

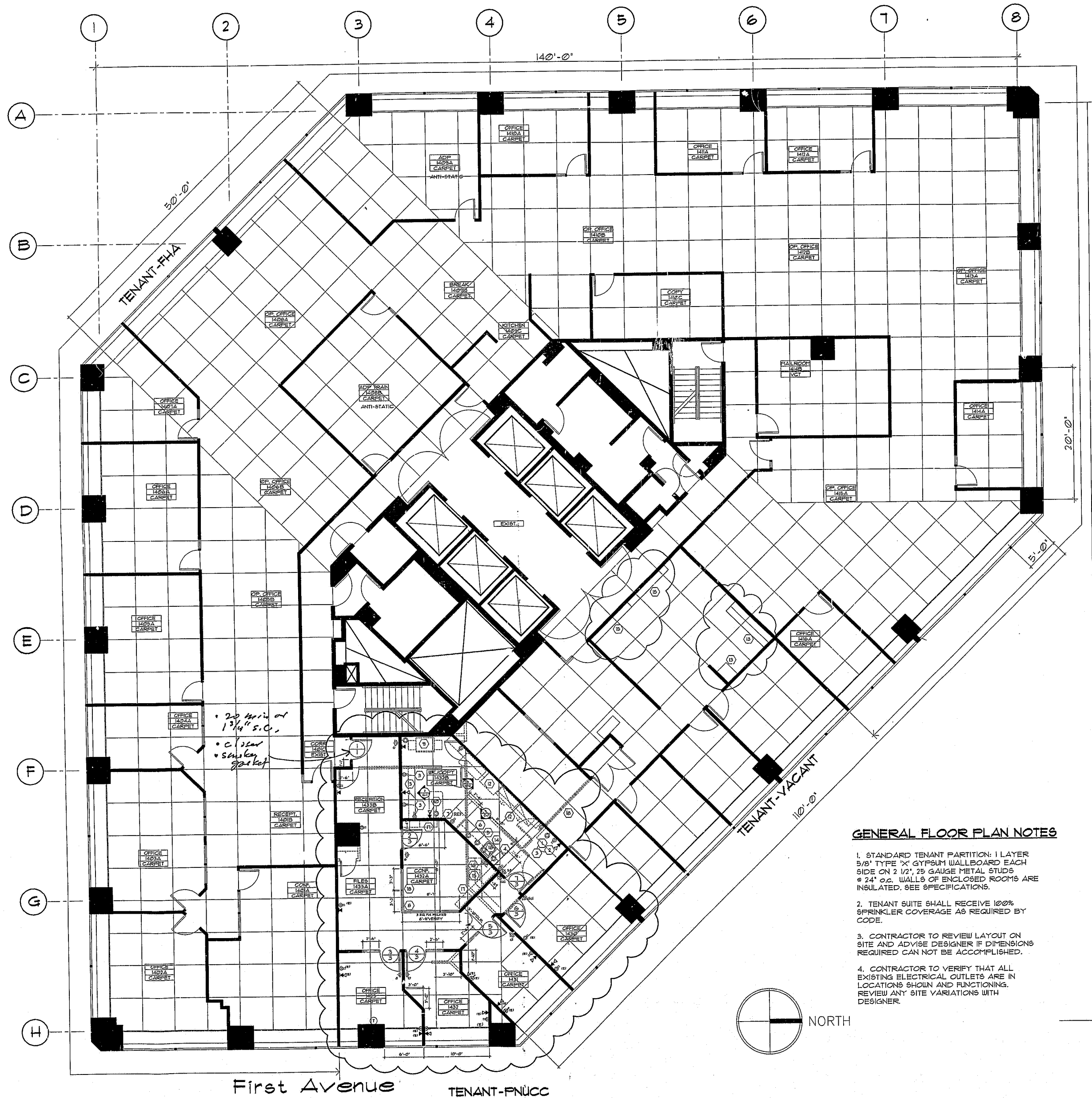
101 SW MAIN ST.

14TH FLR.

CO-01-135721-1.

PNUCC PLAN NOTES

1. SERVER REQUIRES SEPARATE CIRCUIT ON ISOLATED GROUND.
2. TWO PRINTERS CAN SHARE ONE CIRCUIT AND DUPLEX OUTLET.
3. ELECTRICAL OUTLET UP 42" AND HORIZONTAL.
4. COFFEE MAKER REQUIRES SEPARATE CIRCUIT UP 42".
5. TOASTER OVEN REQUIRES SEPARATE CIRCUIT UP 42".
6. MICROWAVE REQUIRES SEPARATE CIRCUIT. VERIFY EXACT LOCATION IN THE FIELD.
7. REFRIGERATOR OUTLET.
8. 1/4" THICK CLEAR TEMPERED OR SAFETY GLASS. BUTT GLAZE WITH CLEAR SILICONE.
9. COPIER REQUIRES SEPARATE 120V. CIRCUIT AND DATA OUTLET.
10. TELEPHONE SYSTEM REQUIRES 4 PLEX ISOLATED GROUND UP 84". EXISTING TELEPHONE SYSTEM TO BE RELOCATED. VERIFY REQUIREMENTS ON SITE.
11. VISIBLE ALARM LOCATE AS DIRECTED BY FIRE MARSHAL.
12. RELOCATE UPPER CABINET FROM ADJACENT SPACE. PROVIDE NEW FRENCH CLEATS. PROVIDE 20 GA. SHEET METAL BACKING IN WALL FULL WIDTH AT ALL UPPER CABINETS.
13. EXISTING UPPER AND LOWER PLASTIC LAMINATE CABINETS TO BE RELOCATED FROM ADJACENT SPACE. PROVIDE BACKING IN WALL. PROVIDE NEW FRENCH CLEATS FOR UPFERS.
14. RELOCATE UPPER CABINETS. PROVIDE NEW LOWER CABINETS IN MATCHING PLASTIC LAMINATE.
15. RELOCATE COLD WATER SUPPLY. VENT AND DRAIN TO NEW LOCATION.
16. RELOCATE EXISTING SINK AND INSTA-HOT. PROVIDE NEW ELECTRICAL CONNECTION.
17. FURNITURE MOVERS TO RELOCATE EXISTING BOOKCASES AS DIRECTED. (N/C.)
18. REMOVE AND REUSE RELITE FRAMING AND GLASS IN NEW CONFERENCE ROOM. SUPPLY NEW GLASS IF EXISTING DOES NOT FIT NEW SPACE.



LEGEND

- SLAB TO SLAB PARTITION
- STANDARD PARTITION
- STANDARD PARTITION WITH INSULATION IN WALL AND 24" BOTH SIDES ABOVE CEILING
- RELITE PARTITION
- ITEM TO BE REMOVED
- ELEVATION NUMBER
- SHEET NUMBER
- DOOR NUMBER
- HARDWARE NUMBER
- ROOM NAME
- ROOM NUMBER
- FLOOR FINISH
- SPECIAL WALL FINISH
- ITEMS NOT IN CONTRACT
- DRAFTERY 4 PULLEY
- SWITCH FOR 'A' FIXTURES
- TELEPHONE OUTLET
- COMPUTER OUTLET
- 6-PLEX COMMUNICATION OUTLET WITH DEEP BOX
- DUPLEX OUTLET
- QUAD OUTLET
- SPECIAL OUTLET (SEE NOTES)
- FLOOR OUTLET
- EXIT LIGHT
- EMERGENCY LIGHT
- JUNCTION BOX
- THERMOSTAT
- BLANK OUTLET

GENERAL FLOOR PLAN NOTES

1. STANDARD TENANT PARTITION: 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD EACH SIDE ON 2 1/2" 25 GAUGE METAL STUDS @ 24" O.C. WALLS OF ENCLOSED ROOMS ARE INSULATED. SEE SPECIFICATIONS.
2. TENANT SUITE SHALL RECEIVE 100% SPRINKLER COVERAGE AS REQUIRED BY CODE.
3. CONTRACTOR TO REVIEW LAYOUT ON SITE AND ADVISE DESIGNER IF DIMENSIONS REQUIRED CAN NOT BE ACCOMPLISHED.
4. CONTRACTOR TO VERIFY THAT ALL EXISTING ELECTRICAL OUTLETS ARE IN LOCATIONS SHOWN AND FUNCTIONING. REVIEW ANY SITE VARIATIONS WITH DESIGNER.

One Main Place 1

101 S.W. MAIN STREET
PORTLAND, OREGON 97204

MANAGER

Lowe Enterprises, Inc.
101 SW Main Street, Suite 200
Portland, Oregon 97204
(503) 241-1890

SPACE PLANNER

Diantha Knott & Associates
INTERIOR PLANNING & DESIGN
4600 SW Kelly Avenue
Portland, Oregon 97201
(503) 243-3375

REVISIONS

NO.	DESCRIPTION	ISSUED BY	DATE
1	FARMER'S HOME ADMINISTRATION		8/9/94
2	PNUCC		4/8/01

BUILDING ADDRESS:
101 SW MAIN STREET,
PORTLAND, OREGON 97204

CONSTRUCTION TYPE: I
OCCUPANCY: B

20 STORIES

100% SPRINKLER COVERAGE

City of Portland
APPROVED

APR 20 2001

01-135721-02

101 SW Main

14TH FLOOR PLAN

T-14/1

FILE NO.

APR 27 2001
MICROFILMED

LEGEND

SLAB TO SLAB PARTITION
BUILDING STANDARD PARTITION
DRAPERY & PULLEY
EXIT LIGHT
VISIBLE STROBE
ON EMERGENCY CIRCUIT
THERMOSTAT
FAN
LIGHT FIXTURE TO BE RETROFITTED WITH PARACUBE LENS
EXISTING SPRINKLER
NEW SPRINKLER
RELOCATED SPRINKLER
EXISTING SPRINKLER REMOVED
RECESSED DOWNLIGHT

WALL WASHER
REMOVE TRACK
EXISTING LIGHT
EXISTING LIGHT RELOCATED
EXISTING LIGHT REMOVED
NEW LIGHT FIXTURE

PROVIDE AND INSTALL 2 FLUORESCENT LAMPS PER FIXTURE UNLESS OTHERWISE NOTED. (C) INDICATES 4 LAMPS IN THESE FIXTURES.

EXISTING LIGHT/ AIR FIXTURE
EXISTING LIGHT/ AIR FIXTURE REMOVED
NEW DIFFUSER
REMOVE DIFFUSER ONLY
CUBIC FEET/ MINUTE
CAP
CONNECT
NEW
REMOVE

GENERAL CEILING NOTES

- STANDARD TENANT PARTITION: 1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD EACH SIDE ON 2 1/2" 25 GAUGE METAL STUDS @ 24" O.C.
- TENANT SUITE SHALL RECEIVE 100% SPRINKLER COVERAGE AS REQUIRED BY CODE.
- EXISTING LIGHT FIXTURES ARE SHOWN WITH PROPOSED REVISIONS FOR NEW ROOM CONFIGURATIONS.
- FIRE MARSHALL TO REVIEW AND APPROVE PROPOSED LOCATIONS FOR NEW AND EXISTING EXIT SIGNS.
- ELECTRICIAN TO VERIFY EXISTING LOCATIONS OF EMERGENCY LIGHT FIXTURES WITHIN TENANT SUITE.
- PROVIDE VISIBLE ALARM DEVICES PER CODE.

HVAC NOTES

ON ALL TENANT DUCTS, CLOSE ALL VOLUME DAMPERS & SEAL ENDS AIRTIGHT ON ALL SPIN-IN FITTINGS NOT USED. REMOVE ANY TROFFERS NOT USED.

LEGEND

SLAB TO SLAB PARTITION
STANDARD PARTITION
STANDARD PARTITION WITH INSULATION IN WALL AND 74" BOTH SIDES ABOVE CEILING
RELITE PARTITION
ITEM TO BE REMOVED
ELEVATION NUMBER
SHEET NUMBER
DETAIL NUMBER
DOOR NUMBER
HARDWARE NUMBER
ROOM NAME
ROOM NUMBER
FLOOR FINISH
SPECIAL WALL FINISH
ITEMS NOT IN CONTRACT
DRAPERY & PULLEY
SWITCH FOR 'A' FIXTURES
TELEPHONE OUTLET
COMPUTER OUTLET
6-FLEX COMMUNICATION OUTLET WITH DEEP BOX
DUPLEX OUTLET
QUAD OUTLET
SPECIAL OUTLET (SEE NOTES)
FLOOR OUTLET
EXIT LIGHT
EMERGENCY LIGHT
JUNCTION BOX
THERMOSTAT
BLANK OUTLET

GENERAL FLOOR PLAN NOTES

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- CONTRACTOR TO REVIEW LAYOUT ON SITE AND ADVISE DESIGNER IF DIMENSIONS REQUIRED CAN NOT BE ACCOMPLISHED.
- CONTRACTOR TO VERIFY THAT ALL EXISTING ELECTRICAL OUTLETS ARE IN LOCATIONS SHOWN AND FUNCTIONING. REVIEW ANY SITE VARIATIONS WITH DESIGNER.

One Main Place

101 S.W. MAIN STREET
PORTLAND, OREGON 97204

MANAGER

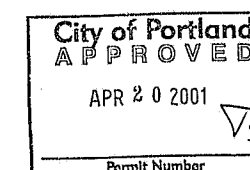
Lowe Enterprises, Inc.
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Portland, Oregon 97204
(503) 241-1890

SPACE PLANNER

Diantha Knott & Associates
INTERIOR PLANNING & DESIGN
4600 SW Kelly Avenue
Portland, Oregon 97201
(503) 243-3375

REVISIONS

NO.	DESCRIPTION	ISSUED BY	DATE
1	FARMERS HOME ADMINISTRATION	JK	8/9/94
2	PNUCC	JK	4/8/01



14TH FLOOR CEILING PLAN

T-14/2

FILE NO.

APR 27 2001
MICROFILMED

CEILING PLAN NOTES

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2. EXISTING LIGHT FIXTURES ARE SHOWN WITH PROPOSED REVISIONS FOR NEW ROOM CONFIGURATIONS.
3. FIRE MARSHALL TO REVIEW AND APPROVE PROPOSED LOCATIONS FOR NEW AND EXISTING EXIT SIGNS.
4. ELECTRICIAN TO VERIFY EXISTING LOCATIONS OF EMERGENCY LIGHT FIXTURES WITHIN TENANT SUITE.
5. PROVIDE VISIBLE ALARM DEVICES PER CODE.
6. EXIT PATH LIGHTING MIN. 2 FC. AT FLOOR ON EMERGENCY CIRCUIT.
7. REMOVE AND RELOCATE EXHAUST FAN AND PROVIDE ELECTRICAL CONNECTION.

LEGEND

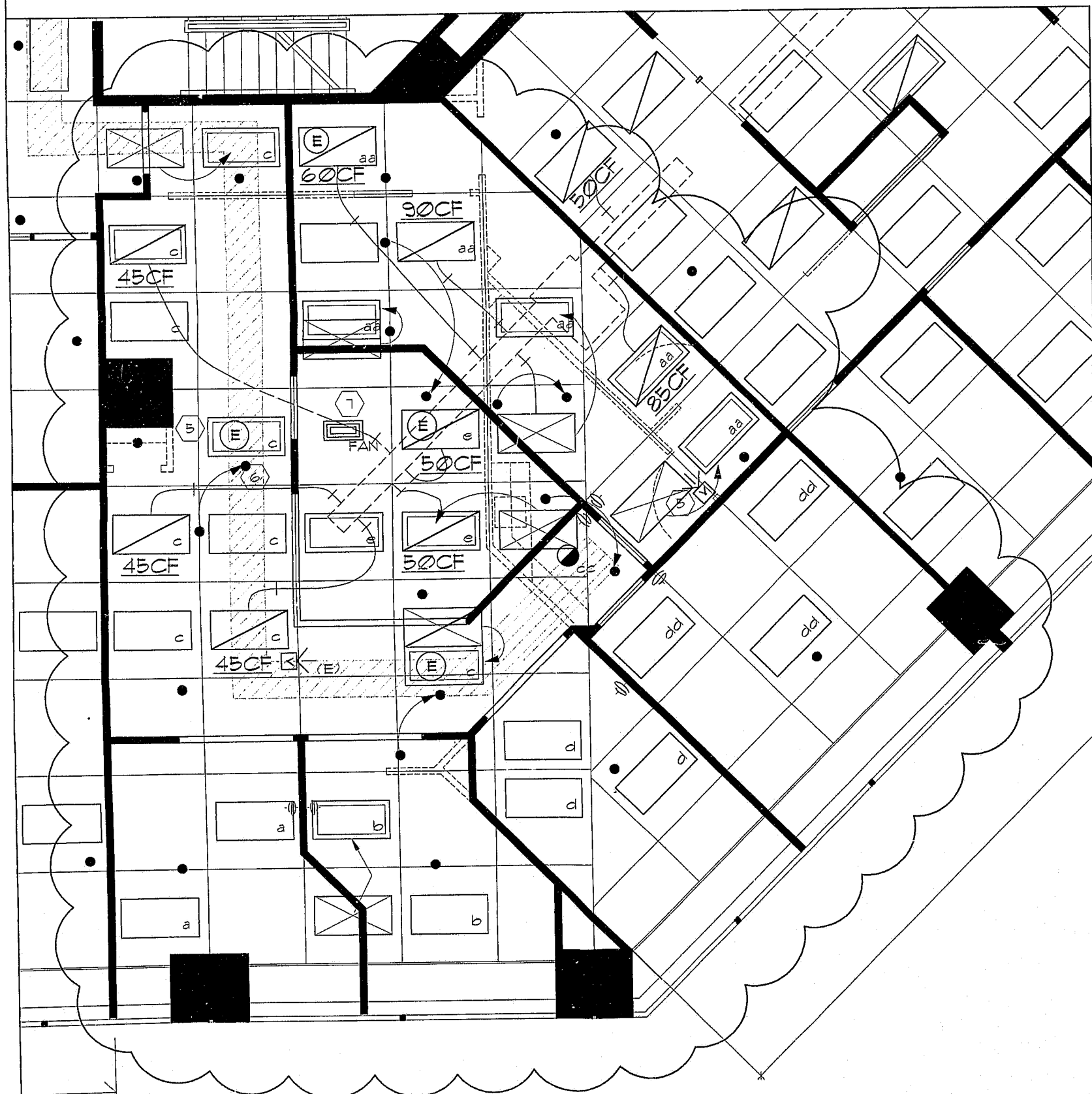
- STANDARD PARTITION
STANDARD PARTITION WITH INSULATION IN WALL AND 24" BOTH SIDES ABOVE CEILING
RELITE PARTITION
DOOR NUMBER
HARDWARE TYPE

GENERAL NOTES

1. ALL DOORS TO MATCH EXISTING. REUSE EXISTING WHERE POSSIBLE.
2. PROVIDE NEW ADA HARDWARE TO MATCH BUILDING STANDARD ON ALL DOORS.
3. SURVEY SPRINKLER LOCATIONS ON SITE AND RELOCATE OR PROVIDE NEW MATCHING SPRINKLERS TO PROVIDE 100% COVERAGE.

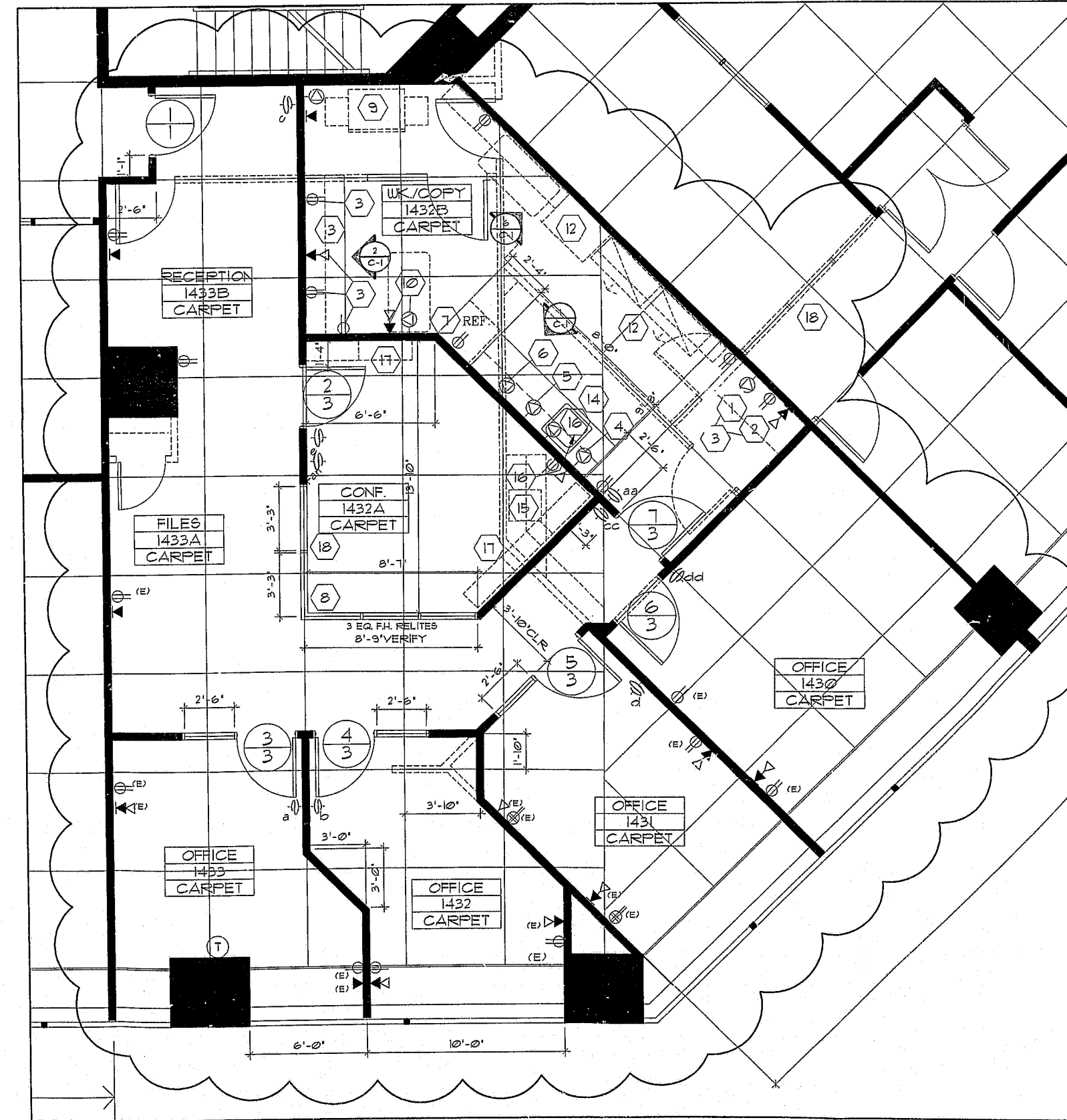
FLOOR PLAN NOTES

1. SERVER ROOMS: SEPARATE CIRCUIT ON ISOLATED GROUND.
2. TWO PRINTERS CAN SHARE ONE CIRCUIT AND DUPLEX OUTLET.
3. ELECTRICAL OUTLET UP 42" AND HORIZONTAL.
4. COFFEE MAKER REQUIRES SEPARATE CIRCUIT UP 42".
5. TOASTER OVEN REQUIRES SEPARATE CIRCUIT UP 42".
6. MICROWAVE REQUIRES SEPARATE CIRCUIT. VERIFY EXACT LOCATION IN THE FIELD.
7. REFRIGERATOR OUTLET.
8. 1/4" THICK CLEAR TEMPERED OR SAFETY GLASS. BUTT GLAZE WITH CLEAR SILICONE.
9. COPIER REQUIRES SEPARATE 120V. CIRCUIT AND DATA OUTLET.
10. TELEPHONE SYSTEM REQUIRES 4 PLEX ISOLATED GROUND UP 84". EXISTING TELEPHONE SYSTEM TO BE RELOCATED. VERIFY REQUIREMENTS ON SITE.
11. VISIBLE ALARM LOCATE AS DIRECTED BY FIRE MARSHALL.
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17. FURNITURE MOVERS TO RELOCATE EXISTING BOOKCASES AS DIRECTED. (N.C.)
18. REMOVE AND REUSE RELITE FRAMING AND GLASS IN NEW CONFERENCE ROOM. SUPPLY NEW GLASS IF EXISTING DOES NOT FIT NEW SPACE.



CEILING PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

One Main Place

101 S.W. MAIN STREET
PORTLAND, OREGON 97204

MANAGER

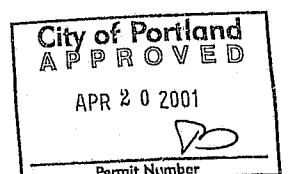
Lowe Enterprises, Inc.
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(503) 241-1880

SPACE PLANNER

Diantha Knott & Associates
INTERIOR PLANNING & DESIGN
4600 SW Kelly Avenue
Portland, Oregon 97201
(503) 243-3375

REVISIONS

NO.	DESCRIPTION	ISSUED BY	DATE
1	PNUCC	JK	4/11/01



T-14/3

FILE NO: 040140PNUCC.dwg

APR 27 2001
MICROFILMED

One Main Place

101 S.W. MAIN STREET
PORTLAND, OREGON 97204

MANAGER

Lowe Enterprises, Inc.

101 SW Main Street, Suite 205
Portland, Oregon 97204
(503) 241-1890

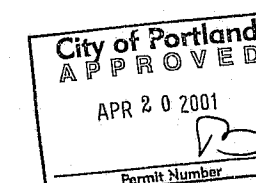
SPACE PLANNER

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REVISIONS

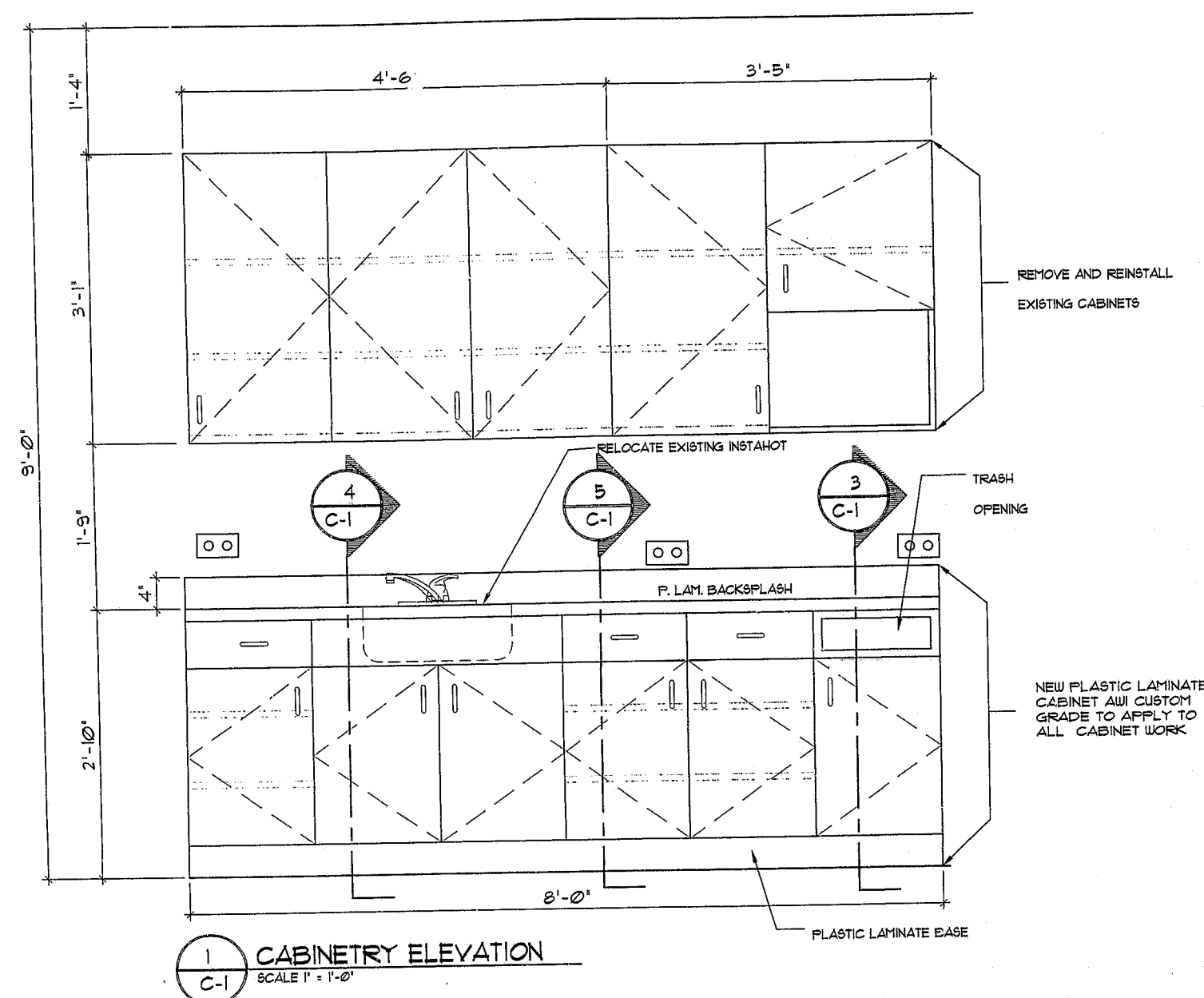
NO.	DESCRIPTION	ISSUED	
		BY	DATE
2	PNUCC	JK	4/11/01



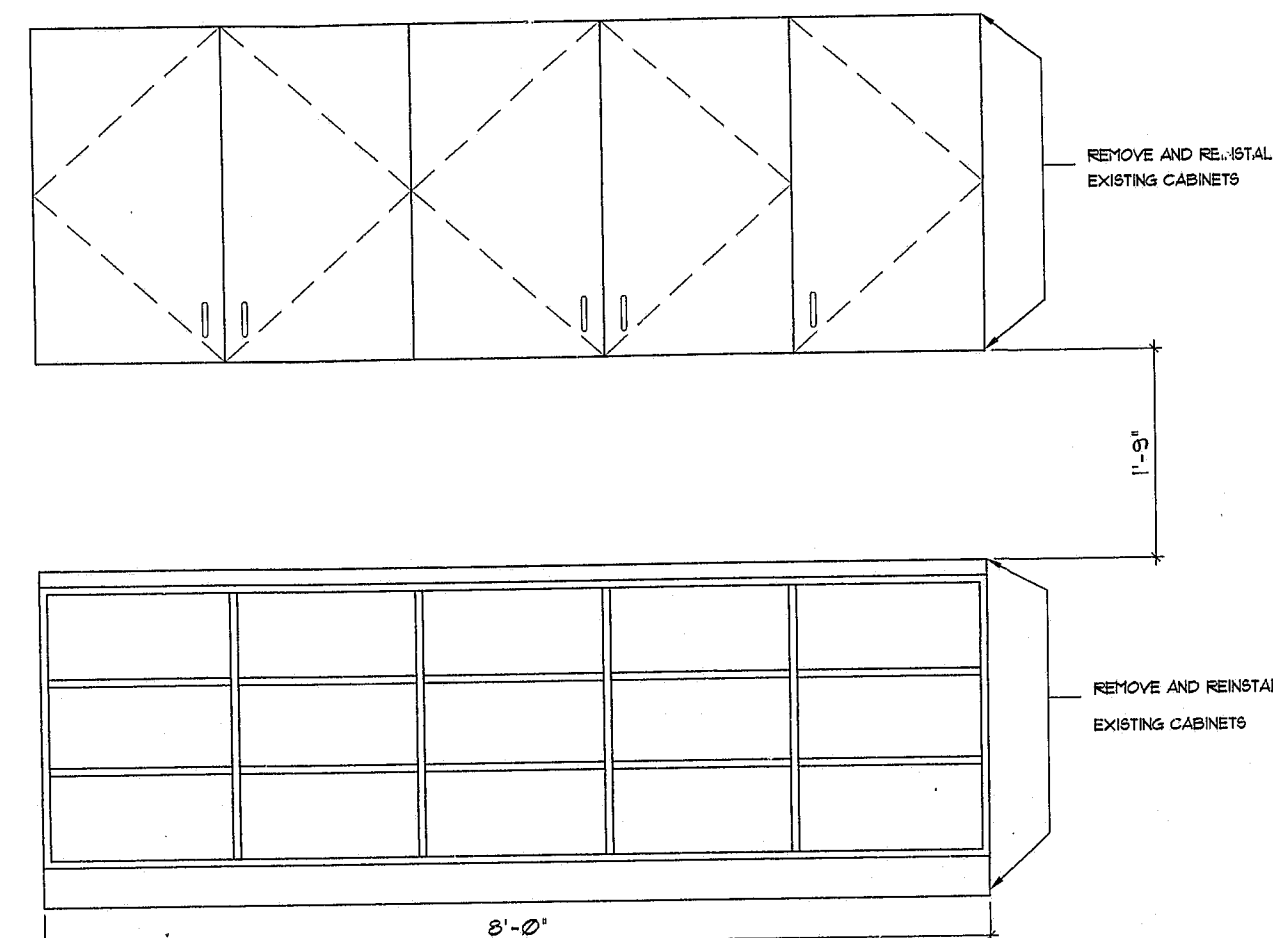
CABINETS

C-1

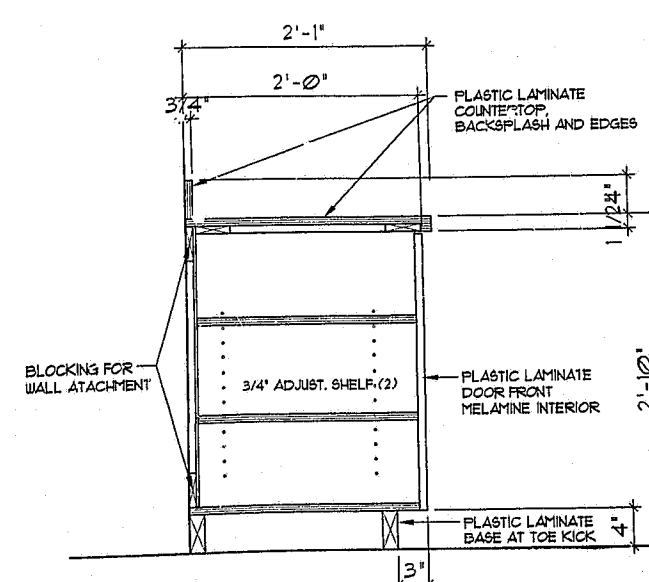
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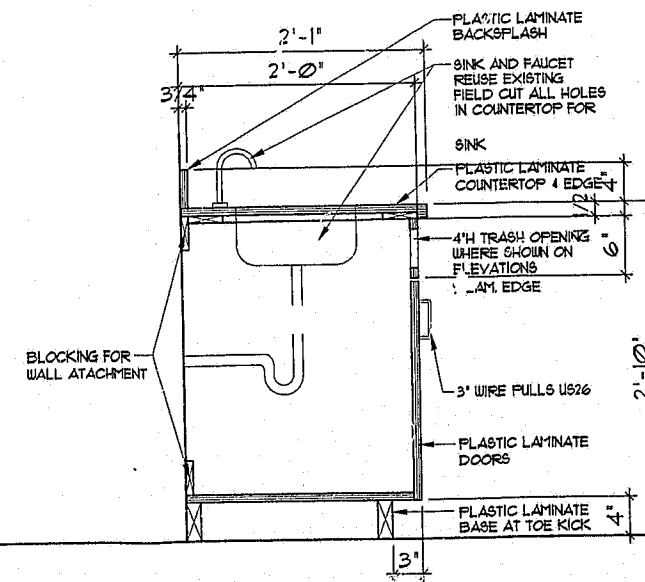
1 CABINETS ELEVATION
SCALE 1" = 1'-0"



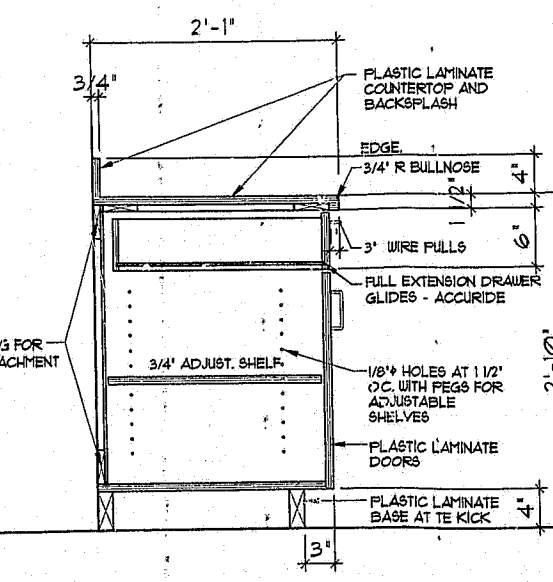
2 CABINETS ELEVATION
SCALE 1" = 1'-0"



3 CABINETS SECTION
SCALE 1" = 1'-0"



4 CABINETS SECTION
SCALE 1" = 1'-0"



5 CABINETS SECTION
SCALE 1" = 1'-0"

REMOVE AND REINSTALL
TWO (2) EXISTING UPPER CABINETS
AND ONE SHELF CABINET
PROVIDE NEW FRENCH CLEATS
SCREW FRENCH CLEAT TO IN-WALL BACKING
AND WALL STUDS, PRE-DRILL CLEAT,
USE 2-1/2" #8 SCREWS, (2) #10 1/2" Ø.C.

6 CABINETS ELEVATION
SCALE 1" = 1'-0"

APR 27 2001
MICROFILMED

MAY 21 2001

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CO. 01.135721

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APR 29 2001
MICROFILMED

19



CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
1900 SW 4th Ave, Suite 5000
Portland, OR 97201



COMMERCIAL BUILDING PERMIT

01-135721-000-00-CO

Site Address: 101 SW MAIN ST
101 SW MAIN, 14TH FLOOR

Issued: 4/20/01

PROJECT INFORMATION		Occ. Group	Const. Type
Business	Alteration	B	I-FR
Project Description: TI - INTERIOR REMODEL APPROX 1600 SF.			

APPLICANT	JAN KNOTT	Phone	(503) 243-3375
OWNER	LAPP PORTLAND INC (LSD NW REG ED LAB	Phone	
CONTRACTOR	To Bid	Phone	

Project Details		Project Details	
Alarm System Required?	Yes	Code Edition (Year)	1997
Final Permit Valuation	60000	Lot Area (Sq. Ft.)	39000
Smoke Detectors Required?	Yes	Sprinkler System Required?	Yes
Water District	City of Portland	Zoning - Property (1)	CXDDC

APPEAL
APPEAL
APPEAL

**BEFORE
YOU DIG**

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

CITY CONTACT
E-Mail:

PROCESS MANAGEMENT

Phone: 503-823-7357
Fax: (503) 823-4172

**INSPECTION REQUEST
PHONE NUMBERS**

Building/Trade Inspections - Call Before 6:00 AM:

(503) 823-7000

TDD: (503) 823-6868

**IVR Inspection Request
Number:**

2098101

Administrative Appeal Action

2-5-81

3 MEMPHIS
PORTLAND OFFICE

FEB 10 '81

Appeal No. 2

Marathon Development Oregon, Inc., Owner
Art Mandvill (SOM), Appellant

RE: Erection of a new structure (office)
101 S. W. Main

0658
521516
20 stories
Occ. F-2
Type I
LUZ M-3
FZ 1

RECEIVED TO	_____
DATE RECEIVED	_____

1. BUILDING CODE SECTION: 3303 (b)

BUILDING REGULATION REQUIREMENT:

Exit doors shall swing in direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more.

PROPOSED DESIGN SHOWS:

The self-closing elevator lobby doors provided to comply with 1807 (i) and granted 5-11-78 on appeal #6, Item #7, shows door swings that may not be in direction of exit travel. The multiple tenant floor occupancy provides a "Zee" corridor arrangement of connecting the two stairs with a corridor through the elevator lobby.

REASON FOR ALTERNATE PROPOSAL:

The building is 100% fire-sprinklered with all required life safety systems and, with automatic self-closing doors for separation of the lobby, the intent of the code is met and the swing of the closure doors should not hinder exiting to the stairs.

2. BUILDING CODE SECTION: 3304 (g) and (h)

BUILDING REGULATION REQUIREMENT:

All new construction to comply with current code. Current code requires one-hour corridor construction with twenty minute door assemblies and wire glass in steel frames relites.

PROPOSED DESIGN SHOWS:

Building shell and 65% of tenant spaces built under the 1976 Code that allows unrated non-combustible corridor construction. We propose to continue that construction.

REASON FOR ALTERNATE PROPOSAL:

To maintain continuity with existing construction.

(signed) Art Mandvill, Appellant

(signed) V. Fanshier, Bureau of Buildings

The Administrative Staff reviewed the appeal and the following action was taken:

- 1) Swing of doors at elevator lobby: GRANTED with the installation of exit signs to the satisfaction of the Building and Fire Bureaus.
- 2) Public corridor of non-combustible unrated construction: GRANTED per 1976 Code.

The \$30.00 fee was turned over to the City Treasurer, Receipt No. 193369 A.

A copy of this notice has been sent to the appellant.

Administrative Appeal Action

3-4-87

Appeal No. 6

Marathon vs Realities, Owner
Jan Knott, Appellant
Justin Dune, Plans Examiner

Prelim
20 stories
Occ. B-2/A-3
Type I (AS)

Re: Alteration of/addition to an Existing Structure

Proposed Use: Office Building, Ground Floor Retail
and Restaurant

101 S. W. Main Street

1. BUILDING CODE SECTION: 3305(g)(h)

BUILDING REGULATION REQUIREMENT:

Corridors to be of one-hour construction,
with rated doors on closers and relites of
wire glass in steel frames.

PROPOSED DESIGN:

Unrated non-combustible construction for
corridor walls, glass doors, unrated glass
relites.

REASON FOR ALTERNATE:

Earlier appeals (#6, 6-16-82; #2, 2-5-81)
allow proposed construction for original or
"first generation" tenants only.

The Administrative Staff reviewed the appeal, and the
following decision was rendered:

1. Corridor construction: GRANTED for same construction
as previous appeals. This appeal is typical for entire
building.

June 6, 1980

JUN 13 1980

SKIPPED BY THE MAIL

From CKS *OK*
To
Addressed to Bureau Policy
Subject One Main Place Office Building - Permit #521516
101 S. W. Main

In view of the recent appeals granted by the Board of Appeals on May 8, 1980, for the One Main Place Office Building, (attached), reflecting 4 different tenant spaces, it seems appropriate at this time to make a bureau policy in conjunction with the Fire Bureau regarding this structure.

PROPOSED GENERAL POLICY FOR TENANT IMPROVEMENTS: ONE MAIN PLACE

Appeal Items

- 1) Exit corridors to be continuous until egress is provided from the building.
- 2) Exits are not to pass through kitchens, storerooms, restrooms, closets or rooms used for similar purposes.
- 3) When more than one exit is required, they shall be so arranged that it is possible to go in either direction from any point in a corridor to a separate exit, except for dead ends not in excess of 20'.
- 4) When two exits are required, they shall be located a distance apart equal to 1/2 the overall diagonal.

BUREAU POLICY: SINGLE-TENANT FLOOR

- 1-2) Corridors are not required to be continuous provided that the exit path is clear and unobstructed and is not interrupted by doors. Exit signing to be located to the satisfaction of the Fire Marshal's Office.
- 3-4) Not applicable.

BUREAU POLICY: MULTI-TENANT FLOOR

- 1-2) Corridors are not required to be continuous within tenant spaces provided the exit path is clear and unobstructed, except that this exit path may exit through a room to the public corridor (the corridor serving the stairs, elevators and restrooms, etc.) provided such

room is not a private office, and that the exit doors are in direct alignment with a clear and unobstructed exit path between them. Exit signing to be located to the satisfaction of the Fire Marshal's Office.

- 3-4) In regards to distance between exits and dead end corridors, the public corridor shall be extended as required to provide the required distance between exits; dead ends of 30' measured along the building core side of the corridor, will be allowed.

The above policy has been reviewed and approved by the Bureau of Buildings & Fire 6.6.80.

CKS:rb
Attachment

cc: Chief Sargant
Dick Durland
Jim Hart
Jim Searfus
Earl Norgard
Vic Bergendale