

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20544	Project Address: 350 SW Jefferson St
Hearing Date: 6/19/19	Appellant Name: John Heinen
Case No.: B-015	Appellant Phone: 5034457372
Appeal Type: Building	Plans Examiner/Inspector: John Cooley
Project Type: commercial	Stories: 6 Occupancy: B Construction Type: 1-A
Building/Business Name: Wells Fargo Center	Fire Sprinklers: Yes - Throughout building
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.: 18-208035-CO	
Plan Submitted Option: pdf [File 1]	Proposed use: Office Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Section 602, Table 601 Fire-Resistance Rating Requirements

Requires Table 601 requires a 2-hour rated floor element for Type 1A construction.

Proposed Design This appeal pertains to the remodel of an existing data center building, otherwise known as the Exchange Block, in the Wells Fargo Center located in downtown Portland between SW 3rd and 4th Avenues and SW Columbia SW Jefferson, built in early 1970. The building is 6 floors above grade and one floor with 3 levels of parking spaces below grade. The construction type is 1A and the occupancy is Business Group B. The project has an approved building permit for the scope of work addressed in this appeal.

The Wells Fargo Center Remodel leaves most of the existing building intact. New work includes a new curtain wall at the perimeter on levels 1 and 2 which will enclose the existing exterior plaza space, a new extension of the existing concrete floor on level 1 to the west toward 4th Avenue and a new concrete slab-on-metal deck at level 2 between the existing level 2 concrete floor and the new curtain wall.

Because the building is construction type 1A, a 2-hour separation is required between floors 1 and 2 per Table 601, Fire Resistive Rating Requirements. The new construction will have a 2-hour rated vertical shaft wall assembly at the existing stone column surrounds between levels 1 and 2 and a horizontal 2-hour rated firestopping assembly between the new slab-on-metal deck and new curtainwall at level 2.

New level 2 is separated from existing level 3 by an existing horizontal separation that extends into the existing stone column surrounds, and an existing firestopping assembly between the existing concrete deck and existing curtainwall.

Please see the attached interior partition assemblies, plans, building section, details and photo of the interior of a column at level 3 for additional information.

Reason for alternative Providing a vertical 2-hour fire rated assembly at the columns per detail 7/A701 is an acceptable alternative to providing a horizontal 2-hour fire rated assembly extension of the floor from the new concrete deck to the existing stone column surrounds for the following reasons;

- The materials comprising the existing stone veneer column wraps, stone, fireproofing, steel channels and steel column, are non-combustible. The new proposed design does not add combustible materials to the existing column surrounds.
- Levels 1 and 2 are effectively separated from each other at the columns by a 2-hour rated vertical assembly that has the same rating as the 2-hour rated horizontal floor assembly noted in Table 601. The assembly is continuous between the 2-hour rated concrete floors on levels 1 and 2.
- The separation continues along the 2-hour rated concrete floors to the new curtainwall which has a 2-hour rated firestopping assembly per detail 2/A701.
- Removing the stone veneer at the existing stone column surrounds to provide a 2-hour rated horizontal fire-stopping assembly would expose the existing asbestos fireproofing on the existing steel columns and present a hazard to the construction team.
- Removing the stone veneer at the existing stone column surrounds to provide a 2-hour rated horizontal fire-stopping assembly would present considerable expense and schedule impacts to the project.

APPEAL DECISION

Non-continuous 2 hour fire rated floor assembly: Granted as proposed.

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

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.

INSULATION DESIGNATION

0 = NONE
1 = ACOUSTIC BATT INSULATION (SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES)
2 = THERMAL BATT INSULATION (SECTION 07 21 00 - THERMAL INSULATION), R-19
3 = RIGID INSULATION (SECTION 07 21 00 - THERMAL INSULATION), R-6
4 = SPRAY APPLIED INSULATION (SECTION 07 21 29 - SPRAY APPLIED INSULATION), R-1
5 = MASONRY INSULATION
6 = MINERAL WOOL INSULATION



GENERAL NOTES - FLOOR PLAN

- FLOOR PLAN KEYNOTES APPLY TO SHEETS A101-A108. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- SEE A003 FOR PARTITION ASSEMBLIES
- GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
- REFERENCE SHEET A803 FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS
- WHERE FINISHES NOT CALLED OUT, SEE ENLARGED FINISH PLAN FOR EXTENTS
- FOR ADA COMPLIANCE REFER TO SHEETS 0801 - 0802

LEGEND - FLOOR PLAN

- 03 30 00 NEW POLISHED CONCRETE FLOOR (CONC-1 OR CONC-3) AS SHOWN ON DRAWINGS. SAW CUT PATTERN AS INDICATED ON PLAN.
- 03 35 11 EXISTING CONCRETE FLOOR TO REMAIN. CLEAN, GRIND AND POLISH (CONC-2).
- EXISTING STONE PAVEMENT TO REMAIN. GRIND, POLISH, COLOR AND SEAL (ST-2).
- PLANTING ZONE. REFER TO LANDSCAPE
- 09 30 00 FLOOR TILE, ALIGN JOINTS WITH WALL (T-6)
- 07 76 20 PRECAST CONCRETE PAVEMENT SYSTEM (PAV-1)
- ANGULAR STONE. REFER TO LANDSCAPE
- DRAIN COBBLE. REFER TO LANDSCAPE
- NOT IN SCOPE
- MATERIAL/COLOR TRANSITION

MATERIAL CODES

- | | |
|---------|--|
| ACT-# | SUSPENDED ACOUSTICAL CEILING |
| AWCS-# | ACOUSTICAL WALL OR CEILING SYSTEM |
| BR-# | BRICK |
| CONC-# | CONCRETE |
| COR-# | CORN |
| CPT-# | CARPET |
| CNT-# | COUNTERTOP |
| EP-# | EPOXY PAINT |
| F-# | FABRIC |
| FAP-# | FLUID APPLIED FLOORING |
| FRP-# | FIBERGLASS REINFORCED PLASTIC PANELING |
| GL-# | GLAZING |
| GLF-# | GLAZING FILM |
| HPC-# | HIGH PERFORMANCE COATING |
| MIR-# | MIRROR |
| MTL-# | METAL |
| MTL-B-# | METAL BASE |
| MTL-C-# | METAL CEILING |
| MTL-P-# | METAL PANELING |
| PT-# | PANT |
| PL-# | PLASTIC LAMINATE |
| RAV-# | RESIDENT ATHLETIC FLOORING |
| RB-# | RESIDENT BASE |
| RF-# | RESIDENT FLOORING |
| SS-# | STAINLESS STEEL |
| SSF-# | SIMULATED STONE FABRICATIONS |
| ST-# | STONE CLADDING |
| STN-# | STAIN |
| T-# | TILE |
| TF-# | THERMOFIL |
| TZ-# | TERRAZZO |
| VDB-# | VISUAL DISPLAY BOARD |
| VP-# | VENEER PLASTERING |
| WCV-# | WALL COVERING |
| WD-# | WOOD |
| WDB-# | WOOD BASE |
| WDC-# | WOOD CEILING |
| WDF-# | WOOD FLOORING |
| WDP-# | WOOD PANELING |
| WOM-# | WALK OFF MAT |
| WP-# | WALL PROTECTION |
| WT-# | WINDOW TREATMENT |

ROOM FINISH TAG - KEY

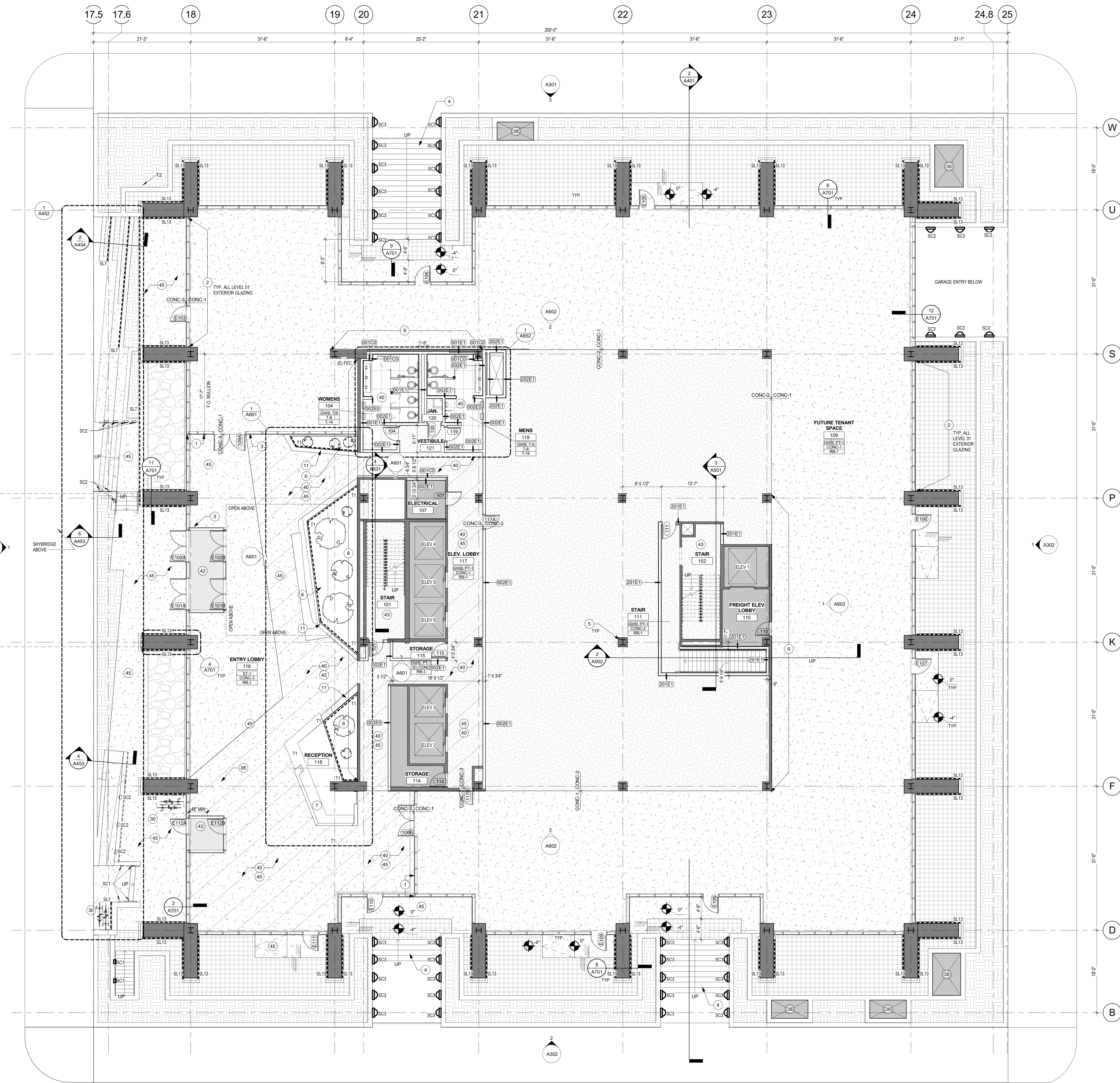
- | | |
|----|---------------------|
| XX | ROOM NAME |
| XX | ROOM NUMBER |
| XX | PRIMARY WALL FINISH |
| XX | FLOOR FINISH |
| XX | BASE FINISH |

LIGHTING LEGEND - PLAZA

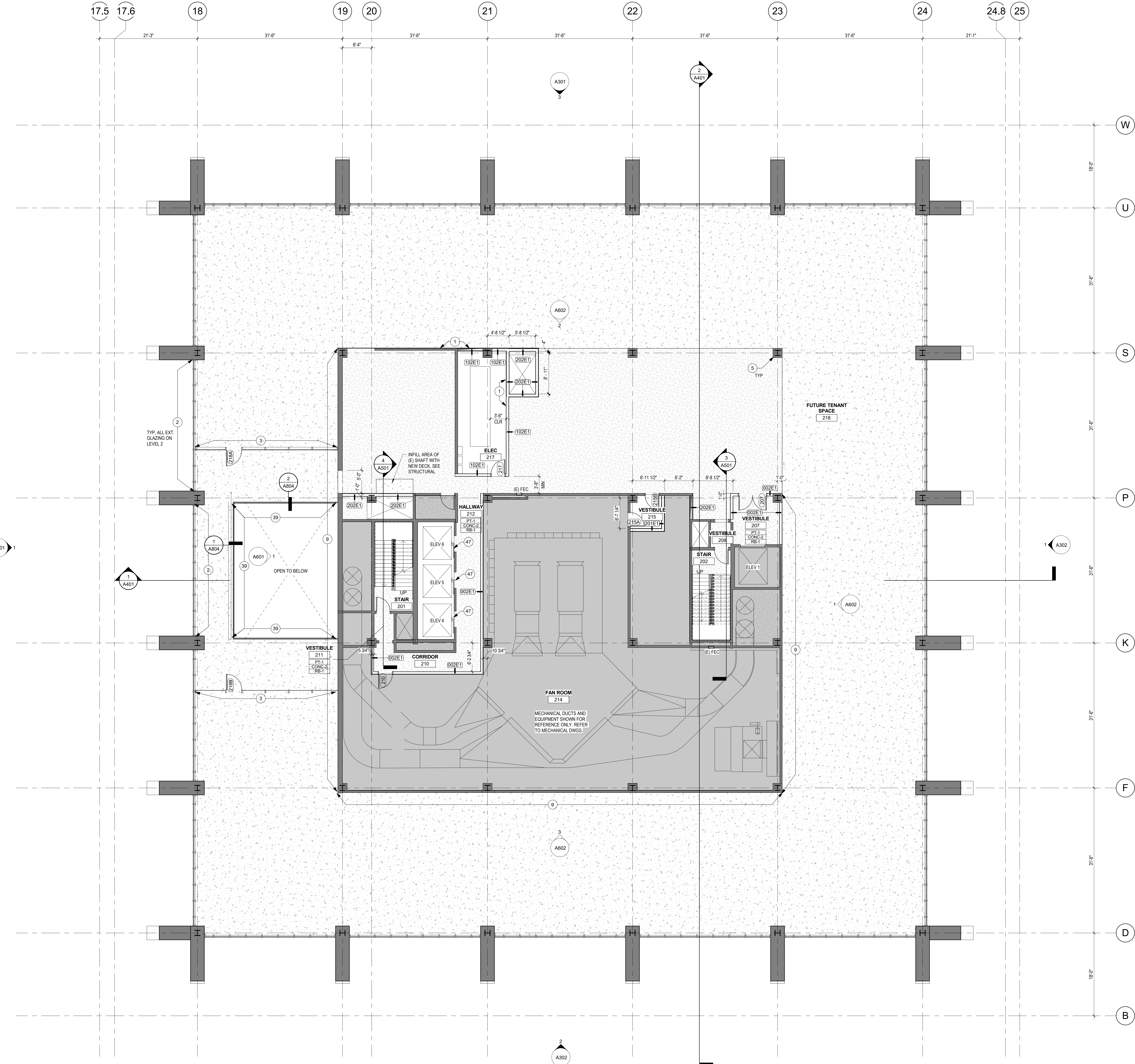
- LED LINEAR STRIP LIGHT
- LED SHEET
- SURFACE MOUNTED PROJECTOR
- SURFACE MOUNTED UPLIGHT
- FLUSH TO WALL STEP LIGHT
- (E) STEP LIGHT - REPLACE LAMP
- POLE LIGHT WITH ADJUSTABLE HEADS

KEYNOTES - FLOOR PLANS

- ALIGN
- 08 43 13 - GLAZED ALUMINUM CURTAIN WALL, TYP. AT ALL BAYS. REFER TO A300 ELEVATION SHEETS
- (E) STAIR TO REMAIN
- RETAIN EXISTING COLUMN CLADDING AND FIREPROOFING. PROVIDE NEW FIREPROOFING AS REQUIRED. REPLACE, REPAIR AND PAINT WHITE GMB FINISH AS NEEDED
- 06 41 00 - CUSTOM BENCH. CONCEALED FASTENERS. ALL EDGES MITERED
- 06 41 00 - RECEPTION DESK (WD-2)
- INSTALL FULL-HEIGHT (E) MARBLE PANEL. SAW-CUT FROM NORTH, EAST OR WEST FACADE
- (E) MARBLE PANELS TO REMAIN. PROTECT DURING CONSTRUCTION
- CLAD (E) DIAGONAL COLUMNS IN 1-HR FIRE-RATED GMB ASSEMBLY. PAINT PT-1
- 06 20 00 - CUSTOM BENCH. CONCEALED FASTENERS. ALL EDGES MITERED
- 06 43 13 - ALUMINUM-FRAMED STOREFRONT (SF-2)
- SHAFT - REFER TO MECHANICAL AND STRUCTURAL DRAWINGS
- 07 50 00 - PLANTER
- 06 21 16 ADD ONE LAYER OF GYPSUM BOARD FROM FLOOR TO ROOF DECK
- 06 20 00 - CUSTOM WOOD BENCH W/ BACK, WD-5
- 06 20 00 - CUSTOM BENCH. CONCEALED FASTENERS. ALL EDGES MITERED TO COVER (E) BEAM (WD-2)
- CONVENIENCE SINK FOR USE BY TENANTS
- (E) BRACE FRAME. VERIFY LOCATION AT PROPOSED BENCH
- 06 33 00 - ALUMINUM-FRAMED SLIDING DOOR
- 12 93 10 - MULTIPLE BICYCLE RACK
- 12 93 10 - BIKE WASH STATION
- 12 93 10 - BIKE REPAIR STAND
- 12 93 10 - AIR COMPRESSOR
- 12 93 10 - BIKE RACK
- 12 93 10 - BIKE LOCKER
- EXISTING ROOF TO REMAIN
- EXISTING ROOFTOP EQUIPMENT TO REMAIN
- EXISTING MECHANICAL ENCLOSURE TO REMAIN
- EXISTING FLAGPOLE TO REMAIN
- OUTLINE OF EXISTING VAULT BELOW. COORDINATE ALL WORK IN THIS AREA WITH TENANT
- 05 73 00 - GLASS GUARDRAIL
- 03 35 11 - SAW-CUT CONC-3. ALIGN ANGLE WITH EXTERIOR CONCRETE WORK AT 4TH AVE ENTRY
- 07 21 00 - ADD R-19 BATT INSULATION TO (E) PARTITION
- 12 48 13 - STAINLESS STEEL WALK-OFF MAT. INSTALLED FLUSH WITH CONCRETE
- (E) CONCRETE TO REMAIN. CLEAN
- PRECAST BENCH SEATING ON METAL FRAME
- 03 30 00 - CONCRETE WITH INTEGRAL COLOR (CONC-3)
- REPAIR HVAC ENCLOSURE AT FLOOR TO MATCH EXISTING CONDITIONS
- (N) ELEVATOR DOOR OPENING
- PROVIDE 3-HR FIRE RATING AT ALL COLUMNS SUPPORTING ROOF OVER SCOPE AREA. REFER TO 11A04 FOR DETAIL
- INFILL RECESSSED AREA FOR CONTINUOUS FLAT SURFACE
- EXISTING ROOF DRAIN TO REMAIN
- ADD R-19 BATT INSULATION WITH WHITE SCRIM TO FLOOR DECK ABOVE LOADING DOCK AREA
- FOR LIGHTING LAYOUT IN THIS AREA REFER TO SHEET A101-A
- NEW EXIT STAIRWAY BETWEEN LEVEL 5 AND 6 (ALTERNATE)
- NEW ELEVATOR. ELEVATOR SHAFT AND MACHINE ROOM (ALTERNATE)
- MOP SINK - PROVIDE MOP HANGER
- 07 21 00 - THERMAL INSULATION. ADD R-23 BATT INSULATION BETWEEN EXISTING STUDS AND 1-1/2" x 4" CONTINUOUS BOARD INSULATION ACROSS WALL FROM FLOOR TO BOTTOM OF ROOF DECK ASSEMBLY ABOVE
- 06 20 00 - CUSTOM BAR, WD-5
- 06 21 16 ADD ONE LAYER OF GYPSUM BOARD FROM FLOOR TO ROOF DECK
- 06 20 00 - CUSTOM WOOD BACKLESS BENCH, WD-5



1 PLAN - LEVEL 01 - EXCHANGE BLOCK
1/8" = 1'-0"



1 PLAN - LEVEL 02 EXCHANGE BLOCK
1/8" = 1'-0"

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- FOR ADA COMPLIANCE REFER TO SHEETS G801 - G802.

LEGEND - FLOOR PLAN

- 03 30 00 NEW POLISHED CONCRETE FLOOR (CONC-1 OR CONC-3) AS SHOWN ON DRAWINGS). SAW CUT PATTERN AS INDICATED ON PLAN.
- 03 30 11 EXISTING CONCRETE FLOOR TO REMAIN. CLEAN, GRIND AND POLISH (CONC-2).
- EXISTING STONE PAVEMENT TO REMAIN. GRIND, POLISH, COLOR AND SEAL (ST-5).
- PLANTING ZONE, REFER TO LANDSCAPE.
- 09 30 00 FLOOR TILE, ALIGN JOINTS WITH WALL (T-6).
- 07 76 20 PRECAST CONCRETE PAVEMENT SYSTEM (PAV-1).
- ANGULAR STONE, REFER TO LANDSCAPE.
- DRAIN COBBLE, REFER TO LANDSCAPE.
- NOT IN SCOPE.
- MATERIAL/COLOR TRANSITION.

MATERIAL CODES

- | | |
|--------|--|
| ACT-# | SUSPENDED ACOUSTICAL CEILING |
| AWC-# | ACOUSTICAL WALL OR CEILING SYSTEM |
| BR-# | BRICK |
| CONC-# | CONCRETE |
| CORK-# | CORK |
| CTP-# | COUNTERTOP |
| EP-# | EPOXY PAINT |
| F-# | FABRIC |
| FAF-# | FLUID-APPLIED FLOORING |
| FRR-# | FIBERGLASS-REINFORCED PLASTIC PANELING |
| GL-# | GLAZING |
| GLF-# | GLAZING FILM |
| HPC-# | HIGH-PERFORMANCE COATING |
| MR-# | MIRROR |
| MTL-# | METAL |
| MTLB-# | METAL BASE |
| MTLC-# | METAL CEILING |
| MTLP-# | METAL PANELING |
| PT-# | PAINT |
| PL-# | PLASTIC LAMINATE |
| RAF-# | RESILIENT ATHLETIC FLOORING |
| RS-# | RESILIENT BASE |
| RF-# | RESILIENT FLOORING |
| SS-# | STAINLESS STEEL |
| SSF-# | SIMULATED STONE FABRICATIONS |
| ST-# | STONE CLADDING |
| STN-# | STAIN |
| T-# | TILE |
| TF-# | THERMOFIL |
| TZ-# | TERRAZZO |
| VDB-# | VISUAL DISPLAY BOARD |
| VPA-# | VENEER PLASTERING |
| WCL-# | WALL COVERING |
| WD-# | WOOD |
| WDB-# | WOOD BASE |
| WDC-# | WOOD CEILING |
| WDF-# | WOOD FLOORING |
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ROOM FINISH TAG - KEY

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| XX | ROOM NUMBER |
| XX | PRIMARY WALL FINISH |
| XX | FLOOR FINISH |
| XX | BASE FINISH |

KEYNOTES - FLOOR PLANS

- ALIGN
- 06 41 13- GLAZED ALUMINUM CURTAIN WALL, TYP. AT ALL BAYS. REFER TO A300 ELEVATION SHEETS
- 06 43 13- ALUMINUM-FRAMED STOREFRONT (SF-1)
- (E) STAIR TO REMAIN
- RETAIN EXISTING COLUMN CLADDING AND FIREPROOFING; PROVIDE NEW FIREPROOFING AS REQUIRED. REPAIR, REPAIR AND PAINT WHITE GIB FINISH AS NEEDED
- 06 41 00- CUSTOM METAL PLANTER INSET INTO BENCH MILLWORK
- 06 41 00- RECEPTION DESK (WD-2)
- INSTALL FULL-HEIGHT (E) MARBLE PANEL, SALVAGED FROM NORTH, EAST OR WEST FACADE
- (E) MARBLE PANELS TO REMAIN. PROTECT DURING CONSTRUCTION
- CLAD (E) DIAGONAL COLUMNS IN 1-HR FIRE-RATED GIB ASSEMBLY, PAINT PT-1
- 06 20 00- CUSTOM BENCH, CONCEALED FASTENERS, ALL EDGES MITERED
- 06 43 13- ALUMINUM-FRAMED STOREFRONT (SF-2)
- SHAFT - REFER TO MECHANICAL AND STRUCTURAL DRAWINGS
- 07 50 00- PLASTER
- 09 21 16- ADD ONE LAYER OF GYPSUM BOARD FROM FLOOR TO ROOF DECK
- 06 20 00- CUSTOM WOOD BENCH W/ BACK, WD-5
- 06 20 00- CUSTOM BENCH, CONCEALED FASTENERS, ALL EDGES MITERED TO COVER (E) BEAM (WD-5)
- CONVENIENCE SINK FOR USE BY TENANTS
- (E) BRIDGE FRAME, VERIFY LOCATION AT PROPOSED BENCH
- 06 32 00- ALUMINUM-FRAMED SLIDING DOOR
- 12 93 10- MULTIPLE BICYCLE RACK
- 12 93 10- BIKE WASH STATION
- 12 93 10- BIKE REPAIR STAND
- 12 93 10- AIR COMPRESSOR
- 12 93 10- BIKE RACK
- 12 93 10- BIKE LOCKER
- EXISTING ROOF TO REMAIN
- EXISTING ROOF TOP EQUIPMENT TO REMAIN
- EXISTING MECHANICAL ENCLOSURE TO REMAIN
- EXISTING FLAGPOLE TO REMAIN
- OUTLINE OF EXISTING VAULT BELOW. COORDINATE ALL WORK IN THIS AREA WITH TENANT
- 05 71 00- GLASS GUARDRAIL
- 03 35 11- SAW-CUT CONC-3, ALIGN ANGLE WITH EXTERIOR CONCRETE WORK AT 4TH AVE ENTRANCE
- 07 21 00- ADD R-19 BATT INSULATION TO (E) PARTITION
- 12 48 13- STAINLESS STEEL WALK-OFF MAT, INSTALLED FLUSH WITH CONCRETE
- (E) CONCRETE TO REMAIN, CLEAN
- PRECAST BENCH SEATING ON METAL FRAME
- 03 30 00- CONCRETE WITH INTEGRAL COLOR (CONC-3)
- REPAIR HVAC ENCLOSURE AT FLOOR TO MATCH EXISTING CONDITIONS
- (N) ELEVATOR DOOR OPENING
- PROVIDE 3-HR FIRE RATING AT ALL COLUMNS SUPPORTING ROOF OVER SCOPE AREA. REFER TO 1100A FOR DETAIL
- IN-FILL RECESSED AREA FOR CONTINUOUS FLAT SURFACE
- EXISTING ROOF DRAIN TO REMAIN
- ADD R-19 BATT INSULATION WITH WHITE SCUM TO FLOOR DECK ABOVE LOADING DOCK AREA
- FOR LIGHTING LAYOUT IN THIS AREA REFER TO SHEET A101-A
- NEW EXIST STAIRWAY BETWEEN LEVEL 5 AND 6 (ALTERNATE)
- NEW ELEVATOR, ELEVATOR SHAFT AND MACHINE ROOM (ALTERNATE)
- MEP SINK - PROVIDE MOP HANGER
- 07 21 00- THERMAL INSULATION, ADD R-23 BATT INSULATION BETWEEN EXISTING STUDS AND 1 1/2" x 8" CONTINUOUS BOARD INSULATION ACROSS WALL FROM FLOOR TO BOTTOM OF ROOF DECK ASSEMBLY ABOVE
- 06 20 00- CUSTOM BAR, WD-5
- 09 21 16- ADD ONE LAYER OF GYPSUM BOARD FROM FLOOR TO ROOF DECK
- 06 20 00- CUSTOM WOOD BACKLESS BENCH, WD-5



ARCHITECTURE
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INTERIOR DESIGN

PORTLAND, OREGON 97209
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WELLS FARGO CENTER RENOVATION - EXCHANGE BLOCK

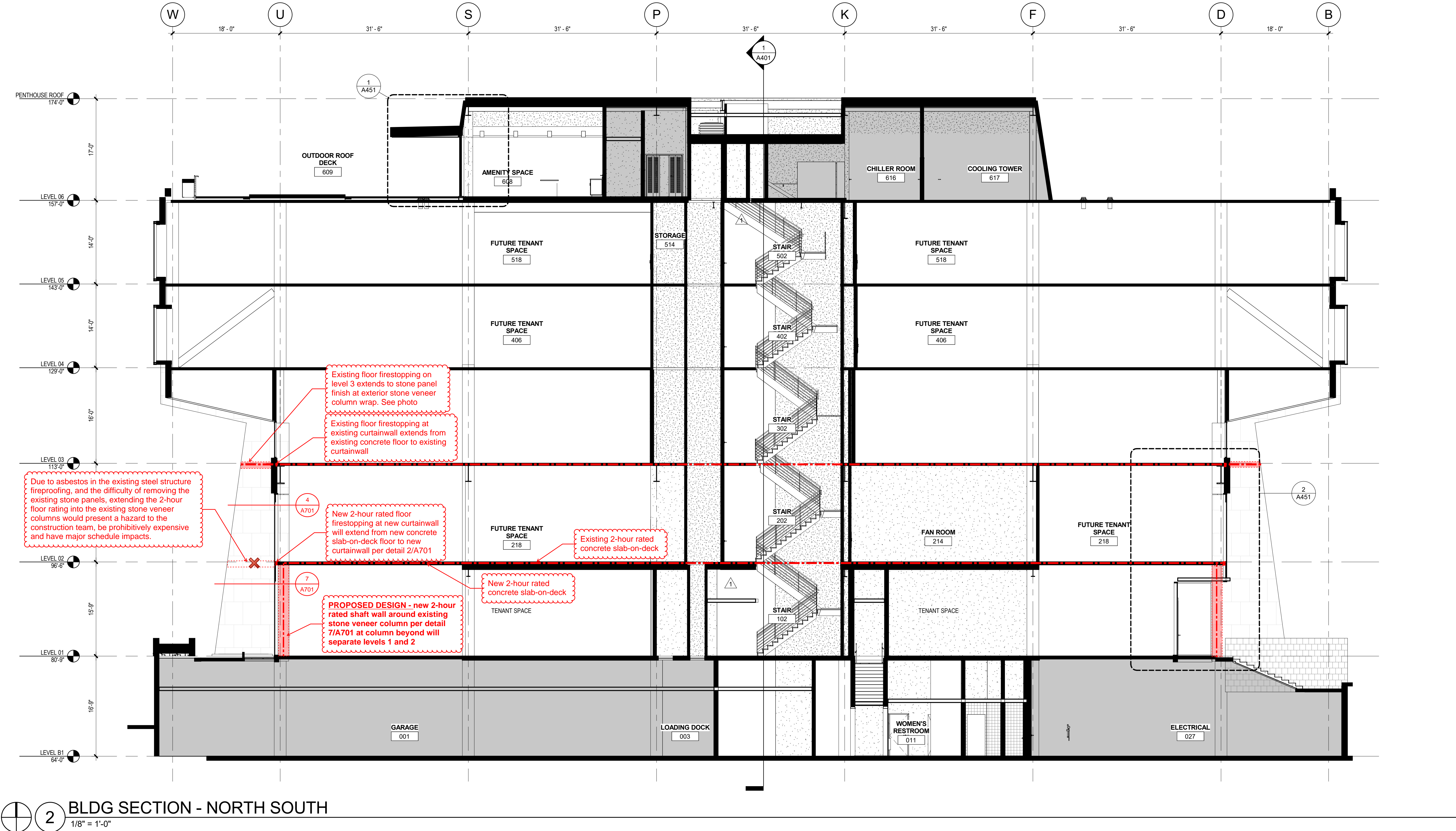
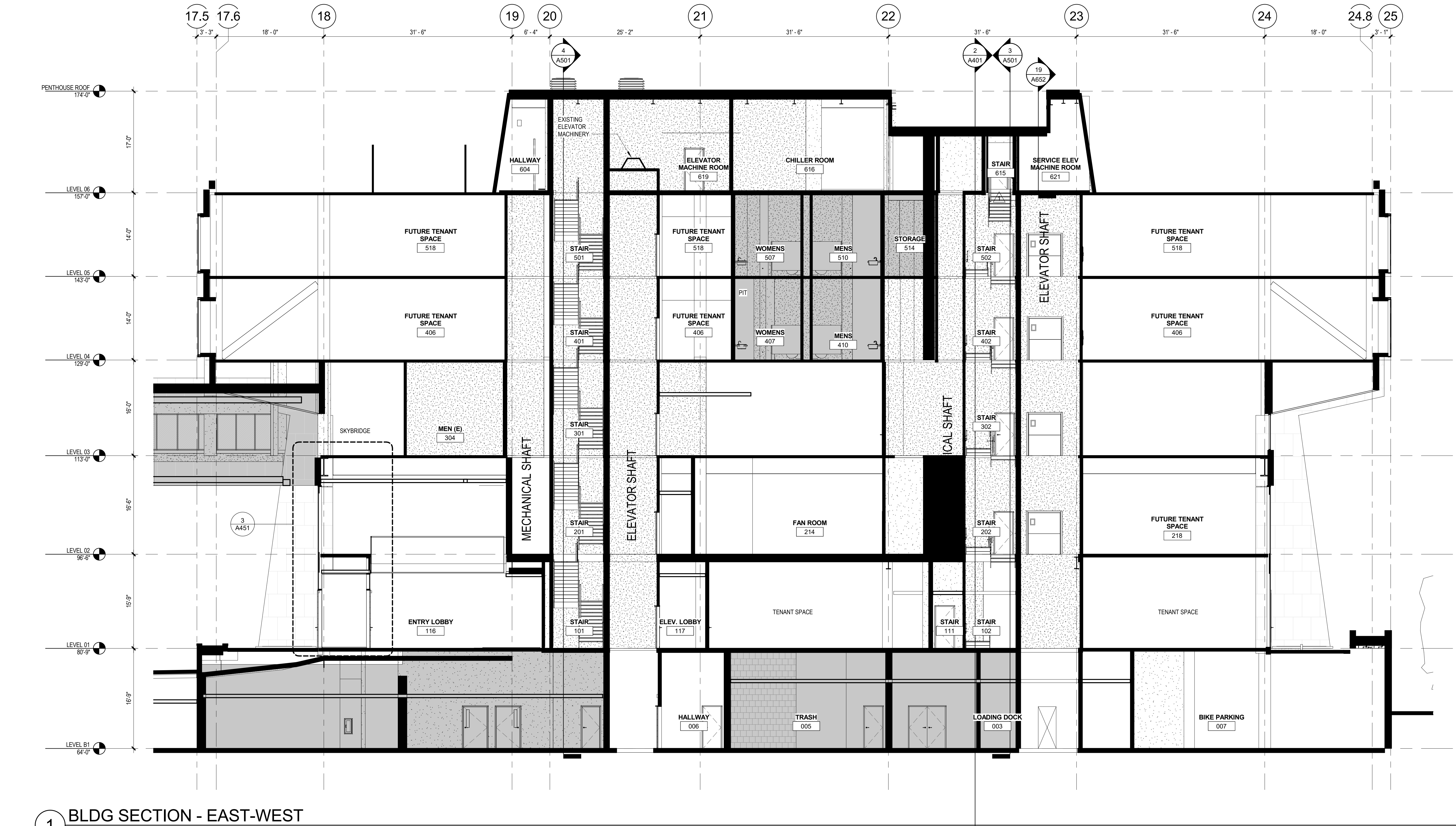
PROJECT LOCATION
1500 NE OREGON ST
PORTLAND, OR
97201

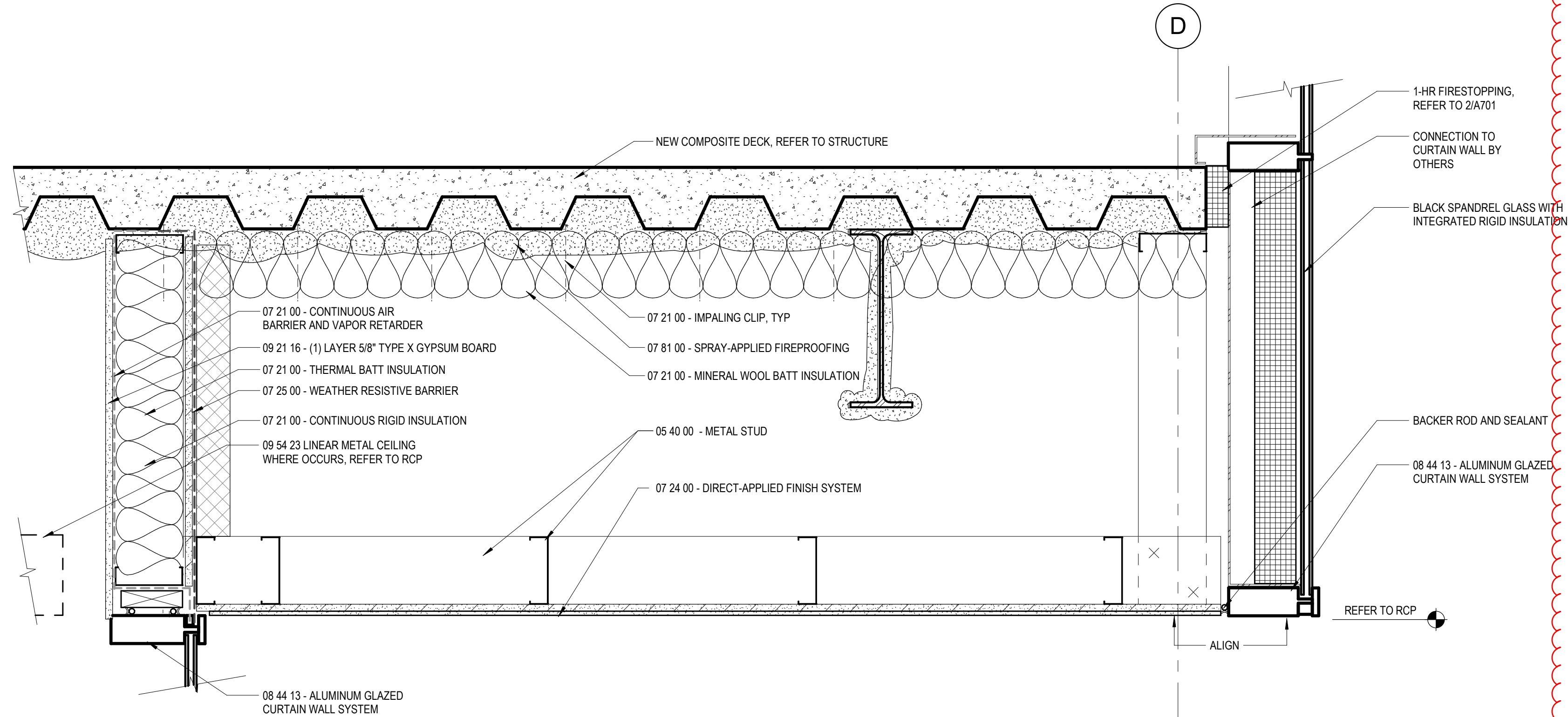
REVISIONS

CHECKED BY: JTH
ISSUE DATE: 08.13.2018
PROJECT NO: 1701030

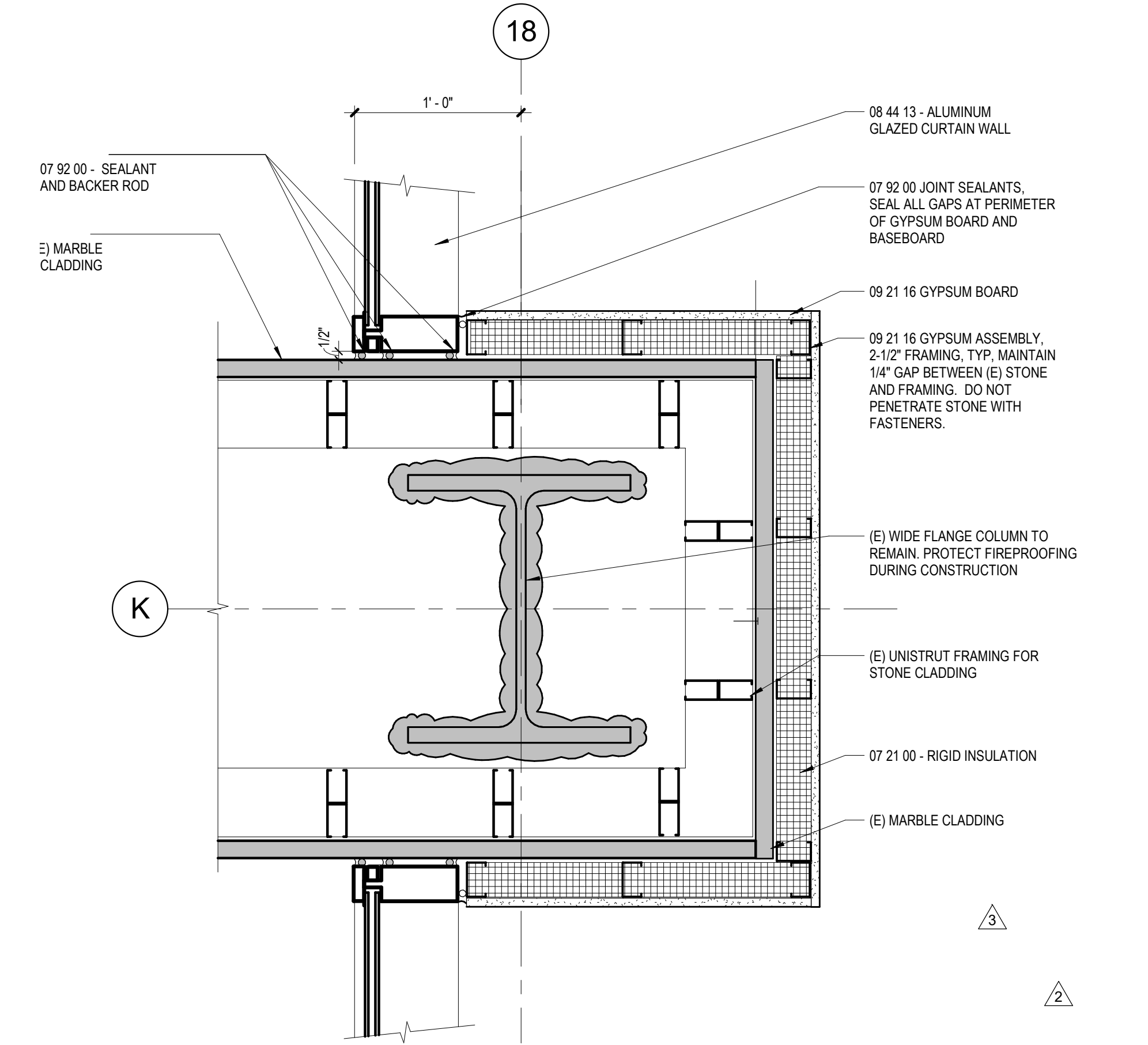
PLAN - LEVEL 02
A102

PERMIT SET

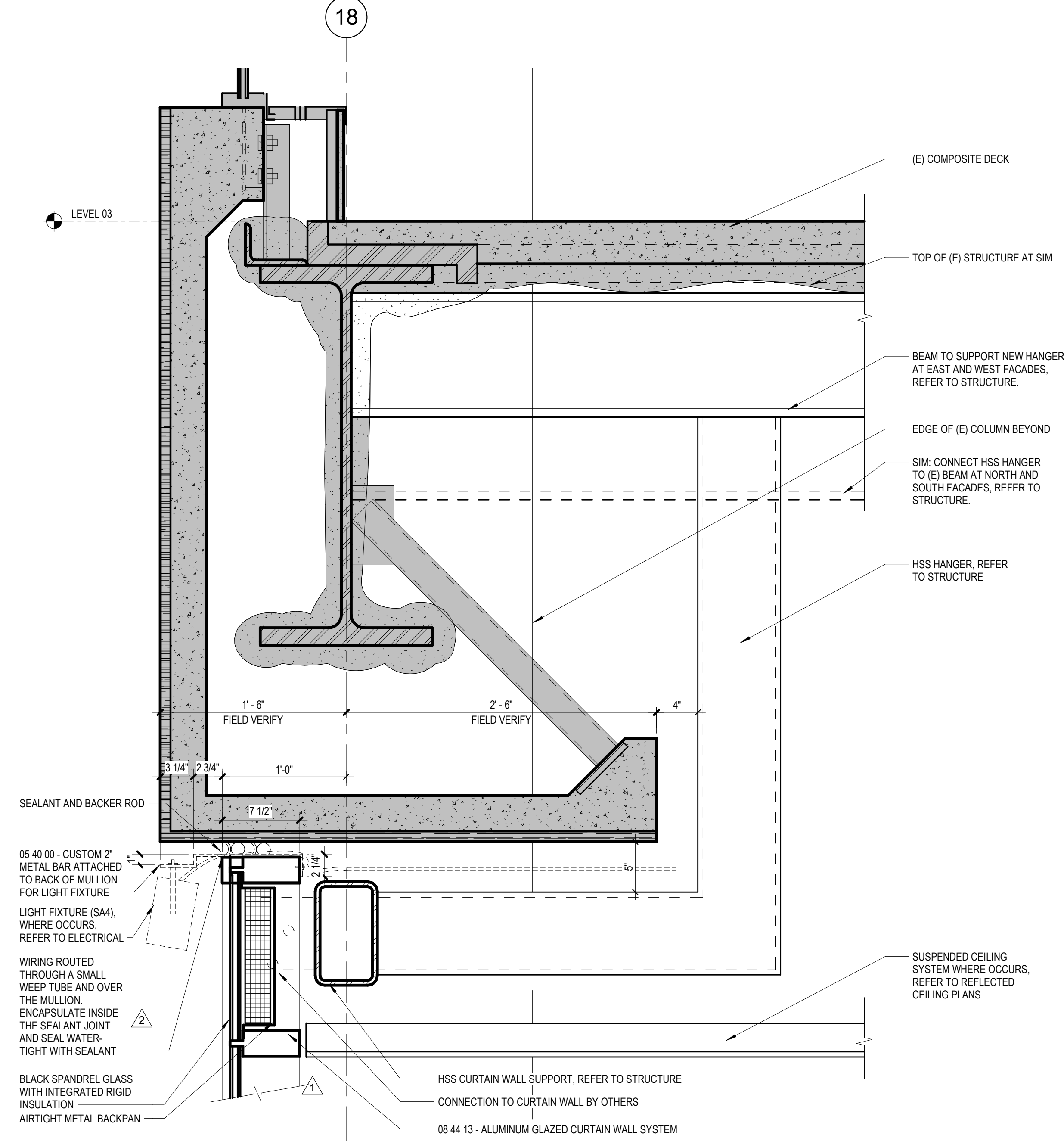




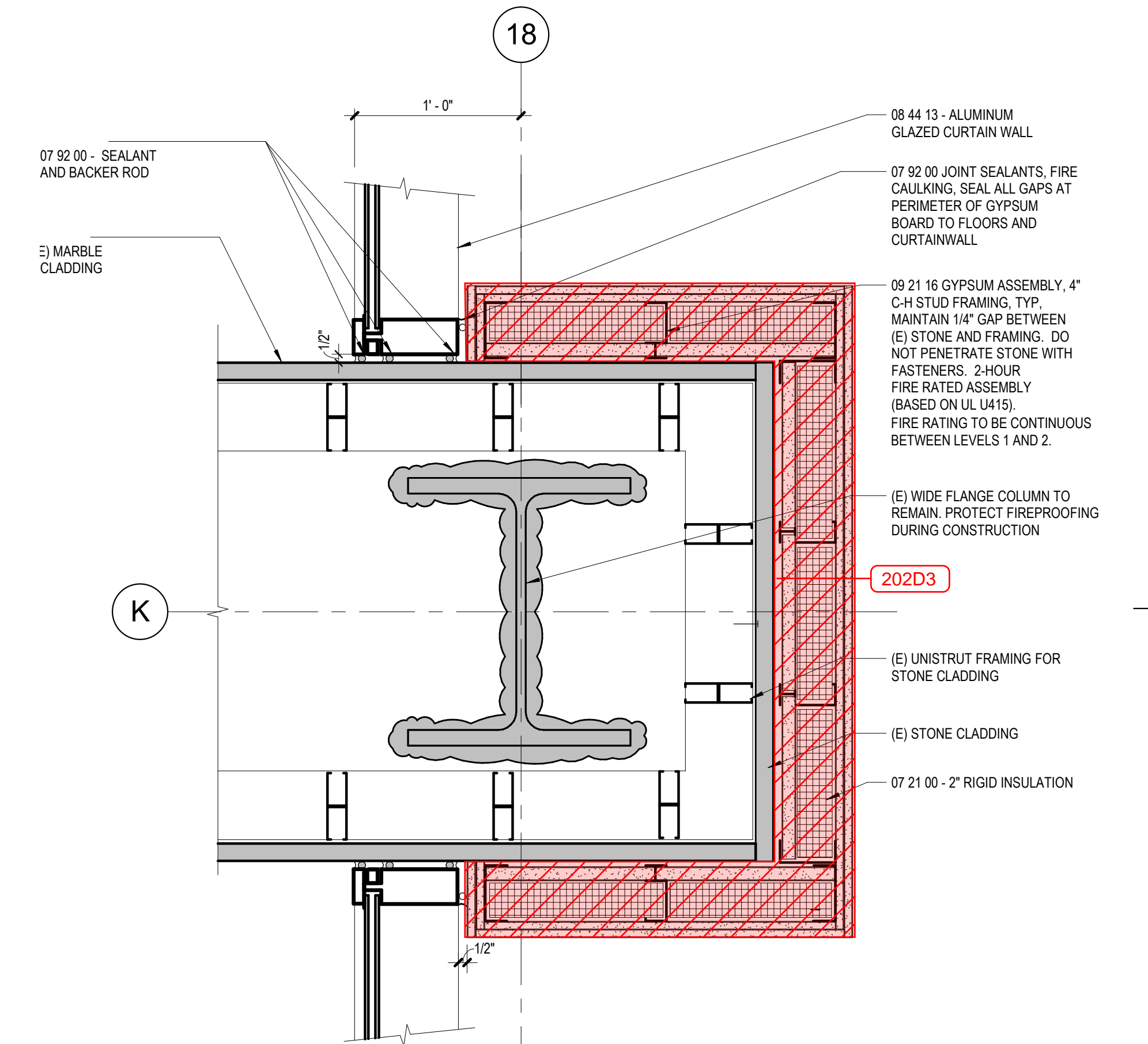
10 HEAD AT CURTAIN WALL ALCOVE
1 1/2\"/>



4 CURTAIN WALL AT EXISTING COLUMN
1 1/2\"/>

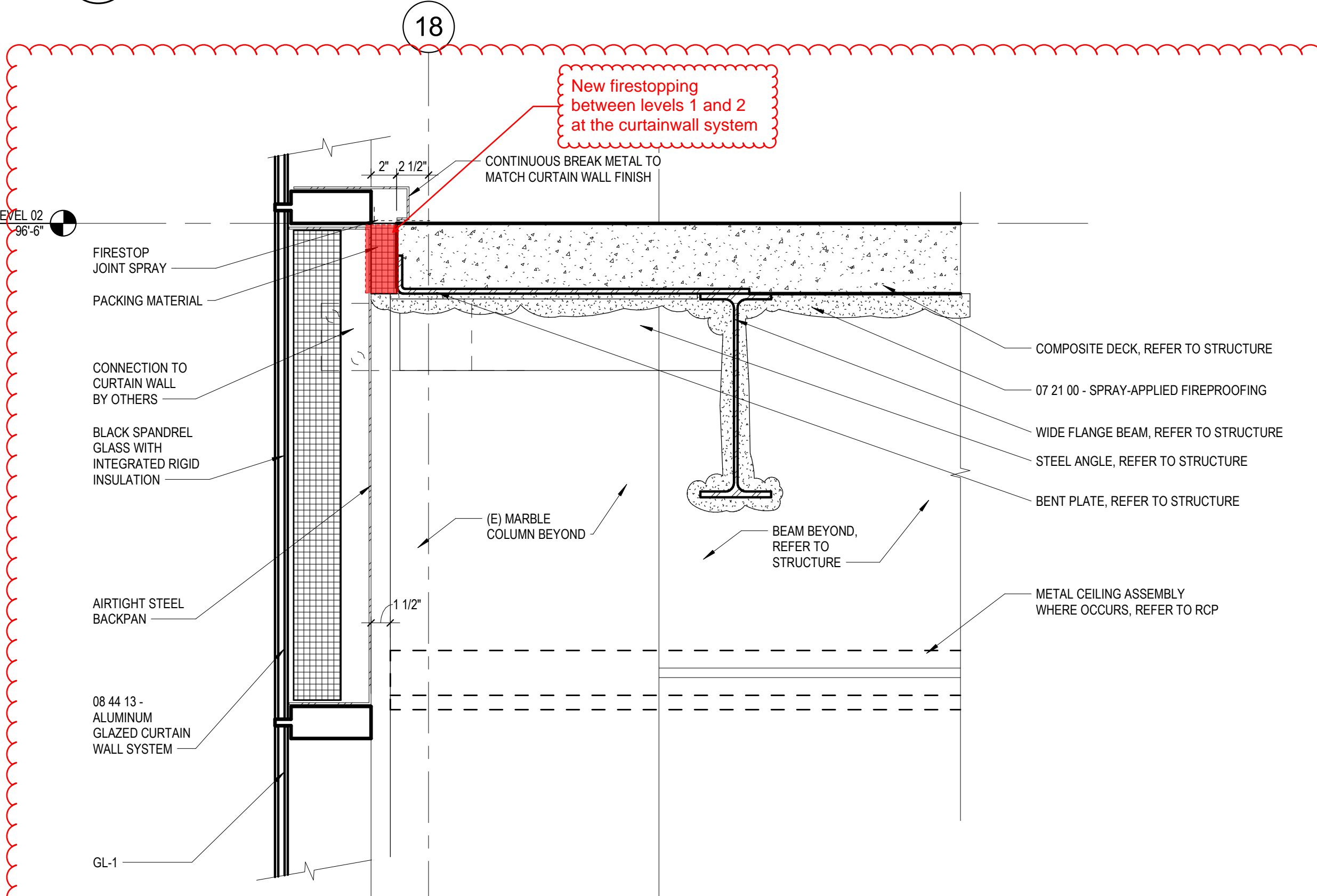


1 CURTAIN WALL HEAD, TYP. EAST AND WEST FACADES
1 1/2\"/>



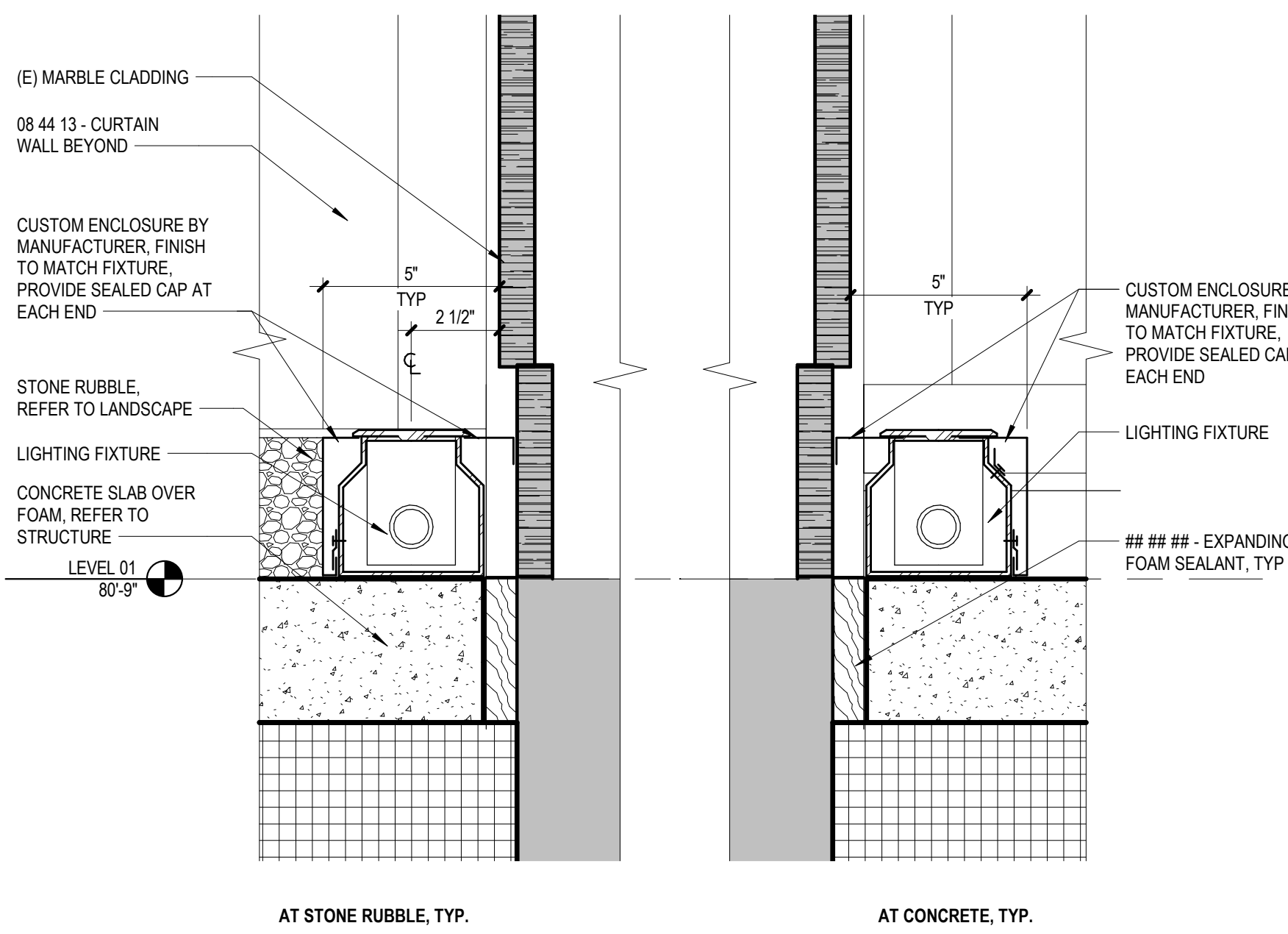
PROPOSED DESIGN

7 CURTAIN WALL AT EXISTING COLUMN - RATED
1 1/2\"/>

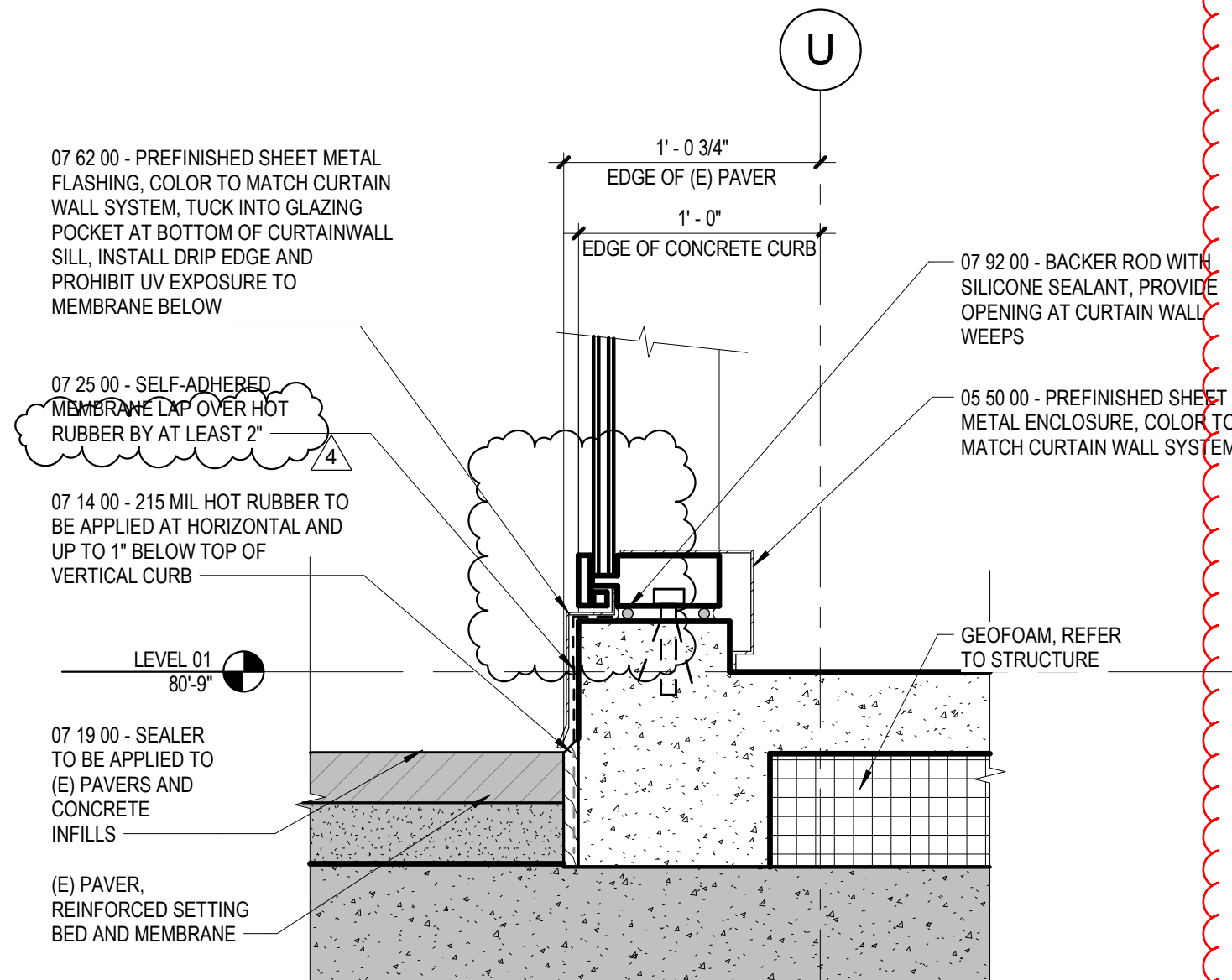


2 CURTAIN WALL AT LEVEL 2
1 1/2\"/>

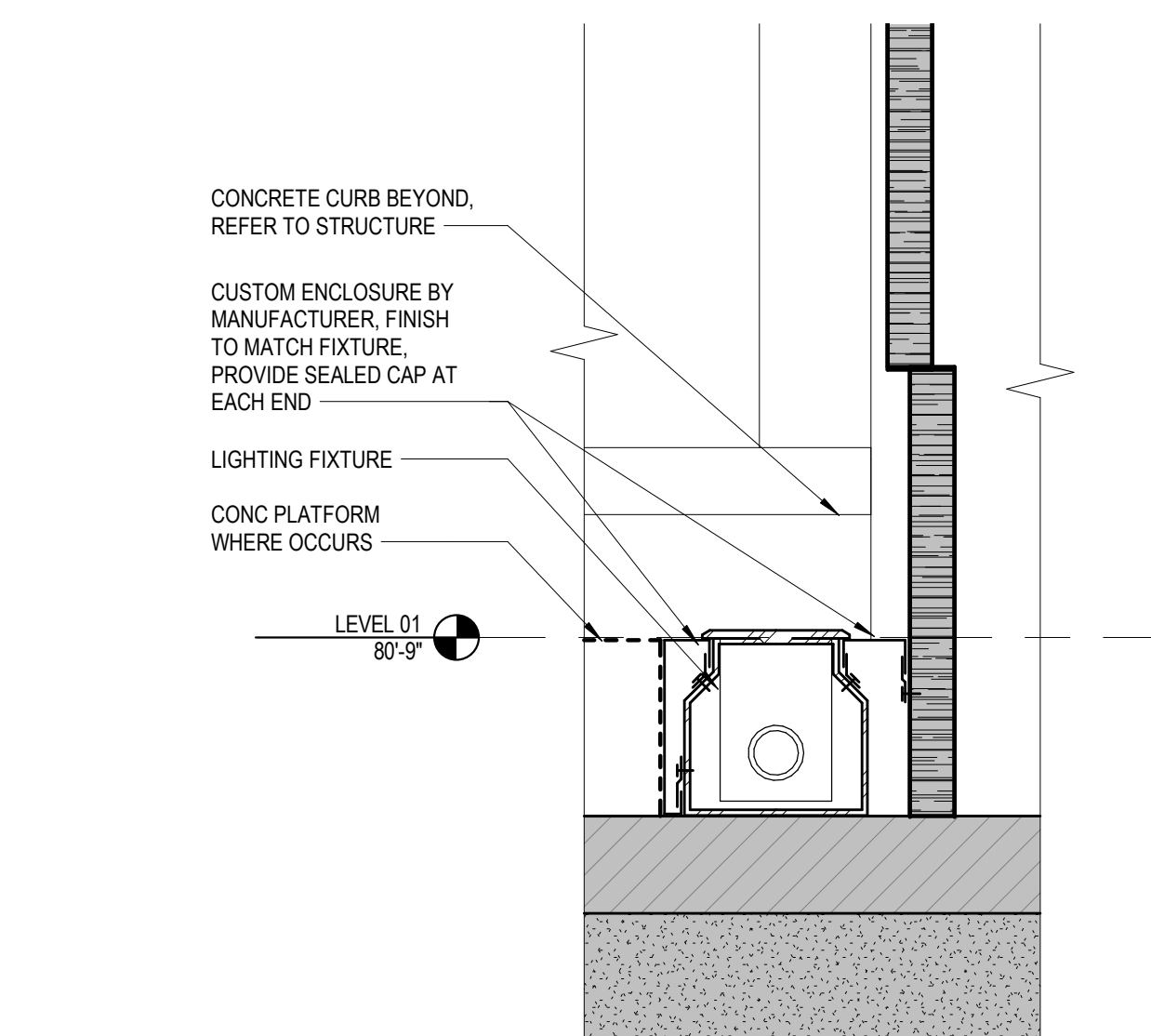
PERIMETER FIRE BARRIER ASSEMBLY, HILTI NO. H/BPF 120-11 TO CONFORM WITH UL 2079



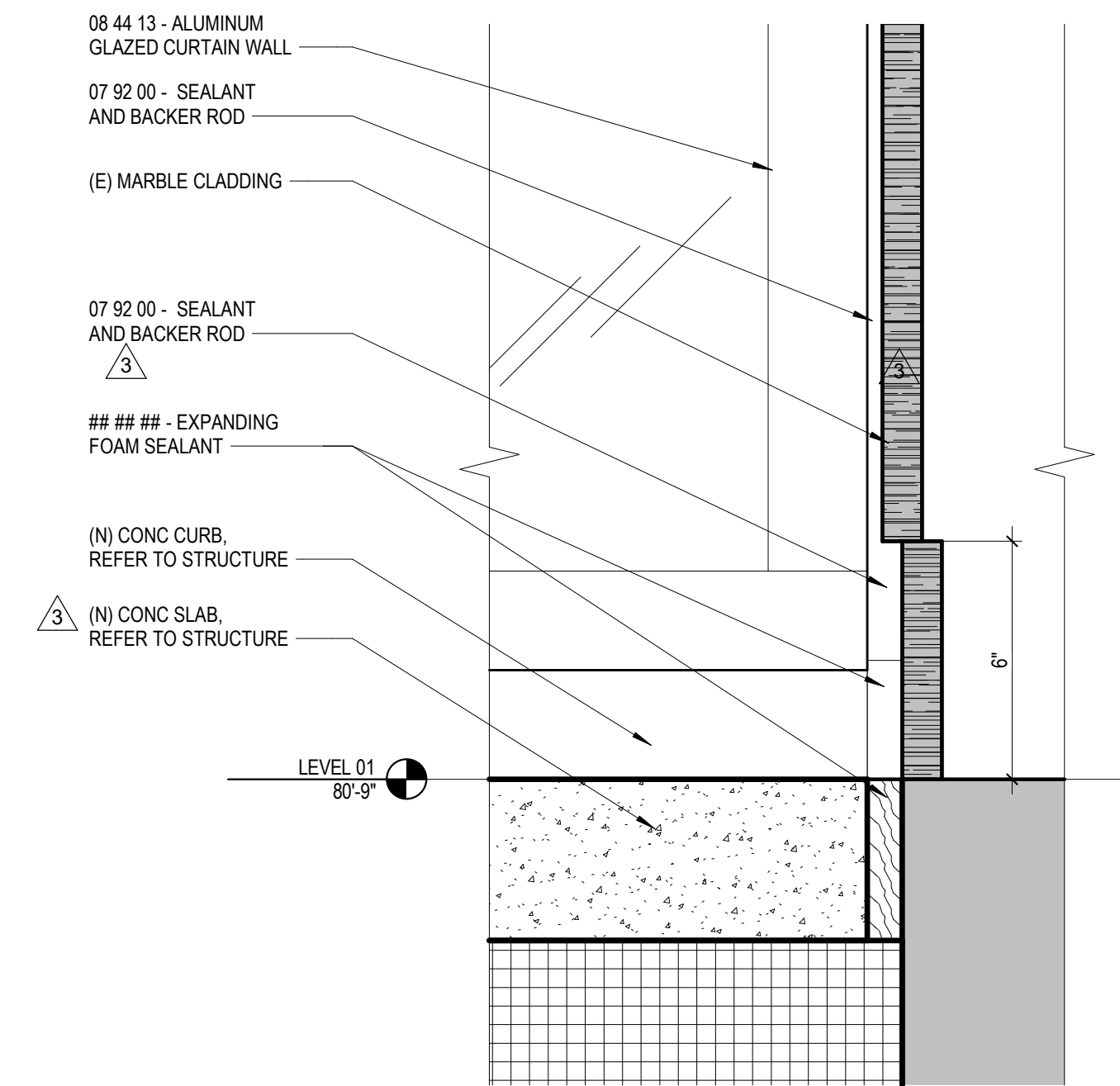
11 SL13 FIXTURE AT 4TH AVE COLUMN BASE
3\"/>



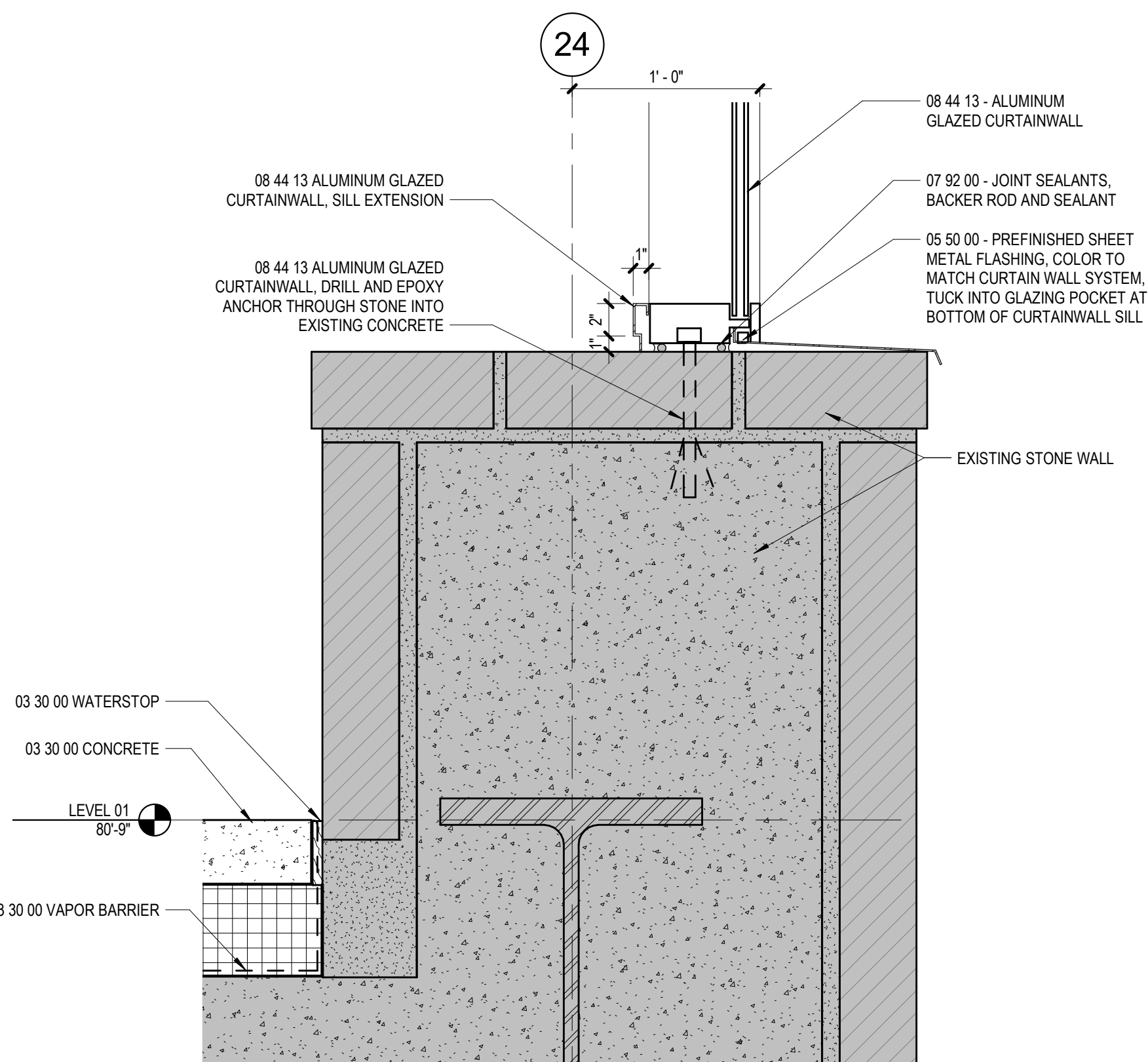
6 CURTAIN WALL BASE AT EXISTING PAVERS
1 1/2\"/>



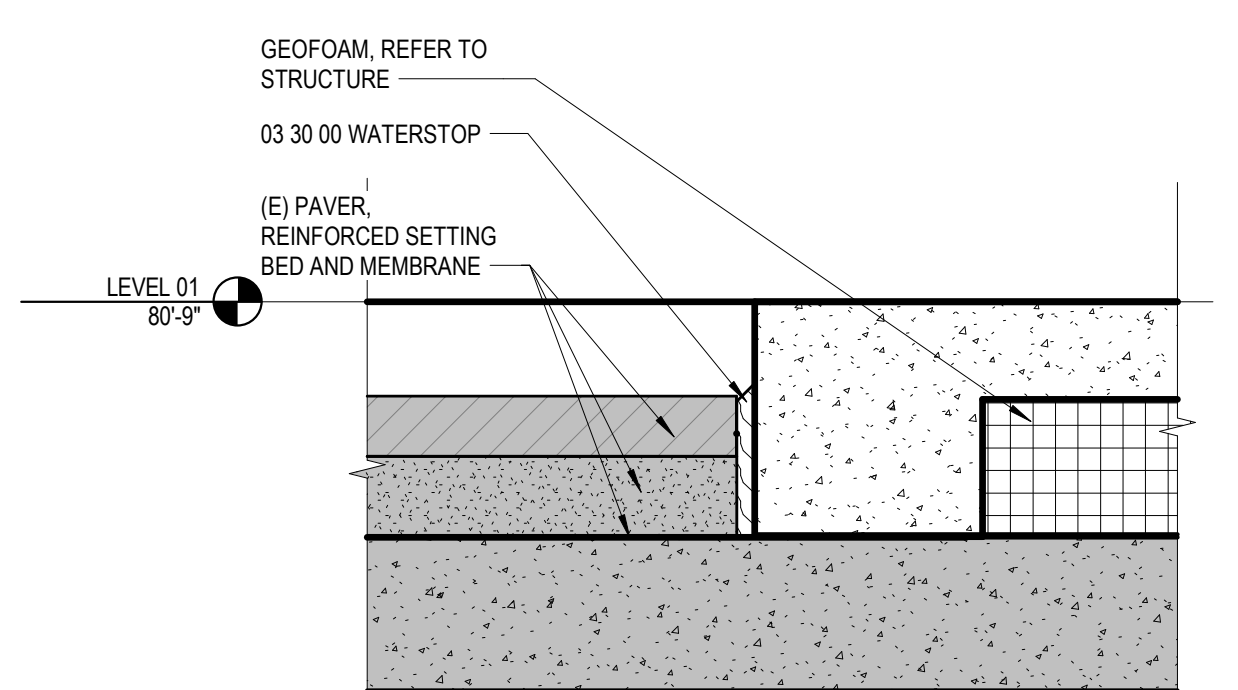
8 SL13 FIXTURE AT (E) PAVERS
3\"/>



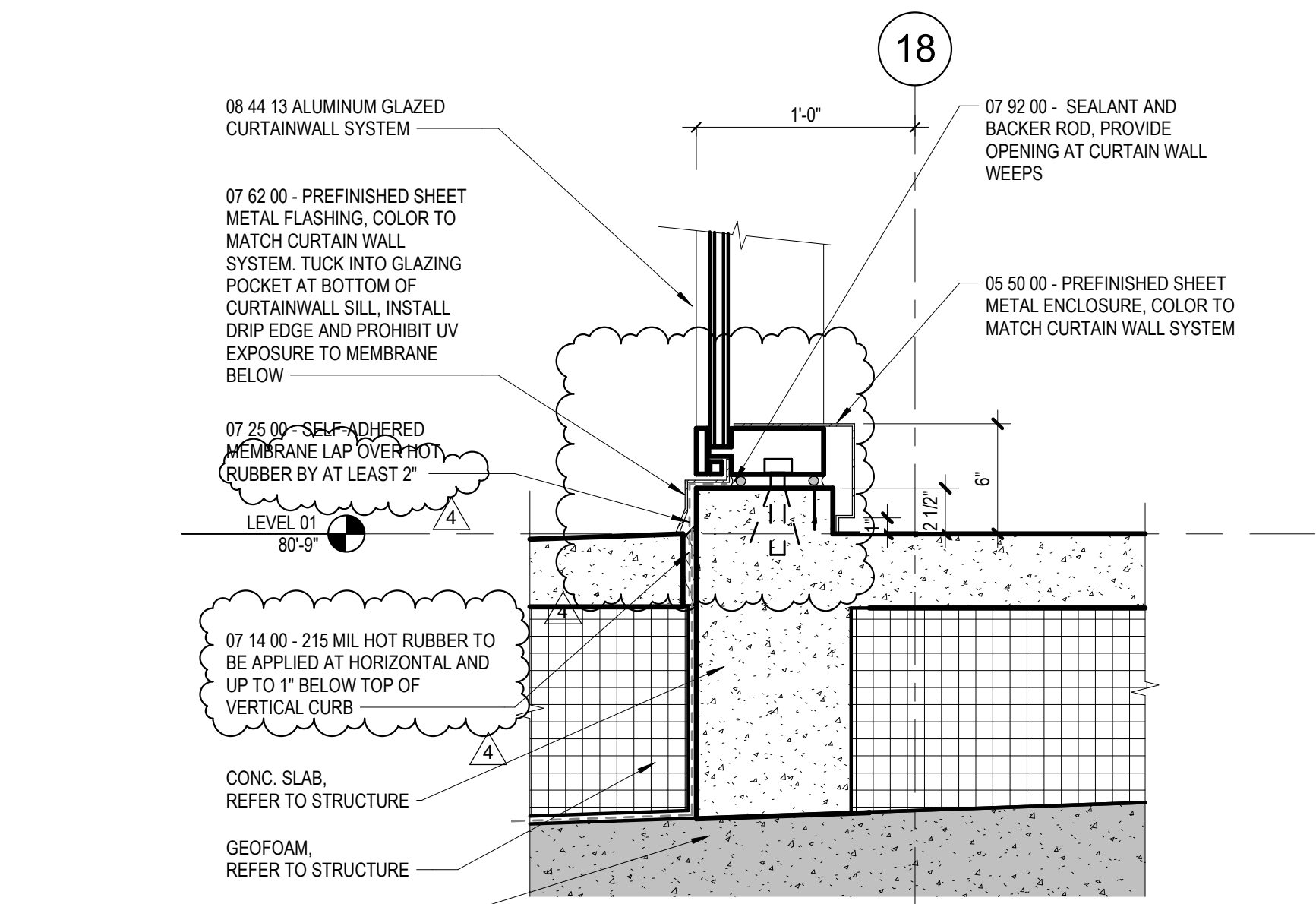
5 CURTAIN WALL AT EXISTING COLUMN BASE
3\"/>



12 CURTAIN WALL BASE AT GARAGE ENTRY
1 1/2\"/>



9 NEW CONCRETE - (E) PAVES
1 1/2\"/>



3 CURTAIN WALL BASE AT NEW CONCRETE
1 1/2\"/>



Photograph of the existing firestopping between levels 2 and 3, inside the stone column surrounds.