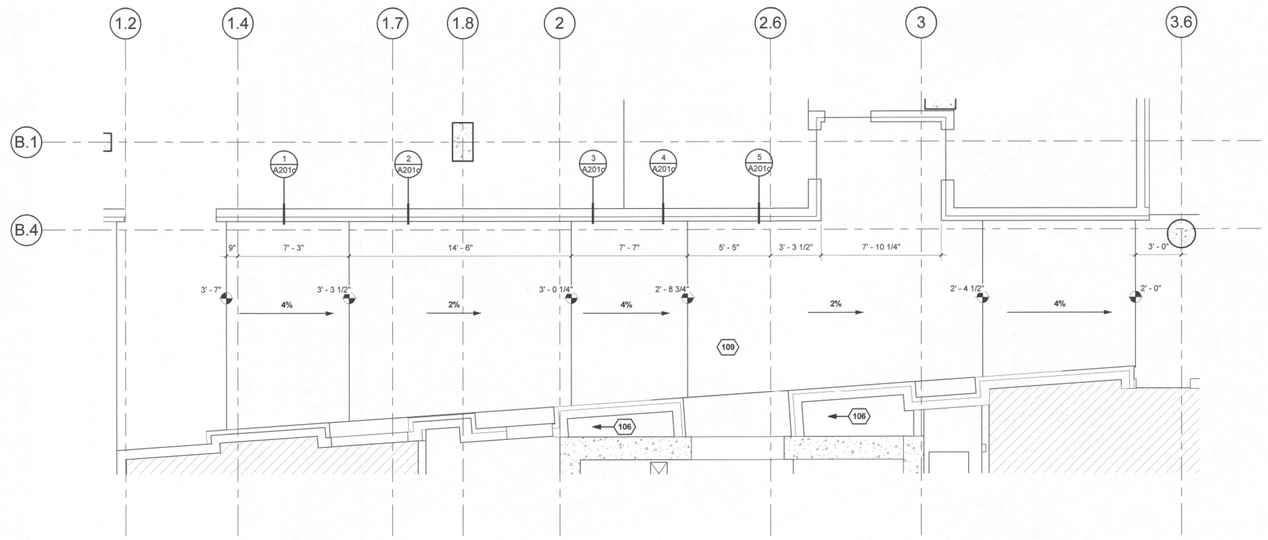
5 ENLARGED PLAN - LEVEL 1 CONCAVE INSET

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



2 ENLARGED PLAN - LEVEL 1 CONCAVE INSET

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



3 ENLARGED PLAN - LEVEL 1 ALLEY

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

KEYNOTES

106	INFILL SLAB - FIELD VERIFY FINISH ELEVATION.
109	PAVER SYSTEM - SEE LANDSCAPE.

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 1 ENLARGED SLAB PLANS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 06/06/17

1	ADDENDUM #01	08/11/2017

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DEC 22 2017
RECEIVED
SEP 06 2017
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SHEET:
A201b
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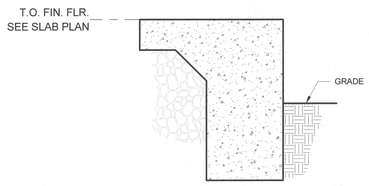
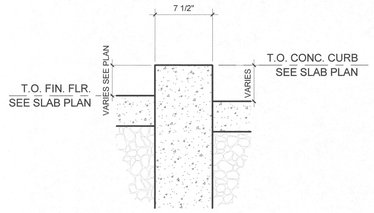
INTERIOR EXTERIOR



13 CONC PROFILE N

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

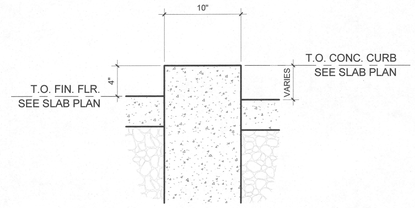
INTERIOR EXTERIOR



9 CONC PROFILE J

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

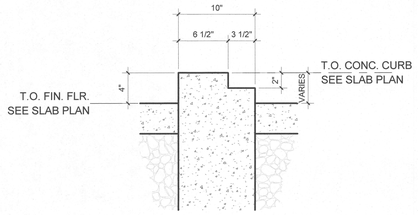
INTERIOR EXTERIOR



5 A201c - CONC PROFILE E

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

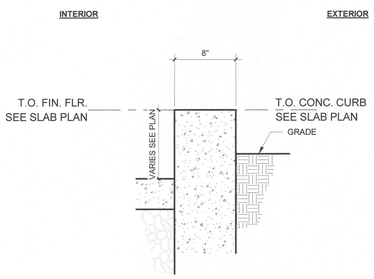
INTERIOR EXTERIOR



1 CONC PROFILE A

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

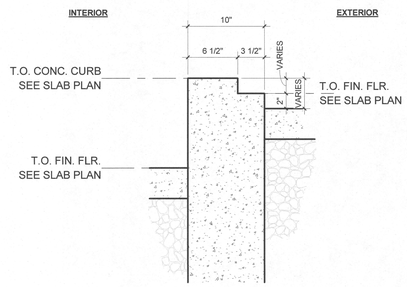
INTERIOR EXTERIOR



14 CONC PROFILE O

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

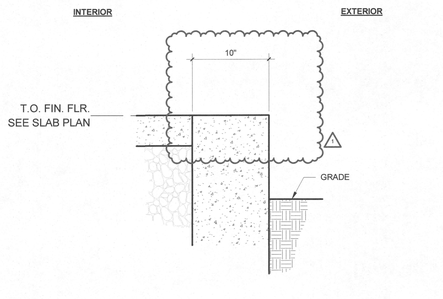
INTERIOR EXTERIOR



10 CONC PROFILE K

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

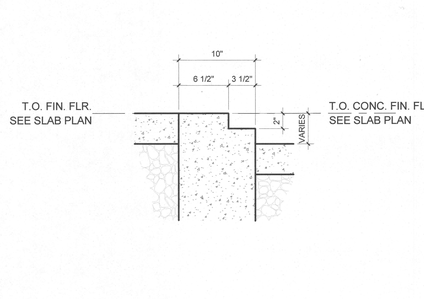
INTERIOR EXTERIOR



6 CONC PROFILE F

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

INTERIOR EXTERIOR

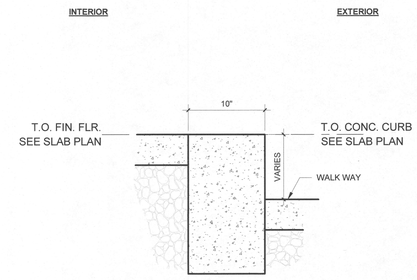


2 CONC PROFILE B

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

INTERIOR EXTERIOR

INTERIOR EXTERIOR



11 A201c - CONC PROFILE L

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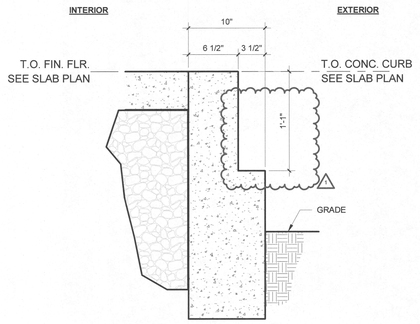
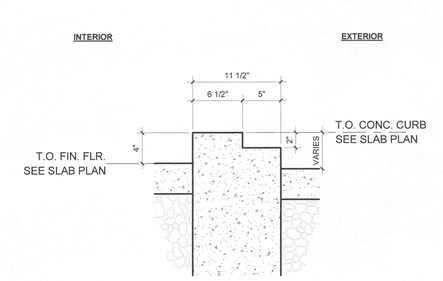
INTERIOR EXTERIOR



12 CONC PROFILE M

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

INTERIOR EXTERIOR



7 CONC PROFILE G

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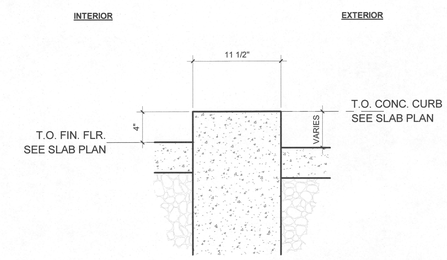
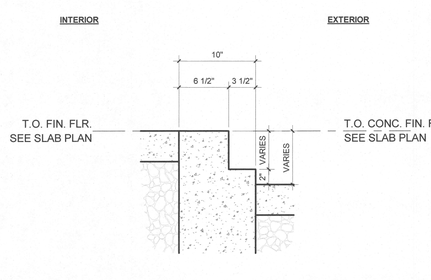
INTERIOR EXTERIOR



8 CONC PROFILE H

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

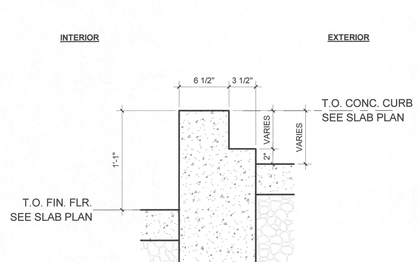
INTERIOR EXTERIOR



3 CONC PROFILE C

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

INTERIOR EXTERIOR



4 CONC PROFILE D

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

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CONSULTANT:

PROJECT NUMBER: 215349

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SHEET TITLE:

LEVEL 1 SLAB PLAN PROFILES

DRAWN BY:		Author
DATE CREATED:		06/05/17
1	ADDENDUM #01	08/11/2017

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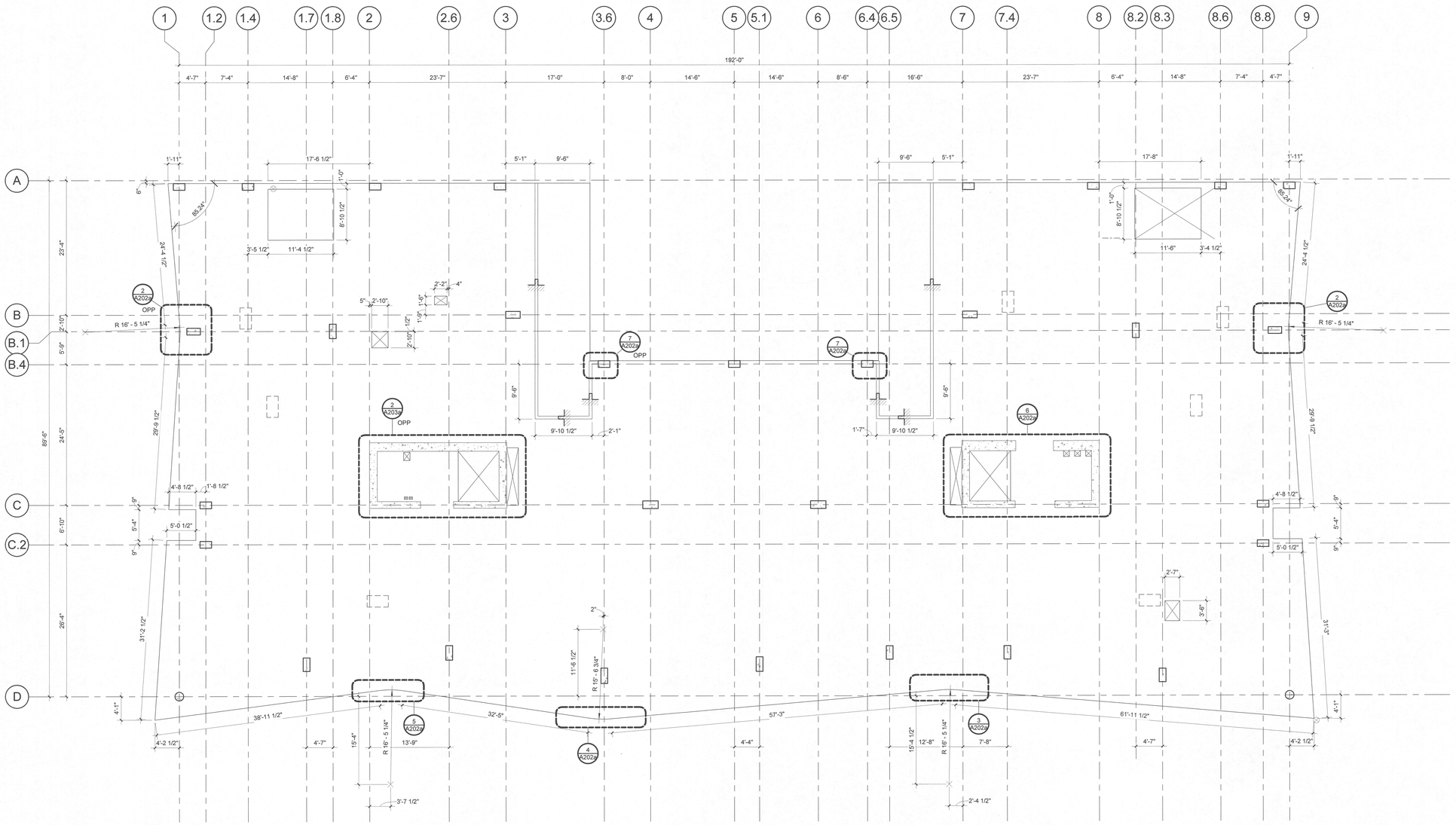
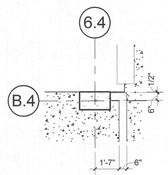
GENERAL NOTES:

A. DIMENSIONS ARE FROM GRID LINE TO FACE OF SLAB, FACE OF OPENING.
B. CLEAR DIMENSIONS ARE FACE OF OPENING (SLAB) TO FACE OF OPENING (SLAB).
C. POINT ELEVATIONS ARE TO TOP OF CONCRETE DECK.



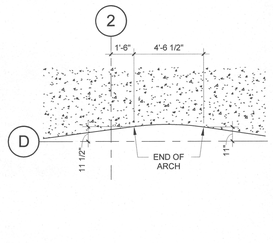
1 LEVEL 2 SLAB PLAN

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



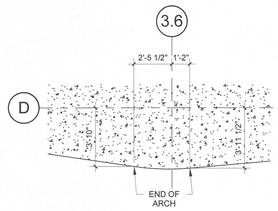
7 CONCRETE CURB TERMINATION

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



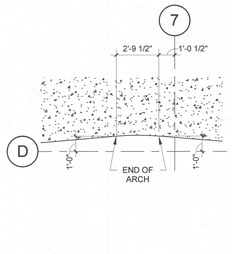
5 SLAB EDGE DETAIL

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



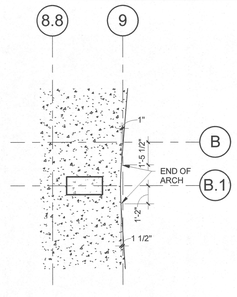
4 SLAB EDGE DETAIL

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



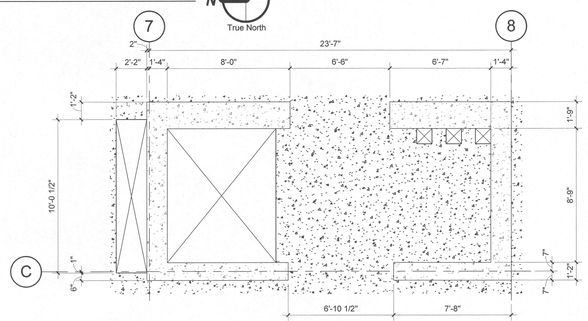
3 SLAB EDGE DETAIL

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



2 SLAB EDGE DETAIL

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



6 SECOND FLOOR SLAB PLAN

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 2 SLAB PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 09/07/16

City of Portland
REVIEWED FOR CODE COMPLIANCE
DEC 22 2017

SHEET:
A202a
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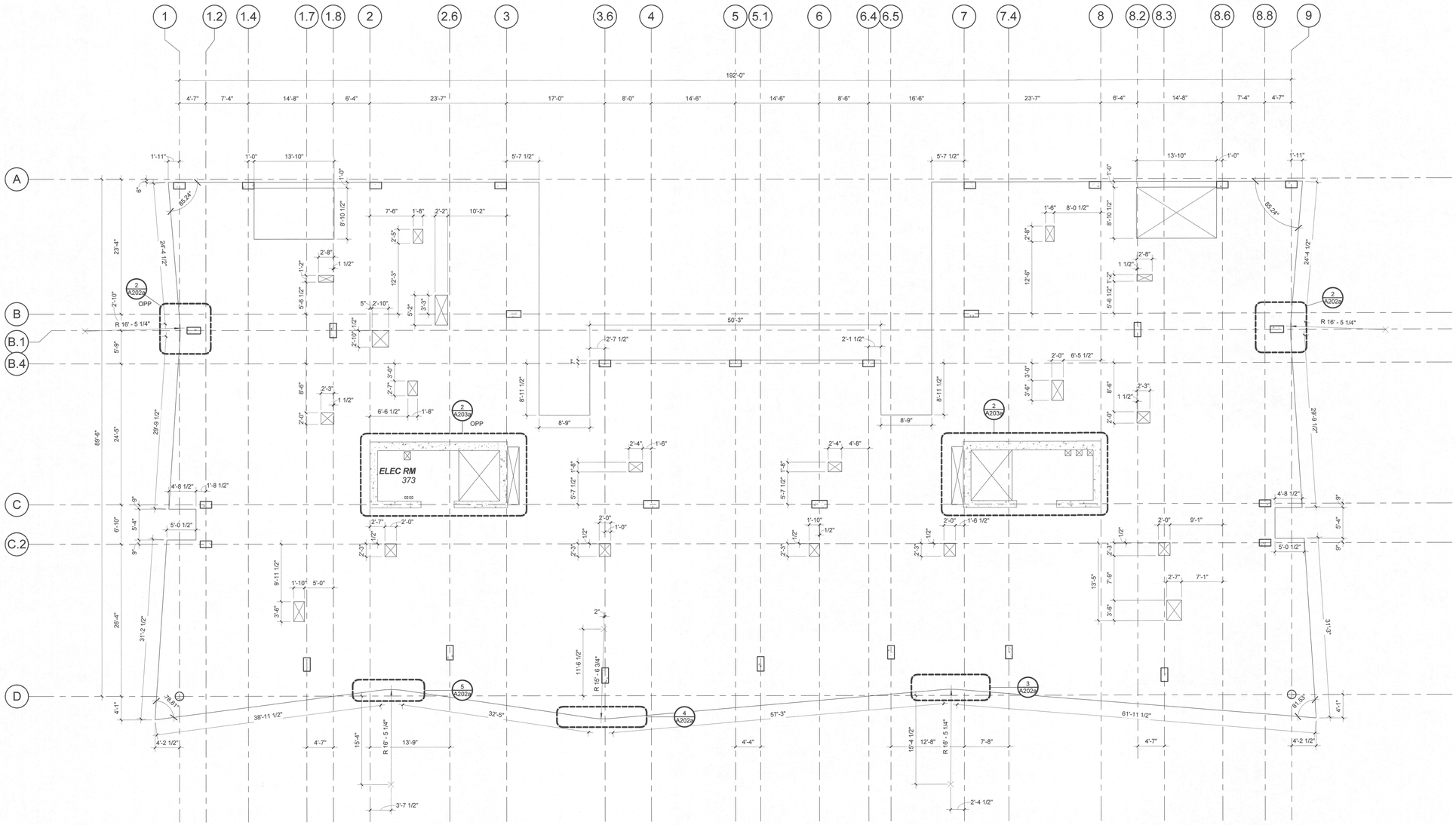
GENERAL NOTES:

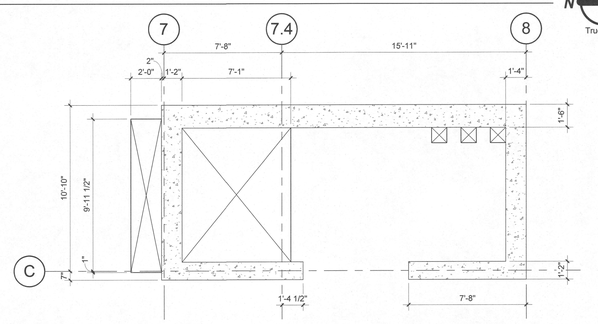
A. DIMENSIONS ARE FROM GRID LINE TO FACE OF SLAB, FACE OF OPENING.
B. CLEAR DIMENSIONS ARE FACE OF OPENING (SLAB) TO FACE OF OPENING (SLAB).
C. POINT ELEVATIONS ARE TO TOP OF CONCRETE DECK.



1 LEVELS 3 THRU 6 - SLAB PLAN

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

N
True North



2 LEVELS 2-6 ELEVATOR CORE ENLARGED PLAN

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

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GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 3 -6 SLAB PLANS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 09/07/16

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GENERAL NOTES:

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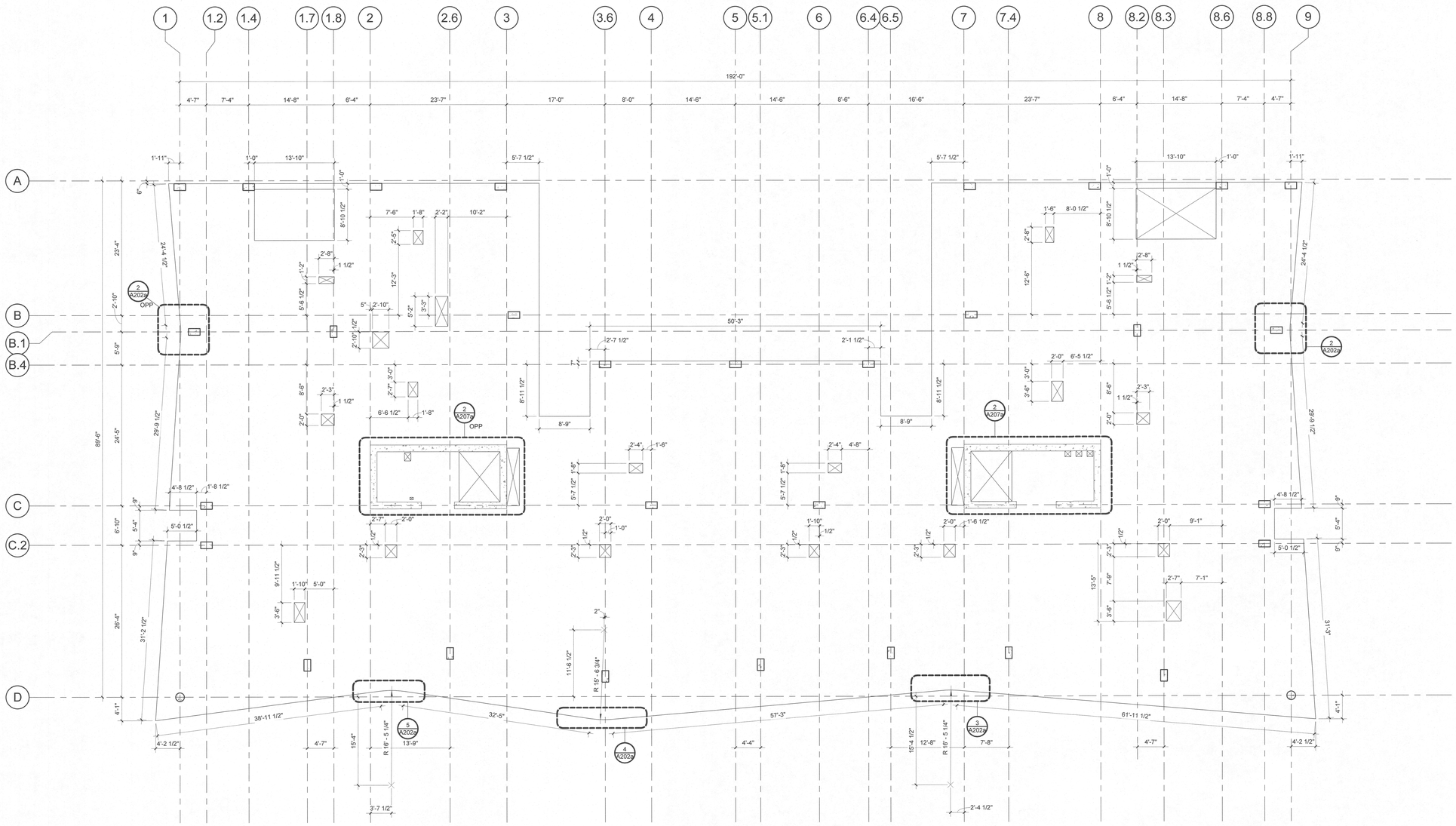
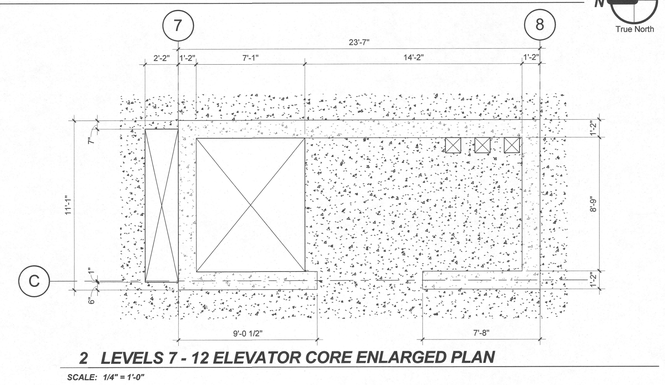
B. CLEAR DIMENSIONS ARE FACE OF OPENING (SLAB) TO FACE OF OPENING (SLAB).
C. POINT ELEVATIONS ARE TO TOP OF CONCRETE DECK.



1 LEVELS 7 THRU 12 - SLAB PLAN

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



2 LEVELS 7 - 12 ELEVATOR CORE ENLARGED PLAN

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

N True North

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GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 7-12 SLAB PLANS

KEY PLAN:

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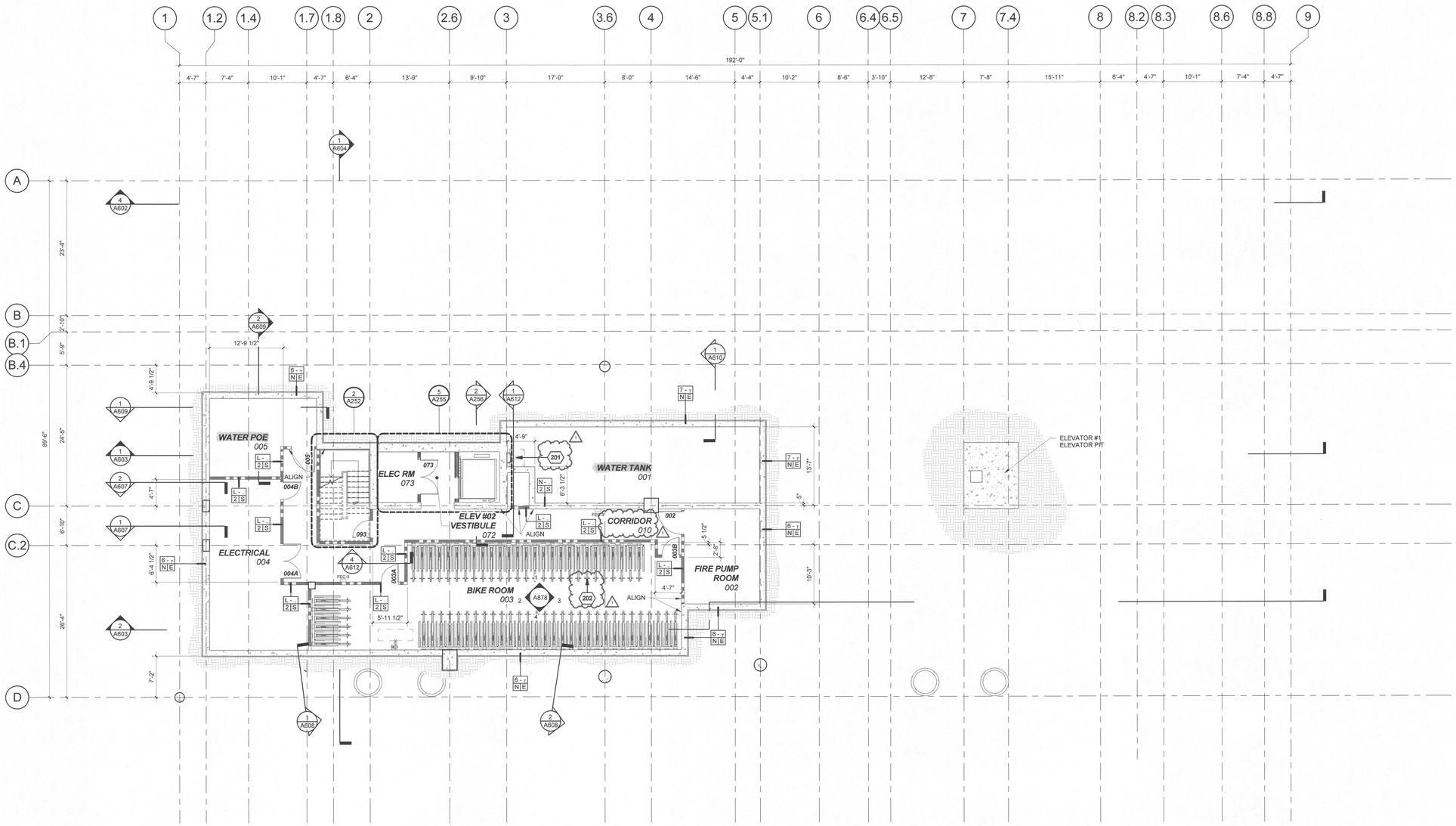

1 BASEMENT LEVEL - FLOOR PLAN

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

N
True North

GENERAL NOTES:

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B. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
C. SEE A100i SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

A0 - S -TYPICAL FURRING AT ELEVATOR CORE

D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR

E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS

H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)

J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS

KX 2 S -TYPICAL SHAFT WALL

G - 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

201 FIRE TANK ACCESS HATCH ABOVE.
202 BIKE RACK SYSTEM.

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

BASEMENT LEVEL - FLOOR PLAN

KEY PLAN:

This plan matches that approved by Planning and includes all notes from other reviews.
T. BORENKING 11/17/17
(name) DK (date) 11/29/17

DRAWN BY: Author
DATE CREATED: 08/18/16

1 ADDENDUM #01 08/11/2017

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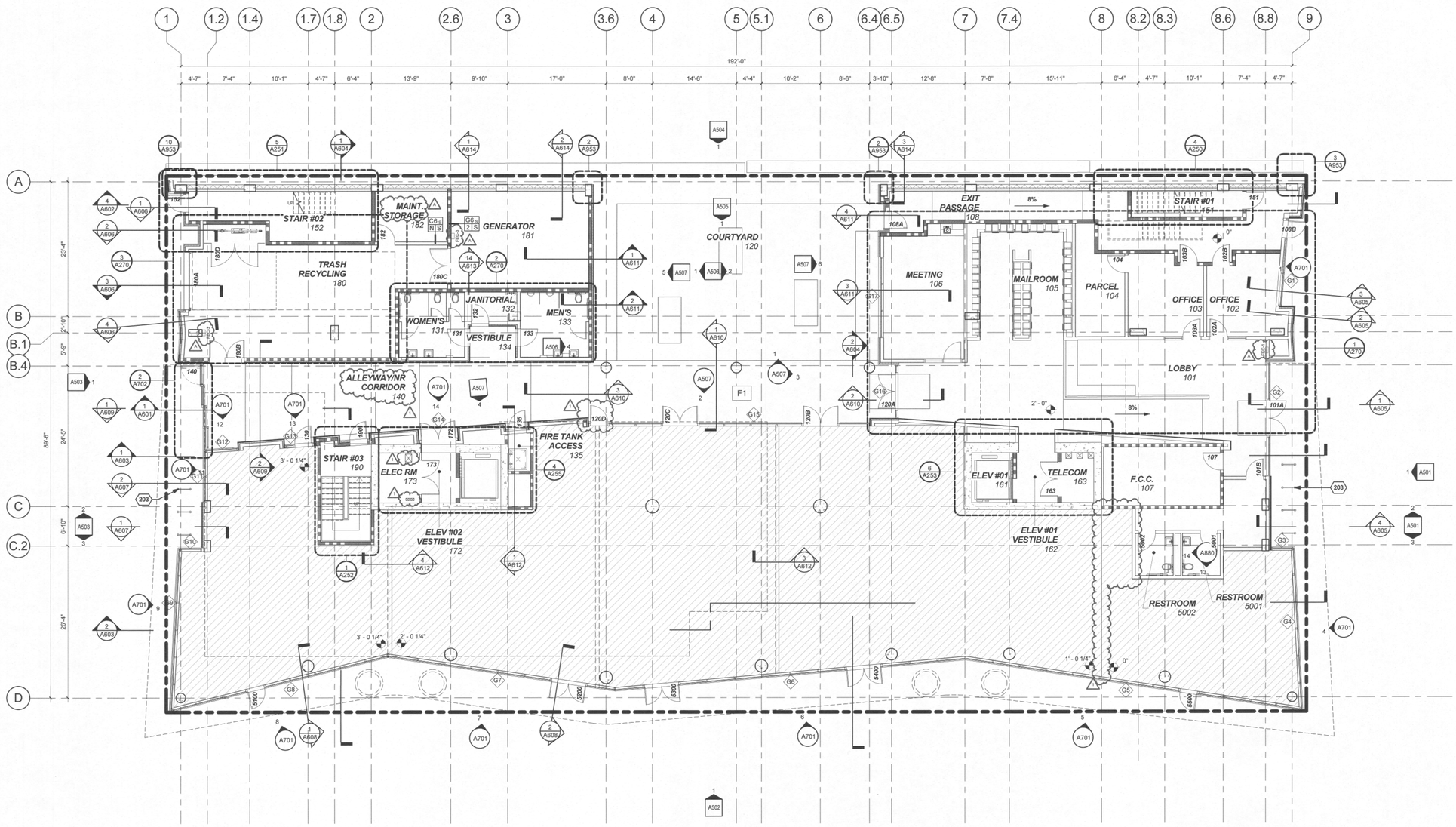

1 LEVEL 1 - FLOOR PLAN

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

N True North

GENERAL NOTES:

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B. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
C. SEE A100i SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - S -TYPICAL FURRING AT ELEVATOR CORE
- D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KX 2 S -TYPICAL SHAFT WALL
- G- 2 S -TYPICAL STAIR ENCLOSURE

PLAN LEGEND

- FUTURE TENANT IMPROVEMENT SLAB. NOT IN SCOPE OF WORK.
- CONC. COLUMN - SEE STRUCTURAL
- CONC. COLUMN - SEE STRUCTURAL

KEYNOTES

203 SHORT TERM BICYCLE PARKING.

This plan matches that approved by Planning and includes all notes from other reviews.

T. BOREN-KING 11/17/17
(name) DK (date) 11/24/17

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

LEVEL 1 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 12/17/12

1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017

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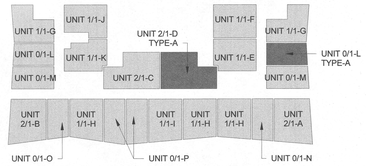
KEY PLAN



GENERAL NOTES:

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B. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.

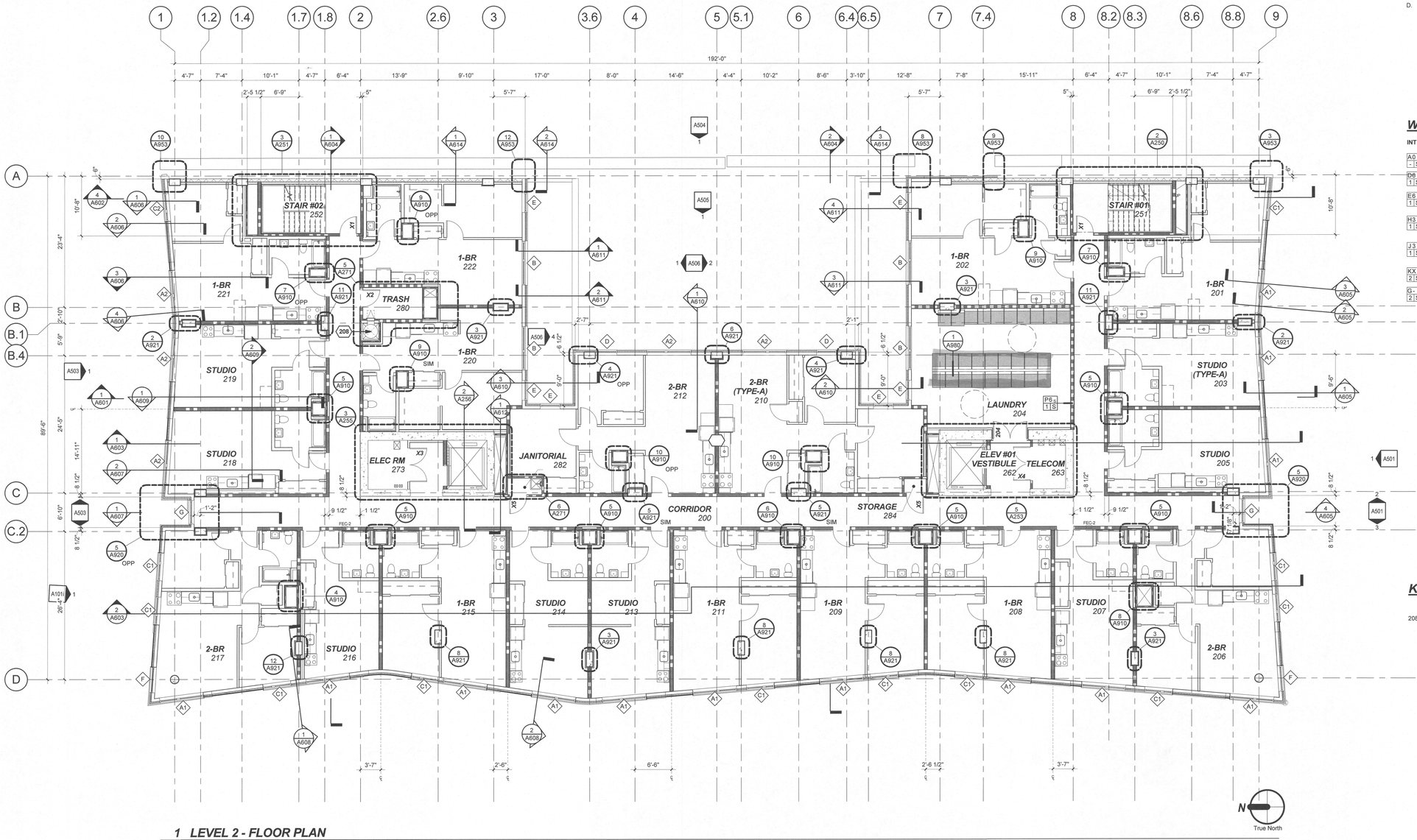
C. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.

D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - S -TYPICAL FURRING AT ELEVATOR CORE
- D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KK 2 S -TYPICAL SHAFT WALL
- G 2 S -TYPICAL STAIR ENCLOSURE



KEYNOTES

208 TRASH CHUTE

1 LEVEL 2 - FLOOR PLAN

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

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PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 2 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 01/13/16

2 ADDENDUM #02 XX/XX/XXXX

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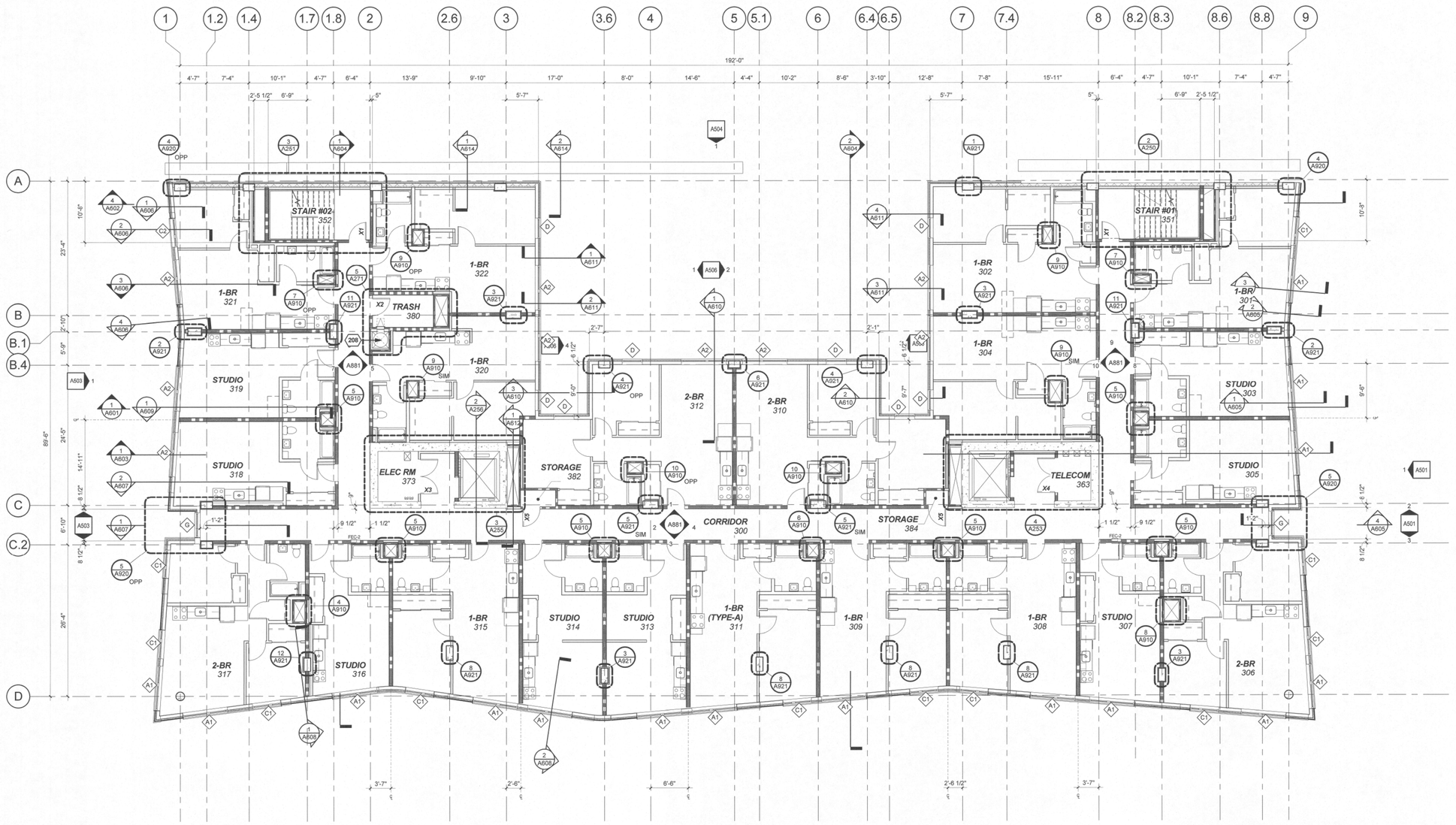
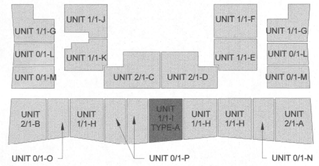


1 LEVEL 3 - FLOOR PLAN

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

N True North

KEY PLAN



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B. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
C. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - S -TYPICAL FURRING AT ELEVATOR CORE
- D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KX 2 S -TYPICAL SHAFT WALL
- G - 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

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GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 3 - FLOOR PLAN

KEY PLAN:

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2 ADDENDUM #02 XX/XX/XXXX

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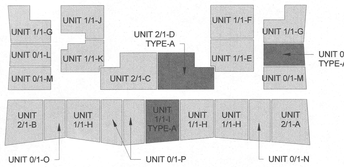

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D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

A0 - S	-TYPICAL FURRING AT ELEVATOR CORE
D6 @ 1 S	-TYPICAL CORRIDOR WALL WITH ENTRY DOOR
E6 @ 1 S	-TYPICAL CORRIDOR WALL AT BATHROOMS
H3 @ 1 S	-TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
J3 @ 1 S	-TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
KX @ 2 S	-TYPICAL SHAFT WALL
G - 2 S	-TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

1 LEVEL 4 - FLOOR PLAN

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

N True North

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 4 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

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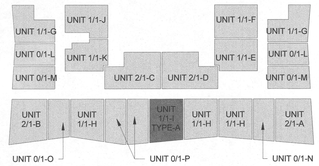

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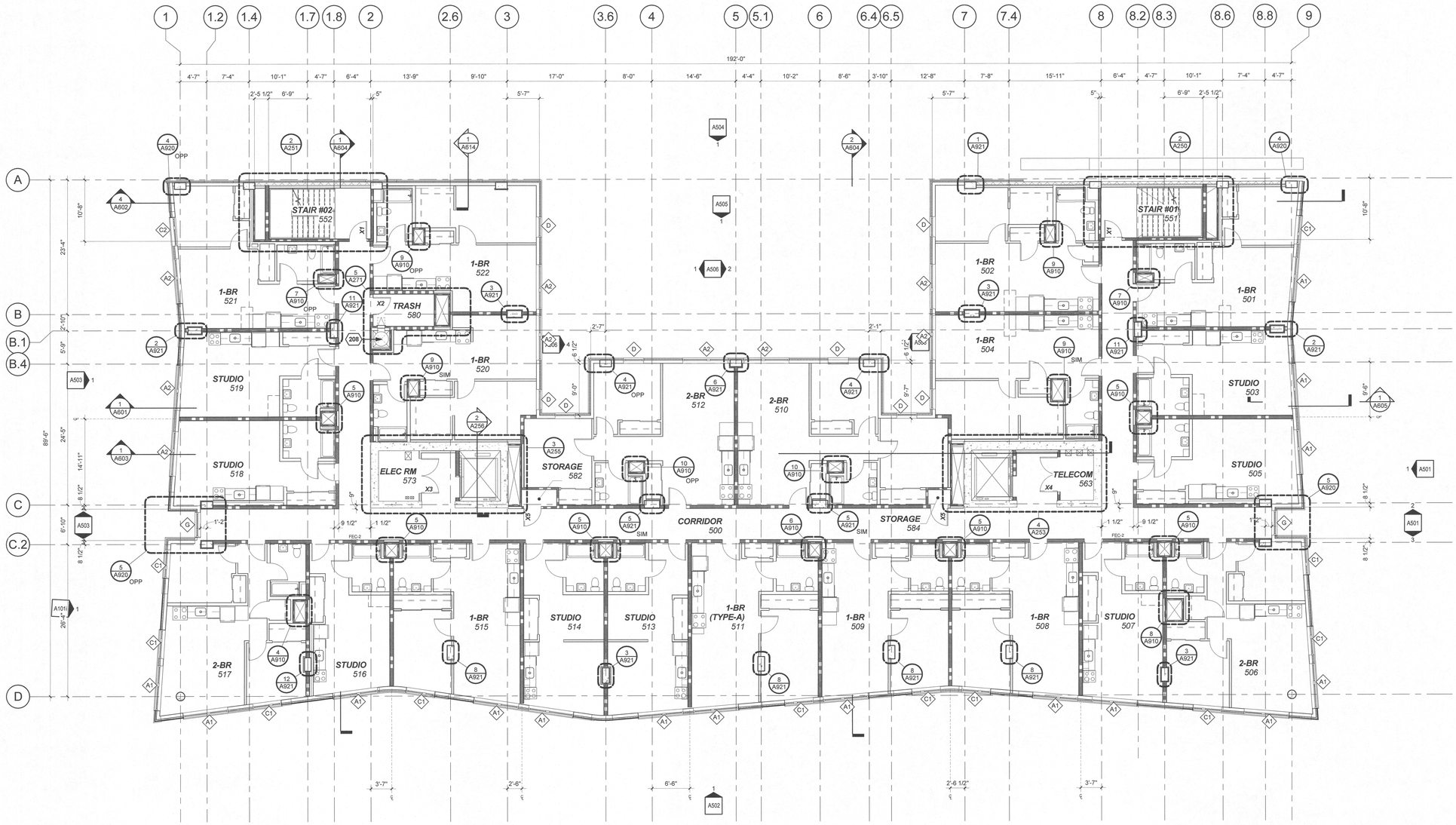
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.



1 LEVEL 5 - FLOOR PLAN

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



WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

A0 / - S	-TYPICAL FURRING AT ELEVATOR CORE
D6 s / 1 S	-TYPICAL CORRIDOR WALL WITH ENTRY DOOR
E6 s / 1 S	-TYPICAL CORRIDOR WALL AT BATHROOMS
H3 s / 1 S	-TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
J3 s / 1 S	-TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
KX s / 2 S	-TYPICAL SHAFT WALL
G - / 2 S	-TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

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T 503 928 6040
www.leverarchitecture.com

CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

LEVEL 5 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Permit Number

SHEET:

A205

PERMIT SET
07-14-2017

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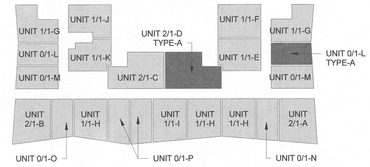
KEY PLAN



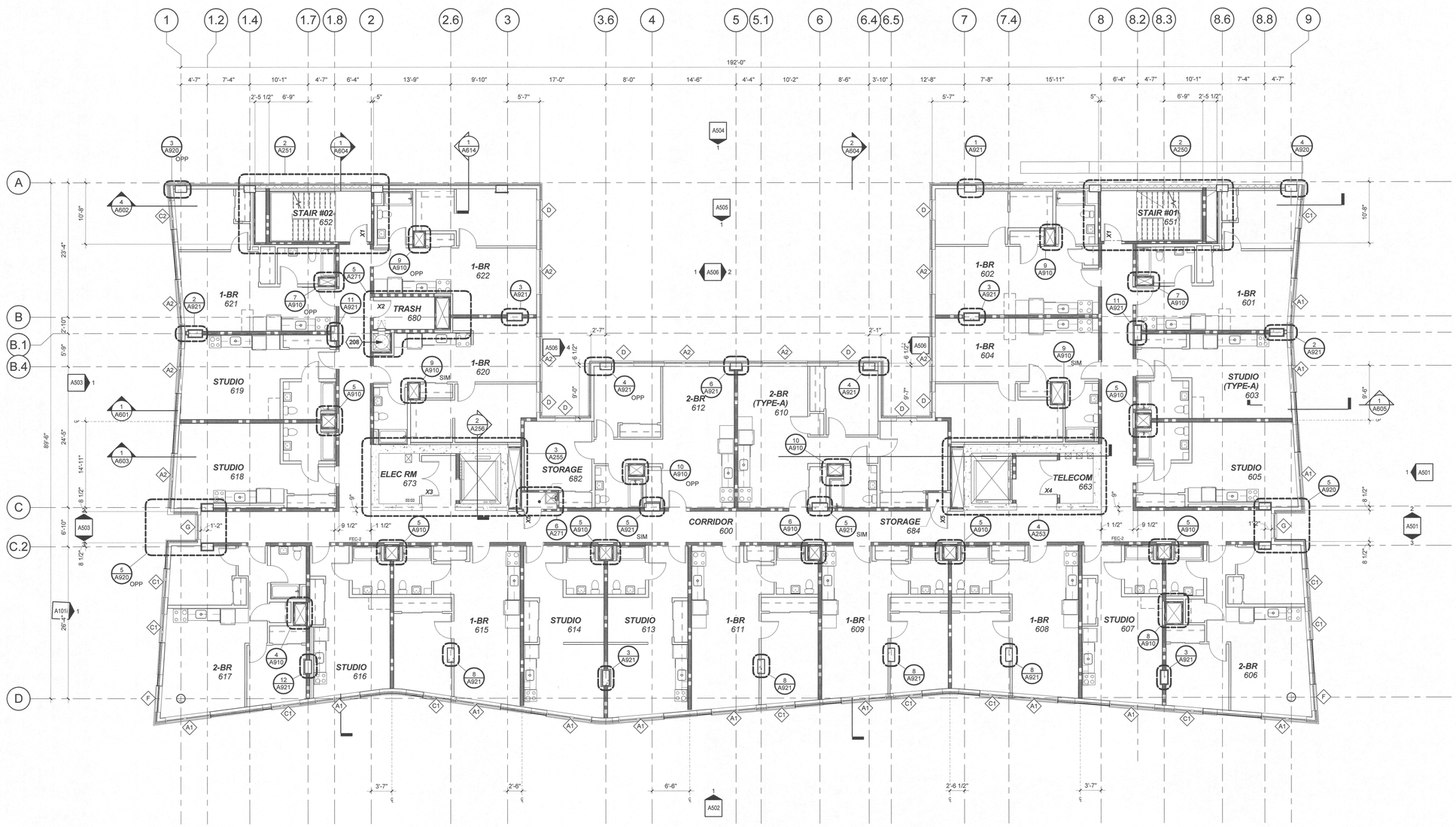
GENERAL NOTES:

A. DIMENSIONS ARE TO FACE OF FRAMING, UON, OR DIMENSIONS ARE TO CENTER OF WINDOW OPENING, COLUMN OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLEAR MINIMUM" ARE TO FACE OF FINISH.
B. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
C. SEE A100i SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - S -TYPICAL FURRING AT ELEVATOR CORE
- D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KX 2 S -TYPICAL SHAFT WALL
- G- 2 S -TYPICAL STAIR ENCLOSURE



1 LEVEL 6 - FLOOR PLAN

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

N True North

KEYNOTES

208 TRASH CHUTE

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

LEVEL 6 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/01/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Permit Number

SHEET:

A206

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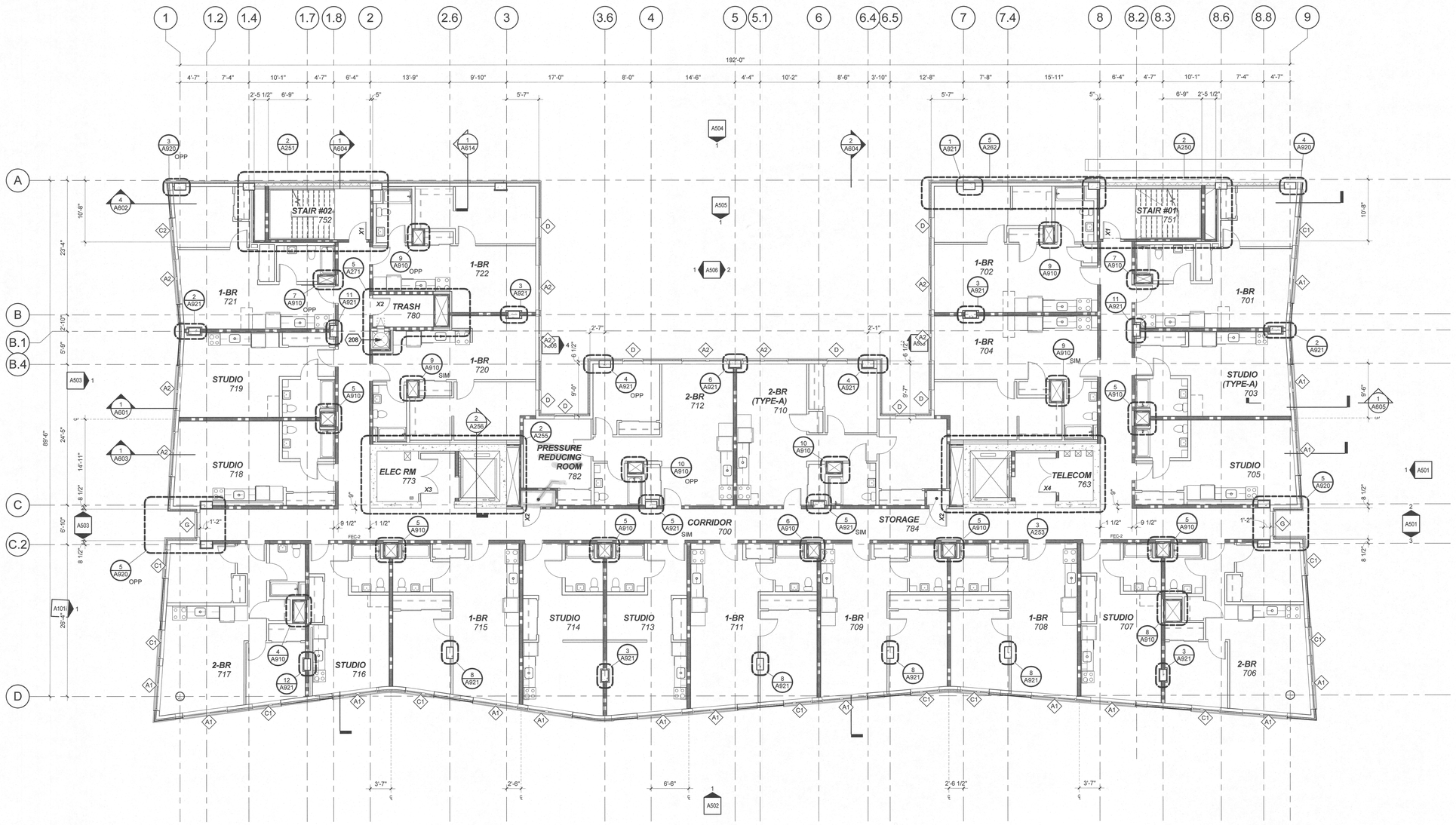
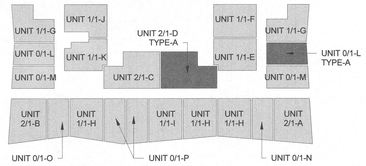


1 LEVEL 7 - FLOOR PLAN

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

N
True North

KEY PLAN



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C. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - S: -TYPICAL FURRING AT ELEVATOR CORE
- D6 S 1 S: -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 S 1 S: -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 S 1 S: -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 S 1 S: -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KX S 2 S: -TYPICAL SHAFT WALL
- G S 2 S: -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

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STATE OF OREGON

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 7 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland
REVIEWED FOR CODE COMPLIANCE
DEC 22 2017
Permit Number:

SHEET:
A207
PERMIT SET
07-14-2017

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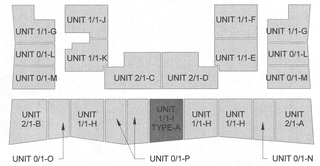
KEY PLAN



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WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

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- J3 / 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KK / 2 S -TYPICAL SHAFT WALL
- G- / 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

1 LEVEL 8 - FLOOR PLAN

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

N True North

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PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 8 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland REVIEWED FOR ZONE COMPLIANCE DEC 22 2017 Permit Number:

SHEET: **A208**
PERMIT SET 07-14-2017

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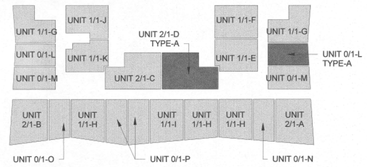

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- KX a 2 S: -TYPICAL SHAFT WALL
- G - 2 S: -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

1 LEVEL 9 - FLOOR PLAN

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

N True North

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 9 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland Bureau of Development Services
DEC 22 2017
Permit Attached

SHEET:
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07-14-2017

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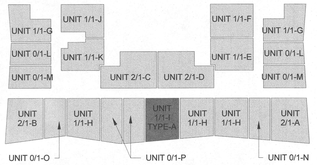
KEY PLAN



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- KX S / 2 S -TYPICAL SHAFT WALL
- G / 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

1 LEVEL 10 - FLOOR PLAN

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

N True North

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 10 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

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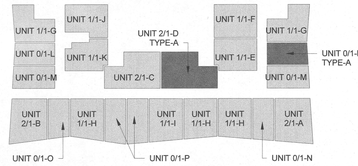
KEY PLAN



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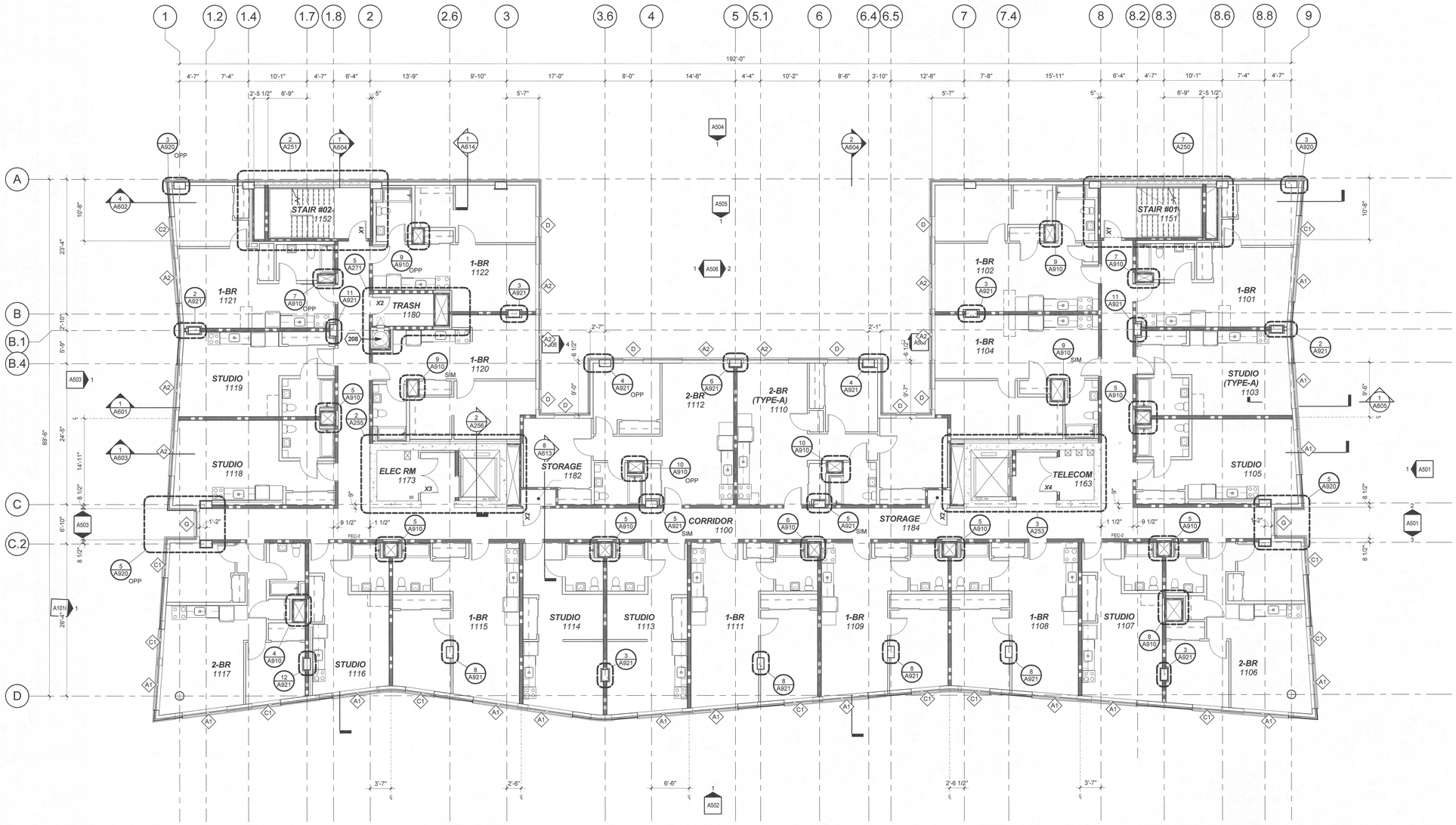
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.



1 LEVEL 11 - FLOOR PLAN

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

N True North

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 - -TYPICAL FURRING AT ELEVATOR CORE
- D6 1 S -TYPICAL CORRIDOR WALL WITH ENTRY DOOR
- E6 1 S -TYPICAL CORRIDOR WALL AT BATHROOMS
- H3 1 S -TYPICAL UNIT DEMISING WALL (SEE WALL TYPE FOR STUD AND TRACK SIZE)
- J3 1 S -TYPICAL UNIT DEMISING WALL @ ACOUSTICALLY SENSITIVE LOCATIONS
- KX 2 S -TYPICAL SHAFT WALL
- G- 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

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REGISTERED ARCHITECT THOMAS PAUL FRANK, JR. PORTLAND, OR STATE OF OREGON

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

LEVEL 11 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 08/08/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Permit Number

SHEET:

A211

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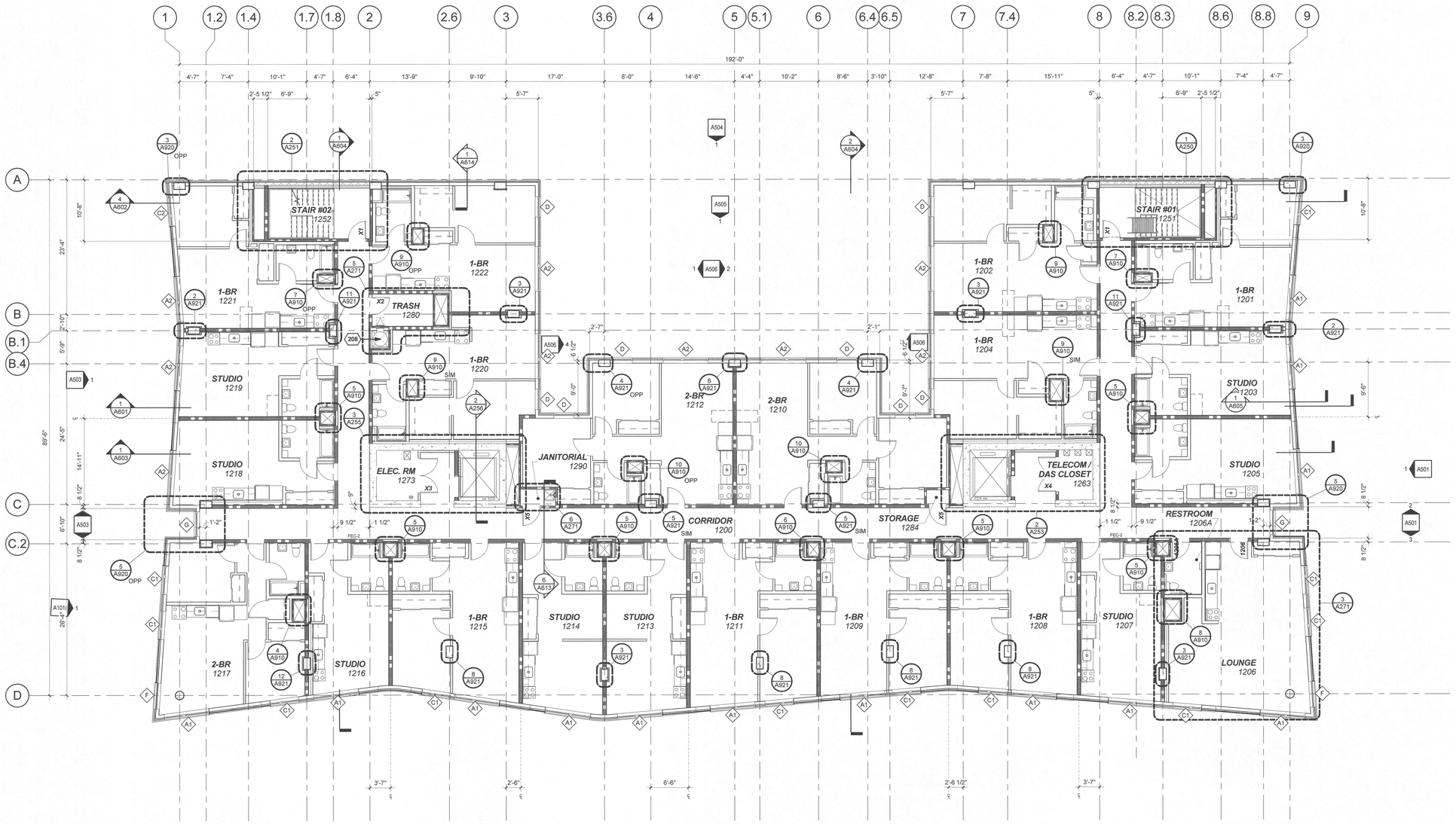

1 LEVEL 12 - FLOOR PLAN

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

N True North

GENERAL NOTES:

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C. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
D. SEE SHEET A170 FOR PENETRATION REQUIREMENTS.

WALL TYPES LEGEND

INTERIOR WALL TYPES - TYP. UON

- A0 / 1 S -TYPICAL FURRING AT ELEVATOR CORE
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- KX / 2 S -TYPICAL SHAFT WALL
- G / 2 S -TYPICAL STAIR ENCLOSURE

KEYNOTES

208 TRASH CHUTE

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 12 - FLOOR PLAN

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 01/13/16

2 ADDENDUM #02 XX/XX/XXXX

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Permit Center

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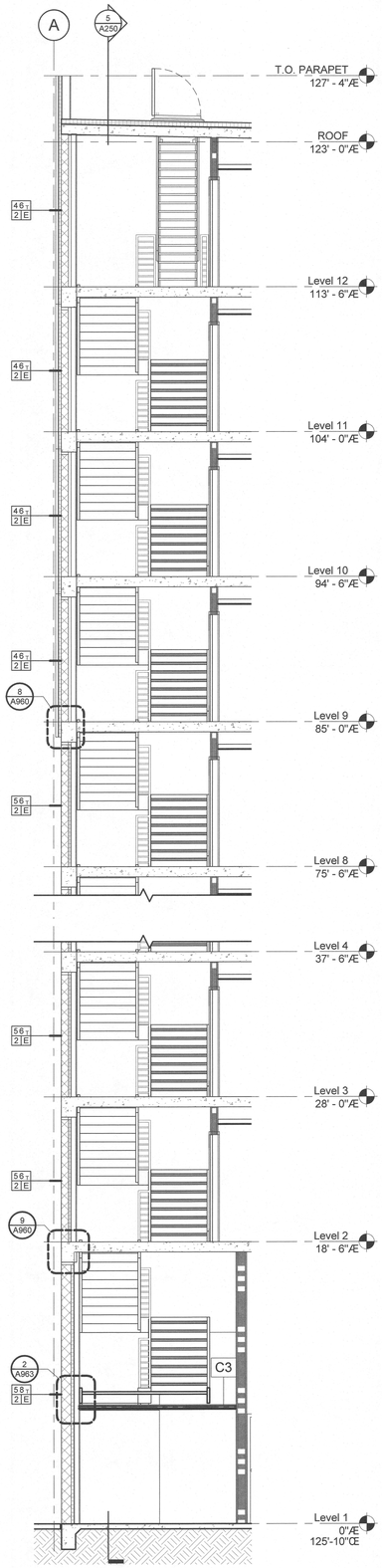
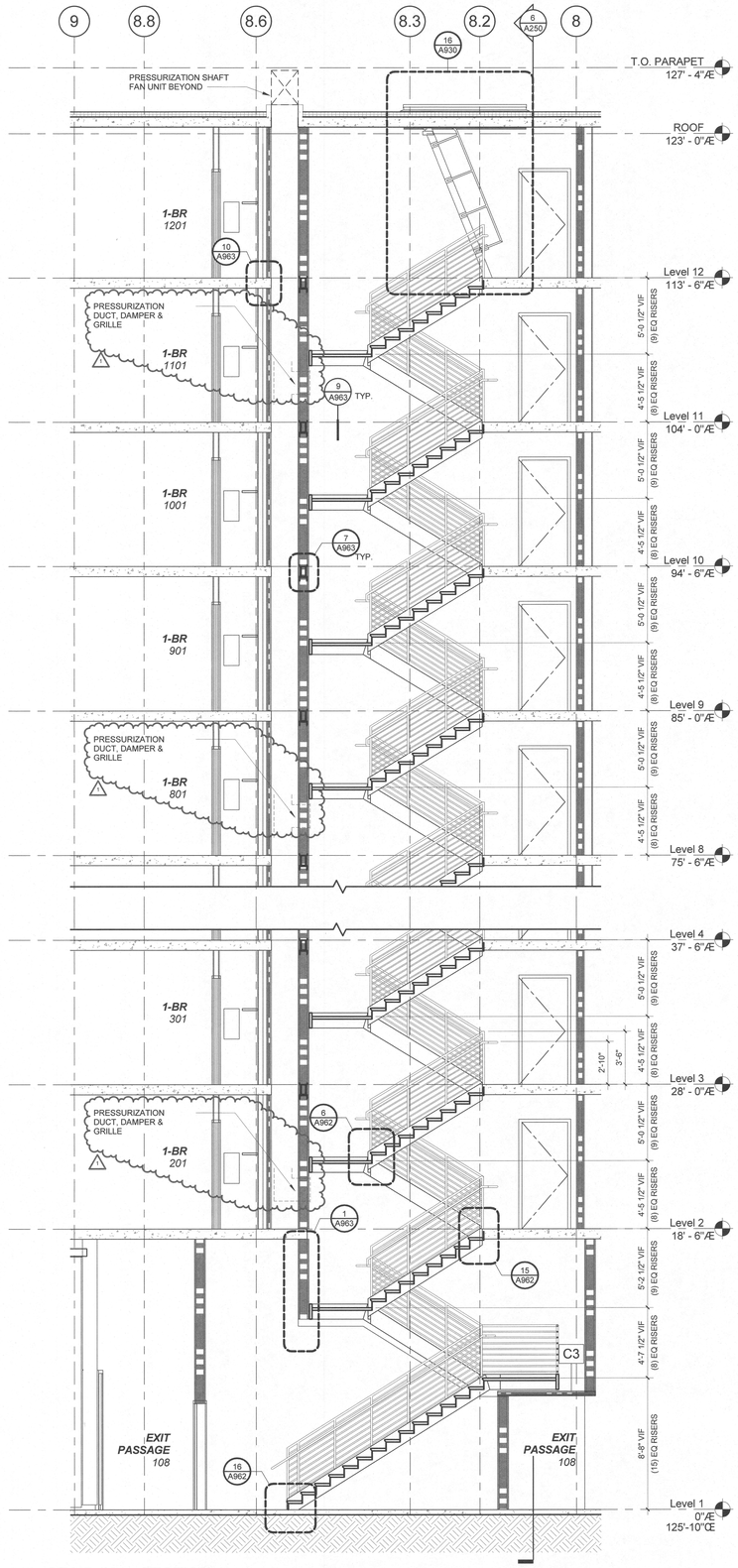


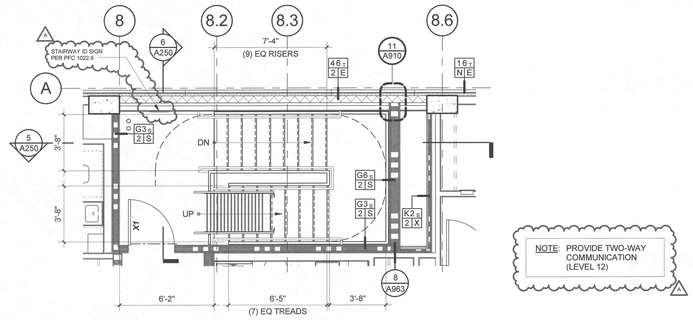
6 STAIR #01 - SECTION 2

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



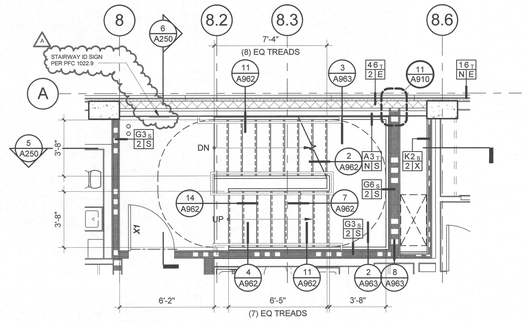
5 STAIR #01 - SECTION 1

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



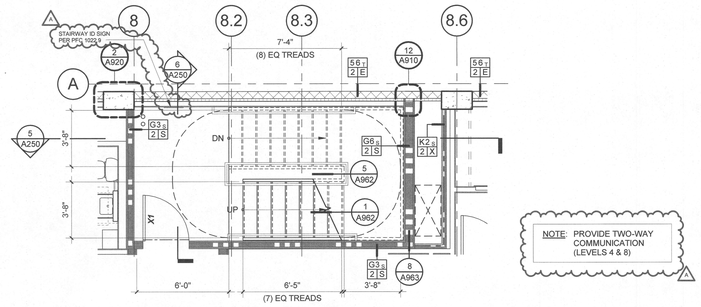
1 STAIR #01 - LEVEL 12 PLAN

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



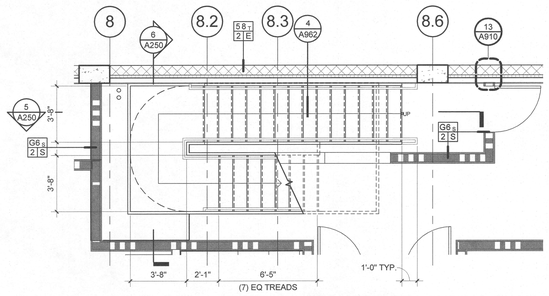
7 STAIR #01 - LEVELS 9 THRU 11 PLAN

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



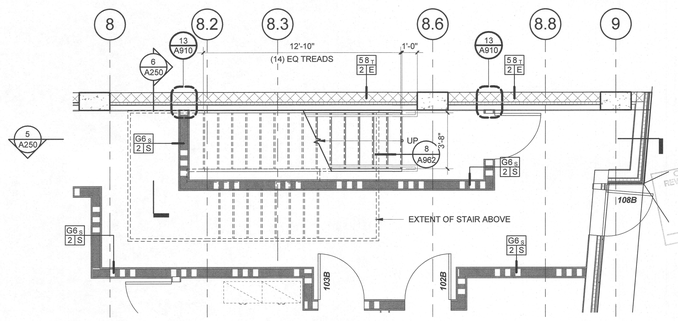
2 STAIR #01 - LEVELS 2 THRU 8 PLAN

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



3 STAIR #01 - LEVEL 1 INTERMEDIATE LANDING PLAN

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



4 STAIR #01 - GROUND LEVEL PLAN

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

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T 503 928 6040
www.leverarchitecture.com

CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

ENLARGED STAIR PLANS AND SECTIONS

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 07/25/16

1	ADDENDUM #01	08/11/2017
2	ADDENDUM #02	XX/XX/XXXX
A	PLAN CHECK	09/01/2017

City of Portland Bureau of Development Services PERMIT ISSUANCE DEC 22 2017
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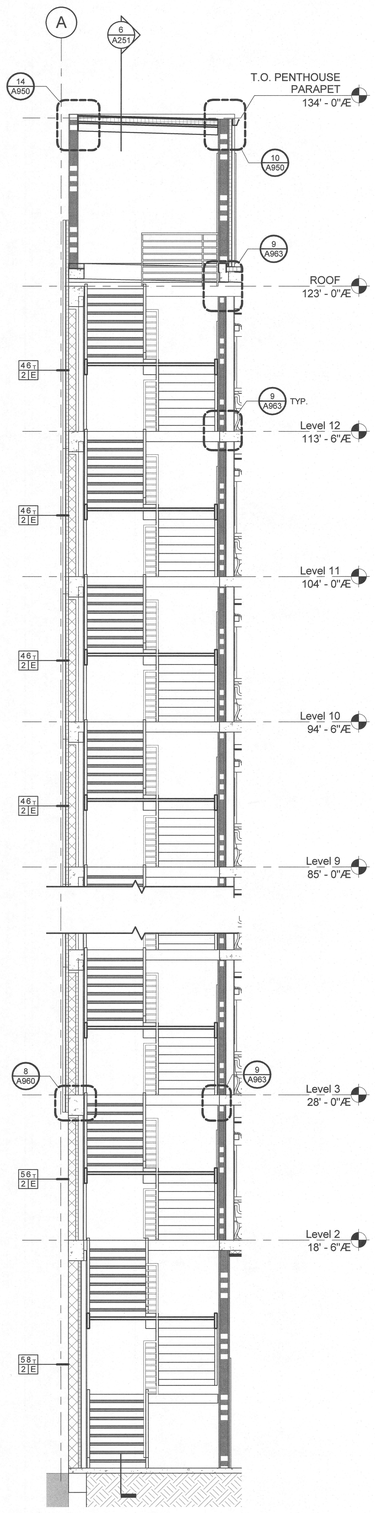
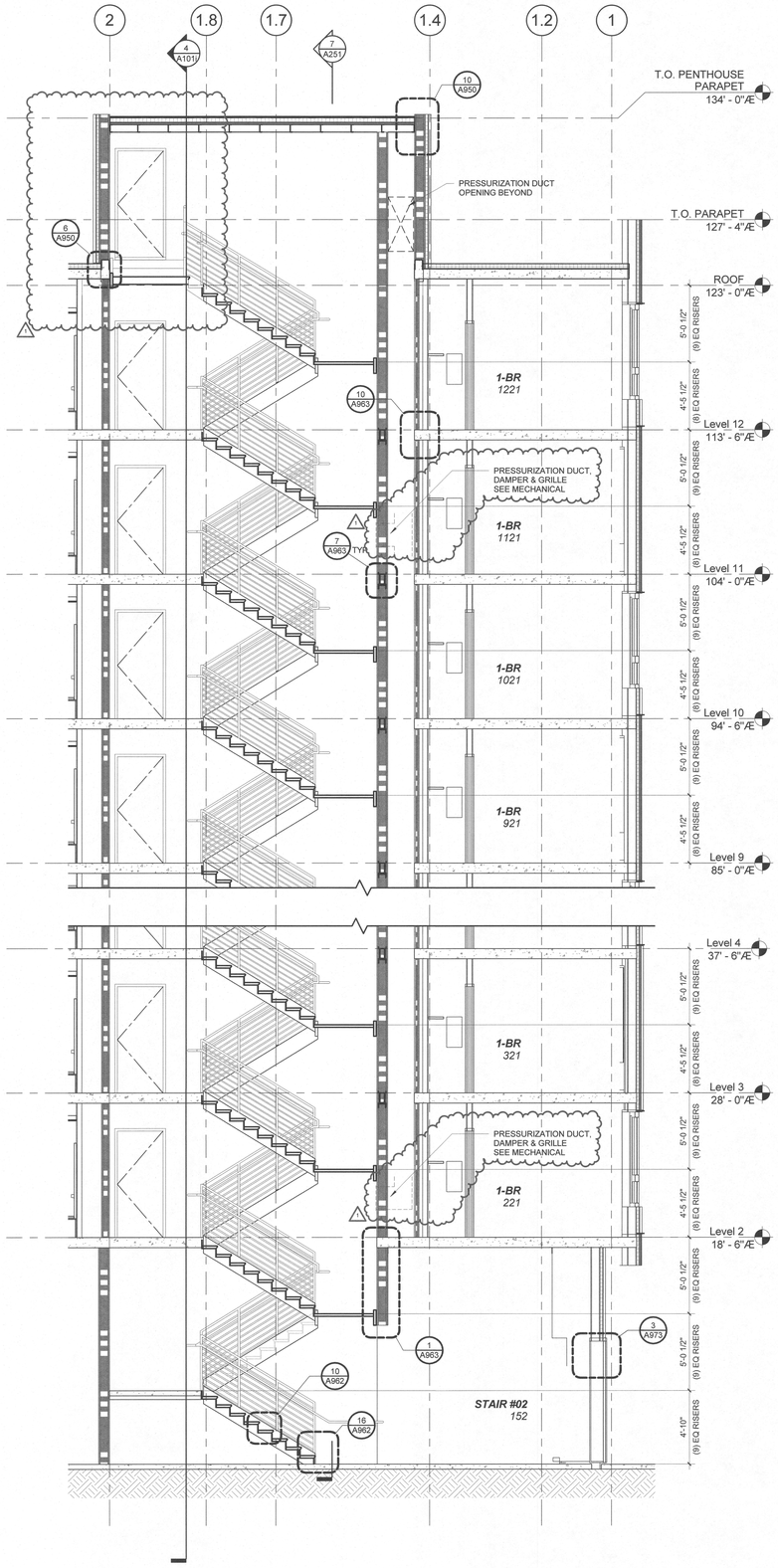


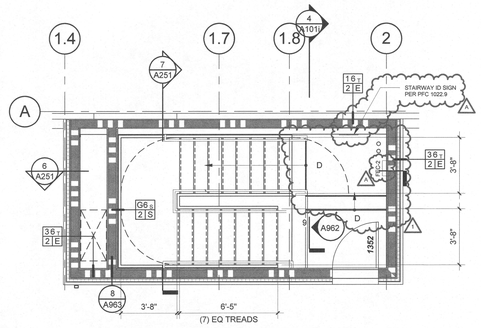
7 STAIR #02 - SECTION 2

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



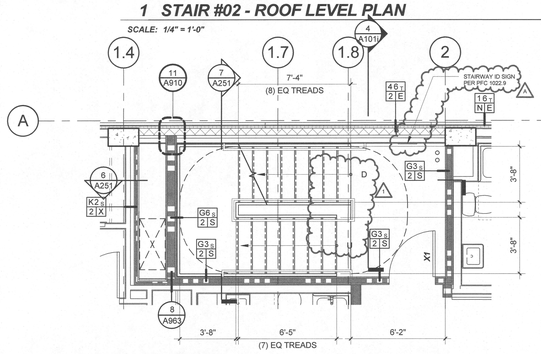
6 STAIR #02 - SECTION 1

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



1 STAIR #02 - ROOF LEVEL PLAN

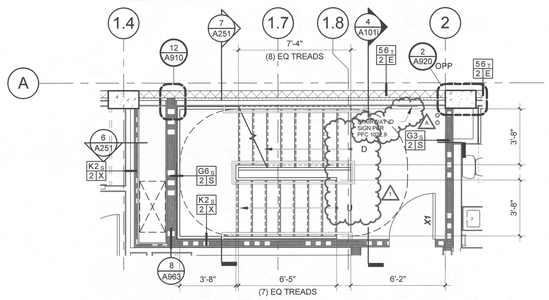
SCALE: 1/4" = 1'-0"



2 STAIR #02 - LEVELS 4 THRU 12 PLAN

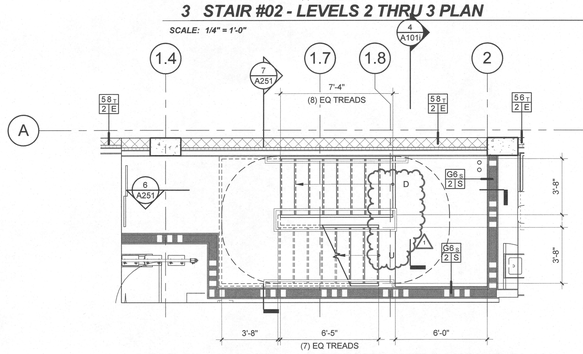
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE TWO-WAY COMMUNICATION (LEVELS 4, 8 & 12)



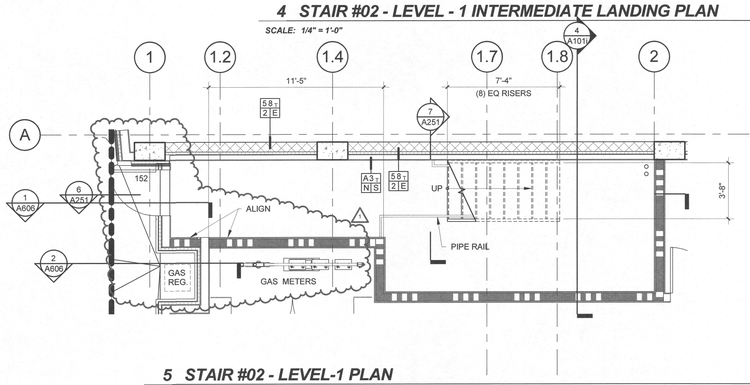
3 STAIR #02 - LEVELS 2 THRU 3 PLAN

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



4 STAIR #02 - LEVEL - 1 INTERMEDIATE LANDING PLAN

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



5 STAIR #02 - LEVEL-1 PLAN

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

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SHEET TITLE:

ENLARGED STAIR PLANS AND SECTIONS

KEY PLAN:

DRAWN BY:		Author
DATE CREATED:		01/03/15
1	ADDENDUM #01	08/11/2017
2	ADDENDUM #02	XX/XX/XXXX
A	PLAN CHECK	09/01/2017

City of Portland REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Fire/Life Safety

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