

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Permit Revision Submittal Requirements and Application

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

Minimum Submittal Requirements (check all boxes and sign below):

- A copy of this application.
- One PDF copy of plans for electronic submittals or three copies for paper submittals.
- All plans must clearly reflect the proposed change(s). Changes must be bubbled.
- Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.
- Project narrative for extensive revisions.
- One PDF copy of calculations and other supporting documents for electronic submittals or two copies for paper submittals.
- Copy of Inspector's correction notice, if the revision is due to an inspection correction. One PDF copy for electronic submittals and two copies for paper submittals.

Applicant Information:

Applicant Name	Sienna	Shiga,	Jones	Architecture
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Street Address 120 NW 9th Avenue, Suite 210	City/State/ZIP Portland, OR 97214
_{Email} sshiga@jonesarc.com	Phone 503.477.9165
Value of Proposed Revision <\$125,000>	Issued Permit #_18-114385-000-00-CO
Job Site Address 7373 N. Philadelphia	City/State/ZIP Portland, OR

Description of Revision

Applicant Signature

Value engineering removal of stair run to roof and elevator run to roof. Change 6 studio apartments to 1 bedroom apartments. Relocate bike racks from lobby to bike room and dwelling units.

Sienna

Digitally signed by Sienna Date: 2020.11.17 12:48:34 -08'00' Date 11/17/2020

Fees:

An invoice with permit fees will be sent to the applicant once minimum submittal requirements have been verified. Permit Revisions are subject to fees associated with plan review, processing and any increase in project value.

The Bureau of Development Services fee schedule is on the BDS web site: www.portlandoregon.gov/bds/article/102792

Helpful Information:

Bureau of Development Services |City of Portland, Oregon 1900 SW 4th Avenue, Portland, OR 97201 For Hours Call 503-823-7310 or visit www.portlandoregon.gov/bds

Important Telephone Numbers:

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BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building code information	503-823-1456
BDS 24-hour inspection request line	503-823-7000
Residential information for one- and two-family dwelling	503-823-7388
General Permit Processing and Fee Estimate info	503-823-7357
Zoning Information Line	503-823-7526
City of Portland TTY	503-823-6868



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- Copy of Inspector's correction notice, if the revision is due to an inspection correction. One PDF copy for electronic submittals and two copies for paper submittals.

Applicant Information:

Applicant Name Ryan Pickrel/Faster Permits

Applicant Name_right letter deter Fernite	
Street Address 2000 SW 1st Ave #420	City/State/ZIP
Email_ryan@fasterpermits.com	Phone 503 580-3845
Value of Proposed Revision \$0	lssued Permit # <u>18-114385-REV 01-CO/2018-190279-</u> 000-00-MT
Job Site Address 7373 N Philadelphia	City/State/ZIP

Description of Revision Add Mechanical drawings to this CO revision to coordinate between disciplines.

Applicant Signature

Ryan Pickrel

Date_ 3/1/21

Fees:

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SYSTEMS DEVELOPMENT **CHARGE FORM**

Com	nercial
Proje	cts

Effective July 1, 2017

FOR INTAKE, STAFF USE ONLY						
Date Rec	by	Address				
Qtr Sec Map(s)						
Building Permit #		Tax Account #				
Systems Development Charges (SDCs) are collected by the bureaus of Environmental Services, Parks and Recreation, Portland Water Bureau and the Portland Bureau of Transportation to help offset the impact your project will add to the						

City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water and street systems. Commercial SDC fees for Parks went in to effect January 1, 2009, please call 503-823-5105 for details. The Bureau of Development Services does not charge SDCs.

Complete for: new construction

- adding or removing plumbing fixtures
- change of use or occupancy
- increase of impervious surfaces over 500 sq. ft.
- · building additions or tenant improvements that change the number of units (as indicated on pages 2 and 3).

Applicant Nan	neSIENNA SH	liga					
Address	120 NW 9Tł	H AVE, SUITE	210				
City	PORTLANE)	State	OR		Zip Code	97209
Day Phone	503-477-9165	FAX			email	SSHIGA@JO	NESARC.COM

Describe the scope of the project. If applicable, include detail on the existing use(s) of the structure. If a building has been demolished, provide the demolition permit number and include the previous use information in column 4 in the following table (attach additional sheets as necessary).

NEW 4-STORY MIXED-USE BUILDING WITHOUT A BASEMENT.

THE 2ND THROUGH 4TH STORIES WILL BE APARTMENTS (30

UNITS TOTAL). A PORTION OF THE GROUND STORY WILL BE

SHELL SPACE FOR FUTURE TENANTS. DEMO OF EXISITING

STRUCTURE INCLUDED AS PART OF THIS PERMIT

What county is your project in?

X Multnomah, inside Portland Multnomah, outside Portland Clackamas Washington

Complete the table below and on the following page

Column 3: Enter the size (number of units) of your proposed development.

Column 4: If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use.

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Residential			
Single or Multi family	Dwelling	30	
	699 sq feet or less	30	
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet	·	
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Senior Housing/Assisted Living/Nurs	ing Home Dwelling		
	699 sq feet or less		
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Commercial Services			
Bank	sq ft/GFA		
Day Care	sq ft/GFA		
Hotel/Motel	sq ft and rooms		
Service Station V	ehicle Fueling Position - VFP		
Movie Theater/Event Hall	sq ft		
Car Wash	sq ft and wash stall		
Health Club	sq ft/GFA		
Commercial Institutional			
School, K-12	sq ft/GFA		
University/College/Jr College	sq ft and student		
Church	sq ft/GFA		
Hospital	Sq ft/GFA		
Park	acre		
Commercial Restaurant			
Restaurant (stand-alone)	sq ft/GFA		6900 GFA
Quick Service Restaurant (drive-	through) sq ft/GFA		

(1) Building	(2) Unit of Ur	(3) nits In Proposed	(4) Units In Existing
Use Type	Measure	Development	or Most Recent Use
Commercial Retail			
Shopping/Retail	sq ft/GFA		
Convenience Market	sq ft/GFA		
Free Standing Retail Store/Supermarket	sq ft/GFA		
Car Sales, New and Used	sq ft/GFA		
Commercial Office			
Administrative Office	sq ft/GFA		
Medical Office / Clinic	sq ft/GFA		
Commercial Industrial			
Light Industrial / Manufacturing	sq ft/GFA		
Self-storage	sq ft/GFA		
Warehouse / Storage	sq ft/GFA		
Other			

Signature and Date (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Print name	Signature	Date
Company name and your position		

Bureau of Environmental Services (BES) Fixture Worksheet and Stormwater Information Form

Residential/Multiple Dwellings (number of units): <u>30</u>

NOTE: Residential units for mixed-use developments will be charged 0.8 EDU per unit or \$4,836.80/unit. The commercial spaces will be charged by Plumbing Fixture Unit (PFU).

Part I: Calculation of Plumbing Fixture Units (PFUs) for Commercial, Retail and Office spaces only.						
Fixture Type (for Commercial only)	Number of Fixtures to be Added [1]	Number of Fixtures to be Removed [2]	Net Change in Number of Fixtures [3]	Equivalency Factor [4]	Net Change in Number of PFUs	
Calculation			[1] – [2]		[3] x [4]	
Bar Sink				2.0		
Bathtub or Combination Bath/Shower				4.0		
Clothes Washer				4.0		
Dental Unit or Cuspidor				1.0		
Dishwasher				1.5		
Drinking Fountain or Water Cooler				0.5		
Laundry Sink				1.5		
Lavatory (wash basin), single				1.0		
Lavatory (wash basin), sets of 2 or 3				2.0		
Service Sink or Mop Basin				3.0		
Shower Stall				2.0		
Sink, Commercial, Food & Service				3.0		
Sink, General				2.0		
Urinal				2.0		
Water Closet, Public				5.5		
Water Closet, Private				3.0		
Other* Floor Drain				2.0		
Other* (Specify)						
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code Total of Net Changes in PFUs (if negative enter negative number) (if applicable show negative number for future credit)						

Storm Water Identification:

Are you increasing the impervious surface:

If yes, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

yes

🖄 no

Total impervious area on site after completion:

Existing impervious area before construction:

New impervious area to be added to site:

Provide the amount of lineal footage of property fronting all public rights-of-way:

sq. ft.

sq. ft.

sq. ft.

ft.

Portland Water Bureau

Water Meter Sizing Worksheet - Commercial or Mixed Use Revised: May 2008 According to UPC-2005-Appendix A

Building Permit Number	Service Address			
(1) Type of Fixture	(2) Total Fixtures in New/Remodeled Structure		(3) Fixture Values	(4) Total Fixture Unit Value
Bar Sink =		x	2.0 =	:
Bathtub or Tub/Shower =	30	x	4.0 =	120
Clinic Sink =		x	3.0 =	
Clothes Washer =	-2- 30	x	4.0 =	<u>× 120</u>
Dishwasher =	30	x	1.5 =	45
Drinking Fountain =		x	0.5 =	:
Hose Bibb, 1st one =	1	x	2.5 =	2.5
Hose Bibb, each additional =		x	1.0 =	:
Kitchen Sink =	30	x	1.5 =	45
Laundry Sink =	7	x	1.5 =	1.5
Lavatory Sink =	30	x	1.0 =	30
Mop or Service Sink =	1	x	3.0 =	3
Shower =		x	2.0 =	:
Urinal, 1st one* =		x	20.0 =	:
Urinal, each additional* =		x	10.0 =	:
Water Closet, 1.6 GPF Gravity Tank =	30	x	2.5 =	:
Water Closet, Flushometer Valve 1st one* =		x	40.0 =	:
WC Flushometer Valve, each additional* =		x	20.0 =	:
*Note: Fixture units for flushometers are approximate	values. Values may			

be adjusted by Portland Water Bureau Staff on a case by case basis.

Total Fixture Units = $\frac{282.5}{440.5}$

Instructions

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3:Per unit value of each fixture type

Column 4:Enter the number of column 2 times column 3

Fixture Unit Count (column 7 total)	Required Meter Size
0 – 22	5/8" meter
22.5 – 37	3/4" meter
37.5 – 89	1" meter
89.5 – 286	1.5" meter
286.5 – 532	2" meter
532.5 – 1,300	3" meter
1,300.5 - 3,600	4" meter
3,600.5 - 8,200	6" meter

NOTE: There may be SDC credit if existing meters are utilitized or removed. SDC fees are not assessed to fire lines. Fees are due at time water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions. 5

Definitions

from Institute of Transportation Engineers Trip Generation Manual

Gross Floor Area (GFA)

The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofedover spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area. With the exception of buildings containing enclosed malls or atriums, GFA is equal to gross leasable area and gross rentable area.

Optional Alternate Rate and Fee Calculation Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to this application. Institutional development (educational and medical campuses) may elect to base SDC on annual changes in trip generation. Submit *Election by Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

Parks

If you want us to use an alternate number of persons per Dwelling Unit for residential development, or resident equivalents for non-residential development than those used in the City's Parks SDC Methodology Report, you need to submit documentation, analyzed and certified by a suitable and competent professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use Request for Alternative occupancy and SDC Calculation (Form PSDC-6) and attach it to this application.

Optional Credit for Providing Qualified Public Improvements Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use "Request for Credit for Qualified Public Improvement" Form TSDC-5 to submit such data, and attach it to this application.

Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use "Request for Parks SDC Credit for Qualified Public Improvement" (Form PSDC-7) to submit a request, and attach it to this application.

Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).
- * **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

If you need help:

If you need help with this form or have que	estions about	
your Systems Development Charge (SDC) please call:	
Portland Bureau of Transportation	503-823-7002	
Bureau of Parks and Recreation	503-823-5105	
Bureau of Environmental Services	503-823-7761	
Portland Water Bureau	503-823-7368	
Portland Housing Bureau (PHB) administers the SDC Exemption Program for affordable housing.		

For more information:

Website: <u>www.portlandoregon.gov/phb/sdc</u> E-mail: <u>indirect@portlandoregon.gov |</u> Phone: 503-823-3270

Fire Safety Plan Review Checksheet Response

Permit #: <u>18-114385-REV-01-CO</u>

Date: _2/26/21_____

Customer name and phone number: _Kathy Johnson, 503.334.6567_____

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
	Please see detailed responses on following sheet.	

(for office use only)

7373 N. Philadelphia Avenue

#18-114385-000 REV01 CO

FIRE SAFETY PLAN EXAMINATION CHECKSHEET RESPONSE

ITEM #1 Aerial apparatus access. Aerial apparatus access cannot be provided on this site. The ROW is not parallel to the building on the north side, and is more than 30' away for most of the north frontage. The ROW is more than 61' away on the east side. The alley on the south side is only 18'-4" wide. There are overhead utility lines on N. Lombard and in the alley. The alternate to aerial apparatus access is being sought. The existing note for the alternate to aerial apparatus on A100 has been updated to reflect the proposed single roof hatch and pending appeal #24651. A note has been added to A104 to call out the standpipe at the roof level.

Location on plans: A100, A104

ITEM #2 Roof hatch size. The roof hatch has been enlarged to 44" x 98".

Location on plans: A104

ITEM #3 Ship ladder. A detail has been added to A902.

Location on plans: A902

ITEM #4 Stairway signs. Stair B will continue to the roof via a roof hatch, pending appeal #24651. Notes have been added to G010 and A310.

Location on plans: G010, A310

Corrections and revisions are clouded as "ASI 003" and "ASI 03 REV 1."

ADDITIONAL REVISIONS

- The building address has been updated to match the address on the permit.
- It was discovered that the existing building on the west side encroaches the site 6" more than what the site survey showed. The entire building width has been shrunk by 6" in the east-west direction. This global change has trickled through the drawing set and affected all disciplines.
- Plumbing and electrical drawings have been included to reflect the 6' shift and to bring those drawings into conformance with the other architectural changes. Mechanical drawings will be submitted for a Mechanical Permit revision.
- The bike room/package room area has been reconfigured in response to the Planning and Zoning checksheet.
- The electrical room size has changed per PGE requirements and a second exit has been added.
- The mechanical equipment locations on the roof have changed due to constructability reasons. The serviceable equipment remains 10'-0" away from the roof edges.
- The residential kitchen elevations have been revised to correct an accessibility issue.
- The shaft along Grid B at the southwest corner of the stairs has been eliminated. The floor construction is continuous.

Fire Safety Plan Review Checksheet Response

Permit #: <u>18-114385-REV-01-CO</u>

Date: 4/22/21

Customer name and phone number: KATHY JOHNSON, 503.477.9165

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
	PLEASE SEE ATTACHED RESPONSE	

(for office use only)

7373 N. Philadelphia Avenue #18-114385-000 REV01 CO

#10-114303-000 NEV01 CO

FIRE SAFETY PLAN EXAMINATION CHECKSHEET RESPONSE

ITEM #3 Ship ladder handrail termination. The section has been updated to show the ladder handrail terminating vertically above the top riser.

Location on plans: A312

ITEM #4 Stairway signs. The incorrect appeal numbers have been corrected. Appeal #24651 has been added to the Appeals list in the code summary. A brief description and the conditions of approval have been included. Notes referencing stairway identification signage per OFC 504.3 and 1022.9 have been added to the Ground Story Life Safety Plan and Enlarged Stair Plans. Stair General Notes have been added to the Enlarged Stair Plans to clarify location requirements for stair signage.

Location on plans: G002, G010, G012, A100, A310

120 NW 9th Avenue, Suite 210, Portland, OR 97209 503 477 9165 www.jonesarc.com



SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Door hardware for the following:
 - a. Swinging doors.
 - b. Sliding doors.
 - 2. Cylinders for door hardware specified in other Sections.
 - 3. Electrified door hardware.
- B. Related Requirements:
 - 1. Section 081113 "Hollow Metal Doors and Frames".
 - 2. Section 081416 "Flush Wood Doors".
 - 3. Section 084113 "Aluminum-Framed Entrances and Storefronts" for entrance door hardware, except cylinders.

1.2 COORDINATION

- A. Floor-Recessed Door Hardware: Coordinate layout and installation with floor construction.
 - 1. Cast anchoring inserts into concrete.
- B. Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.
- D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.

1.3 PREINSTALLATION MEETINGS

A. Keying Conference: Conduct conference at Project site.

- 1. Conference participants shall include Installer's Architectural Hardware Consultant.
- 2. Incorporate conference decisions into keying schedule after reviewing door hardware keying system including, but not limited to, the following:
 - a. Flow of traffic and degree of security required.
 - b. Preliminary key system schematic diagram.
 - c. Requirements for key control system.
 - d. Requirements for access control.
 - e. Address for delivery of keys.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Shop Drawings: For electrified door hardware.
 - 1. Include diagrams for power, signal, and control wiring.
 - 2. Include details of interface of electrified door hardware and building safety and security systems.
- C. Door Hardware Schedule: Prepared by or under the supervision of Installer's Architectural Hardware Consultant. Coordinate door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 - 1. Submittal Sequence: Submit door hardware schedule concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate the fabrication of other work that is critical in Project construction schedule.
 - 2. Format: Use same scheduling sequence and format and use same door numbers as in door hardware schedule in the Contract Documents.
 - 3. Content: Include the following information:
 - a. Identification number, location, hand, fire rating, size, and material of each door and frame.
 - b. Locations of each door hardware set, cross-referenced to Drawings on floor plans and to door and frame schedule.
 - c. Complete designations, including name and manufacturer, type, style, function, size, quantity, function, and finish of each door hardware product.
 - d. Description of electrified door hardware sequences of operation and interfaces with other building control systems.
 - e. Fastenings and other installation information.

- f. Explanation of abbreviations, symbols, and designations contained in door hardware schedule.
- g. Mounting locations for door hardware.
- h. List of related door devices specified in other Sections for each door and frame.
- D. Keying Schedule: Prepared by or under the supervision of Installer's Architectural Hardware Consultant, detailing Owner's final keying instructions for locks. Include schematic keying diagram and index each key set to unique door designations that are coordinated with the Contract Documents.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and of an Architectural Hardware Consultant who is available during the course of the Work to consult Contractor, Architect, and Owner about door hardware and keying.
 - 1. Warehousing Facilities: In Project's vicinity.
 - 2. Scheduling Responsibility: Preparation of door hardware and keying schedule.
 - 3. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
- B. Architectural Hardware Consultant Qualifications: A person who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this project.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site.
- B. Tag each item or package separately with identification coordinated with the final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.
- C. Deliver keys and permanent cores to Owner by registered mail or overnight package service.

1.7 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including excessive deflection, cracking, or breakage.
 - b. Faulty operation of doors and door hardware.
 - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.
 - 2. Warranty Period: Three years from date of Substantial Completion unless otherwise indicated below:
 - a. Electromagnetic Locks: Five years from date of Substantial Completion.
 - b. Exit Devices: Two years from date of Substantial Completion.
 - c. Manual Closers: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain each type of door hardware from single manufacturer.
 - 1. Provide electrified door hardware from same manufacturer as mechanical door hardware unless otherwise indicated. Manufacturers that perform electrical modifications and that are listed by a testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.

2.2 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Door Assemblies: Where fire-rated doors are indicated, provide door hardware complying with NFPA 80 that is listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.
- B. Smoke- and Draft-Control Door Assemblies: Where smoke- and draft-control door assemblies are required, provide door hardware that complies with requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.
- C. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

- D. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.
- E. Accessibility Requirements: For door hardware on doors in an accessible route, comply with the DOJ's "2010 ADA Standards for Accessible Design", ICC A117.1, and HUD's "Fair Housing Accessibility Guidelines".
 - 1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
 - 2. Comply with the following maximum opening-force requirements:
 - a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
 - b. Sliding or Folding Doors: 5 lbf (22.2 N) applied parallel to door at latch.
 - c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
 - 3. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch (13 mm)high.
 - 4. Adjust door closer sweep periods so that, from an open position of 90 degrees, the door will take at least 5 seconds to move to a position of 12 degrees from the latch.
 - 5. Adjust spring hinges so that, from an open position of 70 degrees, the door will take at least 1.5 seconds to move to the closed position.

2.3 SCHEDULED DOOR HARDWARE

- A. Provide products for each door that comply with requirements indicated in Part 2 and door hardware schedule.
 - 1. Door hardware types are scheduled in Part3.

2.4 HINGES

- A. Hinges: BHMA A156.1.
- 2.5 SELF-CLOSING HINGES AND PIVOTS
 - A. Self-Closing Hinges and Pivots: BHMAA156.17.
- 2.6 MECHANICAL LOCKS AND LATCHES
 - A. Lock Functions: As indicated in door hardware schedule.

- B. Lock Throw: Comply with testing requirements for length of bolts required for labeled fire doors, and as follows:
 - 1. Bored Locks: Minimum 1/2-inch (13-mm) latchbolt throw.
 - 2. Mortise Locks: Minimum 3/4-inch (19-mm) latchbolt throw.
 - 3. Deadbolts: Minimum 1-inch (25-mm) bolt throw.
- C. Lock Backset: 2-3/4 inches (70 mm) unless otherwise indicated.
- D. Lock Trim:
 - 1. Description: To be selected from manufacturer's full range.
 - 2. Dummy Trim: Match lever lock trim and escutcheons.
- E. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
 - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
 - 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
 - 3. Aluminum-Frame Strike Box: Manufacturer's special strike box fabricated for aluminum framing.
 - 4. Rabbet Front and Strike: Provide on locksets for rabbeted meeting stiles.
- F. Bored Locks: BHMA A156.2; Grade 2; Series 4000.
- G. Mortise Locks: BHMA A156.13; Operational Grade 2; stamped steel case with steel or brass parts; Series 1000.
- H. Interconnected Locks: BHMA A156.12; Grade 2; Series 5000.
- I. Roller Latches: BHMA A156.16; Grade 1; rolling plunger that engages socket or catch, with adjustable roller projection.
- J. Push-Pull Latches: Bored, BHMA A156.2; Series 4000; with paddle handles that retract latchbolt; capable of being mounted vertically or horizontally.
 1. Grade: 2.

2.7 ELECTRIC STRIKES

A. Electric Strikes: BHMA A156.31; Grade 2; with faceplate to suit lock and frame.

2.8 ELECTROMAGNETIC LOCKS

A. Electromagnetic Locks: BHMA A156.23; electrically powered; with electromagnet attached to frame and armature plate attached to door; full-exterior or full-interior type, as required by application indicated.

2.9 EXIT DEVICES AND AUXILIARY ITEMS

A. Exit Devices and Auxiliary Items: BHMA A156.3.

2.10 LOCK CYLINDERS

- A. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver. Provide cylinder from same manufacturer of locking devices.
- B. Standard Lock Cylinders: BHMA A156.5; Grade 2 permanent cores; face finished to match lockset.
- C. Construction Master Keys: Provide cylinders with feature that permits voiding of construction keys without cylinder removal. Provide 10 construction master keys.
- D. Construction Cores: Provide construction cores that are replaceable by permanent cores. Provide 10 construction master keys.

2.11 KEYING

- A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, appendix. Provide one extra key blank for each lock. Incorporate decisions made in keying conference.
 - 1. No Master Key System: Only change keys operate cylinders.
 - a. Provide three cylinder changekeys.
 - 2. Master Key System: Change keys and a master key operate cylinders.
 - a. Provide three cylinder change keys and five master keys.
 - 3. Grand Master Key System: Change keys, a master key, and a grand master key operate cylinders.
 - a. Provide three cylinder change keys and five each of master and grand master keys.

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- 4. Great-Grand Master Key System: Change keys, a master key, a grand master key, and a great-grand master key operate cylinders.
 - a. Provide three cylinder change keys and five each of master, grand master, and great-grand master keys.
- 5. Existing System:
 - a. Master key or grand master key locks to Owner's existing system.
 - b. Re-key Owner's existing master key system into new keying system.
- 6. Keyed Alike: Key all cylinders to same change key.
- B. Keys: Brass.
 - 1. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
 - a. Notation: "DO NOT DUPLICATE."

2.12 SURFACE CLOSERS

A. Surface Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. Comply with manufacturer's written instructions for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

2.13 CONCEALED CLOSERS

A. Concealed Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves. Comply with manufacturer's written instructions for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

2.14 MECHANICAL STOPS AND HOLDERS

A. Wall- and Floor-Mounted Stops: BHMAA156.16.

2.15 ELECTROMAGNETIC STOPS AND HOLDERS

A. Electromagnetic Door Holders: BHMA A156.15, Grade1; wall-mounted electromagnetic single unit with strike plate attached to swinging door; coordinated with fire detectors and interface with fire-alarm system for labeled fire-rated door assemblies.

2.16 OVERHEAD STOPS AND HOLDERS

A. Overhead Stops and Holders: BHMAA156.8.

2.17 DOOR GASKETING

- A. Door Gasketing: BHMA A156.22; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
- B. Maximum Air Leakage: When tested according to ASTM E 283 with tested pressure differential of 0.3-inch wg (75 Pa), as follows:
 - 1. Smoke-Rated Gasketing: 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) of door opening.
 - 2. Gasketing on Single Doors: 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) of door opening.
 - 3. Gasketing on Double Doors: 0.50 cfm per foot (0.000774 cu. m/s per m) of door opening.

2.18 THRESHOLDS

A. Thresholds: BHMA A156.21; fabricated to full width of opening indicated.

2.19 SLIDING DOOR HARDWARE

A. Sliding and Barn Door Hardware: BHMA A156.14; consisting of complete sets including rails, hangers, supports, bumpers, floor guides, and accessories indicated.

2.20 FABRICATION

- A. Manufacturer's Nameplate: Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rating labels and as otherwise approved by Architect.
 - 1. Manufacturer's identification is permitted on rim of lock cylinders only.
- B. Base Metals: Produce door hardware units of base metal indicated, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition,

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temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18.

- C. Fasteners: Provide door hardware manufactured to comply with published templates prepared for machine, wood, and sheet metal screws. Provide screws that comply with commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware unless otherwise indicated.
 - Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
 - 2. Fire-Rated Applications:
 - a. Wood or Machine Screws: For the following:
 - 1) Hinges mortised to doors or frames; use threaded-to-the-head wood screws for wood doors and frames.
 - 2) Strike plates to frames.
 - 3) Closers to doors and frames.
 - b. Steel Through Bolts: For the following unless door blocking is provided:
 - 1) Surface hinges to doors.
 - 2) Closers to doors and frames.
 - 3) Surface-mounted exit devices.
 - 3. Spacers or Sex Bolts: For through bolting of hollow-metal doors.
 - 4. Gasketing Fasteners: Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

2.21 FINISHES

- A. Provide finishes complying with BHMA A156.18 as indicated in door hardware schedule.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance of the Work.
- B. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Steel Doors and Frames: For surface-applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.
- B. Wood Doors: Comply with door and hardware manufacturers' written instructions.

3.3 INSTALLATION

- A. Mounting Heights: Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations.
 - 1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
 - 2. Custom Steel Doors and Frames: HMMA831.
 - 3. Wood Doors: DHI's "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work. Do not install surfacemounted items until finishes have been completed on substrates involved.
 - 1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
 - 2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- C. Hinges: Install types and in quantities indicated in door hardware schedule, but not fewer than the number recommended by manufacturer for application indicated or one hinge for every 30 inches (750 mm) of door height, whichever is more stringent, unless

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other equivalent means of support for door, such as spring hinges or pivots, are provided.

- D. Intermediate Offset Pivots: Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware schedule, but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches (750 mm) of door height greater than 90 inches (2286 mm).
- E. Lock Cylinders: Install construction cores to secure building and areas during construction period.
 - 1. Replace construction cores with permanent cores as indicated in keying schedule or as directed by Owner.
 - 2. Furnish permanent cores to Owner for installation.
- F. Key Control System:
 - 1. Key Control Cabinet: Tag keys and place them on markers and hooks in key control system cabinet, as determined by final keying schedule.
 - 2. Key Lock Boxes: Install where indicated or approved by Architect to provide controlled access for fire and medical emergencypersonnel.
 - 3. Key Control System Software: Set up multiple-index system based on final keying schedule.
- G. Boxed Power Supplies: Locate power supplies as indicated or, if not indicated, as coordinated with Architect.
- H. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of sealant complying with requirements specified in Section 079200 "Joint Sealants."
- I. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.
- J. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
 - 1. Do not notch perimeter gasketing to install other surface-applied hardware.
- K. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
- L. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

3.4 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final



operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

- 1. Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.
- 2. Spring Hinges: Adjust to achieve positive latching when door is allowed to close freely from an open position of 70 degrees and so that closing time complies with accessibility requirements of authorities having jurisdiction.
- 3. Electric Strikes: Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.
- B. Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors, door hardware, and electrified door hardware.

3.5 CLEANING AND PROTECTION

- A. Clean adjacent surfaces soiled bydoor hardware installation.
- B. Clean operating items as necessary to restore proper function and finish.
- C. Provide final protection and maintain conditions that ensure that door hardware is without damage or deterioration at time of SubstantialCompletion.

3.6 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

3.7 DOOR HARDWARE TYPES

SET #01 Unit Entry Doors

Hinges Closer Wall Bumper Door Viewer [provide (2) @ Type A unit] Smoke Seal Door Bottom

SET #01 (continued)

Threshold Interconnected Lock

SET #02

Unit Bathrooms

Hinges Privacy Set Wall Bumper Silencers

SET #03

Utility Closets

Hinges Storeroom Set Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Bottom Threshold

SET #04

Water Room

Hinges Storeroom Set Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Bottom Threshold



SET 05

Trash Room

Hinges Lockset Closer Protection Plate Wall Bumper Acoustic/Smoke/Weather Seal Door Sweep

SET 06 Corridor from Stair

Hinges

Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Sweep

SET 07

Lobby from Stair

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Bottom Threshold

SET 08

Stair

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Sweep

SET 09

Exit

Hinges Fire Exit Device Closer Weatherstripping Door Sweep Threshold Security Lock

SET 10

Residential Lobby

Hinges Push/Pull Closer Weatherstripping Door Sweep Threshold Security Lock Electric Strike Fob Reader

SET 11

Restaurant/Retail - Main Entrance

Hinges Push/Pull Closer Weatherstripping Door Sweep Threshold Security Lock, keyed both sides.

SET 12

Fire Pump

Hinges Lockset Closer Weatherstripping

Door Sweep Threshold

SET 13

Water Heater Room

Hinges Storeroom Lock Closer Weatherstripping Door Sweep Threshold Rain Drip

SET 14

Stair

Hinges Exit Device Closer Wall Bumper Weatherstripping Door Sweep Threshold Rain Drip

SET 15

Bike Room

Hinges Exit Device Closer Electromagnetic Door Holder **Protection Plate** Smoke/Weather/Sound Seal Door Sweep Fob Reader

SET 16 Unit Bedroom

Sliding Barn Door Hardware

SET 17

Unit Closet

Finger Pull Track Hanger Floor Guide

SET 18

Restaurant/Retail – Secondary Entrance

Hinges Exit Device Closer Weatherstripping Door Sweep Threshold

SET 19

Bike Room from Corridor

Hinges Lockset Closer Protection Plate Wall Bumper Acoustic/Smoke/Weather Seal Door Sweep Electric Strike Fob Reader

Per Appeal #24605, door hardware to be tied to the building's fire alarm system. Door to fail locked in the event of fire alarm activation.

SET 20

Electrical Room

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Sweep Security Lock

END OF SECTION 087100

Permit #: <u>18-114385-REV-01-CO</u>

Date: _2/26/21_____

Customer name and phone number: Kathy Johnson 503.334.6567_____

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checksheet. Note the checksheet item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write "Applicant" in the column labeled "Checksheet item number."*

Checksheet item		
number	Description of changes, corrections, additions, etc.	Location on plans
	Please see detailed responses on the following page.	

Plan Bin Location: SINGLE PDF

7373 N. Philadelphia Avenue

#18-114385-000 REV01 CO

LIFE SAFETY PLAN EXAMINATION CHECKSHEET RESPONSE

ITEM #1 Doors into exit passageways. The 90-minute door and smoke curtain were approved by Appeal # 24605. The door will be tied to the building's fire alarm system and will fail closed in the event of alarm activation. A sign indicating "not an exit" will be provided on the Bike Room side of the door.

Location on plans: G010, A900, Spec. Section 087100

ITEM #2 Roof hatch size. The roof hatch has been enlarged to 44" x 98".

Location on plans: A104

Corrections and revisions are clouded as "ASI 003" and "ASI 03 REV 1."

ADDITIONAL REVISIONS

- The building address has been updated to match the address on the permit.
- It was discovered that the existing building on the west side encroaches the site 6" more than what the site survey showed. The entire building width has been shrunk by 6" in the east-west direction. This global change has trickled through the drawing set and affected all disciplines.
- Plumbing and electrical drawings have been included to reflect the 6' shift and to bring those drawings into conformance with the other architectural changes. Mechanical drawings will be submitted for a Mechanical Permit revision.
- The bike room/package room area has been reconfigured in response to the Planning and Zoning checksheet.
- The electrical room size has changed per PGE requirements and a second exit has been added.
- The mechanical equipment locations on the roof have changed due to constructability reasons. The serviceable equipment remains 10'-0" away from the roof edges.
- The residential kitchen elevations have been revised to correct an accessibility issue.
- The shaft along Grid B at the southwest corner of the stairs has been eliminated. The floor construction is continuous.

Zoning Plan Examination Checksheet Response

Permit #: 18-114385-REV-01-CO

Date: 2/26/21

Customer name and phone number: Kathy Johnson 503.334.6567

NOTE: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
	Please see detailed responses on following page.	

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SUBMITTED 2/21/21

7373 N. Philadelphia Avenue

#18-114385-000 REV01 CO

ZONING PLAN EXAMINATION CHECKSHEET RESPONSE

ITEM #1 Compliance with LU 17-113306 DZM. The design team has coordinated with the Hannah Bryant regarding the bicycle parking and lobby changes to determine an acceptable solution. The bike room has been reconfigured for access directly off the lobby. The door between the lobby and the bike room has been widened to 42" to allow easier passage of bikes. The door will be on hold-opens to further facilitate passage as well as allow for visibility from the lobby.

Corrections and revisions are clouded as "ASI 003" and "ASI 03 REV 1."

ADDITIONAL REVISIONS

- The building address has been updated to match the address on the permit.
- For constructability reasons, the mechanical equipment layout on the roof has been adjusted. The equipment types and sizes have not changed from the approved Design Review application, only the locations. The equipment continues to be set back from the roof edges 10'-0". The new layout has been reviewed by Hannah Bryant and determined to be in substantial conformance.
- It was discovered that the existing building on the west side encroaches the site 6" more than what the site survey showed. The entire building width has been shrunk by 6" in the east-west direction. This global change has trickled through the drawing set and affected all disciplines. The approved design has not changed, only dimensions.
- Plumbing and electrical drawings have been included to reflect the 6' shift and to bring those drawings into conformance with the other architectural changes. Mechanical drawings will be submitted for a Mechanical Permit revision.
- The residential kitchen elevations have been revised to correct an accessibility issue.
- The shaft along Grid B at the southwest corner of the stairs has been eliminated.

Structural Checksheet Response

Permit #: <u>18-114385-REV-01-CO</u>

Date: 6/26/21

Customer name and phone number: FROELICH ENGINEERS 503.624.7005

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1.	Nothing was added here. This was a formatting issue that has	
	been corrected in the updated sheet.	
2.	The 'B15' beams have been added to S201 on grid A.	
3.	Detail does not apply. It has been deleted on S204.	
4.	Shear walls at the roof structure have been clarified on 4/S301.	
	Calculations have been provided in response to this comment.	
5.	The only shear wall that changed in the revision was on line 5 in	
	the calcs. (grid line D on the plans). However, in the latest ASI 03	
	update, this has been reversed for architectural reasons and this	
	shear wall has been updated back to its original length.	
Note	ASI 03 revisions include grid revisions in the east/west direction,	
	reducing the width of the building by 6". This was due to the	
	existing neighboring building being off from the original survey.	
	Several beams were included when a CLT point support	
	approach was previously being used. Now that beams have	
	been added on grid 1, 4.1 and 5, the CLT panels in these areas	
	are continuously supported on the north/south edges of the	
	panels. Several intermediate beams running north/south were no	
	longer needed and have been removed. (Grid 1-2 on C, D and	
	E level 3-Roof & Grid 4.1-5, C.5 level 3 & 4.)	

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Water Bureau Checksheet Response

Permit #: 18-114385-REV-01-CO

Date: 4/22/21

Customer name and phone number: PAIGE MILLER, HUMBER DESIGN GROUP

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	After site investigation, it was discovered that the irrigation service is located outside of the project scope of work. Water services shown on plans inside the scope of work include water meter and fire service for the former building. Both to be killed. See attached supporting images.	1

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NOTE: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.



18-114385-000-REV 01-CO

SHEET NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.

SHEET LEGEND



SEDIMENTATION MANHOLE

DRYWELL







120 NW 9TH AVENUE, SUITE 210 PORTLAND, OR 97209 T 503 477 9165 jonesarc.com

CENTRAL LOFTS

7373 N PHILADELPHIA AVE PORTLAND, OR 97203





PERMIT REVISION

Issue Date: 2020-11-16

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REVISIONS: 1 ADDENDUM 2

2 ADDENDUM 3 6 ASI 003 2018-03-30 2018-06-08 2021-02-02

UTILITY PLAN

Sheet Name



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Water Bureau WQBF Checksheet Response

Permit #: 18-114385-000-00-CO

Date: 4/22/21

Customer name and phone number: PAIGE MILLER, HUMBER DESIGN GROUP

NOTE: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write customer in the last column.

Check- sheet Item #	Description of changes, revisions, additions, etc.	Plan Page #
1	Notes added to plan sheet.	C200
2	After site investigation, it was discovered that the irrigation service is located outside of the project scope of work. Water services shown on plans inside the scope of work include water meter and fire service for the former building. Both to be killed. See attached supporting images.	C200
	Bin#: <u>SC</u>	ANNED

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18-114385-000-REV 01-CO

SHEET NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.

SHEET LEGEND



SEDIMENTATION MANHOLE

DRYWELL







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PERMIT REVISION

Issue Date: 2020-11-16

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REVISIONS:

ADDENDUM 2
 ADDENDUM 3
 ASI 003

2018-03-30 2018-06-08 2021-02-02

UTILITY PLAN

Sheet Name



Sheet Number RECEIVED 4/23/21



SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Door hardware for the following:
 - a. Swinging doors.
 - b. Sliding doors.
 - 2. Cylinders for door hardware specified in other Sections.
 - 3. Electrified door hardware.
- B. Related Requirements:
 - 1. Section 081113 "Hollow Metal Doors and Frames".
 - 2. Section 081416 "Flush Wood Doors".
 - 3. Section 084113 "Aluminum-Framed Entrances and Storefronts" for entrance door hardware, except cylinders.

1.2 COORDINATION

- A. Floor-Recessed Door Hardware: Coordinate layout and installation with floor construction.
 - 1. Cast anchoring inserts into concrete.
- B. Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- C. Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.
- D. Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.

1.3 PREINSTALLATION MEETINGS

A. Keying Conference: Conduct conference at Project site.

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- 1. Conference participants shall include Installer's Architectural Hardware Consultant.
- 2. Incorporate conference decisions into keying schedule after reviewing door hardware keying system including, but not limited to, the following:
 - a. Flow of traffic and degree of security required.
 - b. Preliminary key system schematic diagram.
 - c. Requirements for key control system.
 - d. Requirements for access control.
 - e. Address for delivery of keys.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
- B. Shop Drawings: For electrified door hardware.
 - 1. Include diagrams for power, signal, and control wiring.
 - 2. Include details of interface of electrified door hardware and building safety and security systems.
- C. Door Hardware Schedule: Prepared by or under the supervision of Installer's Architectural Hardware Consultant. Coordinate door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 - 1. Submittal Sequence: Submit door hardware schedule concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate the fabrication of other work that is critical in Project construction schedule.
 - 2. Format: Use same scheduling sequence and format and use same door numbers as in door hardware schedule in the Contract Documents.
 - 3. Content: Include the following information:
 - a. Identification number, location, hand, fire rating, size, and material of each door and frame.
 - b. Locations of each door hardware set, cross-referenced to Drawings on floor plans and to door and frame schedule.
 - c. Complete designations, including name and manufacturer, type, style, function, size, quantity, function, and finish of each door hardware product.
 - d. Description of electrified door hardware sequences of operation and interfaces with other building control systems.
 - e. Fastenings and other installation information.

- f. Explanation of abbreviations, symbols, and designations contained in door hardware schedule.
- g. Mounting locations for door hardware.
- h. List of related door devices specified in other Sections for each door and frame.
- D. Keying Schedule: Prepared by or under the supervision of Installer's Architectural Hardware Consultant, detailing Owner's final keying instructions for locks. Include schematic keying diagram and index each key set to unique door designations that are coordinated with the Contract Documents.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and of an Architectural Hardware Consultant who is available during the course of the Work to consult Contractor, Architect, and Owner about door hardware and keying.
 - 1. Warehousing Facilities: In Project's vicinity.
 - 2. Scheduling Responsibility: Preparation of door hardware and keying schedule.
 - 3. Engineering Responsibility: Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.
- B. Architectural Hardware Consultant Qualifications: A person who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this project.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site.
- B. Tag each item or package separately with identification coordinated with the final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.
- C. Deliver keys and permanent cores to Owner by registered mail or overnight package service.

1.7 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including excessive deflection, cracking, or breakage.
 - b. Faulty operation of doors and door hardware.
 - c. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.
 - 2. Warranty Period: Three years from date of Substantial Completion unless otherwise indicated below:
 - a. Electromagnetic Locks: Five years from date of Substantial Completion.
 - b. Exit Devices: Two years from date of Substantial Completion.
 - c. Manual Closers: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain each type of door hardware from single manufacturer.
 - 1. Provide electrified door hardware from same manufacturer as mechanical door hardware unless otherwise indicated. Manufacturers that perform electrical modifications and that are listed by a testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.

2.2 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Door Assemblies: Where fire-rated doors are indicated, provide door hardware complying with NFPA 80 that is listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.
- B. Smoke- and Draft-Control Door Assemblies: Where smoke- and draft-control door assemblies are required, provide door hardware that complies with requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.
- C. Electrified Door Hardware: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

- D. Means of Egress Doors: Latches do not require more than 15 lbf (67 N) to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.
- E. Accessibility Requirements: For door hardware on doors in an accessible route, comply with the DOJ's "2010 ADA Standards for Accessible Design", ICC A117.1, and HUD's "Fair Housing Accessibility Guidelines".
 - 1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
 - 2. Comply with the following maximum opening-force requirements:
 - a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
 - b. Sliding or Folding Doors: 5 lbf (22.2 N) applied parallel to door at latch.
 - c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
 - 3. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch (13 mm)high.
 - 4. Adjust door closer sweep periods so that, from an open position of 90 degrees, the door will take at least 5 seconds to move to a position of 12 degrees from the latch.
 - 5. Adjust spring hinges so that, from an open position of 70 degrees, the door will take at least 1.5 seconds to move to the closed position.

2.3 SCHEDULED DOOR HARDWARE

- A. Provide products for each door that comply with requirements indicated in Part 2 and door hardware schedule.
 - 1. Door hardware types are scheduled in Part3.

2.4 HINGES

- A. Hinges: BHMA A156.1.
- 2.5 SELF-CLOSING HINGES AND PIVOTS
 - A. Self-Closing Hinges and Pivots: BHMAA156.17.
- 2.6 MECHANICAL LOCKS AND LATCHES
 - A. Lock Functions: As indicated in door hardware schedule.

- B. Lock Throw: Comply with testing requirements for length of bolts required for labeled fire doors, and as follows:
 - 1. Bored Locks: Minimum 1/2-inch (13-mm) latchbolt throw.
 - 2. Mortise Locks: Minimum 3/4-inch (19-mm) latchbolt throw.
 - 3. Deadbolts: Minimum 1-inch (25-mm) bolt throw.
- C. Lock Backset: 2-3/4 inches (70 mm) unless otherwise indicated.
- D. Lock Trim:
 - 1. Description: To be selected from manufacturer's full range.
 - 2. Dummy Trim: Match lever lock trim and escutcheons.
- E. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
 - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
 - 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
 - 3. Aluminum-Frame Strike Box: Manufacturer's special strike box fabricated for aluminum framing.
 - 4. Rabbet Front and Strike: Provide on locksets for rabbeted meeting stiles.
- F. Bored Locks: BHMA A156.2; Grade 2; Series 4000.
- G. Mortise Locks: BHMA A156.13; Operational Grade 2; stamped steel case with steel or brass parts; Series 1000.
- H. Interconnected Locks: BHMA A156.12; Grade 2; Series 5000.
- I. Roller Latches: BHMA A156.16; Grade 1; rolling plunger that engages socket or catch, with adjustable roller projection.
- J. Push-Pull Latches: Bored, BHMA A156.2; Series 4000; with paddle handles that retract latchbolt; capable of being mounted vertically or horizontally.
 1. Grade: 2.
- 2.7 ELECTRIC STRIKES
 - A. Electric Strikes: BHMA A156.31; Grade 2; with faceplate to suit lock and frame.

2.8 ELECTROMAGNETIC LOCKS

A. Electromagnetic Locks: BHMA A156.23; electrically powered; with electromagnet attached to frame and armature plate attached to door; full-exterior or full-interior type, as required by application indicated.

2.9 EXIT DEVICES AND AUXILIARY ITEMS

A. Exit Devices and Auxiliary Items: BHMA A156.3.

2.10 LOCK CYLINDERS

- A. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver. Provide cylinder from same manufacturer of locking devices.
- B. Standard Lock Cylinders: BHMA A156.5; Grade 2 permanent cores; face finished to match lockset.
- C. Construction Master Keys: Provide cylinders with feature that permits voiding of construction keys without cylinder removal. Provide 10 construction master keys.
- D. Construction Cores: Provide construction cores that are replaceable by permanent cores. Provide 10 construction master keys.

2.11 KEYING

- A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, appendix. Provide one extra key blank for each lock. Incorporate decisions made in keying conference.
 - 1. No Master Key System: Only change keys operate cylinders.
 - a. Provide three cylinder changekeys.
 - 2. Master Key System: Change keys and a master key operate cylinders.
 - a. Provide three cylinder change keys and five master keys.
 - 3. Grand Master Key System: Change keys, a master key, and a grand master key operate cylinders.
 - a. Provide three cylinder change keys and five each of master and grand master keys.

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- 4. Great-Grand Master Key System: Change keys, a master key, a grand master key, and a great-grand master key operate cylinders.
 - a. Provide three cylinder change keys and five each of master, grand master, and great-grand master keys.
- 5. Existing System:
 - a. Master key or grand master key locks to Owner's existing system.
 - b. Re-key Owner's existing master key system into new keying system.
- 6. Keyed Alike: Key all cylinders to same change key.
- B. Keys: Brass.
 - 1. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
 - a. Notation: "DO NOT DUPLICATE."

2.12 SURFACE CLOSERS

A. Surface Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. Comply with manufacturer's written instructions for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

2.13 CONCEALED CLOSERS

A. Concealed Closers: BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves. Comply with manufacturer's written instructions for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

2.14 MECHANICAL STOPS AND HOLDERS

A. Wall- and Floor-Mounted Stops: BHMAA156.16.

2.15 ELECTROMAGNETIC STOPS AND HOLDERS

A. Electromagnetic Door Holders: BHMA A156.15, Grade1; wall-mounted electromagnetic single unit with strike plate attached to swinging door; coordinated with fire detectors and interface with fire-alarm system for labeled fire-rated door assemblies.

2.16 OVERHEAD STOPS AND HOLDERS

A. Overhead Stops and Holders: BHMAA156.8.

2.17 DOOR GASKETING

- A. Door Gasketing: BHMA A156.22; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
- B. Maximum Air Leakage: When tested according to ASTM E 283 with tested pressure differential of 0.3-inch wg (75 Pa), as follows:
 - 1. Smoke-Rated Gasketing: 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) of door opening.
 - 2. Gasketing on Single Doors: 0.3 cfm/sq. ft. (3 cu. m per minute/sq. m) of door opening.
 - 3. Gasketing on Double Doors: 0.50 cfm per foot (0.000774 cu. m/s per m) of door opening.

2.18 THRESHOLDS

A. Thresholds: BHMA A156.21; fabricated to full width of opening indicated.

2.19 SLIDING DOOR HARDWARE

A. Sliding and Barn Door Hardware: BHMA A156.14; consisting of complete sets including rails, hangers, supports, bumpers, floor guides, and accessories indicated.

2.20 FABRICATION

- A. Manufacturer's Nameplate: Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rating labels and as otherwise approved by Architect.
 - 1. Manufacturer's identification is permitted on rim of lock cylinders only.
- B. Base Metals: Produce door hardware units of base metal indicated, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition,

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temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18.

- C. Fasteners: Provide door hardware manufactured to comply with published templates prepared for machine, wood, and sheet metal screws. Provide screws that comply with commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware unless otherwise indicated.
 - Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
 - 2. Fire-Rated Applications:
 - a. Wood or Machine Screws: For the following:
 - 1) Hinges mortised to doors or frames; use threaded-to-the-head wood screws for wood doors and frames.
 - 2) Strike plates to frames.
 - 3) Closers to doors and frames.
 - b. Steel Through Bolts: For the following unless door blocking is provided:
 - 1) Surface hinges to doors.
 - 2) Closers to doors and frames.
 - 3) Surface-mounted exit devices.
 - 3. Spacers or Sex Bolts: For through bolting of hollow-metal doors.
 - 4. Gasketing Fasteners: Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.
- 2.21 FINISHES
 - A. Provide finishes complying with BHMA A156.18 as indicated in door hardware schedule.
 - B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
 - C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance of the Work.
- B. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Steel Doors and Frames: For surface-applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.
- B. Wood Doors: Comply with door and hardware manufacturers' written instructions.

3.3 INSTALLATION

- A. Mounting Heights: Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations.
 - 1. Standard Steel Doors and Frames: ANSI/SDI A250.8.
 - 2. Custom Steel Doors and Frames: HMMA831.
 - 3. Wood Doors: DHI's "Recommended Locations for Architectural Hardware for Wood Flush Doors."
- B. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work. Do not install surfacemounted items until finishes have been completed on substrates involved.
 - 1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
 - 2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- C. Hinges: Install types and in quantities indicated in door hardware schedule, but not fewer than the number recommended by manufacturer for application indicated or one hinge for every 30 inches (750 mm) of door height, whichever is more stringent, unless

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other equivalent means of support for door, such as spring hinges or pivots, are provided.

- D. Intermediate Offset Pivots: Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware schedule, but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches (750 mm) of door height greater than 90 inches (2286 mm).
- E. Lock Cylinders: Install construction cores to secure building and areas during construction period.
 - 1. Replace construction cores with permanent cores as indicated in keying schedule or as directed by Owner.
 - 2. Furnish permanent cores to Owner for installation.
- F. Key Control System:
 - 1. Key Control Cabinet: Tag keys and place them on markers and hooks in key control system cabinet, as determined by final keying schedule.
 - 2. Key Lock Boxes: Install where indicated or approved by Architect to provide controlled access for fire and medical emergencypersonnel.
 - 3. Key Control System Software: Set up multiple-index system based on final keying schedule.
- G. Boxed Power Supplies: Locate power supplies as indicated or, if not indicated, as coordinated with Architect.
- H. Thresholds: Set thresholds for exterior doors and other doors indicated in full bed of sealant complying with requirements specified in Section 079200 "Joint Sealants."
- I. Stops: Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.
- J. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
 - 1. Do not notch perimeter gasketing to install other surface-applied hardware.
- K. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
- L. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.

3.4 ADJUSTING

A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final

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operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

- 1. Door Closers: Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.
- 2. Spring Hinges: Adjust to achieve positive latching when door is allowed to close freely from an open position of 70 degrees and so that closing time complies with accessibility requirements of authorities having jurisdiction.
- 3. Electric Strikes: Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.
- B. Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors, door hardware, and electrified door hardware.

3.5 CLEANING AND PROTECTION

- A. Clean adjacent surfaces soiled by door hardware installation.
- B. Clean operating items as necessary to restore proper function and finish.
- C. Provide final protection and maintain conditions that ensure that door hardware is without damage or deterioration at time of SubstantialCompletion.

3.6 MAINTENANCE SERVICE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

3.7 DOOR HARDWARE TYPES

SET #01 Unit Entry Doors

Hinges Closer Wall Bumper Door Viewer [provide (2) @ Type A unit] Smoke Seal Door Bottom

SET #01 (continued)

Threshold Interconnected Lock

SET #02

Unit Bathrooms

Hinges Privacy Set Wall Bumper Silencers

SET #03

Utility Closets

Hinges Storeroom Set Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Bottom Threshold

SET #04

Water Room

Hinges Storeroom Set Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Bottom Threshold

SET 05

Trash Room

Hinges Lockset Closer Protection Plate Wall Bumper Acoustic/Smoke/Weather Seal Door Sweep

SET 06 Corridor from Stair

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Sweep

SET 07

Lobby from Stair

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Bottom Threshold

SET 08

Stair

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Sweep

SET 09

Exit

Hinges Fire Exit Device Closer Weatherstripping Door Sweep Threshold Security Lock

SET 10

Residential Lobby

Hinges Push/Pull Closer Weatherstripping Door Sweep Threshold Security Lock Electric Strike Fob Reader

SET 11

Restaurant/Retail - Main Entrance

Hinges Push/Pull Closer Weatherstripping Door Sweep Threshold Security Lock, keyed both sides.

SET 12

Fire Pump

Hinges Lockset Closer Weatherstripping

Door Sweep Threshold

SET 13

Water Heater Room

Hinges Storeroom Lock Closer Weatherstripping Door Sweep Threshold Rain Drip

SET 14

Stair

Hinges Exit Device Closer Wall Bumper Weatherstripping Door Sweep Threshold Rain Drip

SET 15

Laundry RoomBike Room

Hinges Exit Device Closer Electromagnetic Door Holder Protection Plate Smoke/Weather/Sound Seal Door Sweep

SET 16

Unit Bedroom

Sliding Barn Door Hardware

SET 17

Unit Closet

Finger Pull Track Hanger Floor Guide

SET 18

Restaurant/Retail – Secondary Entrance

Hinges Exit Device Closer Weatherstripping Door Sweep Threshold

SET 19 IT Closet Bike Room from Corridor

6 Hinges Storeroom Lock - on active leaf-Flushbolt - mortise into inactive leaf-Astragal Silencers-Wall Stops Hinges Lockset Closer Protection Plate Wall Bumper Acoustic/Smoke/Weather Seal Door Sweep Electric Strike Fob Reader

Per Appeal #24605, door hardware to be tied to the building's fire alarm system. Door to fail locked in the event of fire alarm activation.

SET 20 Electrical Room

Hinges Fire Rim Exit Device Closer Protection Plate Wall Bumper Smoke/Weather/Sound Seal Door Sweep Security Lock

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