

GENERAL NOTES:

1. ALL WORK TO COMPLY WITH 2003 EDITION OF INTERNATIONAL BUILDING CODE (IBC), OREGON ENERGY CODE AND ALL APPLICABLE PORTLAND CODES AND REGULATIONS. CONTRACTOR TO NOTIFY DESIGNER OF DISCREPANCIES BETWEEN THESE DOCUMENTS AND CODE REQUIREMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY DESIGNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE SHOWN AS CLEAR WHENEVER POSSIBLE. WHEN CLEAR DIMENSIONS ARE GIVEN, DIMENSION IS TO FRONT FACE OF FINISH MATERIAL. IF DIMENSIONS ARE NOT SHOWN AS CLEAR, THEY ARE TO CENTER OF WALL.
4. PATCH, CAULK AND FINISH ALL THROUGH FLOOR, WALL AND CEILING PENETRATIONS OF CONDUITS, PIPING, DUCTS, ETC. FOR SMOKE TIGHT ASSEMBLIES.
5. NEW OCCUPANCY AREAS SHALL CONFORM TO CURRENT EXITING CODE REGULATIONS TO THE EXTENT POSSIBLE.
6. ALL GYPSUM BOARD TO BE TYPE "X". ALL GYPSUM BOARD TO BE 5/8" UNLESS OTHERWISE NOTED.
7. FINISH MATERIAL SUCH AS PAINT ARE NOT SHOWN AS AN INTEGRAL PART OF THE WALL CONSTRUCTION. PAINT COLOR TO BE DECIDED BY OWNER.
8. ALL NEW WALLS 10'-0" HIGH, UNLESS NOTED OTHERWISE. AT ALL FULL HEIGHT WALLS UP TO STRUCTURE, MATCH EXISTING CEILING ABOVE, VERIFY STRUCTURE HEIGHT IN FIELD.
9. ATTACHMENT AND ASSEMBLY OF ALL MATERIALS MUST COMPLY WALL REQUIREMENTS OF THE U.L. LISTINGS PER THE "FIRE RESISTANCE DIRECTORY", WHERE APPLICABLE.
10. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. INCLUDE ALL WORK EVIDENT BY SITE INSPECTION WHETHER OR NOT SHOWN ON THE DRAWINGS.
11. REPAIR, PATCH, OR PAINT ANY EXISTING FINISHED AREAS DAMAGED OR MODIFIED AS A RESULT OF THE INSTALLATION OF NEW SYSTEMS OR THE ABANDONING OF THE EXISTING. REPAIR, PATCH AND REPAINT TO MATCH AND MEET EXISTING CONDITIONS, MATERIALS, TEXTURES AND FINISHES.
12. GENERAL CONTRACTOR IS TO COORDINATE WITH THE BUILDING REPRESENTATIVE (OWNER) ANY INTERRUPTIONS OF ELECTRICAL, MECHANICAL, FIRE PROTECTION, PLUMBING, COMMUNICATION OR OTHER SERVICES WHICH EFFECT THE OPERATION OF THE REMAINING PORTION OF THE BUILDING; ANY INTERRUPTION TO THESE SERVICES ARE TO BE SCHEDULED IN ADVANCE AND BE HELD TO THE ABSOLUTE MINIMUM.
13. PROTECT INTERIOR OF EXISTING BUILDING FROM CONSTRUCTION DUST, NOISE AND WEATHER. CONSTRUCT TEMPORARY PARTITIONS OF GYPSUM BOARD OR FIRE RESISTIVE PLYWOOD TO SEPARATE CONSTRUCTION AREA FROM THE REMAINING PORTIONS OF THE BUILDING AS NECESSARY. PROVIDE THERMAL INSULATION BETWEEN HEATED AND UNHEATED SPACES TO MAINTAIN INTERIOR TEMPERATURE.

ALLOWABLE AREAS

THE BUILDING IS TWO STORIES WITH A STRUCTURE OF BRICK MASONRY EXTERIOR WALLS, STRUCTURAL WOOD COLUMNS, WOOD CEILING JOISTS AND WOOD PLANK FLOORING BETWEEN FIRST AND SECOND FLOOR. THERE IS NO SPRINKLER SYSTEM. TENANT SPACE IS ALL ON THE FIRST FLOOR.

THE BUILDING IS TYPE 3-B CONSTRUCTION.

OCCUPANCY TYPE IS M.
ALLOWABLE M OCCUPANCY AREA =12,500 SF
ACTUAL AREA =2208 SF

GROSS AREAS AND OCCUPANCY

DISPLAY AREA PLUS ENTRY	1513 SF
SALES AREA	297 SF
FRAMING AREA	299 SF
STORAGE	99 SF

TOTAL 2208 SF

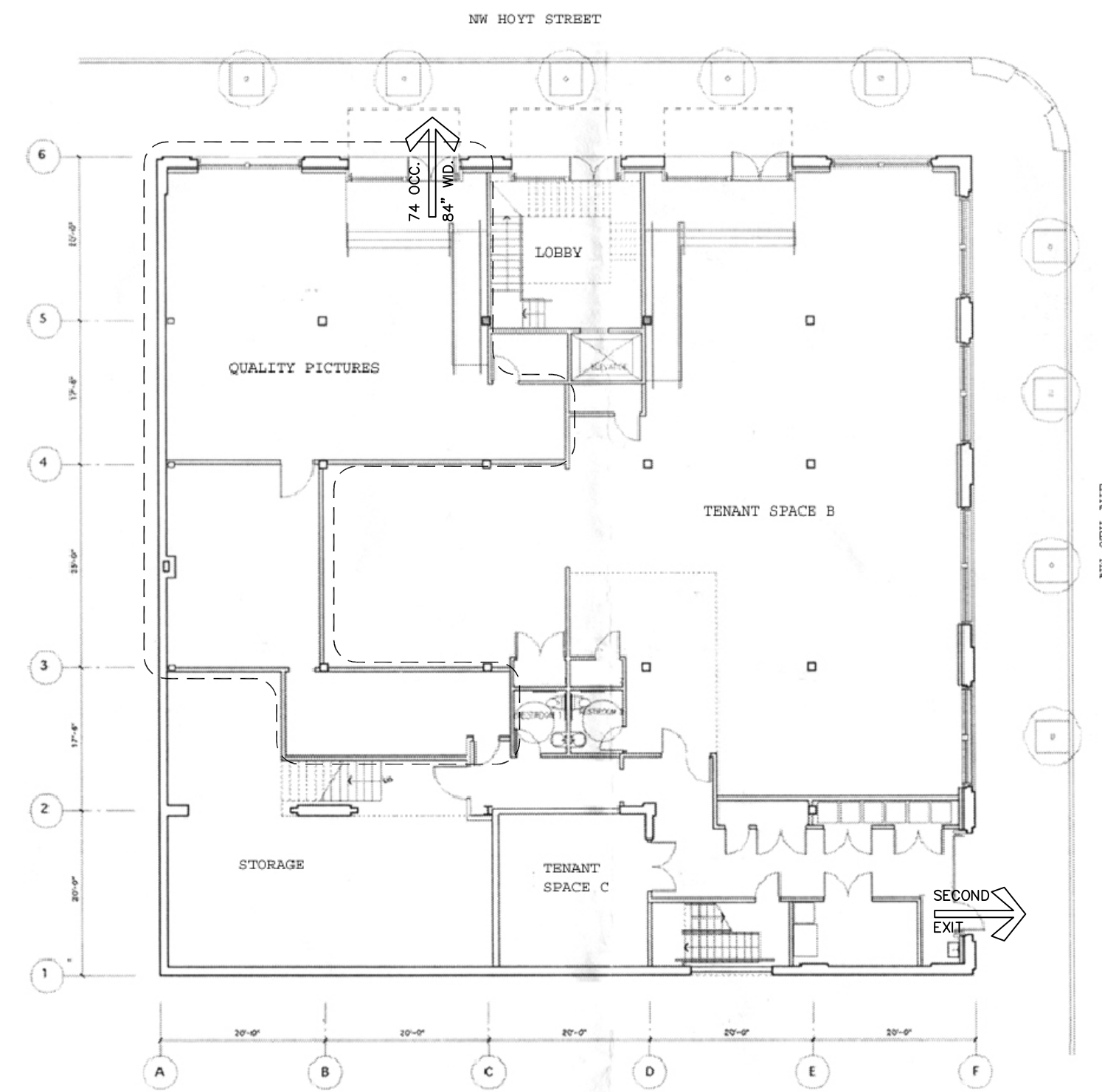
GROSS FLOOR AREA PER OCCUPANT: 30SF
OCCUPANT LOAD: 74

PROPERTY DESCRIPTION

TYPE: COMMERCIAL MIXED-USE
USE: STORE W/APT OR OFFICE OVER
ZONE: EX
PROPERTY ID: R140625
STATE ID: 1N1E34BC 7500
MAP #: 2929 OLD
TAX ROLL: COUCHS ADD; LOT 5&8 BLOCK 74

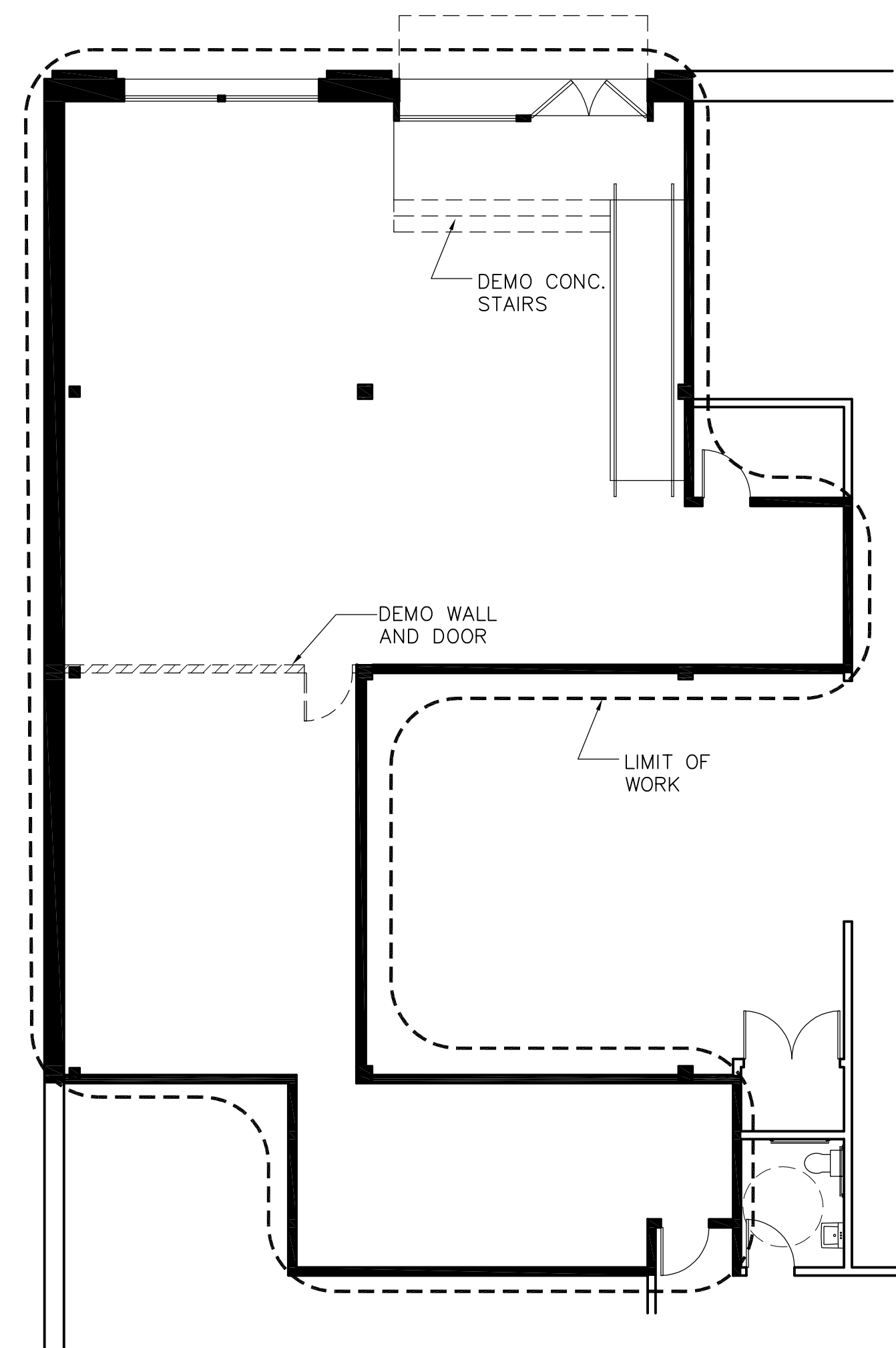
DEFERRED SUBMITTALS

ELECTRICAL
PLUMBING



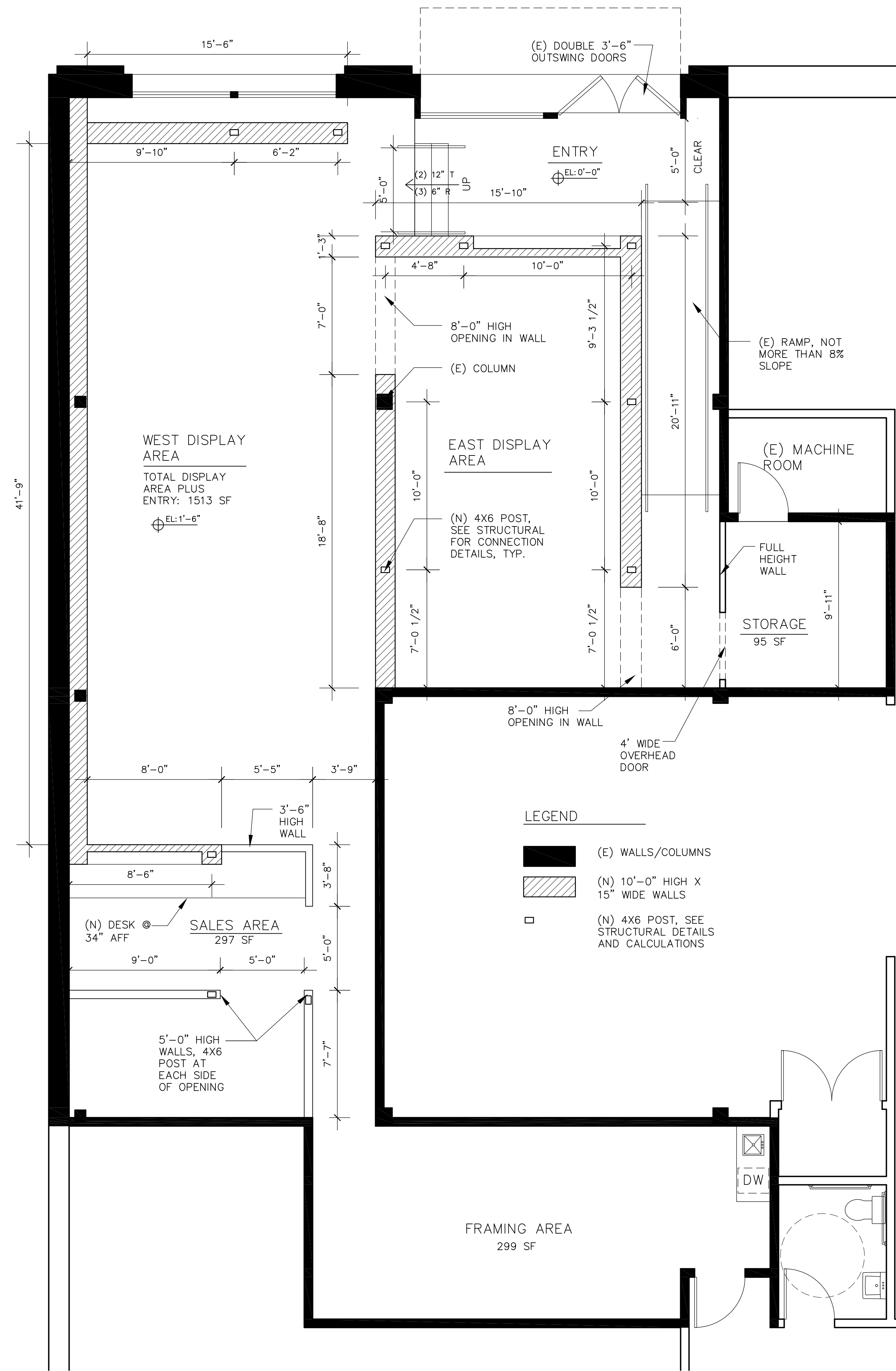
1 SITE/EXITING PLAN

NOT TO SCALE



2 DEMO PLAN

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



3 FLOOR PLAN

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

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QUALITY PICTURES
916 NW HOYT ST
PORTLAND, OR
TENANT: ERIK SCHNEIDER

**SITE PLAN, DEMO PLAN,
FLOOR PLAN,
CODE ANALYSIS**

Scale: AS NOTED
Date: 08/03/06

A1.0