

USBB - FLOOR 2 & 5 DEMOLITION

309 SW 6TH AVE, PORTLAND, OR 97204
PERMIT SET - 01.20.20



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DRAWING INDEX

SHEET NUMBER	SHEET NAME
CS	COVER SHEET
AD201	LEVEL 2 DEMOLITION PLANS
AD202	LEVEL 5 DEMOLITION PLANS

UNDER SEPARATE PERMIT

MECHANICAL SYSTEMS
ELECTRICAL SYSTEMS, INCLUDING EGRESS LIGHTING
LOW VOLTAGE SYSTEMS
PLUMBING SYSTEMS
SPRINKLER SYSTEMS
FIRE ALARM/DETECTION SYSTEMS

DEFERRED SUBMITTALS

TO BE DETERMINED

GENERAL NOTES

- THE GENERAL NOTES ARE INTENDED TO CONVEY DESIGN INTENT NOT OTHERWISE STATED IN THE DRAWINGS.
- ALL WORK SHALL CONFORM TO THE CODES REFERENCED IN THE PROJECT SUMMARY AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
- THE SITE PLAN AND SUITE LOCATION PLAN ARE FOR REFERENCE ONLY. SEE ALL OTHER SHEET PLANS FOR CONTRACT DOCUMENT INFORMATION. THE PROJECT SUMMARY IDENTIFIES SOME SPECIFIC OSSC REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL OSSC REQUIREMENTS.
- ALL WORK INDICATED ON DRAWINGS SHOULD BE CONSIDERED NEW AND IN CONTRACT UNLESS NOTED OTHERWISE.

LANDLORD / TENANT NOTES

- PROVIDE A FULL GALLON OF EACH WALL COLOR WITH LABELS IN BUILDING MANAGEMENT'S STORAGE CLOSET, LABEL ALL LEFTOVER PAINT, AND DELIVER TO OWNER WHERE DIRECTED.
- SALVAGE DOORS, FRAMES, HARDWARE AND RELITES FOR REUSE.
- SALVAGE FIRE EXTINGUISHER AND CABINETS FOR REUSE.
- ALL REMOVED LIGHT FIXTURES TO BE RETAINED FOR REUSE OR RETURNED TO BUILDING STOCK.

CODE SUMMARY

I. PROJECT INFORMATION:
PROJECT NAME: HISTORIC BANK BLOCK - FLOOR 5 DEMO
PROJECT ADDRESS: 309 SW 6TH AVE
SUITE XXX
PORTLAND, OREGON 97204
1N1E34CC 3800
MAP/TAX LOT: 1-B
BUILDING TYPE: B / A-3
BUILDING OCCUPANCY: 2ND FLOOR: +/- 5,700 R.S. F. & 5TH FLOOR +/- 3,800 R.S. F.
AREA OF WORK: DEMOLITION OF SPECIFIC SUITES AND RESTROOMS ON THE 2ND AND 5TH FLOORS OF THE HISTORIC BANK BLOCK.
PROJECT DESCRIPTION:

II. JURISDICTIONAL CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2019 OREGON FIRE CODE
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE (OZERCC)
2020 OREGON PLUMBING SPECIALTY CODE (OPSC)
2020 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2009 ICC-ANSI A117.1

III. ADA ACCESSIBILITY UPGRADES

- BUILDING HAS BEEN UPGRADED ACCORDING TO THE ACCESSIBILITY UPGRADES LIST AS OUTLINED IN OSSC 3411.

UPGRADES REQUIRED:

- VERTICAL GRAB BAR AT ACCESSIBLE WATER CLOSET
- RELOCATED WATER CLOSET ACCESSORIES
- UPDATED ACCESSIBLE PARKING SIGNS
*ALL OTHER ELEMENTS IN THE ALTERED AREA HAVE BEEN UPGRADED ACCORDING TO THE ACCESSIBILITY UPGRADES LIST AS OUTLINED IN OSSC 3411.

VI. EMERGENCY SYSTEM STANDARDS:

- IF BUILDING IS FULLY SPRINKLERED (NFPA 13). MAKE CODE MINIMUM CORRECTIONS AS REQUIRED PER NEW PLAN.
- IN BUILDINGS WITH EXISTING SMOKE DETECTORS: PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. SMOKE DETECTORS TO BE TIED TO THE BUILDING ALARM SYSTEM.
- IN BUILDINGS EQUIPPED WITH AN EXISTING VISUAL STROBE SYSTEM: PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. IF A SYSTEM DOES NOT EXIST, DO NOT ADD ONE.
- PROVIDE EMERGENCY SYSTEM LIGHTING WITH NO LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL ALONG ENTIRE EGRESS PATH PER CURRENT NATIONAL ELECTRICAL CODE REQUIREMENT.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN 1-1/2 HOUR DURATION. EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1011. SEE ELECTRICAL DRAWINGS. (W/ POOHE INDICATING "EXIT" TEXT SIDE OF SIGN) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.
- PROVIDE CODE MINIMUM FIRE ALARM CONNECTIONS AS REQUIRED.
- SURVEY EXISTING CONDITIONS OF ENTIRE FLOOR THAT PROJECT OCCURS, AND PROVIDE NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2A 10BC FOR EACH 1,500 S.F. OF FLOOR AREA OR FRACTION THEREOF. TRAVEL DISTANCE TO AN EXTINGUISHER FROM ANY PORTION OF THE BUILDING SHALL NOT EXCEED 75 FEET. PROVIDE FIRE EXTINGUISHER IN ACCORDANCE WITH CURRENT CODES. PROVIDE NEW FIRE EXTINGUISHER AT ALL EXISTING CABINETS WHERE MISSING. ALL REUSED EXISTING FIRE EXTINGUISHERS ARE TO BE INSPECTED AND/OR RECHARGED, AS NECESSARY, JUST PRIOR TO SUBSTANTIAL COMPLETION.
- CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS WHEN SCHEDULING WORK ON FIRE SPRINKLER & ALARM SYSTEMS

QC / SUBMITTAL REQUIREMENTS

- SUBMIT SUBSTITUTION REQUESTS ON CSI FORM TO ARCHITECT FOR APPROVAL. ARCHITECTS DECISION IS FINAL WHETHER OR NOT A PROPOSED PRODUCT IS ACCEPTABLE FOR SUBSTITUTION.
- SUBMIT COLOR DRAW- DOWNS OF PAINTS TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO APPLICATION.
- APPLICATION OF MATERIALS TO SURFACES EXISTING OR PROVIDED UNDER THIS CONTRACT IMPLIES AND SUITABILITY OF EXISTING CONDITIONS.
- ALL MATERIALS AND PRODUCTS USED ON THE JOB SITE SHALL BE "ENVIRONMENTALLY SAFE", LOW ODOR, AND NON FLAMMABLE. USE OF ANY PRODUCT NOT COMPLYING WITH THIS CRITERIA MUST BE APPROVED BY THE BUILDING OWNER AND/ OR ARCHITECT.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE OR CLEANING THROUGHOUT STRUCTURE DEEMED TO BE A RESULT OF HIS/HER WORK. THOROUGHLY CLEAN PREMISES UPON COMPLETION OF WORK, INCLUDING WASHING OF WINDOWS, SO THAT BUILDING IS READY FOR OCCUPANCY BY TENANT. INCLUDE CLEANING OF ADJACENT AREAS WITHIN AND AROUND THE BUILDING THAT ARE NOT PART OF TENANT IMPROVEMENTS, BUT WERE AFFECTED BY TENANT IMPROVEMENT CONSTRUCTION OPERATIONS. REPAIR REFINISH ANY DAMAGE TO EXISTING FINISH SURFACES.
- PROVIDE PRODUCT INFORMATION AND/OR SAMPLES OF ALL PRODUCTS AND MATERIALS USED IN PROJECT FOR ARCHITECT AND OWNER APPROVAL PRIOR TO INSTALLATION.
- CASEWORK SHOULD ADHERE TO NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS 3.1 2017 "CUSTOM" GRADE UNO.
- INTERIOR WALLS TO BE LEVEL 4 SMOOTH FINISH IN ALL AREAS. UNO.
- FLOORING DIRECTION AND SEAMING LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT.
- PROVIDE FINISH MATERIALS MATCHING ESTABLISHED BUILDING STANDARD QUALITY, UNLESS OTHERWISE INDICATED. PROVIDE COLORS APPROVED BY OWNER AND ARCHITECT.
- CONTRACTOR TO FILL AND PATCH EXISTING CONCRETE SLABS AND SHALL PROVIDE SMOOTH UNIFORM SURFACE PRIOR TO NEW FLOOR COVERINGS TO BE INSTALLED. IN AREA WHERE FLOOR IS TO BE LEFT EXPOSED, FLOOR TO BE MADE SUITABLE FOR SPECIFIED FINISH LEVEL.

BIDDER DESIGN NOTES

GENERAL

- WARRANTY ALL PARTS, LABOR, EQUIPMENT, AND MATERIAL PROVIDED UNDER THIS CONTRACT OF A PERIOD OF ONE YEAR, UPON FINAL COMPLETION OF CONTRACT.
- OBTAIN AND PAY FOR ALL PERMITS AND FEES TO COMPLETE THE WORK. OBTAIN AND PAY FOR ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS.
- GC TO COORDINATE WITH ALL SUBS ON CODE REQUIRED ACCESS PANELS IN CEILINGS AND WALLS. ALL NEW ACCESS PANELS TO HAVE DOOR FACED RECESSED FOR GYPSUM BOARD INFILL WITH CONCEALED FLANGE FOR GYPSUM BOARD INSTALLATION, CONCEALED HINGES AND PUSH TO RELEASE LATCH.

BIDDER DESIGN NOTES (CONT.)

MECHANICAL- BIDDER DESIGN

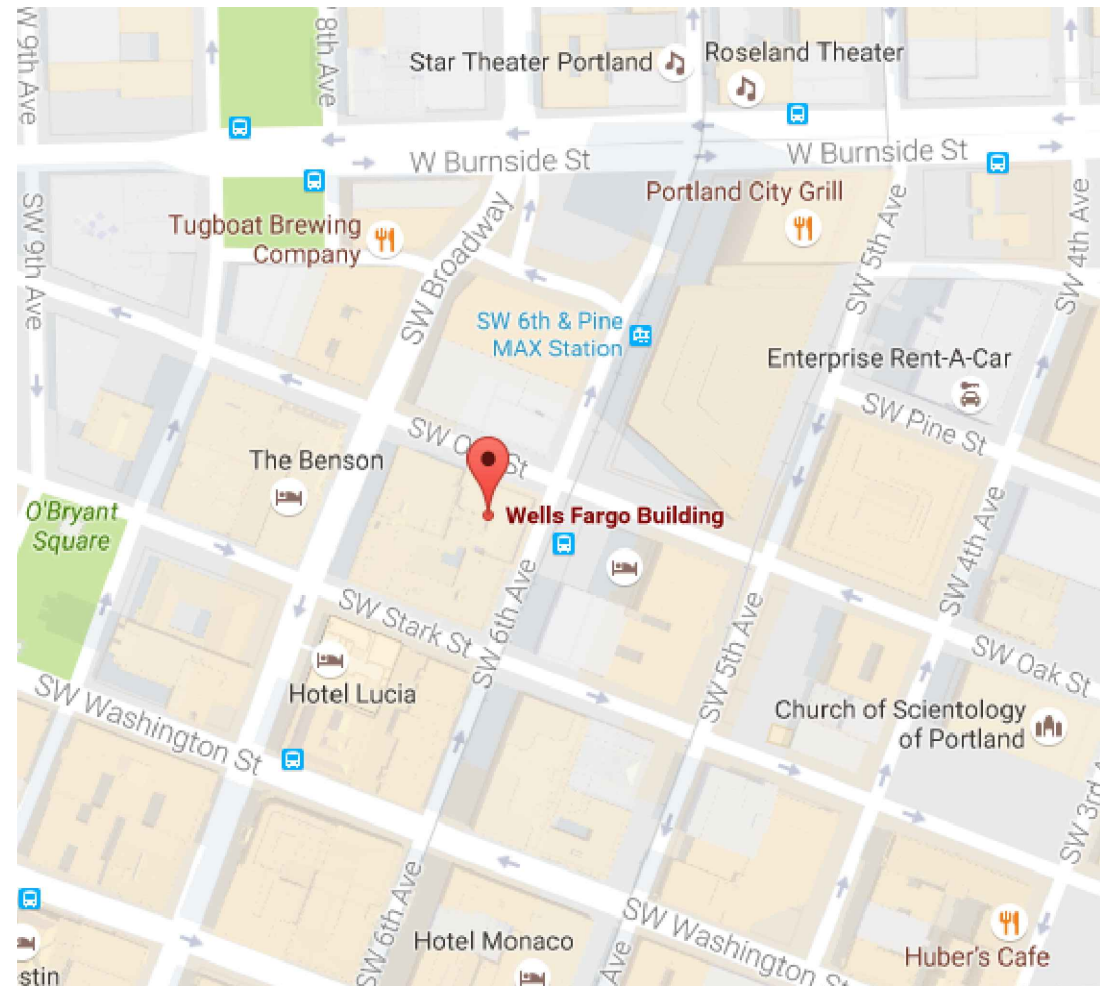
- MECHANICAL SYSTEM AND REQUIREMENTS ARE BIDDER DESIGN. SUBMIT PLANS AND SPECIFICATIONS TO ARCHITECT FOR COORDINATION WITH ARCHITECTS DRAWINGS. PLANS TO INCLUDE THERMOSTAT ZONING APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- PREPARE A WRITTEN SCOPE OF HVAC WORK WITH BID. THIS IS TO INCLUDE NEW EQUIPMENT, NUMBER OF ZONES, DESCRIPTION AND QUANTITY OF CONTROLS AND THERMOSTATS, ETC. OWNER WILL REVIEW SCOPE OF WORK PROPOSED PRIOR TO ACCEPTANCE OF BID.
- PROVIDE CERTIFICATION THAT AIR QUALITY REQUIREMENTS OF CURRENT CODES WILL BE MET FOR EACH OCCUPANCY USE WITHIN THE TENANT IMPROVEMENT AREA.
- VERIFY THE SUITABILITY AND CONDITION OF SCHEDULED EQUIPMENT TO BE RE-USED OR RELOCATED. DETERMINE ITEMS THAT NEED TO BE REPAIRED OR REPLACED. PRICE THESE ITEMS SEPARATELY AND AS EXCEPTIONS / CLARIFICATIONS IN BID.
- BALANCE HVAC SYSTEM TO TENANT AND BUILDING OWNERS SATISFACTION. TOUR EXISTING CONDITIONS AND CONTACT OWNER FOR QUESTIONS PRIOR TO BID.
- CLEAN ALL NEW AND EXISTING HVAC GRILLS AND DIFFUSERS SCHEDULED TO REMAIN. ALL DUCTWORK BEHIND THE GRILLS SHALL BE A UNIFORM DARK COLOR.
- AT COMPLETION, PREPARE AND SUBMIT AN AIR BALANCING REPORT TO THE OWNER.
- PROVIDE 100% FRESH AIR SUPPLIED TO THE ENTIRE TENANT SPACE THREE CALENDAR DAYS PRIOR TO THE FIRST DAY AFTER SUBSTANTIAL COMPLETION. PROVIDE 100% FRESH AIR WITHOUT MAKING OTHER TENANTS UNCOMFORTABLE.

ELECTRICAL- BIDDER DESIGN

- ELECTRICAL SYSTEM AND REQUIREMENTS ARE BIDDER DESIGN. LIGHTS AND ELECTRICAL INFORMATION ON DRAWINGS IS PROVIDED FOR REFERENCE ONLY AND IS INTENDED TO SHOW FIXTURE TYPES AND DESIGN INTENT.
- SUBMIT ELECTRICAL DESIGN TO ARCHITECT FOR COORDINATION. ELECTRICAL PLANS TO INCLUDE LOCATIONS FOR ALL LIGHTING, EMERGENCY LIGHTING, AND FIRE-LIFE SAFETY FIXTURES. SUBMITTAL TO INCLUDE PROJECTS CUTSHEETS AND PHOTOMETRIC CALCULATIONS. ELECTRICAL DESIGN MUST BE APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- COMPLY WITH ALL JURISDICTIONAL ENERGY CODES AND PROVIDE ENERGY CALCULATIONS IF REQUIRED.
- COORDINATE ELECTRICAL REQUIREMENT FOR MECHANICAL SYSTEMS.
- IF AN OVERRIDE SYSTEM EXISTS, PROVIDE EACH TENANT SPACE WITH AN OVERRIDE SWITCH FOR FULL SERVICE BUILDINGS.
- SWITCHING FOR LIGHTING IS INDICATED IN THE DRAWING FOR REFERENCE ONLY AND IS INTENDED TO ONLY SHOW SWITCH LOCATIONS. REQUIREMENTS FOR DUAL SWITCHING, AUTOMATIC AREA SHUT OFF CONTROLS AND ALL OTHER CODE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE BIDDER DESIGN CONTRACTOR. PROVIDE A MINIMUM OF ONE SWITCH PER ROOM, UNLESS OTHERWISE INDICATED.
- WHEN NEW LIGHT SWITCHES ARE ADDED TO ANY PORTION OF THE SUITE, REPLACE ALL EXISTING LIGHT SWITCHES WITH NEW OCCUPANCY SENSOR SWITCHES.
- PROVIDE ILLUMINATED EXIT SIGNS AT REQUIRED EXIT DOORWAYS AND WHERE NECESSARY TO INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANCY LOAD OF FIFTY OR MORE.
- PROVIDE VISUAL AND AUDIBLE ALARM SIGNAL APPLIANCES INTEGRATED INTO THE BUILDING ALARM SYSTEM AS REQUIRED BY CURRENT JURISDICTION CODES AND REQUIREMENTS. PROVIDE ADDITIONAL ELECTRICAL SERVICE AS REQUIRED. COORDINATE REQUIREMENTS WITH BUILDING OWNER. ALARM LOCATIONS INDICATED ON PLANS ARE ONLY FOR REFERENCE.
- PROVIDE SHOP DRAWINGS FOR ALARM SYSTEM LAYOUT AS REQUIRED BY CODE.
- VERIFY SERVICEABILITY AND REUSABILITY OF EXISTING ELECTRICAL EQUIPMENT, AND REPAIR OR REPLACE AS NECESSARY.
- VERIFY THE CAPACITY AND REUSABILITY OF EXISTING ELECTRICAL PANELS TO MEET PROJECT REQUIREMENTS.
- KNOWN EXISTING ELECTRICAL AND PHONE/DATA OUTLETS HAVE BEEN INDICATED ON THE DRAWING. ADDITIONAL EXISTING OUTLETS MAY EXIST AND SHOULD BE VERIFIED BY CONTRACTOR.
- SMOKE DETECTION DEVICES INDICATED ON THE DRAWING ARE FOR REFERENCE ONLY. CONFIRM SPACING OF DETECTORS WITH DEVICE LISTING.
- CLEAN AND REPAIR EXISTING SMOKE DETECTORS TO BE REUSED TO GOOD WORKING CONDITION.
- CLEAN NEW, EXISTING, AND RELOCATED LIGHT FIXTURES IN PROJECT AREA, OR IN AREAS AFFECTED BY WORK OF THIS PROJECT. AT COMPLETION OF JOB, RELAMP AND REPLACE BALLAST IN LIGHT FIXTURES AS REQUIRED TO RESTORE TO WORKING ORDER.
- CLEAN AND REPAIR EXISTING EXIT SIGNS TO BE REUSED. REPLACE BATTERY AND/ OR BALLAST IF NOT IN GOOD WORKING CONDITION.
- COORDINATE TELECOMMUNICATIONS AND MODIFICATION TO BUILDING ALARM SYSTEM PROVIDED BY TENANT. VERIFY WITH TENANT LOCATION OF NEW OUTLETS PRIOR TO INSTALLATION.
- REMOVE ALL UNUSED OR ABANDONED ELECTRICAL WIRING, EQUIPMENT, AND PHONE AND DATA CABLING. CONFIRM WITH OWNER PRIOR TO REMOVAL. ALL WIRING AND CABLING TO REMAIN SHALL BE SUSPENDED FROM STRUCTURE AS REQUIRED BY CURRENT CODE.

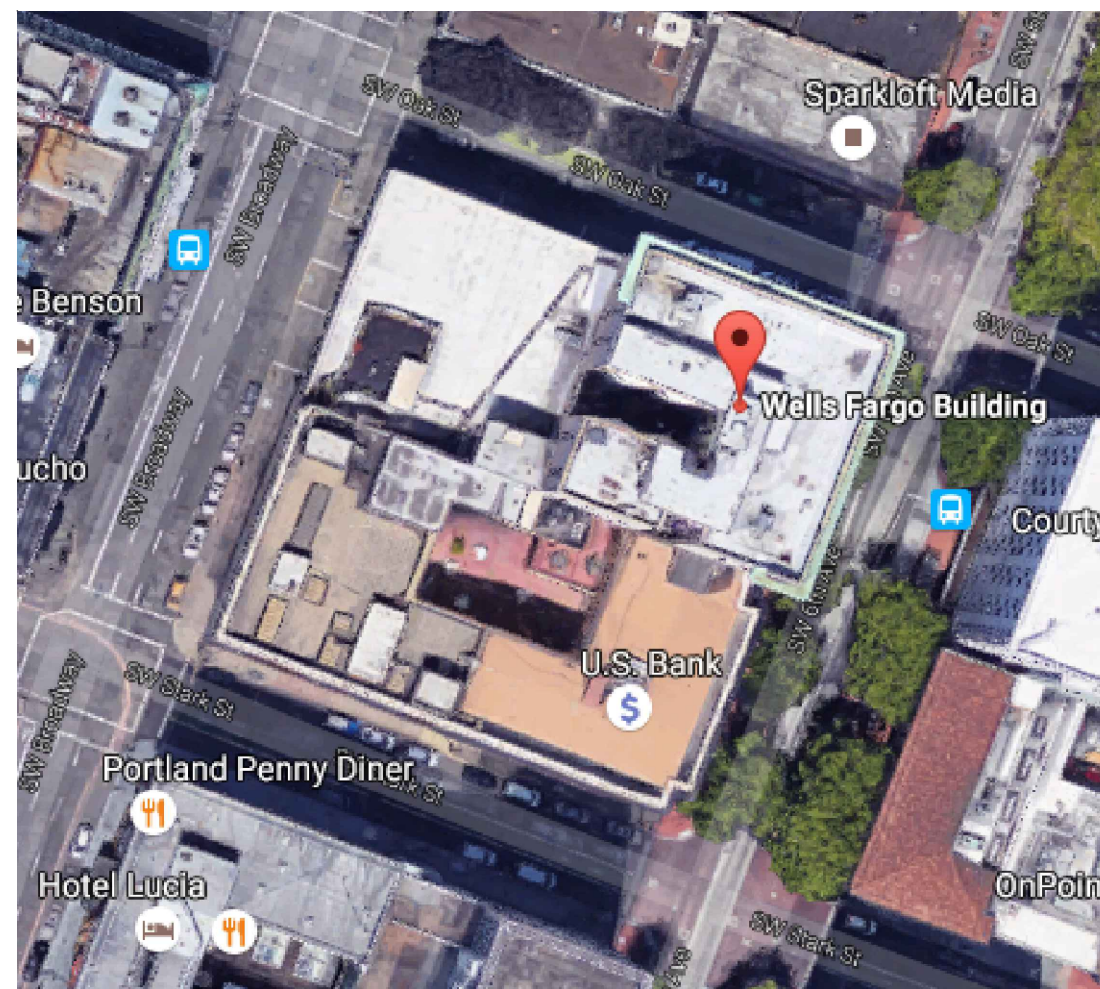
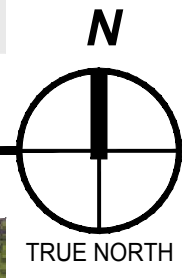
SPRINKLER- BIDDER DESIGN

- AUTOMATIC SPRINKLER SYSTEM SUPERVISION: ALL VALVES INCLUDING THOSE IN FITS, SHALL BE MONITORED BY UL LISTED FIRE MARSHALL APPROVED CENTRAL STATION. WATER FLOW AND HIGH/LOW PRESSURE FOR DRY PIPE SYSTEM IF USED.) SHALL BE SUPERVISED AS WELL AS OTHER FEATURES DEEMED NECESSARY BY CURRENT NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS.
- PREPARE SPRINKLER SYSTEM SHOP DRAWINGS FOR COORDINATION WITH ARCHITECTS DRAWINGS BY ARCHITECT.
- SUBMIT PROPOSED LOCATION FOR EMERGENCY LIGHTING, STROBES, SMOKE DETECTION AND SPRINKLERS (IF REQD) TO ARCHITECT FOR REVIEW.

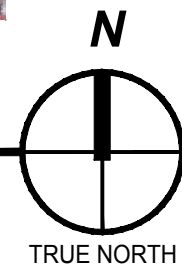


VICINITY MAP

SCALE: NOT TO SCALE



HBB



SITE PLAN

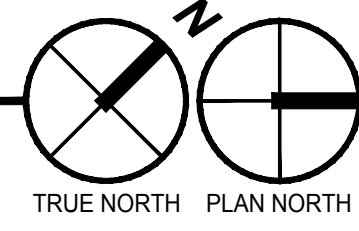
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2ND FLOOR AREA OF WORK
SEE AD202 FOR 5TH FLOOR
AREA OF WORK

AREA OF WORK

SCALE: NOT TO SCALE



PROJECT NUMBER: 217382

**USBB - 2nd & 5th
Floor Demolition**
Historic Bank Block
309 SW 6th Avenue
Portland, Oregon 97204

Facility #: 18-170867-FC

SHEET TITLE:

COVER SHEET

DRAWN BY: CAH

DATE ISSUED:

PERMIT SET 01.20.20

SHEET:



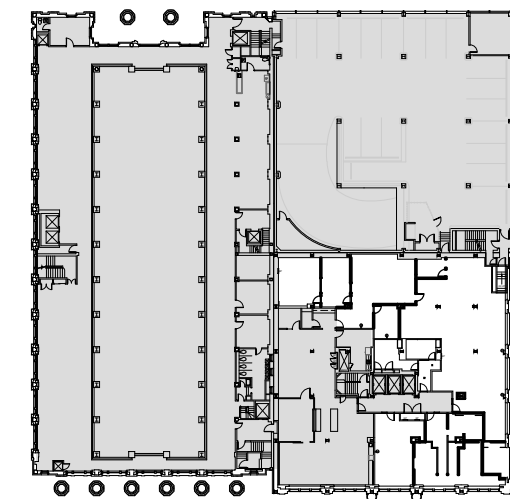
CONSULTANT:

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**USBB - 2nd & 5th
Floor Demolition**

**Historic Bank Block
309 SW 6th Avenue
Portland, Oregon 97204**

Facility #: 18-170867-FC



SHEET TITLE:

**Demolition Plans -
2nd Floor**

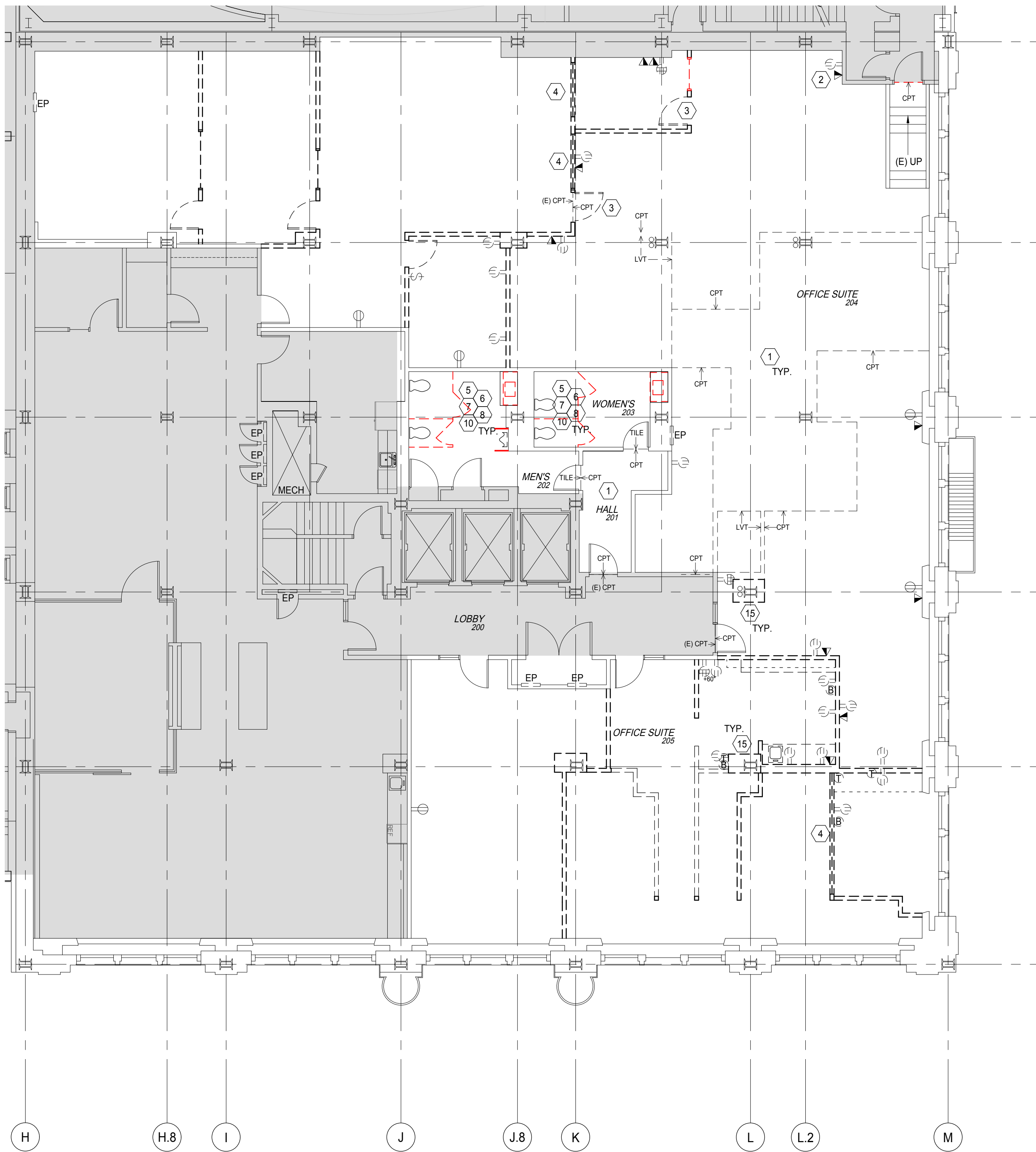
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01.20.20

SHEET: **AD201**
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1. 2nd FLOOR DEMOLITION PLAN

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

GENERAL NOTES

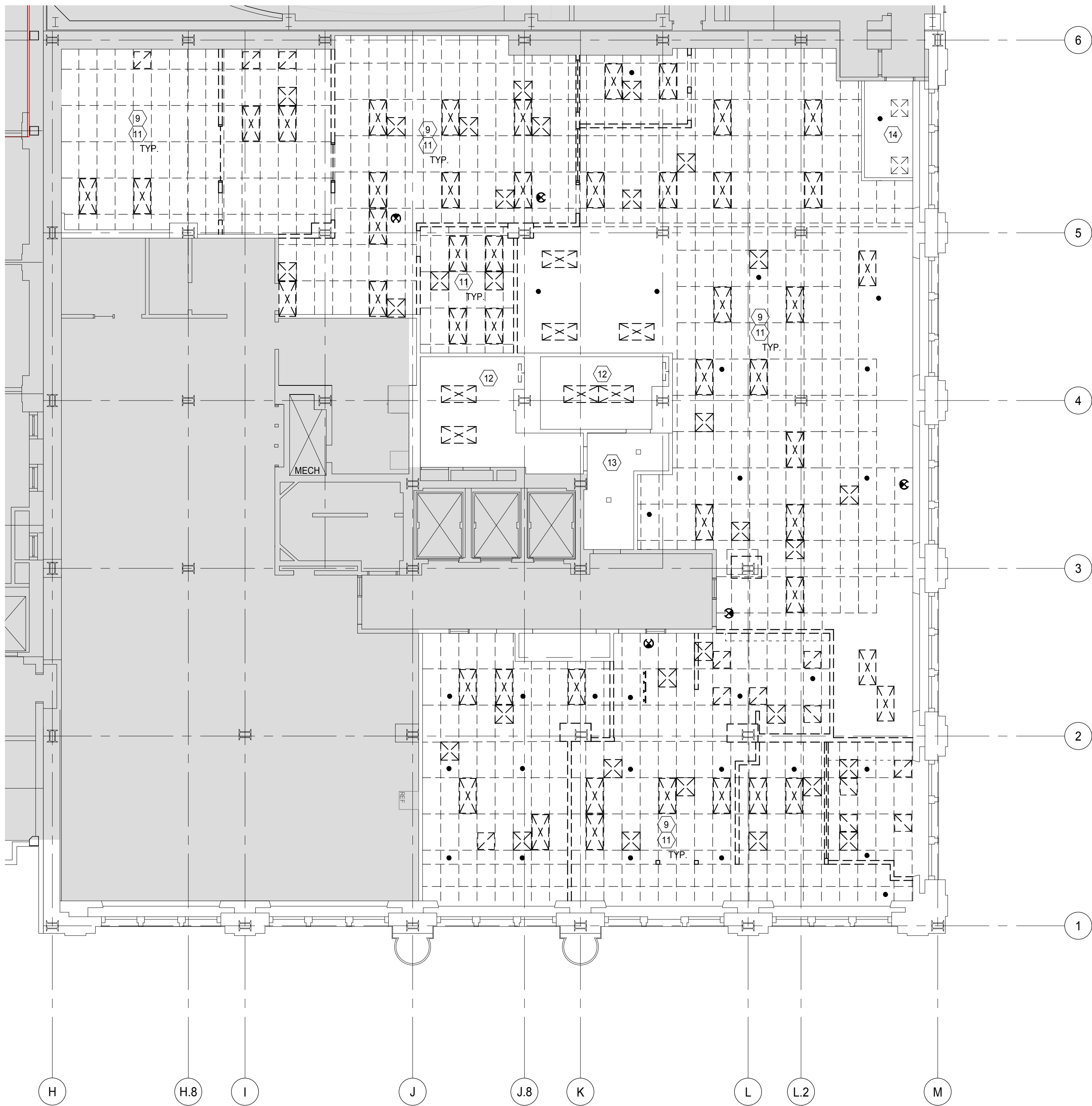
- DEMO PLAN SHOWN FOR REFERENCE ONLY. VERIFY EXISTING WALL CONDITIONS AND LOCATIONS.
- REFER TO COVER SHEET FOR A COMPLETE LIST OF GENERAL NOTES.
- PROTECT ALL ADJACENT AREAS DURING DEMOLITION & FROM DUST AND TRASH INTRUSION.
- REMOVE & SALVAGE SPECIFIED DOORS, FRAMES, & RELITES FOR OWNER. MAINTAIN EXISTING FIRE RATING ON WALLS, DOORS, AND ENCLOSURES AS REQUIRED BY CODE.
- REMOVE & SALVAGE FIRE EXTINGUISHERS & CABINETS FOR REUSE. PROVIDE NEW AS REQUIRED BY CODE.

DEMO LEGEND

- | | |
|--|---|
| | EXISTING PARTITION TO REMAIN |
| | DEMOLISH EXISTING PARTITION |
| | DEMOLISH EXISTING ELEMENT |
| | NOT INCLUDED IN SCOPE |
| | EXISTING SURFACE MOUNTED LIGHT FIXTURE TO BE DEMOLISHED |

DEMO KEYNOTES

- REMOVE EXISTING FLOORING REMNANTS AND BASE THROUGHOUT AREA OF WORK. SCRAPE AND CLEAN SUBFLOOR AND PREPARE TO RECEIVE NEW FINISHES. COORDINATE WITH NEW WORK.
- POTENTIAL RELOCATION OF (E) PHONE EQUIPMENT TO BE VERIFIED BY ELECTRICAL SUBCONTRACTOR.
- REMOVE EXISTING DOOR, FRAME, RELITE (WHERE OCCURS), AND HARDWARE.
- REMOVE EXISTING CLERESTORY WINDOWS AND FRAMES.
- REMOVE EXISTING TOILET PARTITIONS. REMOVE GRAB BARS AND TOILET ACCESSORIES MOUNTED TO PARTITIONS AND SALVAGE FOR REUSE.
- REMOVE EXISTING RESTROOM FIXTURES AND ACCESSORIES AND SALVAGE FOR REUSE.
- REMOVE EXISTING SINK, FAUCET, COUNTER AND RELATED COMPONENTS.
- REMOVE EXISTING MIRRORS.
- REMOVE EXISTING PLASTER CEILING AND SUPPORTS ABOVE THE ACP, TO EXPOSE THE EXISTING STRUCTURE.
- REMOVE EXISTING FLOOR & WALL TILE. SCRAPE CLEAN AND PREP TO RECEIVE NEW FINISHES.
- REMOVE EXISTING ACOUSTIC CEILING GRID, TILES, AND LIGHTS THROUGHOUT ENTIRE SUITE AREA OF WORK UNO. REMOVE ANY OBSOLETE WIRES, CHORDS, MECHANICAL, INSULATION, ETC. VERIFY WITH ARCHITECT PRIOR TO REMOVAL. PATCH & REPAIR WALLS AS NECESSARY. COORDINATE WITH NEW WORK.
- REMOVE EXISTING WALL SCONCES AND 2X4 RECESSED LIGHT FIXTURES. PATCH & REPAIR CEILING AND WALL AS NECESSARY. COORDINATE WITH NEW WORK.
- MAINTAIN EXISTING CEILING LIGHTING AND CONFIGURATION.
- MAINTAIN EXISTING GYPSUM CEILING AND BULKHEAD. REMOVE LIGHT FIXTURES. PATCH & REPAIR AS NECESSARY.
- REMOVE EXISTING COLUMN PLASTER AND WRAP DOWN TO EXPOSED STEEL.



2. 2nd FLOOR DEMOLITION REFLECTED CEILING PLAN

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

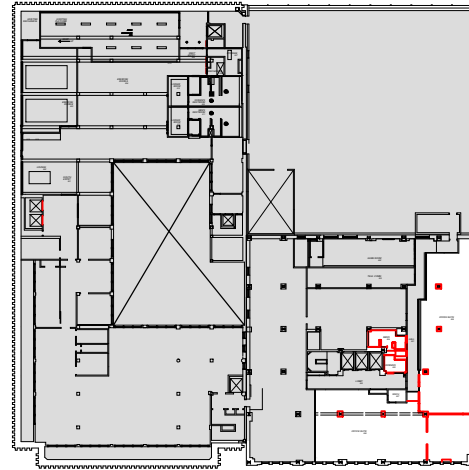


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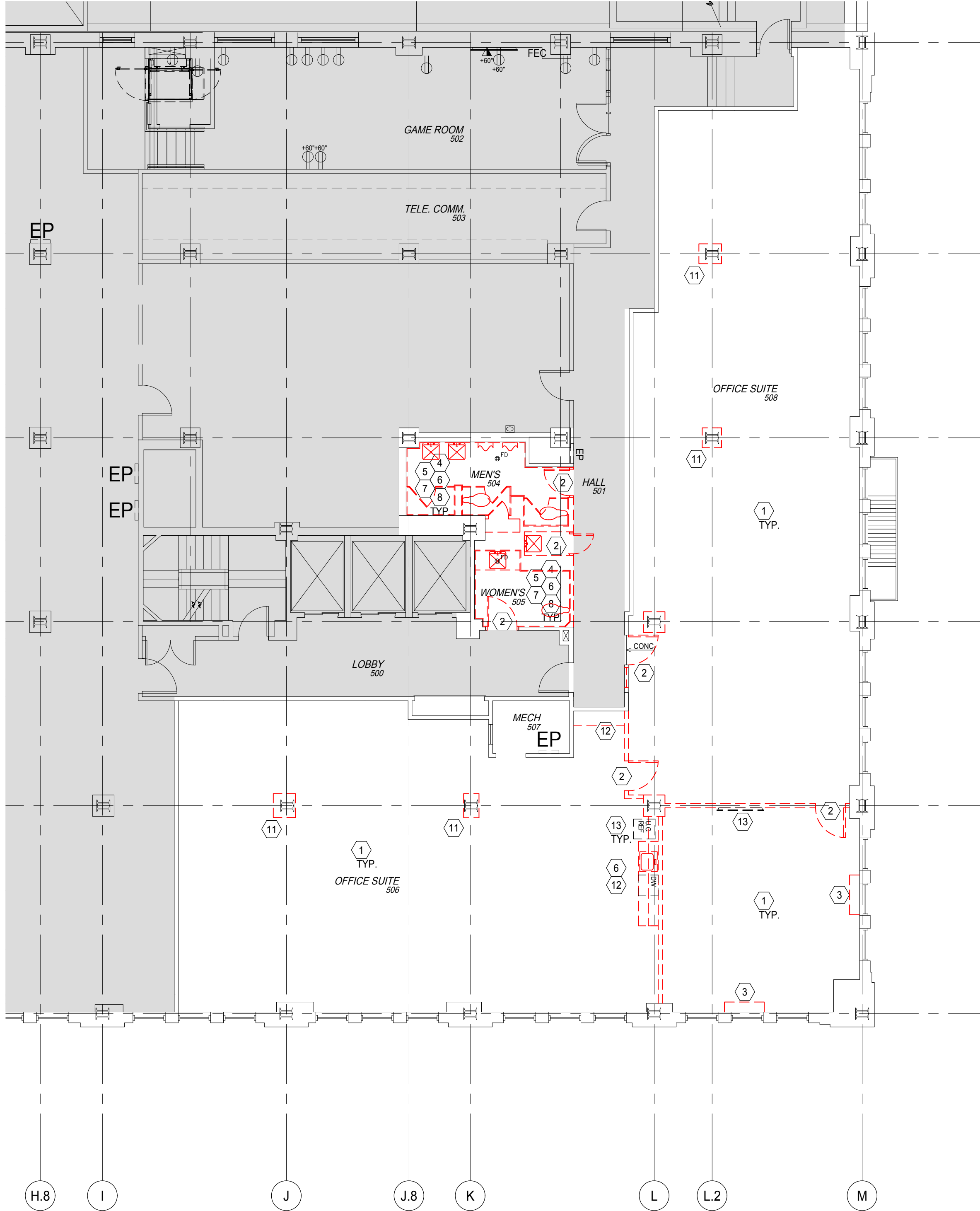


SHEET TITLE:

**Demolition Plans -
5th Floor**

DRAWN BY: CAH
DATE ISSUED:
PERMIT SET 01.20.20

SHEET: **AD202**
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1. DEMOLITION FLOOR PLAN - 5th FLOOR

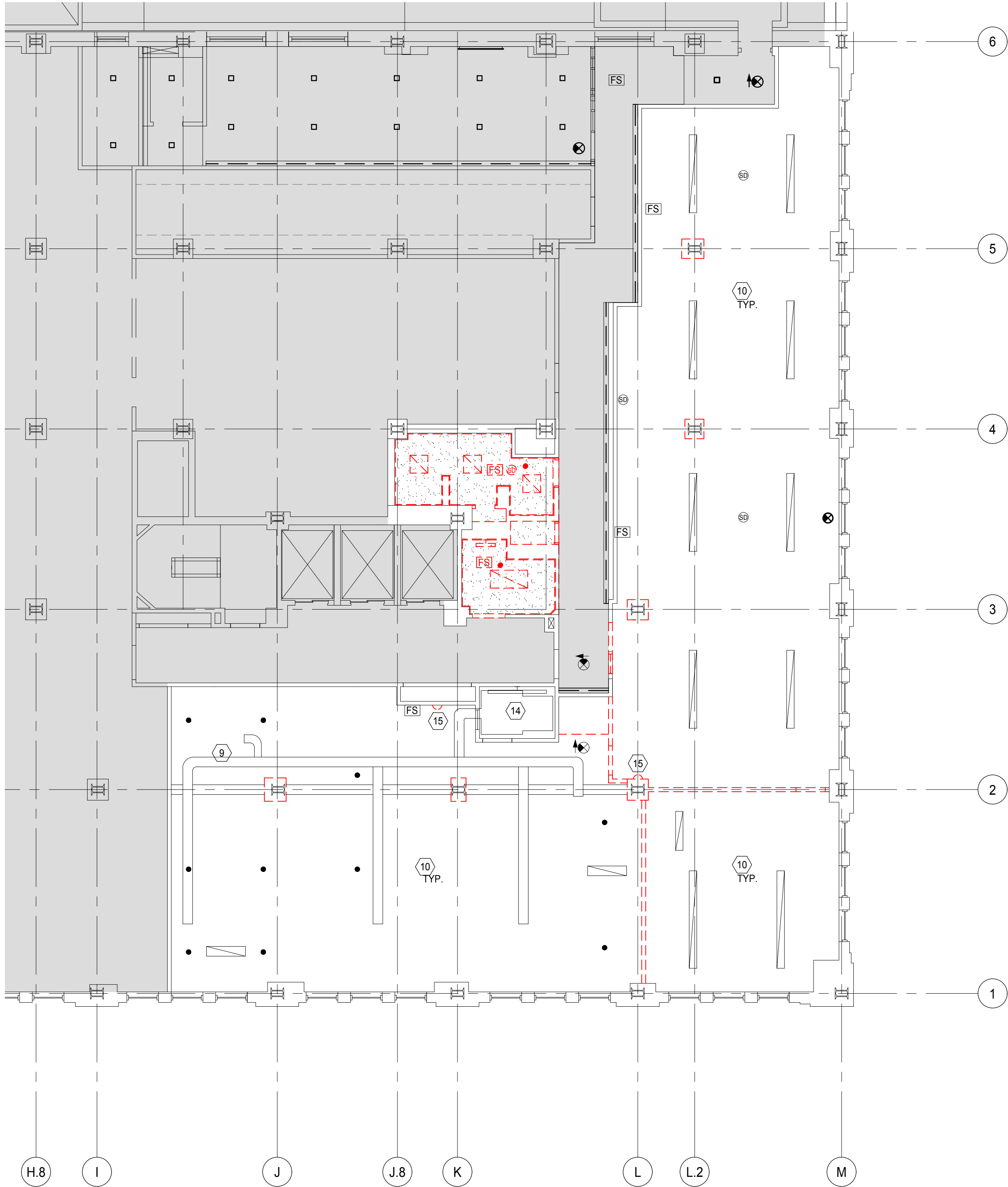
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. REFER TO COVER SHEET FOR A COMPLETE LIST OF GENERAL NOTES.
- B. ALL ELECTRICAL WORK IS DESIGN BUILD - EXISTING LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. CLEAN & RESTORE ALL REMAINING LIGHTS TO WORKING ORDER PRIOR TO JOB COMPLETION.
- C. SUBMIT PROPOSED LOCATIONS FOR MECHANICAL EQUIPMENT, EMERGENCY LIGHTING, STROBES, SMOKE DETECTION & SPRINKLERS TO ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO CONSTRUCTION.

DEMO LEGEND

- EXISTING PARTITION TO REMAIN
- - - - DEMOLISH EXISTING PARTITION
- - - - DEMOLISH EXISTING ELEMENT
- NOT INCLUDED IN SCOPE
- EXISTING GYPSUM BOARD FRAMED CEILING TO BE DEMOLISHED
- EXISTING SURFACE MOUNTED LIGHT FIXTURE TO BE DEMOLISHED



2. DEMOLITION REFLECTED CEILING PLAN - 5th FLOOR

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

DEMO KEYNOTES

- ① REMOVE EXISTING FLOORING REMNANTS AND BASE THROUGHOUT AREA OF WORK. SCRAPE AND CLEAN SUBFLOOR AND PREPARE TO RECEIVE NEW FINISHES. COORDINATE WITH NEW WORK.
- ② REMOVE EXISTING DOOR, FRAME, RELITE (WHERE OCCURS), AND HARDWARE.
- ③ REMOVE EXISTING RADIATORS.
- ④ REMOVE EXISTING TOILET PARTITIONS. REMOVE GRAB BARS AND TOILET ACCESSORIES MOUNTED TO PARTITIONS AND SALVAGE FOR REUSE.
- ⑤ REMOVE EXISTING RESTROOM ACCESSORIES AND SALVAGE FOR REUSE.
- ⑥ REMOVE EXISTING SINK, FAUCET, COUNTER AND RELATED COMPONENTS.
- ⑦ REMOVE EXISTING MIRRORS.
- ⑧ REMOVE EXISTING FLOOR & WALL TILE. SCRAPE CLEAN AND PREP TO RECEIVE NEW FINISHES.
- ⑨ EXISTING DUCTWORK TO REMAIN.
- ⑩ EXISTING CEILING FINISHES AND FIXTURES TO REMAIN.
- ⑪ REMOVE EXISTING COLUMN PLASTER AND WRAP DOWN TO EXPOSED STEEL.
- ⑫ REMOVE EXISTING CASEWORK.
- ⑬ REMOVE EXISTING APPLIANCES AND SALVAGE FOR OWNER AND/OR CONTRACTOR.
- ⑭ EXISTING HVAC UNIT SUSPENDED ABOVE TO REMAIN.
- ⑮ REMOVE EXISTING WALL SCONCES AND SALVAGE FOR OWNER AND/OR CONTRACTOR.