

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 - Held over from ID 20668 (7/31/19) for additional information

Appeal ID: 20711	Project Address: 1650 SE Spokane St
Hearing Date: 8/7/19	Appellant Name: Brandon Yoder
Case No.: B-011	Appellant Phone: 5032523453
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A
Building/Business Name: Spokane	Fire Sprinklers: Yes - Full NFPA 13
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-173206-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 705.8.6.2

Requires 705.8.6.2 Vertical Exposure for Buildings on separate lots

When a new building is to be erected adjacent to an existing building, all openings in the exterior wall of the new building are required to be not less than 3?4 hour when these openings are less than

15 feet vertically above the roof of the existing building or structure. The opening protections are required where the distance between the buildings or structures is less than 15 feet.....

Proposed Design Proposed south wall of new building will be provided with window washer sprinkler heads, instead of 3?4 hour opening protective. Provide fire sprinklers at interior, installed between 4" (min) and 24" (max) from windows, spaced at 6 feet on center max, sprinklers to be capable of wetting entire interior window surface. Entire building is sprinkled to the Full NFPA 13 system and is V-A construction.

Reason for alternative The building is fully sprinkled to the full NFPA 13 system. All openings at this wall are compliant with table 705.8, regarding allowable opening area relative to the entire wall area. Entire wall length is 1-hour fire rated. This new wall is adjacent to an existing wall on the adjacent property, the building on the adjacent lot is a type III-B concrete building with a parapet. The windows into the units at this area will provide much needed natural ventilation and light and are important to provide a healthy living environment.

This proposed alternate has been approved by appeal for other comparable situations. Reference approved appeal 13298, Item 1.

APPEAL DECISION

Type 13 water curtain sprinkler protection at non-fire rated openings in buildings with vertical exposure on separate lots: Granted provided windows are non-operable and sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the openings.

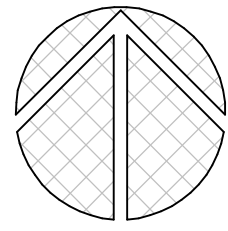
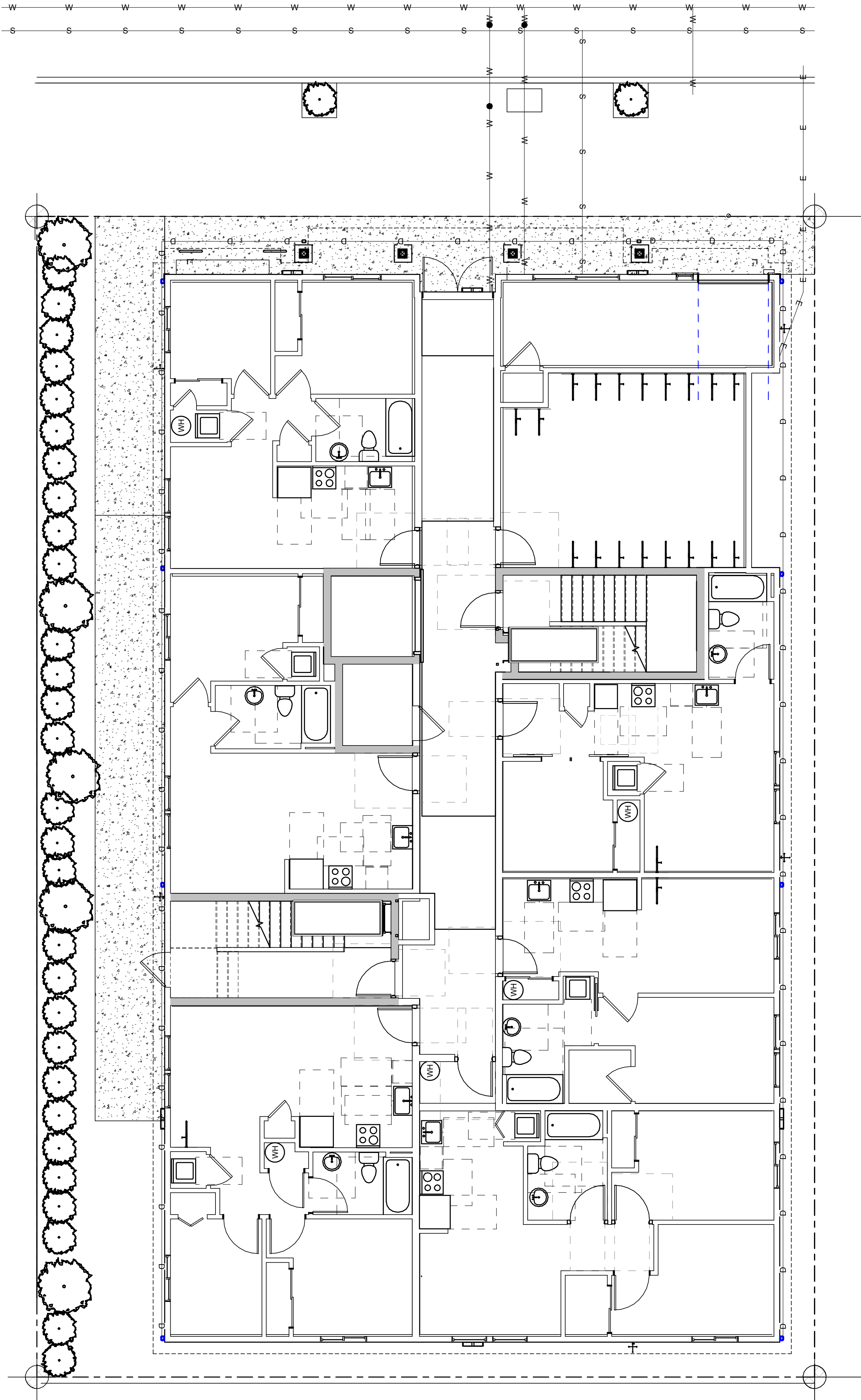
A separate permit from the Fire Marshal's Office is required.

Note: This decision doesn't grant any mechanical openings.

Appellant may contact John Butler (503 823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



Drawing List	
Sheet Number	Sheet Name
A0	SITE PLAN
A0 EC	EROSION CONTROL PLAN
A1	ELEVATIONS
A2	ELEVATIONS AND ROOF PLAN
A3	1st FLOOR PLAN
A4	2ND FLOOR PLAN
A5	3RD FLOOR PLAN
A6	4TH FLOOR PLAN
A7	WALL SCHEDULE
A8	PENETRATION PROTECTION DETAILS
A9	FIRE RATING DETAILS
A10	BUILDING SECTIONS AND GENERAL NOTES
A11	ADA DETAILS
A12	SIDING DETAILS
A13	FIRE AREA PLAN
M1	1ST FLOOR MECHANICAL PLAN
M2	2ND FLOOR MECHANICAL PLAN
M3	3RD FLOOR MECHANICAL PLAN
M4	4TH FLOOR MECHANICAL PLAN
M6	NATURAL VENTILATION
S1	FOUNDATION PLAN
S2	TRUSS LAYOUT AND DETAILS
S3	SHEAR PLANS
S4	FRAMING PLANS
S5	STAIR DETAILS
S6	ENGINEER NOTES

PROJECT TEAM

ARCHITECT
AHHA ARCHITECT, INC.
Raphael A. Goodblatt
6663 SW BEAVERTON
HILLSDALE HWY #222
PORTLAND, OR 97225
RAG@AHHAPOX.COM
(503) 734-8210

STRUCTURAL ENGINEER
SUMMIT ENGINEERING, LLC
JULIE HAVELKA
PO Box 50322
Eugene, OR 97405
(503) 734-6633

CONTRACTOR
TBD

OWNER
ANNA JETER
(503) 475-8619

1650 SE SPOKANE ST
PORTLAND, OR 97202

PROPERTY
Year Built 1900
Description SINGLE FAMILY RESIDENTIAL
Bathrooms ONE FULL BATH
Building Area 754 sq ft
Neighborhood SELLWOOD-MORELAND IMPROVEMENT LEAGUE
Jurisdiction Portland / Multnomah
Zoning CM - Mixed Commercial / Residential
Elevation 103 ft (approximate)
Owner JETER ANNA M
Owner Address
25300 S SCHOENBORN RD
MULINO, OR 97042-8627
Property ID R257563
Tax Roll SELLWOOD, BLOCK 75, E 1/2 OF LOT 16, LOT 17
Use RESIDENTIAL IMPROVED
Lot 16.17
Block 75
County Multnomah
State ID 151E23DC 11300
Alt Account Number R752712550
Map Number 3832 OLD
Land Type RESIDENTIAL LAND

PROPOSED PAVING AREA: 547 S.F. - NO EXISTING PAVING TO REMAIN

NO EXISTING TREES GREATER THAN 12" DIA.

PROPOSED IMPERVIOUS AREA
CONCRETE WALKWAY: 547 S.F.
ROOF AREA: 5,276 S.F.

UTILITY NOTES

All utilities in the right-of-way within the development properties frontage must be located through 811, one call, and shown on the associated plan set. Applicant will need to be able to provide the locate ticket number if requested for verification.

PREMISES-ISOLATION BACKFLOW PROTECTION
WATER QUALITY BACKFLOW (WQBF) REVIEW:
REQUIRED BY PORTLAND WATER BUREAU (503)823-7480). MUST BE INSTALLED PER WATER BUREAU BACKFLOW INSTALLATION REQUIREMENTS.
WWW.PORTLANDOREGON.GOV/WATER/BACKFLOWINSTALLATIONREQUIREMENTS

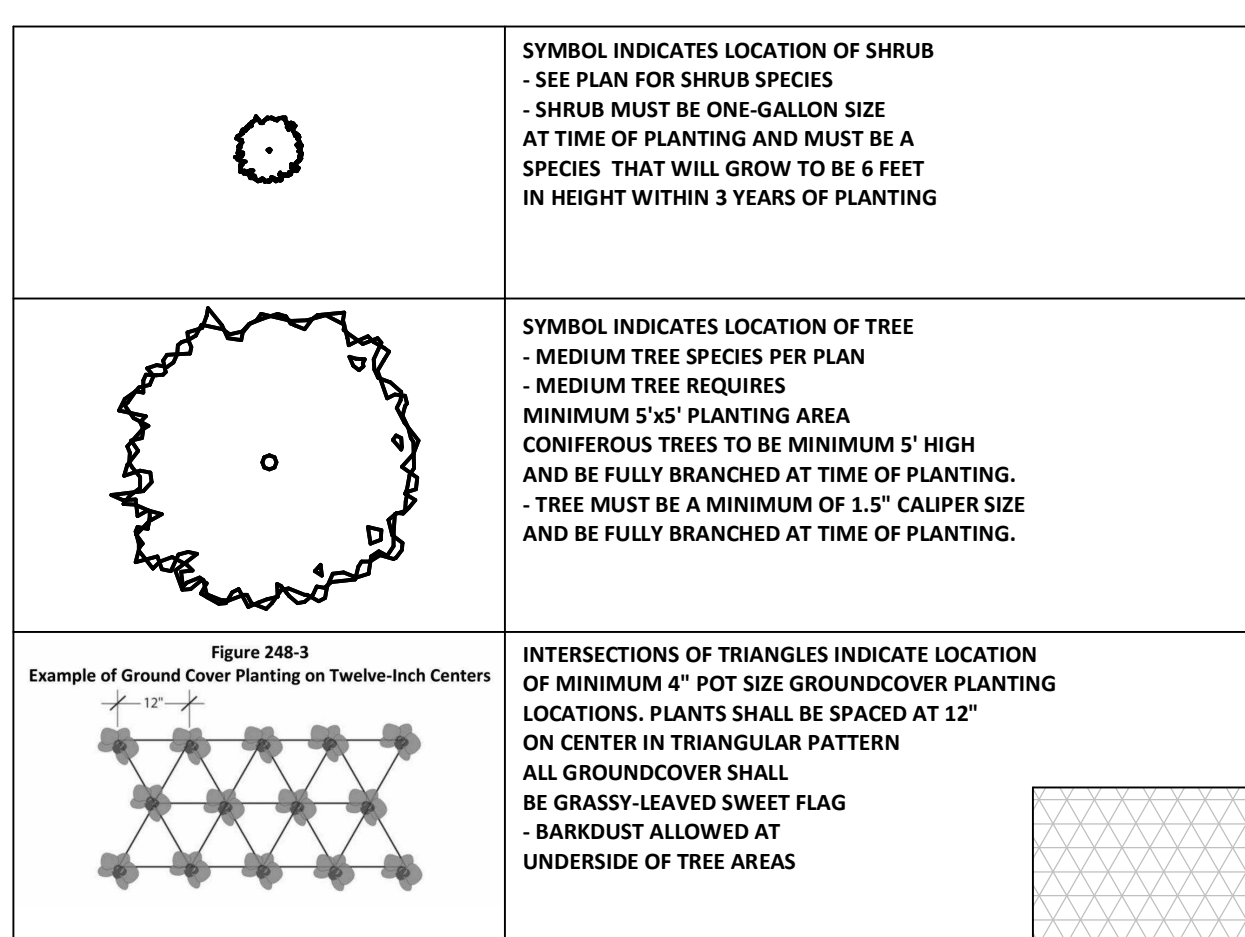
FIRE LINE WATER SERVICE:
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) REQUIRED.
MUST BE INSTALLED ON PRIVATE PROPERTY AT THE PROPERTY LINE ON THE CENTERLINE OF THE SERVICE, IMMEDIATELY ADJACENT TO THE SERVICE CONNECTION

NOTE:
SIGNAGE TO BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS AND SHALL BE VISIBLE FROM THE PUBLIC R.O.W. WHERE THE BUILDING IS PROTECTED BY A FIRE PUMP, SIGNAGE SHALL ALSO INDICATE THE DESIGN PRESSURE OF THE FIRE PUMP.
- KNOX BOX TO BE PROVIDED, UNDER SEPARATE PERMIT BY F.M.O.

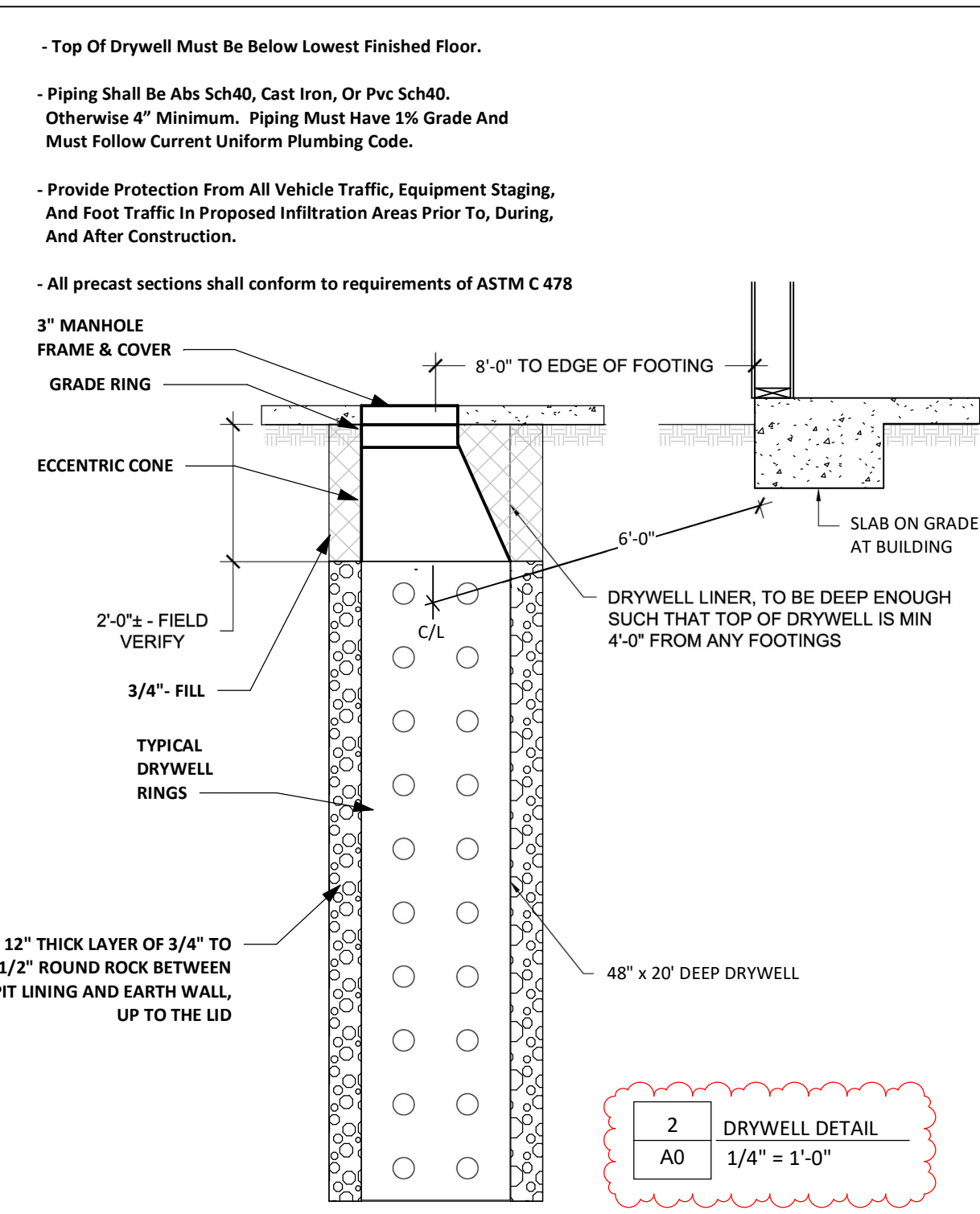
NOTE: SEE ATTACHED PWB DETAIL P-845 FOR WATER FACILITY PIPE CLEARANCES

NOTE:
FOR ANY NEW TREES PLANTED IN PLANTER STRIP CONTRACTOR TO SEE STANDARD DRAWINGS DETAIL P-845 FROM THE PORTLAND WATER BUREAU

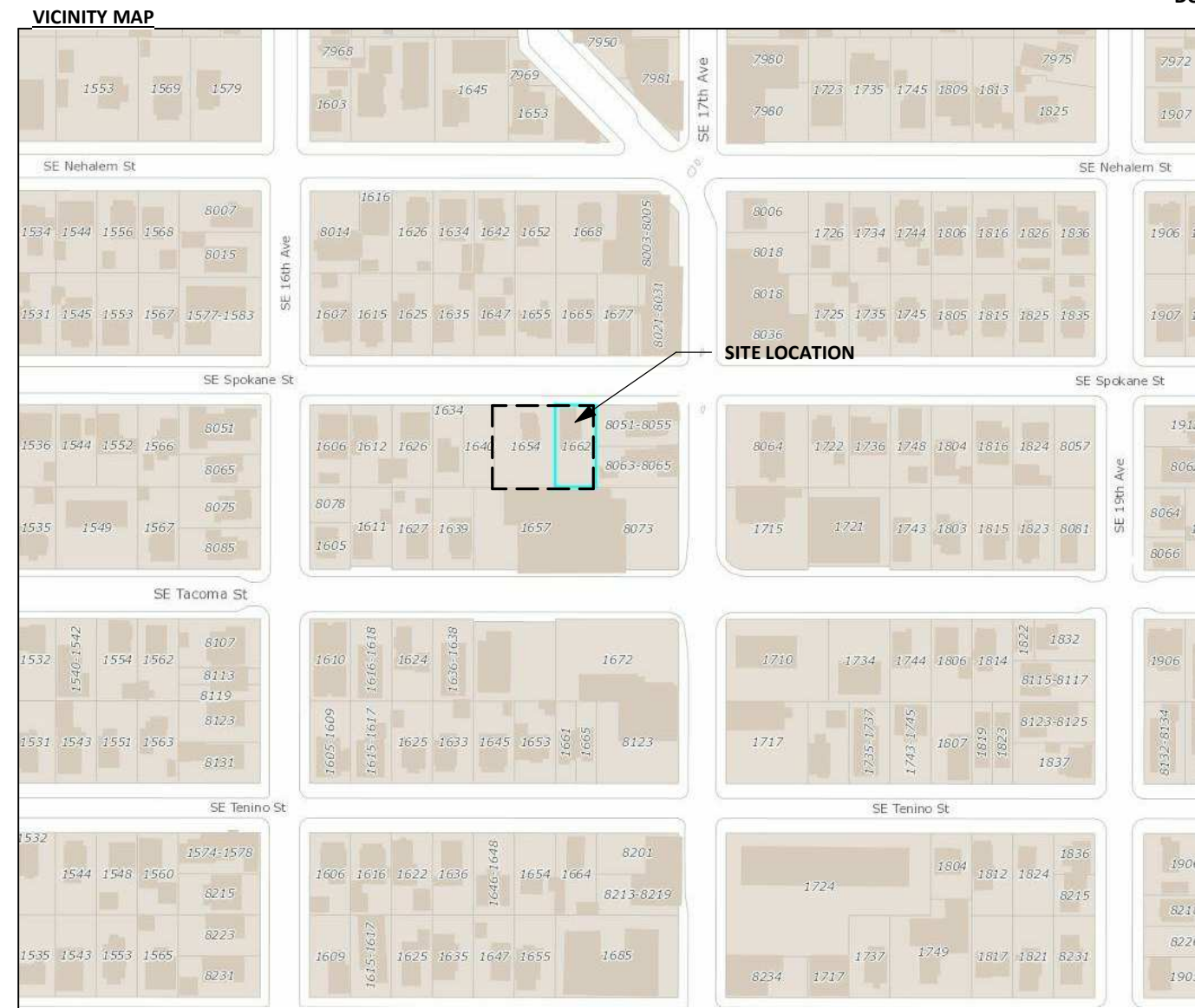
LANDSCAPING TO BE MANUALLY IRRIGATED. INSPECTION SHALL BE REQUIRED ONE YEAR AFTER FINAL INSPECTION TO ENSURE THAT THE LANDSCAPING HAS BECOME ESTABLISHED.
AN INSPECTION FEE, PAID AT THE TIME OF PERMIT APPLICATION IS REQUIRED - ALL REQUIRED LANDSCAPING AREAS, PARTICULARLY TREES AND SHRUBS, MUST BE PROTECTED FROM POTENTIAL DAMAGE BY ADJACENT USES AND DEVELOPMENT, INCLUDING PARKING AND STORAGE AREAS



NOTE: LANDSCAPING IS TO BE MANUALLY IRRIGATED



TEXTURE KEY 1/4" = 1'-0"	
	4" CONCRETE SLAB OR
	GROUND COVER PLANTING
	LANDSCAPED AREA



LANDSCAPING KEY
1/4" = 1'-0"

- INSTALL " " FIRE LINE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
- FIRE LINE SIZE TO BE DETERMINED
- "CONTRACTOR TO CONNECT TO THE SHORT STUB-OUT ON THE BACK-SIDE OF THE NEW FIRE LINE VALVE."
- "CONTRACTOR TO CONNECT TO THE SHORT STUB-OUT ON THE BACK-SIDE OF THE NEW WATER METER BOX."

NOTE: THE FIRST FIVE FEET FROM THE FACE OF ANY BUILDING SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 2% AND A MAXIMUM OF 5% AT ADA ACCESS LOCATIONS.
MIN. CLEARANCE (SKIN TO SKIN) BETWEEN PROPOSED WATER SERVICES IS 3'-0"
- 5'-0" IS OPTIMAL. ALL OTHER REQUIRED STREET FEATURES ARE TO BE LOCATED A MINIMUM 5' FROM WATER FACILITIES

NOTE:
CONTRACTOR TO LOCATE EXACT LOCATION OF ALL UTILITY STUBS

1 SITE PLAN
A0 3/16" = 1'-0"

ACCESSIBLE ROUTE FROM SIDEWALK TO ENTRY - SLOPE NOT TO EXCEED 2% SLOPE
AND SHALL NOT EXCEED 1/48 CROSS SLOPE
- EGRESS COURT GREATER THAN 10' WIDE, NO OPENING PROTECTION IS REQUIRED

4" Ø x 20" DRYWELL W/ CONCRETE LID ALL DOWNSPOUTS TO CONNECT TO DRYWELL

NOTE: PEDESTRIAN LIGHTING TO BE PROVIDED

EDGE OF ADJACENT RESIDENCE - SLAB ON GRADE
REF: 2015-108776-000-00-RS

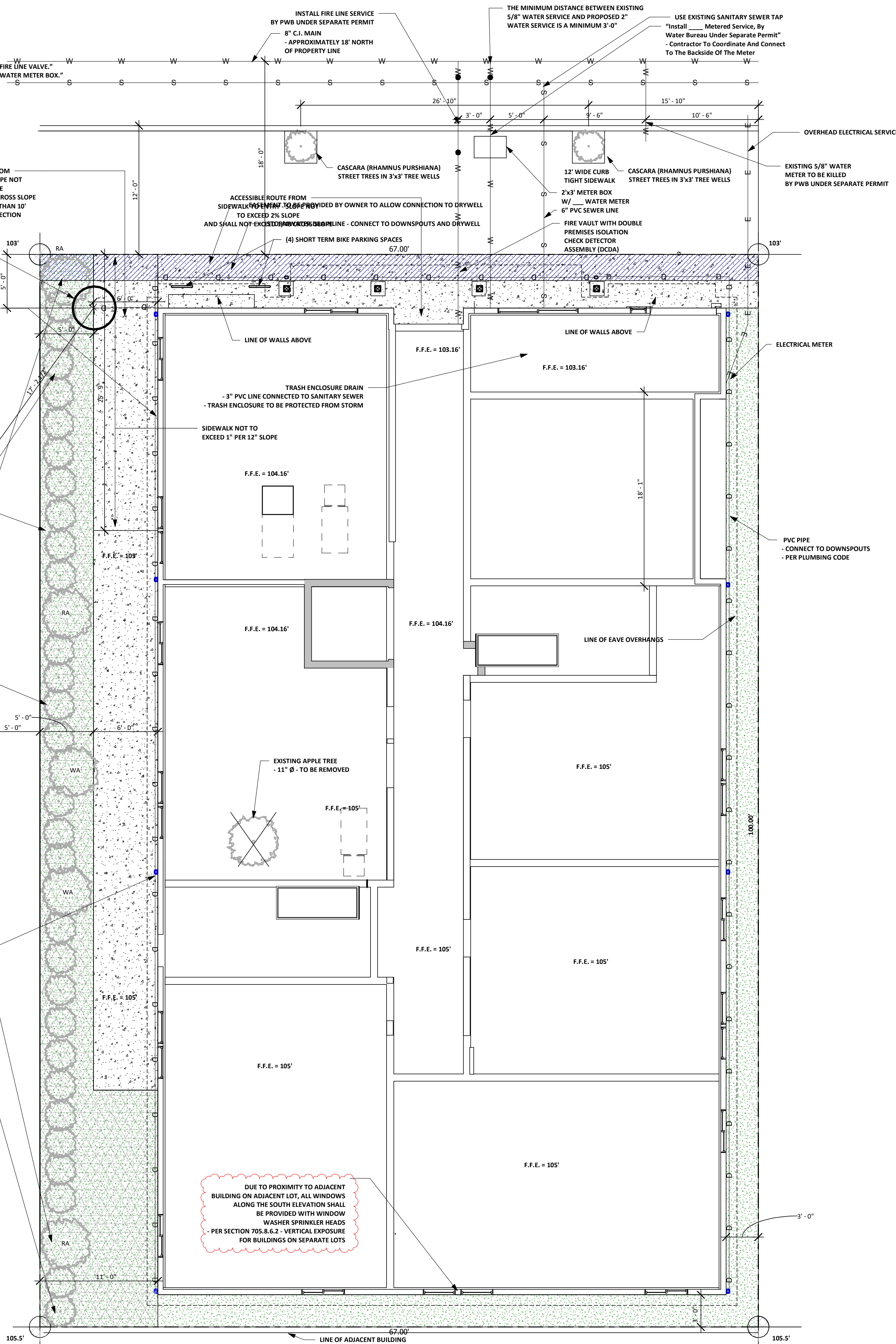
NOTE: ALL EXTERIOR LANDINGS ARE NOT TO EXCEED 2% SLOPE

5' DEEP L3 LANDSCAPING REQUIRED

14 MEDIUM TREES AT REQUIRED - L3 LANDSCAPING
- Fraxinus americana - WHITE ASH - (WA)
- Alnus rubra - RED ALDER - (RA)
- Acer macrophyllum - MAPLE, BIG LEAF (BL)
- L3 HIGH SCREEN SHRUBS - (29) PHOTINIA KRASER - FRASER PHOTINIA - (FP)
- SHRUBS TO BE PLANTED SO AS TO FORM A CONTINUOUS 6' HIGH SCREEN

NOTE: MULCH GROUND COVER IS ONLY ALLOWED UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS
- ALL REMAINING GROUND COVER TO BE GRASSY-LEAVED SWEET FLAG
- TO BE PLANTED AT 12" O.C. IN 12" CENTERS IN A STAGGERED PATTERN AND ARE TO BE A MINIMUM 4" POT SIZE - TRIANGLE INTERSECTIONS INDICATE LOCATIONS OF PLANTS - SEE FIGURE 248-3 ABOVE

DOWNSPOUT LOCATIONS



AHHA
Architect Inc

People
=
Architecture

Raphael A. Goodblatt
6663 SW Beaverton
Hillsdale Hwy
#222
Portland Or 97225
rag@ahhapdx.com
503 734 8210

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Oregon Registered Architect



1650 SE SPOKANE ST.

SITE PLAN

Project Location:
1650 SE SPOKANE ST.
Portland, OR 97202

DRAWN BY: BSY
APPROVED BY: RAG

SHEET:

A0

JOB NO.: 10983
SCALE: As indicated

1	Code Summary
A1	1/4" = 1'-0"

CODE SUMMARY
CODE ANALYSIS FOR NEW 27-UNIT 4-STORY APARTMENT BUILDING:
BUILDING CODE - 2014 OREGON STRUCTURAL SPECIALTY CODE
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A - BASE BUILDING HEIGHT IS LIMITED TO 3 STORIES.
HEIGHT INCREASES TO FOUR STORIES WITH THE ADDITION OF A NFPA 13 AUTOMATIC SPRINKLER
-SEE SECTION 504.2 AND TABLE 503
BUILDING AREA: 19,481 S.F.
STORIES: 4
FIRE ALARMS ARE REQUIRED
BUILDING TO BE FULLY SPRINKLED WITH A FULL NFPA 13 SYSTEM (PERMIT BY CONTRACTOR)
MONITORED OFF SITE

NOTE:
SEPERATE PERMITS REQUIRED FOR PLUMBING, MECHANICAL AND ELECTRICAL PERMITS.

TABLE 502.1.1 BUILDING ENVELOPE REQUIREMENTS CLIMATE ZONE	GROUP R
ROOFS	R-38
ATTIC AND OTHER	
WALLS, ABOVE GRADE	R-21
WOOD FRAMED AND OTHER	
WALLS, BELOW GRADE	R-15
BELOW GRADE WALL	
SLAB-ON-GRADE FLOORS	R-10 FOR 24"
UNHEATED SLABS	R-15 FOR 24"
HEATED SLABS	
OPAQUE DOORS	U-0.70
SWINGING	U-0.50
ROLL-UP OR SLIDING	

TABLE 502.1.2 BUILDING ENVELOPE REQUIREMENTS CLIMATE ZONE	GROUP R
ATTIC AND OTHER	U-0.027
WALLS, ABOVE GRADE	
WOOD FRAMED AND OTHER	U-0.064
WALLS, BELOW GRADE	
BELOW GRADE WALL	U-0.0119
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	F-0.540
HEATED SLABS	F-0.860

TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION VERTICAL FENESTRATION (30% MAX. OF ABOVE GRADE WALL)	
FENESTRATION TYPE	0.35
FRAMING MATERIALS OTHER THAN METAL, WITH OR WITHOUT METAL REINFORCEMENT OR CLADDING	
FIXED, OPERABLE, AND DOORS WITH GREATER THAN 50% GLAZING	0.45
METAL FRAMING WITH OR WITHOUT THERMAL BREAK	0.80
FIXED: CURTAIN WALL/STOREFRONT	0.46
ENTRANCE DOOR	0.40
ALL OTHER	
SHGC-ALL FRAME TYPES	0.60
SKYLIGHTS (3% MAXIMUM OF ROOF AREA)	0.40
U-FACTOR	
SHGC	

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE V
Primary structural frame ^a (see Section 202)	1
Bearing walls	
Exterior ^{d, e}	1
Interior	
Nonbearing walls and partitions	
Exterior	
Nonbearing walls and partitions	0
Interior ^f	
Floor construction and associated secondary members (see Section 202)	1
Roof construction and associated secondary members (see Section 202)	1 ^h

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 V-A
BASE ALLOWABLE HEIGHT PER STORY: 12,000 S.F.
MAXIMUM NUMBER OF STORIES: 3
MAXIMUM BUILDING HEIGHT: 60'
504.2 SPRINKLER INCREASE WITH 13 SYSTEM: 4 STORIES, 80' HEIGHT
506.4.4 MAXIMUM BUILDING AREAS:
NOT USING PRORATAGE INCREASES
12,000 S.F. x 3 = 36,000 S.F. MAX. BUILDING AREA.

CHAPTER 6 - TYPES OF CONSTRUCTION
TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
- SEE TABLE 601 ABOVE
PER TABLE 602 - ALL EXTERIOR WALLS ARE TO BE 1 HOUR FIRE RATED

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 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 - NFPA 13 SPRINKLER SYSTEM REQUIRED.
903.4 - FIRE ALARMS ARE REQUIRED

CHAPTER 10 - MEANS OF EGRESS
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - RESIDENTIAL = 200 GSF PER OCCUPANT
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.

ALTERNATE TO AERIAL FIRE APPARATUS ROADS.
Buildings complying with the following conditions will be exempt from the requirements of aerial fire apparatus access roads:
1. Building is equipped with an approved automatic sprinkler system. NFPA 13 SYSTEM
2. There are no combustible concealed attic spaces allowed.
3. All stairway exit enclosures shall have a fire-resistance rating of not less than 2 hours.
4. The roof is essentially flat (Defined as 33% slope or less, building is 4/12 pitch = 33%)
5. Approved access is provided to the roof from all stairways. In buildings without an occupied roof, access to the roof shall be permitted to be by an alternating tread device, a steel ship stair or ladder, through a roof hatch; there shall be a clear width of not less than 30 inches between handrails, and the roof hatch or trap door shall be a minimum of 8 feet (2438 mm) long. SEE ROOF PLAN FOR LOCATIONS OF REQUIRED ROOF HATCHES.
6. Buildings requiring standpipes are equipped with at least one standpipe that terminates on the roof.
ALL REQUIREMENTS OF THIS SECTION ARE TO BE MET

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.

NOTE: BUILDING 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.

GRADE TO BE MAXIMUM 1' IN FALL
6 FEET BACK FROM BUILDING



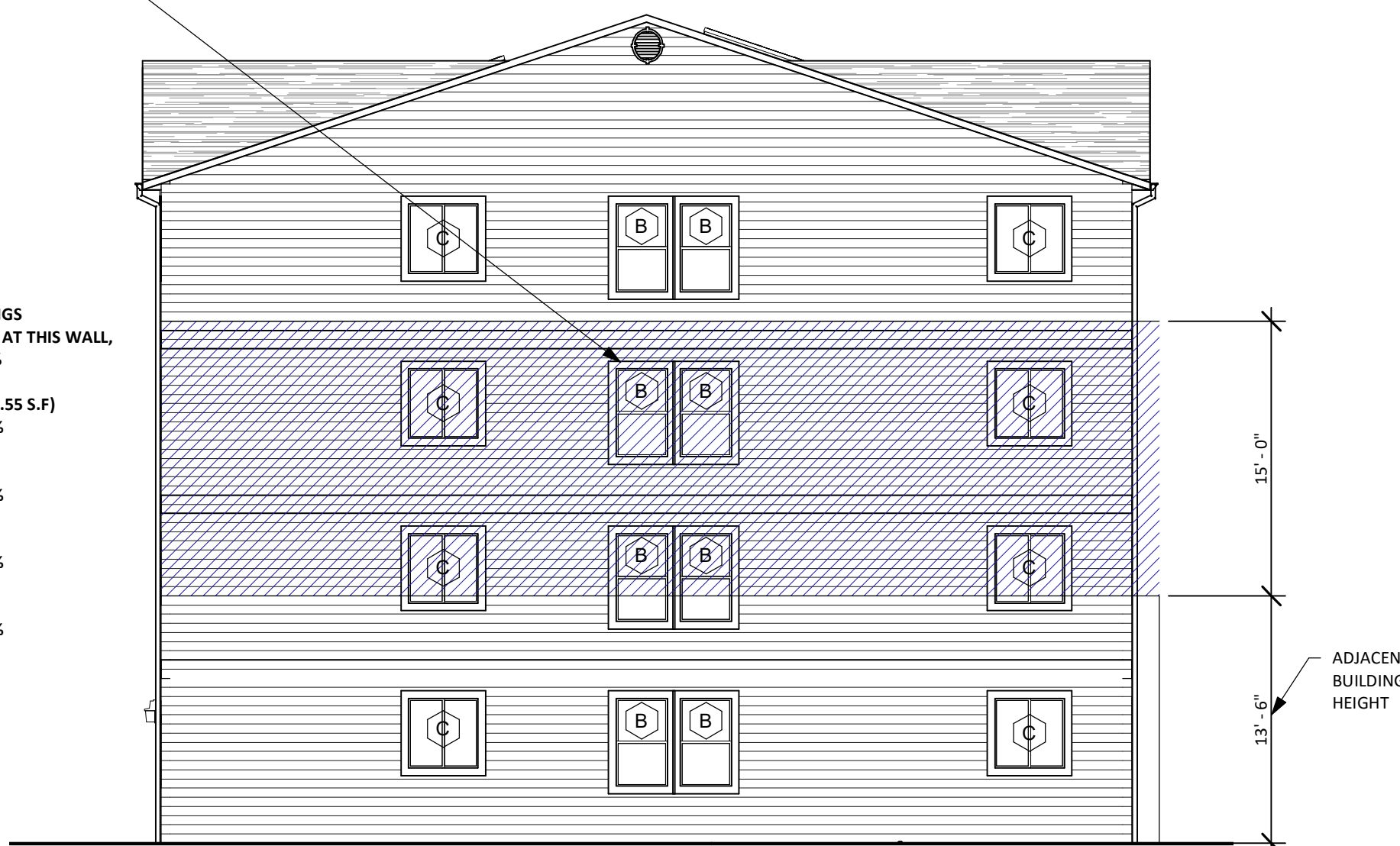
3 NORTH (FRONT)
A1 1/8" = 1'-0"

TYPICAL EXTERIOR MATERIALS SCHEDULE
- ASPHALT SHINGLE ROOFING ON UPPER ROOF
- STANDING SEAM METAL ROOFING ON LOWER PORCH ROOF
- 3.5" JAMB TRIM AT DOORS & WINDOWS
- 5" HEAD/SILL TRIM AT WINDOWS
- NO BELLY BANDS ARE TO BE USED ON BUILDING
- 5" HEAD AT DOORS
- HARDIE-PLANK SIDING - 6" REVEAL PATTERN
- BOARD AND BATT SIDING, 1x3 BATTS @ 16" O.C. ON HARD-PANEL SIDING
- STONE VENEER
- NO CHANGES ALLOWED TO EXTERIOR MATERIALS WITHOUT PRIOR APPROVAL BY CITY OF PORTLAND.

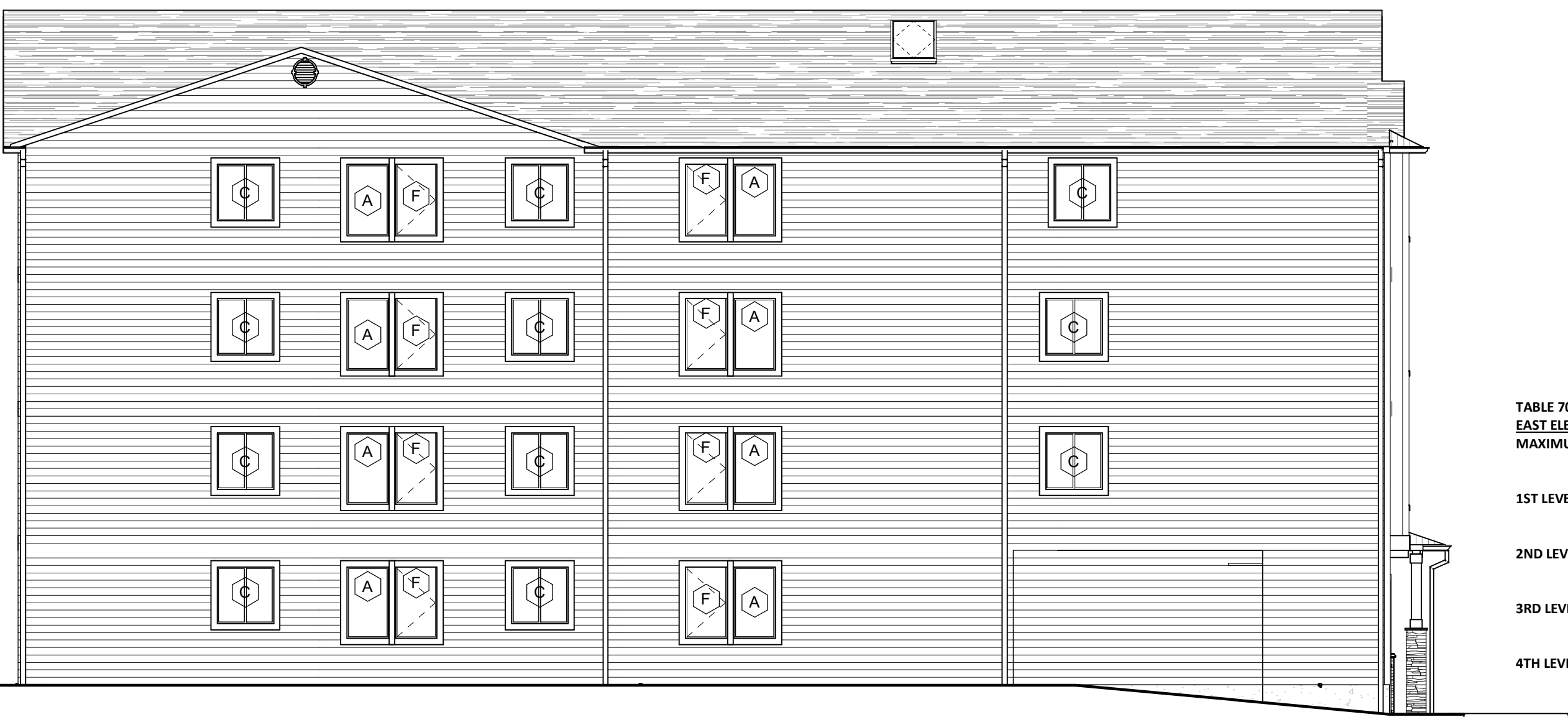
DUE TO PROXIMITY TO ADJACENT BUILDING ON ADJACENT LOT, HATCHED WINDOWS ALONG THE SOUTH ELEVATION SHALL BE PROVIDED WITH WINDOW WASHER SPRINKLER HEADS
- PER SECTION 705.8.6.2 - VERTICAL EXPOSURE FOR BUILDINGS ON SEPARATE LOTS

TABLE 705.8
SOUTH ELEVATION - (3' SETBACK)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS
- MAXIMUM ALLOWED OPENING % AT THIS WALL, BASED ON TABLE 705.8 (3'-5') = 15%

1ST LEVEL: 478 S.F. WALL AREA (478x.15 = 71.55 S.F.)
- 77 S.F. OPENING AREA - OPENING % = 12.5%
2ND LEVEL: 478 S.F. WALL AREA
- 60 S.F. OPENING AREA - OPENING % = 12.5%
3RD LEVEL: 478 S.F. WALL AREA
- 60 S.F. OPENING AREA - OPENING % = 12.5%
4TH LEVEL: 425 S.F. WALL AREA
- 60 S.F. OPENING AREA - OPENING % = 14.1%



5 SOUTH (REAR)
A1 1/8" = 1'-0"



4 EAST (LEFT)
A1 1/8" = 1'-0"

TABLE 705.8
EAST ELEVATION - (3' SETBACK)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS
- MAXIMUM ALLOWED OPENING % AT THIS WALL, BASED ON TABLE 705.8 (3'-5') = 15%
1ST LEVEL: 828 S.F. WALL AREA (828 * .15 = 124.2 S.F.)
- 108 S.F. OPENING AREA
2ND LEVEL: 828 S.F. WALL AREA
- 124 S.F. OPENING AREA
3RD LEVEL: 828 S.F. WALL AREA
- 124 S.F. OPENING AREA
4TH LEVEL: 736 S.F. WALL AREA
- 124 S.F. OPENING AREA

TABLE 705.8
WEST ELEVATION - (11' SETBACK)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS
- MAXIMUM ALLOWED OPENING % AT THIS WALL, BASED ON TABLE 705.8 (10'-15') = 45%
1ST LEVEL: 828 S.F. WALL AREA (828 * .45 = 372.5 S.F. ALLOWED)
- 143 S.F. OPENING AREA
2ND LEVEL: 828 S.F. WALL AREA
- 108 S.F. OPENING AREA
3RD LEVEL: 828 S.F. WALL AREA
- 108 S.F. OPENING AREA
4TH LEVEL: 736 S.F. WALL AREA
- 108 S.F. OPENING AREA



2 WEST (RIGHT)
A1 1/8" = 1'-0"

AHHA
Architect Inc

People
=
Architecture

Raphael A. Goodblatt
6663 SW Beaverton
Hillsdale Hwy
#222
Portland Or 97225
rag@ahhapdx.com
503 734 8210

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Oregon Registered Architect



1650 SE SPOKANE ST.

ELEVATIONS

Project Location:
1650 SE SPOKANE ST.
Portland, OR 97202

DRAWN BY: BSY
APPROVED BY: RAG

SHEET:

A1

JOB NO.: 10983
SCALE: As indicated



1650 SE SPOKANE ST.
ELEVATIONS AND
ROOF PLAN

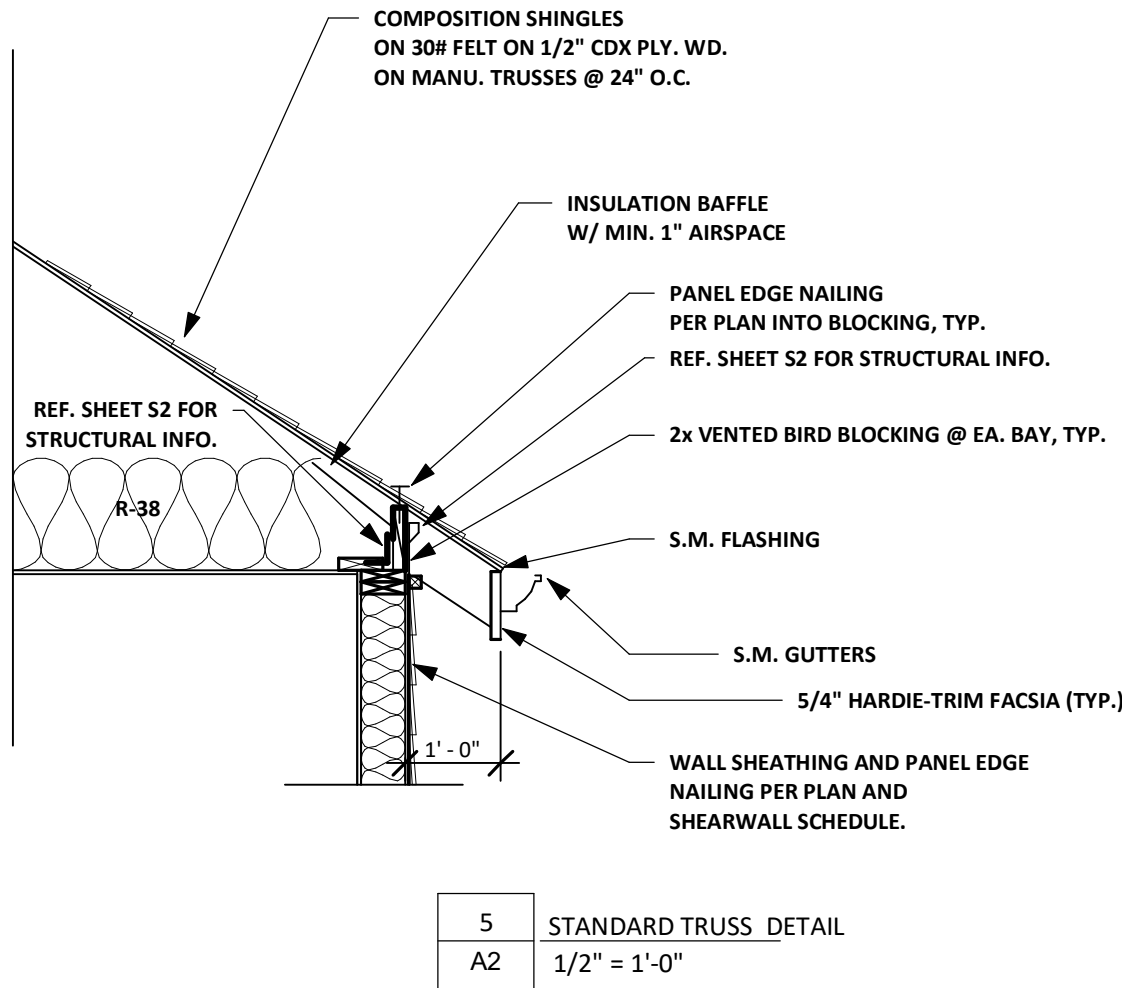
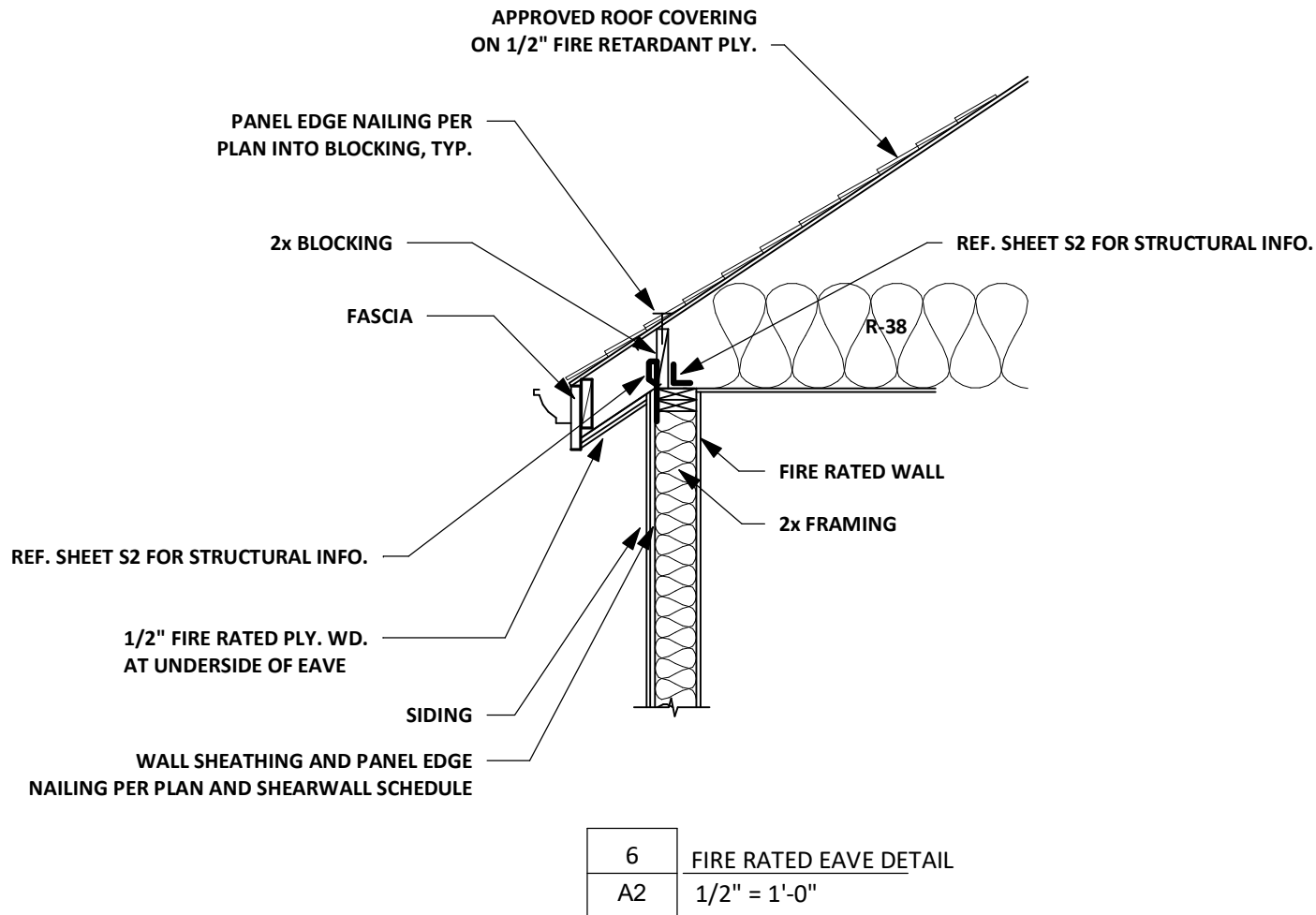
Project Location:
1650 SE SPOKANE ST.
Portland, OR 97202

DRAWN BY: BSY
APPROVED BY: RAG

SHEET:

A2

JOB NO.: 10983
SCALE: As indicated



	W1 - 2-HOUR FIRE RATED - GA FILE NO. WP 3910 - 50 TO 54 STC
	W2 - 1-HOUR FIRE PARTITION/CORRIDOR - GA FILE NO. WP 3242 - 50 TO 54 STC
	W3 - FIRE RATED EXTERIOR - GA FILE NO. 8105
	W4 - NON-RATED ASSEMBLY
	W5 - 1-HOUR FIRE BARRIER - GA FILE NO. WP 3242 - 50 TO 54 STC

- SEE WALL DETAILS ON SHEET A1
- SEE SHEET 12 FOR REQUIRED WALL SEPARATIONS
1/4" = 1'-0"

ATTIC VENTILATION REQUIRED: THE AREA MUST BE 1/300 OF THE AREA OF THE SPACE VENTILATED WITH % OF THE REQUIRED VENTILATION IN UPPER 1/3 RD. OF THE ROOF AND REMAINING TO BE AT EAVE (TYP.)

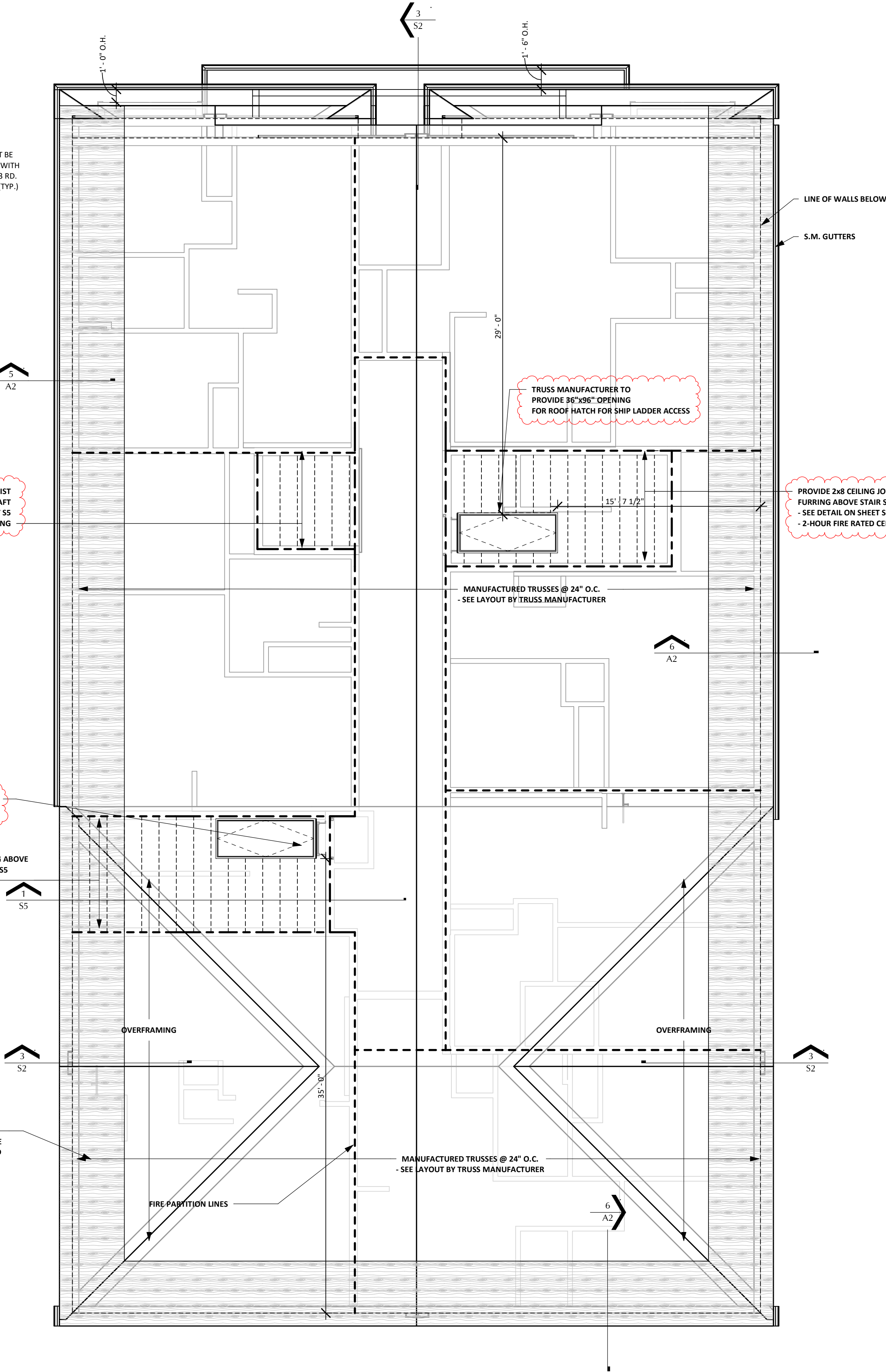
NOTE:
ROOF TO BE COVERED WITH
COMP. ROOFING ON
30# ASPHALT UNDERLAYMENT
ON 1/2" CDX PLY. WOOD

PROVIDE 2x8 CEILING JOIST
FURRING ABOVE ELEVATOR SHAFT
- SEE DETAIL ON SHEET S5
- 2-HOUR FIRE RATED CEILING

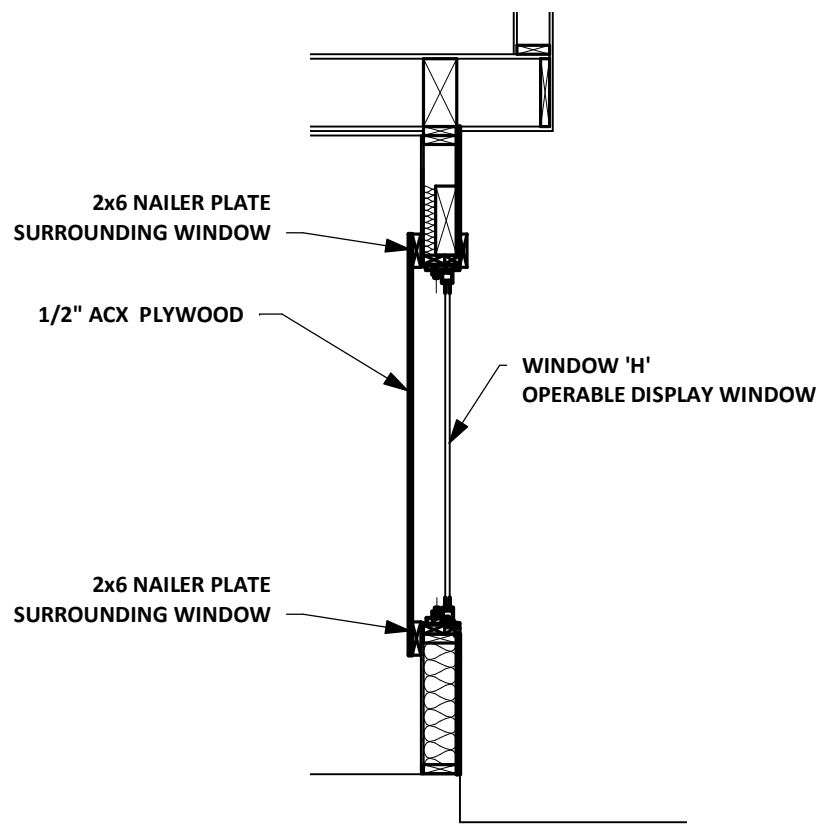
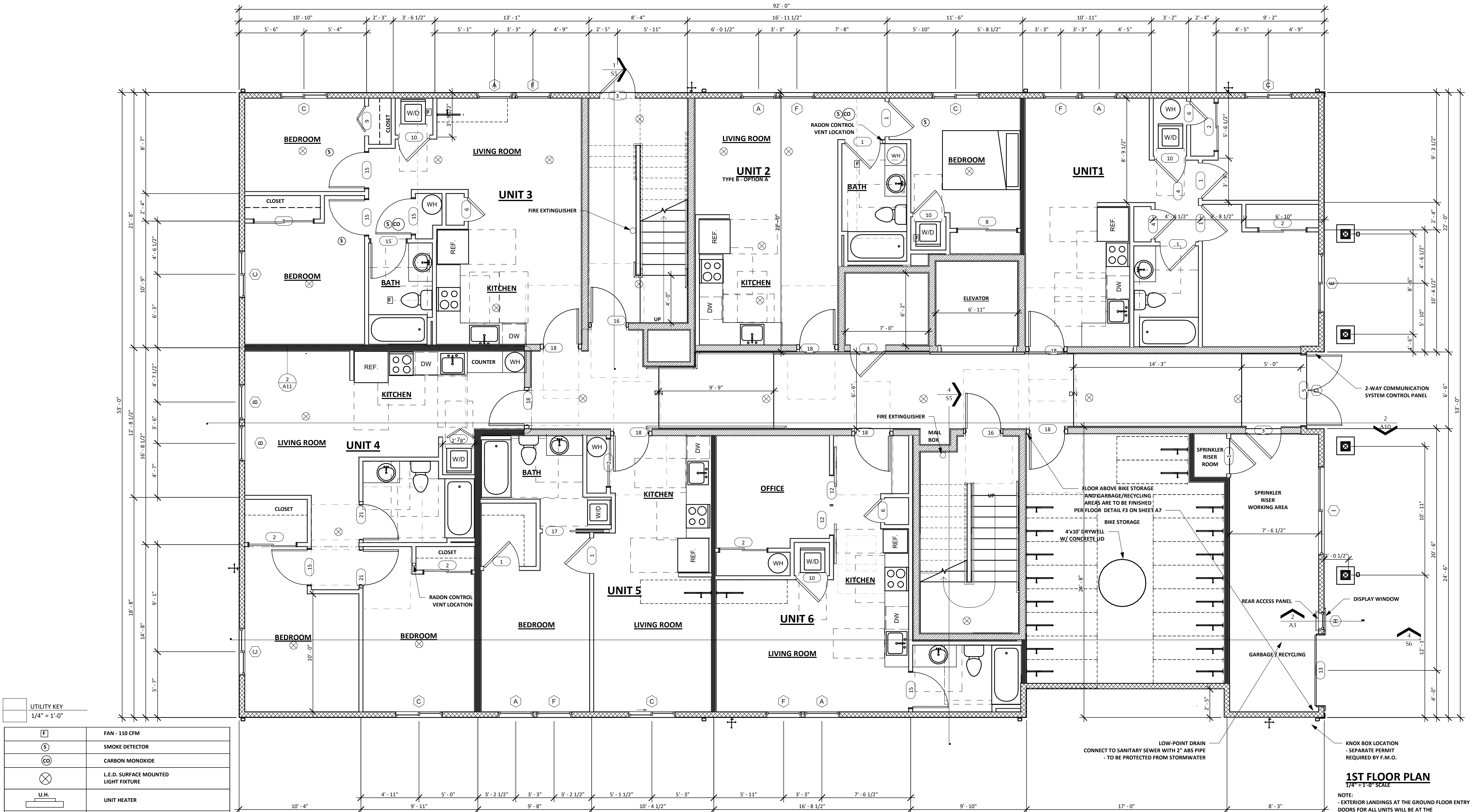
TRUSS MANUFACTURER TO PROVIDE 36"x96" OPENING
FOR ROOF HATCH FOR SHIP LADDER ACCESS

PROVIDE 2x8 CEILING JOIST FURRING ABOVE
STAIR SHAFT - SEE DETAIL ON SHEET S5
- 2-HOUR FIRE RATED CEILING

4' OF FIRE RATED PLYWOOD AT
WALLS ADJACENT TO PROPERTY LINE
- FIRE RATED PLYWOOD IS REQUIRED
AT INDICATED HATCHED AREAS

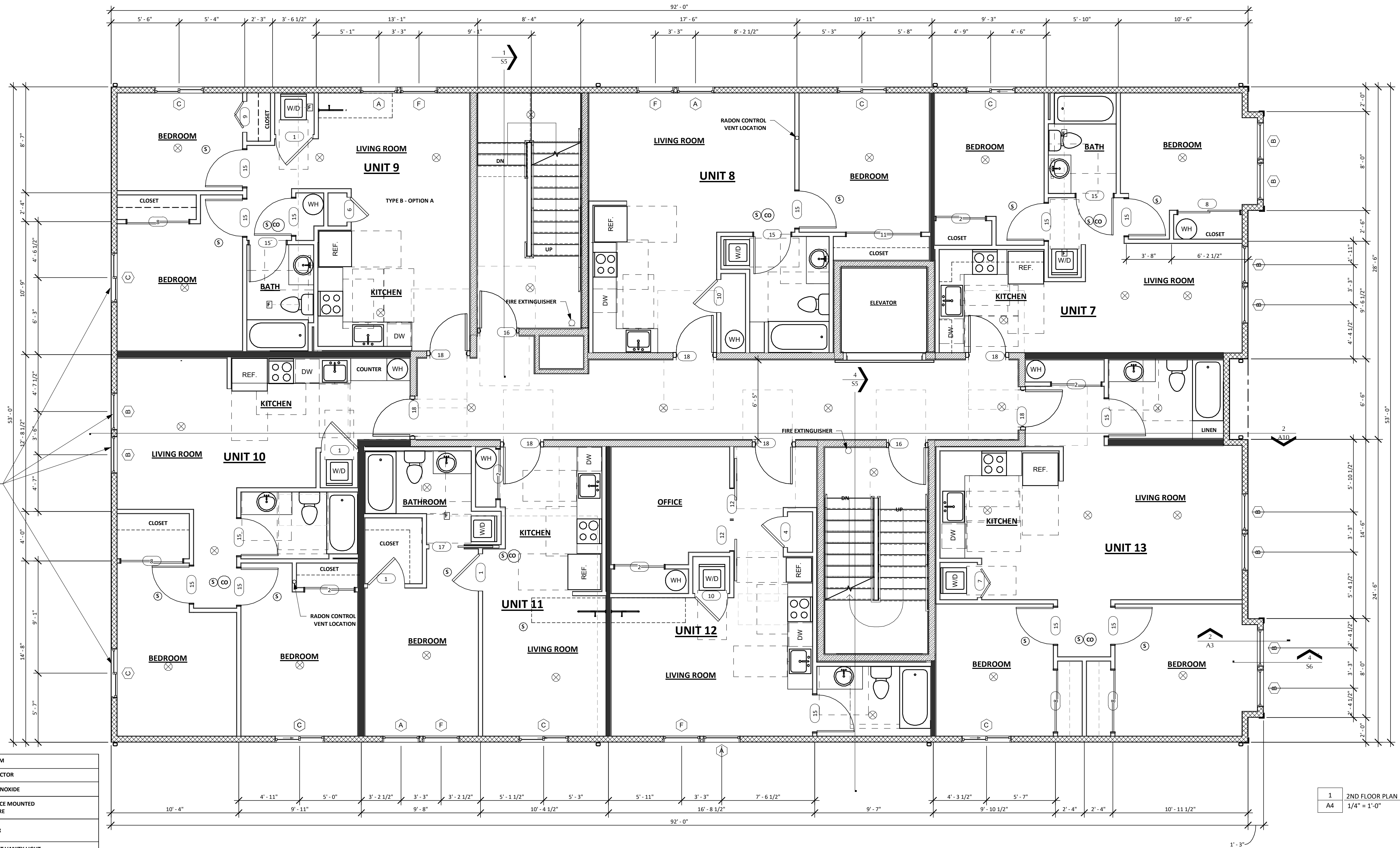


2 ROOF PLAN
A2 3/16" = 1'-0"



2 DISPLAY WINDOW DETAIL
A3 3/8" = 1'-0"

NOTE:
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- ALL ELECTRIC OUTLETS TO BE INSTALLED PER CODE
- WALK-THROUGH TO BE SCHEDULED WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF LIGHT FIXTURES AND SWITCHES
- PROVIDE RANGE VENT EXHAUST TO EXTERIOR AT ALL RANGES



DUE TO PROXIMITY TO ADJACENT BUILDING ON ADJACENT LOT, ALL WINDOWS ALONG THE SOUTH ELEVATION SHALL BE PROVIDED WITH WINDOW WASHER SPRINKLER HEADS - PER SECTION 705.8.6.2 - VERTICAL EXPOSURE FOR BUILDINGS ON SEPARATE LOTS

PROVIDE FIRE SPRINKLERS AT INTERIOR, INSTALLED BETWEEN 4" (MIN) AND 24" (MAX) FROM WINDOWS, SPACED AT 6 FEET ON CENTER MAX. SPRINKLERS TO BE CAPABLE OF WETTING ENTIRE INTERIOR WINDOW SURFACE.

	FAN - 110 CFM
	SMOKE DETECTOR
	CARBON MONOXIDE
	L.E.D. SURFACE MOUNTED LIGHT FIXTURE
	UNIT HEATER
	WALL MOUNT VANITY LIGHT - CENTER ON SINK
	EXTERIOR WALL SCONCE @ 6'-6" A.F.F.
	26 GAGE MECHANICAL DUCT WITH WALL CAP - VENT TO EXTERIOR - PROTECT PER DETAIL ON SHEET A8
	STACKED WASHER DRYER UNITS - PROVIDE PAN BENEATH - DASHED LINES INDICATE REQUIRED FLOOR CLEARANCE - SEE SHEET A10 FOR ALL REQUIRED CLEARANCES
	WATER HEATER LOCATION - PROVIDE PAN BENEATH
	DERO SPACE SAVER LONG TERM BIKE PARKING SPACE - 30 SPACES REQUIRED
	DASHED LINES INDICATED REQUIRED CLEARANCES FOR ALL APPLIANCES - SEE SHEET A10 FOR ADA REQUIREMENTS
	2A:10BC FIRE EXTINGUISHER LOCATION

NOTE:
ELECTRICAL OUTLETS SHOWN FOR REFERENCE ONLY
- ALL ELECTRIC OUTLETS TO BE INSTALLED PER CODE
- WALK-THROUGH TO BE SCHEDULED WITH GENERAL CONTRACTOR
PRIOR TO INSTALLATION OF LIGHT FIXTURES AND SWITCHES
- PROVIDE RANGE VENT EXHAUST TO EXTERIOR AT ALL RANGES

Door Schedule				
Door Type	Door Size	Description	Fire Rating	Family
1	36" x 80"			Swing Door w/ Lever Style Handle
2	48" x 80"			Bi-Pass Closet Door
3	36" x 80" 60 MIN. DOOR	LEVER HANDLE WITH CLOSERS AND SMOKE GASKETS	60 MIN.	Swing Door w/ Lever Style Handle
4	30" x 80"			Swing Door w/ Lever Style Handle
5	72" x 96"	DOUBLE ENTRY DOOR		Double Door w/ Lever Style Handle
6	24" x 80"			Swing Door w/ Lever Style Handle
7	32" x 80"			Bifold-2 Panel
8	60" x 80"			Bi-Pass Closet Door
9	30" x 80"			Bifold-2 Panel
10	32" x 80"			Swing Door w/ Lever Style Handle
11	72" x 80"			Bi-Pass Closet Door
12	2'-6" BARN DOOR			Barn Door
13	6'-9"			Roll Up Door
15	36" x 80"			Door-Interior-Single-1 Panel-Wood.
16	36" x 80" - 90 MINUTE RATED DOOR	LEVER TYPE HANDLE - WITH GASKETS AND CLOSER	90 MIN.	Swing Door w/ADA_Clearances - w/ Lever Style Handle
17	34" x 80"			Single-Pocket
18	36" x 80" - 20 MINUTE RATED DOOR	UNIT ENTRY DOORS TO BE 20 MINUTE FIRE-RATED	20 MIN.	Swing Door w/ADA_Clearances - w/ Lever Style Handle
21	36" x 80"			Swing Door w/ADA_Clearances - w/ Lever Style Handle

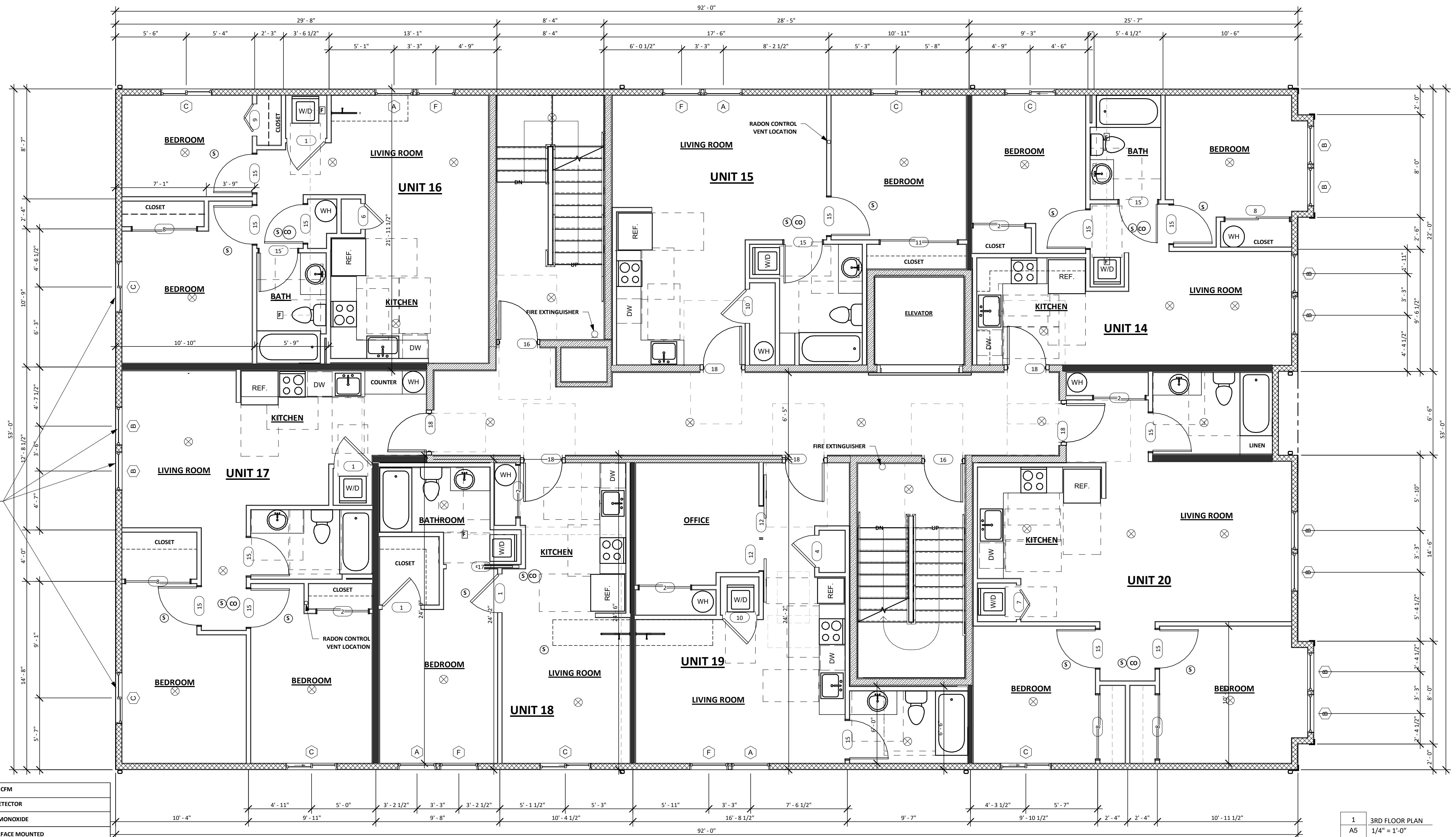
NOTE: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXTERIOR DOORS MAY BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN PROVIDED THE DOOR IS OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR TOOL

Window Schedule				
Type Mark	Rough Opening Width	Rough Opening Height	Type	Insulation Value
A	3' - 0"	5' - 0"	Fixed with Trim	0.35
B	3' - 0"	5' - 0"	Single Hung with Trim	0.35
C	4' - 0"	4' - 0"	Slider with Trim	0.35
D	6' - 0"	1' - 6"	Fixed with Trim	0.35
E	5' - 0"	4' - 0"	Slider with Trim	0.35
F	3' - 0"	5' - 0"	Casement with Trim	0.35
H	1' - 6"	5' - 0"	Casement with Trim	0.35
I	7' - 6"	4' - 0"	Slider with Trim	0.35
V	8' - 0"	3' - 0"	Roof Access Hatch	

NOTE: OPENING WINDOWS LOCATED AT 2ND 3RD & 4th 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

WALL LEGEND	
	W1 - 2-HOUR FIRE RATED - GA FILE NO. WP 3910 - 50 TO 54 STC
	W2 - 1-HOUR FIRE PARTITION/CORRIDOR - GA FILE NO. WP 3242 - 50 TO 54 STC
	W3 - FIRE RATED EXTERIOR - GA FILE NO. 8105
	W4 - NON-RATED ASSEMBLY
	W5 - 1-HOUR FIRE BARRIER - GA FILE NO. WP 3242 - 50 TO 54 STC

- SEE WALL DETAILS ON SHEET A7
- SEE SHEET 12 FOR REQUIRED WALL SEPARATIONS



Door Schedule				
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5	72" x 96"	DOUBLE ENTRY DOOR		Double Door w/ Lever Style Handle
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21	36" x 80"			Swing Door w/ADA_Clearances - w/ Lever Style Handle

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

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D	6'-0"	1'-6"	Fixed with Trim	0.35
E	5'-0"	4'-0"	Slider with Trim	0.35 MIN. 24" SILL HEIGHT
F	3'-0"	5'-0"	Casement with Trim	0.35
H	1'-6"	5'-0"	Casement with Trim	0.35 OPERABLE DISPLAY WINDOW
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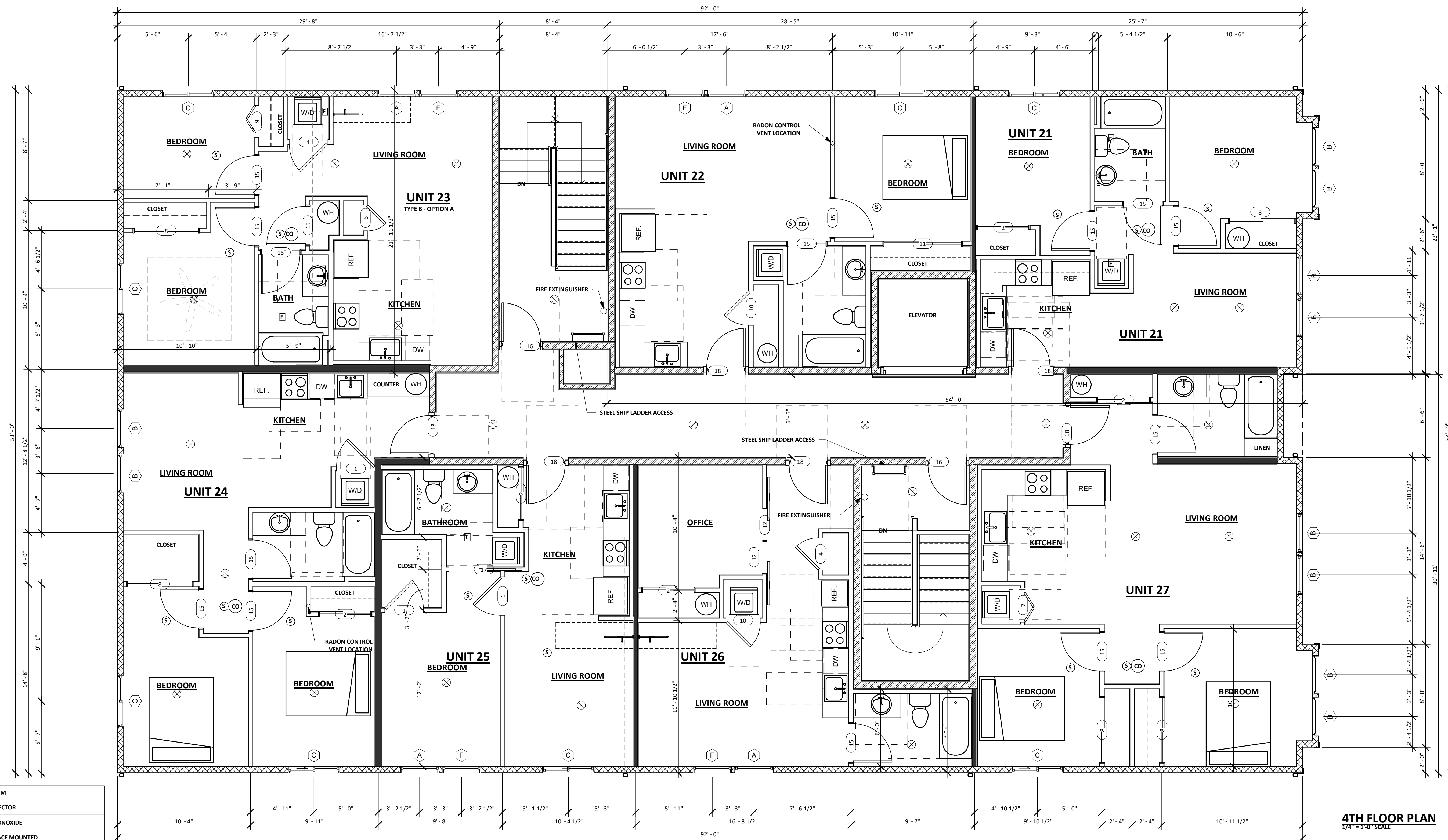
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F	FAN - 110 CFM
S	SMOKE DETECTOR
CO	CARBON MONOXIDE
⊗	L.E.D. SURFACE MOUNTED LIGHT FIXTURE
U.H.	UNIT HEATER
□	WALL MOUNT VANITY LIGHT - CENTER ON SINK
□	EXTERIOR WALL SCONCE @ 6'-6" A.F.F.
□	25 GAGE MECHANICAL DUCT WITH WALL CAP - VENT TO EXTERIOR - PROTECT PER DETAIL ON SHEET A8
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- SEE WALL DETAILS ON SHEET A7
- SEE SHEET 12 FOR REQUIRED WALL SEPARATIONS

DRAWN BY: BSY
APPROVED BY: RAG

SHEET:

A6

JOB NO.: 10983
SCALE: 1/4" = 1'-0"