

WILLIAM / KAVEN



4073 N WILLIAMS  
PERMIT SET 2/16/2017

WILLIAM KAVEN ARCHITECTURE  
4080 NORTH WILLIAMS AVE, STUDIO 100  
PORTLAND, OR 97227

ABBREVIATIONS

REFER TO INDIVIDUAL SHEETS FOR ADDITIONAL ABBREVIATIONS

SPECIAL CHARACTERS

&	AND
∠	ANGLE
⊕	AT
⊥	CENTERLINE
°	DEGREES
∅	DIAMETER OR ROUND
±	PLUS/MINUS (APPROXIMATE)
>	GREATER THAN
<	LESS THAN

ABBREVIATION DESCRIPTION

AB	ANCHOR BOLT / ACOUSTICAL BOARD
ABV	ABOVE
ACT	ACOUSTICAL CEILING PANEL/TILE
AD	AREA DRN
ADDL	ADDITIONAL
ADJ	ADJACENT
ASS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ACOUSTICAL PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AWP	ACOUSTICAL WOOD PANEL
BD	BOARD
BLDG	BUILDING
B.O.	BOTTOM OF
B.O.S.	BOTTOM OF STRUCTURE
BRK	BRICK
BRKT	BRACKET
BTWN	BETWEEN
CEIL	CEILING
CFG	CLEAR FIRE-RATED GLASS
CFD	CONTRACTOR FURNISHED/OWNER INSTALLED
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CG	CORNER GUARD/CLEAR GLASS
CI	CLEAR INSULATED GLASS
CIP	CAST IN PLACE
CLG	CLEAR LAMINATED GLASS
CMU	CONCRETE MASONRY UNIT
CNSK	COUNTERSINK (SINK)
CN	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
CPU	CONCRETE PAVEMENT UNIT
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CTG	CLEAR TEMPERED GLASS
CTG	CLEAR TEMPERED INSULATED GLASS
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
DEFL	DEFLECTION
DEMO	DEMOLITION/DEMOLISH
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EL	ELEVATION
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EDS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FG	FULL-GLAZED
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
F.O.	FACE OF
FT	FEET/FOOT
FTG	FOOTING
FUR	FURRED/FURRING
GA	GAUGE
GALV	GALVANIZED
GL	GLAZING
GLU LAM	GLUE LAMINATED
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HOWD	HARDWOOD
HWDR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT

SYMBOLS

---	0	GRID LINE
Name	⊕	ELEVATION MARK
Elevation	⊕	ELEVATION MARK
	1	SECTION DESIGNATION
	A101	BUILDING SECTION MARK
	1	SHEET NUMBER WHERE SECTION APPEARS
	A3.01	EXTERIOR ELEVATION MARK
	A5.01	INTERIOR ELEVATION MARK
	ROCK	WALL TAG
	101	DOOR TAG
	FX-1	FIXTURE AND EQUIPMENT TAG
	MWVC-1	MATERIAL TYPE TAG
	0'-0"	SPOT ELEVATION TAG
	⊕	NORTH ARROW
	11	WINDOW TAG
	◇	GLAZING TAG

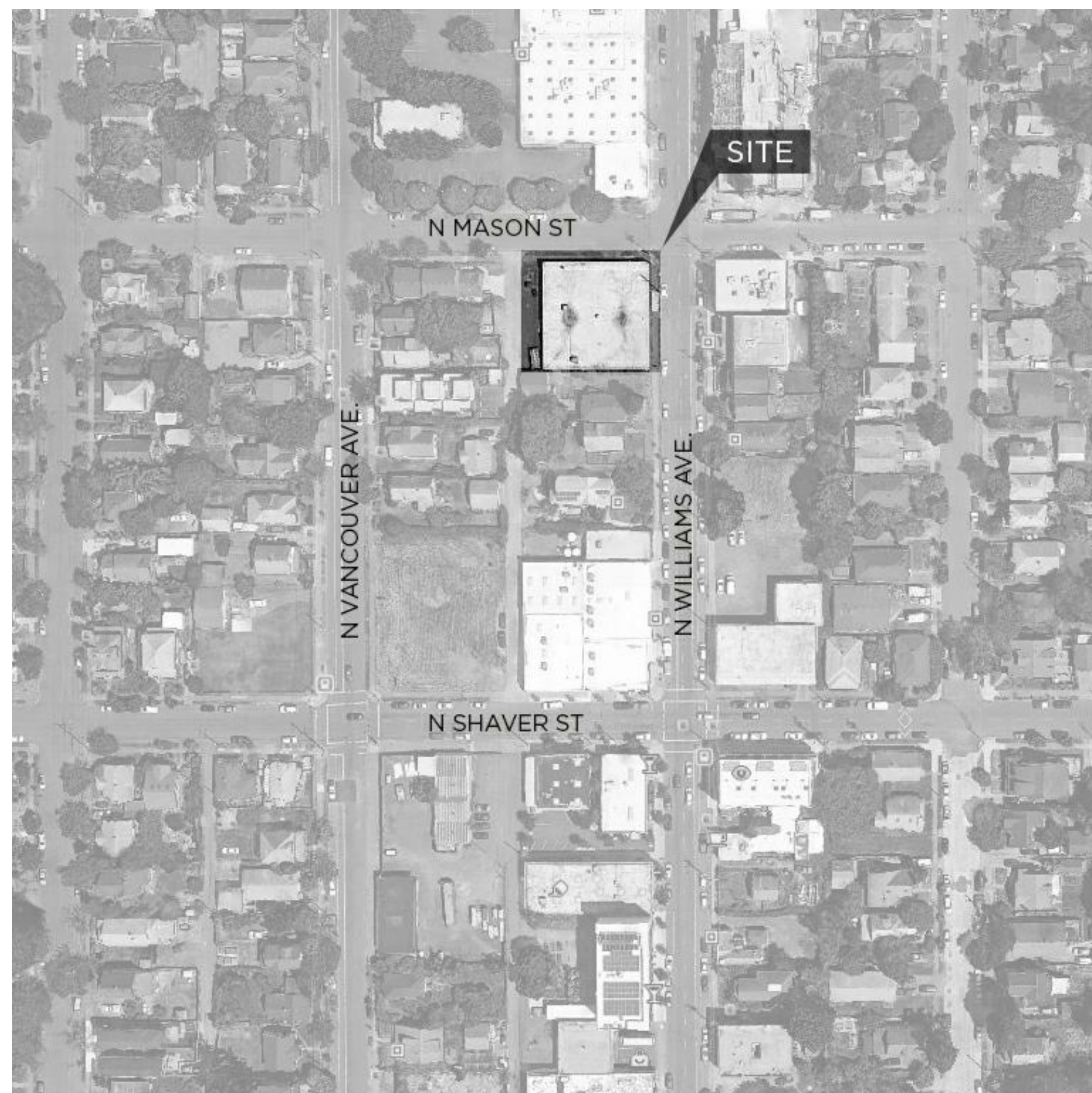
MATERIALS

	WOOD - BLOCKING OR SHIM
	WOOD - CONTINUOUS
	WOOD - SOLID OR TRIM
	ENGINEERED LUMBER
	PLYWOOD
	FIBER CEMENT PANEL
	GYPSUM WALL BOARD
	BRICK VENEER
	CONCRETE - PRECAST
	CONCRETE - MASONRY
	CONCRETE - CAST IN PLACE
	BASE/RAIN ROCK (BELOW GRADE), BALLAST (ABOVE GRADE)
	SAND
	EARTH
	INSULATION - RIGID
	INSULATION - RIGID
	NEOPRENE
	STEEL
	ALUMINUM
	SHEET METAL
	HOLLOW METAL

GENERAL NOTES

- SEE STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CONSULTANT DRAWINGS FOR ADDITIONAL GENERAL NOTES.
- CONTRACTOR IS TO VERIFY ALL EQUIPMENT DIMENSIONS PRIOR TO BEING PURCHASED. FURTHERMORE, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF/AND INSTALLATION.
- GENERAL CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, ACCESSORIES AND/OR HARDWARE FOR COMPLETE INSTALLATION AND WORKING ORDER OF SPECIFIED ITEM.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS OF THE SITE AND SCOPE OF THE WORK PRIOR TO BIDDING THE PROJECT.
- REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE PROVIDED COMPLETELY AS IF DRAWN IN FULL.
- SITE INFORMATION SHOWN ON THE ARCHITECTURAL DOCUMENTS IS FOR INFORMATIONAL PURPOSES ONLY. EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO EXECUTING WORK.
- ALL DIMENSIONS TO FACE OF FINISH UNLESS OTHERWISE NOTED.

VICINITY MAP



PROJECT TEAM

OWNER	RUIAX V LLC 11399 NE HALSEY ST. PORTLAND, OR 97220
ARCHITECT	WILLIAM KAVEN ARCHITECTURE 4080 N WILLIAMS AVE., SUITE #100 PORTLAND, OR 97227 MIKE PERSO 503-841-5239
LANDSCAPE ARCHITECT	SHAPIRO DIDWAY LANDSCAPE ARCHITECTS 1204 SE WATER AVE PORTLAND, OR 97214 STEVE SHAPIRO 503-232-0520
STRUCTURAL ENGINEER	KPFF CONSULTING ENGINEERS 111 SW 5TH AVE., SUITE 2500 PORTLAND, OR 97204 MARK TOBIN 503-227-3251
CIVIL ENGINEER	KPFF CONSULTING ENGINEERS 111 SW 5TH AVE., SUITE 2500 PORTLAND, OR 97204 RYAN MILKOWSKI 503-227-3251
MECHANICAL	HUNTER-DAVISSON INC. 1800 SE PERSHING ST PORTLAND, OREGON 97202 STEPHEN VAN DOMELN 503-234-0477

PROJECT INFORMATION

LOT INFORMATION:	
EXISTING ADDRESS-PROPERTY ID:	4073 N WILLIAMS AVE R103281
LEGAL DESCRIPTION - COUNTY, STATE -	ALBINA HOMESTEAD, BLOCK 27, LOT 182 MULTNOMAH COUNTY, OREGON
ZONING -	EXD (CENTRAL EMPLOYMENT)
LOT AREA -	11,812.5 SF
BUILDING FOOTPRINT -	9,769 SF

SCOPE OF WORK

**PROJECT DESCRIPTION:**  
THE PROPOSED PROJECT IS A NEW FOUR-STORY COMMERCIAL BUILDING LOCATED ALONG N WILLIAMS AVENUE IN THE BOISE NEIGHBORHOOD, COMPRISED OF THREE STORIES OF OFFICE OVER GROUND FLOOR RETAIL, LOBBY AND STRUCTURED PARKING. THE PROJECT SITE IS 4073 N WILLIAMS AVE AND IS CURRENTLY OCCUPIED BY A ONE-STORY INDUSTRIAL BUILDING TO BE DEMOLISHED.

THE GROUND LEVEL WILL CONTAIN RETAIL, 20 VEHICLE PARKING SPACES INCLUDING 13 SPACES IN A TWO-LEVEL SEMI-AUTOMATED PARKING SYSTEM, AND INTERNAL BIKE PARKING SPACES. PARKING ACCESS WILL BE LOCATED OFF THE ALLEY.

PROPOSED STRUCTURAL SYSTEMS INCLUDE: GLULAMINATED COLUMN AND BEAM CONSTRUCTION OVER A POST-TENSIONED CONCRETE SLAB WITH CONCRETE SHEAR CORES. PROPOSED EXTERIOR MATERIALS INCLUDE: AN ALUMINUM CURTAIN WALL SYSTEM WITH OPERABLE WINDOWS, ALUMINUM STOREFRONT AND ENTRY SYSTEMS, BOARD FORMED CONCRETE, METAL FASCIAS AND TRIM, STACKED BOND NORMAN BRICK VENEER, GREEN ROOFS.

DEFERED SUBMITTALS

- WOOD STAIRS
- METAL LADDERS
- METAL GUARDRAILS
- GLASS GUARDRAILS
- METAL PANELS
- PEDESTAL PAVEMENT SYSTEM
- GLAZED ALUMINUM CURTAIN WALLS
- ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
- GLAZING
- POST-TENSIONED REINFORCING
- MEP EQUIPMENT ANCHORAGE AND BRACING

SEPARATE PERMITS

- DEMOLITION
- FIRE SPRINKLERS
- FIRE ALARM

DRAWING INDEX

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G0.11	LIFE SAFETY PLANS LEVELS 1 AND 2
G0.12	LIFE SAFETY PLANS LEVELS 3 AND 4
G0.13	LIFE SAFETY ELEVATIONS
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C3.0	DETAILS
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A3.03	EXTERIOR ELEVATIONS
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A3.06	BUILDING SECTION
A3.07	BUILDING SECTION
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A3.30	ENLARGED ELEVATIONS AND WALL SECTIONS
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PROJECT

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PROJECT INFORMATION

REVISIONS



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DATE	February 16, 2017
JOB NO.	16.01

DRAWING NO.

G0.01

PERMIT SET



1. **APPEAL ID:** 14164  
**CODE SECTION:** OPSC SECTION 1101.5.3.2 LOCATION (OF DRY WELLS)  
**REQUIREMENTS:** NO DRY WELL SHALL BE LOCATED CLOSER THAN 5 FEET OF A PROPERTY LINE NOR CLOSER THAN 10 FEET TO A BUILDING UNLESS APPROVED BY THE BUILDING OFFICIAL.  
**PROPOSED DESIGN:** THE PROJECT IS REQUESTING THE INSTALLATION OF (2) 20 FOOT DEEP STORMWATER DRYWELLS WITHIN THE DRIVE AISLE OF THE COVERED PARKING GARAGE TO DISPOSE ONSITE SURFACE STORMWATER. STORMWATER TREATMENT, BEYOND A SEDIMENT TRAP, WILL NOT BE PROVIDED PRIOR TO THE DRYWELL SINCE ONLY ROOFTOP RUNOFF WILL BE COLLECTED BY THE STORM DRAIN SYSTEM AND ROUTED TO THE DRYWELL.  
**DECISION:** GRANTED AS PROPOSED

**APPLICABLE CODES**

- 2014 Oregon Structural Specialty Code (OSSC)
- 2014 Oregon Electrical Specialty Code (OESC)
- 2014 Oregon Mechanical Specialty Code (OMSC)
- 2014 Oregon Plumbing Specialty Code (OPSC)
- 2014 Oregon Fire Code (OFC)
- 2014 Oregon Energy Efficiency Specialty Code (OEESC)
- 2009 ICC/ANSI A117.1

**OCCUPANCY (CHAPTER 3)**

- GROUP B: OFFICE
- GROUP M: FUTURE RETAIL
- GROUP S-2: PARKING

SEPARATED OCCUPANCIES PER 508.4 (1HR BETWEEN GROUPS S-2 AND M, B)

**CONSTRUCTION TYPE**

TYPE III-B

**ALLOWABLE HEIGHT AND NUMBER OF STORIES (TABLE 503)**

ALLOWABLE FOR OCCUPANCY & CONSTRUCTION TYPE PER TABLE 504.3 WITH AUTOMATIC SPRINKLER INCREASE AND HORIZONTAL SEPARATION PER 510.2

TYPE III-B:	ALLOWABLE	ACTUAL
	75'-0"	56'-1"
GROUP B:	4 STORIES	4 STORIES

**ALLOWABLE FLOOR AREA (TABLE 503)**

ALLOWABLE FOR OCCUPANCY & CONSTRUCTION TYPE PER TABLE 506.2

GROUP B:	4 STORIES (19,000 SF/FLOOR)
ACTUAL:	4 STORIES (10,213 SF/FLOOR)

LEVEL	PER FLOOR	TOTAL
LEVEL 1	9,777 SF	9,777 SF
LEVEL 2	8,961 SF	8,961 SF
LEVEL 3 & 4	8,346 SF	16,692 SF
TOTAL		35,430 SF

**FIRE RESISTIVE CONSTRUCTION REQUIREMENTS PER TABLE 601**

BUILDING ELEMENT	TYPE III-B
PRIMARY STRUCTURAL FRAME	0 HRS
EXTERIOR BEARING WALLS	2 HRS
INTERIOR BEARING WALLS	0 HRS
EXTERIOR NON-BEARING WALLS	0 HRS
INTERIOR NON-BEARING WALLS	0 HRS
FLOORS AND FLOOR/CEILINGS	0 HRS
ROOFS AND ROOF/CEILINGS	0 HRS

**FIRE RESISTIVE SEPARATION REQUIREMENTS**

BUILDING ELEMENT	TYPE III-B
CORRIDORS	0 HRS
OCCUPANCY SEPARATIONS	1 HRS BETWEEN S-2 AND B, M
STAIR ENCLOSURES	2 HRS
SHAFTS CONNECTING 4 OR MORE STORIES	2 HRS
SHAFTS CONNECTING 3 OR FEWER STORIES	1HRS
ELEVATOR LOBBIES	NOT REQUIRED
HORIZONTAL EXITS	2 HRS

**EXIT SYSTEMS**

**REQUIRED EXITS**  
 PER TABLE 1015.1: (2) EXITS REQD FOR >49 OCCUPANTS  
 ACTUAL: COMPLIES, (2) EXITS PROVIDED

**COMMON PATH OF EGRESS TRAVEL**  
 PER SECTION 1014.3 SHALL NOT EXCEED 100'  
 ACTUAL: COMPLIES, <100' SEE CODE PLANS

**EXIT TRAVEL DISTANCE**  
 PER SECTION 1016 SHALL NOT EXCEED 300'  
 ACTUAL: <300' COMPLIES, SEE CODE PLANS

**DEAD END CORRIDOR**  
 PER SECTION 1018.4 EXCEPTION 2 SHALL NOT EXCEED 50' IN LENGTH  
 ACTUAL: <50' COMPLIES, SEE CODE PLANS

**EXIT SEPARATION**  
 PER SECTION 1015.2.1 EXCEPTION 2 - EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE AREA SERVED  
 ACTUAL: 63'-6" EXIT SEPARATION > (1/3) 145'-2" - COMPLIES, SEE CODE PLANS

**EMERGENCY POWER AND STANDBY POWER SYSTEMS**

BATTERY BACKUP (NO GENERATOR PROVIDED)

**FIRE COMMAND CENTER**

NOT REQUIRED

**AUTOMATIC SPRINKLER SYSTEM**

YES (NFPA 13 SYSTEM UNDER SEPARATE PERMIT)

**FIRE ALARM SYSTEM**

YES (DESIGN BUILD)

**FIRE FLOW REQUIREMENTS**

FLOW MAY BE REDUCED UP TO 75% PER B105.3.1.1

TYPE III-B (33,501-37,900SQFT):	4,000 GPM (1,500 GPM PER 105.3.1)
ACTUAL:	2,500 GPM AT 20 PSI

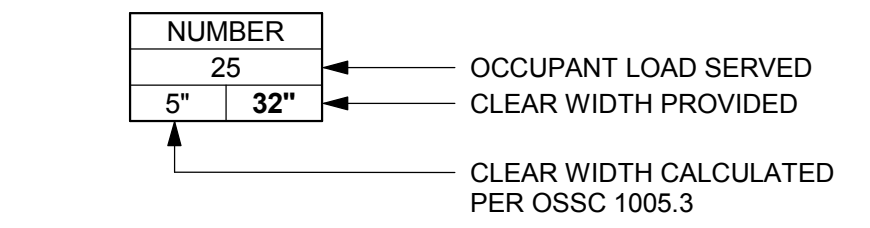
**PARKING SUMMARY**

SELF PARK STALLS:	6
MECHANICAL STACKING STALLS:	7 (13 SPACES)
ADA STALL:	1
TOTAL:	20 SPACES

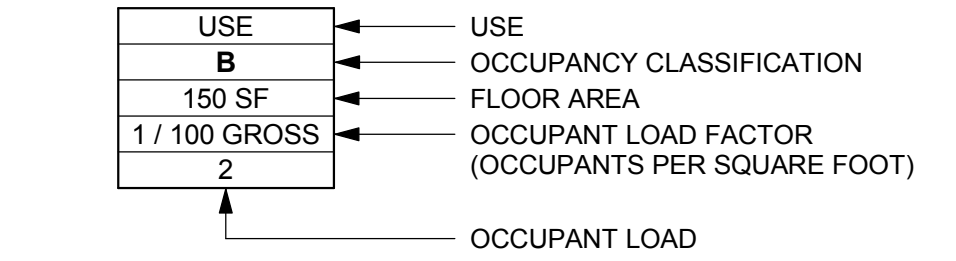
**PLUMBING FIXTURE COUNTS**

LEVEL	FIXTURE	NUMBER REQUIRED	NUMBER PROVIDED
LEVEL 1	WATER CLOSETS	2	PROVIDED UNDER FUTURE PERMIT
	LAVATORIES	2	PROVIDED UNDER FUTURE PERMIT
LEVEL 2-4	WATER CLOSETS	10	12
	LAVATORIES	5	12

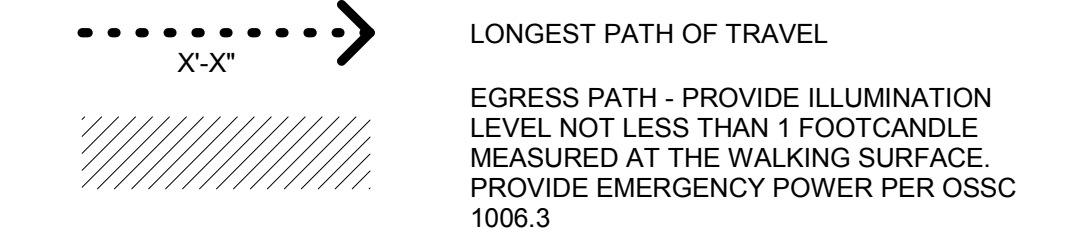
**EGRESS COMPONENT TAG**



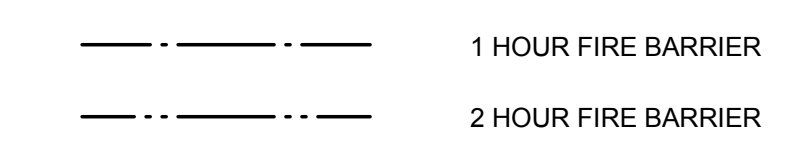
**ROOM / SPACE OCCUPANCY TAG**



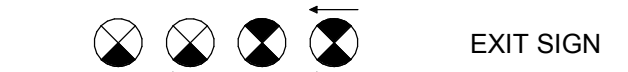
**EGRESS PATH**



**FIRE-RESISTANCE RATING**



**SYMBOLS**



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**PROJECT**

**4073 N WILLIAMS**

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**DRAWING TITLE**

**LIFE SAFETY  
 SITE PLAN AND  
 CODE SUMMARY**

**REVISIONS**



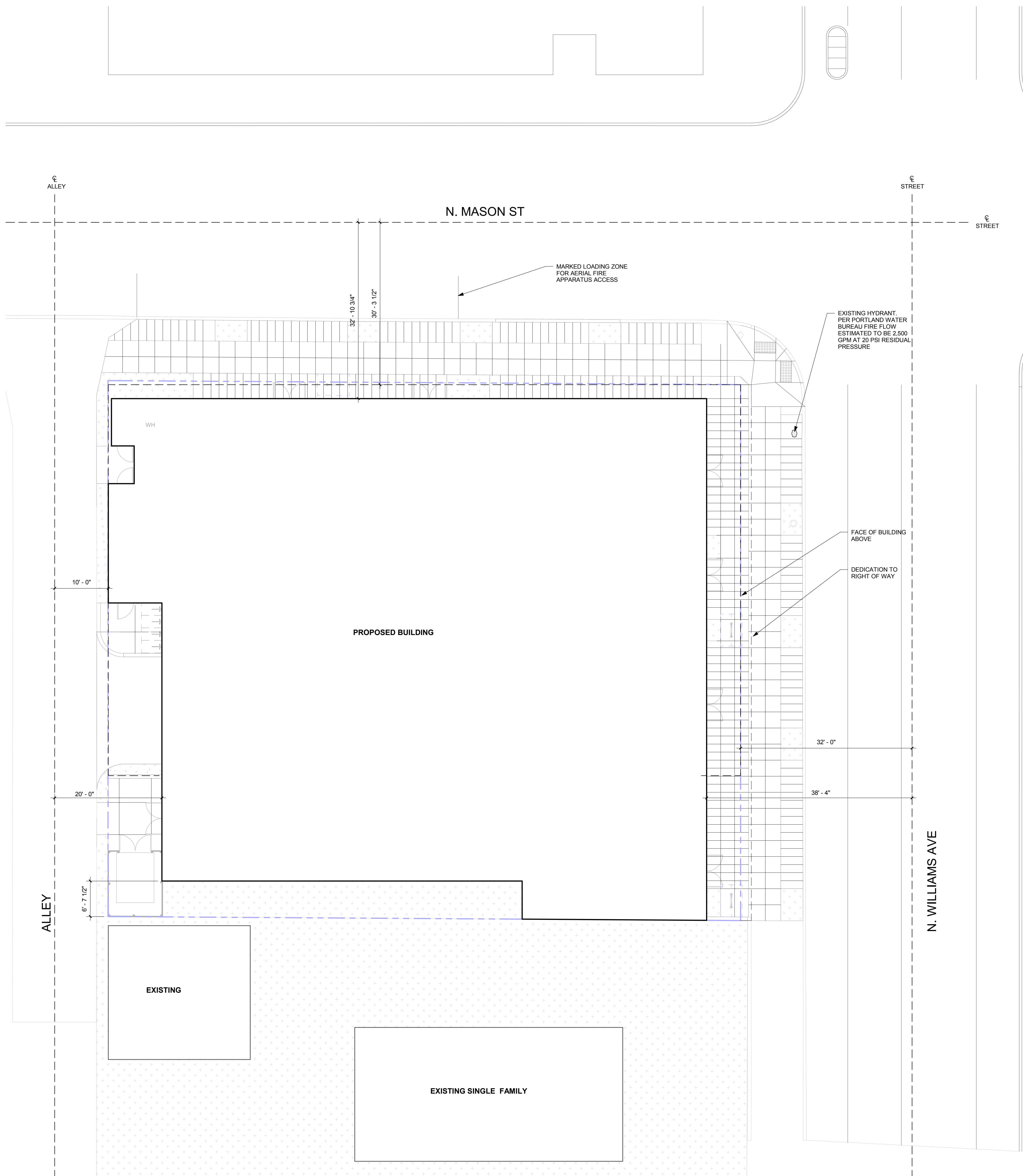
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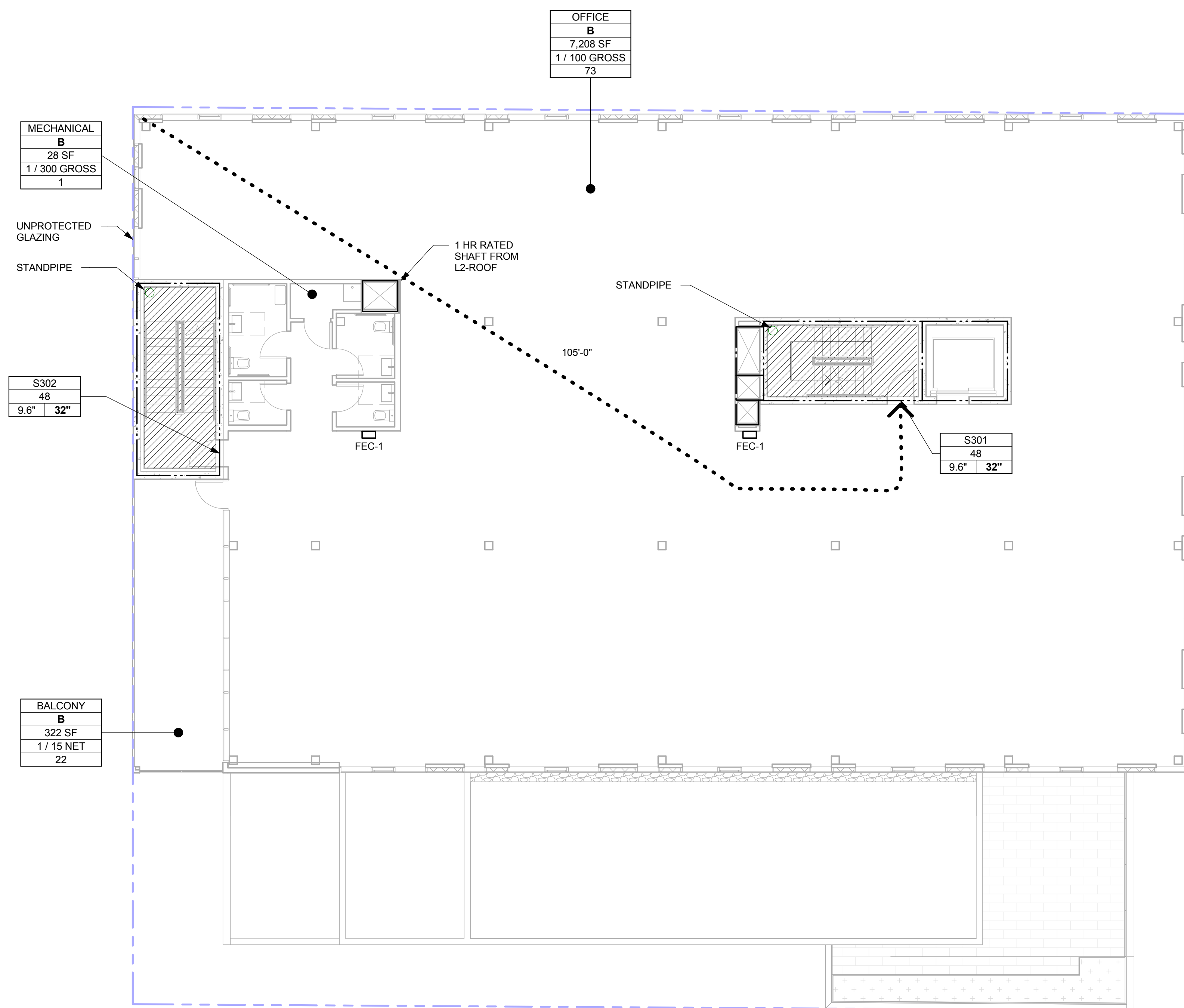
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**G0.10**

PERMIT SET





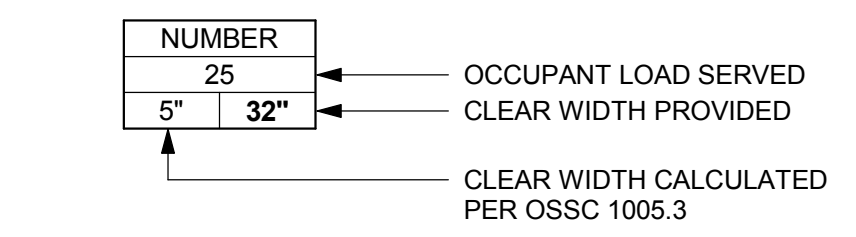


01 LEVEL 3 LIFE SAFETY PLAN  
1/8" = 1'-0"

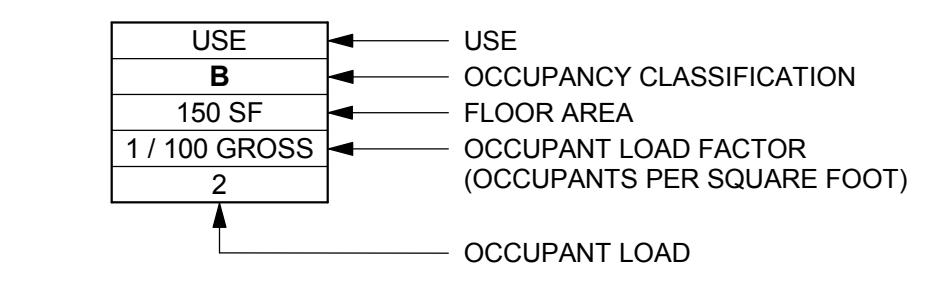
OCCUPANT LOAD - LEVEL 3				
USE	OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
BALCONY	B	322 SF	15 SF	22
MECHANICAL	B	28 SF	300 SF	1
OFFICE	B	7208 SF	100 SF	73
		7558 SF		96

LIFE SAFETY PLAN LEGEND

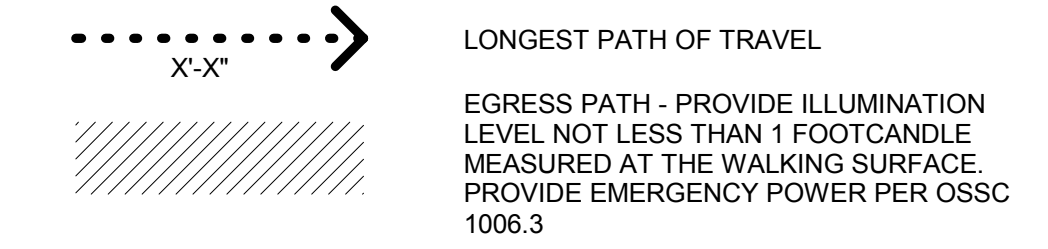
EGRESS COMPONENT TAG



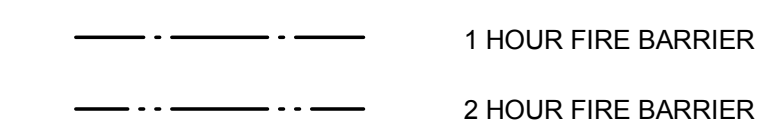
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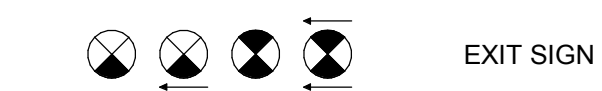
EGRESS PATH



FIRE RESISTANCE RATING



SYMBOLS



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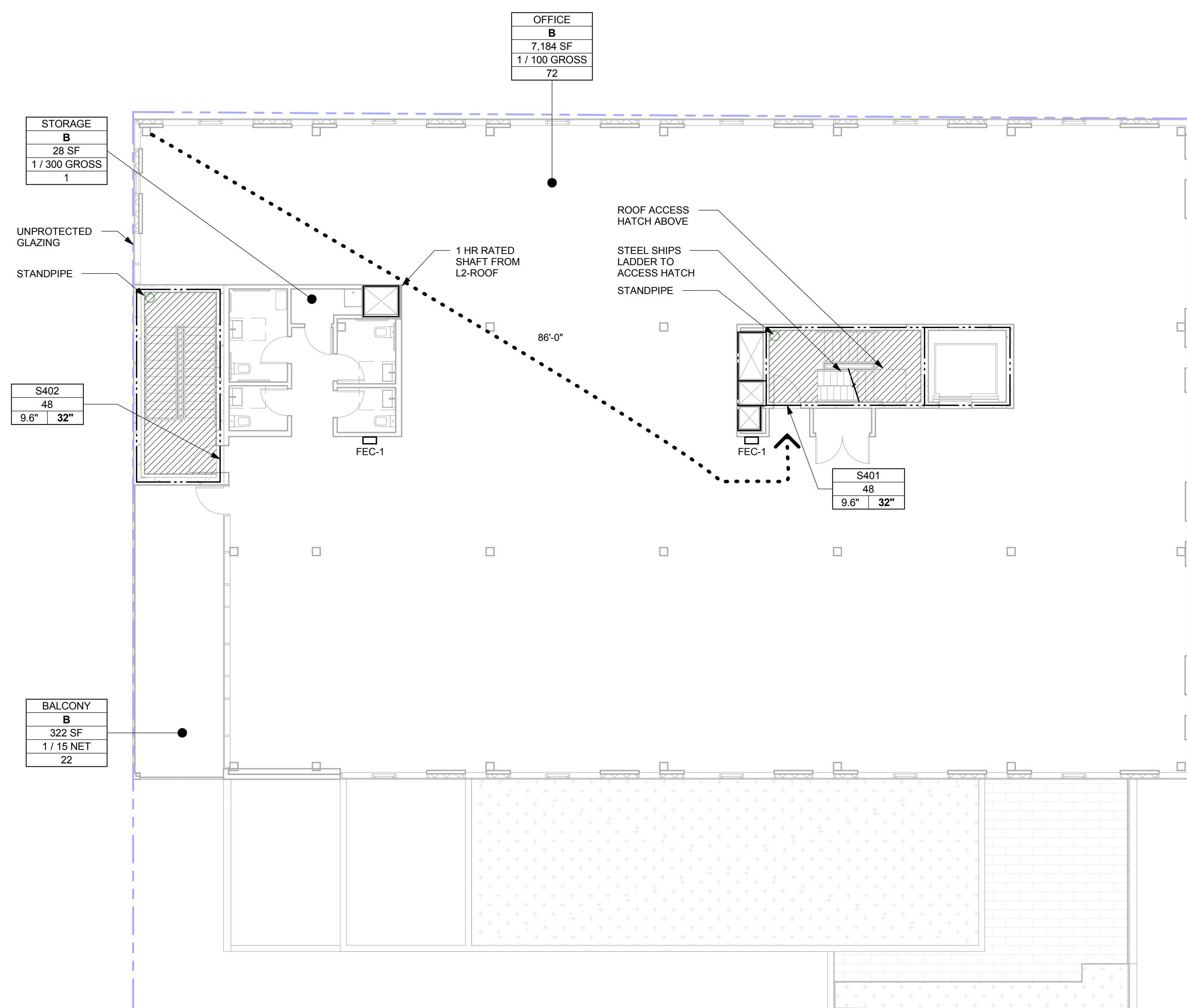
PROJECT

4073 N WILLIAMS

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PORTLAND, OR 97227

DRAWING TITLE  
LIFE SAFETY  
PLANS LEVELS 3  
AND 4

REVISIONS



02 LEVEL 4 LIFE SAFETY PLAN  
1/8" = 1'-0"

OCCUPANT LOAD - LEVEL 4				
USE	OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
BALCONY	B	322 SF	15 SF	22
OFFICE	B	7184 SF	100 SF	72
STORAGE	B	28 SF	300 SF	1
		7534 SF		95



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DRAWING TITLE  
**SITE PLAN**

REVISIONS



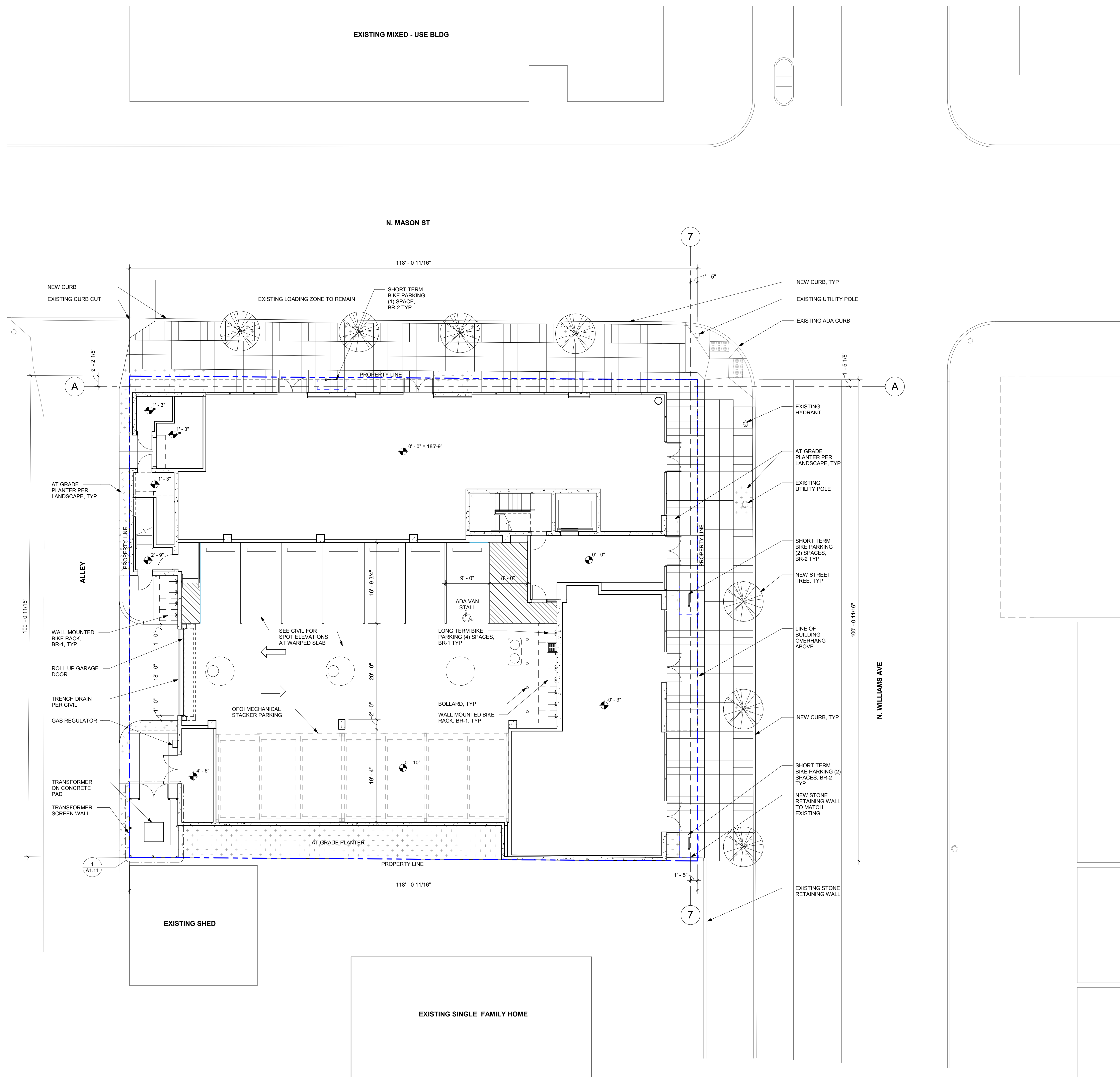
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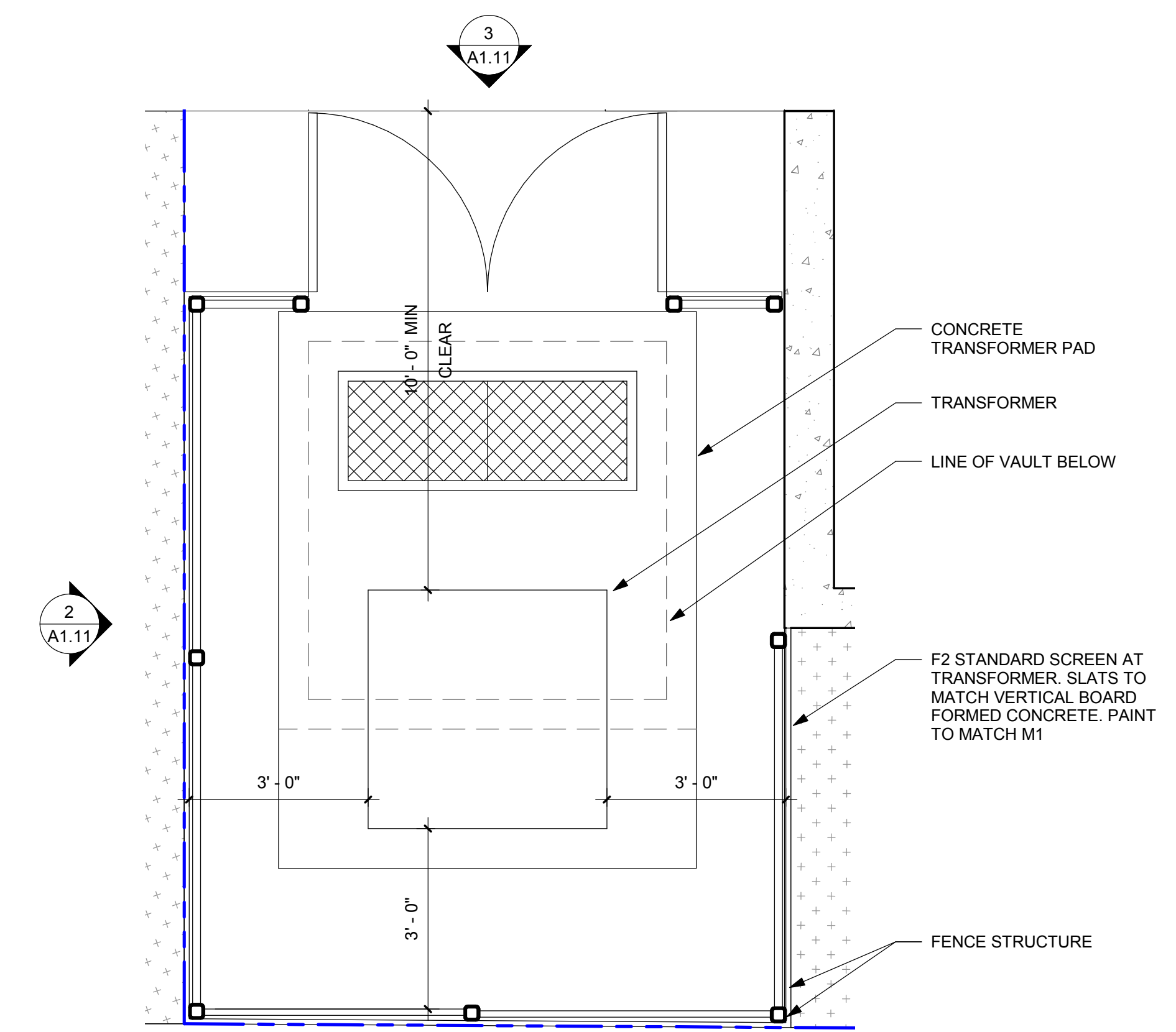
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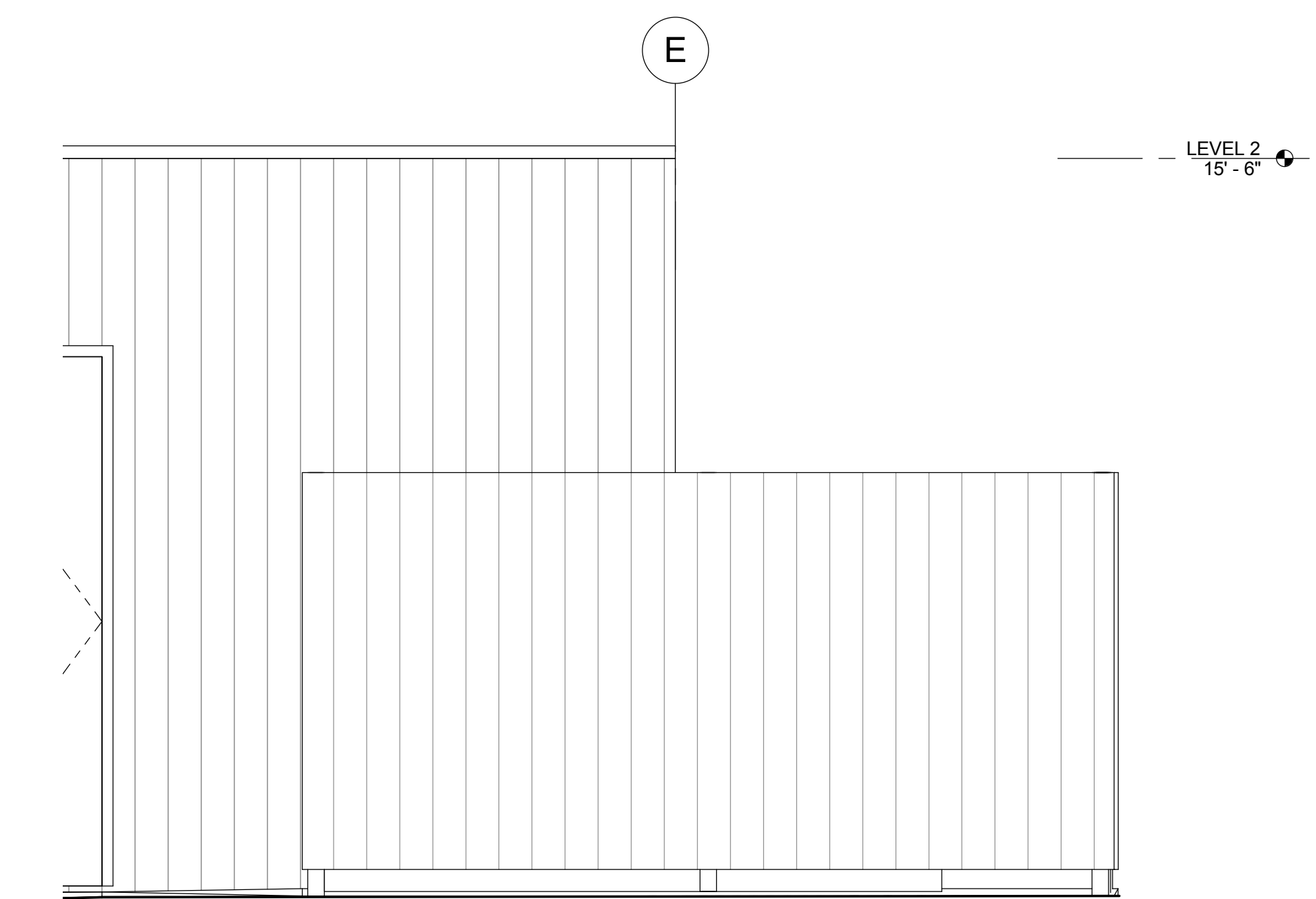
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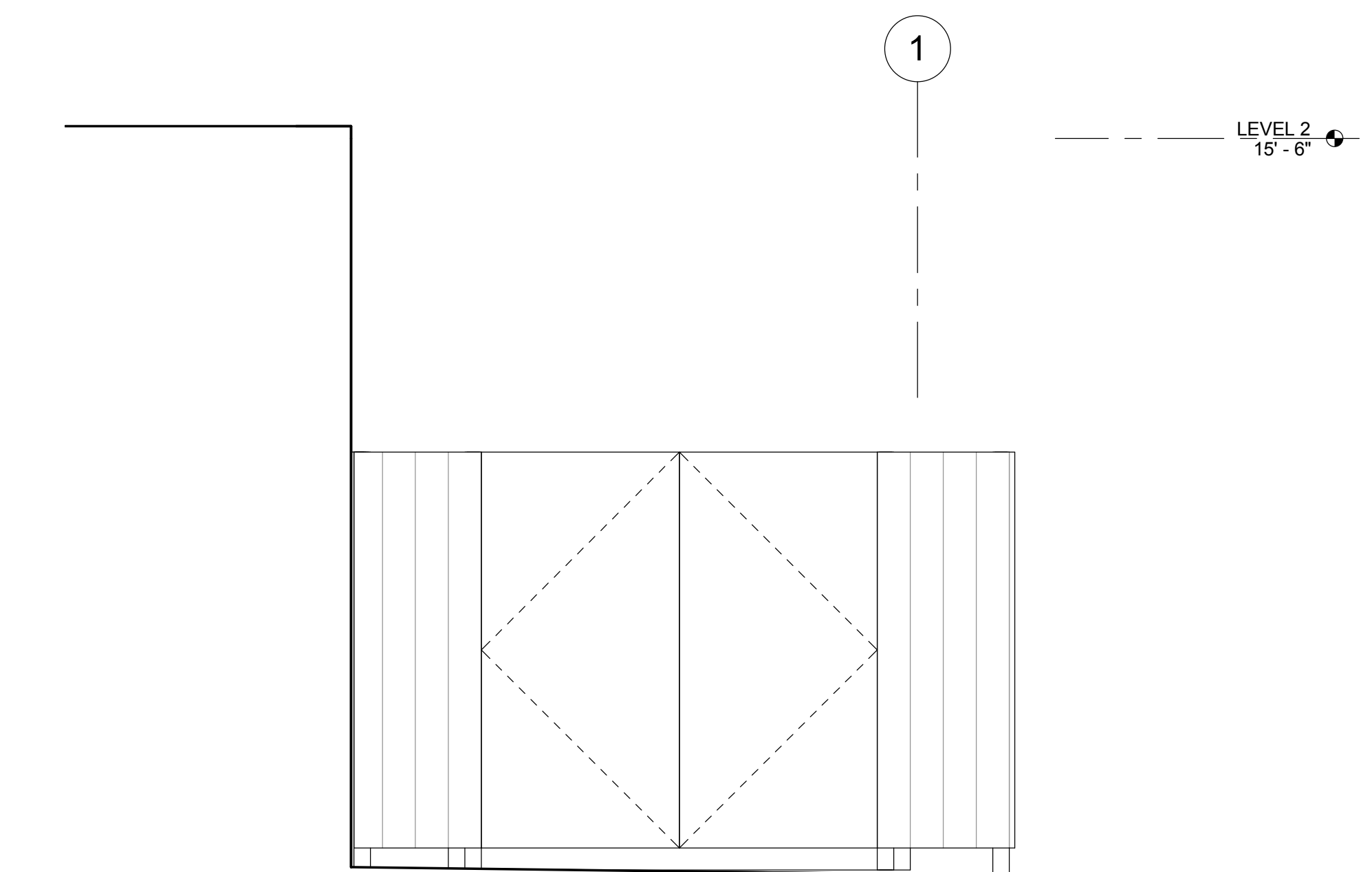




**01** TRANSFORMER ENCLOSURE PLAN  
1/2" = 1'-0"



**02** SITE ELEVATION - TRANSFORMER SCREEN WEST  
1/2" = 1'-0"



**03** SITE ELEVATION - TRANSFORMER SCREEN NORTH  
1/2" = 1'-0"

**PROJECT**

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**DRAWING TITLE**  
**ENLARGED SITE PLANS AND ELEVATIONS**

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DRAWING TITLE  
FLOOR PLAN  
LEVEL 1

REVISIONS



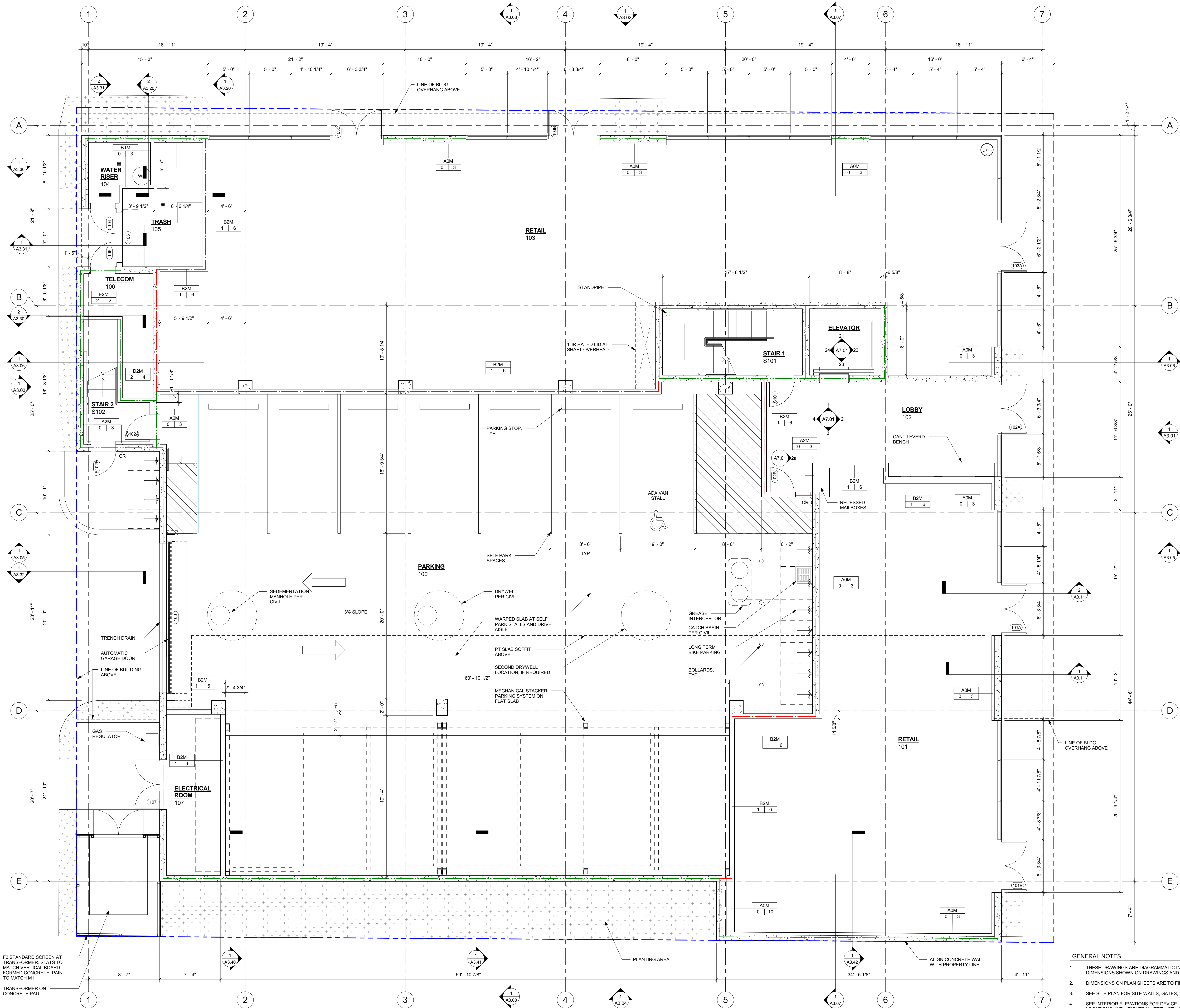
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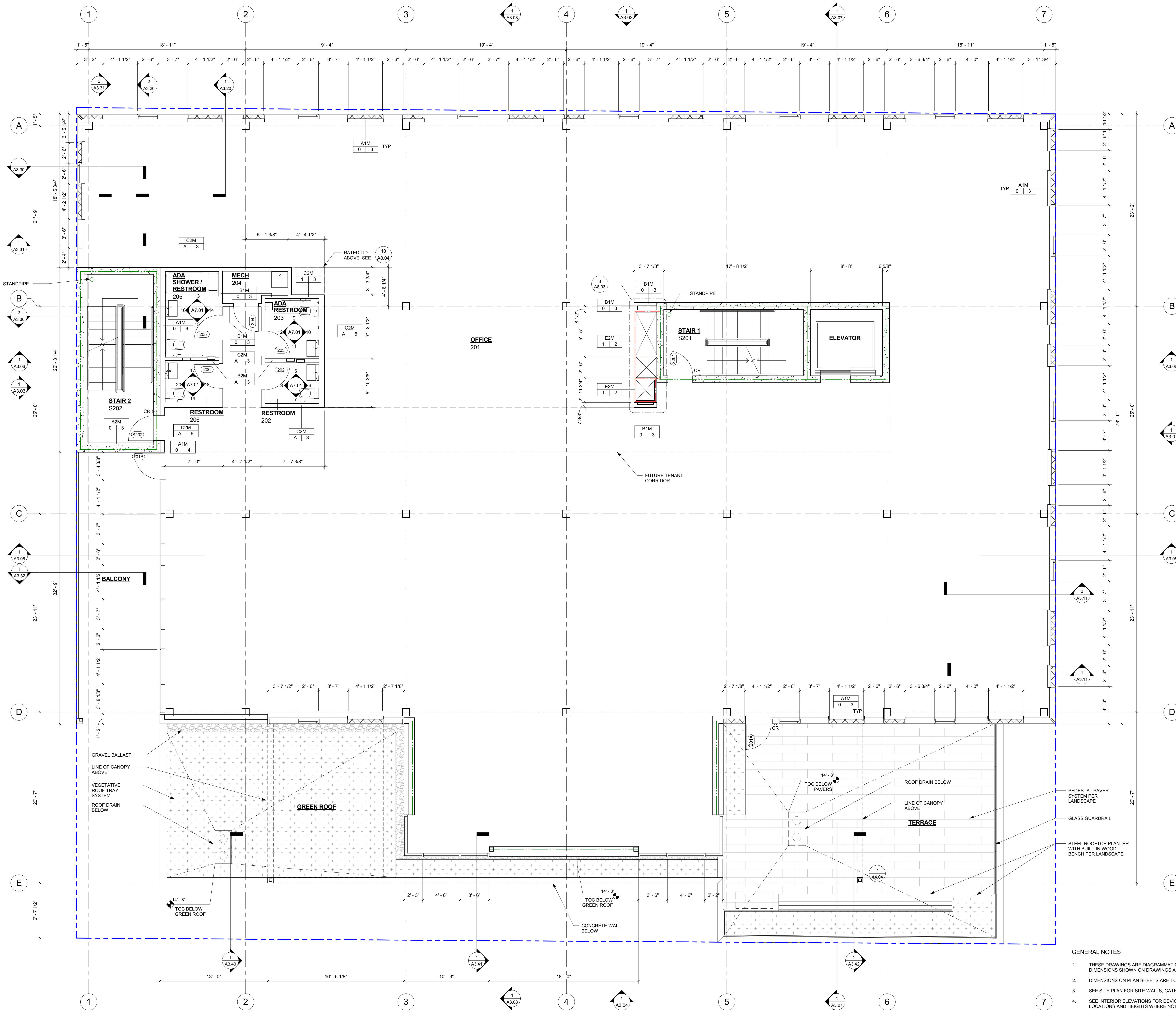
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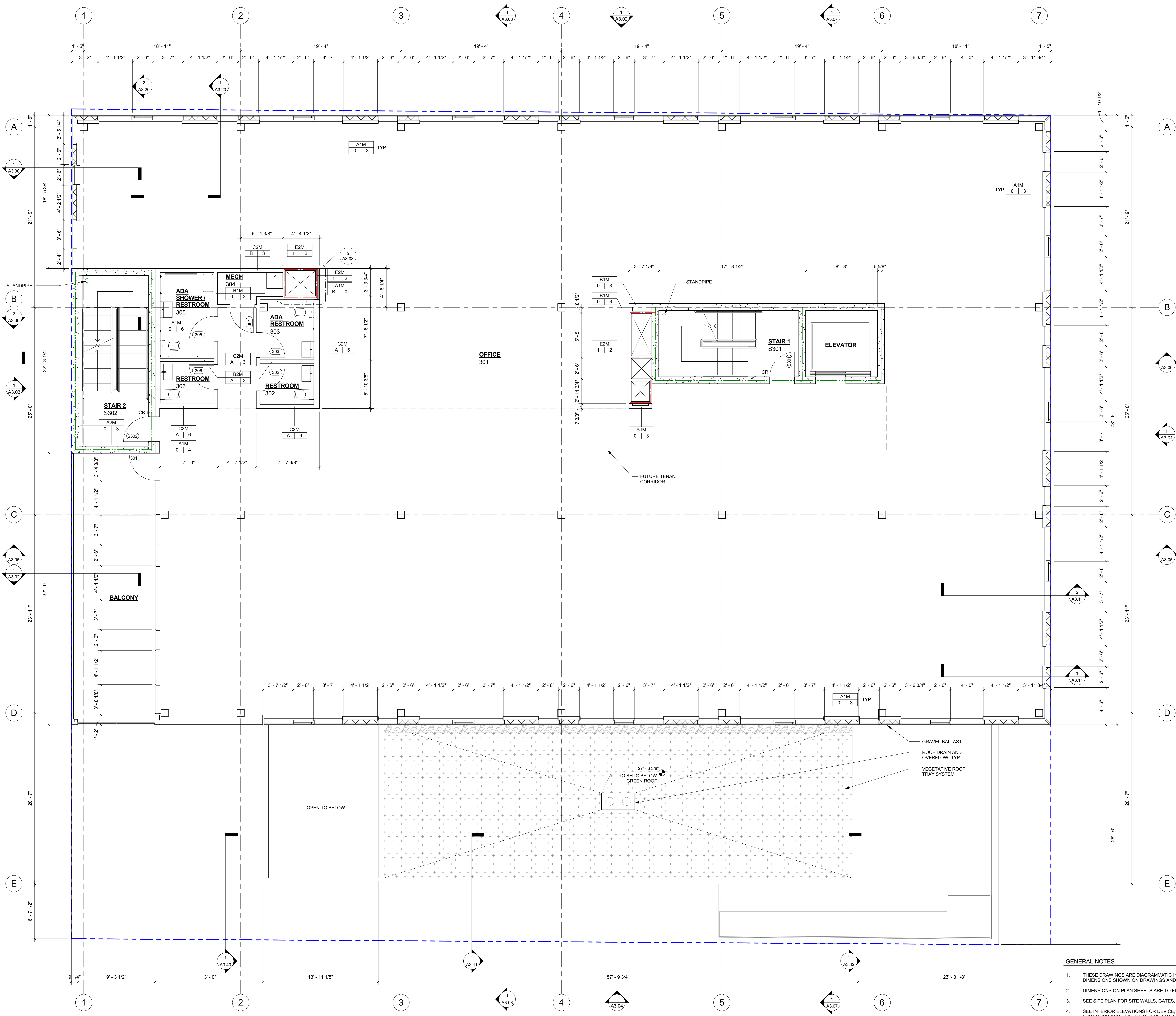
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  - FOR PARTITION TYPES AND TYPICAL DETAILS SEE SHEETS A8.01-A8.03
  - FOR DOOR AND FRAME SCHEDULE SEE SHEET A8.00
  - FOR FINISH SCHEDULE SEE SHEET A8.00
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  - FOR ENLARGED STAIR AND ELEVATOR PLANS AND SECTIONS SEE SHEET A5.01

01 FLOOR PLAN LEVEL 1  
1/4" = 1'-0"



- GENERAL NOTES**
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  - FOR ENLARGED STAIR AND ELEVATOR PLANS AND SECTIONS SEE SHEET A5.01

**01 FLOOR PLAN LEVEL 2**  
1/4" = 1'-0"



- GENERAL NOTES**
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  2. DIMENSIONS ON PLAN SHEETS ARE TO FINISH FACE UN
  3. SEE SITE PLAN FOR SITE WALLS, GATES, FENCES AND OTHER EXTERIOR INFORMATION
  4. SEE INTERIOR ELEVATIONS FOR DEVICE, FIXTURE, AND EQUIPMENT MOUNTING LOCATIONS AND HEIGHTS WHERE NOT NOTED ON PLANS
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  6. FOR PARTITION TYPES AND TYPICAL DETAILS SEE SHEETS A8.01-A8.03
  7. FOR DOOR AND FRAME SCHEDULE SEE SHEET A8.00
  8. FOR FINISH SCHEDULE SEE SHEET A8.00
  9. REFER TO MECHANICAL PLANS FOR MECHANICAL EQUIPMENT LOCATIONS, WEIGHTS, AND ADDITIONAL INFORMATION.
  10. REFER TO BOTH STRUCTURAL DRAWINGS AND ARCHITECTURAL SECTIONS AND DETAILS FOR MISCELLANEOUS STEEL
  11. FOR ENLARGED STAIR AND ELEVATOR PLANS AND SECTIONS SEE SHEET A5.01

**01 FLOOR PLAN LEVEL 3**  
1/4" = 1'-0"

PROJECT

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DRAWING TITLE  
**FLOOR PLAN  
LEVEL 4**

REVISIONS



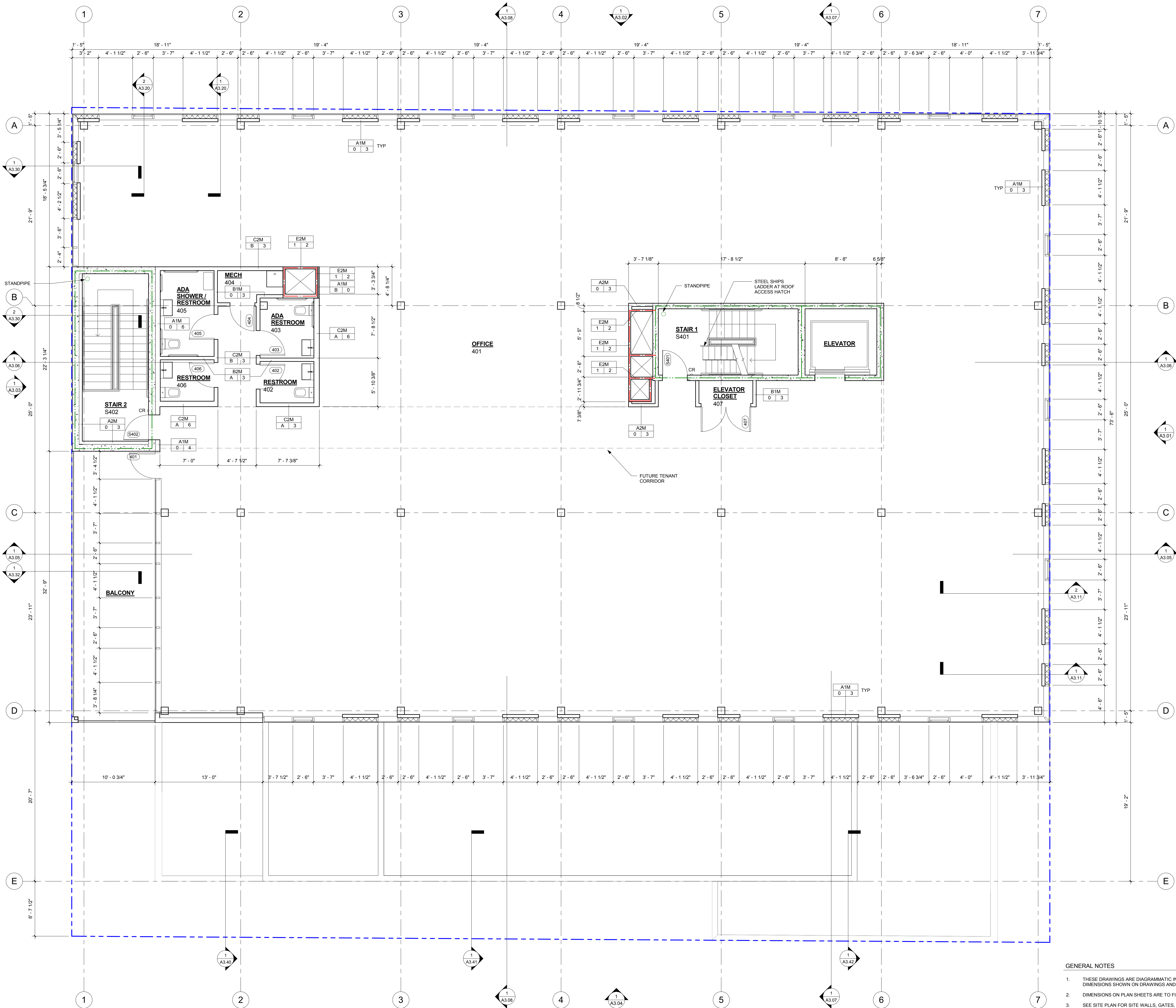
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01 FLOOR PLAN LEVEL 4  
1/4" = 1'-0"

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  - FOR ENLARGED STAIR AND ELEVATOR PLANS AND SECTIONS SEE SHEET A5.01

**PROJECT**

**4073 N WILLIAMS**

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PORTLAND, OR 97227

**DRAWING TITLE**  
**ROOF PLAN**

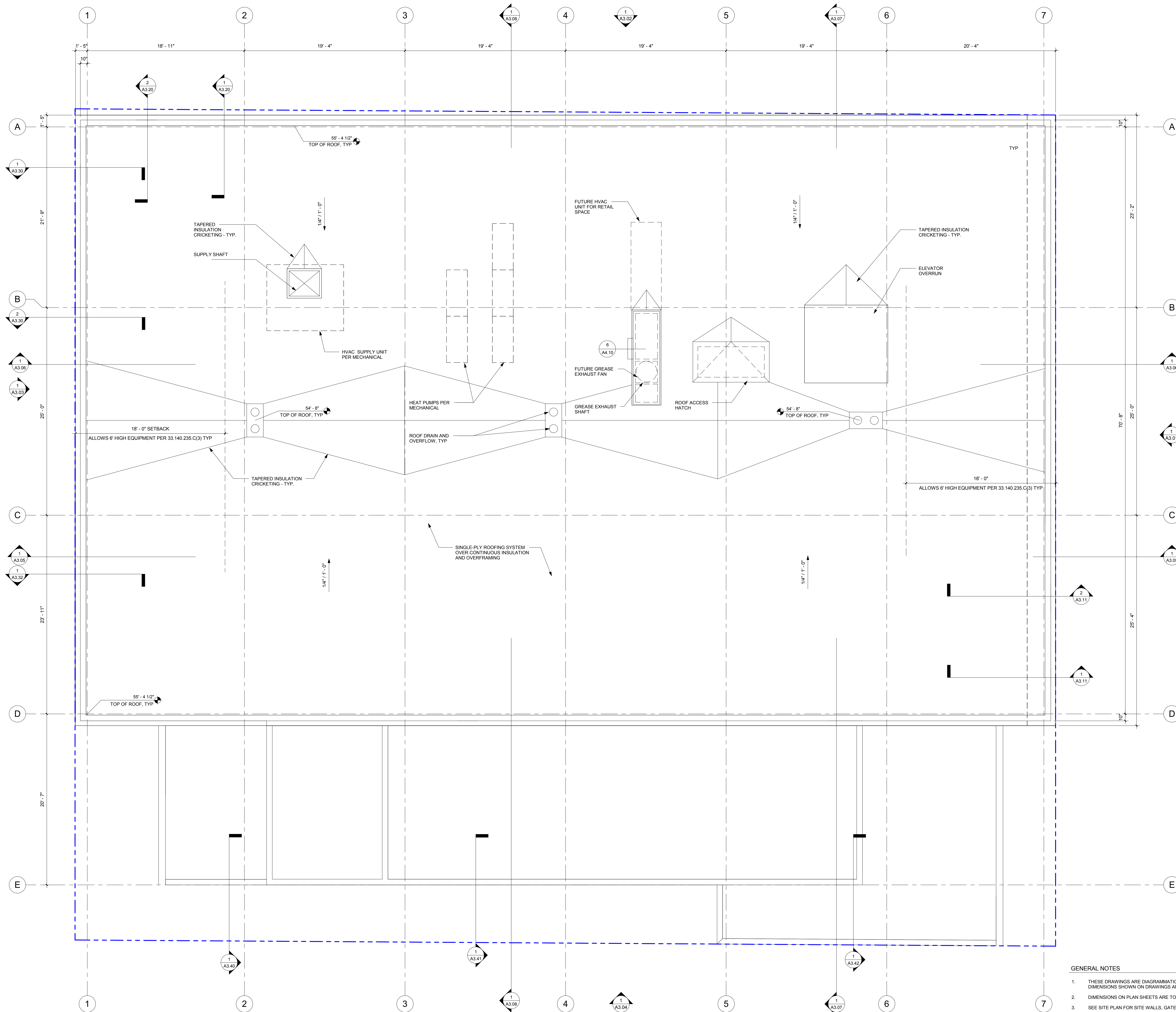
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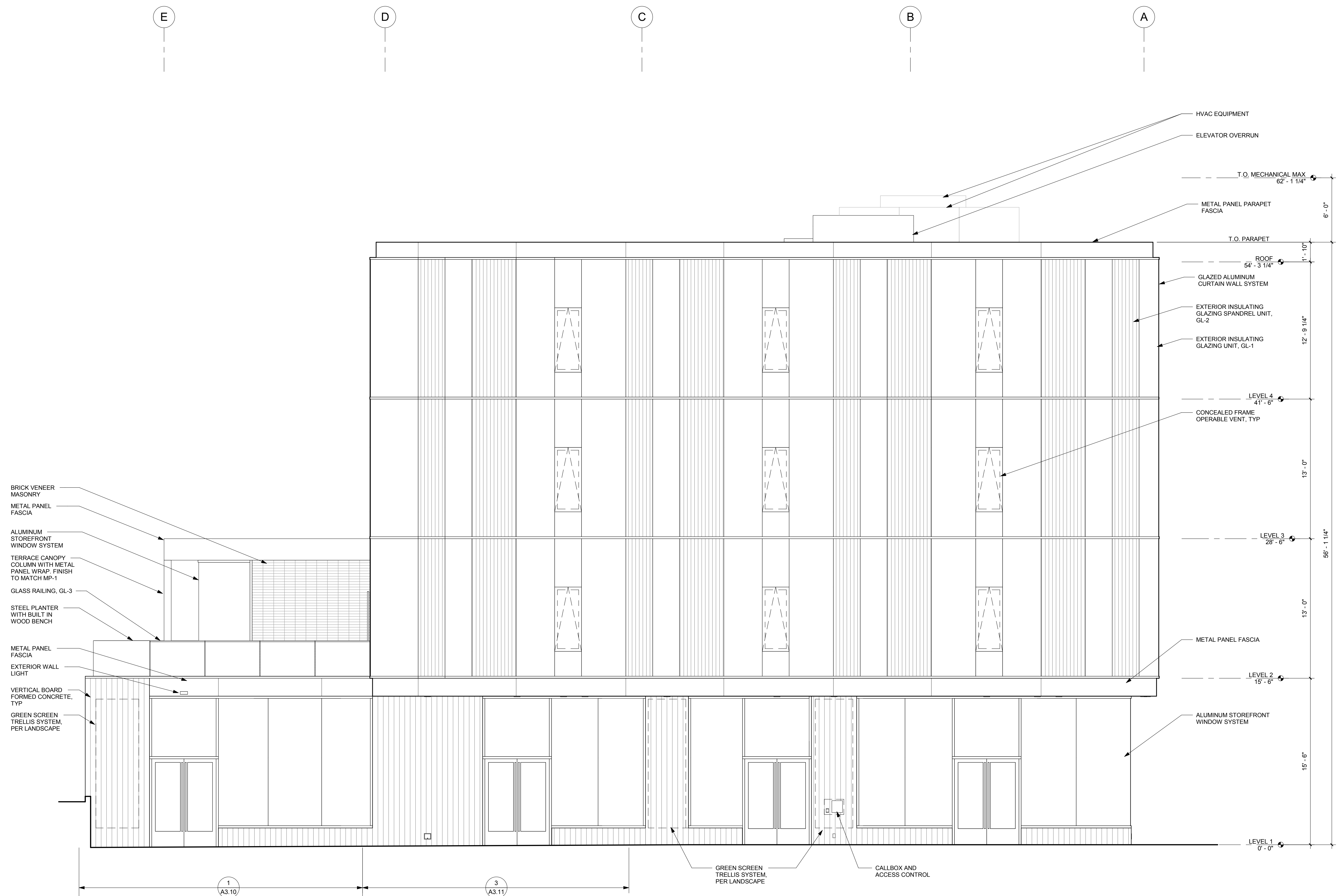
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**A2.05**

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  - FOR ENLARGED STAIR AND ELEVATOR PLANS AND SECTIONS SEE SHEET A5.01

**01** ROOF PLAN  
1/4" = 1'-0"



01 EAST ELEVATION  
1/4" = 1'-0"

PROJECT

**4073 N WILLIAMS**

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DRAWING TITLE  
**EXTERIOR ELEVATIONS**

REVISIONS



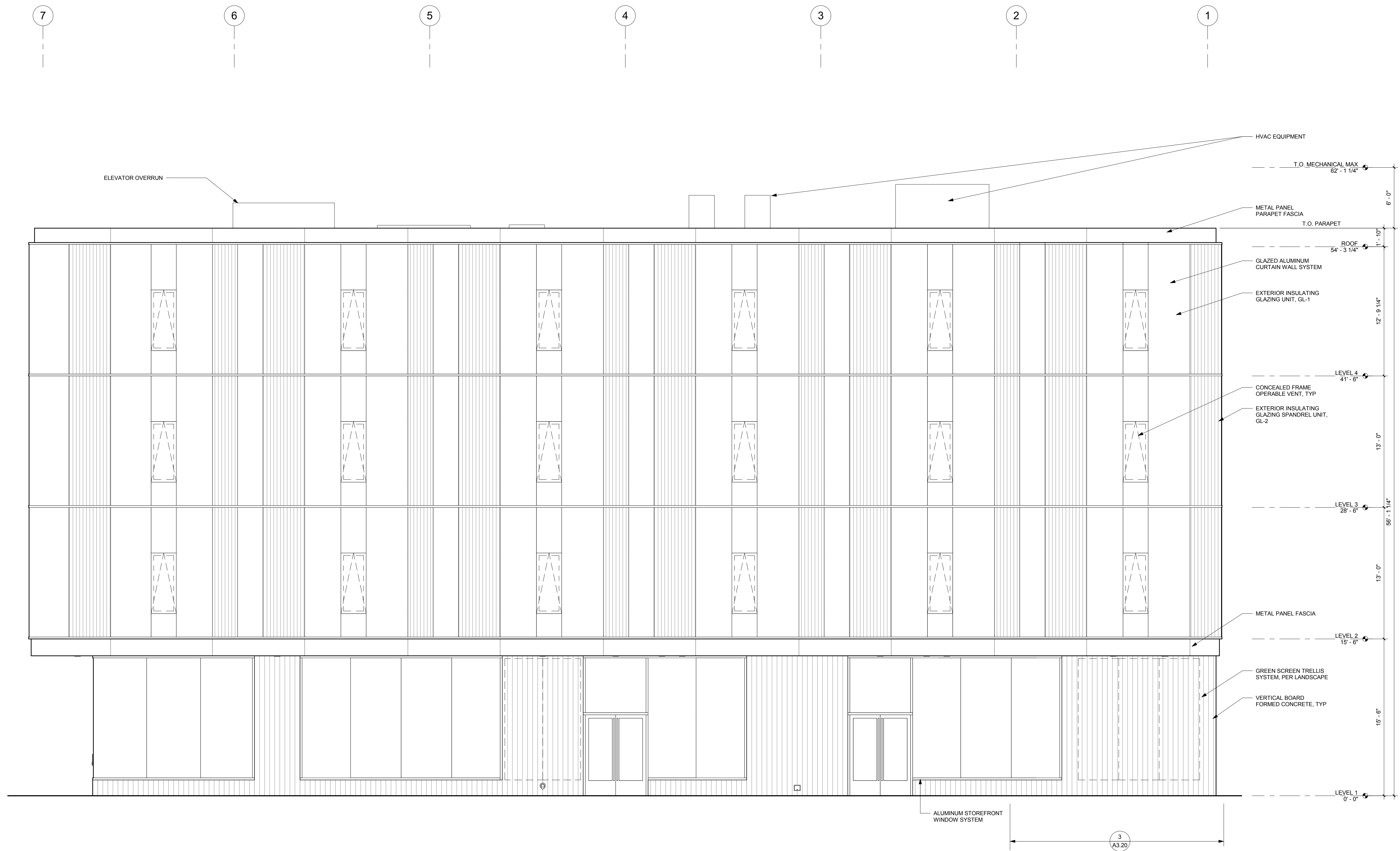
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01 NORTH ELEVATION  
1/4" = 1'-0"

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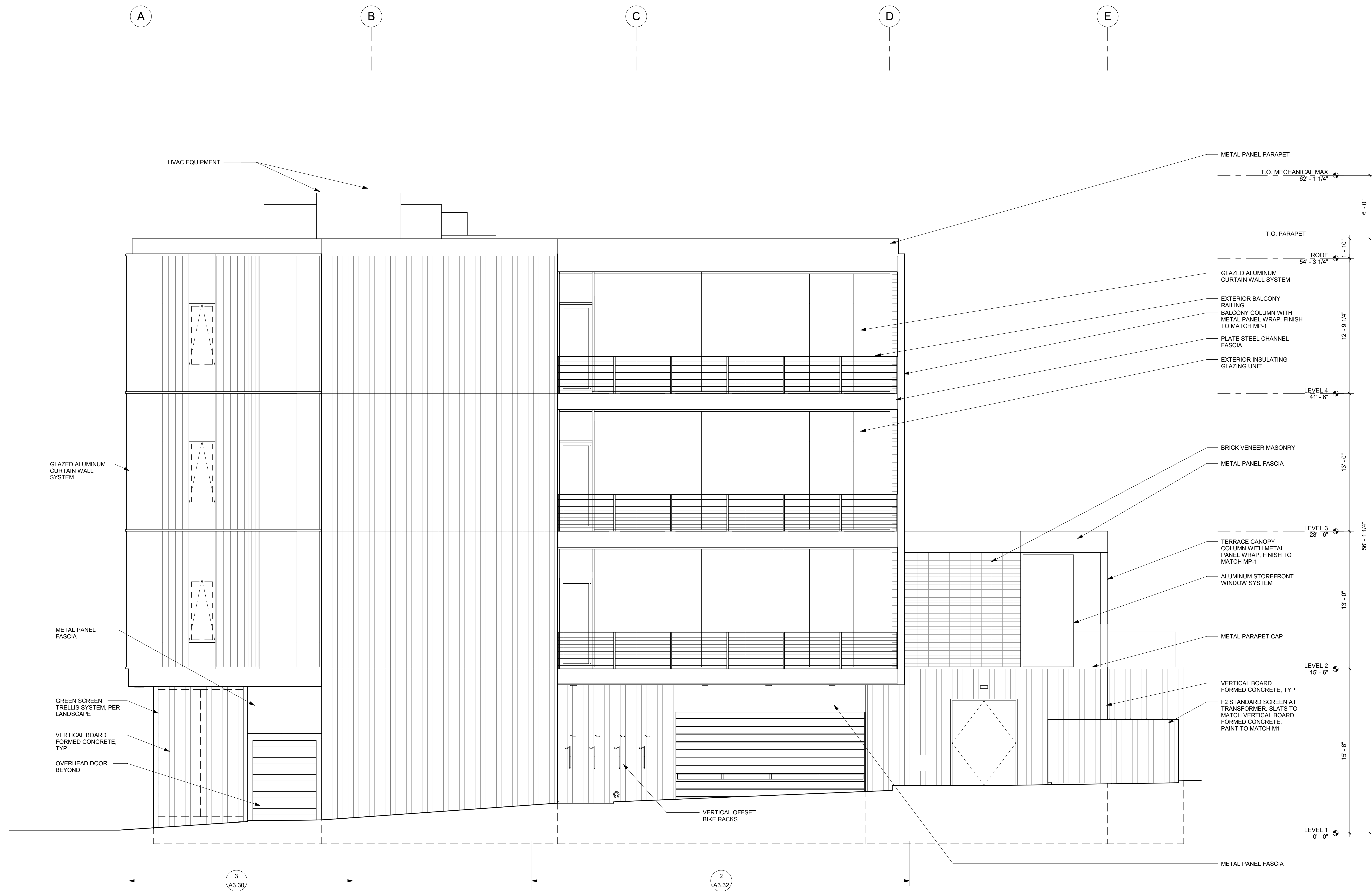
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**01** WEST ELEVATION  
1/4" = 1'-0"

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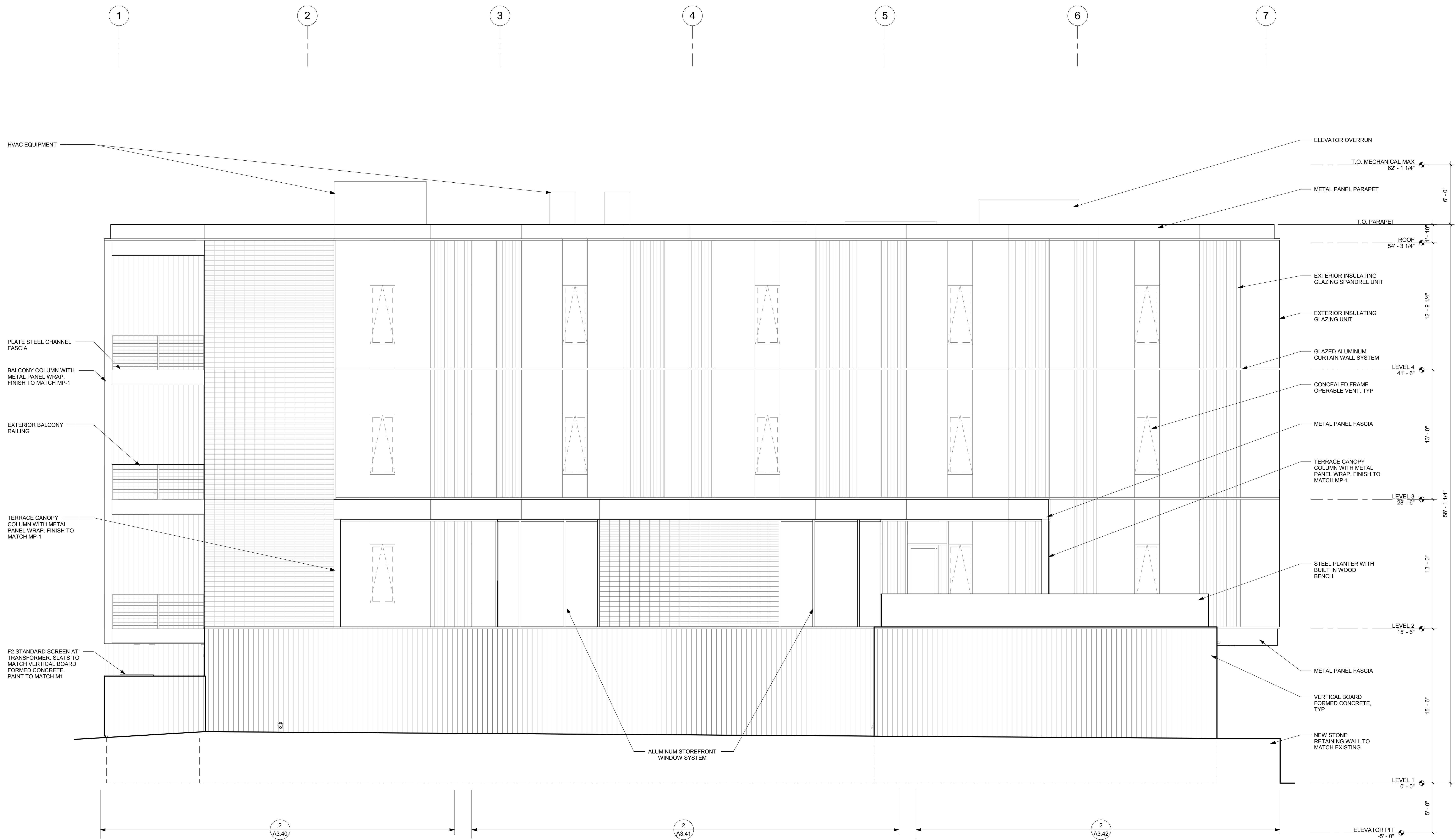
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**01** SOUTH ELEVATION  
1/4" = 1'-0"

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PROJECT

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**BUILDING SECTION**

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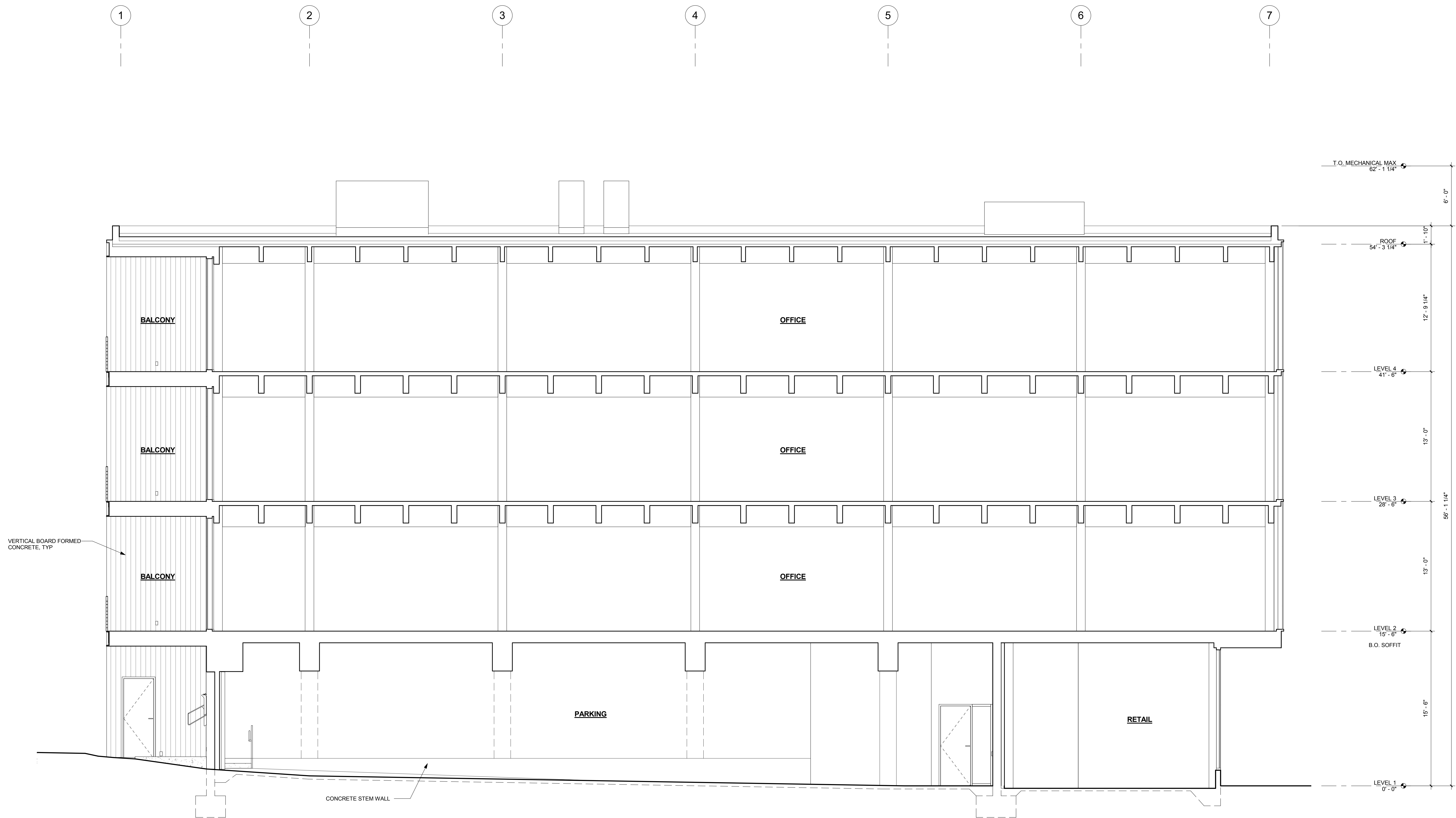
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**01** BUILDING SECTION  
1/4" = 1'-0"

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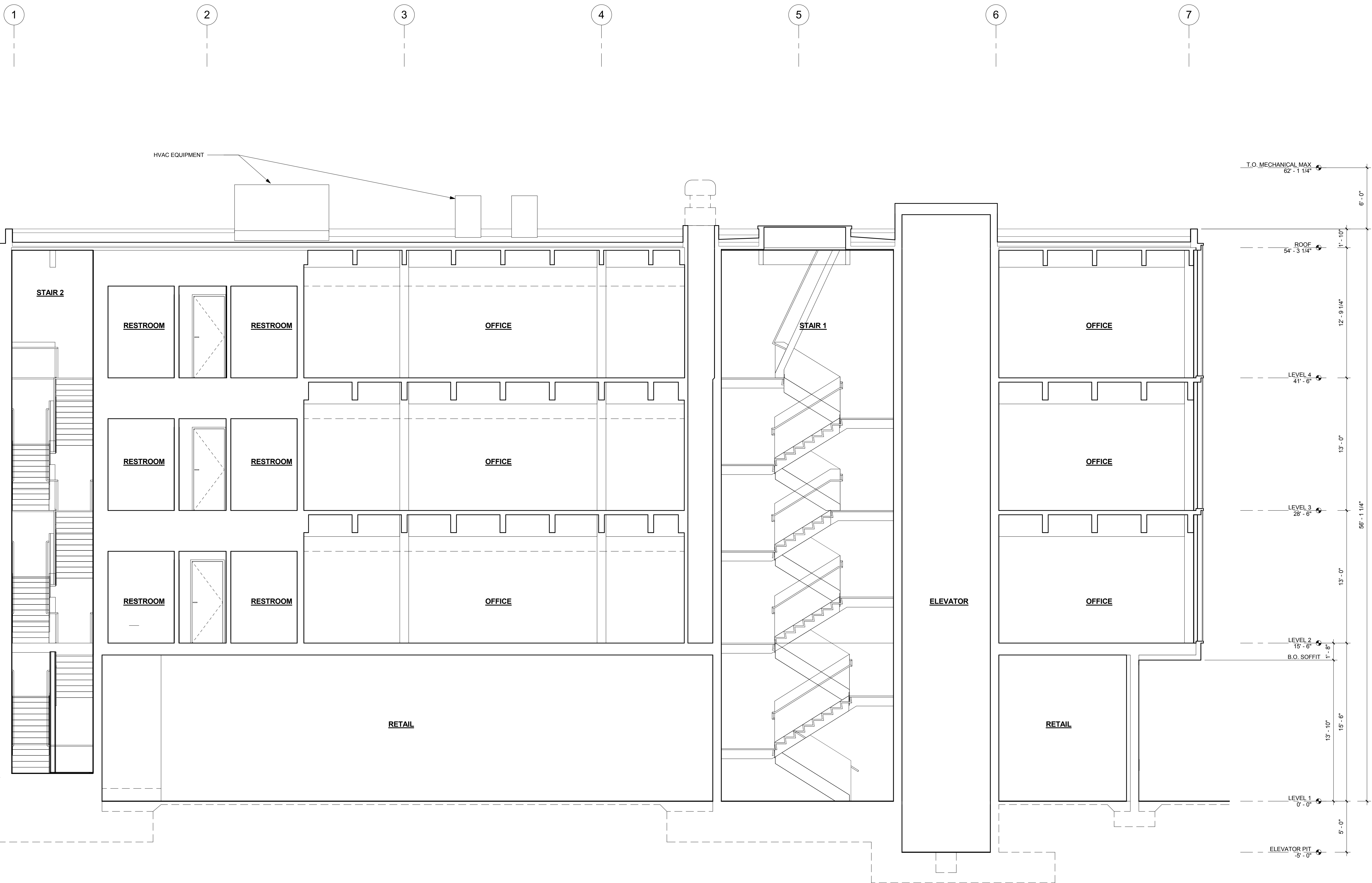
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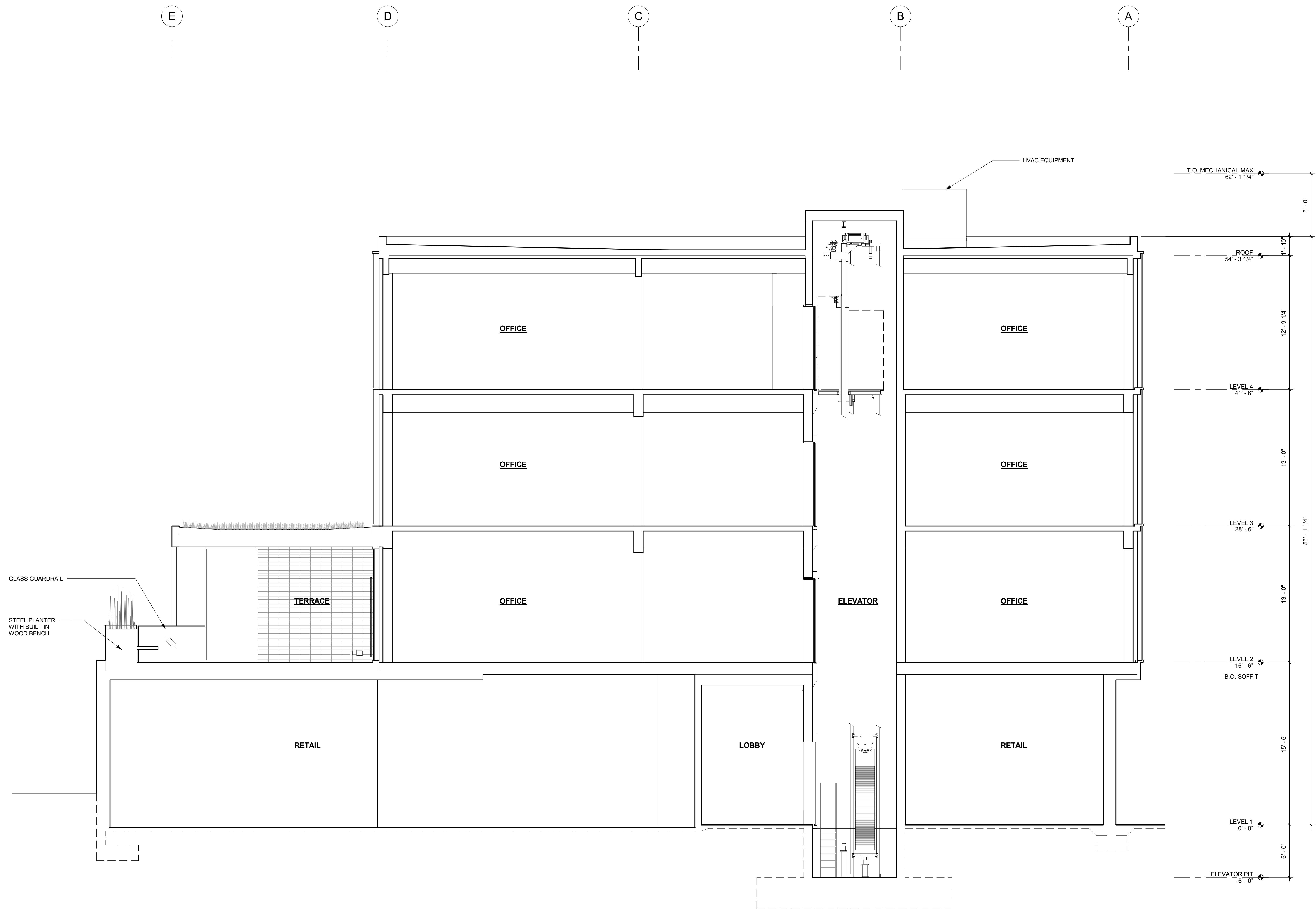
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**01** BUILDING SECTION  
1/4" = 1'-0"



01 BUILDING SECTION  
1/4" = 1'-0"

PROJECT

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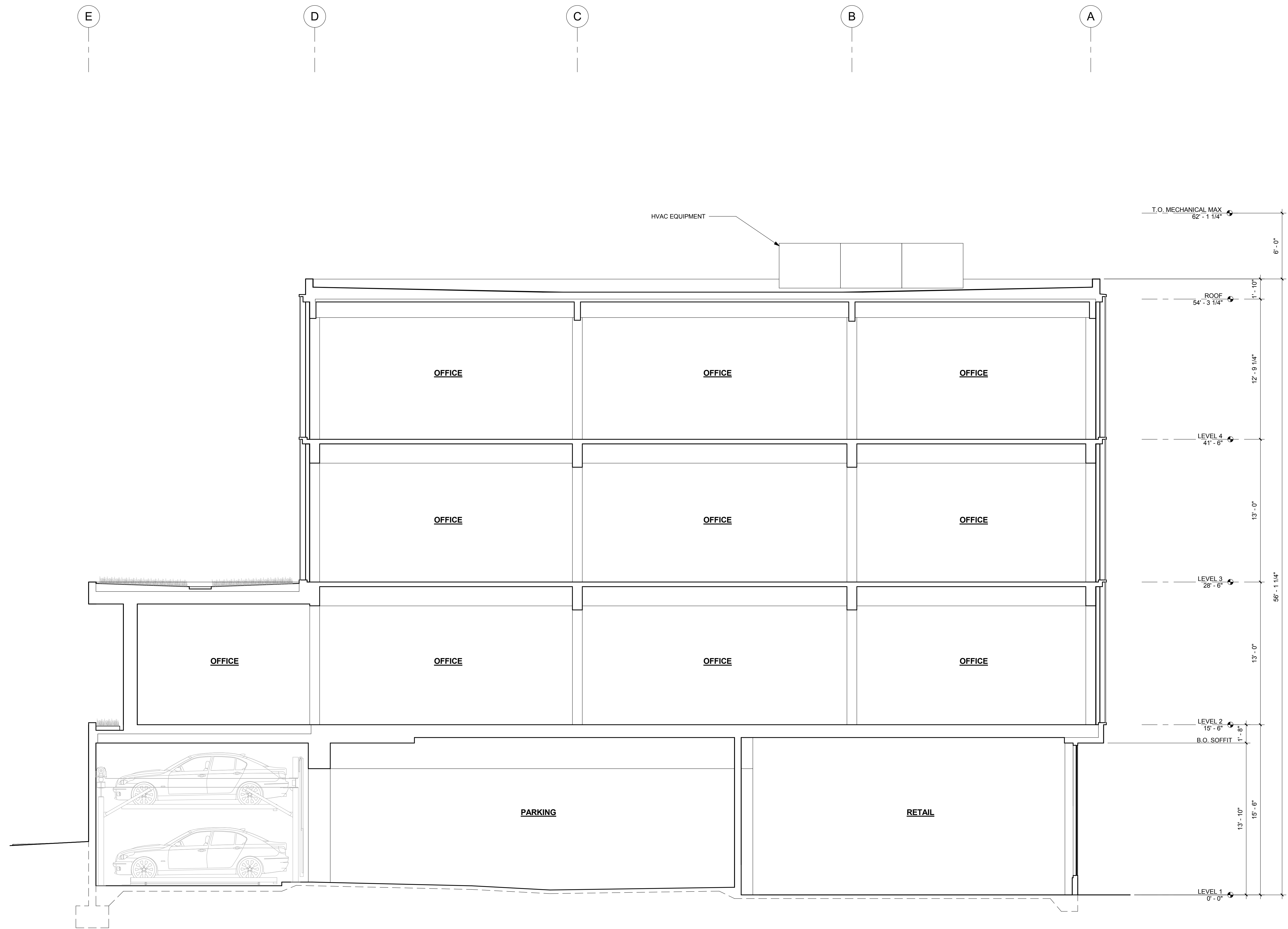
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**01** BUILDING SECTION  
1/4" = 1'-0"

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