LIVING ROOM WINES

4818 N LOMBARD ST PORTLAND OREGON 97203

RELOCATE LONG TERM BIKE RACKS INSIDE WINE SHOP IN STORAGE ROOM

ABBREVIATIONS

&	And
L	Angle
℄	Centerline
ø	Diameter or Round
#	Pound or Number
(E)	Existing
AC.	Acoustical
A.D.	Area Drain
ADI	Annen Design Ind.w
ADJ.	Adjustable
A.F.F.	Above Finish Floor
AGGR..	Aggregate
AL.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BM.	Beam
BOT.	Bottom
CAB.	Cabinet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
C.G.	Corner Guard
CLG.	Ceiling
CLKG.	Caulking
CLO.	Closet
C.O.	Cased Opening
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR..	Construction
CONT.	Continuous
CORR.	Corridor
CTSK.	Countersunk
CNTR.	Counter
CTR.	Center
DBL.	Double
DEPT.	Department
D.F.	Drinking Fountain
DTL.	Detail
DIA.	Diameter
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DWR.	Drawer
DS.	Downspout
D.S.P.	Dry Standpipe
DWG.	Drawing
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panelboard
EQ.	Equal
EQUIP.	Equipment
E.W.C.	Electric Water Cooler
EXIST.	Existing
EXPO.	Exposed
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab.
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FLR.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FPRF.	Fireproof
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR	Furring
FUT.	Future
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GL.	Glass
GND.	Ground
GR.	Grade
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
HGT	Height
I.D.	Inside Diameter (Dim.)
INSUL.	Insulation
INT.	Interior
JAN.	Janitor
JT.	Joint
KIT.	Kitchen
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LKR.	Locker
LT.	Light
MAX.	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
OBS.	Obscure
O.C.	On Center
O. D.	Outside Diameter (Dim.)
O.F.C.I.	Owner furnish Contractor install
OFF.	Office
OPNG.	Opening
OPP.	Opposite
PRCS	Pre-cast
PL.	Plate
P.LAM.	Pastic Laminate
PLAS.	Plaster
PLYW	Plywood
PR.	Pair
PT.	Point
P.T.D.	Paper Towel Dispenser
P.T.D/R	Combination Paper towel Dispencer & Receptacle
PTN.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
RAD.	Radius
R.D.	Roof Drain
REC.	Reccomendations
REF.	Reference
REFR.	Refrigerator
RGTR.	Register
REINF.	Reinforced
REQD.	Required
RESIL.	Resilient
RM.	Room
RWD.	Redwood
R.W.L.	Rain Water Leader
S.	South
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
SECT.	Section
SH.	Shelf
SHWR.	Shower
SHT.	Sheet
SIM.	Similar
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
SPEC.	Specifiation
SQ.	Square
ST.STL.	Stainless Steel
S.SK.	Service Sink
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRUCT.	Structural
SUSP.	Suspended
SYM.	Symetrical
T.	Tread
T.B.	Towel Bar
T.O.C.	Top of Curb
T.O.S.	Top of Slab
T.O.W.	Top of Wall
TEL.	Telephone
TER.	Terrazzo
T.&G.	Tongue and Groove
THK.	Thick
T.P.	Top of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
VERT.	Vertical
VEST.	Vestibule
W.	West
W/	With
W.C.	Water Closet
WD.	Wood
W/O	Without
WP.	Waterproof
WSCT.	Wainscot
WT.	Weight

GENERAL NOTES

1. These construction documents set minimum standards. The drawings shall govern over general notes to the extent shown. Do not scale the drawings, noted dimensions govern. All dimensions are to face of sheathing or rough opening unless otherwise noted.

2. All work performed, including materials furnished, workmanship, means and methods of construction shall conform to the applicable and latest requirements of the national, state and local building codes, all local and state handicap access and use regulations, any fire department regulations, utility company requirements and landlord's rules and regulations, and general conditions of applicable owner/contractor agreement.

3. Before commencing work, the Contractor shall file all required certificates of insurance with the Owner, Landlord and the Department of Buildings, obtain all required permits, and pay all fees required by the governing agencies.

4. The Contractor shall visit the site and verify that all existing conditions agree with information shown on the drawings. Any conflicts, omissions or discrepancies shall be brought to the attention of the Architect for resolution prior to commencement of any work. No allowances will subsequently be made on his behalf for any additional expenses which are incurred due to neglect, or which could have been reasonably foreseen by prior inspection of existing conditions.

5. Prior to commencing work, ordering of materials and shop fabrication of any materials, the Contractor shall verify all dimensions as indicated on the drawings and shall report any discrepancies to the Architect for resolution.

6. Drawings indicate location, dimensions, reference, and typical detail for construction. Minor details not usually shown or specified, but necessary for proper construction of any part of the work shall be included as if they were indicated in the drawings. For conditions not illustrated, notify Architect for clarification and/or similar detail.

7. The scope of work includes alteration to existing facilities. Work which is obviously required to be performed to provide a complete and finished product within the scope of work, but which is not specifically included on the contract documents, shall be performed by the Contractor and be included in the bid. Contractor to inspect at time of delivery all fixtures provided by Owner to insure proper quantity, that items are defect free, and match invoice. Contractor to be responsible for installation, which may include blocking, shimming, etc. It is the General Contractor's responsibility to coordinate all items supplied by Owner's Vendors and to verify that all materials received are in accordance with the spec, herein. Any damaged items or discrepancies between materials specified and materials shipped, shall be reported to the Owner's Representative promptly.

8. The Contractor shall be responsible for the protection of all installations, conditions, materials and finishes within the proposed construction area and all adjoining property affected by contractor's operations. The Contractor shall provide adequate shoring and bracing for all structural or removal tasks. The Contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work. Any existing materials and finishes which are damaged, shall be replaced as necessary with new matching materials at the Contractor's own cost and expense.

9. The Contractor shall do all cutting, chasing, core drilling, patching and repairing as required to perform all of the work that may be indicated on the drawings, and all other work that may be required to complete the job. Patching shall match adjacent systems, materials and finishes unless otherwise noted.

10. Contractor shall employ adequate number of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work. All work shall be performed by duly licensed tradesmen and as required by state and local governments for each applicable trade, (plumbing, electrical, etc), who shall arrange for and obtain required inspections and sign offs.

11. These drawings are divided into sections for convenience only. Contractor, Subcontractors, Vendors and material suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of their work regardless of where the information occurs on the drawings.

12. Contractor shall be responsible to coordinate work of all trades and shall provide all dimensions required for other trades. Subcontractors shall be responsible for coordination of their work with the work of others, and shall verify that any work relating to them which must be provided by others, has been completed and is adequate prior to commencing their work.

13. Contractor shall provide structural backing/blocking for all wall mounted fixtures, finishes and equipment, and for all hanging fixtures, blinds, etc.

14. Contractor shall install all materials and equipment as per manufacturer's written instructions and/or recommendations.

15. Contractor shall at all times during the course of the contract keep the adjoining premises, including streets and other areas assigned to, or used by the Contractor free from accumulations of waste materials and rubbish caused by contractor's employees, subcontractors or their work.

16. Contractor shall assist with delivery and storage of owner supplied items, and dispose of any resulting trash.

17. Contractor shall verify with owner and implement all landlord construction and design criteria, shown on this set of drawings or not shown.

18. Contractor shall provide shop drawings for all trades prior to fabrication & installation, and samples of all material and color/ finishes for architect's approval. Contractor shall provide timely and complete data on any deviation/ substitution from contract documents.

19. For required materials only, the Contractor shall submit a minimum of 3 (three) of each material sample, manufacturers literature, cut sheets, finish details, cabinet shop drawings etc. to the Architect to review. The Architect will retain 1 (one) copy of each submittal for their records and return the others with a stamp of approval on each one prior to return to Contractor.

20. Contractor shall be responsible for a thorough, professional cleaning of the entire facility prior to owner takeover date. All exposed horizontal and vertical surfaces including, but not limited to the following must be wiped clean and free of dust; walls, cabinetry, steel fixtures/lamps, duct work, sprinkler pipes, storefront systems, interior/exterior glazing etc. all floors must be mopped clean.

21. Contractor shall be responsible for close out, prior to final payment, incorporating all standard guarantees and warrantees and originals of all applicable certificates of testing, inspection, temporary final certificate of occupancy. Coordinate with Owner.

22. Upon submission for final payment, Contractor shall provide a release and waiver of liens, holding the Owner and Landlord harmless from any obligation whatsoever which may be or may have been incurred by the Contractor or Sub-Contractors during the construction of demised premises.

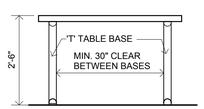
23. The Contractor is responsible for all means and methods of temporary shoring, bracing, or otherwise protecting any portion of the existing structure and utilities from damage during construction. The Engineer/Architect is specifying the finished condition only without assuming knowledge nor responsibility for how the Contractor will achieve this result.

24. Mechanical and plumbing shall be bidder design with qualified contractors. Portions of this work shown on drawings is for conveyance of design intent or coordination only. All bidder design work must be reviewed in drawing form with Architect prior to proceeding. All work shall be in strict compliance with prevailing local codes.

25. All work by General Contractor and Sub-Contractors is to comply with the codes and standards set forth by the following agencies and organizations -- ACI: American Concrete Institute; AISC: American Institute of Steel Construction, Inc.; ANSI: American National Standards Institute; ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers; ASTM: American Society for Testing and Materials; AWS: American Welding Society; ICBO: International Conference of Building Officials; NEC: National Electrical Code, latest edition; NWMA: National Woodwork Manufacturer's Association; OSHA: Occupational Safety and Health Standards, latest safety orders; SMACNA: Sheet Metal and Air Conditioning Contractor's National Association; UBC: Uniform Building Code, lastest edition with state amendments, latest ed.; UL: Underwriter's Laboratories, Inc.; UMC: Uniform Mechanical Code, latest ed.; UPC: Uniform Plumbing Code, latest ed.; -- other city, county, and state codes and ordinances are applicable.

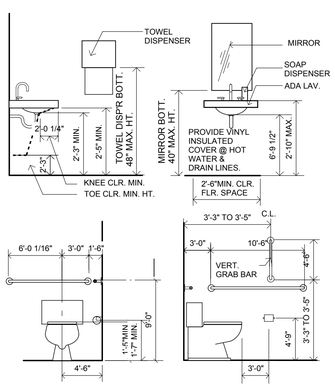
TYPICAL SYMBOLS

- Grid Line
- Door Number
- ROOM NAME 000 — Room Name/ Number
- Interior Elevation
- Building Section
- Wall Section
- Detail
- Revision
- Equipment
- Wall Type
- Datum
- 000.00 AFF — Spot Elevation



ADA ACCESS TBL.

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



EXISTING ADA RESTROOM INFORMATION

SCALE: 3/8" = 1'-0"

THE STRUCT. STRENGTH OF GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE REQUIRMENTS OF L.A.B.C. 3105 (B) 3 C(iii).
PAINT INTERIOR OF BATHROOM WITH EPOXY PAINT MIN. 4' A.F.F. AND WITHIN 2' OF TOILET MIN.
THE DIA. & GRIPPING SURFACES OF GRAB BARS SHALL BE 1 1/2".
THE SPACE BETWEEN THE WALL & THE GRAB BAR SHALL BE 1 1/2".

PROJECT SCOPE

THE PROJECT IS FOR A TENANT IMPROVEMENT OF A VACANT B, M OCCUPANCY SPACE TO A RETAIL WINE SHOP WITH LIMITED SEATING AND OCCUPANCY OF B, M AND S-1. NO EXTERIOR WORK THIS PERMIT. SOME NEW INTERIOR PARTITIONS AND NEW PLUMBING AND ELECTRICAL AND MECHANICAL DISTRIBUTION OF EXISTING UNITS.

PROJECT INFORMATION

PAST BUILDING PERMIT FOR SPACE: 23-003684 REV 01 CO

GOVERNING CODES: CITY OF PORTLAND OREGON
ALL WORK TO COMPLY WITH THE FOLLOWING CODES AND AMMENDMENTS AND ADOPTED ORDINANCES:
-2022 OREGON STRUCTURAL SPECIALTY CODE
-2022 OREGON MECHANICAL SPECIALTY CODE
-2021 OREGON PLUMBING SPECIALTY CODE
-2021 OREGON ELECTRICAL SPECIALTY CODE
-2021 OREGON ENERGY EFFICIENCY CODE
-2022 OREGON FIRE CODE
-2009 ANSI 117.1 (ACCESIBILITY CODE)
-2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE/ ASHRAE 90.1 2019
ICC/ANSI A117.1 - 2009 (ORS447.241)
- COMPLY WITH AMERICANS WITH DISABILITIES ACT - 2014 OSSC ACCESSIBILITY REFERENCE STANDARD ICC A117.1-2009

ZONING (33.130)
BUILDING ZONING: CM2
OVERLAY: M (CENTERS MAIN STREET), MU-C (CIVIC CORRIDOR)

CONSTRUCTION TYPE AND USE (CHAPTERS 3,4 & 5)
BUILDING OCCUPANCY: B (OFFICE), M (RETAIL) S-1(STORAGE) NON-SEPARATED
CONSTRUCTION TYPE: V-B (NON SPRINKLERED)
LOT/SITE AREA: 13,333 SF
BUILDING AREA: 6,600 SF
PROJECT AREA: 1,854 SF
STORIES: ONE ABOVE GRADE
SEPARATION: NON-SEPARATED

OCCUPANCY
EXISTING B,M OCCUPANCY REMAINS BUT INCREASE IN OCCUPANT LOAD FROM PREVIOUS 19 OCCS.TO 47 TOTAL OCCS., SEE A1.01. INCREASE OF 28 OCCUPANTS DOES NOT TRIGGER SEISMEC UPGRADE.

FIRE RESISTANT RATING REQUIREMENTS (CHAPTER 6)
PRIMARY STRUCTURAL FRAME - 0 HRS
BEARING WALLS: EXTERIOR - 0 HRS / INTERIOR - 0 HRS
NON-BEARING WALLS & PARTITIONS: EXTERIOR- SEE SITE PLAN / INTERIOR- 0 HRS
FLOOR CONSTRUCTION: 0 HRS
ROOF CONSTRUCTION: 0 HRS

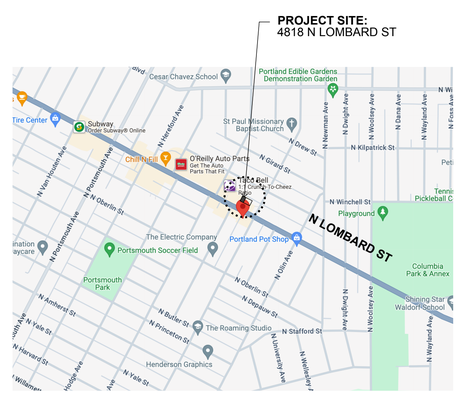
INTERIOR FINISHES (CHAPTER 8)
ALL INTERIOR AND CEILING FINISH MATERIALS TO BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723 AND MEET THE FOLLOWING SMOKE-DEVELOPED INDEXES
AS REQUIRED BY TABLE 803.9 BELOW:

INTERIOR EXIT STAIRWAYS, EXIT RAMPS AND EXIT PASSAGEWAYS: CLASS A
CORRIDORS AND ENCLOSURES FOR EXIT STAIRWAYS AND RAMPS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

PLUMBING FIXTURE COUNT:
EXISTING: RESTROOM WITH (1) LAV AND (1) WC DRAIN TO SEWER. (E) HOT WATER HEATER DRAINS TO (E) MOP SINK AND SEPARATE TRASH AREA DRAIN TO GREASE INTERCEPTOR.
ADDITION THIS PERMIT:(2) HAND SINKS, (2) PREP SINKS AND (2) D/WS DRAIN AND (1) ICE MAKER DRAIN TO (2) FLOOR SINKS

FOG: RUN ALL NEW DRAINS THROUGH EXISTING GREASE INTERCEPTOR SYSTEM.

24-056220 REV 01 CO



VICINITY MAP

NOT TO SCALE

N

PROJECT TEAM

BUILDING OWNER:
NAME: DIG UP PROJECT LLC
ADDRESS: 2839 SW 2ND AVE
PORTLAND OR 97201

PROPERTY:
NAME: UNIVERSITY PARK BUILDING LLC
ADDRESS: 4818 N LOMBARD ST
PORTLAND OR 97203

TENANT / APPLICANT:
NAME: LIVING ROOM WINES LLC
ADDRESS: 3432 NE SCHUYLER ST
PORTLAND OR 97212
CONTACT: FABRIZIO BARBAGELATA
PHONE: 516.521.9726
EMAIL: fabriziobarbagelata@gmail.com

ARCHITECT:
NAME: ANNEN ARCHITECTURE LLC
ADDRESS: 3778 SE 10TH AVE
PORTLAND OR 97202
CONTACT: MARK ANNEN
PHONE: 503.239.4834
EMAIL: mark@annendesign.com

CONTRACTOR:
NAME: BNK CONSTRUCTION
CCB# 107555
ADDRESS: 45 82ND DRIVE, SUITE 53B
GLADSTONE, OR 97027
PHONE: 503.557.0866
EMAIL: shandy@bnkconstruction.com

DRAWING INDEX

A 1.0	COVER SHEET / JOB INFORMATION
A 1.01	BUILDING LIFE SAFETY SITE PLAN
A 1.02	SITE PLAN AND UTILITIES
A 1.1	EXISTING/DEMOLITION PLANS
A 1.2	FLOOR PLAN WITH PLUMBING/EQUIPM
A 1.3	FRAMING PLAN AND DOOR SCHEDUL
A 1.4	REFLECTED CEILNG PLAN AND LIGHTING

SEPARATE PERMITS

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING SUBMITTALS:

- ELECTRICAL SERVICE DESIGN
- MECHANICAL SYSTEM DESIGN
- PLUMBING SERVICE DESIGN

DIFFERED SUBMITTALS

THE PORTION O. ...E PROJECT LISTED BELOW WILL BE CONSTRUCTED USING A DESIGN/BUILD APPROACH. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE PRELIMINARY TO PROVIDE A BASIS FOR BIDDING AND PLANNING. ACTUAL DRAWINGS FOR THE PORTIONS LISTED ARE TO BE PROVIDED BY THE CONTRACTOR AS "DEFERRED SUBMITTAL" DRAWINGS. "DEFERRED SUBMITTAL" DRAWINGS REQUIRE APPROVAL OF ARCHITECT AND THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

THE PROCEDURE FOR DEFERRED SUBMITTAL IS AS FOLLOWS:
1. CONTRACTOR TO REVIEW AND PROVIDE SUBMITTAL STAMP OF APPROVAL.
2. DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
3. FOLLOWING THE COMPLETION OF THE ARCHITECT'S REVIEW THE CONTRACTOR SHALL SUBMIT TO THE AUTHORITY HAVING JURISDICTION.
4. WORK RELATED TO DEFERRED SUBMITTAL ITEMS SHALL NOT BE PERFORMED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING DEFERRED SUBMITTALS:
ELECTRICAL SERVICE DESIGN
INTERIOR LIGHTING DESIGN
MECHANICAL SYSTEM DESIGN
PLUMBING SERVICE DESIGN
FIRE ALARM (WHERE APPLICABLE)

DESIGN-BUILD COORDINATION:
1. DESIGN BUILD SERVICES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
ELECTRICAL SERVICE DESIGN
MECHANICAL SYSTEM DESIGN
PLUMBING SERVICE DESIGN
FIRE ALARM (APPROVED FIRST BY GENERAL CONTRACTOR)
2. FINAL DESIGN, ENGINEERING, AND SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING. SHOP DRAWINGS SHALL INCLUDE ALL MATERIALS, CONFIGURATIONS, ATTACHMENTS, AND FINISHES.

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City of Portland
Reviewed for Code Compliance
Date: 12/4/2024
Permit #: 24-056220-REV-01-CO

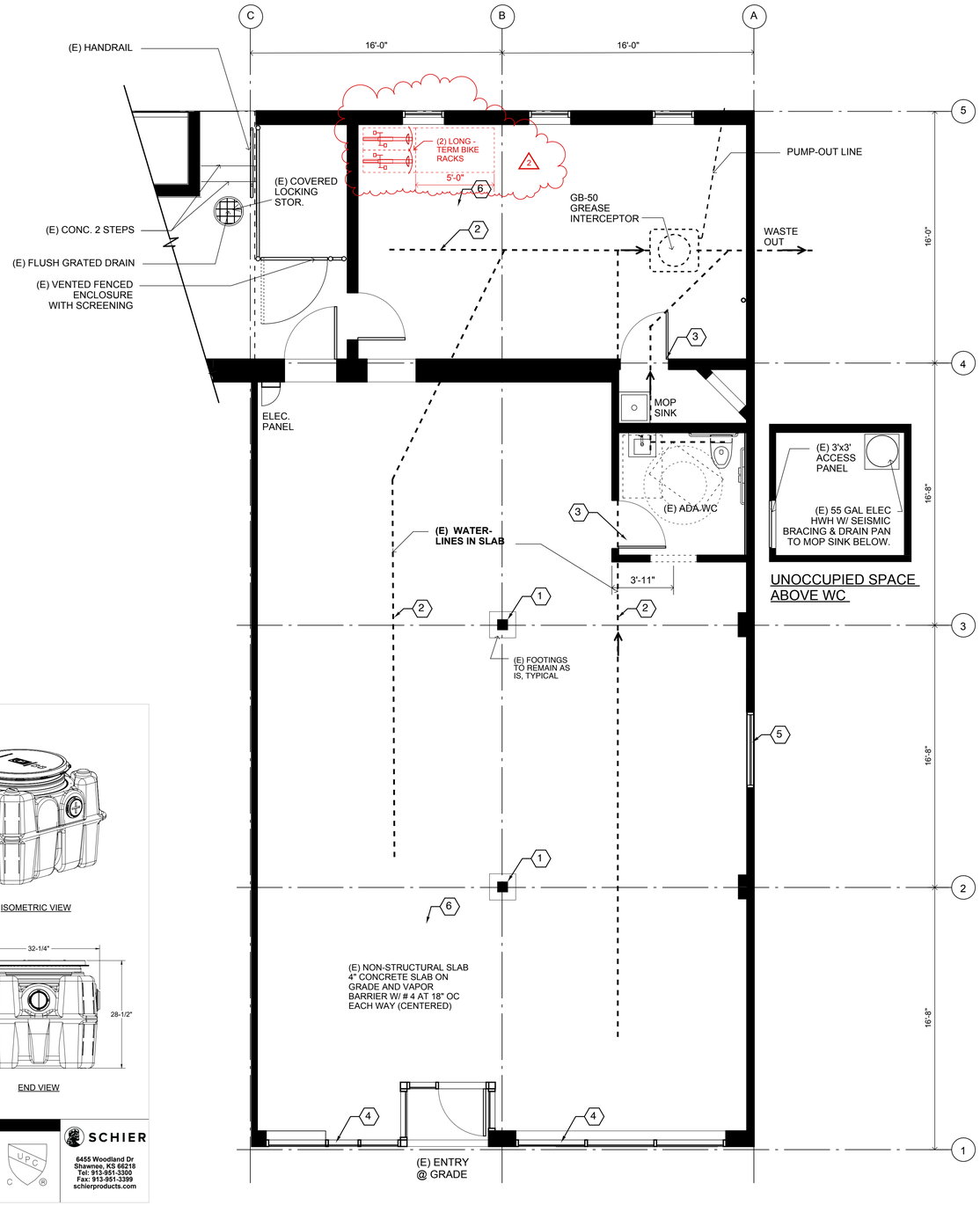
REVISIONS	BY
1 00/00/0000	
2 10/21/24	

LIVING ROOM WINES LLC
A RETAIL WINE SHOP
4818 N LOMBARD STREET, PORTLAND OR 97203

REGISTERED ARCHITECT MARK J. ANNEN PORTLAND, OR 6202 STATE OF OREGON

ANNEN
ARCHITECTURE, LLC
RESIDENTIAL
COMMERCIAL
RESTAURANTS
INTERIORS
503.239.4834

Date	06/20/2024
Scale	VARIES
Drawn	MJA
COVER SHEET / JOB INFO	
Sheet	A1.0
Of	Sheets



GENERAL DEMO FLOOR PLAN NOTES

A. THE SCOPE OF DEMOLITION WORK IS NOT ALL INCLUSIVE. THE GENERAL CONTRACTOR SHALL INCLUDE IN THE BID POSSIBLE DEMOLITION BASED ON EXISTING CONDITIONS FOUND IN THE FIELD. THESE CONDITIONS INCLUDE BUT ARE NOT LIMITED TO:
- MECHANICAL DUCT AND UNIT REWORK AND EQUIPMENT ACCESS TO PROVIDE FOR NEW CONSTRUCTION NEEDS AT EXISTING GYPSUM BOARD CEILINGS, OR ROOF PENETRATIONS.
- ELECTRICAL PANEL RELOCATION, NEW CONDUIT REWORK, OR FLOOR AND ROOF PENETRATIONS.
- PLUMBING SOIL AND SUPPLY LINE REWORK, OR FLOOR AND ROOF PENETRATIONS.
- TELEPHONE CABLING REWORK, OR FLOOR AND ROOF PENETRATIONS.
- AUDIO VISUAL CABLING WORK, OR FLOOR AND ROOF PENETRATIONS.
- BRINGING EXISTING CONDITIONS THAT VIOLATE CODES UP TO CURRENT CODE REQUIREMENTS FOR MECHANICAL, PLUMBING, ELECTRICAL, ETC
- FLOOR FLOATING AND LEVELING AS REQUIRED FOR CERAMIC TILE, STONE TILE AND OTHER FLOORING.

B. THE GENERAL CONTRACTOR SHALL PROVIDE FOR TRASH REMOVAL AND CLEAN UP INCLUDING BUT NOT LIMITED TO:
- SCOPE OF WORK
- ADJACENT AREAS
- ALL PUBLIC AND SERVICE ACCESS ROUTES
- ELEVATORS IF APPLICABLE
- STREET AND TRASH STORAGE AREAS

C. TRASH SHALL BE REMOVED FROM SITE AND TAKEN TO TRASH DUMPSTER EACH NIGHT.

D. ASBESTOS VERIFICATION: GENERAL CONTRACTOR TO TEST FOR ASBESTOS CONTAINING MATERIAL WHICH ARE IMPACTED BY NEW CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, RESILIENT FLOOR TILE, INSULATION OF PIPING AND/OR MECHANICAL EQUIPMENT AND TEXTURED CEILINGS. IF TESTED POSITIVE, PROCEED PER LOCAL AND FEDERAL GUIDELINES OR AUTHORITIES HAVING JURISDICTION FOR ASBESTOS ABATEMENT PRIOR TO ALL OTHER DEMO OR NEW CONSTRUCTION WORK.

E. REMOVE EXISTING PLUMBING FIXTURES AS NOTED ON PLAN(S). CAP OFF PLUMBING. IN PARTITIONS BEING REMOVED AND/OR LOCATIONS SPECIFIED, STRIP OUT ALL SOIL LINES TO BE FLUSH WITH SLAB OR BELOW SLAB AND PROPERLY CAP AND SEAL.

F. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING MATERIALS DURING DEMOLITION.

G. IF DEMOLITION OCCURS IN AREAS ADJACENT TO A COMMON ELEVATOR LOBBY OR OTHER BUILDING CORRIDOR, LEAVE EXTRA BUILDING FLOORING, BASE, WALLCOVERING, AND CEILING IN THE AREA.

H. TO BE DEMOLISHED TO ENSURE A CLEAR TRANSITION OF FINISHES.

I. COORDINATE WITH TENANT OR BUILDING OWNER FOR AREA ACCESS AND MATERIALS FOR REUSE.

KEYED NOTES

1. EXISTING STRUCTURAL COLUMN TO REMAIN (TYP)
2. EXISTING SUB-SLAB WATERLINES - CUT FOR NEW PLUMBING FIXTURES PER PLUMBING LAYOUT.
3. REMOVE (E) DOOR FOR REUSE IN NEW
4. EXISTING STOREFRONT TO REMAIN.
5. EXISTING WINDOW TO REMAIN.
6. EXISTING CONRETE SLAB TO REMAIN, PROTECT FOR FINAL POLISH

City of Portland
Reviewed for
Code Compliance
Date: 12/4/2024
Permit # 24-00620-REV-01-CO

SPECIFICATIONS

Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron cover: 148 lbs. (For wet weight add 542 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 65 gal.; Grease: 439.5 lbs. (60 gal.) @50GPM Grease: 287.2 lbs. (43 gal.) @75GPM Solids: 13 gal.
5. For gravity drainage applications only.
6. Do not use for pressure applications.
7. Cover placement allows full access to tank for proper maintenance.
8. Vent not required unless per local code.
9. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
10. Integral air relief / Anti-siphon / Sampling access.
11. Adjustable cover adapters provide up to 4" of additional height.
12. Designed for below-grade, above-grade, indoor or outdoor installations.
13. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

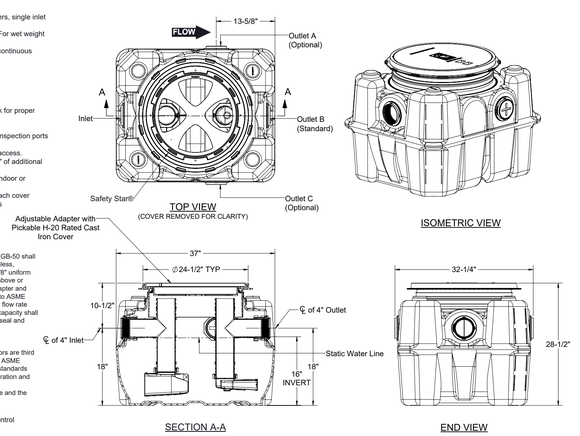
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-50 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 50 GPM or 75 GPM. Interceptor grease capacity shall be 439.5 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage.
They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4025-009-01			
GB-50	DESCRIPTION: GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER			
	DWG BY: T.ASAY	DATE: 8/16/2022	REV: -	ECO: -

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Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

EXISTING GREASE INTERCEPTOR

EXISTING FLOOR PLAN WITH DEMO

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

REVISIONS	BY
1	
2 10/21/24	

LIVING ROOM WINES LLC

A RETAIL WINE SHOP
4818 N LOMBARD STREET, PORTLAND OR 97203

REGISTERED ARCHITECT
MARK J. ANNEN
PORTLAND, OR
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STATE OF OREGON

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COMMERCIAL
INTERIOR
T: 503.239.4834

Date	05/24/24
Scale	VARIES
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EXISTING & DEMO	
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Of	Sheets

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0 1 2 3 4 5 10 15 20 25 30 35 40

FIRE LIFE SAFETY - BY GENERAL CONTRACTOR
THE FOLLOWING ITEMS ARE FIRE LIFE SAFETY REQUIREMENTS TO BE COMPLETED BY THE GENERAL CONTRACTOR. PROVIDE THE APPROPRIATE SUBMITTAL TO THE ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO SUBMITTING TO THE AUTHOROITY HAVING JURISDICTION.

CODE REQUIRED SIGNAGE
1. PROVIDE REQUIRED CODE REQUIRED SIGNAGE AS PRESCRIBED BY THE OREGON STRUCTURAL SPECIALTY CODE AND THE INTERNATIONAL FIRE CODE. COORDINATE LOCATION WITH ARCHITECT AND AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
2. THE FOLLOWING ITEMS ARE TYPICALLY PROVIDED BY THE GENERAL CONTRACTOR, BUT MAY NOT EXHAUSTIVE OF ALL UNIQUE PROJECT REQUIREMENTS. COORDINATE EXTENT OF CODE REQUIRED SIGNAGE WITHIN THIS PROJECT WITH ARCHITECT OF RECORD PRIOR TO SUBSTANTIAL COMPLETION.

OREGON SPECIALTY STRUCTURAL CODE - BASED ON THE INTERNATIONAL BUILDING CODE (IBC)
- OCCUPANT LOAD (1004.3)
- TWO-WAY COMMUNICATION DEVICES (IBC 1007.8.2)
- AREAS OF REFUGE (IBC 1007.9)
- DELAYED EMERGENCY EXIT DOORS (IBC 1008.1.9)
- KEY LOCKS ON EGRESS SIDE OF DOORS (IBC 1008.1.9)
- EXIT SIGNAGE (IBC 1011.1)
- FLOOR IDENTIFICATION (IBC 1022.8)
- ACCESSIBILITY ELEMENTS AND DIRECTIONAL SIGNAGE (IBC 1110)
- ELEVATOR EMERGENCY SIGNS (IBC 3002.3)

OREGON FIRE CODE - BASED ON THE INTERNATIONAL FIRE CODE (IFC)
- NO SMOKING (IFC 310.3)
- PREMISES IDENTIFICATION (IFC 505.1)
- FIRE PROTECTION EQUIPMENT SIGNS (IFC 509.1)
- ELECTRICAL CONTROL ROOMS (IFC 605.3.1)
- FIRE DOORS (IFC 703.2.1)
- FIRE DEPARTMENT CONNECTIONS (IFC 912.4)

RATED ASSEMBLIES
1. WHERE RATED ASSEMBLIES ARE SHOWN ON THE FLS PLAN, PROVIDE A UL OR GA LISTED RATED ASSEMBLY TO MEET THE FIRE RATING REQUIREMENTS TO THE ARCHITECT FOR REVIEW.
2. PROVIDE A UL OR GA LISTED PERIMETER JOINT ASSEMBLY AND THROUGH PENETRATION FIRE STOP ASSMEMBLY MEETING THE FIRE RATED REQUIREMENT OF THE WALL, FLOOR/CEILING OR ROOF ASSEMBLY SHOWN ON THE FLS PLANS.
3. PROVIDE A SUBMITTAL CUT SHEET TO THE ARCHITECT OF EACH SELECTED FIRE RESISTANT ASSEMBLY PRIOR TO INSTALLATION.

PLUMBING CALCULATIONS (2902.1)
OCCUPANT LOAD (PER OSSC TABLE 1004.5):
TOTAL OCCUPANCY = 47 OCCUPANTS
WATER CLOSETS (PER OSSC TABLE 2902.1):
OCCUPANCY: 47 OCCUPANTS = (1/25 OCC FOR THE FIRST 50)+(1/REMAINING 50) = 2
WATER CLOSETS PROVIDED = PER OSSC SECTION 2902.2, EXCEPTION 4:
FOR BUSINESS OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR FEWER, ONE SINGLE USER TOILET ROOM SHALL BE PERMITTED.
ONE SINGLE USER TOILET ROOM IS PROVIDED
LAVATORIES (PER OSSC TABLE 2902.1):
OCCUPANCY: 47 OCCUPANTS = (1/40 OCC FOR THE FIRST 80) + (1/REMAINING 80)) = 1 LAVATORY REQUIRED. 1 LAVATORY PROVIDED
DRINKING FOUNTAINS: WATER PROVIDED BY SERVING AREA OF WINE SHOP.

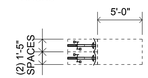
TRAVEL DISTANCES (PER OSSC TABLES 1006.2.1 & 1017.2):
ALLOWED COMMON PATH OF TRAVEL = 100'-0"
MAX COMMON PATH OF TRAVEL = 17'-6"
MAX ALLOWED TRAVEL DIST TO EXIT = 300'-0"
MAX TRAVEL DIST TO EXIT = 70'-6"
EXIT WIDTH (PER OSSC SECTION 1005.3.2):
REQUIRED EXIT WIDTH = 47 OCC x 0.2" = 9.4"; 36" MIN
EXIT WIDTH PROVIDED = 36" MIN.

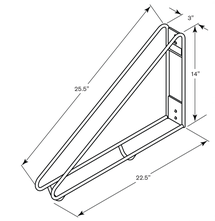
EMERGENCY LIGHTING REQUIREMENTS
1. MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS SERVED BY THE MEANS OF EGRESS.
2. PROVIDE MINIMUM 1 FOOT-CANDLE OF ILLUMINATION AT ALL MEANS OF EGRESS. THE POWER SUPPLY FOR THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE BUILDINGS ELECTRICAL SUPPLY. IN THE EVENT OF A POWER FAILURE, THE EMERGENCY POWER SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE 4GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH 2015 IBC SECTION 2702 AND 2015 IBC SECTION 1006.
3. PRIOR TO FINAL INSPECTION, SUBMIT DOCUMENTATION SUBSTANTIATING THE COMPLETION OF TEST FOR THE MEANS OF EGRESS ILLUMINATION LEVEL PER 2015 IBC 1008.2.1, 1008.3 AND EMERGENCY POWER PER 1008.3.5.

ORS 447.241 (25% ADA RULE) COMPLIANCE
EVERY PROJECT FOR RENOVATION, ALTERATION OR MODIFICATION TO AFFECTED BUILDINGS AND RELATED FACILITIES THAT AFFECTS OR COULD AFFECT THE USABILITY OF OR ACCESS TO AN AREA CONTAINING A PRIMARY FUNCTION SHALL BE MADE TO INSURE THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE PATHS OF TRAVEL TO THE ALTERED AREA AND THE RESTROOMS, TELEPHONES AND DRINKING FOUNTAINS SERVING THE ALTERED AREA ARE READILY ACCESSIBLE TO AND USEABLE BY INDIVIDUALS WITH DISABILITIES, UNLESS SUCH ALTERATIONS ARE DISPROPORTIONATE TO THE OVERALL ALTERATIONS IN TERMS OF COST AND SCOPE. EXISTING NON-COMPLIANT ITEMS PROPOSED TO BE REMEDIATED WITHIN THIS PROJECT SCOPE: **NONE KNOWN,** ACCESSIBLE PARKING AND ROUTES WERE RESOLVED DURING THE PREVIOUS SHELL PERMIT. AN ACCESSIBLE RESTROOM IS PROVIDED UNDER PAST PERMIT.
FOLLOWING COMPLETION OF THIS PROJECT, NO ADDITIONAL BARRIERS ARE KNOWN WITHIN THE PROJECT AREA SUBJECT TO ORS 447.241

DELEGATED DESIGN SUBMITTALS/PERMITS
ITEMS LISTED AS A DEFERRED SUBMITTAL OR DESIGN BUILD ITEMS ON SHEET A1.0 REQUIRE ENGINEERING TO BE PROVIDED BY THE GENERAL CONTRACTOR. PROVIDE A COMPLETE AND ENGINEERED SYSTEM TO MEET THE DESIGN INTENT CONTAINED WITHIN THESE CONTRACT DOCUMENTS. PROVIDE A SUBMITTAL TO THE ARCHITECT FOR REVIEW OF DESIGN INTENT CONFORMANCE ONLY; THIS REVIEW DOES NOT CONSTITUTE A PROFESSIONAL PEER REVIEW OF THE SYSTEMS SUBMITTED. WHERE A LICENSED DESIGN PROFESSIONAL IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE GENERAL CONTRACTOR IS TO SECURE THESE SERVICES AND PROVIDE STAMPED DOCUMENTS TO MEET THE LOCAL REQUIREMENTS FOR A DEFERRED SUBMITTAL OR SEPARATE PERMIT. ADDITIONAL DEFERRED SUBMITTAL OR PERMIT FEES TO BE PAID BY THE GENERAL CONTRACTOR.

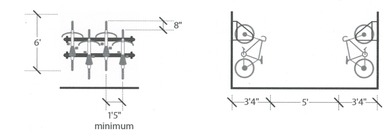
NEW WORK THIS PERMIT:
2 (N) LONG TERM BIKE WALLMNT. RACKS PER 33.266 FIG. 266-13. STAGGER 8" ALT'G HTS. PER DWG. 3
ADD 2 (N) LONG TERM BIKE RACKS





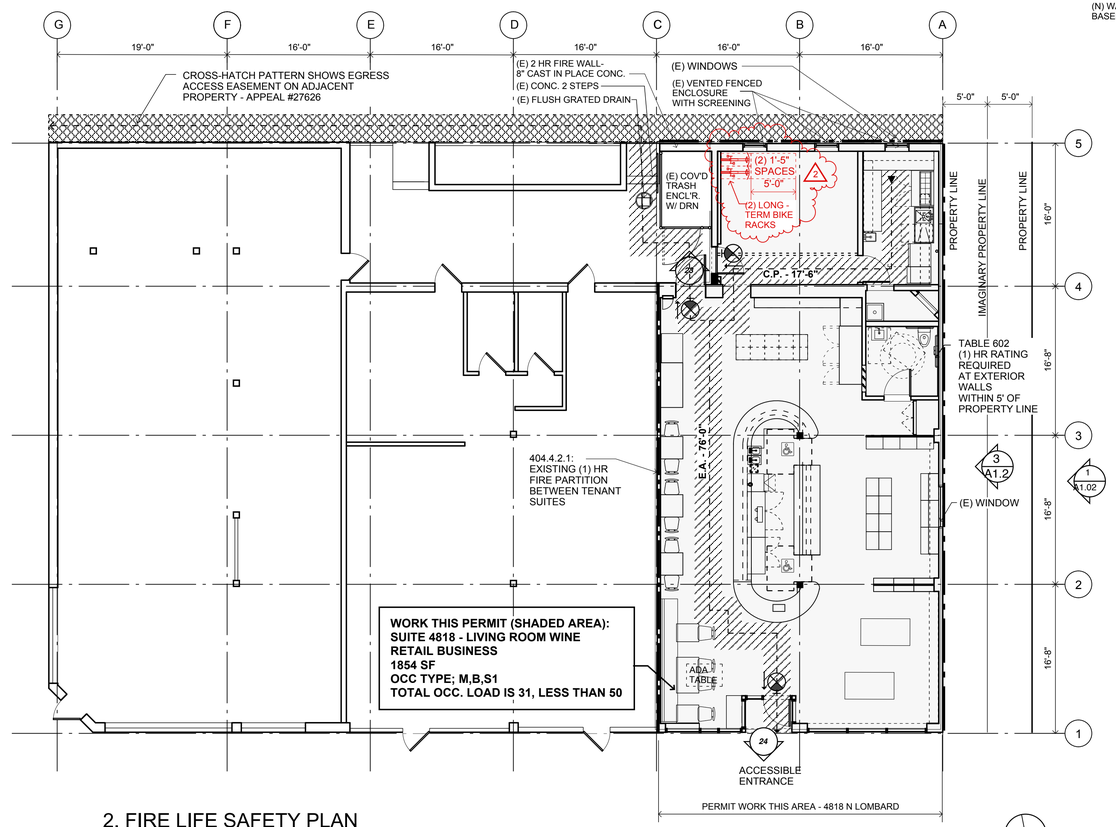
Title 33, Planning and Zoning
8/1/21
Chapter 33.266
Parking, Loading, And Transportation And Parking Demand Management

Figure 266-12
Vertical Spaces



3. BIKE RACK MOUNTING

(N) WALL MOUNTED BIKE RACKS IN MAIN OFFICE BLDG.
BASEMENT LEVEL - SPACE PER PLAN, STAGGER HTS ALT'G 8"

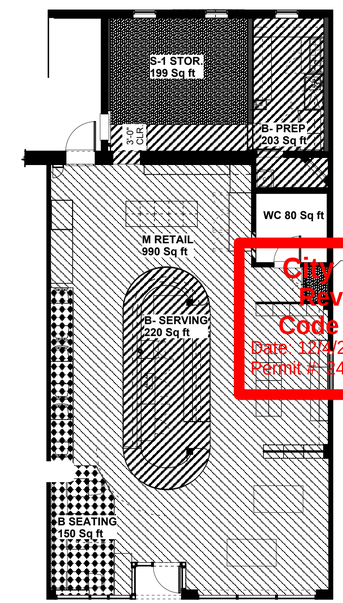


2. FIRE LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

LEGEND - FIRE LIFE SAFETY PLANS
PROVIDE CONTINUOUS UL LISTED ASSEMBLIES FOR ALL CONSTRUCTION JOINTS AND THROUGH WALL PENETRATIONS MATCHING THE FIRE RESISTANT RATING OF ALL WALLS INDICATED BELOW.

- 1/2 HR. FIRE PARTITION - 20 MIN. DOOR
- 1 HR FIRE PARTITION - 45 MIN. DOOR
- 1 HR FIRE BARRIER - 60 MIN. DOOR
- 2 HR FIRE BARRIER - 90 MIN. DOOR
- 3 HR FIRE BARRIER - 20 MIN. DOOR
- 36" — EGRESS PATH OF TRAVEL WITH MIN. CLEAR. WIDTH INDICATED. PROVIDE MIN. ILLUMINATION FOR EXITING.
- C.P. - X'-X" — COMMON PATH OF EGRESS TRAVEL (OSSC 1014.3)
- E.A. - X'-X" — EXIT ACCESS DISTANCE (OSSC 1016)
- 29 — OCCUPANT LOAD AT OPENING
- LIGHTED EXIT SIGN - CEILING MOUNTED (SHADING INDICATES DIRECTION ARROW)
- LIGHTED EXIT SIGN - WALL MOUNTED
- FEC — FIRE EXTINGUISHER CABINET - COORDINATE LOCATION WITH FIRE MARSHAL



1. OCCUPANCY DIAGRAM

SCALE: 1/8" = 1'-0"

- S-1 - STORAGE AREA
  211 SQ FT /300 GROSS = 01 OCCUPANT
- M - MERCANTILE/RETAIL AREA
  990 SQ FT /30 GROSS = 17 OCCUPANTS
- B - SEATING AREA:
  150 SQ FT /15 NET = 10 OCCUPANTS
- B - SERVING/PREP AREAS
  423 SQ. FT /200 GROSS = 3 OCCUPANTS
- WC:
  80 SQ FT = 0 OCCUPANTS

OCCUPANT LOAD (PER OSSC TABLE 1004.5 & SECTION 1004.8):
M RETAIL OCCUPANCY = 990 SF / 60 GROSS = 17 OCCUPANTS
B SEATING OCCUPANCY = 150 SF / 15 NET = 10 OCCUPANTS
B SERVING OCCUPANCY = 423 SF / 200 GROSS = 3 OCCUPANTS
S-1 OCCUPANCY = 211 SF / 300 = 1 OCCUPANT
TOTAL OCCUPANCY = 1,854 SF = 31 OCCUPANTS

TOTAL PROJECT AREA: 1,854 SQ FT
TOTAL OCCUPANT LOAD: 31 TOTAL OCCS

City of Portland
Reviewed for Code Compliance
Date: 12/4/2024
Permit #: 24-056220-REV-01-CO

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REGISTERED ARCHITECT MARK J. ANNEN PORTLAND, OR 6202 STATE OF OREGON

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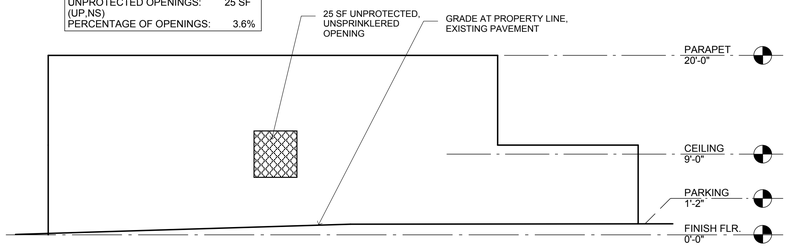
Date	05/24/24
Scale	VARIES
Drawn	MJA
CODE ANALYSIS	
Sheet	A1.01
Of	Sheets

2014 OSSC CHAPTER 7(TABLE 705.8) PERCENTAGE OF OPENINGS	
TOTAL WALL AREA:	1,106 SF
UNPROTECTED OPENINGS: (UP,NS)	25 SF
PERCENTAGE OF OPENINGS:	3.6%



3. BUILDING ELEVATION - UNPROTECTED OPENINGS - 4818

SCALE: 1/16" = 1'-0"

WATER BUREAU NOTES

Premises-Isolation Backflow Protection
Required by Water Quality Backflow (WQBF) Review (503-823-7480)
Water Bureau Backflow Assembly Installation Requirements:
www.portlandoregon.gov/water/backflowinstallationrequirements
Title 21.12.320, 28.08.020 and/or OAR 333-061-0070, 333-061-0071
Plan Approved For Construction: Errors And Omissions Excepted.
DOMESTIC WATER SERVICE:
Backflow Prevention Assemblies Must Conform to
EPA Lead Free Requirements.
Reduced Pressure Backflow Assembly (RPBA) Required.
Assemblies Approved To Be Installed Inside Buildings Or Structures:

The installation must be located at the water riser, on the centerline of the city water service as it runs perpendicular from the right of way. The riser must be located 12" from the foundation wall to centerline of pipe. Where applicable, foundations and/or footings must be engineered to accommodate the riser location. When required water piping must be sleeved appropriately. Piping must be sleeved compliant with Fire Code NFPA 13 – 9.3.4 and/or Plumbing Code 313.9.

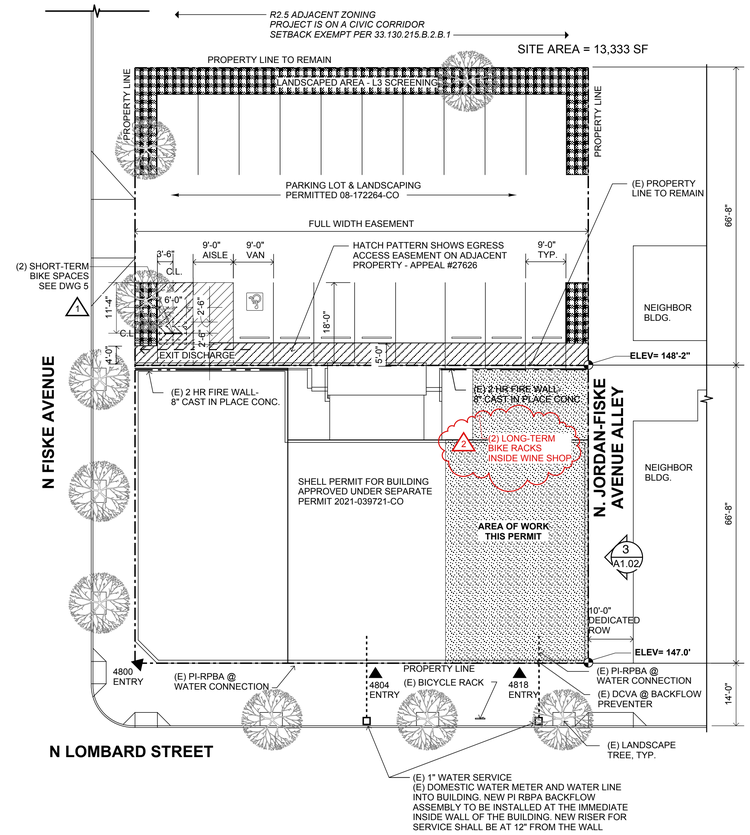
If service enters building greater than 5'AFF the assembly must be dropped down to be at 5' AFF to top of assembly body.
If service enters building at less than 1' AFF the assembly must be raised to be at 1' AFF to bottom of assembly body.
See Water Bureau Backflow Assembly Installation Requirement Page 1, Item 1 for other critical assembly and riser requirements.

Installation of a premise-isolation backflow assembly will create a closed system and may result in problems associated with thermal expansion. Installer responsible for making provisions for thermal expansion.

BES SOURCE CONTROL NOTES

BES POLLUTION PREVENTION: THIS FACILITY WILL BE ASSESSED AN EXTRA STRENGTH SEWER CHARGE (ESSC) RATE BASED ON THE CHARACTERISTICS OF THE WASTEWATER DISCHARGED INTO THE CITY'S SANITARY SEWER SYSTEM. REMOVAL OF SOLIDS, FATS, OILS AND GREASE PRIOR TO DISCHARGE WILL REDUCE THE ESSC RATE. RATE REDUCING BEST MANAGEMENT PRACTICES INCLUDE GREASE INTERCEPTORS, ABSENCE OF FOOD GRINDERS AND COMPOSTING FOR FOOD WASTES. CALL 503-823-7093 FOR MORE INFORMATION.

2. UTILITY NOTES



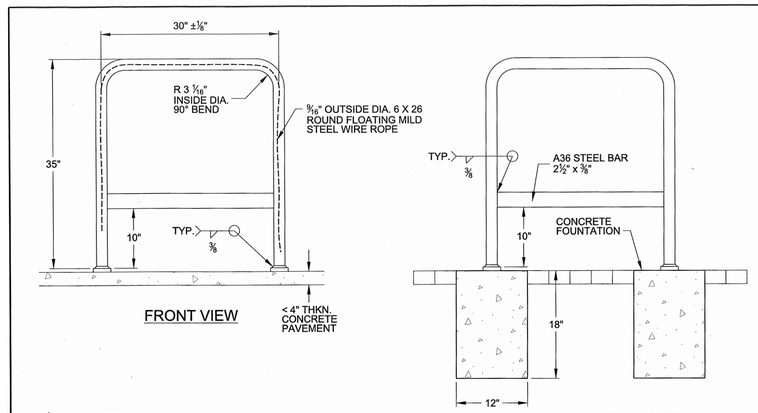
1. SITE PLAN WITH UTILITIES

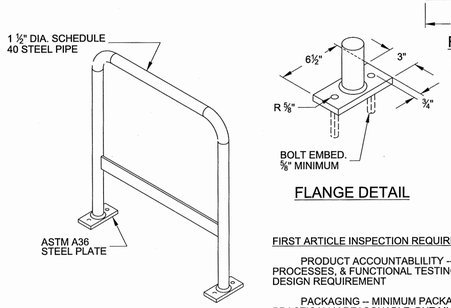
SCALE: 1/16" = 1'-0"

N

PREMISES-ISOLATION BACKFLOW PROTECTION
REQUIRED BY WATER QUALITY BACKFLOW (WQBF) REVIEW (503-823-7480) WATER BUREAU BACKFLOW ASSEMBLY INSTALLATION REQUIREMENTS:
WWW.PORTLAND.GOV/WATER/BACKFLOW-PREVENTION/BACKFLOW-ASSEMBLY-INSTALLATION-REQUIREMENTS
TITLE 21.12.320, 28.08.020 AND/OR OAR 333-061-0070, 333-061-0071
PLAN APPROVED FOR CONSTRUCTION: ERRORS AND OMISSIONS EXCEPTED.
DOMESTIC WATER SERVICE:
BACKFLOW PREVENTION ASSEMBLIES MUST CONFORM TO EPA LEAD FREE REQUIREMENTS.
REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) REQUIRED.

ASSEMBLIES APPROVED TO BE INSTALLED INSIDE BUILDINGS OR STRUCTURES:
INSTALLATIONS MUST BE LOCATED AT THE WATER RISER FOR SLAB-ON-GRADE CONSTRUCTION, OR ON THE HORIZONTAL PIPE PENETRATION INTO THE BUILDING FOR SUB-GRADE ENTRY. ASSEMBLIES MUST BE INSTALLED ON CENTERLINE OF THE CITY WATER SERVICE AS IT RUNS PERPENDICULAR FROM THE RIGHT-OF-WAY.
RISER MUST BE INSTALLED AT 12" FROM THE PROPERTY FRONTAGE FOUNDATION WALL TO THE CENTERLINE OF THE PIPE RISER.
ASSEMBLIES IN HORIZONTAL CONFIGURATIONS ARE TO BE INSTALLED AT THE SERVICE PENETRATION. WHERE APPLICABLE, FOUNDATIONS AND/OR FOOTINGS MUST BE ENGINEERED TO ACCOMMODATE THE RISER LOCATION. WHEN REQUIRED, WATER PIPING MUST BE SLEEVED APPROPRIATELY. PIPING MUST BE SLEEVED COMPLIANT WITH FIRE CODE NFPA 13 - 9.3.4 AND/OR PLUMBING CODE 313.9.
IF SERVICE ENTERS BUILDING AT LESS THAN 1-FOOT AFF THE ASSEMBLY MUST BE RAISED TO BE AT A MINIMUM OF 1-FOOT AFF MEASURED TO BOTTOM OF ASSEMBLY BODY. ANY ADDITIONAL PIPING TO ACCOMMODATE FOR A SHUTOFF VALVE, WYE STRAINER OR RELIEF-VALVE DRAIN MAY REQUIRE SLEEVING BEFORE THE ASSEMBLY. INSTALLED ARBITRARY PIPING PRIOR TO AN ASSEMBLY MAY REQUIRE THAT THE ASSEMBLY BE RELOCATED AND/OR BE SLEEVED.
SEE WATER BUREAU BACKFLOW ASSEMBLY INSTALLATION REQUIREMENT PAGE 1, ITEM 1 FOR OTHER CRITICAL ASSEMBLY AND RISER REQUIREMENTS.
INSTALLATION OF A PREMISE-ISOLATION BACKFLOW ASSEMBLY WILL CREATE A CLOSED SYSTEM AND MAY RESULT IN PROBLEMS ASSOCIATED WITH THERMAL EXPANSION. INSTALLER RESPONSIBLE FOR MAKING PROVISIONS FOR THERMAL EXPANSION.





MATERIALS

1. PIPE: ASTM A53 GRADE B STANDARD WEIGHT STEEL PIPE; 1 ½" DIAMETER CONSTRUCTED OF 90° BENDS WITH AN INSIDE RADIUS BEND OF 3 1/16" (± ⅛" SHOP TOLERANCE.)
2. PLATE: ASTM A36 5/8" THICK PLATE WITH TWO 5/8" DIAMETER HOLES.
3. BOLT: ½" DIAMETER x 1 ¼" LONG PIN HEX BUTTON SOCKET SECURITY BOLT, STANLESS STEEL, OR APPROVED EQUAL.
4. ANCHOR: 5/8" DIAMETER 2" LONG THREADED FOR ½" BOLTS

MATERIAL FINISH

1. SANDBLAST.
2. ZINC-RICH EPOXY PRIMER
3. POLYESTER TRI-GLYCIDYLISOCYANURATE (TGIC) FINISH, 4 MIL THICK IN RAL COLOR #5010, GENTIAN BLUE

MOUNTING PROCEDURES

1. ALL BICYCLE RACKS TO BE LOCATED IN CITY RIGHT-OF-WAY SHALL BE INSTALLED PER ADMINISTRATIVE RULE 10.09
2. ALL BOLT HOLES IN THE CONCRETE PAVEMENT OR THE CONCRETE FOUNDATION SHALL BE PREDRILLED HOLES, ½" DIAMETER x 2" DEEP. NO PROTRUDING OR NON-FLUSH ANCHOR BOLTS SHALL BE USED. BOLTS TO BE INSTALLED USING LOCK TIGHT.
3. FOR INSTALLATION IN PAVERS OR FOR CONCRETE PAVEMENT THAT IS LESS THAN 3" THICK, CONSTRUCT CONCRETE FOUNDATION IN ACCORDANCE WITH DETAILS SHOWN.
4. FOR CONCRETE PAVEMENT THAT IS NOT LEVEL, USE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL WASHERS TO LEVEL THE RACK AND SUPPORT PLATES BEFORE DRIVING ANCHOR BOLTS.

FIRST ARTICLE INSPECTION REQUIRED

PRODUCT ACCOUNTABLILITY -- RAW MATERIAL, SPECIFICATIONS AND SPECIAL PROCESSES, & FUNCTIONAL TESTING SHALL BE ENFORCED TO DETERMINE ADHERENCE TO DESIGN REQUIREMENT

PACKAGING -- MINIMUM PACKAGING REQUIREMENTS SHOULD BE SAFE AND PRACTICALLY REASONABLE, BUT MUST ENSURE THE PRODUCT IS PACKAGED IN A MANNER THAT SECURES THE INTEGRITY OF FORM, DRAWING SPECIFICATIONS AND PROTECT FINISH COSMETICS FROM DAMAGE DURING HANDLING, MOVEMENT AND STORAGE.

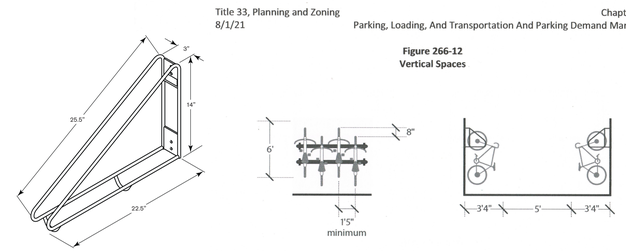
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.	City Engineer Standard Drawing Title BIKE RACK	
Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.	Effective Date: 05-12-2016 Calc. Book No.: - Baseline Report Date: -	Standard Drawing No. P-576

5. STAPLE TYPE BIKE RACK INFORMATION

Title 33, Planning and Zoning
8/1/21

Chapter 33.266
Parking, Loading, And Transportation And Parking Demand Management

Figure 266-12
Vertical Spaces



4. VERTICAL BIKE RACK MOUNTING

(N) WALL MOUNTED BIKE RACKS IN MAIN OFFICE BLDG.
BASEMENT LEVEL - SPACE PER PLAN, STAGGER HTS ALT'G 8"

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1 08/07/24	
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City of Portland
Reviewed for Code Compliance
Date: 12/4/2024
Permit #: 24-056220-REV-01-CO

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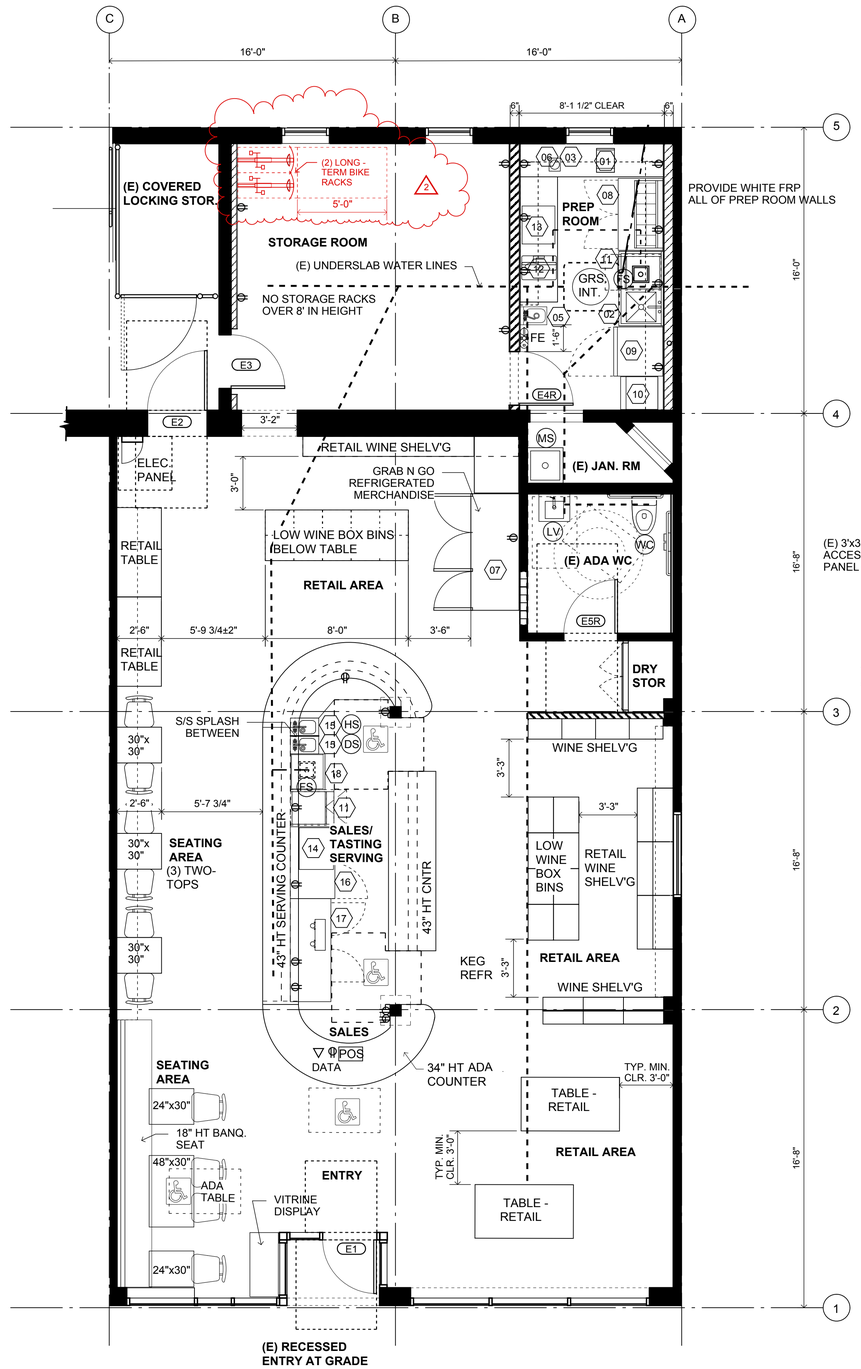
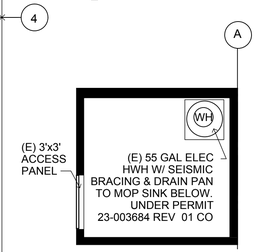


1. CONSTRUCTION PLAN - EQUIPMENT & PLUMBING

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

2. EQUIPMENT SCHEDULE

	ITEM	QTY	MODEL #
1	PANINI GRILL	1	WARING WPG250 120V, 60HZ, 1800 WATTS, 15 AMPS, NEMA 5-15P PLUG 5' CORD
2	U.C. D/W DISHTABLE	1	JOHN BOOS EDTS8-S30-50UCL-X
3	INDUCTION RANGE	1	VOLLRATH MIRAGE 59300 1800 WATTS
4			
5	WALL MOUNT HAND SINK + FAUCET	1	HS-1217W - PROVICE SOAP AND PAPER TOWEL DISPENSER
6	VITA-PREP MIXER O62827	1	120 V, 50-60HZ, 11.5A
7	3 DOOR REFRIGERATOR	1	KOOL-IT KGM-75 6.8 AMPS 1/2HP115/60HZ/1 NEMA 5-15P DED. CIRC.
8	IKON REFRIGERATED PREP TABLE	1	ISP48 115/60/1 NEMA 5-15P 10' CORD 3AMP 1/3HP
9	UPRIGHT FREEZER/REFRIGERATOR	1	WHIRLPOOL SS-WRT311FZDZ/302742982
10	OSION OCU-130 ICE MAKER	1	115V/60HZ 420W 3.5 AMPS NEMA 5-15P
11	AUTO-CLOR UC DISHWASHER	2	U34 SPACE SAVER 115VAC 60HZ 1PH 20 AMPS DED. CIRC.
12	AXIS 10" MEAT SLICER	1	AX-S10 ULTRA 1/3 HP 120/60/1 - 2.5 AMPS
13	AXIS HALF SIZE CONVECTION OVEN	1	AX-513 1500WATTS/120V/60/1 NEMA-5-15
14	ESPRESSO MACHINE 2 GROUP	FUT.	208-240VAC/60HZ/1 4600 WATTS - ROUGH IN FOR FUTURE
15	ONE COMPARTMENT BAR SINK	2	KROWNE KR19-1C STAINLESS STEEL SPLASH GUARD BETWEEN BOWLS
16	BEER DISPENSER TURBO AIR	1	TCB-3SBD-N6 115/60/1 NEMA 5-15P 2.3 AMPS 1/5HP 8.5" CORD
17	UNDERCOUNTER REFRIGERATOR	1	IUC48R 115/60/1 NEMA 5-15P 10' CORD
18	GLASS RACK TRAY HOLDER	1	KROWNE
19			
20	SLIM JIM TRASH BIN	LOT	11"W x 20"D x 30"H



UNOCCUPIED SPACE ABOVE WC

3. PLUMBING SCHEDULE

SYMB	ITEM	QTY
HS	HAND SINK	(2)
DS	DUMP SINK	(1)
MS	MOP SINK	(
FS	FLOOR SINK	(2)
PS	PREP SINK (1 BOWL)	(1)
WC	WATER CLOSET	(1)
LV	LAVATORY	(1)
WH	WATER HEATER	(1)

4. FIXTURE COUNTS

BUREAU OF ENVIRONMENTAL SERVICES
PLUMBING FIXTURE UNITS - *NET CHANGE*

EXISTING: 1 LAV + 1 WC

1 (E) MOP SINK	x 3 =	3
ADDITION THIS PERMIT:		
1 DUMP/BAR SINKS	x 2 =	2
2 DISHWASHERS	x 1.5 =	3
2 HAND SINKS	x 1 =	2
1 PREP SINK	x 3 =	3
2 FLOOR SINKS	x 2 =	4
NET CHANGE OF PFUS =		+ 14 PFUS

17 PFUS RUN THROUGH GREASE INTERCEPTOR
SCHIER GB-50 TO BE PROVIDED

PORTLAND WATER BUREAU WATER METER SIZING WORKSHOP W-4
PLUMBING FIXTURE UNITS- NEW/REMODELED

1 DUMP/BAR SINKS	x 2 =	2
2 DISHWASHER	x 1.5 =	3
1 LAVATORY & 2 HAND SINKS	x 1 =	3
1 MOP SINKS	x 3 =	3
1 KITCHEN SINKS	x 1.5 =	1.5
1 PUBLIC TOILETS	x 2.5 =	2.5

TOTAL FIXTURE UNITS = 15

5. FINSH NOTES

EXISTING CONCRETE FLOOR THROUGHOUT TO REMAIN - POLISH
ALLOW FOR PAINT TWO COATS ALL FRONT AND STORAGE ROOM WALLS.
EXISTING BLACK CEILING COVER TO REAMIN, MAINTAIN IN GOOD ORDER.
PREP ROOM TO HAVE FRP COVER ALL WALLS UP TO MIN. 8'-0" AFF.
SEAL AT FLOOR LEVEL WITH CONTINUOUS CAULK.
BAR INTERIOR WALLS TO HAVE BLACK PLAM FINISH TO UNDERSIDE OF COUNTERTOPS.
NO WORK THIS PERMIT TO EXISTING ADA RESTROOM.

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LIVING ROOM WINES LLC

A RETAIL WINE SHOP
4818 N LOMBARD STREET, PORTLAND OR 97203

REGISTERED ARCHITECT MARK J. ANNEN PORTLAND, OR 6202 STATE OF OREGON

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CODE ANALYSIS	
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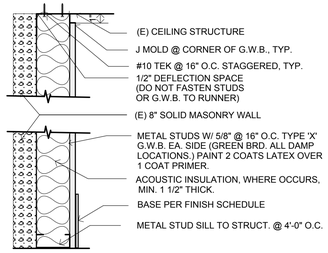
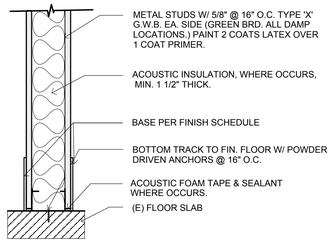


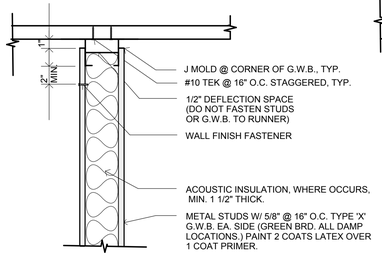
3. TYP. FURRED WALL

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



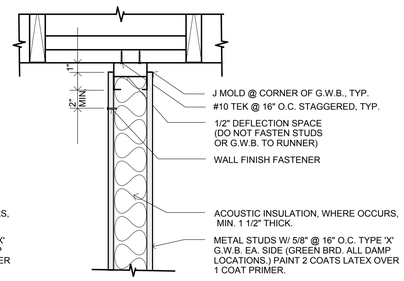
2. TYP. WALL BASE @ STRUCT.

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



5. WALL HEAD PERP. TO JOISTS

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



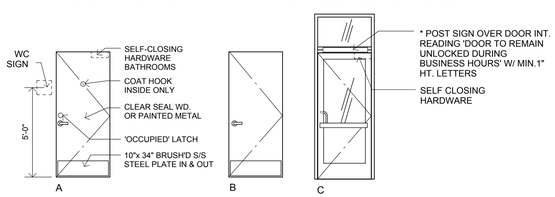
4. WALL HEAD PARALLEL JOISTS

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

DOOR SCHEDULE

	#	TYPE	DOOR SIZE W x H	LOCK FUNCTION	DESCRIPTION	
EXISTING DOORS	E1	C	(E) 3'-0"x7'-0" ALUM ANDZD.	CLOSER & PANIC HDWR.	PANIC & PULL BARS, WEATHERSTRIP, TEMP'D GLS. & DR. STOP.	SEE NOTE * BELOW
	E2	A	(E) 3'-4"x7'-0" FLUSH DR.	BUSINESS ENTRY	LEVER HANDLES, KICK PLTS., INSULATED	FF, MTL, WD, DS
	E3	A	(E) 3'-0"x7'-0" FLUSH DR.	BUSINESS ENTRY	LEVER HANDLES, KICK PLTS., INSULATED	FF, MTL, WD, DS
(E) DRS RELOCATED	E4R	A	(E) 3'-0"x7'-0" FLUSH DR.	PASSAGE FUNCTION	REINSTALL (E) DR. - LEVER HANDLES, KICK PLTS.	FF, MTL, WD, DS
	E5R	B	(E) 3'-0"x7'-0" FLUSH DR.	BATHROOM W/ INDICATOR	REINSTALL (E) DR. - LEVER HANDLES, KICK PLTS., OCC. INDCT'R AND CLOSER, FF, MTL, WD, DS	

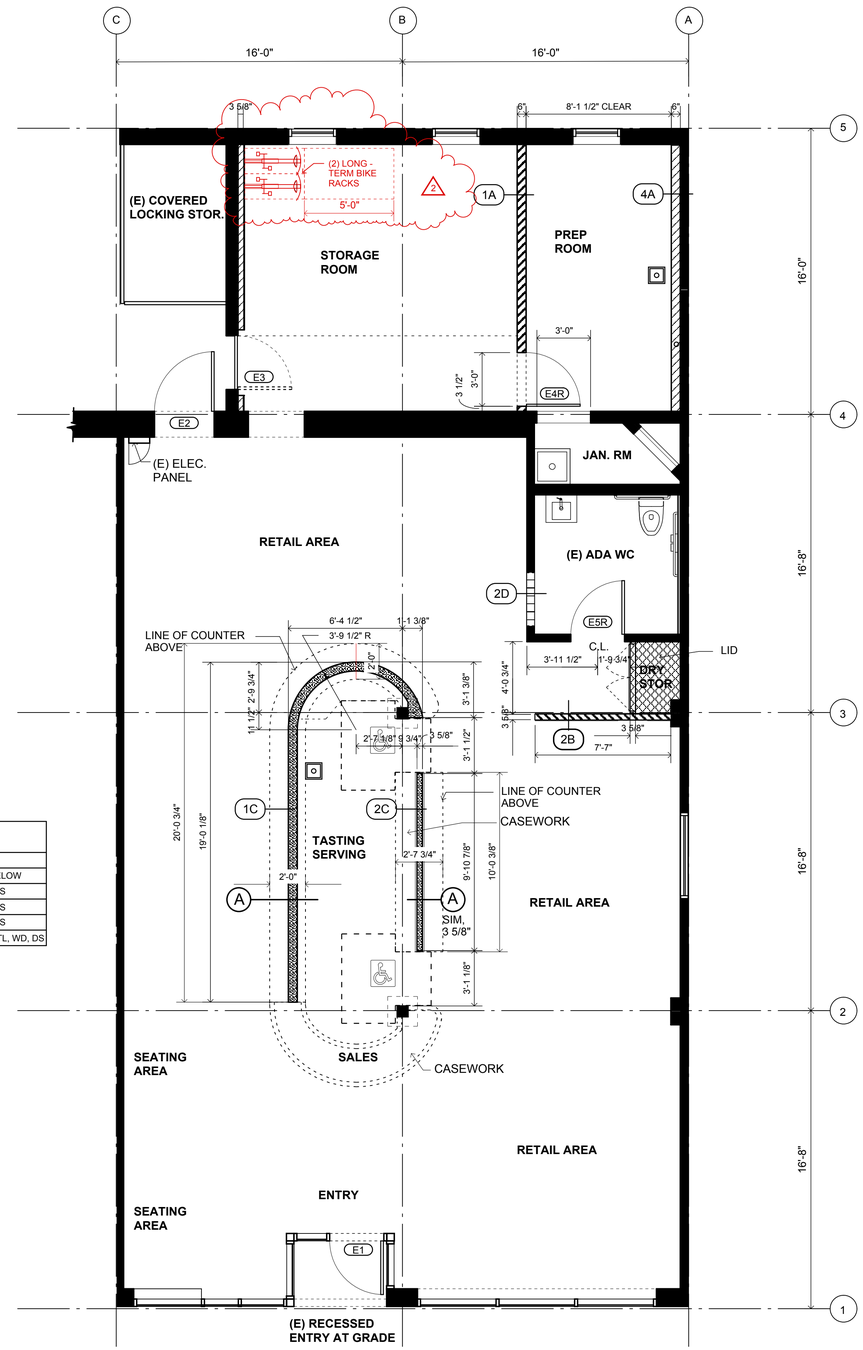
CS	CLEAR SEAL STAINED	FG	FULLY GLAZED
CTIG	CLEAR TEMPERED INSULATED GLAZING UNIT	MTL	PREMANUFACTURED SHT. METAL FRAME
DS	WALL MOUNTED DOOR STOP	PTD	PAINTED
FF	FACTORY PAINTED FINISH	WD	SOLID CORE WOOD W/ VENEER



6. DOORS

HARDWARE GENERAL NOTES

1. ALLOWABLE CLOSURE PRESSURE SHALL BE 5 POUNDS FOR INT. DOORS AND 8.5 POUNDS FOR EXT. DOORS.
2. DOOR HARDWARE TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER LOCATED AT 37" ABOVE FINISH FLOOR.
3. DOOR HANDLES, PUSH/PULLS, ETC. SHALL BE CENTERED AT 30" MIN. TO 44" MAX. ABOVE FINISH FLOOR.



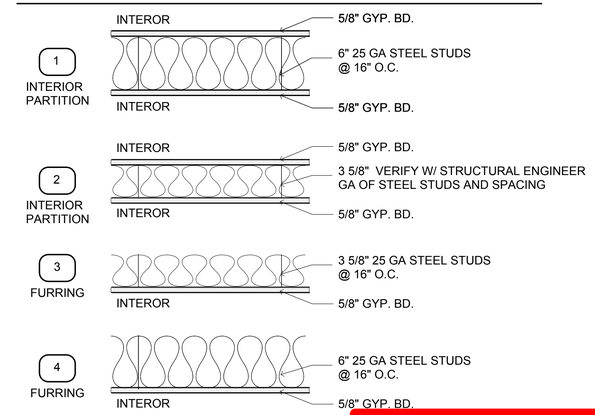
1. CONSTRUCTION PLAN - FRAMING + DOORS

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

WALL TYPES & NOTES

- EXISTING BUILDING WALLS - TO REMAIN
- NEW WALL CONSTRUCTION - MTL. STDS. @ 16" O.C. FULL HEIGHT WALL TO UNDERSIDE OF CEILING DECK OR BEAM W/ ACOUSTIC INSULATION & 5/8" GWB EA. SIDE, GREENBD. ALL DAMP LOCATIONS, TYP.
- NEW WALL CONSTRUCTION - MTL. STDS. @ 16" O.C. TO 8' HEIGHT W/ ACOUSTIC INSULATION & 5/8" GWB EA. SIDE, GREENBD. ALL DAMP LOCATIONS, TYP.
- NEW FURRED WALL CONSTRUCTION - MTL. STDS. @ 16" O.C. FULL HEIGHT WALL TO STRUCT. CEILING W/ 5/8" GWB EA. SIDE, GREENBD. ALL DAMP LOCATIONS, TYP.
- NEW KNEEWALL CONSTRUCTION - MTL. STDS. @ 16" O.C.TO SUB BAR HT OF 41.5" AFF W/ 1/2" MARINE PLY EA. SIDE OR (2) LAYERS OF 1/4" BENDER BD. EA. SIDE, GREENBD. ALL DAMP LOCATIONS, TYP.

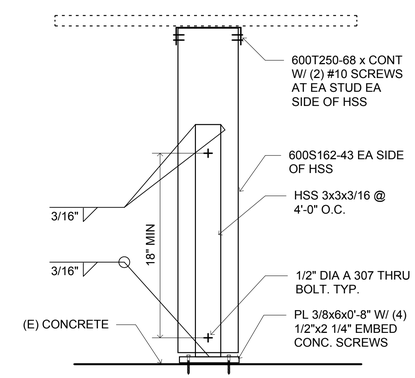
WALL TYPES LEGEND



WALL TERMINATION SCHEDULE

WALL MARK	HEIGHT	SEE DTL. 2, 3, 4 & 5
A	TO STRUCTURE	
B	TO 8' AFF	
C	LOW HEIGHT TO 3'-5 1/2"	
D	INFILL (E) OPENING	

NOTES:
USE 5/8" TYPE X GYPSUM BOARD @ INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS.
USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS: B.O.H., BACKBAR AND BAR WALLS.
USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ALL INTERIOR STONE VENEERS.
PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES.
USE RIGID FOAM IN CAVITIES LESS THAN 3 1/2" DEEP.
PROVIDE FULL DEPTH SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITIONS.
ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE.



A BAR WALL DETAIL

City of Portland
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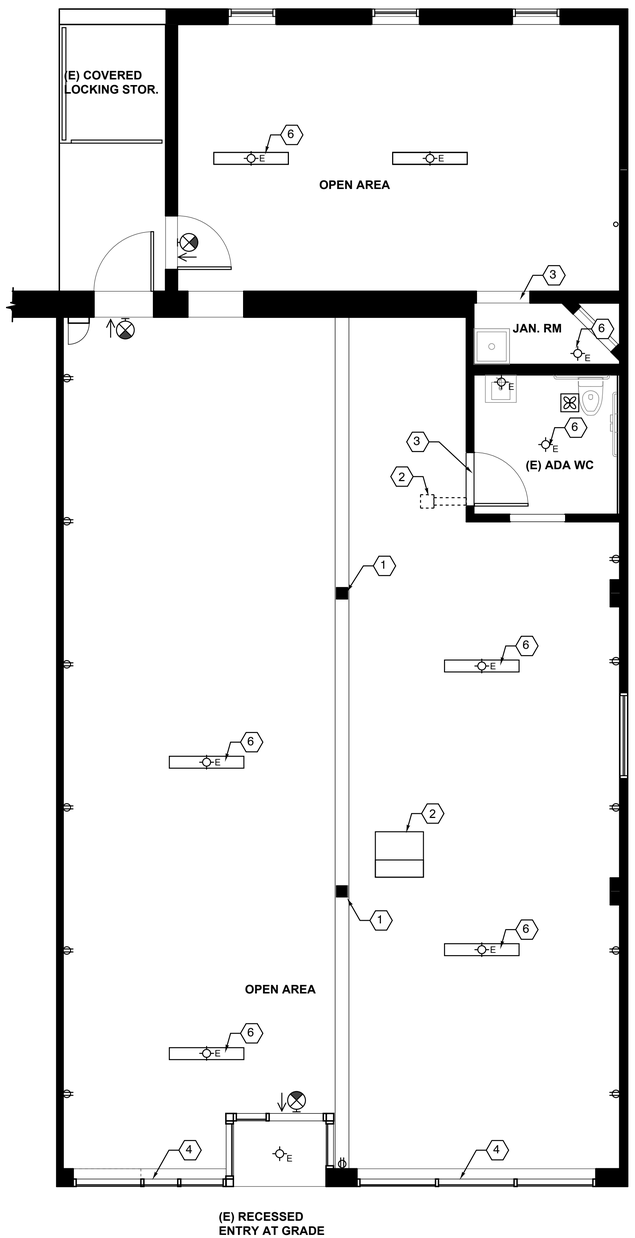
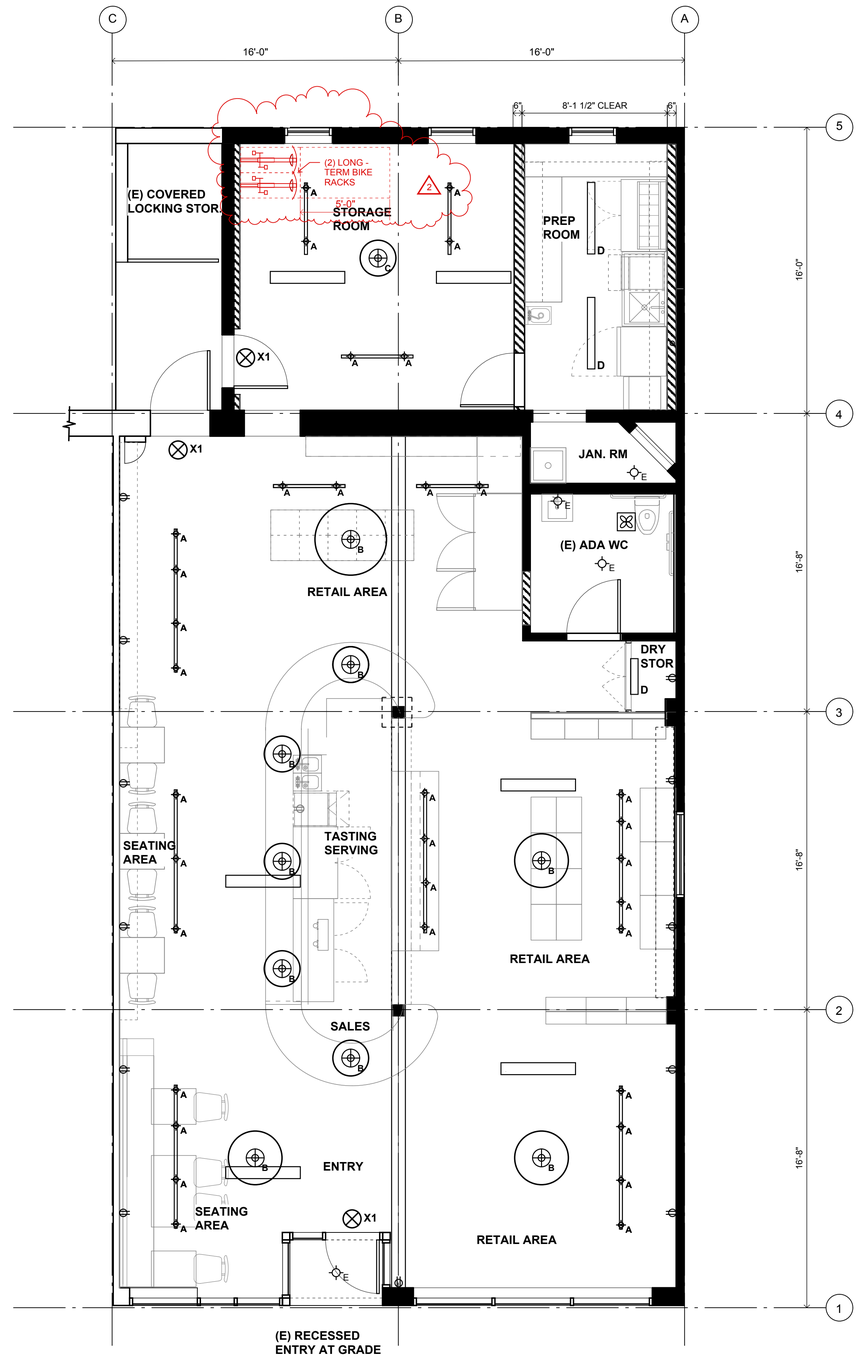
KEYED NOTES

1. EXISTING STRUCTURAL COLUMN TO REMAIN (TYP).
2. EXISTING MECHANICAL DROPS.
3. REMOVE (E) DOOR FOR REUSE IN NEW ALTERNATE LOCATION.
4. EXISTING STOREFRONT TO REMAIN.
5. EXISTING WINDOW TO REMAIN.
6. EXISTING LIGHT FIXTURES, MAINTAIN FOR EMERGENCY LIGHTING.



2. EXISTING REFLECTED CEILING PLAN

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



1. REFLECTED CEILING PLAN - LIGHTING

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

3. FIXTURE SCHEDULE

- "TBD' TRACK W/ LED PENDENT FIXTURE: 8W PER
- "TBD' LED PENDENT FIXTURE: 8W
- "TBD' LED CEILING MOUNTED FIXTURE: 8W
- LINEAR LED FIXTURE: 27W
- EXISTING LED FIXTURE: 8W
- EXISTING LINEAR ON BATT BACK-UP TO REMAIN
- EXISTING EXIT

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REFLECTED CL'G PLAN	
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