

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20222	Project Address: 1938 W Burnside (Suite 101)
Hearing Date: 4/10/19	Appellant Name: Justin Zier
Case No.: B-019	Appellant Phone: 2063226249
Appeal Type: Building	Plans Examiner/Inspector: Anne Schmidt
Project Type: commercial	Stories: 1 Occupancy: A-2 Construction Type: 1-A
Building/Business Name: Mox Boarding House	Fire Sprinklers: Yes - throughout
Appeal Involves: Alteration of an existing structure, occ Change from M to A	LUR or Permit Application No.: 19-131561-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Restaurant/Game Store

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1108.2.9.1

Requires The code requires that where a bar or counter is provided for consumption of food or drink exceeding 34" in height, a integrated portion of the main bar or counter shall be provided, that is a minimum of 60" in length, or 5% of the length, whichever is greater, and 28 to 34" high.

Proposed Design The proposed design shows the entire bar height at 42" high. It accommodates 12 stools.

Reason for alternative Federal requirements allow service at accessible tables in the same area to satisfy the seating requirements at counters in bars. My understanding is that the change in the federal requirements was due to the realization that a dropped section of the main bar did not constitute an equivalent seating experience to the raised portion of the bar. In providing accessible seating in nearby tables, larger groups of guests are able to sit together in an area that is truly equivalent seating.

Our experience in the first two Mox Boarding House locations, which have a lowered portions of the main bar, is that our guests in wheelchairs do not use the 34" high bar area, but rather sit at the nearby tables or banquettes.

The proposed design complies with federal guidelines and has ample seating that can accommodate side by side wheelchair seating areas as needed. Finally, due to the small size of the bar, the integrated dropped portion would result in a loss of approximately 17% of the bar seating.

From The Code of Federal Regulations, Standards for Accessible Design:

5.2 Counters and Bars. Where food or drink is served at counters exceeding 34 in (865 mm) in height for consumption by customers seated on stools or standing at the counter, a portion of the

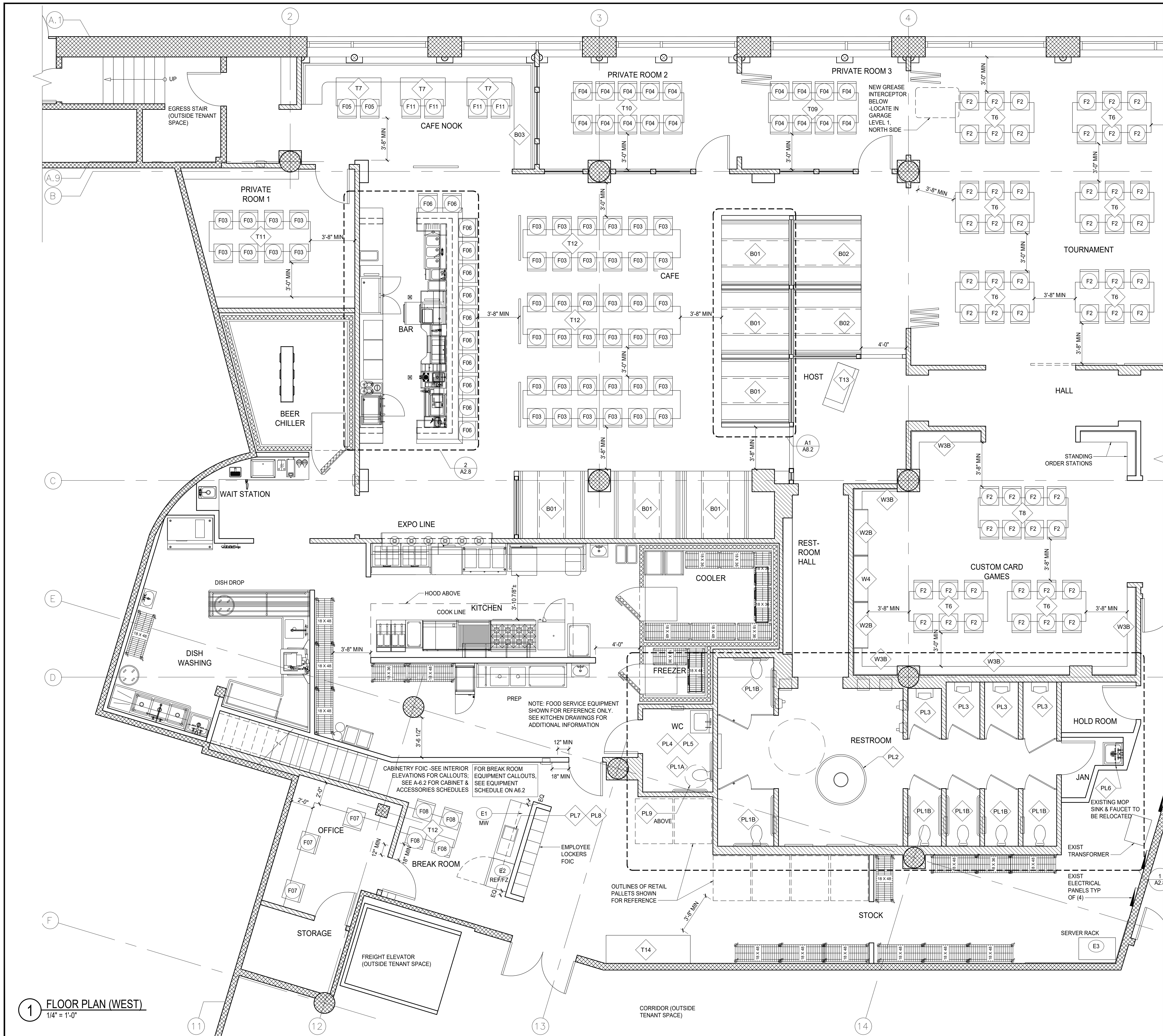
main counter which is 60 in (1525 mm) in length minimum shall be provided in compliance with 4.32 or service shall be available at accessible tables within the same area.

APPEAL DECISION

Omission of structurally integrated 34 inch bar: Denied. Proposal does not provide equivalent Life Safety protection.

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

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.



- FURNITURE & FIXTURE NOTES**
- SEE SHEET A6.1 FOR FIXTURE AND FURNITURE SCHEDULES.
 - MAINTAIN 44" CLEAR EGRESS PATH THROUGHOUT.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF HIS WORK DURING STORAGE, TRANSIT, INSTALLATION AND UNTIL FINAL OWNER ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL WORK AND REPAIR AND REFINISH ANY DAMAGE TO THE SATISFACTION OF THE DESIGNER AND THE OWNER AS PART OF THE CONTRACT.
 - WHEN THE MANUFACTURERS OF MATERIALS OR FIXTURES USED ON THIS PROJECT PROVIDE MAINTENANCE OR INSTALLATION DIRECTIONS NOT COVERED IN THE SPECIFICATIONS OR DETAILED ON THE DRAWINGS, THE CONTRACTOR FURNISHING THE ITEM SHALL FOLLOW SUCH DIRECTIONS AND SHALL ISSUE APPROPRIATE COPIES TO HIS SUB-CONTRACTORS AND TO OTHER AFFECTED CONTRACTORS.
 - CONTRACTOR TO PROVIDE MECHANICAL SERVICES AND BLOCKING FOR ALL FIXTURES, FURNITURE AND EQUIPMENT, INCLUDING ITEMS IDENTIFIED AS FOIC.
 - SEE INTERIOR ELEVATIONS AND FIXTURE SCHEDULE FOR ADDITIONAL DETAIL CALLOUTS.
 - SEE A7.0 & A7.1 FOR ACCESSIBILITY INFORMATION, DIMENSIONS AND DETAILS.
 - PROVIDE POWER FOR ALL EQUIPMENT TO BE LOCATED @ CASHWRAP & BACKWRAP INCLUDING BUT NOT LIMITED TO POS UNITS, COMPUTERS & PERIPHERALS, NETWORK HARDWARE, AUDIO EQUIPMENT, DIMENSIONAL SIGN, TIME CLOCK, AND ALARM SYSTEM CONTROL. REVIEW SPECIFIC REQUIREMENTS WITH OWNER.
 - SEE KITCHEN DRAWINGS FOR ADDITIONAL PLUMBING INFORMATION.
 - SEE A6.2 FOR NON-KITCHEN PLUMBING SCHEDULE.
 - X-RAY SLAB PRIOR TO ALL CORE DRILLING. COORDINATE CORE DRILLING WITH ADJACENT TENANT(S) AND THE BUILDING OWNER (LEASOR).

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MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: **MARCH 7, 2019**

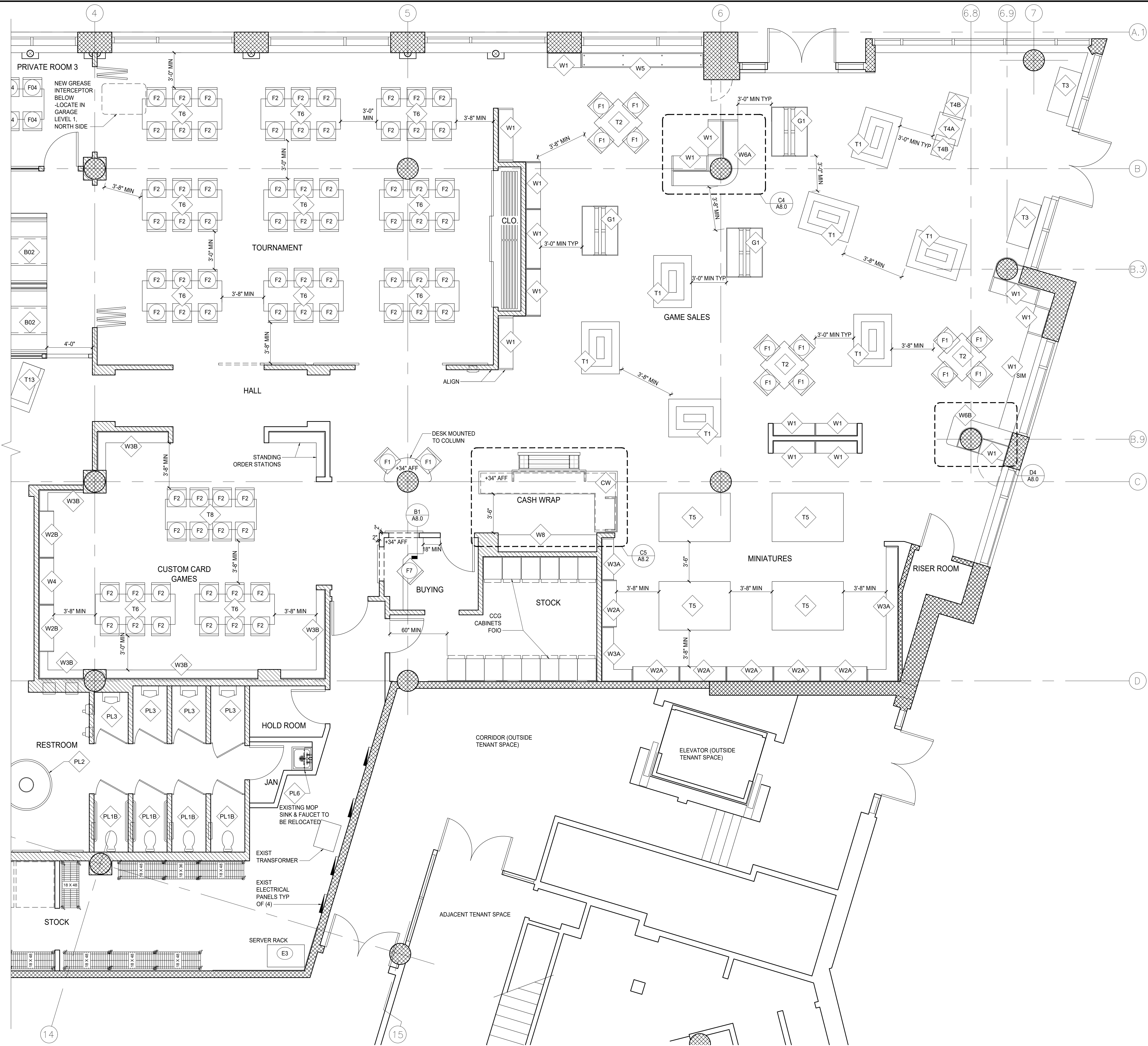
MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
**FIRST FLOOR
FURNITURE &
EQUIPMENT PLAN (WEST)**

SHEET NUMBER:

A2.4
0 1" ORIGINAL SIZE



1 FLOOR PLAN (EAST)
1/4" = 1'-0"

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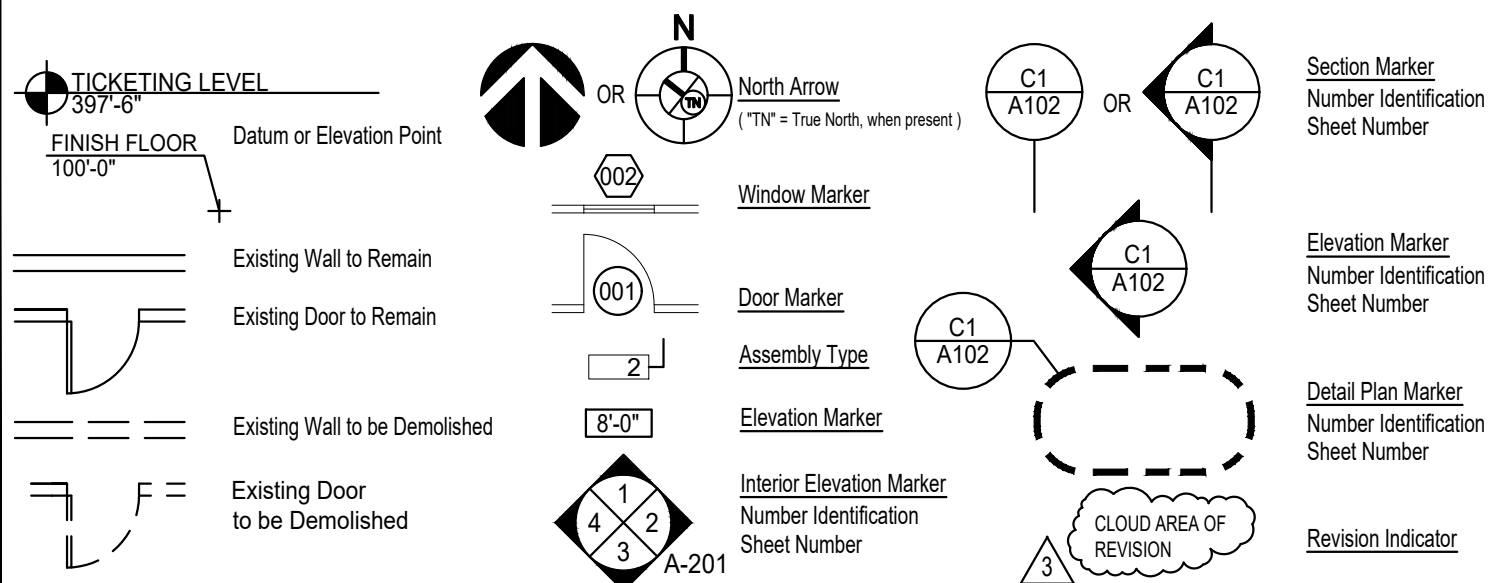
A2.5

0 1" ORIGINAL SIZE

ABBREVIATIONS

AB	Anchor Bolt	JST	Joist
AC	Air Conditioning	JT	Joint
ACC	Access	KO	Knockout
ACOUS	Acoustical	KW	Kilowatt
ACT	Acoustical Ceiling Tile	L	Length
ADD	Area Drain, Access Door	LA	Laminate
ADND	Addendum	LDR	Leader
ADD'L	Additional	LN	Linear
ADJ	Adjacent, Adjustable	LH	Left hand
ADND	Adnized	LH	Linear
AF	Above Finished Floor	LQ	Left
AGG	Aggregate	LQ	Linear
ALUM	Aluminum	LL	Live Load
ALT	Alternate	LL	Loose Line
ANCH	Anchor	LT	Light
ANOD	Anodized		
APPROX	Approximate	MACH	Machine(ry)
ARCH	Architect(ural)	MAG	Magnetic
AV	Audio Visual	MAS	Masonry
AVE	Avenue	MATL	Material
AVG	Average	MAX	Maximum
		MECH	Mechanical
BATH	Bathroom	MED	Medium
BD	Board	MEMB	Membrane
BET	Between	MFR	Manufacturer
BEV	Beveled	MIN	Minimum
BLDG	Building	MIR	Mirror
BLKG	Blocking	MISC	Miscellaneous
BM	Benchmark, Beam	MM	Millimeter(s)
BOTM	Bottom	MUD	Mounted
BRT,BTM	Bearing	MULT, MET	Mult
BSM	Basement	MULL	Mullion
CAB	Cabinet	N	North
CAP	Capacity	(N)	New
CER	Ceramic	NIC	Not In Contact
CERAM	Ceramic(tious)	NO	No
CER	Ceramic	NOM	Nominal
CFM	Cubic Feet Per Minute	NTS	Not To Scale
CHAM	Chamber	OC	On Center(s)
CIP	Cast-In-Place	OD	Outside Diameter
CK	Circumference	OH	Opposite Hand
CL	Control Joint	OPN'G	Opening
COL	Column	OPP	Opposite
COL	Column	PAR	Parallel
COMB	Combination	PC	Precast Concrete
CONC	Concrete	PCF	Pounds per Cubic Foot
CONSTR	Construction	PERF	Perforate(d)
CONT	Continuous	PERIM	Perimeter
CONTR	Contractor	PL	Plate
CORR	Corridor, Corrugated	PLAM	Plastic Laminate
CPT	Carpet	PLASTER	Plaster
CTR	Center	PLYWOOD	Plywood
CTR	Counter	POL	Polished
CUB	Cubic	PREFAB	Prefabricate
DEC	Degree	PREFIN	Prefinished
DEM	Demolish, Demolition	PRIM	Primary
DEPT	Department	PS	Pressed Steel
DIA	Diameter	PS	Pounds per Square Foot
DIM	Dimension	PSI	Pounds per Square Inch
DISP	Dispenser	PTD	Painted
DIV	Division	P.T.	Part
DNL	Dead Load	PAR	Parallel
DTL,DET	Detail	PC	Precast Concrete
DWL	Drawing	PCF	Pounds per Cubic Foot
DWR	Drawer	PERF	Perforate(d)
E	Each	PERIM	Perimeter
EA	Expansion Bolt	PL	Plate
EJ	Expansion Joint	PLAM	Plastic Laminate
EL	Elevation	PLASTER	Plaster
ELC	Electric(al)	POL	Polished
ELV	Elevator, Elevation	PREFAB	Prefabricate
EMER	Emergency	PREFIN	Prefinished
EQ	Equipment	PRIM	Primary
EST	Estimate	PS	Pressed Steel
EXT	Existing	PS	Pounds per Square Foot
EXT, EXIST,(E)	Exterior	PSI	Pounds per Square Inch
EXG, EXTR	Exterior	PTD	Painted
F	Fahrenheit	P.T.	Part
FA	Fire Alarm	PAR	Parallel
FAC	Fire Alarm Cabinet	PC	Precast Concrete
FBO	Furnished By Owner	PCF	Pounds per Cubic Foot
FD	Floor Drain, Fire Damper	PERF	Perforate(d)
FDN,FNDTN	Foundation	PERIM	Perimeter
FEC	Fire Extinguisher Cabinet	PL	Plate
FIN	Finish	PLAM	Plastic Laminate
FLG,FLASH	Flashing	PLASTER	Plaster
FLR	Floor	POL	Polished
FLUOR	Fluorescent	PREFAB	Prefabricate
FLEX	Flexible	PREFIN	Prefinished
FOC	Face of Concrete	PRIM	Primary
FOF	Face of Finish	PS	Pressed Steel
FOI	Furn by Owner Installed by Contractor	PS	Pounds per Square Foot
FOIO	Furn by Owner Installed by Owner	PSI	Pounds per Square Inch
FOM	Face of Masonry	PTD	Painted
FOS	Face of Slab	P.T.	Part
FPM	Feet Per Minute	PAR	Parallel
FR	Fire Resistant(ance)	PC	Precast Concrete
FT	Foot (Feet)	PCF	Pounds per Cubic Foot
FURN	Furnished	PERF	Perforate(d)
FURR	Furred(ing)	PERIM	Perimeter
FUT	Future	PL	Plate
FV	Field Verify	PLAM	Plastic Laminate
G	Gauge	PLASTER	Plaster
GAL	Gallon	POL	Polished
GALV	Galvanized	PREFAB	Prefabricate
GWB	General Contract(or)	PREFIN	Prefinished
GL	Gypsum Wallboard	PRIM	Primary
GPM	Gallons Per Minute	PS	Pressed Steel
HC	Hollow Core	PS	Pounds per Square Foot
HDR	Header	PSI	Pounds per Square Inch
HDWR	Hardware	PTD	Painted
HM	High Intensity Discharge	P.T.	Part
HORIZ	Hollow Metal	PAR	Parallel
HR	Hour	PC	Precast Concrete
HRT	Heater	PCF	Pounds per Cubic Foot
HVAC	Heating Ventilating & A/C	PERF	Perforate(d)
ID	Inside Diameter	PERIM	Perimeter
ILLUM	Illuminator (ed)	PL	Plate
IN	Inches	PLAM	Plastic Laminate
INCAN	Incandescent	PLASTER	Plaster
INSUL	Insulation	POL	Polished
INT	Interior	PREFAB	Prefabricate

GRAPHICS STANDARDS



GENERAL NOTES

SITE DATA

1. SITE BOUNDARY DATA AND EXISTING SITE CONTOURS WERE TAKEN FROM DRAWINGS PREPARED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SITE INFORMATION.

WORKMANSHIP

1. THE WORK SHALL BE PERFORMED BY A SKILLED AND TRAINED WORK CREW. WORK SHALL BE PERFORMED TO CREATE A RIGID, SECURE, LEVEL OR PLUMB FINISH SURFACE, WITH LINE DIMENSIONS AND/OR CONTOURS AS INDICATED IN THE CONTRACT DOCUMENTS OR REFERENCE STANDARDS.

INTEGRITY OF FIRE ASSEMBLIES

1. MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY AT EXTERIOR AND RATED INTERIOR WALL PENETRATIONS FOR MECHANICAL, ELECTRICAL, PLUMBING AND COMMUNICATIONS CONDUITS, PIPED AND SIMILAR SYSTEMS PER MUNICIPAL BUILDING CODE. APPLY APPROVED FIRE STOPPING MATERIAL WHERE REQUIRED TO MAINTAIN FIRE RESISTIVE INTEGRITY OF RATED ASSEMBLIES.

INSURANCE REQUIREMENTS

1. CONTRACTOR SHALL OBTAIN AND MAINTAIN DURING THE COURSE OF WORK, ALL REQUIRED WORKMAN'S COMPENSATION, COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE INSURANCE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

2. CONTRACTOR SHALL PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE OWNER (TENANT), BUILDING OWNER (LEASOR) AND ADJACENT PROPERTY.

3. THE CONTRACTOR SHALL BEAR THE RISK OF LOSS AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE.

PERMITS, FEES, LICENSES, INSPECTIONS

1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND LICENSES REQUIRED TO CARRY OUT THE WORK, EXCEPT FOR THOSE PERMITS, FEES AND LICENSES PAID FOR BY OWNER AS DESCRIBED IN THE PRIMARY CONTRACT.

2. CONTRACTOR SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS. THESE TESTS ARE TO TAKE PLACE IN A TIMELY MANNER, ANY ADDITIONAL COSTS INCURRED BY THE OWNER FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

REGULATIONS

1. CONTRACTOR AND SUB-CONTRACTORS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, INSPECTIONS, AND RULES & REGULATIONS APPLICABLE TO THE WORK. IF DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY OF THE ABOVE PROVISIONS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO START OF ANY WORK.

2. COPIES OF ALL INSPECTION CERTIFICATES SHALL BE PROVIDED TO THE OWNER (TENANT, BUILDING OWNER (LEASOR) AND ARCHITECT.

MATERIALS

1. MATERIALS FOR THE PROJECT MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. INSTALLATION SHALL BE GOVERNED BY MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND RECOMMENDATIONS, AND BY THE INDUSTRY STANDARDS LISTED.

2. WHERE THE MATERIALS, ASSEMBLIES, OR SYSTEMS ARE NOT SPECIFICALLY SPECIFIED ON THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR MUST SUBMIT THE MANUFACTURER, SPECIFICATIONS, AND STYLE TO THE OWNER FOR APPROVAL.

3. FOLLOWING THE CONTRACTOR'S REVIEW AND APPROVAL, HE SHALL PROVIDE THREE (3) SETS OF MATERIALS AND FINISHES FOR APPROVAL. ONE SET FOR THE ARCHITECT, ONE SET FOR THE OWNER AND ONE TO BE RETURNED TO THE CONTRACTOR. THE CONTRACTOR SHALL IDENTIFY IN ITS LETTER OF TRANSMITTAL ANY VARIATION, DISCREPANCY OR CONFLICT WITH THE CONTRACT DOCUMENTS OR BEAR THE RISK OF LOSS AND RECONSTRUCTION COSTS OR DELAYS.

4. SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT'S REVIEW AND OWNER'S APPROVAL.

5. ANY REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED TO THE OWNER WITH APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF ANY SUBSTITUTED PRODUCT OR MATERIALS SHALL BE EQUAL TO OR EXCEED ORIGINAL SPECIFIED PRODUCT OR MATERIALS.

6. MATERIALS OR WORK DESCRIBED IN WORDS WHICH, IN THE CONTEXT, HAVE A WELL KNOWN TECHNICAL OR TRADE MEANING SHALL BE UNDERSTOOD TO REFER TO SUCH RECOGNIZED STANDARDS.

7. STORE ALL MATERIALS IN SUCH MANNER AS NECESSARY TO PROPERLY PROTECT THEM FROM DAMAGE, AS MATERIALS OR EQUIPMENT DAMAGED BY HANDLING, WEATHER, DIRT OR ANY OTHER CAUSE WILL NOT BE ACCEPTED.

8. CAULKING AND SEALANTS: USE PRIMER AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANTS AT CONCRETE FLOOR AND SIDEWALK JOINTS. ALL OTHER LOCATIONS USE POLYSULFIDE OR SILICONE.

9. VAPOR BARRIERS: CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE MAINTAINED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.

AS-BUILT DOCUMENTS

1. CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE: ALL LOCATIONS OF UTILITIES, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC.; CHANGES WITHIN THE CONSTRUCTION DOCUMENTS; AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR REPAIRS. THE INFORMATION SHALL BE SUBMITTED TO THE OWNER ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

2. CONTRACTOR SHALL PRESENT THE OWNER (TENANT) AND THE BUILDING OWNER (LEASOR) WITH A BINDER OF WARRANTIES, MAINTENANCE AND OWNER'S MANUALS FOR APPLICABLE FINISH MATERIALS AND ALLEQUIPMENT AND FIXTURES.

PROJECT NOTES

PROJECT SCOPE

THE OWNER HAS REQUESTED THAT THE ARCHITECT PREPARE THESE PROJECT DRAWINGS, WHICH ARE LIMITED IN SCOPE, TO ESTABLISH MINIMUM GUIDELINES FOR CONSTRUCTION OF THE PROJECT IN COMPLIANCE WITH APPLICABLE GOVERNING BUILDING CODES AND REGULATIONS. WHERE MATERIALS, ASSEMBLIES, EQUIPMENT, FIXTURES, AND SYSTEMS ARE NOT SHOWN, OR ARE RESPONSIBILITY OF THE OWNER AND THE GENERAL CONTRACTOR TO DETERMINE SPECIFIC LOCATIONS, PROVIDE SPECIFIC MATERIALS, AND DETERMINE CONSTRUCTION DETAILING, ALL IN COMPLIANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, AND INDUSTRY STANDARDS FOR MATERIALS AND METHODS OF INSTALLATION.

CHANGES IN WORK

ANY CHANGES IN THE WORK DESCRIBED BY THESE PROJECT DRAWINGS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT, THE OWNER, AND THE LOCAL BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES IN THE WORK OR ANY PART OF THE PROJECT AFFECTED BY CHANGES IN WORK MADE BY THE OWNER OR THE CONTRACTOR IF THOSE CHANGES WERE NOT APPROVED IN WRITING BY THE ARCHITECT.

CONSTRUCTION COORDINATION

1. BEFORE SUBMITTING A BID, THE CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE DRAWINGS AND ALL OTHER PROPOSED CONTRACT DOCUMENTS, AND VISIT THE SITE OF THE WORK. THE CONTRACTOR SHALL FULLY INFORM THEMSELVES PRIOR TO BIDDING AS TO ALL EXISTING CONDITIONS AND LIMITATIONS ASSOCIATED WITH THE WORK TO BE PERFORMED, PARTICULARLY THOSE BEARING UPON CODES AND ORDINANCES, TRANSPORTATION UTILITIES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS AND AVAILABILITY OF LABOR. THE CONTRACTOR SHALL INCLUDE IN THE BID A SUM TO COVER ALL COSTS OF ALL ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID WILL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH EXAMINATION.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROPER FITTING OF ALL WORK, FOR COORDINATION OF ALL TRADES, SUBCONTRACTORS AND MATERIAL SUPPLIERS ENGAGED IN CONNECTION WITH THE WORK, AS WELL AS THE GENERAL CONTRACTOR'S OWN EMPLOYEES. THE GENERAL CONTRACTOR SHALL EXERCISE EVERY EFFORT TO ASSURE A HARMONIOUS, COOPERATIVE ATTITUDE ON THE PART OF ALL CONCERNED.

3. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD AND SHALL, PRIOR TO THE START OF WORK, PRESENT AN ORDERLY AND REALISTIC PLAN FOR COMPLETION OF THE WORK. THE SCHEDULE SHALL INCLUDE OVERALL TIME OF COMPLETION, TIME OF COMPLETION FOR ALL MILESTONES, PROCUREMENT OF MAJOR EQUIPMENT, OWNER FURNISHED MATERIALS AND ACTIVITIES, DEPENDENCIES OR RELATIONSHIPS BETWEEN ACTIVITIES SHOWN, PROCESSING OF SUBMITTALS AND SHOP DRAWINGS, TIME FOR DEVELOPING PUNCH LISTS, COMPLETION OF PUNCH LISTS AND FINAL CLEAN UP, AND INTERFACE WITH THE WORK OF OTHER CONTRACTORS OR ENTITIES.

4. WHERE NOT MORE SPECIFICALLY DESCRIBED, WORKMANSHIP SHALL CONFORM TO ALL OF THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADE OR TRADES INVOLVED.

5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK, OR PER MANUFACTURER'S REQUIREMENTS, INDUSTRY STANDARDS, OR MUNICIPAL CODE.

6. REPETITIVE AND TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS AND SECTIONS. REFER TO DETAILED DRAWINGS FOR THE DESIGN INTENT OF THESE REPETITIVE CONDITIONS.

GUARANTEE

1. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTS FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. WHERE LONGER GUARANTEE PERIOD IS SPECIFIED UNDER ITEM SPECIFICATION, IT SHALL SUPERSEDE THE ONE YEAR GUARANTEE. CONTRACTOR SHALL MAKE GOOD BY REPAIR AT NO COST TO OWNER AND WITHIN FIVE (5) DAYS AFTER NOTICE IS GIVEN FOR ANY PORTION OF THE WORK THAT MAY SHOW DEFECTS IN EITHER WORKMANSHIP OR MATERIALS DURING THAT PERIOD.

FIELD VERIFICATION OF EXISTING CONDITIONS

1. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND CONDITIONS WITH THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

2. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

INTERPRETATION OF DOCUMENTS

1. ALL MATERIALS SPECIFIED ARE TO BE INSTALLED IN ACCORDANCE WITH THESE DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK.

2. THE ARCHITECT IS THE SOLE INTERPRETER OR ARBITER OF THESE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE FOR MATERIALS AND LABOR.

LAYOUT, CONFLICTS AND DIMENSIONS

1. DO NOT SCALE DRAWINGS

2. ALL DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS OTHERWISE NOTED

3. DIMENSIONS ARE GIVEN FROM ESTABLISHED REFERENCE POINTS AND ARE NOT CONTINUOUS. ALL TRADES SHOULD LAY OUT THEIR RESPECTIVE WORK FROM THE SAME REFERENCE POINTS. CRITICAL DIMENSIONS ARE SHOWN; UNDIMENSIONED SPACE MAY BE ADJUSTED TO SUIT FIELD CONDITIONS.

4. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN LAYOUT AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK FOR INTERPRETATION. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY LATER CORRECTION IS REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE.

5. WORK SHALL PROCEED FROM THE DIMENSIONS SHOWN ON THE MOST RECENT DRAWINGS SUPPLIED BY THE ARCHITECT.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT AND FOR THAT OF HIS/HER SUB-TRADES.

7. VERIFY REQUIRED EQUIPMENT CLEARANCES AND POWERFUL CONNECTIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY CONFLICTS.

JOB SITE CLEANLINESS AND PROTECTION

1. CONTRACTOR IS TO CONSULT TENANT AND BUILDING OWNER ABOUT SPECIFIC OWNER REQUESTS FOR JOB SITE CLEANLINESS AND NOISE CONTROL.

2. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL ITEMS/METHODS REQUIRED BY MUNICIPAL CODE AND GUIDELINES FOR ON-SITE SAFETY, SITE PROTECTION, NEIGHBORING SITE PROTECTION, EROSION CONTROL, AND NOISE CONTROL.

3. THE CONTRACTOR SHALL PROVIDE AND CONTINUOUSLY MAINTAIN ADEQUATE SAFEGUARDS, SUCH AS FENCES, RAILINGS, TEMPORARY WALKS, LIGHTS, POSTED DANGER SIGNS, ETC., TO PREVENT ACCIDENTS, INJURIES, DAMAGE OR HURT TO ANY PERSON OR PROPERTY.

4. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE AND LOCATE PER FIRE MARSHALL'S DIRECTION. UNLESS SUPERSEDED BY APPLICABLE CODE, PROVIDE (1) FIRE EXTINGUISHER PER 3,000 S.F. OF BLDG. AREA WITH 75'-40" TRAVEL DISTANCE BETWEEN EXTINGUISHERS. EXTINGUISHERS U.L. RATED-A-4.

5. CONTRACTOR SHALL MAINTAIN A CLEAN, ORDERLY AND SAFE WORK SITE AT ALL TIMES. ON A DAILY BASIS, THE CONTRACTOR SHALL CLEAN THE PREMISES, SITE, ADJACENT STREET AND SIDEWALKS. THESE AREAS SHALL BE KEPT CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR'S OPERATIONS. AT COMPLETION OF THE WORK, ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS, AND OTHER DEBRIS OR ITEMS USED IN CONSTRUCTION SHALL BE REMOVED AND DISPOSED PROPERLY AS REQUIRED BY MUNICIPAL CODE/GUIDELINES.

6. REFUSE CONTAINERS SHALL BE EMPTIED AT FREQUENT ENOUGH INTERVALS SO THAT WASTE DOES NOT OVERFLOW THE CONTAINERS.

7. PRIOR TO FINAL ACCEPTANCE AND OCCUPANCY BY THE OWNER, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE INTERIOR AND EXTERIOR OF THE BUILDING, THE SITE AND ADJACENT AREAS IMPACTED BY THE WORK. WORK SITE TO BE "BROOM CLEAN" OR EQUIVALENT, UNLESS MORE EXACTLY SPECIFIED. IN CASE OF DISPUTE, OWNER MAY REMOVE DEBRIS AND CHARGE THE COST TO THE CONTRACTOR.

TEMPORARY UTILITIES

1. CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT, AND TELEPHONE.

ACCESSIBILITY GUIDELINES

1. ALL EQUIPMENT AND ACCESSORIES INSTALLED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL ACCESSIBILITY REQUIREMENTS OF FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA) AND ANSI A117.1.

HOURS OF WORK

1. CONTRACTOR IS TO CONSULT OWNER ABOUT SPECIFIC OWNER REQUESTS FOR WORKING HOURS.

2. ANY WORK WHICH IS REQUIRED TO TAKE PLACE AT NIGHT AND/OR HOURS NOT AGREED UPON AS WORK HOURS, SHALL BE VERIFIED WITH THE OWNER (TENANT) AND THE BUILDING OWNER (LEASOR) PRIOR TO COMMENCEMENT OF WORK.

3. HOURS OF WORK SHALL COMPLY WITH THE BUILDING QUIET HOURS.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE WORK, WHETHER SHOWN OR NOT ON DRAWINGS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER ITEMS DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.

5. FRAMING PLANS, WHEN INCLUDED, ARE DIAGRAMMATIC. FRAMERS MUST COORDINATE THEIR WORK WITH MECHANICAL AND ELECTRICAL TRADES TO AVOID CONFLICTS AND UNNECESSARY MODIFICATION OF FRAMING.

6. MECHANICAL TRADES MUST COORDINATE THEIR WORK WITH FRAMERS AND ELECTRICAL TRADES TO AVOID CONFLICTS AND UNNECESSARY MODIFICATION OF FRAMING.

7. ELECTRICAL TRADES MUST COORDINATE THEIR WORK WITH FRAMERS AND MECHANICAL TRADES TO AVOID CONFLICTS AND UNNECESSARY MODIFICATION OF FRAMING.

8. THE OWNER ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO THE CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT, UNLESS SUCH REPRESENTATION AND OWNER'S RESPONSIBILITY IS EXPRESSLY STATED IN THE AGREEMENT.

9. GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY WORK FORCES REQUIRED TO ENSURE THE EXECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON COMPLETION (TURNOVER) DATE. NEGLECT OR FAILURE TO FURNISH SUCH WORK FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE OWNER MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS.

10. NO VERBAL AGREEMENTS OR CONVERSATION WITH THE OWNER OR THE OWNER'S AGENTS BEFORE, DURING OR AFTER THE CONTRACT DOCUMENTS SHALL AFFECT OR MODIFY ANY TERM OR CONDITION OF THE CONTRACT DOCUMENTS. NOR SHALL SUCH VERBAL AGREEMENT OR CONVERSATION ENTITLE THE CONTRACTOR TO ADDITIONAL PAYMENT OR TIME.

11. WHENEVER TWO OR MORE STANDARDS OR REQUIREMENTS APPEAR IN THE CONTRACT DOCUMENTS, THE HIGHEST STANDARD OR REQUIREMENT SHALL BE APPLIED AND FOLLOWED.

12. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SUBMIT A DETAILED PROPOSED CONTRACT SCHEDULE PRESENTING AN ORDERLY AND REALISTIC PLAN FOR COMPLETION OF THE WORK. THE SCHEDULE SHALL INCLUDE OVERALL TIME OF COMPLETION, TIME OF COMPLETION FOR ALL MILESTONES, PROCUREMENT OF MAJOR EQUIPMENT, OWNER FURNISHED MATERIALS AND ACTIVITIES, DEPENDENCIES OR RELATIONSHIPS BETWEEN ACTIVITIES SHOWN, PROCESSING OF SUBMITTALS AND SHOP DRAWINGS, TIME FOR DEVELOPING PUNCH LISTS, COMPLETION OF PUNCH LISTS AND FINAL CLEAN UP, AND INTERFACE WITH THE WORK OF OTHER CONTRACTORS OR ENTITIES.

13. BEFORE SUBMITTING ANY REQUEST FOR INFORMATION (RFI) OR ANY OTHER CONTRACTOR INITIATED REQUEST FOR INFORMATION, THE CONTRACTOR SHALL DETERMINE THAT THE INFORMATION REQUESTED IS NOT CLEARLY PROVIDED IN THE CONTRACT DOCUMENTS. RFI SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT ONLY FROM THE CONTRACTOR AND NOT FROM ANY SUBCONTRACTOR, SUPPLIER OR OTHER VENDOR. THE CONTRACTOR SHALL MAINTAIN AN RFI PRIORITY SCHEDULE RANKING THE RFIS IN ORDER OF PRIORITY. THE RFI PROCESS IS FOR INFORMATION AND CLARIFICATION ONLY AND MAY NOT BE USED TO OBTAIN APPROVAL FOR CHANGES IN THE WORK.

MOX BOARDING HOUSE: PORTLAND

DATA & CODE SUMMARY

PROJECT DESCRIPTION

COMMERCIAL TENANT IMPROVEMENT
EXISTING 1ST FLOOR (9947.5 NET SF) - ADD PARTITIONS, FINISHES, FLOORING, WASH ROOMS, CAFE, FIXTURES & LIGHTING
EXISTING MEZZANINE (46.4 NET SF) - ADDITION OF ACCESS STAIR

PROJECT ADDRESS

"MOX BOARDING HOUSE", 1938 WEST BURNSIDE STREET (SUITE 101), PORTLAND, OREGON, 97209; MULTNOMAH COUNTY ASSESSOR'S PROPERTY ID: R601669; MAP # 1N1E33DC-70262;

LEGAL DESCRIPTION:

S.W. 1/4 S.E. 1/4 SEC. 33 T.1N. R.1E. W.M., MULTNOMAH COUNTY

BUILDING CODE EDITION

2014 OREGON STRUCTURAL SPECIALTY CODE AS MODIFIED BY THE BUILDING CODES DIVISION OF THE OREGON DEPARTMENT OF CONSUMER AND BUSINESS SERVICES AMENDMENTS (2012 EDITION OF THE INTERNATIONAL BUILDING CODE), AND AMENDED BY THE CITY OF PORTLAND ORDINANCES EFFECTIVE JANUARY 24TH 2018.

ENERGY CODE

ENERGY EFFICIENCY SPECIALTY CODE, 2014 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND KNOWN AS THE INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION AND AMENDED BY THE BUILDING CODES DIVISION OF THE OREGON DEPARTMENT OF CONSUMER AND BUSINESS SERVICES AND AMENDED BY THE CITY OF PORTLAND ORDINANCES EFFECTIVE JANUARY 24TH 2018.

ACCESSIBILITY

PROJECT TO MEET APPLICABLE REQUIREMENTS FOR BARRIER-FREE ACCESSIBILITY FOUND IN CHAPTER 11 AND PORTIONS OF APPENDIX E OF THE 2014 OREGON STRUCTURAL SPECIALTY CODE (THE INTERNATIONAL BUILDING CODE AS AMENDED BY THE BUILDING CODES DIVISION OF THE OREGON DEPARTMENT OF CONSUMER AND BUSINESS SERVICES), FEDERAL REGULATIONS OF THE ADA (AMERICANS WITH DISABILITIES ACT), AND GUIDELINES FOUND IN THE ADA ACCESSIBILITY GUIDELINES (ADAAG).

LAND USE & BUILDING CODE

BASE ZONE: CX4 "CENTRAL COMMERCIAL - DESIGN"
WATER & SEWER SERVICE: BUREAU OF ENVIRONMENTAL SERVICES / CITY OF PORTLAND / PORTLAND WATER BUREAU
LOT AREA: 59,961.42 SF (1.38 ACRES)
LOT COVERAGE: 45,328.42 SF (2 BLDGS) = 75.6%
TENANT LEASED AREA (GROSS): 10,466 SF (ON 2 STORIES)
TENANT LEASED AREA (NET): 9993.9 (ON 2 STORIES)

PARKING & TRANSPORTATION

VEHICLE PARKING: 85 DEDICATED RETAIL PARKING SPACES PROVIDED ON TOP LEVEL OF 3-LEVEL UNDERGROUND GARAGE.
BIKE PARKING: 5 EXISTING BICYCLE RACKS ON W 19TH AVE.; SEE 2/A1.0 FOR LOCATIONS. EXISTING RACKS WITH SPACE FOR APPROX. 20 BICYCLES ON TOP LEVEL OF PARKING GARAGE.

TRANSIT ACCESS: PORTLAND TRI-MET STOP/SHELTER WITHIN 200' OF BUILDING ENTRANCE; SEE 2/A1.0 FOR LOCATION

BUILDING SHELL

NO PROPOSED CHANGES TO BUILDING SHELL OR GROSS FLOOR AREA.
CONSTRUCTION TYPE: TYPE I-B (SPRINKLERED PER NFPA 13)
BUILDING STORIES: 6 AND 3 BELOV GRADE PARKING LEVELS
BUILDING HEIGHT: ALONG W BURNSIDE ST, HEIGHT FROM TOP OF PARAPET TO SIDEWALK AVERAGES APPROX. 67'-6"

TENANT SPACE USE & OCCUPANCY CLASSIFICATION

EXISTING OCCUPANCY CLASSIFICATIONS AND USE:

M: RETAIL SALES

PROPOSED OCCUPANCY CLASSIFICATIONS AND USE:

M: RETAIL SALES;
A-2: ASSEMBLY (RESTAURANT);
A-3: ASSEMBLY (RECREATIONAL SPACES - TOURNAMENT ROOM)

BUILDING TO COMPLY WITH IBC 508.3 NONSEPARATED OCCUPANCIES PER 508.3.1 THE MOST RESTRICTIVE APPLICABLE PROVISIONS OF SECTION 403 AND CHAPTER 9 SHALL APPLY. MINIMUM 1 HOUR FIRE SEPARATION FROM ADJACENT EXIT ACCESS CORRIDOR AND MINIMUM 2 HOUR SEPARATION FROM ADJACENT PARKING GARAGE ACCESS, PARKING LEVELS BELOW, AND R-2 OCCUPANCY ABOVE.

TOTAL OCCUPANTS = 430 OCCUPANTS
NOTE: SEE SHEETS A1.1 FOR OCCUPANCY DIAGRAMS & TABULATIONS. A6.0 FOR ASSEMBLY TYPES

EXIT WIDTH CALCULATION

0.2" WIDTH PER OCCUPANT SERVED @ STAIRS (FULLY SPRINKLERED BUILDING)
0.2" WIDTH PER OCCUPANT SERVED @ OTHER EGRESS COMPONENTS

REQUIRED EXIT WIDTH @ FIRST FLOOR
430 OCCUPANTS X 0.2" = 86"
PROVIDED EXIT WIDTH @ FIRST FLOOR = 180"

ENERGY & LIGHTING CALCULATIONS

NO PROPOSED CHANGES TO BUILDING ENVELOPE
SEE LIGHTING DESIGNERS DRAWINGS AND COMCHECK FORM FOR REQUIRED INFORMATION

PLUMBING FIXTURE REQUIREMENT

REQUIRED FIXTURES PER IBC TABLE 2902.1 FROM 2015 OSSC AS AMENDED BY THE CITY OF PORTLAND

CLASSIFICATION	OCC	RATIO	OCCUPANTS	MEN	WOMEN	MEN WCS REQ'D	WOMEN WCS REQ'D	MENS LAVS REQ'D	WOMENS LAVS REQ'D
ASSEMBLY (RESTAURANT)	A-2	1 PER 75	430	215	215	3	3	2	2
				TOTAL WCS REQUIRED		6			
				TOTAL LAVS REQUIRED		4			
				TOTAL WCS PROVIDED		6			
				TOTAL URINALS PROVIDED		4			
				TOTAL LAVS PROVIDED		8			

NOTES:

1. URINALS MAY REPLACE WCS AT 1 URINAL PER 2/3 WCS
2. ENTIRE OCCUPANT LOAD SHOWN AS MOST RESTRICTIVE USE (HIGHER PLUMBING RATIOS)

PROJECT DIRECTORY

OWNER (TENANT):

CARD KINGDOM
5105 LEARY AVE NW
SEATTLE, WA 98107
CONTACT: DAMON MORRIS
206-355-2413 VOICE
EMAIL: DAMON@CARDKINGDOM.COM

BUILDING OWNER (LEASOR)

CIVITA REAL ESTATE LLC
5015 BUSINESS PARK BLVD #3000
ANCHORAGE, AK 99503
CONTACT: DEBORAH ABEL
425-643-9203 VOICE
EMAIL: DABEL@ENHOLDINGLLC.COM

OWNER'S ARCHITECT:

JUSTIN ALEXANDER ZIER
OR STATE LICENSE # AR1-4832
1121 EAST THOMAS STREET
SEATTLE, WA 98201
206-322-6249 VOICE 206-322-6402 FAX
CONTACT: JUSTIN A. ZIER
EMAIL: JZIER@DESIGNLEISURE.COM
WWW.DESIGNLEISURE.COM

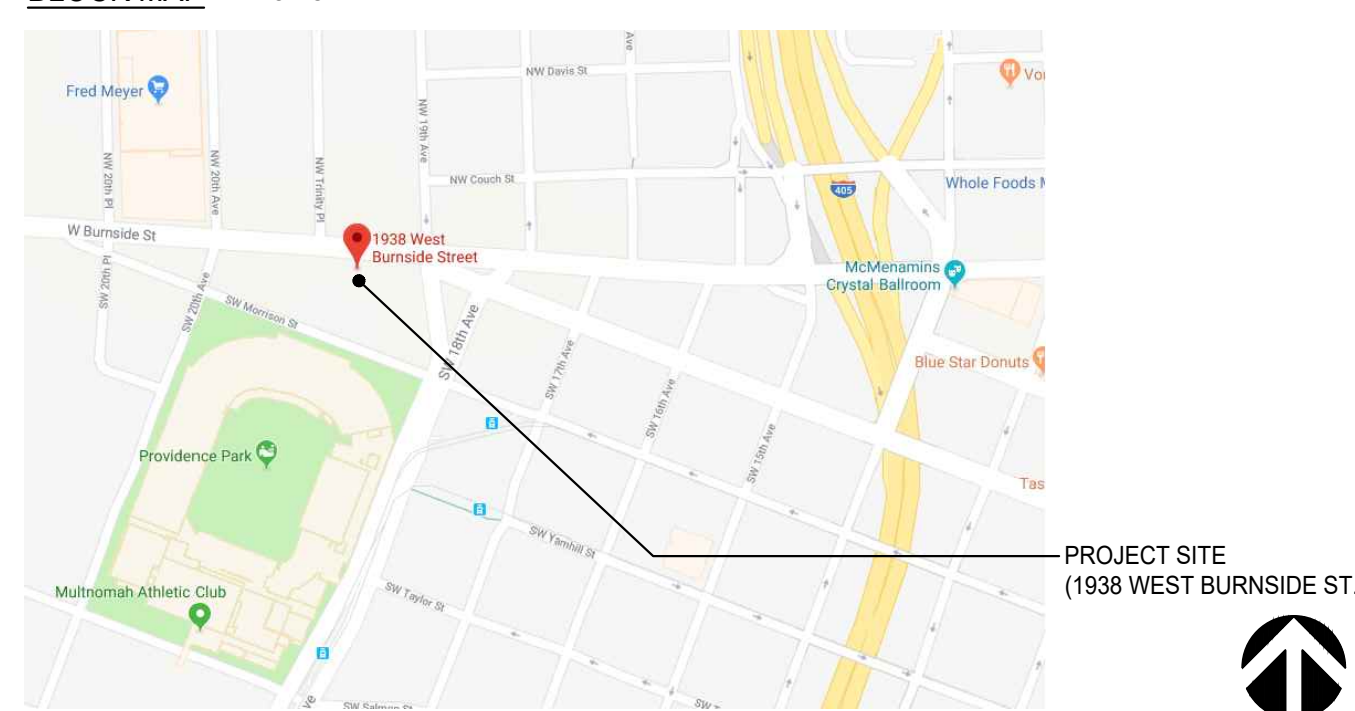
GENERAL CONTRACTOR:

TBD

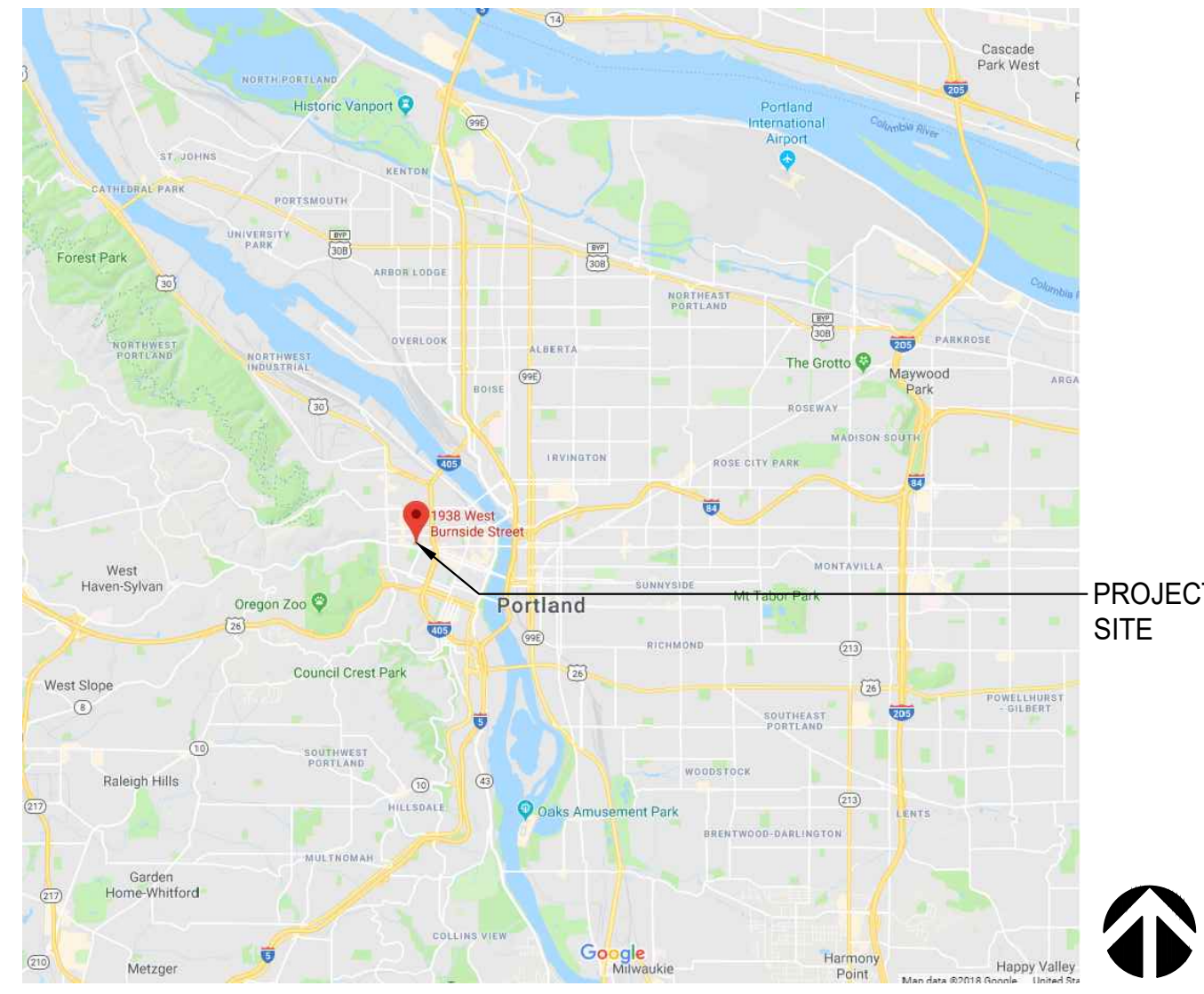
STRUCTURAL ENGINEER:

JOSH WETTERLIN PE
OR CERT. #: 78512PE
T.M. RIPPY CONSULTING ENGINEERS
7650 SW BEVELAND STREET, SUITE 100
TIGARD, OREGON 97223
503-443-3900 VOICE
EMAIL: JWETTERLIN@TMRIPPY.COM
WWW.TMRIPPY.COM

BLOCK MAP



VICINITY MAP

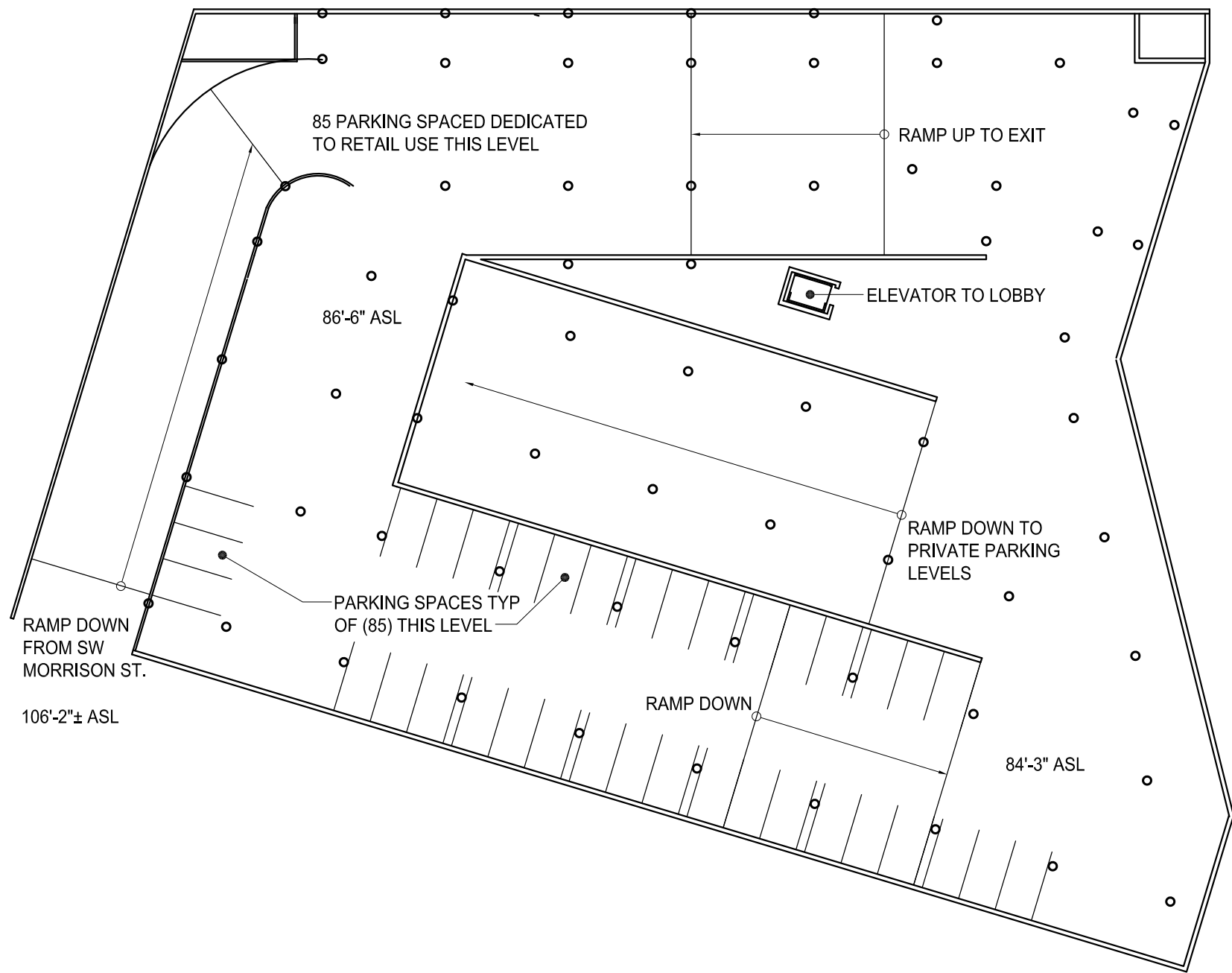


PLUMBING FIXTURE REQUIREMENT

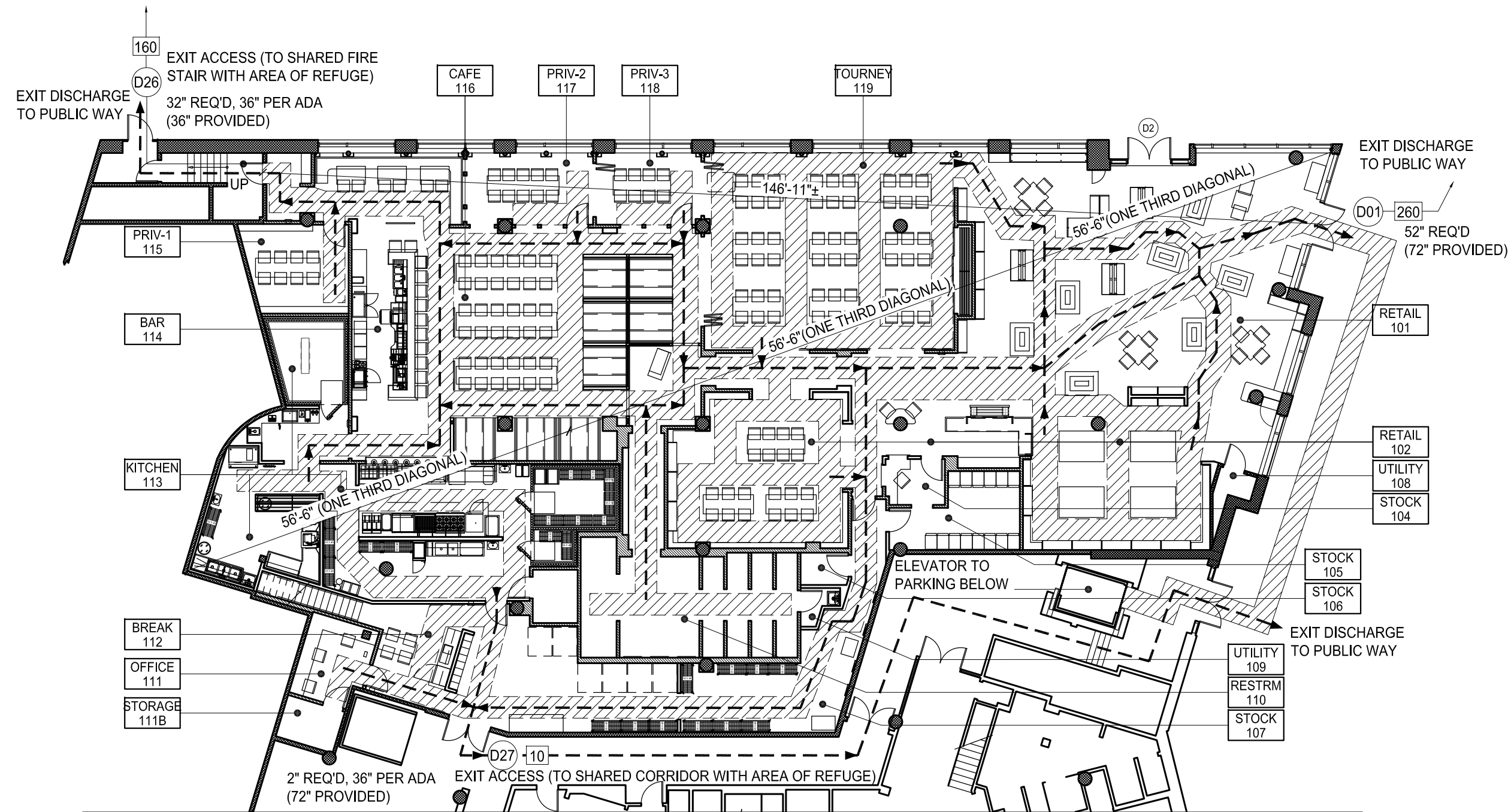
CLASSIFICATION	OCC	RATIO	OCCUPANTS	MEN	WOMEN	MEN WCS REQ'D	WOMEN WCS REQ'D	MENS LAVS REQ'D	WOMENS LAVS REQ'D
ASSEMBLY (RESTAURANT)	A-2	1 PER 75	430	215	215	3	3	2	2
				TOTAL WCS REQUIRED		6			
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				TOTAL WCS PROVIDED		6			
				TOTAL URINALS PROVIDED		4			
				TOTAL LAVS PROVIDED		8			

NOTES:

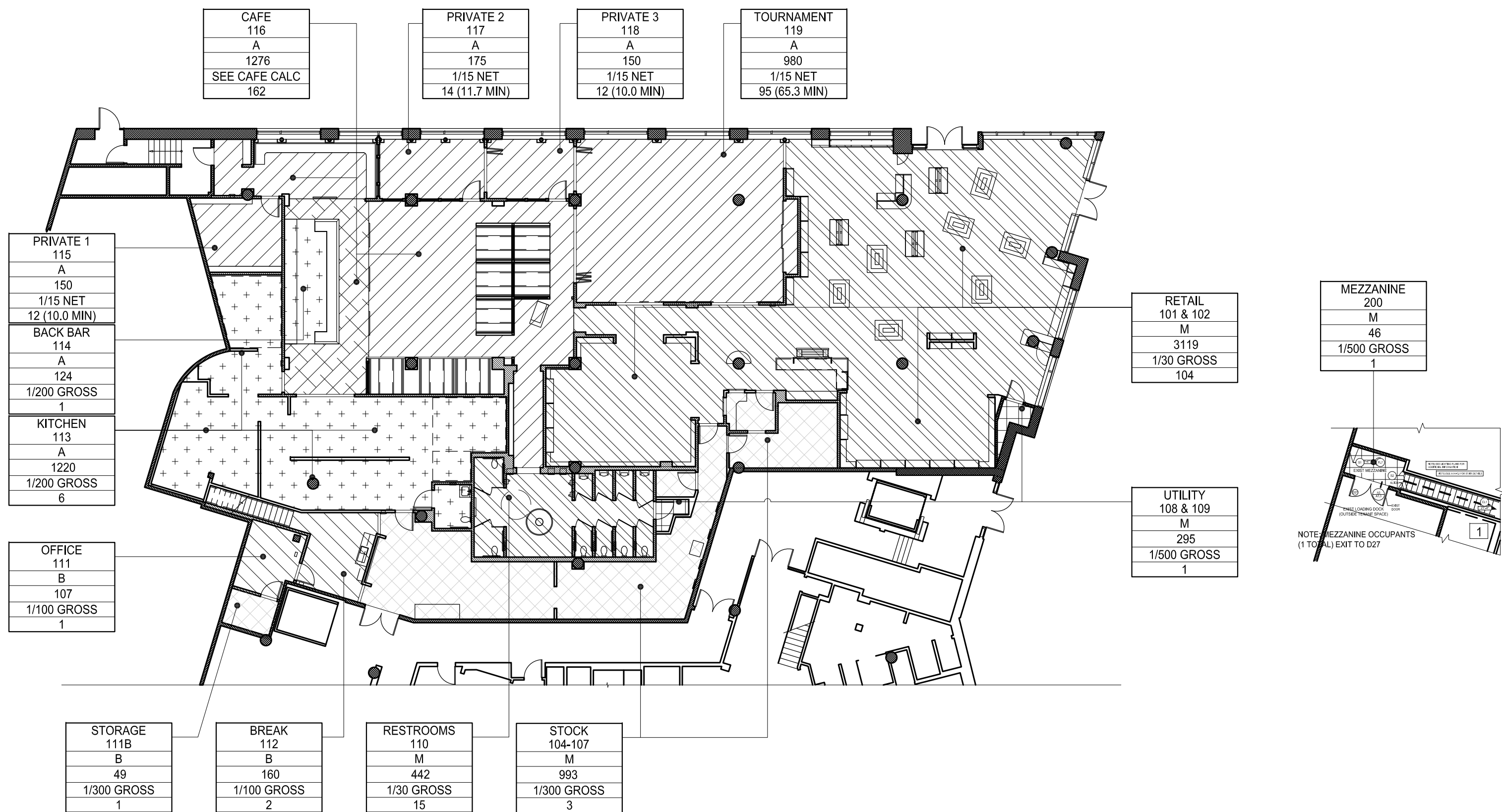
1. URINALS MAY REPLACE WCS AT 1 URINAL PER 2/3 WCS
2. ENTIRE OCCUPANT LOAD SHOWN AS MOST RESTRICTIVE USE (HIGHER PLUMBING RATIOS)



4 EXISTING RETAIL PARKING LEVEL DIAGRAM
1/32"=1'-0"



3 EXITING/EGRESS AND ACCESSIBLE PATH PLAN DIAGRAM
1/16"=1'-0"



2 MAIN LEVEL OCCUPANCY PLAN DIAGRAM
1/16"=1'-0"

LEGEND

EXIT DOOR

TOTAL OCCUPANT LOAD AT EXIT

INTERIOR ACCESSIBLE PATHWAY
SEE EXIT/EGRESS/ACCESSIBLE PATH NOTE #5

EMERGENCY EGRESS PATHWAY TO EXIT
SEE EXIT/EGRESS/ACCESSIBLE PATH NOTE #6

60" DIAMETER CLEAR SPACE

ROOM NAME

AREA ID

USE

AREA IN SF

OCCUPANT/SF

OCCUPANT LOAD

OCCUPANCY / ROOM INFORMATION TAG

NAME

000

ROOM TAG (NAME / ROOM #)

FLOOR AREA ALLOWANCES

(FROM CHAPTER 10, TABLE 1004.1.1)

ASSEMBLY WITHOUT FIXED SEATING

UNCONCENTRATED: 1/15 NET

CONCENTRATED: 1/7 NET

BOOTH/BANQUETTE: 1/24"

MERCANTILE

STORAGE / STOCK / ACCESSORY: 1/300 GROSS

GRADE FLOOR AREAS: 1/30 GROSS

BUSINESS

BUSINESS AREAS: 1/100 GROSS

OTHER

ACCESSORY/ MECHANICAL: 1/500 GROSS

KITCHENS, COMMERCIAL: 1/200 GROSS

- NOTES
1. SEE A1.1 FOR ADDITIONAL EXITING / EGRESS / ACCESSIBLE INFORMATION.

2. SEE FLOOR PLAN ON A2.0 AND A2.1 FOR FIRE EXTINGUISHER TYPES AND LOCATIONS

3. SEE REFLECTED CEILING PLAN ON A2.6 AND A2.7 FOR ADDITIONAL EMERGENCY EGRESS LIGHTING INFORMATION.

4. SEE REFLECTED CEILING PLAN ON A2.6 AND A2.7 FOR EXIT SIGN LOCATIONS.

5. SEE COVER SHEET FOR ADDITIONAL OCCUPANT LOAD & EGRESS/EXITING CALCULATIONS AND INFORMATION.

6. PROVIDE ACCESSIBLE PATH OF TRAVEL WITHIN TYPICAL CUSTOMER AND/OR COMMON EMPLOYEE AREAS OF LEASED SPACE. ENTIRE LENGTH OF ACCESSIBLE PATHWAY TO BE MINIMUM 36" CLEAR WIDTH WITH MAXIMUM SLOPE OF 1/20. FOR ADDITIONAL INFORMATION, SEE ACCESSIBILITY DIAGRAMS & NOTES ON A7.0 AND A7.1.

7. PROVIDE EMERGENCY EGRESS PATHWAY WITHIN INTERIOR OF LEASED SPACE TO DESIGNATED EMERGENCY EXITS. ENTIRE LENGTH OF EGRESS PATHWAY TO BE MINIMUM 44" CLEAR WIDTH WITH MAXIMUM SLOPE OF 1/20. PER 1009.1, EXCEPTION #1: MINIMUM 36" WIDTH ALLOWED WHERE OCCUPANT LOAD SERVED IS < 50

8. DOORS D01, D26, & D27 TO BE PROVIDED WITH SIGN STATING: "EXIT DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"

9. EXISTING PANIC HARDWARE ON DOORS D01, D26 & D27 TO REMAIN.

10. PER OSSC 1014.3, TABLE 1014.3, THE COMMON PATH OF EGRESS TRAVEL WILL NOT EXCEED 75'.

11. PER OSSC 1004.3, ROOMS 115-119 SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

OCCUPANCY TABULATION

ID	DESCRIPTION	OCCUPANTS
116	CAFE	162
	UNCONCENTRATED: 1064 SF / 15 SF = 71	
	FIXED SEATS: 1474 LI / 24 LI = 61	
	(1 OCCUPANT PER 24 LINEAR INCHES (LI) OF BOOTH SEAT LENGTH)	
	CONCENTRATED: 212 SF / 7 SF = 30	
101-102	RETAIL	104
104-107	STOCK	3
113	KITCHEN	6
111, 111B	OFFICE	2
112	BREAK ROOM	2
119	TOURNAMENT	95
110	RESTROOM	15
115	PRIVATE ROOM 1	12
117	PRIVATE ROOM 2	14
118	PRIVATE ROOM 3	12
114	BACK BAR	1
108-109	UTILITY	1
200	MEZZANINE	1
TOTAL OCCUPANCY		430

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MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: PERMIT SET
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: MARCH 7, 2019

MARK	DATE	DESCRIPTION

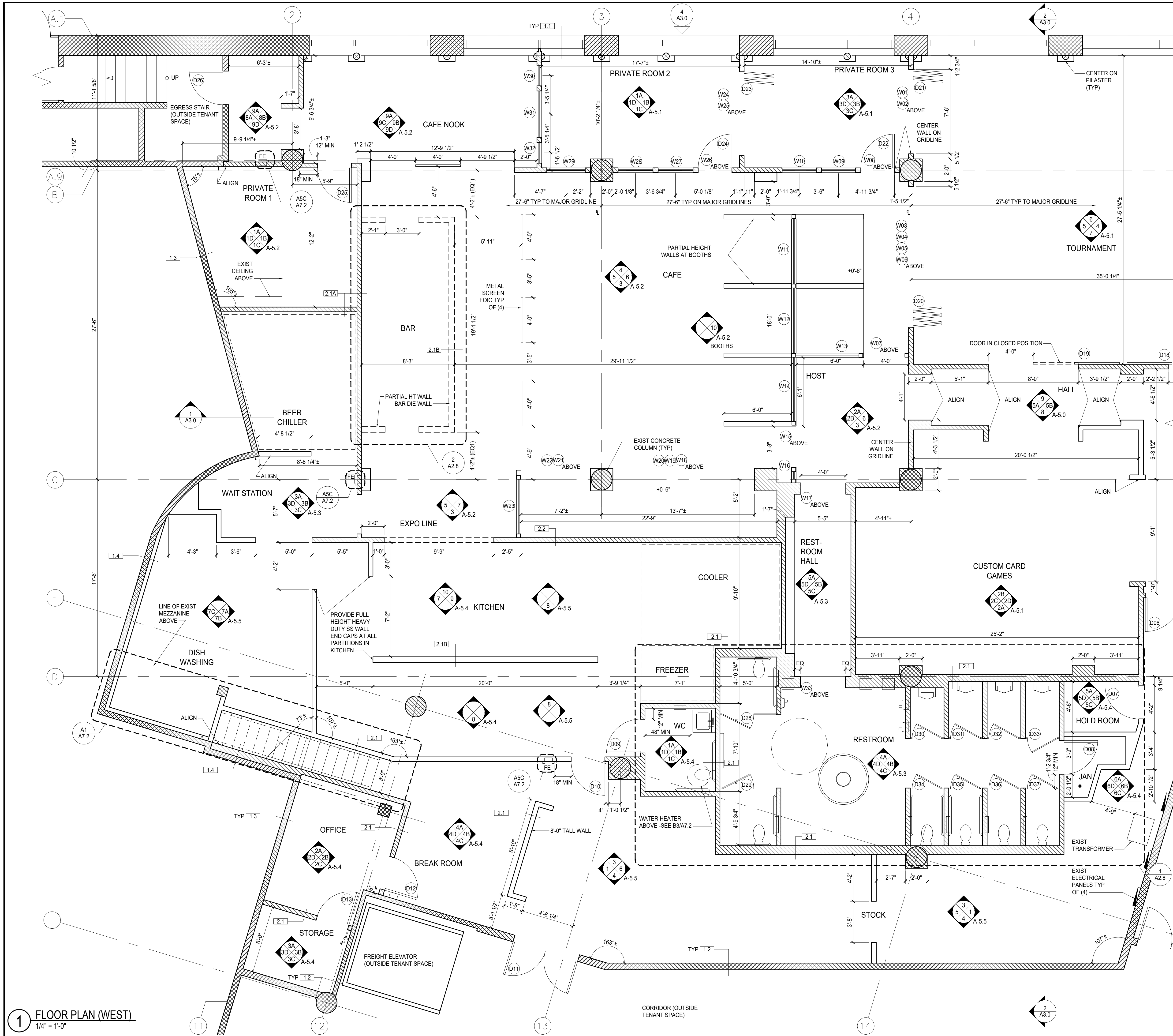
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
PARKING, EGRESS,
OCCUPANCY ANALYSIS,
& LIFE SAFETY PLAN

SHEET NUMBER:

A1.1

0 = 1" ORIGINAL SIZE



FLOOR PLAN NOTES

- SEE SHEET A6.1 FOR DOOR SCHEDULES / TYPES.
- SEE SHEET A6.0 FOR ASSEMBLY TYPES.
- TYPICAL NEW INTERIOR PARTITION TYPE IS 2.1 UNLESS OTHERWISE NOTED.
- TYPICAL EXISTING WALL TYPE IS 1.1 UNLESS OTHERWISE NOTED.
- TYPICAL DOOR RETURN IS 6" UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO FACE OF FINISH, & CENTERLINE OF DOOR OR WINDOW OPENING UNLESS OTHERWISE NOTED.
- VERIFY LOCATIONS & QUANTITIES OF FIRE EXTINGUISHERS WITH FIRE MARSHALL TO ENSURE CODE COMPLIANCE.
- DIMENSIONS NOTED AS 'CLEAR' ARE MEASURED TO FACE OF FINISHED SURFACE.
- SEE STRUCT FOR DEFLECTION HEAD & BOTTOM TRACK DETAILS.
- INTEGRITY OF EXISTING FIRE-RATED ASSEMBLIES ARE TO BE SAFEGUARDED FROM ALTERATION AND/OR DAMAGE. ARCHITECT MUST BE NOTIFIED OF ANY MODIFICATION OR DAMAGE TO EXISTING FIRE-RATED ASSEMBLIES.
- SEE SHEET A7.0 FOR COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS FOR MOUNTING AND LOCATION OF TOILET ROOM FIXTURES AND EQUIPMENT.
- ALIGN AND FLOAT ALL FLOOR FINISH MATERIALS UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLANS.
- SEE KITCHEN DRAWINGS FROM FOOD SERVICE CONSULTANT FOR ADDITIONAL INFORMATION.
- ALL WALLS CONTINUE TO CEILING UNON.
- GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN A 24" ARC OF A DOOR OPENING, GLAZING WITHIN 18" OF THE FLOOR (AND WHERE OVER 9 SQ. FT. PER PANEL) SHALL BE TEMPERED GLASS OR LAMINATED SAFETY GLASS PER APPLICABLE BLDG CODE.
- EXIT DOORS, EXIT LIGHTS AND FIRE EXTINGUISHERS LOCATIONS SHALL NOT BE CONCEALED OR OBSTRUCTED.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL BE PER THE LOCALE'S CURRENTLY ADOPTED BUILDING CODE.
- WHERE WOOD IS ALLOWED OR REQUIRED BY CODE AND/OR CALLED-OUT IN CONSTRUCTION DETAILS, ALL NAILERS, BLOCKING, RAISED PLATFORM FRAMING, AND PLYWOOD SHALL BE PRESSURE TREATED WITH FIRE-RETARDANT CHEMICALS IN ACCORDANCE WITH ASTM #84-77. THE MATERIAL SHALL BEAR THE IDENTIFICATION OF AN AUTHORITY TESTING OR INSPECTION AGENCY ACCEPTABLE TO THE GOVERNING AGENCY WITH THE PERFORMANCE RATING THEREOF.
- IN ALL ROOMS/SPACES THAT ARE CLASSIFIED AS ASSEMBLY OCCUPANCIES, PROVIDE OCCUPANT LOAD SIGN OF AN APPROVED LEGIBLE PERMANENT DESIGN TO BE MAINTAINED BY THE OWNER. SEE INTERIOR ELEVATIONS FOR SPECIFIC LOCATIONS.
- EXISTING BUILDING SPRINKLERED PER NFPA 13. REVISIONS TO THE EXISTING FLS SYSTEMS TO BE DESIGN BUILD AND SUBMITTED BY INSTALLER AS A DEFERRED PERMIT.

FLOOR PLAN LEGEND

	NEW WALL - SEE FLR PLAN NOTE 3 & ASSEMBLY TYPE TAG
	EXISTING WALL - SEE FLR PLAN NOTE 4 & ASSEMBLY TYPE TAG
	SOUND INSULATED WALL
	FINISH TAG
	DOOR/WINDOW TAG
	ASSEMBLY TYPE TAG
	60" CLEAR ACCESSIBLE AREA
	REQUIRED CLEAR FLOOR OR GROUND SPACE OR CLEARANCE AS NOTED OR SEE ENLARGED FLOOR PLAN

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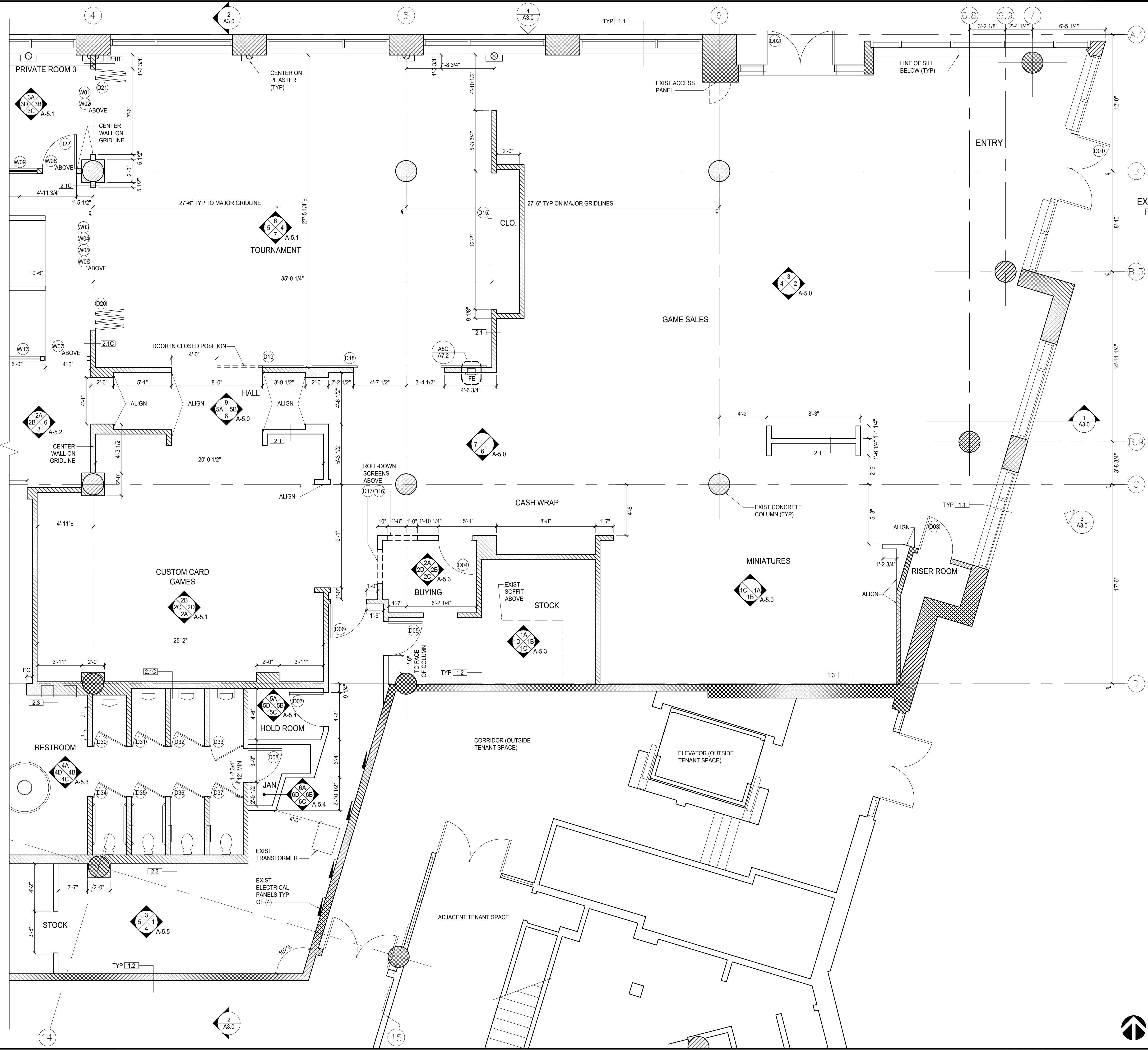
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
FIRST FLOOR
PLAN (WEST)

SHEET NUMBER:

A2.0

0 1" ORIGINAL SIZE



1 FLOOR PLAN (EAST)
1/4" = 1'-0"



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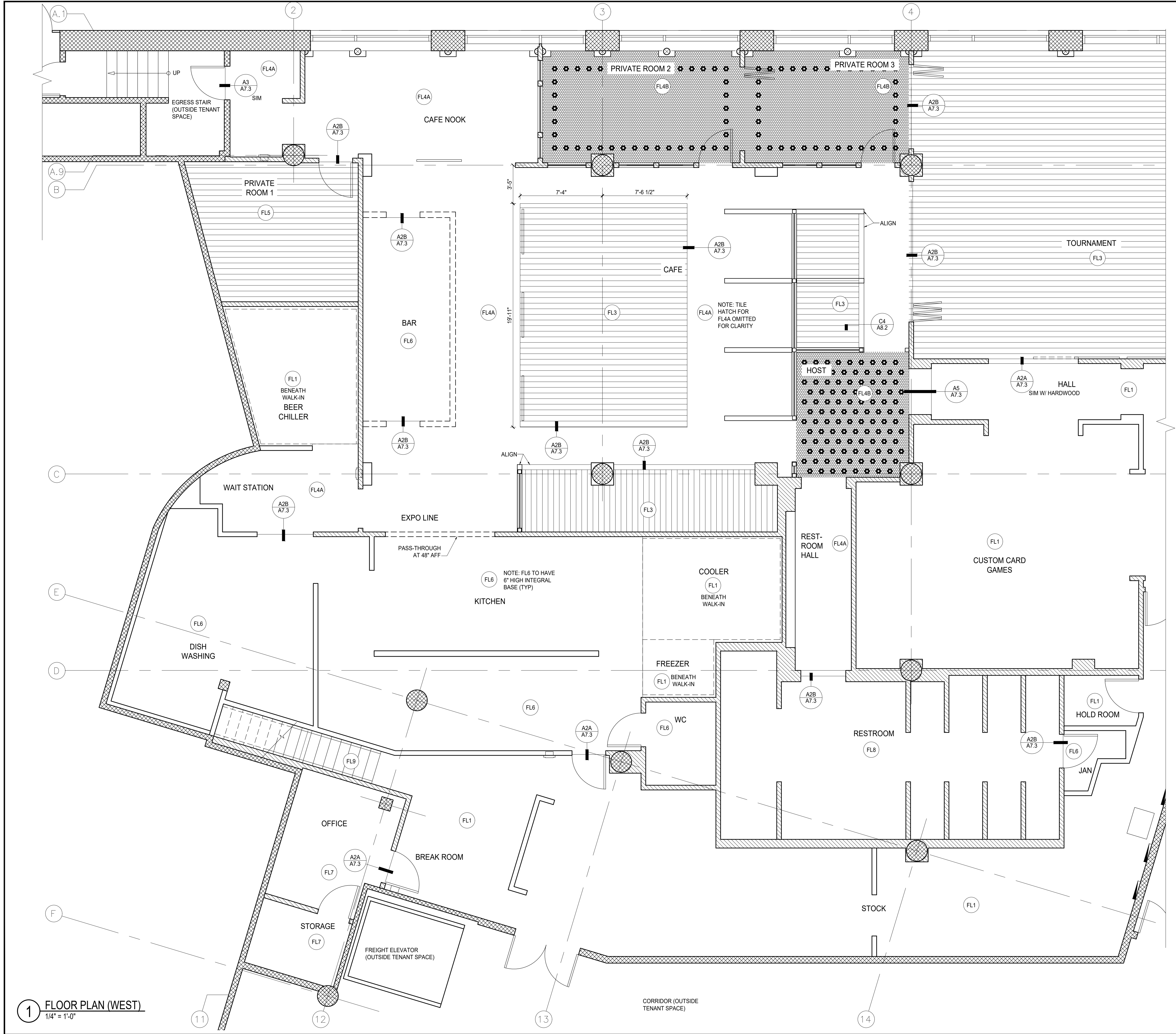
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MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
**FIRST FLOOR
PLAN (EAST)**

SHEET NUMBER:
A2.1
0 1" ORIGINAL SIZE



1 FLOOR PLAN (WEST)
1/4" = 1'-0"

FLOOR FINISH PLAN LEGEND

FL-	FLOOR FINISH TAG
-----	------------------

FLOOR FINISH PLAN NOTES

1. FLOAT ALL FLOORS AS REQUIRED FOR LEVEL INSTALLATION OF HARDWOOD AND TILE FLOORING (I.E. EXISTING SLAB SHOWS UNEVENNESS).
2. PROTECT FLOORING THROUGHOUT CONSTRUCTION AND DURING INSTALLATION OF FIXTURES, CASEWORK AND FURNITURE.
3. FLOOR TRIM IN CAFE TO ALIGN WITH WALL, BOOTH OR CASEWORK; LAYOUT TO RESULT IN FULL BOARD ADJACENT TO WALL, BOOTH OR CASEWORK.

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ISSUE DATE: MARCH 7, 2019

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
FLOOR FINISH PLAN (WEST)

SHEET NUMBER:

A2.2

0 1" ORIGINAL SIZE

1121 EAST THOMAS STREET
SEATTLE, WA 98102, U.S.A.
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1938 WEST BURNSIDE, PORTLAND, OR 97209

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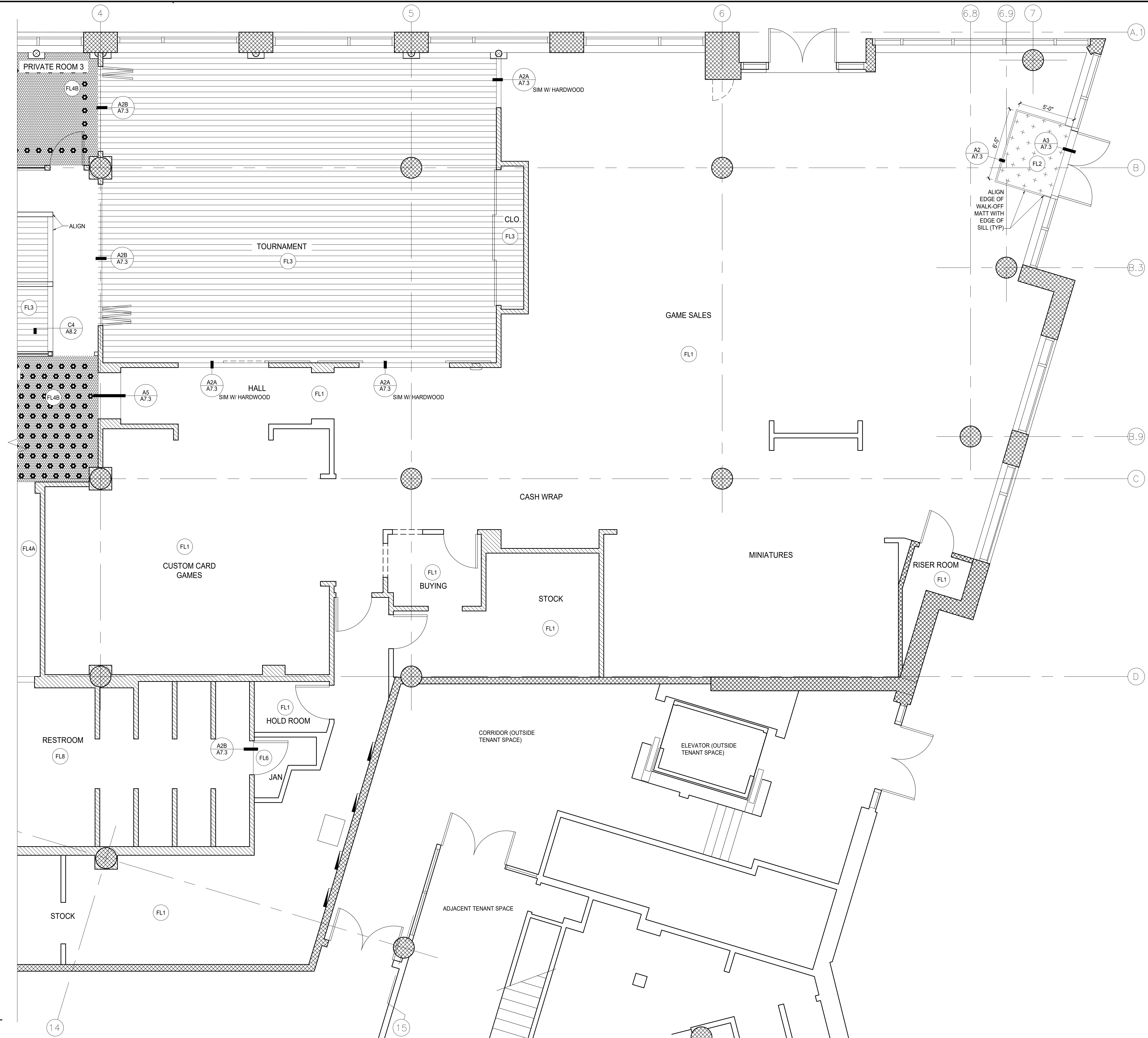
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
FLOOR FINISH PLAN (EAST)

SHEET NUMBER:

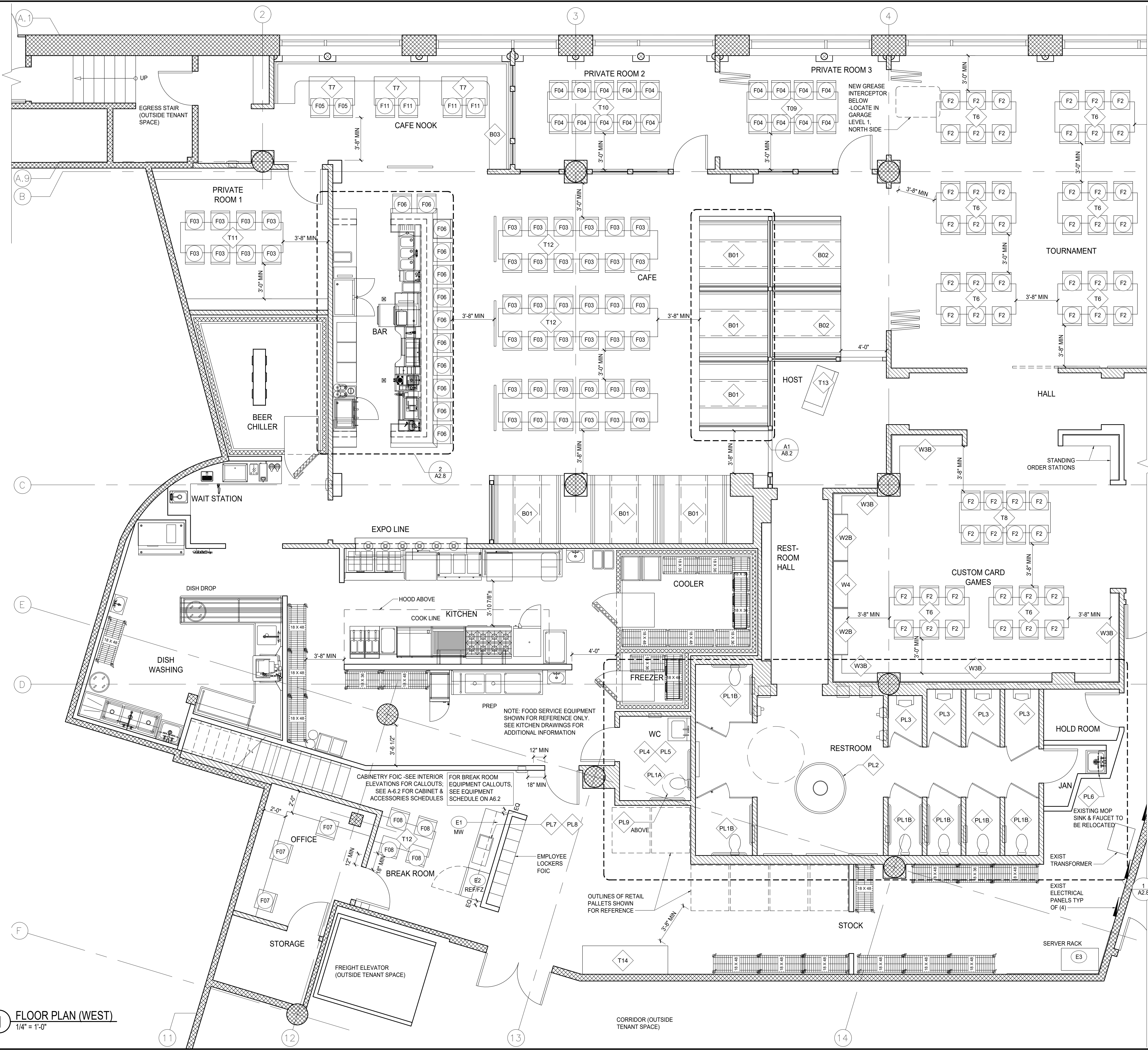
A2.3

0 1" ORIGINAL SIZE



1 FLOOR PLAN (EAST)
1/4" = 1'-0"





- ### FURNITURE & FIXTURE NOTES
- SEE SHEET A6.1 FOR FIXTURE AND FURNITURE SCHEDULES.
 - MAINTAIN 44" CLEAR EGRESS PATH THROUGHOUT.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF HIS WORK DURING STORAGE, TRANSIT, INSTALLATION AND UNTIL FINAL OWNER ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL WORK AND REPAIR AND REFINISH ANY DAMAGE TO THE SATISFACTION OF THE DESIGNER AND THE OWNER AS PART OF THE CONTRACT.
 - WHEN THE MANUFACTURERS OF MATERIALS OR FIXTURES USED ON THIS PROJECT PROVIDE MAINTENANCE OR INSTALLATION DIRECTIONS NOT COVERED IN THE SPECIFICATIONS OR DETAILED ON THE DRAWINGS, THE CONTRACTOR FURNISHING THE ITEM SHALL FOLLOW SUCH DIRECTIONS AND SHALL ISSUE APPROPRIATE COPIES TO HIS SUB-CONTRACTORS AND TO OTHER AFFECTED CONTRACTORS.
 - CONTRACTOR TO PROVIDE MECHANICAL SERVICES AND BLOCKING FOR ALL FIXTURES, FURNITURE AND EQUIPMENT, INCLUDING ITEMS IDENTIFIED AS FOIC.
 - SEE INTERIOR ELEVATIONS AND FIXTURE SCHEDULE FOR ADDITIONAL DETAIL CALLOUTS.
 - SEE A7.0 & A7.1 FOR ACCESSIBILITY INFORMATION, DIMENSIONS AND DETAILS.
 - PROVIDE POWER FOR ALL EQUIPMENT TO BE LOCATED @ CASHWRAP & BACKWRAP INCLUDING BUT NOT LIMITED TO POS UNITS, COMPUTERS & PERIPHERALS, NETWORK HARDWARE, AUDIO EQUIPMENT, DIMENSIONAL SIGN, TIME CLOCK, AND ALARM SYSTEM CONTROL. REVIEW SPECIFIC REQUIREMENTS WITH OWNER.
 - SEE KITCHEN DRAWINGS FOR ADDITIONAL PLUMBING INFORMATION.
 - SEE A6.2 FOR NON-KITCHEN PLUMBING SCHEDULE.
 - X-RAY SLAB PRIOR TO ALL CORE DRILLING. COORDINATE CORE DRILLING WITH ADJACENT TENANT(S) AND THE BUILDING OWNER (LEASOR).

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MOX BOARDING HOUSE PORTLAND 1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: **MARCH 7, 2019**

MARK	DATE	DESCRIPTION

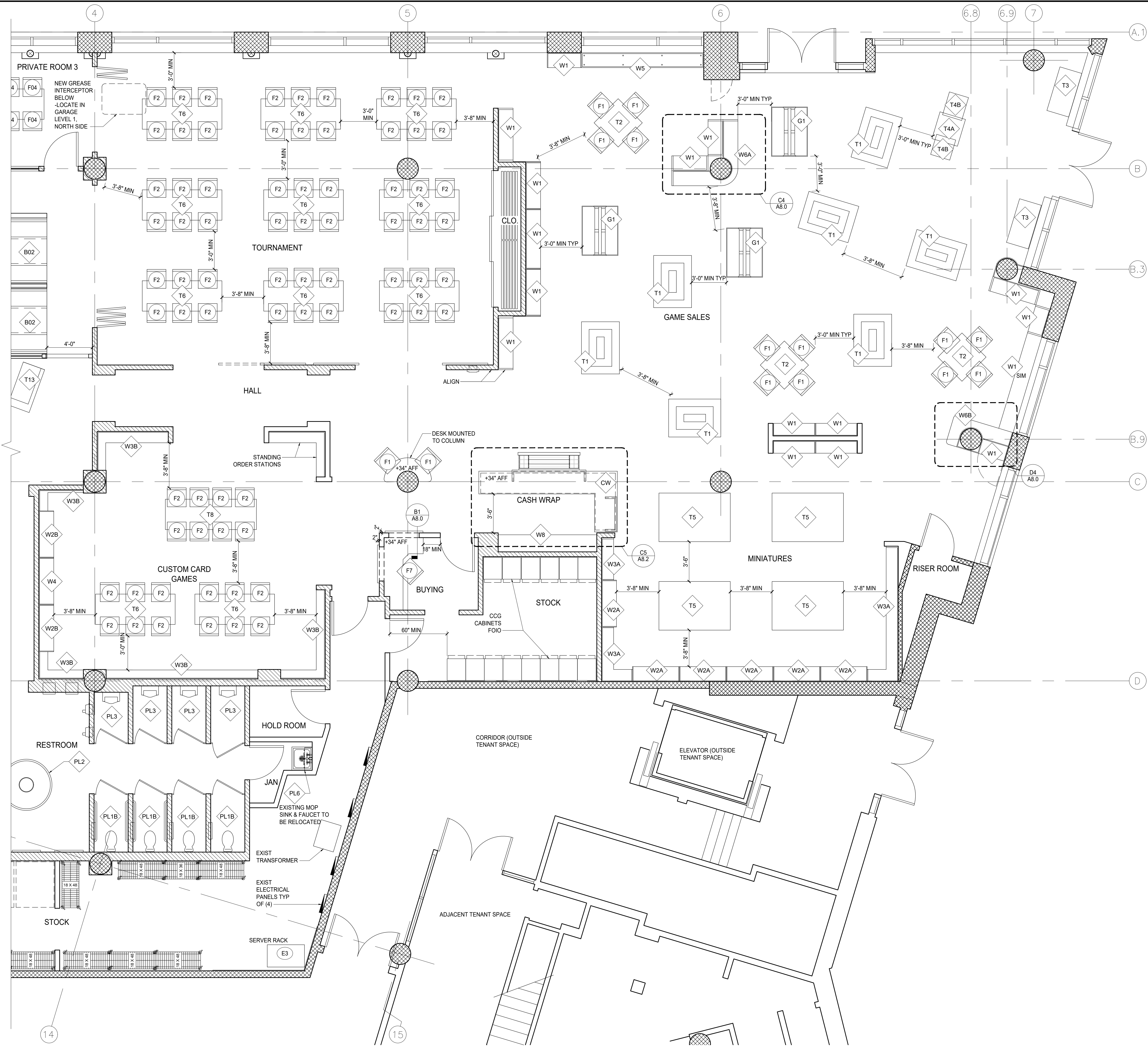
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
**FIRST FLOOR
FURNITURE &
EQUIPMENT PLAN (WEST)**

SHEET NUMBER:

A2.4
0 1" ORIGINAL SIZE

1 FLOOR PLAN (WEST)
1/4" = 1'-0"



1 FLOOR PLAN (EAST)
1/4" = 1'-0"

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MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: PERMIT SET
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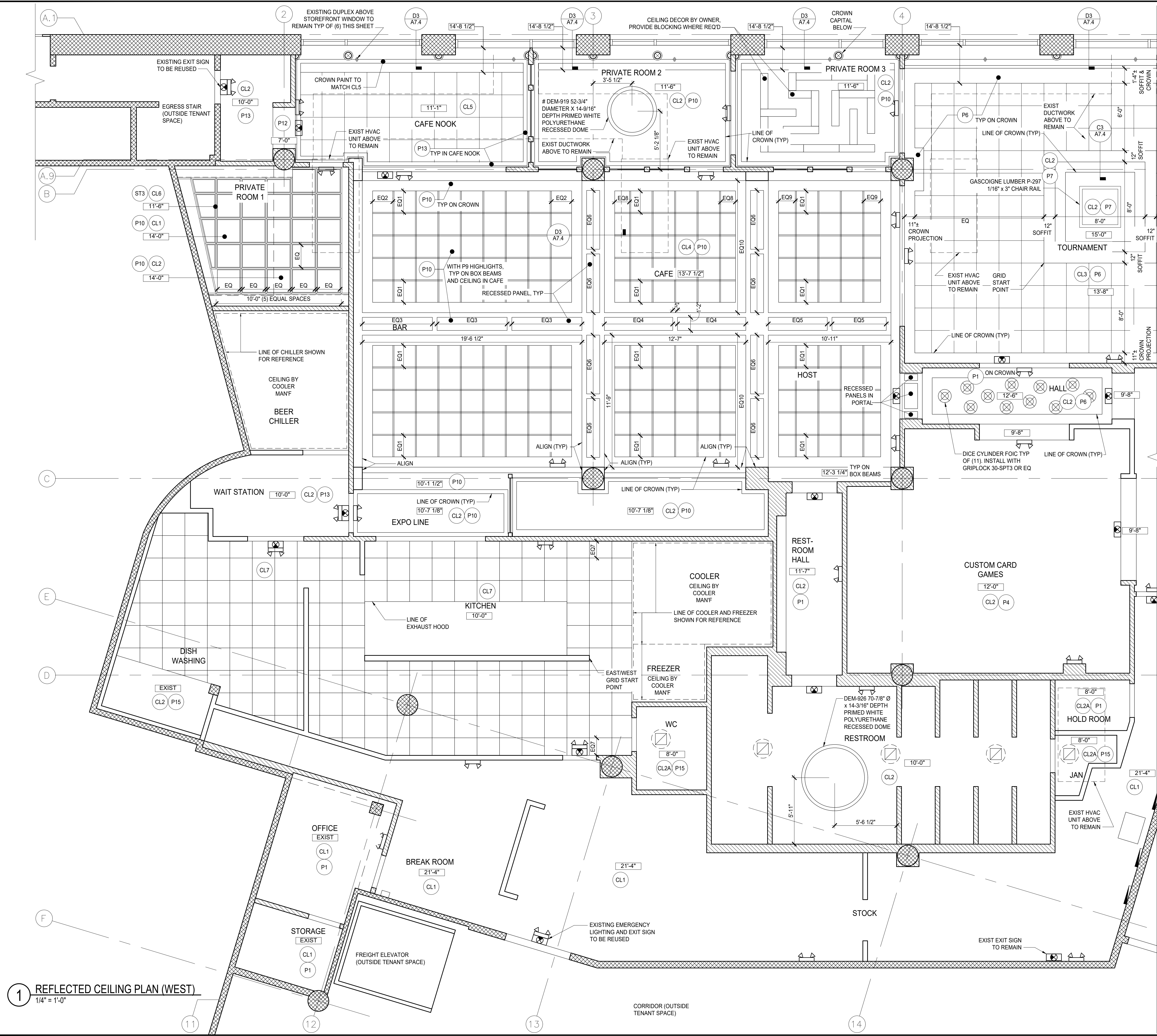
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
FIRST FLOOR
FURNITURE &
EQUIPMENT PLAN (EAST)

SHEET NUMBER:

A2.5

0 1" ORIGINAL SIZE



1 REFLECTED CEILING PLAN (WEST)
1/4" = 1'-0"

CEILING PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF PRIMARY ELEMENTS. LARGER SCALE DRAWINGS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- ALL DIMENSIONS TO CENTERLINE OF LIGHT FIXTURE OR TRACK, FACE OF FINISH OR STRUCTURAL ELEMENT UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR UNFORSEEN CONFLICTS PREVENTING DESIRED LIGHT MOUNTING HEIGHTS. GYPSUM WALLBOARD IS 5/8" THICKNESS UNLESS NOTED OTHERWISE.
- "X" FIRE RATED GWB AT TESTED FIRE ASSEMBLIES. ALL DRYWALL CONSTRUCTION WILL BE TAPED AND FLOATED; ALL EXPOSED DRYWALL CONSTRUCTION WILL BE SANDED SMOOTH TO REMOVE ALL INDICATIONS OF THE JOINT WITH A VISUAL INSPECTION AND PREPARED TO RECEIVE THE APPROPRIATE SCHEDULED FINISH.
- SOFFITS ARE DIMENSIONED FROM FACE OF GYPSUM BOARD, FACE OF MASONRY AND TO FACE OF EXISTING CONSTRUCTION. ANY INTERIOR SOFFIT DIMENSIONED TO FACE OF METAL STUD SHALL BE NOTED "FOS" (FACE OF STUD).
- INSTALL UTILITIES IN THE CEILING, SUCH AS CONDUIT, IN A NEAT AND ORGANIZED MANNER.
- SEE C2/AT 2 FOR TYPICAL TRACK LIGHT MOUNTING DETAILS. MEP TO BE DESIGN BUILD. COORDINATE REQUIREMENTS WITH OWNER AND PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW.
- AUDIO VISUAL TO BE DESIGN BUILD. COORDINATE REQUIREMENTS WITH OWNER AND PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW.
- SECURITY SYSTEM TO BE DESIGN BUILD. COORDINATE REQUIREMENTS WITH OWNER AND PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW.
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.2.1: AT LEAST ONE LOCAL SHUTOFF LIGHTING CONTROL SHALL BE PROVIDED FOR EVERY 2000SF OF LIT FLOOR AREA, LOCATED WITHIN THE AREA SERVED OR REMOTELY WITH IDENTIFICATION OF AREAS SERVED AND STATUS.
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.2.1.1: EGRESS LIGHTING: EGRESS ILLUMINATION SHALL BE CONTROLLED BY A COMBINATION OF EMERGENCY RELAY AND OCCUPANCY SENSORS TO SHUT OFF DURING PERIODS THAT THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS UNOCCUPIED (EXCEPT BUILDING EXITS).
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.2.2.1: LIGHT REDUCTION CONTROLS: EACH AREA SERVED BY MANUAL CONTROLS MUST ALLOW THE OCCUPANT TO REDUCE LIGHTING UNIFORMITY BY 50%.
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.2.2.2: AUTOMATIC SHUTOFF: BUILDINGS LARGER THAN 2000SF SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROL DEVICE TO SHUT OFF LIGHTING UTILIZING OCCUPANCY SENSORS OR TIME OF DAY SCHEDULING. DAYLIT ZONES MUST INCLUDE MANUAL "ON" ACTIVATION. EXCEPTIONS TO THIS REQUIREMENT INCLUDE EMPLOYEE AREAS, MEETING/CONFERENCE ROOMS, AND RESTROOMS.
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.2.2.2.1: OCCUPANT OVERRIDE: EACH SPACE CONTROLLED BY AUTOMATIC SWITCHING SHALL BE PROVIDED WITH ACCESSIBLE LIGHTING CONTROLS LOCATED WITHIN THAT SPACE. THE LIGHTING CONTROLS, WHETHER ONE OR MORE, SHALL BE CAPABLE OF TURNING OFF ALL LIGHTS WITHIN THE SPACE, FOR NO LONGER THAN 2 HOURS.
- FROM OREGON STATE COMMERCIAL ENERGY CODE TABLE 505.5.2(b): THE MAX LIGHTING POWER THAT MAY BE PROVIDED MAY NOT EXCEED THE VALUES LISTED.
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.4: EXIT SIGNS: INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
- FROM OREGON STATE COMMERCIAL ENERGY CODE SEC. 505.5.2.1.1: ALL RETAIL DISPLAY AND SPECIALTY LIGHTING SHALL BE CONTROLLED INDEPENDENTLY OF GENERAL AREA LIGHTING.
- COORDINATE JUNCTION BOX LOCATION & POWER REQUIREMENTS @ EXTERIOR SIGN WITH SIGN CONTRACTOR. MOUNT SWITCHES & RECEPTACLES AT ACCESSIBLE LOCATIONS PER REACH REQUIREMENTS AS SHOWN ON SHEET A7.0.
- FOR SWITCHES NOT REQUIRED TO BE ACCESSIBLE, MOUNT @ 48" AFF TO CENTERLINE OF SWITCH U.O.N.
- ALL TRACK TO BE ON CURRENT LIMITERS.
- TRACK HEADS SHOWN ON LIGHTING DESIGNER'S DRAWINGS ARE NOT A REPRESENTATION OF THE FINAL LOCATION OR TOTAL NUMBER OF HEADS. CONSULT WITH LIGHTING DESIGNER AND ARCHITECT PRIOR TO INSTALLATION OF HEADS FOR FINAL PLACEMENT.
- REVIEW NUMBER AND PLACEMENT OF EXIT SIGNS AND EMERGENCY LIGHTING WITH FIRE MARSHALL PRIOR TO INSTALLATION.
- EMERGENCY LIGHTING TO BE INSTALLED SO THAT THE PATH OF EGRESS MAINTAINS AN AVERAGE OF 1 FC. SEE LIGHTING DRAWINGS.
- PER NEC 210.62, ONE OR MORE RECEPTACLES SHALL BE PROVIDED ABOVE CERTAIN SHOW WINDOWS. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED DIRECTLY ABOVE THE SHOW WINDOWS FOR EACH 12 LINEAR FEET, OR THE MAJOR FRACTION OF SHOW WINDOW (AREA MEASURED HORIZONTALLY AT ITS MAXIMUM WIDTH). THE RECEPTACLE SHALL BE INSTALLED DIRECTLY ABOVE THE SHOW WINDOW.

CEILING PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GWB		CLG HEIGHT TAG
	MECHANICAL DIFFUSER		EXIT SIGN
	MECHANICAL RETURN		FINISH TAG
	BATTERY PACK EMERGENCY LIGHT		EXHAUST FAN

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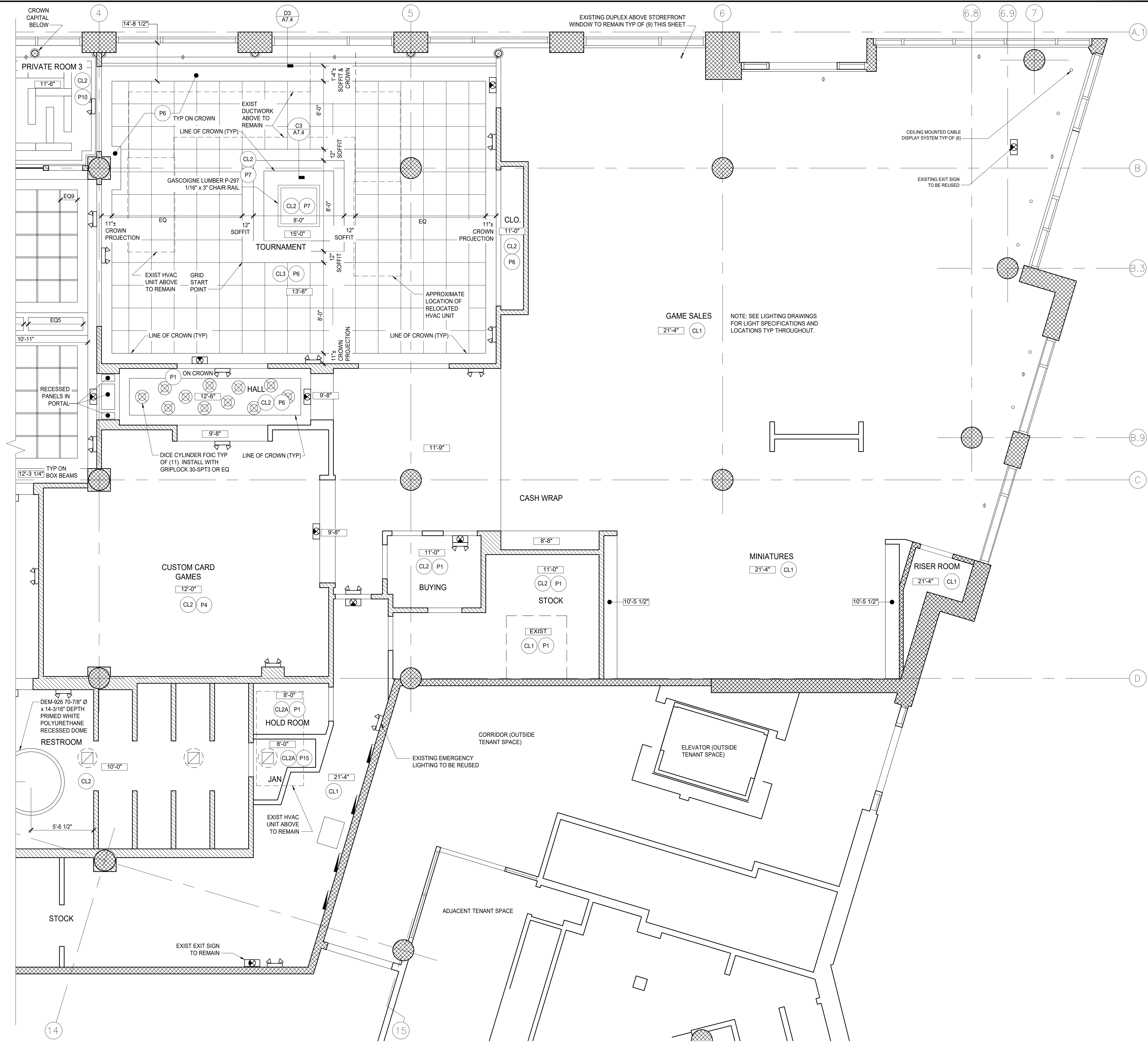
MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
REFLECTED CEILING PLAN

SHEET NUMBER:
A2.6
0 1" ORIGINAL SIZE

SEE A-2.6 FOR CEILING PLAN NOTES



1 REFLECTED CEILING PLAN (EAST)
1/4" = 1'-0"

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MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
REFLECTED CEILING PLAN

SHEET NUMBER:

A2.7

0 1" ORIGINAL SIZE

FLOOR PLAN LEGEND	
	NEW WALL - SEE FLR PLAN NOTE 4 & ASSEMBLY TYPE TAG
	EXISTING WALL - SEE FLR PLAN NOTE 3 & ASSEMBLY TYPE TAG
	SOUND INSULATED WALL
	FLOOR DRAIN
	60" CLEAR TURNING SPACE - SEE "TURNING SPACE" DIAGRAMS ON ACCESSIBLE DIAGRAMS & NOTES
	REQUIRED CLEAR FLOOR OR GROUND SPACE OR CLEARANCE AS NOTED

BAR NOTES

- SLOPE FLOORING TO DRAINS
- MOP SINK LOCATED IN JANITOR'S CLOSET. SEE 1/A2.8
- THE SIZE OF THE DISHWASHER AND/OR COMPARTMENTS OF THE THREE COMPARTMENT SINKS MUST BE LARGE ENOUGH TO ACCOMMODATE THE LARGEST UTENSILS/EQUIPMENT USED IN THE ESTABLISHMENT
- ALL HANDSINKS TO BE ACCESSIBLE, EQUIPPED WITH MIXING FAUCETS, HANDSOAP AND PAPER TOWELS
- KITCHEN HAND-WASH SINKS SHALL BE EQUIPPED TO PROVIDE WATER AT A TEMPERATURE OF AT LEAST 100 DEGREES TO A MAX OF 120 DEGREES FAHRENHEIT THROUGH A MIXING VALVE OR COMBINATION FAUCET; SELF CLOSING OR METERING FAUCETS SHALL PROVIDE A FLOW OF WATER FOR AT LEAST 15 SECONDS
- PREP SINK, ICE MACHINE & ICE BIN DRAIN TO HAVE INDIRECT WASTE DRAIN LINE
- THREE COMPARTMENT SINK AND ALL SANITARY DRAINAGE TO BE CONNECTED DIRECTLY TO A PUBLIC SEWER
- PROVIDE GREASE INTERCEPTOR OR OTHER GREASE CAPTURING DEVICE SIZED AND INSTALLED PER TITLE 25 OF PORTLAND'S PLUMBING CODE, SPECIFICALLY CHAPTER 10 OF THE 2017 OPSC BASED ON 2015 UPC AND PER MANF'S INSTALL INSTRUCTIONS. TOTAL GALLON CAPACITY OF FIXTURES DISCHARGING TO A HYDROMECHANICAL GREASE INTERCEPTOR TO COMPLY WITH SECTION 1014.2.2 OF UPC. MANF. INSTALLATION INSTRUCTIONS TO BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
- ALL WALLS, FLOORS AND CEILINGS TO BE SMOOTH AND EASILY CLEANABLE. SEE FLOOR FINISH PLAN AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- ALL FLOOR WALL JUNCTIONS TO HAVE INTEGRAL COVED BASE
- ALL WOOD SURFACES, SUCH AS THE BAR, TO BE EPOXY SEALED
- EXPOSED PLUMBING AND WIRING NOT ALLOWED. NO UNNECESSARILY EXPOSED UTILITIES ABOVE BAR OR PREP ROOM
- SEE A2.6 & A2.7 REFLECTED CEILING PLAN FOR LOCATION OF EXHAUST VENTS. MECHANICAL SYSTEMS TO BE DESIGN/BUILD UNDER SEPARATE PERMIT
- ALL LIGHT FIXTURES IN BAR AND PREP AREA TO HAVE SHATTER-PROOF SHIELDING. SEE A2.6 & A2.7 REFLECTED CEILING PLAN, AND LIGHTING SCHEDULE FOR ADDITIONAL INFORMATION
- DRAINBOARDS, UTENSIL RACKS, OR TABLES LARGE ENOUGH TO ACCOMMODATE ALL SOILED AND CLEANSSED ITEMS SHALL BE PROVIDED FOR NECESSARY UTENSIL HOLDING, BEFORE CLEANING AND AFTER SANITIZING
- FOOD, FOOD PREPARATION AND FOOD & SERVICE EQUIPMENT STORAGE AREAS ARE PROHIBITED UNDER SEWER LINES THAT ARE NOT SHIELDED TO INTERCEPT POTENTIAL DRIPS; OTHER UTILITIES MAY NOT BE UNNECESSARILY EXPOSED
- HOT WATER GENERATION AND DISTRIBUTION SYSTEMS SHALL BE SUFFICIENT TO MEET THE PEAK HOT WATER DEMANDS THROUGHOUT THE FOOD ESTABLISHMENT
- FOOD SERVICE OPERATION AREA FLOORS, FLOOR COVERINGS, WALLS, WALL COVERINGS, AND CEILING SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED SO THEY ARE SMOOTH, DURABLE AND EASILY CLEANABLE
- PROVIDE BACKFLOW ASSEMBLY DEVICES ON CARBONATOR, DISHWASHER, STEAMER, AND ANY OTHER FIXTURE/DEVICE THAT MAY REQUIRE CROSS CONNECTION CONTROL ON POTABLE WATER SUPPLY. ALL BACKFLOW DEVICES SHALL BE PERMITTED AND TESTED PRIOR TO FINAL PLUMBING INSPECTION
- WHERE CARBONATED BEVERAGE DISPENSERS ARE INSTALLED, THE CONNECTION TO THE POTABLE WATER SYSTEM SHALL BE PROTECTED BY MEANS OF A REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA). THE BEVERAGE DISPENSER SHALL BE INSTALLED AT THE TIME OF FINAL PLUMBING INSPECTION. IF SUCH DISPENSERS ARE TO BE INSTALLED AT A FUTURE TIME, THEY SHALL REQUIRE A PLUMBING PERMIT AND INSPECTION PRIOR TO OPERATION.
- FLOOR SINKS SHALL BE PROVIDED FOR PLUMBING FIXTURES AND APPLIANCES WHICH REQUIRE INDIRECT WASTE.
- ALL FLOOR DRAINS REQUIRED TO BE TRAP PRIMED
- SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION
- PROVIDE POWER TO ALL EQUIPMENT PER EQUIPMENT MANF. SPECIFICATIONS

FLOOR PLAN NOTES

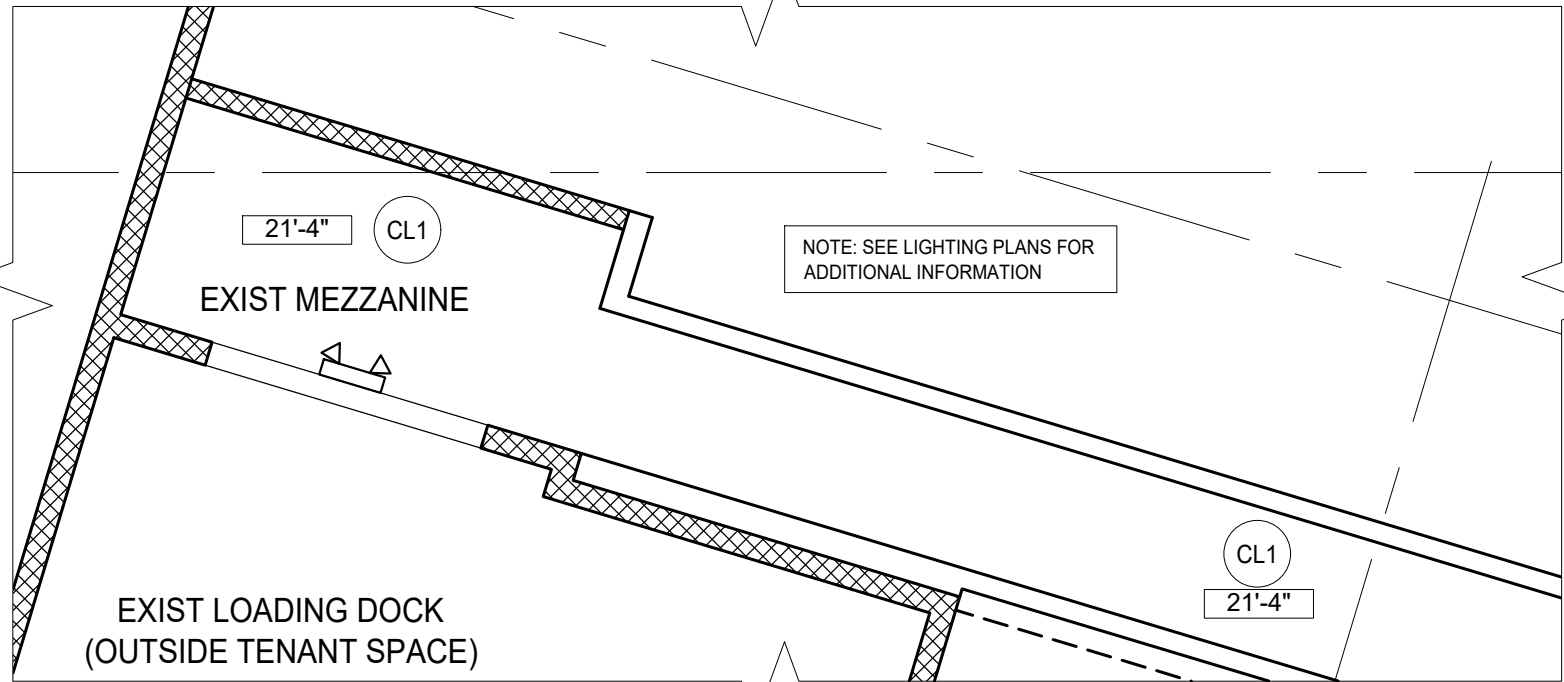
- SEE SHEET A6.1 FOR DOOR SCHEDULES / TYPES.
- SEE SHEET A6.0 FOR ASSEMBLY TYPES.
- SEE A2.0 & 2.1 FOR PARTITION TYPE CALL OUTS.
- TYPICAL DOOR RETURN IS 6" UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO FACE OF FINISH & CENTERLINE OF DOOR OR WINDOW OPENING UNLESS OTHERWISE NOTED.
- DIMENSIONS NOTED AS "CLEAR" ARE MEASURED TO FACE OF FINISHED SURFACE.
- SEE STRUCT FOR DEFLECTION HEAD & BOTTOM TRACK DETAILS.
- INTEGRITY OF EXISTING FIRE-RATED ASSEMBLIES ARE TO BE SAFEGUARDED FROM ALTERATION AND/OR DAMAGE. ARCHITECT MUST BE NOTIFIED OF ANY MODIFICATION OR DAMAGE TO EXISTING FIRE-RATED ASSEMBLIES
- ALIGN AND FLOOR FLOAT ALL FLOOR FINISH MATERIALS UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLANS.
- X-RAY SLAB PRIOR TO ALL CORE DRILLING. COORDINATE CORE DRILLING WITH ADJACENT TENANT(S).

TOILET ROOM NOTES

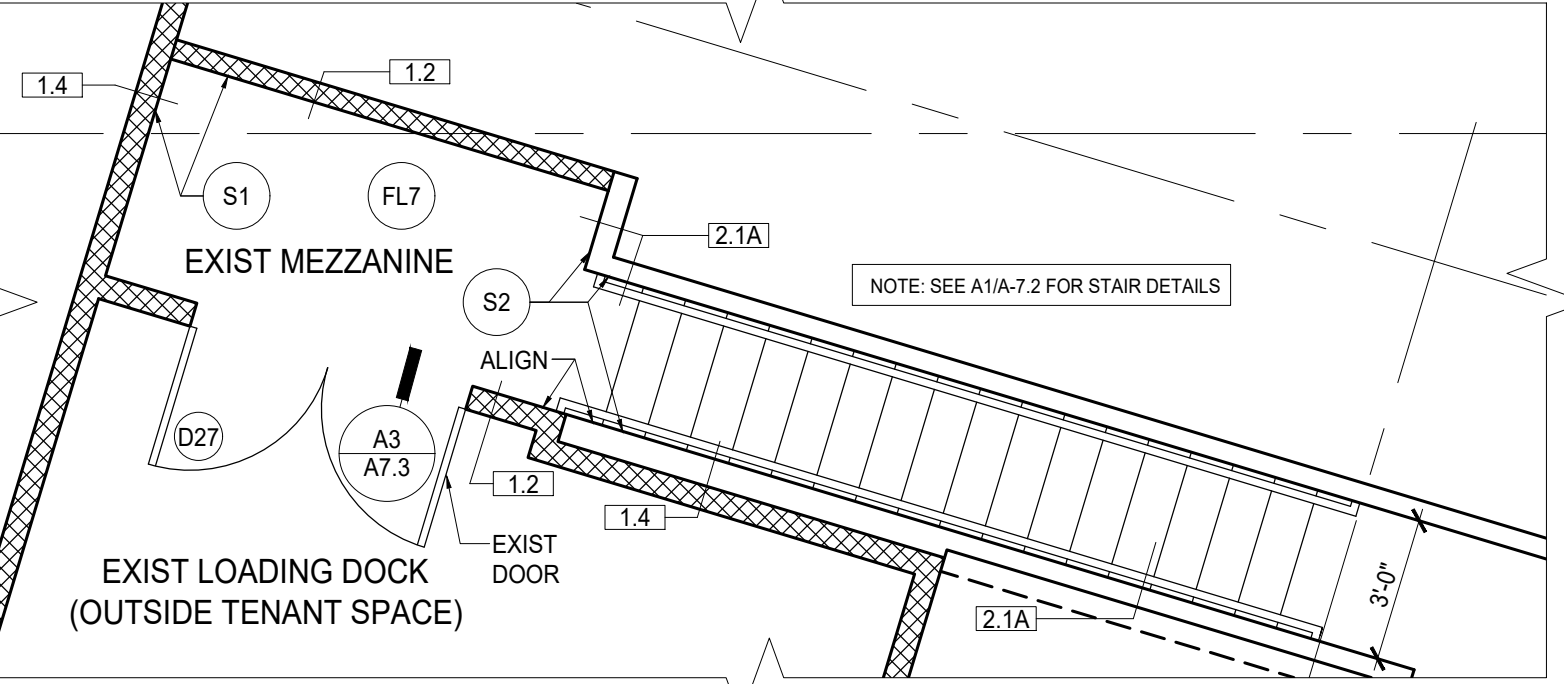
- FOR DETAILED ACCESSIBILITY REQUIREMENTS & INFORMATION, SEE NOTES AND DIAGRAMS ON SHEETS A7.0 & A7.1. FOR PLUMBING FIXTURE SPECIFICATIONS, SEE PLUMBING FIXTURE SCHEDULE ON A8.2
- FOR WC AND GRAB BAR ACCESSIBILITY REQUIREMENTS, SEE SHEET A7.0
- FOR URINAL ACCESSIBILITY REQUIREMENTS, SEE C2/A7.0
- FOR LAVATORY ACCESSIBILITY REQUIREMENTS, SEE C1/A7.0
- FOR ACCESSORIES ACCESSIBILITY, SEE D1/A7.0
- FOR REQUIRED SIGNAGE ACCESSIBILITY, SEE D2/A7.0
- FOR ACCESSIBLE TURNING SPACE REQUIREMENTS, SEE E1/A7.0
- SEE A2.4 REFLECTED CEILING PLAN AND MEP DRAWINGS FOR LOCATION OF EXHAUST VENTS
- RESTROOM HAND WASH SINKS SHALL BE EQUIPPED TO PROVIDE WATER AT A TEMPERATURE OF AT LEAST 100 DEGREES TO A MAX OF 120 DEGREES FAHRENHEIT THROUGH A MIXING VALVE OR COMBINATION FAUCET THAT MEETS ASSE 1070 PRODUCT STANDARD. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A MEANS FOR CONTROLLING THIS TEMPERATURE. SELF CLOSING OR METERING FAUCETS SHALL PROVIDE A FLOW OF WATER FOR AT LEAST 15 SECONDS.
- AS REQUIRED BY CODE, PROVIDE FLOOR DRAINS IN THE MEN'S AND WOMEN'S RESTROOMS. DRAINS TO BE TRAP PRIMED.
- SEE SHEET A2.4 FOR PLUMBING FIXTURE CALL OUTS IN TOILET ROOMS
- PROVIDE KOALA WARE HORIZONTAL STAINLESS STEEL RECESS MOUNTED MODEL# KB110-SSRE BABY CHANGE STATION PER MANF RECOMMENDATIONS FOR BARRIER-FREE OPERATION
- PROVIDE RECESS MOUNTED AUTOMATIC SENSOR ACTIVATED HAND DRYER, MODEL # R76-IC BY EXCEL DRYER. INSTALL PER MANF RECOMMENDATIONS FOR BARRIER-FREE OPERATION
- PROVIDE RECESS MOUNTED PAPER TOWEL DISPENSER, MODEL # B-359 BY BOBRICK. INSTALL PER MANF RECOMMENDATIONS FOR BARRIER-FREE OPERATION
- PROVIDE PARTITION MOUNTED TOILET TISSUE DISPENSER BY BOBRICK, MODEL # B-386 OR SIMILAR. INSTALL PER MANF RECOMMENDATIONS FOR BARRIER-FREE OPERATION AT ACCESSIBLE WC COMPARTMENTS
- PROVIDE PARTITION MOUNTED TOILET TISSUE DISPENSER BY BOBRICK, MODEL # B-386 OR SIMILAR. PROVIDE PARTITION MOUNTED SANITARY NAPKIN DISPOSAL UNIT BY BOBRICK, MODEL B-354 OR SIMILAR. INSTALL PER MANF RECOMMENDATIONS FOR BARRIER-FREE OPERATION AT ACCESSIBLE WC COMPARTMENTS
- PROVIDE RECESSED TRASH BIN AND PAPER TOWEL DISPENSER BY BOBRICK, MODEL B-380S OR SIMILAR. INSTALL PER MANF RECOMMENDATIONS FOR BARRIER-FREE OPERATION AT ACCESSIBLE WC COMPARTMENTS
- SEE MIP DRAWINGS FOR ADDITIONAL INFORMATION

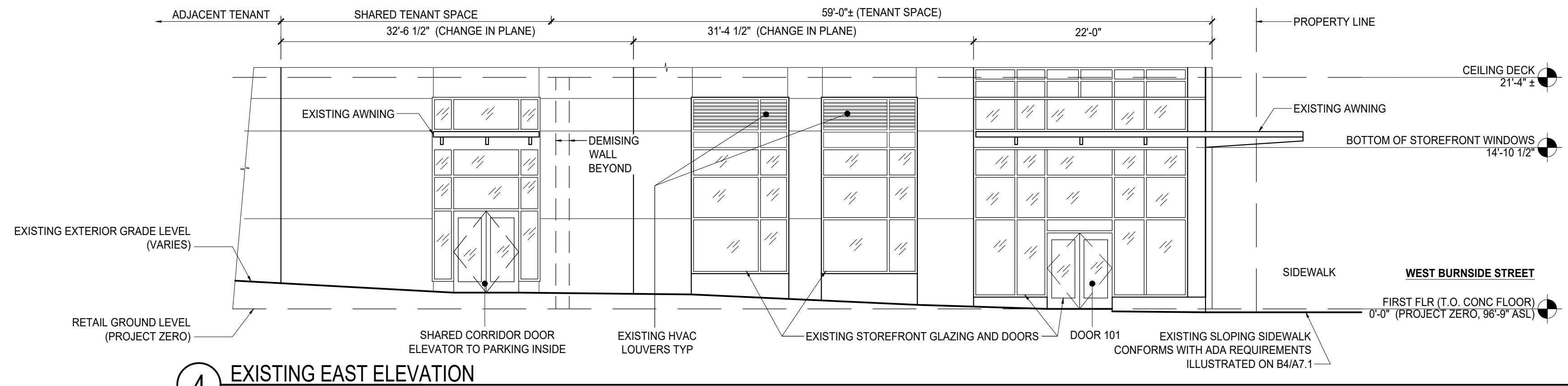
PRE-OPERATIONS APPROVAL/PERMIT NOTES

- FOOD SERVICE ESTABLISHMENT OWNER/OPERATOR TO ACQUIRE ALL PERMITS AND INSPECTIONS FROM CITY OF PORTLAND AND MULTNOMAH COUNTY HEALTH DEPARTMENTS PRIOR TO OPENING.
- NO CHANGES SHALL BE MADE WITHOUT HEALTH DEPARTMENT APPROVAL.
- UPON COMPLETION OF CONSTRUCTION AND BEFORE OPENING OF BUSINESS, THE OWNER/OPERATOR OF THE FOOD SERVICE ESTABLISHMENT SHALL:
 - COMPLETE REQUIRED APPLICATION FOR THE ANNUAL OPERATIONS PERMIT IF CURRENT/VALID PERMIT DOES NOT ALREADY EXIST.
 - OBTAIN A PRE-OPERATIONAL INSPECTION APPROVAL FROM THE HEALTH DEPARTMENT. INSPECTION TO BE SCHEDULED AT LEAST ONE WEEK IN ADVANCE OF OPENING AND ALL OTHER INSPECTIONS (PLUMBING, BUILDING, ETC.) ARE TO BE COMPLETED PRIOR TO SCHEDULING OF INSPECTION.

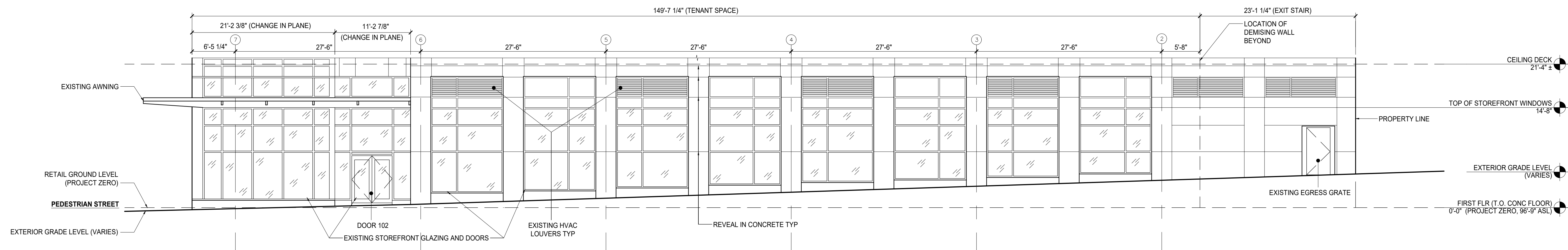


4 MEZZANINE REFLECTED CEILING PLAN
1/4" = 1'-0"

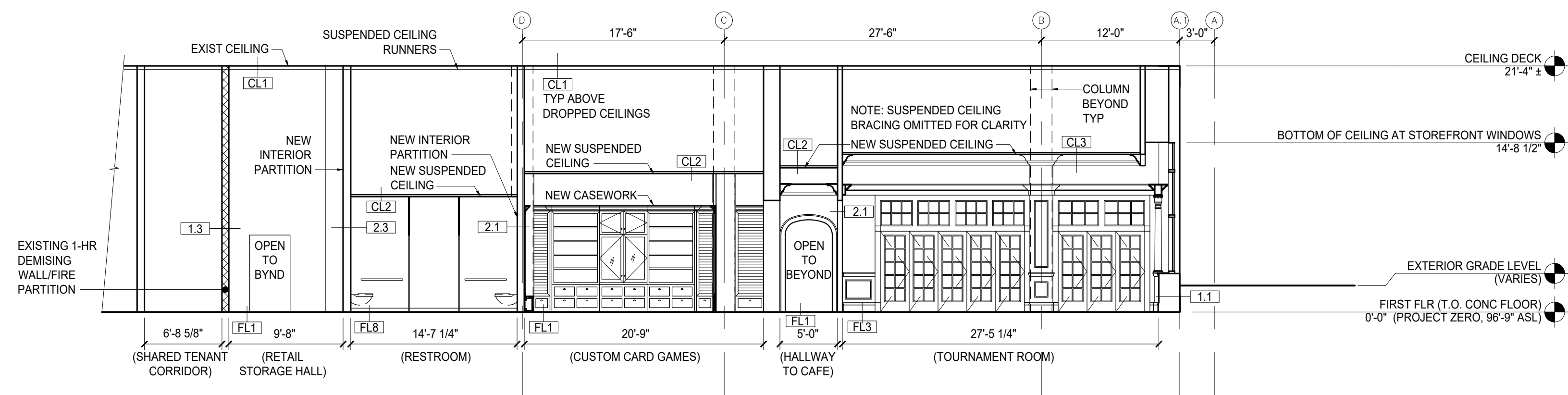




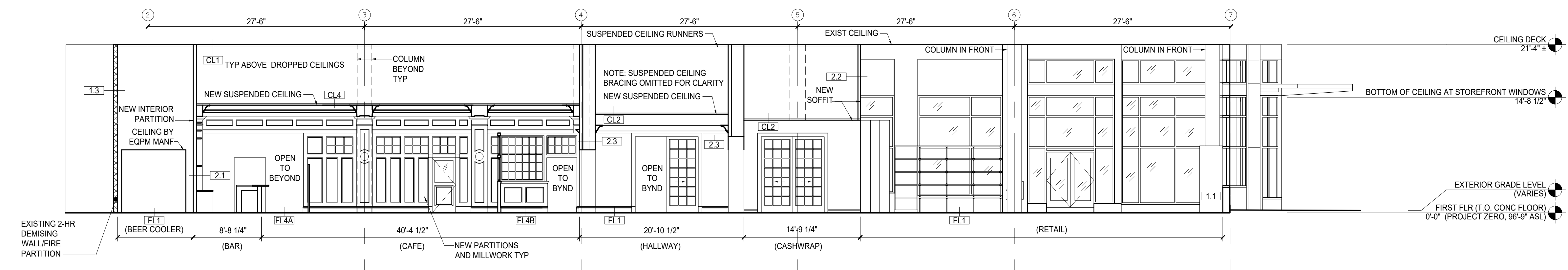
4 EXISTING EAST ELEVATION
1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 TRANSVERSE BUILDING SECTION
1/8" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
1/8" = 1'-0"

ELEVATION NOTES

1. NO PROPOSED WORK TO THE BUILDING SHELL OTHER THAN REPAIR WHERE REQUIRED.
2. COORDINATE SECURITY REQUIREMENTS AT EXTERIOR DOORS AND WINDOWS WITH OWNER.

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PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: MARCH 7, 2019

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
EXTERIOR ELEVATIONS/
BUILDING SECTIONS

SHEET NUMBER:

A3.0

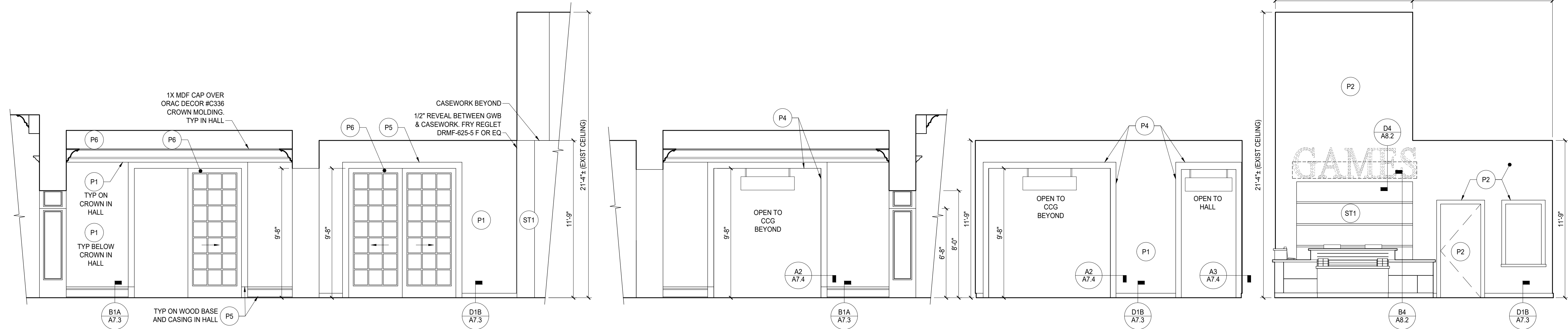
0 1" ORIGINAL SIZE

GENERAL NOTES

- FOR FINISH CALL OUTS, SEE A6.2 FOR FINISH SCHEDULE
- FOR EQUIPMENT CALL OUTS, SEE A6.2 FOR EQUIPMENT SCHEDULE
- FOR FURNITURE, FIXTURE AND CASEWORK CALL OUTS, SEE A6.2 FOR FURNITURE, FIXTURE & CASEWORK SCHEDULE
- FOR TYPICAL CASEWORK/FIXTURE DETAILS, SEE CALL-OUTS ON FIXTURE SCHEDULE
- WHERE CASEWORK WILL BE INSTALLED, GWB MAY RECEIVE LEVEL 2 FINISH
- WHERE WOOD IS ALLOWED OR REQUIRED BY CODE AND/OR CALLED-OUT IN CONSTRUCTION DETAILS, ALL NAILERS, BLOCKING, RAISED PLATFORM FRAMING, AND PLYWOOD SHALL BE PRESSURE TREATED WITH FIRE-RETARDANT CHEMICALS IN ACCORDANCE WITH ASTM #64-77. THE MATERIAL SHALL BEAR THE IDENTIFICATION OF AN AUTHORITY TESTING OR INSPECTION AGENCY ACCEPTABLE TO THE GOVERNING AGENCY WITH THE PERFORMANCE RATING THEREOF.
- PROVIDE BLOCKING AT ALL REQUIRED LOCATIONS INCLUDING CASEWORK, GRAB BARS, SIGNAGE, ETC.
- FOR ADDITIONAL ADA & ANSI REQUIREMENTS, SEE A-7.0 & A-7.1.
- DUCT WORK, LIGHTING AND UTILITIES OMITTED FOR CLARITY.
- SWITCHES, DATA PORTS AND OUTLETS TO BE WHITE IN ROOMS WITH FRP FINISH

INTERIOR ELEVATION NOTES

- STAIR REQUIREMENTS:
A) MAXIMUM CLEARANCE AT STAIRS BETWEEN PICKETS, POSTS, AND OTHER VERTICAL ELEMENTS SHALL NOT ALLOW A SPHERE OF 4" DIAMETER TO PASS THROUGH.
B) HANDRAIL HEIGHT @ STAIRS TO BE 34"-38" ABOVE TREAD NOSING.
- SEE A7.1 FOR REQUIREMENTS ON RAMPS AND SLOPED SURFACES
- PREPARE EXISTING SURFACES TO RECEIVE PAINT WHERE INDICATED IN ELEVATIONS.
- COORDINATE SIGNAGE POWER & BLOCKING/SUPPORT REQUIREMENTS WITH ENVIRONMENTAL GRAPHICS DESIGNER

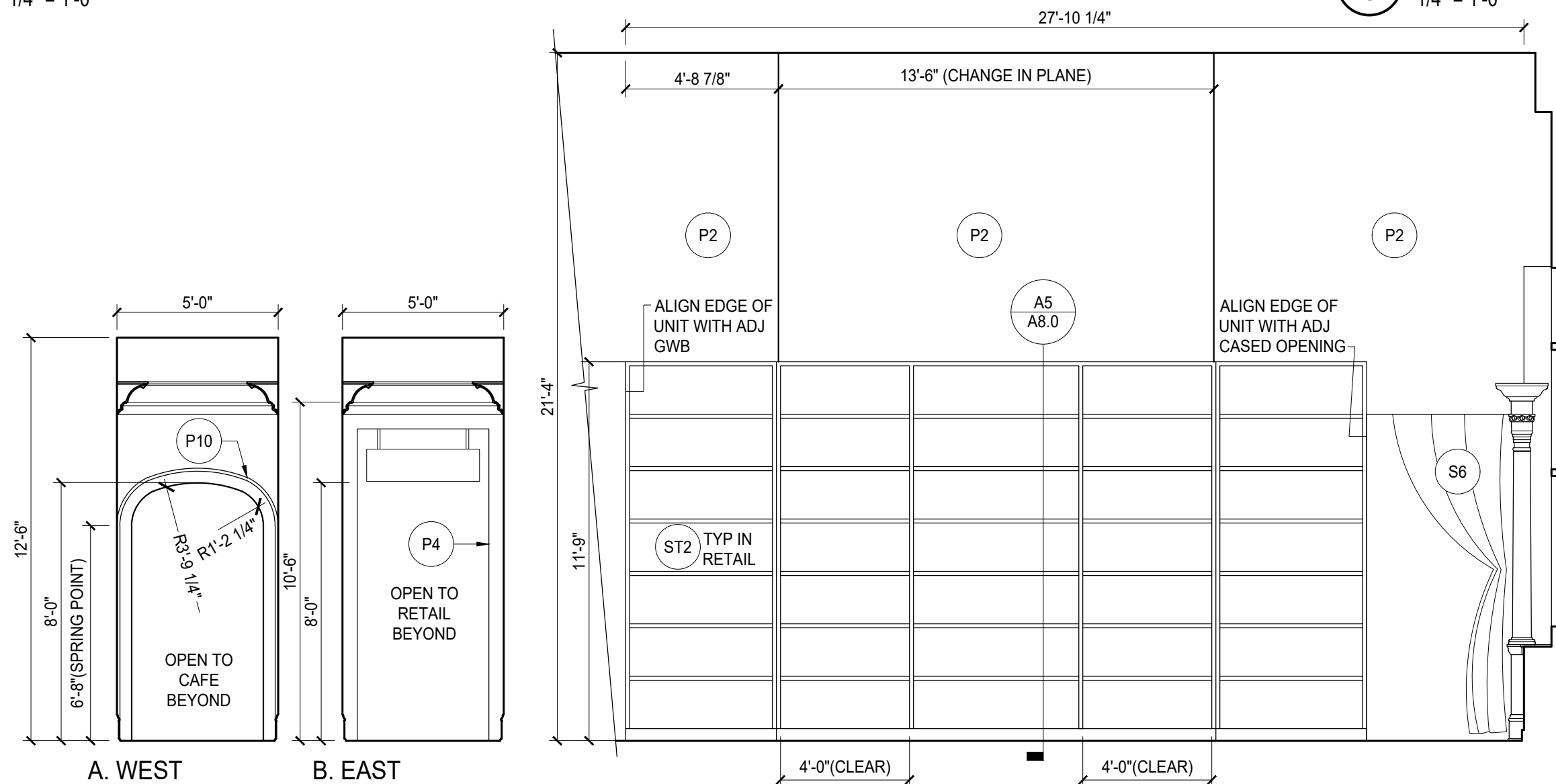


9 HALL NORTH
1/4" = 1'-0"

8 HALL SOUTH
1/4" = 1'-0"

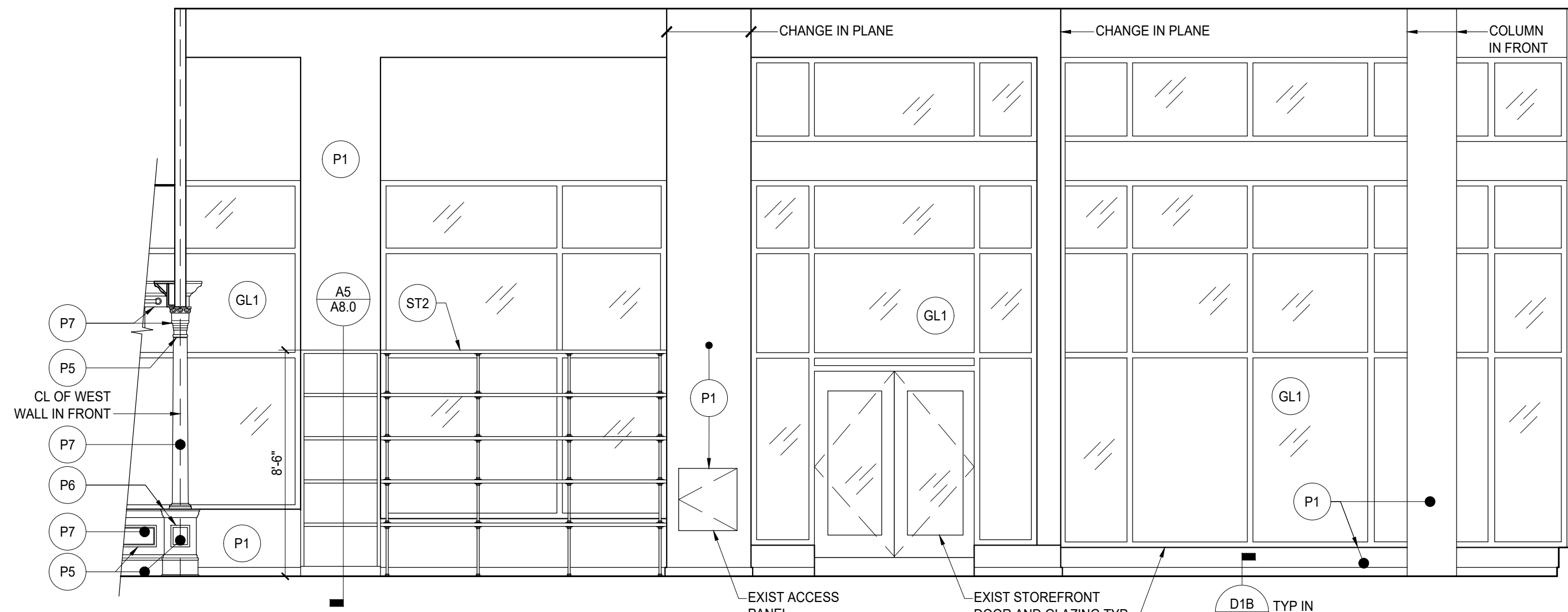
7 CCG ENTRANCE - WEST
1/4" = 1'-0"

6 CASH WRAP SOUTH
1/4" = 1'-0"

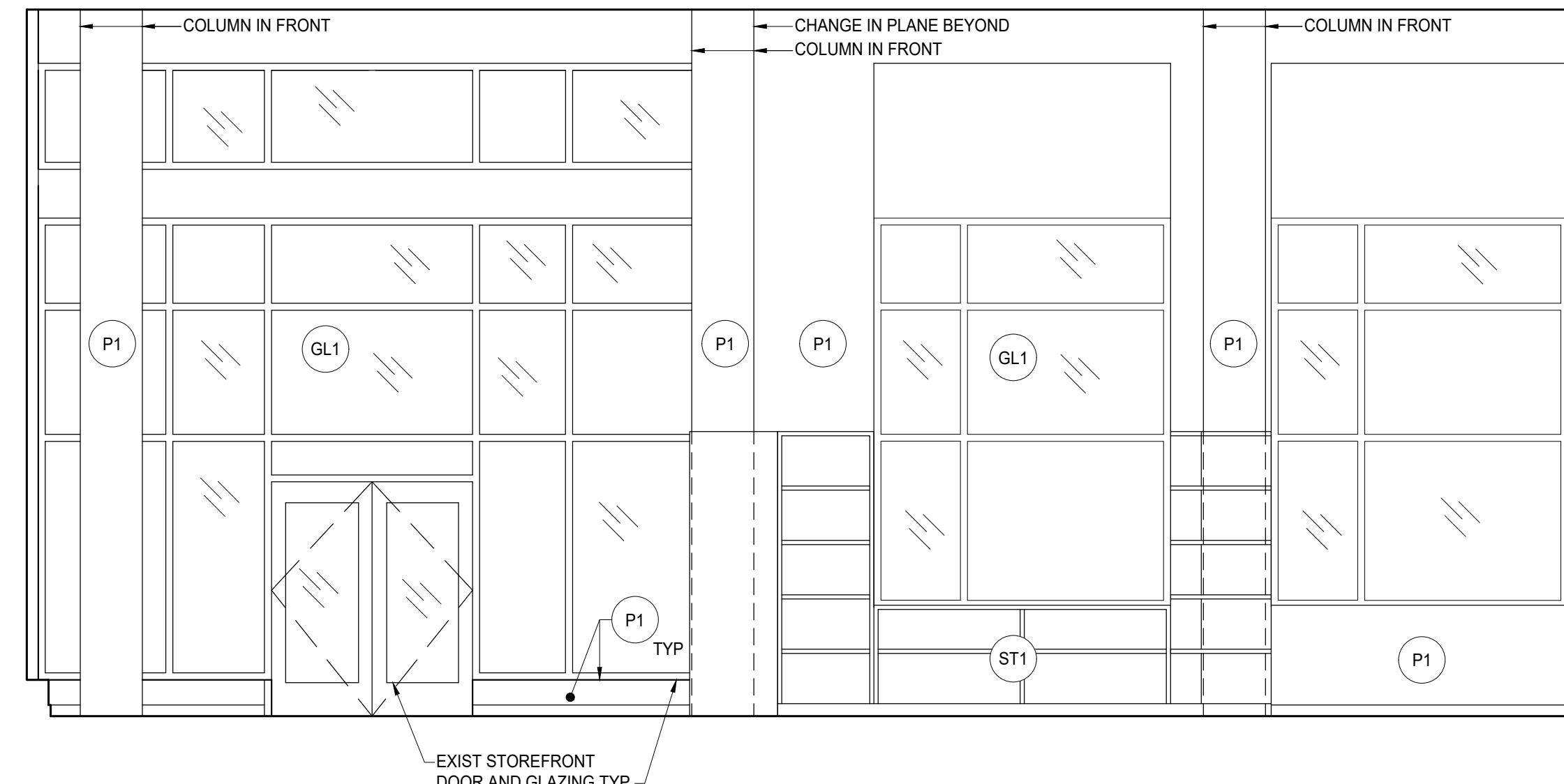


5 HALL
1/4" = 1'-0"

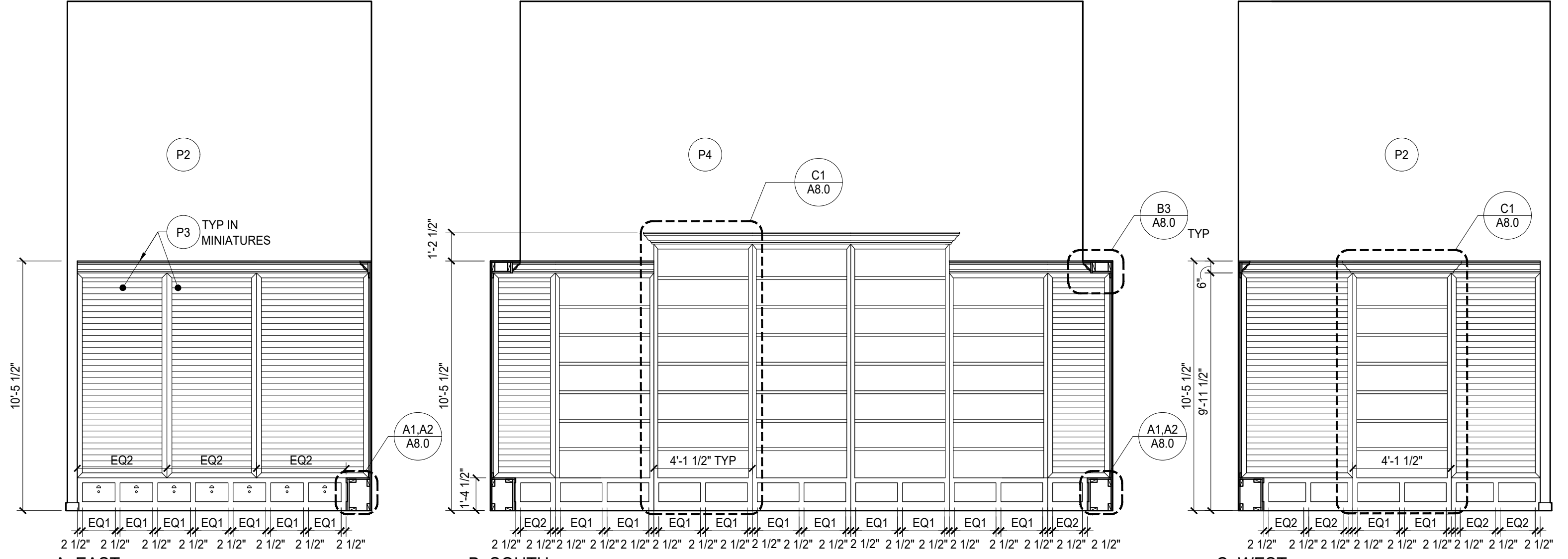
4 RETAIL WEST
1/4" = 1'-0"



3 RETAIL NORTH
1/4" = 1'-0"



2 RETAIL EAST
1/4" = 1'-0"



1 MINIATURES
1/4" = 1'-0"

B. SOUTH

C. WEST

JUSTIN A ZIER

1121 EAST THOMAS STREET
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VOICE 1-206-322-6249
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MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: **MARCH 7, 2019**

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
**INTERIOR
ELEVATIONS**

SHEET NUMBER:

A5.0

0 1" ORIGINAL SIZE

MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

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MARK	DATE	DESCRIPTION

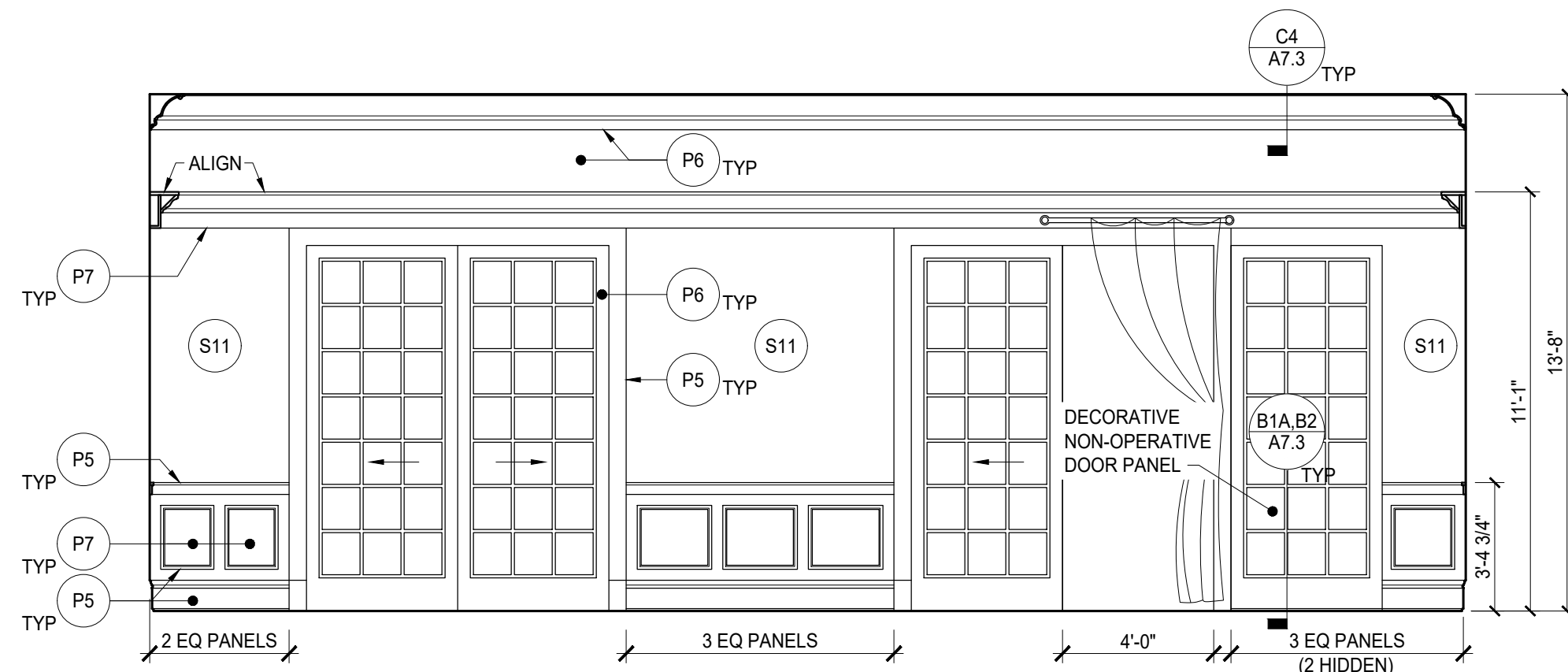
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
INTERIOR
ELEVATIONS

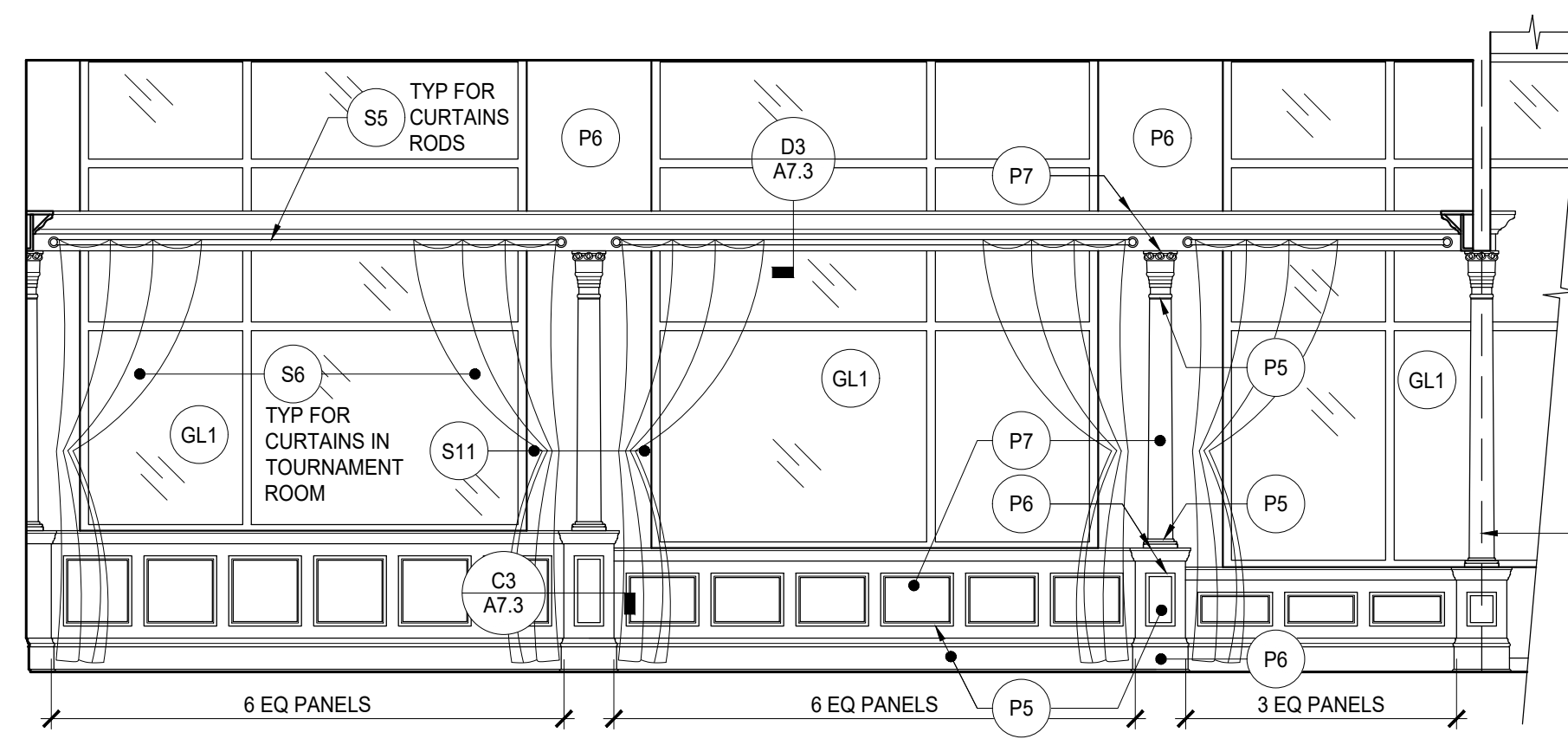
SHEET NUMBER:

A5.1

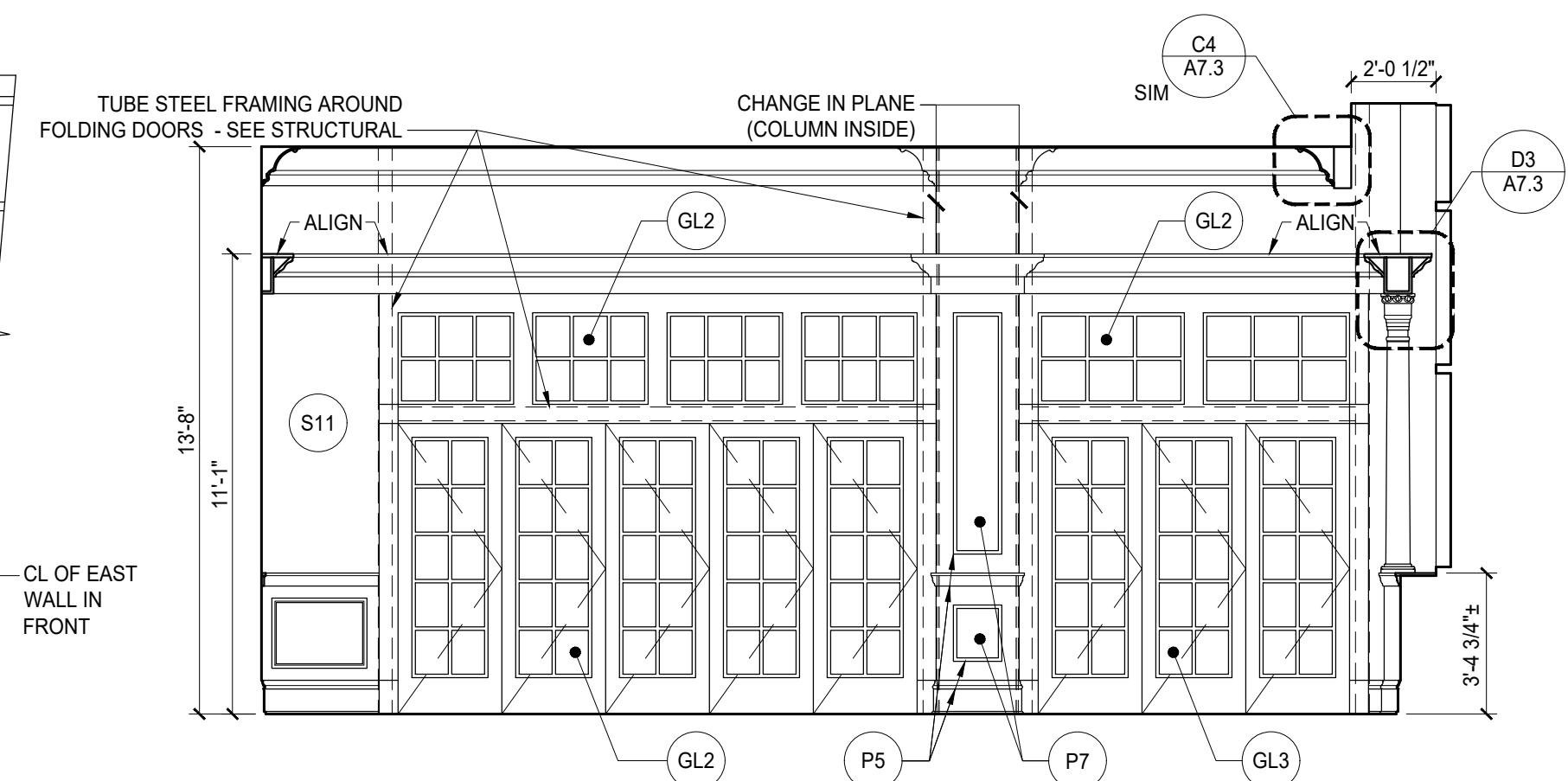
0 1" ORIGINAL SIZE



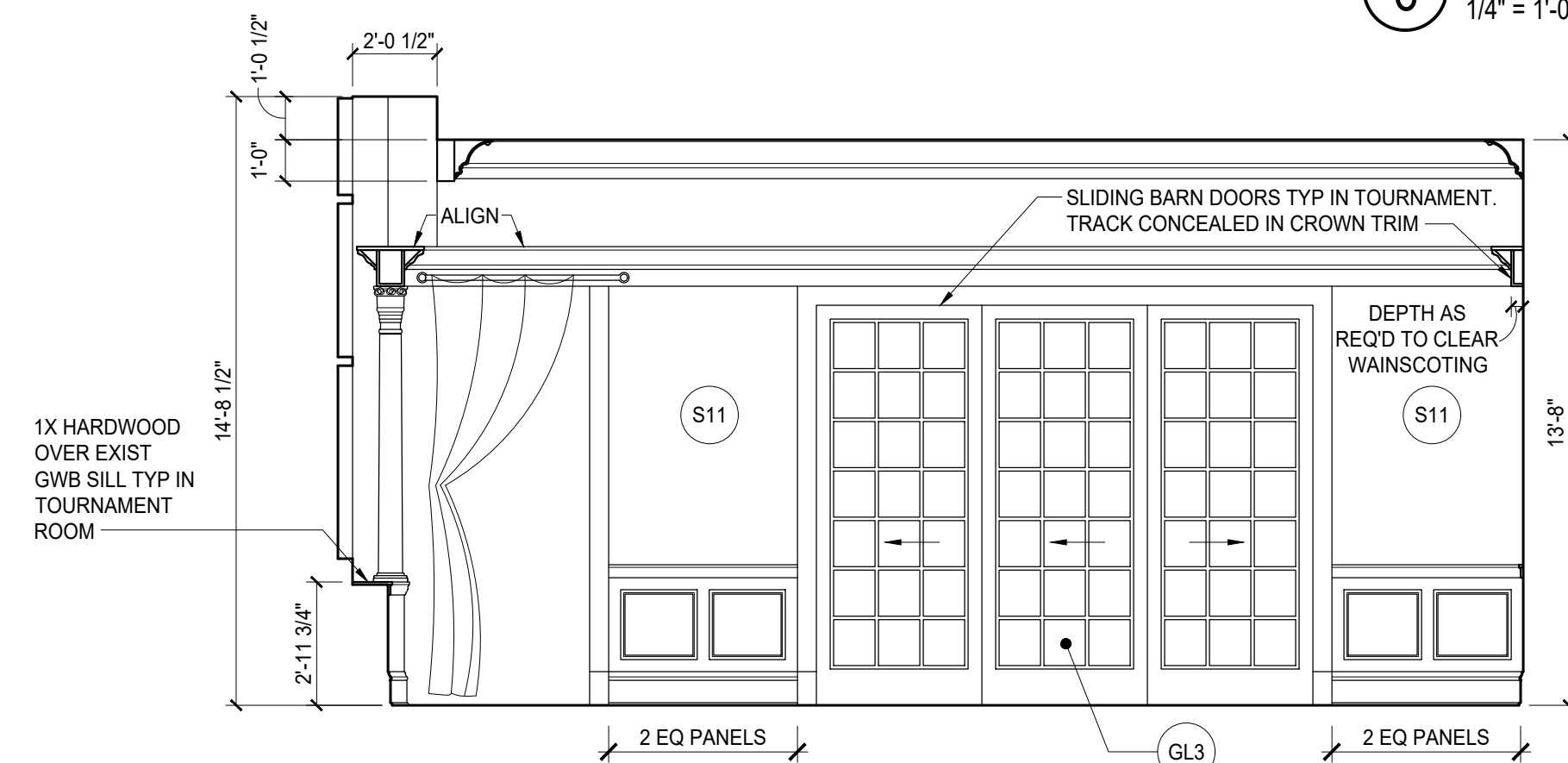
7 TOURNAMENT SOUTH
1/4" = 1'-0"



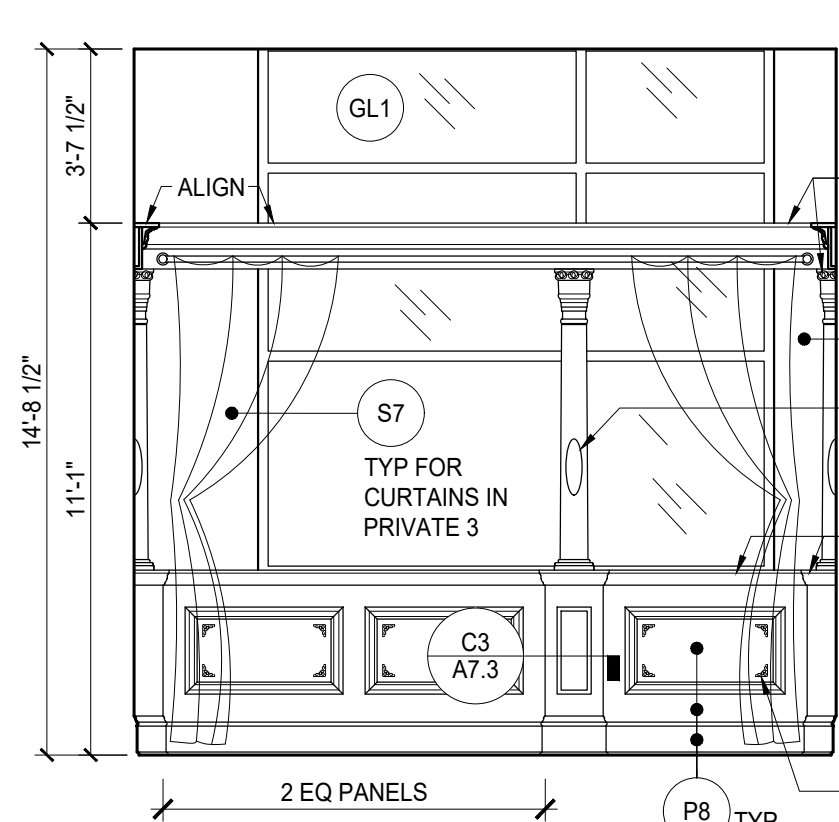
6 TOURNAMENT NORTH
1/4" = 1'-0"



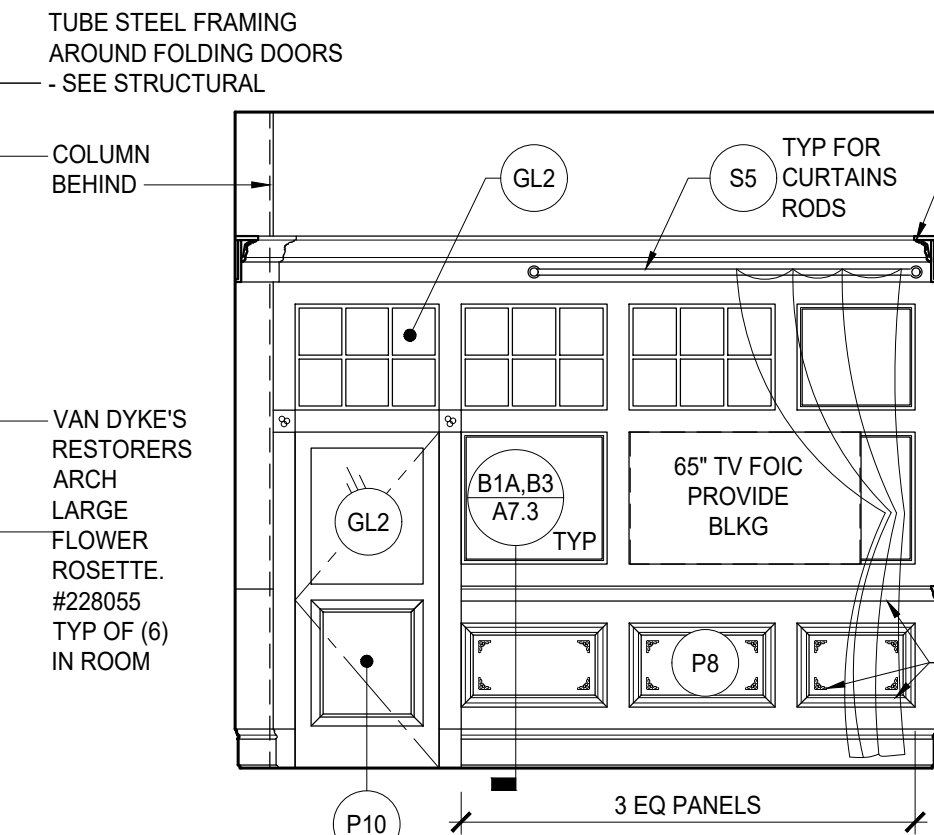
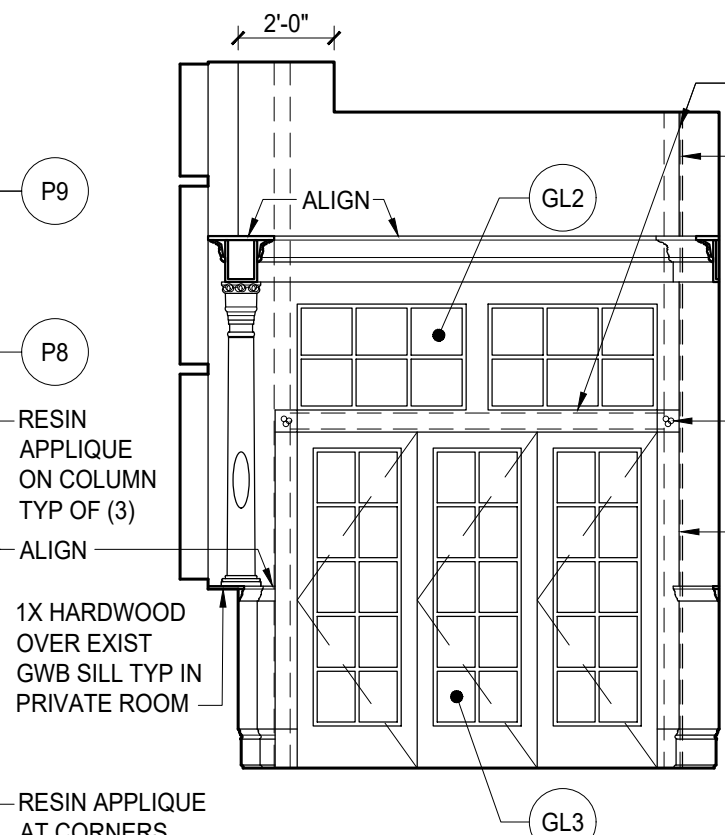
5 TOURNAMENT WEST
1/4" = 1'-0"



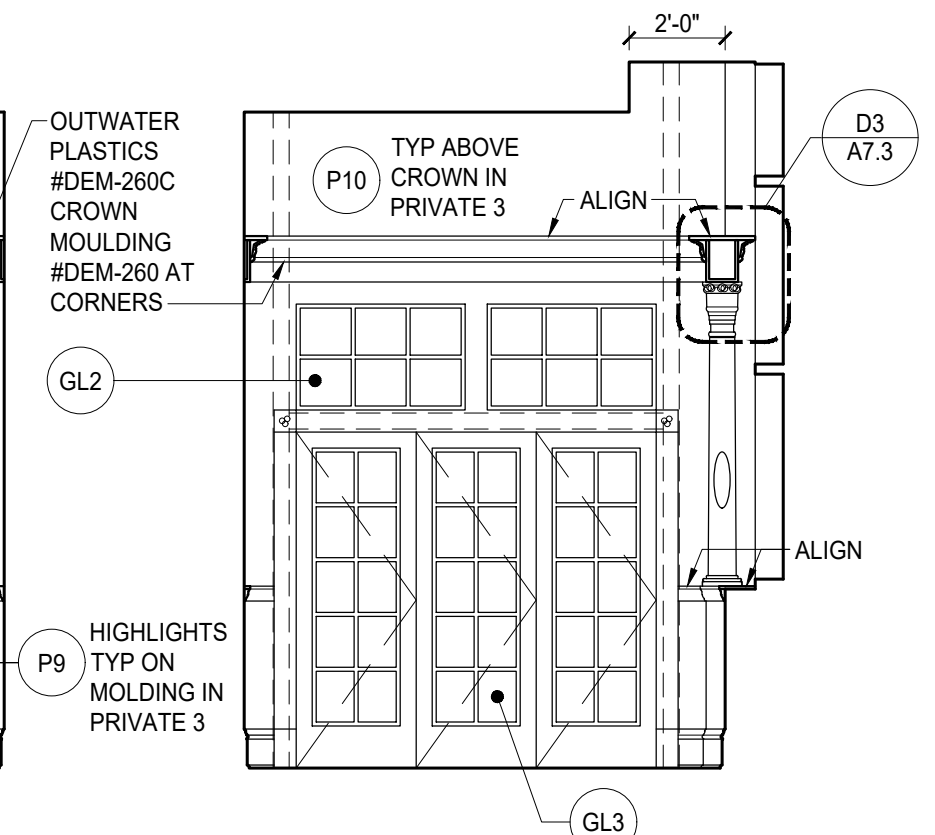
4 TOURNAMENT EAST
1/4" = 1'-0"



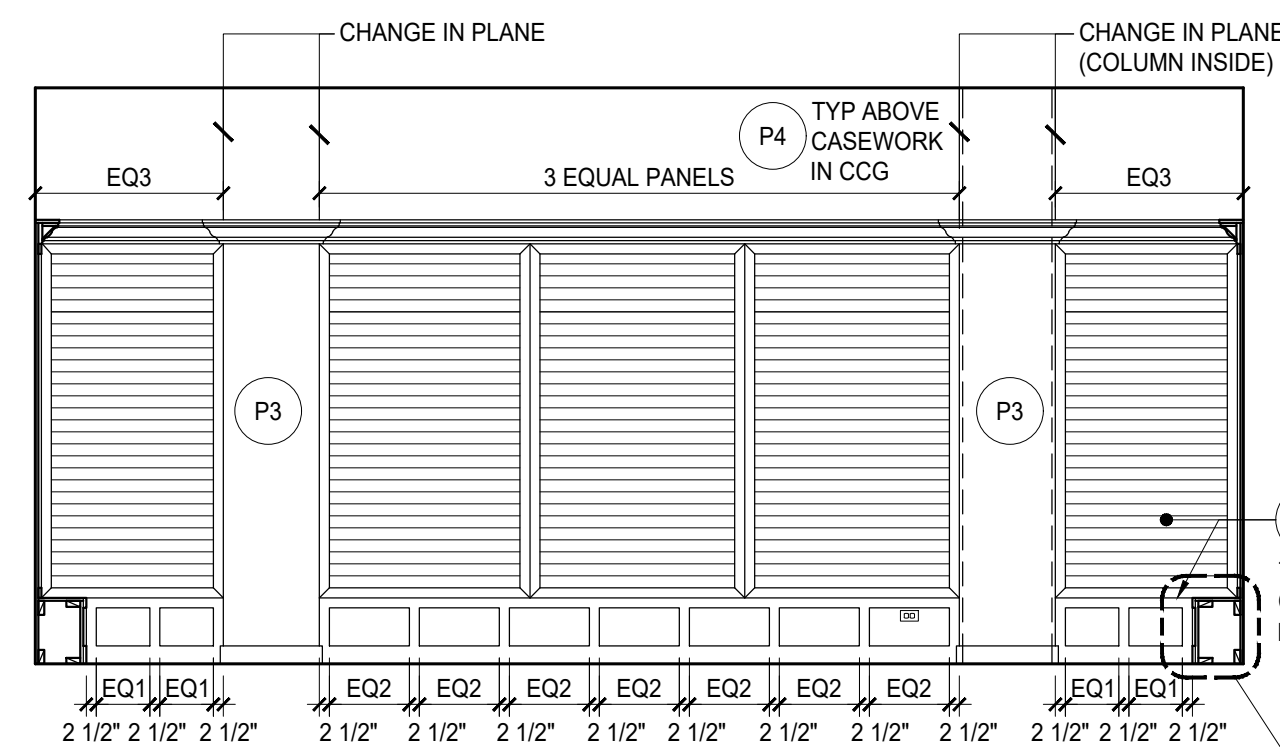
3 PRIVATE ROOM #3
1/4" = 1'-0"



C. SOUTH



D. WEST





1938 WEST BURNSIDE, PORTLAND, OR 97209

[illegible]

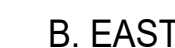
SHEET NAME:
INTERIOR
ELEVATIONS

A5.2

0 1" ORIGINAL SIZE



A. NORTH



B. EAST



C. WEST



D. SOUTH

10 BOOTHS EAST (TYP WEST, 2 BOOTHS)
1/4" = 1'-0"

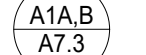
9 CAFE NOOK
1/4" = 1'-0"



A. WEST



B. EAST



A1A,B
A7.3



TRIM
ANT

8 NW WAIT STATION
1/4" = 1'-0"

7 BOOTHES EAST
1/4" = 1'-0"

6 CAFE EAST
1/4" = 1'-0"

5 CAFE WEST - BAR
1/4" = 1'-0"



CAFE NORTH



③ CAFE SOUTH



A. NORTH



B. WEST



A. NORTH



B. EAST



C. SOUTH



D. WEST

2 HOST STATION
1/4" = 1'-0"

1 PRIVATE ROOM #1
1/4" = 1'-0"



MOX BOARDING HOUSE
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PHASE: **PERMIT SET**
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ISSUE DATE: MARCH 7, 2019

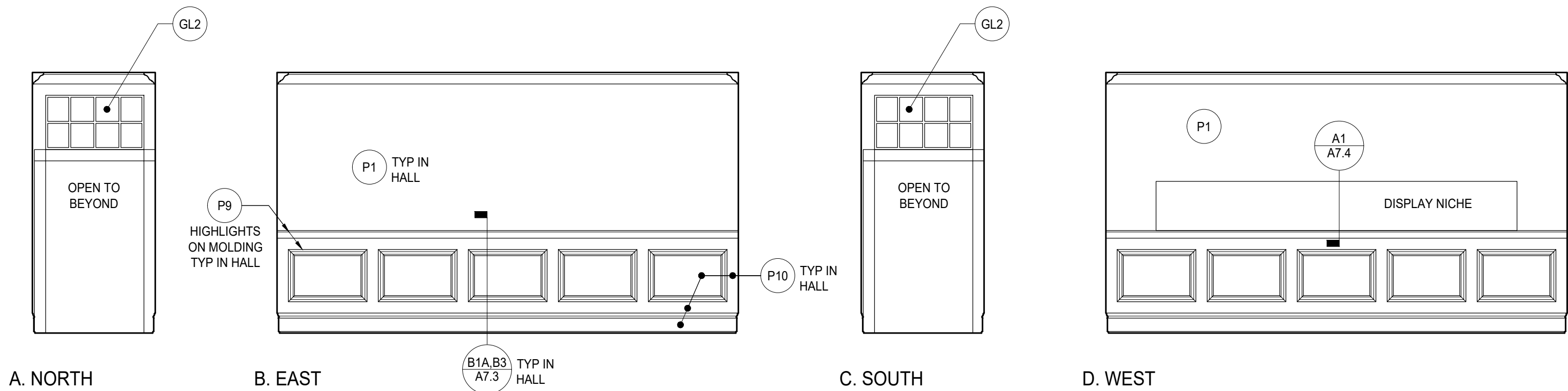
MARK	DATE	DESCRIPTION
PROJECT NO.:	10136	
DRAWN BY:	JAZ, TVL	
CHECKED BY:	JAZ	

SHEET NAME:
INTERIOR
ELEVATIONS

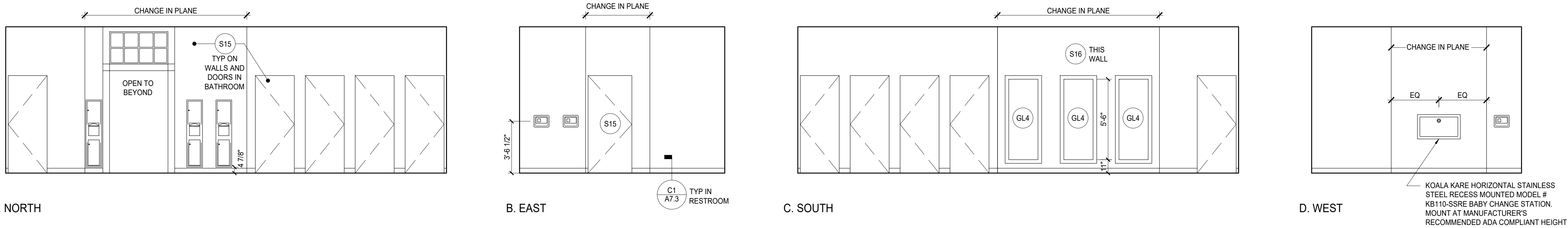
SHEET NUMBER:

A5.3

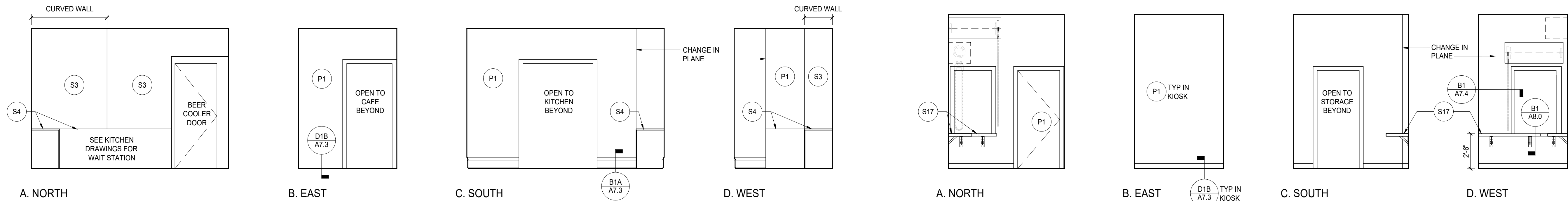
0 1" ORIGINAL SIZE



5 RESTROOM HALLWAY
1/4" = 1'-0"

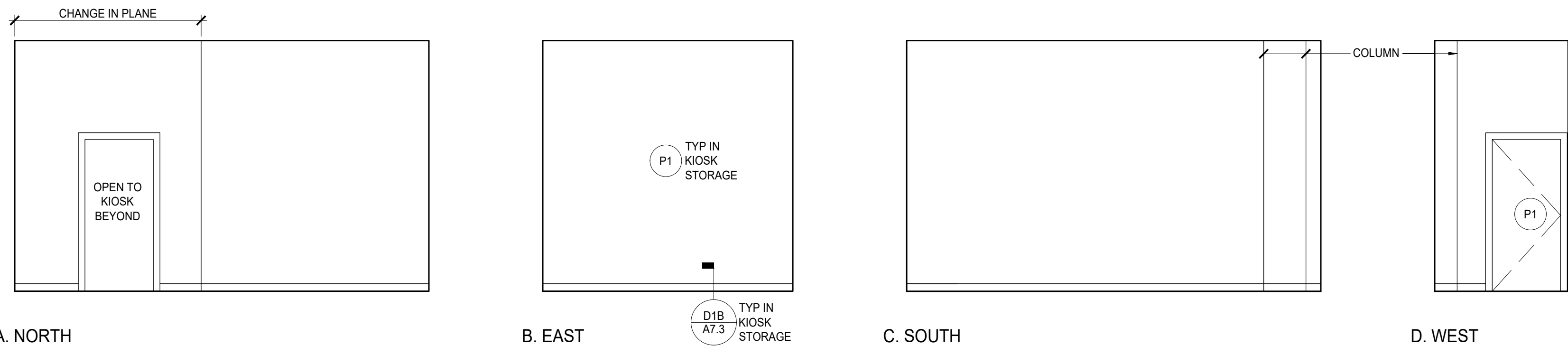


4 RESTROOMS
1/4" = 1'-0"



3 KITCHEN WAIT STATION
1/4" = 1'-0"

2 KIOSK
1/4" = 1'-0"



1 KIOSK STORAGE
1/4" = 1'-0"



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MARK	DATE	DESCRIPTION

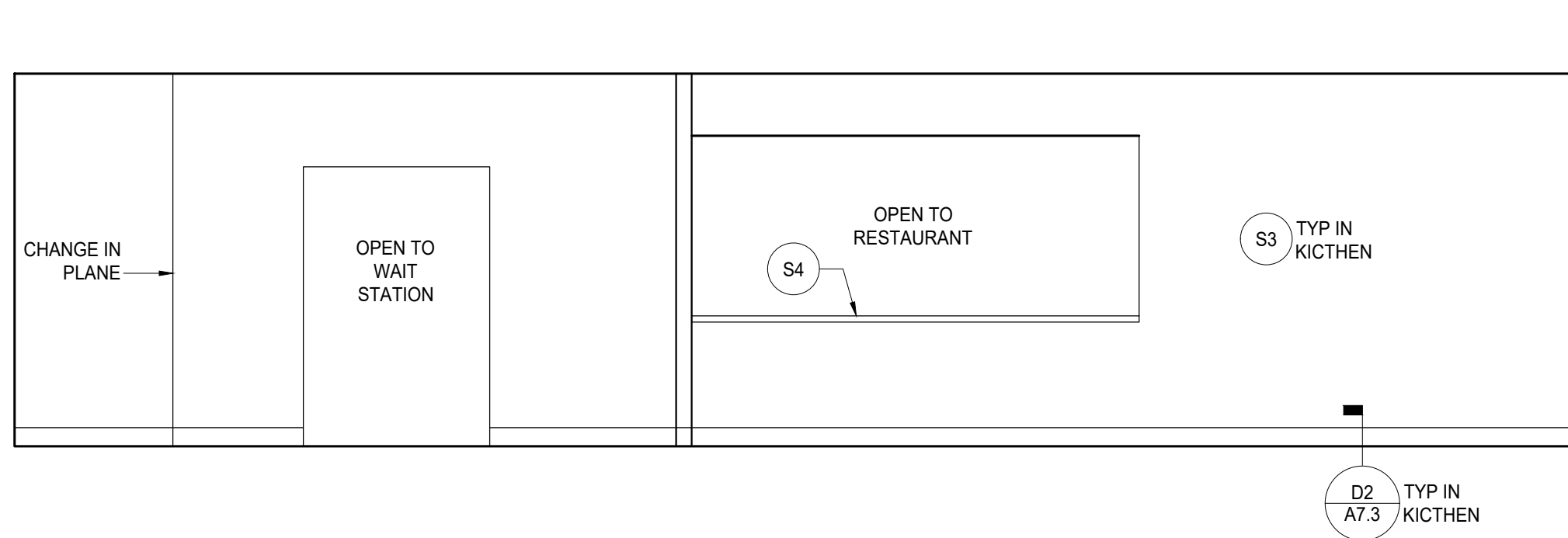
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
INTERIOR
ELEVATIONS

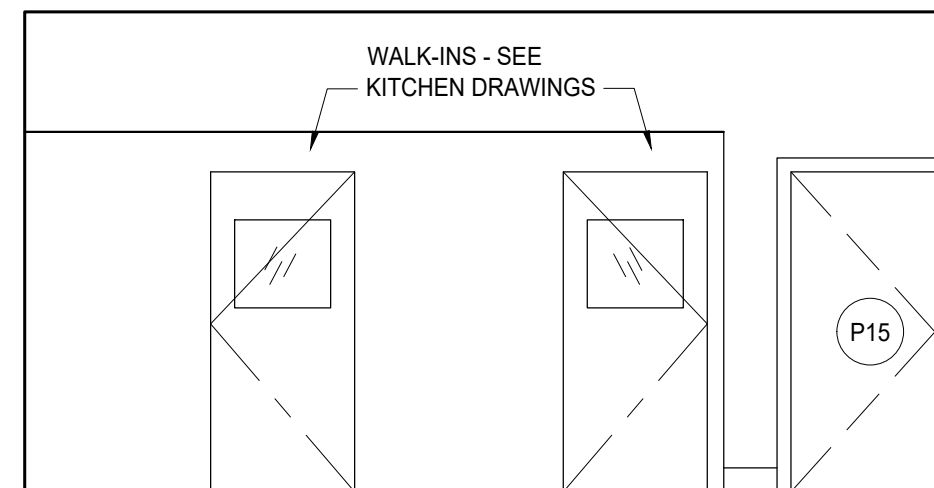
SHEET NUMBER:

A5.4

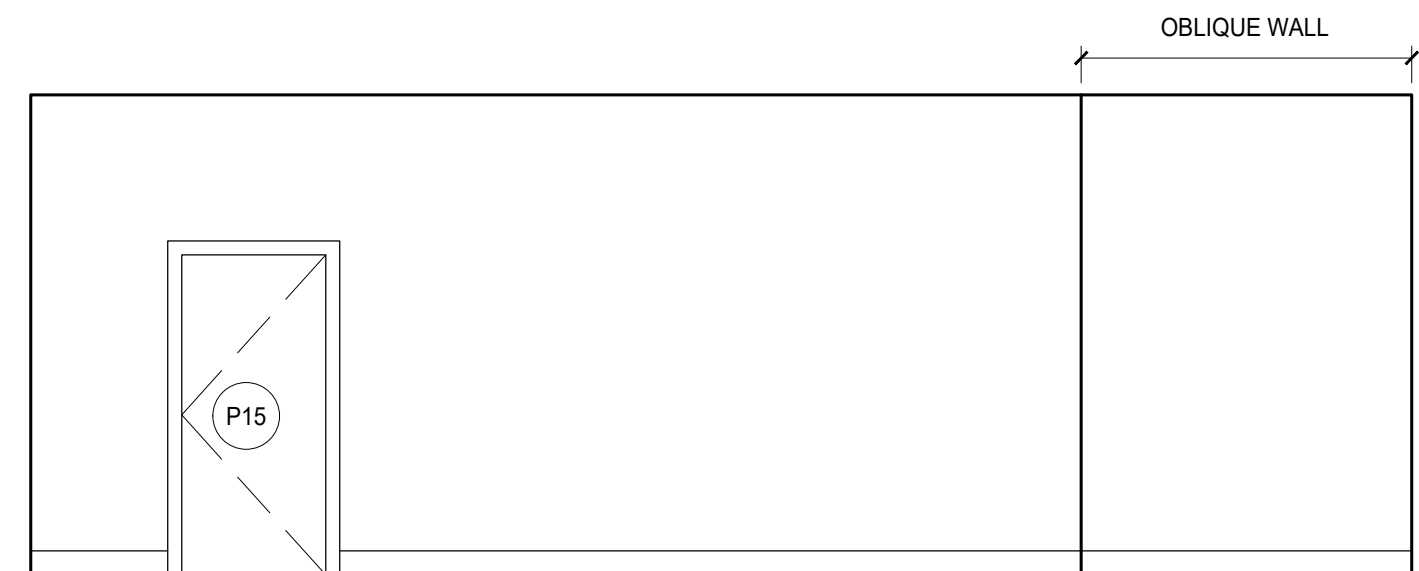
0 1" ORIGINAL SIZE



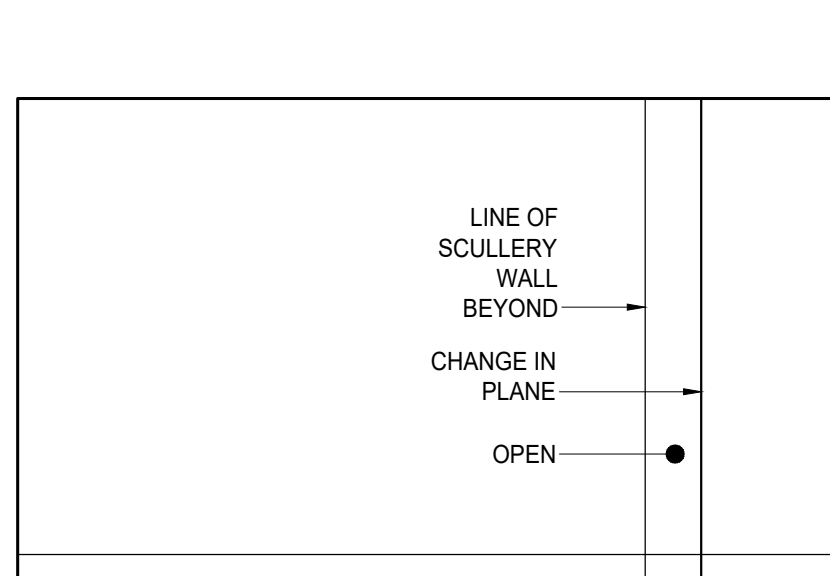
10 KITCHEN NORTH
1/4" = 1'-0"



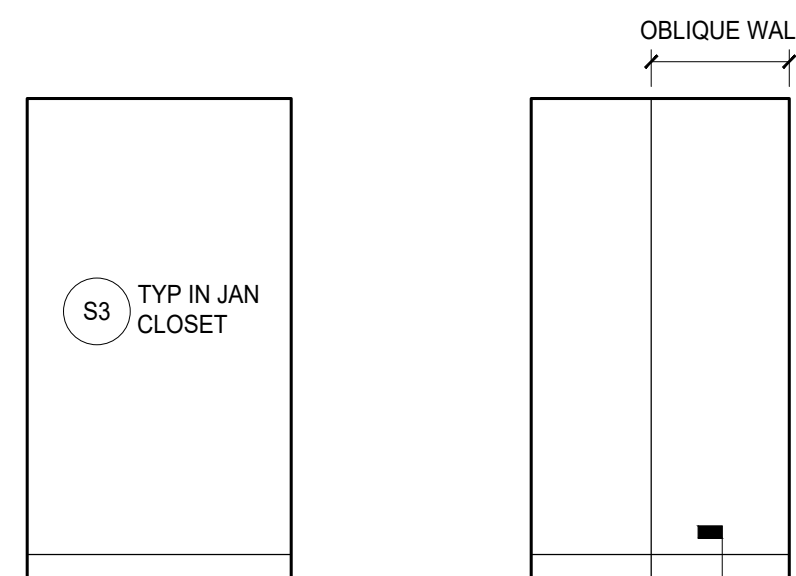
9 KITCHEN EAST
1/4" = 1'-0"



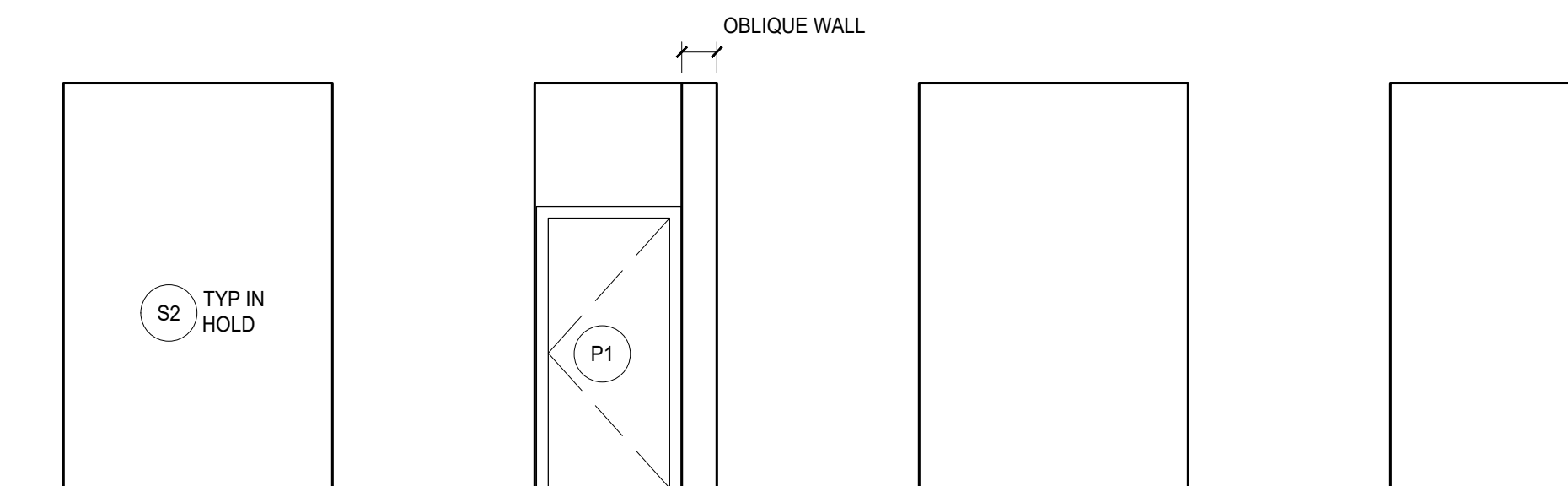
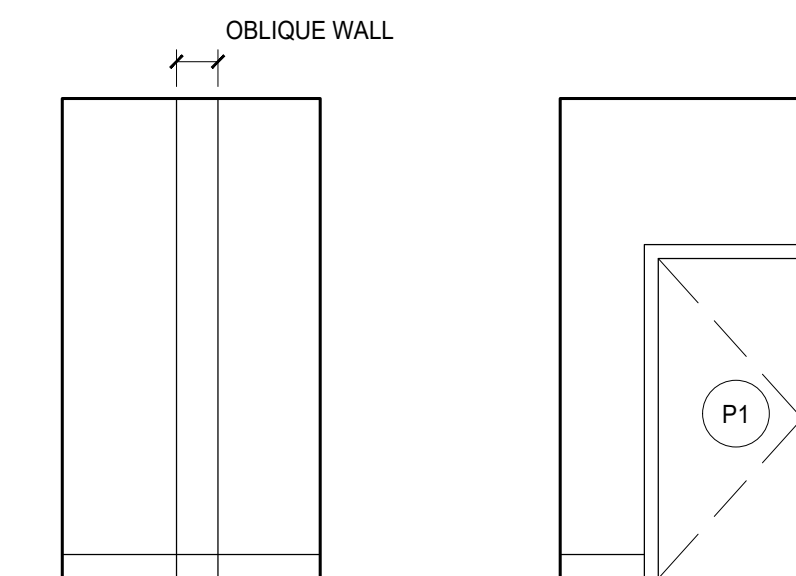
8 KITCHEN SOUTH
1/4" = 1'-0"



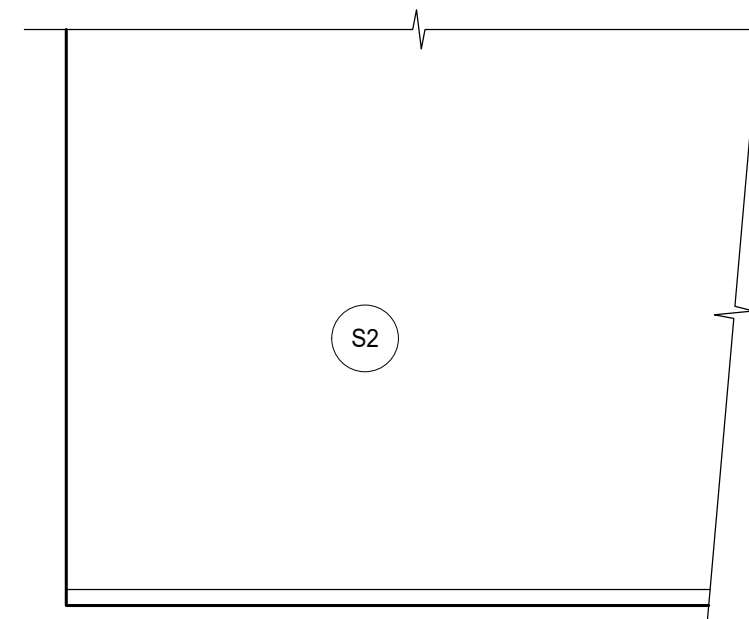
7 KITCHEN WEST
1/4" = 1'-0"



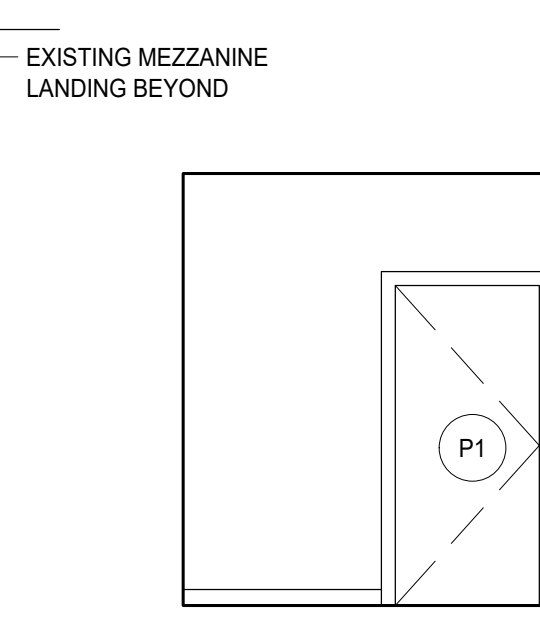
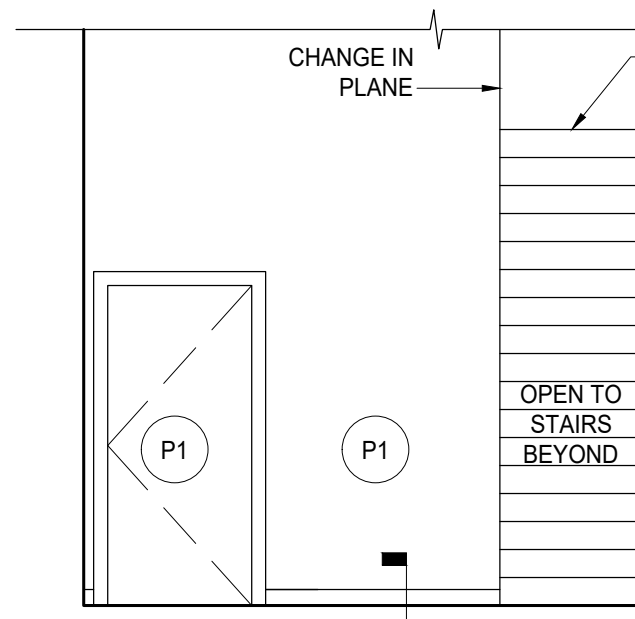
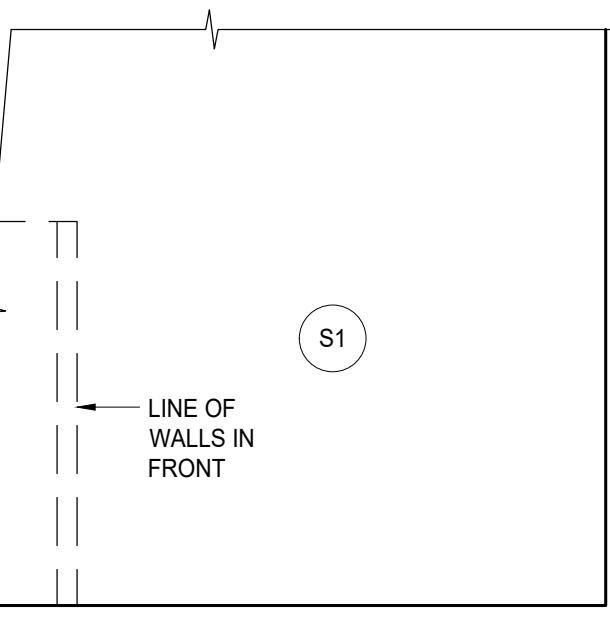
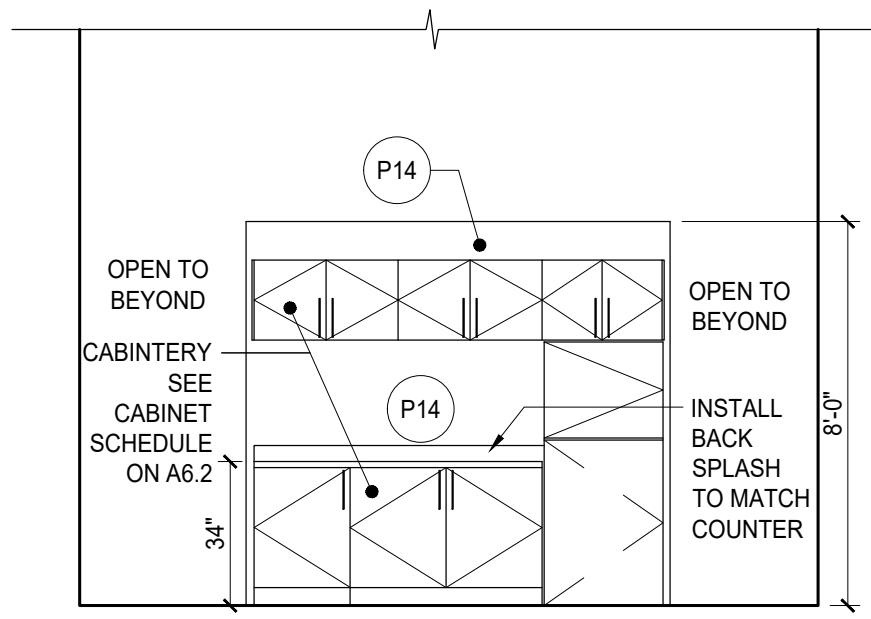
6 JANITORIAL ROOM
1/4" = 1'-0"



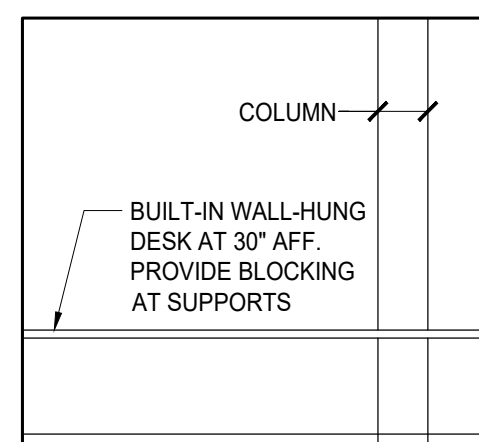
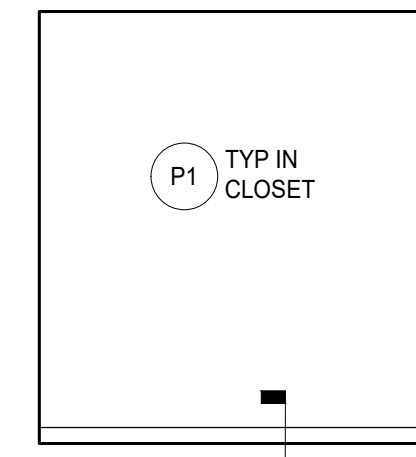
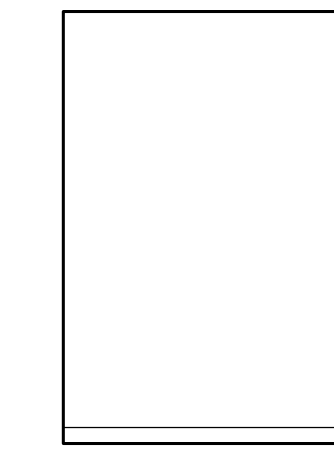
5 HOLD ROOM
1/4" = 1'-0"



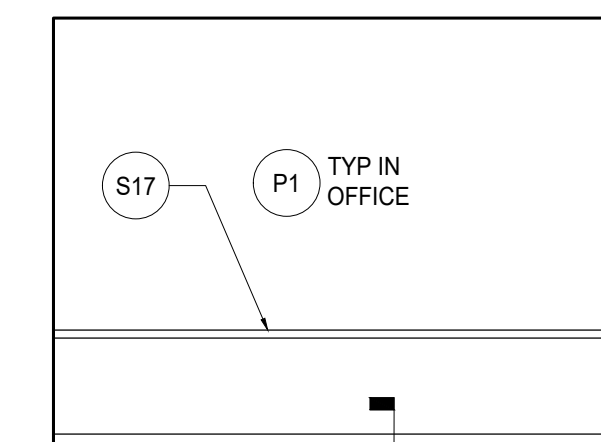
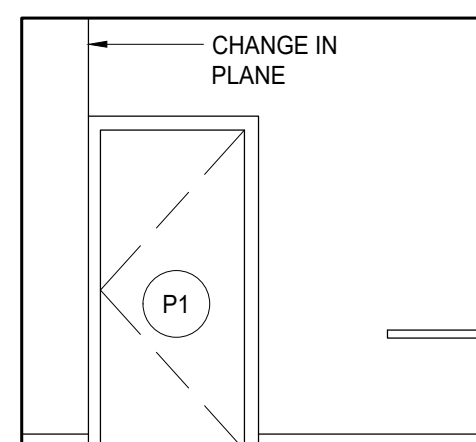
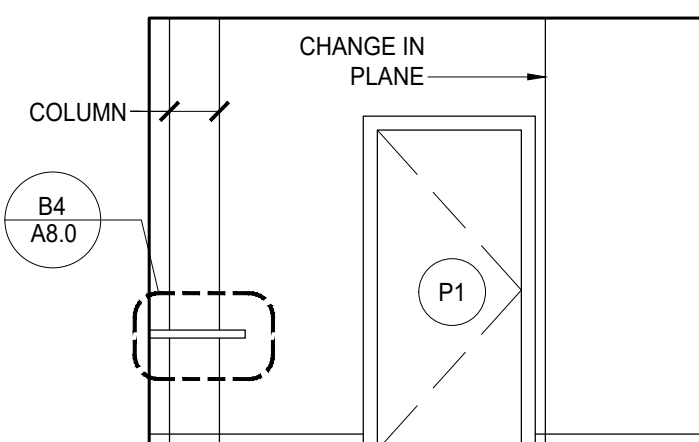
4 BREAK ROOM
1/4" = 1'-0"



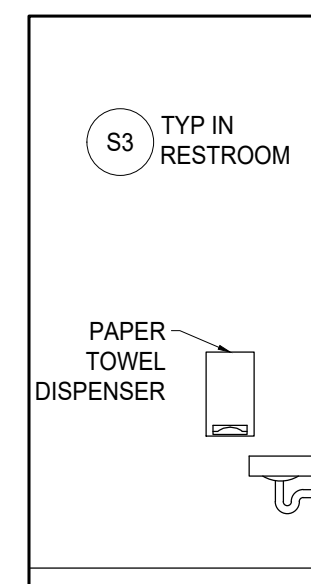
3 STORAGE
1/4" = 1'-0"



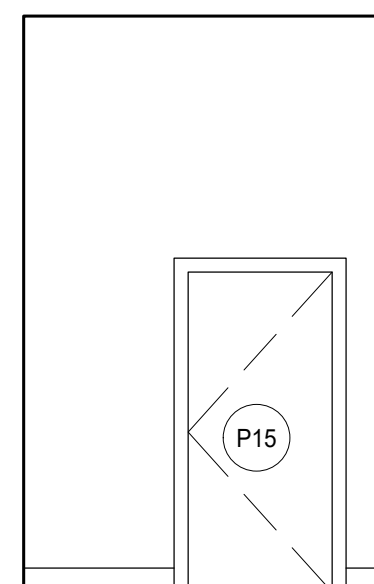
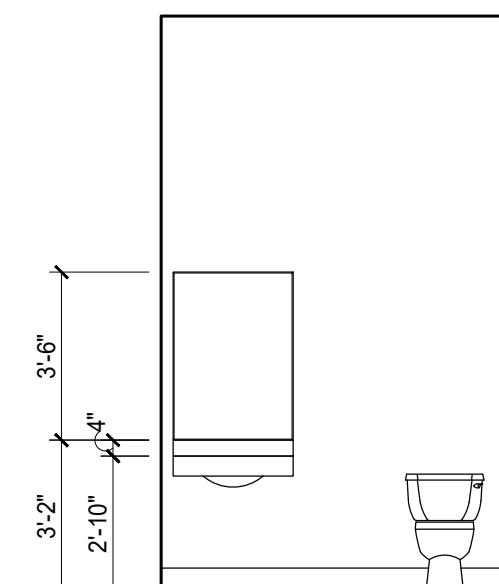
2 OFFICE
1/4" = 1'-0"



NOTE: SEE A7.0 FOR GRAB BAR
AND ACCESSORY LOCATIONS



1 EMPLOYEE RESTROOM
1/4" = 1'-0"

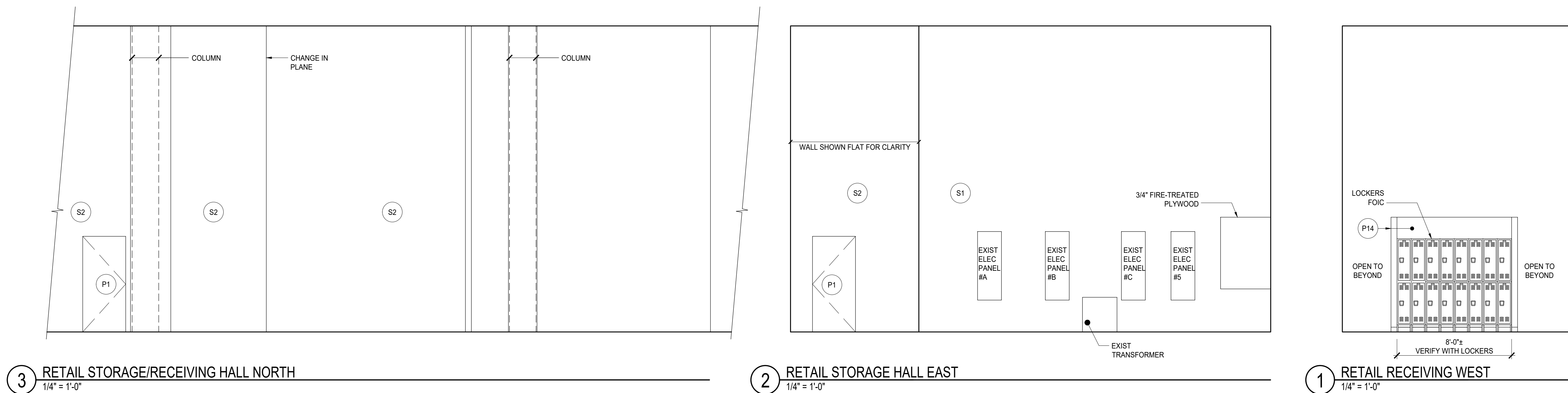
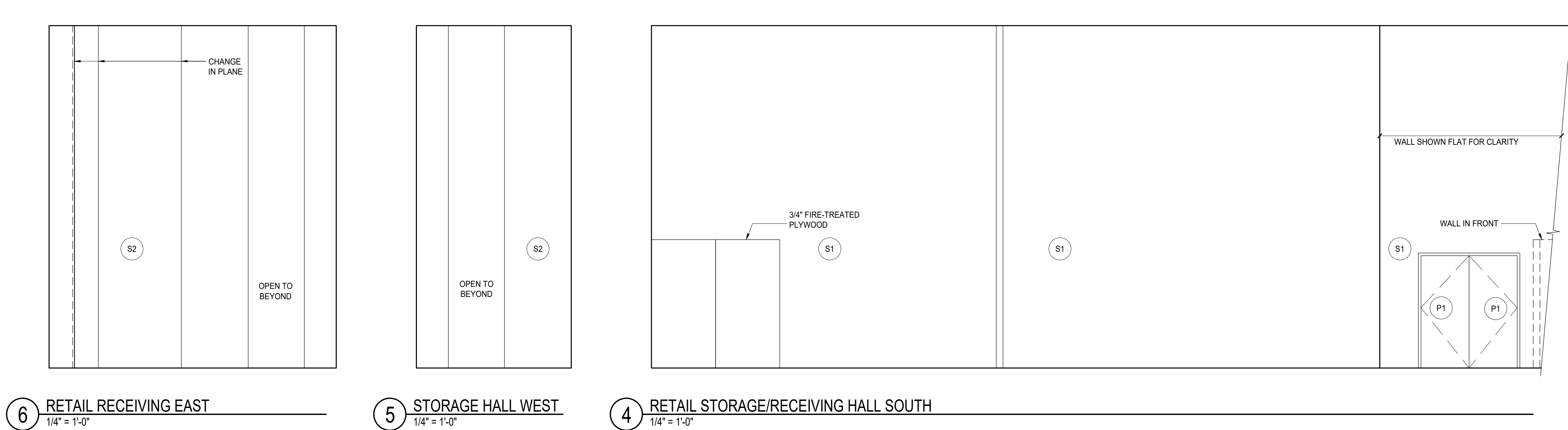
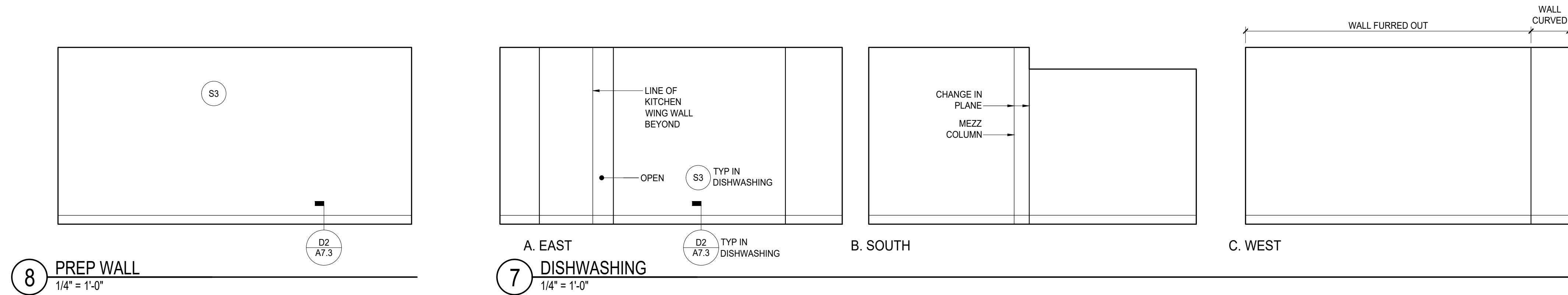


KITCHEN ELEVATION NOTES

1. KITCHEN EQUIPMENT AND SHELVING OMITTED FOR CLARITY
2. SEE KITCHEN DRAWINGS BY FOOD SERVICE CONSULTANT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. SWITCHES, DATA PORTS AND OUTLETS TO BE WHITE IN ROOMS WITH FRP FINISH

JUSTIN A ZIER

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MOX BOARDING HOUSE PORTLAND

1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: MARCH 7, 2019

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

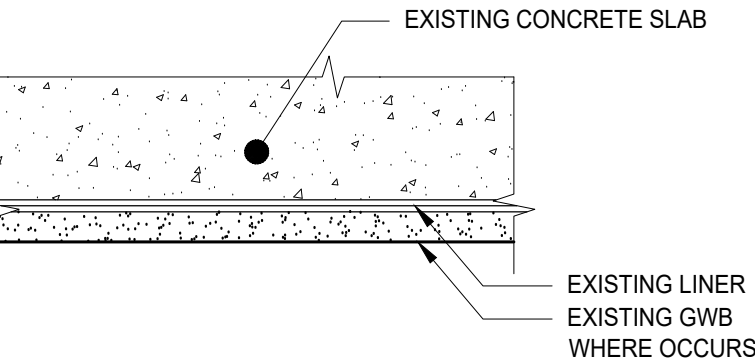
SHEET NAME:
INTERIOR
ELEVATIONS

SHEET NUMBER:

A5.5

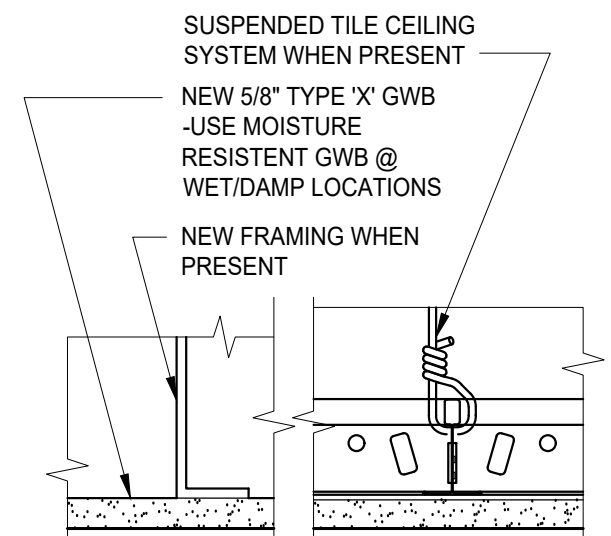
0 1" ORIGINAL SIZE

NOTE: ANSI UL 263 DESIGN #K913
REINFORCED CONCRETE MIN 6-1/2" THICK: 2
HR FIRE RATING



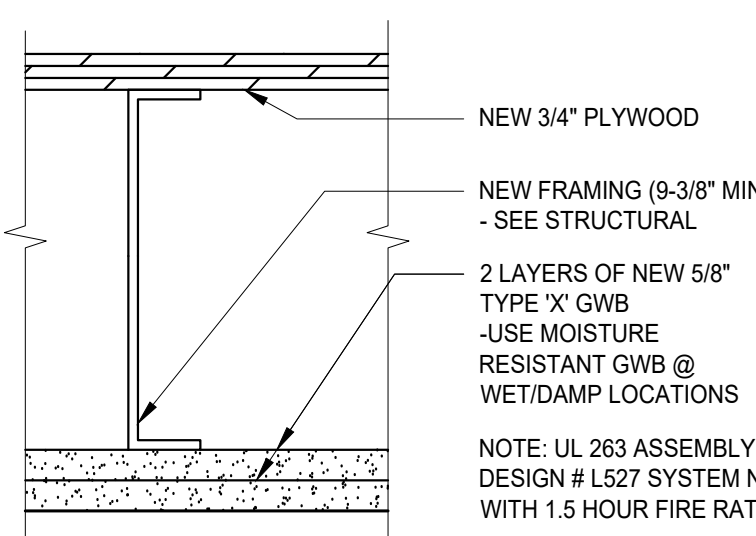
CL1 CEILING TYPE (EXIST)

3"=1'-0"



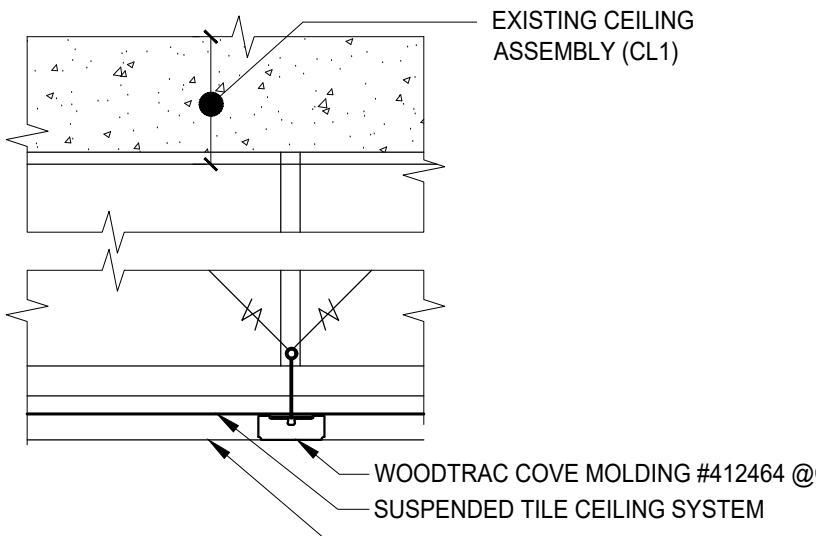
CL2 CEILING TYPE

3"=1'-0"



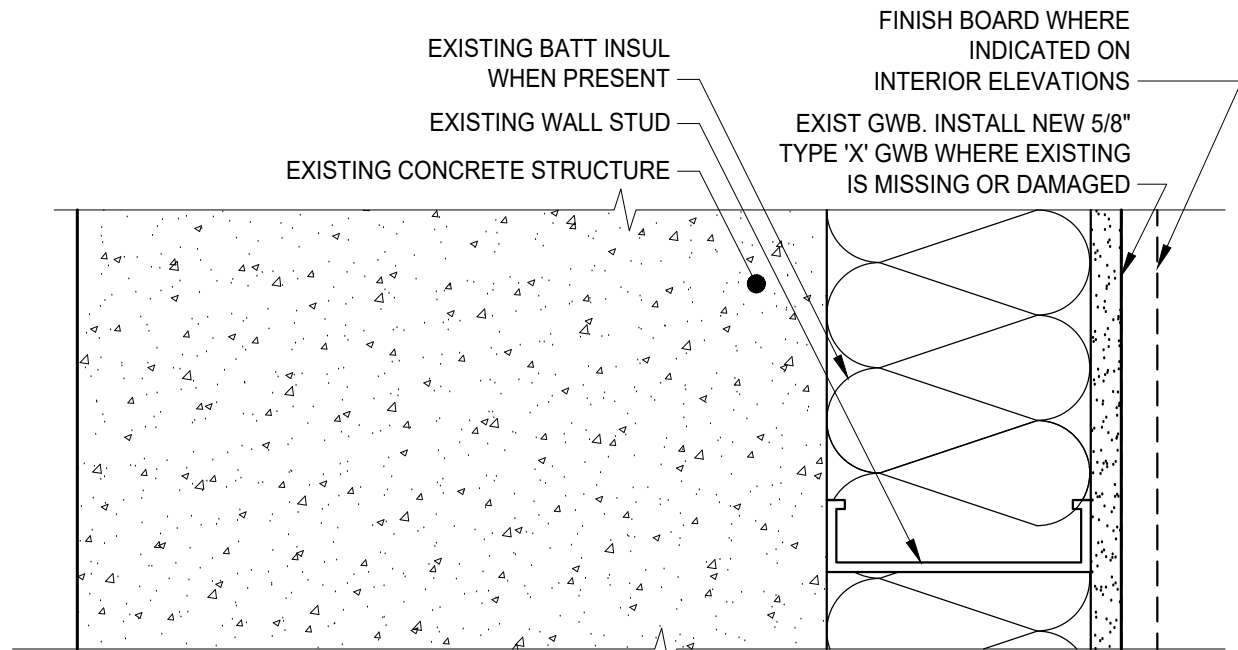
CL2A CEILING TYPE

3"=1'-0"



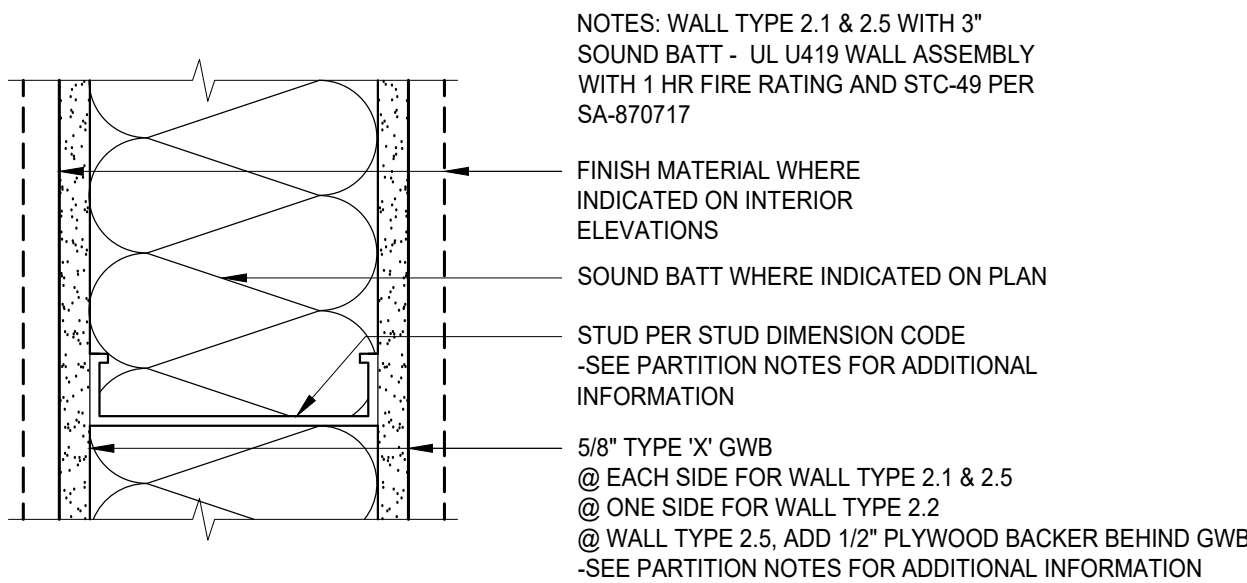
CL3, CL4, CL5 & CL6 CEILING TYPE

3"=1'-0"



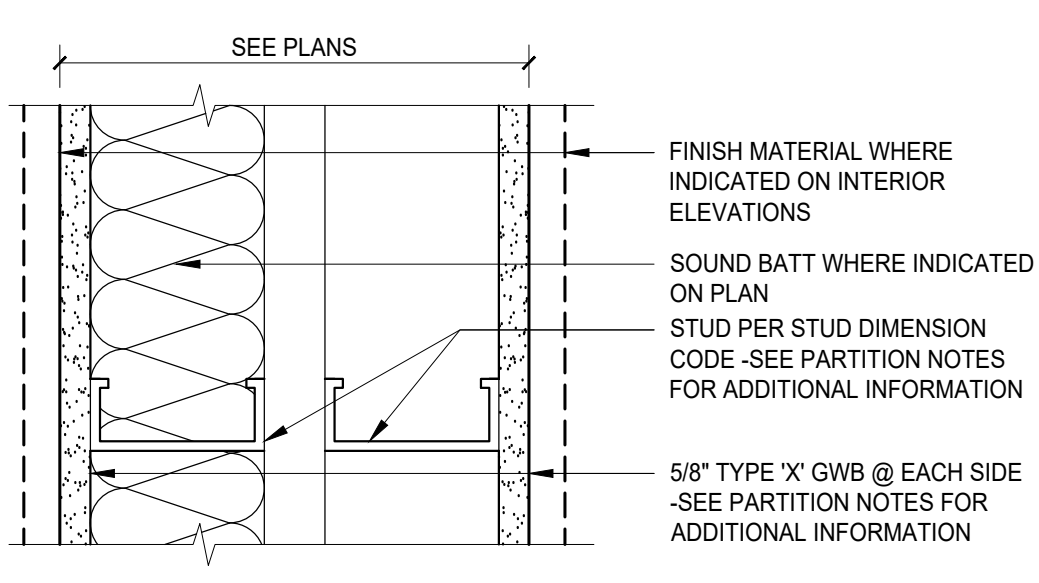
1.1 WALL TYPE (EXISTING @ MOMENT FRAME EXT.)

3"=1'-0"



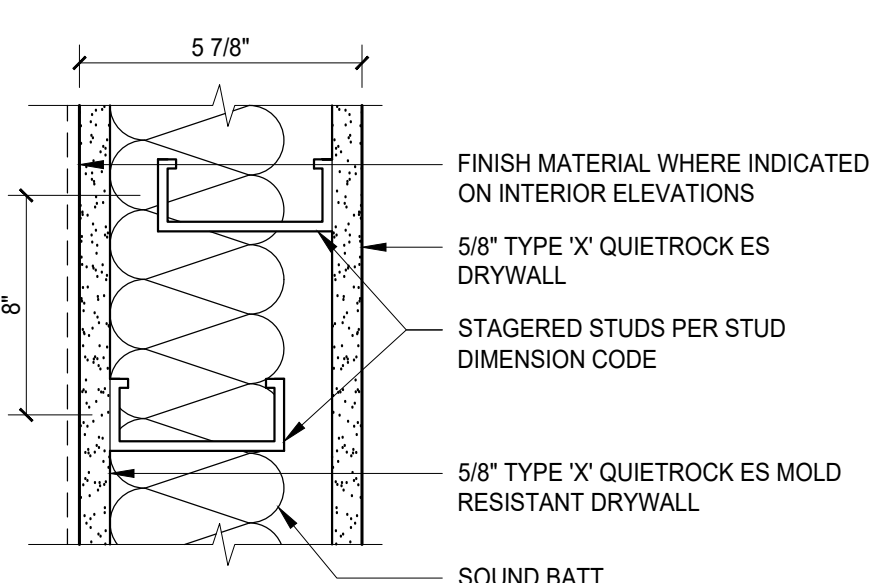
1.2 WALL TYPE (EXIST FIRE PARTITION/DEMISING)

3"=1'-0"



1.3 WALL TYPE (EXIST DEMISING)

3"=1'-0"

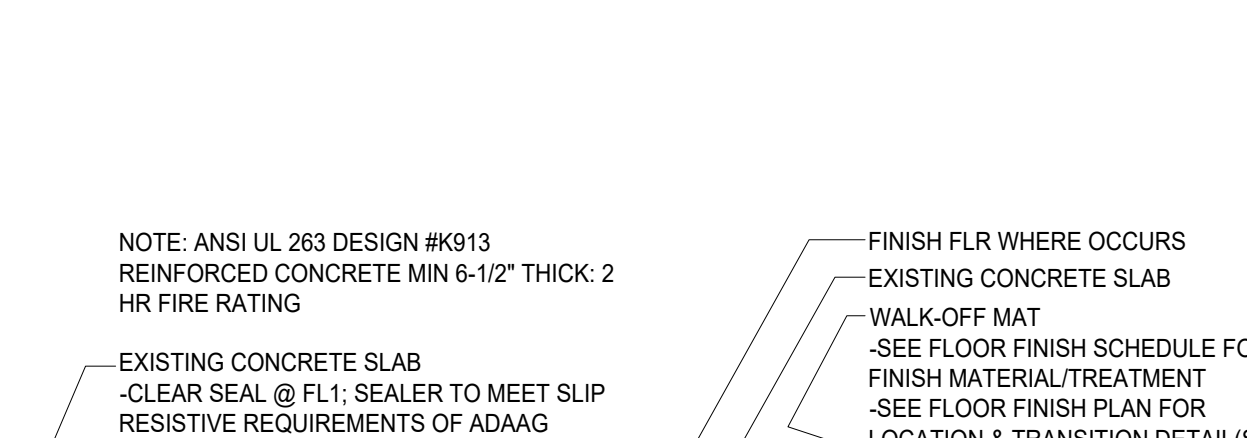


1.4 WALL TYPE (1.3 DEMISING W/BUILD-OUT)

3"=1'-0"

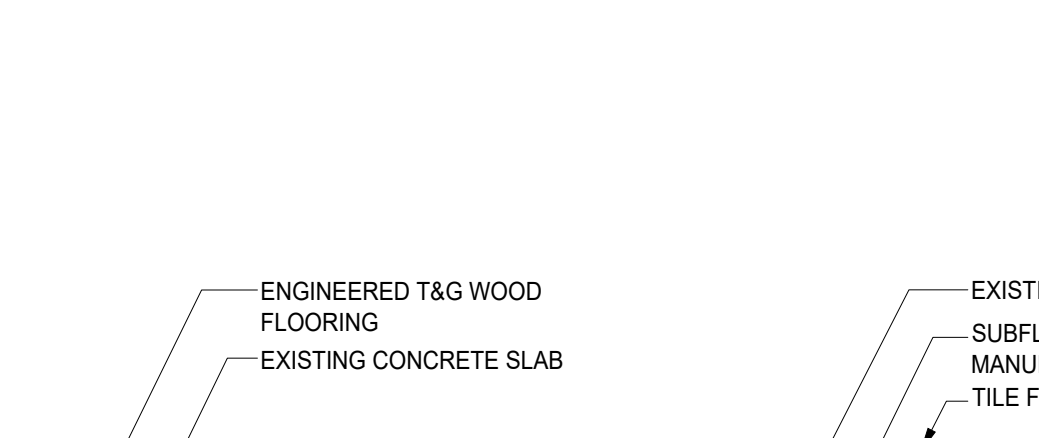
2.1, 2.2 & 2.5 WALL TYPE (INTERIOR)

3"=1'-0"



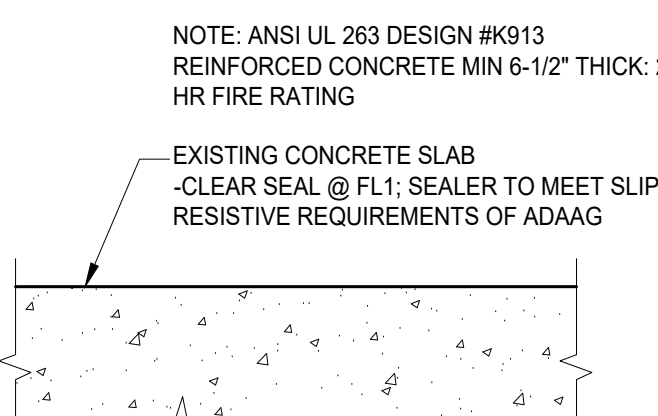
2.3 WALL TYPE (INTERIOR)

3"=1'-0"



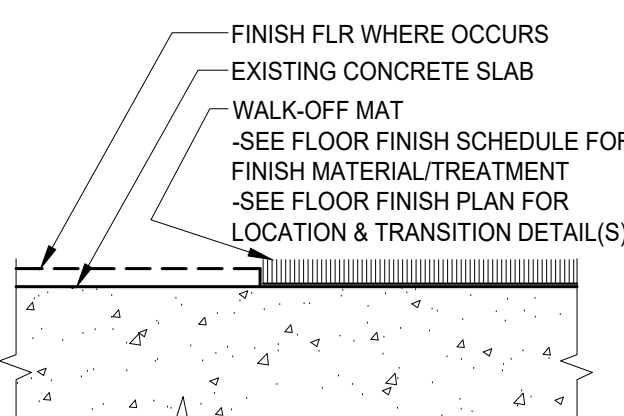
2.4 WALL TYPE (INTERIOR)

3"=1'-0"



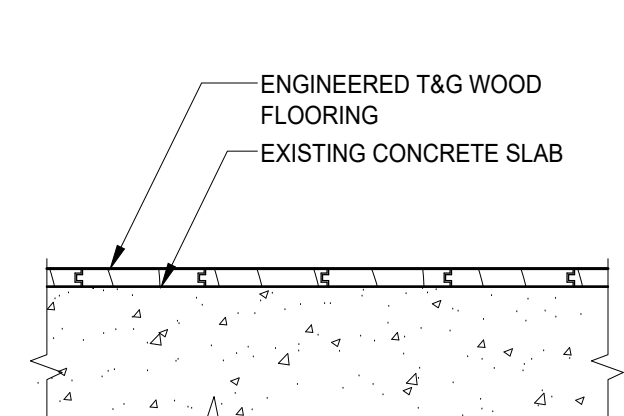
FL1 FLOOR TYPE

3"=1'-0"



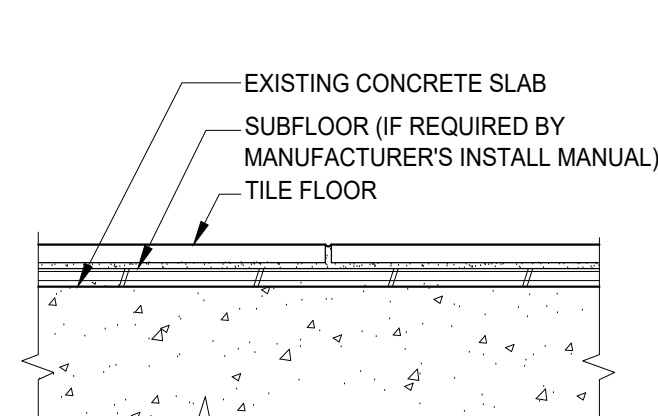
FL2 FLOOR TYPE

3"=1'-0"



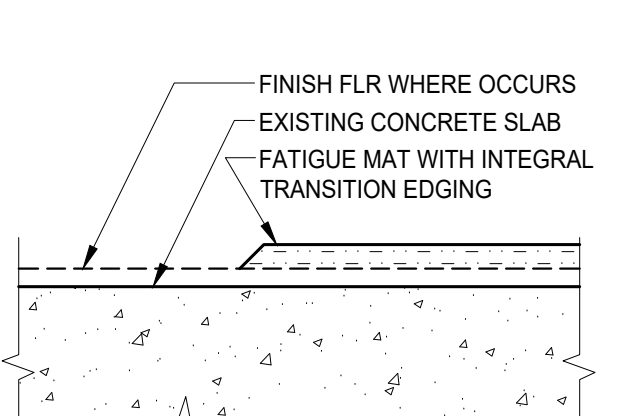
FL3 @ FL5 FLOOR TYPE

3"=1'-0"



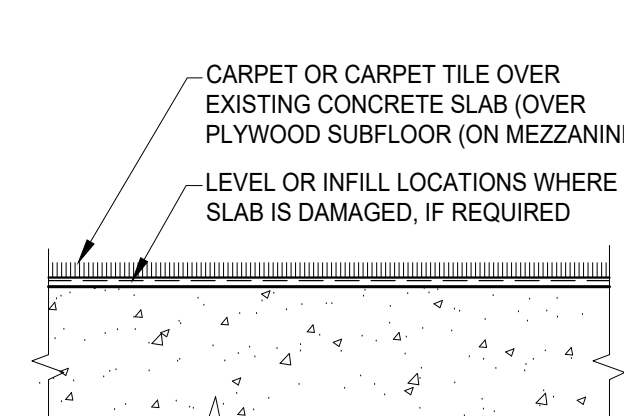
FL4A, FL4B & FL8 FLR TYPE

3"=1'-0"



FL6 FLOOR TYPE

3"=1'-0"



FL7 FLOOR TYPE

3"=1'-0"

FLOOR TYPE NOTES

1. VERIFY AND PREPARE EXISTING SUBSTRATE TO SATISFY FLOORING MANUFACTURER'S REQUIREMENTS FOR INSTALLATION.
2. IF ANY SUBSTRATE / UNDERLAYMENT REQUIRED BY THE FLOORING MANUFACTURER'S INSTALLATION INSTRUCTIONS IS NOT ADEQUATE OR PRESENT, NOTIFY ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.

CLARKDIETRICH PROSTUD NON-COMPOSITE STUD LIMITING HEIGHTS—FULLY BRACED

DEPTH (IN)	DESIGN STRESS (PSI)	CLARK PROSTUD HEIGHT (IN)	LATERAL LOAD (PSF)					
			5PSF			10PSF		
			L/120	L/240	L/360	L/120	L/240	L/360
0.0158	12	9'2"	7'4"	6'4"	5'0"	6'11"	5'9"	5'1"
0.0158	16	8'4"	6'8"	5'9"	6'11"	5'9"	5'1"	4'7"
0.0158	24	6'11"	5'9"	5'1"	5'8"	5'1"	4'5"	4'0"
0.0190	12	9'9"	7'9"	6'9"	8'6"	6'9"	5'11"	7'9"
0.0190	16	8'10"	7'0"	6'2"	7'9"	6'2"	5'4"	7'0"
0.0190	24	7'9"	6'2"	5'4"	6'9"	5'4"	4'8"	4'10"
0.0312	12	11'10"	9'5"	8'3"	10'4"	8'3"	7'2"	9'5"
0.0312	16	10'9"	8'7"	7'6"	11'9"	7'6"	6'6"	8'2"
0.0312	24	9'5"	7'6"	6'6"	7'8"	6'6"	5'8"	5'11"
0.0346	12	12'3"	9'9"	8'6"	10'8"	8'6"	7'5"	9'9"
0.0346	16	11'2"	8'10"	7'9"	9'9"	7'9"	6'9"	8'9"
0.0346	24	9'9"	7'9"	6'9"	8'3"	6'9"	5'11"	7'2"
0.0518	12	12'8"	10'2"	8'11"	10'4"	8'11"	7'9"	8'11"
0.0518	16	10'11"	9'3"	8'1"	8'11"	8'1"	7'1"	7'9"
0.0518	24	8'11"	8'1"	7'1"	7'4"	7'1"	6'2"	6'4"
0.0190	12	13'9"	10'11"	9'6"	12'0"	9'6"	8'4"	10'11"
0.0190	16	12'6"	9'11"	8'8"	10'11"	8'8"	7'7"	9'10"
0.0190	24	10'11"	8'8"	7'7"	9'6"	7'7"	6'7"	8'4"
0.0312	12	16'5"	13'0"	11'4"	14'4"	11'4"	9'11"	12'6"
0.0312	16	14'11"	11'10"	10'4"	12'6"	10'4"	9'0"	10'10"
0.0312	24	12'6"	10'4"	9'0"	10'3"	9'0"	8'10"	8'2"
0.0346	12	18'11"	13'5"	11'9"	14'10"	11'9"	10'8"	13'5"
0.0346	16	15'5"	12'3"	10'8"	13'5"	10'8"	9'4"	11'7"
0.0346	24	13'5"	10'8"	9'4"	10'11"	9'4"	8'2"	9'6"
0.0518	12	19'0"	13'7"	11'10"	12'3"	11'10"	10'4"	10'7"
0.0518	16	13'0"	12'4"	10'9"	10'7"	10'7"	9'5"	9'2"
0.0518	24	10'7"	10'7"	9'5"	8'8"	8'8"	8'3"	7'6"
0.0190	12	18'4"	14'6"	12'8"	16'0"	12'8"	11'1"	14'5"
0.0190	16	16'8"	13'2"	11'6"	14'5"	11'6"	10'1"	12'5"
0.0190	24	14'5"	11'6"	10'1"	11'9"	10'1"	8'10"	10'2"
0.0312	12	21'2"	17'4"	15'2"	17'3"	15'2"	13'3"	15'9"
0.0312	16	18'4"	15'9"	13'9"	15'0"	13'9"	12'0"	12'6"
0.0312	24	15'9"	13'9"	12'0"	12'3"	12'0"	10'6"	10'7"
0.0346	12	22'7"	17'11"	15'8"	18'9"	15'8"	13'9"	14'3"
0.0346	16	19'10"	16'3"	14'3"	16'3"	14'3"	12'5"	14'0"
0.0346	24	16'3"	14'3"	12'5"	13'3"	12'5"	10'10"	11'6"
0.0518	12	19'9"	14'6"	12'8"	12'11"	12'8"	11'1"	11'2"
0.0518	16	13'8"	13'2"	11'6"	11'2"	11'2"	10'1"	9'8"
0.0518	24	11'2"	11'2"	10'1"	9'1"	9'1"	8'9"	7'11"
0.0190	12	22'1"	15'6"	13'7"	17'1"	13'7"	11'10"	15'4"
0.0190	16	17'9"	14'1"	12'4"	15'4"	12'4"	10'9"	13'3"
0.0190	24	15'4"	12'4"	10'9"	12'6"	10'9"	9'5"	10'10"
0.0312	12	22'4"	18'8"	16'4"	18'3"	16'4"	14'3"	15'9"
0.0312	16	19'4"	17'0"	15'4"	15'9"	14'10"	13'0"	13'8"
0.0312	24	15'9"	14'10"	13'0"	12'11"	12'11"	11'4"	11'2"
0.0346	12	24'2"	19'4"	16'11"	19'9"	16'11"	14'9"	17'1"
0.0346	16	21'0"	17'7"	15'4"	17'1"	15'4"	14'10"	13'11"
0.0346	24	17'1"	15'4"	13'5"	14'0"	13'5"	11'9"	12'1"
0.0518	12	19'3"	19'2"	16'9"	15'9"	16'9"	14'8"	13'11"
0.0518	16	16'8"	16'8"	15'3"	11'11"	11'11"	8'11"	8'11"
0.0518	24	11'11"	11'11"	11'11"	7'11"	7'11"	7'11"	6'0"
0.0190	12	26'0"	20'8"	18'0"	21'11"	18'0"	16'9"	19'0"
0.0190	16	23'3"	18'9"	16'4"	19'0"	16'4"	14'4"	15'7"
0.0190	24	19'0"	16'4"	14'4"	13'10"	13'10"	10'5"	10'8"
0.0312	12	28'4"	25'7"	22'4"	23'2"	22'4"	19'7"	20'1"
0.0312	16	24'7"	23'3"	20'4"	20'1"	20'1"	17'9"	17'4"
0.0312	24	20'1"	20'1"	17'9"	16'4"	16'4"	15'6"	14'2"
0.0346	12	30'7"	26'7"	23'2"	26'0"	23'2"	21'8"	21'1"
0.0346	16	26'6"	24'1"	21'1"	21'8"	21'1"	18'5"	18'9"
0.0346	24	21'8"	21'1"	18'5"	17'8"	17'8"	16'1"	15'4"

0.0158 IS PROSTUD 25 (25 GA EQUIVALENT).
0.0190 IS PROSTUD 20 (20 GA EQUIVALENT).
0.0312 IS PROSTUD 30.
0.0346 IS PROSTUD 33.

NOTES:

- ~ HEIGHTS ARE BASED ON AISI S100-12, NORTH AMERICAN SPECIFICATION AND AISI S220-15, NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING—NONSTRUCTURAL MEMBERS, USING STEEL PROPERTIES ALONE.
- ~ ABOVE LISTED NON-COMPOSITE LIMITING HEIGHTS ARE APPLICABLE WHEN THE UNBRACED LENGTH IS LESS THAN OR EQUAL TO LU.
- ~ HEIGHTS ARE LIMITED BY MOMENT, DEFLECTION, SHEAR, AND WEB CRIPLING (ASSUMING 1" END REACTION BEARING).

CLARKDIETRICH PROSTUD COMPOSITE STUD LIMITING HEIGHTS WITH 5/8" TYPE X GYPSUM BOARD

WIDTH (IN)	DESIGN STRESS (PSI)	CLARK PROSTUD HEIGHT (IN)	LATERAL LOAD (PSF)					
			5PSF			10PSF		
			L/120	L/240	L/360	L/120	L/240	L/360
0.0158	12	14'1"	11'7"	10'1"	12'3"	10'1"	8'7"	11'2"
0.0158	16	12'9"	10'6"	9'0"	11'2"	9'1"	—	10'2"
0.0158	24	11'2"	9'1"	—	9'9"	—	—	8'5"
0.0190	12	13'2"	11'5"	10'0"	11'6"	10'0"	8'5"	10'6"
0.0190	16	12'10"	11'1"	9'9"	11'2"	9'9"	7'11"	10'2"
0.0190	24	11'10"	10'3"	8'6"	10'4"	8'5"	—	9'2"
0.0312	12	16'3"	12'11"	11'3"	14'3"	11'3"	9'10"	12'11"
0.0312	16	14'9"	10'3"	8'8"	12'11"	10'3"	8'8"	11'9"
0.0312	24	12'11"	10'3"	8'8"	11'3"	8'8"	—	9'2"
0.0346	12	17'0"	13'6"	12'11"	13'3"	11'10"	10'4"	13'6"
0.0346	16	15'6"	12'3"	10'9"	13'6"	10'9"	9'3"	12'3"
0.0346	24	13'6"	10'9"	9'3"	11'10"	9'3"	—	10'9"
0.0518	12	17'2"	14'6"	13'0"	15'0"	12'10"	11'4"	13'2"
0.0518	16	15'7"	13'4"	11'9"	13'3"	11'8"	10'4"	11'5"
0.0518	24	13'3"	11'8"	10'4"	10'10"	10'2"	8'6"	9'4"
0.0190	12	17'5"	14'6"	12'11"	13'3"	12'10"	11'3"	13'10"
0.0190	16	16'8"	14'0"	12'4"	14'6"	12'3"	10'9"	13'2"
0.0190	24	15'2"	12'10"	11'3"	13'2"	11'2"	9'10"	11'5"
0.0312	12	19'9"	16'3"	14'4"	17'3"	14'2"	12'6"	15'8"
0.0312	16	17'11"	14'9"	13'0"	15'8"	12'11"	11'4"	14'3"
0.0312	24	15'8"	12'11"	11'4"	13'8"	11'3"	9'11"	12'5"
0.0346	12	20'4"	16'9"	14'9"	17'9"	14'7"	12'10"	16'2"
0.0346	16	18'6"	15'2"	13'9"	16'2"	13'3"	11'8"	14'8"
0.0346	24	16'2"	13'3"	11'8"	14'1"	11'7"	10'3"	12'10"
0.0518	12	21'6"	17'1"	14'11"	16'4"	14'11"	13'0"	15'10"
0.0518	16	19'5"	15'6"	13'7"	15'10"	13'7"	11'10"	13'9"
0.0518	24	15'10"	13'7"	11'10"	12'11"	11'10"	10'1"	11'2"
0.0190	12	22'0"	18'2"	15'10"	22'0"	15'10"	13'8"	17'6"
0.0190	16	20'6"	16'10"	14'7"	17'11"	14'9"	12'9"	16'3"
0.0190	24	18'4"	15'1"	13'0"	15'13"	12'11"	11'4"	13'9"
0.0312	12	25'8"	20'5"	17'10"	22'5"	17'10"	15'7"	20'5"
0.0312	16	23'4"	18'6"	16'2"	20'5"	16'2"	14'2"	18'6"
0.0312	24	20'5"	16'2"	14'2"	17'10"	14'2"	12'3"	16'2"
0.0346	12	28'7"	21'2"	18'5"	23'3"	18'5"	16'1"	21'2"
0.0346	16	24'2"	19'2"	16'9"	21'2"	16'9"	14'8"	19'2"
0.0346	24	21'2"	16'9"	14'8"	18'5"	14'8"	12'10"	16'9"
0.0518	12	22'8"	18'0"	15'9"	19'11"	15'9"	13'9"	18'4"
0.0518	16	20'3"	16'4"	14'4"	16'6"	14'4"	12'6"	14'4"
0.0518	24	16'6"	14'4"	12'6"	13'6"	12'6"	10'8"	11'8"
0.0190	12	22'2"	18'6"	16'4"	19'11"	16'4"	14'3"	14'10"
0.0190	16	21'4"	17'7"	15'4"	18'8"	15'4"	13'5"	16'11"
0.0190	24	19'3"	15'10"	13'10"	16'7"	13'10"	12'1"	14'4"</

DOOR & WINDOW SCHEDULE

MANUFACTURERS: 1A = EXISTING 1B = EXISTING - REUSED/RELOCATED		2 = FRANK LUMBER 17727 15TH AVENUE NE, SHORELINE, WA 98155 206 362 2311	3 = LA CANTINA (TEL: 888-221-0141, LACANTINADOORS.COM) CONTACT: 1875 ORDWAY OCEANSIDE, CA 92056 LOCAL CONTACT: SHAWN CHRISTOPHERSON, TEL: 425-828-9736 1901, PUGET SOUND WOOD WINDOWS	4 = STILE WINDOWS & DOORS (TEL: 206-420-7681, STILEWINDOWS.COM) CONTACT: 11596 WATER TANK RD BURLINGTON WA 98223 LOCAL CONTACT: SHAWN CHRISTOPHERSON, TEL: 425-828-9736 1901, PUGET SOUND WOOD WINDOWS	5 = MCKEON DOOR 6 = BATHROOM PARTITION FABRICATOR TBD	LOCK FUNCTION: A = PANIC BAR WITH DEADBOLT B = PASSAGE OR CLOSET (ANSI F01) C = PRIVACY (ANSI F02) D = DUMMY E = CLASSROOM LOCK (ANSI F05) F = STOREROOM LOCK (ANSI F07) G = MANUFACTURER'S LOCK AS PART OF ASSEMBLY H = DEADBOLT THUMBTURN (ANSI F17) I = OFFICE LOCK (ANSI F04) J = EGRESS DOOR/PANIC BAR	
FINISH HARDWARE NOTES: A) ALL HARDWARE SELECTED MUST CONFORM TO BUILDING AND FIRE CODES FOR EGRESS REQUIREMENTS. FIRE-RATED HARDWARE REQUIRED AT DOORS IN RATED ASSEMBLIES (E.G. 1-HR. WALLS). B) WHERE A DOOR IS PART OF AN ACCESSIBLE ROUTE AND/OR EMERGENCY EGRESS/EXITING PATH, ALL DOOR HARDWARE AND INSTALLATION THEREOF SHALL SATISFY BUILDING AND FIRE CODES FOR EGRESS/EXITING AND BARRIER FREE ACCESSIBILITY REGULATIONS PER THE ADOPTED CODES AND REGULATIONS OF THE CITY, STATE AND FEDERAL GOVERNMENT. C) ALL INTERIOR LOCKSETS AND PASSAGE SETS TO BE OMNIA LEVER LATCHSET #368, OR APPROVED EQUAL U.O.N. D) ALL HARDWARE ITEMS TO BE FINISHED AS US15 SATIN NICKEL UNLESS NOTED OTHERWISE. E) BUTTS TO BE OF SUFFICIENT SIZE TO CLEAR TRIM. EXTERIOR OUT-SWINGING DOORS TO HAVE NON-REMOVABLE PINS. DOORS WITH CLOSERS TO HAVE BALL-BEARING BUTTS. F) EXTERIOR LOCKSETS AND LATCHSETS SHALL HAVE CYLINDRICAL STEEL CASE WITH NON-RUSTING INTERIOR CONSTRUCTION. INTERIOR DOOR LOCKSETS AND LATCHES SHALL HAVE INTERIOR PARTS OF STEEL AND ZINC-DICHROMATIC PLATING. NO PLASTIC, DIE CAST OR ALUMINUM MECHANISMS WILL BE ACCEPTED. G) WROUGHT BOX STRIKES TO EXTEND NO MORE THAN 3/16" BEYOND FRAME OR TRIM. PROVIDE CUT-OUTS IN METAL DOORS. H) IF SHOWN, CLOSERS SHALL ALLOW DOOR TO SWING FULL LIMIT. MOUNT CLOSERS ON ROOM SIDE UNLESS NOTED OTHERWISE. I) PRIOR TO SUBMITTING FINISH HARDWARE SUBMITTAL FOR REVIEW, MEET WITH OWNER AND ARCHITECT TO REVIEW HARDWARE AS SCHEDULED HEREIN AND TO REVIEW OWNER'S KEYING AND KEY CARD/BADGE READER REQUIREMENTS. J) COORDINATE DOOR HARDWARE REQUIREMENTS WITH REQUIREMENTS OF BUILDING OWNER'S SECURITY SYSTEM. K) PROVIDE OWNER WITH ONE SET OF ADJUSTMENT TOOLS AND MAINTENANCE MANUALS FOR ALL DEVICES. L) INSTALL DOOR HARDWARE AT MOUNTING HEIGHTS AS RECOMMENDED BY BHMA, UNO. ADJUSTMENTS AND TESTING AS REQUIRED BY INTERNATIONAL BUILDING CODE, OTHER GOVERNING AGENCY OR PER THE MUNICIPALITY'S CURRENTLY ADOPTED MODEL CODE.						ABBREVIATIONS: P# = PAINT (SEE FINISH SCHEDULE) PA = PAINT (SEE INTERIOR/EXTERIOR ELEVATIONS) PR = PAINT READY PF = PREFINISHED SC = SOLID CORE ST# = STAINED AND SEALED (SEE FINISH SCHEDULE) MF = PER MANUFACTURER WD = WOOD STL = STEEL AL = ALUMINUM & GLASS AAL = ANNOXIDIZED ALUMINUM TG = TEMPERED GLAZING EX = EXISTING TO REMAIN NA = NOT APPLICABLE DC = DOOR CONTACTS, COORDINATE WITH SECURITY CONTRACTOR BR = BADGE READER, COORDINATE WITH SECURITY CONTRACTOR	ACCEPTABLE MANUFACTURERS: BUTTS: HAGER, STANLEY LOCKS AND LATCHES: SCHLAGE SPECIAL LOCKS: ADAMS-RITE CLOSERS: LCN, NORTON EXIT ALARM LOCKS: ALARM LOCK EXIT DEVICES: BOLTS, DOOR SCOPE, STOPS: THRESHOLDS, DOOR BOTTOMS: WEATHERSTRIPPING: VON DUPRIN IVES PEMKO, REESE PEMKO, REESE
						HARDWARE GROUP: HARDWARE GROUP 1: FURNISH ALL NECESSARY HARDWARE FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1-1/2 PAIR BUTTS, LOCK AS SPECIFIED, LEVER, WALL STOP. HARDWARE GROUP 2: FURNISH ALL NECESSARY HARDWARE FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 3 PAIR BUTTS, LOCK AS SPECIFIED, LEVER, WALL STOP. HARDWARE GROUP 3: BARN DOOR HARDWARE HARDWARE GROUP 4: ALL NECESSARY HARDWARE FOR A COMPLETE INSTALLATION OF A MULTI-FOLD DOOR (PROVIDED BY MANUFACTURER) HARDWARE GROUP 5: ALL NECESSARY HARDWARE FOR A COMPLETE INSTALLATION OF A ROLL DOWN DOOR (PROVIDED BY MANUFACTURER) HARDWARE GROUP 6: BATHROOM PARTITION DOOR HARDWARE	

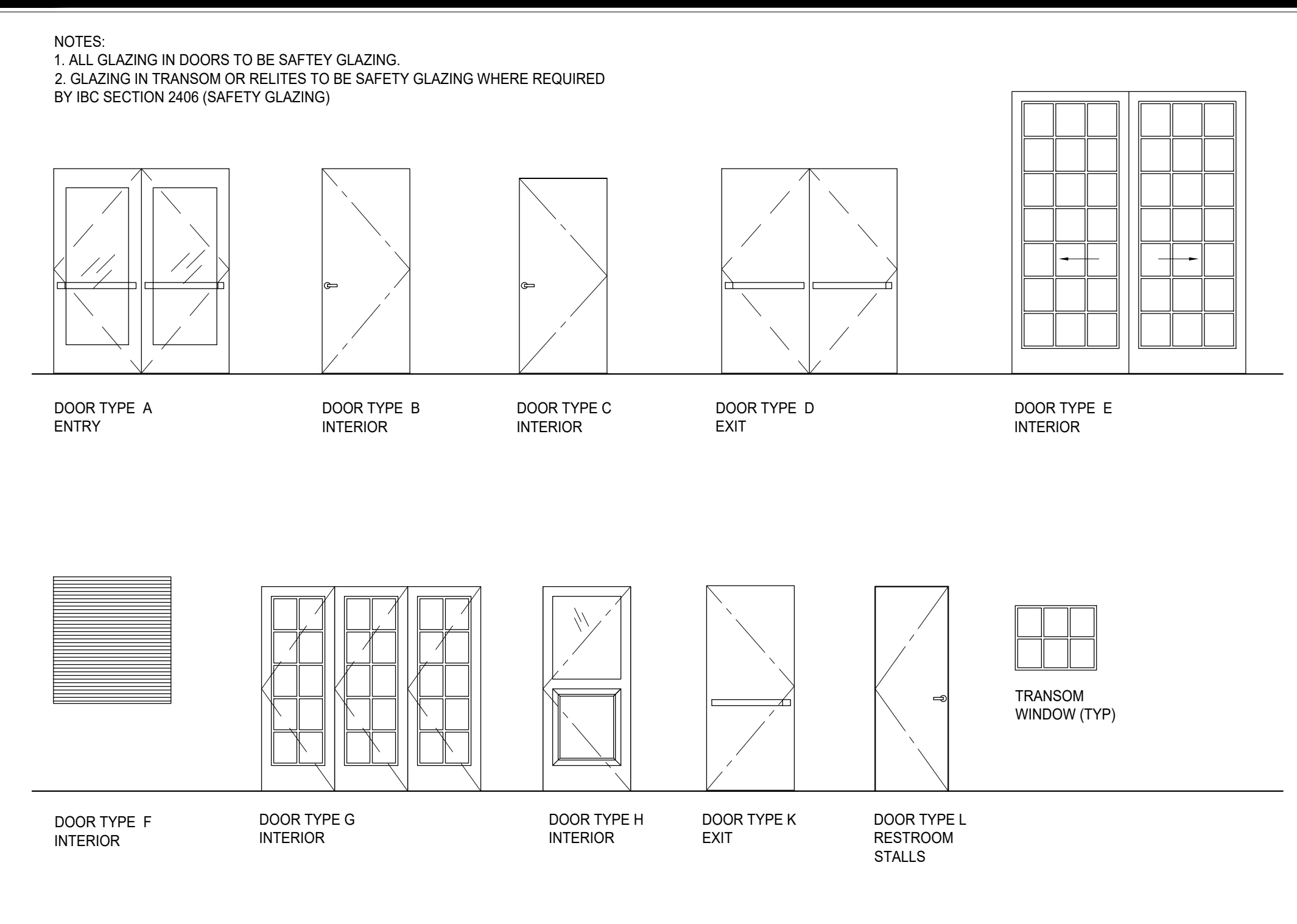
DOORS

MARK	ROOM OR AREA	MANUF.		TYPE					SIZE		PANEL		FRAME		HARDWARE		DETAILS				NOTES
		DOOR	SCREEN		MODEL	DOOR	FRAME	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	FUNCTION	GROUP	HEAD	SILL	JAMB			
D01	ENTRY	1A		EXISTING GLASS STOREFRONT	A	1	6'-0"	7'-0"	TG	NA	AL	MF	A	NA		A3/A-7.3					
D02	ENTRY	1A		EXISTING GLASS STOREFRONT	A	1	6'-0"	7'-0"	TG	NA	AL	MF	A	NA		A4/A-7.3					
D03	RISER ROOM	1A		EXISTING METAL DOOR	B	2	3'-0"	7'-0"	STL	P1	STL	P1	F	NA	D4/A-7.2		D5/A-7.2		P12 ON RETAIL SIDE ONLY		
D04	KIOSK	2		SOLID PANEL	B	3	3'-0"	7'-0"	WD	P2/ P1	WD	P1/ P2	F	1	C5/A-7.2		C5/A-7.2		P2 ON RETAIL SIDE		
D05	STOCK ROOM	1B		REUSED	C	2	3'-0"	6'-8"	MF	P1	WD	P2	F	1	D4/A-7.2		D4/A-7.2		VERIFY RO REQMTS W/DOOR		
D06	RETAIL STORAGE HALL	2		SOLID PANEL	B	3	3'-0"	7'-0"	WD	P1	WD	P1	F	1	C5/A-7.2		C5/A-7.2		PAINTED ON RETAIL SIDE ONLY		
D07	HOLD ROOM	1B		REUSED	C	2	3'-0"	6'-8"	MF	P1	STL	P1	F	1	D4/A-7.2		D4/A-7.2		VERIFY RO REQMTS W/DOOR		
D08	JANITOR	2		SOLID PANEL	C	2	3'-0"	6'-8"	WD	P1/ S15	WD	P1/ P15	F	1	C5/A-7.2		C5/A-7.2		S15 ON RESTROOM SIDE		
D09	EMPLOYEE WC	1B		REUSED	C	2	3'-0"	6'-8"	WD	P15	STL	P1	C	1	D5/A-7.2		D4/A-7.2		VERIFY RO REQMTS W/DOOR		
D10	KITCHEN	1B		REUSED	C	2	3'-0"	6'-8"	WD	P1/ P15	STL	P1	B	1	D5/A-7.2		D4/A-7.2		P15 ON KITCHEN SIDE		
D11	REAR EXIT	1A		EXISTING METAL DOUBLE DOOR	D	2	6'-0"	7'-0"	STL	P1	STL	P1	J	NA	D5/A-7.2	A4/A-7.3	D3/A-7.2				
D12	OFFICE	1B		REUSED	C	2	3'-0"	6'-8"	WD	P1	STL	P1	I	1	D4/A-7.2	A2/A-7.3	D4/A-7.2		VERIFY RO REQMTS W/DOOR		
D13	CLOSET	1B		REUSED	C	2	3'-0"	6'-8"	WD	P1	STL	P1	I	1	D4/A-7.2		D4/A-7.2		VERIFY RO REQMTS W/DOOR		
D14	TOURNAMENT HALLWAY -W	2		FIXED PANEL	E	3	4'-0"	9'-8"	TG	P6	WD	P5	NA	NA	NA	A2/A-7.3 SIM	NA		FIXED PANEL TO MATCH D19		
D15	TOURNAMENT STORAGE	2		TRIPLE SLIDING PANEL	E	3	12'-0"	9'-8"	TG	P6	WD	P5	NA	3	C5/A-7.2 SIM		C5/A-7.2 SIM				
D16	KIOSK ROLL-DOWN	5		ROLL-DOWN	F	3	2'-8"	4'-6"	AL	MF	WD	P2	G	5	C5/A-7.2 SIM		D1/A-7.4				
D17	KIOSK ROLL-DOWN	5		ROLL-DOWN	F	3	3'-0"	4'-6"	AL	MF	WD	P2	G	5	C5/A-7.2 SIM		D1/A-7.4				
D18	TOURNAMENT HALLWAY -E	2		DOUBLE SLIDING PANEL	E	3	8'-0"	9'-8"	TG	P6	WD	P5	NA	3	C5/A-7.2 SIM	A2/A-7.3 SIM	C5/A-7.2 SIM				
D19	TOURNAMENT HALLWAY -W	2		SINGLE SLIDING PANEL	E	3	4'-0"	9'-8"	TG	P6	WD	P5	NA	3	C5/A-7.2 SIM	A2/A-7.3 SIM	C5/A-7.2 SIM				
D20	TOURNAMENT WEST -S	3		5 PANEL FOLDING	G	4	12'-6"	7'-0"	TG	P10	WD	P5/ P10	I	4	C5/A-7.2		C5/A-7.2				
D21	TOURNAMENT WEST -N	3		3 PANEL FOLDING	G	4	7'-6"	7'-0"	TG	P10	WD	P5/ P8	I	4	C5/A-7.2		C5/A-7.2				
D22	PRIVATE ROOM 3	2		1/2-LITE 1 PANEL	H	4	3'-0"	7'-0"	WD	P10	WD	P11	E	1	C5/A-7.2		C5/A-7.2				
D23	PRIVATE ROOM 2-3	3		3 PANEL FOLDING	G	4	7'-6"	7'-0"	TG	P10	WD	P8/ ST2	I	4	C5/A-7.2		C5/A-7.2				
D24	PRIVATE ROOM 2	2		1/2-LITE 1 PANEL	H	4	3'-0"	7'-0"	WD	P10	WD	P10	E	1	C5/A-7.2		C5/A-7.2				
D25	PRIVATE ROOM 1	2		1/2-LITE 1 PANEL	H	5	3'-0"	7'-0"	WD	P10	WD	P10	E	1	C5/A-7.2		C5/A-7.2				
D26	STAIRWELL EXIT	1A		EXISTING METAL EXIT DOOR	K	3	3'-0"	7'-0"	STL	P12	STL	P12	J	NA	D5/A-7.2	A4/A-7.3	D3/A-7.2		EXIST RATED DOOR		
D27	LOADING DOCK	1A		EXISTING METAL DOUBLE DOOR	D	3	6'-0"	7'-0"	STL	P1	STL	P1	J	NA	D5/A-7.2	A4/A-7.3	D3/A-7.2		EXIST RATED DOOR		
D28	RESTROOM STALL	6		PARTITION DOOR	L	2	3'-0"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D29	RESTROOM STALL	6		PARTITION DOOR	L	2	3'-0"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D30	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D31	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D32	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D33	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D34	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D35	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D36	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		
D37	RESTROOM STALL	6		PARTITION DOOR	L	2	2'-10"	6'-8"	LAM	S15	AL		C	6					PRIVACY HINGE & CLOSURE		

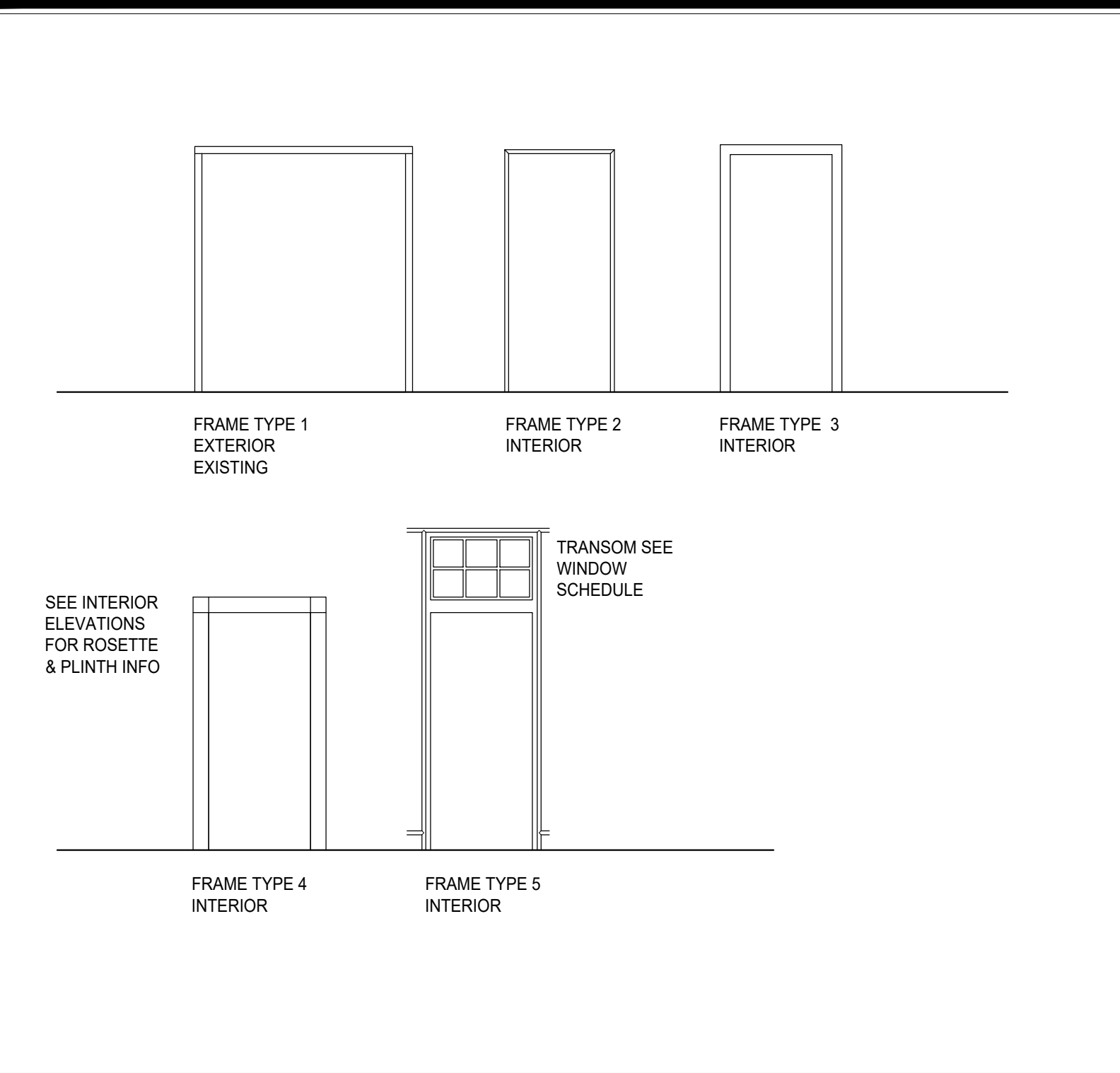
WINDOWS

MARK	MANF	SIZE		
		WIDTH	HEIGHT	LITES (WxH)
W01	4	3'-6 1/4"	2'-2 1/2"	3x2
W02	4	3'-6 1/4"	2'-2 1/2"	3x2
W03	4	2'-9 3/8"	2'-2 1/2"	3x2
W04	4	2'-9 3/8"	2'-2 1/2"	3x2
W05	4	2'-9 3/8"	2'-2 1/2"	3x2
W06	4	2'-9 3/8"	2'-2 1/2"	3x2
W07	4	3'-7"	2'-2 1/2"	3x2
W08	4	3'-0"	2'-2 1/2"	3x2
W09	4	3'-1/2"	2'-2 1/2"	3x2
W10	4	3'-1/2"	2'-2 1/2"	3x2
W11	4	5'-7"	1'-2"	6x1
W12	4	5'-7"	1'-2"	6x1
W13	4	5'-3 1/2"	5'-6 1/4"	6x5
W14	4	5'-5 1/2"	5'-6 1/4"	6x5
W15	4	3'-6 1/2"	2'-2 1/2"	3x2
W16	4	5"	5'-6 1/4"	1x5
W17	4	3'-6 1/2"	2'-2 1/2"	3x2
W18	4	3'-7 3/8"	2'-2 1/2"	3x2
W19	4	3'-7 3/8"	2'-2 1/2"	3x2
W20	4	3'-7 3/8"	2'-2 1/2"	3x2
W21	4	2'-4 3/4"	2'-2 1/2"	3x2
W22	4	2'-4 3/4"	2'-2 1/2"	3x2
W23	4	3'-11 1/2"	5'-8 1/4"	4x5
W24	4	3'-6 1/4"	2'-2 1/2"	3x2
W25	4	3'-6 1/4"	2'-2 1/2"	3x2
W26	4	3'-0"	2'-2 1/2"	3x2
W27	4	3'-1 1/4"	2'-2 1/2"	3x2
W28	4	3'-1 1/4"	2'-2 1/2"	3x2
W29	4	3'-5"	2'-2 1/2"	3x2
W30	4	1'-10"	2'-2 1/2"	2x2
W31	4	4'-1 1/2"	2'-2 1/2"	2x5
W32	4	1'-10"	2'-2 1/2"	2x2
W33	4	4'-0"	2'-2 1/2"	2X5

DOOR & WINDOW TYPES



DOOR FRAME TYPES



JUSTIN A ZIER

1121 EAST THOMAS STREET
SEATTLE, WA 98102, U.S.A.
VOICE 1-206-322-6249
WWW.DESIGNLEISURE.COM



MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE:

PERMIT SET
THIS DRAWING ISSUED 03-07-19
ISSUE DATE:
MARCH 7, 2019

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

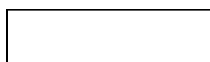
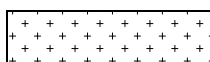

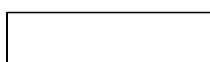
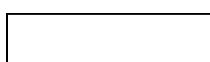

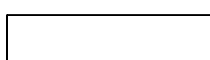

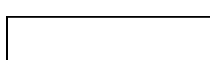
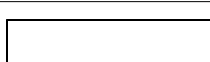
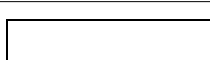
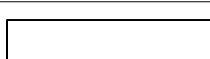
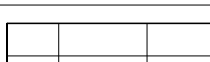
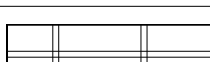
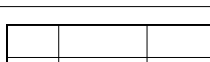
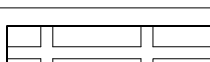

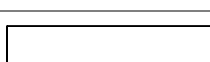
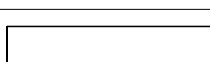
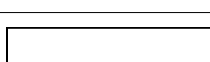
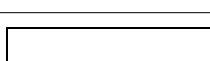
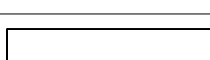
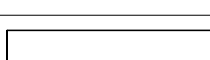
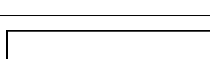
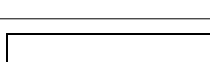
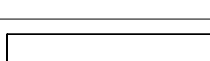
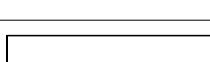
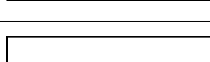
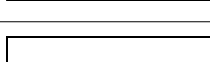
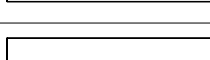
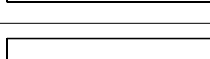
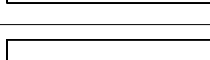
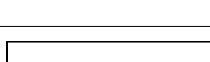
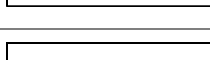
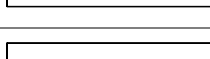
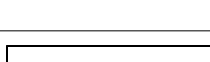
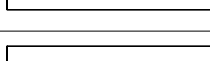
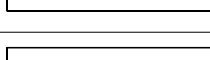
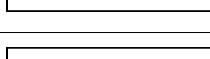
SHEET NAME:
DOOR & WINDOW SCHEDULE
AND TYPES

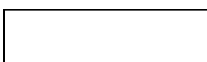
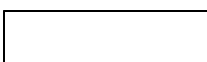
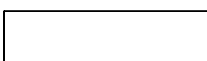
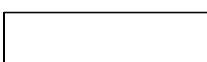
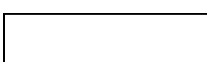
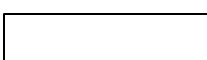
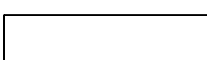

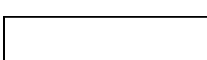
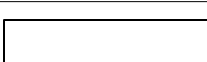
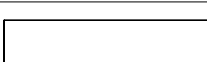
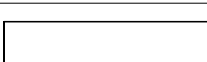
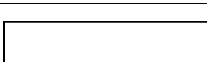
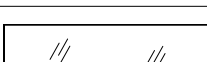
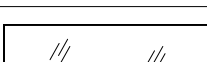
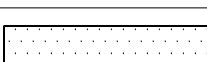

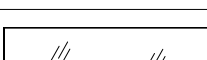
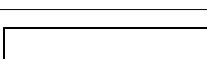
SHEET NUMBER:

A6.1

0 1" ORIGINAL SIZE

FINISH SCHEDULE

SYMBOL	DESCRIPTION	FINISH	CONTACT	NOTE
FL1		EXISTING CONCRETE FLOOR	CLEAR SEALED	
FL2		MATSINC 6'-5" X 5'-0" COCOA 5/8" WALK OFF MAT IN MEDIUM GRAY	MATSINC 800 628 7462	SEALER TO MEET ADA SLIP RESISTANCE REQ'S
FL3		KENTWOOD ENGINEERED WOOD FLOOR - MILLTOWN COLLECTION BRUSHED OAK SILVERTON	GREAT FLOORS 380 695 1231	
FL4A		CARRARA WHITE 2" HEX MOSAIC HONED MARBLE TILE MODEL # C32XH	STONE CENTER 714 635 4473	SEAL STONE & USE EXPOY GROUT
FL4B		CARRARA WHITE 2" HEX MOSAIC HONED MARBLE TILE W/ PATTERN MODEL # C32XH, N32XH	STONE CENTER 714 635 4473	SEE DETAILS FOR PATTERN
FL5		KENTWOOD ENGINEERED WOOD FLOOR CORNERSTONE COLLECTION BRUSHED OAK ARLINGTON	GREAT FLOORS 380 695 1231	
FL6		INTERNATIONAL COATINGS ICO-GUARD 51 - DARK GREY	INTERNATIONAL COATINGS 800 624 8919	OR APPROVED SUBSTITUTION
FL7		INTERFACE CARPET TILE COMMON THEME IN STEEL MODEL # CT112	INTERFACE 800 634 6032	ASHLAR PATTERN
FL8		PENTAL SEASTONE PORCELAIN 2" SQUARE MOSAIC TILE IN BLACK MATTE	PENTAL 206 768 3200	
FL9		ROPPE RUBBER STAIR TREAD #80 IN BURNT UMBER #194 W/ MATCHING RISER	ROPPE 800 537 9527	OR EQUAL
CL1		EXISTING CEILING TO REMAIN	FLAT PAINT COLOR PER RCP	
CL2		GWB CEILING	FLAT PAINT COLOR PER RCP	SEE RCP FOR ADDITIONAL INFO
CL3		ACT CEILING	FLAT PAINT COLOR PER RCP	RESUSE EXIST TILE, BEAMS & T'S CUT TILE INTO 2X2
CL4		ACT CEILING W/ RUNNER & CROSS TEE COVE MOLDING MODEL # 412464, 412875	FLAT PAINT COLOR PER RCP	RESUSE EXIST TILE, BEAMS & T'S CUT TILE INTO 2X2
CL5		DECORATIVE 2X2 TIN CEILING ACP IN ANTIQUE WHITE MODEL # Y53-01	BUILD.COM 800 375 3403	
CL6		DECORATIVE WOOD CEILING	STAIN	SEE DETAILS
CL7		ARMSTRONG KITCHEN ZONE 2X2 CEILING TILE IN WHITE MODEL # 673	ARMSTRONG 877 276 7876	OR EQ WASHABLE SCRATCH-RESISTA NT TILE
P1		SHERMAN WILLIAMS BALANCED BEIGE #SW-7037	EGGSHELL	FLAT ON CEILINGS
P2		BENJAMIN MOORE CLASSIC COLORS TOWNSEND HARBOR BROWN #HC-64	EGGSHELL	FLAT ON CEILINGS
P3		BENJAMIN MOORE COLOR PREVIEW IRON MOUNTAIN #2134-30	SEMI GLOSS	FLAT ON CEILINGS
P4		SHERMAN WILLIAMS TRICORN BLACK #SW-6258	EGGSHELL, GLOSS	FLAT ON CEILINGS
P5		BENJAMIN MOORE COLOR STORIES DEEP SECRET #CSP-625	SEMI GLOSS	
P6		BENJAMIN MOORE COLOR STORIES AFTER MIDNIGHT #CSP-630	SEMI GLOSS	
P7		BENJAMIN MOORE COLOR STORIES SUBWAY TILE #CSP-685	SEMI GLOSS	FLAT ON CEILINGS
P8		C2 PAINTS TOADSTOOL #C2-435	SEMI GLOSS	
P9		BENJAMIN MOORE STUDIO FINISHES BRONZE METALLIC #BRONZE-30	METALLIC	
P10		BENJAMIN MOORE COLOR PREVIEW JET BLACK # 2120-10	GLOSS	
P11		SHERMAN WILLIAMS SUN DRIED TOMATO #SW-7585	GLOSS	
P12		C2 PAINTS COUSTEAU #C2-713	SEMI GLOSS	
P13		BENJAMIN MOORE COLOR STORIES PERSPECTIVE #CSP-5	SEMI GLOSS	
P14		BENJAMIN MOORE COLOR STORIES WINDY CITY #CSP-150	EGGSHELL	
P15		BENJAMIN MOORE COLOR PREVIEW SUPER WHITE # OC-152	SEMI GLOSS	
ST1		DALY'S WOOD STAIN ENGLISH OAK #64	GLOSS	MILLER PAINT 503 233 4491
ST2		SANSIN WOOD STAIN MIDNIGHT #3428	MATTE	MILLER PAINT 503 233 4491
ST3		DALY'S WOOD STAIN WALNUT #41	GLOSS	MILLER PAINT 503 233 4491
S1		EXISTING FIRE-TAPED GWB	NONE	
S2		FIRE-TAPED GWB	NONE	
S3		FRP WALL BOARD 3/32" X 48" X 120" WHITE SHEET MARLITE # P 100 WHITE A	WHITE	OR EQUAL
S4		STAINLESS STEEL		BARGREEN 800 525 0131

SYMBOL	DESCRIPTION	FINISH	CONTACT	NOTE
S5		AGED BRASS		PROVIDE SAMPLES
S6		TRI KIS LEGACY VELVET REGENT ROCK # UHN-LV-07		LANETTE ALLEN TRI KIS 206 261 7698
S7		TRI KIS LEGACY VELVET REGENT ROCK # UHN-LV-07		LANETTE ALLEN TRI KIS 206 261 7698
S8		TRI KIS CROWN JEWEL ESPRESSO # UHV-CJ-18		LANETTE ALLEN TRI KIS 206 261 7698
S9		BOLTAFLX CONTRACT UPHOLSTERY GRAND SIERRA VINYL IN CHARCOAL # 519000		KEYSTON BROTHERS 206 575 1113
S10		FABRICOIL WOVEN WIRE MESH 1/4" WEAVE IN SATIN BRONZE		CASCADE COIL DRAPERY 800 999 2645
S11		MERINDA SNAKE PARTY WALLPAPER IN WHITE ON CHARCOAL		2MODERN.COM 888 222 4410
S12		YORK BIANCA WALLPAPER # TD4719		WALLPAPER WAREHOUSE.COM 866 814 9672
S13		LAMINAM FLIO PORCELAIN PANEL IN ORO # L2093		UNITED TILE 425 251 5290
S14		PERFORATED BRONZE INFILL PANEL W/ CLASSIC HOLE PATTERN # CA823		RUDD 513 978 0764
S15		CHEMETAL 700 SERIES LAMINATE OILED BRONZE ALUMINUM # 721		CHEMETAL 503 253 2424
S16		NABI VALOR DEEP EMERALD GLAZED CERAMIC MOSAIC TILE	SEALED	TILEBAR.COM 888 541 3840
S17		WILSONART LAMINATE ASIAN NIGHT #7949K-18	LINEARITY WITH AEON	
GL1		EXISTING STOREFRONT GLAZING		
GL2		CLEAR GLASS		TBD
GL3		FROSTED GLASS		TBD
GL4		MIRROR		TBD
GL5		SPANCRAFT ANTIQUE MIRROR #55-ROYALE		SPANCRAFT 516 295 0055
GL6		REEDED GLASS		GGI 800 431 2042

BREAK ROOM KITCHEN SCHEDULE

MANUFACTURERS: IKEA (UON)		NOTE: CONTRACTOR TO INSTALL ALL EQUIPMENT, CABINETS AND ACCESSORIES UON				
PART #	MODEL	DESCRIPTION	COLOR	DIMENSIONS	QUANTITY	NOTES
90265388	SEKTION	BASE CABINET FRAME	WHITE	24"W x 24"D x 30"H	2	COVER PANEL ON LEFT
30265471	SEKTION	WALL CABINET FRAME	WHITE	36"W x 14-3/4"D x 20"H	2	COVER PANEL ON LEFT
10265453	SEKTION	WALL CABINET FRAME	WHITE	30"W x 14-3/4"D x 20"H	1	ABOVE FRIDGE, COVER PANEL ON RIGHT
60261527	SEKTION	SUSPENSION RAIL	GALVANIZED	84"L	2	
10265518	SEKTION	LEG	BLACK	4-1/2" (4PC/PKG)	2	
30355971	LERHYTTAN	TOEKICK	BLACK STAINED	84"L x 4-1/2"	3	
20266857	TINGSRYD	COVER PANEL	WOOD EFFECT BLACK	25"W x 36"H x 1/2"	1	BOTTOM LEFT
90266830	TINGSRYD	COVER PANEL	WOOD EFFECT BLACK	15"W x 32-1/2"H x 1/2"	2	TOP, CUT TO 20"T AND EDGE BAND CUT EDGE
60274983	SÄLJAN	COUNTERTOP	BLACK MINERAL EFFECT	74"W x 25-5/8"D X 1-1/2"	1	
30266866	TINGSRYD	DOOR	WOOD EFFECT BLACK	24"W x 30"H	2	LOWER
40266861	TINGSRYD	DOOR	WOOD EFFECT BLACK	18"W x 20"H	4	UPPER
20266838	TINGSRYD	DOOR	WOOD EFFECT BLACK	15"W x 20"H	2	UPPER ABOVE FRIDGE
265533	UTRUSTA	SHELF	WHITE	24"W x 24"D	1	
60204645	UTRUSTA	HINGE	SILVER	2PC/PKG	8	
60138759	LANSÅ	HANDLE	STAINLESS STEEL	9-5/8" (2PC/PKG)	4	VERTICAL MOUNT
60324884	VATTUDALEN	SINGLE BOWL TOP MOUNT SINK	STAINLESS STEEL	27-1/8"W x 18-1/2"D x 7-1/8"H	1	
50325426	LILLVIKEN	SINK STRAINER WITH STOPPER	STAINLESS STEEL		1	
20317852	LILLVIKEN	LID	SILVER		1	
284579	SEKTION	REINFORCED VENTILATED TOP RAIL	GALVANIZED	24"L	1	
70085029	LAGAN	SINGLE LEVER KITCHEN FAUCET	CHROME PLATED		1	
04375085	FIXA	DIFFUSION BARRIER	CHROME PLATED	31-1/2"L x 3-1/8"	1	

PLUMBING SCHEDULE

NOTE: 1. CONTRACTOR TO PROVIDE ALL MATERIALS, FIXTURES AND EQUIPMENT UON.							
MARK	TYPE	MODEL / DESCRIPTION	WIDTH	DEPTH	HEIGHT	QTY	CONTACT
PL1A	EMPLOYEE WC TOILET	EXISTING	27 1/2"	14 7/8"	27 7/8"	1	EXISTING - RELOCATED
PL1B	TOILET	FLUSHOMETER WALL MOUNT TOILET	27 1/2"	14 7/8"	27 7/8"	6	MALO SUA FERGUSON 206 767 7700
PL2	WASH FOUNTAIN	ACORN ENGINEERING WASH-WARE 46" DIAMETER 8 STATION ADA STAINLESS WASH FOUNTAIN MODEL # 3509ADA	54"	54"	44"	1	MALO SUA FERGUSON 206 767 7700
PL3	URINAL	FLUSHOMETER WALL MOUNT URINAL	12"	18"	24"	4	MALO SUA FERGUSON 206 767 7700
PL4	EMPLOYEE WC SINK	EXISTING				1	EXISTING - RELOCATED
PL5	EMPLOYEE WC FAUCET	EXISTING				1	EXISTING - RELOCATED
PL6	MOP SINK & FAUCET	EXISTING	1' 9 1/2"	1' 11 1/8"		1	EXISTING - RELOCATED
PL7	BREAK ROOM SINK	IKEA LATTUDALEN STAINLESS STEEL SINGLE BOWL TOP MOUNT SINK	18 1/2"	27 1/8"	7 1/8"	1	IKEA - FOIC
PL8	BREAK ROOM FAUCET	IKEA LAGAN CHROME SINGLE LEVER KITCHEN FAUCET				1	IKEA - FOIC
PL9	WATER HEATER	SEE KITCHEN EQUIPMENT SCHEDULE				1	BARGREEN ELLINGSON

EQUIPMENT SCHEDULE

NOTE: 1. CONTRACTOR TO INSTALL ALL MATERIALS, FIXTURES AND EQUIPMENT UON. 2. SEE KITCHEN DRAWINGS FOR KITCHEN EQUIPMENT SCHEDULE.							
MARK	TYPE	MODEL / DESCRIPTION	WIDTH	DEPTH	HEIGHT	QTY	CONTACT
E1	MICROWAVE	MAGIC CHEF MODEL # HMM990ST				1	FOIO
E2	REFRIGERATOR/ FREEZER	FROSTIG MODEL # 00377936	29 3/4"	30 5/8"	65 7/8"	1	IKEA - FOIC
E3	SERVER RACK	RACK SOLUTIONS LOCKING SERVER CABINET MODEL # RACK-151-42U	23 1/2"	39"	82"	1	FOIC

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PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: MARCH 7, 2019

MARK	DATE	DESCRIPTION

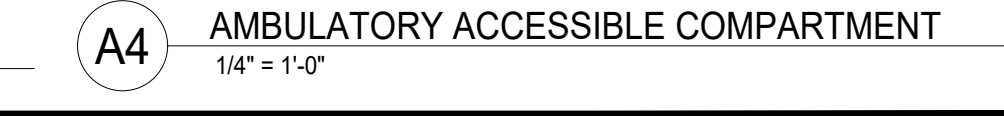
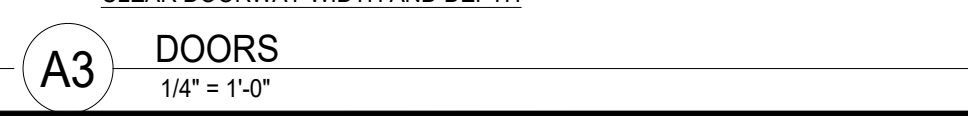
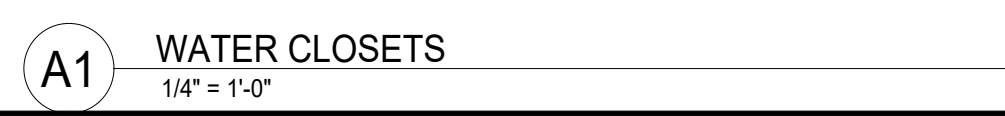
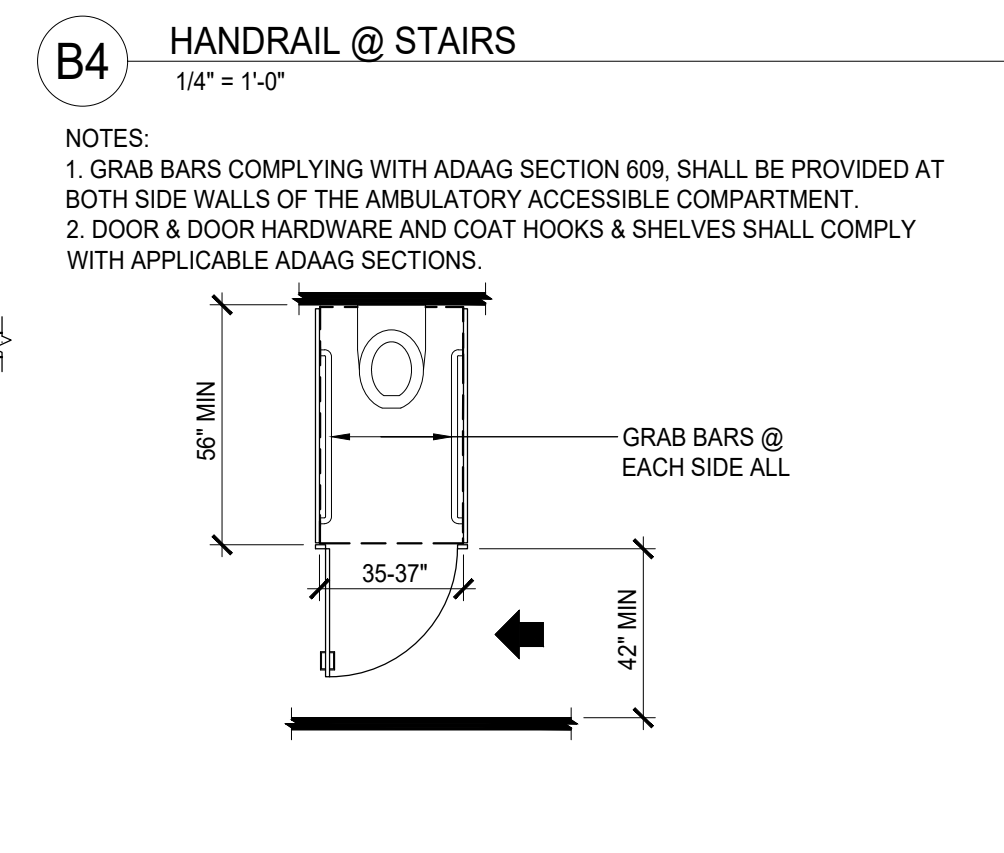
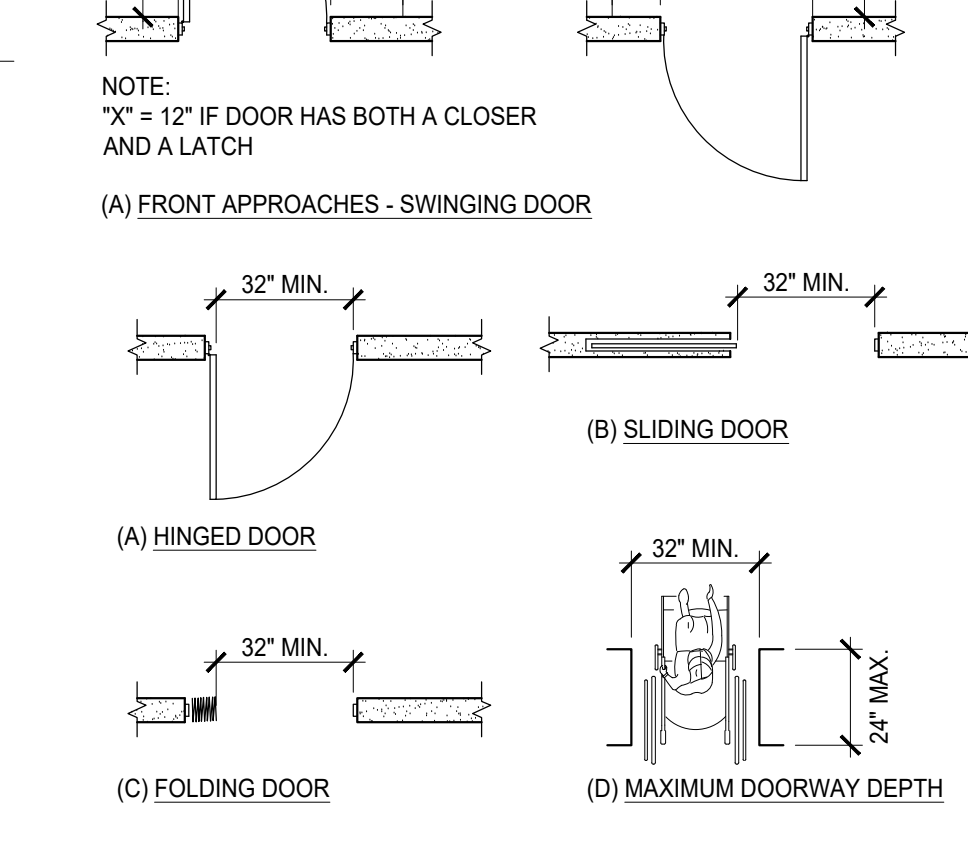
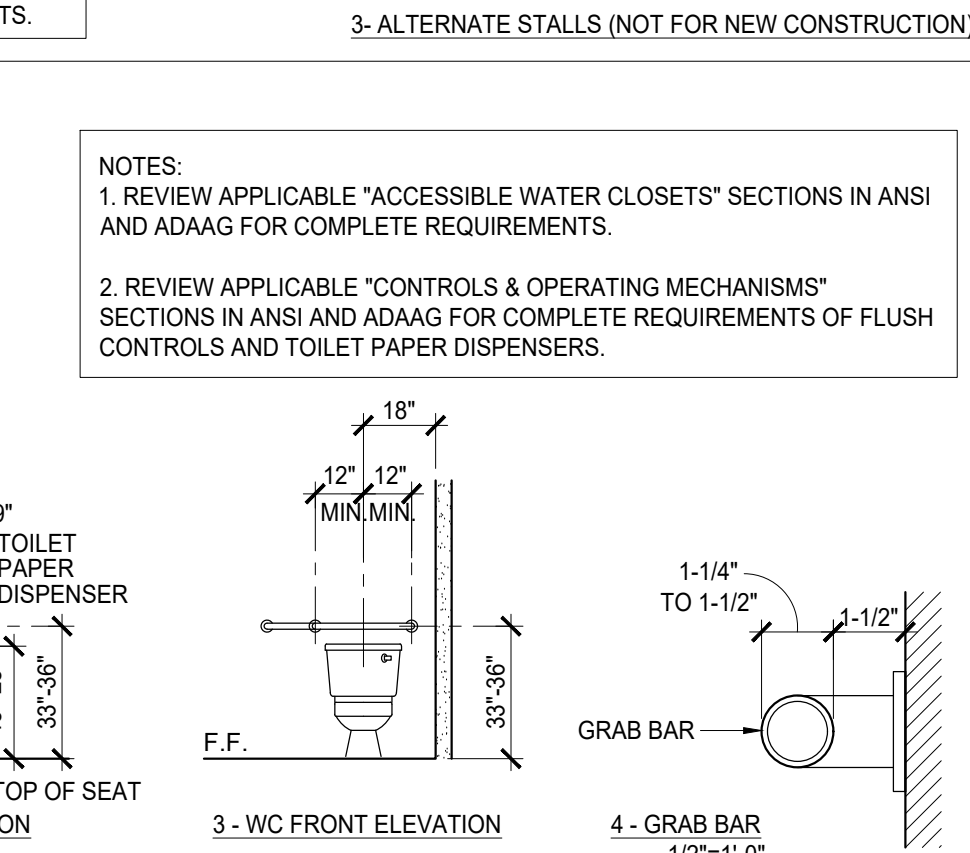
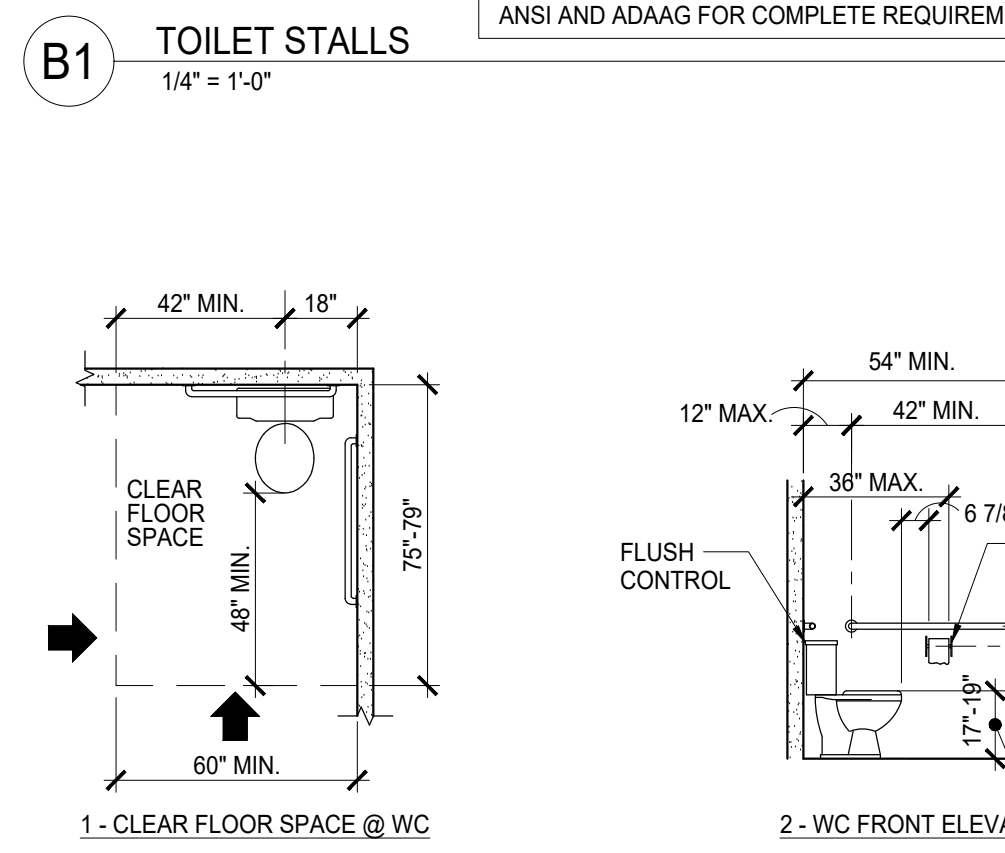
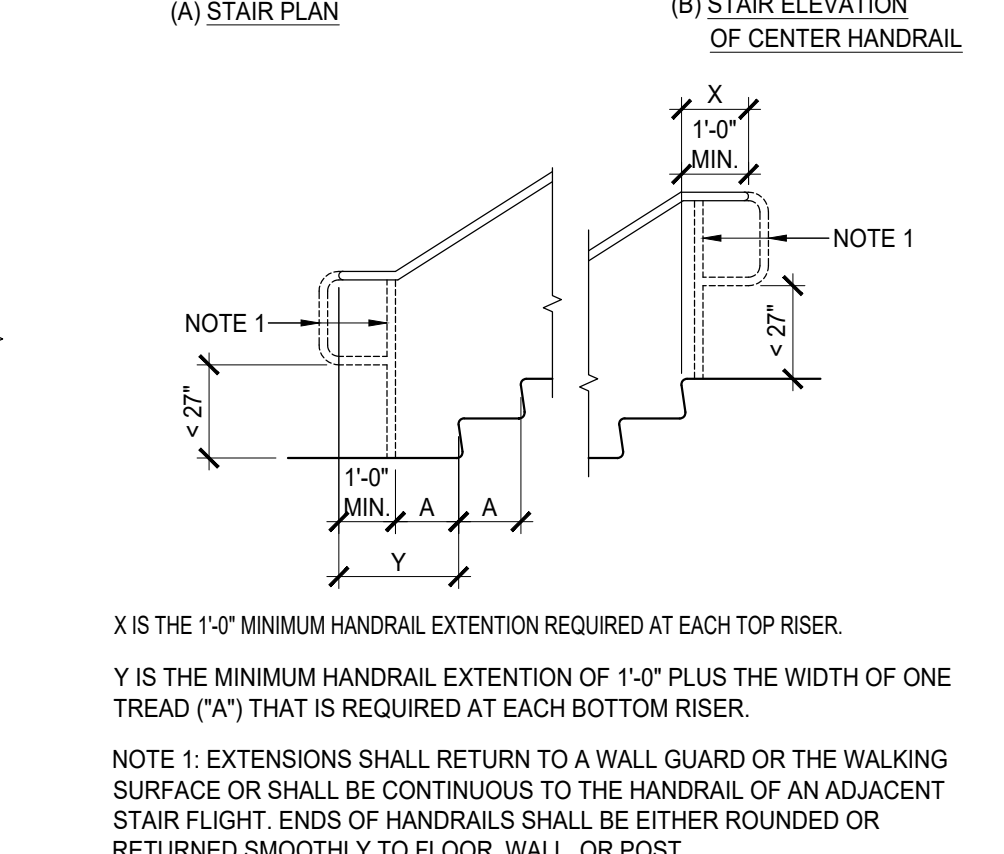
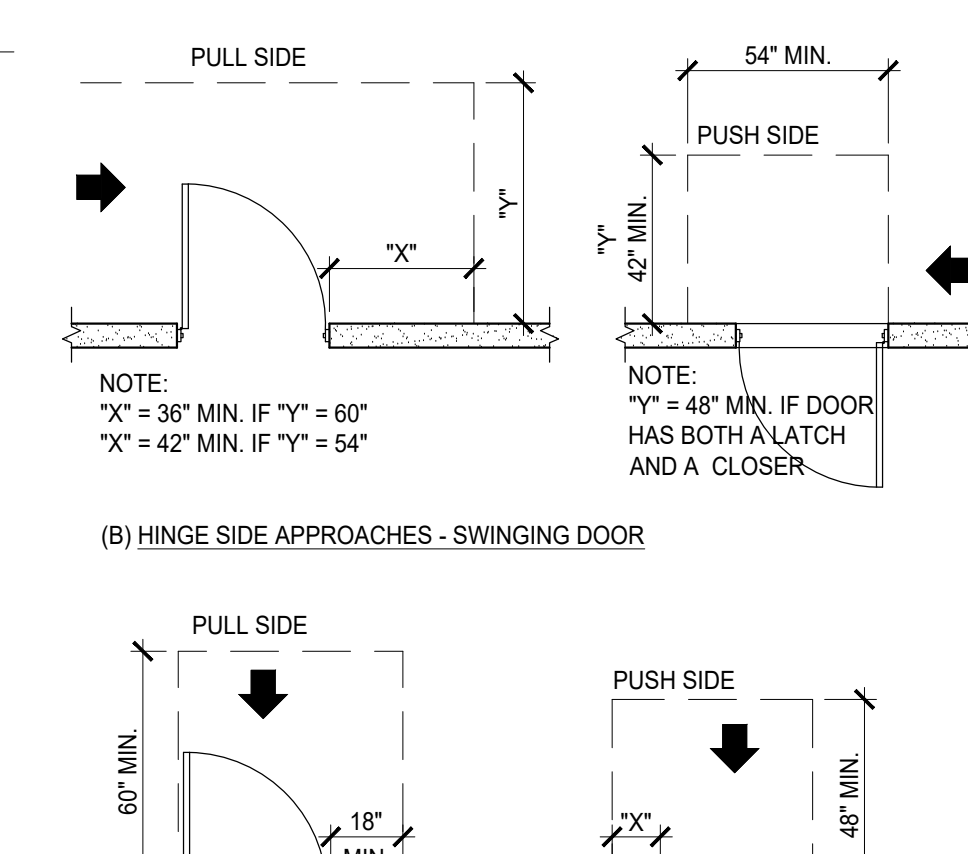
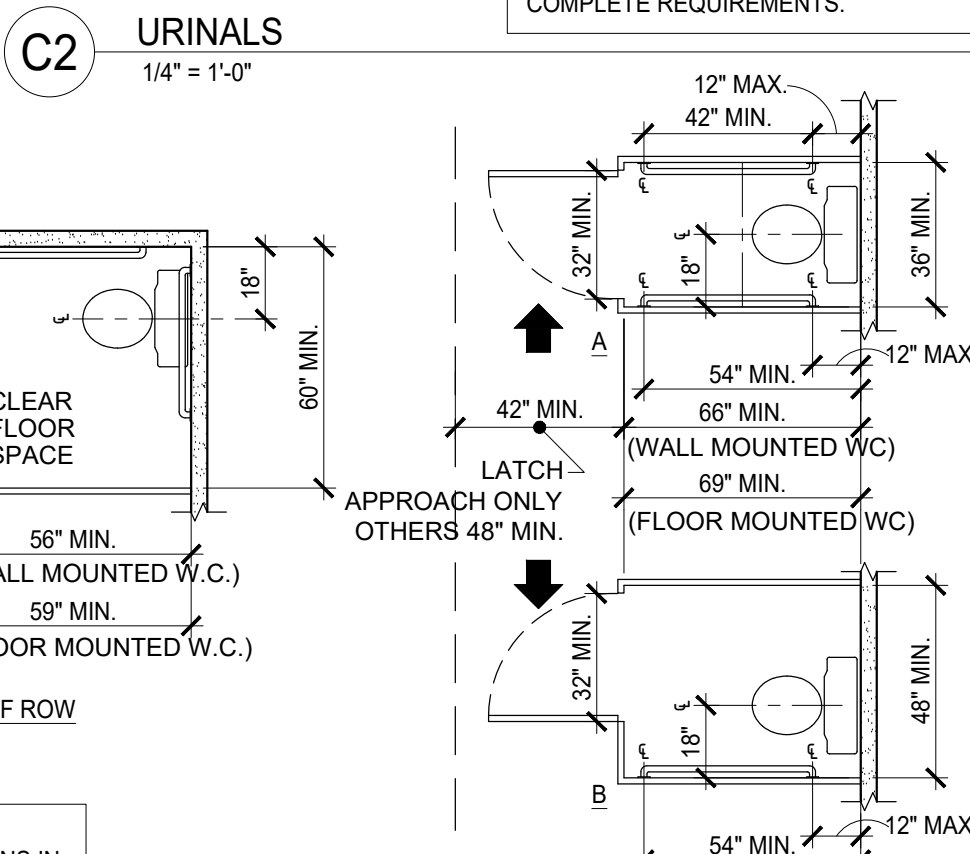
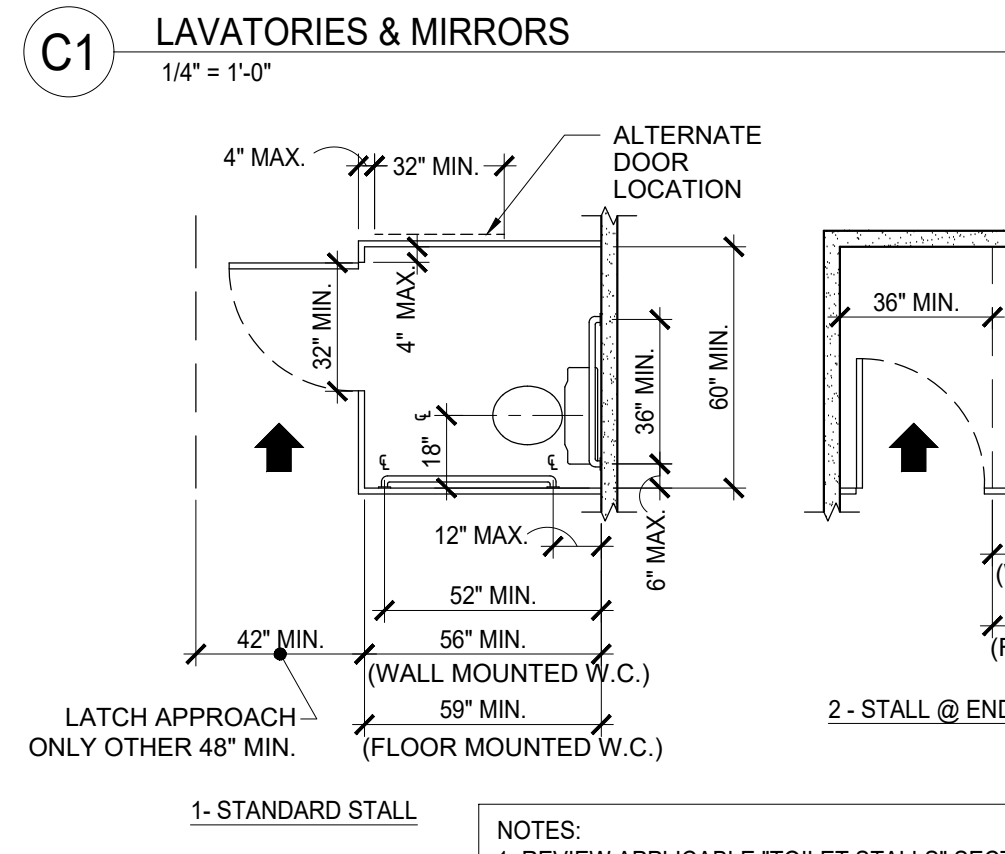
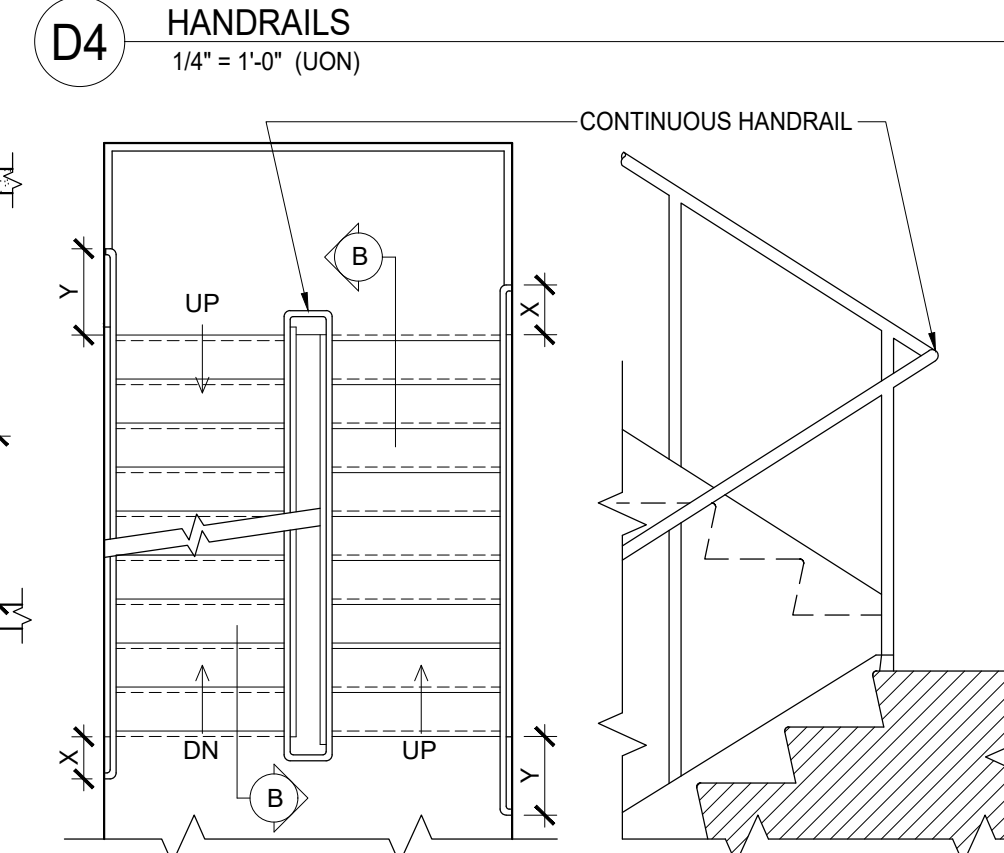
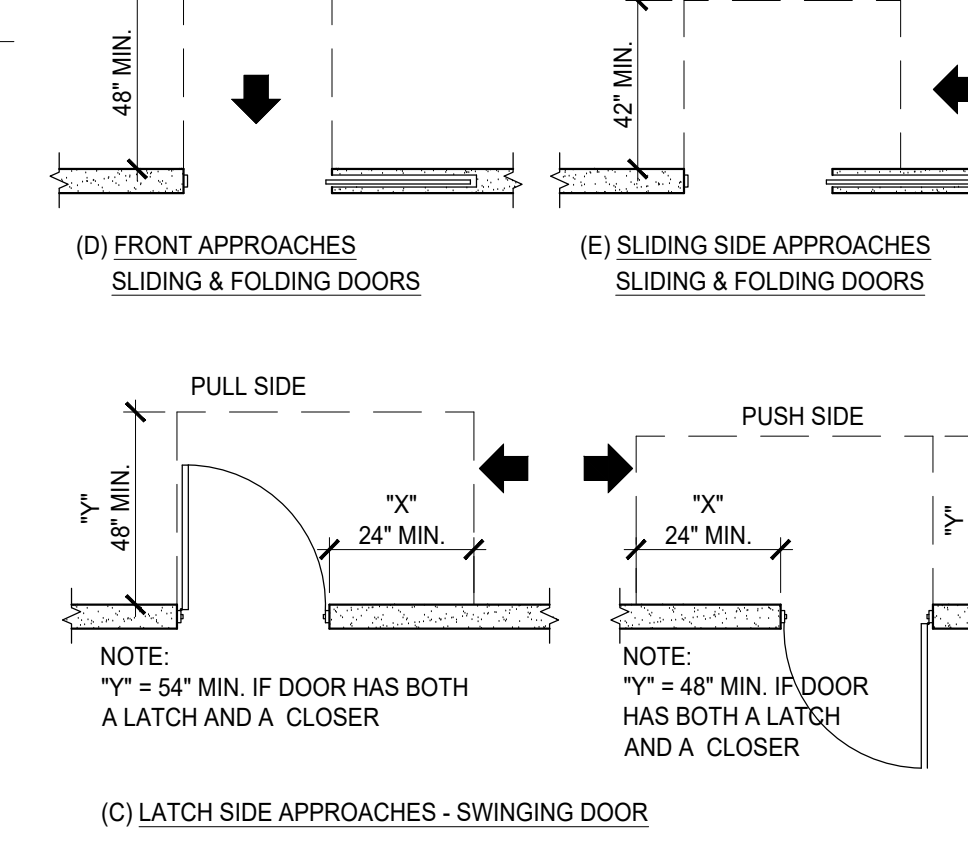
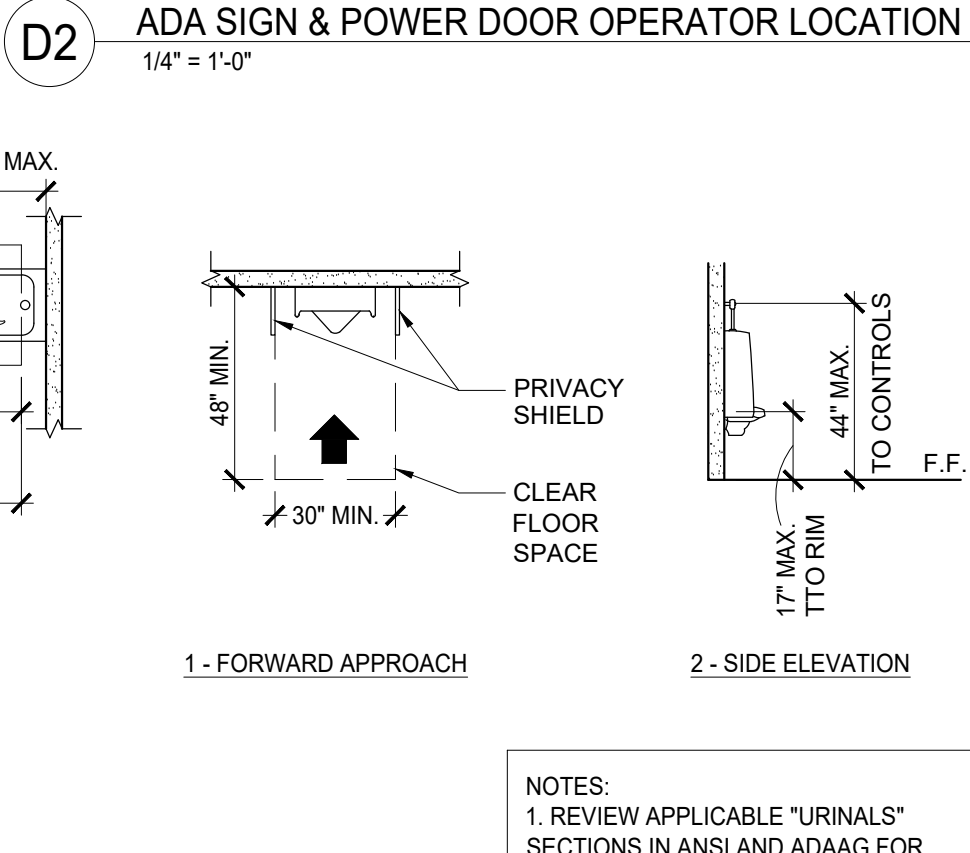
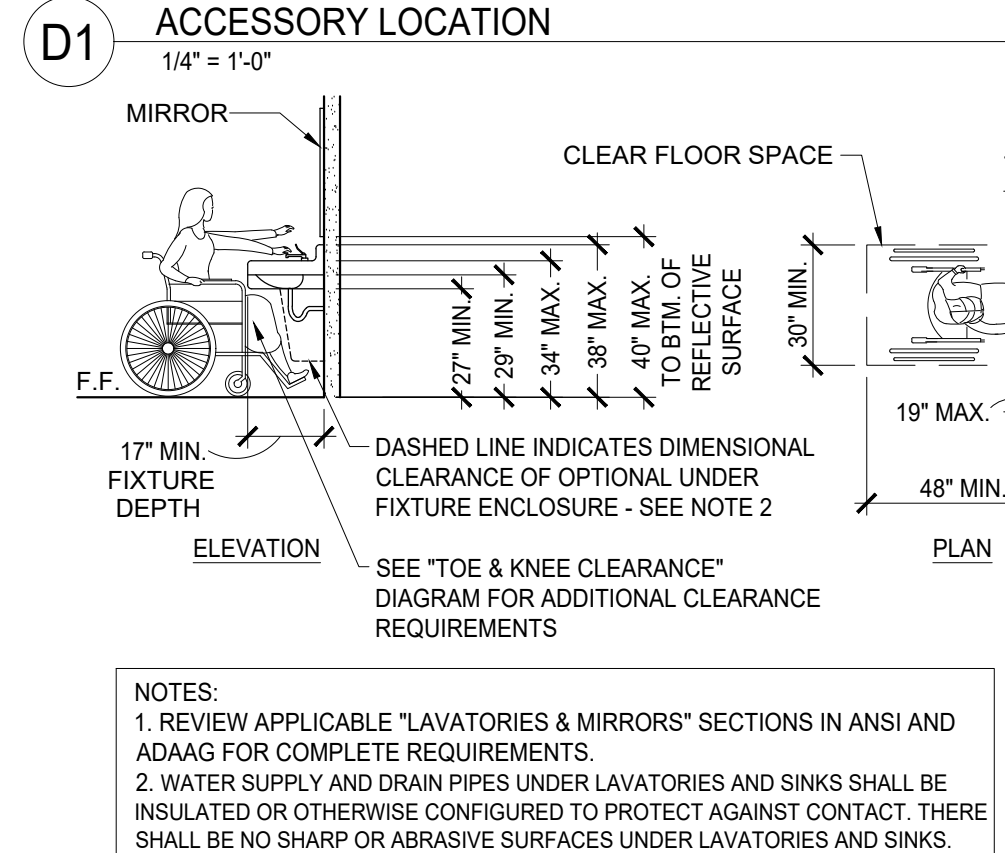
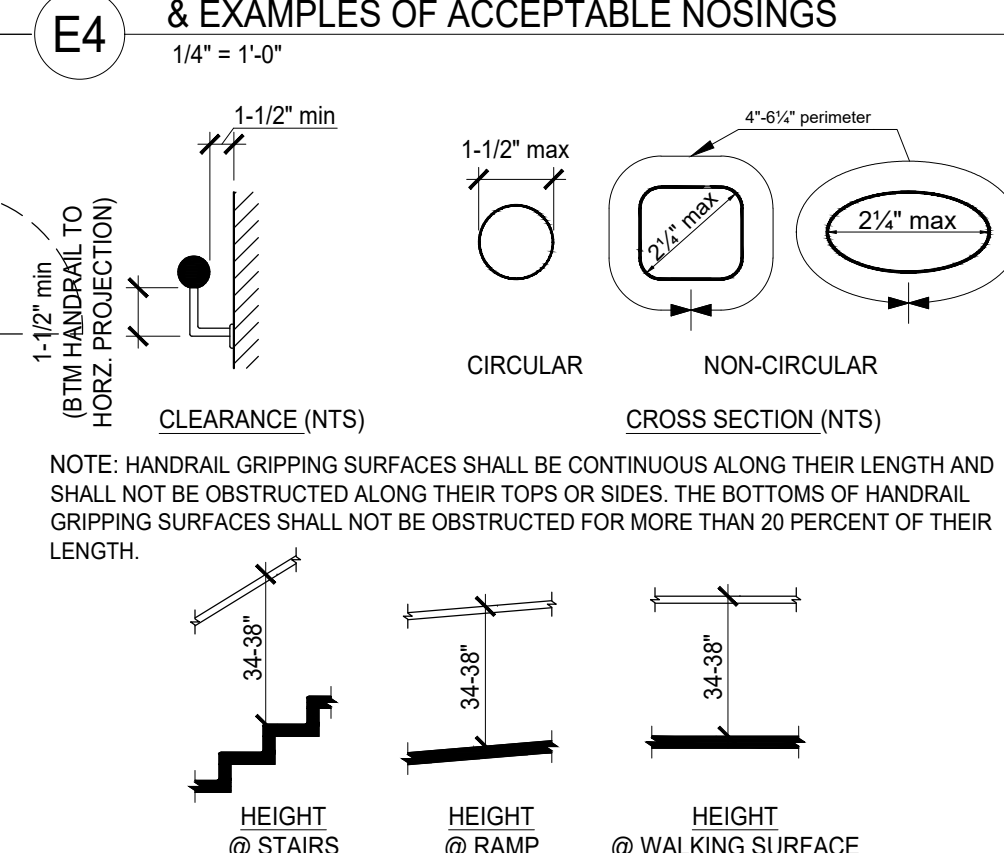
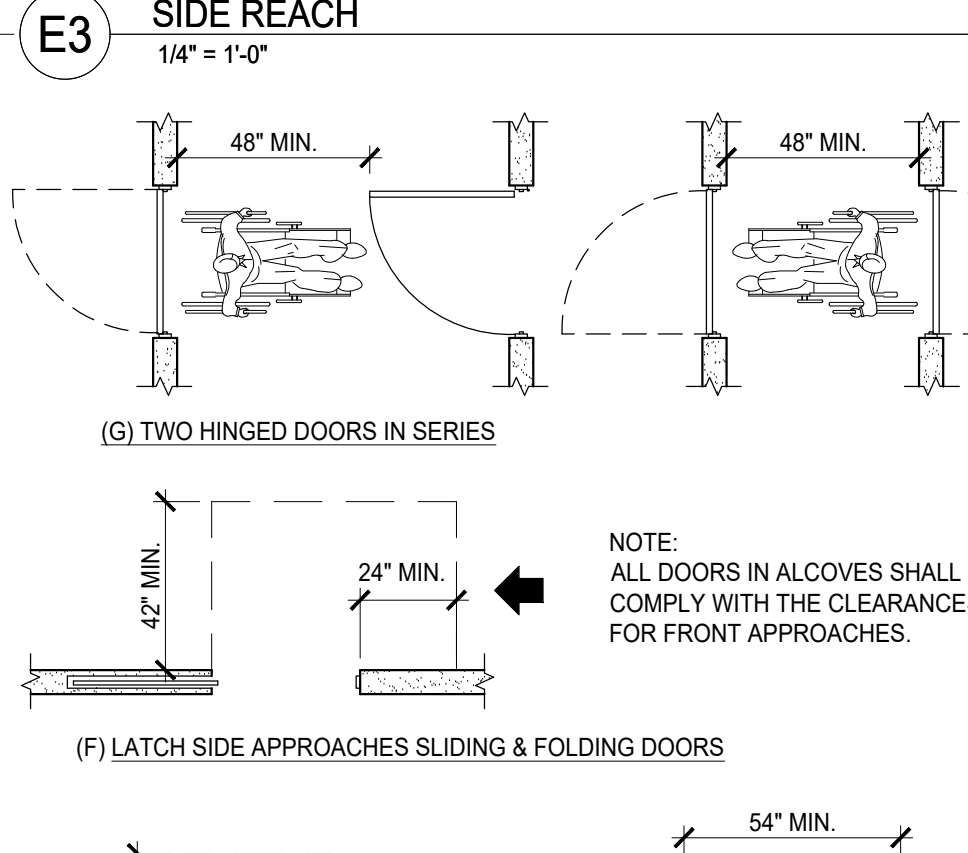
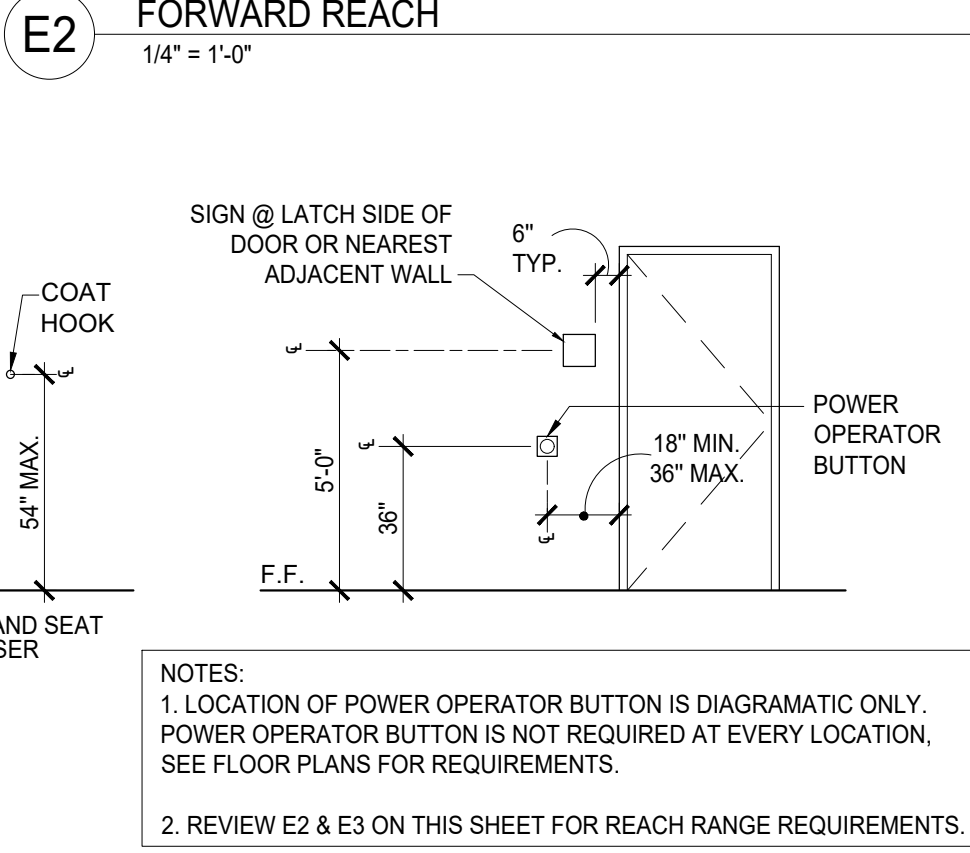
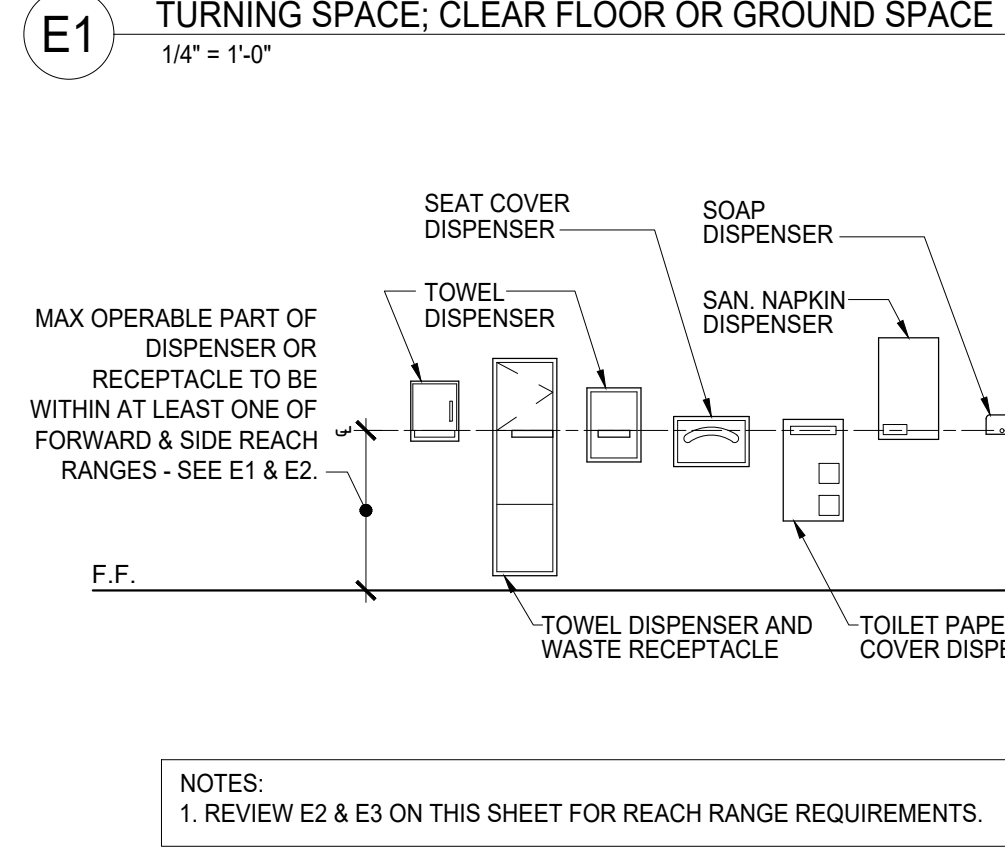
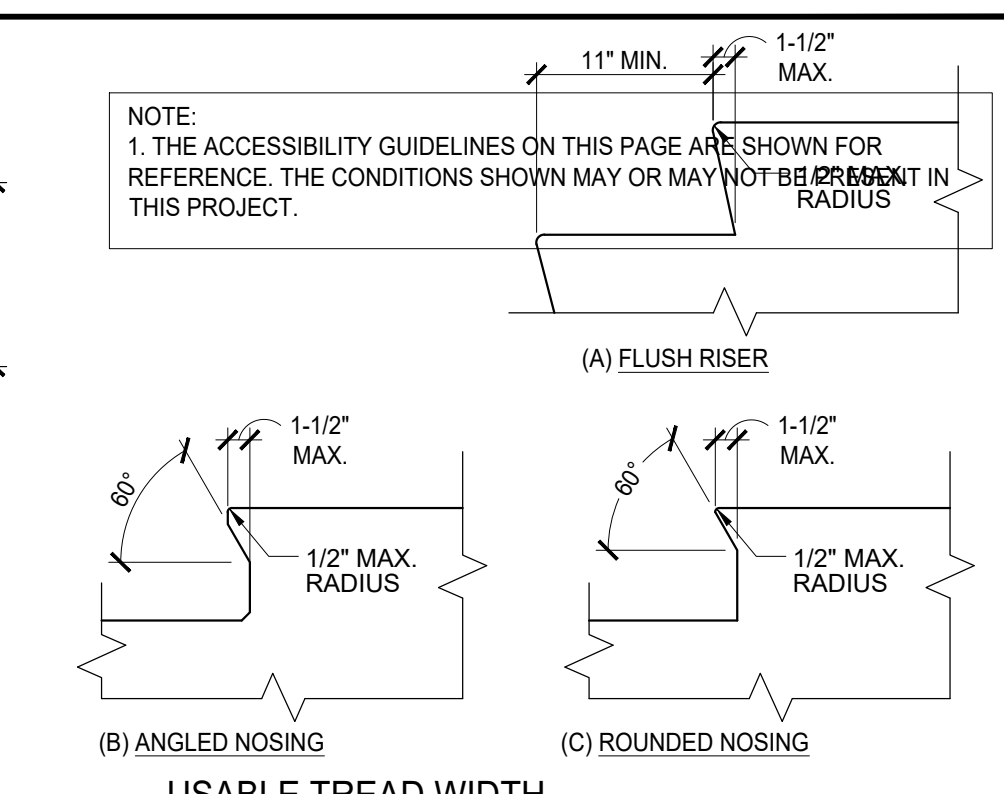
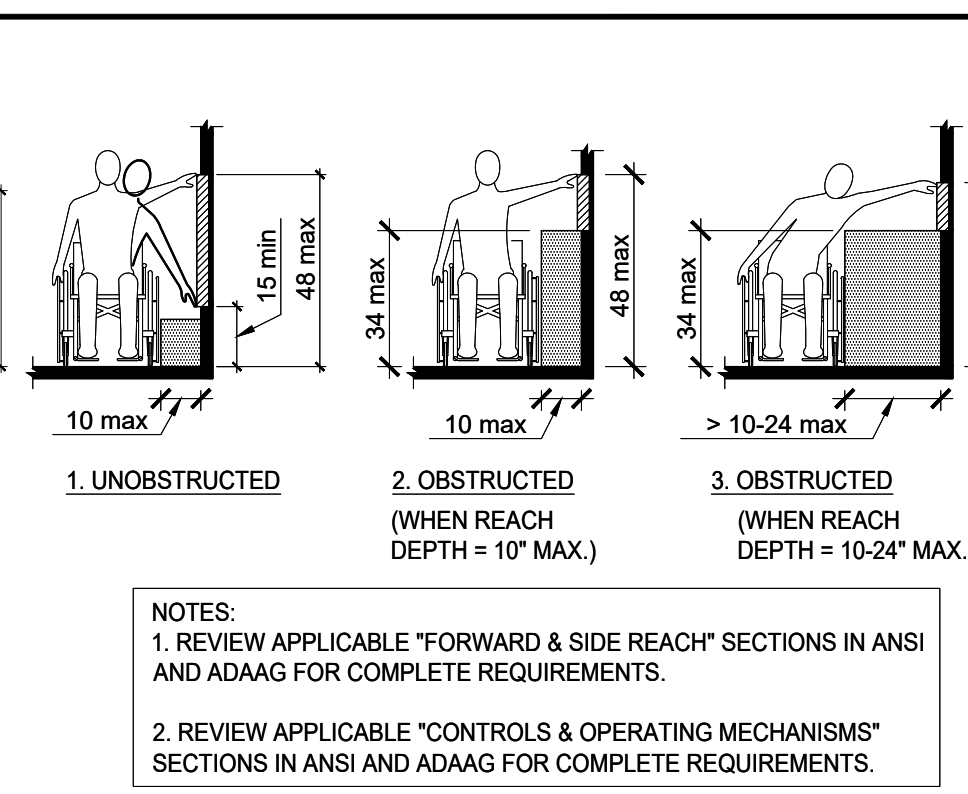
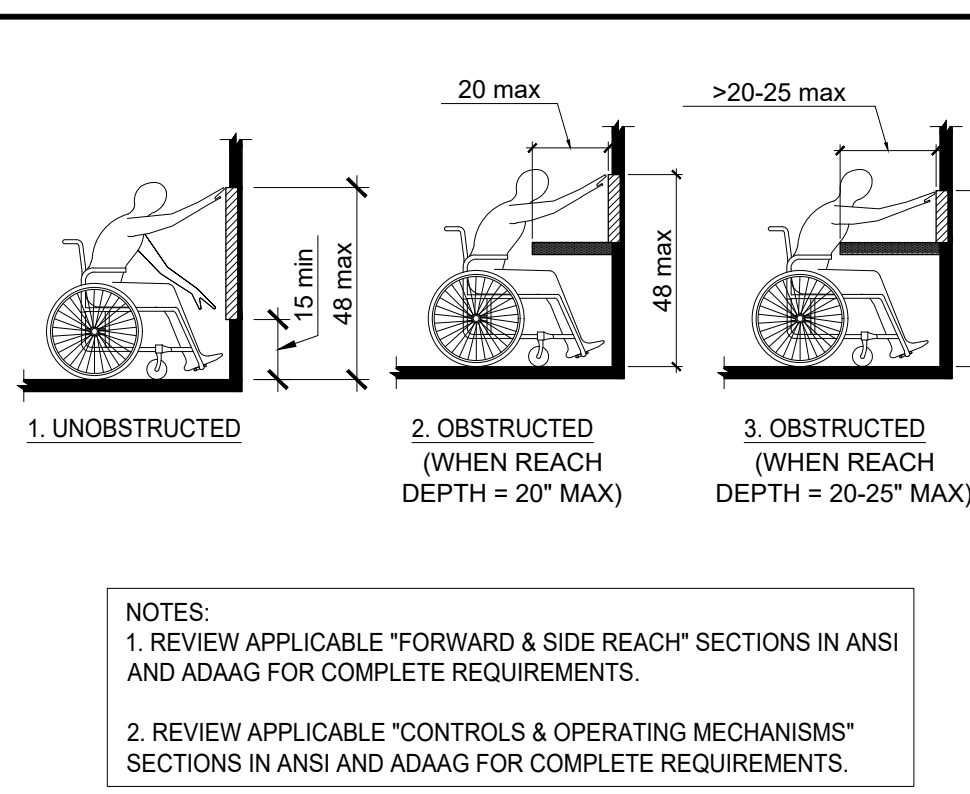
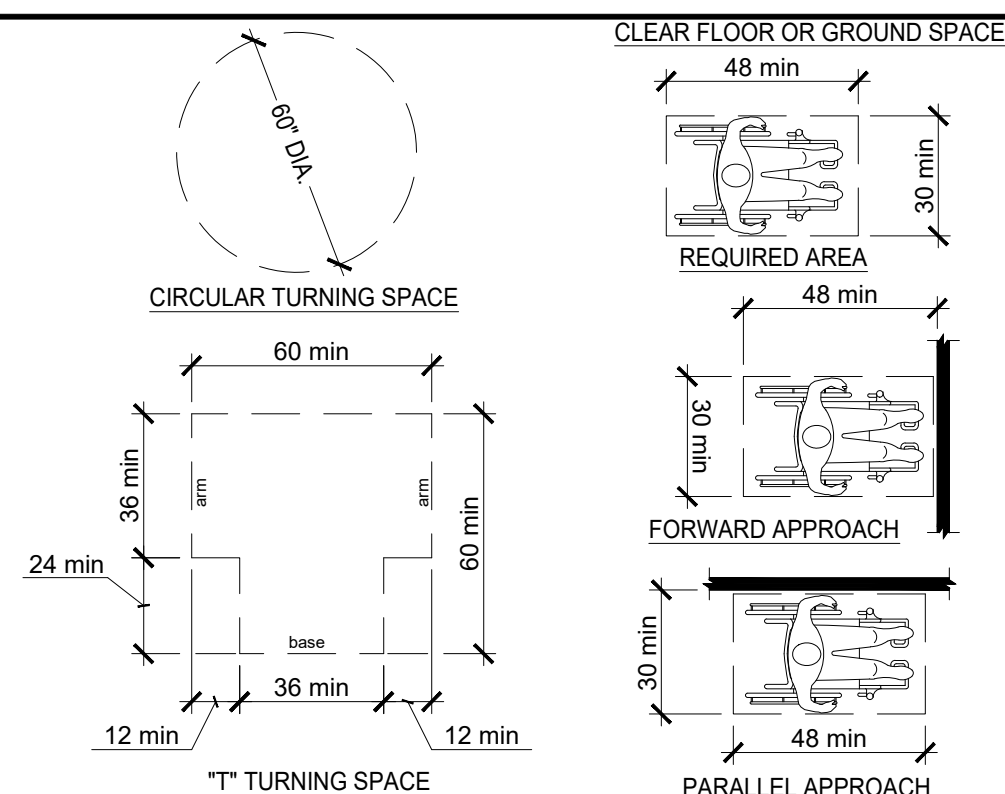
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DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
SCHEDULES

SHEET NUMBER:

A6.2

0 == 1" ORIGINAL SIZE



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MARK	DATE	DESCRIPTION

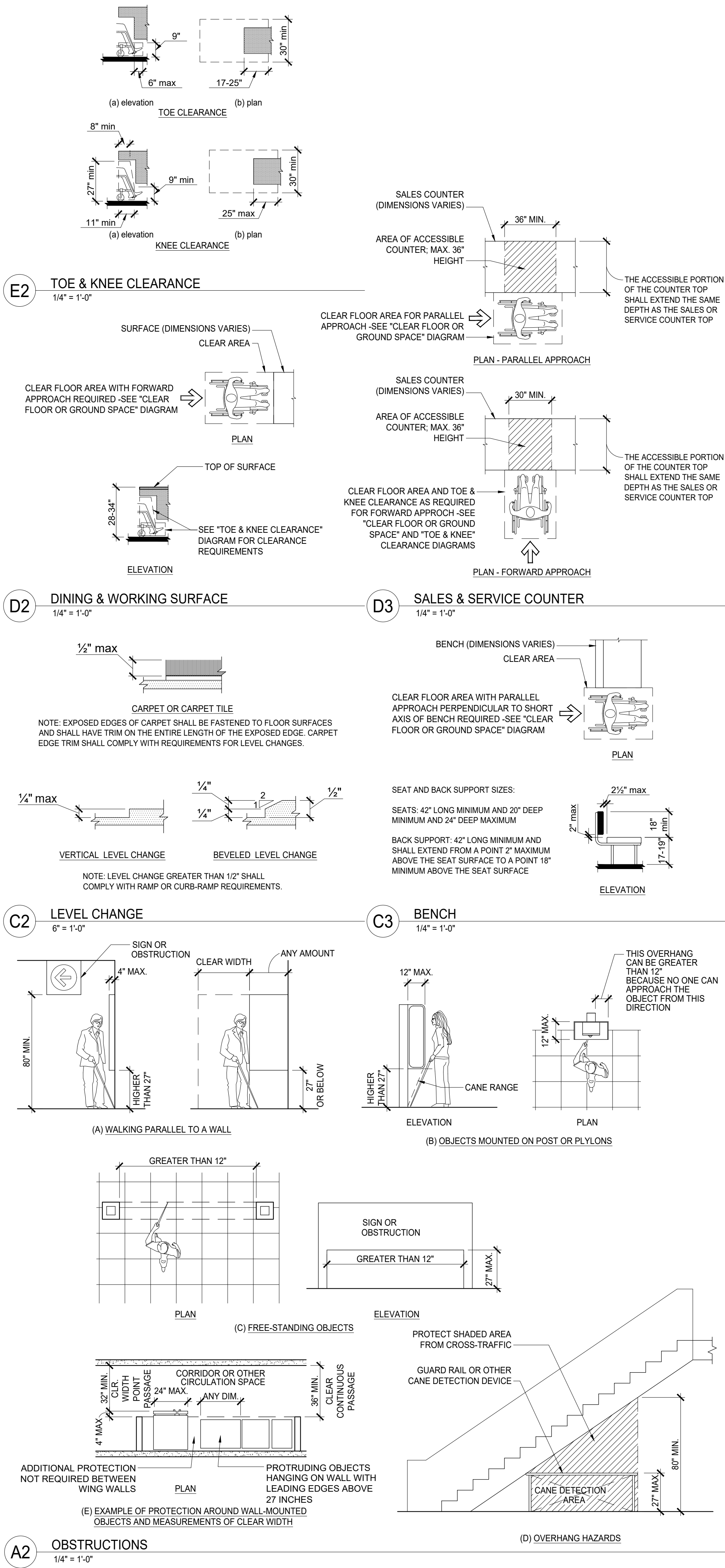
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CHECKED BY: JAZ

SHEET NAME:
**ACCESSIBILITY
DIAGRAMS & NOTES**

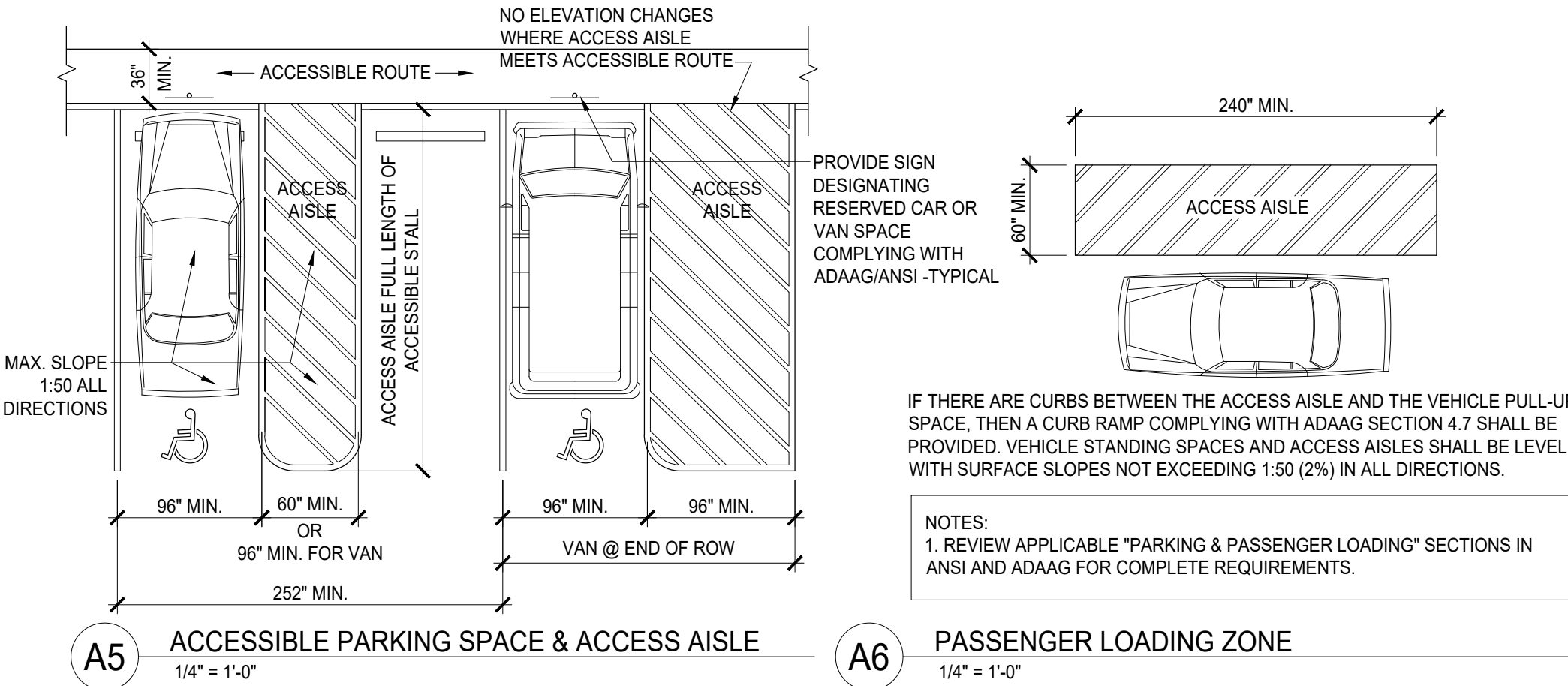
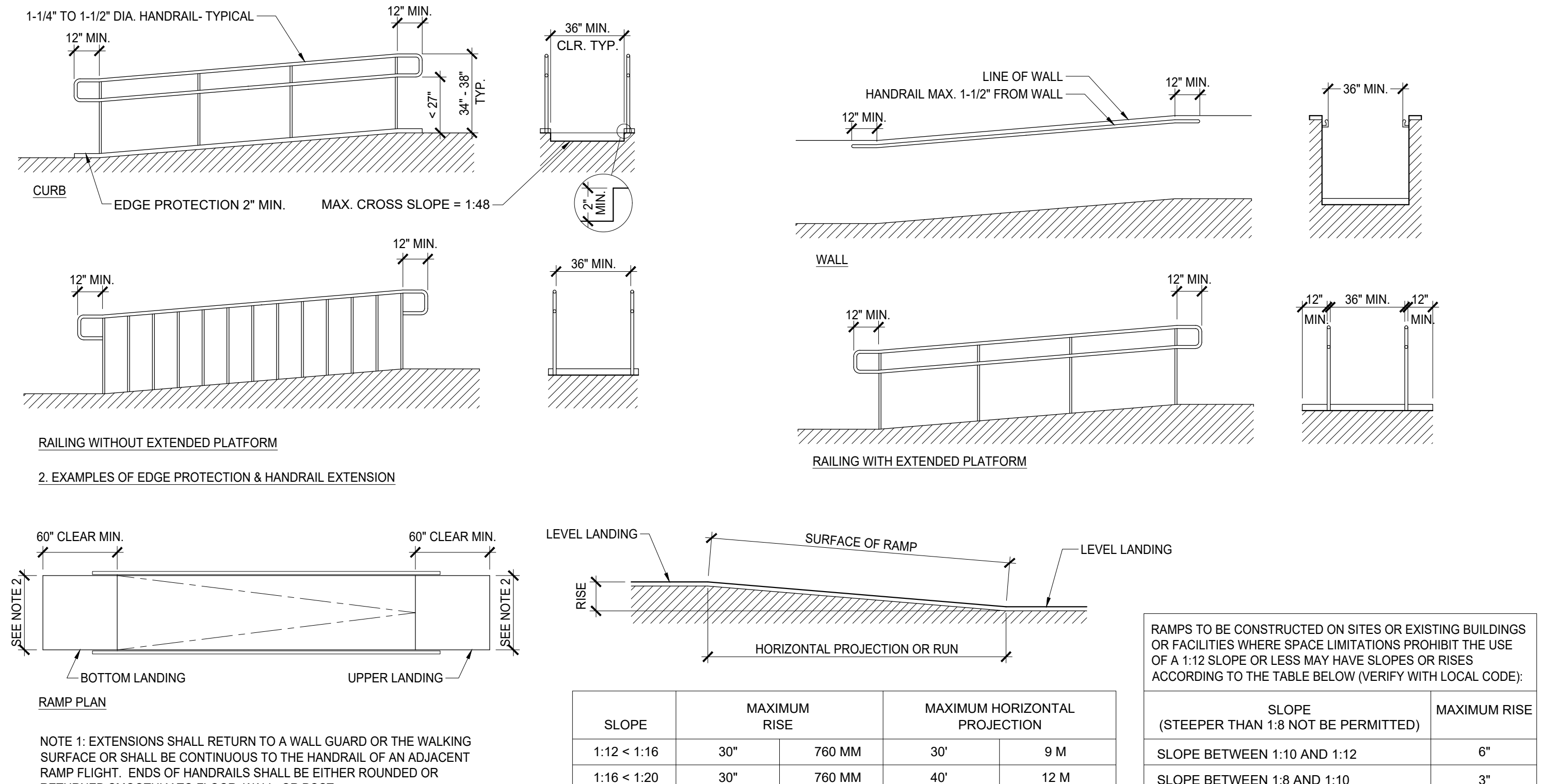
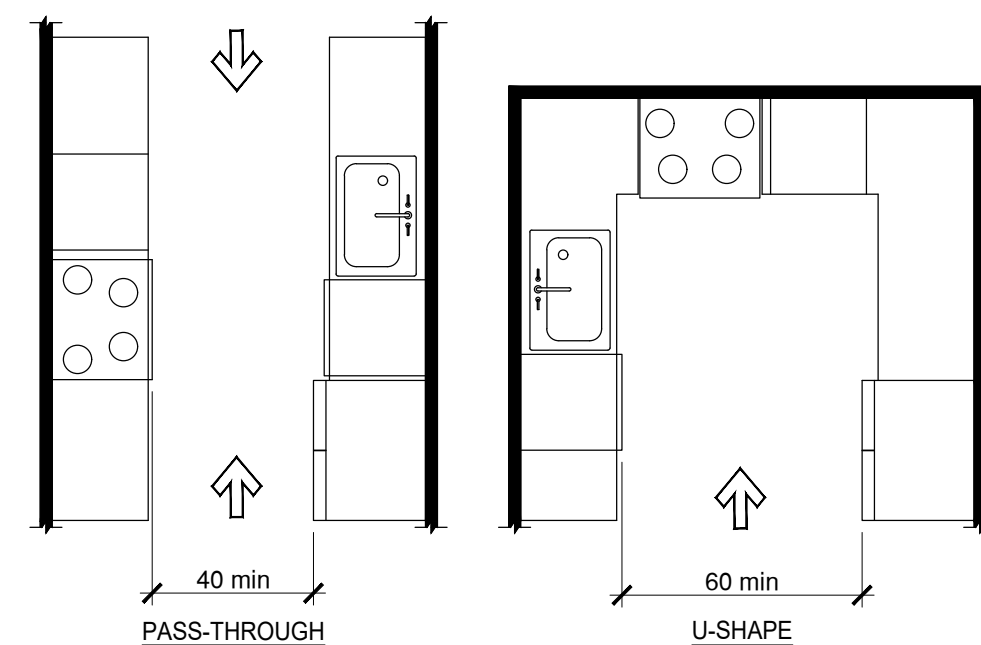
SHEET NUMBER:

A-7.0

0 1" ORIGINAL SIZE



NOTE:
1. THE ACCESSIBILITY GUIDELINES ON THIS PAGE ARE SHOWN FOR REFERENCE. THE CONDITIONS SHOWN MAY OR MAY NOT BE PRESENT IN THIS PROJECT.



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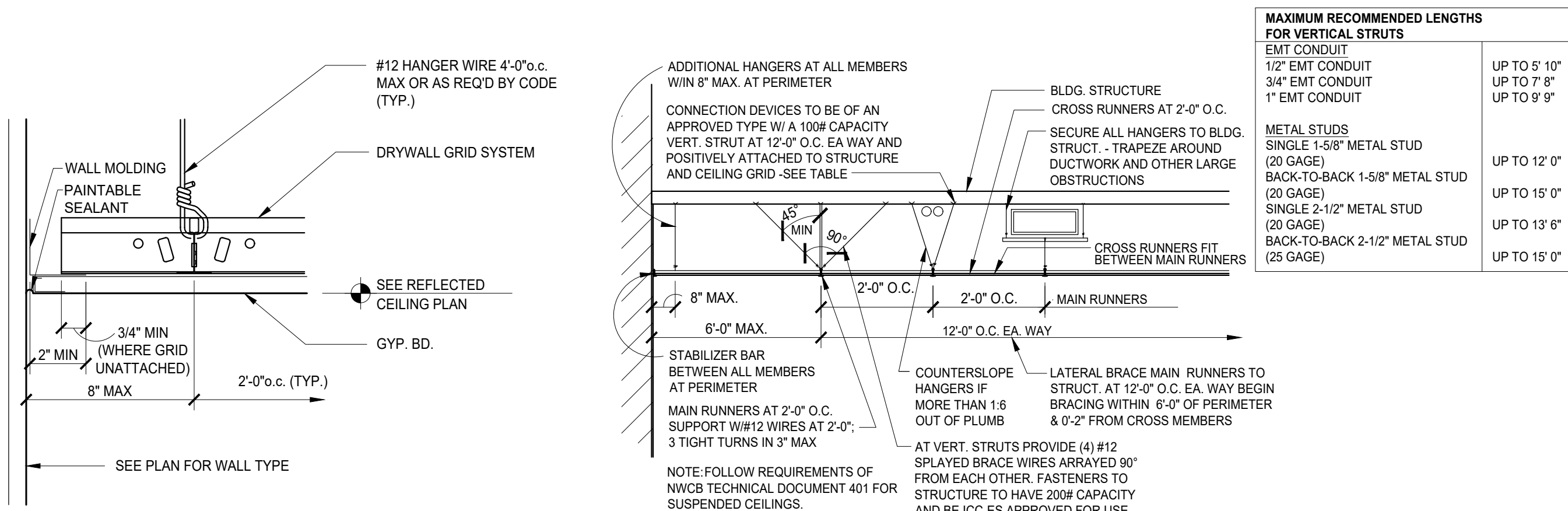
MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
**ACCESSIBILITY
DIAGRAMS & NOTES**

SHEET NUMBER:

A-7.1
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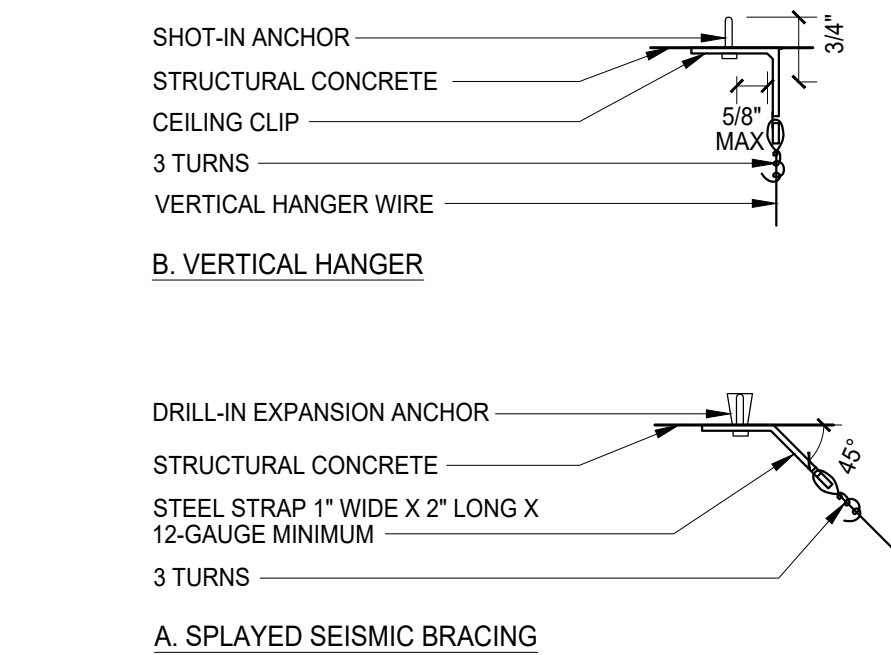
D1 SUSPENDED GWB CEILING
3'-1'-0"

D2 SUSPENDED CEILING BRACING
1/2"-1'-0"

D3 HOLLOW METAL DOOR JAMB
3'-1'-0"

D4 KNOCK-DOWN DOOR JAMB
3'-1'-0"

D5 KNOCK-DOWN DOOR HEAD WITH CLOSER
3'-1'-0"



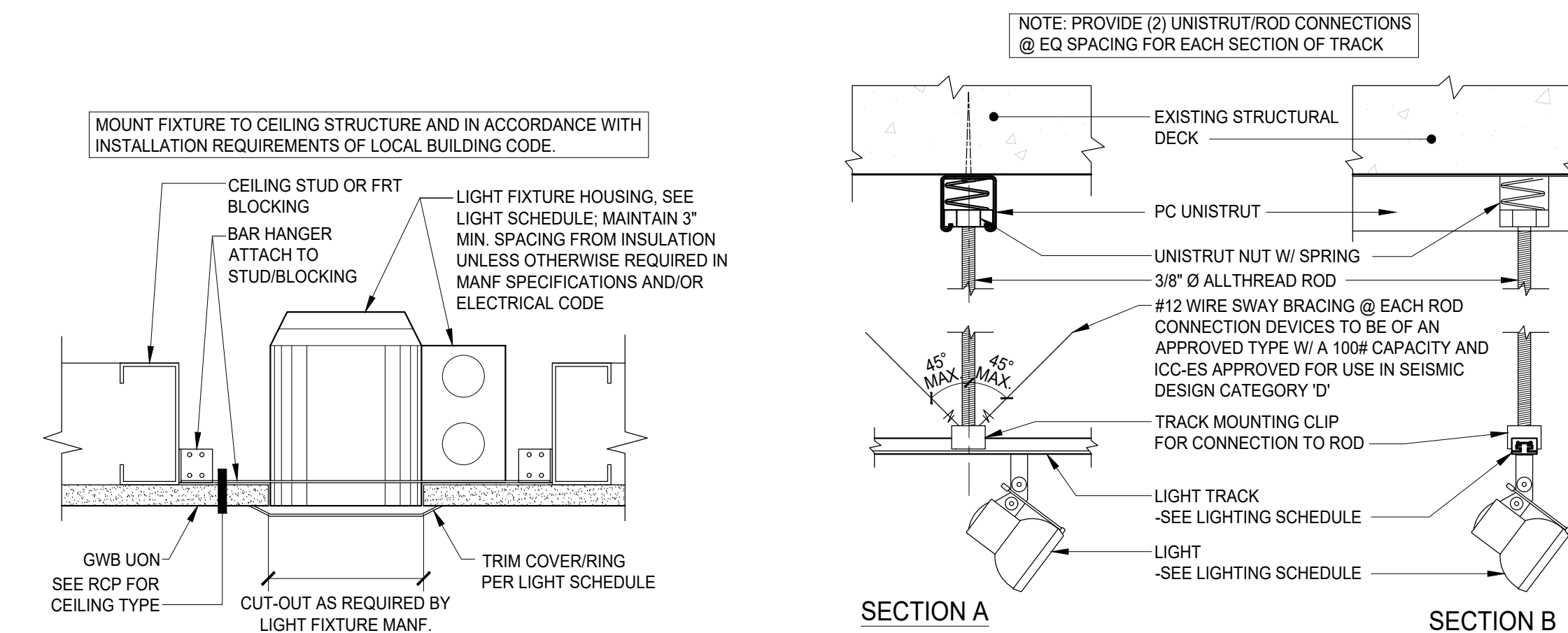
C1 SUSPENDED GWB CEILING WIRE ATTACHEMENT
3'-1'-0"

C2 CEILING
3'-1'-0"

C3 WALL BRACING
3'-1'-0"

C4 DEFLECTION HEAD & BOTTOM TRACK
3'-1'-0"

C5 DOOR JAMB (HEAD SIMILAR)
3'-1'-0"



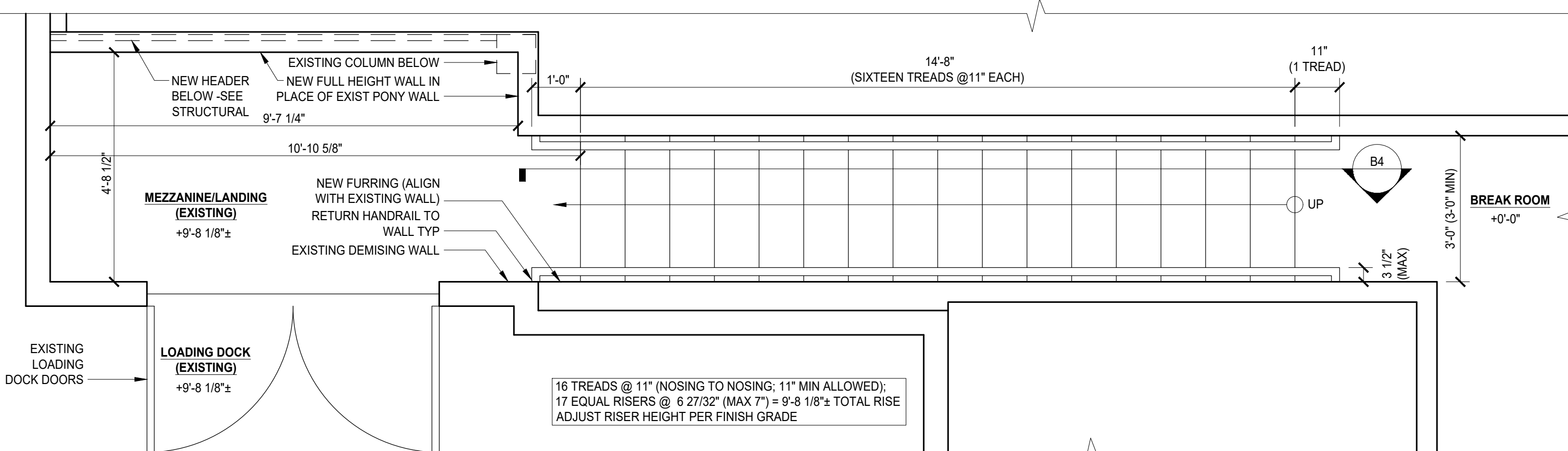
B1 RECESSED LIGHT FIXTURE
3'-1'-0"

B2 LIGHT TRACK MOUNTING
3'-1'-0"

B3 BRACING @ WATER HEATER
3/4"-1'-0"

B4 FRAMING @ WATER HEATER
3/4"-1'-0"

B5 FRAMING @ WATER HEATER
3/4"-1'-0"



A1 STAIR PLAN @ MEZZANINE
1/2"-1'-0"

A4 SECTION @ MEZZANINE ACCESS STAIRS
1/4"-1'-0"

A5 FIRE EXTINGUISHER CABINET
1'-1'-0"

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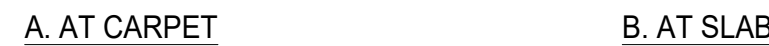
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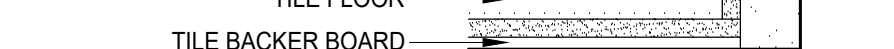
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PROJECT NO.: 10136
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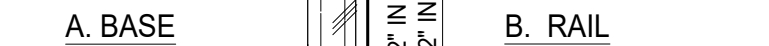
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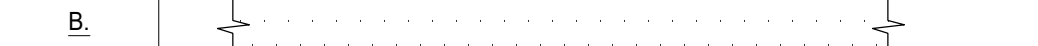
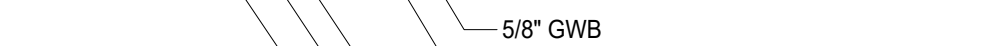

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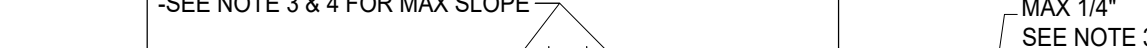
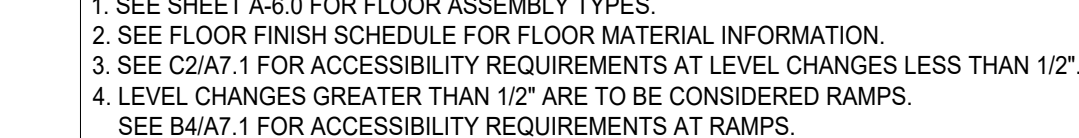
$$6'' = 1' - 0$$

$$6'' = 1' - 0$$


6"=1'-0"


$$3'' = 1' - 0$$


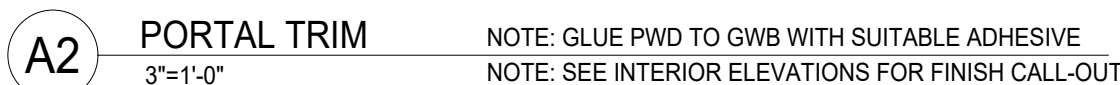
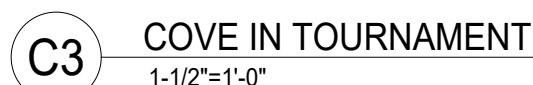
6"=1'-0"


 $6''=1'-0$ 
$$3'' = 1' - 0''$$
 $6'' = 1'-0''$  $1-1/2''=$ 
$$1''=1'-0$$

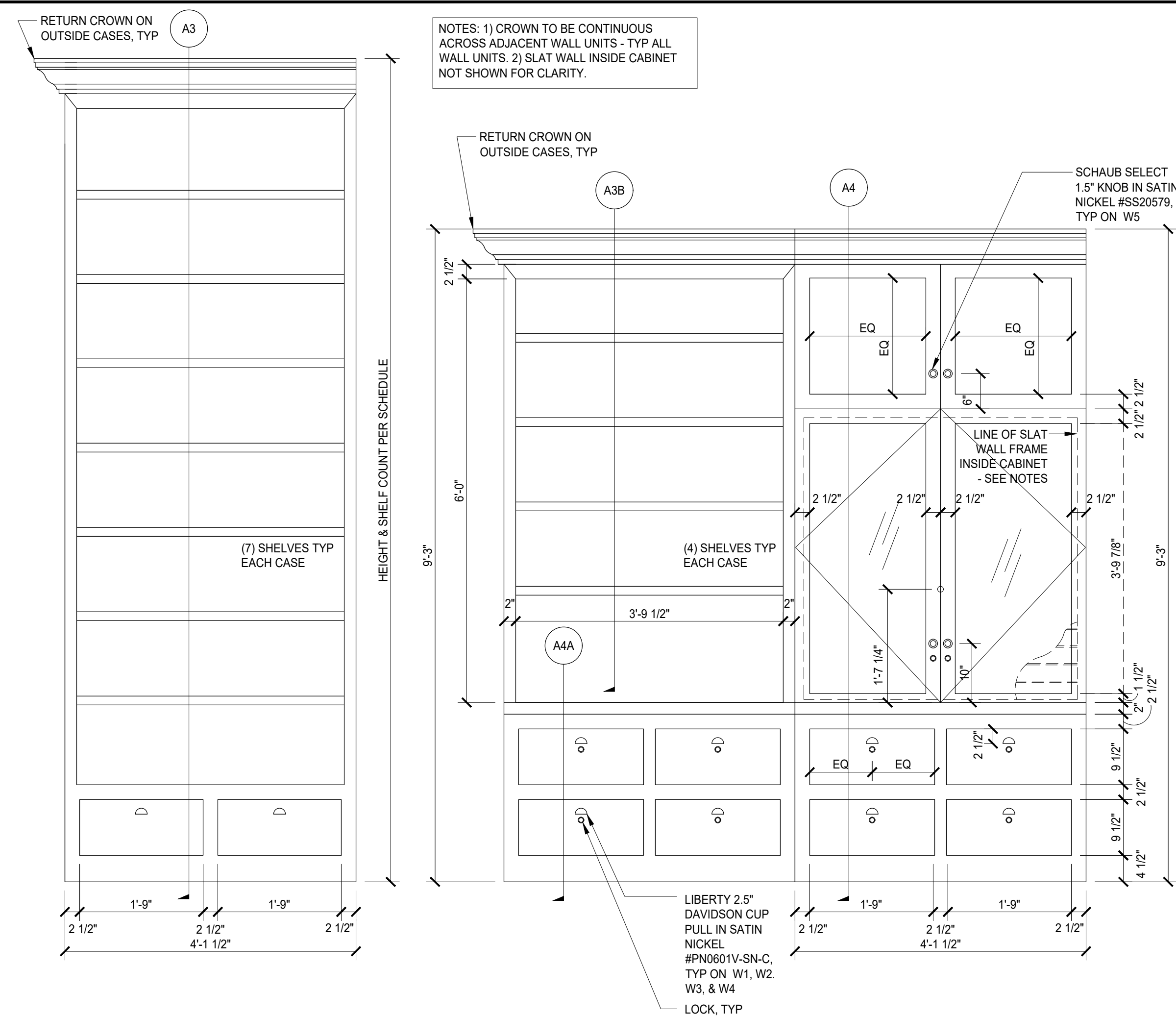
$$6''=1'$$


6"

0 1" ORIGINAL SIZE

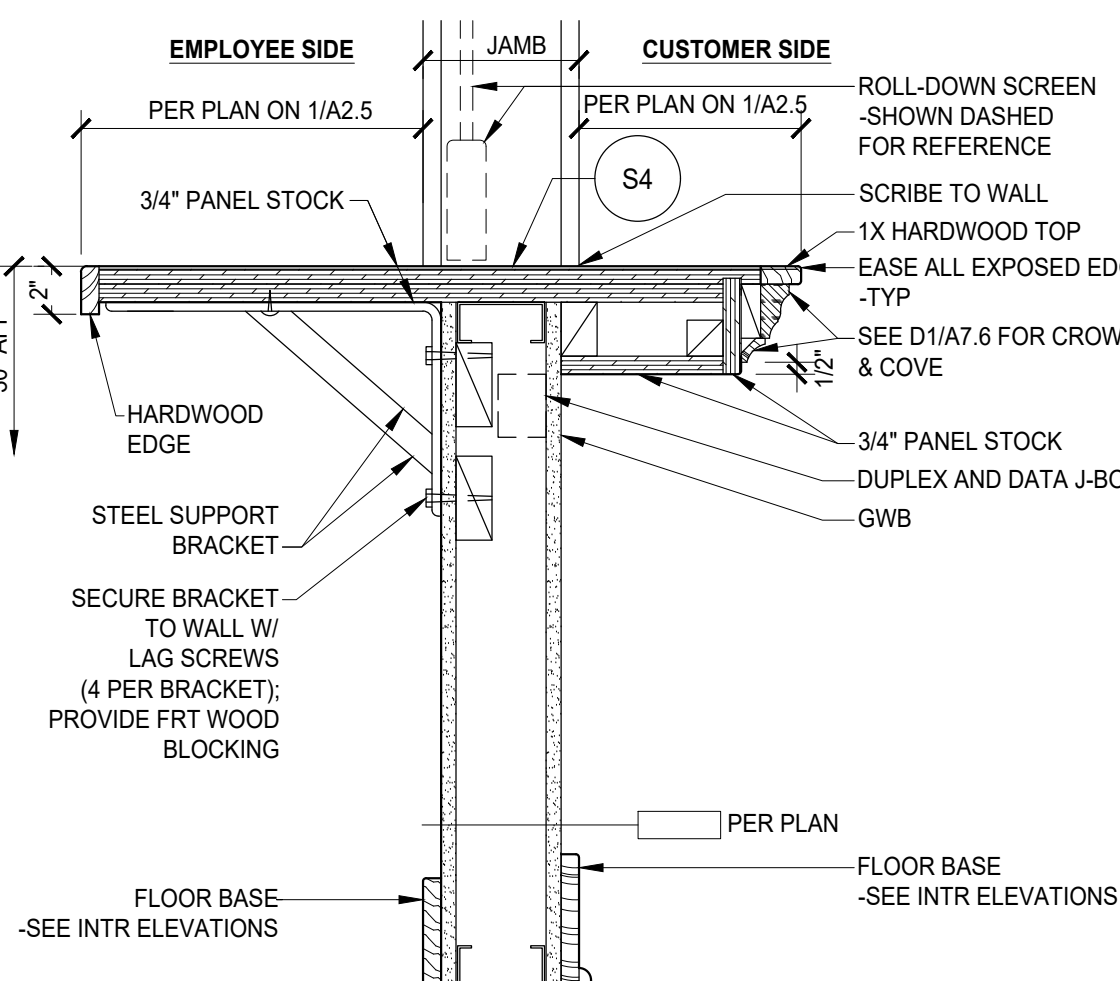


0  1" ORIGINAL SIZE

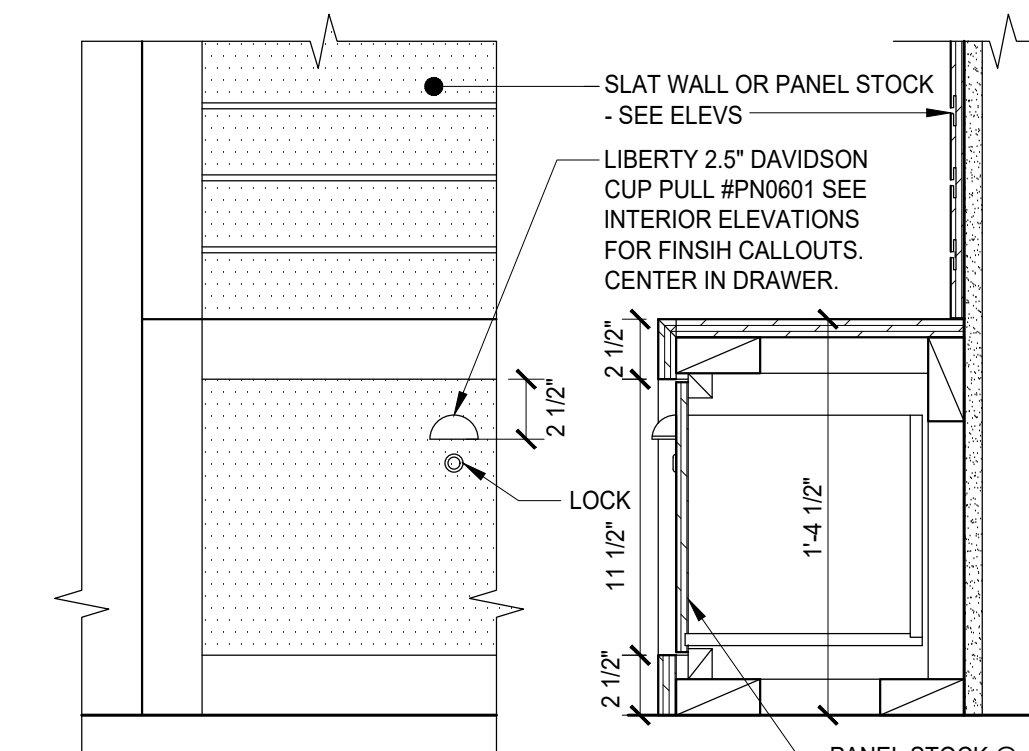


C1 W2A/W2B WALL UNIT ENLARGED ELEV
3/4"=1'-0"

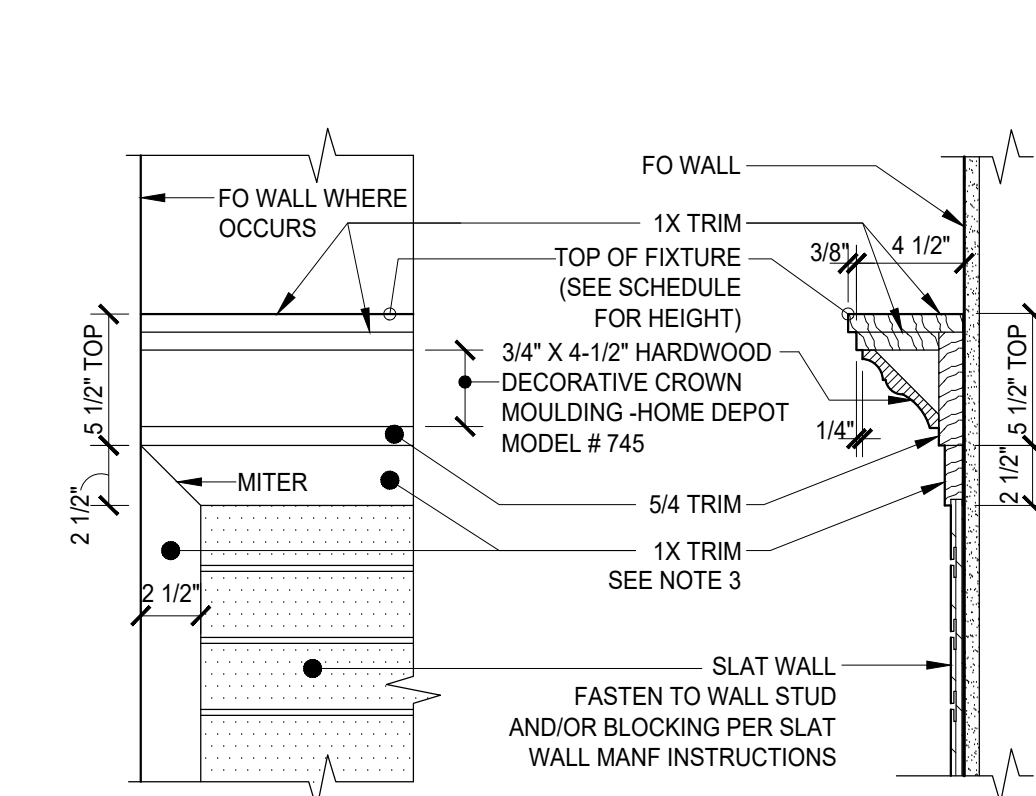
C2 W2B/ W4 WALL UNIT ENLARGED ELEVATION
3/4"=1'-0"



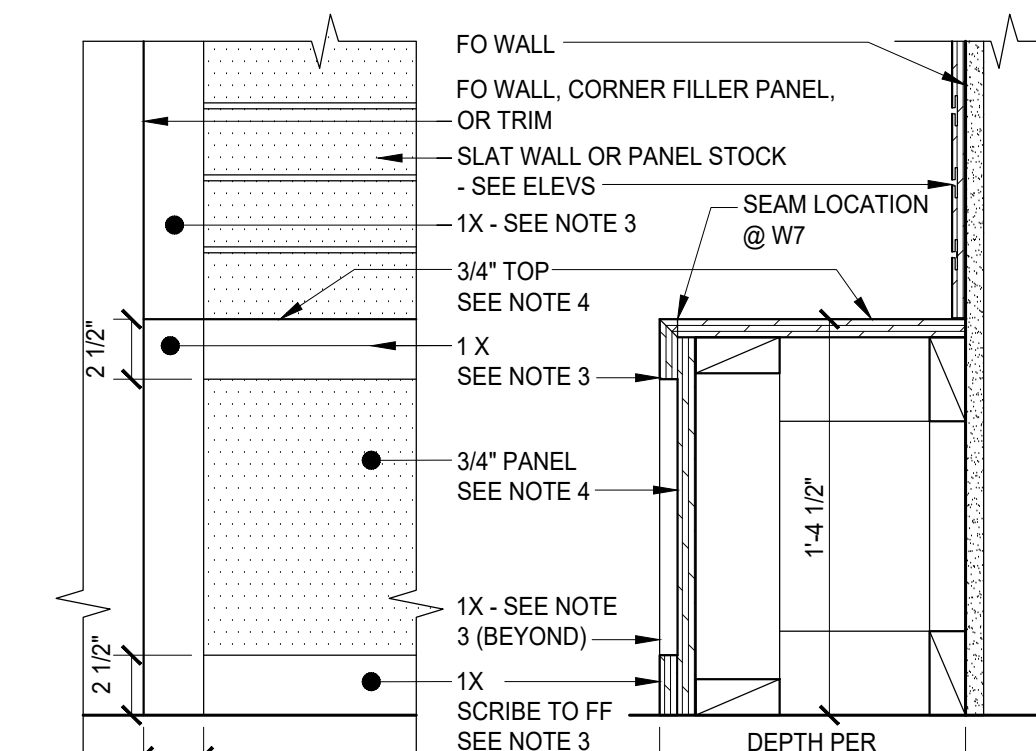
B1 COUNTER
1-1/2"=1'-0"



A1 W2/W3 A & B BASE WITH DRAWER
1-1/2"=1'-0"

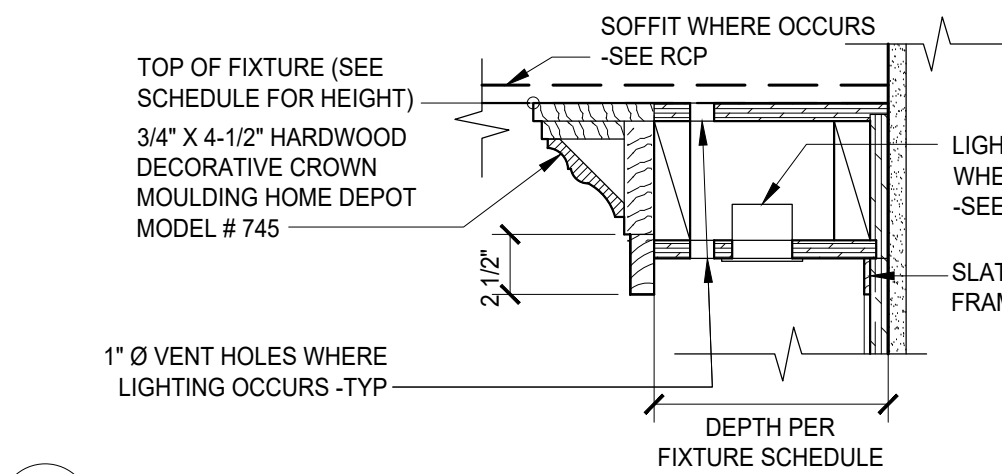


B2 W3A SLAT WALL - TOP (W3A ELEV SIM)
1-1/2"=1'-0"

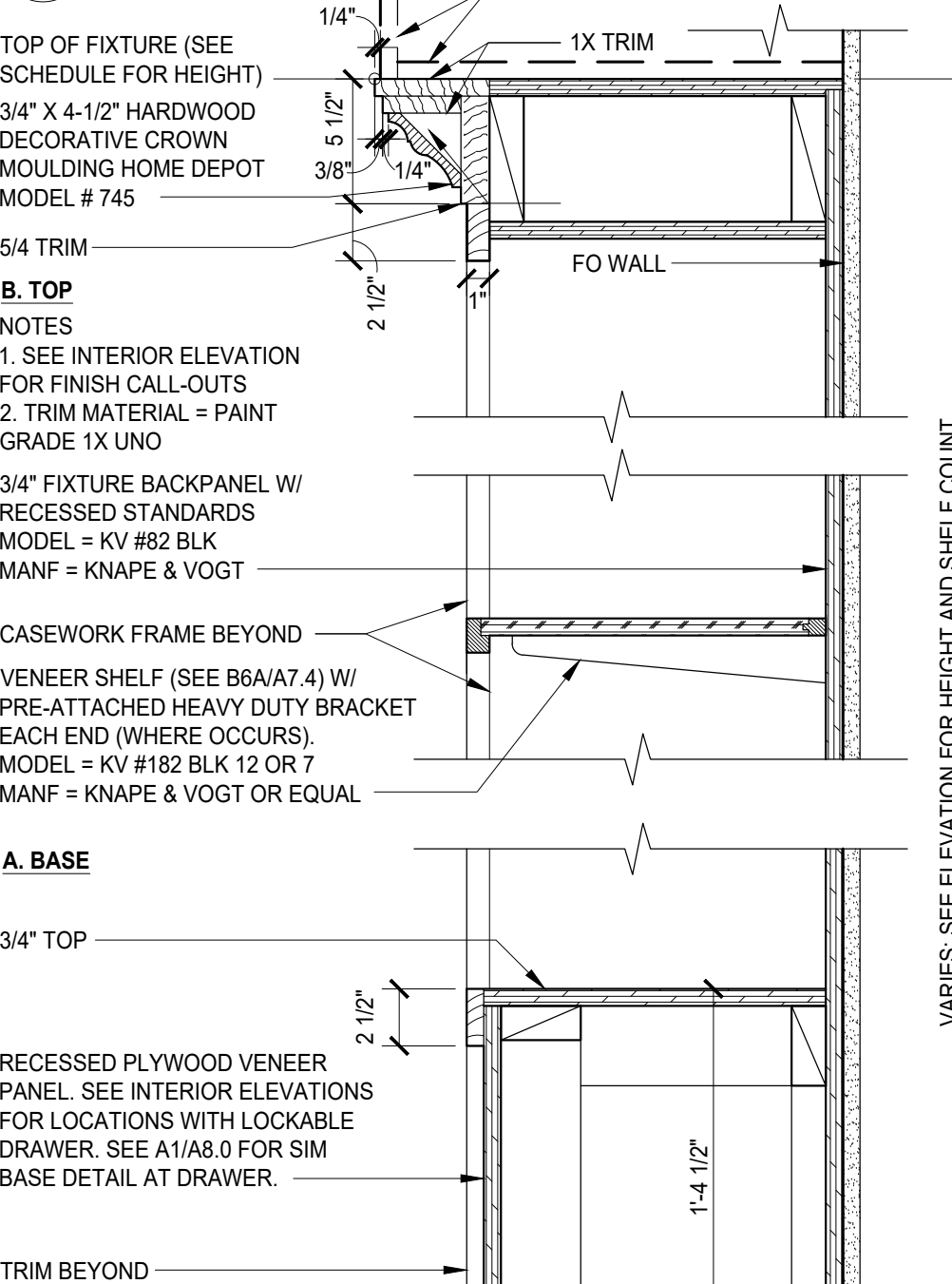


A2 W2/W3 A & B BASE
1-1/2"=1'-0"

C3 W6 COLUMN UNIT ENLARGED ELEVATION
3/4"=1'-0"

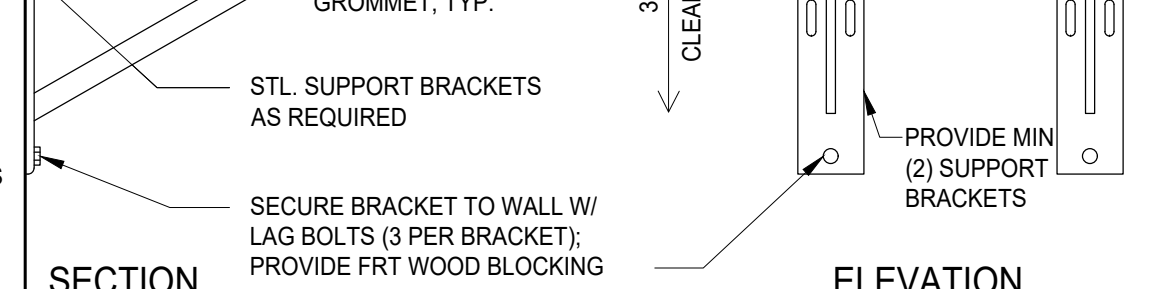


B3 W3A SLAT WALL - TOP
1-1/2"=1'-0"

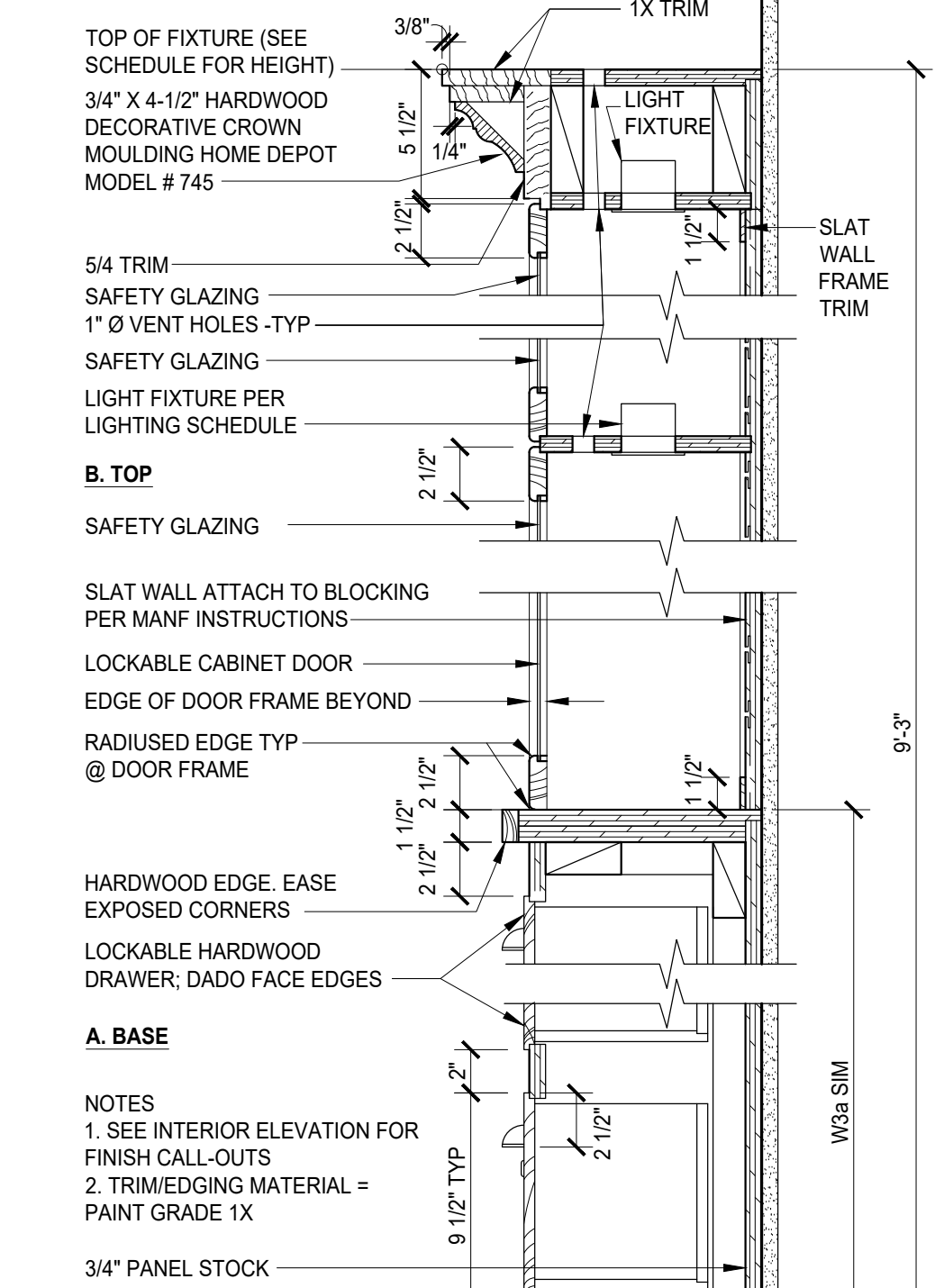


A3 W2A/W2B WALL UNIT
1-1/2"=1'-0"

C4 W6A COLUMN UNIT ENLARGED PLAN
3/4"=1'-0"

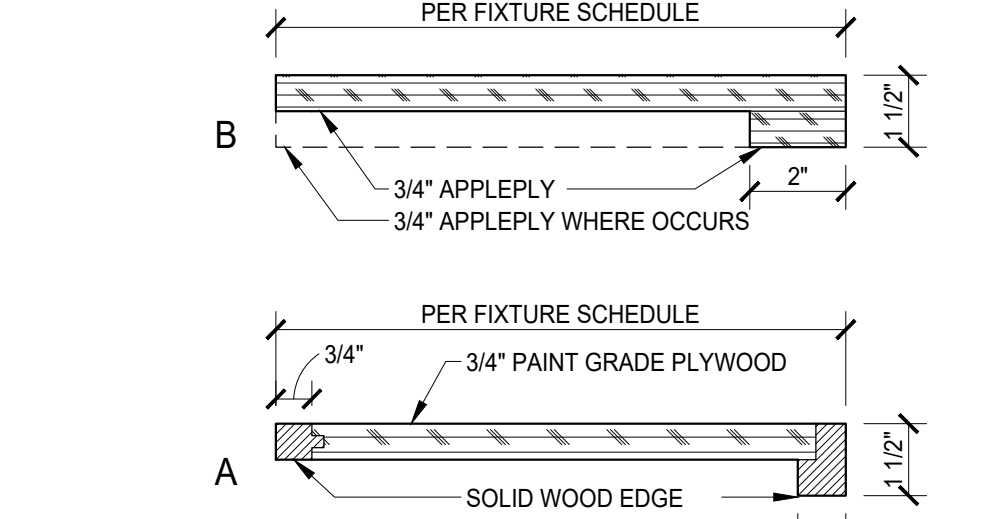


B4 BUILT-IN DESK
1-1/2"=1'-0"

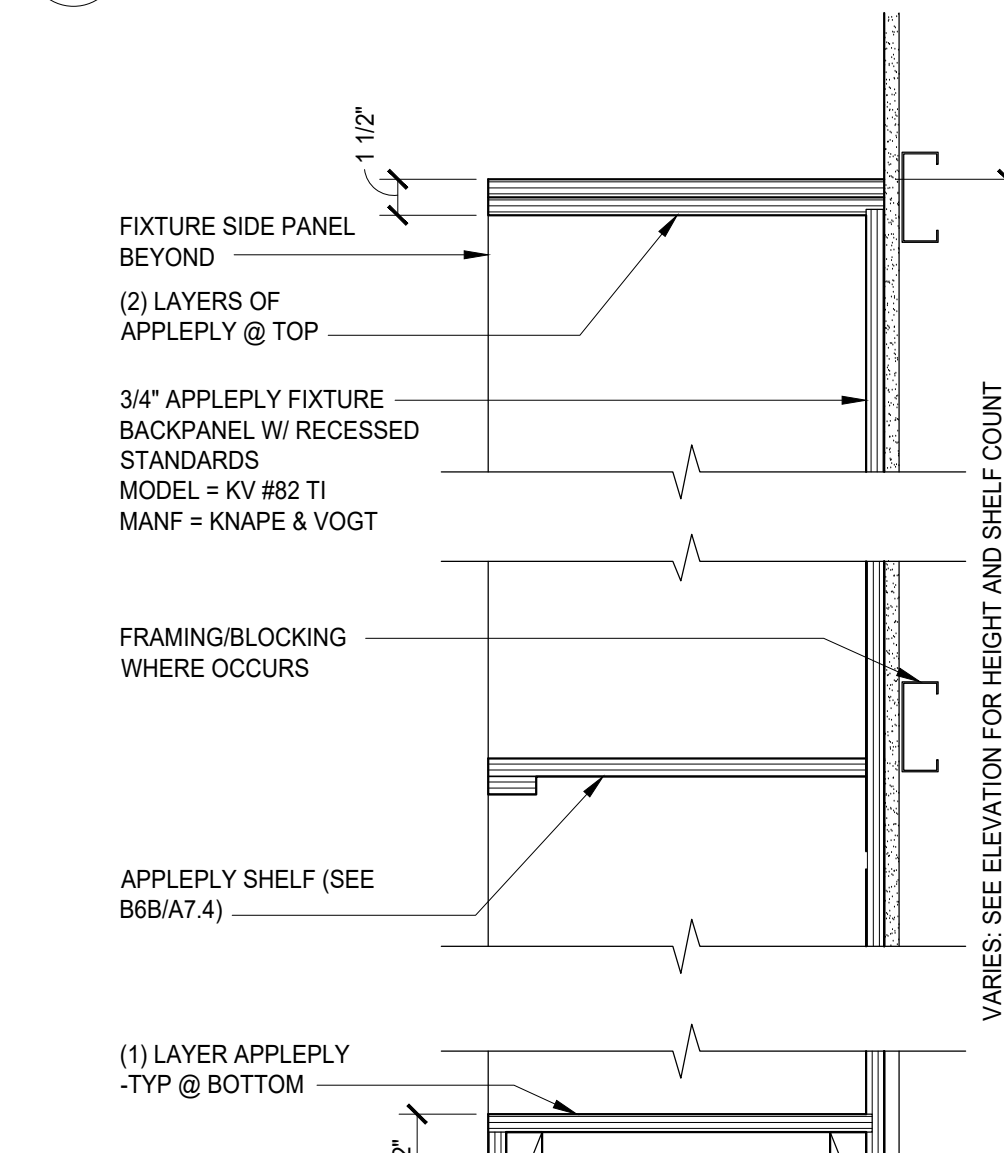


A4 W4 WALL UNIT/W2B BASE SIM
1-1/2"=1'-0"

C5 W6B COLUMN UNIT ENLARGED ELEVATION
3/4"=1'-0"



B5 SHELF
3"=1'-0"



A5 W1 WALL UNIT
1-1/2"=1'-0"

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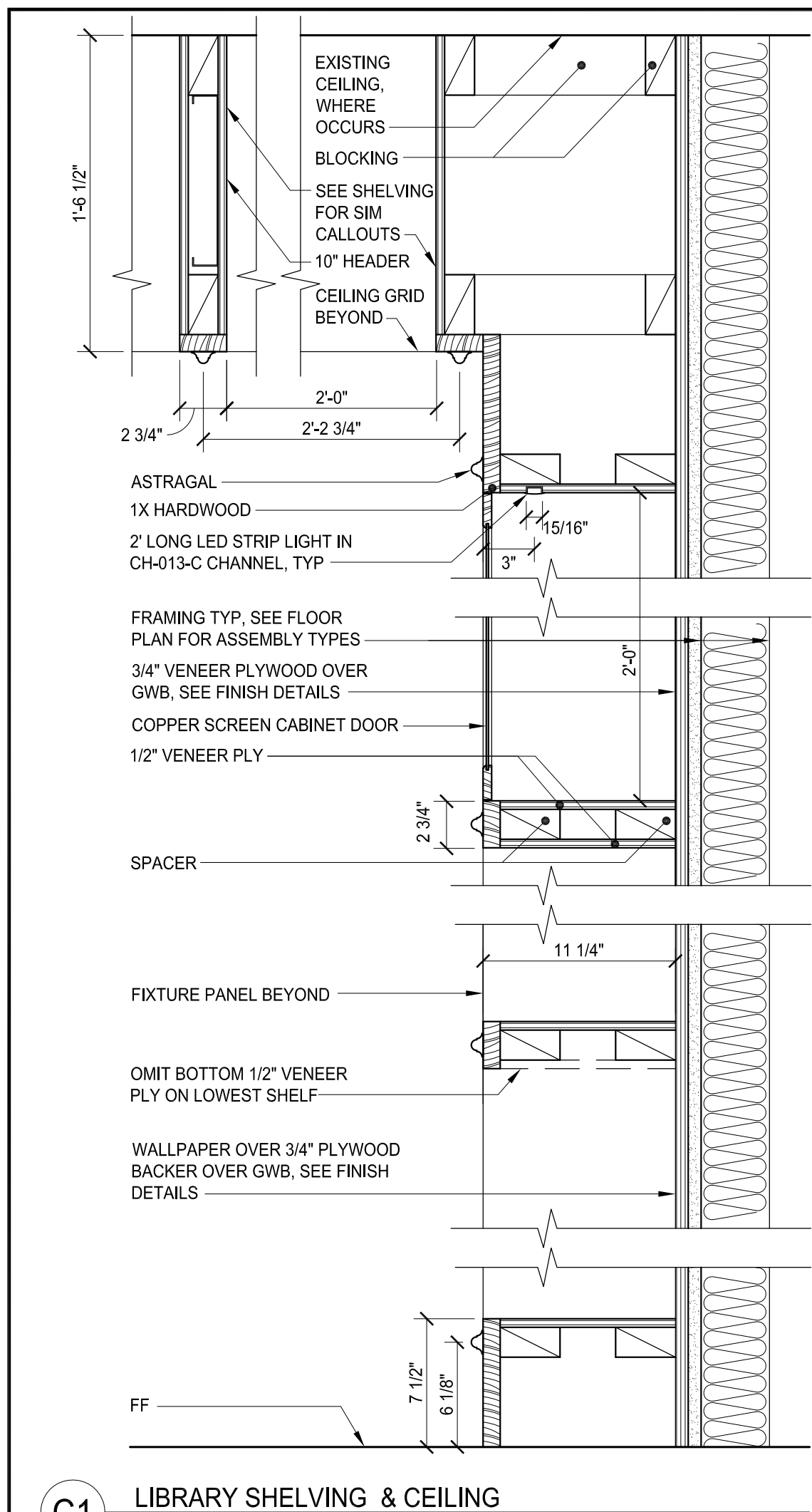
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
DETAILS

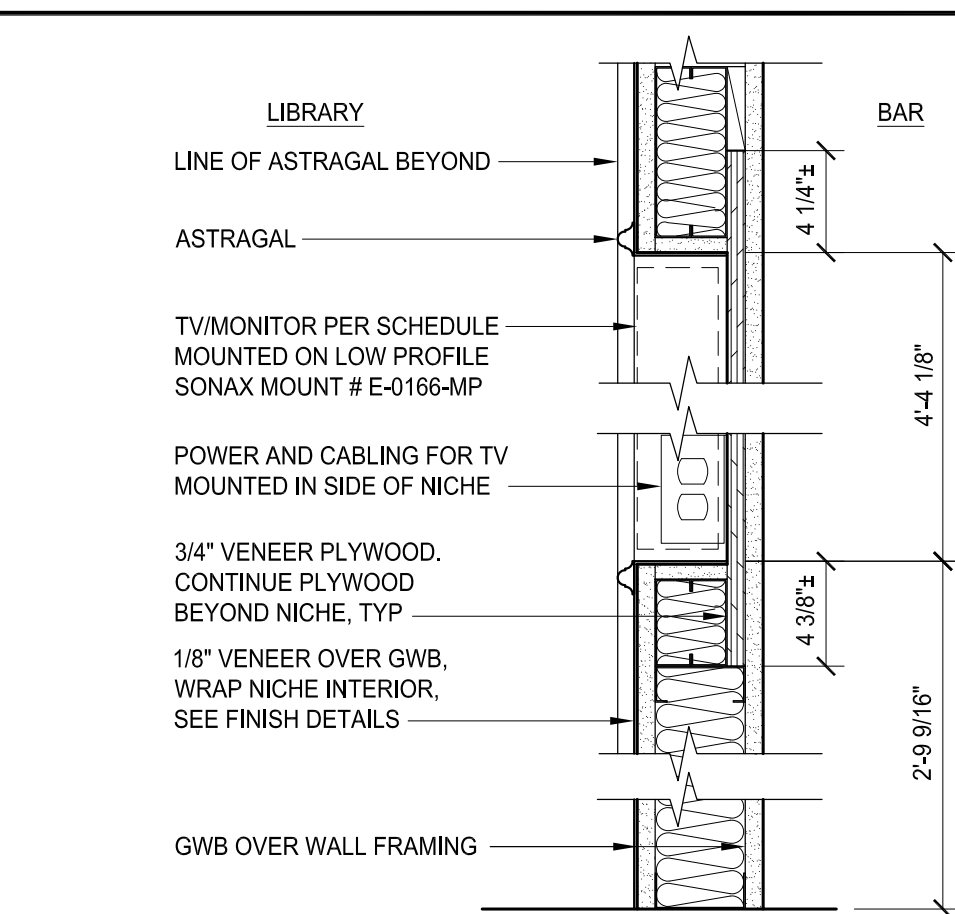
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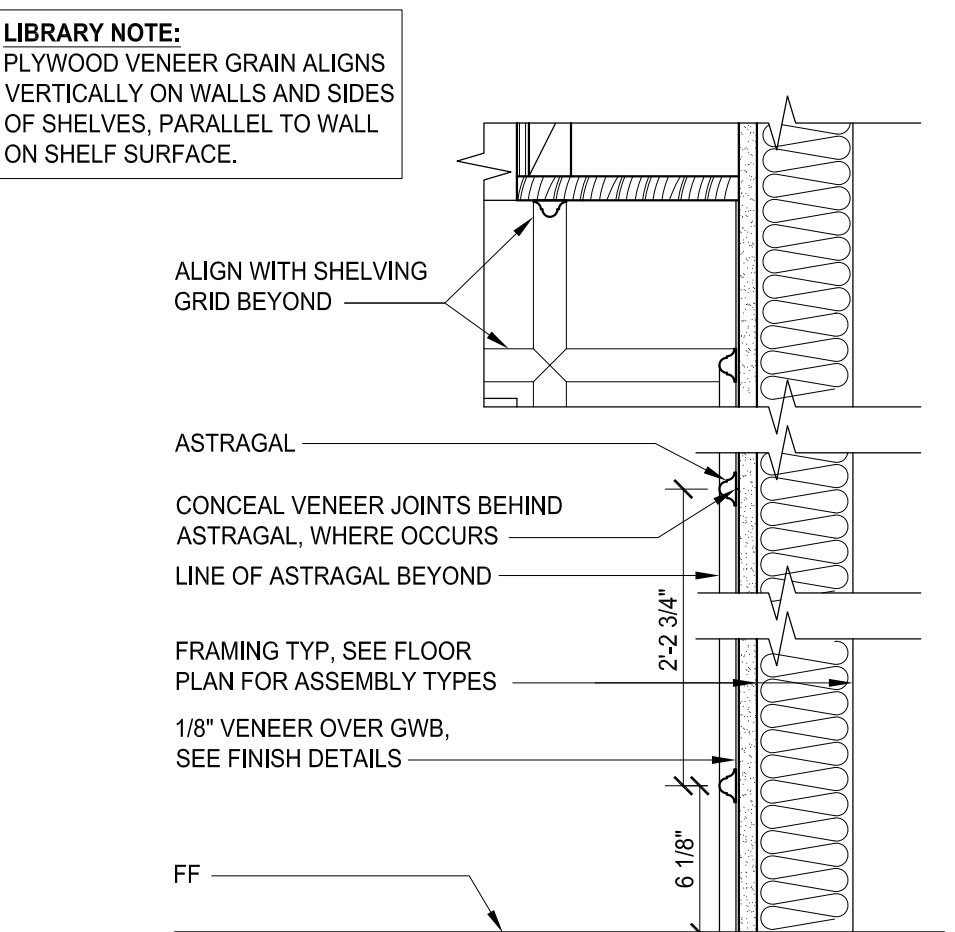
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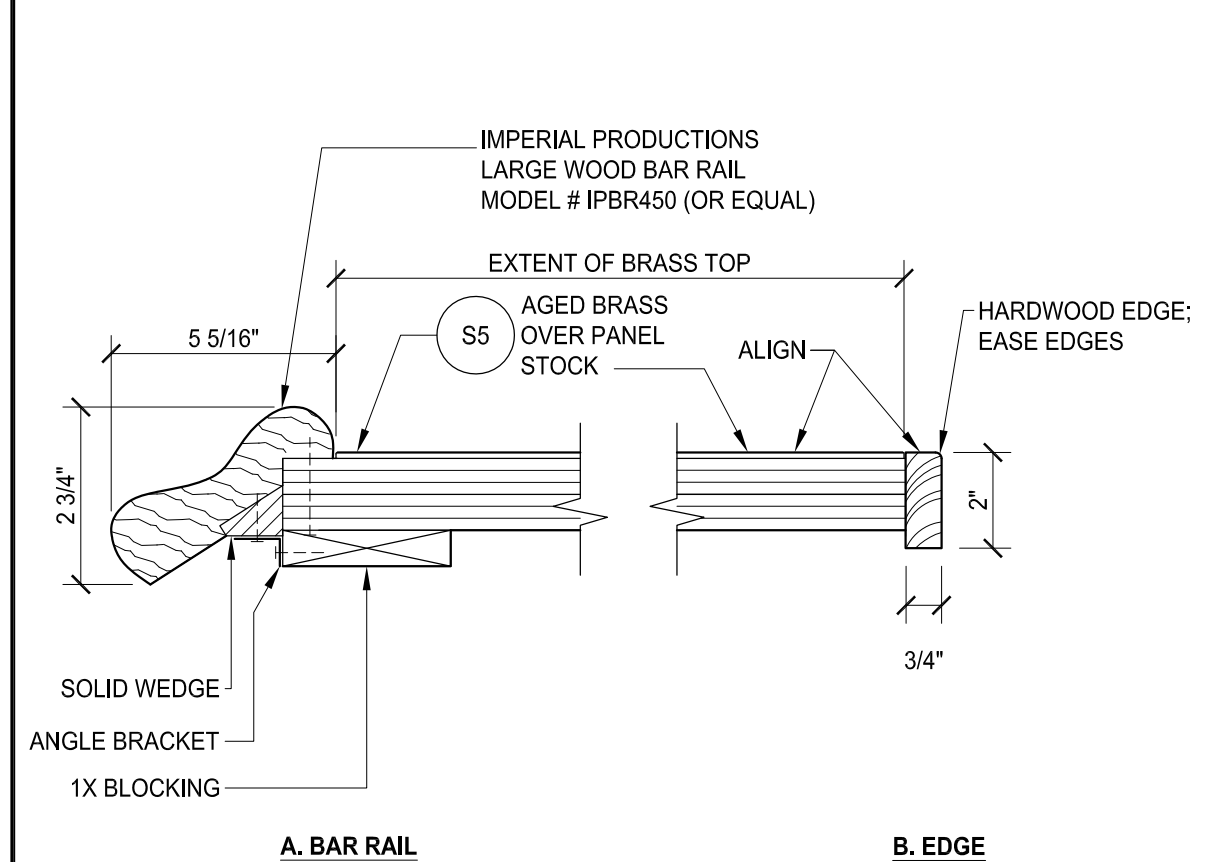
C1 LIBRARY SHELVING & CEILING
1'-1/2"=1'-0"



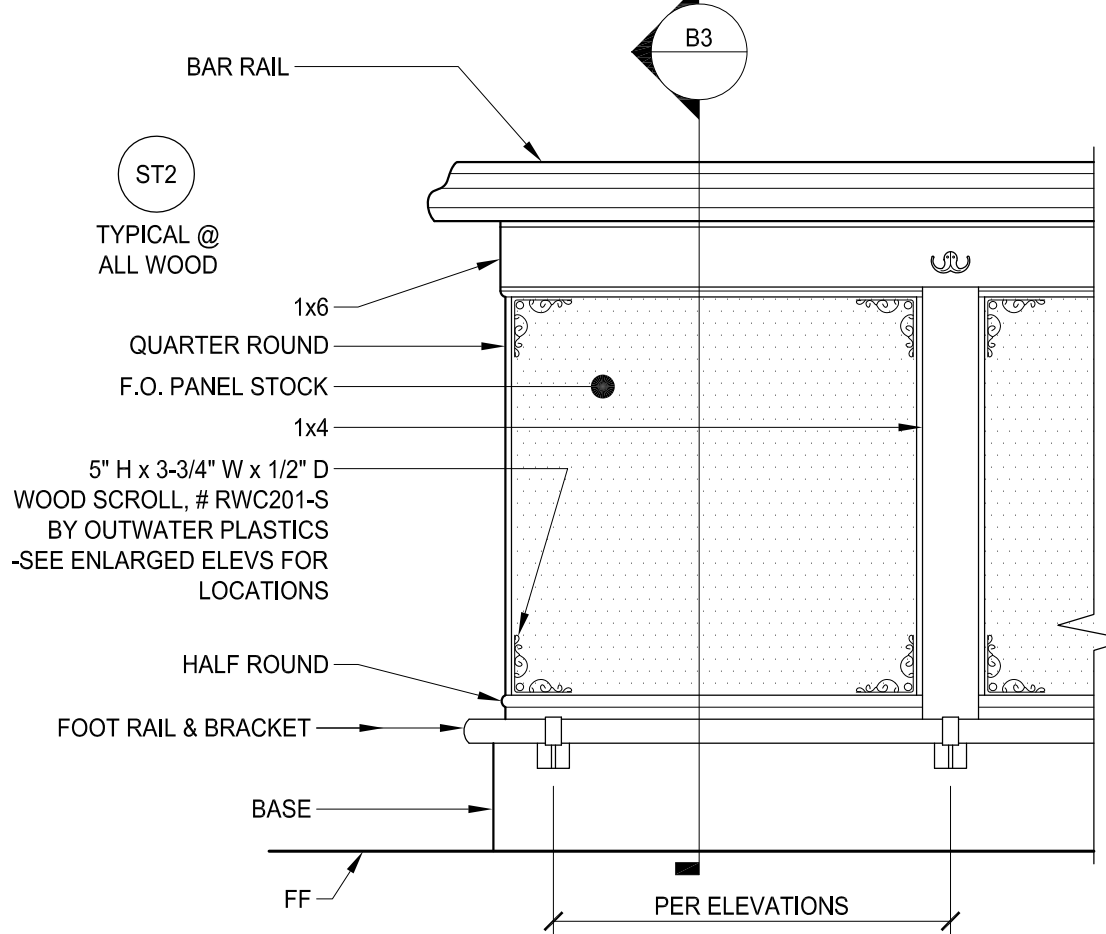
D2 LIBRARY TV NICHE
1'-1/2"=1'-0"



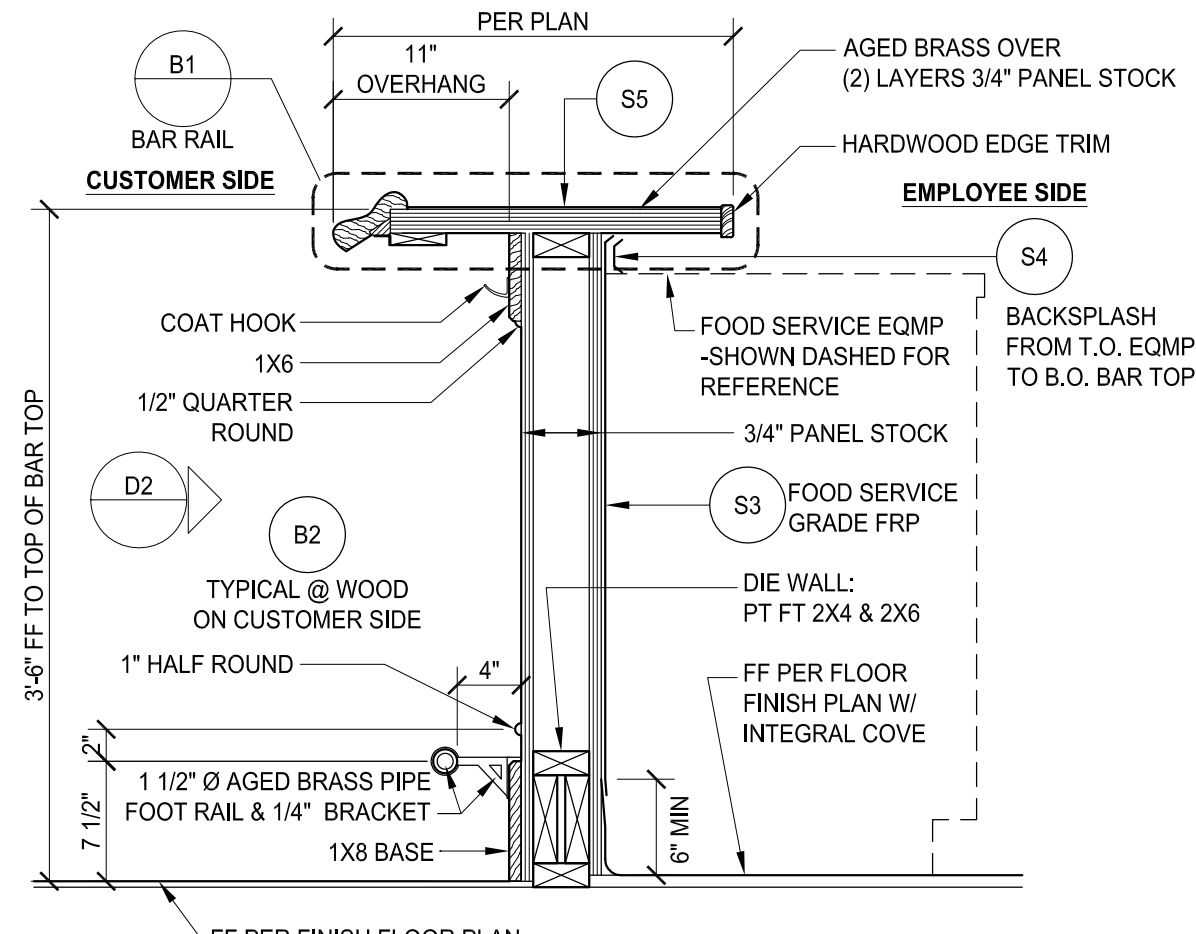
C2 LIBRARY WALLS
1'-1/2"=1'-0"



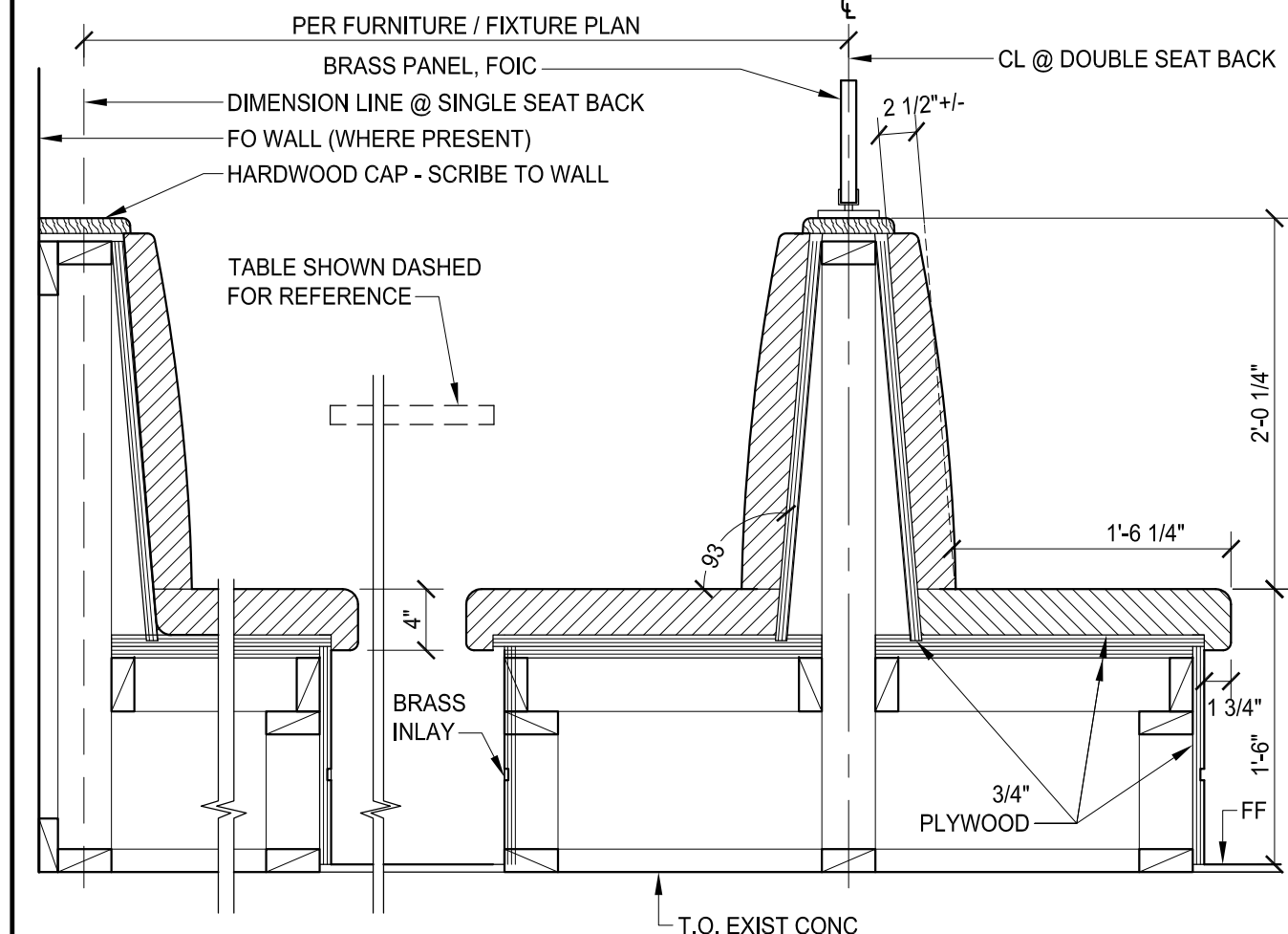
B1 BAR TOP
3"=1'-0"



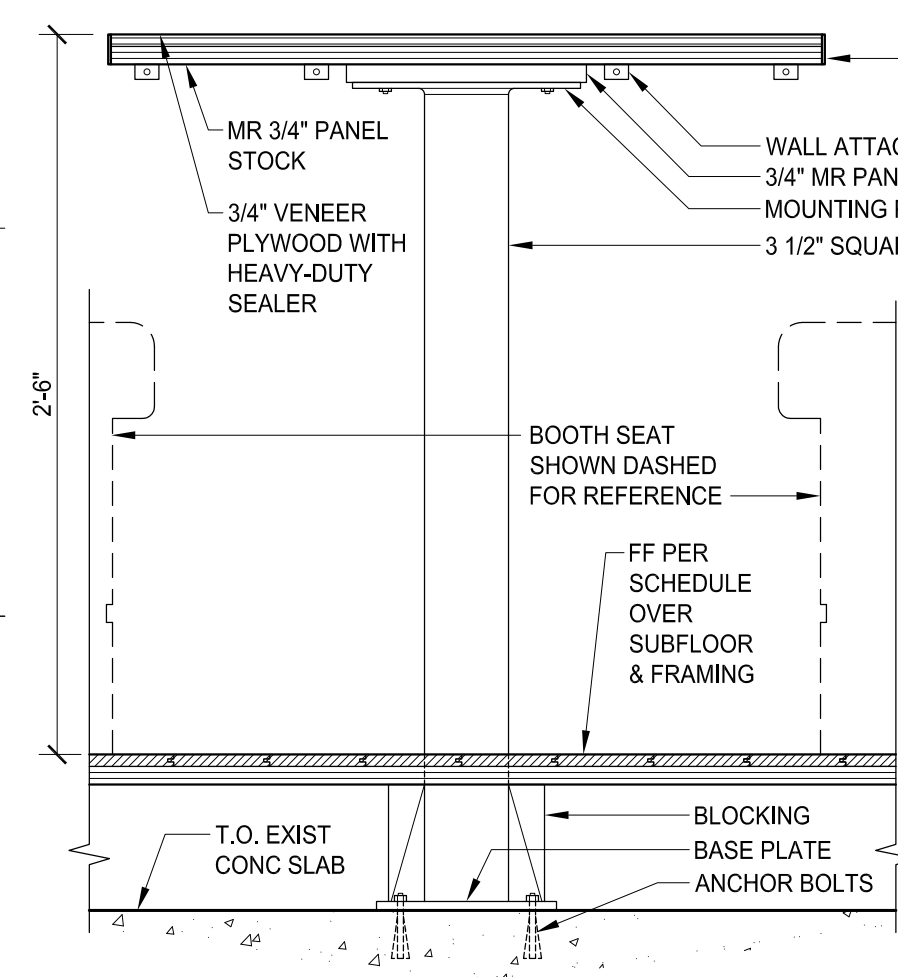
B2 BAR FRONT
1"=1'-0"



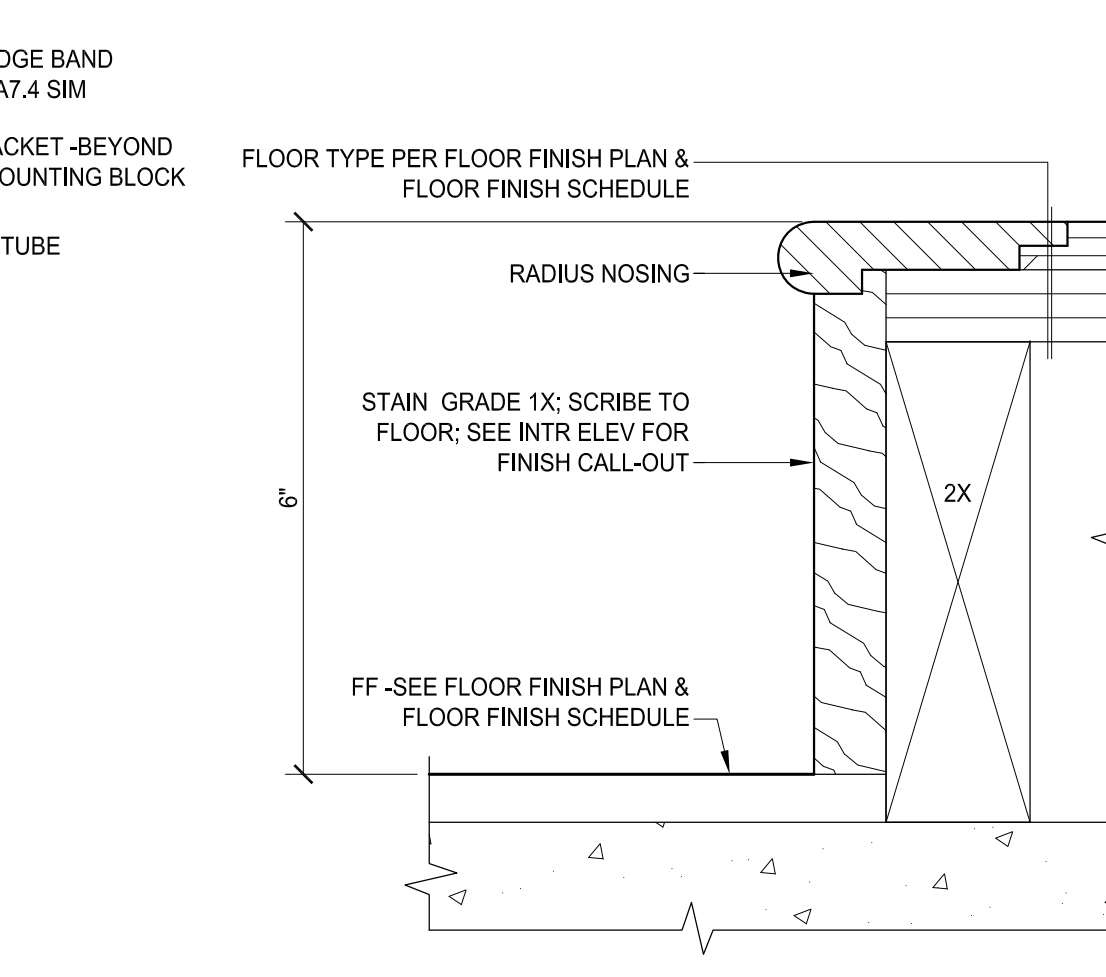
B3 BAR SECTION - PRIVATE ROOM #3
1"=1'-0"



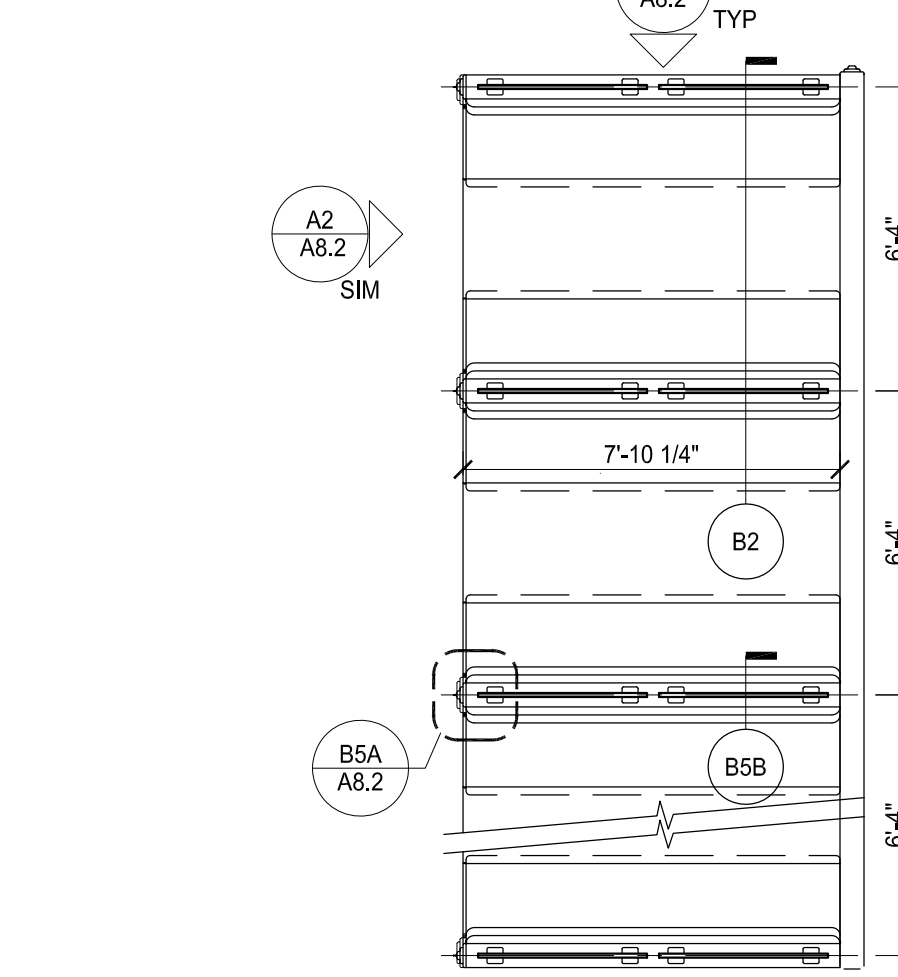
A1 BOOTH SECTION @ CAFE
1"=1'-0"



A2 BOOTH TABLE @ RAISED PLATFORM
1'-1/2"=1'-0"



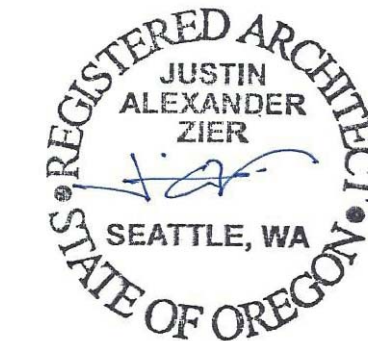
A3 FLOOR / TRANSITION @ RAISED BOOTH
6"=1'-0"



A1 ENLARGED PLAN @ 6-PERSON BOOTH
1/4"=1'-0"

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MOX BOARDING HOUSE PORTLAND

1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: MARCH 7, 2019

MARK	DATE	DESCRIPTION

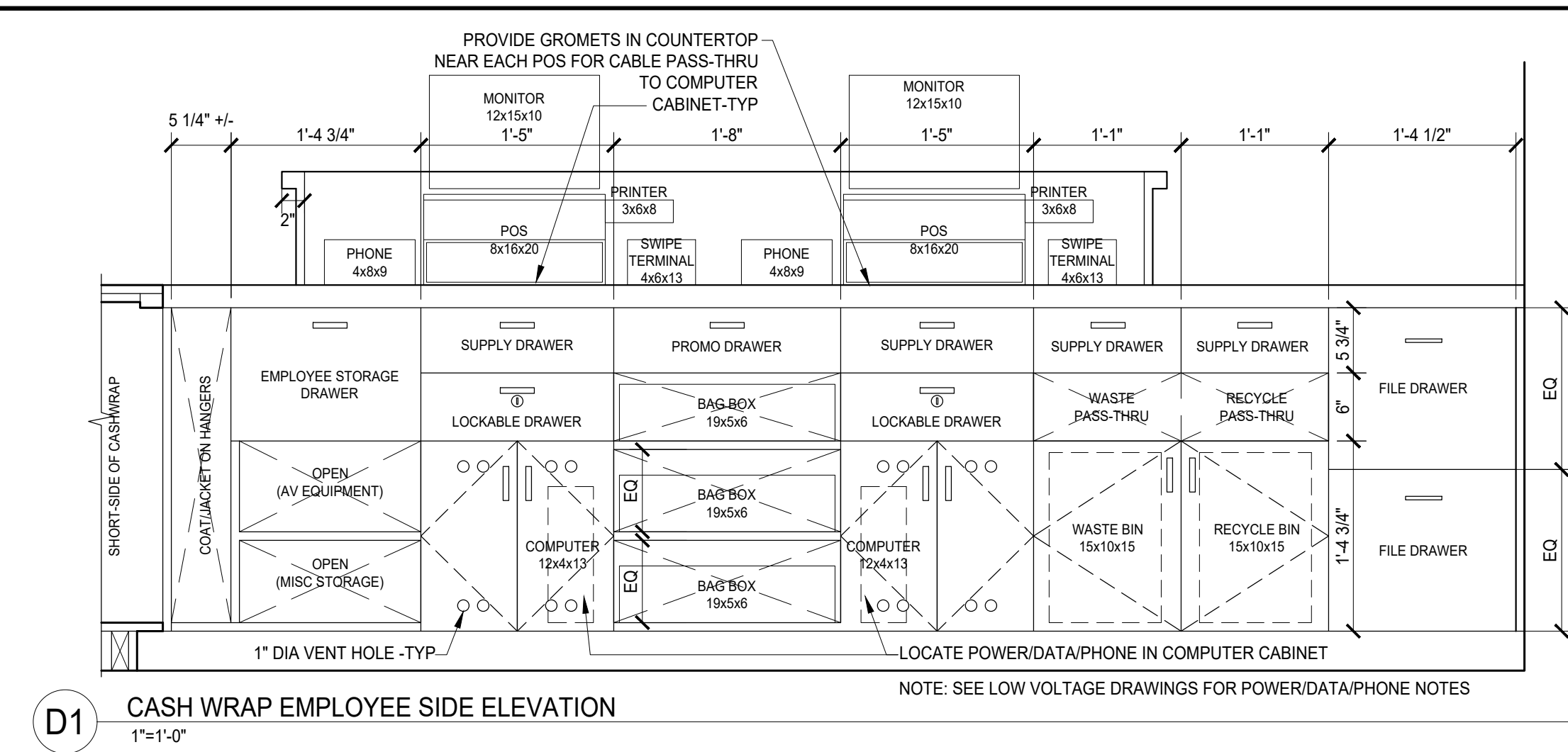
PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

SHEET NAME:
DETAILS

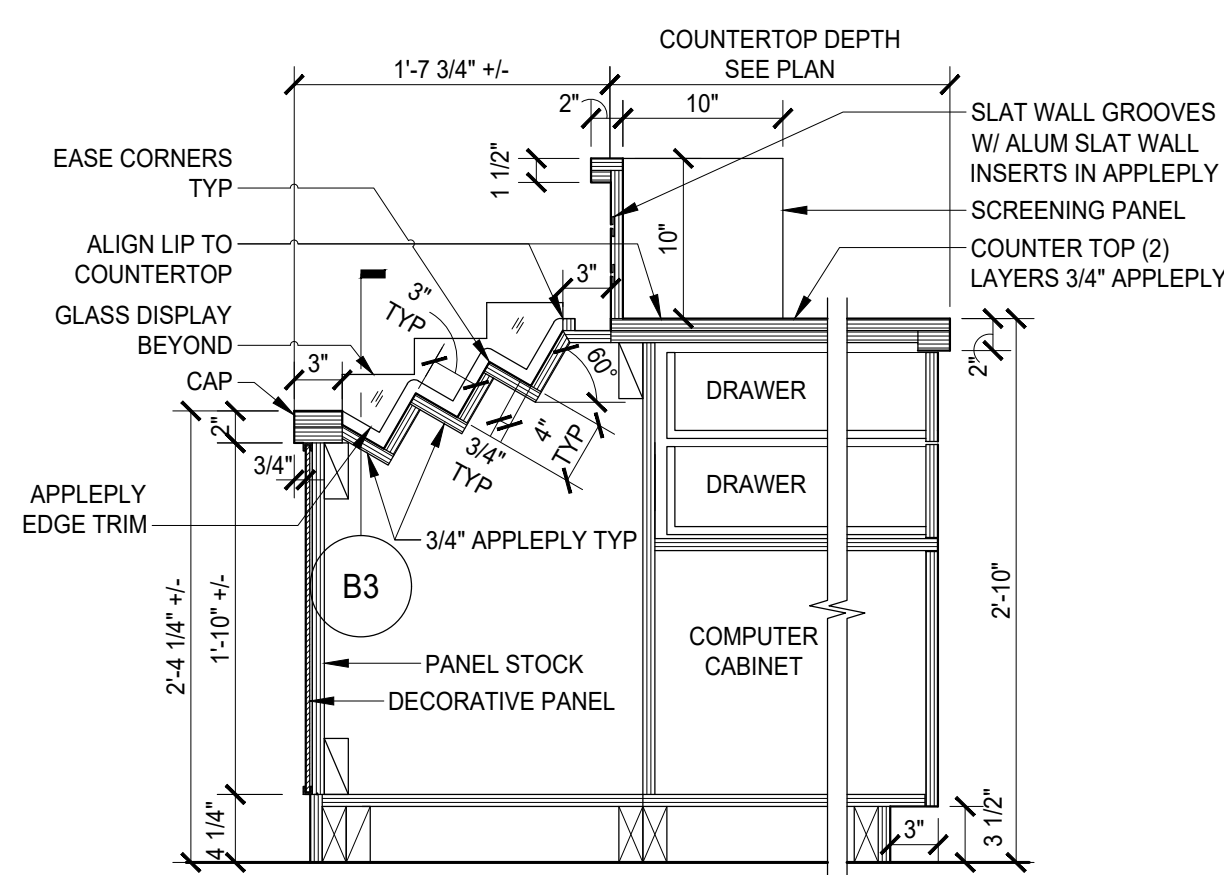
SHEET NUMBER:

A8.1

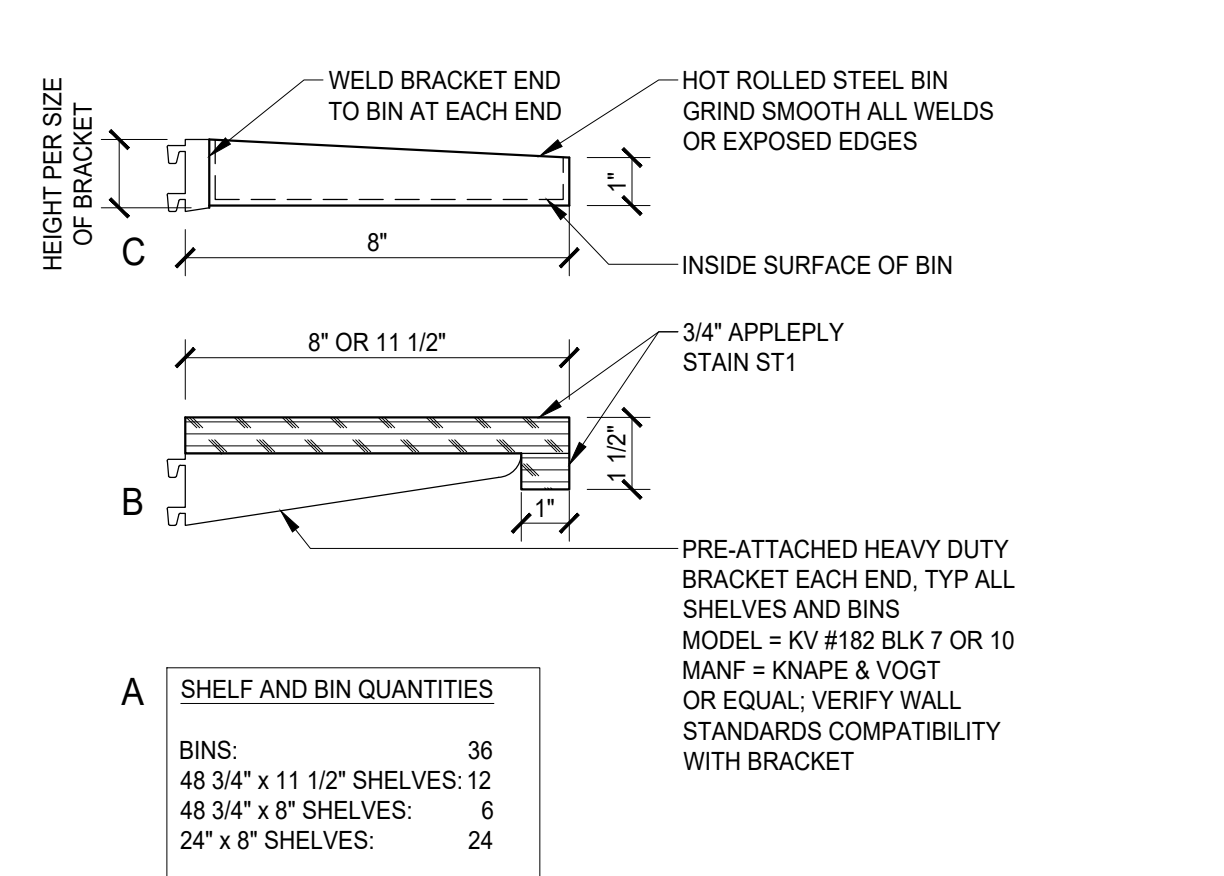
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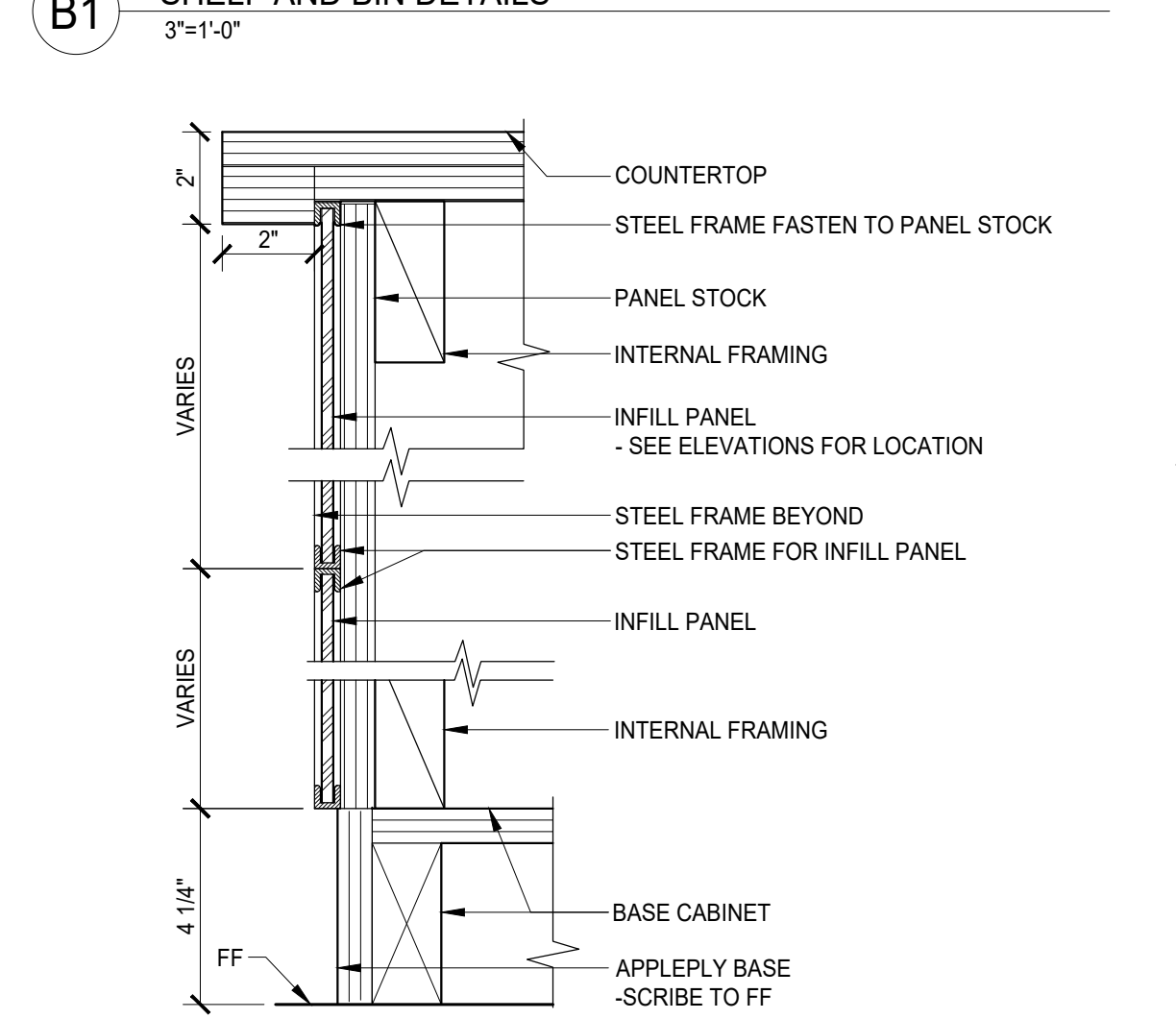
D1 CASH WRAP EMPLOYEE SIDE ELEVATION
1"=1'-0"



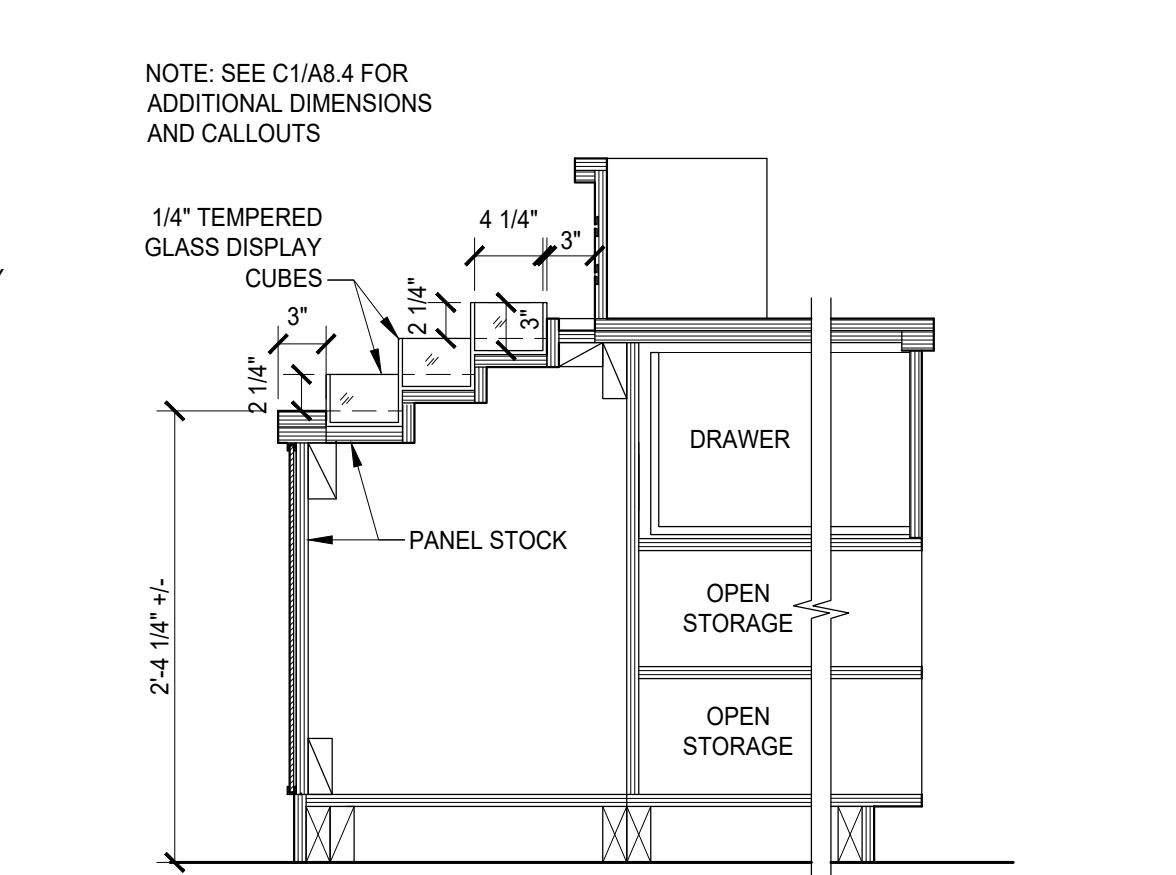
C1 CASH WRAP SECTION
1"=1'-0"



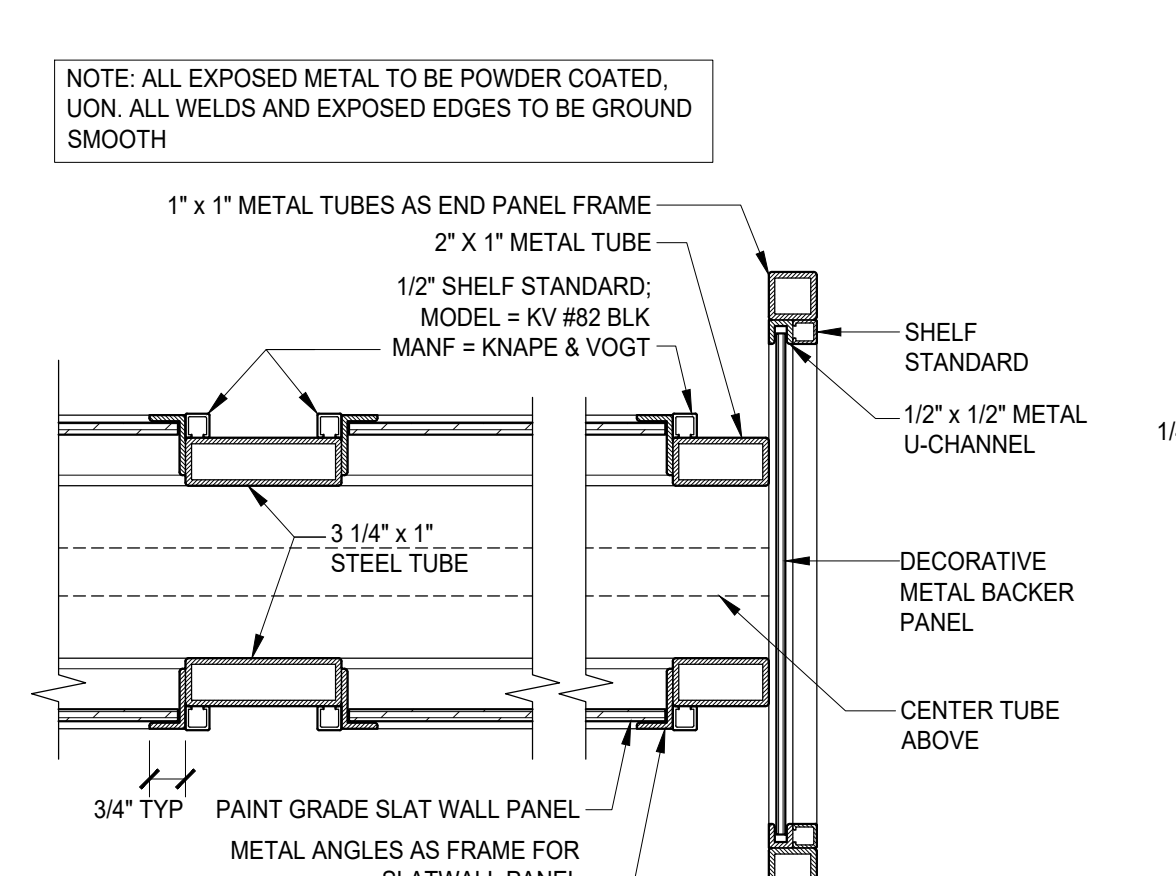
B1 SHELF AND BIN DETAILS
3"=1'-0"



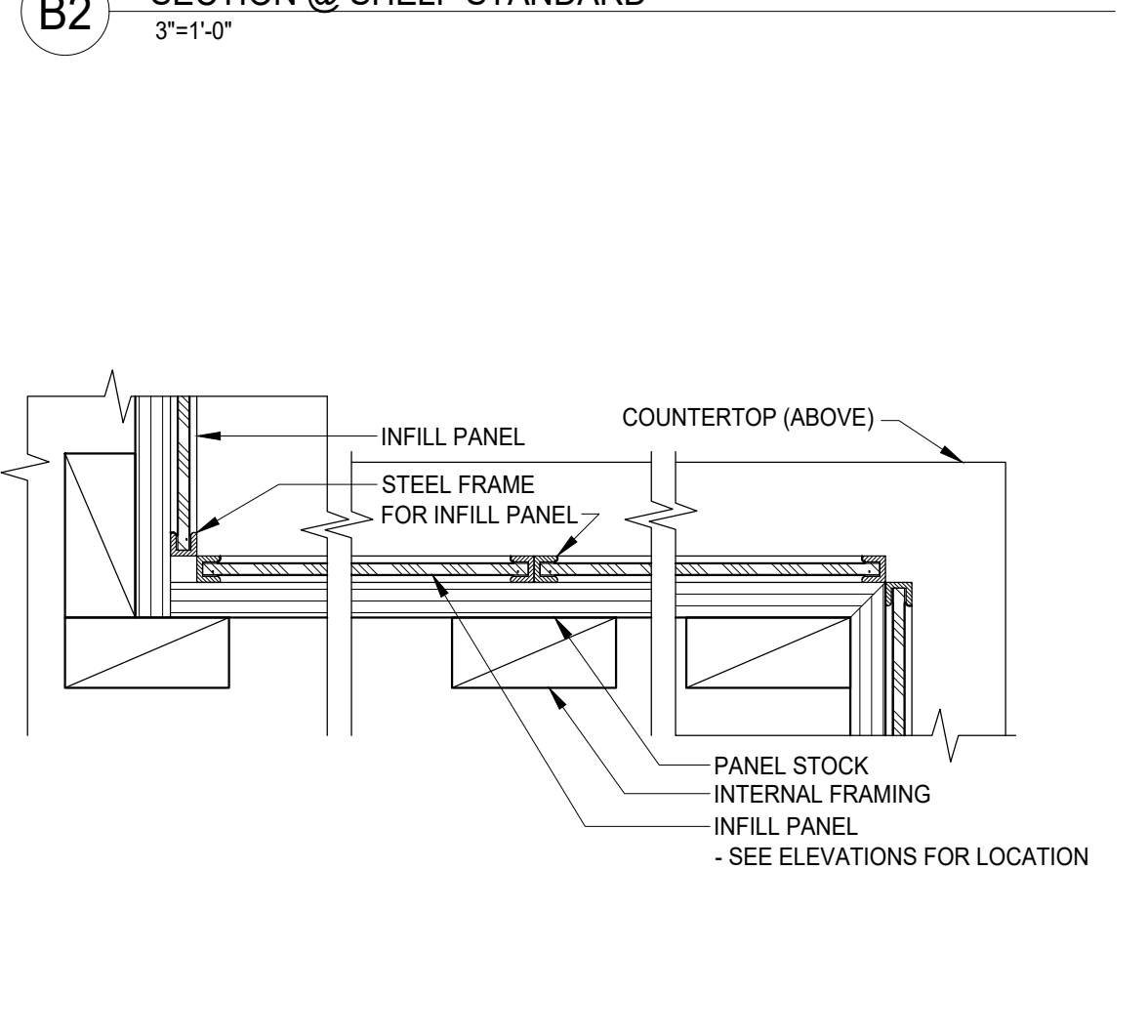
A1 SECTION @ FACE OF CASHWRAP (CUSTOMER-SIDE)
3"=1'-0"



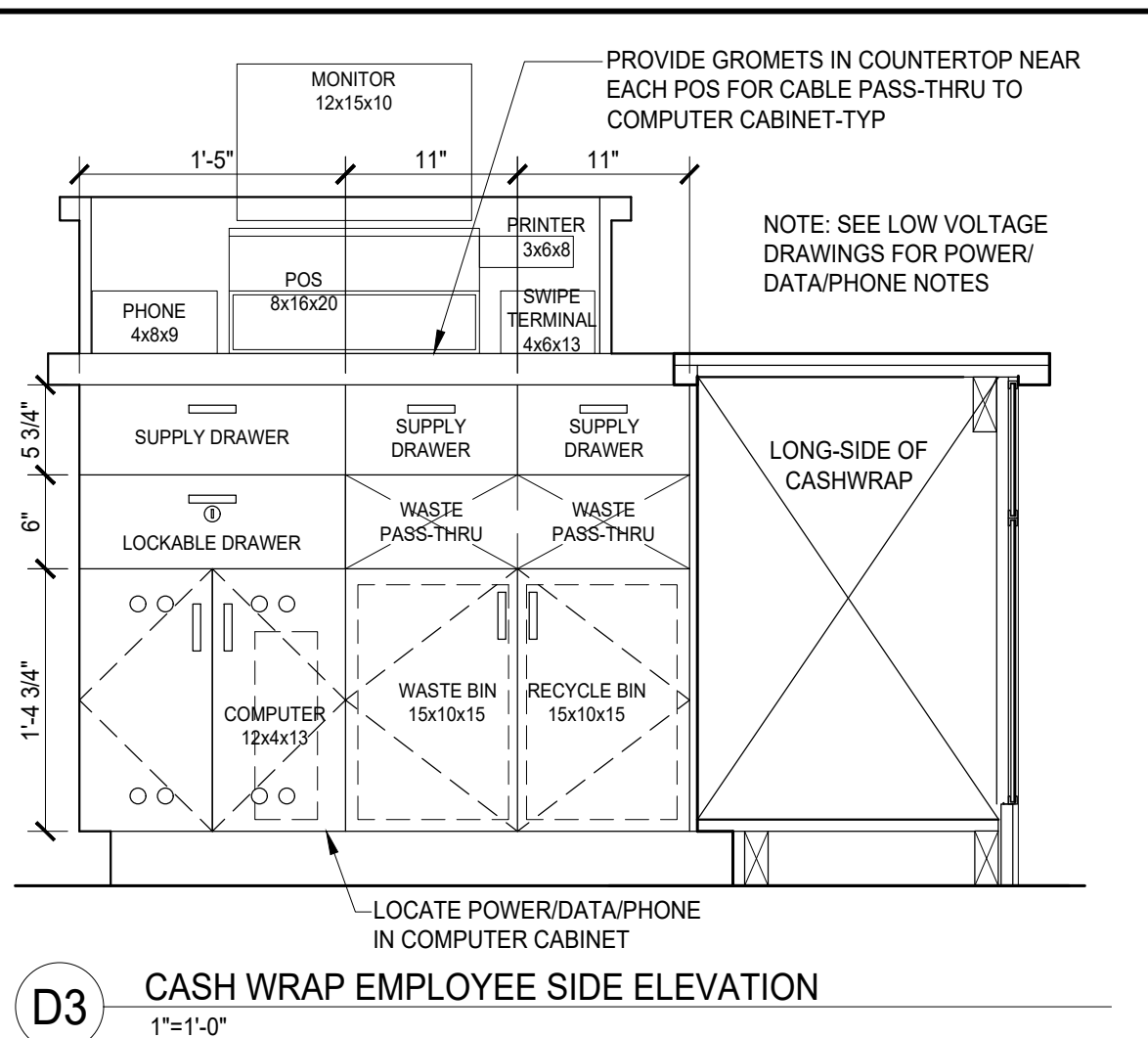
C2 CASH WRAP SECTION AT GLASS WATERFALL
1"=1'-0"



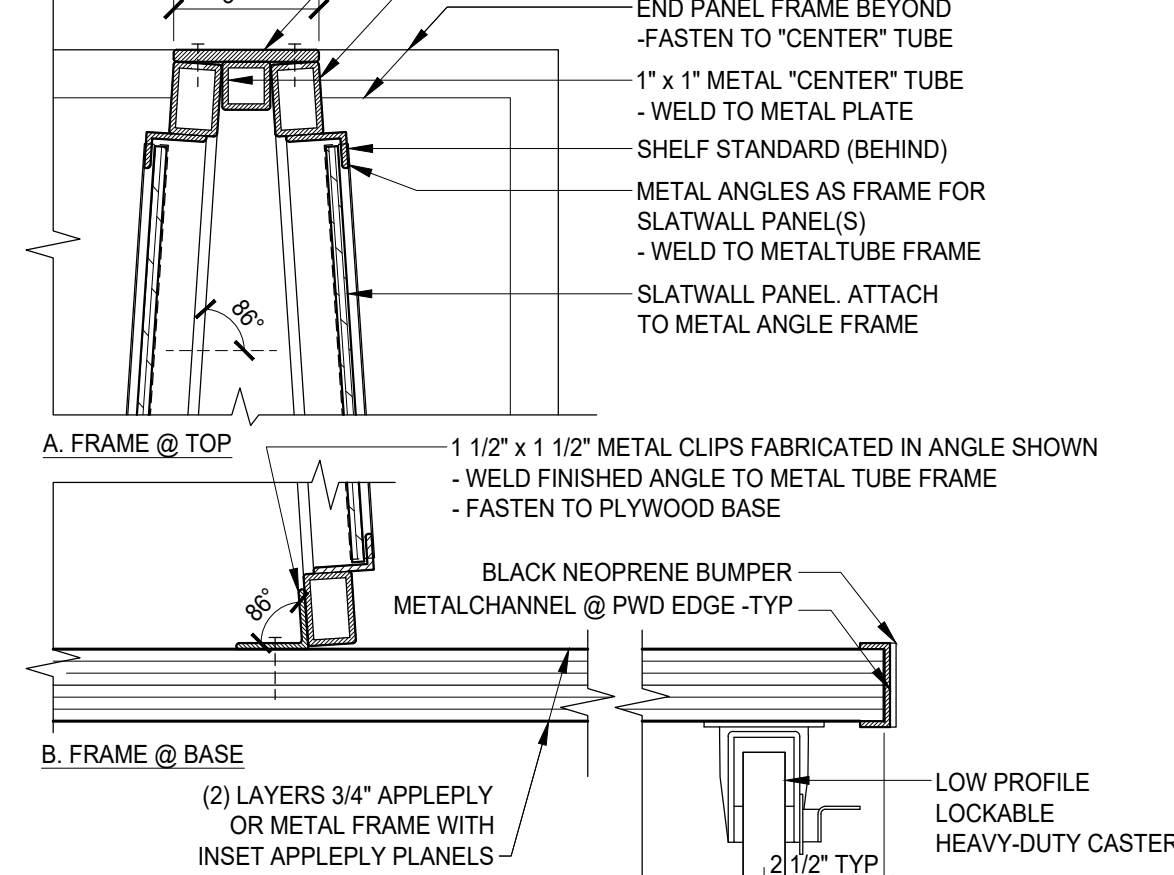
B2 SECTION @ SHELF STANDARD
3"=1'-0"



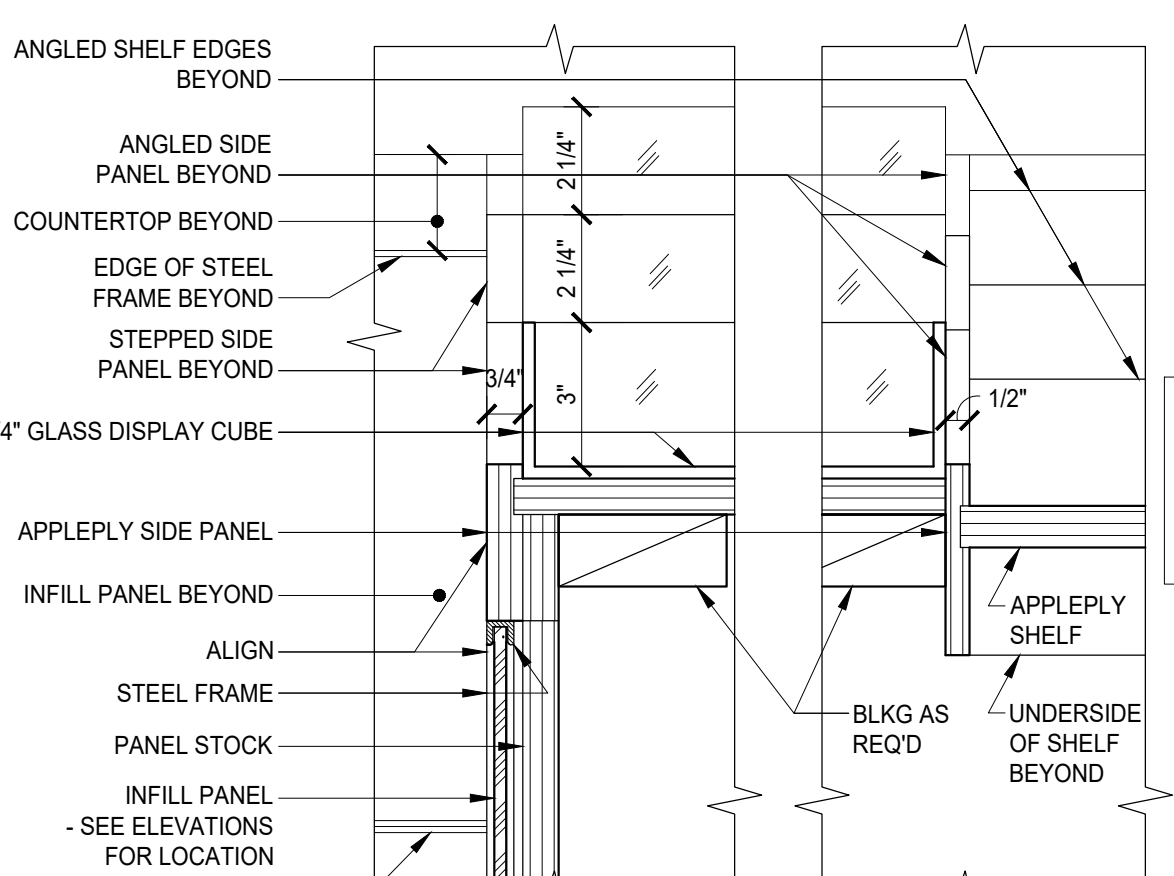
A2 PLAN SECTION @ CASHWRAP (CUSTOMER-SIDE)
3"=1'-0"



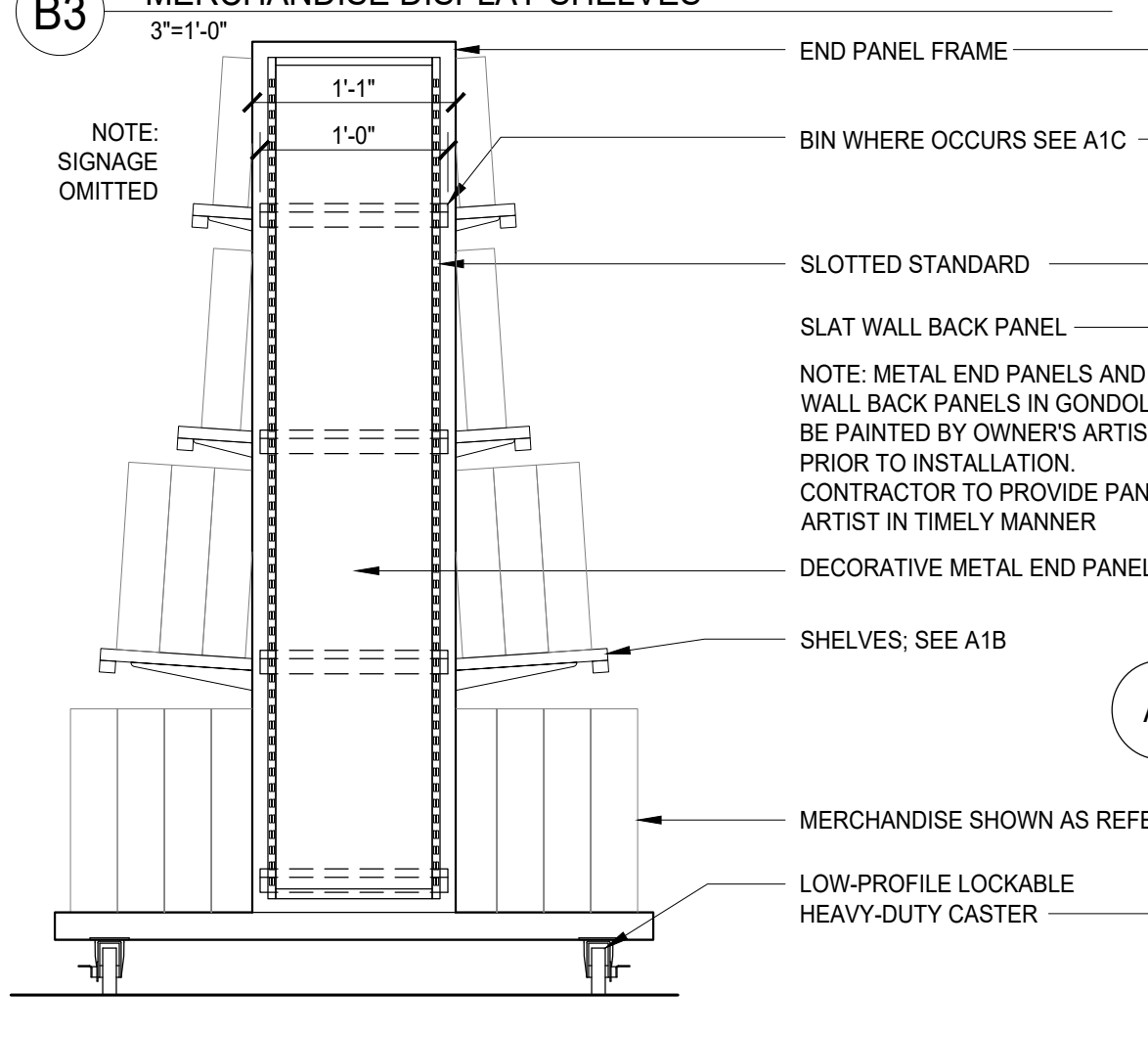
D3 CASH WRAP EMPLOYEE SIDE ELEVATION
1"=1'-0"



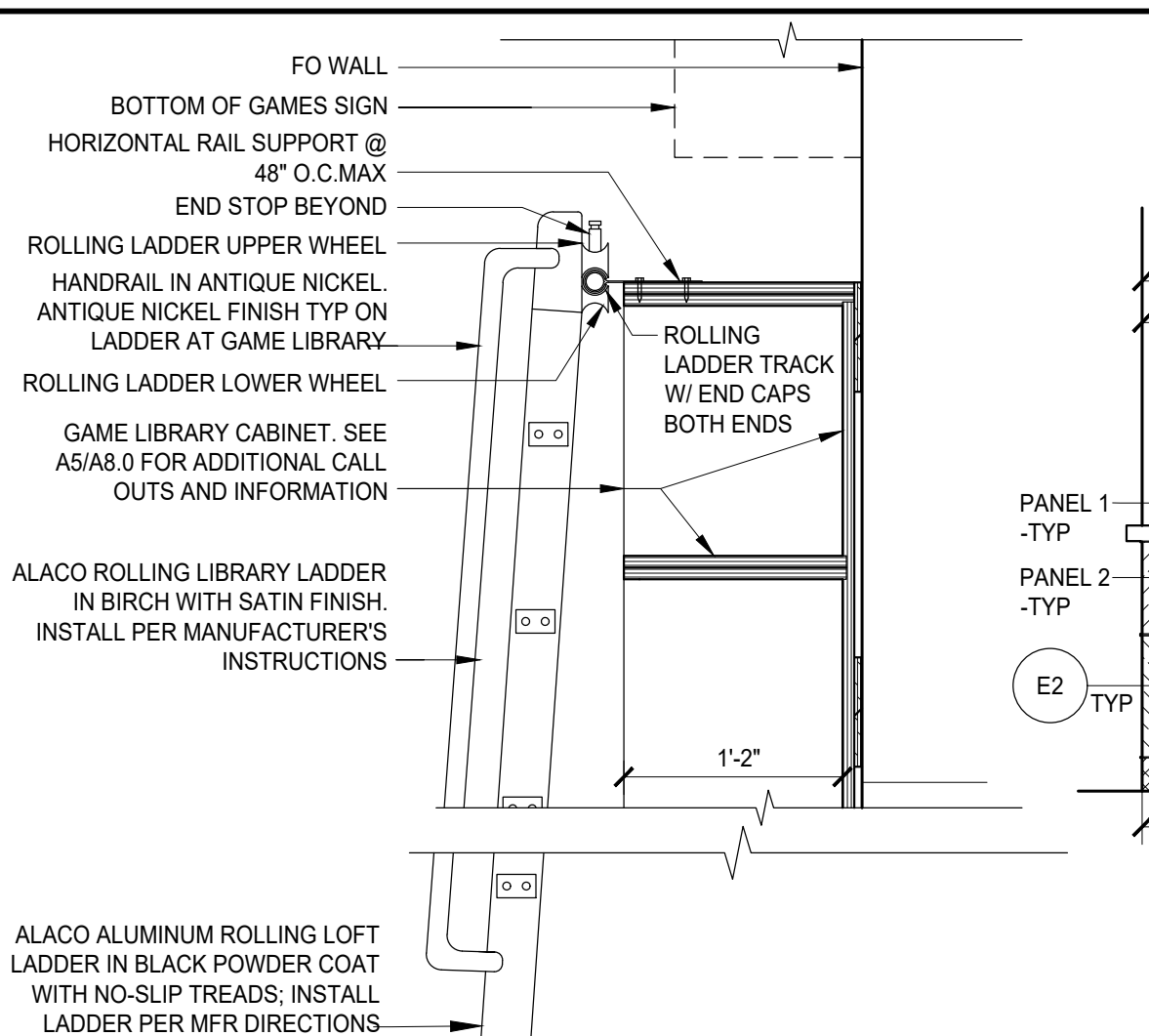
C3 SECTION @ TOP & BASE
3"=1'-0"



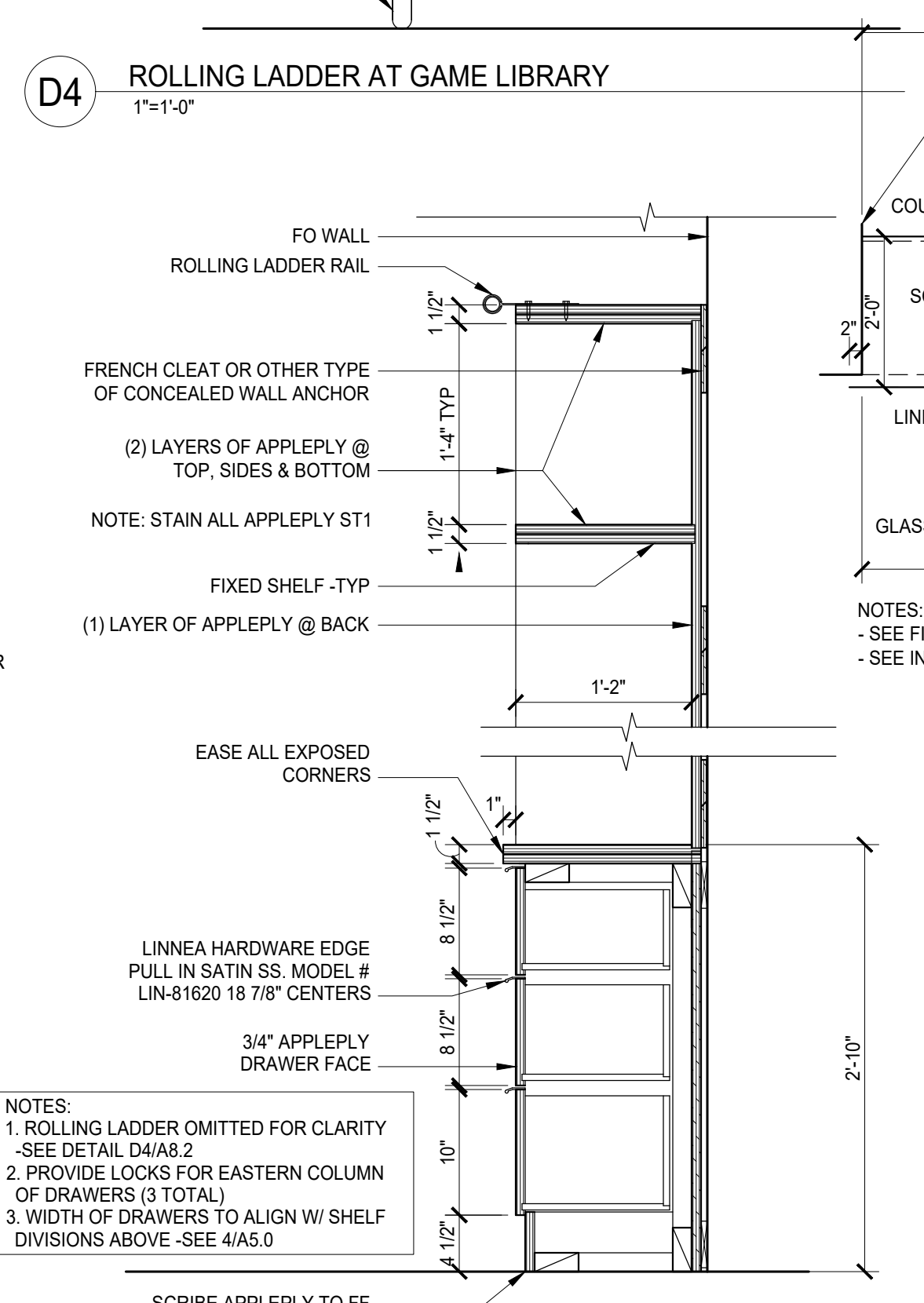
B3 MERCHANDISE DISPLAY SHELVES
3"=1'-0"



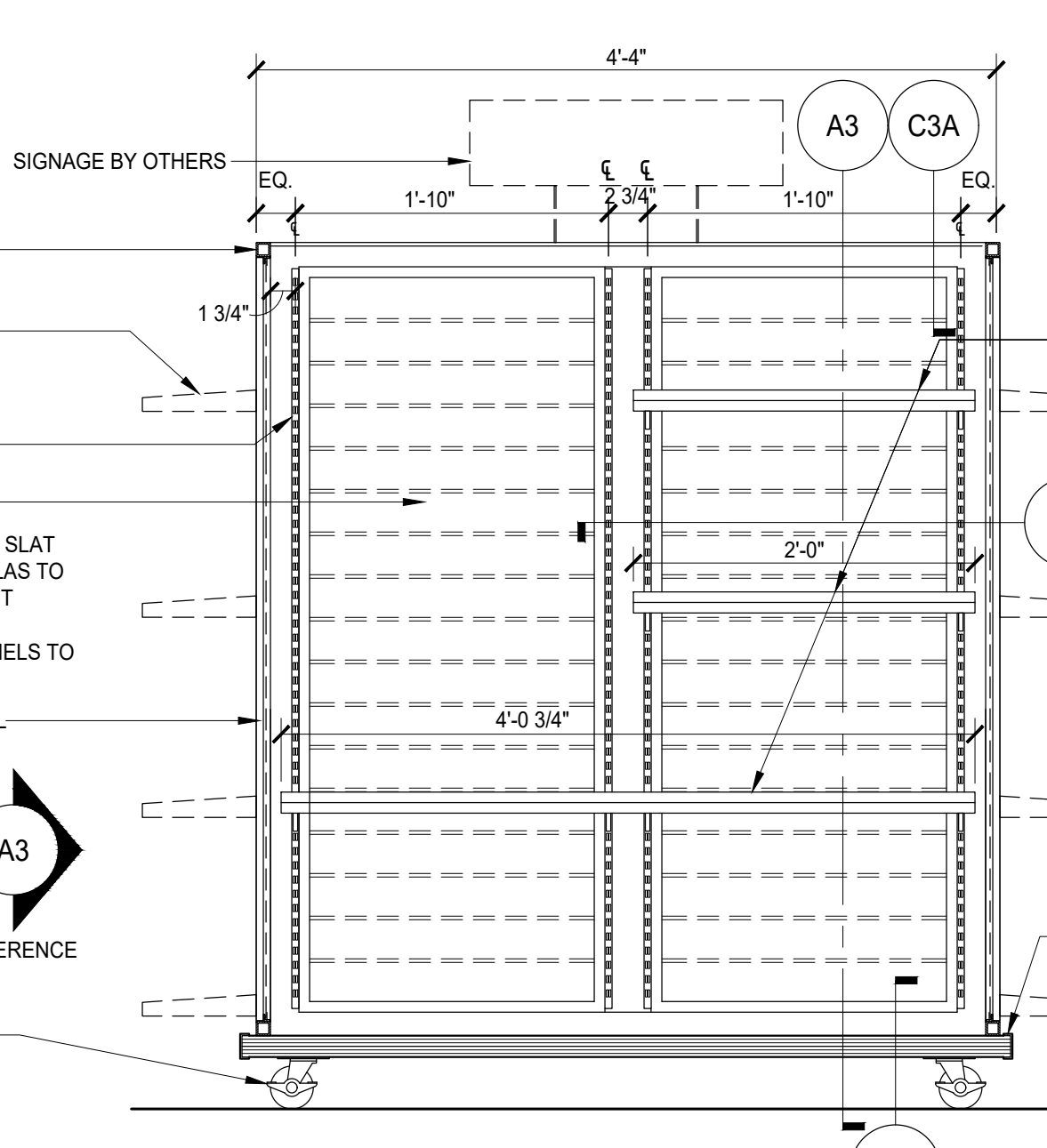
A3 GONDOLA SIDE ELEVATION
1"=1'-0"



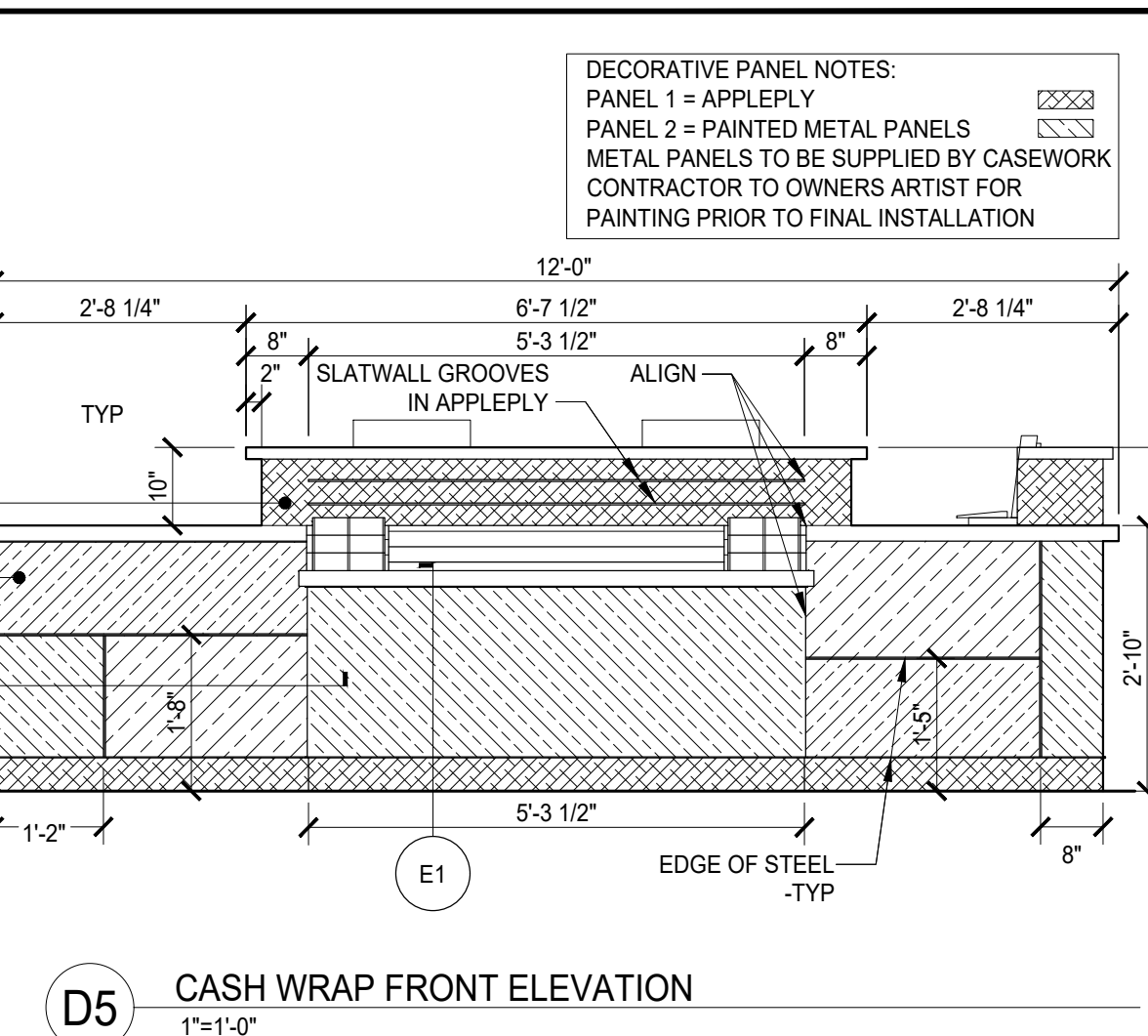
D4 ROLLING LADDER AT GAME LIBRARY
1"=1'-0"



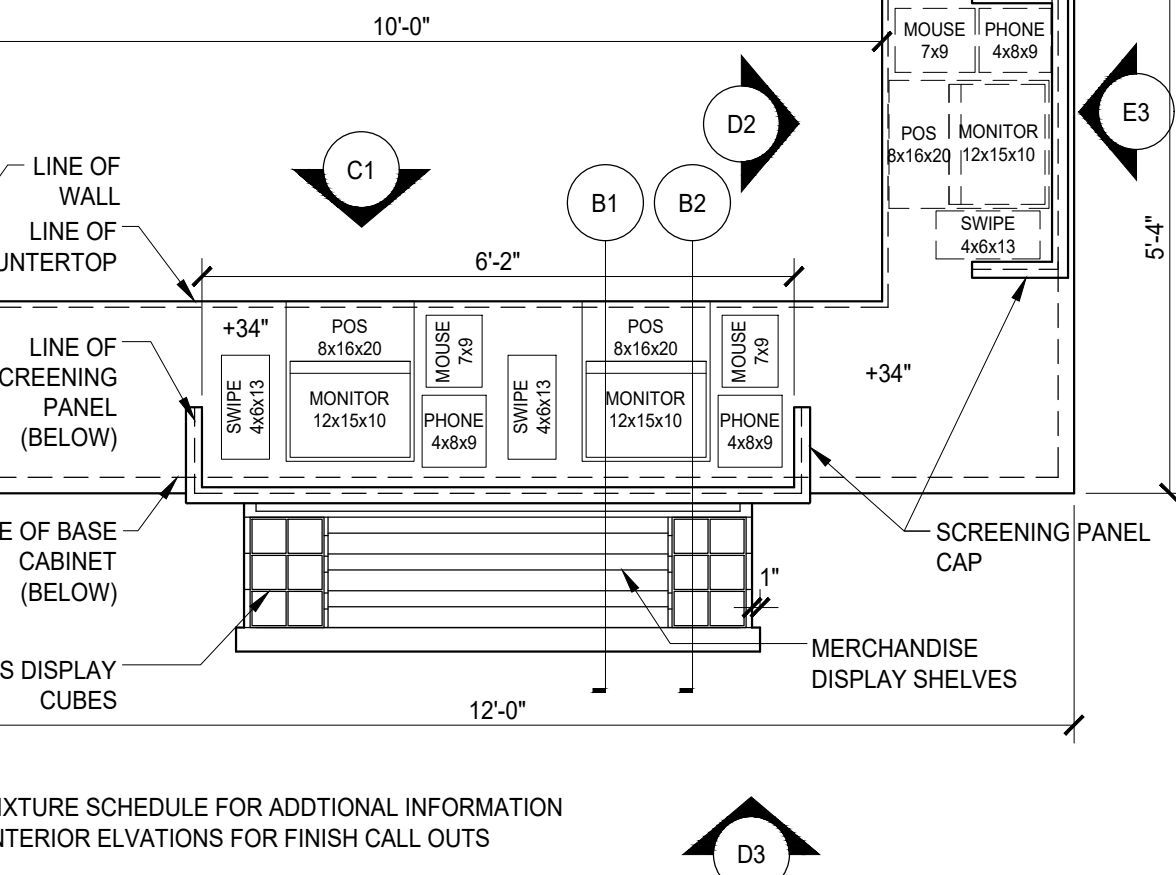
B4 SHELVING AT BACKWRAP
1"=1'-0"



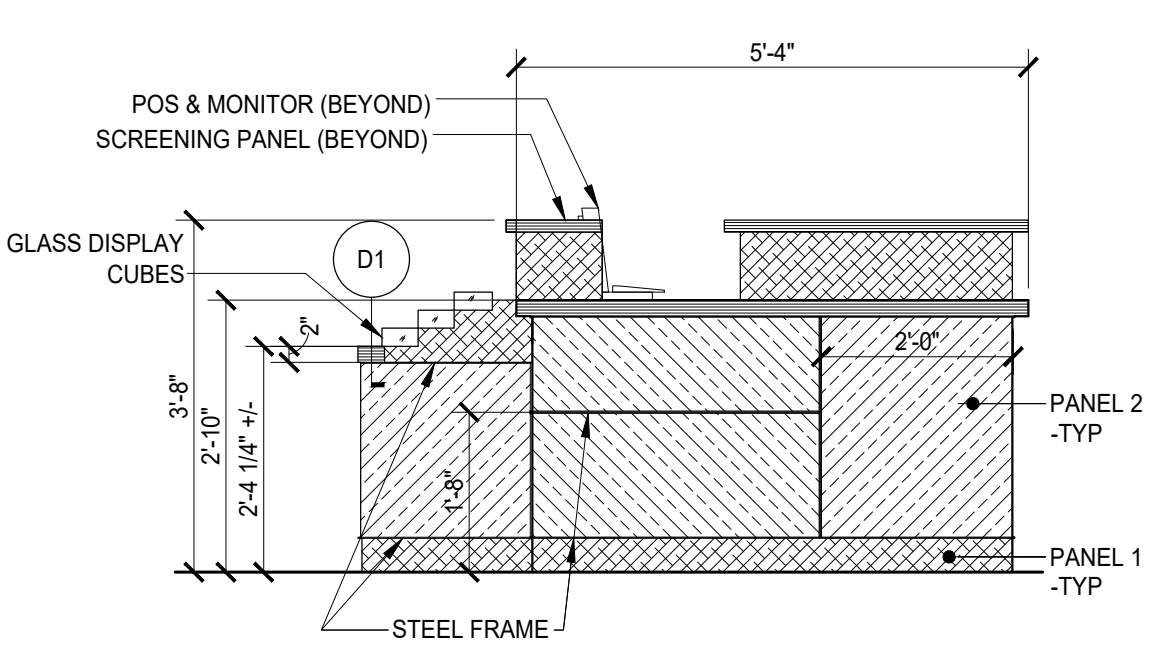
A4 GONDOLA FRONT ELEVATION
1"=1'-0"



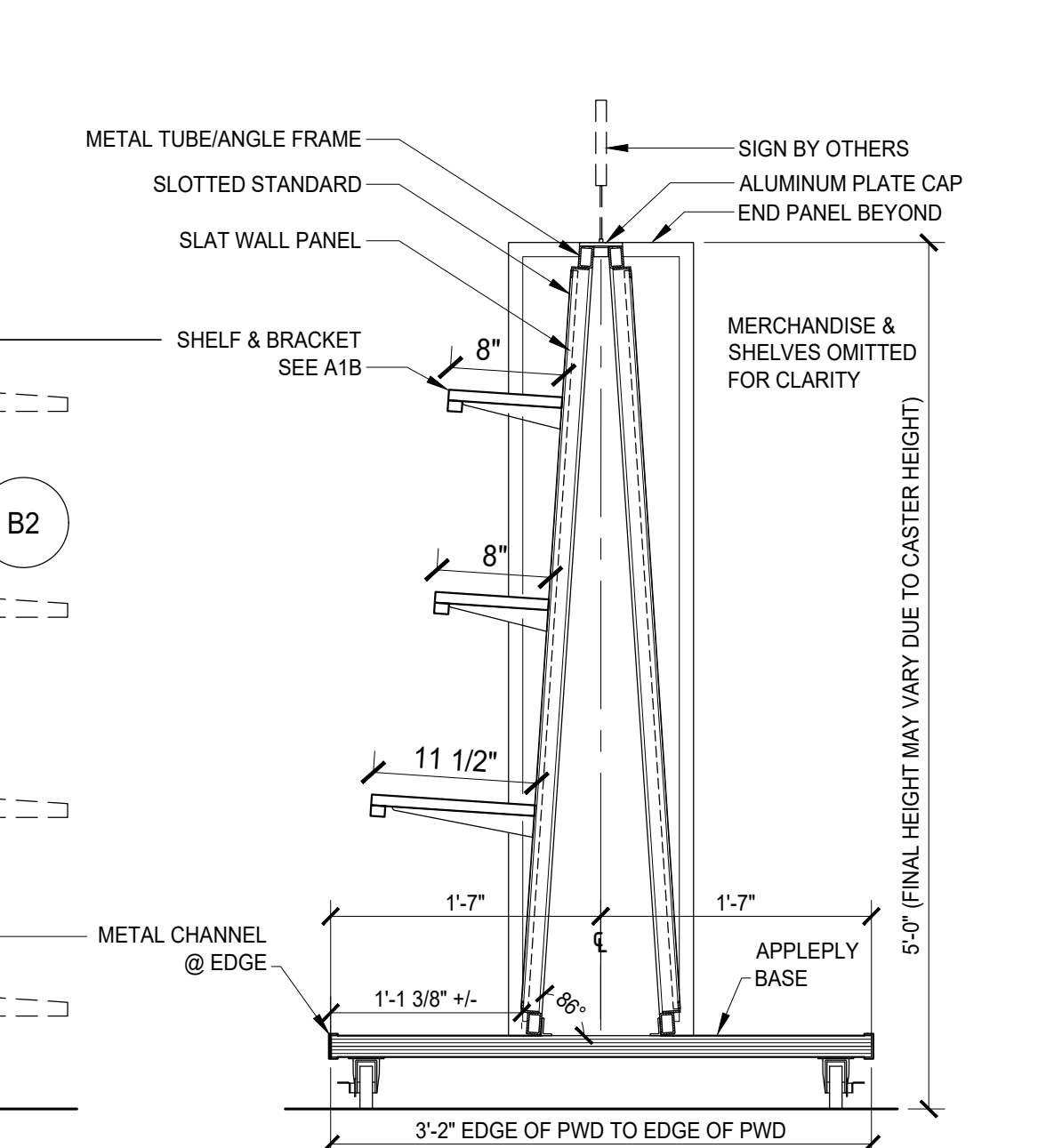
D5 CASH WRAP FRONT ELEVATION
1"=1'-0"



C5 CASH WRAP PLAN
1"=1'-0"



B5 CASH WRAP SIDE ELEVATION
1"=1'-0"



A5 GONDOLA SECTION
1"=1'-0"

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MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: **MARCH 7, 2019**

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY: JAZ, TVL
CHECKED BY: JAZ

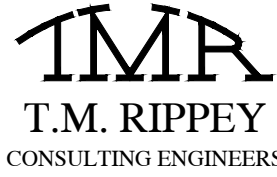
SHEET NAME:
DETAILS

SHEET NUMBER:

A8.2
0 = 1" ORIGINAL SIZE

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EXP: 6/30/20

MOX BOARDING HOUSE

PORTLAND

1938 WEST BURNSIDE, PORTLAND, OR 97209

COVER SHEET

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: **MARCH 7, 2019**

MARK	DATE	DESCRIPTION

TMR PROJECT NO.: 18352
DRAWN BY: CTT
CHECKED BY: JKW

SHEET NAME:
STRUCTURAL GENERAL
NOTES AND SPECIAL
INSPECTION

SHEET NUMBER:

S1.0

0 1" ORIGINAL SIZE

GENERAL STRUCTURAL NOTES:

CODE REQUIREMENTS:

CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE AS AMENDED BY THE 2014 OREGON STRUCTURAL SPECIALTY CODE, REFERENCED HEREFTER AS IBC.

DESIGN CRITERIA:

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE IBC. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED FOR DESIGN, WITH LIVE LOADS REDUCED PER IBC.

FLOOR LIVE LOAD: 100 PSF CAPACITY PER ORIGINAL BUILDING PLANS

MINIMUM INTERIOR LATERAL LOAD: 5 PSF

SEISMIC IMPORTANCE FACTOR Ie: 1.0
SITE CLASS: D
SDS = 0.724

EXISTING CONDITIONS:

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO THE START OF THE WORK.

TEMPORARY CONDITIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE NEW AND EXISTING STRUCTURES AND WALLS DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.

SUBMITTALS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

STRUCTURAL STEEL:

IF THE SHOP DRAWINGS DIFFER FROM, OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BE CLEARLY IDENTIFIED. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AND ARE SUBJECT TO REVIEW AND ACCEPTANCE BY THE ENGINEER.

PROVIDE THE SUBMITTALS DIGITALLY (PDF FORMAT) TO THE ENGINEER FOR REVIEW. NECESSARY CORRECTIONS/COMMENTS WILL BE NOTED AND RETURNED.

NON-STRUCTURAL DEFERRED SUBMITTALS SUCH AS ARCHITECTURAL, MECHANICAL, SPRINKLER, AND FIRE ALARMS SHALL BE PER THE PROGRAM OUTLINED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE ACCESSORIES:

CONCRETE SCREW ANCHORS SHALL BE "HILTI KWIK HUS-EZ" (OR ENGINEER APPROVED EQUIVALENT) INSTALLED PER MANUFACTURER'S GUIDELINES AND CURRENT ESR REPORT.

EXISTING POST TENSION SLABS:

SAWS OR CORE DRILLS SHALL NOT BE USED IN POST TENSIONED CONCRETE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD.

POWER DRIVEN FASTENERS SHALL NOT PENETRATE THE SLAB MORE THAN 5/8"

FOR ANCHORS WITH EMBEDMENT GREATER THAN 3/4", ALL REINFORCING SHALL BE LOCATED PRIOR TO ANCHOR INSTALLATION. DO NOT CUT EXISTING REINFORCING. NOTIFY ENGINEER OF RECORD IF ALTERNATIVE DETAILING WILL BE REQUIRED TO AVOID EXISTING REINFORCEMENT PRIOR TO FABRICATION OF STEEL.

METALS:

ALL MISCELLANEOUS STEEL: ASTM A36 (Fy=36,000 PSI), OR AS NOTED ASTM A572 (Fy=50 KSI).
SQUARE AND RECTANGULAR HSS: ASTM A500, GRADE "B" (Fy=46,000 PSI).
ROUND HSS: ASTM A500, GRADE "B" (Fy=42,000 PSI).
ALL BOLTS: ASTM A325 UNLESS NOTED OTHERWISE.
WELDING: PER AWS STANDARDS. E70XX ELECTRODE AND BY CERTIFIED WELDERS.
ALL STEEL TO HAVE SHOP COAT.

DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AND SHALL BE 3/16" MINIMUM UNLESS OTHERWISE NOTED. WELDING SHALL BE BY AWS CERTIFIED WELDERS. PREQUALIFIED WELDING PROCEDURES ARE TO BE USED, UNLESS AWS QUALIFICATION IS SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.

INSTALLATION AND TIGHTENING OF ALL BOLTS SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". UNLESS NOTED OTHERWISE BOLTS SHALL BE INSTALLED IN ALL HOLES OF THE CONNECTION AND BROUGHT TO A SNUG-TIGHT CONDITION. SNUG TIGHT IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN THE PLIES OF THE JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

COLD-FORMED STEEL:

THE DESIGN, INSTALLATION AND CONSTRUCTION OF COLD-FORMED CARBON OR LOW-ALLOY STEEL, STRUCTURAL AND NON-STRUCTURAL FRAMING, SHALL BE IN ACCORDANCE WITH THE MOST CURRENT STANDARDS FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS, AISI.

THE DESIGN, INSTALLATION AND CONSTRUCTION OF COLD-FORMED CARBON STEEL BOX AND BACK-TO-BACK HEADERS USED IN SINGLE-SPAN CONDITIONS FOR LOAD-CARRYING PURPOSES SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR COLD-FORMED STEEL FRAMING - HEADER DESIGN PROVISIONS, AISI.

LIGHT-GAGE STEEL COMPONENTS SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRENGTH UNLESS OTHERWISE NOTED IN THE PLANS:
Fy=50,000 PSI FOR 54 AND 68 MIL STUDS.
Fy=33,000 PSI FOR 18 THROUGH 43 MIL STUDS.

FASTENING OF COMPONENTS SHALL BE WITH #10 SELF DRILLING SCREWS UNLESS NOTED OTHERWISE ON THE DRAWINGS. PENETRATION OF ALL SCREWS THROUGH JOINED MATERIALS SHOULD NOT BE LESS THAN 3 EXPOSED THREADS, INSTALLED AND TIGHTENED IN ACCORDANCE WITH THE SCREW MANUFACTURER'S RECOMMENDATIONS. THE STUDS SHALL BE SEATED FIRMLY IN BOTH THE TOP AND BOTTOM TRACKS. GYPSUM WALL BOARD OR PLYWOOD SHALL BE APPLIED TO EACH FACE OF STUD AND FASTENED WITH DRYWALL SCREWS AT A MAXIMUM OF 12" O/C UNLESS NOTED OTHERWISE.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. UNLESS NOTED OTHERWISE ALL LUMBER SHALL BE 19% AT TIME OF FABRICATION AND DRIED TO A MAXIMUM OF 15% BEFORE INSTALLATION OF GYP. BOARD AND OF BRICK VENEER AND VERIFIED BY THE GENERAL CONTRACTOR. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. GRADES SHALL BE D.F. #2 OR BETTER AND FIRE TREATED WITH AN ARCHITECT/ENGINEER APPROVED PRODUCT UNLESS NOTED OTHERWISE ON THE PLANS.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND ATTACHED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE. ALL FRAMING NAILS SHALL BE COMMON NAILS. NO BOX NAILS ALLOWED. FASTENERS AND ACCESSORIES IN CONTACT WITH PRESERVATIVE TREATED WOOD MUST BE HOT DIPPED GALVANIZED OR HAVE ZMAX COATING. ALL FASTENERS AND ACCESSORIES IN CONTACT WITH FIRE RETARDANT LUMBER MUST BE HOT-DIPPED GALVANIZED. DO NOT INSTALL 0.148" x 1 1/2" NAILS IN HANGERS UNLESS SPECIFICALLY NOTED ON THE PLANS & DETAILS.

SHEATHING PANELS SHALL CONFORM TO THE REQUIREMENTS OF VOLUNTARY PRODUCT STANDARD PS 1 OR PS 2, OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. ALL SHEATHING SHALL BE FIRE TREATED WITH AN ARCHITECT/ENGINEER APPROVED PRODUCT UNLESS NOTED OTHERWISE ON THE PLANS.

MECHANICAL:

THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF ELECTRICAL EQUIPMENT, MECHANICAL PLUMBING, FIRE SPRINKLER, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE NOT CONFORMING TO SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA), OR SPECIFICALLY DETAILED ON THE MECHANICAL ENGINEER'S DRAWINGS, SHALL BE DESIGNED IN ACCORDANCE OF THESE GENERAL NOTES, BY AN ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.

FLASHING AND WATERPROOFING:

ALL FLASHING AND WATERPROOFING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE ON THE PLANS.

INSPECTION:

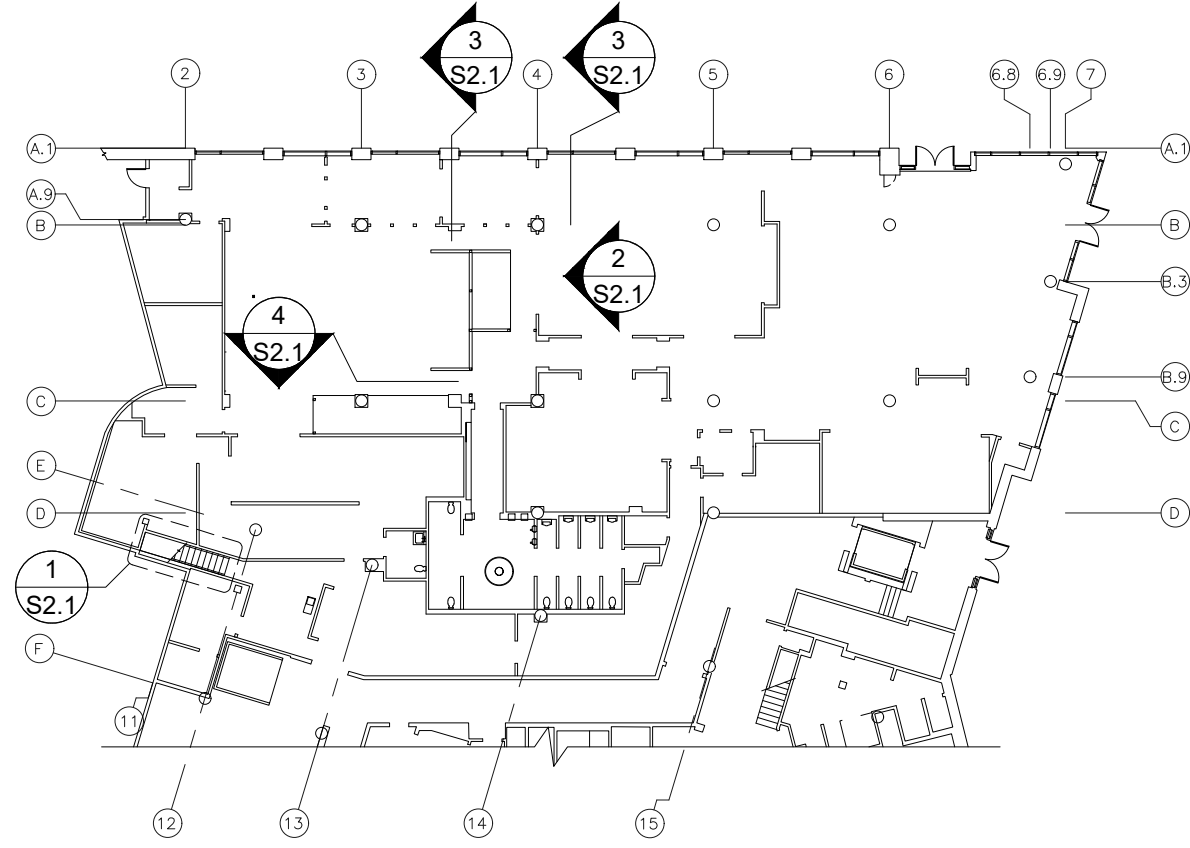
SPECIAL INSPECTIONS: IN ACCORDANCE WITH SECTION 1704 OF THE IBC AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS. SPECIAL INSPECTIONS ARE TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE OWNER FOR THE AREAS INDICATED IN THE SPECIAL INSPECTION PROGRAM.

THE CONTRACTOR AND SPECIAL INSPECTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY ITEM NOT COMPLYING WITH THE PROJECT SPECIFICATIONS AND/OR APPLICABLE CODES BEFORE PROCEEDING WITH ANY WORK INVOLVING THAT ITEM. THE ENGINEER OF RECORD WILL REVIEW THE ITEM AND DETERMINE ACCEPTABILITY. IF WORK INVOLVING THAT ITEM PROCEEDS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD THEN THE WORK WILL BE CONSIDERED NON-COMPLIANT.

SPECIAL INSPECTION PROGRAM			
ESTABLISHED PER 2012 IBC AS AMENDED BY THE 2014 OSSC SECTION 110 & CHAPTER 17			
ITEM	CONTINUOUS	PERIODIC	COMMENTS
GENERAL STRUCTURAL INSPECTIONS AS REQUIRED BY SECTION 110			
WOOD FRAMING			BY BUILDING OFFICAL
FINAL INSPECTION			BY BUILDING OFFICAL
STEEL			
IN ACCORDANCE WITH OSSC 1705.2 AND QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360			
MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, NUTS, AND WASHERS		X	REFERENCE APPLICABLE ASTM MATERIAL SPECIFICATIONS; AISC 360, SECTION A3.3
MATERIAL VERIFICATION OF STRUCTURAL STEEL		X	AISC 360, SECTION M6.5 AND APPLICABLE ASTM STANDARDS
COMPLIANCE OF STEEL FRAME JOINTS TO CONSTRUCTION DOCUMENT DETAILS		X	
WELDING: STRUCTURAL STEEL			
MATERIAL VERIFICATION OF WELD FILLER MATERIALS		X	AISC 360, SECTION A3.5, AWS A5 DOCUMENTS
COMPLETE AND PARTIAL PENETRATION	X		AWS D1.1,
SINGLE PASS FILLETS ± 5/16"		X	
CONCRETE			
EPOXY OR ADHESIVE ANCHOR PLACEMENT		X	CONTINUOUS WHERE INDICATED ON DRAWINGS
EXPANSION OR SCREW ANCHOR PLACEMENT		X	CONTINUOUS WHERE INDICATED ON DRAWINGS

DEFINITIONS:

- A. CONTINUOUS INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.
B. PERIODIC INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE WITH APPROVED PERMIT PLANS AND SPECIFICATIONS.



KEYPLAN

X_KEYPLAN

N.T.S.



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EXP: 6/30/20

MOX BOARDING HOUSE

PORTLAND

1938 WEST BURNSIDE, PORTLAND, OR 97209

STAIR FRAMING PLAN AND
FOLDING DOOR ELEVATIONS

PERMIT SET
THIS DRAWING ISSUED 03-07-19
ISSUE DATE:
MARCH 7, 2019

MARK	DATE	DESCRIPTION

TMR PROJECT NO.: 18352
DRAWN BY: CTT
CHECKED BY: JKW

SHEET NAME:
STAIR FRAMING PLAN
AND FOLDING DOOR
ELEVATIONS

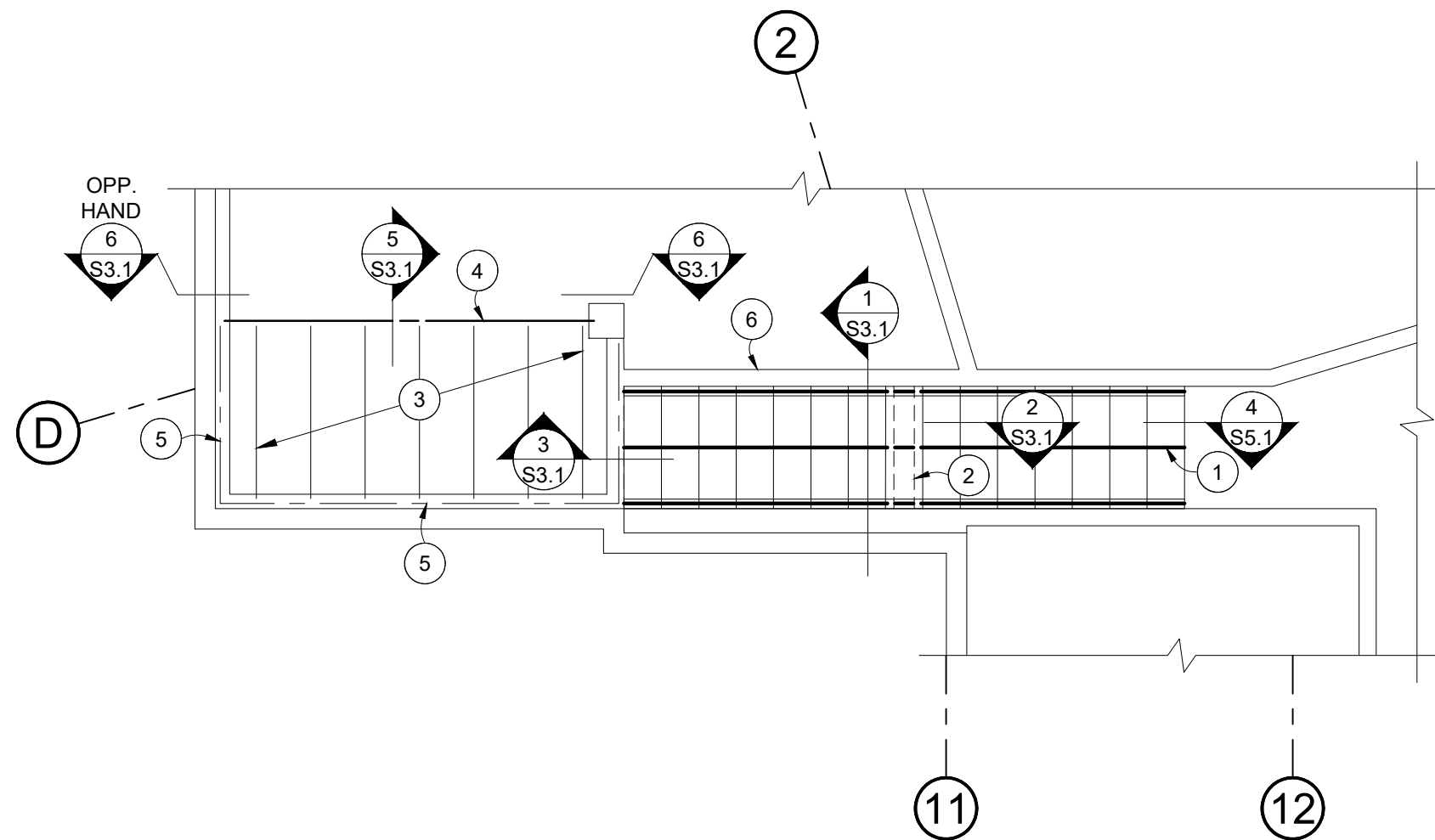
SHEET NUMBER:

S2.1

0 = 1" ORIGINAL SIZE

STAIR AND PLATFORM KEYNOTES:

- FIRE TREATED WOOD STRINGERS PER DETAIL 1/S3.1.
- BEARING WALL AT MID SPAN OF STRINGERS, SEE DETAIL 2/S3.1.
- EXISTING PLATFORM FRAMING IS UNKNOWN. CONTRACTOR TO VERIFY AND NOTIFY ENGINEER OF FRAMING PRIOR TO CONSTRUCTION. COLD FORM METAL FLOOR JOISTS ASSUMED WITH PLYWOOD SHEATHING.
- EXISTING METAL STUD BEARING WALL ASSUMED (VERIFY AND NOTIFY ENGINEER). REMOVE EXISTING BEARING WALL AND PROVIDE NEW BOX HEADER PER DETAIL 5/S3.1. SUPPORT AT ENDS PER DETAIL 6/S3.1.
- EXISTING COLD FORM STEEL LEDGER ASSUMED. VERIFY AND NOTIFY ENGINEER OF ATTACHMENTS TO STRUCTURE.
- WALLS EACH SIDE OF STAIR, PER ARCH.



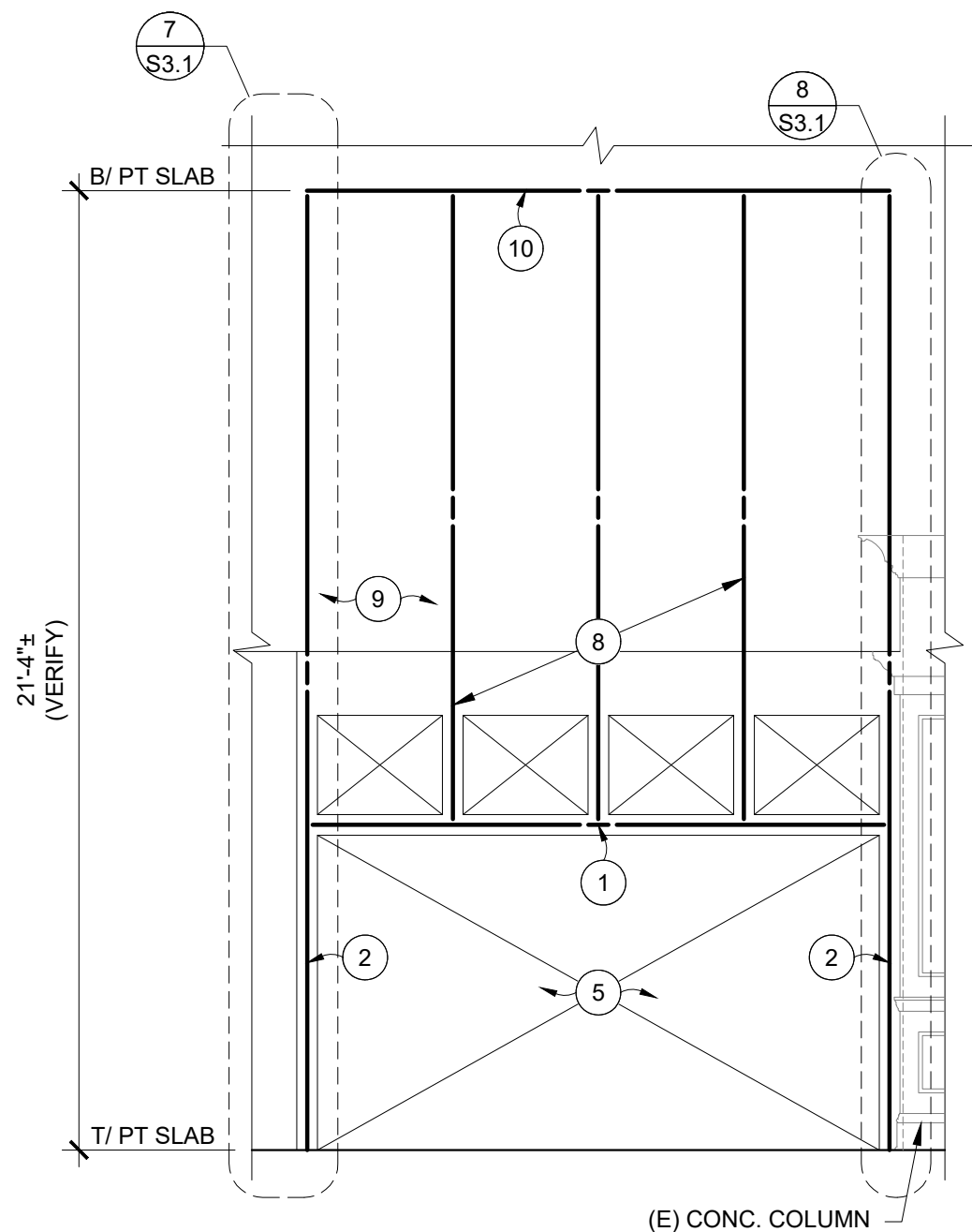
1 PLAN AT STAIR / PLATFORM

S2.1 18352-01

SCALE: 1" = 1'-0"

FOLDING DOOR ELEVATION KEYNOTES:

- HSS 5x5x5/16 HEADER OVER OPENING.
- HSS 5x3x3/16 KING POST.
- BOX HEADER: (2) 400S162-68 SIDE MEMBERS, 400T150-68 TRACKS TOP AND BOTTOM. ATTACH ALL FLANGES WITH #10 SCREWS @ 1'-0" O/C.
- BOX STUD: (1) 400S250-68, (1) 400T250-68. ABOVE CEILING PROVIDE BLOCKING AND STRAPPING TO ADJACENT FRAMING PER KEYNOTE 9.
- FOLDING PARTITION DOOR AND ATTACHMENTS TO THE PROVIDED STRUCTURE ARE BY THE DOOR SUPPLIER.
- AT BOX STUD BASE PROVIDE MINIMUM 54 MIL BOTTOM TRACK WITH 1 1/2" FLANGES. ATTACH TO BOX STUD WITH #10 SCREWS EACH SIDE. ATTACH TRACK TO PT SLAB WITH (4) HILTI 'X-U' PINS (0.157" Ø, 5/8" EMBEDMENT INTO CONCRETE) SPACED @ 3" O/C EACH WAY.
- AT TOP OF BOX STUD PROVIDE MINIMUM 54 MIL SLOTTED DEFLECTION TRACK WITH FLANGE HEIGHT NECESSARY FOR A 1" DEFLECTION HEAD. ATTACH TO BOX STUD WITH #10 SCREW EACH SIDE. ATTACH TRACK TO PT SLAB WITH (4) HILTI 'X-U' PINS (0.157" Ø, 5/8" EMBEDMENT INTO CONCRETE) SPACED @ 3" O/C EACH WAY.
- AS A MINIMUM PROVIDE A DOUBLE STUD BETWEEN WINDOWS (33 MIL) THAT IS CONTINUOUS FROM TOP OF DOOR HEADER TO BOTTOM OF SLAB ABOVE.
- INFILL FRAMING TO BE MINIMUM 33 MIL AND SPACED @ 1'-4" O/C MAX. WHERE SHEATHING IS NOT APPLIED BOTH SIDES (ABOVE CEILING) THAN BLOCK AND STRAP ALL STUD FLANGES PER DETAIL 9/S3.1.
- PROVIDED SLOTTED DEFLECTION TRACK AT TOP OF WALL WITH FLANGE HEIGHT NECESSARY FOR A 1" DEFLECTION HEAD (MINIMUM 33 MIL, CAN BE 54 MIL TO MATCH KEYNOTE 7). ATTACH TO EACH STUD WITH #10 SCREW EACH SIDE. ATTACH TO PT SLAB WITH HILTI 'X-U' PINS (0.157" Ø, 5/8" EMBEDMENT INTO CONCRETE) SPACED @ 1'-4" O/C.
- SUPPORT BOX HEADER FROM STUDS BY RUNNING SIDE MEMBER FLANGES LONG AND SCREWING INTO SIDES OF BOX STUD, SIMILAR TO DETAIL 6/S3.1.

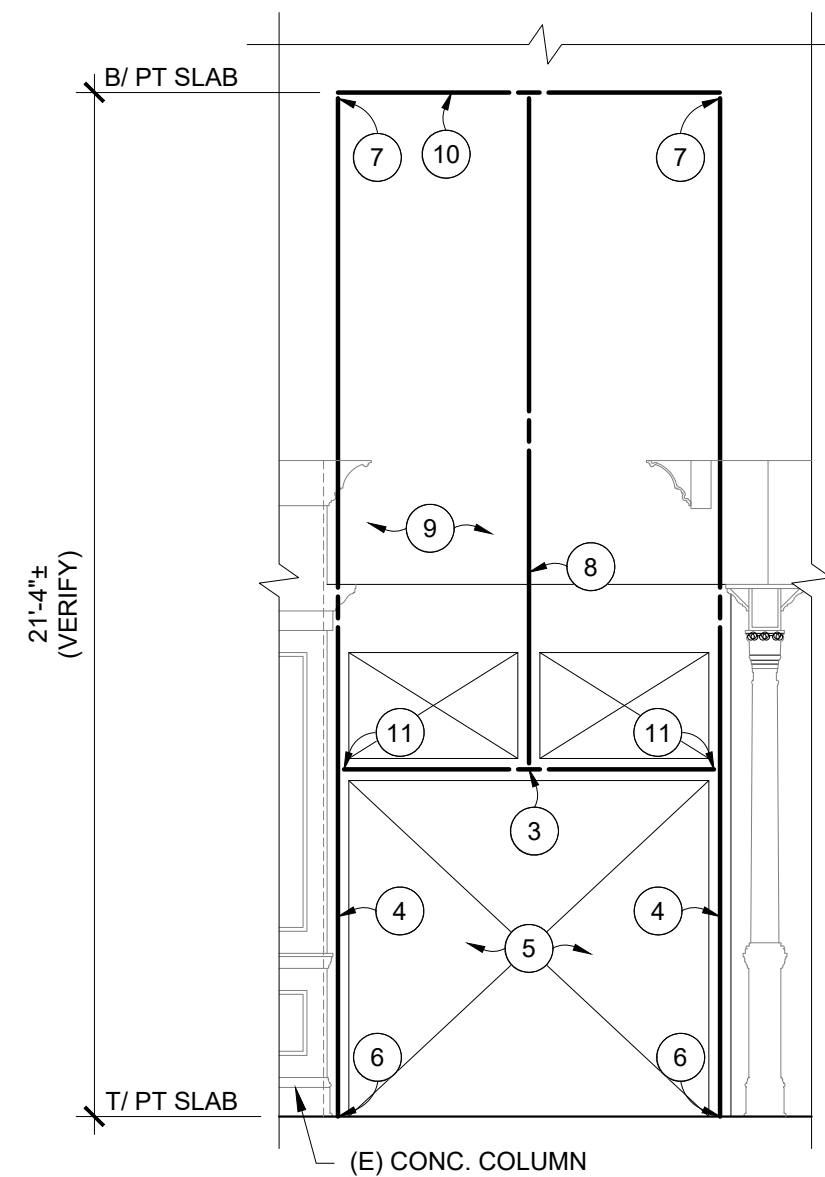


NOTE:
SEE ARCH. FOR DIMENSIONS.

2 ELEVATION AT FOLDING DOOR

S2.1 18352-02

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

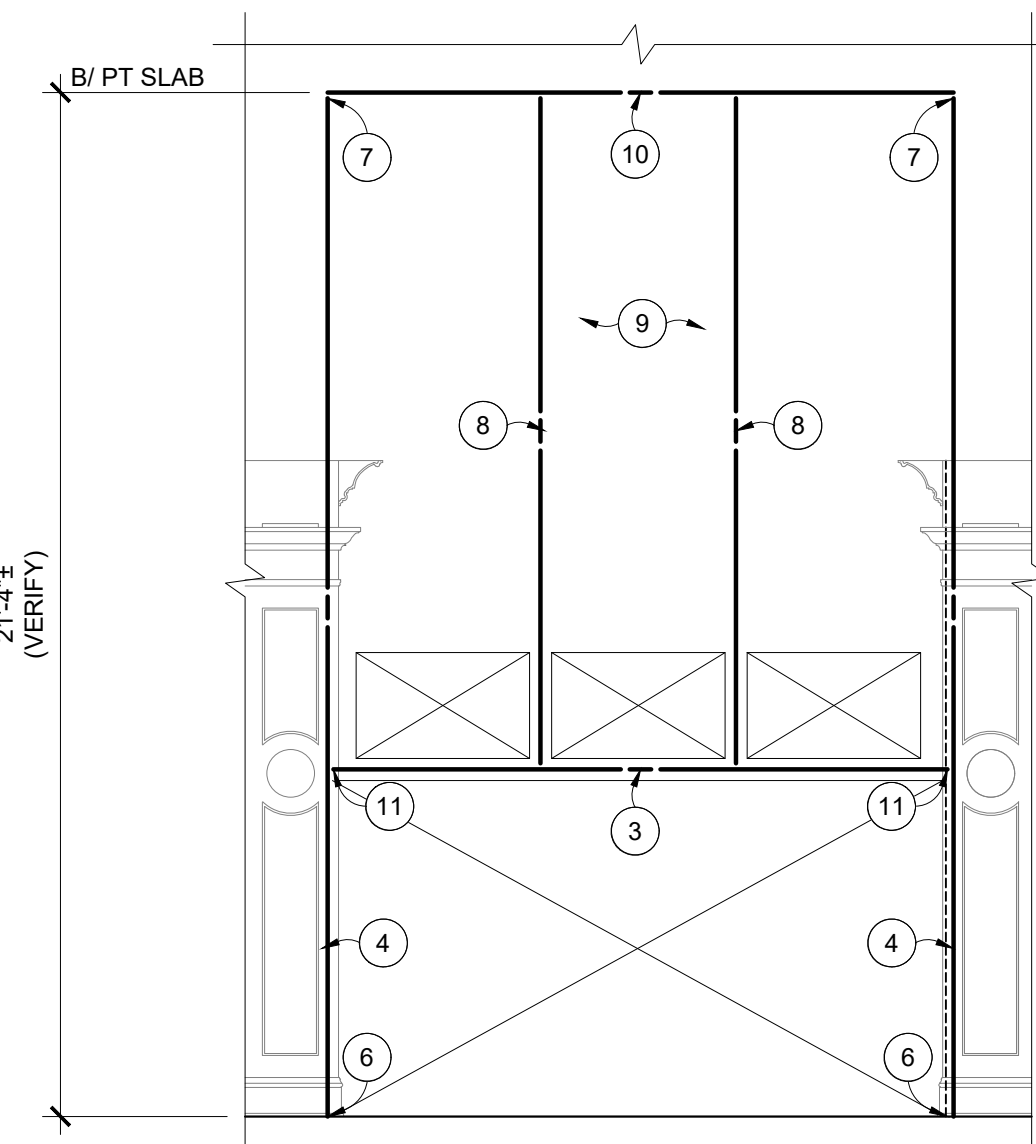


NOTE:
SEE ARCH. FOR DIMENSIONS.

3 ELEVATION AT FOLDING DOOR

S2.1 18352-03

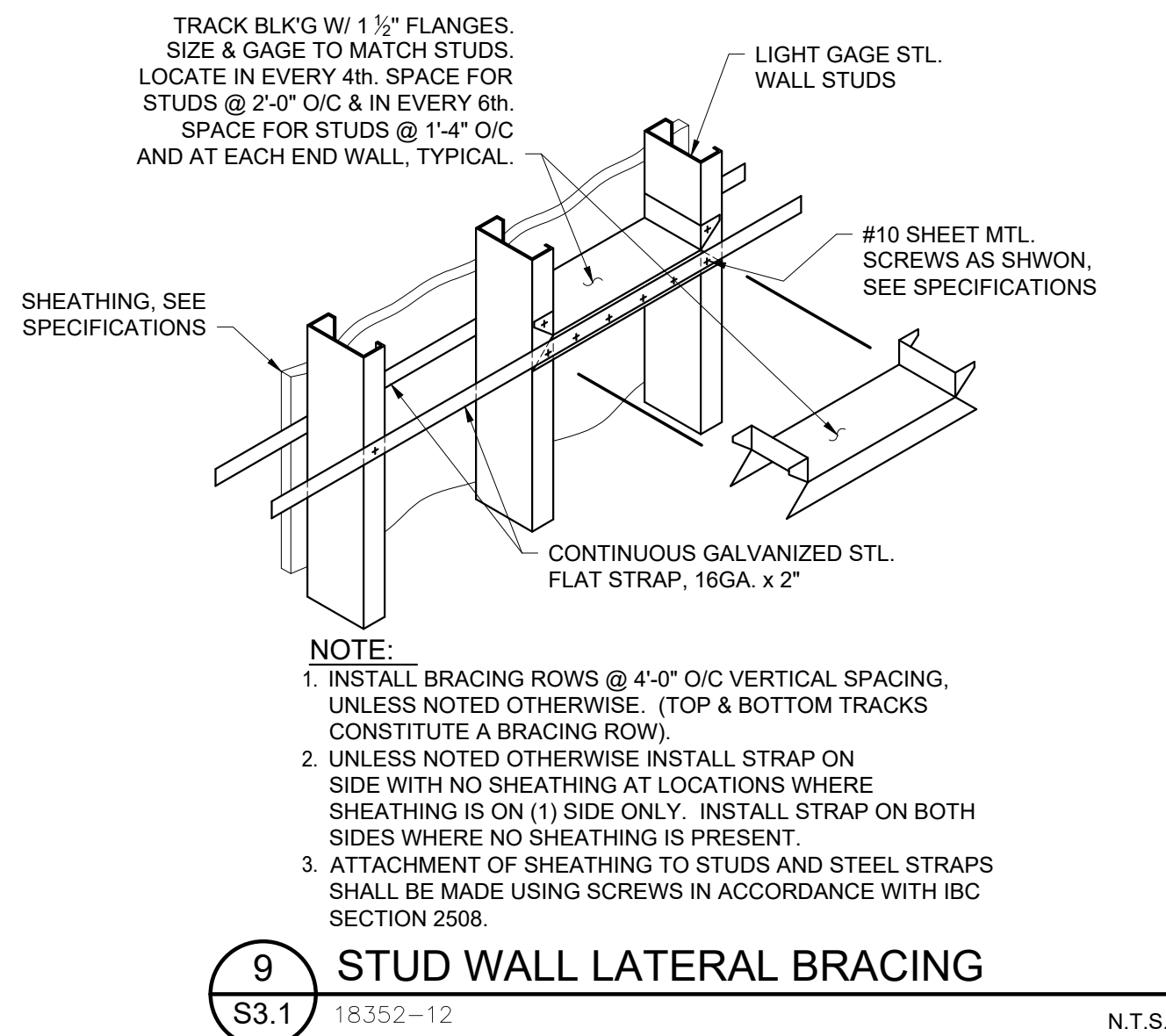
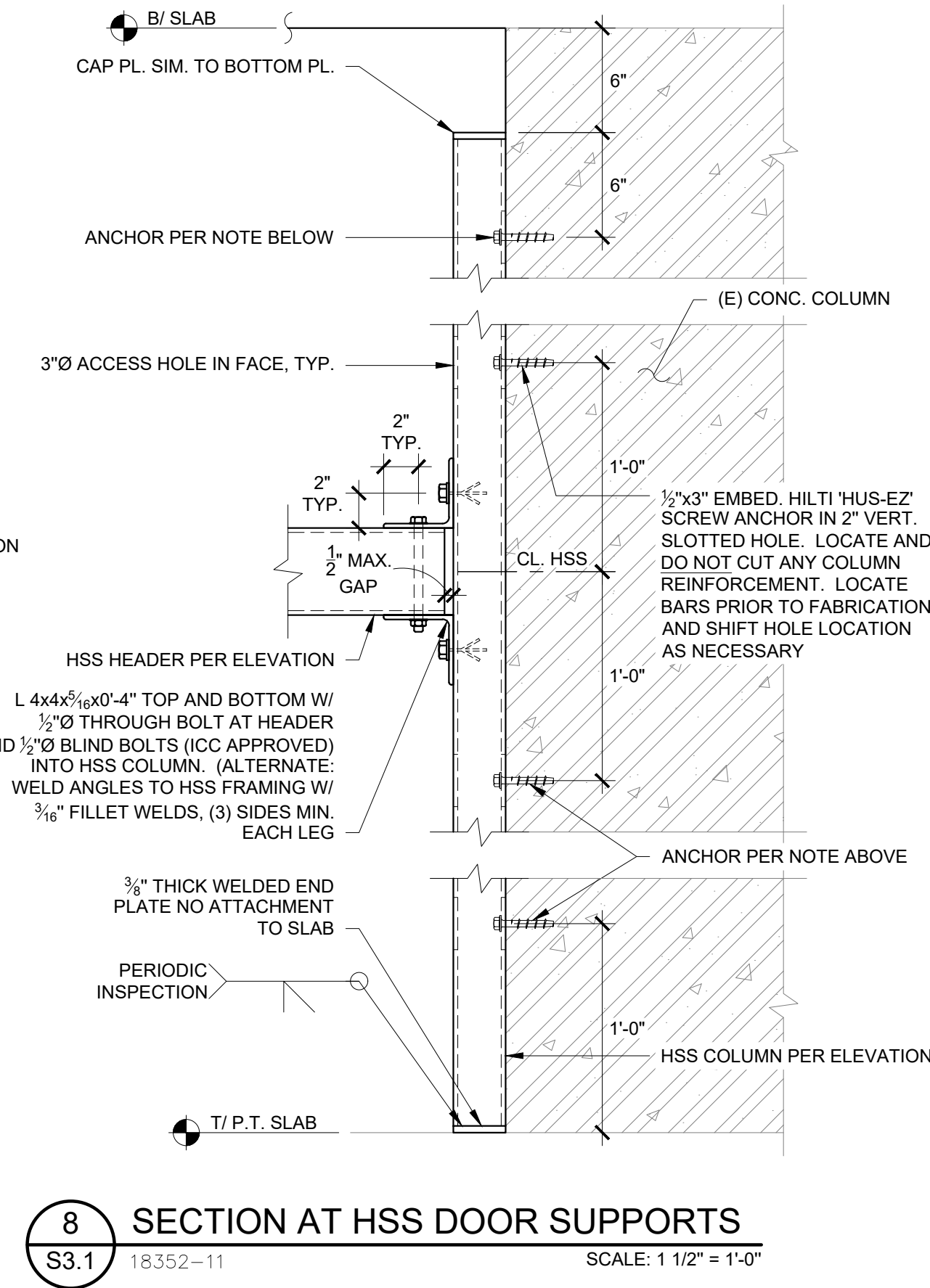
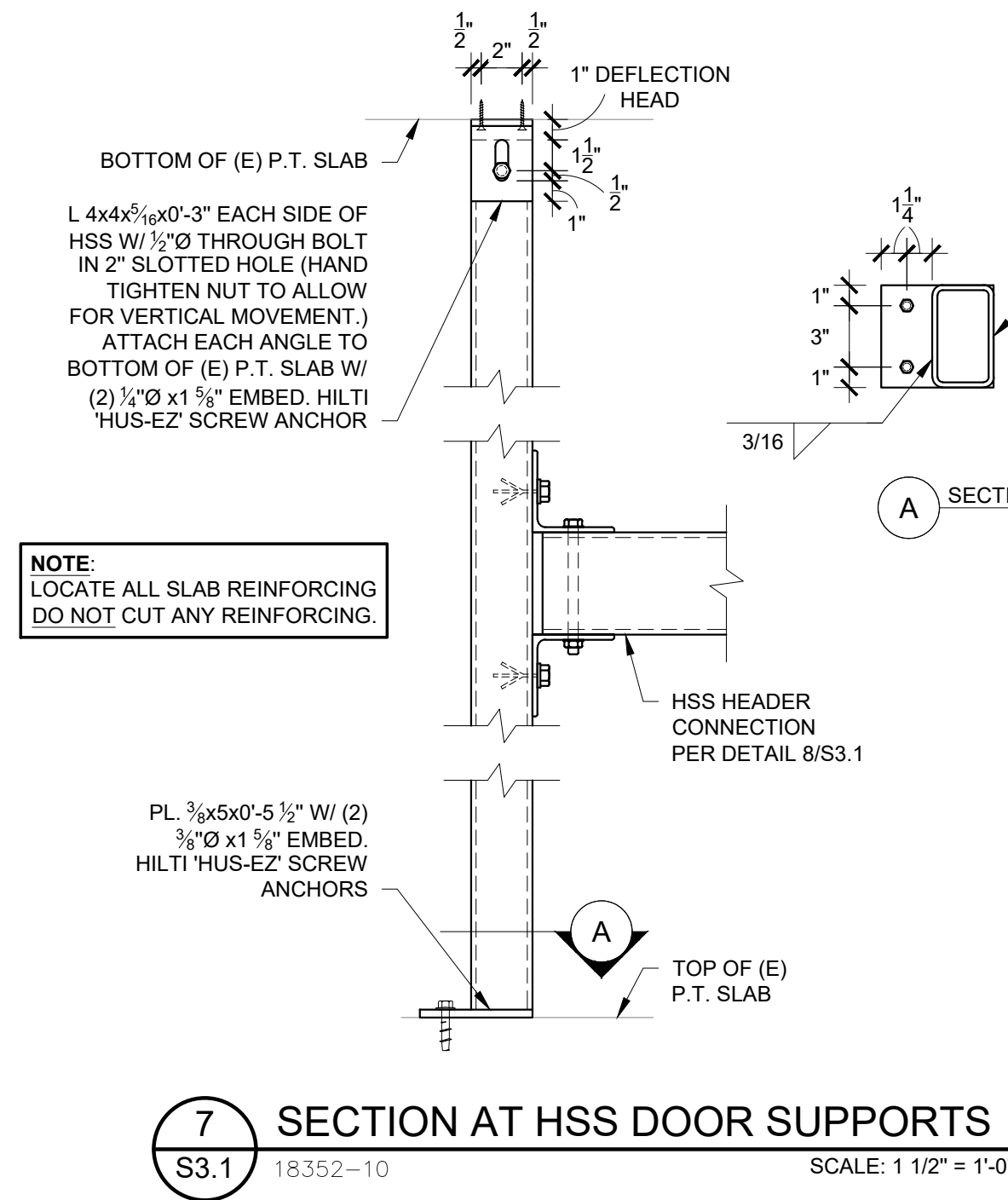
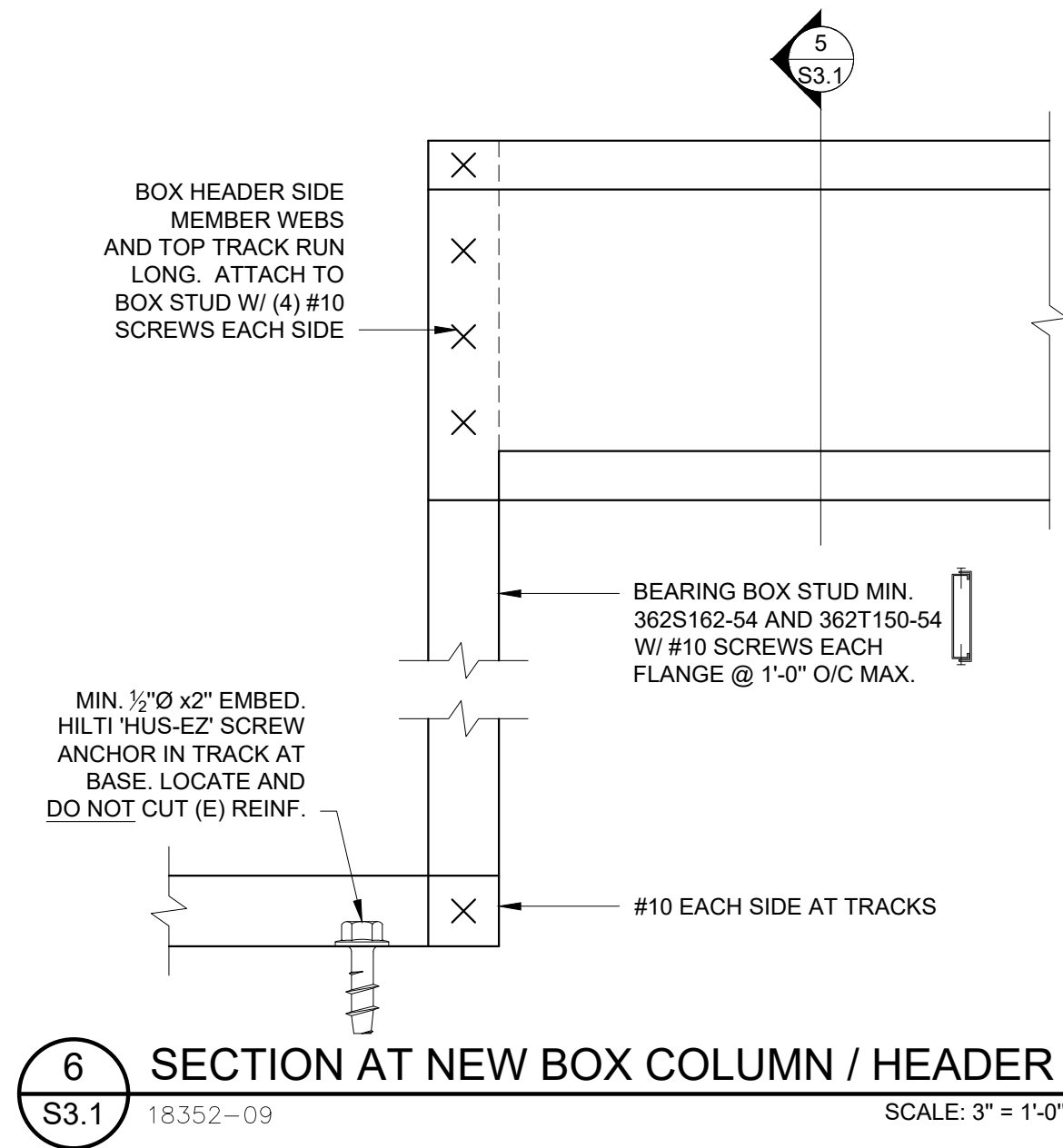
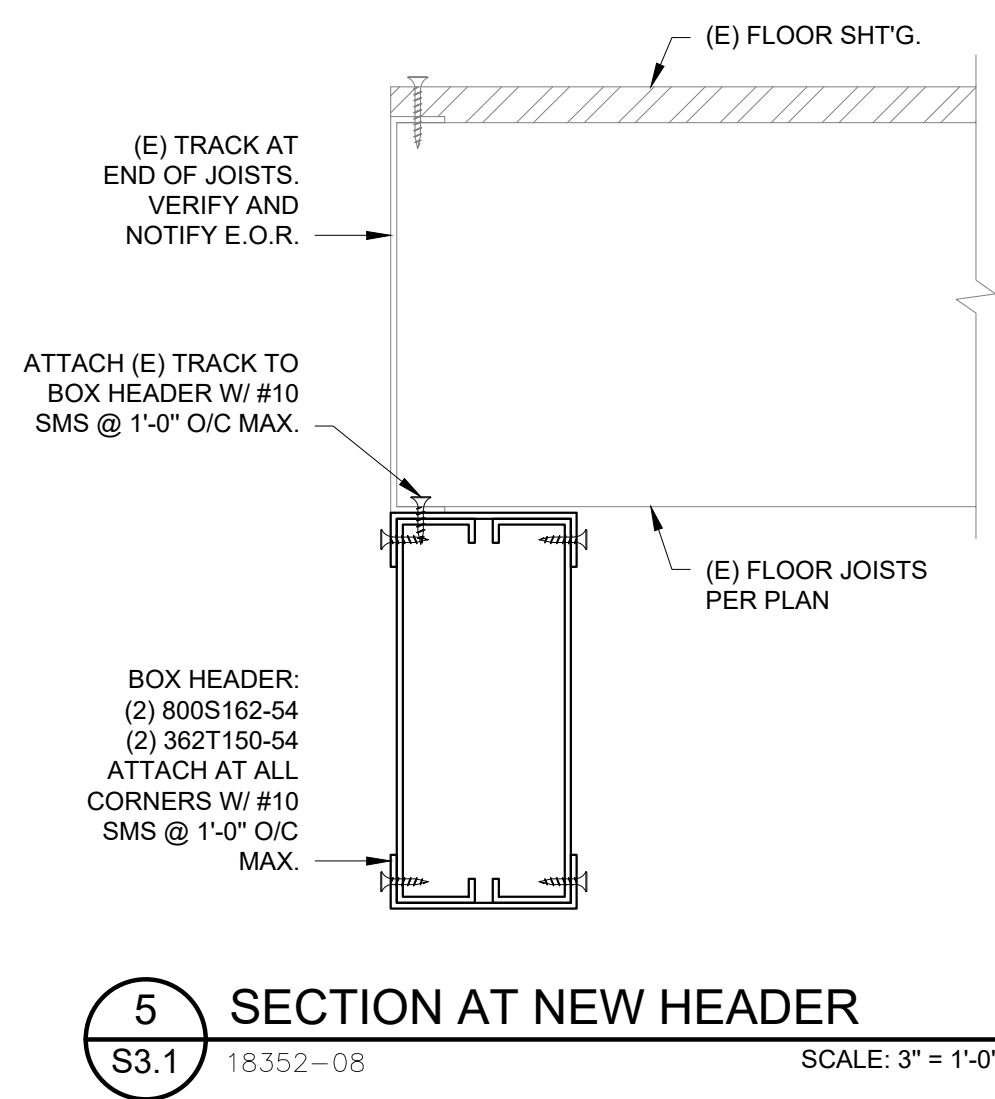
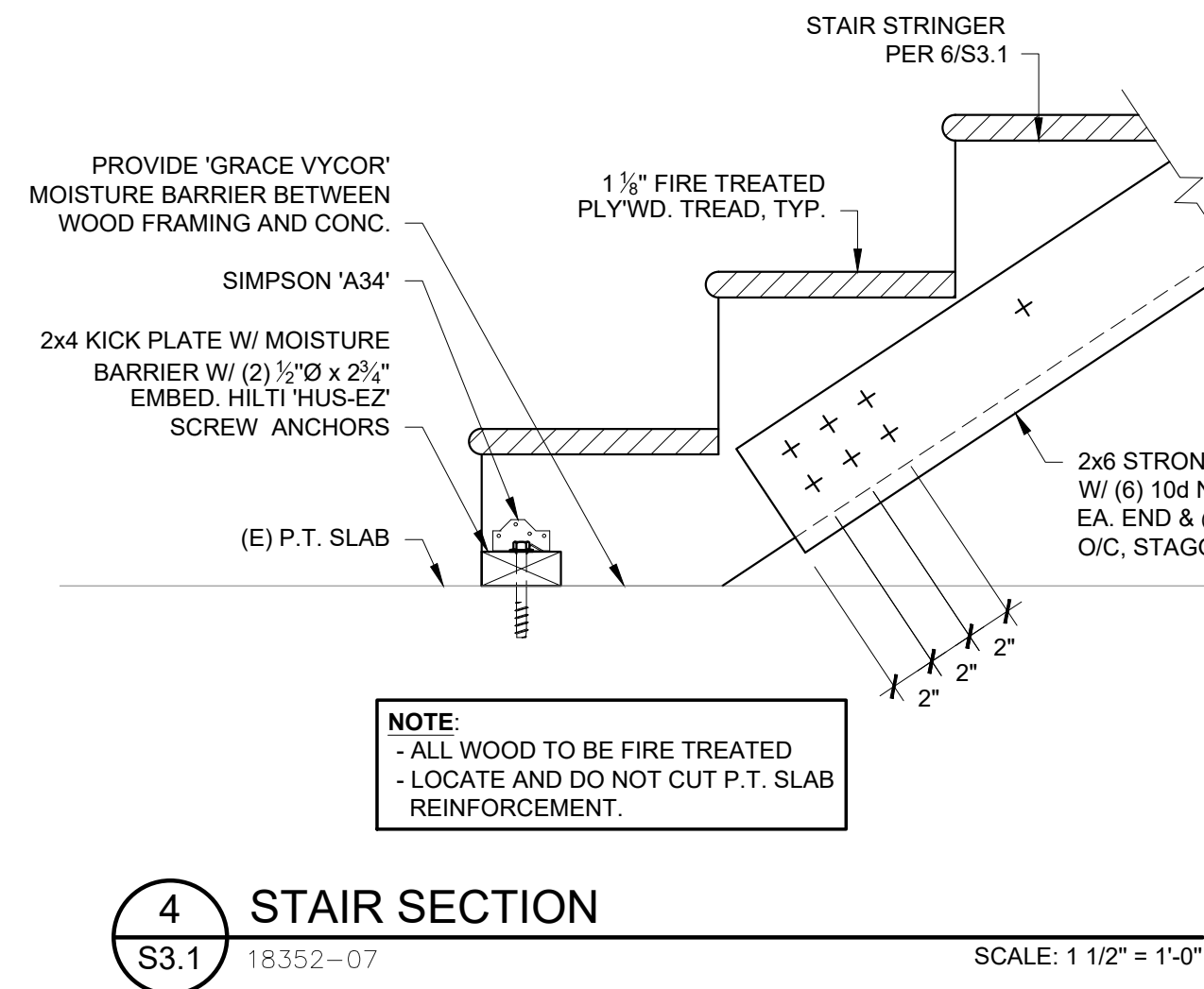
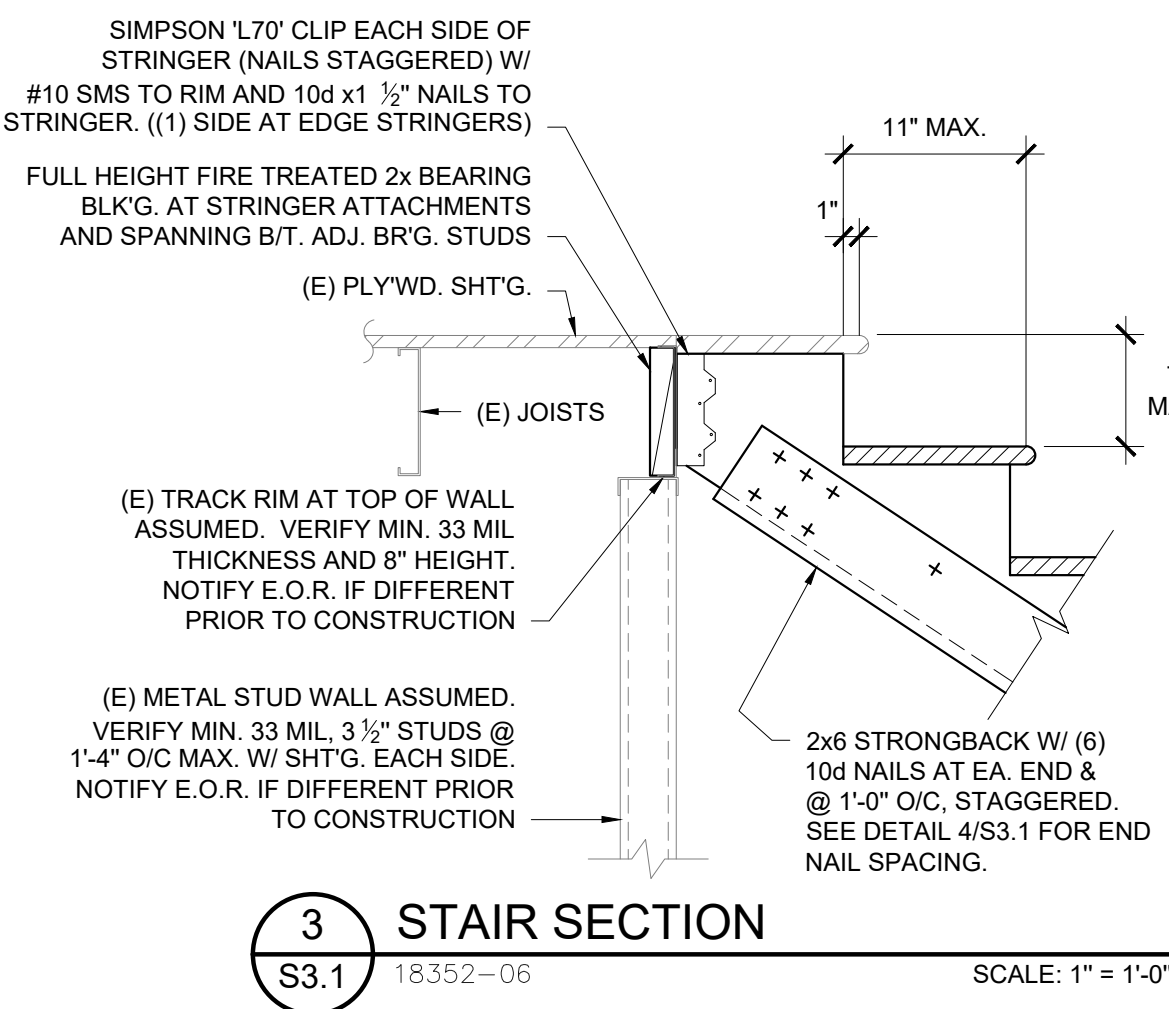
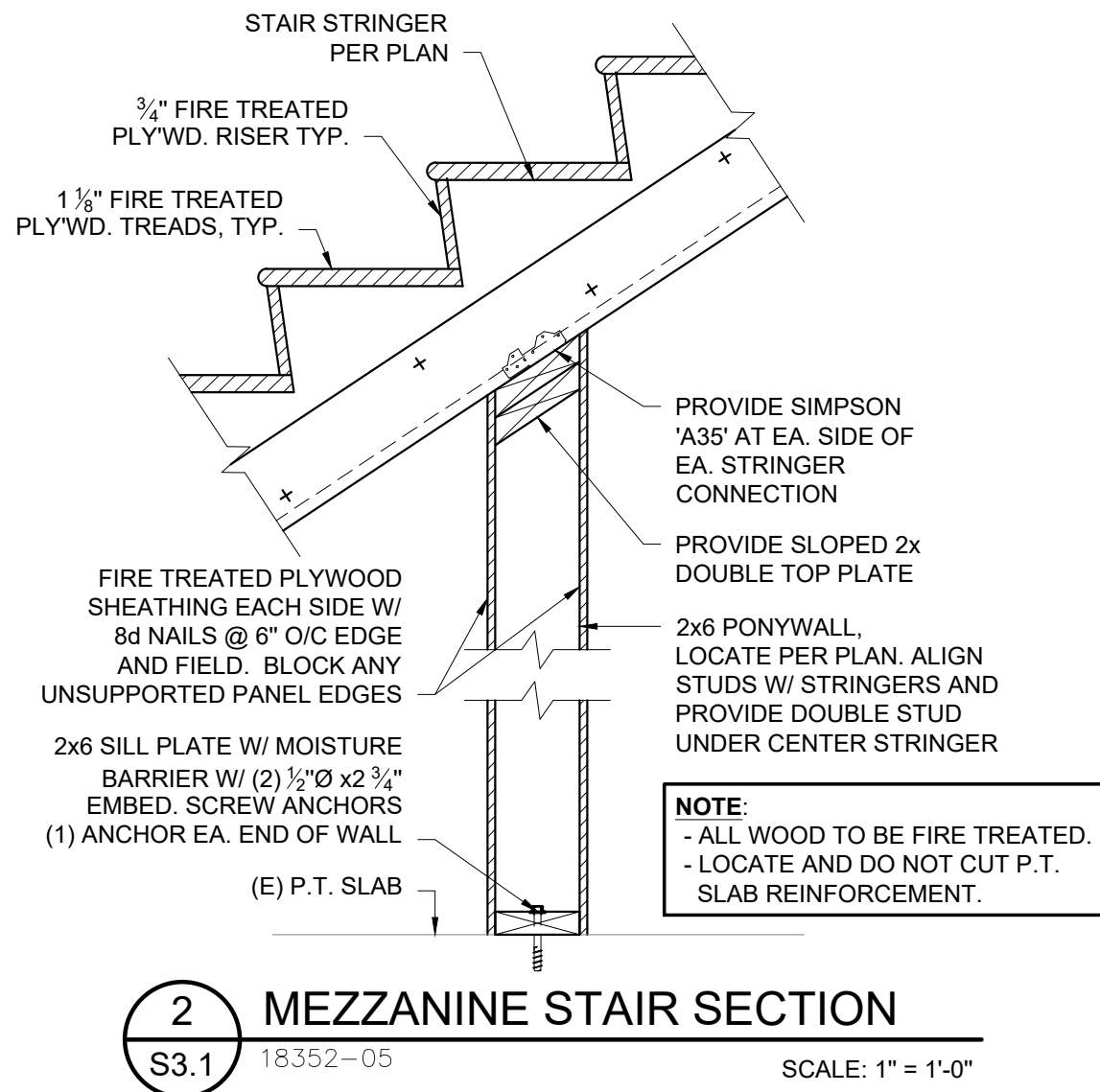
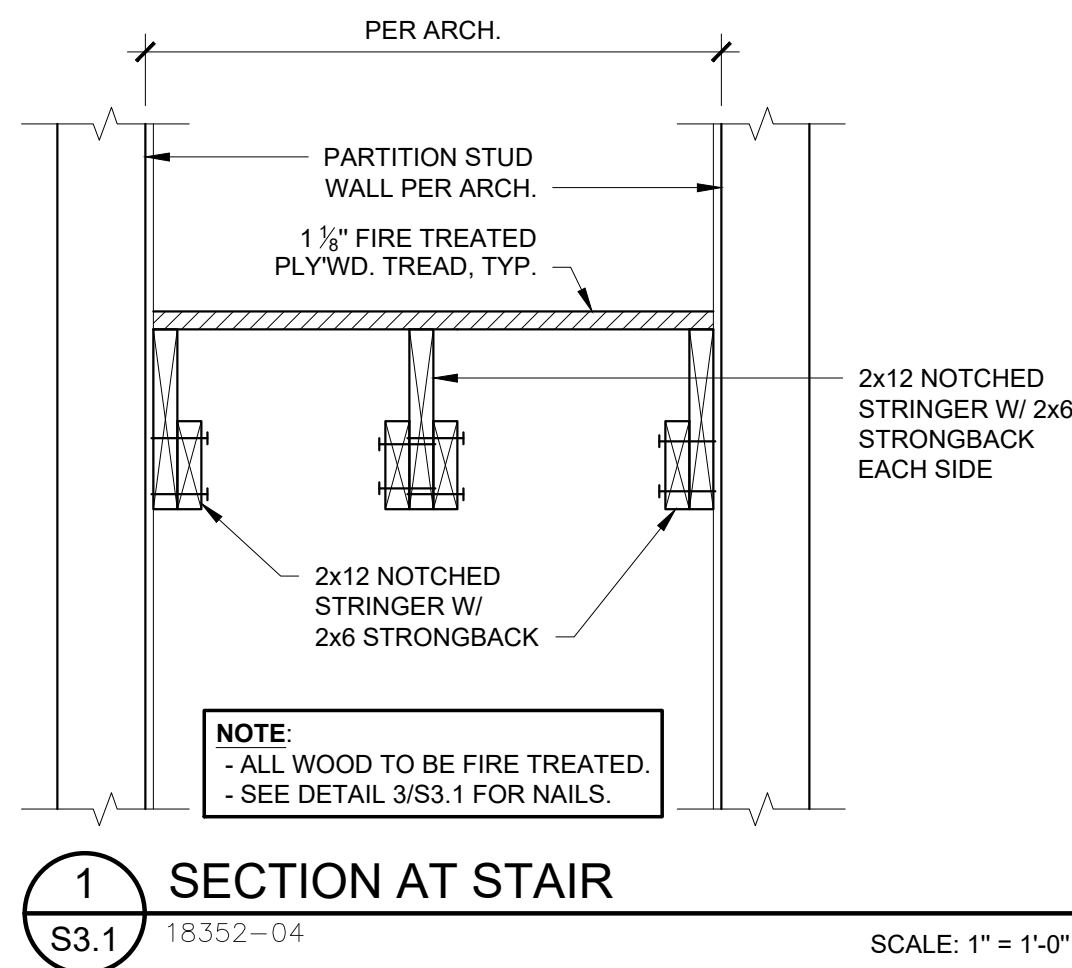
SCALE: 1/4" = 1'-0"



ELEVATION
AT 12'-6" SOFFIT HEADER (3/A5.2)

S2.1 18352-13

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



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DETAILS

PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE: **MARCH 7, 2019**

MARK	DATE	DESCRIPTION



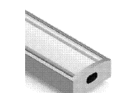
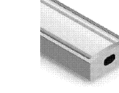
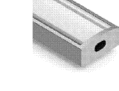






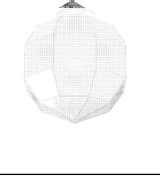

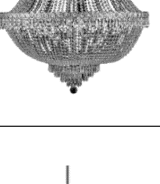


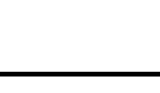

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DRAWN BY: CTT
CHECKED BY: JKW






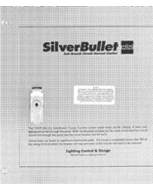
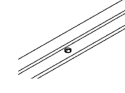



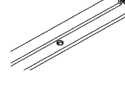






SHEET NAME:
STRUCTURAL DETAILS

SHEET NUMBER:

S3.1

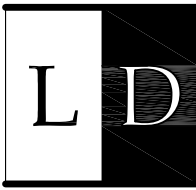
0 = 1" ORIGINAL SIZE

TYPE	LOCATION	IMAGE	DESCRIPTION	MANUFACTURER & MODEL	MOUNTING NOTES	LAMP	WATTS	VOLTS
C1	VARIOUS		7" ROUND SURFACE MOUNTED DOWNLIGHT WITH 1000 LUMEN 3000K LED LAMPING IN WHITE FINISH	JUNO LIGHTING: SLIMFORM JSF 7IN 30K 90CRI 120 FRPC WH		10W LED 3000K	10	120
F1	BOH		1' X 4' SURFACE MOUNTED WRAP WITH LED LAMPING OR RE-USE EXISTING FIXTURES				40	120
F2	KITCHEN		2' X 2' RECESSED TROFFER WITH LED LAMPING WITH LENS SUITABLE FOR COMMERCIAL KITCHEN LOCATION	LITHONIA LIGHTING: 2' X 2' RECESSED TROFFER		35W LED 3000K	35	120
F3	KITCHEN		1' X 4' SURFACE MOUNTED WRAP WITH LED LAMPING WITH LENS SUITABLE FOR COMMERCIAL KITCHEN LOCATION	LITHONIA LIGHTING: 1' X 4' WRAP		32W LED 3000K	32	120
L1	COVES		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	384	120/24
L2	COVES		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	192	120/24
L3	COVES		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	192	120/24
L4	HALL NICHE		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	96	120/24
L5	CASEWORK		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	96	120/24
L6	BACK BAR		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	96	120/24
L7	BAR FACE		LINEAR LED TAPE SYSTEM MOUNTED IN SMALL PROFILE CHANNEL WITH FROSTED LENS. COLOR TEMP AND OUTPUT TBD.	KELVIX LIGHTING: PH 300 SERIES - COLOR TBD CH-XXX		2.5W/FT	96	120/24
M1	VARIOUS		2 1/2" DIA. CYLINDER TRACK HEAD WITH INTEGRAL LED DRIVER AND DIMMABLE 3000K LED LAMPING WITH NARROW FLOOD BEAM IN BLACK FINISH WITH HEXCELL LOUVER MOUNTED ON CANOPY MONOPOINT MOUNT. CONFIRM EXTENSION WAND LENGTH WITH ARCHITECT PRIOR TO ORDER.	JUNO LIGHTING: TL381L-30K-80CRI-NFL-BL HOLBL 200 TLRW-XX-BL		13W LED 3000K	13	120/12
P1	TOURNAMENT ROOM		60" DIA. DECORATIVE CHANDELIER	RESTORATION HARDWARE: FOUCAULTS ORB SMOKE CRYSTAL CHANDELIER 60"		(25) E12 BULBS RETROFIT LED	125	120
P2	CCG		DECORATIVE STEM MOUNTED PENDANT	REJUVENATION LIGHTING: ROSE CITY 4" FITTER ROD / #A7008 10" FACETED ETCHED GLOBE / #B0043		LED RETROFIT A19 WARM-DIM	12	120
P3	RETAIL			PATHWAY LIGHTING:			35	120
P4	RESTROOM		LARGE DECORATIVE CRYSTAL CHANDELIER	ELEGANT LIGHTING: CENTURY 17 LIGHT, THREE-TIER CRYSTAL CHANDELIER #V190G30C/SS		(17) E12 BULBS LED RETROFIT	85	120
P5	PRIVATE ROOM 2		CORD AND SOCKET PENDANT FOR EXPOSED LED RETROFIT BULB	TECH LIGHTING: SOCCO PENDANT OR SIMILAR		LED RETROFIT WARM-DIM	9	120
R1	VARIOUS		ADJUSTABLE ROUND RECESSED DOWNLIGHT WITH 1323 DELIVERED LUMEN DIMMABLE 3000K LED LAMPING WITH FLANGED FLAT TRIM WITH 15 DEGREE OPTIC. CONFIRM FINISH WITH ARCHITECT. FIXTURE SHALL HAVE EMERGENCY BACKUP OPTION, TO BE USED AS REQUIRED.	AMERLUX LIGHTING: HORNET HDL-HP-R-NC-A17-T-18-VOLT-DIM HDL-HP-RA-A17-T-FINISH-SP-30		18W LED 3000K	18	120
R2	VARIOUS		SAME AS R1 WITH 28 DEGREE OPTIC			18W LED 3000K	18	120
R3	VARIOUS		SAME AS R1 WITH 45 DEGREE OPTIC			18W LED 3000K	18	120

R4	CASEWORK & SOFFITS		LOW VOLTAGE RECESSED PUCK LIGHT WITH LED LAMPING FOR MOUNTING IN CASEWORK SHELVES AND SOFFITS	JUNO LIGHTING: USTLR1-30K-80CRI OR SIMILAR		4W LED	4	120/12
S1	RESTAURANT		DECORATIVE SCONCE	REJUVENATION LIGHTING: IRONSIDE SCONCE #A3160		LED RETROFIT A19 WARM-DIM	12	120
S2	RESTAURANT BOOTHS		DECORATIVE SCONCE	TBD		LED RETROFIT WARM-DIM	12	120
S3	RESTAURANT BOOTHS		DECORATIVE SCONCE	TBD		LED RETROFIT WARM-DIM	12	120
T1	RETAIL		ON CIRCUIT LINE VOLTAGE TRACK IN BLACK FINISH MOUNTED TO UNI-STRUT. CONFIRM COMPATIBILITY OF JUNO TRACK WITH AMERLUX TRACK HEADS.	JUNO LIGHTING: T-XX-BL	MOUNT TRACK ON UNI-STRUT AT 12'-0" A.F.F.			120
T1a	RETAIL		LINE VOLTAGE TRACK HEAD WITH VERTICAL TRANSFORMER WITH DIMMABLE 3000K LED LAMPING WITH 23 DEGREE BEAM SPREAD WITH SNOOT AND CROSS BLADE LOUVER IN BLACK FINISH	AMERLUX LIGHTING: C3MV-21-LED-BT-CT-120-NF-30-SN-CB		21W LED 3000K	21	120
T1b	RETAIL		LINE VOLTAGE TRACK HEAD WITH VERTICAL TRANSFORMER WITH DIMMABLE 3000K LED LAMPING WITH WALL WASH BEAM SPREAD WITH VISOR DOWN ACCESSORY IN BLACK FINISH	AMERLUX LIGHTING: MURV-19-LED-BT-CT-120-WW-30-VISD		19W LED 3000K	19	120
T1c	ELEC RM		CURRENT LIMITING SUB-PANEL FOR LINE VOLTAGE TRACK IF REQUIRED PER ENERGY CODE. CONFIRM WITH ELECTRICAL CONTRACTOR.	JUNO LIGHTING: SILVER BULLET CURRENT LIMITING SUB-PANEL		(11) 4A CKTS	5280	120
T2	VARIOUS		LOW VOLTAGE TRACK IN BLACK FINISH. REMOTE TRANSFORMER RQUIRED. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL PARTS AND PIECES FOR COMPLETE SYSTEM.	JUNO LIGHTING: TRAC 12/25 TLVR-XX-BL REMOTE TRANSFORMER				120
T2a	VARIOUS		LOW VOLTAGE MINI CYLINDER WITH DIMMABLE 3000K LED LAMPING IN BLACK FINISH.	JUNO LIGHTING: TL114 G2 30K 80CRI NFL		6.6W LED 3000K	6.6	120/12
T2b	VARIOUS		REMOTE MAGNETIC TRANSFORMER	JUNO LIGHTING: MAGNETIC TRANSFORMER			75	120/12
T2c	VARIOUS		REMOTE MAGNETIC TRANSFORMER	JUNO LIGHTING: MAGNETIC TRANSFORMER			150	120/12
T3	PRIVATE ROOM 1		STEM MOUNTED LOW VOLTAGE TRACK IN BLACK FINISH. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL PARTS AND PIECES FOR COMPLETE SYSTEM.	JUNO LIGHTING: TRAC 12/25 TLVR-XX-BL REMOTE TRANSFORMER	TRACK SHALL BE STEM MOUNTED ABOVE CUSTOM WOOD CEILING GRID. CONFIRM STEM LENGTH WITH ARCHITECT			120/12
T3a	PRIVATE ROOM 1		2 1/2" DIA. CYLINDER TRACK HEAD WITH INTEGRAL LED DRIVER AND DIMMABLE 3000K LED LAMPING WITH NARROW FLOOD BEAM IN BLACK FINISH WITH HEXCELL LOUVER MOUNTED FROM TRACK WITH 24 INCH EXTENSION WAND (CONFIRM LENGTH PRIOR TO ORDER).	JUNO LIGHTING: TL381L-30K-80CRI-NFL-BL HOLBL 200 TLRW-24IN-BL	TRACK HEADS SHALL BE MOUNTED FROM TRACK ON EXTENSION WANDS TO BOTTOM OF 24 INCH DEEP CUSTOM WOOD CEILING GRID.	13W LED 3000K	13	120/12
T3c	VARIOUS		REMOTE MAGNETIC TRANSFORMER	JUNO LIGHTING:			240	120/12
T3d	VARIOUS		REMOTE MAGNETIC TRANSFORMER	JUNO LIGHTING:			75	120/12
X1	VARIOUS		EXIT SIGNS WITH INTEGRAL BUGEYES. FINAL SELECTION TO BE CONFIRMED BY ELECTRICAL CONTRACTOR AND ARCHITECT.	LITHONIA LIGHTING: ECC LED COMBO			4	120
X2	VARIOUS		EXIT SIGNS. FINAL SELECTION TO BE CONFIRMED BY ELECTRICAL CONTRACTOR AND ARCHITECT.	LITHONIA LIGHTING: LED EXIT SIGN			1	120
X3	VARIOUS		EMERGENCY BUGEYE FIXTURES. FINAL SELECTION TO BE CONFIRMED BY ELECTRICAL CONTRACTOR AND ARCHITECT.	LITHONIA LIGHTING: EU2C			4	120

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MOX BOARDING HOUSE
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PHASE:

PERMIT SET

THIS DRAWING ISSUED 03-07-19
ISSUE DATE:

MARCH 7, 2019

MARK	DATE	DESCRIPTION

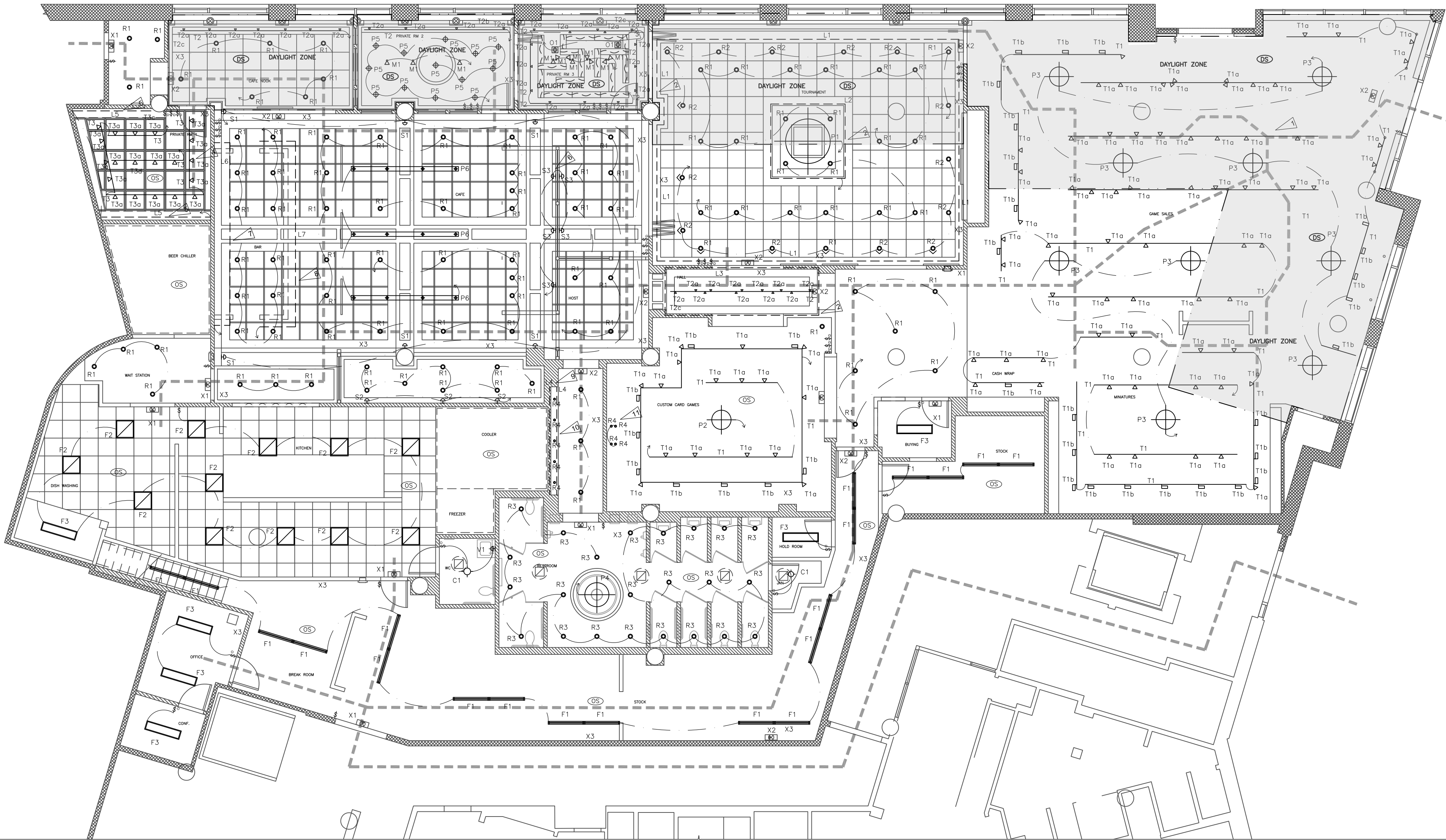
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DRAWN BY:
CHECKED BY:

SHEET NAME:
LIGHTING
FIXTURE SCHEDULE

SHEET NUMBER:

LD0.1

0 1" ORIGINAL SIZE



LIGHTING SYMBOL LEGEND	
	RECESSED DOWNLIGHT
	RECESSED WALL WASH / ADJUSTABLE
	WALL MOUNTED CYLINDER DOWNLIGHT
	RECESSED FAN LIGHT
	SCONCE
	SCOOP UPLIGHT
	STEP LIGHT
	SURFACE MOUNT
	PENDANT
	MONOPOINT
	TRACK HEAD
	TRACK/RAIL/LINEAR LED
	LIGHT BAR
	SURFACE MOUNT WRAP
	RECESSED 2X2 TROFFER
	WELL LIGHT
	HALF SWITCHED WALL OUTLET
	DUPLEX CEILING OUTLET
	LOW VOLTAGE TRANSFORMER/DRIVER
	CEILING MOUNTED OCCUPANCY SENSOR
	CEILING MOUNTED DAYLIGHT SENSOR
	ON/OFF SWITCH
	DIMMER SWITCH
	OCCUPANCY / VACANCY SWITCH
	FAN TIMER SWITCH
	3 WAY SWITCH
	LIGHTING CONTROL KEYPAD

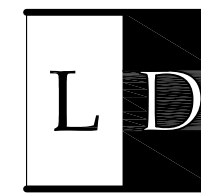
1 FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL LIGHTING NOTES

- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ENERGY CODES INCLUDING BUT NOT LIMITED TO DAYLIGHT CONTROL ZONES, OCCUPANCY SENSOR LOCATIONS AND TIME CONTROLS.
- DAYLIGHT ZONES, DAYLIGHT SENSORS AND CIRCUITING SHOWN FOR INTENT. ELECTRICAL CONTRACTOR SHALL CONFIRM DAYLIGHT SENSOR LOCATIONS PRIOR TO INSTALLATION.
- OCCUPANCY/VACANCY SENSOR SWITCHES SHOWN FOR INTENT. ELECTRICAL CONTRACTOR SHALL DETERMINE TYPE OF SENSOR (WALL, CEILING, ETC.) AND EXACT LOCATION OF ALL SENSORS.
- LIGHTING CONTROL SYSTEM SHALL PROVIDE AUTOMATIC SHUTOFF CONTROL AS REQUIRED BY ENERGY CODE. REQUIREMENTS SHALL BE CONFIRMED BY ELECTRICAL CONTRACTOR.
- EGRESS PATH SHOWN ON PLAN. EMERGENCY LIGHTING SHALL PROVIDE INITIAL ILLUMINATION OF NOT LESS THAN AN AVERAGE OF ONE FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL EGRESS LIGHTING. EMERGENCY LIGHTING SHALL BE ON BATTERY BACKUP.
- PROVIDE ADEQUATE BLOCKING FOR ALL FIXTURES PRIOR TO INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL CONFIRM COMPATIBILITY OF ALL DIMMERS WITH LIGHTING FIXTURE LAMP SOURCES, DRIVERS, TRANSFORMERS, AND BALLASTS PRIOR TO ORDER AND INSTALLATION.
- SEE ARCHITECTURAL DRAWINGS AND FIXTURE SCHEDULE FOR MOUNTING HEIGHTS. CONTACT LIGHTING DESIGNER TO CONFIRM/RESOLVE ANY QUESTIONS ABOUT MOUNTING LOCATIONS AND/OR CONFLICTS WITH HVAC, SITE CONDITIONS, ETC.
- CONFIRM DIMMING AND CONTROL SCENE REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL FIXTURES, AND CONTROL DEVICES, AND A CONTROL LAYOUT/PLAN FOR LIGHTING DESIGNER APPROVAL PRIOR TO ORDER, AND PRIOR TO ROUGH-IN. ANY PROPOSED FIXTURE SUBSTITUTIONS MUST BE APPROVED BY LIGHTING DESIGNER AND ARCHITECT PRIOR TO ORDER.
- FIELD VERIFY LOCATIONS OF ALL DIMMERS, SWITCHES, AND KEYPADS WITH ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.

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1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: PERMIT SET
THIS DRAWING ISSUED 03-07-19
ISSUE DATE:
MARCH 7, 2019

MARK	DATE	DESCRIPTION

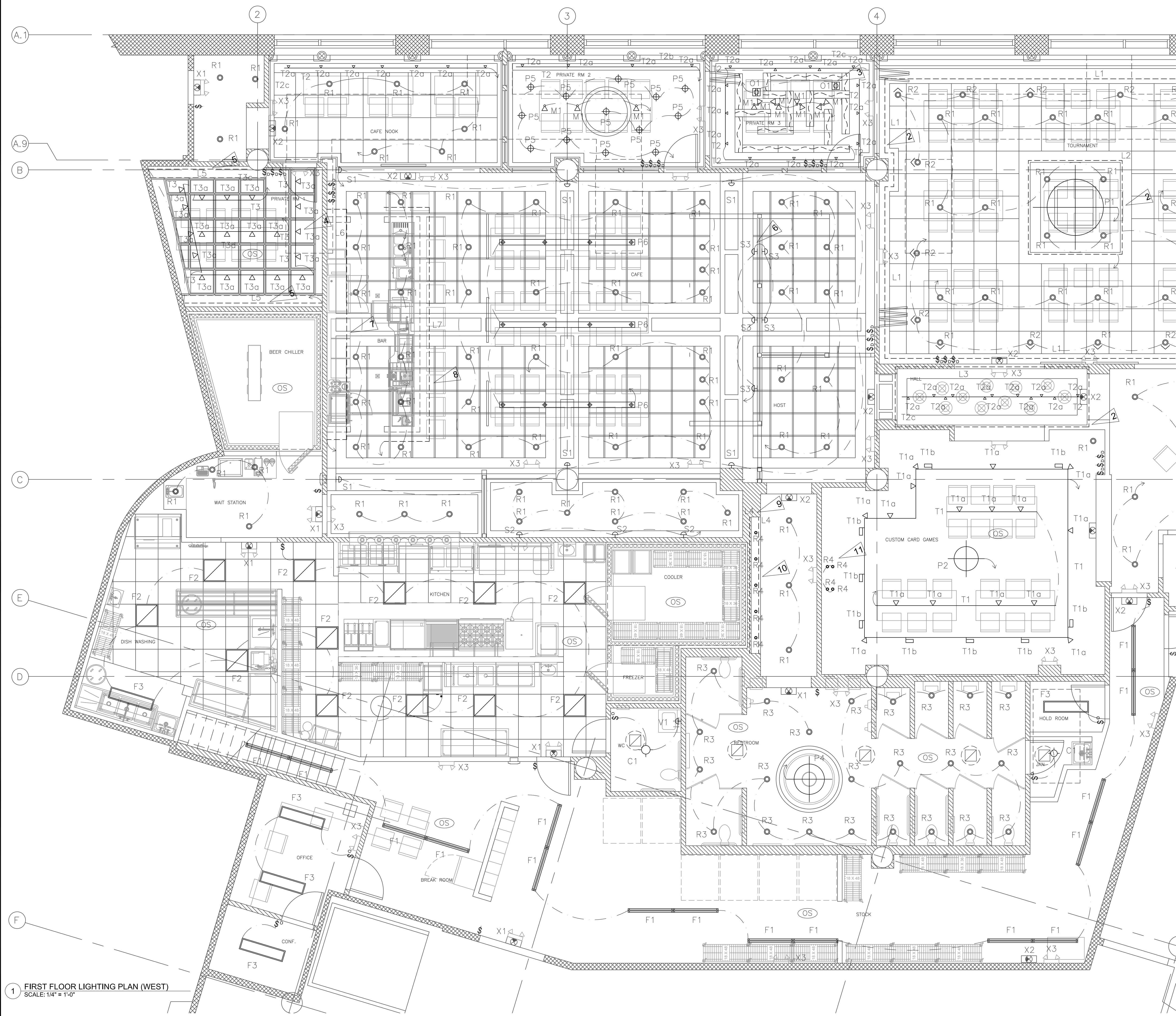
PROJECT NO.: 10136
DRAWN BY:
CHECKED BY:

SHEET NAME:
LIGHTING PLAN

SHEET NUMBER:

LD0.2

0 1" ORIGINAL SIZE



- LIGHTING SYMBOL LEGEND
- RECESSED DOWNLIGHT
 - ⊗ RECESSED WALL WASH / ADJUSTABLE
 - ⊕ WALL MOUNTED CYLINDER DOWNLIGHT
 - ⊗ RECESSED FAN LIGHT
 - ⊗ SCONCE
 - ⊕ SCOOP UPLIGHT
 - ⊕ STEP LIGHT
 - ⊕ SURFACE MOUNT
 - ⊕ PENDANT
 - ⊕ MONOPOINT
 - ⊕ TRACK HEAD
 - TRACK/RAIL/LINEAR LED
 - LIGHT BAR
 - SURFACE MOUNT WRAP
 - RECESSED 2X2 TROFFER
 - WELL LIGHT
 - ⊕ HALF SWITCHED WALL OUTLET
 - ⊕ DUPLEX CEILING OUTLET
 - ⊕ LOW VOLTAGE TRANSFORMER/DRIVER
 - ⊕ CEILING MOUNTED OCCUPANCY SENSOR
 - ⊕ CEILING MOUNTED DAYLIGHT SENSOR
 - ⊕ ON/OFF SWITCH
 - ⊕ DIMMER SWITCH
 - ⊕ OCCUPANCY / VACANCY SWITCH
 - ⊕ FAN TIMER SWITCH
 - ⊕ 3 WAY SWITCH
 - ⊕ LIGHTING CONTROL KEYPAD

- LIGHTING FLAG NOTES
- 1 TRACK MOUNTED TO UNI-STRUT AT 12'-0" A.F.F. TYPICAL IN RETAIL AREA.
 - 2 LINEAR COVE LIGHTING, TYP.
 - 3 SWITCHED CEILING MOUNTED OUTLETS.
 - 4 STEM MOUNTED TRACK MOUNTED ABOVE CUSTOM GRID WITH TRACK HEADS ON EXTENDED RODS.
 - 5 INTEGRAL CASEWORK LIGHTING, TYP.
 - 6 PROVIDE POWER FOR WALL OR BASE MOUNT DECORATIVE FIXTURE.
 - 7 LINEAR LED LIGHTING MOUNTED BEHIND GLASS FEATURE.
 - 8 LINEAR LED LIGHTING AT EDGE OF BAR FACE.
 - 9 BACKLIGHTING ELEMENT, MOUNTING DETAIL TBD.
 - 10 EDGE LIGHTING, MOUNTING DETAIL TBD.
 - 11 SMALL PUCK LIGHTS BEHIND GLASS FRONT CABINETS AT TOP AND AT SHELF.

1 FIRST FLOOR LIGHTING PLAN (WEST)
SCALE: 1/4" = 1'-0"

JUSTIN A ZIER
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LIGHTING DESIGNS, INC.
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MOX BOARDING HOUSE
PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

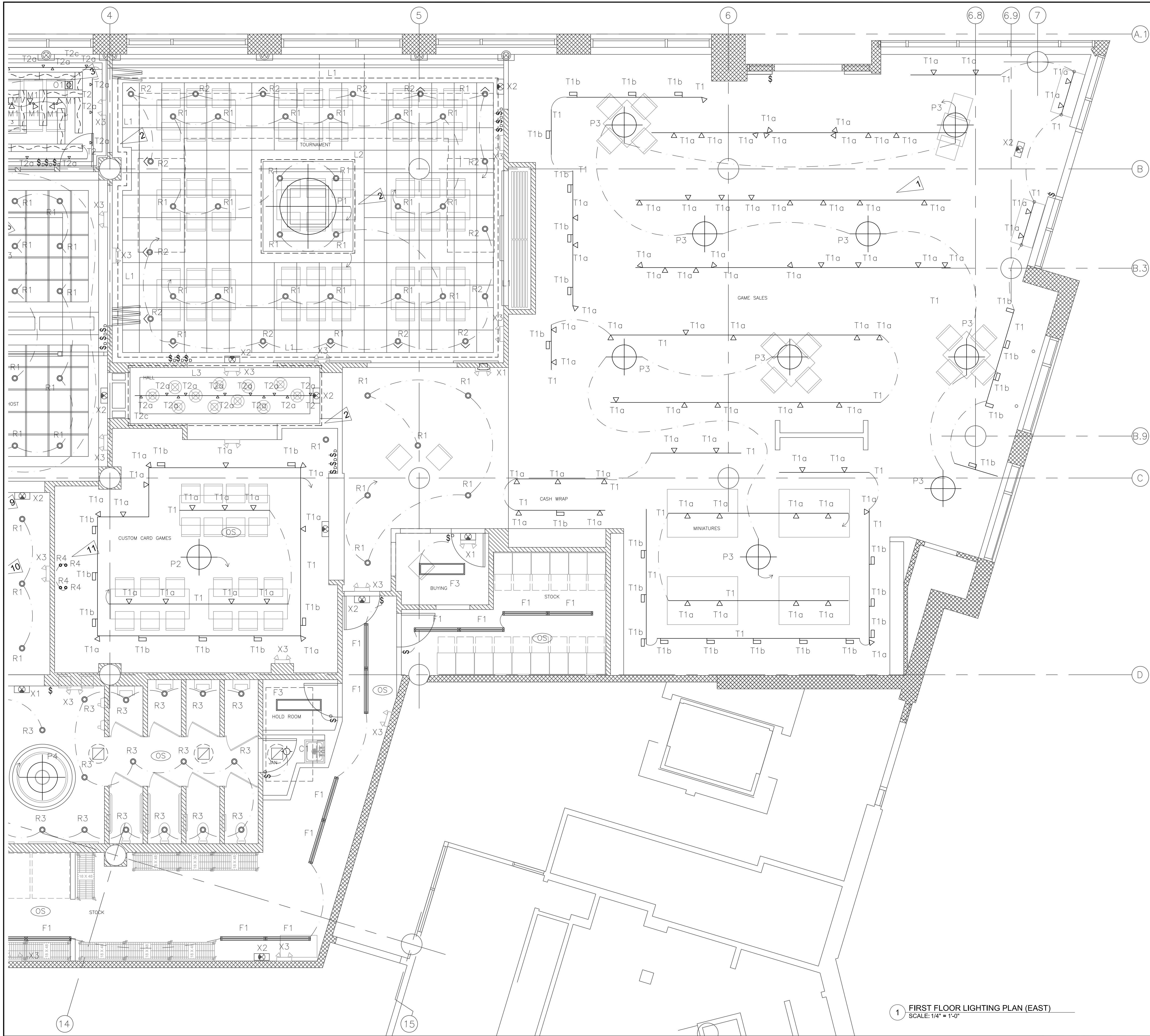
PHASE: **PERMIT SET**
THIS DRAWING ISSUED 03-07-19
ISSUE DATE:
MARCH 7, 2019

MARK	DATE	DESCRIPTION

PROJECT NO.: 10136
DRAWN BY:
CHECKED BY:

SHEET NAME:
**FIRST FLOOR
LIGHTING PLAN (WEST)**

SHEET NUMBER:
LD2.0
0 1" ORIGINAL SIZE



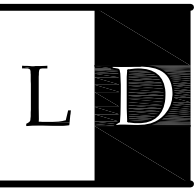
LIGHTING SYMBOL LEGEND	
	RECESSED DOWNLIGHT
	RECESSED WALL WASH / ADJUSTABLE
	WALL MOUNTED CYLINDER DOWNLIGHT
	RECESSED FAN LIGHT
	SCONCE
	SCOOP UPLIGHT
	STEP LIGHT
	SURFACE MOUNT
	PENDANT
	MONOPOINT
	TRACK HEAD
	TRACK/RAIL/LINEAR LED
	LIGHT BAR
	SURFACE MOUNT WRAP
	RECESSED 2X2 TROFFER
	WELL LIGHT
	HALF SWITCHED WALL OUTLET
	DUPLEX CEILING OUTLET
	LOW VOLTAGE TRANSFORMER/DRIVER
	CEILING MOUNTED OCCUPANCY SENSOR
	CEILING MOUNTED DAYLIGHT SENSOR
	ON/OFF SWITCH
	DIMMER SWITCH
	OCCUPANCY / VACANCY SWITCH
	FAN TIMER SWITCH
	3 WAY SWITCH
	LIGHTING CONTROL KEYPAD

LIGHTING FLAG NOTES

- 1 TRACK MOUNTED TO UNI-STRUT AT 12'-0" A.F.F. TYPICAL IN RETAIL AREA.
- 2 LINEAR COVE LIGHTING, TYP.
- 3 SWITCHED CEILING MOUNTED OUTLETS.
- 4 STEM MOUNTED TRACK MOUNTED ABOVE CUSTOM GRID WITH TRACK HEADS ON EXTENDED RODS.
- 5 INTEGRAL CASEWORK LIGHTING, TYP.
- 6 PROVIDE POWER FOR WALL OR BASE MOUNT DECORATIVE FIXTURE.
- 7 LINEAR LED LIGHTING MOUNTED BEHIND GLASS FEATURE.
- 8 LINEAR LED LIGHTING AT EDGE OF BAR FACE.
- 9 BACKLIGHTING ELEMENT, MOUNTING DETAIL TBD.
- 10 EDGE LIGHTING, MOUNTING DETAIL TBD.
- 11 SMALL PUCK LIGHTS BEHIND GLASS FRONT CABINETS AT TOP AND AT SHELF.

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PORTLAND
1938 WEST BURNSIDE, PORTLAND, OR 97209

PHASE: **PERMIT SET**
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PROJECT NO.: 10136
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SHEET NAME:
**FIRST FLOOR
LIGHTING PLAN (EAST)**

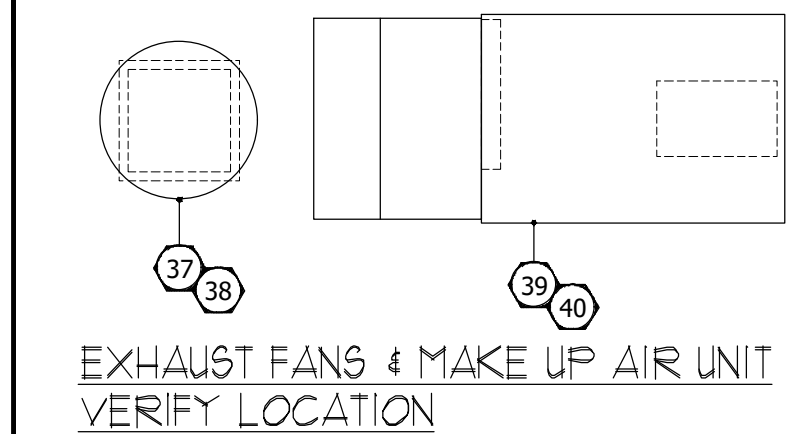
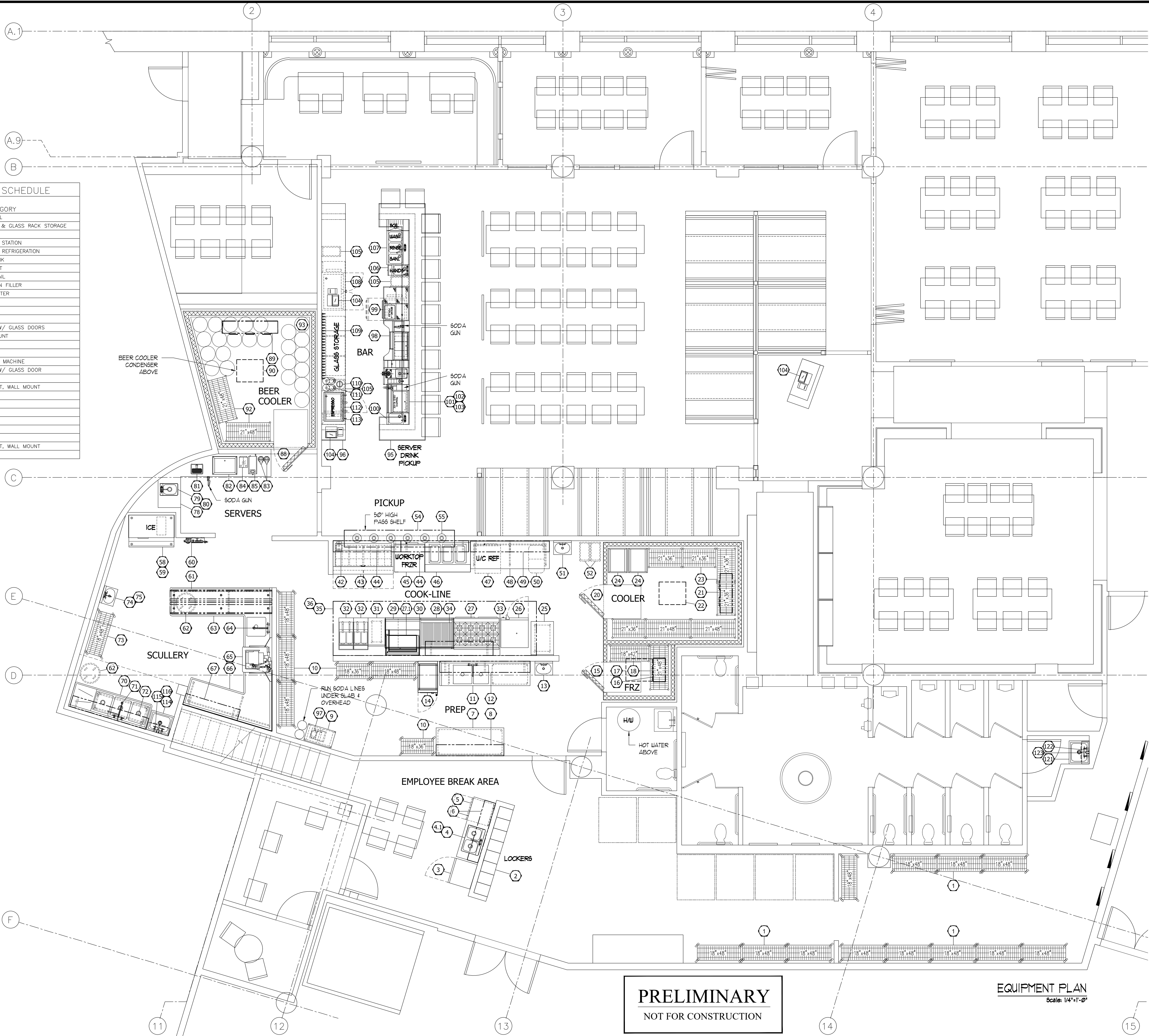
SHEET NUMBER:

LD2.1

0 == 1" ORIGINAL SIZE

EQUIPMENT SCHEDULE		
ITEM NO	QTY	EQUIPMENT CATEGORY
1	LOT	WIRE SHELVING
2	8	LOCKERS
3	1	REFRIGERATOR, REACH-IN
4	1	SINK, DROP-IN
4.1	1	FAUCET, DECK MOUNT
5	1	WAREWASHER, UNDERCOUNTER, HIGH TEMP
6	1	BREAK ROOM COUNTER & UPPER CABINETS
7	1	TABLE, WORK
8	2	SHELF, WALL MOUNT
9	1	BAG & BOX & CO2 TANKS
10	LOT	WIRE SHELVING
11	1	2-COMPARTMENT SINK & FAUCET
12	2	SHELF, WALL MOUNT
13	1	HAND SINK & FAUCET, WALL MOUNT
14	1	ELECTRIC BOILERLESS STEAMER W/ STAND
15	1	WALK-IN FREEZER
16	1	FREEZER EVAPORATOR COIL
17	1	FREEZER CONDENSER
18	LOT	FREEZER SHELVING
19	-	SPARE NUMBER
20	1	WALK-IN COOLER
21	1	COOLER EVAPORATOR COIL
22	1	COOLER CONDENSER
23	LOT	COOLER SHELVING
24	2	RACK, PAN
25	1	TABLE, WORK, W/UNDERSHELF
26	1	OVEN, CONVECTION, ELECTRIC, PROOFER
27	1	RANGE, RESTAURANT, GAS
27.1	1	SALAMANDER BROILER, GAS
28	1	BROILER, UNDER-FIRED, GAS, COUNTER
29	1	GRIDDLE, HEAVY DUTY, GAS
30	1	EQUIPMENT STAND, REFRIGERATED BASE
31	1	TABLE, WORK, W/UNDERSHELF
32	2	FRYER, DEEP FAT, GAS
33	LOT	WALL FLASHING
34	2	SHELF, WALL MOUNT
35	1	TYPE I HOOD
36	1	FIRE SUPPRESSION SYSTEM
37	1	EXHAUST FAN
38	1	EXHAUST DUCTWORK
39	1	MAKE-UP AIR UNIT
40	1	MUA DUCTWORK
41	-	SPARE NUMBER
42	1	PRINTER
43	1	REFRIGERATOR, SANDWICH/SALAD PREP
44	4	SHELF, WALL MOUNT
45	1	FREEZER, UNDERCOUNTER, COMPACT
46	1	TABLE, HOT FOOD, ELECTRIC
47	1	REFRIGERATOR, UNDERCOUNTER, COMPACT
48	1	TABLE, WORK
49	3	SHELF, WALL MOUNT
50	1	BIN, INGREDIENT
51	1	HAND SINK & FAUCET, WALL MOUNT
52	2	TRASH CAN
53	-	SPARE NUMBER
54	1	SINGLE PASS SHELF
55	6	HEAT LAMP, DECORATIVE
56	-	SPARE NUMBER
57	-	SPARE NUMBER
58	1	ICE MAKER W/O BIN
59	1	BIN, ICE
60	1	FILTER SYSTEM, FOUNTAIN BEVERAGE
61	1	SHELF, SORT, TABLE MOUNT
62	2	MOBILE TRASH CAN W/ DOLLY
63	1	SOILED DISHTABLE ISLAND WITH SCRAP SINK
64	1	PRE-RINSE FAUCET, WALL MOUNT
65	1	VENTLESS WAREWASHER, HIGH TEMP
66	1	CLEAN DISHTABLE, CORNER
67	2	SHELF, WALL MOUNT
68	-	SPARE NUMBER
69	-	SPARE NUMBER
70	1	SINK, SCULLERY, 3 COMPARTMENTS
71	1	FAUCET, WALL MOUNT, WITH PRE-RINSE
72	2	SHELF, WALL MOUNT
73	LOT	WIRE SHELVING
74	1	SINK, HAND, WALL MOUNT
75	1	FAUCET, WALL MOUNT
76	-	SPARE NUMBER
77	-	SPARE NUMBER
78	1	BEVERAGE/SERVER STATION
79	1	SINK, DROP-IN
80	1	FAUCET, DECK MOUNT
81	1	WATER STATION
82	1	DROP-IN ICE CHEST W/ COLD PLATE
83	LOT	AIRPOT
84	1	COFFEE GRINDER
85	1	COFFEE MAKER, AIRPOT, AUTOMATIC
86	-	SPARE NUMBER
87	-	SPARE NUMBER
88	1	BEER COOLER
89	1	BEER EVAPORATOR COIL
90	1	BEER CONDENSER
91	-	SPARE NUMBER
92	LOT	COOLER SHELVING
93	1	10 GAL COCKTAIL KEG ON TAP
94	-	SPARE NUMBER

EQUIPMENT SCHEDULE		
ITEM NO	QTY	EQUIPMENT CATEGORY
95	1	BAR TOP & DIE WALL
96	1	BACK BAR COUNTER & GLASS RACK STORAGE
97	1	CARBONATOR
98	1	UNDERBAR COCKTAIL STATION
99	1	UNDERBAR COCKTAIL REFRIGERATION
100	1	UNDERBAR DUMP SINK
101	1	UNDERBAR ICE CHEST
102	1	UNDERBAR SPEED RAIL
103	1	UNDERBAR SODA GUN FILLER
104	3	POS SYSTEM & PRINTER
105	3	TRASH CAN
106	1	UNDERBAR HANDSINK
107	1	UNDERBAR SINK
108	1	BACK BAR COOLER W/ GLASS DOORS
109	24	BEER TAP, WALL MOUNT
110	1	KNOCK BOX
111	2	GRINDER
112	1	2-GROUP ESPRESSO MACHINE
113	1	BACK BAR COOLER W/ GLASS DOOR
114	1	SINK, MOP
115	1	SERVICE SINK FAUCET, WALL MOUNT
116	1	SHELF, WALL MOUNT
117	-	SPARE NUMBER
118	-	SPARE NUMBER
119	-	SPARE NUMBER
120	-	SPARE NUMBER
121	1	SINK, MOP
122	1	SERVICE SINK FAUCET, WALL MOUNT
123	1	SHELF, WALL MOUNT



PRELIMINARY
NOT FOR CONSTRUCTION

EQUIPMENT PLAN
Scale: 1/4\"/>

3/7/2019 PERMIT SET

REVISION INFORMATION		
#	START	PERMIT
0	01/07/19	03/07/19
#	PRELIM	REVISION
1	01/16/19	---
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3	01/28/19	---
4	02/06/19	---
5	---	---
6	---	---
7	---	---
8	---	---

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DRAWN BY:
R. SMITH
PROJECT MANAGER:
J. UNSSELL

SHEET TITLE:

FOODSERVICE
EQUIPMENT
PLAN

SHEET NUMBER

K-1
1 OF 6

PROJECT NUMBER
80103866

MOX
BOARDING HOUSE
PORTLAND, OR

BARGREEN ELLINGSON
FOODSERVICE EQUIPMENT DESIGN
Phone: (253) 475-9201
Fax: (253) 674-8484
Website
www.bargreen.com
8626 TACOMA Mall Blvd.
TACOMA WA 98409

1. IT SHALL BE NOTED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS THAT THIS SET OF PLANS AND THE INFORMATION CONTAINED WITHIN IN NO WAY RELIEVES SAID PARTIES OF THEIR RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES AND TO PERFORM ALL WORK TO THE HIGHEST STANDARDS.

3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE KITCHEN EQUIPMENT CONTRACTOR IN WRITING OF ANY CHANGES TO THE BUILDING THAT AFFECT EQUIPMENT PLACEMENT AND SIZES (I.E., WALL CHANGES, WATER HEATER LOCATIONS, ELECTRICAL PANELS, ETC.).

5. THE GENERAL CONTRACTOR SHALL PROVIDE FLOOR, WALL, CEILING AND ROOF PENETRATIONS, INCLUDING, BUT NOT LIMITED TO THOSE REQUIRED FOR: MAKE-UP AIR, CLASS II EXHAUST DUCTS, FIRE-RATED SHAFTS FOR CLASS I EXHAUST DUCTS.

7. THE GENERAL CONTRACTOR SHALL PROPERLY SEAL ALL WALL AND FLOOR PENETRATIONS AFTER THE INSTALLATION OF RELATED EQUIPMENT AND FURNISHING ITEMS.

9. ALL UTILITY ROUGH-INS SHOWN ON THESE PLANS ARE SUBJECT TO CHANGE PENDING FINAL EQUIPMENT SELECTION AND LOCATION.

11. SEISMIC BRACING INFORMATION, IF REQUIRED, IS NOT INDICATED ON THESE PLANS NOR IS IT PROVIDED BY THE KITCHEN EQUIPMENT CONTRACTOR UNLESS OTHERWISE SPECIFIED HEREIN.

EQUIPMENT SCHEDULE

EQUIPMENT SCHEDULE

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DRAWN BY:

PROJECT MANAGER:
J. UNSELL

SHEET TITLE:

SHEET NUMBER

2 OF 6

PROJECT NUMBER

80103866

ELECTRICAL NOTES

1. ALL ELECTRICAL ROUGH-IN WORK AND FINAL CONNECTIONS TO ALL FOOD SERVICE AND RELATED EQUIPMENT AS SHOWN ON THE KITCHEN EQUIPMENT CONTRACTOR'S PLANS TO BE PERFORMED BY THE ELECTRICAL CONTRACTOR PER NATIONAL AND LOCAL CODES.

2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL STAINLESS STEEL OUTLET AND RECEPTACLE COVERS IN SERVICE AREAS.

3. THE ELECTRICAL CONNECTIONS, SPECIFICATIONS AND DIMENSIONS SHOWN ON THESE PLANS ARE FOR FOOD SERVICE EQUIPMENT ONLY. SEE THE ARCHITECT'S PLAN SET FOR ADDITIONAL ELECTRICAL REQUIREMENTS INCLUDING OFFICE, MENU BOARDS, TELEPHONE AND DATA LINES, ETC.

4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FUSED DISCONNECTS FOR EQUIPMENT HOOK-UPS AS REQUIRED BY CODE AND LABELING.

5. ALL ELECTRICAL ROUGH-IN WORK AND ALL FINAL CONNECTIONS FOR ALL ITEMS SHOWN AND SPECIFIED ON THESE PLANS BY BARGREEN ELLINGSON SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR.

6. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR OTHER WRITTEN CONTRACTS, IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL ELECTRICAL-TYPE MATERIALS INCLUDING, BUT NOT LIMITED TO: WIRING, SWITCHES, DISCONNECTS, FLEX, CONDUIT, CONTACTORS, TRANSFORMERS, THERMAL OVERLOAD PROTECTORS, MAGNETIC STARTERS, SHUNT TRIP BREAKERS, ELECTRICAL PANELS, CORDS, PLUGS, COVERS, ETC.

7. ELECTRICAL CONTRACTOR SHALL PROVIDE THE KITCHEN EQUIPMENT CONTRACTOR WITH ELECTRICAL PANEL(S) SIZE AND LOCATION ALONG WITH AVAILABLE VOLTAGE AND PHASE.

8. ANY LOW VOLTAGE WIRING FOR REMOTE WALK-IN CONTROL PANEL TO BE INSTALLED BY ELECTRICIAN.

9. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL COMPONENTS FOR WALK-IN REFRIGERATORS AND FREEZERS INCLUDING, BUT NOT LIMITED TO: LIGHTS, DOOR VENTS, SOLENOIDS, TIME CLOCKS, DEFROST CIRCUITS, DOOR HEATER, AND INTERCONNECTIONS BETWEEN REMOTE COMPRESSORS AND INTERIOR MOUNTED EVAPORATOR COILS. ELECTRICAL SHALL ALSO PROVIDE DISCONNECTS AND THERMO-OVERLOAD PROTECTION FOR COMPRESSORS.

10. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL HEAT TAPE ON DRAIN LINES IN DANGER OF FREEZING. VERIFY LENGTH WITH REFRIGERATION CONTRACTOR.

11. THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTS AT THE POWER BOX FOR EACH ICE MACHINE HEAD.

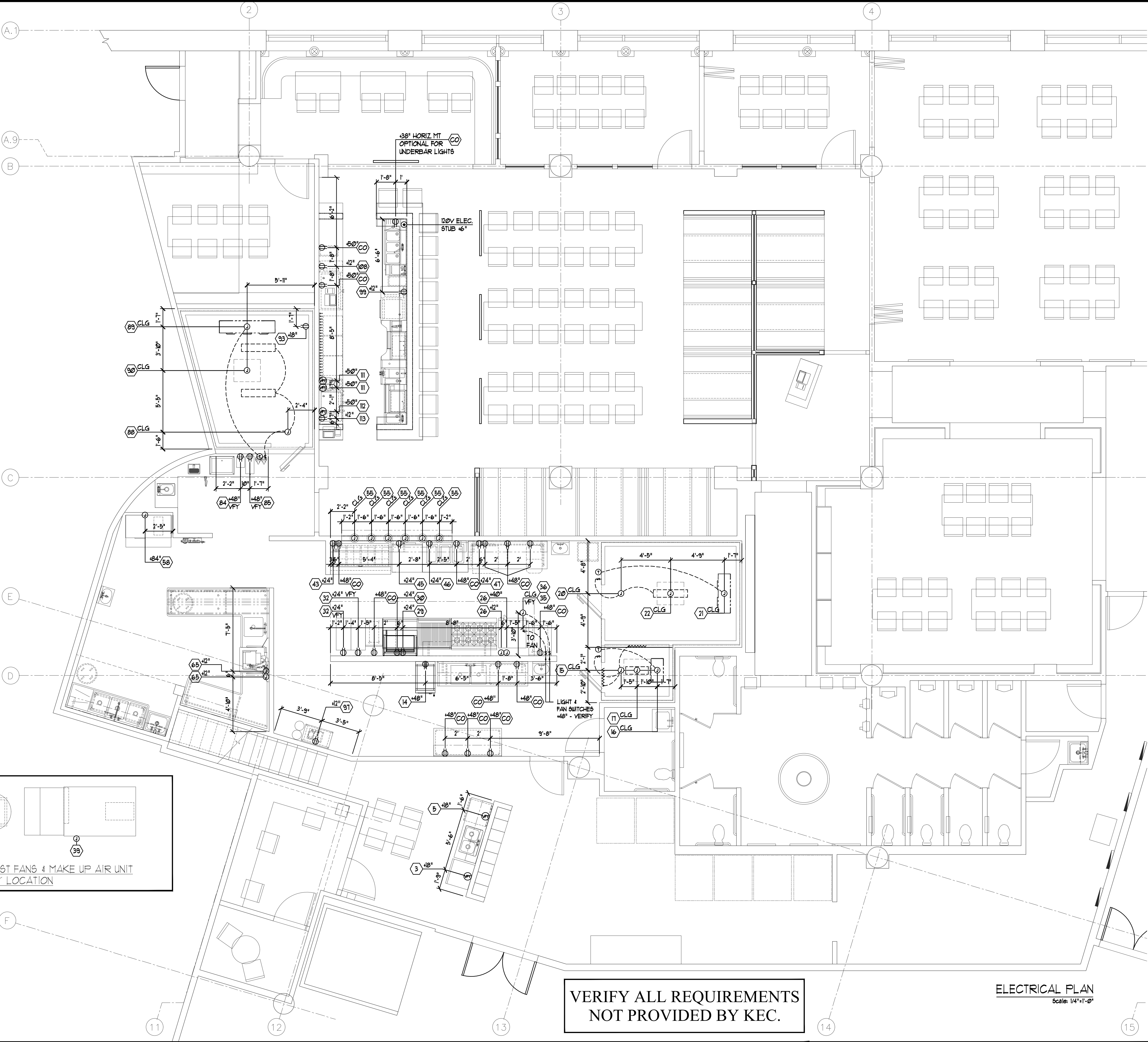
12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE INTERCONNECT SWITCHING BETWEEN THE KITCHEN HOOD EXHAUST FANS AND THE KITCHEN MAKE-UP AIR SYSTEMS AS REQUIRED PER LOCAL CODE AND AUTHORITIES.

13. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONTACTORS ON ALL ELECTRICAL OUTLETS, JUNCTION BOXES, ETC. LOCATED UNDER ANY CLASS I EXHAUST HOOD SO AS TO DISCONNECT UPON ACTIVATION OF THE FIRE SUPPRESSION SYSTEM.

14. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS OF CASH REGISTERS, PRINTERS, COMPUTERS, SOUND SYSTEM, ETC. INCLUDING CONDUIT RUNS AND DEDICATED / ISOLATED OUTLET REQUIREMENTS.

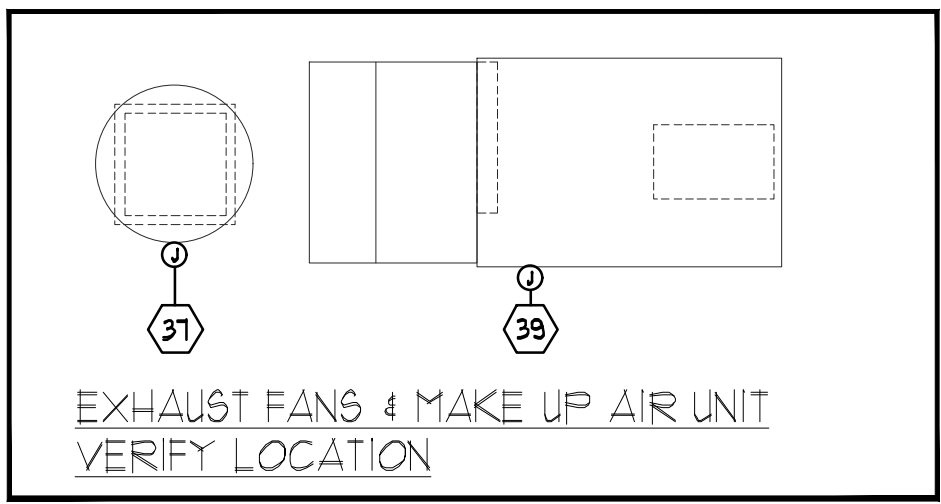
15. ALL DIMENSIONS SHOWN ARE FROM GRID LINES, FINISHED WALLS OR FINISHED FLOORS TO CENTER LINE OF ELECTRICAL OUTLET BOXES. HEIGHTS ARE NOT TO BE TAKEN FROM CURBS OR PLATFORMS.

16. TEMPERATURE SENSORS RELATED TO THE HOOD SYSTEM, AND INTENDED TO BE INSTALLED IN THE KITCHEN SPACE, SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊕	JUNCTION BOX
⊕	120 VOLT OUTLET (DCO)
⊕	208 VOLT OUTLET (SCD)
⊕	ELECTRICAL STUB
⊕	FLOOR OUTLET
⊕	DEDICATED / ISOLATED
⊕	SWITCH
⊕	LIGHT FIXTURE
⊕	FIELD CONNECTION
⊕	HEAT TAPE
⊕	MOTOR
⊕	THERMOSTAT
⊕	SOLENOID
⊕	P.O.S. NETWORK CONNECTION
⊕	120V/115 AMP CONVENIENCE OUTLET
⊕	VERIFY CONN. TYPE & POWER REQ.
⊕	PHONE



VERIFY ALL REQUIREMENTS
NOT PROVIDED BY KEC.

ELECTRICAL PLAN
Scale: 1/4"=1'-0"

3/7/2019 PERMIT SET

MOX
BOARDING HOUSE
PORTLAND, OR

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DRAWN BY:
R. SMITH
PROJECT MANAGER:
J. UNSSELL

SHEET TITLE:

ELECTRICAL
ROUGH-IN
PLAN

SHEET NUMBER

K-3
3 OF 6

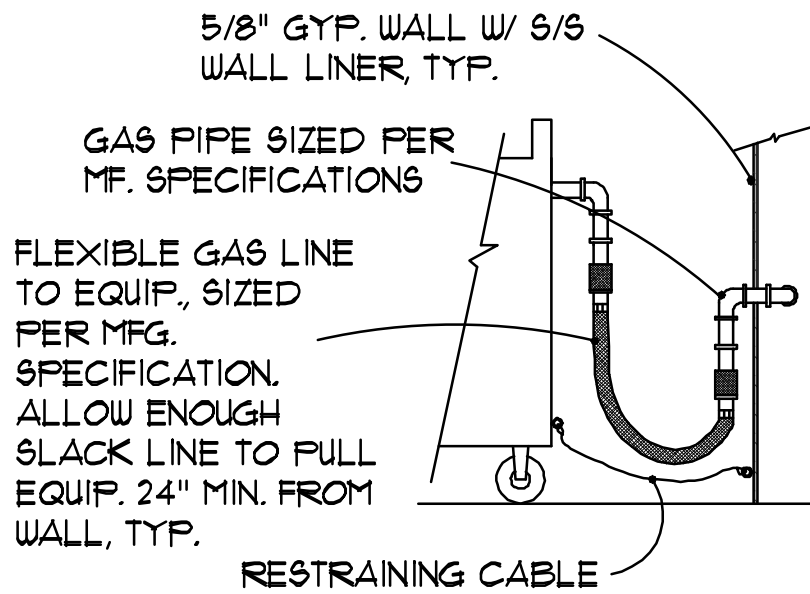
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BARGREEN ELLINGSON
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Phone: (253) 475-9201
Fax: (253) 674-8484
Website
www.bargreen.com
8626 TACOMA MALL BLVD.
TACOMA, WA 98409

PLUMBING NOTES

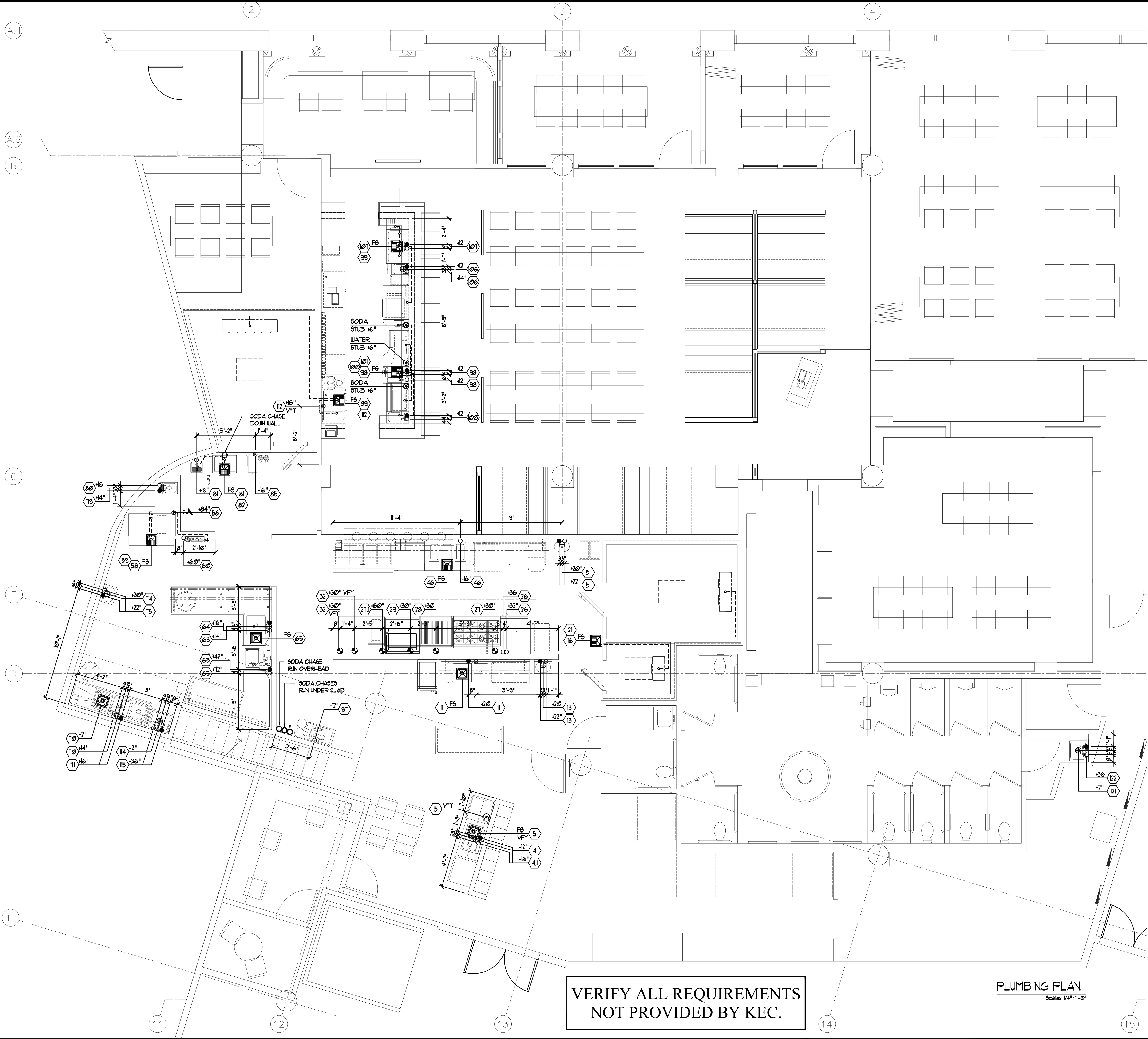
1. ALL PLUMBING ROUGH-IN WORK AND FINAL CONNECTIONS TO ALL FOOD SERVICE AND RELATED EQUIPMENT AS SHOWN ON THE KITCHEN EQUIPMENT CONTRACTOR'S PLANS TO BE PERFORMED BY THE PLUMBING CONTRACTOR PER NATIONAL AND LOCAL CODES.
2. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR OTHER WRITTEN CONTRACTS, IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL PLUMBING-TYPE MATERIALS INCLUDING VALVES, TRAPS, LINE STRAINERS, FLOOR SINK COVERS, PRESSURE REGULATORS, SIPHON BREAKERS, ETC.
3. PLUMBING CONTRACTOR SHALL SIZE, FURNISH AND INSTALL ALL GREASE TRAPS OR INTERCEPTORS AS REQUIRED AND COORDINATE SIZES AND LOCATIONS WITH KITCHEN EQUIPMENT CONTRACTOR.
4. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL GAS SHUT-OFF VALVES FOR EACH PIECE OF EQUIPMENT WITH PERMANENT ID. TAGS AS WELL AS THE MAIN GAS VALVE(S).
5. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL DIRECT SINK WASTE LINES AND ALL INDIRECT EQUIPMENT WASTE LINES AS SHOWN ON PLANS PER LOCAL CODES, INCLUDING TRAPS, TAIL PIECES, LINE STRAINERS, AND WALK-IN CONDENSATE WASTE LINES, AS REQUIRED. INDIRECT WASTE LINE ROUTING THROUGH CABINETS SHALL BE IN A MANNER SO AS TO MAXIMIZE USABLE STORAGE SPACE.
6. ALL DRAIN LINES FROM EQUIPMENT REQUIRING CONDENSATION REMOVAL SHALL BE RUN IN COPPER AND TO BE PROVIDED BY THE PLUMBER.
7. ALL INDIRECT WASTE LINES TO HAVE A 2" MINIMUM AIR GAP ABOVE FLOOD RIM OF RECEIVING FIXTURE.
8. THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL INSULATION MATERIAL ON ALL DRAINLINES FROM ICE BINS, ICE PANS, ETC., SO AS TO ELIMINATE CONDENSATION FORMATION.
9. FLOOR SINKS SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR IN LOCATIONS SHOWN, AND SUPPLIED WITH 3/4 GRATE OR AS SPECIFIED. AREA DRAINS, IF REQUIRED, SHALL BE VERIFIED WITH THE ARCHITECT.
10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT THE LOCATIONS FOR ALL MECHANICAL REQUIREMENTS WHICH REQUIRE FLOOR PENETRATIONS DO NOT CONFLICT WITH STRUCTURAL MEMBERS IN THE FLOOR.
11. THE GENERAL CONTRACTOR SHALL SUPERVISE THE LOCATION OF ALL FLOOR DRAINS ON THE JOB SITE SO AS TO ENSURE THE BEST SLOPE POSSIBLE OF THE SURROUNDING FLOOR TO THESE DRAINS.
12. PLUMBER SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVE(S) AT DISHWASHER(S), GLASS WASHER(S), STEAMER(S) AND OTHER EQUIPMENT, AS REQUIRED.
13. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL WATER HEATERS FOR THIS PROJECT AND TO ENSURE ADEQUATE WATER SUPPLY FOR THE FOOD SERVICE EQUIPMENT. WATER TEMPERATURE TO THE DISHWASHER SHALL BE 140°. COORDINATE LOCATION OF WATER HEATER WITH KITCHEN EQUIPMENT CONTRACTOR.
14. THE PLUMBING CONNECTIONS, SPECIFICATIONS AND DIMENSIONS SHOWN ON THESE PLANS ARE FOR FOOD SERVICE EQUIPMENT ONLY. SEE ARCHITECT'S PLAN SET FOR ALL OTHER PLUMBING REQUIREMENTS FOR THIS PROJECT.

TYPICAL GAS CONNECTION



PLUMBING LEGEND

SYMBOL	DESCRIPTION
●	HOT WATER SUPPLY
○	COLD WATER SUPPLY
⊕	DIRECT WASTE
⊗	FILTERED WATER
⊙	PLUMBING STUB
⊠	FLOOR SINK, NO GRATE
⊡	FLOOR SINK, 1/2 GRATE
⊢	FLOOR SINK, 3/4 GRATE
⊗	RUNNEL DRAIN
⊙	AREA / FLOOR DRAIN
⊙	GAS CONNECTION
○	BEVERAGE CONDUIT STUB-UP
⊙	STEAM CONNECTION
—	FIELD CONNECTION / DRAIN LINE
⊙	VERIFY CONN. SIZE + REQ.



VERIFY ALL REQUIREMENTS
NOT PROVIDED BY KEC.

PLUMBING PLAN
Scale: 1/4"=1'-0"

3/7/2019 PERMIT SET

MOX
BOARDING HOUSE
PORTLAND, OR

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DRAWN BY:
R. SMITH
PROJECT MANAGER:
J. UNSELL

SHEET TITLE:

PLUMBING
ROUGH-IN
PLAN

SHEET NUMBER

K-4

4 OF 6

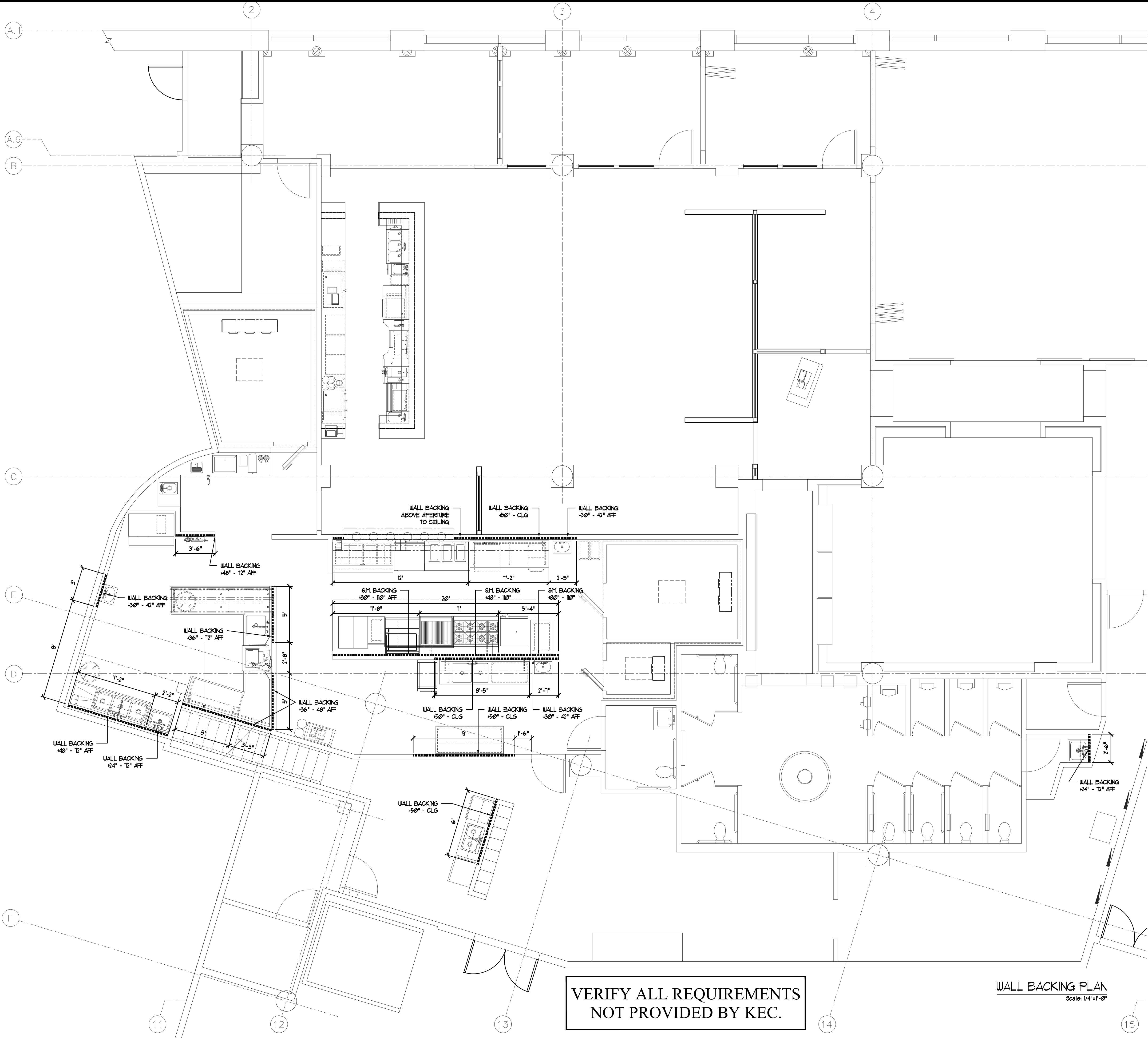
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8626 TACOMA MALL BLVD.
TACOMA, WA 98408
Phone: (253) 475-9201
Fax: (253) 674-8484
Website
www.bargreen.com

WALL BACKING NOTES

1. GENERAL CONTRACTOR SHALL CONSULT WITH OWNER AND BARGREEN ELLINGSON AT THE TIME OF LAYOUT FOR WALL BACKING FOR CONFIRMATION OF ALL DIMENSIONS AND UP-DATE REQUIREMENTS.
2. WALL BACKING TO BE USED FOR WALL MOUNTED EQUIPMENT AND SHELVES.
3. WALL BACKING TO BE 5/8" PLYWOOD, WALL BACKING NOTED AS SM. TO BE 16 - GAUGE SHEET METAL.
4. WALL BACKING TO BE BUILT INTO WALL SO THAT FINISHED WALL IS A FLUSH SURFACE.



VERIFY ALL REQUIREMENTS
NOT PROVIDED BY KEC.

WALL BACKING PLAN
Scale: 1/4"=1'-0"

REVISION INFORMATION		
#	START	PERMIT
0	01/07/19	03/07/19
#	PRELIM	REVISION
1	01/16/19	---
2	01/22/19	---
3	01/28/19	---
4	02/06/19	---
5	---	---
6	---	---
7	---	---
8	---	---

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DRAWN BY:
R. SMITH
PROJECT MANAGER:
J. UNSELL
SHEET TITLE:

WALL BACKING
PLAN

SHEET NUMBER

K-5
5 OF 6
PROJECT NUMBER
80103866

MOX
BOARDING HOUSE
PORTLAND, OR

BARGREEN ELLINGSON
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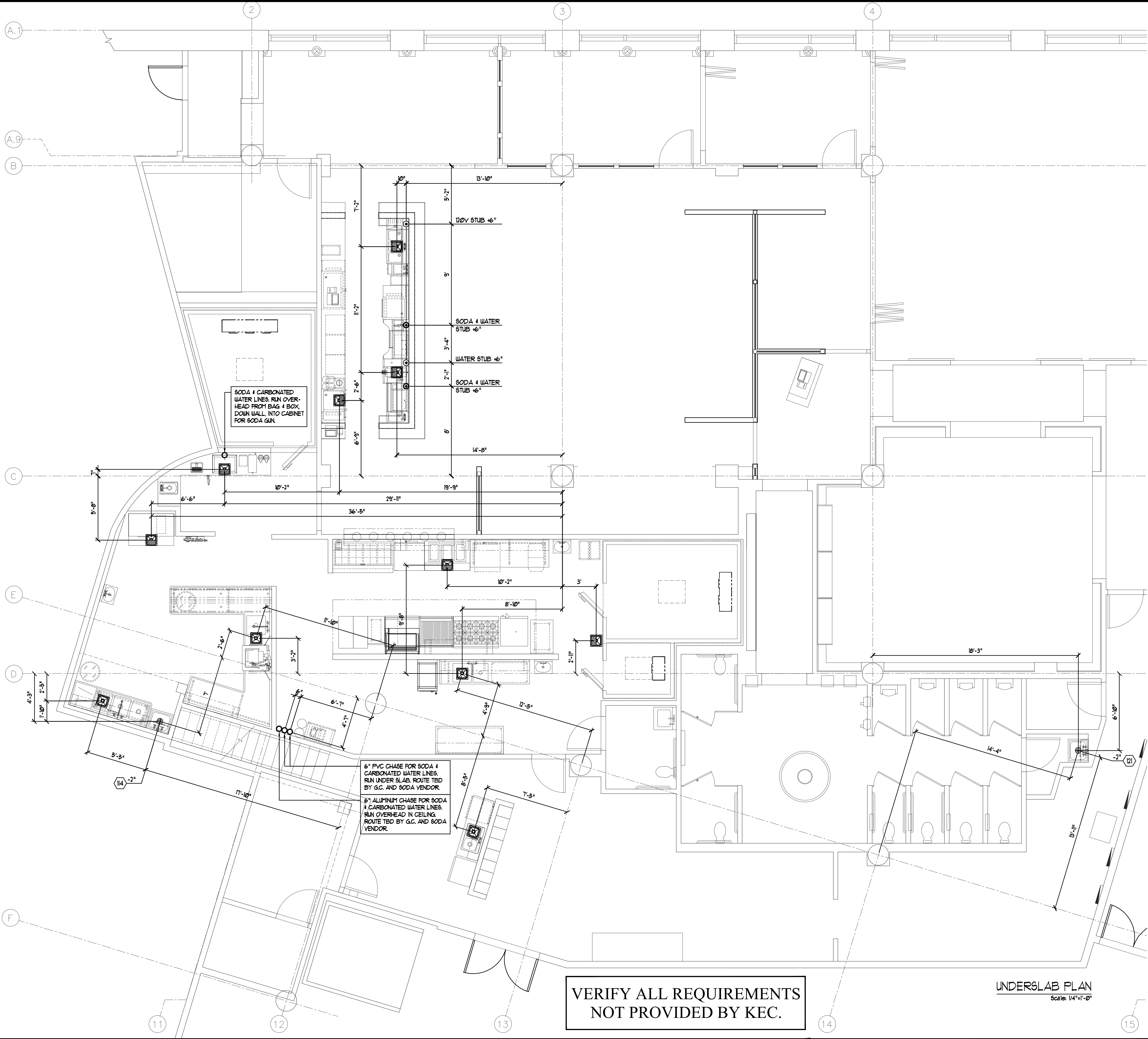
3/7/2019 PERMIT SET

UNDERSLAB NOTES

1. ALL PLUMBING ROUGH-IN WORK AND FINAL CONNECTIONS TO ALL FOOD SERVICE AND RELATED EQUIPMENT AS SHOWN ON THE KITCHEN EQUIPMENT CONTRACTOR'S PLANS TO BE PERFORMED BY THE PLUMBING CONTRACTOR PER NATIONAL AND LOCAL CODES.
2. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR OTHER WRITTEN CONTRACTS, IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL PLUMBING-TYPE MATERIALS INCLUDING VALVES, TRAPS, LINE STRAINERS, FLOOR SINK COVERS, PRESSURE REGULATORS, SIPHON BREAKERS, ETC.
3. PLUMBING CONTRACTOR SHALL SIZE, FURNISH AND INSTALL ALL GREASE TRAPS OR INTERCEPTORS AS REQUIRED AND COORDINATE SIZES AND LOCATIONS WITH KITCHEN EQUIPMENT CONTRACTOR.
4. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL GAS SHUT-OFF VALVES FOR EACH PIECE OF EQUIPMENT WITH PERMANENT ID. TAGS AS WELL AS THE MAIN GAS VALVE(S).
5. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL DIRECT SINK WASTE LINES AND ALL INDIRECT EQUIPMENT WASTE LINES AS SHOWN ON PLANS PER LOCAL CODES, INCLUDING TRAPS, TAIL PIECES, LINE STRAINERS, AND WALK-IN CONDENSATE WASTE LINES, AS REQUIRED. INDIRECT WASTE LINE ROUTING THROUGH CABINETS SHALL BE IN A MANNER SO AS TO MAXIMIZE USABLE STORAGE SPACE.
6. ALL DRAIN LINES FROM EQUIPMENT REQUIRING CONDENSATION REMOVAL SHALL BE RUN IN COPPER AND TO BE PROVIDED BY THE PLUMBER.
7. ALL INDIRECT WASTE LINES TO HAVE A 2" MINIMUM AIR GAP ABOVE FLOOD RIM OF RECEIVING FIXTURE.
8. THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL INSULATION MATERIAL ON ALL DRAINLINES FROM ICE BINS, ICE PANS, ETC., SO AS TO ELIMINATE CONDENSATION FORMATION.
9. FLOOR SINKS SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR IN LOCATIONS SHOWN, AND SUPPLIED WITH 3/4 GRATE OR AS SPECIFIED. AREA DRAINS, IF REQUIRED, SHALL BE VERIFIED WITH THE ARCHITECT.
10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT THE LOCATIONS FOR ALL MECHANICAL REQUIREMENTS WHICH REQUIRE FLOOR PENETRATIONS DO NOT CONFLICT WITH STRUCTURAL MEMBERS IN THE FLOOR.
11. THE GENERAL CONTRACTOR SHALL SUPERVISE THE LOCATION OF ALL FLOOR DRAINS ON THE JOB SITE SO AS TO ENSURE THE BEST SLOPE POSSIBLE OF THE SURROUNDING FLOOR TO THESE DRAINS.
12. PLUMBER SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVE(S) AT DISHWASHER(S), GLASS WASHER(S), STEAMER(S) AND OTHER EQUIPMENT, AS REQUIRED.
13. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL WATER HEATERS FOR THIS PROJECT AND TO ENSURE ADEQUATE WATER SUPPLY FOR THE FOOD SERVICE EQUIPMENT. WATER TEMPERATURE TO THE DISHWASHER SHALL BE 140°. COORDINATE LOCATION OF WATER HEATER WITH KITCHEN EQUIPMENT CONTRACTOR.
14. THE PLUMBING CONNECTIONS, SPECIFICATIONS AND DIMENSIONS SHOWN ON THESE PLANS ARE FOR FOOD SERVICE EQUIPMENT ONLY. SEE ARCHITECT'S PLAN SET FOR ALL OTHER PLUMBING REQUIREMENTS FOR THIS PROJECT.

UNDERSLAB LEGEND

SYMBOL	DESCRIPTION
	FLOOR SINK, NO GRATE
	FLOOR SINK, 1/2 GRATE
	FLOOR SINK, 3/4 GRATE
	DIRECT WASTE
	AREA / FLOOR DRAIN
	BEVERAGE CONDUIT STUB-UP
	ELECTRICAL STUB
	PLUMBING STUB
	FIELD CONNECTION



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UNDERSLAB PLAN
Scale: 1/4"=1'-0"

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PROJECT MANAGER:
J. UNSELL

SHEET TITLE:

UNDERSLAB
ROUGH-IN
PLAN

SHEET NUMBER

K-6
6 OF 6

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