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: 16068	**Project Address:** 570 NE Tomahawk Island Dr
Hearing Date: 11/1/17	**Appellant Name:** Richard M. Boyer (Rich)
Case No.: B-010	**Appellant Phone:** 503-702-9169
Appeal Type: Building	**Plans Examiner/Inspector:** Ye Zhuang, Doug Morgan
Project Type: commercial	**Stories:** 1 **Occupancy:** S-1 **Construction Type:** V-B
Building/Business Name:	**Fire Sprinklers:** Yes - throughout
Appeal Involves: other: Reconstruct a fire destroyed building	**LUR or Permit Application No.:** 17-199693-CO
Plan Submitted Option: mail [File 1]	**Proposed use:** boat storage building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	PCC 24.50.060
Requires	Not given
Proposed Design	Rebuild metal building destroyed in fire
Reason for alternative	The site development requirements are not possible to meet.

APPEAL DECISION

Construction of new boat storage building in flood zone: Granted provided:

1. Owner shall record a restrictive covenant on the property restricting use of the wet floodproofed areas to storage of flood resistant materials or products. The covenant must be reviewed and approved by BDS prior to recording. Appellant may contact Doug Morgan (503-823-5824) with questions.

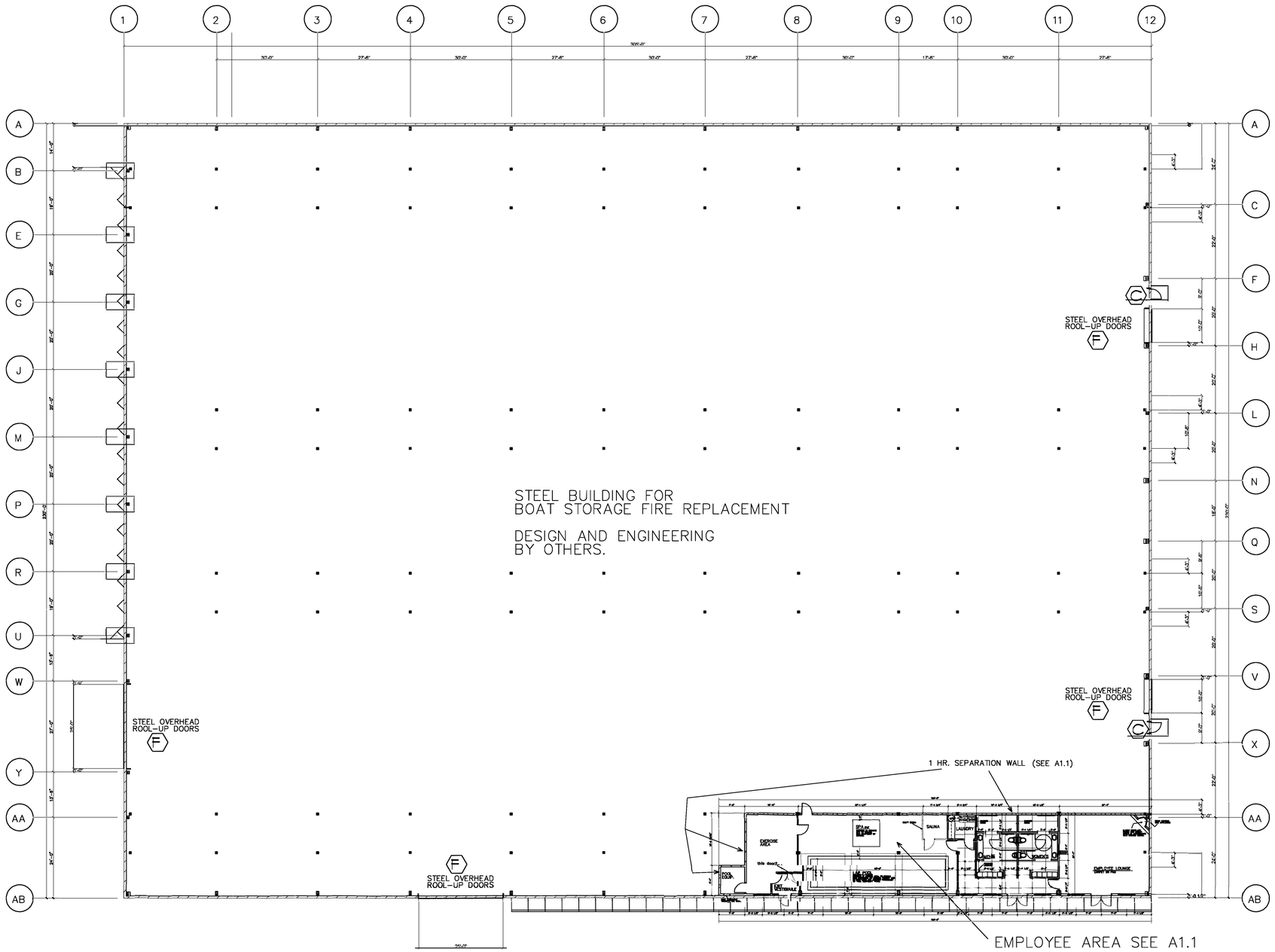
2. The dry boat storage must be wet-floodproofed in accordance with ASCE 24-14 and PCC 24.50;

3. Areas not used for dry boat storage, such as the employee break area, must be dry-floodproofed in accordance with ASCE 24-14 and PCC 24.50.

Appellant may contact Ye Zhuang (503-823-7901) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.



COMPLETE FLOOR PLAN

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

DOOR SCHEDULE

A 3/0x6/8 STEEL DOOR W/KEYED LOCK *, **	TEMMPERED STORE FRONT GLASS WHERE SHOWN
B 6/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME *, ** CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD	
C 3/0x6/8 STEEL INSULATED EXT. DOOR W/KEYED LOCK AND DEADBOLT WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD (20 MIN. RATED AND SMOKE LABELED) *, **	
D 3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME *, ** CLOSERS, PUSH BAR, KEYED LOCK	
E 3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME *, ** CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD	
F STEEL ROLL UP DOOR SPECS BY SUPPLIER	* NOTE ALL DOORS TO HAVE 5 POUND MAXIMUM OPENING FORCE.

WINDOW SCHEDULE

REVISIONS

NO.	DATE

REGISTERED PROFESSIONAL ENGINEER
91575PE
OREGON
JULY 15, 2005
RICHARD M. BOYER
EXPIRES: 12/31/17

Ridge Engineering LLC
15475 NW Pumpkin Ridge Rd, North Plains, OR 97133
P: 503.702.9169
F: 503.212.0129
E: ridgeengineering@coho.net

SUNDANCE MARINA
FIRE DESTROYED BOAT STORAGE BLDG. REPLACEMENT
570 NE TOMAHAWK ISLAND DRIVE
PORTLAND, OR 97217

FLOOR PLAN

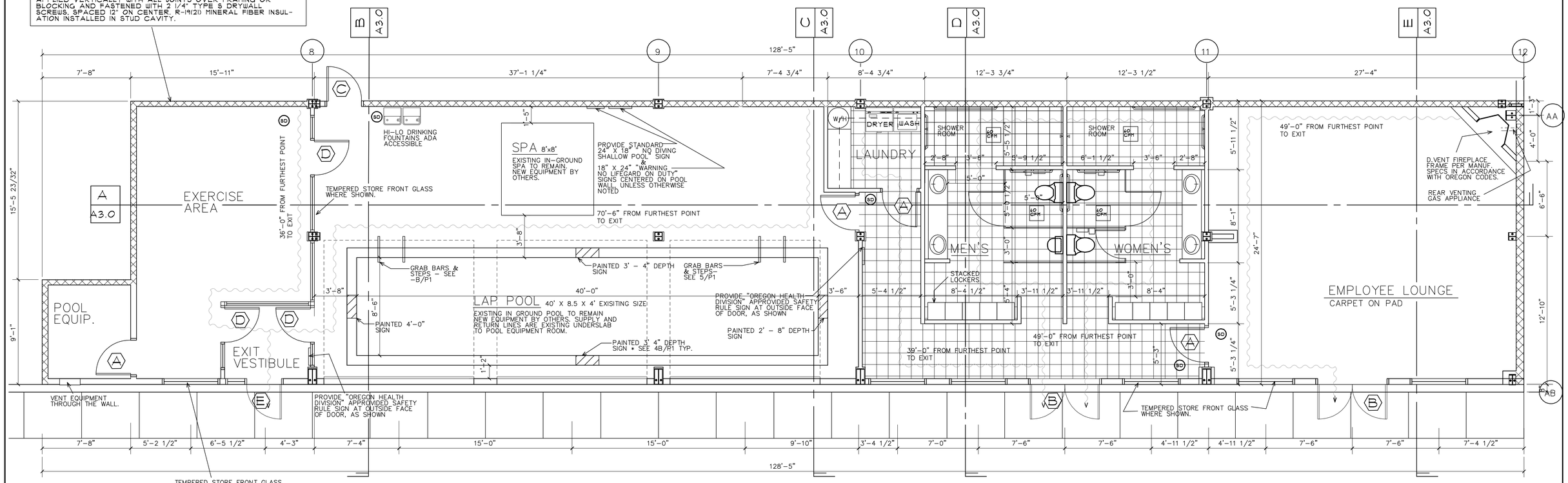
DATE	01-17
SCALE	AS NOTED
PROJ. NO.	
DRAWN	RMB
CHECKED	RMB
SHEET NO	A1.0

2 of 9

Table 602 & Section 705.5
1 HR. WALL PROTECTED INSIDE AND OUT.

TABLE 721.1(2)
ITEM # 15-1.13

2"x4" WOOD STUDS ON 16" ON CENTER WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE "X" GYPSUM WALLBOARD, 4' WIDE, APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 12" ON CENTER. R-19(21) MINERAL FIBER INSULATION INSTALLED IN STUD CAVITY.



ELECTRICAL GENERAL NOTES

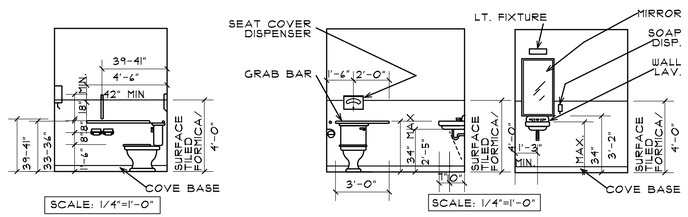
1) PROVIDE GFI BREAKERS AND PROPER GROUNDING TO ALL LIGHTING CIRCUITS WITHIN POOL AREA AS PER NEC 680

2) THE LIGHT FIXTURES INDICATED ON SHEET A5.1 ARE TO SATISFY THE OREGON HEALTH DEPT. REQUIREMENTS FOR .6 WATTS/ SQ. FT. ILLUMINATION FOR POOL DECK.

EMPLOYEE AREA PLAN

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

SD = SMOKE DETECTOR
S/C = SMOKE & CO_2 DETECTOR
60 CFM = EXHAUST FAN



TYP. H.C. BATHROOM STANDARDS

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

DOOR SCHEDULE

A	3/0x6/8 STEEL DOOR W/KEYED LOCK *, **
B	6/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD *, **
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E	3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD *, **

WINDOW SCHEDULE

TEMMPERED STORE FRONT GLASS WHERE SHOWN
GLASS AND STEEL OVERHEAD DOORS NEXT TO POOL

* NOTE ALL DOORS TO HAVE 5 POUND MAXIMUM OPENING FORCE.

REVISIONS	DATE	NO.

REGISTERED PROFESSIONAL ENGINEER 91575PE OREGON JULY 15, 2005 RICHARD M. BOYER
EXPIRES: 12/31/17
06/19/17

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SUNDANCE MARINA
FIRE DESTROYED BOAT STORAGE BLDG. REPLACEMENT
570 NE TOMAHAWK ISLAND DRIVE
PORTLAND, OR 97217

EMPLOYEE AREA PLAN

DATE	
07-17	
SCALE: AS NOTED	PROJ. NO.
DRAWN: RMB	CHECKED: RMB
SHEET NO: A1.1	

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Sundance Marina Building Replacement

Site Development Appeal

September 20, 2017

Appeals
City of Portland, Bureau of Development Services
1900 SW 4th Ave., Suite 5000
Portland, OR 97201

Re: Sundance Marina Building Replacement - Site Development Appeal - 17-199693-000-00-CO

To whom it concerns:

The following appeal is in response to three comments on the Site Development Checksheet and a meeting with Ye Zhuang and Doug Morgan. The three comments are as follows:

Item #5 - PCC24.10.060:

> This development is located within the Flood Hazard Area as shown on the FEMA Flood Insurance Rate Map 410183 0085F dated November 26, 2010, Zone AE. The Base Flood Elevation for the site is 31.8 feet NAVD 1988 (29.7 feet City Datum). The flood protection elevation is 31.8 ft + 2 ft = 33.8 ft NAVD (31.7 ft City Datum).
>
> The finished floor elevation of the structure must be at or above the Flood Protection Elevation.
>
> Please revise the drawings to clearly identify the finished floor elevation and elevation datum.

Item #6 - PCC24.10.060:

> Balanced cut and fill is required. All fill placed at or below the base flood elevation shall be balanced with at least an equal amount of soil material removal. Soil material removal shall be within the same flood hazard area. If fill is proposed, please submit calculations and plans demonstrating the volume of excavation below the base flood elevation will equal or exceed the volume of fill below the base flood elevation.

Item #7 - PCC24.10.060:

> The southeastern half of the site is within a regulated Floodway.
>
> Development in the Floodway is prohibited unless a hydraulic "no-rise" analysis is completed and stamped by a professional engineer licensed in the State of Oregon. The analysis must demonstrate no increase in the 100-year flood elevation as a result of the development.

The above plan check items are not possible to conform to with the owner wishing to place back what was onsite prior to the loss of the structure. Thus based on the conversation and the printout of City of Portland Code Section 24.50.070 at the meeting with Ye Zhuang and Doug the following will be responses to section 24.50.070.

First, let's describe the business (Sundance Marina Group LLC) operations. The warehouse is a metal building that provides full service boat storage. What is meant by full service is; a client who

has a boat stored at the facility can call ahead of time and indicate when they would like to use their boat. Sundance then removes the boat from the storage racks and places the boat in a slip located in the docks just to the South of the building. Upon returning the client's boat will be taken back out of the boat slip and stored. Sundance had offered this service for over 25 years and is the only warehouse style boat storage with direct access to the Columbia River for miles around. Replacing this business model anywhere near the current location would not be possible today.

Variance considerations and response as follows:

Item 24.50.070.B.1: The danger that materials may be swept into other lands to the injury of others;

Response: The best way to answer that is to use the 1996 floods as an example. To keep from damaging the building the doors on the building were opened and the water was allowed to come into the building thus keeping the pressures equal on both side of the building walls. The boats on the bottom rack were moved out of the rack and sat on the floor and secured in such fashion they could rise up with the water without getting crushed by the racking above and kept from floating around or out of the building.

Thus with either the same approach or placing operable louvers to achieve the same outcome the danger of materials being swept into other lands or injuring people is low.

Item 24.50.070.B.2: The danger to life and property due to flooding or erosion damage.

Response: The public has limited access to the facility and the demand for service during times possible flooding is low. If flooding is anticipated the response would be per B.1 and the entire site closed.

The bank to the South of the structure has large rip-rap along it to reduce the possiblity of erosion.

Item 24.50.070.B.3: The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

Response: The warehouse building being constructed of metal would have a low chance of being damaged as it is constructed of metal. The stored boats would have a low chance of being damaged if they are handled as described above in the 1996 flood.

The employee break area will protected to an elevation of 33.8' NAVD by using flood resistant construction techniques.

With the type of construction being proposed and the flood insurance the owner carries the effect on the owner should be minimal and short lived.

Item 24.50.070.B.4: The importance of the services provided by the proposed facility to the community.

Response: With the housing trend being smaller and smaller lot sizes the need for this type of service is paramount to the overall community and especially to the boating community. Not only does this facility offer a secure, dry and convienent place to store for the individual boat owner it also provides a temporary place for vendors to store their display boats during community events such as the boat show.

Item 24.50.070.B.5: The necessity to the facility of a waterfront location, where applicable.

Response: The structure next to the waterfront is paramount to the business model that exited for over 25 years. As stated in the description of the business being a full service storage facilty the business could not exist if it was not next to the watterfront.

Item 24.50.070.B.6: The availability of alternative locations, not subject to flooding or erosion damage;

Response: The availability of another site within a reasonable distance of the current location does not exist as most of the with the area is developed.

Item 24.50.070.B.7: The compatibility of the proposed use with existing anticipated development.

Response: The proposed use will be compatible with existing and or anticipated development as the proposed use had been there for over 25 years and the existing developments are marina related anticipated. It is also anticipated if any further development occurs it will also be marina related.

Item 24.50.070.B.8: The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area.

Response: The proposed use fits with Comprehensive Plan. The following will address how the proposed use fits with each section of the Comprehensive Plan;

Goal 1 Metro Coordination: This section is not applicable as the area the proposed use is in had been and is still within the Urban Planning Area Boundary.

Goal 2 Urban Development: The proposed use fits well within this goal as the facility promoted a employment opportunities and allowed the range of living environments that enjoy boating to store their craft not far from their living environment.

Goal 3 Neighborhoods: This section references Hayden Island Plan (2009) Ordinance No. 183124. After reviewing the Hayden Island Plan the proposed use will fit right back in where it was amongst the many large industrial facilities (language directly from ordinance). The uses include automobile auction and service, boat building (believe this is directly addressing the proposed use that was operational at the time this ordinance was approved), service, sales and storage, public marinas, distribution warehouses and a large cabinetmaking business.

Goal 4 Housing: This section does not directly speak to the proposed use. However, the proposed use had been mixed in with housing to the North and West of the site without issue.

Goal 5 Economic Development:

This section speaks directly to the proposed use. The proposed use would promote business from the re-construction of the facility to the re-establishment of the storage facility.

Goal 6 Transportation: This section refers to the Hayden Island Plan (2009) Ordinance No. 183124. Per the referenced ordinance the access to the site is via an island core access street 'B'. The proposed use was along this street type 'B' prior to the loss of the structure. The proposed use will use the street again and will have a similar volume of traffic that was present prior to the loss of the structure.

Goal 7 Energy: The proposed use will be more energy efficient that the previous structure was minimally by using more energy efficient fixtures.

Goal 8 Environement: The proposed use will neither increase or reduce the impact on the environment as the proposed use is a replacement of a use that had been lost to a fire.

Goal 9 Citizen Involvement: This section is not applicable to the proposed uss.

Goal 10 Plan Review and Administration:

The proposed use fits within the current comprehensive plan goals and most likely future comprehensive planning as the site is surrounded by marinas that this use supports.

Goal 11 Public Facilities: The proposed use is supported by adequate public facilities such as streets, sanitary services, police and fire protection, parks, water supply, public schools and health services, justice service, solid waste disposal, energy and communication services and transit services.

Goal 12 Urban Design: The proposed use will preserve and enhance the surrounding area by bringing back a much needed service thus enhancing the quality of life for people who use the service provided by this proposed use.

Floodplain Management Program:

The proposed use does not fall within a defined flood plain management as it falls just outside, to the North, of the Columbia Slough & Levee System.

Item 24.50.070.B.9: The safety of access to the property in times of flood for ordinary and emergency vehicles;

Response: The property would be accessed at the NW corner if the flood waters allowed any access at all. The site has limited public access during normal business conditions, if a flood was anticipated the access to the site can be closed thus reducing safety concerns of ordinary and emergency vehicles to near none.

Item 24.50.070.B.10: The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.

Response: The Yacht Harbor Phase I Residential Development references elevation 27.48 for the 1996 flood elevation.

The project references Columbia River Datum (CRD) which per NOAA Columbia River Datum Web Page (https://tidesandcurrents.noaa.gov/crd.html) appears to be equal to NAVD88 per first sentence in the second paragraph: "CRD is a non-tidal gradient datum developed from an observational study by USACE, Portland District in 1912 (R.E. Hickson, 1912), originally defined at distinct river miles relative to National Geodetic Vertical Datum of 1929 (NGVD29), now defined relative to North American Vertical Datum of 1988 (NAVD88)".

With that said the elevations shown on the original indicate a finish floor elevation of 27.49 which appear to equate to 25' NAVD88. Thus it appears the flood elevation was approximately 30" above finish floor.

The velocity of the water was low to none as the South Channel of the Columbia River is directly to the South of the site, there is approximately 1800 feet of wooded undeveloped property along with an inlet directly East of the site that would have slowed the flood waters and or made the conditions more like slack water

Item 24.50.070.B.11: The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges; Upon consideration of the factors listed above and the purposes of this Chapter, such conditions may be attached to the granting of variances as deemed necessary.

Response: Although, not sure how the replacement of the building would cost government services any more during or after a flood as there was little to no governmental cost due to the building being flooded in the 1996 flood. If conditions are attached the owner will address them at that time.

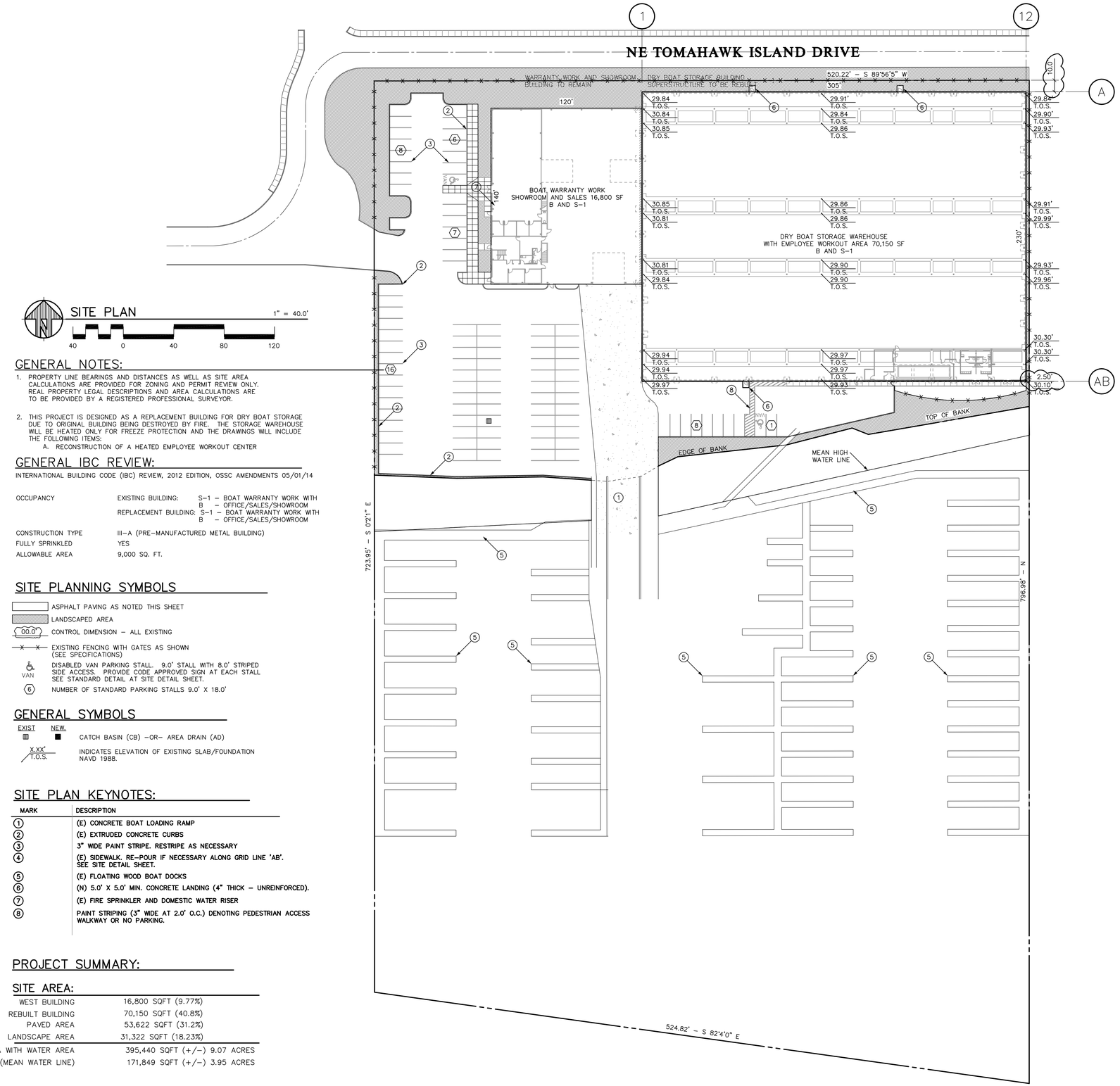
Addressing section 24.50.070.C directly it is believed a variance should be granted for the following reasons:

- With the ability to either open large overhead doors or place operable louvers the with the building being constructed of all steel, except the employee break area, and the ability to either open doors or place operable louvers to allow flood waters to rise up thus not increasing the flood levels
- The main warehouse structure is constructed of steel that will not deteriorate significantly during a flood event. As discussed in the meeting with Ye Zhuang and Doug Morgan the perimeter of the employee break area will be constucted using flood proofing design.

- The owner carries flood insurance thus the lower elevation is already a factor in the flood insurance rates.
- The failure to grant a variance would be an extreme economic hardship to the owner(s) as not only because this is the majority of the income but also factor in the age of the owner(s) not being able to find another equitable line of work or career.

Sincerely,
Ridge Engineering LLC

Richard M. Boyer, P.E.
President



SITE PLAN

1" = 40.0'

40 0 40 80 120

GENERAL NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

2. THIS PROJECT IS DESIGNED AS A REPLACEMENT BUILDING FOR DRY BOAT STORAGE DUE TO ORIGINAL BUILDING BEING DESTROYED BY FIRE. THE STORAGE WAREHOUSE WILL BE HEATED ONLY FOR FREEZE PROTECTION AND THE DRAWINGS WILL INCLUDE THE FOLLOWING ITEMS:
   A. RECONSTRUCTION OF A HEATED EMPLOYEE WORKOUT CENTER

GENERAL IBC REVIEW:

INTERNATIONAL BUILDING CODE (IBC) REVIEW, 2012 EDITION, OSSC AMENDMENTS 05/01/14

OCCUPANCY	EXISTING BUILDING:	S-1 – BOAT WARRANTY WORK WITH B – OFFICE/SALES/SHOWROOM
	REPLACEMENT BUILDING:	S-1 – BOAT WARRANTY WORK WITH B – OFFICE/SALES/SHOWROOM
CONSTRUCTION TYPE		III-A (PRE-MANUFACTURED METAL BUILDING)
FULLY SPRINKLED		YES
ALLOWABLE AREA		9,000 SQ. FT.

SITE PLANNING SYMBOLS

- ASPHALT PAVING AS NOTED THIS SHEET
- LANDSCAPED AREA
- 00.0' — CONTROL DIMENSION – ALL EXISTING
- X X — EXISTING FENCING WITH GATES AS SHOWN (SEE SPECIFICATIONS)
- VAN — DISABLED VAN PARKING STALL. 9.0' STALL WITH 8.0' STRIPED SIDE ACCESS. PROVIDE CODE APPROVED SIGN AT EACH STALL SEE STANDARD DETAIL AT SITE DETAIL SHEET.
- 6 — NUMBER OF STANDARD PARKING STALLS 9.0' X 18.0'

GENERAL SYMBOLS

EXIST	NEW	
▥	■	CATCH BASIN (CB) –OR– AREA DRAIN (AD)
X.XX' T.O.S.		INDICATES ELEVATION OF EXISTING SLAB/FOUNDATION NAVD 1988.

SITE PLAN KEYNOTES:

MARK	DESCRIPTION
1	(E) CONCRETE BOAT LOADING RAMP
2	(E) EXTRUDED CONCRETE CURBS
3	3" WIDE PAINT STRIPE. RESTRIPE AS NECESSARY
4	(E) SIDEWALK. RE-POUR IF NECESSARY ALONG GRID LINE 'AB'. SEE SITE DETAIL SHEET.
5	(E) FLOATING WOOD BOAT DOCKS
6	(N) 5.0' X 5.0' MIN. CONCRETE LANDING (4" THICK – UNREINFORCED).
7	(E) FIRE SPRINKLER AND DOMESTIC WATER RISER
8	PAINT STRIPING (3" WIDE AT 2.0' O.C.) DENOTING PEDESTRIAN ACCESS WALKWAY OR NO PARKING.

PROJECT SUMMARY:

SITE AREA:

WEST BUILDING	16,800 SQFT (9.77%)
REBUILT BUILDING	70,150 SQFT (40.8%)
PAVED AREA	53,622 SQFT (31.2%)
LANDSCAPE AREA	31,322 SQFT (18.23%)
TOTAL SITE AREA WITH WATER AREA	395,440 SQFT (+/–) 9.07 ACRES
TOTAL SITE AREA LAND AREA ONLY (MEAN WATER LINE)	171,849 SQFT (+/–) 3.95 ACRES

NO.	DATE	REVISIONS

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SITE PLAN

DATE	01-17
SCALE	AS NOTED
PROJ. NO.	
DRAWN	RMB
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SHEET NO	G1.0
OF	

CODE SUMMARY

APPLICABLE CODES: ANY WORK PERFORMED ON THIS PROJECT MUST CONFORM TO THE FOLLOWING CODE REFERENCES. AS WELL AS NFPA 101 LIFE SAFETY CODE STANDARDS REFERENCED IN THE OREGON STATE STATUTES AND REGULATIONS.

2014 OREGON STRUCTURAL SPECIALTY CODES

2014 OREGON ELECTRICAL SPECIALTY CODES

2014 OREGON ENERGY EFFICIENCY SPECIALTY CODES

2014 OREGON MECHANICAL SPECIALTY CODES

2014 OREGON PLUMBING SPECIALTY CODES

2014 OREGON FIRE CODES

ASCE 7-10

ICC/ANSI A117.1.2009

GENERAL IBC REVIEW:
INTERNATIONAL BUILDING CODE (IBC) REVIEW, 2012 EDITION, OSSC AMENDMENTS 05/01/14

OCCUPANCY
EXISTING BUILDING S-1 – BOAT WARRANTY WORK WITH B – OFFICE/SALES/SHOWROOM
REPLACEMENT BUILDING S-1 BOAT WARRANTY WORK WITH B – OFFICE/SALES/SHOWROOM

CONSTRUCTION TYPE III-A (PRE-MANUFACTURED METAL BUILDING)
FULLY SPRINKLED YES
ALLOWABLE AREA 104,000 SQ. FT. TABLE 506.2
ALLOWABLE STORIES- 4 ACTUAL – 1 TABLE 504.4

PLUMBING FIXTURE: CALCULATIONS TYPE OF OCCUPANCY: B., S-1		
	MALE	FEMALE
OCCUPANTS:	122.5	122.5
FIXTURES SUPPLIED:		
WATER CLOSETS	1	2
URINAL	1	0
LAVS	2	2
MOP SINK	1 COMBINED	1 COMBINED
DRINKING FOUNTAIN	2 COMBINED	2 COMBINED

OCCUPANCY BREAKDOWN:	OCCU	
BUSINESS B 23035F/100	24	
SI -STORAGE 66,161 /300	221	
2 EXITS PROVIDED.SI OCCU. OVER 49 & LESS THAN 501 TOTAL 245		
5 EXITS TOTAL PROVIDED		
DISTANCE TO EXITS ARE UNDER 75'		EXIT WIDTH
**ALL EXITS EXCEED MAXIMUM REQUIRED WIDTH	245x.20	**49" REQ'D

SITE & EGRESS PLAN

SCALE: 1":40'

INSURANCE REPLACEMENT BUILDING LOCATED ON ORIGINAL SLAB AND SETBACKS

EXIT PATH AND COMMON PATH OF TRAVEL:
FURTHEST EGRESS PATH – 70'-6" TO SIDEWALK

GENERAL NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.
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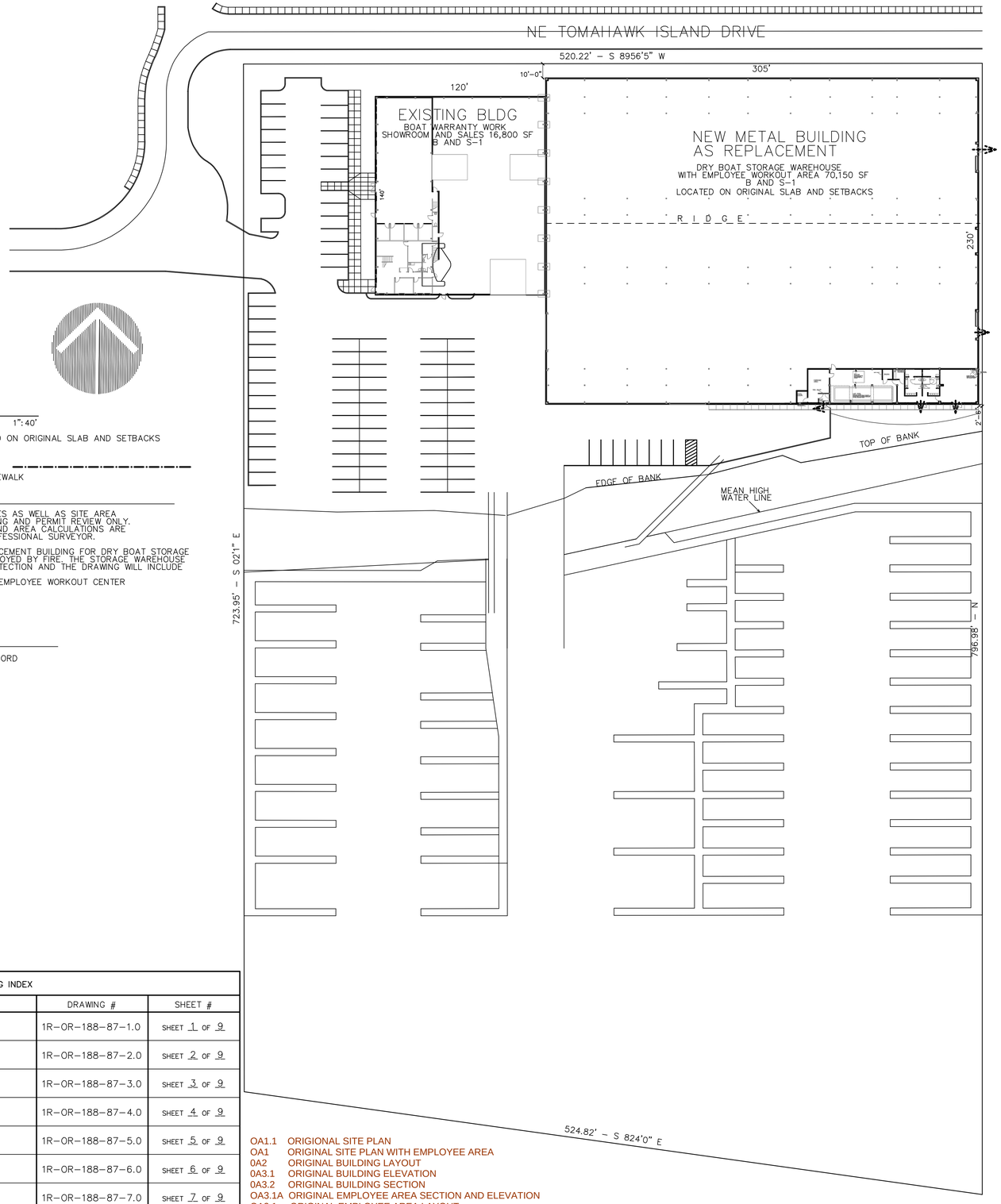

PROJECT CONTACTS

RICH BOYER – A/E PROFESSIONAL OF RECORD
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ridgeengineering@coho.net

TODD STRATTON – PROJECT MANAGER
Ph 1.360.607.1697
deartodd@hotmail.com

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A5.1	R.C.P. – EMPLOYEE AREA	1R-OR-188-87-7.0	SHEET 7 OF 9
A7.0	ROOF PLAN	1R-OR-188-87-8.0	SHEET 8 OF 9
A8.0	SPECIFICATIONS	1R-OR-188-87-9.0	SHEET 9 OF 9

OA1.1 ORIGIONAL SITE PLAN
OA1 ORIGINAL SITE PLAN WITH EMPLOYEE AREA
0A2 ORIGINAL BUILDING LAYOUT
0A3.1 ORIGINAL BUILDING ELEVATION
0A3.2 ORIGINAL BUILDING SECTION
OA3.1A ORIGINAL EMPLOYEE AREA SECTION AND ELEVATION
OA2.1 ORIGINAL EMPLOYEE AREA LAYOUT
OA1.2 ORIGINIAL GRADING PLAN
SVY ORIGINAL SURVEY

REVISIONS | NO. | DATE

REGISTERED PROFESSIONAL ENGINEER 9157SPE OREGON JULY 15, 2005 RICHARD M. BOYER
EXPIRES: 12/31/17 06/09/17

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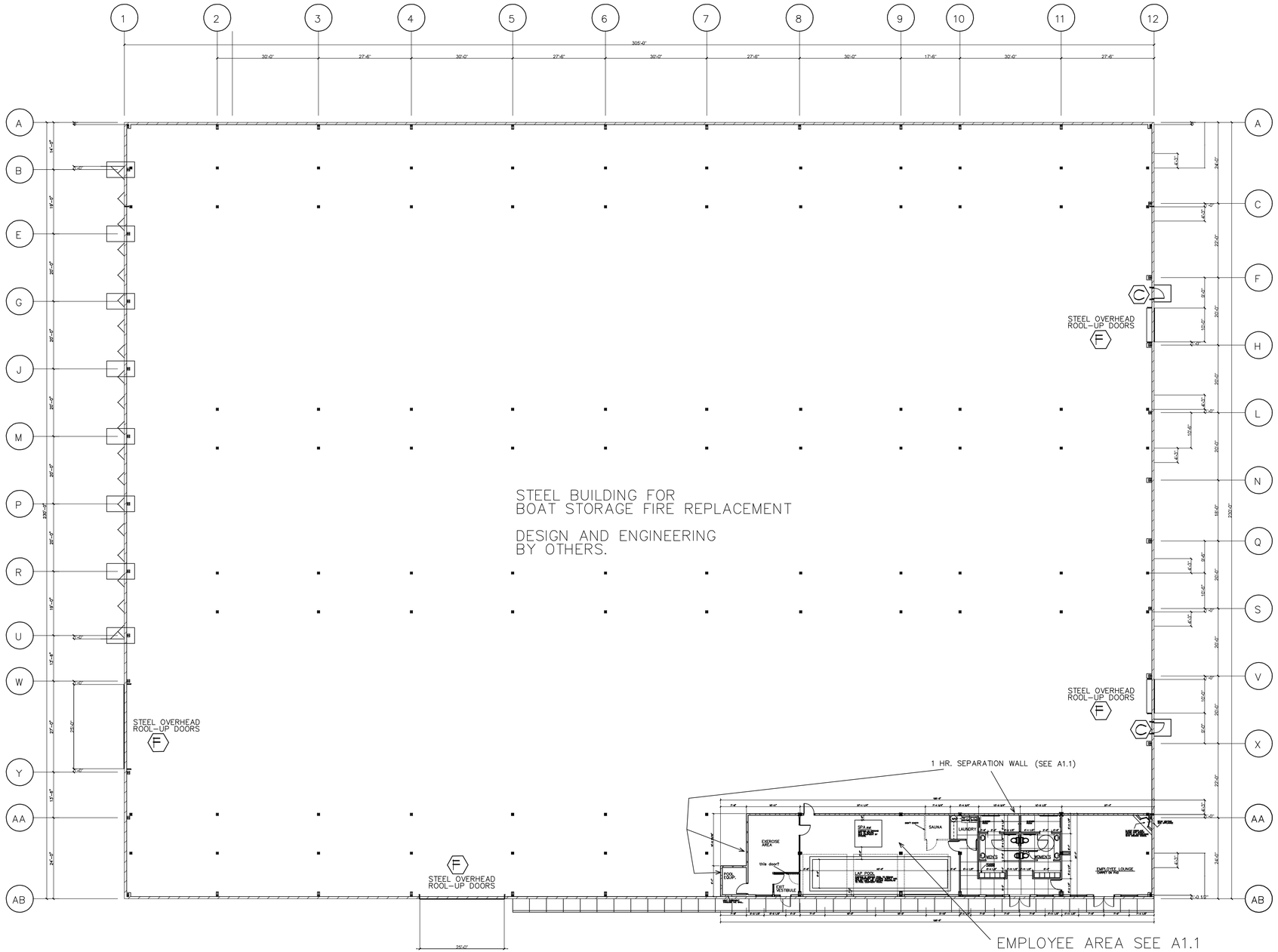
SUNDANCE MARINA
FIRE DESTROYED BOAT STORAGE BLDG. REPLACEMENT
570 NE TOMAHAWK ISLAND DRIVE
PORTLAND, OR 97217

COVER SHEET

DATE 07-17
SCALE AS NOTED
PROJ. NO.
DRAWN RMB
CHECKED RMB
SHEET NO A0.0
1 OF 9



COMPLETE FLOOR PLAN

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

DOOR SCHEDULE

A — 3/0x6/8 STEEL DOOR W/KEYED LOCK *, **	TEMMPERED STORE FRONT GLASS WHERE SHOWN
B — 6/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME *, ** CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD	
C — 3/0x6/8 STEEL INSULATED EXT. DOOR W/KEYED LOCK AND DEADBOLT WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD (20 MIN. RATED AND SMOKE LABELED) *, **	
D — 3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME *, ** CLOSERS, PUSH BAR, KEYED LOCK	
E — 3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME *, ** CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD	
F — STEEL ROLL UP DOOR SPECS BY SUPPLIER	* NOTE ALL DOORS TO HAVE 5 POUND MAXIMUM OPENING FORCE.

REVISIONS

NO.	DATE

REGISTERED PROFESSIONAL ENGINEER
91575PE
OREGON
JULY 15, 2005
RICHARD M. BOSTER
EXPIRES: 12/31/17

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FLOOR PLAN

DATE 01-17
SCALE AS NOTED
PROJ. NO.
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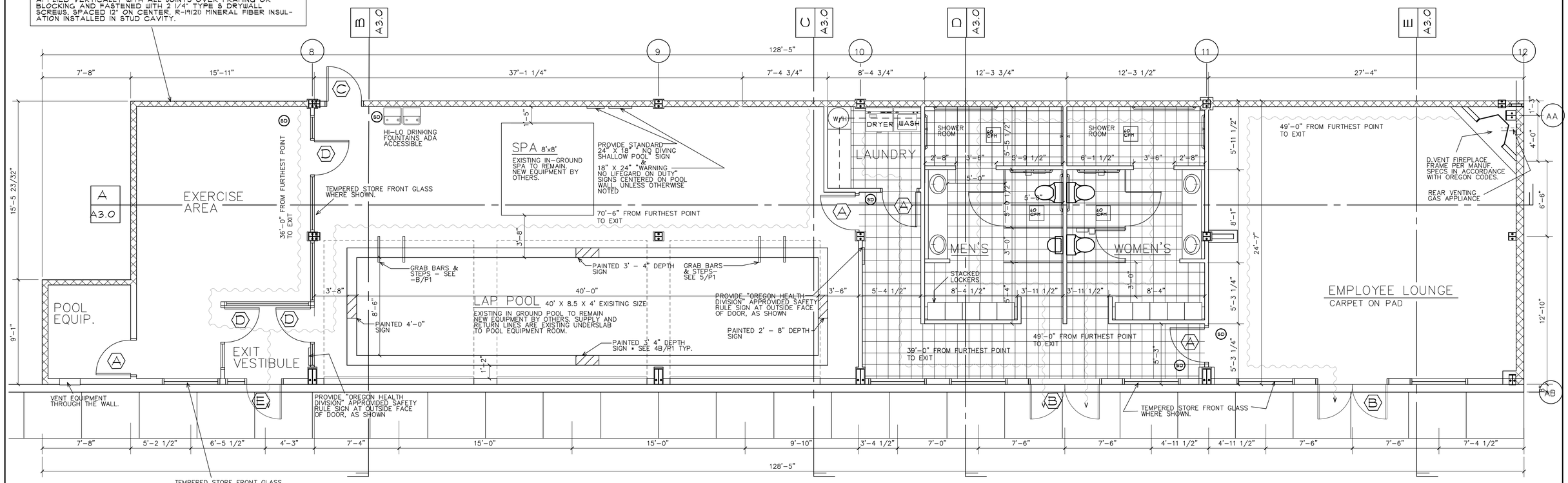
CHECKED RMB
SHEET NO A1.0

Table 602 & Section 705.5
1 HR. WALL PROTECTED INSIDE AND OUT.

TABLE 721.1(2)
ITEM # 15-1.13

2"x4" WOOD STUDS ON 16" ON CENTER WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE "X" GYPSUM WALLBOARD, 4' WIDE, APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 12" ON CENTER. R-19(21) MINERAL FIBER INSULATION INSTALLED IN STUD CAVITY.



ELECTRICAL GENERAL NOTES

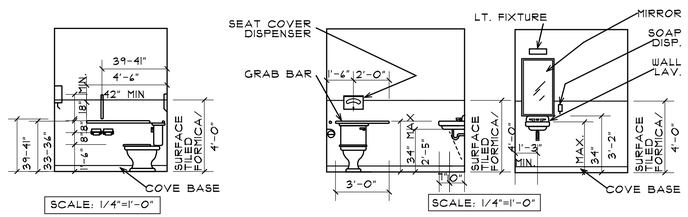
1) PROVIDE GFI BREAKERS AND PROPER GROUNDING TO ALL LIGHTING CIRCUITS WITHIN POOL AREA AS PER NEC 680

2) THE LIGHT FIXTURES INDICATED ON SHEET A5.1 ARE TO SATISFY THE OREGON HEALTH DEPT. REQUIREMENTS FOR .6 WATTS/ SQ. FT. ILLUMINATION FOR POOL DECK.

EMPLOYEE AREA PLAN

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

SD = SMOKE DETECTOR
S/C = SMOKE & CO_2 DETECTOR
60 CFM = EXHAUST FAN



TYP. H.C. BATHROOM STANDARDS

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

DOOR SCHEDULE

A	3/0x6/8 STEEL DOOR W/KEYED LOCK *, **
B	6/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD *, **
C	3/0x6/8 STEEL INSULATED EXT. DOOR W/KEYED LOCK AND DEADBOLT WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD (20 MIN. RATED AND SMOKE LABELED) *, **
D	3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME CLOSERS, PUSH BAR, KEYED LOCK *, **
E	3/0x7/0 TEMP. GLASS DOORS WITH ALUM. FRAME CLOSERS, PUSH BAR, KEYED LOCK WEATHERSTRIPPED WITH 1/2" MAX. HT. THRESHOLD *, **

WINDOW SCHEDULE

TEMMPERED STORE FRONT GLASS WHERE SHOWN
GLASS AND STEEL OVERHEAD DOORS NEXT TO POOL

* NOTE ALL DOORS TO HAVE 5 POUND MAXIMUM OPENING FORCE.

REVISIONS	DATE	NO.

REGISTERED PROFESSIONAL ENGINEER 91575PE OREGON JULY 15, 2005 RICHARD M. BOYER
EXPIRES: 12/31/17
06/19/17

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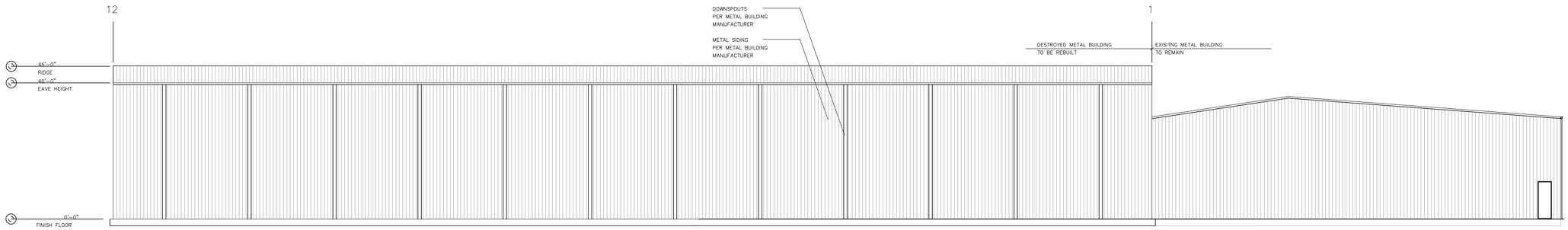
PORTLAND, OR 97217

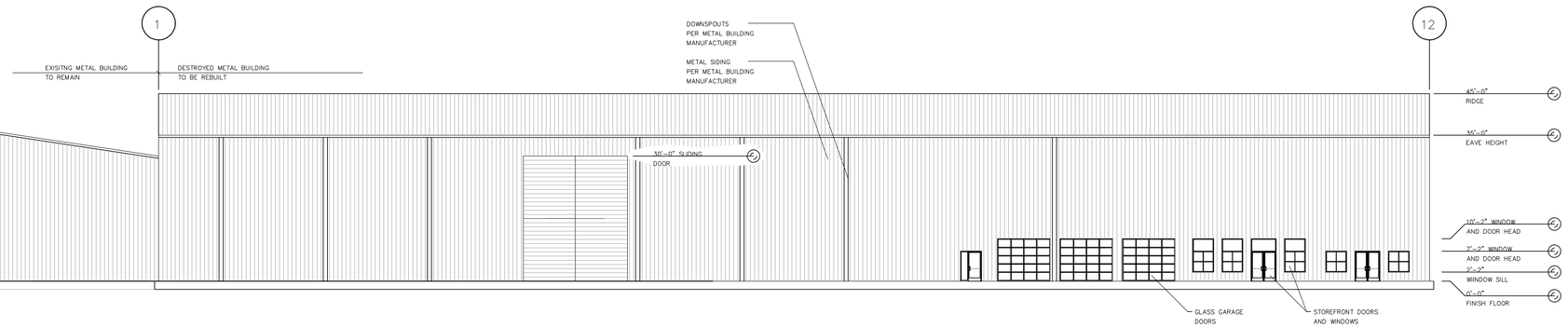
EMPLOYEE AREA PLAN

DATE	
07-17	
SCALE: AS NOTED	PROJ. NO.
DRAWN: RMB	CHECKED: RMB
SHEET NO: A1.1	



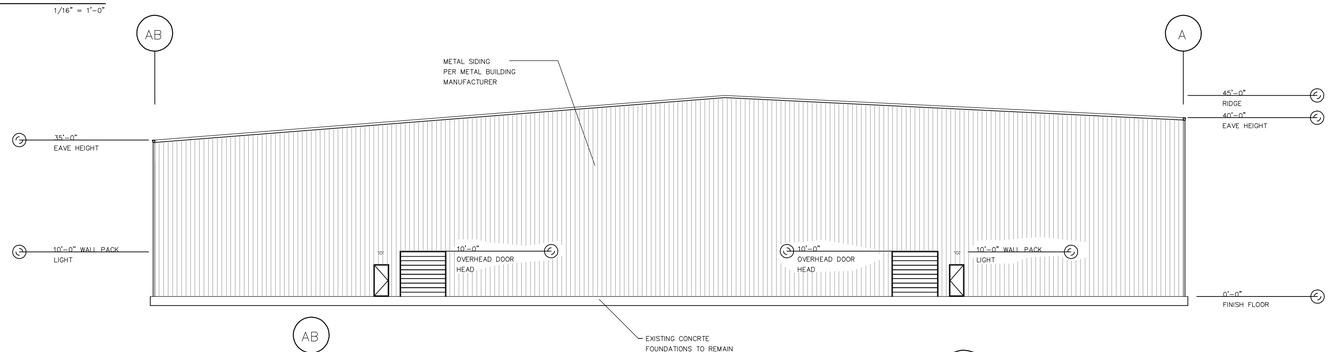
A A2.0 NORTH ELEVATION

1/16" = 1'-0"



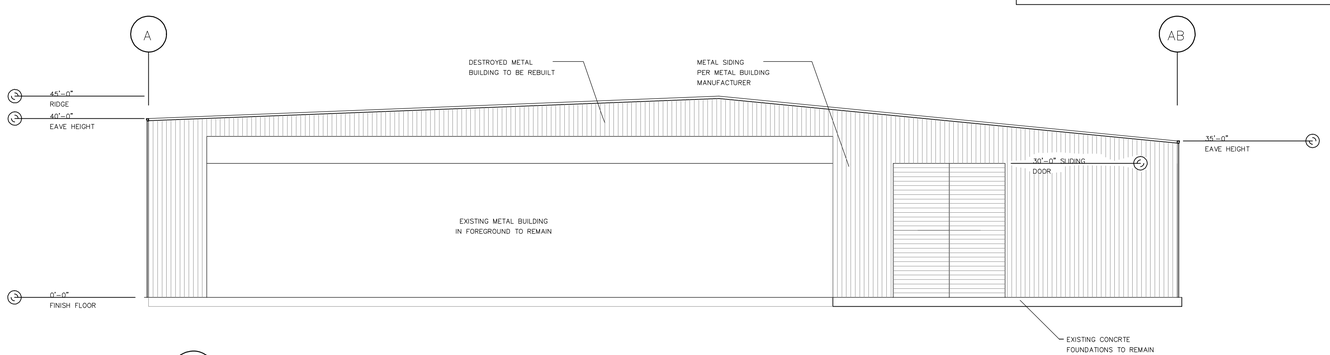
B A2.0 SOUTH ELEVATION

1/16" = 1'-0"



C A2.0 EAST ELEVATION

1/16" = 1'-0"



C A2.0 EAST ELEVATION

1/16" = 1'-0"

NO.	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
71575PE
OREGON
JULY 15, 2005
RICHARD M. BOYER
EXPIRES: 12/31/17

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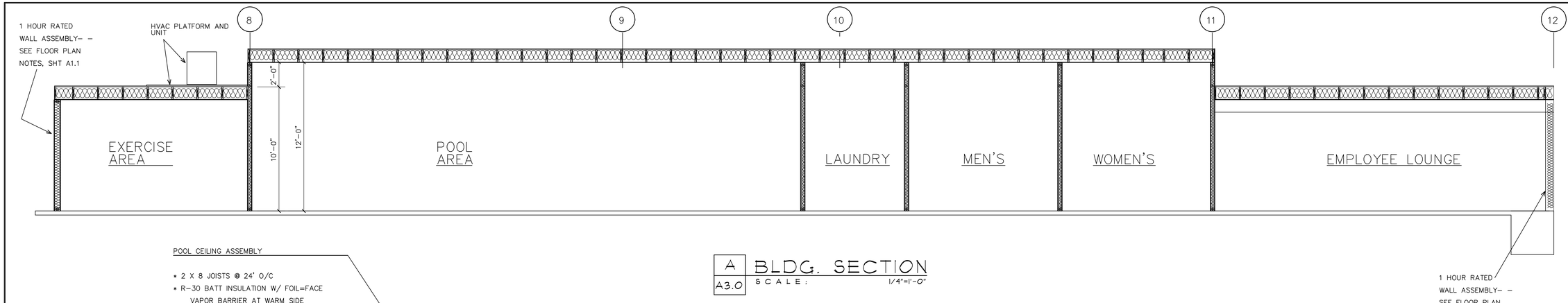
PORTLAND, OR 97217

ELEVATIONS

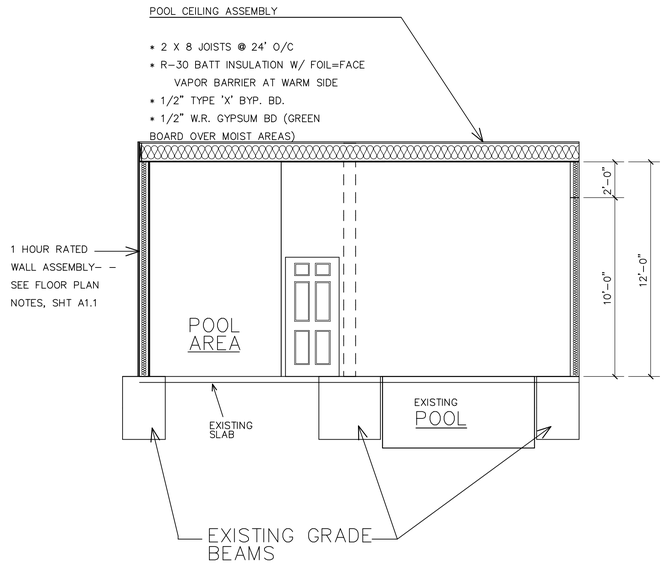
DATE	
07-17	
SCALE: AS NOTED	PROJ. NO.
DRAWN: RMB	CHECKED: RMB

SHEET NO A2.0

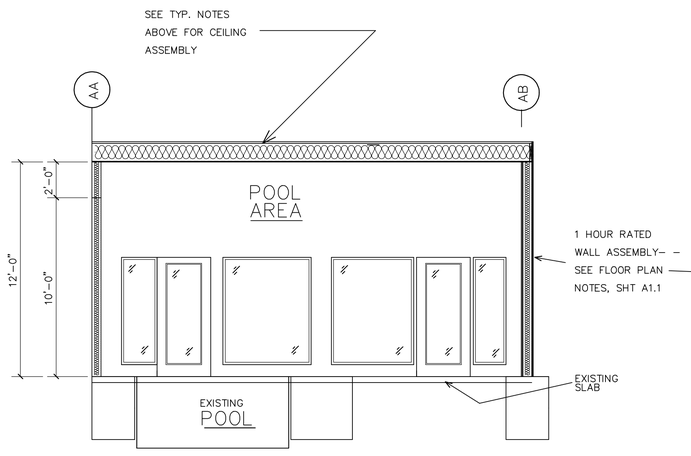
4 OF 9



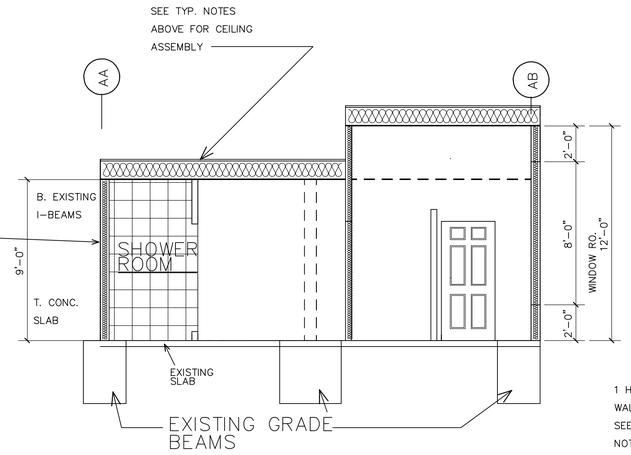
A BLDG. SECTION
A3.0 SCALE: 1/4"=1'-0"



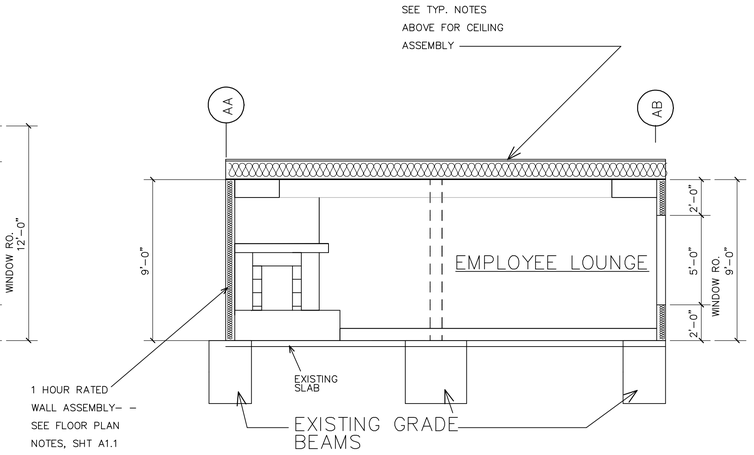
C BLDG. SECTION
A3.0 SCALE: 1/4"=1'-0"



B BLDG. SECTION
A3.0 SCALE: 1/4"=1'-0"



D BLDG. SECTION
A3.0 SCALE: 1/4"=1'-0"



E BLDG. SECTION
A3.0 SCALE: 1/4"=1'-0"

NO.	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
91575PE
OREGON
JULY 15, 2005
RICHARD M. BOYER
EXPIRES: 12/31/17

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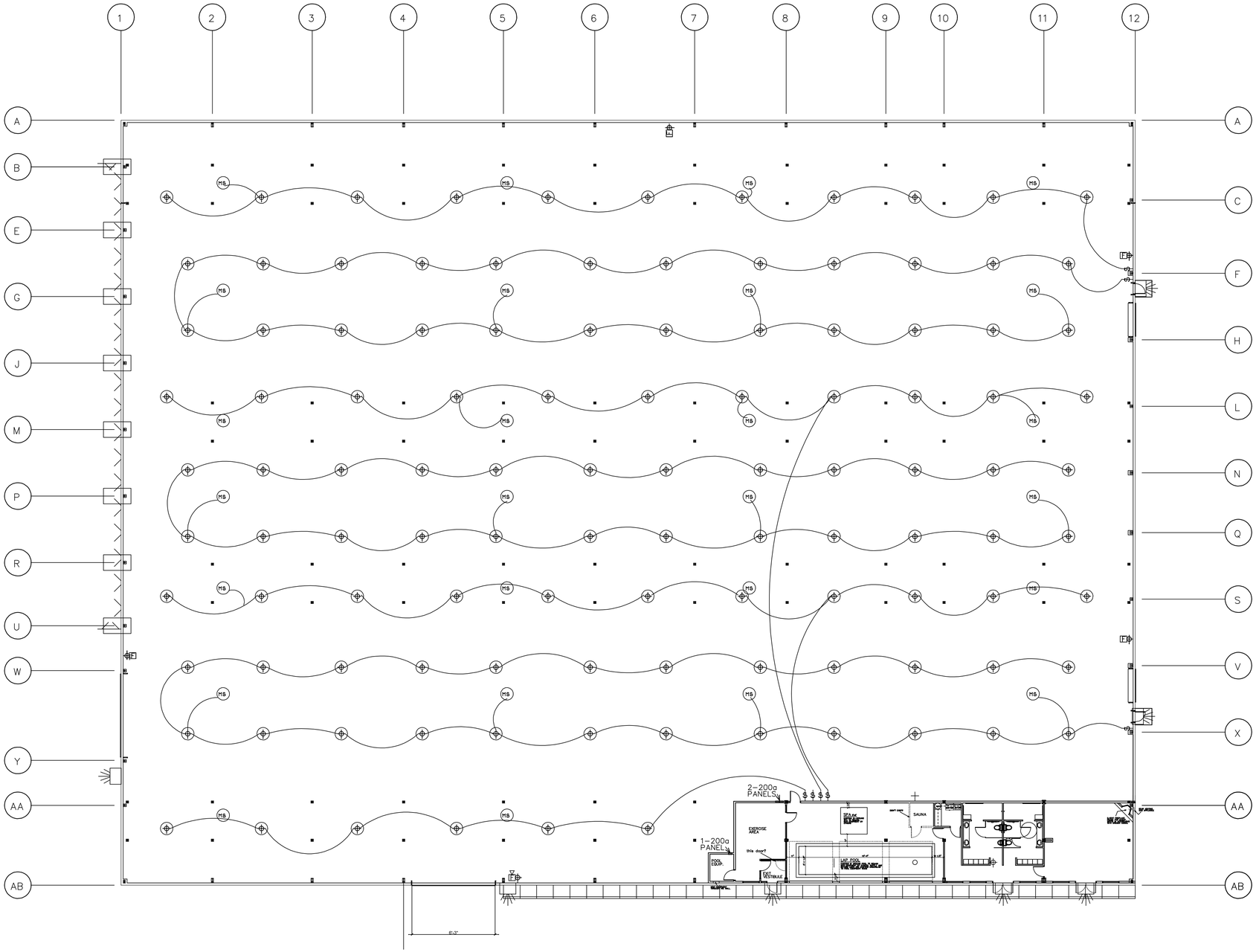
570 NE TOMAHAWK ISLAND DRIVE
PORTLAND, OR 97217

BUILDING SECTION

DATE	07-17
SCALE	AS NOTED
PROJ. NO.	
DRAWN	RMB
CHECKED	RMB
SHEET NO	A3.0



REFLECTED CEILING PLAN

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

MS	MOTION SENSOR
DCS	DAYLIGHT CONTROL SWITCH
$OC	SWITCH LOCATION OCCUPANCY SENSOR
CM OC	CEILING MOUNT OCCUPANCY SENSOR
LCP	LIGHTING CONTROL PANEL VIA DAYLIGHT SENSOR
	WALL PAK

GENERAL NOTES

1) ELECTRICAL POWER & SIGNAL AND LIGHTING DESIGN WORK TO BE DESIGN–BUILD, AND WILL BE PROVIDED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO OBTAIN OWN PERMIT.

2) FINISH CEILING HEIGHTS INDICATED BY + X'–XX"

EGRESS PATH LIGHTING

NOTE: ENGINEERED DESIGN PATH TO BE DESIGNED BY ELECTRICIAN

1) ASSEMBLY AREAS (EXERCIES AREA, POOL AREA, EMPLOYEE LOUNGE)

*

NOTE: CONTRACTOR TO PROVIDE 1 FOOTCANDLE OF LIGHT ALONG ALL EGRESS PATHS. BATTERY BACK-UP OR GENERATOR TO PROVIDE CONTINUOUS LIGHTING FOR 90 MIN IF POWER IS INTERRUPTED.

ELECTRICAL SYMBOLS

SYM.	DESCRIPTION
⊖=	DUPLEX RECEPTACLES
⊖=WP	WEATHERPROOF RECEPTACLES
⊖=GFCI	DUPLEX RECEPTACLES / GFCI
$	SINGLE-POLE SWITCHES
S	RECESSED LIGHTING FIXTURE
EG	EXTERIOR EGRESS LIGHTS
$o	OCCUPANT SENSOR SWITCHES
C	LIGHT FIXTURE
⊠	NEW RETURN AIR GRILLE COORDINATE W MECH WORK
F	FIRE ALARM MANUAL PULL STATION MOUNT @ + 48" AFF
F	FIRE ALARM VISUAL STROBE DEVICE MOUNT @ + 80" AFF
F	FIRE ALARM VISUAL STROBE/ HORN COMBINATION. MOUNT @+ 80" AFF
DS S	DAYLIGHT SENSOR SWITCH
⊕	PENDANT LIGHTING
EXIT	ILLUMINATED EXIT W/EMERGENCY LIGHTS
	EMERGENCY EGRESS LIGHTING
	BATH FAN
▯	1' X 4' FLUORESCENT LIGHT FIXTURE
	CEILING FAN 52"

REVISIONS

NO.	DATE

REGISTERED PROFESSIONAL ENGINEER
51575PE
OREGON
JULY 15, 2003
RICHARD M. BOYER
EXPIRES: 12/31/ 20 17
06-19-17

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570 NE TOMAHAWK ISLAND DRIVE
PORTLAND, OR 97217

R.C.P STORAGE

DATE 07–17	
SCALE AS NOTED	PROJ. NO.
DRAWN RMB	CHECKED RMB
SHEET NO A5.0	

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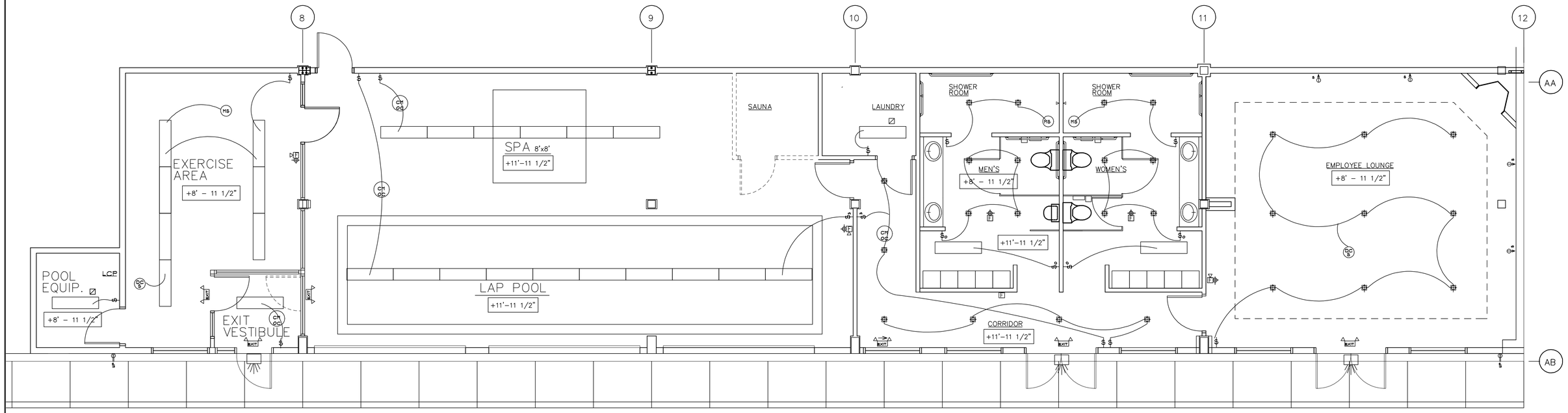

REFLECTED CEILING PLAN

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

- (MS) MOTION SENSOR
- (DC S) DAYLIGHT CONTROL SWITCH
- $ OC SWITCH LOCATION OCCUPANCY SENSOR
- (CM OC) CEILING MOUNT OCCUPANCY SENSOR
- LCP LIGHTING CONTROL PANEL VIA DAYLIGHT SENSOR
- WALL PAK

GENERAL NOTES

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EGRESS PATH LIGHTING

NOTE: ENGINEERED DESIGN PATH TO BE DESIGNED BY ELECTRICIAN

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	WEATHERPROOF RECEPTACLES
GFCI	DUPLEX RECEPTACLES / GFCI
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	RECESSED LIGHTING FIXTURE
EG	EXTERIOR EGRESS LIGHTS
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C	LIGHT FIXTURE
	NEW RETURN AIR GRILLE COORDINATE W MECH WORK
F	FIRE ALARM MANUAL FULL STATION MOUNT @ + 48" AFF
F	FIRE ALARM VISUAL STROBE DEVICE MOUNT @ + 80" AFF
F	FIRE ALARM VISUAL STROBE/ HORN COMBINATION. MOUNT @+ 80" AFF
DC S	DAYLIGHT SENSOR SWITCH
	PENDANT LIGHTING
EXIT	ILLUMINATED EXIT W/EMERGENCY LIGHTS
	EMERGENCY EGRESS LIGHTING
	BATH FAN
	1' X 4' FLUORESCENT LIGHT FIXTURE
	CEILING FAN 52"

REVISIONS	DATE	NO.

REGISTERED PROFESSIONAL ENGINEER 21575PE OREGON JULY 15, 2005 RICHARD M. BOYER
07-19-17
EXPIRES: 12/31/17

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R.C.P EMPLOYEE AREA

DATE	07-17
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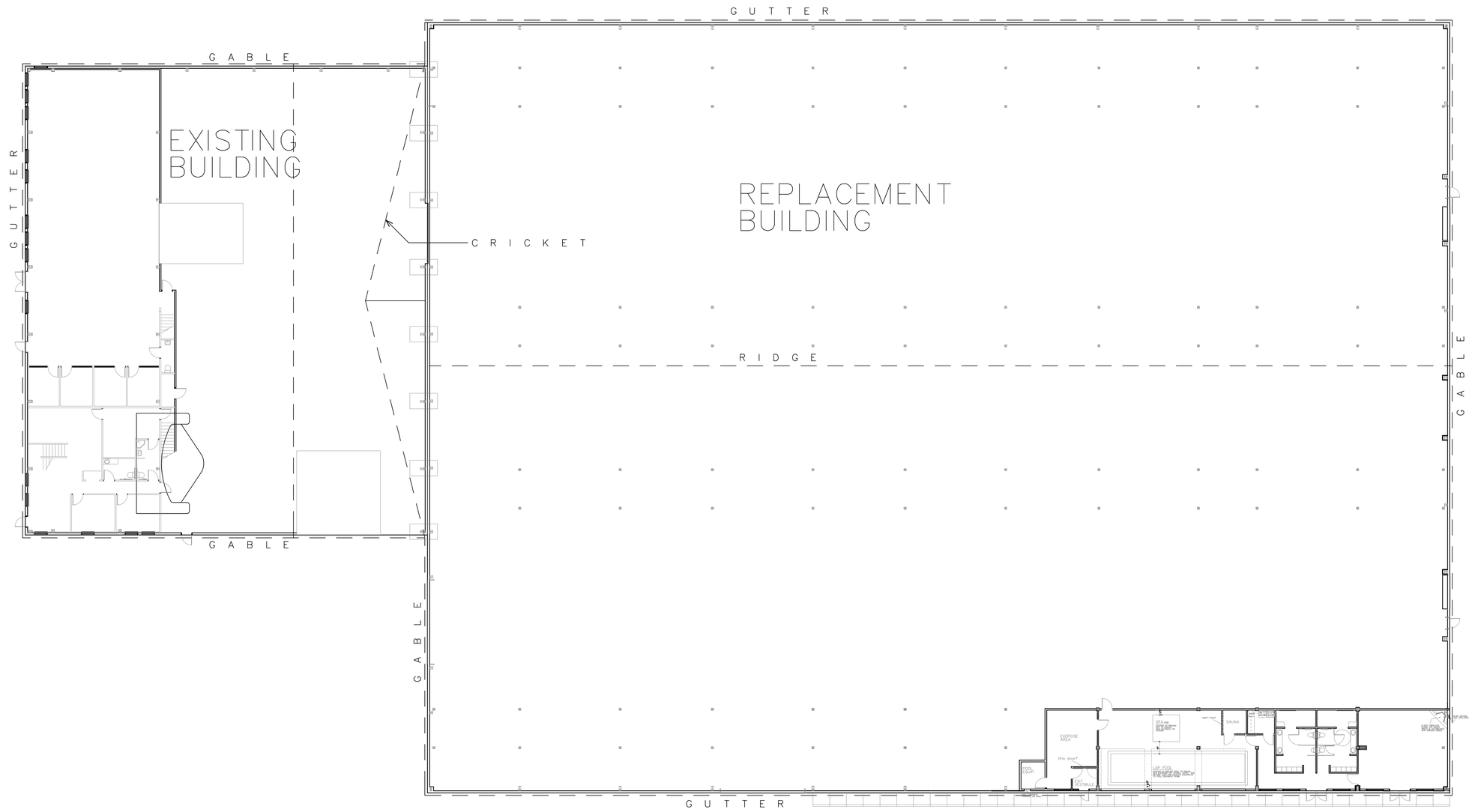
SHEET NO	A5.1

7 OF 9



ROOF PLAN

1/16" = 1' – 0"

GENERAL NOTES:

1. ROOFING MATERIAL TO HAVE UL CLASS 'A' FIRE RATING AND WIND RESISTANCE.
2. CONTRACTOR TO PROVIDE STANDARD METAL BUILDING FLASHING AT ALL REQUIRED AREAS. USE INDUSTRY STANDARD TECHNIQUES AT ALL REQUIRED EXTERIOR APPLICATIONS.
3. ROOF SYSTEM TO BE STANDING SEAM..
4. PROVIDE STANDARD GUTTER AND DOWNSPOUT PROFILES PER METAL BUILDING MANUFACTURER.
5. LOCATION OF DOWNSPOUTS A2.0 AND MANUFACTURERS SPECIFICATIONS.

NO.	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
91578PE
OREGON
JULY 15, 2005
RICHARD M. BOYER
EXPIRES: 12/31/17
07-17-17

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ROOF PLAN

DATE	07-17
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DRAWN: RMB	CHECKED: RMB

SHEET NO A7.0

8 OF 9

GENERAL NOTES

THESE SPECIFICATIONS ARE GENERAL IN NATURE AND ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION AND MATERIALS. QUALITY OF MATERIALS AND DETAILS OF INSTALLATION SHALL, AT A MINIMUM, COMPLY WITH ESTABLISHED INDUSTRY AND PRODUCT MANUFACTURER'S STANDARDS. HIGHER STANDARDS, WHERE STATED IN THESE SPECIFICATIONS, IN SUBMITTED LITERATURE, OR ON DRAWINGS SHALL GOVERN. WORKMANSHIP SHALL BE MAINTAINED AT GOOD QUALITY BY THE GENERAL CONTRACTOR.

GLASS

1. STOREFRONT AND WINDOWS:
   - A. 1 INCH INSULATING GLASS, TEMPERED WHERE REQUIRED BY CODE. ALL GLASS TO BE HEAT-STRENGTHENED.
   - B. EXTERIOR GLAZING COLOR: GREY TINTED WITH REFLECTIVE COATING ON THE #2 SURFACE UNLESS NOTED OTHERWISE ON DRAWINGS.
   - C. DOORS: 1/4 INCH TEMPERED. COLOR: CLEAR OR TINTED TO MATCH WINDOWS.
   - D. NO REFLECTIVE GLASS IN DOORS.
   - E. TRANSOMS: 1 INCH INSULATING GLASS. CLEAR OR TINTED TO MATCH WINDOWS.
   - F. RELITES: 3/16 INCH CLEAR, TEMPERED WHERE REQUIRED BY CODE.
2. U-FACTOR: MAXIMUM BY ASSEMBLY IS 0.55 PER ENERGY CODE. 0.66 FOR TINTED GLASS TINTED GLASS.
3. SHADING COEFFICIENT: MAXIMUM OF 0.57 PER ENERGY CODE.
4. GLASS TO BE SAFETY GLAZING AT THE FOLLOWING LOCATIONS:
   - A. ALL DOORS.
   - B. GLAZING WITHIN 24 INCHES OF DOORS.
   - C. PANES OVER 9 SQUARE FEET AND LESS THAN 18 INCHES ABOVE THE FLOOR AND TOP EDGE OVER 36 INCHES ABOVE FLOOR AND WITHIN 36 INCHES OF WALKWAY.

OVERHEAD COILING DOORS

1. STEEL SECTIONAL DOOR: 22 GAUGE 2 INCH THICK, FLUSH SECTIONS, WITH 1 1/4 INCH RIGID POLYSTYRENE INSULATION AND VINYL BACK COVER. RAILS TO OVERLAP OR BE RABBETED FOR COMPLETE WEATHER TIGHTNESS.
2. PUSH-UP OPERATION FOR DOORS TO 10 FEET HIGH, HIGHER DOORS TO BE ELECTRICALLY OPERATED WITH SMOOTH LINK CHAIN BACK UP. CHAIN TO BE FREE OF PROTRUSIONS. FURNISH CHAIN ANCHOR TO HOLD DOOR AT ANY HEIGHT.
3. MINIMUM COMPONENT U-FACTOR 0.20 FOR EXTERIOR DOORS .
4. COUNTER-BALANCE WITH TORSION SPRING. SPRING TYPE STOPS.
5. LOCKING DEVICE: DEAD BOLT EACH JAMB WITH PADLOCK PROVISION.
6. FINISH: ZINC COATED AND FACTORY PRIMED.
7. WEATHER STRIPPING. FULL BULB TYPE SEAL AT SILL.

TOILET ROOM ACCESSORIES

1. MANUFACTURERS:
   - A. PER BID
2. MIRROR TO MEET ADA – STYLE PER BID
3. NOT USED.
4. SOAP DISPENSER (WALL HUNG LAVATORY) AT EACH LAVATORY.
5. SOAP DISPENSER (COUNTER MOUNTED LAVATORY) OPTION AT EACH LAVATORY.
6. TOWEL DISPENSER: ONE PER RESTROOM, OR AS SHOWN.
7. TOWEL DISPOSAL: ONE PER RESTROOM.
8. SANITARY NAPKIN DISPOSAL: ONE PER WOMENS' WATER CLOSET.
9. TOILET PAPER DISPENSER: ONE PER WATER CLOSET.
10. GRAB BARS: STAINLESS STEEL 1 1/2 INCH DIAMETER, 36 INCH LONG AT BACK WALL, 42 INCH LONG AT SIDE WALL. PROVIDE WITH SUPPORT BACKING IN WALL AT ACCESSIBLE WATER CLOSET STALL.

TOILET PARTITIONS

1. CONSTRUCTION: FLOOR MOUNTED, OVERHEAD BRACED, BAKED ENAMEL FINISH BONDERIZED STEEL WITH HONEYCOMB CORE. PROVIDE WITH ALL REQUIRED BRACKETS, HARDWARE AND PLINTHS.
2. PROVIDE TOILET COMPARTMENTS AND WALL HUNG URINAL SCREENS AS SHOWN. COMPLY WITH HANDICAPPED REQUIREMENTS WHERE COMPARTMENTS ARE INDICATED AS ACCESSIBLE.
3. COLOR SELECTED FROM FULL RANGE.

LOCKERS

1. DOUBLE-TIER METAL LOCKERS.
2. MANUFACTURER: PER BID
3. ACCESSORIES: Z TYPE BASES, TAMPER-GUARD HANDLES, COAT HOODS, CONTINUOUS SLOPING HOODS AND ALUMINUM NUMBER PLATES.

SIGNS

1. ENGRAVED PLASTIC DOOR PLAQUES: FOLLOW REQUIREMENTS AND USE MATERIALS AS REQUIRED TO COMPLY WITH CURRENT ADAAG STANDARDS. PLACE ADAAG DISABLED SYMBOL AT ALL ACCESSIBLE TOILET ROOM DOORS PER JURISDICTION REQUIREMENTS. MANUFACTURER'S STANDARD 1 INCH HIGH LETTER STYLE WITH MESSAGE AS INDICATED BELOW:
   - A. MEN'S RESTROOM
   - B. WOMEN'S RESTROOM
2. POST-MOUNTED ACCESSIBLE (HANDICAP) PARKING SIGNS: SEE DIVISION 2, ACCESSIBLE (HANDICAP) SIGNAGE.
   - A. SIGNS TO BE METAL PANELS WITH PERMANENT CONTRASTING CHARACTERS AND BACKGROUND COMPLYING WITH STATE AND LOCAL REGULATIONS AND ADAAG REQUIREMENTS. (SEE DIVISION 10, SIGNS, FOR ADDITIONAL INFORMATION).
   - B. PROVIDE FREESTANDING SIGN ON 1-1/2 INCH DIAMETER METAL POST (GALVANIZED PIPE) IN LANDSCAPE AREA ADJACENT TO EACH ACCESSIBLE HANDICAP PARKING SPACE. EMBED POST IN 6-INCH DIAMETER, 12-INCH DEEP CONCRETE FILL. TOP OF FOOTING AT 3 INCHES BELOW FINISH GRADE.
3. AT ALL EXTERIOR PEDESTRIAN DOORS THAT ARE NOT PART OF ACCESSIBLE ROUTE TO BUILDING, PROVIDE SIGN MOUNTED ON DOOR WITH LEGEND: ACCESSIBLE ROUTE IN 3 INCH HIGH LETTERS AND DIRECTIONAL ARROW TOWARD NEAREST ACCESSIBLE DOOR.

CAULKING AND SEALING

1. CAULK ALL JOINTS BETWEEN CONCRETE PANELS, WOOD SIDING PANELS, DISSIMILAR MATERIALS, AND AROUND ALL DOOR AND WINDOW FRAMES AND ALL OTHER LOCATIONS AS REQUIRED FOR WEATHER TIGHTNESS.
2. APPLIER TO EXAMINE JOINTS PRIOR TO INSTALLATION. REMOVE FOREIGN MATERIAL AND MOISTURE. PROCEEDING WITH WORK SIGNALS ACCEPTANCE OF SURFACES.
3. PROVIDE BACKUP VINYL OR RUBBER FILLER RODS ON ALL JOINTS OVER 3/8 INCH IN DEPTH. BACKUP RODS TO BE MINIMUM OF 1-1/2 TIMES JOINT WIDTH. COMPLY WITH CAULKING MANUFACTURER'S RECOMMENDATIONS.
4. CAULKING COLOR TO MATCH ADJACENT MATERIALS.
5. APPLY EXPOSED CAULKING AFTER PAINTING OR MASK CAULKING BEADS TO PREVENT PAINTING OVER EXCEPT AS NOTED AT EXTERIOR PLYWOOD SIDING. VERIFY COMPATIBILITY WITH PAINT IF CAULKING APPLIED AFTER.
6. MATERIALS:
   - A. DOOR AND WINDOW FRAMES: SILICONE RUBBER, NON-ACID, POROUS TYPE AT JOINTS ABUTTING CONCRETE OR MASONRY, ACID NON-POROUS TYPE ELSEWHERE.

INSULATION –

1. EXTERIOR WALL AND SOFFIT INSULATION: FIBERGLASS BLANKET WITH R-VALUE AS SHOWN ON DRAWINGS (MATCH WALL THICKNESS: 2 X 4 = R-11, 2 X 6 = R-19). BLANKET TO BE FACED ON CONDITIONED SIDE WITH KRAFT BARRIER WHERE COVERED.
2. PERIMETER INSULATION: RIGID URETHANE OR EXTRUDED POLYSTYRENE WITH MINIMUM R-10. INSTALL AT EXTERIOR PERIMETER OF INTERIOR SLABS WHERE INDICATED.
3. INTERIOR INSULATION: UNFACED FIBERGLASS BLANKET (FACED WHERE SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE) TO MATCH WALL THICKNESS AT FOLLOWING LOCATIONS AND AS NOTED ON DRAWINGS.
   - A. OFFICE PERIMETER WALLS ABUTTING WAREHOUSE SPACE.
   - B. RESTROOM WALLS.
   - C. DEMISING WALLS SEPARATING TENANT AREAS.

   NOTE: WHERE FACED INSULATION IS REQUIRED, VAPOR BARRIER TO BE PLACED TOWARD CONDITIONED SIDE OF WALL OR CEILING.

PRE-ENGINEERED METAL BUILDINGS

1. GENERAL
   - A. PROVIDE COMPLETE PRE-ENGINEERED METAL STRUCTURES IN COMPLIANCE WITH CONFIGURATIONS SHOWN ON THE DRAWINGS, THE SYSTEM OF AN APPROVED SUPPLIER AND THESE SPECIFICATIONS.
   - B. SYSTEM TO INCLUDE ALL REQUIRED FRAMING AND CONNECTIONS, ROOF AND WALL COVERINGS, FLASHING, TRIMS, ACCESSORIES, INSULATION AND SEALANTS.
   - C. COORDINATE THIS WORK WITH CONCRETE FOUNDATIONS AND WALLS, INTERIOR FINISHES AND CONSTRUCTION, EXTERIOR DOORS AND OPENINGS AND MECHANICAL EQUIPMENT AS SHOWN, OR TO BE PROVIDED UNDER GENERAL CONTRACT.
   - D. PRIOR TO FABRICATION, SYSTEM SUPPLIER TO SUBMIT FULL DESIGN CALCULATIONS AND WRITTEN CERTIFICATION PREPARED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED, DEMONSTRATING THAT BUILDING MEETS DESIGN LOADING REQUIREMENTS INDICATED ON THE DRAWINGS AND APPLICABLE CODES.
   - E. SUBMIT COMPLETE ERECTION DRAWINGS SHOWING FRAMING, WALL AND ROOF COVERING, FLASHING AND TRIM. DETAIL REQUIRED CONNECTIONS TO FOUNDATIONS, SLABS AND WALLS, AS WELL AS INTERFACE WITH ACCESSORIES AND WORK OF OTHERS. OBTAIN REVIEW AND APPROVAL OF ENGINEER PRIOR TO BEGINNING ERECTION. SUBMIT IN TIMELY MANNER TO INSURE COORDINATION WITH OTHER WORK OF PROJECT.
2. ERECTION
   - A. ERECT FRAMING TRUE TO LINE, LEVEL AND PLUMB AND INSTALL ALL INDICATED OR REQUIRED BRACING. INSTALL AND TIGHTEN ALL CONNECTORS PRIOR TO IMPOSITION OF ANY LOADING.
   - B. ARRANGE AND NEST LAP JOINTS OF COVERINGS TO INSURE WEATHER AND WATER TIGHTNESS OF ENTIRE ASSEMBLE. PROVIDE ALL REQUIRED GASKETS, CLOSURE STRIPS, SEALING TAPE AND SEALANT.
   - C. PROVIDE WATER AND WEATHERTIGHT SEAL AT PERIMETER OF ALL ACCESSORIES AND WORK BY OTHERS THAT PENETRATE BUILDING ENVELOPE.
   - D. ACCURATELY ALIGN GUTTER DROPS AND DOWNSPOUTS TO STORM WATER CONNECTIONS. PERMANENTLY ATTACH TO BUILDING AND MAKE WATERTIGHT.
   - E. CLEAN ALL SURFACES, TOUCH-UP DAMAGED FINISHES AND REMOVE SURPLUS MATERIAL FROM SITE.

HVAC

A. GENERAL
1. PROVIDE COMPLETE AND FULLY OPERATIONAL HEATING, AUTOMATIC FIRE SPRINKLER, PLUMBING AND GAS SYSTEMS TO SERVE BUILDINGS IN COMPLIANCE WITH CRITERIA NOTED HEREIN AND ALL APPLICABLE CODES.
2. BIDDER TO BE RESPONSIBLE FOR DESIGN, SIZING AND LAYOUT OF SYSTEMS. PROVIDE ACCURATELY SCALED DRAWINGS FOR REVIEW AND CODE APPROVAL. OBTAIN PERMITS AND APPROVALS PRIOR TO BEGINNING ANY WORK. COMPLETE ENERGY ANALYSIS FORMS REQUIRED BY PREVAILING JURISDICTIONS.
3. IN SUBMITTING A BID FOR THIS WORK, BIDDER CERTIFIES THAT SYSTEM CAPACITY WILL MEET DESIGN CRITERIA AND CODES AND THAT ALL EQUIPMENT AND LABOR FOR WORK IS INCLUDED IN SUBMITTED BID, AND THAT ENTIRE INSTALLATION IS IN COMPLIANCE WITH CODES AND ACCEPTABLE STANDARDS.
4. THE SELECTED BIDDER SHALL BE RESPONSIBLE TO COORDINATE AND OBTAIN ALL SERVING UTILITIES FOR EQUIPMENT AND MAKE ALL REQUIRED CONNECTIONS.
5. ENTIRE INSTALLATION TO BE GUARANTEED FOR NOT LESS THAN ONE YEAR FROM DATE OF FINAL COMPLETION OF PROJECT.
6. NEW RESTROOM & UTILITY FANS TO BE VENTED TO THE EXTERIOR

B. HEATING
1. PROVIDE CALCULATIONS OF HEATING EQUIPMENT SIZING, USING ASHRAE PROCEDURES. SHOW ON DRAWINGS OR ATTACH CALCULATIONS TO ALL SETS.
2. HEATING CRITERIA: 40 DEGREES FAHRENHEIT INSIDE AT 10 DEGREES FAHRENHEIT OUTSIDE.
3. HEATING SYSTEM TO CONSIST OF ROOF HUNG GAS FIRED UNIT HEATERS AT LOCATIONS SHOWN ON DRAWINGS WITH REMOTE FIXED-SET THERMOSTATS. LOCATE THERMOSTATS ON BUILDING COLUMNS NO LOWER THAN BOTTOM OF UNIT HEATERS.
4. PROVIDE ALL REQUIRED ELECTRICAL CONNECTIONS, GAS CONNECTIONS, SHUT OFFS, REGULATORS AND EXHAUST FLUES THROUGH ROOF.
5. ADJUST AND CLEAN UNITS AND CONTROLS AT COMPLETION OF INSTALLATION. PROVIDE OPERATION MANUALS TO OWNER PRIOR TO COMPLETION.

ELECTRICAL

A. PROVIDE FULLY OPERATIONAL ELECTRICAL SYSTEM TO SERVE BUILDING AS INDICATED ON THE PLANS AND AS REQUIRED BY APPLICABLE CODES. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE
PROVIDE 3– 200 AMP ELECTRICAL SERVICE PANELS. 2 FOR STORAGE AND 1 FOR THE EMPLOYEE AREA..

C. ALL ELECTRICAL COMPONENTS UL LISTED. ALL CONDUCTORS TO BE COPPER.
D. INTERIOR LIGHTING:
1. PROVIDE EXIT LIGHTS AT ALL EXIT POINTS
2. PROVIDE EMERGENCY LIGHTING AS REQUIRED BY CODE
3. PROVIDE AMBIENT LIGHTING AT 30 FOOTCANDLES ABOVE FINISH FLOOR

E. EXTERIOR LIGHTING:
1. PROVIDE (1) WALL MOUNTED WALL PAK LIGHT OVER EACH EXIT DOOR ON EXTERIOR SIDE. FIXTURE CONTROL BY PHOTOCELL, TIMER, AND OVERRIDE SWITCH.
F. CONVENIENCE POWER DISTRIBUTION
1. FOR EMPLOYEE SPACES. MINIMUM 4 OUTLETS ONE ON EACH WALL.
2. FOR RESTROOMS. 1 GFCI OUTLET MOUNTED 42 AFF

4. FOR WORK AREAS: PROVIDE 1 EVERY 10 FEET ALONG WALLS BUT NOT LESS THAN 1 PER WALL.

6. FOR STORAGE AREAS OR CLOSETS: NONE REQUIRED
G. WATER HEATER LOCATED IN UTILITY ROOM.

TELECOMMUNICATIONS

A. PROVIDE COMBINED OUTLET LOCATIONS PER OWNER.

PLUMBING

A. PLUMBING FIXTURES
1. PROVIDE WATER SENSE UNITS
2. PROVIDE ADA COMPLIANT FIXTURES
3. PROVIDE 1 LAVATORY SINK, CERAMIC, WHERE SHOWN, SINGLE LEVER FAUCET.
4. WATER CLOSET: PROVIDE 1 WATER CLOSET, TANK TYPE, SYPHON FLUSH, ADA COMPLIANT WHERE SHOWN

MISCELLANEOUS

A. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2014 OREGON SPECIALTY CODES AND TO ANY STATE, LOCAL MUNICIPAL OR COUNTY CODES AND AMENDMENTS THAT EXCEED THE MINIMUM PROVISIONS OF THE CODE.
B. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL, AND THEY SHALL APPLY GENERALLY THROUGHOUT FOR SIMILAR CONDITIONS. MODIFY TYPICAL DETAILS AS DIRECTED TO MEET SPECIAL CONDITIONS.
C. ALL EXISTING CONDITIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE COMMENCING WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION.
D. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
E. ALL THERMOSTATS MUST BE AT 48" MAXIMUM HT.
F. ALL VINYL AND CERAMIC TILE TO BE SLIP RESISTANT
G. ALL NEW WINDOW AND DOOR OPENINGS TO BE INSTALLED USING FORTIFIBER BUILDING SYSTEM GROUP'S HIGH PERFORMANCE WINDOW FLASHING SYSTEM SPECIFICATIONS OR SIMILAR. SEE PRODUCT SUBMITTALS.

NO.	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
9157SPE
OREGON
JULY 15, 2005
RICHARD M. BOHER
EXPIRES: 12/31/17

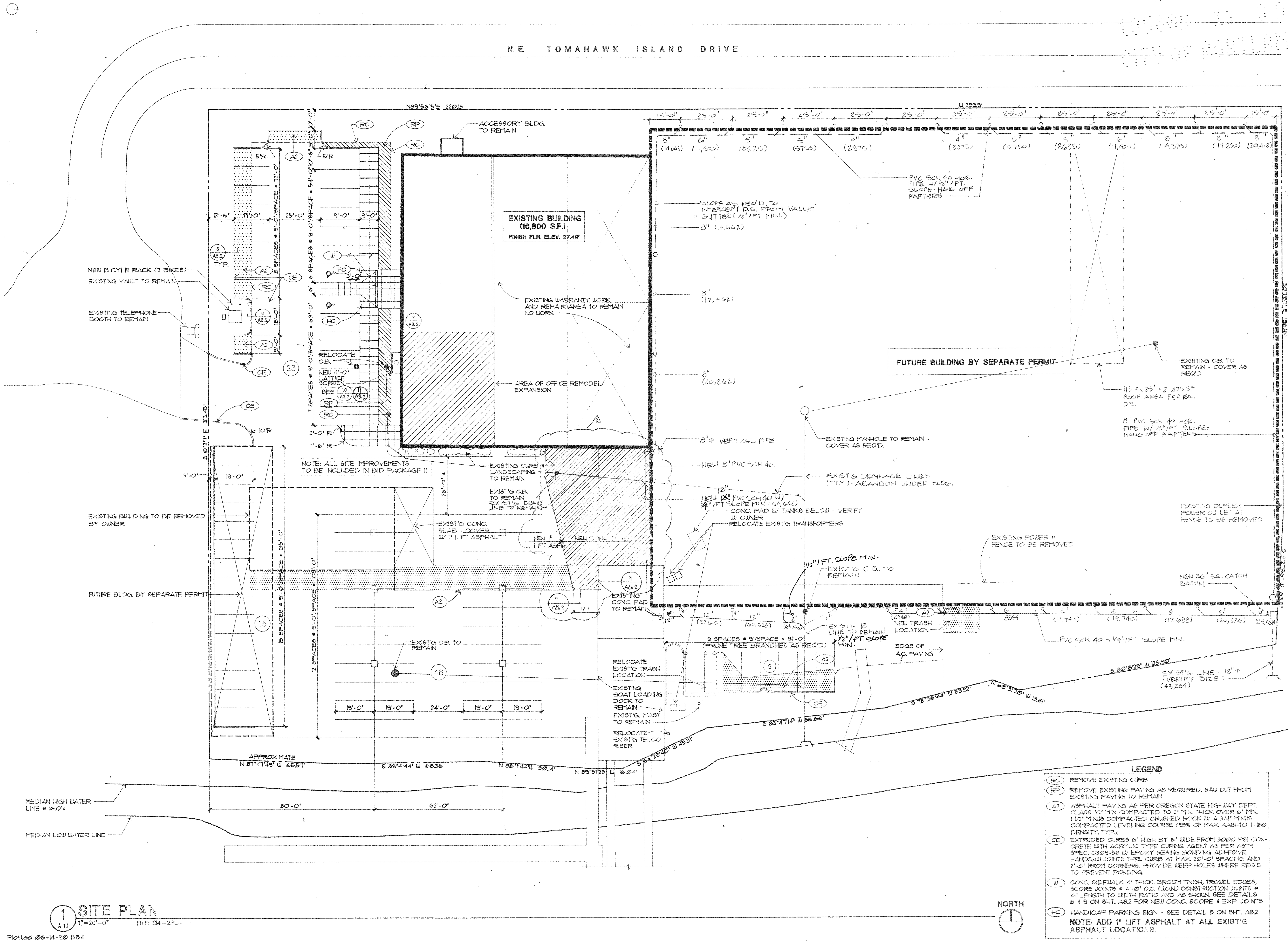
Ridge Engineering LLC
15475 NW Pumpkin Ridge Rd. North Plains, OR 97133
P: 503.702.9169
F: 503.212.0129
E: ridgeengineering@coho.net

SUNDANCE MARINA
FIRE DESTROYED BOAT STORAGE BLDG. REPLACEMENT
570 NE TOMAHAWK ISLAND DRIVE
PORTLAND, OR 97217

SPECIFICATION

DATE	07-17
SCALE: AS NOTED	PROJ. NO.
DRAWN: RMB	CHECKED: RMB
SHEET NO: A8.0	

9 OF 9


N.E. TOMAHAWK ISLAND DRIVE
EXISTING BUILDING (16,800 S.F.) FINISH FLR. ELEV. 27.49'
FUTURE BUILDING BY SEPARATE PERMIT
ACCESSORY BLDG. TO REMAIN
NEW BICYLE RACK (2 BIKES)
EXISTING VAULT TO REMAIN
EXISTING TELEPHONE BOOTH TO REMAIN
EXISTING WARRANTY WORK AND REPAIR AREA TO REMAIN - NO WORK
AREA OF OFFICE REMODEL/ EXPANSION
NOTE: ALL SITE IMPROVEMENTS TO BE INCLUDED IN BID PACKAGE II
EXISTING BUILDING TO BE REMOVED BY OWNER
FUTURE BLDG. BY SEPARATE PERMIT
EXIST'G CONC. SLAB - COVER W/ 1" LIFT ASPHALT
EXISTING CURB LANDSCAPING TO REMAIN
EXIST'G C.B. TO REMAIN
EXISTING CONC. PAD TO REMAIN
EXISTING MANHOLE TO REMAIN - COVER AS REQ'D.
EXISTING C.B. TO REMAIN - COVER AS REQ'D.
EXISTING POWER & FENCE TO BE REMOVED
NEW 36" SQ. CATCH BASIN
NEW TRASH LOCATION
EDGE OF AC. PAVING
RELOCATE EXIST'G TRASH LOCATION
EXISTING BOAT LOADING DOCK TO REMAIN
EXIST'G. MAST TO REMAIN
RELOCATE EXIST'G TELCO RISER
9 SPACES @ 9'/SPACE = 81'-0" (PRUNE TREE BRANCHES AS REQ'D)
MEDIAN HIGH WATER LINE @ 16.0'±
MEDIAN LOW WATER LINE
APPROXIMATE
NORTH
SITE PLAN 1"=20'-0"
FILE: SMI-2PL-
Plotted 06-14-90 11:54

LEGEND

- (RC) REMOVE EXISTING CURB
- (RP) REMOVE EXISTING PAVING AS REQUIRED. SAW CUT FROM EXISTING PAVING TO REMAIN
- (A2) ASPHALT PAVING AS PER OREGON STATE HIGHWAY DEPT. CLASS 'C' MIX COMPACTED TO 2" MIN. THICK OVER 6" MIN. 1 1/2" MINUS COMPACTED CRUSHED ROCK W/ A 3/4" MINUS COMPACTED LEVELING COURSE (95% OF MAX. AASHTO T-180 DENSITY, TYP.).
- (CE) EXTRUDED CURBS 6" HIGH BY 6" WIDE FROM 3000 PSI CONCRETE WITH ACRYLIC TYPE CURING AGENT AS PER ASTM SPEC. C309-58 W/ EPOXY RESINS BONDING ADHESIVE. HANDSAW JOINTS THRU CURB AT MAX. 20'-0" SPACING AND 2'-0" FROM CORNERS. PROVIDE WEEP HOLES WHERE REQ'D TO PREVENT PONDING.
- (W) CONC. SIDEWALK 4" THICK, BROOM FINISH, TROWEL EDGES, SCORE JOINTS @ 4'-0" O.C. (U.O.N.) CONSTRUCTION JOINTS @ 4:1 LENGTH TO WIDTH RATIO AND AS SHOWN. SEE DETAILS 8 & 9 ON SHT. A8.2 FOR NEW CONC. SCORE & EXP. JOINTS
- (HC) HANDICAP PARKING SIGN - SEE DETAIL 5 ON SHT. A8.2

NOTE: ADD 1" LIFT ASPHALT AT ALL EXIST'G ASPHALT LOCATIONS.

REGISTERED ARCHITECT 1181 DAVID L. HICKMAN PORTLAND, OREGON STATE OF OREGON

DAVID HICKMAN
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FAX: (503) 285-4362

SITE PLAN

SUNDANCE MARINA
570 N.E. TOMAHAWK DR.
PORTLAND, OREGON

Job No: 8918
By: GAM
Date: 6/1/90

A 1.1

FILE: SMA-2----

ORIGINAL SITE PLAN

DRAWING SCHEDULE
A1 SITE PLAN/ NOTES
A2.1 FOUNDATION AND FLOOR PLANS W/ PLUMBING INDICATED
A2.2 CEILING FRAMING AND REFLECTED CEILING PLAN
A2.3 NOTES/ ENLARGED DETAILS
A3.1 SECTIONS & ELEVATIONS
M2.1 MECHANICAL PLAN
PL POOL PLANS + DETAILS
SW. TOMAHAWK ISLAND DRIVE
15' PLANTING BED
(E) CURBLINE
(E) VINEMAPLE STREET TREES @ 30' o/c
LAWN
N. PROPERTY LINE: 523.00'
KINNIKINNIK (EXISTING) INFILLS ALL SETBACK
BUILDING CODE NOTES
1) OCCUPANCY: A-3 (EMPLOYEE WORKOUT CENTER)
(AREA W/ ASSEMBLY ROOM W/ OCCUPANT LOAD LESS THAN 300 AND WITHOUT A LEGITIMATE STAGE)
ADJACENT TO EXISTING 'S-3' OCCUPANCY (BOAT STORAGE FACILITY) WHICH IS FULLY SPRINKLERED AND HAS A FIRE ALARM SYSTEM IN PLACE
A-3 / S-3 ADJACENT REQUIRES 3 HOUR FIRE RESISTIVE WALL AND CEILING SEPARATION -- OPENINGS TO HAVE 3-HOUR RATING W/ NO SINGLE OPENING GREATER THAN 120 SQ. FT.
1 HOUR RATED SEPARATION REQUIRED FOR WALLS CONTAINING BOILERS/ POOL EQUIPMENT
EAST WALL OF A-3 OCCUPANCY TO BE OF 2 HOUR RATED CONSTRUCTION SINCE WALL IS ONLY 2'-6" FROM PROPERTY LINE (LESS THAN 5'-0" FROM PROPERTY LINE) AND NO WINDOWS PERMITTED
2) A-3 OCCUPANCY AREA: 3,021 SQ. FT. (6,000 MAX ALLOWABLE PER STORY)
3) CONSTRUCTION TYPE: VN, SPRINKLERED W/ FIRE ALARM SYSTEM
4) EXITING REQUIREMENTS
EXERCISE AREA: 353 SQ. FT/ 50 OLF = 7.06 OCCUPANTS
POOL AREA: 404 SQ. FT. (POOL AREA) / 50 OLF = 8.08 OCCUPANTS
625 SQ. FT. (DECK AREA) / 15 OLF = 41.67 OCCUPANTS
LOCKER ROOMS 436 SQ. FT / 50 OLF = 8.72 OCCUPANTS
EMPLOYEE LOUNGE 615 SQ. FT/ 15 OLF = 41 OCCUPANTS
5) PLUMBING FIXTURE REQUIREMENTS:
ASSUME 30 SQ. FT. PER OCCUPANT FOR 'A' OCCUPANCY (EXCLUDE CORRIDORS, EQUIP. RM, LOCKER RM.)
1997 SQ. FT. / 30 = 66.5 OCCUPANTS
2 WATER CLOSETS (OR 1 WC & 1 URINAL FOR MEN'S) REQ'D. FOR EACH SEX
2 LAV'S FOR EACH SEX ALSO REQUIRED
6) SEE SHT. A2.2 FOR EGRESS LIGHTING.
VANCOUVER, USA.
COLUMBIA RIVER
NE TOMAHAWK ISLAND DRIVE
JANTZEN BEACH CENTER
I-5
SLOUGH
SUNDANCE YACHT SALES
VICINITY MAP
NOT TO SCALE
NORTH
OFFICE/ BOAT SHOWRM
EXISTING
BOAT REPAIR
EXISTING
DRY BOAT STORAGE
70,150 SQ. FT.
EXISTING
S3 OCCUPANCY
EXISTING
EXISTING "VAN ACCESSIBLE" PARKING SPACE + SIGNAGE + SIDE AISLE
SHOWROOM ENTRY
EXISTING ACCESSIBLE PARKING SPACE + SIGNAGE
OFFICE ENTRY
PLANTING BED AREA 122'0" x 11'0" = 1,342 SQ. FT. SHRUBS OCCUPY 366 SQ. FT. GROUNDCOVER AREA = 976 SQ. FT. ASSUME 1 PLANT/ SQ. FT.
SITE ENTRANCE
TOMAHAWK ISLAND DRIVE
WEST PROPERTY LINE: 314.00'
LOADING ZONE
OMIT PROPOSED INTERIOR TREES
EXISTING RETAINING WALL
REMOVE THESE (3) PINE TREES AND REPLACE W/ (3) BIG LEAF MAPLES
RESTRIPE (2) EXISTING SPACES FOR 9'0" x 18'0" ACCESSIBLE PARKING STALL AND MIN. 8'0" WIDE SIDE AISLE
EXISTING ASPHALT PARKING
NEW 4'0" WIDE CONC. SIDEWALK
128'2" OVERALL
3 HOUR OCCUPANCY SEPARATION WALL - SEE 1/A2.1
A3 OCCUPANCY
EMPLOYEE WORKOUT CENTER
3,021 SQ. FT.
POOL AREA
2'6" EXISTING SIDEYARD SETBACK
232'0" EXISTING BUILDING
NEW PLANTING MATERIAL
SETBK.
3'0" WROUGHT IRON GATE
TOP OF BANK
305'0"
104'4"
6" x 6'0" LONG PRECAST WHEELSTOP
+84" STATE OF OREGON ACCESSIBLE PARKING SIGN
EXISTING FLOWERING CHERRY TREES ~ 20'0" o/c SEPARATED BY PINE TREES @ 20'0" o/c
NEW 4'0" CONCRETE SIDEWALK
PRIMARY ENTRY DOORS
6'0" HIGH WROUGHT IRON FENCE
PLANTING SCHEDULE
SYMBOL | SPECIES/ COMMON NAME | SIZE | QUANTITY
"ACER CIRCINATUM" VINE MAPLE 4" 20 (EXISTING STREET TREES)
"MACROPHYLLA HORTENSIA" HYDRANGEA 2" 1 (EXISTING)
"CORNUS SERICA" RED OSIER DOGWOOD 2 GAL. 23 (EXISTING)
"ARCTOSTAPHYLOS UVA-URSI" KINNIKINNICK (EXISTING)
"ACER MACROPHYLLUM" BIG LEAF MAPLE 2" CAL. 2 (EXISTING)
"YEDOENIS" YOSHINO FLOWERING CHERRY SEE PLAN 10
PINE (TO* REMOVE 3 OF THESE) VARIES - SEE PLAN 13*
WALNUT (EXISTING, TO REMAIN) SEE PLAN 2
"CORNUS SERICA" RED OSIER DOGWOOD 2 GAL 19
"ARCTOSTAPHYLOS UVA-URSI" KINNIKINNICK @ 12" o/c EA. WAY 1 GAL 1676
"ACER MACROPHYLLUM" BIG LEAF MAPLE 2" CAL. 10
1 SITE PLAN A1 1:20 XREF(S): ---
INFILL PLANTER BED W/ "KINNIKINNIK" PTS @ 12" o/c
AREA = 175'0" x 7'0" = 1,225 SQ. FT. TOTAL
SHRUBS OCCUPY 525 SQ. FT. GROUNDCOVER AREA: 700 SQ. FT. → PLANT GROUNDCOVER @ 12" o/c EA. WAY = ASSUME 1 PLANT/SF
NORTH
ORIGINAL SITE PLAN W/ EMPLOYEE AREA
REGISTERED ARCHITECT GUY A. ALTMAN PORTLAND, OREGON STATE OF OREGON
GUY A. ALTMAN ARCHITECT
0412 S.W. Idaho Street Portland, OR 97201
Phone: (503) 246-5161 Fax: (503) 244-8852
Revisions:
No. | Date | Description
1 | 9/15/04 | CITY PLAN REVIEW
2 | 10/19/04 | PLAN REVIEW
Date: 1/12/03
Drawn by: G.A.A.
Job No. 2002-25
SITE PLAN/ GENERAL NOTES
SUNDANCE MARINA
EMPLOYEE WORKOUT FACILITY
570 NE TOMAHAWK DRIVE, PORTLAND, OREGON 97217
Sheet No.
A1

N89°56'53"E 220.13'

W 299.9'

EXISTING BUILDING

BUILDING 'A'

11'x60' SIDELIGHT ABOVE

4 HIGH

3'-0"x11'-0" SKYLITE PANELS, SEE SPECS.

10'x10' DOOR

THESE RACKS TO HAVE ONLY THE TOP TWO SHELVES (FOR TRUCK ACCESS)

5 HIGH

DOOR

30'x30' DOOR

1 HR CONC. BLOCK FIRE WALL

ALIGN FACE OF NEW BLDG. WITH FACE OF EXIST'G. BLDG.

51'-4 3/4'

S 0°12'11" E 313.45'

1'-0"

FUTURE BLDG.

5'-0" ROOF OVERHANG

APPROXIMATE

N 87°47'49" W 65.57'

S 89°4'44" W 68.36'

N 86°11'42"W 50.14'

N 89°51'25" W 16.04'

S 64°29'40" W 49.21'

S 83°49'14" W 86.66'

S 75°56'44" W 53.82'

N 68°31'20" W 13.81'

S 80°50'0"W 179.44'
TOP OF BANK

27'-6' 30'-0' 27'-6' 30'-0' 27'-6' 30'-0' 27'-6' 30'-0' 17'-6' 30'-0' 27'-6'

305'-0'

17'-6' 17'-6'

35'-0'

1 2 3 4 5 6 7 8 9 10 11 12

A B C D E F G H I

23'-0' 23'-0' 23'-0' 23'-0' 23'-0' 23'-0' 13'-0' 12'-0' 61'-0' 55'-0' 12'-0' 61'-0' 34'-0' 23'-0' 12'-0' 61'-0' 55'-0' 12'-0' 13'-0' 20'-0'

NORTH

1 BUILDING LAYOUT PLAN
1"=20'-0" FILE: SMI-2PL-

DAVID HICKMAN
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700 NORTH HAYDEN ISLAND DRIVE SUITE 350
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BUILDING LAYOUT PLAN

NEW BOAT STORAGE FACILITY FOR:
SUNDANCE MARINA
PORTLAND, OREGON

No.	Date	Revision

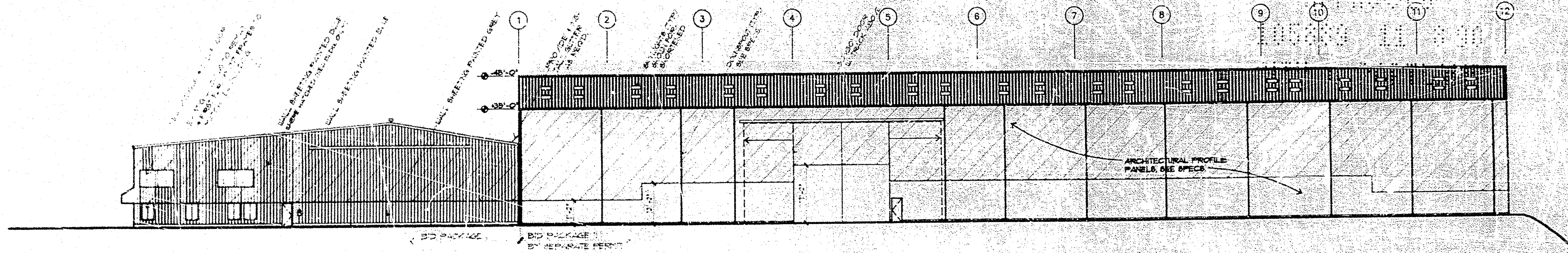
Job No: 8918
By: GAM
Date:

OA2
of

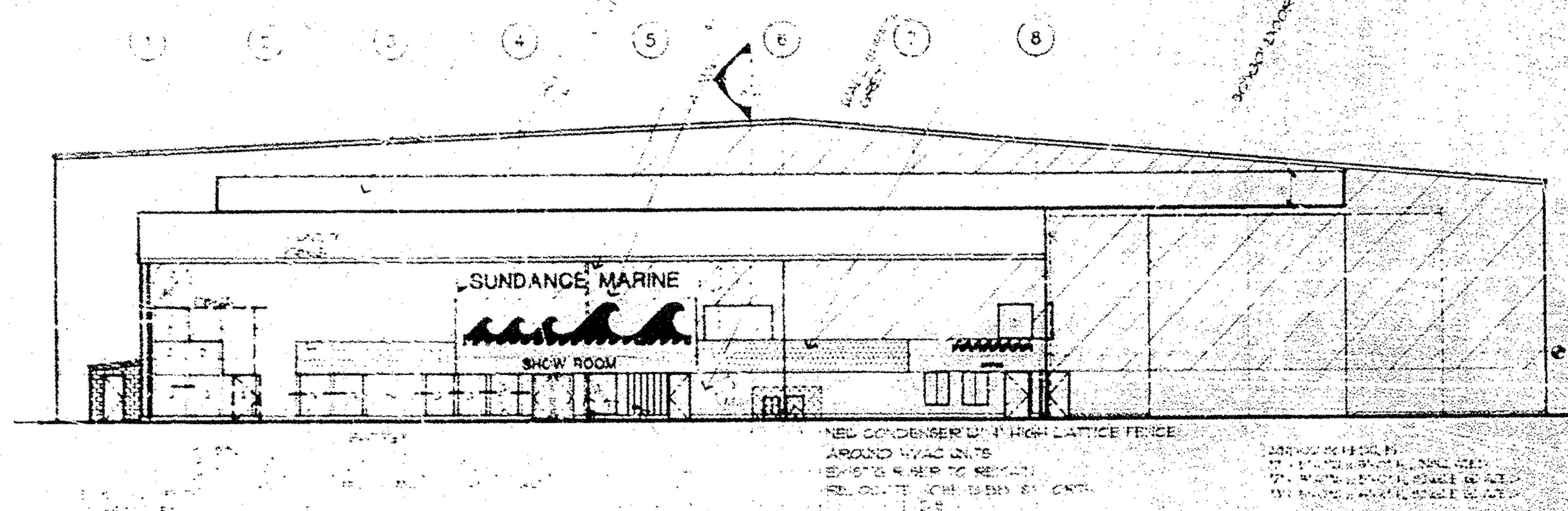
FILE: SMD01

ORIGINAL BUILDING LAYOUT

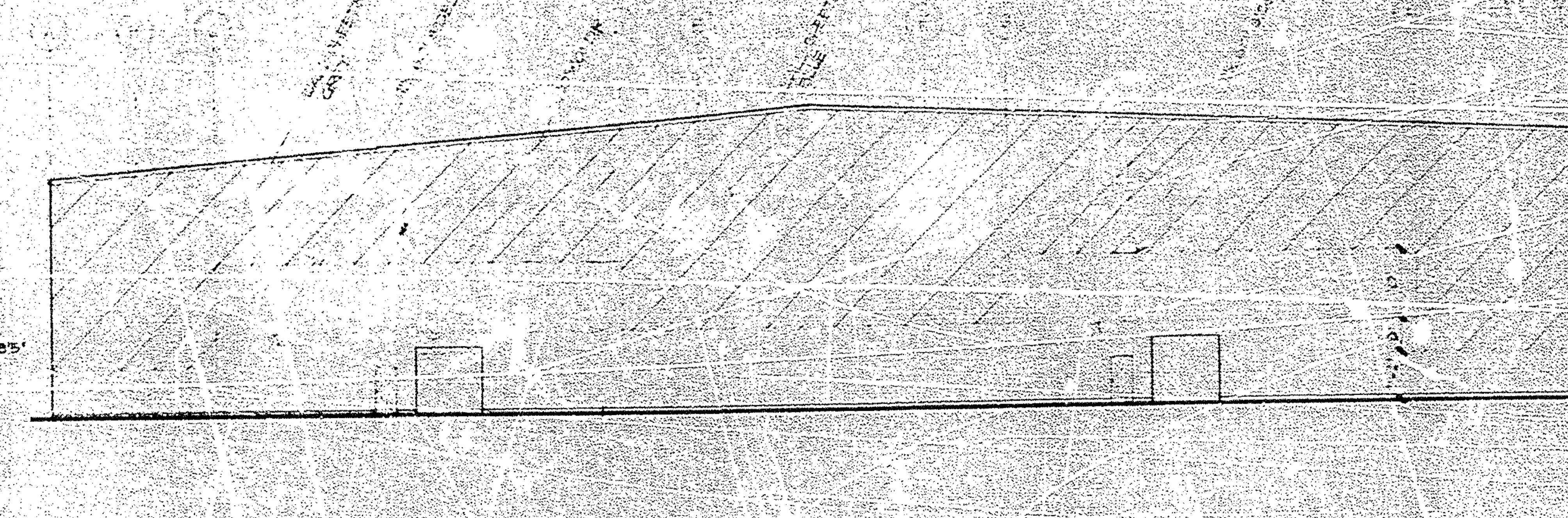
Plotted 05-10-90 16:12



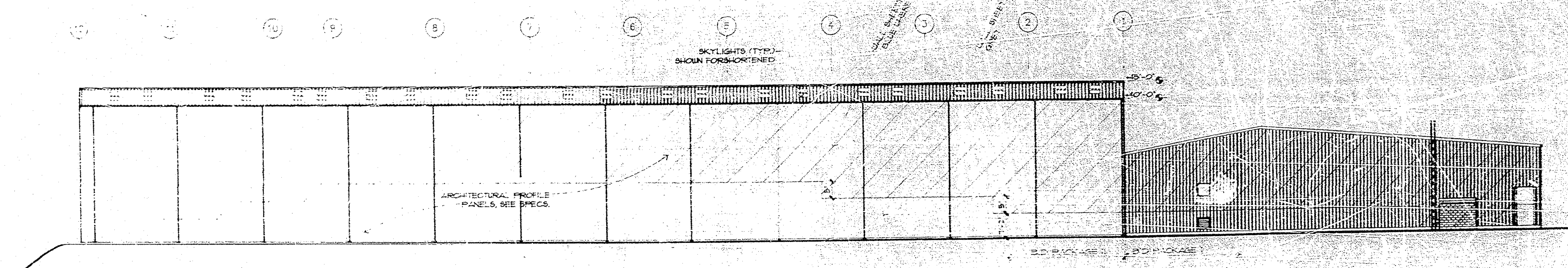
1 EXISTING BUILDING & BUILDING 'A' SOUTH ELEVATION
1/16"=1'-0" FILE: SMI-6BAS



2 EXISTING BUILDING & BUILDING 'A' WEST ELEVATION
1/16"=1'-0" FILE: SMI-6BAS



3



4 EXISTING BUILDING & BUILDING 'A' NORTH ELEVATION
1/16"=1'-0" FILE: SMI-6BAS

GENERAL NOTES

1. ALL NEW WINDOWS AT THE EXISTING BUILDING TO BE MERCER SERIES 350. COLOR TO BE MERCER "COLORBOND" SCARLET
2. AWNING MATERIAL TO "TEDLAR" LAMINATE VINYL "STARLIT" BY JOHN BOYLE OR APPROVED EQUAL. COLOR TO BE #600 WHITE WITH #614 TURQUOISE LETTERING AND GRAPHICS. WEIGHT: 23.5 OUNCE MIN. APPLIED GRAPHICS: "SCOTCHCAL" SELF ADHESIVE VINYL.

REGISTERED ARCHITECT 1181 DAVID L. HICKMAN PORTLAND, OREGON STATE OF OREGON

DAVID HICKMAN
ASSOCIATE ARCHITECTS, PC
700 NORTH HAYDEN ISLAND DRIVE SUITE 350
PORTLAND, OREGON 97217 (503) 285-2256

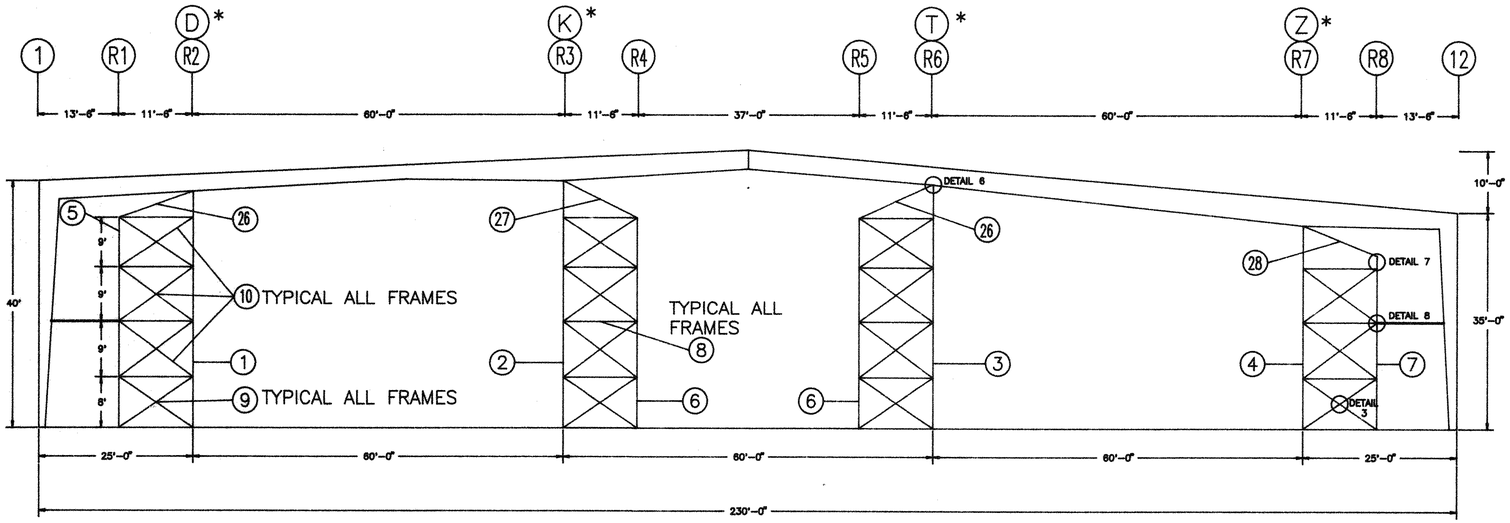
BUILDING ELEVATIONS

SUNDANCE MARINA
870 N.E. TOMAHAWK DRIVE
PORTLAND, OREGON

Job No 8918
By: GAM
Date 6/1/93

OA3.1
of

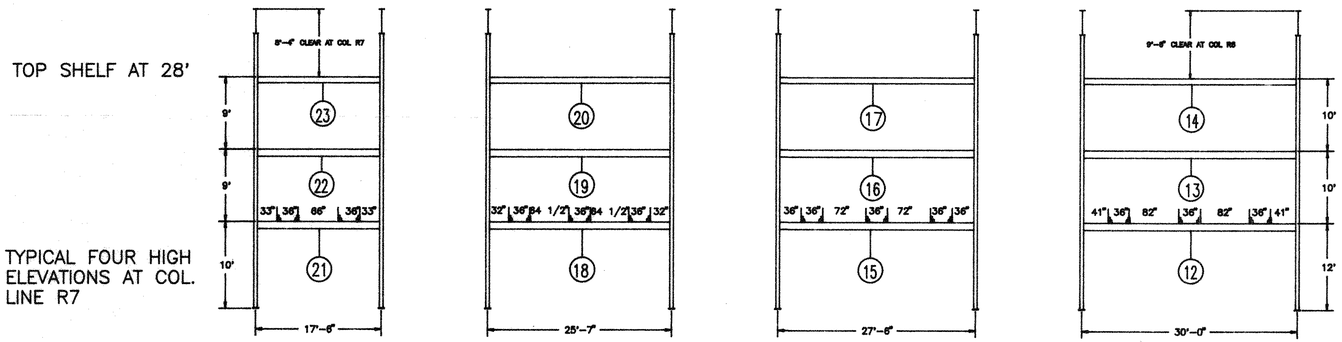
ORIGINAL BUILDING ELEVATION



SECTION (A/12)

* RACK COLUMNS R2,R3,R6, AND R7 ARE SHOWN AS D,K,T, AND Z ON KIRBY DRAWING E1 OF 11.

SEE KIRBY DRAWINGS FOR LOCATION OF BUILDING END WALL COLUMNS NOT SHOWN IN SECTION A. SECTION A IS USED TO LOCATE RACK COLUMNS ONLY.



RACK ELEVATIONS

NOTE: FOR SHELF BEAM CONNECTION AND CLAMP DETAIL–SEE DETAIL 1

NOTE: ELEVATIONS SHOWN ARE SUGGESTED. SHELF BEAMS ARE ADJUSTABLE VERTICALLY.
GROUND RACKS USED ON FIRST LEVEL

A PERMIT TO PRACTICE IN OREGON HAS BEEN GRANTED TO MARK E. WILLIAMS VALID ONLY UNTIL OFFICIAL ACTION IS TAKEN ON HIS APPLICATION FOR OREGON REGISTRATION DATED MARCH 28, 1990

REGISTERED PROFESSIONAL ENGINEER MARK E. WILLIAMS No. 33946 CIVIL STATE OF CALIFORNIA 10/18/90

PARTS LIST

PART No.	DESCRIPTION	LENGTH	QUAN
1	W6x20	37'–8 7/8"	10
2	W6x20	39'–10 9/16"	10
3	W6x20	38'–6 9/16"	10
4	W6x20	33'–9 11/16"	10
5	W6x15	36'–0"	14
6	W6x15	36'–0"	28
7	W6x15	28'–0"	14
8	L4x3.5x1/4	11'–5 1/2"	180
9	L2.5x2x5/16	13'–2 1/2"	96
10	L2.5x2x5/16	13'–10 3/8"	264
11	NOT USED		
12	W12x26	29'–5 5/8"	36
13	W12x22	29'–5 5/8"	40
14	W10x17	29'–5 5/8"	60
15	W12x26	26'–11 5/8"	24
16	W12x22	26'–11 5/8"	24
17	W10x15	26'–11 5/8"	36
18	W12x26	25'– 0 5/8"	16
19	W12x22	25'– 0 5/8"	16
20	W10x15	25'– 0 5/8"	24
21	W12x14	16'–11 5/8"	8
22	W10x12	16'–11 5/8"	8
23	W 8x10	16'–11 5/8"	12
24	CLAMP 6 1/2" : 5 3/4"		940
25	CLAMP 4" FLANGES		840
26	L4x3.5x5/16	11'–5 1/8"	20
27	L4x3.5x5/16	11'–11 11/16"	10
28	L4x3.5x5/16	13'–0 1/2"	10

REV	DESCRIPTION	BY	DATE
A	REDRAW ADD PARTS	DS	7/19
B	CHANGE PARTS LIST	LD	10/5/90

COASTAL MARINE STORAGE

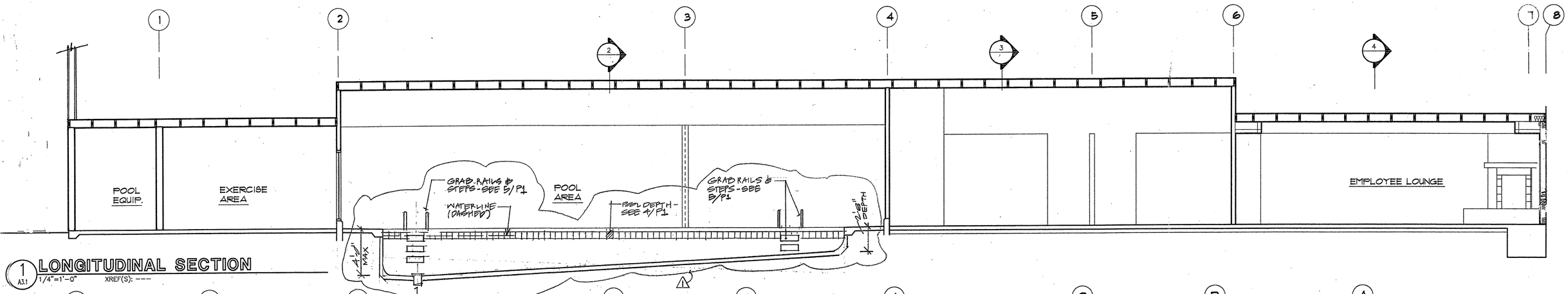
SUNDANCE YACHT SALES

ELEVATIONS

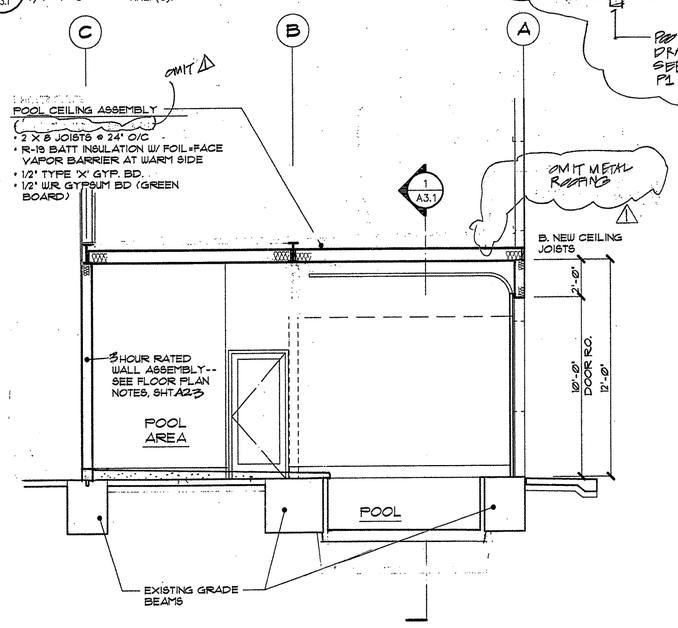
DRAWN BY DS
DATE 6-19-90
SCALE NTS
SHEET 2 OF 2
DRAWING NUMBER 900536B

ORIGINAL BUILDING SECTION

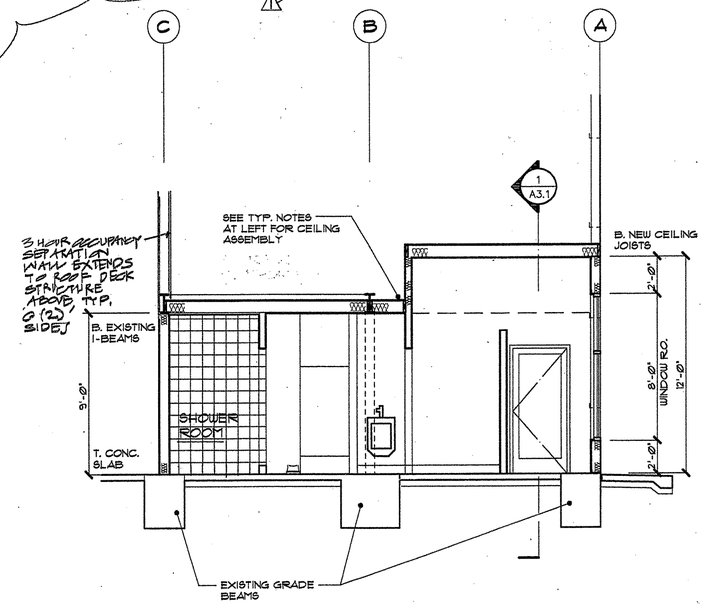
OA3.2



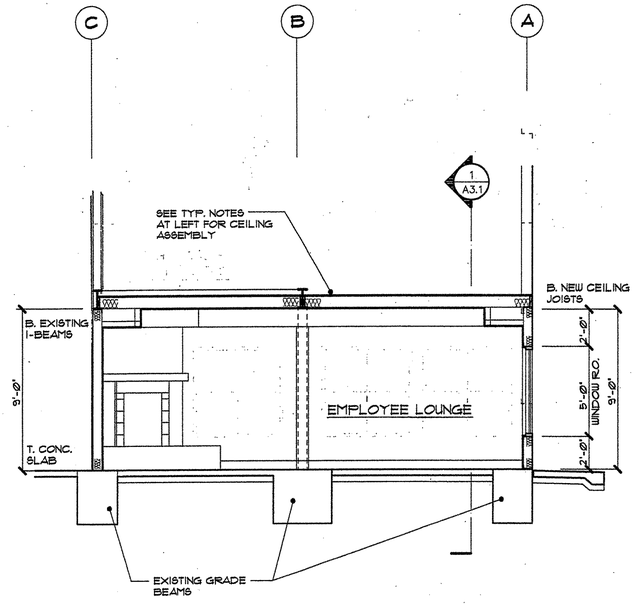
1 LONGITUDINAL SECTION
A3.1 1/4"=1'-0" XREF(S): ---



2 POOL SECTION
1/4"=1'-0" XREF(S): ---



3 RESTROOM SECTION
1/4"=1'-0" XREF(S): ---



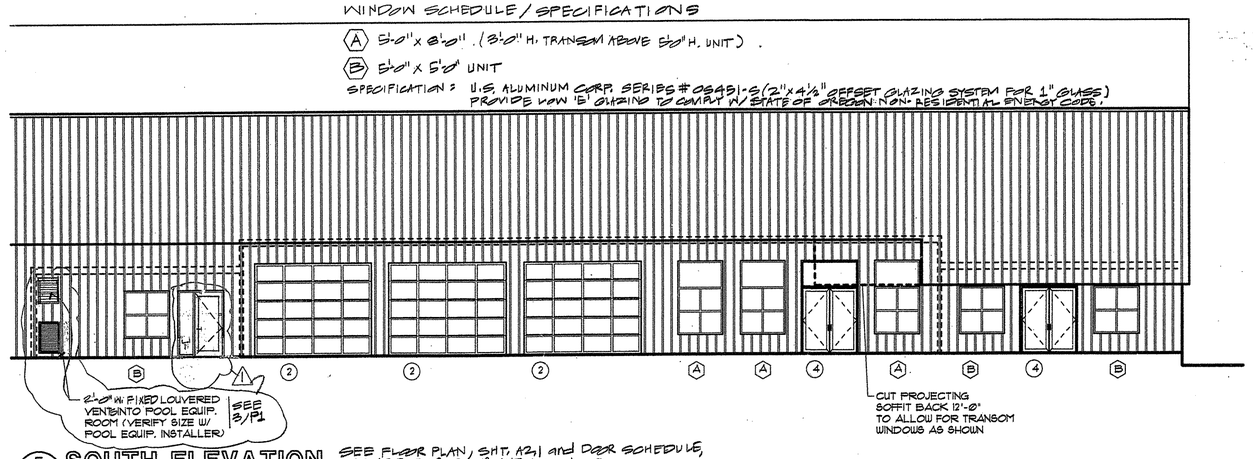
4 EMPLOYEE LOUNGE SECTION
1/4"=1'-0" XREF(S): ---

WINDOW SCHEDULE / SPECIFICATIONS

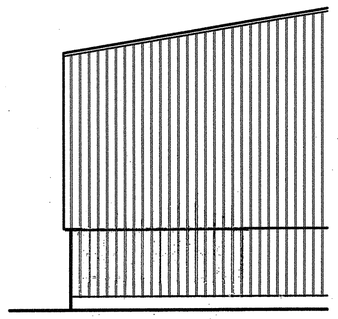
(A) 5'-0" x 8'-0". (8'-0" H. TRANSOM ABOVE 5'0" H. UNIT).

(B) 5'-0" x 5'-0" UNIT

SPECIFICATION: U.S. ALUMINUM CORP. SERIES #OGA51-S (2" x 4½" OFFSET GLAZING SYSTEM FOR 1" GLASS) PROVIDE VIEW 'B' GLAZING TO COMPLY W/ STATE OF OREGON NON-RESIDENTIAL ENERGY CODE.

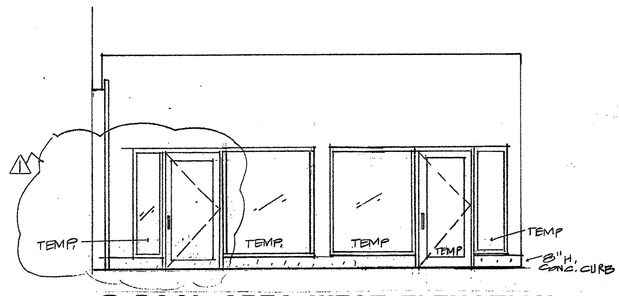


5 SOUTH ELEVATION
SEE FLOOR PLAN, SHT. A2.1 and DOOR SCHEDULE, SHT. A2.3 FOR DOOR INFO.
1/8"=1'-0" XREF(S): ---



NO NEW WORK, THIS ELEVATION.

6 EAST ELEVATION
1/8"=1'-0" XREF(S): ---



7 POOL AREA WEST ELEVATION
1/4"=1'-0" XREF(S): ---

ORIGINAL EMPLOYEE AREA SECTION AND ELEVATIONS

1/12/05

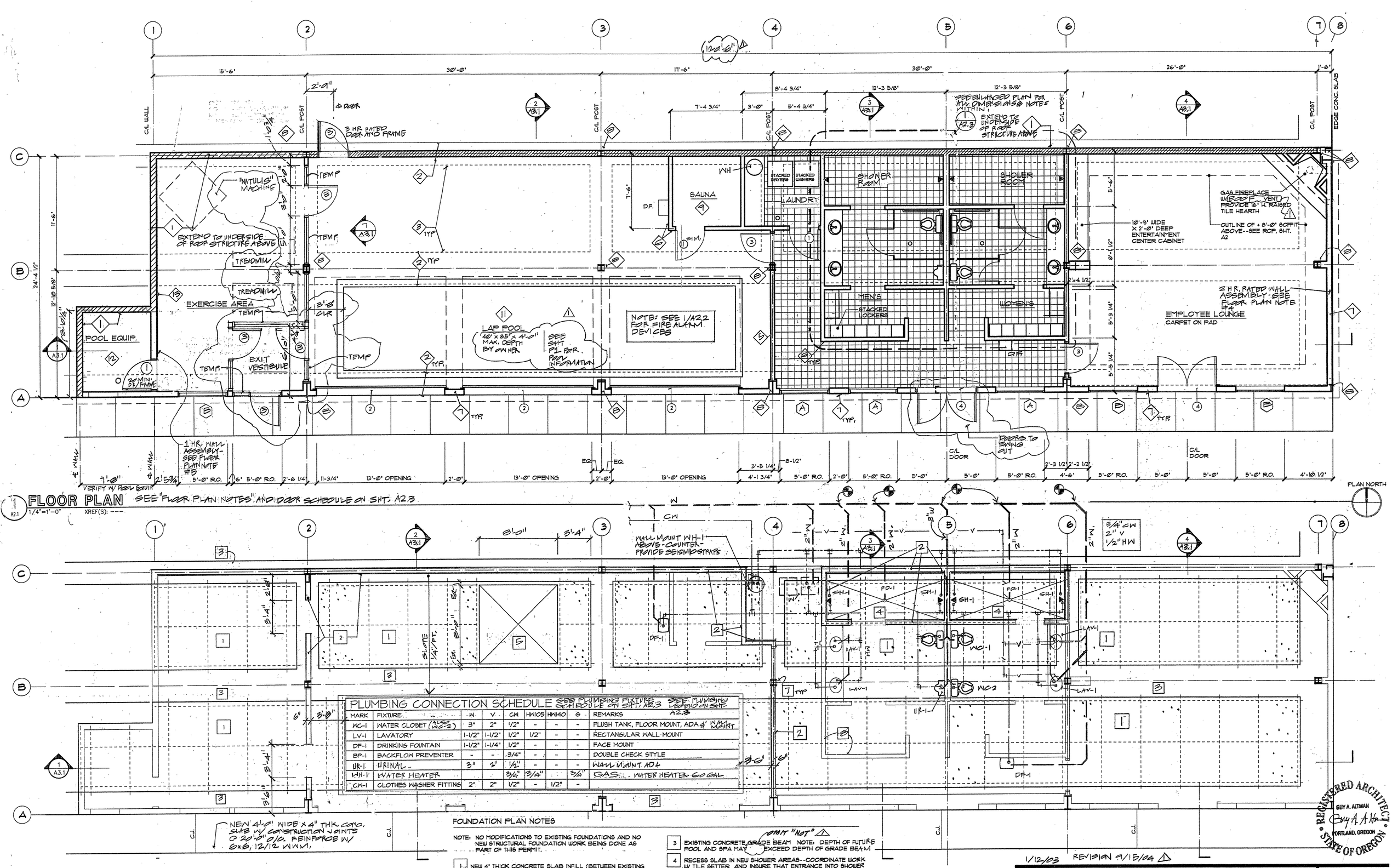
REGISTERED ARCHITECT — GUY A. ALTMAN — PORTLAND, OREGON — STATE OF OREGON

⚠ REVISED 9/15/04

SUNDANCE MARINA
EMPLOYEE WORKOUT FACILITY
570 NE TOMAHAWK DRIVE, PORTLAND, OREGON 97217

GUY A. ALTMAN, ARCHITECT
(503) 246-5767 FAX: (503) 244-8852

Sheet No. A3.1A



1 FLOOR PLAN

A2.1 1/4"=1'-0" XREF(S): ---

SEE "FLOOR PLAN NOTES" AND DOOR SCHEDULE ON SHT. A2.3

PLUMBING CONNECTION SCHEDULE	SEE PLUMBING FIXTURE SCHEDULE ON SHT. A2.3	SEE PLUMBING LOCATIONS ON SHT. A2.3						
MARK	FIXTURE	W	V	CW	HW@5	HW@40	G	REMARKS
WC-1	WATER CLOSET (ADA WC-2)	3"	2"	1/2"	-	-	-	FLUSH TANK, FLOOR MOUNT, ADA & WALL MOUNT
LV-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	-	-	RECTANGULAR WALL MOUNT
DF-1	DRINKING FOUNTAIN	1-1/2"	1-1/4"	1/2"	-	-	-	FACE MOUNT
BP-1	BACKFLOW PREVENTER	-	-	3/4"	-	-	-	DOUBLE CHECK STYLE
UR-1	URINAL	3"	2"	1/2"	-	-	-	WALL MOUNT ADA
WH-1	WATER HEATER			3/4"	3/4"		3/4"	GAS - WATER HEATER 60 GAL
CW-1	CLOTHES WASHER FITTING	2"	2"	1/2"	-	1/2"	-	

2 FOUNDATION PLAN WITH PLUMBING NOTES INDICATED

2.1 1/4"=1'-0" XREF(S): ---

FOUNDATION PLAN NOTES

NOTE: NO MODIFICATIONS TO EXISTING FOUNDATIONS AND NO NEW STRUCTURAL FOUNDATION WORK BEING DONE AS PART OF THIS PERMIT.

1 NEW 4" THICK CONCRETE SLAB INFILL (BETWEEN EXISTING CONCRETE GRADE BEAMS) OVER MIN. 4" COMPACTED 3/4" MINUS GRAVEL BASE.
PROVIDE # 4 REBAR @ 48" O/C IN MIDDLE OF SLAB. EPOXY REBAR INTO SIDE OF ADJACENT CONC. MIN. 4" AS SHOWN.

2 NEW 6" WIDE X 8" HIGH CONCRETE CURB POURED ON TOP OF FINISH CONCRETE SLAB. FORM KEY IN BOTTOM OF WALL AND TOP OF NEW SLAB (SEE 1/ A3.1) AND PROVIDE (1) # 4 REBAR AT TOP OF WALL, 3" CLEAR FROM TOP AND SIDES. PROVIDE 3/4" 45 DEGREE CHAMFER AT TOP EDGES OF CONCRETE, TYP.

3 EXISTING CONCRETE GRADE BEAM NOTE: DEPTH OF FUTURE POOL AND SPA MAY ~~NOT~~ EXCEED DEPTH OF GRADE BEAM — OMIT "NOT" △1

4 RECESS SLAB IN NEW SHOWER AREAS--COORDINATE WORK W/ TILE SETTER AND INSURE THAT ENTRANCE INTO SHOWER COMPLIES WITH ADA REQUIREMENTS.

5 8'-0" X 8'-0" BLOCKOUT FOR FUTURE SPA TUB

6 40'-0" X 8'-6" BLOCKOUT FOR FUTURE POOL

7 EXISTING STEEL COLUMN TO REMAIN, TYP.

8 NEW NON-BEARING STUD WALLS ABOVE-- SEE FLOOR PLAN, 1/ A2.1 ABOVE

PLAN NORTH

1/12/03 REVISION 9/15/04 △1

REGISTERED ARCHITECT GUY A. ALTMAN PORTLAND, OREGON STATE OF OREGON

SUNDANCE MARINA
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570 NE TOMAHAWK DRIVE, PORTLAND, OREGON 97217

GUY A. ALTMAN, ARCHITECT
(503) 246-5767/ FAX: (503) 244-8852

Sheet No. OA2.1

EXISTING BUILDING FF. ELEVATION = 27.49'

NEW BUILDING CONC. SLAB ELEVATION = 27.49'

RELOCATED C.B. - RIM = 27.03 (EXC.)

NOTE: FOR ADDITIONAL EXISTING GRADE ELEVATIONS REFER TO SITE SURVEY DRAWING

FOR ADDITIONAL SURVEY INFORMATION REFER TO SURVEY DRAWING BY K.V. COCHRAN DATED 5-27-90

1 A1.2 GRADING PLAN
1"=20'-0" FILE: SMI-2PL-

Plotted 06-14-90 11:54

NORTH

ORIGINAL GRADING PLAN

REGISTERED ARCHITECT
1181
DAVID L. HICKMAN
PORTLAND, OREGON
STATE OF OREGON

DAVID HICKMAN
ASSOCIATE ARCHITECTS, PC
700 NORTH HAYDEN ISLAND DRIVE SUITE 350
PORTLAND, OREGON 97217 (503) 285-2256
FAX: (503) 285-4362

GRADING PLAN

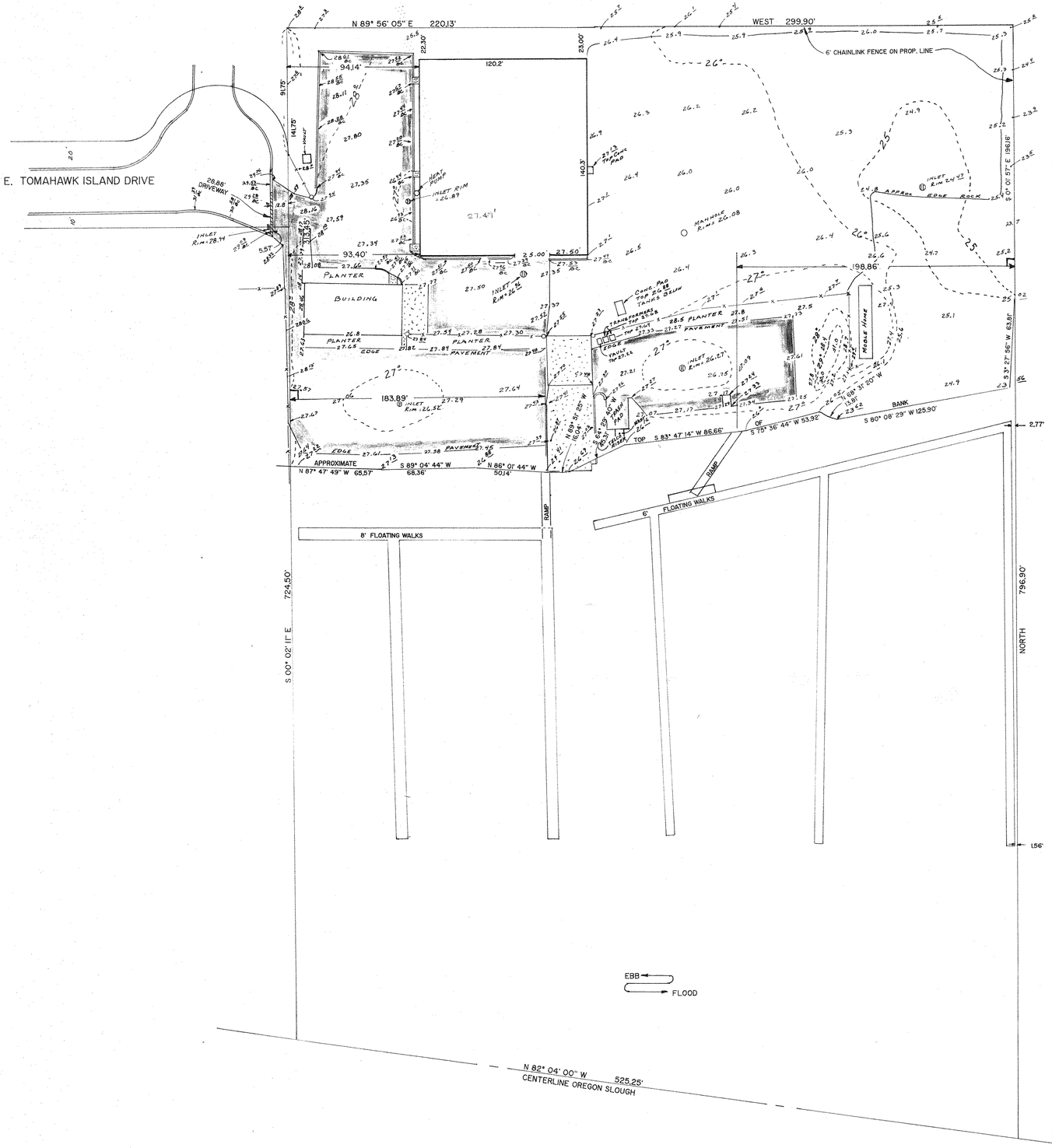
SUNDANCE MARINA
570 N.E. TOMAHAWK DR.
PORTLAND, OREGON

No.	Date	Revision
1	8/90	NEW DOCK

Job No. 8918
By: GAM
Date: 6/1/90

OA1.2
of

FILE: SMA-2---



TOP OF BANK AND WALK LOCATION SURVEY
ON TAX LOTS 41, 54 AND 62 IN
N.W. 1/4 OF SECTION 2 T.1 N., R. 1 E., W.M.
CITY OF PORTLAND OREGON
DATE: NOV. 7, 1989
SCALE: 1" = 40'
BASIS OF BEARING: DEEDS

REVISED - DEC 3, 1989 ADD
CURBS TOP OF BANK ELEV.
AND BEARINGS AND BLDG LOCATION
AT REQUEST OF HICKMAN AIA.

Kenneth V Cochran

REVISED - MAY 22, 1990 ADD CURBS,
TOPOGRAPHIC INFORMATION AT THE
REQUEST OF OWNER.
1048-168

LEGEND: BC = BOTTOM OF CURB

ORIGINAL SURVEY

K.V. COCHRAN SURVEYOR
SUITE 110
11300 N. E. HALSEY
PORTLAND OREGON 97220
PH. 252-8451

1018-163