

# 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:** Hold for Additional Information

<b>Appeal ID:</b> 18786	<b>Project Address:</b> 1310 NW Johnson St
<b>Hearing Date:</b> 12/19/18	<b>Appellant Name:</b> Eric Li
<b>Case No.:</b> B-011	<b>Appellant Phone:</b> 5032200668
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> commercial	<b>Stories:</b> 7 <b>Occupancy:</b> R-2, M <b>Construction Type:</b> 3-B, 1-A
<b>Building/Business Name:</b> The Pearl Apartments	<b>Fire Sprinklers:</b> Yes - Full Coverage
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 18-244022-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] [File 4] [File 5]	<b>Proposed use:</b> Mixed Use Residential and Retail

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	602.3, PFC 105.4, City of Portland Code Guide OSSC/6/#4
<b>Requires</b>	<p>The City of Portland Portland Code Guide OSSC/6/#4 allows for ts non-fire-retardant-treated wood framing within exterior walls of R-2 occupancy buildings of Type III construction without a building code, providing that all the criteria in the Code Guide are met.</p> <p>Criteria 8 states that "At least one operable exterior window shall be provided in each dwelling unit with a minimum opening width of 3 1/2 inches."</p> <p>Criteria 11 states that "A minimum of one dominant street facing building facade shall meet Fire Code Requirements for fire apparatus and aerial access."</p> <p>Portland Fire Code D105.1 states that "Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders in the immediate vicinity of the building or portion thereof."</p> <p>In OSSC 602.3 Type III:</p> <p>Type III construction is that type of construction in which exterior walls are of non-combustible materials and the interior elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.</p>
<b>Proposed Design</b>	<p>ITEM #1: The off-site street configuration makes setting up a fire apparatus is prohibitively problematic, as the fire department does not want to extend the apparatus over the loading dock on 13th Avenue, and there isn't enough width on NW Johnson without removing off street parking and dedicating a length of 60'-0" on both sides of Johnson Street (6 stalls) to be no-parking for fire</p>

access. Johnson street is 36'-0" from curb to curb, less 16'-0" for two parallel parking aisles. This condition had been discussed with Joe Thornton and the PFD in a conference on November 17, 2017. And this appeal had been discussed as an approvable condition to remedy the condition.

In lieu of aerial access for fire apparatus aerial access, the proposed compensating measure is to fill the entire exterior wall cavity with mineral wool batt insulation (non-combustible). This reduces the ability of fire to spread internally between framing members, and provides a betterment for fire protection within the exterior wall construction.

ITEM #2: Joe Cooley, fire life safety plans examiner from the City of Portland has produced a checksheet comment #9 stating that exterior windows located 0' to 15' above roofs of adjacent buildings that are less than 15' away are required to have a 3/4- Rating. A proposed design solution to this condition is to fix in place two of the windows, and to, and for all windows within 10'-15' both horizontally and vertically of the adjacent roof to be provided with sprinklers per ICC NER-516 and OSSC 705.8.6.2 for a 3/4 hour rating.

All other criteria OSSC/6/#4 comply as follows:

Exterior bearing walls are protected with two layers of 5/8" type "X" GWB on the interior and two layers of 5/8" type "X" gypsum sheathing on the exterior.

Exterior non bearing walls are protected with a minimum of one layer of 5/8" type "X" gwb on the interior and one layer of 5/8" gypsum sheathing on the exterior.

Non-fire-retardant treated wood framing with exterior walls are enclosed by a minimum of one layer of 5/8" type "X" gwb or gypsum sheathing.

All openings in the exterior walls for door or windows are provided with a sacrificial stud as shown in the details on the A8.XX series sheets.

All exterior wall coverings are constructed of non-combustible materials.

Combustible roof sheathing and framing is protected from exposure to fire from above with gypsum or cement based products above and below the roof framing as shown on sheet A0.08. All roofs are of rated construction.

Selective smoke detection coverage is being installed in the Type III portion of the building per NFPA 72.

All residential dwelling unit has been provided with an operable exterior window, with the exception of the two units noted in the appeal above. We have modified the third story windows to have the operable windows below the adjacent property parapet line.

Wall and floor assemblies are made of 1-hour tested fire resistance.

The base allowable building area for type III-B is 32,000 s.f. per floor, with fire sprinklers. The maximum floor area in this building is 5894 s.f. gross. See A0.02.

See appeal for fire aerial apparatus above.

Both egress stairs in the building have been provided with roof access.

All penetrations through the exterior wall covering are fire-stopped at the exterior sheathing.

Details 8 and 11 on A8.01.

Ducts and vents penetrating the exterior are minimum 26 gauge metal.

No unprotected penetrations are being provided through the underside of fire-rated exterior wall projections that are required to be rated.

The elevator hoistways are smoke tight, and have been provided with smoke doors that are on magnetic hold-opens, connected to the fire alarm system.

Framing for the walls, floors, ceilings, and roofs have been constructed in accordance with the graphic detail drawings provided in the OSSC/6/#4 code guide.

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**Reason for alternative** The streets cannot be modified without serious compromise to the City of Portland off-street parking standards and planning and zoning recommended widths for sidewalk corridor zones (12'-0" widths).

This proposed application has been reviewed and approved several times before by the City of Portland for similar reasons. (For example, Appeal 13929 for a property on 1885 NW Quimby Street). This solution was one that was referred and recommended to us by Joe Thornton, Fire Bureau plans examiner.

The use of the non-combustible mineral wool (Roxul "Cavity Rock") is a betterment for the fire resistance of the exterior enclosure, as it fills the cavities between the framing with a non-combustible fill material, that in Appeal 13929 had an engineering judgement that proved out that the solution reduced the flame spread compared to a fire-treated wood assembly by 10 1/2 feet, as required by OSSC 2303.2 for FRT wood. This is essentially fire blocking in all framing stud bays.

The affixing of the fourth floor windows and sprinkler system protection on the north elevation is a direct response in coordination with John Cooley, to bring the building into compliance with 705.8.6.2. All other windows have operable portions to comply with OSSC/6/#4. This will prevent the spread of flames from the adjacent building to open windows on this project.

Combined with all of the other criteria met for the City of Portland OSSC/6/#4 guidelines, we believe this application to prove enough of an improvement that aerial access would not be needed.

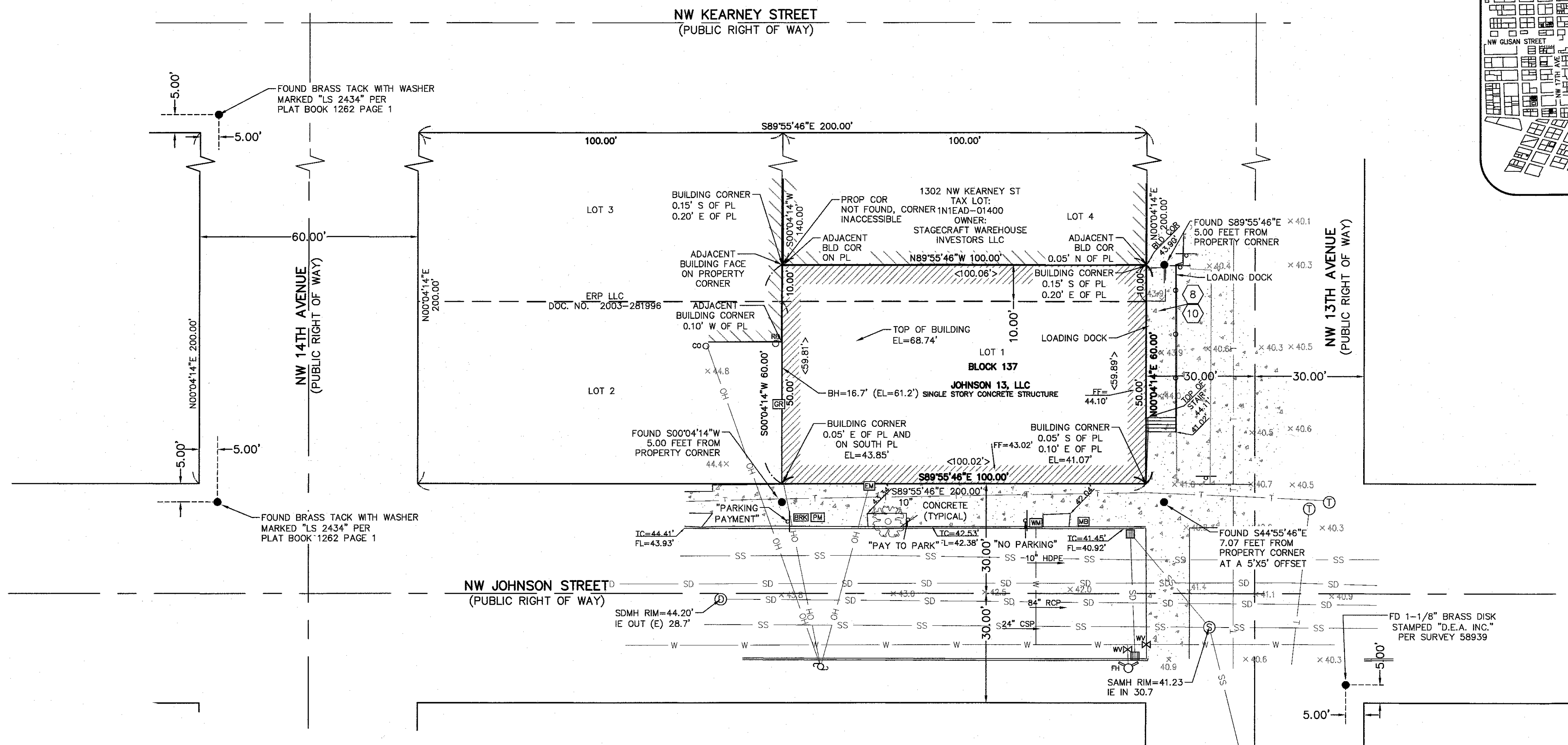
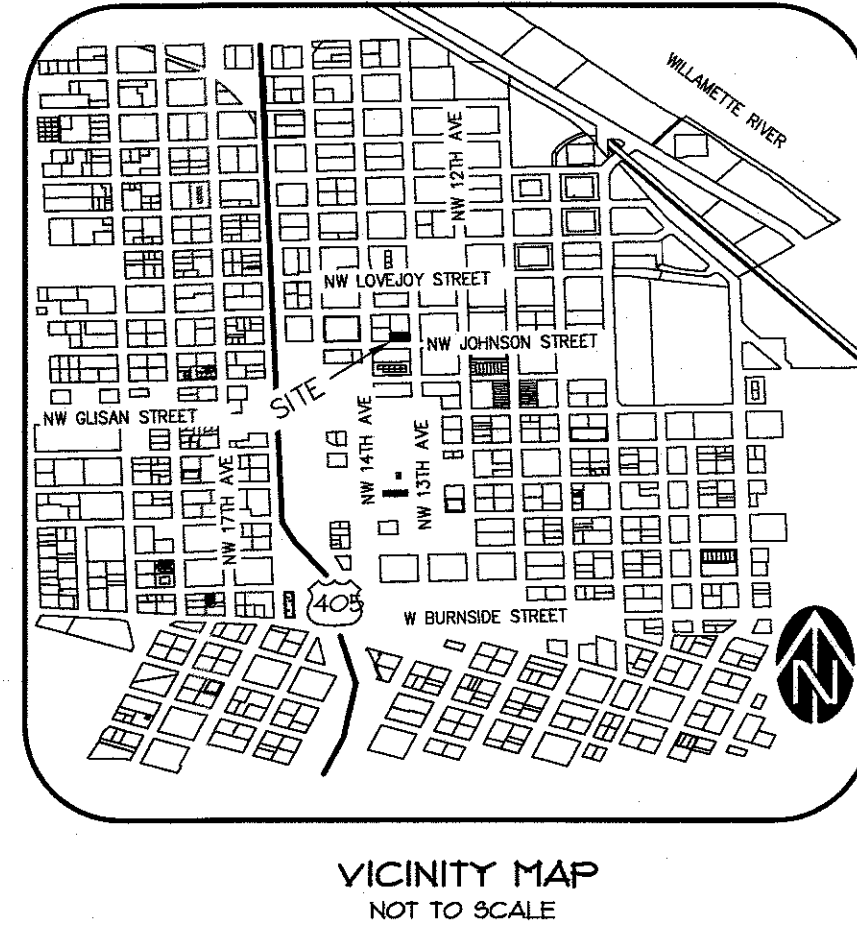
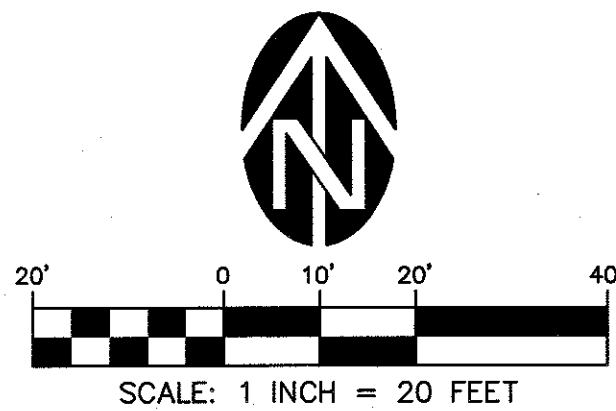
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## APPEAL DECISION

**1. Omission of aerial access with mineral wool insulation in all exterior walls: Hold for additional information.**

**2. Type 13 water curtain sprinkler protection at non-fire rated openings in buildings with vertical exposure on separate lots: Hold for additional information.**

**Appellant may contact John Butler (503 823-7339) with questions.**



#### TITLE REPORTS

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED UPON THE FOLLOWING PRELIMINARY TITLE REPORT (PTR):

FIRST AMERICAN TITLE COMPANY FILE NO: NCS-865952-0R1, WITH AN EFFECTIVE DATE AUGUST 31, 2018.

#### PROPERTY INFORMATION

PROPERTY ADDRESS: 1319 NW JOHNSON STREET  
PORTLAND, OR 97209

MAP AND TAXLOT ID: 1N1E33AD-01500

FEE TITLE TO SAID ESTATE IS VESTED IN:

JOHNSON 13, LLC

#### LEGAL DESCRIPTION

LOT 1 AND THE SOUTH 10 FEET OF LOT 4, BLOCK 137, COUCH'S ADDITION TO THE CITY OF PORTLAND, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

#### FLOOD ZONE INFORMATION

THE SUBJECT SITE IS LOCATED WITHIN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MULTNOMAH COUNTY, OREGON, COMMUNITY-PANEL NUMBER 410183 0093 E, EFFECTIVELY DATED OCTOBER 19, 2004.

#### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

#### ZONING NOTES

A ZONING LETTER OR REPORT WAS NOT PROVIDED TO WESTLAKE CONSULTANTS AT THE TIME OF PREPARATION OF THIS SURVEY. THE FOLLOWING ZONING INFORMATION IS PER THE CITY OF PORTLAND ZONING MAP AND CODE.

ZONING: EXd - CENTRAL EMPLOYMENT ZONE WITH A DESIGN OVERLAY (PER ZONING MAP)

SELECTED EXd DEVELOPMENT STANDARDS PER CHAPTER 33.140

MAXIMUM FAR: 3:1 (33.140.205)  
MAXIMUM HEIGHT: 65 FT (33.140.210)  
MIN SETBACK: 0 FT (ABUTTING STREET) (33.140.215) (NOT PLOTTABLE)  
MAX SETBACK: 10 FT (33.140.215)  
MAX BLDG COVERAGE: 100% (33.140.220)  
MINIMUM LOT DIMS: FRONT LOT LINE 10FT, NO OTHER REQUIRED DIMENSIONS (33.614.100)

#### SURVEYORS NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 14TH AVENUE BEING THERE WAS NO EVIDENCE OF THE SITE BEING SOUTH 00°04'14"W AS SHOWN ON EDGE LOFTS CONDOMINIUM PLAT RECORDED IN PLAT BOOK 1262 PAGE 1.
- TOTAL LAND AREA = 6,000± SQUARE FEET  
AREA OF BUILDING FOOTPRINT AT GROUND LEVEL = 5,987± SQUARE FEET
- THERE CURRENTLY IS NO PARKING ON SITE.
- THE STRUCTURE IS FREE STANDING WITH NO DIVISION OR PARTY WALLS PRESENT.
- THERE WERE NO WETLANDS ON THE SITE AT THE TIME OF SURVEY.
- THERE WERE NO OFFSITE EASEMENT DISCLOSED BY THE TITLE REPORT ON WHICH THIS SURVEY WAS PREPARED.

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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#### EASEMENTS AND EXCEPTIONS

THE EXCEPTIONS LISTED BELOW ARE BASED ON THE PTR REFERENCED HEREON. ITEMS 1 THROUGH 7 PERTAIN TO TAXES AND LIENS IF ANY. SEE PTR FOR DETAILS. ITEMS 10 THROUGH 13 ARE NOT SURVEY RELATED MATTERS AND ARE NOT SHOWN HEREON.

- PERTAINS TO A PERMIT TO USE STREET AREA RECORDED DECEMBER 28, 1971 IN BOOK 831 AT PAGE 1030, MULTNOMAH COUNTY. (PLOTTED HEREON - LOADING DOCK AREA)
- PERTAINS TO A PERMIT TO USE STREET AREA RECORDED JANUARY 24, 2014 AS DOCUMENT NO. 2014-007070 (PLOTTED HEREON - LOADING DOCK AREA)

#### SURVEYORS CERTIFICATE

TO JOHNSON 13, LLC, FIRST AMERICAN TITLE COMPANY AND DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD").

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a, b), 8, 9, 10(a, b), 11, 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER, 2016. SITE WAS RE-VISITED SEPTEMBER, 2018.

GARY ANDERSON  
GANDERSON@WESTLAKECONSULTANTS.COM

#### TOPOGRAPHY LEGEND

●	FOUND MONUMENT AS NOTED	—	HAND RAIL
○	SET BRASS DISK STAMPED "WESTLAKE CONSULTANTS"	—	OH — OVERHEAD LINES
⊙	SANITARY SEWER MANHOLE	—	SS — UNDERGROUND SANITARY SEWER LINE
○	CLEANOUT	—	SD — UNDERGROUND STORM DRAIN LINE
⊙	STORM SEWER MANHOLE	—	W — UNDERGROUND WATER LINE
⊙	CATCH BASIN CENTER	—	T — UNDERGROUND TELE-COM
⊙	SIGN	—	BUILDING FOOTPRINT LINE
⊙	FIRE HYDRANT	—	CONCRETE
⊙	WATER VALVE	—	DECIDUOUS TREE
⊙	WATER METER	—	AC — ASPHALT CONCRETE
⊙	TELEPHONE MANHOLE	—	CONC. — CONCRETE
⊙	ELECTRIC METER	—	HCR — HANDICAP RAMP
⊙	BIKE RACK	—	FF — FINISHED FLOOR
⊙	MAIL BOX	—	BH — BUILDING HEIGHT
⊙	UTILITY VAULT	—	DWY — DRIVEWAY
⊙	GAS RISER	—	DOC. — DOCUMENT

## A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

JOHNSON 13, LLC

IN THE NE 1/4 SECTION 33, T. 1 N., R. 1 E., W.M.  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 25, 1990  
GARY R. ANDERSON  
2434

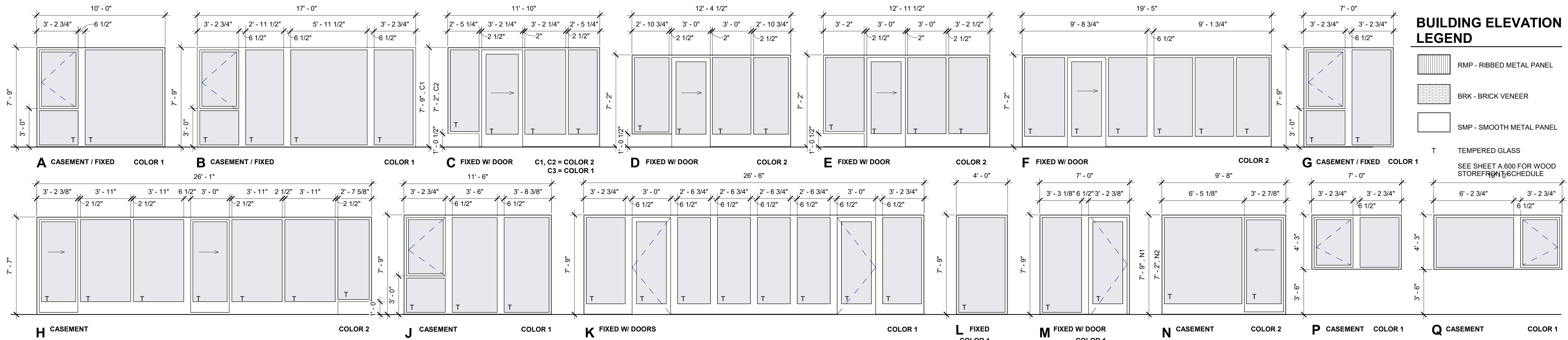
RENEWALS: 12-31-19

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

REVISIONS				DESCRIPTION			
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100	9/28/18	100	9/28/18	100	9/28/18	100	9/28/18

SHEET  
1 OF 1  
JOB NO.  
2679-001





WINDOW TYPES

1/4" = 1'-0"

NOTES: WINDOW UNIT DIMENSIONS INCLUDE 1/2" SEALANT JOINT, TYP. ALL GLAZING TO BE SAFETY GLAZING, U.N.O. SEE ELEVATIONS FOR ORIENTATION. WINDOW ASSEMBLIES U-25, SHGC .27 CASEMENT, U-18, SHGC .25 FIXED DOOR ASSEMBLIES U-.32, SHGC .22, TYP.



2 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

BUILDING ELEVATION LEGEND

- RMP - RIBBED METAL PANEL
- BRK - BRICK VENEER
- SMP - SMOOTH METAL PANEL
- T - TEMPERED GLASS



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PEARL APARTMENTS  
Portland Oregon  
FHA PROJECT NUMBER:  
126-35329

Revisions:		
No.	Date	Description
1	Date 1	BID CLARIFICATION
2	Date 2	FLS REVIEW

HUD CLOSING SET

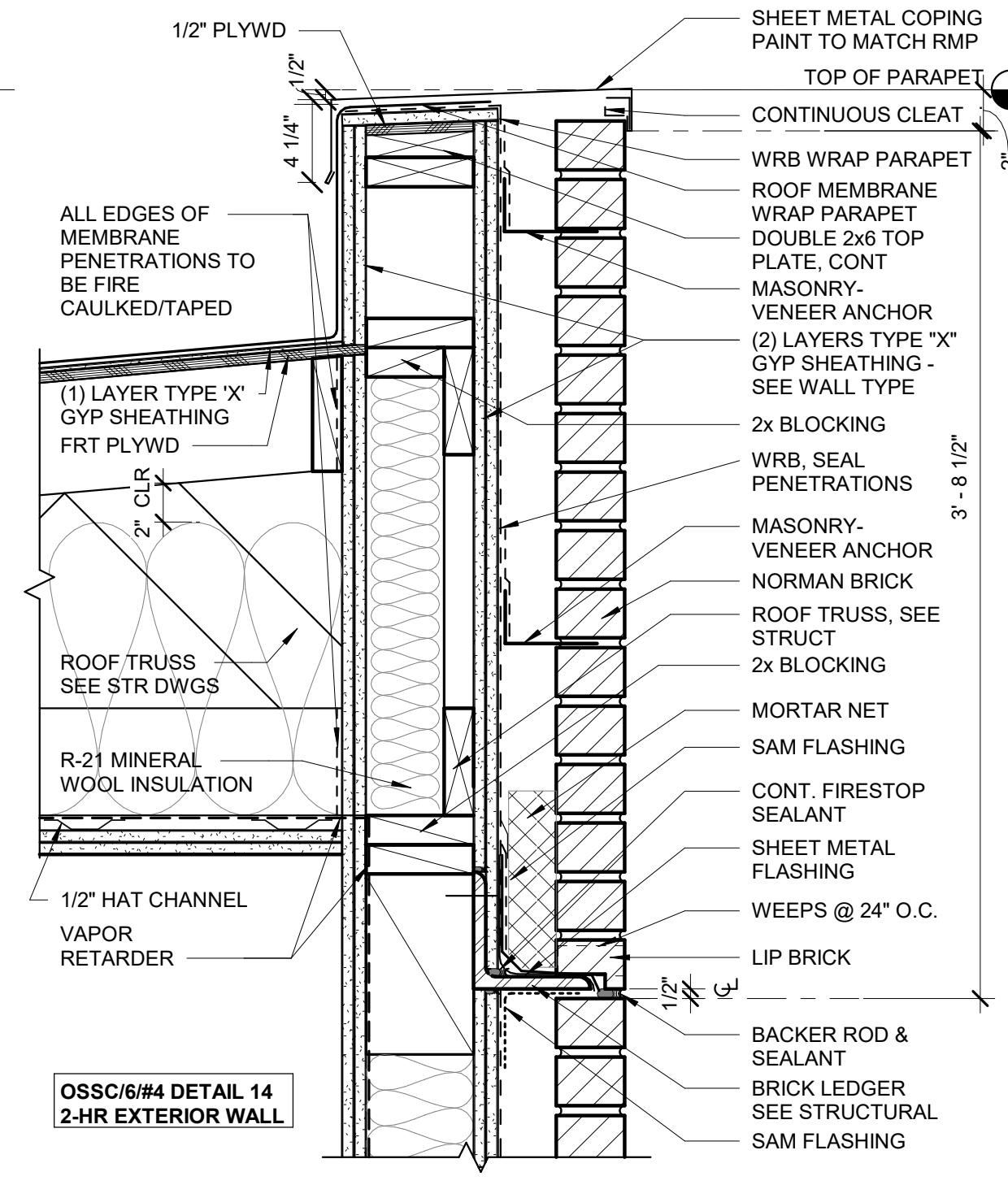
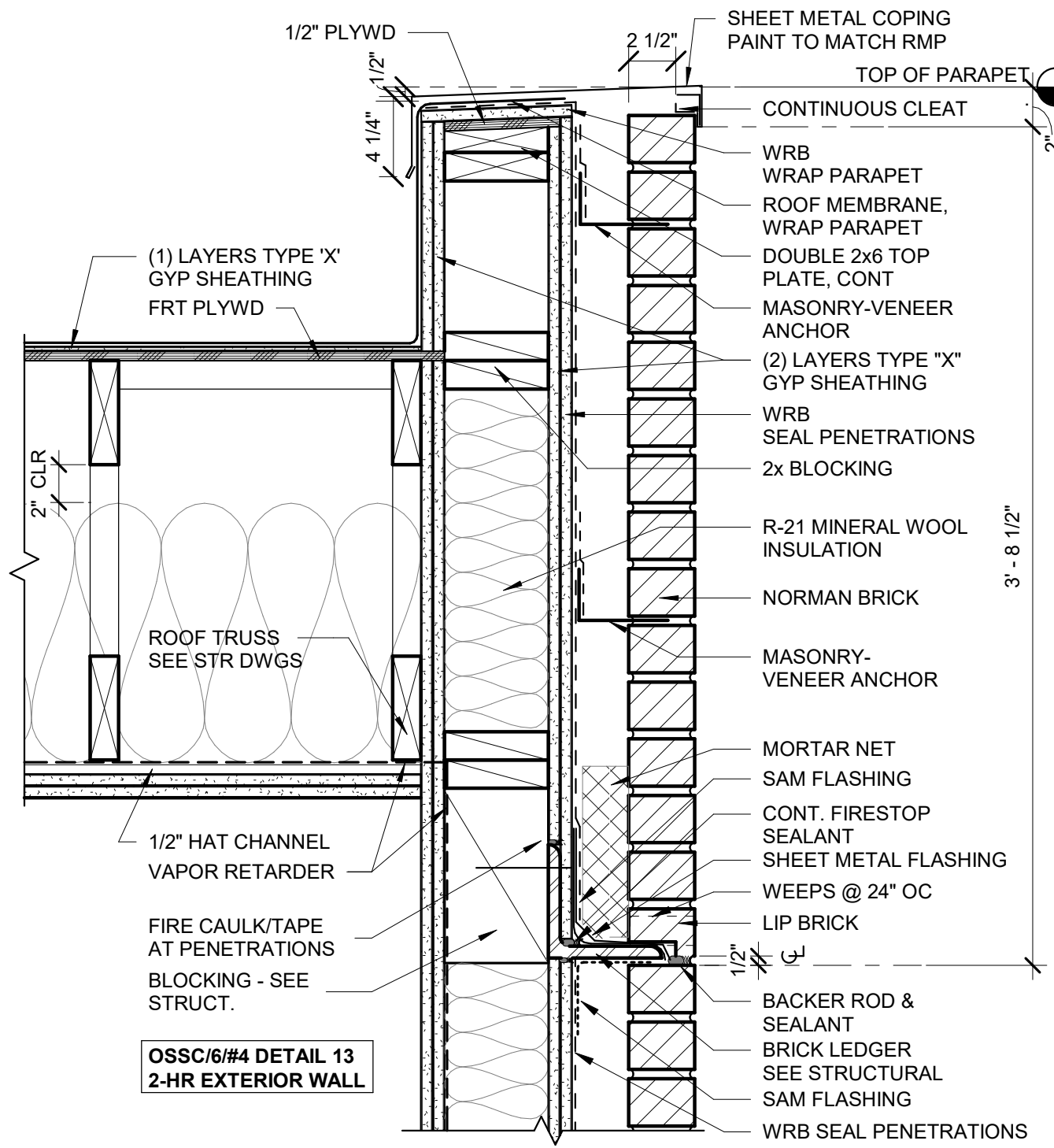
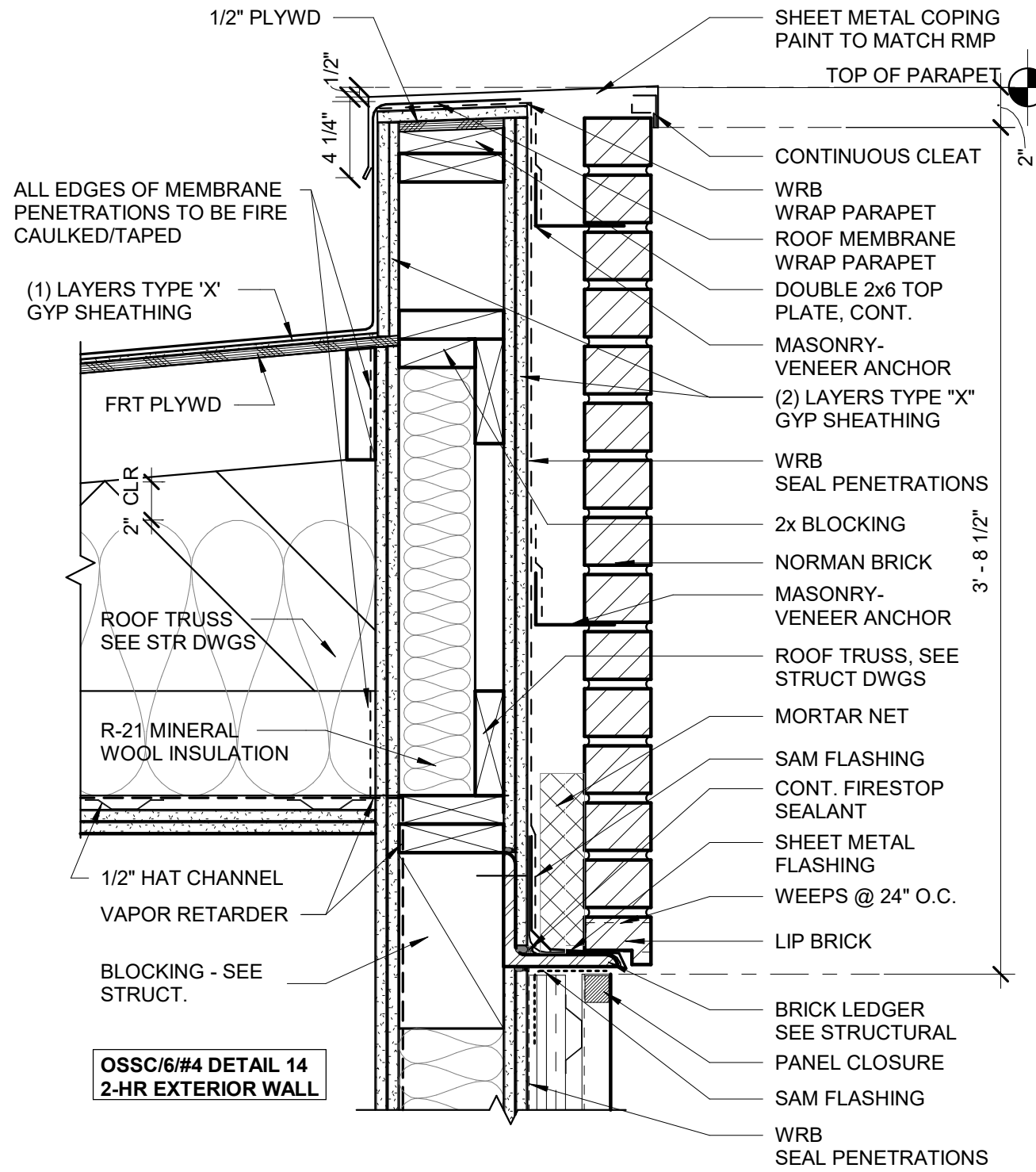
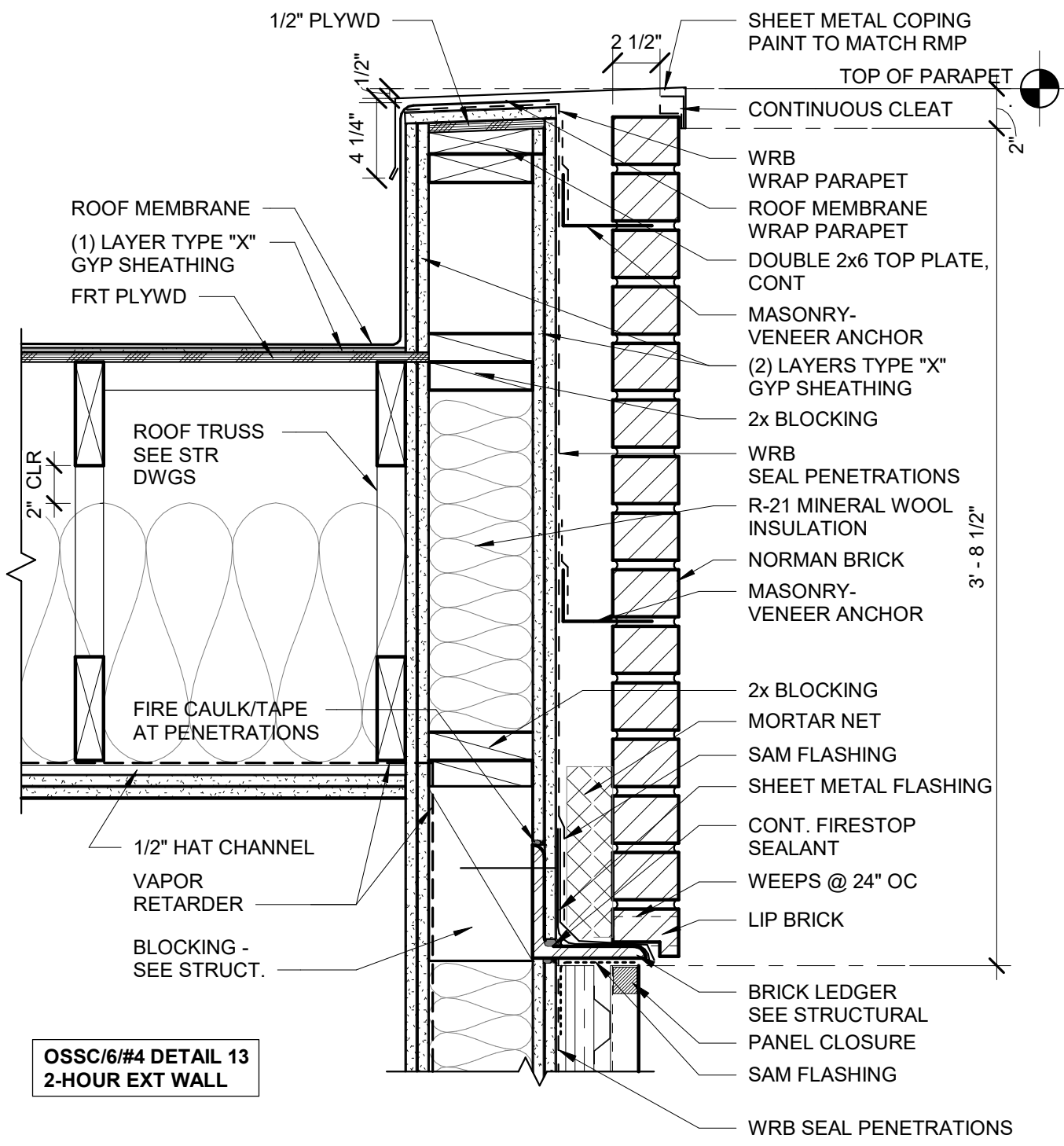
EXTERIOR ELEVATIONS & WINDOW TYPES

Project # TVA 16021

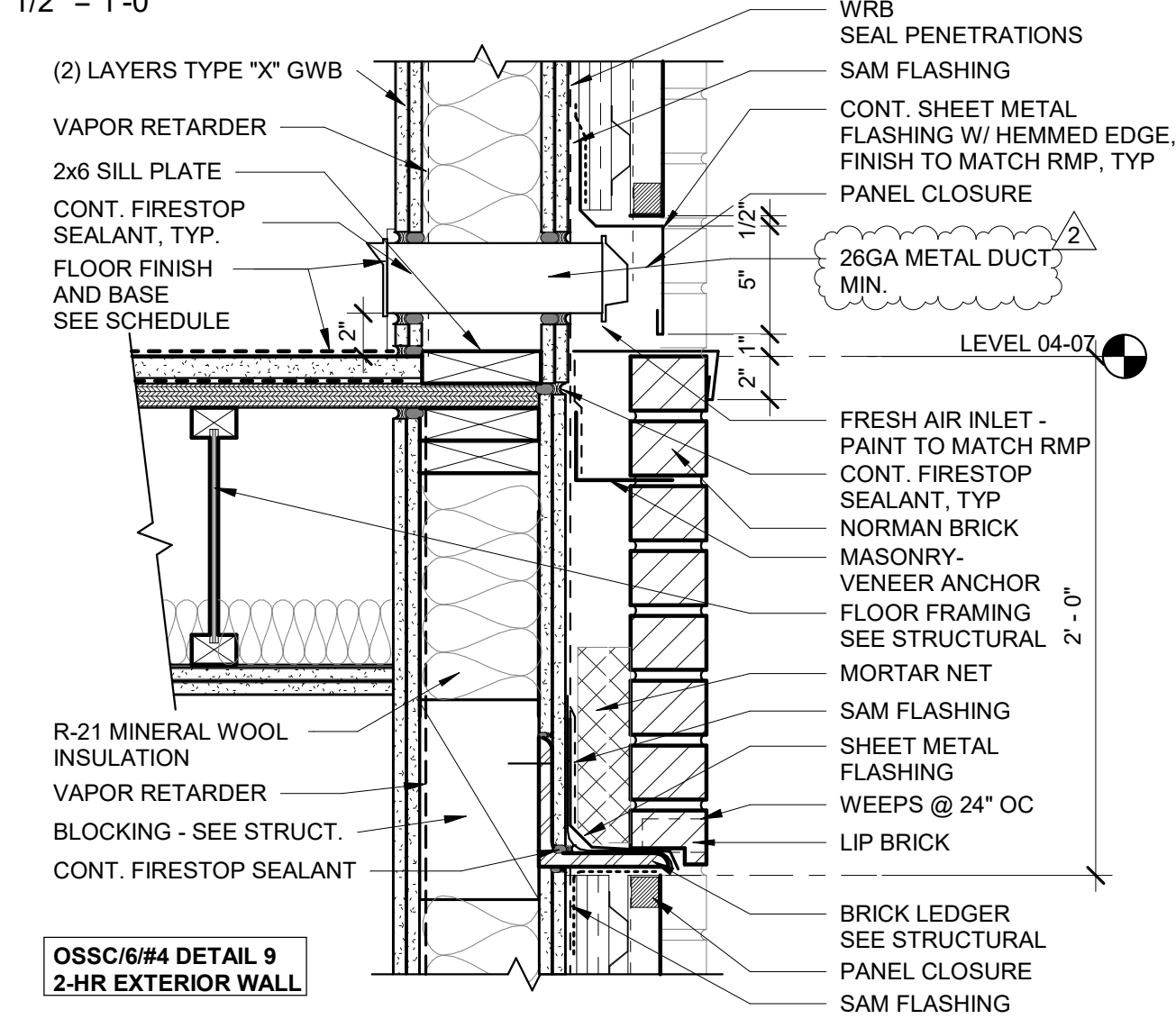
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Date: 11.28.18

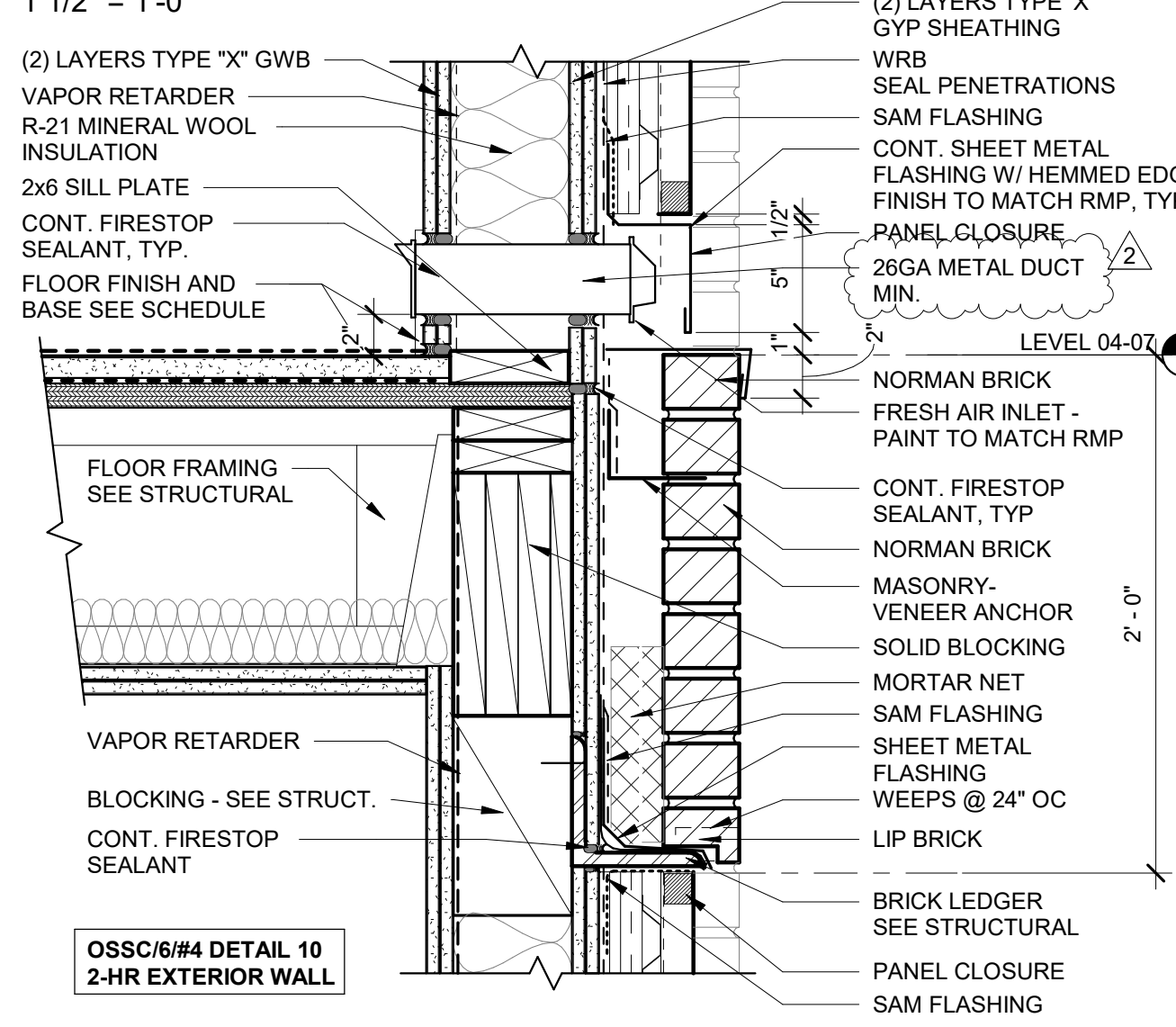




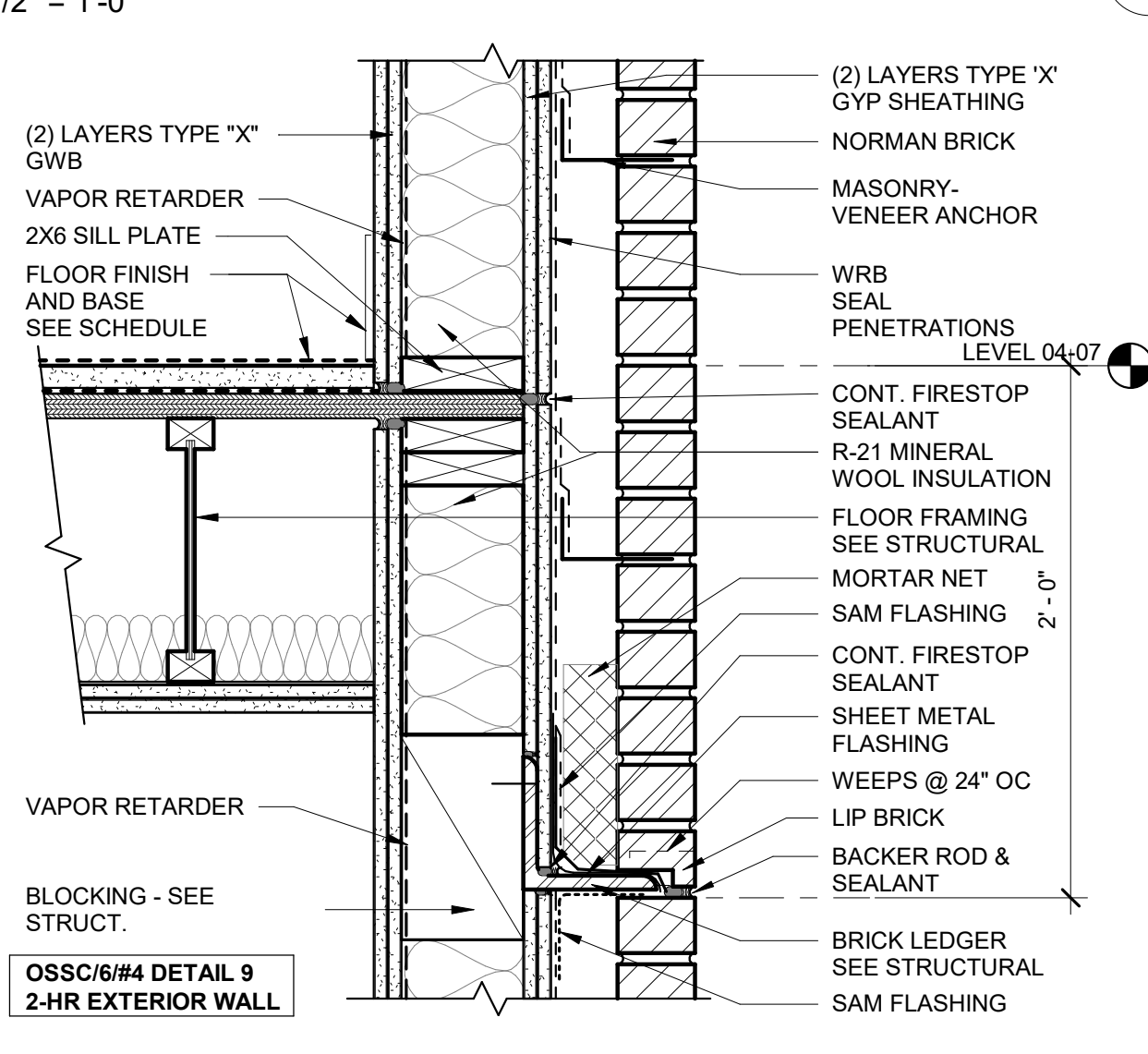
**10 PRPT @ BRK/RMP - FRM PAR**  
1 1/2" = 1'-0"



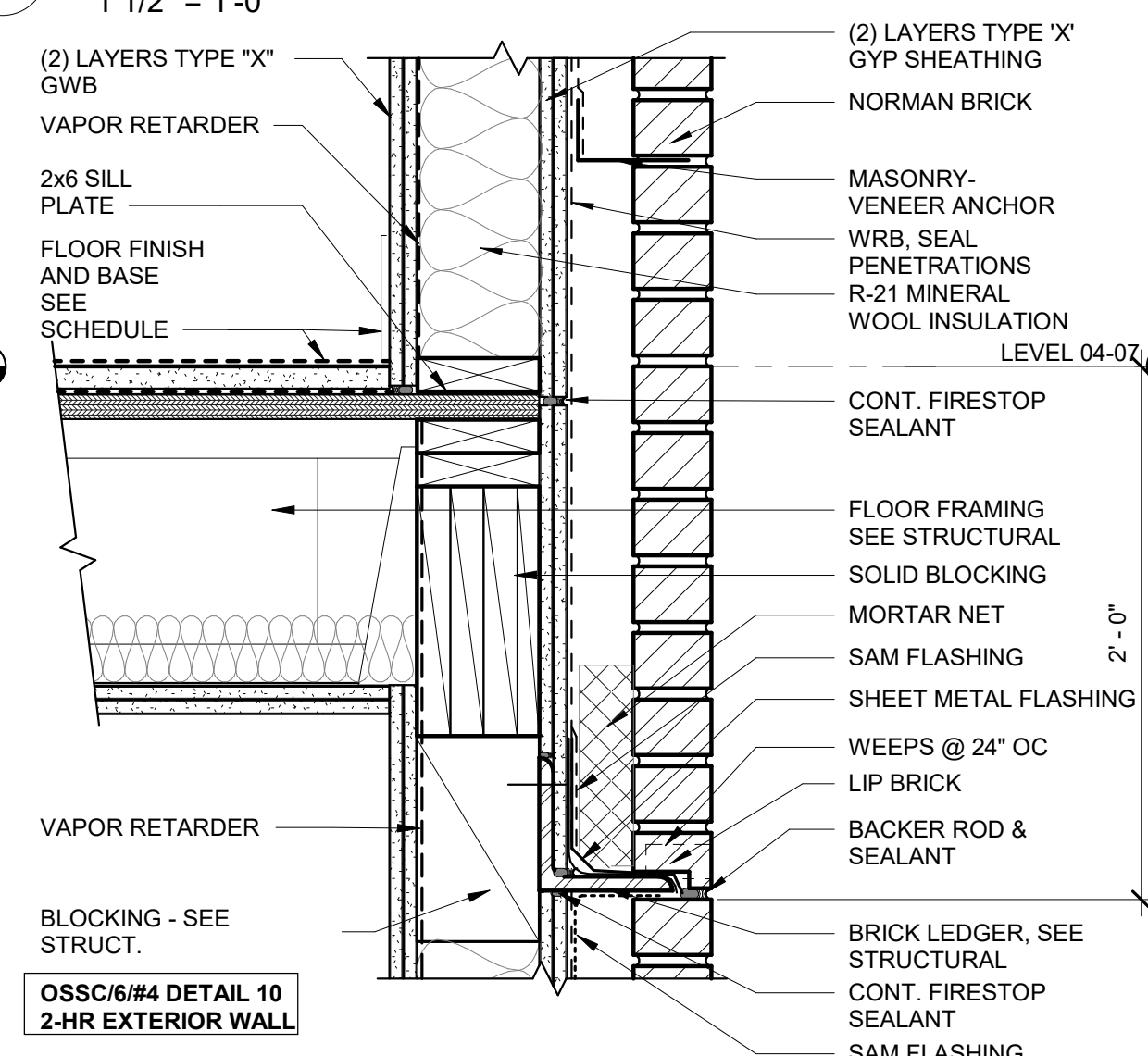
**7 PRPT @ BRK/RMP FRM PERP**  
1 1/2" = 1'-0"



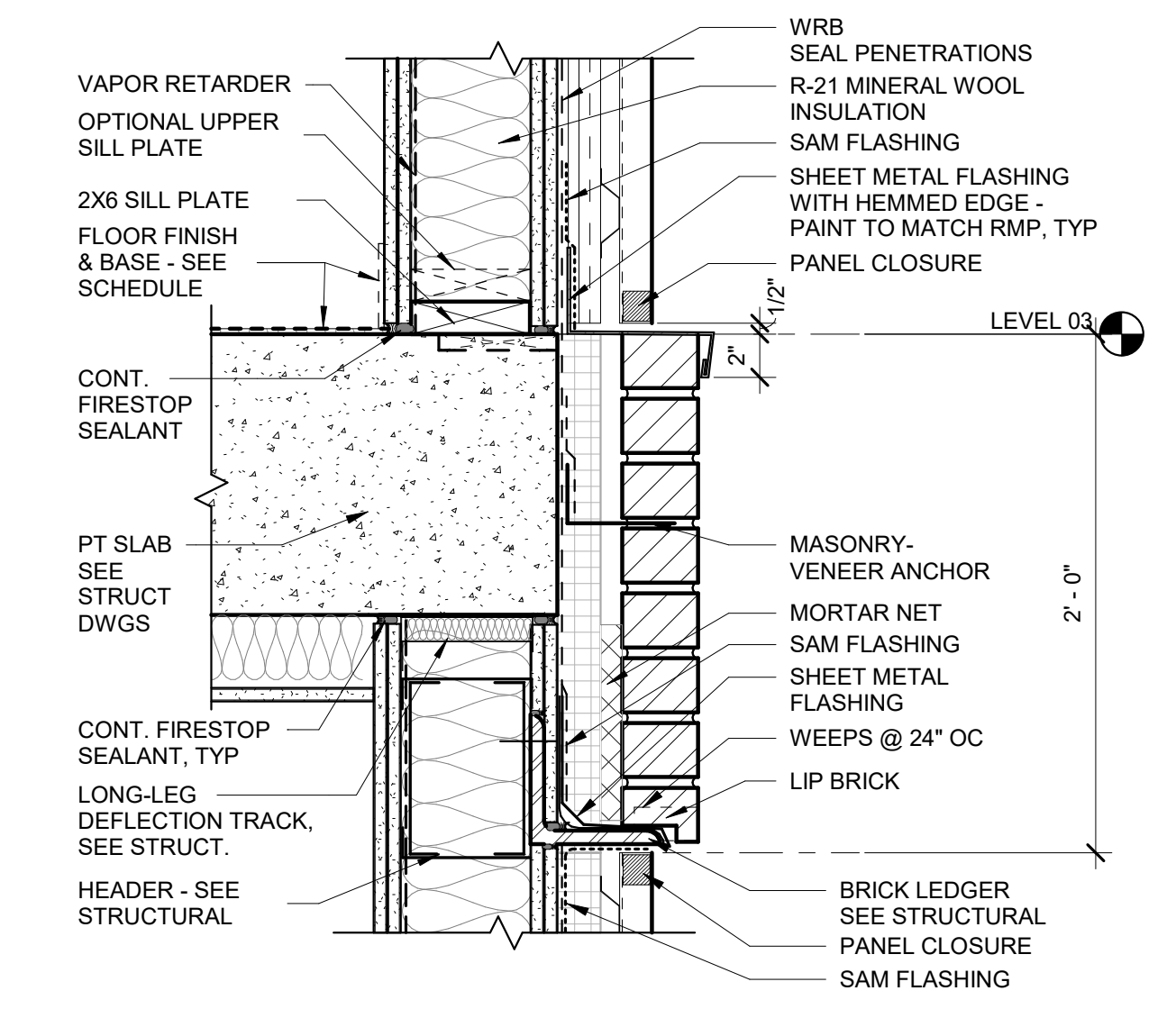
**4 PRPT @ BRK - FRM PAR**  
1 1/2" = 1'-0"



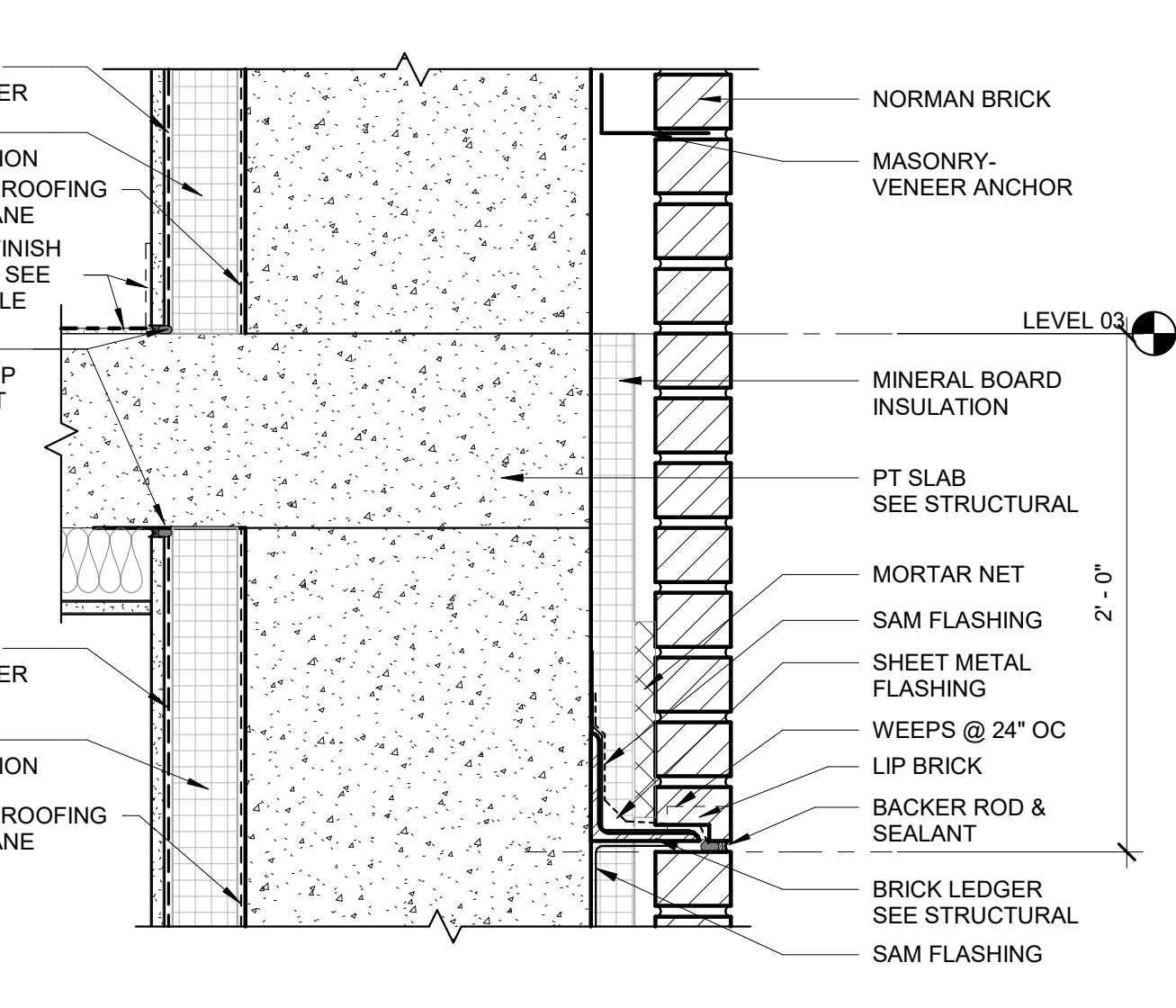
**1 PRPT @ BRK - FRM PERP**  
1 1/2" = 1'-0"



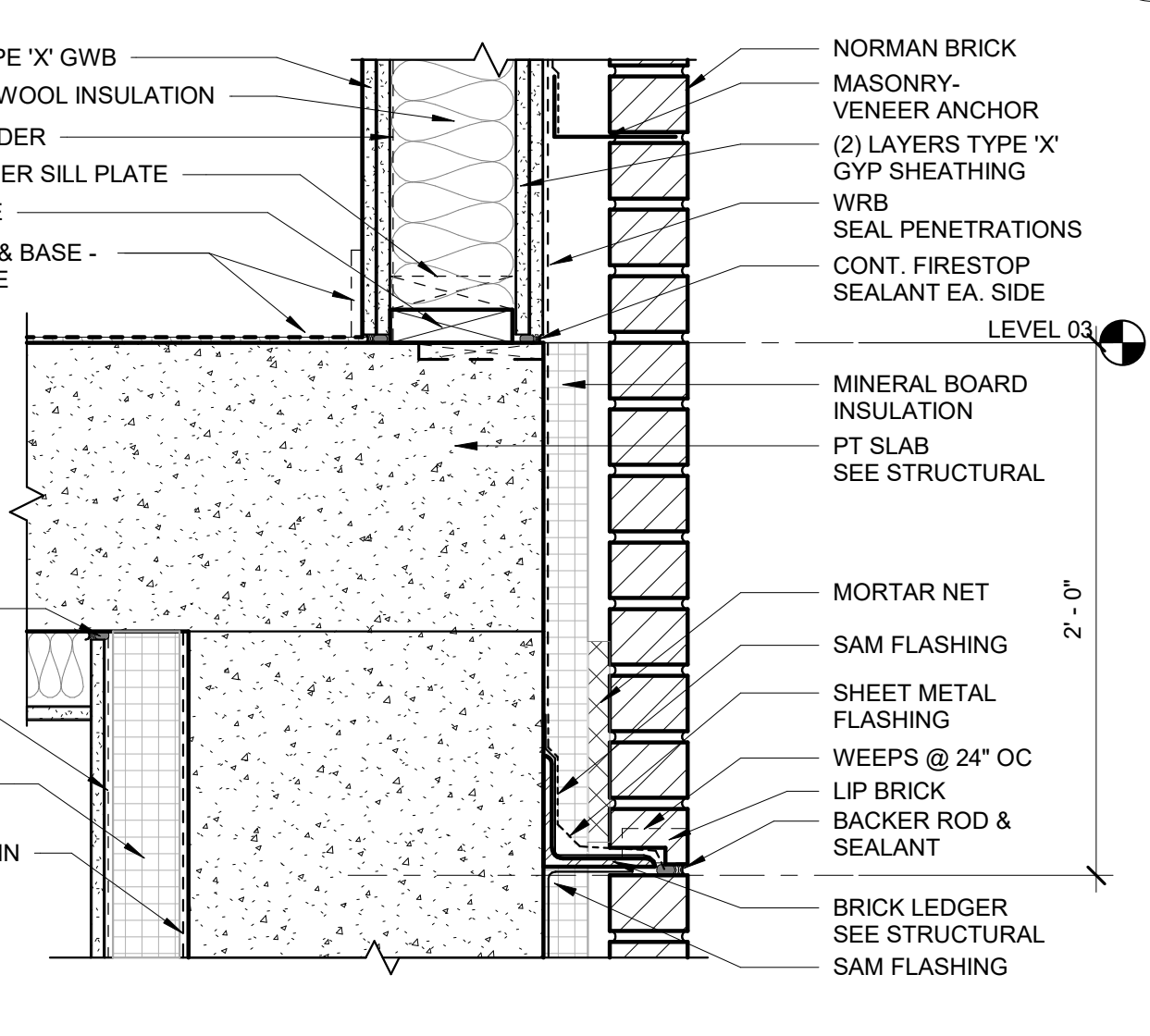
**11 L4-7 DECK EDGE @ BRK/RMP - FRM PAR**  
1 1/2" = 1'-0"



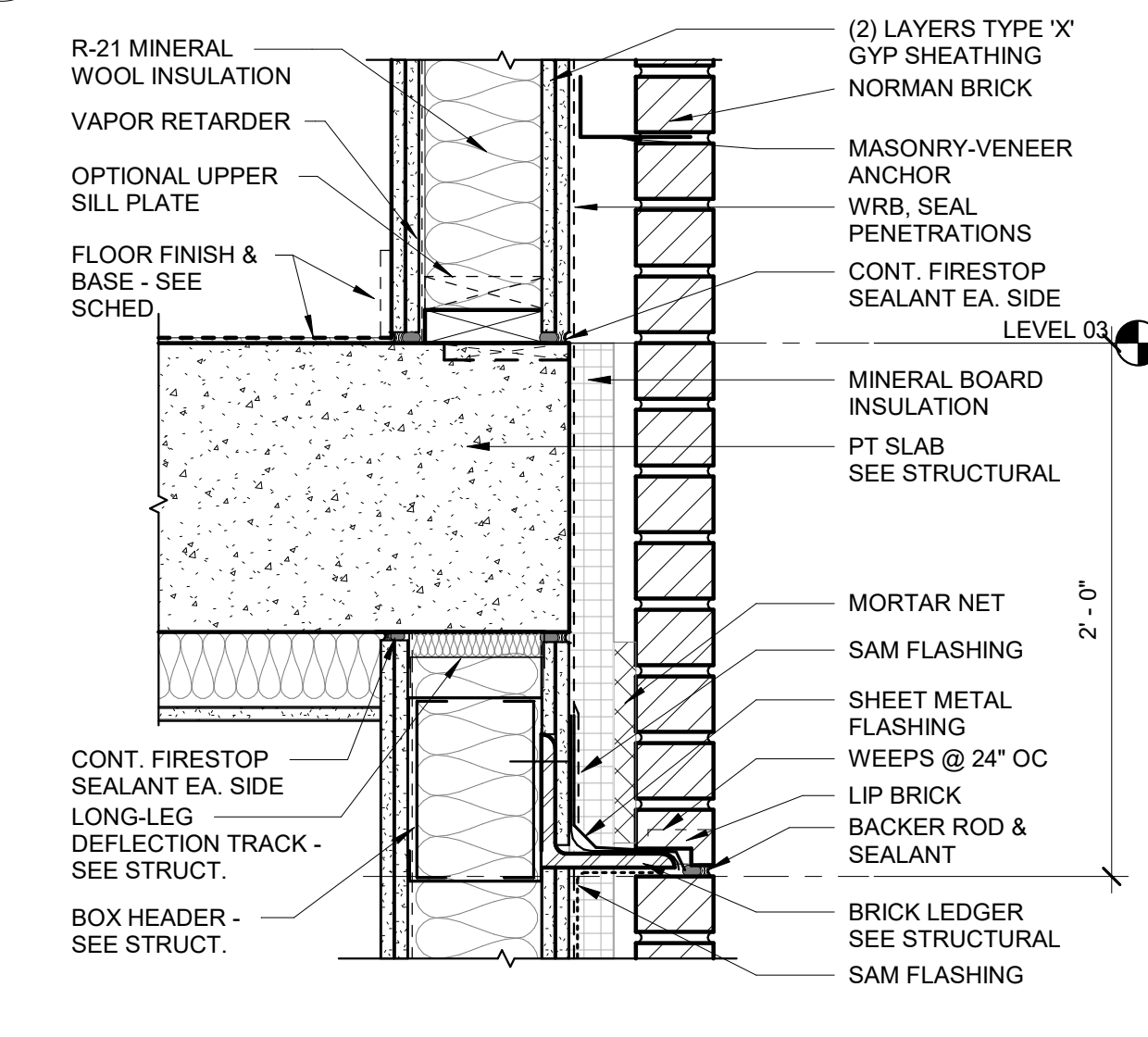
**8 L4-7 DECK EDGE @ BRK/RMP FRM PERP**  
1 1/2" = 1'-0"



**5 L4-7 DECK EDGE @ BRK - FRM PAR**  
1 1/2" = 1'-0"



**2 L4-7 DECK EDGE @ BRK - FRM PERP**  
1 1/2" = 1'-0"



**12 L3 SLAB EDGE @ BRK/RMP (L2 SIM)**  
1 1/2" = 1'-0"



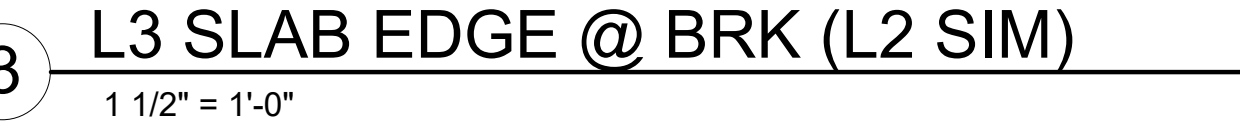
**9 L3 DECK EDGE/COLUMN @ BRK**  
1 1/2" = 1'-0"



**6 L3 DECK EDGE/COLUMN @ BRK**  
1 1/2" = 1'-0"



**3 L3 SLAB EDGE @ BRK (L2 SIM)**  
1 1/2" = 1'-0"



**PEARL APARTMENTS**  
Portland Oregon  
FHA PROJECT NUMBER:  
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**HUD CLOSING SET**

**EXTERIOR DETAILS**

Project # TVA 16021

**A8.01**

Date: 11.28.18



FIRE & LIFE SAFETY SUMMARY

GOVERNING CODES		
2014 OREGON STRUCTURAL SPECIALTY CODE	FAIR HOUSING ACT	
2014 OREGON ENERGY EFFICIENCY SPECIALTY...	AMERICANS WITH DISABILITIES ACT	
2014 OREGON MECHANICAL SPECIALTY CODE		
2014 OREGON ELECTRICAL SPECIALTY CODE		
2014 OREGON PLUMBING SPECIALTY CODE		
2014 OREGON FIRE CODE		
2010 OREGON ELEVATOR SPECIALTY CODE		
ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES		
2016 PORTLAND FIRE CODE		
CITY OF PORTLAND BDS TYPE III CODE GUIDE		
BUILDING OCCUPANCY CLASSIFICATION		

BUILDING CONSTRUCTION DATA	
TYPE OF CONSTRUCTION	TYPE IA: LEVELS 01-02
	TYPE IIIB: LEVELS 03-07
PROPOSED FIRE PROTECTION	SPRINKLER COVERAGE PROVIDED THROUGHOUT
PROPOSED BUILDING HEIGHT	73'-3", ROOF STRUCTURE: 5'-0"
MAXIMUM ALLOWABLE HEIGHT	75'-0"
PROPOSED NUMBER OF STORIES	7
ALLOWABLE NUMBER OF STORIES	TYPE 1A CONSTRUCTION: UNLIMITED. 2 STORIES PROVIDED. TYPE IIIB CONSTRUCTION: BASE ALLOWABLE HEIGHT: 4 STORIES. 1-STORY INCREASE WITH NFPA 13 SPRINKLER SYSTEM. 5 STORIES PROVIDED. TYPE 1A AND TYPE IIIB CONSTRUCTION SEPARATED BY 3-HOUR HORIZONTAL BUILDING SEPARATION AND CONSIDERED SEPARATE AND DISTINCT BUILDINGS PER OSSC 510.2 THROUGH APPEAL.
BASEMENT	NONE

	LEVEL	NUMBER OF APT. UNITS	AREA (INCLUDING EXTERIOR AREA WITHIN THE HORIZONTAL PROJECTION OF A ROOF OR FLOOR ABOVE, PER 2014 OSSC CHAPER 2)
BUILDING AREA SUMMARY	1	0	5894 SF
	2	10	5652 SF
	3	10	5502 SF
	4	10	5561 SF
	5	10	5539 SF
	6	10	5502 SF
	7	8	5398 SF
	Total	58	39,048 SF

BUILDING AREA DATA	
SUMMARY OF RATIOS CALCULATION	N/A
ALLOWABLE BASE AREA (A0) (TABLE 503)	LEVEL 01: UNLIMITED LEVEL 02: UNLIMITED LEVELS 03-07: 16,000 SF/FLOOR
TOTAL BUILDING PERIMETER (P)	320 LF
PERIMETER USED AS FRONTAGE (F)	N/A
WIDTH OF PUBLIC WAY (W)	60 FT
TOTAL ALLOWABLE BUILDING AREA	LEVEL 01-02: UNLIMITED LEVELS 03-07: 80,000 SF

FIRE RESISTIVE BUILDING ELEMENTS			
		TYPE OF CONSTRUCTION	
		TYPE IA	TYPE IIIB
	STRUCTURAL FRAME	3 HR	0 HR
	EXTERIOR BEARING WALLS	3 HR	2 HR
	INTERIOR BEARING WALLS	3 HR	0 HR
	NON-BEARING WALLS AND PARTITIONS - EXTERIOR		
	FIRE SEPARATION DISTANCE - X (FT)		
	OCC GROUP M: X < 5	2 HR	2 HR
	OCC GROUP R: X < 5	1 HR	1 HR
	OCC GROUP M: 5 ≤ X < 10	2 HR	1 HR
	OCC GROUP R: 5 ≤ X < 10	1 HR	1 HR
	OCC GROUPS M & R: 10 ≤ X < 30	1 HR	1 HR
	OCC GROUPS M & R: X ≥ 30	0 HR	0 HR
	NON-BEARING WALLS AND PARTITIONS - INTERIOR	0 HR	0 HR
	FLOOR CONSTRUCTION - FLOOR 2	2 HR	-
	FLOOR CONSTRUCTION - FLOOR 3	3 HR	-
	FLOOR CONSTRUCTION - FLOORS 4-7	-	1 HR
	ROOF CONSTRUCTION	1 1/2 HR	1 HR
	ROOF CONSTRUCTION AT EMERGENCY GENERATOR	-	2 HR
	EXTERIOR OPENING PROTECTION	UP, S: UNLIMITED AT SOUTH AND EAST ELEVATIONS UP, S: U.L. AT WEST ELEVATION BETWEEN G.L. A AND B UP, S: 0% AT WEST ELEVATION BETWEEN G.L. B AND E UP, S: 45% AT NORTH ELEVATION BETWEEN G.L. 1 AND 4 UP, S: 0% AT NORTH ELEVATION BETWEEN G.L. 4 AND 8	

	SHAFT ENCLOSURES (SECTION 707)	2-HR (when connecting 4 or more floors) 1-HR (when connecting 3 or less floors)	
	EXIT ENCLOSURES (SECTION 1020.1)	3 HR LEVELS 01-02, 2 HR ABOVE	
	CORRIDOR WALLS	1 HR	
FIRE DOOR AND FIRE SHUTTER PROTECTION (TABLE 716.5)	DESCRIPTION	TYPE IA	TYPE IIIB
	3-HOUR WALLS AND EXIT ENCLOSURES	3 HR	-
	2-HOUR WALLS AND EXIT ENCLOSURES	1 1/2 HR	1 1/2 HR
	OTHER FIRE BARRIERS	3/4 HR	3/4 HR
	CORRIDOR WALLS	1/3 HR	1/3 HR
	OTHER FIRE PARTITIONS	3/4 HR	3/4 HR
	EXTERIOR WALLS	1 1/2 HR	1 1/2 HR
	SMOKE BARRIERS	1/3 HR	1/3 HR

EGRESS CALCULATION & REQUIREMENTS				
LEVEL	AREA (SF)	FACTOR	OCCUPANTS	EXITS REQ'D/PROVIDED
1	5,894	(VARIES, SEE FLS PLAN)	126	2 REQ'D/ 4 PROVIDED
2	5,652	200	27	2 REQ'D/ 2 PROVIDED
3	5,502	200	27	2 REQ'D/ 2 PROVIDED
4	5,561	200	27	2 REQ'D/ 2 PROVIDED
5	5,539	200	27	2 REQ'D/ 2 PROVIDED
6	5,502	200	27	2 REQ'D/ 2 PROVIDED
7	5,398	(VARIES, SEE FLS PLAN)	63	2 REQ'D/ 2 PROVIDED

EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)	DESCRIPTION	REQUIREMENT
	STAIRWAYS	0.2" PER OCCUPANT (36" MIN)
	OTHER EGRESS COMPONENTS	0.15" PER OCCUPANT
	ACCESS TRAVEL DISTANCE ALLOWABLE (TABLE 1016.2)	250'
NOTE	SEE FLS SHEETS FOR ADDITIONAL EGRESS INFORMATION	
	TWO-WAY COMMUNICATION SYSTEM PROVIDED NEAR ELEVATOR ON EACH FLOOR, COMPLIANT WITH OSSC 1007.8. SEE FLOOR PLAN KEY NOTE 7.	

FIRE DETECTION SUPPRESSION		
	AUTOMATIC SPRINKLER SYSTEM REQUIREMENT	
	AUTOMATIC SPRINKLER SYSTEM PROVIDED	YES
SPRINKLER SYSTEM DESCRIPTION	TYPE	PROVIDED
	NFPA 13 SPRINKLER SYSTEM	AUTOMATIC WET TYPE SPRINKLER SYSTEM
	SPRINKLERS	STANDARD NFPA 13 TYPE
	WATER SUPPLY	DOMESTIC
	AREA COVERED	THROUGHOUT
	STANDPIPES	WET TYPE IN ACCORDANCE WITH NFPA 13
	NFPA 72 SMOKE DETECTION & FIRE ALARM SYSTEMS	THROUGHOUT
	PORTABLE FIRE EXTINGUISHER PROVIDED	AS NOTED PER FIRE LIFE SAFETY PLAN
TYPE AND SIZE OF FIRE EXTINGUISHER		4A-60BC (10-LB)

OCCUPANCY VENTILATION REQUIREMENTS	
MINIMUM INLET/OUTLET SEPARATION	10 FEET
MINIMUM OPERABLE OPENING/OUTLET SEPARATION (ENVIRONMENTAL AIR)	3 FEET
MINIMUM INLET DISTANCE TO PROPERTY LINE	10 FEET
MINIMUM OUTLET DISTANCE TO PROPERTY LINE (ENVIRONMENTAL AIR)	3 FEET
MINIMUM INLET DISTANCE TO STREET	10 FEET, < 10 FEET IF 25 FEET ABOVE STREET
MINIMUM INLET SEPARATION FROM CONTAMINANT SOURCES	10 FEET HORIZONTAL AND MIN. 3 FEET BELOW CONTAMINANT SOURCE

FIRE DEPARTMENT ACCESS		
FIRE DEPARTMENT VEHICLE ACCESS PROVIDED		NW JOHNSON STREET/ CURBSIDE
FIRE APPARATUS ACCESS ROADS	DESCRIPTION	REQUIREMENTS
	MAXIMUM	NONE
	MINIMUM	ALTERNATE CONDITIONS TO AERIAL FIRE APPARATUS ACCESS
	WIDTH	26'-0"
	VERTICAL CLEARANCE	NW JOHNSON STREET UNOBSTRUCTED
	CURB MARKING	N/A
FIRE HYDRANT ACCESS		HYDRANT AT SW CORNER OF INTERSECTION BETWEEN NW JOHNSON STREET AND NW 13TH AVENUE
MINIMUM NUMBER OF FIRE HYDRANTS		1
ESTIMATED FIRE FLOW REQUIRED		SEE CIVIL DRAWINGS FOR ADD'L INFORMATION

PRE-FIRE PROTECTION PLAN	CONTRACTOR TO PROVIDE ON-SITE AFTER-HOURS SECURITY (PHYSICAL PRESENCE) AND SECURED PERIMETER FENCING. THE ON-SITE AFTER-HOURS SECURITY (PHYSICAL PRESENCE) IS REQUIRED AT THE COMPLETION OF THIRD FLOOR FRAMING AND IS ALLOWED TO BE TERMINATED WITH THE FIRE SPRINKLER SYSTEM IS ON AND FULLY FUNCTIONAL.
NOTE	SEE FLS SHEETS FOR ADDITIONAL EGRESS INFORMATION

ENERGY CODE REQUIREMENTS THE PROJECT HAS BEEN DESIGNED TO BE LEED GOLD RATED		
	ENERGY CODE ANALYSIS METHOD	COMCheck
WOOD STOREFRONT AND METAL-CLAD...	DESCRIPTION	INSULATING, LOW-E GLASS
	OVERALL U FACTOR	0.29 WINDOWS, 0.32 DOORS
	SOLAR HEAT GAIN COEFFICIENT	0.27 WINDOWS, 0.22 DOORS
MAX U-VALUES MIN R-VALUES	GLAZED WOOD DOORS	U 0.32
	GLAZED WOOD WINDOWS	U 0.29
	FLOORS OVER UNCONDITIONED SPACES	U 0.064 or R12.5 c.i.
	ROOFS	R49 ATTIC/ ENERGY TRUST of OR INCENTIVE
	MASONRY WALLS W/ INSULATION	R15 c.i.
	STEEL FRAMED WALLS	R21 + R8.4 c.i.
	WOOD FRAMED WALLS	R21

PLUMBING FIXTURES	
PLUMBING FIXTURES ARE PROVIDED WITHIN EACH RESIDENTIAL UNIT. SEE FLOOR, ENLARGED UNIT AND PLUMBING PLANS. PER OSSC TABLE 2902.1 R-2: 1 WC, 1 LAV, AND 1 TUB/SHOWER IS REQUIRED FOR EACH UNIT. THESE UNITS ALL HAVE 1 WC, 1 LAV, AND 1 TUB OR SHOWER EACH. THE AMENITY ROOM HAS AN ADA COMPLIANT UNISEX RESTROOM, WITH 1WC AND 1 LAV....	
JANITOR'S SINK, HOSEBIB & FLOOR DRAIN AT RECYCLING ROOM.	
FLOOR SINK AT WATER ROOM	
WALL HYDRANT AT EXTERIOR	
SUMP PUMP AT ELEVATOR PIT	

SPECIAL INSPECTIONS	
SEE STRUCTURAL DRAWINGS FOR REQUIRED SPECIAL INSPECTIONS	
STRUCTURAL OBSERVATIONS	
NOTE	SEE STRUCTURAL DRAWINGS FOR STRUCTURAL OBSERVATION PROGRAM
DEFERRED SUBMITTALS	

MEP EQUIPMENT BRACING AND SEISMIC RESTRAINT	
FIRESTOPPING MATRIX	
WOOD I-JOISTS	
GANG-NAILED ROOF TRUSSES	
SEISMIC TIE-DOWN SYSTEM	
POST-TENSIONING SYSTEM	
STOREFRONT SYSTEM CALCULATIONS	

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR BEFORE INSTALLATION OF ANY FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL SUBMIT A LIST OF FIRESTOPPING MATERIALS AND ASSEMBLIES THAT WILL BE INSTALLED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC, OR OTHER APPROVED REPORT OR LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

BY SEPARATE PERMIT	
ELECTRICAL	DAS
FIRE DETECTOR AND ALARM SYSTEM, W/ VOICE ALARM COMMUNICATION	EMERGENCY KEY CABINET, "KNOX BOX"
DIESEL FUEL TANK (GENERATOR)	UNDERGROUND FIRE LINE

PLUMBING

SMOKE DETECTION SHALL BE INSTALLED IN THE TYPE III PORTION OF THE BUILDING PER NFPA 72, NATIONAL FIRE ALARM CODE, AND CONDITIONS STATED IN THE CITY OF PORTLAND BDS TYPE III CODE GUIDE, TO BE EQUIPT WITH SELECTIVE SMOKE DETECTION

FIRE AND LIFE SAFETY ITEMS AND SYSTEMS ITEMIZED ABOVE, WHERE DESCRIBED AND DETAILED IN BUILDING PERMIT DOCUMENTS, ARE FOR REFERENCE, BIDDING, AND TRADE WORK SCOPE COORDINATION, WITH THE FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE TRADE PLAN REVIEW PROCESS.

EX - CENTRAL EMPLOYMENT ZONE			
CH 33.510			
DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
PRIMARY USES	33.510.116c	HOUSEHOLD LIVING, RETAIL, SERVICE	MIXED USE (RESIDENTIAL / RETAIL)
LOT SIZE	-		6,000 SF
FLOOR AREA RATIO	33.510.200c / MAP 510-2.1	BASE FAR : 4:1 RESIDENTIAL BONUS FAR: 3:1 MAXIMUM FAR: 7:1	6.52 FAR
HEIGHT STANDARD	MAP 510-3.1	MAXIMUM HEIGHT: 75-FT	73'-3" (TOP OF PARAPET) ROOF STRUCTURE: 5'-0" ABOVE PARAPET
REQUIRED BUILDING LINES	33.510.215 / TABLE 140-3	10'-0" MAXIMUM SETBACK; REQUIRED BUILDING LINES APPLY	0-FT SETBACKS @ SOUTH & EAST 8-INCH SETBACKS @ NORTH & WEST
GROUND FLOOR WINDOWS	33.510.220	REQUIRED	SOUTH: X% LENGTH GLAZED, X% AREA GLAZED EAST: X% LENGTH GLAZED, X% AREA GLAZED
GROUND FLOOR ACTIVE USES	33.510.225	REQUIRED	ACTIVE RETAIL SPACES AT THE STREET LEVEL ALONG NW 13TH AVE AND NW JOHNSON ST
PARKING ACCESS RESTRICTED STREETS		NW 13TH AVENUE	NO PARKING PROVIDED
SIGNS	TITLE 32		IN COMPLIANCE

PROJECT DATA - ZONING	
PROJECT NAME:	PEARL APARTMENTS
ADDRESS:	1319 NW JOHNSON STREET
LOCATION:	PORTLAND, OREGON
OCCUPANCY:	R2, M
BUILDING AREA:	39,048 SF (INCLUDES EXTERIOR AREA WITHIN THE HORIZONTAL PROJECTION OF A ROOF OR FLOOR ABOVE PER 2014 OSSC CHAPTER 2)
SITE AREA:	6,000 SF
DESIGN CRITERIA:	(CX) CENTRAL EMPLOYMENT ZONE (d) DESIGN OVERLAY (CC) CENTRAL CITY PLAN DISTRICT RIVER DISTRICT SUBDISTRICT

PARKING AND LOADING			
CH 33.266			
DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
MINIMUM NUMBER OF PARKING SPACES REQUIRED	33.510.265.E.2	NONE	NONE
MINIMUM NUMBER OF BICYCLE PARKING SPACES REQUIRED	33.266.210 TABLE 266-6	HOUSEHOLD LIVING: LONG-TERM: 1.5 PER UNIT SHORT TERM: (2 MIN) OR 1 PER 20 UNITS RETAIL SALES & SERVICE: LONG-TERM: 2, OR 1 PER 12,000 SF OF NET BUILDING AREA SHORT-TERM: 2, OR 1 PER 5,000 SF OF NET BUILDING AREA (MIN 89 LONG TERM AND 5 SHORT TERM)	89 LONG-TERM 5 SHORT-TERM
LOADING	33.266.310.C.2.a	(1) STANDARD B LOADING SPACE	NONE PER APPROVED TYPE II ADJUSTMENT: LU-17-104202 DZM AD

STREET TREES			
CH 11.50			
DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
PLANTING OF TREES	11.50.060.C	NW JOHNSON ST: 100 FT FRONTAGE, 4 TREES REQUIRED. NW 13TH AVE: 60 FT FRONTAGE, EXEMPT DUE TO EXISTING CONDITION OF R.O.W.	1 STREET TREE PROVIDED ON NW JOHNSON ST IN R.O.W. FURNISHING ZONE. EXISTING STREET TREE ON NW JOHNSON ST TO REMAIN.

PENDING BUILDING APPEALS			
DESCRIPTION	REFERENCE	REQUIRED	PROVIDED
AERIAL FIRE TRUCK LADDER ACCESS			
5 STORIES OF TYPE IIIB OVER 2 STORIES OF TYPE...	509.2 OSSC		
LOCATION OF GENERATOR FUEL PORT	PFC 5704.2.7.5.2	5'-0" SEPARATION FROM THE FUEL PORT TO OPENINGS AND THE PROPERTY LINE.	

KNOWN ITEMS THAT ARE NOT INCLUDED AND ARE DEFERRED TO THE TENANT IMPROVEMENT PERMIT	
AHJ NOTE: NO TENANT IDENTIFIED AT THE TIME OF THIS PERMIT SUBMISSION	
TENANT OCCUPANCY GROUP (A, B, OR M... GROUP UNKNOWN AT THIS TIME), OCCUPANCY COUNT, EXITING REQUIREMENTS, AND SIGNAGE.	
RESTROOM LAYOUT, INCLUDING FIXTURE COUNT, ACCESSIBILITY, AND SIGNAGE.	
INTERIOR PARTITIONS, INCLUDING LAYOUT, RATINGS, DETAILS, AND ACOUSTIC INFORMATION.	
TENANT LIGHTING. TEMPORARY LIGHTING FOR CORE AND SHELL EGRESS PROVIDED IN THIS PERMIT.	
TENANT SPRINKLERS. TEMPORARY SPRINKLERS FOR CORE AND SHELL TO BE PROVIDED IN A SEPARATE DEFERRED SUBMITTAL. THIS SYSTEM WILL BE TIED TO THE CORE AND SHELL.	
TENANT DOORS, RELITES, AND HARDWARE, INCLUDING RATINGS AND MATERIAL INFORMATION.	
TENANT INTERIOR FINISHES.	
TENANT FIRE AND SMOKE ALARM SYSTEMS.	
TENANT MECHANICAL HEATING AND COOLING. TEMPORARY CORE AND SHELL HEATING PROVIDED IN THIS PERMIT.	



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LIFE SAFETY & ZONING

Project #	TVA 16021
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Date: 11.28.18

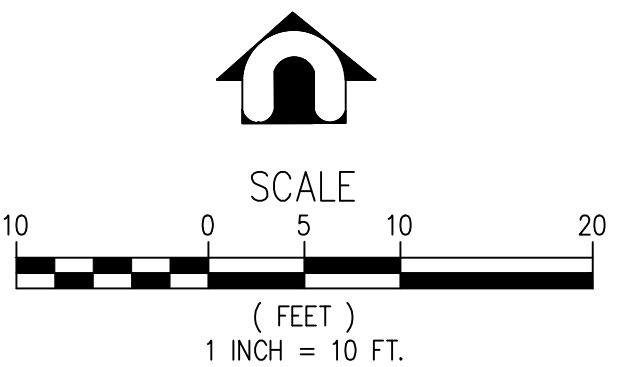
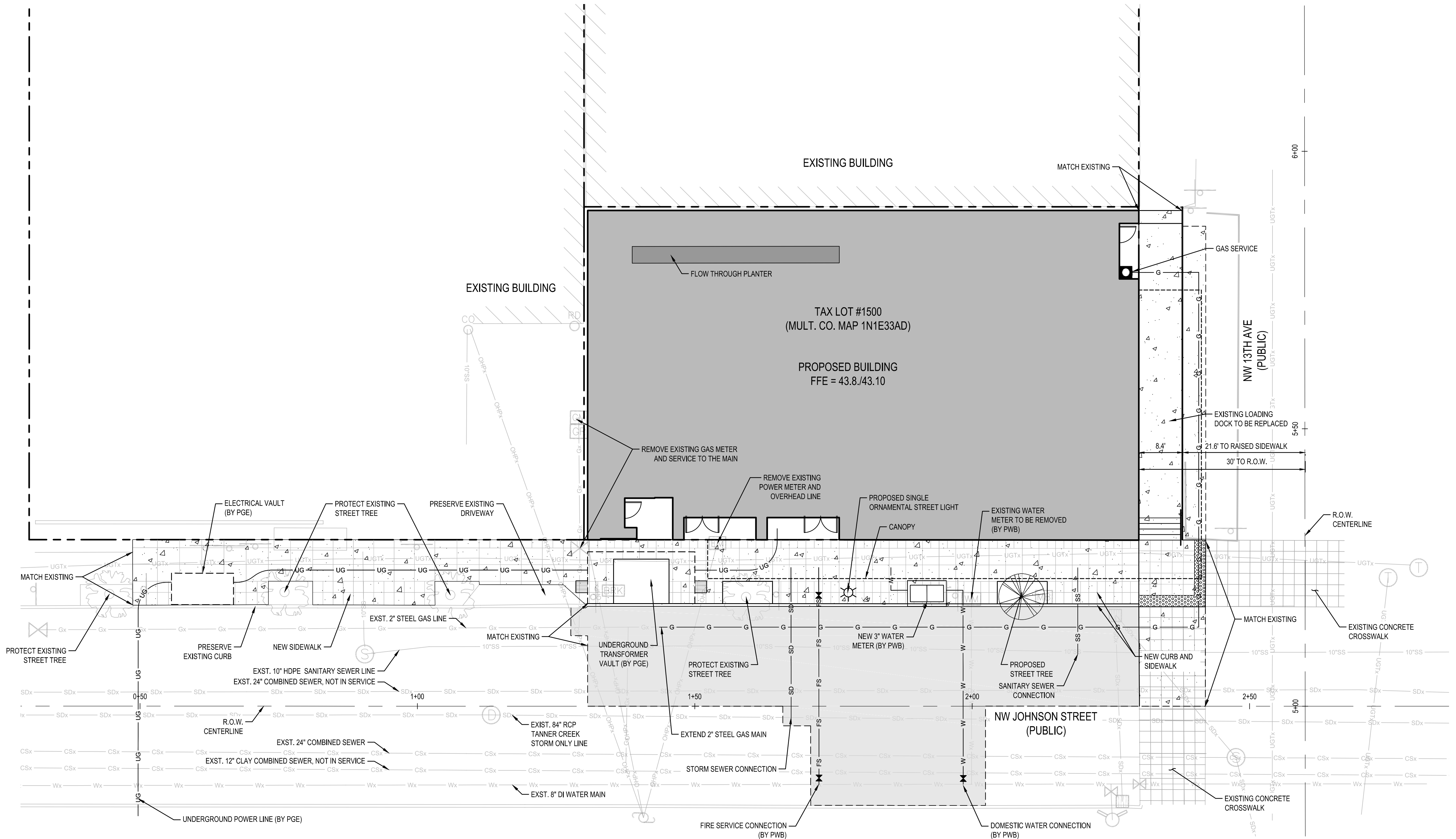






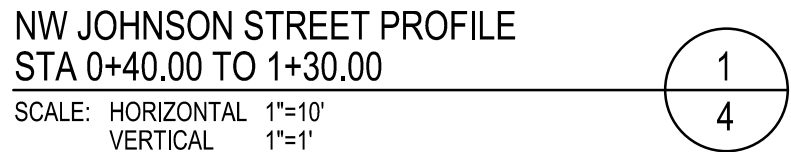






60% DESIGN DEVELOPMENT

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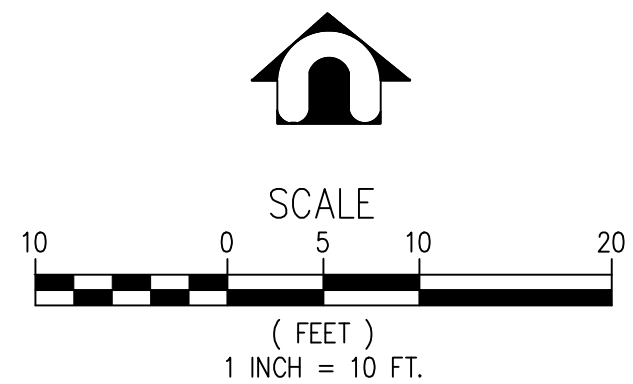


1. A UTILITY PROTECTION PLAN IS REQUIRED TO BE SUBMITTED TO ROY MARTINEZ FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. (503-825-4518, Roy.Martinez@portlandoregon.gov).
2. STATION AND OFFSET MEASURES AT FLOWLINE.
3. CONTACT TOM DELEPINE, (503) 823-4193, IF PARKING SIGNS WITH TIME LIMITS ARE DESIRED BY OWNER.

SIGN DATA TABLE							
SIGN NO.	QTY USED	SIGN DIMENSION		SIGN CODE			SIGN LEGEND / OTHER REMARKS
		WIDTH (INCHES)	HEIGHT (INCHES)	PBOT	ODOT	MUTCD	
1	1	24	30	S5000			BIKEWAY DESTINATION SIGN

① CONSTRUCTION KEYNOTES:

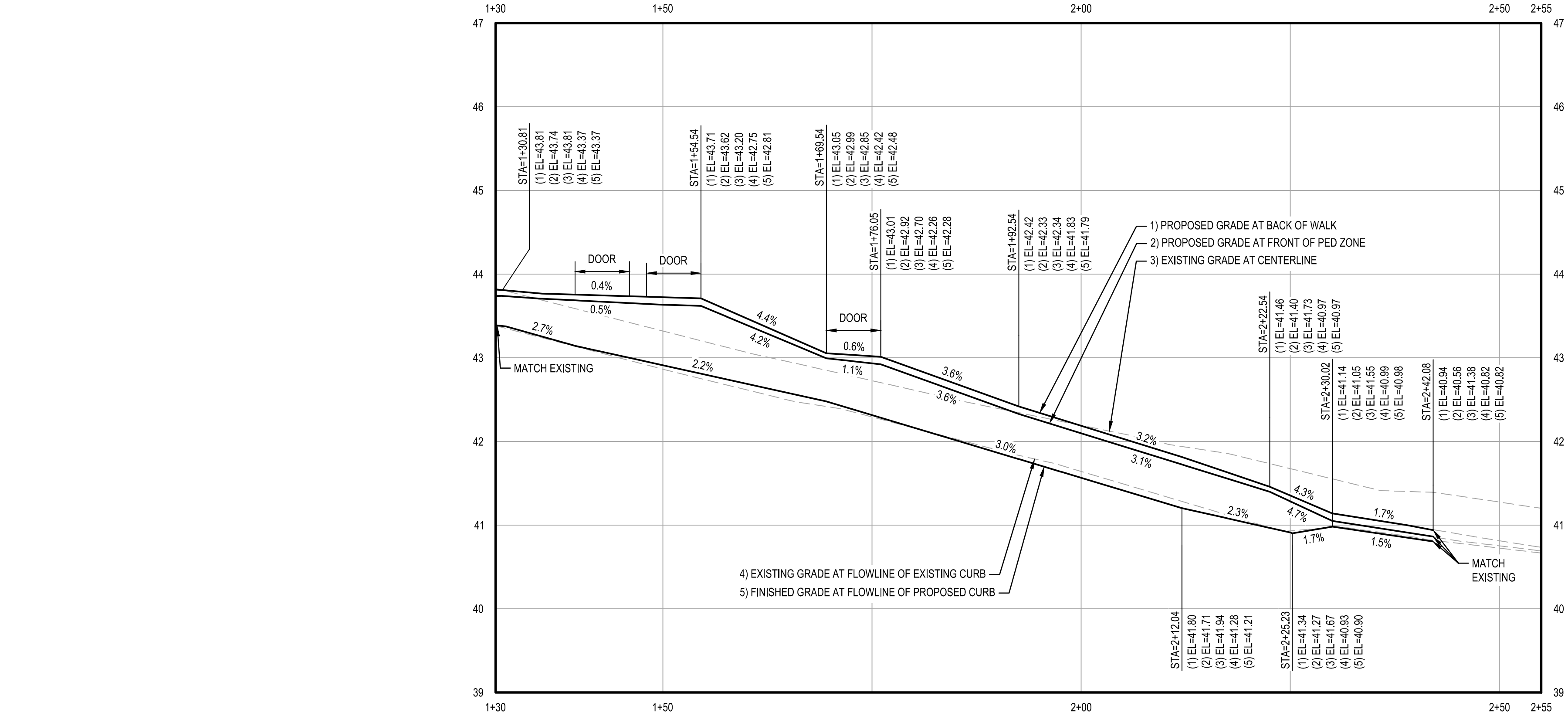
1. REMOVE "BIKEWAY DESTINATION" SIGN (S5000) AND POST.
2. PGE 5106 VAULT. COORDINATE WITH PGE, CONTACT KOLBY HOLLINGSWORTH, (503) 963-6928.
3. MATCH EXISTING SIDEWALK AT NEAREST JOINT.
4. PRESERVE AND PROTECT EXISTING TREE IN PLACE. PROVIDE 6' TALL CHAINLINK FENCE FOR PROTECTION, COORDINATE WITH URBAN FORESTRY BEFORE CONSTRUCTION BEGINS, CONTACT JOEL SMITH, (503) 823-4523.
5. RELOCATE TRASH ENCLOSURE ON SITE.
6. RELOCATE SIGNS ON SITE.
7. PRESERVE EXISTING DRIVEWAY.
8. UNDERGROUND POWER LINE TO BE INSTALLED BY PGE, CONTACT KOLBY HOLLINGSWORTH, (503) 963-6928.
9. PRESERVE EXISTING CURB.
10. SIDEWALK PER SECTION 2/SHEET 2 AND CITY STD. DWG. P-551.



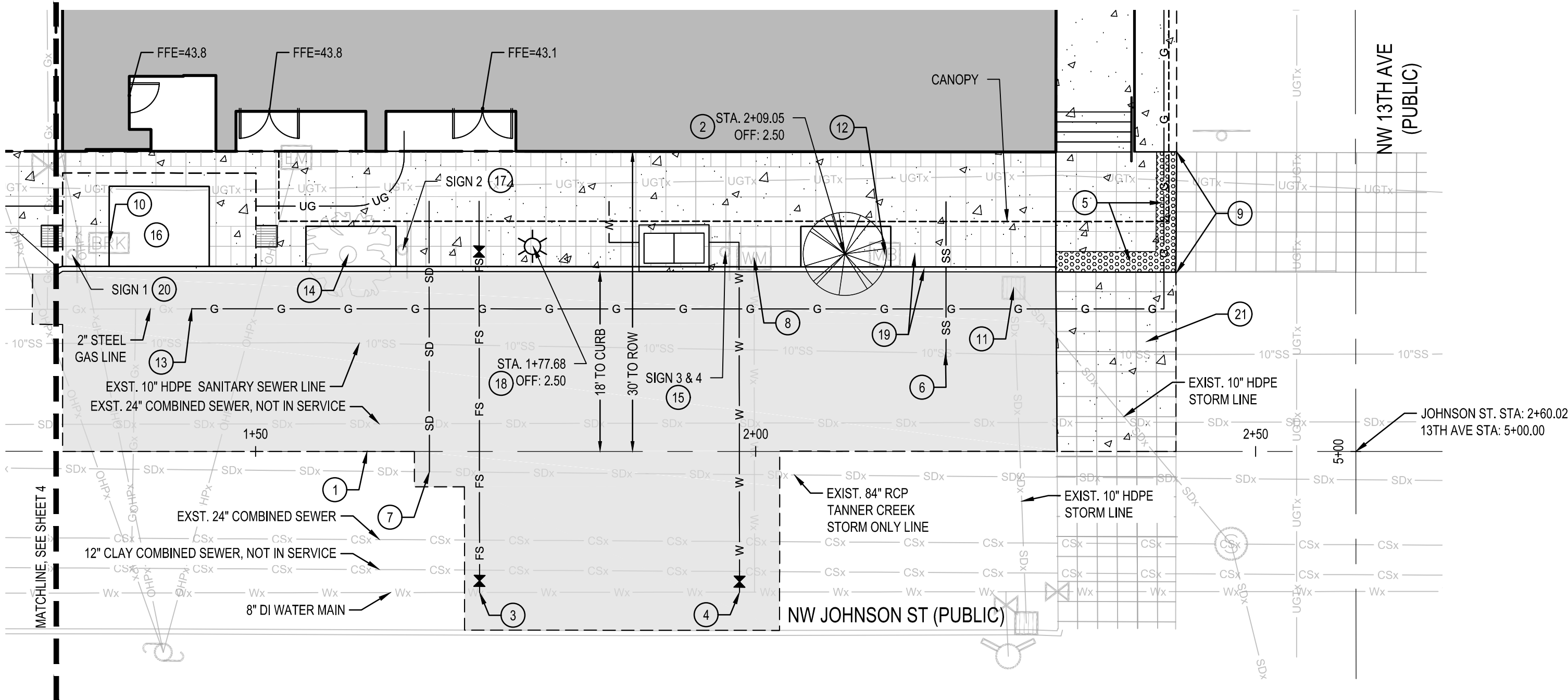
60% DESIGN DEVELOPMENT

[illegible]





NW JOHNSON STREET PROFILE  
STA 1+30.00 TO 2+55.00  
SCALE: HORIZONTAL 1"=10'  
VERTICAL 1"=1'



NW JOHNSON STREET PLAN  
SCALE: 1"=10'

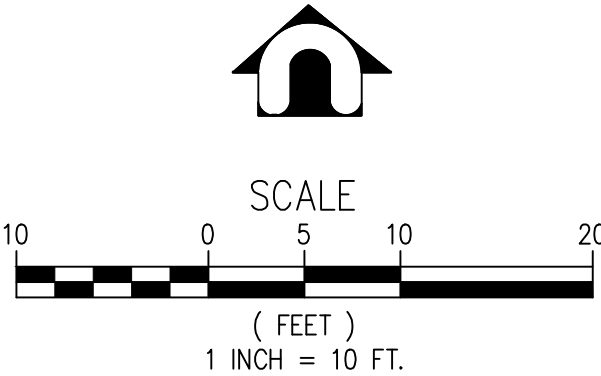
GENERAL NOTES:

- A UTILITY PROTECTION PLAN IS REQUIRED TO BE SUBMITTED TO ROY MARTINEZ FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. (503-825-4518, Roy.Martinez@portlandoregon.gov).
- STATION AND OFFSET MEASURES AT FLOWLINE.
- CONTACT TOM DELEPINE, (503) 823-4193, IF PARKING SIGNS WITH TIME LIMITS ARE DESIRED BY OWNER.

SIGN DATA TABLE								
SIGN NO.	QTY USED	SIGN DIMENSION		SIGN CODE			PER SPEC. 2910.02 COP STD. SPECS.	SIGN LEGEND / OTHER REMARKS
		WIDTH (INCHES)	HEIGHT (INCHES)	PBOT	ODOT	MUTCD		
1	2	24	18	P3216			EXIST.	3 HOUR PARKING PAY MACHINE
2	1	12	18	P3200L			EXIST.	PAY TO PARK
3	1	12	18	P2021R			EXIST.	NO PARKING, TRUCK LOADING
4	1	12	6	P1550			EXIST.	PAY TO PARK ALL OTHER HOURS

1 CONSTRUCTION KEYNOTES:

- SAWCUT PER SECTION 3/SHEET 2 AND CITY STD. DWG. P-506.
- PROPOSED STREET TREE, COLUMNAR HORNBEAM, CARPINUS BETULUS 'FRANZ FONTAINE', 2.5" CALIPER. INSTALL PER CITY STD. DWG. P-581.
- INSTALL 6" FIRE LINE SERVICE BY PWB UNDER SEPARATE PERMIT.
- INSTALL 3" METER WATER SERVICE BY PWB UNDER SEPARATE PERMIT.
- TRUNCATED DOMES PER ODOT STD. DWG. NO. RD759.
- 6" SANITARY SEWER CONNECTION TO EXISTING MAIN PER SEPARATE BES CONNECTION PERMIT.
- 6" STORM SEWER CONNECTION TO EXISTING LINE PER SEPARATE PERMIT.
- KILL EXISTING WATER SERVICE BY PWB UNDER SEPARATE PERMIT.
- MATCH EXISTING CONCRETE. SEE 1/SHEET 7 FOR DETAILED GRADING AT CROSSWALK.
- CITY TO REMOVE AND RELOCATE PARKING KIOSK. COORDINATE WITH PARKING CONTROL, (503) 823-7275.
- CATCH BASIN TO REMAIN. EXISTING RIM ELEVATION @ 40.92'.
- REMOVE AND REINSTALL MAIL DROP BOX. COORDINATE WITH POST MASTER.
- 2" STEEL GAS MAIN EXTENSION BY NW NATURAL. COORDINATE WITH JODI WRIGHT, (503) 226-4211.
- PRESERVE AND PROTECT EXISTING TREE IN PLACE. PROVIDE 6' TALL CHAINLINK FENCE FOR PROTECTION. COORDINATE WITH URBAN FORESTRY BEFORE CONSTRUCTION BEGINS, CONTACT JOEL SMITH, (503) 823-4523.
- REMOVE EXISTING "NO PARKING TRUCK LOADING" SIGN (P2021R) AND "PAY TO PARK ALL OTHER METER HOURS" SIGN (P1550) AND POST.
- UNDERGROUND 818 TRANSFORMER VAULT. COORDINATE WITH PGE. CONTACT KOLBY HOLLINGSWORTH, (503) 963-6928. SEE 1/SHEET 9 FOR SECTION VIEW.
- REMOVE "PAY TO PARK" (P3200L) SIGN AND POST.
- SINGLE ORNAMENTAL STREET LIGHT. SEE IL-1 FOR DETAILS.
- MONOLITHIC CURB AND SIDEWALK PER SECTION 3/SHEET 2 AND CITY STD. DWG. P-551.
- REMOVE 2 "3 HOUR PARKING" SIGNS (P3216) AND POST.
- CROSSWALK PAVING PER 2/SHEET 9. SCORE TO MATCH EXISTING CROSSWALK.



60% DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION	APPD.
REVISIONS			

CONSTRUCTED BY _____
PROJECT COMPLETED _____
MAP CORRECTED BY _____
CHECKED BY _____
FINAL MAP DATA

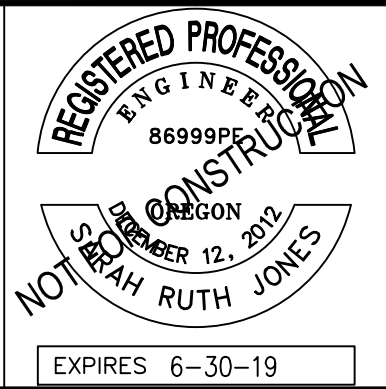
DESIGNED BY	DATE APPROVED
CAD BY	SECTION ENGR
CHECKED BY	PBOT REVIEWER



APPROVALS:	
PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

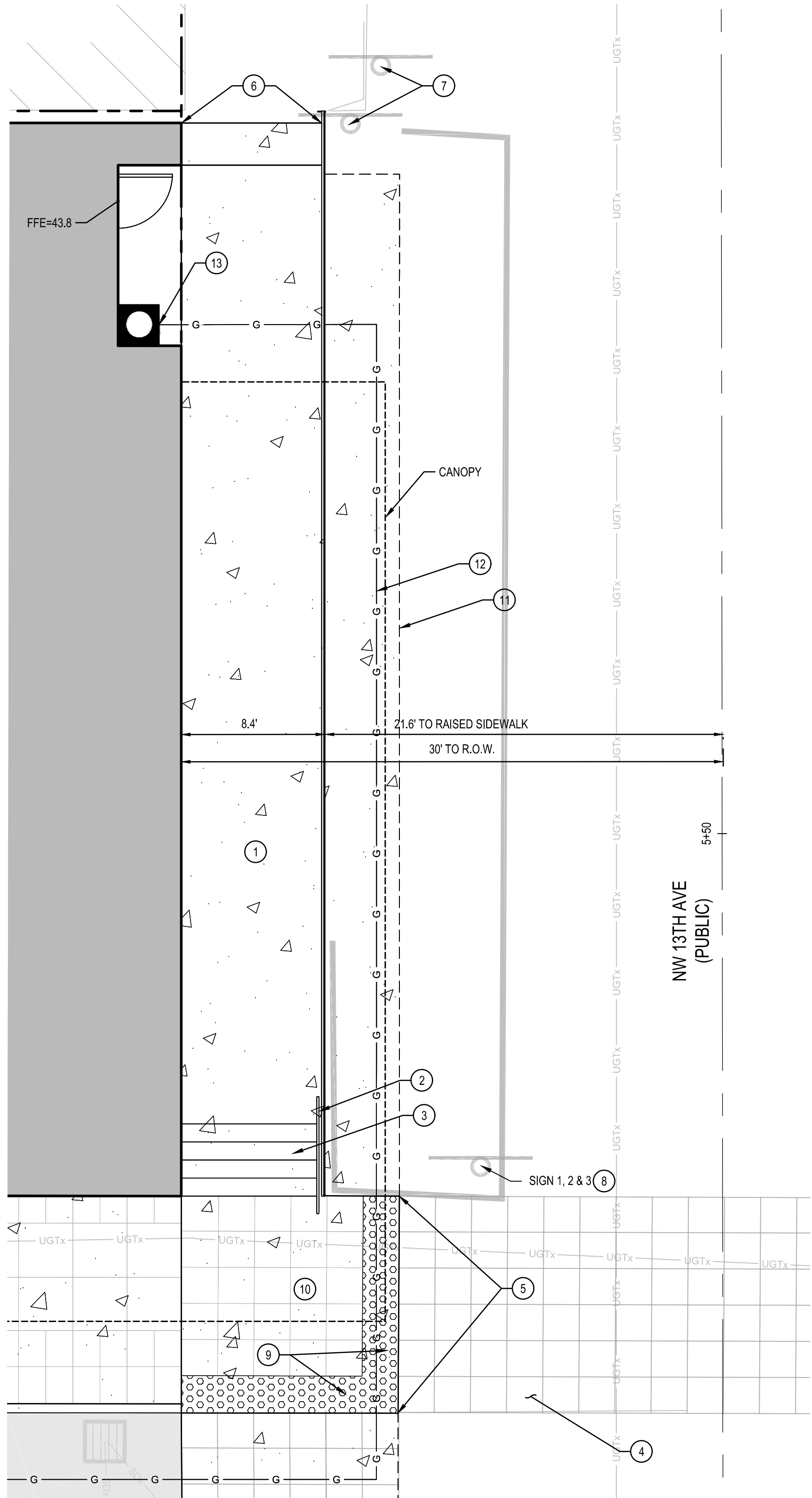
PORTLAND BUREAU OF TRANSPORTATION	
DAN SALTZMAN	COMMISSIONER
STEVE TOWNSEN, P.E.	CITY ENGINEER

**DAVID EVANS AND ASSOCIATES INC.**  
2100 SW River Parkway  
Portland Oregon 97201  
Phone: 503.223.6663



**PUBLIC STREET IMPROVEMENTS-  
NW 13TH AVE & NW JOHNSON ST**  
**FOR REFERENCE ONLY**  
JOHNSON ST PLAN AND PROFILE

PBOT JOB NO.	TH0573
SHEET NO.	5
	5 of 9



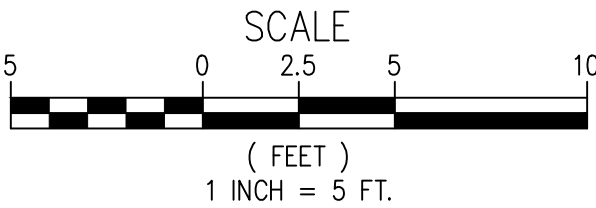
NW 13TH AVENUE PLAN  
SCALE: 1"=5'

1  
6

SIGN DATA TABLE								
SIGN NO.	QTY USED	SIGN DIMENSION		SIGN CODE			PER SPEC. 2910.02 COP STD. SPECS.	SIGN LEGEND / OTHER REMARKS
		WIDTH (INCHES)	HEIGHT (INCHES)	PBOT	ODOT	MUTCD		
1	1	30	30	R1010		R1-1	EXIST.	STOP
2	1	18	6	R1120		R1-3	EXIST.	ALL WAY RIDER
3	1	12	18	P2000L			EXIST.	NO PARKING, TRUCK LOADING, ALL HOURS ALL DAYS

1 CONSTRUCTION KEYNOTES:

1. RAISED SIDEWALK PER BUILDING PERMIT.
2. HANDRAIL PER BUILDING PERMIT.
3. CONCRETE STAIRS PER BUILDING PERMIT. FOR GRADING DETAILS SEE 1/SHEET 7.
4. CONCRETE CROSSWALK TO REMAIN.
5. MATCH EXISTING CONCRETE CROSSWALK.
6. MATCH EXISTING RAISED SIDEWALK.
7. PROTECT EXISTING SIGN AND POST.
8. REMOVE AND SAVE EXISTING STOP SIGN (R1010) AND ALL WAY RIDER SIGN (R1120). REMOVE EXISTING "NO PARKING LOADING ZONE" SIGN (P2000L) AND POST.
9. TRUNCATED DOMES PER ODOT STD. DWG. NO RD759.
10. CONCRETE SIDEWALK PER CITY STD. DWG. P-551. SCORING TO MATCH EXISTING CONCRETE CROSSWALK.
11. SAWCUT CONCRETE ROAD AT JOINT AND REPAIR PER SECTION 1/SHEET 2.
12. 2" GAS LINE EXTENSION, COORDINATE WITH NW NATURAL, CONTACT JODI WRIGHT (503) 226-4211.
13. GAS SERVICE CONNECTION TO BUILDING.



60% DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION	APPD.
REVISIONS			

CONSTRUCTED BY _____
PROJECT COMPLETED _____
MAP CORRECTED BY _____
CHECKED BY _____
FINAL MAP DATA

DESIGNED BY	DATE APPROVED
CAD BY	SECTION ENGR
CHECKED BY	PBOT REVIEWER



APPROVALS:	
PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 60350PE
PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE

PORTLAND BUREAU OF TRANSPORTATION	
DAN SALTZMAN	COMMISSIONER
STEVE TOWNSEN, P.E.	CITY ENGINEER

**DAVID EVANS  
AND ASSOCIATES INC.**

2100 SW River Parkway  
Portland Oregon 97201  
Phone: 503.223.6663

REGISTERED PROFESSIONAL  
ENGINEER  
STATE OF OREGON  
DECEMBER 12, 2012  
SARAH RUTH JONES  
EXPIRES 6-30-19

PUBLIC STREET IMPROVEMENTS-  
NW 13TH AVE & NW JOHNSON ST

**FOR REFERENCE ONLY**


13TH AVENUE PLAN

PBOT JOB NO.	TH0573
SHEET NO.	6
	6 of 9





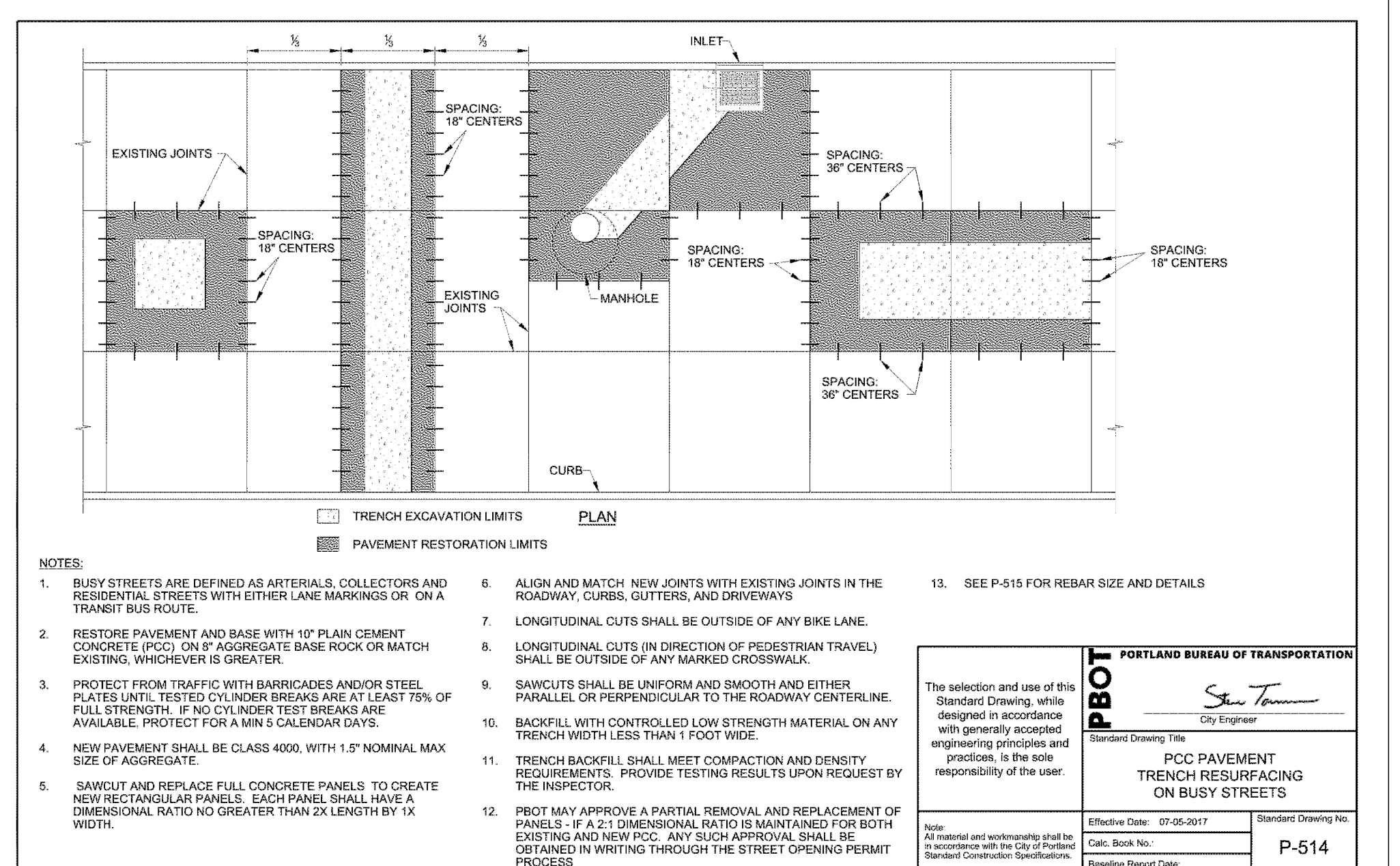
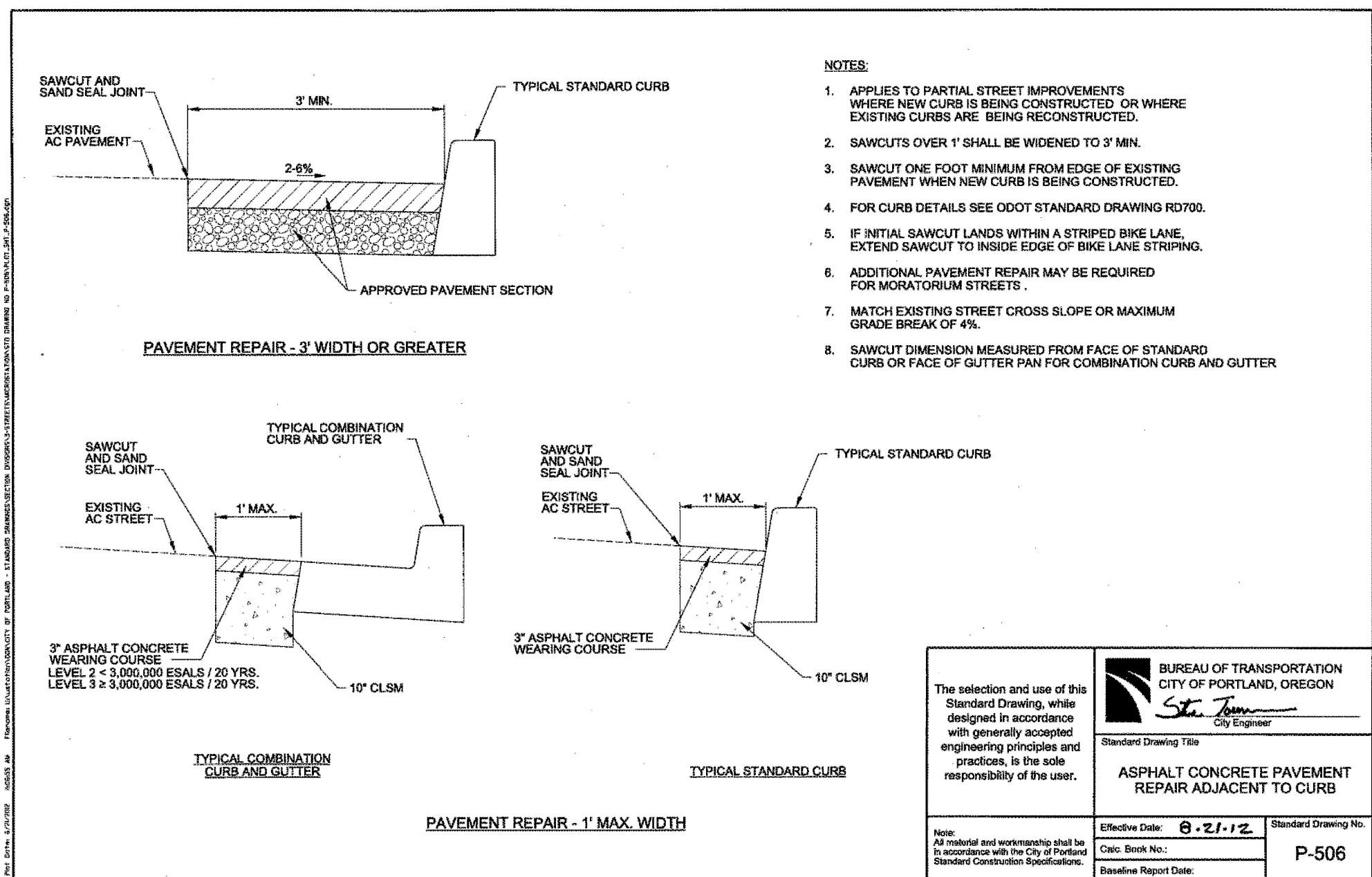
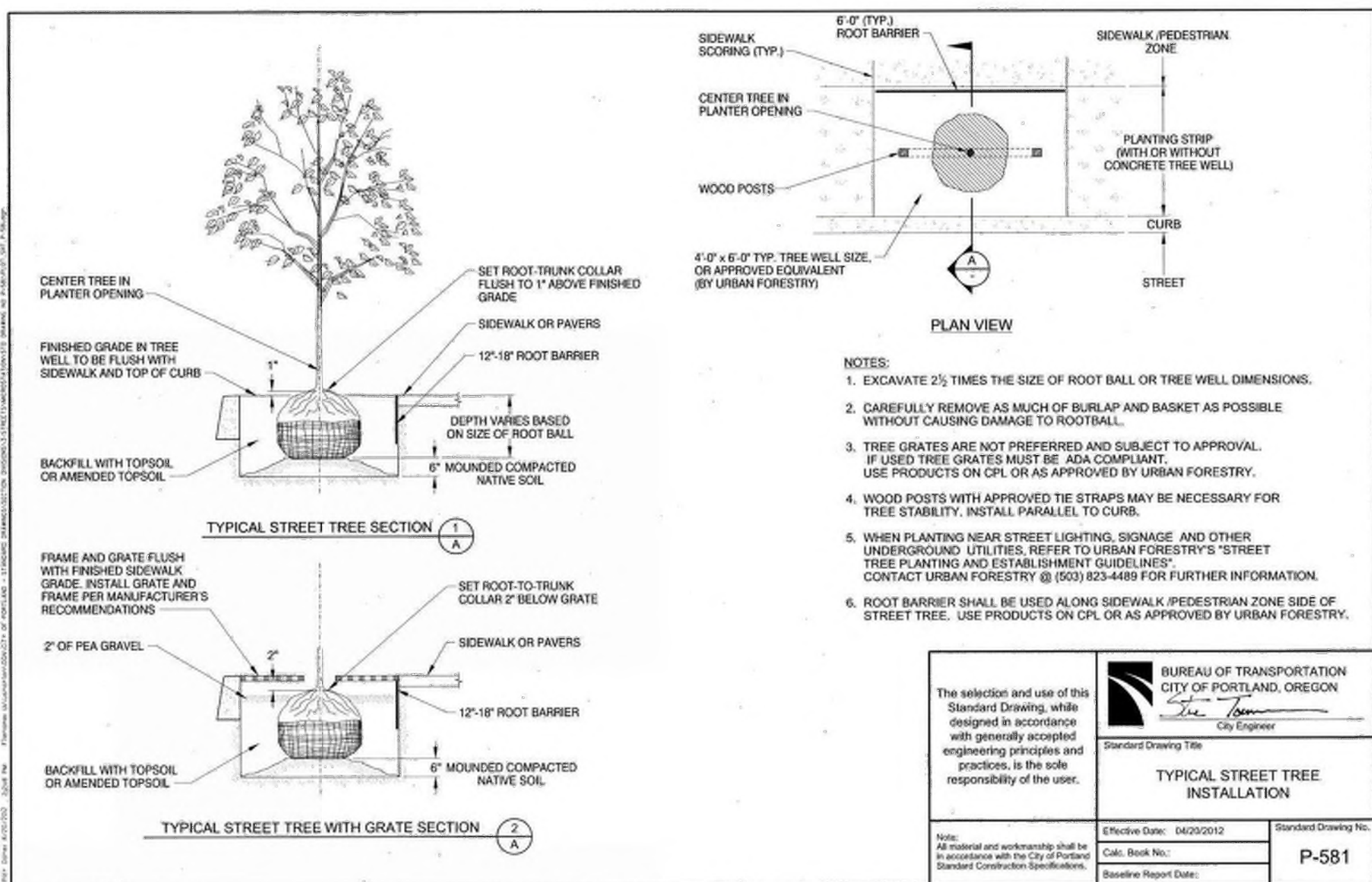
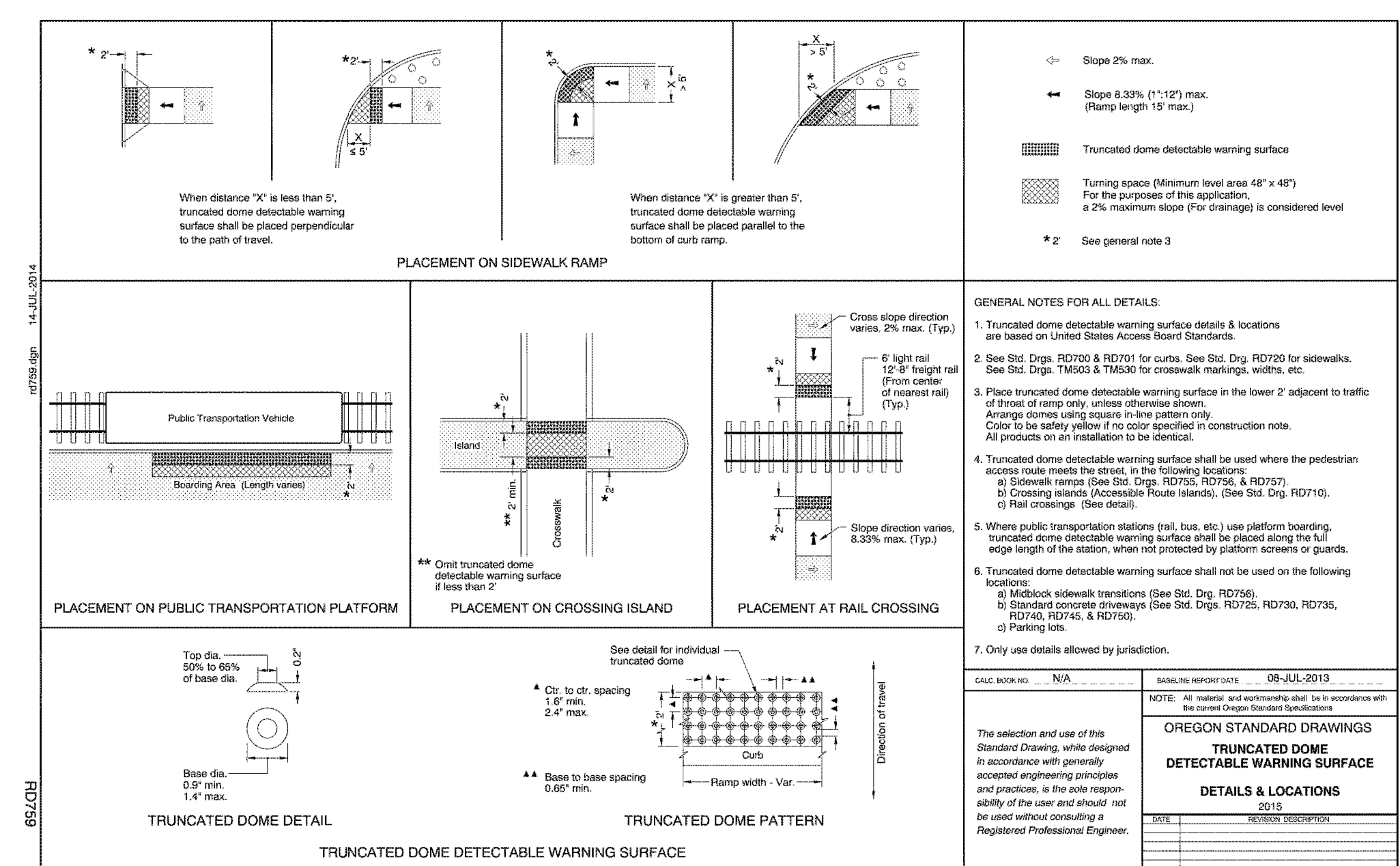
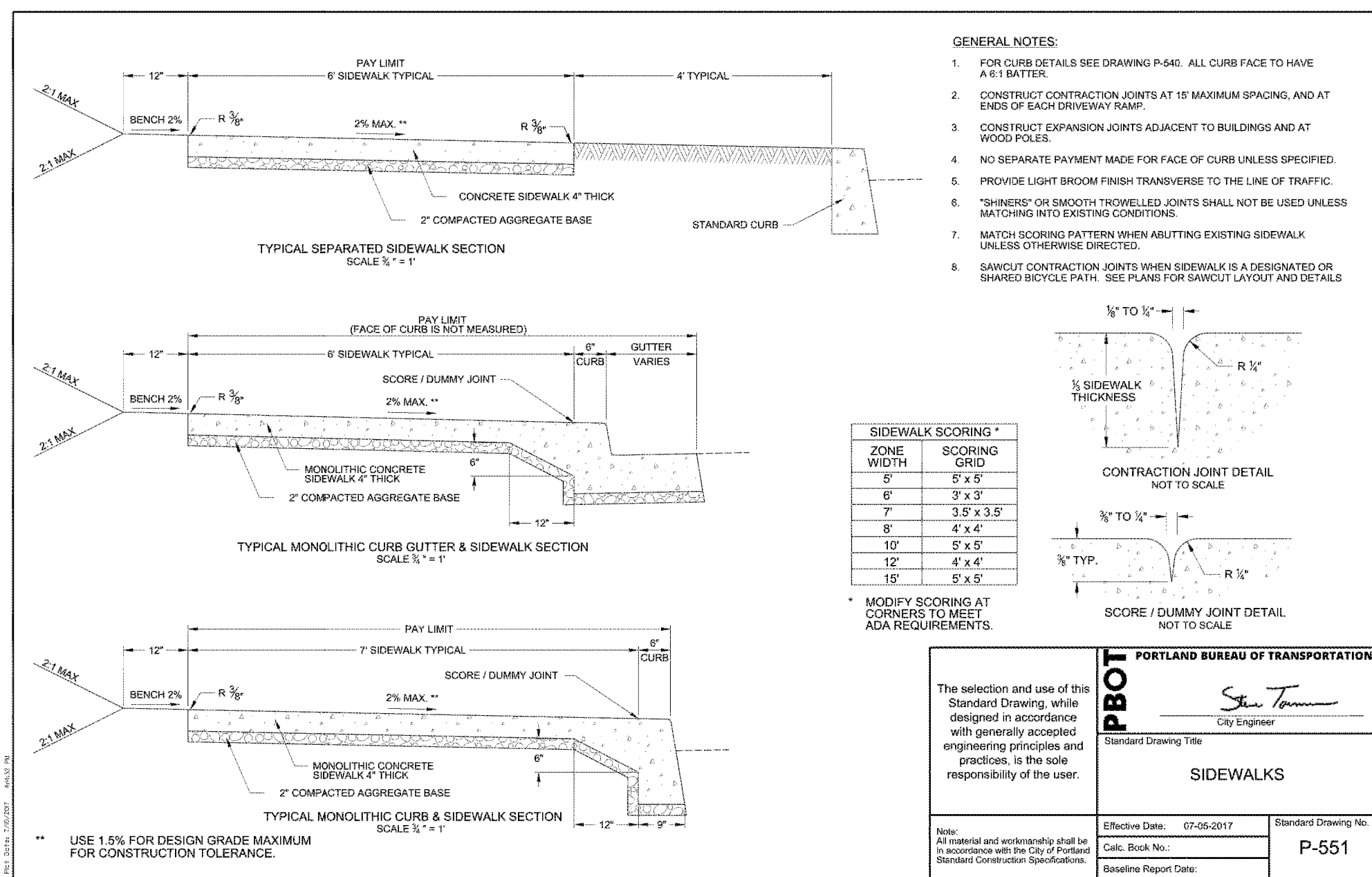
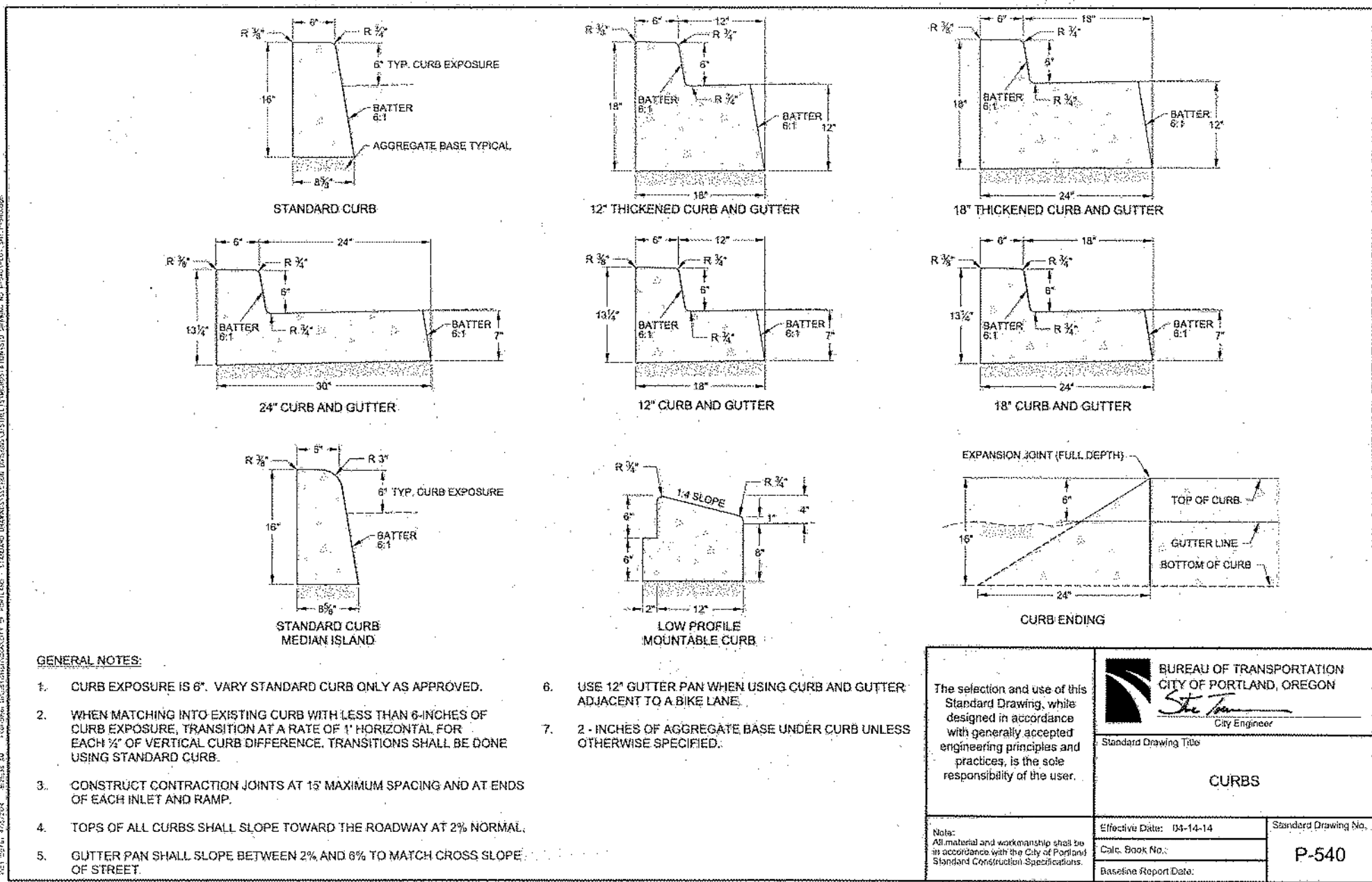
SCALE



( FEET )  
1 INCH = 5 FT.

OT JOB NO.  
TH0573  
EET NO.  
7  
7 OF 9



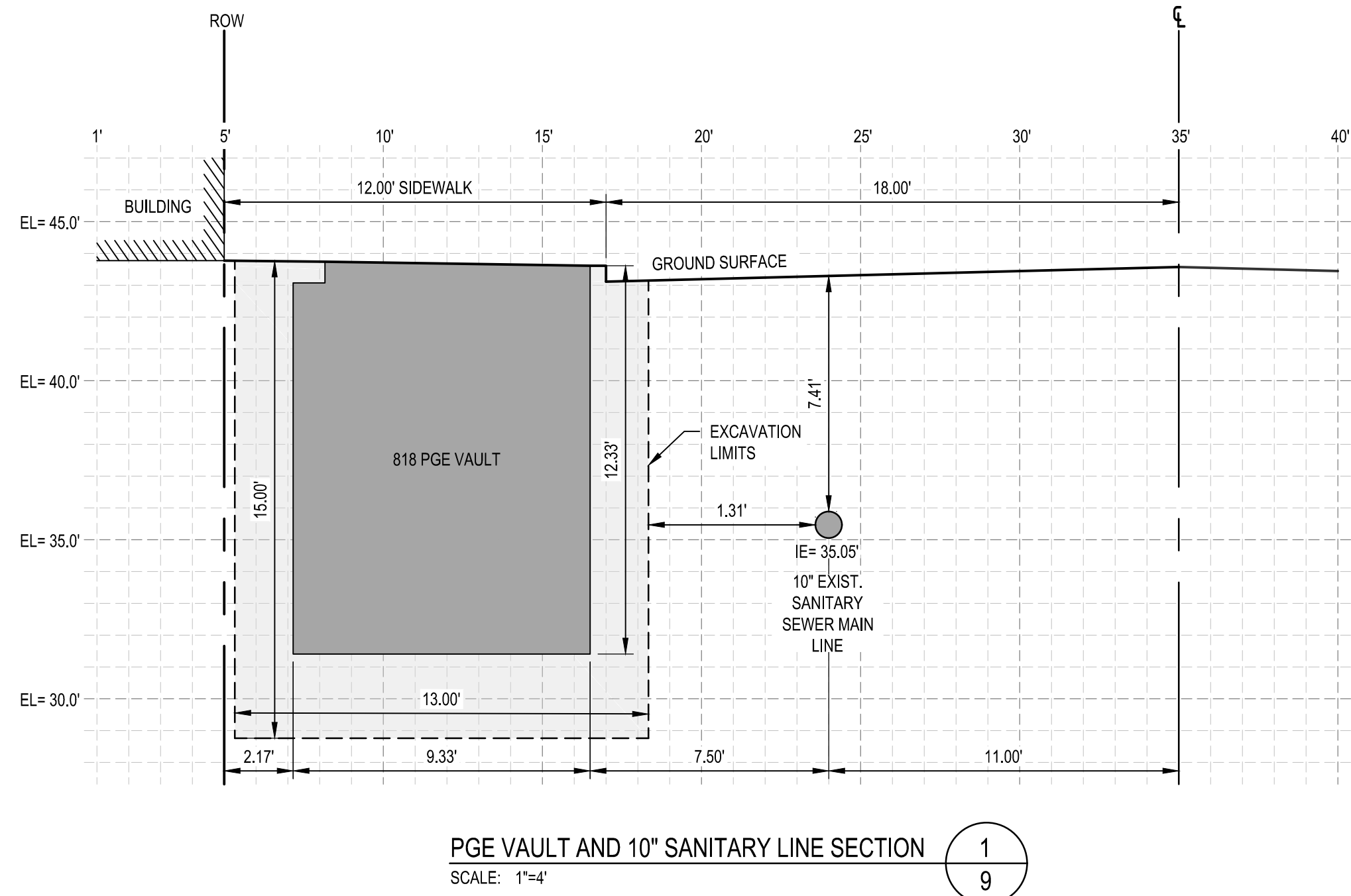
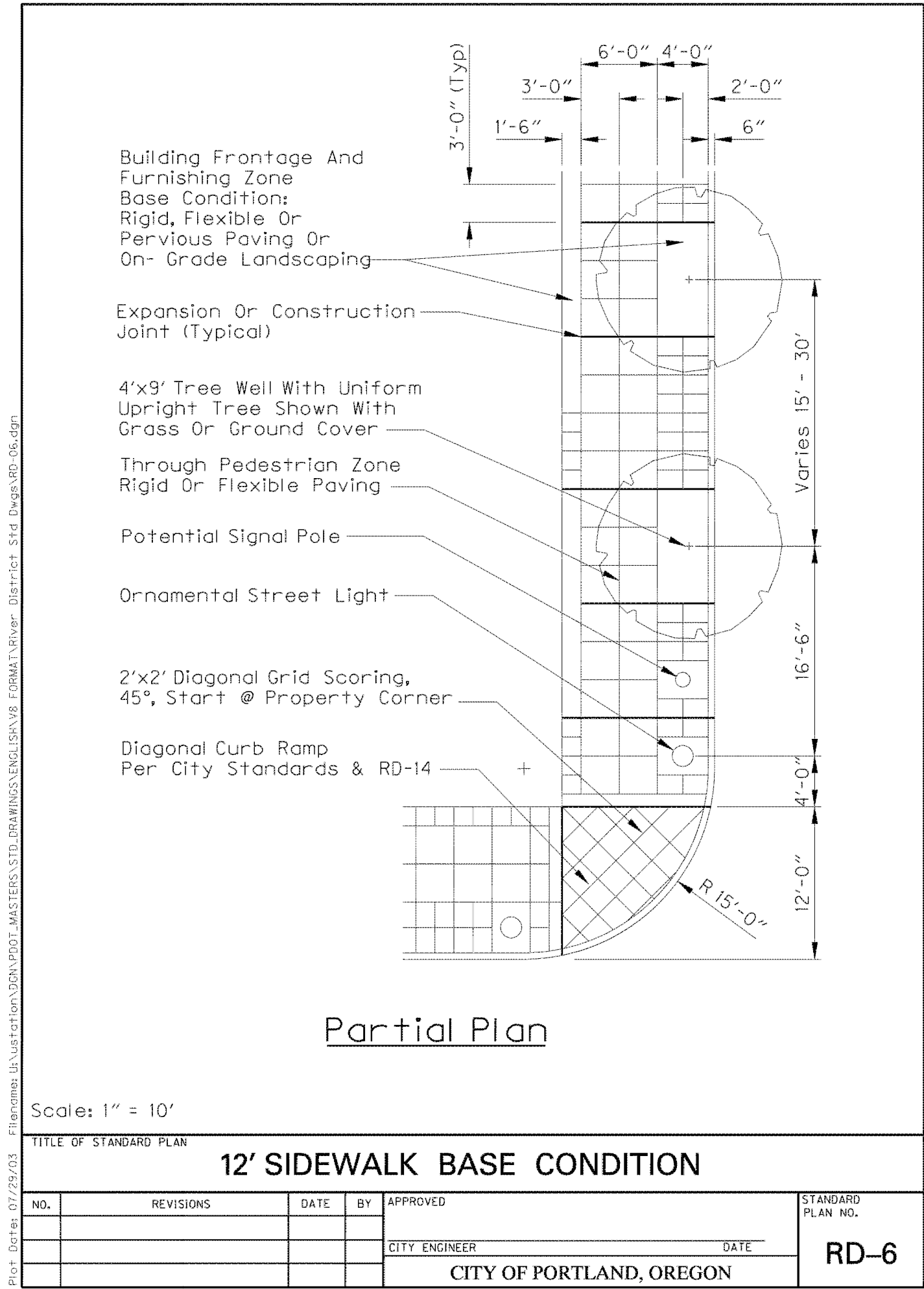


60% DESIGN DEVELOPMENT

DESIGNED BY				DATE APPROVED			
CAD BY				SECTION ENGR			
CHECKED BY				PBOT REVIEWER			
CONSTRUCTED BY							
PROJECT COMPLETED							
MAP CORRECTED BY							
CHECKED BY							
NO.				DATE			
DESCRIPTION				APPD.			
REVISIONS				FINAL MAP DATA			
APPROVALS:				PORTLAND BUREAU OF TRANSPORTATION			
PBOT PRINCIPAL ENGINEER				REG. PROF. ENGR. 60350PE			
PBOT CITY ENGINEER				REG. PROF. ENGR. 51538PE			
DAN SALTZMAN				COMMISSIONER			
STEVE TOWNSEN, P.E.				CITY ENGINEER			
DAVID EVANS AND ASSOCIATES INC.				2100 SW River Parkway Portland Oregon 97201 Phone: 503.223.6663			
REGISTERED PROFESSIONAL ENGINEER				NOTES: EXPIRES 6-30-19			
PUBLIC STREET IMPROVEMENTS- NW 13TH AVE & NW JOHNSON ST				FOR REFERENCE ONLY			
DETAILS				PBOT JOB NO. TH0573			
				SHEET NO. 8			
				8 of 9			

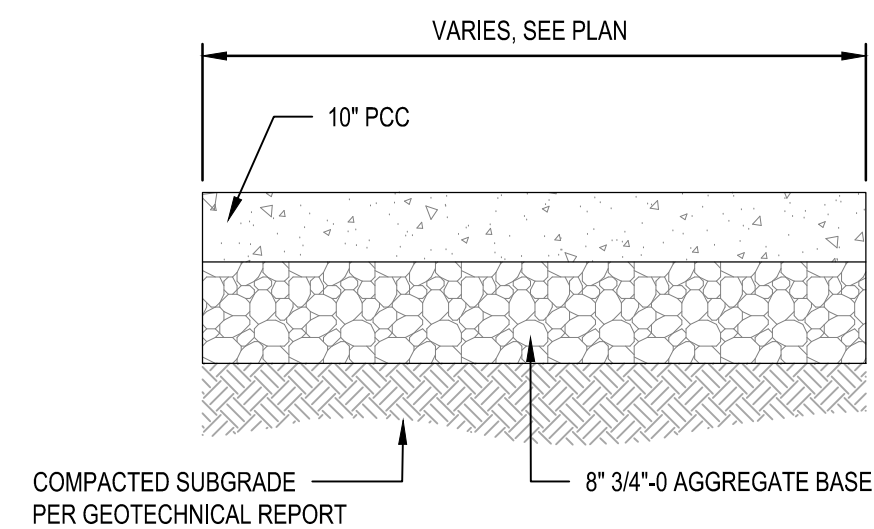


Plat Date: 07/29/2011 File Name: U:\Information\2011\PORT MASTER STD DRAWINGS\ENCL\ENCL18 - FRONTYR.Plot District: Std Dwg: ENCL18.Dwg



NOTES:

1. IF EXISTING SECTION IS GREATER THAN PROPOSED SECTION, MATCH EXISTING.
2. SCORE TO MATCH EXISTING.



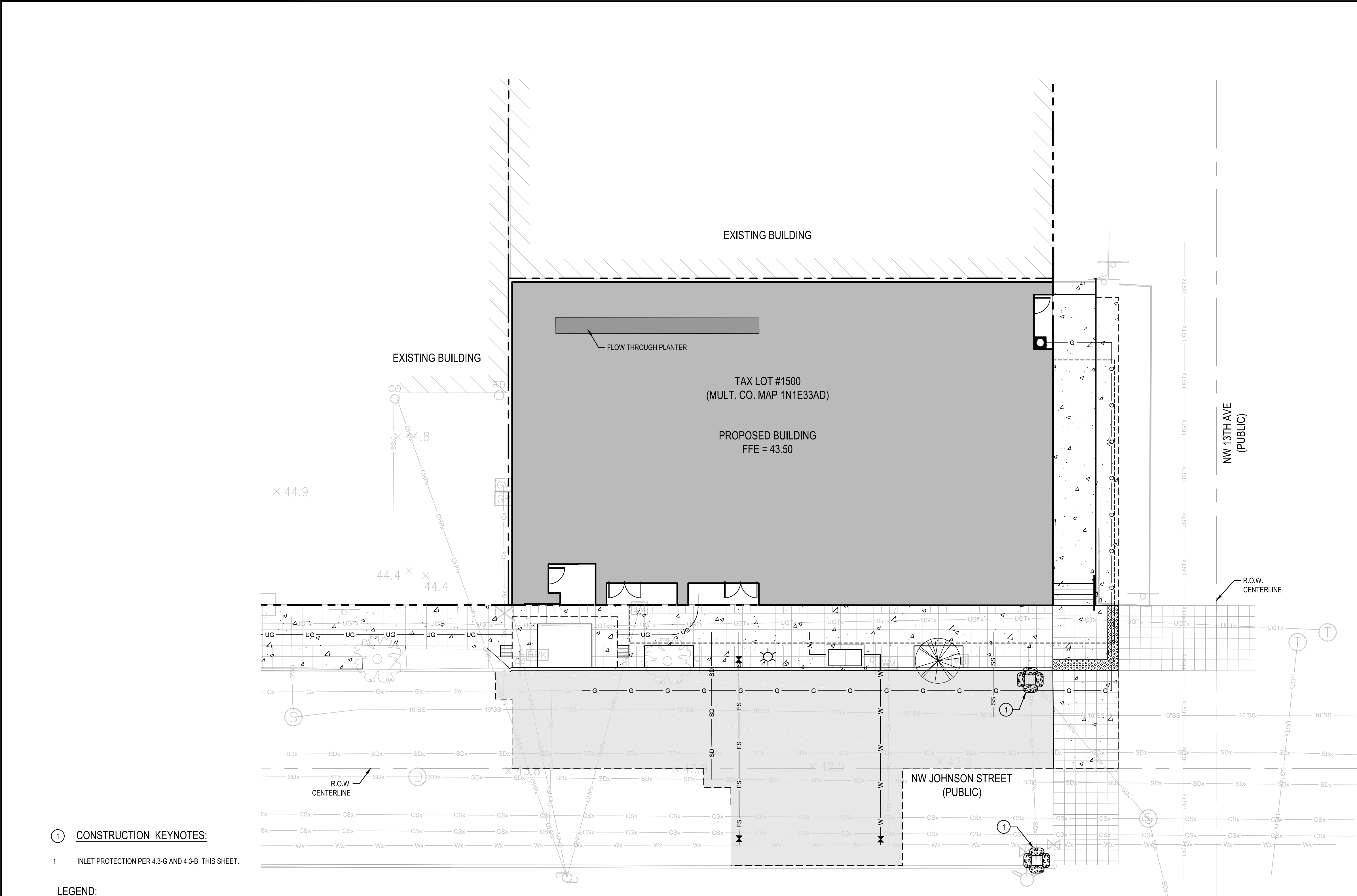
CONCRETE CROSSWALK  
SCALE: 1"=4'

2  
9

60% DESIGN DEVELOPMENT

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1. CONSTRUCTION KEYNOTES:
1. INLET PROTECTION PER 4.3-G AND 4.3-B, THIS SHEET.

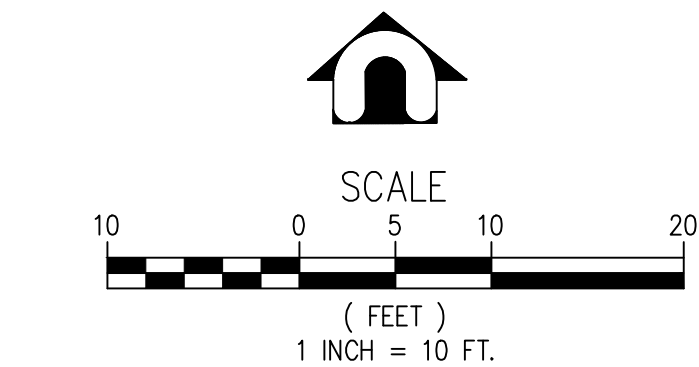
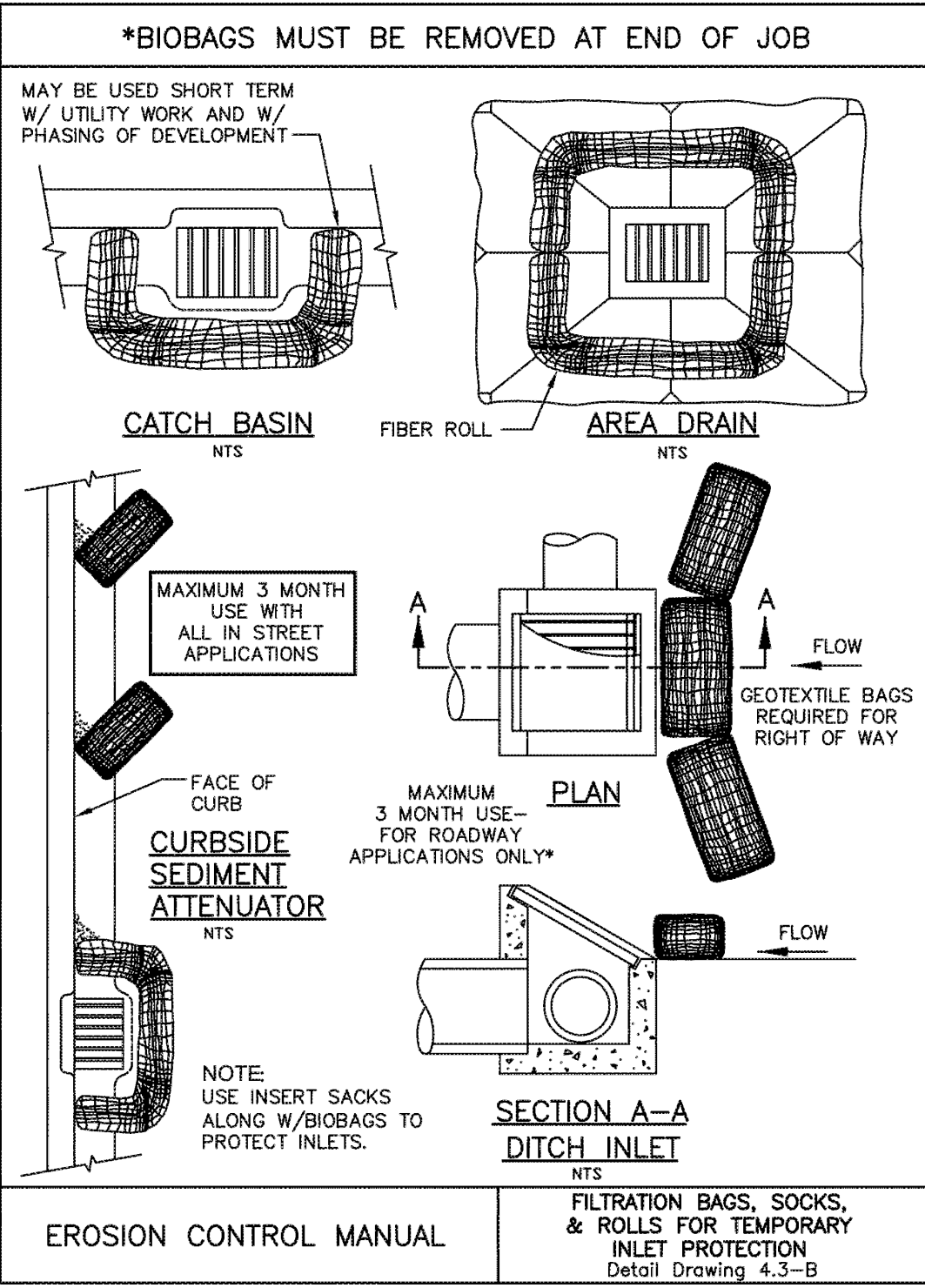
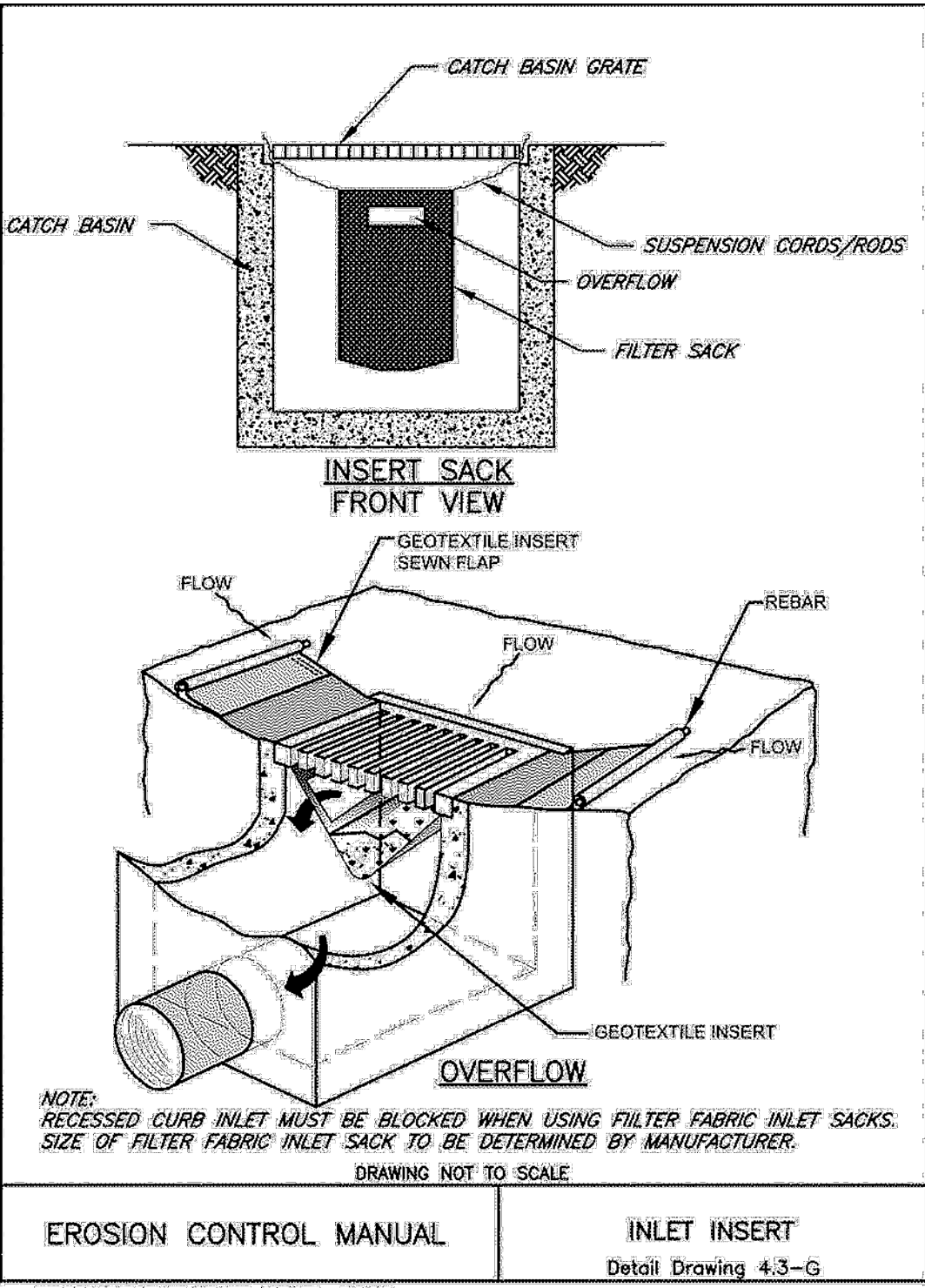
LEGEND:

--- EXISTING PROPERTY / ROW LINE




--- R.O.W. CENTERLINE

--- SAWCUT LINE

INLET PROTECTION



60% DESIGN DEVELOPMENT

				DESIGNED BY _____		DATE APPROVED _____			APPROVALS:		PORTLAND BUREAU OF TRANSPORTATION		 <b>DAVID EVANS AND ASSOCIATES INC.</b> 2100 SW River Parkway Portland Oregon 97201 Phone: 503.223.6663	 REGISTERED PROFESSIONAL ENGINEER 8699990 NOTARY PUBLIC DAVID EVANS EXPIRES 12-2012	PUBLIC STREET IMPROVEMENTS- NW 13TH AVE & NW JOHNSON ST <b>FOR REFERENCE ONLY</b> EROSION CONTROL PLAN		PBOT JOB NO. TH0573			
				CAD BY _____		SECTION ENGR _____			PBOT PRINCIPAL ENGINEER _____		REG. PROF. ENGR. 60350PE				DAN SALTZMAN _____		COMMISSIONER		SHEET NO. EC1	
				CHECKED BY _____		PBOT REVIEWER _____			PBOT CITY ENGINEER _____		REG. PROF. ENGR. 51538PE				STEVE TOWNSEN, P.E. _____		CITY ENGINEER		1 OF 1	
				CONSTRUCTED BY _____		PROJECT COMPLETED _____			MAP CORRECTED BY _____		CHECKED BY _____									
NO. DATE DESCRIPTION APPD.				FINAL MAP DATA																
REVISIONS																				