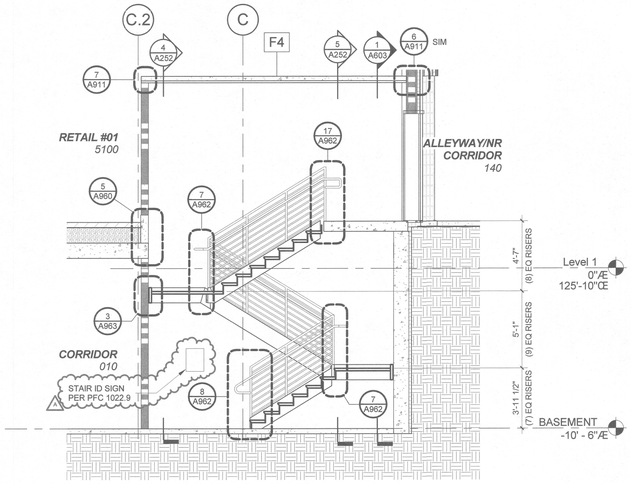

3 STAIR #03 - SECTION 1

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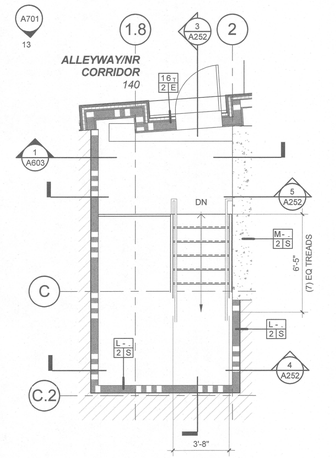

1 STAIR #03 - GROUND LEVEL PLAN

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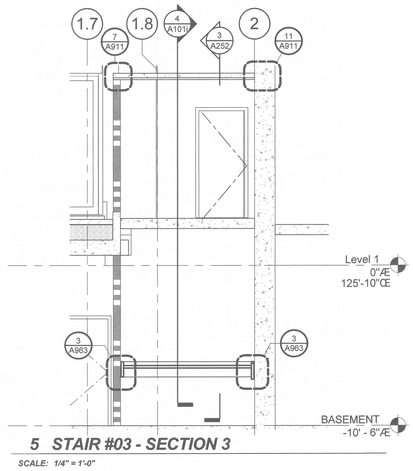

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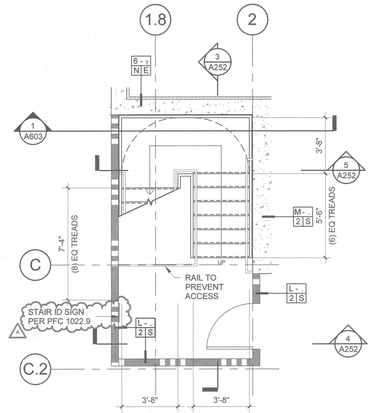
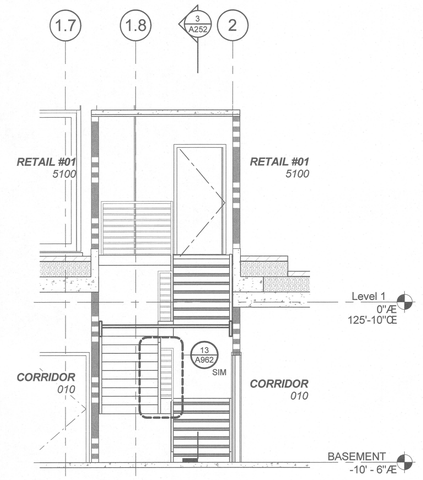


2 STAIR #03 -BASEMENT LEVEL PLAN

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



4 STAIR #03 - SECTION 2

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:

ENLARGED STAIR PLANS AND SECTIONS

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 08/30/16

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

Special Inspection Required
Construction Change
DEC 22 2017
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SHEET:
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07-14-2017

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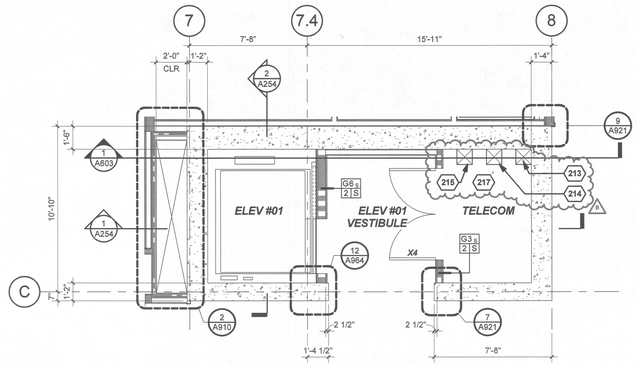
9/5/2017 3:25:28 PM

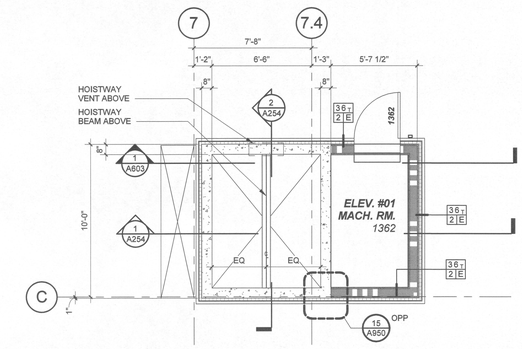
KEYNOTES

213 BLOCKOUT FOR DAS CONDUITS - COORDINATE W/ ELECTRICAL.
214 BLOCKOUT FOR FIRE ALARM CONDUITS - COORDINATE W/ ELECTRICAL.
215 BLOCKOUT FOR TELECOMM CONDUITS - COORDINATE W/ ELECTRICAL.
216 DAS EQUIPMENT - SEE ELECTRICAL.
217 SEE FIRESTOPPING DETAILS ON SHEET A911 FOR FIRESTOP REQUIREMENTS AT CONDUITS IN BLOCKOUTS.



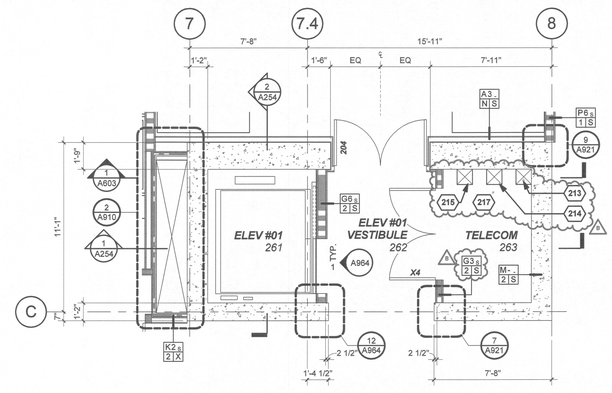
4 ELEVATOR #01 - LEVELS 3 THRU 6 FLOOR PLAN

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



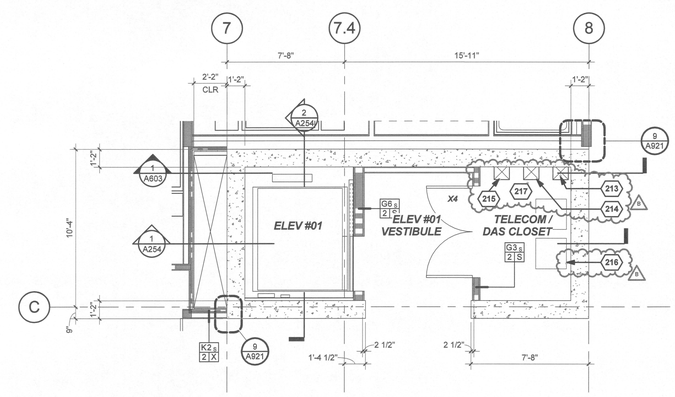
1 ELEVATOR #01 - ROOF LEVEL PLAN

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



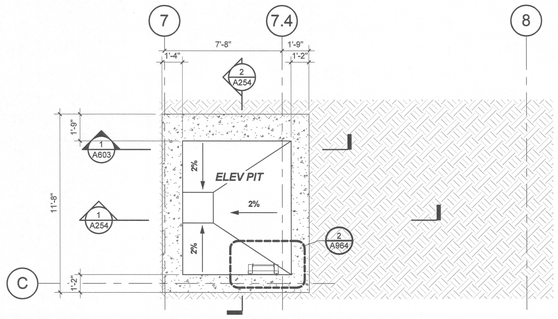
5 ELEVATOR #01 - LEVEL 2 FLOOR PLAN

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



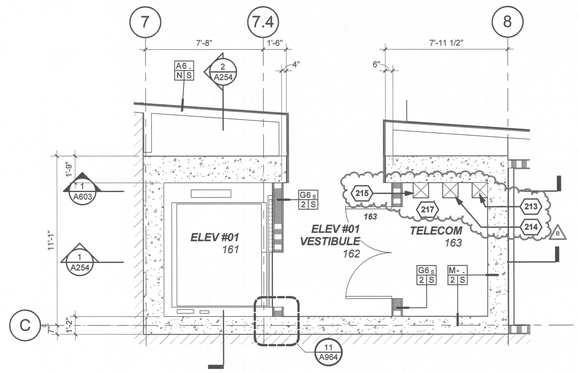
2 ELEVATOR #01 - LEVEL 12 FLOOR PLAN

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



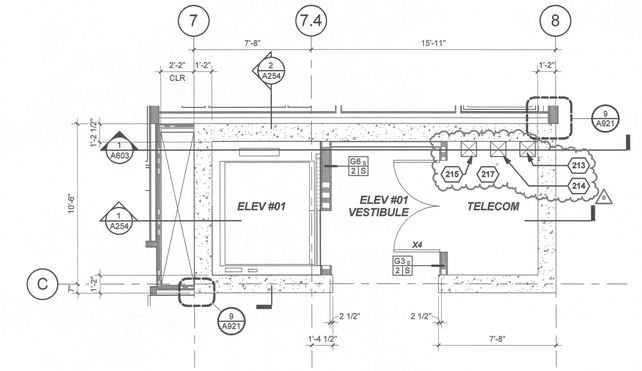
7 ELEVATOR #01 - PIT PLAN

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



6 ELEVATOR #01 - GROUND LEVEL FLOOR PLAN

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



3 ELEVATOR #01 - LEVELS 7 THRU 11 FLOOR PLAN

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

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
SOUTH ELEVATOR #01 ENLARGED PLANS

KEY PLAN:

DRAWN BY: KS, SB
DATE CREATED: 04/25/17

B PLAN CHECK #02 09/22/2017

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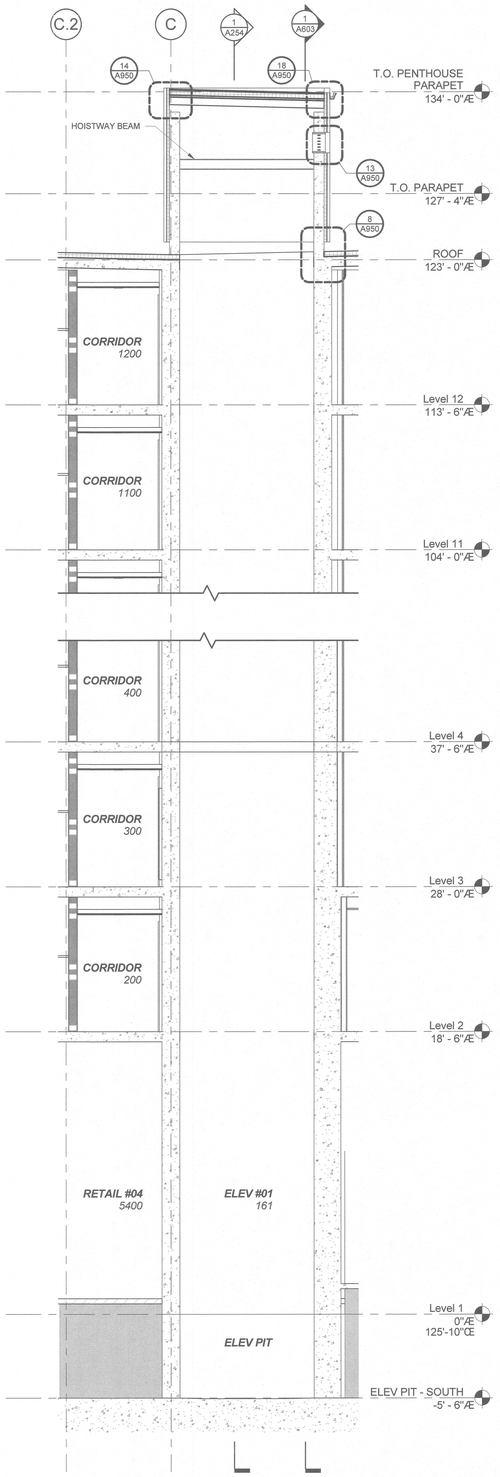
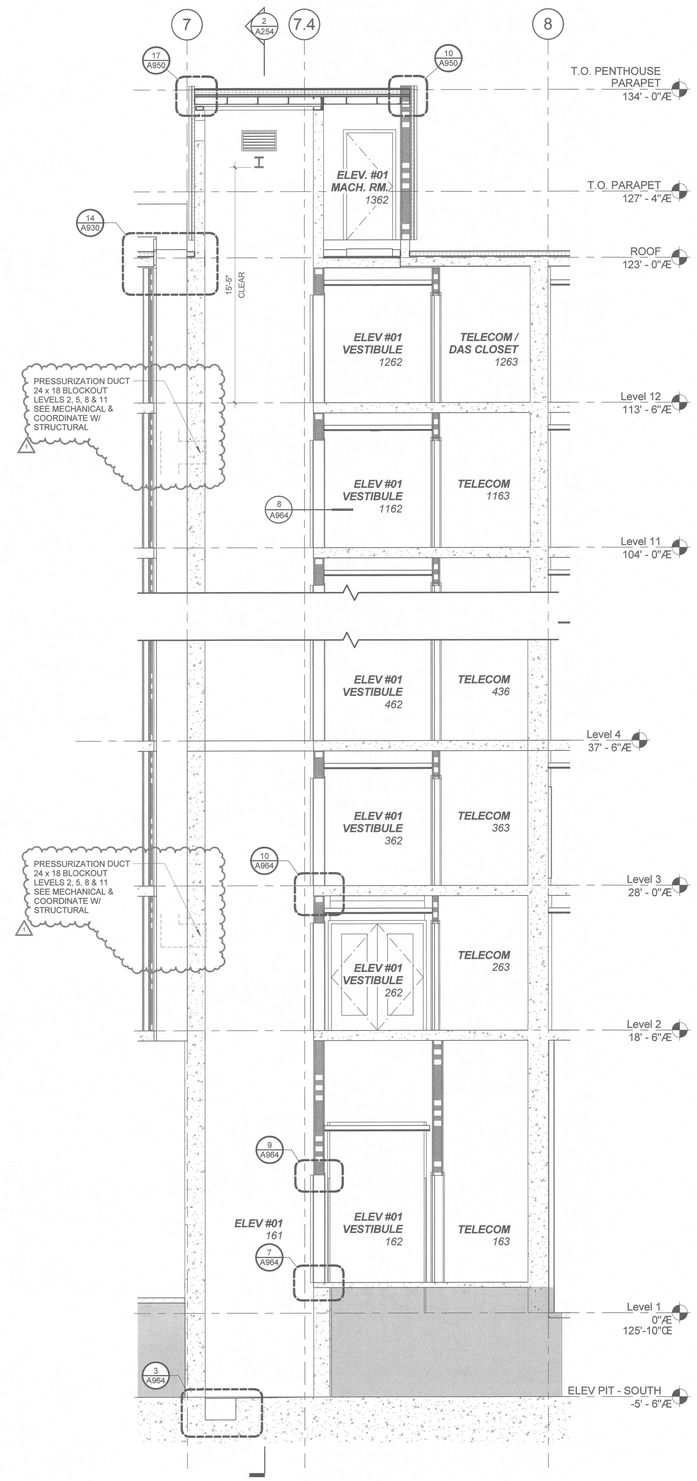


2 ELEVATOR #01 - SECTION 2

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



1 ELEVATOR #01 - SECTION 1

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:

SOUTH ELEVATOR #01 SECTIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 05/03/17

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

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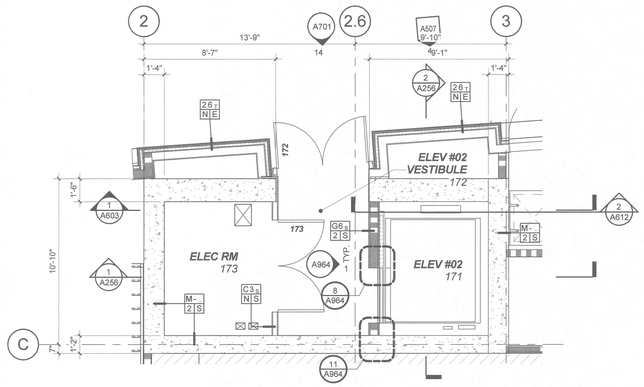
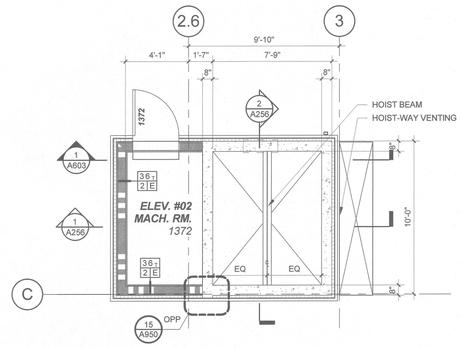


4 ELEVATOR #02 - GROUND LEVEL FLOOR PLAN

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



1 ELEVATOR #02 - ROOF LEVEL PLAN

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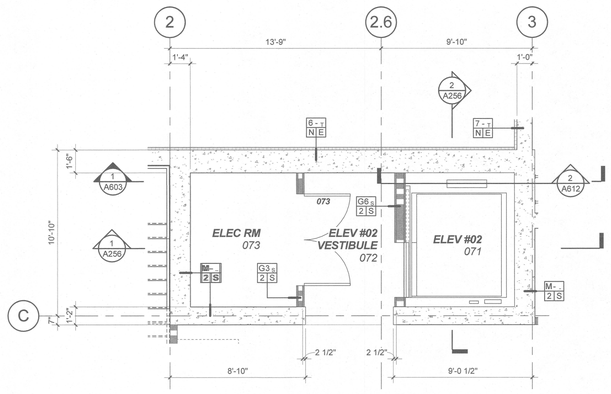
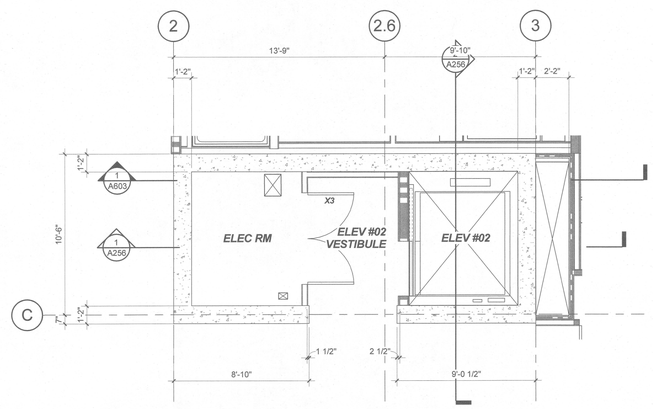


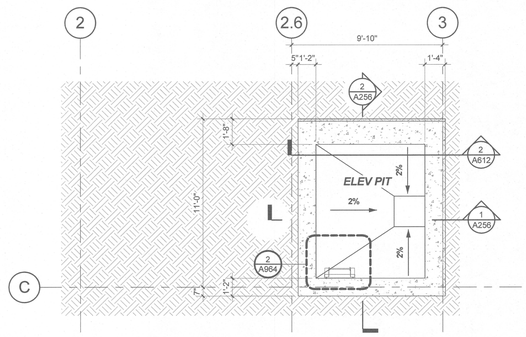
5 ELEVATOR #02 - BASEMENT LEVEL FLOOR PLAN

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



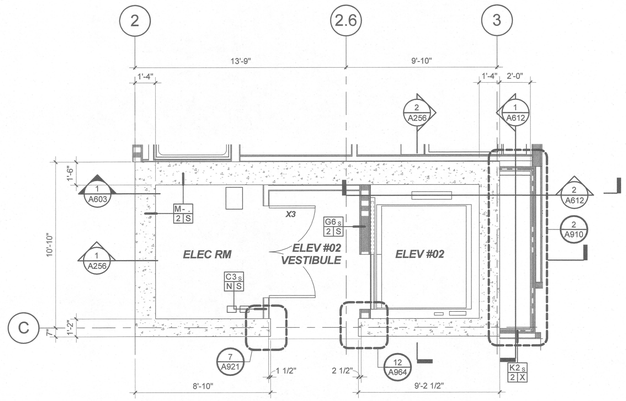
2 ELEVATOR #02 LEVELS 7 THRU 12 FLOOR PLAN

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



6 ELEVATOR #02 - PIT PLAN

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



3 ELEVATOR #02 - LEVELS 2 THRU 6 FLOOR PLAN

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

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PROJECT NUMBER: 215349

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SHEET TITLE:

NORTH ELEVATOR #02 ENLARGED PLANS

KEY PLAN:

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

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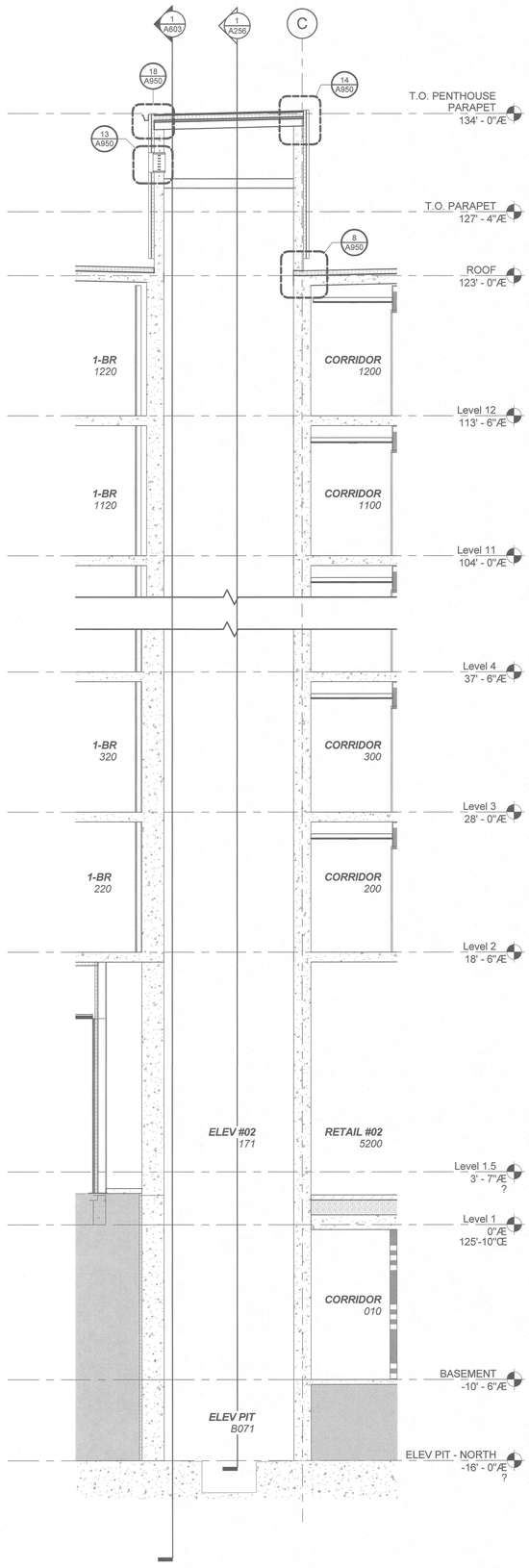

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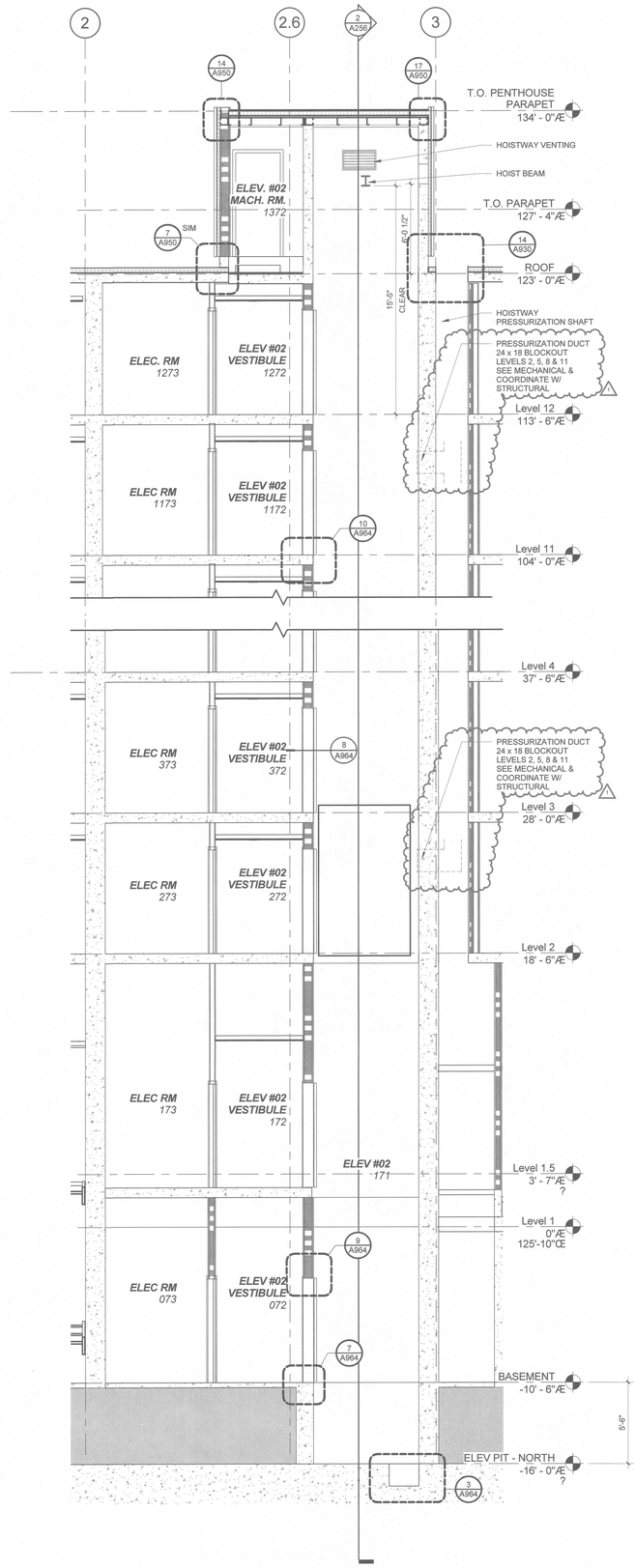

1 ELEVATOR #02 - SECTION 1

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

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Portland OR 97209 www.lrsarchitects.com

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SHEET TITLE:

NORTH ELEVATOR #02 SECTIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 05/03/17

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

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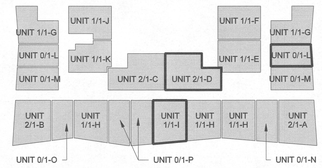
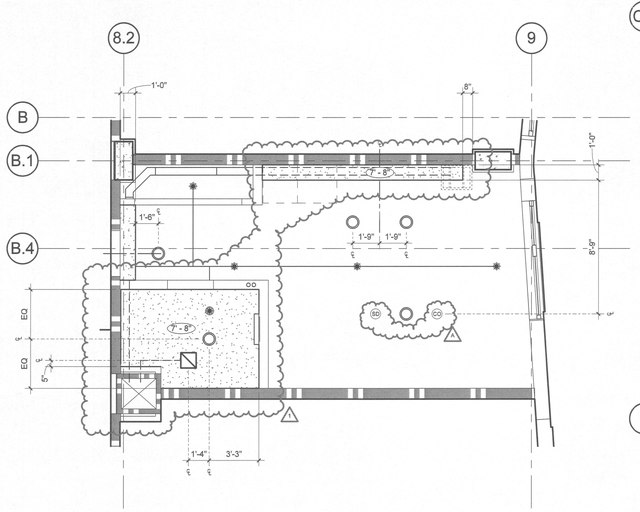
KEY PLAN

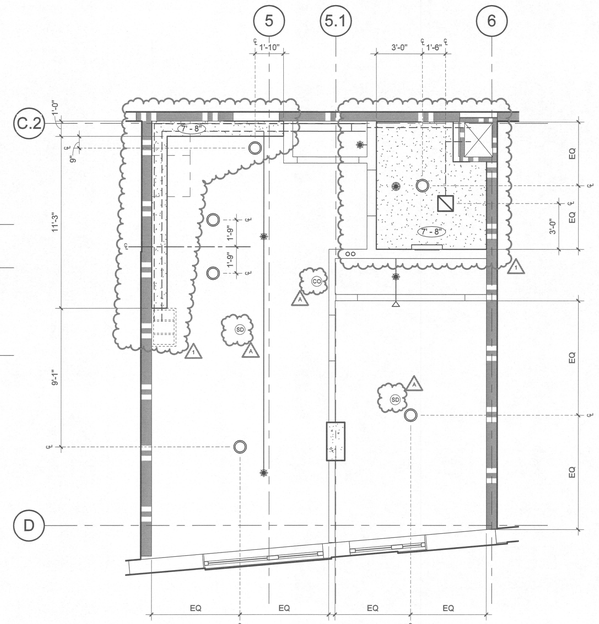


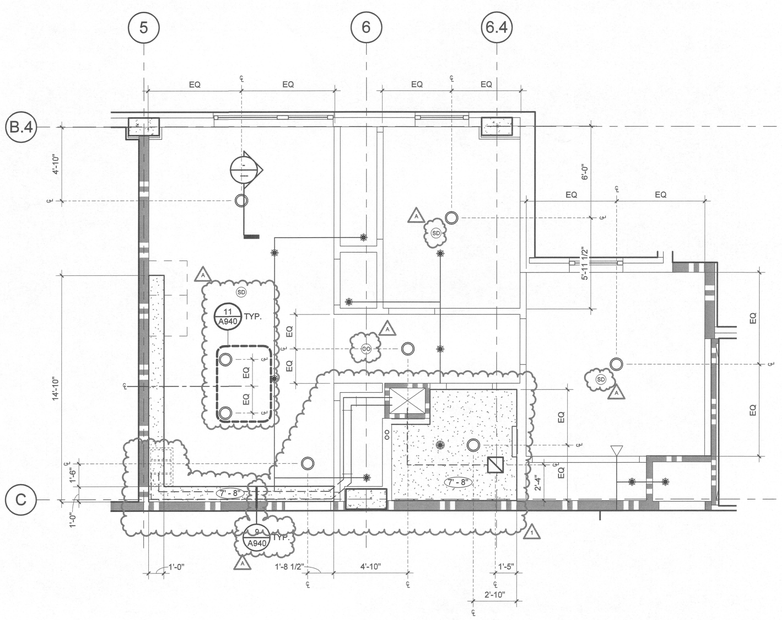
* HIGHLIGHTED UNITS RELATIVE TO VIEWS ON SHEET

GENERAL

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. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
C. SEE A700 WINDOW LOCATION PLANS & WINDOW SCHEDULE FOR SIZE & TYPE
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.
F. SEE 1/8" PLANS AND KEY PLAN FOR UNIT LOCATION AND ORIENTATION.
G. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
H. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
I. ALL CEILING HEIGHTS ARE 7' - 8", UON.
J. CEILING FIXTURES TO BE CENTERED OR EQUALLY SPACED AND ALIGNED IN ROOM, UON.
K. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.



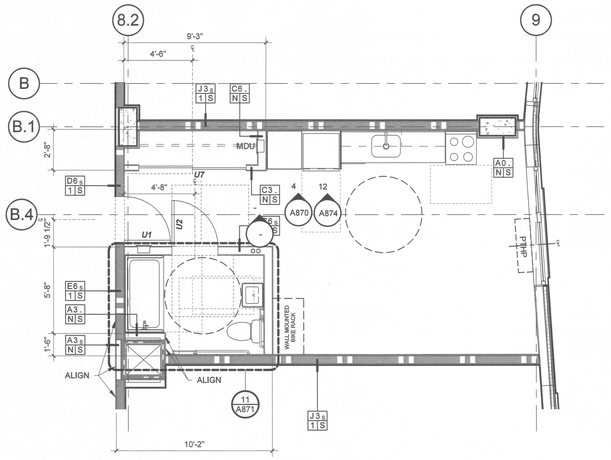




LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- SIDE WALL MOUNTED SPRINKLER HEAD
- EXPOSED SPRINKLER PIPE
- LINEAR VANITY LIGHT
- WATER SUPPLY RISERS
- SURFACE MOUNTED ROUND LIGHT
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR

RCP



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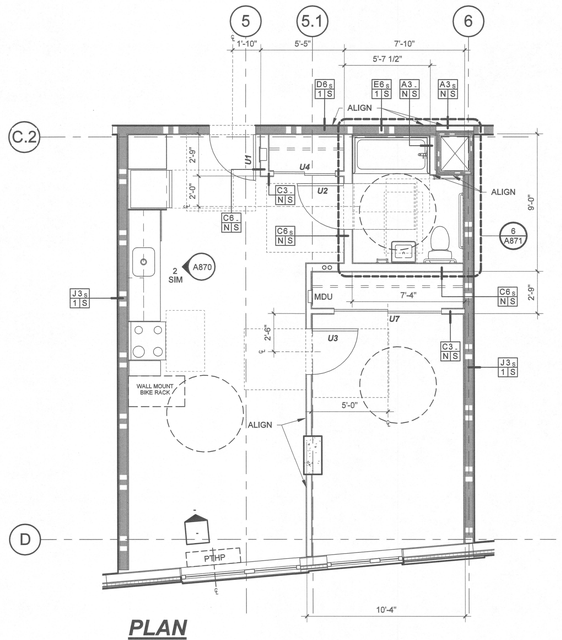

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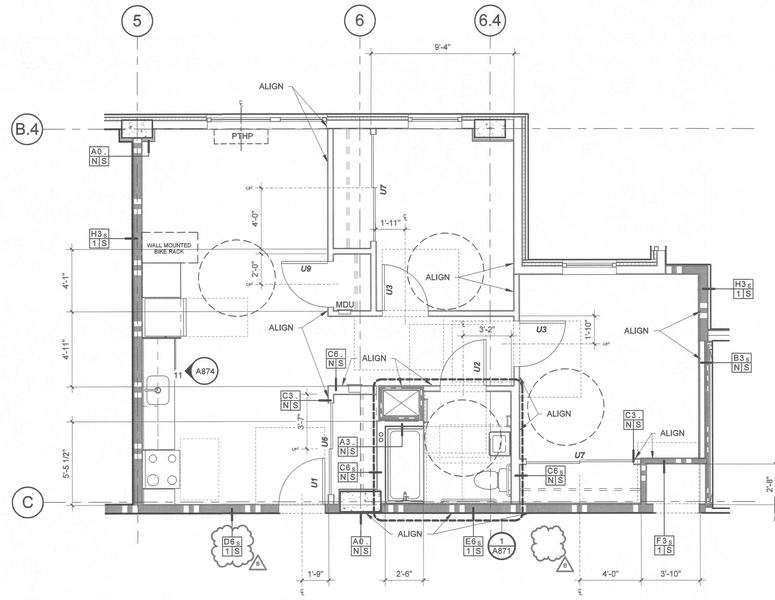

PLAN

3 UNIT 0/1-L TYPE-A

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

UNITS: 203, 403, 603, 703, 903, 1103

PLAN

2 UNIT 1/1-I TYPE-A

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

UNITS: 311, 411, 511, 811, 1011

PLAN

1 UNIT 2/1-D TYPE-A

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

UNITS: 210, 410, 610, 710, 910, 1110

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N S — -TYPICAL UNIT INTERIOR WALL
- C6 N S — -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 2 S — -TYPICAL SHAFT WALL

LEGEND:

- ELECTRICAL PANEL
- WATER SUPPLY RISERS
- MDU — MEDIA DISTRIBUTION UNIT (MDU)
- PTHP
- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

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

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
UNIT PLAN AND RCP - TYPE A UNITS

KEY PLAN:

DRAWN BY: KS,SB
DATE CREATED: 04/24/2017

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

SHEET:
A260
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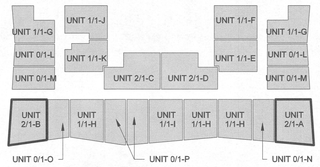
KEY PLAN



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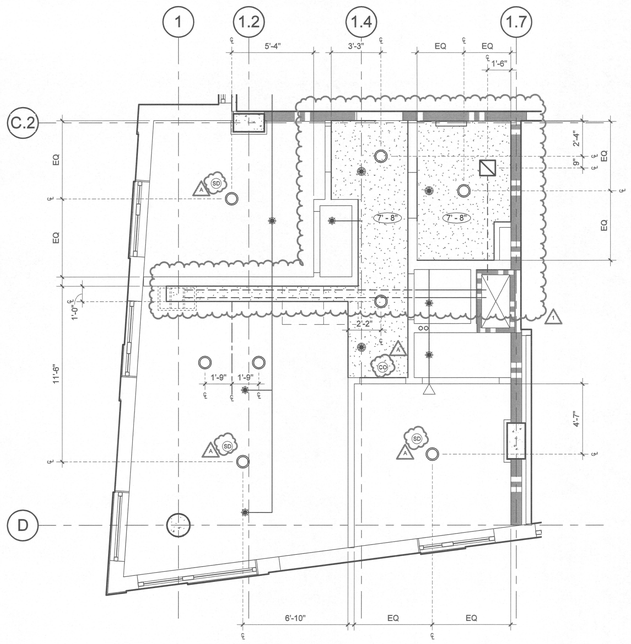
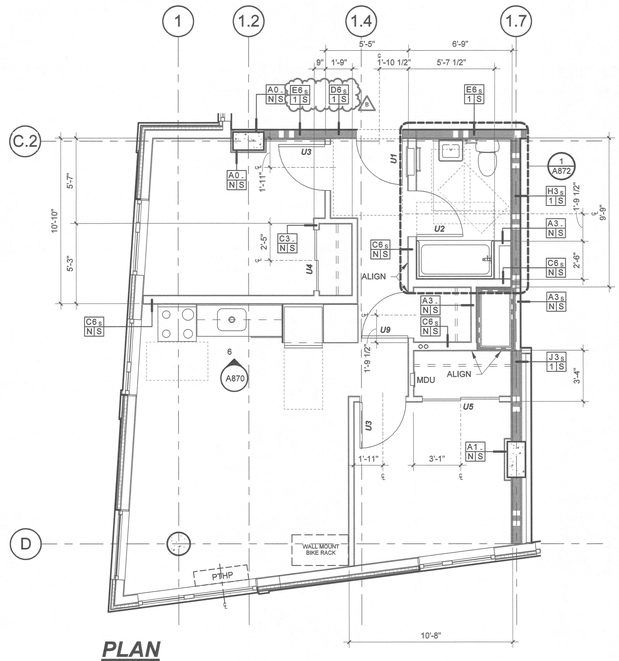
B. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
C. SEE A700 WINDOW LOCATION PLANS & WINDOW SCHEDULE FOR SIZE & TYPE
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.
F. SEE 1/8" PLANS AND KEY PLAN FOR UNIT LOCATION AND ORIENTATION.
G. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
H. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
I. ALL CEILING HEIGHTS ARE 7' - 8", UON.
J. CEILING FIXTURES TO BE CENTERED OR EQUALLY SPACED AND ALIGNED IN ROOM, UON.
K. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.

LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- SIDE WALL MOUNTED SPRINKLER HEAD
- EXPOSED SPRINKLER PIPE
- LINEAR VANITY LIGHT
- WATER SUPPLY RISERS
- SURFACE MOUNTED ROUND LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



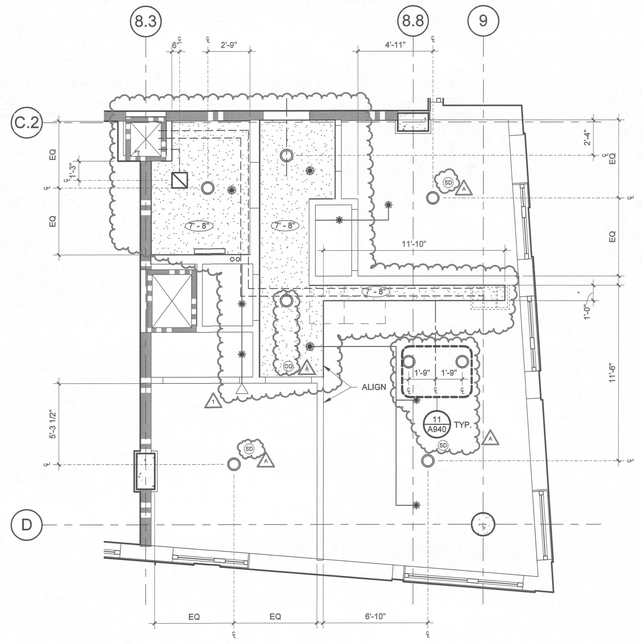
RCP



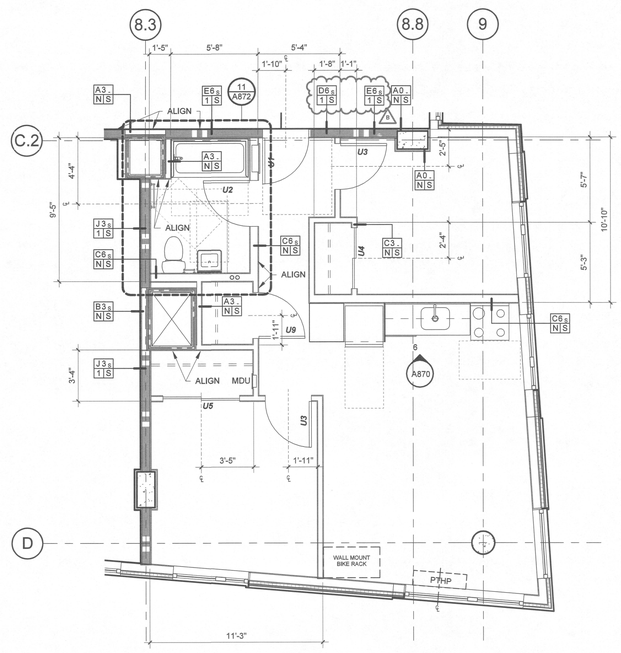
PLAN

2 UNIT 2/1-B
SCALE: 1/4" = 1'-0"

UNITS: X17 (LEVELS 2 THRU 12)



RCP



PLAN

1 UNIT 2/1-A
SCALE: 1/4" = 1'-0"

UNITS: X06 (LEVELS 2 THRU 11)

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N|S — -TYPICAL UNIT INTERIOR WALL
- C6 N|S — -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 2|S — -TYPICAL SHAFT WALL

This plan matches that approved by Planning and includes all notes from other reviews.
K. BOGEN-EARLY (name) (date) 11/29/17

LEGEND:

- ELECTRICAL PANEL
- WATER SUPPLY RISERS
- MDU — MEDIA DISTRIBUTION UNIT (MDU)
- PTHP
- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

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T 503 928 6040

CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
UNIT PLANS AND RCP

KEY PLAN:

DRAWN BY: KS,SB
DATE CREATED: 04/24/2017

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

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

RECEIVED OCT 10 2017 BDS DOCUMENT SERVICES

SHEET: **A261**
PERMIT SET 07-14-2017

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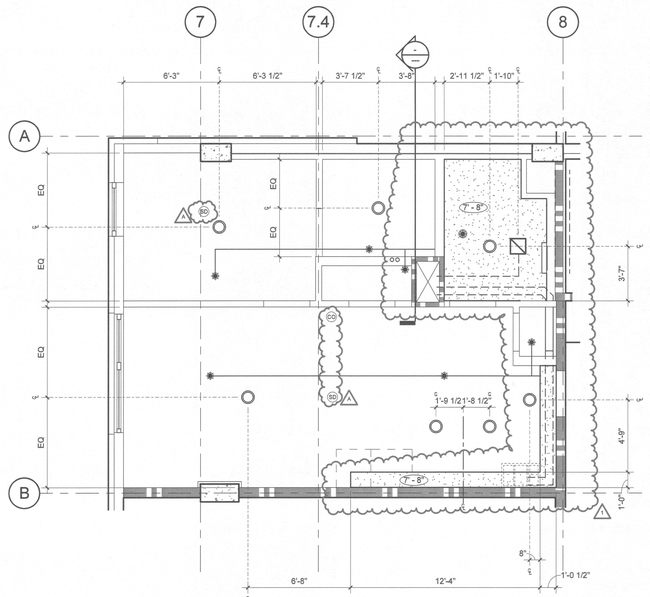
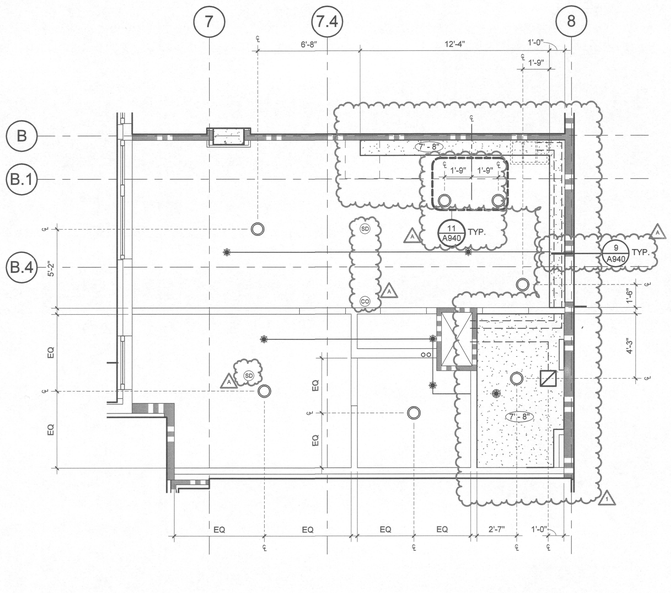
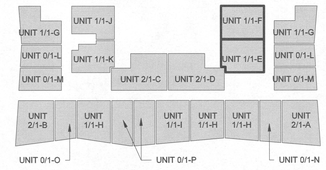




KEY PLAN



* HIGHLIGHTED UNITS RELATIVE TO VIEWS ON SHEET

GENERAL

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. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
C. SEE A700 WINDOW LOCATION PLANS & WINDOW SCHEDULE FOR SIZE & TYPE
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.
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LEGEND: RCP

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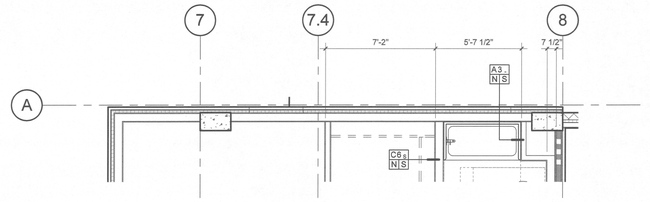
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- SIDE WALL MOUNTED SPRINKLER HEAD
- EXPOSED SPRINKLER PIPE
- LINEAR VANITY LIGHT
- WATER SUPPLY RISERS
- SURFACE MOUNTED ROUND LIGHT
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR

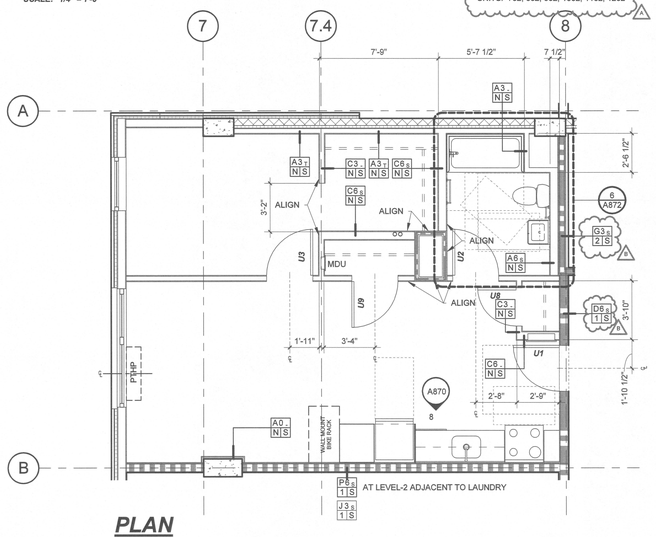
RCP



5 UNIT 1/1-F EAST WALL AT LEVELS 7 - 12

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

UNITS: 702, 802, 902, 1002, 1102, 1202



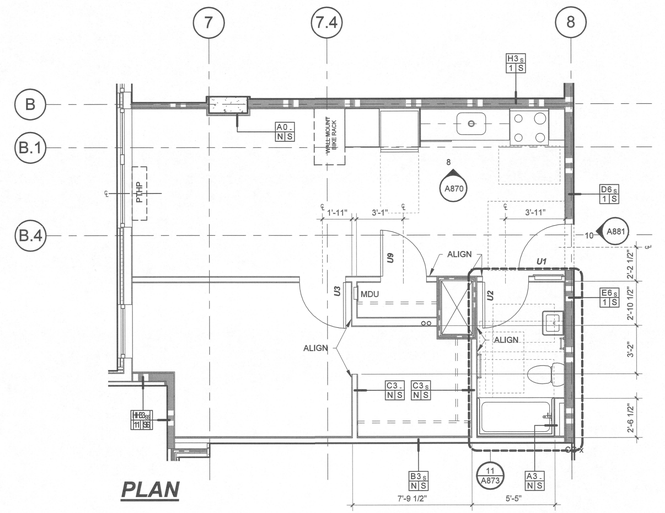
PLAN

3 UNIT 1/1-F EAST WALL AT LEVELS 2 - 6

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

UNITS: 202, 302, 402, 502, 602

RCP



PLAN

1 UNIT 1/1-E

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

UNITS: X04 (LEVELS 3 THRU 12)

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N|S -TYPICAL UNIT INTERIOR WALL
- C6 N|S -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 2|S -TYPICAL SHAFT WALL

LEGEND:

- ELECTRICAL PANEL
- WATER SUPPLY RISERS
- MDU — MEDIA DISTRIBUTION UNIT (MDU)
- PTHP
- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

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T. BORDEN-KING (name) DK (date) 11/29/17

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LEVERARCHITECTURE

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CONSULTANT:

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KEY PLAN:

DRAWN BY: *KS,SB*
DATE CREATED: *04/24/2017*

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

REVIEWED FOR CODE COMPLIANCE
DEC 22 2017
Permit Number

RECEIVED
OCT 10 2017
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SHEET:
A262
PERMIT SET
07-14-2017

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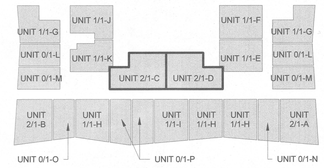
KEY PLAN



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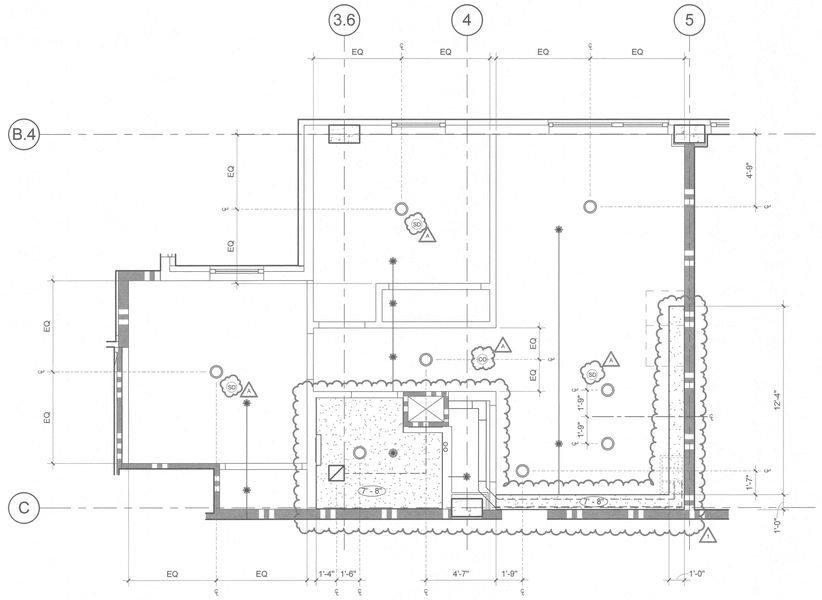
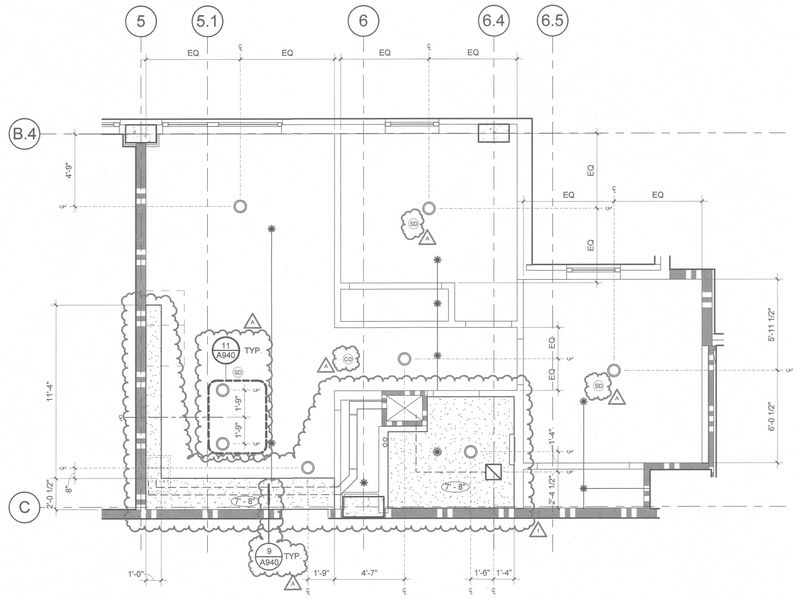


RCP



RCP

LEGEND: RCP

- FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
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- EXHAUST FAN
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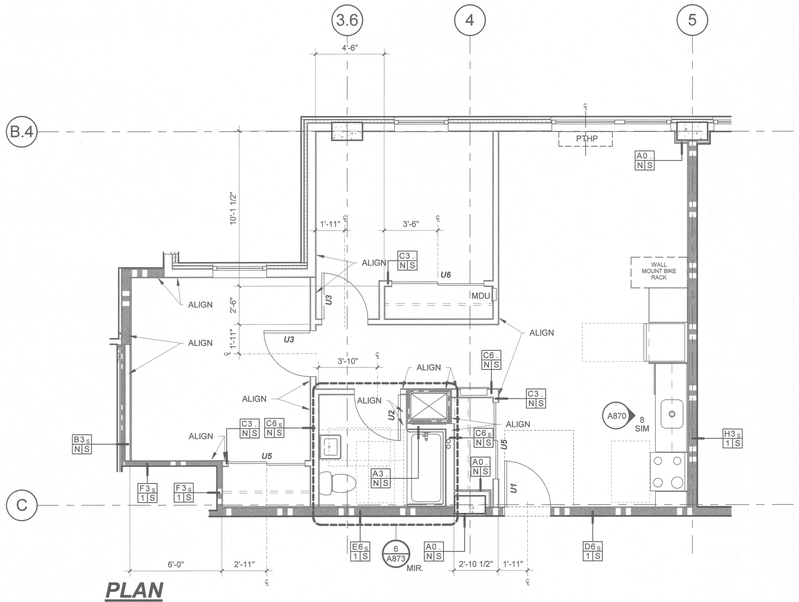
- SURFACE MOUNTED ROUND LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

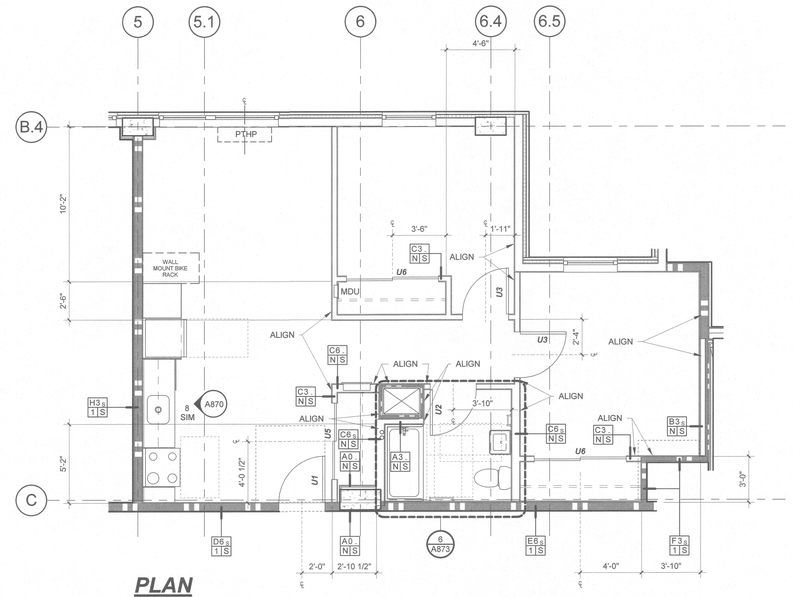


PLAN

2 UNIT 2/1-C

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

UNITS: X12 (LEVEL 2 THRU 12)



PLAN

1 UNIT 2/1-D

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

UNITS: 310, 510, 810, 1010, 1210

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N|S -TYPICAL UNIT INTERIOR WALL
- C6 N|S -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 2|S -TYPICAL SHAFT WALL

LEGEND: PLAN

- ELECTRICAL PANEL
- WATER SUPPLY RISERS
- MDU — MEDIA DISTRIBUTION UNIT (MDU)
- PTHP
- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

This plan matches that approved by Planning and includes all notes from other reviews.
T. BORSUKOWSKI (name) DR (date) 11/25/17

LRS ARCHITECTS
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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:
UNIT PLANS AND RCP

KEY PLAN:

DRAWN BY: KS,SB
DATE CREATED: 04/24/2017

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

CITY OF PORTLAND — REVIEWED FOR CODE COMPLIANCE — DEC 22 2017 — Kevin Hunter

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SHEET: A263

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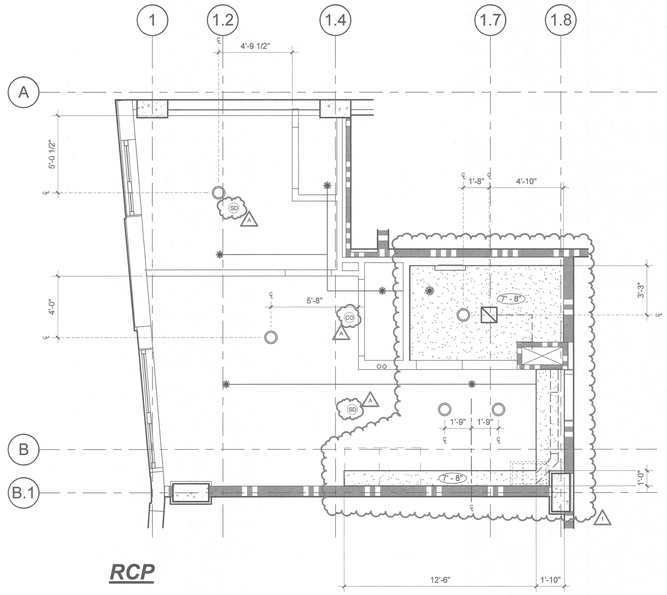
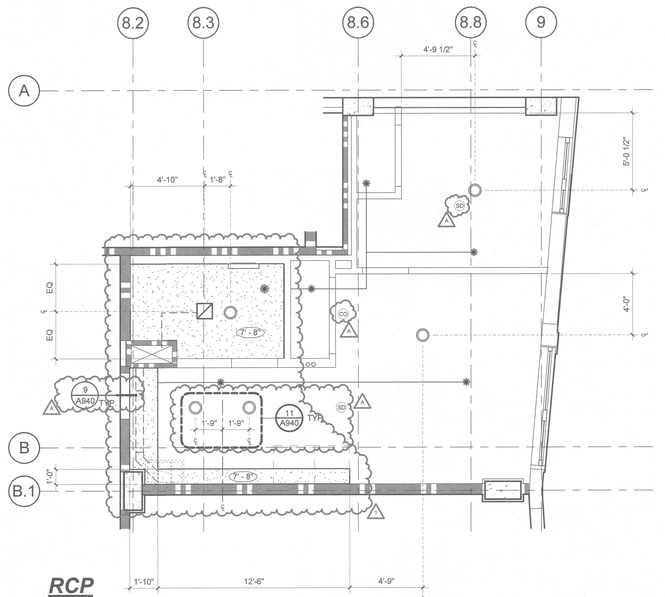


RCP



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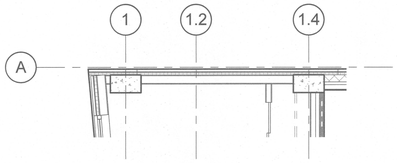
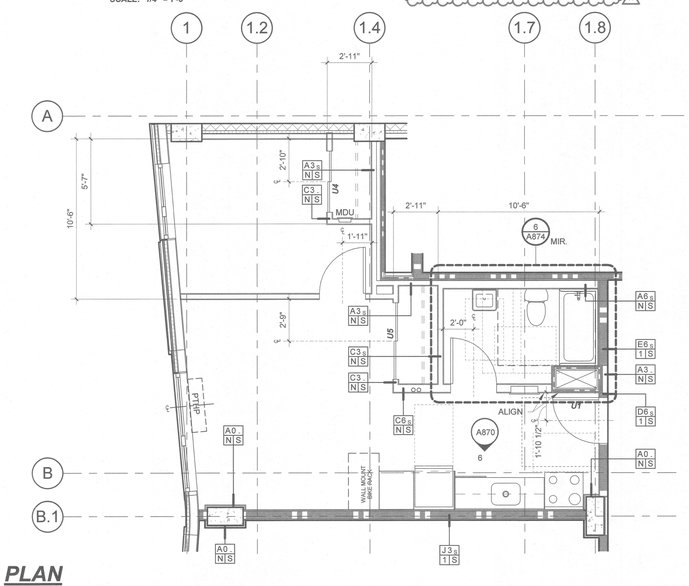


3 UNIT 1/1-G EAST WALL AT LEVELS 4 - 12

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

UNITS: 421, 521, 621, 721, 821, 921, 1021, 1121, 1221

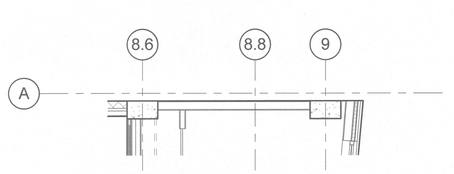


PLAN

4 UNIT 1/1-G EAST WALL AT LEVELS 2 - 3

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

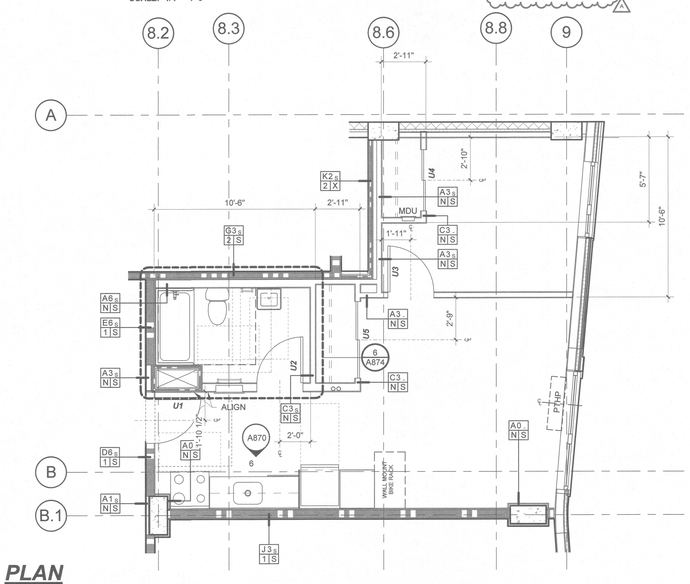
UNITS: 221, 321



1 UNIT 1/1-G ALT EAST WALL AT LEVELS 9 - 12

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

UNITS: 901, 1001, 1101, 1201



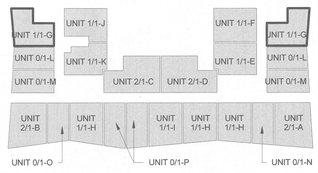
PLAN

2 UNIT 1/1-G EAST WALL AT LEVELS 2 - 8

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

UNITS: 201, 301, 401, 501, 601, 701, 801

KEY PLAN



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LEGEND: RCP

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- WATER SUPPLY RISERS
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- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP, UON

- C3 8 N S — -TYPICAL UNIT INTERIOR WALL
- C6 8 N S — -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 8 2 S — -TYPICAL SHAFT WALL

LEGEND: PLAN

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- MDU — MEDIA DISTRIBUTION UNIT (MDU)
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- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

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T. Bosken - LRS Arch (name) OK (date) 11/29/17

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

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City of Portland BUREAU OF DEVELOPMENT SERVICES DEC 22 2017 Approved

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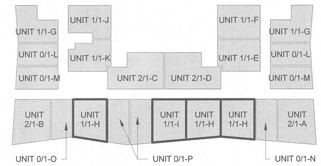
KEY PLAN



* HIGHLIGHTED UNITS RELATIVE TO VIEWS ON SHEET

GENERAL NOTES:

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B. SEE A100 SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
C. SEE A700 WINDOW LOCATION PLANS & WINDOW SCHEDULE FOR SIZE & TYPE.
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL, UON.
E. DOTTED BOXES AND CIRCLES DESIGNATE ACCESSIBLE CLEAR FLOOR AREA SPACES FOR REFERENCE.
F. SEE 1/8" PLANS AND KEY PLAN FOR UNIT LOCATION AND ORIENTATION.
G. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
H. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
I. ALL CEILING HEIGHTS ARE 7' - 8", UON.
J. CEILING FIXTURES TO BE CENTERED OR EQUALLY SPACED AND ALIGNED IN ROOM, UON.
K. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.

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STATE OF OREGON

LEVERARCHITECTURE
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T 503 928 6040
www.leverarchitecture.com
CONSULTANT:

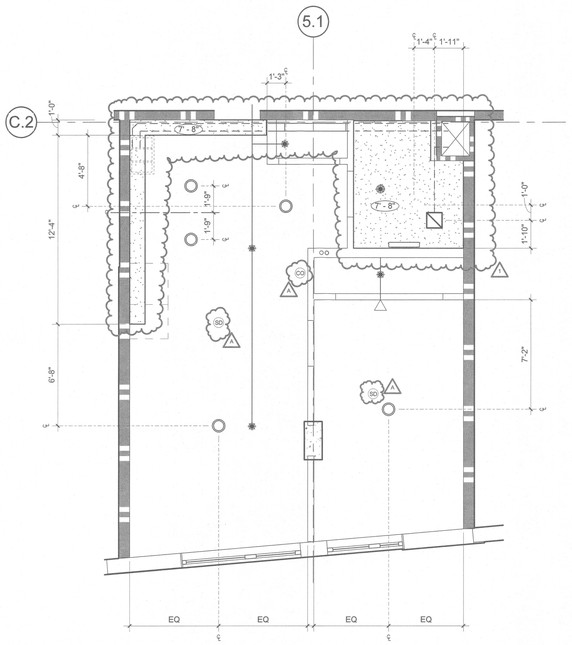
LEGEND: RCP

- FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- SIDE WALL MOUNTED SPRINKLER HEAD
- EXPOSED SPRINKLER PIPE
- LINEAR VANITY LIGHT
- WATER SUPPLY RISERS
- SURFACE MOUNTED ROUND LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232



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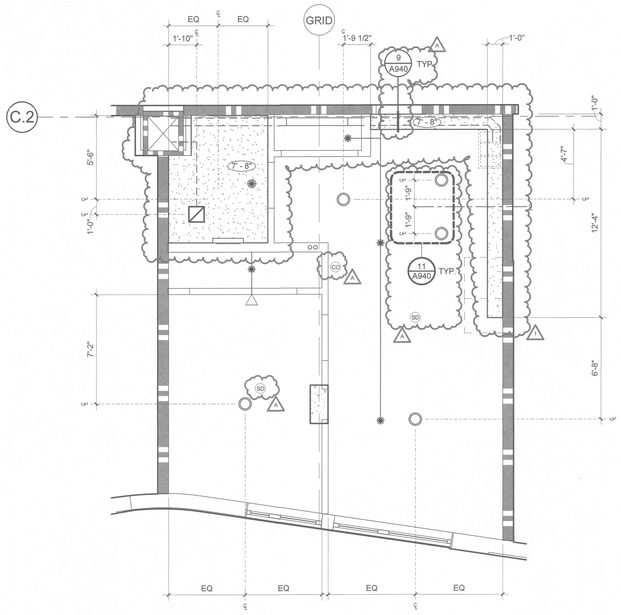

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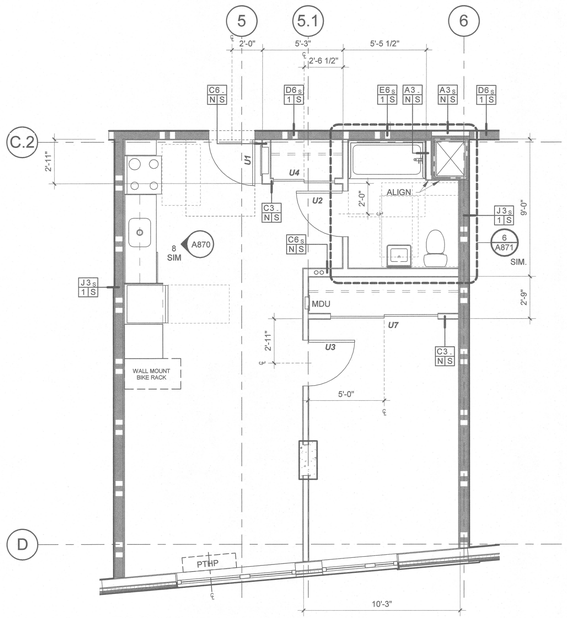


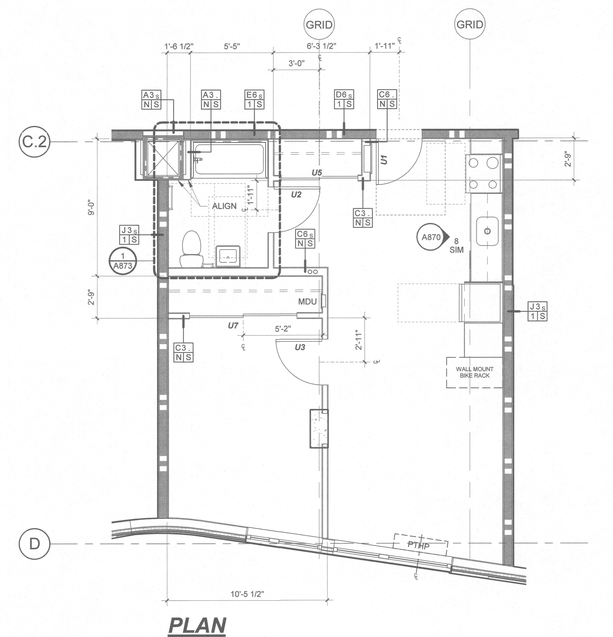
PLAN

2 UNIT 1/1-I

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

UNITS: 211, 611, 711, 911, 1111, 1211

RCP



PLAN

1 UNIT 1/1-H

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

UNITS: X08 (LEVEL 2 THRU 12)
X15 (LEVEL 2 THRU 12)

UNITS (OPP):
X09 (LEVEL 2 THRU 12)

This plan matches that approved by Planning and includes all notes from other reviews.
T. Bosen-Ewalt (name) (date) 11/21/17

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N S -TYPICAL UNIT INTERIOR WALL
- C6 N S -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 2 S -TYPICAL SHAFT WALL

LEGEND: PLAN

- ELECTRICAL PANEL
- WATER SUPPLY RISERS
- MDU — MEDIA DISTRIBUTION UNIT (MDU)
- PTHP
- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

SHEET TITLE:
UNIT PLANS AND RCP

KEY PLAN:

DRAWN BY: KS;SB
DATE CREATED: 04/24/2017

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

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

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET:
A265
PERMIT SET 07-14-2017

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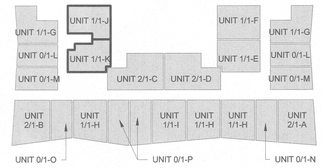
KEY PLAN



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B. SEE A100i SHEET FOR STANDARD FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS, UON.
C. SEE A700 WINDOW LOCATION PLANS & WINDOW SCHEDULE FOR SIZE & TYPE
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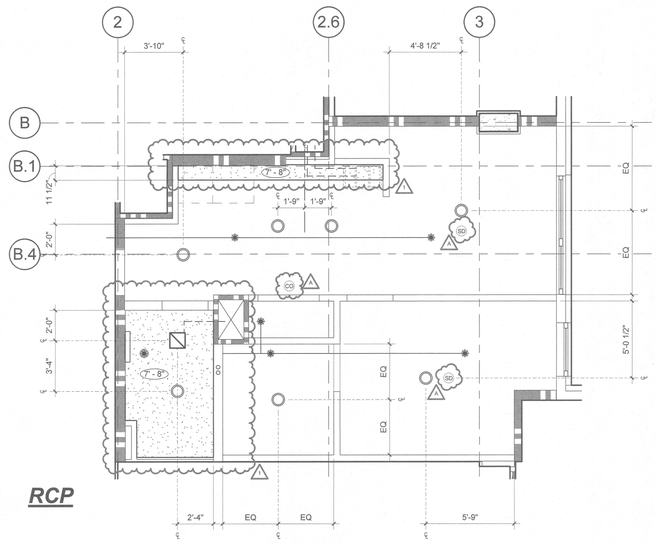

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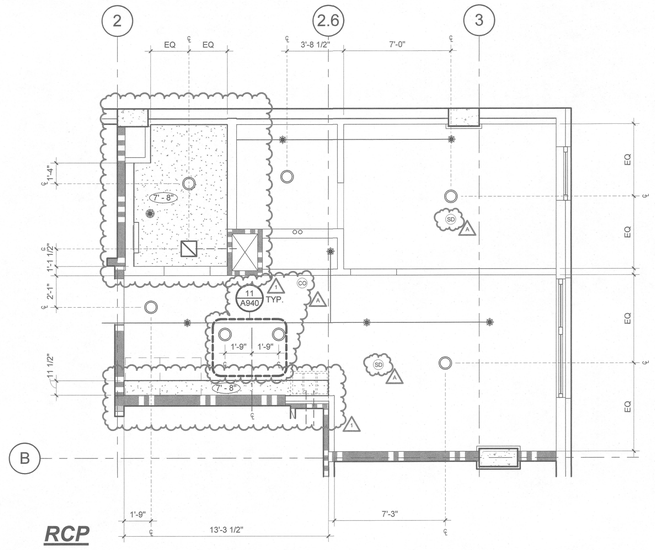

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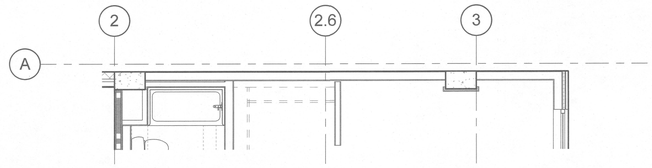
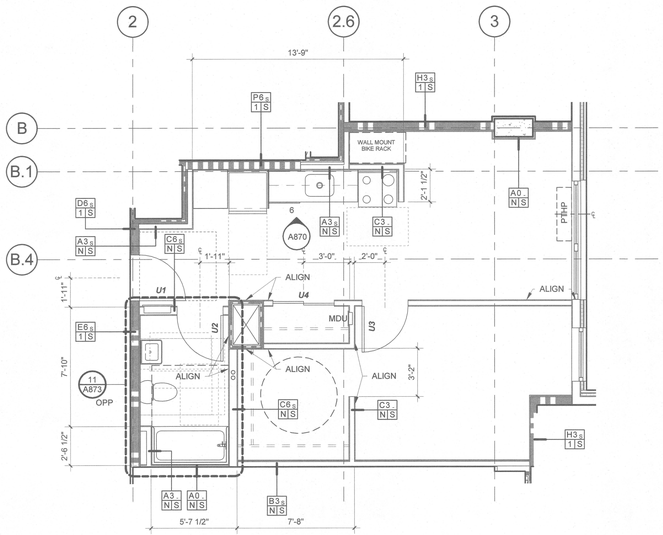


1 UNIT 1/1-J EAST WALL AT LEVELS 4 - 12

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

UNITS: 422, 522, 622, 722, 822, 922, 1022, 1122, 1222

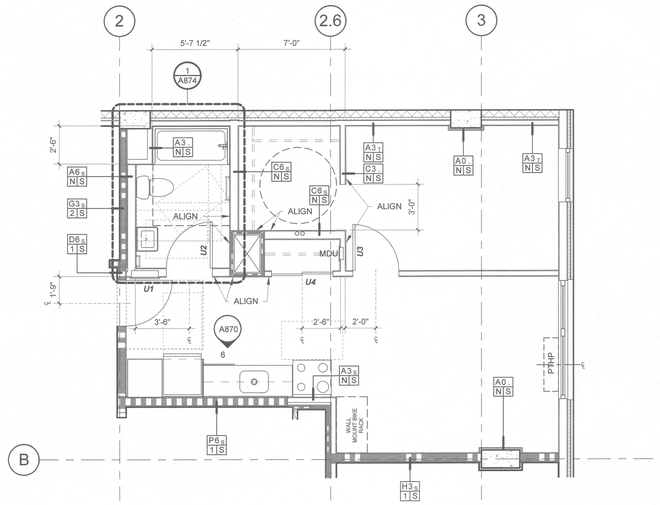


PLAN

3 UNIT 1/1-K

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

UNITS: X20 (LEVEL 2 THRU 12)



PLAN

2 UNIT 1/1-J EAST WALL AT LEVELS 2 - 3

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

UNITS: 222, 322

LEGEND: RCP

- FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
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- LINEAR VANITY LIGHT
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- SMOKE DETECTOR
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WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3.8 N S -TYPICAL UNIT INTERIOR WALL
- C6.8 N S -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2.8 2 S -TYPICAL SHAFT WALL

LEGEND: PLAN

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This plan matches that approved by Planning and includes all notes from other reviews.
T. Boden-King (name) (date) 11/15/17
DK 11/29/17

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
UNIT PLANS AND RCP

KEY PLAN:

DRAWN BY: KS,SB
DATE CREATED: 04/24/2017

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

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

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET:
A266
PERMIT SET
07-14-2017

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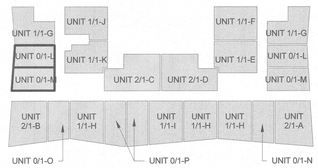
KEY PLAN



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LEGEND: RCP

- (X - X') FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
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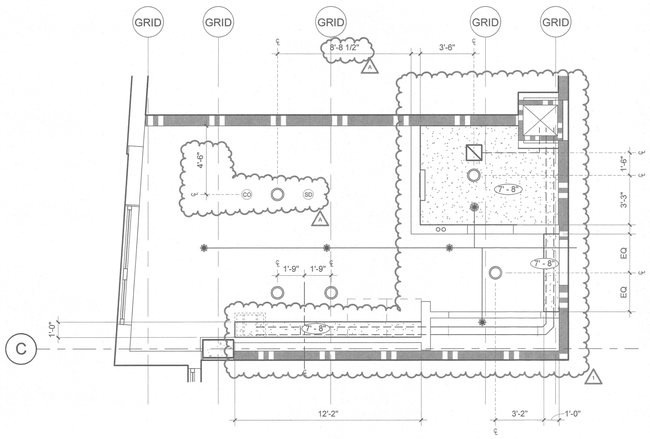
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR



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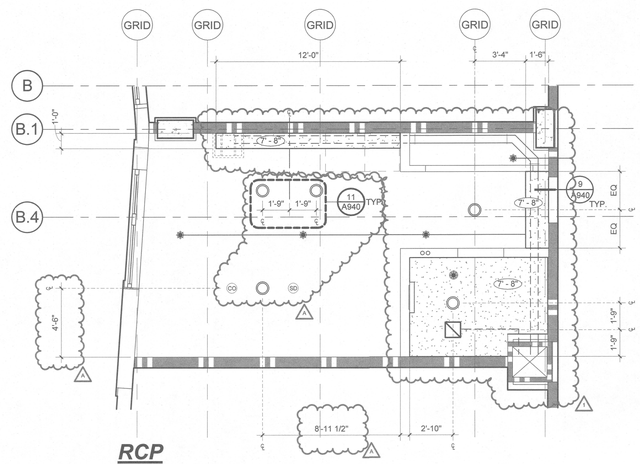

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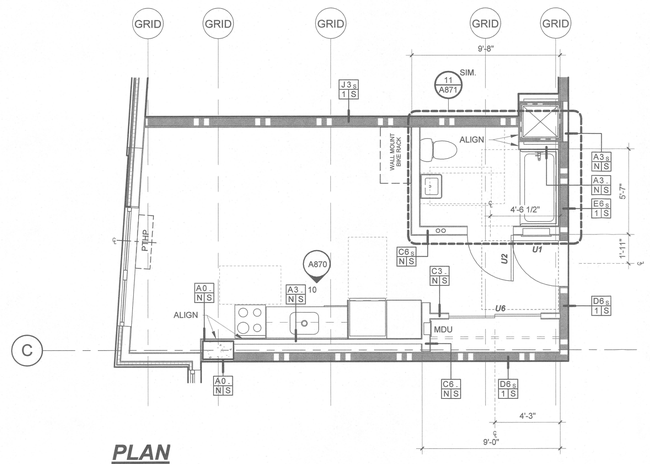
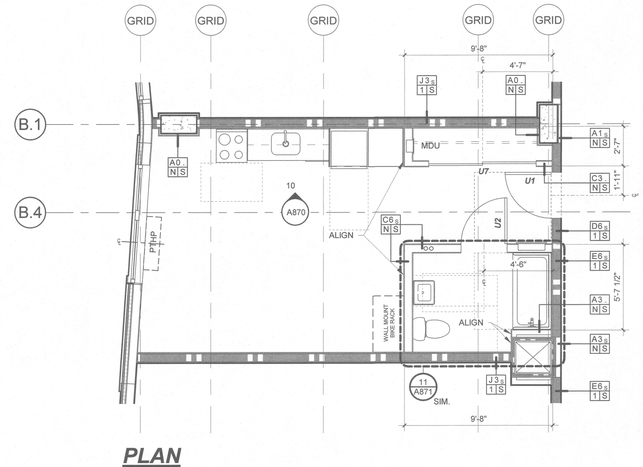


PLAN

2 UNIT 0/1-M

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

UNITS: X18 (LEVEL 2 THRU 12)
UNITS (OPP): X05 (LEVEL 2 THRU 12)



PLAN

1 UNIT 0/1-L

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

UNITS: 303, 503, 803, 1003, 1203
UNITS: X19 (LEVEL 2 THRU 12)

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N S -TYPICAL UNIT INTERIOR WALL
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LEGEND: PLAN

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T. Robson-King (name) (date) 11/13/17
11/15/17

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CONSULTANT:

PROJECT NUMBER: 215349

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SHEET TITLE:

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KEY PLAN:

DRAWN BY: KS,SB
DATE CREATED: 04/24/2017

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

CITY OF PORTLAND REVIEWED FOR CODE COMPLIANCE DEC 22 2017 Permit Attached

RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET:

A267

PERMIT SET 07-14-2017

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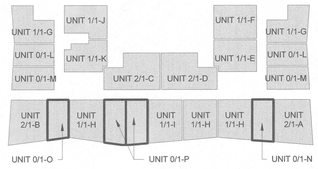
KEY PLAN



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LEGEND: RCP

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- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- EXPOSED DUCT
- RANGE HOOD
- EXHAUST FAN
- EXPOSED SPRINKLER HEAD
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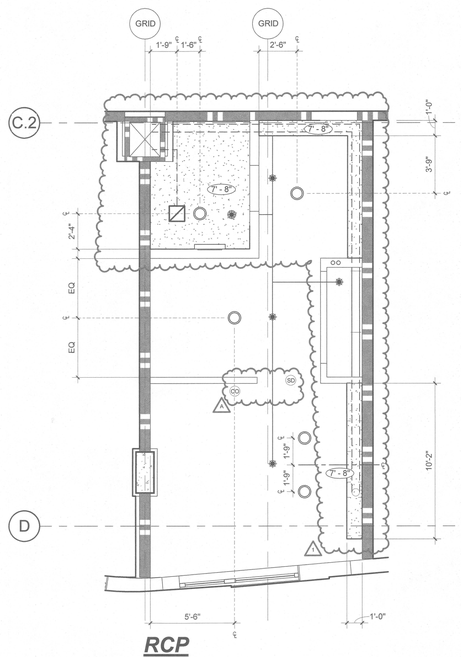
CONSULTANT:



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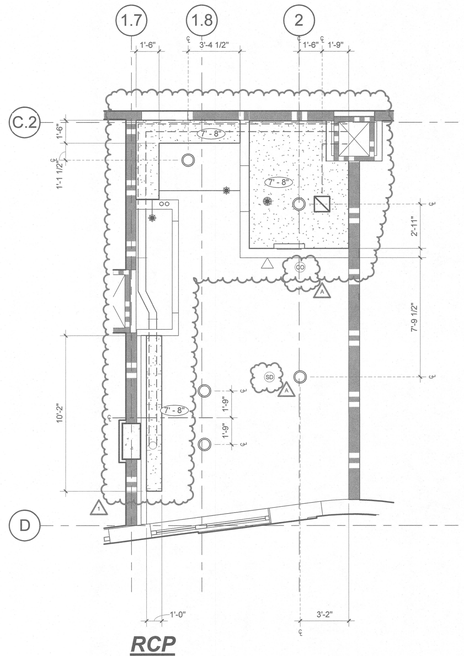

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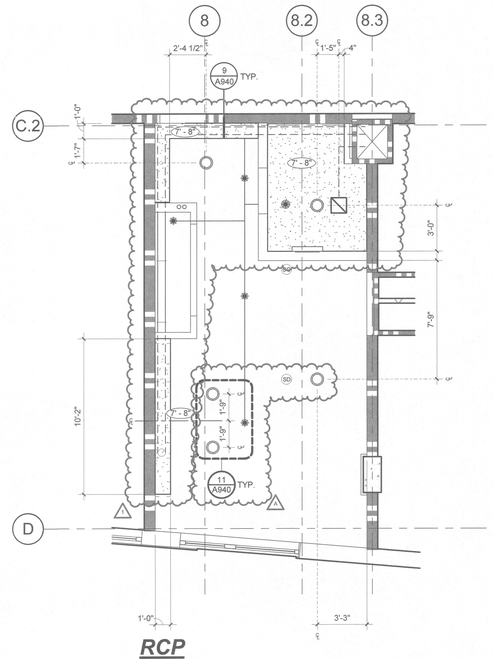

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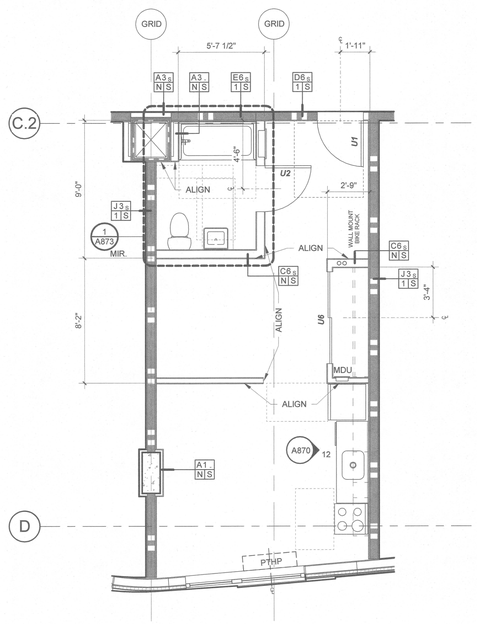
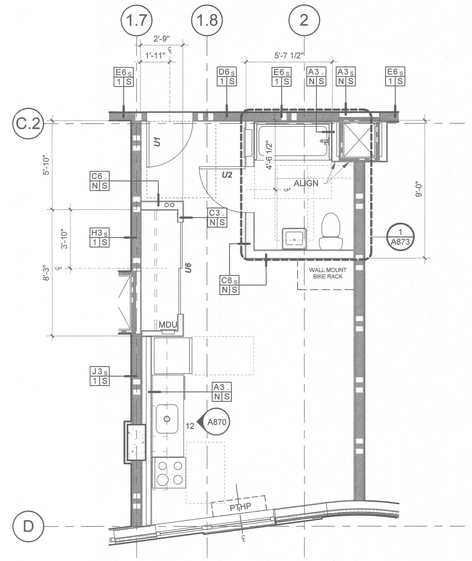


PLAN

3 UNIT 0/1-P

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

UNITS: X14 (LEVEL 2 THRU 12)
UNITS (OPP): X13 (LEVEL 2 THRU 12)

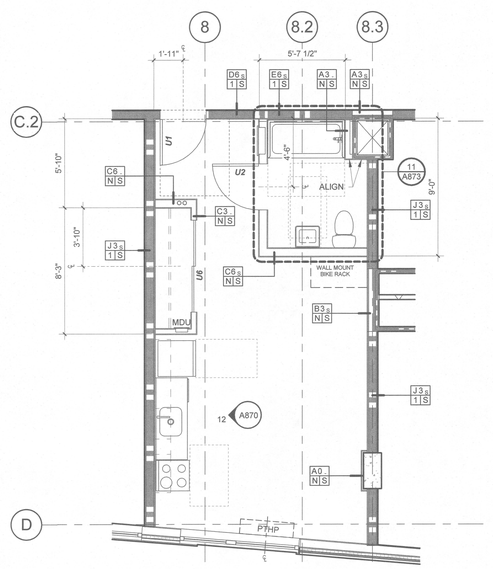


PLAN

2 UNIT 0/1-O

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

UNITS: X16 (LEVEL 2 THRU 12)



PLAN

1 UNIT 0/1-N

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

UNITS: X07 (LEVEL 2 THRU 12)

WALL TYPES LEGEND

RESIDENTIAL UNIT WALL TYPES - TYP. UON

- C3 N|S -TYPICAL UNIT INTERIOR WALL
- C6 N|S -TYPICAL UNIT INTERIOR PLUMBING WALL
- K2 2|S -TYPICAL SHAFT WALL

LEGEND: PLAN

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- WATER SUPPLY RISERS
- MDU — MEDIA DISTRIBUTION UNIT (MDU)
- PTHP
- SHELF AND CLOTHES ROD
- WALL MOUNTED BIKE RACK — 2'-0" X 3'-8" VERTICAL BIKE RACK

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

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
UNIT PLANS AND RCP

KEY PLAN:

DRAWN BY: KS, SB
DATE CREATED: 04/24/17

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

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SHEET:
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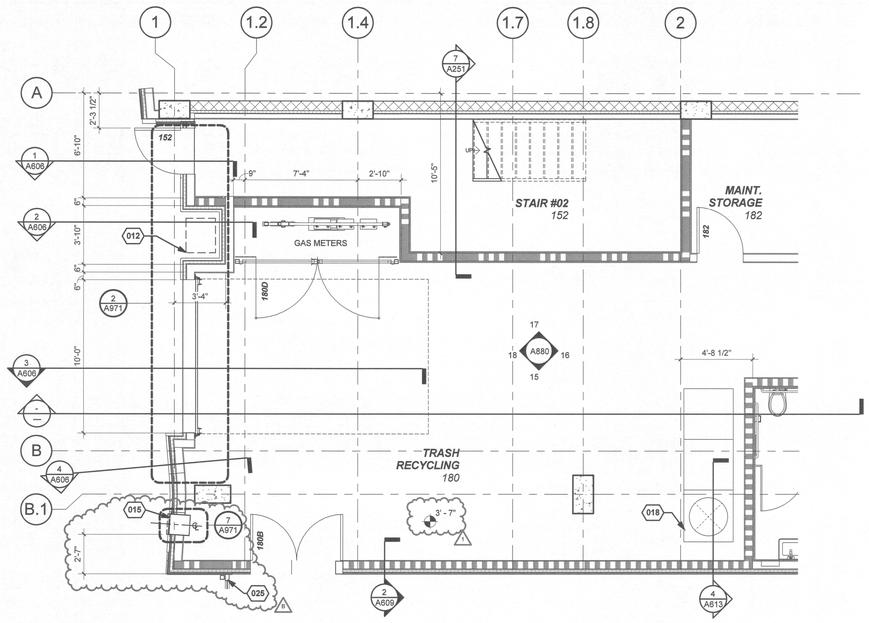
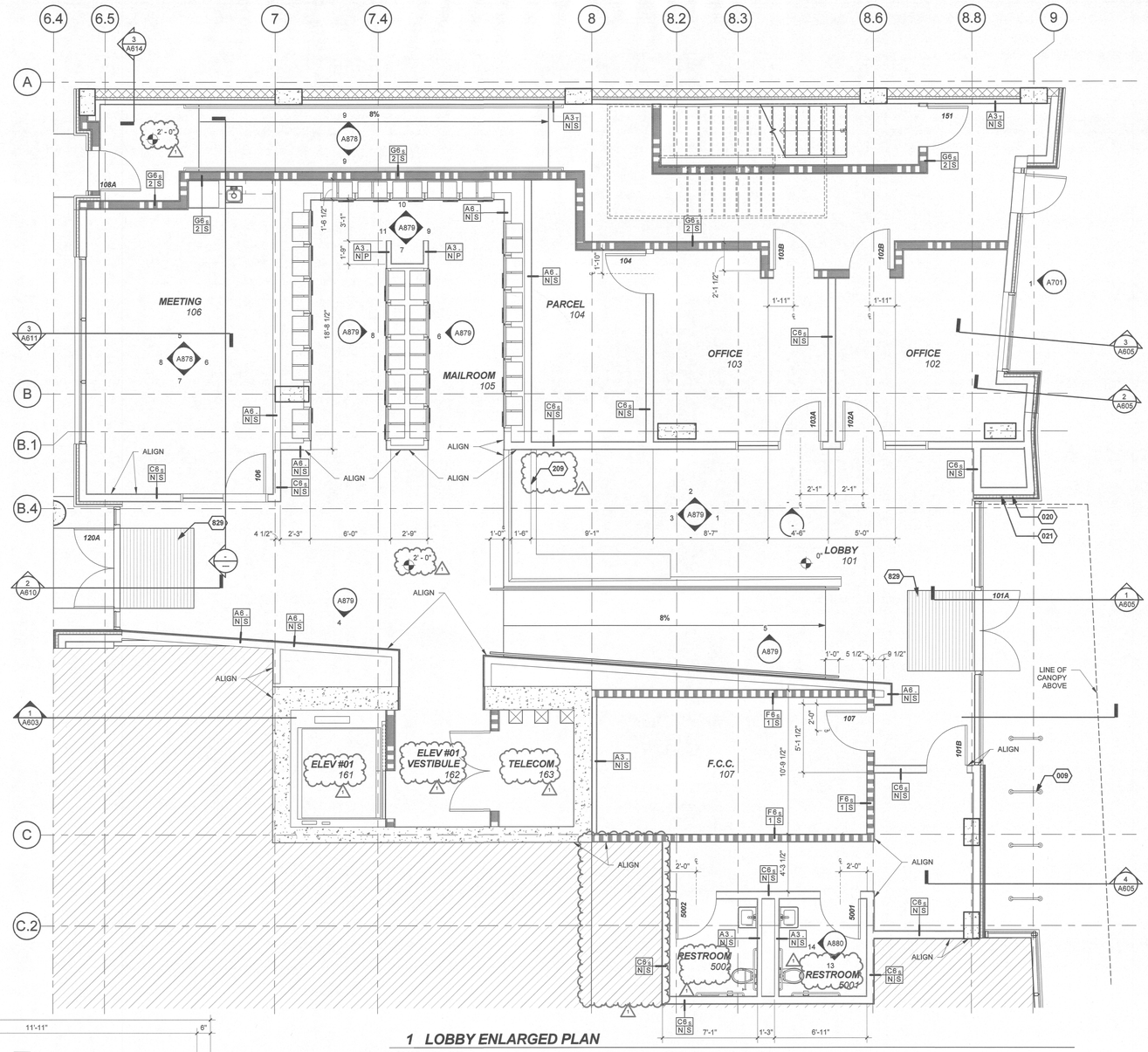


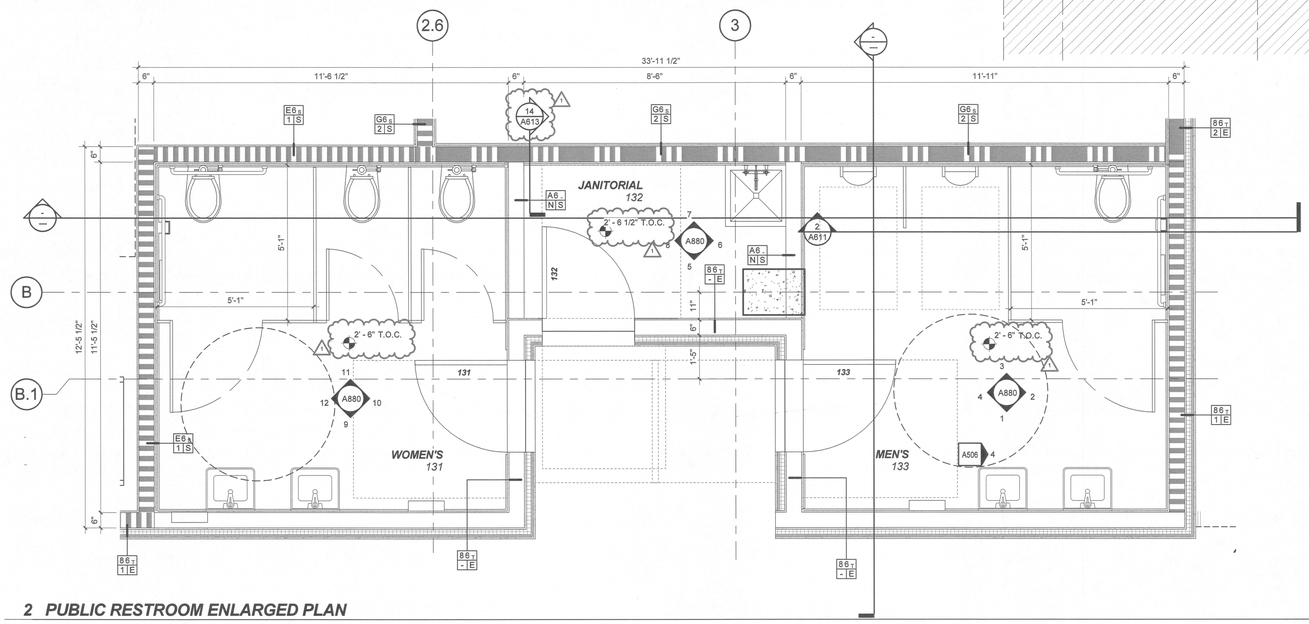
3 ENLARGED LOADING AREA PLAN

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



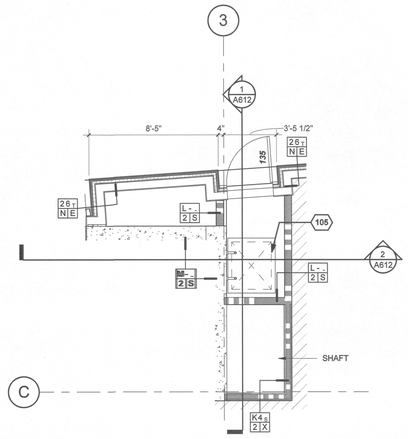
1 LOBBY ENLARGED PLAN

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



2 PUBLIC RESTROOM ENLARGED PLAN

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



4 ENLARGE FIRE TANK ACCESS PLAN

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

KEYNOTES

009	BIKE RACK - SEE DTL. 2/A002
012	GAS REGULATOR - COORDINATE W/ UTILITY PROVIDER.
015	GENERATOR FUEL FILLING STATION.
018	TRASH COMPACTOR
020	KNOCKBOX MOUNTED AT 14'-0" A.F.F.
021	CALL BOX
025	ENTRY GATE - SEE SHEET A702 FOR FURTHER INFO
026	FIRE TANK ACCESS DOOR BLOCKOUT
209	BENCH - SEE SHEET A952 FOR FURTHER INFO.
829	WALK-OFF GRATE - FINISH: SS-1 - SEE DTL. 4/A980

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CONSULTANT:

PROJECT NUMBER: 215349

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ENLARGED FLOOR PLANS

KEY PLAN:

DRAWN BY:		Author
DATE CREATED:		09/07/16
1	ADDENDUM #01	08/11/2017
B	PLAN CHECK #02	09/22/2017

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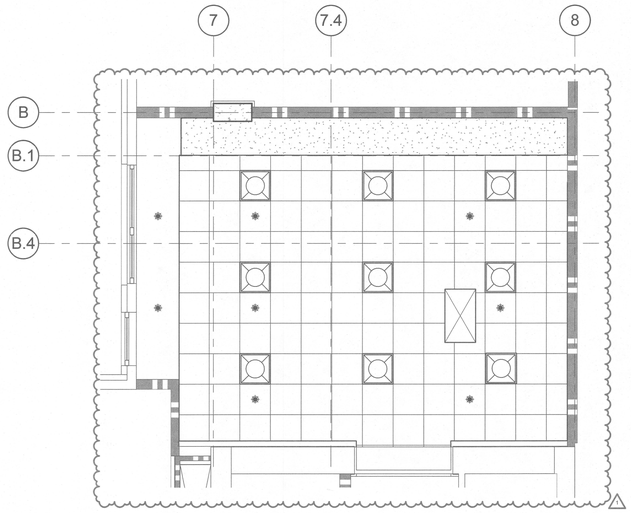
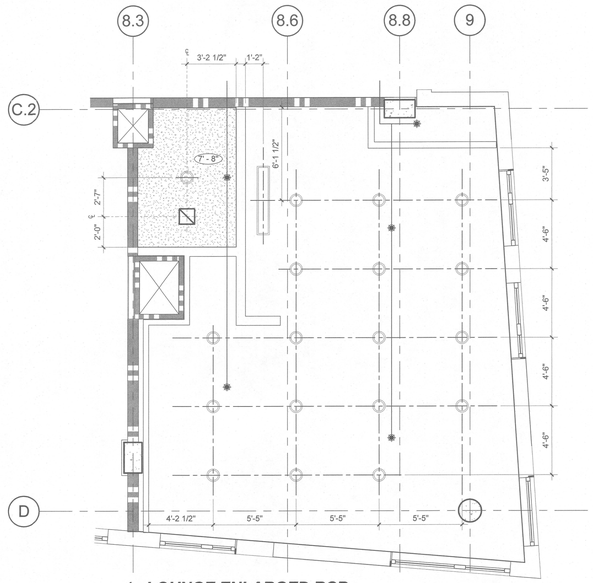


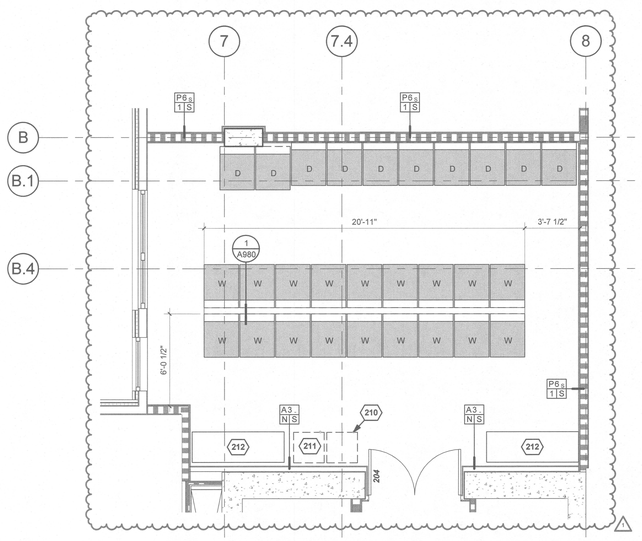
2 LAUNDRY ROOM ENLARGED RCP

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



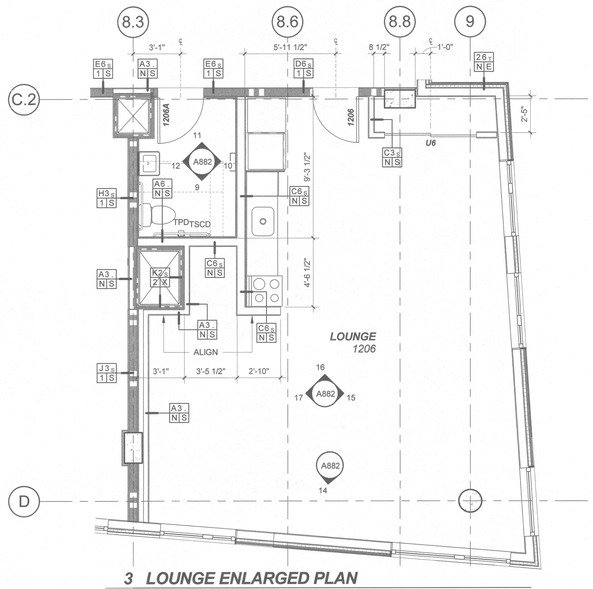
1 LOUNGE ENLARGED RCP

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



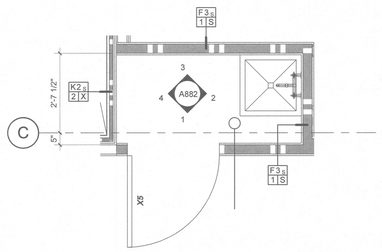
4 LAUNDRY ROOM ENLARGED PLAN

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



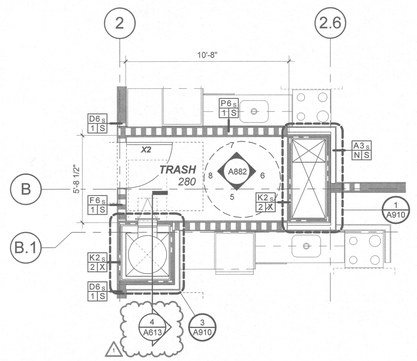
3 LOUNGE ENLARGED PLAN

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



6 JAN. CLOSET LEVELS 2, 7, 12

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



5 TYP TRASH ROOM ENLARGED PLAN

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

KEYNOTES

210	VENDING / ATM - COORDINATE W/ OWNER & VENDOR
211	VENDING SOAP DISPENSER - COORDINATE W/ OWNER & VENDOR
212	FOLDING TABLE

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ENLARGED FLOOR PLANS

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 08/30/16

1	ADDENDUM #01	08/11/2017

City of Portland RESIDENTIAL CODE COMPLIANCE DEC 22 2017 Permit Number

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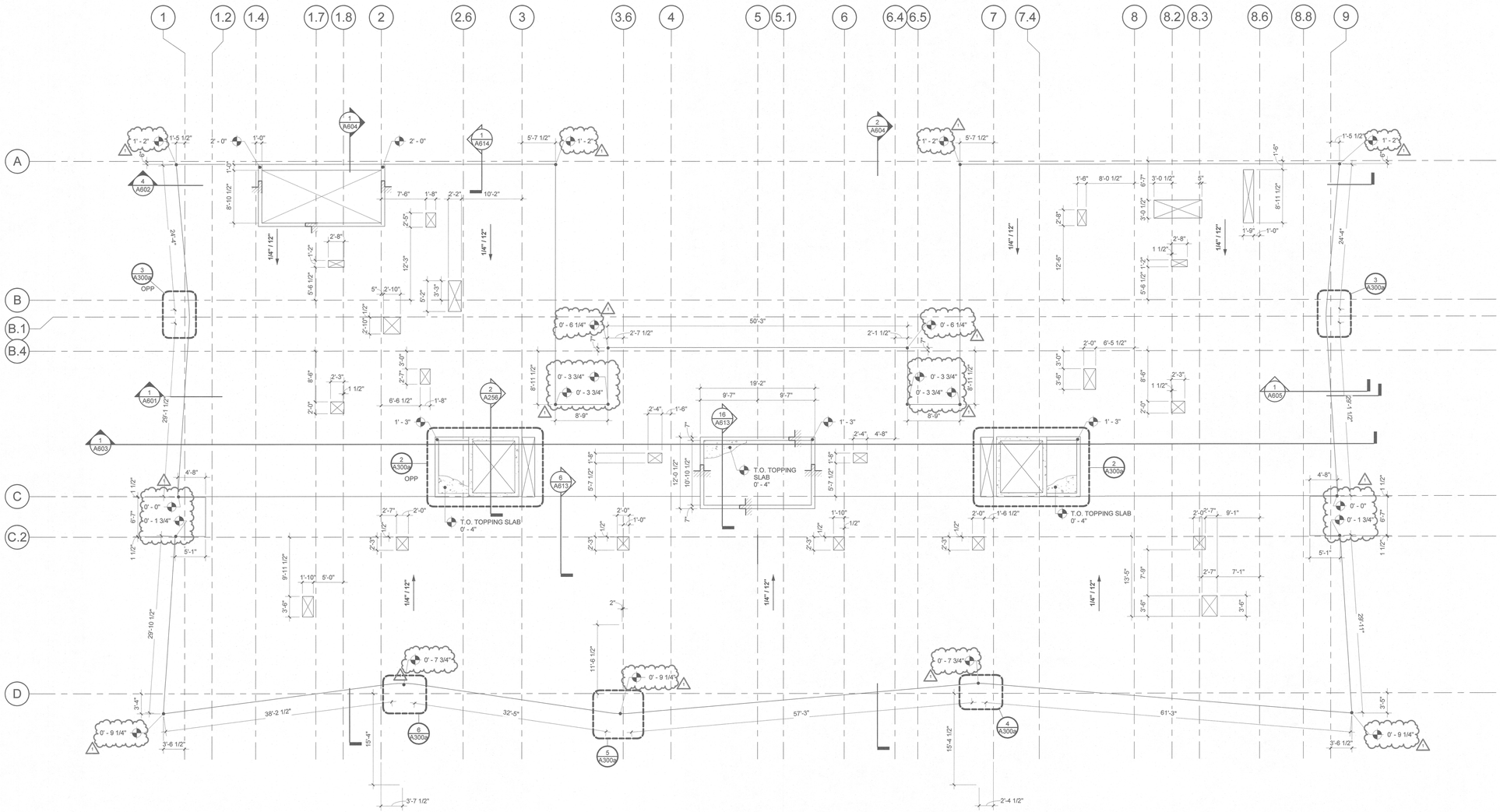
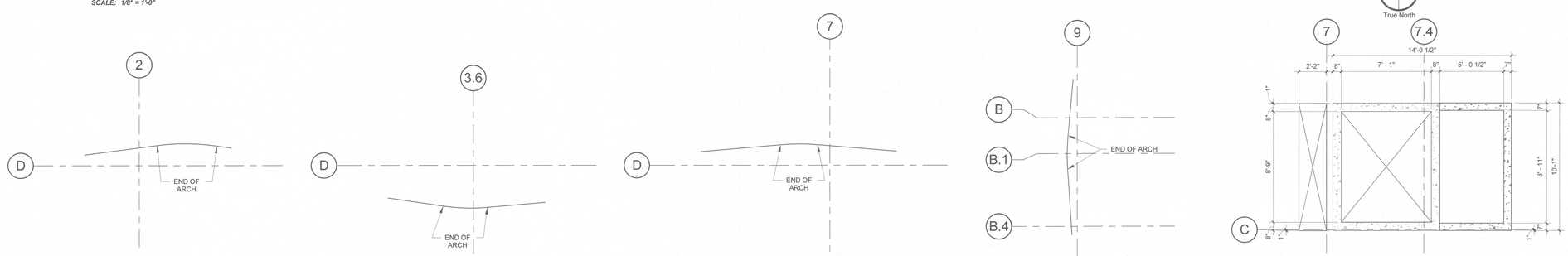
GENERAL NOTES:

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 ROOF PLAN

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



6 SLAB EDGE DETAIL

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 ELEVATOR CORE ENLARGED PLAN

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

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PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ROOF SLAB PLAN

KEY PLAN:

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

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

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SHEET:
A300a
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07-14-2017

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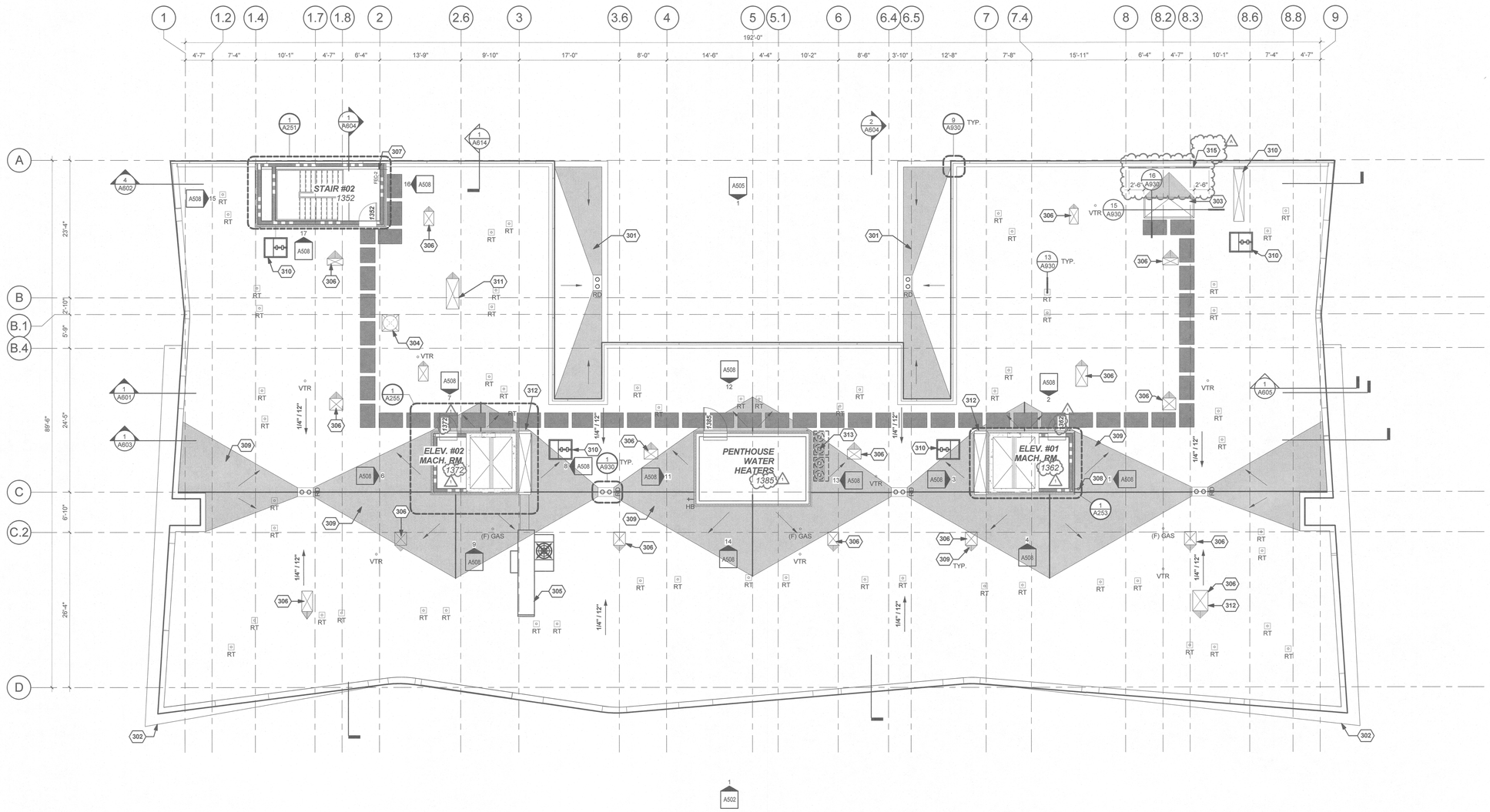
GENERAL NOTES:

A. COORDINATE ALL ROOF PENETRATIONS, (CONDUITS, PIPES, ANCHORS) WITH ASSOCIATED DISCIPLINES. MECHANICAL, ELECTRICAL, PLUMBING, RADON MITIGATION AND STRUCTURAL.
B. PROVIDE POSITIVE DRAINAGE AT CRICKETS. 1/8" SLOPE MINIMUM AT VALLEYS.
C. SEE SHEET 300a FOR T.O. CONCRETE ROOF DECK ELEVATIONS.
D. POINT ELEVATIONS SHOWN INDICATE T.O. INSULATION (ROOF SYSTEM).



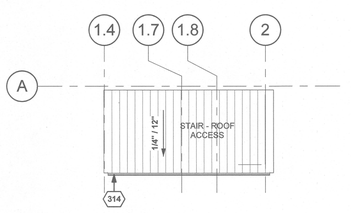
KEYNOTES

301	LOWER ROOF BELOW.
302	OUTLINE OF CANOPY BELOW.
303	ROOF HATCH.
304	TRASH CHUTE.
305	MECH. HVAC EQUIPMENT - SEE MECHANICAL.
306	EXHAUST FAN W/ SHROUD - SEE MECHANICAL.
307	STANDPIPE CONNECTION - SEE FIRE PROTECTION.
308	DAS ANTENNA - SEE ELECTRICAL.
309	CRICKET - TAPERED RIGID INSULATION AS REQ'D. PROVIDE POSITIVE DRAINAGE.
310	STAIR PRESSURIZATION SHAFT & EQUIPMENT - SEE MECHANICAL.
311	EXHAUST FAN W/ SHROUD FOR KITCHEN, TRASH ROOM & GENERATOR EXHAUST - SEE MECHANICAL.
312	GREASE DUCT - FUTURE TENANT IMPROVEMENT - PROVIDE CAP.
313	FUTURE MECH EQUIPMENT - FUTURE TENTANT IMPROVEMENT - SEE MECHANICAL.
314	ROOF HOOK.
315	42" HIGH METAL GUARD RAIL, FACE-MOUNTED TO PARAPET

1 ROOF LEVEL - PLAN

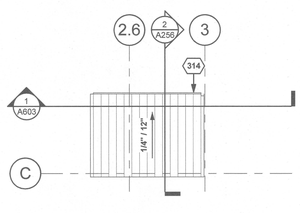
SCALE: 1/8" = 1'-0"

N True North



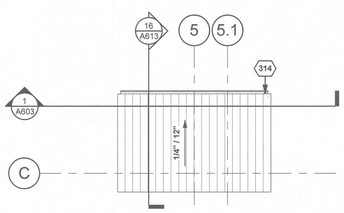
2 ROOF PLAN - STAIR #02

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



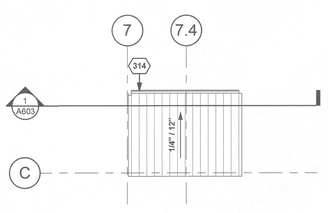
3 ROOF PLAN - ELEVATOR #02

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



4 ROOF PLAN - MECH PENTHOUSE

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



5 ROOF PLAN - ELEVATOR #01

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

LEGEND: ROOF PLAN

- TAPERED RIGID INSULATION, 1/4" SLOPE MINIMUM PROVIDE POSITIVE DRAINAIGE
- WALK PAD NOMINAL SIZES 30" X 40" AND 30" X 30"
- RD — ROOF DRAIN: SEE DETAIL 1/A930 COORDINATE WITH PLUMBING
- RT — ROOF TIE-OFF: SEE DETAIL 13/A930 COORDINATE WITH STRUCTURAL
- VTR — VENT TO ROOF: SEE DETAILS 10 AND 11/A930 COORDINATE WITH PLUMBING
- (F) GAS — GAS RISER (FUTURE CONNECTION) COORDINATE WITH PLUMBING
- DS — DOWN SPOUT TO DAYLIGHT AT LOWER ROOF
- HB — HOSE BIB: SEE PLUMBING
- STANDING SEAM MTL ROOF SYSTEM

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ROOF LEVEL PLAN

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 08/30/2016

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

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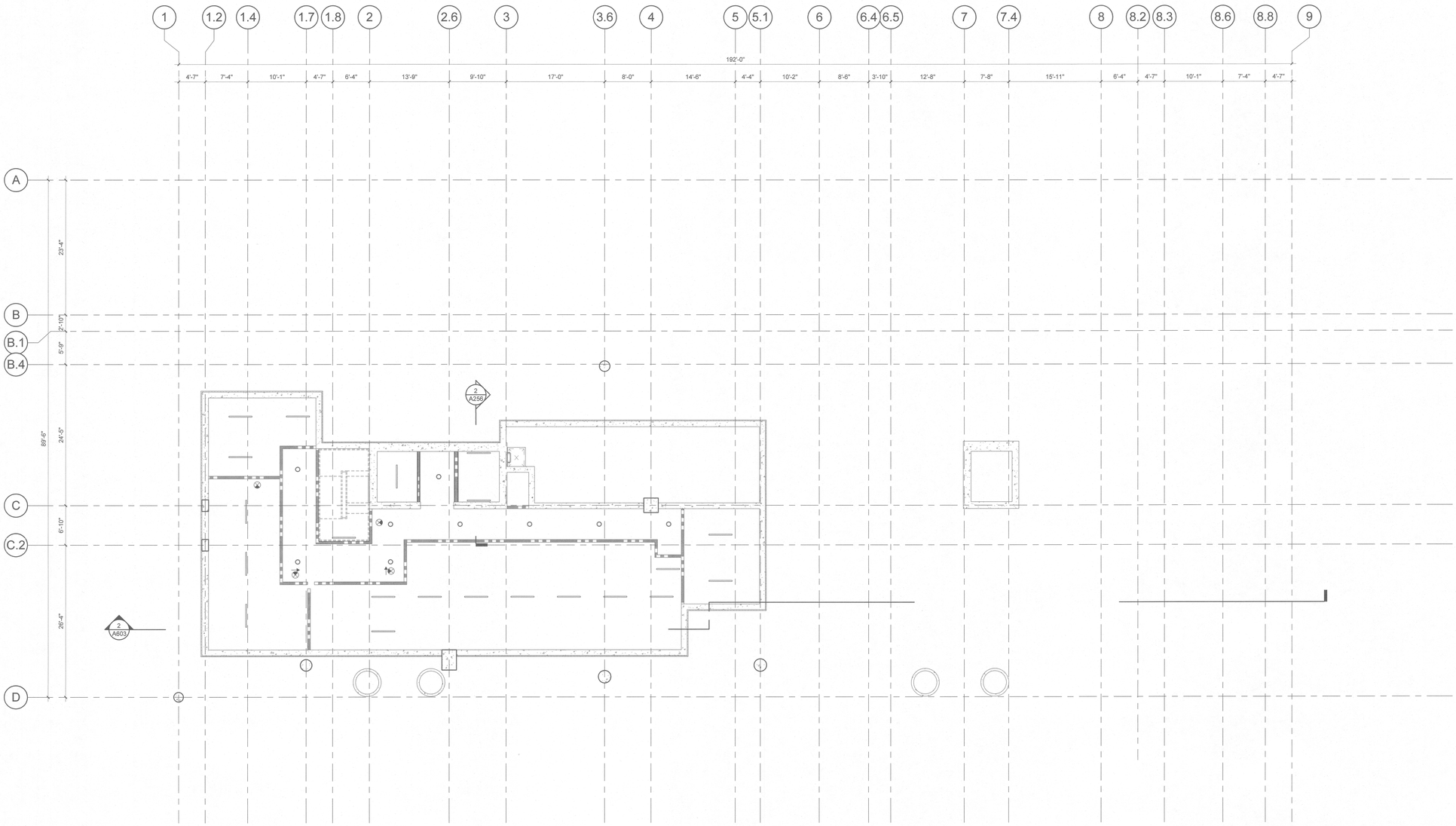
GENERAL NOTES:

A. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

1 BASEMENT LEVEL - REFLECTED CEILING 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:
BASEMENT LEVEL - REFLECTED CEILING PLAN

KEY PLAN:

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

City of Portland
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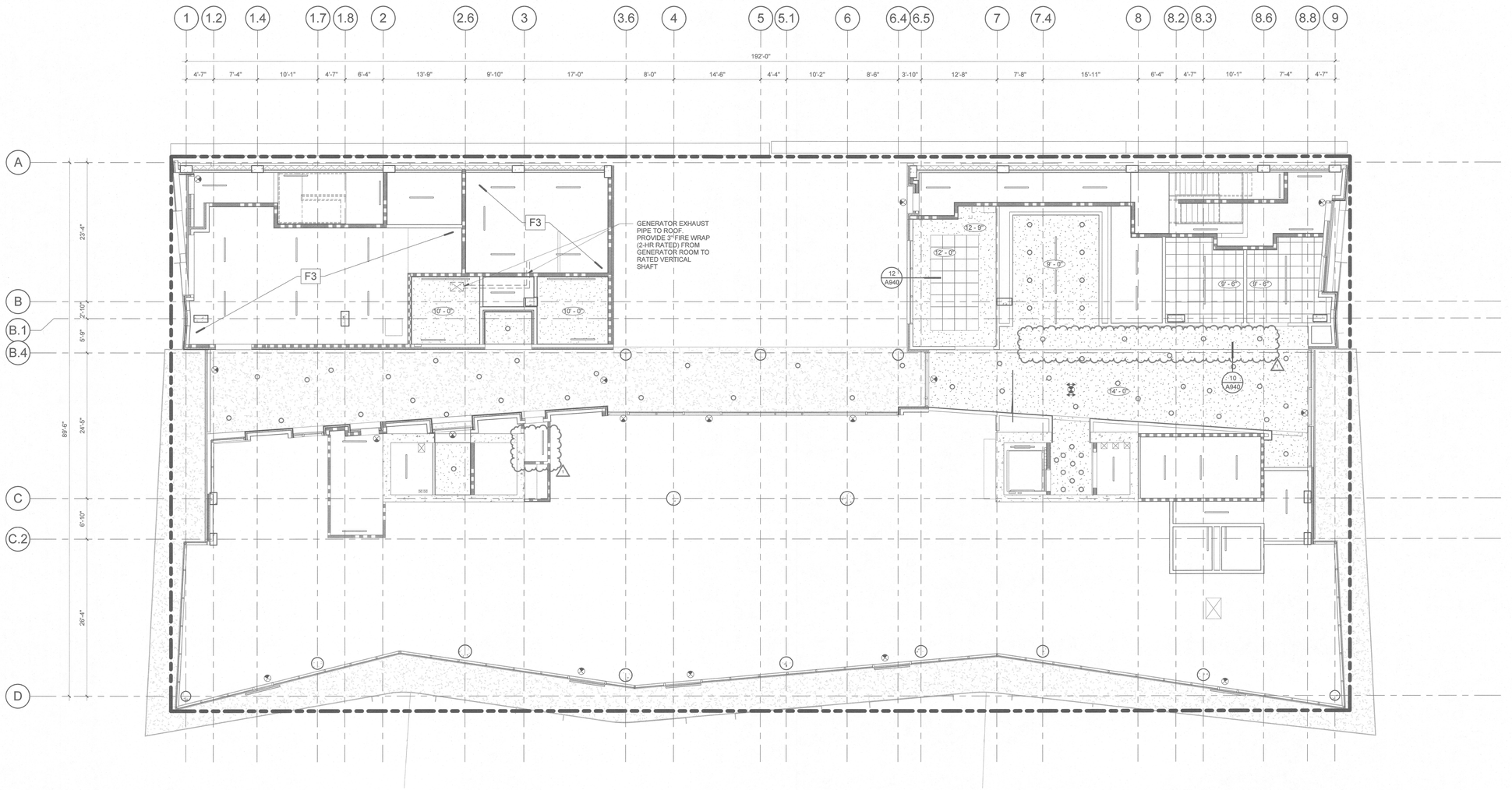

1 LEVEL 1 - REFLECTED CEILING PLAN

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

KEYNOTES

GENERAL NOTES:

A. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.

LEGEND: RCP

- X' - X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 1 - REFLECTED CEILING PLAN

KEY PLAN:

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

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1 LEVEL 1 - REFLECTED CEILING PLAN SLAB INSULATION EXTENTS

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

N
True North

LEGEND: INSULATION RCP

- 3" ROCK MINERAL WOOL BOARD INSULATION
- 9" SEMI-RIGID INSULATION
- F# FLOOR/CEILING ASSEMBLY TAG, SEE A151

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

LEVEL-1 REFLECTED CEILING PLAN - INSUL. EXTENTS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 07/04/17

1 ADDENDUM #01 08/11/2017

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1 LEVEL 2 - REFLECTED CEILING PLAN

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

N
True North

GENERAL NOTES:

A. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.

LEGEND: RCP

- X' - X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 2 - REFLECTED CEILING PLAN

KEY PLAN:

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

1	ADDENDUM #01	08/11/2017

City of Portland
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GENERAL NOTES:

A. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

1 LEVEL 3 - REFLECTED CEILING PLAN

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

N True North

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www.leverarchitecture.com

CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 3 - REFLECTED CEILING PLAN

KEY PLAN:

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

1	ADDENDUM #01	08/11/2017

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GENERAL NOTES:

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B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", U.O.N.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



LEGEND: RCP

- K' - K" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

1 LEVEL 4 - REFLECTED CEILING 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 4 - REFLECTED CEILING PLAN

KEY PLAN:

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

1	ADDENDUM #01	08/11/2017

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B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", U.O.N.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



1 LEVEL 5 - REFLECTED CEILING PLAN

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

N True North

LEGEND: RCP

- X' - X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 5 - REFLECTED CEILING PLAN

KEY PLAN:

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

1 ADDENDUM #01 08/11/2017

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1 LEVEL 6 - REFLECTED CEILING PLAN

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

N True North

GENERAL NOTES:

A. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.

LEGEND: RCP

- X' - X" FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

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SHEET TITLE:

LEVEL 6 - REFLECTED CEILING PLAN

KEY PLAN:

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

1 ADDENDUM #01 08/11/2017

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B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A280 - A288.



1 LEVEL 7 - REFLECTED CEILING PLAN

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

N True North

LEGEND: RCP

- X - X — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 7 - REFLECTED CEILING PLAN

KEY PLAN:

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

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1 LEVEL 8 - REFLECTED CEILING PLAN

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

N True North

GENERAL NOTES:

A. CEILING FIXTURES ARE SHOWN FOR REFERENCE ONLY FOR COORDINATION WITH CEILING FINISH SYSTEM. SEE MECHANICAL, ELECTRICAL AND SPRINKLER DRAWINGS FOR ALL CEILING FIXTURES AND TYPES.
B. SPOT ELEVATIONS ARE FROM FINISH FLOOR TO SURFACE FINISH OF CEILING AND ARE ROUNDED TO THE NEAREST INCH (TYP).
C. ALL CEILING HEIGHTS ARE 7' - 8", UON.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.

LEGEND: RCP

- X' - X" FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

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SHEET TITLE:

LEVEL 8 - REFLECTED CEILING PLAN

KEY PLAN:

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

1 ADDENDUM #01 08/11/2017

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

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GENERAL NOTES:

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C. ALL CEILING HEIGHTS ARE 7' - 8" U.O.N.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



1 LEVEL 9 - REFLECTED CEILING PLAN

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

N True North

LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

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SHEET TITLE:
LEVEL 9 - REFLECTED CEILING PLAN

KEY PLAN:

DRAWN BY: Author
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1	ADDENDUM #01	08/11/2017

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GENERAL NOTES:

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C. ALL CEILING HEIGHTS ARE 7'-- 8", U.O.N.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



1 LEVEL 10 - REFLECTED CEILING PLAN

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

N True North

LEGEND: RCP

- (X'-X") FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
LEVEL 10 - REFLECTED CEILING PLAN

KEY PLAN:

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

1 ADDENDUM #01 08/11/2017

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C. ALL CEILING HEIGHTS ARE 7' - 8". U.O.N.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A260 - A268.



1 LEVEL 11 - REFLECTED CEILING PLAN

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

N True North

LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

KEYNOTES

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
LEVEL 11 - REFLECTED CEILING PLAN

KEY PLAN:

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

1	ADDENDUM #01	08/11/2017

City of Portland, Oregon — BUREAU OF DEVELOPMENT SERVICES — DEC 22 2017 — Approved

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C. ALL CEILING HEIGHTS ARE 7' - 8", U.O.N.
D. SEE A170 FOR RECESSED CEILING FIXTURE WRAP REQUIREMENTS.
E. SEE ENLARGED UNIT PLANS FOR UNIT RCP INFO SHEETS A250 - A268.



KEYNOTES

LEGEND: RCP

- X'-X" — FINISH CEILING HEIGHT, A.F.F.
- GYPSUM BOARD CEILING / SOFFIT
- STUCCO CEILING / SOFFIT
- CIRCULAR FIXTURE (SEE ELECTRICAL)
- LINEAR FIXTURE (SEE ELECTRICAL)
- 2x2 LAY-IN FIXTURE (SEE ELECTRICAL)
- EXIT LIGHT
- F# — FLOOR/CEILING ASSEMBLY TAG, SEE A151

1 LEVEL 12 - REFLECTED CEILING 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 12 - REFLECTED CEILING PLAN

KEY PLAN:

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

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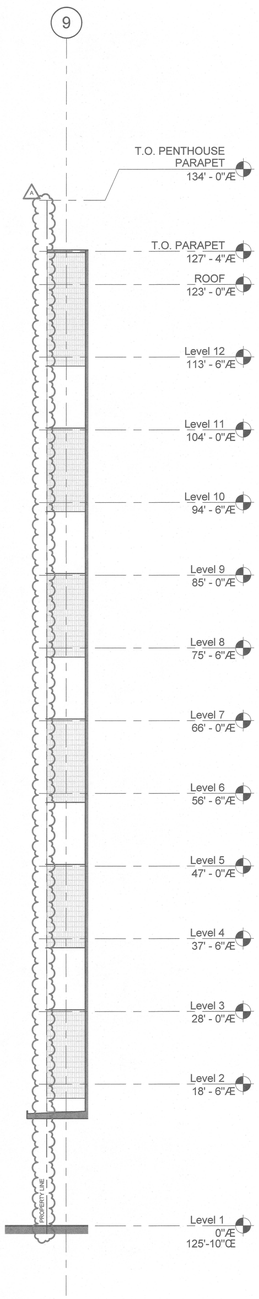
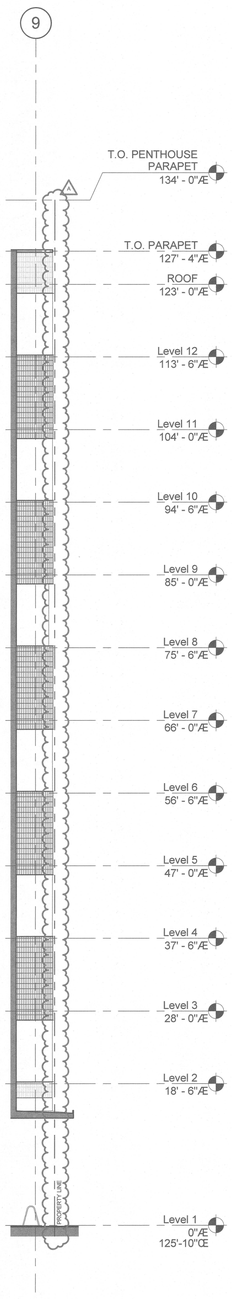


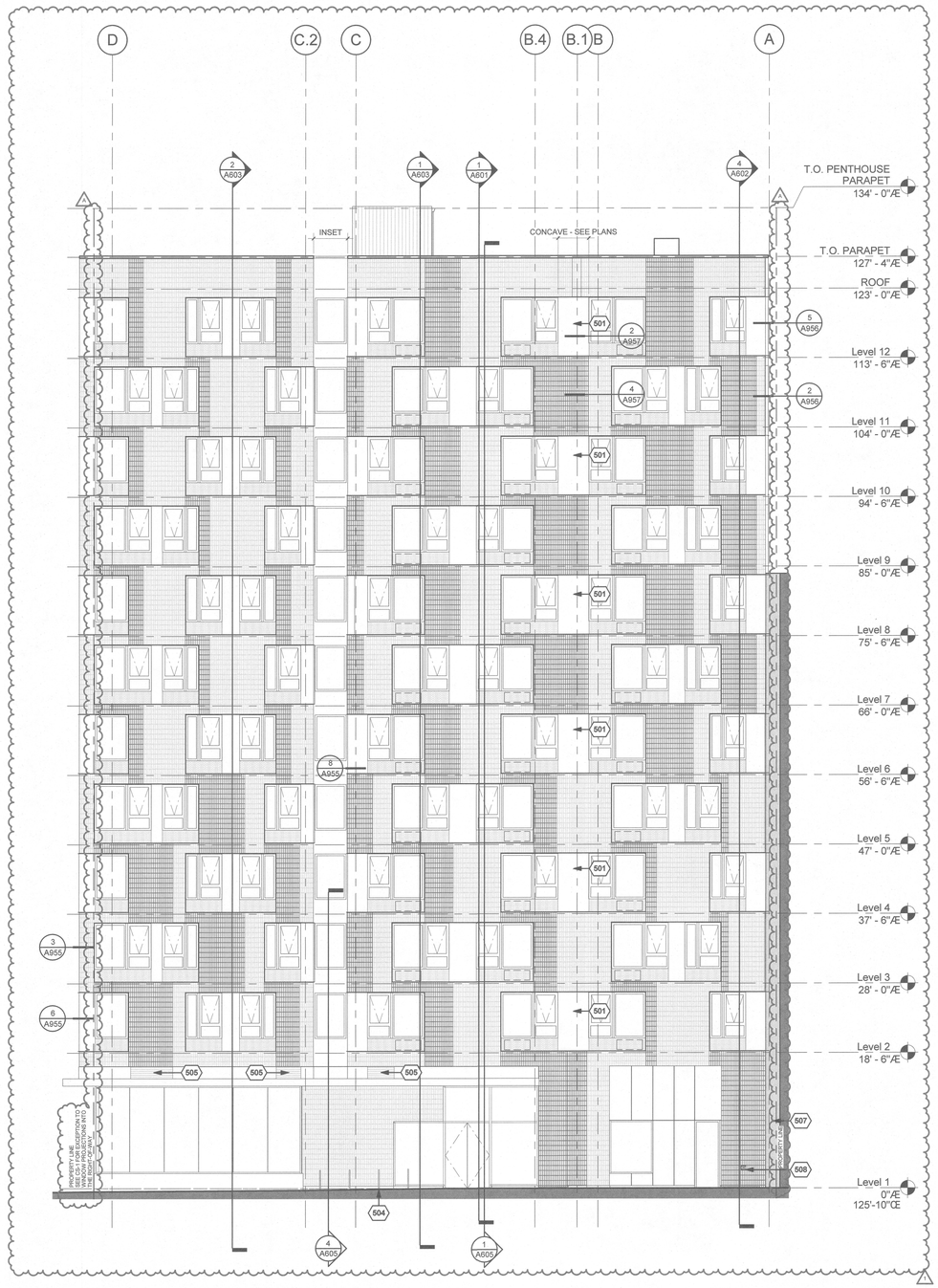
3 S. CORRIDOR INSET - W. ELEV.

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



2 S. CORRIDOR INSET - E. ELEV

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



1 OVERALL SOUTH ELEVATION

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

GENERAL NOTES:

A. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT REFERENCED FINISH, UON.
B. SEE WALL SECTIONS FOR PARTIAL ELEVATIONS NOT SHOWN.
C. SEE FLOOR PLANS, DOOR SCHEDULE & WINDOW TYPES FOR SIZES.
D. WINDOWS TO ALIGN VERTICALLY, TYPICAL, UON.
E. LOUVER & VENT LOCATIONS TO BE COORDINATED WITH ARCHITECT.
F. ELEVATIONS ARE NOT ORTHAGONAL TO ALL BUILDING FACES, SEE PLANS.

MATERIALS LEGEND:

- THIN FACE BRICK - 1 (PEWTER) (BRICK-1)
- THIN FACE BRICK - 2 (WHITE - GLAZED) (BRICK-2)
- COMPOSITE METAL PANEL - 1 (CMP-1)
- PREFINISHED METAL PANEL SYSTEM-3 (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 (MP-4)
- PERFORATED METAL PANEL (PMP-1)
- PREFINISHED METAL PANEL SYSTEM-3 PERFORATED (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 PERFORATED (MP-4)
- STUCCO
- CMU

KEYNOTES

501 PF. SHEET METAL PANEL AT CONCAVE/CONVEX
504 BIKE RACK - SEE LANDSCAPE.
505 LOUVER - COORDINATE W/ MECHANICAL.
507 P.F. METAL CLOSURE PANEL.
508 FIRE DEPARTMENT CONNECTION.

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. Boden - kwa (name) 11/21/17 (date)
12/4/17

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
EXTERIOR ELEVATIONS

KEY PLAN:

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

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

City of Portland, Oregon - Bureau of Development Services - FINAL INSPECTION - DEC 22 2017

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SHEET:
A501
PERMIT SET 07-14-2017

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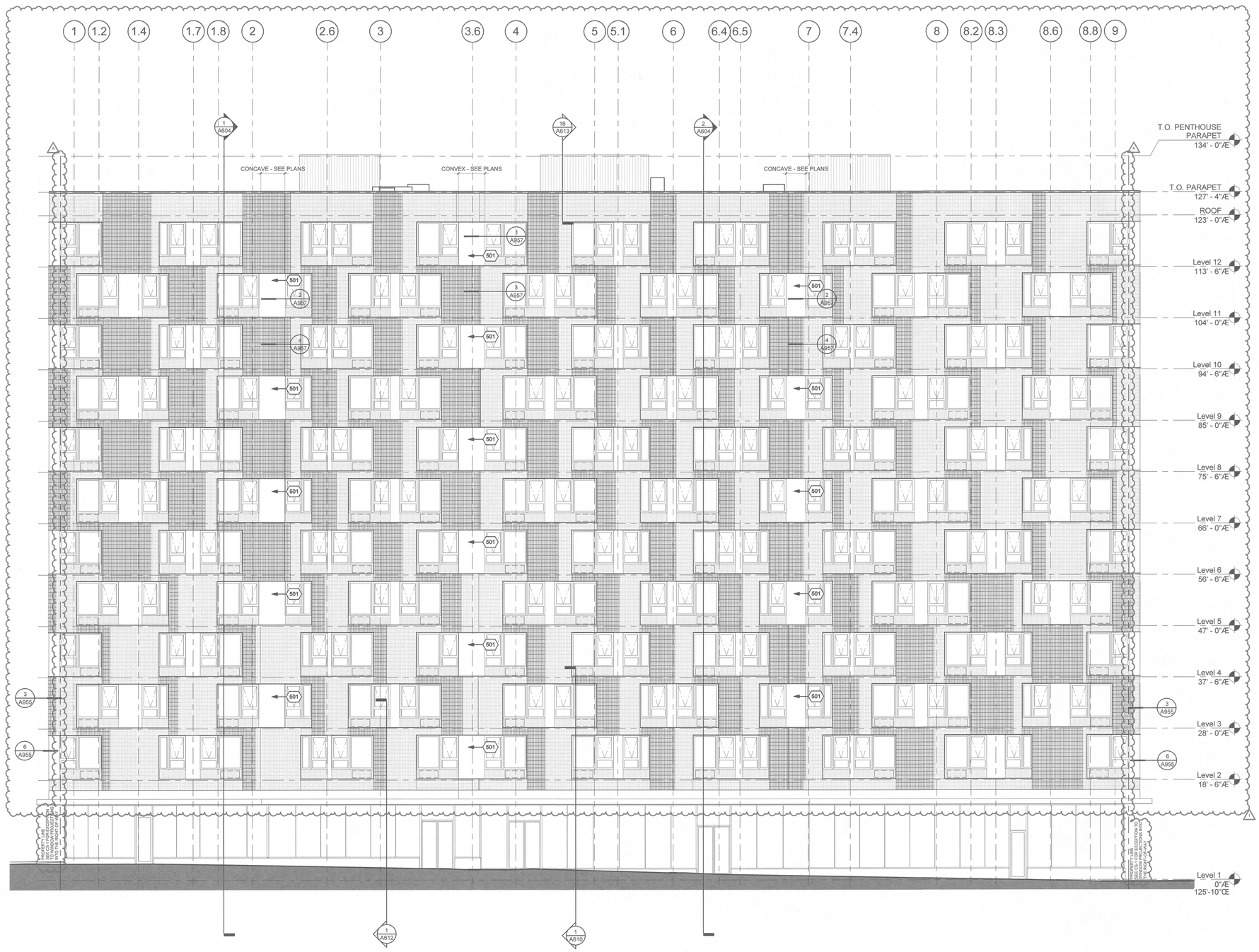

1 OVERALL WEST ELEVATION

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

GENERAL NOTES:

A. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT REFERENCED FINISH, UON.
B. SEE WALL SECTIONS FOR PARTIAL ELEVATIONS NOT SHOWN.
C. SEE FLOOR PLANS, DOOR SCHEDULE & WINDOW TYPES FOR SIZES.
D. WINDOWS TO ALIGN VERTICALLY, TYPICAL, UON.
E. LOUVER & VENT LOCATIONS TO BE COORDINATED WITH ARCHITECT.
F. ELEVATIONS ARE NOT ORTHAGONAL TO ALL BUILDING FACES, SEE PLANS.

MATERIALS LEGEND:

- THIN FACE BRICK - 1 (PEWTER) (BRICK-1)
- THIN FACE BRICK - 2 (WHITE - GLAZED) (BRICK-2)
- COMPOSITE METAL PANEL - 1 (CMP-1)
- PREFINISHED METAL PANEL SYSTEM-3 (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 (MP-4)
- PERFORATED METAL PANEL (PMP-1)
- PREFINISHED METAL PANEL SYSTEM-3 PERFORATED (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 PERFORATED (MP-4)
- STUCCO
- CMU

KEYNOTES

501 PF. SHEET METAL PANEL AT CONCAVE/CONVEX

This plan matches that approved by Planning and includes all notes from other reviews.
T. BOREN-KUHN (name) 11/21/17 (date) 12/4/17

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

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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:
EXTERIOR ELEVATIONS

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 22 2017 Permit Set

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SHEET: **A502**

City of Portland REVIEWED FOR CODE COMPLIANCE PERMIT SET 07-14-2017 DEC 22 2017 Permit Number

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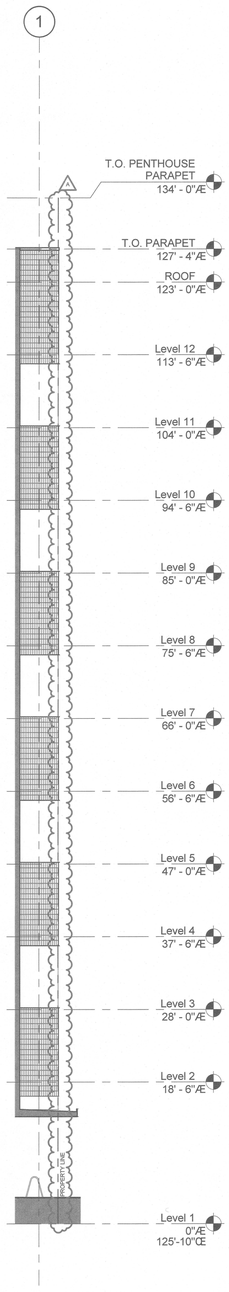
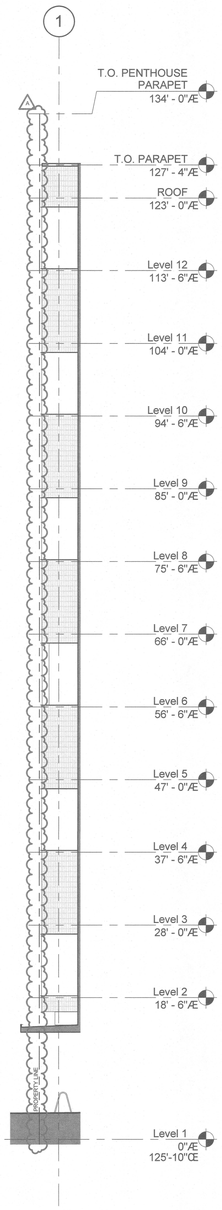


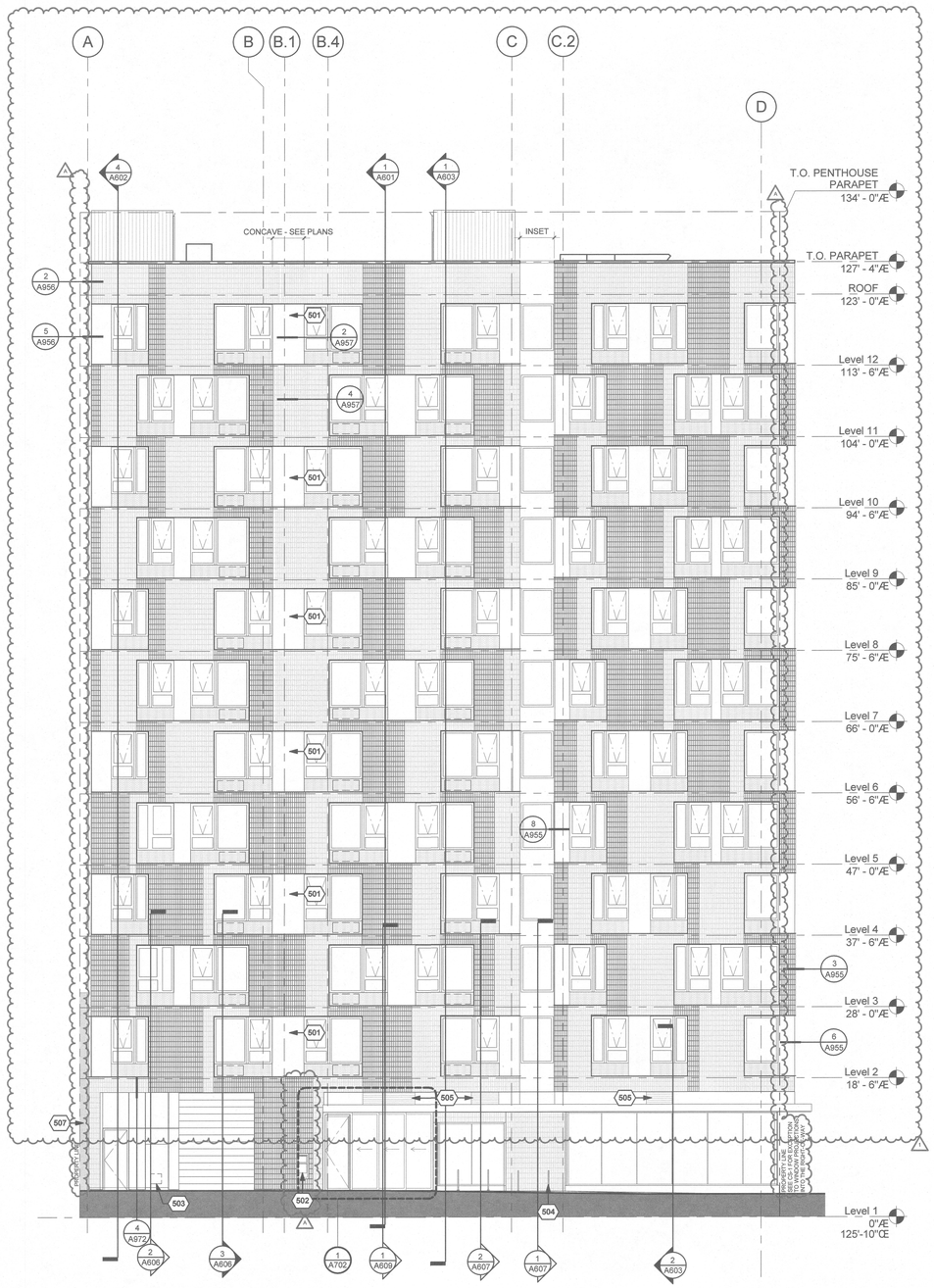
3 N. CORRDIOR INSET - W. ELEV.

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



2 N. CORRIDOR INSET - E. ELEV.

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



1 OVERALL NORTH ELEVATION

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

GENERAL NOTES:

A. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT REFERENCED FINISH, UON.
B. SEE WALL SECTIONS FOR PARTIAL ELEVATIONS NOT SHOWN.
C. SEE FLOOR PLANS, DOOR SCHEDULE & WINDOW TYPES FOR SIZES.
D. WINDOWS TO ALIGN VERTICALLY, TYPICAL, UON.
E. LOUVER & VENT LOCATIONS TO BE COORDINATED WITH ARCHITECT.
F. ELEVATIONS ARE NOT ORTHAGONAL TO ALL BUILDING FACES, SEE PLANS.

MATERIALS LEGEND:

- THIN FACE BRICK - 1 (PEWTER) (BRICK-1)
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- PREFINISHED METAL PANEL SYSTEM-3 (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 (MP-4)
- PERFORATED METAL PANEL (PMP-1)
- PREFINISHED METAL PANEL SYSTEM-3 PERFORATED (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 PERFORATED (MP-4)
- STUCCO
- CMU

KEYNOTES

501 PF. SHEET METAL PANEL AT CONCAVE/CONVEX
502 GENERATOR FUEL FILL STATION.
503 GAS REGULATOR - COORDINATE W/ UTILITY PROVIDER.
504 BIKE RACK - SEE LANDSCAPE.
505 LOUVER - COORDINATE W/ MECHANICAL.
507 P.F. METAL CLOSURE PANEL.

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. BARSYEKIAN (name) DE (date) 12/4/17

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
EXTERIOR ELEVATIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 01/30/17

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

CITY OF PORTLAND DEC 22 2017 BUREAU OF DEVELOPMENT SERVICES

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SHEET: **A503**
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1 OVERALL EAST ELEVATION

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

GENERAL NOTES:

A. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT REFERENCED FINISH, UON.
B. SEE WALL SECTIONS FOR PARTIAL ELEVATIONS NOT SHOWN.
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- PREFINISHED METAL PANEL SYSTEM-3 PERFORATED (MP-3)
- PREFINISHED METAL PANEL SYSTEM-4 PERFORATED (MP-4)
- STUCCO
- CMU

KEYNOTES

505 LOUVER - COORDINATE W/ MECHANICAL.

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

T. BOREN-KING 11/21/17
(name) DK (date) 12/4/17

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

EXTERIOR ELEVATIONS

KEY PLAN:

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

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

City of Portland
REVIEWED FOR CODE COMPLIANCE
DEC 22 2017
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SHEET:

A504

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1 OVERALL EAST ELEVATION - WALL FRAMING

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

GENERAL NOTES:

A. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT REFERENCED FINISH, UON.
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- PREFINISHED METAL PANEL SYSTEM-4 PERFORATED (MP-4)
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- CMU

KEYNOTES

505 LOUVER - COORDINATE W/ MECHANICAL.

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T. BOREN-KING (name) DK (date) 11/28/17 12/4/17

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
EXTERIOR ELEVATIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 03/21/17

1	ADDENDUM #01	08/11/2017

City of Portland BUREAU OF DEVELOPMENT SERVICES DEC 22 2017 Plans Review

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SHEET: **A505**

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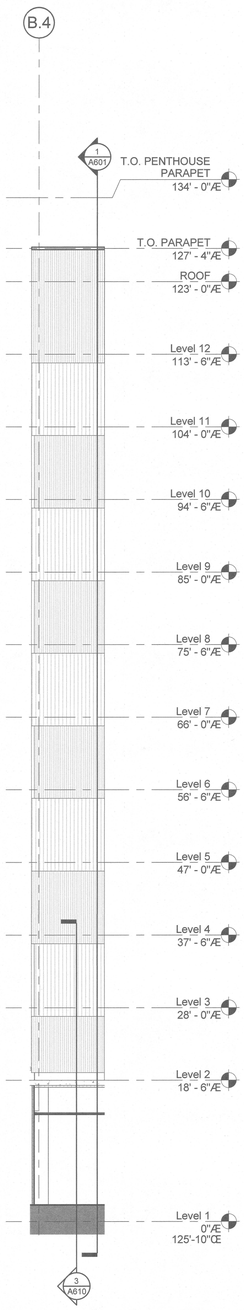
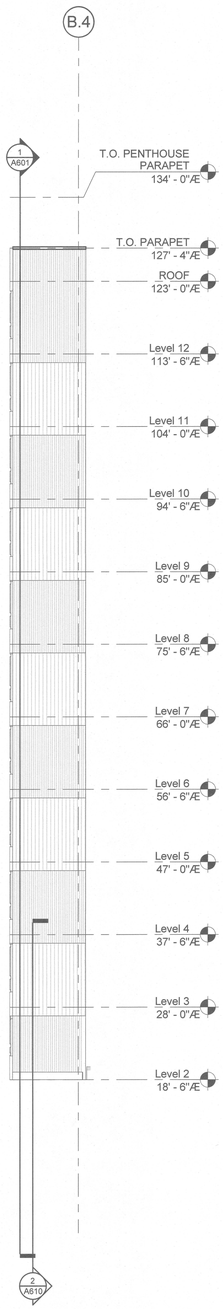


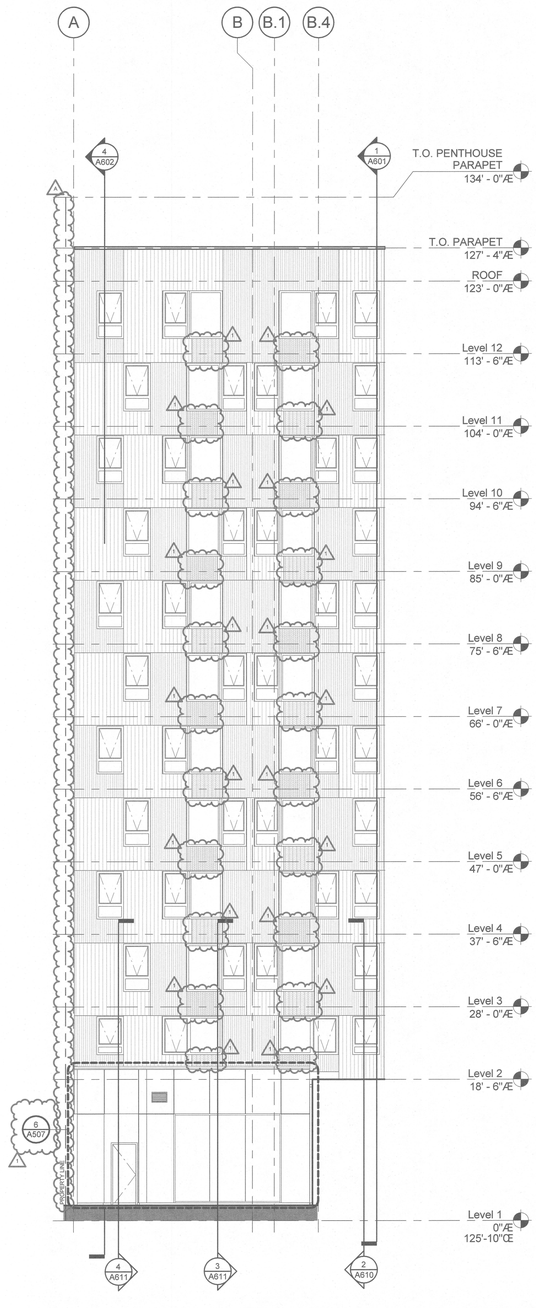
4 S. COURTYARD RECESS - S. ELEV

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



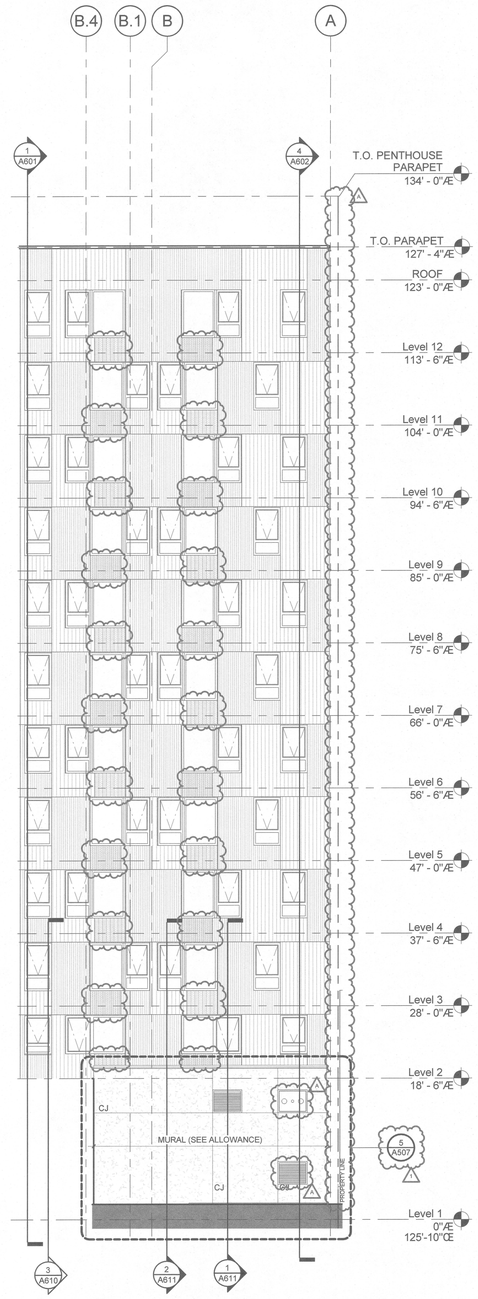
3 N. COURTYARD RECESS - N. ELEV.

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



2 COURTYARD NORTH ELEVATION

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



1 COURTYARD SOUTH ELEVATION

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

GENERAL NOTES:

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- STUCCO
- CMU

This plan matches that approved by Planning and includes all notes from other reviews.
T. BOWEN-KING (name) DK (initials) 11/21/17 (date) 12/4/17

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www.leverarchitecture.com

CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
PARTIAL EXTERIOR ELEVATIONS

KEY PLAN:

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

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

City of Portland BUREAU OF DEVELOPMENT SERVICES DEC 22 2017 Permit Attached

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SHEET: **A506**
PERMIT SET 07-14-2017

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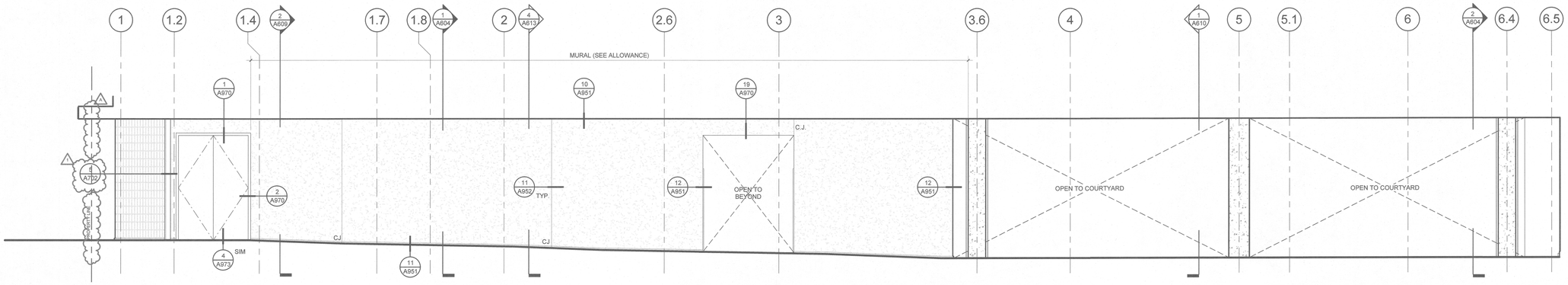
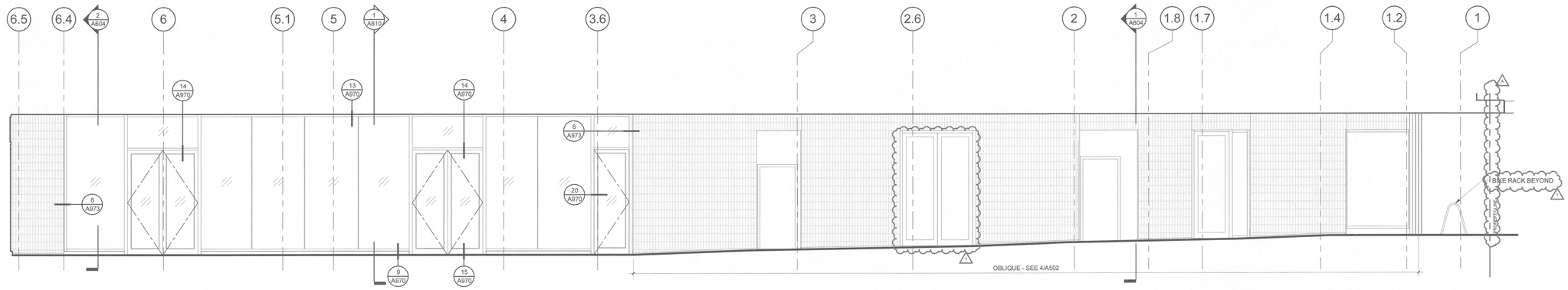


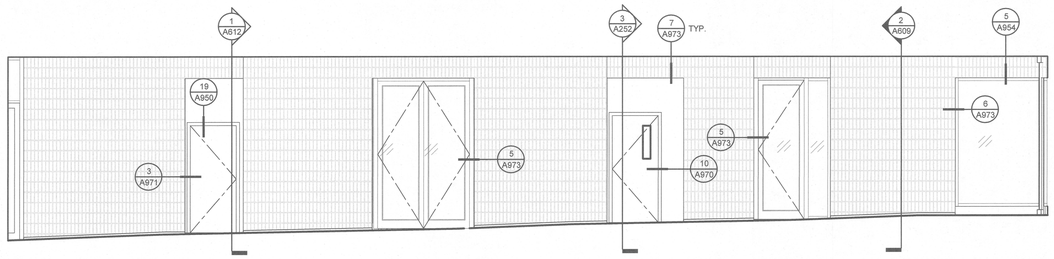
1 ALLEYWAY - EAST ELEVATION

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



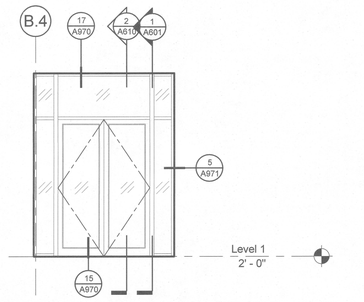
2 ALLEYWAY - WEST ELEVATION

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



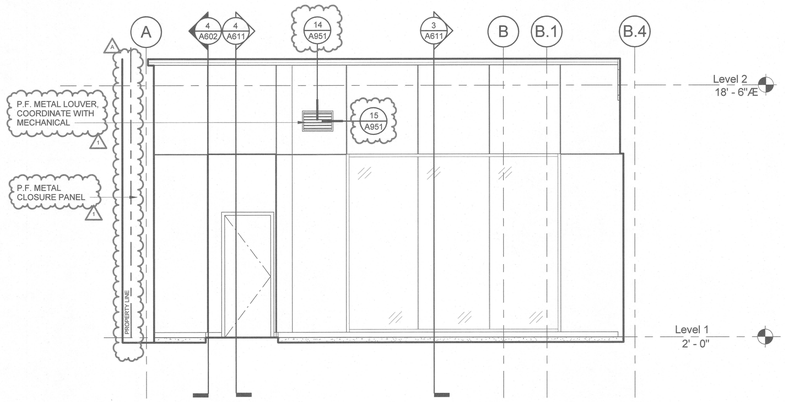
4 ALLEYWAY BRICK FACADE

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



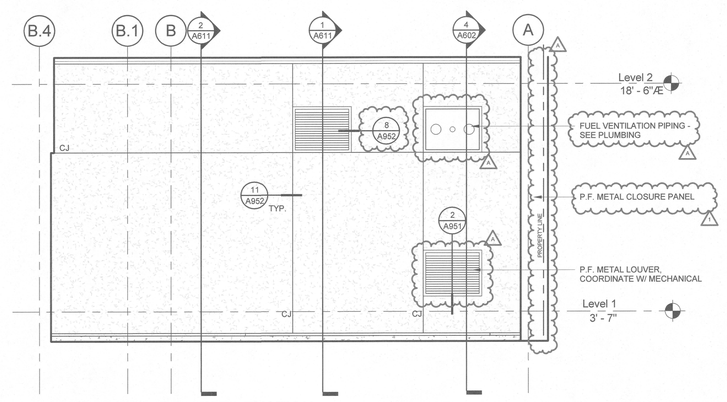
3 ALLEYWAY - SOUTH ELEVATION

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



6 COURTYARD - NORTH ELEVATION

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



5 COURTYARD - SOUTH ELEVATION

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

MATERIALS LEGEND:

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- STUCCO
- CMU

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

PARTIAL EXTERIOR ELEVATIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 09/02/16

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
RECEIVED SEP 06 2017 BDS DOCUMENT SERVICES

SHEET: **A507**

PERMIT SET 07-14-2017

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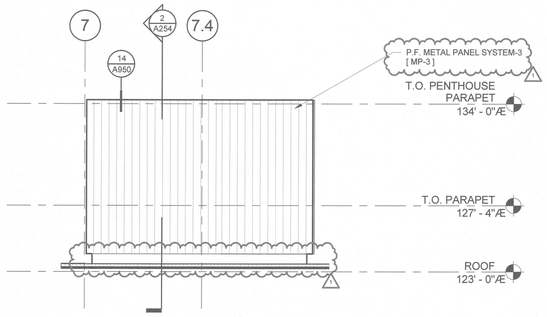
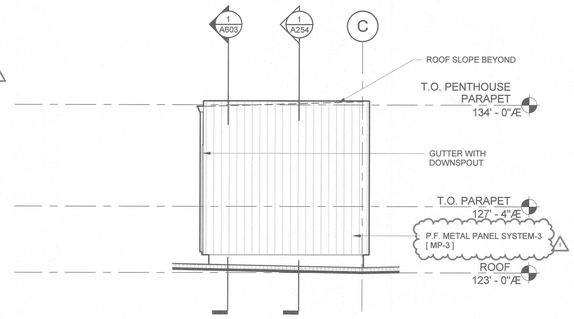


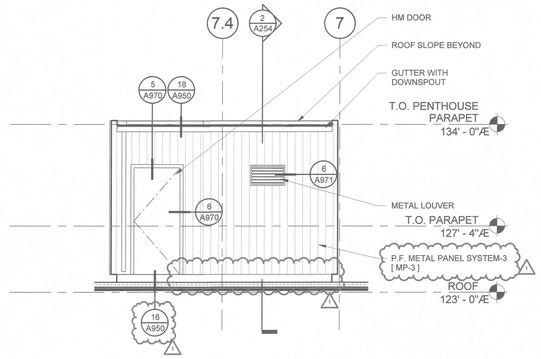
4 ELEV #01 - MACH ROOM - WEST ELEVATION

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



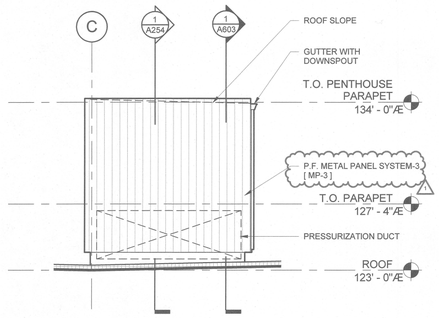
3 ELEV #01 - MACH ROOM - SOUTH ELEVATION

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



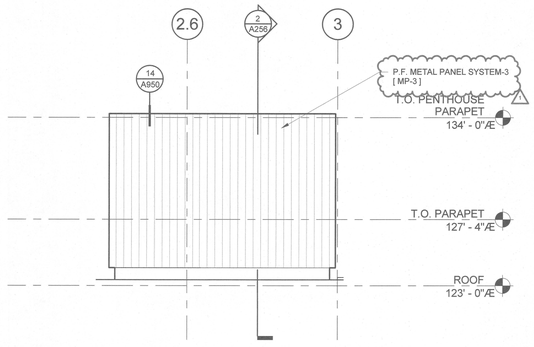
2 ELEV #01 - MACH ROOM - EAST ELEVATION

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



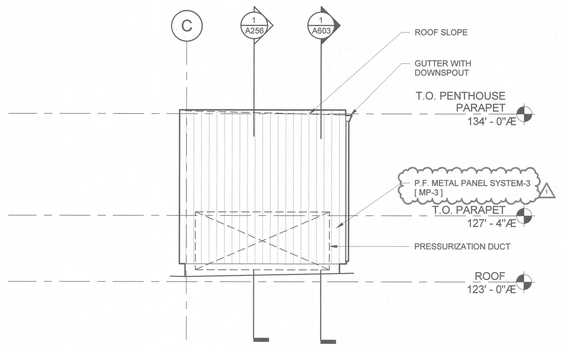
1 ELEV #01 - MACH ROOM - NORTH ELEVATION

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



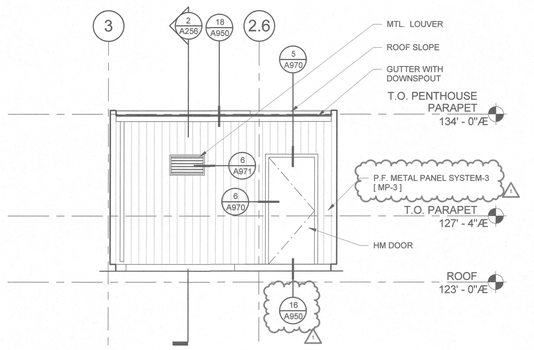
9 ELEV #02 - MACH ROOM - WEST ELEVATION

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



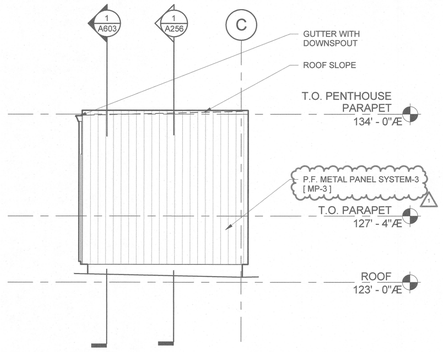
8 ELEV #02 - MACH ROOM - SOUTH ELEVATION

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



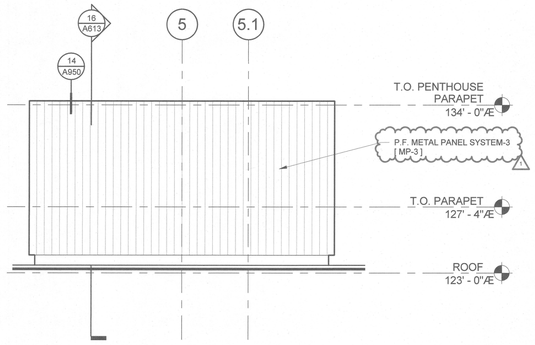
7 ELEV #02 - MACH ROOM - EAST ELEVATION

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



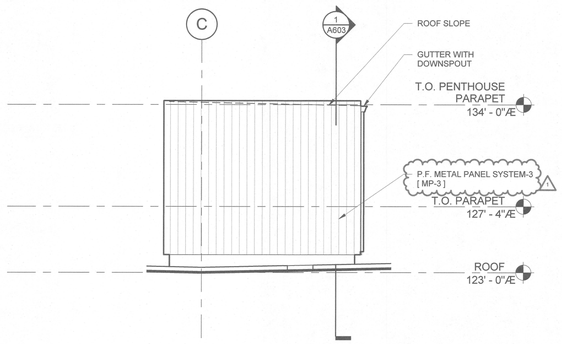
6 ELEV #02 - MACH ROOM - NORTH ELEVATION

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



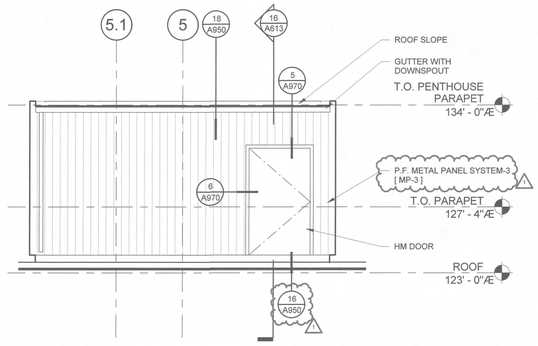
14 MECHANICAL ROOM - WEST ELEVATION

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



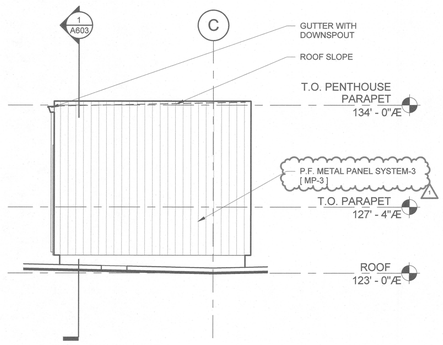
13 MECHANICAL ROOM - SOUTH ELEVATION

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



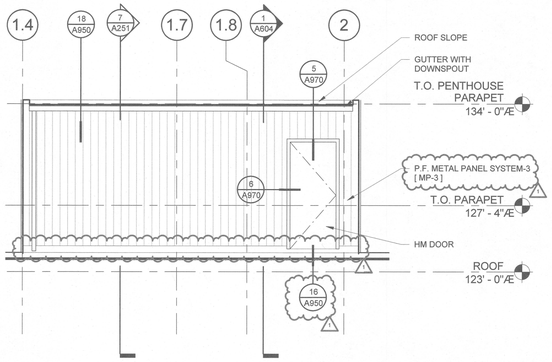
12 MECHANICAL ROOM - EAST ELEVATION

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



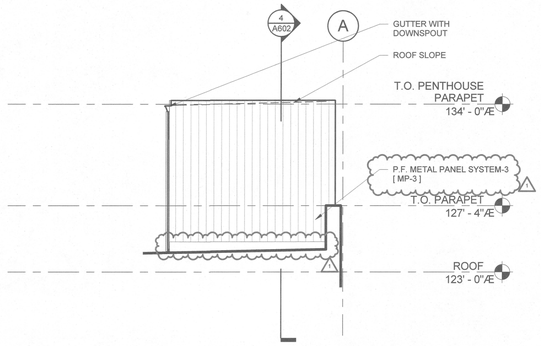
11 MECHANICAL ROOM - NORTH ELEVATION

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



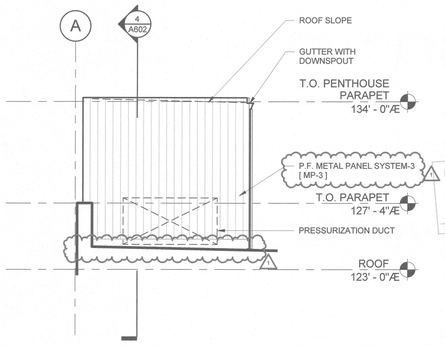
17 STAIR #02 - ROOF ACCESS - WEST ELEVATION

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



16 STAIR #02 - ROOF ACCESS - SOUTH ELEVATION

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



15 STAIR #02 - ROOF ACCESS - NORTH ELEVATION

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:

PARTIAL EXTERIOR ELEVATIONS

DRAWN BY: KS,SB
DATE CREATED: 04/27/17

1 ADDENDUM #01 08/11/2017

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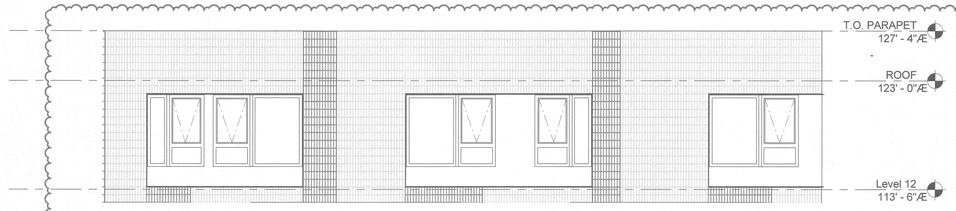
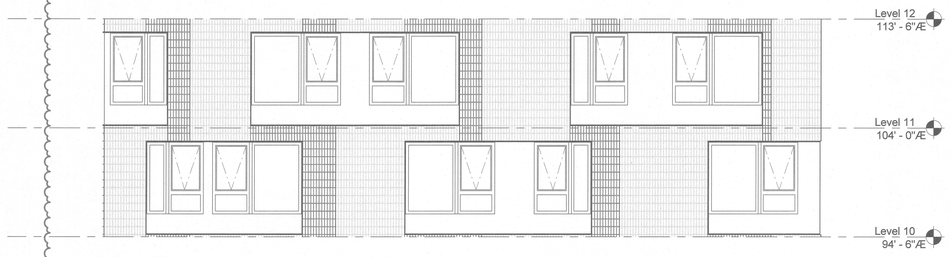
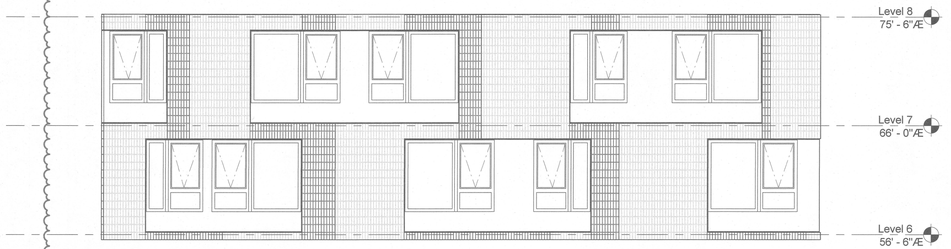


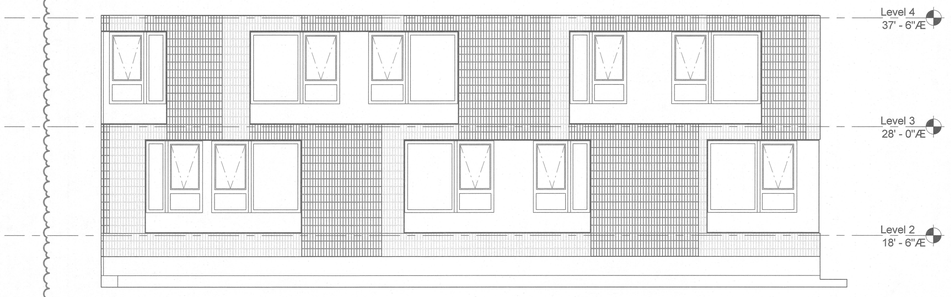
2 MODULE 4



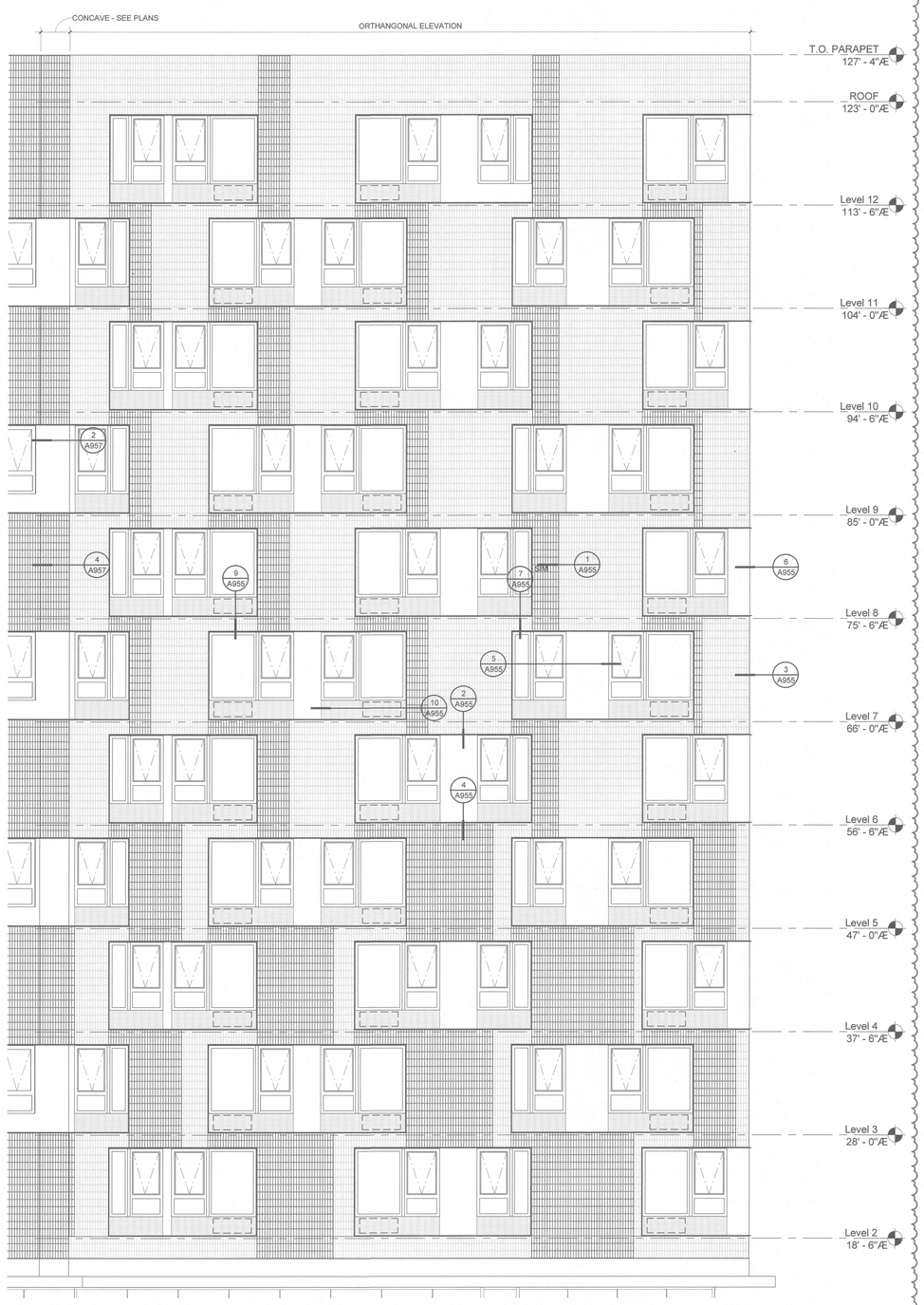
3 MODULE 3



4 MODULE 2



5 MODULE 1



1 WEST FACADE - SW CORNER

SCALE: 3/16" = 1'-0"

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
ENLARGED EXTERIOR ELEVATIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 04/03/17

1	ADDENDUM #01	08/11/2017

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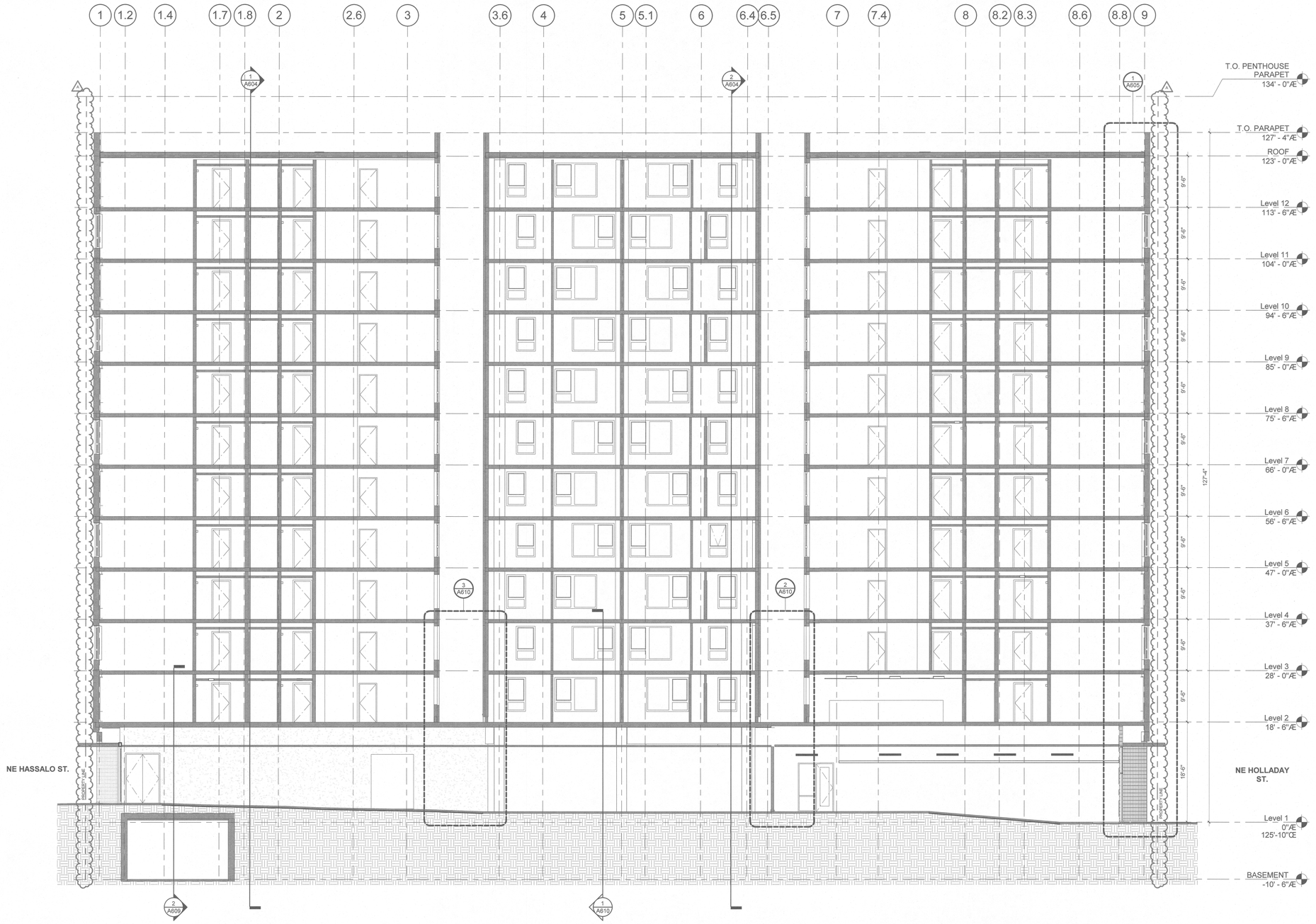

1 BUILDING SECTION N/S AT INTERIOR ALLEY - VIEW EAST

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

BUILDING SECTIONS

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 08/30/2016

A PLAN CHECK 09/01/2017

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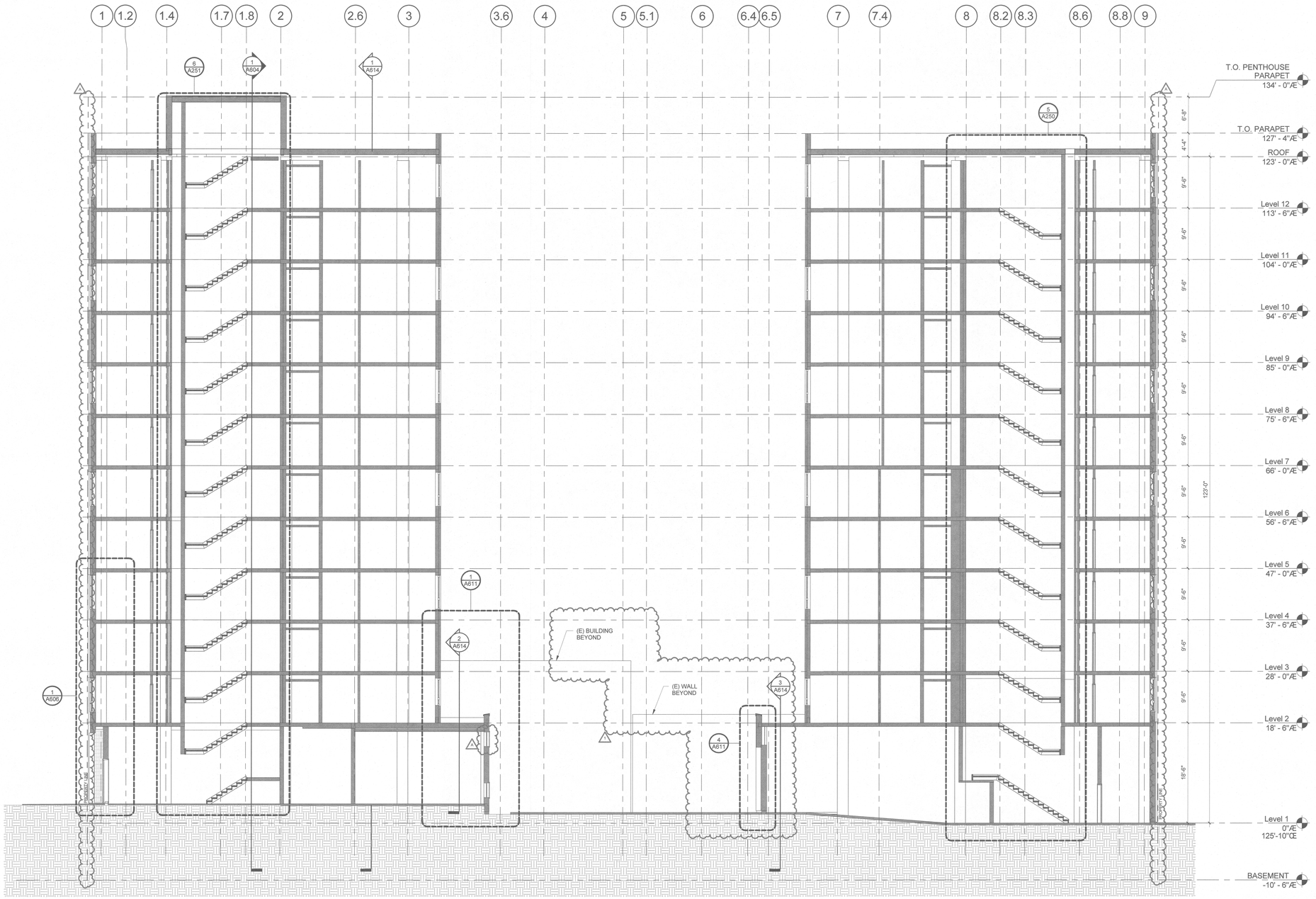

4 BUILDING SECTION N/S AT COUTYARD - VIEW EAST

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

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CONSULTANT:

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GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

BUILDING SECTIONS

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 08/30/2016

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

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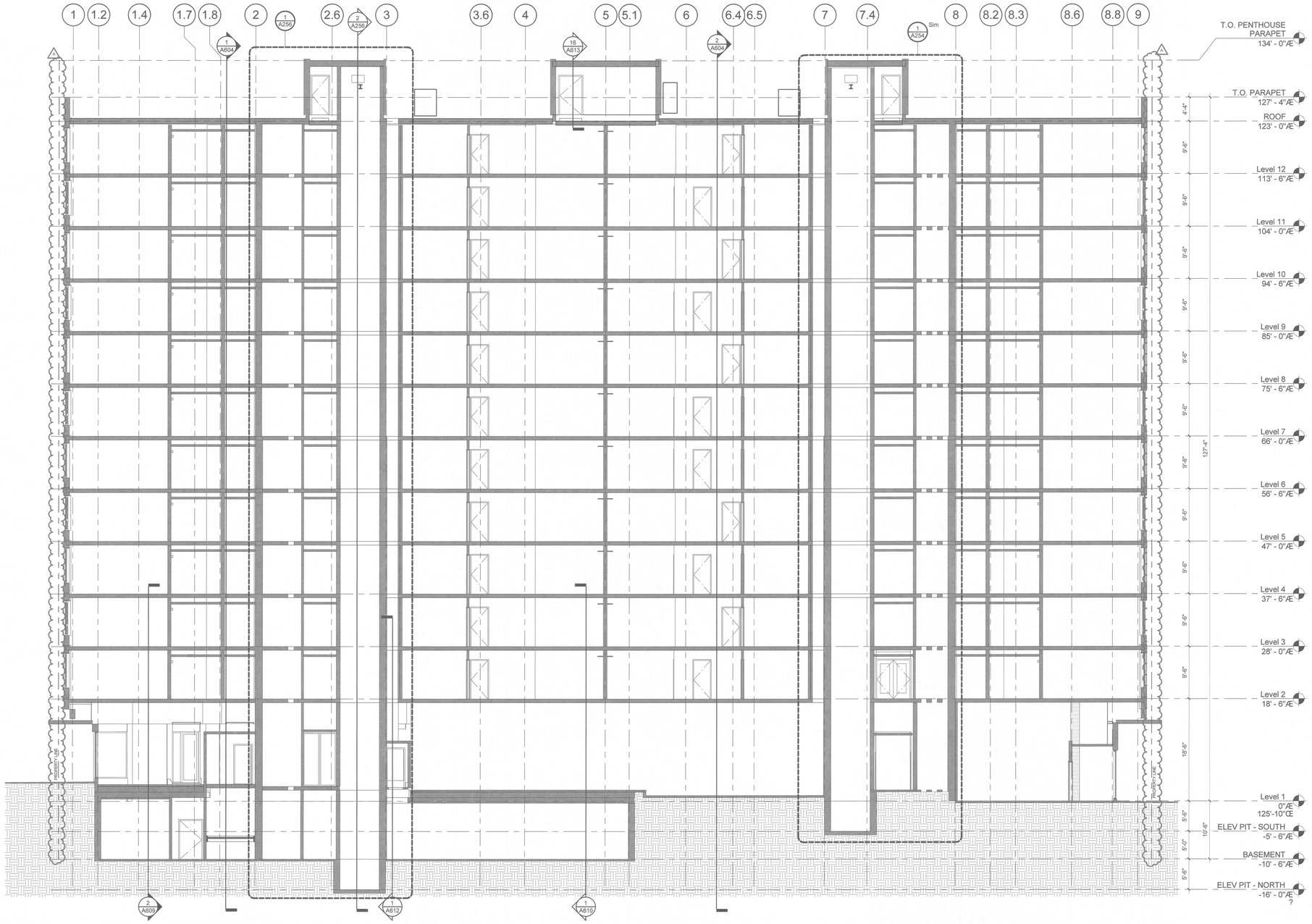
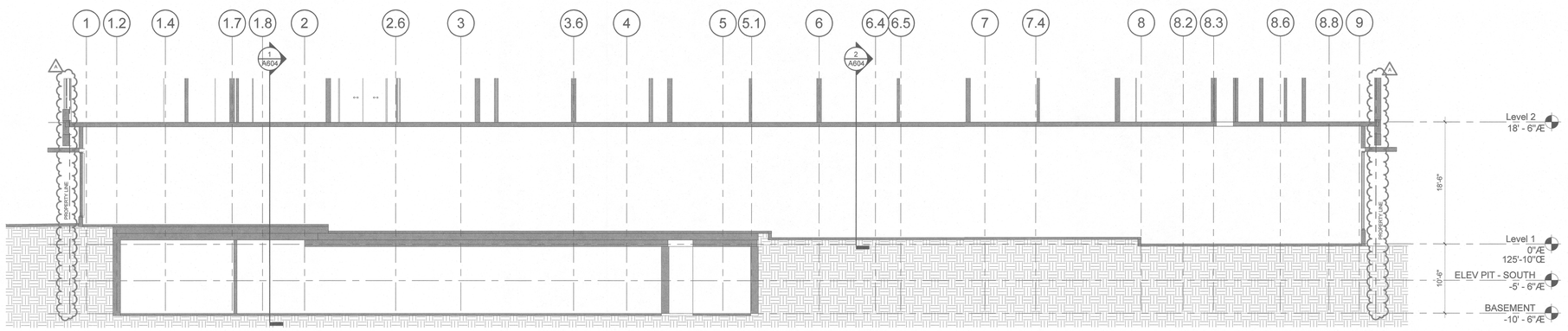


1 BUILDING SECTION N/S AT FIRETANK - VIEW EAST

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



2 BUILDING SECTION N/S AT BASEMENT - VIEW EAST

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

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GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

BUILDING SECTIONS

KEY PLAN:

DRAWN BY: Author
DATE CREATED: 01/16/17

A PLAN CHECK 09/01/2017

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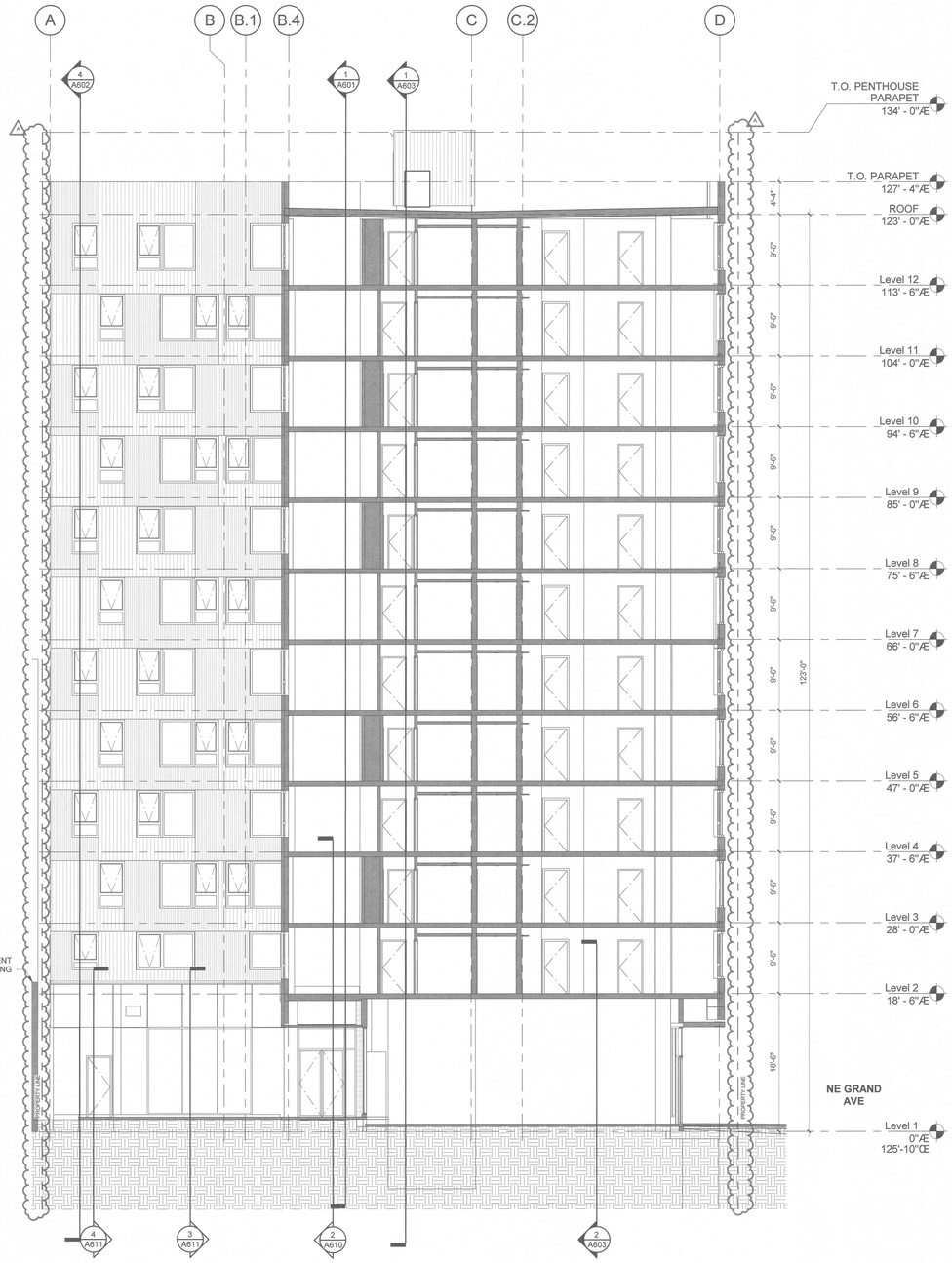
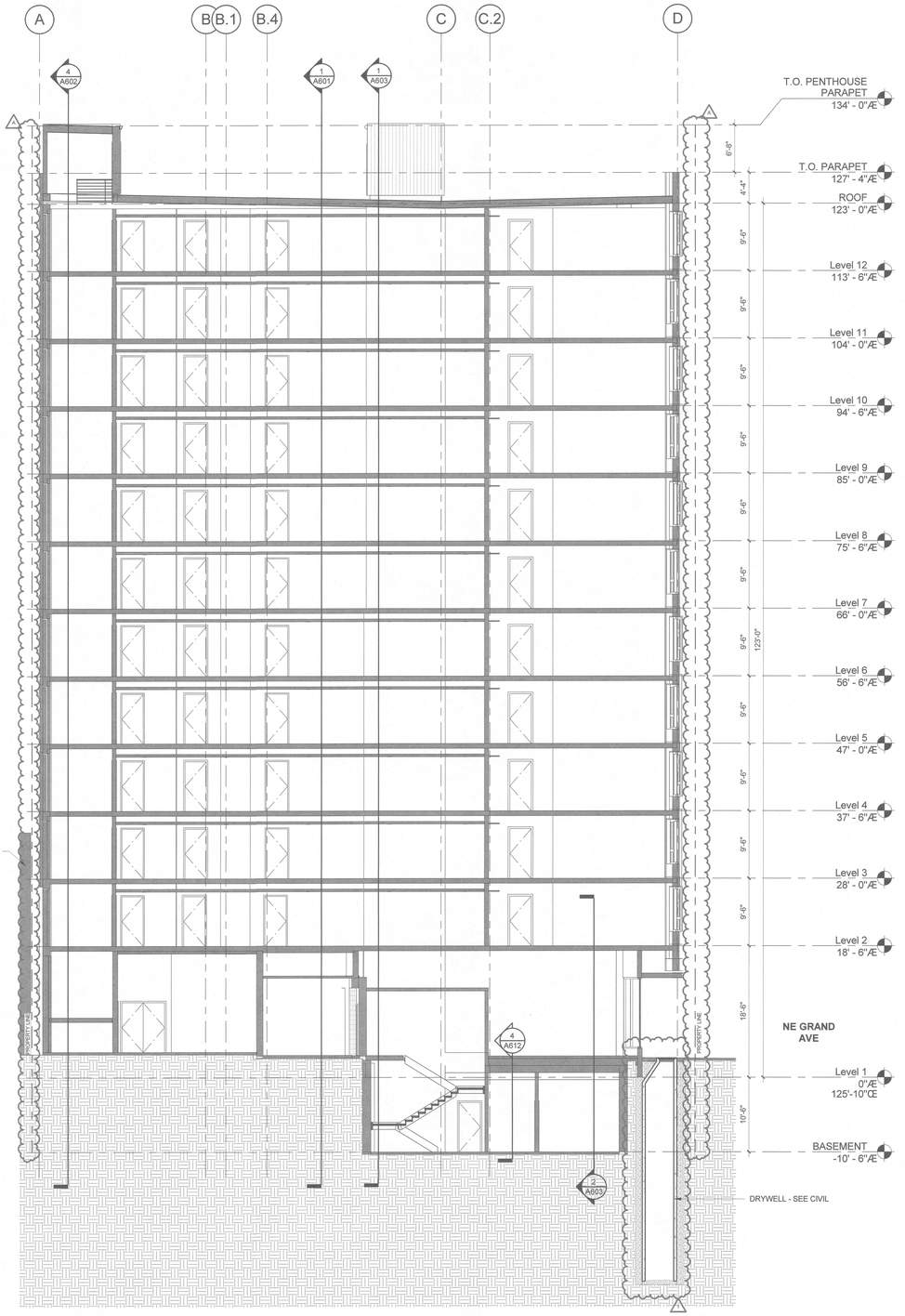


2 BUILDING SECTION E/W AT COURTYARD - VIEW SOUTH

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



1 BUILDING SECTION E/W AT BASEMENT - VIEW SOUTH

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
BUILDING SECTIONS

KEY PLAN:

DRAWN BY: KWS
DATE CREATED: 08/30/2016

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

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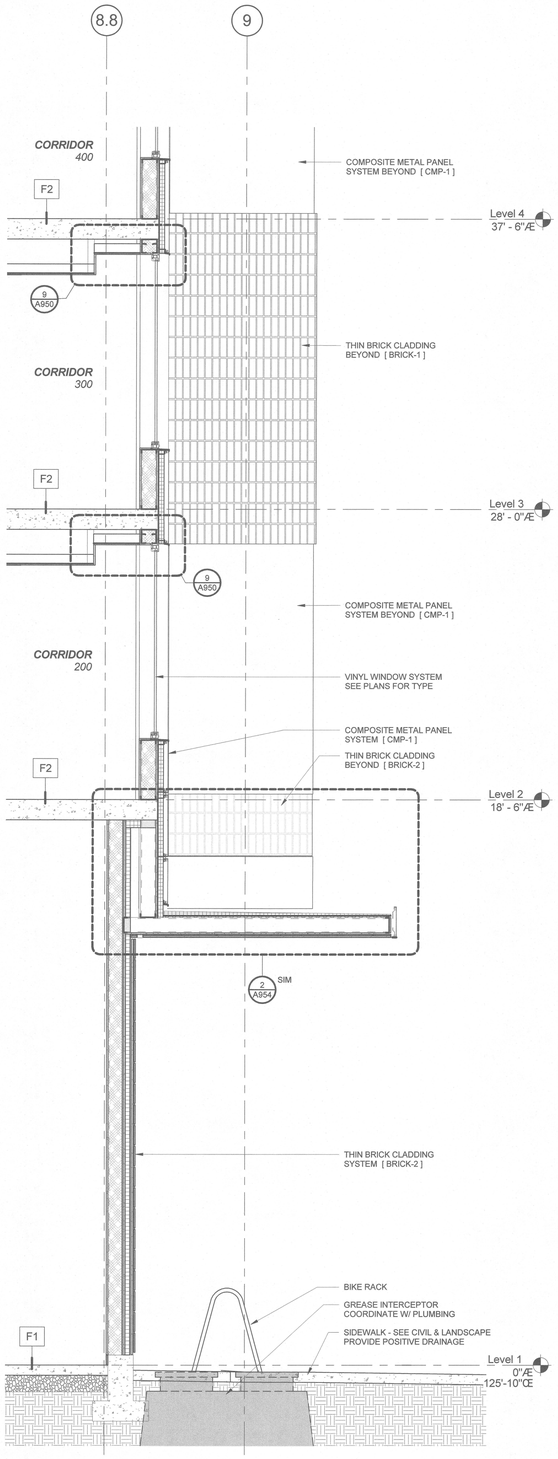
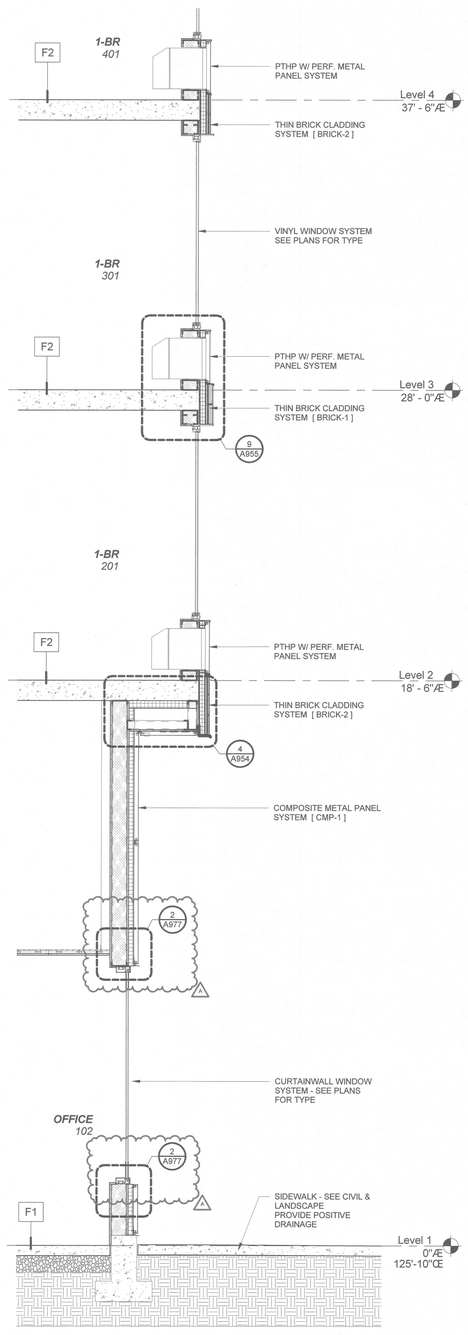


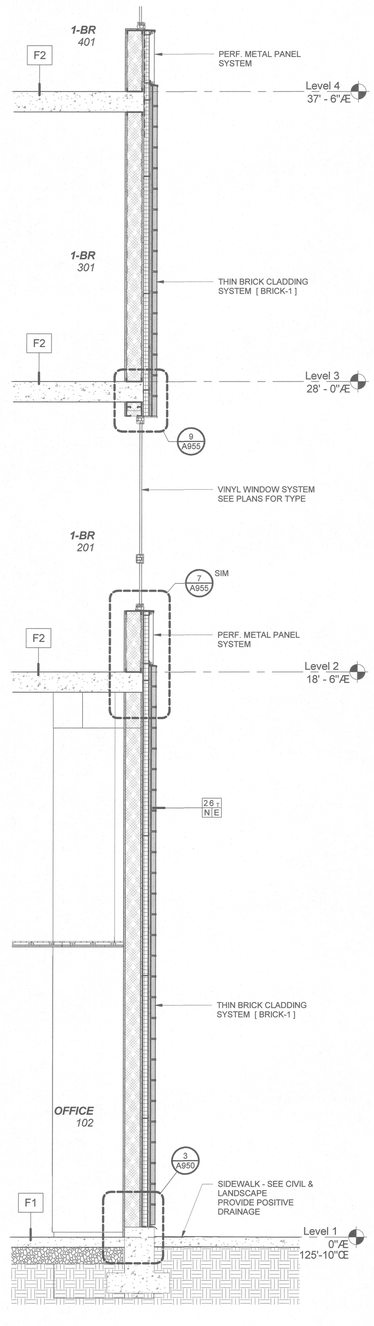
4 WALL SECTION @ CORRIDOR WINDOW INSET

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



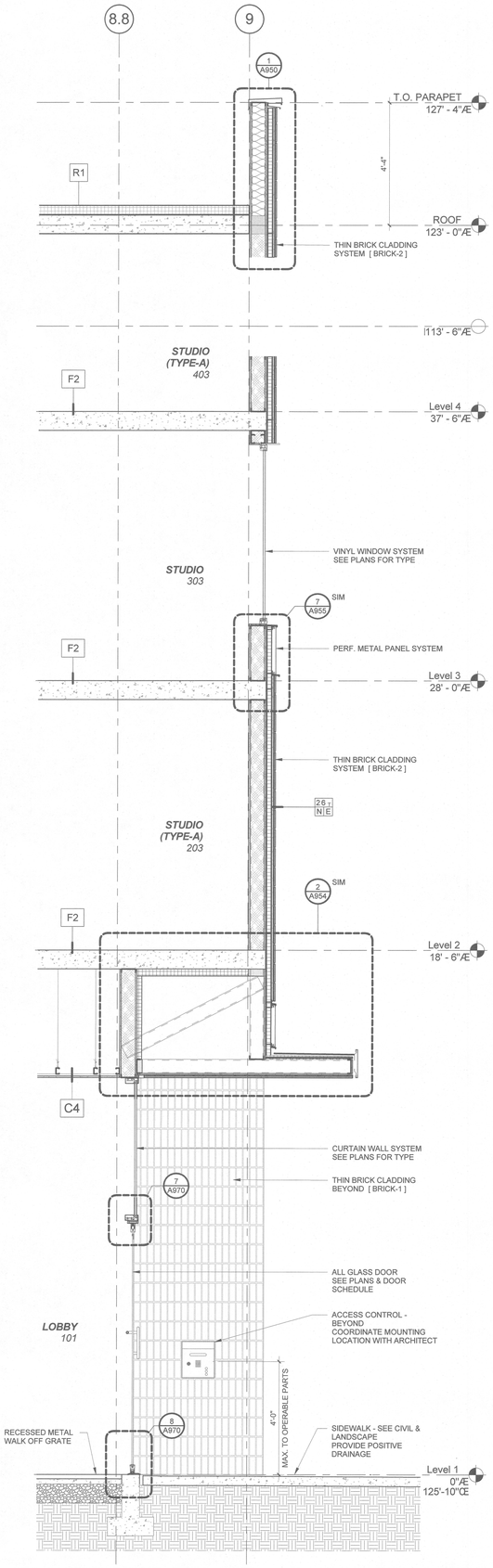
3 WALL SECTION @ OFFICE WINDOW

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



2 WALL SECTION @ THIN BRICK

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



1 WALL SECTION @ MAIN ENTRY

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

WALL SECTIONS

DRAWN BY: LRS
DATE CREATED: 06/14/17

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

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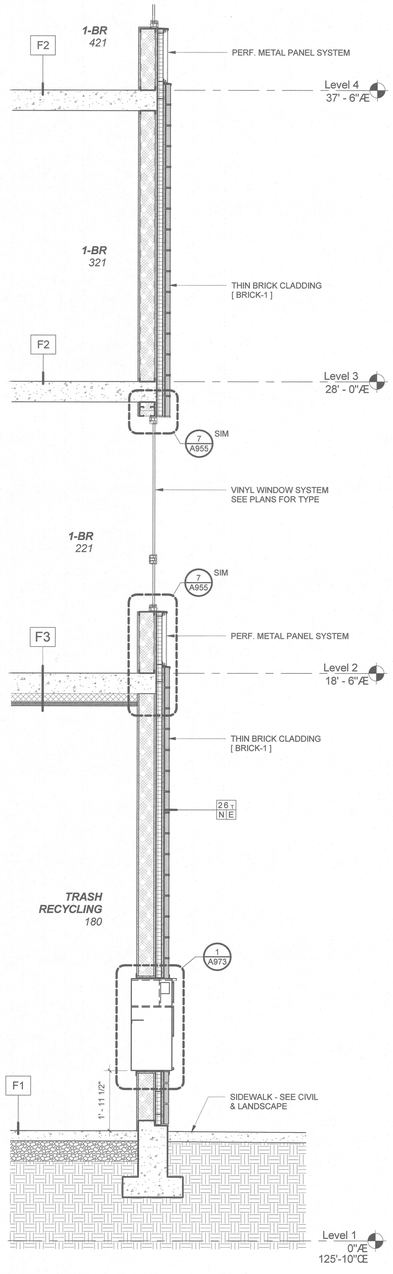
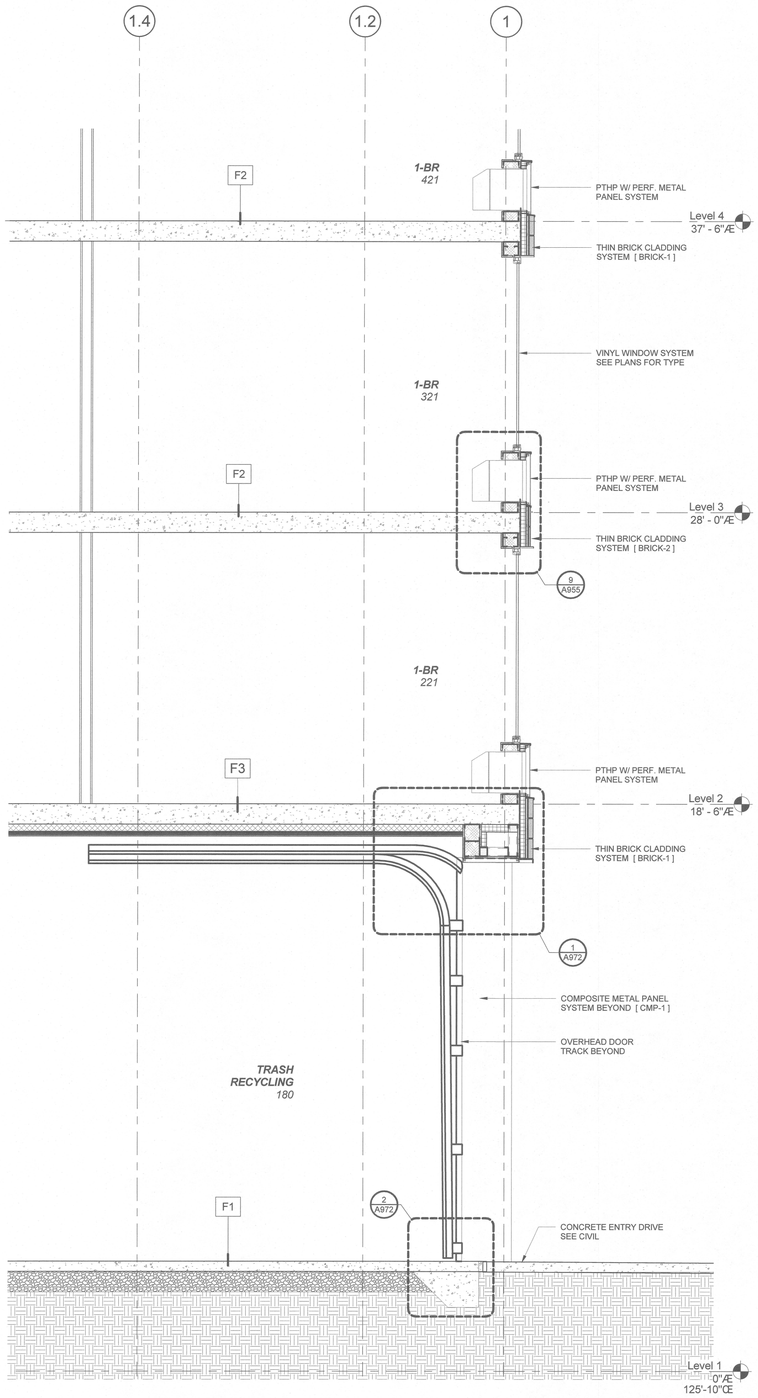


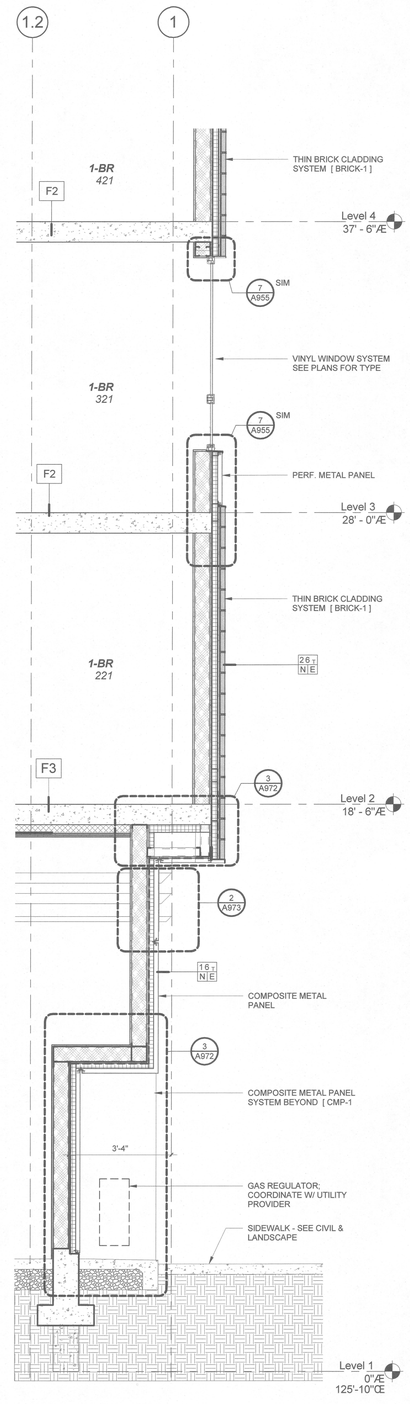
4 WALL SECTION @ GENERATOR FILL STATION

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



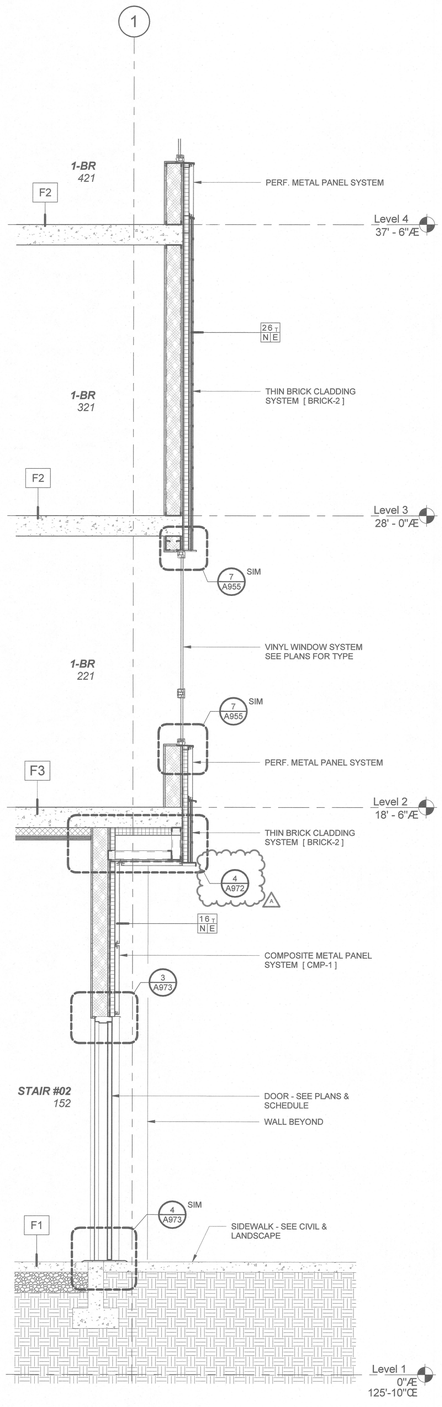
3 WALL SECTION @ SECTIONAL DOOR

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



2 WALL SECTION @ GAS REGULATOR

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



1 WALL SECTION @ EXIT DOOR

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
WALL SECTIONS

DRAWN BY:		LRS
DATE CREATED:		05/16/2017
1	ADDENDUM #01	08/11/2017
A	PLAN CHECK	09/01/2017

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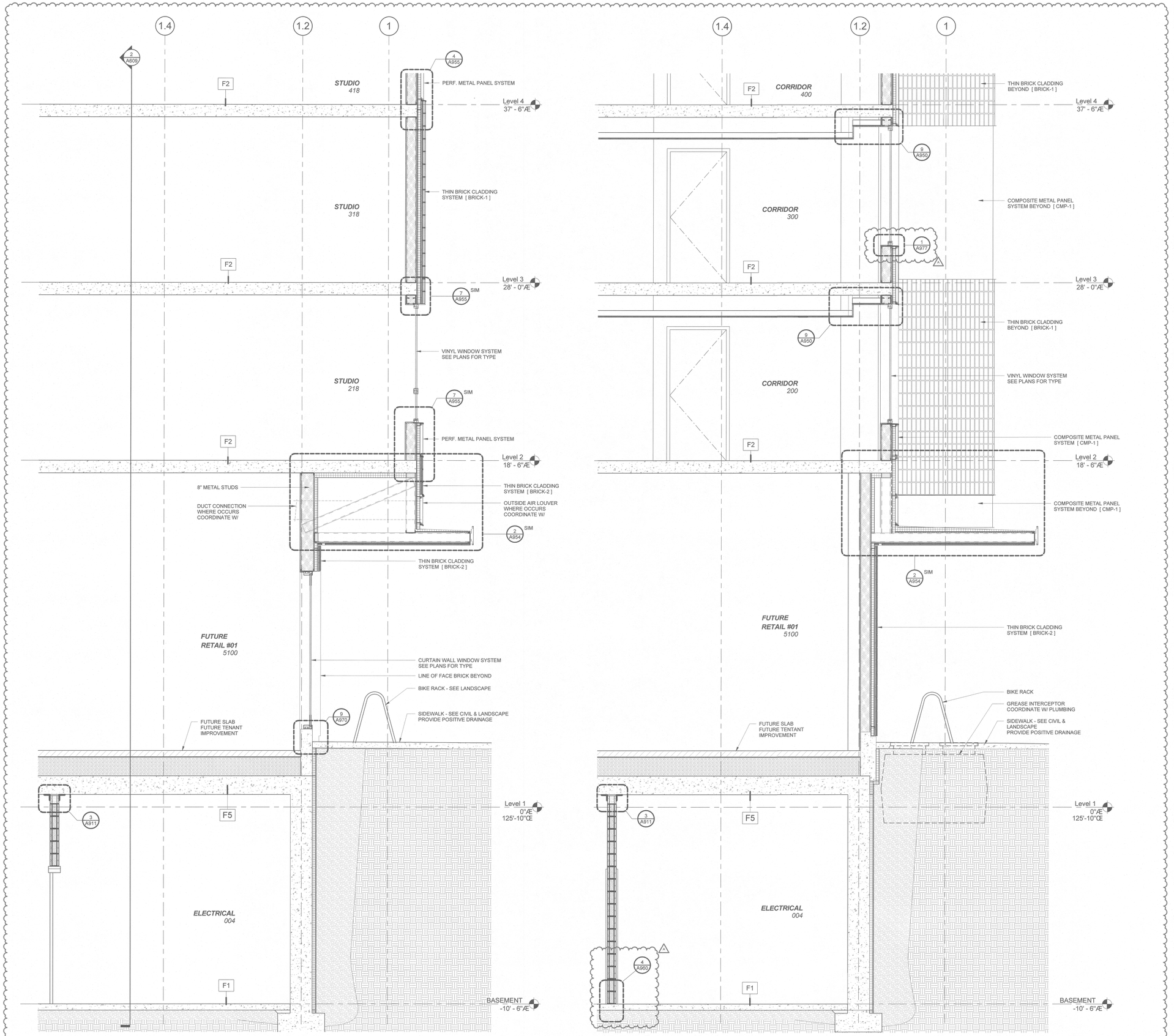

2 WALL SECTION @ FUTURE RETAIL OUTSIDE AIR LOUVER

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

1 WALL SECTION @ N. CORRIDOR INSET

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

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SHEET TITLE:
WALL SECTIONS

DRAWN BY: LRS
DATE CREATED: 04/26/17

1	ADDENDUM #01	08/11/2017
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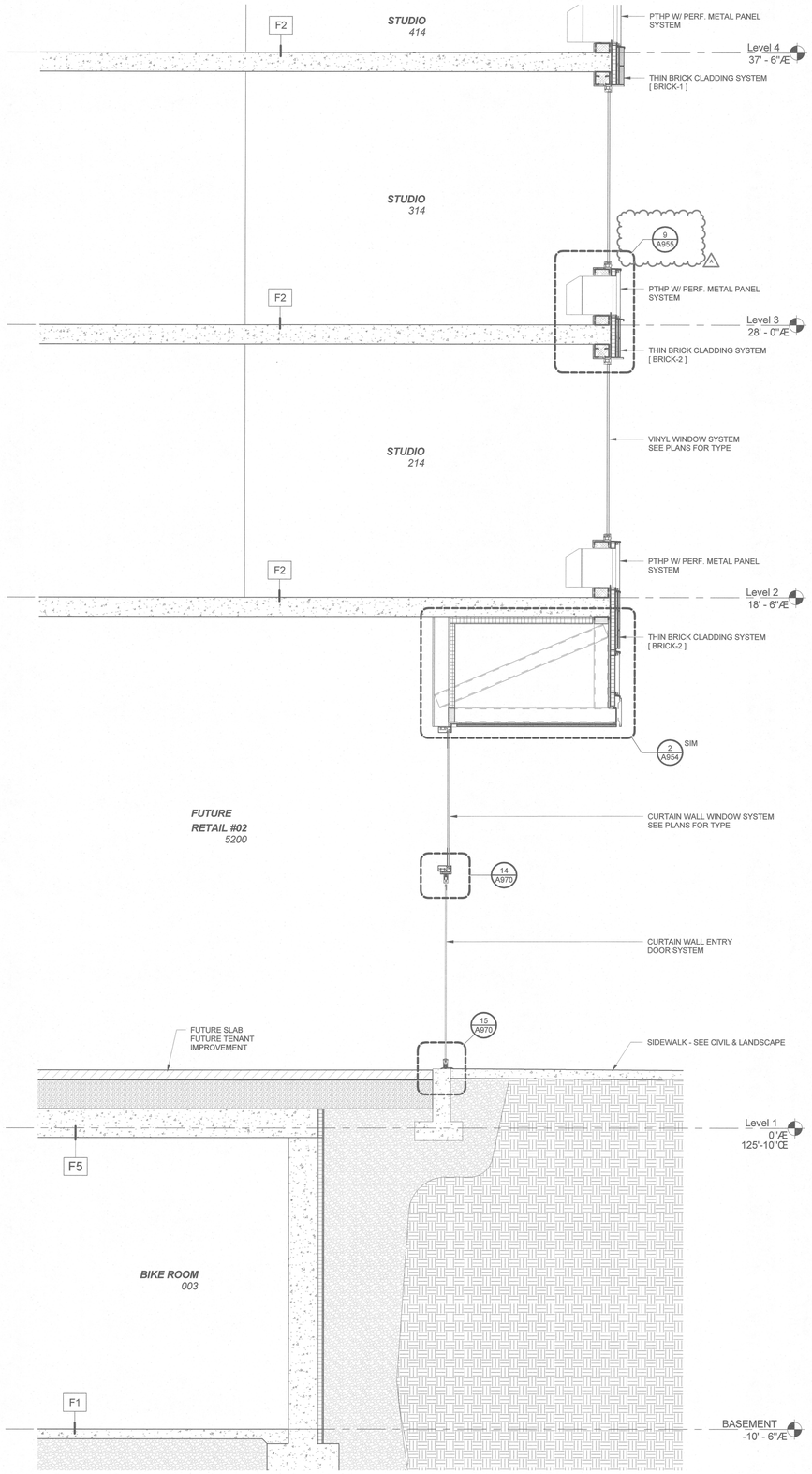
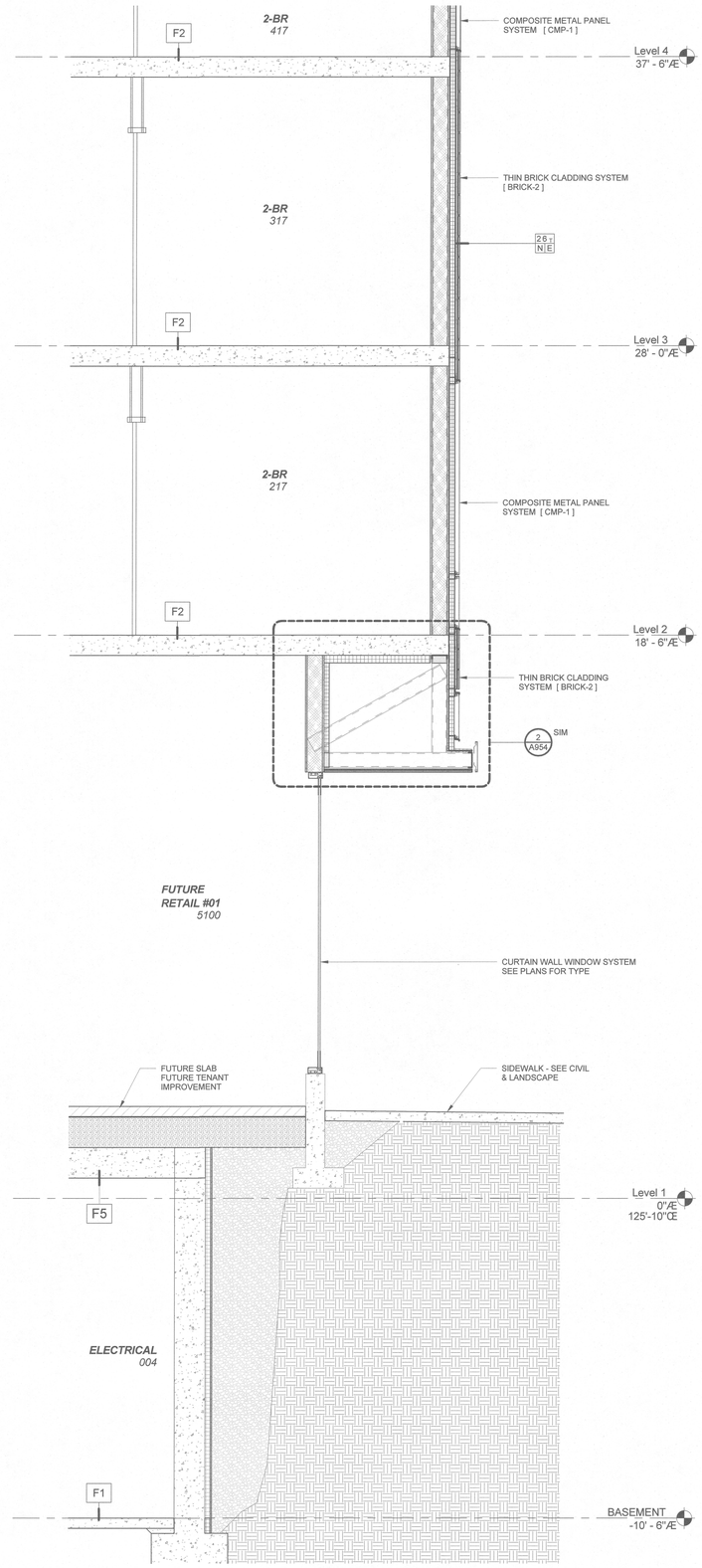


2 WALL SECTION @ CURTAIN WALL RETAIL ENTRY DOOR SYSTEM

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



1 WALL SECTION @ RETAIL CURTAIN WALL WINDOW SYSTEM

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

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CONSULTANT:

PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:
WALL SECTIONS

DRAWN BY: LRS
DATE CREATED: 05/02/17

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

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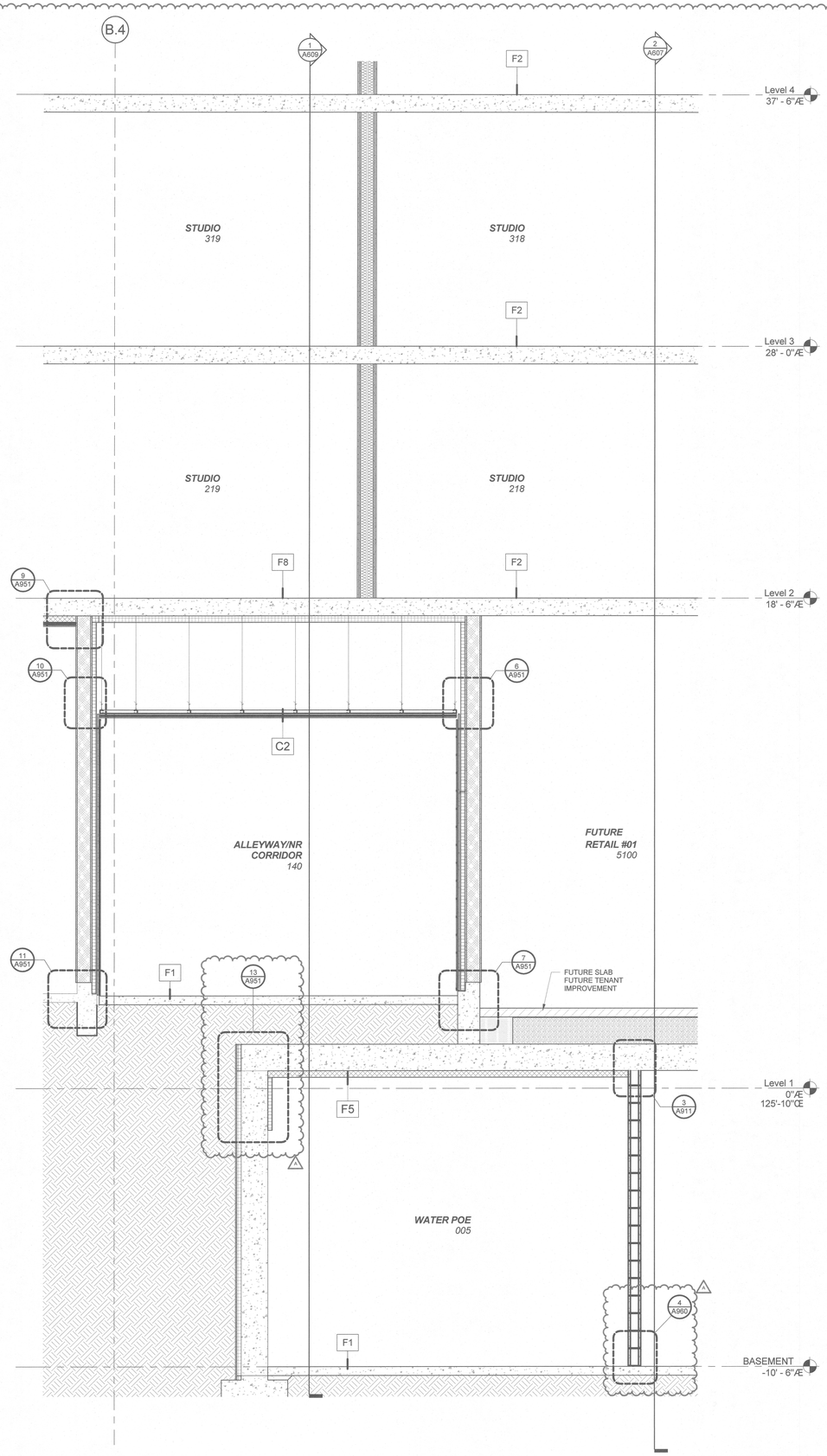
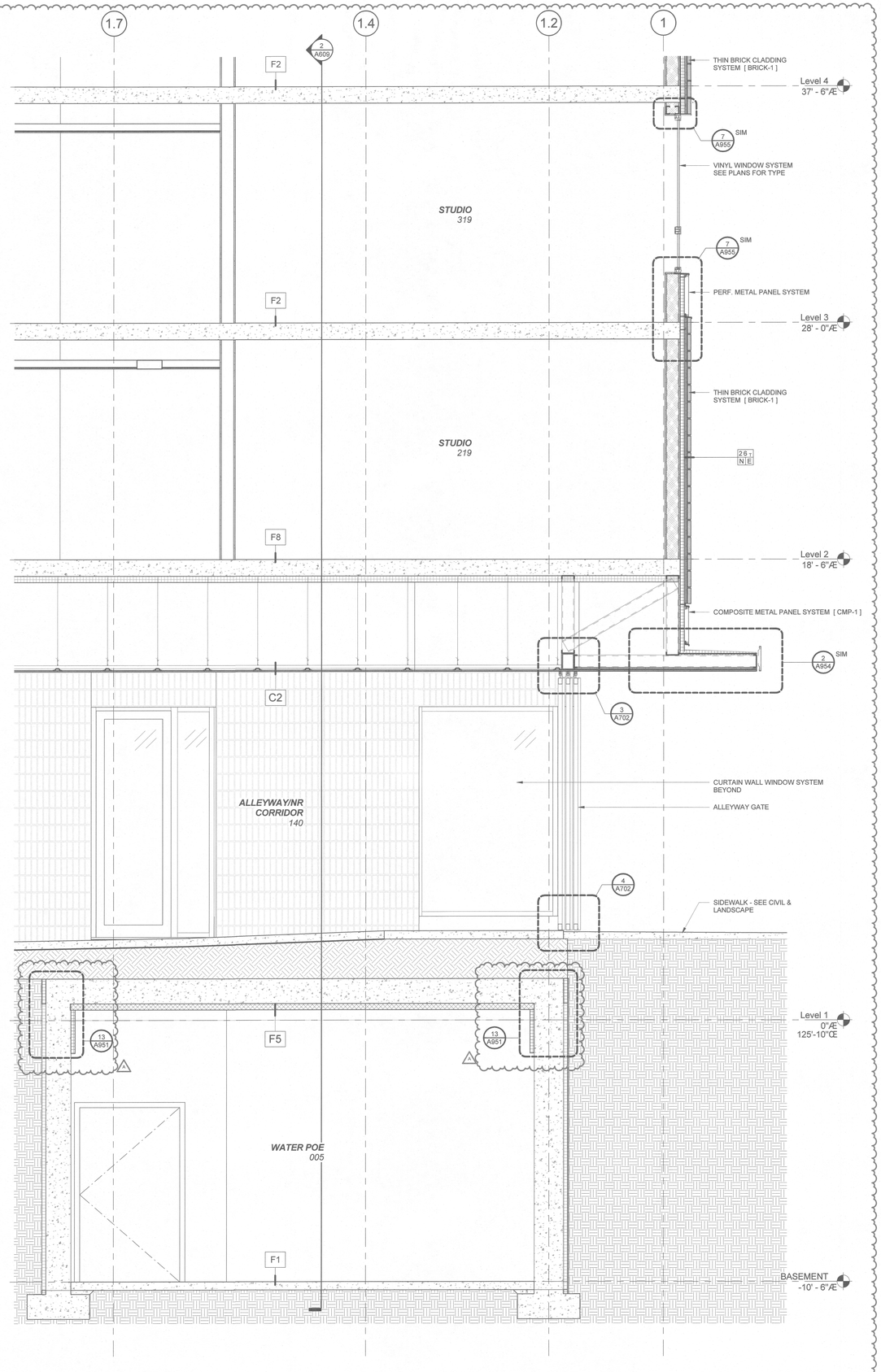


2 SECTION AT BSMT W/ ALLEY ABOVE

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



1 SECTION @ NORTH ALLEY ENTRY

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

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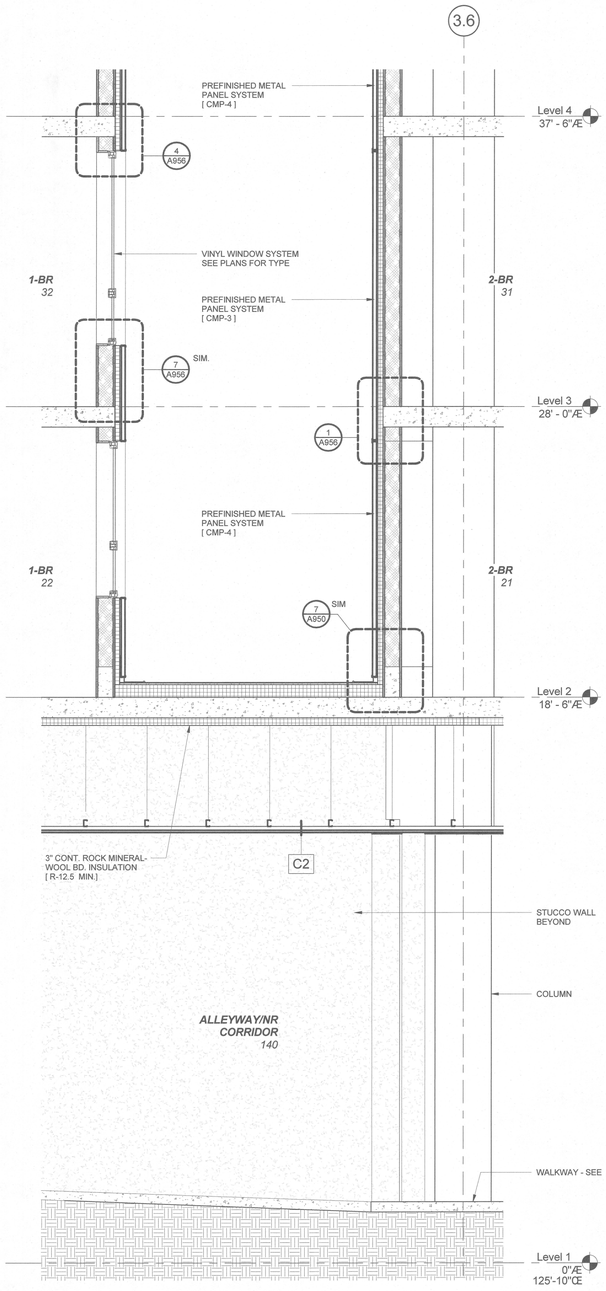

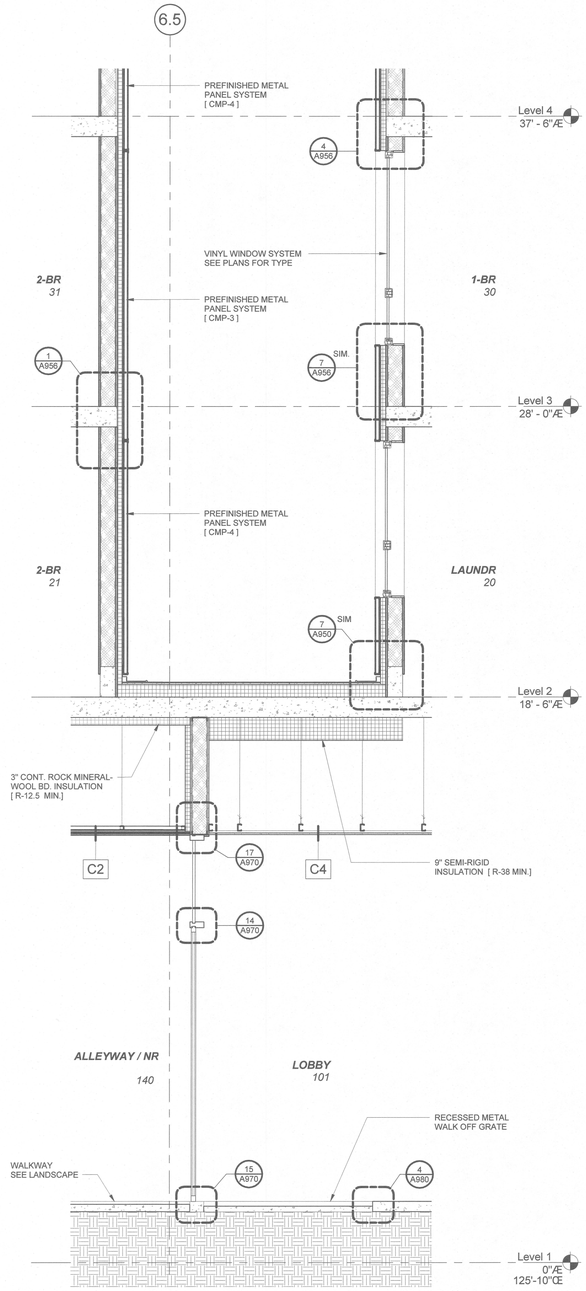

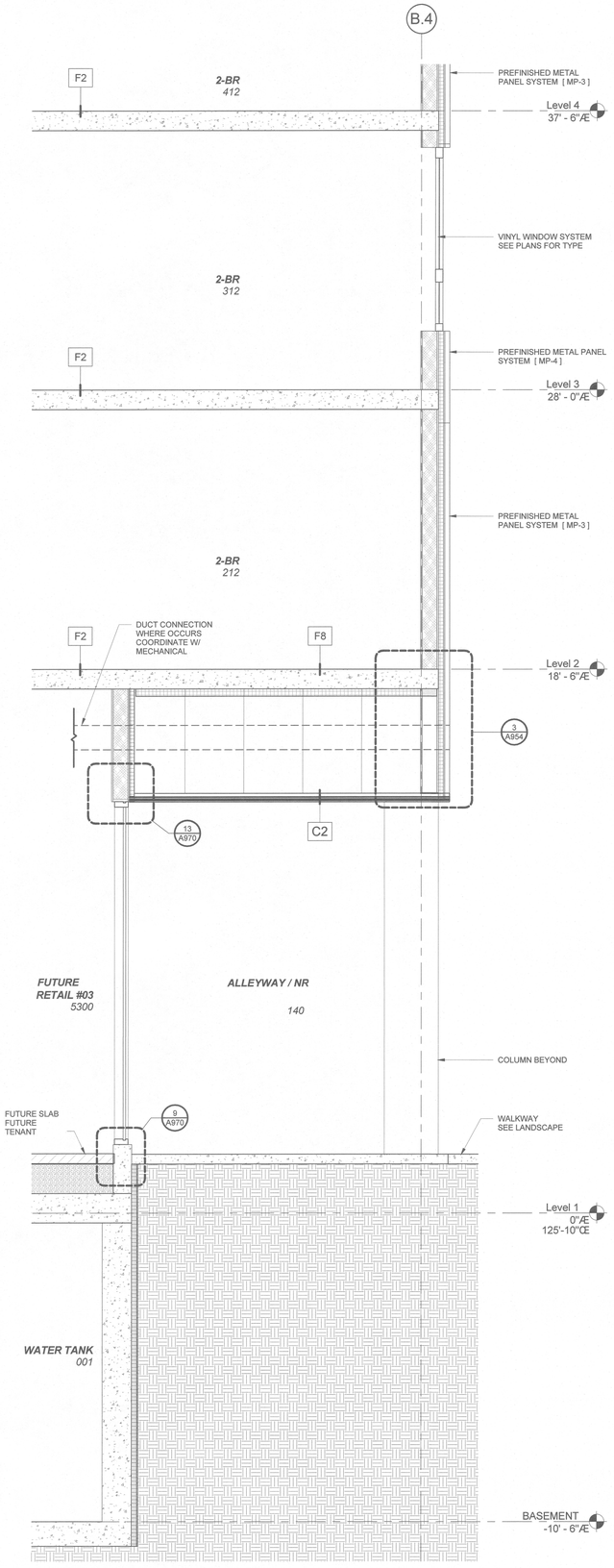

3 WALL SECTION @ LEVEL-2 ROOF CURB - NORTH

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

2 WALL SECTION @ LEVEL-2 ROOF CURB - SOUTH

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

1 WALL SECTION @ COURTYARD AND ALLEY

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

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GRAND AVENUE APARTMENTS

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SHEET TITLE:
WALL SECTIONS

DRAWN BY: LRS
DATE CREATED: 01/16/17

1	ADDENDUM #01	08/11/2017

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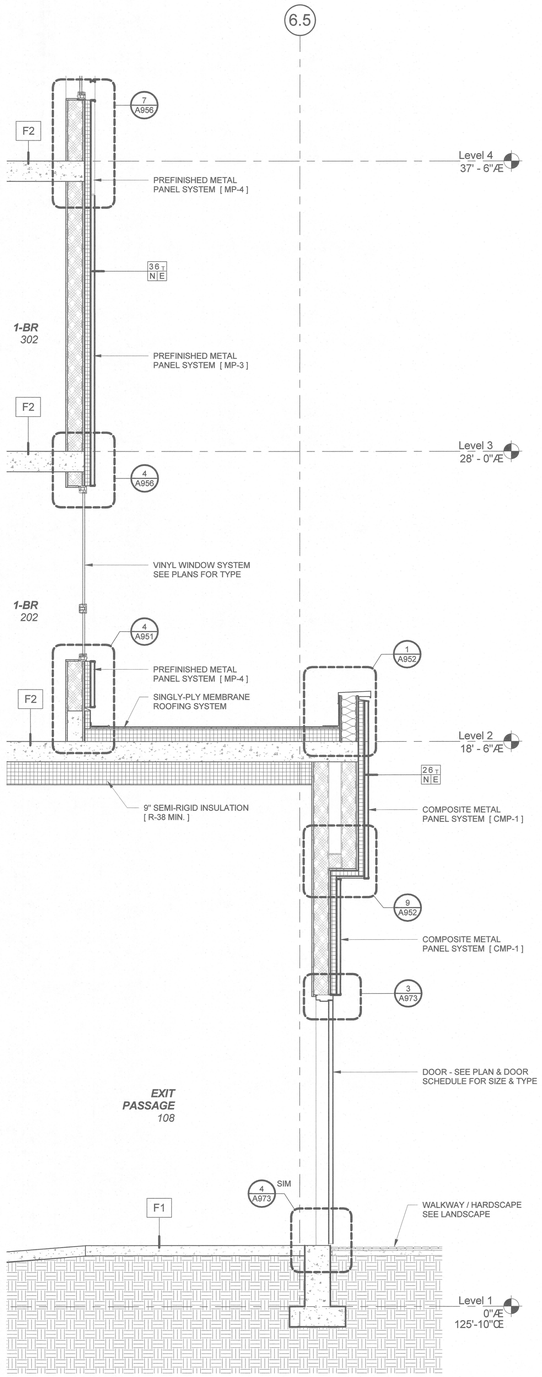
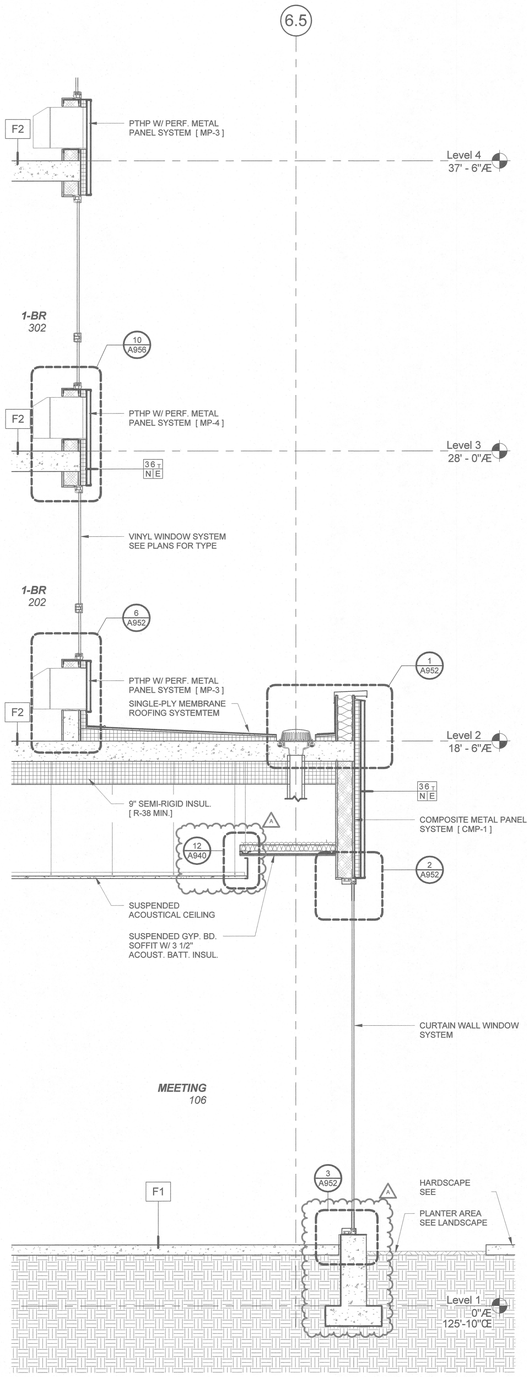


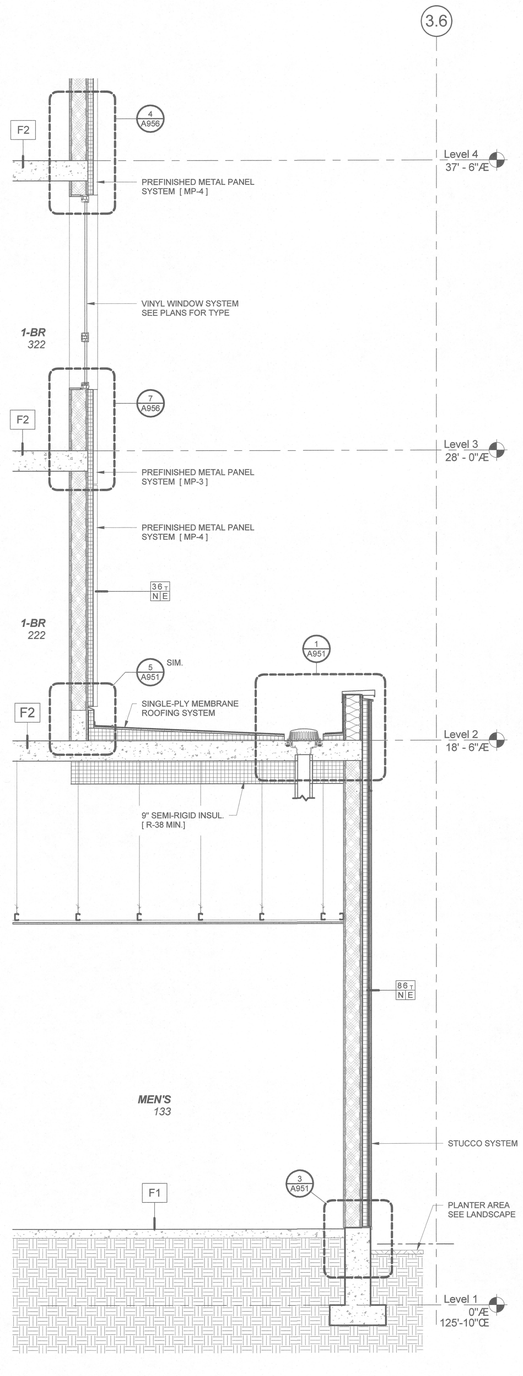
4 SOUTH COURTYARD @ WALL DOOR RECESS

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



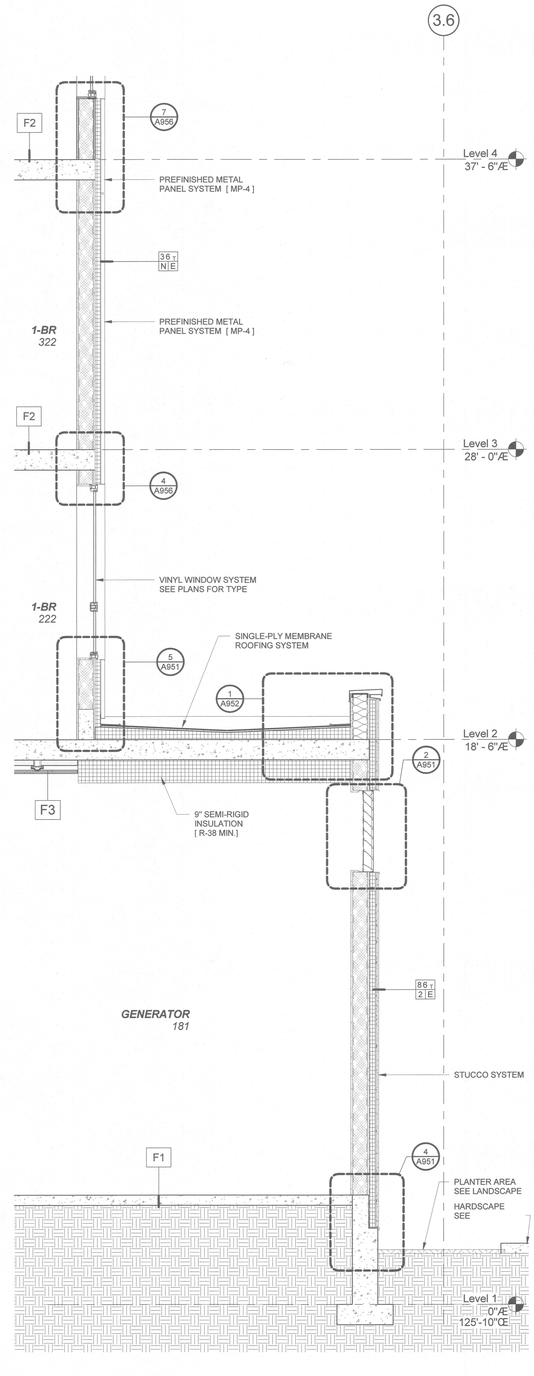
3 SOUTH COURTYARD WALL @ MEETING ROOM

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



2 NORTH COURTYARD WALL @ RESTROOM

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



1 NORTH COURTYARD WALL @ GENERATOR ROOM

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

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PROJECT NUMBER: 215349

GRAND AVENUE APARTMENTS

1010 NE GRAND AVE. PORTLAND, OR 97232

SHEET TITLE:

WALL SECTIONS

DRAWN BY:		LRS
DATE CREATED:		01/17/17
1	ADDENDUM #01	08/11/2017
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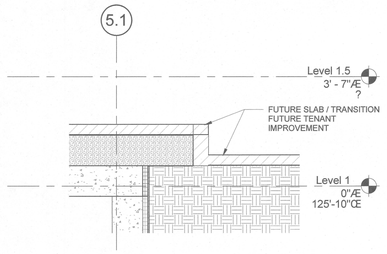
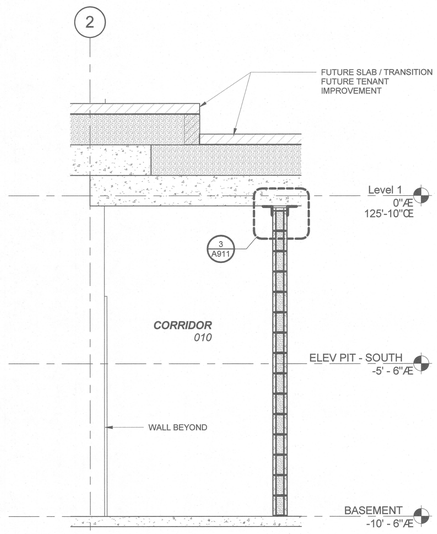


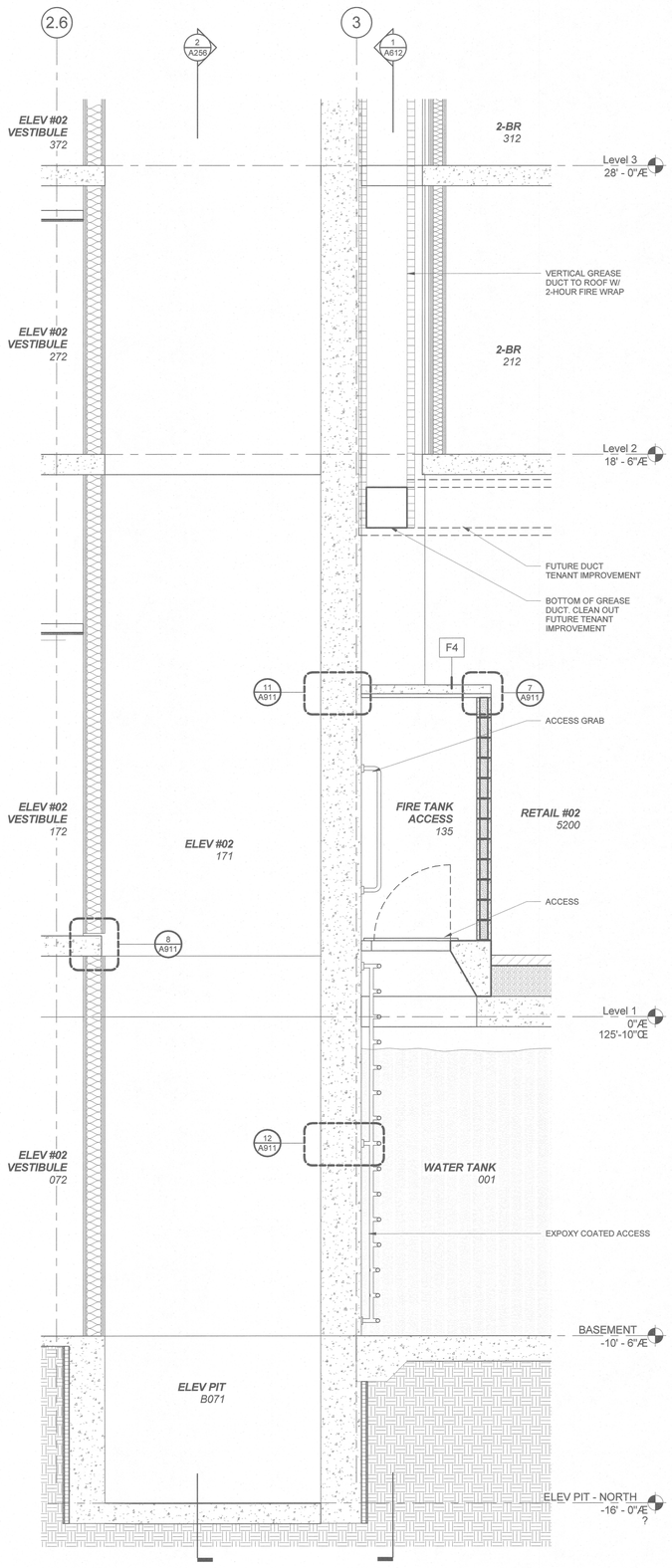
3 LEVEL 1 - FLOOR SLAB TRANSITION

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



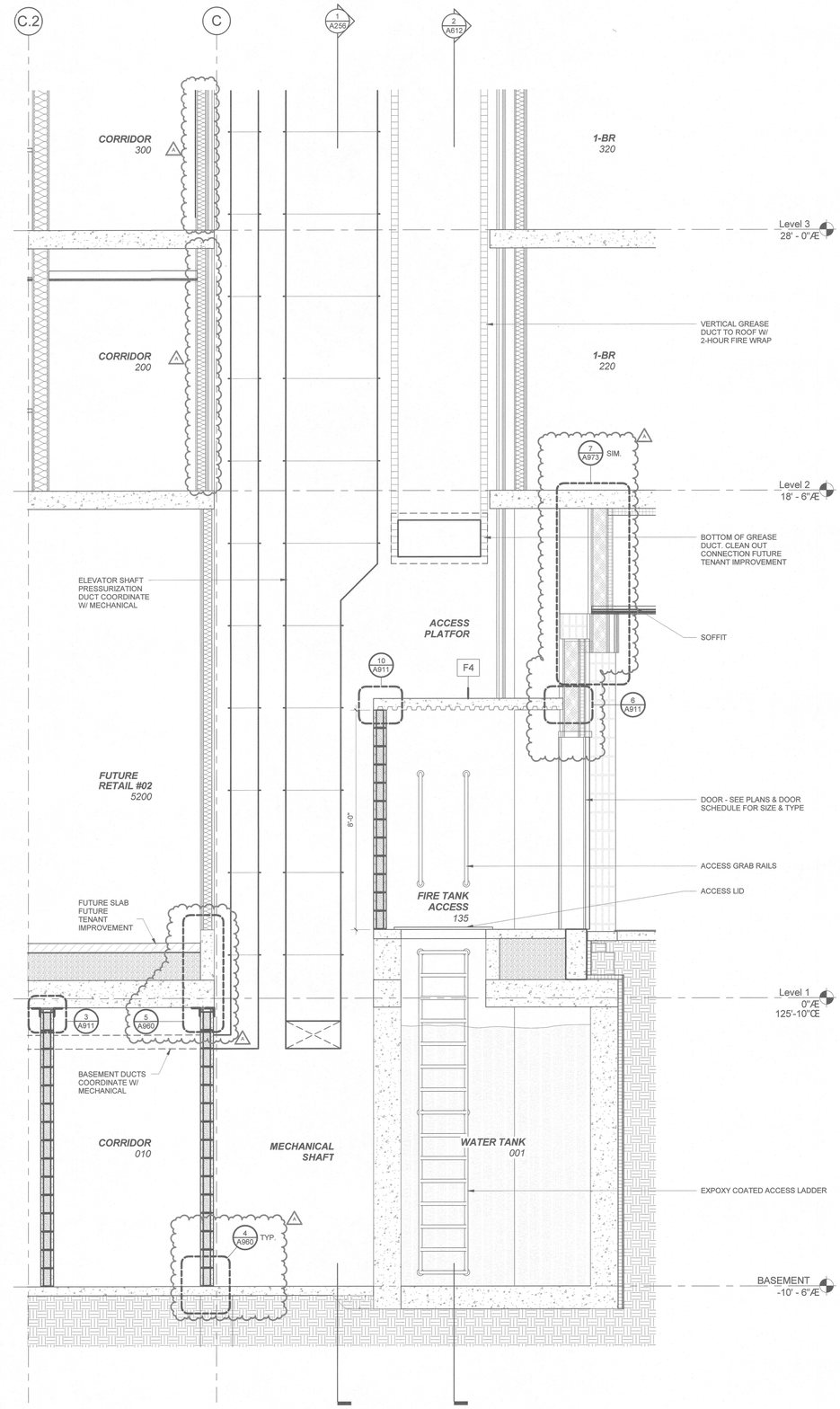
4 BASEMENT CORRIDOR @ RETAIL SLAB TRANSITION

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



2 N/S SECTION @ ELEVATOR #02 SHAFT & FIRE TANK ACCESS

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



1 SECTION AT FIRE TANK ACCESS

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

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GRAND AVENUE APARTMENTS

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SHEET TITLE:
WALL SECTIONS

KEY PLAN:

DRAWN BY: LRS
DATE CREATED: 01/26/17

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

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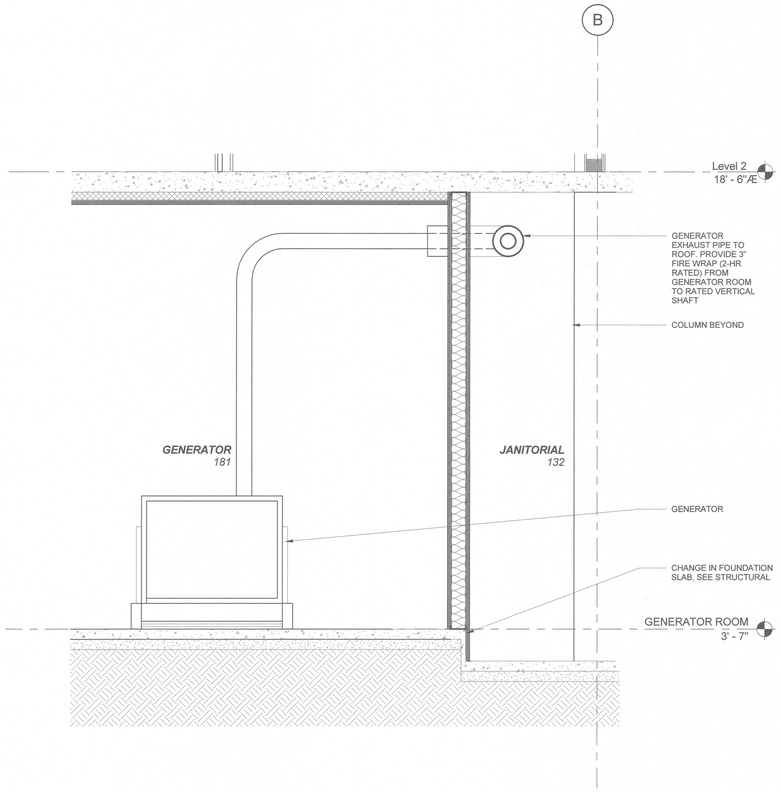
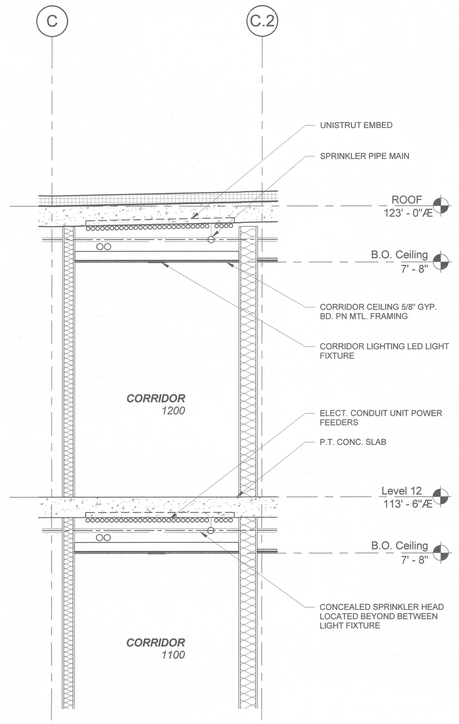


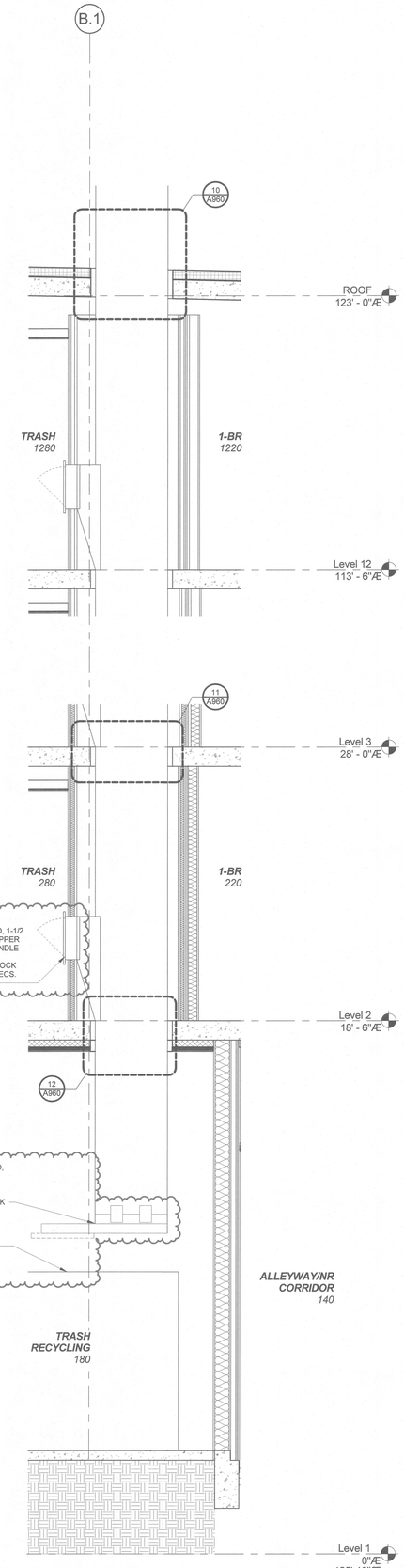
14 GROUND FLOOR RESTROOM SLAB CHANGE

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



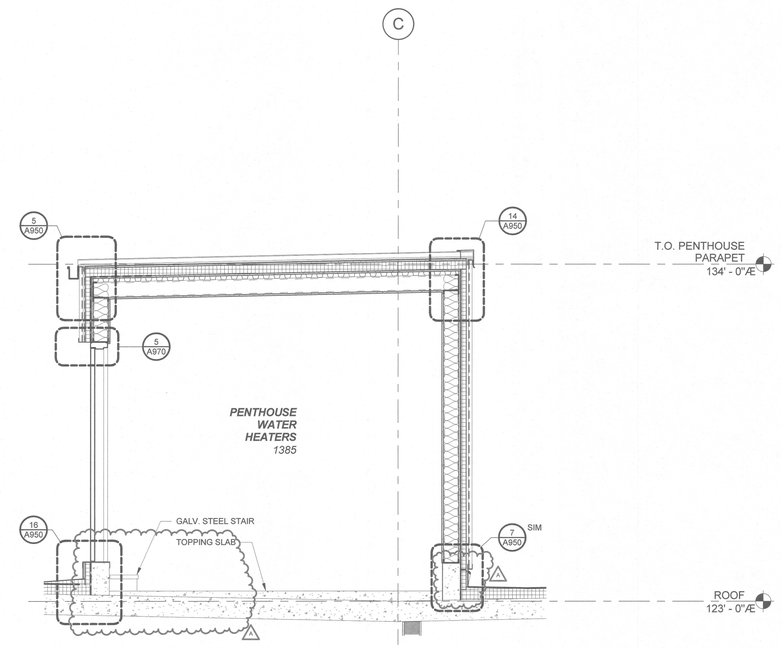
6 LEVEL 12 - CORRIDOR / CEILING - SECTION

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



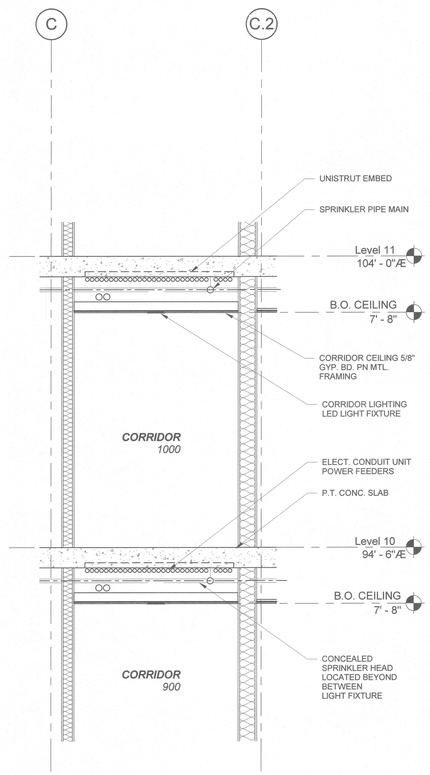
4 SECTION - TRASH CHUTE

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



16 MECHANICAL PENTHOUSE - SECTION

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



8 LEVELS 2 THRU 11 - CORRIDOR - SECTION

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

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SHEET TITLE:

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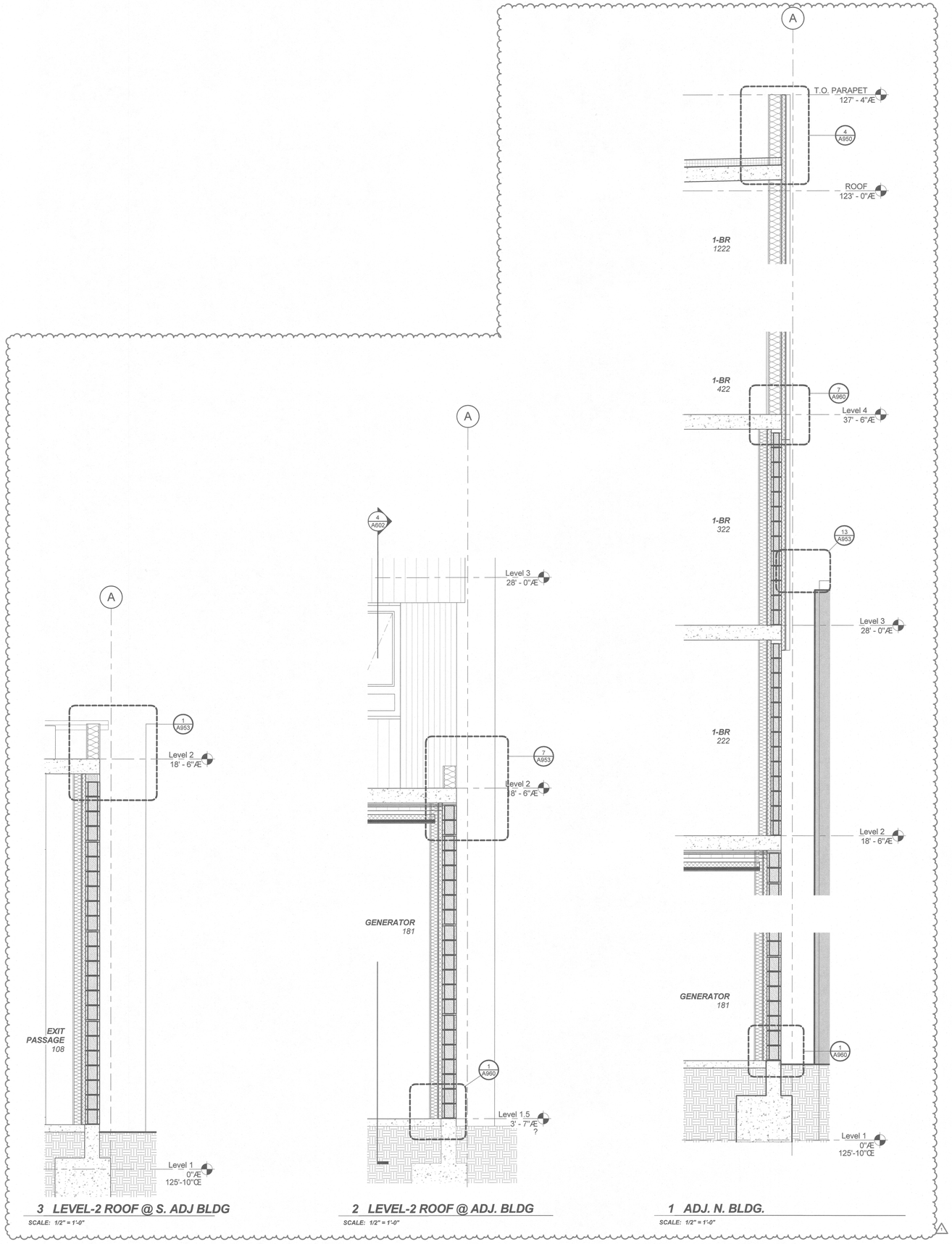

3 LEVEL-2 ROOF @ S. ADJ BLDG

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

2 LEVEL-2 ROOF @ ADJ. BLDG

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

1 ADJ. N. BLDG.

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

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