Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 15351	**Project Address:** 901-919 SW Taylor St
Hearing Date: 7/12/17	**Appellant Name:** Halla Hoffer
Case No.: B-009	**Appellant Phone:** 9713523933
Appeal Type: Building	**Plans Examiner/Inspector:** John Cooley
Project Type: commercial	**Stories:** 9 **Occupancy:** A-2 and B **Construction Type:** III-B
Building/Business Name: Studio Building	**Fire Sprinklers:** Yes - All Levels
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 17-179964-CO
Plan Submitted Option: pdf [File 1] [File 2]	**Proposed use:** Office/Restaurant

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Table 705.8
Requires	Table 705.8 (Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection) does not permit any openings with 0 to 3 feet of fire separation distance.
Proposed Design	The full proposed scope of work includes replacing all of the existing steel windows with new aluminum units on floors two (2) through nine (9) of the structure. Of the over 200 windows proposed for replacement, seven (7) are located directly on the west property line. The proposed design for the lot line windows provides protection by installing window washing sprinklers on the interior of the building at each of the seven (7) lot line windows. The sprinklers will be capable of wetting the entire surface of glass and will be placed: • Centered on the 3'-8" wide windows. • Located between 4" and 12" from the surface of the glass, and 2" to 4" below the top edge of the window frame. Additionally, no combustible materials will be allowed within 2" of the surface of glass and the window units will be fixed in operation.
Reason for alternative	The existing building is Type IIIB and fully sprinklered. The seven (7) lot line openings in question on the west elevation are original to the building and have not been altered. Attached historic documentation dated September 1926 shows the existing units in their current configuration. The lot line windows are located in a single column along the southern edge of west elevation and located on floors 3-9. The rest of the west elevation is exposed coated concrete 8" thick. The openings total less than 5% of the west elevation. A two-story structure sits on the adjacent lot to

the west. The adjacent structure appears to be Type IIIB construction. The roof level of the adjacent building is located below the lowest windows on the lot line. The occupancy in the building on floors 2 - 9 is type B. The lot line windows are not immediately adjacent to egress stairs, see attached drawings (Sheet G-105) for a typical floor plan.

The proposed window washing system provides the best method to protect the openings in question given the design limitations of the existing building. The proposed scope of work was subject to a Type III land use review and during the review process The Design Commission advocated for retaining the existing casement windows (which are not fire rated or protected in any manner) or selecting a product that could match the existing window profiles and configurations. The approved product is the Winco 3250 series, an aluminum replica product able to match the existing windows but not available in fire rated configurations. Providing a window washing sprinkler system to fixed windows adds protection while meeting the required design aesthetic and maintaining the existing building's openings.

The proposed design offers significant additional protection beyond the existing conditions which may remain if no work is performed at the openings in question. Additionally, the building owner recognizes that the existing window openings will no longer be functional if the adjacent property is further developed. The owner will commit to infilling the windows if any future development takes place on the adjacent property.

APPEAL DECISION

Replacement of seven original non-protected windows on property line with sprinkler protection provided in lieu of fire rated glazing: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

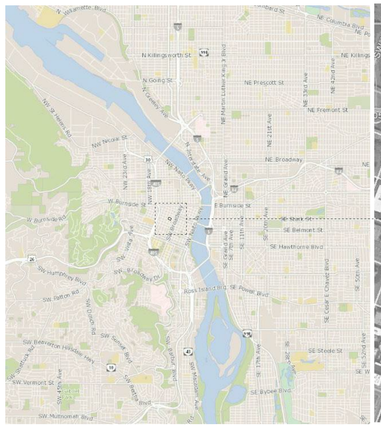
TMT DEVELOPMENT

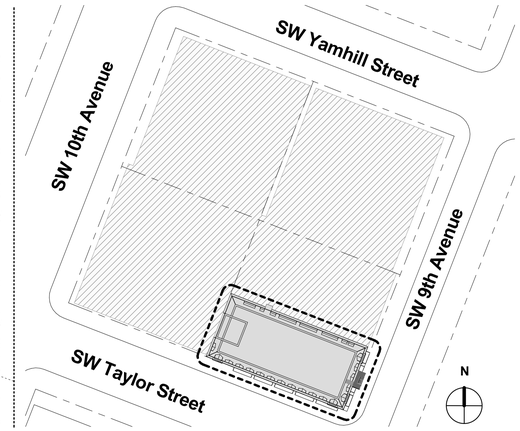
PETER MEIJER ARCHITECT, PC

Studio Building - Window Replacement

Project Number 16-009
LU 16-265061 DZM, PC # 16-210997

901 - 919 SW Taylor Street, Portland, OR 97205 Appeal Documents 7/7/2017





Drawing Index:

Architectural

Abbreviations

(e)	Existing	o.c.	On Center
(n)	New	Typ.	Typical
		t.b.d	To Be Determined

General Notes:

1. Work shall comply with applicable codes and ordinances in force at time of building permit issuance.
2. The contractor, subcontractors, associated vendors and suppliers must read, understand and comply all applicable provisions of the construction documents for the project.
3. Verify all dimensions, existing and new conditions on the job before proceeding with the work.
4. Prior to commencement of any portion of the work, the contractor shall notify the architects of any discrepancies noted among or between the contract documents, owner-provided information, site conditions, manufacturer recommendations, or codes, regulations, or rules of jurisdictions having authority.
5. The contract documents are complimentary and what is required by one shall be binding as if required by all.
6. Repetitive features not indicated in the drawings everywhere that they occur shall be provided as if drawing in full. Not all occurrences of a feature are noted in every case.
7. Do not scale drawings.
8. Six or eight digit numbers at drawing notes (09 21 00 Gypsum board for example) reference related specification sections in the project manual, they are not intended to assign work to sub contractors. All items are included in scope whether or not a specification reference is cited.

Symbol Legend

N — North Arrow

Window Tag

0 2' 4' 8' — Scale

Line Type Legend

Demolished

Property Line

Client:

Tom Moyer Theatres LLC
760 SW 9th Avenue,
Suite 2250,
Portland, OR 97205
(503) 241-1111

Contact: Cristin Bansen
Phone: (971) 230-2391
E-Mail: cristin@tmtdevelopment.com

Architect:

Peter Meijer Architect, PC
605 NE 21st Ave. Suite 200
Portland, OR 97232
(503) 517-0283

Contact: Halla Hoffer
Phone: (971) 352-3933
E-Mail: hallah@pmapdx.com

Structural Engineer:

KPFF Consulting Engineers
111 SW Fifth Avenue, Suite 2500
Portland, OR 97204
(503) 227-3251

Stuart Finney
Phone (503) 764-0549
E-Mail: Stuart.Finney@kpff.com

Project Information - Studio Building

Summary of Work	Replacement of the existing steel windows from the second level through the ninth level.

Site Information

Property ID	R246466
Zoning	CX
Total Site Area	10,000 sqft
Lot Coverage	
Building Coverage	10,000 sqft
Percentage	100%
Building Area	
Main	46,230 SQFT
Basement	4841 SQFT

Applicable Codes

2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2014 OSSC ICC/ANSI A117.1
2014 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2007 OREGON FIRE CODE (OFC)
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

Building Information

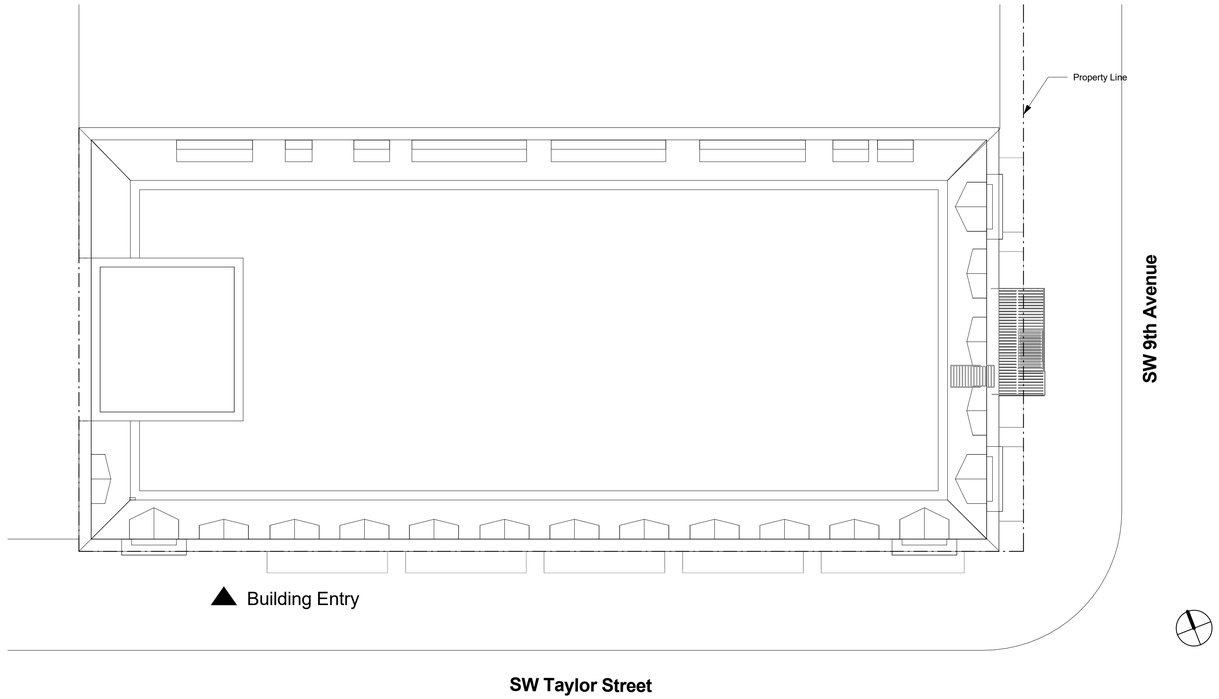
Construction Type	IIIB
Building Height	106 ft
Building Footprint	10,000 sqft
IBC Occupancy Type	Group: B

Energy Requirements

Maximum U-Factor	.46
Maximum SHGC	.4

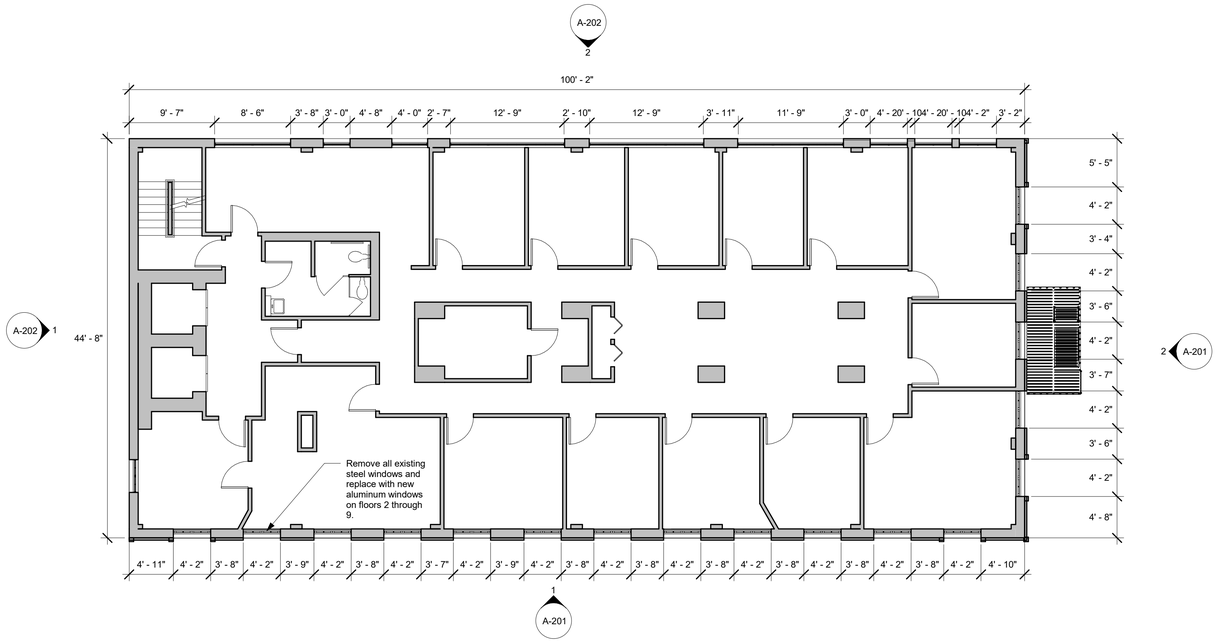
Wind Loading

Ultimate Design Wind Speed	120 mpg (3 second gust)
Risk Category	II
Exposure	B



1 Building Site

0 1' 2' 4' 8'



2 Typical Floor

0 1' 2' 4' 8'

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
05/26/17

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

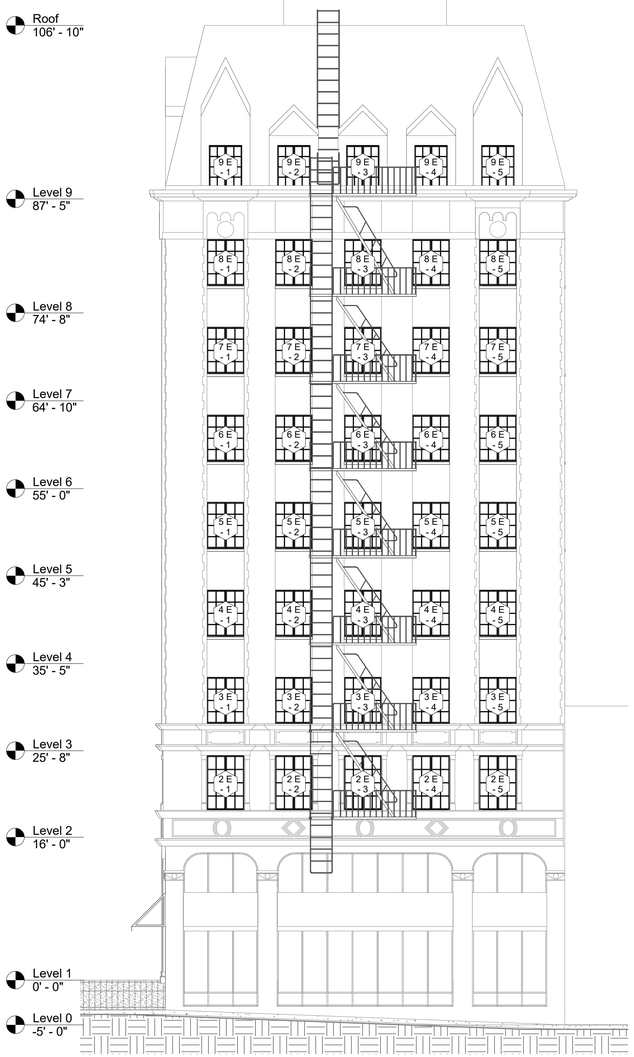
Drawn By:
Author

Checked By:
Checker

Sheet Title:
Code, Site Plan, Typical Floor Plan

Sheet Number:

G-105



2 Building - East

0 1' 2' 4' 8'

1 Building - South

0 1' 2' 4' 8'

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
11/11/16

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

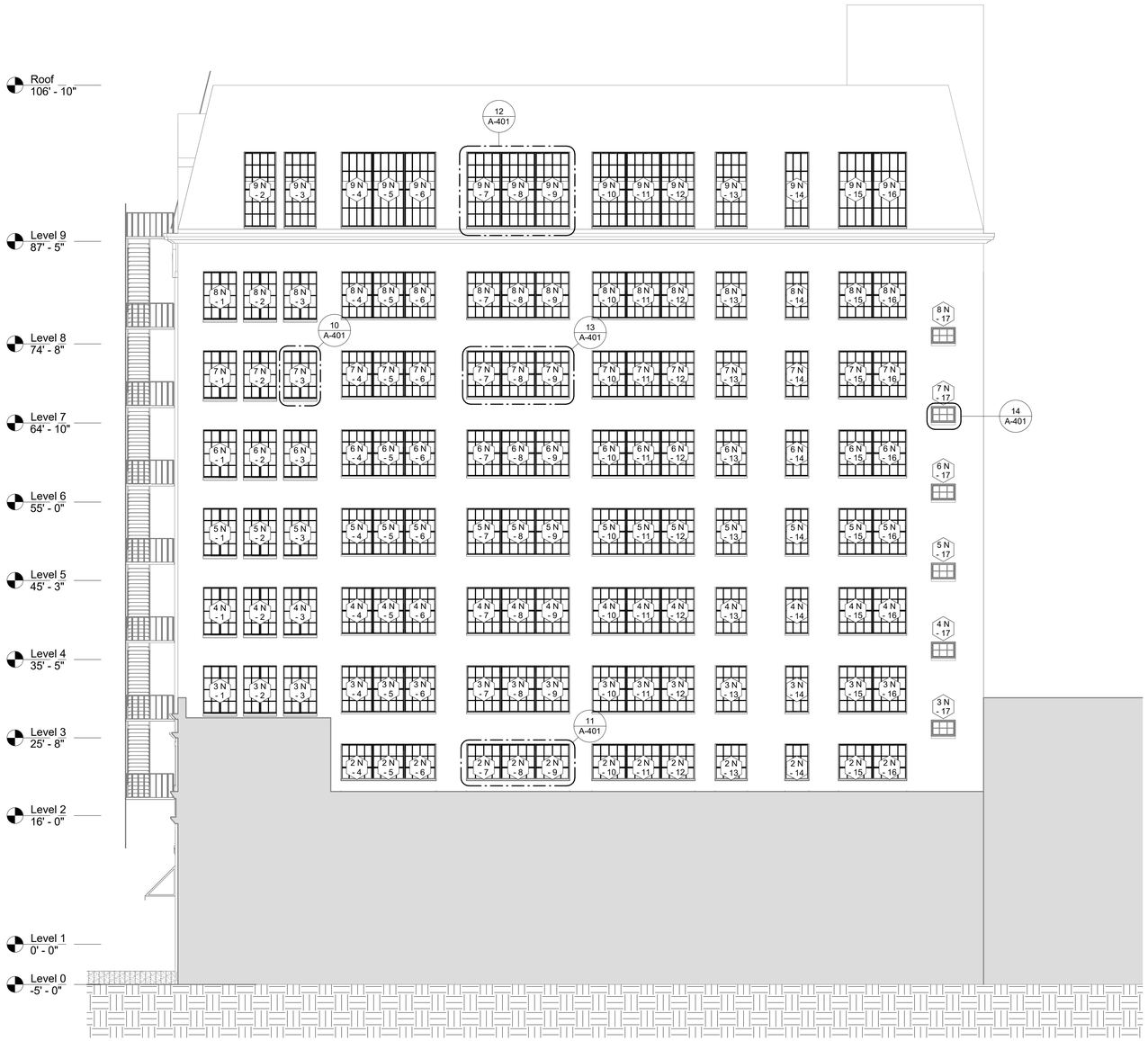
Drawn By:
HH

Checked By:
PM

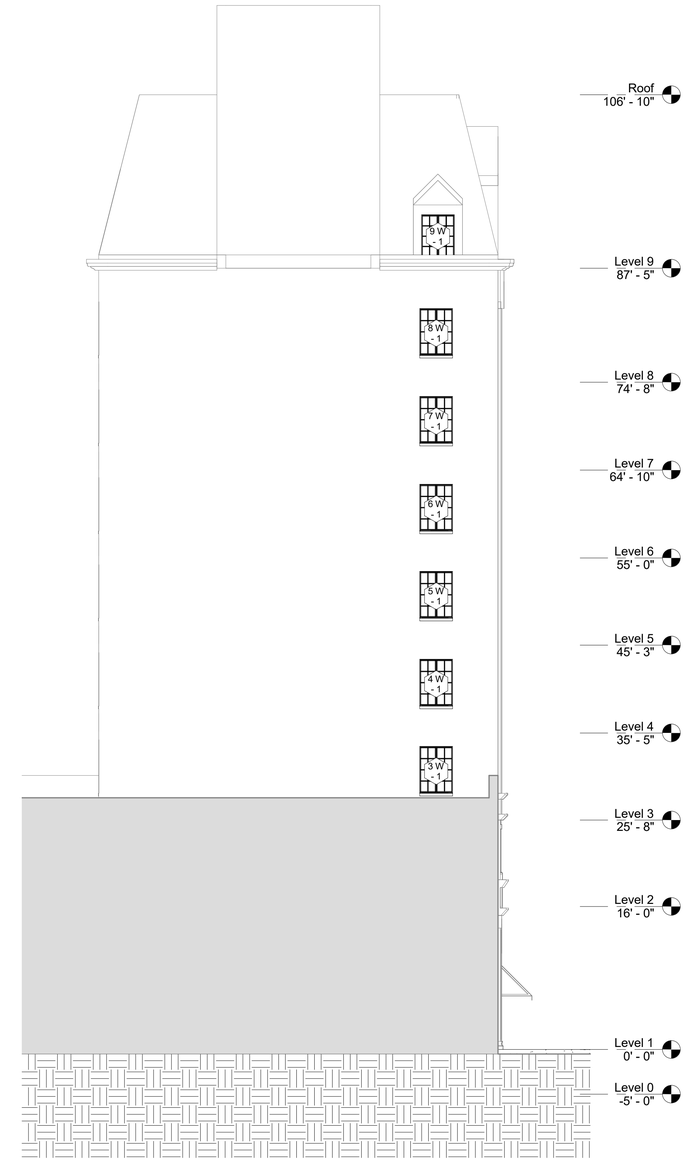
Sheet Title:
South and East Elevations

Sheet Number:

A-201



2 Building - North



1 Building - West

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
11/11/16

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

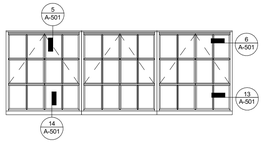
Drawn By:
HH

Checked By:
PM

Sheet Title:
North and West Elevations

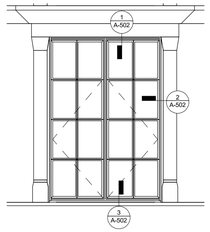
Sheet Number:

A-202



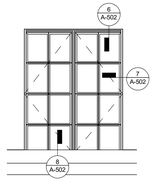
11 Opening Type N

0 6" 1' 2'



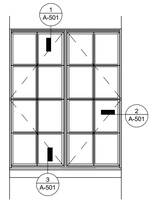
9 Opening Type I

0 6" 1' 2'



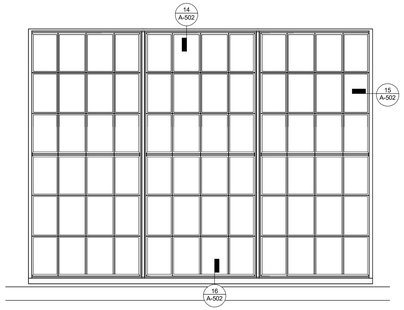
5 Opening Type E

0 6" 1' 2'



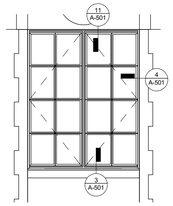
1 Opening Type A

0 6" 1' 2'



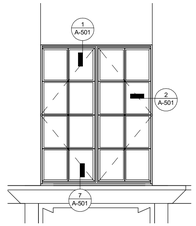
12 Opening Type J

0 6" 1' 2'



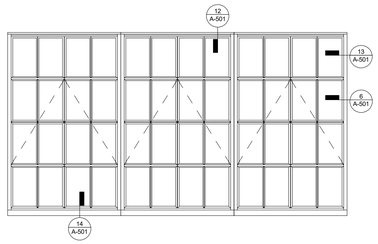
6 Opening Type F

0 6" 1' 2'



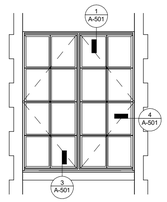
2 Opening Type B

0 6" 1' 2'



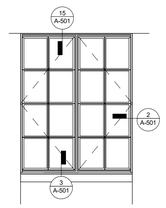
13 Opening Type K

0 6" 1' 2'



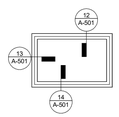
7 Opening Type G

0 6" 1' 2'



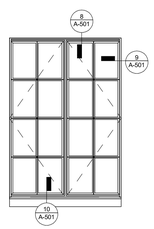
3 Opening Type C

0 6" 1' 2'



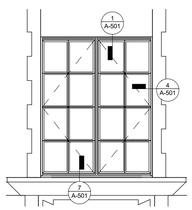
14 Opening Type M

0 6" 1' 2'



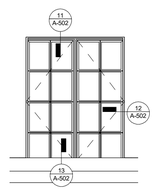
10 Opening Type L

0 6" 1' 2'



8 Opening Type H

0 6" 1' 2'



4 Opening Type D

0 6" 1' 2'

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
05/25/17

Scale:
As indicated

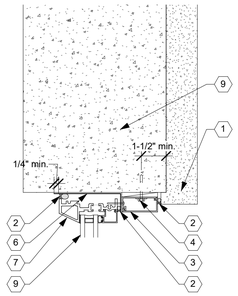
Drawn By:
Author

Checked By:
Checker

Sheet Title:
Enlarged Window Elevations

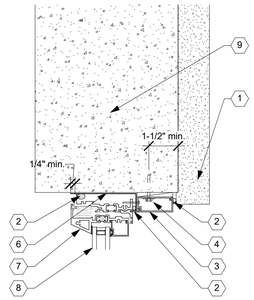
Sheet Number:

A-401



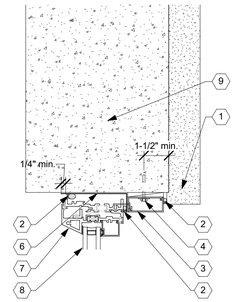
12 Stucco - Head (fixed)

0 1" 2" 4"



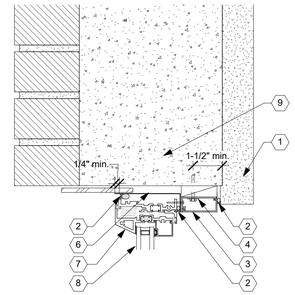
8 Stucco - Head (casement)

0 1" 2" 4"



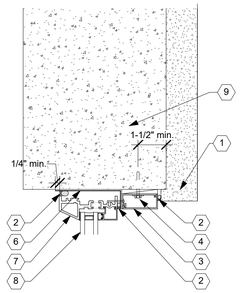
5 Stucco - Head (awning)

0 1" 2" 4"



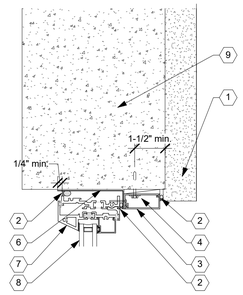
1 Masonry - Head

0 1" 2" 4"



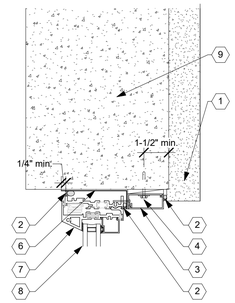
13 Stucco - Jamb (fixed)

0 1" 2" 4"



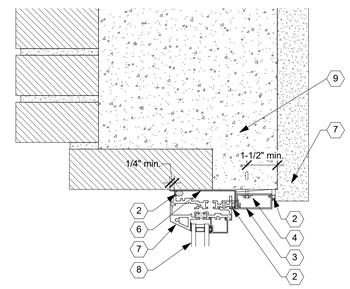
9 Stucco - Jamb (casement)

0 1" 2" 4"



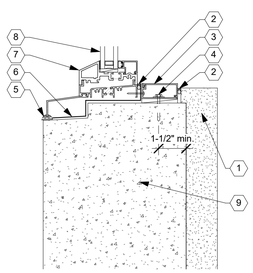
6 Stucco - Jamb (awning)

0 1" 2" 4"



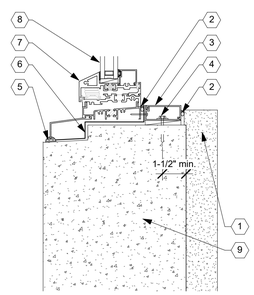
2 Masonry - Jamb

0 1" 2" 4"



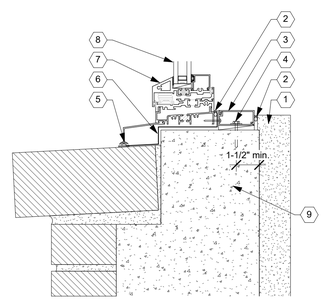
14 Stucco - Sill (fixed)

0 1" 2" 4"



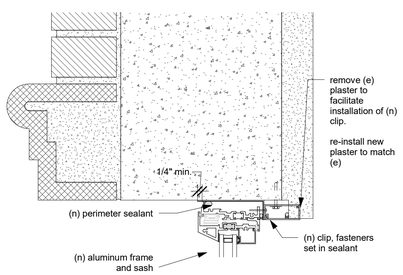
10 Stucco - Sill (casement)

0 1" 2" 4"



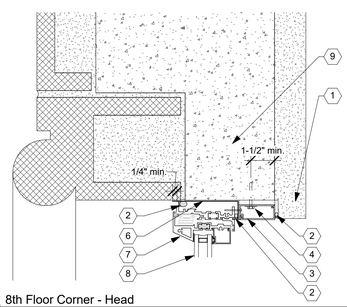
3 Masonry - Sill

0 1" 2" 4"



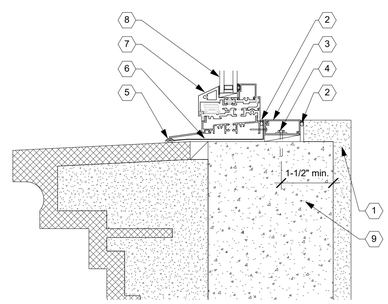
15 8th Floor Typical - Head

0 1" 2" 4"



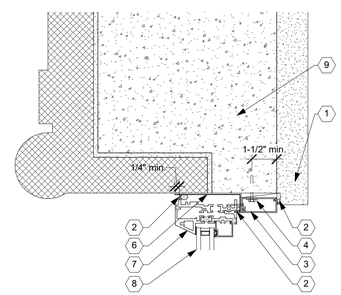
11 8th Floor Corner - Head

0 1" 2" 4"



7 3rd Floor - Sill

0 1" 2" 4"



4 Corner - Jamb

0 1" 2" 4"

Keynotes

1. Remove (e) plaster a minimum of 8-inches around perimeter of window to facilitate instillation of new aluminum window and clip. Re-install new plaster and trim to match existing.
2. New backer rod and low-modulus polyurethane-based elastomeric sealant.
3. New aluminum clip for structural attachment and to provide backing for liquid flashing.
4. New fasteners to be HILTI KWIK HUS-ES (or approved equal) - 1/4-inch diameter x 2-inch embedment spaced 4-inches from corners and 16-inches on center. All fasteners to be set in and sealed with low-modulus polyurethane-based elastomeric sealant.
5. New perimeter sealant at sill with weep provided 24-inches on center and a minimum of three (3) weeps per opening.
6. New liquid flashing applied over existing substrate. Apply liquid flashing over aluminum clips to provide continuous end and back dams.
7. New aluminum windows to replace existing steel windows. New windows to be WINCO 3250
8. Exterior plane of glass to match line of glazing on existing windows.
9. Existing substrate to remain.
10. Existing copper gutter to remain in place.
11. Existing curb at sloped window on ninth floor.
12. New metal flashing.
13. Existing roof to remain.
14. New fastener, both set and covered with liquid flashing.

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
5/31/17

Scale:
As indicated

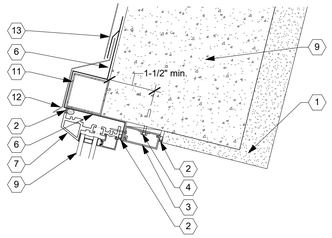
Drawn By:
HH

Checked By:
PM

Sheet Title:
Details

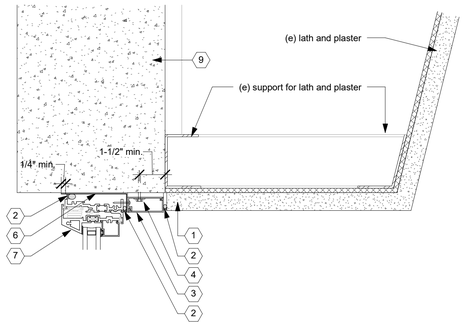
Sheet Number:

A-501



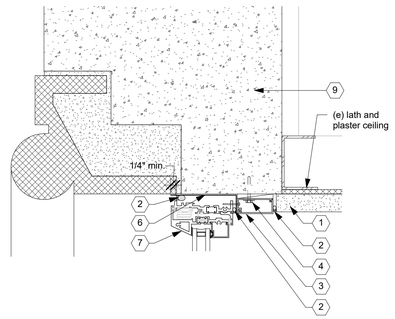
14 Sloped - Head

0 1" 2" 4"



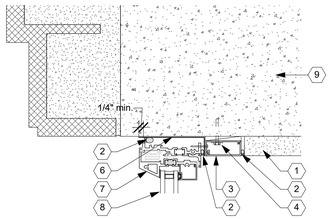
11 9th Typical - Head

0 1" 2" 4"



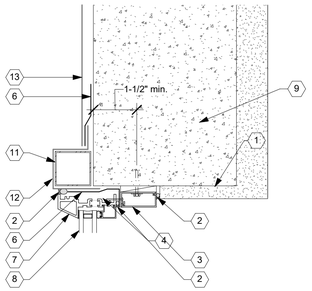
6 9th Corner - Head

0 1" 2" 4"



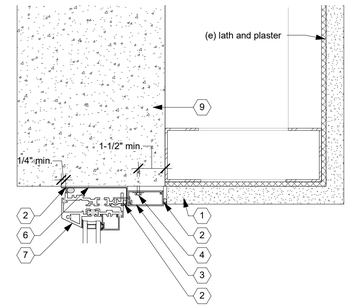
1 2nd Floor - Head

0 1" 2" 4"



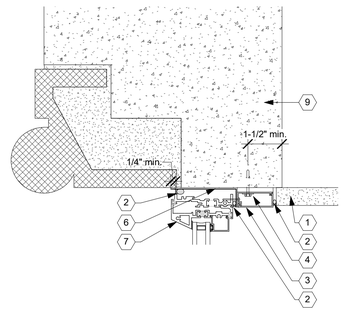
15 Sloped - Jamb

0 1" 2" 4"



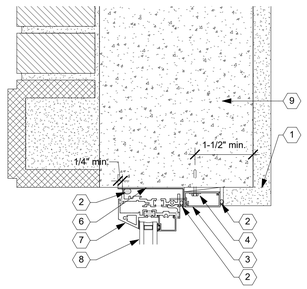
12 9th Typical - Jamb

0 1" 2" 4"



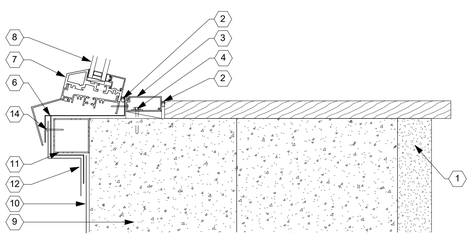
7 9th Corner - Jamb

0 1" 2" 4"



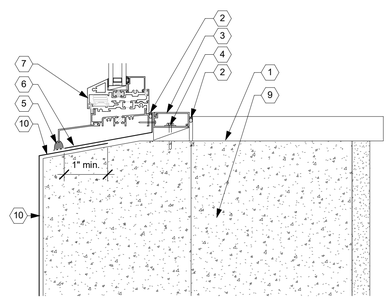
2 2nd Floor - Jamb

0 1" 2" 4"



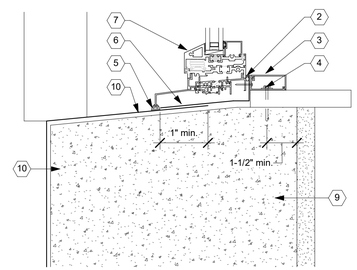
16 Sloped - Sill

0 1" 2" 4"



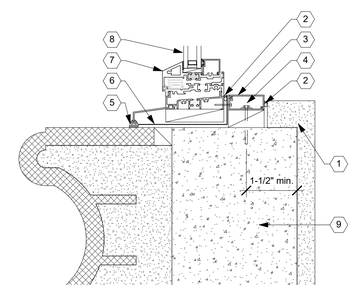
13 9th Typical - Sill

0 1" 2" 4"



8 9th Corner - Sill

0 1" 2" 4"



3 2nd Floor - Sill

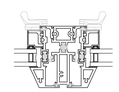
0 1" 2" 4"

10 Fixed Over Awning

0 1" 2" 4"

9 Awning Over Fixed

0 1" 2" 4"



5 Casement Meeting

0 1" 2" 4"

4 Muntin

0 1" 2" 4"

Keynotes

1. Remove (e) plaster a minimum of 8-inches around perimeter of window to facilitate instillation of new aluminum window and clip. Re-install new plaster and trim to match existing.
2. New backer rod and low-modulus polyurethane-based elastomeric sealant.
3. New aluminum clip for structural attachment and to provide backing for liquid flashing.
4. New fasteners to be HILTI KWIK HUS-ES (or approved equal) - 1/4-inch diameter x 2-inch embedment spaced 4-inches from corners and 16-inches on center. All fasteners to be set in and sealed with low-modulus polyurethane-based elastomeric sealant.
5. New perimeter sealant at sill with weep provided 24-inches on center and a minimum of three (3) weeps per opening.
6. New liquid flashing applied over existing substrate. Apply liquid flashing over aluminum clips to provide continuous end and back dams.
7. New aluminum windows to replace existing steel windows. New windows to be WINCO 3250
8. Exterior plane of glass to match line of glazing on existing windows.
9. Existing substrate to remain.
10. Existing copper gutter to remain in place.
11. Existing curb at sloped window on ninth floor.
12. New metal flashing.
13. Existing roof to remain.
14. New fastener, both set and covered with liquid flashing.

PETER MEIJER ARCHITECT, PC

605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
05/25/17

Scale:
As indicated

Drawn By:
Author

Checked By:
Checker

Sheet Title:
Details

Sheet Number:

A-502

West and South Elevation Windows

No.	Type	Opening Type	Operability	Color	Scope
W					
3 W- 1	F-2	Type L	Fixed	Tan (Match Existing)	Scope A
4 W- 1	F-2	Type L	Fixed	Tan (Match Existing)	Scope A
5 W- 1	F-2	Type L	Fixed	Tan (Match Existing)	Scope A
6 W- 1	F-2	Type L	Fixed	Tan (Match Existing)	Scope A
7 W- 1	F-2	Type L	Fixed	Tan (Match Existing)	Scope A
8 W- 1	F-2	Type L	Fixed	Tan (Match Existing)	Scope A
9 W- 1	F-2	Type D	Fixed	Tan (Match Existing)	Scope A
S					
2 S - 1	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 2	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 3	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 4	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 5	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 6	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 7	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 8	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 9	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 10	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 11	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 S - 12	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 1	C-2	Type H	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 2	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 3	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 4	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 5	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 6	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 7	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 8	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 9	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 10	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 11	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 S - 12	C-2	Type H	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 3	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 5	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 6	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 7	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 8	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 9	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 10	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 11	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 S - 12	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 3	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 5	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 6	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 7	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 8	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 9	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 10	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 11	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 S - 12	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 3	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 5	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 6	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 7	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 8	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 9	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 10	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 11	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 S - 12	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 3	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 5	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 6	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 7	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 8	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 9	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 10	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 11	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 S - 12	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 1	C-2	Type F	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 2	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 3	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 4	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 5	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 6	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 7	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 8	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 9	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 10	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 11	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 S - 12	C-2	Type F	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 1	C-3	Type E	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 2	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 3	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 4	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 5	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 6	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 7	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 8	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 9	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 10	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 11	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 S - 12	C-3	Type E	Casement (Limited 6")	Red (Match Existing)	Scope A

North Elevation Windows

No.	Type	Opening Type	Operability	Color	Scope
N					
2 N - 4	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 5	A-6	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 6	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 7	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 8	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 9	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 10	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 11	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 12	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 13	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 14	A-6	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 15	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
2 N - 16	A-5	Type N	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 1	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 2	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 3	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 4	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 5	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 6	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 7	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 8	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 9	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 10	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 11	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 12	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 13	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 14	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 15	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 16	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
3 N - 17	F-1	Type M	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 1	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 2	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 3	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 4	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 5	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 6	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 7	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 8	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 9	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 10	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 11	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 12	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 13	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 14	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 15	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 16	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
4 N - 17	F-1	Type M	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 1	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 2	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 3	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 4	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 5	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 6	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 7	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 8	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 9	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 10	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 11	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 12	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 13	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 14	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 15	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 16	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
5 N - 17	F-1	Type M	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 1	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 2	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 3	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 4	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 5	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 6	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 7	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 8	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 9	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 10	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 11	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 12	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 13	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 14	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 15	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 16	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
6 N - 17	F-1	Type M	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 1	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 2	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 3	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 4	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 5	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 6	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 7	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 8	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 9	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 10	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 11	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 12	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 13	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 14	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 15	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 16	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
7 N - 17	F-1	Type M	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 1	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 2	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 3	C-2	Type L	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 4	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 5	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 6	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 7	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 8	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 9	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 10	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A

North cont. and East Elevation Windows

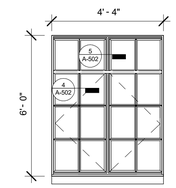
No.	Type	Opening Type	Operability	Color	Scope
8 N - 11	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 12	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 13	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 14	A-2	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 15	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 16	A-1	Type K	Awning (Limited 6")	Tan (Match Existing)	Scope A
8 N - 17	F-1	Type M	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 2	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 3	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 4	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 5	A-4	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 6	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 7	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 8	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 9	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 10	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 11	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 12	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 13	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 14	A-4	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 15	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
9 N - 16	A-3	Type J	Awning (Limited 6")	Tan (Match Existing)	Scope A
E					
2 E - 1	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 E - 2	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 E - 3	C-1	Type I	Casement	Red (Match Existing)	Scope A
2 E - 4	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
2 E - 5	C-1	Type I	Casement (Limited 6")	Red (Match Existing)	Scope A
3 E - 1	C-2	Type H	Casement (Limited 6")	Red (Match Existing)	Scope A
3 E - 2	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 E - 3	C-2	Type B	Casement	Red (Match Existing)	Scope A
3 E - 4	C-2	Type B	Casement (Limited 6")	Red (Match Existing)	Scope A
3 E - 5	C-2	Type H	Casement (Limited 6")	Red (Match Existing)	Scope A
4 E - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
4 E - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 E - 3	C-2	Type A	Casement	Red (Match Existing)	Scope A
4 E - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
4 E - 5	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
5 E - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
5 E - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 E - 3	C-2	Type A	Casement	Red (Match Existing)	Scope A
5 E - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
5 E - 5	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
6 E - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
6 E - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 E - 3	C-2	Type A	Casement	Red (Match Existing)	Scope A
6 E - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
6 E - 5	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
7 E - 1	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
7 E - 2	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 E - 3	C-2	Type A	Casement	Red (Match Existing)	Scope A
7 E - 4	C-2	Type A	Casement (Limited 6")	Red (Match Existing)	Scope A
7 E - 5	C-2	Type G	Casement (Limited 6")	Red (Match Existing)	Scope A
8 E - 1	C-2	Type F	Casement (Limited 6")	Red (Match Existing)	Scope A
8 E - 2	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 E - 3	C-2	Type C	Casement	Red (Match Existing)	Scope A
8 E - 4	C-2	Type C	Casement (Limited 6")	Red (Match Existing)	Scope A
8 E - 5	C-2	Type F	Casement (Limited 6")	Red (Match Existing)	Scope A
9 E - 1	C-3	Type E	Casement (Limited 6")	Red (Match Existing)	Scope A
9 E - 2	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 E - 3	C-3	Type D	Casement	Red (Match Existing)	Scope A
9 E - 4	C-3	Type D	Casement (Limited 6")	Red (Match Existing)	Scope A
9 E - 5	C-3	Type E	Casement (Limited 6")	Red (Match Existing)	Scope A

Scope

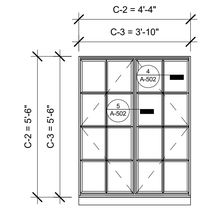
Scope A: Remove existing steel window, waterproof opening, install new aluminum windows, re-install interior finishes disturbed by scope of work. All new windows to be Winco 3250 Series with new insulated glass units. Insulated glass units to be composed of clear 1/4-inch clear annealed glass with argon fill and Solarban 60 on the no. 2 surface. The new units will meet the following requirements at a minimum:

U-Value: Maximum .46
SHGC: Maximum .4

Window Types

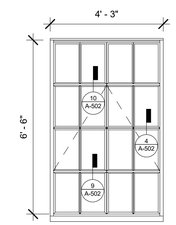


Type: C-1
17 Total Units

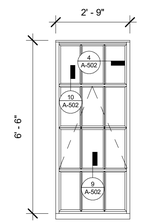


Type: C-2
120 Total Units

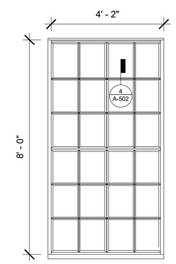
Type: C-3
17 Total Units



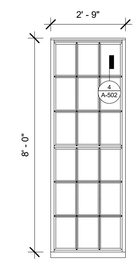
Type: A-1
66 Total Units



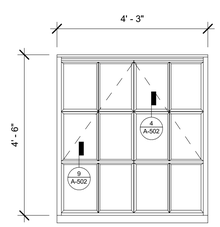
Type: A-2
12 Total Units



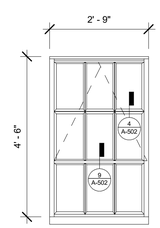
Type: A-3
13 Total Units



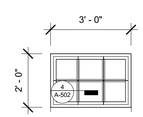
Type: A-4
2 Total Units



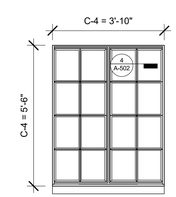
Type: A-5
11 Total Units



Type: A-6
2 Total Units



Type: F-1
6 Total Units



Type: F-2
7 Total Units

PETER MEIJER ARCHITECT, PC
605 NE 21st Avenue
Portland, OR 97232
Phone: (503) 517-0283
www.pmapdx.com

Consultant:

Studio Building

901-919 SW Taylor St.
Portland, OR

Approval:

Key Map:

Issuance:
Permit Set

Date:
11/11/16

Scale:
As indicated

Drawn By:
HH

Checked By:
PM

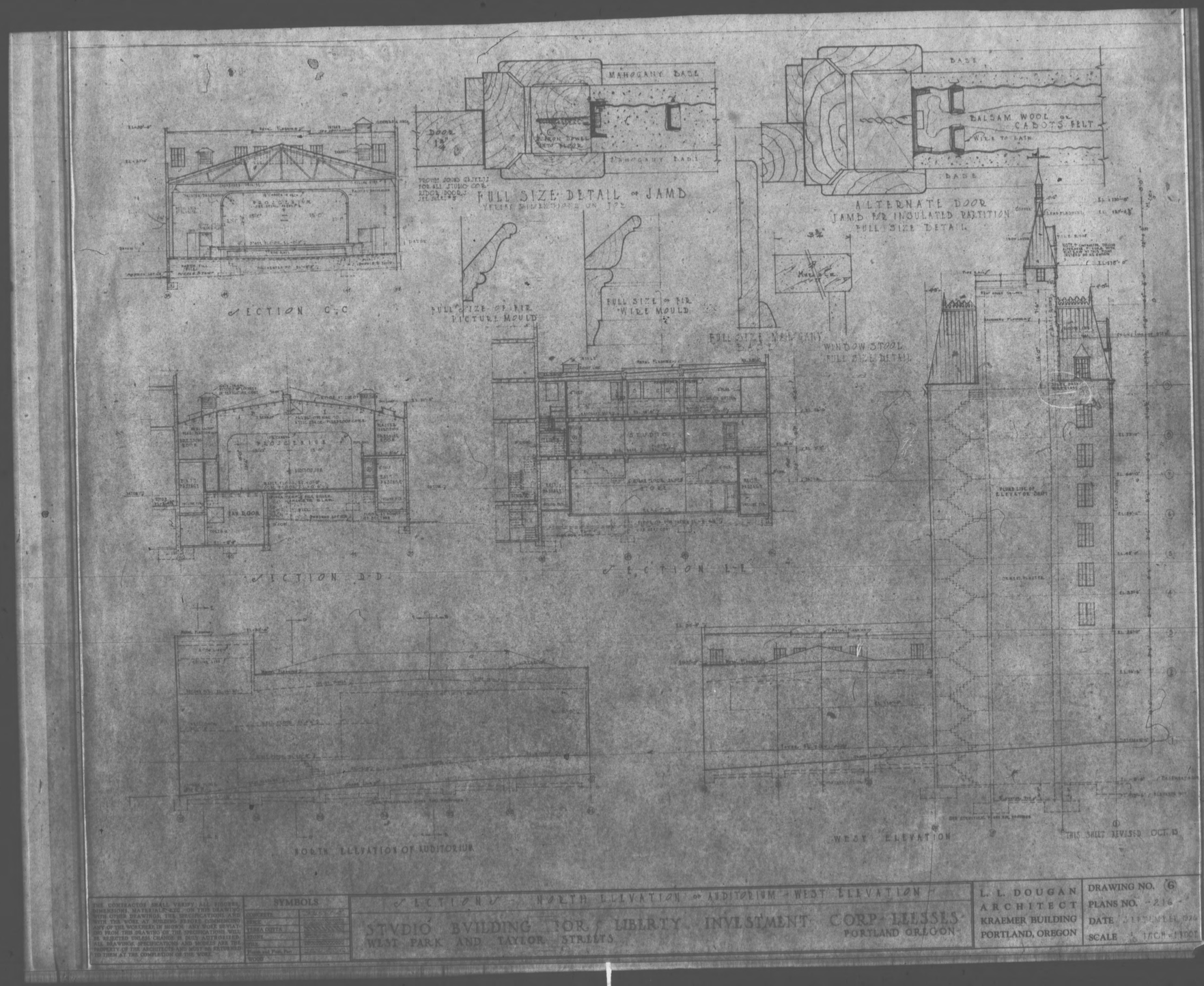
Sheet Title:
Window Schedule

Sheet Number:

A-601

901-19 S.W
TAYLOR

177738
19-2



THE CONTRACTOR SHALL VERIFY ALL FIGURES, DIMENSIONS, MATERIALS, SIZE ON THIS DRAWING WITH OTHER DRAWINGS, THE SPECIFICATIONS AND WITH THE WORK AT BUILDING BEFORE COMMENCING ANY OF THE WORK HEREIN SHOWN. ANY SUCH DEVIATIONS FROM THE DRAWING OF THE SPECIFICATIONS WILL BE REJECTED UNLESS CHANGE IS DULY AUTHORIZED. ALL DRAWINGS, SPECIFICATIONS AND MODELS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED TO THEM AT THE COMPLETION OF THE WORK.

SYMBOLS

SECTIONS - NORTH ELEVATION OF AUDITORIUM - WEST ELEVATION

STUDIO BUILDING FOR LIBERTY INVESTMENT CORP. LESSEES
WEST PARK AND TAYLOR STREETS
PORTLAND OREGON

L. L. DOUGAN
ARCHITECT
KRAEMER BUILDING
PORTLAND, OREGON

DRAWING NO. 6
PLANS NO. 216
DATE
SCALE