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 22076

Appeal ID: 22128	**Project Address:** 733 SW Oak St
Hearing Date: 11/20/19	**Appellant Name:** Mike Coyle
Case No.: B-004	**Appellant Phone:** 5036805497
Appeal Type: Building	**Plans Examiner/Inspector:** Guy Altman
Project Type: commercial	**Stories:** 3 **Occupancy:** B **Construction Type:** V-A
Building/Business Name: Balfour Guthrie Building / Metropolitan Group (occupant)	**Fire Sprinklers:** Yes - basement level
Appeal Involves: Alteration of an existing structure,Reconsideration of appeal	**LUR or Permit Application No.:** 19-233552-CO
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	**Proposed use:** Business

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 2019 1019.3
Requires	In other than Group I-2 and I-3 occupancies, floor openings containing exit access stairways that serve or atmospherically communicate between only two stories are not required to be enclosed as described in Exception 1. In this building, the south stair serves only two adjacent floors (first and second levels). The stair within the tenant space that connects the first level with the lower level also serves just two adjacent floors. These two “environments” are separated by the walls separating the tenant area from the main south lobby. Therefore the “environments” do not communicate and the Code requirement appears to be satisfied. However, in cases where the two “environments: rely on a common route to exit the local building official has traditionally interpreted the Code to require that this separating wall be rated one-hour.
Proposed Design	We propose that the wall between the main (south) lobby and the tenant space on level 1 be a non-rated wall, but that the doors have automatic closers and smoke seals.
Reason for alternative	Functionally it is desirable to make the wall between the main lobby and the tenant reception area as transparent as possible. To achieve both transparency and a one-hour rating would be cost prohibitive. We believe that the proposed separation meets the Code and is adequate and safe. The transparency, furthermore, makes the presence of any smoke or fire more apparent than a traditionally rated wall and would indicate to occupants that they should use an alternate exit route. Note that a similar appeal was granted in 2001, associated with permit #01-152908-CO. In

addition, it is worth noting that the basement level is sprinklered and there is no Change of Occupancy proposed with this permit.

RECONSIDERATION TEXT

Note that the same appeal was granted without condition in 2001 for a fully glazed wall system with full lite doors within this building and in the same location, associated with permit #01-152908-CO at 733 SW Oak St. That appeal is attached (See item #2 for the specific appeal item).
In addition, it is worth noting that the basement level is sprinklered and the building is equipped with a fire alarm and smoke detection system in accordance with NFPA 72. The fire sprinkler system is electronically supervised and centrally monitored.

APPEAL DECISION

Non-rated openings into south stair enclosure: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

Appeal item 1

Code Section 1019.3

Requires In other than Group I-2 and I-3 occupancies, floor openings containing exit access stairways that serve or atmospherically communicate between only two stories are not required to be enclosed as described in Exception 1.

In this building, the south stair serves only two adjacent floors (first and second levels). The stair within the tenant space that connects the first level with the lower level also serves just two adjacent floors. These two "environments" are separated by the walls separating the tenant area from the main south lobby. Therefore the "environments" do not communicate and the Code requirement appears to be satisfied.

However, in cases where the two "environments: rely on a common route to exit the local building official has traditionally interpreted the Code to require that this separating wall be rated one-hour.

BUILDING PROPOSED DESIGN

We propose that the wall between the main (south) lobby and the tenant space on level 1 be a non-rated wall, but that the doors have automatic closers and smoke seals.

REASON FOR ALTERNATE

Functionally it is desirable to make the wall between the main lobby and the tenant reception area as transparent as possible. To achieve both transparency and a one-hour rating would be cost prohibitive. We believe that the proposed separation meets the Code and is adequate and safe. The transparency, furthermore, makes the presence of any smoke or fire more apparent than a traditionally rated wall and would indicate to occupants that they should use an alternate exit route.

Note that a similar appeal was granted in 2001, associated with permit #01-152908-CO. In addition, it is worth noting that the basement level is sprinklered and there is no Change of Occupancy proposed with this permit.

RECONSIDERATION TEXT

Note that the same appeal was granted without condition in 2001 for a fully glazed wall system with full lite doors within this building *and* in the same location, associated with permit #01-152908-CO at 733 SW Oak St. That appeal is attached (See item #2 for the specific appeal item).

In addition, it is worth noting that the basement level is sprinklered and the building is equipped with a fire alarm and smoke detection system in accordance with NFPA 72. The fire sprinkler system is electronically supervised and centrally monitored.

Administrative Appeal Action 9-5-01
Office of Planning and Development Review

Appeal Number B-4

Owner:	Balfour-Guthrie LLC
Appellant:	Dave Shelman, 503-227-1254 FAX: 503-227-7818
Plan Reviewer:	Jerry Engelhardt
Permit Number:	01-152908-000-00-CO
Stories/Occ/Type:	2 / B / V-1 hr
RE:	Alteration of/addition to an existing structure
Proposed Use:	Office Building
Project Address:	**733 SW Oak St**

1. BUILDING CODE SECTION: 1005.3.3

BUILDING REGULATION REQUIREMENT

Specific requirements in exit enclosures:

1005.3.3.1: Interior stairways, ramps or escalators shall be enclosed as specified in this section.
1005.3.3.2: In buildings of other than Type I or Type II-F.R. construction and less than four stories in height, exit enclosures shall not be of less than one-hour fire-resistive construction.
1005.3.3.5: Openings in exit enclosures shall be limited to those necessary for egress from normally occupied spaces into the enclosure and those necessary for egress from the enclosure.
EXCEPTION: Exit enclosures on the exterior walls of buildings may have unprotected openings to the exterior when permitted by Table 5-A.

BUILDING PROPOSED DESIGN

We propose to include wood-framed relites and a wood door with view lite in the wall separating "Studio 2" from the Stair 2 enclosure. We also propose the installation of a fire shutter that would be mounted on the stair side of the relite openings. This shutter would be held open under normal operation of the building and would close in the event of activation of the fire alarm system. We propose to specify a one-hour rating (label) for door 202. The door will have a view lite larger than 96 square inches. The glass in this opening will have a fire rating. The rated door and the fire shutter maintain the required one-hour rating of the stair enclosure.

REASON FOR ALTERNATE

Glazed windows and door would allow us to maximize the amount of daylight that is available on the first level and especially on the lower level. The lower level receives its daylight through a cutout in the floor of the first level. The existing exterior windows are permitted per Table 5-A due to separation from adjacent structures. Due tot he historic nature of the building, we would like to construct these openings of wood and clear, non-wire glass.

2. BUILDING CODE SECTION: 1005.3.3.1

BUILDING REGULATION REQUIREMENT

Exit enclosures for stairs. Under "EXCEPTIONS" this is defined further, stating that stairs need not be enclosed when serving just one adjacent floor, provided that any two "atmospherically connected" floors do not communicate with other floors.

In this building, Stair 1 serves just two adjacent floors (first and second levels). The stair within the tenant space that connects the first level with the lower level also serves just two adjacent floors. These two "environments" are separated by the walls separating the tenant area from the main lobby 201. Therefore the "environments" do not communicate and the Code requirement appears to be satisfied.

However, in cases where the two "environments" rely on a common route to exit the local building official has traditionally interpreted the Code to require that this separating wall be rated one-hour.

BUILDING PROPOSED DESIGN

We propose that the wall between the main lobby 201 and the tenant space (reception 202) be a non-rated wall, but that the doors have automatic closers and smoke seals.

REASON FOR ALTERNATE

Functionally it is desirable to make the wall between the main lobby and the reception area as transparent as possible. This also restores the historic pattern of the original building. To achieve both the transparency and a one-hour rating would be cost-prohibitive. We argue that the proposed separation meets the Code and is adequate and safe. The transparency makes the presence of any hazards such as smoke or fire more apparent and would indicate that occupants should use an alternative exit route.

3. BUILDING CODE SECTION: 1005.3.3.4

BUILDING REGULATION REQUIREMENT

Requires that when a stairway in an exit enclosure continues below the grade level, a barrier be provided to prevent persons from accidentally continuing tot he basement.

BUILDING PROPOSED DESIGN

We are proposing to not install a barrier in exit enclosure "stair 2".

REASON FOR ALTERNATE

The building is an historic building. Stair 2 has the wood paneling and wrought iron railing of the original 1913 design. As the attached drawings show, the stair enclosure has many windows to the exterior, that orient the occupants to the outside of the building. The at-grade landing occurs adjacent to the pair of exit doors. The doors are full-view doors that give a clear view of the exterior environment. We think that the indications for those needing to exit the building in an emergency are sufficient enough to preclude the need for a barrier. Directional signs will be provided as required.

Appeal Number B-4 **(Continued)**

4. BUILDING CODE SECTION: 1004.2.4

BUILDING REGULATION REQUIREMENT

Requires that where 2 or more exits are required to serve an area, that at least 2 of these exits be separated by a distance equal to half the greatest diagonal measured across the space being served.

BUILDING PROPOSED DESIGN

A primary element of the proposed design is a large opening cut into the first level floor. This helps to unite the two levels that are occupied by one tenant. A stair is placed in this new opening to connect the functions of the 2 levels. The staff will use the stair in the normal course of the business day to meet with other staff members, to retrieve mail/deliveries and to enter and leave the building. Guest use of the stair is principally to move between the reception area on the first level and the conference room 1 on the lower level.

REASON FOR ALTERNATE

In planning the space attempts were made to locate the stair in a number of configurations that would give greater separation but these arrangements did not achieve the right functional relationships in the plan—primarily the route to the lower level conference room 1. We think that the openness of the plan and the stair and the position of the conference room (where guests are likely to be) create a safe arrangement. The functions at the ends of the greatest diagonal also have the least occupancy (1 or 2 in the model building area periodically and service personnel only in the mechanical room 120).

The Administrative Staff reviewed the appeal, and the following decision was reached:

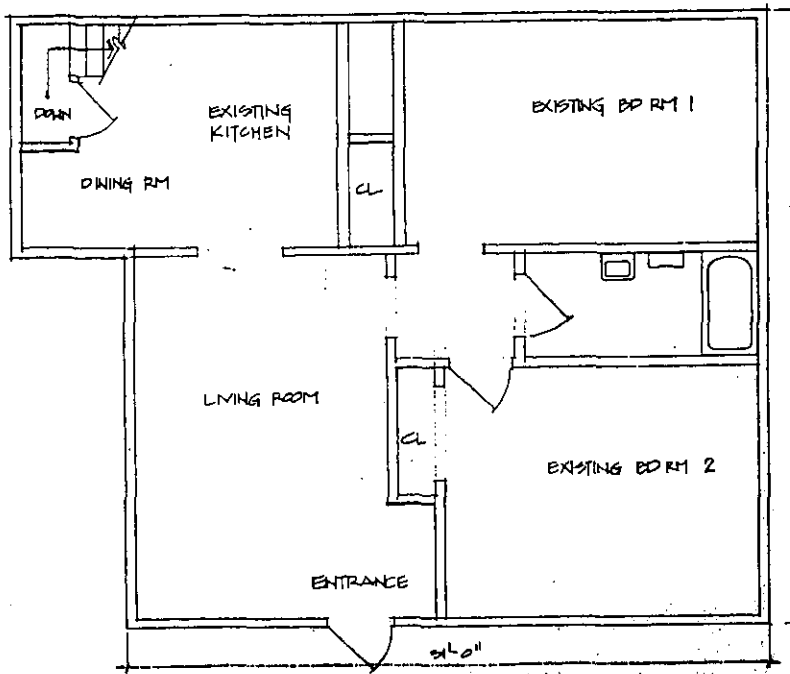
1. Openings into stair enclosures: **Denied.**

2. Stair configuration for new stair from basement: **Granted as proposed.**

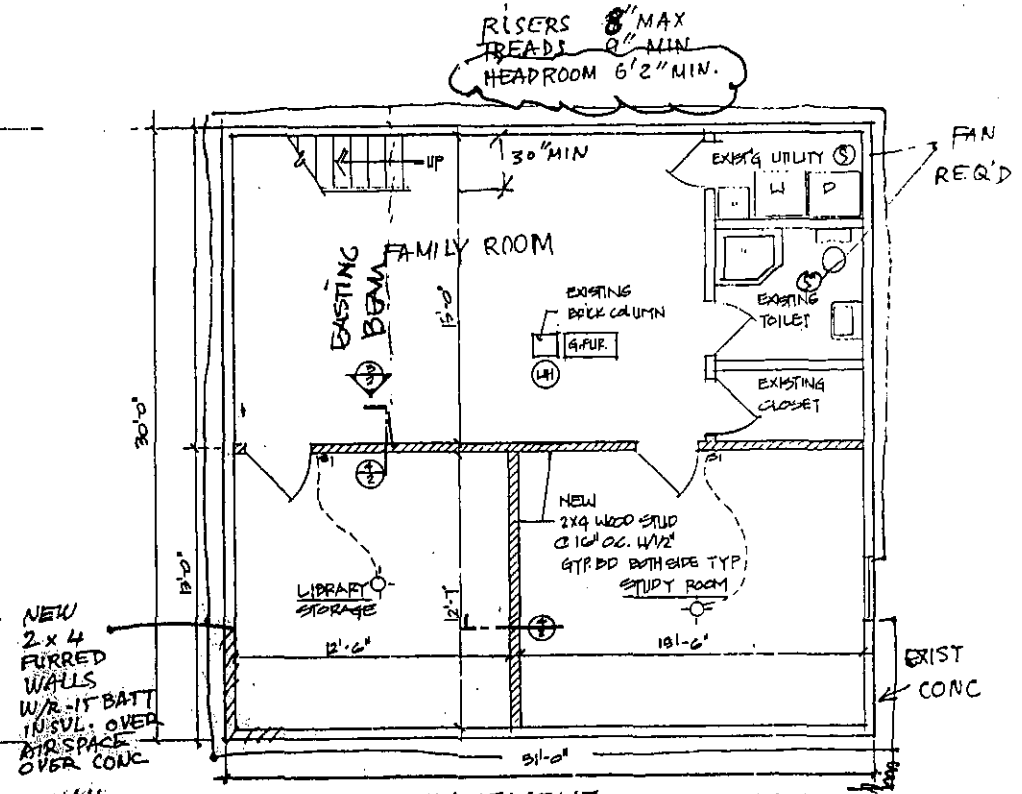
3. Barrier at stair to basement: **Granted as proposed.**

Appeal Number B-4 **(Continued)**

4. Separation of exits: **Granted provided** basement sprinkler system is maintained per the Fire Marshal's Office and building is provided with a smoke detection system per the Fire Marshal's Office.

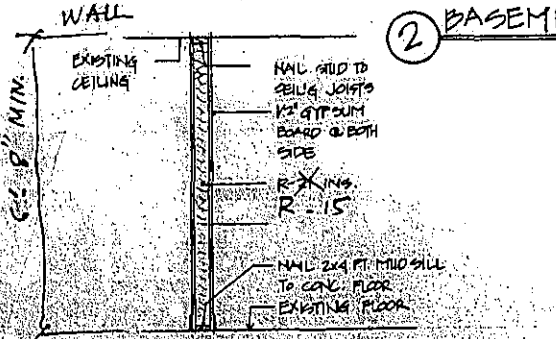


1 FLOOR PLAN SCALE: 1/4"=1'-0"



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

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



4 SECTION D.T.L 1/2"=1'-0"

INDEX

- EXISTING WALLS TO REMAIN
- NEW ADDITION WALLS

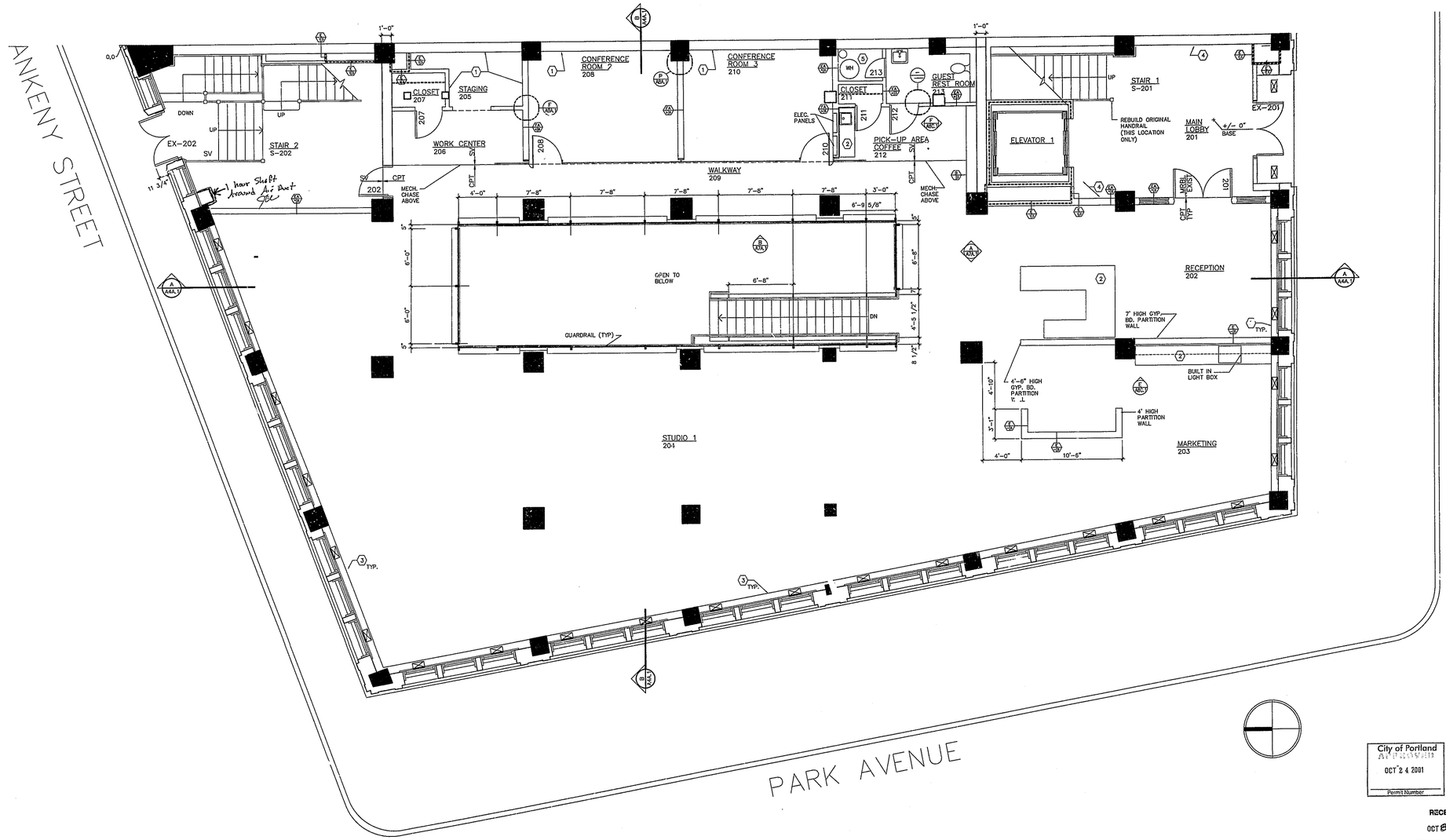
City of [illegible]
APR 11 2001

REMODELING
1333 NE 60TH AVE. PORTLAND OR

SCALE:	APPROVED BY:	DRAWN BY V.HUYNH
DATE: 4/12/01		REVISED

OWNER: KIM CUC BUI

2 OF 2



A / A2A.2 PLAN – FIRST LEVEL
1/4"=1'-0"

SYMBOLS LEGEND

- BUILDING SECTION (1 / A4A.1)
- WALL SECTION (A / A4B.1)
- EXTERIOR ELEVATION (1 / A3A.2)
- INTERIOR ELEVATION (A / A2A.1)
- DETAIL KEY (1 / A2A.1)
- WALL TYPE
- EXTERIOR FRAME TYPE
- LOUVER TYPE
- INTERIOR FRAME TYPE
- KEY NOTE

REVISIONS

- CMU WALLS
- STUD WALLS
- CONCRETE WALLS
- RATED PARTITION RE: A1C.1

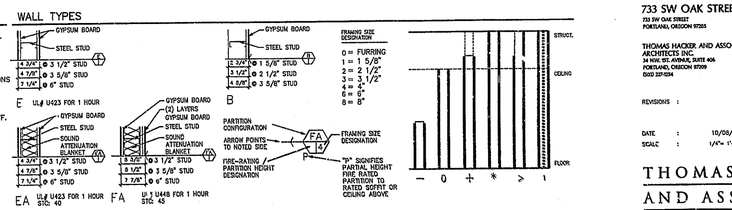
GENERAL NOTES

1. TYPICAL DIMENSIONS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF BRICK, FACE OF CONCRETE OR FACE OF FRAMING.
   B. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF FRAMING OR FACE OF BRICK OR CONCRETE.
   C. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WHERE WALL TYPES VARY.
   D. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WERE AN EXISTING WALL IS EXTENDED WITH A NEW WALL.
2. PROVIDE AIRTIGHT CONSTRUCTION AND FIRE RATED GYPSUM WALL BOARD @ ALL FIRE RATT- -ARTITIONS.
3. ALL PARTITIONS IN ROOMS NOTED ON REFLECTED CEILING PLANS AND FINISH SCHEDULE AS "OPEN TO STRUCTURE" HAVE FINISHES EXTENDED TO STRUCTURE ABOVE.
4. IF NOT NOTED WALL TYPE IS (A)
5. ALL FLOOR DRAINS TO BE LOCATED AT LOWEST FLOOR ELEVATION.
6. STRIP PAINT OFF ALL EXTERIOR WINDOWS. REBUILD WINDOW. REPAINT OUTSIDE FACE, SEAL INSIDE FACE. MAKE ONE WINDOW PER BAY OPERABLE. COORDINATE LOCATION OF OPERABLE WINDOWS WITH ARCHITECT.

KEYED SHEET NOTES

1. INSTALL 3/4" FABRIC WRAPPED TACK PANEL FULL HEIGHT OF WALL
2. NEW PLAST. LAM CABINETS OR CASEWORK
3. NEW FURRED OUT WALL – SEE INTERIOR ELEVATIONS
4. INSTALL SALVAGED OAK PANELING
5. PLACE 6 GAL WATER HEATER ON SHELV 7'-0" AFF.

WALL TYPES



City of Portland
APPROVED
OCT 24 2001
Permit Number

RECEIVED
OCT 24 2001
DOCUMENT SERVICES

FIRST LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :

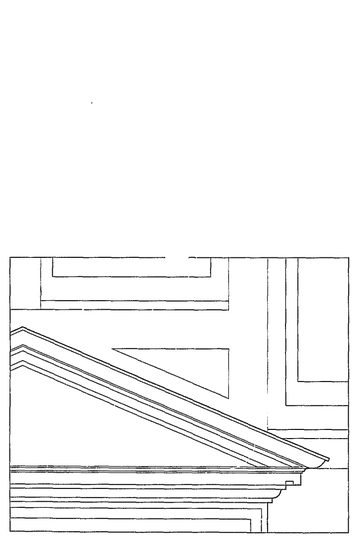
REGISTERED ARCHITECT
JONAH CARMEL HACKER
PORTLAND, OREGON
STATE OF OREGON

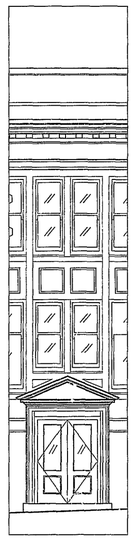
DRAWN BY :
JOB NO. : 0119
DATE : 10/05/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A2A.2

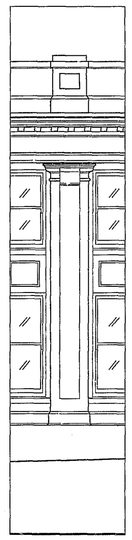
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

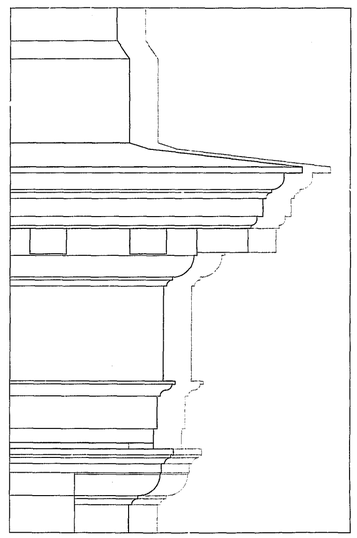
OAK PARK BUILDING

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.









MICRO #5

City of Portland
APPROVED
AUG 3 0 2001
01-152908-Dmo-co
Permit Number

01-152908-DMO

PROJECT TEAM

BUILDER
GRAY PURCELL
11445 SW TIEDEMAN AVE.
TIGARD, OR 97223

ARCHITECT
Thomas Hacker & Associates
Architects, Inc.
.4 NW. 1st. Avenue, Suite 406
Portland, Oregon 97209

STRUCTURAL ENGINEERS
ASSOCIATES CONSULTANTS INC.
9730 SW SKYLINE BLVD., SUITE 20
Portland, Oregon 97221

HEATING/VENTING/AIR CONDITIONING
AMERICAN HEATING INC.
1339 SE GIDEON STREET
Portland, OR 97202

PLUMBING
WESTERN PLUMBING INC.
9460 SW TIGARD AVE, SUITE 010
TIGARD, OR 97223

ELECTRICAL ENGINEERS
NORTHWEST ELECTRICAL SPECIALTIES
2110 NW ALOHLIK DRIVE, SUITE 605
HILLSBORO, OR 97124

DRAWING LIST

STRUCTURAL

S2.1D FIRST FLOOR SLAB DEMO PLAN

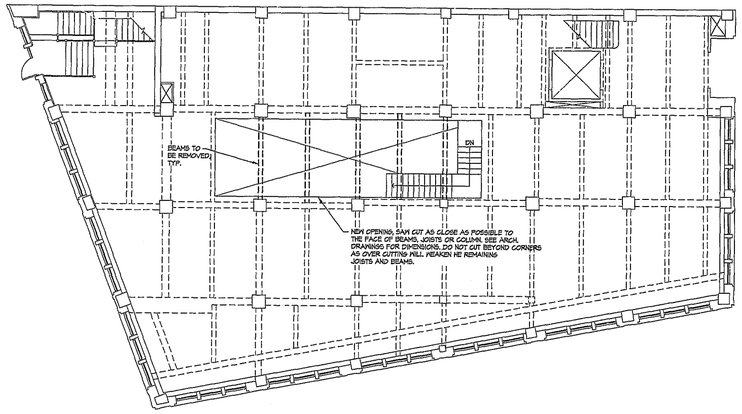
ARCHITECTURAL

A10.1 LOWER LEVEL – DEMOLITION
A10.2 FIRST LEVEL – DEMOLITION
A10.3 SECOND LEVEL – DEMOLITION
A10.4 ROOF LEVEL – DEMOLITION
A10.5 EXTERIOR ELEVATIONS – DEMOLITION

PERMIT SET - DEMOLITION

AUGUST 3, 2001

VICINITY MAP



1 FIRST FLOOR SLAB DEMO PLAN
1/8"=1'-0"

City of Portland
APPROVED
AUG 3 0 2001
Permit Number

BALFOUR - GUTHRIE BUILDING
733 SW OAK STREET
PORTLAND, OREGON 97205

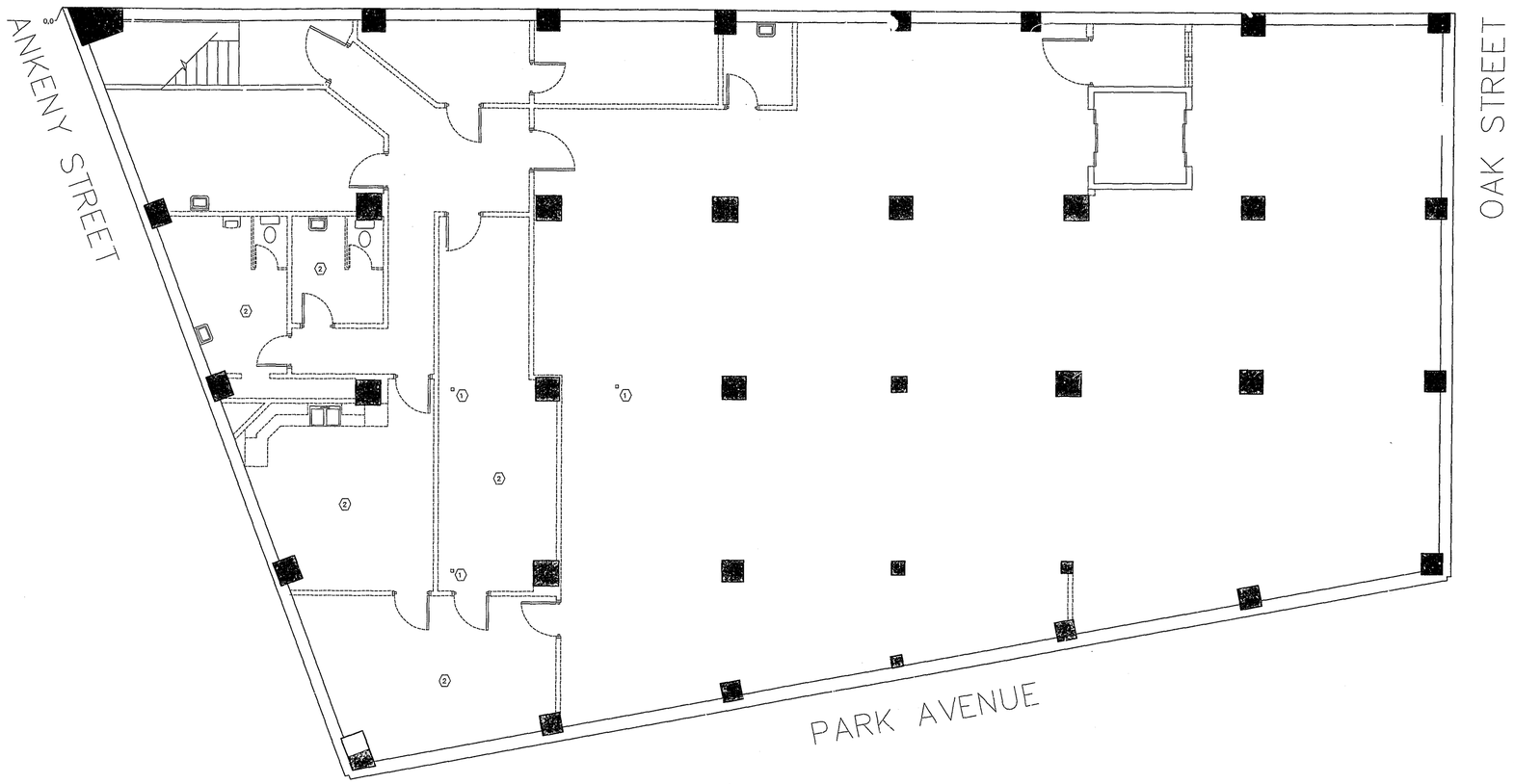
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 405
PORTLAND, OREGON 97209
(503) 221-1254

REVISIONS :

DRAWN BY : DWB
JOB NO. : 0119
DATE : 07/03/01
SCALE : 1/8"=1'-0"
DRG. NO. S2.1D

ASSOCIATED CONSULTANTS, INC.
Structural Engineers
1750 SW Skyline Blvd. Suite 20 • Portland, Oregon 97221
Phone: (503)292-0460 • Fax: (503)292-0469
e-mail: mail@associate.com

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A1/A1D.1 DEMOLITION PLAN – LOWER LEVEL
1/4"=1'-0"

FP-1-REAL

SYMBOLS LEGEND

- KEYED SHEET NOTE
- EXISTING WALLS TO REMAIN
- EXISTING PARTITION OR ELEMENT TO BE REMOVED
- EXISTING SLAB TO BE REMOVED
- 1/A7B.1 EXTERIOR DEMOLITION ELEVATION

GENERAL DEMOLITION NOTES

A. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC DEMOLITION REQUIREMENTS. REMOVE ALL ASSOCIATED TIES, ANCHORS, HANGERS AND RELATED ITEMS AT EQUIPMENT BEING REMOVED. TERMINATE AND CAP INCOMING SERVICES AT SOURCE OR AT EXTERIOR BUILDING LINE. INFORM/COORDINATE W/OWNER REGARDING ALL TERMINATION POINTS AND ALL ABANDONED CONDUIT, PIPING AND UTILITIES. INFILL, PATCH ALL THROUGH WALL CEILING OR FLOOR OPENINGS AT REMOVED EQUIPMENT WHICH IS NOT BEING REPLACED. PATCH TO MATCH ADJACENT SURFACES.

B. COORDINATE ALL DEMOLITION OF PRIMARY STRUCTURE W/ ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.

C. PROVIDE SHORING AS REQUIRED. PATCH AND REPAIR ALL DISTURBED EXPOSED TO VIEW WALL, CEILING AND FLOOR SURFACES TO REMAIN IN AREAS OF WORK. PATCH TO MATCH ADJACENT SURFACES.

D. IN AREAS OF NEW WORK, REMOVE ALL SIGNAGE FOR REPLACEMENT. PATCH AND PREP WALL SURFACE WHERE REQUIRED.

E. IN AREAS OF NEW WORK, REMOVE ALL WINDOW TREATMENTS OR WINDOW CURTAIN TRACKS.

F. REMOVE ANY AREAS OF DAMAGED WALLS, CEILINGS, FLOORING, ETC. COORDINATE WITH OWNER TO IDENTIFY ANY AREAS OF WATER DAMAGED CONSTRUCTION WHICH ARE TO REMAIN. REPAIR AND PREP WALLS FOR NEW WORK.

H. REMOVE ALL EXISTING ACOUSTIC CEILING TILES, REMOVE ALL ADHESIVE FOR CEILING TILES AND ALL ABANDONED TIES.

I. REMOVE ALL LIGHT FIXTURES.

K. LEVEL FLOOR WHERE PREVIOUS USE HAS ERODED EXISTING FLOOR TILES WITH RESILIENT LEVELING COMPOUNT, LEVEL FLOOR IN PLACES WHERE DRIED PAINT OR OTHER DEBRIES CREATES UNEVENESS.

L. REMOVE ALL ABANDONED WALL HEATERS OR RADIATORS. REMOVE ALL ABANDONED PIPINT TO AND FROM HEATERS. REMOVE ALL PIPING TO ABANDONED RADIATORS ON SECOND LEVEL.

M. SALVAGE ALL SWITCH/OUTLET COVER PLATES AND GIVE TO ARCHITECT FOR REUSE IN PROJECT

DEMOLITION KEY NOTES

1. REMOVE STEEL POST
2. REMOVE ALL INTERIOR FINISHES

City of Portland
APPROVED
AUG 3 0 2001
Permit Number

LOWER LEVEL - DEMOLITION

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 2251234

REGISTERED ARCHITECT
KEVIN CARROLL HACKER
PORTLAND, OREGON
STATE OF OREGON

REVISIONS

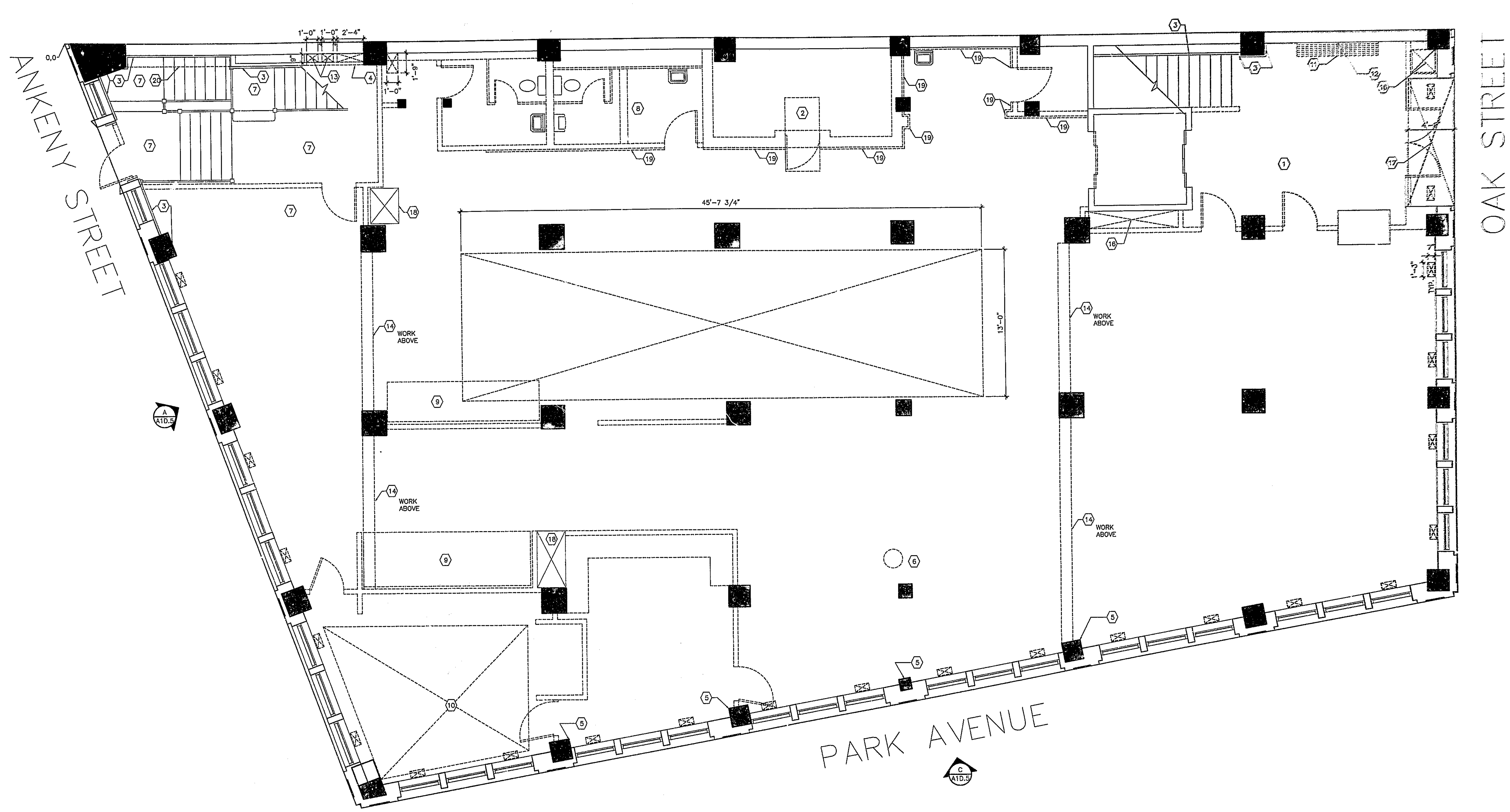
DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A1D.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

SEP 10 2001 MICROFILMED

SEP 06 2001 MICROFILMED

15



~~DEM~~OLITION PLAN – FIRST LEVEL

A / A1D.2 — 1/4"=1'-0"

FP-1-REAL

SYMBOLS LEGEND

- ⟨8⟩ KEYED SHEET NOTE
- EXISTING WALLS TO REMAIN
- EXISTING PARTITION OR ELEMENT TO BE REMOVED
- EXISTING SLAB TO BE REMOVED
- 1 / A1B.1 EXTERIOR DEMOLITION ELEVATION

GENERAL DEMOLITION NOTES

A. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC DEMOLITION REQUIREMENTS. REMOVE ALL ASSOCIATED TIES, ANCHORS, HANGERS AND RELATED ITEMS AT EQUIPMENT BEING REMOVED. TERMINATE AND CAP INCOMING SERVICES AT SOURCE OR AT EXTERIOR BUILDING LINE. INFORM/COORDINATE W/OWNER REGARDING ALL TERMINATION POINTS AND ALL ABANDONED CONDUIT, PIPING AND UTILITIES. INFILL, PATCH ALL THROUGH WALL CEILING OR FLOOR OPENINGS AT REMOVED EQUIPMENT WHICH IS NOT BEING REPLACED. PATCH TO MATCH ADJACENT SURFACES.

B. COORDINATE ALL DEMOLITION OF PRIMARY STRUCTURE W/ ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.

C. PROVIDE SHORING AS REQUIRED. PATCH AND REPAIR ALL DISTURBED EXPOSED TO VIEW WALL, CEILING AND FLOOR SURFACES TO REMAIN IN AREAS OF WORK. PATCH TO MATCH ADJACENT SURFACES.

D. IN AREAS OF NEW WORK, REMOVE ALL SIGNAGE FOR REPLACEMENT. PATCH AND PREP WALL SURFACE WHERE REQUIRED.

E. IN AREAS OF NEW WORK, REMOVE ALL WINDOW TREATMENTS OR WINDOW CURTAIN TRACKS.

F. REMOVE ANY AREAS OF DAMAGED WALLS, CEILINGS, FLOORING, ETC. COORDINATE WITH OWNER TO IDENTIFY ANY AREAS OF WATER DAMAGED CONSTRUCTION WHICH ARE TO REMAIN. REPAIR AND PREP WALLS FOR NEW WORK.

H. REMOVE ALL EXISTING ACOUSTIC CEILING TILES, REMOVE ALL ADHESIVE FOR CEILING TILES AND ALL ABANDONED TIES.

I. REMOVE ALL LIGHT FIXTURES.

K. LEVEL FLOOR WHERE PREVIOUS USE HAS ERODED EXISTING FLOOR TILES WITH RESILIENT LEVELING COMPOUNT. LEVEL FLOOR IN PLACES WHERE DRIED PAINT OR OTHER DEBRIES CREATES UNEVENESS..

L. REMOVE ALL ABANDONED WALL HEATERS OR RADIATORS. REMOVE ALL ABANDONED PIPINT TO AND FROM HEATERS. REMOVE ALL PIPING TO ABANDDONED RADIATORS ON SECOND [illegible]

M. SALVAGE ALL SWITCH/OUTLET COVER PLATES AND GIVE TO ARCHITECT FOR REUSE IN PROJECT

DEMOLITION KEY NOTES

1. REMOVE EXISTING FLOORING AND ADHESIVE CLEAN ORIGINAL MARBLE FLOORING TILES
2. REMOVE RAMP AND INCORPORATED STRUCTURE
3. STRIP PAINT OF ALL EXPOSED WOOD TRIM/PANELING
4. DEMO VERTICAL WALL SURFACE ONLY WHERE NECESSARY FOR FUTURE DUCT WORK
5. DEMO WOOD PANELING – LEAVE WOOD BASE
6. DEMO ABANDONED FLUE.
7. REMOVE EXISTING FLOORING/ADHESIVE.
8. REMOVE SOFFIT ABOVE.
9. REMOVE CONCRETE PAD.
10. REMOVE/CLEAN/SEAL ACID STAINED FLOORING.
11. REMOVE BENCH
12. REMOVE MURAL AND PRESERVE. HAND OVER TO OWNER FOR FURTHER USE IN THE PROJECT
13. REMOVE CONCRETE BETWEEN PAN JOISTS
14. REMOVE BRICK BETWEEN PAN JOISTS TO ALLOW FOR CONCRETE INFILL TRANSFER BEAMS. RE. STRUCTURAL FOR EXTENT OF WORK
15. NOT USED
16. EXISTING SLAB PENETRATION
17. GRIND SLAB DOWN TO MATCH SIDEWALK. RE: STRUCT.
18. INFILL FLOOR AT REMOVED DUCTWORK U.O.N.
19. SALVAGE OAK PANELS AND STORE ON SITE FOR FUTURE USE IN PROJECT
20. REMOVE VERTICAL PLUMBING CHASE ABOVE

FIRST LEVEL – DEMOLITION

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

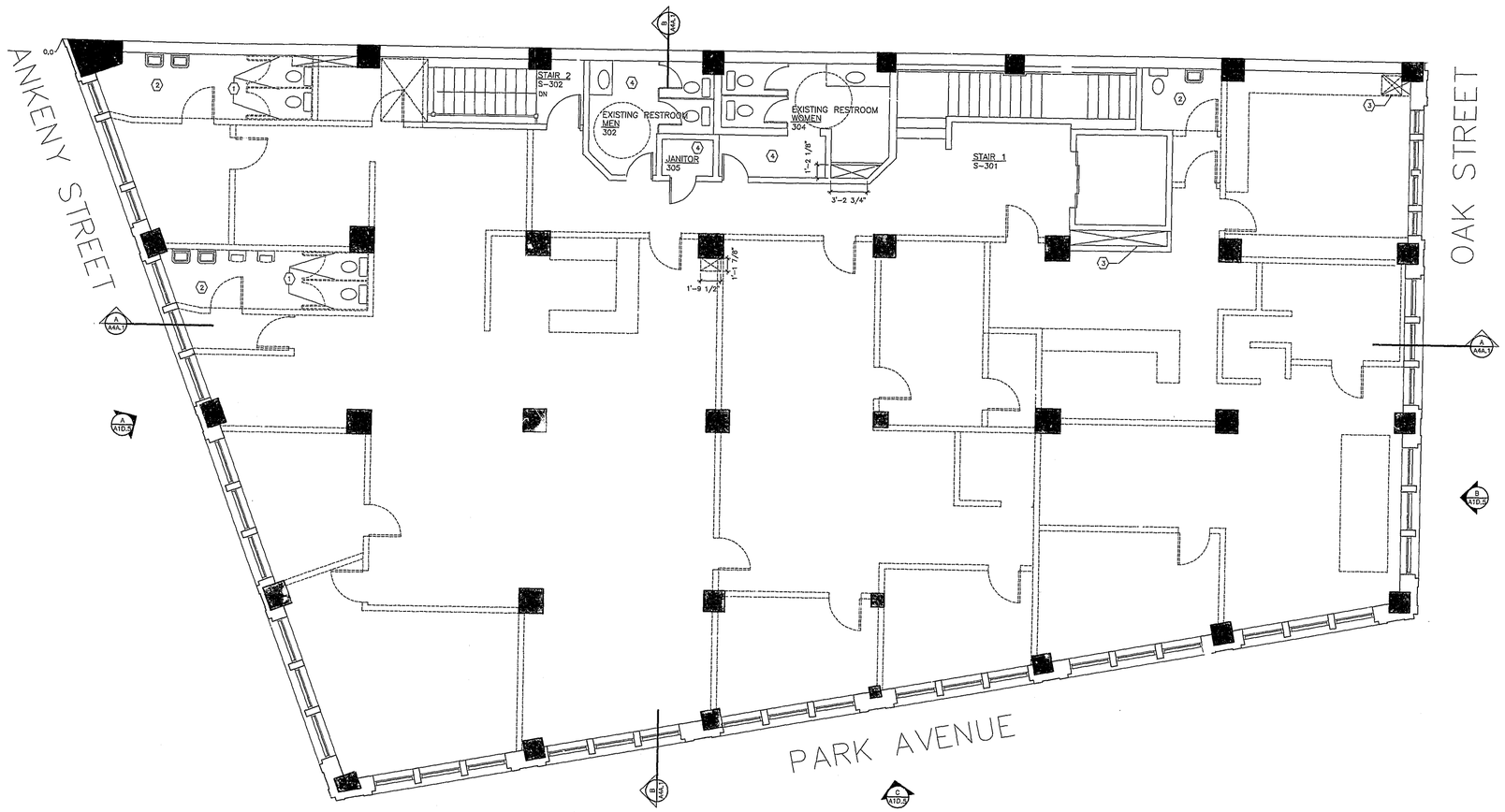
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT · JONAH GABRIEL COHEN · PORTLAND, OREGON · STATE OF OREGON

REVISIONS :	
DRAWN BY :	
JOB NO. :	0119
DATE :	8/03/2001
SCALE :	1/4"= 1'-0"
DWG. NO.	A1D.2

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

T5



A DEMOLITION PLAN – SECOND LEVEL
A10.5 1/4"=1'-0"

FP-1-REAL

SYMBOLS LEGEND

- (6) KEYED SHEET NOTE
- EXISTING WALLS TO REMAIN
- EXISTING PARTITION OR ELEMENT TO BE REMOVED
- EXISTING SLAB TO BE REMOVED
- 1 / A18.1 EXTERIOR DEMOLITION ELEVATION

GENERAL DEMOLITION NOTES

A. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC DEMOLITION REQUIREMENTS. REMOVE ALL ASSOCIATED TIES, ANCHORS, HANGERS AND RELATED ITEMS AT EQUIPMENT BEING REMOVED. TERMINATE AND CAP INCOMING SERVICES AT SOURCE OR AT EXTERIOR BUILDING LINE. INFORM/COORDINATE W/OWNER REGARDING ALL TERMINATION POINTS AND ALL ABANDONED CONDUIT, PIPING AND UTILITIES. INFILL, PATCH ALL THROUGH WALL CEILING OR FLOOR OPENINGS AT REMOVED EQUIPMENT WHICH IS NOT BEING REPLACED. PATCH TO MATCH ADJACENT SURFACES.

B. COORDINATE ALL DEMOLITION OF PRIMARY STRUCTURE W/ ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.

C. PROVIDE SHORING AS REQUIRED. PATCH AND REPAIR ALL DISTURBED EXPOSED TO VIEW WALL, CEILING AND FLOOR SURFACES TO REMAIN IN AREAS OF WORK. PATCH TO MATCH ADJACENT SURFACES.

D. IN AREAS OF NEW WORK, REMOVE ALL SIGNAGE FOR REPLACEMENT. PATCH AND PREP WALL SURFACE WHERE REQUIRED.

E. IN AREAS OF NEW WORK, REMOVE ALL WINDOW TREATMENTS OR WINDOW CURTAIN TRACKS.

F. REMOVE ANY AREAS OF DAMAGED WALLS, CEILINGS, FLOORING, ETC. COORDINATE WITH OWNER TO IDENTIFY ANY AREAS OF WATER DAMAGED CONSTRUCTION WHICH ARE TO REMAIN. REPAIR AND PREP WALLS FOR NEW WORK.

H. REMOVE ALL EXISTING ACOUSTIC CEILING TILES. REMOVE ALL ADHESIVE FOR CEILING TILES AND ALL ABANDONED TIES.

I. REMOVE ALL LIGHT FIXTURES.

K. LEVEL FLOOR WHERE PREVIOUS USE HAS ERODED EXISTING FLOOR TILES WITH RESILIENT LEVELING COMPOUNT. LEVEL FLOOR IN PLACES WHERE DRIED PAINT OR OTHER DEBRIES CREATES UNEVENESS..

L. REMOVE ALL ABANDONED WALL HEATERS OR RADIATORS. REMOVE ALL ABANDONED PIPINT TO AND FROM HEATERS. REMOVE ALL PIPING TO ABANDONED RADIATORS ON SECOND LEVEL.

M. REMOVE ALL BUILT IN CABINETRY. REMOVE ALL EXISTING FURNITURE

N. SALVAGE ALL SWITCH/OUTLET COVER PLATES AND GIVE TO ARCHITECT FOR REUSE IN PROJECT

DEMOLITION KEY NOTES

1. REMOVE AND STORE ALL EXISTING RESTROOM PARTITION FOR FUTURE USE IN PROJECT .
2. REMOVE RAISED FLOOR
3. EXISTING FLOOR PENETRATION
4. EXISTING RESTROOMS TO REMAIN

City of Portland
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AUG 2 0 2001
Permit Number

SECOND LEVEL – DEMOLITION

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

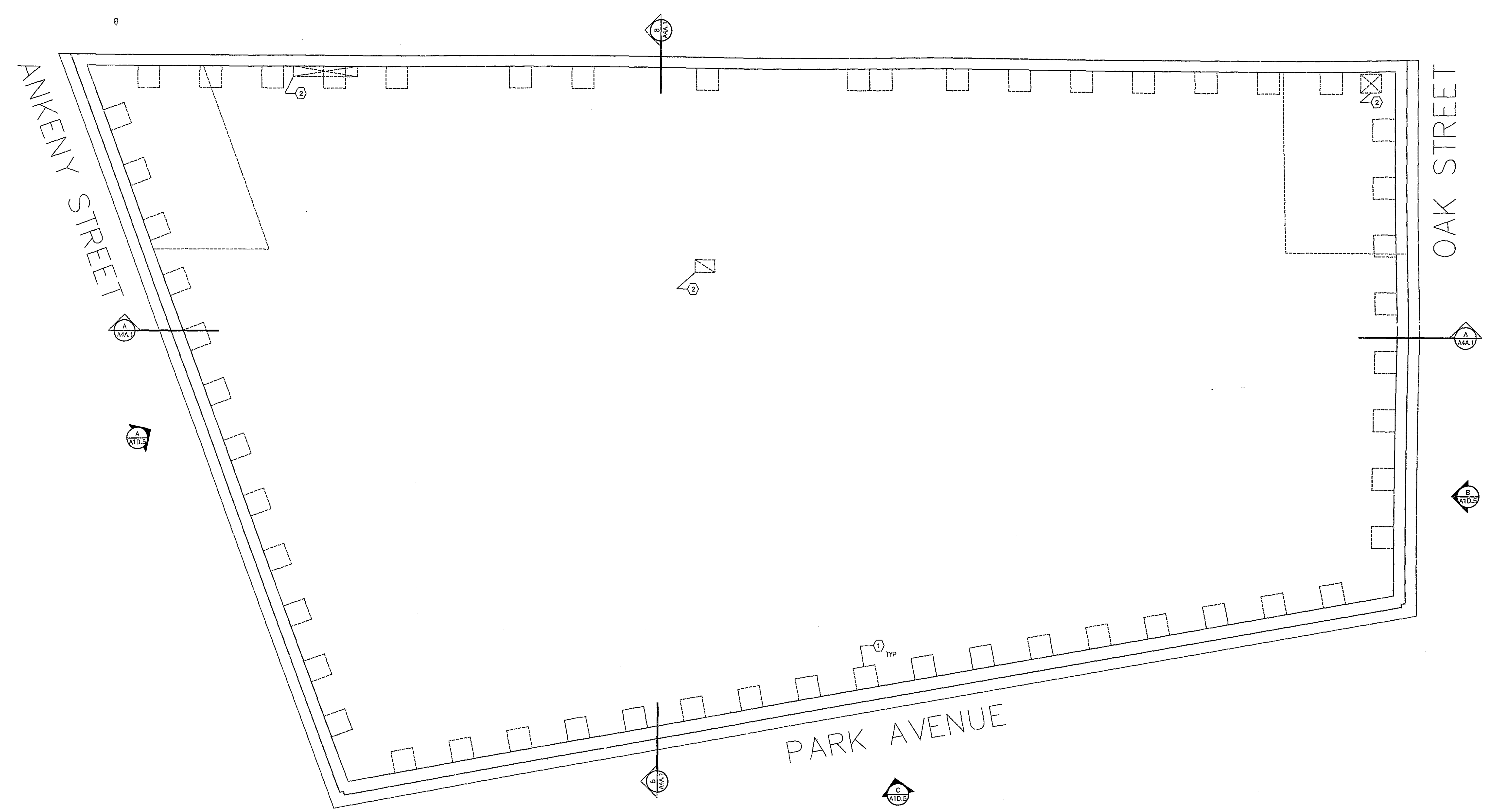
REGISTERED ARCHITECT
JONAH GRANT HACKER
PORTLAND, OREGON
STATE OF OREGON

REVISIONS :

DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A1D.3

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

T 5



(A / A1D.4) DEMOLITION PLAN – ROOF LEVEL

1/4"=1'-0"

SYMBOLS LEGEND

- (B) KEYED SHEET NOTE
- EXISTING WALLS TO REMAIN
- EXISTING PARTITION OR ELEMENT TO BE REMOVED
- EXISTING SLAB TO BE REMOVED
- (1 / A1B.1) EXTERIOR DEMOLITION ELEVATION

GENERAL DEMOLITION NOTES

A. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC DEMOLITION REQUIREMENTS. REMOVE ALL ASSOCIATED TIES, ANCHORS, HANGERS AND RELATED ITEMS AT EQUIPMENT BEING REMOVED. TERMINATE AND CAP INCOMING SERVICES AT SOURCE OR AT EXTERIOR BUILDING LINE. INFORM/COORDINATE W/OWNER REGARDING ALL TERMINATION POINTS AND ALL ABANDONED CONDUIT, PIPING AND UTILITIES. INFILL, PATCH ALL THROUGH WALL CEILING OR FLOOR OPENINGS AT REMOVED EQUIPMENT WHICH IS NOT BEING REPLACED. PATCH TO MATCH ADJACENT SURFACES.

B. COORDINATE ALL DEMOLITION OF PRIMARY STRUCTURE W/ ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.

C. PROVIDE SHORING AS REQUIRED. PATCH AND REPAIR ALL DISTURBED EXPOSED TO VIEW WALL, CEILING AND FLOOR SURFACES TO REMAIN IN AREAS OF WORK. PATCH TO MATCH ADJACENT SURFACES.

D. IN AREAS OF NEW WORK, REMOVE ALL SIGNAGE FOR REPLACEMENT. PATCH AND PREP WALL SURFACE WHERE REQUIRED.

DEMOLITION KEY NOTES

1. REMOVE ROOF STRUCTURE TO INSTALL PARAPET BRACING
2. REMOVE CONCRETE SUB STRUCTURE TO INSTALL NEW MECHANICAL WORK

ROOF LEVEL – DEMOLITION

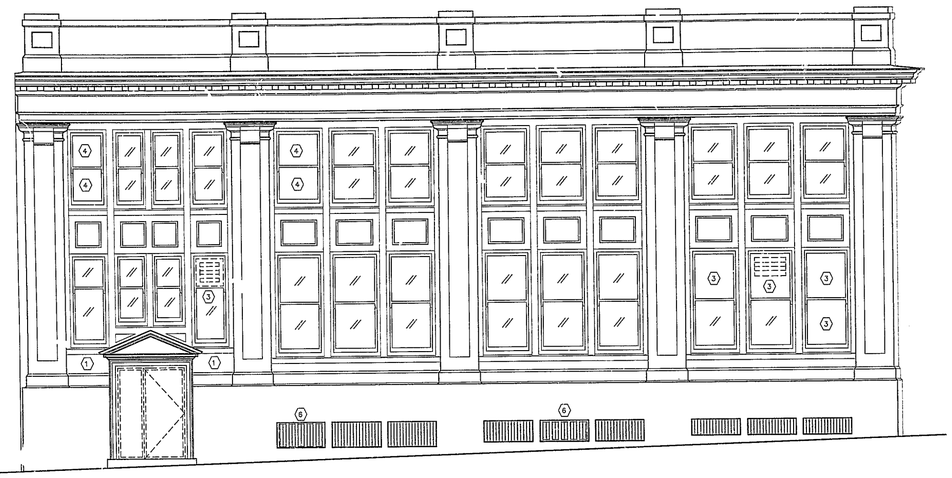
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

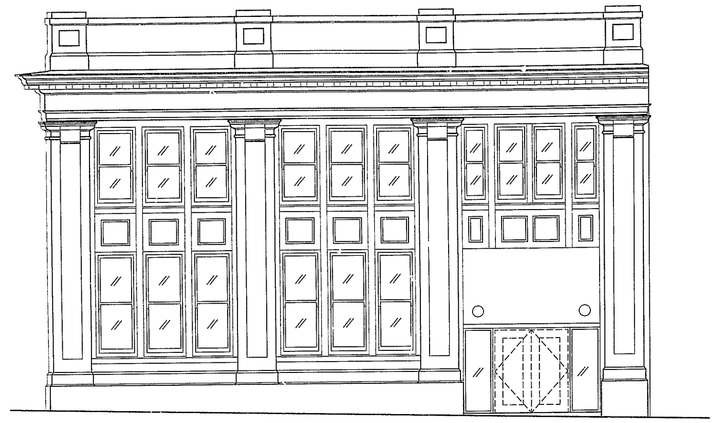
REGISTERED ARCHITECT · PORTLAND, OREGON · STATE OF OREGON

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A1D.4

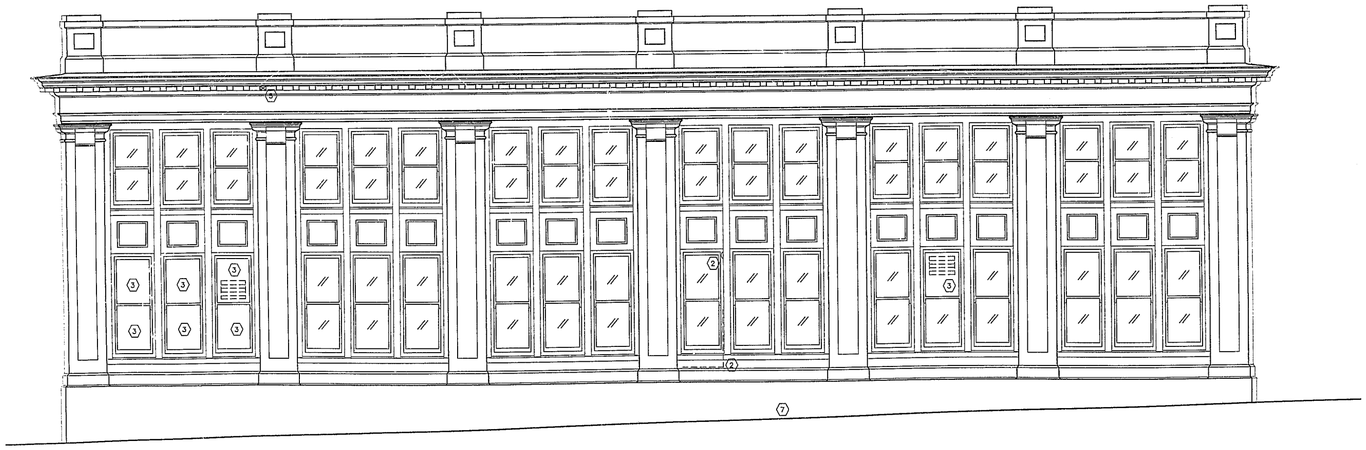
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A NORTH ELEVATION — DEMOLITION
A1D.5 1/4"=1'-0"



B SOUTH ELEVATION — DEMOLITION
A1D.5 1/4"=1'-0"



C WEST ELEVATION — DEMOLITION
A1D.5 1/4"=1'-0"

SYMBOLS LEGEND

- (B) KEYED SHEET NOTE
- EXISTING ELEMENT TO BE REMOVED
- EXISTING SECTION TO BE REMOVED

GENERAL DEMOLITION NOTES

A. STRIP ALL EXTERIOR PAINT OF SANDSTOME WINDOW FRAMES AND OTHER FACADE ELEMENTS

B. ANCHOR ALL SANDSTONE. SEE STRUCT FOR DETAILS AND LOCATION OF TIES.

C. REMOVE ALL BIRD SPIKES

DEMOLITION KEY NOTES

1. REMOVE FIXTURE, CAP CONDUIT
2. REMOVE CONDUIT, BELL
3. REMOVE INFILL PANELS, VENTS. REPAIR WINDOW FRAMES
4. REMOVE PATTERENED GLASS
5. REMOVE/REPLACE DENTED DENTIL
6. REMOVE/REPAIR DENTED GRATING
7. REMOVE OVERFLOW OF ABANDONED UNIT

EXTERIOR ELEVATIONS — DEMOLITION

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
JONAH GABRIEL KAUFMAN
PORTLAND, OREGON
STATE OF OREGON

REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A1D.5

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

CO-01-152908

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CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
PO Box 8120
Portland, OR 97207-8120

MULTNOMAH COUNTY

01 - 152908 DMO CO

STRUCTURAL CHECKSHEET
Commercial Building Permit

Application # : ~~01-152915-000-00-CO~~
Review Date : August 20, 2001

To:	APPLICANT	JONAH COHEN 34 NW 1ST AV SUITE 406 PDX, OR 97209	Work:	503 227-1254
From:	Plans Examiner	David O'Longaigh	Phone:	503-823-7704
cc:	OWNER	S & G PROPERTIES NORTHWEST LLC 407 NW 17TH AVE PORTLAND, OR 97209		

PROJECT INFORMATION

Street Address:	731 SW OAK ST
Description of Work:	DEMO INTERIOR PARTITION WALLS AND CUT LARGE OPENING BETWEEN MAIN FLOOR AND BASEMENT. MA[illegible] PERMIT # 01-152908-CO.

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code and / or other city, state, [illegible] federal requirements.

Item #	Location on plans	Code Section	Clarification / Co[illegible]
1.			Please provide [illegible] [illegible]ting that the proposed opening in the first floor diaphragm d[illegible] [illegible] of the diaphragm below current load capacity for seismic [illegible] Even if this information [illegible] in permit , it is still required for this permit.
2.			What effect will the removal [illegible] is at basement level have on the structure. Please provide a narrativ[illegible] s[illegible]ne.
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

City of Portland
APPROVED
AUG 30 2001
Permit Number

STRUCTURAL CALCULATIONS

Ballfour Guthrie Building
733 SW Oak Street
Portland, Oregon

FOR

Tomas Hacker and Associates, Architects Inc.
34 NW First Street
Portland, Oregon 97209

MICRO

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
13209
OREGON
MARCH 20, 1986
MANOUCH YAGANEH, PE

EXPIRES: 6-30-02

City of Portland
APPROVED
AUG 3 0 2001
Permit Number

01-152908 DMO CO

Associated Consultants, Inc.
Structural Engineers

1750 SW Skyline Blvd. Suite 20 Portland, Oregon 97221
Phone (503) 384 0460 Fax (503) 384 0459

NEW PENETRATION IN EXISTING SLAB

CRITERIA

SUPERIMPOSED DL = 20 PSF

FLOOR LL = 50 PSF

MATERIAL

f'_c (CONCRETE) = 3000 PSI

f_y (STEEL) = 40,000 PSI

City of Portland
APPROVED
AUG 3 0 2001
Permit Number

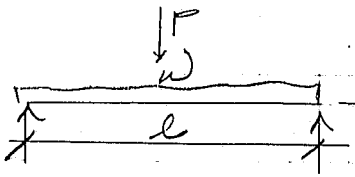
Associated Consultants, Inc.

Structural Engineers
1750 SW Skyline Blvd. Ste. 20, Portland, OR 97221
Tel: (503) 384-0460 • Fax: (503) 384-0459

Project	BALFOUR GUTHRIE BLDG
Location	PORTLAND OR
Client	THOMAS HACKER & ASSOCIATES
Job no.	01-116
Date	JULY 5/01
Sheet no.	

FLOOR PENETRATIONS

CHECK BMS LOSING CONTINUITY



1B26 (12x22)

$\ell = 15'-6"$

$W_{DL} = 4.5 * 12.5 + 20 = 76^{PSF} * 7 = 534^{\#/FT}$

$W_{LL} = 50^{PSF} * 7 = 350^{\#/FT}$

$A_s = 2.26^{in^2}$ — 5-#6 + 1-#4

1B20 (12 x 22)

$\ell = 16'-0"$

$P_{DL} = 6.2^{k}$

$P_{LL} = 2.7^{k}$

$W_{DL} = 4 * 76 = 304^{\#/FT}$

$W_{LL} = 4 * 50 = 200^{\#/FT}$

$A_s = 4.18^{in^2}$ — 6-#7

Associated Consultants, Inc.
Structural Engineers
1750 SW Skyline Blvd. Ste. 20, Portland, OR 97221
Tel: (503) 384-0460 • Fax: (503) 384-0459

Project: BALFOUR GUTHRIE BLDG	Job no.: 01-116
Location: PORTLAND OR	Date: JULY 5/01
Client: THOMAS HACKER & ASSOCIATES	Sheet no.:

4" SLAB (ONE WAY)

$l = 7.5^{FT}$

$W_{DL} = 20^{PSF} + SELF\ WT$

$W_{LL} = 50^{PSF}$

$A_S = 0.3\ in^2/FT$ — #5@12" O.C.

5" SLABS (ONE WAY)

$l = 9.0'$

$W_{DL} = 20^{PSF} + SELF\ WT$

$W_{LL} = 50^{PSF}$

$A_S = 0.5\ in^2/FT$ — #5@7½" O.C.

City of Portland
APPROVED
AUG 3 0 2001
Permit Number

Associated Consultants, Inc. Structural Engineers 1750 SW Skyline Blvd. Ste. 20, Portland, OR 97221 Tel: (503) 384-0460 • Fax: (503) 384-0459	Project: BALFOUR GUTHRIE BLDG	Job no.: 01-116
	Location: PORTLAND OR	Date: JULY 5/01
	Client: THOMAS HACKER & ASSOCIATES	Sheet no.

Associated Consultants, Inc.
Structural Engineers
1750 SW Skyline Blvd., Suite 20
Portland, OR 97221
503-384-0460

Title :
Dsgnr:
Description :

Scope :

Job #
Date: 7:21AM, 5 JUL 01

Concrete Rectangular & Tee Beam Design

Description 1 - B26

General Information

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

Span	15.50 ft	f'c	3,000 psi
Depth	22.000 in	Fy	40,000 psi
Width	12.000 in	Concrete Wt.	145.0 pcf
Flange @ Both Sides		Seismic Zone	3
Flange Thickness	4.000 in	End Fixity	Pinned-Pinned
Web Spacing	7.500 ft	Live Load acts with Short Term	
Tee beam weight calc'd using Depth * Width			

Reinforcing

Rebar @ Center of Beam...	Count	Size	'd' from Top	Rebar @ Left End of Beam...	Count	Size	'd' from Top	Rebar @ Right End of Beam...	Count	Size	'd' from Top
#1	5	6	20.00 in	#1			in	#1			in
#2	1	4	20.00 in	#2			in	#2			in

Uniform Loads

	Dead Load	Live Load	Short Term	Start	End
#1	0.534 k	0.350 k	k	0.000 ft	15.500 ft

Summary

Beam Design OK

Span = 15.50ft, Width= 12.00in Depth = 22.00in 'T' Beam with Flange= 4.00in thick @ Both Sides, Web spac= 7.50ft

Maximum Moment : Mu	51.50 k-ft	Maximum Deflection	-0.0263 in
Allowable Moment : Mn*phi	140.89 k-ft		
Maximum Shear : Vu	10.53 k	Max Reaction @ Left	8.91 k
Allowable Shear : Vn*phi	22.37 k	Max Reaction @ Right	8.91 k

Shear Stirrups...
Stirrup Area @ Section 0.440 in2

Region	0.000	2.583	5.167	7.750	10.333	12.917	15.500 ft
Max. Spacing	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd in
Max Vu	10.525	8.931	4.465	4.359	4.359	8.824	10.419 k

Bending & Shear Force Summary

Bending...	Mn*Phi	Mu, Eq. 9-1	Mu, Eq. 9-2	Mu, Eq. 9-3
@ Center	140.89 k-ft	51.50 k-ft	48.34 k-ft	21.62 k-ft
@ Left End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
@ Right End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
Shear...	**Vn*Phi**	**Vu, Eq. 9-1**	**Vu, Eq. 9-2**	**Vu, Eq. 9-3**
@ Left End	22.37 k	10.53 k	9.88 k	4.42 k
@ Right End	22.37 k	10.42 k	9.78 k	4.37 k

Deflection

Deflections...	Upward			Downward		
DL + [Bm Wt]	0.0000 in	at	15.5000 ft	-0.0183 in	at	7.7500 ft
DL + LL + [Bm Wt]	0.0000 in	at	15.5000 ft	-0.0263 in	at	7.7500 ft
DL + LL + ST + [Bm Wt]	0.0000 in	at	15.5000 ft	-0.0263 in	at	7.7500 ft

Reactions...	@ Left	@ Right
DL + [Bm Wt]	6.199 k	6.199 k
DL + LL + [Bm Wt]	8.911 k	8.911 k
DL + LL + ST + [Bm Wt]	8.911 k	8.911 k

ACI Factors (per ACI, applied internally to entered loads)

ACI 9-1 & 9-2 DL	1.400	ACI 9-2 Group Factor	0.750	UBC 1921.2.7 "1.4" Factor	1.400
ACI 9-1 & 9-2 LL	1.700	ACI 9-3 Dead Load Factor	0.900	UBC 1921.2.7 "0.9" Factor	0.900
ACI 9-1 & 9-2 ST	1.700	ACI 9-3 Short Term Factor	1.300		
....seismic = ST * :	1.100				

Associated Consultants, Inc.
Structural Engineers
1750 SW Skyline Blvd., Suite 20
Portland, OR 97221
503-384-0460

Title :
Dsgnr:
Description :

Scope :

Job #
Date: 7:44AM, 5 JUL 01

Concrete Rectangular & Tee Beam Design

C:\Projects\jobs\01-116 -thomas hacker- sw oak\ba

Description 1 - B20

General Information

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

Span	16.00 ft	f'c	3,000 psi
Depth	22.000 in	Fy	40,000 psi
Width	12.000 in	Concrete Wt.	145.0 pcf
Flange @ One Side		Seismic Zone	3
Flange Thickness	4.000 in	End Fixity	Pinned-Pinned
Web Spacing	15.500 ft	Live Load acts with Short Term	
Tee beam weight calc'd using Depth * Width			

Reinforcing

Rebar @ Center of Beam...				Rebar @ Left End of Beam...			Rebar @ Right End of Beam...		
	Count	Size	'd' from Top		Count	Size	'd' from Top		Count	Size	'd' from Top
#1	6	7	20.00in	#1			In	#1			In

Uniform Loads

	Dead Load	Live Load	Short Term	Start	End
#1	0.300 k	0.200 k	k	0.000 ft	15.500 ft

Summary

Beam Design OK

Span = 16.00ft, Width= 12.00in Depth = 22.00in 'T' Beam with Flange= 4.00in thick @ One Side, Web spac= 15.50ft

Maximum Moment : Mu	89.26 k-ft	Maximum Deflection	-0.0751 in
Allowable Moment : Mn*phi	205.00 k-ft		
Maximum Shear : Vu	25.42 k	Max Reaction @ Left	10.57 k
Allowable Shear : Vn*phi	52.27 k	Max Reaction @ Right	10.33 k

Shear Stirrups...

Stirrup Area @ Section	0.440 in2						
Region	0.000	2.667	5.333	8.000	10.667	13.333	16.000 ft
Max. Spacing	10.000	10.000	Not Req'd	Not Req'd	Not Req'd	10.000	10.000 In
Mn*Vu	13.802	12.716	9.672	9.612	9.612	12.655	25.420 k

Bending & Shear Force Summary

Bending...	Mn*Phi	Mu, Eq. 9-1	Mu, Eq. 9-2	Mu, Eq. 9-3
@ Center	205.00 k-ft	89.26 k-ft	84.11 k-ft	38.60 k-ft
@ Left End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
@ Right End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
Shear...	**Vn*Phi**	**Vu, Eq. 9-1**	**Vu, Eq. 9-2**	**Vu, Eq. 9-3**
@ Left End	52.27 k	13.80 k	13.02 k	6.01 k
@ Right End	52.27 k	13.27 k	25.42 k	11.57 k

Deflection

Deflections...	Upward			Downward		
DL + [Sm Wt]	0.0000 In	at	0.0000 ft	-0.0408 In	at	8.0000 ft
DL + LL + [Sm Wt]	0.0000 In	at	0.0000 ft	-0.0751 In	at	8.0000 ft
DL + LL + ST + [Sm Wt]	0.0000 In	at	0.0000 ft	-0.0751 In	at	8.0000 ft

Reactions...	@ Left	@ Right
DL + [Sm Wt]	7.624 k	7.479 k
DL + LL + [Sm Wt]	10.573 k	10.331 k
DL + LL + ST + [Sm Wt]	10.573 k	10.331 k

ACI Factors

(per ACI, applied internally to entered loads)

ACI 9-1 & 9-2 DL	1.400	ACI 9-2 Group Factor	0.750	UBC 1921.2.7.1.4 Factor	1.400
ACI 9-1 & 9-2 LL	1.700	ACI 9-3 Dead Load Factor	0.900	UBC 1921.2.7.1.5 Factor	0.900
ACI 9-1 & 9-2 ST	1.700	ACI 9-3 Short Term Factor	1.300		
....seismic = ST * :	1.100				

Associated Consultants, Inc.
Structural Engineers
1750 SW Skyline Blvd., Suite 20
Portland, OR 97221
503-384-0460

Title :
Dsgnr:
Description :

Job #
Date: 7:43AM, 5 JUL 01

Scope :

Concrete Rectangular & Tee Beam Design

Description 4" slab

General Information

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

Span	7.50 ft	f'c	3,000 psi
Depth	4.000 in	Fy	40,000 psi
Width	12.000 in	Concrete Wt.	145.0 pcf
		Seismic Zone	3
		End Fixity	Pinned-Pinned
Beam Weight Added Internally		Live Load acts with Short Term	

Reinforcing

	Rebar @ Center of Beam... Count	Size	'd' from Top	Rebar @ Left End of Beam... Count	Size	'd' from Top	Rebar @ Right End of Beam... Count	Size	'd' from Top
#1	1	5	3.00in	#1		in	#1		in

Uniform Loads

	Dead Load	Live Load	Short Term		Start	End
#1	0.020 k	0.050 k		k	0.000 ft	7.500 ft

Summary

Beam Design OK

Span = 7.50ft, Width= 12.00in Depth = 4.00in

Maximum Moment : Mu	1.27 k-ft		
Allowable Moment : Mn*phi	2.60 k-ft	Maximum Deflection	-0.0422 in
Maximum Shear : Vu	0.63 k	Max Reaction @ Left	0.44 k
Allowable Shear : Vn*phi	3.35 k	Max Reaction @ Right	0.44 k

Shear Stirrups...
Stirrup Area @ Section 0.440 in2

Region	0.000	1.250	2.500	3.750	5.000	6.250	7.500 ft
Max. Spacing	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd in
Max Vu	0.634	0.455	0.228	0.222	0.222	0.450	0.629 k

Bending & Shear Force Summary

Bending...	Mn*Phi	Mu, Eq. 9-1	Mu, Eq. 9-2	Mu, Eq. 9-3
@ Center	2.60 k-ft	1.27 k-ft	1.16 k-ft	0.43 k-ft
@ Left End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
@ Right End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
Shear...	**Vn*Phi**	**Vu, Eq. 9-1**	**Vu, Eq. 9-2**	**Vu, Eq. 9-3**
@ Left End	3.35 k	0.63 k	0.56 k	0.22 k
@ Right End	3.35 k	0.63 k	0.56 k	0.21 k

Deflection

Deflections...	Upward			Downward		
DL + [Bm Wt]	0.0000 in	at	7.5000 ft	-0.0243 in	at	3.7500 ft
DL + LL + [Bm Wt]	0.0000 in	at	7.5000 ft	-0.0422 in	at	3.7500 ft
DL + LL + ST + [Bm Wt]	0.0000 in	at	7.5000 ft	-0.0422 in	at	3.7500 ft

Reactions...	@ Left	@ Right
DL + [Bm Wt]	0.256 k	0.256 k
DL + LL + [Bm Wt]	0.444 k	0.144 k
DL + LL + ST + [Bm Wt]	0.444 k	0.444 k

ACI Factors (per ACI, applied internally to entered loads)

ACI 9-1 & 9-2 DL	1.400	ACI 9-2 Group Factor	0.750	UBC 1921.2.7, 1.4 Factor	1.400
ACI 9-1 & 9-2 LL	1.700	ACI 9-3 Dead Load Factor	0.900	UBC 1921.2.7, 0.9 Factor	0.900
ACI 9-1 & 9-2 ST	1.700	ACI 9-3 Short Term Factor	1.300		
....seismic = ST * :	1.100				

Associated Consultants, Inc.
Structural Engineers
1750 SW Skyline Blvd., Suite 20
Portland, OR 97221
503-384-0460

Title :
Dsgnr:
Description :

Scope :

Job #
Date: 7:42AM, 5 JUL 01

Concrete Rectangular & Tee Beam Design

R:\2001-jobs\01-116 -thomas hacker- sw oak\ba

Description 5" slab

General Information

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

Span	7.50 ft	f'c	3,000 psi
Depth	5.000 in	Fy	40,000 psi
Width	15.000 in	Concrete Wt.	145.0 pcf
		Seismic Zone	3
		End Fixity	Pinned-Pinned
Beam Weight Added Internally		Live Load acts with Short Term	

Reinforcing

	Rebar @ Center of Beam... Count	Size	'd' from Top	Rebar @ Left End of Beam... Count	Size	'd' from Top	Rebar @ Right End of Beam... Count	Size	'd' from Top
#1	2	5	4.00in	#1		in	#1		in

Uniform Loads

	Dead Load	Live Load	Short Term	Start	End
#1	0.025 k	0.062 k	k	0.000 ft	9.000 ft

Summary

Beam Design OK

Span = 7.50ft, Width= 15.00in Depth = 5.00in

Maximum Moment : Mu	1.65 k-ft	Maximum Deflection	-0.0225 in
Allowable Moment : Mn' phi	6.82 k-ft		
Maximum Shear : Vu	0.86 k	Max Reaction @ Left	0.60 k
Allowable Shear : Vn*phi	5.59 k	Max Reaction @ Right	0.62 k

Shear Stirrups...
Stirrup Area @ Section 0.440 in2

Region	0.000	1.250	2.500	3.750	5.000	6.250	7.500 ft
Max. Spacing	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd	Not Req'd in
Max Vu	0.821	0.599	0.289	0.289	0.324	0.634	0.855 k

Bending & Shear Force Summary

Bending...	Mn*Phi	Mu, Eq. 9-1	Mu, Eq. 9-2	Mu, Eq. 9-3
@ Center	6.82 k-ft	1.65 k-ft	1.53 k-ft	0.62 k-ft
@ Left End	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.00 k-ft
@ Right End	0.00 k-ft	-0.16 k-ft	-0.14 k-ft	-0.03 k-ft
Shear...	**Vn*Phi**	**Vu, Eq. 9-1**	**Vu, Eq. 9-2**	**Vu, Eq. 9-3**
@ Left End	5.59 k	0.82 k	0.76 k	0.31 k
@ Right End	5.59 k	0.86 k	0.79 k	0.31 k

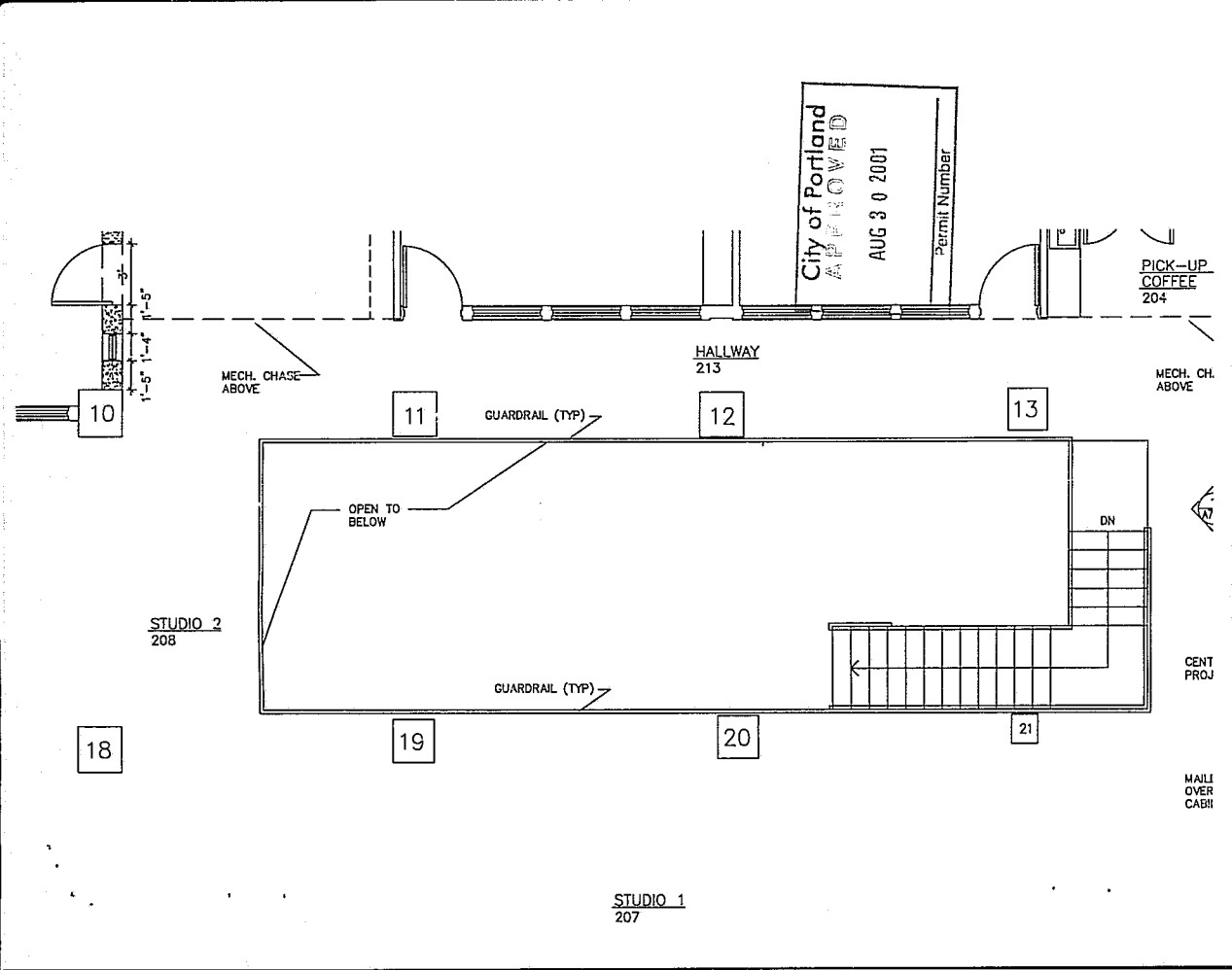
Deflection

Deflections...	Upward			Downward		
DL + [Bm Wt]	0.0000 in	at	7.5000 ft	-0.0143 in	at	3.7500 ft
DL + LL + [Bm Wt]	0.0000 in	at	7.5000 ft	-0.0225 in	at	3.7200 ft
DL + LL + ST + [Bm Wt]	0.0000 in	at	7.5000 ft	-0.0225 in	at	3.7200 ft

Reactions...	@ Left	@ Right
DL + [Bm Wt]]	0.373 k	0.381 k
DL + LL + [Bm Wt]	0.596 k	0.623 k
DL + LL + ST + [Bm Wt]	0.596 k	0.623 k

ACI Factors (per ACI, applied internally to entered loads)

ACI 9-1 & 9-2 DL	1.400	ACI 9-2 Group Factor	0.750	UBC 1921.2.7 "1.4" Factor	1.400
ACI 9-1 & 9-2 LL	1.700	ACI 9-3 Dead Load Factor	0.900	UBC 1921.2.7 "0.9" Factor	0.900
ACI 9-1 & 9-2 ST	1.700	ACI 9-3 Short Term Factor	1.300		
....seismic = ST * :	1.100				


City of Portland
APPROVED
AUG 3 0 2001
Permit Number
PICK-UP
COFFEE
204
HALLWAY
213
MECH. CHASE
ABOVE
MECH. CH.
ABOVE
1'-5"
1'-4"
1'-5"
10
11
GUARDRAIL (TYP)
12
13
OPEN TO
BELOW
DN
STUDIO 2
208
GUARDRAIL (TYP)
18
19
20
21
CENT
PROJ
MAILI
OVER
CABII
STUDIO 1
207

MICRO

Associated Consultants, Inc.
Structural Engineers

August 22, 2001

David Shelman
Thomas Hacker & Associates
34 NW 1st Ave., Suite 406
Portland OR 97209

Re. Oak Street Building
Portland, OR
City of Portland Application No. (01-152908-000-00-CO)

01 - 152908 BMO CO

Dear Dave,

Following is our response to the Structural Plan Examination by the City of Portland of the above-referenced project. Items are numbered in accordance with the review comments.

Item 1 Calculation for the effect of the new opening in the first floor slab diaphragm is enclosed in pages R-1 thru R-4.

Item 2 Steel columns are not part of the primary framing of the building and were added to support concentrated loads due to some equipment. The equipment and their pads have been removed; therefore, removal of these secondary columns does not seem to have any adverse effect on the structure.

We trust the above is satisfactory for your needs. Please do not hesitate to call me if you have any questions.

Sincerely,

Babrak Amiri, P.E.
Associated Consultants, Inc.

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
18139
OREGON
DEC. 8, 1995
BABRAK AMIRI, P.E.
9/23/01
EXPIRES: 12-31-20

City of Portland
RECEIVED
AUG 30 2001
Permit Number

1750 SW SKYLINE BLVD. SUITE 20 • PORTLAND, OREGON 97221
PHONE: (503) 384-0460 • FAX: (503) 384-0459

CHECK 1ST PUR SLAB DIAPHRAGM

MIN SLAB THICKNESS = 24"

$f'c$ = 3000 PSI

MIN DEPTH @ SOUTH EDGE OF OPNG = 51.5' − 13.5'

= 38 FT

$\phi V_c = 0.85 * 38 * 12 * 4" * 2 * \sqrt{3000}$

= 170 K → @ OPNG

V_u = 77 K → ok

City of Portland

AUG 3 0 2001

Permit Number

Associated Consultants, Inc.

Structural Engineers

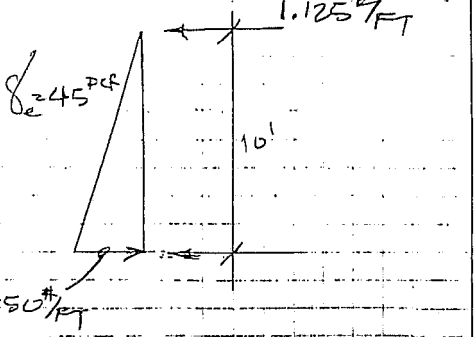
1750 SW Skyline Blvd. Ste. 20, Portland, OR 97221

Tel: (503) 384-0460 • Fax: (503) 384-0459

Project: OAK STREET BLDG	Job no: 01-126
Location: PORTLAND OR	Date: AUG 22/01
Client: THOMAS HACKER & ASSOCIATES	Sheet no: R-1

BASEMENT WALL

SOIL (RETAINED)
REACTIONS



SHEAR WALLS REACTION TO 1ST FLR SLAB

STAIR NO.1 $P_1 = 169$ K
STAIR NO.2 $P_2 = 219$ K } FACTORED

← LOAD FACTOR

$W = 1.7 * 1.125 = 1.912$

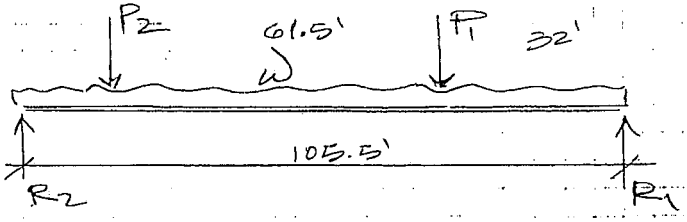
$R_1 = 243.5$ K
$R_2 = 340.2$ K } REACTIONS TO NORTH & SOUTH BASEMENT WALLS

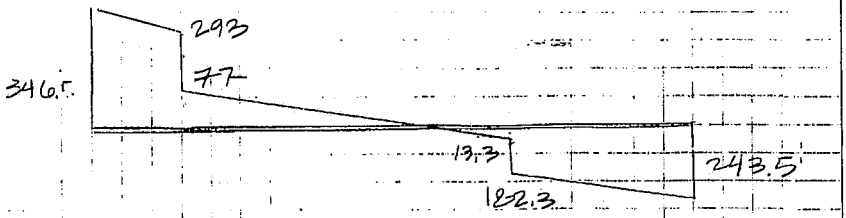
Associated Consultants, Inc.
Structural Engineers
1750 SW Skyline Blvd. Ste. 20, Portland, OR 97221
Tel: (503) 384-0460 • Fax: (503) 384-0459

Project: OAK STREET BLDG	Job no.: 01-126
Location: PORTLAND OR	Date: AUG 22/01
Client: THOMAS HACKER & ASSOCIATES	Sheet no.: R-3

2-2

City of Portland
AUG 30 2001
Permit Number
381
740
219
STAIR No.2
STAIR No.1
P2
P1
17'-0"
12'-0"
45'-6"
28'-0"
32'-0"
21'-0"
R2
R1
BASEMENT
CONC. WALLS F/T





SHEAR DIAGRAM (k)

SHORT DIRECTION @ OPNG

City of Portland

AUG 3 0 2001

Permit Number

Associated Consultants, Inc.

Structural Engineers

1750 SW Skyline Blvd. Ste. 20, Portland, OR 97221

Tel: (503) 384-0460 • Fax: (503) 384-0459

Project: OAK STREET BLDG	Job no.: 01-126
Location: PORTLAND OR	Date: AUG 22/01
Client: THOMAS HACKER & ASSOCIATES	Sheet no.: R-4

Associated Consultants, Inc.
Structural Engineers

FACSIMILE TRANSMITTAL

TO: David O'Longaigh	FROM: Babrak Amiri, P.E
FAX NUMBER: 503-823-6983	DATE: August ~~22~~ 23, 2001
COMPANY: City of Portland	TOTAL NO. OF PAGES INCLUDING COVER: 6
PHONE NUMBER: 503-823-7704	RE: Oak Street Building (01-152915-000-00-CO)

☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ URGENT

NOTES/COMMENTS:

If you have any questions, please do not hesitate to call me.

Thanks,

Babrak Amiri, P.E.

City of Portland
AUG 3 0 2001
Permit Number

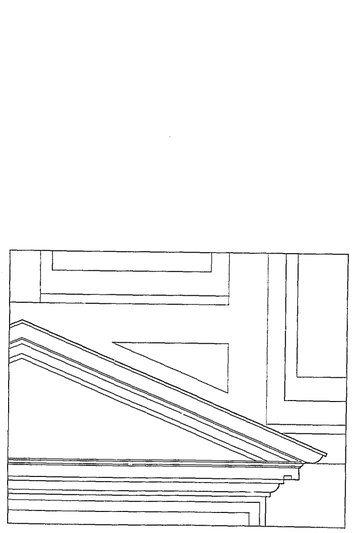
1750 SW SKYLINE BLVD. SUITE 20 • PORTLAND, OREGON 97221
PHONE: (503)-384-0460 • FAX: (503)-384-0459

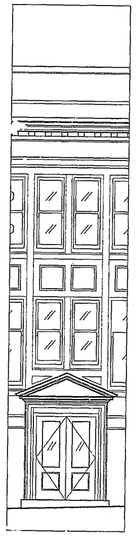

14"x22" T section
12"x22" T section
14"x22" T section
12"x22" T section
14"x22" T section
12"x22" T section
14"x22" T section
12"x22" T section
4" slab
4½" slab
5" slab
City of Portland
AUG 3 0 2001
Permit Number

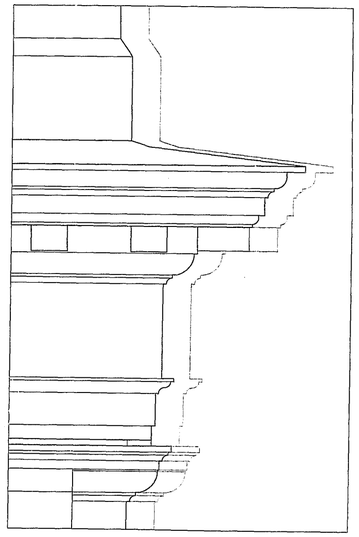
MICRO 2

OAK PARK BUILDING

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.







(13)

01-152908-CO

PROJECT TEAM

BUILDER
GRAY PURCELL
11445 SW TIEDEMAN AVE
TIGARD, OR 97223

ARCHITECT
Thomas Hacker & Associates
Architects, Inc.
34 N.W. 1st. Avenue, Suite 405
Portland, Oregon 97209

STRUCTURAL ENGINEERS
ASSOCIATES CONSULTANTES INC.
9750 SW SKYLINE BLVD, SUITE 20
Portland, Oregon 97221

HEATING/VENTING/AIR CONDITIONING
AMERICAN HEATING INC.
1339 SE GIDEON STREET
Portland, OR 97202

PLUMBING
WESTERN PLUMBING INC.
9460 SW TIGARD AVE, SUITE 010
TIGARD, OR 97223

ELECTRICAL ENGINEERS
NORTHWEST ELECTRICAL SPECIALTIES
2710 NW ALOELIX DRIVE, SUITE 605
HILLSBORO, OR 97124

DRAWING LIST

SURVEY
ALTA/ASCM LAND TITLE SURVEY

STRUCTURAL

S0.1	GENERAL STRUCTURAL NOTES
S2.1	LOWER LEVEL, FIRST FLOOR
S2.2	SECOND LEVEL, ROOF PLAN
S3.1	SHEAR WALL AT STAIR 1,2
S5.1	DETAILS
S5.2	DETAILS

ARCHITECTURAL

A1C.1	CODE SUMMARY
A2A.1	LOWER LEVEL
A2A.2	FIRST LEVEL
A2A.3	SECOND LEVEL
A2A.4	ROOF LEVEL
A3A.1	EXTERIOR ELEVATIONS
A4A.1	BUILDING SECTIONS
A6A(	STAIR CASE
A7A.1	INTERIOR ELEVATIONS
A8C.1	CABINETRY
A9A.1	REFLECTED CEILING PLAN – LOWER LEVEL
A9A.2	REFLECTED CEILING PLAN – FIRST LEVEL
A10A.1	FURNITURE PLAN – LOWER LEVEL
A10A.2	FURNITURE PLAN – FIRST LEVEL

MECHANICAL

M. 1	HVAC LAYOUT – LOWER LEVEL
M. 2	HVAC LAYOUT – FIRST LEVEL
M. 3	HVAC LAYOUT – ROOF LEVEL
M. 4	HVAC LAYOUT – LEGEND AND SCHEDULES

PLUMBING

P.1	LOWER LEVEL/SCHEDULE
P.1	FIRST LEVEL

ELECTRICAL

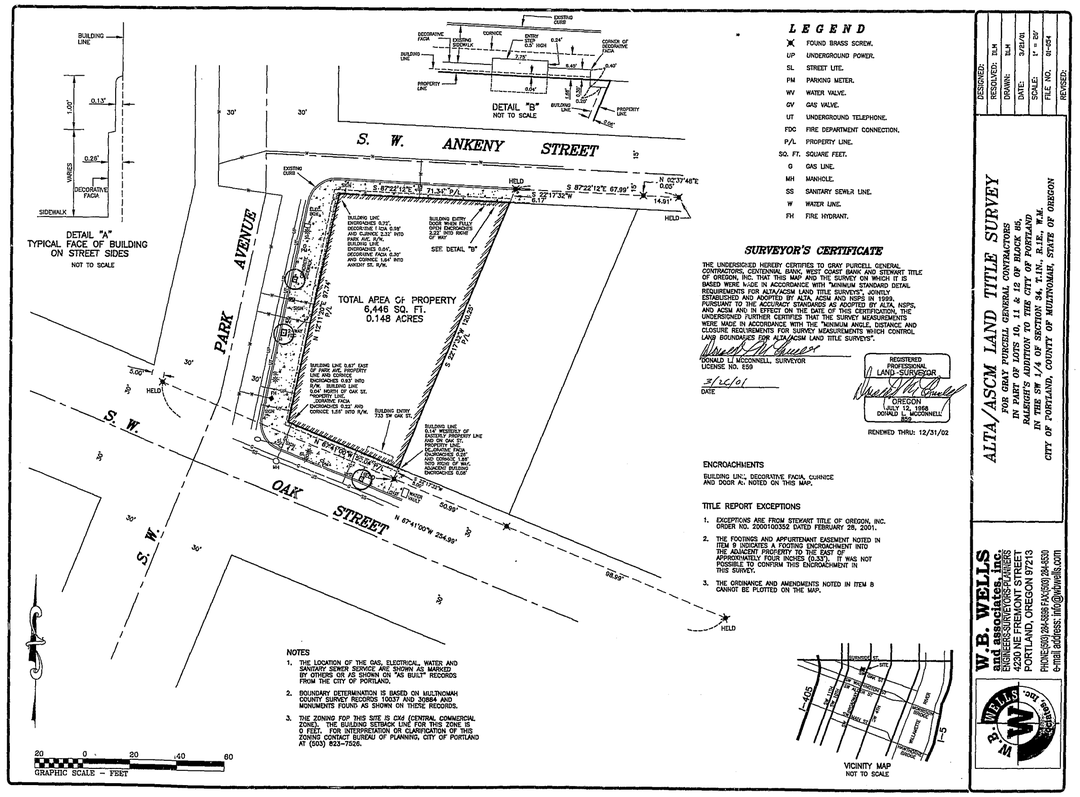
E0.00	PROJECT LIGHTING FIXTURE SCHEDULE
E1.01	LOWER LEVEL PLAN LIGHTING LAYOUT
E1.02	LOWER LEVEL PLAN POWER & MECHANICAL
E1.03	LOWER LEVEL PLAN FIRE PROTECTION LAYOUT
E1.11	FIRST FLOOR PLAN LIGHTING LAYOUT
E1.12	FIRST FLOOR PLAN LIGHTING & MECHANICAL
E1.13	FIRST FLOOR PLAN FIRE PROTECTION LAYOUT
E1.21	SECOND FLOOR PLAN LIGHTING & POWER
E1.23	SECOND FLOOR PLAN FIRE PROTECTION LAYOUT
E2.00	ONE-LINE SCHEMATIC EQUIPMENT SCHEDULE
E3.00	PANEL SCHEDULES & LOAD SUMMARY

PERMIT SET

AUGUST 3, 2001

VICINITY MAP

COMMERCIAL STREET TREE REQUIREMENTS
Water 3½ INCH CALIPER STREET TREES
REQUIRED From attached list
OR Call for Substitutes
PLANT TREES PER CITY URBAN FORESTRY
GUIDELINES FOR MORE INFO CALL 823-4489



NOTES

1. THE LOCATION OF THE GAS, ELECTRICAL, WATER AND SANITARY SEWER SERVICE ARE SHOWN AS MARKED BY OTHERS OR AS SHOWN ON "AS BUILT" RECORDS FROM THE CITY OF PORTLAND.
2. BOUNDARY DETERMINATION IS BASED ON MULTNOMAH COUNTY SURVEY RECORDS 10037 AND 30884 AND MONUMENTS FOUND AS SHOWN ON THESE RECORDS.
3. THE ZONING FOR THIS SITE IS CM3 (CENTRAL COMMERCIAL ZONE). THE BUILDING SETBACK LINE FOR THIS ZONE IS 0 FEET. FOR INTERPRETATION OR CLARIFICATION OF THIS ZONING CONTACT BUREAU OF PLANNING, CITY OF PORTLAND AT (503) 823-7526.

LEGEND

⊗	FOUND BRASS SCREW.
UP	UNDERGROUND POWER.
SL	STREET LITE.
PM	PARKING METER.
WV	WATER VALVE.
GV	GAS VALVE.
UT	UNDERGROUND TELEPHONE.
FDC	FIRE DEPARTMENT CONNECTION.
P/L	PROPERTY LINE.
SQ. FT.	SQUARE FEET.
G	GAS LINE.
MH	MANHOLE.
SS	SANITARY SEWER LINE.
W	WATER LINE.
FH	FIRE HYDRANT.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO GRAY PURCELL GENERAL CONTRACTORS, CENTENNIAL BANK, WEST COAST BANK AND STEWART TITLE OF OREGON, INC. THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DONALD LI MCCONNELL, SURVEYOR
LICENSE NO. 859
3/12/01
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 1988
DONALD L. McCONNELL
859
RENEWED THRU: 12/31/02

ENCROACHMENTS

BUILDING LINE, DECORATIVE FACIA, CORNICE AND DOOR AS NOTED ON THIS MAP.

TITLE REPORT EXCEPTIONS

1. EXCEPTIONS ARE FROM STEWART TITLE OF OREGON, INC. ORDER NO. 2000160352 DATED FEBRUARY 28, 2001.
2. THE FOOTINGS AND APPURTENANT EASEMENT NOTED IN ITEM 9 INDICATES A FOOTING ENCROACHMENT INTO THE ADJACENT PROPERTY TO THE EAST OF APPROXIMATELY FOUR INCHES (0.33'). IT WAS NOT POSSIBLE TO CONFIRM THIS ENCROACHMENT IN THIS SURVEY.
3. THE ORDINANCE AND AMENDMENTS NOTED IN ITEM 8 CANNOT BE PLOTTED ON THE MAP.

DESIGNED:
REVISED: 3LM
DRAWN: 3LM
DATE: 3/01/01
SCALE: 1" = 20'
FILE NO.: 01-254
REVISED:

ALTA/ASCM LAND TITLE SURVEY

FOR GRAY PURCELL GENERAL CONTRACTORS
IN PART OF LOTS 10, 11 & 12 OF BLOCK 85, RALEIGH'S ADDITION TO THE CITY OF PORTLAND IN THE N.E. 1/4 OF SECTION 34, T.1N., R.1E., W.M. CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

W.B. WELLS
SURVEYING ASSOCIATES, INC.
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE(503)284-5588 FAX(503)284-4530
e-mail address: info@wbwells.com

SAN: 9/14/01 DSR
Connect to the info
Existing Lines on Property.

SOURCE CONTROL MANAGEMENT
Approved On Change
Date 9-14-01

City of Portland
OCT 24 2001
Permit Number

Note:
This survey was produced by ALTA/ASCM Land Title Survey and provided by the Owner as a reference document for design and construction. It is reproduced here for information only. Neither Thomas Hacker Associates Architects, Inc. or any of its consultants accept responsibility for the accuracy of this survey.

GENERAL STRUCTURAL NOTES

DESIGN STANDARD

1. THIS IS A VOLUNTARY SEISMIC STRENGTHENING OF THE BUILDING. NEW SHEAR WALLS HAVE BEEN ADDED TO SUPPORT THE STRUCTURE IN THE EAST-WEST DIRECTION. NEW WALLS ARE DESIGNED PER THE UBC 1997 AND 1998 OREGON STRUCTURAL SPECIALTY CODE.

   WALLS ARE ATTACHED TO THE EXISTING DIAPHRAGMS WITH NEW DRAG BEAMS. DRAG BEAMS ARE DESIGNED PER CURRENT UBC. EXISTING CLADDING IS FASTENED TO THE BACKING SUPPORTS. THE FOLLOWING ITEMS OF THE EXISTING BUILDING DO NOT APPEAR TO CONFORM TO THE CURRENT CODE:

   A- SEISMIC SEPARATION BETWEEN THIS AND THE ADJACENT STRUCTURE.
   B- DEFORMATION COMPATIBILTY OF THE ELEMENTS.
   C- HELICAL ANCHORS ARE BEING USED (ICBO REPORT DOES NOT EXIST). TEST REPORTS WILL BE PROVIDED
   D- DIAPHRAGM STRAIGHT SHEATHING FOR OVER ROOF STRUCTURE BRACING THE PARAPETS.
   E- EXTERIOR UNBRACED URM INFILL.
   F- EXISTING CONCRETE ELEMENT DETAILING.
2. SUPERIMPOSED DEAD LOADS

   FLOOR PARTITION ALLOWANCE.... 20 PSF
3. LATERAL LOADS:
   - A. WIND:
     UBC 80 MPH EXPOSURE B
   - B. SEISMIC:
     UBC ZONE NO. 3 SEISMIC SOIL TYPE...SD
     R = 5.5 I = 1.0
     Cv = 0.54 Ca = 0.36

GENERAL

1. THESE STRUCTURAL NOTES ARE A SUPPLEMENT TO THE SPECIFICATIONS.
2. SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY.
3. VERIFY DIMENSIONS AND CONDITIONS WITH THE ARCHITECTURAL DRAWINGS. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS.
4. FOR FEATURES OF CONSTRUCTION NOT FULLY SHOWN, PROVIDE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
5. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. SUBMITTALS:
   - A. SUBMIT SHOP DRAWINGS FOR:
     1. REINFORCING STEEL
     2. STRUCTURAL STEEL
   - B. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF MATERIAL.

CONCRETE REINFORCING STEEL

1.	REINFORCING STEEL (TYPICAL, UNO):	ASTM A 615, GRADE 60
2.	WELDED REINFORCEMENT:	ASTM A 706, GRADE 60
3.	WELDED WIRE FABRIC:	ASTM A 185, FLAT SHEETS
4.	WELDED METAL INSERTS, CONNECTIONS:	AWS D1.4.

5. REINFORCEMENT MECHANICAL COUPLERS: DEVELOP 125% OF REINFORCEMENT SPECIFIED YIELD STRENGTH.
6. DETAIL, FABRICATE AND PLACE REINFORCING ACCORDING TO ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
7. TYPICAL REINFORCING (MINIMUM, UNO ON DRAWINGS):
   - A. CORNERS AND INTERSECTIONS OF WALLS AND FOUNDATIONS, PRE-CAST PANEL CORNERS: CORNER BARS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING. LEG LENGTH: 48 BAR DIAMETER (2'-0" MINIMUM).
   - B. WALL AND PRE-CAST PANEL OPENINGS:
     (2) NO. 5 ' OPENING WIDTH, +4'-0" TOP AND BOTTOM
     (2) NO. 5 ' FULL HEIGHT, +4'-0" EACH SIDE
     (2) NO. 5 ' 4'-0" DIAGONAL BARS AT CORNERS
8. DO NOT FIELD BEND, DISPLACE, WELD, HEAT OR CUT REINFORCING UNLESS INDICATED ON THE DRAWINGS, OR APPROVED BY STRUCTURAL ENGINEER OF RECORD.
9. CHAIR WELDED WIRE FABRIC TO PROPER POSITION. LAP ONE (1) FULL MESH PLUS 2" ON SIDES AND ENDS.
10. PLACE ELECTRICAL CONDUIT NEAR CENTER OF SLAB.
11. SPLAY REINFORCING AROUND SLAB OPENINGS WITH 1" IN 10" SPLAY, UNO.
12. MINIMUM COVER FROM CONCRETE SURFACES TO REINFORCING:
    3" + 1/2" TO BOTTOM OF FOOTING
    2" + 1/4" TO EARTH FACE OF WALL
    1" + 1/4" TO INSIDE FACE OF WALL
    2" + 1/4" MAIN STEEL BEAMS AND COLUMNS
    3/4" + SLAB TO TOP AND BOTTOM SURFACES
    CENTER OF SLABS-ON-GRADE
13. REINFORCING LAP SPLICES: CONFORM WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AS SHOWN BELOW, UNO ON DRAWINGS:

	3000 PSI		4000 PSI		5000 PSI	
BAR SIZE	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	21	16	18	16	16	16
#4	28	22	24	19	22	17
#5	35	27	30	23	27	21
#6	46	35	40	31	36	27
#7	63	48	54	42	48	37
#8	82	63	71	55	64	49
#9	104	80	90	69	81	62
#10	132	102	114	88	102	79
#11	162	125	140	108	126	97

LAP SPLICE NOTES:

- A. TOP BARS ARE DEFINED AS HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12" OF CONCRETE IS PLACED BELOW THE BARS.
- B. SPLICE LENGTH BASIS: CLASS B SPLICE, WITH CENTER TO CENTER BAR SPACING OF GREATER THAN 3 BAR DIAMETERS.

CAST-IN-PLACE CONCRETE

1. PROVIDE CONCRETE MATERIALS, FORM WORK, MIXING, PLACING AND CURING ACCORDING TO ACI 301, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE".
2. CONCRETE MIX PROPORTIONS:
   - A. CONCRETE IS TO ATTAIN A COMPRESSIVE STRENGTH OF 3000PSI.
   - B. PROPORTION ACCORDING TO ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
   - C. PROVIDE TARGET SLUMP OF 4 INCHES AT POINT OF PLACEMENT, +/- 1 INCH.
   - D. SUBMIT MIX DESIGNS, WITH COMPLETE STATISTICAL BACKUP, FOR REVIEW.
4. SAMPLING AND TESTING OF CONCRETE:
   - A. MEASURE COMPRESSIVE STRENGTH ACCORDING TO 28 DAY LABORATORY CURED CYLINDERS.
   - B. SAMPLE AND TEST CONCRETE ACCORDING TO APPLICABLE ASTM SPECIFICATIONS.
   - C. PROVISIONS OF ACI 318, CHAPTER 5, TO GOVERN ACCEPTANCE OF COMPRESSIVE STRENGTH TEST RESULTS.
   - D. TEST A MINIMUM OF 3 CONCRETE TEST CYLINDERS FOR EACH 100 CU. YARDS, OR EACH DAY OF POUR, FOR EACH CONCRETE STRENGTH. TEST (1) CYLINDER AT 7 DAYS AND (2) CYLINDERS AT 28 DAYS.
5. JOINTS:
   - A. CONSTRUCTION JOINTS BETWEEN NEW AND EXISINGTING CONCRETE ARE TO BE ROUGHENED AT THE CONTACT AREA TO A FULL AMPLITUDE OF APPROXIMATELY 1/4", LEAVING THE CONTACT SURFACE CLEAN AND FREE OF LAITINCE.
   - B. CONSTRUCTION JOINTS KEYWAYS: PROVIDE WHERE SHOWN ON DRAWINGS.
6. SHORE ALL SELF-SUPPORTING SLABS AND BEAMS UNTIL COMPRESSIVE STRENGTH IS A MINIMUM OF 70% OF ITS DESIGN STRENGTH.
7. CHAMFER EXPOSED CORNERS 3/4", UNO.
8. MASS CONCRETE CONSTRUCTION (SECTIONS THICKER THAN 3'-0"):
   - A. MIX DESIGN:
     1. COARSE AGGREGATE: ANGULAR SHAPED; SMOOTH AND UNIFORM GRADING, WITHOUT GAPS.
     2. DO NOT ADD WATER AT THE SITE.

ANCHORS IN CONCRETE AND MASONRY

1. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL WITH UBC SPECIAL INSPECTION ACCORDING TO SPECIAL INSPECTION PROGRAM.
3. EXPANSION ANCHORS (CONCRETE):
   - A. ICBO-APPROVED; CONFORM WITH FF-S-325, GROUP II, TYPE 4, CLASS 1.
   - B. MATERIAL: (ZINC PLATED ACCORDING TO ASTM B 633)
   - C. ACCEPTABLE ANCHORS:
     1. "TRUBOLT", BY ITW RAMSET/RED HEAD.
     2. "POWER-STUD", BY POWERS FASTENING INC
     3. "KWIK-BOLT II", BY HILTI FASTENING SYSTEMS, INC.
4. SLEEVE ANCHORS (GROUTED MASONRY):
   - A. CONFORM WITH FF-S-325, GROUP II, TYPE 3, CLASS 3.
   - B. MATERIAL: (ZINC PLATED ACCORDING TO ASTM B 633, AISI 304 STAINLESS STEEL)
   - C. ACCEPTABLE ANCHORS:
     1. "SLEEVE ANCHOR", BY HILTI FASTENING SYSTEMS, INC.
     2. "DYNABOLT", BY ITW RAMSET/RED HEAD.
     3. "LOK/BOLT", BY POWERS FASTENING.
5. DROP-IN ANCHORS (CONCRETE):
   - A. ICBO APPROVED; CONFORM WITH FF-S-325, GROUP VIII, TYPE 1.
   - B. MATERIAL: (ZINC PLATED ACCORDING TO ASTM B 633)
   - C. ACCEPTABLE ANCHORS:
     1. "HDI", BY HILTI FASTENING SYSTEMS, INC.
     2. "STEEL DROP-IN", BY POWERS FASTENING, INC.
     3. "MULTI-SET II", BY ITW RAMSET/RED HEAD, INC.
6. ADHESIVE ANCHORS (CONCRETE OR GROUTED MASONRY):
   - A. ICBO-APPROVED
   - B. ANCHOR COMPONENTS: ALL-THREAD ROD, NUT, WASHER AND ADHESIVE INJECTION GEL SYSTEM.
   - C. ANCHOR RODS:
     1. RODS WITH ROLLED THREADS.
     2. ANCHOR ROD NUTS: CONFORM WITH ASTM A 194.
     3. ROD MATERIAL:
        A) A-36 MATERIAL, ZINC PLATED ACCORDING TO ASTM B 633.
   - D. ACCEPTABLE ADHESIVE INJECTION GEL SYSTEMS:
     1. "HIT HY-150", BY HILTI FASTENING SYSTEMS, INC.
     2. "SET", BY SIMPSON STRONG-TIE COMPANY, INC.
     3. "CIA-GEL 7000", BY COVERT OPERATIONS, INC.
     4. "POWER-FAST", BY POWERS FASTENING COMPANY, INC.
7. ADHESIVE ANCHORS (UNREINFORCED BRICK MASONRY):
   - A. ICBO-APPROVED
   - B. ANCHOR COMPONENTS: ALL-THREAD ROD, NUT, WASHER, WIRE SCREEN TUBE AND ADHESIVE INJECTION GEL SYSTEM.
   - C. ANCHOR RODS:
     1. RODS WITH ROLLED THREADS.
     2. ANCHOR ROD NUTS: CONFORM WITH ASTM A 194.
     3. ROD MATERIAL:
        A) A-36 MATERIAL, HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153.
   - D. ACCEPTABLE ADHESIVE INJECTION GEL SYSTEMS:
     1. "HIT HY-20", BY HILTI FASTENING SYSTEMS, INC.
     2. "ET", BY SIMPSON STRONG-TIE COMPANY, INC.
     3. "CIA-GEL 7000", BY COVERT OPERATIONS, INC.
     4. "POWER-FAST", BY POWERS FASTENING COMPANY, INC.

NON-SHRINK GROUT

1. CONFORM WITH ASTM C 1107 AND C.R.D.-621, CORPS OF ENGINEERS "SPECIFICATIONS FOR NON-SHRINK GROUT".
2. SPECIFIED 28 DAY COMPRESSIVE STRENGTH: 5000 PSI.
3. DO NOT PRE-GROUT BASE PLATES.

STRUCTURAL STEEL

1. FABRICATE, ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS.
2. MATERIAL:
   - A. WIDE FLANGE SHAPES: ASTM A 992; OR ASTM A 572, GRADE 50, CONFORMING WITH AISC TECHNICAL BULLETIN 3.
   - B. ANGLES, TEES, CHANNELS AND PLATE: ASTM A 36.
   - C. STRUCTURAL TUBES: ASTM A 500, GRADE B, FY = 46 KSI.
   - D. STRUCTURAL PIPE: ASTM A 53, GRADE B, TYPE E OR TYPE S, FY = 35 KSI.
   - E. HEADED STUDS AND SHEAR CONNECTORS: COLD-DRAWN BAR STOCK CONFORMING WITH ASTM A 108, GRADES 1010 THROUGH 1015 INCLUSIVE.
3. CONNECT ALL MEMBERS WITH SEMI-FINISHED MACHINE BOLTS, ASTM A 307, GRADE A, UNO ON DRAWINGS.
4. GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS): HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C.
5. ANCHOR BOLTS:
   - A. ASTM A 307, GRADE A.
   - B. PROVIDE WITH STANDARD WASHERS AND NUTS.
   - C. GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO ASTM A 153, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A 563.
6. PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.
7. WELDING:
   - A. CONFORM WITH AWS SPECIFICATIONS.
   - B. WELDERS TO BE QUALIFIED UNDER AWS SPECIFICATIONS.
   - C. WELDS MATERIAL: 70 KSI FILLER METAL, UNO. PROVIDE LOW-HYDROGEN FILLER METALS AT MOMENT FRAME WELDS.
   - D. WELDS TO METAL DECK, METAL STUDS OR OTHER LIGHT GAUGE METALS: CONFORM TO AWS D1.3.
   - E. WELDING OF REINFORCING STEEL: AS NOTED IN "CONCRETE REINFORCING STEEL" PORTION OF STRUCTURAL NOTES.
   - F. WELDS TO GALVANIZED STEEL AND AREAS DAMAGED BY WELDING, FLAME CUTTING OR HANDLING: CLEAN, DRY AND REMOVE OIL, GREASE, SALT AND CORROSIVE PRODUCTS. APPLY ORGANIC COLD GALVANIZING COMPOUND WITH A MINIMUM OF 94% ZINC DUST IN THE DRY FILM. APPLY IN MULTIPLE COATS TO ACHIEVE AN 8 MIL THICKNESS.
8. CONTRACTOR TO DESIGN AND PROVIDE ERECTION AIDS (BOLTS, CLIPS, SHIMS, SEATS, ETC) REQUIRED TO FACILITATE CONSTRUCTION.
9. INSTALL AND INSPECT HEADED STUDS AND SHEAR CONNECTORS ACCORDING TO CHAPTER 7 OF AWS D1.1 "STRUCTURAL WELDING CODE-STEEL".
10. EMBEDDED STEEL ASSEMBLIES: HOT-DIP GALVANIZE ACCORDING TO ASTM A 123, WHERE NOTED ON DRAWINGS.

LIGHT GAUGE STEEL FRAMING

1. CONFORM WITH UBC STANDARD 27-9 AND AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" FOR FABRICATION, ERECTION AND IDENTIFICATION OF LIGHT GAUGE STEEL FRAMING.
2. MATERIAL:
   - A. 12, 14 AND 16 GAUGE MEMBERS: ASTM A 446 GRADE D (FY = 50 KSI)
   - B. 18 GAUGE AND LIGHTER MEMBERS: ASTM A 446 GRADE A (FY = 33 KSI)
   - C. 18 GAUGE OR 20 GAUGE MEMBERS AT SHEAR WALLS: ASTM A 653 SQ, GRADE A (FY = 33 KSI)
3. MEMBERS: TYPES AS DESIGNATED BY THE METAL STUD MANUFACTURER'S ASSOCIATION (MSMA). SEE DRAWINGS FOR SIZES.
   - A. TYPICAL STUDS: IC
   - B. SHEAR WALL STUDS: XC
   - C. STUD WALL TRACKS: IU
   - D. JOISTS: EJ (UN-PUNCHED)
4. MEMBER CONNECTIONS:
   CONNECT MEMBERS WITH SELF-DRILLING SCREWS.
5. PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
6. PROVIDE END BLOCKING WHERE JOIST ENDS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.
7. LOCATE JOISTS DIRECTLY OVER BEARING STUDS, UNO.
8. DO NOT SPLICE AXIALLY LOADED STUDS.
9. ATTACH EACH FLANGE OF STUDS TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
10. FIT METAL STUDS TIGHTLY INTO TOP AND BOTTOM TRACKS AT BEARING WALL CONSTRUCTION. END GAPS ARE NOT ALLOWED.

SPECIAL INSPECTION PROGRAM

STRUCTURAL STEEL					
✓	Review Mill Certificates & Test Reports				
✓	Review Welding Procedure Specification & Welder Certifications				
	Sample & Test Sections	☐	As Specified	☐	As Required
	Sample & Test High-Strength Bolts & Washers				
✓	Shop Material Identification				
✓	Field Erection Inspection				
	Fabrication Inspection	☐	Shop	☐	Field
✓	Welding Inspection	✓	Shop	✓	Field
	Non-Destructive Weld Test	☐	Shop	☐	Field
✓	Bolting Inspection	☐	Shop	✓	Field
	Composite Stud Inspection & Testing				
	Steel Joist Load Test				
METAL DECK					
	Review Mill Certificates & Test Reports				
	Placement Inspection				
	Welding & Fastening Inspection				
REINFORCING STEEL					
✓	Review Mill Certificates & Test Reports				
	Sample & Test:	☐	Reinforcing Bars	☐	Welded Wire Fabric
✓	Placement Inspection				
	Welding Inspection				
	Test Existing Reinforcing for Weldability				
TENSIONING STEEL					
	Review Mill Certificates & Test Reports				
	Sample & Test				
	Placement Inspection				
	Stressing Inspection				
STRUCTURAL LUMBER					
	Review Certificates & Test Reports				
	Sample & Test Timber Connectors				
	Fabrication Inspection	☐	Glu-Lam	☐	Trusses ☐ Open Web Joist
✓	Field Erection Inspection				
MASONRY					
	Review Certificates & Test Reports				
	Sample & Test				
	Placement Inspection of Units				
	Core Test				
EARTHWORK/FOUNDATIONS					
	Review of Import Material Test Reports				
	Acceptance Tests of Materials				
	Placement Inspection	✓	Continuous	☐	As Ordered
	Compaction Test				
	Bearing Capacity Test				
	Pile Driving Inspection				
	Pier & Caisson Drilling Inspection				
FIREPROOFING					
	Review of Certificates & Test Reports				
	Batching & Placement In[illegible]on				
	Density Tests				
	Thickness Tests				
	Bond Test				
INSULATING CONCRETE					
	Sample and Test				
	Placement and Grouting Inspection				
	Core Drill Samples				
PAVING/ASPHALTIC CONCRETE					
	Core/Test				
	Field Inspection				
	Final Report for Parking Lot				
	☐ AB Compaction ☐ Rock Depth & Asphalt Thickness				
MISCELLANEOUS					
✓	Drilled-In Concrete Anchors				
✓	Epoxy or Grouted Dowels				
✓	Bolts Cast In Concrete				
	Ceiling Hanger & Bracing Wires				
	Cold Form Metal Framing Welding				

CONCRETE, GUNITE, GROUT & MORTAR				
Concrete	Gunite	Grout	Mortar	
				Aggregate Tests
				Cement Test
✓				Mix Design Review
				Continuous Batch Plant Inspection
				Batch Pant Inspections
✓				Cast, Pick-up, And Compression Test Samples
✓				Slump, Entrained Air, & Temperature Test
				Unit Weight Test ☐ Wet ☐ Dry
				Shrinkage Test
✓				Placement Inspection
				Core & Test

P = PERIODIC
C = CONTINUOUS
✓ = REQUIRED

SPECIAL INSPECTION PROGRAM FOOTNOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO CHAPTER 17 OF THE UBC OREGON STATE SPECIALTY CODE.
2. SPECIAL INSPECTOR QUALIFICATIONS:
   DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, CONTRACTOR AND SPECIAL INSPECTORS.
4. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
   - A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER AND TO THE BUILDING OFFICIAL.
   - B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, AND CONTRACTOR IN A TIMELY MANNER.
   - C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
5. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
   - A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE INSPECTION IS REQUIRED.
   - B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
   - C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
   - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.
6. DEFINITIONS:
   - A. CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
   - B. PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

SPECIAL TESTING REQUIREMENTS

1. STRUCTURAL CONCRETE:
   SAMPLE AND TEST ACCORDING TO STRUCTURAL NOTES.
2. ADHESIVE ANCHORS IN UNREINFORCED MASONRY:
   - A. TEST ACCORDING TO REQUIREMENTS OF UBC REPORT.
   - B. MINIMUM INFORMATION IN REPORT: TEST LOCATIONS, BRICK/MORTAR CONDITION, BOLT MOVEMENT/ELONGATION, EMBEDMENT DEPTH, AND APPLIED LOAD.

SYMBOLS

DRAWING INDEX

S0.1	GENERAL STRUCTURAL NOTES, SYMBOLS, DRAWING INDEX AND ABBREVIATIONS
S2.1	LOWER LEVEL AND FIRST FLOOR PLAN
S2.2	SECOND LEVEL AND ROOF FRAMING PLAN
S3.1	SHEAR WALL ELEVATIONS
S5.1	DETAILS
S5.2	DETAILS
S5.3	DETAILS

ABBREVIATIONS

PERP.	PERPENDICULAR
℄ or CL	CENTERLINE
℘ or PL	PLATE
L	ANGLE
(E)	EXISTING
(N)	NEW
#	NUMBER
&	AND
@	AT
A.A.	ADHESIVE ANCHOR
A.B.	ANCHOR BOLT
ADD'L.	ADDITIONAL
ADJ.	ADJACENT
AGGR.	AGGREGATE
AL.	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASTM	AMERICAN S[illegible] TESTING [illegible]
A.C.	ASPHALT C[illegible]
AWG	AMERICAN [illegible]
BET.	BETWEEN
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BOT.	BOTTOM
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CSK.	COUNTERSINK
CP	COMPLETE PENETRATION
CTR.	CENTER
d	PENNY (NAIL SIZE)
DBL.	DOUBLE
DK. or DKG.	DECK or DECKING
DEMO	DEMOLITION
DET.	DETAIL
DIAG.	DIAGONAL
DIA. or ⌀	DIAMETER
DIM.	DIMENSION
DIST.	DISTANCE
DN.	DOWN
do	DITTO
DWG.	DRAWING
EA.	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
EMB.	EMBEDMENT
E.N.	EDGE NAILING
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
E.W.	EACH WAY
EXCAV.	EXCAVATE or EXCAVATION
EXP.	EXPANSION
EXT.	EXTERIOR
F.F.	FAR FACE
FDN.	FOUNDATION
FIN.	FINISH
FL. or FLR.	FLOOR
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOFING
F.S.	FAR SIDE
FT.	FOOT AND FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS or GLAZING
GLB	GLU-LAM BEAM
GRND.	GROUND
GR.	GRADE
H.P.	HIGH POINT
HSB	HIGH STRENGTH BOLTS
HT.	HEIGHT
HK.	HOOK
HORIZ.	HORIZONTAL
I.D.	INSIDE DIAMETER

K.O.	KNOCK-OUT
LD	DEVELOPMENT LENGTH
L.P.	LOW POINT
LEV.	LEVEL
LT.	LIGHT
M.B.	MACHINE BOLT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MTD.	MOUNTED
N	NORTH
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
[illegible]O. or #	NUMBER
[illegible]OM.	NOMINAL
[illegible]	DIAMETER
[illegible]	ON CENTER
[illegible]	OUTSIDE DIAMETER (DIM)
[illegible]	OPENING
[illegible]	OPPOSITE
[illegible]SG	OPEN WEB STEEL GIRDER
OWSJ	OPEN WEB STEEL JOIST
PC., PCS.	PIECE, PIECES
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
PT.	POINT
PTN.	PARTITION
R.O.	ROUGH OPENING
R or RAD.	RADIUS
REBAR	REINFORCING BAR
REF.	REFERENCE
REINF.	REINFORCED
REQD.	REQUIRED
REV.	REVISE OR REVISION
RFG.	ROOFING
RSJ	ROLLED STEEL JOIST
S.A.D.	SEE ARCH. DOCUMENTS
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET or SHEATHING
SIM.	SIMILAR
SL.	SLOPE
SMS	SHEET METAL SCREW
SPEC.	SPECIFICATION
SQ.	SQUARE
STAG.	STAGGER or STAGGERED
SST or SS	STAINLESS STEEL
STD.	STANDARD
STIFF.	STIFFENER
STIR.	STIRRUP or STIRRUPS
STL.	STEEL
STRUC.	STRUCTURAL
SUBST.	SUBSTITUTE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.P.	TOP OF BASE PLATE
THK.	THICK
THRU	THROUGH
T.O.	TOP OF
T.O.CONC.	TOP OF CONCRETE
T.O.STL.	TOP OF STEEL
T.O.SLAB	TOP OF STRUCTURAL SLAB
TR.	TREAD
U.O.N.	UNLESS OTHERWISE NOTED
TYP.	TYPICAL
VENT.	VENTILATE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W or WF	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.P.	WORK POINT
WT.	WEIGHT
WWM	WELDED WIRE MESH
X HVY.	EXTRA HEAVY
XX HVY.	DOUBLE EXTRA HVY.
X STR.	EXTRA STRONG
XX STR.	DOUBLE EXTRA STRONG

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BABRAK AMIRI 18,138
EXPIRES 12-31-2001
10/19/01

REVISIONS :

DRAWN BY : DAVB
JOB NO. : 0119

DATE : 10/11/01
SCALE : NONE
DWG. NO. S0.1

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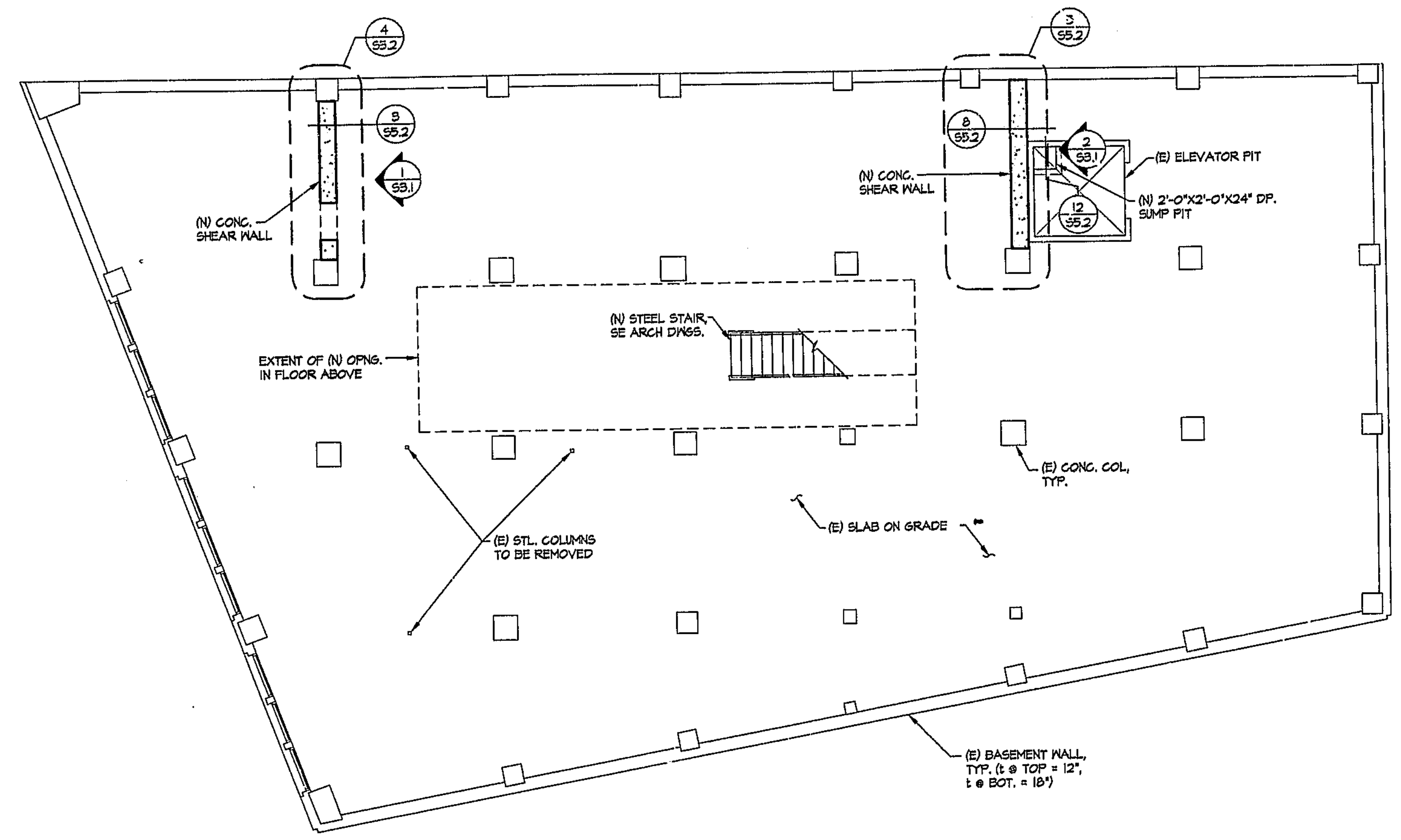
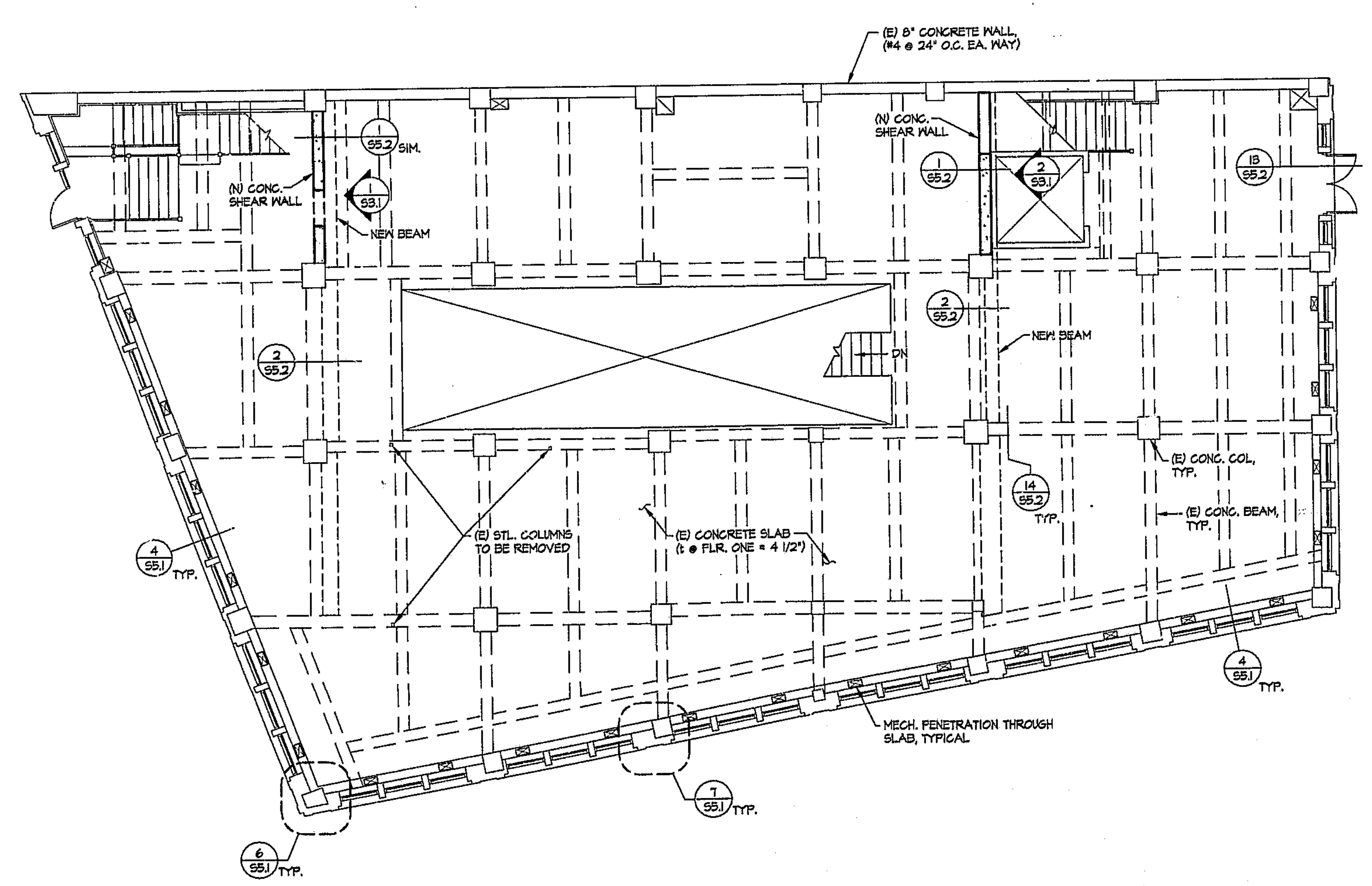
THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.



1 LOWER LEVEL
1/8"=1'-0:



2 FIRST LEVEL
1/8"=1'-0:

ASSOCIATED CONSULTANTS, INC.
Structural Engineers
1750 SW Skyline Blvd. Suite 20 · Portland, Oregon 97221
Phone: (503)384-0460 · Fax: (503)384-0459
e-mail: mail@associcons.com

733 SW OAK STREET
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PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS P.C.
34 NW. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 18,138 OREGON December 6, 1995 BABRAK AMIRI
EXPIRES: 12-31-2001
10/11/01

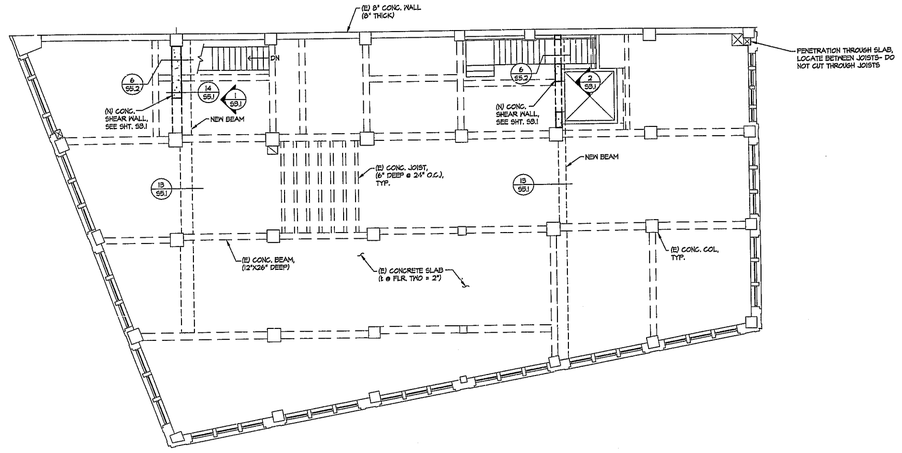
REVISIONS :

DRAWN BY : DAVB
JOB NO. : 0119

DATE : 10/11/01
SCALE : 1/8"=1'-0"

DWG. NO. S2.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



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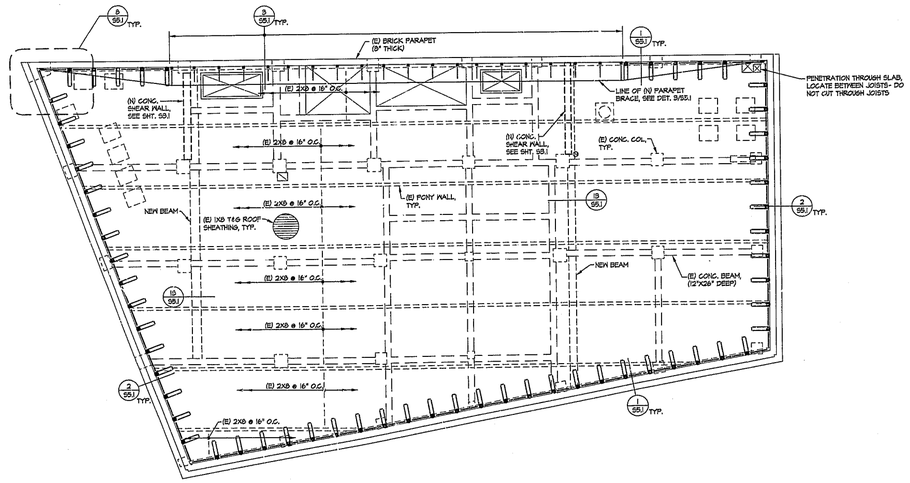

2 ROOF PLAN
1/8"=1'-0"

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REVISIONS :

DATE : 10/11/01
SCALE : 1/8"=1'-0"

DRAWN BY : DAVB
JOB NO. : 0119
DWG. NO. S2.2

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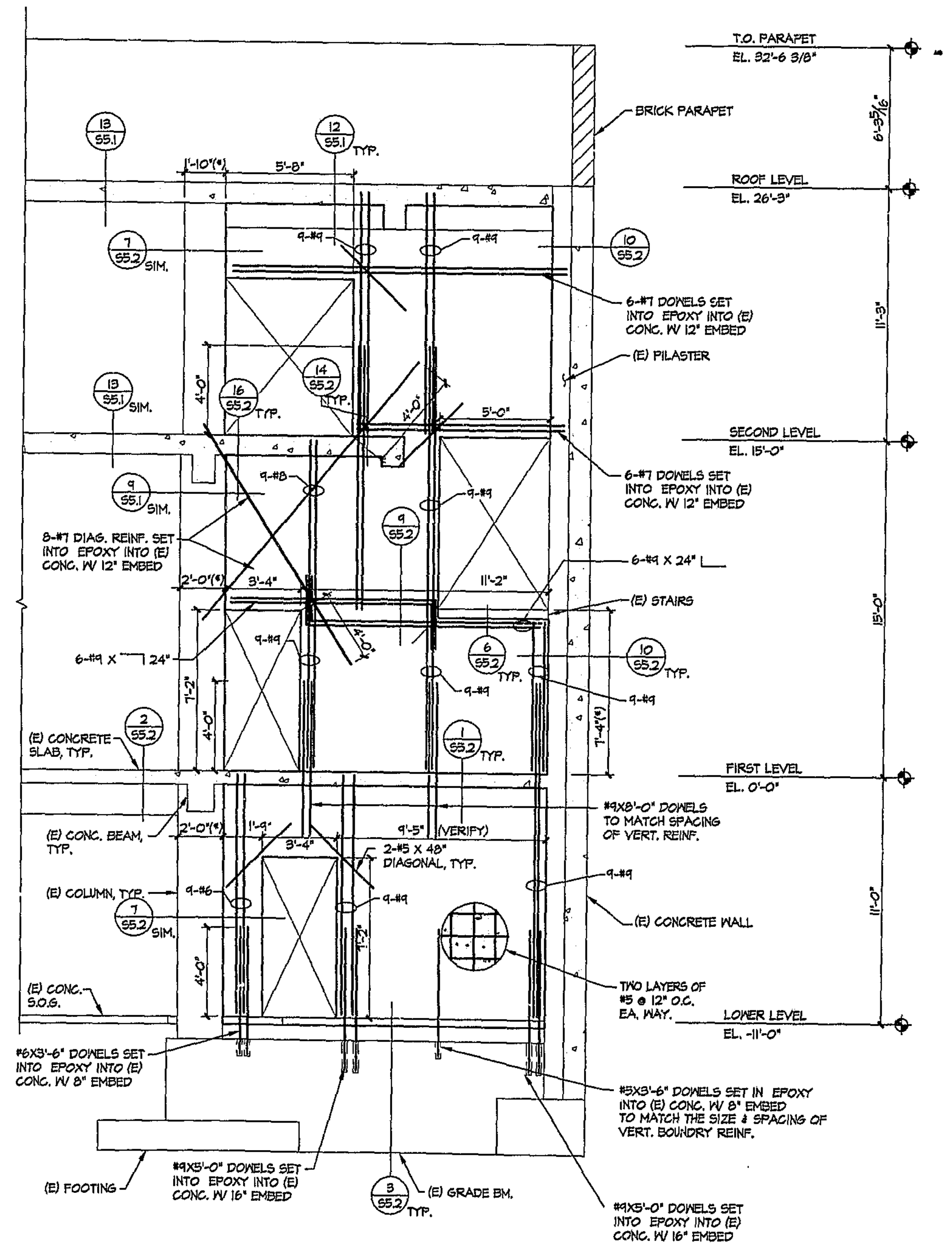
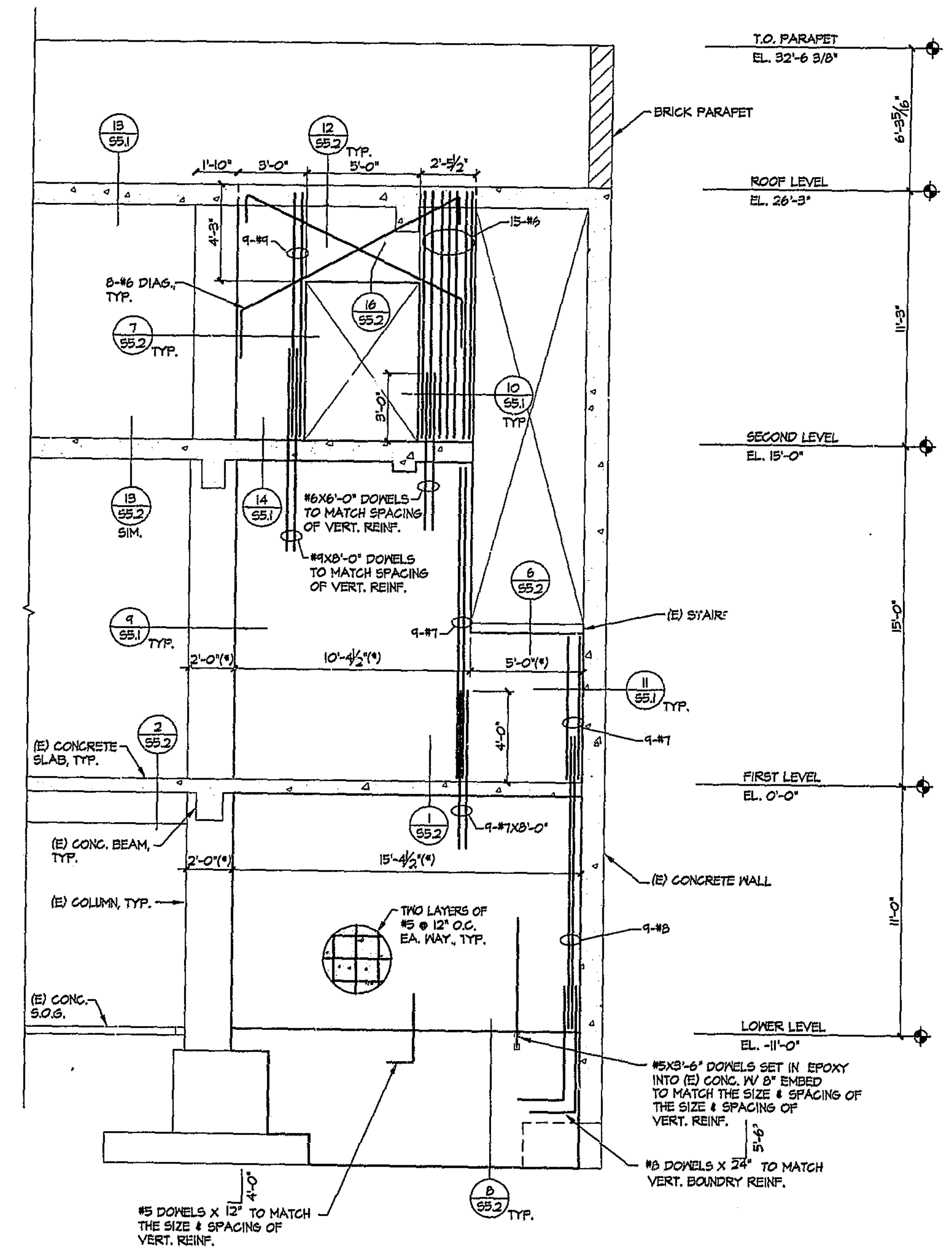


NOTES:
1. (*) - VERIFY DIMENSION. VERT. REINF.
2. WALL THICKNESS = 1'-6".
3. CONCRETE STRENGTH = 3,000 PSI.

(1) SHEAR WALL ELEVATION AT STAIR 2
1/4"=1'-0" S2.1



NOTES:
1. (*) - VERIFY DIMENSION. VERT. REINF.
2. WALL THICKNESS = 1'-6".
3. CONCRETE STRENGTH = 3,000 PSI.

(2) SHEAR WALL ELEVATION AT STAIR 1
1/4"=1'-0" S2.1

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STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 18,138 OREGON December 8, 1995 BABRAK AMIRI 10/19/01 EXPIRES: 12-31-2001

REVISIONS :

DRAWN BY : DAVB
JOB NO. : 0119

DATE : 10/11/01
SCALE : 1/4"=1'-0"
DWG. NO. S3.1

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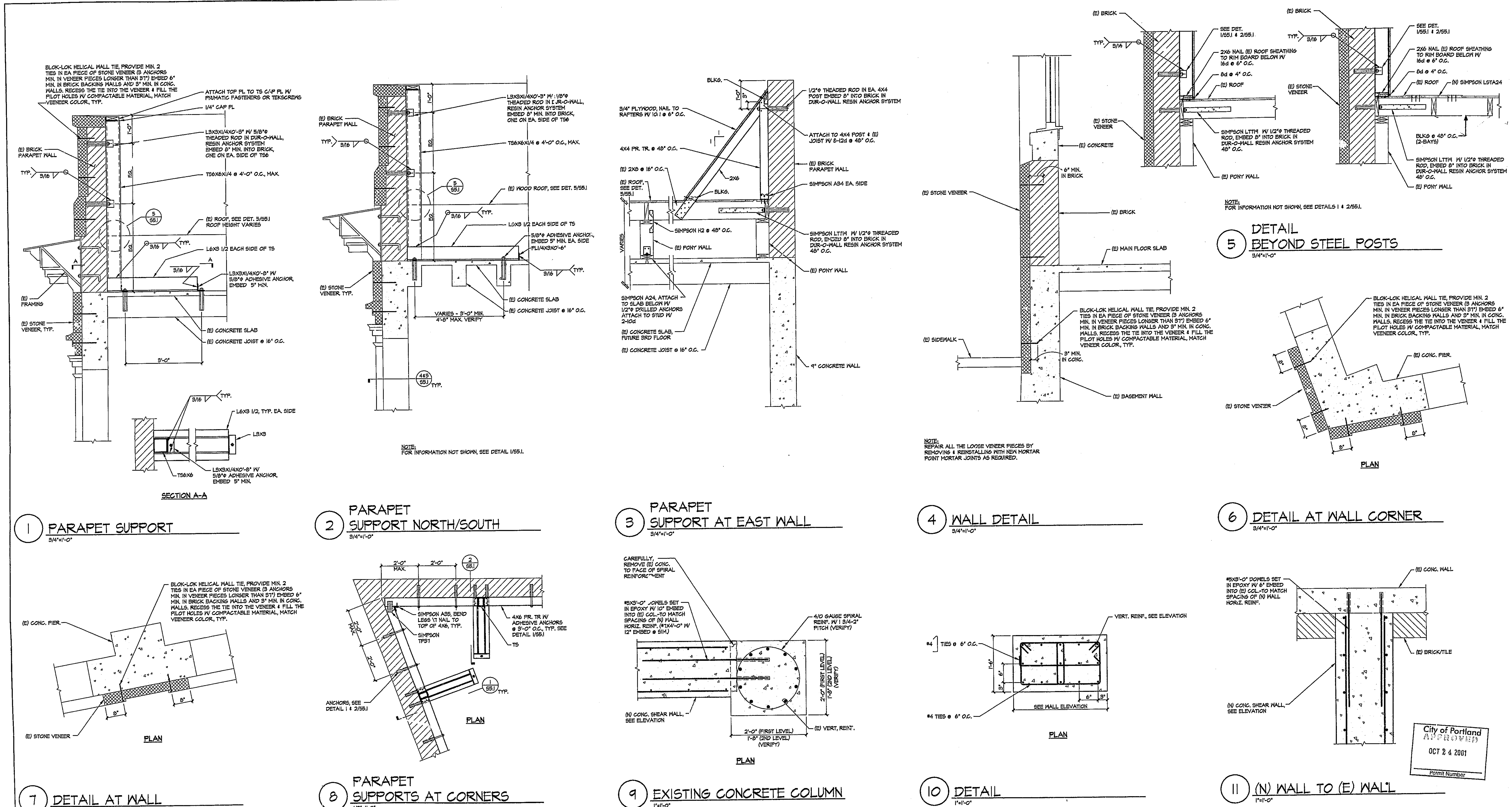
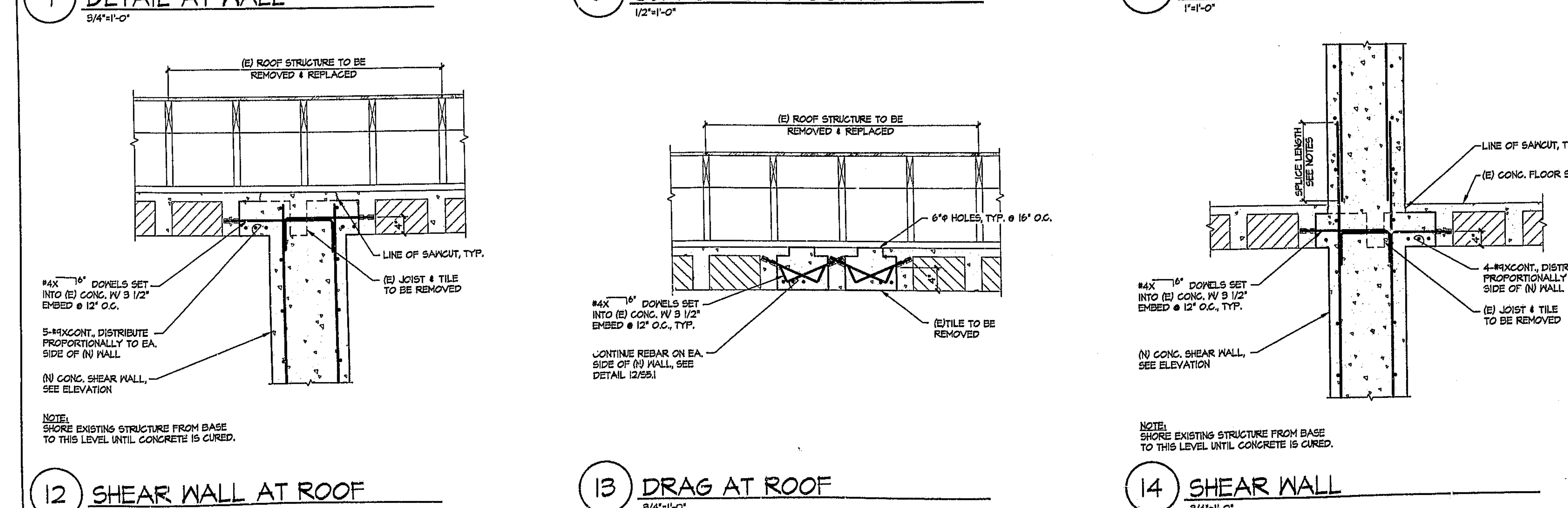
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

W 13





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STRUCTURAL REGISTERED PROFESSIONAL ENGINEER 18,138 OREGON December 6, 1995 BABRAK AMIRI
10/19/01
EXPIRES: 12-31-2001

REVISIONS :
DRAWN BY : DAVB
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DATE : 10/11/01
SCALE : AS NOTED
DWG. NO. S5.1

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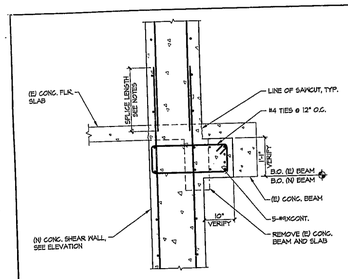
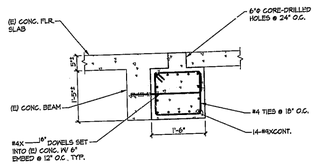
OCT 2 9 2001 MICROFILMED

W 13

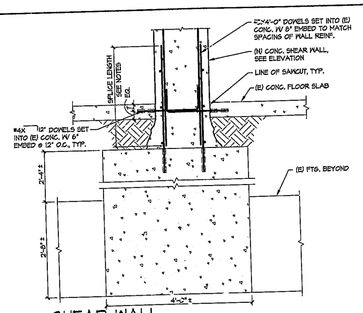


NOTE:
SHORE EXISTING STRUCTURE FROM BASE TO THIS LEVEL UNTIL CONCRETE IS CURED.

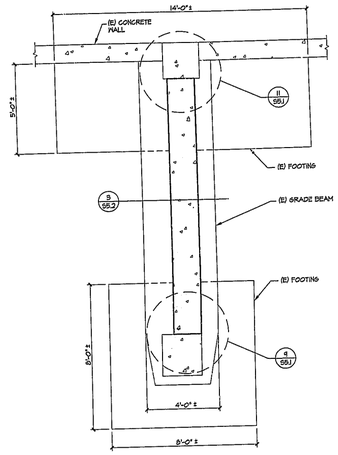
1 SHEAR WALL AT ELEVATOR
3/4"=1'-0"



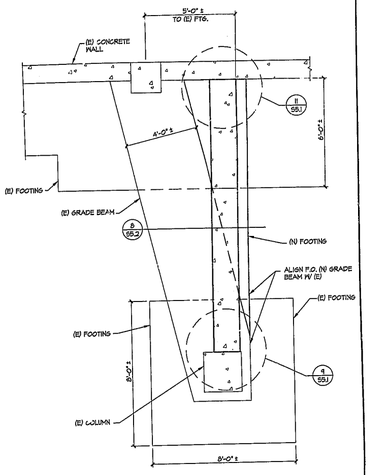
2 DETAIL
3/4"=1'-0"



3 SHEAR WALL AT EXISTING GRADE BEAM
3/4"=1'-0"



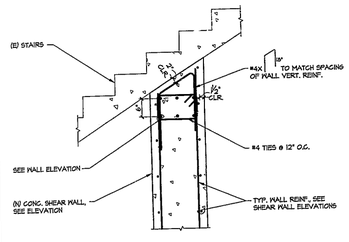
PLAN



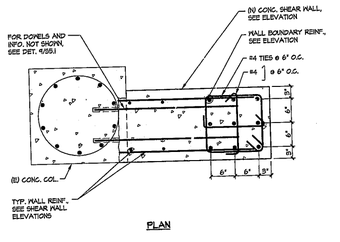
PLAN

4 DETAIL
3/8"=1'-0"
S2.1

5 DETAIL
3/8"=1'-0"
S2.1

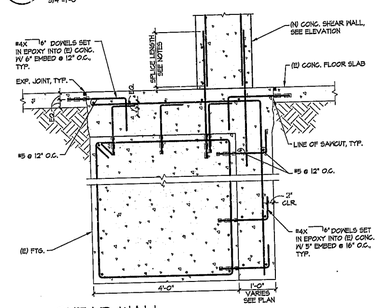


6 SHEAR WALL AT STAIRS
3/4"=1'-0"

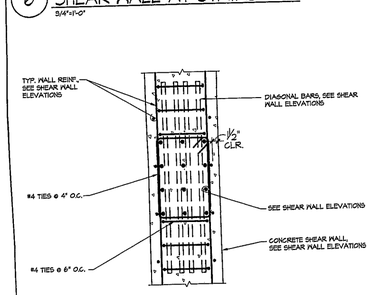


PLAN

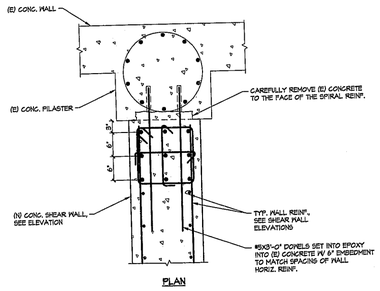
7 EXISTING CONCRETE COLUMN
1"=1'-0"



8 SHEAR WALL AT EXISTING GRADE BEAM
3/4"=1'-0"
S2.1

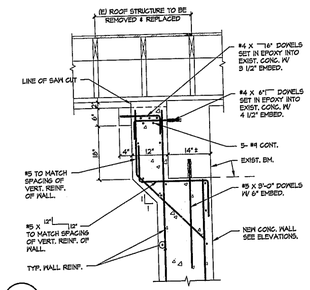


9 DETAIL
1"=1'-0"
S3.1

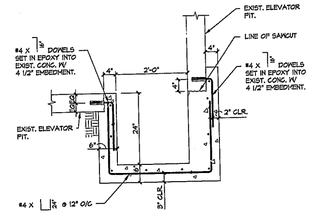


PLAN

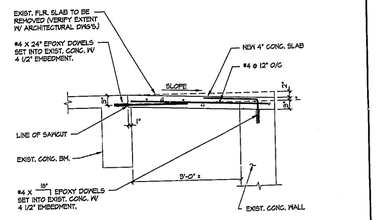
10 EXISTING CONCRETE COLUMN
1"=1'-0"



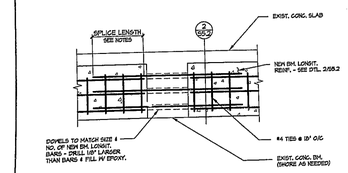
11 DETAIL
3/4" = 1'-0"
XXX



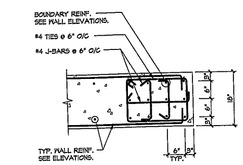
12 DETAIL
3/4" = 1'-0"
XXX



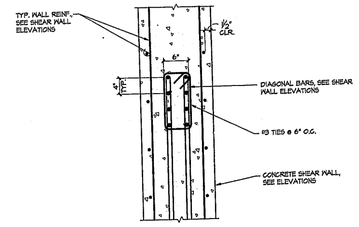
13 DETAIL
3/4" = 1'-0"
XXX



14 DETAIL
3/4" = 1'-0"
XXX



15 DETAIL
3/4" = 1'-0"
XXX



16 DETAIL
1"=1'-0"
S3.1

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PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :

DATE : 10/11/01
SCALE : AS NOTED

STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 10, 1981
TIMOTHY J. BARRAR
10/11/01
EXPIRES: 12-31-2001

DRAWN BY : DMD
JOB NO. : 0119
DWG. NO. S5.2

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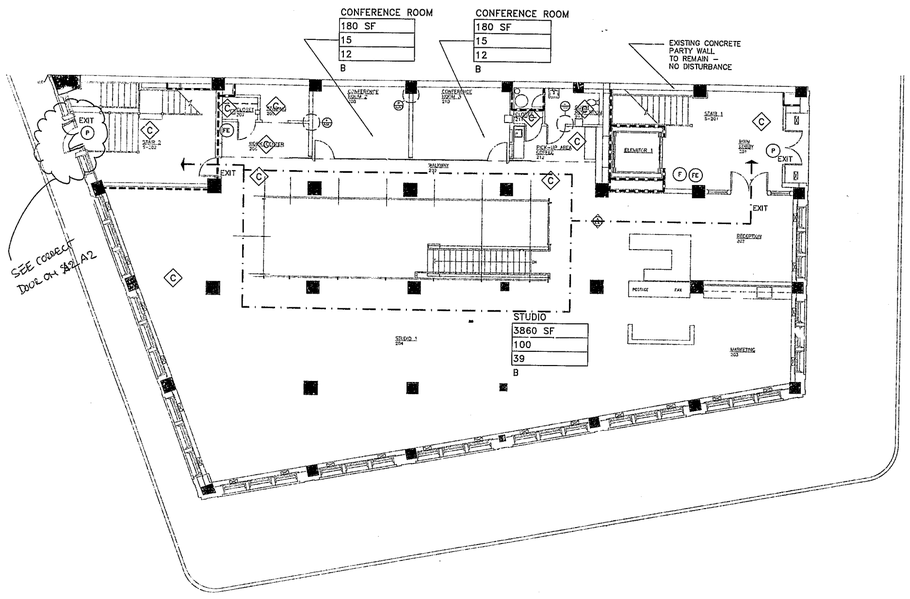
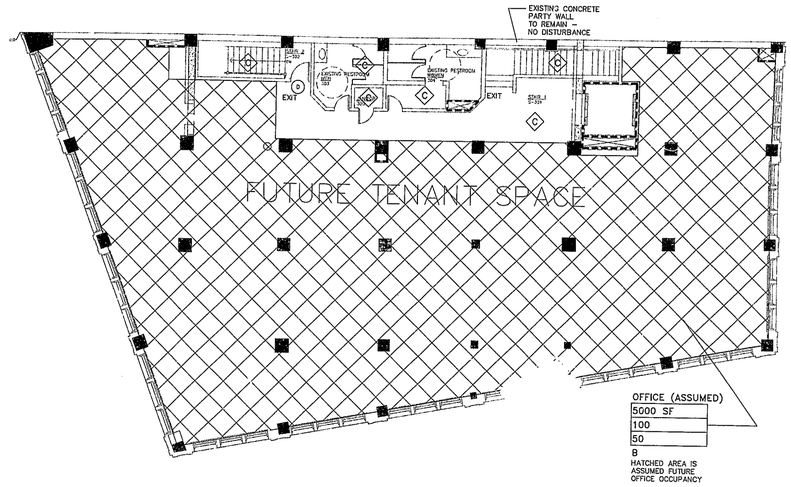
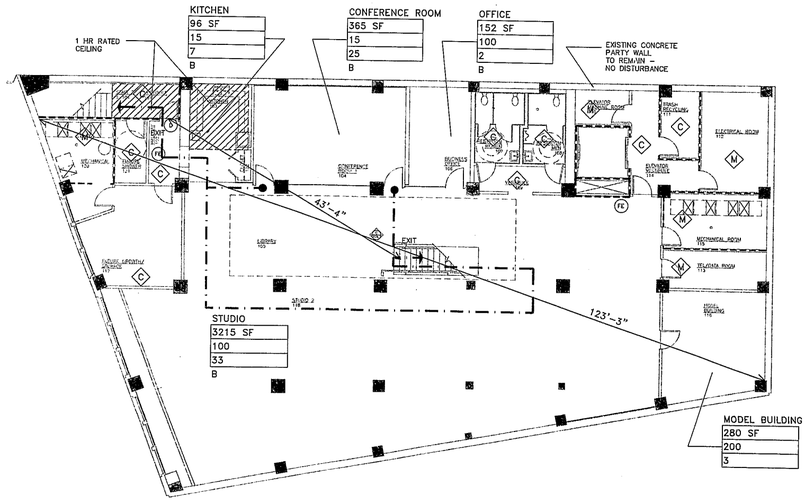


B A1C.1 CODE PLAN — FIRST FLOOR
1/16" = 1' - 0"
CODE-2



C A1C.1 CODE PLAN — SECOND FLOOR
1/16" = 1' - 0"
CODE-3



A A1C.1 CODE PLAN — LOWER FLOOR
1/16" = 1' - 0"
CODE-1

CODE SUMMARY

FOR 733 SW OAK STREET
(PER 1997 UBC STATE OF OREGON)

OCCUPANCY CLASSIFICATIONS

ASSEMBLY OCCUPANCIES: OFFICE — B

CONSTRUCTION TYPE — TYPE V — ONE HOUR

1. BEARING WALLS EXTERIOR	1-HR.
2. BEARING WALLS INTERIOR	1-HR.
3. NON-BEARING WALLS EXTERIOR	1-HR.
4. STRUCTURED FRAME	1-HR.
5. PARTITIONS, PERMANENT	1-HR.
6. SHAFT ENCLOSURE	1-HR.
7. FLOORS AND FLOOR-CEILINGS	1-HR.
8. ROOFS AND ROOF CEILINGS	1-HR.
9. EXTERIOR DOORS AND WINDOWS	(605.3.2)
10. STAIRWAY CONSTRUCTION	(605.4) N/C

ALLOWABLE FLOOR AREA (TABLE 5B) (504.2) (505.3) — ENTIRE BUILDING

BASIC AREA = X S.F.
INCREASE FOR MULTI STORY X 2
INCREASE FOR SEPARATION ON 3 SIDES X 2
TOTAL = X S.F.

MAXIMUM ALLOWABLE AREA OF B

BASIC	14,000
MULTISTORY X 2	28,000
SEPARATION 3 SIDES X 2	48,000
TOTAL	48,000

ACTUAL FLOOR AREA	TOTAL GSF
LOWER LEVEL	6,490
FIRST LEVEL	6,490
SECOND LEVEL	6,490
TOTAL	19,470

NOTE:
THE BASEMENT SPRINKLER SYSTEM IS MAINTAINED PER THE FIRE MARSHAL'S OFFICE AND THE BUILDING IS PROVIDED WITH A SMOKE DETECTION SYSTEM PER THE FIRE MARSHAL'S OFFICE.

MAXIMUM STORIES (TABLE 5B) — 2 STORIES

ACTUAL STORIES (EXISTING)

FIRST LEVEL	1 STORY
SECOND LEVEL	1 STORY
TOTAL	2 STORIES

MAXIMUM BUILDING HEIGHT (TABLE 5B) — 50 FT.

ACTUAL BUILDING HEIGHT — 36 FT.

OCCUPANT LOAD FOR EGRESS REQUIREMENTS (TABLE 10A)

OCCUPANT LOADS

LOWER	70
FIRST	63
SECOND	50
TOTAL	183

REQUIRED SANITARY FIXTURES (TABLE A-29-A)
(OCCUPIED AREAS ONLY; FUTURE OCCUPANCIES NOT CONSIDERED)

TYPE OF OCCUPANCY	50RM/50RSW	WATERCLOSETS MEN	WATERCLOSETS WOMEN	LAVATORIES MEN	LAVATORIES WOMEN
GROUP B OCCUP. 6,328 SF/200=42	42/2=21	2	2	1	1
TOTAL REQUIRED FIXTURES		2	2	1	1

ACTUAL SANITARY FIXTURES
(ADA ACCESSIBLE FIXTURES IN OCCUPIED AREAS ONLY)

	LOWER	FIRST	TOTAL
WATER CLOSETS/URINALS — M	2	—	2
WATER CLOSETS — W	2	—	2
LAVATORIES — M	1	—	1
LAVATORIES — W	1	—	1
LAVATORIES — M/W	—	1	1
WATER CLOSETS — M/W	—	1	1

APPEALS

APPEAL # B-4.2: WALL BETWEEN MAIN LOBBY 201 AND TENANT SPACE (RECEPTION 202) BE A NON RATED WALL, BUT THE DOORS HAVE AUTOMATIC CLOSERS AND SMOKE SEALS. (GRANTED AS PROPOSED 9-5-01)

APPEAL # B-4.3: NO BARRIER IN EXIT ENCLOSURE "STAIR 2".(GRANTED AS PROPOSED 9-5-01)

APPEAL # B-4.4: NEW STAIR PLACED INTO OPENING BETWEEN LOWER AND FIRST LEVEL. (GRANTED 9-5-01 PROVIDED THE BASEMENT SPRINKLER SYSTEM IS MAINTAINED PER THE FIRE MARSHAL'S OFFICE AND THE BUILDING IS PROVIDED WITH A SMOKE DETECTION SYSTEM PER THE FIRE MARSHAL'S OFFICE.)

LEGEND

- 1 HR. FIRE RATED SEPARATION
- MAXIMUM TRAVEL DISTANCE
- 1 HR CEILING ASSEMBLY
- WATER CURTAIN
- LOBBY — ROOM OR CATAGORY
- 2289 SF — AREA
- 7 — OCCUPANCY LOAD FACTOR
- 327 — ACCESSORY OCCUPANCY NO OCCUPANT LOAD)
- B — OCCUPANCY
- OCCUPANCY GROUP
- (D) 60 MIN. LABELED SELF CLOSING DOOR WITH PANIC HARDWARE
- (P) DOOR WITH PANIC HARDWARE
- (ES) ELEVATOR SMOKE CONTAINMENT SYSTEM
- (F) FIRE ALARM PANEL
- (FE) FIRE EXTINGUISHER
- (C) ACCESSORY OCCUPANCY WITH NO OCCUPANT LOAD (CLOSETS, CORRIDORS OR STORAGE)
- (M) MECHANICAL/ELECTRICAL SPACE WITH NO OCCUPANT LOAD
- (1) APPEAL # 1

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CODE SUMMARY

733 SW OAK STREET
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PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT — STATE OF OREGON

REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 10/02/2001
SCALE : 1/8"= 1'-0"
DWG. NO. A1C.1

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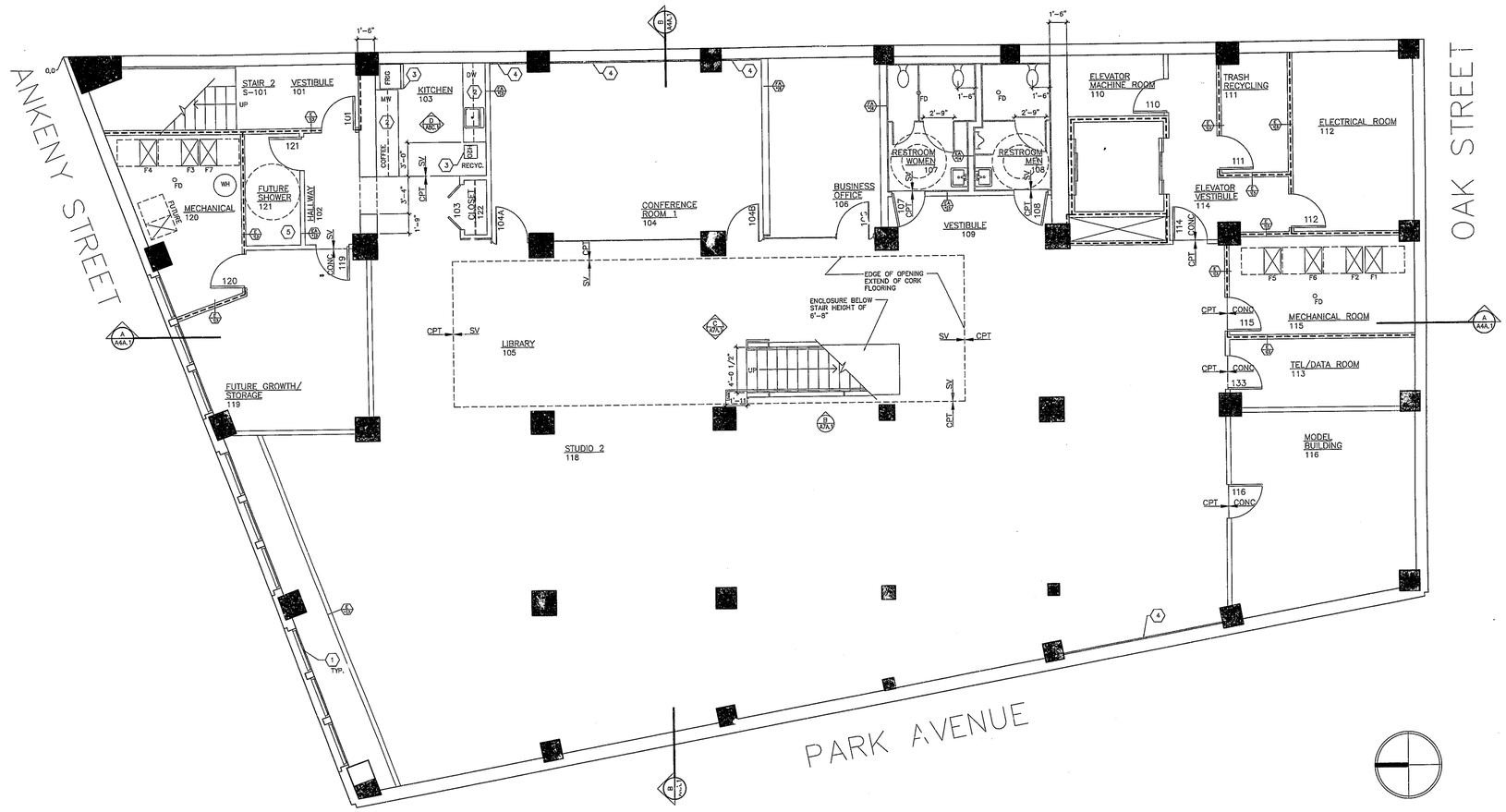


A / A2A.1 PLAN – LOWER LEVEL
1/4" = 1' – 0"

SYMBOLS LEGEND

- 1 / A4A.1 — BUILDING SECTION
- A / A4B.1 — WALL SECTION
- A3A.2 — EXTERIOR ELEVATION
- 2 / A2A.1 — INTERIOR ELEVATION
- 3 / A5.4 — DETAIL KEY
- A — WALL TYPE
- 1 — EXTERIOR FRAME TYPE
- 1 — LOUVER TYPE
- A — INTERIOR FRAME TYPE
- 1 — KEY NOTE

REVISIONS

- CMU WALLS
- STUD WALLS
- CONCRETE WALLS
- RATED PARTITION RE: A1C.1

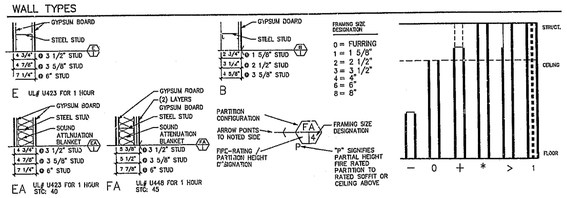
GENERAL NOTES

1. TYPICAL DIMENSIONS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF BRICK, FACE OF CONCRETE OR FACE OF FRAMING.
   B. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF FRAMING OR FACE OF BRICK OR CONCRETE.
   C. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WHERE WALL TYPES VARY.
   D. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WERE AN EXISTING WALL IS EXTENDED WITH A NEW WALL.
2. PROVIDE AIRTIGHT CONSTRUCTION AND FIRE RATED GYPSUM WALL BOARD @ ALL FIRE RATED PARTITIONS.
3. ALL PARTITIONS IN ROOMS NOTED ON REFLE - CEILING PLANS AND FINISH SCHEDULE AS "OPEN TO STRUCTURE" ...VE FINISHES EXTENDED TO STRUCTURE ABOVE.
4. IF NOT NOTED WALL TYPE IS A
5. ALL FLOOR DRAINS TO BE LOCATED AT LOWEST FLOOR ELEVATION.

KEYED SHEET NOTES

1. REFINISH ALL INTERIOR WINDOWS
2. NEW PLAST LAM. CABINETS
3. EXISTING APPLIANCE – FURNISH HOOK UP
4. INSTALL 1/2" FABRIC WRAPPED TACK PANEL FULL HEIGHT OF WALL
5. ROUGH IN PLUMBING ONLY

WALL TYPES



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LOWER LEVEL
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REGISTERED ARCHITECT
BRIAN CHARLES HACKER
PORTLAND, OREGON
STATE OF OREGON

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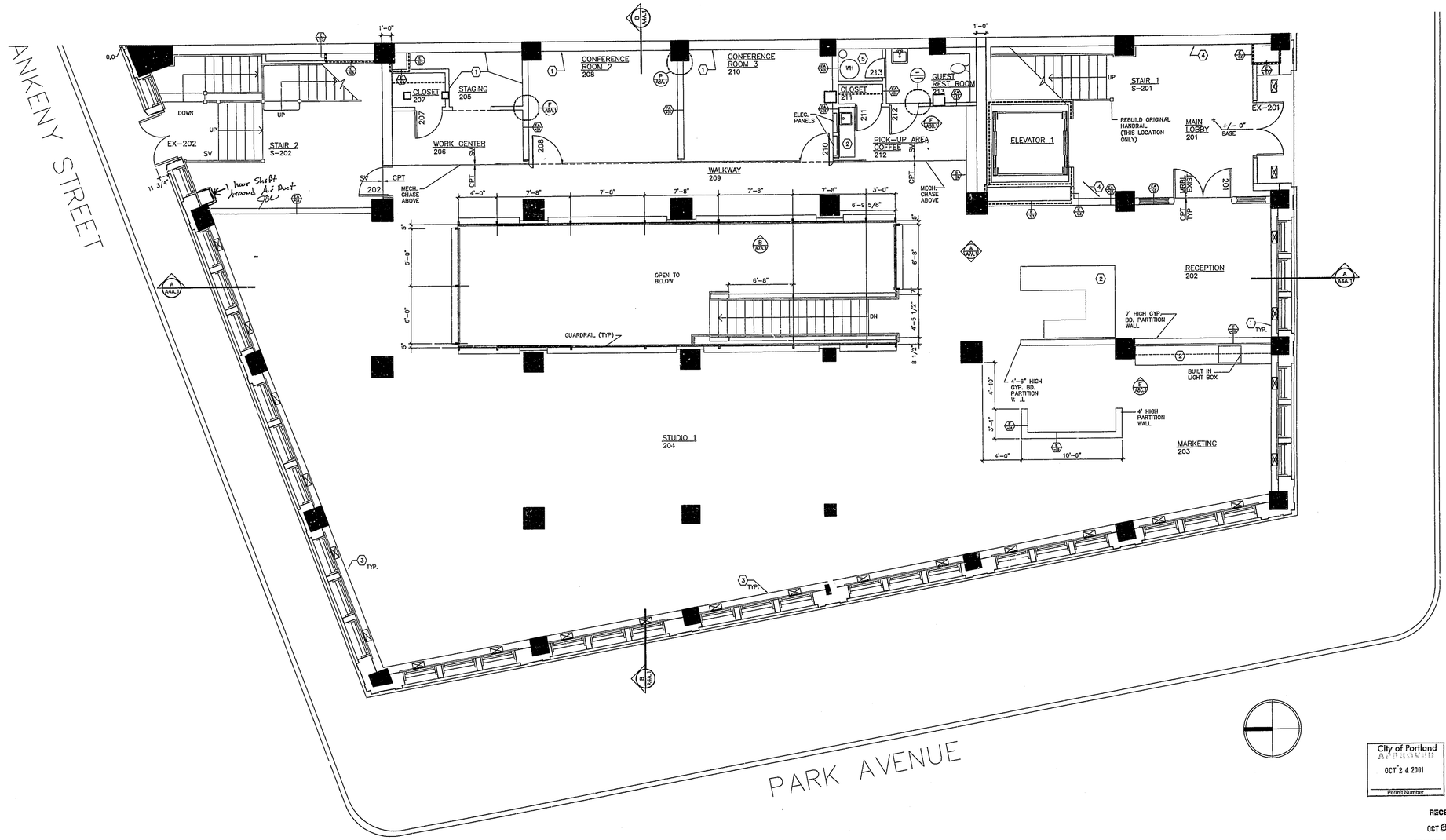
DRAWN BY :
JOB NO. : 0119
DATE : 10/09/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A2A.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

NOV 0 1 2001 MICROFILMED

OCT 29 2001 MICROFILMED

W 13



A / A2A.2 PLAN – FIRST LEVEL
1/4"=1'-0"

SYMBOLS LEGEND

- BUILDING SECTION (1 / A4A.1)
- WALL SECTION (A / A4B.1)
- EXTERIOR ELEVATION (1 / A3A.2)
- INTERIOR ELEVATION (A / A2A.1)
- DETAIL KEY (1 / A2A.1)
- WALL TYPE
- EXTERIOR FRAME TYPE
- LOUVER TYPE
- INTERIOR FRAME TYPE
- KEY NOTE

REVISIONS

- CMU WALLS
- STUD WALLS
- CONCRETE WALLS
- RATED PARTITION RE: A1C.1

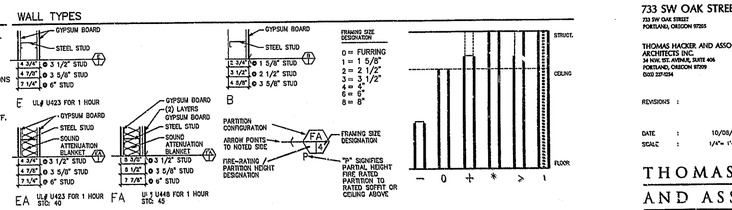
GENERAL NOTES

1. TYPICAL DIMENSIONS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF BRICK, FACE OF CONCRETE OR FACE OF FRAMING.
   B. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF FRAMING OR FACE OF BRICK OR CONCRETE.
   C. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WHERE WALL TYPES VARY.
   D. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WERE AN EXISTING WALL IS EXTENDED WITH A NEW WALL.
2. PROVIDE AIRTIGHT CONSTRUCTION AND FIRE RATED GYPSUM WALL BOARD @ ALL FIRE RATT- -ARTITIONS.
3. ALL PARTITIONS IN ROOMS NOTED ON REFLECTED CEILING PLANS AND FINISH SCHEDULE AS "OPEN TO STRUCTURE" HAVE FINISHES EXTENDED TO STRUCTURE ABOVE.
4. IF NOT NOTED WALL TYPE IS (A)
5. ALL FLOOR DRAINS TO BE LOCATED AT LOWEST FLOOR ELEVATION.
6. STRIP PAINT OFF ALL EXTERIOR WINDOWS. REBUILD WINDOW. REPAINT OUTSIDE FACE, SEAL INSIDE FACE. MAKE ONE WINDOW PER BAY OPERABLE. COORDINATE LOCATION OF OPERABLE WINDOWS WITH ARCHITECT.

KEYED SHEET NOTES

1. INSTALL 3/4" FABRIC WRAPPED TACK PANEL FULL HEIGHT OF WALL
2. NEW PLAST. LAM CABINETS OR CASEWORK
3. NEW FURRED OUT WALL – SEE INTERIOR ELEVATIONS
4. INSTALL SALVAGED OAK PANELING
5. PLACE 6 GAL WATER HEATER ON SHELV 7'-0" AFF.

WALL TYPES



City of Portland
APPROVED
OCT 24 2001
Permit Number

RECEIVED
OCT 24 2001
DOCUMENT SERVICES

FIRST LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

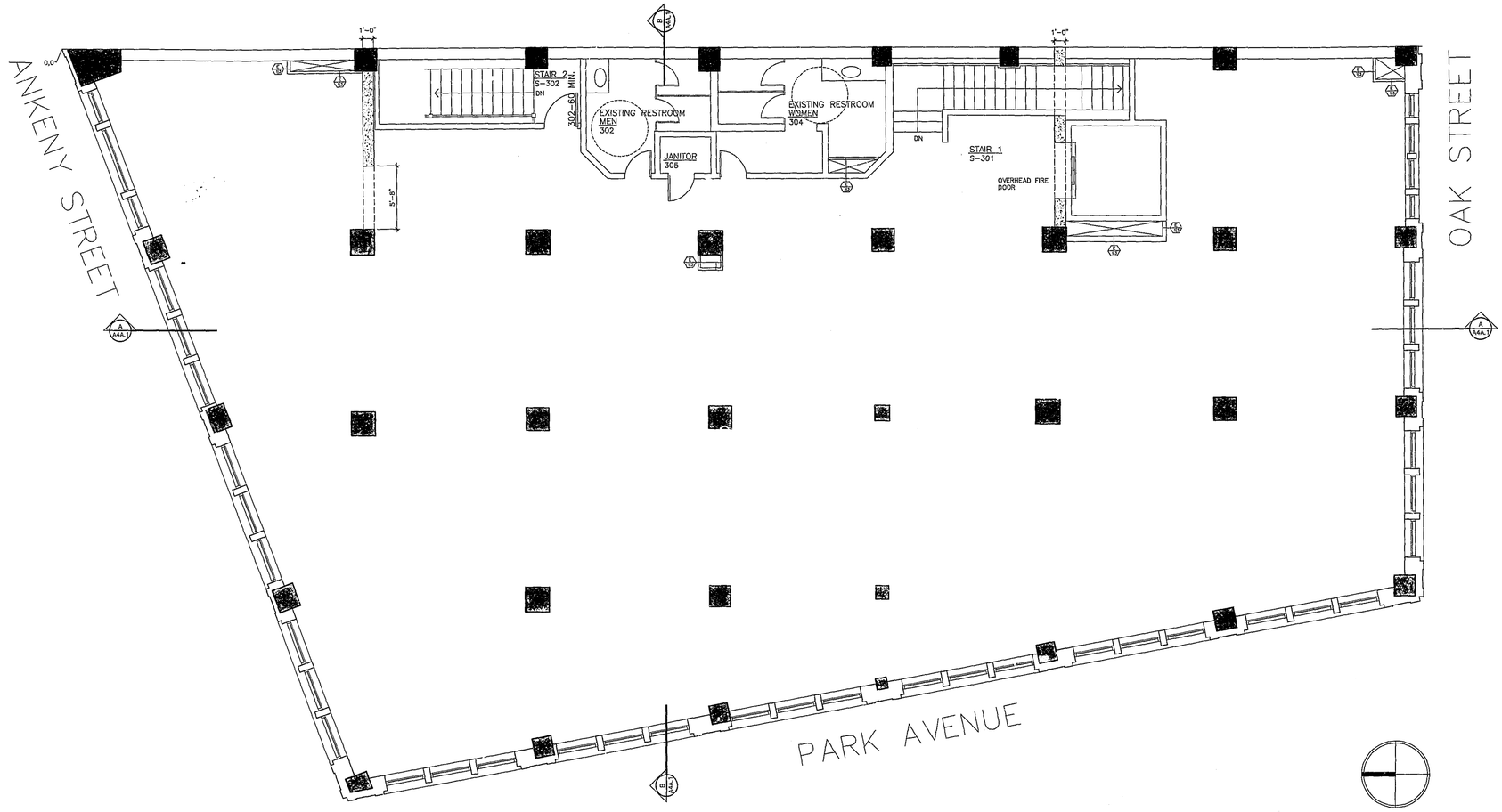
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :

REGISTERED ARCHITECT
JONAH CARMEL HACKER
PORTLAND, OREGON
STATE OF OREGON

DRAWN BY :
JOB NO. : 0119
DATE : 10/05/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A2A.2

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A A2A.3 PLAN – SECOND LEVEL
1/4"=1'-0"

SYMBOLS LEGEND

- BUILDING SECTION
- WALL SECTION
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- DETAIL KEY
- WALL TYPE
- EXTERIOR FRAME TYPE
- LOUVER TYPE
- INTERIOR FRAME TYPE
- KEY NOTE

REVISIONS

- CMU WALLS
- STUD WALLS
- CONCRETE WALLS

RATED PARTITION
RE: A1C.1

GENERAL NOTES

1. TYPICAL DIMENSIONS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF BRICK, FACE OF CONCRETE OR FACE OF FRAMING.
   B. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF FRAMING OR FACE OF BRICK OR CONCRETE, U.O.N.
   C. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WHERE WALL TYPES VARY.
   D. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WERE AN EXISTING WALL IS EXTENDED WITH A NEW WALL.
2. PROVIDE AIRTIGHT CONSTRUCTION AND FIRE RATED GYPSUM WALL BOARD @ ALL FIRE RATED PARTITIONS.
3. ALL PARTITIONS IN ROOMS NOTED ON REFLECTED CEILING PLANS AND FINISH SCHEDULE AS "OPEN TO STRUCTURE" HAVE FINISHES EXTENDED TO STRUCTURE ABOVE.
4. IF NOT NOTED WALL TYPE IS (B)
5. ALL FLOOR DRAINS TO BE LOCATED AT LOWEST FLOOR ELEVATION.
6. STRIP PAINT OF ALL EXTERIOR WINDOWS. REBUILT WINDOW. REPAINT OUTSIDE FACE. SEAL INSIDE FACE. MAKE ONE WINDOW PER BAY OPERABLE. COORDINATE LOCATION OF OPERABLE WINDOW WITH ARCHITECT.

KEYED SHEET NOTES

1

WALL TYPES

E UL# U423 FOR 1 HOUR
- GYPSUM BOARD
- STEEL STUD
- 4 3/4" @ 3 1/2" STUD
- 4 7/8" @ 3 5/8" STUD
- 7 1/4" @ 6" STUD

EA UL# U423 FOR 1 HOUR STC 40
- GYPSUM BOARD
- STEEL STUD
- SOUND ATTENUATION BLANKET (FA)
- 4 3/4" @ 3 1/2" STUD
- 4 7/8" @ 3 5/8" STUD
- 7 1/4" @ 6" STUD

B
- GYPSUM BOARD
- STEEL STUD
- 2 3/4" @ 1 5/8" STUD
- 3 1/2" @ 2 1/2" STUD
- 4 5/8" @ 3 5/8" STUD

FRAMING SIZE DESIGNATION
0 = FURRING
1 = 1 5/8"
2 = 2 1/2"
3 = 3 1/2"
4 = 4"
6 = 6"
8 = 8"

PARTITION CONFIGURATION
ARROW POINTS TO NOTED SIDE
FIRE-RATING / PARTITION HEIGHT DESIGNATION
FA 4
FRAMING SIZE DESIGNATION
"P" SIGNIFIES PARTIAL HEIGHT FIRE-RATED PARTITION, TO RATED SOFFIT OR CEILING ABOVE

STRUCTURE
CEILING
FLOOR
– 0 + * > 1

SECOND LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97209

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
JONAH GEORGE HACKER
PORTLAND, OREGON
STATE OF OREGON

REVISIONS :

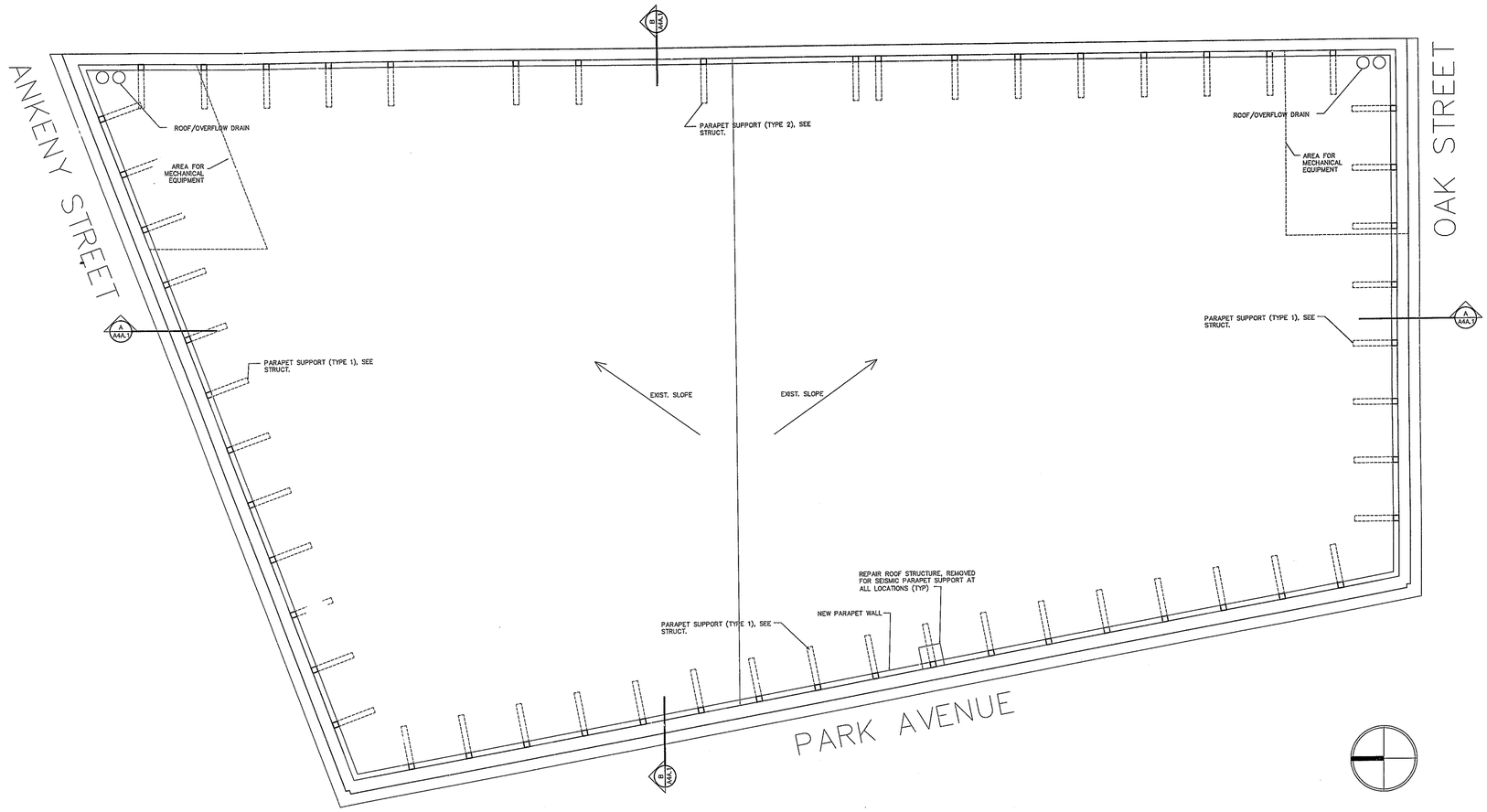
DRAWN BY :
JOB NO. : 0119

DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A2A.3

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

City of Portland
Approved
OCT 24 2001
Permit Number



A A2A.4 PLAN – ROOF LEVEL
1/4"=1'-0"

SYMBOLS LEGEND

- 1 A4A.1 — BUILDING SECTION
- A A4E.3 — WALL SECTION
- 1 A3A.2 — EXTERIOR ELEVATION
- 1 A3A.2 — INTERIOR ELEVATION
- 3 A5.4 — DCTAIL KEY
- WALL TYPE
- EXTERIOR FRAME TYPE
- LOUVER TYPE
- A INTERIOR FRAME TYPE
- 1 KEY NOTE
- REVISIONS
- CMU WALLS
- STUD WALLS
- CONCRETE WALLS
- RATED PARTITION RE: A1C.1

GENERAL NOTES

1. TYPICAL DIMENSIONS ARE SHOWN AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF BRICK, FACE OF CONCRETE OR FACE OF FRAMING.
   B. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF FRAMING OR FACE OF BRICK OR CONCRETE, U.O.N.
   C. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WHERE WALL TYPES VARY.
   D. ADJUST WALLS AS REQUIRED TO ALIGN FINISHES AT LOCATIONS WERE AN EXISTING WALL IS EXTENDED WITH A NEW WALL.
2. PROVIDE AIRTIGHT CONSTRUCTION AND FIRE RATED GYPSUM WALL BOARD @ ALL FIRE RATED PARTITIONS.
3. ALL PARTITIONS IN ROOMS NOTED ON REFLECTED CEILING PLANS AND FINISH SCHEDULE AS "OPEN TO STRUCTURE" HAVE FINISHES EXTENDED TO STRUCTURE ABOVE
4. IF NOT NOTED WALL TYPE IS A
5. ALL FLOOR DRAINS TO BE LOCATED AT LOWEST FLOOR ELEVATION.

KEYED SHEET NOTES

1

City of Portland
OCT 24 2001
Permit Number

ROOF LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
JOHN GEORGE HACKER
PORTLAND, OREGON
STATE OF OREGON

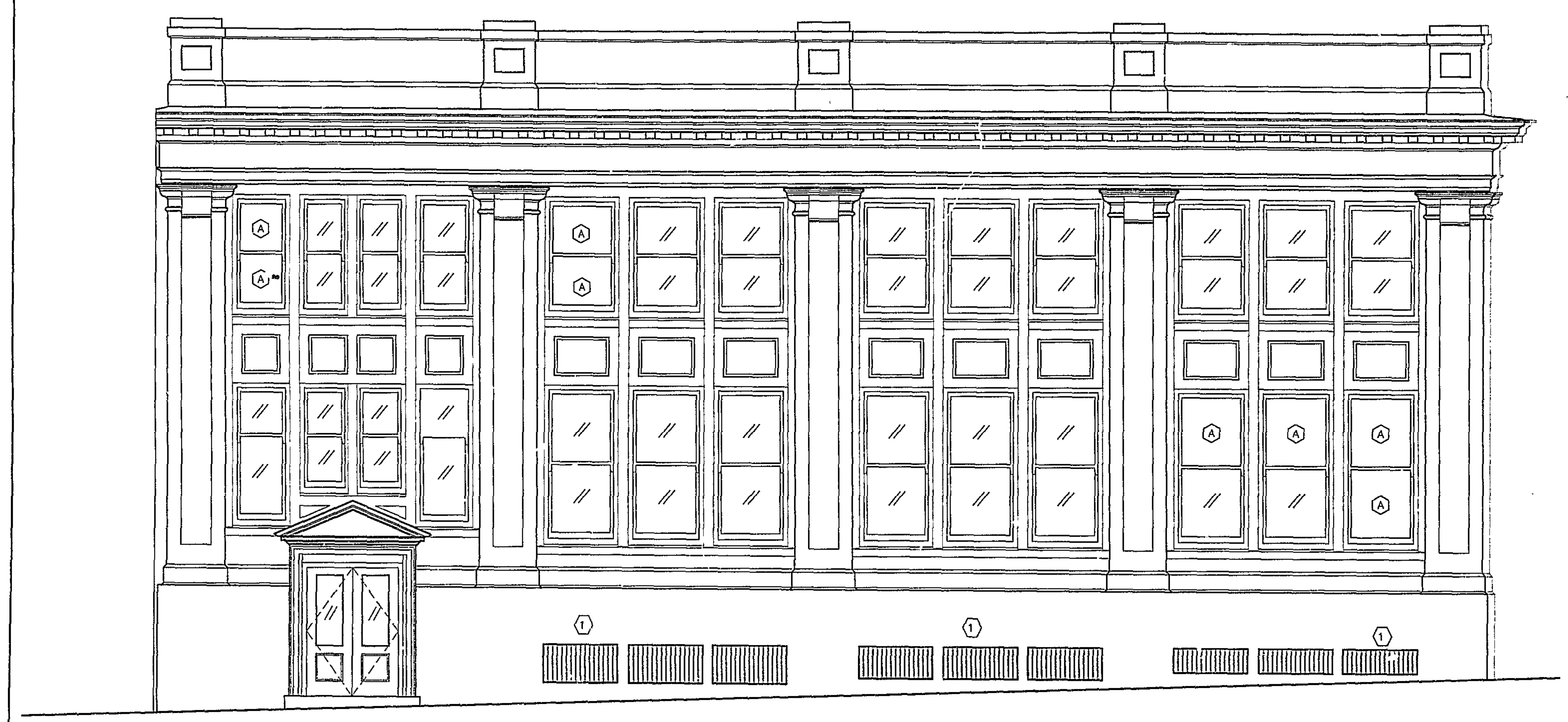
REVISIONS :

DRAWN BY :
JOB NO. : 0119

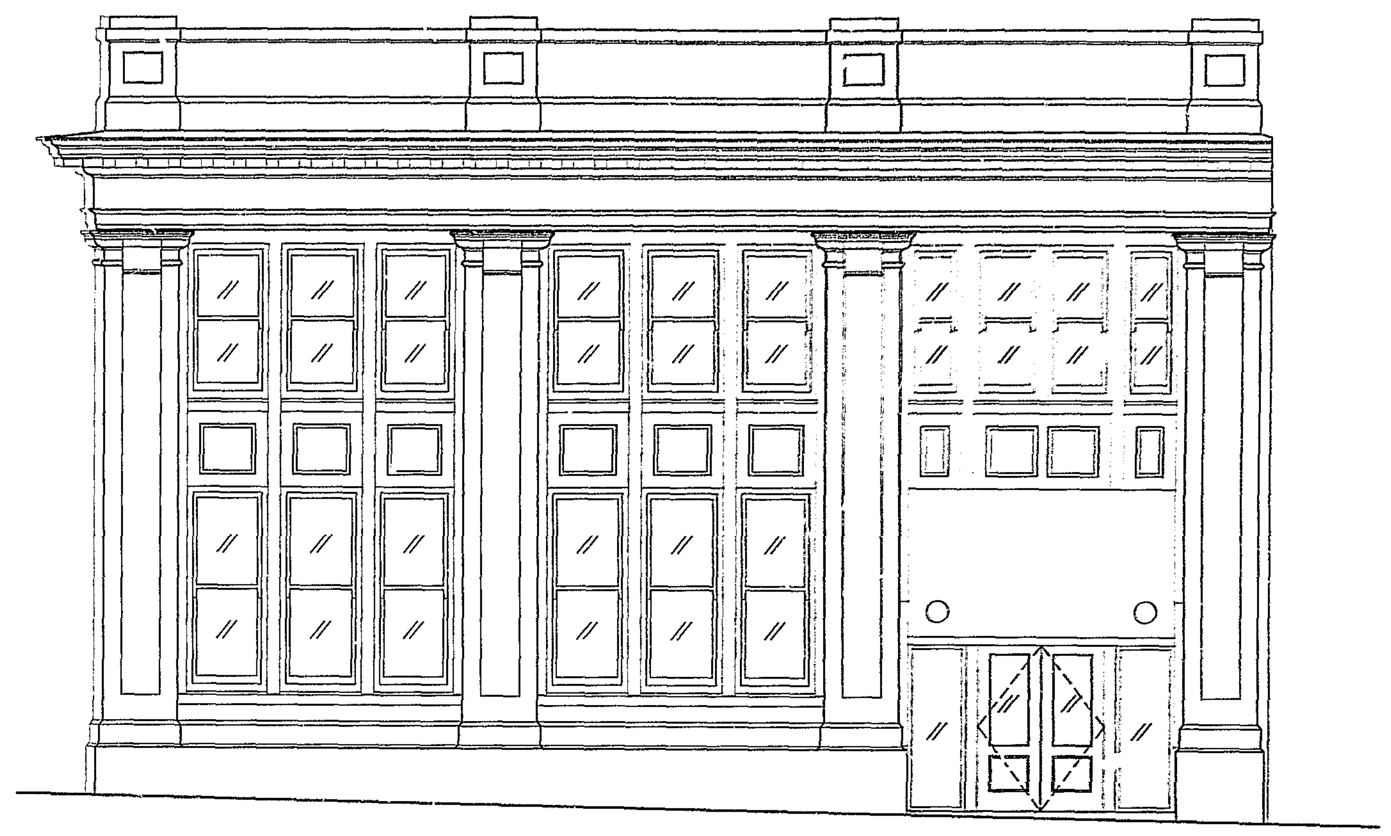
DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A2A.4

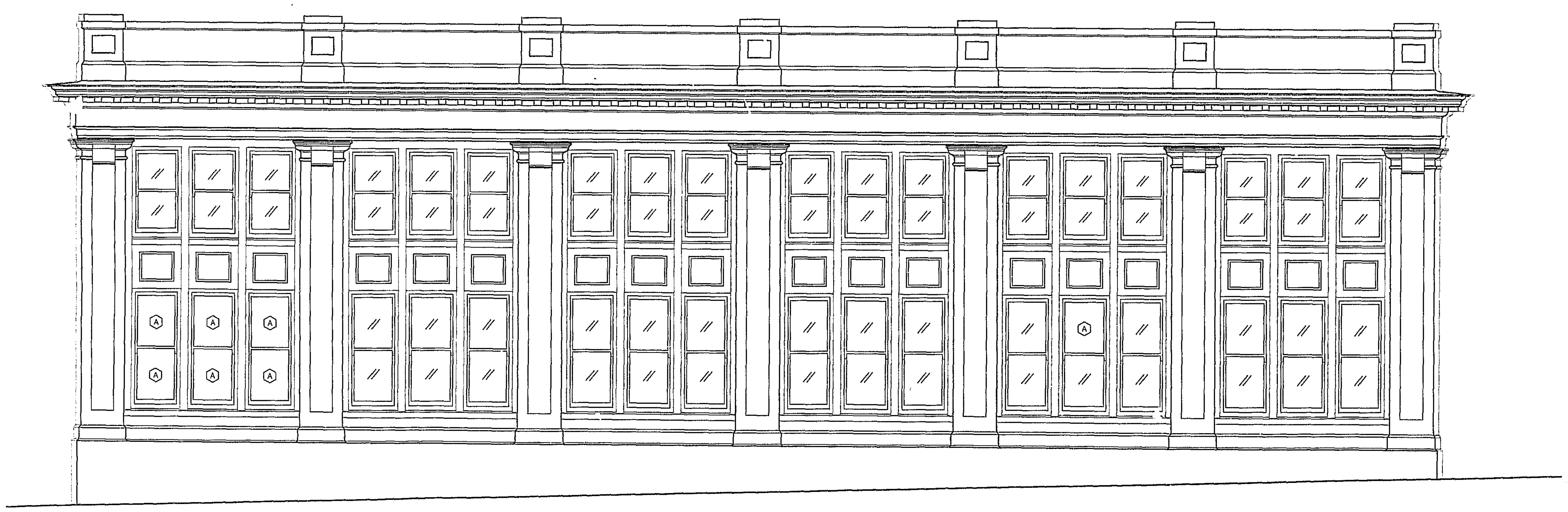
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A/A3A.1 NORTH ELEVATION
1/4" = 1'-0"



B/A3A.1 SOUTH ELEVATION
1/4" = 1'-0"



C/A3A.1 WEST ELEVATION
1/4" = 1'-0"

SYMBOLS LEGEND

- (B) KEYED SHEET NOTE
- (A) GLASS TYPE

GENERAL NOTES

A. SEAL SANDSTONE
B. REBUILT ALL EXTERIOR WINDOWS
C. REPAINT ALL SHEET METAL ORNAMENTS ELEMENTS TO MATCH COLOR OF SANDSTONE
D. INSTALL NEW BIRD DETERRANTS AT ALL LEDGES PROTRUDING FURTHER THAT 3"

KEY NOTES

(1) NEW GRATING TO MATCH EXISTING

W 13

EXTERIOR ELEVATIONS

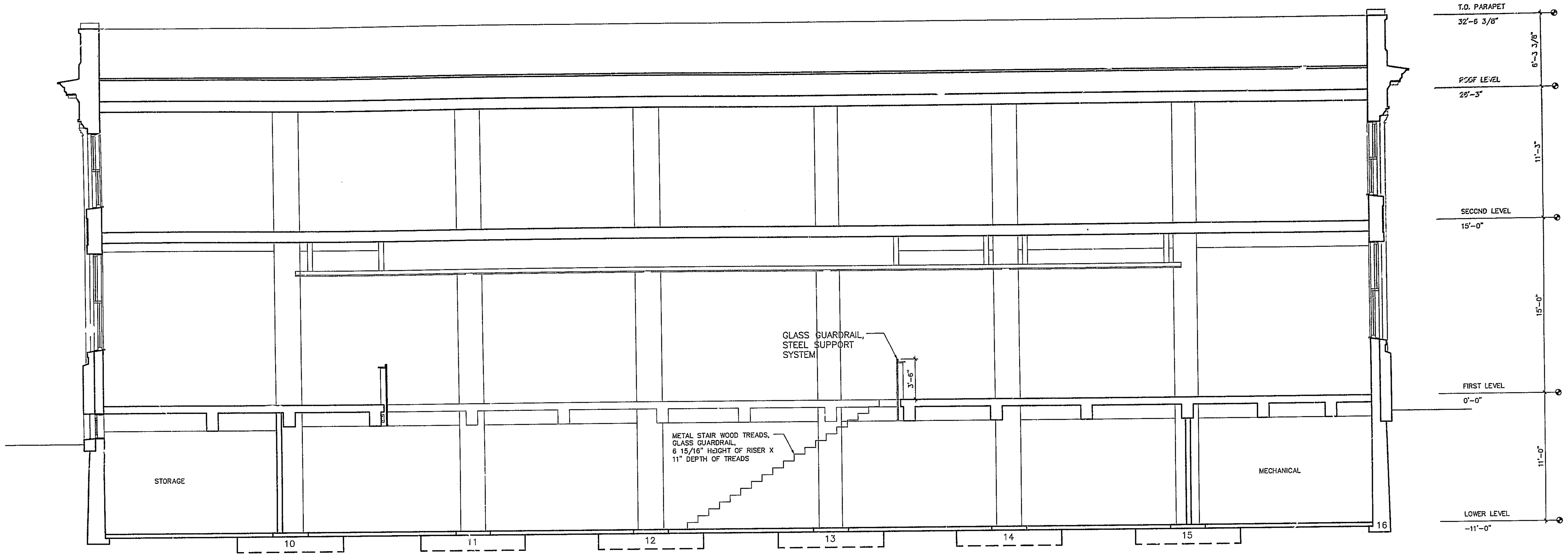
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

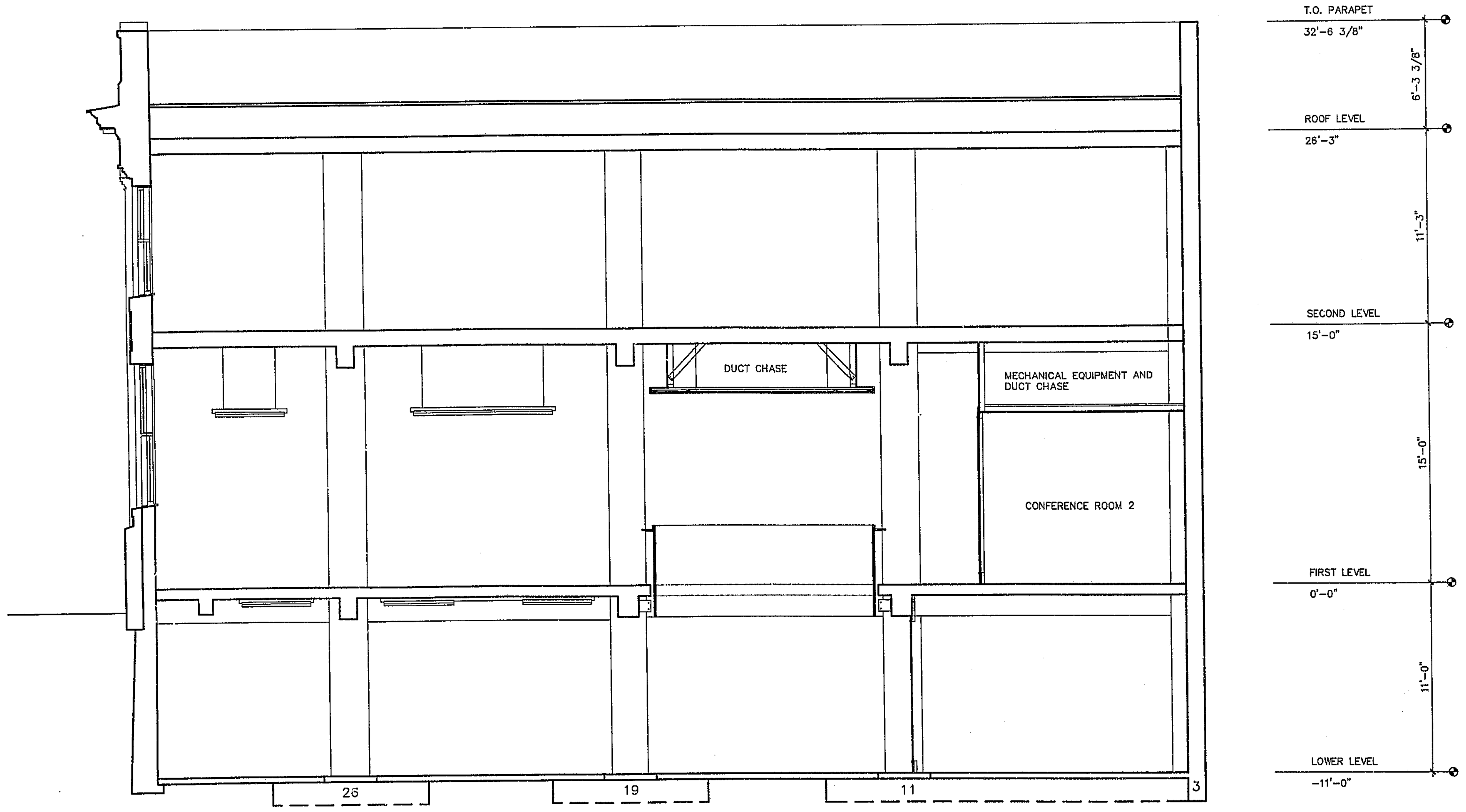
REGISTERED ARCHITECT · STATE OF OREGON · PORTLAND, OREGON

REVISIONS :		DRAWN BY :	
		JOB NO. :	0119
DATE :	8/03/2001		
SCALE :	1/4"= 1'-0"	DWG. NO.	A3A.1

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.



A/A4A.1 SECTION NORTH-SOUTH (LOOKING EAST)
1/4"=1'-0"



B/A4A.1 SECTION EAST-WEST (LOOKING NORTH)
1/4"=1'-0"

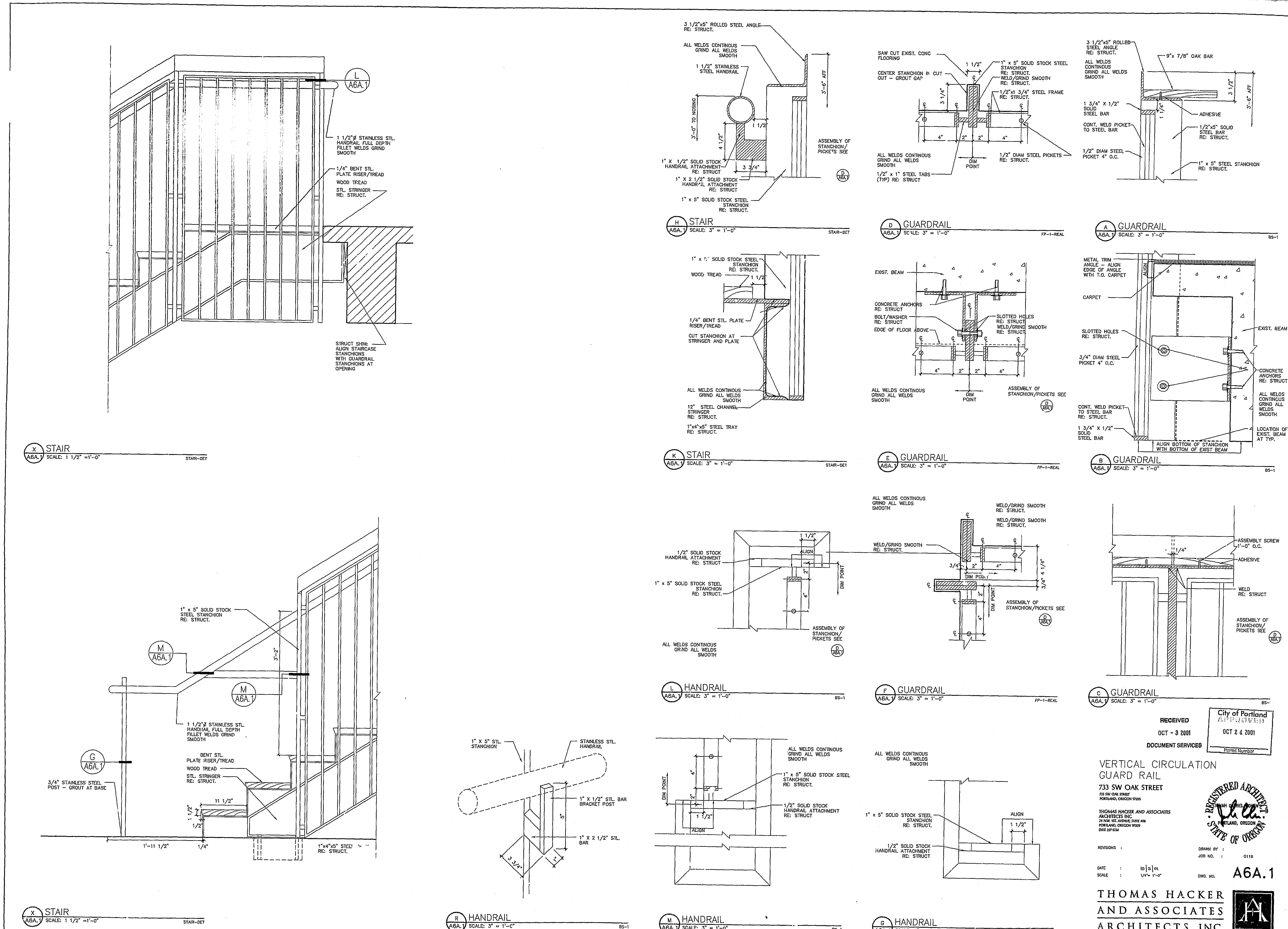
BUILDING SECTIONS

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4"= 1'-0"
DWG. NO. A4A.1

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.



X STAIR A6A.1 SCALE: 1 1/2" =1'-0" STAIR-DET
1 1/2"Ø STAINLESS STL. HANDRAIL FULL DEPTH FILLET WELDS GRIND SMOOTH
1/4" BENT STL. PLATE RISER/TREAD
WOOD TREAD
STL. STRINGER RE: STRUCT.
STRUCT SHIM: ALIGN STAIRCASE STANCHIONS WITH GUARDRAIL STANCHIONS AT OPENING
H STAIR A6A.1 SCALE: 3" = 1'-0" STAIR-DET
3 1/2"x5" ROLLED STEEL ANGLE RE: STRUCT.
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
1 1/2" STAINLESS STEEL HANDRAIL
1" X 1/2" SOLID STOCK HANDRAIL ATTACHMENT RE: STRUCT
1" X 2 1/2" SOLID STOCK HANDRAIL ATTACHMENT RE: STRUCT
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
ASSEMBLY OF STANCHION/ PICKETS SEE
3'-0" TO NOSING
3'-6" AFF
D GUARDRAIL A6A.1 SCALE: 3" = 1'-0" FP-1-REAL
SAW CUT EXIST. CONC FLOORING
CENTER STANCHION IN CUT OUT - GROUT GAP
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
WELD/GRIND SMOOTH RE: STRUCT.
1/2"x1 3/4" STEEL FRAME RE: STRUCT.
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
1/2" x 1" STEEL TABS (TYP) RE: STRUCT
1/2" DIAM STEEL PICKETS RE: STRUCT.
DIM POINT
A GUARDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
3 1/2"x5" ROLLED STEEL ANGLE RE: STRUCT.
9"x 7/8" OAK BAR
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
1 3/4" X 1/2" SOLID STEEL BAR
CONT. WELD PICKET TO STEEL BAR
ADHESIVE
1/2"x5" SOLID STEEL BAR RE: STRUCT.
1/2" DIAM STEEL PICKET 4" O.C.
1" x 5" STEEL STANCHION RE: STRUCT.
K STAIR A6A.1 SCALE: 3" = 1'-0" STAIR-DET
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
WOOD TREAD
1/4" BENT STL. PLATE RISER/TREAD
CUT STANCHION AT STRINGER AND PLATE
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
12" STEEL CHANNEL STRINGER RE: STRUCT.
1"x4"x5" STEEL TRAY RE: STRUCT.
E GUARDRAIL A6A.1 SCALE: 3" = 1'-0" FP-1-REAL
EXIST. BEAM
CONCRETE ANCHORS RE: STRUCT
BOLT/WASHER RE: STRUCT
EDGE OF FLOOR ABOVE
SLOTTED HOLES RE: STRUCT
WELD/GRIND SMOOTH RE: STRUCT.
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
ASSEMBLY OF STANCHION/PICKETS SEE
B GUARDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
METAL TRIM ANGLE - ALIGN EDGE OF ANGLE WITH T.O. CARPET
CARPET
SLOTTED HOLES RE: STRUCT.
3/4" DIAM STEEL PICKET 4" O.C.
EXIST. BEAM
CONCRETE ANCHORS RE: STRUCT
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
CONT. WELD PICKET TO STEEL BAR RE: STRUCT.
1 3/4" X 1/2" SOLID STEEL BAR
ALIGN BOTTOM OF STANCHION WITH BOTTOM OF EXIST BEAM
LOCATION OF EXIST. BEAM AT TYP.
L HANDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
1/2" SOLID STOCK HANDRAIL ATTACHMENT RE: STRUCT
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
ASSEMBLY OF STANCHION/ PICKETS SEE
F GUARDRAIL A6A.1 SCALE: 3" = 1'-0" FP-1-REAL
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
WELD/GRIND SMOOTH RE: STRUCT.
ASSEMBLY OF STANCHION/PICKETS SEE
C GUARDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
ASSEMBLY SCREW 1'-0" O.C.
ADHESIVE
WELD RE: STRUCT
ASSEMBLY OF STANCHION/ PICKETS SEE
X STAIR A6A.1 SCALE: 1 1/2" =1'-0" STAIR-DET
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
1 1/2"Ø STAINLESS STL. HANDRAIL FULL DEPTH FILLET WELDS GRIND SMOOTH
BENT STL. PLATE RISER/TREAD
WOOD TREAD
STL. STRINGER RE: STRUCT.
3/4" STAINLESS STEEL POST - GROUT AT BASE
1"x4"x5" STEEL RE: STRUCT.
B HANDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
1" X 5" STL. STANCHION
STAINLESS STL. HANDRAIL
1" X 1/2" STL. BAR BRACKET POST
1" X 2 1/2" STL. BAR
M HANDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
1/2" SOLID STOCK HANDRAIL ATTACHMENT RE: STRUCT
ALIGN
G HANDRAIL A6A.1 SCALE: 3" = 1'-0" BS-1
ALL WELDS CONTINOUS GRIND ALL WELDS SMOOTH
1" x 5" SOLID STOCK STEEL STANCHION RE: STRUCT.
1/2" SOLID STOCK HANDRAIL ATTACHMENT RE: STRUCT
ALIGN

VERTICAL CIRCULATION
GUARD RAIL

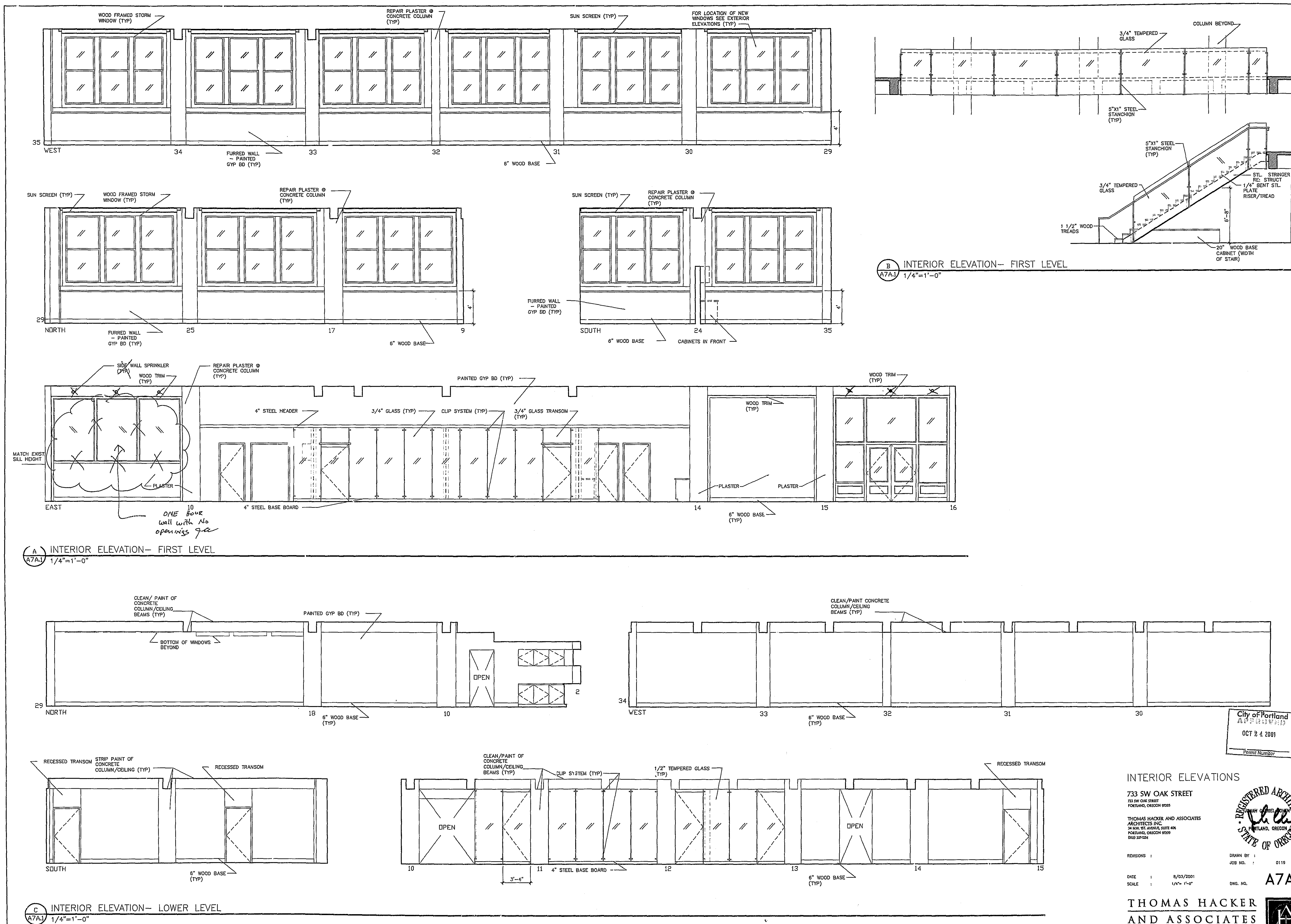
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
PORTLAND, OREGON
STATE OF OREGON

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 10|3|01
SCALE : 1/4" = 1'-0"
DWG. NO. A6A.1

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.



INTERIOR ELEVATIONS

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A7A.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

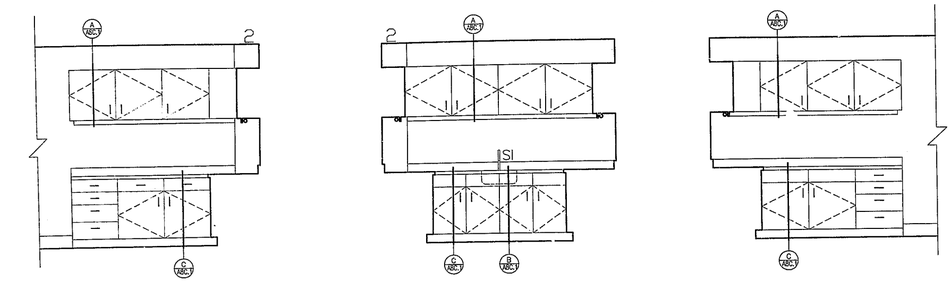
REGISTERED ARCHITECT — PORTLAND, OREGON — STATE OF OREGON

City of Portland APPROVED OCT 2 4 2001 Permit Number

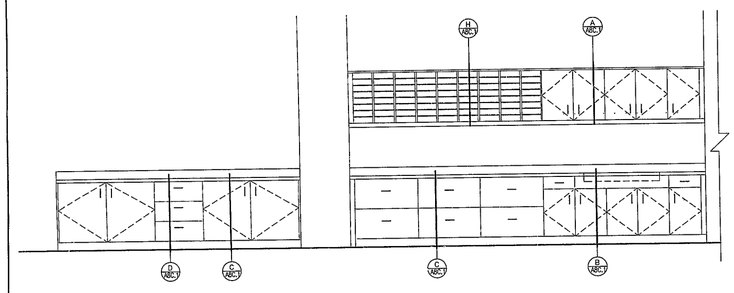
NOV 0 1 2001 MICROFILMED

OCT 2 9 2001 MICROFILMED

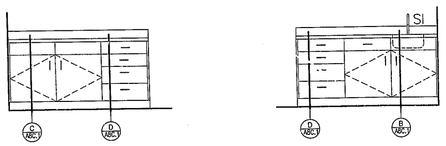
W 13



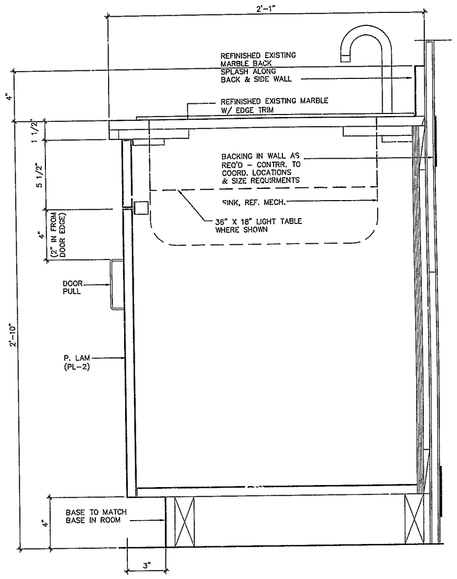
D ABC.1 KITCHEN – 103
1/2" = 1'-0"



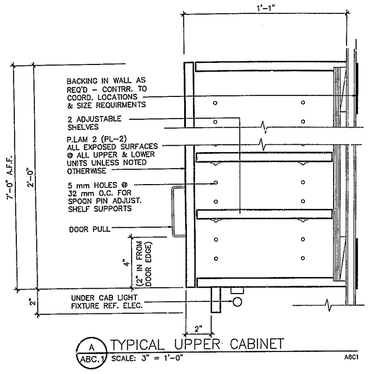
E ABC.1 MARKETING – 203
1/2" = 1'-0"



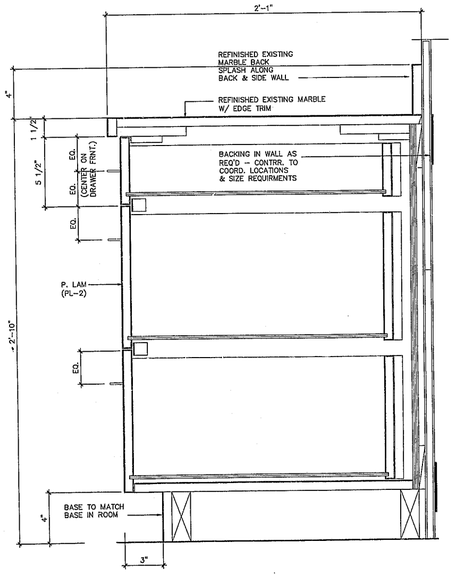
F ABC.1 PICK UP AREA/COFFEE – 202
1/2" = 1'-0"



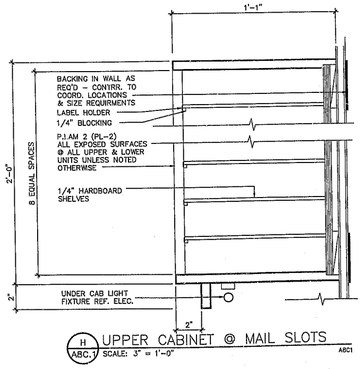
B ABC.1 TYPICAL LOWER CABINET
SCALE: 3" = 1'-0" ABC1



A ABC.1 TYPICAL UPPER CABINET
SCALE: 3" = 1'-0" ABC1

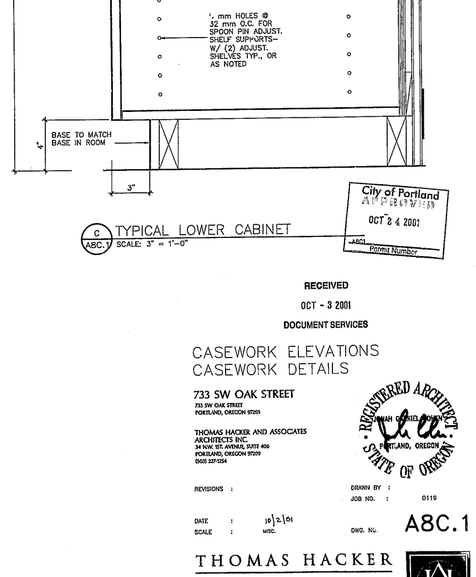


D ABC.1 TYPICAL LOWER CABINET
SCALE: 3" = 1'-0" ABC1



H ABC.1 UPPER CABINET @ MAIL SLOTS
SCALE: 3" = 1'-0" ABC1

D ABC.1 TYPICAL LOWER CABINET
SCALE: 3" = 1'-0" ABC1



C ABC.1 TYPICAL LOWER CABINET
SCALE: 3" = 1'-0" ABC1

City of Portland
APPROVED
OCT 24 2001
Permit Number

RECEIVED
OCT - 3 2001
DOCUMENT SERVICES

CASEWORK ELEVATIONS
CASEWORK DETAILS

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
STATE OF OREGON

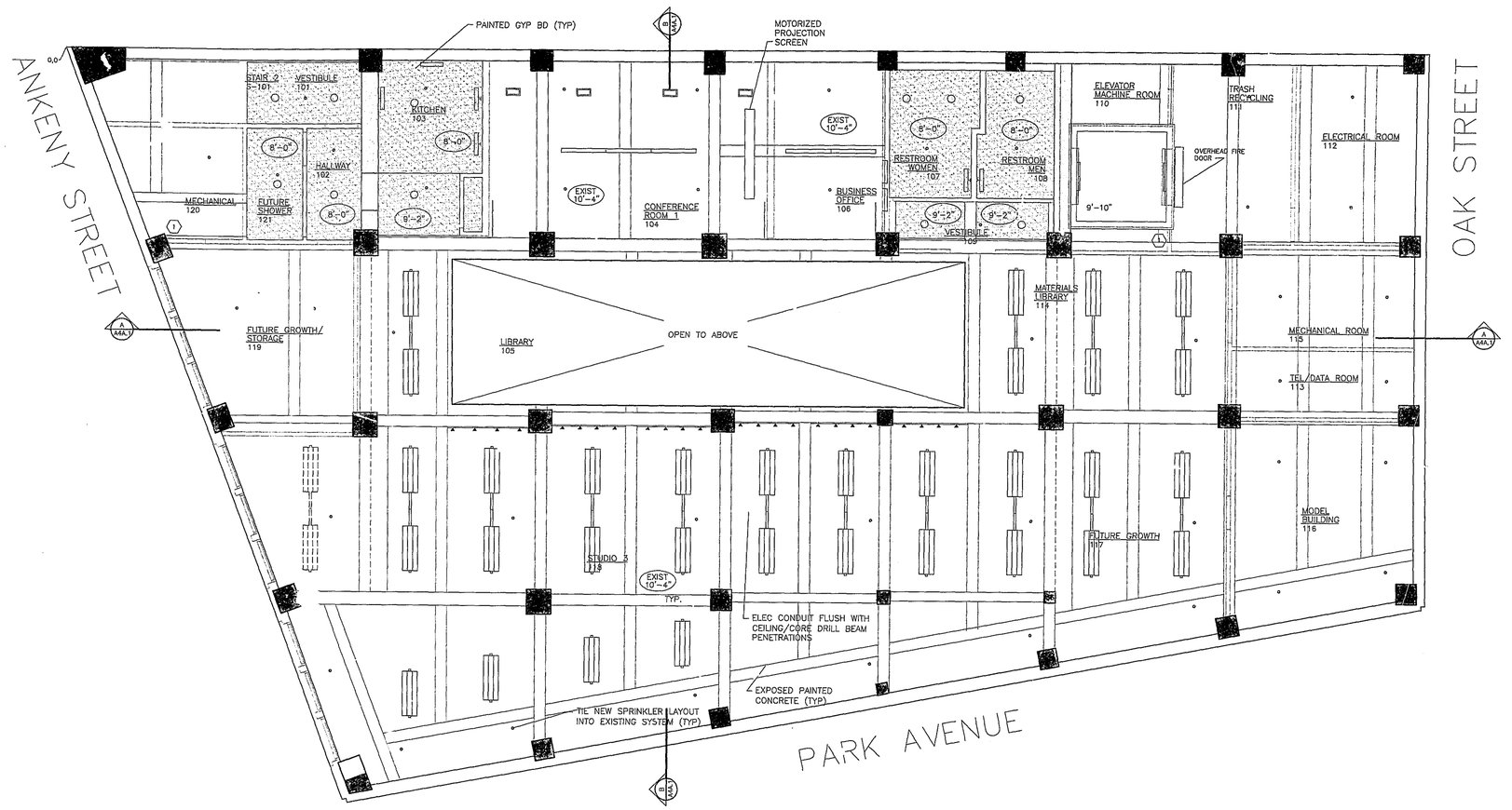
REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 10/2/01
SCALE : MISC.

DWG. NO. A8C.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A9A.1 REFLECTED CEILING PLAN – LOWER LEVEL
1/4"=1'-0"

CEILING PLAN–LEGEND

TAGS: 9'-0" CEILING HEIGHT ABOVE FINISH FLOOR; A505.1 DETAIL
MATERIALS: WALLS AND FINISH TO CEILING; GYPSUM BOARD CEILING
FIXTURES: HVAC DIFFUSER; RECESSED HVAC SLOT DIFFUSER; ACCESS PANEL
LIGHTING: LINEAR DIRECT FLUORESCENT FIXTURE LENGTH AS SHOWN ON ELECTRICAL DWGS.; RECESSED FIXTURES CENTER IN CEILING TILE UNLESS OTHERWISE NOTED; SURFACE MOUNTED LINEAR LOUVERED FLUORESCENT FIXTURE; PENDANT MOUNTED LINEAR LOUVERED FLUORESCENT FIXTURE; WALL-MOUNTED LUMINAIRE; WALL-MOUNTED LUMINAIRE; SURFACE MOUNTED LIGHTIN_ TRACK; SURFACE MOUNTED FIXTURES
SPRINKLER

KEYED SHEET NOTES
1 RUN SPRINKLER RISER LINES IN SHAFT OR MULLION

City of Portland
OCT 24 2001
Permit Number

REFLECTED CEILING PLAN – LOWER LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
BRIAN C. THOMAS
PORTLAND, OREGON
STATE OF OREGON

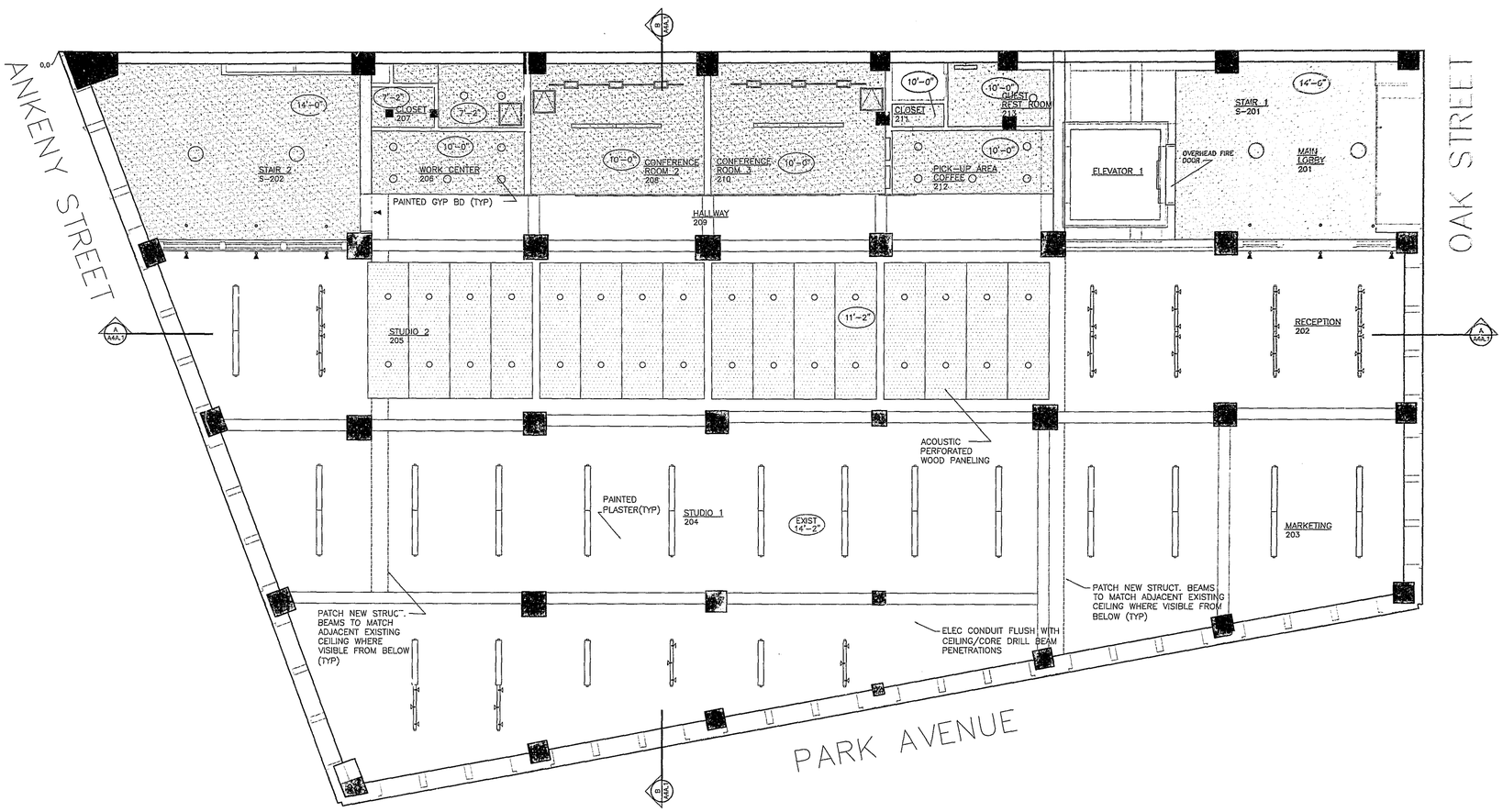
REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 8/02/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A9A.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A A9A.2 REFLECTED CEILING PLAN – FIRST LEVEL
1/4"=1'-0"

CEILING PLAN–LEGEND

TAGS	9'-0"	CEILING HEIGHT ABOVE FINISH FLOOR	LIGHTING		LINEAR DIRECT FLUORESCENT FIXTURE LENGTH AS SHOWN ON ELECTRICAL DWGS.
	1 A9A.1	DETAIL		○ ⊖	RECESSED FIXTURES CENTER IN CEILING TILE UNLESS OTHERWISE NOTED
MATERIALS		WALLS AND FINISH TO CEILING			SURFACE MOUNTED LINEAR FLOURESCENT FIXTURE WITH REFLECTOR
		GYPSUM BOARD CEILING			PENDANT MOUNTED LINEAR FLOURESCENT FIXTURE WITH REFLECTOR
FIXTURES		HVAC DIFFUSER			PENDANT MOUNTED LINEAR TRUNKING SYSTEM WITH THREE SPOTS
					WALL–MOUNTED LUMINAIRE
		RECESSED HVAC SLOT DIFFUSER			WALL–MOUNTED LUMINAIRE
		ACCESS PANEL			SURFACE MOUNTED LIGHTING TRACK
					SURFACE MOUNTED FIXTURES

o⊲ SPRINKLER

City of Portland
OCT 24 2001
PERMIT NUMBER

REFLECTED CEILING PLAN – FIRST LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PDX: , OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
JONAH GRIER BROWN
PORTLAND, OREGON
STATE OF OREGON

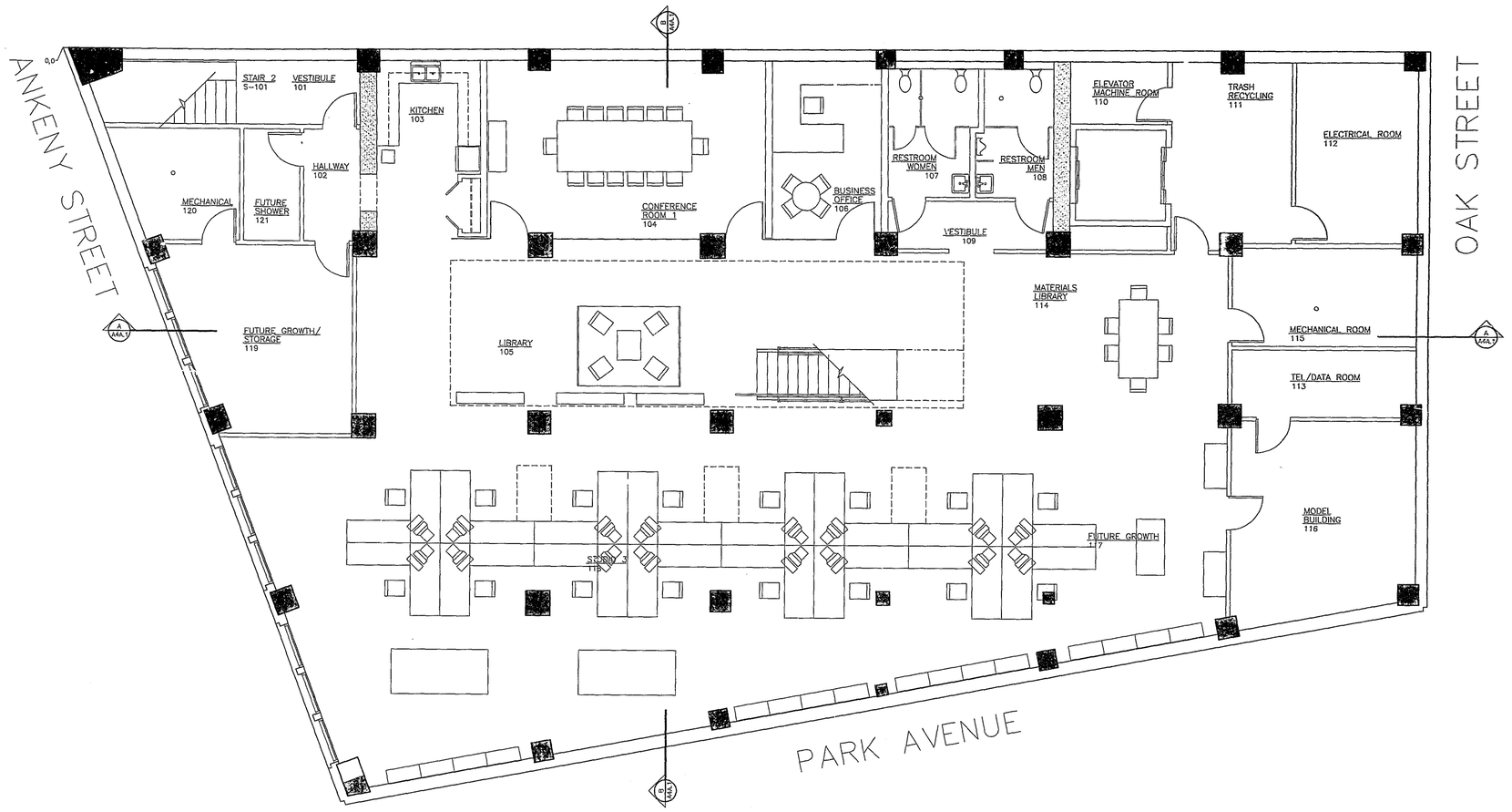
REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A9A.2

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.



A1/A1.1 PLAN – LOWER LEVEL
1/4" = 1' – 0"

FURNITURE PLAN – LOWER LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
HANNAH GRACE HACKER
PORTLAND, OREGON
STATE OF OREGON

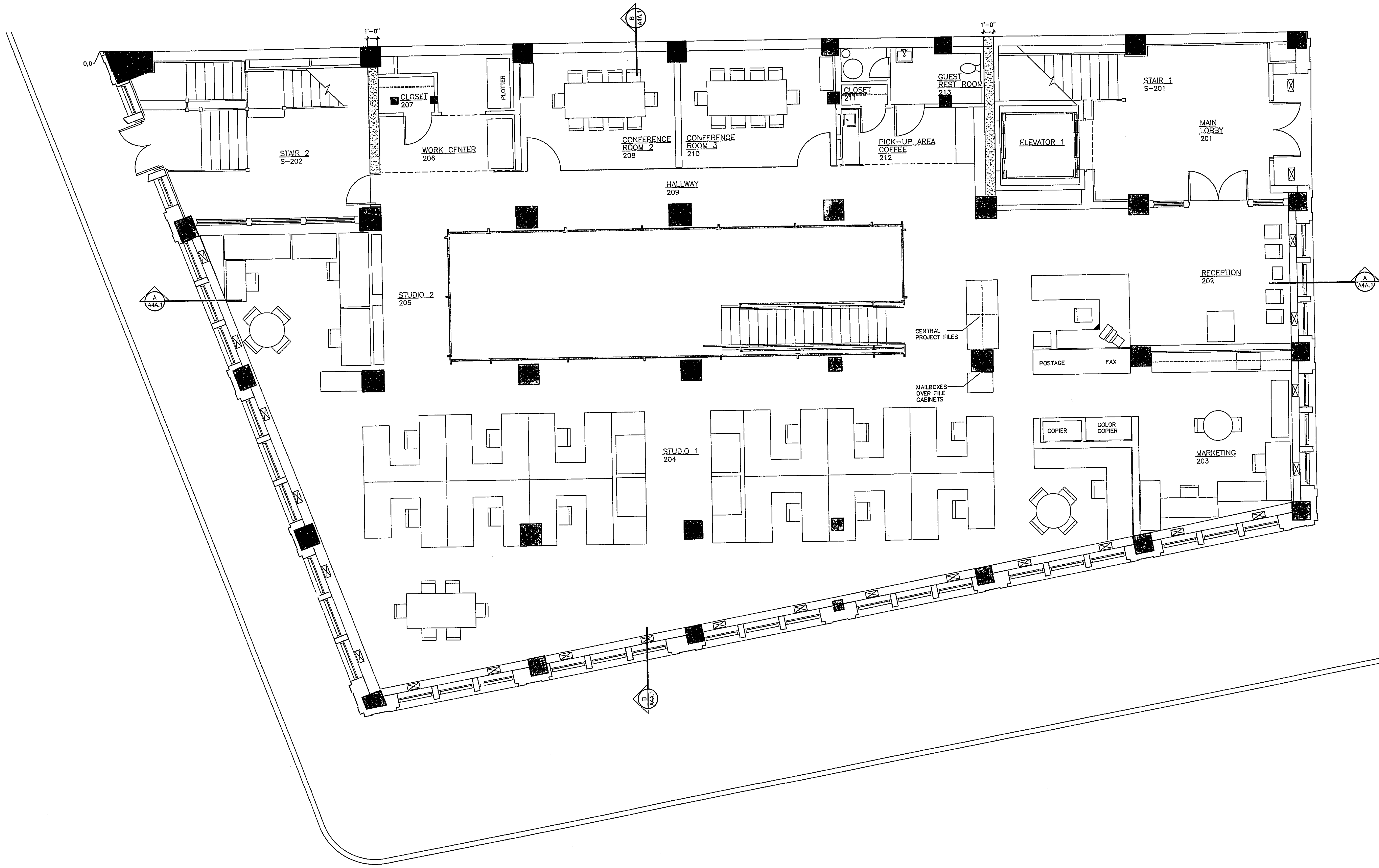
REVISIONS :

DRAWN BY :
JOB NO. : 0119

DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A10A.1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



A PLAN – FIRST LEVEL
A10A.2 1/4"=1'-0"

FURNITURE PLAN – FIRST LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REGISTERED ARCHITECT
PORTLAND, OREGON
STATE OF OREGON

REVISIONS :

DRAWN BY :
JOB NO. : 0119

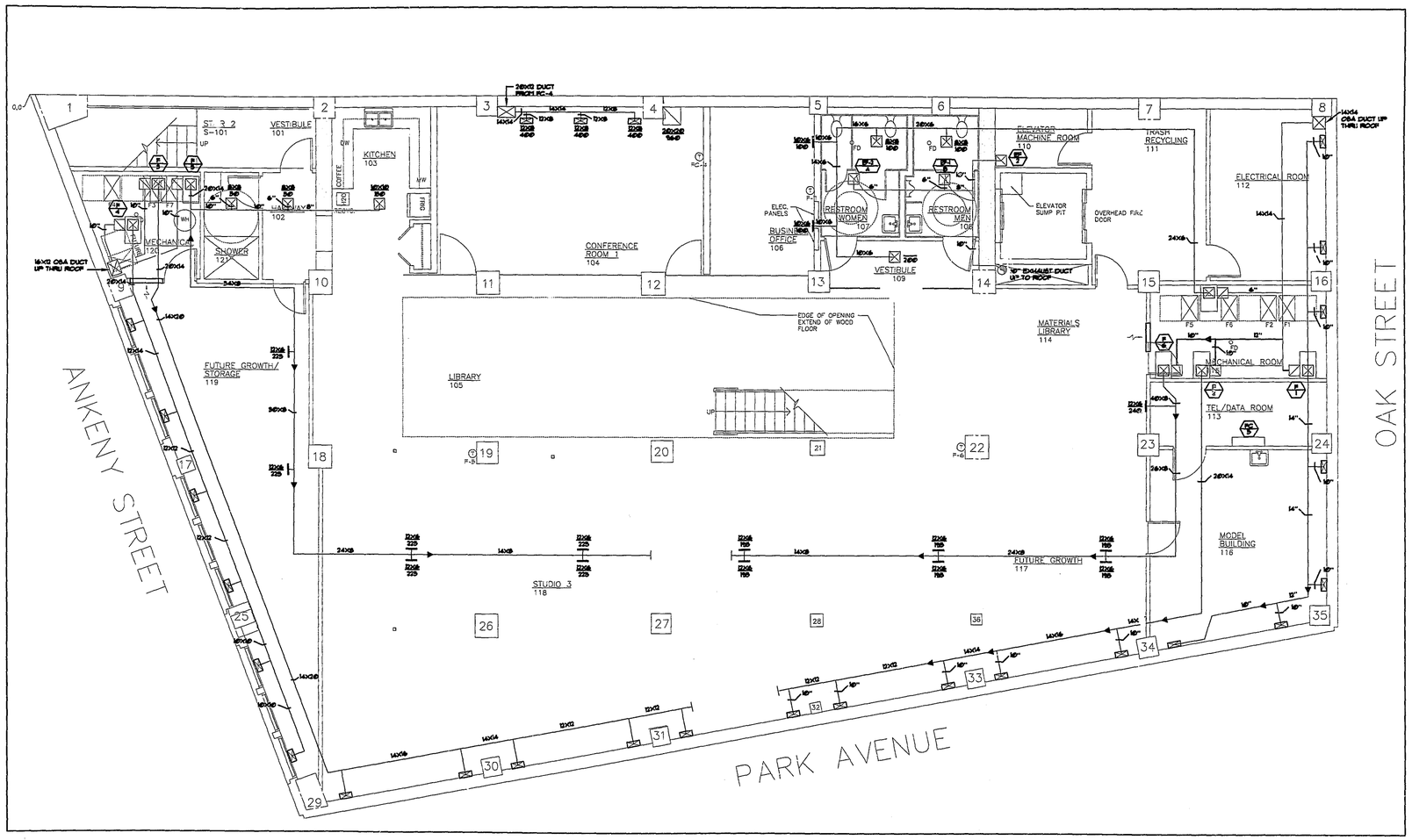
DATE : 8/03/2001
SCALE : 1/4"= 1'-0"

DWG. NO. A10A.2

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

W 13

American Heating, Inc.
1339 S.E. GIDEON STREET
PORTLAND, OREGON 97202-2418
TELEPHONE (503) 239-4600 FAX (503) 239-7038



1 / M1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

City of Portland
OCT 24 2001
Permit Number

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :

DRAWN BY :
JOB NO. : 0119

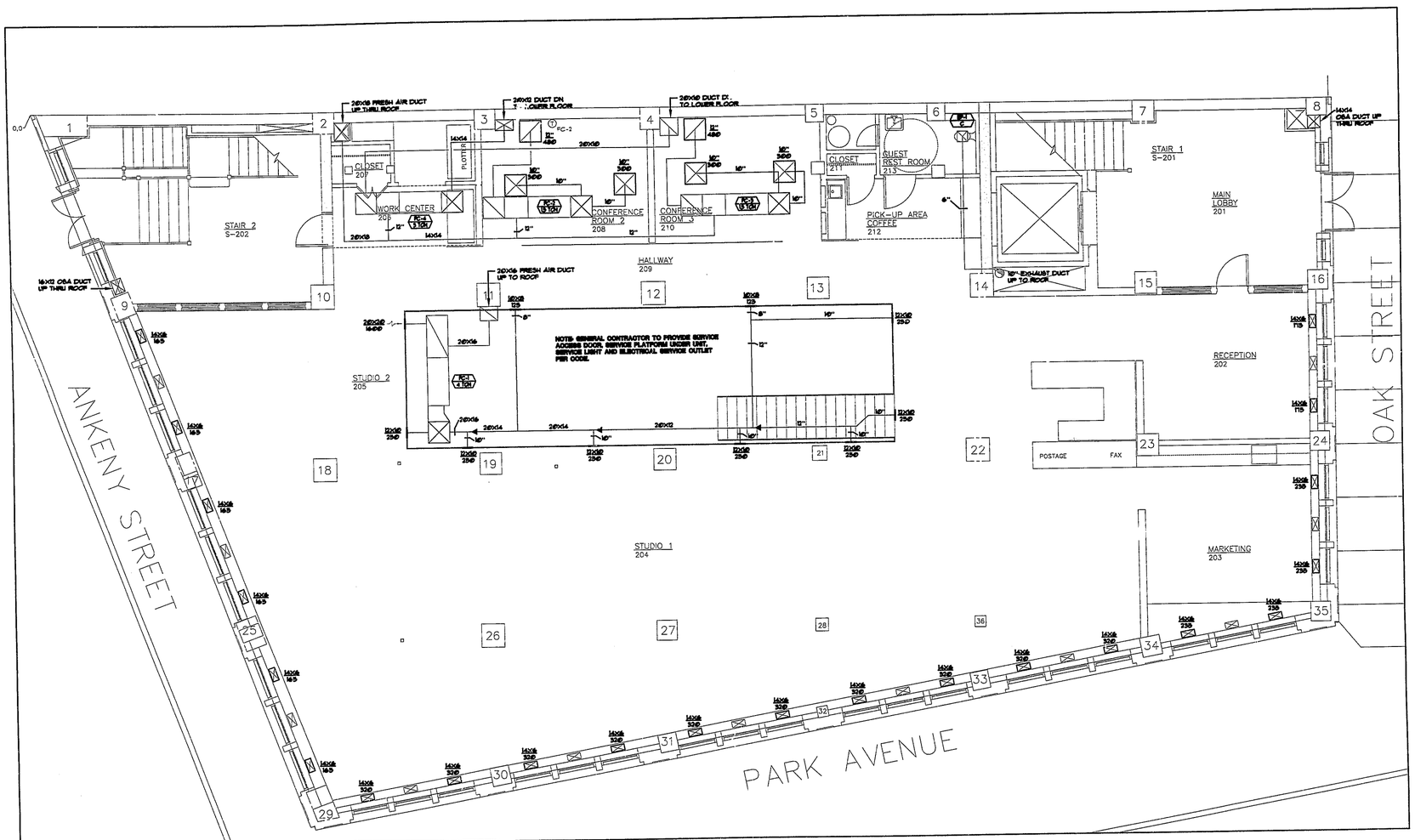
DATE : 8/03/2001
SCALE :

DWG. NO. M1

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

PERMIT SET

C:\Projects\VERN\Oak Street\Ml.dwg August 02 2001 11:10am By:Jess



1/M2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

American Heating, Inc.
1339 S.E. GIDEON STREET
PORTLAND, OREGON 97202-2418
TELEPHONE (503) 239-4600 FAX (503) 239-7038

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

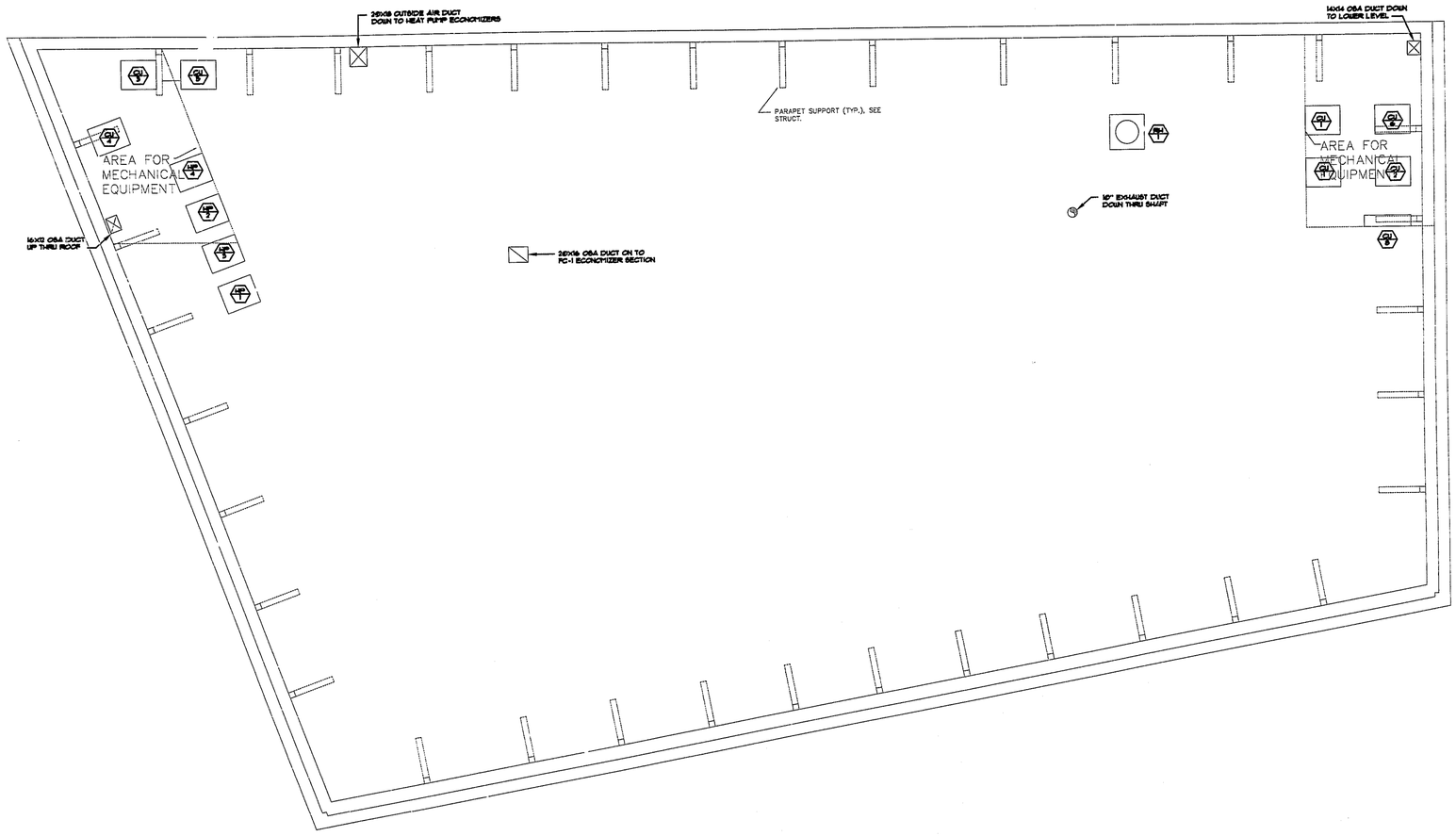
REVISIONS :

DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE :
DWG. NO. M2

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

PERMIT SET

American Heating, Inc.
1339 S.E. GIDEON STREET
PORTLAND, OREGON 97202-2418
TELEPHONE (503) 239-4600 FAX (503) 239-7038



1/M3 ROOF PLAN
SCALE: 1/4" = 1'-0"

W 13

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733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 405
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE :
DWG. NO. M3

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

PERMIT SET

EQUIPMENT SCHEDULE

F-1,2,3,5,6	CARRIER "58MXA080-16 NATURAL GAS FIRED FURNACE 1600 CFM @ .05" SP, ½ HP SUPPLY FAN MOTOR NATURAL GAS INPUT = 80,000 BTUH, OUTPUT = 75,000 BTUH VOLTAGE = 120V-1φ-60CY FULL LOAD AMPS = 7.3 AMPS UNIT WEIGHT = 170 LBS. ACCESSORIES: CONCENTRIC VENT KITS, CKAXA048 DX COOLING COILS, HONEYWELL "T-7300 PROGRAMMABLE THERMOSTATS.
F-4	CARRIER "58MXA060-12 NATURAL GAS FIRED FURNACE 1200 CFM @ .05" SP, 1/3 HP SUPPLY FAN MOTOR NATURAL GAS INPUT = 60,000 BTUH, OUTPUT = 56,000 BTUH VOLTAGE = 120V-1φ-60CY FULL LOAD AMPS = 5.8 AMPS UNIT WEIGHT = 163 LBS. ACCESSORIES: CONCENTRIC VENT KIT, CKBAXA036 DX COOLING COIL, HONEYWELL "T-7300 PROGRAMMABLE THERMOSTAT.
F-7	CARRIER "58MXA060-08 NATURAL GAS FIRED FURNACE 600 CFM @ .05" SP, 1/3 HP SUPPLY FAN MOTOR NATURAL GAS INPUT = 60,000 BTUH, OUTPUT = 56,000 BTUH VOLTAGE = 120V-1φ-60CY FULL LOAD AMPS = 4.9 UNIT WEIGHT = 156 LBS ACCESSORIES: CONCETRIC VENT KIT, CKBAXA019 DX COOLING COIL. HONEYWELL "T-7300 PROGRAMMABLE THERMOSTAT
FC-1	CARRIER "FB4ANF060 HEAT PUMP FAN COIL 2000 CFM @ .05" SP, ¾ HP SUPPLY FAN MOTOR 10.0 KW ELECTRIC HEATER MCA = 58.5 AMPS UNIT WEIGHT = 175 LBS ACCESSORIES: SECONDARY DRAIN PAN, HONEYWELL "T-7300 PROGRAMMABLE THERMOSTAT, ECONOMIZER SECTION
FC-2,3	CARRIER "FB4ANF018 HEAT PUMP FAN COILS 600 CFM @ .05" SP, 1/5 HP SUPPLY FAN MOTOR 5KW ELECTRIC HEATER MCA = 28.4 AMPS UNIT WEIGHT = 96 LBS ACCESSORIES:ECONOMIZER SECTION, SECONDARY DRAIN PAN, HONEYWELL "T-7300 PROGRAMMABLE THERMOSTAT
FC-4	CARRIER "FB4ANF036 HEAT PUMP FAN COILS 1200 CFM @ .05" SP, 1/3 HP SUPPLY FAN MOTOR 5KW ELECTRIC HEATER MCA = 28.4 AMPS UNIT WEIGHT = 127 LBS ACCESSORIES:ECONOMIZER SECTION, SECONDARY DRAIN PAN, HONEYWELL "T-7300 PROGRAMMABLE THERMOSTAT
FC-5	EMI "WHP-012 COMPUTER ROOM SIDEWALL MOUNTED FAN COIL 310 CFM @ 0" SP VOLTAGE = 208-1φ-60CY MIN AMPS = .43 LIQUID LINE = 1/4", SUCTION = 1/2" ACCESSORIES: WATERWAY CONDENSATE PUMP
CU-1,2,3,5,6	CARRIER "38TKB048 4-TON AIR COOLED CONDENSING UNITS 48,000 BTUH @ ARI CONDITIONS VOLTAGE = 240V-1φ-60CY MCA = 31.0 AMPS UNIT WEIGHT = 241 LBS ACCESSORIES: KSAHS1601AAA START ASSIST, REFRIGERANT LINE SET
CU-4	CARRIER "38TKB036 3-TON AIR COOLED CONDENSING UNIT 36,000 BTUH @ ARI CONDITIONS VOLTAGE = 240V-1φ-60CY MCA =19.9 AMPS UNIT WEIGHT = 155 LBS ACCESSORIES: KSAHS1001AAA START ASSIST, REFRIGERANT LINE SET
CU-7	CARRIER "38TKB018 1½-TON AIR COOLED CONDENSING UNIT 18,000 BTUH @ ARI CONDITIONS VOLTAGE: 240V-1φ-60CY MCA = 11.3 AMPS
CU-8	EMI "SCC012 1-TON AIR COOLED COMPUTER ROOM AIR CONDITIONER 12,000 BTUH @/ARI CONDIONS VOLTAGE = 240V-1φ-60CY MCA = 7.0 AMPS UNIT WEIGHT = 90 LBS LIQUID LINE = 1/4", SUCTION = 1/2" ACCESSORIES: 550-565 START ASSIST, 550-381 ION AMBIENT CONTROL, REFRIGERANT LINE SET
HP-1	CARRIER "38YKC048 4-TON HEAT PUMP CONDENSING UNIT 48,000 BTUH @ ARI CONDITIONS VOLTAGE = 240V-1φ-60CY MCA=37.3 AMPS UNIT WEIGHT = 268 LBS ACCESSORIES: KSAHS1601AAA START ASSIST, REFRIGERANT LINE SET
HP-2,3	CARRIER "38YKC018 1½-TON HEAT PUMP CONDENSING UNIT 18,000 BTUH @ ARI CONDITIONS VOLTAGE = 240V-1φ-60CY MCA = 13.5 AMPS UNIT WEIGHT = 139 LBS ACCESSORIES: KSAHS1001AAA START ASSIST, REFRIGERATE LINE SET
HP-4	CARRIER "38 YKC036 3-TON HEAT PUMP CONDENSING UNIT 36,000 BTUH @ ARI CONDITIONS VOLTAGE = 240V-1φ-60CY MCA = 21.7 AMPS UNIT WEIGHT = 215 LBS ACCESSORIES: KSAHS1301AAA START ASSIST, REFRIGERANT LINE SET
EF-1 A THRU C	BROAN "L-100 LO-SONE CEILING EXHAUST FANS 100 CFM @ .01" SP VOLTAGE = 120V-1φ-60CY 1.8 AMPS NOTE: ELECTRICAL CONTRACTOR TO WIRE WITH LIGHT SWITCH
EF-2	BROAN "L-200 LO-SONE CEILING EXHAUST FAN 200 CFM @ .01" SP VOLTAGE = 120V-1φ-60CY 2.6 AMPS ACCESSORIES: PENN A-19BBC-2 LINE VOLTAGE THERMOSTAT
RH-1	LOREN COOK "PR-24 ELEVATOR RELIEF HOOD UNIT WEIGHT = 110 LBS ACCESSORIES: RCG 34-55H ROOF CURB, BIRD SCREEN

LEGEND

CD	CEILING DIFFUSER - T-BAR
CD-1	CEILING DIFFUSER - SURFACE MOUNT
CRG	CEILING RETURN GRILLE - T-BAR
CRG-1	CEILING RETURN GRILLE - SURFACE MOUNT
CEG	CEILING EXHAUST GRILLE - T-BAR
CEG-1	CEILING EXHAUST GRILLE - SURFACE MOUNT
SWS	SIDE WALL SUPPLY
SWR	SIDE WALL RETURN
SD	SLOT DIFFUSER - T-BAR
SD-1	SLOT DIFFUSER - SURFACE MOUNT
FG	FLOOR SUPPLY GRILLE
FRG	FLOOR RETURN GRILLE
TOD	TOP OF DUCT
BOD	BOTTOM OF DUCT
S/A	SUPPLY AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
VTR	VENT THROUGH ROOF
TJS	THROUGH JOIST SPACE
⊠ ⊠	SUPPLY DUCT/DIFFUSER GRILLE
◪ ◪	RETURN DUCT/DIFFUSER GRILLE
◩ ◩	EXHAUST DUCT/DIFFUSER GRILLE
SIZE / CFM	DIFFUSER & GRILLE CALL OUT
CALL OUT	EQUIPMENT CALL OUT
	CONNECT TO EXISTING
SD	SMOKE DETECTOR
E	EXISTING TO REMAIN
R	RELOCATE
X	REMOVE
N	NEW
	FIRE DAMPER - FD
	FIRE SMOKE DAMPER - FSD
	VOLUME CONTROL DAMPER - VD
T	THERMOSTAT
S	SENSOR
—G—	GAS PIPING
	DUCT WITH LINER
SD	SMOKE DAMPER
———	NEW LINE TYPE - TYPICAL
———	EXISTING LINE TYPE - TYPICAL
- - - -	DEMO LINE TYPE - TYPICAL

American Heating, Inc.
1339 S.E. GIDEON STREET
PORTLAND, OREGON 97202-2418
TELEPHONE (503) 239-4600 FAX (503) 239-7038

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

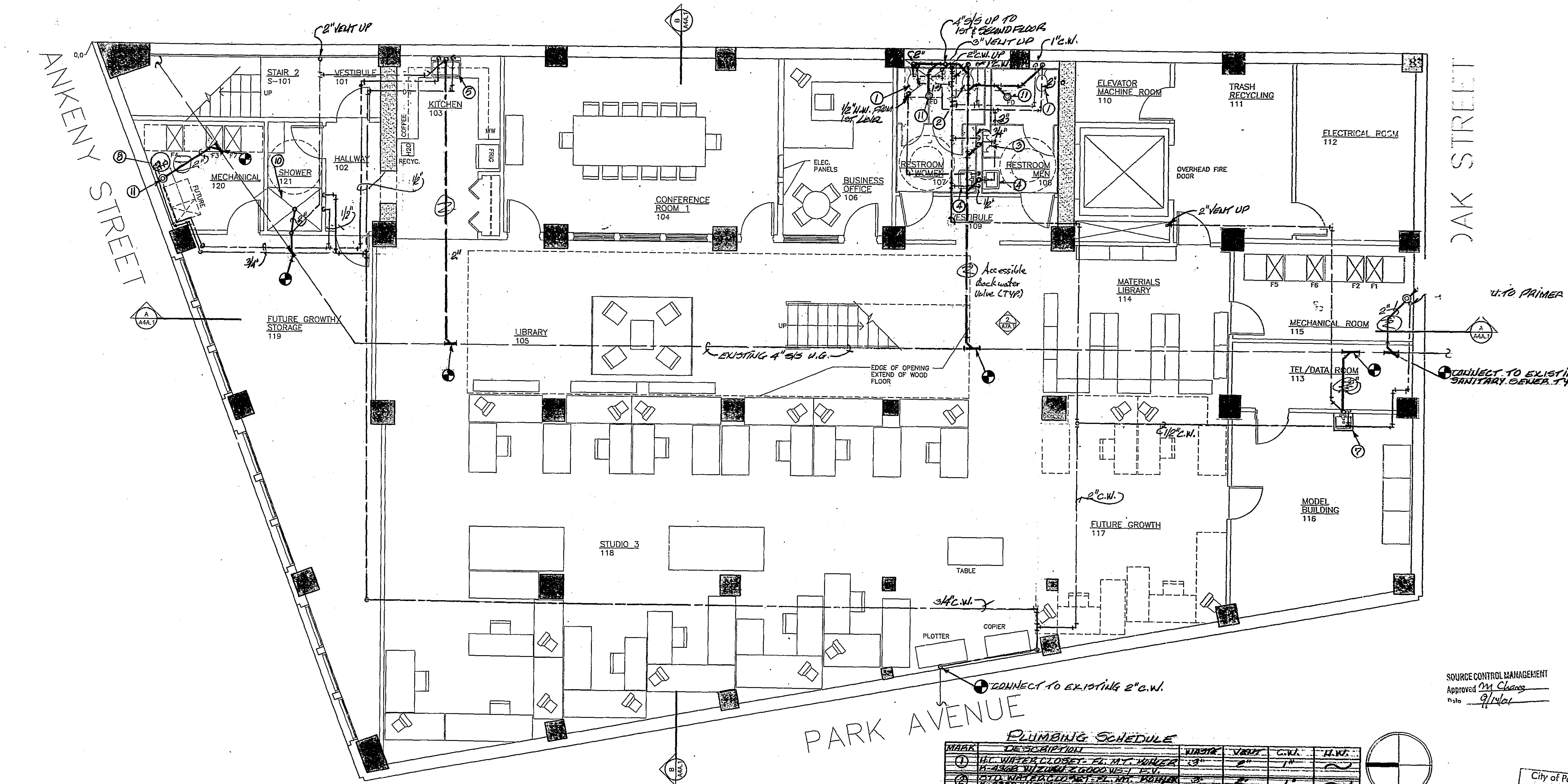
THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OR 97209
(503) 227-1254

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 8/03/2001
SCALE :
DWG. NO. M4

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

PERMIT SET

C:\Projects\KEN\Oak Street\M4.dwg August 02 2001 11:45am By: Jess



Water Closet Bowls Shall Be Elongated Bowls Equipped with Open-Front Seats.

This drawing has been approved. It reflects any redlines and/or changes that are required by the Plumbing Section, City of Portland.
Date: 10-4-01
Per: PLM
by Jeffery 10-24-01

'Plumbing materials shall be installed as per the Oregon State Plumbing Specialty Code, and the Oregon State Structural Specialty Code.'

INSTALL PLUMBING PRODUCTS APPROVED BY THE STATE PLUMBING BOARD OR APPROVED LISTING AGENCY.

Separate Plumbing Permits And Plumbing Inspections Are Required For All The Plumbing Installed On Private Property As Per This Plan.

PLAN - LOWER LEVEL
1/4" = 1' - 0"

PLUMBING SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.
1	H.C. WATER CLOSET - FL. MT. KOHLER K-4368 W/ ZURN Z-6000 WS-1 F.V.	3"	2"	1"	~
2	STD. WATER CLOSET - FL. MT. KOHLER K-4350 W/ ZURN Z-6000 WS-1 F.V.	3"	2"	1"	~
3	URINAL - WALL HUNG - KOHLER K-5016-T W/ ZURN Z-6003 WS-1 F.V.	2"	2"	3/4"	~
4	LAVATORY - WALL HUNG - KOHLER K-2005-4 W/ SYMMONS S-20-2	2"	2"	1/2"	1/2"
5	SINK - 33X22 S/S W/ SYMMONS TS-23-1PS FAUCET	2"	2"	1/2"	1/2"
6	SINK - 25X22 S/S W/ SYMMONS TS-23-1PS FAUCET	2"	2"	1/2"	1/2"
7	LAUNDRY TRAY - MUSTEE 17F W/ DELTA 2123 FAUCET	2"	2"	1/2"	~
8	WATER HEATER - 50 GALLON ELECTRIC W/ EXPANSION TANK	~	~	3/4"	3/4"
9	WATER HEATER - 6 GALLON ELECTRIC	~	~	3/4"	3/4"
10	SHOWER - HANDI-CAP FIBERFAB #C60	2"	2"	1/2"	1/2"
11	FLOOR DRAIN - PRIME PER CODE	2"	2"	~	~

GENERAL NOTES:
1. ALL PLUMBING TO BE PER UPC & OREGON SPECIALTY CODES.
2. CLEANOUTS NOT SHOWN FOR CLARITY TO BE FIELD LOCATED PER CODE.
3. ALL A/G WASTE & VENT TO BE CAST IRON NO HUB.

SOURCE CONTROL MANAGEMENT
Approved M Chang
Date 9/14/01

City of Portland
OCT 2 4 2001
Permit Number

LOWER LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

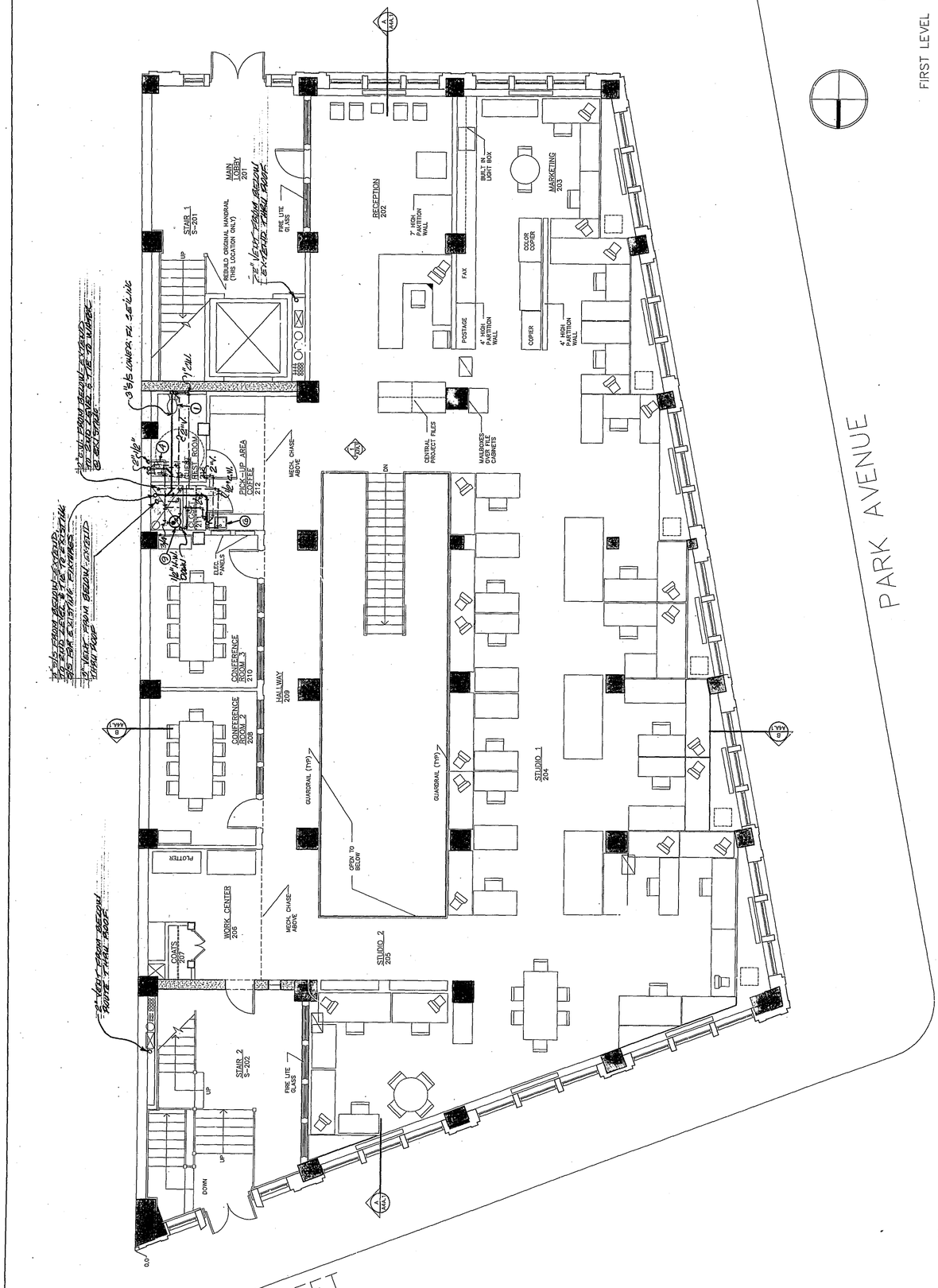
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209

WESTERN PLUMBING
9460 SW Tigard Ave., Suite 101
Tigard, OR 97223

REVISIONS :
DRAWN BY : SULMAN
JOB NO. : 0119
DATE : 7/9/2001
SCALE : 1/4" = 1'-0"
DWG. NO. P.1

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

W 13



PLAN – FIRST LEVEL
1/4"=1'-0"

City of Portland
APPROVED
OCT 2 4 2001
Permit Number

FIRST LEVEL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

WESTERN PLUMBING
9460 SW Tigard Ave., Suite 101
Tigard, OR 97223

REVISIONS :

DRAWN BY : SULMAN
JOB NO. : 0119

DATE : 7/9/2001
SCALE : 1/4"= 1'-0"

DWG. NO. P.2

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

W 13

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION, BRAND & CATALOG NUMBER	LAMPS REQUIRED
A	SURFACE MOUNTED, 2-LAMP, 4-FOOT, FLUORESCENT DIRECT/INDIRECT INDUSTRIAL FIXTURE, WHITE METAL PERFORATED REFLECTOR AND PERFORATED REFRACTOR, MOUNTED ON FOUR FOOT SECTION OF TRUNKING SYSTEM, MATTE WHITE FINISH, WITH ONE, TWO LAMP, ELECTRONIC T8, HIGH OUTPUT, 277 VOLT BALLAST, AND TWO, 32 WATT, OCTRON T8, 3000 KELVIN, 85 CRI, ECOLOGICAL LAMPS. (78) INPUT WATTS PER FIXTURE (.65) AMPS AT 120 VOLTS ZUMTOBEL # ZX-RC-AP-N2/32-OSISP-4'-120V	2 - F032/830/XP/ECO
AE	SAME AS TYPE 'A' EXCEPT EQUIPPED WITH FACTORY INSTALLED 1400 LUMEN EMERGENCY BATTERY PACK OPTION FOR 90 MINUTE EMERGENCY EGRESS LIGHTING. (78) INPUT WATTS PER FIXTURE (.65) AMPS AT 120 VOLTS ZUMTOBEL # ZX-RC-AP-N2/32-OSISP-4'-120V-EL14	2 - F032/830/XP/ECO
B4	PENDANT MOUNTED, 2-LAMP, 4-FOOT, FLUORESCENT DIRECT/INDIRECT LINEAR FIXTURE, WHITE PERFORATED REFRACTOR PANEL WITH OPAL INLAY BASKET, MATTE WHITE FINISH, MOUNTED ON FOUR FOOT SECTION OF TRUNKING SYSTEM, SUSPENDED WITH 48" ADJUSTABLE AIRCRAFT CABLE WITH ONE, TWO LAMP, ELECTRONIC T8, HIGH OUTPUT 120 VOLT BALLAST, AND TWO, 32 WATT, OCTRON T8, 3000 KELVIN, 85 CRI ECOLOGICAL LAMPS. (78) INPUT WATTS PER FIXTURE (.65) AMPS AT 120 VOLTS ZUMTOBEL # ZX-RC-WOR-N2/32-OSISP-4'-120V-C48"	2 - F032/830/XP/ECO
B8	PENDANT MOUNTED, 4-LAMP, 8-FOOT, FLUORESCENT DIRECT/INDIRECT LINEAR FIXTURE, WHITE PERFORATED REFRACTOR PANEL WITH OPAL INLAY BASKET, MATTE WHITE FINISH, MOUNTED ON TWELVE FOOT SECTION OF TRUNKING SYSTEM, SUSPENDED WITH 48" ADJUSTABLE AIRCRAFT CABLE WITH TWO, TWO LAMP, ELECTRONIC T8, HIGH OUTPUT 120 VOLT BALLAST, AND FOUR, 32 WATT, OCTRON T8, 3000 KELVIN, 85 CRI ECOLOGICAL LAMPS. (156) INPUT WATTS PER FIXTURE (1.31) AMPS AT 120 VOLTS ZUMTOBEL # (2)ZX-RC-WOR-N2/32-OSISP-8'-120V-C48"	4 - F032/830/XP/ECO
B8E	SAME AS TYPE 'B8' EXCEPT EQUIPPED WITH FACTORY INSTALLED 1400 LUMEN EMERGENCY BATTERY PACK OPTION FOR 90 MINUTE EMERGENCY EGRESS LIGHTING. (156) INPUT WATTS PER FIXTURE (1.31) AMPS AT 120 VOLTS ZUMTOBEL #(2)ZX-RC-WOR-N2/32-OSISP-8'-120V-C48"-EL14	4 - F032/830/XP/ECO
CE	PENDANT MOUNTED, 2-LAMP, 42 WATT, DIRECT, 1-LAMP, 42 WATT, INDIRECT, COMPACT FLUORESCENT LOWBAY FIXTURE, 13" DIAMETER, MATTE WHITE HOUSING, 120 VOLT ELECTRONIC BALLASTS, ASPECT SERIES EMERGENCY CANOPY FOR 90 MINUTE EMERGENCY EGRESS OPERATION, AND TRIPLE TUBE, 2700 KELVIN, 82 CRI LAMPS. (123) INPUT WATTS PER FIXTURE (1.03) AMPS AT 120 VOLTS DELRAY # 7702-2/42-1/42-120V-EM	3 - CF42DT/E/IN/827
D	RECESSED, 1-HORIZONTAL LAMP, 26 WATT, COMPACT FLUORESCENT DOWNLIGHT FIXTURE, 6" APERATURE, MATTE PEWTER ALZAK REFLECTOR, 120 VOLT ELECTRONIC BALLAST AND TRIPLE TUBE, 2700 KELVIN, 82 CRI LAMP. (25) INPUT WATTS PER FIXTURE (.21) AMPS AT 120 VOLTS ZUMTOBEL # 5SD6113-120V-6113R-MP	1 - CF26DT/E/IN/827
DE	SAME AS TYPE 'D' EXCEPT EQUIPPED WITH EMERGENCY BATTERY PACK OPTION FOR 90 MINUTE EMERGENCY EGRESS OPERATION. (25) INPUT WATTS PER FIXTURE (.21) AMPS AT 120 VOLTS ZUMTOBEL # 5SD6113-120V-6113R-MP-E1	1 - CF26DT/E/IN/827
E	SURFACE, UNIVERSAL MOUNT, LED EMERGENCY EXIT SIGN FIXTURE, WHITE POLYCARBONATE HOUSING, 120 VOLT OPERATION WITH RED LEDS AND ARROWS AS REQUIRED. (.74) INPUT WATTS PER FIXTURE (.04) AMPS AT 120 VOLTS LITHONIA # LQMSW-3R-120V-EL-N	RED LEDS
F8-N	PENDANT MOUNTED, 2-LAMP, 8-FOOT FLUORESCENT DIRECT/INDIRECT FIXTURE, MATTE WHITE HOUSING, PERFORATED METAL REFLECTOR, MATTE SILVER ALUMINUM PARABOLIC LOUVER, WITH ONE, TWO LAMP, ELECTRONIC T8, 120 VOLT BALLAST, AND TWO, 32 WATT, OCTRON T8, 3000 KELVIN, 85 CRI LAMPS. (114) INPUT WATTS PER FIXTURE (.96) AMPS AT 120 VOLTS ZUMTOBEL # ID-VM-2/32-8'-i-120V-30-SVP	2 - F032/830/XP/ECO
F8-R	SAME AS TYPE 'F8-N' EXCEPT EXISTING FIXTURE TO BE RE-LOCATED AN RE-USED.	
F12-R	SAME AS TYPE 'F8-R' EXCEPT 12-FOOT FIXTURE	
G	SURFACE, 1-LAMP, 40 WATT, BIAX FLUORESCENT WALL MOUNTED VANITY LIGHT FIXTURE, WHITE OPAL ACRYLIC DOUBLE DIFFUSE LENS, BRUSHED ALUMINUM FINISH, 120 VOLT ELECTRONIC BALLAST AND BIAX T5, 2700 KELVIN, 82 CRI LAMP. (39) INPUT WATTS PER FIXTURE (.33) AMPS AT 120 VOLTS VISA # CB6112-1F40-BA-120V	1 - FT40DL/827/RS
H	RECESSED, 1-LAMP, 42 WATT, COMPACT FLUORESCENT WALLWASHER FIXTURE, MATTE WHITE HOUSING, NON-ACCESSIBLE CEILING MOUNTED, EXTRUDED ALUMINUM ANODIZED REFLECTOR, 120 VOLT ELECTRONIC BALLAST, AND TRIPLE TUBE, 2700 KELVIN, 82 CRI LAMP. (41) INPUT WATTS PER FIXTURE (.35) AMPS AT 120 VOLTS ELLIPTIPAR # F211-H142-T-02-120V-00	1 - CF42DT/E/IN/827
J4	SURFACE, 2-LAMP, 4-FOOT, FLUORESCENT OPEN STRIP FIXTURE, 4-3/4' WIDE BAKED WHITE ENAMEL CHANNEL, WITH ONE, TWO LAMP, ELECTRONIC T8, 120 VOLT BALLAST, AND TWO, 32 WATT, OCTRON T8, 3000 KELVIN, 85 CRI, ECOLOGICAL LAMPS. (62) INPUT WATTS PER FIXTURE (.52) AMPS AT 120 VOLTS LITHONIA # C232-120V-GEB	2 - F032/830/XP/ECO
J8	SURFACE, 4-LAMP, 8-FOOT, FLUORESCENT OPEN STRIP FIXTURE, 4-3/4' WIDE BAKED WHITE ENAMEL CHANNEL, WITH ONE, FOUR LAMP, ELECTRONIC T8, 120 VOLT BALLAST, AND FOUR, 32 WATT, OCTRON T8, 3000 KELVIN, 85 CRI, ECOLOGICAL LAMPS. (114) INPUT WATTS PER FIXTURE (.96) AMPS AT 120 VOLTS LITHONIA # TC232-1/4-120V-GEB	4 - F032/830/XP/ECO
K	SAME AS TYPE 'J4' EXCEPT EQUIPPED WITH WIREGUARD OPTION FOR USE AS ELEVATOR PIT LIGHT. (62) INPUT WATTS PER FIXTURE (.52) AMPS AT 120 VOLTS LITHONIA # C232-120V-GEB-WGCUN	2 - F032/830/XP/ECO
L	SURFACE MOUNTED, SINGLE CIRCUIT LOW VOLTAGE LIGHT TRACK SYSTEM, ALUMINUM FINISH, LENGTHS AS SHOWN ON DRAWINGS COMPLETE WITH TRANSFORMERS, AND MOUNTING HARDWARE, 120 VOLT PRIMARY OPERATION AND 12 VOLT SECONDARY OPERATION. (55) INPUT WATTS PER FIXTURE (.46) AMPS AT 120 VOLTS BRUCK 'VIA' SERIES AS REQUIRED	NONE REQUIRED
M	TRACK MOUNTED, 50 WATT, MR16, LOW VOLTAGE ADUSTABLE ACCENT LIGHT FIXTURE, MATTE CHROME FINISH, 12 VOLT SECONDARY OPERATION, WITH SYLVANIA TITAN 'XP' SERIES, 6000 HOUR LAMPS, BEAM SPREADS AS DETERMINED BY ARCHITECT. (55) INPUT WATTS PER FIXTURE (.46) AMPS AT 120 VOLTS BRUCK 'SILENA' SERIES # 220470MC FIXTURES	1 - 50MR16/XP/XXXX

PROJECT LIGHTING FIXTURE SCHEDULE

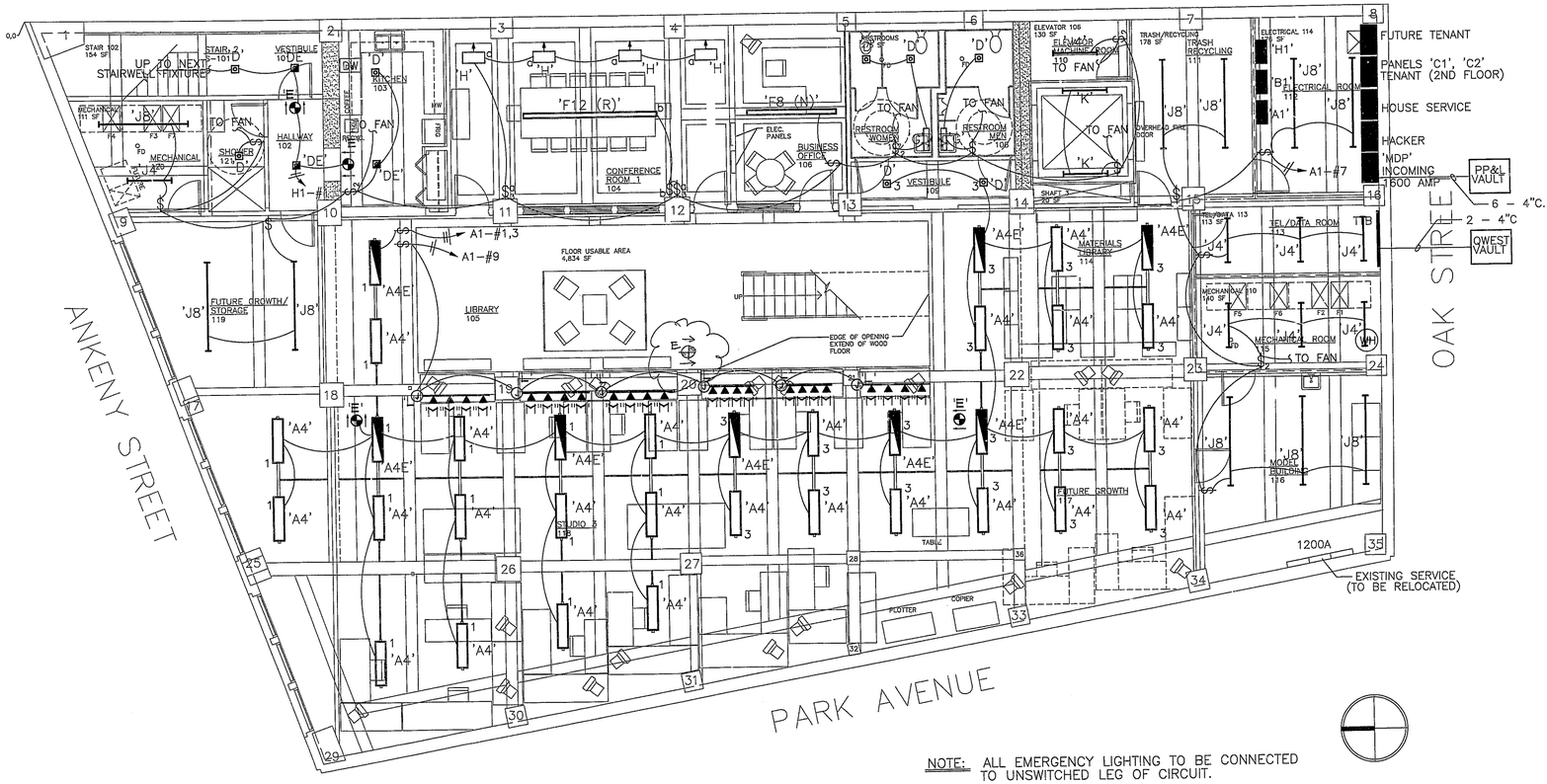
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : △ PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : None
DWG. NO. E0.00

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



NOTE: ALL EMERGENCY LIGHTING TO BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT.

LOWER LEVEL - LIGHTING PLAN
SCALE: 1/4" = 1' - 0"

City of Portland
BUREAU OF BUILDINGS
OCT 24 2001
Permit Number

LOWER LEVEL PLAN LIGHTING LAYOUT

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

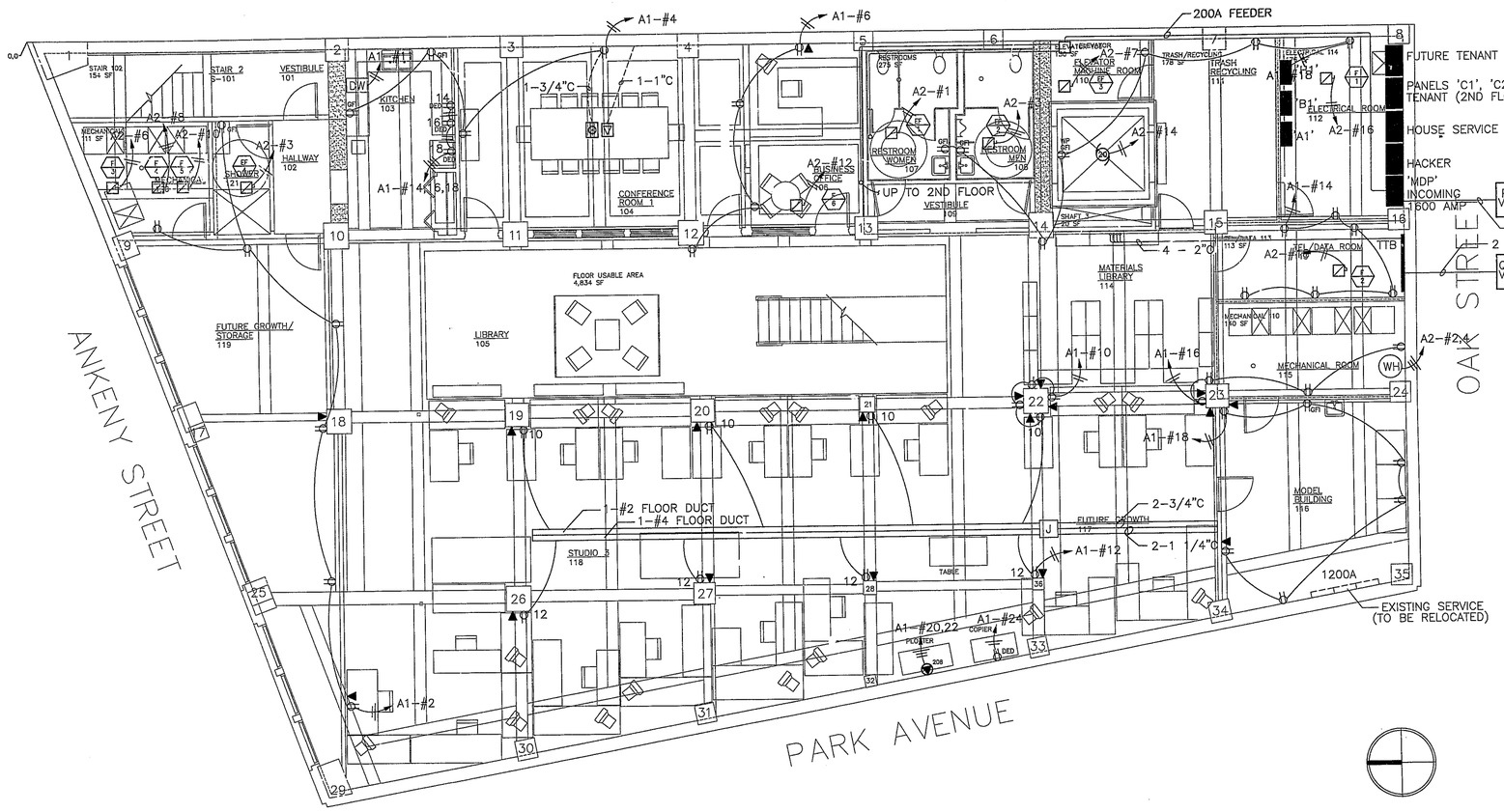
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 400
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : ⚠ PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' – 0"
DWG. NO. **E1.01**

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

Ryal Strawn
LIC# A122.S



LOWER LEVEL - POWER PLAN
SCALE: 1/4" = 1' - 0"

City of Portland
OCT 24 2001
Permit Number

LOWER LEVEL PLAN POWER & MECHANICAL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

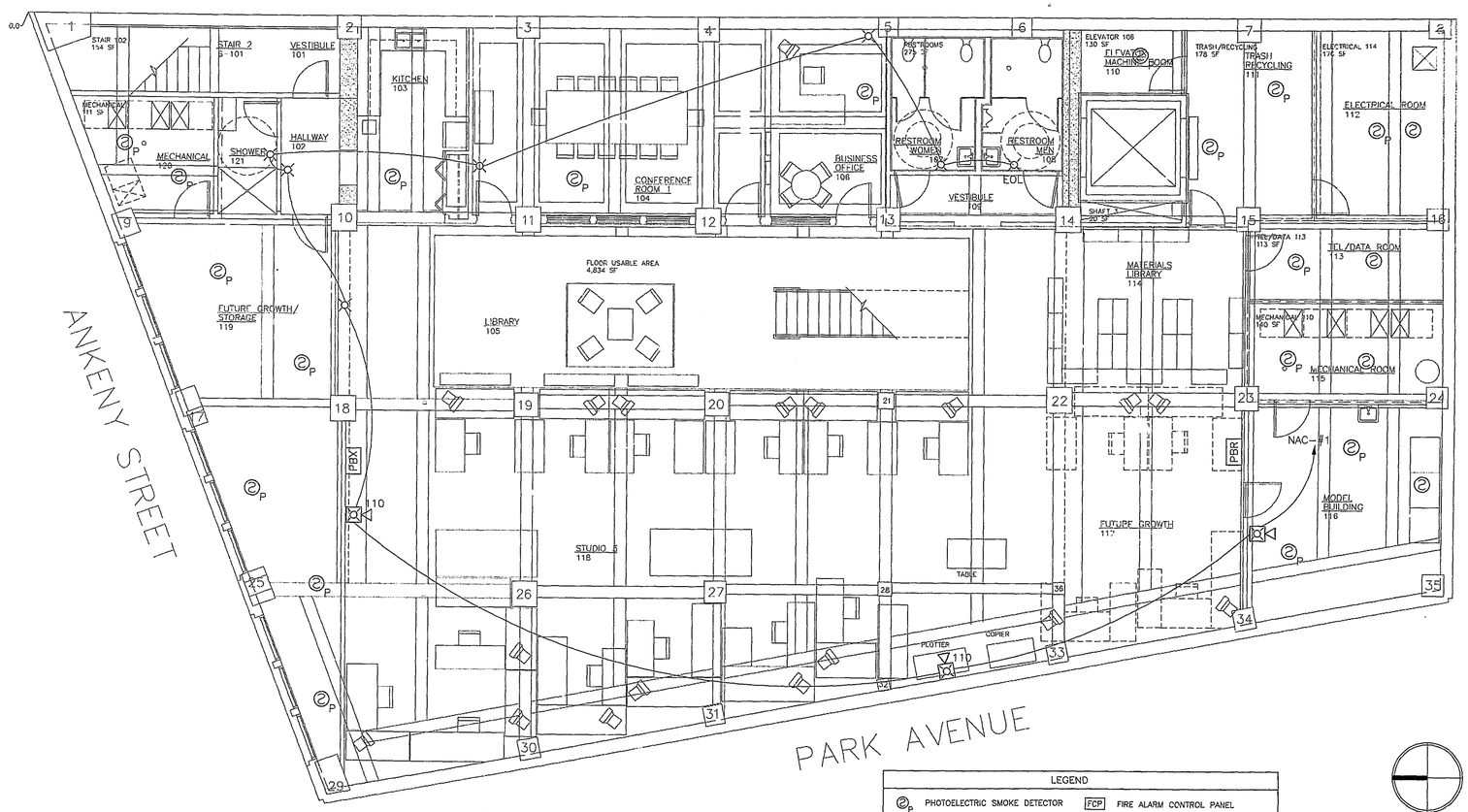
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
14 NW 1ST. AVENUE, SUITE 404
PORTLAND, OREGON 97209
(503) 221-1254

REVISIONS : △ PERMIT SET 8/8/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. **E1.02**

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

Roy D. Storm
14225



NOTES:
1. STROBES ARE 15CD UNLESS INDICATED OTHERWISE.
2. DEVICES SUPPLIED BY OTHERS.
3. SEE SHEET E2.00 FOR SYSTEM CALCULATIONS.
4. INITIATING DEVICES ARE ANALOG OR USE ANALOG INTERFACE MODULE AND MAY BE "T" TAPPED.

LEGEND

P	PHOTOELECTRIC SMOKE DETECTOR	FCP	FIRE ALARM CONTROL PANEL
	HORN /STROBE	FSA	FIRE SYSTEM REMOTE ANNUNCIATOR
	STROBE 15CD	PBR	PROJECTED BEAM SMOKE DETECTOR RECEIVER WITH MINI INPUT MODULE
P	MANUAL PULL STATION	PBX	PROJECTED BEAM SMOKE DETECTOR TRANSMITTER

LOWER LEVEL - LIFE SAFETY PLAN
SCALE: 1/4" = 1' - 0"

LOWER LEVEL PLAN FIRE PROTECTION LAYOUT

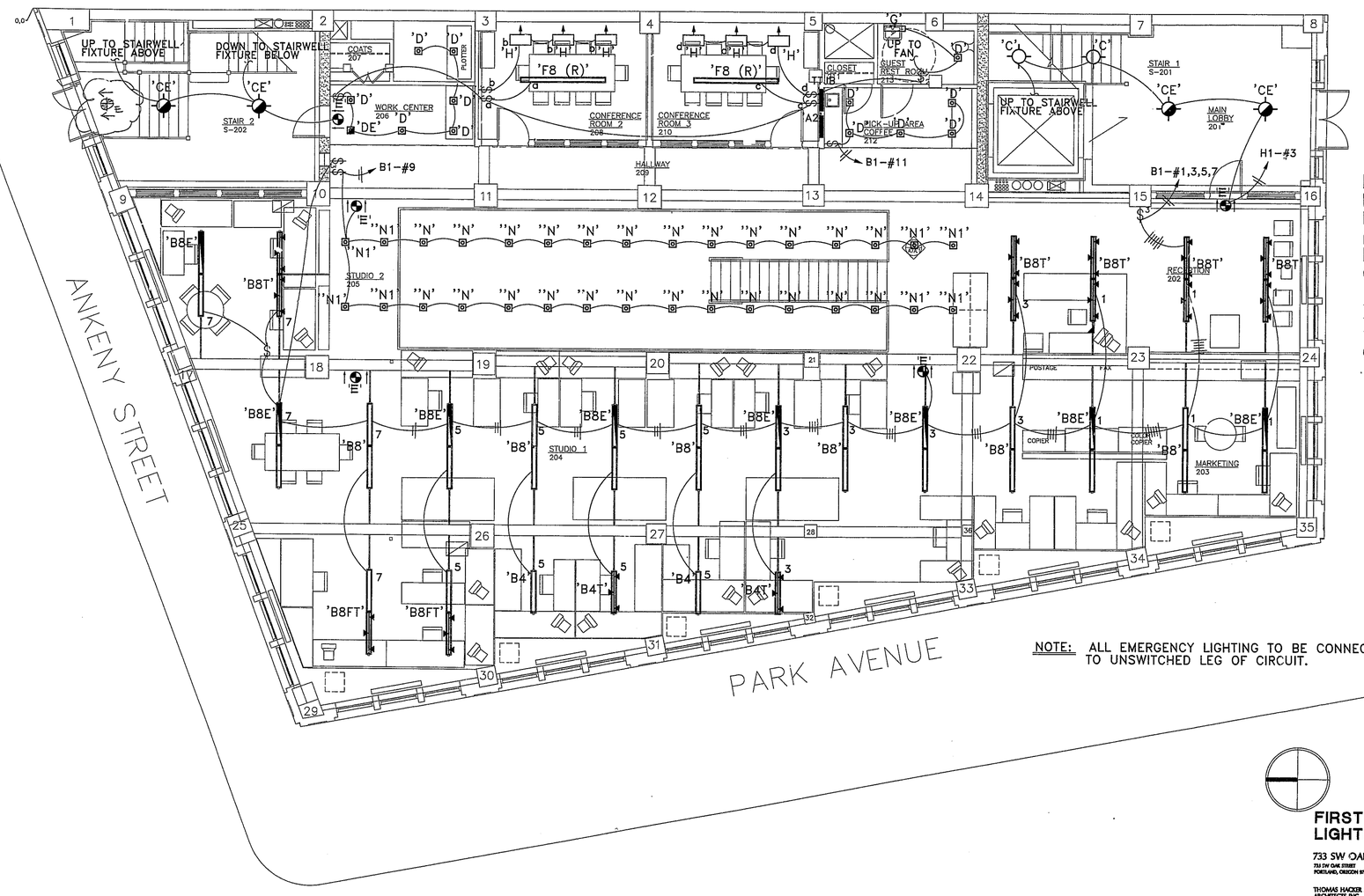
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : 1 PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. E1.03

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



NOTE: ALL EMERGENCY LIGHTING TO BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT.

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

City of Portland
OCT 24 2001
Permit Number

FIRST FLOOR PLAN LIGHTING LAYOUT

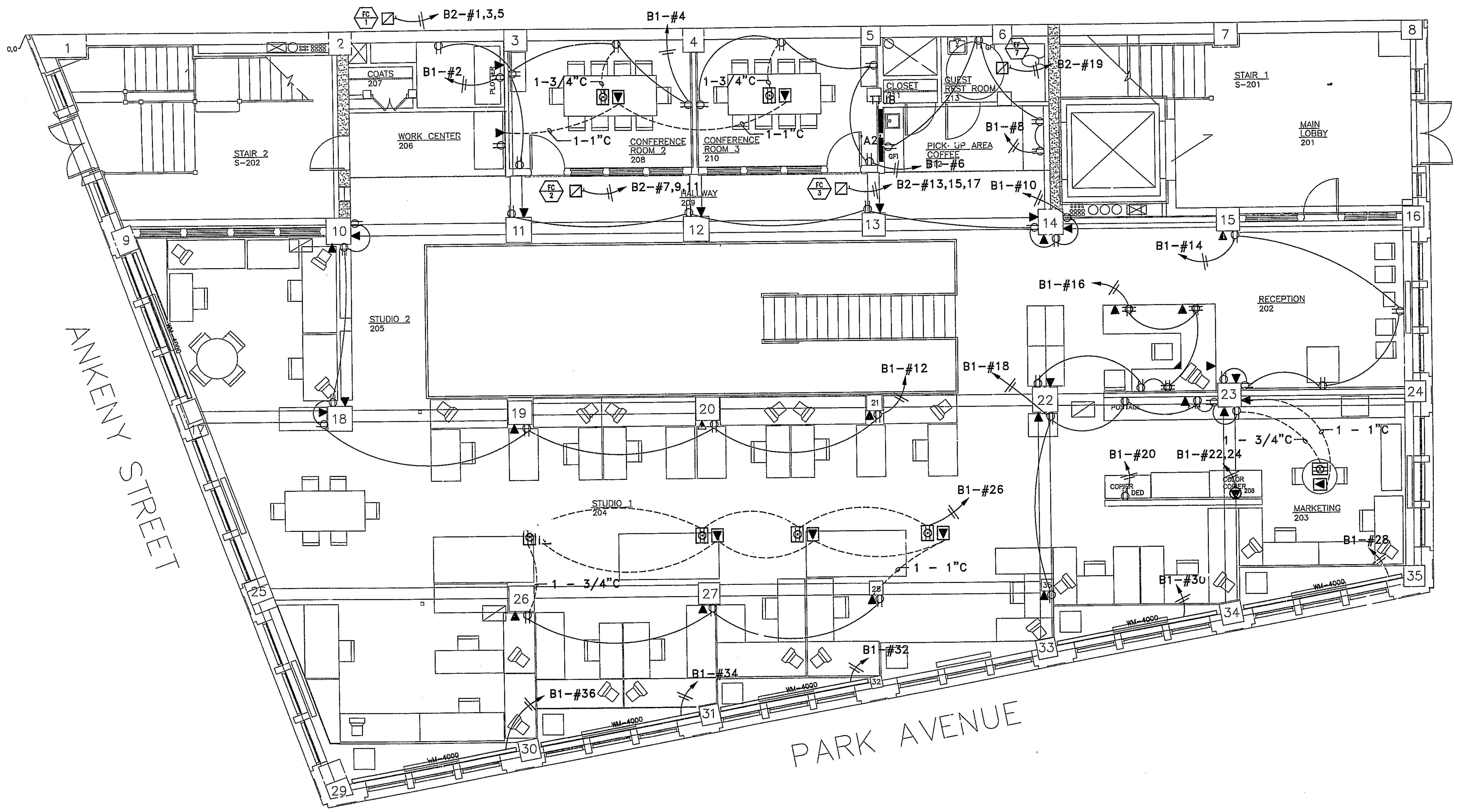
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
24 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 223-2224

REVISIONS : ⚠ PERMIT SET 8/8/01
DRAWN BY : CKC
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. E1.11

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



FIRST FLOOR- POWER PLAN
SCALE: 1/4" = 1' - 0"

City of Portland
APPROVED
OCT 2 4 2001
Permit Number

PRELIMINARY
NOT FOR
CONSTRUCTION

FIRST FLOOR PLAN
POWER & MECHANICAL

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

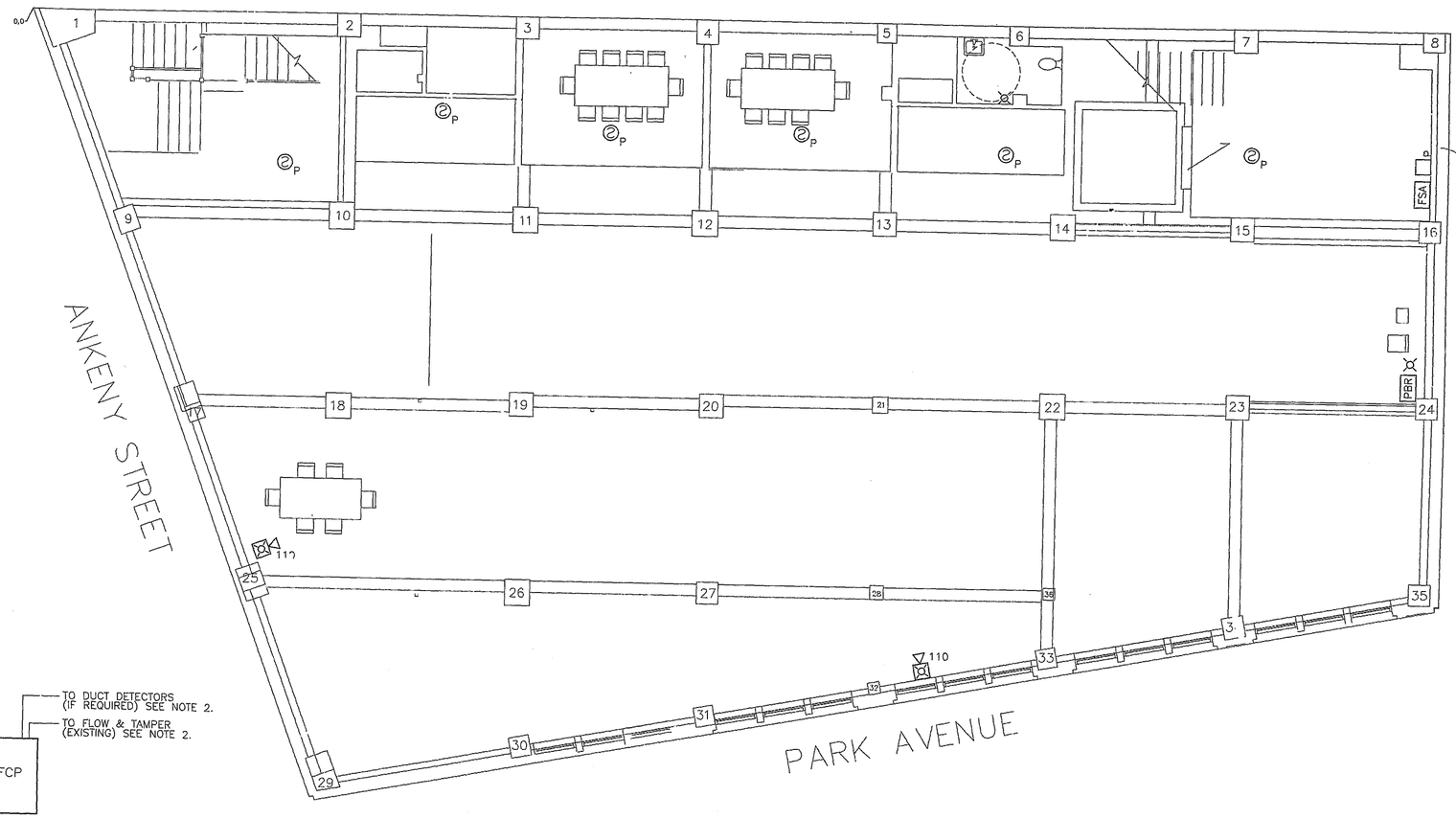
THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 22?-1254

REVISIONS : △ PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. E1.12

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

W 13

Ryan P. Starr
4225



FIRST FLOOR - LIFE SAFETY PLAN
SCALE: 1/4" = 1' - 0"

W 13

City of Portland
APPROVED
OCT 24 2001
Permit Number

FIRST FLOOR PLAN
FIRE PROTECTION LAYOUT

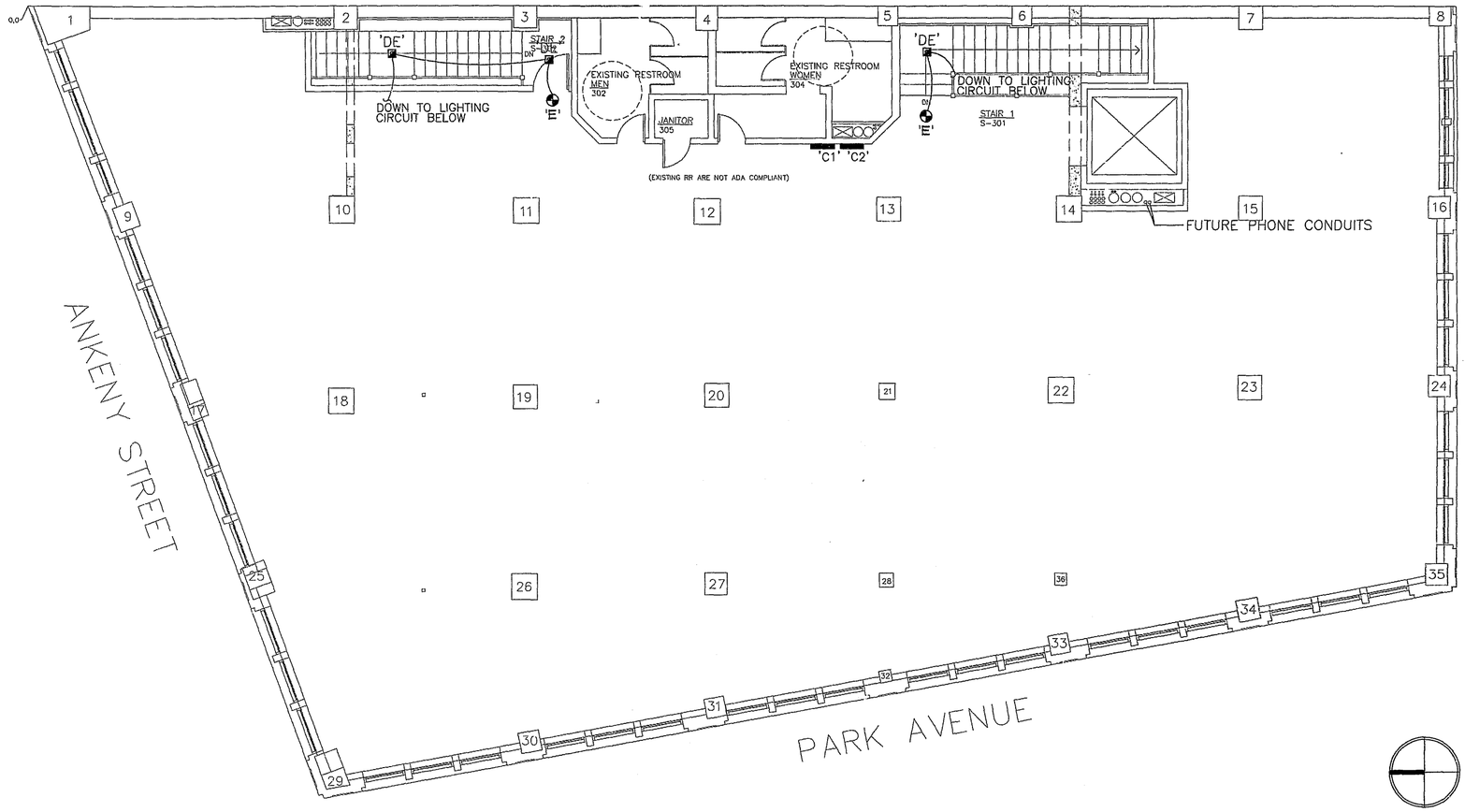
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : ⚠ PERMIT SET 6/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 6/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. E1.13

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



SECOND FLOOR - LIGHTING & POWER PLAN
SCALE: 1/4" = 1' - 0"

SECOND FLOOR PLAN LIGHTING & POWER

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

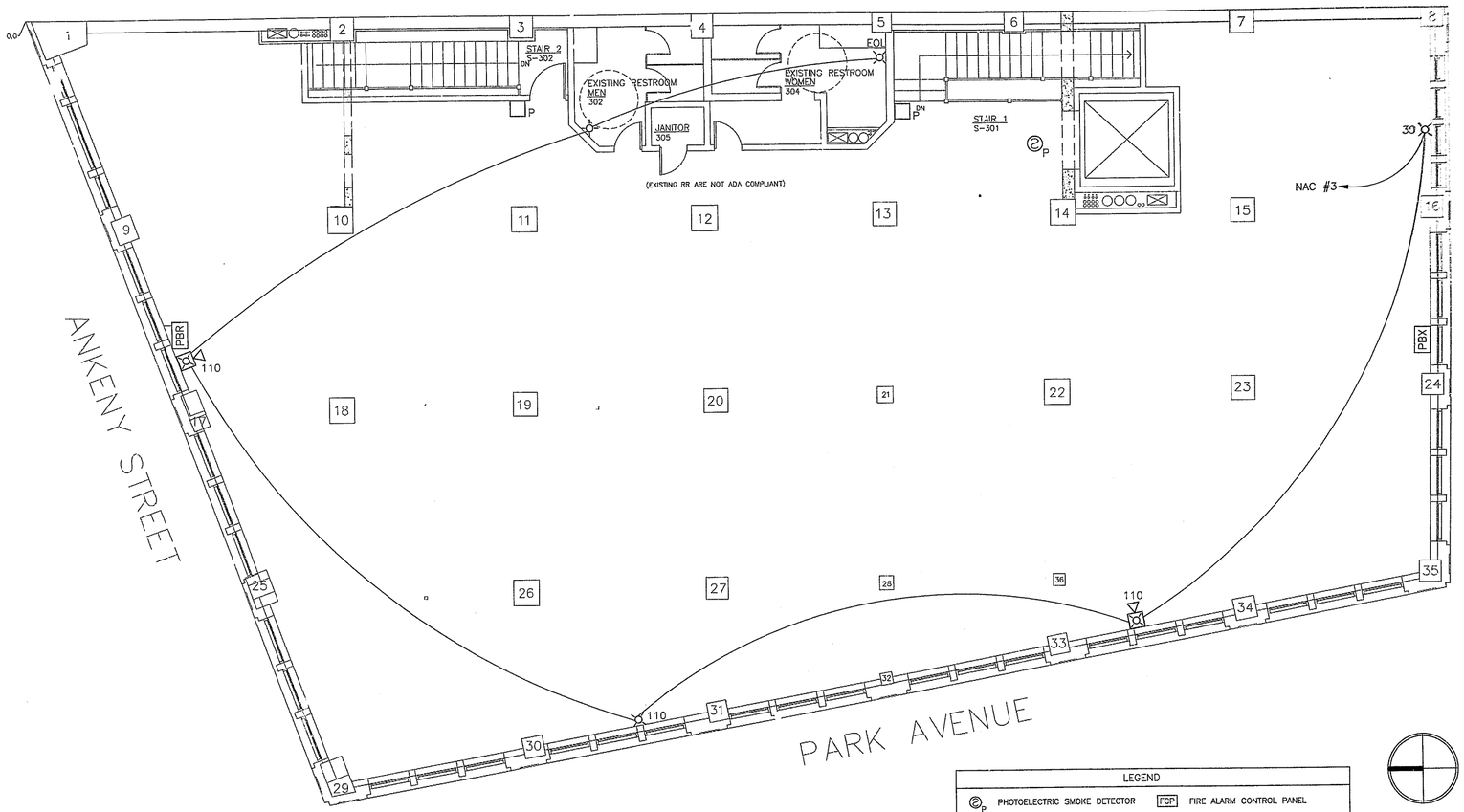
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : ⚠ PERMIT SET 8/8/01
DRAWN BY : CKG
JOB NO. : 3119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. E1.21

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

Royal Spencer
11-23-5



LEGEND			
P	PHOTOELECTRIC SMOKE DETECTOR	FCP	FIRE ALARM CONTROL PANEL
	HORN /STROBE	FSA	FIRE SYSTEM REMOTE ANNUNCIATOR
	STROBE 15CD	PBR	PROJECTED BEAM SMOKE DETECTOR RECEIVER WITH MINI INPUT MODULE
P	MANUAL PULL STATION	PBX	PROJECTED BEAM SMOKE DETECTOR TRANSMITTER

NOTES:
1. STROBES ARE 15CD UNLESS INDICATED OTHERWISE.
2. DEVICES SUPPLIED BY OTHERS.
3. SEE SHEET E2.00 FOR SYSTEM CALCULATIONS.
4. INITIATING DEVICES ARE ANALOG OR USE ANALOG INTERFACE MODULE AND MAY BE "T" TAPPED.

SECOND FLOOR - LIFE SAFETY PLAN
SCALE: 1/4" = 1' - 0"

City of Portland
OCT 24 2001
Permit Number

SECOND FLOOR PLAN
FIRE PROTECTION LAYOUT

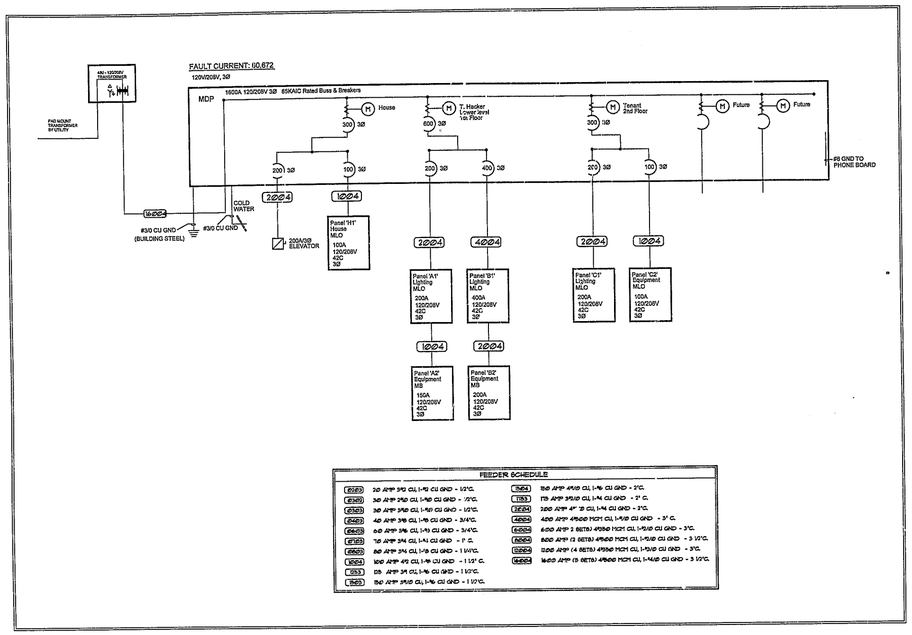
733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 N.W. 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : ⚠ PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. E1.23

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.



FEEDER SCHEDULE

#12G	20 AMP 3Ø CU 1-#12 CU GND - 125'C.	#4G	150 AMP 4#1/0 CU 1-#6 CU GND - 3'C.
#10G	30 AMP 3Ø CU 1-#10 CU GND - 75'C.	#3G	175 AMP 3#1/0 CU 1-#4 CU GND - 7' C.
#10G	30 AMP 3Ø CU 1-#10 CU GND - 125'C.	#2G	200 AMP 4" 3 CU 1-#4 CU GND - 7'C.
#8G	40 AMP 3Ø CU 1-#8 CU GND - 3.4'C.	#2G	400 AMP 4#250 MCM CU 1-#1/0 CU GND - 5' C.
#6G	60 AMP 3Ø CU 1-#6 CU GND - 3.4'C.	#1G	600 AMP 2 SETS/ 4#350 MCM CU 1-#1/0 CU GND - 3'C.
#4G	70 AMP 3Ø CU 1-#4 CU GND - 7' C.	#1/0G	800 AMP (2 SETS) 4#500 MCM CU 1-#1/0 CU GND - 3 1/2'C.
#4G	80 AMP 3Ø CU 1-#6 CU GND - 1 1/4'C.	#2/0G	1200 AMP (4 SETS) 4#500 MCM CU 1-#1/0 CU GND - 3'C.
#3G	100 AMP 4G CU 1-#6 CU GND - 1 1/2' C.	#4/0G	1600 AMP (5 SETS) 4#500 MCM CU 1-#4/0 CU GND - 3 1/2'C.
#3G	125 AMP 3Ø CU 1-#4 CU GND - 1 1/2'C.		
#2G	150 AMP 3#1/0 CU 1-#6 CU GND - 1 1/2'C.		

ONE-LINE SCHEMATIC
SCALE: NONE

EQUIPMENT SCHEDULE

F-1,2,3,5,6 CARRIER #58MXA060-16 NATURAL GAS-FIRED FURNACE.
1,600 CFM @.05" SP. 1/2HP SUPPLY FAN MOTOR
NATURAL GAS INPUT=80,000 BTUH OUTPUT=75,000 BTUH
VOLTAGE: 120V, 1Ø, 60CPS FLA=7.9 AMPS
UNIT WEIGHT: 175 LBS.
ACCESSORIES: CONCENTRIC VENT KIT, HONEYWELL #T-7300 PROGRAMMABLE THERMOSTAT, CKAXA048 D.X. COOLING COILS.

F-4 CARRIER #58MXA060-12 NATURAL GAS-FIRED FURNACE.
1,200 CFM @.05" SP. 1/3HP SUPPLY FAN MOTOR
NATURAL GAS INPUT=60,000 BTUH OUTPUT=56,000 BTUH
VOLTAGE: 120V, 1Ø, 60CPS FLA=5.8 AMPS
UNIT WEIGHT: 163 LBS.
ACCESSORIES: CONCENTRIC VENT KIT, HONEYWELL #T-7300 PROGRAMMABLE THERMOSTAT, CKSAXA036 D.X. COOLING COILS.

F-7 CARRIER #58MXA060-12 NATURAL GAS-FIRED FURNACE.
1,200 CFM @ .05" SP. 1/3HP SUPPLY FAN MOTOR
NATURAL GAS INPUT=60,000 BTUH OUTPUT=56,000 BTUH
VOLTAGE: 120V, 1Ø, 60CPS FLA=5.8 AMPS
UNIT WEIGHT: 163 LBS.
ACCESSORIES: CONCENTRIC VENT KIT, HONEYWELL #T-7300 PROGRAMMABLE THERMOSTAT, CKSAXA036 D.X. COOLING COILS.

FC-1 CARRIER #FB4ANF060 HEATPUMP FAN COIL.
2,000 CFM @.05" SP. 3/4HP SUPPLY FAN MOTOR
10KW ELECTRIC HEATER MCA=58.5 AMPS
UNIT WEIGHT: 176 LBS.
ACCESSORIES: SECONDARY CONDENSATE DRAIN PAN,
HONEYWELL #T-7300 PROGRAMMABLE THERMOSTAT.

FC-2,3 CARRIER #FB4ANF018 HEATPUMP FAN COIL.
600 CFM @.05" SP. 1/5HP SUPPLY FAN MOTOR
5KW ELECTRIC HEATER MCA=28.4 AMPS
ACCESSORIES: SECONDARY CONDENSATE DRAIN PAN,
HONEYWELL #T-7300 PROGRAMMABLE THERMOSTAT.

CU-1,2,3,5 CARRIER #38TKB048 4-TON AIR COOLED CONDENSING UNIT.
48,000 BTUH @ARI CONDITIONS.
VOLTAGE: 240V-1Ø-60CY MCA=31.0 AMPS
ACCESSORIES: KSAHS1501AAA START ASSIST, REFRIGERANT LINE SET.

CU-4 CARRIER #38TKB030 2-1/2 TON AIR COOLED CONDENSING UNIT.
30,000 BTUH @ARI CONDITIONS.
VOLTAGE: 240V-1Ø-60CY MCA=17.9 AMPS
UNIT WEIGHT: 138 LBS.
ACCESSORIES: KSAHAS1001AAA START ASSIST, REFRIGERANT LINE SET.

CU-7 CARRIER #38TKB036 3-TON AIR COOLED CONDENSING UNIT.
36,000 BTUH @ARI CONDITIONS. MCA=19.9 AMPS
VOLTAGE: 240V-1Ø-60CY
UNIT WEIGHT: 159 LBS.
ACCESSORIES: KSAHS1001AAA START ASSIST, REFRIGERANT LINE SET.

HP-1 CARRIER #38YKC048 4-TON HEAT PUMP CONDENSING UNIT.
48,000 BTUH @ARI CONDITIONS.
VOLTAGE: 240V-1Ø-60CY MCA=37.3 AMPS
UNIT WEIGHT: 265 LBS.
ACCESSORIES: KSAHS1601AAA START ASSIST, REFRIGERANT LINE SET.

HP-2,3 CARRIER 33SYKC018 1-1/2 TON HEAT PUMP CONDENSING UNIT.
18,000 BTUH @ARI CONDITIONS.
VOLTAGE: 240V-1Ø-60CY MCA=13.5 AMPS
ACCESSORIES: KSAHS1001AAA START ASSIST, REFRIGERANT LINE SET.

EF1,2,4,5,6 BROAN #L-200 LO-SONE CEILING EXHAUSE FANS.
200 CFM @.01" SP.
VOLTAGE: 120V-1Ø-60CY FLA=1.8 AMPS

EF-3 BROAN #L-300 LO-SONE CEILING EXHAUST FAN.
300 CFM @.01" SP.
VOLTAGE: 120V-1Ø-60CY FLA=2.6 AMPS

RH-1 LOREN COOK, #FR-24 ELEVATOR RELIEF HOOD
ACCESSORIES: RCG24-9.5H ROOF CURB, BIRDSCREEN
UNIT WEIGHT: 170 LBS.

SUMP-1 SUMP PUMP (ELEVATOR).

Royal Steen
AG825

SILENT KNIGHT
5820XL Calculations

Project Name: OAK STREET BUILDING
Prepared By: Bob Beard
Date: 7/30/2001

Standby Hours: 24
Alarm Mins: 5
Derating Factor: 1.2
Voltage Drop Warning Threshold %: 10

Panel ID: 5820XL
Location: Lower level Telco Rm.
Model: 5820XL Addressable Fire Alarm Control
Volts: 24 VDC
Max NAC Current: 3.0 Amps
Max Panel Current: 5.0 Amps

Ckt.#	Circuit Name	Qty.	Current Standby	Draw Alarm	Wire AWG & Type	Ohms Per 1000 ft.	Length (ft.) One-Way	Actual Ohms	Volts @ EOL	%Drop
5820XL	5820XL Main Control	1	0.140	0.260						
SLC-DEV	Addrsbl SLC Devices	40	0.002	0.002						
5815XL	SLC Loop Expander		0.000	0.000						
5860	LCD Remote Annunc	1	0.020	0.025						
5824	Serial/Parallel Module		0.000	0.000						
5895XL	Power Expander		0.000	0.000						
5865-4	LED Annunciator (4G)		0.000	0.000						
5865-3	LED Annunciator (3G)		0.000	0.000						
5880	LED Driver Module		0.000	0.000						
SD505-6SB	Sounder Base		0.000	0.000						
SD505-6RB	Relay Base	4	0.003	0.003						
SD-Duct	Duct Hsg w/Relay	3	0.105	0.225						
5863	Relay Module		0.000	0.000						
PGM-I/O#1	Initiating Device Circuit		0.026	0.044	#16 Solid	6.39	275	3.51	23.85	N/A
PGM-I/O#2	Notification Appl circuit		0.000	0.790	#18 Solid	4.02	200	1.61	22.73	5.29%
PGM-I/O#3	Initiating Device Circuit		0.026	0.044	#16 Solid	6.39	300	3.83	23.83	N/A
PGM-I/O#4	Notification Appl circuit		0.000	0.468	#18 Solid	4.02	275	2.21	22.97	4.31%
PGM-I/O#5	Initiating Device Circuit		0.026	0.044	#18 Solid	6.39	350	4.47	23.80	N/A
PGM-I/O#6	Notification Appl circuit		0.000	0.541	#16 Solid	4.02	350	2.81	22.48	6.34%
Total Standby Current (Amps)			0.348	2.062	Total Alarm Current (Amps)					
Standby Time (Hrs.)			24	0.083	Alarm Time in Minutes/60 (5 Mins)					
Total Standby AH Required			8.331	0.204	Total Alarm AH Required					
Total Combined AH Required			8.52							
Multiply By the Derating Factor			1.20							
Minimum Battery AmpHours Required			10.24							

City of Portland
APPROVED
OCT 24 2001
Permit Number

ONE-LINE SCHEMATIC, EQUIPMENT SCHEDULE, FIRE PROTECTION CALCS.

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-1254

REVISIONS : ⚠ PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : 1/4" = 1' - 0"
DWG. NO. **E2.00**

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

Ryan O'Shea
40225

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 300 A
PANEL: LIGHTING A1 (LOWER LEVEL)
PHASE 3
WIRE 4

CKT	BKR	*	L	L	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1		20	E	L	STUDIO LIGHTS	1248	****	****	A	****	****	1250	R.L. PLUGS	R	20	2
3		20	L	L	STUDIO LIGHTS	****	1454	****	B	****	900	****	KITCHEN/LOUNGE PLUGS	R	20	4
5		20	L	E	LIGHTS	****	****	947	C	720	****	****	BUS OFFICE PLUGS	R	20	6
7		20	L	L	LIGHTS	1170	****	****	A	****	****	1250	BATHS, FLEX, RM.	R	20	8
9		30	L	L	TRACK LIGHTS	****	1300	****	B	****	1250	****	STUDIO 3	R	20	10
11						****	****	****	C	720	****	****	STUDIO 3	R	20	12
13						****	****	****	A	****	****	1080	TELE/DATA PLUGS	R	20	14
15						****	****	****	B	****	900	****	MECH. EQ PLUGS	R	20	16
17						****	****	****	C	1080	****	****	MODEL BLDG. PLUGS	R	20	18
19						****	****	****	A	****	****	720	PLOTTER	R	20	20
21						****	****	****	B	****	750	****	⊥	R	⊥	22
23						****	****	****	C	1200	****	****	COPIER	R	20	24
25						****	****	****	A	****	****	****				26
27						****	****	****	B	****	****	****				28
29						****	****	****	C	****	****	****				30
31						****	****	****	A	****	****	****				32
33						****	****	****	B	****	****	****				34
35						****	****	****	C	****	****	****				36
37						****	****	****	A	****	****	3674	PANEL "A2"	P	150	38
39						****	****	****	B	****	2578	****		P		40
41						****	****		C	3278	****	****		P	⊥	42
										7943	10162	10442	CONNECTED LOAD (VA)			
										66.2	84.7	87.0	CONNECTED AMPS/PHASE			
												28.5	TOTAL CONNECTED LOAD (KVA)			
												79.3	TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	0	100%	0
R	RECEPTACLE	11880	10K + 50%	10940
L	LIGHTING	11331	125%	14164
H	HVAC	0	100%	0
M	MOTORS	0	125% + BALANCE	0

25.1 TOTAL DEMAND LOAD (KVA)
69.8 TOTAL DEMAND AMPS

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 400 A
PANEL: LIGHTING B1(1ST FLOOR)
PHASE 3
WIRE 4

CKT	BKR	*	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1		20	L	STUDIO 1 LIGHTS	1686	****	****	A	****	****	800	PLOTTER	R	20	2
3		20	L	STUDIO 1 LIGHTS	****	1923	****	B	****	1250	****	CONF. RM. #2	R	20	4
5		20	L	STUDIO 1 LIGHTS	****	****	2010	C	900	****	****	CONF. RM. #3	R	20	6
7		20	L	STUDIO 1 LIGHTS	1727	****	****	A	****	****	720	COFFEE/BATH PLUGS	R	20	8
9		20	L	STUDIO 2 LIGHTS	****	1168	****	B	****	1080	****	HALLWAY PLUGS	R	20	10
11		20	L	E. LIGHTS	****	****	636	C	1080	****	****	STUDIO 1 PLUGS	R	20	12
13					****	****	****	A	****	****	900	RECEPTION PLUGS	R	20	14
15					****	****	****	B	****	1440	****	RECEPTION PLUGS	R	20	16
17					****	****	****	C	1250	****	****	MARKETING PLUGS	R	20	18
19							****	A	****	****	1200	COPIER	R	20	20
21							****	B	****	750	****	COLOR COPIER	R	20	22
23							****	C	750	****	****	⊥	R	⊥	24
25								A	****	****	1280	STUDIO 1 PLUGS	R	20	26
27								B	****	1440	****	WIREMOLD	R	20	28
29								C	1440	****	****	WIREMOLD	R	20	30
31								A	****	****	1440	WIREMOLD	R	20	32
33								B	****	1440	****	WIREMOLD	R	20	34
35								C	1440	****	****	WIREMOLD	R	20	36
37								A	****	****	33186	PANEL "B2"	F	200	38
39								B	****	33236	****		P	⊥	40
41								C	33236	****	****		P	⊥	42
									41854	42737	42959	CONNECTED LOAD (VA)			
									349.6	358.1	358.1	CONNECTED AMPS/PHASE			
												127.7	TOTAL CONNECTED LOAD (KVA)			
												354.8	TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	0	100%	0
R	RECEPTACLE	30900	10K + 50%	15300
L	LIGHTING	9392	125%	11740
H	HVAC	96705	100%	96705
M	MOTORS	0	125% + BALANCE	0

27.0 TOTAL DEMAND LOAD (KVA)
78.1 TOTAL DEMAND AMPS

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 200 A
PANEL: LIGHTING C1(2ND FLR)
PHASE 3
WIRE 4

CKT	BKR	*	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1					****	****		****	****					1
3					****	****		****	****					3
5				****	****			****		****				5
7					****	****		****	****					7
9				****		****		****		****				9
11				****	****				****	****				11
13						****		****	****					13
15				****	****			****		****				15
17					****	****			****	****				17
19				****		****		****		****				19
21					****	****		****	****					21
23				****	****			****		****				23
25					****	****		****	****					25
27				****		****		****		****				27
29					****	****		****	****					29
31				****	****			****		****				31
33					****	****		****	****					33
35				****		****		****		****				35
37					****	****			****	****				37
39				****	****			****		****				39
41					****	****		****	****					41
														43
								0	0	0	CONNECTED LOAD (VA)			
								0.0	0.0	0.0	CONNECTED AMPS/PHASE			
											0.0 TOTAL CONNECTED LOAD (KVA)			
											0.0 TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	0	100%	0
R	RECEPTACLE	0	10K + 50%	0
L	LIGHTING	0	125%	0
H	HVAC	0	100%	0
M	MOTORS	0	125% LARGEST + BALANCE	0

0.0 TOTAL DEMAND LOAD (KVA)
0.0 TOTAL DEMAND AMPS

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 150 A
PANEL: EQUIPMENT A2 (LOWER LEVEL)
PHASE 3
WIRE 4

CKT	BKR	L	L	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1		30	E	EF1	316	****	****	A	****	****	1250	WATER HEATER	E	20	2
3		20	E	EF2	****	216	****	B	****	1250	****	⊥	E	⊥	4
5		20	E	EF5	****	****	216	C	948	****	****	F3	H	20	6
7		20	E	EF6	312	****	****	A	****	****	8574		H	20	8
9		20	E	EF6	****	216	****	B	****	948	****	F5	H	20	10
11		20	E	EF4	****	****	216	C	948	****	****	F6	H	20	12
13		20	E	DISHWASHER	****	****	****	A	****	****	1200	ELEVATOR FAN	E	20	14
15					****	****	****	B	****	948	****	F1	H	20	16
17					****	****	****	C	****	****	****	F2	H	20	18
19					****	****	****	A	****	****					20
21					****	****	****	B	****	****	****				22
23						****		C		****	****				24
25					****	****	****	A	****	****	****				26
27					****	****	****	B	****	****	****				28
29						****	****	C	****	****	****				30
31					****	****	****	A	****	****	****				32
33					****	****	****	B	****	****	****				34
35					****	****	****	C	****	****	****				36
37					****	****	****	A	****	****	****				38
39					****	****	****	B	****	****	****				40
41					****	****		C	****	****	****				42
									3276	3578	3674	CONNECTED LOAD (VA)			
									27.3	29.8	30.6	CONNECTED AMPS/PHASE			
											10.5	TOTAL CONNECTED LOAD (KVA)			
											29.3	TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	5062	100%	5062
R	RECEPTACLE	11880	10K + 50%	10940
L	LIGHTING	11331	125%	14164
H	HVAC	5436	100%	5436
M	MOTORS	0	125% + BALANCE	0

35.6 TOTAL DEMAND LOAD (KVA)
99.0 TOTAL DEMAND AMPS

***** NOTED TOTALS SHOWN ARE FOR BOTH PANELS A1 & A2

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 200 A
PANEL: EQUIPMENT B2(1ST FLOOR)
PHASE 3
WIRE 4

CKT	BKR	*	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1	60	H	FC1	****	****	****	A	****	****	3720	CU1	H	60	2
3		H		****	****	****	B	****	3720	****		H		4
5		H		****	****	2352	C	3720	****	****		H		6
7	20	H	FC2	1138	****	****	A	****	****	3720	CU2	H	60	8
9		N		****	1138	****	B	****	3720	****		H		10
11		H		****	****	1138	C	3720	****	****		H		12
13	20	H	FC3	1138	****	****	A	****	****	3720	CU3	H	60	14
15		H		****	1138	****	B	****	3720	****		H		16
17		H		****	****	1138	C	3720	****	****		H		18
19	60	H	HP1	****	4478	****	A	****	****	2148	CU4	H	30	20
21		H		****	****	4478	B	****	2148	****		H		22
23		H		4478	****	****	C	2148	****	****		H		24
25	25	N	HP2	****	1620	****	A	****	****	3720	CU5	H	60	26
27		H		****	****	1620	B	****	3720	****		H		28
29		H		1620	****	****	C	3720	****	****		H		30
31	25	N	HP3	****	1620	****	A	****	****	3720	CU6	H	60	32
33		H		****	****	1620	B	****	3720	****		H		34
35		H		****	****	1620	C	3720	****	****		H		36
37		H		1620	****	****	A	****	****	2358	CU7	H	40	38
39		N		****	2352	****	B	****	2358	****		H		40
41		H		****	****		C	2358	****	****		H		42
								32238	32234	33198	CONNECTED LOAD (VA)			
								268.6	268.6	276.6	CONNECTED AMPS/PHASE			
											97.7	TOTAL CONNECTED LOAD (KVA)			
											271.4	TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	960	100%	960
R	RECEPTACLE	20600	10K + 50%	15300
L	LIGHTING	9392	125%	11740
H	HVAC	96705	100%	96705
M	MOTORS	0	125% + BALANCE	0

124.7 TOTAL DEMAND LOAD (KVA)
346.6 TOTAL DEMAND AMPS

***** NOTE: TOTALS SHOWN ARE FOR BOTH PANELS B1 & B2

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 200 A
PANEL: LIGHTING C1(2ND FLR)
PHASE 3
WIRE 4

CKT	BKR	*	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1					****	****		****	****					1
3					****	****		****	****					3
5				****	****			****		****				5
7					****	****		****	****					7
9				****		****		****		****				9
11				****	****				****	****				11
13						****		****	****					13
15				****	****			****		****				15
17					****	****			****	****				17
19				****		****		****		****				19
21					****	****		****	****					21
23				****	****			****		****				23
25					****	****		****	****					25
27				****		****		****		****				27
29					****	****		****	****					29
31				****	****			****		****				31
33					****	****		****	****					33
35				****		****		****		****				35
37					****	****			****	****				37
39				****	****			****		****				39
41					****	****		****	****					41
														43
								0	0	0	CONNECTED LOAD (VA)			
								0	0	0	CONNECTED AMPS/PHASE			
											0.0 TOTAL CONNECTED LOAD (KVA)			
											0.0 TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	0	100%	0
R	RECEPTACLE	0	10K + 50%	0
L	LIGHTING	0	125%	0
H	HVAC	0	100%	0
M	MOTORS	0	125% LARGEST + BALANCE	0

0.0 TOTAL DEMAND LOAD (KVA)
0.0 TOTAL DEMAND AMPS

JOB: 733 OAK

VOLTAGE: 120/ 208 V
BUSS AMPACITY: 400 A
PANEL: HOUSE H1
PHASE 3
WIRE 4

CKT	BKR	*	DESCRIPTION	LOAD A	LOAD B	LOAD C		LOAD C	LOAD B	LOAD A	DESCRIPTION	*	BKR	CKT
1		30	L	N. STAIRWELL	375	****	****	A	****	****	1500	SUMP	E	20	2
3		20	L	S. STAIRWELL	****	519	****	B	****	1500	****	⊥	E	⊥	4
5		20	R	ROOF PLUG	****	****	180	C	****	****	****				6
7		20	R	ROOF PLUG	180	****	****	A	****	****	****				8
9					****	****	****	B	****	****	****				10
11					****	****	****	C	****	****	****				12
13						****	****	A	****	****	****				14
15					****	****	****	B	****	****	****				16
17					****	****	****	C	****	****	****				18
19					****	****	****	A	****	****	****				20
21					****	****	****	B	****	****	****				22
23					****	****	****	C	****	****	****				24
25					****	****	****	A	****	****	****				26
27					****	****	****	B	****	****	****				28
29					****	****	****	C	****	****	****				30
31					****	****	****	A	****	****	****				32
33					****	****	****	B	****	****	****				34
35					****	****	****	C	****	****	****				36
37					****	****	****	A	****	****	****				38
39					****	****	****	B	****	****	****				40
41					****	****		C	****	****	****				42
									180	2019	2055	CONNECTED LOAD (VA)			
									1.5	16.8	17.1	CONNECTED AMPS/PHASE			
											4.3	TOTAL CONNECTED LOAD (KVA)			
											11.8	TOTAL CONNECTED AMPS			

LOAD TYPE	LOAD DESCRIPTION	CONN. LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)
E	NONCONTINUOUS	3000	100%	3000
R	RECEPTACLE	360	10K + 50%	360
L	LIGHTING	894	125%	1118
H	HVAC	0	100%	0
M	MOTORS	0	125% + BALANCE	0

4 TOTAL DEMAND LOAD (KVA)
12 TOTAL DEMAND AMPS

LOAD SUMMARY — 733 OAK

DESCRIPTION	Lighting VA	Receptacles VA	Motors VA	Equipment VA	HVAC VA
PANEL A1 & A2	5,092	11,880	0	0	5,092
PANEL B1 & B2	9,392	20,600	0	960	96,705
PANEL C1& C2	0	0	0	0	0
PANEL H1	894	360	0	3,000	0
TOTAL CONN. LOAD (VA)	15,378	32,840	0	3,960	101,800
CODE FACTOR	125%	10K + 50%	125% + BAL.	100%	100%
TOTAL DEMAND LOAD (VA)	19,223	21,420	0	3,960	101,800
DEMAND LOAD (KVA)	148.4				
DEMAND AMPS (208Y/92)	412.9				

PANEL SCHEDULES
SCALE: NONE

City of Portland
APPROVED
OCT 24 2001
01-157498-CO
Permit Number

PANEL SCHEDULES & LOAD SUMMARY

733 SW OAK STREET
733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
34 NW 1ST. AVENUE, SUITE 406
PORTLAND, OREGON 97209
(503) 227-3154

REVISIONS : 1 PERMIT SET 8/6/01
DRAWN BY : CKG
JOB NO. : 0119
DATE : 8/03/2001
SCALE : NONE
DWG. NO. E3.00

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

PRELIMINARY NOT FOR CONSTRUCTION

ENERGY TRUST OF OREGON, INC.

TENANT IMPROVEMENT

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

PROJECT TEAM

CLIENT
ENERGYTRUST OF OREGON INC.
516 SE MORRISON STREET
PORTLAND, OREGON 97214

BUILDER
GRAY PURCELL
11445 SW TIEDEMAN AVE.
TIGARD, OR 97223

ARCHITECT
Thomas Hacker & Associates
Architects, Inc.
34 N.W. 1st Avenue, Suite 406
Portland, Oregon 97209

HEATING/VENTING/AIR CONDITIONING
AMERICAN HEATING INC.
1339 SE GIDEON STREET
Portland, OR 97202

PLUMBING
WESTERN PLUMBING INC.
9460 SW TIGARD AVE, SUITE 010
TIGARD, OR 97223

ELECTRICAL ENGINEERS
NORTHWEST ELECTRICAL SPECIALTIES
2110 NW ALOCLEK DRIVE, SUITE 605
HILLSBORO, OR 97124

DRAWING LIST

SURVEY
N/A

STRUCTURAL
N/A

ARCHITECTURAL
A1C.1 CODE SUMMARY
2A.3 SECOND LEVEL
A4A.1 BUILDING SECTION
A7A.3 INTERIOR ELEVATIONS
A9A.3 REFLECTED CEILING PLAN – SECOND LEVEL

MECHANICAL
N/A

PLUMBING
N/A

ELECTRICAL

PERMIT SET

MAY 22, 2002

City of Portland
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JUL 3 0 2002
02-120858-CO
Permit Number

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JUL 18 2002
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JUL 24 2002
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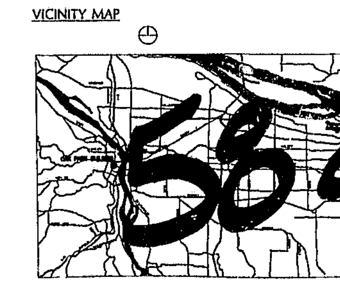
VICINITY MAP



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AUG 19 2002
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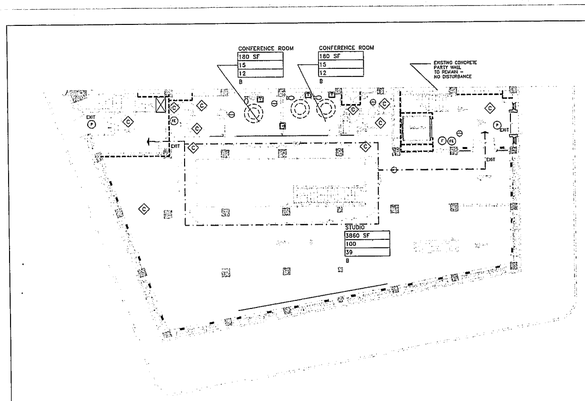

AUG 19 2002
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AUG 12 2002
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B A1C.1 CODE PLAN – FIRST FLOOR
1/16" = 1' – 0"
CODE-2

City of Portland
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JUL 30 2002
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C A1C.1 CODE PLAN – SECOND FLOOR
1/16" = 1' – 0"
CODE-3

A A1C.1 CODE PLAN – LOWER FLOOR
1/16" = 1' – 0"
CODE-1

CODE SUMMARY

FOR 733 SW OAK STREET
(PER 1997 UBC STATE OF OREGON)

OCCUPANCY CLASSIFICATIONS

ASSEMBLY OCCUPANCIES: OFFICE — B

CONSTRUCTION TYPE

TYPE V – ONE HOUR

1. BEARING WALLS EXTERIOR	1-HR.
2. BEARING WALLS INTERIOR	1-HR.
3. NON-BEARING WALLS EXTERIOR	1-HR.
4. STRUCTURED FRAME	1-HR.
5. PARTITIONS, PERMANENT	1-HR.
6. SHAFT ENCLOSURE	1-HR.
7. FLOORS AND FLOOR-CEILINGS	1-HR.
8. ROOFS AND ROOF CEILINGS	1-HR.
9. EXTERIOR DOORS AND WINDOWS	(605.3.2)
10. STAIRWAY CONSTRUCTION	(605.4) N/C

ALLOWABLE FLOOR AREA	ENTIRE BUILDING
(TABLE 5B)	BASIC AREA = X S.F.
(504.2)	INCREASE FOR MULTI STORY X 2
(505.3)	INCREASE FOR SEPARATION ON 3 SIDES X 2
	TOTAL = X S.F.

MAXIMUM ALLOWABLE AREA OF B	
BASIC	14,000
MULTISTORY X 2	28,000
SEPARATION 3 SIDES X 2	48,000
TOTAL	48,000

ACTUAL FLOOR AREA	TOTAL GSF
LOWER LEVEL	6,490
FIRST LEVEL	6,490
SECOND LEVEL	6,490
TOTAL	19,470

NOTE:
THE BASEMENT SPRINKLER SYSTEM IS MAINTAINED PER THE FIRE MARSHAL'S OFFICE AND THE BUILDING IS PROVIDED WITH A SMOKE DETECTION SYSTEM PER THE FIRE MARSHAL'S OFFICE.

MAXIMUM STORIES
(TABLE 5B) — 2 STORIES

ACTUAL STORIES (EXISTING)

FIRST LEVEL	1 STORY
SECOND LEVEL	1 STORY
TOTAL	2 STORIES

MAXIMUM BUILDING HEIGHT (TABLE 5B) — 50 FT.

ACTUAL BUILDING HEIGHT — 36 FT.

OCCUPANT LOAD FOR EGRESS REQUIREMENTS (TABLE 10A)

OCCUPANT LOADS

LOWER	70
FIRST	63
SECOND	50
TOTAL	183

REQUIRED SANITARY FIXTURES (TABLE A-29-A)
(OCCUPIED AREAS ONLY; FUTURE OCCUPANCIES NOT CONSIDERED)

TYPE OF OCCUPANCY	50%M/50%W	WATERCLOSETS MEN	WATERCLOSETS WOMEN	LAVATORIES MEN	LAVATORIES WOMEN
GROUP B OCCUP. 6,328 SF/200=42	42/2=21	2	2	1	1
TOTAL REQUIRED FIXTURES		2	2	1	1

ACTUAL SANITARY FIXTURES
(ADA ACCESSIBLE FIXTURES IN OCCUPIED AREAS ONLY)

	LOWER	FIRST	TOTAL
WATER CLOSETS/URINALS – M	2	–	2
WATER CLOSETS – W	2	–	2
LAVATORIES – M	1	–	1
LAVATORIES – W	1	–	1
LAVATORIES – M/W	–	1	1
WATER CLOSETS – M/W	–	1	1

APPEALS

APPEAL # B-4.2: WALL BETWEEN MAIN LOBBY 201 AND TENANT SPACE (RECEPTION 202) BE A NON RATED WALL, BUT THE DOORS HAVE AUTOMATIC CLOSERS AND SMOKE SEALS. (GRANTED AS PROPOSED 9-5-01)

APPEAL # B-4.3: NO BARRIER IN EXIT ENCLOSURE "STAIR 2".(GRANTED AS PROPOSED 9-5-01)

APPEAL # B-4.4: NEW STAIR PLACED INTO OPENING BETWEEN LOWER AND FIRST LEVEL. (GRANTED 9-5-01 PROVIDED THE BASEMENT SPRINKLER SYSTEM IS MAINTAINED PER THE FIRE MARSHAL'S OFFICE AND THE BUILDING IS PROVIDED WITH A SMOKE DETECTION SYSTEM PER THE FIRE MARSHAL'S OFFICE.)

LEGEND

•••••••••	1 HR. FIRE RATED SEPARATION
–·–·–·–·	MAXIMUM TRAVEL DISTANCE
▨	1 HR CEILING ASSEMBLY
· · ·	WATER CURTAIN
LOBBY	ROOM OR CATAGORY
2289 SF	AREA
7	OCCUPANCY LOAD FACTOR (X=ACCESSORY OCCUPANCY NO OCCUPANT LOAD)
327	OCCUPANCY
B	OCCUPANCY GROUP
(D)	60 MIN. LABELED SELF CLOSING DOOR WITH PANIC HARDWARE
(P)	DOOR WITH PANIC HARDWARE
(ES)	ELEVATOR SMOKE CONTAINMENT SYSTEM
(F)	FIRE ALARM PANEL
(FE)	FIRE EXTINGUISHER
◇C	ACCESSORY OCCUPANCY WITH NO OCCUPANT LOAD (CLOSETS, CORRIDORS OR STORAGE)
◇M	MECHANICAL/ELECTRICAL SPACE WITH NO OCCUPANT LOAD
◇1	APPEAL # 1

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CODE SUMMARY

733 SW OAK STREET
PORTLAND, OREGON 97205

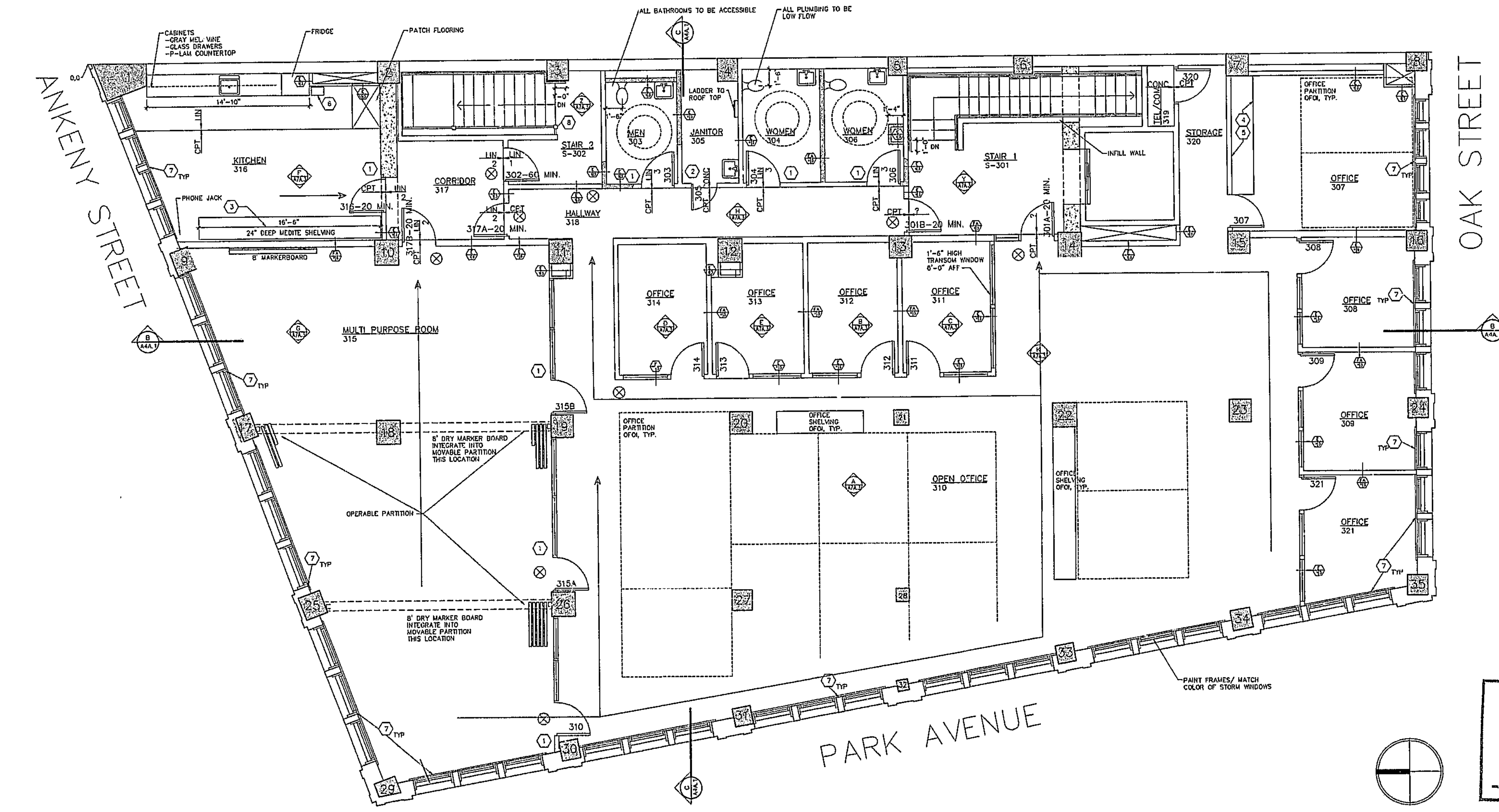
THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
733 SW OAK STREET
PORTLAND, OREGON 97205
(503) 227-1254

REGISTERED ARCHITECT
STATE OF OREGON

REVISIONS :		DRAWN BY :	
		JOB NO. :	0119
DATE :	3/22/2002		
SCALE :	1/16" = 1'-0"	DWG. NO.	A1C.1

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

E 19



PLAN – SECOND LEVEL
1/8" = 1'-0"

SECOND LEVEL –
TENANT IMPROVEMENT

733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
733 SW OAK STREET
PORTLAND, OREGON 97205

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 5/22/2002
SCALE : 1/8" = 1'-0"
DWG. NO. A2A.3

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AND ASSOCIATES
ARCHITECTS INC.

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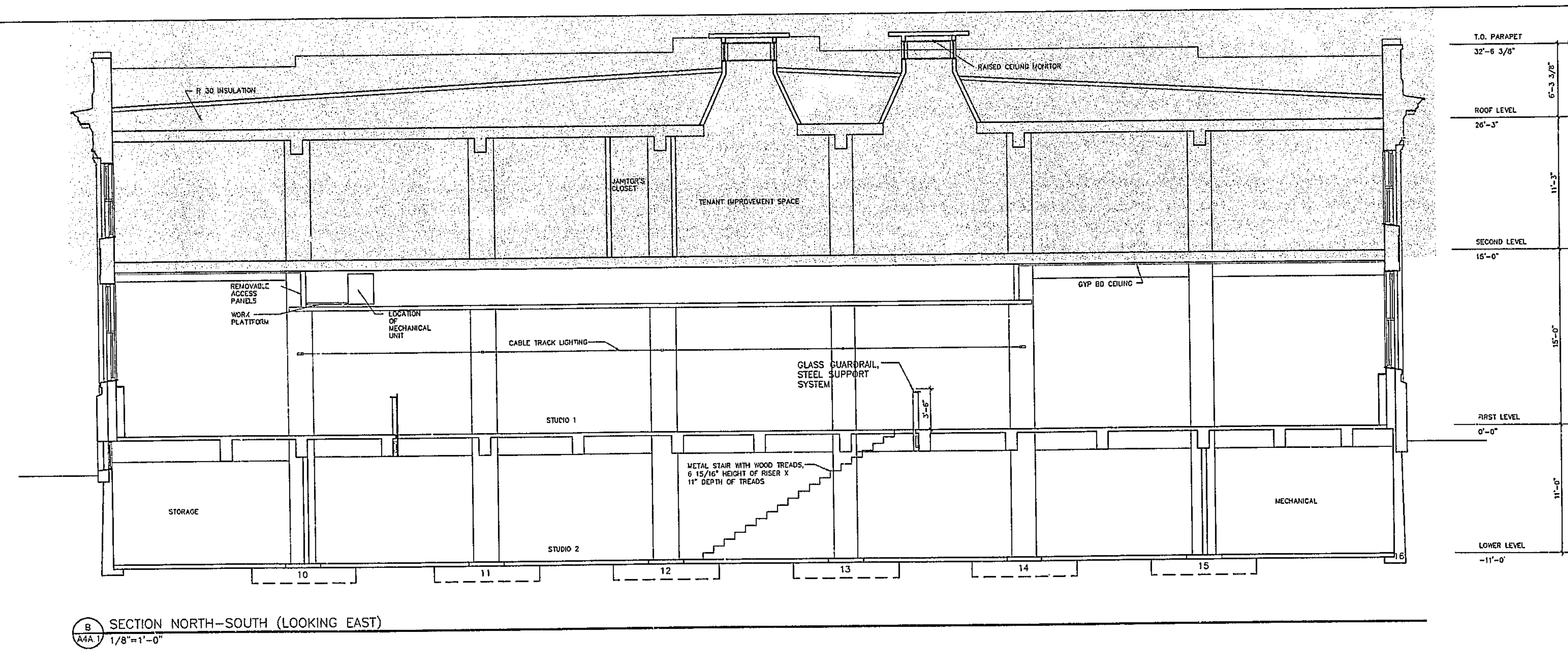
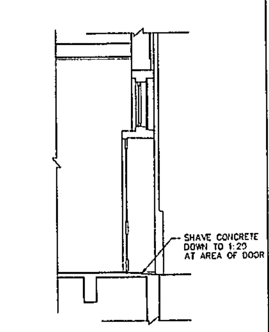
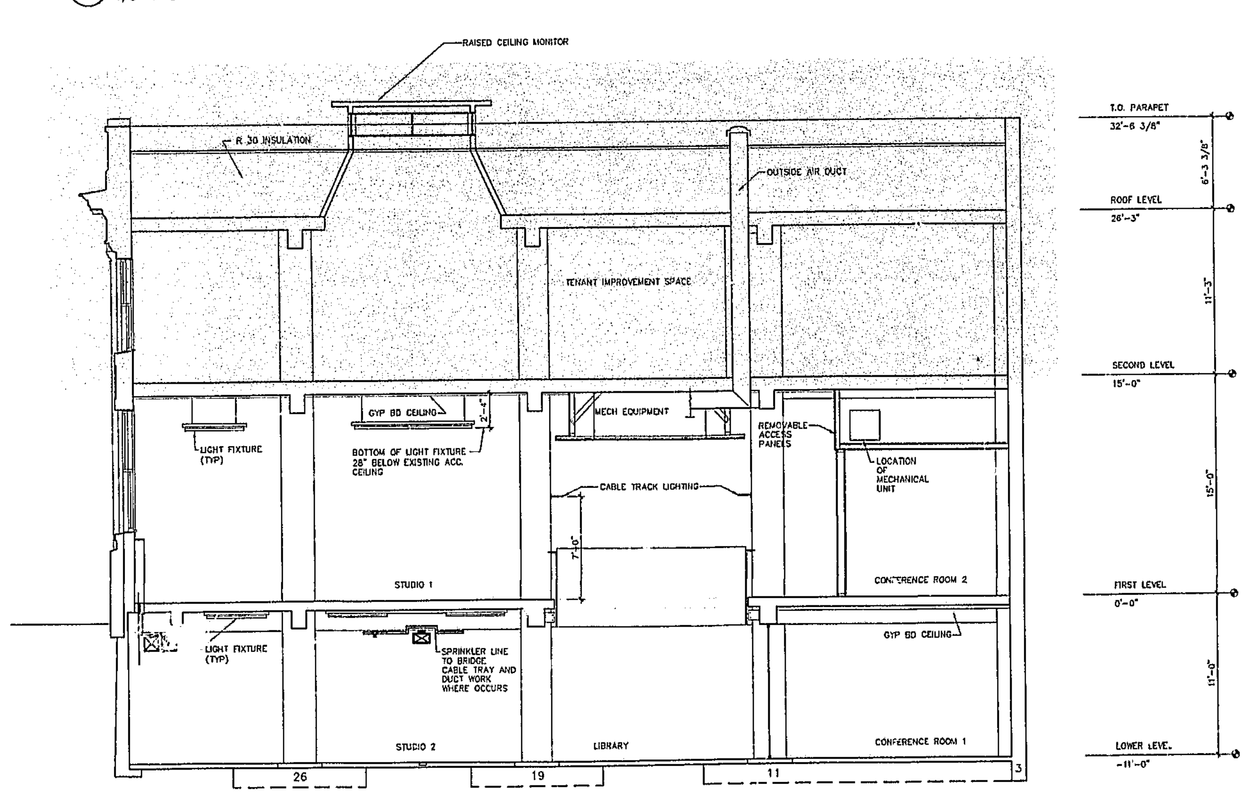


B/A4A.1 SECTION NORTH–SOUTH (LOOKING EAST)
1/8"=1'–0"



A/A4A.1 SECTION DOOR
1/8"=1'–0"



C/A4A.1 SECTION EAST–WEST (LOOKING NORTH)
1/8"=1'–0"

BUILDING SECTIONS

733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES
ARCHITECTS INC.
733 SW OAK STREET
PORTLAND, OREGON 97205

REVISIONS :

DRAWN BY :
JOB NO. : 0110

DATE : 5/22/2002
SCALE : 1/8"= 1'-0"

DWG. NO. A4A.1

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AND ASSOCIATES
ARCHITECTS INC.

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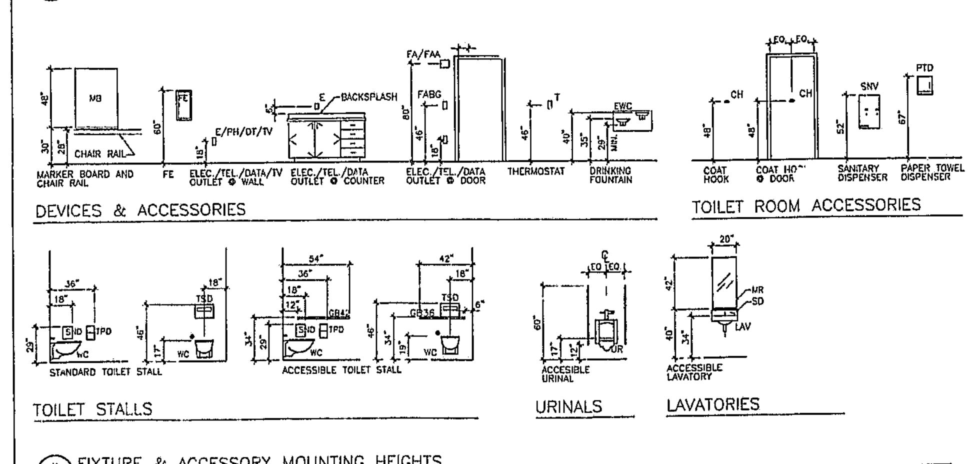

ACCESSORIES AND DEVICES

ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION
	DEVICES & ACCESSORIES		TOILET ROOM ACCESSORIES		TOILET ROOM FIXTURES
E	ELECTRICAL OUTLET	CH	COAT HOOK	WC1	TOILET
PH	TELEPHONE JACK	SNV	SANITARY NAPKIN VENDOR	WC2	TOILET (ACCESSIBLE)
DT	DATA JACK	PTD	PAPER TOWEL DISPENSER	WC3	CHILD TOILET
TV	CABLE JACK	WR	WASTE RECEPTACLE	UR	URINAL
T	THERMOSTAT			LAV1	LAVATORY
LS	LIGHT SWITCH	SND	SANITARY NAPKIN DISPENSER	LAV2	CHILD LAVATORY
FA	FIRE ALARM VISUAL DEVICE	TPD	TOILET PAPER DISPENSER	LAV3	COUNTER LAVATORY
FAA	FA & ANNUNCIATOR	GB42	42 INCH GRAB BAR		
FABG	FIRE ALARM BREAK GLASS STATION	GB36	36 INCH GRAB BAR		
FE	FIRE EXTINGUISHER	MR	MIRROR		
EA	ELEVATOR ANNUNCIATOR	SD	SOAP DISPENSER		
EC	ELEVATOR CALL STATION				
MB	MARKER BOARD		WALL PANELS		
EWC	ELECTRIC WATER COOLER	AWP	ACOUSTIC FABRIC WRAPPED PANEL		
		FWP	FABRIC WRAPPED TACK PANEL		

GENERAL NOTES

1. DIMENSIONS ARE FROM T.O. SLAB U.N.O.
2. RE: FLOOR PLANS FOR FRAME TYPES.
3. RE: REFLECTED CEILING PLANS FOR CEILING HEIGHT, UNO.
4. RE: REFLECTED CEILING PLANS FOR HORIZONTAL LOCATION OF LIGHT FIXTURES.
5. COORDINATE LOCATIONS OF ALL EXPOSED SWITCHES, OUTLETS, THERMOSTATS, ETC. W/ TENANT.

◇ TEMPERED GLASS

INTERIOR ELEVATIONS

733 SW OAK STREET
PORTLAND, OREGON 97205

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.
733 SW OAK STREET
PORTLAND, OREGON 97205

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 5/22/2002
SCALE : 1/8"= 1'-0"
DWG. NO. A7A.3

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

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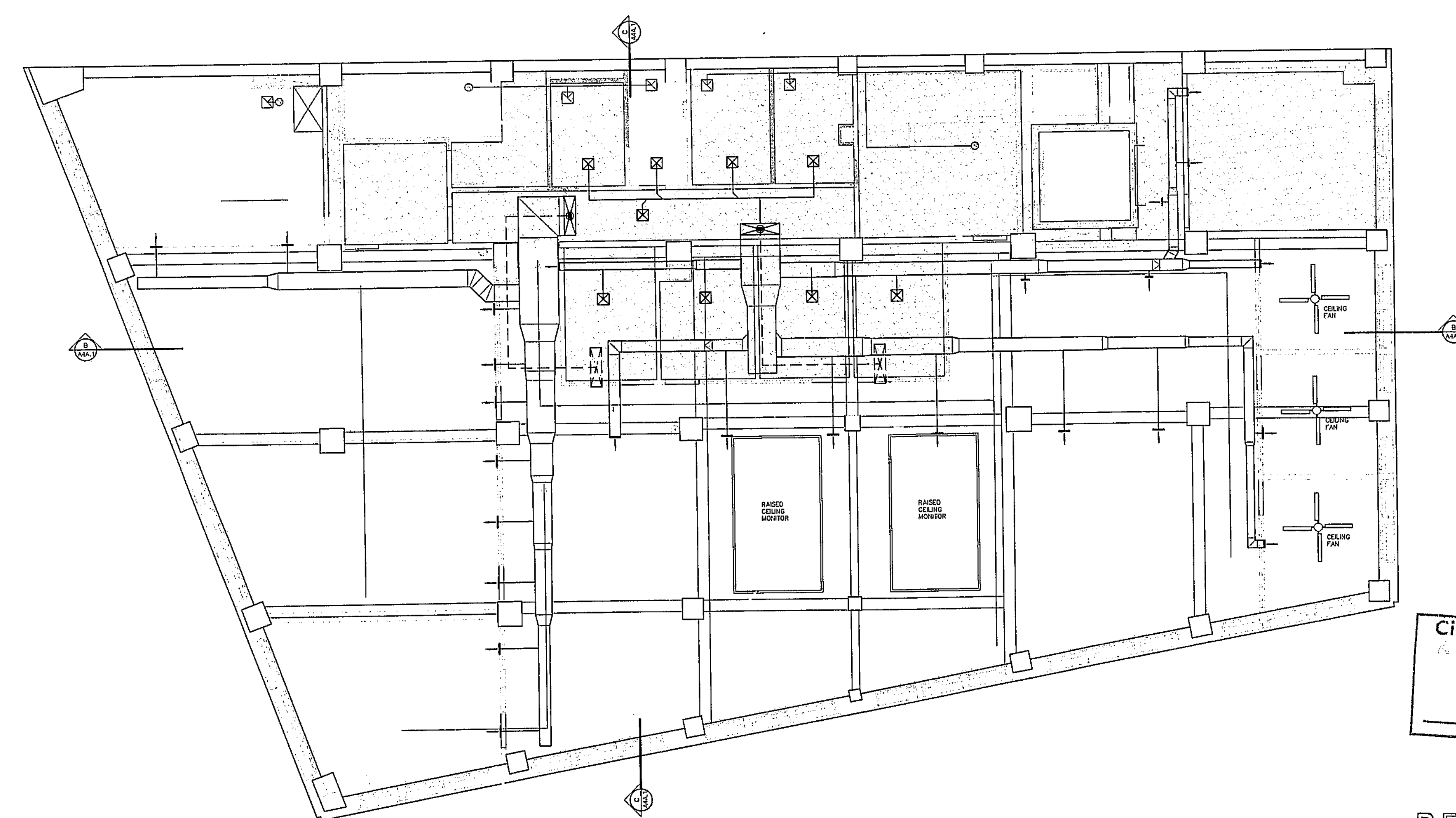

A/A9.2 REFLECTED CEILING PLAN – SECOND LEVEL
1/8"=1'-0"

CEILING PLAN–LEGEND

TAGS — CEILING HEIGHT ABOVE FINISH FLOOR
DETAIL

MATERIALS — WALLS AND FINISH TO CEILING
GYPSUM BOARD CEILING

FIXTURES — HVAC DIFFUSER
RECESSED HVAC SLOT DIFFUSER
ACCESS PANEL

LIGHTING — LINEAR DIRECT FLUORESCENT FIXTURE LENGTH AS SHOWN ON ELECTRICAL DWGS.
RECESSED FIXTURES CENTER IN CEILING TILE UNLESS OTHERWISE NOTED
SURFACE MOUNTED LINEAR FLOURESCENT FIXTURE WITH REFLECTOR
PENDANT MOUNTED LINEAR FLOURESCENT FIXTURE WITH REFLECTOR
PENDANT MOUNTED LINEAR TRUNKING SYSTEM WITH THREE SPOTS
WALL-MOUNTED LUMINAIRE
WALL-MOUNTED LUMINAIRE
SURFACE MOUNTED LIGHTING TRACK
SURFACE MOUNTED FIXTURES

SPRINKLER

GENERAL NOTES

A. INSTALL ELECTRICAL CONDUIT FLUSH WITH UNDERSIDE OF EXISTING CEILING. CORE DRILL BEAMS. VERIFY HEIGHT OF CORE DRILL WITH ARCHITECT.

B. ALL EXPOSED CONCRETE COLUMNS/BEAMS TO BE SEALED. VERIFY EXTEND/TYPE OF SEALER WITH ARCHITECT.

C. VERIFY LOCATIONS OF ALL EXPOSED ELEMENTS THAT ARE NOT ACCOUNTED FOR IN THE DRAWING WITH THE ARCHITECT.

KEYED SHEET NOTES

1. PATCH NEW STRUCT. BEAMS TO MATCH ADJACENT EXISTING CEILING WHERE VISIBLE FROM BELOW (TYP)
2. PAINTED GYP BD CEILING
3. PAINTED GYP BD CEILING, SEE A9B.1 FOR DETAILS
4. ELEC CONDUIT FLUSH WITH CEILING/CORE DRILL BEAM PENETRATIONS
5. STRIP PLASTER OFF OF CONCRETE BEAMS.
6. STRIP PLASTER OFF OF CONCRETE BEAMS ON OFFICE SIDE ONLY.

REFLECTED CEILING PLAN – FIRST LEVEL

733 SW OAK STREET

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

REVISIONS :
DRAWN BY :
JOB NO. : 0119
DATE : 5/22/2002
SCALE : 1/8"= 1'-0"
DWG. NO. A9A.3

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

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AUG 12 2002
MICROFILMED

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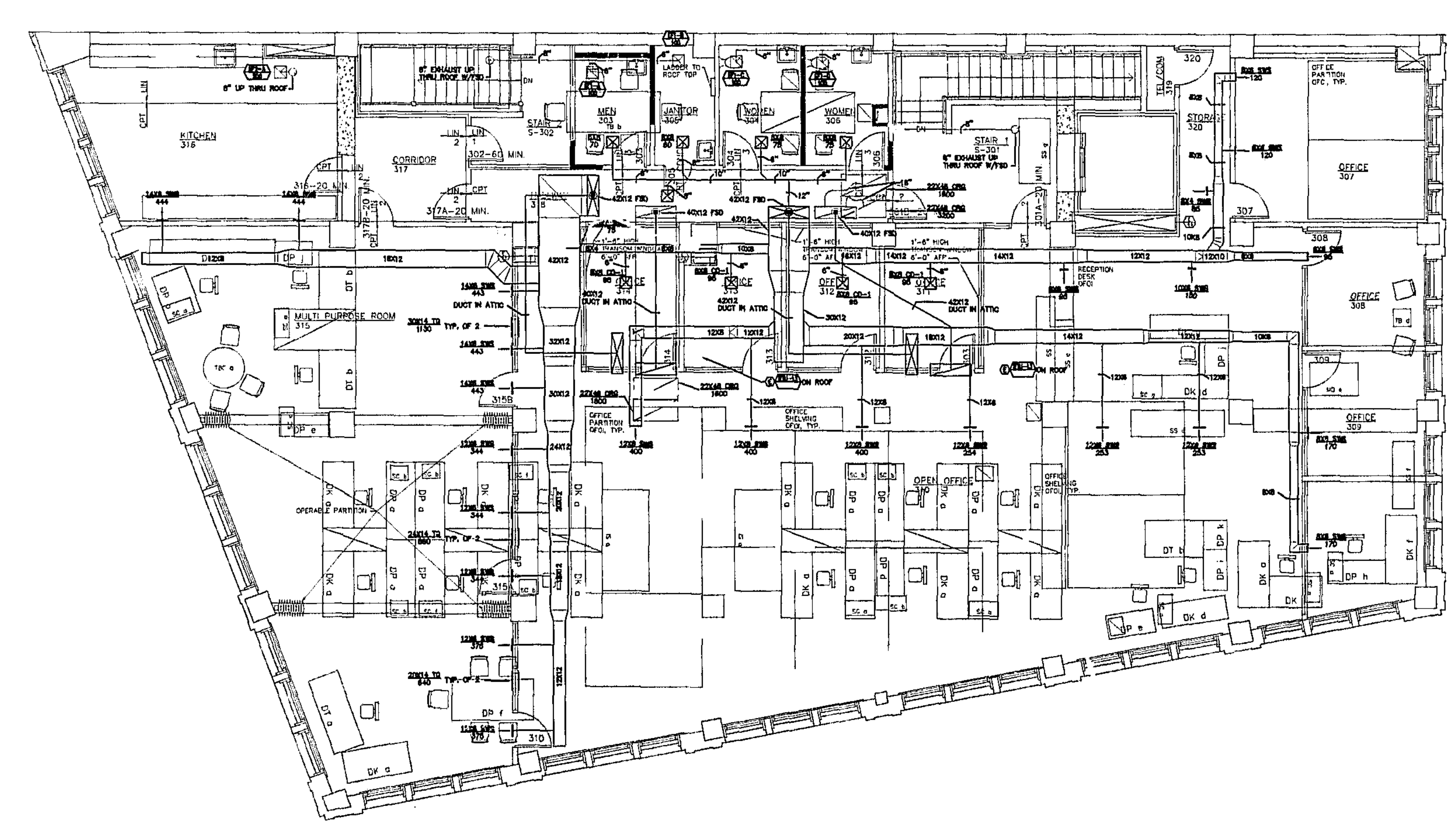

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M200 1/4" = 1'-0"

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EQUIPMENT SCHEDULE

EF1-A THRU D	BROAN #L-100 CEILING EXHAUST FANS 109 CFM @ .125SP VOLTAGE: 120V-1~-60CY, 1.1 AMPS NOTE: ELECTRICAL CONTRACTOR TO WIRE LIGHT SWITCH
EF2-A	BROAN #L-200 CEILING EXHAUST FAN 210 CFM @ .125SP VOLTAGE: 120V-1~60CY, 1.8 AMPS NOTE: ELECTRICAL CONTRACTOR TO PROVIDE A SEPARATE SWITCH FOR FAN

DWG TITLE: HVAC LAYOUT
JOB TITLE:

American Heating, Inc.

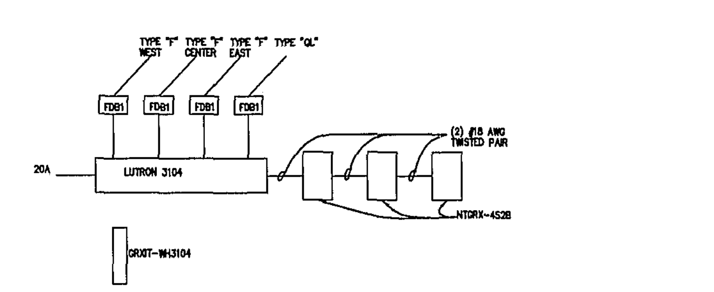
DATE
DESIGNED BY
DR. BY
JOB NO.
SHT. NO.
SHEETS IN SET

ELECTRICAL SYMBOLS LIST

TYPE	DESCRIPTION	MANUFACTURER	LAMP	VOLTAGE	FINISH	MOUNTING
A4	4' LENGTH PENDANT MOUNTED 2 LAMP (IN CROSS SECTION) FLUORESCENT DIRECT/INDIRECT 10" WIDE EXTRUDED ALUMINUM LUMINAIRE WITH SEMI-SPECULAR LOW IRIDESCENT PARABOLIC LOUVER – 60U/40D DISTRIBUTION WITH PERFORATED REFLECTOR AND ELECTRONIC DIMMING BALLAST	LINEAR LIGHTING EL29 SERIES	F28T5	120	WHITE	PENDANT – CABLE
A8	8' LENGTH PENDANT MOUNTED 2 LAMP (IN CROSS SECTION) FLUORESCENT DIRECT/INDIRECT 10" WIDE EXTRUDED ALUMINUM LUMINAIRE WITH SEMI-SPECULAR LOW IRIDESCENT PARABOLIC LOUVER – 60U/40D DISTRIBUTION WITH PERFORATED REFLECTOR AND ELECTRONIC DIMMING BALLAST	LINEAR LIGHTING EL29 SERIES	F28T5	120	WHITE	PENDANT – CABLE
A12	12' LENGTH PENDANT MOUNTED 2 LAMP (IN CROSS SECTION) FLUORESCENT DIRECT/INDIRECT 10" WIDE EXTRUDED ALUMINUM LUMINAIRE WITH SEMI-SPECULAR LOW IRIDESCENT PARABOLIC LOUVER – 70U/30D DISTRIBUTION WITH PERFORATED REFLECTOR AND ELECTRONIC DIMMING BALLAST	LINEAR LIGHTING EL29 SERIES	F28T5	120	WHITE	PENDANT – CABLE
B	4' LENGTH PENDANT MOUNTED 3 LAMP FLUORESCENT (2U/1D) BIDIRECTIONAL 10" WIDE EXTRUDED ALUMINUM LUMINAIRE WITH PERFORATED MAGNA BEAM LOUVER – 60U/40D DISTRIBUTION WITH PERFORATED REFLECTOR AND TWO OSRAM SYLVANIA PSX BALLASTS – ONE (1) LAMP / ONE (2) LAMP	LINEAR LIGHTING EL29 SERIES	F32T8/ 835/XPS	120	WHITE	PENDANT – CABLE
C	12 FOOT SURFACE MOUNTED 3 LAMP (ONE LAMP IN CROSS SECTION) FLUORESCENT BAFFLED WALL WASH LUMINAIRE WITH ELECTRONIC BALLAST	ELLIPTIPAR STYLE 144 SERIES	F28T5	120	WHITE	SURFACE / CEILING
D	PENDANT MOUNTED SINGLE LAMP COMPACT FLUORESCENT DOWNLIGHT WITH GLASS REFLECTOR CONE	DELRAY 2272-W-0-32-1-E	F32TRT	120	WHITE	PENDANT – CABLE
F	PENDANT MOUNTED TWO LAMP DIRECT/INDIRECT ENCLOSED LUMINAIRE WITH SEMI-SPECULAR CENTER LOUVERS AND PERFORATED ANODIZED ALUMINUM WINGS	METALUX	F28T5	120	METALLIC	PENDANT – CABLE
G	4 INCH RECESSED ADJUSTABLE HALOGEN ACCENT LIGHT WITH SPREAD LENS		37W MR16 /HIR	120		RECESSED / CEILING
H	8 FOOT LENGTH PENDANT MOUNTED TWO LAMP (ONE LAMP IN CROSS SECTION) NOMINAL 3 X 3 INCH EXTRUDED ALUMINUM DIRECT/INDIRECT LUMINAIRE WITH PARABOLIC BAFFLE, OPAL DIFFUSER, AND 0-10VDC ELECTRONIC DIMMING BALLAST	PEERLESS LL1-310202 SERIES	F54T5HO	120	WHITE	PENDANT – CABLE
K	8 FOOT LENGTH WALL MOUNTED TWO LAMP (ONE LAMP IN CROSS SECTION) NOMINAL 3 X 3 INCH EXTRUDED ALUMINUM INDIRECT LUMINAIRE WITH ASYMMETRIC DISTRIBUTION, AND 0-10VDC ELECTRONIC DIMMING BALLAST	PEERLESS LL1-310902 SERIES	F54T5HO	120	WHITE	
L	DECORATIVE COMPACT FLUORESCENT WALL SCONCE (TO BE DETERMINED)		18W QD	120		SURFACE / WALL
M	28 INCH SQUARE SURFACE MOUNTED EXTRUDED ALUMINUM BATH MIRROR WITH INTEGRAL 2 LAMP FLUORESCENT LAMP ASSEMBLY	MLE (GLOBAL) US B2127	24W T5	120		SURFACE / WALL
N	20 X 7 SURFACE MOUNTED 2 LAMP FLUORESCENT VANITY LIGHT, ALUMINUM WITH POLYCARBONATE LENSING	LUCEPLAN D22/2	17W T8	120	CLEAR	SURFACE / WALL
P	BATH 3 (TO BE DETERMINED)		32W TRT	120		SURFACE / WALL
Q	NOMINAL 8 FOOT SURFACE MOUNTED ADJUSTABLE ASYMMETRIC DIRECT/INDIRECT TWO LAMP FLUORESCENT LUMINAIRE	LITECONTROL W-AID-3428T5HO-PFF-LP/ELB	54W T5	120	WHITE	SURFACE / WALL
R	NOMINAL 48 X 9 X 3 INCH SINGLE LAMP COVE FIXTURE WITH ASYMMETRIC DISTRIBUTION	PEERLESS ECX-010001 SERIES	F32T8/ 835/XPS	120	WHITE	MOUNT ON CASEWORK BEHIND FASCIA
RA	DECORATIVE COMPACT FLUORESCENT WALL SCONCE (TO BE DETERMINED)	TBD	18W QD	120		SURFACE / WALL
S	18 INCH DIAMETER FLUORESCENT DIRECT/INDIRECT ALUMINUM SURFACE MOUNTED LUMINAIRE	VISA CM 1470 QS	40W T5 / 42W TRT	120	ALUMINUM	SURFACE / CEILING
T	TRACK ASSEMBLY W/ 6 LAMPHOLDERS – 150 WATT 12 VOLT TRANSFORMER	TBD	20W BI-PIN	120	TBD	SURFACE / CEILING
U	NOMINAL 6" RECESSED 1 LAMP COMPACT FLUORESCENT DOWNLIGHT WITH CLEAR LOW IRIDESCENT SPECULAR SELF-FLANGING ALZAK CONE	KIRLIN RR80713 EDS PRICE EP-TRP-32/7	32TRT	120	CLEAR	RECESSED / CEILING
V	48 INCH 2 LAMP FLUORESCENT WALL BRACKET WITH WRAPAROUND ACRYLIC LENS	WILLIAMS 37 SERIES	F32T8/ 835/XPS	120	WHITE	SURFACE / WALL
W	SURFACE MOUNT TWO LAMP FLUORESCENT LUMINAIRE		18W QD	120	WHITE	SURFACE / CEILING
Z	RETRACTABLE EMERGENCY EGRESS LIGHTING UNIT, TWO LAMP, 90 MINUTE OPERATION	CONCEALITE 5000 SERIES	COWMR16	120	WHITE	SURFACE / CEILING

ELECTRICAL SYMBOLS LIST

SYMBOL	ABBR.	DESCRIPTION
"W"		CEILING, SURFACE MOUNT LUMINAIRE ON NORMAL CIRCUIT, CIRCLE REPRESENTS APPROX. SIZE.
"U"		CEILING, RECESSED LUMINAIRE ON NORMAL CIRCUIT, CIRCLE REPRESENTS APPROX. SIZE.
"M"		CEILING, SURFACE MOUNT LUMINAIRE ON EMERGENCY CIRCUIT, CIRCLE REPRESENTS APPROX. SIZE.
"UE"		CEILING, RECESSED LUMINAIRE ON EMERGENCY CIRCUIT, CIRCLE REPRESENTS APPROX. SIZE.
"D"		CEILING, PENDANT MOUNT LUMINAIRE ON EMERGENCY CIRCUIT, CIRCLE REPRESENTS APPROX. SIZE.
"C"		LINEAR FIXTURE, PENDANT MOUNT ON NORMAL CIRCUIT. NUMBER AND APPROX. LOCATION OF PENDANTS SHOWN.
"AE8"		LINEAR FIXTURE, PENDANT MOUNT ON EMERGENCY CIRCUIT. NUMBER AND APPROX. LOCATION OF PENDANTS SHOWN.
"A8"		LINEAR FIXTURE, PENDANT MOUNT ON EMERGENCY CIRCUIT. NUMBER AND APPROX. LOCATION OF PENDANTS SHOWN.
"P"		WALL SURFACE MOUNT FIXTURE ON NORMAL CIRCUIT.
"Z"		WALL, RECESSED DIRECTIONAL LUMINAIRE ON EMERGENCY CIRCUIT.
"Q"		WALL BRACKET ON EMERGENCY CIRCUIT.
"K"		WALL BRACKET.
S		SWITCH, SINGLE POLE.
OS1		OCCUPANCY SENSOR, WATTSTOPPER WA-100.
OS2		OCCUPANCY SENSOR, WATTSTOPPER WI-30.
OS3		OCCUPANCY SENSOR, WATTSTOPPER CX-10.
OS4		OCCUPANCY SENSOR, WATTSTOPPER CI-20.



MULTI-PURPOSE ROOM 315 LIGHTING CONTROL SYSTEM

NO SCALE

CHECK SET
THIS DRAWING IS PRELIMINARY AND INCOMPLETE
IT IS NOT TO BE USED FOR ESTIMATING OR CONSTRUCTION
06-26-02

LIGHTING SYMBOLS, SCHEDULE, DIAGRAM

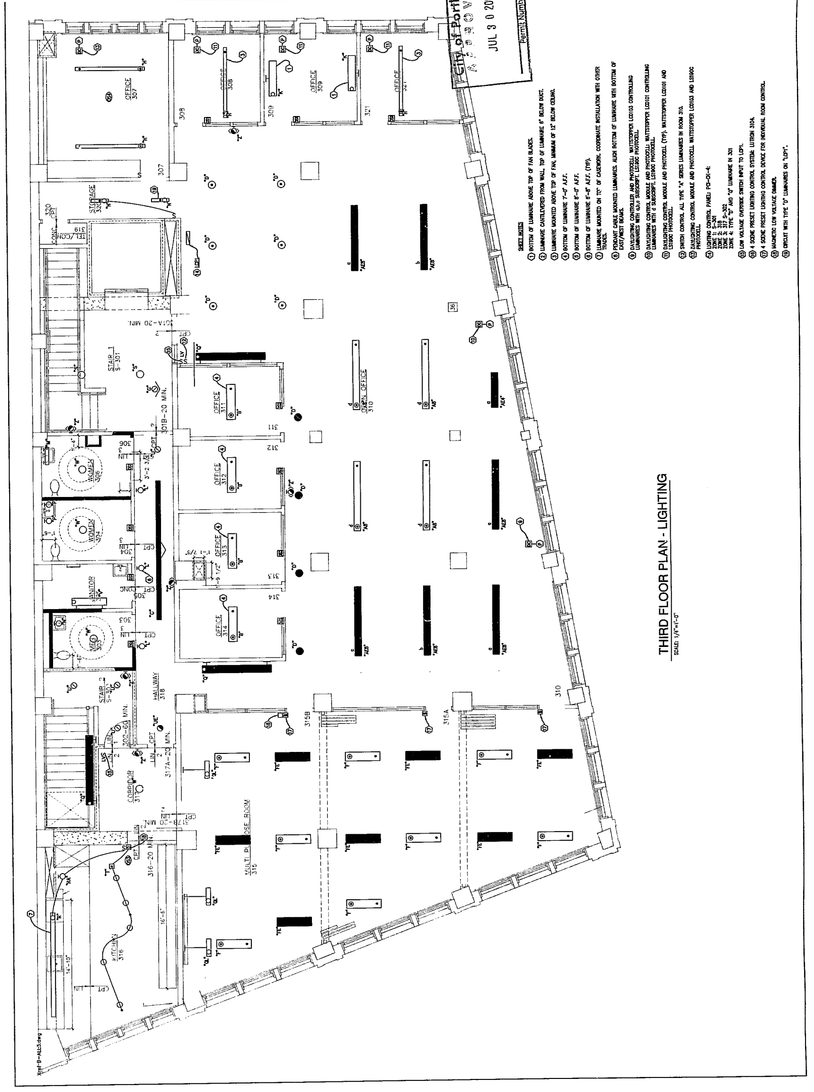
GCH

211202

211202LO.dwg

SHEET NO

LO



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City of Portland
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JUL 3 0 2002
Permit Number

SHEET NOTES

① BOTTOM OF LUMINAIRE ABOVE TOP OF FAN BLADES.

② LUMINAIRE CANTILEVERED FROM WALL, TOP OF LUMINAIRE 6" BELOW DUCT.

③ LUMINAIRE MOUNTED ABOVE TOP OF FAN, MINIMUM OF 12" BELOW CEILING.

④ BOTTOM OF LUMINAIRE 7'-0" A.F.F.

⑤ BOTTOM OF LUMINAIRE 8'-0" A.F.F.

⑥ BOTTOM OF LUMINAIRE 6'-8" A.F.F. (TYP).

⑦ LUMINAIRE MOUNTED ON TOP OF CASEWORK. COORDINATE INSTALLATION WITH OTHER TRADES.

⑧ PENDANT CABLE MOUNTED LUMINAIRES. ALIGN BOTTOM OF LUMINAIRE WITH BOTTOM OF EAST/WEST BEAMS.

⑨ DAYLIGHTING CONTROLLER AND PHOTOCELL: WATTSTOPPER LCD103 CONTROLLING LUMINAIRES WITH a,b,c SUBSCRIPT. LS190C PHOTOCELL.

⑩ DAYLIGHTING CONTROL MODULE AND PHOTOCELL: WATTSTOPPER LCD101 CONTROLLING LUMINAIRES WITH d SUBSCRIPT. LS190C PHOTOCELL.

⑪ DAYLIGHTING CONTROL MODULE AND PHOTOCELL (TYP). WATTSTOPPER LCD101 AND LS190C PHOTOCELL.

⑫ SWITCH CONTROL ALL TYPE "A" SERIES LUMINAIRES IN ROOM 310.

⑬ DAYLIGHTING CONTROL MODULE AND PHOTOCELL WATTSTOPPER LCD103 AND LS190C PHOTOCELL.

⑭ LIGHTING CONTROL PANEL: PCI-CK-4:
ZONE 1: S-301
ZONE 2: 318
ZONE 3: 317 S-302
ZONE 4: TYPE "D" AND "Q" LUMINAIRE IN 301

⑮ LOW VOLTAGE OVERRIDE SWITCH INPUT TO LCP1.

⑯ 4 SCENE PRESET LIGHTING CONTROL SYSTEM: LUTRON 3104.

⑰ 4 SCENE PRESET LIGHTING CONTROL DEVICE FOR INDIVIDUAL ROOM CONTROL.

⑱ MAGNETIC LOW VOLTAGE DIMMER.

⑲ CIRCUIT WITH TYPE "D" LUMINAIRES ON "LCP1".

THIRD FLOOR PLAN - LIGHTING

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

CHECK SET
THIS DRAWING IS
PRELIMINARY
AND
INCOMPLETE
IT IS NOT TO BE USED FOR
ESTIMATING OR CONSTRUCTION
06-26-02

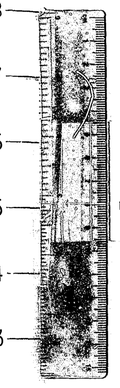
THIRD FLOOR PLAN - LIGHTING

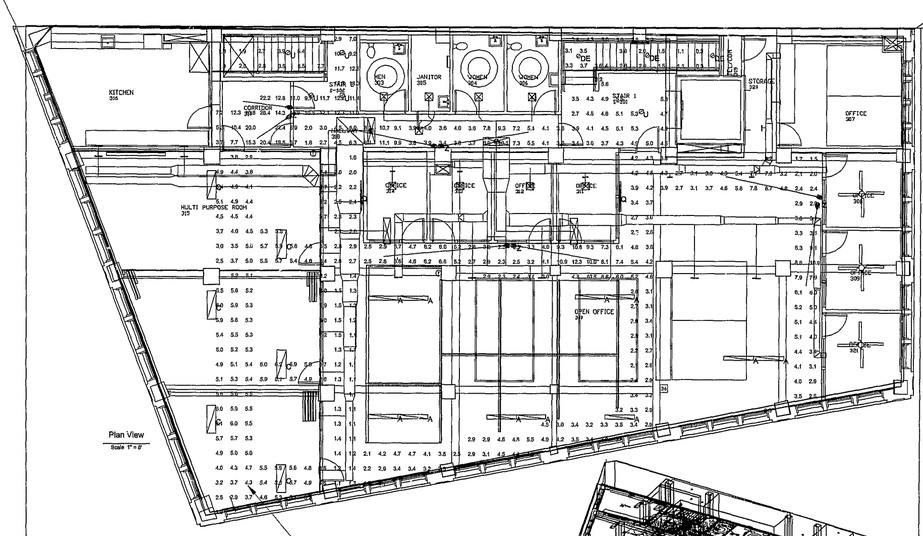
GCH

211202

211202L1.dwg

SHEET NO
L1





E 19

U:\Ross\energy trust\NRGTRUSTEGRESS.dwg Wed Jul 24 08:48:59 2002

FOOTCANDLE MEASUREMENTS DEFINE EGRESS PATH

UNDER BATTERY
BACKUP POWER

Calculated values include direct and interreflected components.

MECHANICAL, ELECTRICAL
CIVIL, TRANSPORTATION
ENGINEERS & SURVEYORS
PO BOX 10347 EUGENE, OR 97440
PHONE: 541-686-8478
FAX: 541-345-5303

ENERGY TRUST OF OREGON

EGRESS LIGHTING STUDY

Designer
G. Hansen

Date
Jul 16 2002

Scale
AS NOTED

Drawing No.

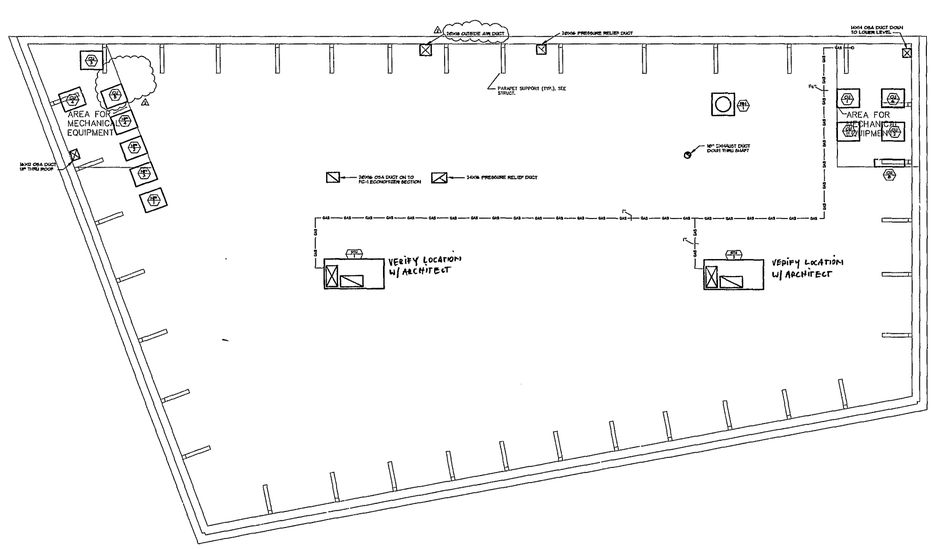
City of Portland
APPROVED
JUL 30 2002
Permit Number

RECEIVED
JUL 24 2002
OPDR
DOCUMENT SERVICES

American Heating, Inc.
1339 S.E. GOOCH STREET
PORTLAND, OREGON 97202-2418
TELEPHONE (503) 239-4100 FAX (503) 239-7208

JOB # 21232

REVISION	DESCRIPTION	DATE
1	ADDED RTU-1 # 2, RELOCATED FC-1 THRU 4 AND ADDED NATURAL GAS PIPING.	10/29/01
2	ARCHITECTS REVISIONS	5/14/01



1 R2.1 ROOF PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION SET

733 SW OAK STREET
THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

E 19

E 19

OUTSIDE AIR PROVISIONS

ROOM	USE	AREA (SQ/FT)	CODE OCCUPANCY LOAD (SQ/FT PER PERSON)	AVERAGE VENT OCCUPANCY LOAD NUMBER OF PEOPLE	OUTSIDE AIR REQUIRED PER PERSON	TOTAL ROOM OUTSIDE AIR REQUIRED	OUTSIDE AIR PROVIDED
WORK CENTER #206	OFFICE	168	100	2	20	40	40
CONFERENCE ROOM #2	CONFERENCE ROOM	116	15	12	20	240	240
CONFERENCE ROOM #3	CONFERENCE ROOM	116	15	12	20	240	240
RESTROOM #213	RESTROOM	54	N/A	N/A	N/A	50	50
LOBBY #201	LOBBY	400	50	8	20	160	160
RECEPTION #202	RECEPTION	450	50	9	20	180	180
MARKETING #203	OFFICE	320	100	3	20	60	60
STUDIO #1	OFFICE	2900	100	29	20	580	580

oaoirprov.x2a

OUTSIDE AIR PROVISIONS

ROOM	USE	AREA (SQ/FT)	CODE OCCUPANCY LOAD (SQ/FT PER PERSON)	AVERAGE VENT OCCUPANCY LOAD NUMBER OF PEOPLE	OUTSIDE AIR REQUIRED PER PERSON	TOTAL ROOM OUTSIDE AIR REQUIRED	OUTSIDE AIR PROVIDED
CONFERENCE ROOM #1	CONFERENCE ROOM	400	15	27	20	540	540
BUSINESS #406	OFFICE	160	100	2	20	40	40
RESTROOM #407	WOMENS ROOM	85	N/A	N/A	N/A	50	50
RESTROOM #408	MENS ROOM	85	N/A	N/A	N/A	50	50
LOBBY #201	LOBBY	400	50	8	20	160	160
STUDIO #3	OPEN OFFICE	3170	100	32	20	640	640
OFFICE #416	OFFICE	300	100	3	20	60	60
KITCHEN #403	KITCHEN	160	100	2	20	40	40
OFFICE #419	OFFICE	500	100	5	20	100	100

oaoirprov2.x2a

EQUIPMENT SCHEDULE

F-1,2,3,5,6 CARRIER #58MXA080-16 NATURAL GAS FIRED FURNACE
1600 CFM @ .05" SP, 1/2 HP SUPPLY FAN MOTOR
NATURAL GAS INPUT = 80,000 BTUH, OUTPUT = 75,000 BTUH
VOLTAGE = 120V-1Ø-60CY
FULL LOAD AMPS = 7.5 AMPS
UNIT WEIGHT = 118 LBS.
ACCESSORIES: CONCENTRIC VENT KITS, CKAXA048 DX COOLING COILS, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTATS.

F-4 CARRIER #58MXA060-12 NATURAL GAS FIRED FURNACE
1200 CFM @ .05" SP, 1/3 HP SUPPLY FAN MOTOR
NATURAL GAS INPUT = 60,000 BTUH, OUTPUT = 56,000 BTUH
VOLTAGE = 120V-1Ø-60CY
FULL LOAD AMPS = 5.8 AMPS
UNIT WEIGHT = 163 LBS.
ACCESSORIES: CONCENTRIC VENT KIT, CKBAXA036 DX COOLING COIL, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTAT.

F-7 CARRIER #58MXA060-08 NATURAL GAS FIRED FURNACE
600 CFM @ .05" SP, 1/5 HP SUPPLY FAN MOTOR
NATURAL GAS INPUT = 60,000 BTUH, OUTPUT = 56,000 BTUH
VOLTAGE = 120V-1Ø-60CY
FULL LOAD AMPS = 4.5
UNIT WEIGHT = 156 LBS
ACCESSORIES: CONCETRIC VENT KIT, CKBAXA018 DX COOLING COIL, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTAT

FC-1 CARRIER #FB4ANF060 HEAT PUMP FAN COIL
2000 CFM @ .05" SP, 3/4 HP SUPPLY FAN MOTOR
10.0 KW ELECTRIC HEATER
MCA = 59.5 AMPS
UNIT WEIGHT = 115 LBS
ACCESSORIES: SECONDARY DRAIN PAN, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTAT, ECONOMIZER SECTION

FC-2,3 CARRIER #FB4ANF018 HEAT PUMP FAN COILS
600 CFM @ .05" SP, 1/5 HP SUPPLY FAN MOTOR
5KW ELECTRIC HEATER
MCA = 28.4 AMPS
UNIT WEIGHT = 56 LBS
ACCESSORIES ECONOMIZER SECTION, SECONDARY DRAIN PAN, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTAT

FC-4 CARRIER #FB4ANF036 HEAT PUMP FAN COILS
1200 CFM @ .05" SP, 1/3 HP SUPPLY FAN MOTOR
5KW ELECTRIC HEATER
MCA = 28.4 AMPS
UNIT WEIGHT = 101 LBS
ACCESSORIES: ECONOMIZER SECTION, SECONDARY DRAIN PAN, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTAT

FC-5 EMI #WHP-012 COMPUTER ROOM SIDEWALL MOUNTED FAN COIL
310 CFM @ .0" SP
VOLTAGE = 208-1Ø-60CY
MIN AMPS = .43
LIQUID LINE = 1/4", SUCTION = 1/2"
ACCESSORIES: WATERWAY CONDENSATE PUMP

CU-1,2,3,5,6 CARRIER #38TKB048 4-TON AIR COOLED CONDENSING UNITS
48,000 BTUH @ ARI CONDITIONS
VOLTAGE = 240V-1Ø-60CY
MCA = 31.0 AMPS
UNIT WEIGHT = 241 LBS
ACCESSORIES: KSAHS1501AAA START ASSIST, REFRIGERANT LINE SET

CU-4 CARRIER #38TKB036 3-TON AIR COOLED CONDENSING UNIT
36,000 BTUH @ ARI CONDITIONS
VOLTAGE = 240V-1Ø-60CY
MCA =19.8 AMPS
UNIT WEIGHT = 159 LBS
ACCESSORIES: KSAHS1001AAA START ASSIST, REFRIGERANT LINE SET

CU-7 CARRIER #38TKB018 1 1/2-TON AIR COOLED CONDENSING UNIT
18,000 BTUH @ ARI CONDITIONS
VOLTAGE: 240V-1Ø-60CY
MCA = 11.3 AMPS

CU-8 EMI #SCC012 1-TON AIR COOLED COMPUTER ROOM AIR CONDITIONER
12,000 BTUH @ARI CONDIONS
VOLTAGE = 240V-1Ø-60CY
MCA = 7.0 AMPS
UNIT WEIGHT = 90 LBS
LIQUID LINE = 1/4", SUCTION = 1/2"
ACCESSORIES: 550-565 START ASSIST, 550-581 LOW AMBIENT CONTROL, REFRIGERANT LINE SET

HP-1 CARRIER #38YKC048 4-TON HEAT PUMP CONDENSING UNIT
48,000 BTUH @ ARI CONDITIONS
VOLTAGE = 240V-1Ø-60CY
MCA=37.5 AMPS
UNIT WEIGHT = 268 LBS
ACCESSORIES: KSAHS1501AAA START ASSIST, REFRIGERANT LINE SET

HP-2,3 CARRIER #38YKC018 1 1/2-TON HEAT PUMP CONDENSING UNIT
18,000 BTUH @ ARI CONDITIONS
VOLTAGE = 240V-1Ø-60CY
MCA = 13.8 AMPS
UNIT WEIGHT = 135 LBS
ACCESSORIES: KSAHS1001AAA START ASSIST, REFRIGERATE LINE SET

HP-4 CARRIER #38YKC036 3-TON HEAT PUMP CONDENSING UNIT
36,000 BTUH @ ARI CONDITIONS
VOLTAGE = 240V-1Ø-60CY
MCA = 21.1 AMPS
UNIT WEIGHT = 215 LBS
ACCESSORIES: KSAHS1301AAA START ASSIST, REFRIGERANT LINE SET

EF-1 A THRU D BROAN #L-100 LO-SONE CEILING EXHAUST FANS
100 CFM @ .01" SP
VOLTAGE = 120V-1Ø-60CY
1.8 AMPS
NOTE: ELECTRICAL CONTACTOR TO WIRE WITH LIGHT SWITCH

EF-2A & B BROAN #L-200 LO-SONE CEILING EXHAUST FAN
200 CFM @ .01" SP
VOLTAGE = 120V-1Ø-60CY
2.6 AMPS
ACCESSORIES: PENN A-19BBC-2 LINE VOLTAGE THERMOSTAT

RH-1 LOREN COOK #PR-24 ELEVATOR RELIEF HOOD
UNIT WEIGHT = 110 LBS
ACCESSORIES: RCG 34-56H ROOF CURB, BIRD SCREEN

RTU-1 LENNOX MODEL #GCS16-180(15 TON) ROOF MOUNTED GAS/ELECTRIC UNITS
4000 CFM @ .01" SP, 3HP SUPPLY FAN MOTOR
NATURAL GAS INPUT = 270,000 BTUH, OUTPUT = 216,000 BTUH
UNIT WEIGHT = 1300 LBS
VOLTAGE = 208/230V-3Ø, MCA = 56 AMPS
ACCESSORIES: RMF 16-12 ROOF CURB, REMD 16M-12 ECONOMIZERS, 27160 ECONOMIZER DAMPER HOOD, SYSTEM SENSOR DUCT SMOKE DETECTORS, HONEYWELL #T-1300 PROGRAMMABLE THERMOSTATS.

LEGEND

CD	CEILING DIFFUSER - T-BAR
CD-1	CEILING DIFFUSER - SURFACE MOUNT
CRG	CEILING RETURN GRILLE - T-BAR
CRG-1	CEILING RETURN GRILLE - SURFACE MOUNT
CEG	CEILING EXHAUST GRILLE - T-BAR
CEG-1	CEILING EXHAUST GRILLE - SURFACE MOUNT
SWS	SIDE WALL SUPPLY
SWR	SIDE WALL RETURN
SD	SLOT DIFFUSER - T-BAR
SD-1	SLOT DIFFUSER - SURFACE MOUNT
FG	FLOOR SUPPLY GRILLE
FRG	FLOOR RETURN GRILLE
TOD	TOP OF DUCT
BOD	BOTTOM OF DUCT
S/A	SUPPLY AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
VTR	VENT THROUGH ROOF
TJS	THROUGH JOIST SPACE
	SUPPLY DUCT/DIFFUSER GRILLE
	RETURN DUCT/DIFFUSER GRILLE
	EXHAUST DUCT/DIFFUSER GRILLE
SIZE / CFM	DIFFUSER & GRILLE CALL OUT
CALL OUT	EQUIPMENT CALL OUT
	CONNECT TO EXISTING
SD	SMOKE DETECTOR
E	EXISTING TO REMAIN
R	RELOCATE
X	REMOVE
N	NEW
	FIRE DAMPER - FD
	FIRE SMOKE DAMPER - FSD
	VOLUME CONTROL DAMPER - VD
T	THERMOSTAT
S	SENSOR
—G—	GAS PIPING
	DUCT WITH LINER
SD	SMOKE DAMPER
	NEW LINE TYPE - TYPICAL
	EXISTING LINE TYPE - TYPICAL
– – –	DEMO LINE TYPE - TYPICAL

American Heating, Inc.
1339 S.E. GIDEON STREET
PORTLAND, OREGON 97202-2418
TELEPHONE (503) 239-4600 FAX (503) 239-7038

JOB # 21232

REVISION	DESCRIPTION	DATE
1	ADDED RTU-1 & 2, RELOCATED FC-1 THRU 4 AND ADDED NATURAL GAS PIPING.	10/29/01

733 SW OAK STREET

THOMAS HACKER AND ASSOCIATES ARCHITECTS INC.

REVISIONS :	1	DRAWN BY :	[illegible]
		JOB NO. :	[illegible]
DATE :	[illegible]	DWG. NO.	4 OF 4
SCALE :			

THOMAS HACKER
AND ASSOCIATES
ARCHITECTS INC.

CONSTRUCTION SET

10-02-126858

E

19

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

MULTNOMAH COUNTY

STATUS CHECK	Commercial Building Permit	Application # **02-126858-000-00-CO**

Status Date: **June 28, 2002** IVR Number: **2239249**

APPLICANT	THOMAS HACKER AND ASSOC. *ALEXANDER LUNGERSHAUS	Phone: (503) 227-1254
PROPERTY OWNER	BALFOUR GUTHRIE LLC	Phone:
CONTRACTOR	GRAY PURCELL INC	Phone:

PROJECT INFORMATION

Street Address: **733 SW OAK ST**

Description of Work: **TI FOR NEW TENANT LOCATED ON 2ND FLOOR**

Occupancy Group	Construction Type	Sub Type	Work Proposed
		Business	**Alteration**

This report shows those reviews which have been assigned as of June 28, 2002 at 10:07 am. Technical reviews may trigger additional review assignments.

Review Type/Process	Mandatory	Status	Action Date	Reviewer	Phone
2nd Screen App Set-Up	X	Approved	6/21/02	Gray, Jeff	503-823-5622
P & Z - Property Check	X	Approved	6/21/02	Scarzello,Chris	503-823-7716
Life Safety - Application Check	X	Approved	6/28/02	Anderson,Debra	503-823-7362
Intake - DSC	X	Intake	6/28/02	Anderson,Debra	503-823-7362
Assign plan and file location		Open		DOCUMENT SERVICES	503-823-7357
Assign Reviews - CO		Open		DOCUMENT SERVICES	503-823-7357
Corrections Received - CO		Open			
Process Manager		Open		PROCESS MANAGEMENT	503-823-7357
Point of Contact		Open			
Plans checked out to Applicant		Open			
Mechanical Required	X	Open		COMMERCIAL MECHANICAL	503-823-7536
Planning and Zoning Review		Not Req'd	6/21/02	DSC PLANNING	503-823-7526
Life Safety Review	X	Open	7/3	LIFE SAFETY	GEH
Structural Review	X	Open		STRUCTURAL	503-823-7301
Spec. Insp. - Structural		Open		STRUCTURAL	503-823-7301
Deferred Submittals		Open			
Commercial Plumbing Review	X	Open		COMMERCIAL/RESIDENTIAL PLUMB	
Fire Plan Review	X	Open		FIRE	
BES Environmental Review	X	Open		BES	503-823-7761
Transportation SDC - review	X	Open		PDOT #4	503-823-7002
Water Quality Backflow	X	Open		WATER	503-823-7479
Urban Forestry Review	X	Open		Krawczyk, Frank	503-823-4011
Send Letter of Intent to expire		Open		DOCUMENT SERVICES	503-823-7357
Pre-Issuance check	X	Open		PROCESS MANAGEMENT	503-823-7357
Payment Received		Closed	6/28/02	Littrell,Cris	503-823-7355

specs
appeal copies } in file
energy forms

Building Permit Application

City of Portland

1900 SW 4th, Ste 5000, PO Box 8120, Portland, OR 97207
Phone: (503) 823-7363, Fax: (503) 823-5018
TDD (503) 823-6868, Web site: www.cpdc.ci.portland.or.us

OFFICE USE ONLY

Date received: | Permit no.:
By

CJ-126858-CO

TYPE OF PERMIT

☐ 1 & 2 family dwelling or accessory ☐ Commercial/industrial ☐ Multi-family ☐ New construction ☐ Demolition
☐ Addition/alteration/replacement ☒ Tenant improvement ☐ Fire sprinkler/alarm ☐ Other:

JOB SITE / INFORMATION

Job address: 733 SW Oak Street | Bldg. no.: | Suite no.:
Lot: | Block: | Subdivision: | Tax map/tax lot/account no.:
Project name: Energy Trust Tenant Improvement
Description and location of work on premises/special conditions: Second Floor Space

OWNER

Name: Thomas Hacker Architects
Mailing address: 733 SW Oak
City: Portland | State: OR | ZIP: 97205
Phone: 227-1254 | Fax: 227-7818 | E-mail:
Owner's representative: Jonah Cohen
Phone: 227-1254 | Fax: | E-mail:

APPLICANT

Name: Ross Lackey
Mailing address: 733 SW Oak
City: Portland | State: OR | ZIP: 97205
Phone: 227-1254 | Fax: 227-7818 | E-mail:

CONTRACTOR

Business name: Gray Purcell
Address: 11445 SW Tiedeman Ave
City: Tigard | State: OR | ZIP: 97223
Phone: 503 639-6161 | Fax: | E-mail:
CCB no.: 71018
City/metro lic. no.:

ARCHITECT/DESIGNER

Name: Thomas Hacker Architects, Inc.
Address: 733 SW Oak St.
City: Portland | State: OR | ZIP: 97205
Contact person: Jonah Cohen | Plan no.:
Phone: 503.227.1254 | Fax: 227-7818 | E-mail:

ENGINEER

Name: | Contact person:
Address:
City: | State: | ZIP:
Phone: | Fax: | E-mail:

FOR SPECIAL INFORMATION, USE CHECKLIST
(Floodplain, septic capacity, solar, etc.)

1 & 2 family dwelling:
Valuation of work ..... $
No. of bedrooms/baths .....
Total number of floors .....
New dwelling area (sq. ft.) .....
Garage/carport area (sq. ft.) .....
Covered porch area (sq. ft.) .....
Deck area (sq. ft.) .....
Other structure area (sq. ft.) .....

Commercial/industrial/multi-family
Valuation of work ..... $ 90,000
Existing bldg. area (sq. ft.) 6,500
New bldg. area (sq. ft.) 0
Number of stories 1
Type of construction TI
Occupancy group(s): Existing:
New:

Notice: All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under provisions of ORS 701 and may be required to be licensed in the jurisdiction where work is being performed. If the applicant is exempt from licensure, the following reason applies:

OFFICE USE ONLY

Fees due upon application ..... $
Date received:
Amount received ..... $
Please refer to fee schedule

I hereby certify I have read and examined this application and the attached checklist. All provisions of laws and ordinances governing this work will be complied with, whether specified herein or not.

Authorized signature [signature] Date: 6-21-02
Print name: Ross Lackey

Notice: This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete. [illegible]

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
PO Box 8120
Portland, OR 97207-8120

MULTNOMAH COUNTY

LIFE SAFETY CHECKSHEET

Application #: 02-126858-000-00-CO
IVR #: 2239249

Review Date: July 9, 2002

To:			
APPLICANT	ALEXANDER LUNGERSHAUSEN THOMAS HACKER AND ASSOC. 34 NW 1ST AVE SUITE 406 PORTLAND, OR 97209	Work: Fax:	503 227-1254 503 227-7818

From:			
PLANS EXAMINER	JERRY ENGELHARDT	Phone: e-mail:	503-823-7534 engelhardtj@ci.portland.or.us

OWNER	BALFOUR GUTHRIE LLC P O BOX 23516 TIGARD, OR 97223	

PROJECT INFORMATION

Street Address:	733 SW OAK ST
Description of Work:	TI FOR NEW TENANT LOCATED ON 2ND FLOOR

The following assumptions were made when reviewing your project:

Occupancy group	Construction Type	Square Footage	Stories	Sprinklers	Alarms	Detection
B	V-1HR	6490	2	No	No	No

PLAN REVIEW

Based on the plans submitted, the following items appear to be missing or not in conformance with: ☐ Oregon Structural Specialty Code and/or other city, state, or federal requirements:

Item #	Location on plans	Code Section	Clarification / Correction Required
1			The drawings have been reduced but the scale has not been changed. Indicate the correct scale on the drawings.
2	A2A.3	1109.9	Indicate door sizes and note that lever handles will be installed.
3	A2A.3	1003.3.1.5 1003.3.1.1	The occupant load of the multi-purpose room is over 50, therefore all the doors are to swing in the direction of egress from this room. Plans currently show doors 315A and 315B swinging into the room.
4	A2A.3	1007.2.5	Doors serving as means of egress from an assembly room having an occupant load of over 50 are to be equipped with panic hardware. Indicate that doors 310 and 317B will be equipped with panic hardware. Also indicate that door 315A will be equipped with panic hardware since this would be the required means of egress door when the westerly portion of the multi-purpose room is closed off from the other two portions.

5	L1	1003.2.8	Indicate the location of required exit signs.
6		1003.2.9 City Egress Lighting Program Guide	The computed occupant load for this floor is over 100; therefore egress lighting with battery or generator backup is required. With each set of drawings provide an egress path plan showing which portions of the floor will receive at least the code required minimum amount of illumination from battery or generator powered light fixtures when power to the normal lighting system is interrupted. Show the exit sign locations also on this plan.
7	K1A7A.1	1109.10	Indicate the dimensions for the fixtures and grab bars in the restrooms.
8	A7A 3	2406	Indicate safety glazing in glazed doors and in relites that are within 2 feet doors or relites that extend to within 18 inches of the floor.
9			A separate heating and ventilating permit is required for the HVAC system serving this floor. Make application for this permit prior to the issuance of the building permit.

To respond to this checksheet, come to Document Services (the second floor of 1900 SW Fourth Ave., between 7:30 a.m. and 3:00 p.m.) and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at 503-823-7534. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

You may receive separate Checksheets from other City agencies that will require separate responses.

Life Safety Checksheet Response

Permit #: 02-126858-000-00-CO **Date:** _____

Customer name and phone number: _____

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checksheet. Note the checksheet item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write "Applicant" in the column labeled "Checksheet item number."*

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	All drawings @ 1/8" = 1'	
2	Lever handles specified	Door Sched + Cut Sheets
3	Doors 315 A + B - changed swing direction	A2A.3
4	Doors 310, 317B, 315A supplied w/ panic hardware	Door Schedule
5	Exit signs located	A2A.3 + L1
6	Egress Lighting Study sheet	
7	Dimensions for fixtures + grab bars	A7A.3
8	Tempered glass shown	A7A.3
9	Previous Permit attained	N3, M4 + attached

Plan Bin Location: 58 CO

Form 2a | Project Name: Energy Trust of Oregon | Page:

SUMMARY

Project

1. Project	Energy Trust of Oregon		
2. Project Address	733 SW Oak		
3. City/Town	Portland	5. County	Multnomah
4. Building, Gross Area (ft^2)	5,552	6. No. of floors	1

Attached Forms and Worksheets

Check boxes to indicate attached forms and worksheets

Chapter	Type	ID	Description	Attached
Building Envelope	Form	3a	Building Envelope - General	☐
		3b	Prescriptive Path - Zone 1	☐
		3c	Prescriptive Path - Zone 2	☐
		3d	Simplified Trade-off (use CodeComp software)	☐
	Worksheet	3a	Wall U-factors	☐
		3b	Roof U-factors	☐
		3c	Floor U-factors	☐
Systems	Form	4a	Systems - General	☐
		4b	Complex Systems	☐
	Worksheet	4a	Unitary Air Conditioners - Air Cooled	☐
		4b	Unitary Air Conditioners - Water Cooled	☐
		4c	Unitary Heat Pump - Air Cooled	☐
		4d	Unitary Heat Pump - Water Cooled	☐
		4e	Unitary AC & Heat Pump - Evaporatively Cooled	☐
		4f	Packaged Terminal Air Conditioner - Air Cooled	☐
		4g	Packaged Terminal Heat Pump - Air Cooled	☐
		4h	Water Chilling Packages - Water and Air Cooled	☐
		4i	Boiler - Gas-fired & Oil-fired	☐
		4j	Furnaces and Unit Heaters - Gas and Oil-fired	☐
Lighting	Form	5a	Lighting - General	☑
		5b	Interior Lighting Power - Occupancy Method	☑
		5c	Interior Lighting Power - Space-by-Space Method	☐
	Worksheet	5a	Interior Lighting Power	☑
		5b	Lighting Schedule	☑
		5c	Interior Control Credits	☐

Applicant

7. Name		10. Telephone	
8. Company		11. Date	
9. Signature			

Attached Documentation

No of Pages	Description of Document

Form 5a | Project Name: Energy Trust of Oregon | Page:

LIGHTING - GENERAL

Exceptions
Discussion of qualifying exceptions on page 5-7

1. Interior Exceptions (Section 1316.1)

☐ **No Interior Lighting.** The building plans and specifications do not call for new or altered interior lighting. Skip to item 4, Exterior building Lighting - General, below.

☐ **Exception.** The building or part of the building qualifies for an exception from code lighting requirements. The applicable code exception is Section:

Exception(s)

Exceptions
Discussion of qualifying exceptions on page 5-8

2. Local Shut-off controls (Section 1316.1.2.1,1)

☐ **Complies.** At least one local shut-off lighting control for every 2,000 square feet of lighted floor area and for all spaces enclosed by walls or ceiling height partitions. This control(s) is detailed in the building plans on drawing number: L1

☐ **Exception.** The building or part of the building qualifies for an exception. The applicable code code exception is Section 1316.1.2.1.1, Exception:

Portions of the building that qualify:

Exceptions
Discussion of qualifying exceptions on page 5-9

3. Office Controls (Section 1316.1.2.1,2)

☐ **Not Applicable.** Contiguous office floor area is not over 2,000 square feet.

☐ **Complies.** All interior lighting systems are equipped with a separate automatic control to shut off the lighting and local override switching. These control(s) are detailed in the building plans on drawing number: L1

☐ **Exception.** The building or part of the building qualifies for an exception. The applicable code exception is Section 1316.1.2.1,2, Exception:

Portions of the building that qualify:

Exceptions
EXTERIOR BUILDING LIGHTING is lighting directed to illuminate the exterior of the building and adjacent walkways and loading areas with or without canopies

4. Exterior Building Lighting - General

☑ **No Exterior Building Lighting.** Skip the rest of this form.

☐ **Complies.** Complete items 5 and 6 below.

5. Exterior Building Lighting Controls (Section 1316.1.2.2)

☐ **Complies.** The building plans require that all exterior building lighting is equipped with automatic controls described in Sec. 1316.1.2.2. These controls are detailed in the building plans on drawing number.

☐ **Exception.** The exterior building lighting is intended for 24-hour continuous use.

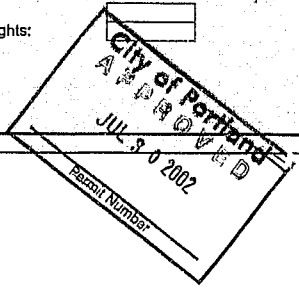
6. Exterior Building Lighting Power (Section 1316.2.2)

☐ **Complies.** The plans do not call for incandescent lamps greater than 10 Watts for use in exterior building lighting.

☐ **Exception.** The building plans indicate luminaires with incandescent lamps greater than 10 Watts, but they are 5 percent or less of the total installed exterior lamps.

Total number of exterior lights:

Total number of exterior incandescent lights:



Form 5b Project Name: Energy Trust of Oregon Page:

INTERIOR LIGHTING POWER - Occupancy Method

Lighting Budget

Retail or Merchandise (Group M only)

Other Occupancy Types See pages 5-11 for instructions

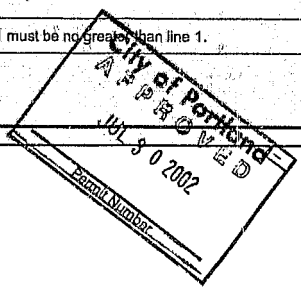
	(a) Group	(b) Occupancy Use	(c) Ceiling Height	(d) Floor Area (sq ft)	(e) Max Power Density (W/sq ft)	(f) Lighting Power Budget (W)
	M	Retail lighting, department stores, drug stores, markets, etc.	Any		varies	-
	A		under 15ft		n/a	-
			15ft or more		n/a	-
	B	Offices	under 15ft	5,552	1.2	6,662
			15ft or more		1.5	-
	E		under 15ft		n/a	-
			15ft or more		n/a	-
	F		under 15ft		n/a	-
			15ft or more		n/a	-
	F		under 15ft		n/a	-
			15ft or more		n/a	-
	H		under 15ft		n/a	-
			15ft or more		n/a	-
	I		under 15ft		n/a	-
			15ft or more		n/a	-
1.	Total Interior Lighting Power Budget (Watts) for building.					6,662

Track Lighting Power

2.	Total length of track lighting (ft)		
3.	Line 2 multipled by 37.5 Watts/ft	0	
4.	Total amperage of circuit breaker(s) serving track lighting (amps)		
5.	Voltage of circuit breaker serving track lighting (volts)		
6.	Wattage of circuit breaker serving track lighting (line 4 x line 5)	0	
7.	Track Lighting Power (lesser value of line 3 or line 6)		0

Building's Lighting Power

8.	Track Lighting Power (line 7)		0
9.	Total Interior Lighting Power from Worksheet 5b	+	4816
10.	Total Control Credit from Worksheet 5c	-	0
11.	**Total Adjusted Lighting Power** (line 8 + line 9 - line 10)	=	4816
12.	**Does design meet budget?** Line 11 must be no greater than line 1.		*YES*



Form 5c Project Name: Energy Trust of Oregon Page:

INTERIOR LIGHTING POWER - SPACE BY SPACE METHOD

Deemed-to-Satisfy Approach

See p. 5-13 for instructions

Ballast types used in this form

M = Energy Efficent Mag.
E = Electronic

(a)	Maximum Number of Luminaires (b)	(c)		(d)	Luminaire Description (e)		(f)		(g)	Areas Where Used (h)
	Luminaire	Minimum		Luminaires	Lamp		Ballast		N/A	
Space Types	Pattern	Spacing	or	per ft²	#	Type	#	Type	( )	Space/Room #(s)
Classrooms	Grid	6'x'8'		0.021	2	F32T8	1	M	☐	
	Grid	6'x'8'		0.021	2	F40T12	1	E	☐	
	Grid	6' c'8'		0.016	3	F32T8	1	E	☐	
	Cont. rows	6' apart		0.042	1	F32T8	1	E	☐	
	Cont. rows	10' apart		0.025	2	F32T8	1	E	☐	
Corridors	Single row	6' o.c.		N/A	1	F32T8	1	E	☐	
	Single row	10' o.c.		N/A	2	F32T8	1	E	☐	
Office(s) Private	Grid	6'x'8'		0.021	2	F32T8	1	M	☐	
	Grid	6'x'8'		0.021	2	F40T12	1	E	☐	
	Grid	6'x'8'		0.028	2	F32T8	1	E	☐	
Office(s) Open	Grid	6'x'8'		0.21	2	F32T8	1	E	☐	
	Grid	8'x10'		0.013	3	F32T8	1	E	☐	
	Grid	8'x10'		0.013	3	F40T12	1	E	☐	
Restrooms	Grid	6'x'8'		0.021	1	F32T8	1	E or M	☐	
	Grid	8'x10'		0.013	2	F32T8	1	E or M	☐	
Reception	Grid	6'x'8'		0.021	2	F32T8	1	M	☐	
Storeroom(s)	Grid	6'x'8'		0.021	1	F32T8	1	E or M	☐	
	Grid	8'x10'		0.013	2	F32T8	1	E or M	☐	

Calculation Approach

Identify and describe luminaires in plans

"Lum" is abbreviation for luminaire

(a)	(b)	(c)	Lum.	(d)				(e)	(f)	(g)	(h)
		Max. Power		Lamp		Ballast		Lum.	# of	Total	Budget
Room ID	Area (sq ft)	Density (W/sq ft)	ID	#	Type	#	Type	Power	Lums.	Load	(b) x (c)
		0.9								0	0
Space Type	Accessory spaces									PASSED	
		0.9								0	0
Space Type	Accessory spaces									PASSED	
										0	0
Space Type	Accessory spaces									PASSED	
		0.9								0	0
Space Type	Accessory spaces									PASSED	

City of Portland
APPROVED
JUL 30 2002
Permit Number

Worksheet 5a Project Name: Energy Trust of Oregon Page:

LIGHTING SCHEDULE

Worksheet No 5a-1

ID is the identification number or letter used in your plans or specifications

* Enter the number and type of lamps in the luminaire. See Table 5b for typical lamp codes.

** Enter the number and type of ballasts in the luminaire. For fluorescent and high intensity discharge lamps, typical abbreviations are:

MAG STD for Magnetic Standard

ELECT for Electronic

See Table 5b for other ballast abbreviations

(a) ID	(b) Type	(c) Lamp / Ballast Description	(e) Power (W)
A(E)XX	User Defined	(A) 4ft RAPID START T5 w/ 2-F28T5 2-ELECT DIM	63
B	User Defined	4ft Rapid Start T8 with 3-F32T8 SYLV-XPS w/1-1lp and 1/2lp SYLV-PSX elect ball	70
C	User Defined	3-F28T5 2-ELECT (1-1 + 1-2)	96
D	Compact Fluorescent Triple	1-CFM32W/GX24q-3 1-ELECT	35
F/FE	User Defined	4ft Rapid Start T5 with 2-F28T5 elect ballast	62
G	User Defined	12 volt Tungsten-Halogen MR16 w/ 1-Q37IRMR16(12/V) 1- ELECT	41
H	User Defined	4ft Rapid Start T5 with 2-F54T5HO elect ballast DIM	116
I	User Defined	4ft Rapid Start T5 with 1 F54T5HO elect. ballast DIM	58
J	Compact Fluorescent Quad - 16-28 Watt	1-CFQ18W/G24q-2 1-ELECT	21
M	User Defined	4ft Rapid Start T5 with 2-F28T5 elect ballast	62
N	2ft Rapid Start T8	2-F17T8 1-ELECT	33
P	3ft Rapid Start T8	2-F25T8 1-ELECT	48
Q	User Defined	8ft Rapid Start T5 with 2-F54T5HO elect ballast	116
R	User Defined	4ft Rapid Start T8 with 1-F32T8 SYLV-XPS w/1-1lp SYLV-PSX elect ballast	25
RA	Fluorescent Twin (18-39W)	1-FT18W/2G11 1-ELECT	17
S	User Defined	1ft Rapid Start T5 circline with 1-F40T5 elect. and CF Triple with 1-CFM42W/GX24	87
T	User Defined	Low Voltage Track assembly w/ 5-20w TH Lamps, integral 150 watt with overload	150
U/UE	Compact Fluorescent Triple	1-CFM32W/GX24q-3 1-ELECT	35
V	User Defined	4ft Rapid Start T8 with 2-F32T8 SYLV-XPS w/1-2lp SYLV-PSX elect ballast	54
W	Compact Fluorescent Quad - 16-28 Watt	1-CFQ18W/G24q-2 1-ELECT	21
Y	User Defined	4ft Rapid Start T8 with 1-F32T8 SYLV-XPS w/1-1lp SYLV-PSX elect ballast	25
	User Defined		Wattage
			Wattage
			Wattage
			Wattage
			Wattage
	User Defined		
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage
			Wattage

Worksheet 5b Project Name: Energy Trust of Oregon Page:

INTERIOR LIGHTING POWER

Worksheet No 5b-1

* Enter the quanity fir every non-exempt luminaire. Do not consider track lighting on this worksheet. Track lighting is accounted for on the Form 5b.

** Additional pages mat be necessary if building has more rooms then there are lines on this form.

(a) Room or Sheet No.	(b) Room or Plans Designation	(c) Luminaire ID	(d) Quantity of Luminaires*	(e) Luminaire Power (Watts)	(f) Lighting Power (d) x (e)
L1	FLOOR PLAN	A(E)XX	21	63	1,323
L1	FLOOR PLAN	B	4	70	280
L1	FLOOR PLAN	C	1	96	96
L1	FLOOR PLAN	D	10	35	350
L1	FLOOR PLAN	F/FE	15	62	930
L1	FLOOR PLAN	G	1	41	41
L1	FLOOR PLAN	H	4	116	464
L1	FLOOR PLAN	K	2	58	116
L1	FLOOR PLAN	L	3	21	63
L1	FLOOR PLAN	M	1	62	62
L1	FLOOR PLAN	N	2	33	66
L1	FLOOR PLAN	P	1	48	48
L1	FLOOR PLAN	Q	3	116	348
L1	FLOOR PLAN	QL	3	0	0
L1	FLOOR PLAN	R	1	25	25
L1	FLOOR PLAN	RA	1	17	17
L1	FLOOR PLAN	S	2	87	174
L1	FLOOR PLAN	T	1	150	150
L1	FLOOR PLAN	U/UE	5	35	175
L1	FLOOR PLAN	W	3	21	63
L1	FLOOR PLAN	Y	1	25	25
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
				0	0
			Total Interior Lighting Power (all worksheets)		4,816

IF YOU DO NOT HAVE ENOUGH SPACE FOR ALL YOUR FIXTURES, USE ADDITIONAL PAGES. Worksheet No 5b-1

Worksheet 5c | Project Name: Energy Trust of Oregon | Page:

INTERIOR CONTROL CREDITS (if applicable)

LUMINAIRE MAINTAINENANCE CONTROL

A device capable of maintaining a preset illumination level by automatically adjusting the luminaire power.

DAYLIGHT SENSING CONTROL

A device that adjusts the power input to an electric lighting near windows to maintain desired workplace illumination, taking advantage of daylight. Should be capable of reducing electric power to 50 percent or less of maximum power. Three typical types of daylight sensing controls are:

Single-stepped control - Automatically turns a light on or off when daylight levels exceed lighting requirments.

Multi-stepped dimming - Dims light in discrete steps. For example, dims light by 25 percent, 50 percent, 75 percent and off.

Continuous dimming - Dims light in a continuous fashion.

(a) Room or Plans Designation	(b) # of Luminaires w/Controls	(c) Luminaire Power (Watts)	(d) Control Code (see below)	(e) Power Adjustment Factor	(f) Control Credit (b) x (c) x (e)
FLOOR PLAN		63	SS	0.10	0.0
FLOOR PLAN		70	SS	0.10	0.0
FLOOR PLAN		95	SS	0.10	0.0
FLOOR PLAN		35	SS	0.10	0.0
FLOOR PLAN		62	SS	0.10	0.0
FLOOR PLAN		41	SS	0.10	0.0
FLOOR PLAN		116	SS	0.10	0.0
FLOOR PLAN		58	SS	0.10	0.0
FLOOR PLAN		21	SS	0.10	0.0
FLOOR PLAN		62	SS	0.10	0.0
FLOOR PLAN		33	SS	0.10	0.0
FLOOR PLAN		48	SS	0.10	0.0
FLOOR PLAN		116	SS	0.10	0.0
FLOOR PLAN		0	SS	0.10	0.0
FLOOR PLAN		25	SS	0.10	0.0
FLOOR PLAN		17	SS	0.10	0.0
FLOOR PLAN		87	SS	0.10	0.0
FLOOR PLAN		150	SS	0.10	0.0
FLOOR PLAN		35	SS	0.10	0.0
FLOOR PLAN		21	SS	0.10	0.0
FLOOR PLAN		25	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
0		0	SS	0.10	0.0
1. Total Control Credits (Watts)					0

Automatic Lighting Control		Control Code	Power Adjustment Factor
Daylight Sensing	Single-Step On/Off Dimming	SS	0.10
	Multiple Stepped Dimming	MS	0.20
	Continuous Dimming	CD	0.30
Lumen Maintenance		LM	0.10

Administrative Appeal Action 3-13-02
Office of Planning and Development Review

Appeal Number B-11

Owner:	Balfour-Guthrie LLC
Appellant:	Alexander Lungershausen, 503-227-1254 FAX: 503-227-7818
Plan Reviewer:	Jerry Engelhardt
Permit Number:	01-152908-000-00-CO
Stories/Occ/Type:	2 / B / V-1 HR
RE:	Alteration of/addition to an existing structure
Proposed Use:	Office Building
Project Address:	733 SW Oak St

1. BUILDING CODE SECTION: Chapter 6, Types of Construction

BUILDING REGULATION REQUIREMENT

That certain elements of a building's structure must satisfy the fire-resistive requirements of Table 6-A. For Construction Type V 1-hour, Table 6-A requires that floor-ceiling assemblies be of 1-hour fire-resistive construction. Table 7-C Minimum Protection for Floor and Roof Systems indicates that 3.2 inches of concrete (carbonate aggregate) provides 1-hour protection.

BUILDING PROPOSED DESIGN

We are proposing to retain the existing concrete floor-ceiling structure, although it includes slab sections that are less than 3.2 inches thick, for the reasons described below.

City of Portland
APPROVED
JUL 30 2002
Permit Number

Appeal Number B-11 (Continued)

REASON FOR ALTERNATE

The current renovation work incorporates changes and upgrades only within the existing 2-story structure. If this was the extent of all future work, the building would satisfy the requirements of Type V-N. But in order to retain the option of constructing an additional floor (penthouse) in the future, the Code Analysis for this building was based on Type V 1-hour construction rather than Type V-N, a construction type which is limited by Table 6-A to structures no more than 2 stories high. The ceiling-floor construction over the second floor was originally designed (1913), as was the entire structural frame of the building, to accommodate additional floors. This "deck" is a monolithically poured reinforced concrete joist and beam frame with short-span 2" reinforced slabs. See the attached drawings. In the current renovation work the deteriorated plaster ceiling finish above the second floor space is being removed, new lighting is being installed and an HVAC system, including ducting, is planned to be installed in what is now attic space above this floor-ceiling assembly. It is desirable to keep the floor-ceiling structure exposed. We think the general fire-resistive construction of the structure and decks and the relatively short sections of thin slabs make this an acceptable equivalent to the 1-hour floor-ceiling assembly required by the Code. Other elements of the 1-hour floor-ceiling assembly, including fire dampers at duct penetrations, would be in full compliance with the Code.

The Administrative Staff reviewed the appeal, and the following decision was reached:

1. Construction type/classification: **Granted provided,** in the future, should a third story be constructed on the building, the building will be sprinklered per the Fire Marshal's Office.

Administrative Appeal Action 4-24-02
Office of Planning and Development Review

Appeal Number B-12

Owner:	Balfour-Guthrie LLC
Appellant:	David Shelman, 503-227-1254 FAX: 503-227-7818
Plan Reviewer:	Jerry Engelhardt
Permit Number:	01-152908-000-00-CO
Stories/Occ/Type:	2 / B w/ accessory A-3 / V-1 HR
RE:	Alteration of/addition to an existing structure
Proposed Use:	Office Building
Project Address:	733 SW Oak St

1. BUILDING CODE SECTION: Chapter 29 – Minimum Plumbing Fixtures.

BUILDING REGULATION REQUIREMENT

The number of fixtures to at least equal the minimum quantity listed in Table A-29-A.

BUILDING PROPOSED DESIGN

This appeal applies to the 2nd floor that will be occupied by one tenant. The user intends to use the building for office use and wants to include a large meeting room (A.3) as an accessory function. We are proposing to provide the number of fixtures on this floor that the Code requires for a B occupancy: (6000 sq. ft. (entire floor) divided by 220 l.f. = 30/2 results in 1 male and 1 female fixture plus 1 lavatory each) without factoring in an additional load for infrequent use of the meeting room.

REASON FOR ALTERNATE

The toilet facilities already exist in the building with the right number of fixtures for a B occupancy. They are being refurbished but we desire not to have to change the infrastructure (rough in). In this organization the meeting room is used once a month for a 1-2 hour meeting of on-site and off-site personnel. Therefore it is felt that for less than 10% of the time there is a greater demand on the sanitary facilities than occurs on a day-to-day basis.

Administrative Appeal Action 4-24-02
Office of Planning and Development Review

Appeal Number B-12 (Continued)

2. BUILDING CODE SECTION: 1004.2.3.2, 1004.2.3.3, 1004.2.4

BUILDING REGULATION REQUIREMENT

1004.2.3.2 establishes the requirement that the 2nd floor needs 2 exits. 1004.2.3.3 defines individual spaces that require more than 1 exit. 1004.2.4 states that where 2 or more exits are required to serve an area that at least 2 of these exits must be separated by a distance equal to half the greatest diagonal distance that can be measured across the space being served.

BUILDING PROPOSED DESIGN

The area being planned is for an office tenant on the 2nd floor. See the attached plan for the layout of spaces. On this floor there are two areas that need 2 exits per Table 10-A; the meeting room at the north end of the floor, and the office area that takes up most of the remaining floor area. The greatest diagonal in the office area is 98 feet. There are two routes out of this area. The south route leads to stair 1 and continues to the building main entrance on the ground floor. The north route leaves the office area past column #11 and proceeds through the vestibule to stair 2. There are 2 lines representing the distance between exits, depending on which points are determined to be the "exits." The 49' long line represents an exit scheme that moves occupants through 1 adjacent room and would not require an appeal. The more conservative, 40' long line is the distance between the circulation paths that leave the open office area. This would require an appeal.

REASON FOR ALTERNATE

The existing building creates a number of constraints when complying to all respects of the Code, including the pre-existing locations of structure and stairwells. Working within the program for the space the proposed plan makes an attempt to conform as closely as possible to the Code's exiting requirements.

The Administrative Staff reviewed the appeal, and the following decision was reached:

1 Fixture count: **Granted as proposed.**

2. Separation of exits at 2nd floor tenant space: **Granted as proposed.**

ENERGY TRUST T.I. - OAK PARK BUILDING

DOOR SCHEDULE

DOOR #	Room	SIZE	HAND	FRAME	LIGHT	RATING	LOCKSET	CLOSER	DOOR STOP
301-A	STAIR 1	3-0x7-0	RIGHT	EXIST *.	FULL LIGHT	*20 MIN	D-60	LCN	—
301-B	STAIR 2	3-0x7-0	RIGHT	5"	FLUSH	*20 MIN	D-60	LCN	—
307	OFF 307	3-0x7-0	LEFT	5 3/4"	FULL LIGHT		D-53(E4IV)		WALL
308	OFF. 308	3-0x7-0	LEFT	EXIST. *	FULL LIGHT		D-53(E4IV)		WALL
309	OFF 309	3-0x7-0	LEFT	EXIST.*	FULL LIGHT		D-53(E4IV)		~~WALL~~ FIR WALL
310	MULT. PUR 310	3-0x7-0	RIGHT	5 3/4"	FULL LIGHT		D-10(E4IV)		FIR
311	OFF. 311	3-0x7-0	LEFT	5 3/4"	FULL LIGHT		D-53(E4IV)		WALL
312	OFF. 312	3-0x7-0	RIGHT	EXIST. *	FULLLIGHT		D-53(E4IV)		WALL
313	OFF. 313	3-0x7-0	LEFT	5 3/4"	FULL LIGHT		D-53(E4IV)		WALL
314	OFF 314	3-0x7-0	RIGHT	EXIST *	FULL LIGHT		D-53(E4IV)		WALL
315-A	MULT PUR 315	3-0x7-0	LEFT	5 3/4"	FULL LIGHT		D-10(E4IV)		FIR
315-B	MULT PUR 315	3-0x7-0	LEFT	5 3/4"	FULL LIGHT		D-10(E4IV)		FIR
316	KITCHIAN	3-0x7-0	LEFT	5 3/4(P+O)	FLUSH	*20 MIN	D-10	LCN	FIR
317-A	COR 317-315	3-0x7-0	LEFT	5"	FLUSH	*20 MIN	D-10	LCN	WALL
317-B	COR 317-315	3-0x7-0	LEFT	5 3/4"	FLUSH	*20 MIW	D-10	LCN	FLR
320	STOREROOM	3-0x7-0	RIGHT	EXIST *	FLUSH (NOTE)		D-53(E4IV)		WALL
321	OFF 321	3-0x7-0	LEFT	5 3/4	FULL LIGHT		D-53(E4IV)		WALL

* - Need SMOKE GASKETS

~ - NEED 2-24"x18" LOUVERS FOR #320

* - REFER TO FIELD MEASUREMENTS FOR HINDGE & STRIKE LAYOUT

(2)

D SERIES

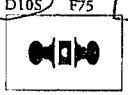
Functions

ANSI A156.2 Series 4000 Grade 1

Non-Keyed Locks

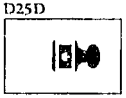
SCHLAGE ANSI

D10S F75 — Passage Latch
Both knobs/levers always unlocked. ▲



D12D F89 — Exit Lock
Unlocked by lever inside only. Outside lever always fixed. (Athens, Rhodes, and Sparta designs only.)

D25D — Exit Lock
Blank plate outside. Inside knob/lever always unlocked. (Specify door thickness, 1¾" or 1¾".)



D40S F76 — Bath/Bedroom Privacy Lock
Push-button locking. Can be opened from outside with small screwdriver. Turning inside knob/lever or closing door releases button.

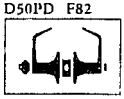
D44S — Hospital Privacy Lock
Push-button locking. Unlocked from outside by turning emergency turn-button. Turning inside knob/lever or closing door releases button.

D170 — Single Dummy Trim
Dummy trim for one side of door. Used for door pull or as matching inactive trim

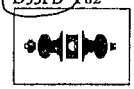
Keyed Locks

SCHLAGE ANSI

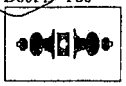
D50PD F82 — Entrance/Office Lock
Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever. (Athens, Rhodes, and Sparta designs only.)



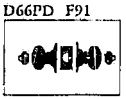
D53PD F82 — Entrance Lock
Turn/push-button locking: pushing and turning button locks outside knob/lever requiring use of key until button is manually unlocked. Push-button locking: pushing button locks outside knob/lever until unlocked by key or by turning inside knob/lever. ▲



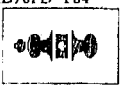
D60PD F88 — Vestibule Lock
Unlocked by key from outside when outside knob/lever is locked by key in inside knob/lever. Inside knob/lever is always unlocked.



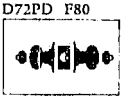
D66PD F91 — Store Lock
Key in either knob/lever locks or unlocks both knobs/levers. ◆



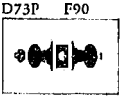
D70PD F84 — Classroom Lock
Outside knob/lever locked and unlocked by key. Inside knob/lever always unlocked. ▲



D72PD F80 — Communicating Lock
Key in either knob locks or unlocks each knob independently. ◆

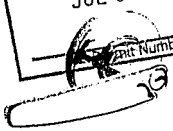


D73P F90 — Corridor Lock
Locked or unlocked by key from outside. Push-button locking from inside. Turning inside knob/lever or closing door releases button.



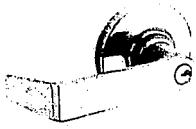
D *SERIES*

Levers, Designs & Finishes



ATHENS
Symbol: ATH
Material: Pressure cast zinc lever; wrought brass or bronze rose
Finishes: 605, 606, 612, 613, 625, 626

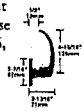
605



RHODES
Symbol: RHO
Material: Pressure cast zinc lever; wrought brass or bronze rose
Finishes: 605, 606, 612, 613, 625, 626

625

SPARTA
Symbol: SPA
Material: Pressure cast zinc lever; wrought brass or bronze rose
Finishes: 605, 606, 612, 613, 625, 626



605

Note: Athens, Rhodes, Sparta designs are available with tactile markings on the inside of the lever handle for handicap applications.

Vandlgard™ Keyed Lever Locks NEW

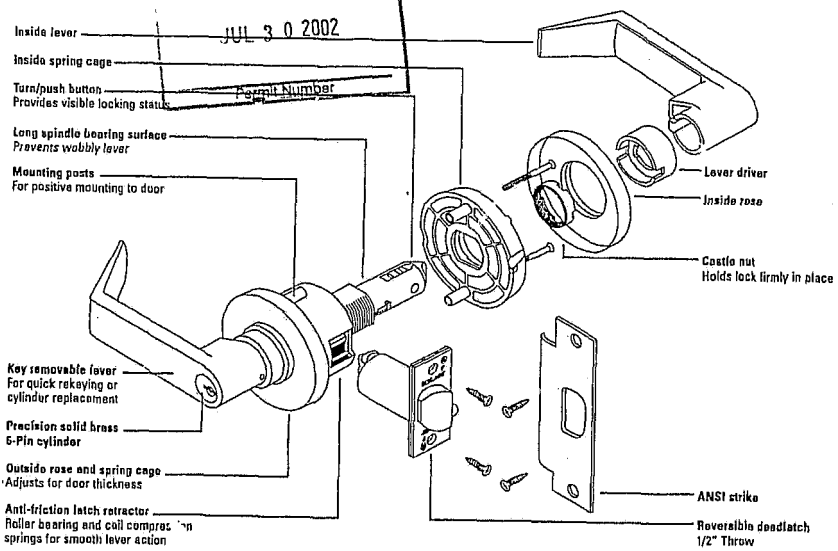
Vandlgard™ is designed to disengage the outside spindle from the latch when in the locked condition. The locked outside lever freely rotates up and down while remaining securely locked. The free wheeling lever eliminates the ability to exert excessive force or to stand on the lever, preventing damage to internal lock components. Available in the Entrance/Office, Entrance, Classroom and Storeroom functions in all of the D-Series lever designs and finishes.

Keyed Lever Locks For Small Format Interchangeable Cores NEW

D-Series Keyed Lever Locks are available with levers and internal components to accept 6 or 7 pin small format interchangeable core cylinders, provided by others, that are manufactured by Arrow®, Best®, Falcon®, and KSP®. Available in Rhodes design only in the Entrance/Office, Entrance, Classroom, Corridor, Storeroom, Electrically Locked and Electrically Unlocked functions. Also available in Vandlgard™ functions. To order, substitute suffix letter P with suffix letter B. Example: D53BD

D *SERIES*

Cutaway View



Performance Features

Exceeds 800,000 cycle ANSI Grade 1 requirements.

Exceeds ANSI A156.2, 1996, Series 4000 Grade 1, lock lever torque requirements.

U.L. Listed for 3-hour doors.

Precision solid brass 6 pin cylinder with nickel silver pins and keys available in all Schlage keyways.

Key removable outside lever for quick rekeying and easy cylinder replacement.

Independent heavy duty spring cages for effective lever support.

Thru-bolted mechanism for positive interlock to door.

Non-handed levers.

Concealed mounting screws.

Cylindrical housing–heavy gauge cold rolled steel mechanisms are corrosion treated for normal atmosphere conditions.

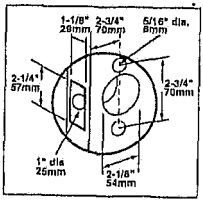
Roller bearings and coil compression springs on anti-friction latch retractors ensure smooth lever action.

Athens, Rhodes, and Sparta available with interchangeable cores.

Available in tactile warning version for handicapped codes.

Interchangeable core, Primus, and Primus interchangeable core cylinders available.

Door Preparation



Door Schedule
JUNE 2002
Oak Park

Lower Level

Door number	Tenant/Shell	Doors: Door type	Door material	Door finish	Door size	Frames: Frame type	Frame material	Frame finish	Rating	Hardware	Wall thick	Detail	Remarks	Revisions
101	Shell	D5	WD	PT	3'-0" x 7'-0"	FA	HM	PT	60 Min	1	4 7/8"	B/A8A.1	5' rated assembly, temperature rise door	
103	Tenant	D1	WD	PT	(2)2'-0" x 7'-0"	FA	HM	PT		2	4 7/8"	C/A8A.1		
104A	Tenant	D2	GLASS	FACTORY	3-3 1/2" x 8'-8"	FB	Alum Channel	verify w/ arch		3		E,K/A8A.1	verify finish/door sizes with architect	
104B	Tenant	D2	GLASS	FACTORY	3-3 1/2" x 8'-8"	FB	Alum Channel	verify w/ arch		3		E,N/A8A.1	verify finish/door sizes with architect	
106	Tenant	D2	GLASS	FACTORY	3-3 1/2" x 8'-8"	FB	Alum Channel	verify w/ arch		4		H/A8A.1	verify finish/door sizes with architect	
107	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		5	4 7/8"	C/A8A.1	Push/Pull	
108	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		5	4 7/8"	C/A8A.1	Push/Pull	
110	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT	60 Min	6	4 7/8"			
111	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT	60 MIN	6	4 7/8"			
112	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		8	4 7/8"			
113	Tenant	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		8	4 7/8"	C/A8A.1		
114	Shell	D5	WD	PT	3'-0" x 7'-0"	FA	HM	PT		7	4 7/8"	C/A8A.1		
115	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT	60 Min	6	4 7/8"	C/A8A.1		
116	Tenant	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		9	4 7/8"	C/A8A.1		
119	Tenant	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		10	4 7/8"	C/A8A.1		
120	Shell	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		11	4 7/8"			
121	Tenant	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		12	4 7/8"	C/A8A.1		

First Level

Door number		Doors: Door type	Door material	Door finish	Door size	Frames: Frame type	Frame material	Frame finish	Rating	Hardware	Wall type		Remarks	Revisions
201	Shell	D3	WD	PT	(2)3'-0" x 7'-0"	See Detail	WD	PT		14	7 1/4"	U/A8A.1		
202	Shell	D4	WD	PT	3'-0" x 7'-0"	FA	HM	PT	60 Min	15	12"	V/A8A.1	5' rated assembly, temperature rise door, see detail for frame alignment, firelite glass	
207	Tenant	D1	WD	PT	2'-10" x 7'-0"	FA	HM	PT		16	4 7/8"	C/A8A.1		
208	Tenant	D2	GLASS	FACTORY	3'-5" x 10'-0"	FB	Alum Channel	verify w/ arch		3		E,N/A8A.1	verify finish/door sizes with architect	
210	Tenant	D2	GLASS	FACTORY	3'-5" x 10'-0"	FB	Alum Channel	verify w/ arch		3		E,N/A8A.1	verify finish/door sizes with architect	
211	Tenant	D1	WD	PT	2'-4" x 7'-0"	FA	HM	PT		16	4 7/8"	C/A8A.1		
212	Tenant	D1	WD	PT	3'-0" x 7'-0"	FA	HM	PT		17	4 7/8"	C/A8A.1		
213	Tenant	D1	WD	PT	2'-0" x 7'-0"	FA	HM	PT		18	4 7/8"			
EX-201	Shell	D3	WD	PT	(2)3'-0" x 9'-0"	See Detail	WD	PT		13	TBD	C/A3A.2	Accessible entry, verify door sizes with architect	
EX-202	Shell	D3	HM	PT	(2)2'-6" x 7'-0"	See Detail	WD	PT		21		D/A8A.1	verify door sizes with architect	

Second Level

Door number		Doors: Door type	Door material	Door finish	Door size	Frames: Frame type	Frame material	Frame finish	Rating	Hardware	Wall type		Remarks
301A	Shell	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT	20 Min	TBD *	see plan		
301B	Shell	D1	HM	PT	3'-0" x 7'-0"	FB	HM	PT	20 Min	TBD *	see plan		
302	Shell	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT	60 Min	TBD *	see plan		5' rated assembly, temperature rise door
303	Shell	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		reused door
304	Shell	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		reused door
305	Tenant	EXIST	HM	PT	2'-4" x 7'-0"	EXIST	HM	PT		TBD *	see plan		
306	Shell	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		reused door
307	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
308	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
309	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
310	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		Panic Hardware	see plan		HM glazing kit, reused door
311	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
312	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
313	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
314	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
315A	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		Panic Hardware	see plan		HM glazing kit, reused door
315B	Tenant	D2	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door
316	Tenant	D1	HM	PT	3'-0" x 7'-0"	FB	HM	PT	20 Min	TBD *	see plan		
317A	Tenant	D1	HM	PT	3'-0" x 7'-0"	FB	HM	PT	20 Min	TBD *	see plan		
317B	Tenant	D1	HM	PT	3'-0" x 7'-0"	FB	HM	PT	20 Min	Panic Hardware	see plan		
320	Tenant	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		reused door
321	Tenant	D1	HM	PT	3'-0" x 7'-0"	FA	HM	PT		TBD *	see plan		HM glazing kit, reused door

* All door handles to be lever style.