

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 20351

Appeal ID: 20400	Project Address: 450 SW Yamhill St
Hearing Date: 5/15/19	Appellant Name: Tom Jaleski
Case No.: B-010	Appellant Phone: (503) 488-5651
Appeal Type: Building	Plans Examiner/Inspector: Chanel Horn
Project Type: commercial	Stories: 17 Occupancy: B, M, S Construction Type: I-A, II-B
Building/Business Name:	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 12-117731-EA
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	Proposed use: Mercantile

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	Title 24.85.040
Requires	Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.
Proposed Design	<p>Woods Bagot is making tenant improvements to a retail location at 450 SW Yamhill at Pioneer Place. The tenant space being renovated is comprised of two separate portions: retail and back-of-house on the ground floor and back-of-house on the second floor. The back-of-house areas on both levels are located within the Pioneer Place tower structure. This appeal focuses on the ground floor level, both retail and back-of-house. The second floor back-of-house will be addressed in appeal item 2.</p> <p>The ground-floor retail and back-of-house of Type IIB construction is separated from the adjacent Type IA Pioneer Place tower by a fire-rated building separation wall, similar to a fire wall in that it separates the space as a separate building. This strategy was approved by appeal ID #9320. Appeal #9320 is attached.</p> <p>The plans submitted under the current scope of work reflect tenant improvements to both portions of the retail location. The tenant improvement for the ground level portion at 450 SW Yamhill does not require an occupant load analysis under Title 24.85 because the building was constructed in 2012 under the 2010 OSSC.</p>

RECONSIDERATION TEXT:

Text is unchanged. Reconsideration submitted to include documentation provided to the architect by the City of Portland for the occupancy analysis.

Reason for alternative In 2012 as part of Permit #12-117731-EA a portion of the Pioneer Place tower building was demolished and replaced with a new Type IIB building, separated from existing construction by a 2-hour rated building separation wall. The new retail building separation was revised by appeal #9320 to include a ground-floor portion of the tower building within the new separated area to serve as the back-of-house. Since the ground floor of this retail location was constructed in 2012 and is considered as a building separate from the tower, Title 24.85 would not apply to this portion.

Therefore, it is requested that the ground floor level tenant improvement of the retail building at 450 SW Yamhill be exempt from documentation regarding Title 24.85.

RECONSIDERATION TEXT:

Text is unchanged. Reconsideration submitted to include documentation provided to the architect by the City of Portland for the occupancy analysis.

Appeal item 2

Code Section Title 24.85.040

Requires Multiple occupancy changes to a single building may be made under this section without triggering a seismic upgrade provided the cumulative changes do not result in the addition of more than 149 occupants with respect to the legal building occupancy as of October 1, 2004.

Proposed Design Woods Bagot is making tenant improvements to a retail location at 450 SW Yamhill at Pioneer Place. The tenant space being renovated is comprised of two separate portions: retail and back-of-house on the ground floor and back-of-house on the second floor. The back-of-house areas on both levels are located within the Pioneer Place tower structure. This appeal focuses on the second floor back-of-house renovations. Renovations to the ground floor level were addressed in appeal item 1.

It is proposed that a full-building seismic analysis for the tower not be triggered by the renovations to the second floor tenant space due to a reduction in occupant load, a reduction in hazard classification, and a limited floor area being renovated.

RECONSIDERATION TEXT:

Text is unchanged. Reconsideration submitted to include documentation provided to the architect by the City of Portland for the occupancy analysis.

Reason for alternative The Tower Building is permitted under the Facilities program. Three reasons a seismic analysis is not required per Title 24.85 include:

Tenant improvements decrease overall occupant load.

Tenant improvements decrease hazard classification.

The tenant improvement results in an occupant load decrease of 17 occupants as indicated on the occupant comparison table (attached).

The majority of the existing and new layouts are hazard class 3, business use. In the new layout approximately 1,695 sf of Group B business area is converted to storage. By converting this to S-1, Storage, the client will reduce the Relative Hazard Classification indicated in Table 24.85-A from Classification 3 to 2.

In addition, the portion of the second floor of Pioneer Place tower being renovated is approximately 9,867 sf, a small portion of the overall 17-story tower building area.

This tenant improvement will not trigger a new seismic improvement analysis for the tower building due to the overall decrease in the occupant load and reduction in hazard classification for some portions.

Therefore, it is requested that a full-building seismic analysis NOT be required based on the renovations to the 2nd floor back-of-house tenant space.

RECONSIDERATION TEXT:

Text is unchanged. Reconsideration submitted to include documentation provided to the architect by the City of Portland for the occupancy analysis.

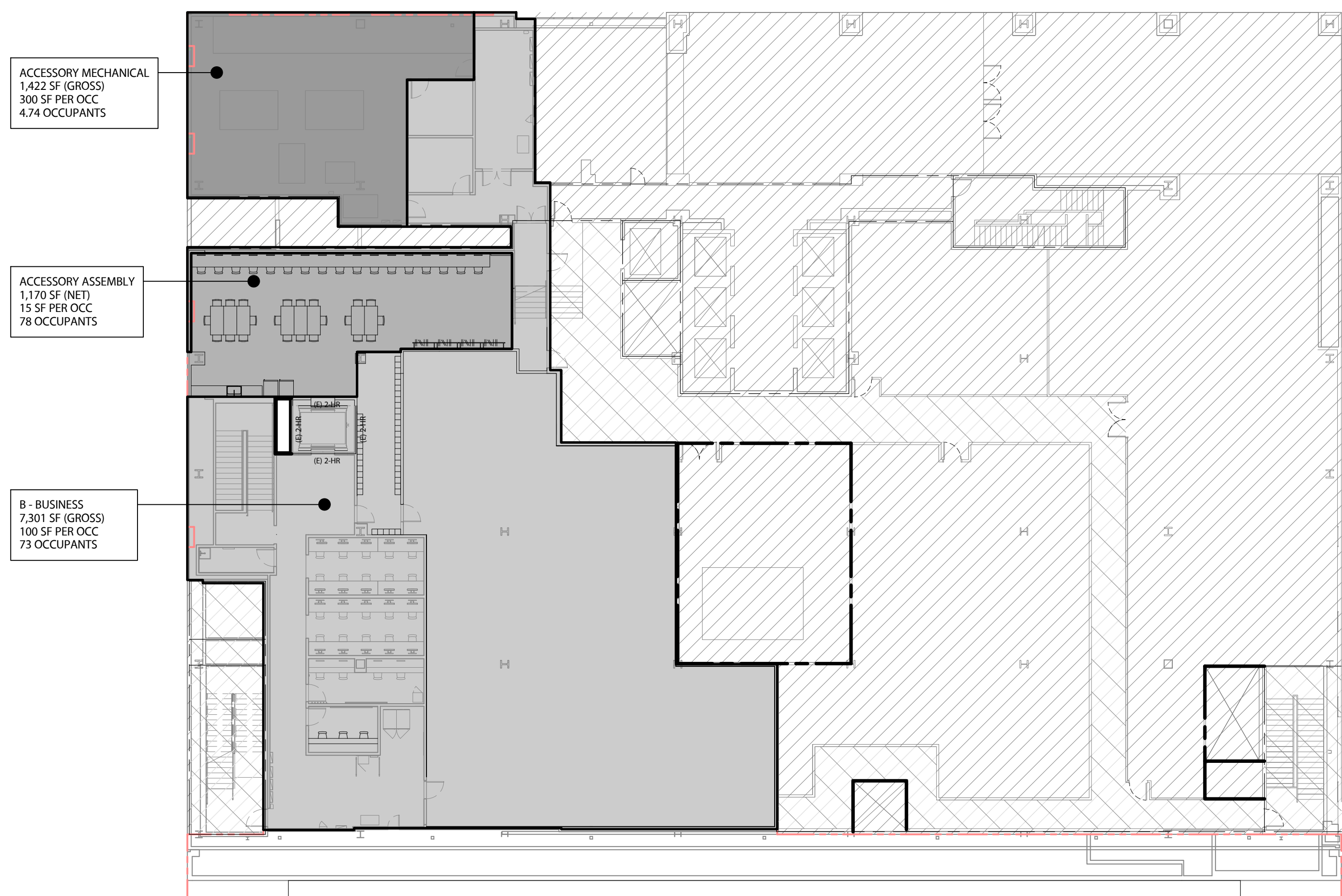
APPEAL DECISION

1. Omission of seismic analysis for ground floor tenant improvement: Denied. Proposal does not provide equivalent Life Safety protection.

2. Omission of full building seismic analysis due to 2nd floor tenant improvement: Denied. Proposal does not provide equivalent Life Safety protection.

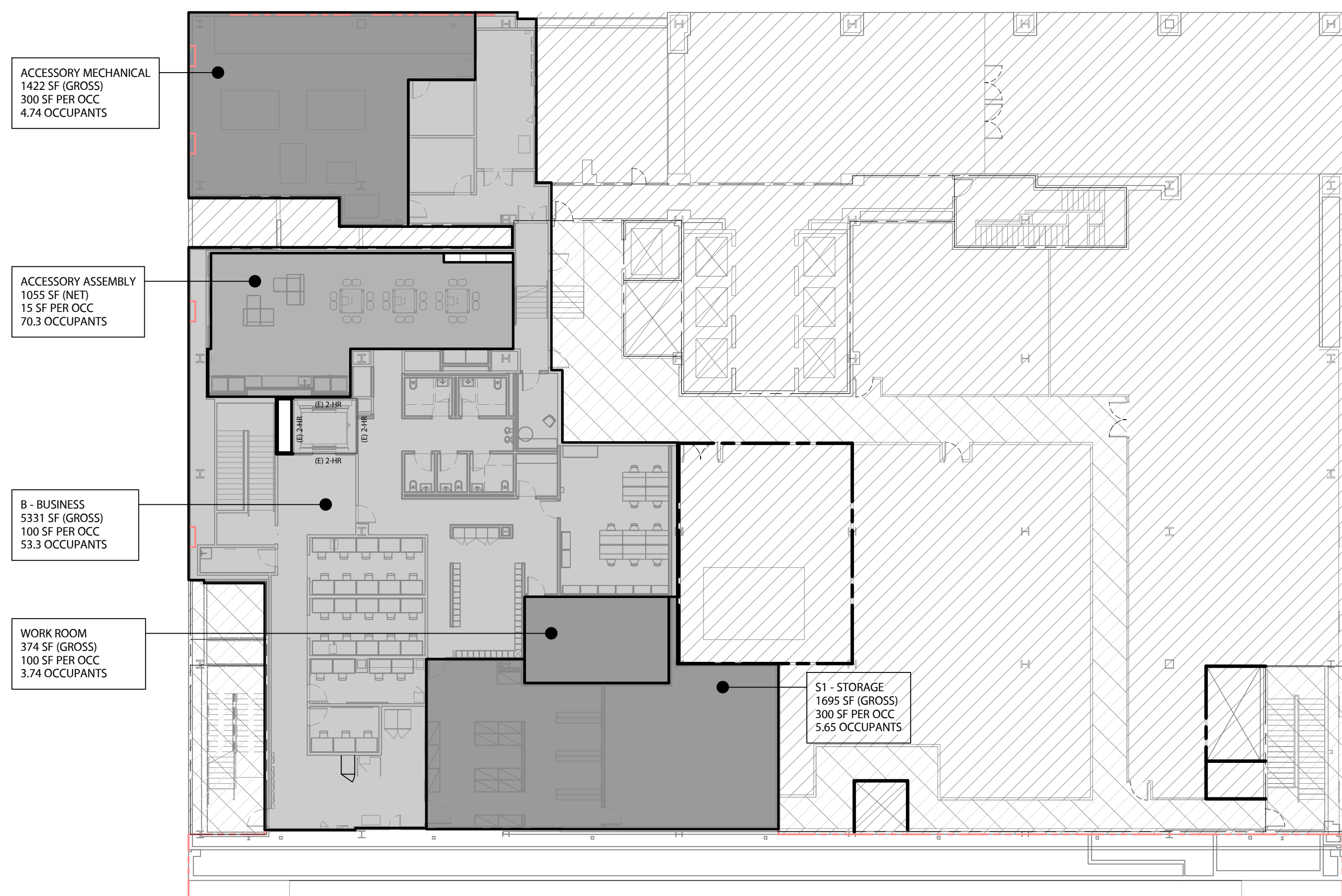
Appellant may contact John Butler (503 823-7339) with questions.

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.



PERMIT #12-172313-CO (2012)
LEVEL 2

LEVEL 2 PLANS COMPARISON			
SPACE	OCCUPANT LOAD	SQUARE FOOTAGE	OCCUPANTS
ACCESSORY ASSEMBLY	15 NET	1,170 SF	78
B - BUSINESS	100 GROSS	7,301	73
ACCESSORY MECHANICAL	300 GROSS	1,422	4.74
TOTAL OCCUPANT LOAD		9,894	155



PERMIT #12-172313-CO (2019)
LEVEL 2

LEVEL 2 PLANS COMPARISON			
SPACE	OCCUPANT LOAD	SQUARE FOOTAGE	OCCUPANTS
ACCESSORY ASSEMBLY	15 NET	1,055 SF	70.3
B - BUSINESS	100 GROSS	5,331 SF	53.3
WORK ROOM	100 GROSS	364 SF	3.74
ACCESSORY MECHANICAL	300 GROSS	1,422 SF	4.74
STORAGE	300 GROSS	1,695 SF	5.65
TOTAL OCCUPANT LOAD		9,867 SF	138

NET CHANGE FROM PRIOR PERMIT: -17

Architect:
Woods Bagot
www.woodsbagot.com

Structural:
AUE
www.au-eng.com

MEP:
Dialectic Group, Inc.
www.dialecticeng.com

Pioneer Place Flagship Upgrade
Portland, OR

Project Number: 510448

This set originated using
Imperial Bulletin 7.2 Rev-02
Dated 08/15/2018
Printed Full (30"x42"), Half (15"x21")

Issued/Revised Date

OCCUPANCY
COMPARISON - SECOND
LEVEL

A-012.1

		PERMIT		
SAKS (89-105982) BASE		OL CHANGE	TOTAL	TOTAL
FIRST FLOOR	666			
SECOND FLOOR	388			
REDEVELOPMENT OF SAKS - SHELL (12-117339-CO)				
FIRST FLOOR - YARDHOUSE	315			
FIRST FLOOR - APPLE (BOH)	120			
FIRST FLOOR - APPLE (SALES)	353			
	788	122		
MEZZANINE - YARDHOUSE	183	183		
SECOND FLOOR - YH MECH + STORAGE	28			
SECOND FLOOR - APPLE	136			
	164	(224)	81	81
APPLE FIRST TIME TI (12-172313-CO)				
FIRST FLOOR - APPLE (BOH)	42	(78)		
FIRST FLOOR - APPLE (SALES)	205	(148)		
	247			
SECOND FLOOR (BOH)	99	(37)	(263)	(182)
YARDHOUSE FIRST TIME TI (12-217331-CO)				
FIRST FLOOR	360	45		
MEZZANINE	257	74		
SECOND FLOOR	28	0		
	645		119	(63)
APPLE TI (18-281472-CO)				
FIRST FLOOR - APPLE (BOH)	60	18		
FIRST FLOOR - APPLE (SALES)	205	0		
	265			
SECOND FLOOR (BOH)	134	35	53	(10)

CODE SUMMARY

These documents reflect the demolition, renovation and expansion of existing tenant space.

Project Budget: TO BE DETERMINED

Applicable Codes:

2007 State of Oregon Structural Specialty Code
2007 State of Oregon Fire Code
Current Uniform Plumbing Code for Oregon
Current National Electric Code for Oregon
Current International Mechanical Code for Oregon

Building Standards:

Construction Type: 1B (Assumed)
Occupancy Type: B
Sprinklers: Fully Sprinklered
Smoke Detection: Fully Smoke Detected
Visual Alarms: Yes
Floor Area: 21,719 usf
Tenant Area: 8,038 usf
Tenant Occupancy Load: 139 Occupants Total
933 usf @ 15 s/f 63 Occupants
7,560 usf @ 100 s/f 76 Occupants
Required Exits: 2 exits required, 3 provided

VICINITY MAP

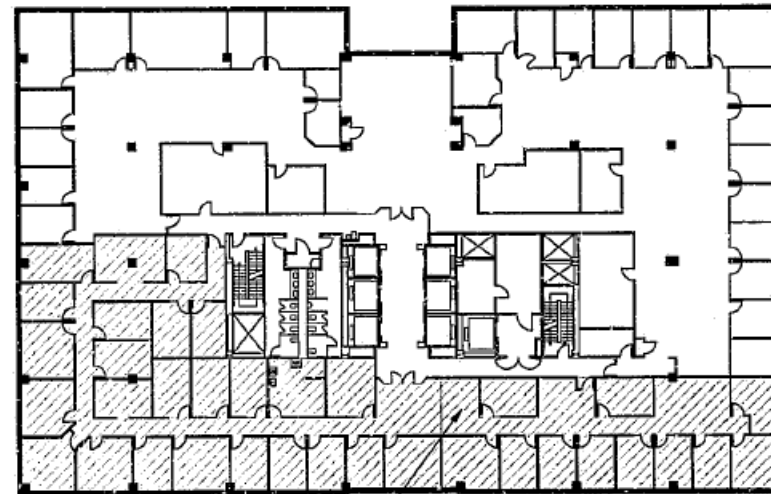


SITE
PIONEER TOWER

888 SW 5th Permit #09-152380-FA

Suite 650 Associates TI

SCOPE OF WORK



650 Associates
Suite 650

TENANT STANDARDS

1. WORK COVERED BY THIS CONTRACT IS ONLY FOR THE LOCATIONS AS SHOWN ON THE ACCOMPANYING DRAWINGS.
2. ALL WORK SHALL CONFORM TO CITY, COUNTY, STATE, FEDERAL AND OTHER REGULATORY CODES, LAWS AND STANDARDS.
3. SUPPORT ALL WORK INCLUDING BUT NOT LIMITED TO CEILINGS, LIGHTS FIXTURES, PARTITIONS, PIPING AND ETC. IN ACCORDANCE WITH REQUIREMENTS FOR SEISMIC CATEGORY "D".
4. ALL EMERGENCY LIGHTING, SPRINKLERS, FIRE DETECTORS, FIRE ALARMS, COMMUNICATION DEVICES AND ALL OTHER BUILDING REQUIREMENTS ARE TO CONFORM TO THE OREGON STATE BUILDING AND FIRE SAFETY CODES.
5. SEPARATE PERMIT IS REQUIRED FROM THE FIRE MARSHALL'S OFFICE FOR SPRINKLER AND ALARMS.
6. MECHANICAL AND ELECTRICAL WORK INDICATED IS FOR INFORMATION ONLY. THESE SYSTEMS ARE SUBCONTRACTOR DESIGN-BUILD. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT. COORDINATE POWER, WATER AND DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURER PRIOR TO COMMENCING WORK.
7. CONTRACTOR(S) SHALL INSPECT THE JOB SITE PRIOR TO THE START OF WORK. VERIFY ALL SITE CONDITIONS, DIMENSIONS, QUANTITIES, BUILDING RULES AND OTHER LIMITATIONS. NO SUBSEQUENT EXTRAS WILL BE ALLOWED FOR ANY CLAIM DUE TO LACK OF KNOWLEDGE OR DISCREPANCY CONDITIONS. CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN OVER DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
9. EXISTING NON-BUILDING STANDARD VISUAL ALARM SYSTEMS SHALL BE UPGRADED TO MEET CURRENT BUILDING STANDARDS AND CITY OF PORTLAND REQUIREMENTS.
10. FURNITURE AND EQUIPMENT SHOWN DASHED IS FOR REFERENCE ONLY AND IS NOT INCLUDED IN THE BUILDING OWNER'S SCOPE OF WORK. GENERAL CONTRACTOR TO COORDINATE WITH TENANT BEFORE INSTALLING ELECTRICAL, DATA OR TELEPHONE OUTLETS AND/OR FEELS WHICH IMPACT FURNITURE OR EQUIPMENT PLACEMENT. REVIEW ALL FLOOR MONUMENTS WITH TENANT AND TENANT'S FURNITURE SUPPLIER PRIOR TO CORE DRILLING.

PRO
BUILDING

TENANT

GENERAL

PROJECT DATA

Project Location:
Pioneer Tower
888 SW Fifth Ave., Suite 625
Portland, OR 97204

Drawing Issue:
Contractor Bid Documents:
Permit Issue:

08.14.09
08.19.09

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CITY OF PORTLAND, OREGON -
1900 SW Fourth Avenue • Portland, Oregon 97201 • w

Facilities Permit Plan Intake I

FOR INTAKE, STAFF USE ONLY

Date Received 8/19/09

Building Registration # 03-115416-FC

Fixed Bid NO

Bin # F4

Building Permit # 09-152380-F1

Mechanical #

Plumbing Permit #

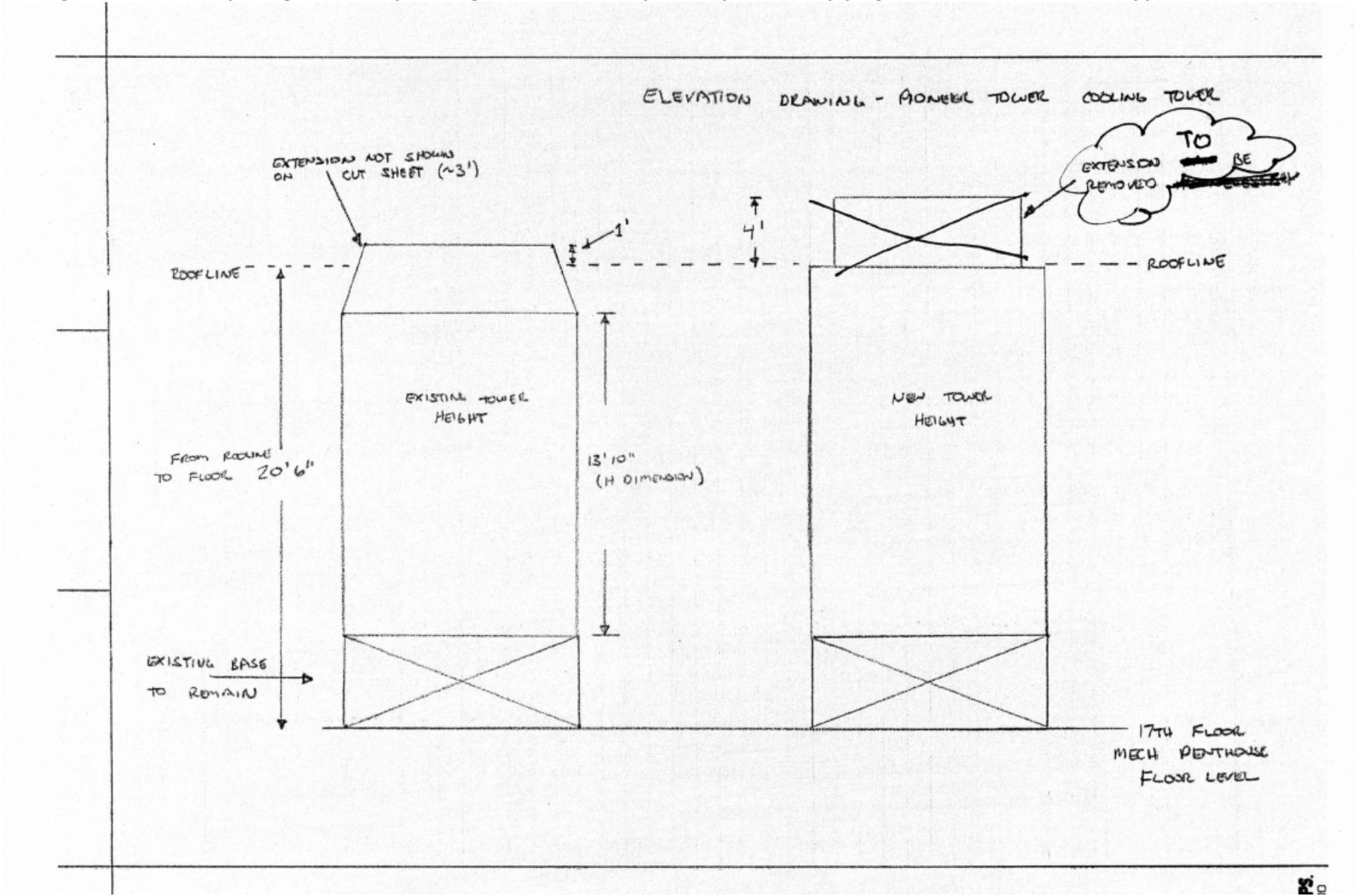
Electrical Permit #

888 SW 5th – 10-108747-FA (BW) (No Plans on Trim)

Tonkon Torp Tenant Improvement. Expansion of this tenant to cover remainder of 14th floor and remodel of existing 15th and 16th floors. Tenant's address will be Suite 1600.

888 SW 5th – 10-177932-FA (MW)

Cooling Tower 50305/Replacing (1) roof Top Cooling Tower for retail space only & related piping. Phase 1. Electrical work approved under commercial elect. permit # 2010-180513-000-00-ET

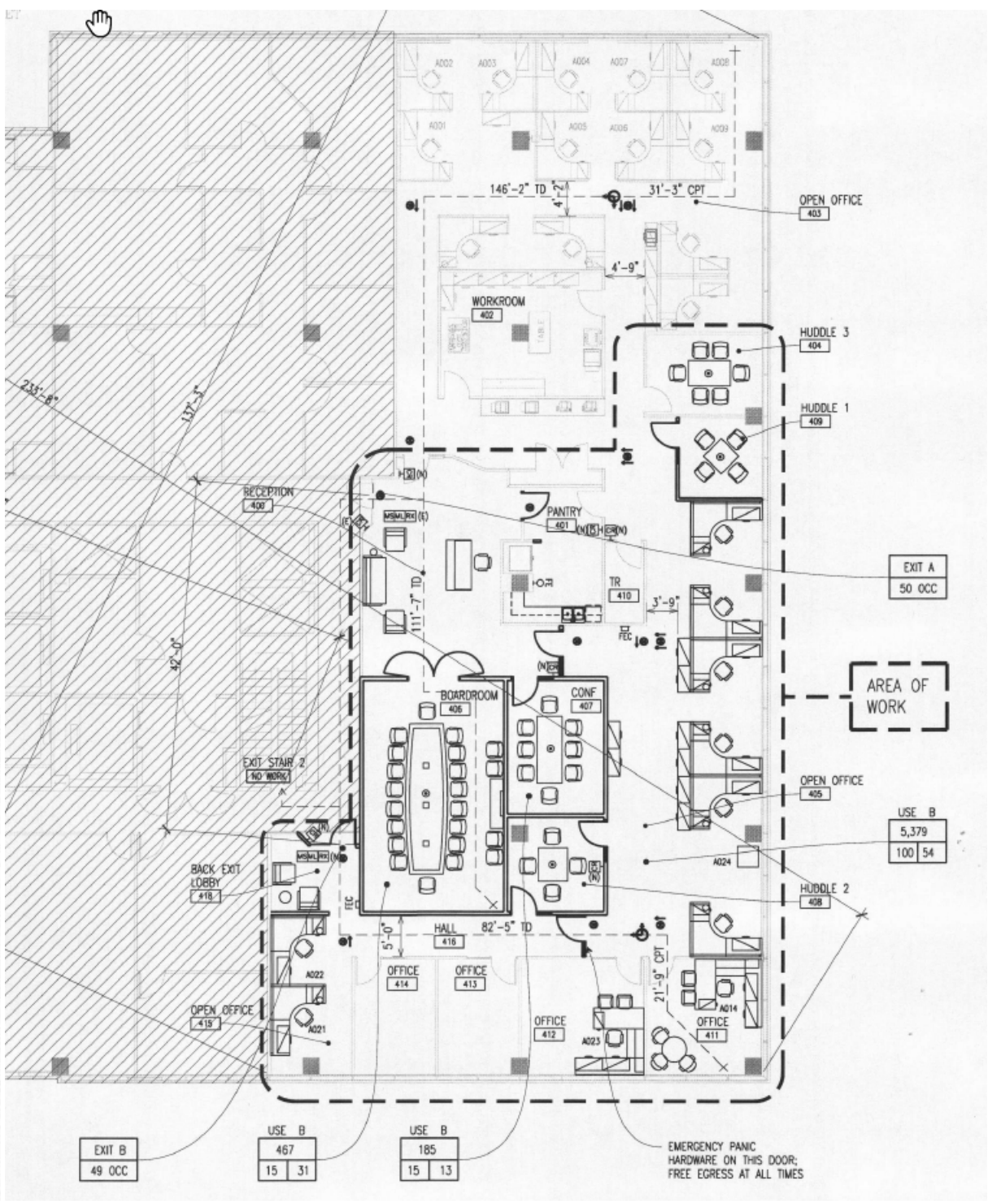


SCOPE OF WORK:

INTERIOR TENANT IMPROVEMENT OF A EXISTING LEASED SPACES ON THE 4TH FLOOR OF AN EXISTING 15 STORY BUILDING. WORK INCLUDES INTERIOR NON-STRUCTURAL DEMOLITION, CONSTRUCTION OF NON-STRUCTURAL PARTITIONS, CEILINGS, AND FINISHES. MEP WORK INCLUDES MINIMAL HVAC REWORK, LIMITED ELECTRICAL WORK FOR NEW AND RELOCATED LIGHT FIXTURES, PLUMBING REWORK FOR PANTRY ROOM.

OCCUPANT LOAD INFORMATION			
OFFICE :	5,379 SF @ 100 SF PER PERSON	=	54 OCCUPANTS
BOARD ROOM AND CONFERENCE ROOMS :	652 SF @ 15 SF PER PERSON	=	44 OCCUPANTS
		TOTAL	= 98 OCCUPANTS
# EXITS PROVIDED:	2		
# EXITS REQUIRED:	2		

JURISDICTION:	CITY OF PORTLAND, OR
BUILDING OCCUPANCY GROUP:	B – OFFICE
AREA OF WORK	3,985 SF
TOTAL AREA OF ENLARGED SUITE	6,166 SF
CONSTRUCTION TYPE:	I-A
SPRINKLERED:	YES
FIRE ALARM SYSTEM:	YES
# EXITS PROVIDED	2 FROM TENANT AREA
# EXITS REQUIRED	2
SEISMIC DESIGN CATEGORY:	D
PARKING:	PROVIDED BY LANDLORD
TRAVEL DISTANCE MAX:	300' IN SPRINKLERED BUILDING
COMMON PATH OF TRAVEL MAX:	100' IN SPRINKLERED BUILDING
OCCUPANT LOAD:	SEE SHEET A-001



888 SW 5th – 11-160636-FA (BW)
5TH FLOOR SUITE 500 COSGRAVE TI

PROJECT DATA	
TENANT OCCUPANCY/USE:	B
CODE:	2010 Oregon Structural Specialty Code
CONSTRUCTION TYPE:	1A
NUMBER OF STORIES:	16
FIRE SPRINKLERS:	Full automatic sprinkler system and Fire detection system Gamewell Model E-3 Fire System with available voice system
TOTAL TENANT AREA:	23,400 SF USABLE
OCCUPANT LOAD:	23,400 SF/100 O.L.F. = 234 OCCUPANTS
NUMBER OF REQUIRED EXITS:	2 EXIT REQUIRED for over 50 occupants - 2 EXITS PROVIDED
PROPOSED SCOPE OF WORK:	Proposed tenant improvement construction for 5th floor in the Pioneer Tower office building. Work includes demolition of non-combustible interior partition walls, modifications to ceiling, lighting, interior finishes and furnishings, and mechanical, electrical, plumbing and fire sprinkler systems. Work does not included any modifications to the building structure.
DEFERRED SUBMITTAL	Mechanical, Electrical, Plumbing, Fire Sprinkler

City of Portland
REVIEWED
CONSTRUCTION
SEP 09 2011
11-160636-FA
Permit Number

888 SW 5th – 11-172230-FA (BW)
REPLACE EXISTING COOLING TOWER WITH 2 NEW VFD'S ON THE PENTHOUSE FLOOR- planning assigned on Hvac set #2.
No Occupancy listed on Drawings

CODE SUMMARY

These documents reflect the demolition and renovation of existing tenant space.

Applicable Codes:

- 2010 Oregon Structural Specialty Code
- 2010 Oregon Fire Code
- 2008 Oregon Plumbing Specialty Code
- 2008 Oregon Electrical Specialty Code
- 2010 Oregon Mechanical Specialty Code
- 2010 Oregon Energy Efficiency Specialty Code

Building Standards:

- Construction Type: 1B (Assumed)
- Occupancy Type: B
- Stories: 16
- Sprinklers: Fully Sprinklered
- Smoke Detection: Fully Smoke Detected
- Visual Alarms: Yes
- 7th Floor Area: 19,795 usf
- Tenant Area: 11,168 usf
- Tenant Occupancy Load: 198 Occupants Total
- Required Exits: 2 exits required, 3 provided

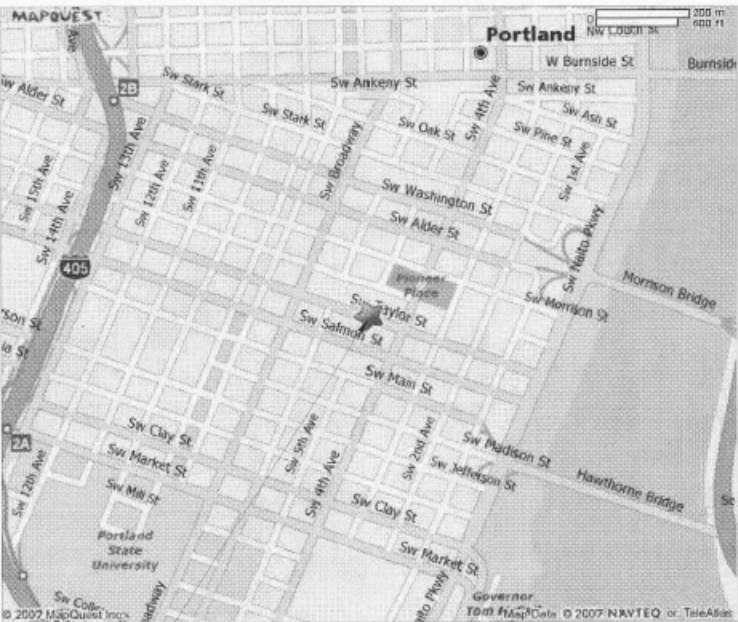
FACILITIES PERMIT PROGRAM

Pioneer Tower Master Permit Number: 03-115416-FC

FACILITIES PERMIT NOTES:

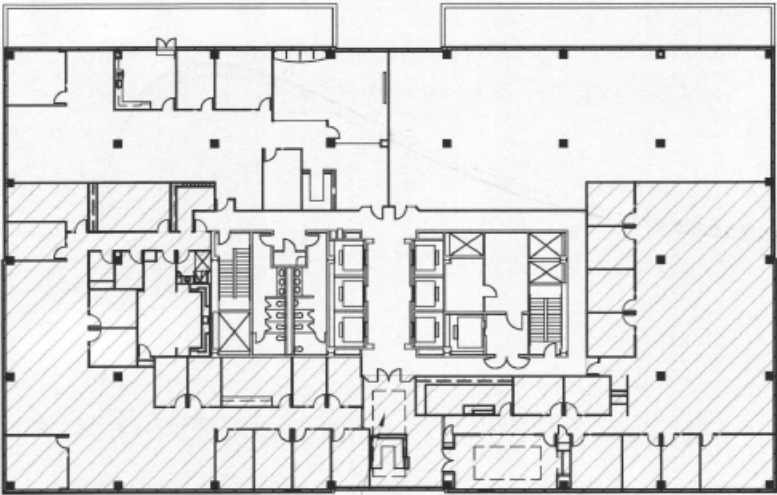
1. MAINTAIN 100% SPRINKLER COVERAGE.
2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE.
3. PROVIDE CEILING SPEAKERS FOR EMERGENCY COMMUNICATION SYSTEM IN CONFORMANCE WITH REQUIREMENTS OF CITY OF PORTLAND FIRE MARSHALL.
4. ALL TENANT STANDARD PARTITIONS ARE TO BE 3 1/2" METAL STUDS AT 24" ON CENTER WITH 5/8" TYPE "X" GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION WHERE INDICATED.
5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
6. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PLENUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE BOTH AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE MARSHALL.
7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.

VICINITY MAP



SITE
PIONEER TOWER
888 SW FIFTH AVENUE

SCOPE OF WORK



Market Strategies
Suite 790

CODE SUMMARY

These documents reflect the demolition and renovation of existing tenant space.

Applicable Codes:
2010 Oregon Structural Specialty Code
2010 Oregon Fire Code
2008 Oregon Plumbing Specialty Code
2008 Oregon Electrical Specialty Code
2010 Oregon Mechanical Specialty Code
2010 Oregon Energy Efficiency Specialty Code

Building Standards:
Construction Type: 1B (Assumed)
Occupancy Type: B
Stories: 16
Sprinklers: Fully Sprinklered
Smoke Detection: Fully Smoke Detected
Visual Alarms: Yes
4th Floor Area: 21,719 usf
Existing Tenant Area: 9,851 usf
Expansion Tenant Area: 6,903 usf
Total Tenant Area: 16,754 usf
Tenant Occupancy Load: 269 Occupants Total
Required Exits: 2 exits required, 4 provided

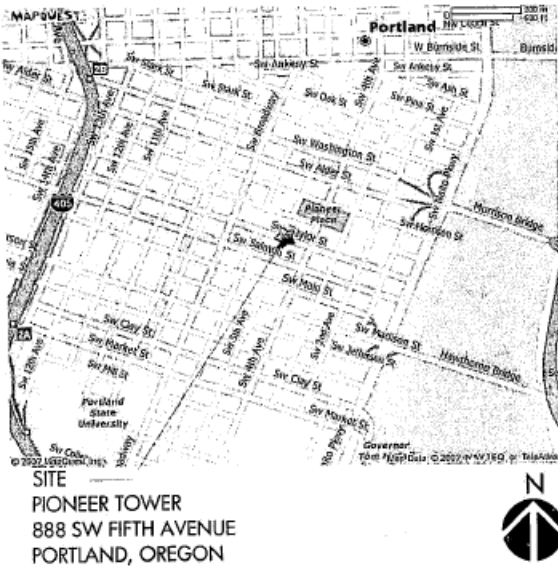
FACILITIES PERMIT PROGRAM

Pioneer Tower Master Permit Number: 03-115416-FC

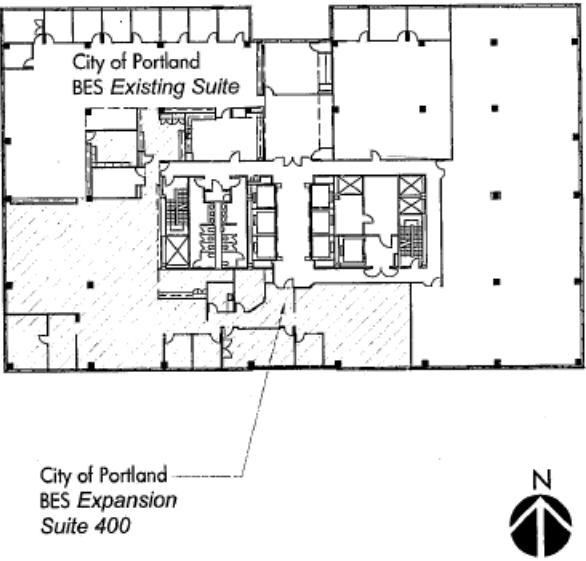
FACILITIES PERMIT NOTES:

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2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE FOR SEISMIC DESIGN CATEGORY "D".
3. PROVIDE CEILING SPEAKERS FOR EMERGENCY COMMUNICATION SYSTEM IN CONFORMANCE WITH REQUIREMENTS OF CITY OF PORTLAND FIRE MARSHALL.
4. ALL TENANT STANDARD PARTITIONS ARE TO BE NON-RATED 2 1/2" METAL STUDS AT 24" ON CENTER WITH 5/8" TYPE "X" GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION WHERE INDICATED.
5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
6. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PENNUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE BOTH AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE MARSHALL.
7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.

VICINITY MAP



SCOPE OF WORK



CODE SUMMARY

These documents reflect the minor demolition and renovation of existing tenant space.

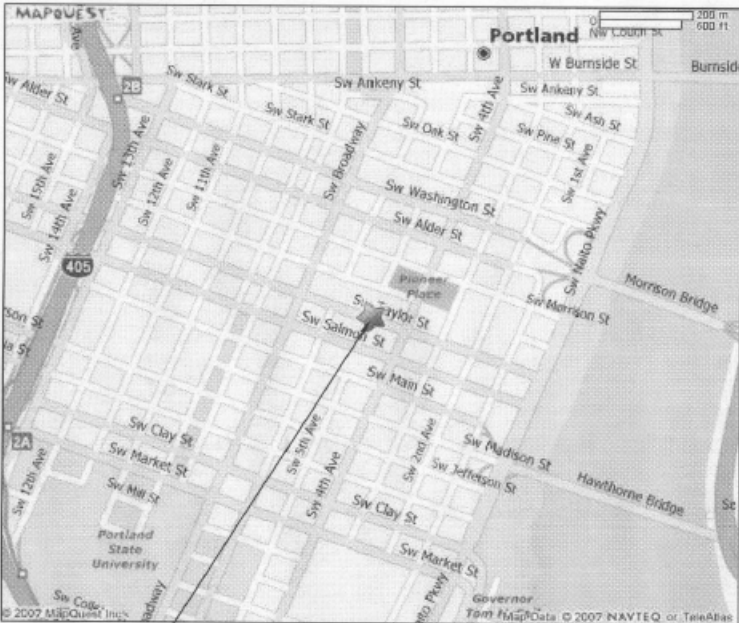
Applicable Codes:

- 2010 Oregon Structural Specialty Code
- 2010 Oregon Fire Code
- 2008 Oregon Plumbing Specialty Code
- 2008 Oregon Electrical Specialty Code
- 2010 Oregon Mechanical Specialty Code
- 2010 Oregon Energy Efficiency Specialty Code

Building Standards:

Construction Type:	1B (Assumed)
Occupancy Type:	B
Sprinklers:	Fully Sprinklered
Smoke Detection:	Fully Smoke Detected
Visual Alarms:	Yes
3rd Floor Area:	21,613 usf
Tenant Area - Full Floor:	21,613 usf
Area of Work:	
Shower Rooms:	142 usf
Required Exits Area of Work:	1 exit each required, 1 exit each provided
Required Exits Floor:	2 exits required, 2 provided

VICINITY MAP



SITE
PIONEER TOWER
888 SW FIFTH AVENUE
PORTLAND, OREGON

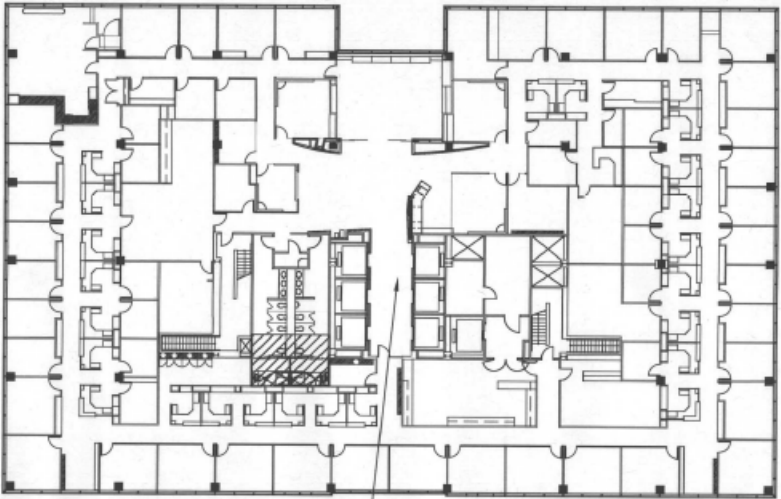
FACILITIES PERMIT PROGRAM

Pioneer Tower Master Permit Number: 03-115416-FC

FACILITIES PERMIT NOTES:

1. MAINTAIN 100% SPRINKLER COVERAGE.
2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE.
3. PROVIDE CEILING SPEAKERS FOR EMERGENCY COMMUNICATION SYSTEM IN CONFORMANCE WITH REQUIREMENTS OF CITY OF PORTLAND FIRE MARSHALL.
4. ALL TENANT STANDARD PARTITIONS ARE TO BE 3 1/2" METAL STUDS AT 24" ON CENTER WITH 5/8" TYPE "X" GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION WHERE INDICATED.
5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
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7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.

SCOPE OF WORK



Bullivant Bailey Houser
Suite 300
Full-Floor Tenant

CODE SUMMARY

These documents reflect the demolition and renovation of existing tenant space.

Applicable Codes:	
2010 Oregon Structural Specialty Code	
2010 Oregon Fire Code	
2008 Oregon Plumbing Specialty Code	
2008 Oregon Electrical Specialty Code	
2010 Oregon Mechanical Specialty Code	
2010 Oregon Energy Efficiency Specialty Code	
Building Standards:	
Construction Type:	1B (Assumed)
Occupancy Type:	B
Stories:	16
Sprinklers:	Fully Sprinklered
Smoke Detection:	Fully Smoke Detected
Visual Alarms:	Yes
12th Floor Area:	19,795 usf
Tenant Area:	6,901 usf
Tenant Occupancy Load:	140 Occupants Total
Required Exits:	2 exits required, 3 provided

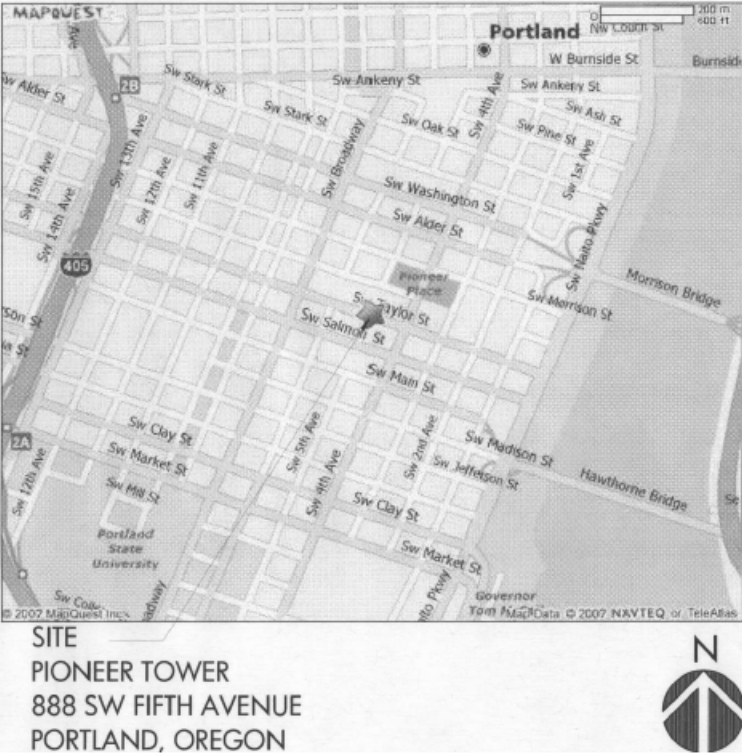
FACILITIES PERMIT PROGRAM

Pioneer Tower Master Permit Number: 03-115416-FC

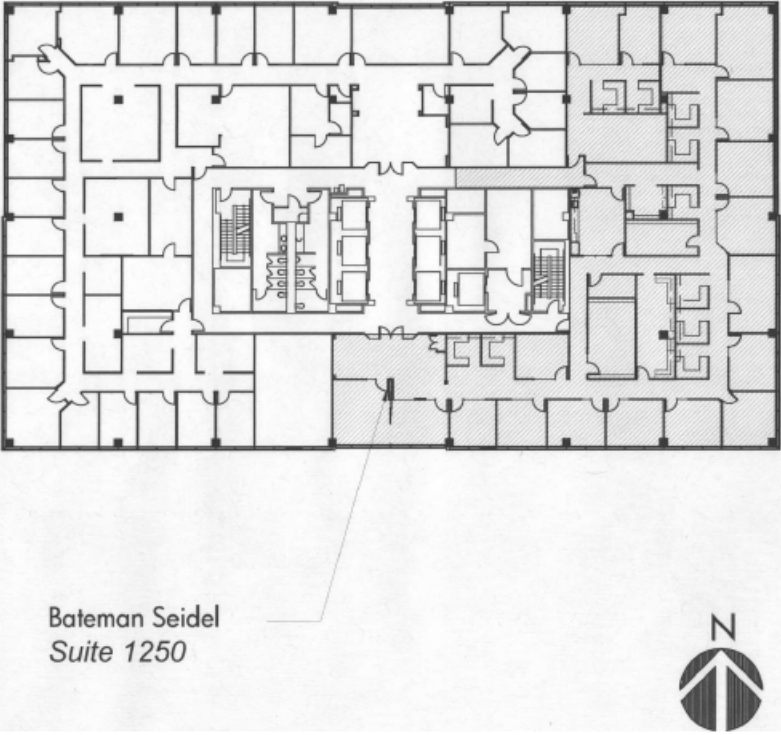
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2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE.
3. PROVIDE CEILING SPEAKERS FOR EMERGENCY COMMUNICATION SYSTEM IN CONFORMANCE WITH REQUIREMENTS OF CITY OF PORTLAND FIRE MARSHALL.
4. ALL TENANT STANDARD PARTITIONS ARE TO BE 3 1/2" METAL STUDS AT 24" ON CENTER WITH 5/8" TYPE "X" GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION WHERE INDICATED.
5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
6. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PLENUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE BOTH AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE MARSHALL.
7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.

VICINITY MAP



SCOPE OF WORK



888 SW 5th - 13-164875-FA (BW)
SUITE 1100 JONES AMMANN LAW RECONFIGURE OFFICES AND BREAK ROOM AREA'S
(Electrical inspections for power done by commercial, permit #13-191016ET)

CODE SUMMARY

These documents reflect the demolition and renovation of existing tenant space.

Project Budget: TO BE DETERMINED

Applicable Codes:
2010 Oregon Structural Specialty Code
2010 Oregon Fire Code
2008 Oregon Plumbing Specialty Code
2008 Oregon Electrical Specialty Code
2010 Oregon Mechanical Specialty Code
2010 Oregon Energy Efficiency Specialty Code

Building Standards:

Construction Type:	1B (Assumed)
Occupancy Type:	B
Sprinklers:	Fully Sprinklered
Smoke Detection:	Fully Smoke Detected
Visual Alarms:	Yes
11th Floor Area:	19,795 usf
Tenant Area:	1,886 usf
Tenant Occupancy Load:	56 Occupants Total
633 usf @ 15 s/f	43 Occupants
1,253 usf @ 100 s/f	13 Occupants
Required Exits:	2 exits required, 2 provided

FACILITIES PERMIT PROGRAM

Pioneer Tower Master Permit Number: 03-115416-FC

FACILITIES PERMIT NOTES:

1. MAINTAIN 100% SPRINKLER COVERAGE.
2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE.
3. PROVIDE CEILING SPEAKERS FOR EMERGENCY COMMUNICATION SYSTEM IN CONFORMANCE WITH REQUIREMENTS OF CITY OF PORTLAND FIRE MARSHALL.
4. ALL TENANT STANDARD PARTITIONS ARE TO BE 2-1/2" METAL STUDS AT 24" ON CENTER WITH 5/8" TYPE "X" GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION WHERE INDICATED.
5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
6. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PLENUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE BOTH AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE MARSHALL.
7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.
8. AUDIBLE/ VISUAL ALARMS ARE TO BE BUILDING STANDARD CEILING MOUNT AND ARE TO BE CONNECTED TO THE BUILDING EMERGENCY ALARM SYSTEMS. ALL AUDIBLE/VISUAL ALARMS ON THE FLOOR ARE TO FLASH IN UNISON. REVIEW PLACEMENT WITH FIRE MARSHALL.
9. PROVIDE BUILDING STANDARD OCCUPANCY SWITCHES IN ALL OFFICES, WORK ROOMS, STORAGE ROOMS, LUNCH ROOMS AND AS NOTED TO CONFORM WITH CITY OF PORTLAND ENERGY REQUIREMENTS.

VICINITY MAP

SITE
PIONEER TOWER
888 SW FIFTH AVENUE
PORTLAND, OREGON

SCOPE OF WORK

Jones Ammann Law
Suite 1100

SUITE 1170 PROPEL INSURANCE 4914 SQ FT EXPANSION ADD NEW WALLS FOR PRIVATE OFFICES & CONFERENCE ROOM

TENANT IMPROVEMENT

INDEX OF DRAWINGS

City of Portland
REVIEWED FOR CODE
COMPLIANCE
APR 07 2014
14-131235-PA
Permit Number

THE SCOPE OF WORK FOR THE PROJECT INCLUDES INTERIOR TENANT IMPROVEMENTS FOR AN APPROXIMATELY 4,914 SQUARE FOOT EXPANSION FOR AN EXISTING 8,131 SQUARE FOOT TENANT ON THE 11TH OF 17 FLOORS. SCOPE OF WORK TO INCLUDE NEW WALLS, DOORS, RELITES AND CABINETRY AT EXPANSION SPACE. MINOR WALL, DOOR AND GLAZING MODIFICATIONS TO OCCUR AT EXISTING SUITE.

DESIGN/CODE DATA

2 REQUIRED EXITS, 3 EXITS PROVIDED
ALL EXITS ARE EXISTING AND HAVE APPROPRIATE EXIT SIGNAGE
BUILDING IS FULLY SPRINKLED AND HAS NFPA SMOKE DETECTION
WITH ON SITE EMERGENCY GENERATOR FOR FIRE, LIFE/SAFETY BACKUP POWER

2010 OSSC SECTION 107.3.4.2	(by separate permit)
FIRE SPRINKLER	
FIRE ALARM	
MECHANICAL	
ELECTRICAL	
EXIT ILLUMINATION	

NOTE: DESIGN BUILDERS FOR M.E.P. AND FP, ARE FULLY RESPONSIBLE FOR THE DESIGN OF THESE SYSTEMS/COMPONENTS. THESE SYSTEMS/COMPONENTS SHOWN ON DOCUMENTS ARE SCHEMATIC ONLY; THEY ARE NOT INTENDED TO REPRESENT FINAL/CODE COMPLIANT DESIGN. PROVIDE DESIGN DOCUMENT SUBMITTAL TO ARCHITECT OF RECORD FOR REVIEW PRIOR TO SUBMITTAL

VALUATION OF WORK =	\$61,000
25% VALUATION FOR UPGRADE =	\$15,250
ADA UPGRADE =	BUILDING IS FULLY COMPLIANT, UPGRADED MISC. HARDWARE AND NEW ADA COMPLIANT CABINETS

City of Portland
Bureau of
Development Services

CODE SUMMARY

These documents reflect the demolition and renovation of existing tenant space.

Project Budget: TO BE DETERMINED

Applicable Codes:

2014 Oregon Structural Specialty Code

2007 Portland Fire Code

2011 Oregon Plumbing Specialty Code

2011 Oregon Electrical Specialty Code

2014 Oregon Mechanical Specialty Code

2014 Oregon Energy Efficiency Specialty Code

Building Standards:

Construction Type: 1B (Assumed)

Occupancy Type: B

Sprinklers: Fully Sprinklered

Smoke Detection: Fully Smoke Detected

Visual Alarms: Yes

10th Floor Area: 21,192 usf

Tenant Area: 5,854 usf

Tenant Occupancy Load: 113 Occupants Total

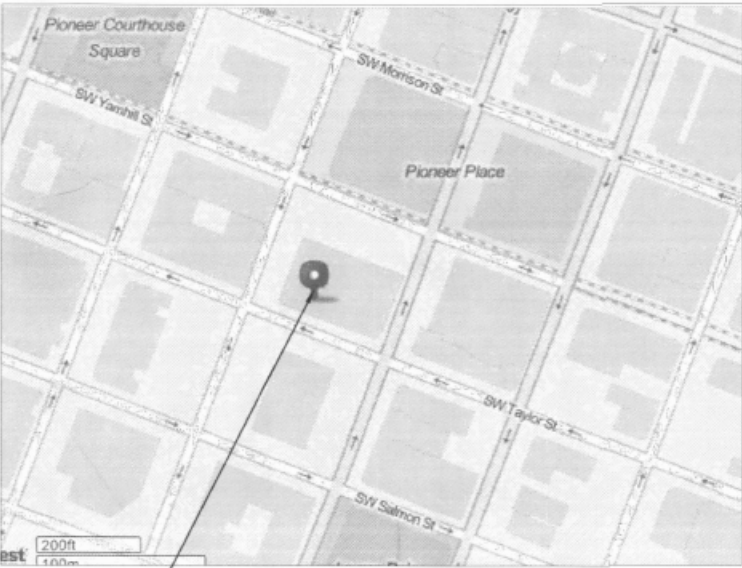
899 usf @ 15 s/f 62 Occupants

4,873 usf @ 100 s/f 49 Occupants

82 usf @ 300 s/f 2 Occupants

Required Exits: 2 exits required, 2 provided

VICINITY MAP



SITE
Pioneer Tower
888 SW Fifth Avenue

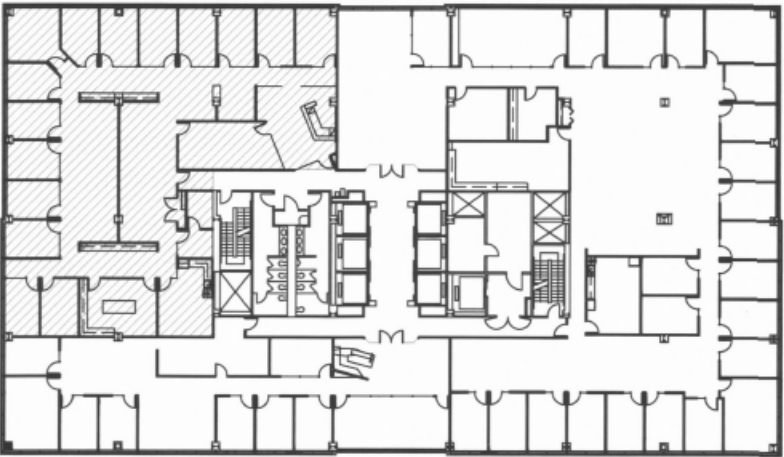
FACILITIES PERMIT PROGRAM

Master Permit Number: 03-115416-FC

FACILITIES PERMIT NOTES:

1. MAINTAIN 100% SPRINKLER COVERAGE.
2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE.
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5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
6. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PLENUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE BOTH AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE MARSHALL.
7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.

SCOPE OF WORK



888 SW 5th - 15-256349-FA (BW)
7TH FLOOR, PHASE 1; REMOVE ALL PARTITION WALLS, DOORS, CASEWORK, RECONFIGURE FOR MULTIPLE OFFICES, CONFERENCE ROOMS WITH FULL HEIGHT RELITES, DOORS, RELITES, BREAKROOM, WORKROOMS, DOUBLE GLASS ENTRY DOORS, FLOORING, CEILING, OPEN OFFICE AREA, CEILING, ELEC, PLBG, FINISHES**Phase II as noted on sheet A2.07 will require a new permit application 11-3-15DW**

ZGF ARCHITECTS, LLP
1223 SW WASHINGTON STREET, SUITE 200
PORTLAND, OR 97205
CONTACT: JENNY TWETO 503.863.2546
AND SUE KERNS 503.863.2270

BUILDING INFORMATION

- 1. BUILDING CODE EDITION: 2010 OREGON STRUCTURAL SPECIALTY CODE
- 2. USES OF BUILDING: PROFESSIONAL SERVICE
- 3. OCCUPANCY CLASSIFICATION: B
- 4. BUILDING CONSTRUCTION TYPE: 1 F.R.
- 5. NUMBER OF STORIES: 16
- 6. TENANT AREA:
LEVEL 7 - 8,750 RSF
- 7. OCCUPANCY LOAD: 147 OCCUPANTS
- 8. FIRE AND SPRINKLER TYPE/ EXTENT OF COVERAGE: TYPE 13, FULL COVERAGE
- 9. NUMBER OF PLUMBING FIXTURES REQUIRED AND PROVIDED: (2) NEW SINKS AT NEW PLUMBING.

FACILITY PERMIT PROGRAM REFERENCE: #04-055467-FA

888 SW 5th - 16-122543-FA (BW)
PHASE 2; LEVEL 8; DEMO ALL PARTITIONS, CASEWORK, ETC. ADD NEW WALLS, DOORS, RELITES FOR MULTIPLE OFFICES, CONFERENCE ROOMS, TELCO ROOMS, BREAKROOMS, OPEN OFFICE AREA, INTERNAL STAIR BETWEEN 7TH/8TH FLOORS, LOCKER ROOMS W/ SHOWERS, CEILING, ELEC, PLBG

MAY 27 2016

BUILDING INFORMATION - LEVEL 8

FACILITIES PERMITS

- 2014
- 1. BUILDING CODE EDITION: 2010 OREGON STRUCTURAL SPECIALTY CODE
 - 2. USES OF BUILDING: PROFESSIONAL SERVICE
 - 3. OCCUPANCY CLASSIFICATION: B
 - 4. BUILDING CONSTRUCTION TYPE: 1 F.R.
 - 5. NUMBER OF STORIES: 16
 - 6. TENANT AREA:
LEVEL 8 - 22,752 RSF
 - 7. OCCUPANCY LOAD: 236 OCCUPANTS
 - 8. FIRE AND SPRINKLER TYPE/ EXTENT OF COVERAGE: TYPE 13, FULL COVERAGE
 - 9. NUMBER OF PLUMBING FIXTURES REQUIRED AND PROVIDED: (5) NEW SINKS AT NEW PLUMBING.

FACILITY PERMIT PROGRAM REFERENCE: #04-055467-FA

CODE SUMMARY

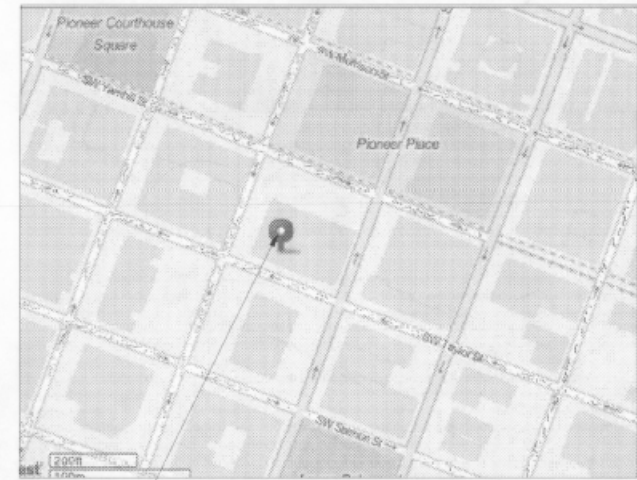
These documents reflect the demolition and renovation of existing tenant space.

Project Budget: TO BE DETERMINED

Applicable Codes:
2014 Oregon Structural Specialty Code
2007 Portland Fire Code
2011 Oregon Plumbing Specialty Code
2011 Oregon Electrical Specialty Code
2014 Oregon Mechanical Specialty Code
2014 Oregon Energy Efficiency Specialty Code

Building Standards:
Construction Type: 1B (Assumed)
Occupancy Type: B
Sprinklers: Fully Sprinklered
Smoke Detection: Fully Smoke Detected
Visual Alarms: Yes
10th Floor Area: 21,192 usf
Tenant Area: 9,696 usf
Tenant Occupancy Load: 207 Occupants Total
1,856 usf @ 15 s/f 126 Occupants
7,721 usf @ 100 s/f 79 Occupants
119 usf @ 300 s/f 2 Occupants
Required Exits: 2 exits required, 2 provided

VICINITY MAP



Site
Pioneer Tower
888 SW Fifth Ave.



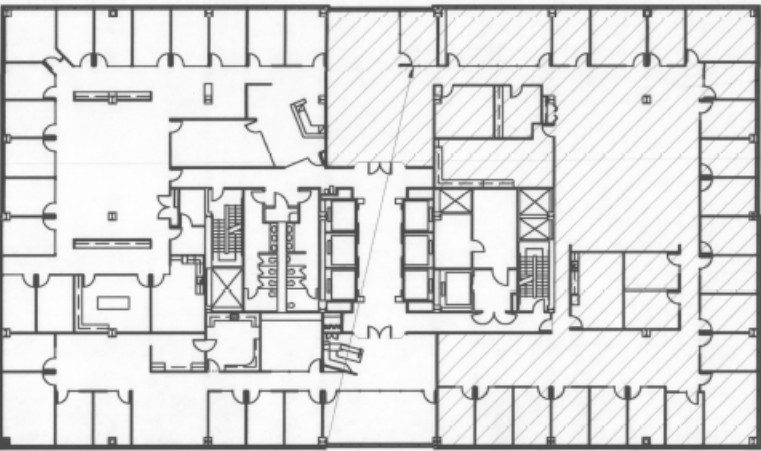
FACILITIES PERMIT PROGRAM

Master Permit Number: 03-115416-FC

FACILITIES PERMIT NOTES:

1. MAINTAIN 100% SPRINKLER COVERAGE.
2. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, PARTITIONS, MECHANICAL AND ELECTRICAL FEEDS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE CITY OF PORTLAND BUILDING CODE.
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5. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM INSPECTOR AND FIRE MARSHALL.
6. SMOKE DETECTORS SHALL BE PLACED IN THE RETURN AIR PLENUM OR DUCTWORK AS DIRECTED BY THE FIRE MARSHALL SO AS TO PROVIDE A LOCALIZED ALARM AND SHUT DOWN THE MECHANICAL AIR HANDLING UNIT. ALARMS ARE TO BE BOTH AUDIO AND VISUAL, AND THIS WORK SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE MARSHALL.
7. PROVIDE A SMOKE EVACUATION SYSTEM WHICH UPON SMOKE DETECTION WILL PUT THE AFFECTED FLOOR IN 100% EXHAUST AND THE FLOORS DIRECTLY ABOVE AND BELOW IN 100% SUPPLY.

SCOPE OF WORK



Bank of the Cascades
Suite 1000



888 SW 5th - 16-150818-FA (BW)
FERGUSON WELLMAN/ 12TH FLOOR - REMOVE AND RE-BUILD WALLS, DOORS, RELITES, CEILING, NEW FLOOR TO CEILING MODULAR DIRTT WALL SYSTEM, ELECTRICAL, CEILING, LIGHTING, PLUMBING, FIXTURES AND FINISHES

TENANT APPROVAL:

DESIGN/CODE DATA

GOVERNING CODE:	2014 OSSC	OCCUPANCY CALCULATION	
OCCUPANCY:	B	OCCUPANCY	FLOOR AREA
CONSTRUCTION TYPE:	TYPE I-A	OCCUPANTS	
TENANT AREA (APPROX):	APPROX. 11,823 S.F.	BUSINESS	11,823 SF
OCCUPANCY LOAD:	119	TOTAL OCCUPANTS 119	

2 REQUIRED EXITS, 4 EXITS PROVIDED
ALL EXITS ARE EXISTING AND HAVE APPROPRIATE EXIT SIGNAGE
BUILDING IS FULLY SPRINKLED AND HAS NFPA SMOKE DETECTION
WITH ON SITE EMERGENCY GENERATOR FOR FIRE, LIFE/SAFETY BACKUP POWER

888 SW 5th - 16-150818-DFS-01-FA (BW) Under Review
DFS FOR PARTITION INSTALLATION (BRACING) (No drawings)

888 SW 5th - 16-179877-FA (BW)
SUITE 900, TI; REMOVE/RECONFIGURE WALLS, DOORS, RELITES FOR MULTIPLE OFFICES, MEETING ROOM, FILE ROOM, STORAGE, OPEN OFFICE AREA, LOBBY AREA, CEILING, ELEC, PLBG,

USE GROUP CLASSIFICATION					
CURRENT BUILDING OUUCPANCY		GROUP B, BUSINESS (OFFICES)			
PROJECT OCCUPANCY		NO CHANGE IN USE GROUP FOR DESIGNED EXISTING BUILDING GROUP B, BUISNESS (OFFICES, CONFERENCE ROOM WITH LESS THAN 50 OCCUPANTS)			
NUMBER OF EXITS					
FLOOR	OCCUPANT LOAD	NUMBER OF EXITS REQUIRED (1021.3)	NUMBER OF EXITS PROVIDED	WIDTH OF EXITS REQUIRED (1005.3.2)	WIDTH OF EXITS PROVIDED
9	180	2	2	13.5"	36" EACH
OCCUPANCY LOADS					
FLOOR	SPACE DESCRIPTION	FLOOR AREA (SF)	FLOOR AREA/ OCCUPANT (SF/OCCUPANT)	OCCUPANT LOAD	
9	OFFICE	8871	100 GROSS	89	
	ASSEMBLY - CONF.	919	15 NET	16	
	ASSEMBLY - LUNF.	915	15 NET	23	
	ASSEMBLY - BREAK RM	931	15 NET	12	
	ASSEMBLY - CONF.	902	15 NET	6	
	ASSEMBLY - CONF.	912	15 NET	8	
	ASSEMBLY - CONF.	945	15 NET	15	
	ASSEMBLY - CONF.	939	15 NET	9	
	FILE ROOM	934	300 GROSS	2	
	TOTAL FOR SUITE			180	

888 SW 5th - 16-179877-REV-01-FA (BW)

SUITE 900, REVISION TO **INCLUDE ALL OF THE 9TH FLOOR**, DEMO OUT OLD PARTITIONS, DOORS, FLOORING, ADD NEW, RECONFIGURE WALLS, DOORS FOR MULTIPLE OFFICES, CONFERENCE ROOM, FLOORING, RELITES, CEILING, ELEC, PLBG

USE GROUP CLASSIFICATION					
CURRENT BUILDING OUUCPANCY		GROUP B, BUSINESS (OFFICES)			
PROJECT OCCUPANCY		NO CHANGE IN USE GROUP FOR DESIGNED EXISTING BUILDING			
		GROUP B, BUISNESS (OFFICES, CONFERENCE ROOM WITH LESS THAN 50 OCCUPANTS)			
NUMBER OF EXITS					
FLOOR	OCCUPANT LOAD	NUMBER OF EXITS REQUIRED (1021.3)	NUMBER OF EXITS PROVIDED	WIDTH OF EXITS REQUIRED (1005.3.2)	WIDTH OF EXITS PROVIDED
9	300	2	2	22.5"	36" EACH
OCCUPANCY LOADS					
FLOOR	SPACE DESCRIPTION		FLOOR AREA (SF)	FLOOR AREA/ OCCUPANT (SF/OCCUPANT)	OCCUPANT LOAD
9	OFFICE (INCLUDING COPY ROOMS)		15619	100 GROSS	157
	ASSEMBLY - CONF.	919	226	15 NET	16
	ASSEMBLY - CONF.	913	332	15 NET	23
	ASSEMBLY - BREAK RM	930	177	15 NET	12
	ASSEMBLY - CONF.	955	419	15 NET	28
	ASSEMBLY - CONF.	945	214	15 NET	15
	ASSEMBLY - CONF.	939	124	15 NET	9
	FILE ROOM	932	187	300 GROSS	1
	ASSEMBLY - CONF.	957	291	15 NET	20
	ASSEMBLY - CONF.	964	87	15 NET	6
	ASSEMBLY - CONF.	902	91	15 NET	7
	ASSEMBLY - LOCKER RM	972	68	15 NET	5
	STORAGE ROOM	963		300 GROSS	1
	TOTAL FOR SUITE				300

#####

END of FA Pioneer Tower CLIENT (LANDLORD Projects)

No FA Projects done under the Pioner Place Tenant Folders

Pioneer Place LANDLORD registered with **FPP April 14, 2003**

First Project did not go through FPP Landlord until they submitted until 8/19/09.

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

STRUCTURE

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
88-004842-CO	OFFICE TOWER& SAKS- ADDRESS OF 888 SW 5TH FOR OFFICE * PLAN CHECK AND FIRE INSP. FEE IS ALSO PAYMENT FOR P/C 7761 EXCEPT FOR CONTRACTOR-DESIGNED PARTS--NO OCCUPANCY FOR SAKS	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
11-200950-FA	[30-DEC-11] CANCELLED BY LOWES.F8/GGP STRUCTURAL MODIFICATIONS THIS IS NOT A FACILITY PROJECT, IT WILL GO THROUGH MPG. PER MTG WITH FUTURE TENANT.	Cancelled

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

CONCOURSE LEVEL

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
90-001282-CO	INSTALL ATM AT CONCOURSE LEVEL MAINTAIN 100% SPRINKLED SEPARATE PERMIT REQ'D. FROM F.M.O.	Final
92-005987-CO	T.I. FOR WAZWAN AT PIONEER PLACE AT SP 058 AT LOWER LEVEL FOOD CT. HOOD FIRE PROTECTION EQUIPMENT SEPARATE PERMIT FROM FIRE	Final
92-000495-CO	TI FOR GYMBOREE IN SPACE 040 IN PAVILION ***INTAKE BY ROS*** 100% SPRINKLERS-FMO PERMIT REQ'D FOR SPRINKLERS & DETECTION/ALARMS	Final
92-002420-CO	ALTERATIONS IN BASELINE PRIOR TO 2004MENT IN FOOD COURT, "STEAK ESCAPE"	Final
96-002771-CO	TENANT IMPROVEMENT-FOOD SERVICE SPACE 072	Final
00-143892-CO	RESTUARANT REMODEL - PIONEER PLACE #68, SUKI HANA- FAX CHECK SHEETS TO ARCHITECT (700 SW 5 TH AVE)	Final
00-144333-CO	TI-TENANT REMODEL, ALREADY SET UP AS 00-143892 CO, 700 SW 5TH APPLICANT GAVE WRONG ADDRESS. CANCEL THIS APPLICATION OUT. SL	Cancelled
01-127638-CO	TI- NEW TENANT IN SPACE #1050 (GYMBOREE) (700 SW 5TH)	Final
01-127639-CO	TI - REMODEL, SPACE # 1045 (VICTORIA'S SECRET) (700 SW 5TH)	Final
01-143313-CO	TI - PARADISE BAKERY & CAFE - SPACE # 1120, 1125 & 1130 AT CONCOURSE LEVEL - PIONEER PLACE I...SEPARATE PERMIT FOR SPRINKLERS & ALARM FROM FIRE MARSHAL'S OFFICE.	Final
01-148524-CO	TI SHELL PERMIT - CONVERT AND REMOVE PARTITION WALLS AND COUNTERS IN 2 - FOOD COURT TENANTS FOR FUTURE RETAIL SPACE, RELOCATE EXIT CORRIDORS ---PIONEER PLACE I	Final
02-121822-CO	[21-MAY-02] Cancelled by THORNA.TI- NEW TENANT (FOOD COURT MUSCLE BEACH LEMONADE)	Cancelled
04-005021-FA	NO PLANS - PR# STAIR 09-01 (BASELINE PRIOR TO 2004MENT-FOOD COURT SERVICE HALL)	Final
04-022641-CO	TI FOR NEW TENANT, RESTAURANT TO RESTAURANT; PIONEER PLACE FOOD COURT - MAINTAIN EXISTING PLUMBING, EXCHANGE EQUIPMENT; NO PHYSICAL CHANGE TO LAY-OUT; NO MECHANICAL	App Abandoned

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
04-041010-FA	F7/PR# THAI GO - THAI GO TI (700 SW 5TH)	
04-042474-FA	T4S1/PR# D'LISH - SPACE 008 D'LISH TI (700 SW 5TH)	Final
11-200950-FA	[30-DEC-11] CANCELLED BY LOWES.F8/GGP STRUCTURAL MODIFICATIONS THIS IS NOT A FACILITY PROJECT, IT WILL GO THROUGH MPG. PER MTG WITH FUTURE TENANT.	Cancelled
11-135589-FA	F1/PR#10148/APPLE/ T.I. SPACE W-105, APPLE RESETROOM*****BID ESTIMATE***** (CONCOURSE LEVEL, MERCANTILE STORAGE (M) → EMPLOYEE RESET ROOM (A2), 493 SF)	Final
16-110107-FA	[27-MAR-19] Cancelled by DONNELLJ.F15/ BIKE HUB/ STE W170 - CONCOURSE LEVEL, CREATE BIKE ROOM FOR 43 BICYCLES AND 2 REPAIR STATIONS, CEILING, LIGHTING, FINISHES	Cancelled
16-258825-CO	REMODEL OF EXISTING INTERIOR FOOD COURT WITH THE ADDITION OF NEW CANOPY AT PARKING GARAGE ENTRY; REMOVE OF EXISTING INTERIOR FINISHES; NEW INTERIOR SHELL BUILD OUTS AND FINISHES NO TENANT OCCUPANCIES THIS PERMIT	Final
16-258825- REV-01-CO	VALUE-ADDED REVISION TO FOOD COURT - ADD STORAGE CLOSETS, REPLACE FINISHES AND LIGHTING, REVISE GREASE INTERCEPTORS AND MECHANICAL DUCTS, NEW FINISHES AND ACCESSABILITY UPGRADES TO BATHROOMS LIST OF CHANGES ATTACHED TO PLANS	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

CONCOURSE MEZZANINE LEVEL- No change, okay to omit

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

FIRST FLOOR / STREET LEVEL (See also attached spreadsheet)

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
89-005982-CO	TENANT IMPROVEMENT (BASIC SAK'S 5TH AV STORE) EXCEPT SIGNS (MUST BE DONE UNDER SEPARATE PERMIT)& GLASS GUARDRAIL (850 SW 5 TH AVE)	Final
94-000232-CO	TENANT ALTERATION, MAIN FLOOR, PIONEER TOWER: ADD FIXTURES FOR MARSEE BAKING CO (845 SW 4 TH AVENUE)	Final
94-004835-CO	TENANT ALTERATION 1ST FLOOR: REMOVE AND RELOCATE INTERIOR PARTITIONS AT MEN'S WEAR STORE-RELOCATE ACCESSIBLE FITTING ROOM.MAINTAIN 100% A/S AND SMOKE CONTROL SYSTEMS. (850 SW 5 TH AVE) (SAKS)	Final
99-128081-CO	ENLARGE STORAGE AREAS ON FIRST AND SECOND FLOOR, MAINTAIN 100% A.S. PER FMO (850 SW 5 TH AVENUE) (SAKS)	Final
01-149030-CO	REPLACE ELECTRICAL VAULT COVER WITH NEW (498 SW TAYLOR)	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
09-129607-FA	B2/PR#KETTLEMAN#50305/ REMODEL ONLY NOT A COMPLETE DEMO ***BID ESTIMATE*** (845 SW 4 TH AVENUE)	Final
11-200950-FA	[30-DEC-11] CANCELLED BY LOWES.F8/GGP STRUCTURAL MODIFICATIONS THIS IS NOT A FACILITY PROJECT, IT WILL GO THROUGH MPG. PER MTG WITH FUTURE TENANT.	Cancelled
12-109806-CO	STRUCTURAL ENHANCEMENTS ONLY FOR FUTURE T.I.	Final
12-109806-REV-01-CO	ADDING INTERIOR SOFT DEMOLITION TO SCOPE OF WORK	Issued
12-109806-REV-02-CO	REVISION - ADDENDUM 4 SHOWING NEW COLUMN LOADS AND REVISED SUPPORT FRAMING REINFORCEMENT, UPDATE RECESS AREAS NE PLAZA STEPS, STRUCTURAL MOD FOR FUTURE STAIR OPENING AT LEVEL 2, REV MOMENT CONNECTION AT LEVEL 2, STRENGTHEN LEVEL 2 FLOOR JOISTS AT TI 1 STOCK ROOM, REV LEVEL 2 AND 3 GRID M SLAB EDGE DETAILS	Issued
12-109806-REV-03-CO		Cancelled

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

	[07-MAY-14] CANCELLED BY GARDNERM. REVISION - REMOVED PRECAST DFS REQUIREMENT (CANCEL - SEE COMMENTS)	
12-117312-CO	[01-MAR-12] CANCELLED BY GARDNERM. TENANT IMPROVEMENTS FOR FUTURE RESTAURANT - NO OCCUPANCY UNDER THIS PERMIT	Cancelled
12-117339-CO	REDEVELOPMENT OF FORMER SAKS STORE FOR TWO NEW TENANTS. THIS PERMIT TO INCLUDE ONLY SELECTIVE DEMOLITION, MECHANICAL WORK FOR FUTURE RESTAURANT TENANT AND SOME NEW LANDLORD PROVISIONS FOR SERVICE AND EGRESS AREAS.	Final
12-117339-REV-01-CO	REVISION TO RE-ROUTE GREASE DUCT EXHAUST & REMOVE ONE EXTERIOR LOUVER EAST (4TH AVE) ELEVATION	Issued
12-117339-REV-02-CO	REVISION - ELIMINATE WEST EXTERIOR ELEVATION WORK, RESIZE GREASE INTERCEPTOR TO MEET TENANT NEEDS, MOVE DUCT WORK, CHANGE PLUMBING SCHEDULE	Issued
12-117339-REV-03	REVISION TO ADD GREASE WASTE PIPING AND TWO GREASE INTERCEPTORS FOR LANDLORD PHASE - FOR YARDHOUSE RESTAURANT	Issued
12-172313-CO	DEMOLITION OF A PORTION OF THE EXISTING 2 STORY RETAIL STORE TO ALLOW FOR A NEW SINGLE-STORY BUILDING AND OUTDOOR PLAZA AREA. THE PUBLIC PORTION OF THE STORE WILL BE LOCATED IN NEW CONSTRUCTION, ADDITIONAL PUBLIC AREAS, BACK OF HOUSE, STOCK ROOM, AND RESTROOMS WILL BE LOCATED WITHIN THE EXISTING TYPE 1 TOWER ON THE FIRST AND SECOND FLOORS. (450 SW YAMHILL)	Final
12-172313-REV-01	REVISION, GROUND FLOOR CHANGES INCLUDE: OFFICE SOUTH OF M-LINE AT EAST SIDE REMOVED, CONFERENCE ROOM REMOVED, RESTROOM SHIFTED NORTH TO GRID LINE M, STOCKROOM RELOCATED TO GROUND FLOOR OFFICE AT GRID LINE P.3 SHIFTED NORTH TO GRID LINE N, OFFICE AT GRID LINE N AND 6.1 REMOVED, STORAGE ROOM BETWEEN GRID LINES Q AND P.3 AT 7.9 REVISED, DOOR 20 ADDED FOR SECURITY, SECOND FLOOR CHANGES INCLUDE: RESTROOMS ARE REMOVED, STOCKROOM RELOCATED TO GROUND	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

	FLOOR, RESET ROOM RELOCATED TO GRID LINE Q, UNFINISHED STORAGE ROOM REVISED, OFFICES REVISED, EXTERIOR CHANGES INCLUDE: SITE WALL ADDED TO EAST PLAZA (LU 13-169967 DZ) (450 SW YAMHILL)	
12-172313-STR-01-CO	HARD DEMO FOR FUTURE RETAIL STORE (450 SW YAMHILL)	Final
12-172313-DMO-01-CO	[21-SEP-12] CANCELLED BY CLOKEA. PARTIAL DEMOLITION OF EXISTING STRUCTURE IN PREPARATION FOR NEW ADDITION	Cancelled
12-184167-STR-01-CO	[19-SEP-12] CANCELLED BY CLOKEA. HARD DEMO FOR FUTURE SAKS STORE	Cancelled
12-217331-CO	ALTERATIONS FOR NEW RESTAURANT TENANT IN PREVIOUS SAKS 5TH AVENUE SPACE. WEST ELEVATION WORK INCLUDED IN THIS PERMIT. APPEAL ID 10444	Final
12-217331-REV-01-CO	REVISION - MODIFY WELDING DETAIL	Final
12-21331-REV-02-CO	REVISION 2- REMOVAL OF SAMPLING PIT, RELOCATION OF GREASE INTERCEPTOR, RELOCATION OF ELEVATOR MACHINE ROOM, REVISION OF TILE LAYOUT	Final
12-219344-CO	[02-JAN-13] CANCELLED BY CLOKEA. 01/02/2012 ACC - PERMIT SET UP IN ERROR WITH WRONG WORK PROPOSED. SHOULD BE ALTERATION INSTEAD OF ADDITION. PLEASE SEE 12-172313-CO. DEMOLISH 2-STORY PORTION OF RETAIL BUILDING AND REPLACE WITH 1-STORY ADDITION AND PLAZA FOR NEW RETAIL TENANT SALES FLOOR; ALTER PORTIONS OF 1ST AND 2ND FLOOR WITHIN TOWER FOR CONFERENCE ROOM, STOCK ROOM AND RESTROOMS. (APPLE)	Cancelled
14-131967-CO	[04-APR-14] CANCELLED BY GARDNERM. CANCEL - WALK IN COOLERS WERE APPROVED UNDER 12-217331 CO BUT THE SEISMIC ATTACHED DOES NEED TO BE SUBMITTED AS A DFS PERMIT. INSTALL 2 WALK IN COOLERS (REFRIGERATION BY OTHERS) (YARDHOUSE)	Cancelled
15-253353-CO	REMOVE EXISTING TILE WALL, AND REPLACE WALL WITH NEW ALUMINUM STOREFRONT WITH BACK LIGHTING. INSTALL ALUMINUM BLACK METAL PANEL ON EXISTING STEEL FRAME OVER STAINLESS STEEL	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

	MECHANICAL PANEL, REMOVE EXISTING SIGN, REPLACE WITH NEW SIGN IN THE SAME LOCATION. (888 SW 5TH) (YARDHOUSE – EXTERIOR IMPROVEMENTS)	
16-205270-CO	REMOVE AND REPLACE (3) GLASS PANELS AT EXTERIOR FAÇADE (450 SW YAMHILL) (APPLE)	Final
16-258800-CO	NEW EXTERIOR CANOPY AND SW 5TH ENTRANCE UPGRADE (SW CORNER); REMODEL LOUVER AT 5th AVE EXIT	Final
18-240317-FA	F7/ PIONEER TOWER LEVEL 1 & 2 COMMON AREA TI; DEMO WALLS, REMODEL LOBBY AREA, ELEVATOR LOBBYS, RECEPTION AREA, SEATING AREA, LOUNGE, NEW WALLS ON 2ND FLR, CEILING, FLOORING, FINISHES, PLUMB AND ELEC	Under Inspection
18-281472-CO	TI FOR EXISTING TENANT WITH PARTIAL CHANGE OF OCCUPANCY; AT FIRST FLOOR; FROM S-1 TO B FOR OFFICE. ALTERATIONS INCLUDE: AT EXISTING M, EXISTING STRUCTURE TO BE REINFORCED TO SUPPORT NEW VIDEO WALL UNIT; AT EXISTING B (BACK OF HOUSE), OFFICE TO CONFERENCE ROOM. AT SECOND FLOOR; UPDATE USE AND OCCUPANT LOAD OF RESET ROOM AS A-2. CHANGE FROM B TO S-1 FOR STOCKROOM AND STORAGE ROOMS. ALTERATIONS AT EXISTING B (BACK OF HOUSE) INCLUDE NEW (5) TOILET ROOMS, OFFICES AND LOCKER ROOM. WORK INCLUDES REMOVAL AND REPLACEMENT OF NON-STRUCTURAL PARTITIONS, DOORS, CEILING FINISHES, FLOOR FINISHES AND RELATED HVAC***MECHANICAL TO BE OBTAINED SEPARATELY*** (450 SW YAMHILL) (APPLE)	Under Inspection

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

SECOND FLOOR (See also attached spreadsheet)

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
89-005982-CO	TENANT IMPROVEMENT (BASIC SAK'S 5TH AV STORE) EXCEPT SIGNS (MUST BE DONE UNDER SEPARATE PERMIT)& GLASS GUARDRAIL (850 SW 5 TH AVE)	Final
92-001420-CO	INSTALL VESTIBULE DOORS ON SOUTH END OF SKYBRIDGE. MAINTAIN 100% AUTO SPRINKLER COVERAGE UNDER SEPARATE FMO PERMIT.	Final
94-004835-CO	TENANT ALTERATION 1ST FLOOR: REMOVE AND RELOCATE INTERIOR PARTITIONS AT MEN'S WEAR STORE-RELOCATE ACCESSIBLE FITTING ROOM.MAINTAIN 100% A/S AND SMOKE CONTROL SYSTEMS. (850 SW 5 TH AVE) (SAKS)	Final
97-001076-CO	SPACE #226 DEMO INTERIOR OF TENANT SPACE TO PREPARE FOR ALTERATION. NON-STRUCTURAL REMOVAL ONLY. MAINTAIN 100% SPRINKLER COVERAGE. CNOTES.	Final
99-128081-CO	ENLARGE STORAGE AREAS ON FIRST AND SECOND FLOOR, MAINTAIN 100% A.S. PER FMO (850 SW 5 TH AVENUE) (SAKS)	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
06-176795-FA	T7S3/PR# CONF RM 50305/CONFERENCE ROOM 2ND FL TI	Final
11-200950-FA	[30-DEC-11] CANCELLED BY LOWES.F8/GGP STRUCTURAL MODIFICATIONS THIS IS NOT A FACILITY PROJECT, IT WILL GO THROUGH MPG. PER MTG WITH FUTURE TENANT.	Cancelled
12-109806-CO	STRUCTURAL ENHANCEMENTS ONLY FOR FUTURE T.I.	Final
12-109806-REV-01-CO	ADDING INTERIOR SOFT DEMOLITION TO SCOPE OF WORK	Issued
12-109806-REV-02-CO	REVISION - ADDENDUM 4 SHOWING NEW COLUMN LOADS AND REVISED SUPPORT FRAMING REINFORCEMENT, UPDATE RECESS AREAS NE PLAZA STEPS, STRUCTURAL MOD FOR FUTURE STAIR OPENING AT LEVEL 2, REV MOMENT CONNECTION AT LEVEL 2, STRENGTHEN LEVEL 2 FLOOR JOISTS AT TI 1 STOCK ROOM, REV LEVEL 2 AND 3 GRID M SLAB EDGE DETAILS	Issued
		Cancelled

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

12-109806-REV-03-CO	[07-MAY-14] CANCELLED BY GARDNERM. REVISION - REMOVED PRECAST DFS REQUIREMENT (CANCEL - SEE COMMENTS)	
12-117312-CO	[01-MAR-12] CANCELLED BY GARDNERM. TENANT IMPROVEMENTS FOR FUTURE RESTAURANT - NO OCCUPANCY UNDER THIS PERMIT	Cancelled
12-117339-CO	REDEVELOPMENT OF FORMER SAKS STORE FOR TWO NEW TENANTS. THIS PERMIT TO INCLUDE ONLY SELECTIVE DEMOLITION, MECHANICAL WORK FOR FUTURE RESTAURANT TENANT AND SOME NEW LANDLORD PROVISIONS FOR SERVICE AND EGRESS AREAS.	Final
12-117339-REV-01-CO	REVISION TO RE-ROUTE GREASE DUCT EXHAUST & REMOVE ONE EXTERIOR LOUVER EAST (4TH AVE) ELEVATION	Issued
12-117339-REV-02-CO	REVISION - ELIMINATE WEST EXTERIOR ELEVATION WORK, RESIZE GREASE INTERCEPTOR TO MEET TENANT NEEDS, MOVE DUCT WORK, CHANGE PLUMBING SCHEDULE	Issued
12-117339-REV-03-CO	REVISION TO ADD GREASE WASTE PIPING AND TWO GREASE INTERCEPTORS FOR LANDLORD PHASE - FOR YARDHOUSE RESTAURANT	Issued
12-138089-CO	DEMOLITION OF SKYBRIDGE BETWEEN TWO BUILDINGS (BRIDGE IS OVER R-O-W), INFILL EXISTING EXTERIOR WALLS ON EACH BUILDING (498 SW TAYOR)	Final
12-172313-CO	DEMOLITION OF A PORTION OF THE EXISTING 2 STORY RETAIL STORE TO ALLOW FOR A NEW SINGLE-STORY BUILDING AND OUTDOOR PLAZA AREA. THE PUBLIC PORTION OF THE STORE WILL BE LOCATED IN NEW CONSTRUCTION, ADDITIONAL PUBLIC AREAS, BACK OF HOUSE, STOCK ROOM, AND RESTROOMS WILL BE LOCATED WITHIN THE EXISTING TYPE 1 TOWER ON THE FIRST AND SECOND FLOORS. (450 SW YAMHILL)	Final
12-172313-REV-01	REVISION, GROUND FLOOR CHANGES INCLUDE: OFFICE SOUTH OF M-LINE AT EAST SIDE REMOVED, CONFERENCE ROOM REMOVED, RESTROOM SHIFTED NORTH TO GRID LINE M, STOCKROOM RELOCATED TO GROUND FLOOR OFFICE AT GRID LINE P.3 SHIFTED NORTH TO GRID LINE N, OFFICE AT GRID LINE N AND 6.1 REMOVED,	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

	STORAGE ROOM BETWEEN GRID LINES Q AND P.3 AT 7.9 REVISED, DOOR 20 ADDED FOR SECURITY, SECOND FLOOR CHANGES INCLUDE: RESTROOMS ARE REMOVED, STOCKROOM RELOCATED TO GROUND FLOOR, RESETROOM RELOCATED TO GRID LINE Q, UNFINISHED STORAGE ROOM REVISED, OFFICES REVISED, EXTERIOR CHANGES INCLUDE: SITE WALL ADDED TO EAST PLAZA (LU 13-169967 DZ) (450 SW YAMHILL)	
12-172313-STR-01-CO	HARD DEMO FOR FUTURE RETAIL STORE (450 SW YAMHILL)	Final
12-172313-DMO-01-CO	[21-SEP-12] CANCELLED BY CLOKEA. PARTIAL DEMOLITION OF EXISTING STRUCTURE IN PREPARATION FOR NEW ADDITION	Cancelled
12-184167-STR-01-CO	[19-SEP-12] CANCELLED BY CLOKEA. HARD DEMO FOR FUTURE SAKS STORE	Cancelled
12-217331-CO	ALTERATIONS FOR NEW RESTAURANT TENANT IN PREVIOUS SAKS 5TH AVENUE SPACE. WEST ELEVATION WORK INCLUDED IN THIS PERMIT. APPEAL ID 10444	Final
12-217331-REV-01-CO	REVISION - MODIFY WELDING DETAIL	Final
12-21331-REV-02-CO	REVISION 2- REMOVAL OF SAMPLING PIT, RELOCATION OF GREASE INTERCEPTOR, RELOCATION OF ELEVATOR MACHINE ROOM, REVISION OF TILE LAYOUT	Final
12-219344-CO	[02-JAN-13] CANCELLED BY CLOKEA.01/02/2012 ACC - PERMIT SET UP IN ERROR WITH WRONG WORK PROPOSED. SHOULD BE ALTERATION INSTEAD OF ADDITION. PLEASE SEE 12-172313-CO. DEMOLISH 2-STORY PORTION OF RETAIL BUILDING AND REPLACE WITH 1-STORY ADDITION AND PLAZA FOR NEW RETAIL TENANT SALES FLOOR; ALTER PORTIONS OF 1ST AND 2ND FLOOR WITHIN TOWER FOR CONFERENCE ROOM, STOCK ROOM AND RESTROOMS.	Cancelled
16-198131-CO	TI FOR EXISTING TENANT; ADD NEW RESTROOMSAND TRAINING ROOM TO SECOND FLOOR (450 SW YAMHILL) (APPLE)	Expired
18-240317-FA	F7/ PIONEER TOWER LEVEL 1 & 2 COMMON AREA TI; DEMO WALLS, REMODEL LOBBY AREA, ELEVATOR LOBBYS, RECEPTION AREA, SEATING AREA, LOUNGE,	Under Inspection

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

	NEW WALLS ON 2ND FLR, CEILING, FLOORING, FINISHES, PLUMB AND ELEC	
18-281472-CO	TI FOR EXISTING TENANT WITH PARTIAL CHANGE OF OCCUPANCY; AT FIRST FLOOR; FROM S-1 TO B FOR OFFICE. ALTERATIONS INCLUDE: AT EXISTING M, EXISTING STRUCTURE TO BE REINFORCED TO SUPPORT NEW VIDEO WALL UNIT; AT EXISTING B (BACK OF HOUSE), OFFICE TO CONFERENCE ROOM. AT SECOND FLOOR; UPDATE USE AND OCCUPANT LOAD OF RESET ROOM AS A-2. CHANGE FROM B TO S-1 FOR STOCKROOM AND STORAGE ROOMS. ALTERATIONS AT EXISTING B (BACK OF HOUSE) INCLUDE NEW (5) TOILET ROOMS, OFFICES AND LOCKER ROOM. WORK INCLUDES REMOVAL AND REPLACEMENT OF NON-STRUCTURAL PARTITIONS, DOORS, CEILING FINISHES, FLOOR FINISHES AND RELATED HVAC***MECHANICAL TO BE OBTAINED SEPARATELY*** (450 SW YAMHILL) (APPLE)	Under Inspection

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

THIRD FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
92-000598-CO	FULL FLOOR TENANT IMPROVEMENTS FOR LAWYERS ON BOTH 3RD & 5TH FLOORS	Final
99-002352-CO	TI IB THIRD FLOOR, SPACE 4058, MAINTAIN A.S. AND ALARMS PER FMO, HVAC BY SEPARATE PERMIT	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
04-085056-FA	T5S1/ATTORNEY'S BULLIVANT, HOUSER BAILEY REMODEL OFFICES (3 RD AND 5 TH FLOORS)	Final
11-200950-FA	[30-DEC-11] CANCELLED BY LOWES.F8/GGP STRUCTURAL MODIFICATIONS THIS IS NOT A FACILITY PROJECT, IT WILL GO THROUGH MPG. PER MTG WITH FUTURE TENANT.	Cancelled
12-109806-CO	STRUCTURAL ENHANCEMENTS ONLY FOR FUTURE T.I.	Final
12-109806-REV-01-CO	ADDING INTERIOR SOFT DEMOLITION TO SCOPE OF WORK	Issued
12-109806-REV-02-CO	REVISION - ADDENDUM 4 SHOWING NEW COLUMN LOADS AND REVISED SUPPORT FRAMING REINFORCEMENT, UPDATE RECESS AREAS NE PLAZA STEPS, STRUCTURAL MOD FOR FUTURE STAIR OPENING AT LEVEL 2, REV MOMENT CONNECTION AT LEVEL 2, STRENGTHEN LEVEL 2 FLOOR JOISTS AT TI 1 STOCK ROOM, REV LEVEL 2 AND 3 GRID M SLAB EDGE DETAILS	Issued
12-109806-REV-03-CO	[07-MAY-14] CANCELLED BY GARDNERM. REVISION - REMOVED PRECAST DFS REQUIREMENT (CANCEL - SEE COMMENTS)	Cancelled
12-134732-FA	F5/ SUITE 300 - BULLIVANT BAILEY HOUSER EXISTING TENANT UPGRADES	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

FORTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
94-004875-CO	PIONEER PLACE. 4TH FLOOR OFFICE REMODEL. SUITE 410. ROUSE OFFICE MANAGEMENT OFFICES.	Final
95-000730-CO	TI 4TH FLOOR NE CORNER FOR FLETCHER WRIGHT OFFICES.	Final
95-000732-CO	SUBDIVIDE EXIST SPACE FOR GUIDANCE SERVICES ON 4TH FLOOR.	Final
96-000415-CO	4TH FLOOR TI. EXPAND FLETCHER WRIGHT OFFICE SPACE.	Final
99-003334-CO	TI: 4TH FLOOR, PROVIDE CORRIDOR CONST TO MATCH & COMPLY W/ EXIST. REQM'TS.	Final
02-132320-CO	TI EXPANSION OF EXISTING TENANT- RECONFIGURE OFFICE SPACE. (SUITE 470)	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
06-125253-FA	T3S3/PR# BANK ONE/#415 BANK ONE TI	Final
08-139360-FA	B1/PR# JPMORGAN CHASE 415/FL4 STE 415. SMALL TI FOR (E) TENANT. DEMO 3 PRIVATE OFFICES TO MAKE ONE LARGE OPEN AREA.	Final
08-150554-FA	F14/PR# 50305-BES/STE 400 CITY OF PORTLAND BES TI	Final
09-150275-FA	B3/PR#CHASE#50305/CHASE #415, REMODEL	Final
11-115399-FA	F3/PR#CHASE-50305/T.I. REMODEL, CHASE (SUITE 415)	Final
11-200866-FA	[13-DEC-11] CANCELLED BY LOWES.**SET UP IN ERROR. LANDLORD WORK****F8/#400, BES T.I.	Cancelled
11-200931-FA	F8/4TH FL, BES T.I.	Final
17-250172-FA	F5/ STE 415 JP MORGAN CHASE TI; DEMO WALLS, NEW WALLS TO CREATE OPEN OFFICE AREA, HUDDLE RMS, PRIVATE OFFICES, PHONE RMS, COPY RM, CLOSET, CEILING, FLOORING, FINISHES AND ELEC	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

FIFTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
92-000598-CO	FULL FLOOR TENANT IMPROVEMENTS FOR LAWYERS ON BOTH 3RD & 5TH FLOORS	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
04-085056-FA	T5S1/ATTORNEY'S BULLIVANT, HOUSER BAILEY REMODEL OFFICES (3 RD AND 5 TH FLOORS)	Final
11-160636-FA	F11/PR# COSGRAVE #50305/ 5TH FLOOR SUITE 500 COSGRAVE TI	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

SIXTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
93-006368-CO	FULL FLOOR TI ON 6TH FLOOR FOR ETHIX CORP. SEPARATE SPRINKLER AND ALARM PERMIT REQD FROM FIRE MARSHAL'S OFFICE.	Final
96-003926-CO	TI SUITE 600 FOR NORTHWEST FIRST BANK.	Final
99-001160-CO	TI ON 6TH FLOOR	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
04-049493-FA	T2S3/ PR# 600-1/ TI- 6TH FL REMODEL FOR (E) TENANT	Final
07-179907-FA	F2/PR# 50305/SUITE 625 MANAGEMENT SUITE	Final
09-152380-FA	F4/PR# 650 ASSOCIATES #50305/SUITE 650 ACCOCIATES TI	Final
17-251412-FA	F1/ 6TH FLR & STE 1090 TI; BOTH AREAS DEMO WALLS, NO NEW WALLS, CEILING, FLOORING, FINISHES, ELEC AND PLUMB	Final
18-189094-FA	F13/ PIONEER TOWER COMMON AREA RESTRM 6TH FLR; REMODEL EXISTING COMMON AREA BATHRMS, CEILING, FLOORING, FINISHES, PLUMB AND ELEC	Under Inspection

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

SEVENTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
93-001323-CO	TENANT ALTERATION, SUITE 750, PIONEER TOWER. ADD INTERIOR PARTITIONS SEPARATE SPRINKLER AND ALARM PERMITS FROM FIRE MARSHALS OFFICE.	Final
93-001845-CO	TI TO K103/ TRUMPER SUITE 750 SEPARATE SPRINKLER AND ALARM PERMITS REQD FROM FIRE MARSHALS OFFICE.	Final
94-002148-CO	TENANT IMPROVEMENT: LINDA FRIEDMAN RAMIREZ- SUITE 720. SEPARATE SPRINKLER AND ALARM PERMITS FROM FMO.	Final
00-140454-CO	TI SUITE 750 FOR KPAM RADIO NEW STATION GOING INTO EXISTING BROADCASTING SPACE, RELOCATING OFFICE PARTITIONS. EXIT PATH WITHIN TENANT SPACE NOT AFFECTED.	Final
01-129270-CO	TI-7TH FLOOR SUITE 790, REMOVE A WALL AND ADD WALL -- ALL INT.	Final
01-130753-CO	TI- PIONEER TOWER, SUITE 750 BANK OF NOVA SCOTIA. MINOR WORK TO CREATE ONE OFFICE.	Final
03-142747-FA	T4S1/PR#750-1/ 2 NEW OFFICES IN EXISTING SPACE (BANK OF NOVIA SCOTIA)	Final
03-149663-FA	F3/PR#KPAM-1/DIVIDING A STORAGE RM INTO AN OFFICE (7 TH FLOOR)	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
07-138180-FA	F7/PR# 50305 MARKET STRATEGIES/7TH FL MARKET STRATEGIES TI	Final
07-138180-REV-01-FA	F7/PR# 50305 MARKET STRATEGIES/REV STAIRS AND CEILING 7TH FL MARKET STRATEGIES TI 10/10/07 MAILED ISSUED PERMIT AND PLANS TO TOM ROBERTS, LEFT PHONE MESSAGE.	Final
11-171766-FA	F4/PR#MKT STRATEGIES#50305/SUITE #790, MARKET STRATEGIES T.I.	Final
15-256349-FA	F9/ 7TH FLOOR, PHASE 1; REMOVE ALL PARTITION WALLS, DOORS, CASEWORK, RECONFIGURE FOR MULTIPLE OFFICES, CONFERENCE ROOMS WITH FULL HEIGHT RELITES, DOORS, RELITES, RESETROOM, WORKROOMS, DOUBLE GLASS ENTRY DOORS, FLOORING, CEILING, OPEN OFFICE AREA, CEILING, ELEC, PLBG, FINISHES**PHASE II AS NOTED ON SHEET A2.07 WILL REQUIRE A NEW PERMIT APPLICATION 11-3-15DW**	Under Inspection

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

EIGHTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
93-003412-CO	TENANT IMPROVEMENT ON 8TH FLOOR NW CORNER.	Final
95-002689-CO	TENANT EXPANSION 8TH FLOOR (GEFFEN MESHER).	Final
96-005088-CO	TI SUITE 870 FOR SALLY LEISURE.	Final
01-151670-CO	TI 8TH FLOOR REMOVING INTERIOR WALLS TO CREATE A MORE OPEN OFFICE SPACE	Final
02-137005-CO	ALTER 2 EXISTING INTERIOR DOORWAYS (SUITE 880)	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
05-139773-FA	T7S1/PR# 800-2/8TH FL GEFFEN MESHER & COMPANY TI	Final
16-122543-FA	F27/ PHASE 2; LEVEL 8; DEMO ALL PARTITIONS, CASEWORK, ETC. ADD NEW WALLS, DOORS, RELITES FOR MULTIPLE OFFICES, CONFERENCE ROOMS, TELCO ROOMS, BREAKROOMS, OPEN OFFICE AREA, INTERNAL STAIR BETWEEN 7TH/8TH FLOORS, LOCKER ROOMS W/ SHOWERS, CEILING, ELEC, PLBG	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

NINTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
92-002417-CO	U.S. ATTORNEY EXPANSION AND REMODEL ON 9TH FLOOR	Final
97-005212-CO	TI, 9800 SF, LAW OFFICES, 9TH FLOOR, MAINTAIN 100% A/S UNDER BENEFIT OF FMO PERMIT.	Final
97-005214-CO	TI-SUITE 950, 2990 SF	Final
98-001658-CO	TENANT EXPANSION ON 9TH FLOOR	Final
03-147547-FA	T2S2/PR# SUITE 950-1 - CHICAGO TITLE ADDING 3 OFFICES TO EXISTING AREA	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
06-108381-FA	T1S1/PR# 900-2/9TH FL MARTIN BISCHOFF EXPANSION	Final
16-170046-FA	[27-MAY-16] Cancelled by HANSENK.F20/ SUITE 900, TI; REMOVE/RECONFIGURE WALLS, DOORS, RELITES FOR MULTIPLE OFFICES, MEETING ROOM, FILE ROOM, STORAGE, OPEN OFFICE AREA, LOBBY AREA, CEILING, ELEC, PLBG,	Cancelled
16-179877-FA	F20/ SUITE 900, TI; REMOVE/RECONFIGURE WALLS, DOORS, RELITES FOR MULTIPLE OFFICES, MEETING ROOM, FILE ROOM, STORAGE, OPEN OFFICE AREA, LOBBY AREA, CEILING, ELEC, PLBG,	Final
16-179877-REVE-01-FA	F20/ SUITE 900, REVISION TO INCLUDE ALL OF THE 9TH FLOOR, DEMO OUT OLD PARTITIONS, DOORS, FLOORING, ADD NEW, RECONFIGURE WALLS, DOORS FOR MULTIPLE OFFICES, CONFERENCE ROOM, FLOORING, RELITES, CEILING, ELEC, PLBG	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

TENTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
94-005356-CO	ALTER TENANT SPACE ON 9TH FLOOR SUITE 1000 MAINTAIN 100% SPRINKLERS PER SEPARATE FMO PERMIT	System Expired
97-005240-CO	TI 10TH FLOOR NEW TENANT HAGAN DYE	Final
99-003688-CO	TI FOR PG & E at 10TH FLR - PIONEER TOWER. HVAC SYSTEM DESIGN APPROVAL & PERMIT REQ'D.	Final
03-165600-FA	F5/PR#1000-1/REMODEL EXISTING OFFICE SPACE	Final
04-029767-FA	F7/PR#1050-1/REMODEL EXISTING SPACE FOR NEW TENANT	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
06-151892-FA	T5S1/PR# EDELMAN/EDELMAN STE 1050 TI	Final
07-149088-FA	F4/PR# 50305/#1070 EDELMAN TI	Final
15-110278-FA	[27-MAR-19] Cancelled by DONNELLJ. [27-MAR-19] Cancel Pending by DONNELLJ.B2/ SPACE 1034 - SHIFT DEMISING WALL TO ACCOMODATE FUTURE TENANT. NO OCCUPANCY THIS PERMIT	Cancelled
15-188754-FA	F3/ MARGER JOHNSON/ SUITE 1050 - DEMO AND REBUILD OF HALF OF 10TH FLOOR FOR NEW TENANT. NEW PARTITION WALLS FOR OFFICES, CONFERENCE, RECEPTION, LUNCHROOM, ELECTRICAL, PLUMBING, MECHANICAL, CEILING AND FINISHES	Final
16-133258-FA	F20/ BANK OF CASCADES, SUITE 1000; TI, REMOVE INTERIOR PARTITIONS, DOORS, RELITES TO CREATE OPEN OFFICE, ADD A FEW WALLS, DOORS, RELITES TO CREATE THREE OFFICES FROM TWO, FLOORING, CEILING, ELEC, PLBG	Final
17-251412-FA	F1/ 6TH FLR & STE 1090 TI; BOTH AREAS DEMO WALLS, NO NEW WALLS, CEILING, FLOORING, FINISHES, ELEC AND PLUMB	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

ELEVENTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
90-000014-CO	INSTALLING CUSTOM OFFICE SPACES ON 11 FLOOR ***COMMERCIAL OFFICES**	Final
90-003691-CO	ALTER OFFICE SPACE ON LEVEL 11 (1160)	Final
93-002533-CO	TENANT ALTERATION, 11TH FLOOR PIONEER TOWER. ADD INTERIOR PARTITIONS	Final
93-007231-CO	TI 11TH FLOOR. KENNEDY/KENNEDY SUITE 1160. 1ST TENANT INTO THIS SPACE. FIRE MARSHAL PERMIT REQUIRED FOR SPRINKLERS AND FIRE ALARMS	Final
96-001436-CO	TI 11TH FLOOR FOR COMPASS ADVISORS IN SUITE 1190.	Final
97-004887-CO	TENANT ALTERATION IN EXISTING TENANT SPACE ON 11TH FLOOR	Final
98-002697-CO	TI IN SUITE 1150	Final
98-004020-CO	TI SUITE 1100 FOR ECS INC.	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
06-168124-FA	T5S2/PR# PERKOWITZ & RUTH 50305/PERKKOWITZ 7 RUTH TI (SUITE 1170)	Final
06-169243-FA	T3S3/PR# DOXUS 50305/DOXUS TI (SUITE 1150)	Final
09-172075-FA	F10/PR#PROPEL#50305/ T.I. FOR PROPEL SUITE #1170	Final
10-120914-FA	B3/PR# CHUBB 50305/SUITE #1120 CHUBB & SON T.I	Final
10-120914- REV-01-FA	B3/PR# CHUBB 50305/SUITE #1120 CHUBB & SON T.I. REV-01 TO CORRECT THE SIZE & NUMBER OF EXITS FROM CONFERENCE ROOM APPLICANT NEVER PICKED UP PLANS/PERMIT CARD	Final
13-164875-FA	F15/ SUITE 1100 JONES AMMANN LAW RECONFIGURE OFFICES AND RESET ROOM AREA'S (ELECTRICAL INSPECTIONS FOR POWER DONE BY COMMERCIAL, PERMIT #13-191016ET)	Final
14-131235-FA	F14/ SUITE 1170 PROPEL INSURANCE 4914 SQ FT EXPANSION ADD NEW WALLS FOR PRIVATE OFFICES & CONFERENCE ROOM	Under Inspection
16-251279-FA	F22/ SUITE 1120, CHUBB, TI; REMOVE SELECTED WALLS, DOORS, RECONFIGURE FOR CONFERENCE ROOMS, RESET ROOM, WORK ROOM, OPEN OFFICE, WAITING ROOM, FLOORING, CEILING, ELEC, PLBG	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

TWELFTH FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
89-004803-CO	TENANT OUTFITTING FOR 12TH FLOOR.SUITES A & B FOR KELLER ENTERPRISE	Unknown
93-000217-CO	ALTER TENANT SPACE ON 12 TH FLOOR, MAINTAIN 100% SPRINKLED.	Final
93-001940-CO	TI SUITE 1270. PIONEER PLACE OFFICE TOWER SEPARATE SPRINKLER AND ALARM PERMITS REQD FROM FMO.	Final
93-001941-CO	TI SUITE 1260. MEIEROTTO, CARLSON AND ETAL. PIONEER PLACE OFFICE TOWER. SEPARATE SPRINKLER AND ALARM PERMITS REQD FROM FMO	Final
94-000607-CO	TI ON 12TH FLOOR FOR "TODAY'S TEMPORARY" SEPARATE SPRINKLER AND ALARM PERMIT REQD FROM FIRE MARSHAL'S OFFICE.	Final
94-005274-CO	EXPAND EXISTING TENANT SPACE (SUITE 1200) BY 455 SQ FT.	Final
96-001056-CO	TENANT IMPROV. 12TH FLOOR SUITE 1250 IN SW CORNER FOR LASALLE ADVISORS.	Final
99-000640-CO	TI FERGSON AND WELLMAN SUITE 1200	System Expired
99-002801-CO	TI EXPAND SUITE 1200 INTO NE CORNER.	Final
01-132281-CO	TI REMOVE AND PLACE NEW WALLS IN SW CORNER OF 12TH FLOOR.	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
05-179126-FA	T3S2/ REMODEL FOR NEW TENANT/ 1250-1	Final
06-125795-FA	T5S1/PR# FURGESON WELLMAN/#1200 SOFT TENANT IMPROVEMENT.	Final
08-124276-FA	F13/PR# 08101/FL12 TI. OFFICE EXPANSION FOR (E) TENANT	Final
12-173900-FA	F15/ SUITE 1250 BATEMAN SEIDEL NEW TENANT TI	Final
16-150818-FA	F12/ FERGUSON WELLMAN/ 12TH FLOOR - REMOVE AND RE-BUILD WALLS, DOORS, RELITES, CEILING, NEW FLOOR TO CEILING MODULAR DIRTT WALL SYSTEM, ELECTRICAL, CEILING, LIGHTING, PLUMBING, FIXTURES AND FINISHES	Under Inspection

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

THIRTEENTH FLOOR- No change, okay to omit

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

FOURTEEN FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
89-005801-CO	PTENANT IMPROVEMENT ON 14TH FLOOR-SOUTH 40% ONLY NO ASSEMBLY USE THIS PERMIT	Unknown
90-003692-CO	ALTER OFFICE SPACE ON LEVEL 14 (1460) 3180 SQ FT MAINTAIN 2ND EXIT TO ADJACENT OPEN USE AREA	Final
90-006319-CO	OFFICE REMODEL ON 14TH FLR	Final
92-000993-CO	TENANT IMPROVEMENT -- EXPAND SUITE 1400.	Final
93-002588-CO	ALTER TENANT SPACE ON 14TH FLOOR, MAINTAIN 100% SPRINKLED.	Final
94-000608-CO	TI ON 14TH FLOOR FOR "CHARTER INVESTMENT" EXPANSION OF EXISTING OFFICE. SEPARATE SPRINKLER AND ALARM PERMIT REQD FROM FIRE MARSHAL'S OFFICE.	Final
94-006204-CO	1147 SQ FT EXPANSION OF EXISTING TENANT SP 1460 (ECO NORTHWEST).	Final
96-001856-CO	TENANT ALTERATION, 14TH FL, 14605 SF, MAINTAIN FULLY SPRINKLERED AND EXIT ILLUMINATION.	Final
00-148410-CO	TI - 4TH FLOOR FOR BULLIVANT HOUSER BAILEY - MOVING AND ADDING WALLS. ELECTRICAL WORK - NO PLUMBING CHANGES.	Final
00-174440-CO	TI-14TH FLOOR FOR NEW TENANT- TONKON TORP	Final
03-159540-FA	T6S3/PR# ECONW1 - ECO NW EXPANSION INTO VACANT SPACE (#1460)	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
06-166070-FA	T8S2/PR# CHUBB 50305/CHUBB STE 1400	Final
09-115645-FA	F-6/PR#TONKON 50305/FLOOR 14 TONKON EXPANSION 1440	Final
10-108747-FA	F11/PR#TONKON 50305/ TONKON TORP TENANT IMPROVEMENT. EXPANSION OF THIS TENANT TO COVER REMAINDER OF 14TH FLOOR AND REMODEL OF EXISTING 15TH AND 16TH FLOORS. TENANT'S ADDRESS WILL BE SUITE 1600.	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

FIFTEEN FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
89-004537-CO	TENANT OUTFITTING FOR 15TH & 16TH FLOOR. LAW OFFICES OF TONKON, TORP, GALEN, MARMADUKE, & BOOTH.	Unknown
00-150593-CO	INTERIOR IMPROVEMENTS, MOVE 2 WALLS AND ADD 2 DOORS, OFFICE TOWER TENANT- 15TH & 16TH FLOORS.	Final
01-125630-CO	TENANT IMPROVEMENT-INSTALL STAIRWAY TO 15TH FLOOR AND CONFERENCE ROOMS ON 14TH FLOOR -- TONKON TORP - PIONEER TOWER	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
10-108747-FA	F11/PR#TONKON 50305/ TONKON TORP TENANT IMPROVEMENT. EXPANSION OF THIS TENANT TO COVER REMAINDER OF 14TH FLOOR AND REMODEL OF EXISTING 15TH AND 16TH FLOORS. TENANT'S ADDRESS WILL BE SUITE 1600.	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

SIXTEEN FLOOR

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
89-004537-CO	TENANT OUTFITTING FOR 15TH & 16TH FLOOR. LAW OFFICES OF TONKON, TORP, GALEN, MARMADUKE, & BOOTH.	Unknown
00-150593-CO	INTERIOR IMPROVEMENTS, MOVE 2 WALLS AND ADD 2 DOORS, OFFICE TOWER TENANT- 15TH & 16TH FLOORS.	Final
04-026626-FA	F-3/ PR # 1600-03 / INSTALL NEW SECURITY DOORS ON 16TH FL.	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS
10-108747-FA	F11/PR#TONKON 50305/ TONKON TORP TENANT IMPROVEMENT. EXPANSION OF THIS TENANT TO COVER REMAINDER OF 14TH FLOOR AND REMODEL OF EXISTING 15TH AND 16TH FLOORS. TENANT'S ADDRESS WILL BE SUITE 1600.	Final
11-172230-FA	F13/PR# 50305/ REPLACE EXISTING COOLING TOWER WITH 2 NEW VFD'S ON THE PENTHOUSE FLOOR- PLANNING ASSIGNED ON HVAC SET #2.	Final

Commercial Building Permit History

Project Name: 18-281472-CO | Apple

888 SW 5TH AVENUE (TOWER), 450 SW YAMHILL

UNKNOWN

BASELINE PRIOR TO 2004

PERMIT	SCOPE OF WORK	STATUS
90-004458-CO	4400SF TI FOR STOCKBROKERS	Final
90-004766-CO	TI IN 11000SF TENANT SPACE FOR INSURANCE COMPANY	Final
90-005930-CO	TWO FLOOR TI FOR PIONEER PLACE; STAIRWAY	Final
91-000644-CO	(NO DESCRIPTION)	Final
91-001272-CO	(NO DESCRIPTION)	Final
91-001528-CO	(NO DESCRIPTION)	Final
91-001668-CO	(NO DESCRIPTION)	Final
91-001679-CO	(NO DESCRIPTION)	Final
91-002099-CO	(NO DESCRIPTION)	Final
91-002520-CO	(NO DESCRIPTION)	Final
91-002877-CO	(NO DESCRIPTION)	Final
91-003733-CO	(NO DESCRIPTION)	Final
91-003736-CO	(NO DESCRIPTION)	Final
91-004639-CO	(NO DESCRIPTION)	Final
91-004876-CO	(NO DESCRIPTION)	Final
91-005856-CO	(NO DESCRIPTION)	Final
91-006226-CO	(NO DESCRIPTION)	Final
91-006359-CO	(NO DESCRIPTION)	Final
91-006519-CO	(NO DESCRIPTION)	Final
93-005151-CO	TENANT IMPROVEMENT MAINTAIN 100% A.S./DETECTION-SEPARATE FIRE MARSHAL PERMIT REQUIRED	Final
94-004329-CO	4' MICROWAVE ANTENNA ZONE: CXD	Final
94-004442-CO	EXPAND K103/TRUMPER, SPACE.	Final
96-001344-CO	TI	Cancelled
97-000339-CO	TI- 600 SF. MAINTAIN 100% A/S UNDER BENEFIT OF FMO PERMIT.	Final
97-004885-CO	TENANT IMPROVEMENT	Cancelled
99-003573-CO	CHANGE CONFERENCE ROOM INTO OFFICE.	Final

LEGAL BUILDING OCCUPANCY AS OF OCTOBER 1, 2004

PERMIT	SCOPE OF WORK	STATUS

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Decision rendered - Building Code Board of Appeal, Big Board

Appeal ID: 9320	Project Address: 450 SW Yamhill St
Hearing Date: 12/20/12	Appellant Name: Robert Buchanan
Case No.: B-002	Appellant Phone: 503-228-5800
Appeal Type: Building	Plans Examiner/Inspector: John Butler
Project Type: commercial	Stories: 1 Occupancy: M Construction Type: II-B, I-A
Building/Business Name:	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: mail [File 1]	Proposed use: retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2010 OSSC Section 602.1 and 509.2

Requires OSSC 602.1 requires a building to be of a single construction type throughout. OSSC 509.2 allows a building of a lesser type of construction above a 1-story building of Type IA construction if among other things; it is separated with a 3 hour floor.

Proposed Design This appeal is being submitted for reconsideration. The original appeal was heard on May 16, 2012 and was granted as proposed. A reconsideration of this appeal, requesting that the location of the 2-hour fire barrier provided between the new Type II-B retail space and the remainder of the Type I-A Pioneer Place building be modified, to reflect the revised architectural layout of the new retail space. This appeal was heard on August 15, 2012, and was denied. A copy of the denied appeal and the rationale is attached for reference. The design is proposing this modified appeal for reconsideration, addressing the location of the 2-hour fire barrier separation.

The project involves the demolition of a 2 story above plaza retail portion of the existing Pioneer Place Tower and its replacement with a 1-story retail store. The public portion of the store will be located in this new construction. Back of house areas including stock areas, restrooms, and a conference room will be within the existing Type I FR Tower on the ground and second floors. A key feature of the public portion of the retail store is the exposed structural steel and glass. This type of construction most closely matches the requirements for Type II-B construction per the current OSSC. Pioneer Place Tower was permitted in June 1989 under the 1986 OSSC adopting the 1985 UBC and is of Type I FR construction.

The design proposes to treat the retail Store and the relationship to the existing tower building similar to a "Podium" building per OSSC Section 509.2, with the exception of the existing separation between the new and existing construction. The proposed design fulfills all of the requirements of OSSC 509.2 except that the existing floor separation is 2 hour instead of 3. We propose to provide a 2 hour vertical and horizontal separation between the entirety of new retail

store, including the main retail space in the new building area and extension of the new retail space into the existing building, and the remainder of the existing building. This vertical separation will be similar to a Fire Wall in that it will separate 2 different structural systems such that failure of the new non-rated retail Store building should not affect the existing Pioneer Place Tower. However, the 2 hour wall cannot continue below the existing 2 hour ground floor assembly.

The 2-hour rated separation between the new retail space and the existing building is proposed to be relocated as part of this reconsidered appeal. The vertical portion of this separation is proposed to extend around the back side of the new retail space on the east side of the building. This wall is proposed to be relocated to allow the entirety of the new retail space to remain open to the new construction. The space located within the new Type II-B building area and the area located within the Type I-A space proposed to be open to the new Type II-B building area function as a single front of house sales space, such that there is a desire to maintain this area as open as possible. The stone wall structure located between the new Type II-B building area and the area located within the Type I-A space proposed to be open to the new building is one of the main architectural features of the building design, where the space transitions from the new glass enclosed space to the main building interior and there is a desire to have a thick, uninterrupted masonry element. Providing an automatic closing shutter or door in this wall assembly compromises this architectural element, and results in an assembly that is difficult and costly to detail.

This results in building areas originally located within the Type I-A building being open to portion of the Type II-B construction areas. The fire-resistance rating of the existing building elements that extend through the portion of the Type I-A building that is open to the Type II-B building due to the proposed relocation of the 2-hour barrier will maintain their existing fire-resistance rating (3-hour rating for the structural frame elements), as these elements continue to support the Type I-A building. Automatic sprinklers will be provided within the new Type II-B building areas. The layout of the sprinkler protection within the revised building areas of the Type I-A building that will be open to the Type II-B building will be modified to reflect the revised use. This area will be used for circulation and open retail space, with minimal occupant load. The design will include smoke detection within the portions of the existing Type 1-A building that is open to the new Type II-B retail space, to provide early detection and automatic notification of a fire within this space.

Reason for alternative The original proposed design in the May 16, 2012 appeal was deemed equivalent to 509.2 based on the following reasons:]

The public portion of the retail store will have a limited combustible load.

Three exits will be provided from the public portion of the store direct to the exterior.

The 2 hour wall will be extended both horizontally (10 ft) and vertically (30 inches) beyond the exterior walls of the Type II B portion, similar to OSSC 706.5 and 706.6 for Fire Walls.

Quick response sprinklers will be provided throughout the retail store both in the public areas and back of house spaces.

The base building fire alarm system will be extended to the retail store such that its occupants will be evacuated in case of a fire in the Tower or the store itself. This includes a voice alarm system.

The existing high rise features of a voice fire alarm, generator power, secondary water supply, etc will serve the retail store as well as the tower.

The proposed changes to the location of the 2-hour rated barrier will continue to maintain a 2-hour rated separation between the new retail building areas and the majority of the existing Type 1-A construction building. The portion of the Type I-A retail building that will be on the Type II-B side of the 2-hour separation is limited to about 3,000 square feet of open retail area and circulation space. The combustible loading within these building areas will be minimal, and will consist of display tables and electronic equipment. The retail spaces will not include storage areas and large racks of combustible elements, and the fuel load within the space would be classified as light based on the overall quantity of combustibles. The attached drawing shows the proposed furnishing to be located within the retail spaces. The fuel loading is limited, compared to a typical retail environment. This new Type II-13 building will be of non-combustible construction, and will

not contribute to the potential fire size within this new building, or within the Type I-A building areas that are proposed to be on the Type 11-B building side of the 2-hour fire barrier. The limited combustible loading, and the non-combustible structures, will result in fire exposures of limited size and anticipate durations to the Type I-A structural elements.

The structural elements supporting the Type I-A building will continue to be 3-hour rated, maintaining the required continuity of the fire resistant assemblies for the existing building. The layout includes limited bearing wall and load carrying structural elements located within the portions of the Type I-A building that will be open to the Type II-B structure. The structural elements located within this space will include some bearing elements and column. However, these will remain 3-hour rated. This fire-resistance rating far exceeds the potential fire durations anticipated within the Type II-B retail spaces and the building areas open to the new Type II-B building based on the fuel loading within the structure. The new building and the areas open to it will be provided with automatic sprinkler protection and smoke detectors. This will provide for early detection of a fire within these building areas. Detection of a fire or smoke by the smoke detection system or the sprinklers will provide direct notification to the fire department through a central station. The building areas within the Type I-A structure that are open to the new Type II-B building areas are located at the ground floor, and the area can be accessed by multiple doors from the exterior that lead into the Type II-B retail areas. This space is located less than 150 feet from multiple exterior doors leading into the building. This will allow for fire department response to potential fire events that could potentially adversely impact the Type I-A building structure.

Relocating the proposed wall assembly as shown on the attached plans will not increase the potential exposure hazards to the Type I-A building areas, based on the continuity of the fire protection for the structural elements supporting this building and the separation provided between the new Type 11-B retail areas and the existing building. This approach is based on the limited combustible loading associated with the proposed electronics retail use, and the active fire suppression and detection protection provided within the building. This building use and protection will limit the potential fire size and the associated impact on the existing building areas located on the Type II-B side of the 2-hour rated separation.

The revised location of the 2-hour rated separation between the new Type II-B retail space and the majority of the Type 1-A building will separate the new building from the main occupied areas of the Type I-A building that are not directly associated with the new electronics retail use. This will provide protection for the building occupants of the Type I-A building equal to that permitted by the originally approved appeal.

The configuration of the revised 2-hour rated wall assembly will also simplify the means of egress system for the portions of the Type 1-A building proposed to be open to the Type II-B building. The occupants using this space will access this area from the new Type 11-B building areas. The natural inclination of these occupants is going to be to exit back through this space, along the path used to enter the building and the retail spaces in question. By relocating the 2-hour rated separation, this natural egress path will be maintained without requiring occupants to exit through an automatic closing assembly. This limits the need to direct building occupants through alternate exit access paths through the existing building. These alternate exit paths will still be provided to maintain two exits from the retail areas located within the Type I-A structure.

The attached drawings illustrate the location of the previously approved separation wall and the new proposed locations. We request that this alternate location for the separation wall between the new and existing building areas be reviewed, and that the proposed equivalency approach be reconsidered.

APPEAL DECISION

The Building Code Board of Appeal met on December 20, 2012 and the following decision was reached:

Separation and unprotected opening between portions of the building of different construction types:
Granted as proposed provided the 2-hour fire barrier extends to the edges of the opening between the addition and the existing building and also completely surrounds and separates this tenant space from the remainder of the existing building. The fire-resistance ratings of all structural elements within the existing building shall be maintained as required for Type I construction.

Decision: Unanimous

Board Members: Ernest Grigsby, Wayne Glasnapp, and Linda Barnes

[illegible][illegible]

		H01(高)		H02(低)		
姓名	H001	H002	H003	H004	H005	总分
LAMTUN						
CHUNG TONY	3	1	1	1	1	6
CHAN	---	---	---	---	---	5
MOK CHIT LEE	---	---	---	---	---	---
何子健	---	---	---	---	---	---

1. **ACQUAINTANCE** WITH TRAVEL: WHEN NOT TO ENTERED
 ADVANCE NOTICE OF TRAVEL: MAY BE ASKED HOW IF
 YOU TRAVEL AND NOTED INTEREST OF ANY
 DISCREPANCY.
2. **TRAINING** TO RECEIVE COMPREHENSIVE COVERAGE OF
 ACCESSIBLE ENTRY NOTICE OF TRAVEL: SHOULD BE
 TRAVEL OFFER TO MEET 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-10


 - ANY OF THESE
 - CAN BE USED


 ONE SIDE = NO


 - ALWAYS SAME


 - COMMON RULE OF THUMB


 - PRACTICE


 - SAME ONE


 - 1 BY THE RULE


 - 2 BY THE RULE

PRACTICE

- OCCUPANCY TIME
- NET SQUARE FEET
- SQUARE FEET BY OCCUPANCY
- OCCUPANCY PER PERSON


 - CHANGES OCCUPANCY LINE

DOTTED LINE = NO

DOTTED AREA NOT IN SCALE
 NOT PART OF FLOOR PLANS

TRUE NORTH



PLAN NORTH



12_0501

