

MAIN FLOOR PLAN KEY NOTES

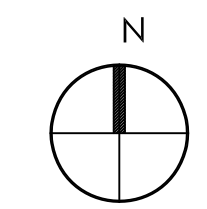
- 1 ELECTRICAL METERS. SEE ELECTRIC PLANS
- 2 ELECTRICAL MAIN DISTRIBUTION PANEL. SEE ELECTRIC PLANS
- 3 ELECTRICAL TRANSFORMER - SEE ELECTRIC PLANS
- 4 VENDOR ELECTRICAL PANELS
- 5 DOMESTIC WATER BACK FLOW DEVICE
- 6 FIRE SPRINKLER BACK FLOW DEVICE
- 7 LANDSCAPE PLANTER, 2" METAL PLATE, POWDER COATED, ALL SIDES. PLANTS TO INCLUDE:
 - EVERGREEN SHRUBS AT 4'-0" TO FORM A SCREEN 6' HIGH
 - (1) SMALL DECIDUOUS TREE
 - GROUND COVER TO FULLY COVER PLANTER AREA
- 8 HSS VERTICAL SUPPORT. SEE STRUCTURAL
- 9 GLU-LAM COLUMN. SEE STRUCTURAL
- 10 BUSSING STATION
- 11 DISH STORAGE SHELVING. PROVIDE BLOCKING IN WALLS
- 12 DOWNSPOUT LOCATION
- 13 ROOF DRAIN PIPE FROM GUTTER AT SECOND FLOOR ROOF ABOVE
- 14 VERTICAL WOOD SCREEN AT NORTH SIDE OF INTERIOR STAIR
- 15 HANDRAIL AT FIRST STAIR RISER....
- 16 NEW CONCRETE SHEAR WALL ON GRID LINE B - SEE STRUCTURAL
- 17 EXISTING BRICK MASONRY WALL TO REMAIN AS ARCHITECTURAL FEATURE. SEE STRUCTURAL FOR STRENGTHENING REQUIREMENTS
- 18 NEW CONCRETE SHEAR WALL AT EXISTING INTERNAL MASONRY WALL TO REMAIN. SEE STRUCTURAL
- 19 OPEN RISER. HEAVY TIMBER STAIR TREADS....
- 20 NEW CONCRETE SHEAR WALL. SEE STRUCTURAL
- 21 FURR OUT INTERIOR WALL. 2x4 W/ 1/2" GYP. TO 18" ABOVE SLAB
- 22 8'-0" HIGH STEEL FENCE AND GATE AT WEST SIDE OF UPPER COURTYARD ALONG 28TH AVENUE R.O.W.. SEE EXTERIOR ELEVATIONS. GATE TO BE EQUIPPED WITH PANIC HARDWARE AT EGRESS SIDE/ COURTYARD SIDE
- 23 HINGED STEEL GATE AT WEST SIDE OF LOADING AREA. SEE EXTERIOR ELEVATIONS
- 24 CONTINUOUS WOOD SEATING BENCH
- 25 LONG TERM BIKE PARKING RACK. (6) TOTAL. TO BE MOUNTED TO CMU WALL IN BIKE STORAGE
- 26 CONTINUOUS METAL HANDRAIL AT SOUTH SIDE OF STAIR
- 27 CONTINUOUS METAL HANDRAIL AT CENTER OF STAIR
- 28 18" x 18" CATCH BASIN - SEE CIVIL PLANS
- 29 GREASE INTERCEPTOR BELOW GRADE - SEE CIVIL PLANS
- 30 STORM WATER DETENTION TANK (BELOW GRADE) AND FLOW CONTROL MANHOLE - SEE CIVIL PLANS
- 31 HINGED STEEL GATE / SCREEN AT WEST SIDE OF ELECTRIC METERS AND TRASH AREA (AT GRID 5)

FLOOR PLAN GENERAL NOTES

1. All exterior concrete walls to remain
- NEW INTERIOR PARTITION, SEE SHEET A0.3
- EXISTING PARTITION
- EXISTING EXTERIOR WALL
2. Contractor to verify all conditions and dimensions before and during construction. Notify architect of any discrepancies prior to and during construction.
3. All work to be performed in strict compliance with local, state, & federal codes & ordinances.
4. All construction is to comply with the 2019 Oregon Energy Code
5. Do not scale drawings.
6. All dimensions are to face of framing unless otherwise noted.
7. Provide blocking & fire stopping to meet all applicable codes.
8. Seal all construction joints, plumbing and electrical penetrations to ensure maximum air tightness and insulation.
9. Coordinate with architect for HVAC equipment, duct, and vent locations. Provide smoke and carbon monoxide detectors as required by code.
11. Mechanical, Plumbing, Electrical and Communications systems are Design/Build. Design/Build contractors to submit drawings to building department for all required permits and to Architect for review.
12. Contractor to coordinate all hardware with owner requirements, and shall match owner requirements.
13. All mounting heights shall comply with all local and state ADA, and building code's restrictions and requirements.
14. See 2/A-- for typical interior partition assemblies and improvements to existing horizontal assemblies.
15. Paint to be washable

DOOR AND FRAME SCHEDULE											
DOOR #	DOOR						FRAME		FIRE RATING	HARDWARE SET NO	NOTES
	WD	HGT	THK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH			
100	PR 3'-9"	8'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
101	3'-6"	8'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
102	3'-6"	7'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
103	3'-6"	7'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
104	3'-0"	7'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
105	3'-0"	7'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
106	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
107	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
108	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
109	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
110	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
111	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
112	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
113	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
114	3'-0"	7'-0"	1 3/8"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior

1 FIRST FLOOR PLAN
3/16" = 1'-0"



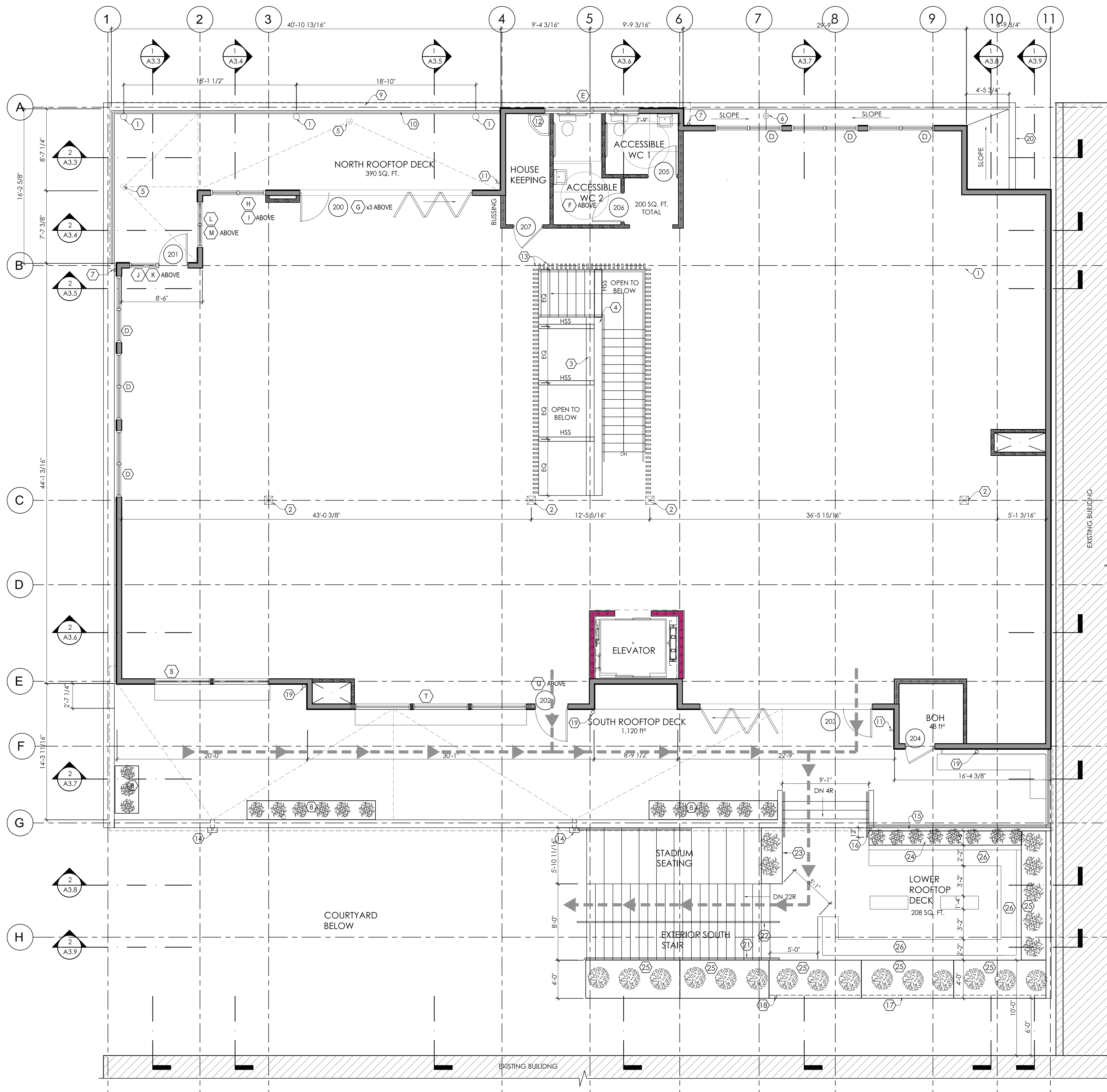
FIRST FLOOR PLAN

Design Development
April 13, 2023
Thurman Food Hall
2774-2788 NW Thurman St.
Portland, OR

A2.1



www.integratearch.com
©Integrate Architecture & Planning, p.c.



5,376 GROSS SQ. FT. BUILDING
(DOES NOT INCLUDE ELEVATOR AND STAIR OPENING)

2,226 GROSS SQ. FT. BALCONY AREA

NET INDOOR SEATING AREA = 3,233 SQ. FT. (62%)
TOTAL VENDOR AREA = 1,413 SQ. FT. (26.6%)
BOH + BATHROOMS = 416 SQ. FT. (7.8%)

(note, remaining unaccounted building area is related to exterior walls)

FLOOR PLAN GENERAL NOTES

- All exterior concrete walls to remain
- Contractor to verify all conditions and dimensions before and during construction. Notify architect of any discrepancies prior to and during construction.
- All work to be performed in strict compliance with local, state, & federal codes & ordinances.
- All construction is to comply with the 2019 Oregon Energy Code
- Do not scale drawings.
- All dimensions are to face of framing unless otherwise noted.
- Provide blocking & fire stopping to meet all applicable codes.
- Seal all construction joints, plumbing and electrical penetrations to ensure maximum air tightness and insulation.
- Coordinate with architect for HVAC equipment, duct, and vent locations.
- Provide smoke and carbon monoxide detectors as required by code.
- Mechanical, Plumbing, Electrical and Communications systems are Design/Build. Design/Build contractors to submit drawings to building department for all required permits and to Architect for review.
- Contractor to coordinate all hardware with owner requirements, and shall match owner requirements.
- All mounting heights shall comply with all local and state ADA, and building code's restrictions and requirements.
- See 2/A--- for typical interior partition assemblies and improvements to existing horizontal assemblies.
- Paint to be washable

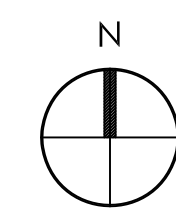
SECOND FLOOR PLAN KEY NOTES

- 6" STD PIPE COLUMN, PAINTED, SEE STRUCTURAL
- GLU-LAM POST - SEE STRUCTURAL
- TOP OF EXISTING BRICK WALL TO REMAIN, SEE STRUCTURAL
- TOP OF NEW CONCRETE SHEAR WALL, SEE STRUCTURAL
- COVERED NORTH BALCONY FLOOR DRAIN, SEE PLUMBING PLANS
- ROOF DRAIN, SEE PLUMBING PLANS
- DOWNSPOUT FROM NORTH BALCONY ROOF, SEE PLUMBING PLANS
- 3/4" STEEL PLATE PLANTER, POWDER COATED
- PARAPET, SEE EXTERIOR ELEVATIONS
- GUARDRAIL AT TOP OF PARAPET, TOP OF = 42" ABOVE BALCONY FLOOR
- HOSE BIB, SEE PLUMBING PLANS
- MOP SINK
- VERTICAL WOOD SCREEN:
- SCUPPER & DOWNSPOUT AT SOUTH BALCONY / SOUTH FACADE
- CONTINUOUS 19'-2" LONG BOX GUTTER AT EAST END OF SOUTH BALCONY
- DOWNSPOUT AT WEST END OF GUTTER (PENETRATES LOWER ROOFTOP DECK FLOOR / STORAGE ROOM CEILING)
- CONTINUOUS 29'-2" LONG BOX GUTTER AT SOUTH SIDE OF LOWER ROOFTOP DECK (BELOW PLANTERS, SEE SECTION...)
- DOWNSPOUT AT WEST END OF GUTTER AT LOWER ROOFTOP DECK
- DOWNSPOUT LOCATION FROM GUTTER AT SECOND FLOOR ROOF, (DOWNSPOUT TO PENETRATE BALCONY FLOOR / 1ST FLOOR CEILING ASSEMBLY) - (3 TOTAL)
- TOP OF EXISTING MASONRY PARAPET TO REMAIN, HEIGHT VARIES FROM 12" TO 16" ABOVE ROOFING
- CONTINUOUS METAL HANDRAIL AT SOUTH SIDE OF STAIR
- CONTINUOUS METAL HANDRAIL AT CENTER OF STAIR
- REQUIRED PLANTER: 2'-6" x 5'-10" LANDSCAPE METAL PLANTER WITH EVERGREEN SHRUBS AT 2'-6" x 5'-10" O.C. TO FORM A SCREEN 3' HIGH
- REQUIRED PLANTER: 16'-0" x 1'-6" LANDSCAPE METAL PLANTER WITH EVERGREEN SHRUBS AT 2'-6" O.C. TO FORM A SCREEN 3' HIGH
- REQUIRED PLANTER: 13'-6" x 2'-6" LANDSCAPE METAL PLANTER WITH EVERGREEN SHRUBS AT 2'-6" O.C. TO FORM A SCREEN 3' HIGH
- REQUIRED PLANTERS: 9'-8" x 4'-0" LANDSCAPE METAL PLANTERS WITH EVERGREEN SHRUBS AT 3'-6" O.C. TO FORM A SCREEN 6' HIGH, FIVE TOTAL
- CONTINUOUS BENCH AT LOWER ROOFTOP DEK

SECOND FLOOR DOOR AND FRAME SCHEDULE

DOOR #	DOOR						FRAME		FIRE RATING	HARDWARE SET NO	NOTES
	WD	HGT	THK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH			
201	3'-0"	7'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
202	3'-4"	10'-0"	1 3/4"	FG	AL/C	FF	AL/C	FF	--	0.000	Exterior
204	3'-0"	7'-0"	1 3/4"	F	MTL	FF	MTL	FF	--	0.000	Exterior, insulated
205	3'-0"	6'-8"	1 3/8"	F	SC	PT	WD	PT	--	0.000	Private bathroom
206	3'-0"	6'-8"	1 3/8"	F	WD	PT	WD	PT	--	0.000	Private bathroom
207	3'-0"	6'-8"	1 3/8"	F	WD	PT	HM	PT	--	0.000	-
200	18'-2" ?	10'-2" ?	1 3/4"	FG	AL/C	FF	AL/C	FF			BI-FOLD EXTERIOR
203	18'-2" ?	10'-2" ?	1 3/4"	FG	AL/C	FF	AL/C	FF			BI-FOLD EXTERIOR

1 SECOND FLOOR PLAN
3/16" = 1'-0"



2ND FLOOR PLAN

Design Development
April 13, 2023
Thurman Food Hall
2774-2788 NW Thurman St.
Portland, OR

A2.2

INTEGRATE
ARCHITECTURE & PLANNING
www.integratearch.com
© Integrate Architecture & Planning, p.c.