

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 14923	Project Address: 212 NE 79th Ave
Hearing Date: 4/12/17	Appellant Name: Kevin Partain
Case No.: B-014	Appellant Phone: 5037845984
Appeal Type: Building	Plans Examiner/Inspector: Gail Knoll
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - All Three Levels
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 16-277816-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1206.2

Requires 1206.2 require yards of 3' in width for buildings two stories or less. The minimum width of the yard is to be increased 1' for each additional story. The South wall line of a three story building is required to be 4' from the property line.

Proposed Design The proposed design is for a three story apartment building with a 3' setback between the south wall & the south lot line. The middle bedroom on the south side of the 3rd level is proposed to be recessed 1' from the remainder of the wall plane to provide that room with 4' of separation from the south lot line to ensure adequate natural light & ventilation. The master bedroom & the living/dining room will get the natural light & ventilation from the windows at each end of the structure.

The proposed structure will have an 8' setback between the north wall & the north property line.

Reason for alternative The alternative design is requested to avoid a complete re-design of the structure. As mentioned previously, the proposed design will provide the middle bedroom with 4' of separation from the south lot line to ensure adequate natural light & ventilation. The master bedroom & the living/dining room of that unit will get the natural light & ventilation from the windows at each end of the structure.

APPEAL DECISION

Provide 4 foot yard width for 3rd Floor bedroom on South side of building: Denied. Proposal does not provide equivalent ventilation. Appellant may contact John Butler (503-823-7339) with questions.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

CODE SUMMARY

CODE ANALYSIS FOR NEW 6-UNIT 3-STORY APARTMENT BUILDING:

BUILDING CODE - 2014 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY GROUP: R-2

CONSTRUCTION TYPE: V-B - BASE BUILDING HEIGHT IS LIMITED TO 2 STORIES. HEIGHT INCREASES TO THREE STORIES WITH THE ADDITION OF A NFPA 13 AUTOMATIC SPRINKLER - SEE SECTION 504.2 AND TABLE 503

BUILDING AREA: 5,928 Sq.Ft.

NUMBER OF UNITS: 6 (2 - 1-HOUR WALLS BETWEEN EACH UNIT)

STORIES: 3

ALARMS: WILL BE REQUIRED AND WILL NEED A SEPARATE PERMIT THROUGH THE FMO

BUILDING TO BE FULLY SPRINKLED WITH A NFPA 13 SYSTEM (PERMIT BY CONTRACTOR)

MONITORED OFF SITE

NOTE: SEPERATE PERMITS REQUIRED FOR PLUMBING, MECHANICAL AND ELECTRICAL PERMITS. Separate Permits are required for fire sprinklers, fire alarm systems, underground fire lines.

PRESCRIPTIVE ENVELOPE REQUIREMENTS - OEESC 401.1	
WALL INSULATION - ABOVE GRADE	R-21
WALL INSULATION - BELOW GRADE	R-15
FLAT CEILING	R-35
SLAB EDGE PERIMETER	R-15
WINDOWS	U-0.32
EXTERIOR DOORS	U-0.20
EXTERIOR DOORS W/ >2.5 FT GLAZING	U-0.40

ADDITIONAL MEASURES CHOSEN

C Ductless heat pump.

Replace electric resistance heating in at least the primary zone with at least on ductless mini-split

heat pump with 8.5 minimum HSPF

OPENING PROTECTION AND RATING REQUIREMENTS - PER FLOOR		
WALL LOCATION	AMOUNT ALLOWED	AMOUNT SHOWN
SOUTH	25%	24.6%
WEST	UNLIMITED	32.9%
EAST	UNLIMITED	14.2%
NORTH	25%	24.6%

NOTE:

- SEE ELEVATIONS FOR INDIVIDUAL WALL CALCULATIONS

- BASED ON TABLE 705.8

BUILDING CODE SUMMARY - 2014 OREGON STRUCTURAL SPECIALTY CODE

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

420.2 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS. 1 HOUR PARTITIONS PROVIDED.

420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES. 1 HOUR SEPARATION PROVIDED.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:

503.1.2 - BUILDINGS ARE SEPARATED FROM EACH OTHER BY AT LEAST 10'.

TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS: OCCUPANCY R-2 CONSTRUCTION TYPE VB

BASE ALLOWABLE HEIGHT PER STORY: 7,000 S.F.

MAXIMUM NUMBER OF STORIES: 2

MAXIMUM BUILDING HEIGHT: 40'

504.2 SPRINKLER INCREASE WITH 13 SYSTEM: 3 STORIES, 60' HEIGHT

506.4.4 MAXIMUM BUILDING AREAS:

NOT USING SPRINKLER OR FRONTAGE INCREASES

7,000 S.F. x 3 = 21,000 S.F. MAX. BUILDING AREA.

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 - FIRE RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS:

NO FIRE RATING REQUIREMENTS FOR ASSEMBLIES FOR VB CONSTRUCTION

TABLE 602 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

- FIRE RESISTANCE RATINGS ARE BASED ON PROPERTY LINES.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.8 - SEE SITE PLAN FOR AREA CALCULATIONS BASED ON OPENINGS

705.11 EXCEPTION 5 - SEE ROOF PLAN AND CROSS SECTIONS FOR DETAILS, SHOWING HOW EXCEPTION WILL BE MET.

- MINIMUM CLASS C ROOFING REQUIRED, COMPOSITION PROPOSED.

- ROOF SHEATHING MUST BE CONSTRUCTED WITH FIRE-RETARDANT PLY WOOD FOR A DISTANCE OF 4'

708.3 - FIRE PARTITIONS SEPARATING DWELLING UNITS: 1 HOUR

708.4 EXCEPTION 5(6) - DRAFTSTOPPING IN ATTIC NOT REQUIRED

711.3 - HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS: 1 HOUR

711.4 EXCEPTION 2 - STRUCTURE SUPPORTING THE HORIZONTAL ASSEMBLIES ARE NOT REQUIRED TO BE RATED.

TABLE 716.5 FIRE DOOR PROTECTION RATINGS - EXIT ENCLOSURE 1 HOUR RATED ASSEMBLY, 1 HOUR RATED DOOR.

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903.2.8 - AUTOMATIC SPRINKLER SYSTEM REQUIRED

903.3.1.1 - FULL NFPA 13 SPRINKLER SYSTEM REQUIRED.

CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - RESIDENTIAL = 200 GSF PER OCCUPANT

SECTION 1021 EXCEPTION 4: ONE MEANS OF EGRESS IS PERMITTED FROM WITHIN EACH DWELLING UNITS. OCCUPANT LOAD <20 WITH 13 SPRINKLERS.

TABLE 1002.2 - STORIES WITH ONE EXIT - R-2 - 2ND AND 3RD STORY - 4 DWELLING UNITS PER FLOOR - 50' OF TRAVEL DISTANCE

- EMERGENCY ESCAPE AND RESCUE OPENINGS SECTION 1029

TABLE 1026.6 - EXTERIOR STAIRS TO BE SEPARATED FROM THE INTERIOR THE SAME AS EXIT ENCLOSURES: 1 HOUR WALL ASSEMBLY, 60 MINUTE DOOR ASSEMBLY.

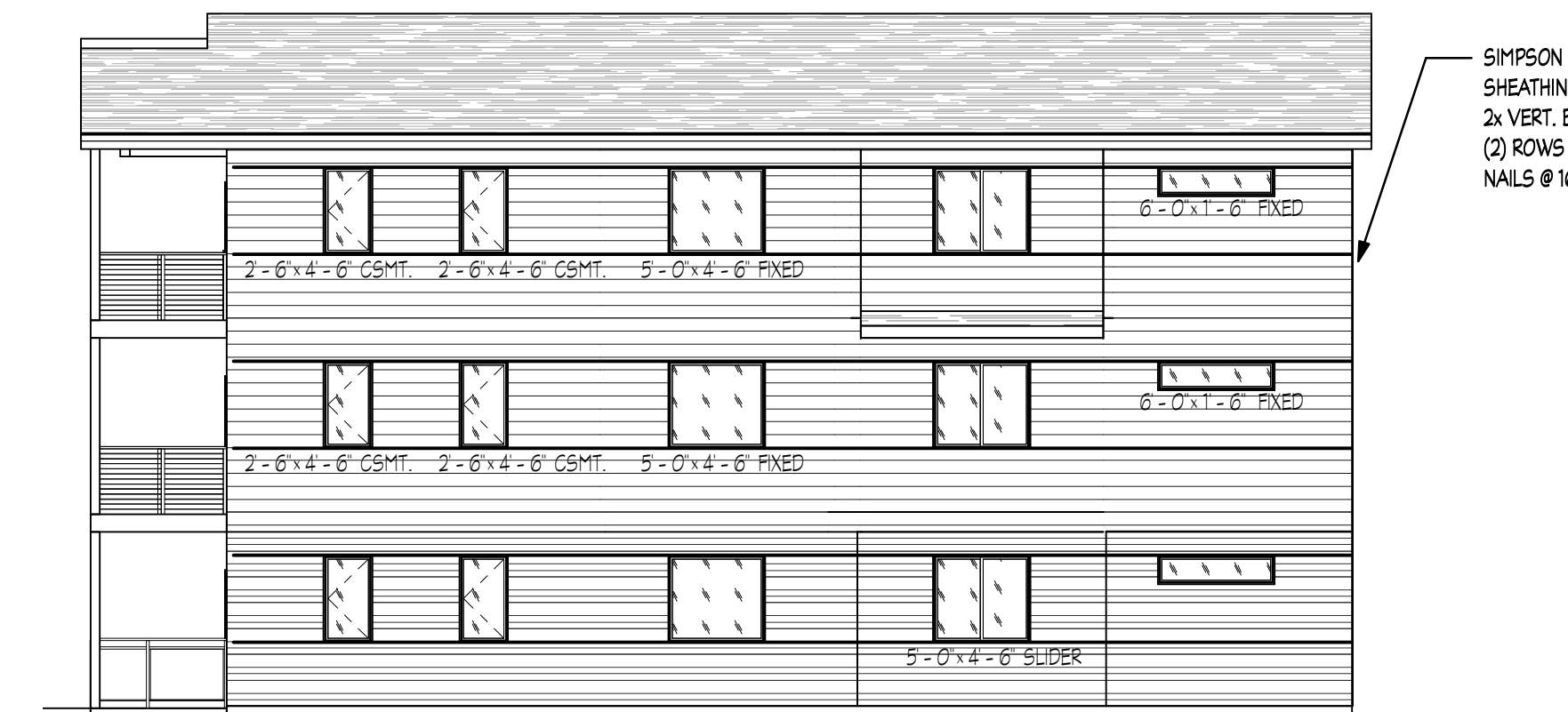
SECTION 1006 - PROVIDE EMERGENCY EGRESS LIGHTING ON EXTERIOR STAIRS AND LANDINGS AT 1 FOOT CANDLE MINIMUM AT THE WALKING SURFACE.

1006.3 - EMERGENCY POWER NOT REQUIRED FOR BUILDINGS WITH ONE EXIT.

CHAPTER 11 - ACCESSIBILITY

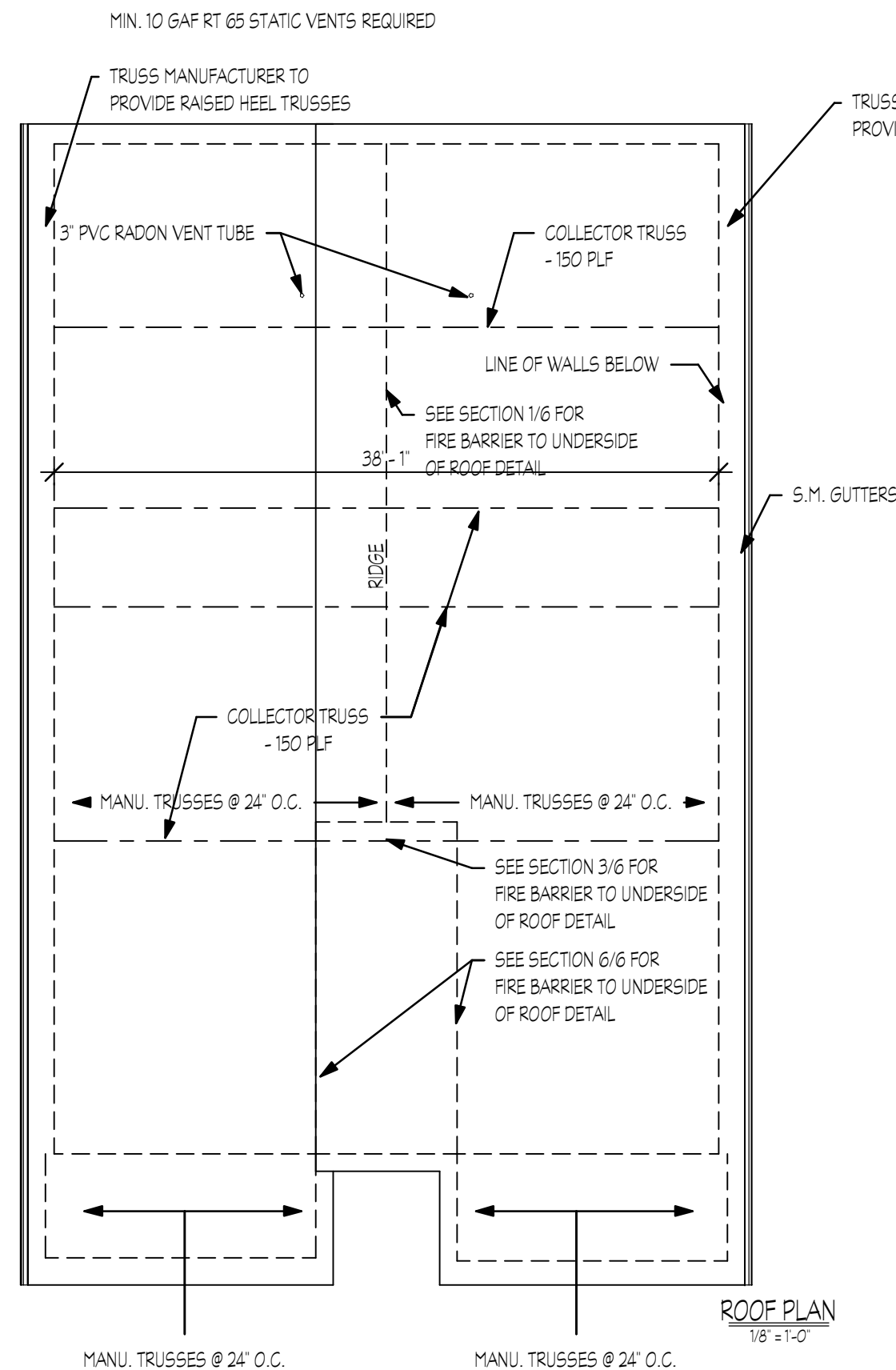
ACCESSIBILITY REQUIREMENTS APPLY TO THE ENTIRE FIRST FLOOR OF ALL BUILDINGS OF THIS PROJECT. THE SECOND AND THIRD FLOOR UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS

ALL FIRST FLOOR UNITS TO BE TYPE B UNITS.



MAX. WALL AREA - PER STORY 58' x 9' = 522 SQ. FT.
ALLOWED OPENING AREA = 130.5 S.F.
OPENING AREAS = 76.5 SQ. FT.
OPENING AREA ALLOWED = 15%
OPENING AREA SHOWN = 14.6 %

SOUTH
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

FIRESTOPPING NOTE:

The General Contractor shall schedule a Firestopping Meeting with the Building Inspector and all Subcontractors that will be installing firestopping materials. Each Subcontractor will provide a list of Firestop materials/assemblies which will be used, the type of penetrations where each material/assembly will be used, and the listing and approval information (i.e. UL, ICG or other approved report/listing numbers.) This information must be submitted to, and approved by, the Building Inspector prior to any installation. (See City of Portland Firestopping Program Guide at: <http://www.portlandoregon.gov/bds/article/68669>)

NOTE: SEPARATE PERMITS TO BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE.
- FULL NFPA 13 SPRINKLER SYSTEM PERMIT
- FIRE ALARM PERMIT

- FOR PURPOSES OF THIS PERMIT, DRAWINGS OR REFERENCES OF ANY FIRE-EXTINGUISHING SYSTEMS OR FIRE ALARM SYSTEMS ARE FOR INFORMATION ONLY AND WILL REQUIRE SEPARATE APPROVAL FROM THE FIRE MARSHAL'S OFFICE UNDER BENEFIT OF A PERMIT PRIOR TO SYSTEM INSTALLATION.

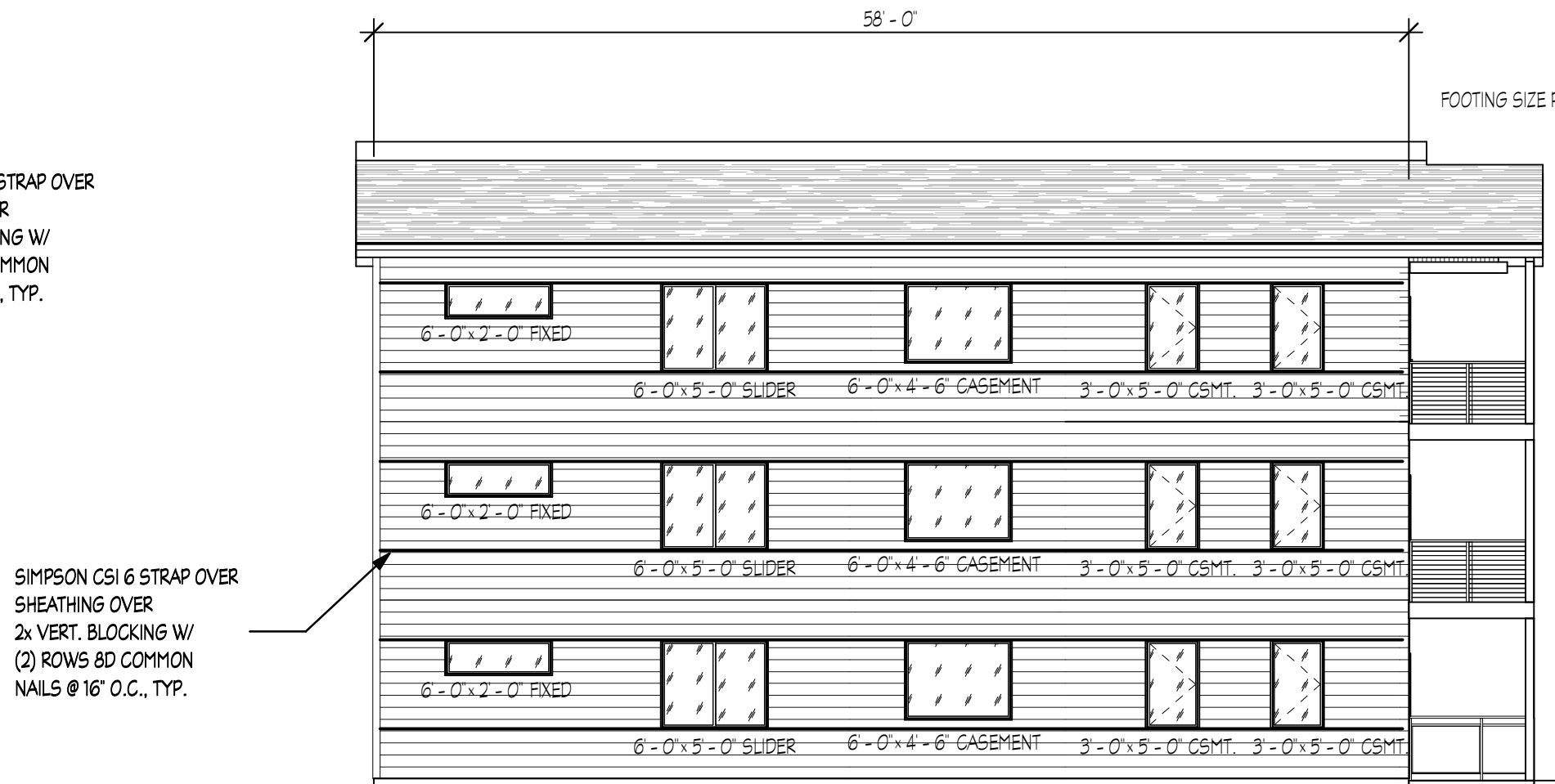
- NOTE: CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH PFC 906

FIRE SAFETY NOTES

- Sprinkler protection in Group R occupancies shall be provided under roofs, balconies, decks, patios, or similar projections greater than 2 ft wide from the building of dwelling units or community or similar rooms, of the residential portion of the building. This requirement applies to NFPA 13 buildings of Type V construction and all construction types of NFPA 13 systems. Sprinklers are not required where the projection above occupiable balconies, decks or patios is higher than 12 ft.

- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street and within 150 feet of a public fire hydrant. Identify distance to nearest fire hydrant.

- Signage to be mounted on all fire department connections serving automatic sprinkler connections and be visible from the public right-of-way. To be verified upon fire final.



MAX. WALL AREA - PER STORY 58' x 9' = 522 SQ. FT.
ALLOWED OPENING AREA = 130.5 S.F.
OPENING AREAS = 99 SQ. FT.
OPENING AREA ALLOWED = 25%
OPENING AREA SHOWN = 18.9 %

NORTH
1/8" = 1'-0"



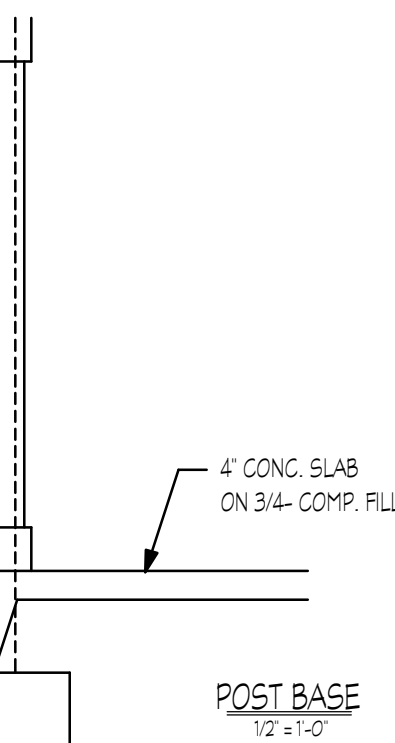
WEST (FRONT)
1/4" = 1'-0"

WALL AREA - PER STORY 31' x 9' = 279 SQ. FT.
OPENING AREAS = 92 SQ. FT.
OPENING AREA ALLOWED = UNLIMITED
OPENING AREA SHOWN = 32.9 %

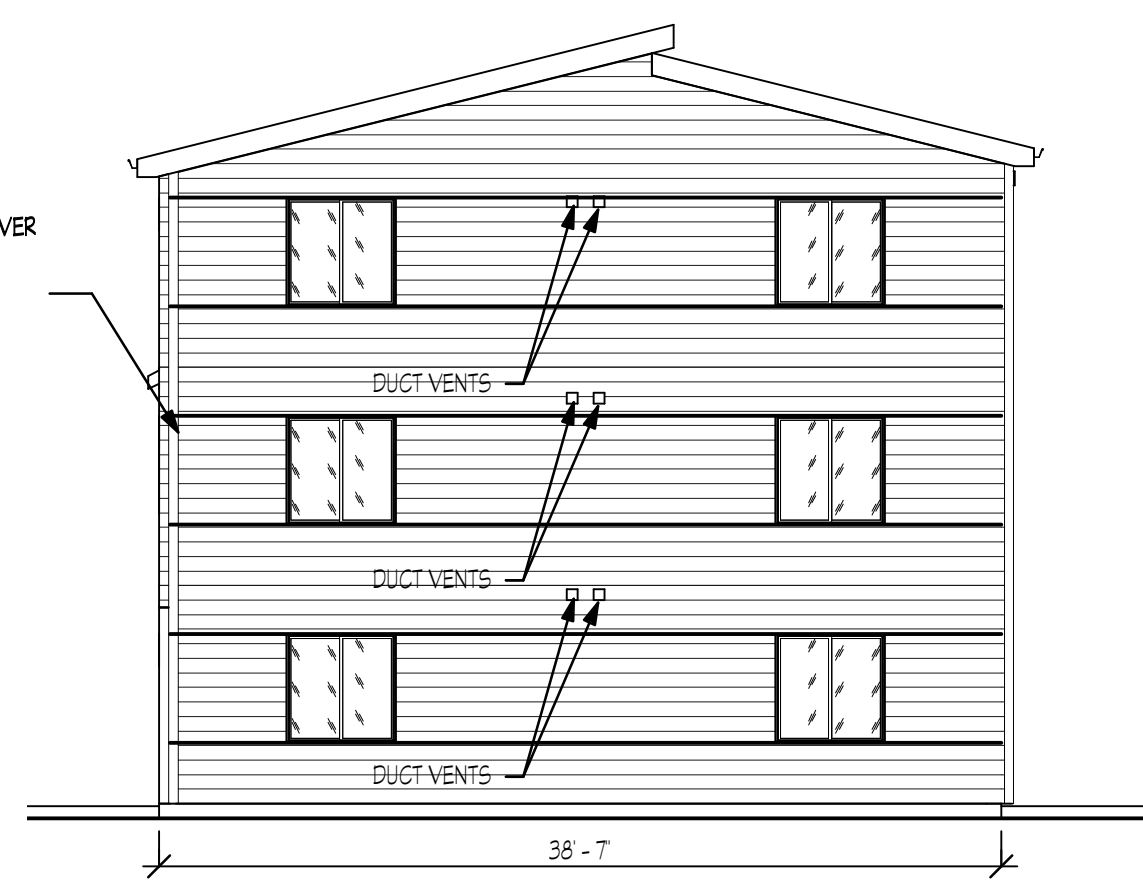
NOTE: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.

NOTE:

Signage to be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections and be visible from the public right-of-way. Where the building is protected by a fire pump, signage shall also indicate the design pressure of the fire pump.



SIMPSON CSI 6 STRAP OVER SHEATHING OVER 2x VERT. BLOCKING W/ (2) ROWS 8D COMMON NAILS @ 16\"/>

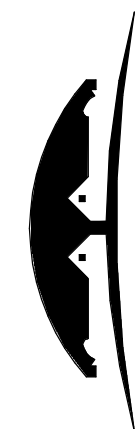


EAST
1/8" = 1'-0"

WALL AREA - PER STORY 39' x 9' = 351 SQ. FT.
OPENING AREAS = 295 SQ. FT.
OPENING AREA ALLOWED = UNLIMITED
OPENING AREA SHOWN = 84 %

NOTE: OPENING AREAS ARE BASED ON NFPA 13 SPRINKLER SYSTEM

6 UNIT CONDOMINIUM PROJECT
212 NE 79TH AVE
PORTLAND, OR 97213



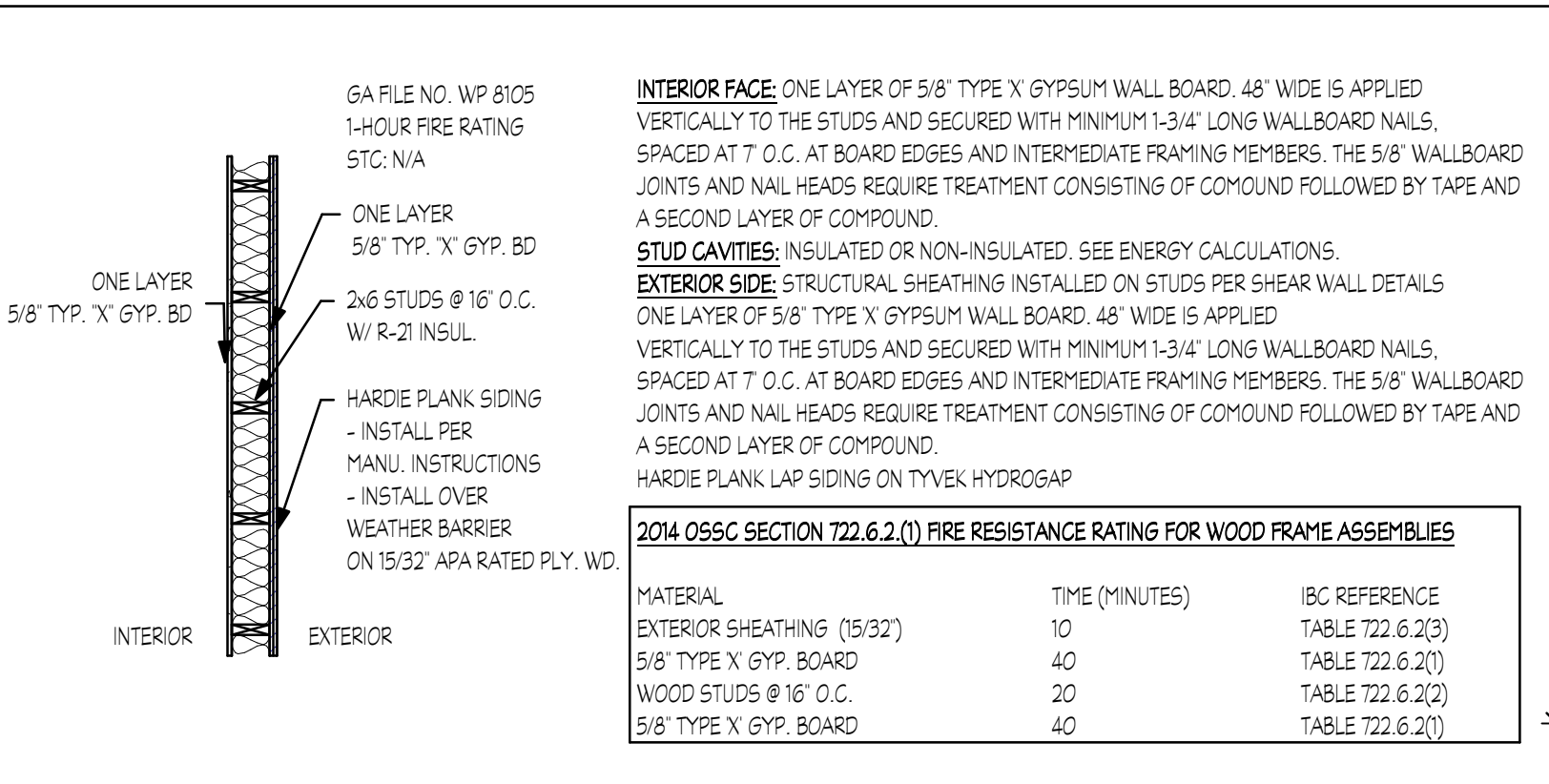
BLUESTONE HOMES
PHONE (503) 632-5855 - OFFICES #9340

ELEVATIONS AND ROOF PLAN

Project number:	10478
Date:	4/4/2017 9:51:01 AM
Drawn by:	BSY
Checked by:	
Area:	5,928 sq.
Scale:	As Indicated

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

CERTANTEST TEST NO. TL-89-266			GENERIC		1 HOUR FIRE	
GYPSUM WALLBOARD, WOOD STUDS						
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 8d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.						
Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)						
REFERENCE		FIRE RATING	TEST NO.	STC	OC ASSEMBLY NO.	CONSTRUCTION DESCRIPTION
NBC-W13a (24" o.c.)		1 h, L.B.	NBC-TL-89-266 (16" o.c.)	56	SLDWS217	Double 38 mm x 89 mm (1-1/2" x 3-1/2") wood studs spaced 400 mm (16") or 600 mm (24") o.c. on separate 38 mm x 89 mm (1-1/2" x 3-1/2") wood plates set 25 mm (1") apart; single layer 15.9 mm (5/8") type "X" gypsum board each side; two thicknesses, 89 mm (3-1/2") thick EcoTouch™ QuietZone® PINK™ FIBERGLAS® Acoustic Batt Insulation.
W-1 - 1-HR FIRE PARTITION DETAIL						

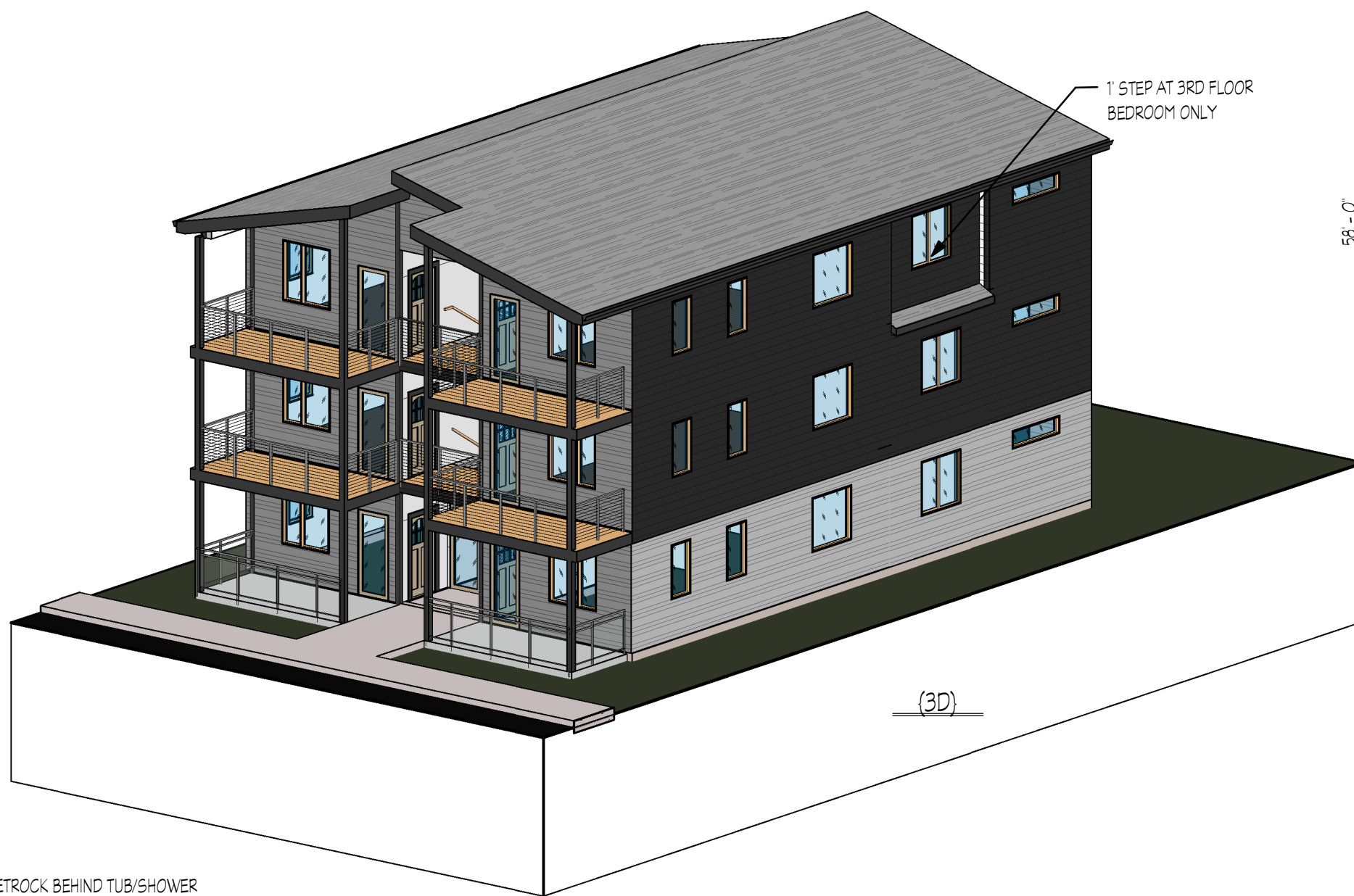


F-1 - 1-HR FLOOR/CEILING ASSEMBLY

W2 - FIRE BARRIER - NON SOUND RATED

W-3 - FIRE BARRIER

Fig. 32 Clear Floor Space of Lavatories



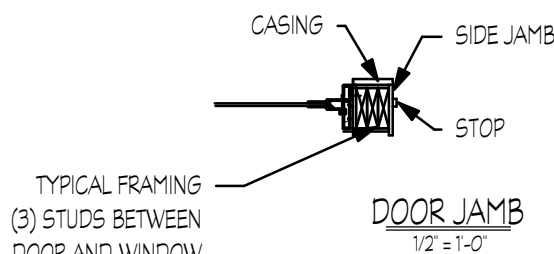
VANITY KNEE CLEARANCE

PROVIDE BLOCKING FOR POSSIBLE FUTURE GRAB BAR INSTALLATION

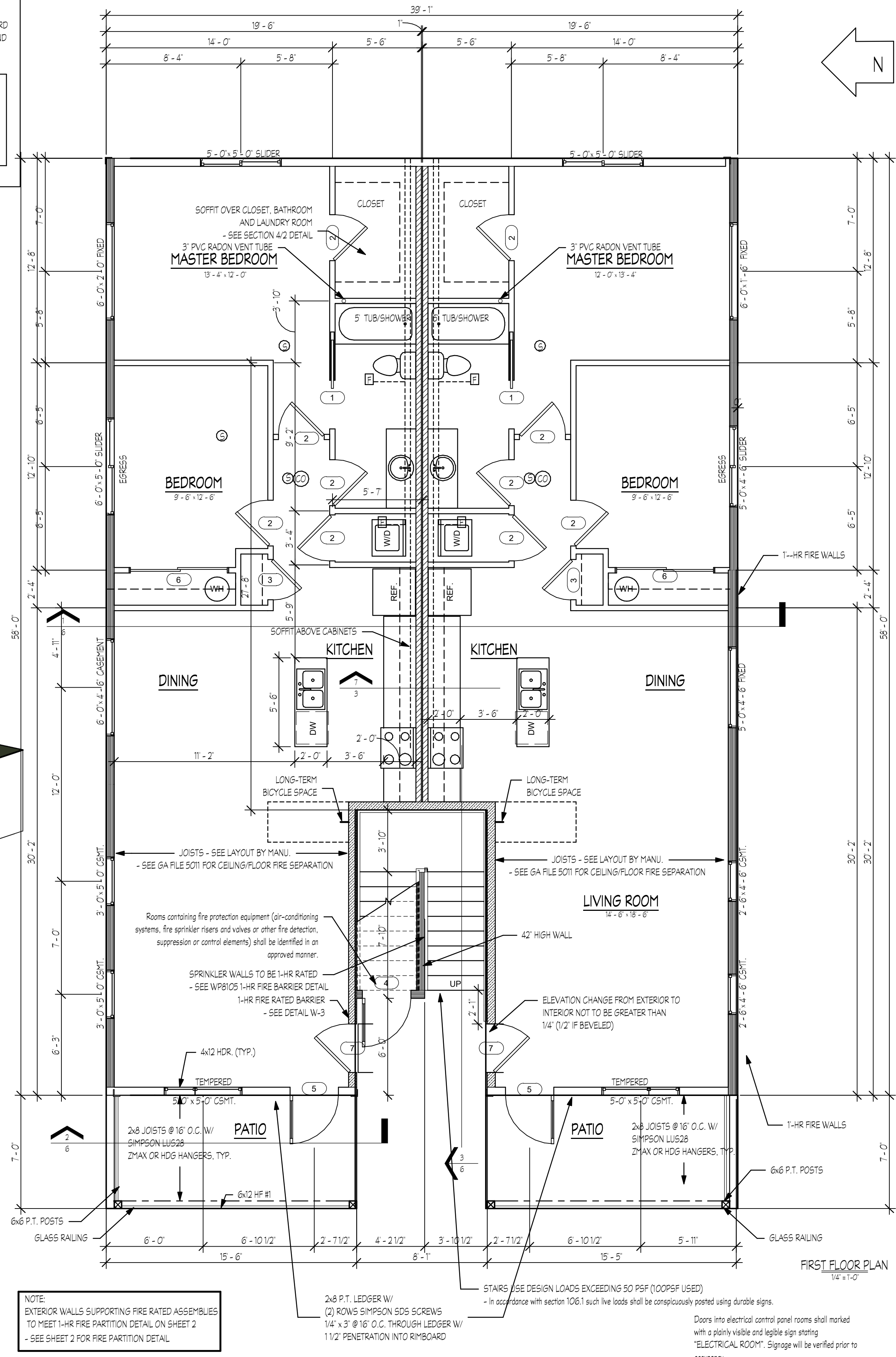
VANITY TOE CLEARANCE

	W1 - FIRE PARTITION - SOUND RATED
	W2 - FIRE BARRIER - NON SOUND RATED
	W3 - EXTERIOR WALL - NON-RATED
	W4 - NON-RATED ASSEMBLY
	W4 - NON-RATED ASSEMBLY

WALL LEGEND



KEY	
	CASET WALL HEATERS
	CARBON MONOXIDE DET.
	SMOKE DETECTOR
	EXHAUST FAN
	MECH. EXHAUST LINE



6 UNIT CONDOMINIUM PROJECT
212 NE 79TH AVE
PORTLAND, OR 97213

BLUESTONE HOMES
PHONE (503) 632-5885 - OR CCB #9340

1st FLOOR PLAN

Project number:	10478
Date:	4/4/2017 9:57:04 AM
Drawn by:	BSY
Checked by:	
Area:	
Scale:	As Indicated

GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED ISSUE OF THE OREGON 2014 STRUCTURAL SPECIALTY CODE AND THE 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

SITE WORK

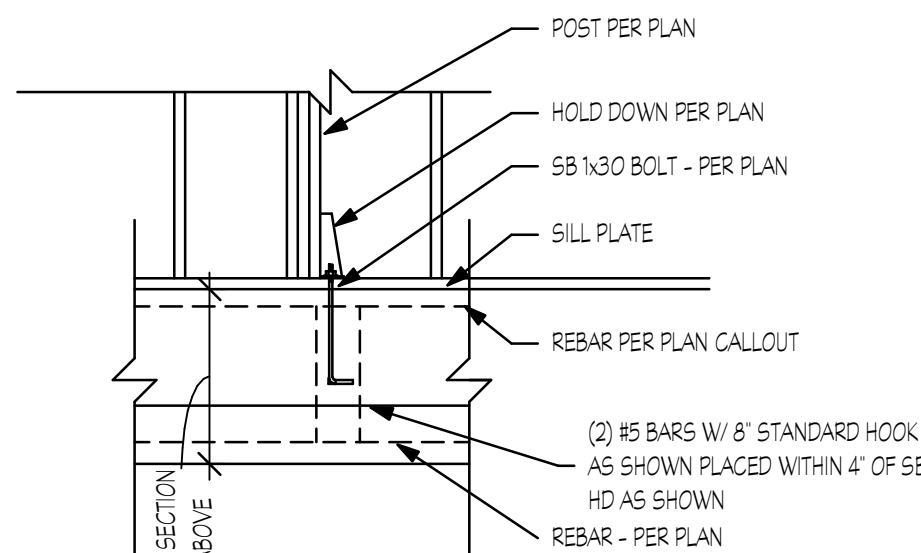
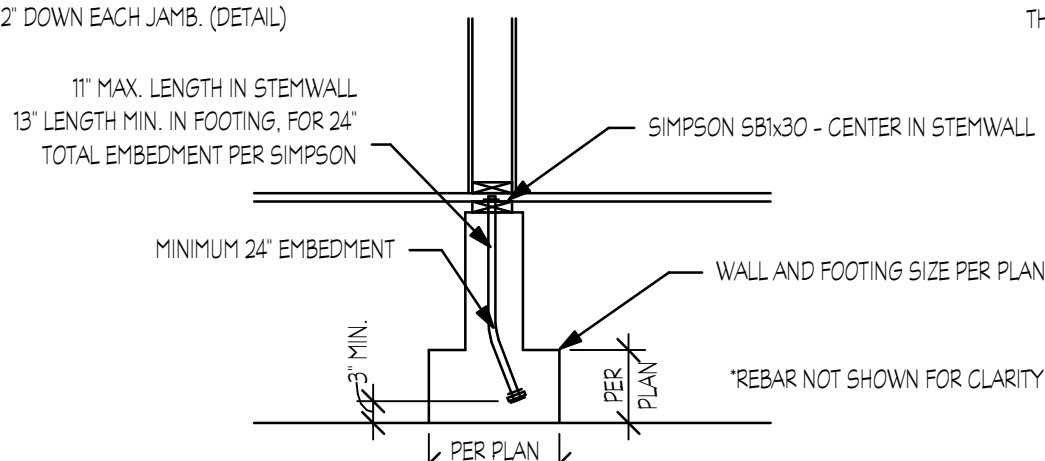
1. REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE. STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE.
2. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW FINISH GRADE.
3. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" THICK (MIN.) SAND COMPACTED TO 95%.
4. CONCRETE SLABS TO BE 4" THICK, 3000 P.S.I. AT 28 DAYS WITH CONTROL JOINTS AT 25' O.C. (MAX.) EACH WAY.
5. FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW FINISH SIDING.

FOUNDATIONS

1. CONCRETE - MIN AND 28 DAY STRENGTH OF CONCRETE
- BASEMENT WALLS & FOUNDATION 2500 PSI
NOT EXPOSED TO WEATHER
- BASEMENT & INTERIOR SLABS ON GRADE: 2500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO WEATHER AND GARAGE SLABS: 3000 PSI
- PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER: 3000 PSI
2. ALL REINFORCING STEEL TO BE A-615 GRADE 60. WELDED WIRE MESH TO BE A-185.
3. LAP ALL CONTINUOUS BARS 30" DIA. (MIN.) PLACE ALL REINFORCING AS PER A.C.I. CODES & STANDARDS.
4. PROVIDE A MINIMUM CLEARANCE OF 18" UNDER GIRDERS, BEAMS, OR JOISTS.
5. COVER ENTIRE CRAWL SPACE WITH 6 MIL. BLACK "VISOQUEEN" AND EXTEND UP FOUNDATION WALLS AND FASTEN TO MUD SILL.
6. PROVIDE A MINIMUM OF 1 S.F. OF NET VENTILATION AREA FOR EACH 1500 S.F. OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE AND HAVE 1/4" OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE ABOUT OPENING VENTS NEAR ELECTRICAL PANEL.
7. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
8. BEAM POCKETS IN CONCRETE WALLS TO HAVE 1/2" AIR SPACE AT SIDES AND ENDS AND 3" OF BEARING (MIN.).
9. MUD SILLS TO BE 2x6 PRESSURE TREATED WOOD WITH 1/2" DIA. x 10" ANCHOR BOLTS SPACED 6'-0" O.C. OR PER SHEAR WALL SCHEDULE AND WITHIN 12" OF CORNERS. LAYOUT FOR 14" LONG 2x6 P.T. SILL PLATE. PROVIDE AB. EACH SIDE OF SILL SPLICES.
10. PROVIDE 4" DIA. PERFORATED DRAIN TILE BELOW THE TOP OF FOOTINGS.

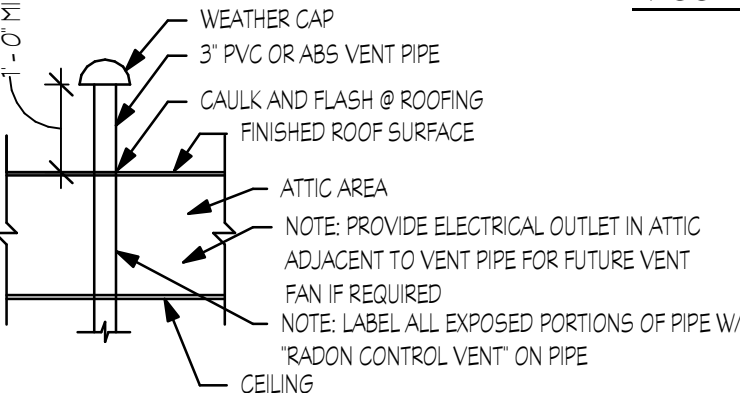
FLASHING & MOISTURE PROTECTION

1. CONTRACTOR TO PROVIDE A "WATER TIGHT ENCLOSURE" FOR THE VALLEY ENVIRONMENT, EMPLOYING THE HIGHEST QUALITY MATERIALS, CRAFTSMAN AND CONSTRUCTION METHODOLOGY, BOTH GENERAL AND SPECIFIC TO THE VALLEY.
2. ALL EXTERIOR FLASHINGS ARE TO BE CONSTRUCTED WITH MIN. GAGE 28 EXPOSED & 30 GAGE CONCEALED, BAKED ENAMEL.
3. FLASHING SHALL BE INSTALLED AT JUNCTIONS OF CHIMNEYS AND ROOFS IN ROOF VALLEYS AND AROUND ALL ROOF OPENINGS, INCLUDING SKYLIGHTS, ROOF VENTS, ROOF EDGES BOTH RAKE AND EAVE.
4. FLASHING SHALL BE INSTALLED AROUND ALL EXTERIOR DOORS AND WINDOWS, TRANSITIONS BETWEEN SIDING AND ROOF.
5. ALL FLASHING TO BE INSTALLED PER "SMACNA" LATEST EDITION OF THE "ARCHITECTURAL SHEET METAL MANUAL".
6. BUILDING WRAP OF "TYVEK" OR SAME TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, INCLUDING WRAPPING WINDOW AND DOOR OPENINGS AND TAPING JOINTS.
7. FLASHING FOR WINDOWS: INSTALL ADHESIVE FLASHING THE WIDTH OF SILL AND UP 12" EACH JAMB, AND LAP ENTIRE LENGTH OF JAMB, AND LAP ADHESIVE FLASHING THE WIDTH OF HEAD AND LAP 12" DOWN EACH JAMB. (DETAIL)



HDU11 & HDU14 HOLD DOWN
DETAIL
1/2" ± 1'-0"

PASSIVE SUBSLAB DEPRESSURIZATION SYSTEM



RADON CONTROL VENT @ ROOF
1/2" ± 1'-0"

NAILING SCHEDULE

JOIST TO SILL OF GIRDER:	(3) 8d	TOE NAIL
BRIDGE TO JOIST	(2) 8d	TOE NAIL
BOTTOM PLATE TO JOIST	16d@16" O.C.	FACE NAIL
PLYWOOD SUBFLOOR	8d@6"	EDGE NAIL
	8d @ 12"	INTERIOR
	(2) 6d	END NAIL
TOP PLATE TO JOIST	(4) 8d	TOE OR END NAIL
DOUBLE STUDS	16d@16" O.C.	FACE NAIL
DOUBLE TOP PLATE	16d@16" O.C.	FACE NAIL
CONTINUOUS HEADER (2 PC)	16d@16" O.C.	EDGE NAIL
CEILING JOIST TO PLATE	(3) 8d	FACE NAIL
CEILING JOIST LAP OVER PLATE	(3) 16d	FACE NAIL
CEILING JOIST TO RAFTER	(3) 16d	FACE NAIL
RAFTER TO TOP PLATE	(3) 8d	TOE NAIL
COLLAR TIES (EACH END)	(8) 10d (U.N.O.)	FACE NAIL
BUILD UP CORNER STUDS	16d @ 24" O.C.	FACE NAIL
TOP PLATE AT INTERSECTIONS	(2) 16d	FACE NAIL
MULTIPLE LVLS (2 PILES)	2 ROWS - 16d @ 12" O.C.	STAGGERED
MULTIPLE LVLS (3 PILES)	2 ROWS - 16d @ 12" O.C.	STAGGERED
MULTIPLE JOISTS (UP TO 3)	2 ROWS - 16d @ 12" O.C.	STAGGERED
1x6 SPACED SHEATHING	(2) 8d	FACE NAIL
RAFTERS TO HIPS, VALLEY OR RIDGE	(4) 16d	FACE NAIL

HEALTH AND SAFETY:

All new smoke and CO alarms shall be hardwired with battery backup and interconnected within the dwelling unit only. Smoke alarms shall be located within each sleeping room, immediately outside of each sleeping room, and on each level of the dwelling.
CO alarms shall be located within 15' outside of each bedroom door.
All alarms shall be cross listed for interconnection.
All Smoke Alarms shall be listed in accordance with UL 217.
Combination Smoke / Carbon monoxide alarms shall be listed as complying with UL 2034 and UL 217.
Combination Smoke / Carbon monoxide alarms shall be listed as complying with ANSI/UL 2075 and ANSI/UL 268.
- NOTE: CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH PFG 908

FANS AND SMOKE DETECTORS

FANS IN BATHING AREAS SHALL BE CONTROLLED BY TIMER.

SMOKE DETECTORS SHALL BE 110V BATTERY BACKUP.

RADON CONTROL NOTES:

GAS PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS INCLUDING:

1. A UNIFORM OF CLEAN AGGREGATE, A MINIMUM OF 4" THICK.
2. A UNIFORM LAYER OF SAND A MINIMUM OF 4" THICK.
3. OTHER MATERIALS, SYSTEMS, OR FLOOR DESIGNS WITH DEMONSTRATED CAPABILITY TO PERMIT DEPRESSURIZATION ACROSS THE ENTIRE SUB-FLOOR AREA.

SOIL GAS RETARDER:

A MINIMUM 6 MIL. POLY OR EQUIV. FLEXIBLE SHEETING MATERIAL SHALL BE PLACED ON TOP OF THE GAS-PERMEABLE LAYER PRIOR TO CASTING THE SLAB. THE SHEETING SHALL COVER THE ENTIRE FLOOR AREA WITH SEPARATE SHEETING LAPPED AT LEAST 12". THE SHEETING SHALL FIT CLOSELY AROUND ANY PENETRATION OF THE MAT. ALL PUNCTURES AND TEARS SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

ENTRY ROUTES:

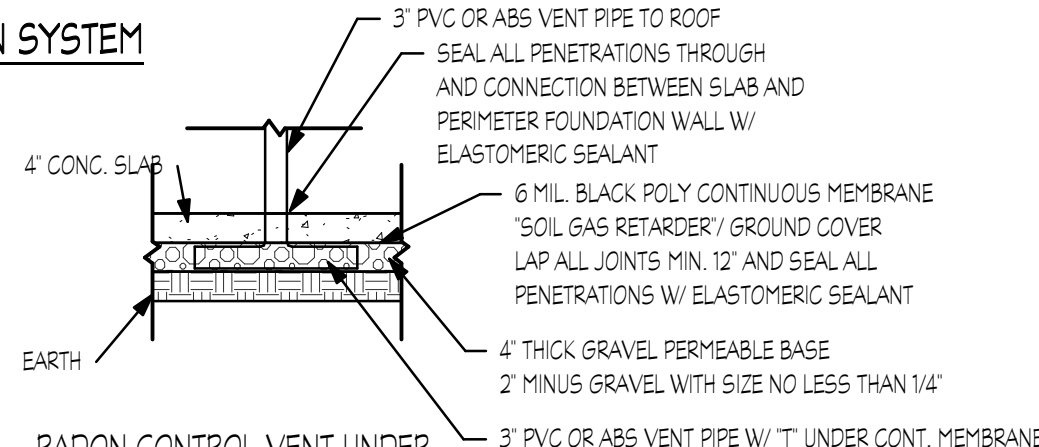
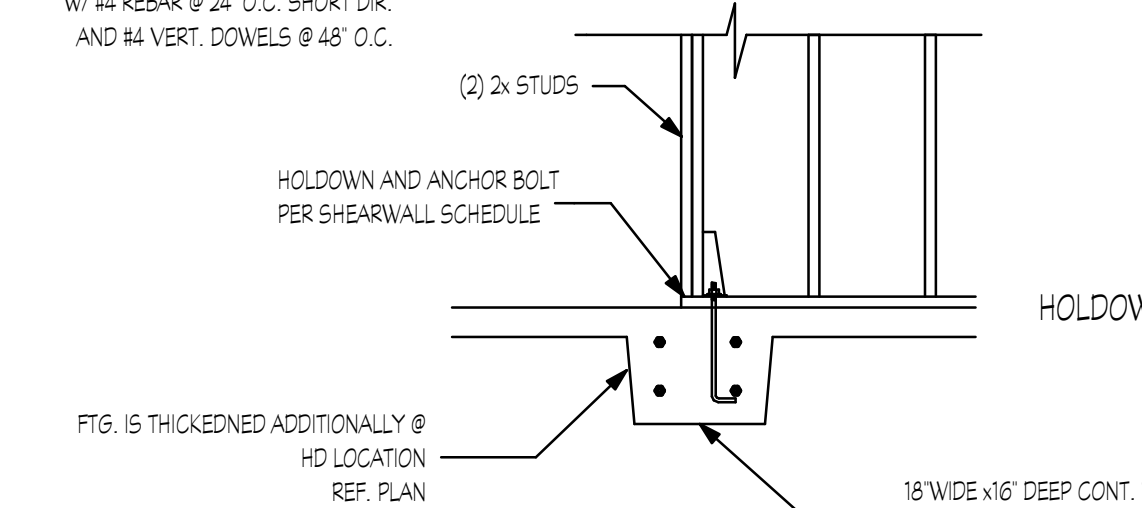
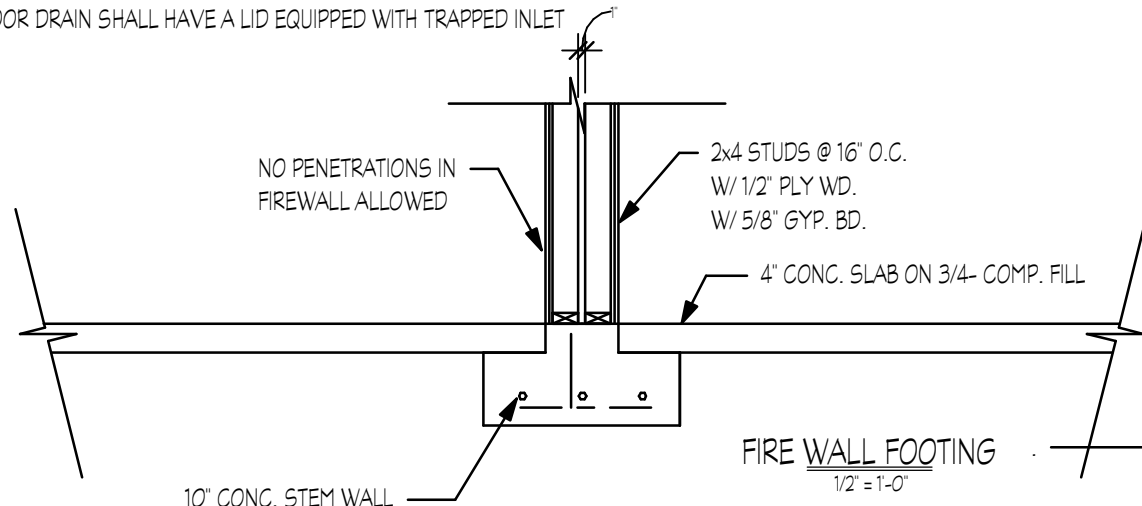
FLOOR OPENINGS: POTENTIAL RADON ENTRY ROUTES (BATHTUBS, SHOWERS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRATE CONC. SLABS) SHALL BE SEALED WITH POLYURETHANE CAULK APPLIED ACCORDING TO MANU. SPECS.

CONCRETE JOINTS: ALL JOINTS IN CONCRETE OR BETWEEN SLAB AND FOUNDATION WALL SHALL BE SEALED WITH CAULK OR SEALANT. GAPS AND JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED ACCORDING TO MANU. SPECS.

CONDENSATE DRAINS: CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.

SUMPS: SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN.

TILE LOOPS SHALL BE COVERED WITH GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH TRAPPED INLET.



RADON CONTROL VENT UNDER
SLAB
1/2" ± 1'-0"

FRAMING

1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:

- | | |
|--|---|
| A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS - | NO. 1 DOUG FIR OR LVL 5 - 2650 FB §1.8E |
| B. PLATES, BLOCKING AND BRIDGING - | NO. 3 DOUG FIR |
| C. STUDS - | STUD GRADE DOUG FIR |
| D. T&G DECKING - | STUD & BETTER GRADE DOUG FIR |
| E. PLY. SHEATHING - | CD DOUG FIR PLY. (32/16) |
| F. GLU-LAM - | 24-F V-4 |

2. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4x12 DOUG FIR No. 1

3. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.

4. DESIGN LOADS :

- | | |
|----------------|-----------------|
| ROOF - | 25 P.S.F. (LL) |
| FLOOR - | 40 P.S.F. (LL) |
| STAIRS - | 100 P.S.F. (LL) |
| GARAGE FLOOR - | 50 P.S.F. (LL) |
| DECKS - | 40 P.S.F. (LL) |

5. SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F.

6. NAILING SCHEDULE AS PER TABLE 25-G, U.B.C., TYPICAL PLYWOOD NAILING WITH 8d NAILS @ 6" O/C AT EDGES AND 12" O.C. FIELD.

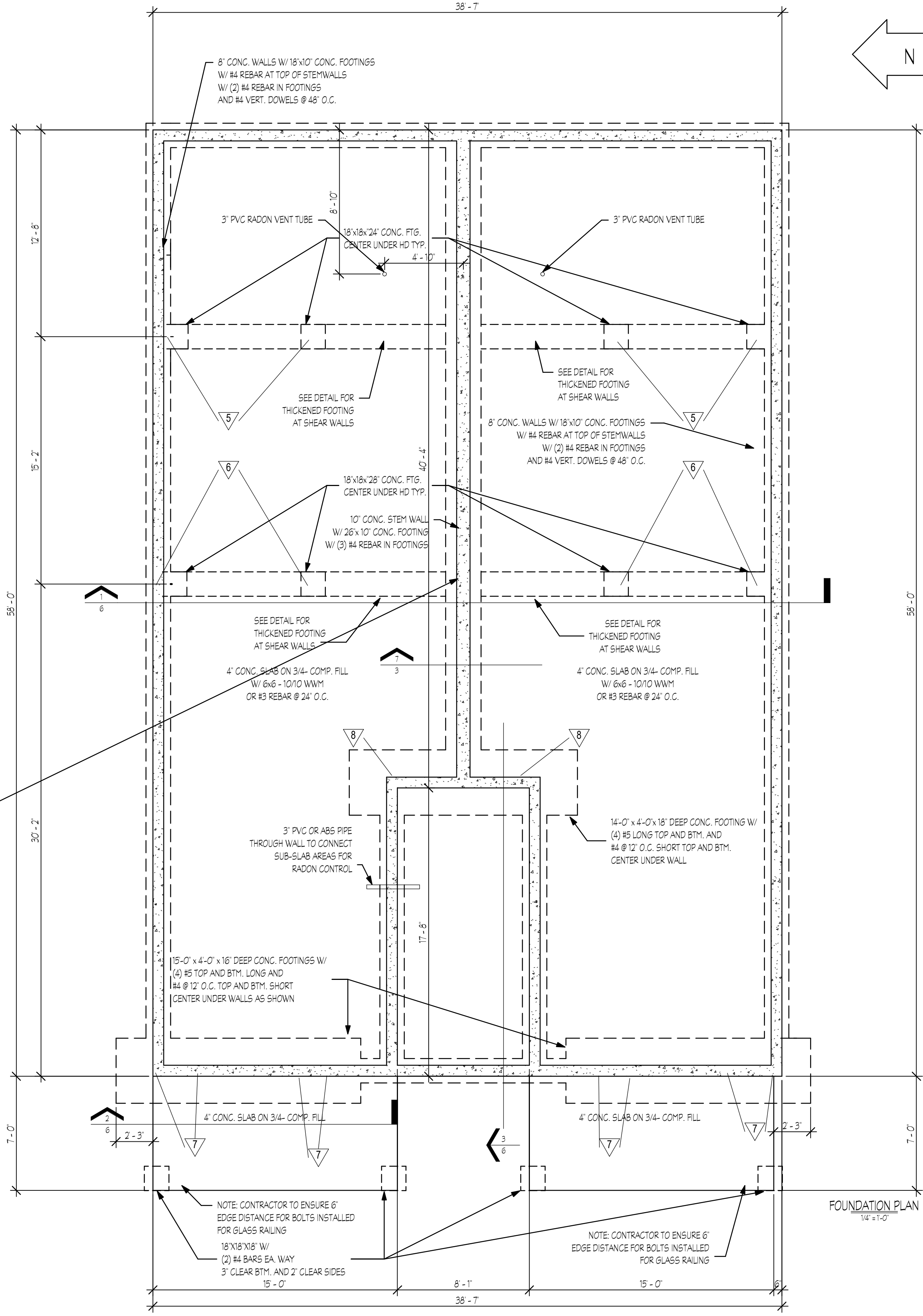
7. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CAN NOT PASS THROUGH.

8. PROVIDE METAL TRUSS AND RAFTER TIE DOWNS SUCH AS A 'SIMPSON' H2.5 TO EACH RAFTER AT TOP PLATE.

9. ALL EXTERIOR FASTENERS, EXPOSED TO THE ELEMENTS TO BE STAINLESS STEEL OR GALVANIZED, INCLUDING NAIL, STAPLES, CLIPS, ETC.

GYPSUM BOARD FINISH

1. ERECT SINGLE LAYER 1/2" STANDARD, 5/8" F.R. AND 1/2" MOISTURE RESISTANT GYPSUM BOARD IN MOST ECONOMICAL DIRECTIONS, WITH ENDS OCCURRING OVER FIRM BACKINGS.



NOTE:
SEE SHEET S-1 FOR ADDITIONAL NOTES ON BOLTS AND HOLDOWN LOCATIONS

6 UNIT CONDOMINIUM PROJECT 212 NE 79TH AVE PORTLAND, OR 97213

BLUESTONE HOMES PHONE (503) 632-5855 - OFFICE (503) 934-0470 FOUNDATION PLAN & GENERAL NOTES

Project number:	10478
Date:	4/4/2017 9:57:05 AM
Drawn by:	BSY
Checked by:	
Area:	
Scale:	As Indicated

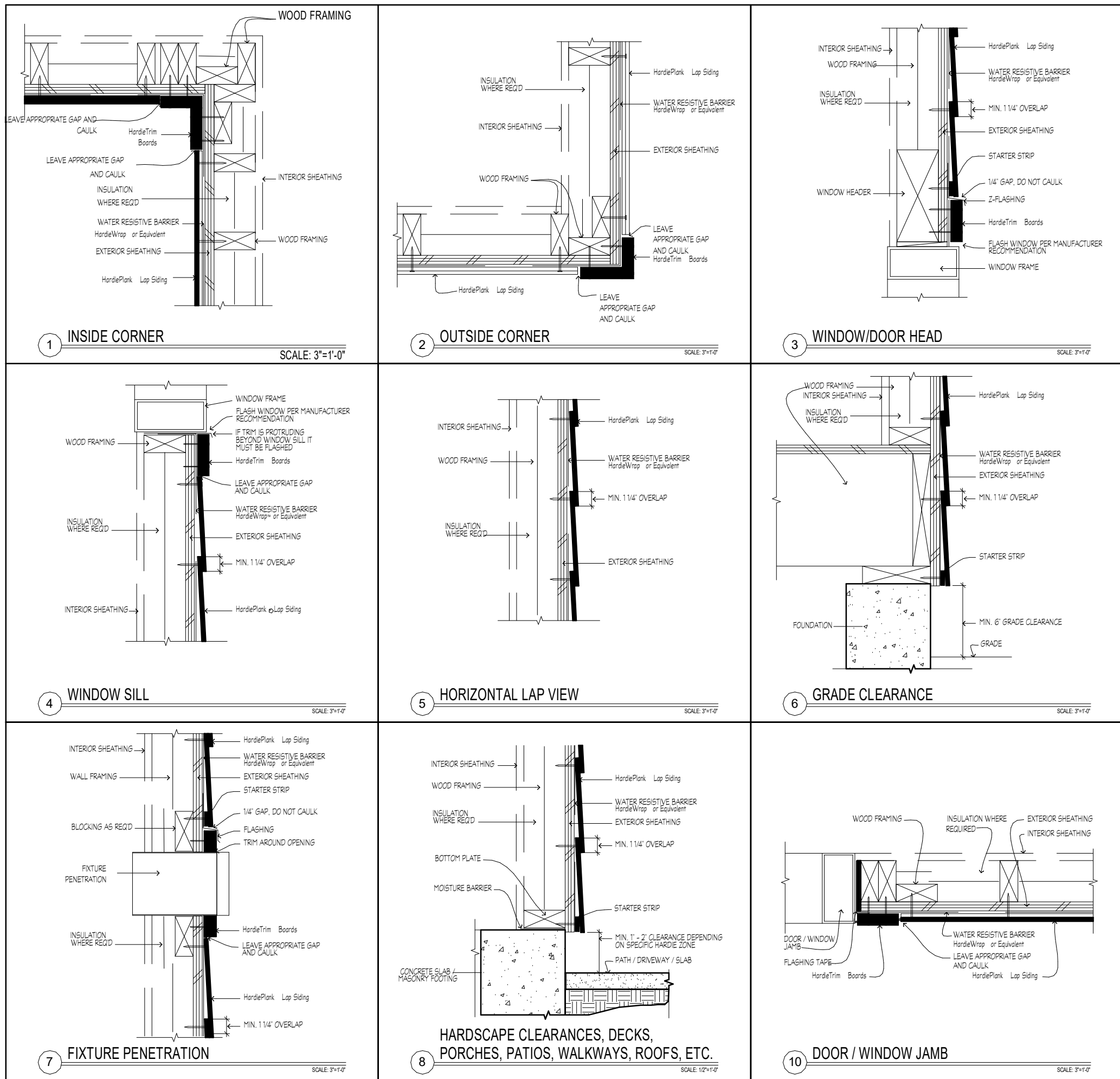
Window Schedule						
Type Mark	Rough Opening		Type	Head Height	Comments	Count
	Width	Height				
1	3' - 0"	5' - 0"	Fixed with Trim	7' - 9 1/2"		6
2	3' - 0"	5' - 0"	Casement with Trim	7' - 9 1/2"		6
3	6' - 0"	4' - 6"	Fixed with Trim	7' - 9 1/2"		3
4	5' - 0"	5' - 0"	Slider with Trim	7' - 9 1/2"		6
5	2' - 0"	5' - 0"	Casement with Trim	7' - 9 1/2"		6
6	6' - 0"	2' - 0"	Fixed with Trim	7' - 9 1/2"		3
7	6' - 0"	5' - 0"	Slider with Trim	7' - 9 1/2"		3
8	6' - 0"	1' - 6"	Fixed with Trim	7' - 9 1/2"		3
9	2' - 6"	4' - 6"	Casement with Trim	7' - 9 1/2"		6
10	5' - 0"	4' - 6"	Slider with Trim	7' - 9 1/2"	EGRESS	3
11	5' - 0"	4' - 6"	Fixed with Trim	7' - 9 1/2"		3

Grand total: 48

NOTE: OPENING WINDOWS LOCATED AT 2ND AND 3RD STORIES TO BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F 2090.
- THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1029.2

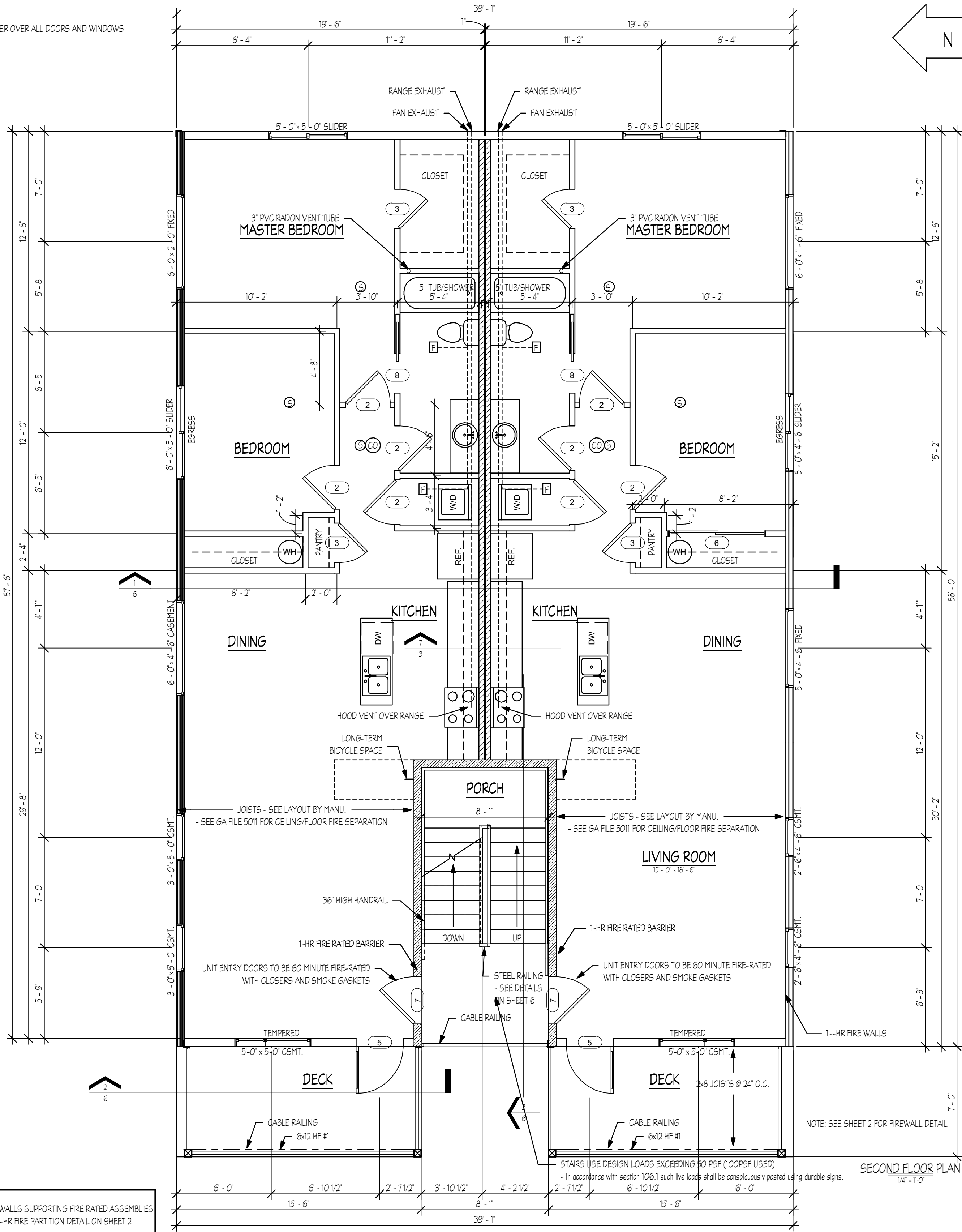
Door Schedule							
Door Type	Door Size	Manufacturer	Model	Handle Type	Description	Family	Count
1	36" x 80"					Single-Pocket	2
2	34" x 80"	Simpson	20			45 - Single-Panel 2	26
3	30" x 80"	Simpson	20			45 - Single-Panel 2	10
4	36" x 96"	Simpson	20		ADA Pull w/ deadbolt - 2420	Single-Glass 1	1
5	36" x 84"	Simpson	20		ADA Pull w/ deadbolt - 2420	Single-Glass 1	6
6	72" x 80"					Door-Interior-Double-Sliding-2_Panel-Wood	5
7	36" x 80"	Simpson	20		UNIT ENTRY DOORS TO BE 60 MINUTE FIRE-RATED WITH CLOSERS AND SMOKE GASKETS	Single-Entry 4	6
8	30" x 80"	Simpson	20			Single-Pocket	4

NOTE: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
EXTERIOR DOORS MAY BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN PROVIDED THE DOOR IS OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR TOOL.



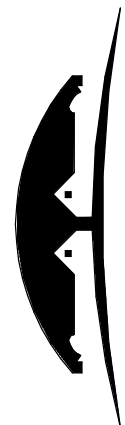
SIDING DETAILS
1 1/2" = 1'-0"

NOTE:
MIN. 4x12 HEADER OVER ALL DOORS AND WINDOWS



NOTE:
EXTERIOR WALLS SUPPORTING FIRE RATED ASSEMBLIES TO MEET 1-HR FIRE PARTITION DETAIL ON SHEET 2
- SEE SHEET 2 FOR FIRE PARTITION DETAIL

6 UNIT CONDOMINIUM PROJECT
212 NE 79TH AVE
PORTLAND, OR 97213

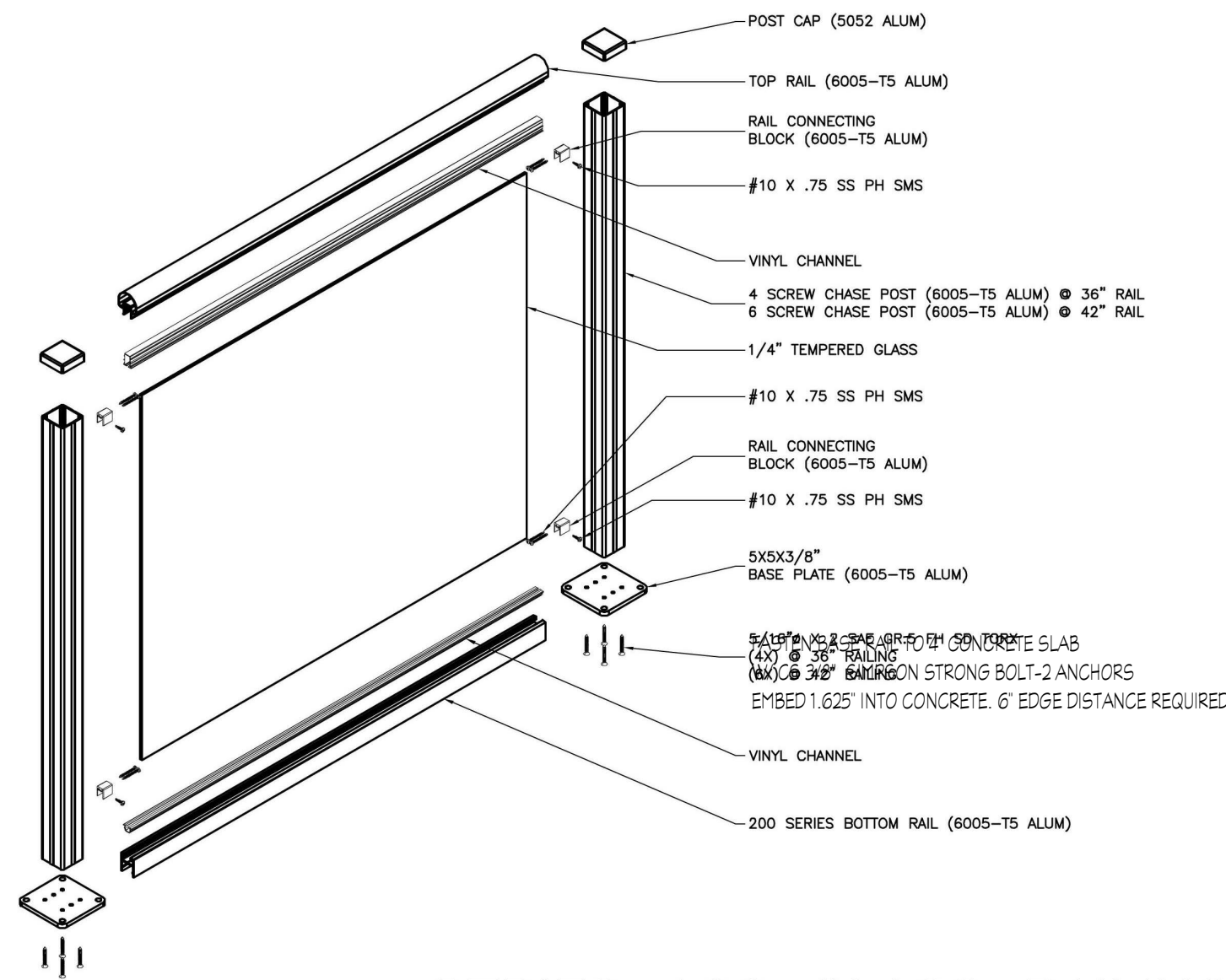


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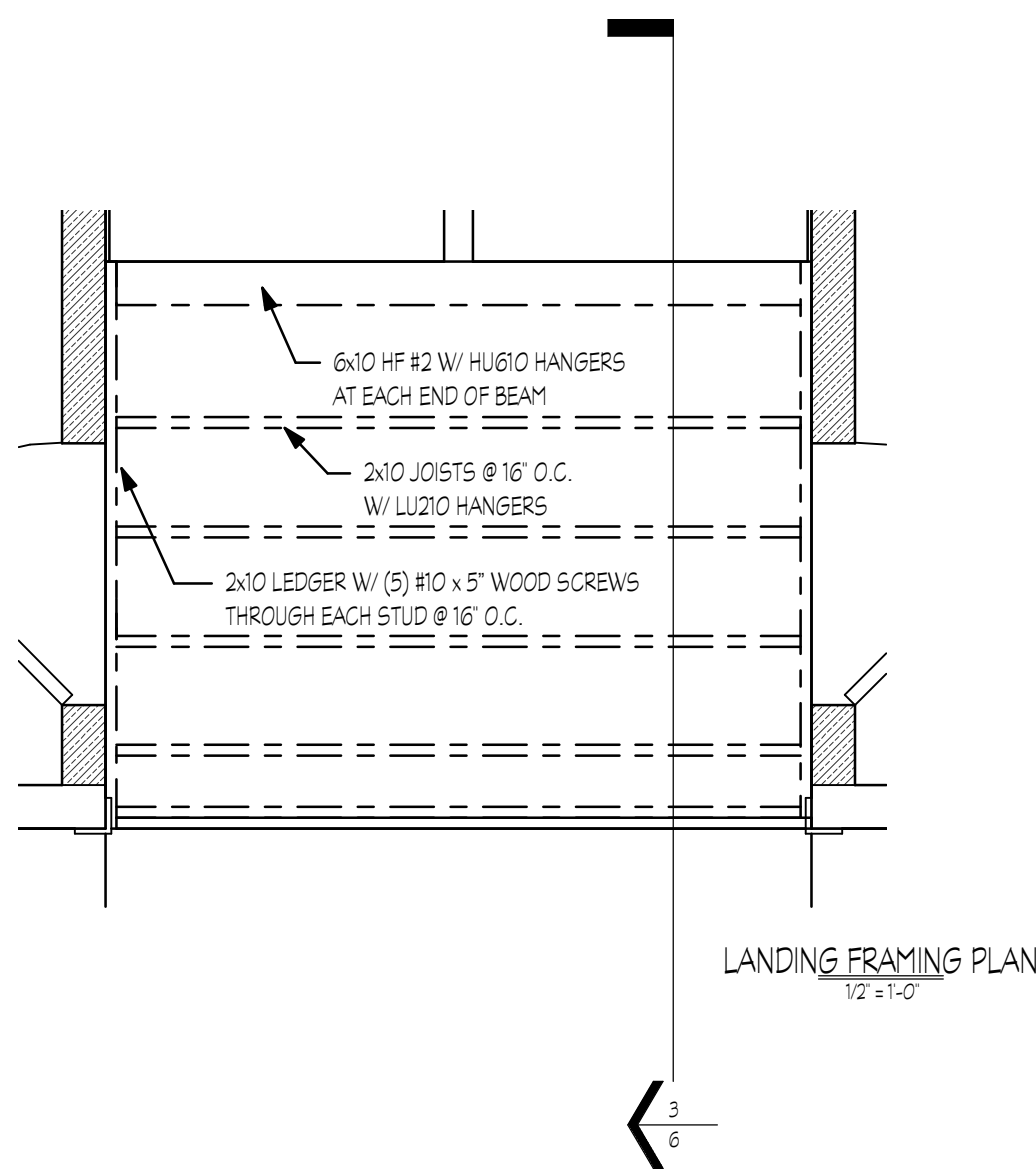
2nd FLOOR PLAN

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Date: 4/4/2017 9:57:05 AM
Drawn by: BSY
Checked by:
Area: 3,524 SF
Scale: As Indicated

sapa:

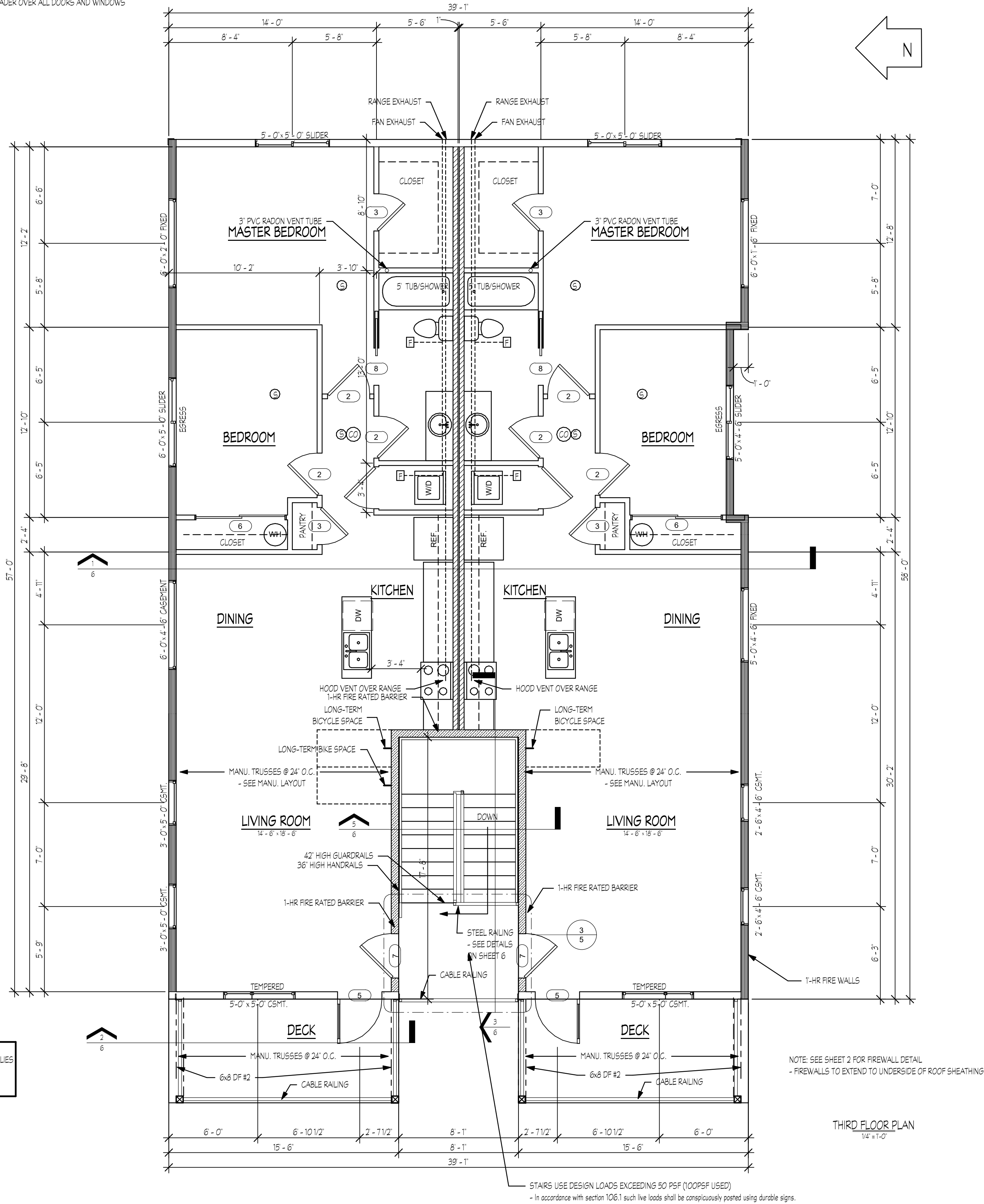


SERIES 100 GLASS RAILING
GUARDRAIL DETAILS AT FRONT PORCH

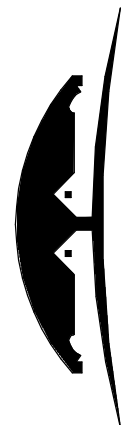


NOTE:
EXTERIOR WALLS SUPPORTING FIRE RATED ASSEMBLIES
TO MEET 1-HR FIRE PARTITION DETAIL ON SHEET 2
- SEE SHEET 2 FOR FIRE PARTITION DETAIL

NOTE:
MIN. 4x12 HEADER OVER ALL DOORS AND WINDOWS



6 UNIT CONDOMINIUM PROJECT
212 NE 79TH AVE
PORTLAND, OR 97213



BLUESTONE HOMES
PHONE (503) 632-5955 - OFFICE (503) 930-3400

3rd FLOOR PLAN

Project number:	10478
Date:	4/4/2017 9:57:06 AM
Drawn by:	BSY
Checked by:	
Area:	12/20/2012
Scale:	As Indicated