

KOIN TOWER - RVK, INC. - SUITE 600

City Of Portland
REVIEWED FOR
CODE COMPLIANCE

Date: 12/20/23
Permit #:
23-089724-REV-01-FA



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

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KOIN TOWER
SUITE 600
222 SW COLUMBIA ST. PORTLAND, OR 97201
RVK, INC

REVISION	DATE	REASON FOR ISSUE
1	10/25/23	STRUCTURAL SUBMITTAL

COVER SHEET

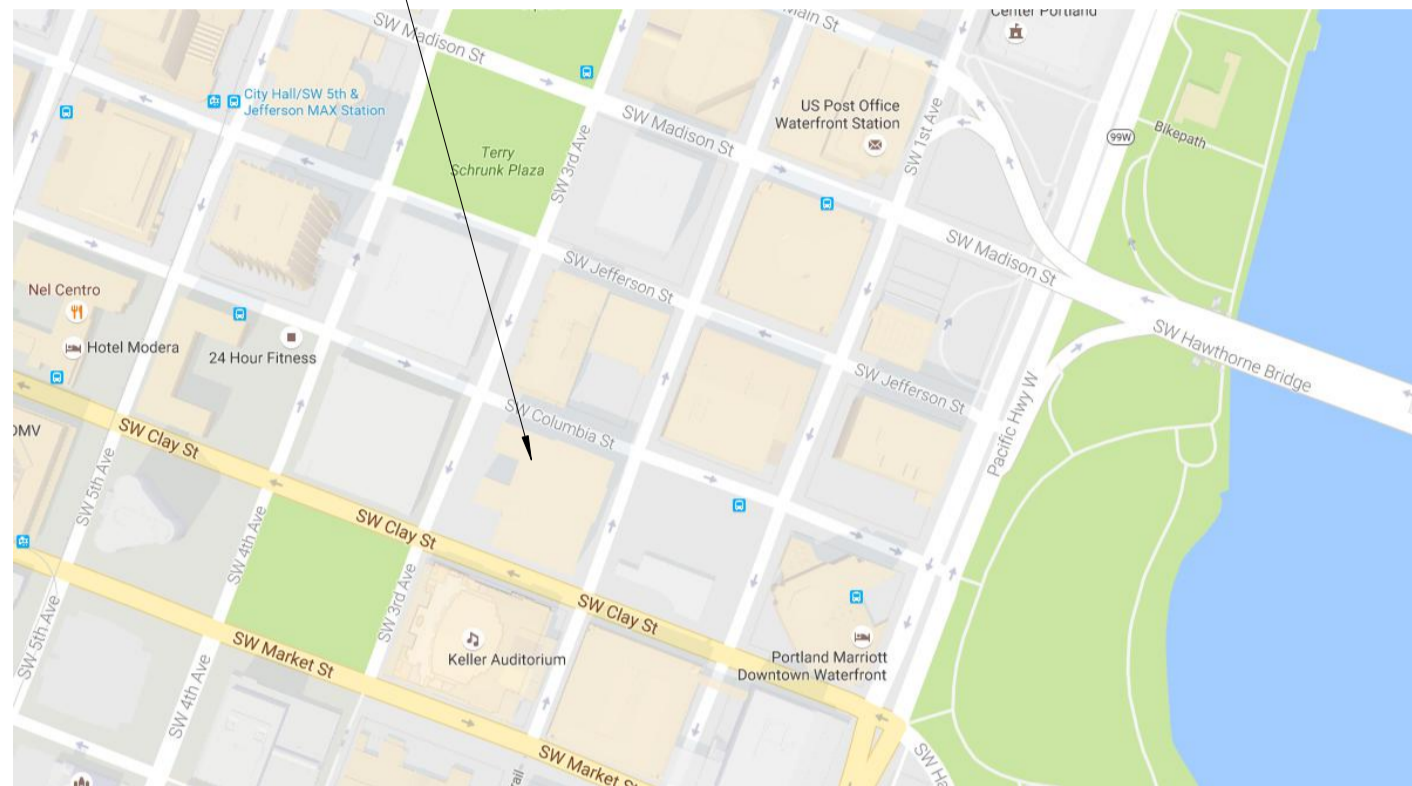
CONSTRUCTION SET

DATE	PROJECT NUMBER
10/24/2023	231640

SHEET NUMBER

A0.00

PROJECT LOCATION



1 VICINITY MAP



GENERAL SYMBOLS

TAGS

	DOOR NUMBER
	KEYNOTE NUMBER
	REVISION NUMBER
	DESCRIPTION
	WINDOW TYPE
	INTERIOR ELEVATION

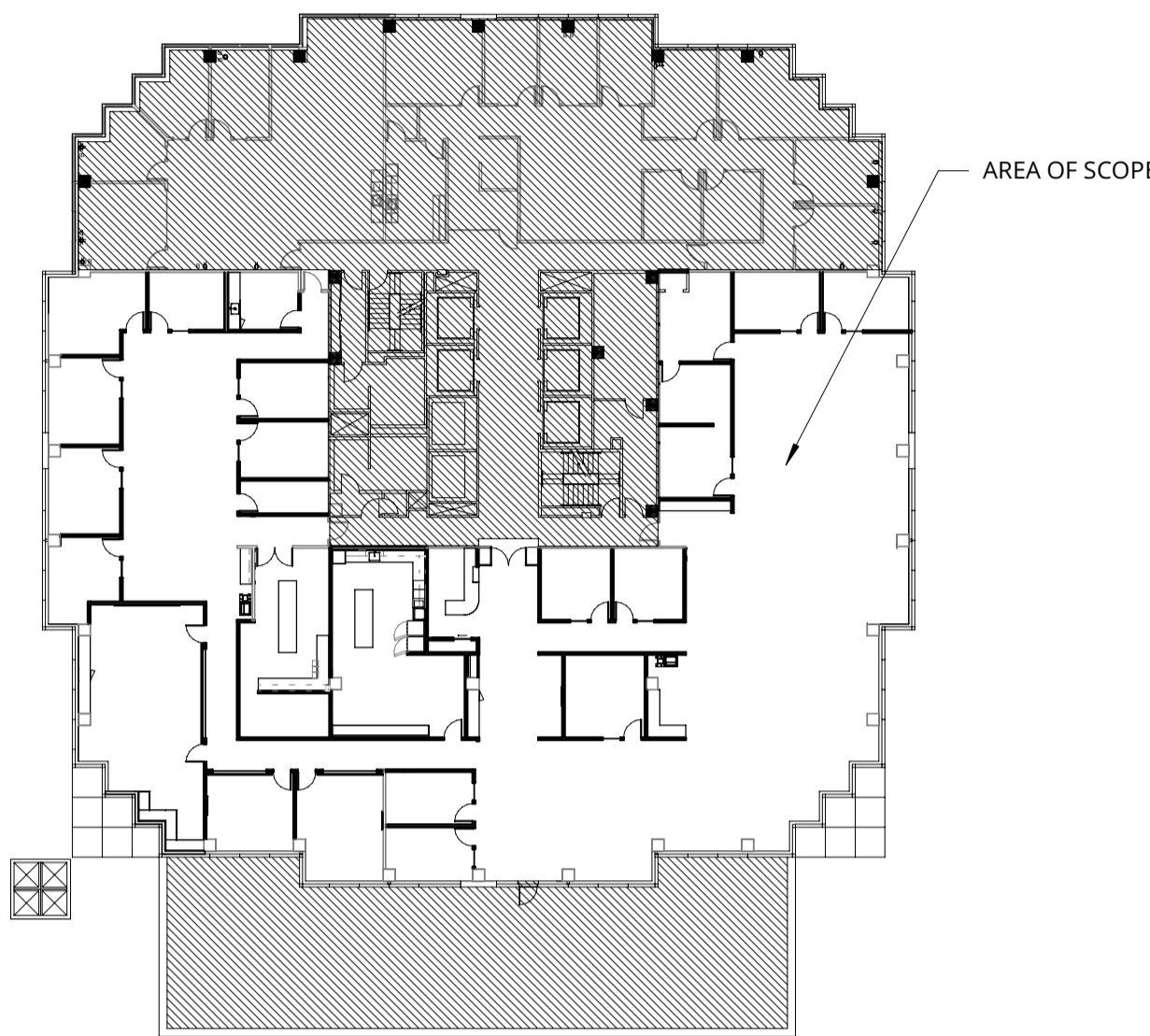
	DETAIL
--	--------

	WALL ASSEMBLY
	CEILING HEIGHT

	ROOM
--	------

SYMBOLS

	GRID
	NORTH ARROWS
	ELEVATION DATUM



2 KEY PLAN

1" = 30'-0"



SCOPE OF WORK

TENANT IMPROVEMENT ON SIXTH FLOOR. SCOPE INCLUDES: NEW WALLS, DOORS, INTERIOR WINDOWS, CASEWORK, APPLIANCES, CEILINGS, LIGHT FIXTURES, MOTORIZED WINDOW SHADES AND BREAK ROOM FIXTURES.

BUILDING INFORMATION

APPLICABLE CODE(S):

BUILDING CODE:	2022 OREGON STRUCTURAL SPECIALTY CODE
ELECTRICAL CODE:	2021 OREGON ELECTRICAL SPECIALTY CODE
MECHANICAL CODE:	2019 OREGON MECHANICAL SPECIALTY CODE
PLUMBING:	2021 OREGON PLUMBING SPECIALTY CODE
FIRE CODE:	2022 OREGON FIRE CODE
ENERGY CODE:	2021 OREGON ENERGY READY COMMERCIAL CODE
ACCESSIBILITY CODES:	ICC A117.1-2009 & 2010 ADA STANDARDS

	EXISTING	PROPOSED
CONSTRUCTION TYPE:	I-A	NO CHANGE
SPRINKLERED:	YES	NO CHANGE
BUILDING STORIES (ABOVE GRADE):	34 FLOORS	NO CHANGE
BUILDING STORIES (BELOW GRADE):	3 FLOORS	NO CHANGE
BUILDING OCCUPANCY:	B, M & R	NO CHANGE
TENANT IMPROVEMENT AREA:	12,747 USF	NO CHANGE
OCCUPANT LOAD FOR TENANT IMPROVEMENT:	173	205 SEE EGRESS PLAN

CODE INFORMATION NOTES

- ALL CONSTRUCTION WORK SHALL BE DONE IN COMPLIANCE WITH APPLICABLE CODE(S).

DEFERRED SUBMITTALS

ELECTRICAL
MECHANICAL
PLUMBING
FIRE SPRINKLER
FIRE ALARMS

ACCESSIBILITY UPGRADES SUMMARY

447.241 STANDARDS FOR RENOVATION, ALTERATION OR MODIFICATION OF CERTAIN BUILDINGS; BARRIER REMOVAL IMPROVEMENT PLAN.

IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE UNDER THIS SECTION, PRIORITY SHALL BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS. ELEMENTS SHALL BE PROVIDED IN THE FOLLOWING ORDER:

- PARKING;
EXISTING PROJECT SITE COMPLIES, NO PROPOSED IMPROVEMENTS.
- AN ACCESSIBLE ENTRANCE;
EXISTING PROJECT SITE COMPLIES, NO PROPOSED IMPROVEMENTS.
- AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
EXISTING PROJECT SITE COMPLIES, NO PROPOSED IMPROVEMENTS.
- AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM;
EXISTING PROJECT SITE COMPLIES, NO PROPOSED IMPROVEMENTS.
- ACCESSIBLE TELEPHONES;
N/A
- ACCESSIBLE DRINKING FOUNTAINS; AND
EXISTING PROJECT SITE COMPLIES, NO PROPOSED IMPROVEMENTS.
- WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS STORAGE AND ALARMS.
EXISTING PROJECT SITE COMPLIES, NO PROPOSED IMPROVEMENTS.

SHEET INDEX

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A0.10	FIRE AND LIFE SAFETY PLAN
A0.20	INTERIOR WALL ASSEMBLIES
A1.00	LEVEL 6 DEMOLITION
A1.10	LEVEL 6 DEMOLITION RCP
A2.00	LEVEL 6 FLOOR PLAN
A2.10	LEVEL 6 POWER & DATA PLAN
A3.00	LEVEL 6 REFLECTED CEILING PLAN
A4.00	LEVEL 6 FINISH PLAN
A5.00	ENLARGED PLANS
A6.00	INTERIOR ELEVATIONS
A6.01	INTERIOR ELEVATIONS
A7.00	INTERIOR DETAILS
A7.01	INTERIOR DETAILS
A7.02	CEILING DETAILS
A7.03	CASEWORK DETAILS
A7.04	CASEWORK DETAILS
A8.00	DOOR LEGEND & SCHEDULE
A8.10	FINISH LEGEND & SCHEDULE

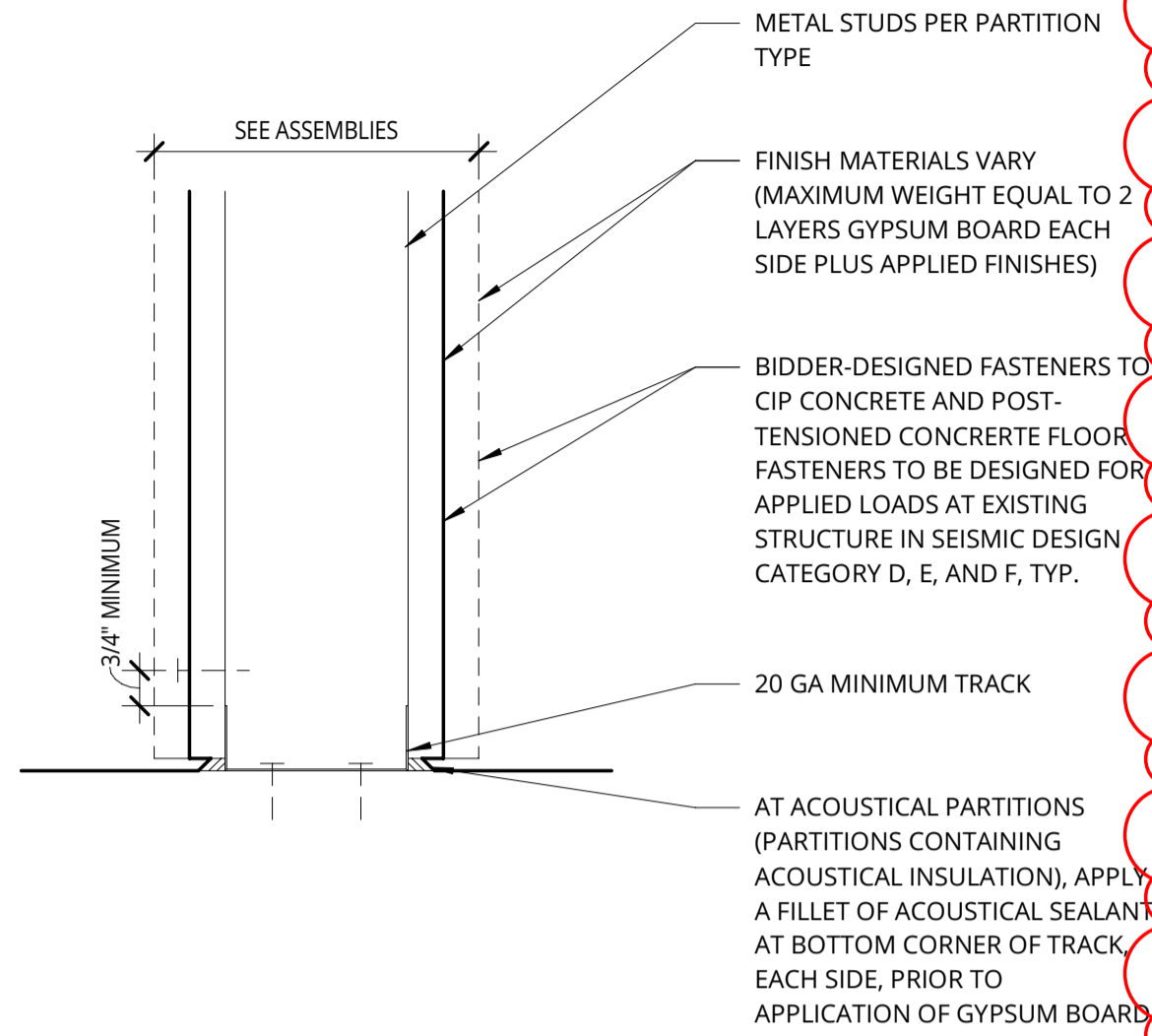
PROJECT TEAM

BUILDING ADDRESS	222 SW COLUMBIA ST. PORTLAND, OR 97201
OWNER/LANDLORD	SCANLAN KEMPER BARD 222 SW COLUMBIA ST., SUITE 201 PORTLAND, OR 97201 CONTACT: MICHELE SCHIFFER PHONE: 503.223.8042 EMAIL: MSCHIFFER@SKBCOS.COM
ARCHITECT	ANKROM MOISAN ARCHITECTS, INC. 38 NORTHWEST DAVIS, SUITE 300 PORTLAND, OR 97209 PHONE: 503.245.7100 FAX: 503.245.7710
CONTACT	EMILY FEICHT PHONE: 503.952.1504
TENANT	RVK, INC.
CONTRACTOR	CHRIS HOLBROOK CONSTRUCTION 9317 NE 30TH AVE VANCOUVER, WA 98665 CCB: #229493

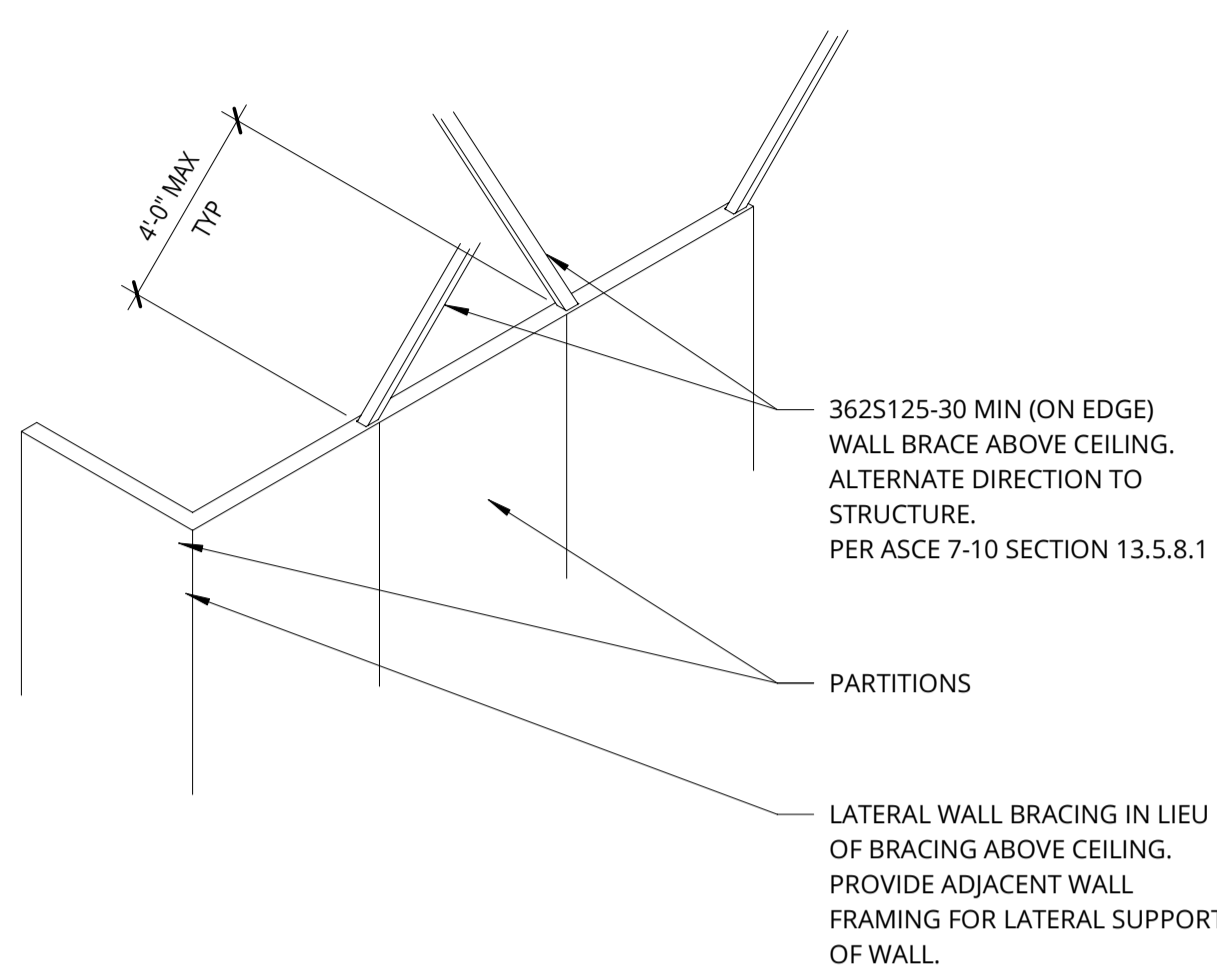
LEED GENERAL NOTES

- REFER TO SUPPLEMENTAL LEED SPECIFICATIONS/GUIDELINES.
- LEED GUIDELINES SUPERSEDE FLOOR PLAN NOTES.
- DURING TENANT IMPROVEMENT BUILD-OUT OF PREMISES, THE GENERAL CONTRACTOR MUST HAVE A CONSTRUCTION WASTE MANAGEMENT PLAN IN PLACE AND APPROVED BY BUILDING MANAGEMENT, IN ADVANCE TO DIVERT A MINIMUM OF 95%> CONSTRUCTION DEBRIS FROM LAN.
- DEVELOP AND IMPLEMENT AN INDOOR AIR QUALITY (IAQ) MANAGEMENT PLAN FOR THE CONSTRUCTION AND PRE-OCCUPANCY PHASES OF THE BUILDING AS FOLLOWS: DURING CONSTRUCTION, MEET OR EXCEED THE RECOMMENDED DESIGN APPROACHES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION (SMACNA) IAQ GUIDELINE FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, PROTECT STORED ON-SITE OR INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE. IF PERMANENTLY INSTALLED AIR HANDLERS ARE USED DURING CONSTRUCTION, FILTRATION MEDIA WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 MUST BE USED AT EACH RETURN AIR GRILL, AS DETERMINED BY ASHRAE 52.2-1999. REPLACE ALL FILTRATION MEDIA IMMEDIATELY PRIOR TO OCCUPANCY. DOCUMENT SMACNA GUIDELINE IMPLEMENTATION WITH 18 PHOTOS - 6 TAKEN ON 3 DIFFERENT OCCASIONS DURING CONSTRUCTION ALONG WITH ID OF SMACNA APPROACH FEATURED IN EACH PHOTO.
- SPECIFY AND INSTALL NEW WOOD BASED PRODUCTS AND MATERIALS THAT ARE CERTIFIED IN ACCORDANCE WITH THE FOREST STEWARDSHIP COUNCIL (FSC) GUIDELINES. PROVIDE CHAIN OF CUSTODY DOCUMENTATION TO LEED CONSULTANTS. CHAIN OF CUSTODY CERTIFICATION NUMBERS SHOULD BE INCLUDED ON ALL WOOD INVOICES AND ON A LINE BY LINE ITEM BASIS.
- THE HVAC SYSTEM SHALL BE DESIGNED TO MEET THE MINIMUM VENTILATION REQUIREMENTS OF THE VOLUNTARY CONSENSUS REFERENCE STANDARD ASHRAE 62-2007, VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY AND APPROVED PUBLISHED ADDENDA USING THE VENTILATION PROCEDURE.

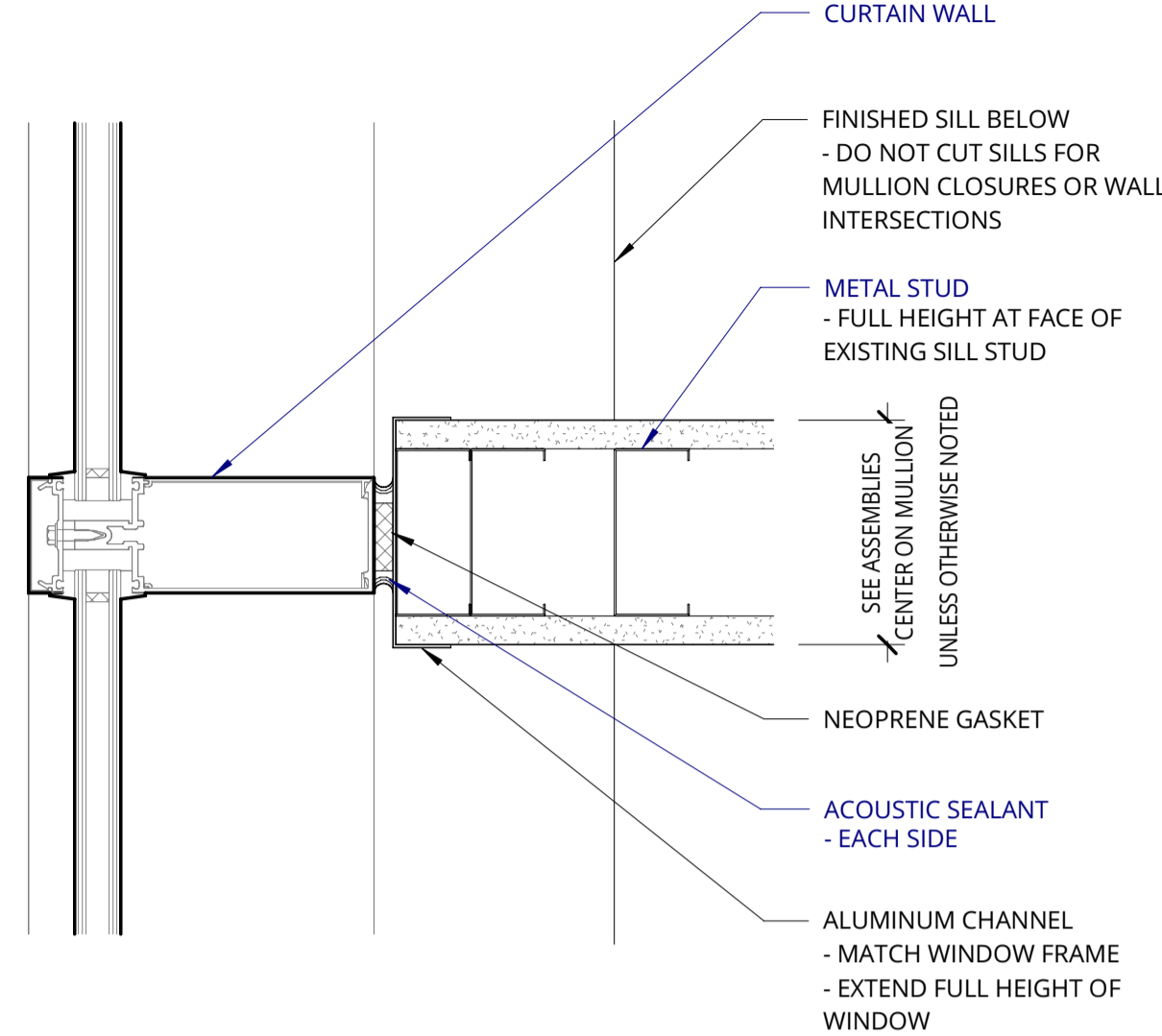
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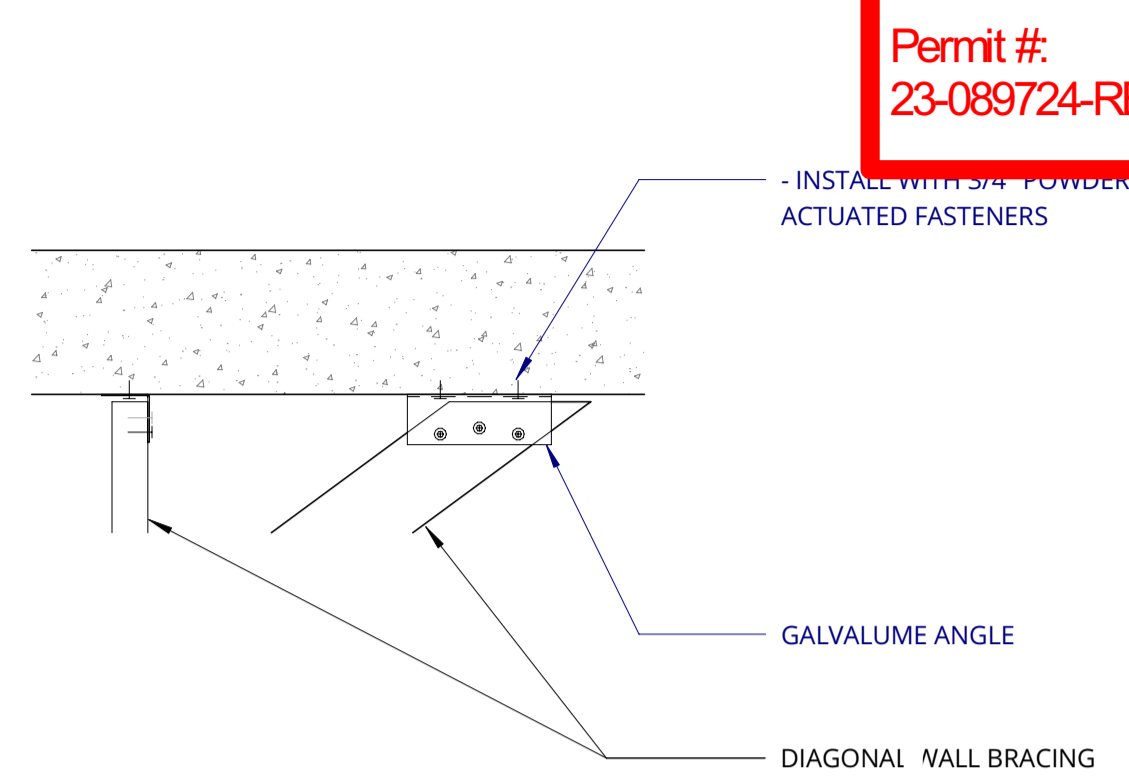
1 ASSEMBLY & FLOOR CONNECTION
3\"/>



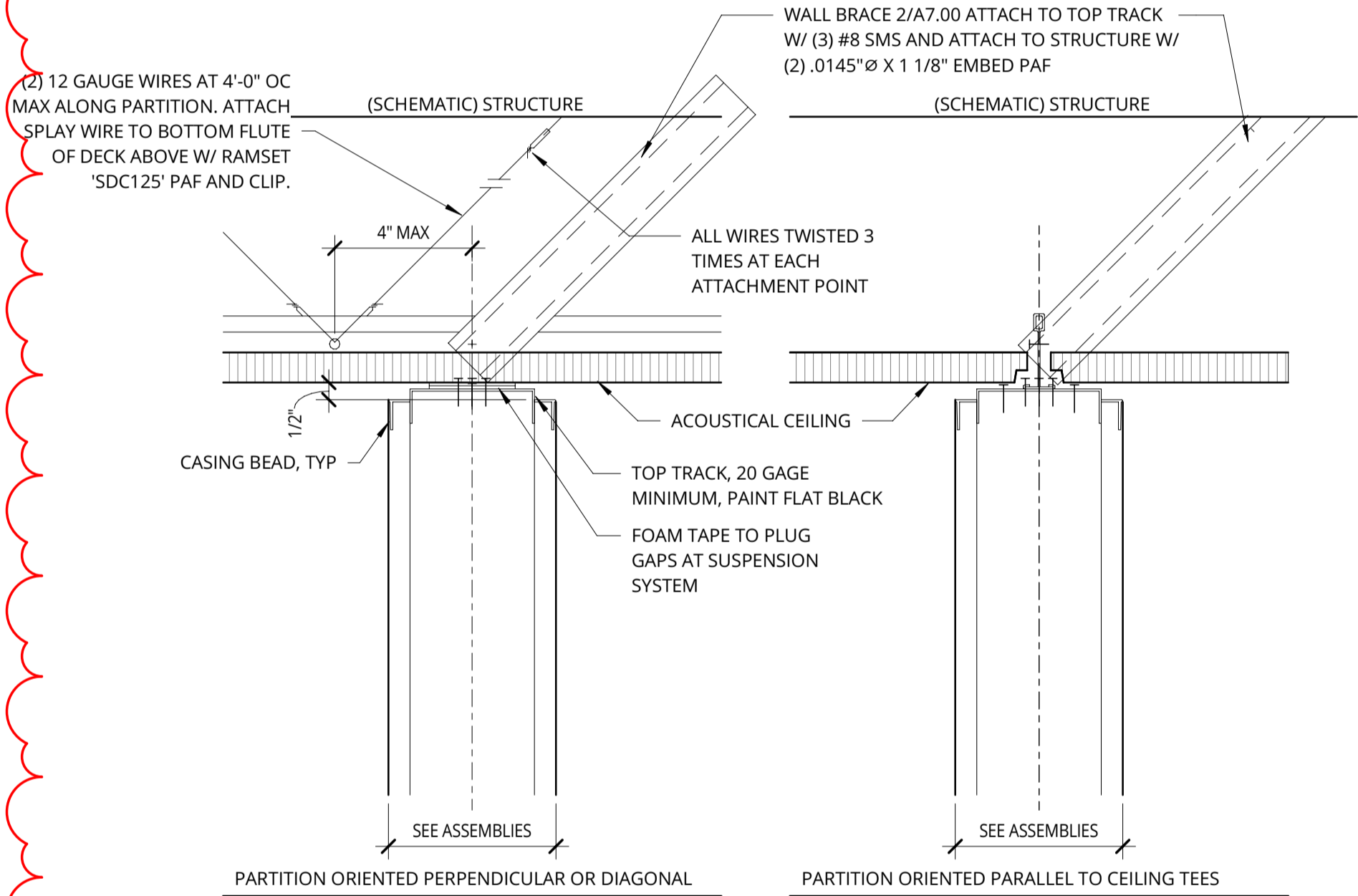
2 LATERAL BRACING @ WALL
1 1/2\"/>



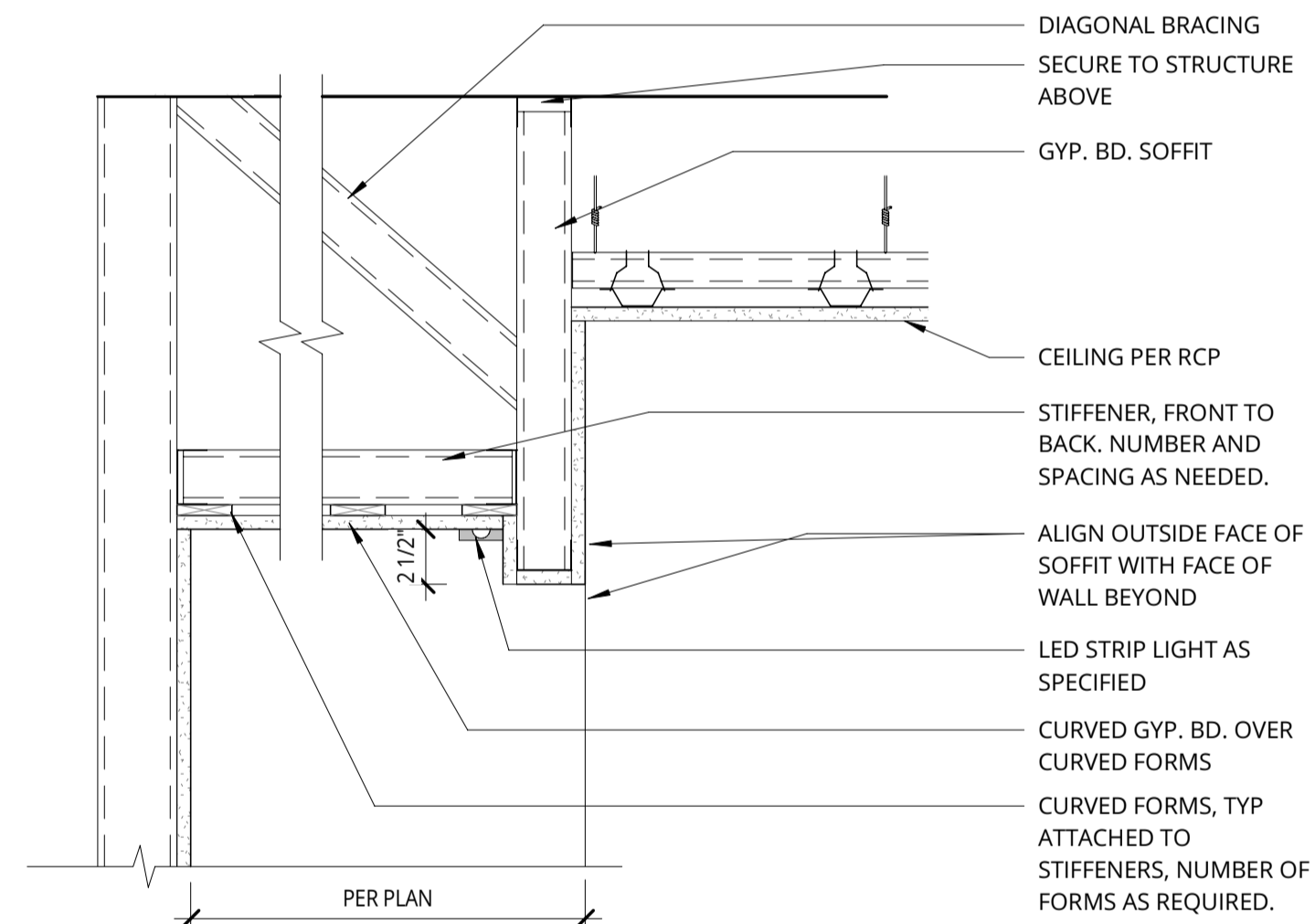
3 METAL WALL @ EXISTING MULLION
3\"/>



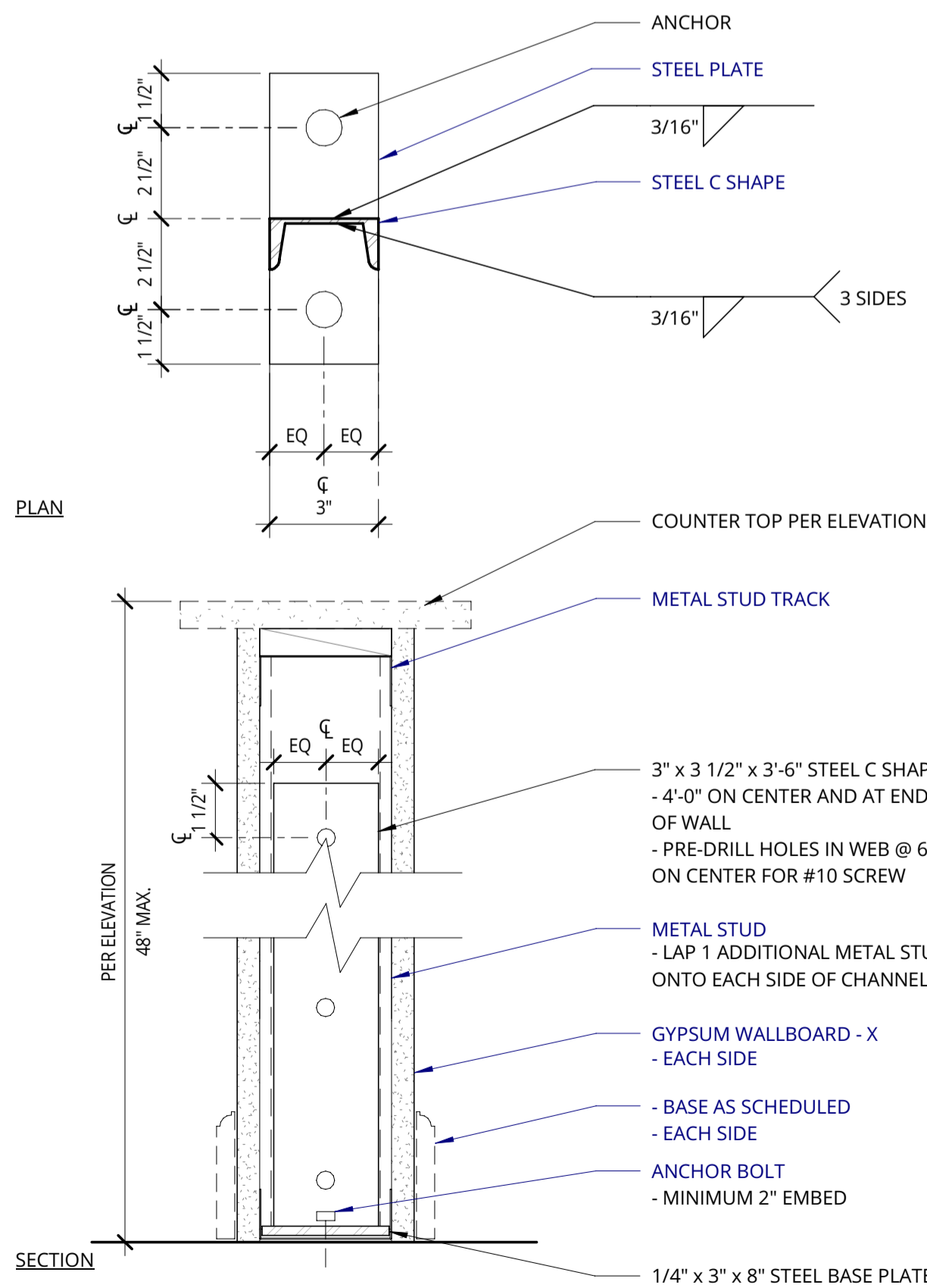
4 WALL BRACING ATTACHMENT @ CONC.
1 1/2\"/>



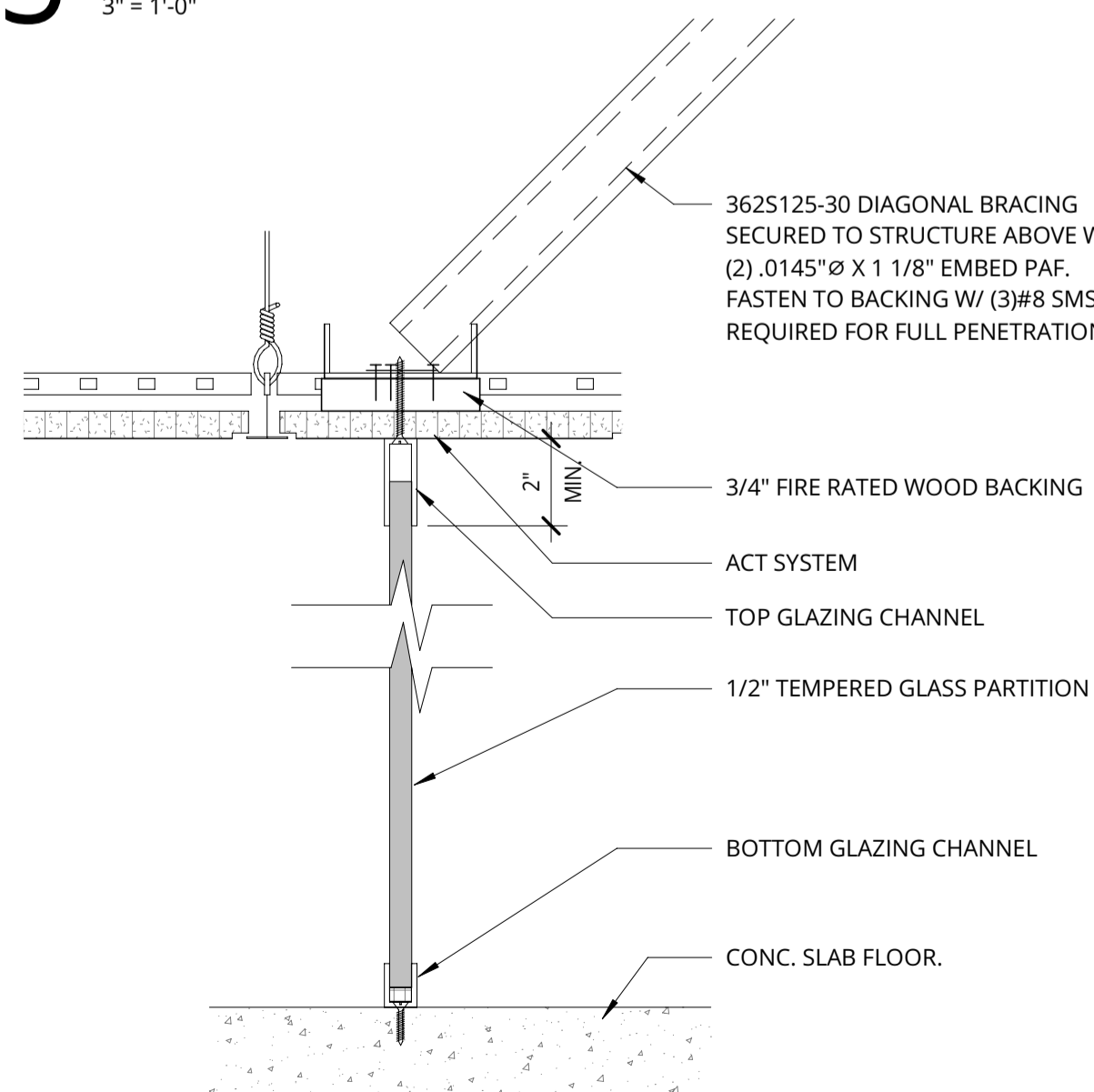
5 NON RATED - SUSPENDED ACT
3\"/>



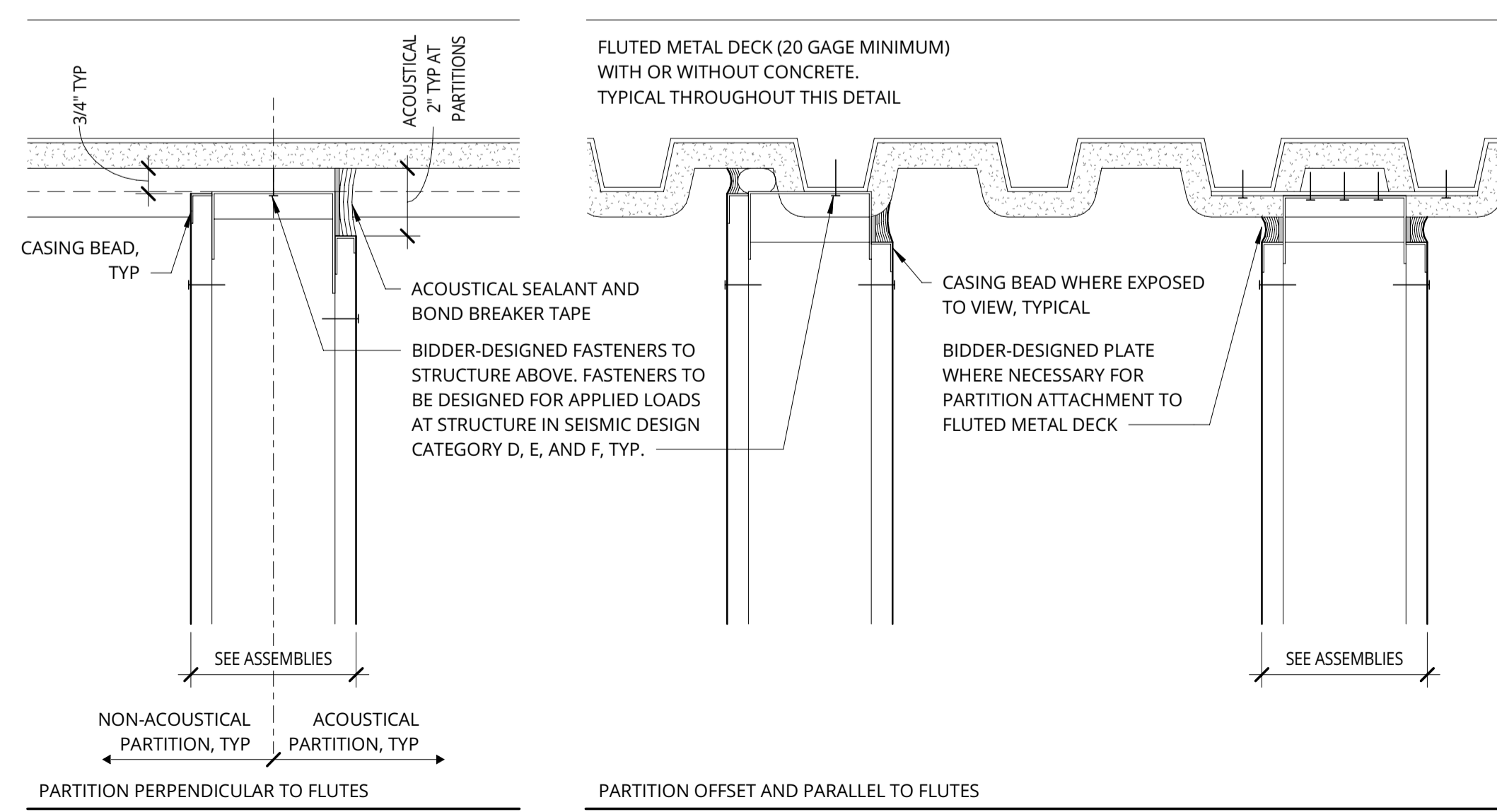
7 TRANSITION SOFFIT @ HOSPITALITY
1 1/2\"/>



9 METAL WALL @ PARTIAL HEIGHT
3\"/>



10 GLAZED WALL
3\"/>



11 NON RATED - METAL DECK ABOVE
3\"/>

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REVISION	DATE	REASON FOR ISSUE
3	12/08/23	STRUCTURAL PLAN CHECK RESPONSE

INTERIOR DETAILS

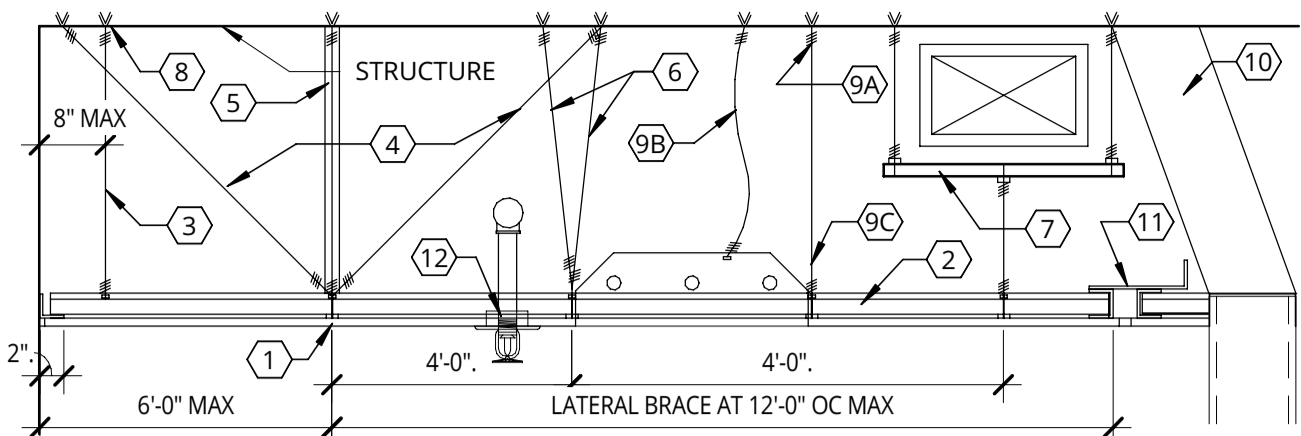
CONSTRUCTION SET

DATE 10/24/2023	PROJECT NUMBER 231640
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SHEET NUMBER

A7.00

12/8/2023 11:44:05 AM
C:\Revit Projects\231640-20-Koin RVK 6TH FL Central\231640-20-Koin RVK 6TH FL.ami.rvt
C:\Revit Projects\231640-20-Koin RVK 6TH FL Central\231640-20-Koin RVK 6TH FL.ami.rvt



GRID SYSTEM REQUIREMENTS

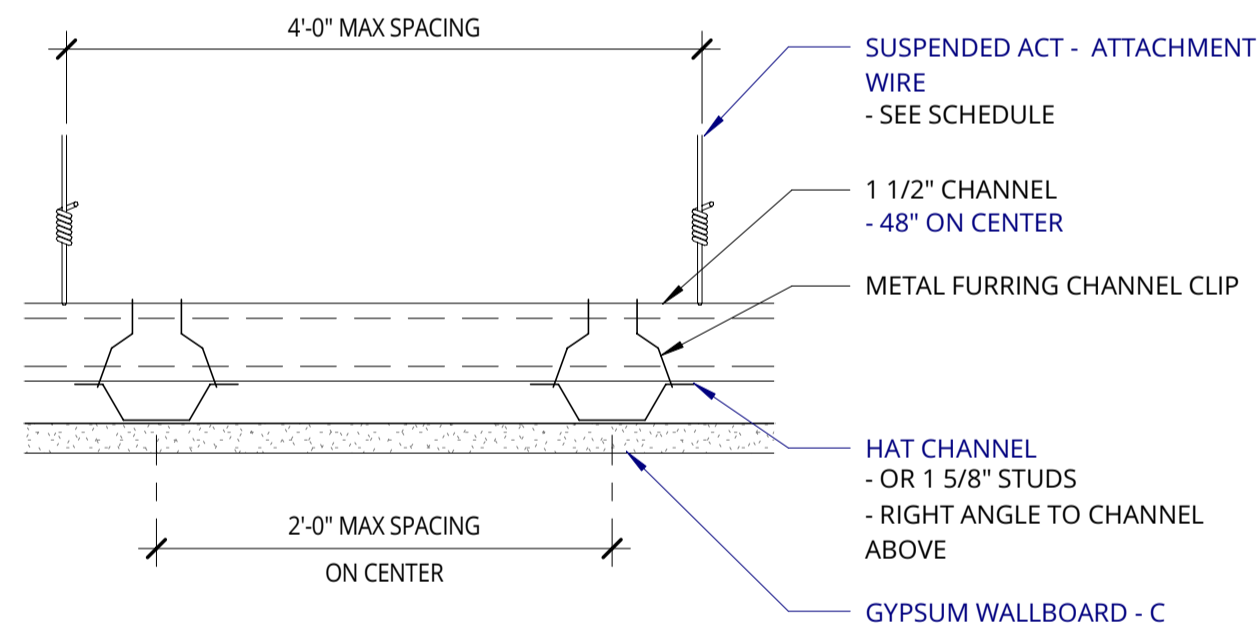
- GRID MAIN BEAM SYSTEM CLASSIFICATION: HEAVY.
- DESIGN REQUIREMENTS: DESIGN CEILINGS IN ACCORDANCE WITH **SECTION 1613 OF THE CURRENT BUILDING CODE EDITION IN THE JURISDICTION OF THE PROJECT AND PER ASCE 7-10**

CEILING KEY NOTES

- MAIN RUNNERS: 4 FEET OC, SUPPORTED WITH NO. 12 GA WIRES AT 4 FEET OC (OR NO. 10 GA WIRES AT 5 FEET OC). DESIGN HANGER ATTACHMENT TO SUPPORT NOT LESS THAN 200 POUNDS.
- CROSS RUNNERS: RUNNERS SUPPORTED BY MAIN RUNNERS AND CAPABLE OF CARRYING DESIGN LOAD WITH DEFLECTION EQUAL TO 1/360 OF ITS SPAN OR LESS.
- BEGIN HANGER WIRE SYSTEM WITHIN 8 INCHES OF PERIMETER WALL.
- GRID LATERAL FORCE BRACING: BEGIN WITHIN 6 FEET OF PERIMETER AND WITHIN 2 INCHES OF CROSS RUNNER INTERSECTION. PROVIDE FOUR (4) -NO. 12 GA WIRES SECURED TO MAIN RUNNER AND SPAYED 90 DEGREES FROM EACH OTHER IN PLAN AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM CEILING PLANE. BRACE AT 12 FEET OC EACH WAY.
- PROVIDE COMPRESSION STRUT COMPATIBLE WITH SUSPENSION SYSTEM, ADEQUATE TO RESIST VERTICAL FORCE COMPONENT INDUCED BY BRACING WIRES. SPACE 12 FEET ON CENTER IN BOTH DIRECTIONS.
- PROVIDE COUNTER SLOPE HANGERS FOR HANGERS MORE THAN 1:6 OUT OF PLUMB.
- PROVIDE TRAPEZE OR EQUIVALENT DEVICE WHERE HANGER WIRES ARE NOT POSSIBLE DUE TO OBSTRUCTIONS. PROVIDE BACK-TO-BACK 1-1/4 INCH COLD ROLLED CHANNELS (MINIMUM) WHERE TRAPEZE SPAN EXCEEDS 48 INCHES.
- MINIMUM CARRYING CAPACITY FOR EACH HANGER WIRE ANCHOR TO STRUCTURE SHALL BE 100 POUNDS.
- LIGHT FIXTURE SUPPORT:
 - FOR LIGHT FIXTURES WEIGHING LESS THAN 56 LBS: PROVIDE (2) NO. 12 GA SLACK WIRES FROM FIXTURE HOUSING TO STRUCTURE ABOVE;
 - FOR LIGHT FIXTURES IN EXCESS OF 56 LBS: PROVIDE DIRECT SUPPORT FROM STRUCTURE ABOVE USING TAUT WIRES;
 - PROVIDE POSITIVE ATTACHMENT BETWEEN LIGHT FIXTURES AND GRID SYSTEM, CAPABLE OF CARRYING 100 PERCENT OF LIGHT FIXTURE WEIGHT ACTING IN ANY DIRECTION.
- PROVIDE INDEPENDENT RIGID LATERAL WALL BRACING WHEN INTERIOR PARTITION WALLS THAT TERMINATE AT GRID THAT DO NOT ALIGN WITH 4-WAY GRID BRACING.
- PROVIDE SEISMIC JOINTS TO LIMIT UNBROKEN CEILING AREAS TO 2,500 SF.
- FOR SPRINKLER HEADS AND OTHER PENETRATIONS: PROVIDE 2 INCH OVERSIZED ESCUTCHEON OR ADAPTER TO ALLOW AT LEAST 1 INCH MOVEMENT IN ALL HORIZONTAL DIRECTIONS, OR PROVIDE STANDARD ESCUTCHEON AND PENETRATIONS WITH FLEXIBLE HEAD CONNECTION. VERIFY WITH AIR BARRIER DIAGRAMS THAT CEILING IS NOT AN AIR BARRIER COMPONENT.

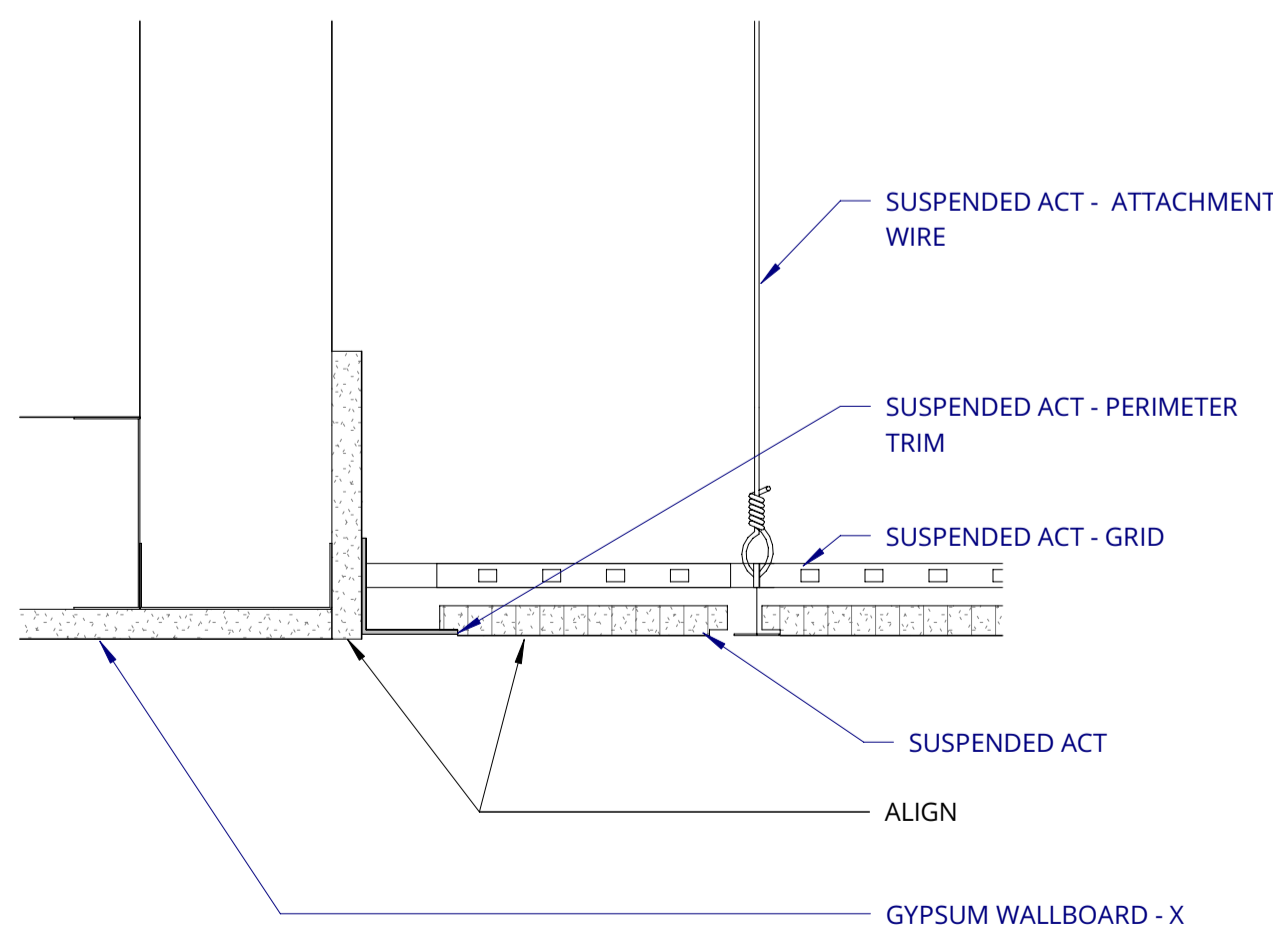
1 SUSPENDED CEILING NOTE

1 1/2" = 1'-0"



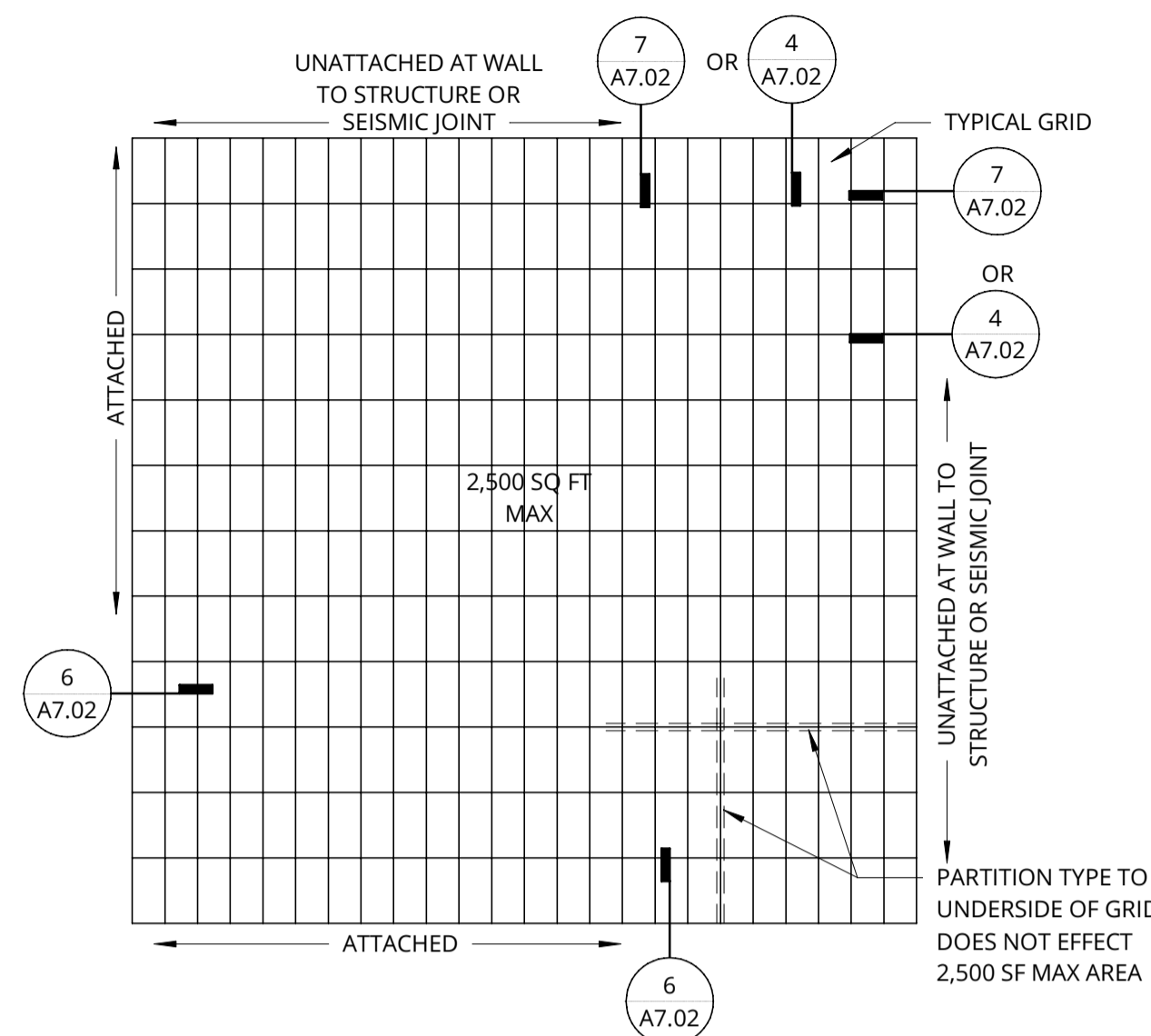
5 FRAMING @ GYP BD CEILING

3" = 1'-0"



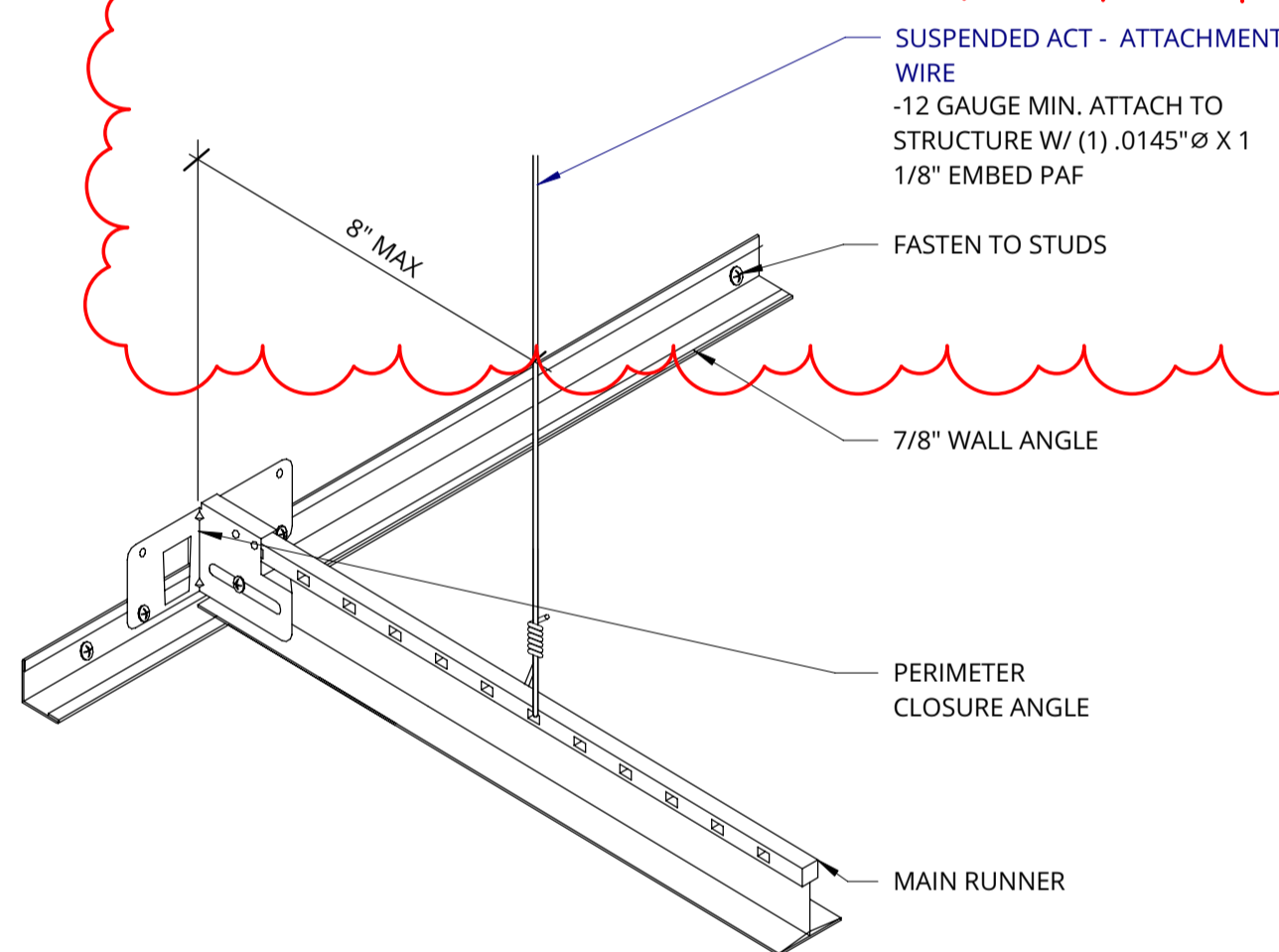
9 GYPSUM SOFFIT @ ACT CEILING FLUSH

3" = 1'-0"



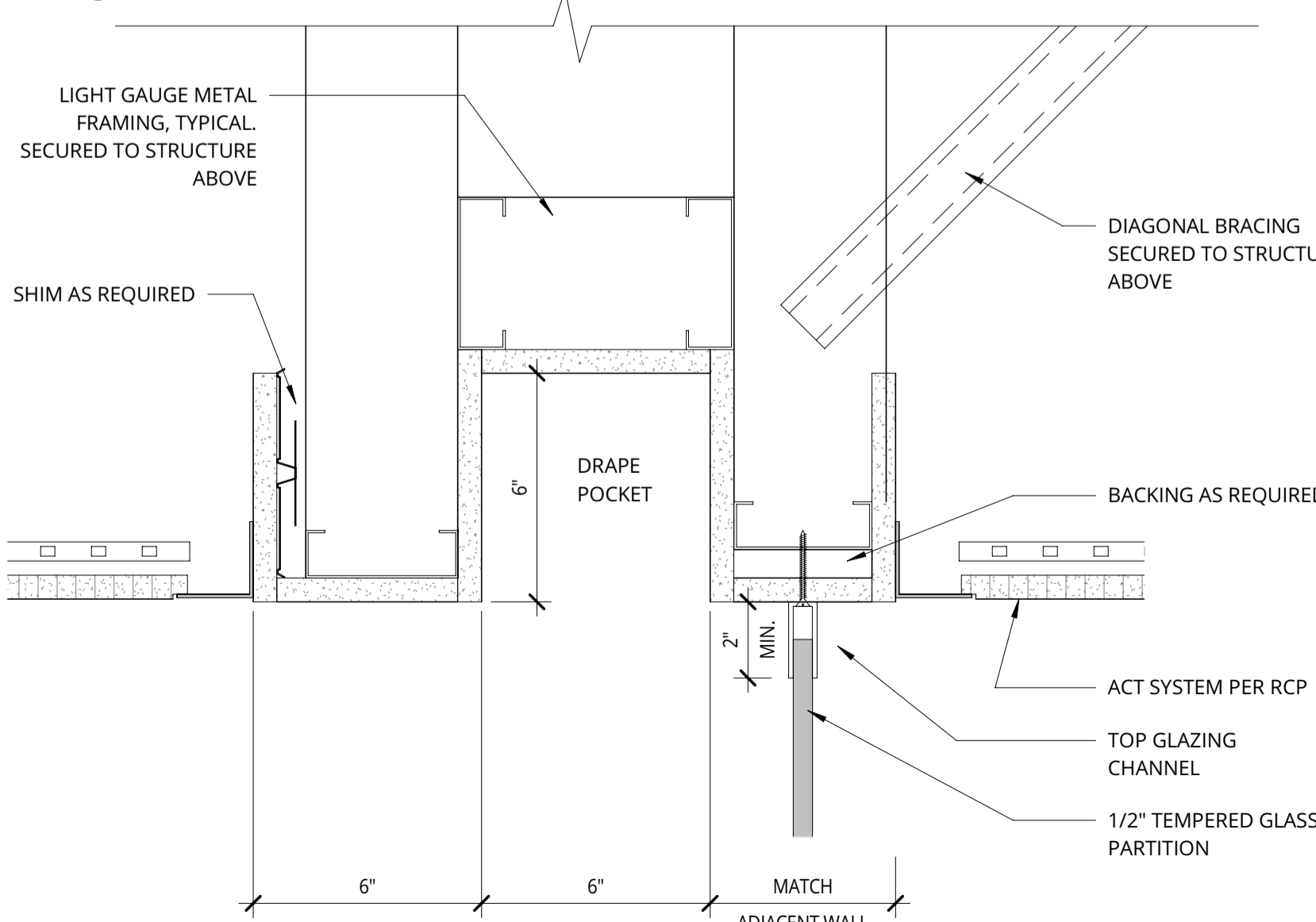
2 TYP SUSPENDED CLG SYSTEM PLAN

1/4" = 1'-0"



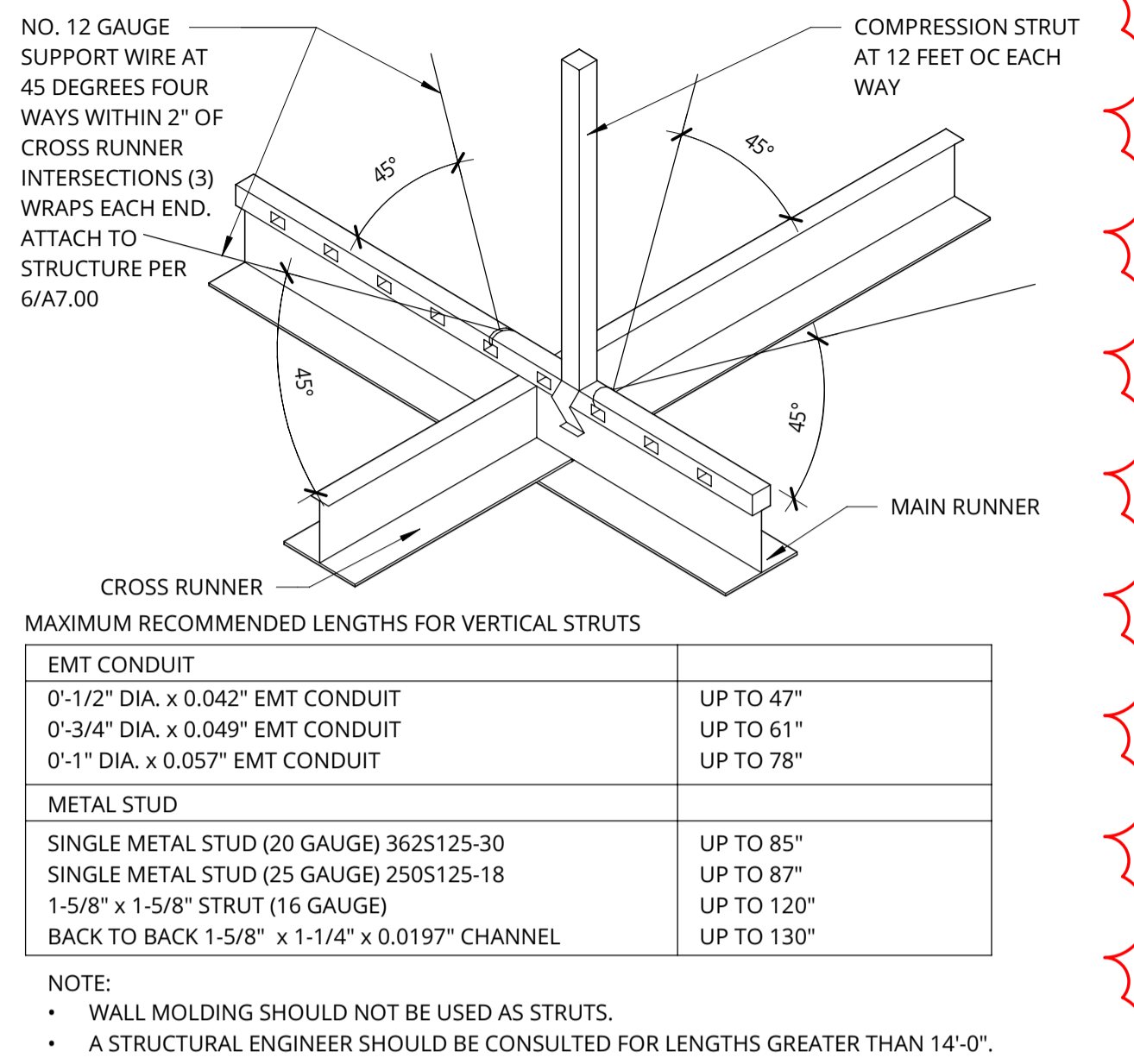
6 SUSPENDED CEILING - ATTACHED

3" = 1'-0"



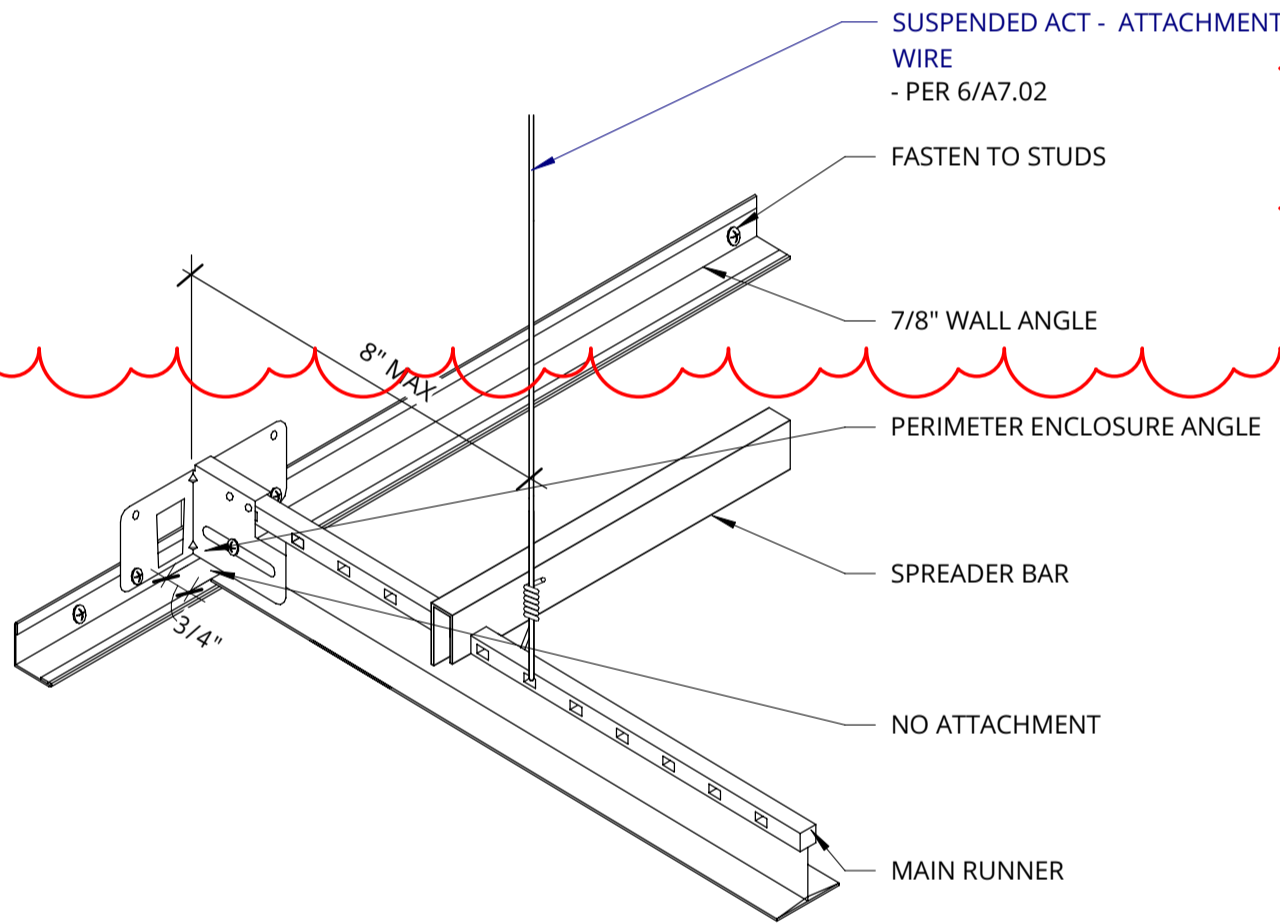
10 GLAZED WALL @ DRAPE POCKET

3" = 1'-0"



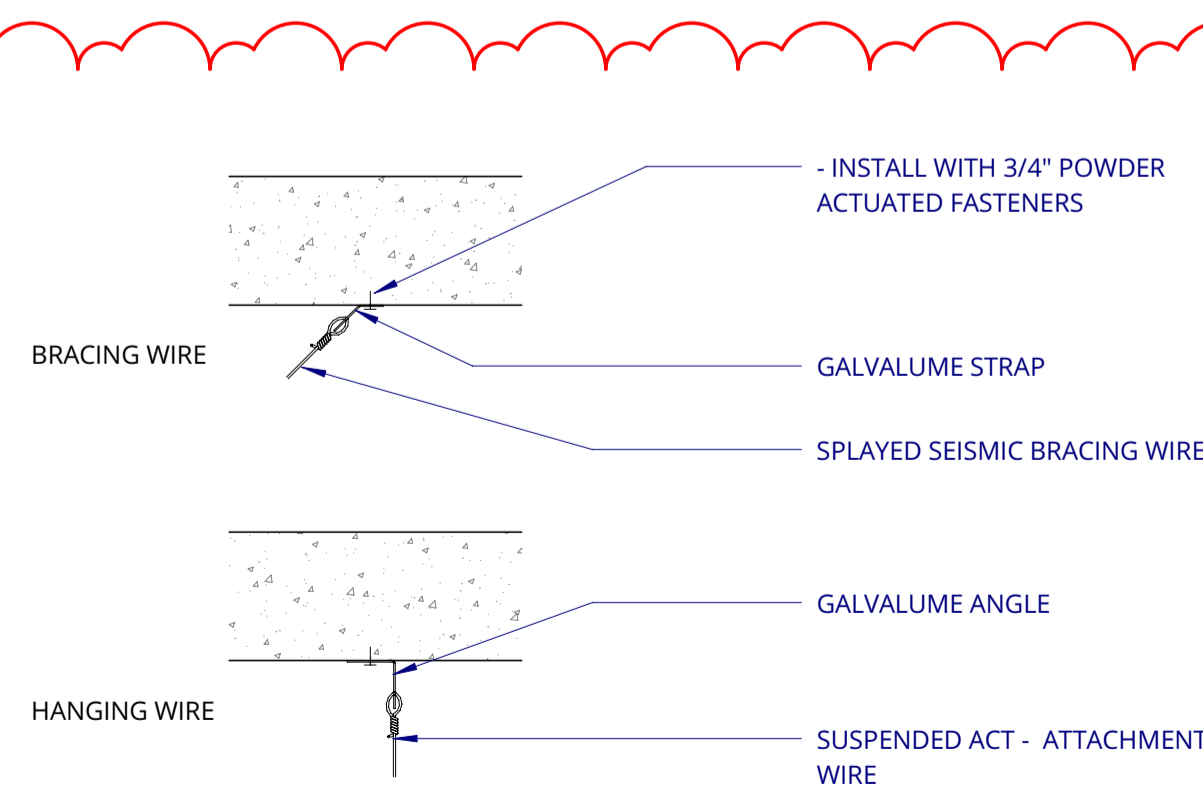
3 SUSPENDED CEILING - BRACING

3" = 1'-0"



7 SUSPENDED CEILING - UNATTACHED

3" = 1'-0"

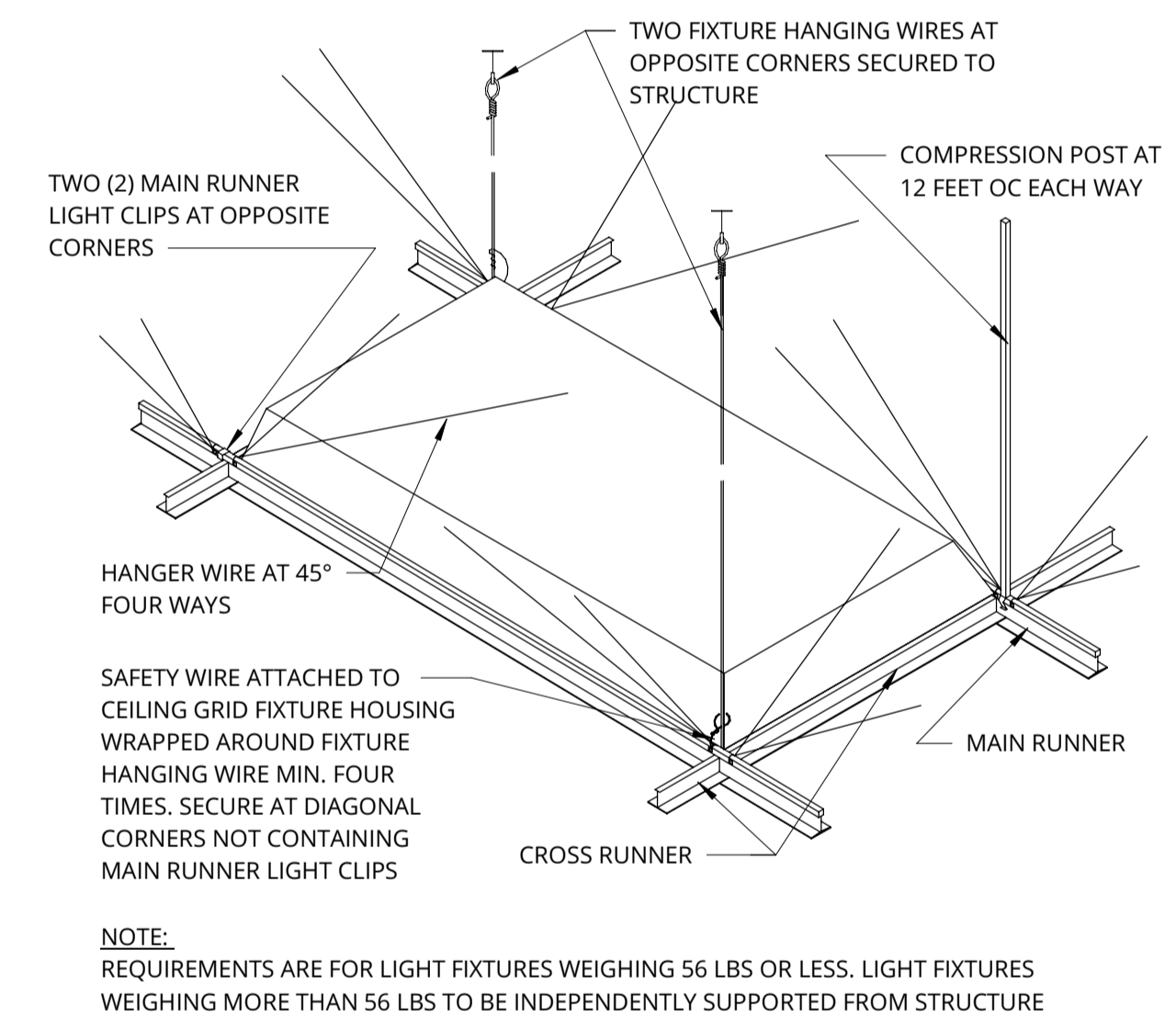


11 CEILING WIRE ATTACHMENT @ CONC.

1 1/2" = 1'-0"

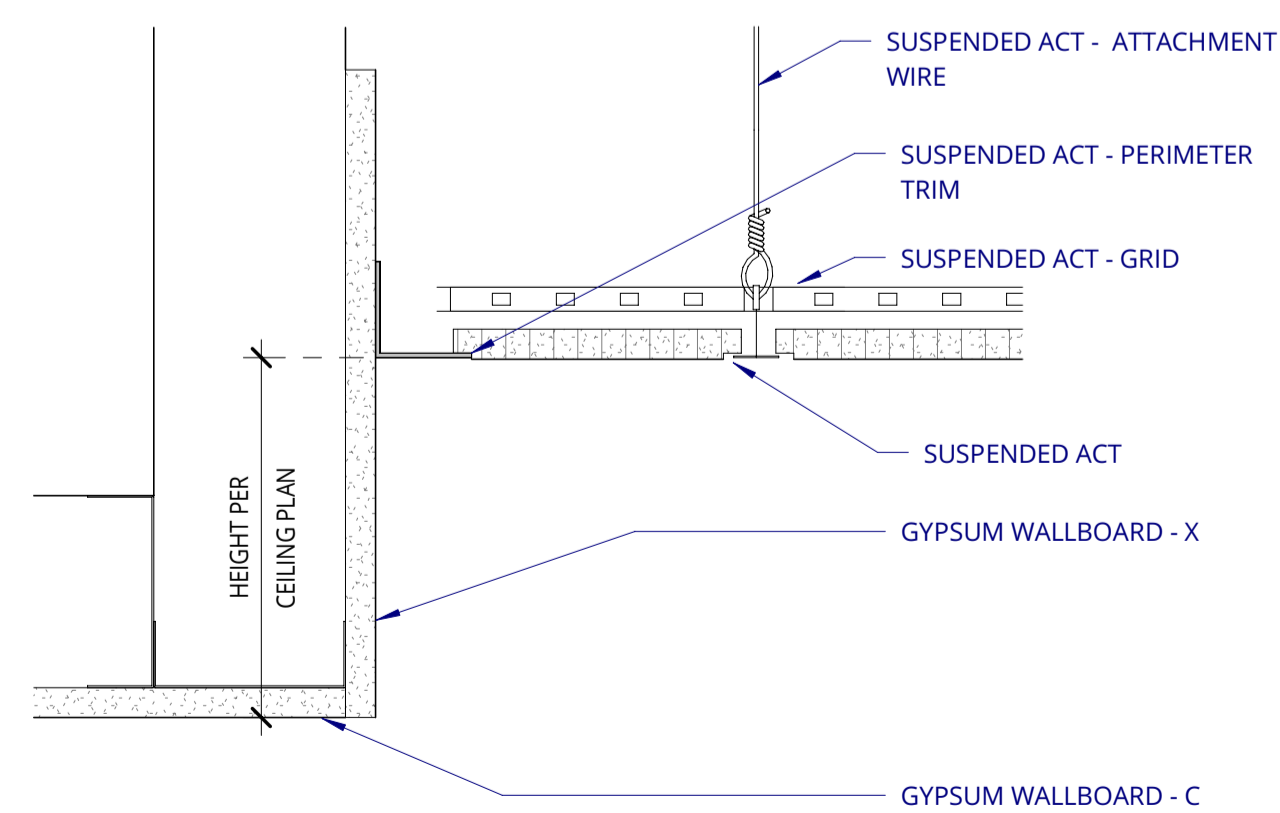
4 GRID SEISMIC JOINT

3" = 1'-0"



8 RECESSED LIGHT FIX BRACE

1 1/2" = 1'-0"



12 GYPSUM SOFFIT @ SUSPENDED CEILING

3" = 1'-0"

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CEILING DETAILS

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DATE	PROJECT NUMBER
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SHEET NUMBER	

A7.02