

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 18796	<b>Project Address:</b> 901 SW King Ave
<b>Hearing Date:</b> 12/19/18	<b>Appellant Name:</b> Melissa Wortman
<b>Case No.:</b> B-020	<b>Appellant Phone:</b> 5032211121
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Maureen McCafferty
<b>Project Type:</b> commercial	<b>Stories:</b> 12 <b>Occupancy:</b> A-2, B, R-2, S-1 <b>Construction Type:</b> I-A
<b>Building/Business Name:</b> Celio Apartments	<b>Fire Sprinklers:</b> Yes - At Leasing Office and Vestibule Only
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 18-252048-CO
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Multifamily - Mailroom

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 1018.1; 708.6; 716.5.3

**Requires**

1018.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.

708.6 Openings. Openings in a fire partition shall be protected in accordance with Section 716.

716.5.3 Door assemblies in corridors and smoke barriers. Fire door assemblies required to have a minimum fire protection rating of 20 minutes where located in corridor walls.

**Proposed Design**

In reference to Section 1018.1 Construction, individual corridors in question are not fire-resistance rated in accordance with Table 1018.1 because the entire perimeter of the space within which they reside provides the required rating per Section 508.3 Non-separated Occupancies. This can be seen on Sheet A101. Please note the Fire Rated Assembly Legend showing the region which indicates "non-separated use with non-rated corridor" all within the rated boundary.

In reference to Sections 708.6 Openings and 716.5.3 Door Assemblies in corridors and smoke barriers, all openings and fire door assemblies in question lie within the constraints of the perimeter rated non-separated use space described above. This can be seen on Sheet A101.

Therefore, the proposed design removes an ineffective fire-protected door from an existing corridor to an existing mailroom. As described above, these non-separated occupancy spaces maintain the required fire ratings through the perimeter rated walls as seen with the rated wall designations on Sheet A101. Because these spaces all reside within the larger non-separated rated space, fire-protected doors between them are not required. Furthermore, per Table 503, I-A construction permits unlimited area for all of the occupancies contained within this area. All but two

dwelling units are separated from this area via fire-protected doors. Those remaining two units are separated via existing rated party walls which meet the requirements for separation from other occupancies in section 420.2. Refer to Coversheet CS and Sheet A101 for the enclosed area and the location of existing fire-protected doors.

**Reason for alternative** The existing door to the mailroom creates an unnecessary barrier between spaces and its removal allows for a more direct flow. Removal of the door also allows for the inclusion of additional parcel lockers within the mailroom space. In summation, the mailroom and corridor are enclosed within a rated non-separated occupancy area per Section 508.3. This provides equivalent fire protection to the requirements of Sections 708.6, 716.5.3 and 1018.1.

APPEAL DECISION

**Removal of fire rated mail room door: 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

# CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING AVENUE  
PORTLAND, OR 97205  
PERMIT SET - 09.17.2018



## PROJECT DIRECTORY

### BUILDING MANAGER

**KING TOWER HOLDINGS LLC**  
1000 SW VISTA AVE #114  
PORTLAND, OR 97205

**CONTACT PERSON:**  
MALCOLM MCIVER  
MMCIVER@COMMERCEPROPERTIES.COM

T: 503.224.3315  
F: 503.228.3309

### ARCHITECT

**LRS ARCHITECTS**  
720 NW DAVIS ST, STE 300  
PORTLAND, OR 97209

**CONTACT PERSON:**  
LISA WARNOCK  
LWARNOCK@LRSARCHITECTS.COM  
WWW.LRSARCHITECTS.COM  
T: 971.242.8183  
F: 503.221.2077

### GENERAL CONTRACTOR

**CHARTER CONSTRUCTION**  
3747 SE 8TH AVE  
PORTLAND, OR 97202

**CONTACT PERSON:**  
TBD  
CCB# 166313  
T: 503.546.2600  
F:

## DRAWING INDEX

SHEET NUMBER	SHEET NAME
CS	COVER SHEET
A001	SITE PLAN
A100	GENERAL NOTES & ACCESSIBILITY REQUIREMENTS
A101	FIRE RATED ASSEMBLY PLAN
A201	DEMOLITION PLAN & FLOOR PLAN
A401	REFLECTED CEILING PLAN
A870	INTERIOR ELEVATIONS & INTERIOR DETAILS

## PROJECT SUMMARY

### I. GENERAL INFORMATION:

PROJECT NAME: CELIO APARTMENTS MAILROOM RENOVATION  
PROJECT ADDRESS: 901 SW KING AVENUE  
PORTLAND, OR 97205  
R193323

PROPERTY ID: R193323  
PROJECT DESCRIPTION: RENOVATION OF EXISTING MAIL ROOM, NEW NON-STRUCTURAL PARTITION, MAILBOXES, PARCEL BOXES, FINISHES, AND LIGHTING. EXISTING EGRESS ROUTES TO REMAIN. EXISTING OCCUPANCY LOAD IS UNCHANGED.

### II. GENERAL INFORMATION:

2012 INTERNATIONAL BUILDING CODE (IBC)  
2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2014 OREGON FIRE CODE  
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)  
2014 OREGON ELECTRICAL SPECIALTY CODE (OESC)

### III. BUILDING STANDARDS:

BUILDING TYPE: I-A  
BUILDING OCCUPANCY: A-2, B, R-2, S-1  
(LEVEL 1 FLOOR AREA)  
A-2 (1233 SF)  
B (843 SF)  
R-2 (3820 SF)  
R-2 INCIDENTAL USE (529 SF)  
S-1 (540 SF)

BUILDING AREA: 131,000 SF  
BUILDING HEIGHT: 136'-0"; 12 STORIES

AREA OF WORK: +/- 134 R.S.F.  
TOTAL OCCUPANT LOAD (LEVEL 1): 123

## UNDER SEPARATE PERMIT

ELECTRICAL SYSTEMS

### IV. ADA ACCESSIBILITY UPGRADES:

1. AREA OF WORK HAS BEEN UPGRADED ACCORDING TO THE ACCESSIBILITY UPGRADES LIST AS OUTLINED IN OSSC 3411.

### UPGRADES PROVIDED:

1. NEW ACCESSIBLE MAILBOXES

### V. BUILDING STANDARDS:

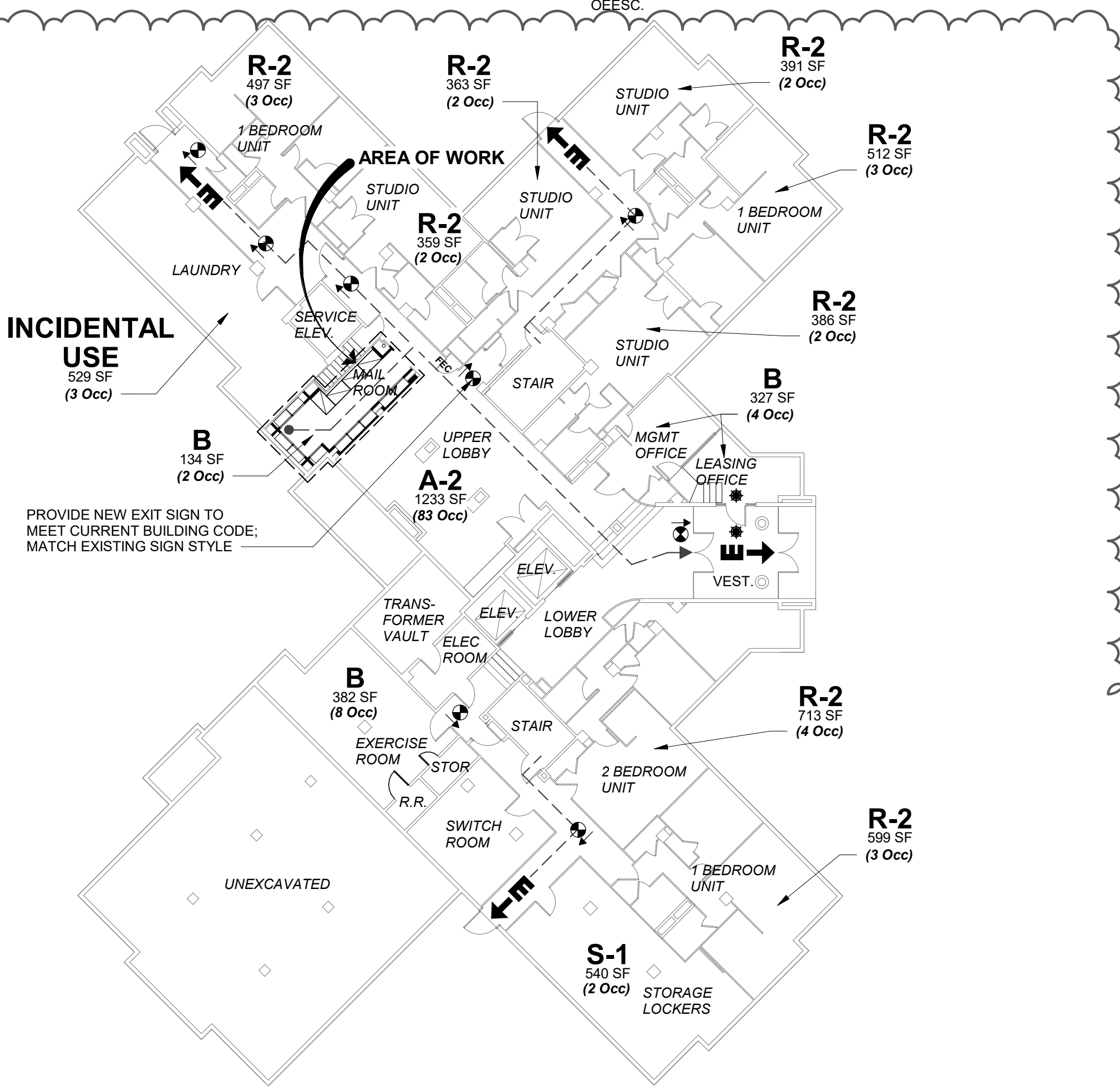
1. BUILDING IS NOT SPRINKLERED, EXCEPT AT THE LEASING OFFICE AND VESTIBULE. MAKE CODE MINIMUM CORRECTIONS AS REQUIRED PER NEW PLAN.  
2. BUILDING HAS AN EXISTING FIRE ALARM SYSTEM.  
3. BUILDING CONTAINS EXISTING SMOKE DETECTORS; PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. SMOKE DETECTORS TO BE TIED TO THE BUILDING ALARM SYSTEM.  
4. IN BUILDINGS EQUIPPED WITH AN EXISTING VISUAL STROBE SYSTEM: PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. IF A SYSTEM DOES NOT EXIST, DO NOT ADD ONE.  
5. PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC AND TENANT SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN FOOTCANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.  
6. PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN 1-1/2 HOUR DURATION.  
7. PROVIDE CODE MINIMUM FIRE ALARM CONNECTIONS AS REQUIRED.  
8. SURVEY EXISTING CONDITIONS OF ENTIRE FLOOR THAT PROJECT OCCURS, AND PROVIDE NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2A 10B/C FOR EACH 1,500 S.F. OF FLOOR AREA OR FRACTION THEREOF. TRAVEL DISTANCE TO AN EXTINGUISHER FROM ANY PORTION OF THE BUILDING SHALL NOT EXCEED 75 FEET. PROVIDE FIRE EXTINGUISHER IN ACCORDANCE WITH CURRENT CODES. PROVIDE NEW FIRE EXTINGUISHER AT ALL EXISTING CABINETS WHERE MISSING. ALL REUSED EXISTING FIRE EXTINGUISHERS ARE TO BE INSPECTED, AND/OR RECHARGED, AS NECESSARY, JUST PRIOR TO SUBSTANTIAL COMPLETION.

### VI. OREGON ENERGY EFFICIENT SPECIALTY CODE

1. EXTERIOR ENVELOPE: NO CHANGE TO EXISTING ENVELOPE. IF EXISTING EXTERIOR WALLS, CEILING, OR ROOF CAVITIES BECOME EXPOSED DURING THE ALTERATION, THEY CAVITIES ARE TO BE INSPECTED FOR THERMAL INSULATION.  
2. INTERIOR LIGHTING: PROPOSED NEW INTERIOR LIGHTING IN COMPLETE COMPLIANCE WITH OEESC.  
3. EXTERIOR LIGHTING: NO CHANGE TO EXISTING EXTERIOR LIGHTING.  
4. MECHANICAL: NO CHANGE TO EXISTING MECHANICAL SYSTEMS. ACCORDING TO SECTION 101.4, DURING A BUILDING ALTERATION, RENOVATION OR REPAIR, ALL EXISTING UNALTERED PORTIONS OF THE BUILDING AND BUILDING SYSTEMS SHALL REMAIN UNCHANGED AND IN COMPLIANCE WITH OEESC.

## GENERAL NOTES

THE SITE PLAN AND SUITE LOCATION PLAN ARE FOR REFERENCE ONLY. SEE ALL OTHER SHEET PLANS FOR CONTRACT DOCUMENT INFORMATION. THE PROJECT SUMMARY IDENTIFIES SOME SPECIFIC OSSC REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL OSSC REQUIREMENTS.



## 1. LEVEL 1 - EGRESS PLAN

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

NOTE: OVERALL FLOOR PLAN OF FIRE RATED ASSEMBLIES PROVIDED ON A101

## CODE SUMMARY

NOTE: EGRESS PATH TO BE MAINTAINED AND NOT AFFECTED BY THIS SCOPE OF WORK

(SEE EGRESS PLAN BELOW)

REQUIRED EXITS PER SECTION 1015				
OCCUPANCY	SPRINKLERED	OCCUPANCY LOAD	REQUIRED	PROPOSED
LEVEL 1				
A-2	N	83 (EXISTING)	EXISTING	EXISTING
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	14 (EXISTING)	EXISTING	EXISTING
R-2	N	21 (EXISTING)	EXISTING	EXISTING
S-1	N	2 (EXISTING)	EXISTING	EXISTING
INCIDENTAL USE (LAUNDRY - CALCULATED AS...	N	3 (EXISTING)	EXISTING	EXISTING

### MINIMUM DISTANCE ALLOWED PER EXITS PER 1015.2.1

OCCUPANCY	SPRINKLERED	REQUIRED	PROPOSED
A-2	N	EXISTING	EXISTING
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	EXISTING	EXISTING
R-2	N	EXISTING	EXISTING
S-1	N	EXISTING	EXISTING
INCIDENTAL USE (LAUNDRY - CALCULATED AS...	N	EXISTING	EXISTING

### EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT PER TABLE 1016.2

OCCUPANCY	SPRINKLERED	REQUIRED	PROPOSED
A-2	N	EXISTING	EXISTING
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	EXISTING	EXISTING
R-2	N	EXISTING	EXISTING
S-1	N	EXISTING	EXISTING
INCIDENTAL USE (LAUNDRY - CALCULATED AS...	N	EXISTING	EXISTING

### COMMON PATH TRAVEL DISTANCE FROM MOST REMOTE POINT BEFORE 2 WAYS PROVIDED PER TABLE 1014.3

OCCUPANCY	SPRINKLERED	REQUIRED	PROPOSED
LEVEL 1			
A-2	N	EXISTING	EXISTING
B	PARTIAL (LEASING OFFICE AND VESTIBULE ONLY)	EXISTING	EXISTING
R-2	N	EXISTING	EXISTING
S-1	N	EXISTING	EXISTING
INCIDENTAL USE (LAUNDRY - CALCULATED AS...	N	EXISTING	EXISTING

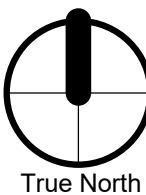
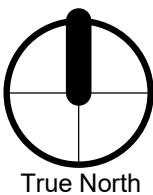
## EGRESS PLAN LEGEND

- FEC EXISTING FIRE EXTINGUISHER CABINET
- (X Occ) ROOM OCCUPANT LOAD (OR TOTAL FLOOR OCCUPANT LOAD) PER SECTION 1004.
- EXISTING EXIT SIGN, UNO.
- EXISTING SPRINKLER LOCATION
- REQUIRED EXIT AND EXIT EGRESS DIRECTION. ACCUMULATIVE NUMBER OF OCCUPANTS SERVED WITH EGRESS DIRECTION AT ARROW LOCATION. (DESIGNATED WHERE (2) MEANS OF EGRESS ARE REQUIRED PER TABLE 1004.1.1)
- EGRESS PATH - REFER TO TABLE FOR TOTALS



## VICINITY MAP

NOT TO SCALE



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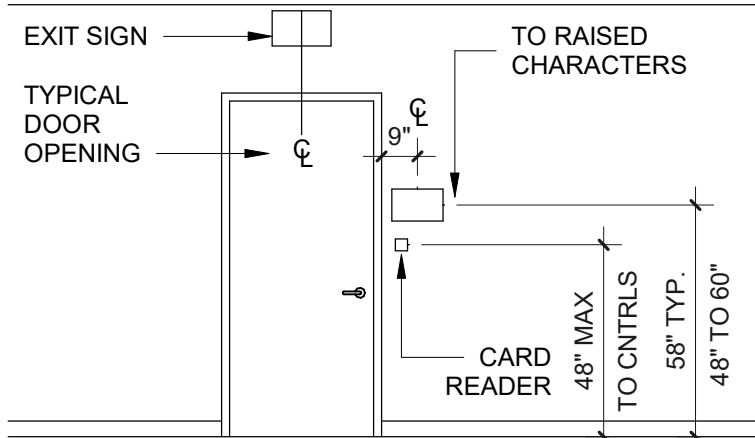
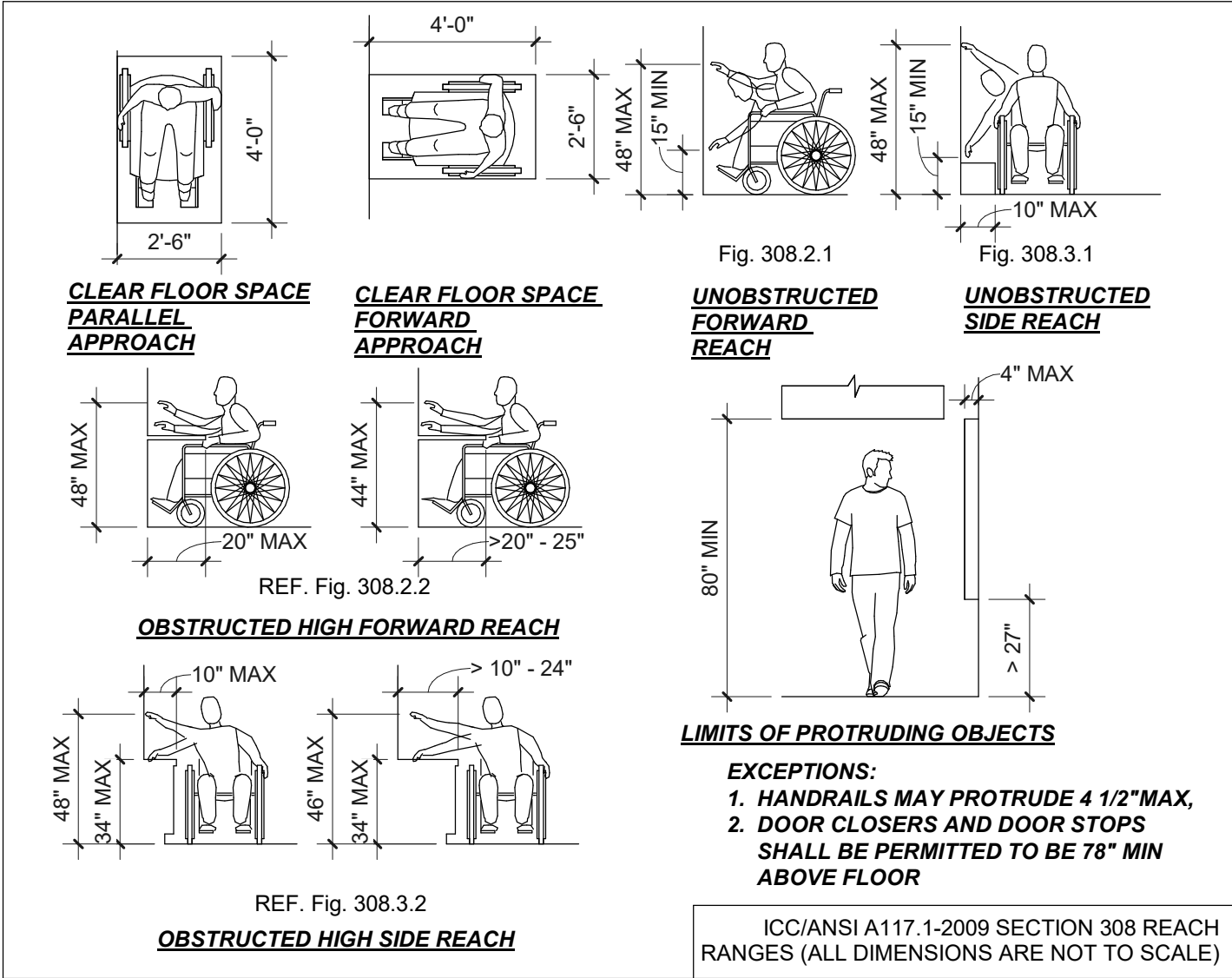
SHEET:

**CS**  
PERMIT SET

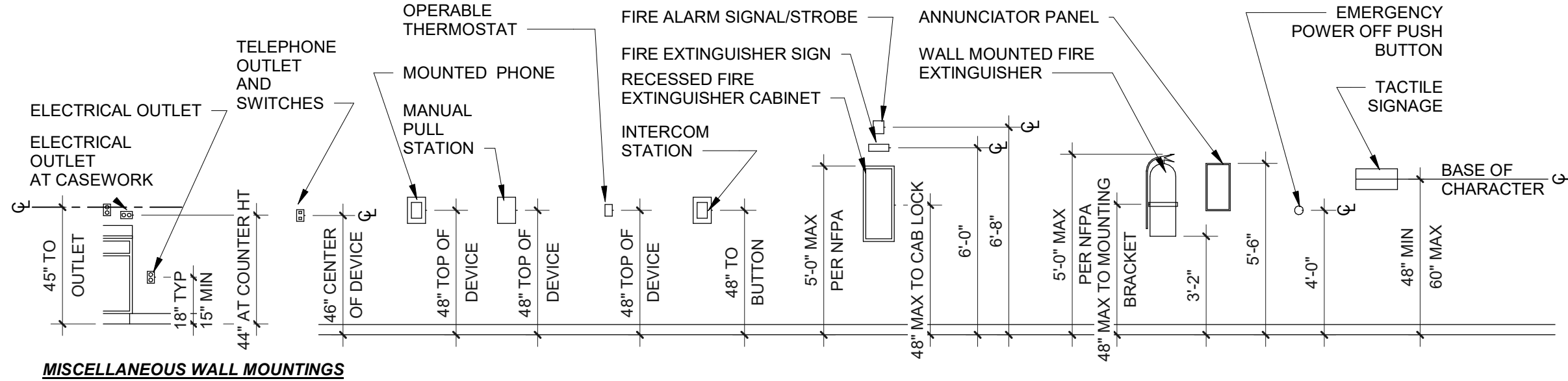
LRS Architects, Inc. ©2018

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1. ALL DIMENSIONS INDICATED ON THIS SHEET ARE **CLEAR MINIMUM TO FACE OF FINISH**. DIMENSIONS TO TOILET ROOM ACCESSORIES ARE TO THE CENTER LINE AS NOTED OR TO THE HIGHEST PORTION OF THE OPENING OR OPERATING DEVICE.
2. ALL ITEMS INDICATED BELOW MAY NOT OCCUR ON THIS PROJECT. SEE PROJECT PLANS AND ELEVATIONS FOR ITEMS THAT OCCUR.
3. SEE ARCHITECTURAL PLANS FOR ACCESSIBILITY AND/OR ADAPTABILITY CONFORMANCE IN THE HORIZONTAL PLAN LAYOUT.
4. SEE ARCHITECTURAL INTERIOR ELEVATIONS FOR DWELLING UNIT F.H.A. ADAPTABLE, AND/OR A.N.S.I. TYPE A OR B DWELLING UNIT FIXTURE MOUNTING HEIGHTS, IF THEY OCCUR ON THIS PROJECT.
5. CONFORMANCE TO FIXTURE MOUNTING HEIGHT REQUIREMENTS ARE APPLICABLE IN ANY PUBLIC AREA OR EMPLOYEE WORK AREA MORE THAN 1000 SF, AS THEY OCCUR PER PROJECT.
6. VERIFY ACCESSORY SIZE WITH MANUFACTURER TO ENSURE CONFORMANCE WITH REQUIRED MOUNTING HEIGHTS.
7. PROVIDE CODE-COMPLIANT BLOCKING WITHIN WALLS AS REQUIRED FOR PROPOSED AND FUTURE ACCESSORIES AND GRAB BARS MOUNTING FIXTURES.
8. PROVIDE GYPSUM BOARD WRAP BEHIND FIXTURES AT WALLS DESIGNATED ON FLOOR PLANS AS OPENING-PROTECTED WALLS.
9. ACCESSIBLE FIXTURES REQUIRE A CLEAR FLOOR SPACE CONTIGUOUS OR OVERLAPPING THE ACCESSIBLE ROUTE. FLOOR DRAINS SHOULD NOT BE PLACED IN THIS CLEAR FLOOR SPACE.
10. EXCEPTION: DRAINS MAY RESIDE IN CLEAR FLOOR SPACE PROVIDED DRAIN HOLES DO NOT EXCEED 1/2" DIA. MAXIMUM; FLOOR SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION; AND THE ELEVATION CHANGE AT THE DRAIN LIP DOES NOT EXCEED 1/8".



TYPICAL AT DOOR



MISCELLANEOUS WALL MOUNTINGS



CONSULTANT:

PROJECT NUMBER: 218060

**CELIO  
APARTMENTS  
MAILROOM  
RENOVATION**

901 SW KING  
AVENUE  
PORTLAND, OR  
97205

SHEET TITLE:

**GENERAL  
NOTES &  
ACCESSIBILITY  
REQUIREMENTS**

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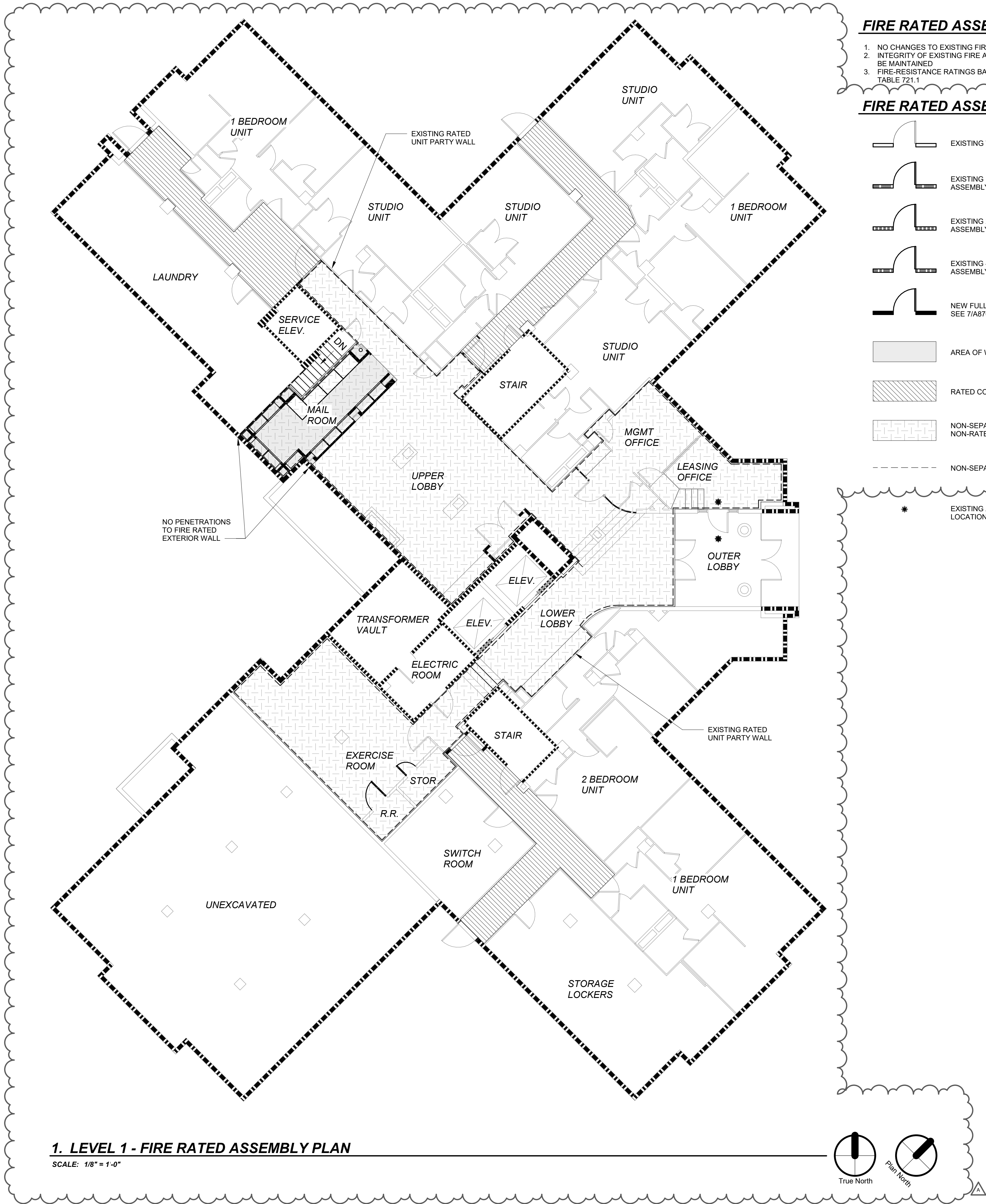
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**FIRE RATED ASSEMBLY NOTES**

1. NO CHANGES TO EXISTING FIRE ASSEMBLIES
2. INTEGRITY OF EXISTING FIRE ASSEMBLIES TO BE MAINTAINED
3. FIRE-RESISTANCE RATINGS BASED ON OSSC TABLE 721.1

**FIRE RATED ASSEMBLY LEGEND**

- EXISTING TO REMAIN
- EXISTING 1-HOUR RATED ASSEMBLY
- EXISTING 2-HOUR RATED ASSEMBLY
- EXISTING 4-HOUR RATED ASSEMBLY
- NEW FULL HEIGHT PARTITION SEE 7/A870
- AREA OF WORK
- RATED CORRIDOR
- NON-SEPARATED USE WITH NON-RATED CORRIDOR
- NON-SEPARATED USE BOUNDARY LINE
- EXISTING AUTOMATIC SPRINKLER LOCATION



CONSULTANT:

PROJECT NUMBER: 218060

**CELIO  
APARTMENTS  
MAILROOM  
RENOVATION**

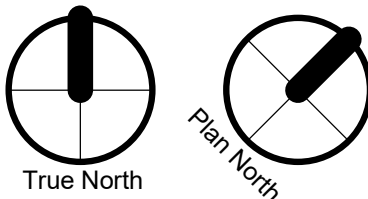
901 SW KING  
AVENUE  
PORTLAND, OR  
97205

SHEET TITLE:

**FIRE RATED  
ASSEMBLY  
PLAN**

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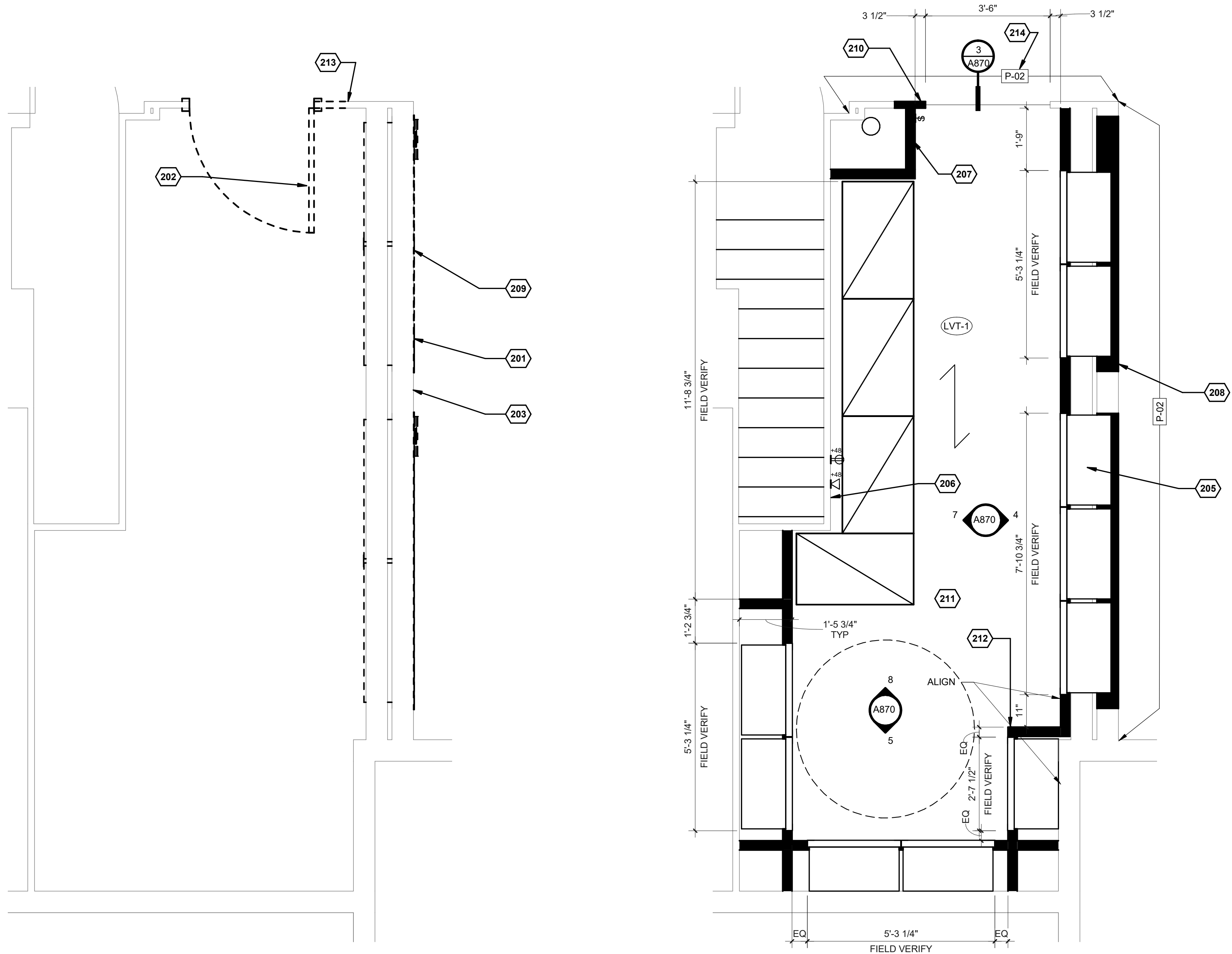
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SHEET:  
**A101**  
PERMIT SET

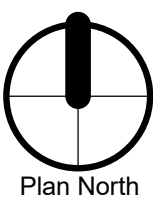
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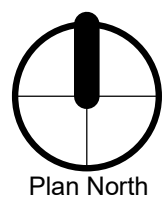
## 1. DEMOLITION PLAN

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



## 2. FLOOR PLAN

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



## FINISH GENERAL NOTES

- SEE FINISH MATERIAL LEGEND, INTERIOR FINISH PLANS, INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR MORE INFORMATION.
- INTERIOR PAINTS ARE TO HAVE THE FOLLOWING SHEENS UNO:
  - \* WALLS - EGGSHELL
  - \* CEILINGS & SOFFITS - FLAT
  - \* DOORS, DOOR FRAMES, CASINGS AND MILLWORK - SEMI-GLOSS
- NOT USED
- FLOORING DIRECTION AND SEAMING LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT.
- PROVIDE NEW FLOORING AND BASE AS INDICATED UNO.
- REFER TO A870 FOR TYPICAL FLOORING TRANSITION DETAILS FOR ACCESSIBILITY COMPLIANCE.

## FINISH LEGEND

- P-1 PAINT TAG
- INDICATES FINISH DIRECTION
- (CPT-1) FLOOR FINISH

## FINISH MATERIAL LEGEND

**RESILIENT FLOORING**  
**LUXURY VINYL TILE**  
MFR: ARMSTRONG COMMERCIAL FLOORING  
PRODUCT: EARTHOUTS SLADE  
COLOR: NA360 SILVER LINING  
SIZE: 12" X 24"  
INSTALLATION: ASHLAR  
CONTACT: NORA VIVARELLI: norav@pacmat.com

**WALL FINISHES**  
**PAINT**  
MFR: SHERWIN WILLIAMS  
COLOR: SW7007 CEILING BRIGHT WHITE  
FINISH: FLAT  
LOCATION: CEILING

**WALL FINISHES**  
**PAINT**  
MFR: SHERWIN WILLIAMS  
COLOR: SW9132 ACACIA HAZE  
FINISH: EGGSHELL  
LOCATION: LOUNGE WALL

**WALL FINISHES**  
**PAINT**  
MFR: SHERWIN WILLIAMS  
COLOR: SW9132 ACACIA HAZE  
FINISH: SEMI-GLOSS  
LOCATION: TRIM

**WALL FINISHES**  
**VINYL WALLCOVERING**  
MFR: MAHARAM  
STYLE: TETHER 399961  
COLOR: 009 ROSEMARY  
WIDTH: 54"  
LOCATION: MAIL ROOM

**ARCHITECTURAL TRIM**  
**WOOD TRIM**  
TYPE: WALL BASE  
PROFILE: FLAT STOCK  
SPECIES: PAINT-GRADE  
SIZE: MATCH BUILDING STANDARD  
FINISH: P-3

**ARCHITECTURAL TRIM**  
**WOOD TRIM**  
TYPE: MAILBOX TRIM, DOOR TRIM  
PROFILE: FLAT STOCK  
SPECIES: PAINT-GRADE  
SIZE: 1X2  
FINISH: P-3

## GENERAL NOTES

- THIS DRAWING REFERENCES EXISTING CONDITIONS FOR REFERENCE ONLY. VERIFY IN FIELD.
- REMOVE EXISTING FLOORING, BASE AND LIGHT FIXTURES IN SCOPE OF WORK, UNO.
- PROTECT ALL ADJACENT AREAS DURING DEMOLITION AND FROM DUST AND TRASH INTRUSION.
- CEILING CONFIGURATION TO REMAIN UNO.
- REMOVE AND SALVAGE FIRE EXTINGUISHERS AND CABINETS FOR REUSE.
- PROVIDE STAGING AREA FOR EXISTING MAILBOXES TO REMAIN IN USE DURING CONSTRUCTION.
- DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL WORK IS DESIGN BUILD - ALL ELECTRICAL OUTLETS, DATA & SWITCHES SHOWN FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- WHEN NEW LIGHT SWITCHES ARE ADDED, REPLACE ALL EXISTING LIGHT SWITCHES WITH NEW OCCUPANCY SENSOR SWITCHES.
- PATCH AREAS ADJOINING AND/OR ADJACENT TO DEMOLITION WORK TO MATCH EXISTING AND/OR NEW CONSTRUCTION.
- PROVIDE NEW LUTRON WALL PLATES IN SCOPE OF WORK. COLOR: GREENBRIAR (GB).

## DEMO PHASING LEGEND

- EXISTING TO REMAIN
- DEMOLISH EXISTING ELEMENT

## WALL TYPE LEGEND

- EXISTING TO REMAIN
- NEW FULL HEIGHT PARTITION  
SEE 7/A870

## ELECTRICAL LEGEND

- SHOWN FOR REFERENCE ONLY**
- PHASE OF FIXTURE  
E = EXISTING FIXTURE  
N = NEW FIXTURE  
R = RELOCATED FIXTURE
- TYPE OF FIXTURE  
HEIGHT OF FIXTURE  
(IF NOT STANDARD)
- SWITCH
- OCCUPANCY SENSOR SWITCH
- TELEPHONE / DATA OUTLET
- STANDARD DUPLEX OUTLET

## KEYNOTES

- REMOVE EXISTING MAILBOXES AND MAILBOX TRIM. PROVIDE TEMPORARY STAGING AREA FOR MAILBOXES DURING CONSTRUCTION.
- REMOVE EXISTING DOOR, FRAME AND TRIM.
- REMOVE EXISTING WALLCOVERING ON THIS WALL ONLY.
- NEW PARCEL PENDING LOCKERS PROVIDED BY OWNER. PROVIDE STANDARD 110V DUPLEX OUTLET AND DEDICATED SECURE ETHERNET CONNECTION (RJ45).
- NEW TENANT MAILBOXES PROVIDED BY OWNER AND CONTRACTOR INSTALLED.
- COORDINATE PARCEL PENDING LOCKER LOCATION WITH CONDUIT PROJECTING FROM WALL.
- ALIGN WALL WITH SOFFIT ABOVE.
- PATCH AND REPAIR WALL TO LEVEL 4 FINISH.
- EXISTING LIGHT FIXTURES TO REMAIN.
- TRIM AT CASED OPENING TO MATCH EXISTING PROFILE AND FINISH.
- FINISH WALLS TO LEVEL 5 FINISH.
- PROVIDE FULL HEIGHT CLEAR CORNER GUARD.
- PROTECT EXISTING WALLCOVERING FROM DAMAGE DURING DEMOLITION.
- IF WALLCOVERING DAMAGE CANNOT BE AVOIDED, PAINT WALL TO THE EXTENTS SHOWN.



CONSULTANT:

PROJECT NUMBER: 218060

## CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING AVENUE  
PORTLAND, OR 97205

SHEET TITLE:

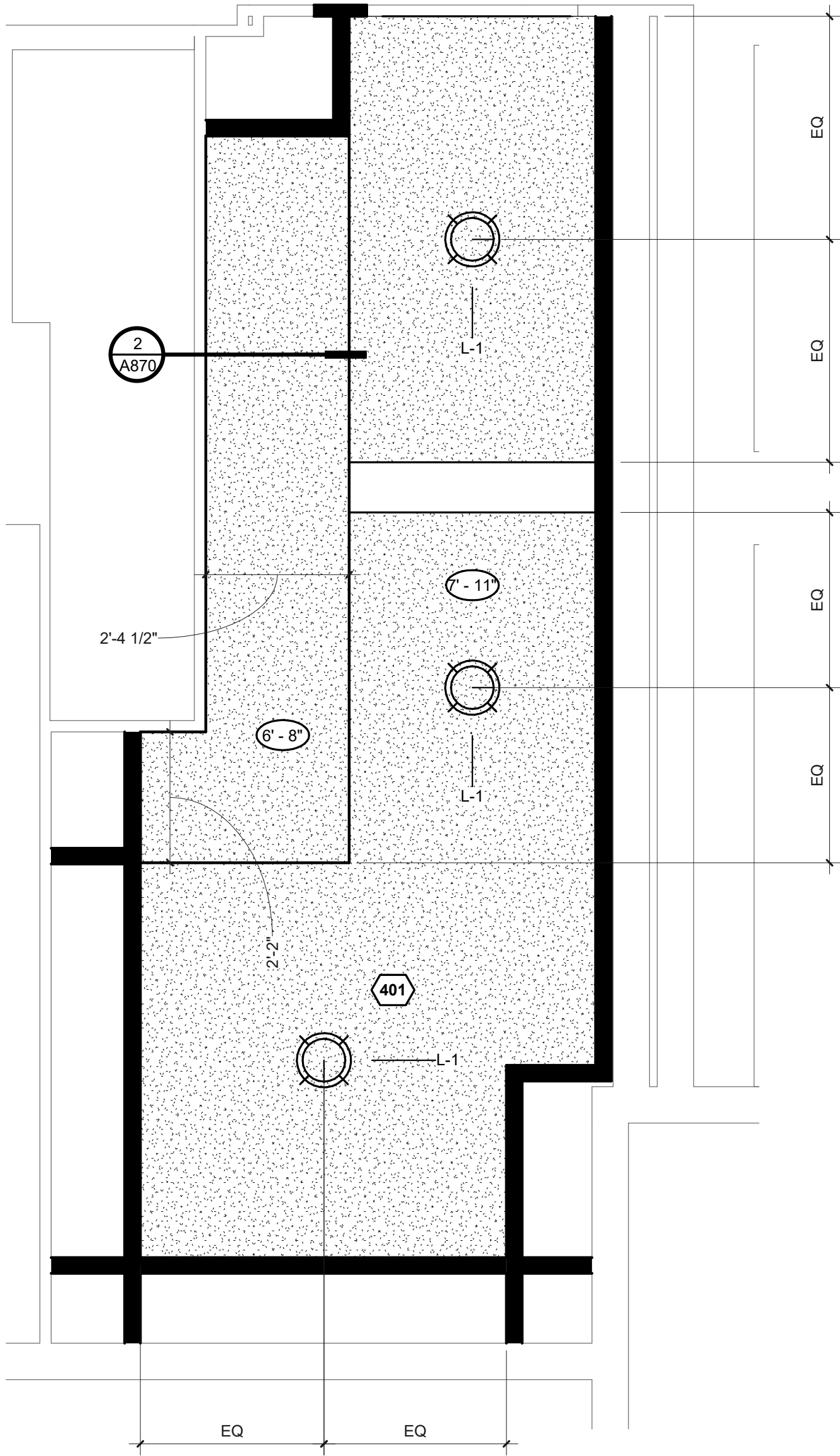
## DEMOLITION PLAN & FLOOR PLAN

DRAWN BY: MFV  
DATE ISSUED: 09.17.2018  
PERMIT SET

SHEET:  
**A201**  
PERMIT SET

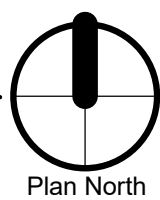
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1. REFLECTED CEILING PLAN

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



WALL TYPE LEGEND

- EXISTING TO REMAIN
- NEW FULL HEIGHT PARTITION  
SEE 7/A870

RCP LEGEND

- NONRATED GYP. BD. SOFFIT OR NONRATED  
ONE LAYER GYP. BD. SUSPENDED CEILING  
SYSTEM. SEE A870

ITEMS BELOW ARE SHOWN FOR REFERENCE ONLY

- CEILING ELEVATION TAG

LIGHT FIXTURE LEGEND

- L-1 SURFACE MOUNT**  
MFR. TANGO LIGHTING  
PRODUCT: BOOP  
FINISH: WHITE/GOLD  
SIZE: 14.5" DIAMETER, 3.9" H  
CONTACT: JANET CROSON, janet@csighting.com

- L-2 NOT USED**

GENERAL NOTES

- A. REFER TO SHEET A100i FOR A COMPLETE LIST OF GENERAL NOTES.
- B. ALL ELECTRICAL WORK IS DESIGN-BUILD. EXISTING AND NEW LIGHT FIXTURES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. CLEAN AND RESTORE ALL LIGHTS TO WORKING ORDER PRIOR TO JOB COMPLETION.
- C. ALL FIRE/LIFE SAFETY WORK IS DESIGN-BUILD. SUBMIT PROPOSED LOCATIONS FOR EMERGENCY LIGHTING, STROBES, SMOKE DETECTION AND SPRINKLERS TO ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO CONSTRUCTION.
- D. SPRAY PAINT ALL METAL ACCESS PANELS AND DIFFUSERS TO MATCH ADJACENT CEILING FINISHES UNO.
- E. WHEN NEW LIGHT SWITCHES ARE ADDED TO ANY PORTION OF THE SUITE, REPLACE ALL EXISTING LIGHT SWITCHES WITH NEW BUILDING STANDARD OCCUPANCY SENSOR SWITCHES.
- F. NOT USED

KEYNOTES

- 401 FURR OUT EXISTING CEILING MINIMUM AMOUNT POSSIBLE TO CONCEAL EXISTING CONDUIT.

LRS  
ARCHITECTS  
720 NW Davis Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077  
www.lrsarchitects.com



CONSULTANT:

PROJECT NUMBER: 218060

CELIO  
APARTMENTS  
MAILROOM  
RENOVATION

901 SW KING  
AVENUE  
PORTLAND, OR  
97205

SHEET TITLE:

REFLECTED  
CEILING PLAN

DRAWN BY: MFW  
DATE ISSUED:  
PERMIT SET

09.17.2018

SHEET:  
A401  
PERMIT SET

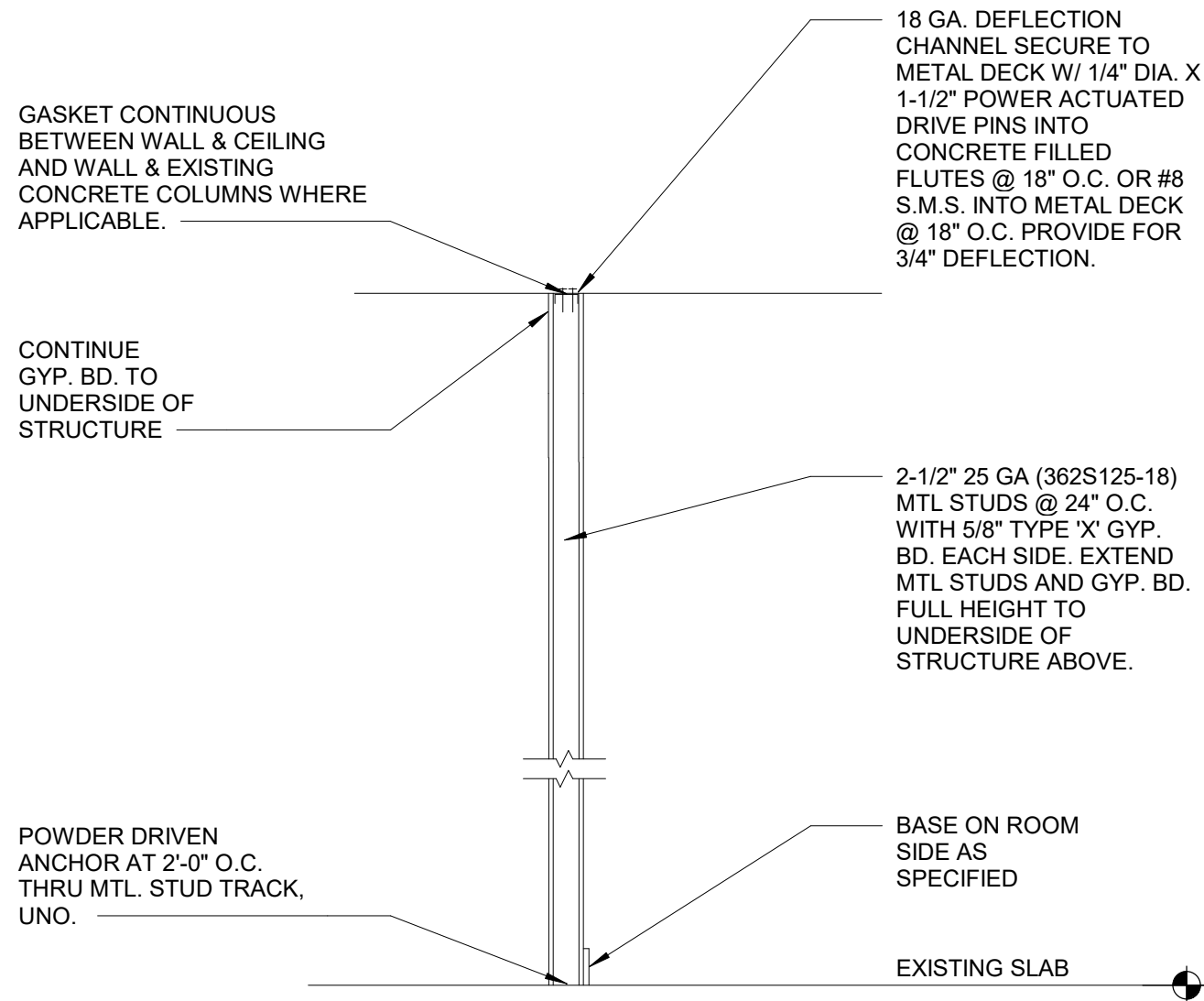
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GENERAL NOTES

- A. SEE A100i FOR FULL ACCESSIBILITY REQUIREMENTS.  
B. SEE SPECIFICATIONS, FINISH LEGEND, FINISH SCHEDULE, FINISH PLANS AND FINISH NOTES FOR ADDITIONAL INTERIOR FINISH INFORMATION.  
C. PAINT ALL NON-NOTED MISCELLANEOUS ITEMS TO MATCH ADJACENT FINISH COLOR UNO.  
D. PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ACCESSORIES WHERE NOTED ON ELEVATIONS.

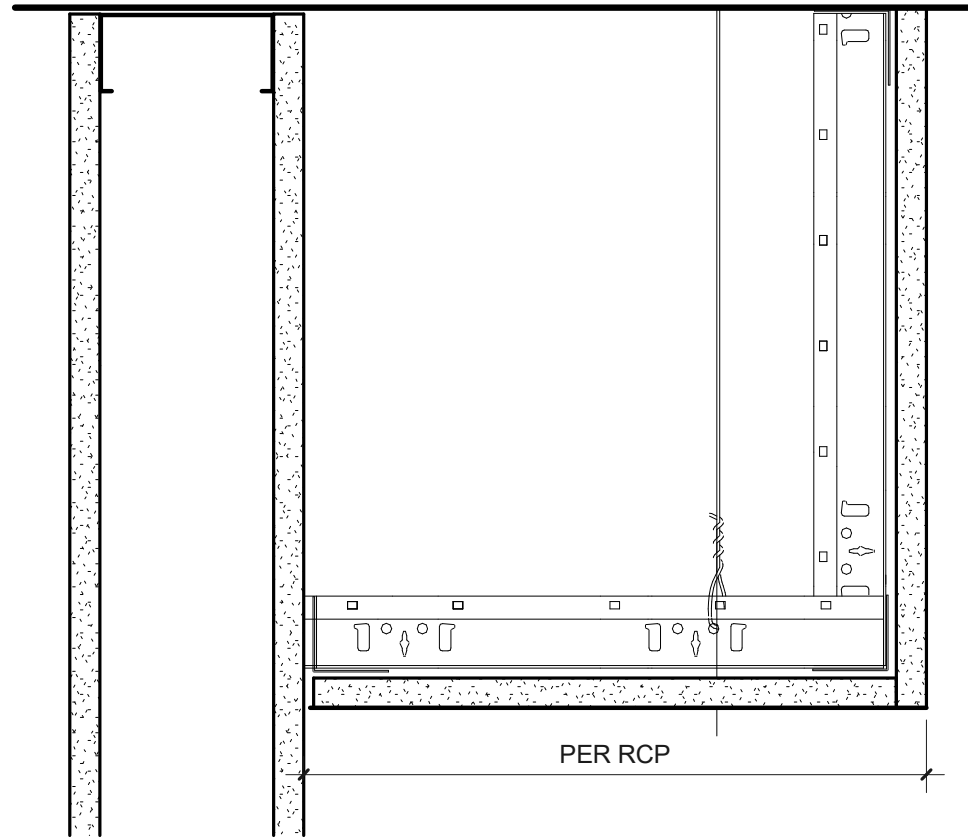


CONSULTANT:



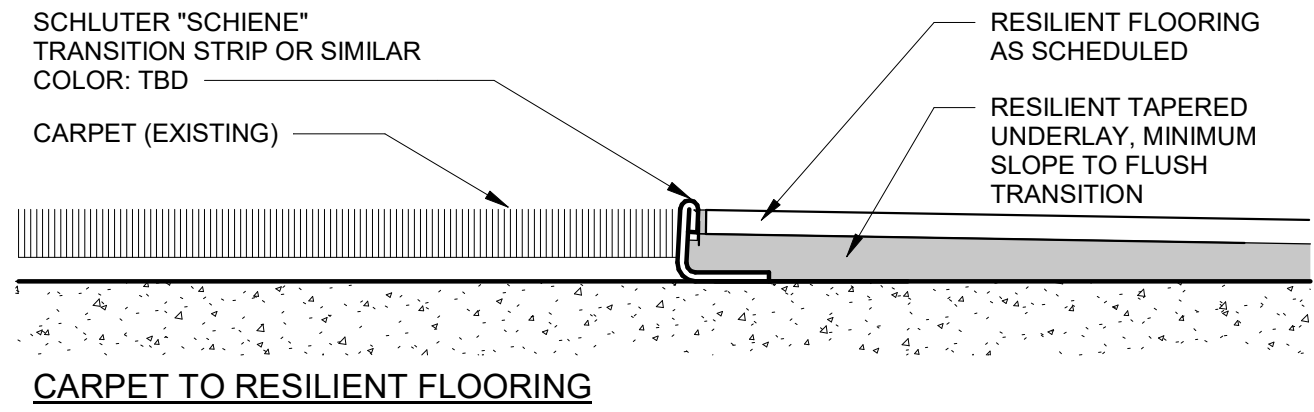
1. FULL HEIGHT PARTITION

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



2. SUSPENDED GYP CEILING (SOFFIT OPTION)

SCALE: 3" = 1'-0"



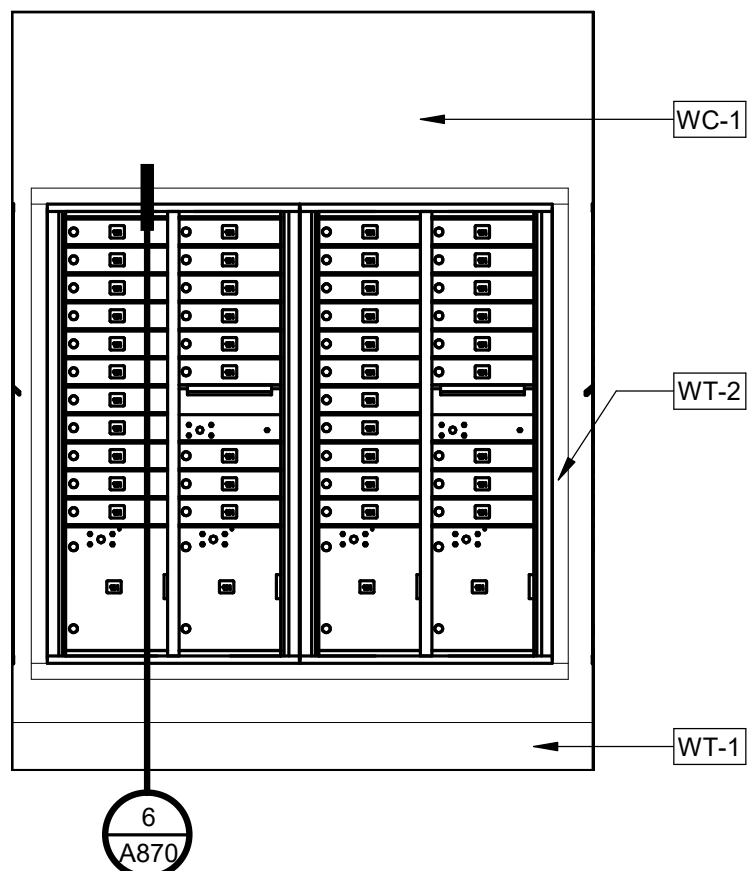
3. INTERIOR FLOOR TRANSITION DETAILS

SCALE: 12" = 1'-0"



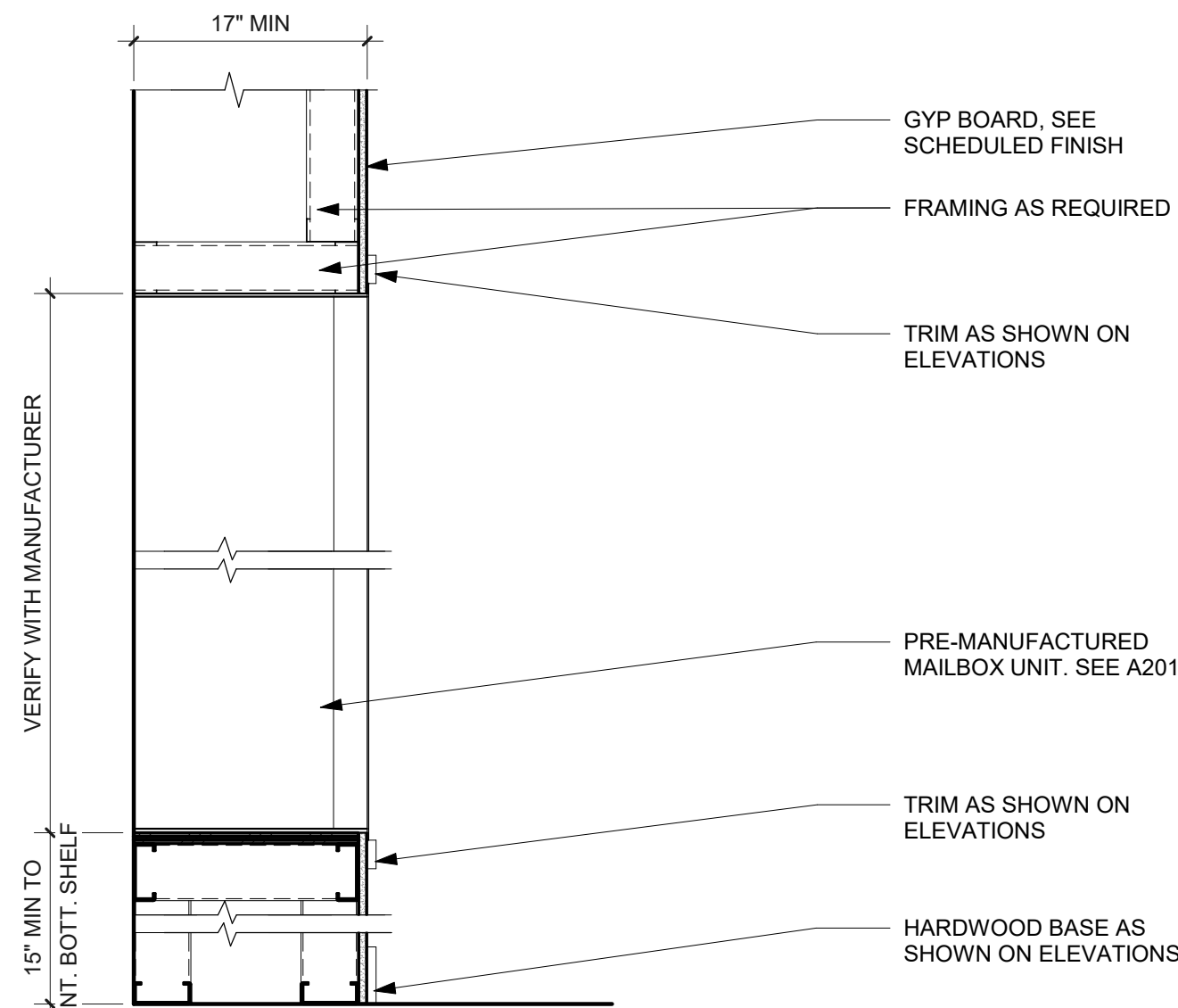
4. MAIL ROOM - EAST

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



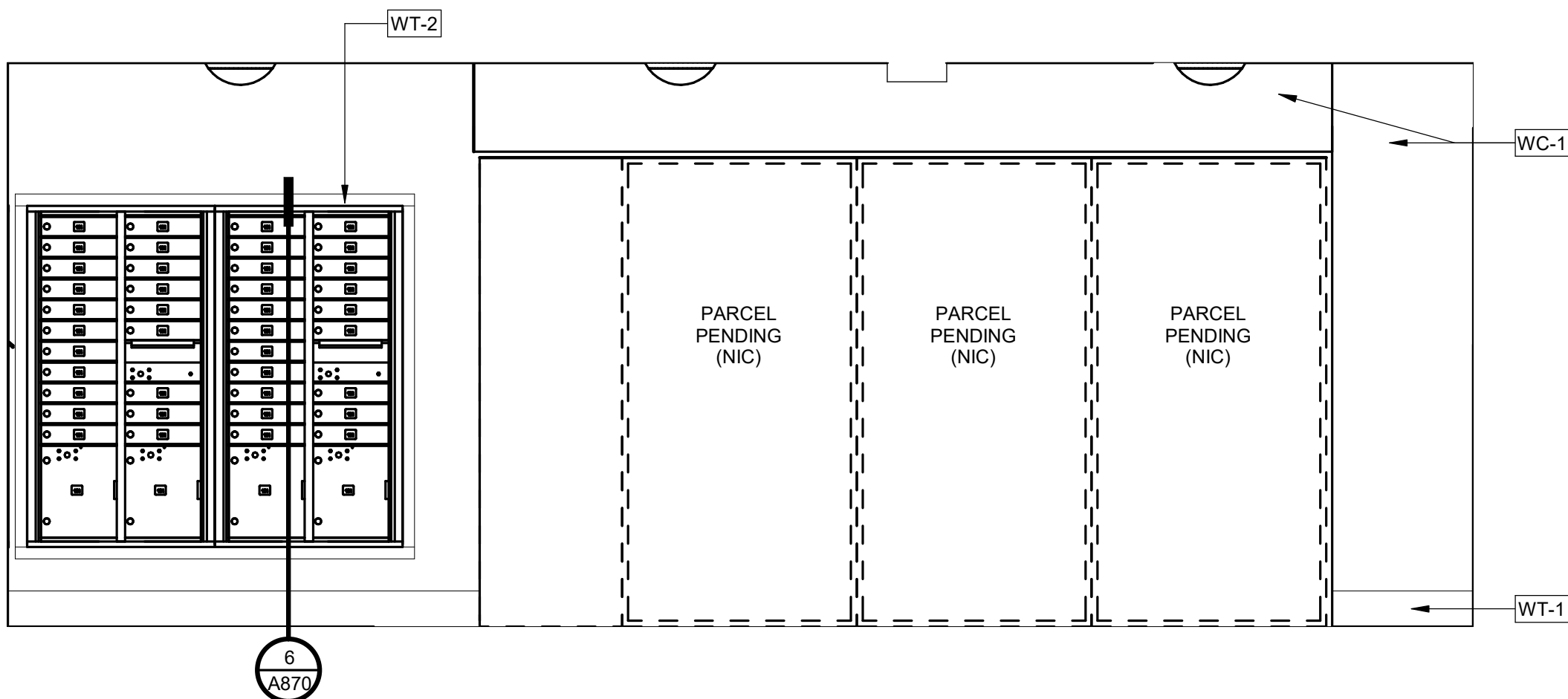
5. MAIL ROOM - SOUTH

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



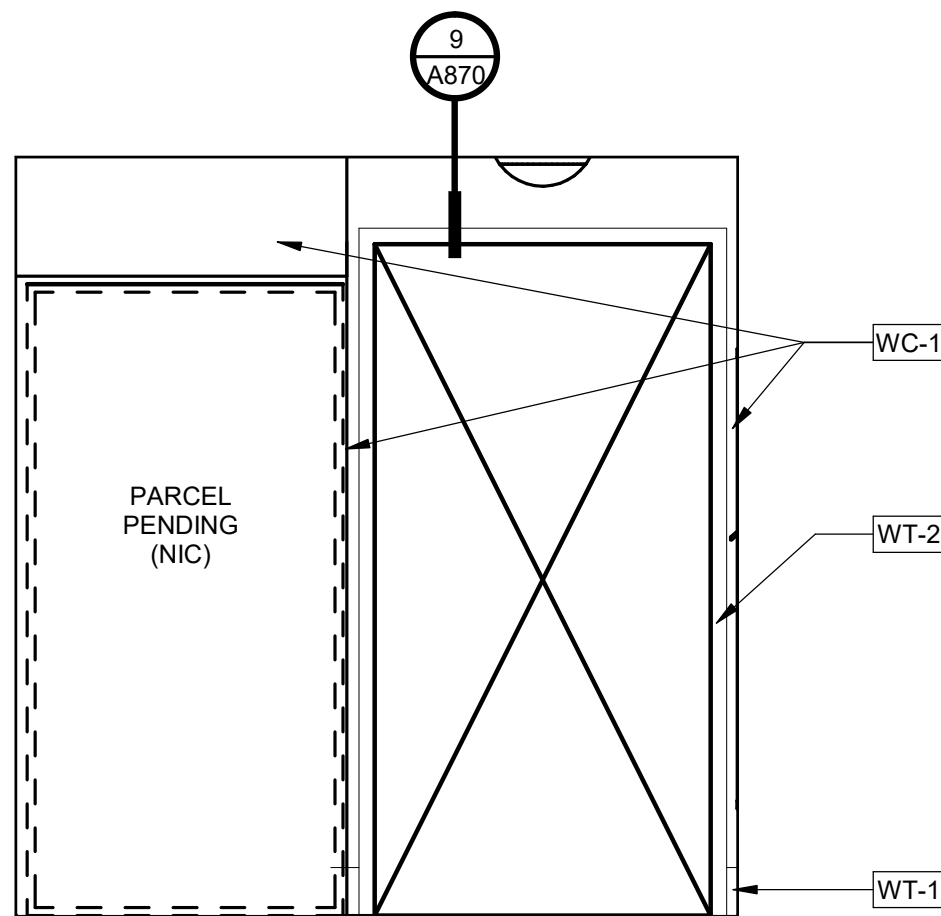
6. RECESSED MAILBOXES

SCALE: 1" = 1'-0"



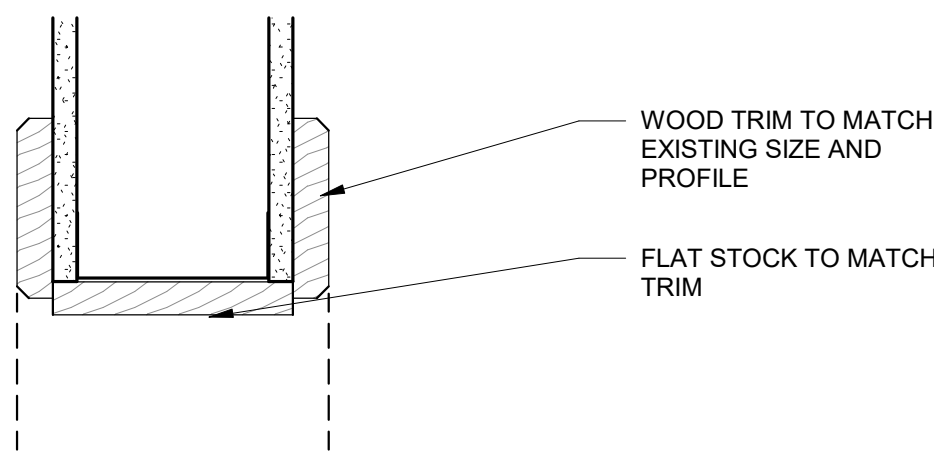
7. MAIL ROOM - WEST

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



8. MAIL ROOM - NORTH

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



9. CASED OPENING

SCALE: 3" = 1'-0"

PROJECT NUMBER: 218060

CELIO APARTMENTS MAILROOM RENOVATION

901 SW KING AVENUE PORTLAND, OR 97205

SHEET TITLE:

INTERIOR ELEVATIONS & INTERIOR DETAILS

DRAWN BY: MFW  
DATE ISSUED: 09.17.2018  
PERMIT SET

SHEET:  
**A870**  
PERMIT SET