



2620 SW 1ST AVE. PORTLAND, OR 97201

PROJECT DESCRIPTION	CODE REVIEW	PROJECT TEAM	SHEET INDEX
INTERIOR DEMOLITION WORK TO AN EXISTING WAREHOUSE/COMMERCIAL BUILDING IN PORTLAND, OR.	BASED ON 2020 OSSL EDITION, STATE OF OREGON STRUCTURAL SPECIALTY CODE	OWNERS: HARSH INVESTMENT PROPERTIES 1430 SW BROADWAY ST. PORTLAND, OR 97201 PH: 503.242.2900 CONTACT: STEVE BARRAGAR	A0.01 COVER SHEET
OCCUPANCY TYPE TO REMAIN THE SAME: F-1, S & B.	CONSTRUCTION TYPE: VB SPRINKLERED: NO GROSS AREA OF BUILDING: 33,420 SF BUILDING OCCUPANCIES: F-1, S & B NUMBER OF STORIES: 1 & 2 AREA OF TI PROJECT: 8,290 SF	ARCHITECT: SUM DESIGN STUDIO + ARCHITECTURE 231 SE 12TH AVE. PORTLAND, OR 97214 PH / FX: 503.715.5847 CONTACT: ERIC HOFFMAN	A1.00 FLOOR PLANS A1.01 MAIN FLOOR DEMO PLAN A1.02 SECOND FLOOR DEMO PLAN
SEPARATE SUBMITTALS			
SUBMITTAL APPROVAL			
THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING SUBMITTALS: ■ ELECTRICAL SERVICE DESIGN ■ MECHANICAL SYSTEM DESIGN ■ PLUMBING SERVICE DESIGN ■ FIRE ALARM (WHERE APPLICABLE)	BLDG IS SMOKE DETECTED. THERE ARE NO IRRITATING SUBSTANCES IN USE.		CONTRACTOR: PACIFIC CREST STRUCTURE 17750 SW UPPER BOONES FERRY RD. DURHAM, OR 97224 PH: 503.968.8949 CONTACT: ALAN VOLM

PREMISES-ISOLATION BACKFLOW PROTECTION
REQUIRED BY WATER QUALITY BACKFLOW (WQBP) REVIEW (503-623-7480)
WATER BUREAU BACKFLOW ASSEMBLY INSTRUCTION REQUIREMENTS:
WWW.PORTLANDOREGON.GOV/WATER/BACKFLOW/INSTALLATION/REQUIREMENTS
TITLE 21 12 320, 28 08 010 AND/OR GAB 333-001-0070, 333-001-0071
MUST BE APPROVED FOR CONSTRUCTION- ERRORS AND OMISSIONS EXCEPTED.
DOMESTIC WATER SERVICE
BACKFLOW PREVENTION ASSEMBLIES MUST CONFORM TO
LEAD FREE REQUIREMENTS.
REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) REQUIRED.
INSTALLATION REQUIRED ON PRIVATE PROPERTY AT PROPERTY LINE ON THE
CENTERLINE OF THE SERVICE. IMMEDIATELY
ADJACENT TO SERVICE CONNECTION.
NO CONNECTIONS PRIOR TO ASSEMBLY.
INSTALLATION OF PREMISE-SIDE BACKFLOW ASSEMBLY WILL CREATE A
CLOSED SYSTEM AND MAY RESULT IN PROBLEMS ASSOCIATED WITH THERMAL
EXPANSION. INSTALLER RESPONSIBLE FOR MAKING PROVISIONS FOR THERMAL
EXPANSION.

1. PI RPBA TO BE INSTALLED PER WATER BUREAU REQUIREMENTS

LA GRAND INDUSTRIAL SUPPLY CO.
2620 SW 1ST AVE.
PORTLAND, OR 97201

20-204242-CO

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED & PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS & SPECIFICATIONS REMAIN IN THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT NUMBER: 20054

PLOT DATE: 01/13/2021

TEAM: EH, EL

REVISION LOG:

1	11/17/2020	REV1
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2	01/13/2021	REV2
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COVER SHEET

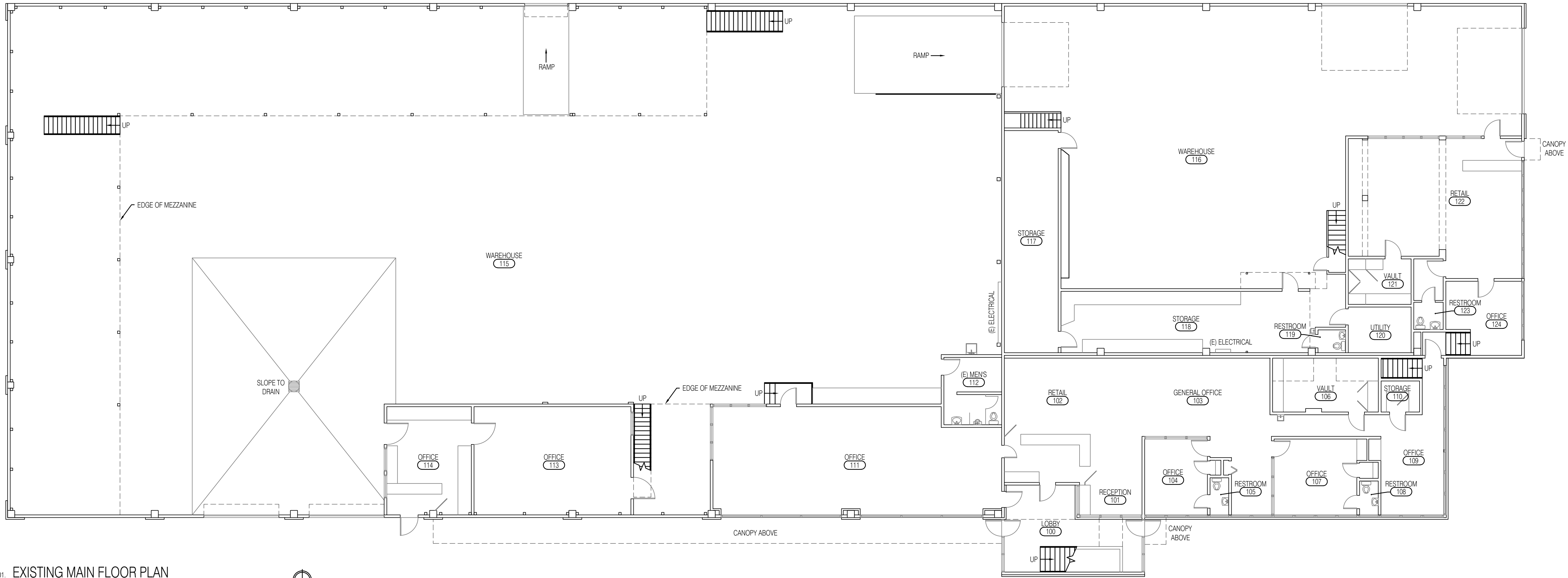
COVER SHEET

Condition	Easy	Medium	Hard
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B (dashed line)	~85%	~75%	~65%
C (dotted line)	~75%	~65%	~55%
D (dash-dot line)	~65%	~55%	~45%

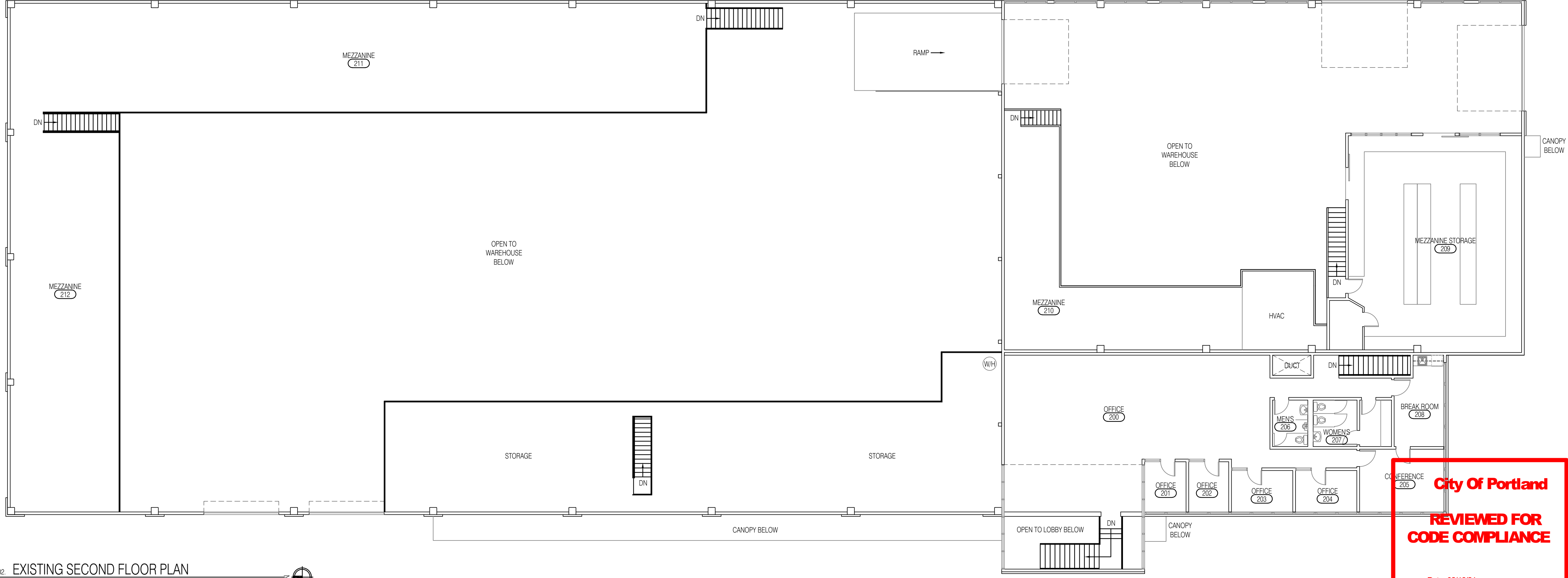
A001

ADD

NOTES



01. EXISTING MAIN FLOOR PLAN
ORIGINAL SCALE: 3/32" = 1'-0"



02. EXISTING SECOND FLOOR PLAN
ORIGINAL SCALE: 3/32" = 1'-0"

REVISION LOG:

NO.	DESCRIPTION	DATE

City Of Portland
REVIEWED FOR
CODE COMPLIANCE

Date: 02/16/21
Project#: 20-204242-000-00-CO

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PROJECT NUMBER: 200

PLOT DATE: 2010

TEAM: EH,

REVISION LOG:

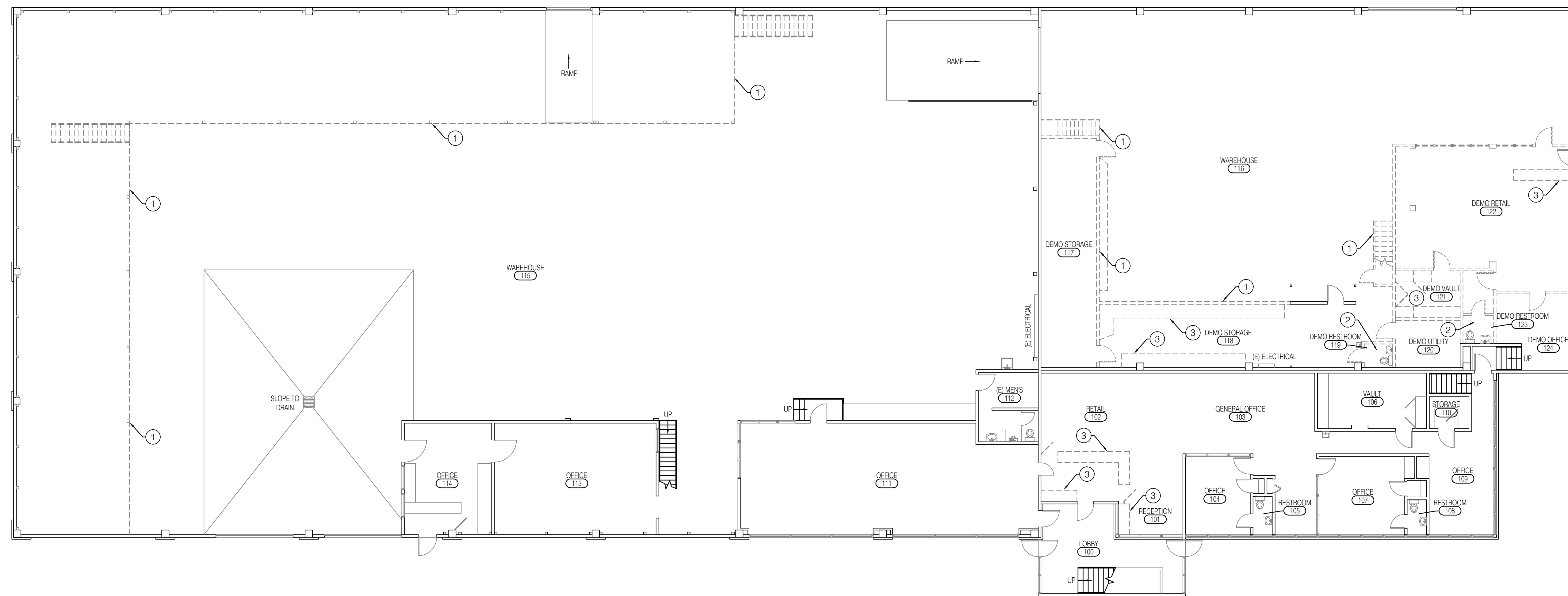
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SHEET: _____

DEMO MAIN
FLOOR PLAN

A1.01







01. DEMO MAIN FLOOR PLAN
ORIGINAL SCALE: 3/32" = 1'-0"

DEMO PLAN NOTES

1. PATCH/REPAIR EXISTING CONSTRUCTION IN AREAS OF DEMO & NEW WORK AS REQUIRED. FINISH TO MATCH EXISTING ADJACENT, U.N.O.
2. ALL DEMO DEBRIS SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN ACCORDANCE WITH LOCAL, REGIONAL, AND STATE REGULATIONS.
3. CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO START OF WORK. DO NOT DISRUPT EXISTING UTILITIES TO REMAIN. IN THE EVENT EXISTING UTILITIES ARE DISRUPTED OR DAMAGED, THE CONTRACTOR WILL REPAIR/REPLACE THOSE UTILITIES AT CONTRACTORS EXPENSE.
4. CONTRACTOR TO PROVIDE SHORING, BRACING, SUPPORTS, AND PROTECTION AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE PROJECT AND PROTECT EXISTING WORK FROM DAMAGE IN THE EVENT EXISTING WORK IS DISRUPTED OR DAMAGED, THE CONTRACTOR WILL REPAIR/REPLACE SUCH WORK AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR TO RELOCATE EXISTING HVAC VENTS AND DUCTING PER FLOOR PLAN.
6. CONTRACTOR IS REQUIRED TO VISIT SITE AND ACCEPT ON SITE CONDITIONS.

SHEET KEY

-  EXISTING STRUCTURE TO REMAIN
 DEMO WALL
 (E) EXISTING
 EXISTING DOOR TO REMAIN
 DEMO DOOR

DEMO MAIN FLOOR KEY NOTES

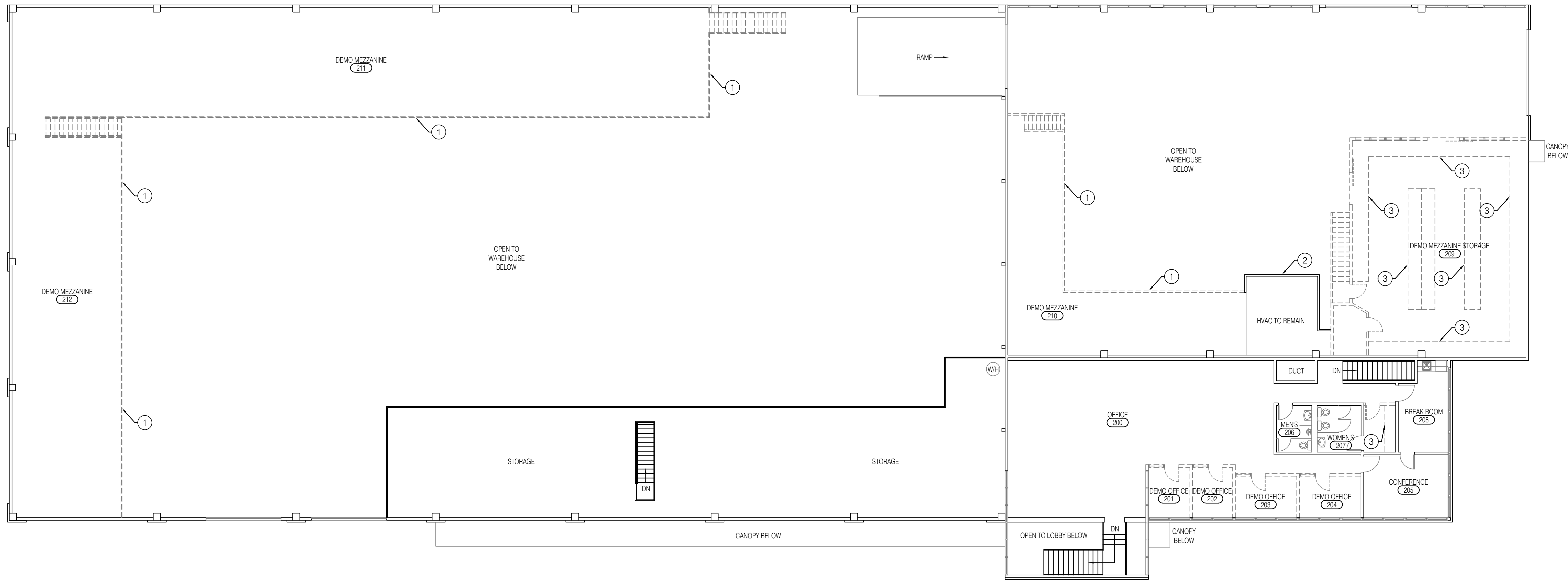
- ① DEMO (E) RAISED STORAGE MEZZANINE, STAIRS AND WALLS
- ② DEMO (E) RESTROOM AND ALL PLUMBING FIXTURES
- ③ DEMO (E) CASEWORK/STORAGE SHELVES

City Of Portland

**REVIEWED FOR
CODE COMPLIANCE**

Date: 02/16/21

Project#: 20-204242-000-00-CO



01. DEMO SECOND FLOOR PLAN

ORIGINAL SCALE: 3/32" = 1'-0"



DEMO PLAN NOTES

1. PATCH/REPAIR EXISTING CONSTRUCTION IN AREAS OF DEMO & NEW WORK AS REQUIRED. FINISH TO MATCH EXISTING ADJACENT, U.N.O.
2. ALL DEMO DEBRIS SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN ACCORDANCE WITH LOCAL, REGIONAL, AND STATE REGULATIONS.
3. CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO START OF WORK. DO NOT DISRUPT EXISTING UTILITIES TO REMAIN. IN THE EVENT EXISTING UTILITIES ARE DISRUPTED OR DAMAGED, THE CONTRACTOR WILL REPAIR/REPLACE THOSE UTILITIES AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO PROVIDE SHORING, BRACING, SUPPORTS, AND PROTECTION AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE PROJECT AND PROTECT EXISTING WORK FROM DAMAGE IN THE EVENT EXISTING WORK IS DISRUPTED OR DAMAGED, THE CONTRACTOR WILL REPAIR/REPLACE SUCH WORK AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR TO RELOCATE EXISTING HVAC VENTS AND DUCTING PER FLOOR PLAN.
6. CONTRACTOR IS REQUIRED TO VISIT SITE AND ACCEPT ON SITE CONDITIONS.

SHEET KEY

- EXISTING STRUCTURE TO REMAIN
- DEMO WALL
- (E) EXISTING
- EXISTING DOOR TO REMAIN
- DEMO DOOR

DEMO SECOND FLOOR KEY NOTES

- ① DEMO (E) RAISED STORAGE MEZZANINE, STAIRS AND POSTS
- ② KEEP PORTION OF (E) RAISED STORAGE PLATFORM FOR HVAC
- ③ DEMO (E) CASEWORK/STORAGE SHELVES

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