GENERAL CODE SUMMARY/ OVERVIEW:

01. TYPE OF CONSTRUCTION (IBC TABLE 601):
TYPE III-A, SPRINKLERED CONSTRUCTION CLASSIFICATION.
- EXTERIOR BEARING WALL (2HR FIRE RATING)
  (E) EXTERIOR WALLS MASONRY
- ALL OTHER ELEMENTS CAN BE NON-RATED (DUE TO FIRE-RATING REDUCTION WITH USE OF SPRINKLERS).

02. BUILDING OCCUPANCY SUMMARY:
- 1ST (BASEMENT) FLOOR:
  "A-2" RESTAURANT (NO CHANGES)
- 2ND (CONGRESS STREET) FLOOR:
  "A-2" MERCANTILE (PREVIOUS USE A-2 RESTAURANT)
  "F-1" COMMERCIAL KITCHEN (NO CHANGES)
- 3RD FLOOR:
  "B" BUSINESS (NO CHANGES)
- 4TH FLOOR:
  "R-3" RESIDENCE (NO CHANGES)

03. ALLOWABLE STORIES FOR EACH USE (IV-A, PER IBC TABLE 503):
- A-2, RESTAURANT: 3 STORIES, (E) OCCUPANCY W/ NO CHANGES
- F-1, COMMERCIAL KITCHEN: 3 STORIES, (E) OCCUPANCY W/ NO CHANGES
- B, BUSINESS: 5 STORIES, (E) OCCUPANCY W/ NO CHANGES
- R-3, RESIDENCE: 4 STORIES, (E) OCCUPANCY W/ NO CHANGES

NOTES:

1. PER THE IEBC 912.5.5, "WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 912.5, THE HEIGHT AND AREA OF THE (E) BUILDING SHALL BE DEEMED ACCEPTABLE." DUE TO THE 2ND FLOOR'S (I.E. STREET LEVEL) PREVIOUS USE AS AN A-2/RESTAURANT OCCUPANCY NOW BEING CONVERTED PARTIALLY TO ANOTHER A-2 OCCUPANCY IT IS OUR OPINION THAT THE BUILDING HEIGHT AND STORIES ARE ACCEPTABLE.

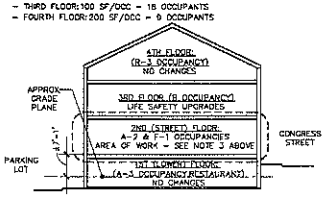
2. REFER TO "STORY ABOVE GRADE PLANE" IN IBC SEC. 202 AND "BASEMENT" & "GRADE PLANE" IN IBC SEC. 505.

3. BASED ON APPROX. GRADE PLANE, THE LOWEST LEVEL OF THE BUILDING IS NOT A "BASEMENT" AS DEFINED BY THE IBC CODE (I.E. THE FLOOR ABOVE IS GREATER THAN 6'-0" ABOVE AVERAGE GRADE PLANE.) THEREFORE, THE BUILDING IS A 4-STORY BUILDING, BASED ON CURRENT CODE (SEE DIAGRAM BELOW).

04. OCCUPANCY SEPARATIONS (IBC TABLE 508.4):
- NO SEPARATION REQUIRED BETWEEN B AND F-1
- 1-HR. SEPARATION PROVIDED BETWEEN 1ST FLOOR RESTAURANT AND 2ND FLOOR
- 1-HR. SEPARATION REQUIRED BETWEEN A-2 AND B OCCUPANCIES
- 1-HR. SEPARATION REQUIRED BETWEEN B AND R-3 OCCUPANCIES

05. 2ND FLOOR EXITING:
- TOTAL DIAGONAL DISTANCE: 81'-10"
- EXIT SEPARATION REQUIRED: MINIMUM 1/3 DISTANCE = 27'-3"
- EXIT SEPARATION PROVIDED: 27'-8" (COMPLIANT, IBC 1015.2.1)

06. OCCUPANT LOAD:
- SECOND FLOOR: RESTAURANT: 36 + 19 + 11 = 66 OCC
  KITCHEN: 4 OCC.
  (PER IBC, A-2 OCCUPANT LOADS ARE CALCULATED AS "NET" AREA NOT TO INCLUDE TOILET ROOMS, STORAGE ROOMS, STAIRS OR CORRIDORS.)
- THIRD FLOOR:900 SF/OCC = 18 OCCUPANTS
- FOURTH FLOOR:200 SF/OCC = 9 OCCUPANTS



BUILDING HEIGHT DIAGRAM.

GENERAL CODE PLAN NOTES:

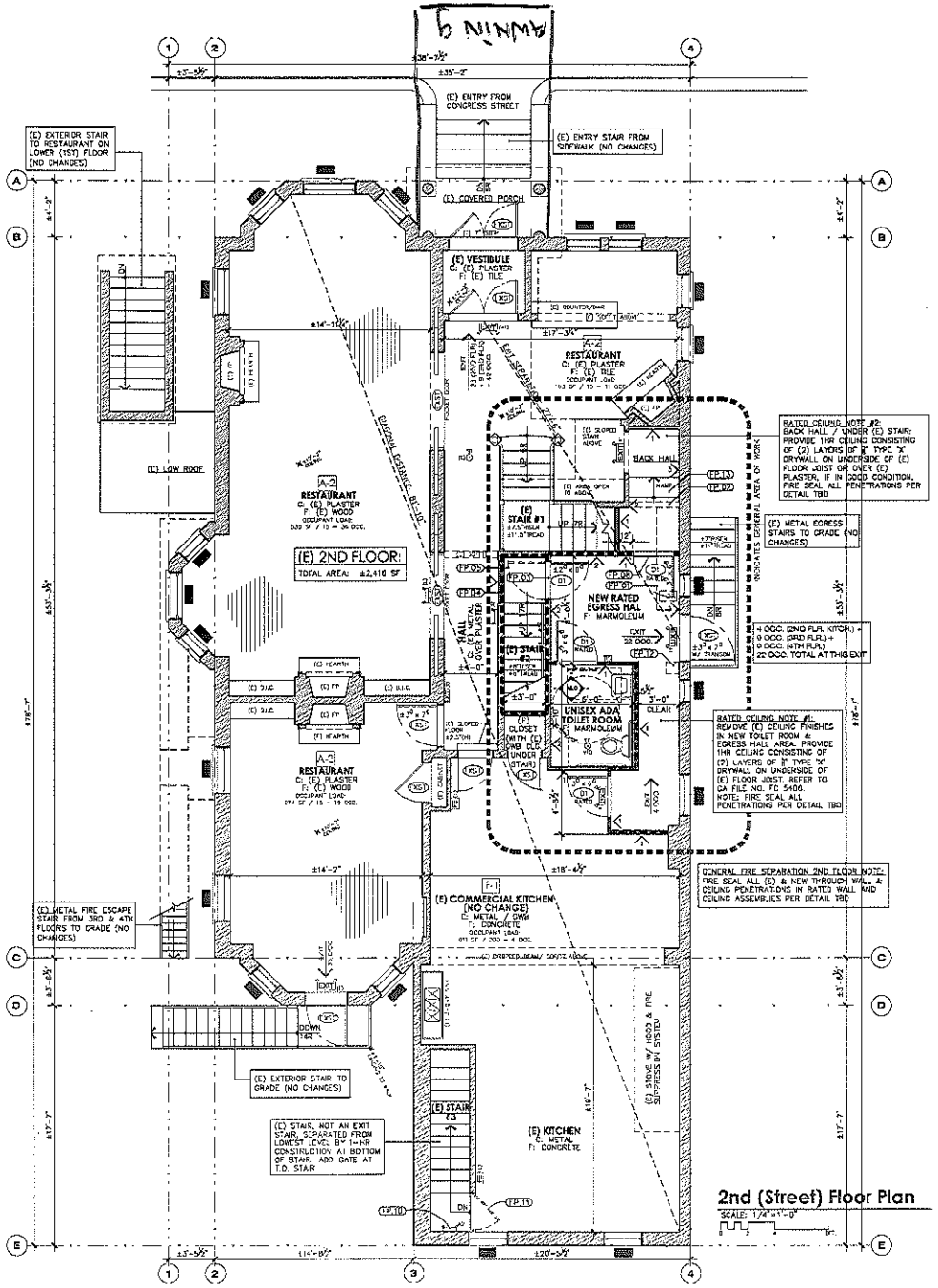
01. NFPA 13 SPRINKLER SYSTEM:
A BIDDER DESIGNED NFPA 13 SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT THE ENTIRE BUILDING. LICENSED SPRINKLER DESIGNER TO REVIEW AND MAKE APPROPRIATE MODIFICATIONS TO (E) SPRINKLER SYSTEM TO SUPPORT PROPOSED DESIGN AND MEET ALL LOCAL AND STATE REQUIREMENTS. CONTRACTOR TO SUBMIT ALL REQUIRED APPLICATIONS & DRAWINGS TO OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED BY THE STATE FIRE MARSHAL'S OFFICE AND THE CITY OF PORTLAND. PROVIDE COPY TO ARCHITECT.

02. FIRE ALARM SYSTEM:
TBD

03. ALL OTHER NEW OR REPLACED DRYWALL SHALL BE MINIMUM ⅝" TYPE "X" DRYWALL.

04. CONTRACTOR TO PROVIDE ARCHITECT W/ SUBMITTAL FOR ALL ADA SIGNAGE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

05. IN ALL EXPOSED BALLOON FRAMED WALLS PROVIDE 2X SOLID FIRE BLOCKING AT EACH FLOOR IN EVERY BAY.



2nd (Street) Floor Plan

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

GENERAL PLAN NOTES:

01. AN ARCHITECTURAL SITE VISIT TO FIELD MEASURE AND VERIFY EXISTING CONDITIONS OF THE BUILDING WAS CONDUCTED ON AUGUST 1, 2014.

02. ALL EFFORTS HAVE BEEN MADE TO PROVIDE A COMPREHENSIVE DOCUMENTATION OF THE EXISTING BUILDING. SOME INTERIOR FINISHES AND ITEMS ARE CONCEALED AND HAVE BEEN A CHALLENGE TO DOCUMENT. IT IS POSSIBLE THAT DEFICIENCIES MAY EXIST WHICH ARE NOT IDENTIFIED IN THESE DRAWINGS.

03. IT IS POSSIBLE CONDITIONS MAY CHANGE DURING THE INTERIM PERIOD BETWEEN THE DATE OF THE INSPECTION AND COMPLETION OF THE PROJECT. 2A ARCHITECTS ASSUMES NO RESPONSIBILITY FOR ANY UNIDENTIFIED DEFICIENCIES OR CHANGES IN THE CONDITION OF THE BUILDING ANYTIME AFTER THE DATE OF THE INSPECTION.

04. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AFTER REVIEWING PROPOSED REVISIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

05. ALL CHANGES ARE ANTICIPATED TO BE NON-STRUCTURAL. NOTIFY ARCHITECT/ENGINEER OF ALL STRUCTURAL CONDITIONS IDENTIFIED DURING DEMOLITION FOR DIRECTION / RESOLUTION.

SYMBOL LEGEND:

ROOM: 000 / C: 000 / F: 000	ROOM NAME / CEILING MATERIAL / FLOORING MATERIAL
FP.00	KEY PLAN REFERENCE NUMBER
H'-0"+	CEILING HEIGHT ABOVE FINISH FLOOR
W"x H"	DOOR OR WINDOW SIZE: WIDTH X HEIGHT (IN FEET & INCHES)
XD1	EXISTING DOOR (NO CHANGES)
000	DOOR REFERENCE NUMBER FOR NEW DOOR
	WALL TYPE REFERENCE NUMBER
XW1	EXISTING WINDOW (NO CHANGES)
	RECESSED EXHAUST FAN (VENT TO EXTERIOR)
	INDICATES ADA COMPLIANT ROOM SIGNAGE W/ BRAILLE CHARACTERS
	INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS.
	EXISTING EXIT SIGN W/ EMERGENCY LIGHTS
	INDICATES EMERGENCY LIGHTING (NOT INTEGRAL TO COMBINATION EXIT LIGHTS) W/ BATTERY BACKUP
	INDICATES (E) EMERGENCY LIGHTING TO REMAIN
	INDICATES (E) FIRE EXTINGUISHER IN SEMI RECESSED OR SURFACE MOUNTED CABINET. INSPECT/ TEST TO VERIFY IN WORKING ORDER.
	(E) WALL OR CEILING MOUNTED SMOKE DETECTOR (VERIFY)

WALL SYMBOL LEGEND:

	(E) WALL CONSTRUCTION
	NEW WOOD FRAMED WALL CONSTRUCTION
	INDICATES RATED / SEPARATION WALL
	NEW RATED WALL ASSEMBLY: U.L. NO. U520 5/8" TYPE "X" DRYWALL, 2X4 WOOD STUDS @ 16" O.C., 5/8" TYPE "X" DRYWALL & INSTALL PER U.L. INSTRUCTIONS NOTE: PROVIDE (2) LAYERS OF ⅝" TYPE "X" DRYWALL ON ONE SIDE, IF OPPOSITE SIDE IS NOT ACCESSIBLE (I.E. NEW KNEE WALL UNDER (E) STAIR)
	WALL ASSEMBLY: (E) PLASTER & LATH (VERIFY), (E) WOOD STUDS, ADD 2 LAYERS OF ⅝" TYPE "X" DRYWALL ON HALL / TOILET ROOM SIDE.
	WALL ASSEMBLY: PATCH/ REPAIR (E) 1/2" LATH & PLASTER (VERIFY) OR ADD ⅝" TYPE "X" DRYWALL (E) WOOD STUDS/ STRAPPING & INSULATION (UNKNOWN), (E) MASONRY LOAD BEARING EXTERIOR WALL (UNKNOWN)

FLOOR PLAN KEYNOTES:

FP.01	(E) SINK BASE & ASSOCIATED ITEMS TO BE REMOVED. REWORK EGRESS HALL. VERIFY W/ TENANT RE: RELOCATION.
FP.02	REMOVE (E) PARTIAL WALL BELOW (E) STAIR FOR NEW CONNECTION HALL TO (E) LOBBY. NOTIFY ARCHITECT IF LOAD-BEARING.
FP.03	SLOPED THRESHOLD TO MAKE UP FLOOR HEIGHT DIFFERENCE (NOTIFY ARCHITECT OF HT DIFFERENCE).
FP.04	REMOVE (E) TRIM & INFILL (E) OPENING TO MATCH ADJACENT MATERIALS / FINISHES.
FP.05	REMOVE (E) INSWING DOOR & ASSOCIATED ITEMS, PREP FOR NEW DOOR
FP.06	REMOVE (E) EXIT SIGN OR EMERGENCY LIGHT & ASSOCIATED ITEMS, PATCH & REPAIR AS REQ'D
FP.07	(E) LIGHTED EXIT SIGN TO REMAIN
FP.08	REMOVE (E) FINISHES AS REQUIRED FOR NEW DOOR OR RATED WALL INFILL, PATCH & REPAIR AS REQUIRED. ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES.
FP.09	REMOVE (E) DOOR & ASSOCIATED ITEMS FOR RATED DOOR PER SCHEDULE. PATCH & REPAIR AS REQUIRED. REUSE OR REPLACE ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES.
FP.10	REMOVE (E) EXIT SIGN AND REPLACE WITH NEW EMERGENCY LIGHT.
FP.11	ADD 42" HIGH STEEL FRAME GATE W/ SELF CLOSING HINGES. PROVIDE SIGN ON WALL TO READ "NOT AN EXIT"
FP.12	(E) WALL AND ASSOCIATE ITEMS TO BE REMOVED FOR HALL CLEARANCE. VERIFY IF PLUMBING CHASE & NOTIFY ARCHITECT.
FP.13	INTERIOR ADA RAMP (MAX 1:8 SLOPE) TO MAKE UP DIFFERENCE IN FLOOR HEIGHT. NOTIFY ARCHITECT IF MORE THAN 3" DIFFERENCE. NO HANDRAILS REQUIRED.

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Client & Community Engagement

Consultant:

Work In Progress
Not For Construction
Not for Permitting

Sheet Issue Date:	
Pre-App. Meeting	11/3/14
Client Review	12/18/14
Public Meeting	2/12/15

Project Start Date: August 2014

Project Number: 14-119

Sheet Title: SECOND (STREET) FLOOR PLAN

Sheet Issue Date:

Sheet Number: A3.0