

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 - Held over from ID 25010 (7/21/21) for additional information

Appeal ID: 25058	Project Address: 1 N Center Court St
Hearing Date: 8/11/21	Appellant Name: Josh A Peterson
Case No.: B-011	Appellant Phone: 5037292143
Appeal Type: Building	Plans Examiner/Inspector: Brian Quattlebaum
Project Type: commercial	Stories: 7 Occupancy: A-4 Construction Type: 1-A
Building/Business Name: Garden Garage (Moda Center)	Fire Sprinklers: Yes - Fully Sprinkled
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal, occ Change from A to	LUR or Permit Application No.: 21-052764-FA
Plan Submitted Option: pdf [File 1]	Proposed use: Garage

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2019 OSSC 1010.1.9
Requires	1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
Code Modification or Alternate Requested	Secure Egress doors when not required for emergency egress to prevent unauthorized use, transient occupancy, and damage to facilities.
Proposed Design	<p>Allow doors accessing stairs #7 and #8 from the Public Parking Garage, a redundant egress, to be secure by card reader access from egress side. Secured doors would automatically unlock upon actuation of the automatic sprinkler system or automatic fire detection system; loss of power controlling the lock or lock mechanism; or from a signal from the fire command center. Doors would be monitored by security cameras that are monitored via 24hr on-site security. A call button would be provided to allow users to request release of door locks</p> <p>Readily visible signage would be provided at stair and lobby doors providing direction to alternate exits and stating: "EMERGENCY EXIT. DOOR UNLOCKED BY AUTOMATIC FIRE ALARM"</p>
Reason for alternative	<p>Due to incidents of outside persons gaining access to egress stairs and either setting up camp or using the facilities as a safe space to perform illegal activities, the egress stairs in the garage are desired by Ownership to be secured spaces for staff access and emergency egress only.</p> <p>Redundant systems (automatic fire alarm, power loss to door lock, & command center signal) will trigger the unlocking of the doors ensuring that they will be open in an emergency event.</p> <p>Signage would note that the doors would open when the fire alarm is active to clearly indicate to people egress in an emergency that the doors will be unlocked. Additional signage can assist with wayfinding during typical usage.</p>

APPEAL DECISION

Doors accessing stairs #7 and #8 from the Public Parking Garage to be secured by card reader access from egress (garage) side: Granted provided the electro-magnetic lock is tied into the fire alarm system such that activation of the fire alarm system or loss of power will unlock this door and provided a communication device is installed with identification signage capable of calling a constantly attended location that is not 911 and provided egress and accessibility is verified at time of plan review.

Appellant may contact Brian Quattlebaum (503 823-0637) with questions.

The Administrative Appeal Board finds with the conditions noted, 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.

GBD

TRAIL BLAZERS MODA CENTER GARDEN PARKING EXITING PLAN

ONE CENTER COURT
PORTLAND,
OREGON 97227

DRAFT DOCUMENTS FOR APPEAL REVIEW
15 JULY 2021

PROJECT TEAM

CLIENT / OWNER

Portland Trail Blazers
1 Center Court, Suite 150
Portland, OR 97227
Office: (503) 797-9693
John Wallace: John.Wallace@trailblazers.com

ARCHITECTS

GBD Architects
1120 NW Couch Street, Suite 300
Portland, OR 97209
Office: (503) 224-9656
Joshua Peterson: joshuap@gbdarchitects.com

BIM 360://Ambercreek Repositioning (20186330)/20186330 - Ambercreek Repositioning v20c.rvt
3/25/2021 8:10:21 AM
ges2 5 GBD DrawingsRevitModa Event - A&B Lockers - V20.rvt

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND LOCAL ORDINANCES INCLUDING BUT NOT LIMITED TO: 2014 OREGON STRUCTURAL SPECIALTY CODE, NATIONAL ELECTRICAL CODE, UNIFORM MECHANICAL CODE, AND INTERNATIONAL MECHANICAL CODE. IN CASE OF CONFLICT OCCURRING WHERE METHODS/STANDARDS, INSTALLATION, OR THE MATERIAL SPECIFIED DO NOT MEET OR EXCEED THE REQUIREMENTS OF THE CODE OR ORDINANCES, THE CODES SHALL GOVERN, AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENT WHICH MIGHT HAVE BEEN UNFORESEEN FROM A THOROUGH EXAMINATION OF THE SITE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSEQUENCES OF ACTING ON CONCLUSIONS DRAWN FROM INFORMATION AVAILABLE AT THE TIME.
3. NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK.
4. PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO PERFORM WORK SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR ALL OPENINGS AND ROUGH-OUTS THROUGH SLABS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS, AND EQUIPMENT, AND SHALL VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK.
6. PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED PER CODE FOR EACH TRADE. OBTAIN ARCHITECT'S APPROVAL IN LOCATING ACCESS DOORS PRIOR TO INSTALLATION.
7. ALL CONTRACTOR FURNISHED ITEMS SHALL BE SUPPLIED WITH REQUIRED MECHANICAL AND ELECTRICAL SERVICES TO PROVIDE PROPER OPERATION OF ITEMS FURNISHED.
8. GENERAL NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.
9. THE TERM "EQUAL" OR "EQ" IS USED IN LIEU OF ACTUAL DIMENSIONS WHERE EQUAL SPACING OF ELEMENTS IS REQUIRED.
10. THE TERM "CLEAR" IS USED TO DENOTE A MINIMUM DIMENSIONAL REQUIREMENT. THIS MINIMUM DIMENSIONAL REQUIREMENT IS TO BE MAINTAINED BETWEEN ANY AND ALL ELEMENTS INSTALLED WITHIN THE SPACE.
11. LOCATE FLOOR TRANSITIONS AT CENTERLINE OF ADJOINING DOORS UNLESS NOTED OTHERWISE.
12. ALL ENGINEERING AND PROFESSIONAL STAMPS TO BE PROVIDED BY THE DESIGN-BUILD CONTRACTORS(S).
13. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS AND FINISHES FROM DAMAGE FROM OTHER TRADES.
14. MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION SYSTEMS INDICATED ARE FOR INFORMATION ONLY. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED FOR APPROVAL UNDER THE PROJECT MASTER PERMIT NUMBER. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS.
15. MAINTAIN 100% SPRINKLER COVERAGE.
16. ALL WALLS, DOORS, FLOORS, CEILINGS WITHIN THE LIMITS OF WORK NOTED, ARE TO BE PATCHED, SANDED AND PREPARED READY FOR THE NEW FINISH SPECIFIED.
17. PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM IN CONFORMANCE WITH CITY FIRE MARSHALL REQUIREMENTS.
18. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, MECHANICAL AND ELECTRICAL ITEMS AND PARTITIONS IS THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET CITY OF PORTLAND BUILDING CODE.
19. SEAL ALL THROUGH-FLOOR / RATED-WALL PENETRATIONS WITH RATED ASSEMBLIES AS REQUIRED TO MAINTAIN THE INTEGRITY OF FLOOR / WALL ASSEMBLY.

DEMOLITION

1. EXISTING STRUCTURE TO BE LEFT UNDISTURBED AND INTACT. PERFORM NO DEMOLITION THAT MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT WRITTEN APPROVAL OF THE ARCHITECT / ENGINEER.
2. EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL EXISTING AREAS FROM DAMAGES THAT MIGHT OCCUR DURING DEMOLITION. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AREAS THAT HAVE BEEN DAMAGED DUE TO INADEQUATE PROTECTION.
3. MAINTAIN 100% SPRINKLER COVERAGE.
4. SALVAGE/RECYCLE REMOVED MATERIALS.

MECHANICAL

1. MECHANICAL AND FIRE PROTECTION SYSTEM WORK INDICATED IS FOR INFORMATION ONLY. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL EQUIPMENT, BOTH EXISTING AND NEW. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER THE PROJECT MASTER PERMIT NUMBER. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. DESIGN BUILD DRAWINGS AND/OR COMPREHENSIVE SHOP DRAWINGS SHOWING ANY AND ALL CHANGES TO THE EXISTING SYSTEM SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO SUBMITTING TO THE CITY OF PORTLAND FOR PERMIT.
2. IN ADDITION TO COMPLIANCE WITH LOCAL AND STATE CODE, THE DESIGN INTENT IS TO BOTH MATCH EXISTING BUILDING STANDARDS AND MEET GENERALLY ACCEPTED INDUSTRY DESIGN STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO PROVIDING AND/OR MAINTAINING MECHANICALLY CONTROLLED SPACES BETWEEN A TEMPERATURE RANGE OF 68 - 76 DEGREES AND A HUMIDITY RANGE OF 20 - 60 PERCENT.

ELECTRICAL

1. ELECTRICAL WORK INDICATED IS FOR INFORMATION ONLY. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL EQUIPMENT, BOTH EXISTING AND NEW. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER THE PROJECT MASTER PERMIT NUMBER. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. DESIGN BUILD DRAWINGS AND/OR COMPREHENSIVE SHOP DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO SUBMITTING TO THE CITY OF PORTLAND FOR PERMIT.
2. IN ADDITION TO COMPLIANCE WITH LOCAL AND STATE CODE, THE DESIGN INTENT IS TO MEET OR EXCEED GENERALLY ACCEPTED INDUSTRY DESIGN STANDARDS FOR ALL SPACES. THIS INCLUDES, BUT IS NOT LIMITED TO PROVIDING LIGHTING LEVELS AND CONTROLS CONSISTENT WITH THE INTENT OF THE SPACE.
3. ALL NEW ELECTRICAL OUTLETS TO BE MOUNTED AT +18" UNLESS NOTED OTHERWISE.
4. ALL RECEPTACLES, SWITCHES AND COVERS TO BE BUILDING STANDARD AND MATCH IN COLOR. FIELD VERIFY COLOR UNLESS OTHERWISE NOTED.
5. SWITCHING FOR ALL LIGHT FIXTURES TO BE COORDINATED WITH ARCHITECT AND OWNER PRIOR TO BEGINNING OF WORK.
6. MODIFY EMERGENCY EGRESS LIGHTING AS NECESSARY TO MATCH PRESCRIBED PATH AND TO CONFORM WITH IBC 2012 EGRESS PATH PROVIDED WITHIN THESE DOCUMENTS.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS (INCLUDING FOOTCANDLE CALCULATION AND LIGHT FIXTURE LAYOUT) & CUT-SHEETS OF PROPOSED DESIGN FOR OWNER & ARCHITECT APPROVAL PRIOR TO CONSTRUCTION.

PLUMBING

1. PLUMBING WORK INDICATED IS FOR INFORMATION ONLY. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL EQUIPMENT, BOTH EXISTING AND NEW. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER THE PROJECT MASTER PERMIT NUMBER. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS. DESIGN BUILD DRAWINGS AND/OR SHOP DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO SUBMITTING TO THE CITY OF PORTLAND FOR PERMIT.
2. IN ADDITION TO COMPLIANCE WITH LOCAL AND STATE CODE, THE DESIGN INTENT IS TO MEET OR EXCEED GENERALLY ACCEPTED INDUSTRY DESIGN STANDARDS. UNLESS NOTED OTHERWISE, THE SELECTION OF FIXTURES IS TO BE BASED ON BUILDING STANDARDS.

PROJECT DESCRIPTION

PROJECT DESCRIPTION
LIMITED REVISIONS TO GARAGE EXITING TO AVOID UNAUTHORIZED ACCESS WHILE THE FACILITY IS NOT IN OPERATION. IMPROVEMENTS TO EXISTING SIGNAGE AND EGRESS ARE INCLUDED.

APPLICABLE CODES
2019 OREGON STRUCTURAL SPECIALTY CODE
CITY OF PORTLAND TITLE 24, BUILDING REGULATIONS
NATIONAL ELECTRICAL CODE
UNIFORM MECHANICAL CODE
INTERNATIONAL MECHANICAL CODE

PROPERTY INFORMATION

PROPERTY OWNER: RIP CITY MANAGEMENT, LLC
One Center Court, Suite 200
Portland, Oregon 97227

PROPERTY ID#: R215947

MAP #: 2930 OLD

ZONING: CXd

BUILDING CODE: Designed (OSSC 1993) UBC Based;
Current (OSSC 2014) IBC Based

LEGAL DESCRIPTION: Mc Millens Add, Block 14-17 &22-24
TL 4200, Land only see R215948
(R55300-1201) for IMPS.

PROJECT OCCUPANCY: A4

OCCUPANCY - GROUP A-4 - ASSEMBLY

BUILDING AREA: Approximately 728,000 SF (NO CHANGE OF AREA OR OCCUPANCY PROPOSED)

EXITING: Existing building exiting designed using TIMED EGRESS ANALYSIS. design considerations and occupancy analysis explained in detail via OREGON ARENA PROJECT: ARENA - FIRE LIFE SAFETY SUMMARY - September 29, 1993

NO CHANGE OF AREA OR OCCUPANCY PROPOSED - Occupancy determined by number OF TICKETED SEATS. NO CHANGE PROPOSED TO THIS NUMBER.

ACCESSIBILITY

ALL AREAS TO BE ADA COMPLIANT PER CURRENT 2014 OSSC

TYPE OF CONSTRUCTION

TYPE 1-A (FULLY SPRINKLERED)

FIRE RESISTIVE REQUIREMENTS (TABLE 601)
STRUCTURAL FRAME: 3 HR (None Intended in this Project)
Exception: Roof supports: Fire-resistance ratings of structural frame and bearing walls are permitted to be reduced by 1hr where supporting a roof only.
EXTERIOR BEARING WALLS: 3 HR (None Intended in this Project)
INTERIOR BEARING WALLS: 3 HR (None intended in this Project)
INTERIOR NON-BEARING WALLS: 0 HR
FLOOR CONSTRUCTION: 2 HR (None Intended in this Project)
ROOF CONSTRUCTION: 1.5 HR (None intended in this Project)
INTERIOR PERMINENT PARTITIONS: 1 HR
All interior walls which are not adjacent to an exitway, do not separate different uses and which are occupied by a single tenant may be provided with non-rated assemblies of non-combustible material.

FACILITIES PERMIT

1. ALL WORK IN THIS BUILDING IS TO BE PERFORMED UNDER THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM. A MASTER PROJECT NUMBER WILL BE ISSUED FOR THE PROJECT. ALL OTHER DESIGN BUILD PERMITS ARE TO BE TAKEN OUT AS SEPARATE PERMITS UNDER THE MASTER PROJECT NUMBER, THROUGH THE FACILITIES PERMIT PROGRAM.
2. MECHANICAL WORK IS PROVIDED THROUGH A CONTRACTOR DESIGN BUILD SYSTEM. MECHANICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. MECHANICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF OREGON TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT, PRIOR TO ISSUING TO THE CITY OF PORTLAND FOR PERMIT.
3. PLUMBING WORK IS PROVIDED THROUGH A CONTRACTOR DESIGN BUILD SYSTEM. PLUMBING WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. MECHANICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS, TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. MAINTAIN 100% SPRINKLER COVERAGE THROUGHOUT BUILDING. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT, PRIOR TO ISSUING TO THE CITY OF PORTLAND FOR PERMIT.
4. ELECTRICAL WORK IS PROVIDED THROUGH A CONTRACTOR DESIGN BUILD SYSTEM. ELECTRICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS, SIGNED BY AN ELECTRICAL SUPERVISOR, TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. DESIGN BUILD DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND ARCHITECT PRIOR TO ISSUING TO THE CITY OF PORTLAND FOR PERMIT.
5. EXIT AND EGRESS LIGHTING SYSTEM ARE TO BE INSTALLED TO MEET THE IBC AND PRESCRIPTIVE LIGHTING PATH (IBC 2012). EGRESS PATH PROVIDED WITHIN THESE DOCUMENTS.
6. MAINTAIN EXISTING BUILDING FIRE AND LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, SMOKE EVACUATION SYSTEMS, EXITING SYSTEMS AND EMERGENCY ANNUNCIATION SYSTEMS.
7. REFER TO BUILDING CODE APPEALS ON RECORD WITH THE CITY OF PORTLAND FOR EXISTING AND FULL BUILDING VARIATIONS TO CODE REQUIREMENTS.

PROJECT CLOSE-OUT

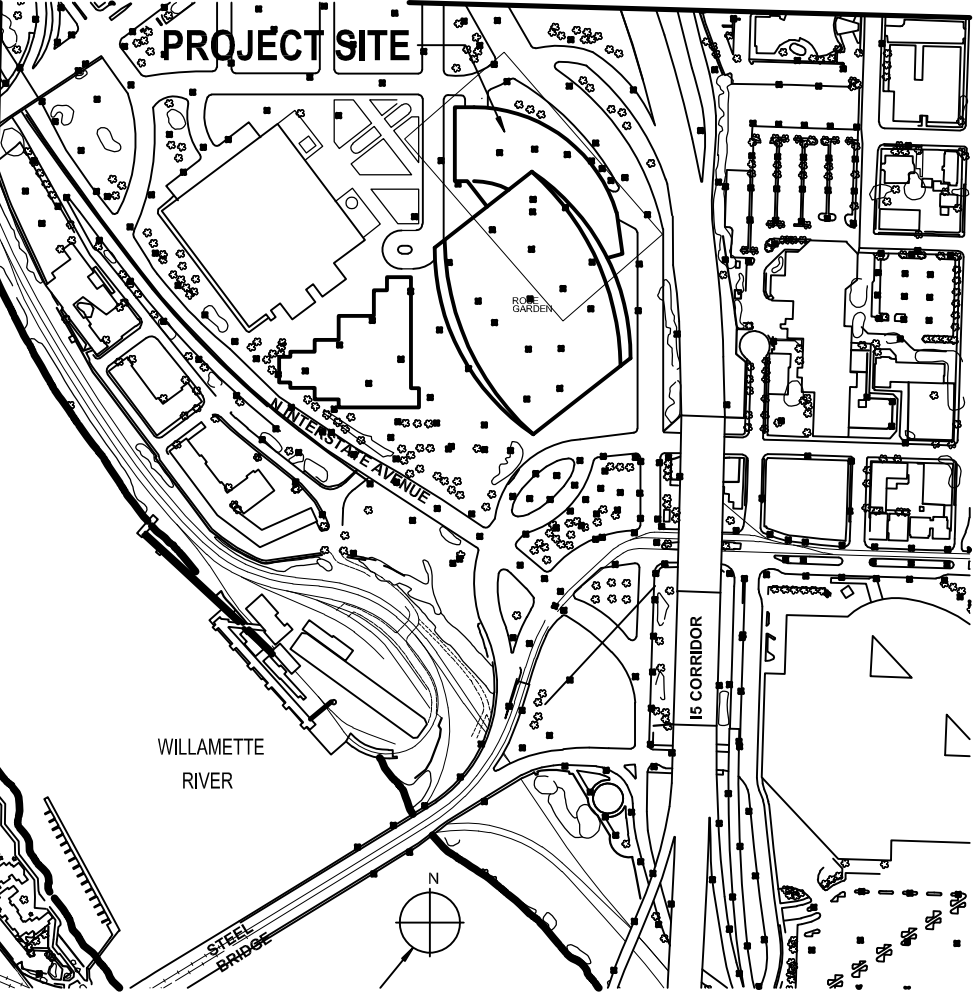
1. WHEN REQUESTING THE ARCHITECT'S INSPECTION FOR SUBSTANTIAL COMPLETING:
A) KNOWN EXCEPTIONS MUST BE LISTED IN THE REQUEST
B) FINAL CLEAN-UP AND TOUCH-UP MUST BE COMPLETED.
C) ALL WARRANTIES AND CERTIFICATES MUST BE SUBMITTED TO THE OWNERS'S REPRESENTATIVE.
2. RESULTS OF THE COMPLETED INSPECTION WILL FORM THE "PUNCHLIST" FOR THE FINAL ACCEPTANCE. ONE RE-INSPECTION WILL BE PERFORMED BY THE ARCHITECT TO ESTABLISH CERTIFICATE OF FINAL ACCEPTANCE, FURTHER RE-INSPECTIONS BY THE ARCHITECT SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. RECORD DOCUMENTS INDICATING THE CONDITION OF THE ACTUAL WORK SHALL BE MAINTAINED BY THE CONTRACTOR FOR SUBMITTAL TO THE OWNER'S REPRESENTATIVE AT THE PROJECT COMPLETION.
4. ALL MAINTENANCE AND OPERATIONS MANUALS FOR ALL EQUIPMENT AND MATERIALS PROVIDED SHALL BE ORGANIZED IN BINDERS AND SUBMITTED TO THE OWNERS REPRESENTATIVE AT THE PROJECTS COMPLETION.

SHEET INDEX

G000 - COVER SHEET
G001 - GENERAL CONDITIONS, SHEET INDEX, AREA PLAN, DOOR SCHEDULE

A101 - PARTIAL FLOOR PLANS - LEVEL 01
A102 - PARTIAL FLOOR PLANS - LEVEL 02
A103 - PARTIAL FLOOR PLANS - LEVEL 03
A104 - PARTIAL FLOOR PLANS - LEVEL 04
A105 - PARTIAL FLOOR PLANS - LEVEL 05
A106 - PARTIAL FLOOR PLANS - LEVEL 06
A107 - PARTIAL FLOOR PLANS - LEVEL 07

AREA PLAN



OCCUPANCY SCHEDULE

OCCUPANT LOADS (GARAGE)

LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
P1	S-2	39,335	200	197	2	2	17.73	32
P2	S-2	36,258	200	182	2	2	16.38	32
P3	S-2	62,691	200	314	2	2	28.26	32
P4	S-2	62,740	200	314	2	2	28.26	32
P5	S-2	63,561	200	318	2	2	28.62	32
P6	S-2	61,704	200	309	2	2	27.81	32
P7	S-2	54,501	200	273	2	2	24.57	32

LEVEL OF DISCHARGE

OCCUPANT LOADS (ELEVATOR LOBBY)

LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
L1	LOBBY	1512	5	303	2	2	27.27	84
L2	LOBBY	1395	5	275	2	2	24.75	70
L3	LOBBY	2061	5	413	2	2	37.17	140
L4	LOBBY	1631	5	327	2	2	29.43	32
L5	LOBBY	1636	5	328	2	2	29.52	32
L6	LOBBY	1435	5	287	2	2	25.83	32
L7	LOBBY	1396	5	280	2	2	25.20	32

LEVEL OF DISCHARGE

DOOR SCHEDULE

DOOR SCHEDULE

LVL	NUMBER	TYPE	PANELS	W	H	PANIC HDWR	MAG LOCK	COMMENTS
7	701-1	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES
7	707-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
7	708-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
6	601-1	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES
6	607-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
6	608-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
5	501-1	MTL	2	6'-0"	8'-0"	NO	NO	PANIC HARDWARE REMOVED EXISTING ADA ACCESS TO REMAIN.
5	507-1	MTL	1	3'-0"	8'-0"	YES	NO	NO CHANGES
5	508-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
4	401-1	MTL	2	6'-0"	8'-0"	NO	NO	PANIC HARDWARE REMOVED EXISTING ADA ACCESS TO REMAIN.
4	407-1	MTL	1	3'-0"	8'-0"	YES	NO	NO CHANGES
4	408-1	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES (EXIT DISCHARGE)
4	408-2	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES (EXIT DISCHARGE)
4	408-3	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES (EXIT DISCHARGE)
4	408-4	MTL	1	3'-0"	8'-0"	YES	NO	NO CHANGES (EXIT DISCHARGE)
3	301-1	MTL	2	6'-0"	8'-0"	NO	NO	PANIC HARDWARE REMOVED EXISTING ADA ACCESS TO REMAIN.
3	301-2	MTL	2	6'-0"	8'-0"	NO	NO	NO CHANGES (EXIT DISCHARGE)
3	301-3	MTL	2	6'-0"	8'-0"	NO	NO	NO CHANGES (EXIT DISCHARGE)
3	307-1	MTL	1	3'-0"	8'-0"	YES	NO	NO CHANGES
3	308-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
2	201-1	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES
2	207-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
2	208-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON
1	101-1	MTL	2	6'-0"	8'-0"	YES	NO	PANIC HARDWARE REMOVED EXISTING ADA ACCESS TO REMAIN.
1	101-2	MTL	2	6'-0"	8'-0"	YES	NO	NO CHANGES
1	101-3	MTL	2	6'-0"	8'-0"	YES	NO	PANIC HARDWARE REMOVED EXISTING ADA ACCESS TO REMAIN.
1	108-1	MTL	1	3'-0"	8'-0"	NO	YES	NEW CAMERA & CALL BUTTON

GBD

GBD Architects,
Incorporated

1120 NW Couch St.
Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

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STAMP



PROJECT

MODA CENTER
GARDEN PARKING
EXITING
One Center Court
Portland, OR 97227

CLIENT

Owner

RIP CITY MANAGEMENT
LLC

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS
A APPEAL REV 08.04.21

DATE

JULY 15, 2021

PROJECT NUMBER

20166429

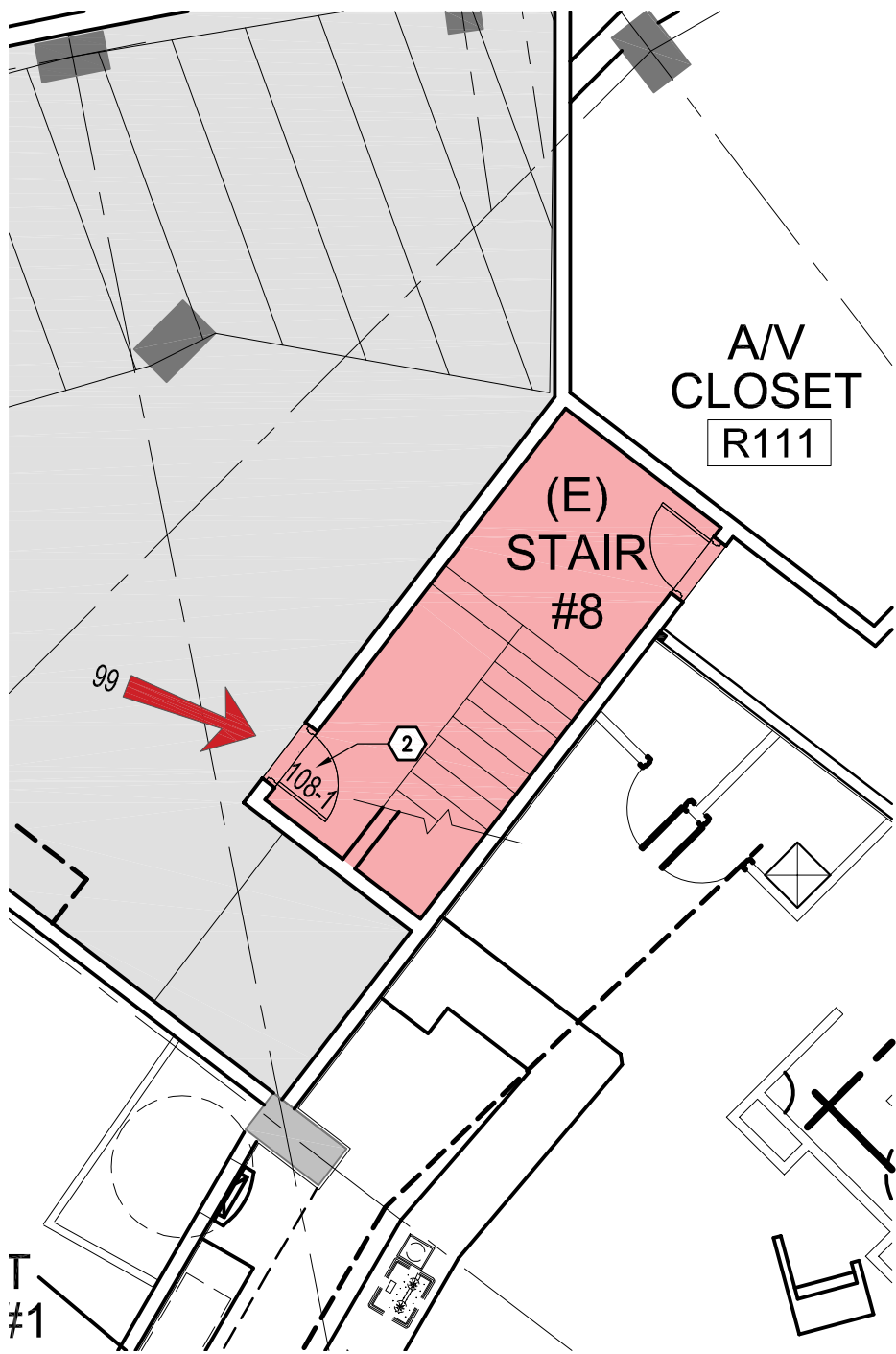
SCALE

As indicated

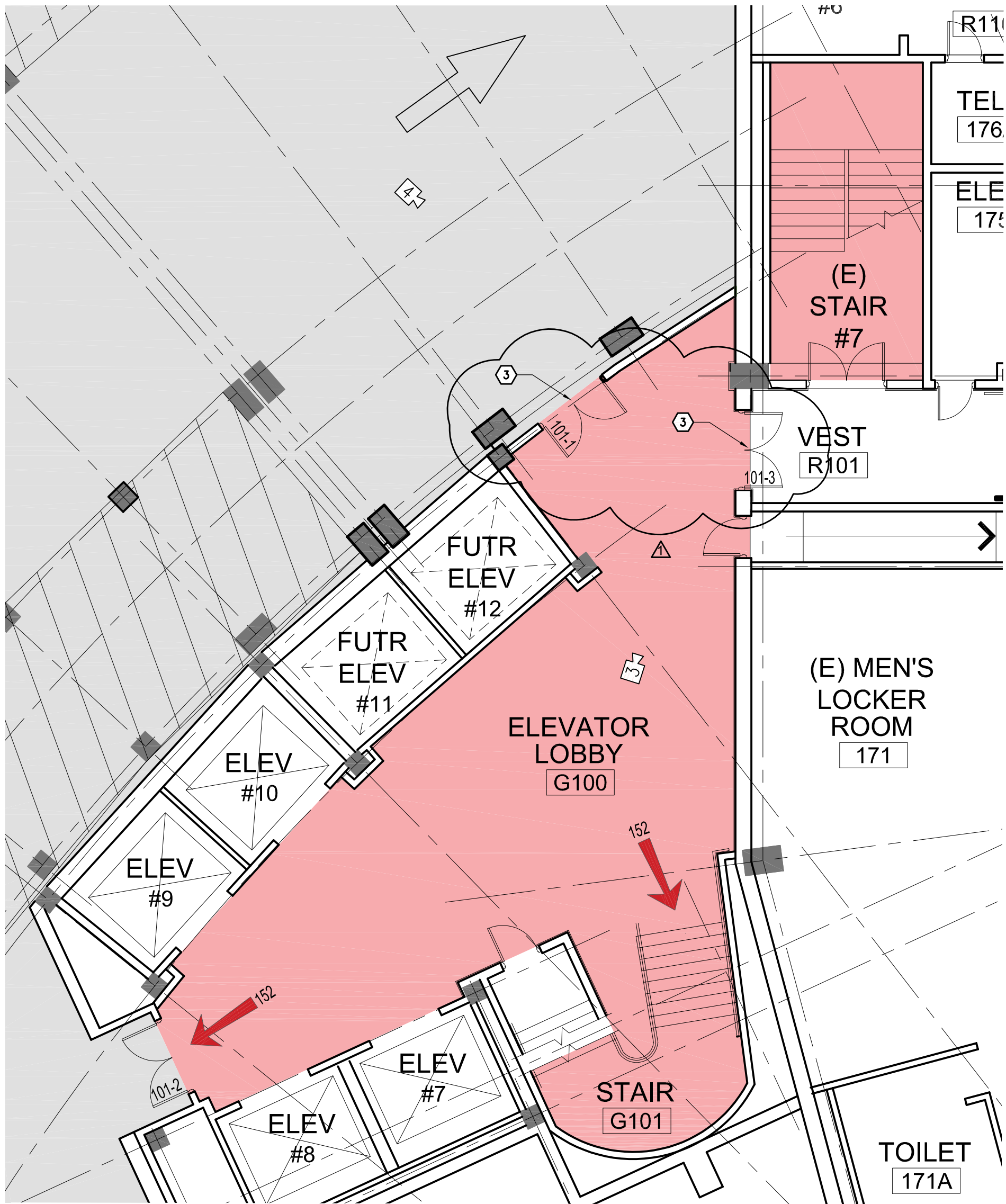
SHEET TITLE

GENERAL
NOTES, SHEET
INDEX, &
VICINITY MAP

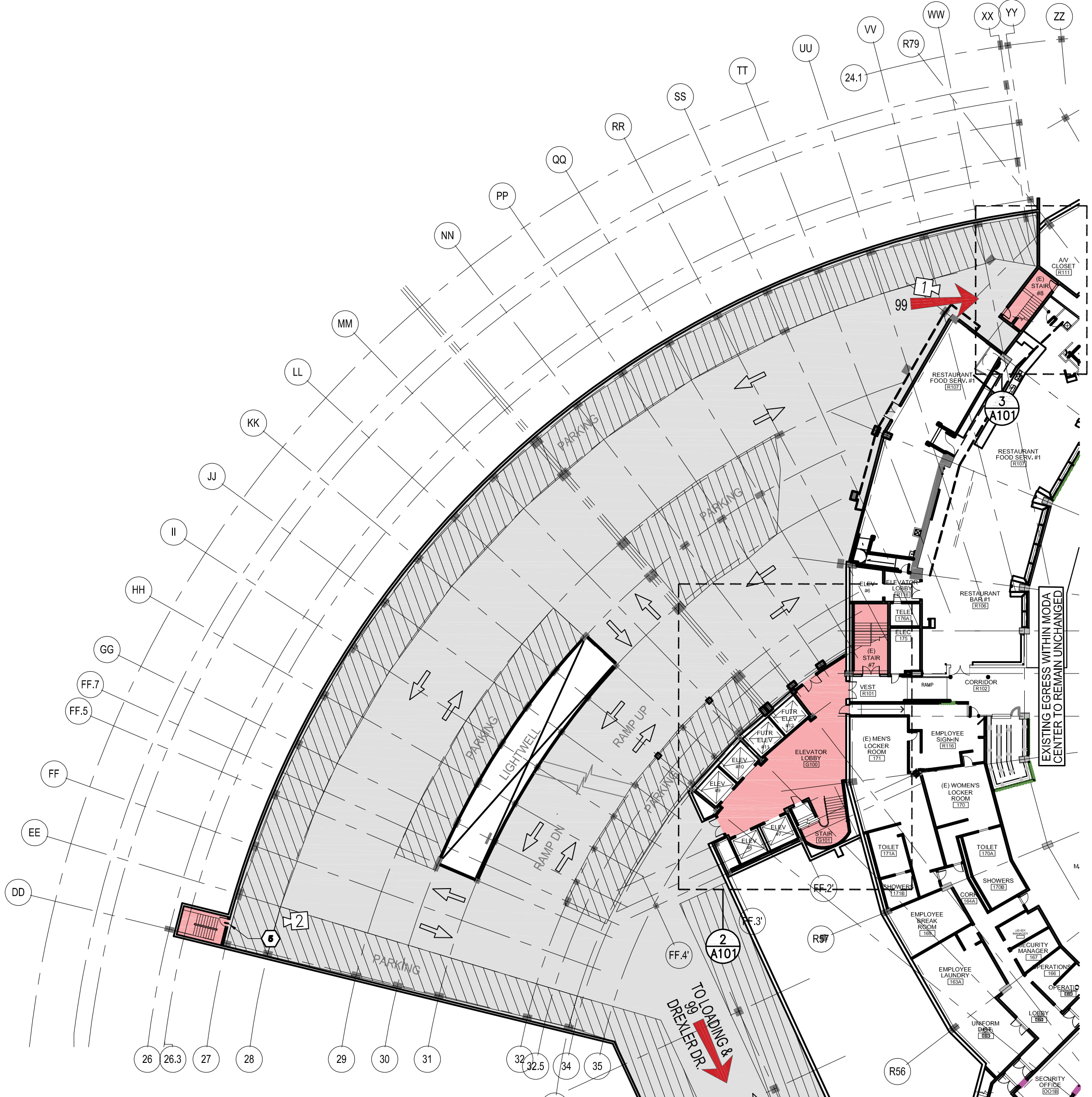
G001



3 ENLARGED PLAN - STAIR #8
1/8" = 1'-0"



2 PARTIAL FLOOR PLAN - ELEVATOR LOBBY / STAIR #7
1/8" = 1'-0"



1 PARTIAL FLOOR PLAN - GARAGE EGRESS
1/32" = 1'-0"

PLAN REFERENCE NOTES

- INSTALL NEW (OR SALVAGED WHERE FEASIBLE) LIGHTED EXIT SIGNS BELOW LOWEST POINT OF STRUCTURE - NEW MATERIALS AND LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO INSTALL.
- PROVIDE AND INSTALL NEW MAGNETIC LOCK TIED TO ALARM AND CARD SWAN SYSTEMS - NEW SECURITY CAM AND CALL BUTTON - REMOVE EXISTING PANIC HARDWARE - DOORS NOT REQUIRED FOR EMERGENCY EGRESS - DOORS STILL REQUIRED FOR ADA ACCESS - DOORS TO REMAIN UNLATCHED AND UNLOCKED FOR ALL EGRESS.
- REPLACE EXISTING EXIT SIGN WITH NEW DIRECTIONAL EXIT POINTING TOWARD EGRESS DOOR.
- REMOVE EXISTING EXIT SIGN - DOOR NOT REQUIRED FOR EGRESS.

OCCUPANT LOADS

OCCUPANT LOADS (GARAGE)

LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
P1	S-2	39,335	200	197	2	2	17.73	32
P2	S-2	36,258	200	182	2	2	16.38	32
P3	S-2	62,691	200	314	2	2	28.26	32
P4	S-2	62,740	200	314	2	2	28.26	32
P5	S-2	63,561	200	318	2	2	28.62	32
P6	S-2	61,704	200	309	2	2	27.81	32
P7	S-2	54,501	200	273	2	2	24.57	32

OCCUPANT LOADS (ELEVATOR LOBBY)

LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
L1	LOBBY	1512	5	303	2	2	27.27	84
L2	LOBBY	1395	5	275	2	2	24.75	70
L3	LOBBY	2061	5	413	2	2	37.17	140
L4	LOBBY	1631	5	327	2	2	29.43	32
L5	LOBBY	1636	5	328	2	2	29.52	32
L6	LOBBY	1435	5	287	2	2	25.83	32
L7	LOBBY	1396	5	280	2	2	25.20	32

PLAN LEGEND

- EXIT DIRECTION
- EXIT SIGN
- PLAN REF. NOTE
- CAMERA ANGLE
- GARAGE
- VERTICAL CIRCULATION
- PARKING AREA

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Ste. 300
Portland, OR 97209

Tel. (503) 224-9656
gbdarchitects.com

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STAMP

REGISTERED ARCHITECT
KEVIN P. JOHNSON
PORTLAND, OREGON
2783
STATE OF OREGON

PROJECT

MODA CENTER
GARDEN PARKING
EXITING
One Center Court
Portland, OR 97227

CLIENT

Owner

RIP CITY MANAGEMENT
LLC

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 30 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

▲ APPEAL REV 08.04.21

DATE

JULY 15, 2021

PROJECT NUMBER

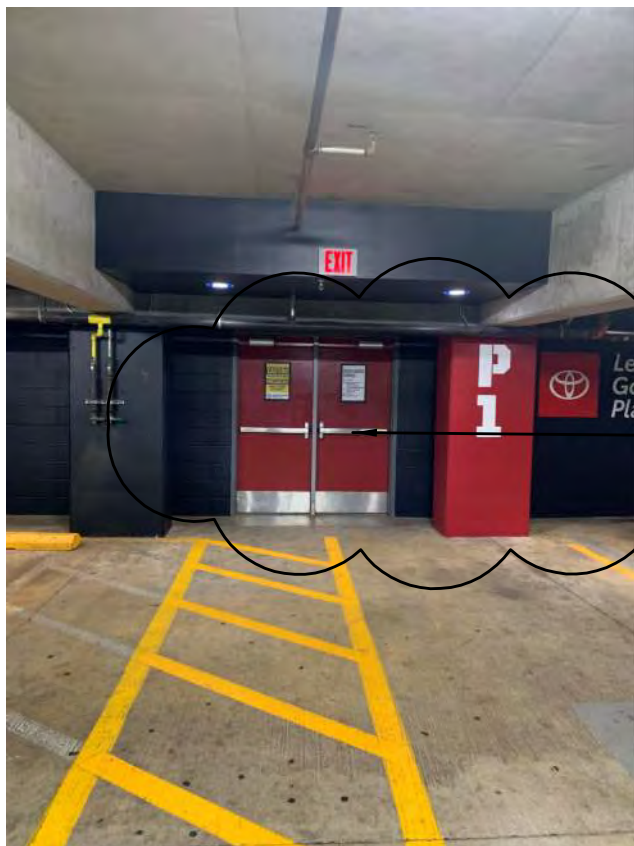
20166429

SCALE

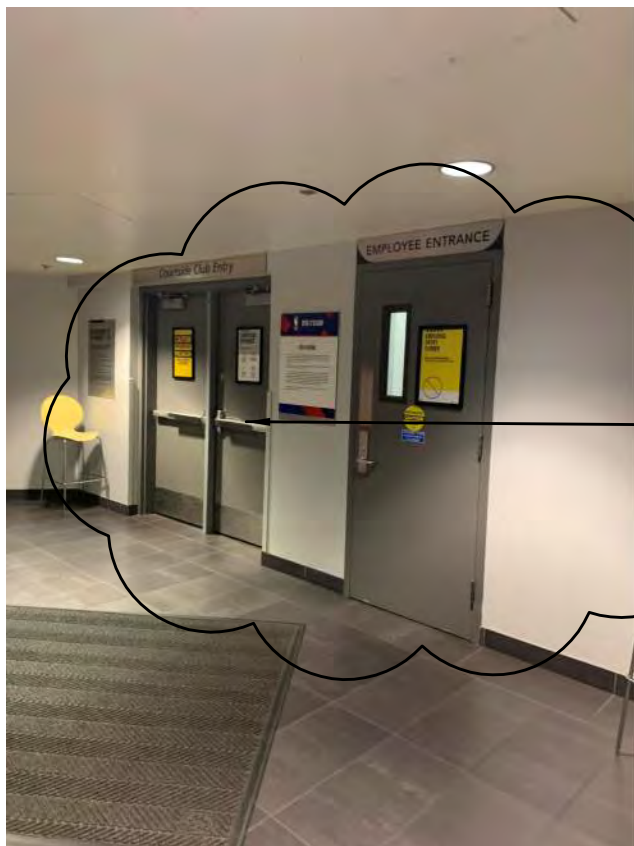
SHEET TITLE

PARTIAL FLOOR
PLANS - PARKING
LEVEL 01

A101



VIEW 4 - LEVEL 01 - LOBBY ENTRY



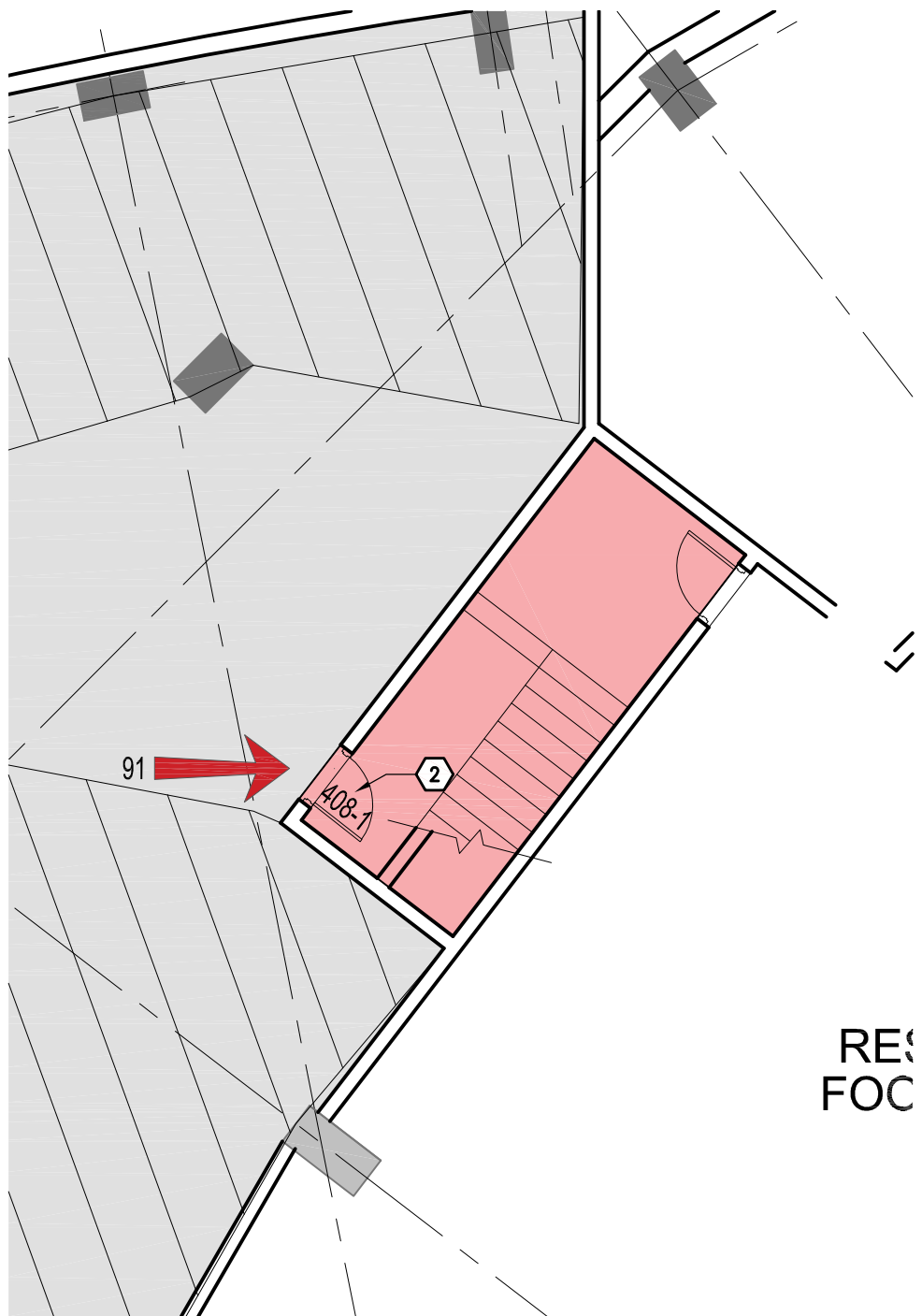
VIEW 3 - LEVEL 01 - CLUB ACCESS



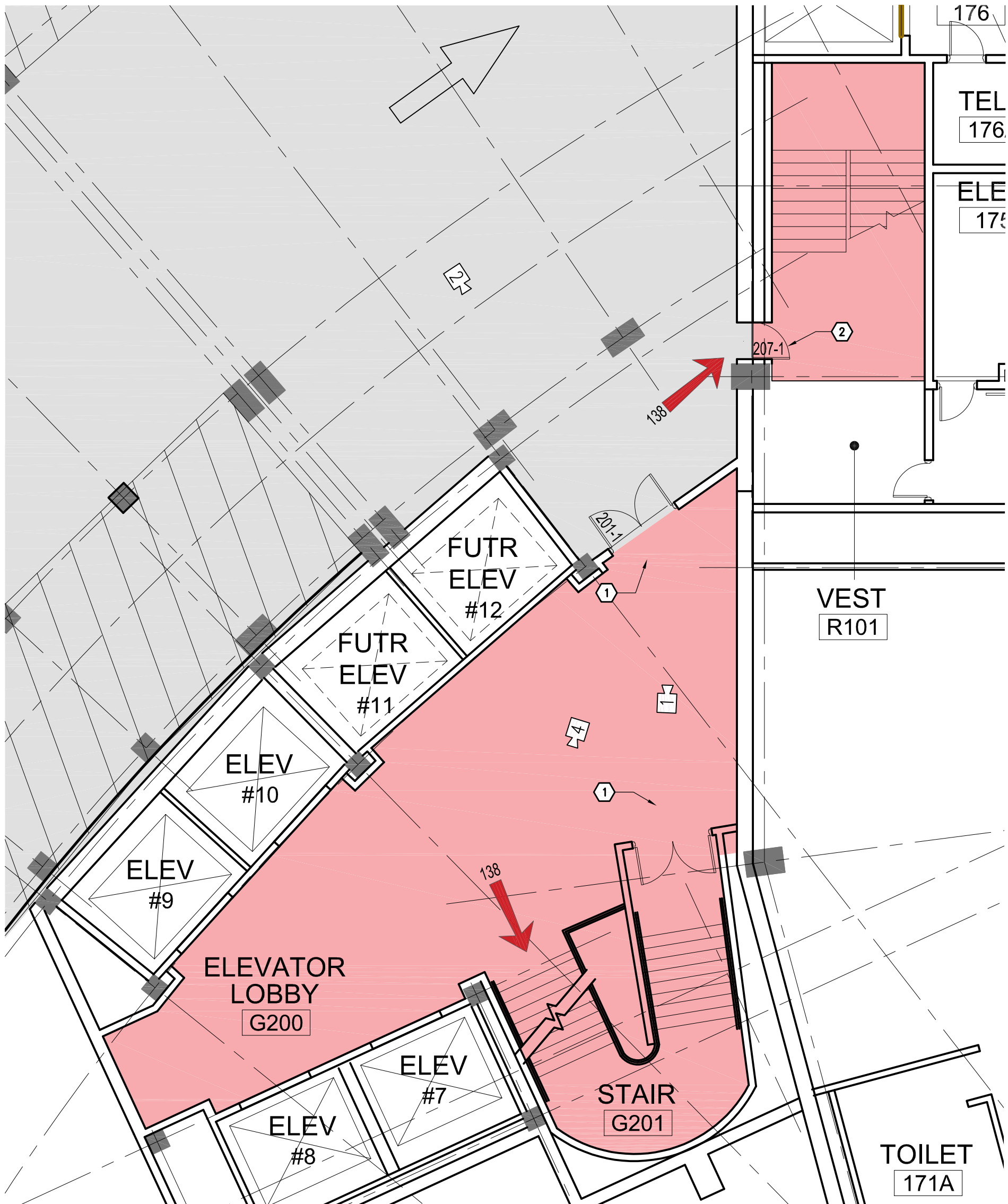
VIEW 2 - LEVEL 01 - GARAGE STAIR



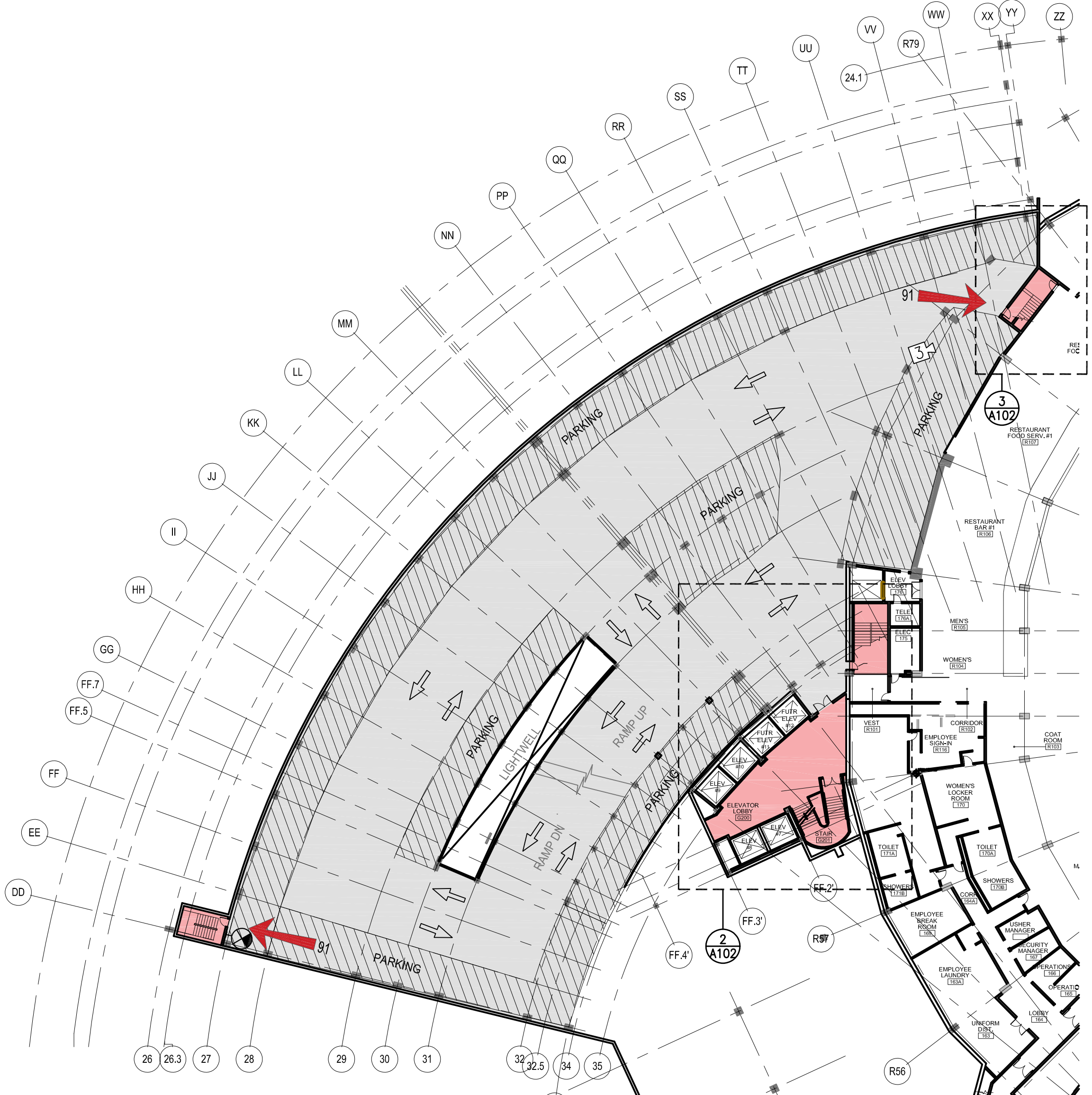
VIEW 1 - LEVEL 01 - GARAGE - STAIR 08



3 ENLARGED PLAN - STAIR #8
1/8" = 1'-0"



2 PARTIAL FLOOR PLAN - ELEVATOR LOBBY / STAIR #7
1/8" = 1'-0"



1 PARTIAL FLOOR PLAN - GARAGE EGRESS
1/32" = 1'-0"

PLAN REFERENCE NOTES

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3. REMOVE EXISTING PANIC HARDWARE - DOORS NOT REQUIRED FOR EMERGENCY EGRESS.
4. REPLACE EXISTING EXIT SIGN WITH NEW DIRECTIONAL SIGN POINTING TOWARD EGRESS DOOR
5. REMOVE EXISTING EXIT SIGN - DOOR NOT REQUIRED FOR EGRESS

OCCUPANT LOADS

OCCUPANT LOADS (GARAGE)

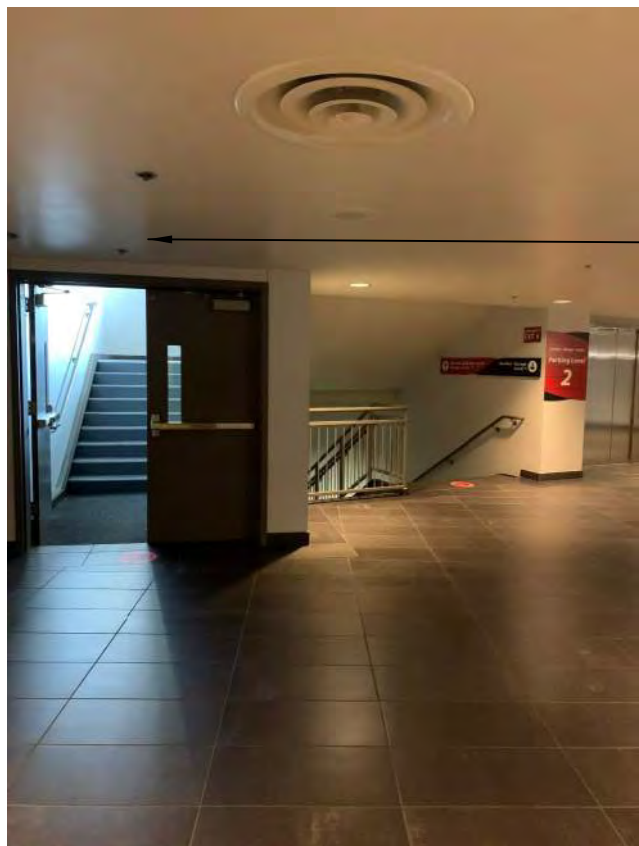
LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
P1	S-2	39,335	200	197	2	2	17.73	32
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P3	S-2	62,691	200	314	2	2	28.26	32
P4	S-2	62,740	200	314	2	2	28.26	32
P5	S-2	63,561	200	318	2	2	28.62	32
P6	S-2	61,704	200	309	2	2	27.81	32
P7	S-2	54,501	200	273	2	2	24.57	32

OCCUPANT LOADS (ELEVATOR LOBBY)

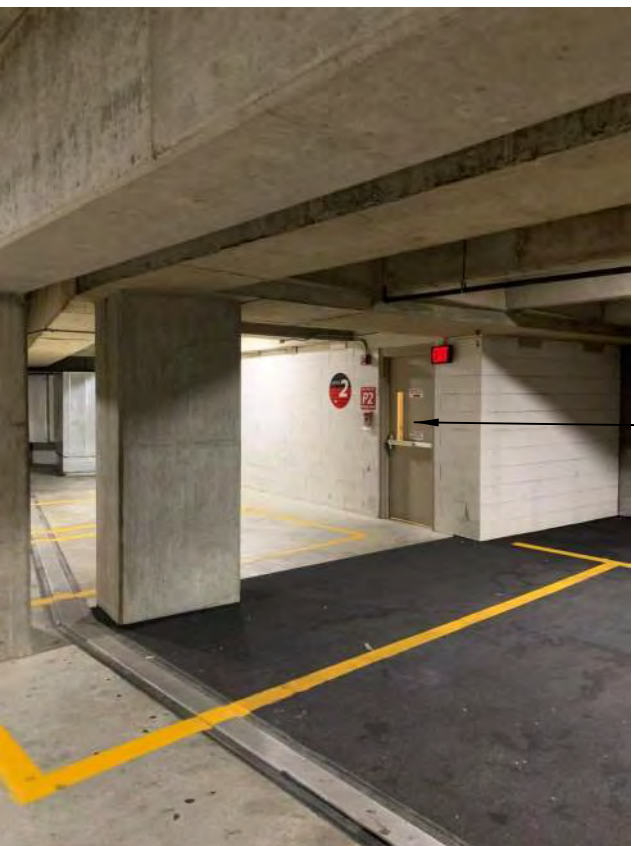
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L6	LOBBY	1435	5	287	2	2	25.83	32
L7	LOBBY	1396	5	280	2	2	25.20	32

PLAN LEGEND

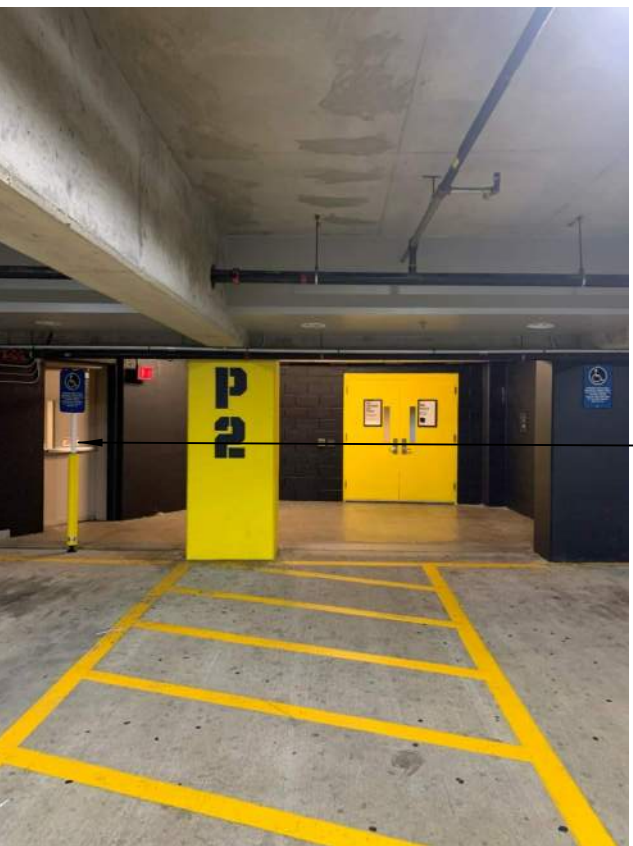
- EXIT DIRECTION
- EXIT SIGN
- PLAN REF. NOTE
- CAMERA ANGLE
- GARAGE
- VERTICAL CIRCULATION
- PARKING AREA



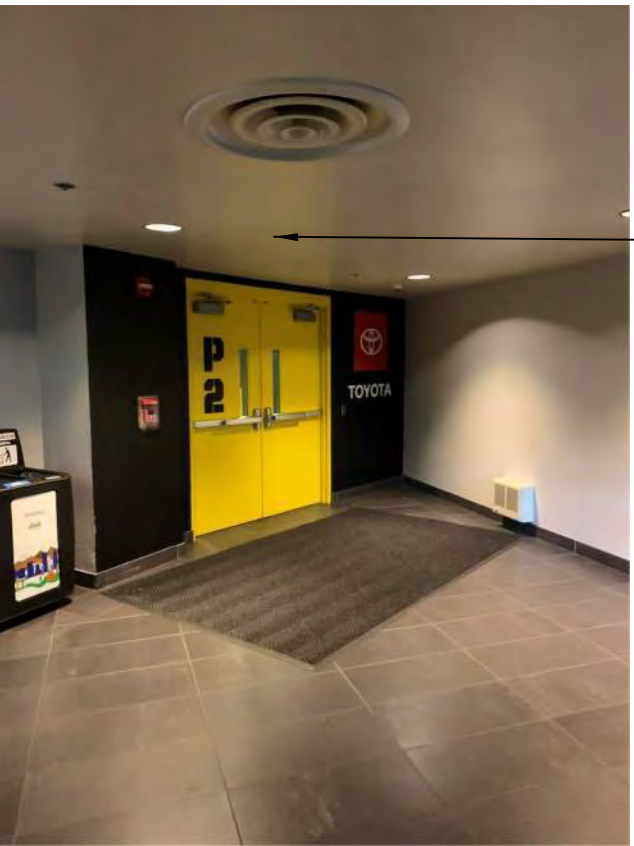
VIEW 4 - LEVEL 02 - ELEV LOBBY



VIEW 3 - LEVEL 02 - GARAGE/STAIR 08



VIEW 2 - LEVEL 02 - GARAGE/STAIR 07



VIEW 1 - LEVEL 02 - LOBBY

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REVISIONS

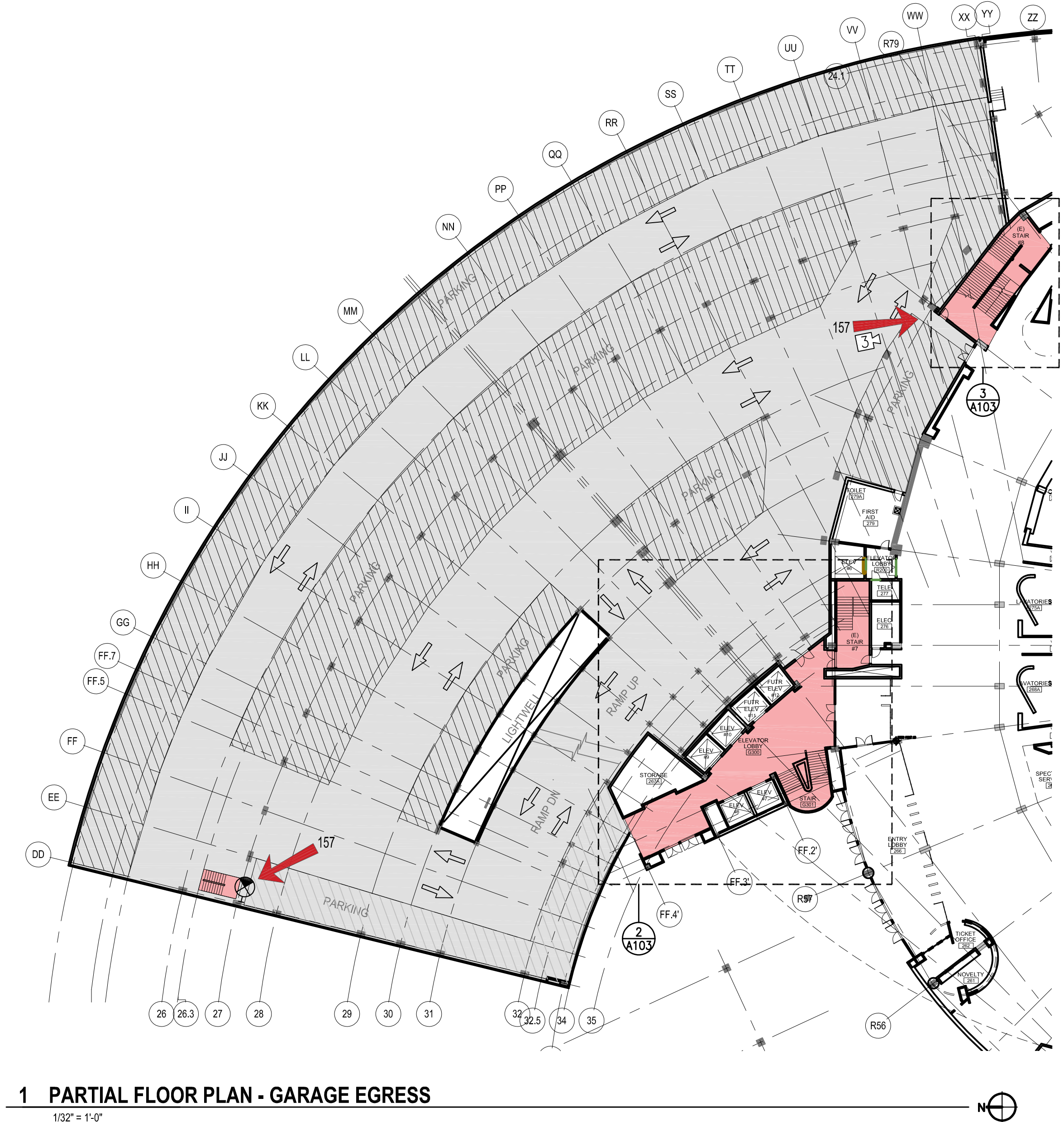
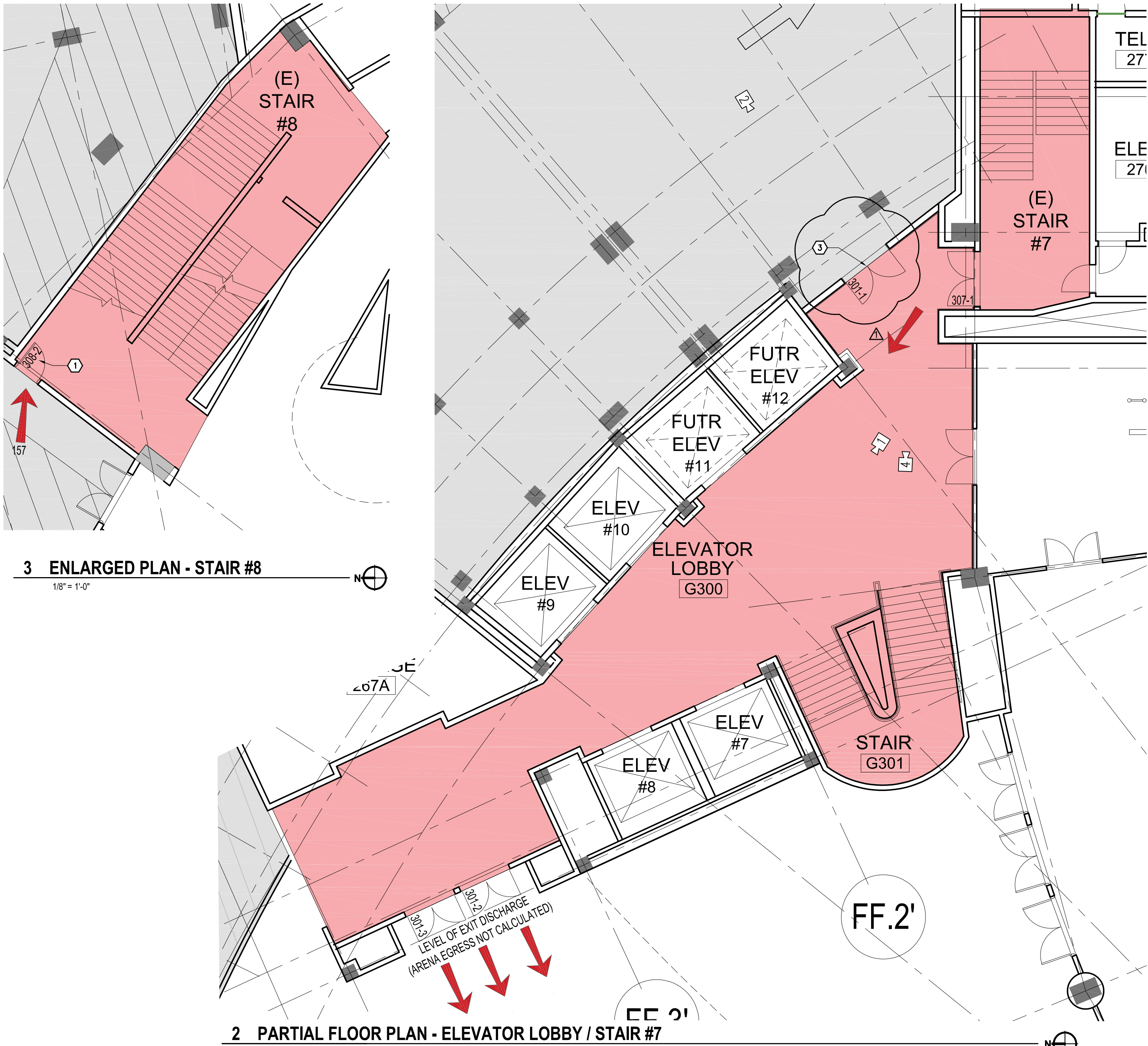
DATE
JULY 15, 2021

PROJECT NUMBER
20166429

SCALE

SHEET TITLE
PARTIAL FLOOR
PLANS - PARKING
LEVEL 02

A102



PLAN REFERENCE NOTES

1. INSTALL NEW (OR SALVAGED WHERE FEASIBLE) LIGHTED EXIT SIGNS BELOW LOWEST POINT OF STRUCTURE - REVIEW ALL FEATURES AND LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO INSTALL.
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3. REMOVE EXISTING PANIC HARDWARE - DOORS NOT REQUIRED FOR EMERGENCY EGRESS - DOORS STILL REQUIRED FOR ADA ACCESS - DOORS TO REMAIN UNLATCHED AND UNLOCKED FOR ALL EGRESS.
4. REPLACE EXISTING EXIT SIGN WITH NEW DIRECTIONAL EXIT POINTING TOWARD EGRESS DOOR.
5. REMOVE EXISTING EXIT SIGN - DOOR NOT REQUIRED FOR EGRESS.

PLAN LEGEND

- EXIT DIRECTION
- EXIT SIGN
- PLAN REF. NOTE
- CAMERA ANGLE
- GARAGE
- VERTICAL CIRCULATION
- PARKING AREA

OCCUPANT LOADS

OCCUPANT LOADS (GARAGE)

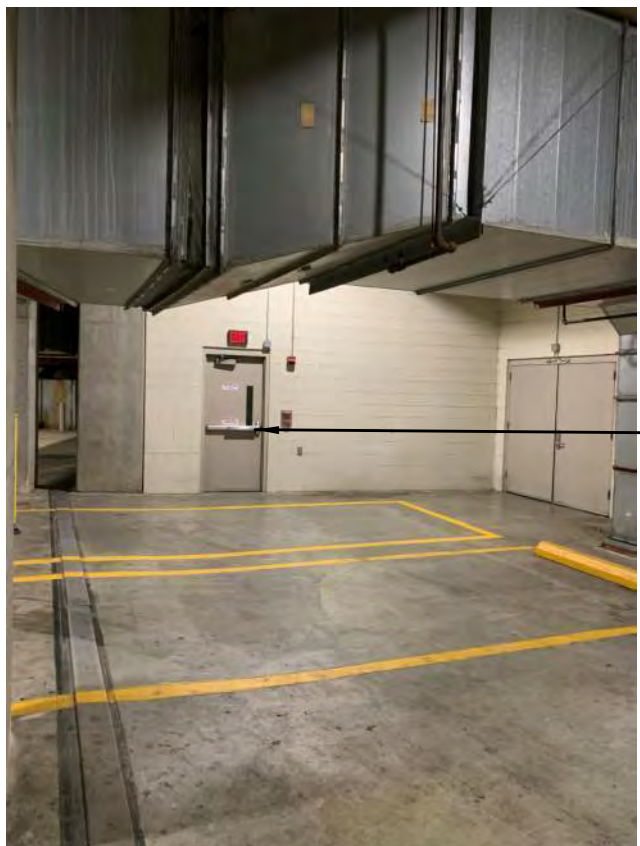
LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
P1	S-2	39,335	200	197	2	2	17.73	32
P2	S-2	36,258	200	182	2	2	16.38	32
P3	S-2	62,691	200	314	2	2	28.26	32
P4	S-2	62,740	200	314	2	2	28.26	32
P5	S-2	63,561	200	318	2	2	28.62	32
P6	S-2	61,704	200	309	2	2	27.81	32
P7	S-2	54,501	200	273	2	2	24.57	32

OCCUPANT LOADS (ELEVATOR LOBBY)

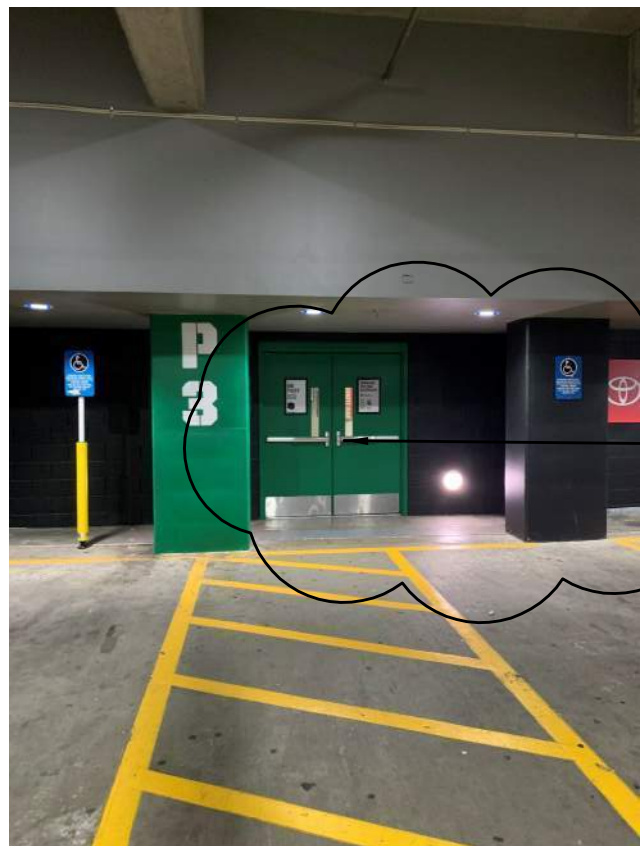
LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
L1	LOBBY	1512	5	303	2	2	27.27	84
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L4	LOBBY	1631	5	327	2	2	29.43	32
L5	LOBBY	1636	5	328	2	2	29.52	32
L6	LOBBY	1435	5	287	2	2	25.83	32
L7	LOBBY	1396	5	280	2	2	25.20	32



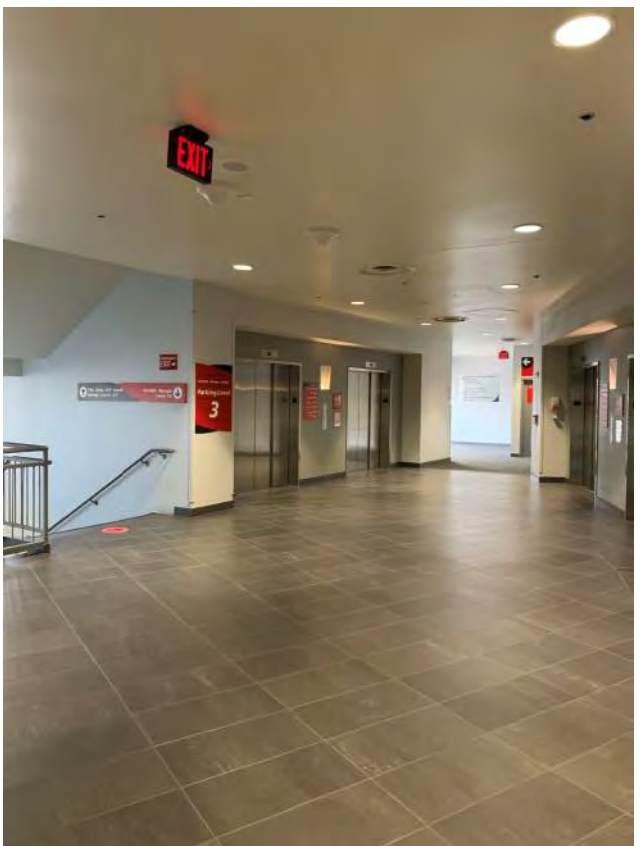
VIEW 3 - LEVEL 03 - GARAGE/STAIR 08



VIEW 3 - LEVEL 03 - GARAGE/STAIR 08



VIEW 2 - LEVEL 03 - LOBBY ENTRY



VIEW 1 - LEVEL 03 - LOBBY

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REVISIONS

▲ APPEAL REV 08.04.21

DATE

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PROJECT NUMBER

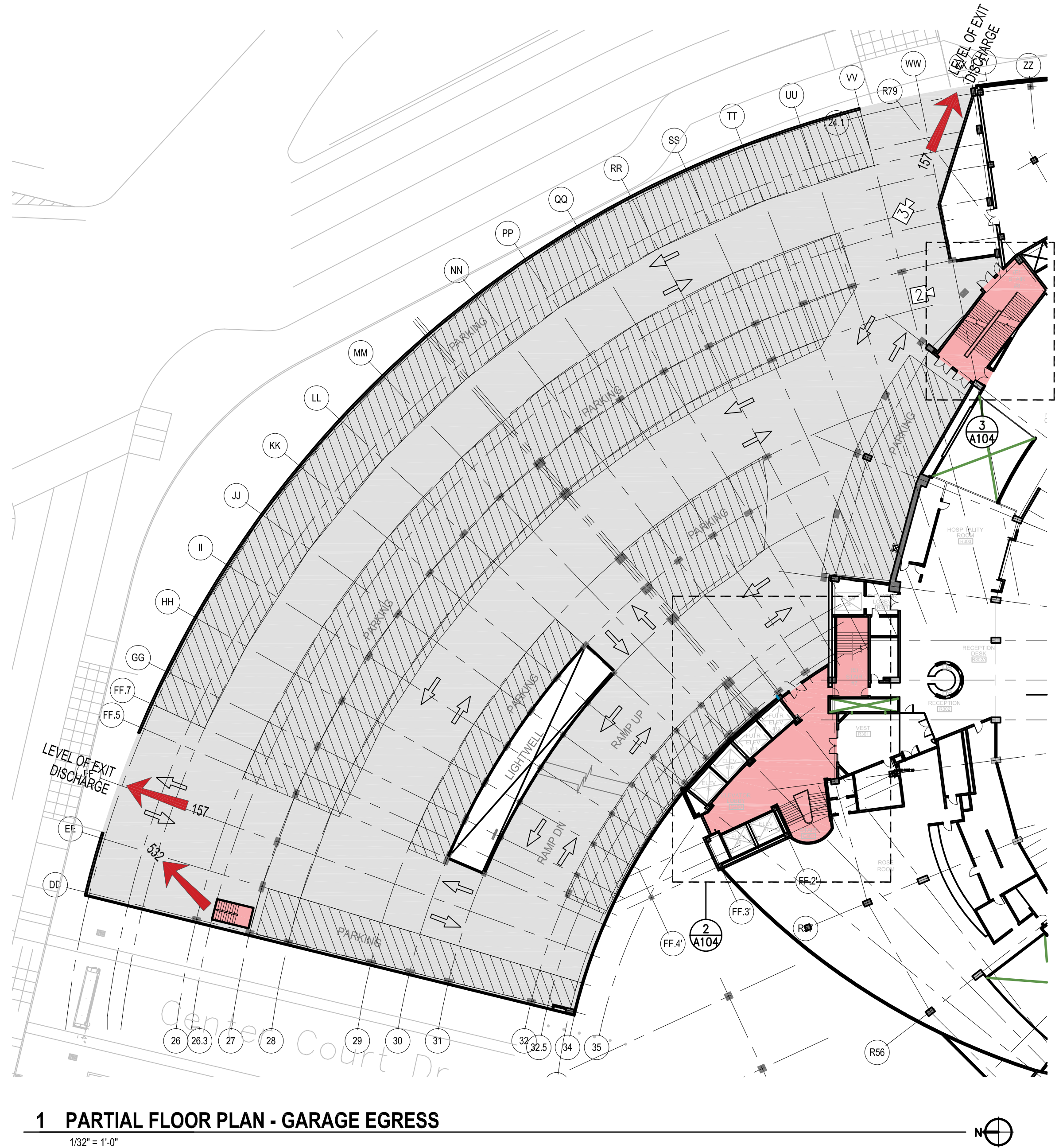
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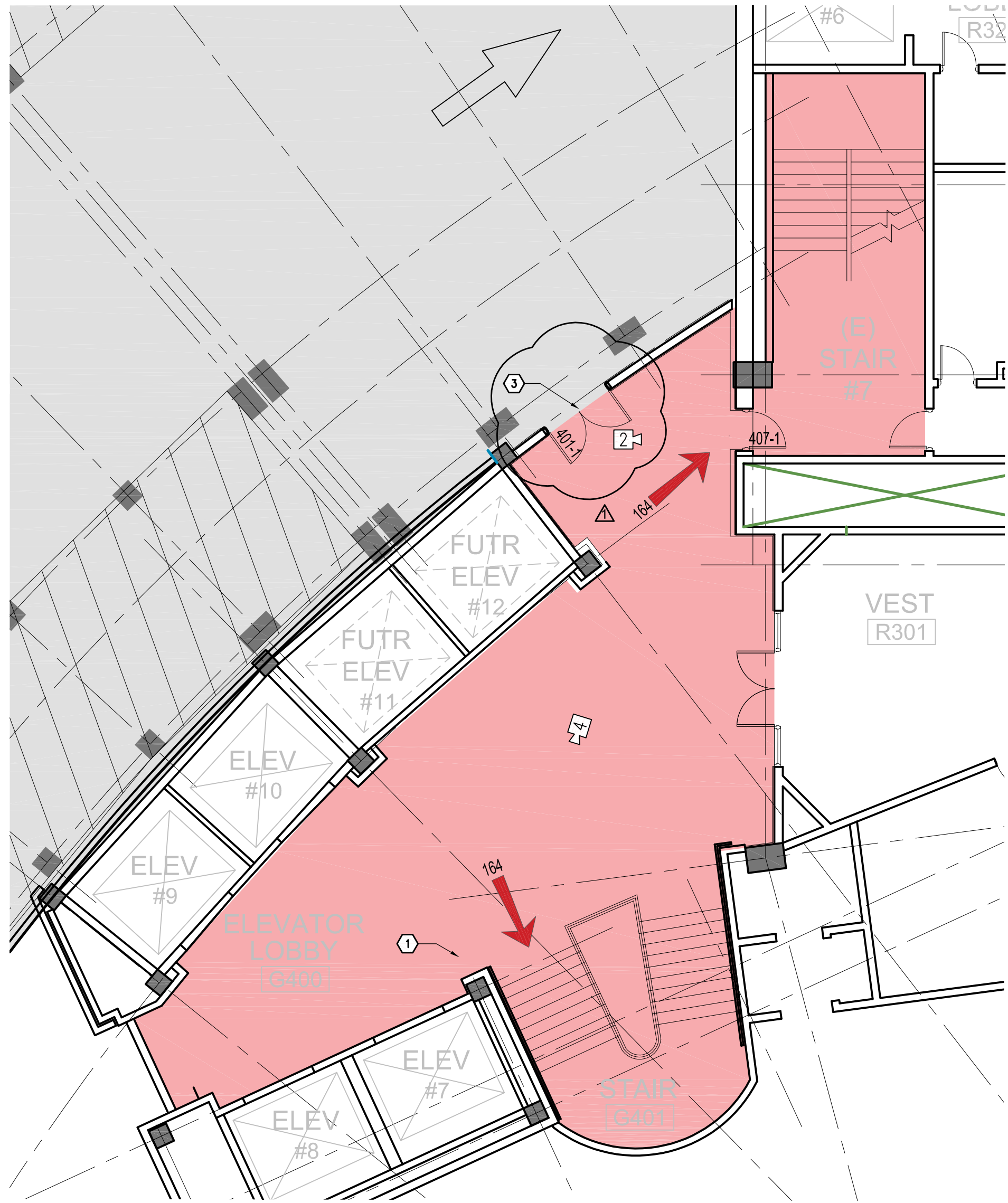
SHEET TITLE

PARTIAL FLOOR
PLANS - PARKING
LEVEL 03

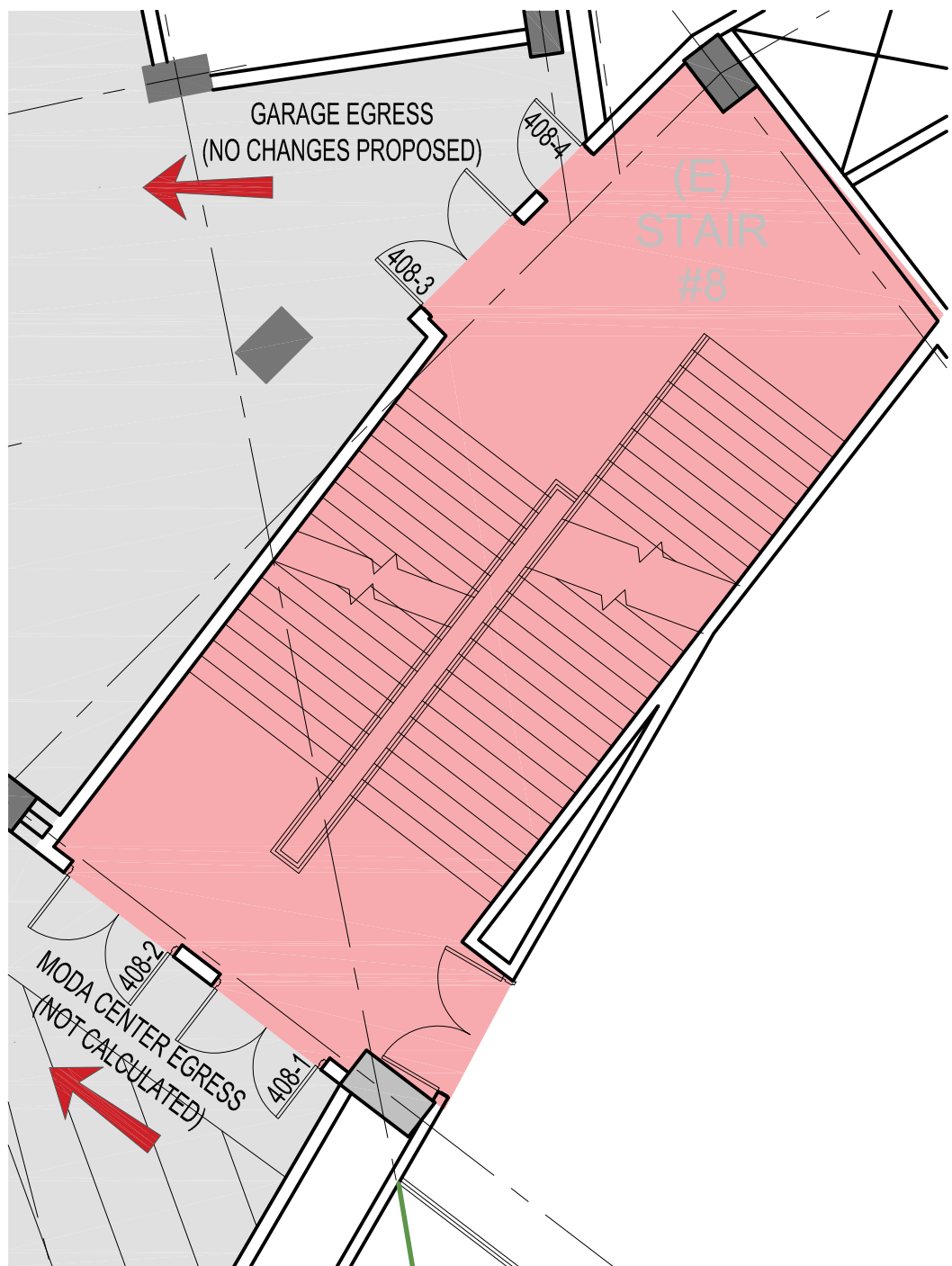
A103



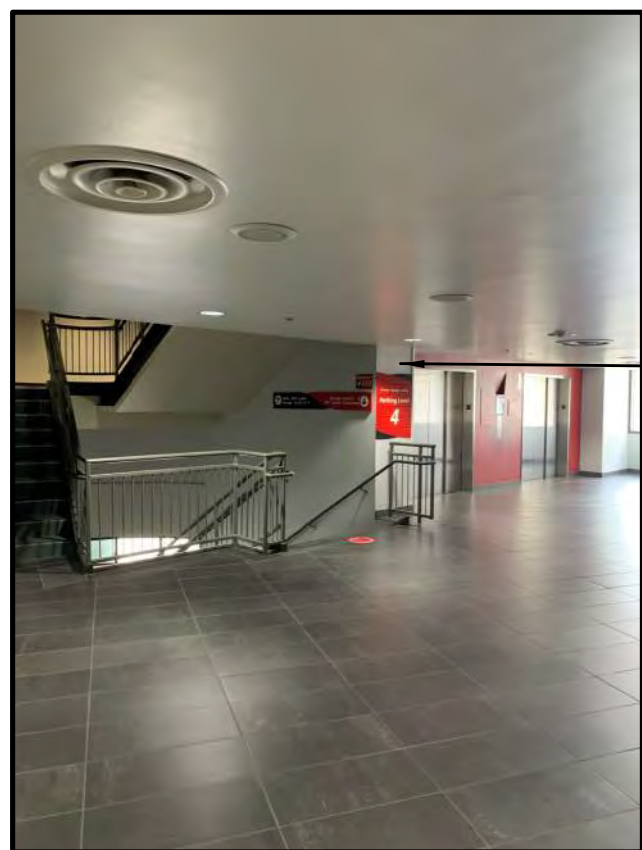
1 PARTIAL FLOOR PLAN - GARAGE EGRESS



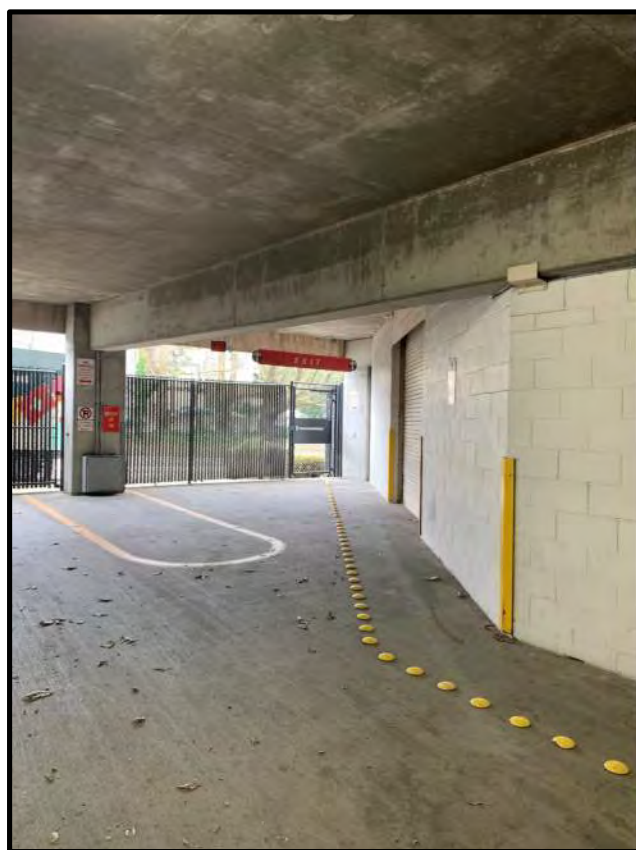
2 PARTIAL FLOOR PLAN - ELEVATOR LOBBY / STAIR #7



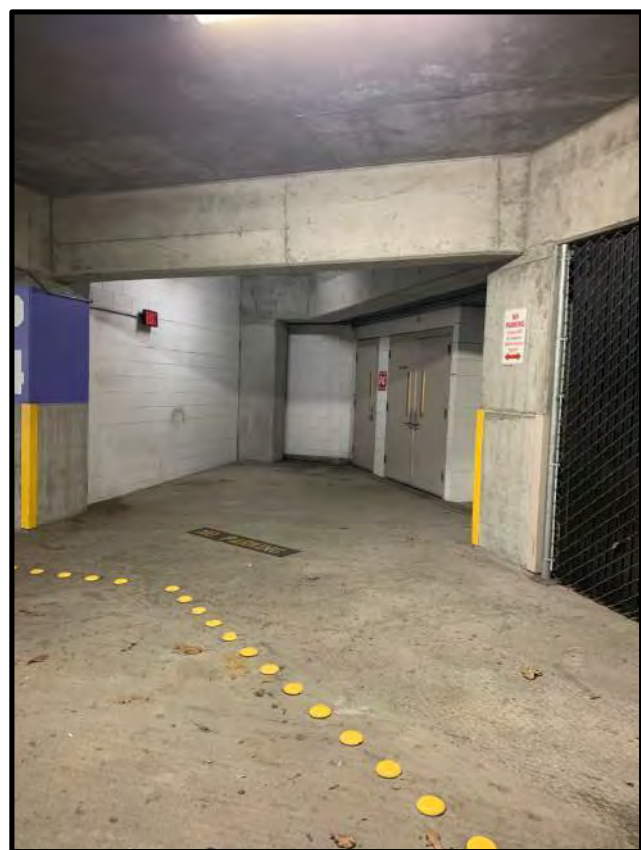
3 ENLARGED PLAN - STAIR #8



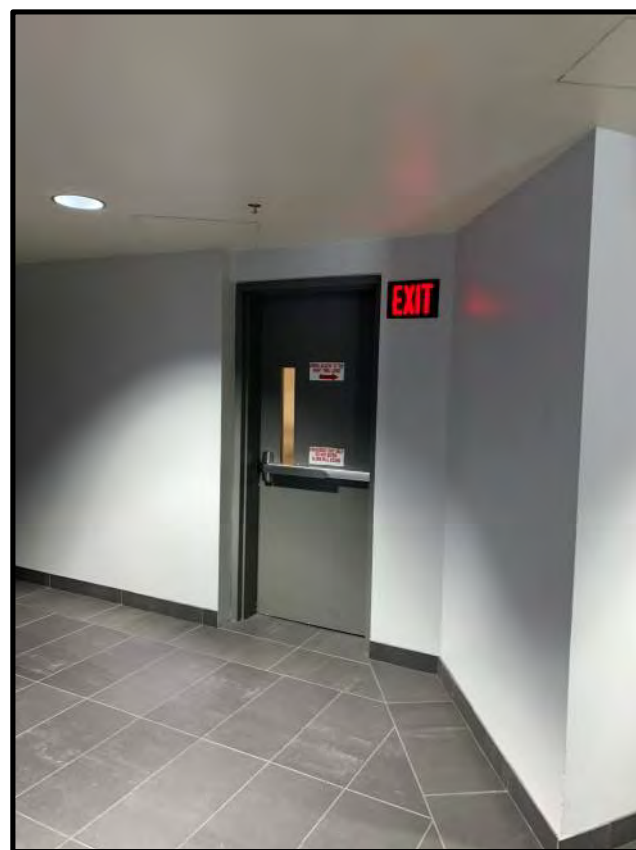
VIEW 4 - LEVEL 04 - ELEV. LOBBY



VIEW 3 - LEVEL 04 - GARAGE EXIT



VIEW 2 - LEVEL 04 - GARAGE/STAIR 08










VIEW 1 - LEVEL 04 - LOBBY/STAIR 07

PLAN REFERENCE NOTES

1. INSTALL NEW (OR SALVAGED WHERE FEASIBLE) LIGHTED EXIT SIGNS BELOW LOWEST POINT OF STRUCTURE - REVIEW ALL FIXTURES AND LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO INSTALL
2. REMOVE AND INSTALL NEW MAGNETIC LOCK TIED TO ALARM AND CARD SCAN SYSTEMS - NEW SECURITY CAM AND CALL BUTTON - REMOVE EXISTING PANDA HARDWARE
3. REMOVE EXISTING PANIC HARDWARE - DOORS NOT REQUIRED FOR EMERGENCY EGRESS - DOORS STILL REQUIRED FOR ADA ACCESS - DOORS TO REMAIN UNLOCKED AND UNCRECKED FOR ALL EVENTS
4. REPLACE EXISTING EXIT SIGN WITH NEW DIRECTIONAL SIGN POINTING TOWARD EGRESS DOOR
5. REMOVE EXISTING EXIT SIGN - DOOR NOT REQUIRED FOR EGRESS

PLAN LEGEND

- | | | | |
|---|----------------|---|----------------------|
|  | EXIT DIRECTION |  | GARAGE |
|  | EXIT SIGN |  | VERTICAL CIRCULATION |
|  | PLAN REF. NOTE |  | PARKING AREA |
|  | CAMERA ANGLE | | |

OCCUPANT LOADS

OCCUPANT LOADS (GARAGE)

LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
P1	S-2	39,335	200	197	2	2	17.73	32
P2	S-2	36,258	200	182	2	2	16.38	32
P3	S-2	62,691	200	314	2	2	28.26	32
P4	S-2	62,740	200	314	2	2	28.26	32
P5	S-2	63,561	200	318	2	2	28.62	32
P6	S-2	61,704	200	309	2	2	27.81	32
P7	S-2	54,501	200	273	2	2	24.57	32

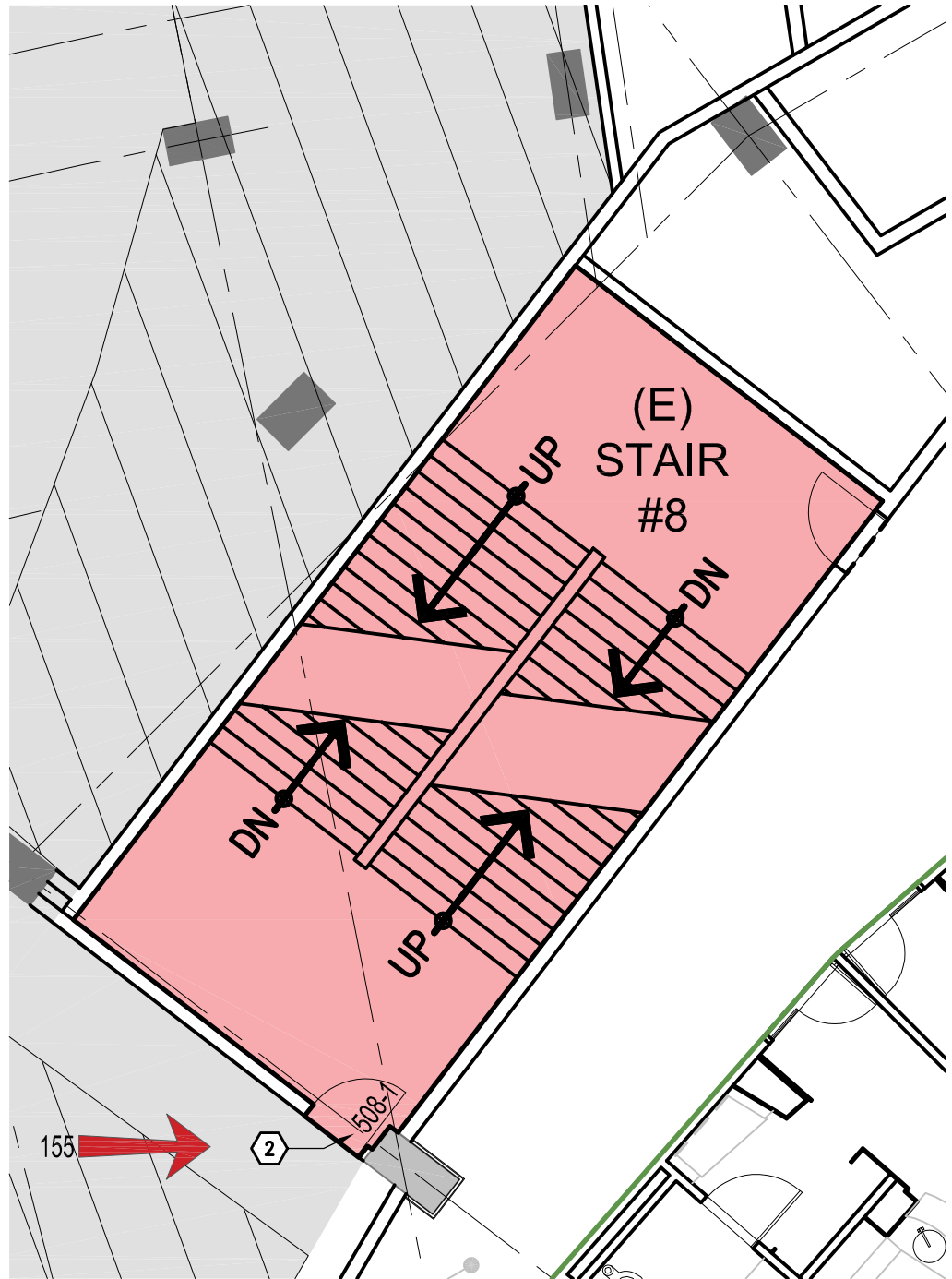
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

OCCUPANT LOADS (ELEVATOR LOBBY)

LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
L1	LOBBY	1512	5	303	2	2	27.27	84
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L4	LOBBY	1631	5	327	2	2	29.43	32
L5	LOBBY	1636	5	328	2	2	29.52	32
L6	LOBBY	1435	5	287	2	2	25.83	32
L7	LOBBY	1396	5	280	2	2	25.20	32

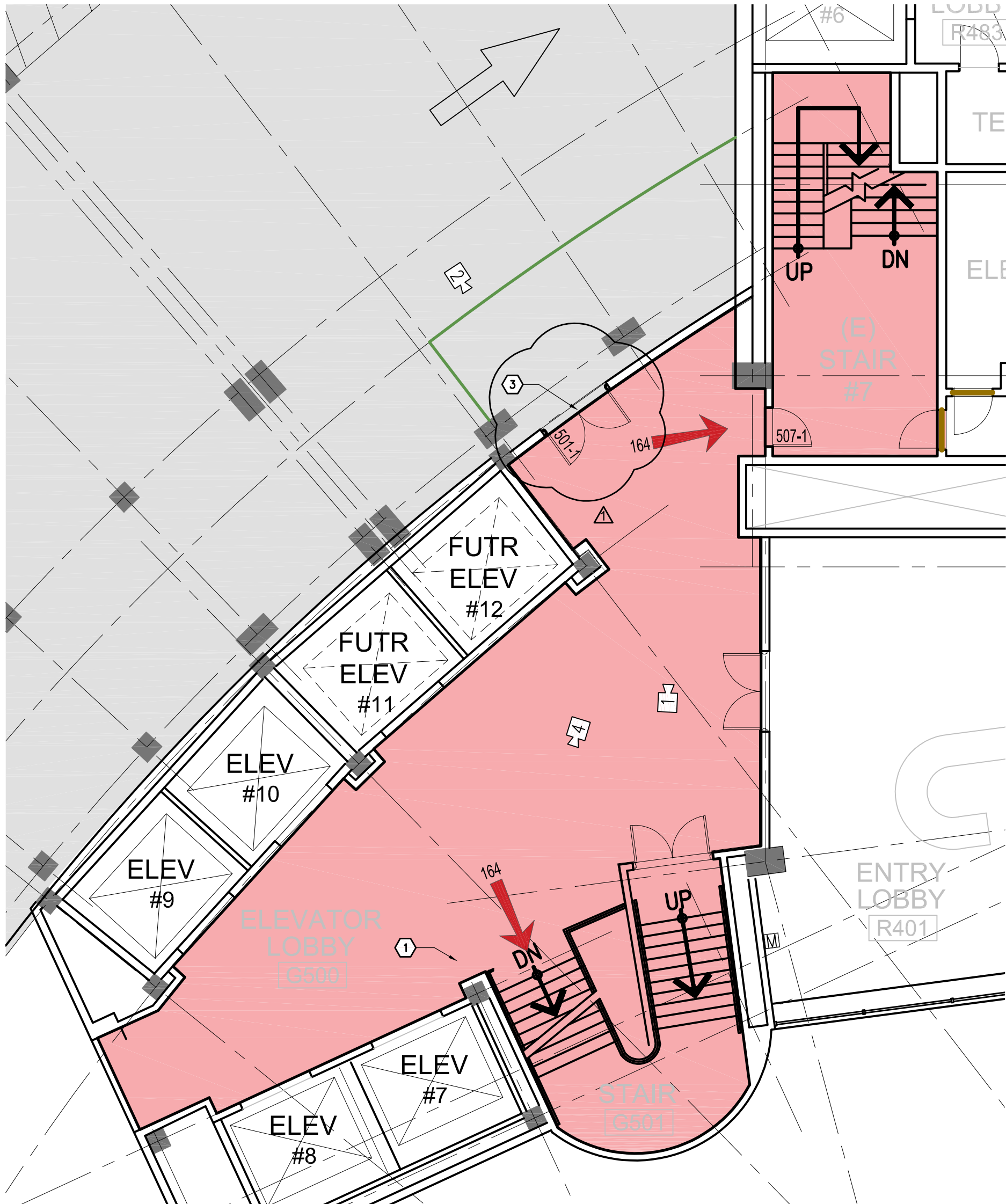
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90%	
80%	
70%	
60%	
50%	
40%	
30%	
20%	
10%	
0%	

BIM 360://Ambercreek Repositioning (20186330)/20186330 - Ambercreek Repositioning v20c.rvt
 3/25/2021 8:10:21 AM



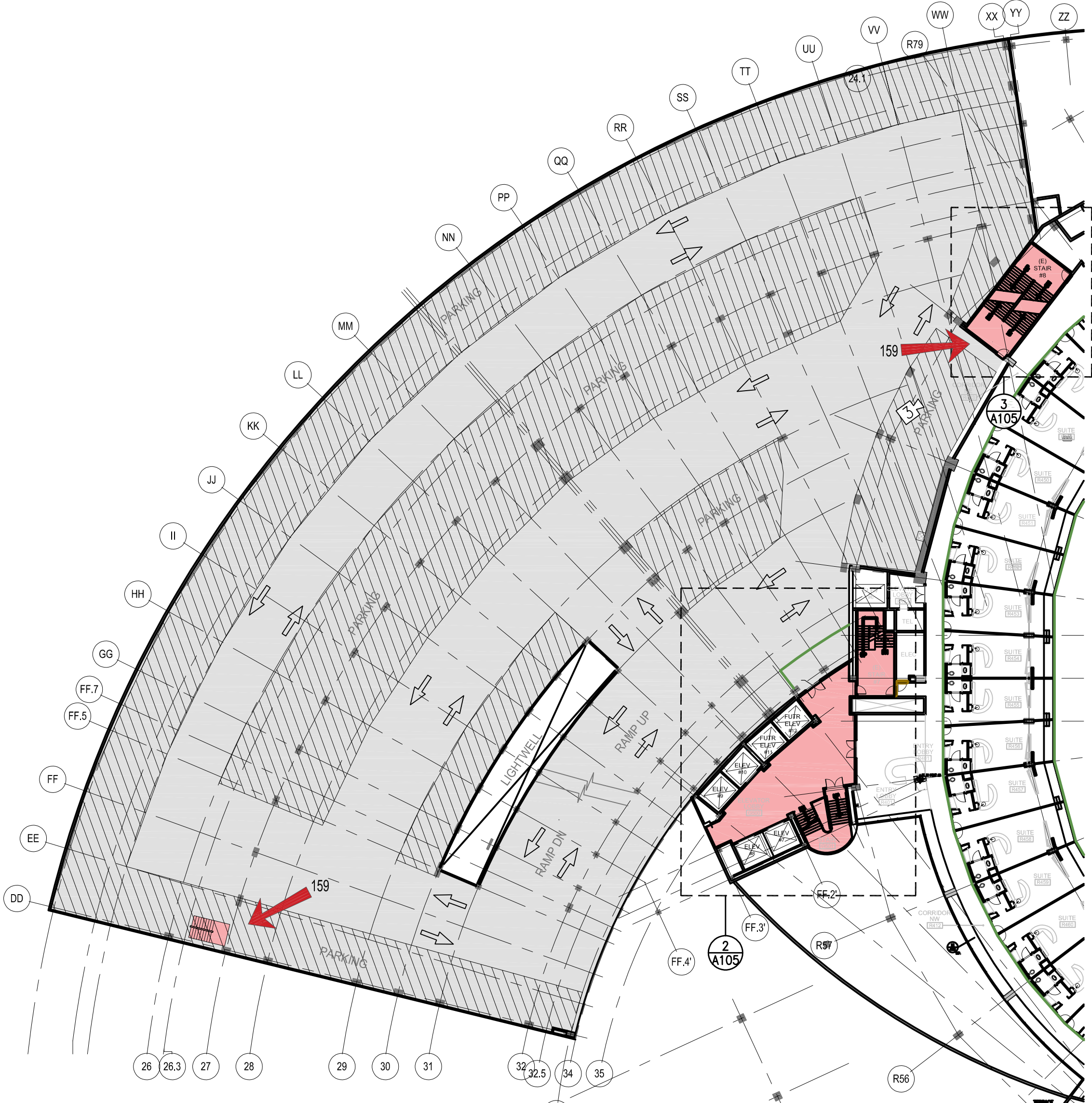
3 ENLARGED PLAN - STAIR #8

1/8" = 1'-0"



2 PARTIAL FLOOR PLAN - ELEVATOR LOBBY / STAIR #7

1/8" = 1'-0"



1 PARTIAL FLOOR PLAN - GARAGE EGRESS

1/32" = 1'-0"

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PLAN LEGEND

- EXIT DIRECTION
- EXIT SIGN
- PLAN REF. NOTE
- CAMERA ANGLE
- GARAGE
- VERTICAL CIRCULATION
- PARKING AREA

OCCUPANT LOADS

OCCUPANT LOADS (GARAGE)

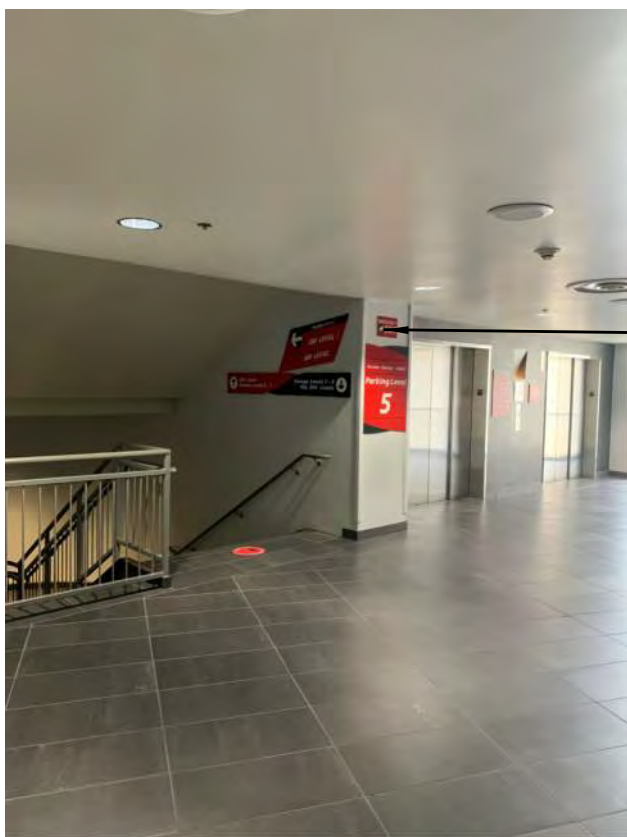
LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
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P7	S-2	54,501	200	273	2	2	24.57	32

LEVEL OF DISCHARGE

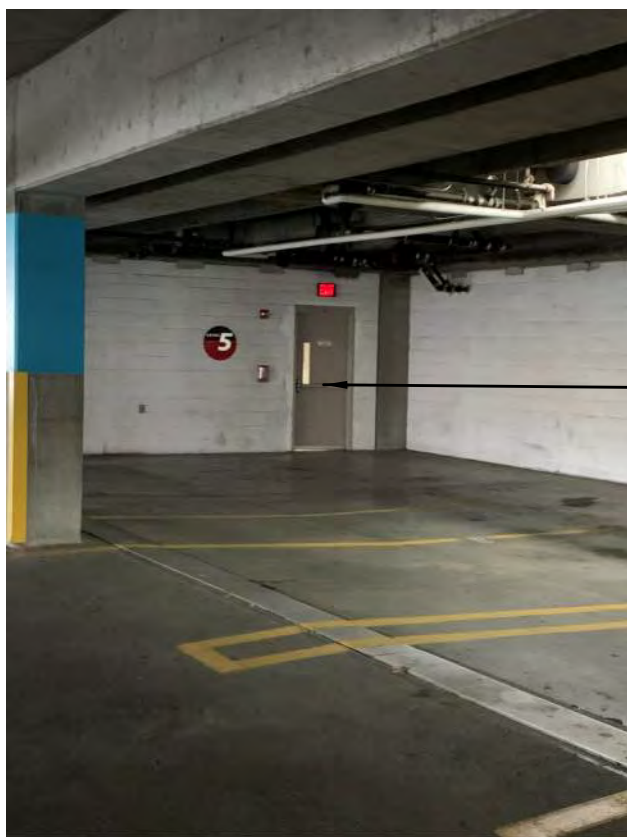
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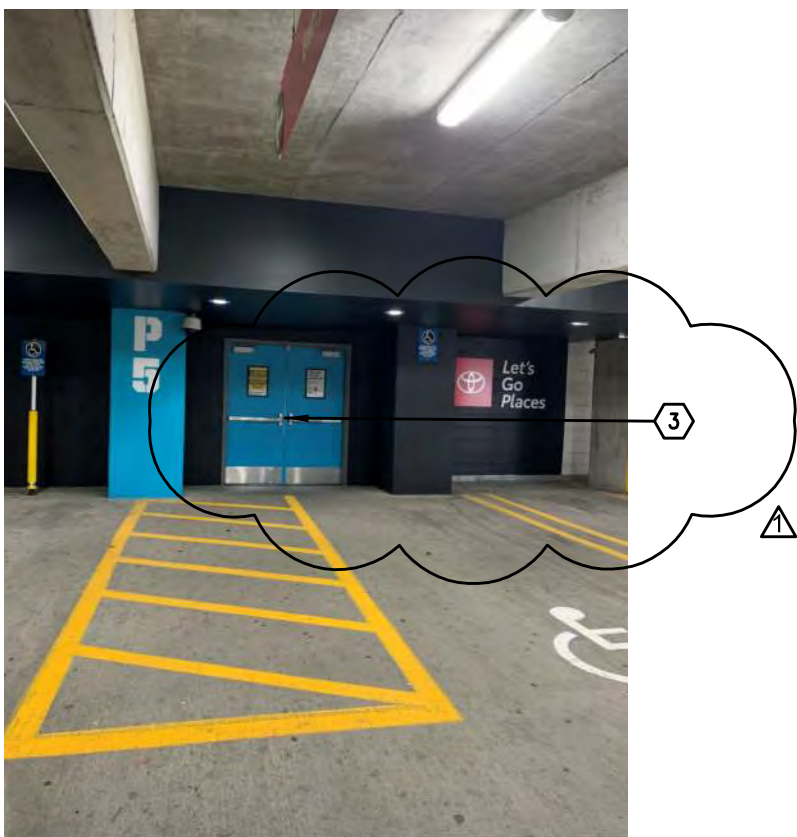
LEVEL OF DISCHARGE



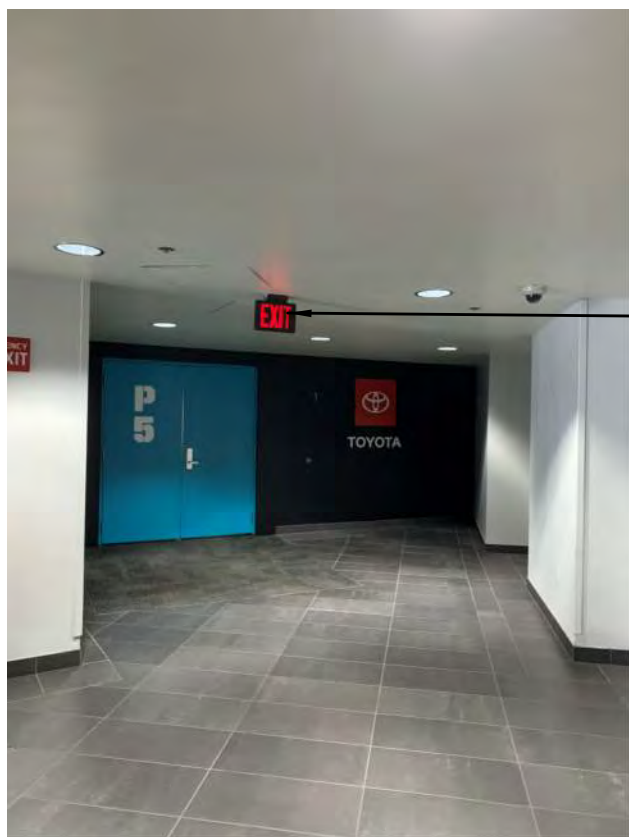
VIEW 4 - LEVEL 05 - ELEV. LOBBY



VIEW 3 - LEVEL 05 - GARAGE/STAIR 08



VIEW 2 - LEVEL 05 - GARAGE/STAIR 07



VIEW 1 - LEVEL 05 - ELEV. LOBBY

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Owner

RIP CITY MANAGEMENT
LLC

Notice of Extended Payment
Provision: The contract will
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Billings or estimates for the
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follows: Each calendar month
ending on the last day of the
applicable month.

REVISIONS

1. APPEAL REV 08.04.21

DATE

JULY 15, 2021

PROJECT NUMBER

20166429

SCALE

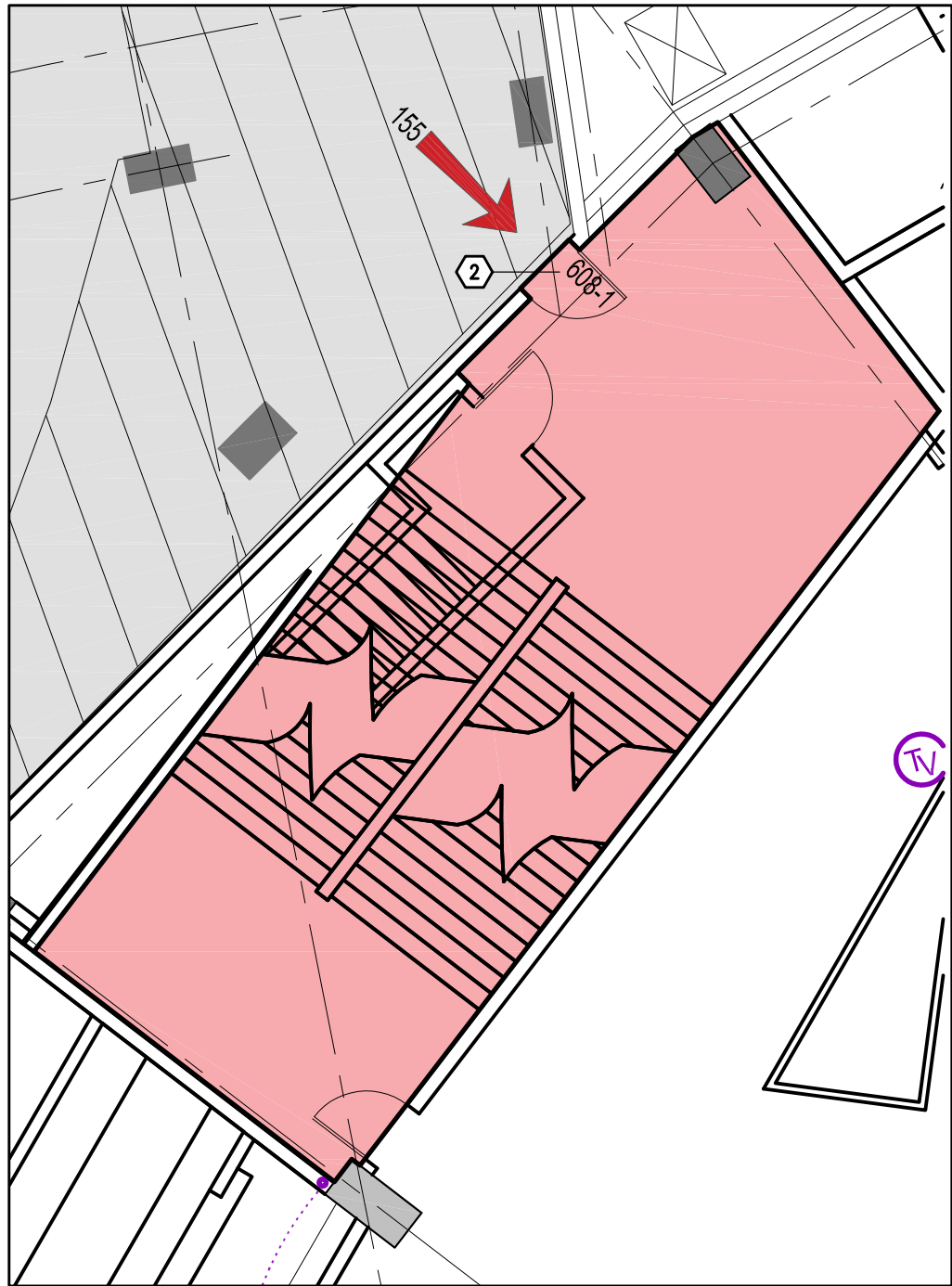
SHEET TITLE

PARTIAL FLOOR
PLANS - GARAGE
LEVEL 05

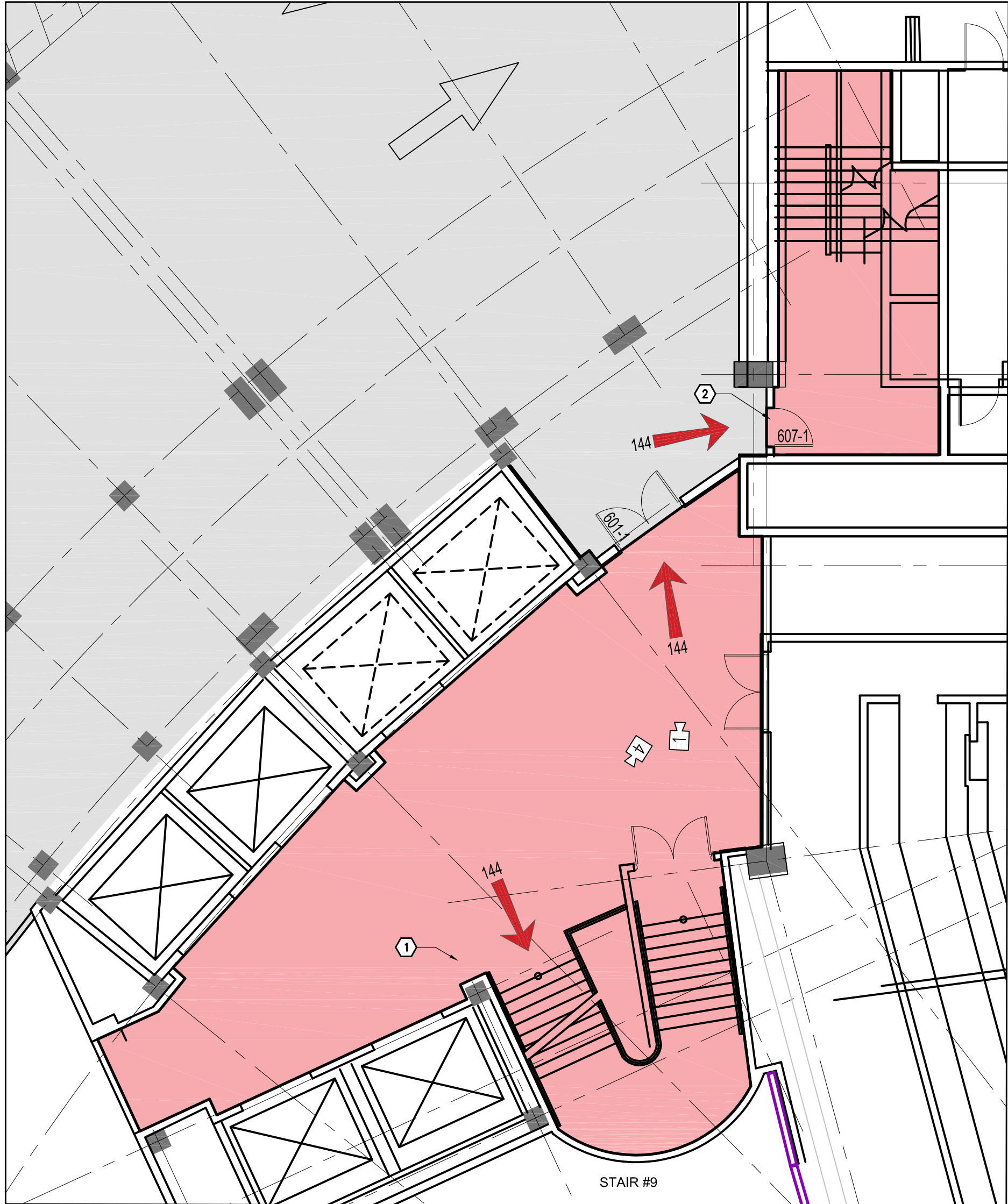
A105

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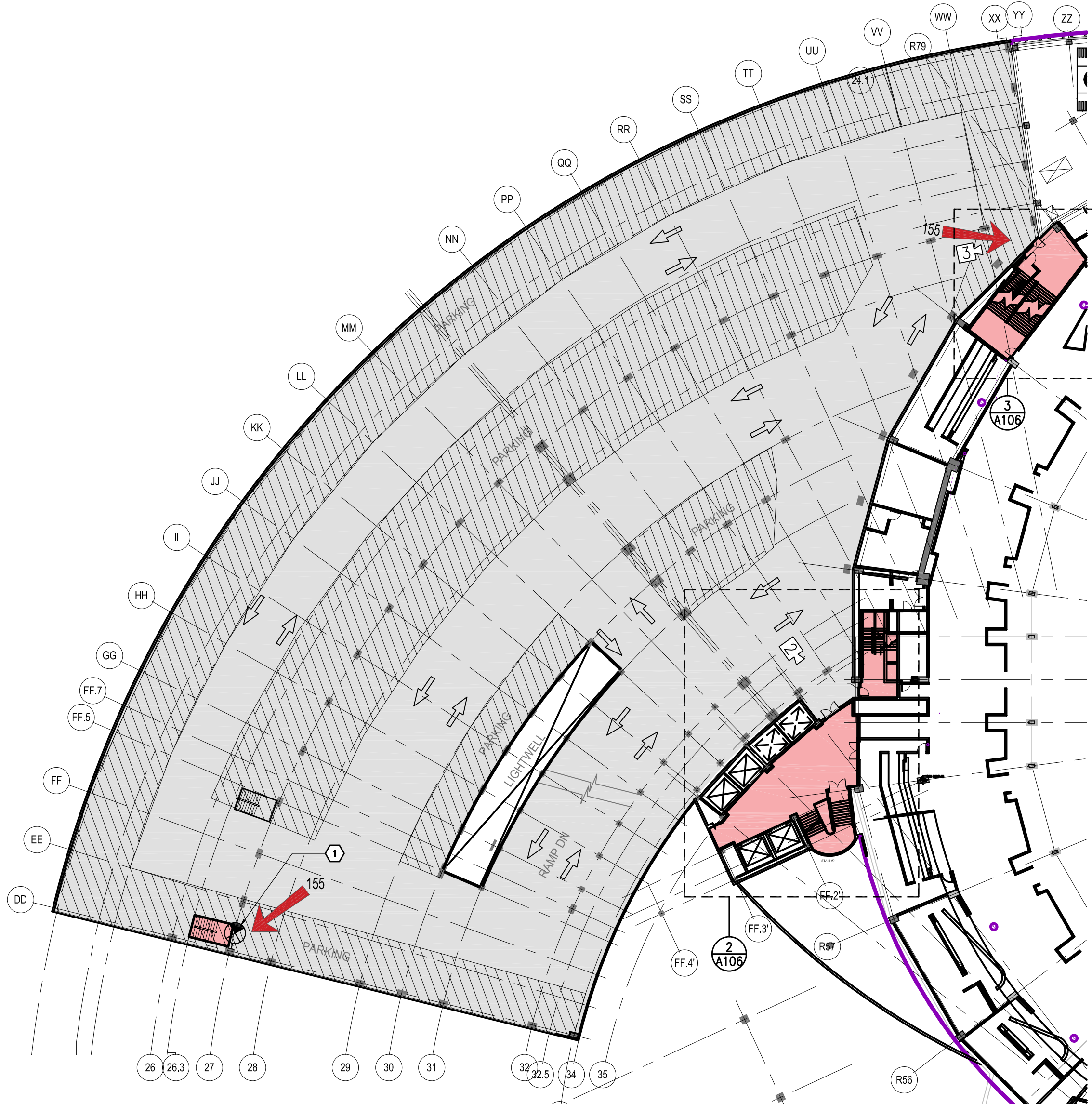
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3 ENLARGED PLAN - STAIR #8
 1/8" = 1'-0"



2 PARTIAL FLOOR PLAN - ELEVATOR LOBBY / STAIR #7
 1/8" = 1'-0"



1 PARTIAL FLOOR PLAN - GARAGE EGRESS
 1/32" = 1'-0"

PLAN REFERENCE NOTES

- 1 INSTALL NEW (OR SALVAGED WHERE FEASIBLE) LIGHTED EXIT SIGNS BELOW LOWEST POINT OF STRUCTURE - REVIEW ALL FIXTURES AND LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO INSTALL.
- 2 PROVIDE AND INSTALL NEW MAGNETIC LOCK TIED TO ALARM AND CARD SCAN SYSTEMS - NEW SECURITY CAM AND CALL BUTTON - REMOVE EXISTING PANIC HARDWARE
- 3 REMOVE EXISTING PANIC HARDWARE - DOORS NOT REQUIRED FOR EMERGENCY EGRESS
- 4 REPLACE EXISTING EXIT SIGN WITH NEW DIRECTIONAL SIGN POINTING TOWARD EGRESS DOOR
- 5 REMOVE EXISTING EXIT SIGN - DOOR NOT REQUIRED FOR EGRESS

OCCUPANT LOADS

OCCUPANT LOADS (GARAGE)

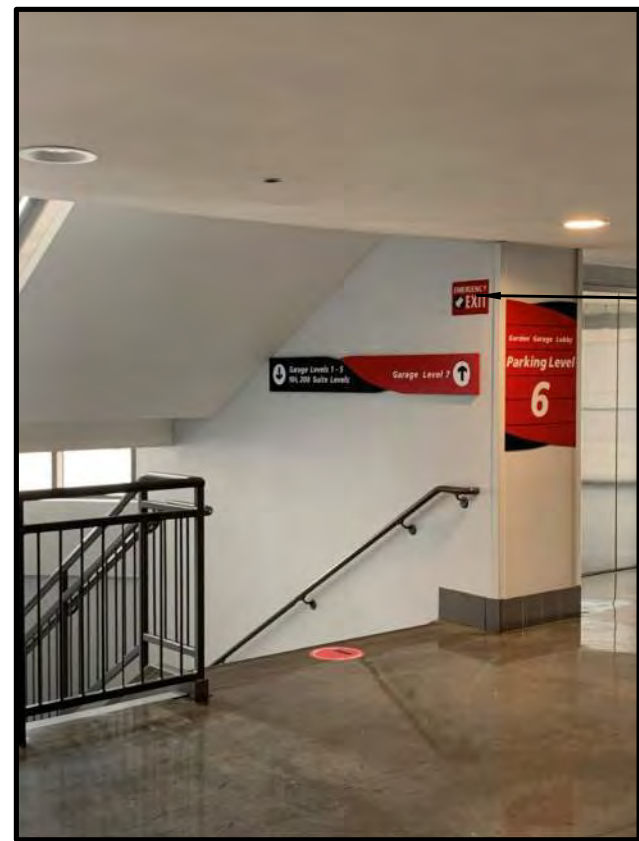
LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
P1	S-2	39,335	200	197	2	2	17.73	32
P2	S-2	36,258	200	182	2	2	16.38	32
P3	S-2	62,691	200	314	2	2	28.26	32
P4	S-2	62,740	200	314	2	2	28.26	32
P5	S-2	63,561	200	318	2	2	28.62	32
P6	S-2	61,704	200	309	2	2	27.81	32
P7	S-2	54,501	200	273	2	2	24.57	32

OCCUPANT LOADS (ELEVATOR LOBBY)

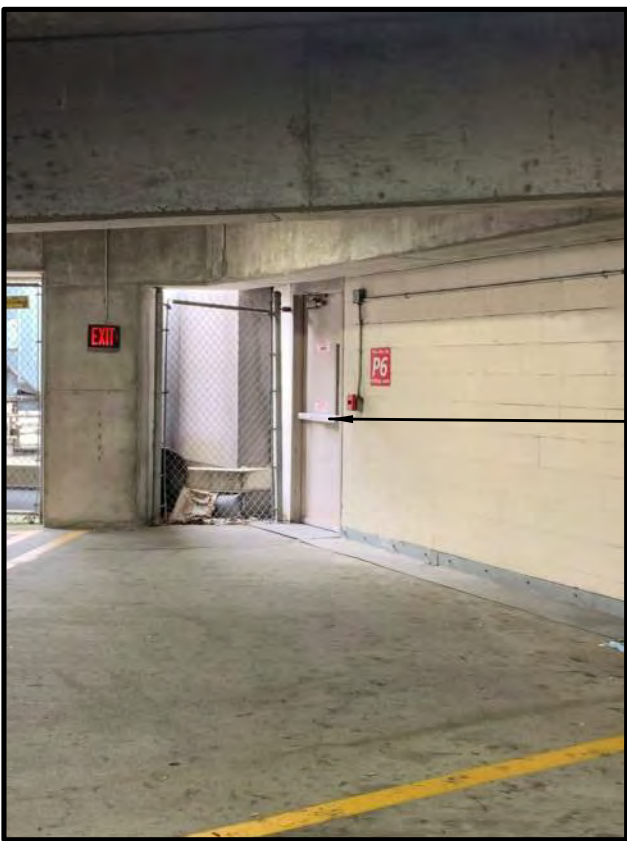
LEVEL	USE	AREA	O.L.F.	OCC.	EXITS REQ.	EXITS PROV.	DOOR WIDTH REQ (in)	MIN DR WIDTH PROV (in)
L1	LOBBY	1512	5	303	2	2	27.27	84
L2	LOBBY	1395	5	275	2	2	24.75	70
L3	LOBBY	2061	5	413	2	2	37.17	140
L4	LOBBY	1631	5	327	2	2	29.43	32
L5	LOBBY	1636	5	328	2	2	29.52	32
L6	LOBBY	1435	5	287	2	2	25.83	32
L7	LOBBY	1396	5	280	2	2	25.20	32

PLAN LEGEND

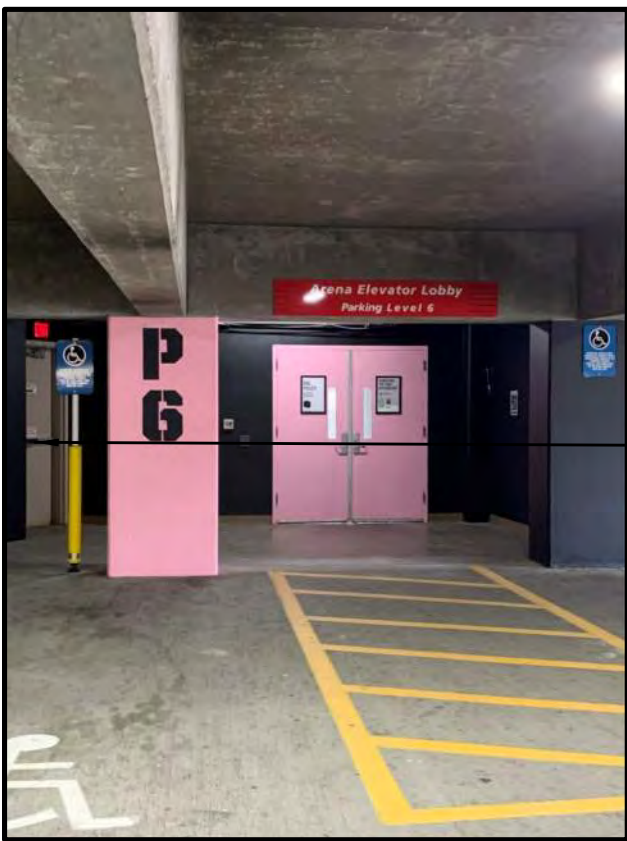
- EXIT DIRECTION
- EXIT SIGN
- PLAN REF. NOTE
- CAMERA ANGLE
- GARAGE
- VERTICAL CIRCULATION
- PARKING AREA



VIEW 4 - LEVEL 06 - ELEV. LOBBY



VIEW 3 - LEVEL 06 - GARAGE/STAIR 08



VIEW 2 - LEVEL 06 - GARAGE/STAIR 07



VIEW 1 - LEVEL 06 - ELEV. LOBBY

GBD

GBD Architects,
 Incorporated

1120 NW Couch St.
 Ste. 300
 Portland, OR 97209

Tel. (503) 224-9656
 gbdarchitects.com

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STAMP

REGISTERED ARCHITECT
 KEVIN P. JOHNSON
 PORTLAND, OREGON
 2783
 STATE OF OREGON

PROJECT

MODA CENTER
 GARDEN PARKING
 EXITING
 One Center Court
 Portland, OR 97227

CLIENT

Owner

RIP CITY MANAGEMENT
 LLC

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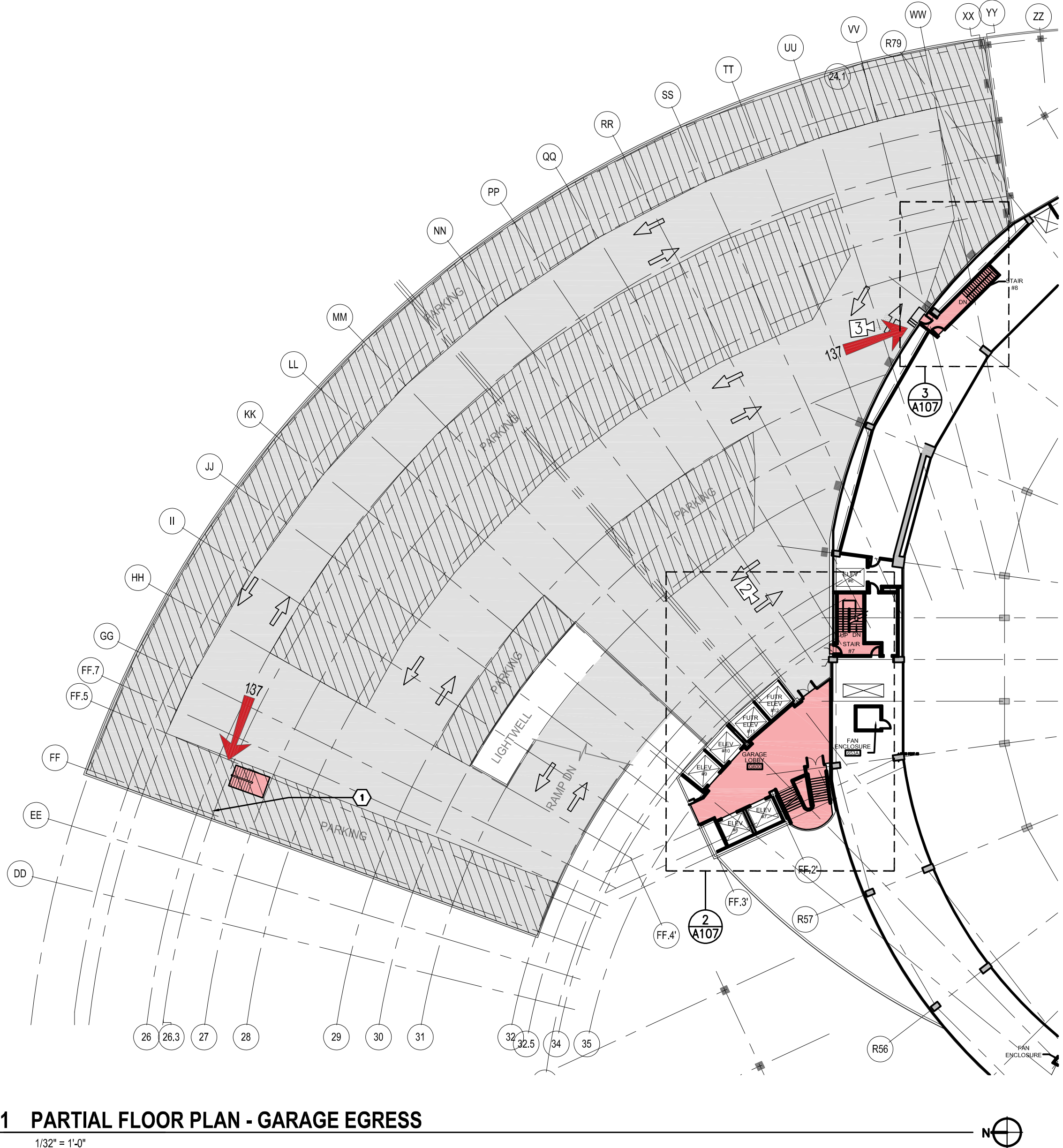
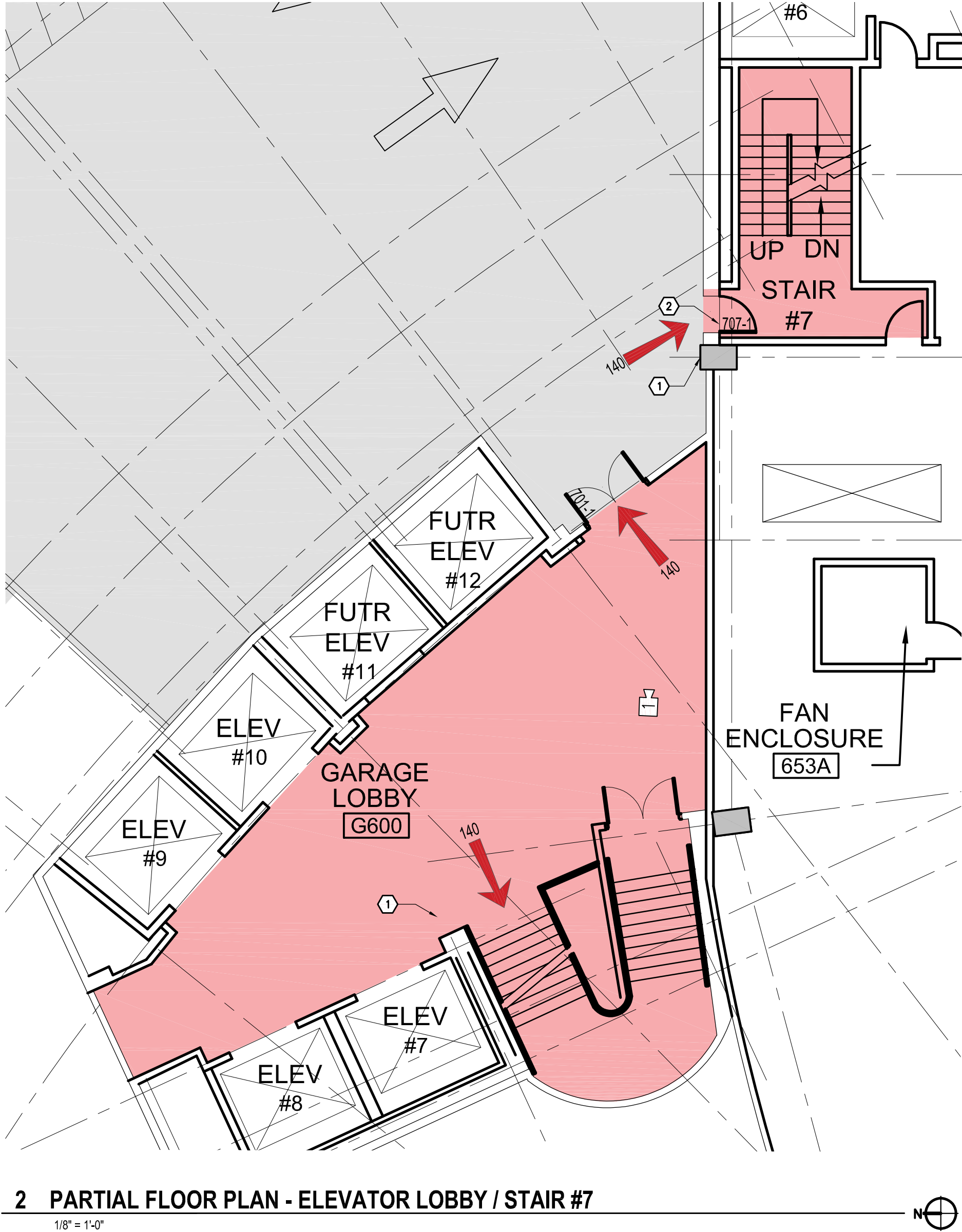
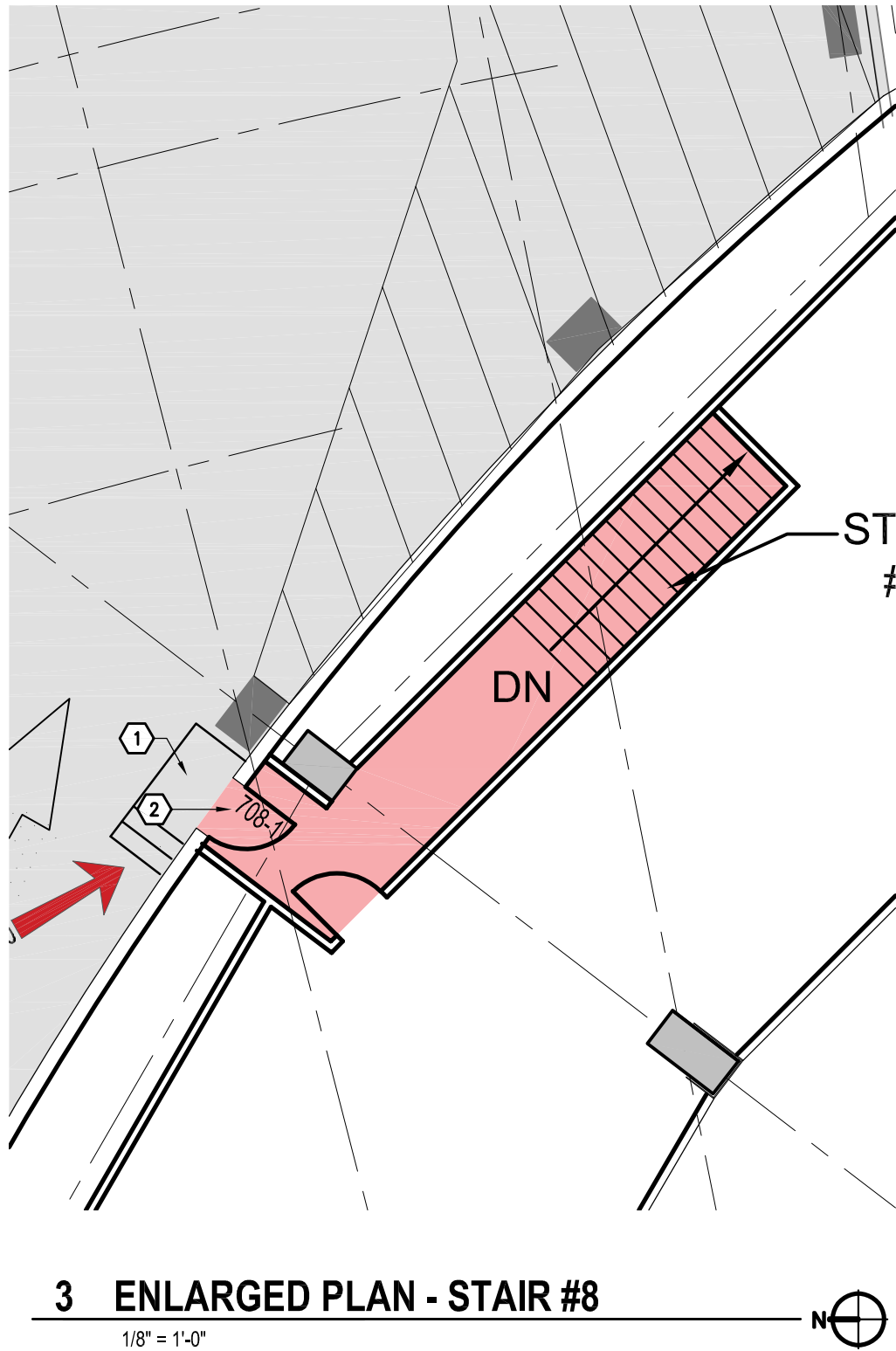
SHEET TITLE

PARTIAL FLOOR
 PLANS - GARAGE
 LEVEL 06

A106

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PLAN LEGEND

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 EXIT SIGN
 PLAN REF. NOTE
 CAMERA ANGLE
 GARAGE
 VERTICAL CIRCULATION
 PARKING AREA



VIEW 3 - LEVEL 07 - GARAGE/STAIR 08



VIEW 2 - LEVEL 07 - GARAGE/STAIR 07



VIEW 1 - LEVEL 07 - ELEV. LOBBY

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SHEET TITLE

PARTIAL FLOOR
 PLANS - GARAGE
 LEVEL 07

A107

DRAFT DOCUMENTS FOR APPEAL REVIEW - REV 7.19